
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2004 Charlotte Drive

SUMMARY OF REQUEST: Second Floor Addition

OWNER: Michael & Carol Poteat

APPLICANT: Vasseur Home Design

Based on the need for additional information this application was continued from the April 9 meeting for the following:

- Massing
- Missing Streetscape
- Details of handrails
- Detailed wall sections
- Notes not matching existing needs to be shown on plans
- Get rid of the Hardie note

Based on the need for additional information this application was continued from the March 12 meeting for the following:

- Wall sections
- Accurate detailed drawings
- Existing vs. proposed
- Pictures and or drawings

Details of Proposed Request

Existing Conditions

The existing home is a one story brick ranch with a gable roof over the front porch. The house is identified as a non-contributing structure in the National Register.

Proposal

The proposal is a second floor addition. The addition will be a new front gable that will extend from the front thermal wall to the rear thermal wall. The foot print of the home will not be affected. The front and rear gable ends will have wood siding and 6 over 6 pattern windows. The proposed height of the addition is approximately 23'-6".

Revised Proposal

The following changes were made based on comments from April (Massing of gable, window in front gable, material note of siding):

1. Shutters were removed from front gable window.
2. Window in front gable raised, centered.
3. Addition of handrail on front elevation.
4. Siding note reads '1 x 6 wood lap'.

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>

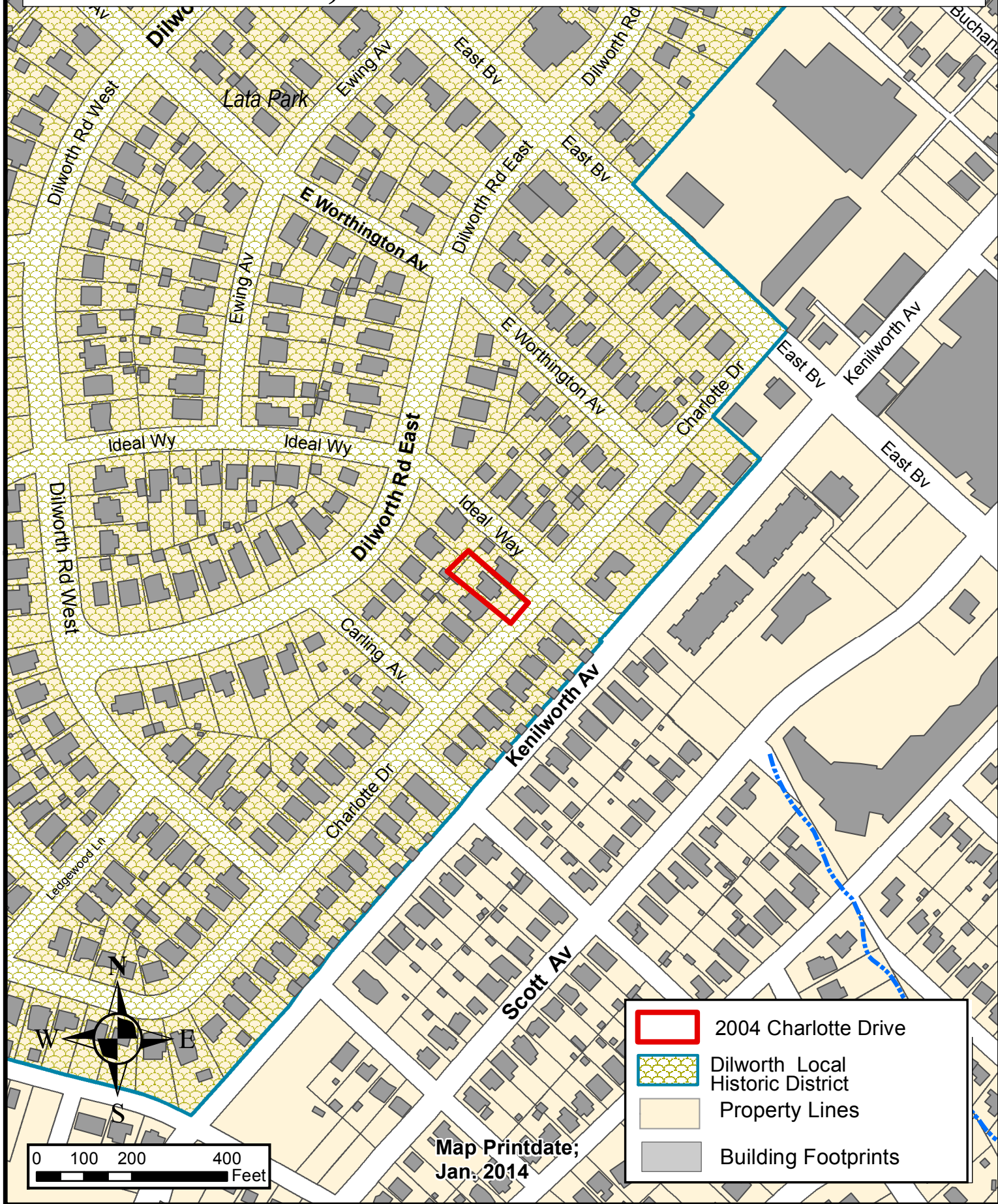
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

Applicable design guidelines for the review of this project are scale, massing, and fenestration. The guidelines for rhythm, materials and context are met. The guidelines for size, setback and landscaping are not applicable.

Charlotte Historic District Commission - Case 2014-002

District Location; DILWORTH





NO PARKING
ANY TIME
TOW-AWAY

STOP
ALL WAY



SPEED
LIMIT
25



SPEED
LIMIT
25



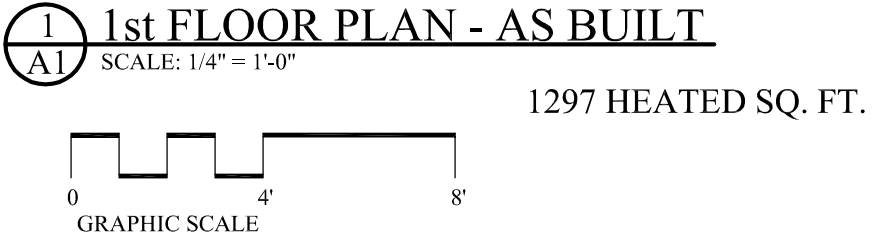






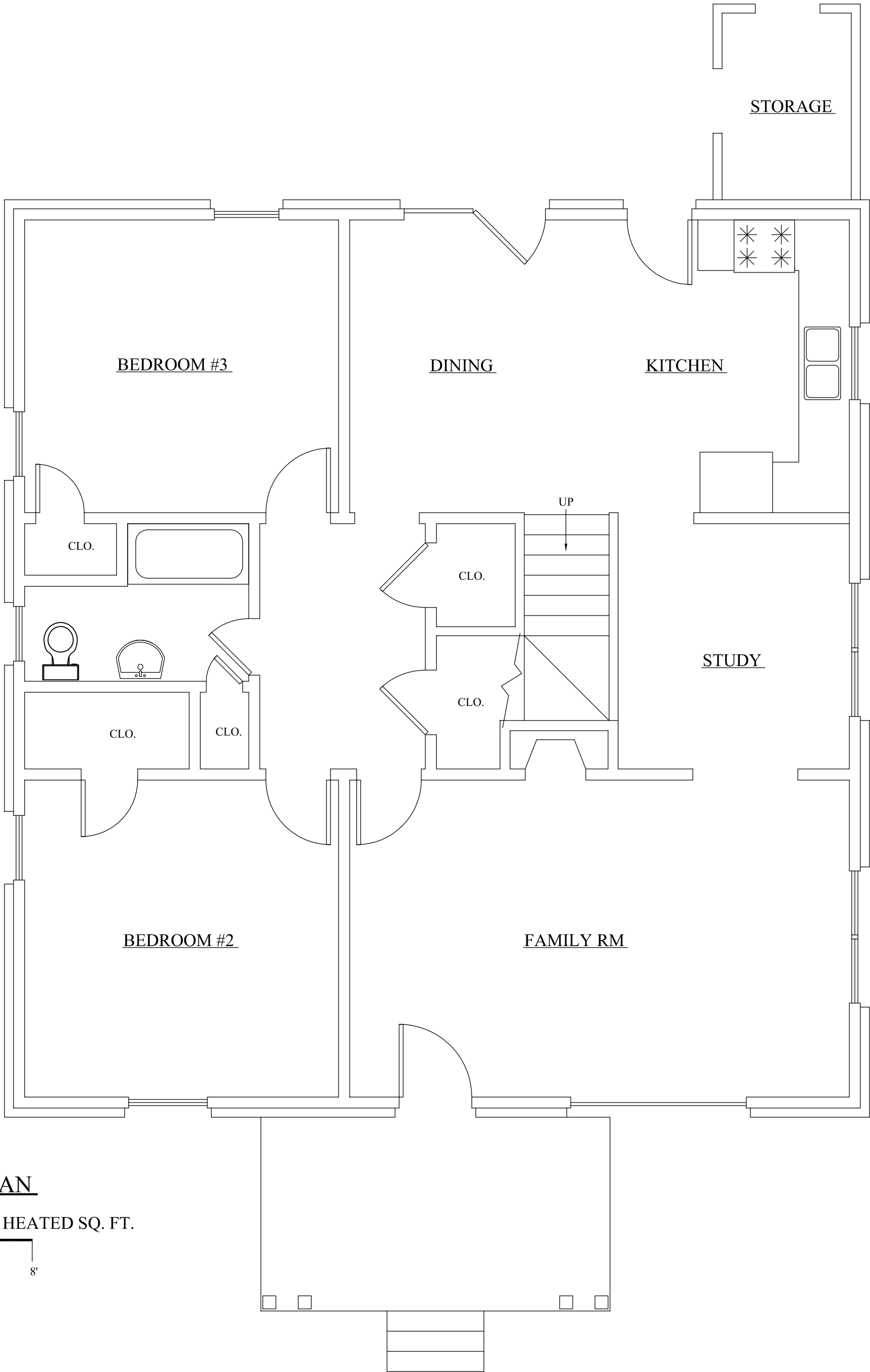




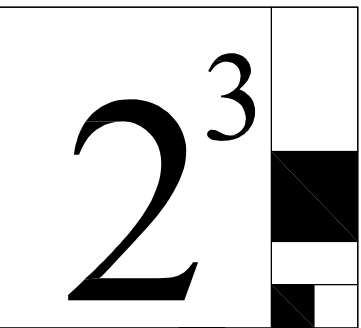


4. 25. 14
REV:

APRIL 2014



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
1297 HEATED SQ. FT.
GRAPHIC SCALE



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704.609.3253

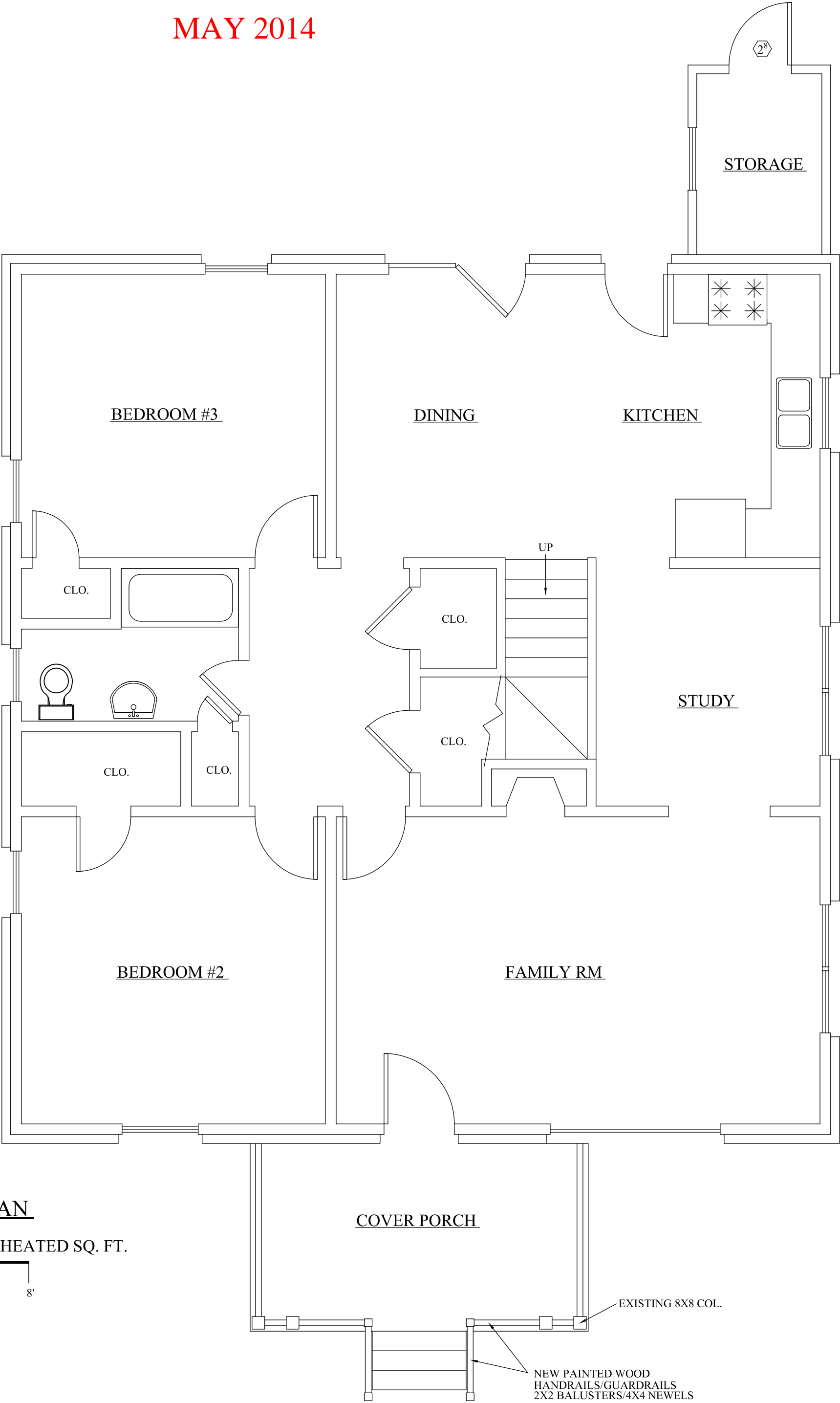
BUILDER:
VASSEUR
HOME DESIGN

PROPOSED MASTER SUITE ADDITION
POTEA T RESIDENCE
2004 CHARLOTTE DR.
CHARLOTTE, NC 28203

SHEET:
A2

3. 25. 14
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1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
1297 HEATED SQ. FT.

0 4' 8'
GRAPHIC SCALE

2³

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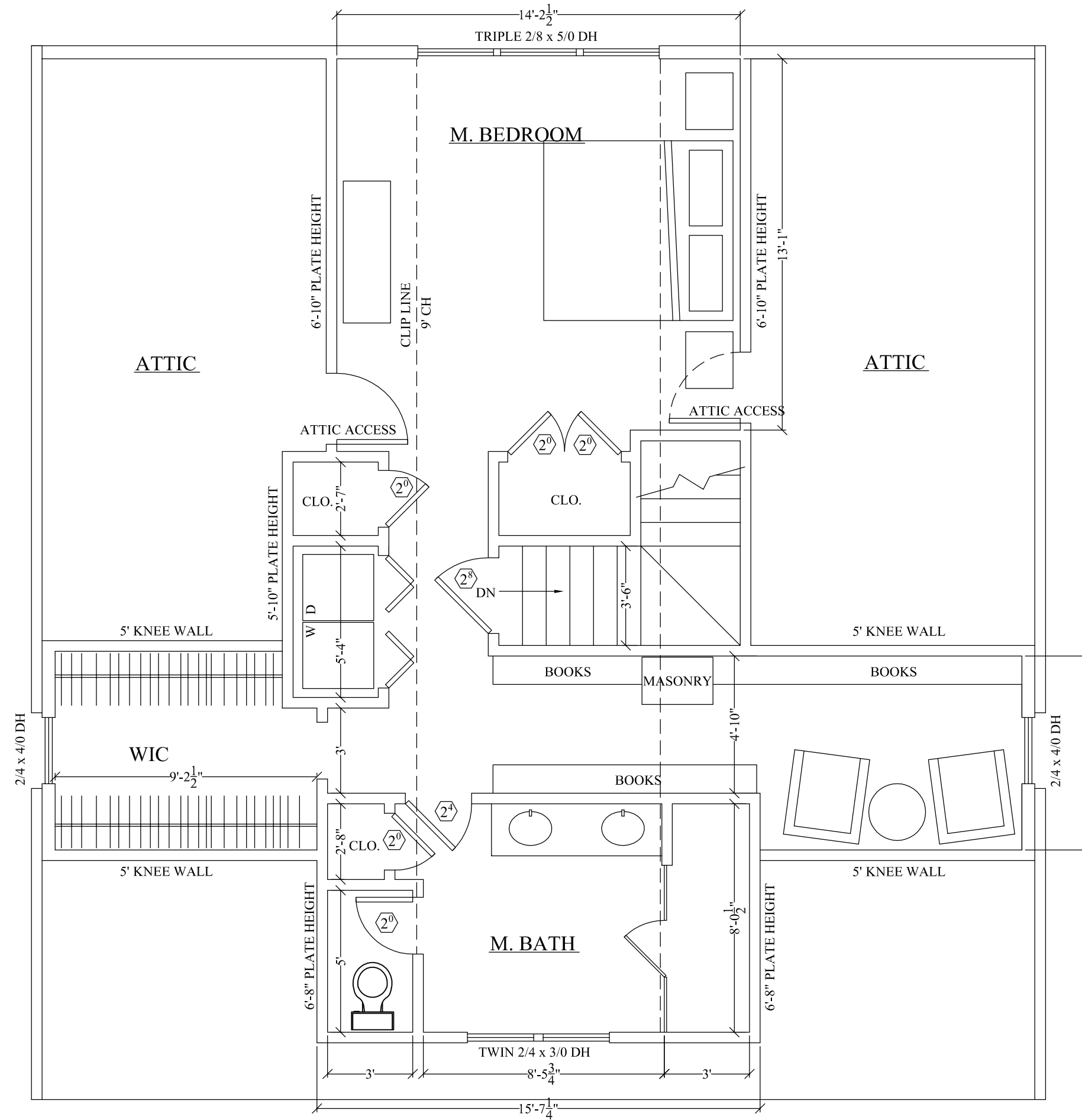
2^3

BUILDER:
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A3

REV:

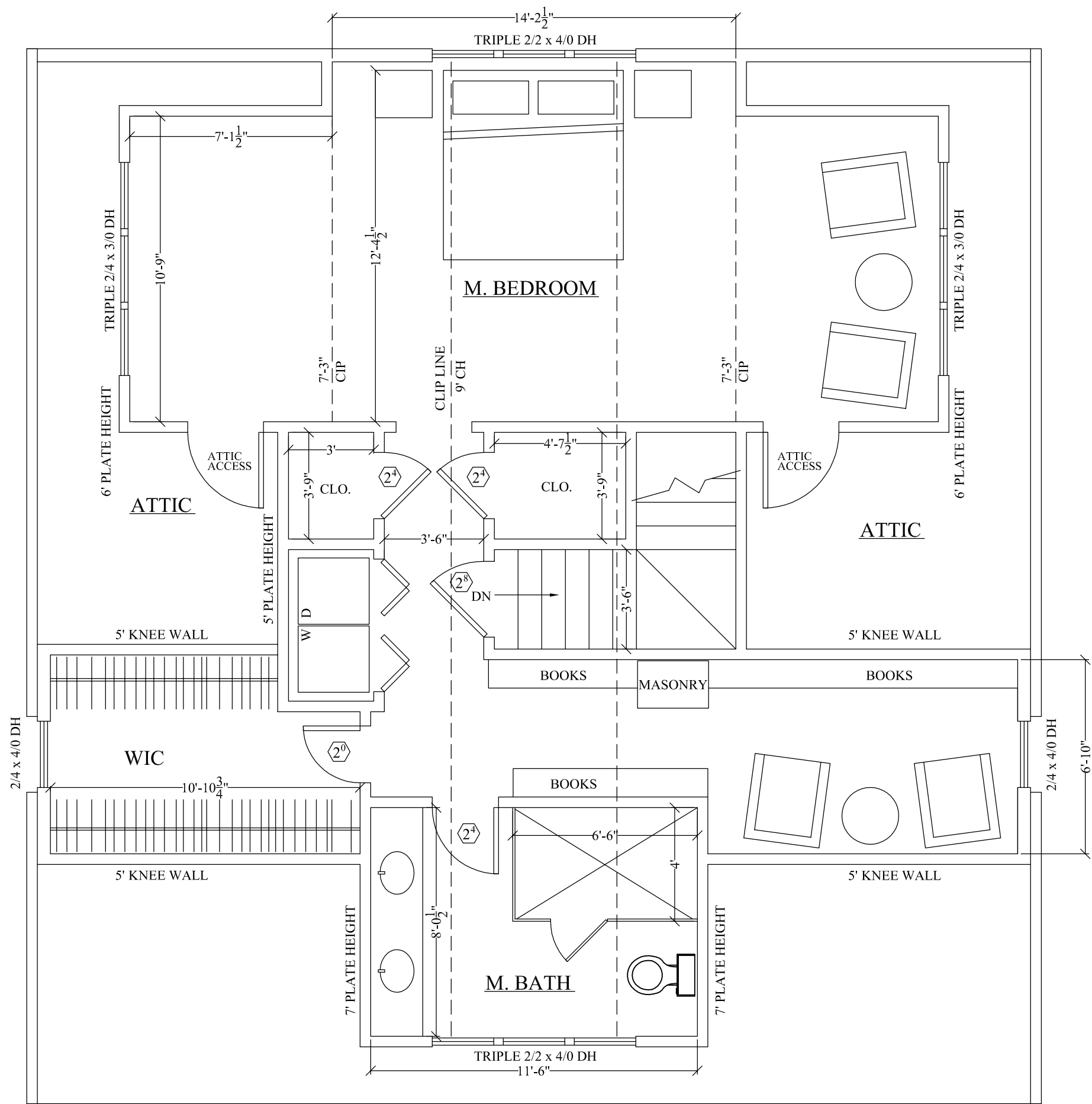


1
A3 **2nd FLOOR PLAN**
SCALE: 1/4" = 1'-0"
715 HEATED SQ. FT.

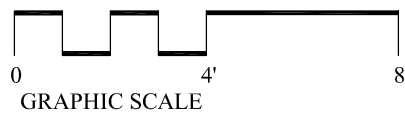
0 4' 8'

GRAPHIC SCALE

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1 2nd FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



836 HEATED SQ. FT.

2³

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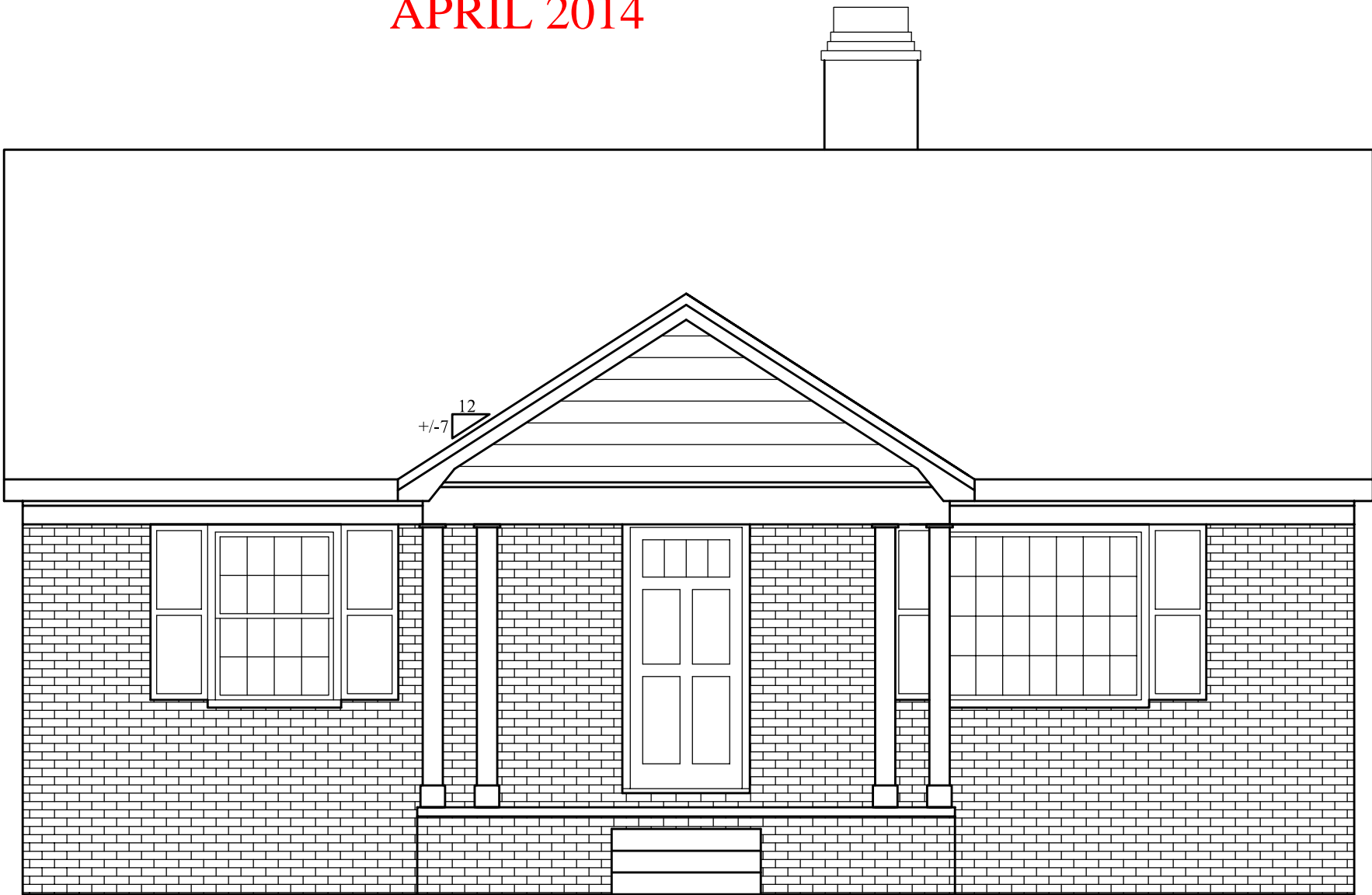
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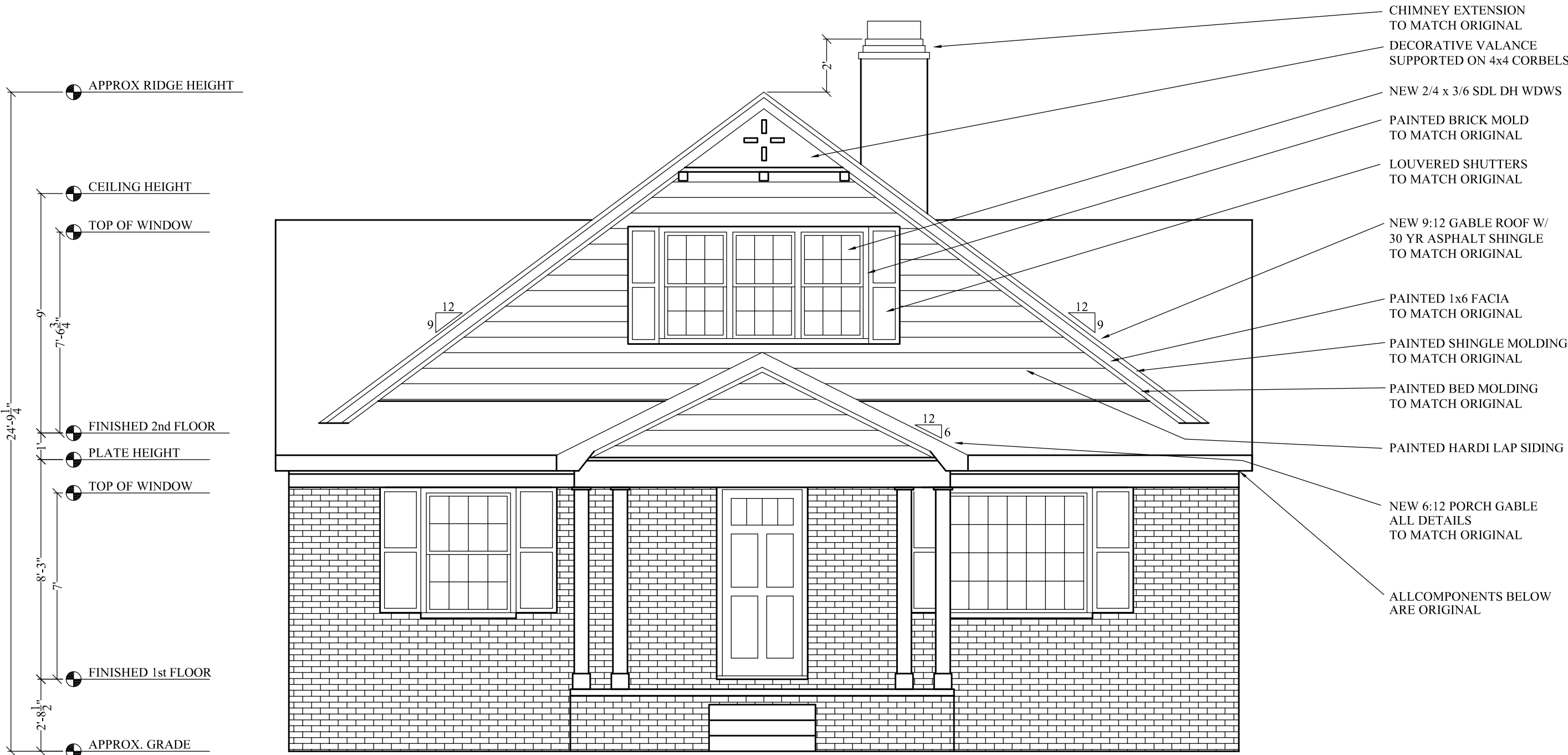
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1 FRONT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



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

2³

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A4

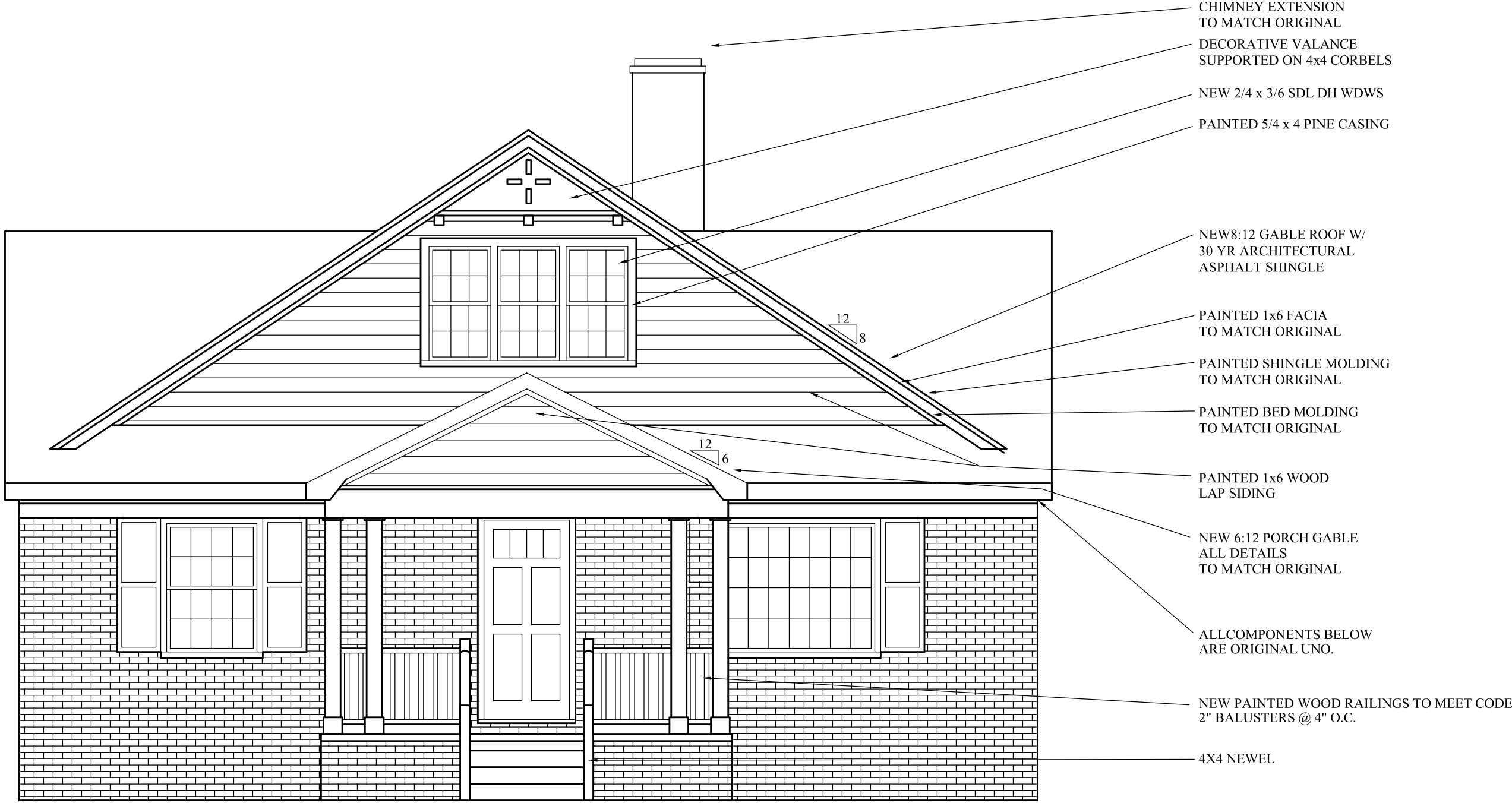
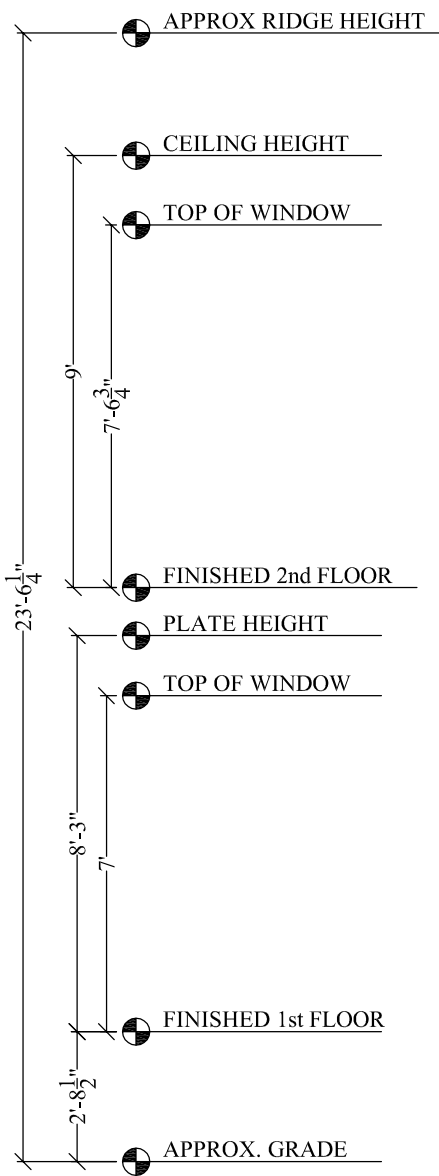
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1 FRONT ELEVATION - AS BUILT
A4 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED
A4 SCALE: 1/4" = 1'-0"

2³

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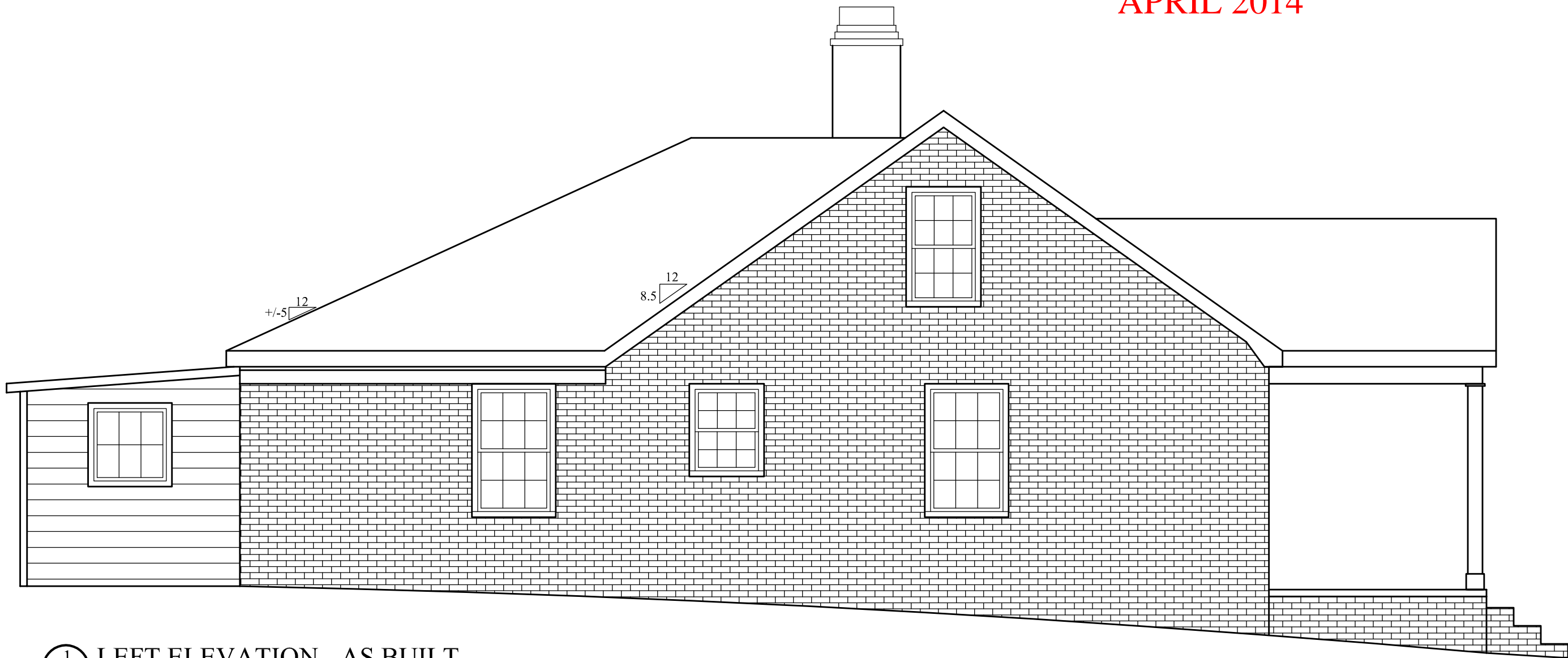
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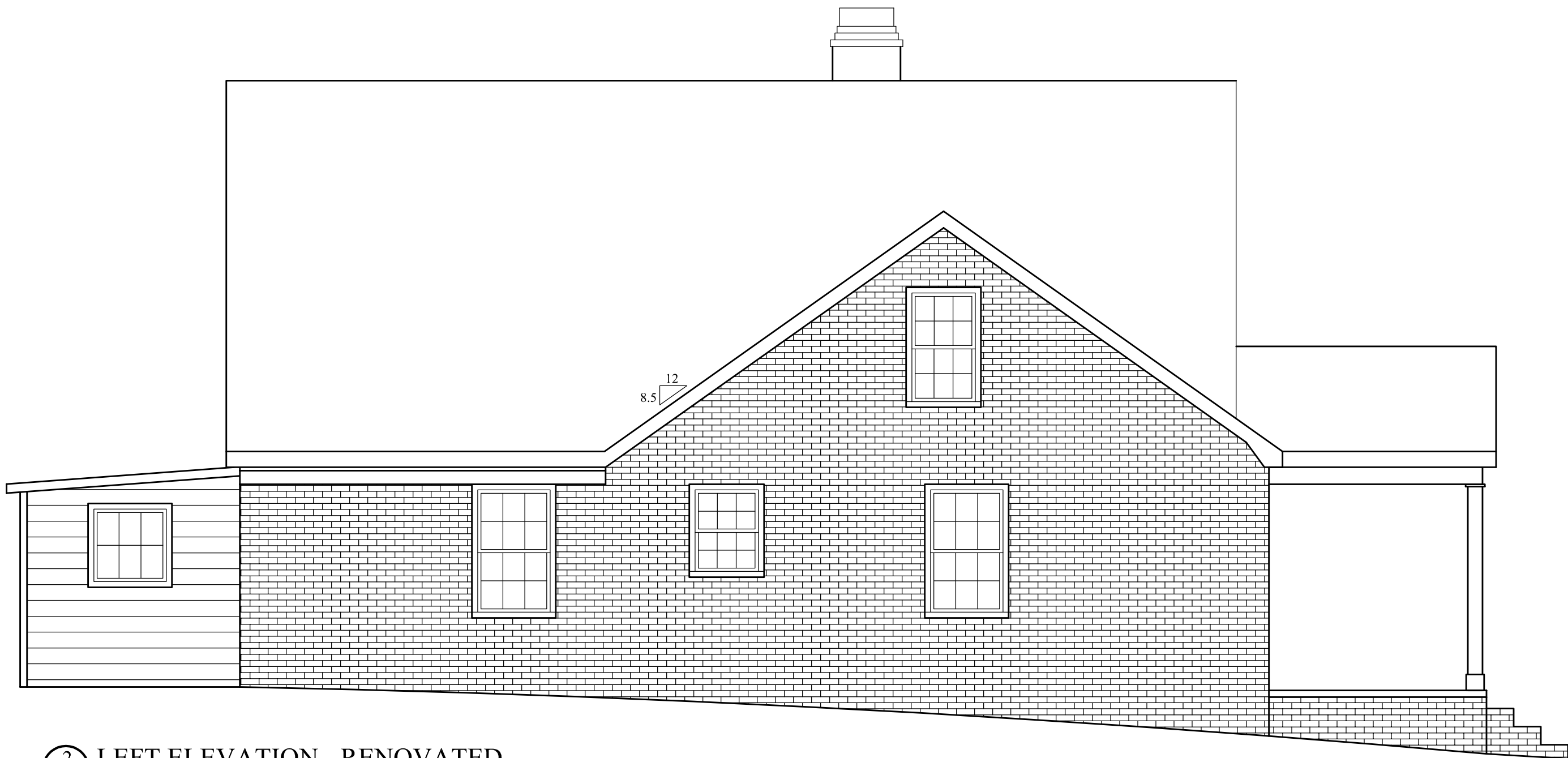
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1 LEFT ELEVATION - AS BUILT
A5 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"

2³

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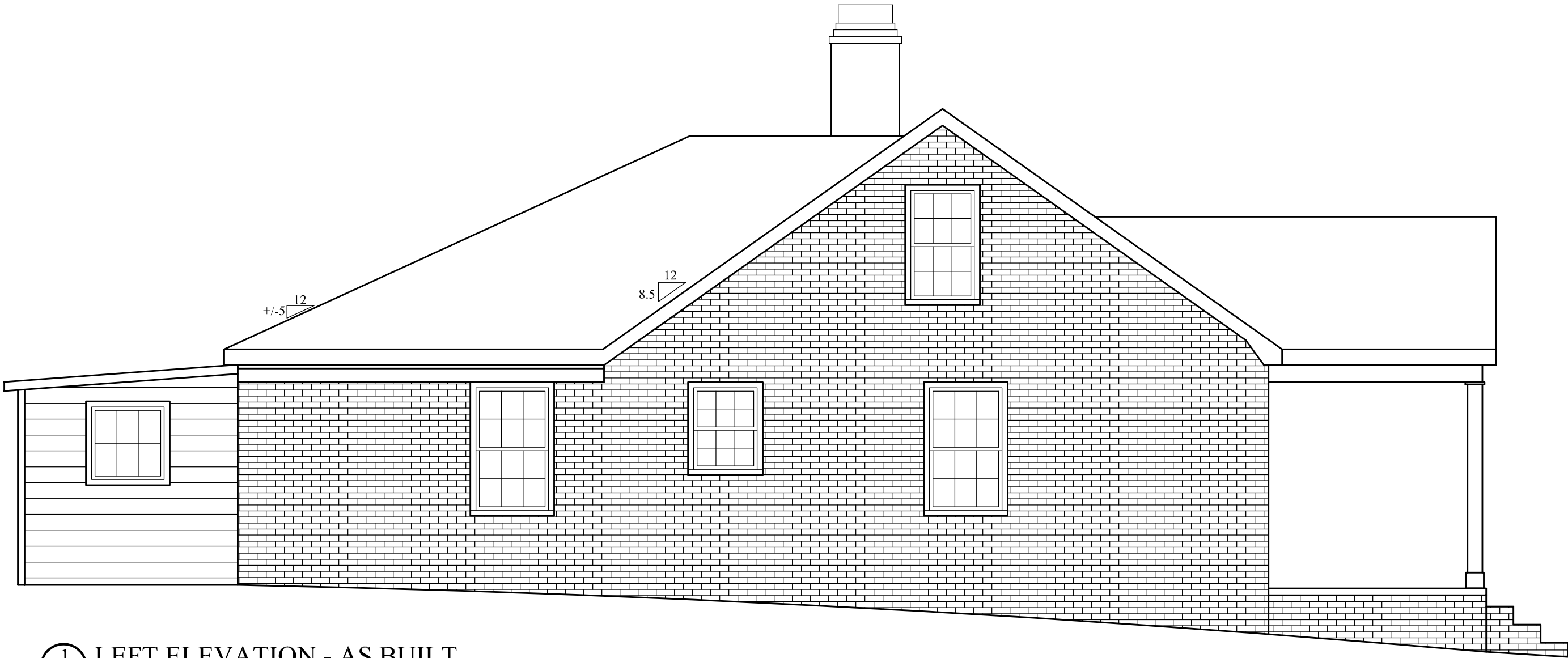
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A5

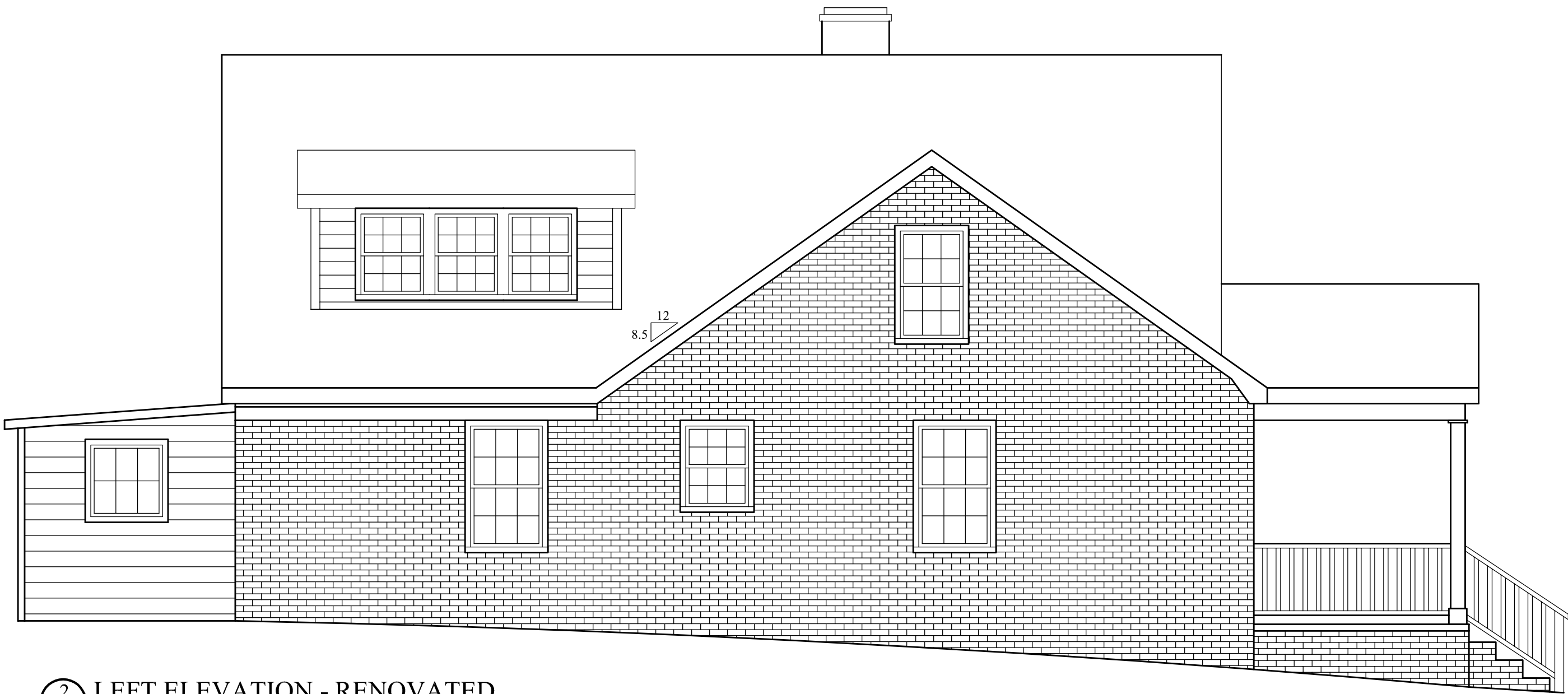
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1 LEFT ELEVATION - AS BUILT
A5 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"

2³

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A5

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1 REAR ELEVATION - AS BUILT
A6 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RENOVATED
A6 SCALE: 1/4" = 1'-0"

2³

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SHEET:
A6

3. 25. 14

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1 REAR ELEVATION - AS BUILT
A6 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RENOVATED
A6 SCALE: 1/4" = 1'-0"

2³

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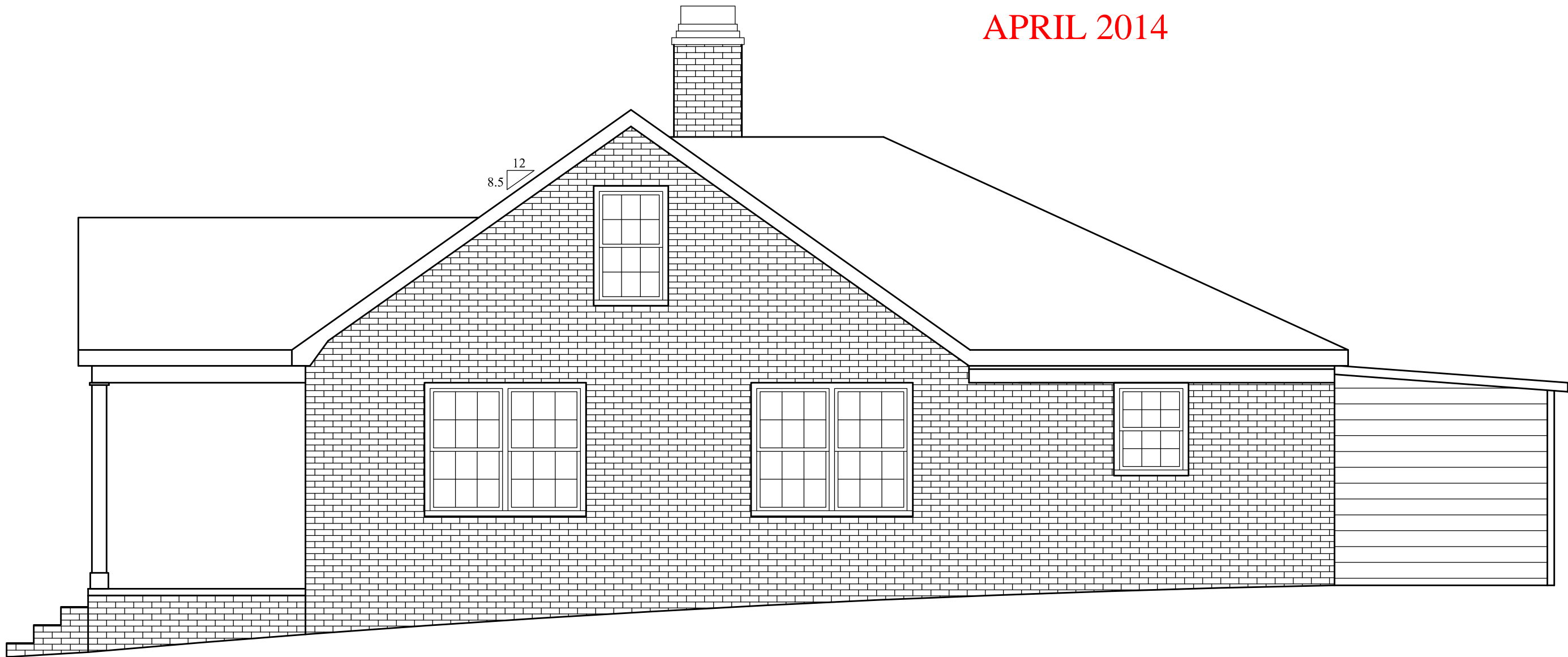
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A6

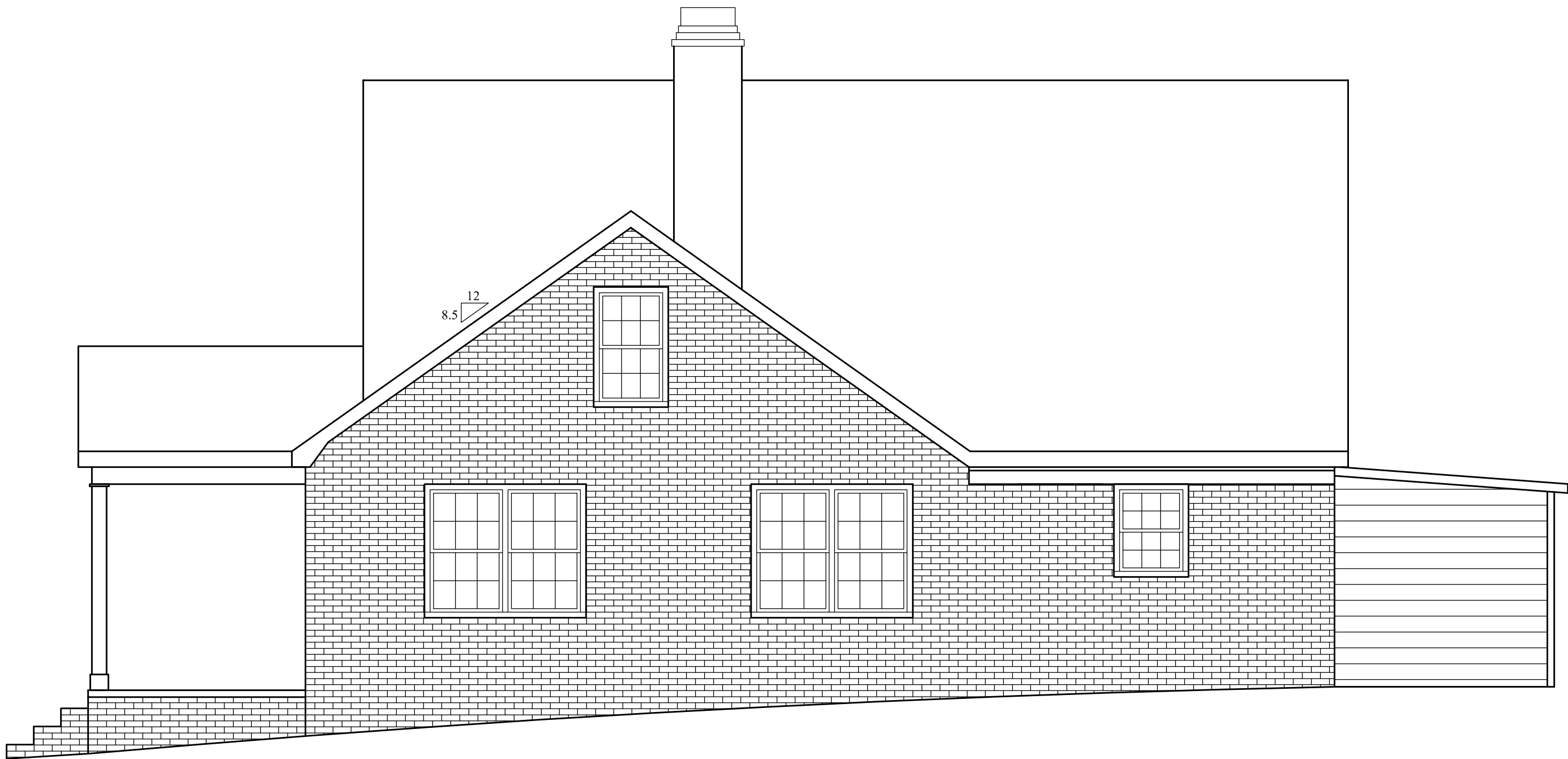
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1 RIGHT ELEVATION - AS BUILT
A7 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - AS BUILT
A7 SCALE: 1/4" = 1'-0"

2³

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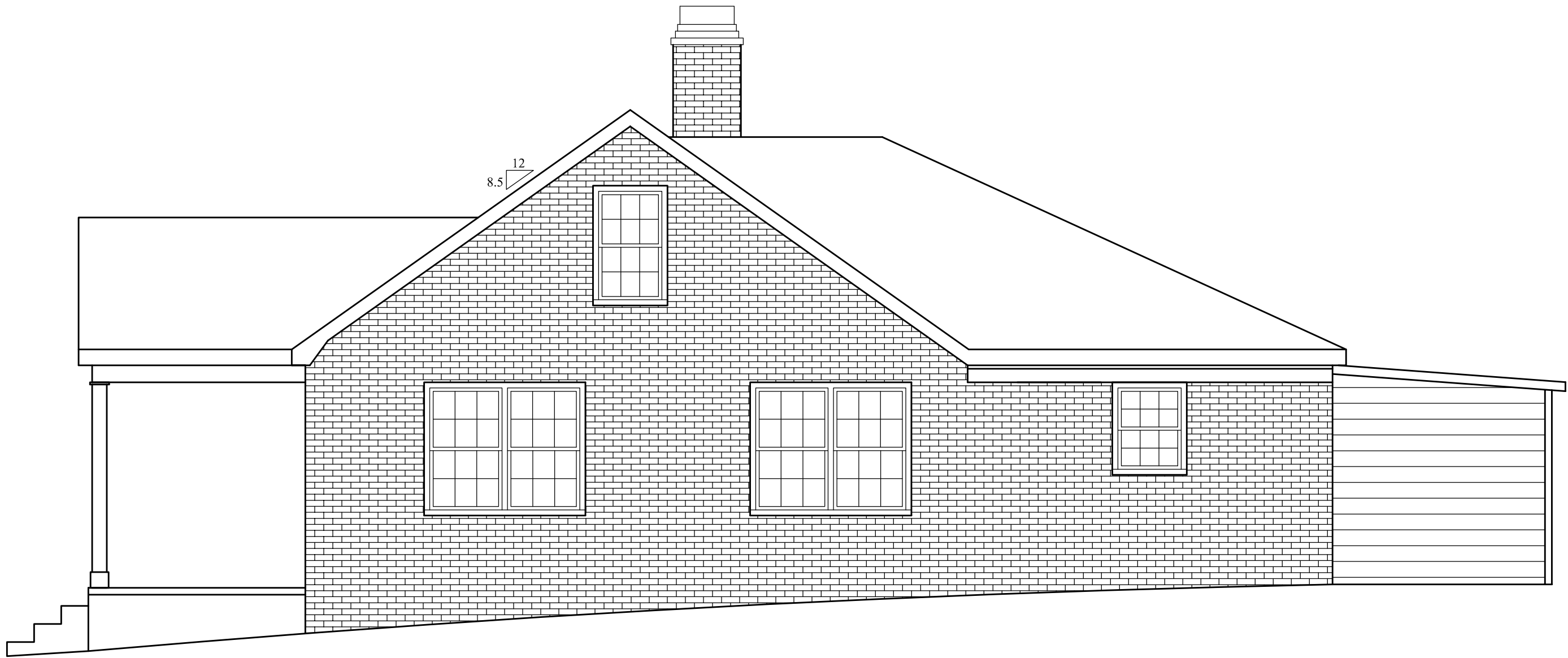
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SHEET:
A7

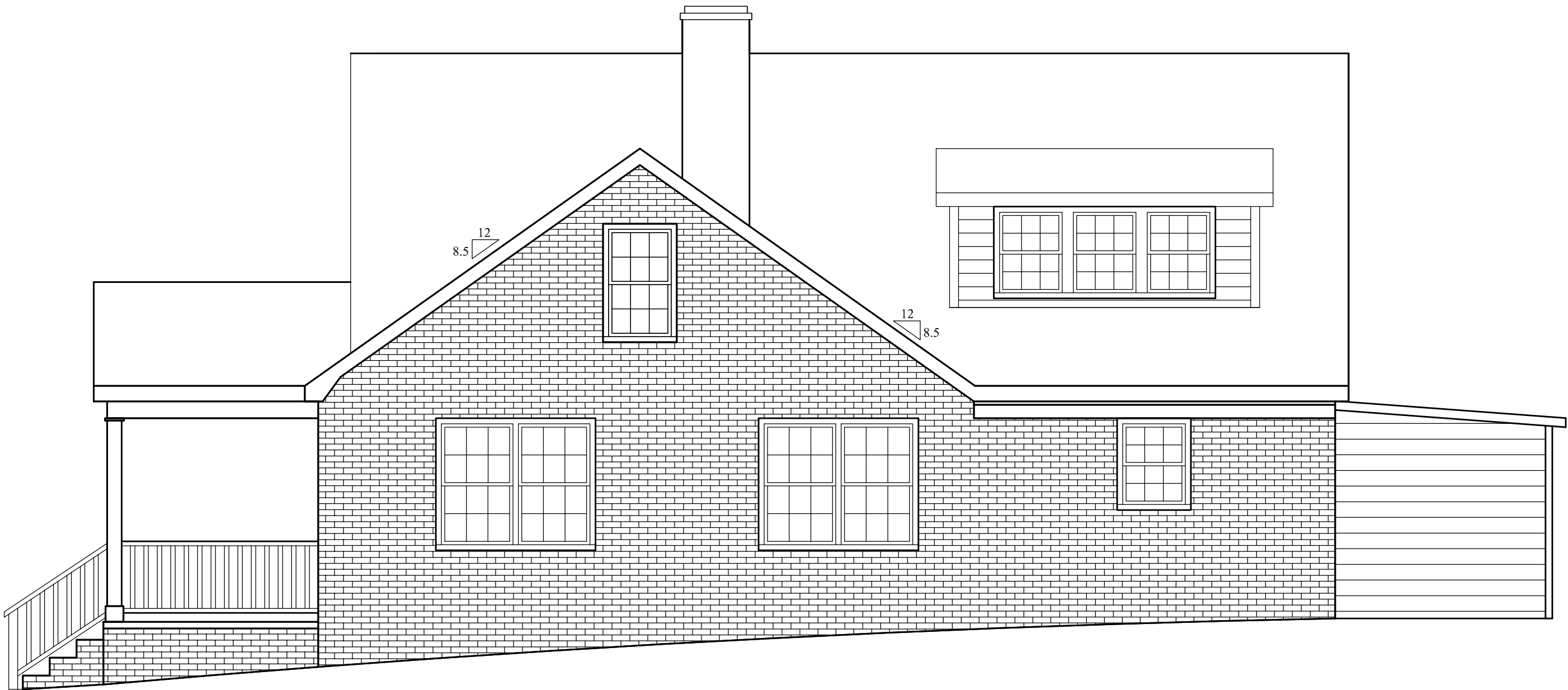
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1 RIGHT ELEVATION - AS BUILT
A7 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - AS BUILT
A7 SCALE: 1/4" = 1'-0"

2³

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2^3

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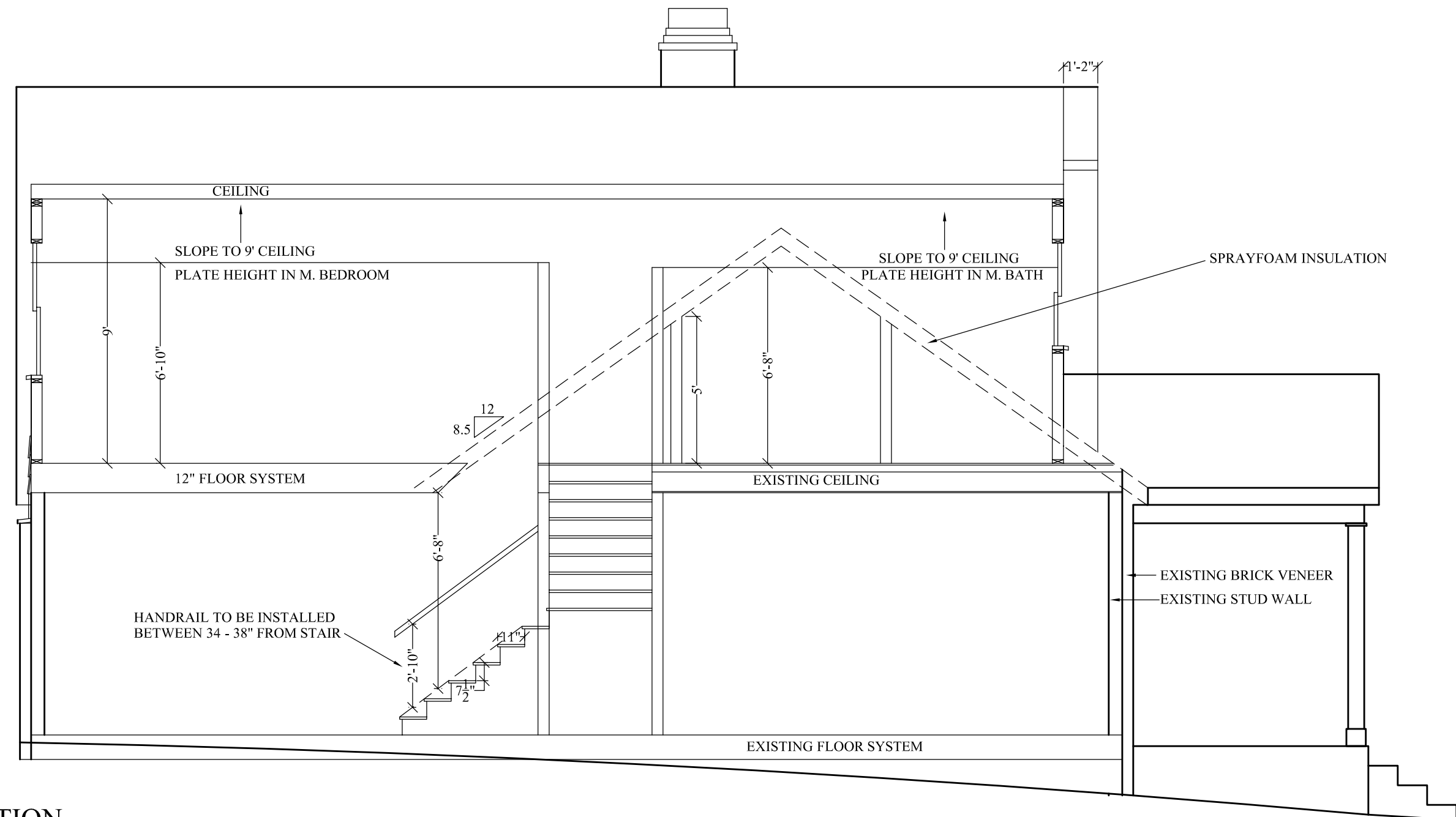
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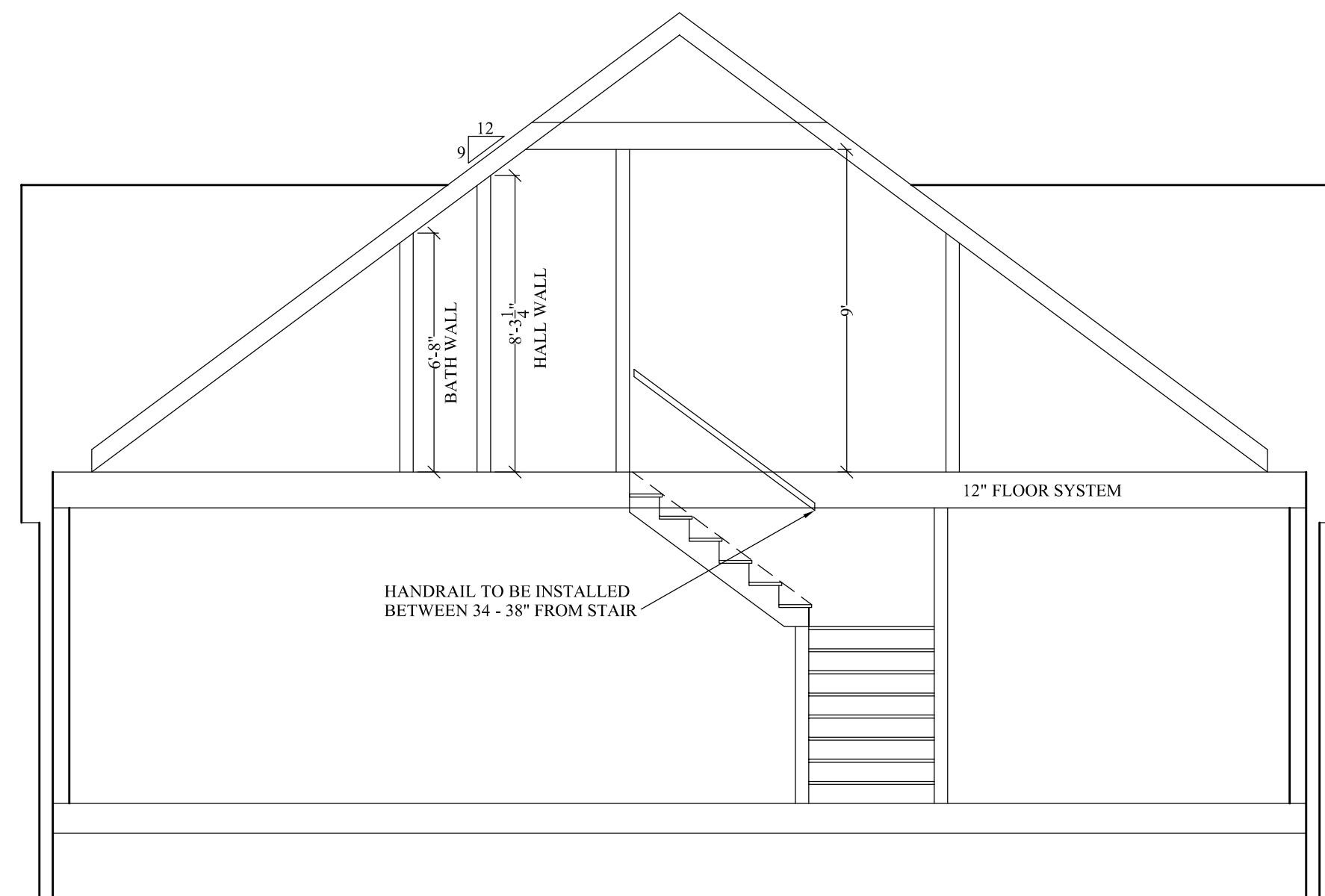
SHEET:
A8

3. 25. 14

REV:

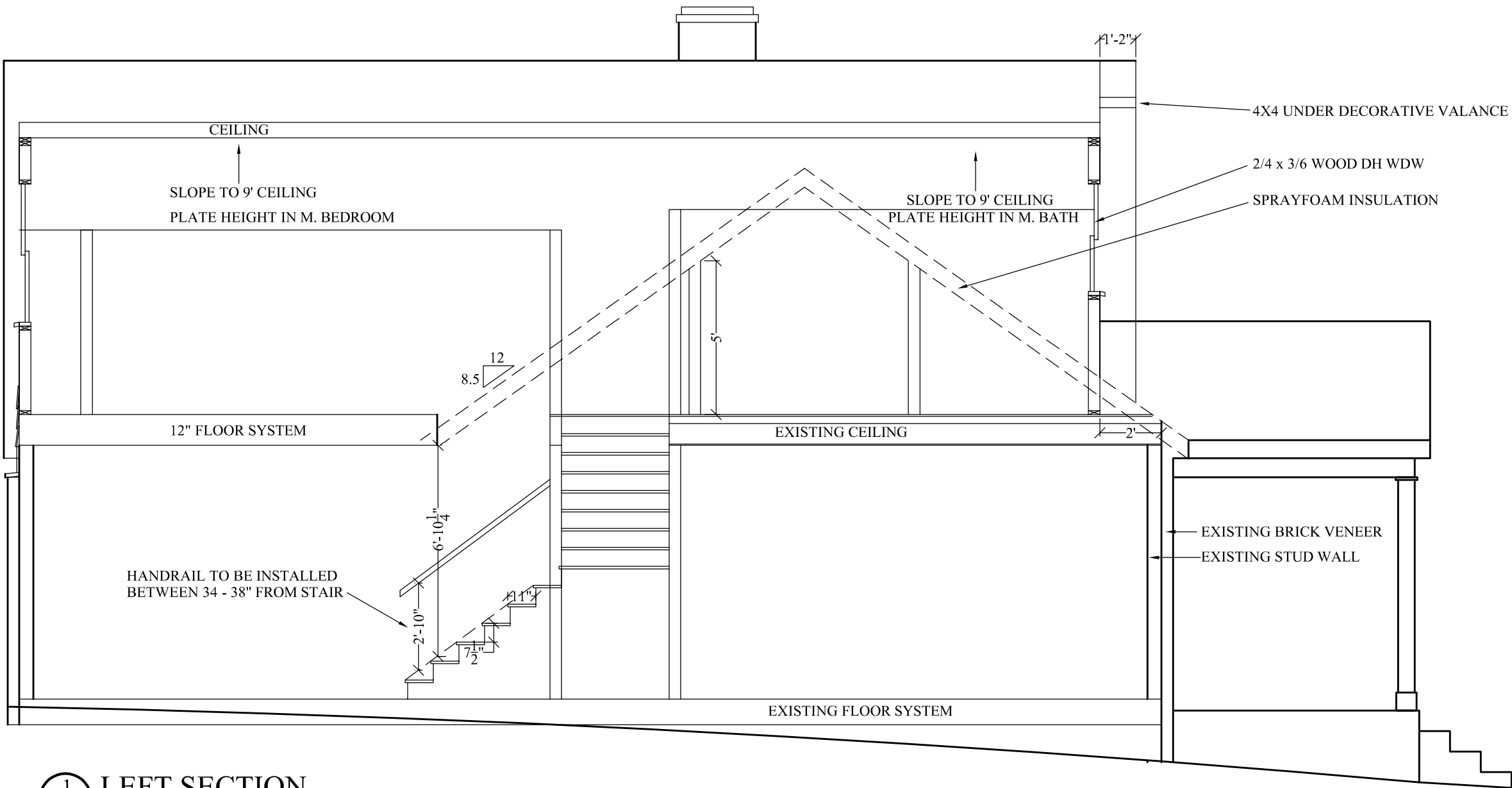


1
A8 LEFT SECTION
SCALE: 1/4" = 1'-0"

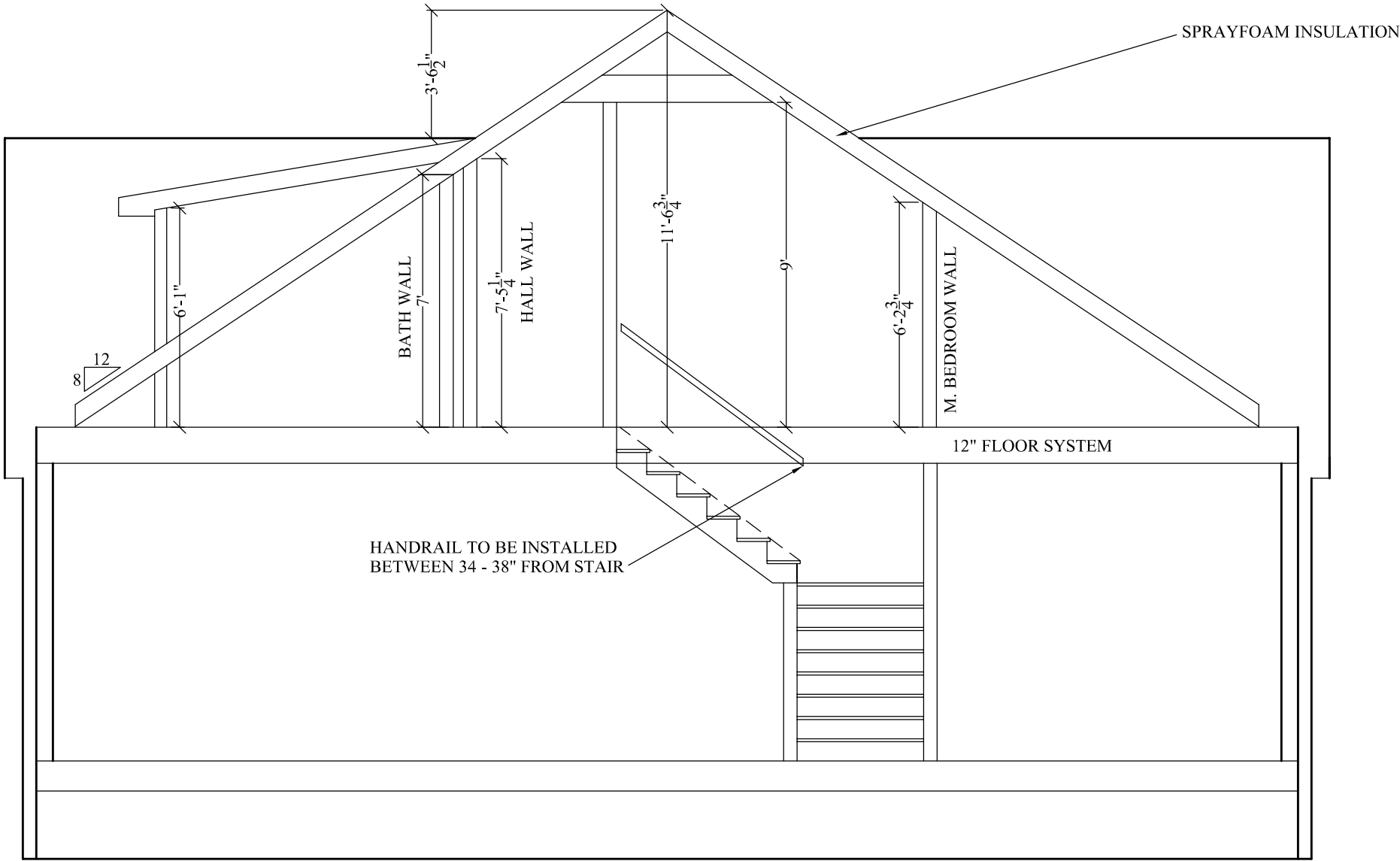


2 FRONT SECTION
A8 SCALE: 1/4" = 1'-0"

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1
A8 LEFT SECTION
SCALE: 1/4" = 1'-0"



2
A8 FRONT SECTION
SCALE: 1/4" = 1'-0"

2³

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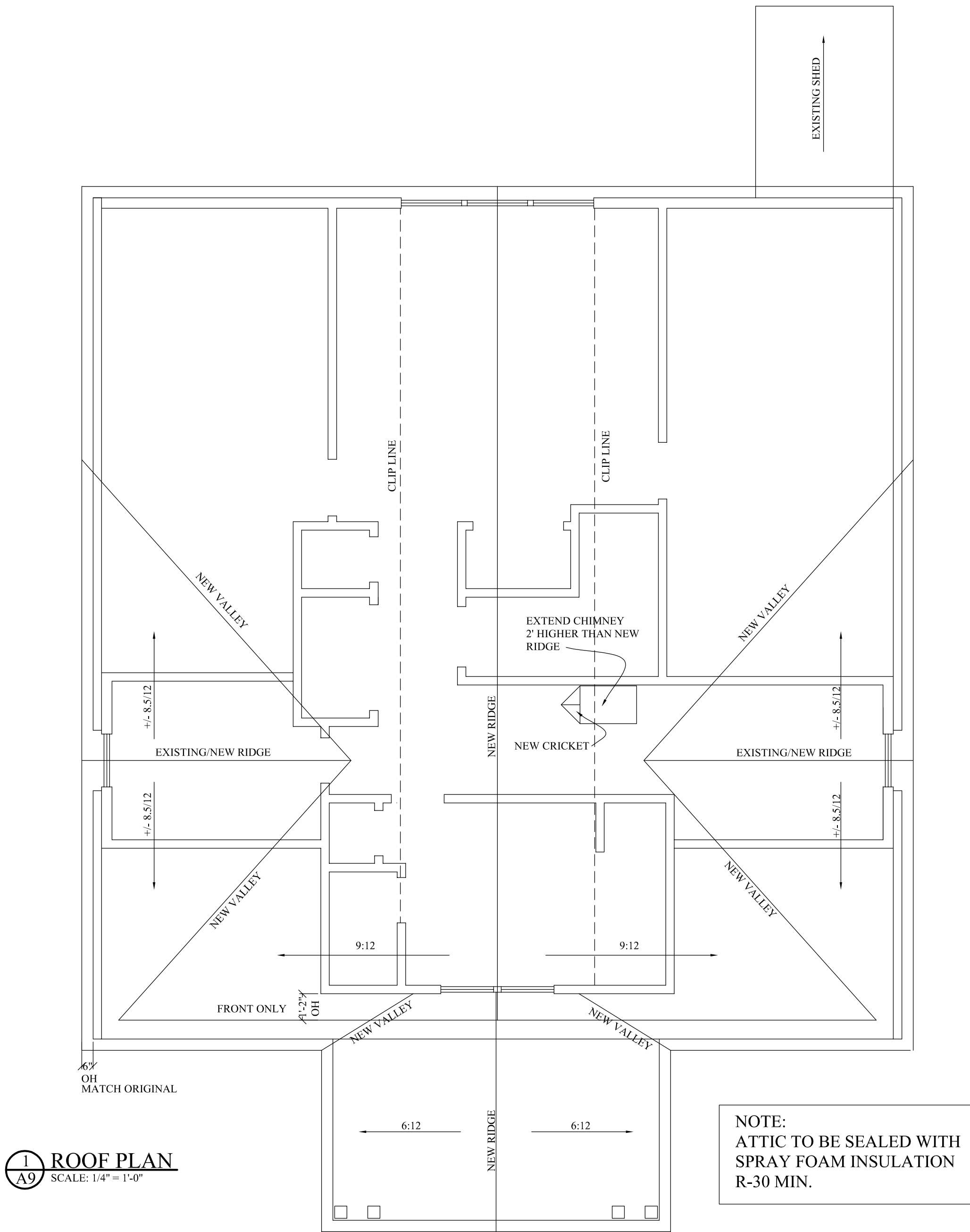
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CHARLOTTE, NC 28203

SHEET:
A8

4. 25. 14

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1 ROOF PLAN
A9 SCALE: 1/4" = 1'-0"

2³

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SHEET:
A9

3. 25. 14

REV:

2^3

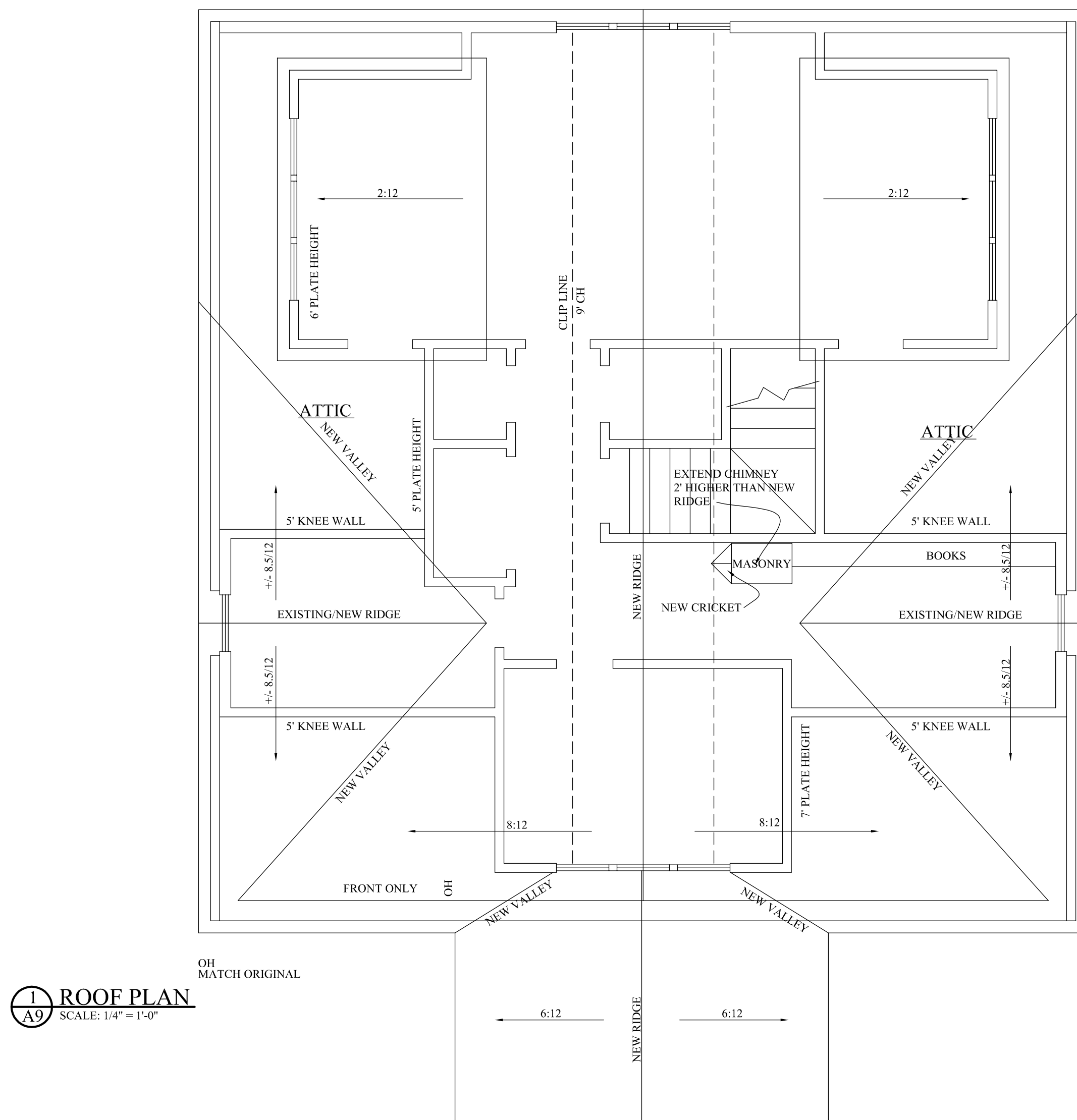
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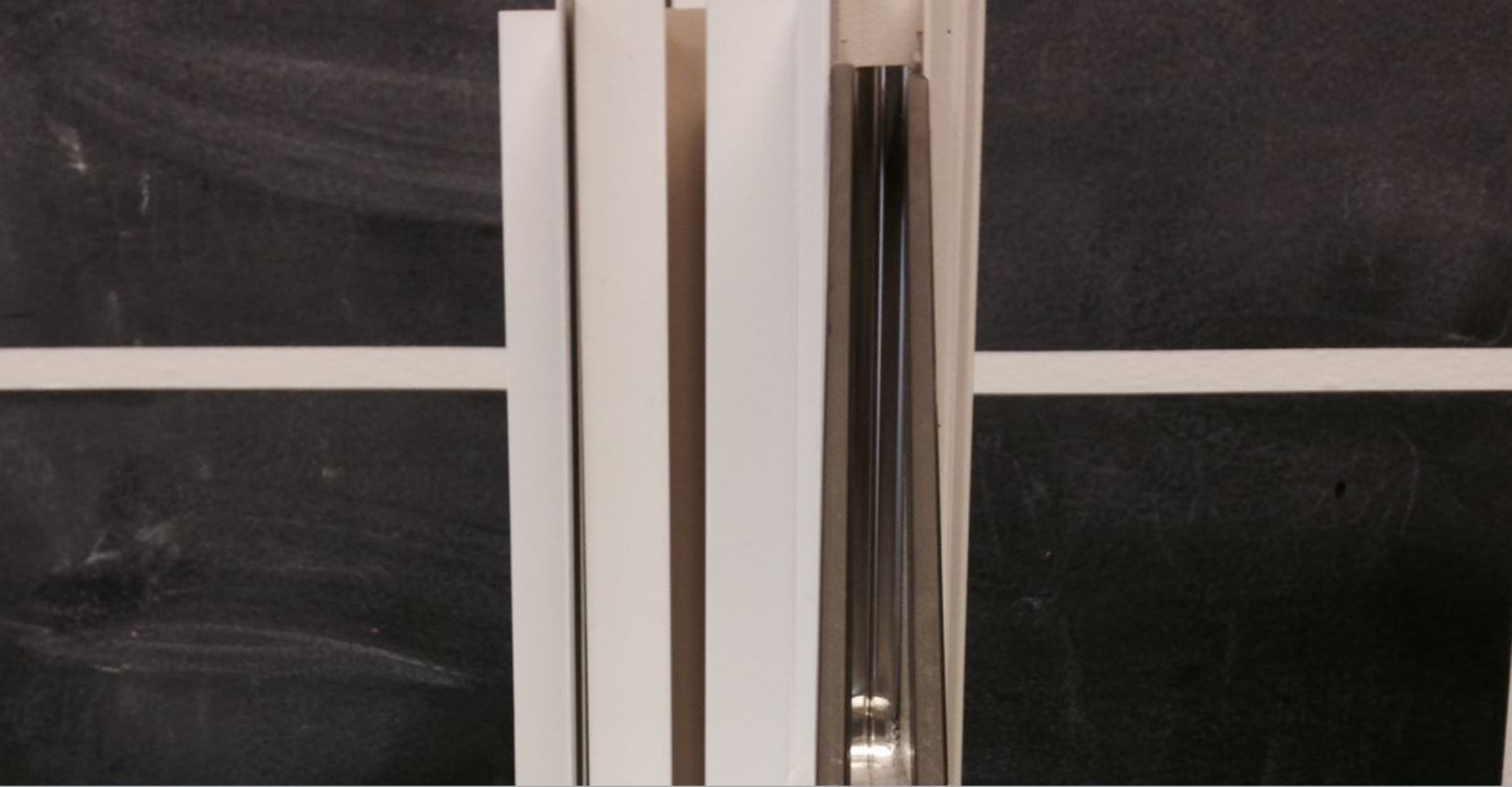
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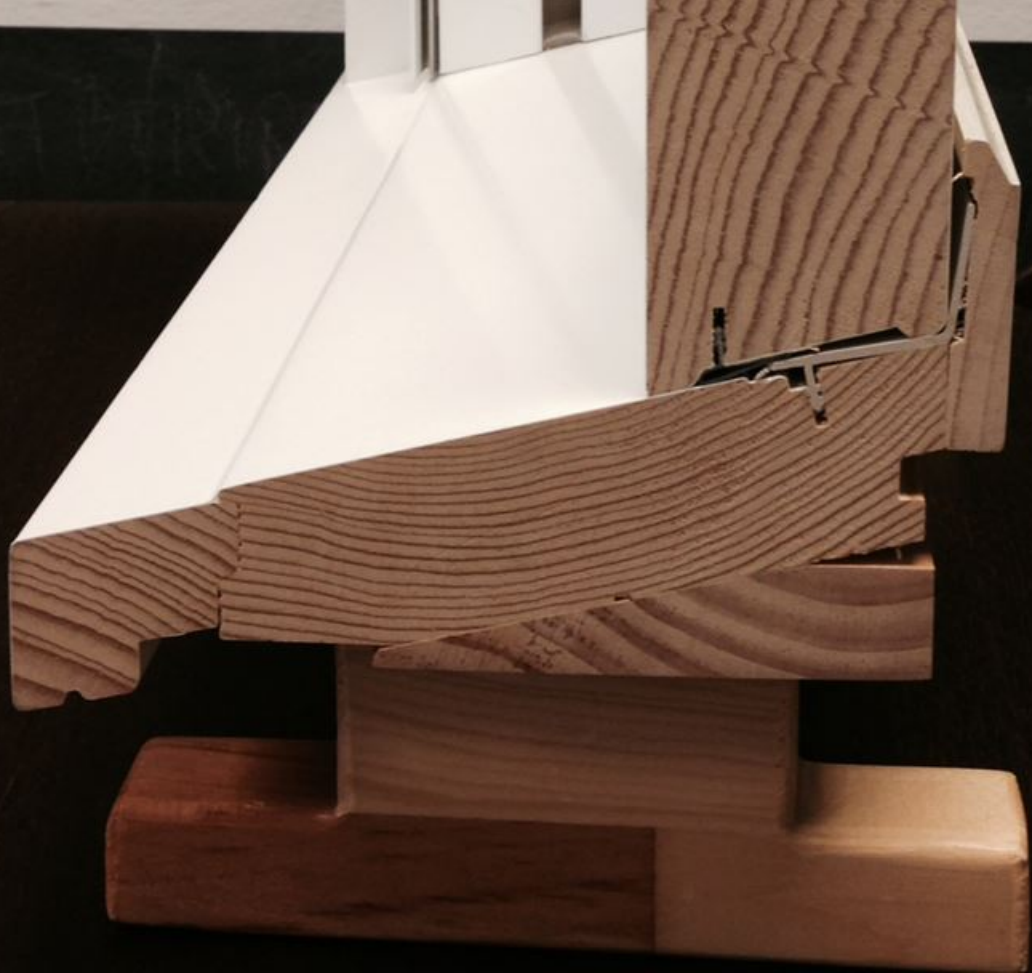
A9

REV:









$\frac{1}{4}" = 1"$

