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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 2121 Sarah Marks Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Allen Brooks/Alexa Polivka

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one-story Bungalow style house constructed in 1926. Architectural features include a hipped main roof with engaged front porch supported by a square brick column, and a small centered hip-roof dormer. Siding material is wood German lap. Existing masonry is not painted except the stairs and pier caps. Lot size is approximately 50' x 125'. The house height is approximately 20.2'. Adjacent structures are 1-2 story single family houses.

*Proposal*

The proposal is a cross gable addition toward the rear of the house and an 8' rear addition. Height increase is 3'-3 ¼". The screened in front porch will be opened and front porch repaired. Materials include wood German lap siding, wood shake siding, and brick to match existing. The proposal will also add windows on the right elevation and remove/change the configuration of windows on the left elevation. One of the front doors will be replaced. New roof and window trim details will match existing. A garage addition is also proposed. One 12" hackberry tree is proposal for removal in the rear yard. The rest of the trees proposed for removal are 10" or less in diameter and may be removed without Commission approval.

**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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Staff Analysis**

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 above.
2. The original house remains completely intact, no changes to the exterior walls, similar to the addition approved at 517 Walnut Avenue in October 2018.
3. Left elevation: window changes.
4. Minor revisions may be reviewed by staff.



HDCRMA 2019-00314

PID: 12112204

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITIONS

August Meeting 2019





VICINITY MAP



ZONING INFORMATION

JURISDICTION	CITY OF CHARLOTTE
ZONED	R5
BUILDING LIMITS	
FRONT SETBACK	32'-0" (FROM BACK OF CURB)
SIDE YARD	5'-0"
REAR YARD	35'-0"

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
EXISTING FIRST FLOOR	1292	
PROPOSED FIRST FLOOR	250	
FRONT PORCH		33
REAR PORCH		76
PROPOSED SECOND FLOOR	823	
TOTAL	2365	109
TOTAL UNDER ROOF		2474
GARAGE		
FIRST FLOOR		354
TOTAL		354
TOTAL UNDER ROOF		354

INDEX OF DRAWINGS

A-0	COVER SHEET
A-1.0	EXISTING CONDITIONS
A-1.1	EXISTING CONDITIONS
A-1.2	EXISTING CONDITIONS
A-1.3	EXISTING CONDITIONS
A-2.0	CONTEXT & ADJACENT STRUCTURES
A-2.1	CONTEXT & ADJACENT STRUCTURES
A-3.0	EXISTING & PROPOSED SITE PLAN
A-4.0	EXISTING & PROPOSED FRONT ELEVATIONS
A-4.1	EXISTING & PROPOSED LEFT ELEVATIONS
A-4.2	EXISTING & PROPOSED REAR ELEVATIONS
A-4.3	EXISTING & PROPOSED RIGHT ELEVATIONS
A-5.0	STREETSCAPE ELEVATIONS
A-5.1	RIGHT ELEVATION SHOWING EYE LEVEL VIEWPOINT
A-6.0	EXISTING & PROPOSED GARAGE ELEVATIONS
A-6.1	EXISTING & PROPOSED GARAGE ELEVATIONS
A-7.0	ARCHITECTURAL DETAILS
A-8.0	EXISTING & PROPOSED FIRST FLOOR PLANS
A-8.1	PROPOSED SECOND FLOOR PLANS
A-8.2	EXISTING & PROPOSED ROOF PLANS
A-8.3	EXISTING & PROPOSED GARAGE PLANS

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AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	1292
TOTAL PROPOSED HEATED AREA	1073
REAR YARD PERMEABILITY CALCULATIONS (MIN 50% PER HDC)	
REAR YARD AREA	1876
GARAGE	354
CONCRETE DRIVE	274
HOUSE EADDITION	189
	0
TOTAL	817
TOTAL PERMEABLE AREA	58%
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)	
TOTAL AREA OF SITE	5745
FOOTPRINT OF HOUSE	1651
FOOTPRINT OF GARAGE	354
	0
	0
TOTAL AREA	2005
PERCENTAGE OF OPENSACE	65



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HDC MEETING DATE:

SEPTEMBER, 2019

HDC DOCKET #:

HDC 2019-000

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2121 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 19021  
ISSUED: 1 AUGUST 2019  
REVISIONS:

COVER SHEET

A-0

OF: FIFTEEN





REAR LEFT SIDE



FRONT LEFT SIDE



LEFT SIDE



FRONT VIEW



REAR



RIGHT REAR CORNER



MIDDLE RIGHT SIDE



FRONT RIGHT SIDE



RIGHT SIDE



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EXISTING CONDITIONS

**A-1.0**

OF: FIFTEEN





FRONT DRIVE



DRIVEWAY  
RESTORE THE CARRIAGE TRACK DESIGN



GARAGE  
MAINTAIN PART OF HISTORIC GARAGE-(NON CONFORMING) WITH COMPLIANT NEW



GARAGE - RIGHT SIDE



GARAGE - REAR



GARAGE - LEFT SIDE





REAR YARD  
STUMP TREE & HACKBERRY TREE TO BE REMOVED



REAR YARD  
TWISTED PECAN AND CEDAR PAIR TO BE REMOVED



CONDITION OF RETAINAGE @ ASCENDING REAR GARAGE



SWEET GUM TREE ON RIGHT OF DRIVEWAY TO REMAIN



HOLLY TREE ON RIGHT OF DRIVEWAY TO REMAIN



HOLLY TREE ON RIGHT OF DRIVEWAY TO REMAIN



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DETAILS FOR SUBJECT  
REAR  
**A-1.2**  
OF: FIFTEEN





FRONT PORCH  
REMOVE SCREEN, OPEN FRONT PORCH  
GREEN PAINT TO BE REMOVED



EXMAPLES OF HOUSES WITH COMBINATION OF FENESTRATION W/DIAMOND PATTERN



SIDE OF FRONT PORCH-TO BE REOPENED



DOOR OPENINGS TO REMAIN  
COMPROMISED DOORS TO BE REPLACED



FRONT YARD RETAINING TO BE  
REPLACE WITH CURB AND RECESSED PLANTER AS RETAINING &  
CRACKED CONNECTING CONCRETE WALK  
TO BE REPLACED WITH NEW & A BRICK BORDER TO BE ADDED



STEPS @ STREET TO REMAIN



WILLOW OAK TREE @ STREET TO BE PROTECTED





2110



2106



2111



2115



2114



2118



2122



2126



2201



2121 - SUBJECT HOUSE



2125



2127



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REVISIONS:

CONTEXT/ADJACENT  
STRUCTURES

**A-2.0**

OF: FIFTEEN





2121 - SUBJECT HOUSE



2205



2209



2215



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**A-2.1**  
OF: FIFTEEN



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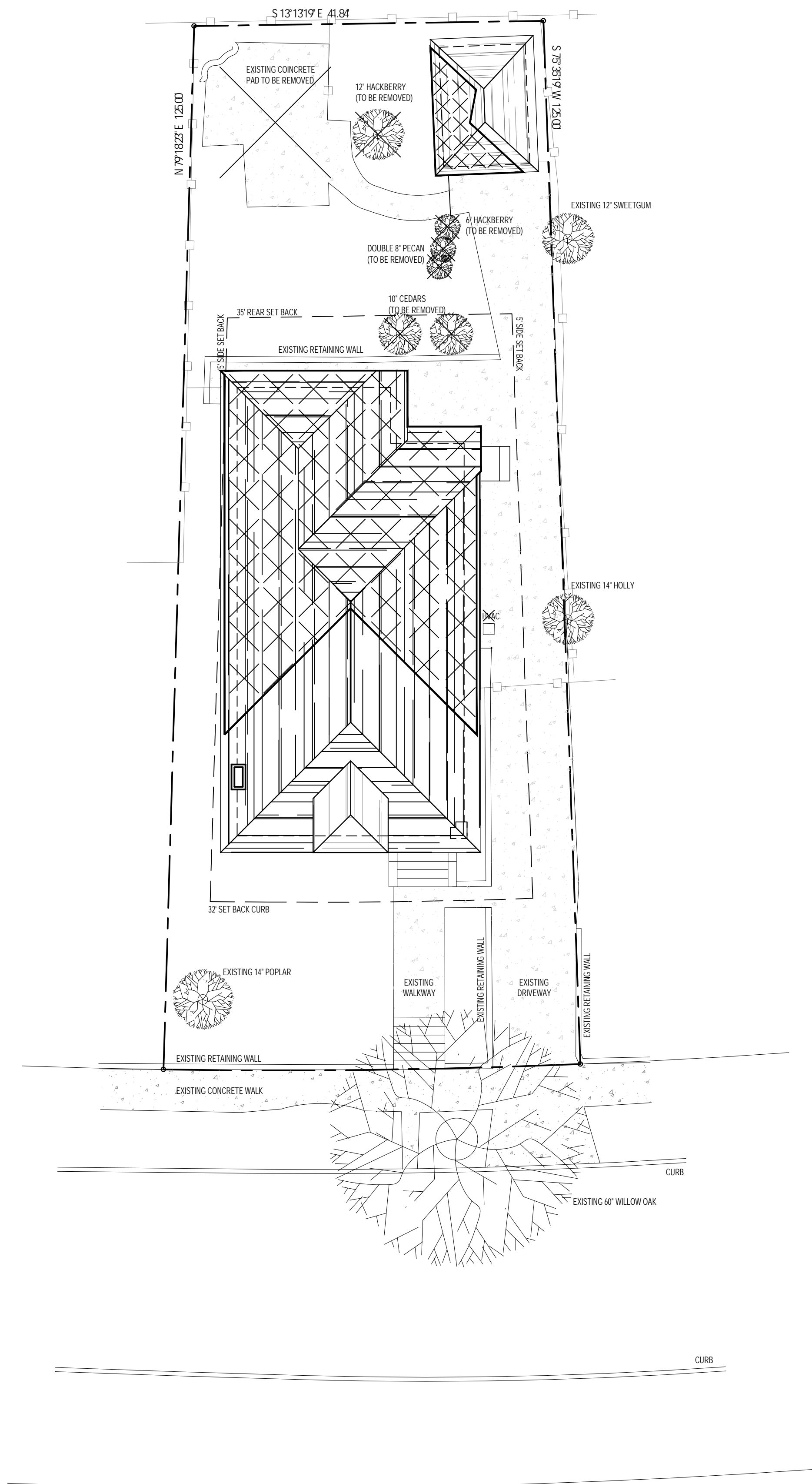
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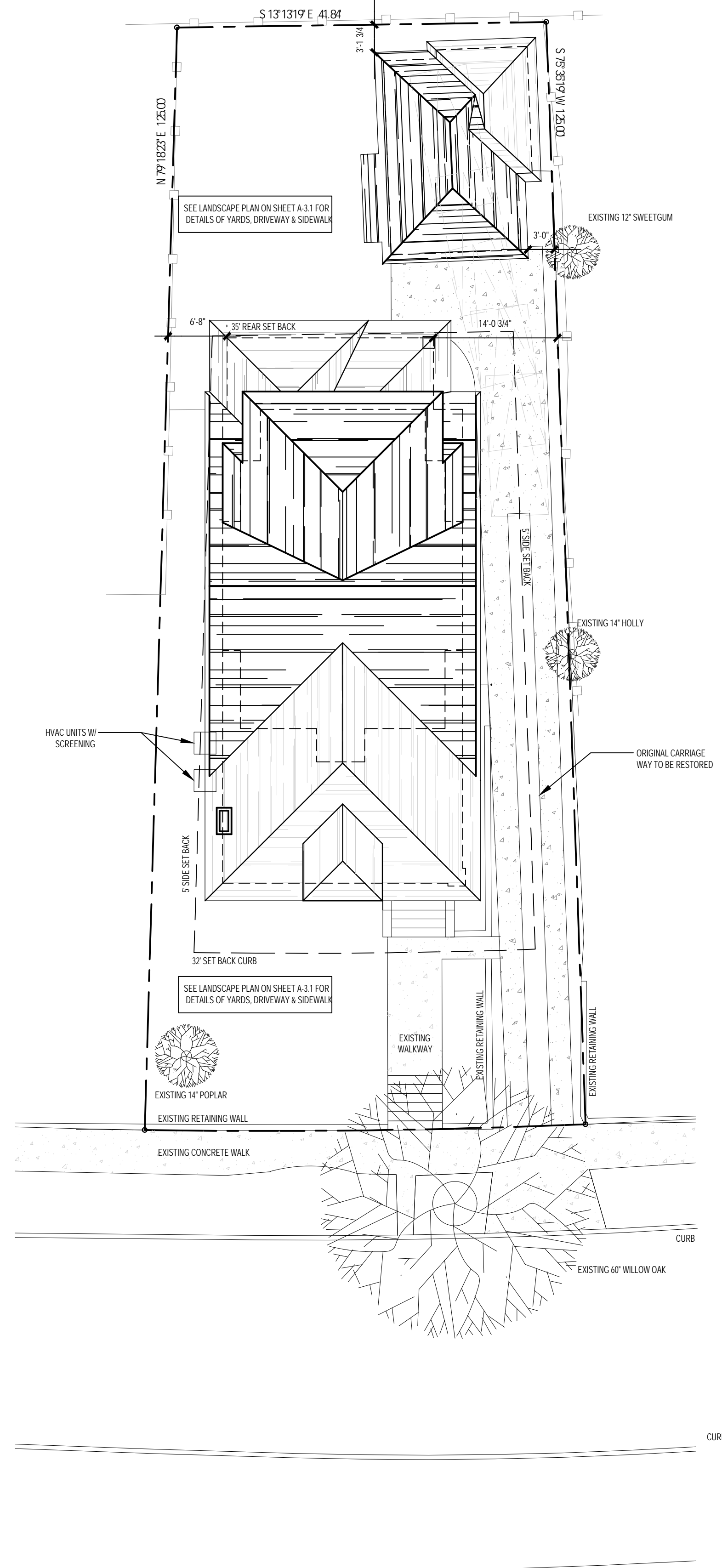
EXISTING SITE PLAN

**A-3.0**

OF: FIFTEEN



2 EXISTING SITE PLAN  
1" = 10'-0"



1 PROPOSED SITE PLAN  
1" = 10'-0"

GRAPHIC SCALE 1" = 10'-0"

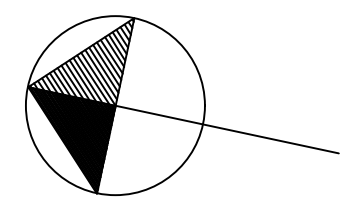
NOTE:

CONCRETE  
GRAVEL  
RETAINING WALL  
PAVER SYSTEM

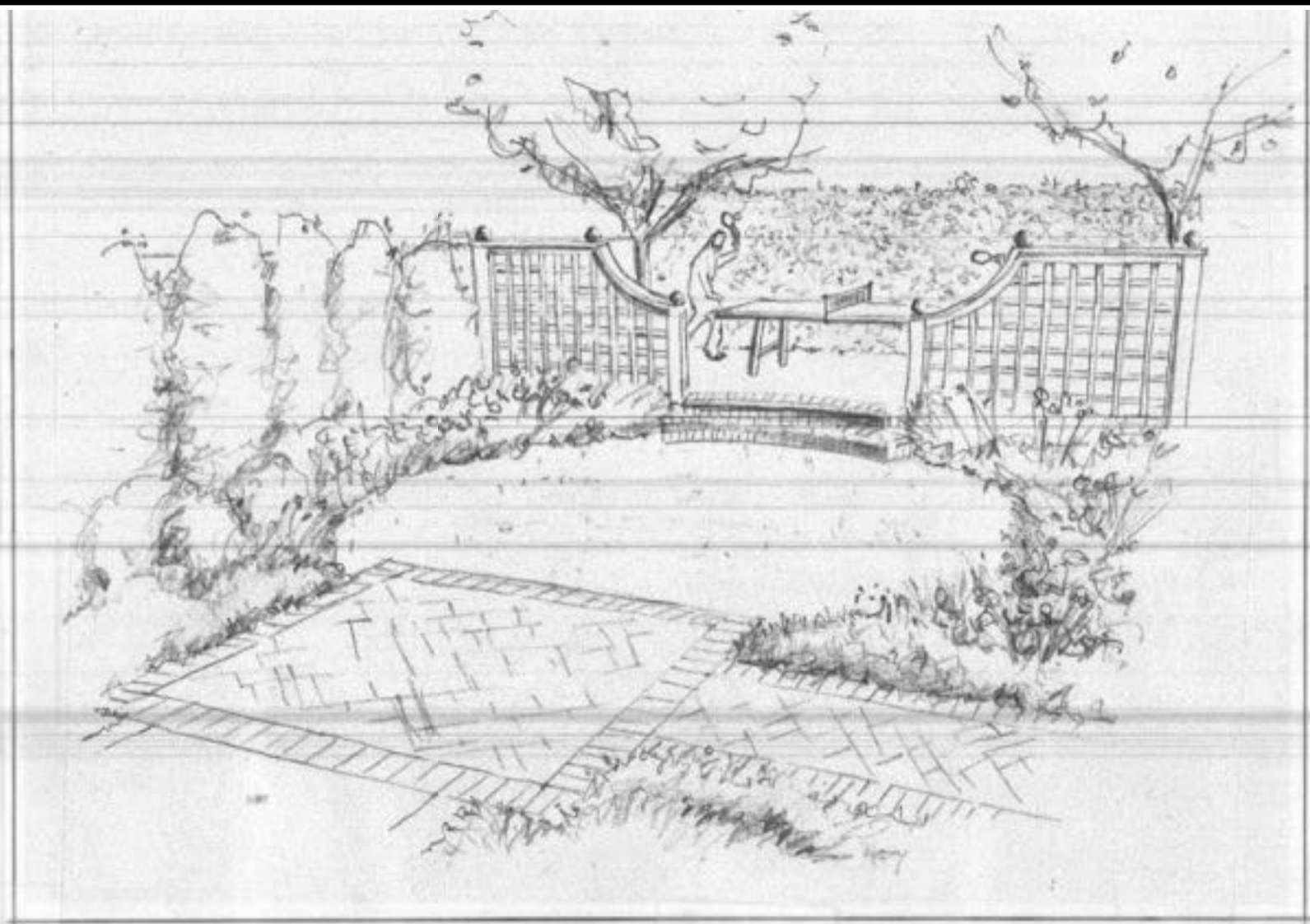
KEY:  
WALL TO BE REMOVED  
ITEM TO BE REMOVED

LEGEND:

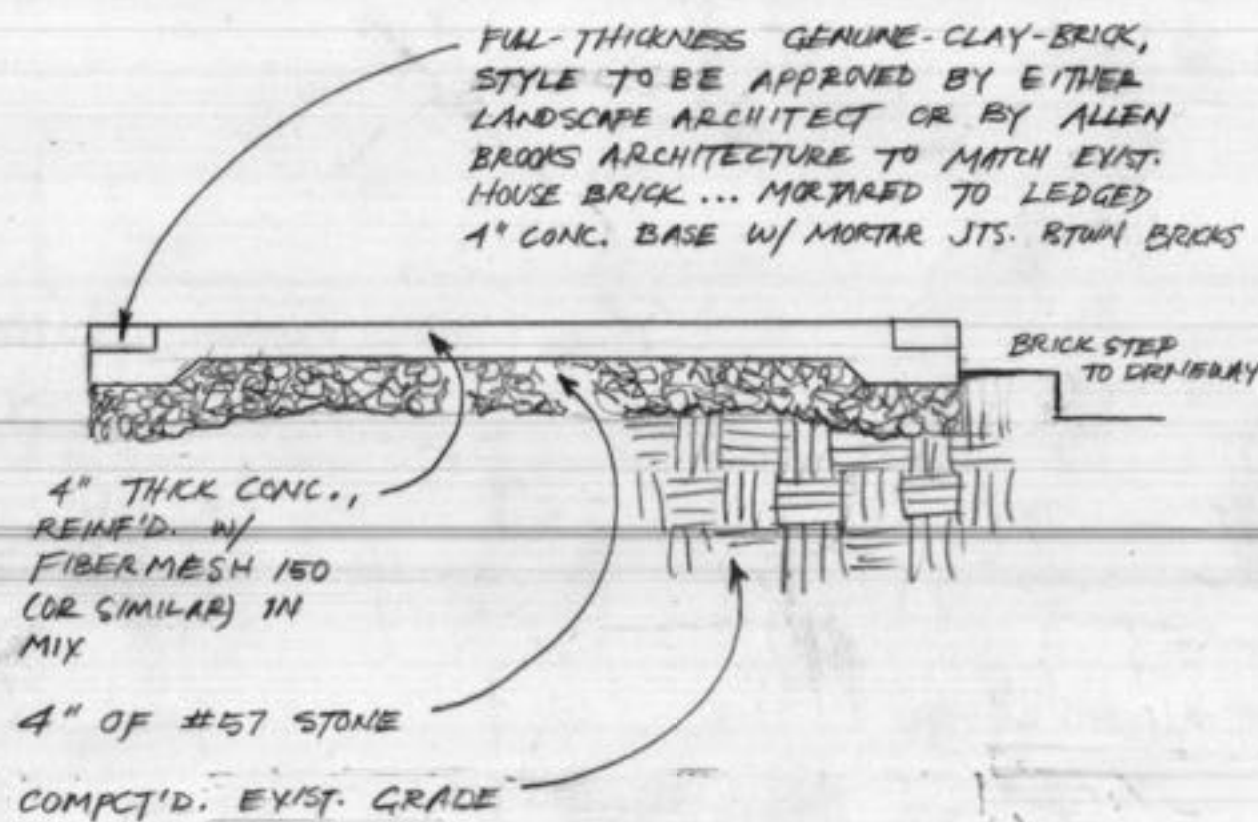
BOUNDARY LINE:  
OVERHEAD UTILITIES:  
FENCE (TYPE NOTED):  
UTILITY POLE:  
R/W: RIGHT OF WAY  
E/P: EDGE OF PAVEMENT  
C/L: CENTERLINE





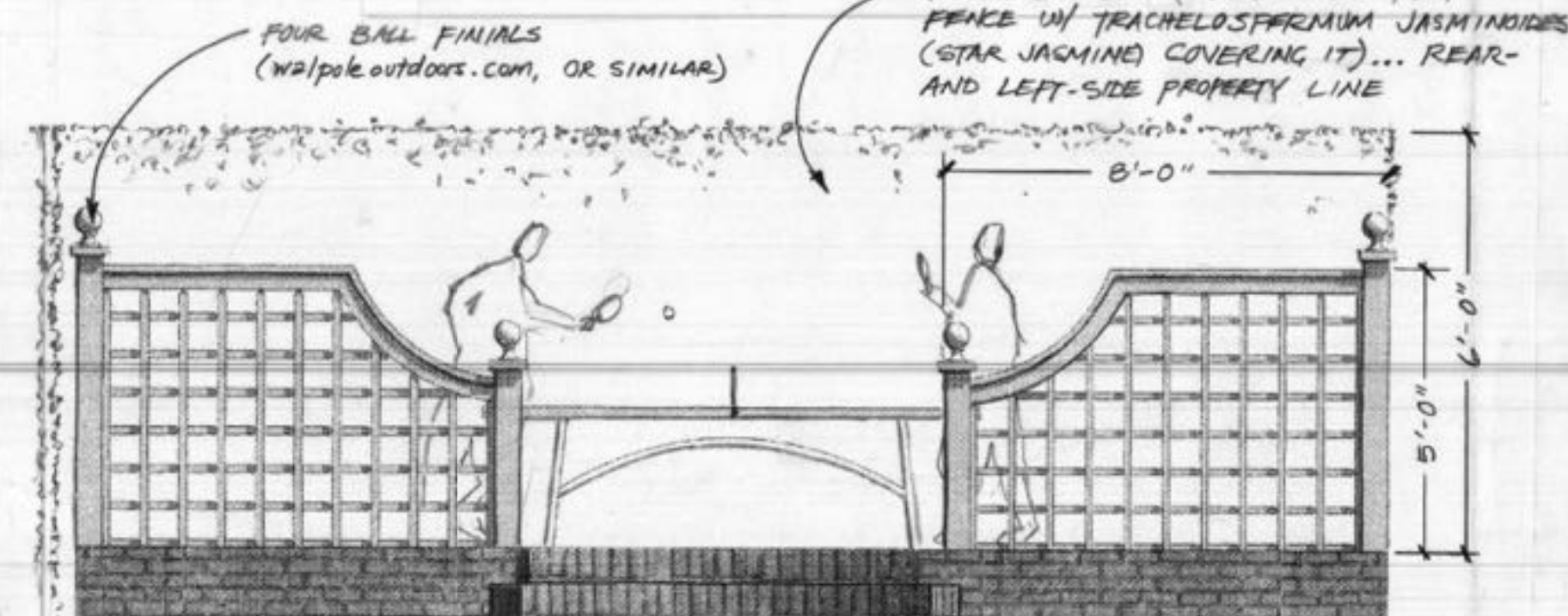


BACKYARD DESIGN



FRONT WALK

SECTION • 1/2" = 1'-0"



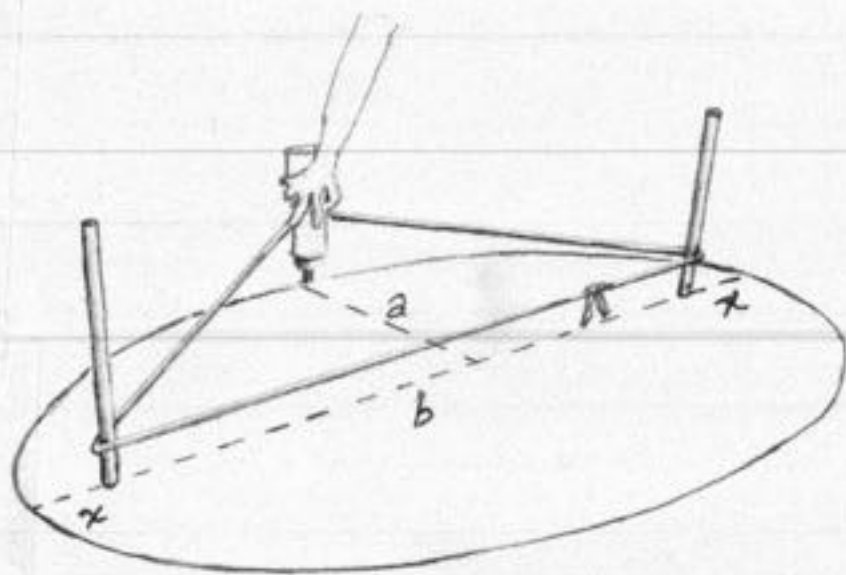
BRICK MASONRY FOUNDATION & STEPS TO MATCH HOUSE & FRONT STOP MASONRY

RAISED TABLE-TENNIS AREA

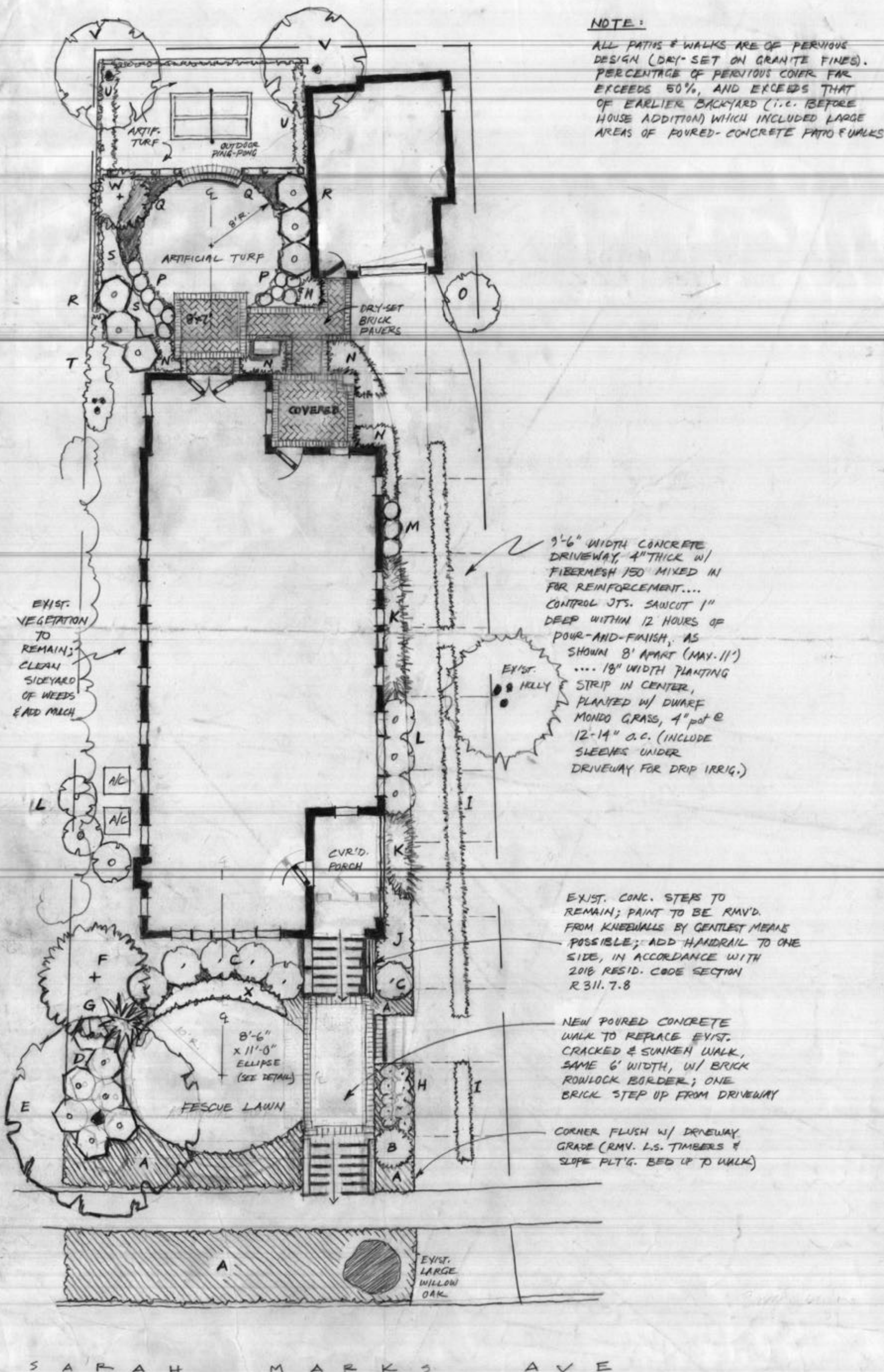
REAR OF BACKYARD • NOT TO SCALE

- POSTS ARE 6"x6"
- LATTICE IS 2"x2" @ 8" o.c. BOTH VERTICALLY & HORIZONTALLY, FASTENED W/ 5/8" S.S. SCREW @ EA. INTERSECTION
- CAPRAIL IS 2"x6" LAID FLAT, W/ 1"x4"s BELOW IT SANDWICHING LATTICE (CURVED SECTIONS CUT FROM WIDER 1"x6"s)

- (1) Determine from the Plan exactly where the centerpoint of the ellipse is located. (It's often on-axis with other elements.)
  - (2) Drive two pipes, or two rigid round stakes, into the ground 'x' amount of distance (approx. 10') back from the endpoints of the major axis 'b', which runs through this centerpoint. This may require some trial & error, but will result in accurate-enough dimensioning for most hardscape elements.
  - (3) Using a non-stretchy rope or wire, tie a loop around both pipes such that, when pulled taut, the third point of the rectangle is at the end of the minor axis 'a'.
  - (4) Paint, draw, or scribe the ellipse shape (using whatever marking tool is appropriate) by rotating a complete circle around the loop, being careful to keep it taut the entire time.
- HINT: To keep the rope from riding up along the pipes while rotating around them, it may be helpful to wrap a 'collar' around them near the bottom with rubber bands, duct tape, or similar.



SIMPLEST METHOD FOR ACCURATELY LAYING OUT ELLIPSE SHAPES IN FIELD



NOTE:

ALL PATHS & WALKS ARE OF PERVIOUS DESIGN (DRY-SET ON GRANITE FINES). PERCENTAGE OF PERVIOUS COVER FAR EXCEEDS 50%, AND EXCEEDS THAT OF EARLIER BACKYARD (I.E. BEFORE HOUSE ADDITION) WHICH INCLUDED LARGE AREAS OF POURED-CONCRETE PATIO & WALKS.

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PROJECT #: 19021  
ISSUED: 1 AUGUST 2019  
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PROPOSED LANDSCAPE PLAN

A-3.1

OF: FIFTEEN

ALB  
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1 PROPOSED LANDSCAPE PLAN (BY OTHERS)  
N.T.S.



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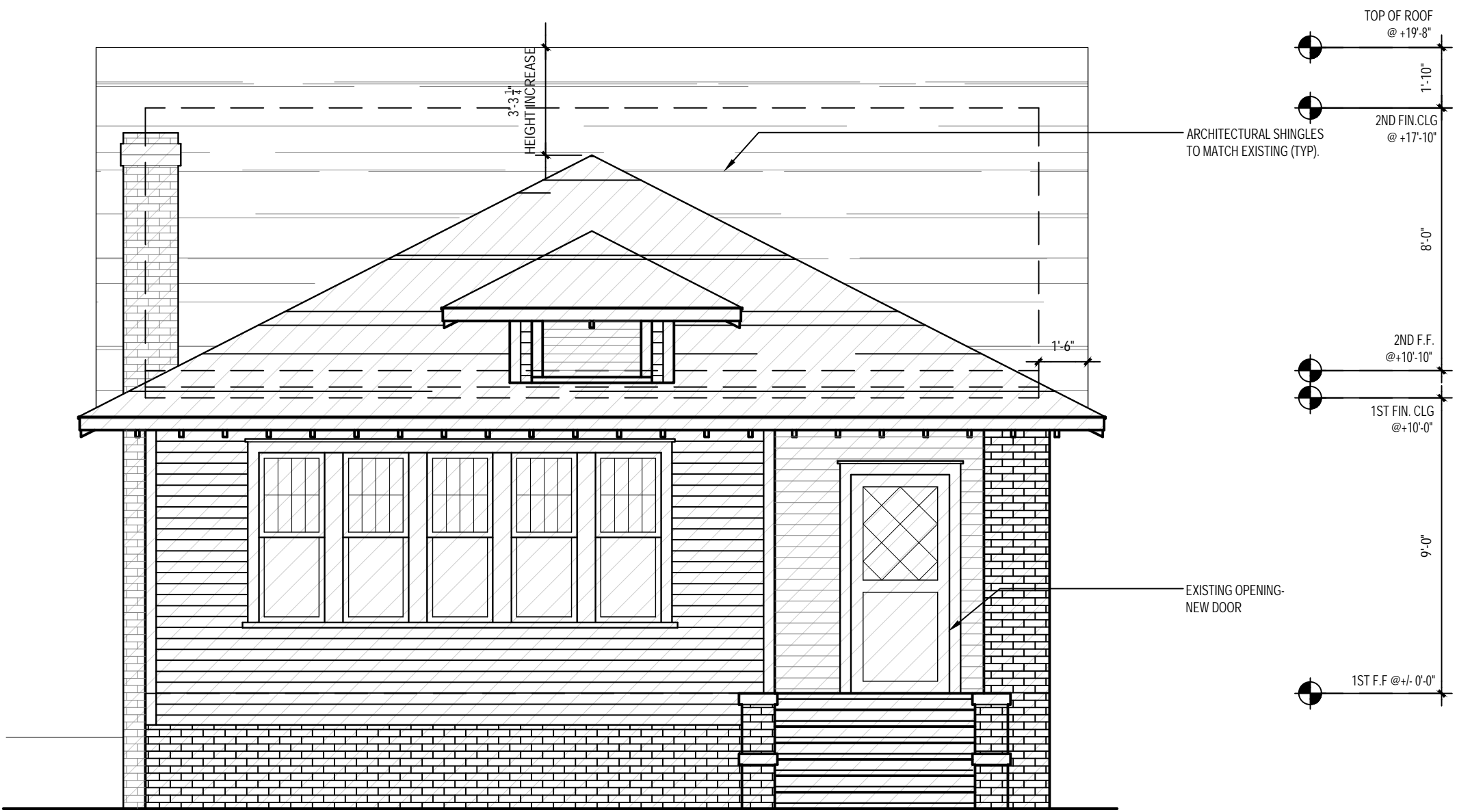
FRONT ELEVATIONS

A-4.0

OF: FIFTEEN

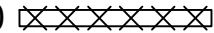



② EXISTING FRONT ELEVATION  
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

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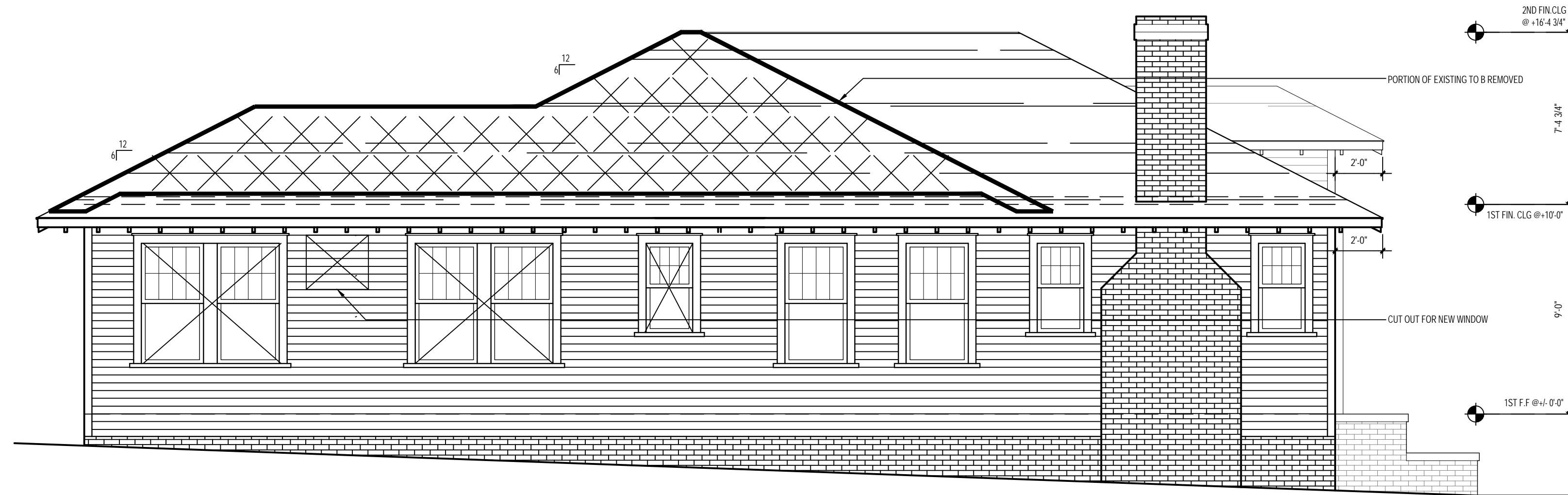
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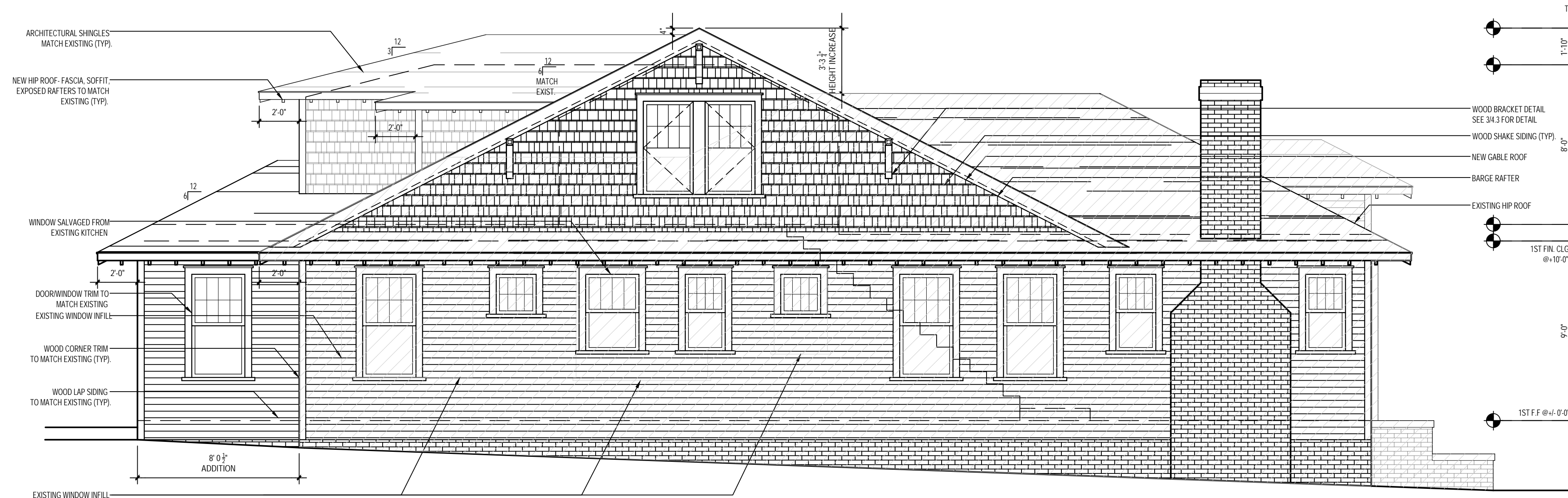
LEFT ELEVATIONS

**A-4.2**

OF: FIFTEEN



2 EXISTING LEFT ELEVATION  
1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION  
1/4" = 1'-0"

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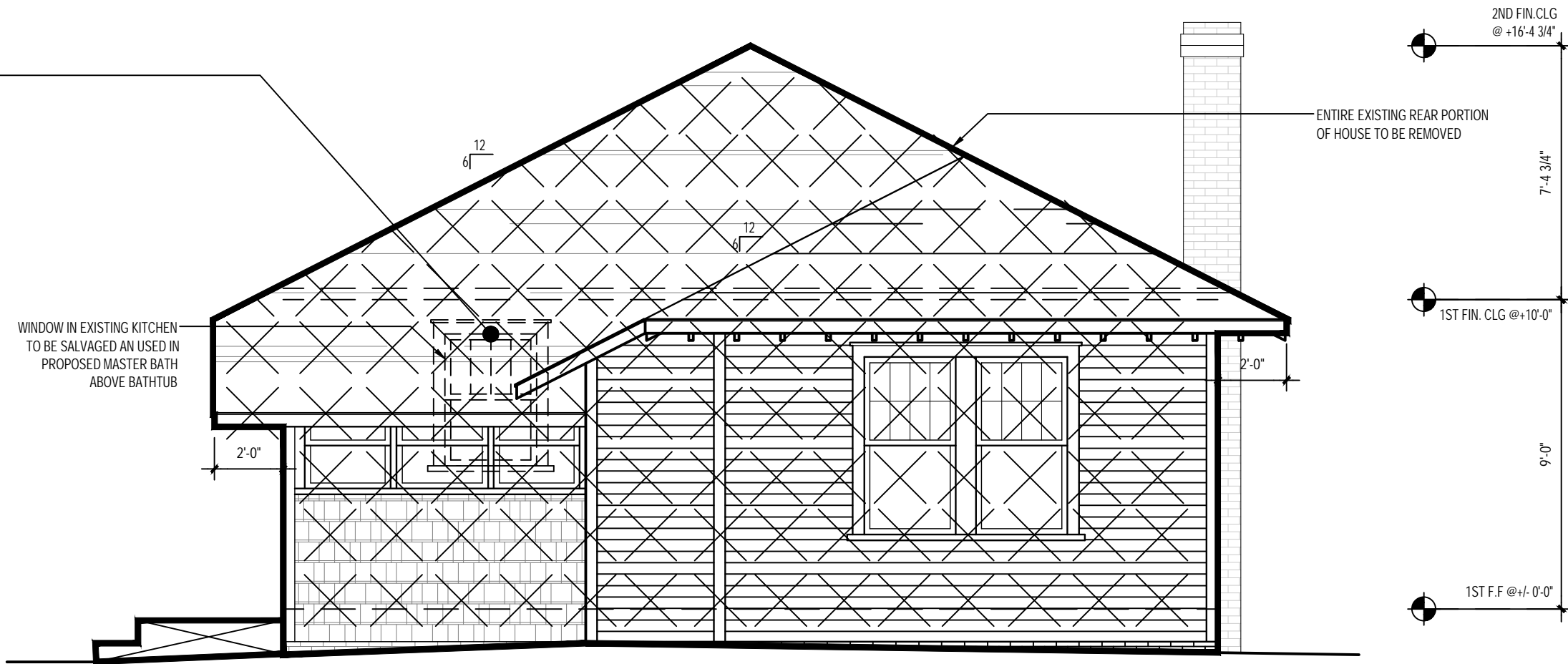
KEY:  
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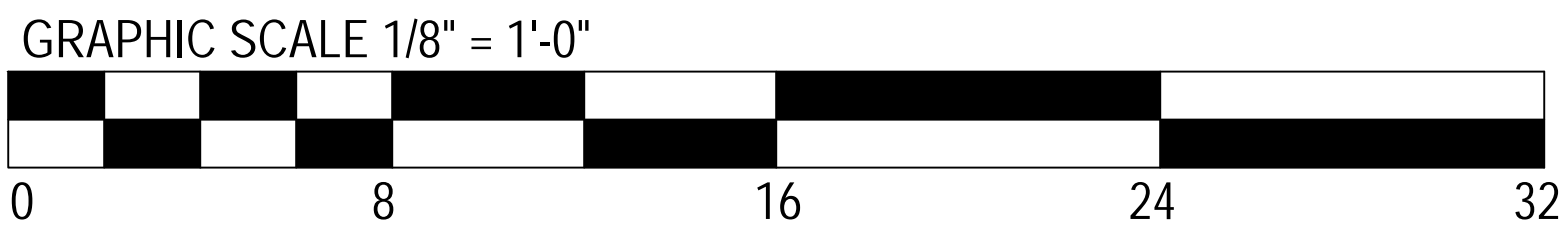
3 EXISTING KITCHEN WINDOW IMAGE  
N.T.S



2 EXISTING REAR ELEVATION  
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION  
1/4" = 1'-0"



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brooks.alb@icloud.com  
lauer.alb@icloud.com

HDC MEETING DATE:  
SEPTEMBER, 2019  
HDC DOCKET #:  
HDC 2019-000

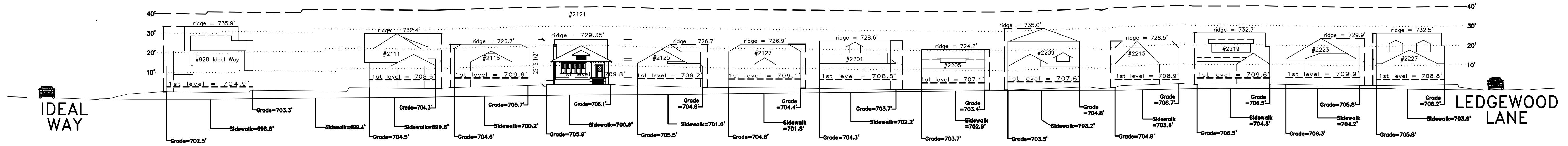
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PROJECT #: 19021  
ISSUED: 1 AUGUST 2019  
REVISIONS:

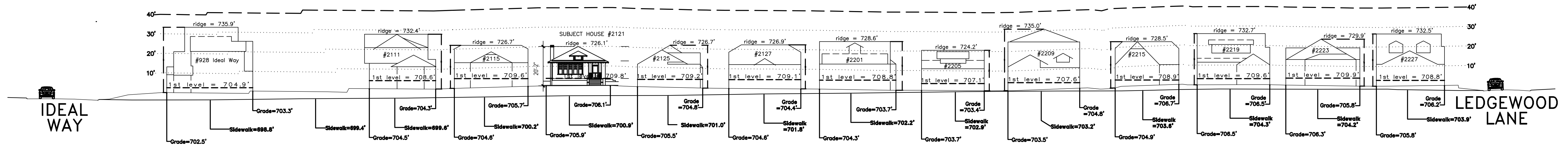
REAR ELEVATIONS  
**A-4.3**  
OF: FIFTEEN





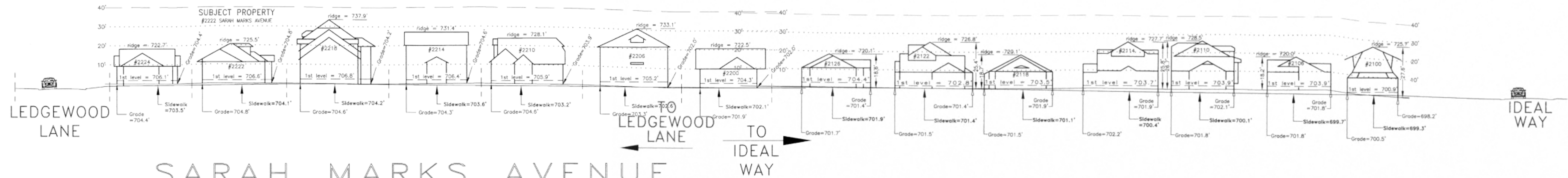
S A R A H M A R K S A V E N U E

③ STREET WITH PROPOSED HOUSE  
N.T.S.



S A R A H M A R K S A V E N U E

② STREET WITH EXISTING HOUSE (ODD SIDE)  
N.T.S.



S A R A H M A R K S A V E N U E

① STREETSCAPE ON EVEN SIDE  
N.T.S.



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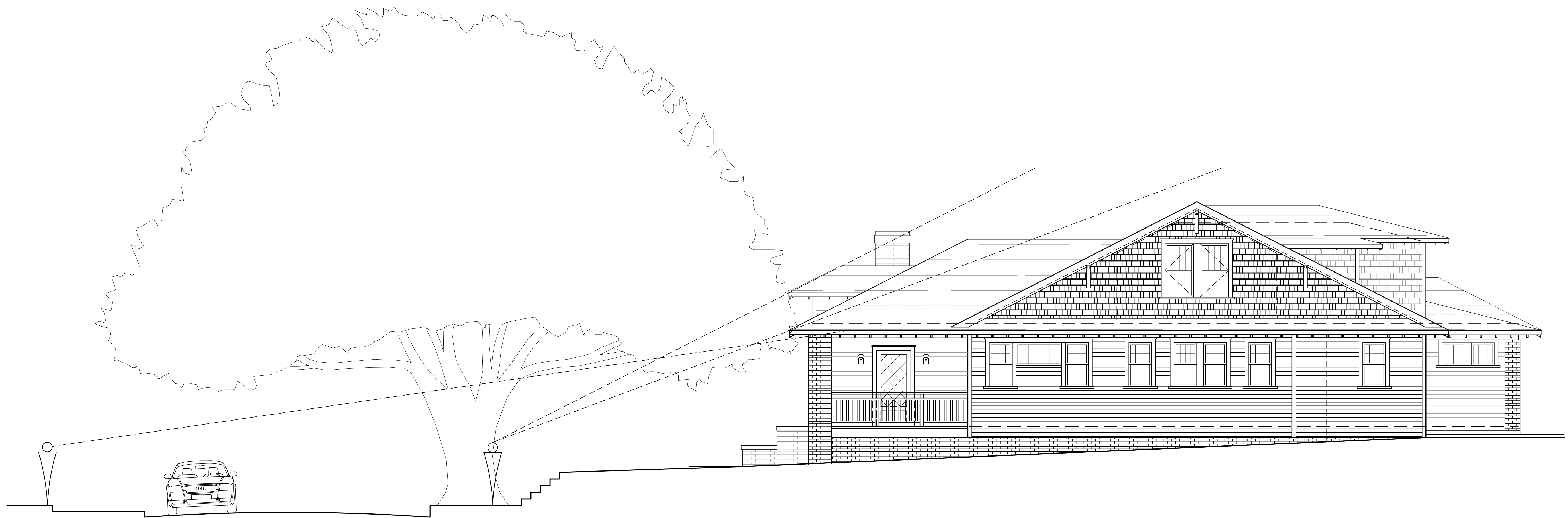
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RIGHT ELEVATION SHOWING  
EYE LEVEL VIEWPOINT

**A-5.1**  
OF: FIFTEEN



① ELEVATION ACROSS THE STREET (RIGHT SIDE OF HOUSE)  
N.T.S.



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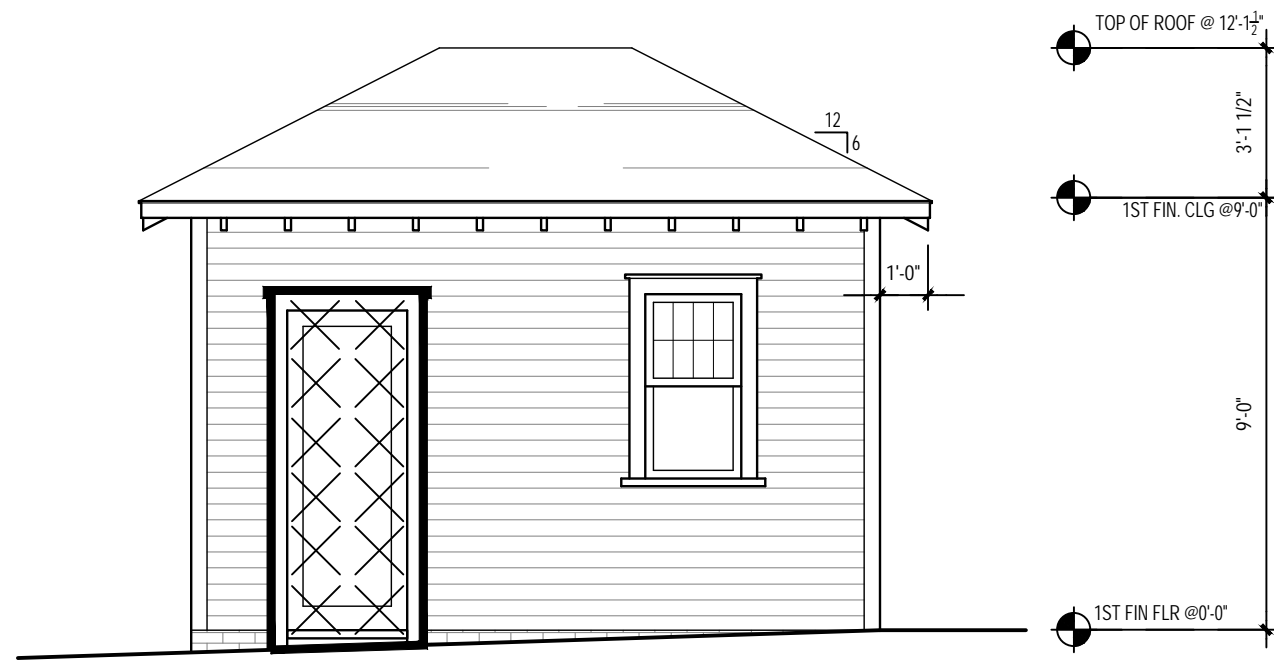
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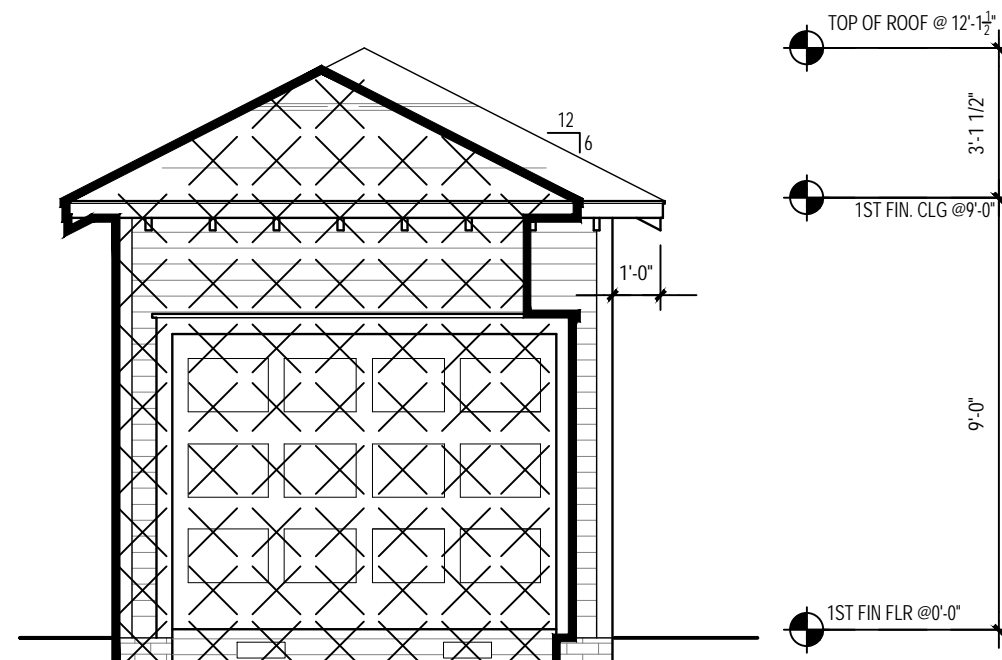
EXISTING & PROPOSED  
GARAGE ELEVATIONS

A-6.0

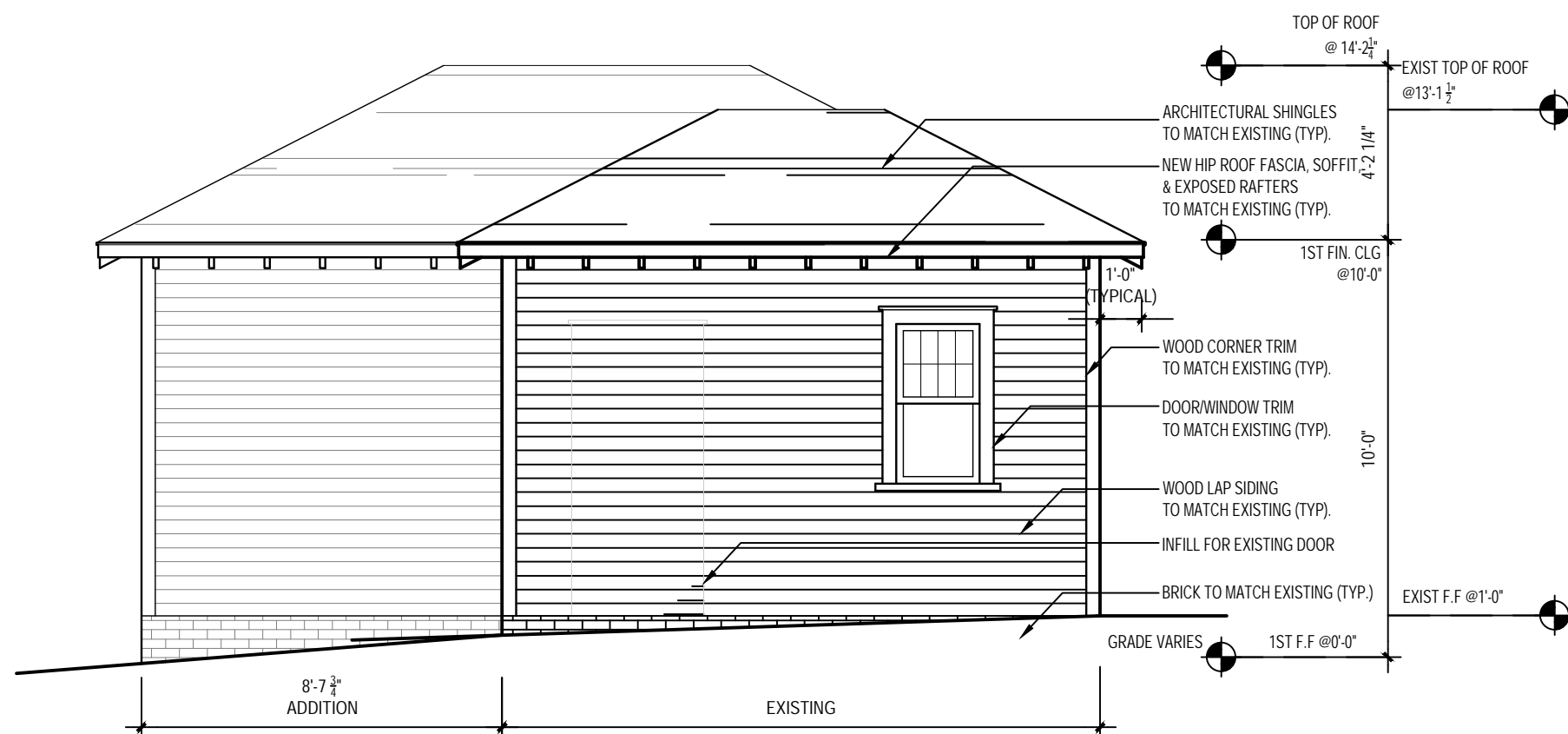
OF: FIFTEEN



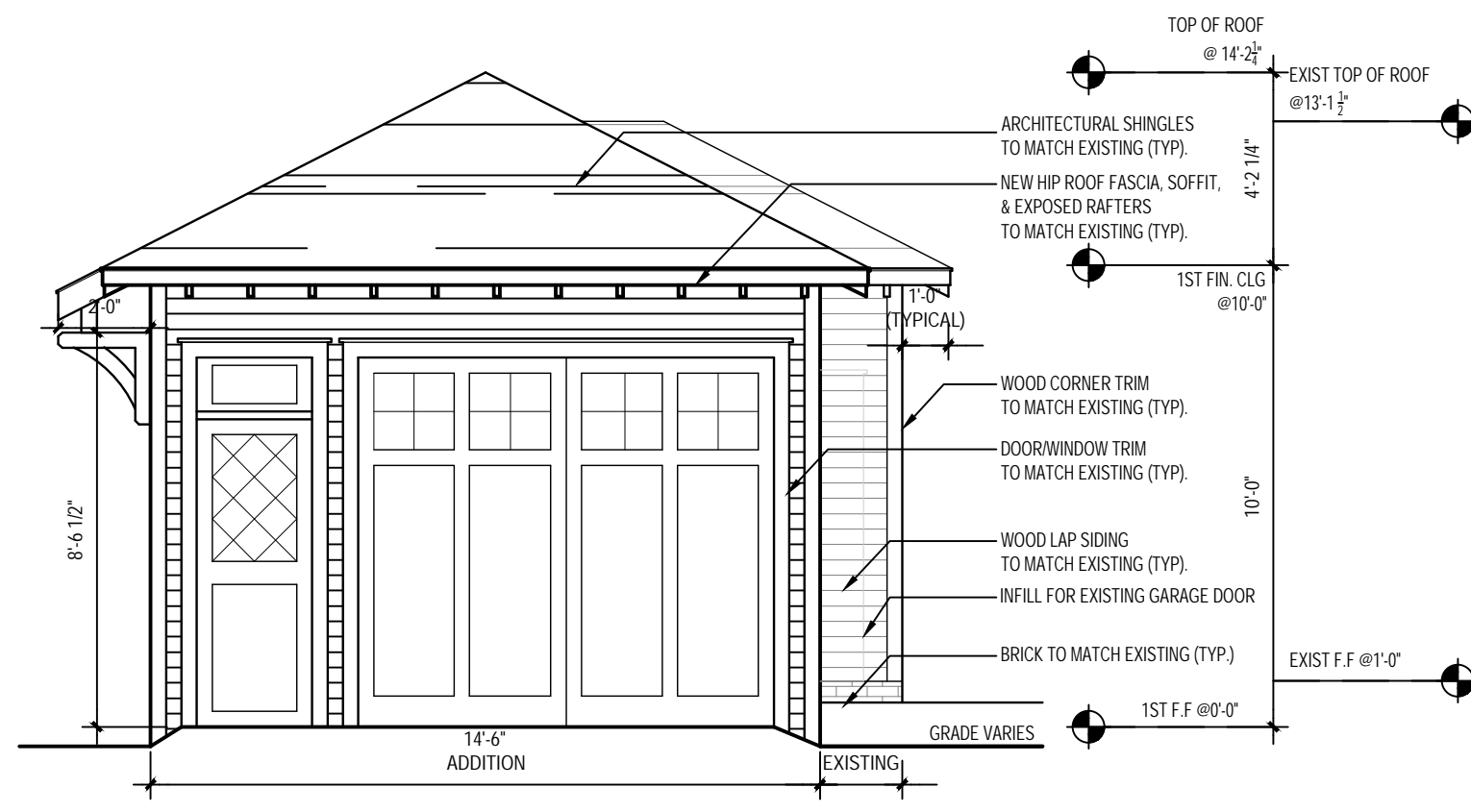
④ EXISTING GARAGE RIGHT SIDE ELEVATION  
1/4" = 1'-0"



② EXISTING GARAGE FRONT ELEVATION (FACING HOUSE)  
1/4" = 1'-0"



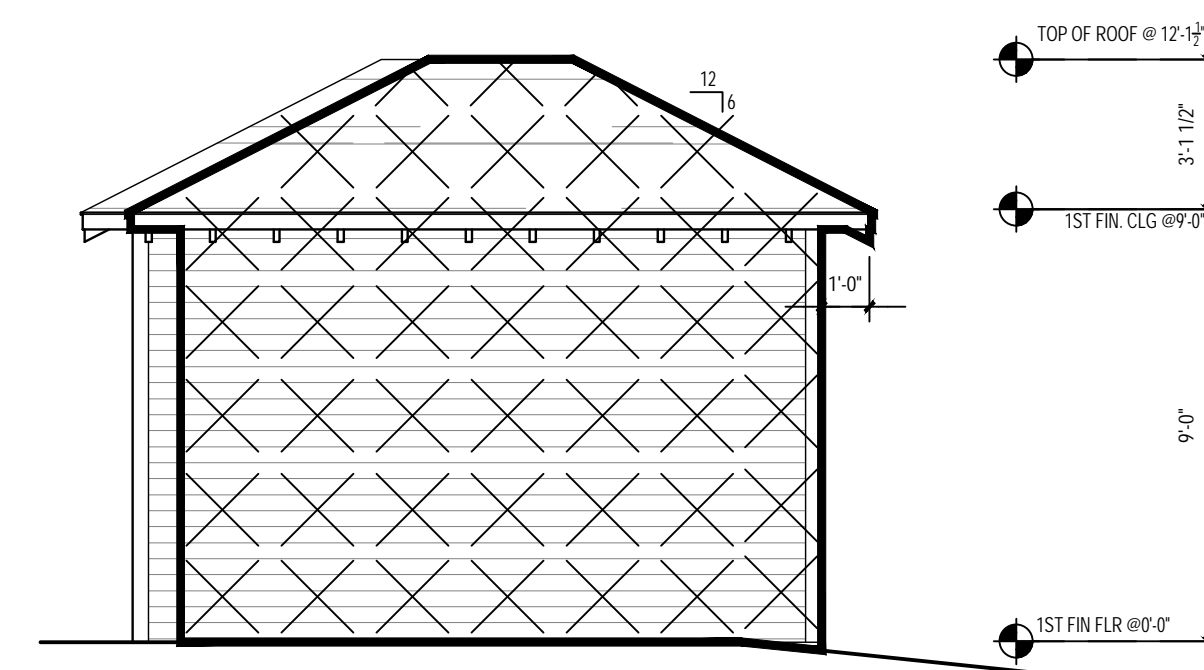
③ PROPOSED GARAGE RIGHT SIDE ELEVATION  
1/4" = 1'-0"



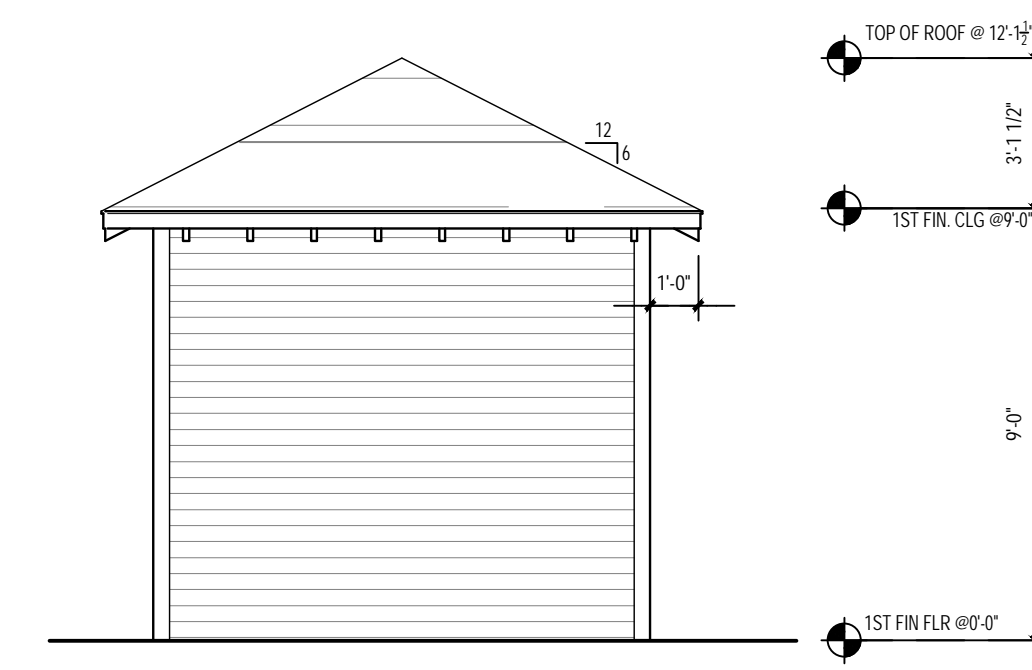
① PROPOSED GARAGE FRONT ELEVATION (FACING HOUSE)  
1/4" = 1'-0"

KEY:  
WALL TO BE REMOVED   
ITEM TO BE REMOVED

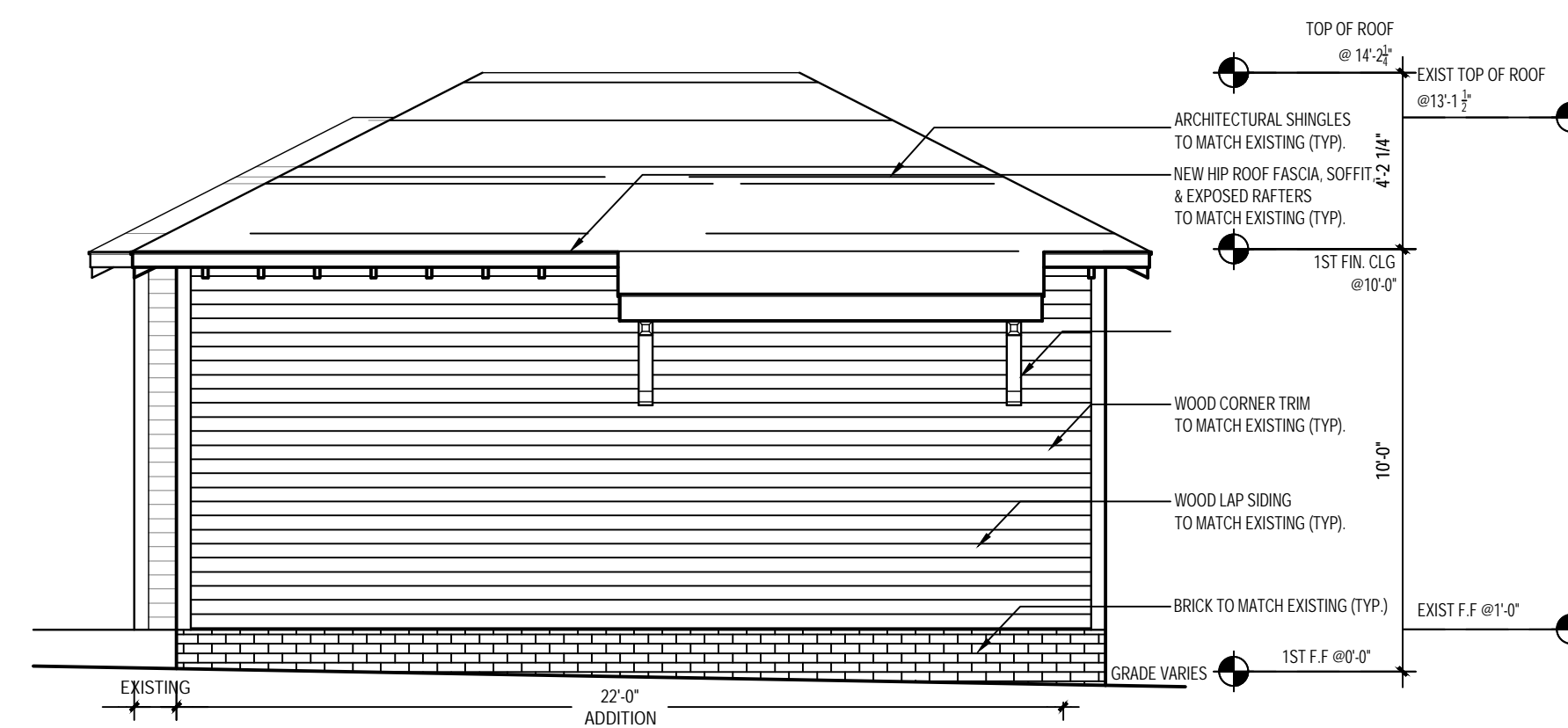




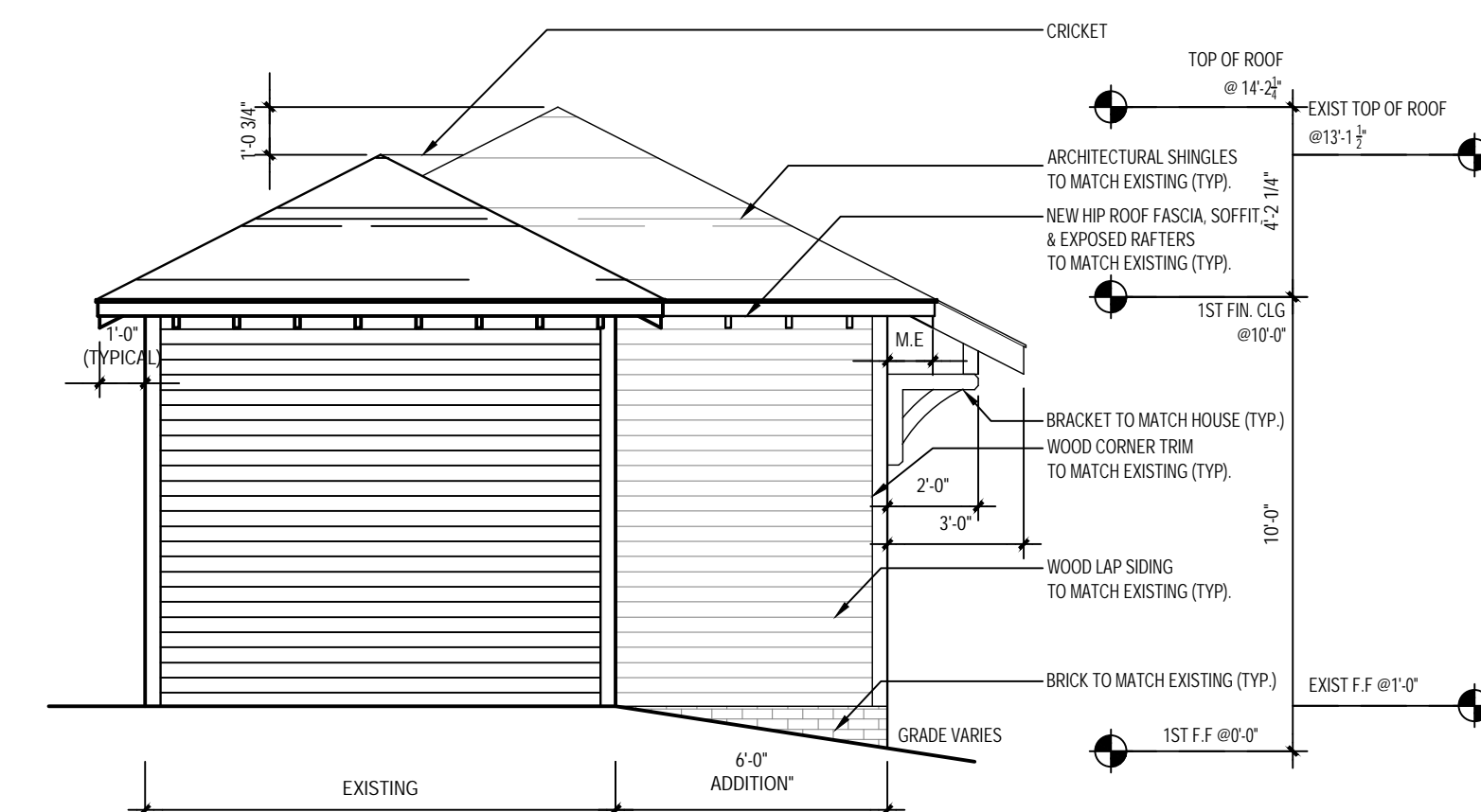
④ EXISTING GARAGE LEFT ELEVATION  
1/4" = 1'-0"



③ EXISTING GARAGE REAR ELEVATION  
1/4" = 1'-0"

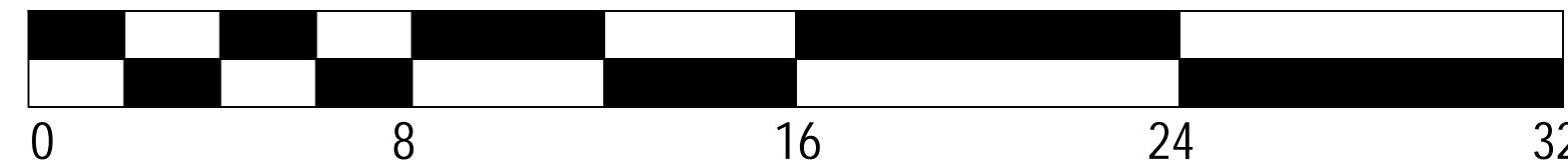


② PROPOSED GARAGE LEFTSIDE ELEVATION  
1/4" = 1'-0"



① PROPOSED GARAGE REAR ELEVATION  
1/4" = 1'-0"

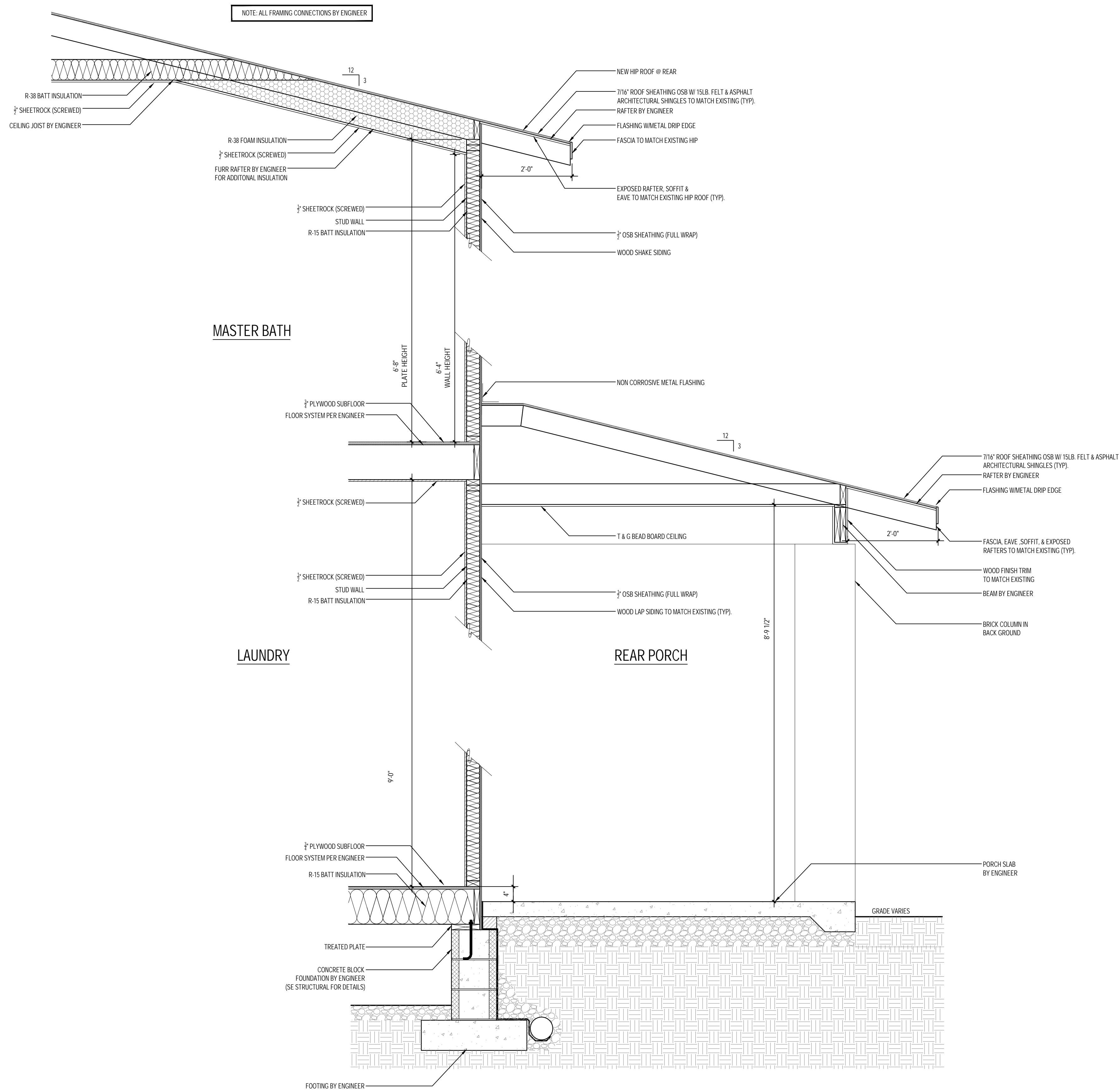
GRAPHIC SCALE 1/8" = 1'-0"



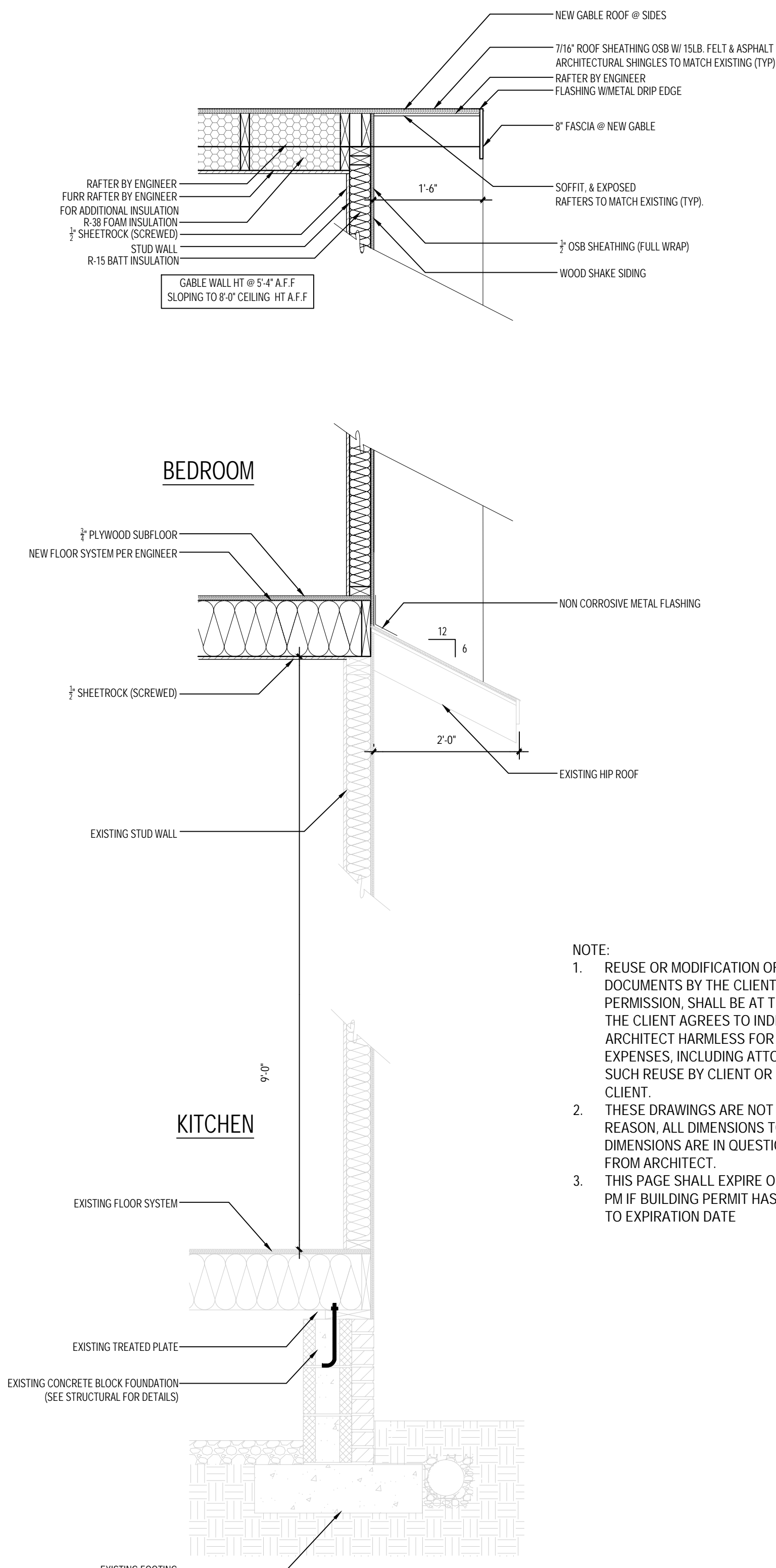
KEY:  
WALL TO BE REMOVED

ITEM TO BE REMOVED





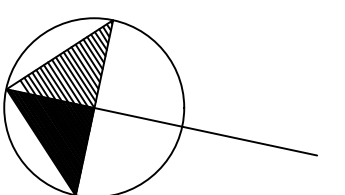
② SECTION THROUGH REAR PORCH  
3/4" = 1'-0"



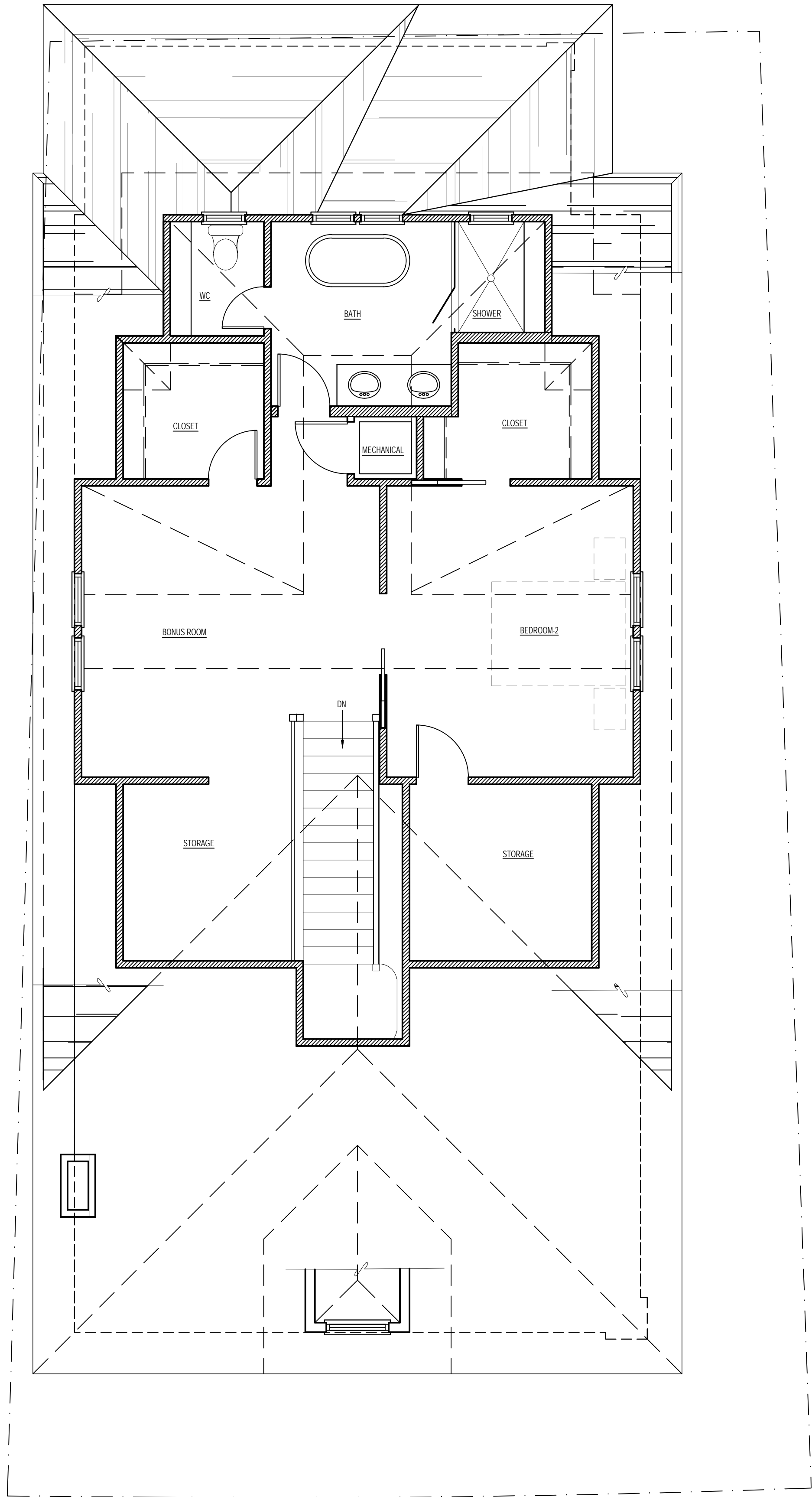
① TYPICAL SECTION THROUGH ADDED SIDE DORMERS  
3/4" = 1'-0"

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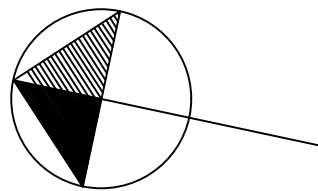






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**1 PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"





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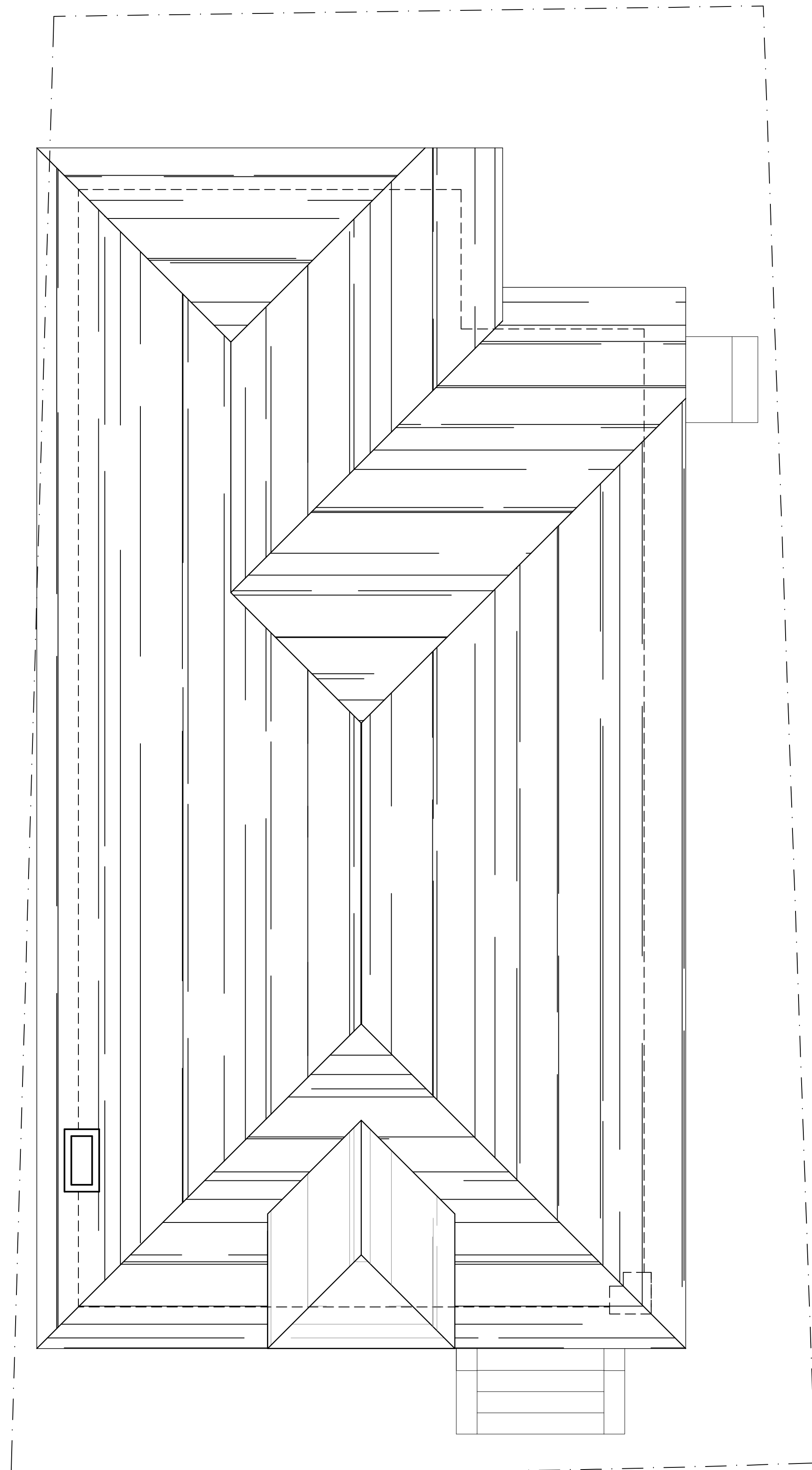
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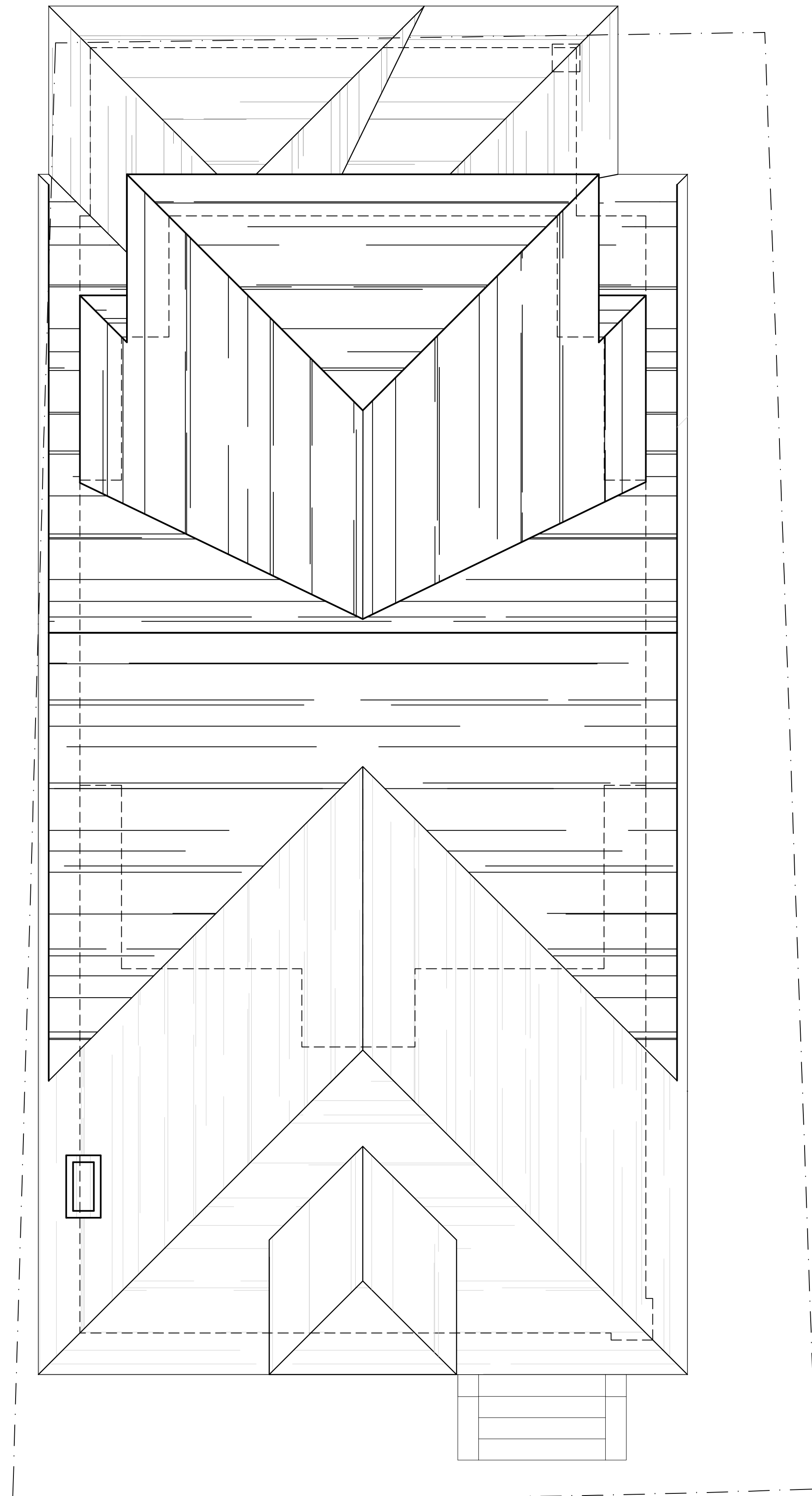
EXISTING & PROPOSED  
ROOF PLAN

**A-8.2**

OF: FIFTEEN

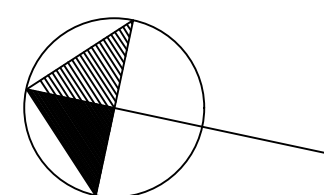


② EXISTING ROOF PLAN  
1/4" = 1'-0"



① PROPOSED ROOF PLAN  
1/4" = 1'-0"

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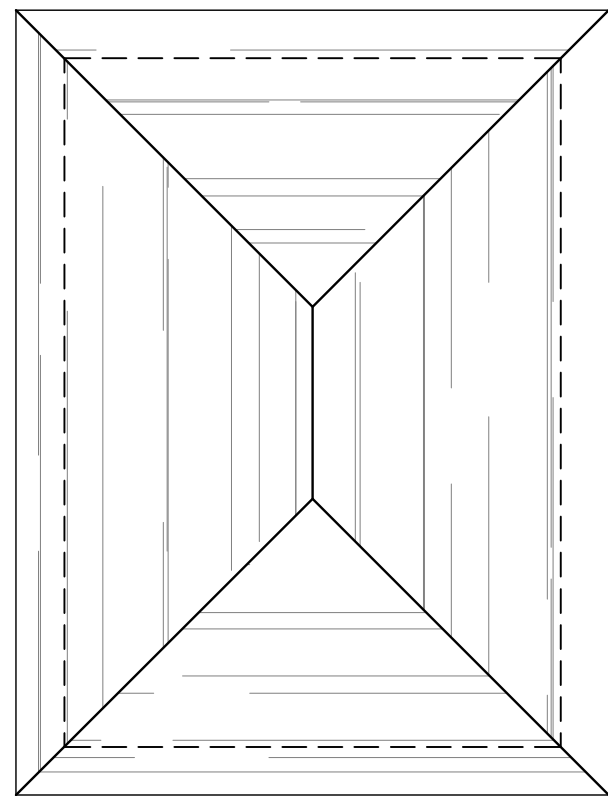
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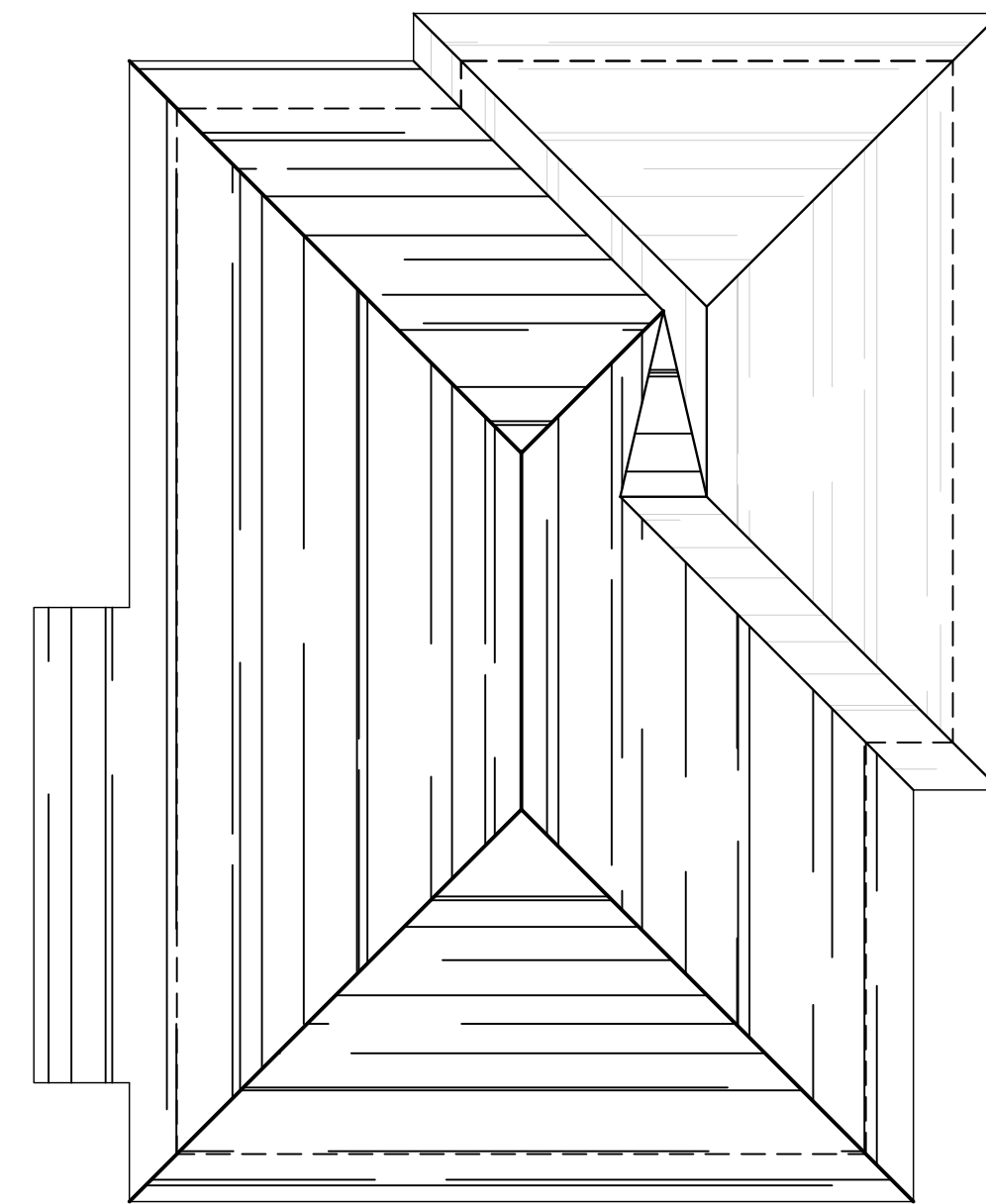
EXISTING & PROPOSED  
GARAGE PLAN

**A-8.3**

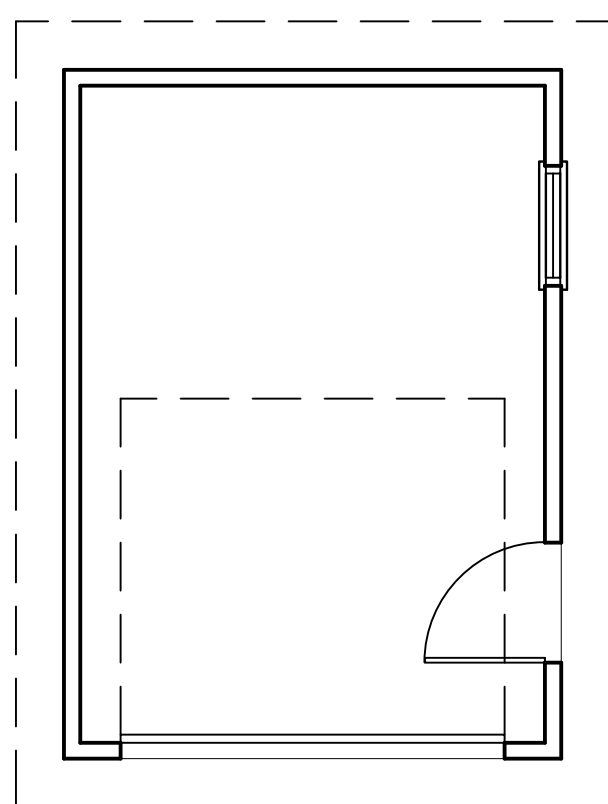
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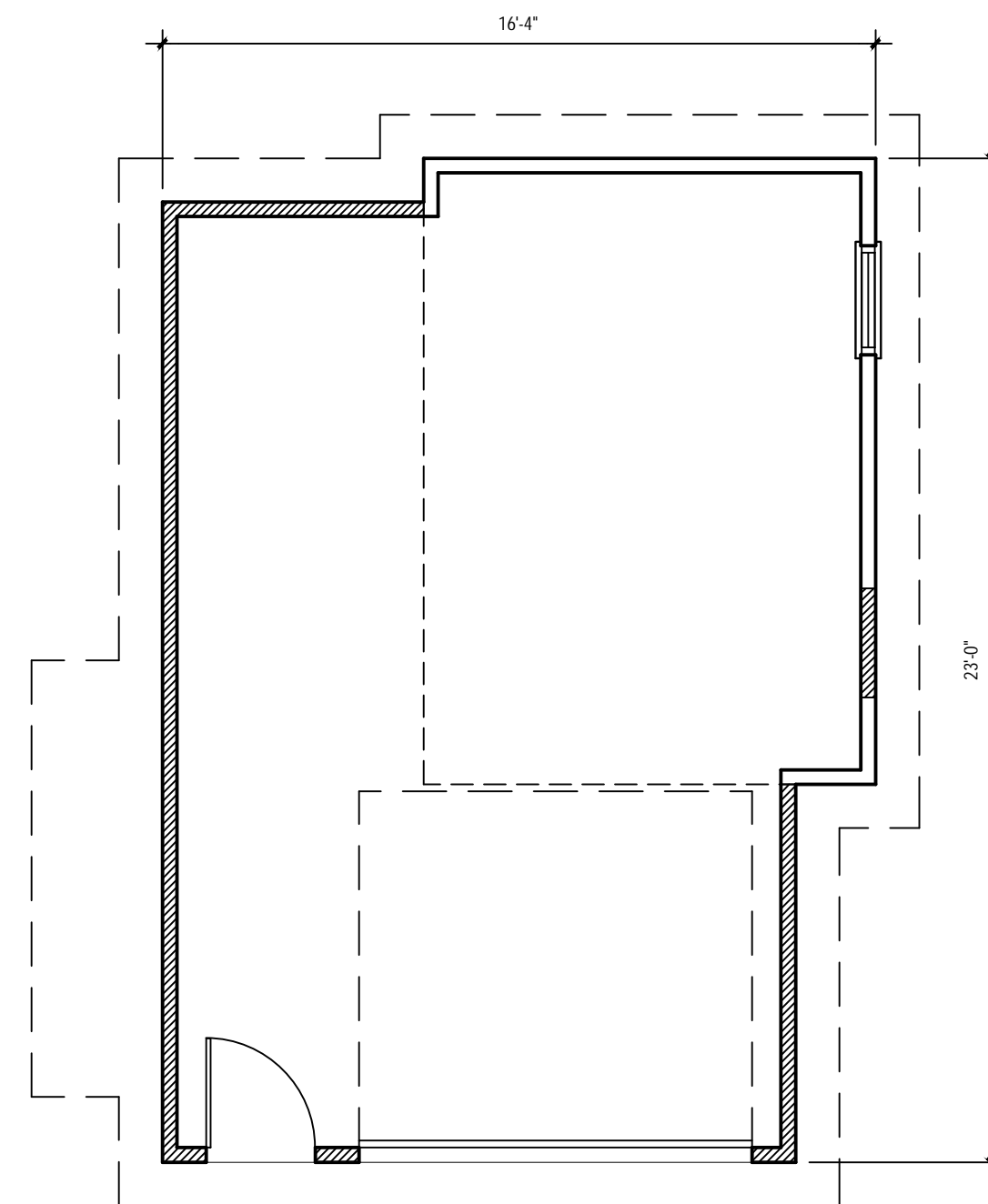
④ EXISTING GARAGE ROOF PLAN  
1/4" = 1'-0"



③ PROPOSED GARAGE ROOF PLAN  
1/4" = 1'-0"



② EXISTING GARAGE PLAN  
1/4" = 1'-0"



① PROPOSED GARAGE PLAN  
1/4" = 1'-0"

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