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**ADDRESS OF PROPERTY:** 1936 Woodcrest Avenue, Wilmore Heights Local Historic District    HDC 2013-064

**SUMMARY OF REQUEST:** Second-story addition

**OWNER:** Kevin Holdridge

**APPLICANT:** Kevin Holdridge

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**Details of Proposed Request Addition**

This small one story house is being transformed into a large two-story house. The Commission recently Deferred the application for further design study that creates a proposal that is more appropriate in mass, scale, and size. An approvable plan would more respect the character and context of the surroundings. Revised plans show a transformation into a bungalow styled house with a front porch beneath a sweeping front facing gabled.

**Relevant HDC Design Guidelines**

- Addition

**Staff Analysis**

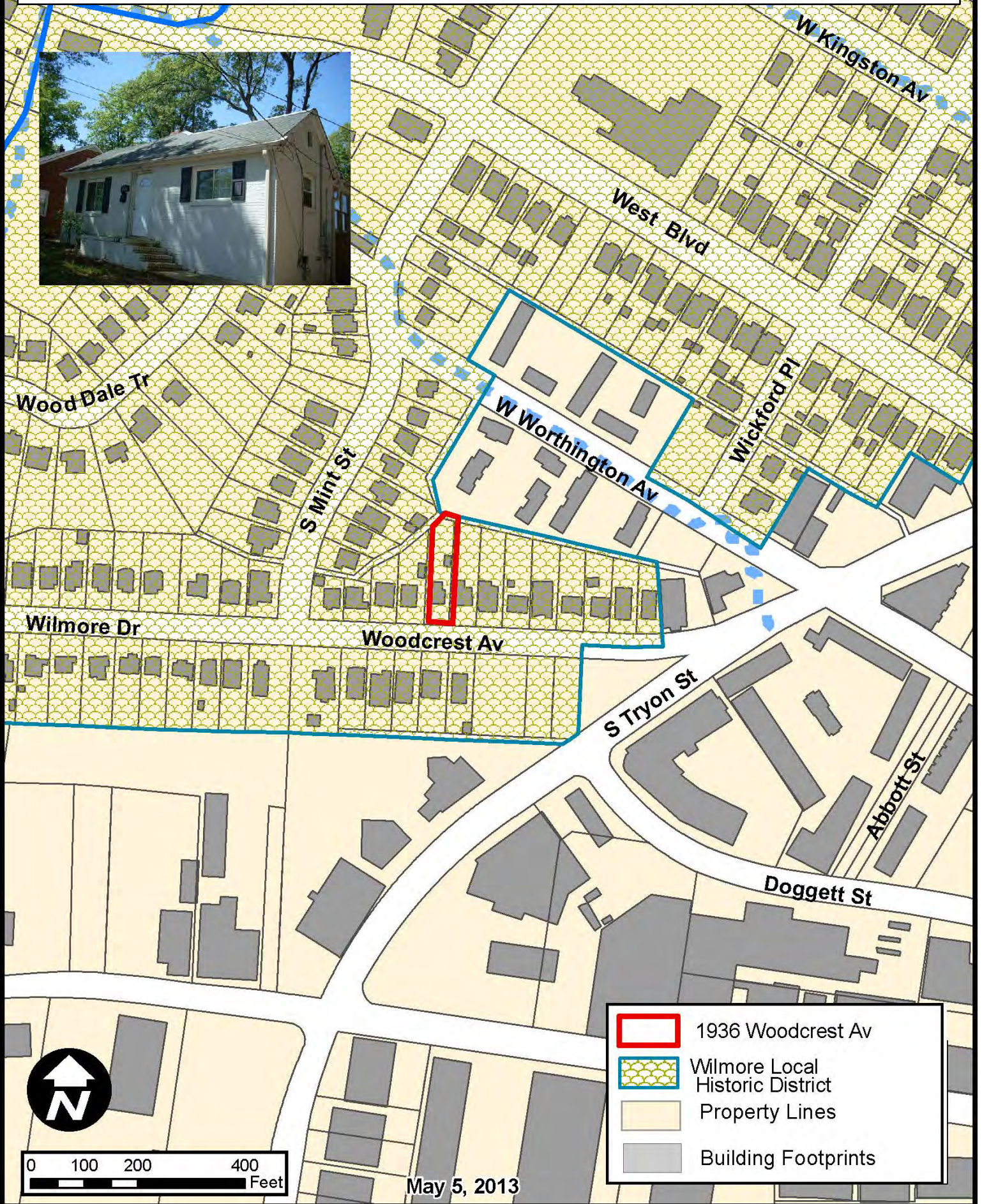
Though materials and details and style elements shown are appropriate to several of the Local Historic Districts, it will be up to the Commission to determine if THIS transformation is appropriate to this particular location and to this particular house.

HDC Design Policy on Additions requires that additions be evaluated according to the following:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>



# Charlotte Historic District Commission - Case 2013-064





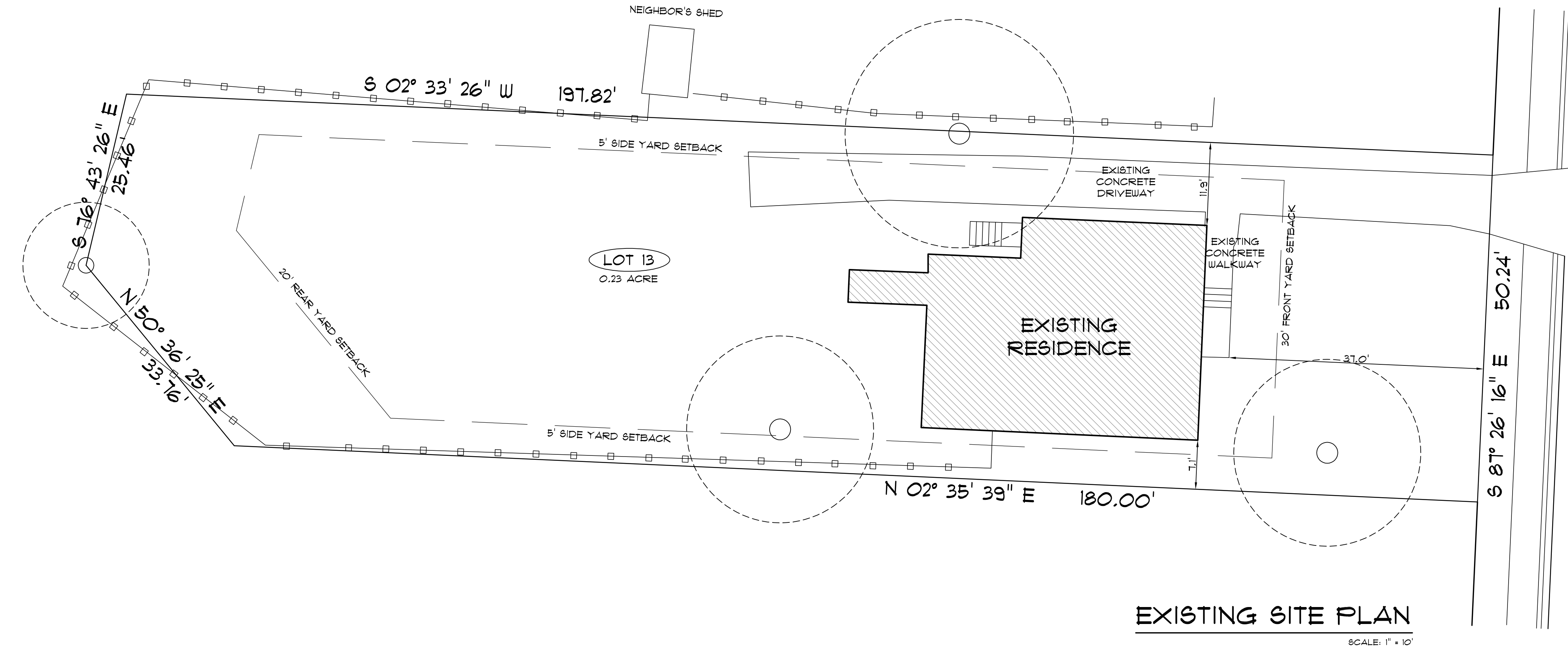
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**THE KAMEL RESIDENCE**  
**1936 WOODCREST AVENUE**  
**IN**  
**CHARLOTTE, NORTH CAROLINA**

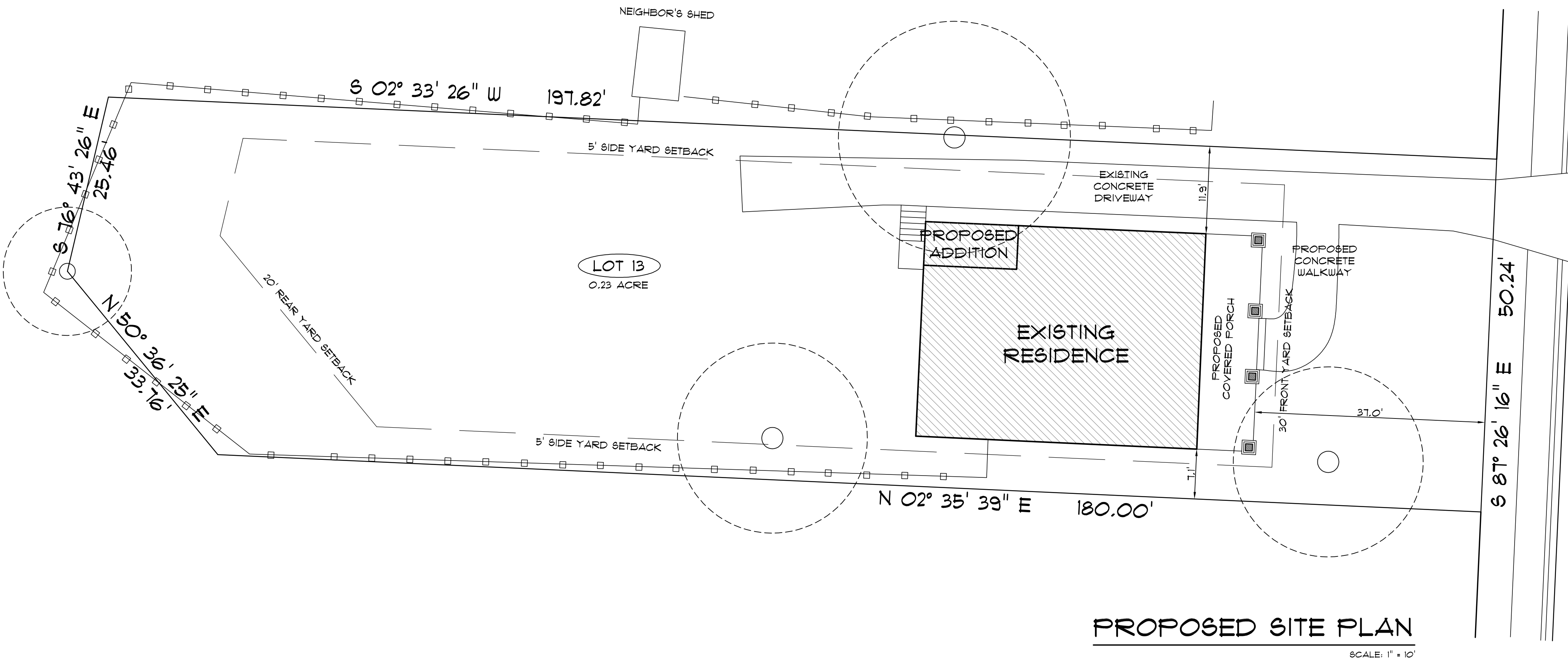




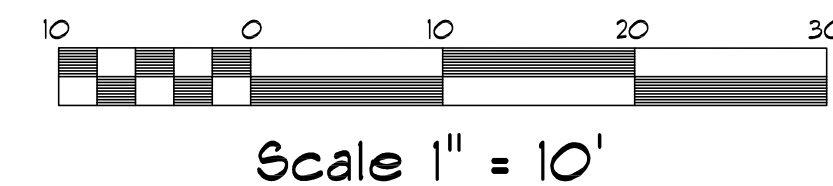




WOODCREST AVENUE  
50' PUBLIC RIGHT OF WAY



WOODCREST AVENUE  
50' PUBLIC RIGHT OF WAY



Scale 1" = 10'

ENGINEER:

DATE:  
MAY 31, 2013

DRAWN BY:  
K. COTTER

APPROVED BY:

JOB NUMBER:  
2013-351

AC LYNN HOMES  
CUSTOM HOME BUILDERS

PROJECT:  
**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
IN  
CHARLOTTE, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

**K&H**  
RESIDENTIAL  
DESIGN  
PHONE 704-909-2755  
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HomeBuilders  
Association Of Charlotte

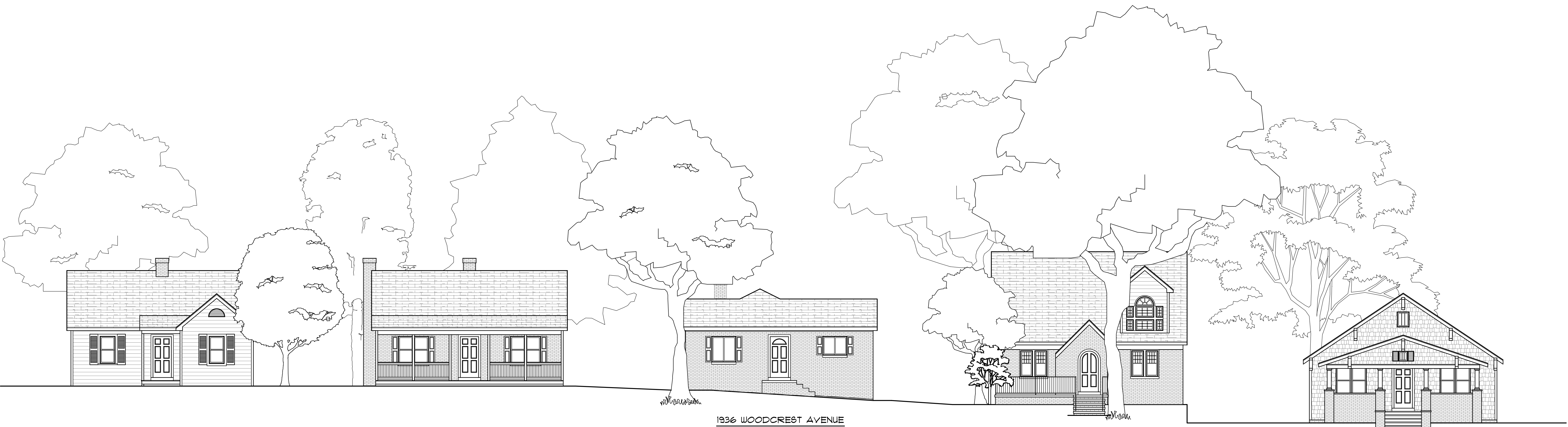
CERTIFIED  
PROFESSIONAL

MEMBER  
AIBD  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

SHEET  
02  
12

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1936 WOODCREST AVENUE  
BEFORE STREETSCAPE

SCALE: 1/4" = 1'-0"



1936 WOODCREST AVENUE  
AFTER STREETSCAPE

SCALE: 1/4" = 1'-0"





EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



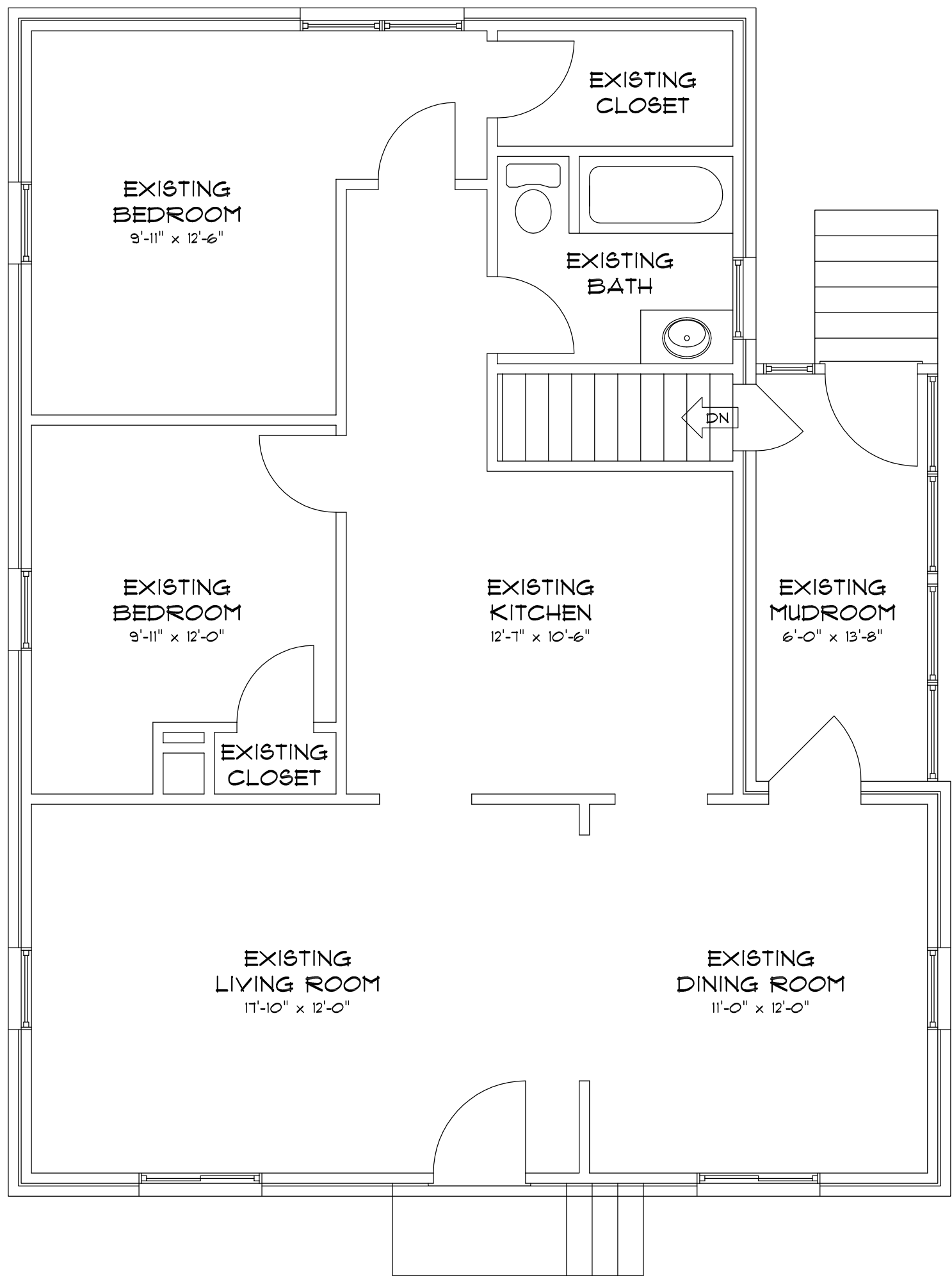
EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



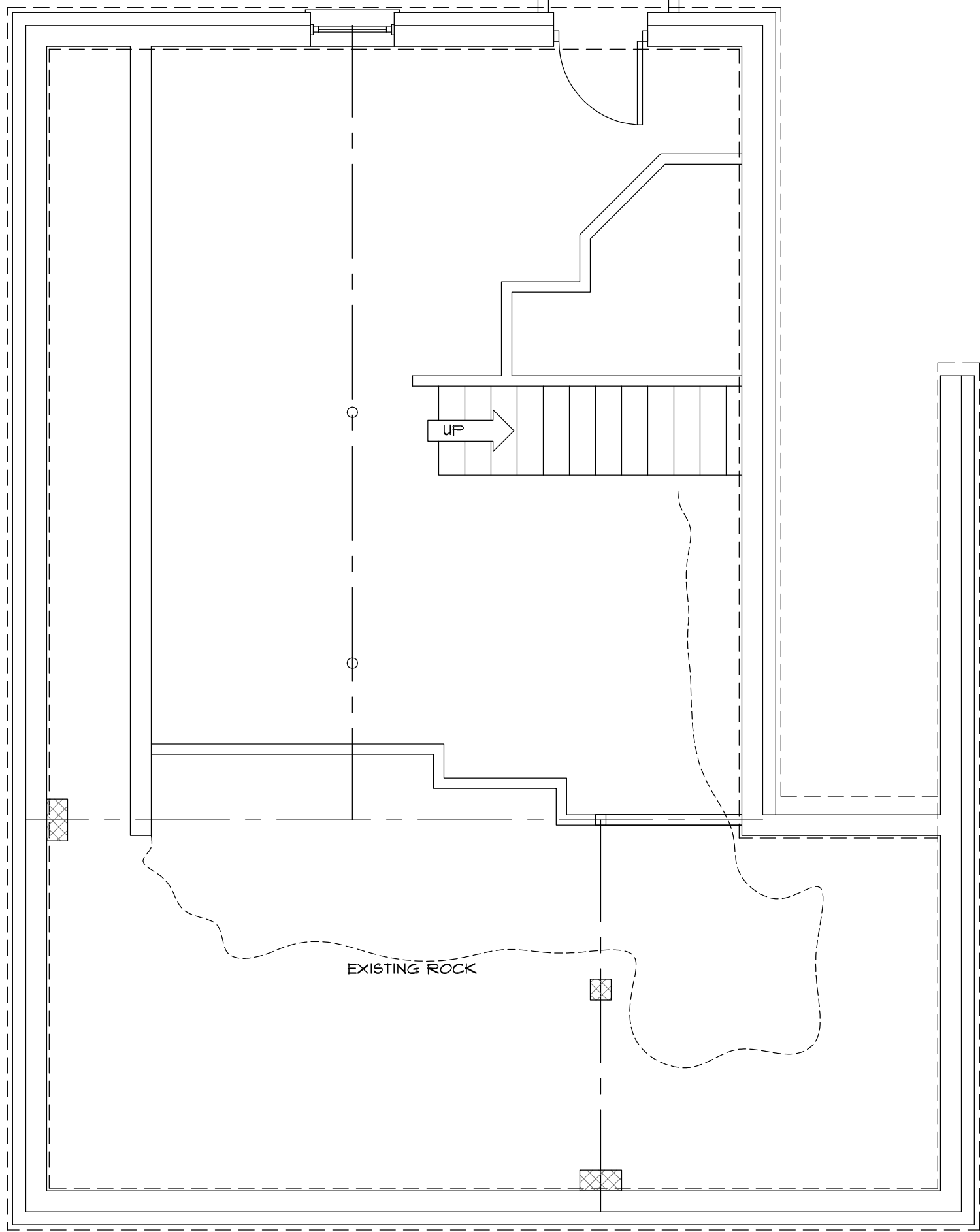
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ENGINEER:

DATE: APRIL 15, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



PROJECT:  
**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
IN  
CHARLOTTE, NORTH CAROLINA

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**SHEET**  
**EX-1**  
**12**

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EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED FRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

ENGINEER:

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



PROJECT:  
**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
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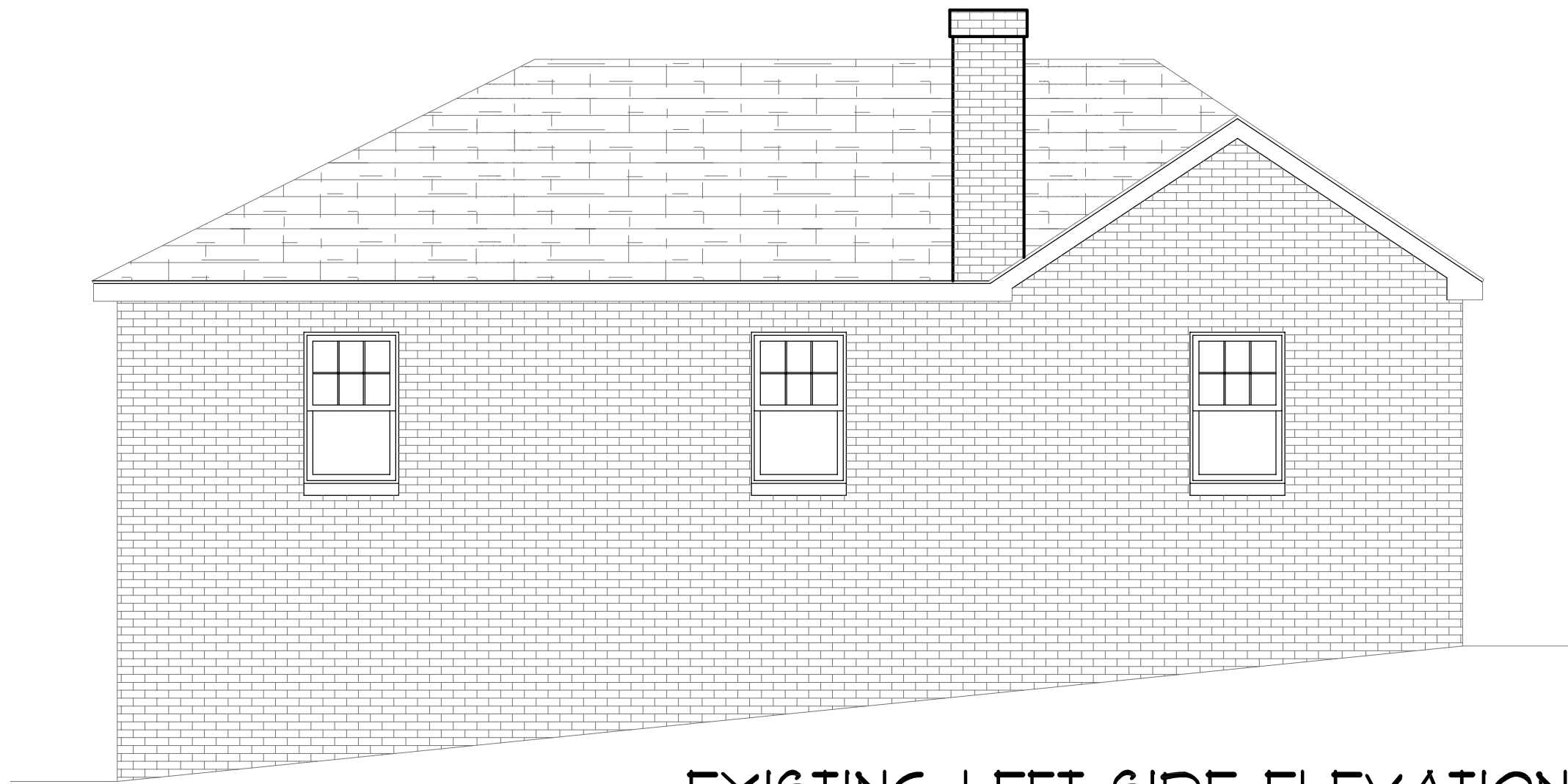
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EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED LEFT ELEVATIONS

SCALE: 1/4" = 1'-0"

ENGINEER:

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



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EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

EXISTING & PROPOSED RIGHT ELEVATIONS  
SCALE: 1/4" = 1'-0"

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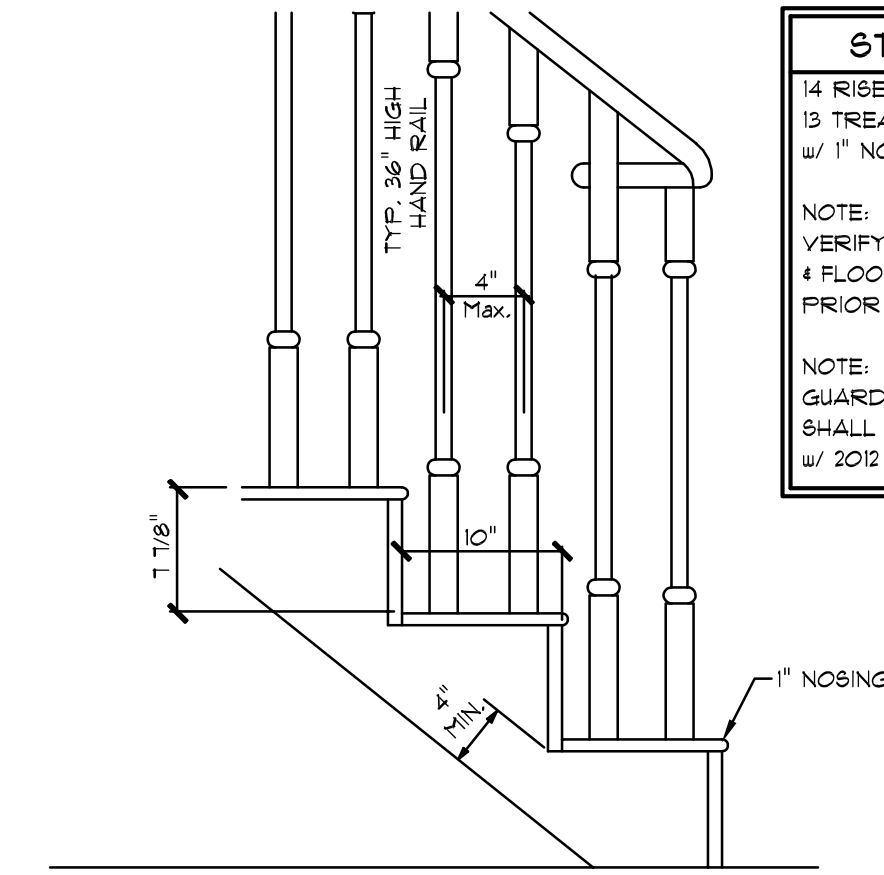
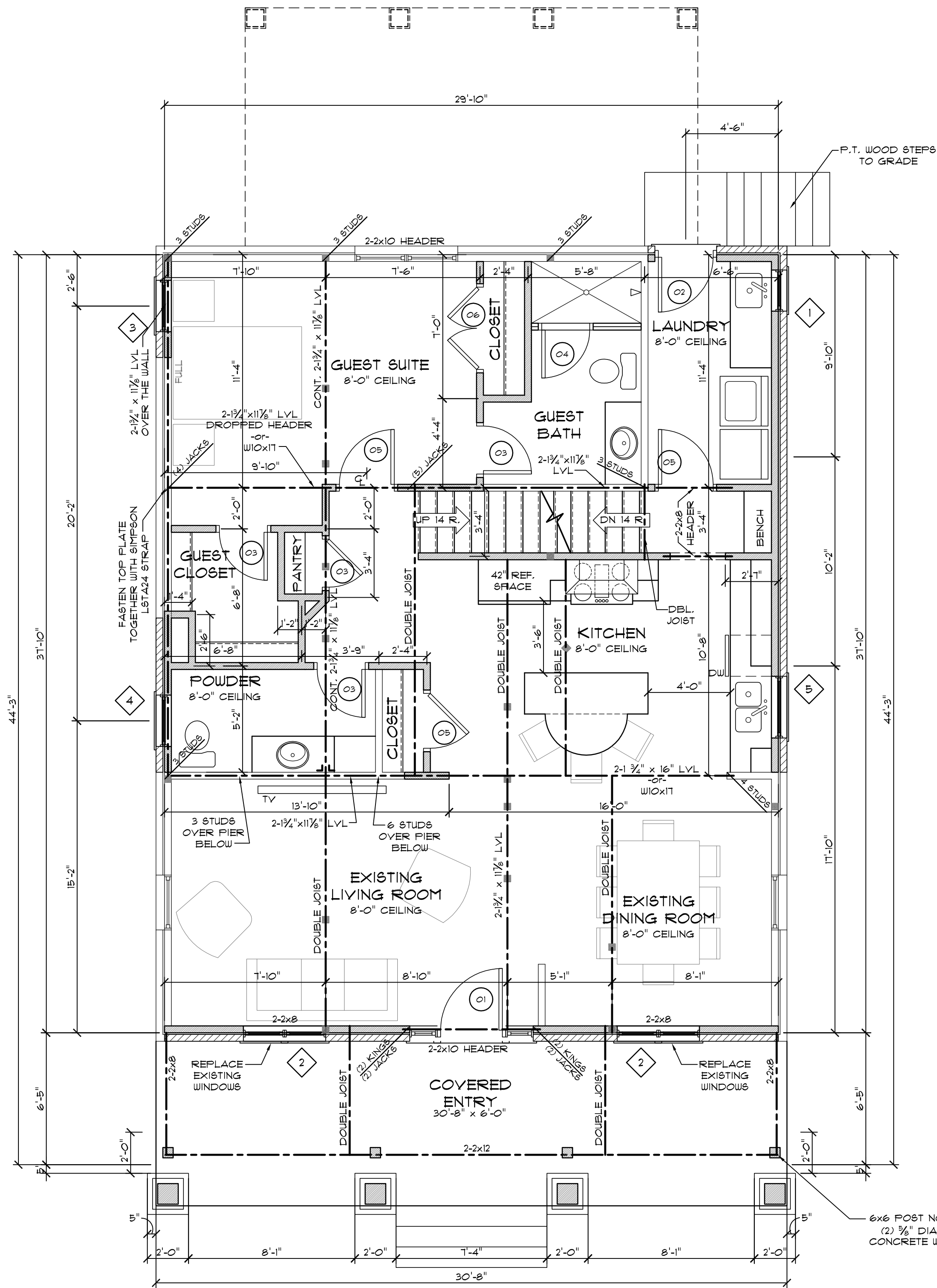
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**FIRST FLOOR TO SECOND FLOOR STAIR DETAIL**  
SCALE: 1" = 1'-0"

STAIR SPECS.	
14 RISERS @ 1 7/8" EACH	13 TREADS @ 10" EACH
w/ 1" NOSING	
NOTE: VERIFY ACTUAL CONDITIONS & FLOOR FINISH MATERIALS PRIOR TO STAIR FABRICATION	
NOTE: GUARD RAILS & HANDRAILS SHALL BE IN COMPLIANCE w/ 2012 INTER. BLDG. CODE	

FIRST FLOOR WINDOW SCHEDULE			
-	WIDTH	HEIGHT	NOTES
01	2'-0"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT
02	2'-0"	4'-0"	TWIN DOUBLE HUNG WINDOW UNIT
03	2'-6"	5'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
04	2'-6"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT
05	3'-0"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT

FIRST FLOOR DOOR SCHEDULE			
-	WIDTH	HEIGHT	NOTES
01	3'-0"	6'-8"	SINGLE WOOD ENTRY DOOR WITH TEMPERED GLASS PANEL AND SIDELITES
02	2'-8"	6'-8"	SINGLE EXTERIOR DOOR WITH 3/4 TEMPERED GLASS PANEL
03	2'-4"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
04	2'-4"	6'-8"	SINGLE GLASS DOOR FOR SHOWER - TEMPERED
05	2'-8"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
06	4'-0"	6'-8"	BI-HINGE INTERIOR TWO PANEL DOOR

WALL TEMPLATE	
	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

NEW SQUARE FOOTAGE	
May 31, 2013	
FIRST FLOOR HEATED	160
SECOND FLOOR HEATED	1048
TOTAL HEATED SQ.FT.	1208
FRONT PORCH	184
TOTAL UNDER ROOF	1392

EXISTING SQUARE FOOTAGE	
January 21, 2013	
FIRST FLOOR HEATED	946
TOTAL HEATED SQ.FT.	946
MUDROOM	88
TOTAL UNDER ROOF	1,034

**STRUCTURAL NOTES**

THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUSLY SHEATHED 1/2" OSB SHEATHING FASTENED 6" o.c. ALONG THE EDGES AND 12" o.c. ALONG THE INTERIOR, TO MEET OR EXCEED THE INTENT OF THE 2012 NC RESIDENTIAL BUILDING CODE. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS.

- GENERAL FLOOR PLAN NOTES**
- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
  - ALL HEADERS ARE (2) 2x8 (U.N.O.)
  - III INDICATES POINT LOADS (SEE GN-1 SHEET) SOLID BLOCKING TO BE EQUAL TO NUMBER OF STUDS ABOVE TO ALLOW CONCENTRATED LOADS TO BE TRANSFERRED TO FIERS / GIRDERS BELOW
  - PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALL & CEILING OF HOUSE & GARAGE
  - ALL ANGLES ARE 45° (U.N.O.)
  - INSTALL DBL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
  - INSTALL A MIN. OF (3) 2x4 STUDS UNDER ALL BEAMS, LVL'S, OR BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
  - ALL EXTERIOR WALLS TO HAVE 1/16" OSB SHEATHING FASTENED w/ 8d NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ENGINEER:

**INTELLIGENT DESIGN ENGINEERING**

1200 THE PLAZA, SUITE B  
CHARLOTTE, NC 28203  
CORPORATE LICENSE NO.: C-31118

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



**PROJECT:**

**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
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CHARLOTTE, NORTH CAROLINA

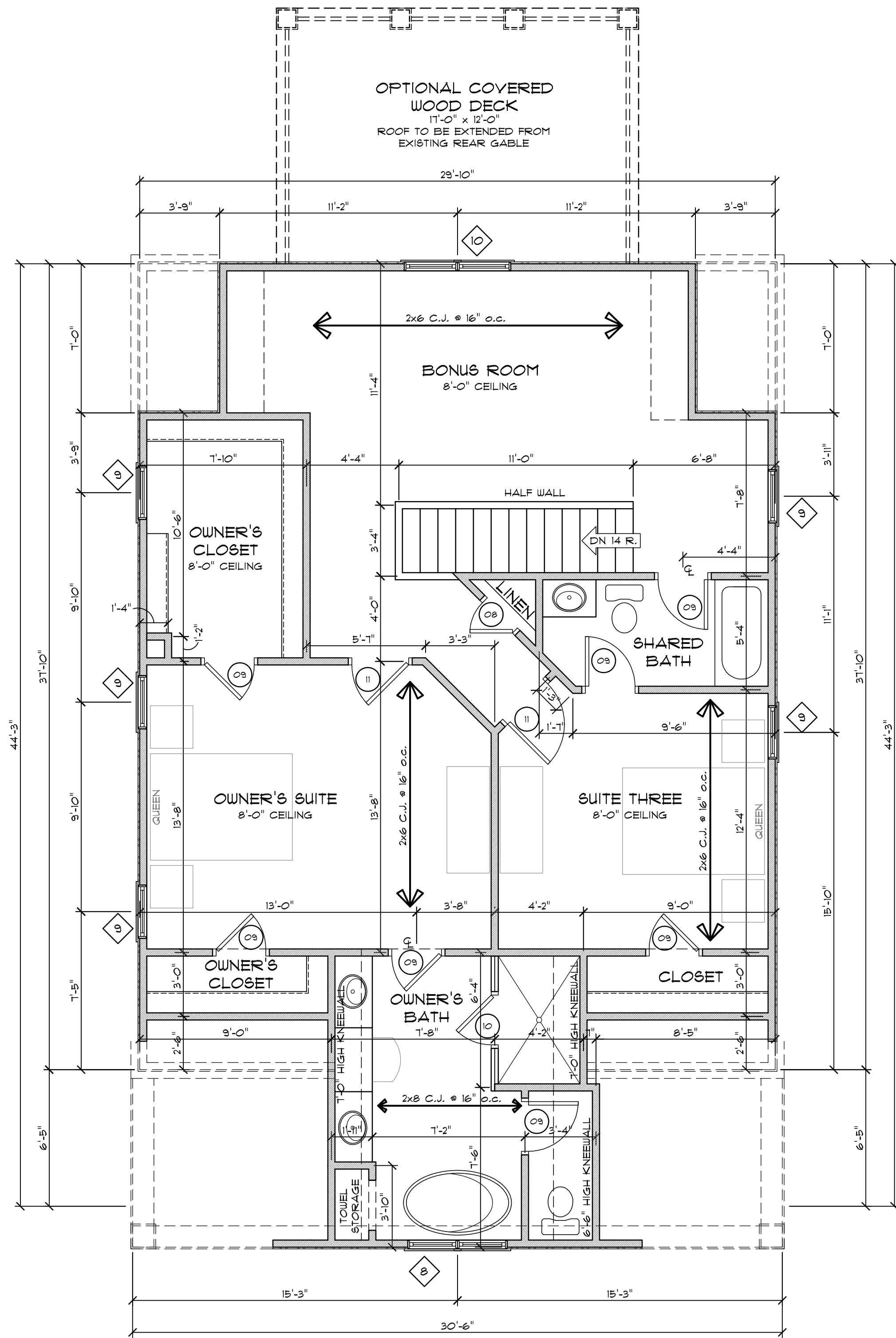


**SHEET**  
**05**  
**12**

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**STRUCTURAL NOTES**

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## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR WINDOW SCHEDULE			
◊	WIDTH	HEIGHT	NOTES
08	2'-4"	5'-0"	TWIN DOUBLE HUNG WINDOW UNIT
09	2'-6"	5'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
10	2'-6"	5'-0"	TWIN DOUBLE HUNG WINDOW UNIT

SECOND FLOOR DOOR SCHEDULE			
○	WIDTH	HEIGHT	NOTES
08	2'-0"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
09	2'-4"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
10	2'-4"	6'-8"	SINGLE GLASS DOOR FOR SHOWER - TEMPERED
11	2'-8"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR

NEW SQUARE FOOTAGE	
May 31, 2013	
FIRST FLOOR HEATED	160
SECOND FLOOR HEATED	1,048
TOTAL HEATED SQ.FT.	1,208
FRONT PORCH	184
TOTAL UNDER ROOF	1,392

EXISTING SQUARE FOOTAGE	
January 21, 2013	
FIRST FLOOR HEATED	946
TOTAL HEATED SQ.FT.	946
MUDROOM	88
TOTAL UNDER ROOF	1,034

WALL TEMPLATE	
	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

- GENERAL FLOOR PLAN NOTES**
- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
  - ALL BEARING HEADERS ARE (2) 2x8 (U.N.O.)
  - INDICATES POINT LOADS (SEE GN-1 SHEET) SOLID BLOCKING TO BE EQUAL TO NUMBER OF STUDS ABOVE TO ALLOW CONCENTRATED LOADS TO BE TRANSFERRED TO FIERS / GIRDERS BELOW
  - PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALL & CEILING OF HOUSE & GARAGE
  - ALL ANGLES ARE 45° (U.N.O.)
  - INSTALL DBL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
  - INSTALL A MIN. OF (3) 2x4 STUDS UNDER ALL BEAMS, LVL's, or BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
  - ALL EXTERIOR WALLS TO HAVE 7/16" OSB SHEATHING FASTENED w/ 8d NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD

ENGINEER:



1200 THE PLAZA, SUITE B  
CHARLOTTE, NC 28203  
CORPORATE LICENSE NO.: C-31118

DATE:

MAY 31, 2013

DRAWN BY:

K. COTTER

APPROVED BY:

JOB NUMBER:

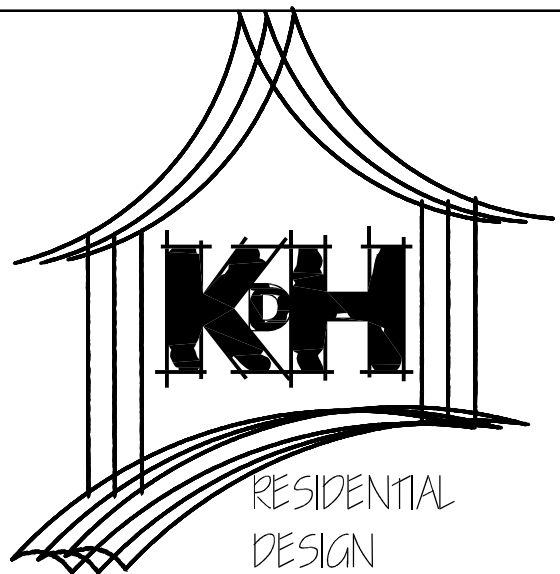
2013-351



**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
IN  
CHARLOTTE, NORTH CAROLINA

PROJECT:

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PHONE 704-909-2755  
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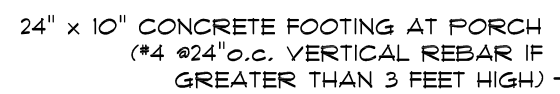

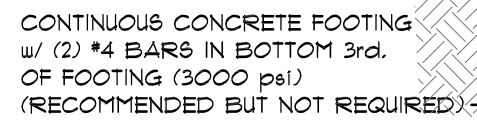
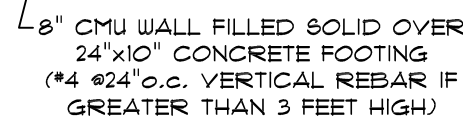

**SHEET**  
**07**  
**12**

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$$\frac{C}{3}$$


**F2**

## GENERAL FOUNDATION NOTES

1. SEE SHEET G-N-I FOR ADDITIONAL FRAMING NOTES.
2. ■ INDICATES CONCENTRATED POINT LOADS (SEE SHEET) INSTALL BLOCK BLOCKING EQUAL TO THE NUMBER OF STUDS ABOVE, BETWEEN DROPPED GIRDERS -OR- FOUNDATION WALL & THE FLOOR SHEATHING. FILL JOIST WEBS w/ SOLID BLOCKING WHERE REQUIRED.
3. ALL PIERS ARE TO BE 8" x 16" w/ 24"x36"x10" FOOTING (TYPICAL).
4. ALL DROPPED GIRDERS SHALL BE (3) 2x10's STP #2 (U.N.O.).
5. ALL WALL FOOTING'S SHALL BE 24" WIDE x 10" DEEP (U.N.O.) PROVIDE (2) #4 CONT. REIN. BARS CHAIR'D 3" FROM THE BOTTOM & SIDES OF FOOTING
6. PROVIDE REQUIRED TERMITE TREATMENT BELOW ALL CONCRETE SLABS.
7. ALL FTG'S SHALL BE CAST FROM NORMAL WEIGHT CONC. HAVING A 28 DAY COMPRESSIVE STRENGTH (F<sub>c</sub>)  $\geq$  TO OR GREATER THAN 3000 psi
8. GROUTED MASONRY CELLS & BOND BEAM FILL SHALL HAVE A min. COMPRESSIVE STRENGTH (F<sub>c</sub>) OF 3000 psi.
9. IN CONC. USE 1/2" x BOLTS @ 6" o.c. & 1/2" FROM EACH CORNER. IF THE EMBEDMENT IS IN MASONRY PERFORATED STEEL 1/8 GAUGE METAL STRAPPING @ 4" o.c. EMBEDMENT 16" MIN. IN MASONRY FILLED SOL w/ 3000 psi FILL. FILL W/ 1/2" x 10" x 12" NAILS IN TOP OF PLATE AND (2) 10d x 1 1/2" NAILS IN SIDE OF PLATE. BOLTS CAN BE USED IN BLOCK FOUNDATION FILLED w/ CONCRETE
10. PROVIDE 4" min. BEAR. FOR ALL SLAB EDGES

SCALE: 1/4" = 1'-0"







