

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 325 Rensselaer Avenue

SUMMARY OF REQUEST: Substitute material

APPLICANT/OWNER: Jeremiah Brown

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow style home constructed in 1926. The property is an interior lot. A rear deck was approved by staff.

Proposal

The proposal is a deck enclosure on the rear of the property and not visible from public right of way. The framing material is metal and the window screen material is a vinyl product.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Continued on page 2.

MATERIALS

There is a rich variety of materials used to construct the historic buildings in the historic districts including wood for trim, siding and wall shingles, brick for foundations and walls, stone for foundations and porch piers, and stucco for walls. The variety of these materials help to give the districts rich character. See the Building Materials Chapter for more information on materials found in Charlotte's Local Historic Districts.

In recent years, the building industry has developed various substitute materials that have a similar appearance to several of these traditional, historic materials. For various reasons including cost, maintenance, and quality of available original materials, substitute materials are being used as alternatives to traditional materials in historic districts, particularly for compatible new construction.

GUIDELINES

For Materials:





1. Use compatible traditional materials such as brick, stucco, stone, and wood. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the historic context.
2. While wood is the most appropriate material for new houses, non-grained cementitious siding may be permitted for new construction. Smooth cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings. Additions to historic structures using non-traditional materials will be evaluated on a case by case basis.
3. Vinyl, cellular PVC, particle board/engineered wood, aluminum or other metal sidings are not allowed on either existing buildings or new construction in the historic districts.
4. While wood is the first choice for elements such as trim, porch elements, and other decorative features, substitute materials may be considered for trim details on new construction.

Staff Analysis

1. The HDC will determine if the proposed screen material is an appropriate substitute.

Charlotte Historic District Commission Case 2018-301
HISTORIC DISTRICT: DILWORTH
WINDOW REPLACEMENT



-  325 Rensselaer Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints



3
2
5

Material List:

All porch framing to consist of pressure treated appearance grade ground contact material and 6x6 columns

Ceiling material to include wooden beaded stain grade material

Decking to include pressure treated #1 dried after treatment material

Roofing, gutters, and boxing to match existing as closely as possible

EZE Breeze windows specifically measured, purchase, and installed for each exterior opening on all exterior walls

****All wooden products are #1 grade****

If accidentally pushed or distorted, the tough 10-mil vinyl will return to its original shape within minutes. A product with a memory.



Your porch, patio, deck, gazebo, or pool are there for a reason. You love that touch of outdoor living. So why not get more of what you love? Eze-Breeze is a big improvement over screens and an even bigger improvement over the open air.



A REPUTATION YOU CAN COUNT ON.

Manufactured by PGT for over 30 years, Eze-Breeze® porch, patio and garage enclosure products are used in homes from sweltering Florida to frigid Canada.

And if that's not enough, PGT Eze-Breeze products also come with an iron-clad, lifetime warranty on frames and 10-year warranty on vinyl, screen and moving parts to help you protect your investment.

Your Eze-Breeze Independent Distributor:



www.PGTEzeBreeze.com



PGT® Eze-Breeze® is designed to make outdoor spaces more utilized places. With several styles to choose from, our custom made-to-order components allow you to have fun designing an outdoor space that's just right for you. Use them to replace existing screen enclosures or if you're adding a new one.

They're versatile, attractive, strong and easy to operate. The 10-mil vinyl glazing gives the benefit of glass without the cost or the weight. It's as transparent as glass, but not nearly as heavy. Or expensive. Or susceptible to cracking or breaking.



PORCH, PATIO AND
GARAGE ENCLOSURES

PORCH ENCLOSURE SYSTEMS

VERTICAL FOUR TRACK.

Vertical, 4-track panels offer 75% ventilation. In other words, three of the lightweight, vinyl-glazed panels can be easily raised or lowered over the fourth to create an outdoors feel. Or remove and store the panels, leaving the screens in place, for 100% airflow. Our vertical Eze-Breeze® design can be custom-made to fit any space, and it has clean lines and proportions to complement any style. It includes tilt-in vents with that step down design, to make operating and cleaning...well...a breeze.

Our unique, removable-vent fixed lite is the perfect companion to our vertical 4-tracks. It's ideal for openings too small to accommodate operable units and too large for a non-operable unit. Its matching frame and sight-lines create a uniform look throughout your newfound space and the factory-installed lift tabs make it easy to remove the vent for even more ventilation.



HORIZONTAL SLIDER.

Horizontal side-slider panels offer 50% to 100% ventilation. With just one finger, full-length panels slide left or right on corrosion-resistant, neoprene rollers. Move them back to reveal half or most of the open screen. Or use our pocketing option to tuck the panels completely out of the way, leaving the screens in place but opening the entire area to the breeze. When you choose our horizontal design, you'll also choose from a wide variety of panel configurations - each bringing a wide-open, spacious look to your home.

Heavy-duty lip frames and lip-frame shapes are companions to the horizontal side sliders. This design also makes them perfect for openings that are too small to accommodate operable units. Fixed lites in our heavy-duty lip frames match the look of our horizontal side sliders, and a trapezoid shape is available to fill the ends of gabled roofs.



CABANA DOOR

YOU'VE CREATED A ROOM, NOW ADD A DOOR.

The Eze-Breeze® Cabana Door is the ideal companion to our porch enclosure systems. The design is sleek and modern, with no visible installation or assembly screws. The design is also versatile, with an innovative frame that converts from z-bar to equal-leg in a snap.

Weather-strip is an essential, yet unattractive, component of any door, so we concealed it within the frame. Now when you open the door to invited guests, they only see the beauty of the door and your new space.



GARAGE DOOR SCREEN

CUSTOMIZED SCREENS FOR VIRTUALLY EVERY-SIZE OPENING.

Do you want to turn the garage into a gym, hobby room, or play room? Or do you simply want to enjoy bug-free ventilation? Affordable Eze-Breeze® Garage Door Screens make a great addition to your garage, so you can work and play in comfort!

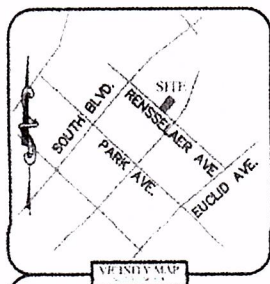


Want even more space? Eze-Breeze Garage Door Screens are a great addition to your lanai too! Use it to separate the pool area from the porch, block the glare from the afternoon sun, and protect your patio furniture from damaging UV rays.

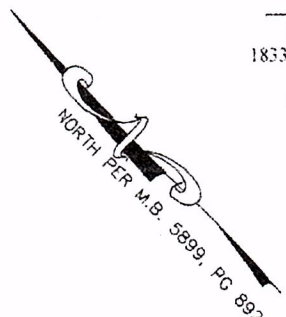








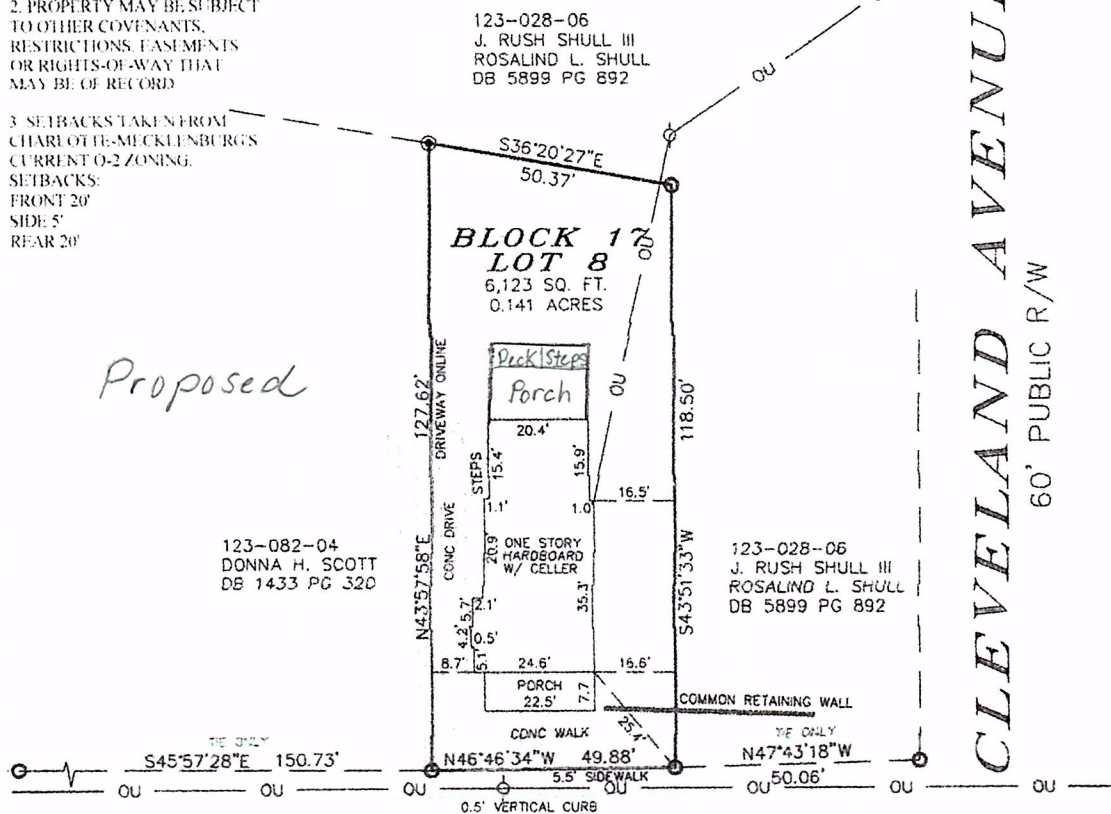
Daryl W. Long
 DARYL W. LONG, P.L.S.
 18335 OLD STATESVILLE ROAD
 SUITE A
 CORNELIUS, N.C. 28031
 (704) 765-5134



NOTES:

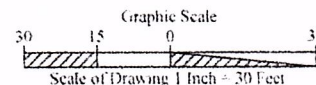
1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD
3. SETBACKS TAKEN FROM CHARLOTTE-MECKLENBURG'S CURRENT O-2 ZONING.
 SETBACKS:
 FRONT 20'
 SIDE 5'
 REAR 20'

Proposed




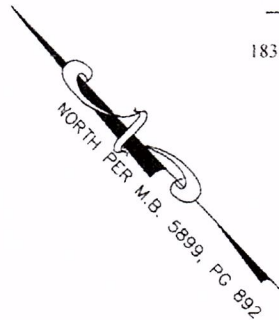
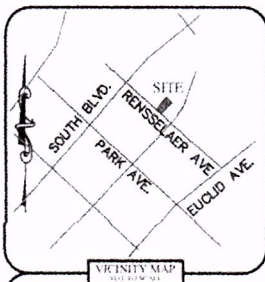
LEGEND

- #4 REBAR FOUND ○
- #4 REBAR SET ●
- UTILITY POLE ⚡
- OVERHEAD UTILITY ——— OU ———



Physical Survey of LOT 8, BLOCK 17 OF DILWORTH, SECTION 1

 Professional Property Surveyors, Inc. 18335 Old Statesville Road Ste. A, Cornelius, N.C. 28031 704-765-5134 Phone/Fax Firm License: C-3666		Property of AMELIA MASCILOI		As Recorded in PLAT BOOK 230 PG.60 DB 26574 PG.418		Site Address: 325 RENSELAER AVENUE CHARLOTTE, NC MECKLENBURG COUNTY	
11/06/2003 Job No	JLC Prepared By	1:10,000 Error of Closure	1"=30' Drawing Scale	123-028-05 Tax Parcel Number	325 RENSELLER Drawing File Name	1 of 1 Sheet Number	11/12/2012 Date



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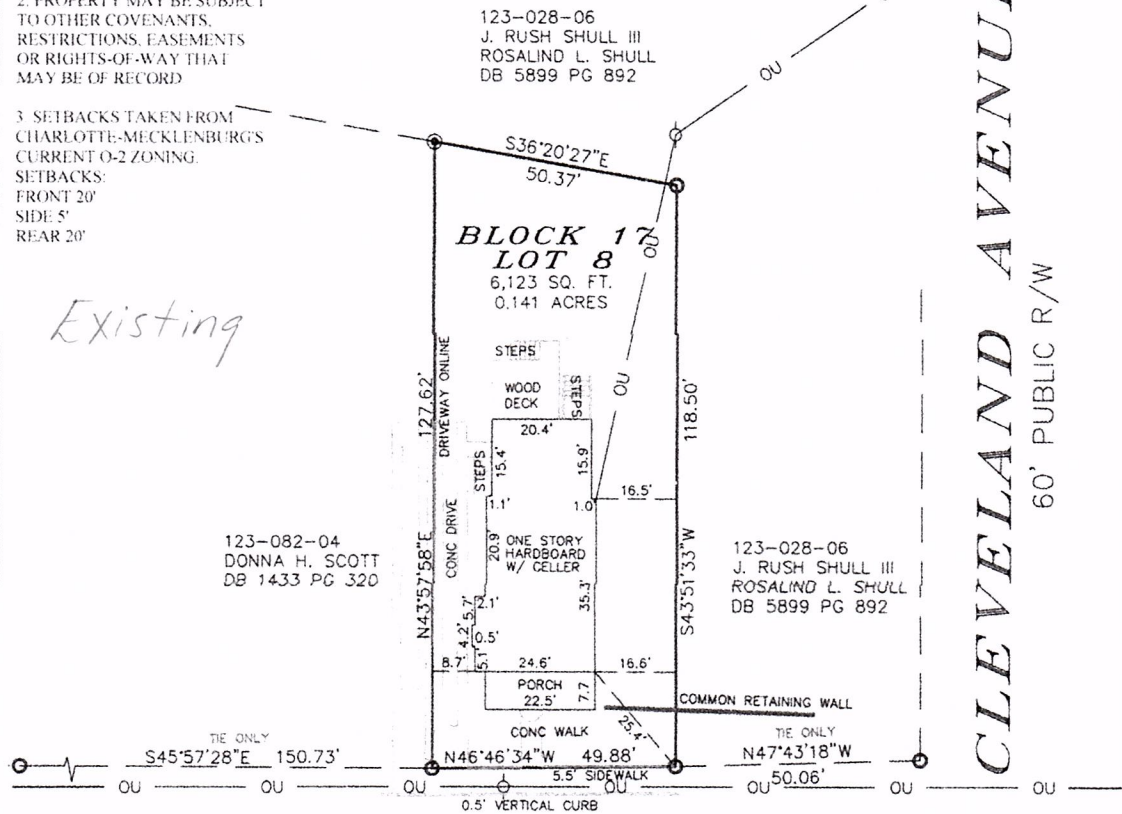
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3. SETBACKS TAKEN FROM CHARLOTTE-MECKLENBURG'S CURRENT O-2 ZONING.
 SETBACKS:
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Existing

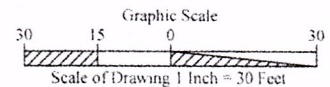


RENSSELAER AVENUE


40' PUBLIC R/W 29' BC TO BC

LEGEND

- #4 REBAR FOUND ○
- #4 REBAR SET ●
- UTILITY POLE ⚡
- OVERHEAD UTILITY ——— OU ———

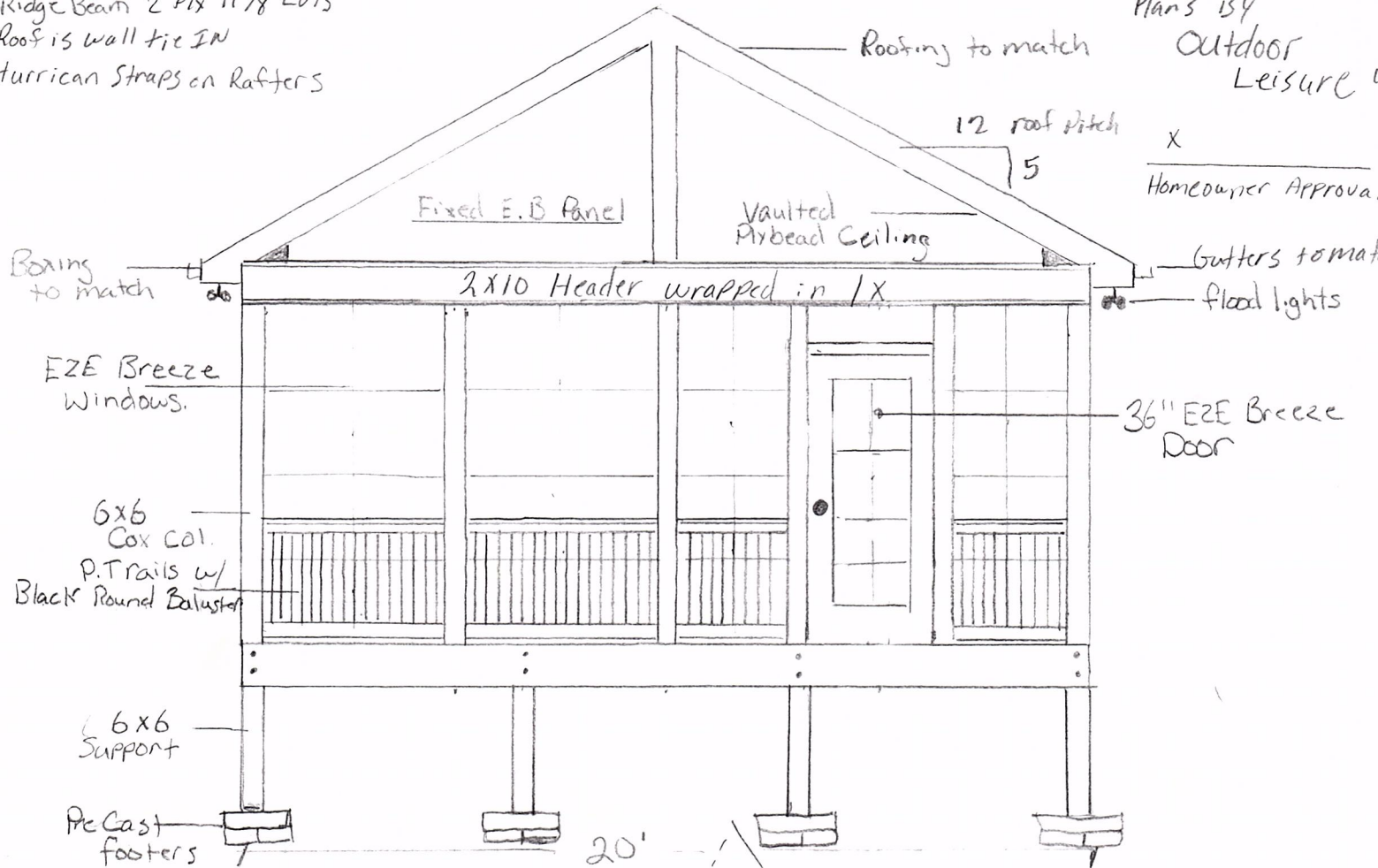


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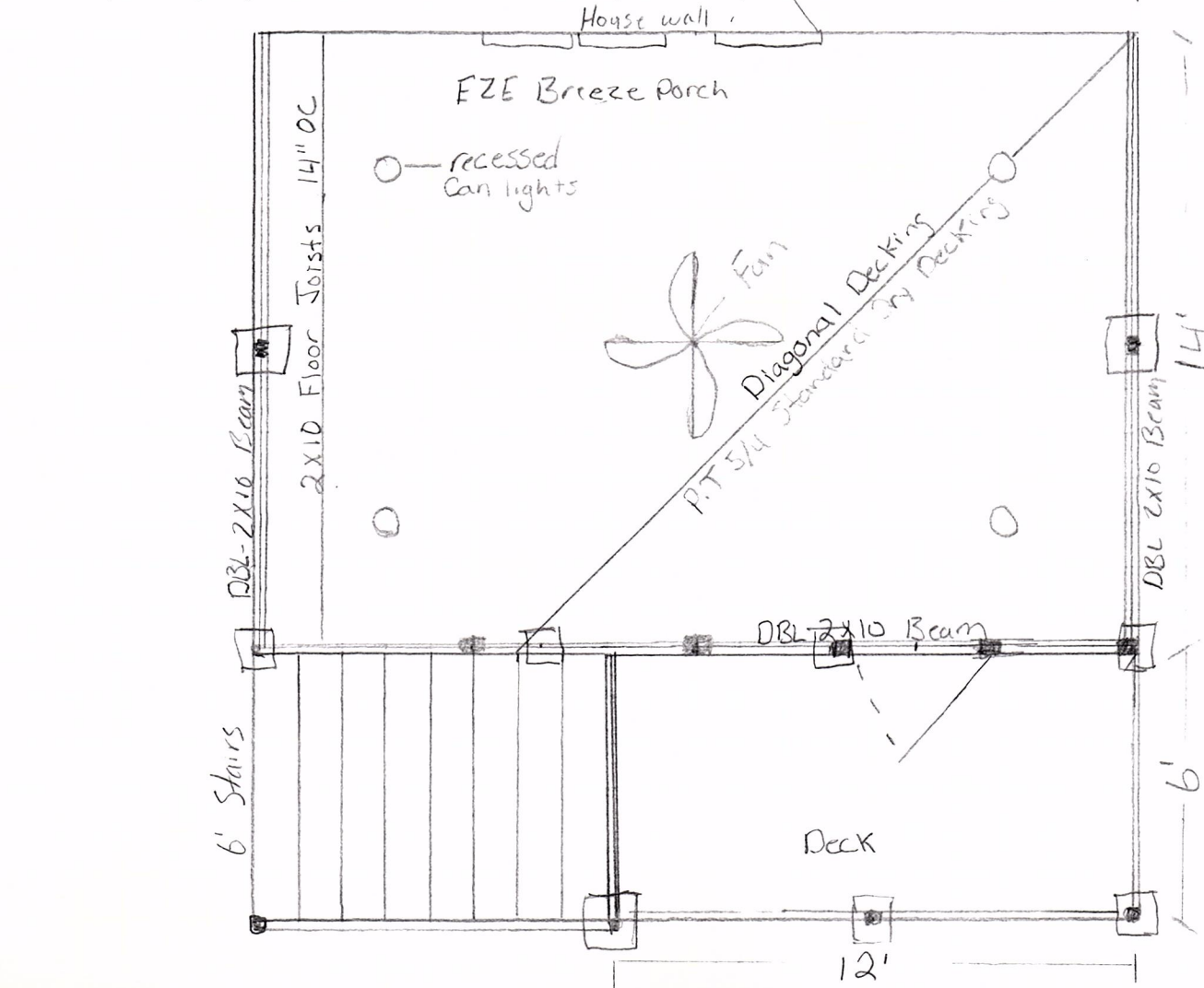
 <div>Professional Property Surveyors, Inc. 18335 Old Statesville Road Ste. A, Cornelius, N.C. 28031 704-765-5134 Phone/Fax Firm License C-3666</div>		Property of AMELIA MASCILOI		As Recorded in PLAT BOOK 230 PG.60 DB 26574 PG.418		Site Address: 325 RENSSELAER AVENUE CHARLOTTE, NC MECKLENBURG COUNTY	
110612-03 Job No.	JEC Prepared By	≥ 1:10,000 Error of Closure	1"=30' Drawing Scale	123-028-05 Tax Parcel Number	325 RENSSELER Drawing File Name	1 of 1 Sheet Number	11/12/2012 Date

Ridge Beam 2 Plx 11 7/8 LVLs
Roof is wall tie IN
Hurricane Straps on Rafters

Plans BY
Outdoor
Leisure



X
Homeowner Approval











Roof location
Porch to match
existing house
pitch