

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1621 Dilworth Road East

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Harry Schrader/Will Philemon

The application was continued from September for the following items:

- Revisit the massing on the vertical elements of the chimney, provide details on the windows, skylights, and screen porch.

Details of Proposed Request

Existing Conditions

The existing structure is a two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features side gable roof with parapet detail, a recessed central entrance, decorative corbelled cornice, and brick quoins at the corners. All windows and doors are replacements and not original to the structure. The left elevation features a much later carport/sunroom addition. Adjacent structures include the Gothic Revival Cathedral and two-story single-family houses across the street.

Proposal

The proposal is changes to a non-original carport/sunroom addition on the left elevation, and changes to a small one-story, non-original rear entry addition. The carport/sunroom will be converted to heated living space. The roof will also be changed to a pitch roof with parapet details to match the original structure. Proposed ridge height is 24'-11 ½", which will tie in well below the main ridge. The one-story rear addition will be slightly expanded to a footprint of approximately 8'-6 ½" x 13'-8 ½" and changed to a screen porch. The existing shallow pitched roof will change to a new sloped metal roof to match an existing metal roof on the right elevation. Materials include brick to match existing, wood siding on the second level and all trim and roof details to match existing. New windows will be aluminum clad to match the existing replacement windows. No trees are impacted by the proposed project.

Revised Proposal – October 9

- Chimney massing revised
- Window and skylight details and specs provided

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.

Design Guidelines – Additions, page 7.2 (cont.)

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

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.
2. Minor revisions may be reviewed by staff.



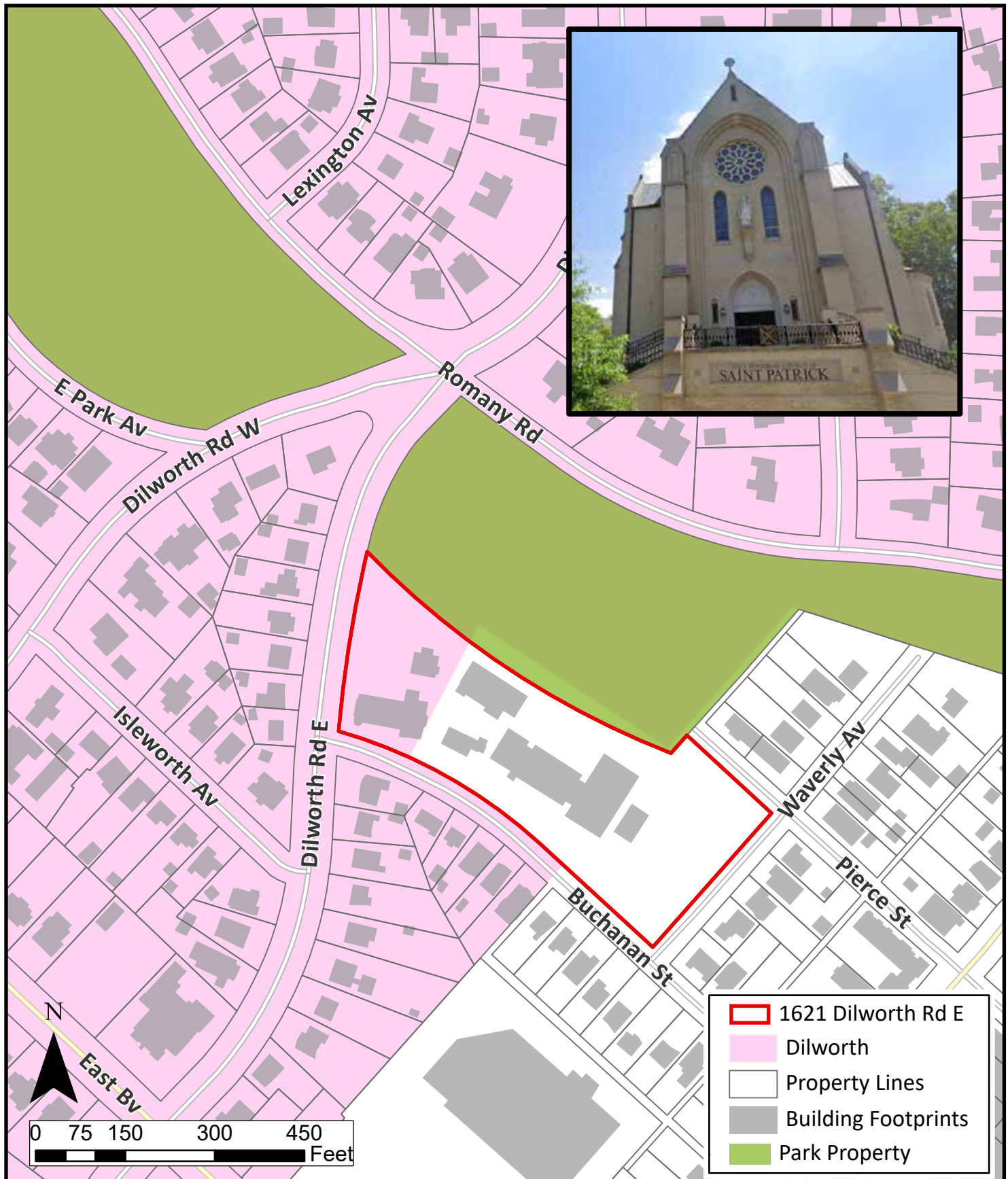
HDCCMI 2019-00516

PID: 12312502

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITION

October Meeting 2019



Preliminary
Drawings

Not for Construction,
Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

Project Number: 19-001

Issue Date: 08.05.19

Revisions

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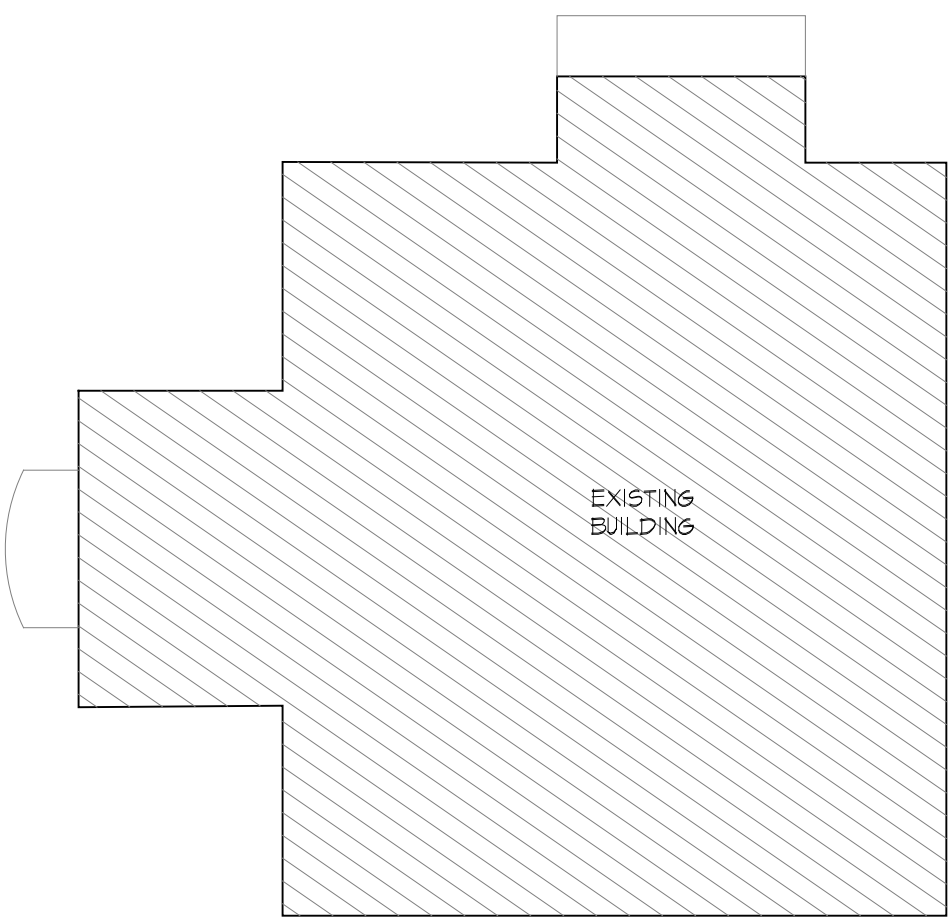
Site
Plan

SP1.0



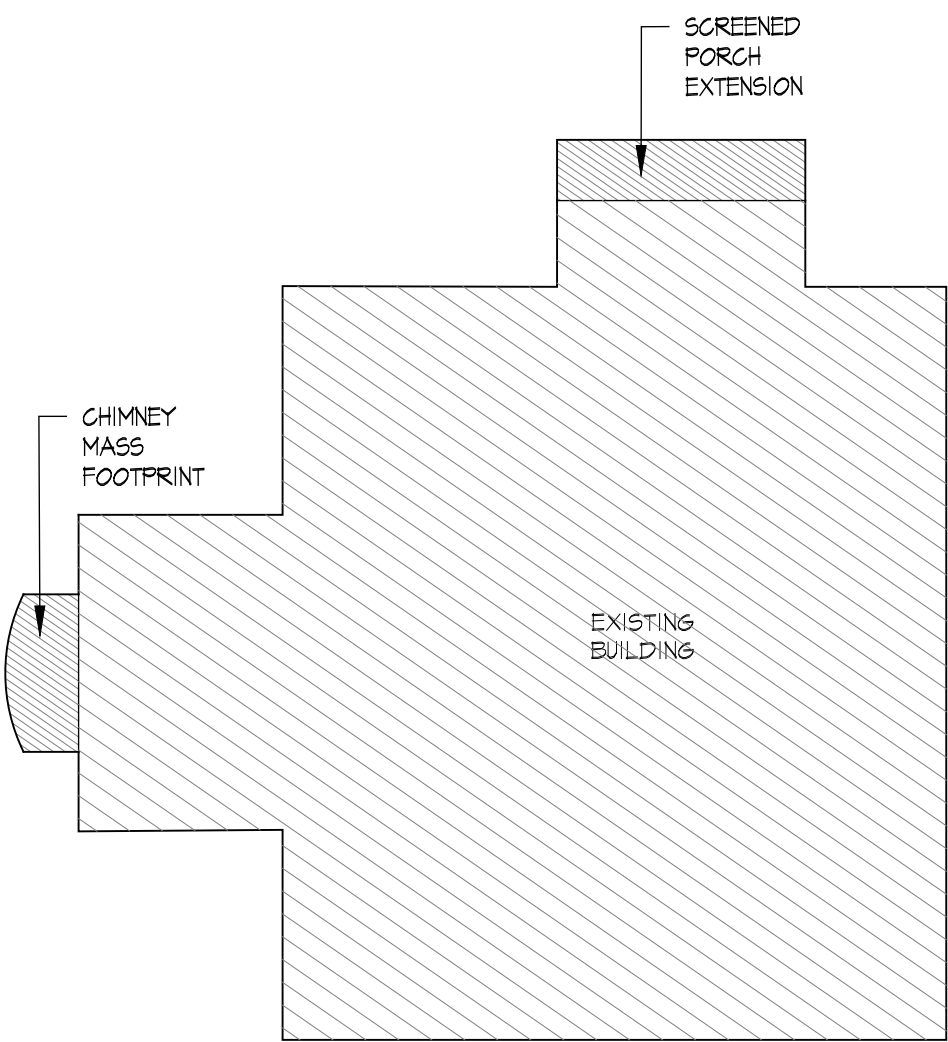
01 Site Plan

Scale: 1" = 20'-0"



03 Building footprint diagram

Scale: 1" = 20'-0"



02 Building footprint diagram

Scale: 1" = 20'-0"



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St Patrick's Cathedral

**Rectory Building
Charlotte, North Carolina**

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Site Plan

SP 1.1



01 Existing conditions - side elevation



02 Existing conditions - back elevation

7

St Patrick's Cathedral

Rectory Building
09.27.19



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01 Existing conditions - side and back elevations



02 Existing conditions - side elevation

8

St Patrick's Cathedral

Rectory Building
09.27.19


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01 Existing conditions - side elevation under second floor addition



02 Existing conditions - detail at porte cochere



03 Existing conditions - screened porch



01 Existing conditions - detail at porte cochere and second floor addition



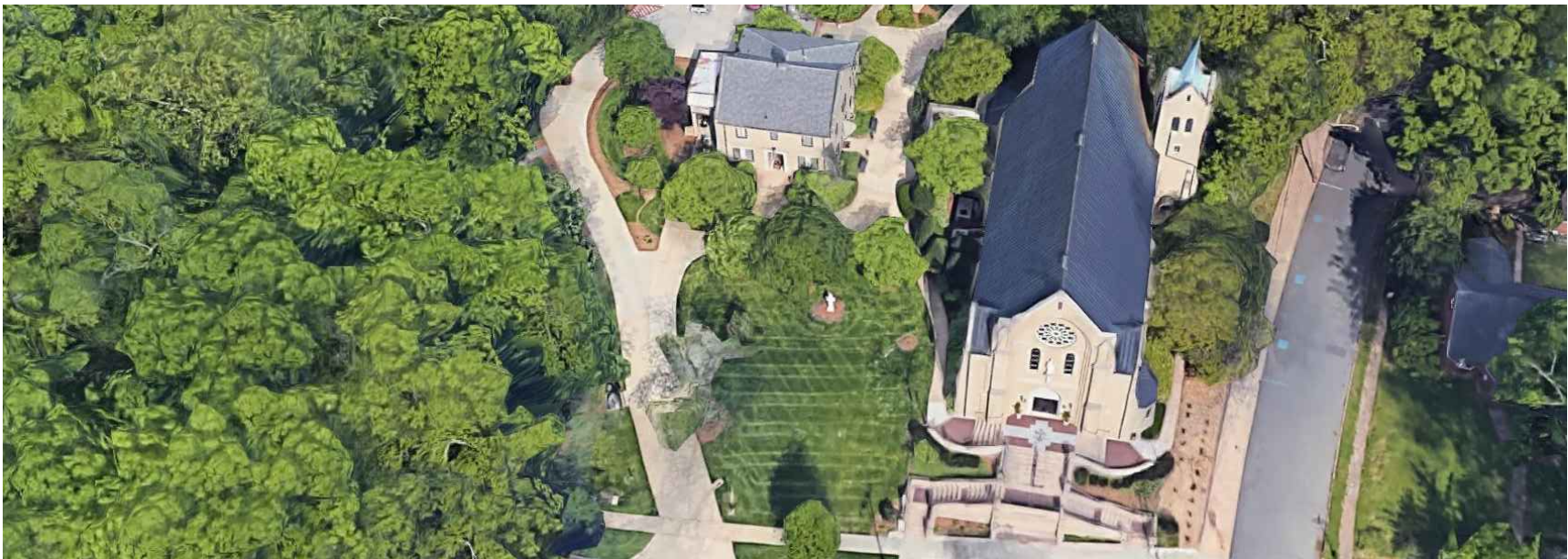
02 Existing conditions - detail at porte cochere and second floor addition



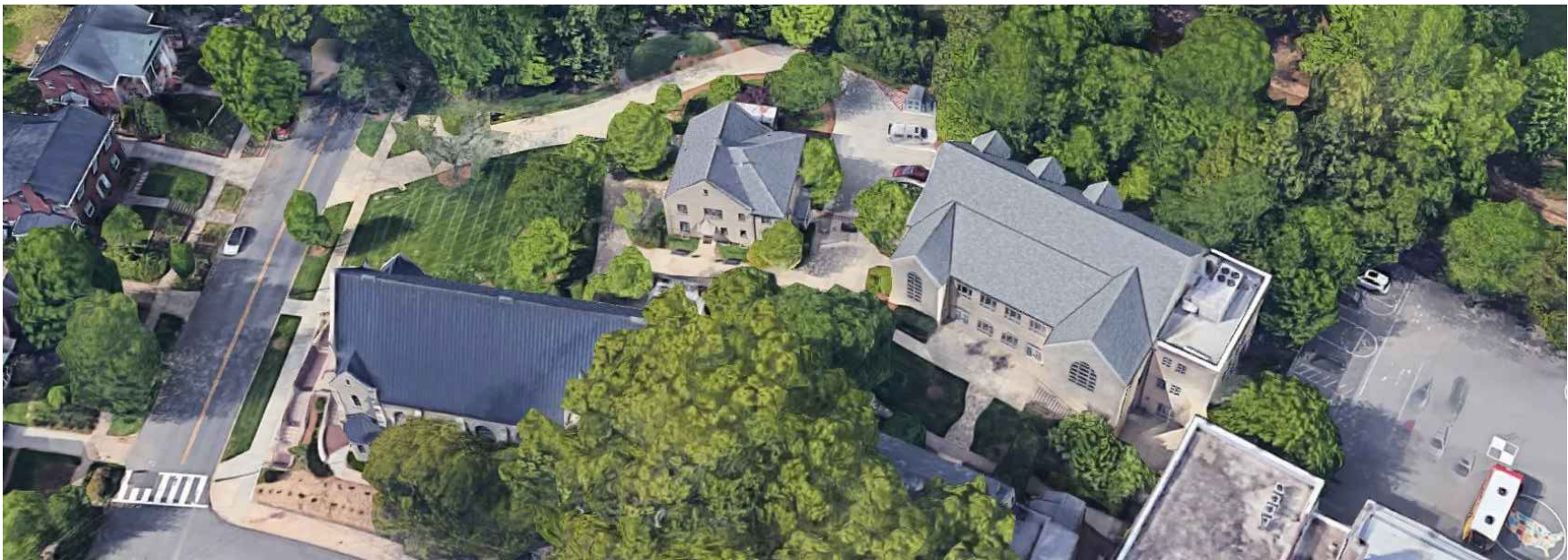
01 Existing conditions - view from street



02 Existing conditions - view from street



03 Existing conditions - aerial view



04 Existing conditions - aerial view

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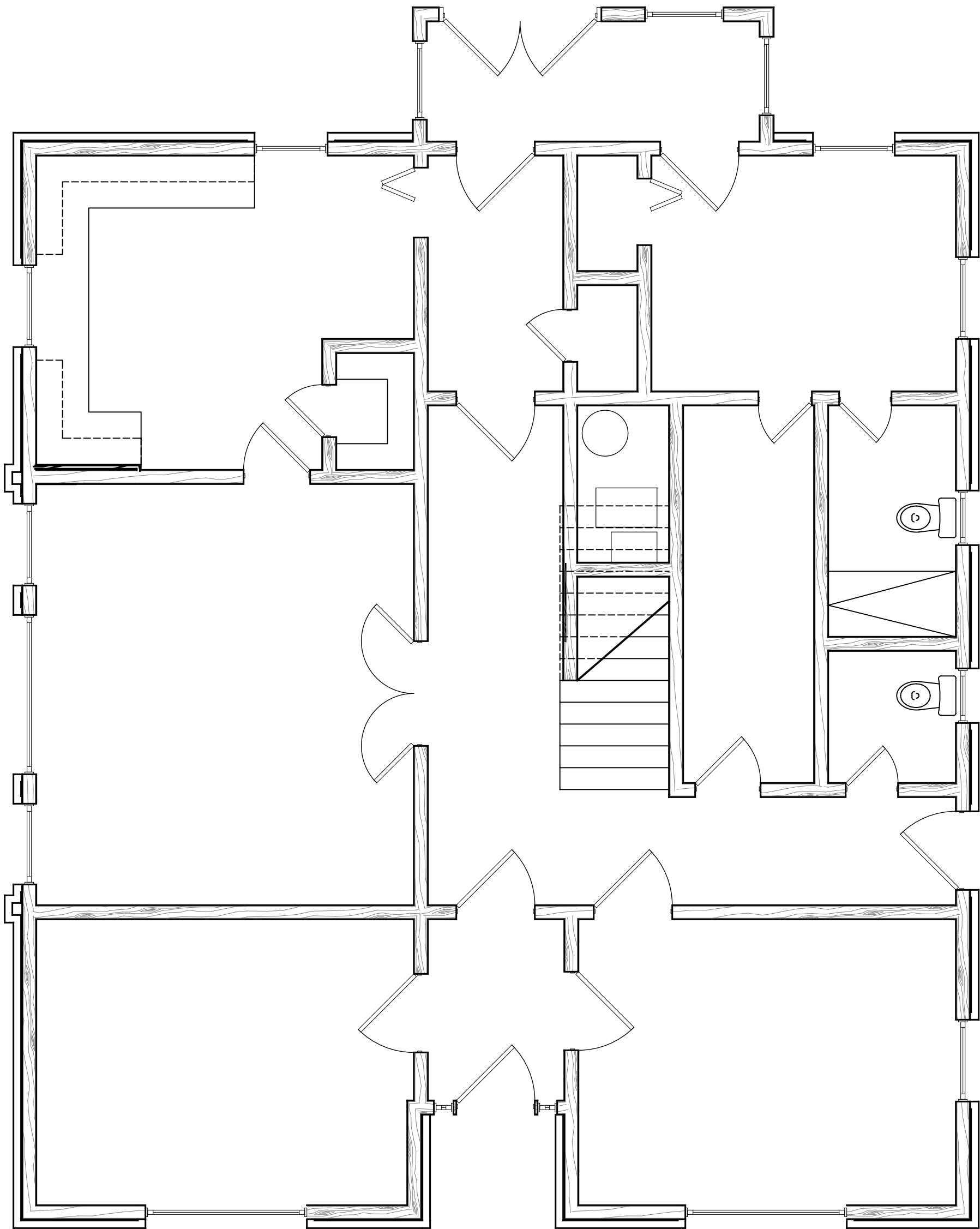
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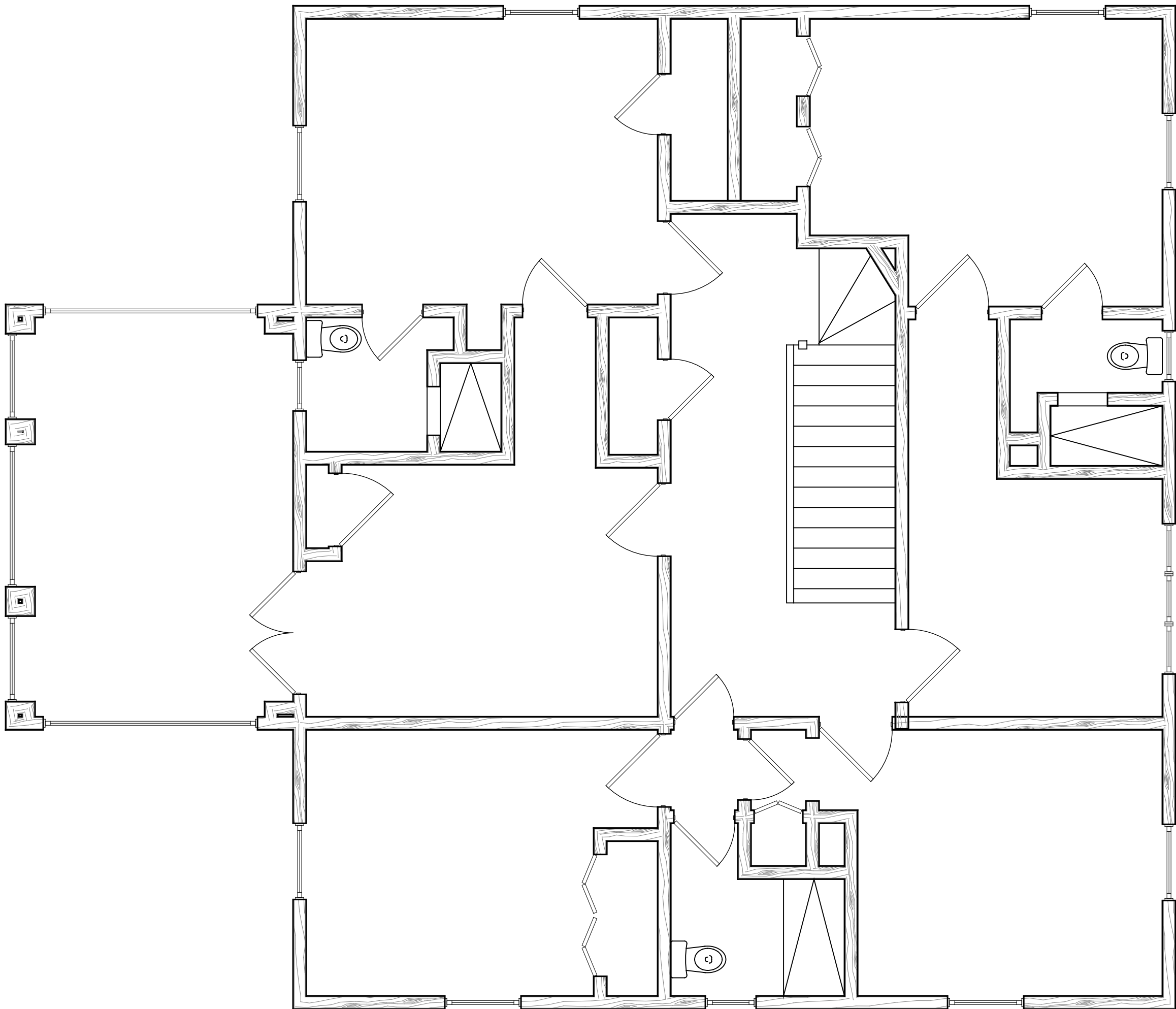
Existing
Floor Plans

RA1.1



01 Existing First Floor Plan

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



02 Existing Second Floor Plan

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

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Exterior
Elevations

A2.1

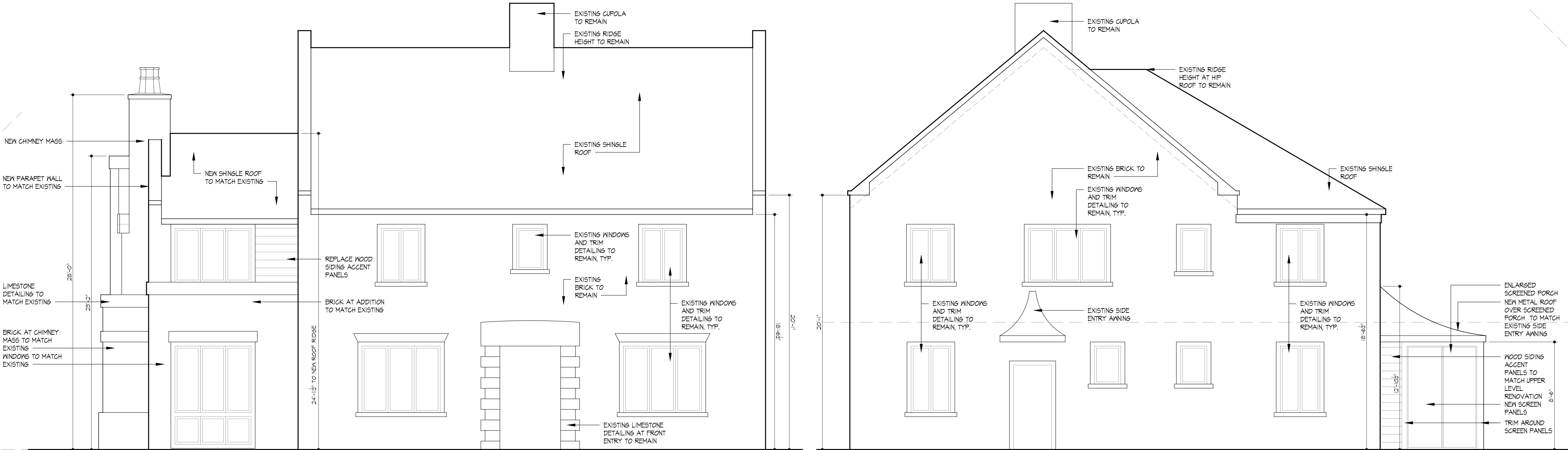


01 Existing Front Elevation (West)

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

02 Existing Side Elevation (South)

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



01 Proposed Front Elevation (West)

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

02 Proposed Side Elevation (South)

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



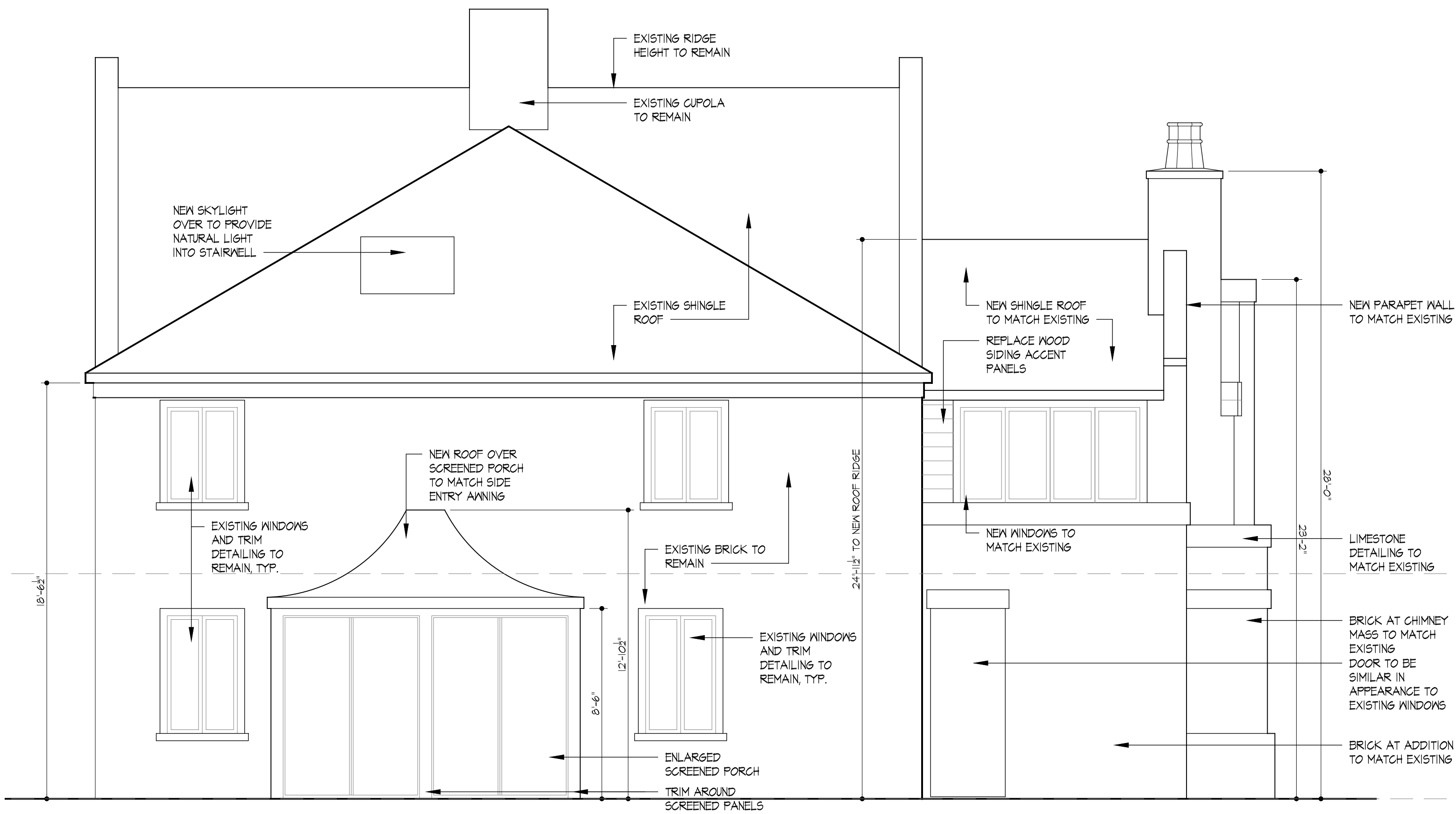
01 Existing Rear Elevation (East)

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



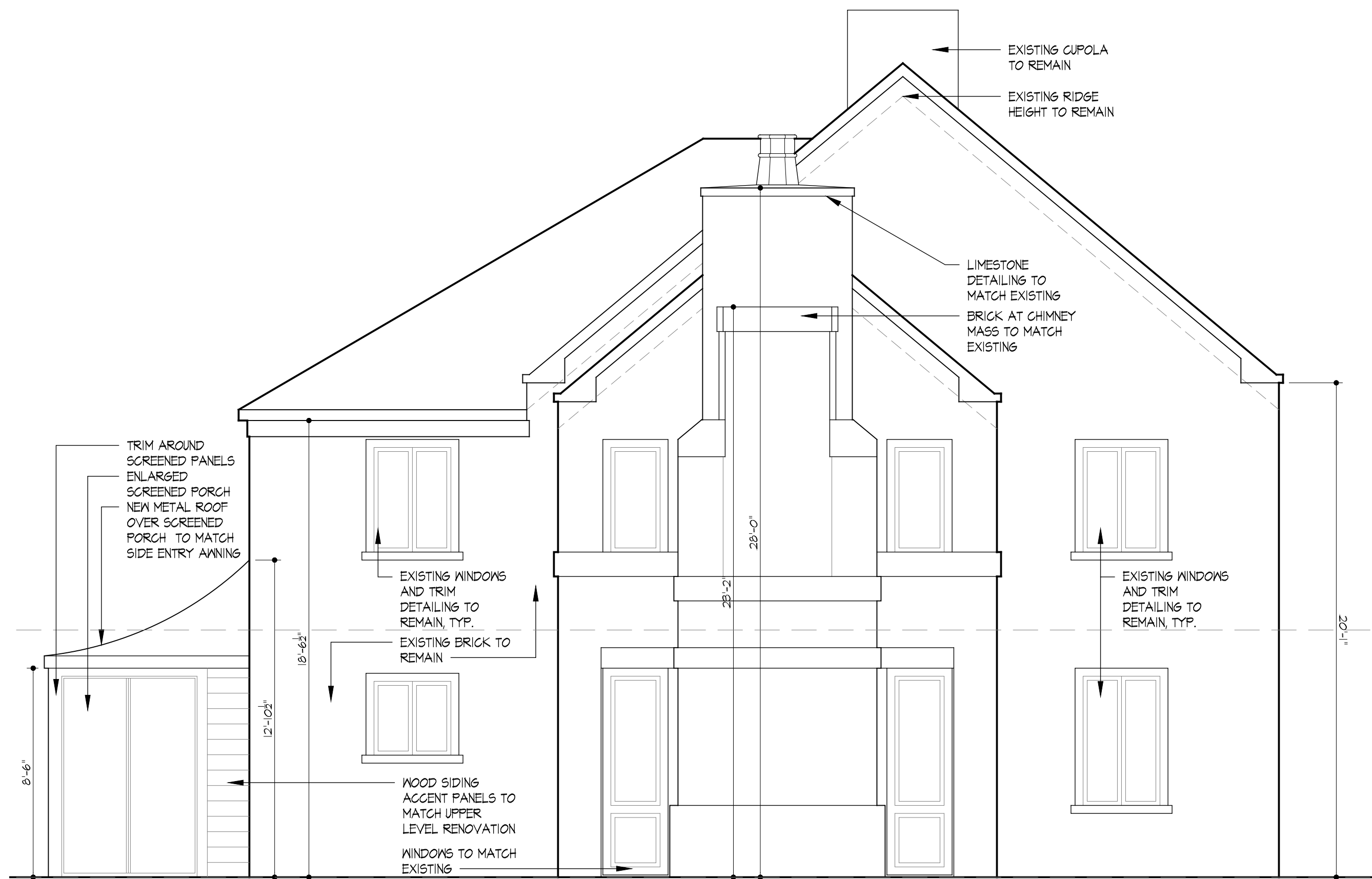
02 Existing Side Elevation (North)

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



03 Proposed Rear Elevation (East)

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



04 Proposed Side Elevation (North)

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

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Exterior
Elevations

A2.2

Key:

Areas to remain

Areas of change



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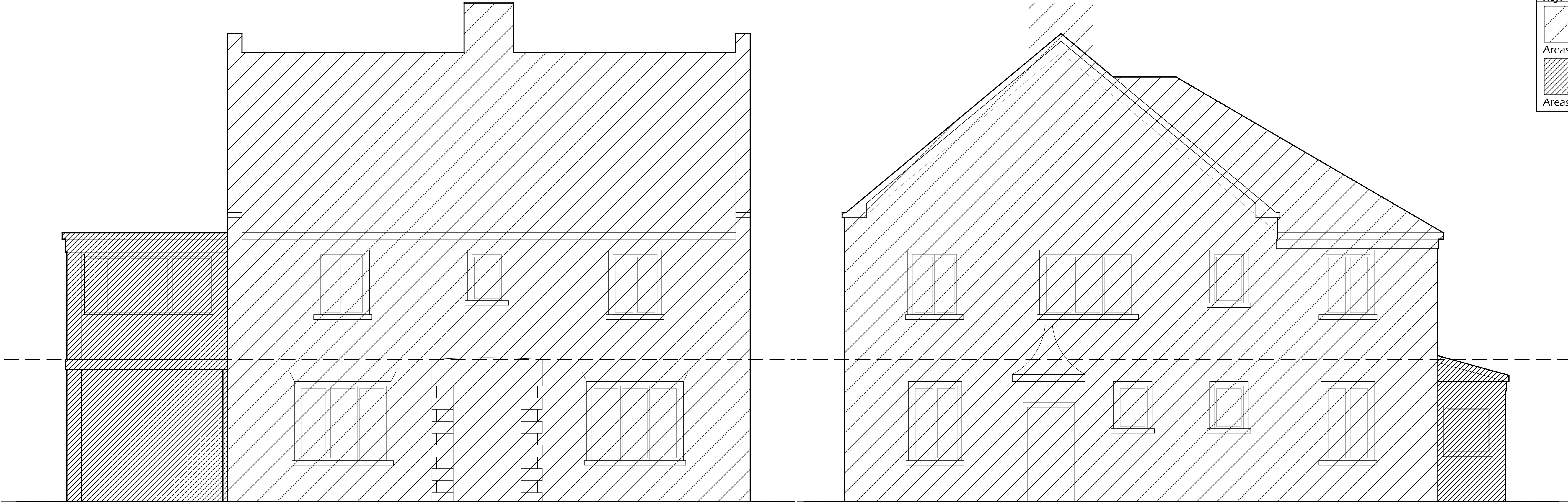
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Exterior
Elevation
Diagrams

A2.3

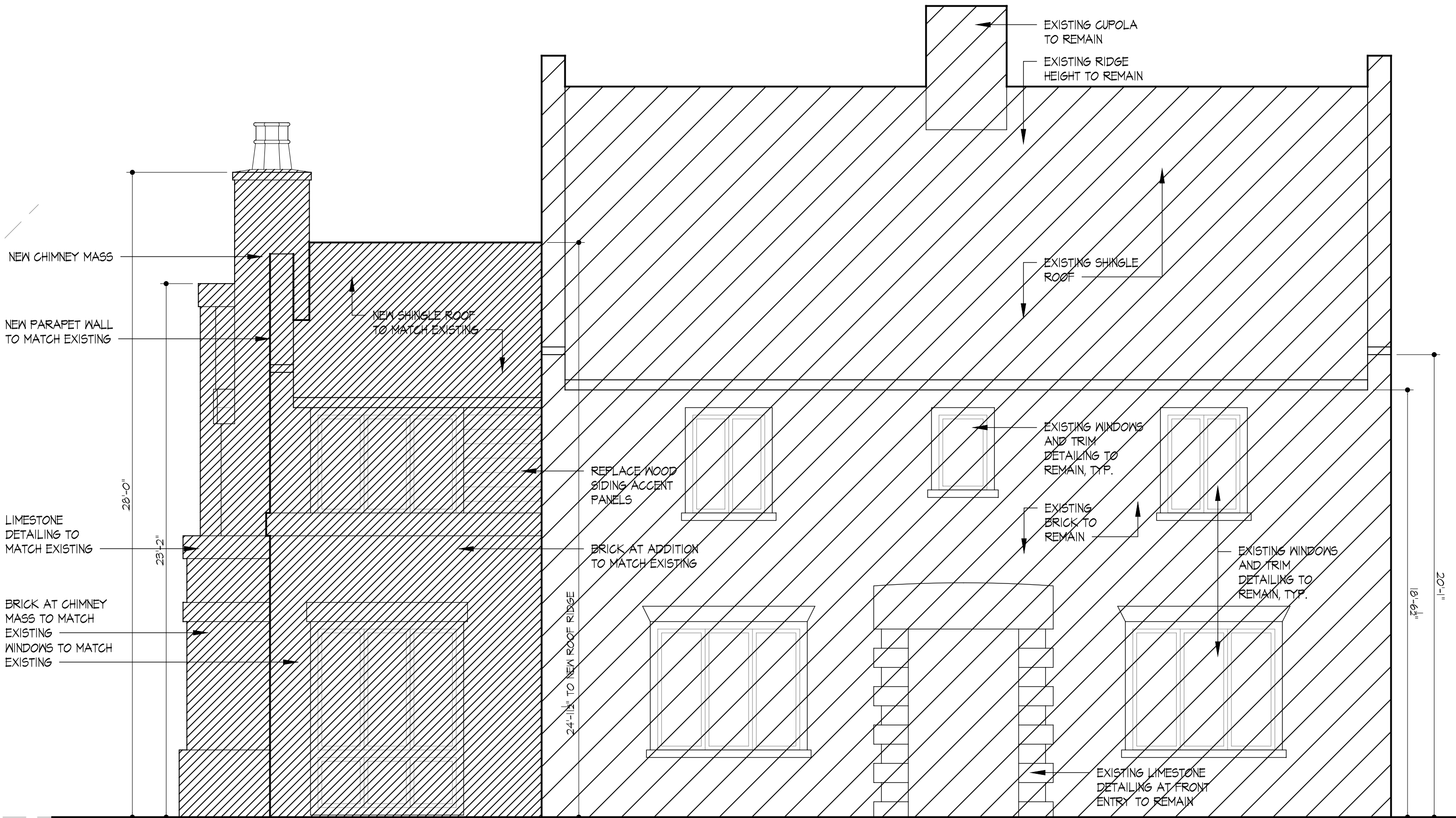


01 Existing Front Elevation (West)

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

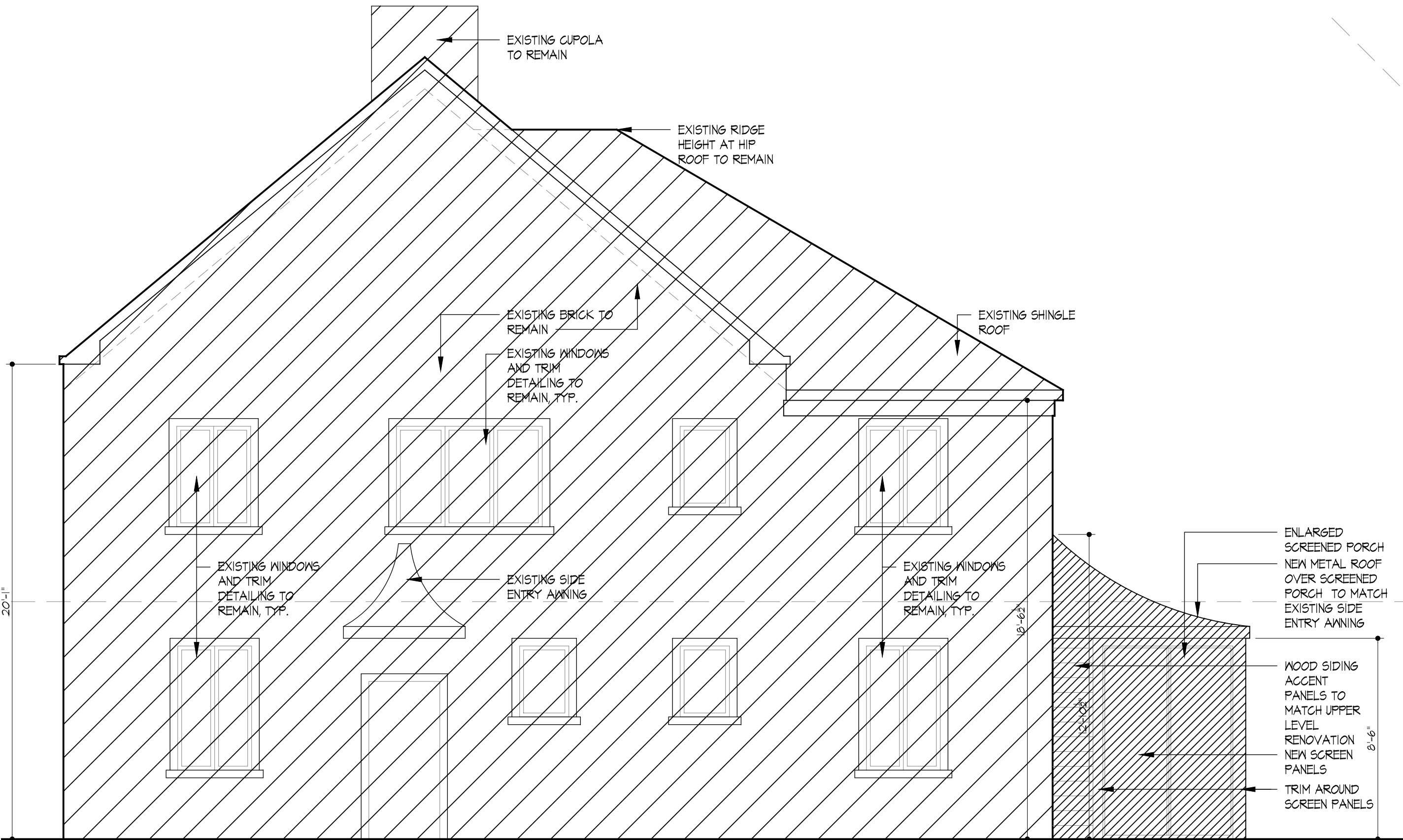
02 Existing Side Elevation (South)

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



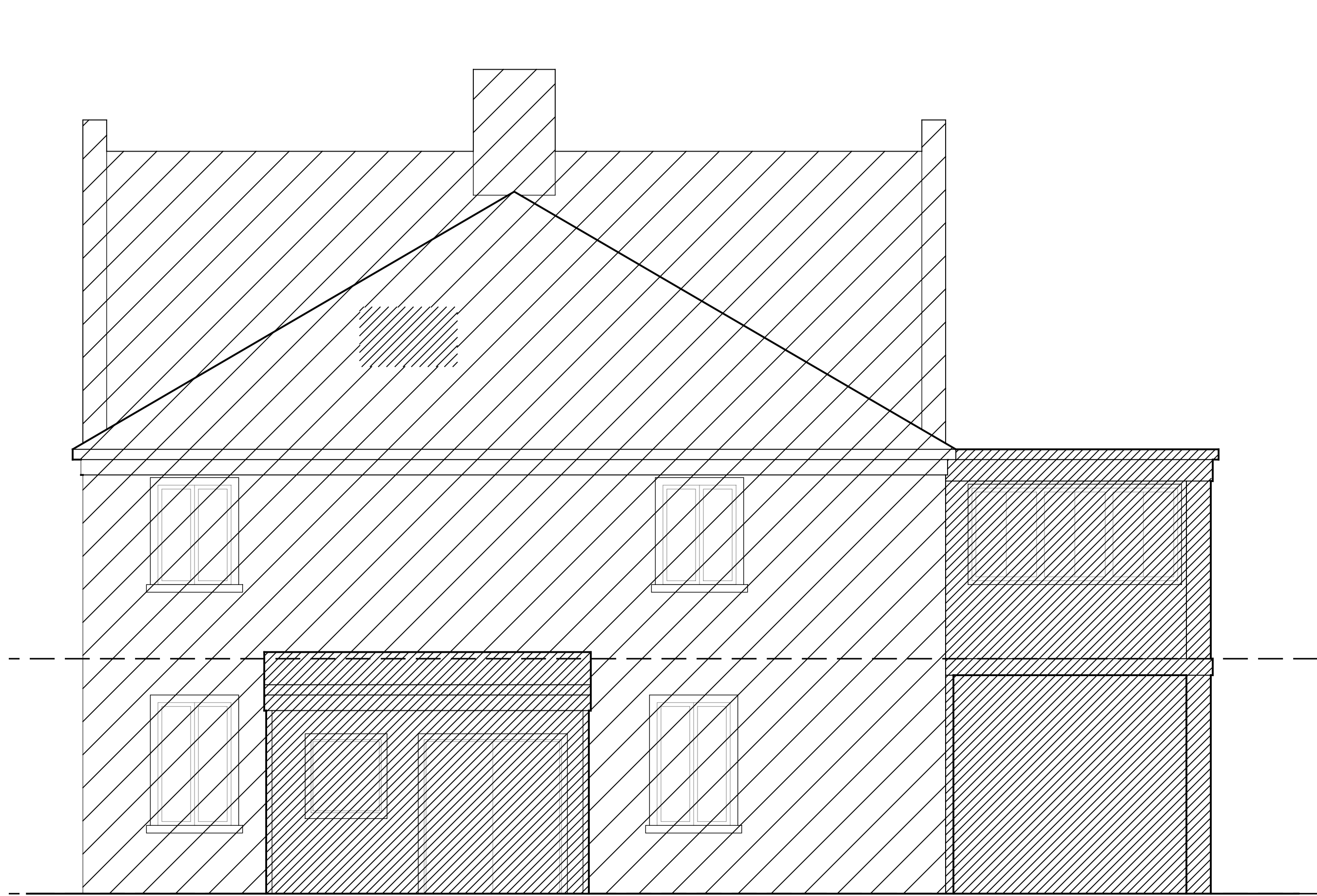
01 Proposed Front Elevation (West)

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



02 Proposed Side Elevation (South)

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



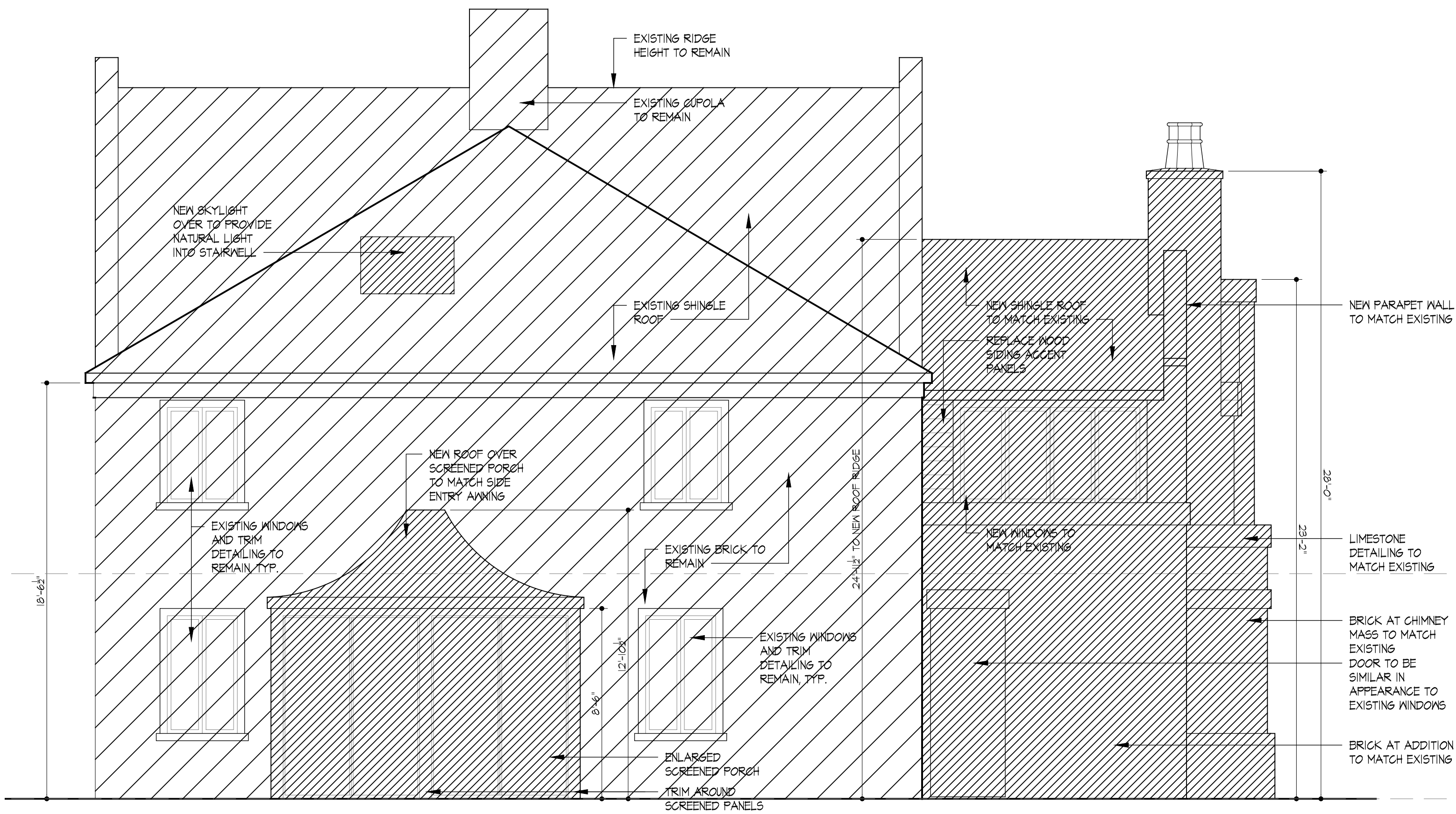
01 Existing Rear Elevation (East)

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



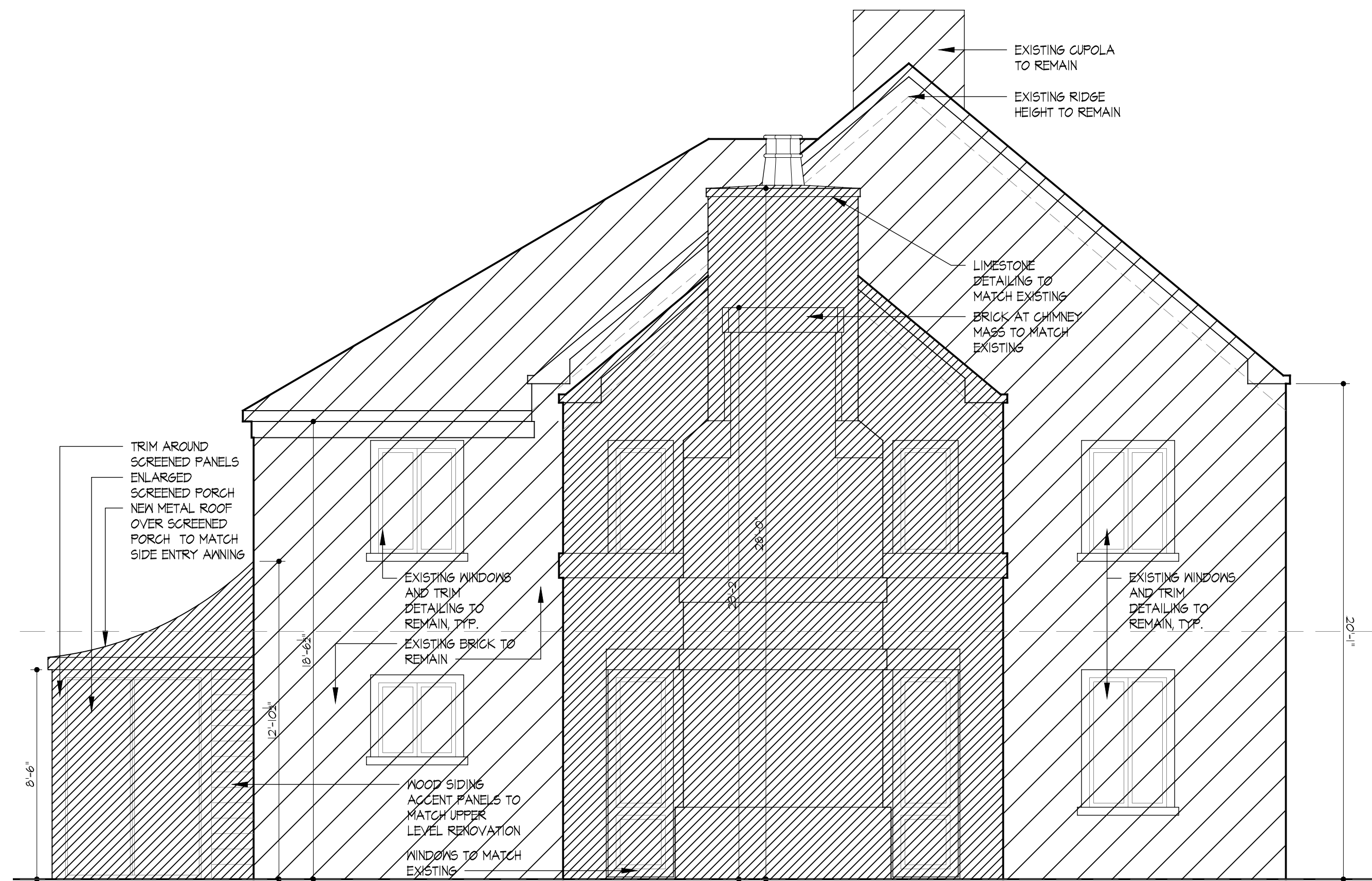
02 Existing Side Elevation (North)

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



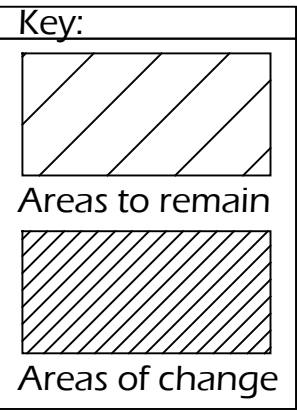
03 Proposed Rear Elevation (East)

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



04 Proposed Side Elevation (North)

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



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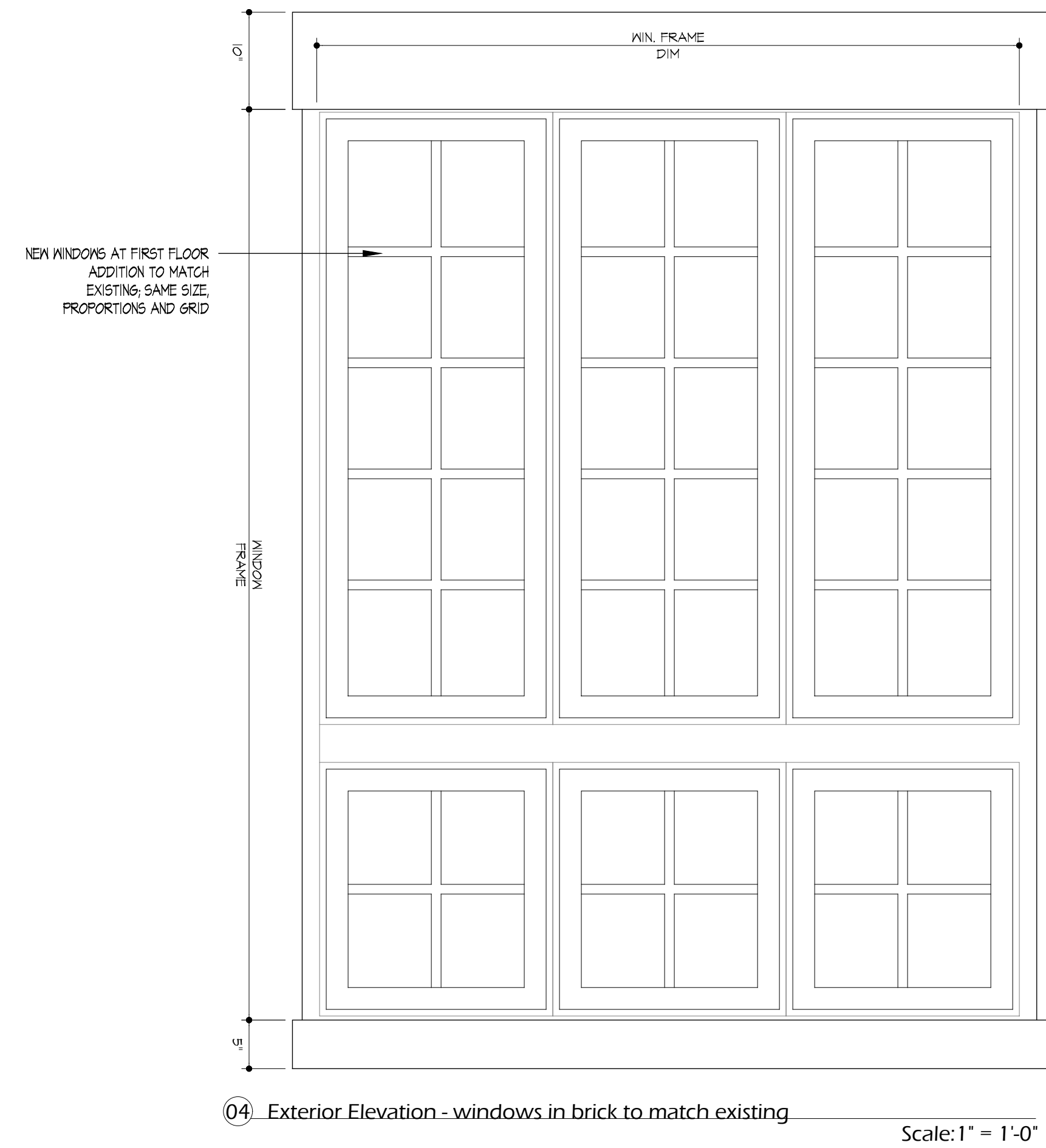
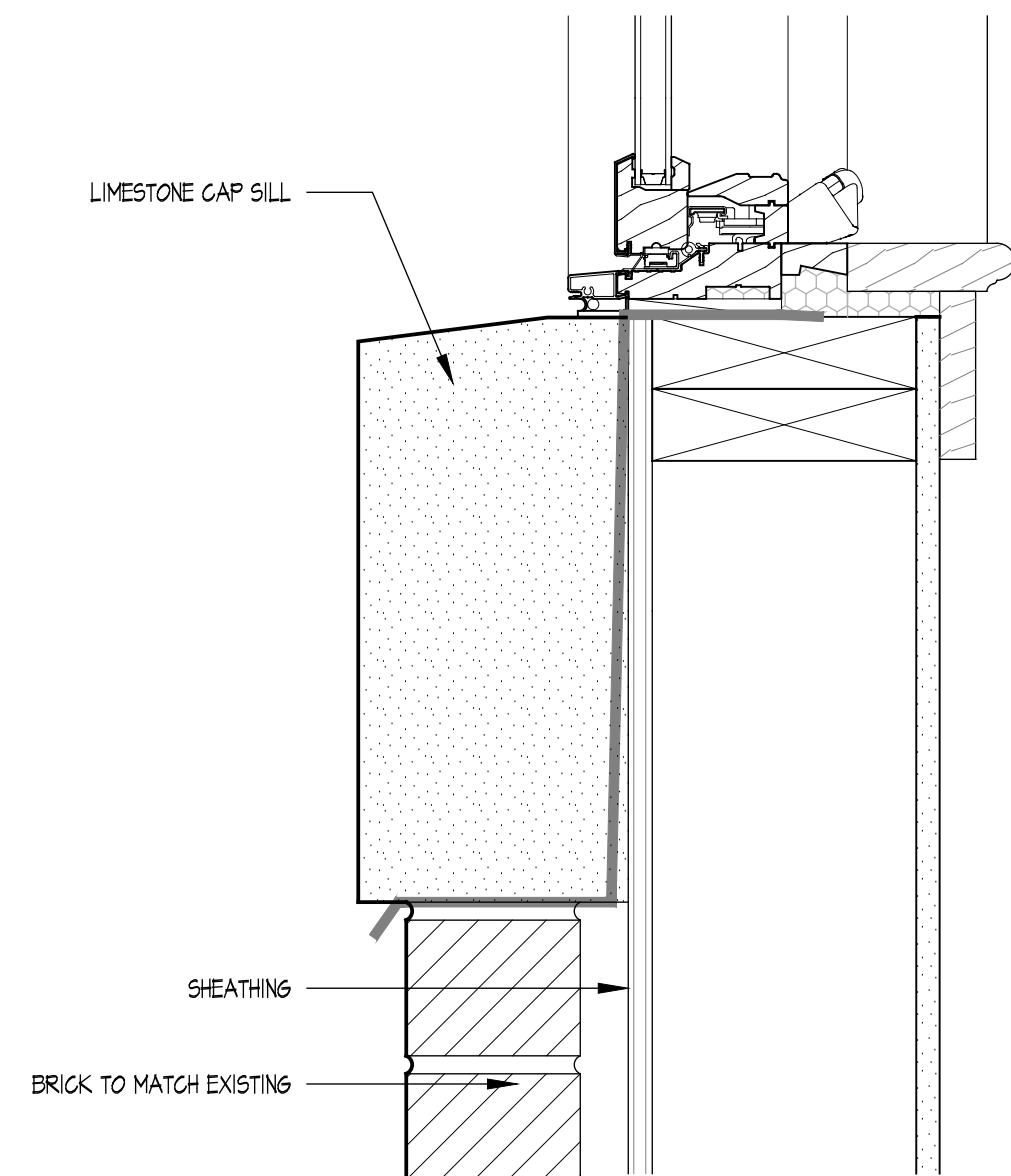
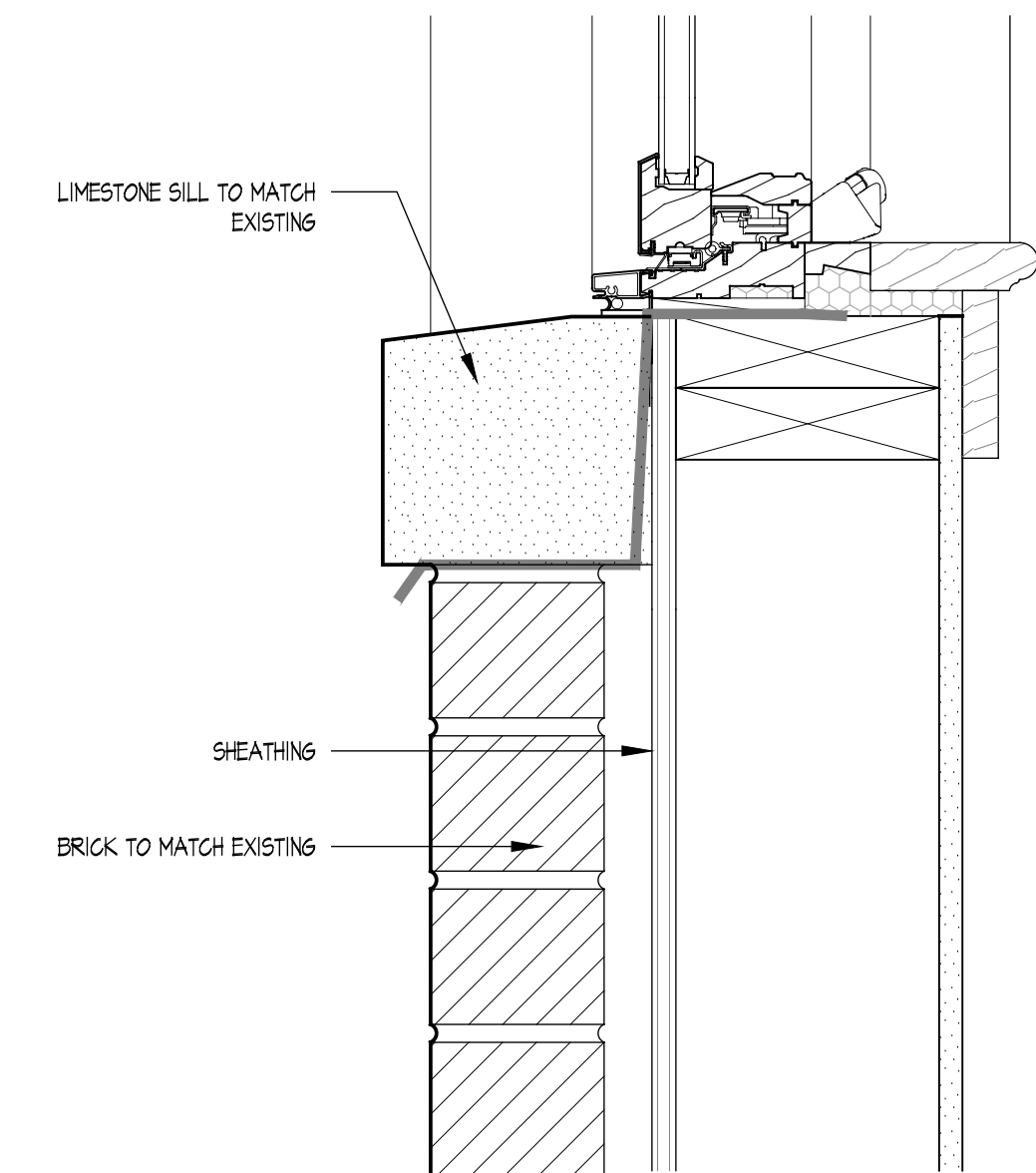
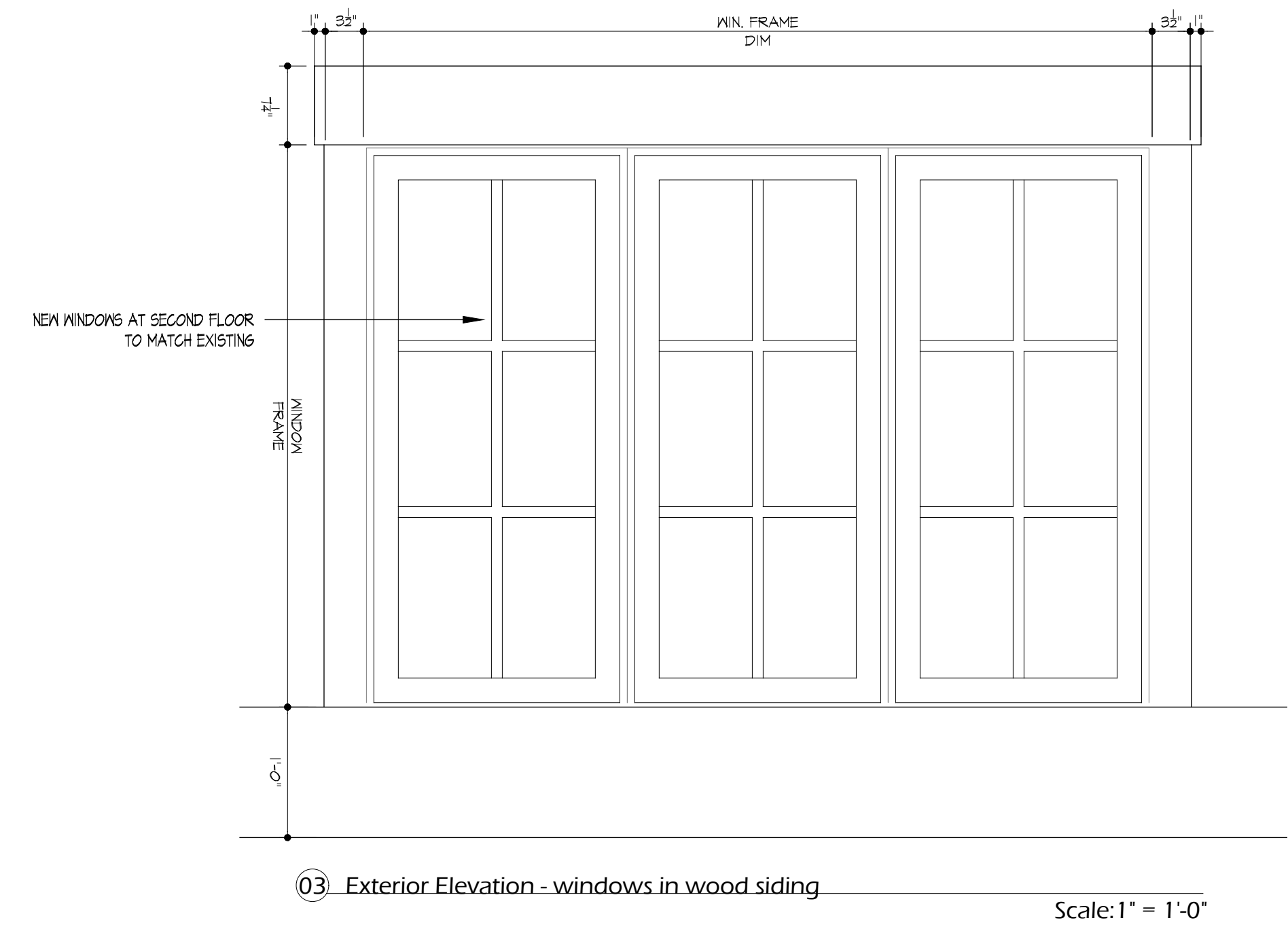
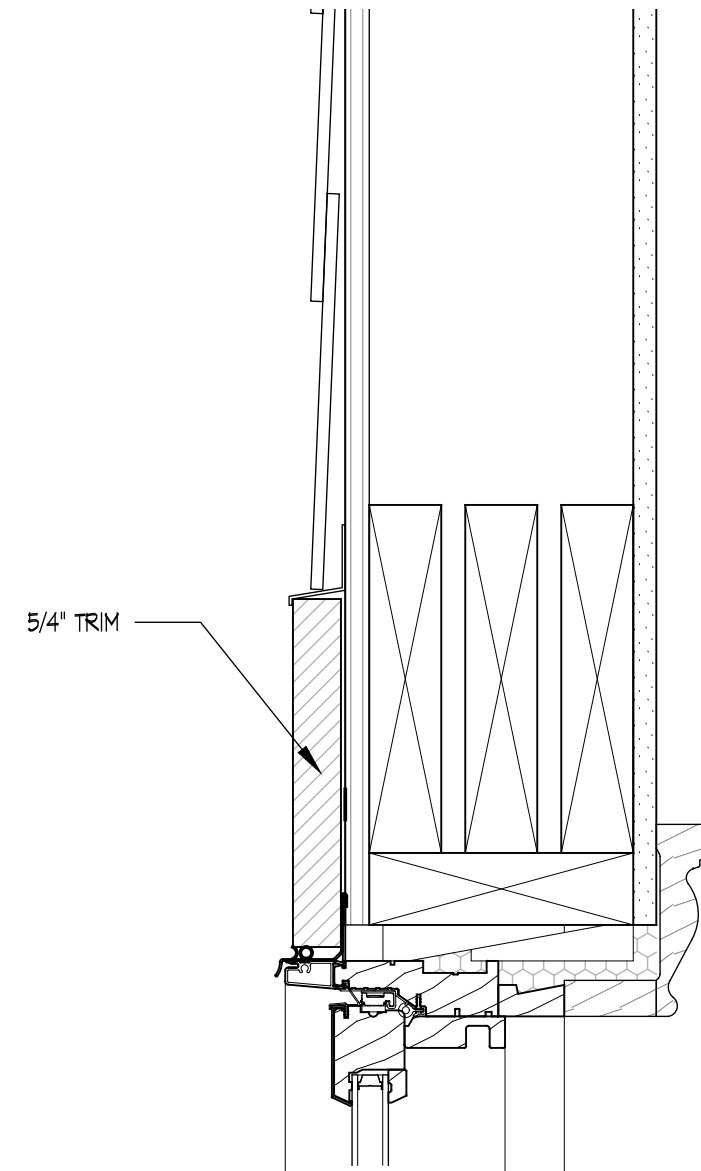
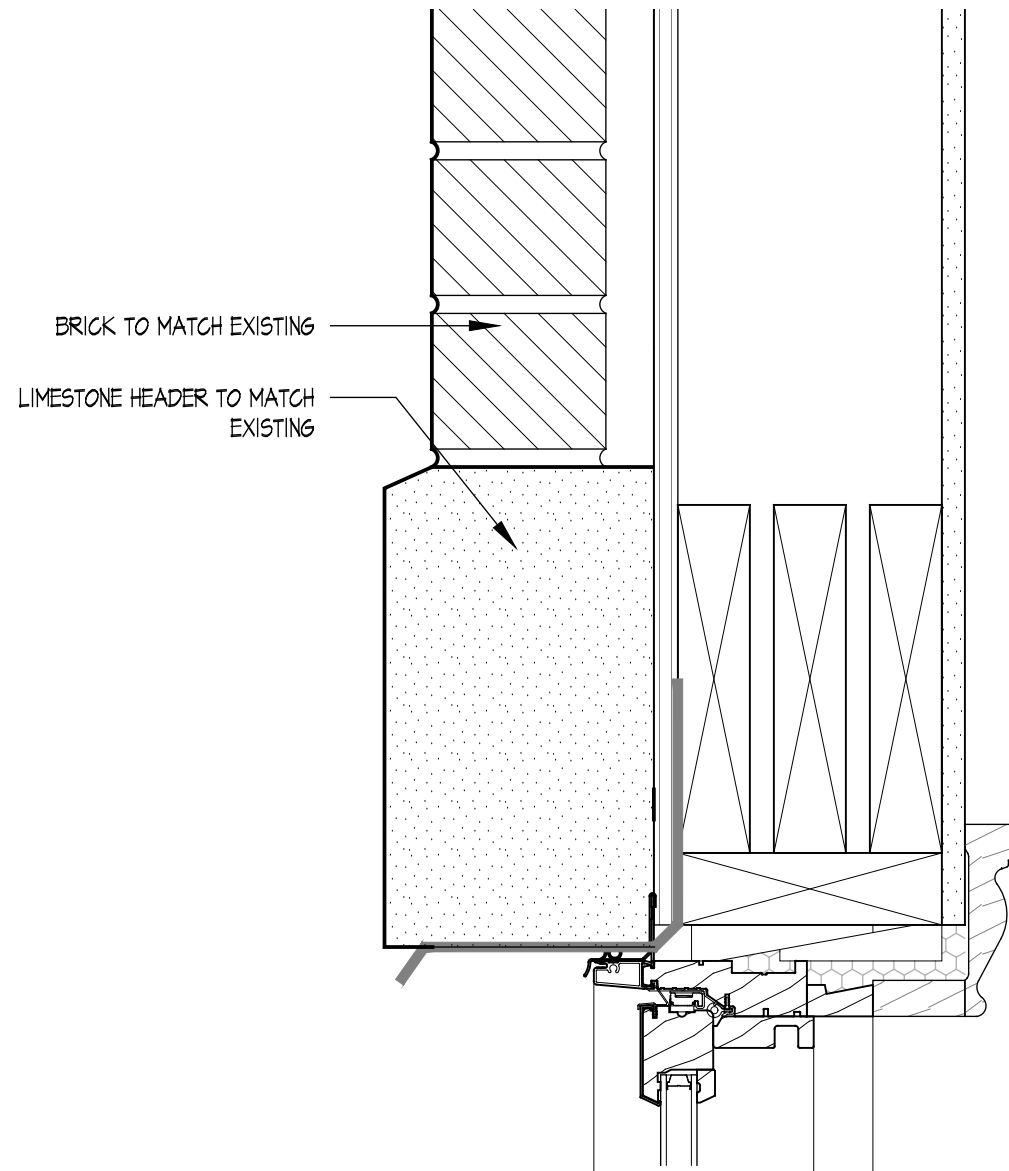
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Exterior
Elevation
Diagrams

A2.4



01. HSJ Details for new windows in brick to match existing conditions
Scale: 3" = 1'-0"

02. HSJ Details for new windows in wood siding
Scale: 3" = 1'-0"

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Window
Details

A2.5



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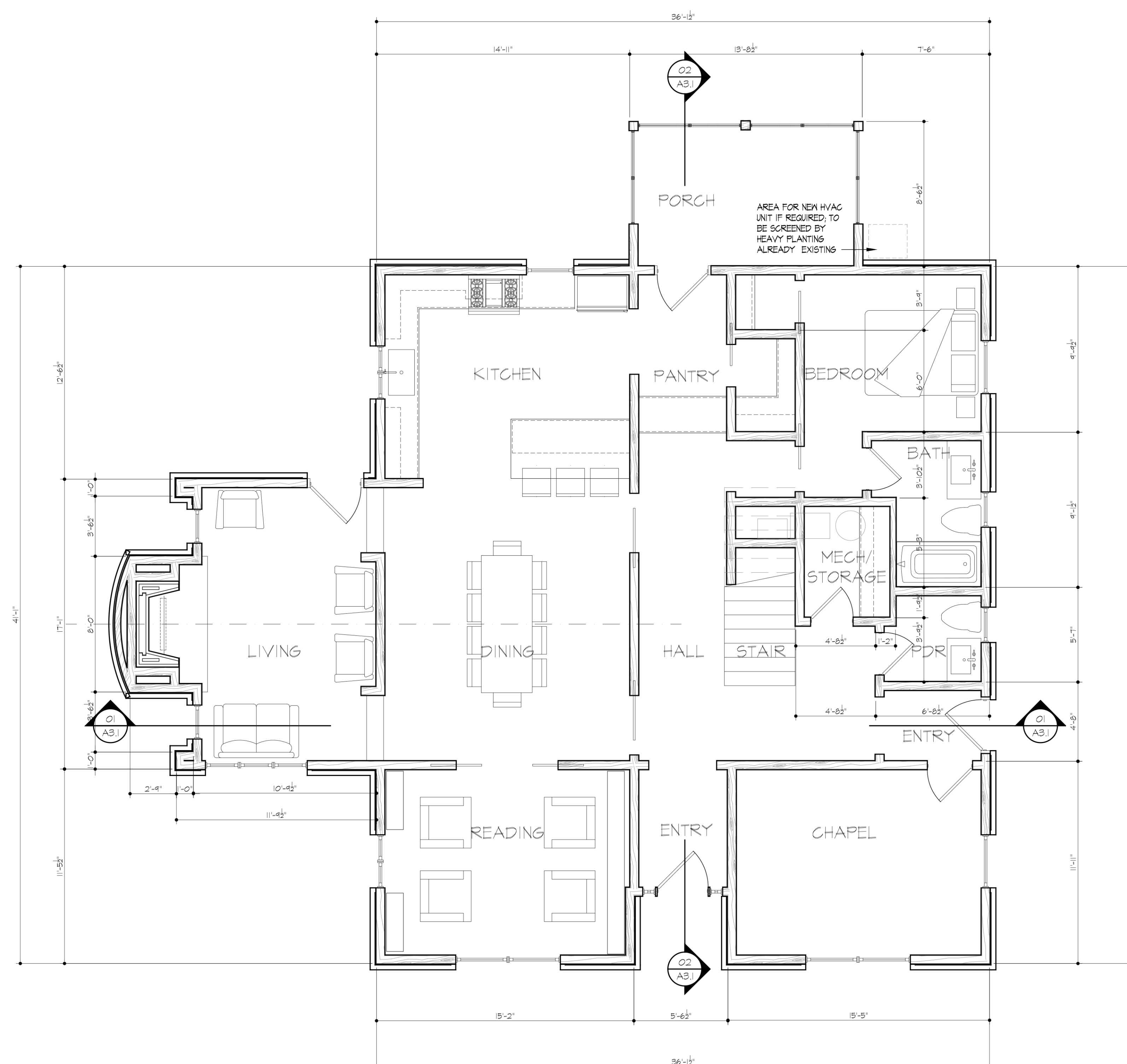
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Proposed First Floor Plan

A1.1



01 Proposed First Floor Plan

Scale: $1/4" = 1'-0"$

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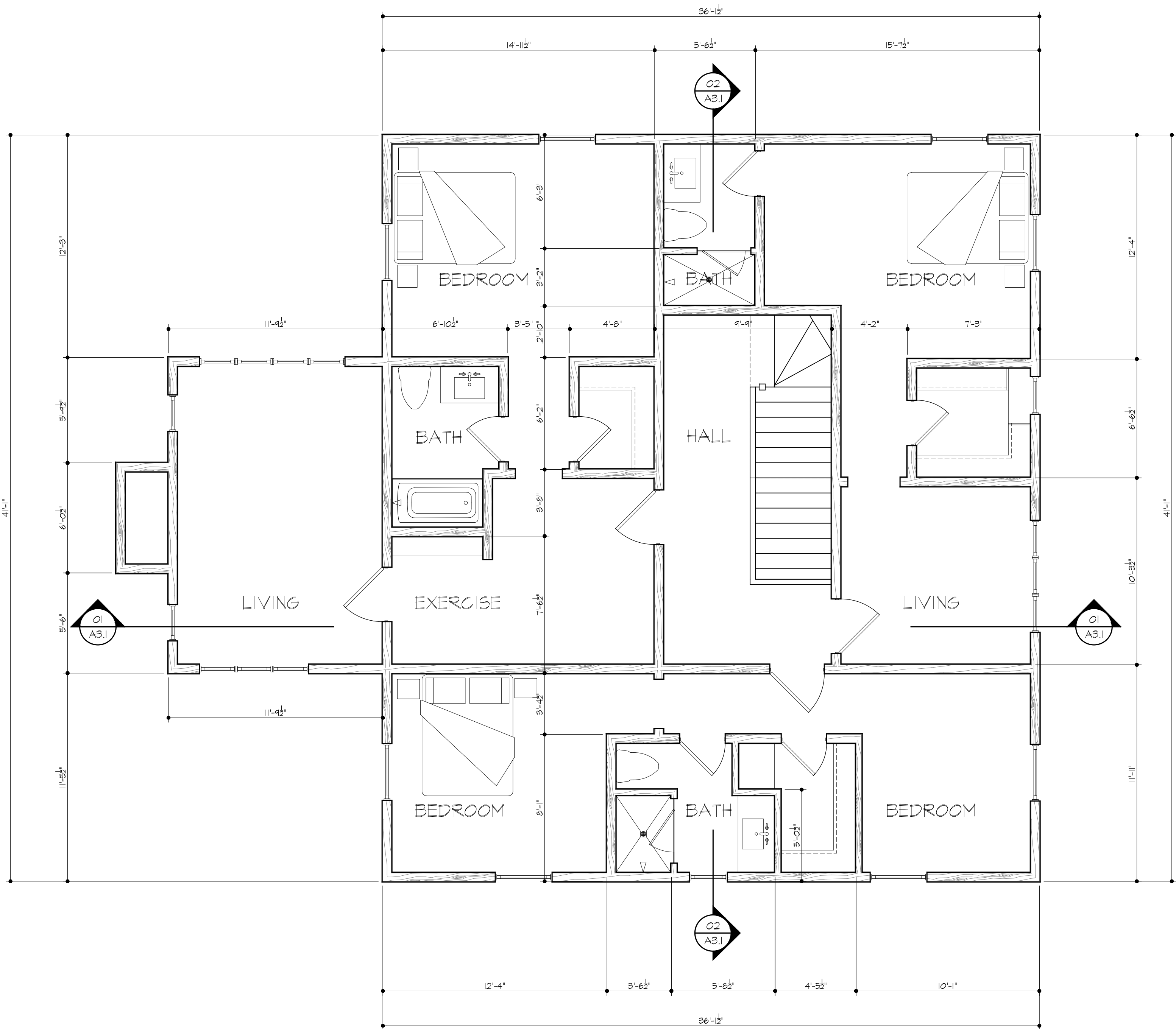
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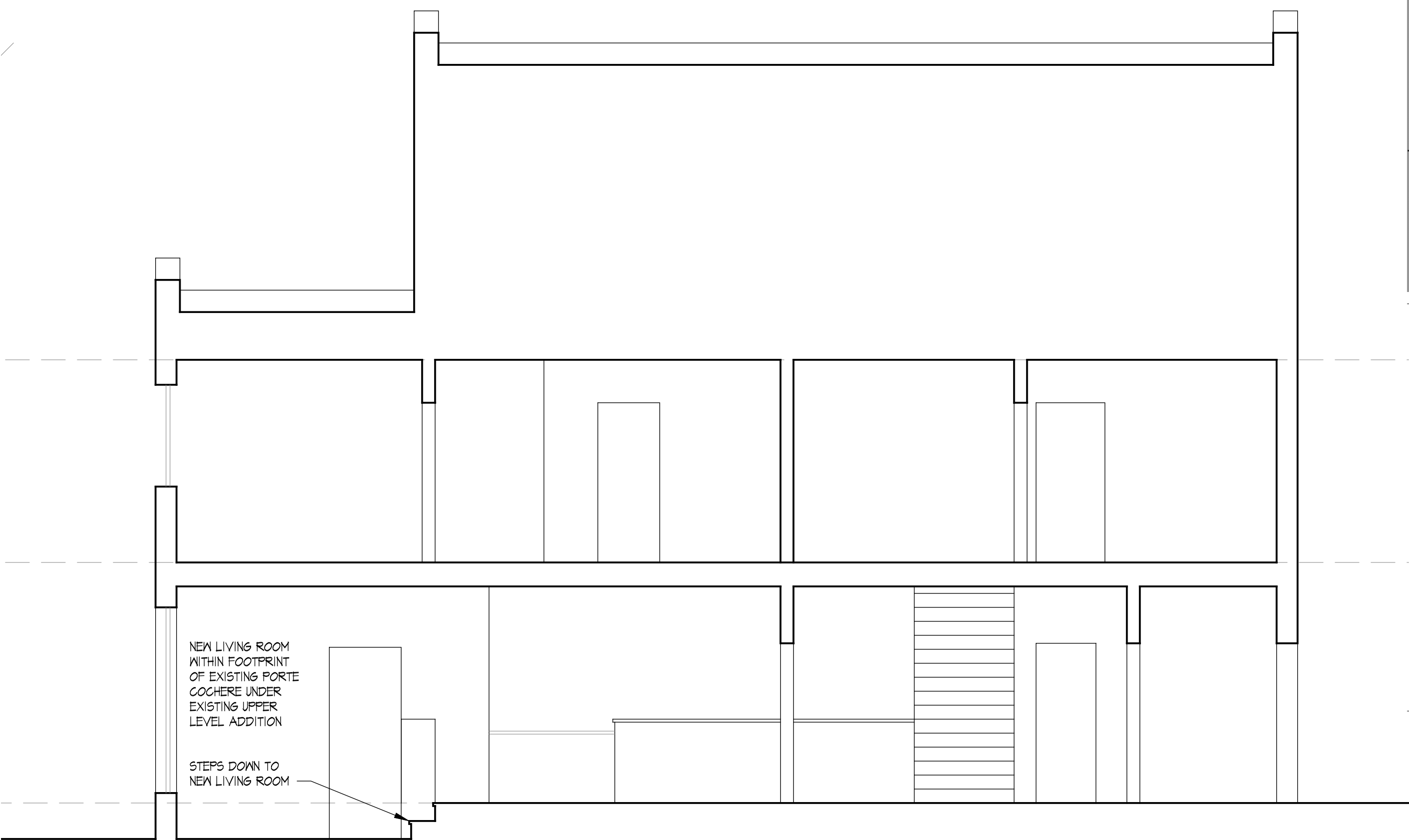
Proposed
Floor Plans

A1.2



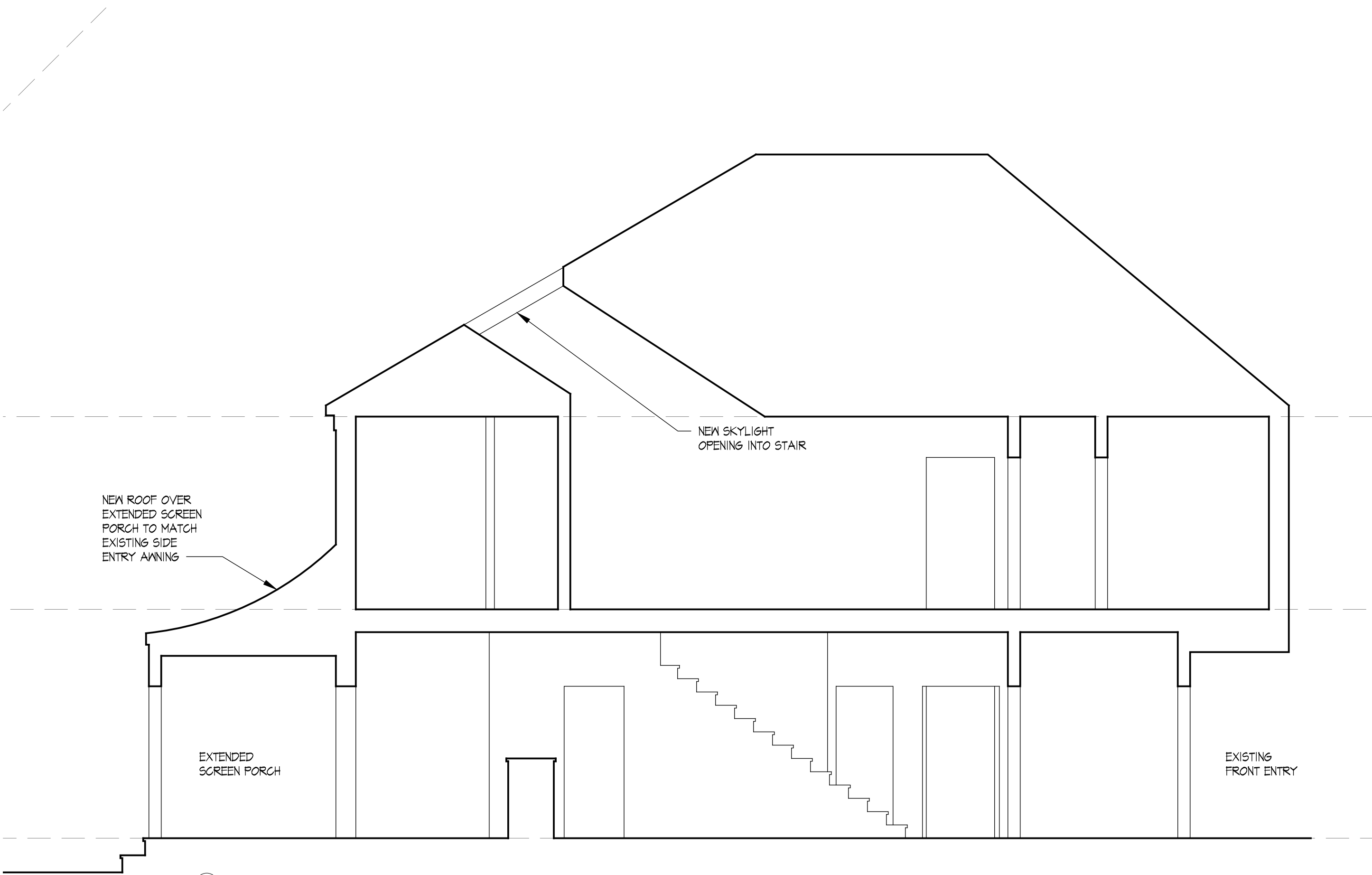
01 Proposed Second Floor Plan

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



01 Building Section

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



02 Building Section

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



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Building
Sections

A3.1



01 Original proposal

The reduced height of the chimney mass means that it is not visible at all from this front perspective whereas in the original proposal there was a small amount of it that could be seen.

Now there is effectively no presence of the renovation from this view.



02 Revised proposal



01 Original proposal

In the revised proposal the reduced chimney mass is not even visible on the backside of the rectory as seen on the approach from the main cathedral.



02 Revised proposal



01 Original proposal

The chimney mass was reduced in height by approximately 4 feet. This is most clearly seen in this view along the back side of the rectory.



02 Revised proposal



01 Original proposal

This view best represents how the reduced height of the chimney mass causes the addition to read as a secondary element to the main body of the rectory. The reduced chimney height better respects the scale of the original building while still acting as an anchor to the addition by responding to the detailing and formal strategies of the original building.



02 Revised proposal



01 Existing conditions

There is a possibility, based on budget and final cost estimations, that St Patrick's may opt to keep the existing rear screened porch rather adding the enlarged screened porch previously shown. The image above shows the existing conditions and the image below shows how this facade would look if the decision is made to keep the existing porch with the new addition.



02 Revised proposal without new screened porch

FS A21 Product Data Sheet

Starting Production Code: 34AX08A

Description	General	FS - Fixed Deck Mounted Skylight, consisting of the following integrated components – an interior condensation drainage gasket, pre-finished white wooden frame, exterior maintenance free aluminum cladding and counter flashing, corner keys, and a insulating thermal pane glass unit with two seals, warm edge spacer system, three coats of low e silver to increase visible light transmittance while reducing solar heat. Primary seal between glazing and cladding is a silicone based glazing sealant. And lastly, the skylights are mounted to the roof deck by fastening the continuous deck seal mounting system with durable foam seal directly to the roof deck.
	Variant	FS xxx 200xB
Installation	Instructions	Installation Instructions included in every box and are listed at www.VELUXusa.com or contact VELUX at 800-888-3589. Installation instructions provided with each unit. VAS 452197
	Applications	Single unit and combi applications.
	Orientation	The skylight has a specific top and bottom and can not be rotated.
	Roof Pitch	0° - 10° Install with site built curb to elevate the pitch of the glass to 14 degrees. Then install a VELUX ECB counter flashing kit to create a water tight joint between the skylight and the site built curb. Drawings and instructions are available on the VELUXusa web site.
		14° - 85° Mount the skylight directly to the roof deck by aligning and securing the continuous deck sealing mounting system directly to the roof deck.
		Under 20° Condensation drippage from the pane interior can be expected.
Compatibility	Flashings	EDL - single unit installation with thin roofing material (Shingles, Slates).
		EKL - side by side and or over and under combinations with thin roofing materials
		EDW - single unit installation with high (tile) profile roofing material
		EKW - side by side and or over and under combinations with high profiled (tile) roofing materials
		EDM - single unit installation with metal roofing panels.
		ECB - site build curb installations with roof pitch less than 14 degrees.
	Interior Accessories	Manual & Electric - Blackout blinds, Roller blinds, Venetian Blinds. Solar - Blackout blinds, Roller blinds

FS A21 Product Data Sheet

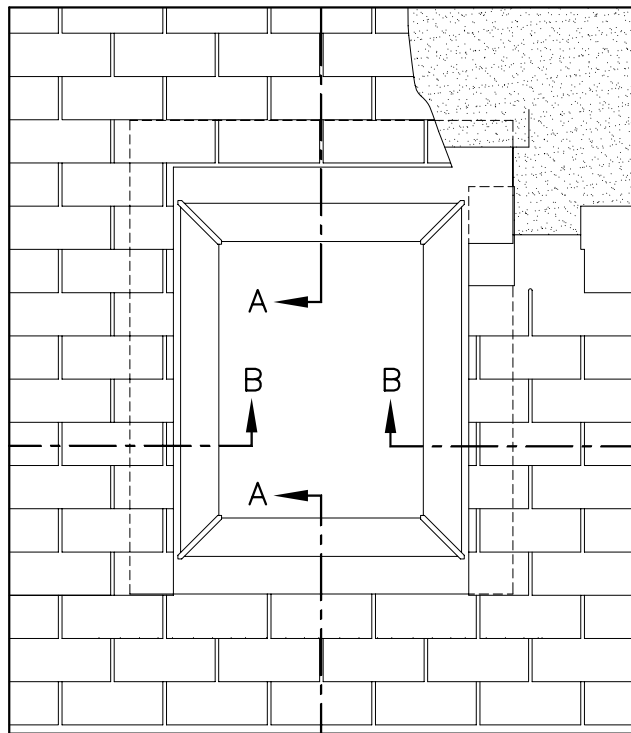
Starting Production Code: 34AX08A

Materials	Wood	Ponderosa pine finished white in the factory or as a special order, natural wood with a short term colorless wood preservative. Stain grade units are available as special order.
	Cladding	Lacquered aluminum, neutral gray color with Kynar 500 top finish to prevent fading. 0.065mm thick.
		Copper - untreated mill finish.
		Special color cladding not available.
	Glazing	Standard stocked glazing are type 04, 05, 06, 10. Contact VELUX for stocked sizes of 06 & 10 glazings.
		Consult with customer service for special glazing options and delivery.
		05 - A LoE3 double sealed insulated panes filled with warm edge technology, stainless steel spacer, 95% Argon gas and coated with three layers of microscopic silver particles to increase thermal performance. This glazing is improved over prior in that it allow in more visible light while blocking out more solar heat gain (spectrally selective). Replaces type 75 comfort. Over all pane thickness is 17.2mm.
		04 - LoE3 Laminated - All the benefits of the 05 LoE3 Glass plus a laminated interior pane for safety and maximum protection from both heat gain and fading with Neat coated exterior. Replaces type 74 Comfort Plus. Over all pane thickness is 17.6mm. Laminate
		06 - Impact - Laminated heat strengthened with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.90 PVB
		08 - White laminated - Laminated heat strengthened with tempered LoE3. Same as 04 but a white inner layer. Over all pane thickness is 17.6mm. Laminate material is 0.30 PVB.
		10 - Snow load - Laminated tempered with tempered LoE3 with Neat coated exterior. Over all pane thickness is 18.2mm. Laminate material is 0.30
	Gaskets	Patented engineered rubber gasket gaskets to prevent air infiltration and water penetration. Primary seal at glazing and cladding is silicone based glazing sealant.
	Deck Seal Mounting Flange	Pre-engineered Deck Seal mounting system with a anti corrosive coating. The Deck Seal mounting system is pre-attached all the way around the perimeter of the skylight and has a durable closed cell foam that seals the skylight to the roof deck. Deck seal size: 1-1/4" up the frame and 1-1/4" away from the skylight frame. Flange attached to roof decking with 1-1/4" ring shank nails provided with skylight unit.

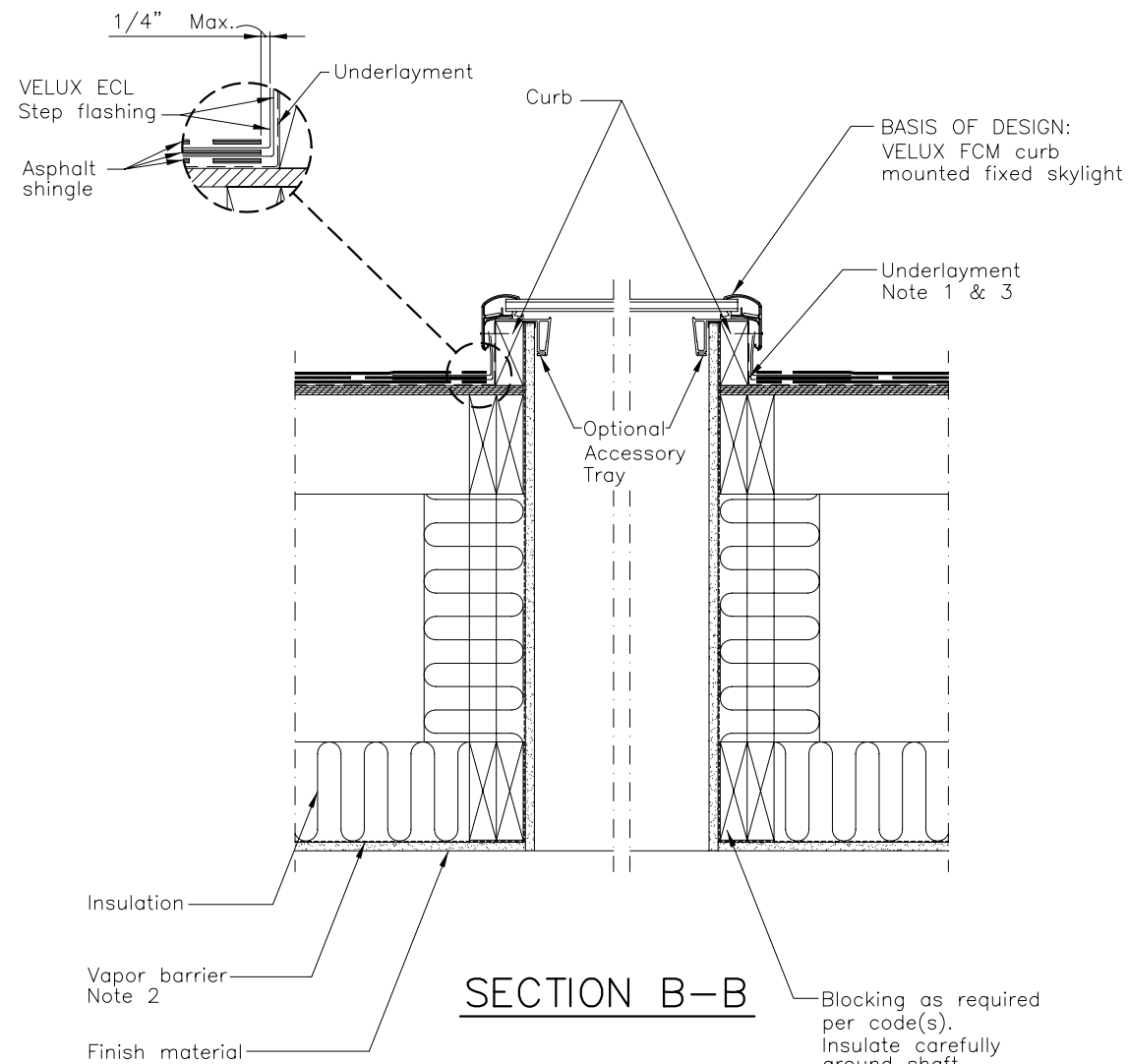
FS A21 Product Data Sheet

Starting Production Code: 34AX08A

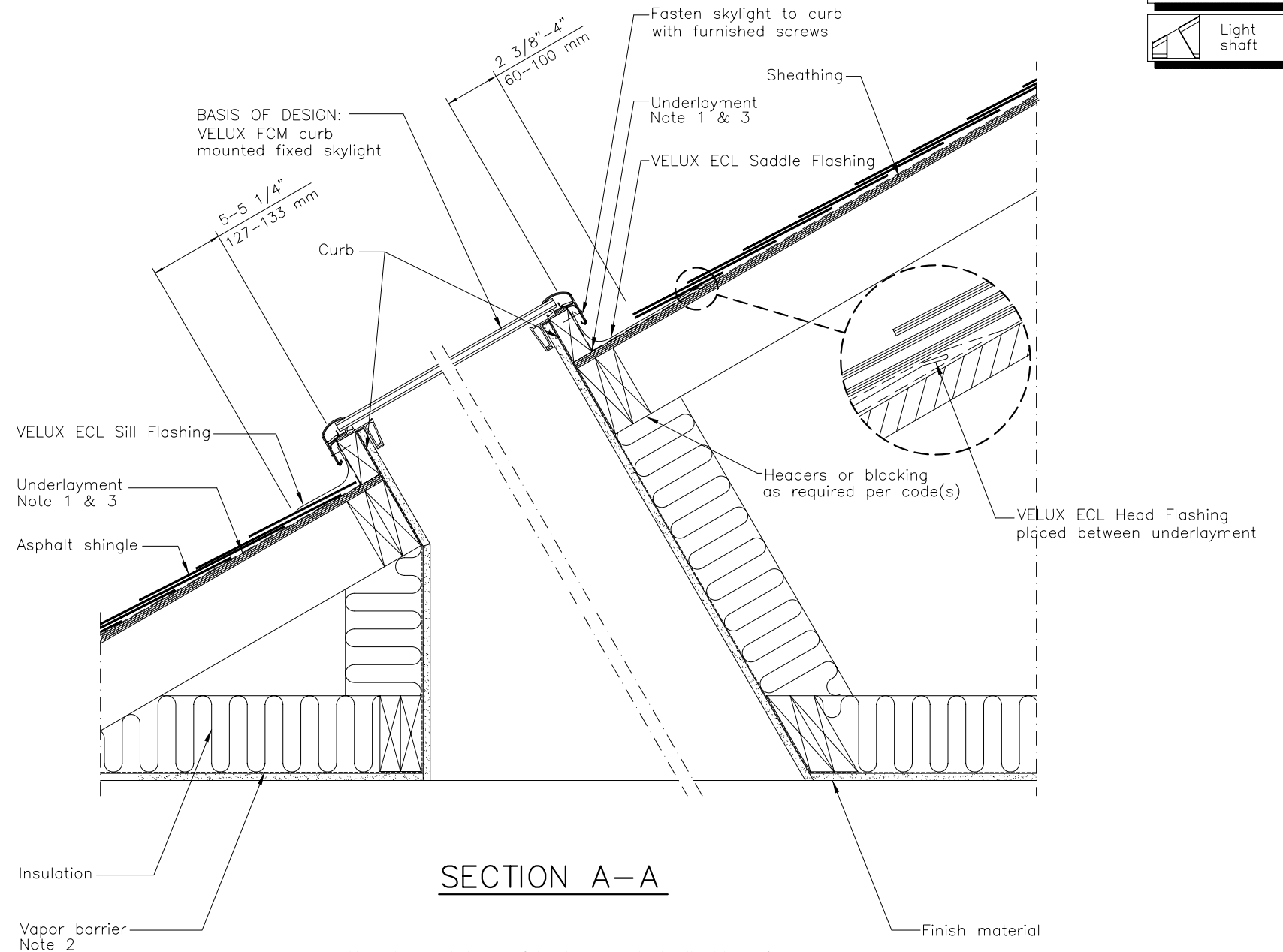
Sizes	Standard Size	A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01			
	Special sizes	Not available			
	Special color	Special color cladding not available			
	Rough Opening Dimensions	Size	Width		Size Height
		A06	14.1/2"		D26 22 15/16"
		C01, C04, C06, C08	21"		C01, S01 26 7/8"
		D25, D06	22 1/2"		M02 30"
		M02, M04, M06, M08	30 1/16"		C04, M04 37 7/8"
		S01, S06	44 1/4"		A06 C06, D06, M06, S06 45 3/4"
					C08, M08 54 7/16"
					C12 70 1/4"
Certification	General	Hallmark certified, Florida Product approval. Exceeds International Building Code (IBC), International Residential Code (IRC) and International Energy Conservation Code (IECC).			
	Air, water, Structural	WDMA Hallmark Certification.			
		Architectural Testing Inc Code Compliant Research Report CCRR			
	Thermal	NFRC certified and labeled to Exceed Energy Star U-value and Solar Heat Gain (SHGC) requirements for all climate zones.			
Product Warranty	Frame	10 years from the date of purchase, VELUX warrants that the skylight will be free from defects in material and workmanship			
	Glass	20 years from the date of purchase, VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to a failure of the glass seal.			
	Accessories	5 years from the date of purchase, VELUX warrants that VELUX blinds and control systems will be free from defects in material and workmanship.			
	Installation	10 Years from the date of installation provided the skylight is installed with the three layers of protection per the manufactures instructions.			
Changes from Earlier Versions	Exterior	N/A			
	Interior	N/A			
Type Sign	Example	FS C06 2004 01AR05A			
	Location	Top left corner from out on the roof.			
Other Information	Features & Benefits				



ELEVATION

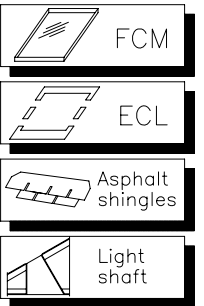


SECTION B-B



SECTION A-A

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.



This drawing is an instrument of service and is provided for informational use only.

VELUX

Sky-Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

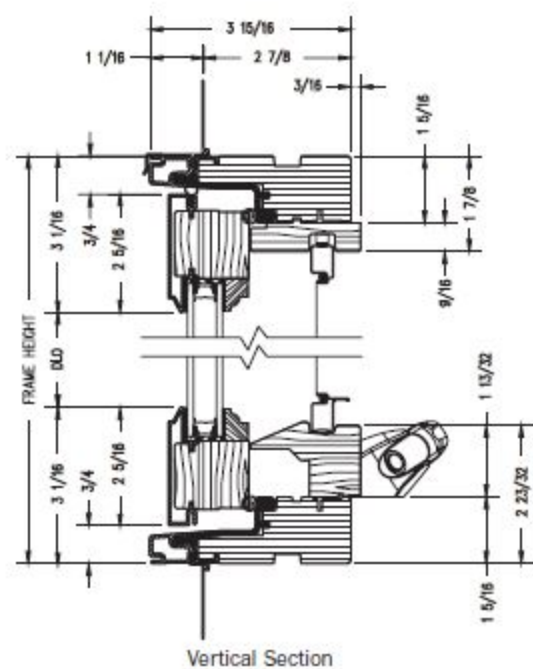
FCM-Residential/Commercial
Roof Section (Light Shaft
and Asphalt Shingles)

	Name	Date
Drawn by	JDH	Mar 10
Checked by	WQ	Mar 10
Drawing No.		

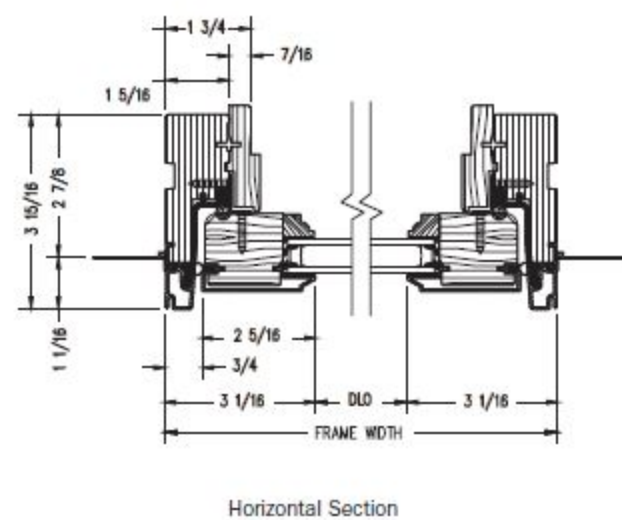
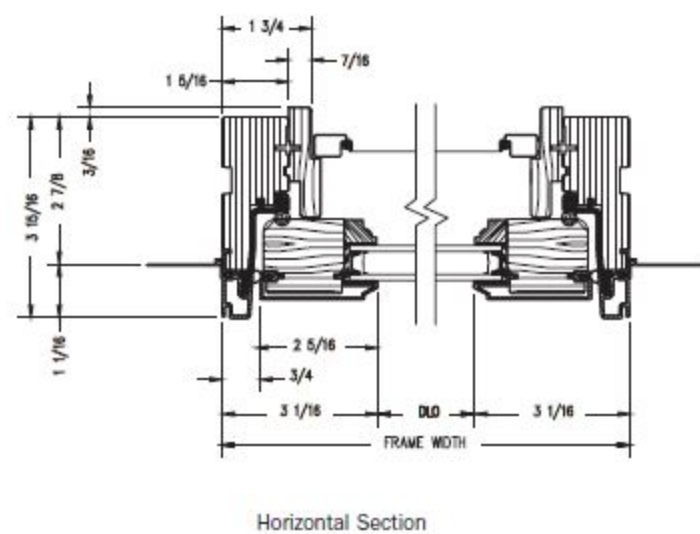
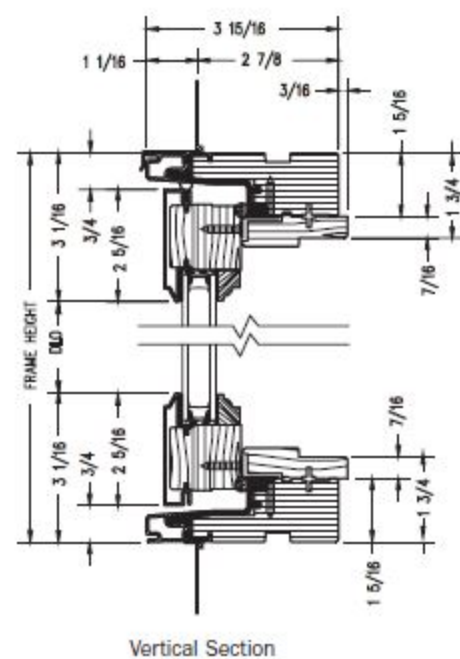
FCM-01-0310

Casement Windows

Casement



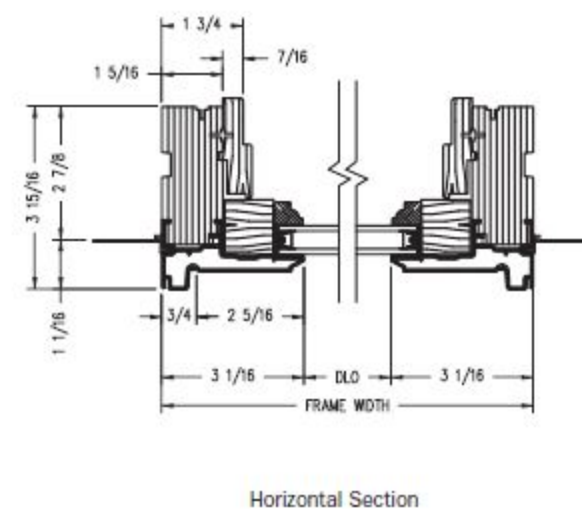
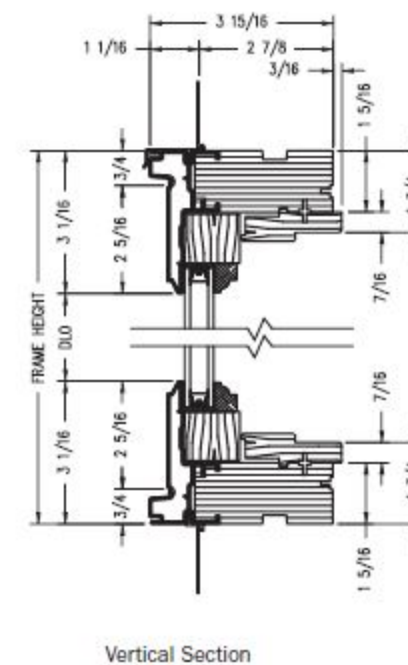
Sash-Set (2-Piece) Casement



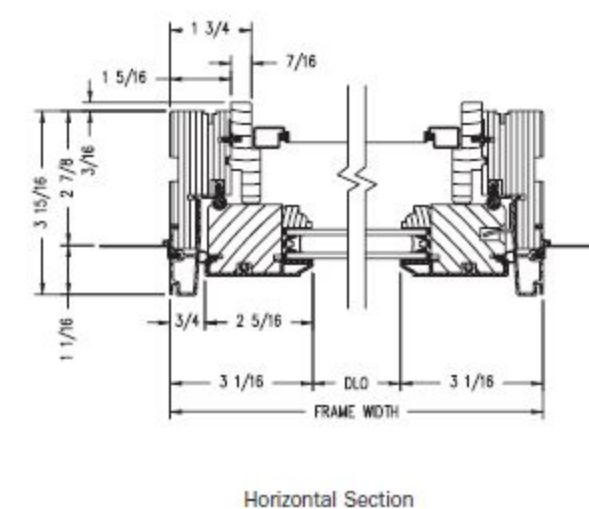
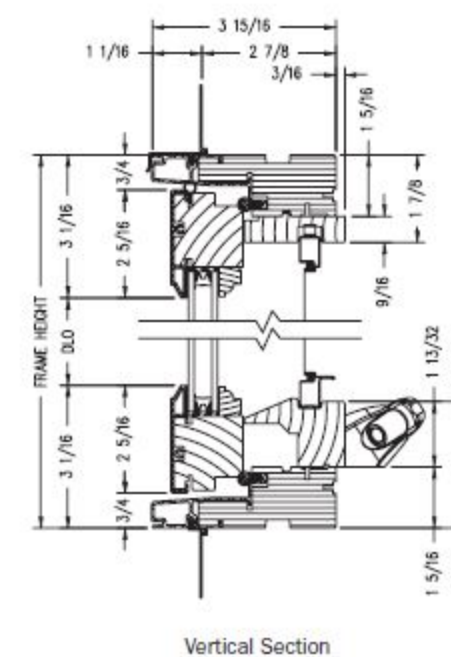
Shown with ovolo (colonial) glass stops.

Casement Windows

Direct-Set (1-Piece) Casement

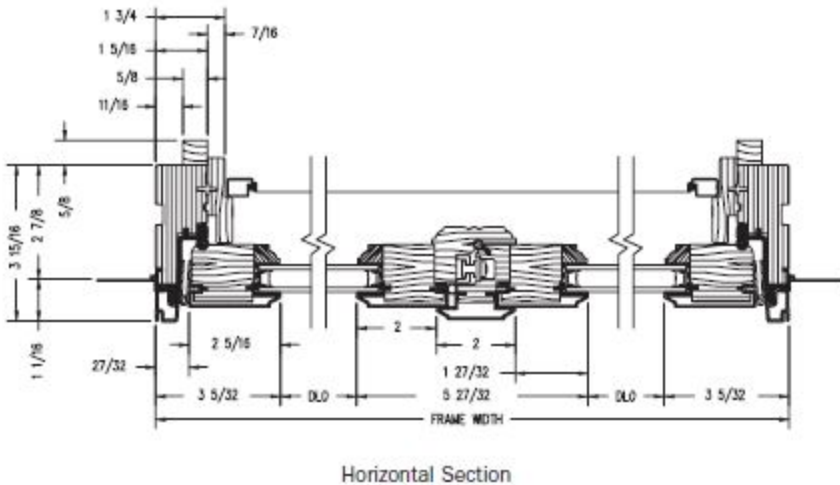
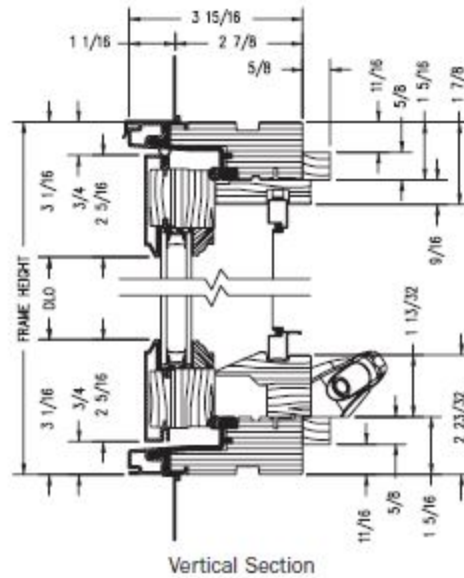


Arch Casement



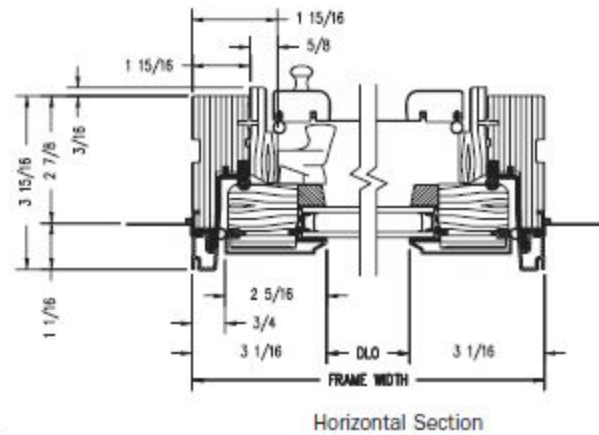
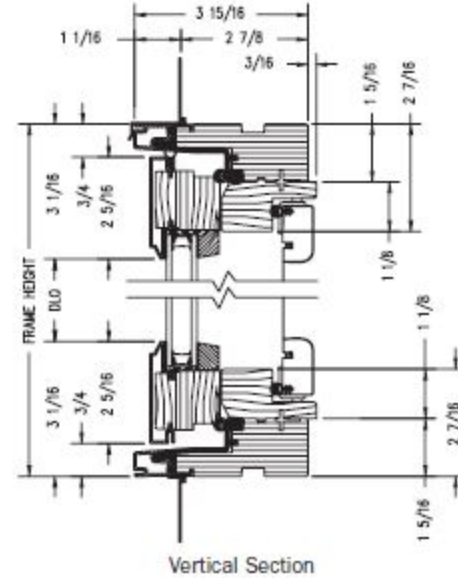
Shown with ovolo (colonial) glass stops.

French Casement Windows



Shown with ovolo (colonial) glass stops.

Push Out Casement Windows



Shown with contemporary glass stops.



Casement Windows

Casement, French Casement and Push Out Casement

Andersen® E-Series casement windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series casement window is made to your exact specifications, giving you unmatched freedom.



DURABLE

- Virtually maintenance-free
- Exteriors never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more



*Visit andersenwindows.com/warranty for details.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

- Energy-efficient & decorative glass options
- Blinds & shades between the glass
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

EXTERIOR COLOR OPTIONS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandtone
Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze
Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue
Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black

Anodized Finishes

Clear Anodized	Champagne	Light Bronze	Medium Bronze	Copper	Dark Bronze	Black

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species

Pine	Mixed Grain Douglas Fir	Oak	Maple	Alder	Hickory	Mahogany*	Vertical Grain Douglas Fir	Walnut	Cherry

Interior Finishes & Painted Options

Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey	Cinnamon	Russet	Mocha	Espresso	White
Birch Bark	Primed (for paint)	Canvas	Sandtone	Terratone	Forest Green	Dark Bronze	Dove Gray	Prairie Grass	Red Rock
Cocoa Bean	Black	Anodized Silver							

HARDWARE FINISHES

Casement & French Casement

Bronze	Antique Brass	Polished Brass	White	Black
Satin Chrome	Bright Chrome	Gold	Oil Rubbed Bronze	Pewter

Gold, Oil Rubbed Bronze and Pewter are available on Casement windows only.

Push Out Casement

Polished Brass	White	Black	Oil Rubbed Bronze	Antique Brass	Satin Chrome

Andersen
ARCHITECTURAL
COLLECTION

