
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 323 Rennselaer Avenue

SUMMARY OF REQUEST: Addition/Garage

OWNER: Oak Leaf Development

APPLICANT: Adam Getchell

Details of Proposed Request

Existing Conditions

The subject property is a single story dwelling constructed in 1905 with a gable roof and full width front porch supported by two columns. The site has a significant slope from front to back and is adjacent to an office development and a renovated single family home. The existing siding appears to be wood shingles. Existing homes along the street are 1 and 1.5 story bungalow type designs. Mature trees do not exist on the property. Due to the poor condition of the home the engineering report recommends reconstruction of the foundation.

Proposal – Justification of Substantial Change

The application was denied November 2013. Before deliberating on the current project the Commission must determine if the applicant has made substantial changes from the previous plan. Based on the current submittal the following revisions have been made in response to Massing, Fenestration, and Rhythm:

1. Overall height has been reduced
2. Front gable roof pitch lowered
3. Additional detail to top gable with cedar shakes
4. Revised window pattern in front gable and throughout
5. Removed middle columns on porch and redesigned end columns and posts
6. Added railing to front porch
7. Shifted right shed dormer to front
8. Added windows to either side of chimney
9. Moved side gable to rear with revised window pattern
10. Reduced height of left shed dormers and widened
11. Evened window pattern on lower level
12. Revised window pattern on rear elevation
13. Added top gable detail

Based on the changes in response to Commission concerns from September, staff believes this project has met the Substantial Change criteria.

Proposal-Updated for December 11, 2013 Hearing

The proposal is a renovation of the entire home including foundation repair and expansion. Additional interior space will be enclosed within three new shed dormers and a new gable including a small addition to the first floor at the rear. The existing exterior chimney will be repaired and the second chimney removed. The front porch will be redesigned yet retain elements of its existing design. Exterior materials would be cedar shakes to match existing, brick (new and reclaimed), and wood (board and batten).

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

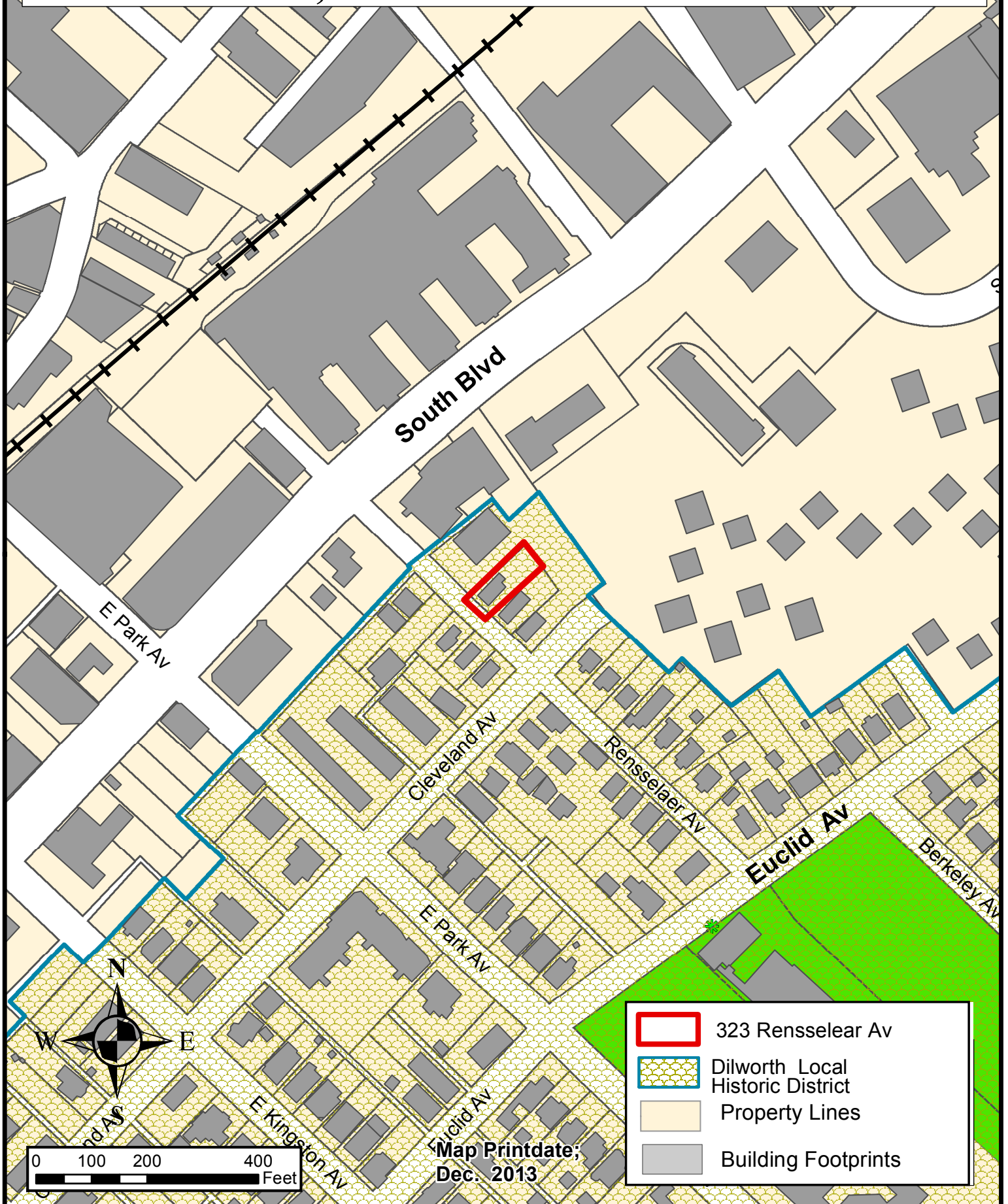
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration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

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The previous application was denied due to issues with Massing, Fenestration and Rhythm. Staff believes these issues have been addressed in the revised plan.

Charlotte Historic District Commission - Case 2013-192
District Location; Dilworth





323 Rensselaer Avenue, Charlotte, NC
Second Story Addition & Expansion



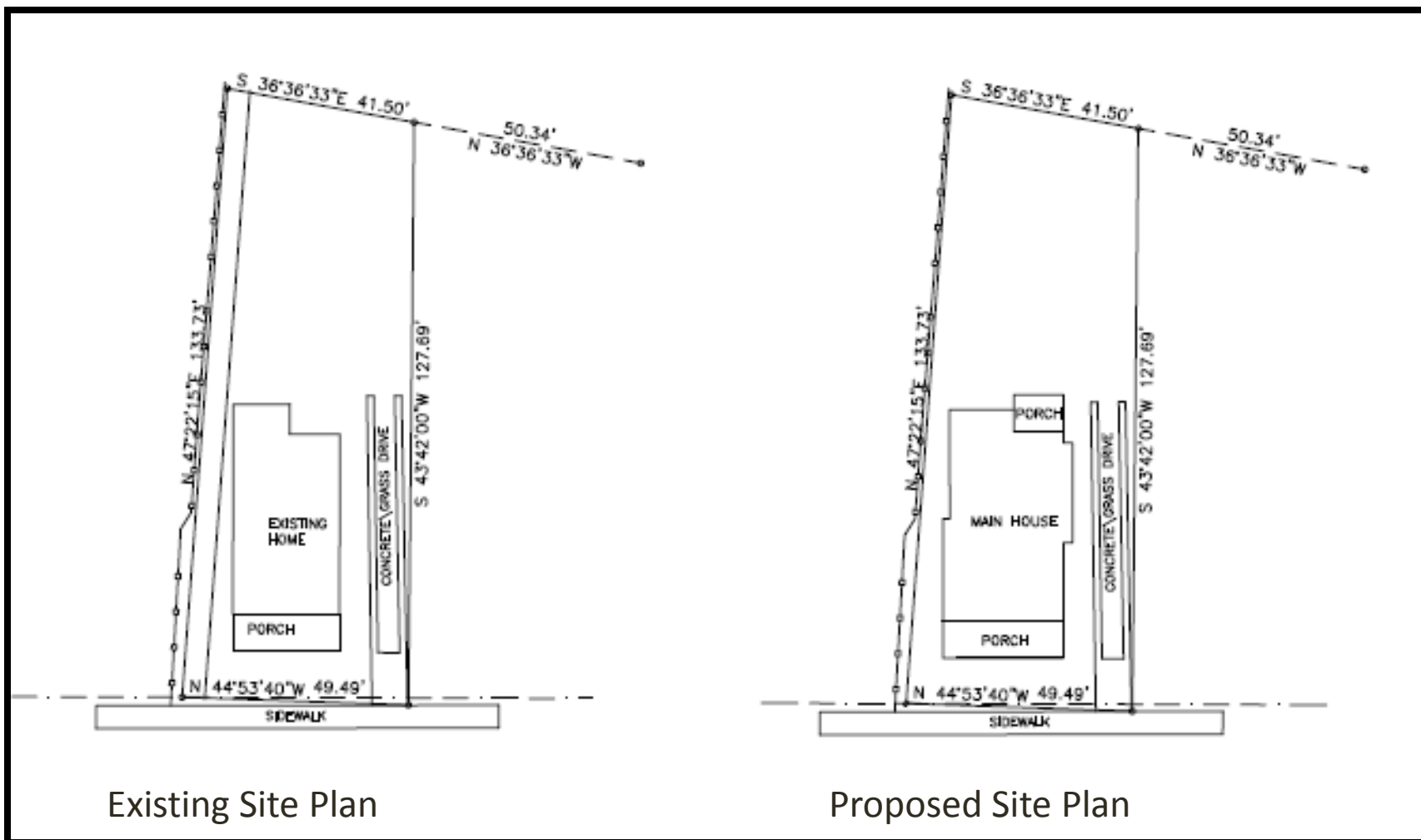
Arial view of property



323 Rensselaer

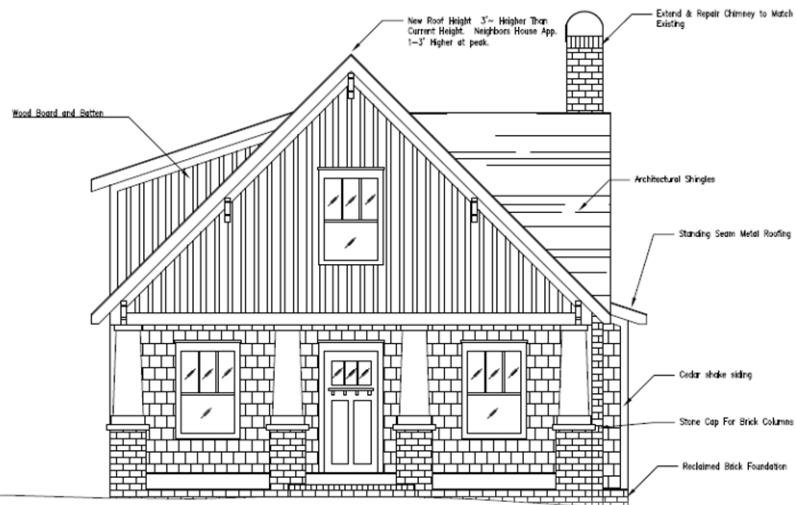






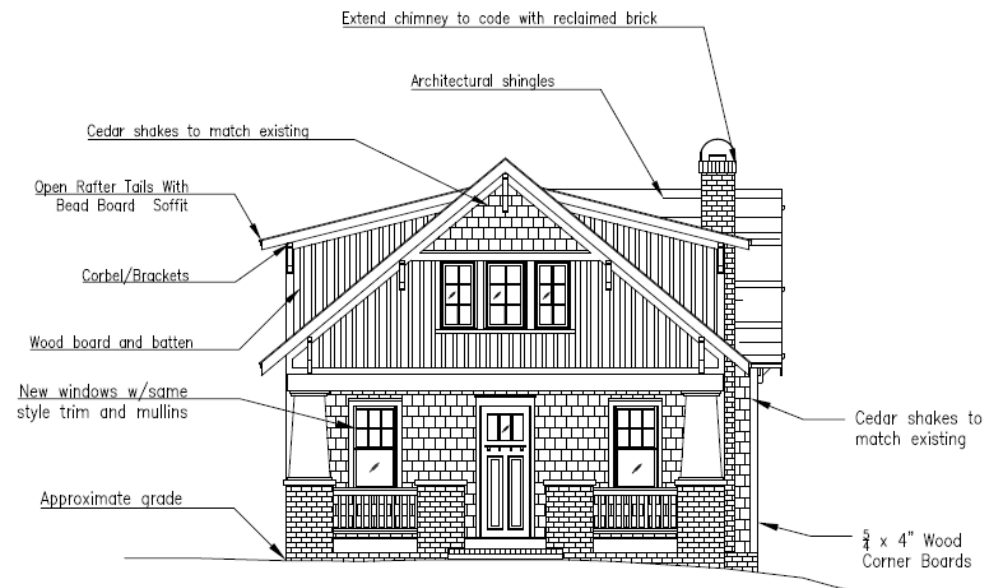
Substantial Changes

November

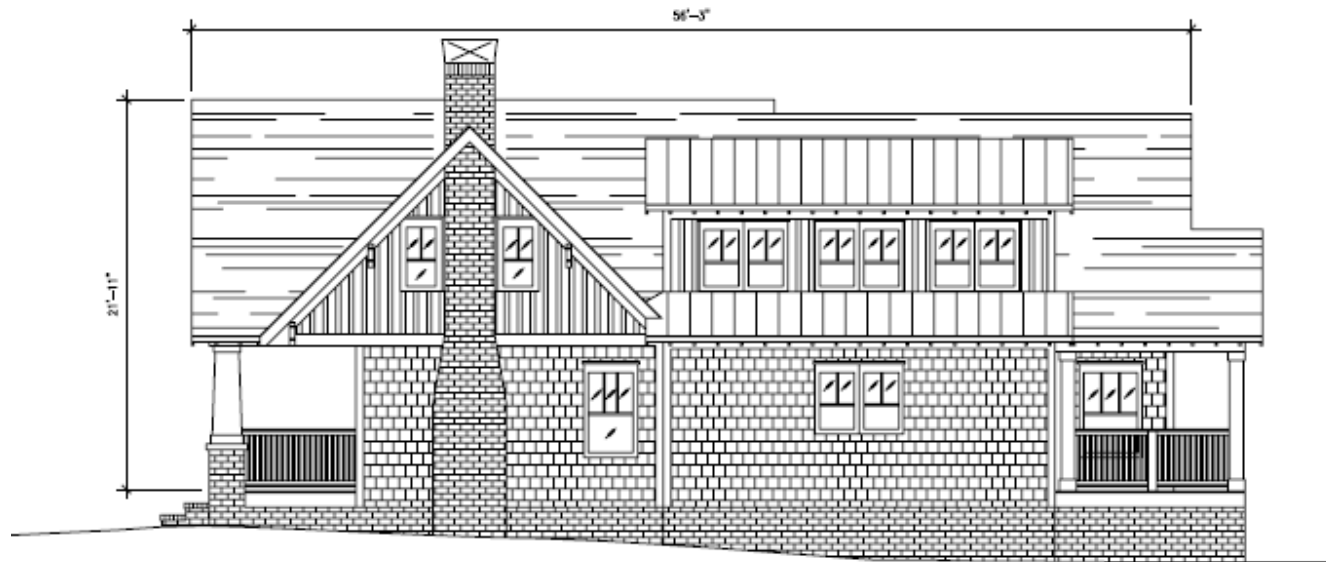


Front Elevation

December

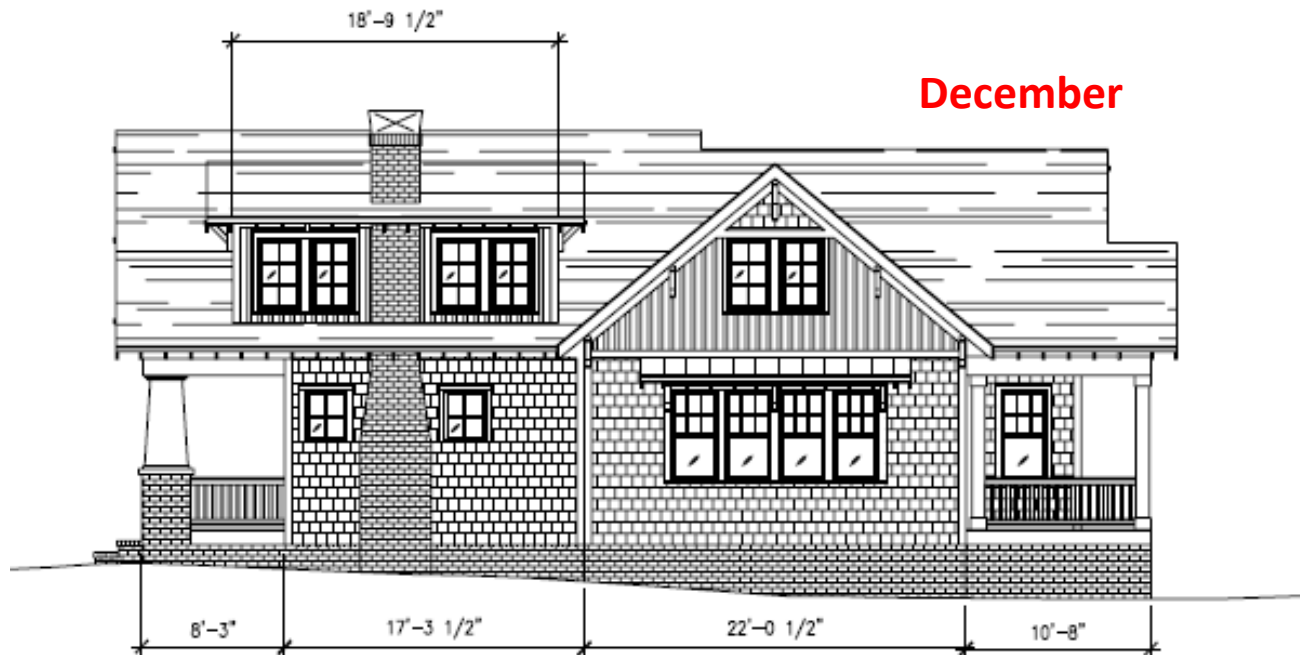


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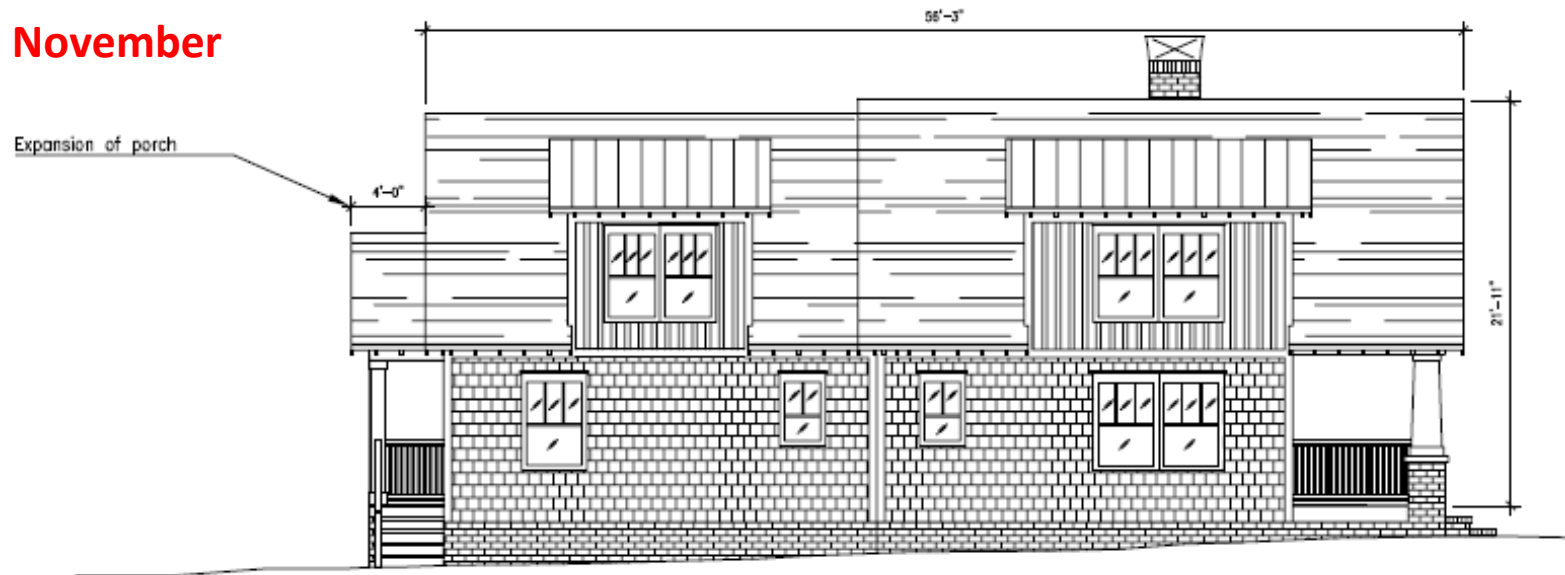


Right Elevation

December

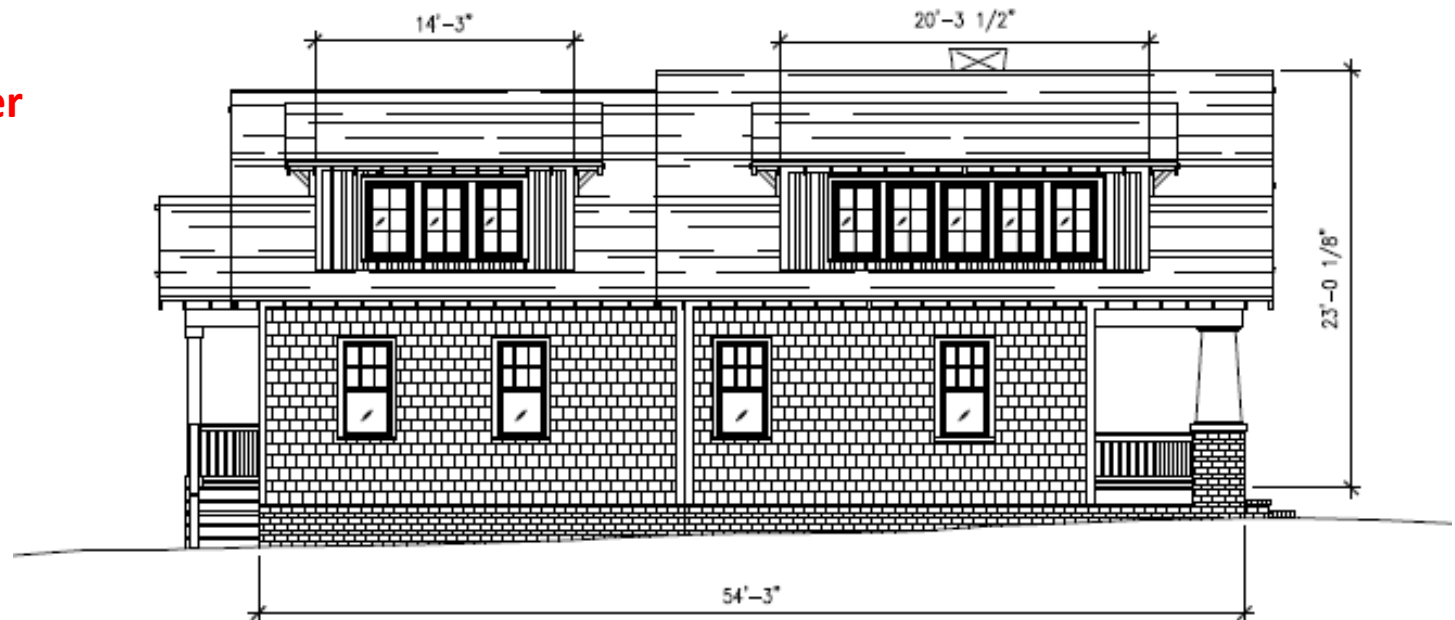


November



Left Elevation

December



November

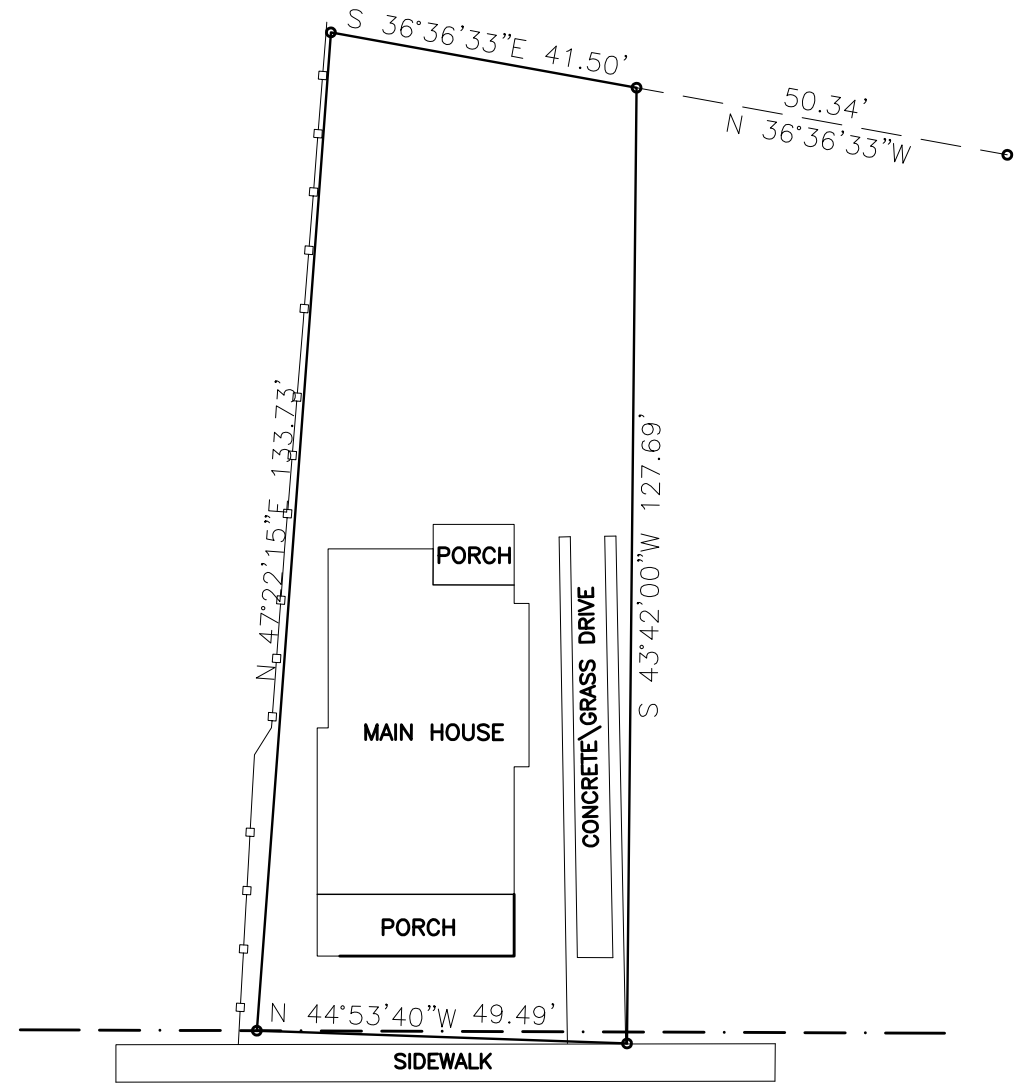
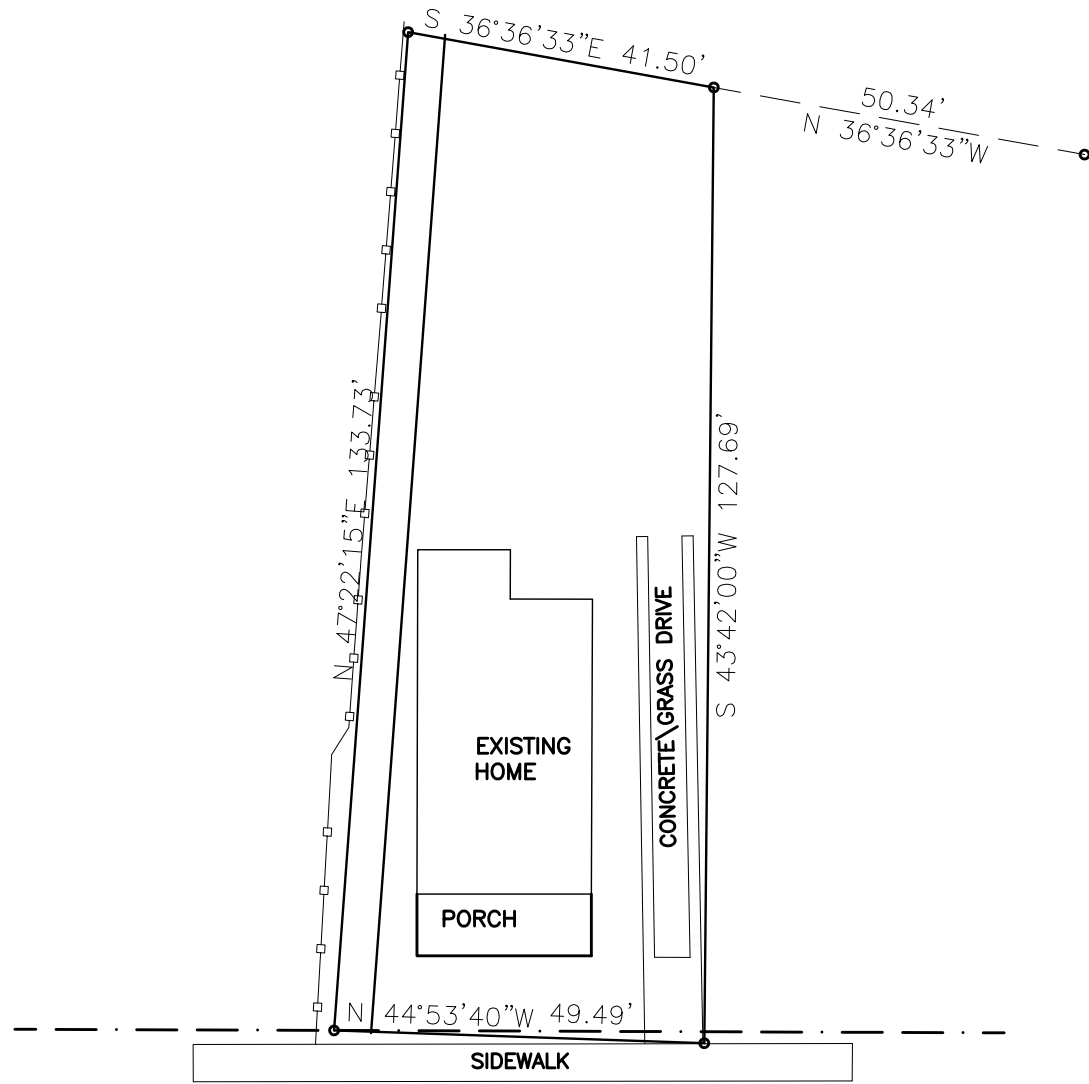


Rear Elevation

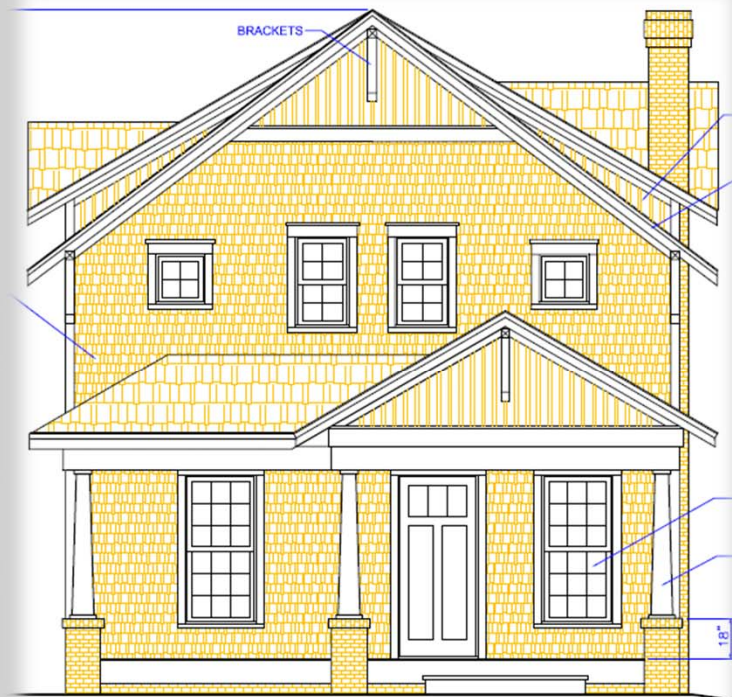
December



- This is not a demolition. It is a second story addition and expansion of the footprint largely towards the commercial property on the left.
- This property is a demolition candidate if it were to remain in current state.
- Structural engineer recommends tearing structure down. We would like to keep it if possible, but in order for the scope of the repairs to make sense it will require additional square footage.
- Our plan includes a 149 square foot increase in heated square footage on main level with 110 square foot increase at rear porch.
- The design was an effort to keep some of the original architectural elements of the home while also accommodating a realistic expansion of heated square footage.
- We are keeping 80-90% of existing structure of the home. Are are not removing any trees on the property or changing the grade. There is currently very little vegetation surrounding the house.
- Last year the HDC unanimously approved a full two story addition and expansion to the footprint of this home.
- The materials on the exterior of the home will be very similar to the style and appearance of what is currently on the house. The completed structure will have exposed rafter tails with bead board, cedar shake siding and tongue and groove pine decking.



Prior Approved Elevations
February 2012

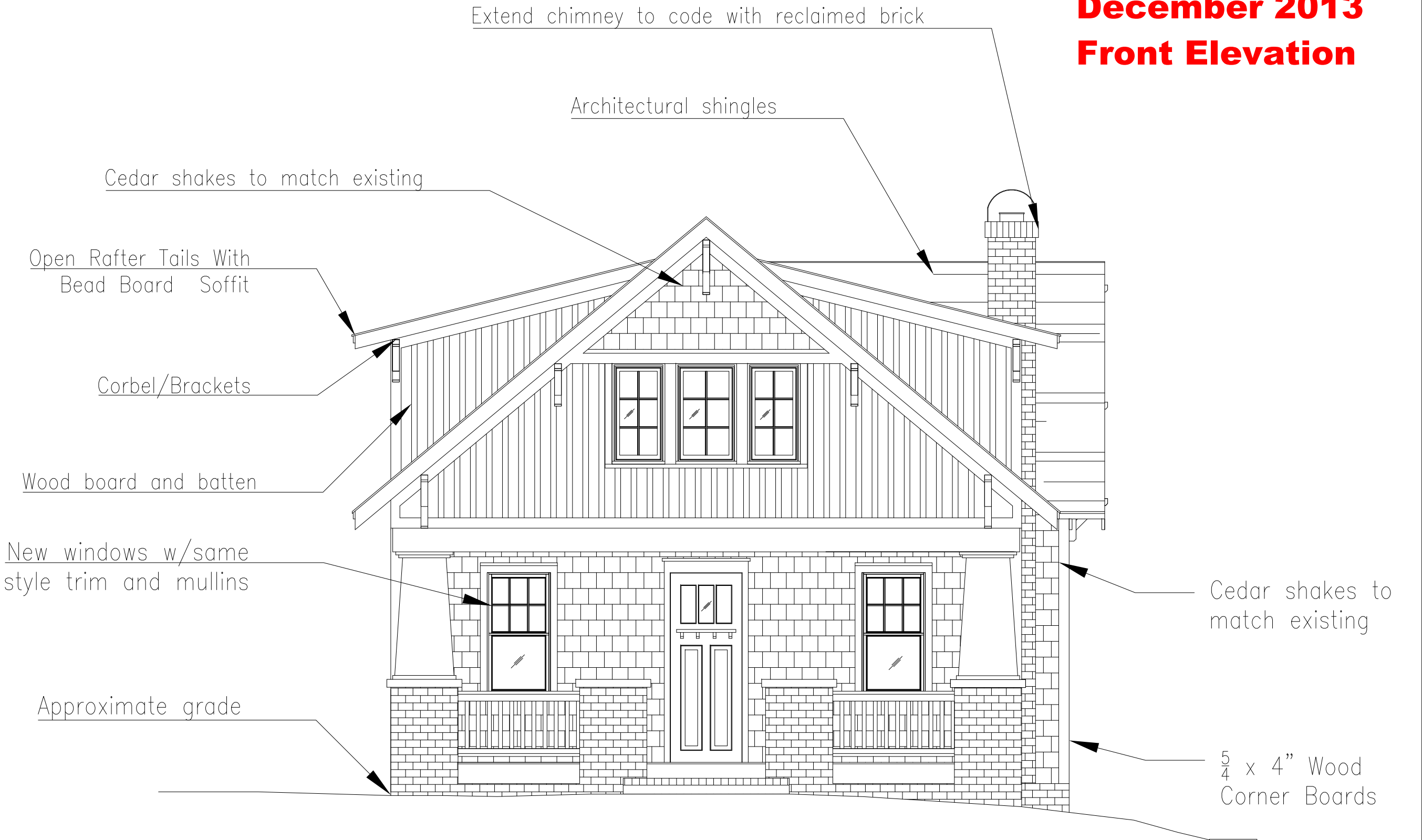


RIGHT SIDE ELEVATION 1/16\"/>

Proposed Front Elevation



December 2013
Front Elevation



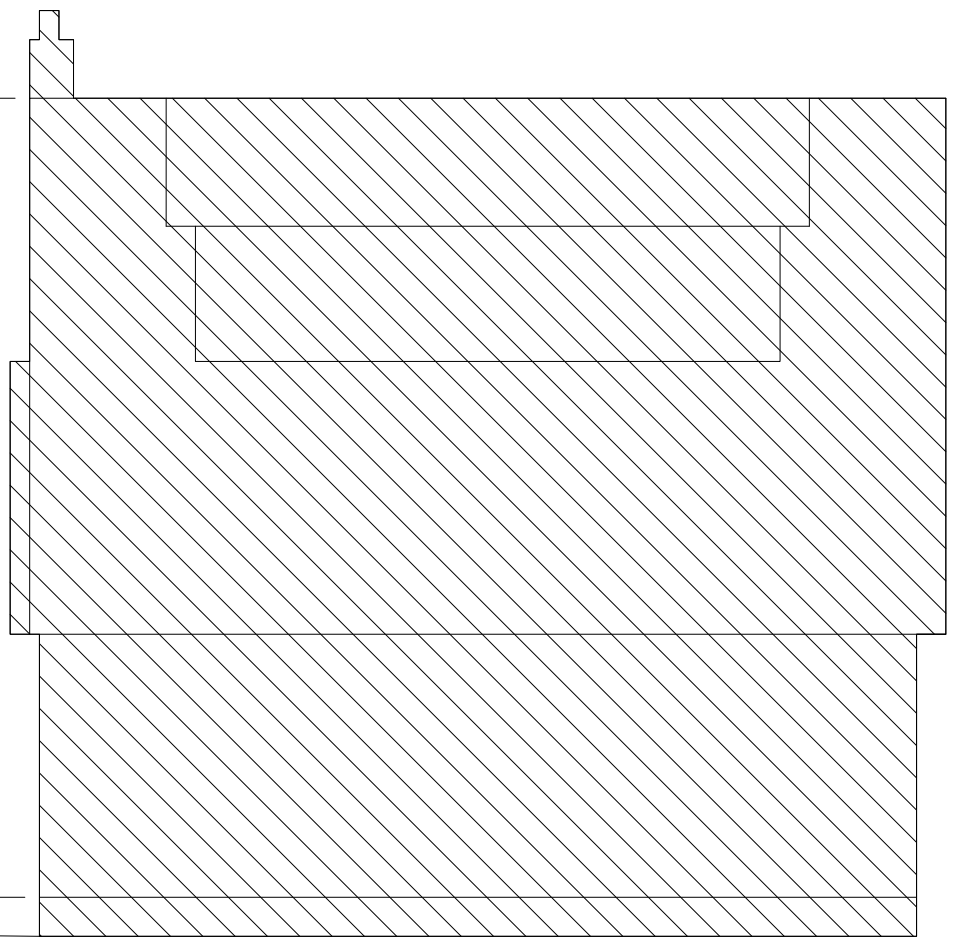
December 2013



2'-3 3/4"
23'-0 1/8"

App. Height Difference

**Proposed
Front Elevation**

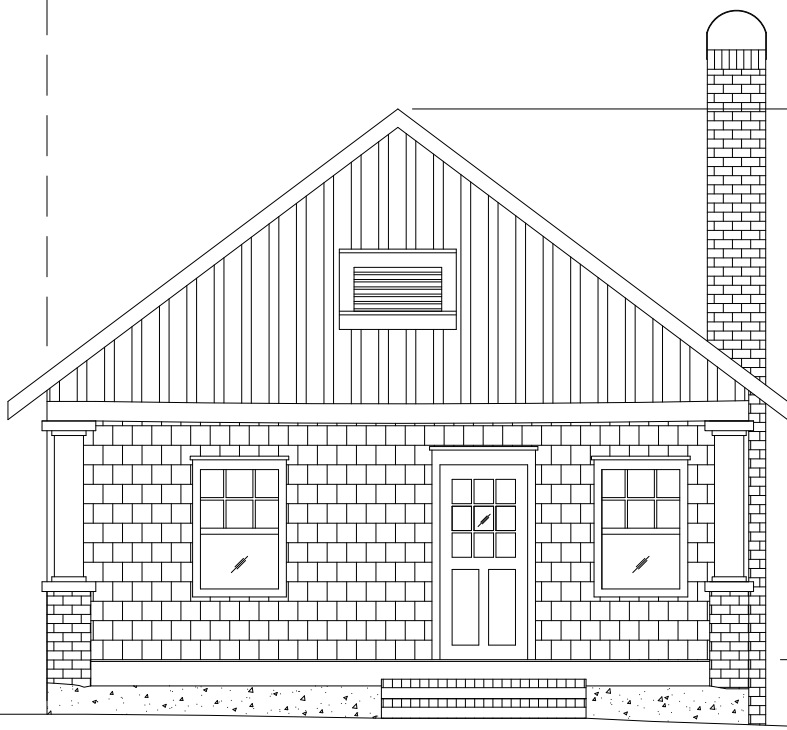


2'-7"

Increased footprint at front

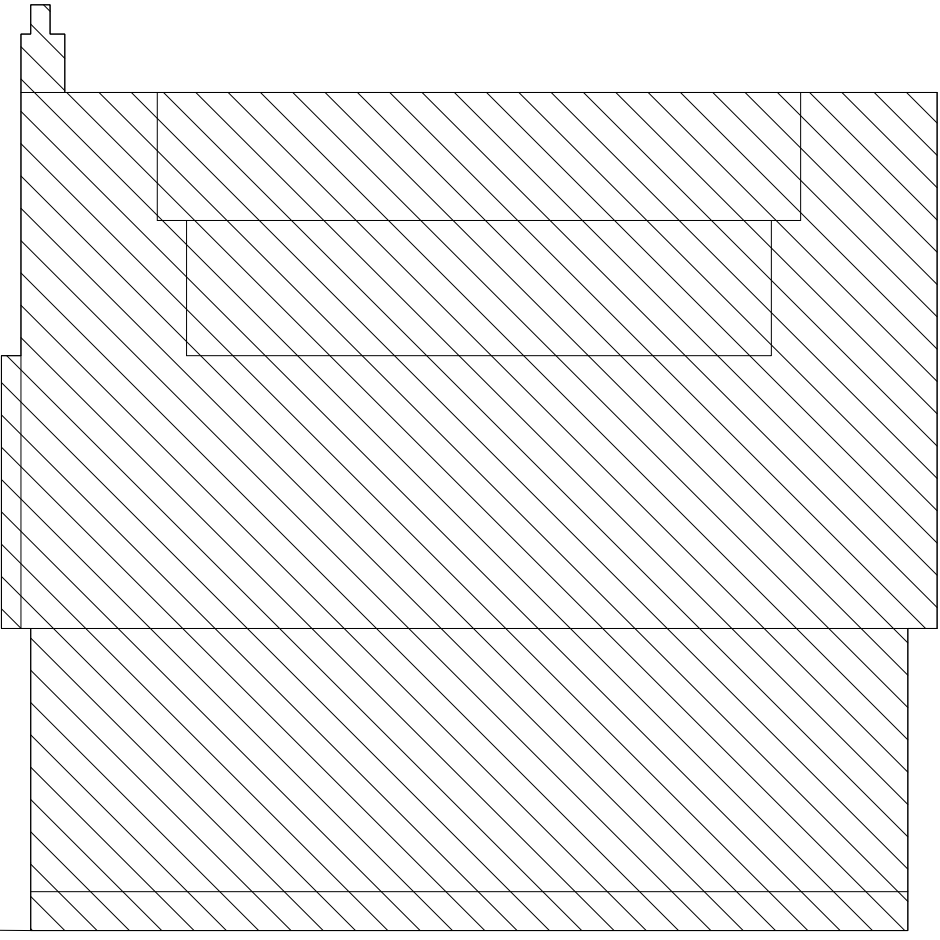
2'-0"

Bump out at rear



18'-10"

**Existing
Front Elevation**



December 2013



26'-7"

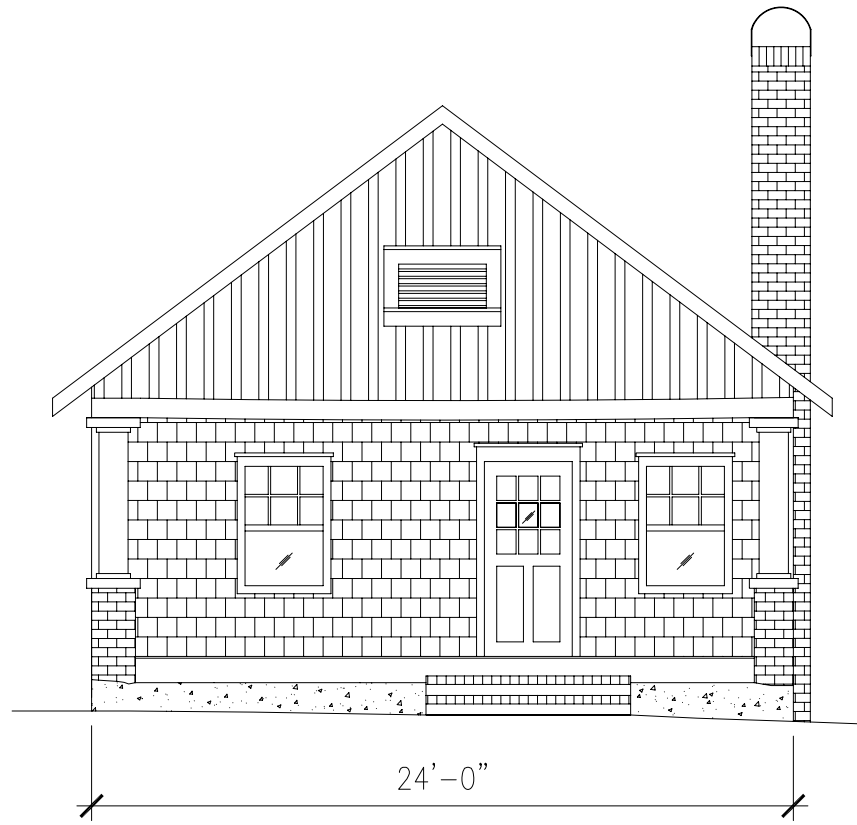
Proposed Front Elevaton

2nd Floor Plate Line
8'-0"
Second Floor
9'-1 1/2"
Existing First Floor



2'-0" 11'-1" 12'-11" 2'-7"

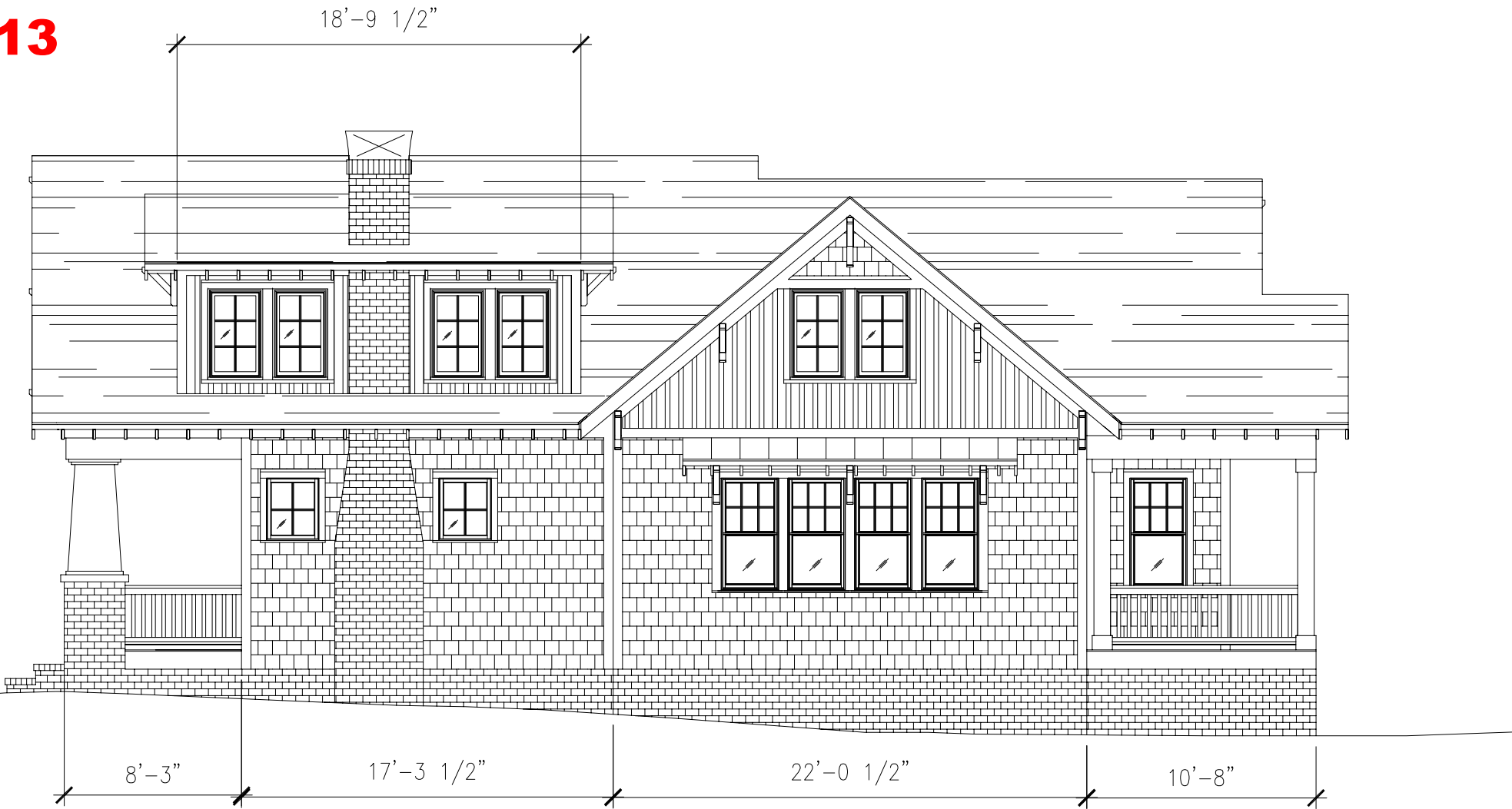
Proposed Rear Elevaton



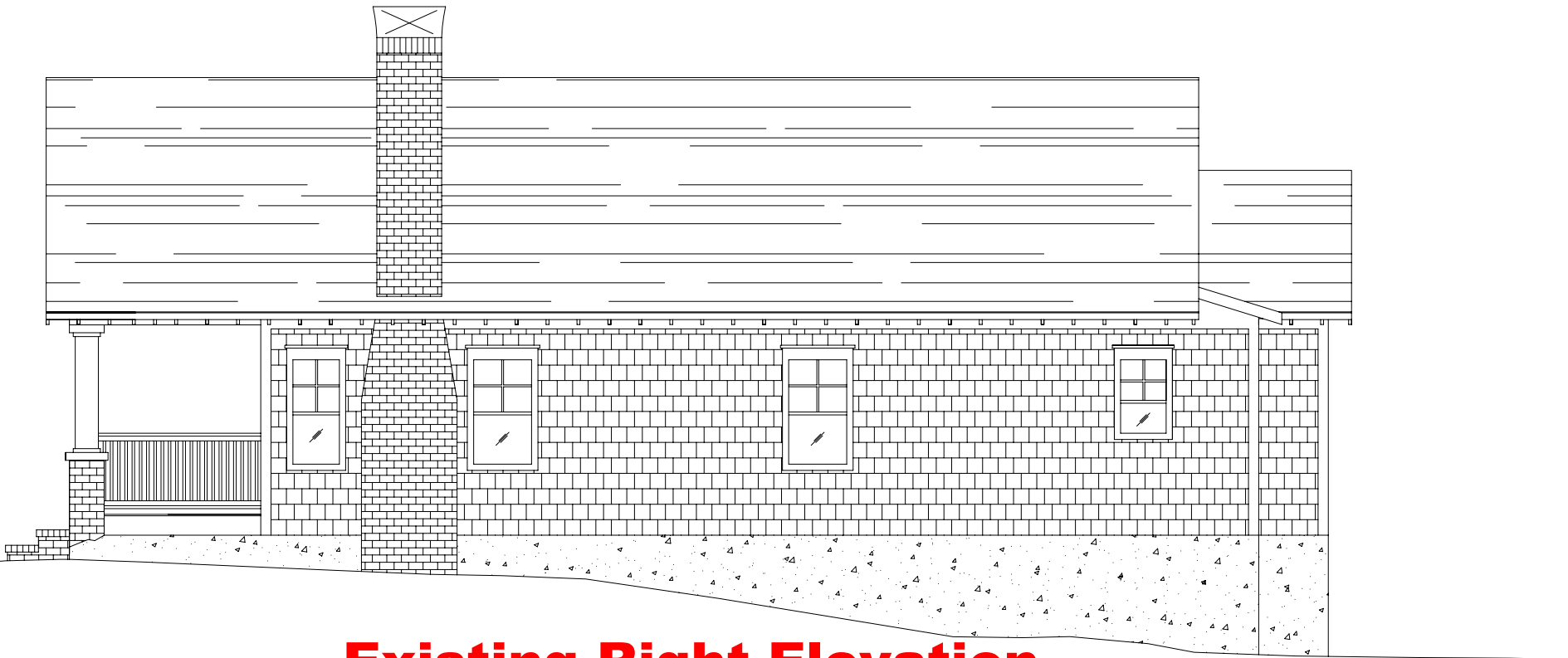
24'-0"

Existing Rear Elevation

December 2013



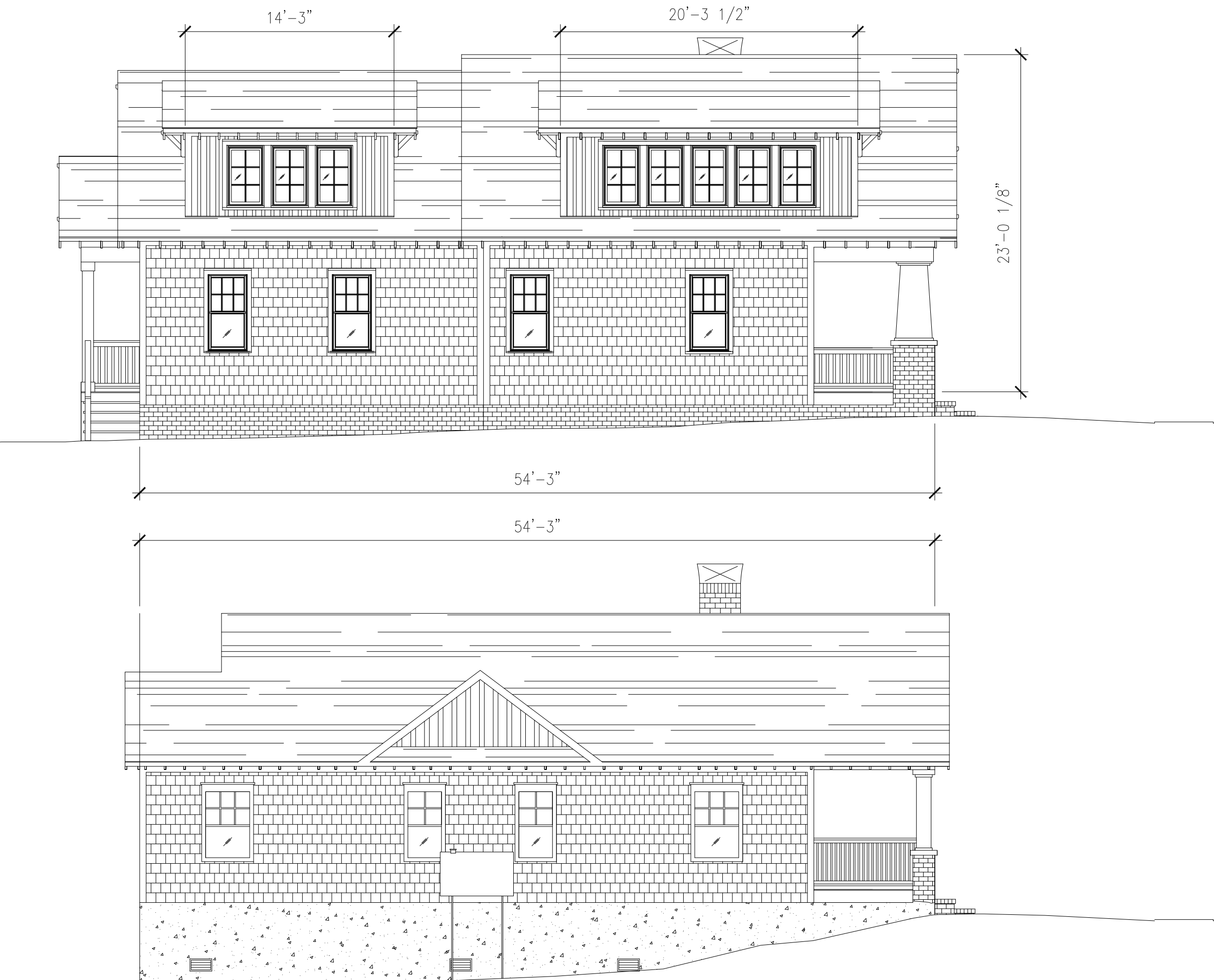
Proposed Right Elevation



Existing Right Elevation

Left Hand Current





Driveway



Street View

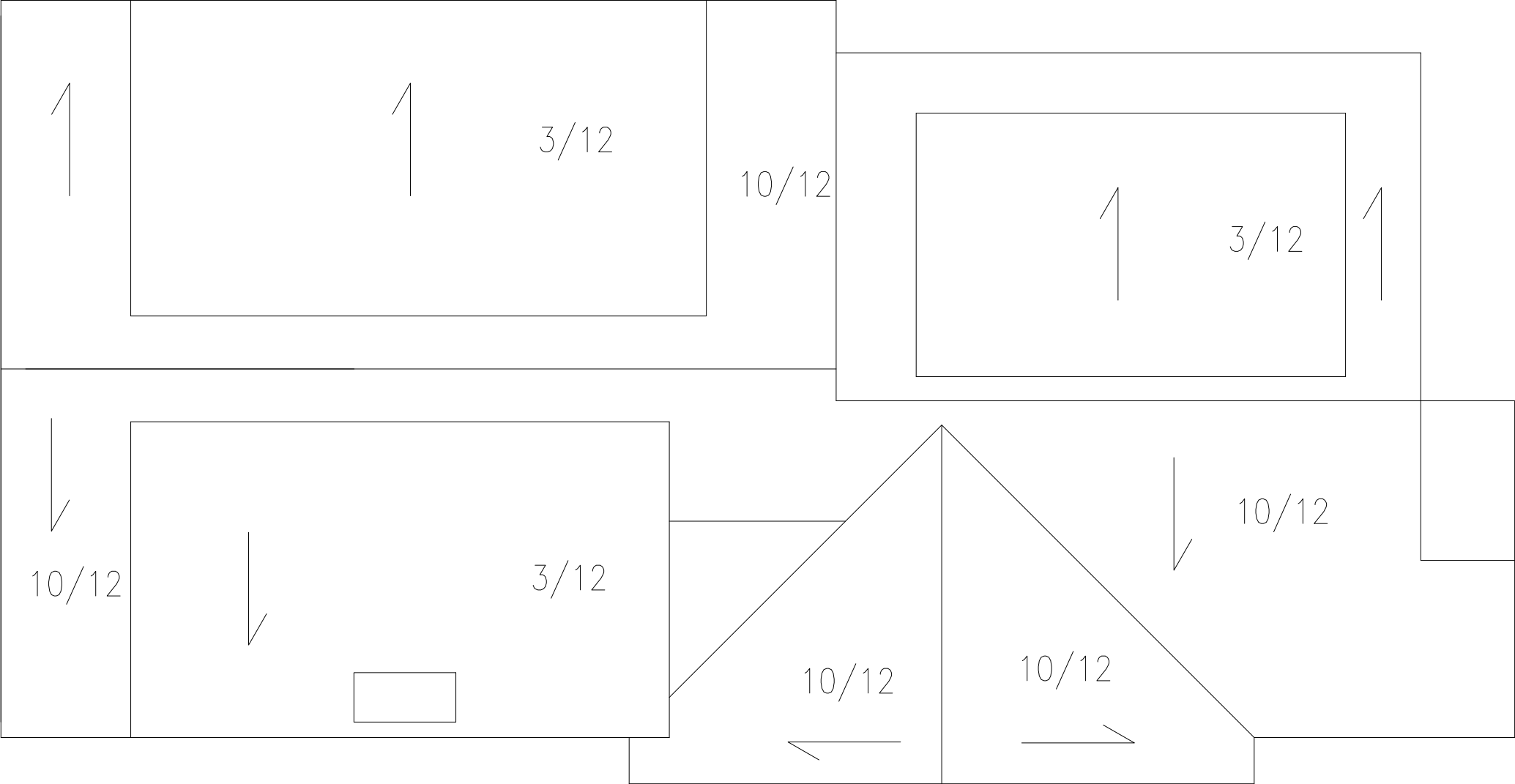


View Across Street



Neighbors House





1" x 2" Wood Cap To Match Existing

Wood Windows

$\frac{5}{4}$ x 4" Wood Trim Board To Match Existing

All windows primed wood exterior and stain grade interior
with $\frac{7}{8}$ " true simulated divided lights

Second floor casement windows for egress compliance

Bracket

