Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: September 23, 2019***
HDCCMI 2019-00516	***PID# 12312502***

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1621 Dilworth Road East

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Harry Schrader/Will Philemon

Details of Proposed Request

Existing Conditions

The existing structure two-story Colonial Revival brick building constructed in 1938, located on the campus of Saint Patrick's Cathedral. Architectural features include a 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.

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. Additional details needed about the doors (design + materials) on both the side and rear additions.
3. Additional information (materials + dimensions) needed about the proposed new skylight on the rear elevation.
4. Minor revisions may be reviewed by staff (door + skylight details).

HDCCMI 2019-00516

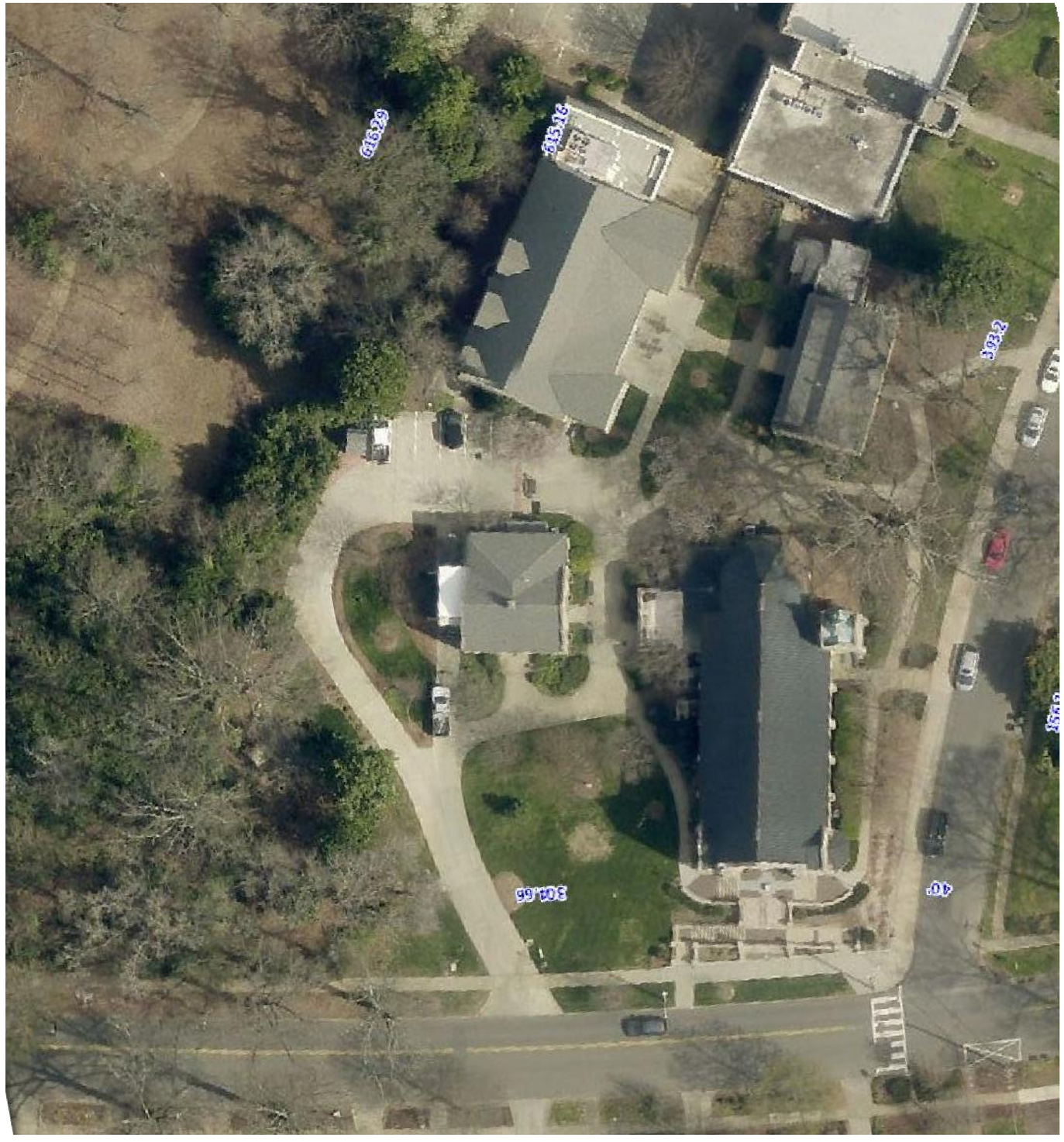
PID: 12312502

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITIONS

Special September Meeting 2019

Lexington Av
Romany Rd
E Park Av
Dilworth Rd W
Dilworth Rd E
Isleworth Av
Waverly Av
Pierce St
Buchanan St
East Bv
N
0 75 150 300 450
Feet
1621 Dilworth Rd E
Dilworth
Property Lines
Building Footprints
Park Property



01 Site Plan - aerial view

Scale: 1" = 20'-0"

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Preliminary Drawings

Not for Construction, Final Pricing, or Permit

St Patrick's Cathedral
Rectory Building
Charlotte, North Carolina

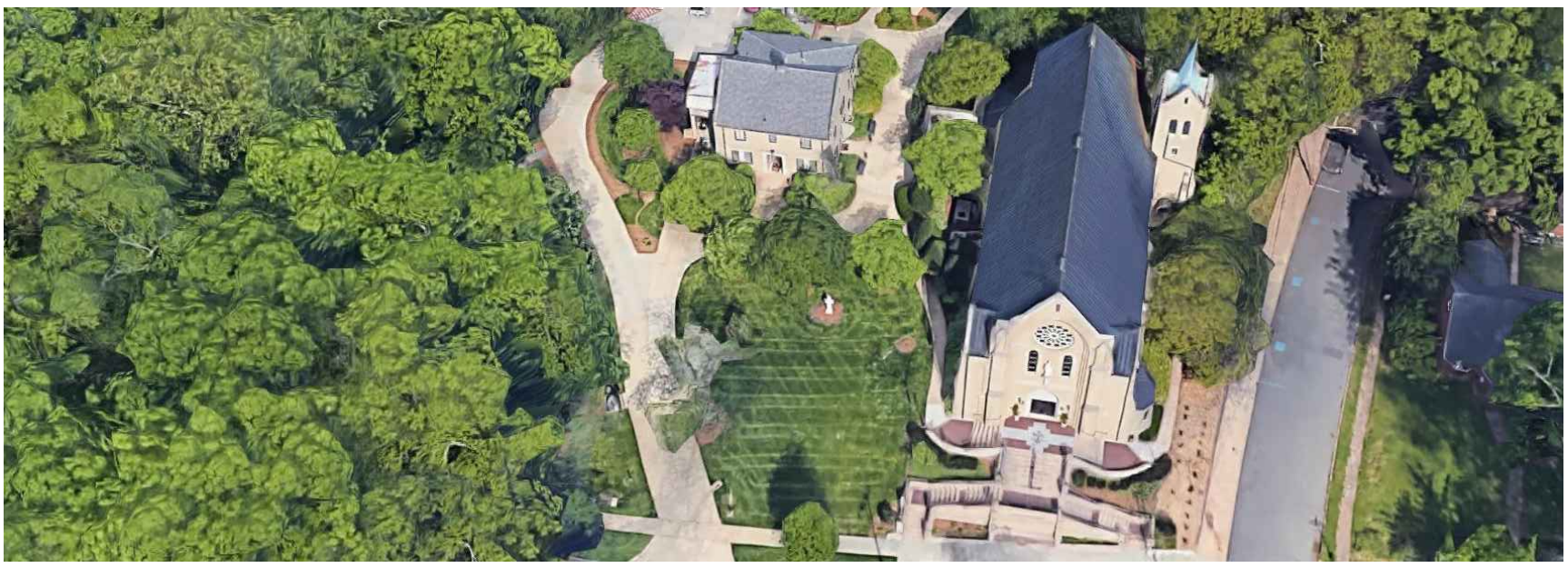
Project Number: 19-001
Issue Date: 08.05.19
Revisions

Site Plan

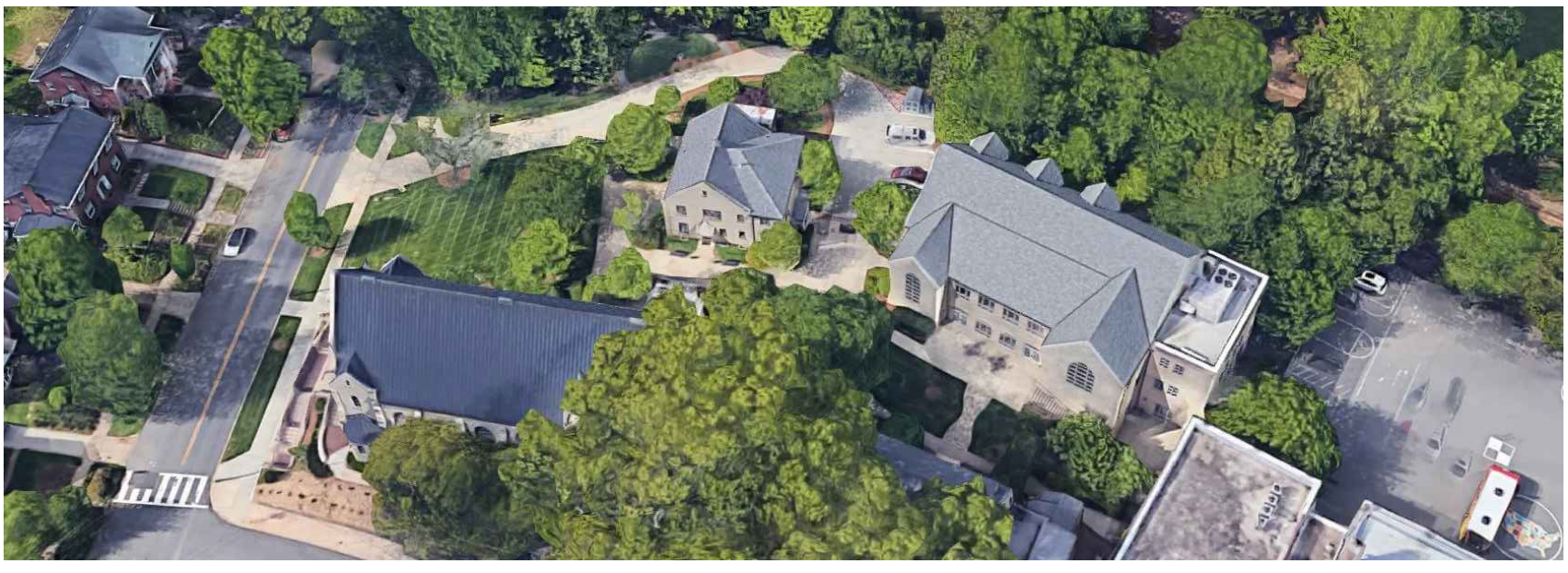
SP1.1

01 Existing conditions - view from street

02 Existing conditions - view from street



03 Existing conditions - aerial view



04 Existing conditions - aerial view

11

St Patrick's Cathedral

Rectory Building

08.05.19

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01 Existing conditions - front elevation

02 Existing conditions - front and side elevations

6

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01 Existing conditions - side elevation

02 Existing conditions - back elevation

7 St Patrick's Cathedral

Rectory Building

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01 Existing conditions - side and back elevations

02 Existing conditions - side elevation

8 St Patrick's Cathedral

Rectory Building

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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

9

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

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

10 St Patrick's Cathedral

Rectory Building

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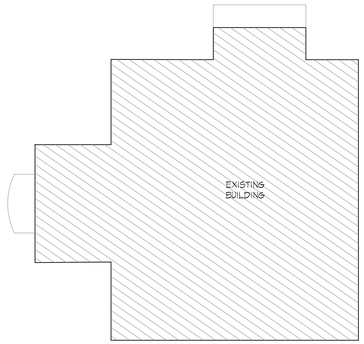
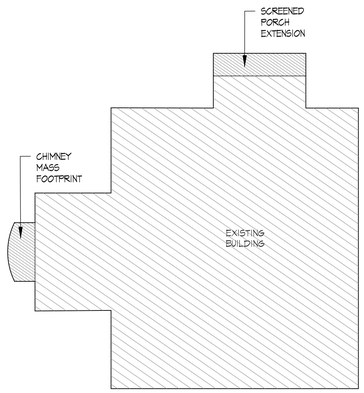


03 Building footprint diagram

Scale: 1" = 20'-0"



02 Building footprint diagram

Scale: 1" = 20'-0"

01 Site Plan

Scale: 1" = 20'-0"

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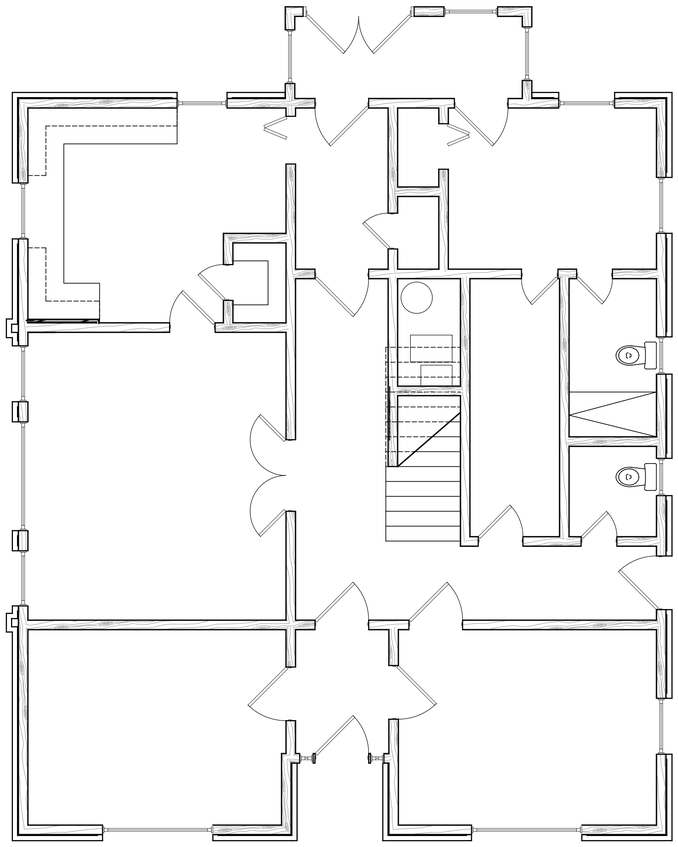
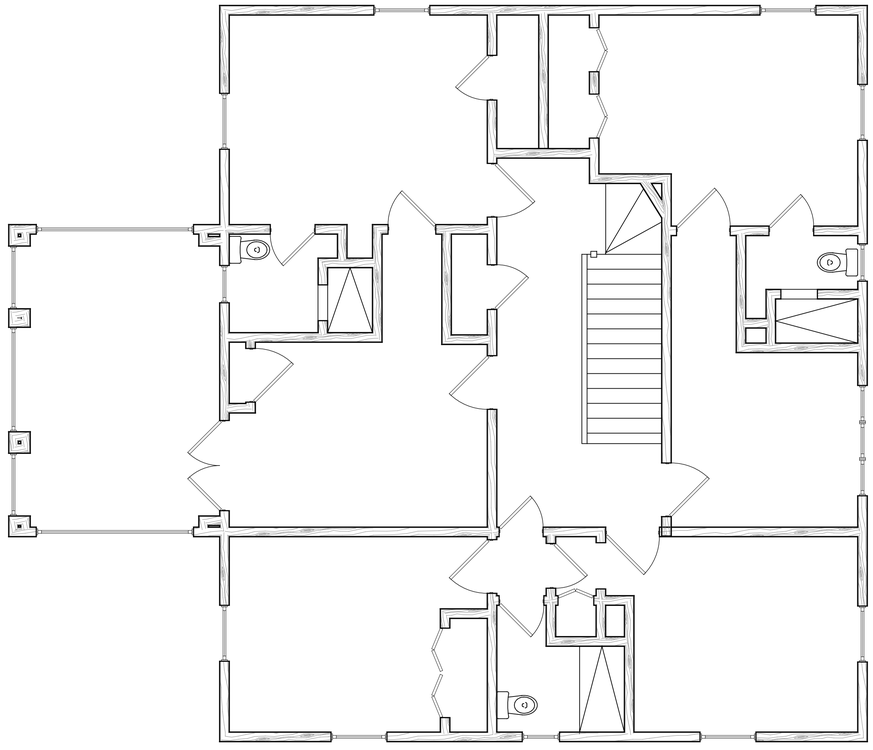
Site
Plan

SP1.0



01 Existing First Floor Plan

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



02 Existing Second Floor Plan

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

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Existing Floor Plans

RA1.1

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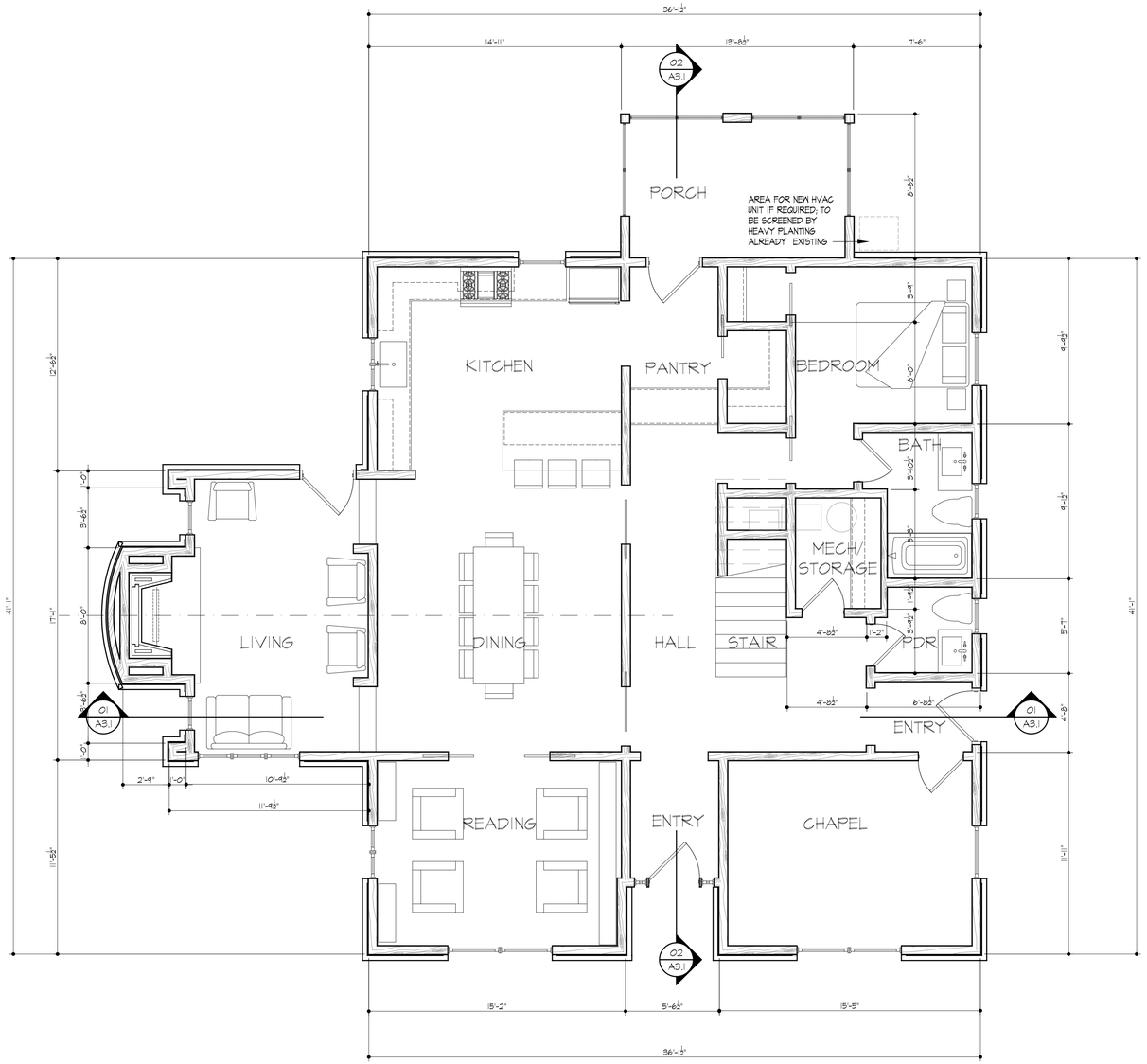

01 Proposed First Floor Plan

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

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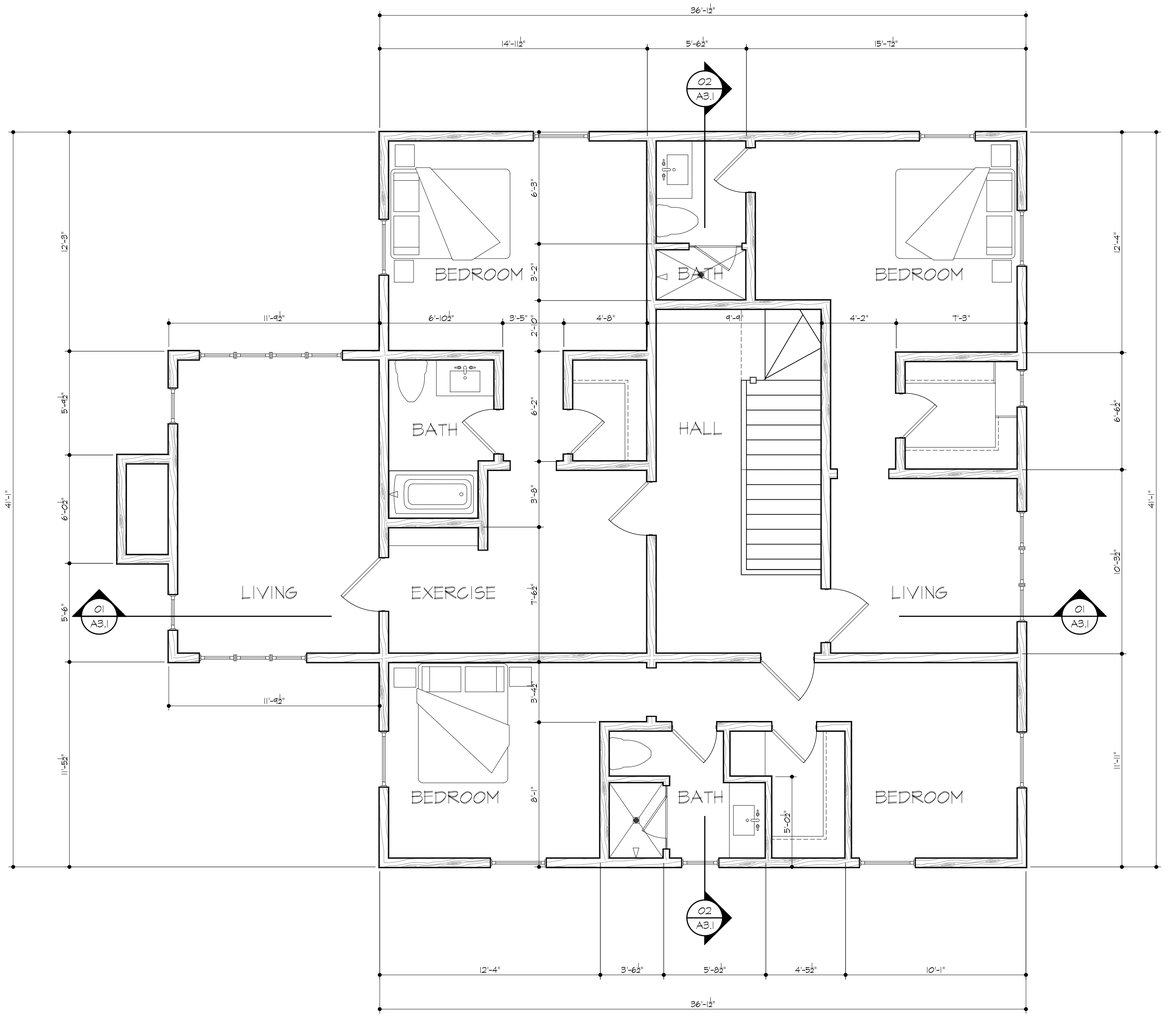
Proposed First Floor Plan

A1.1



01 Proposed Second Floor Plan

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

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Proposed Floor Plans

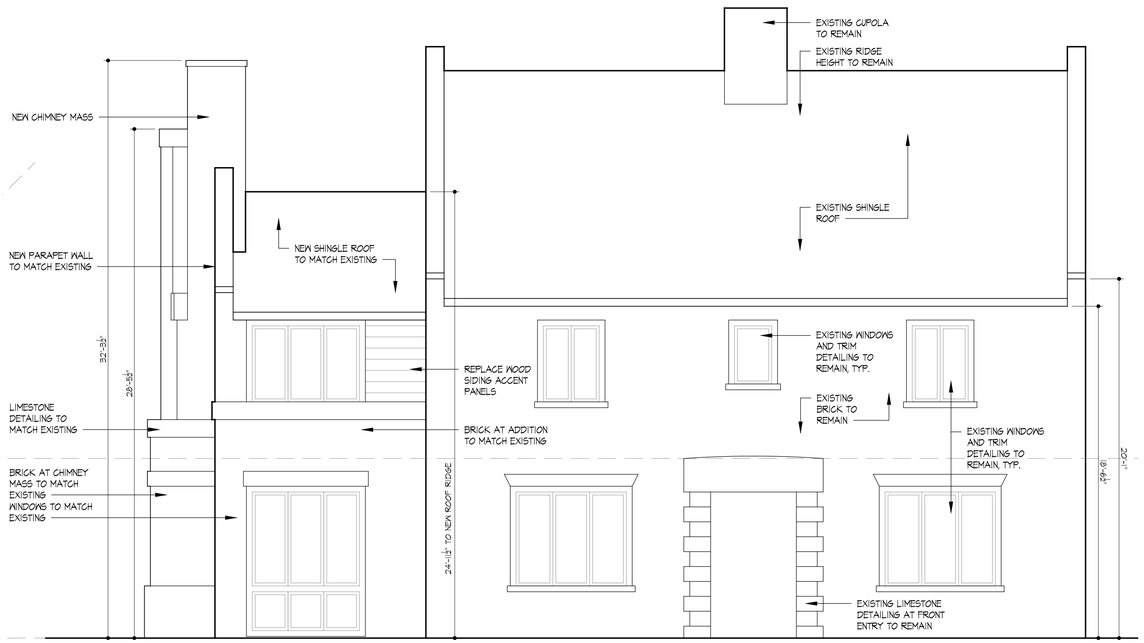
A1.2

01 Existing Front Elevation (West)

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

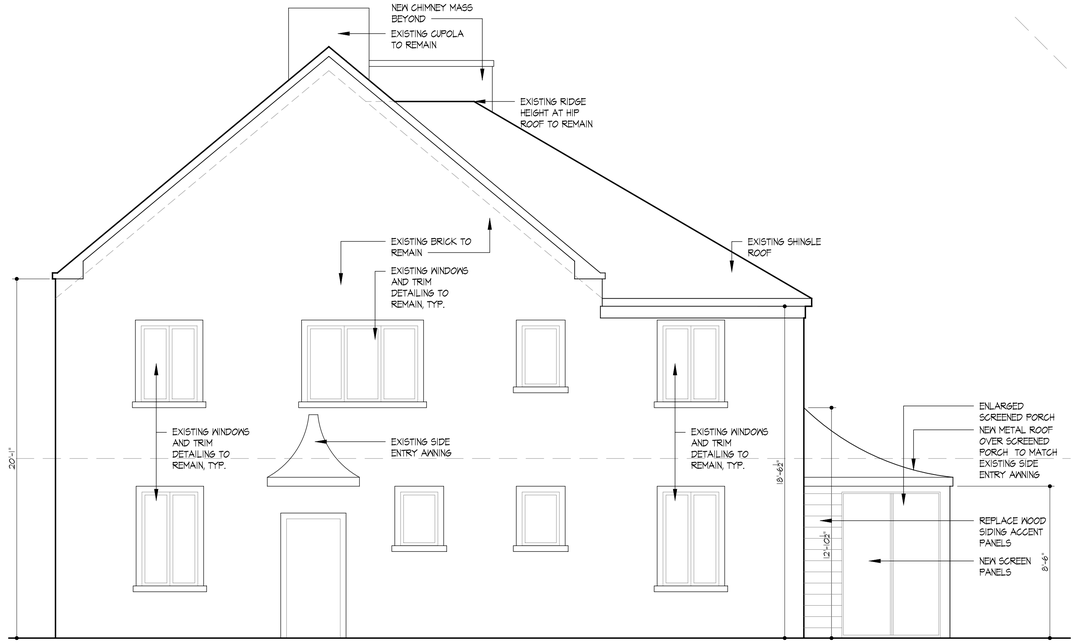
02 Existing Side Elevation (South)

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"

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Exterior Elevations

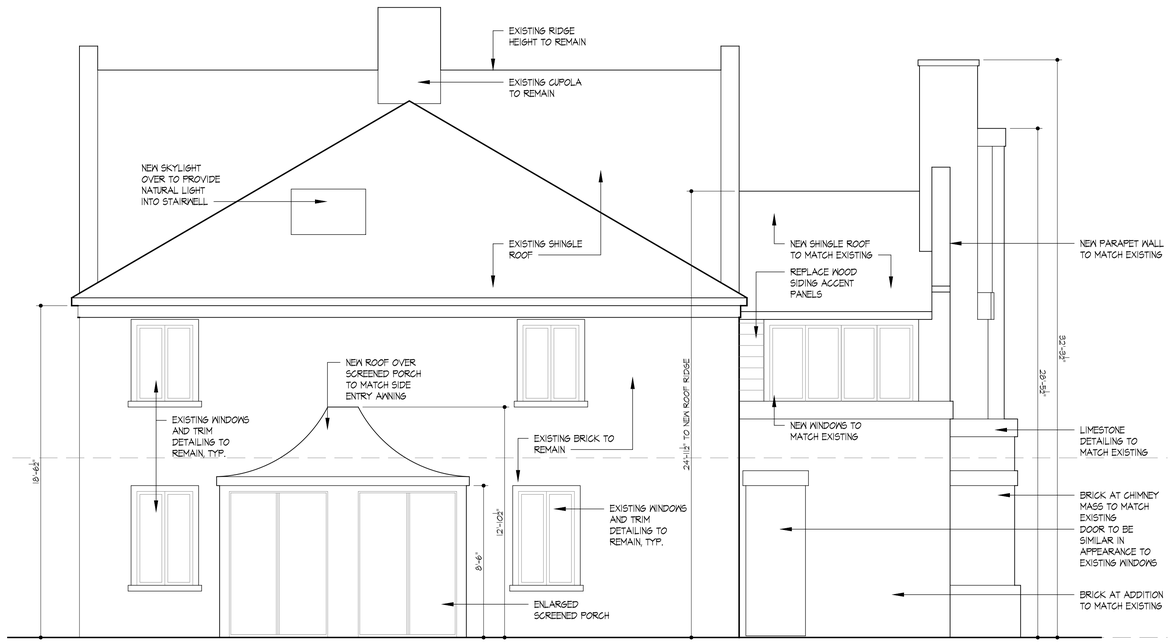
A2.1

01 Existing Rear Elevation (East)

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

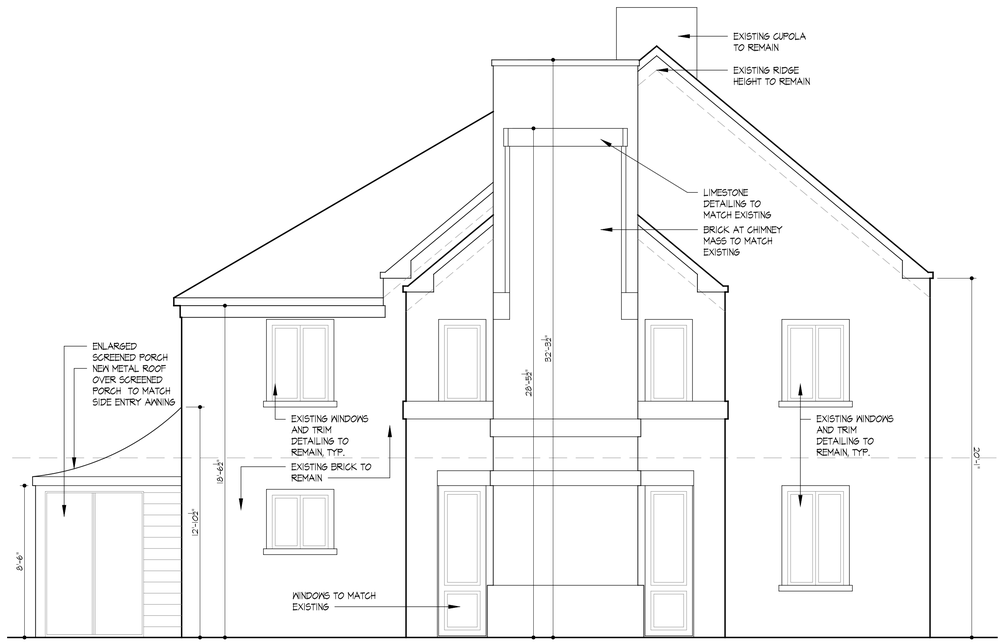
02 Existing Side Elevation (North)

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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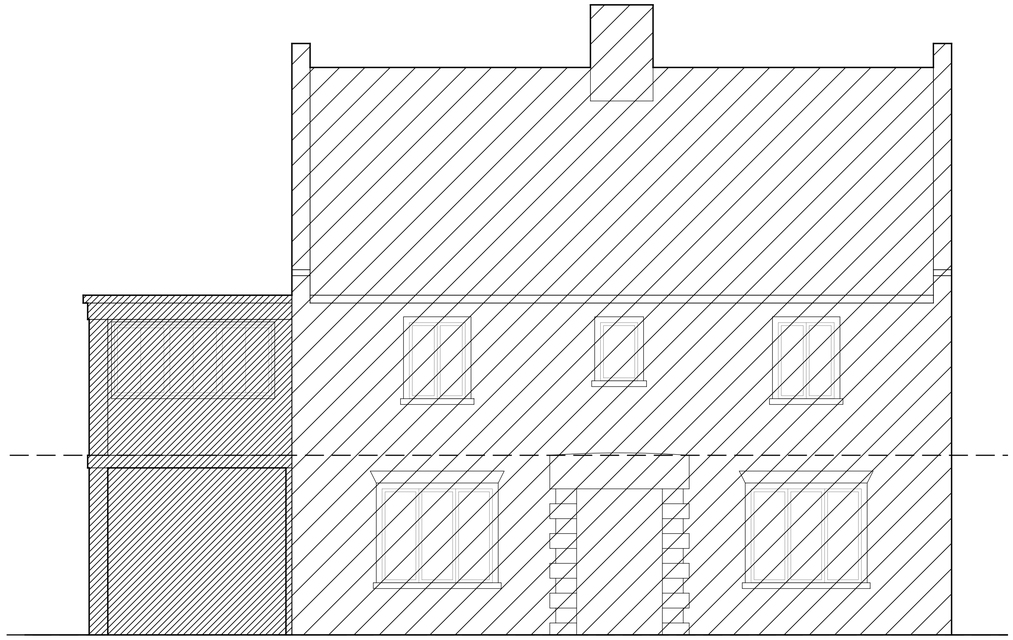
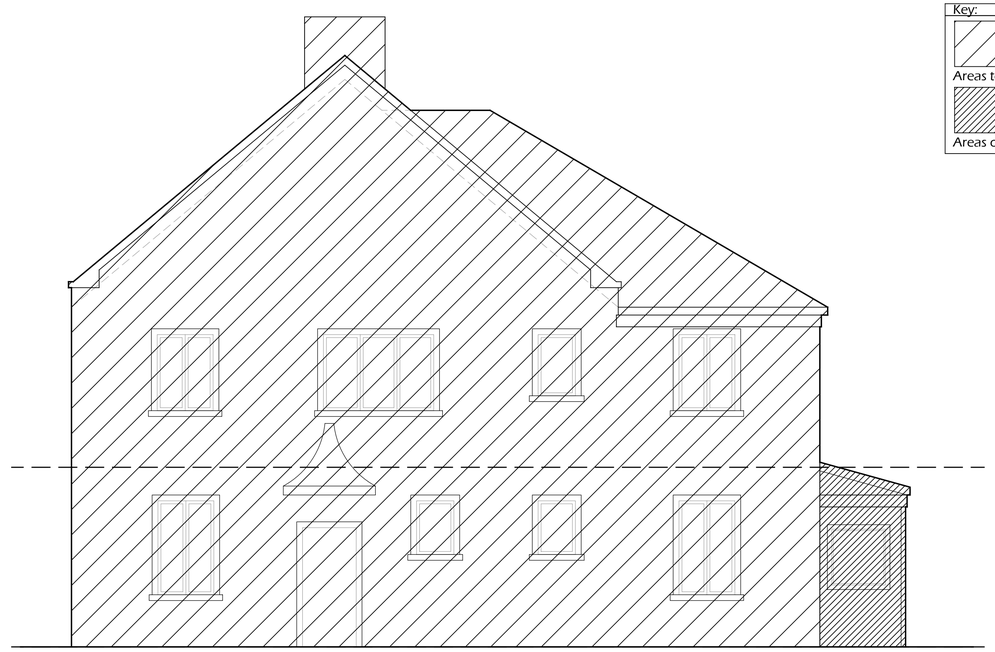
Exterior Elevations

A2.2



01 Existing Front Elevation (West)

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



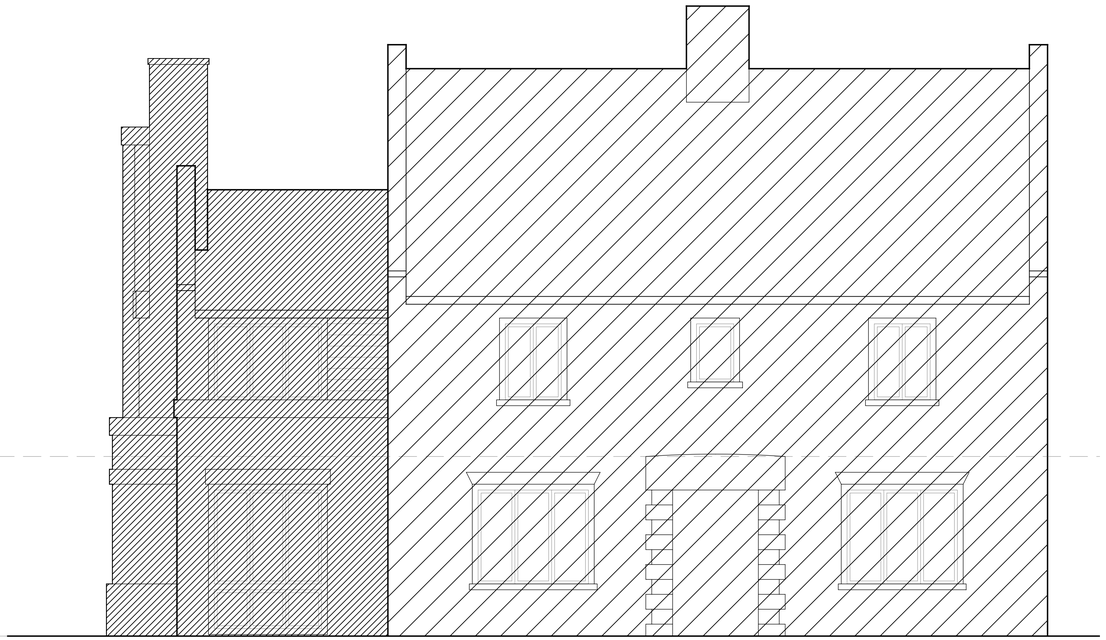
02 Existing Side Elevation (South)

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

Key:

Areas to remain

Areas of change



01 Proposed Front Elevation (West)

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

02 Proposed Side Elevation (South)

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

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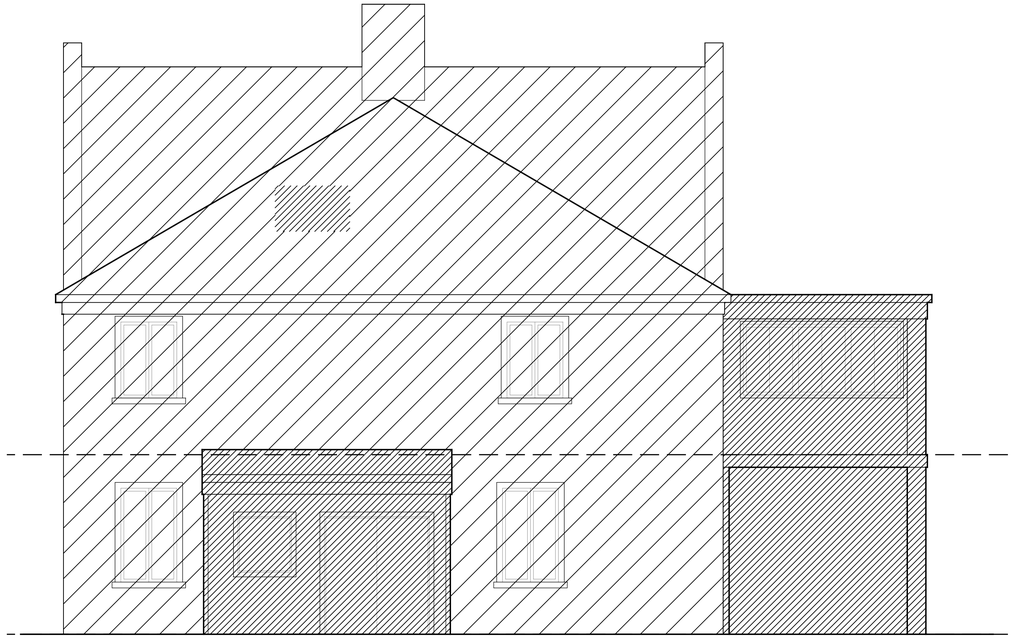
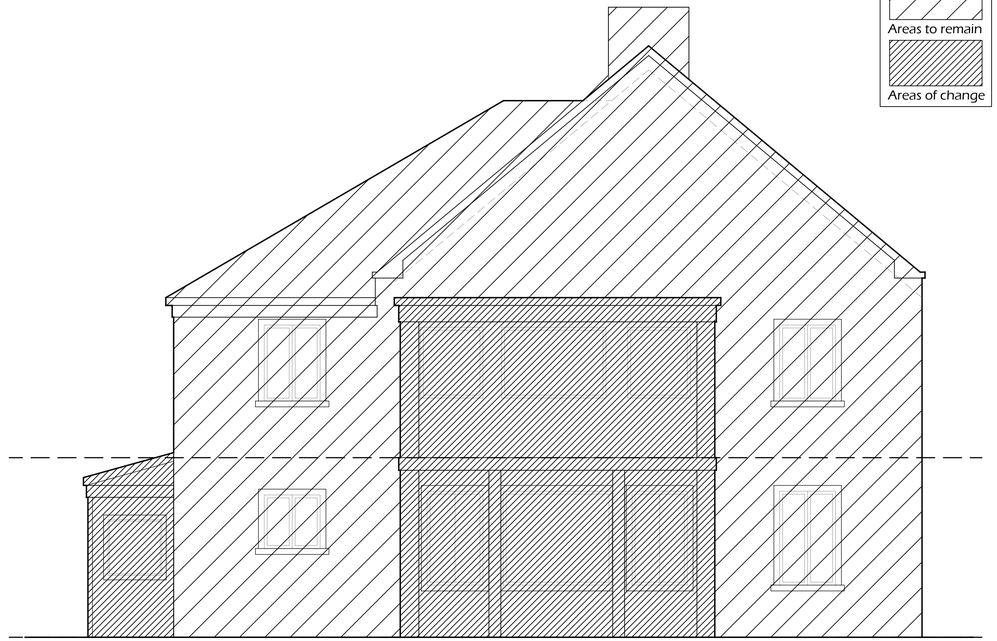
Exterior Elevation Diagrams

A2.3



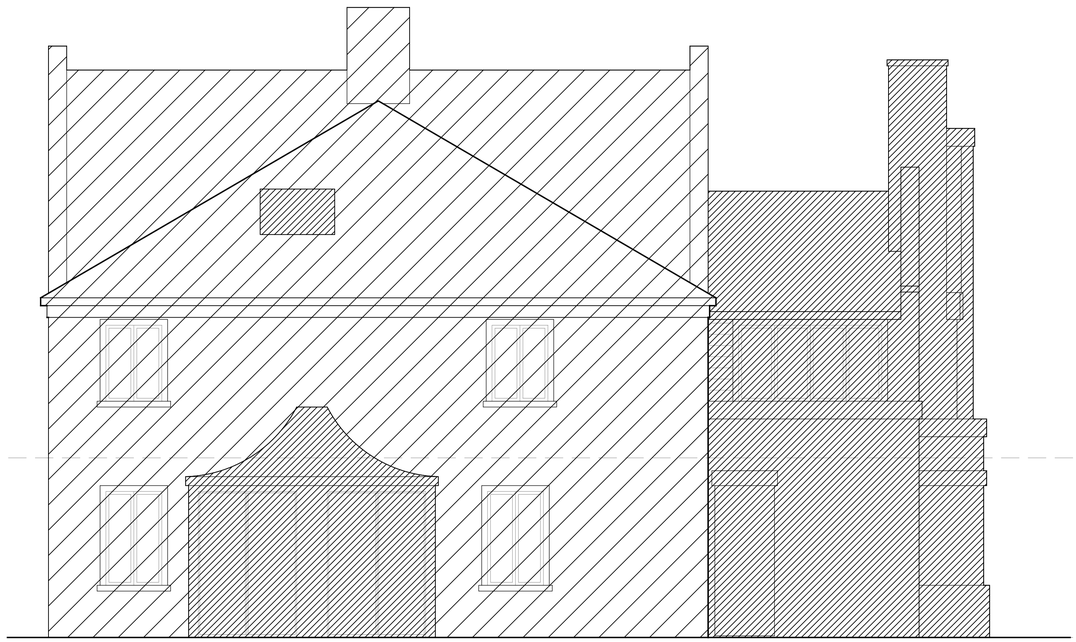
01 Existing Rear Elevation (East)

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



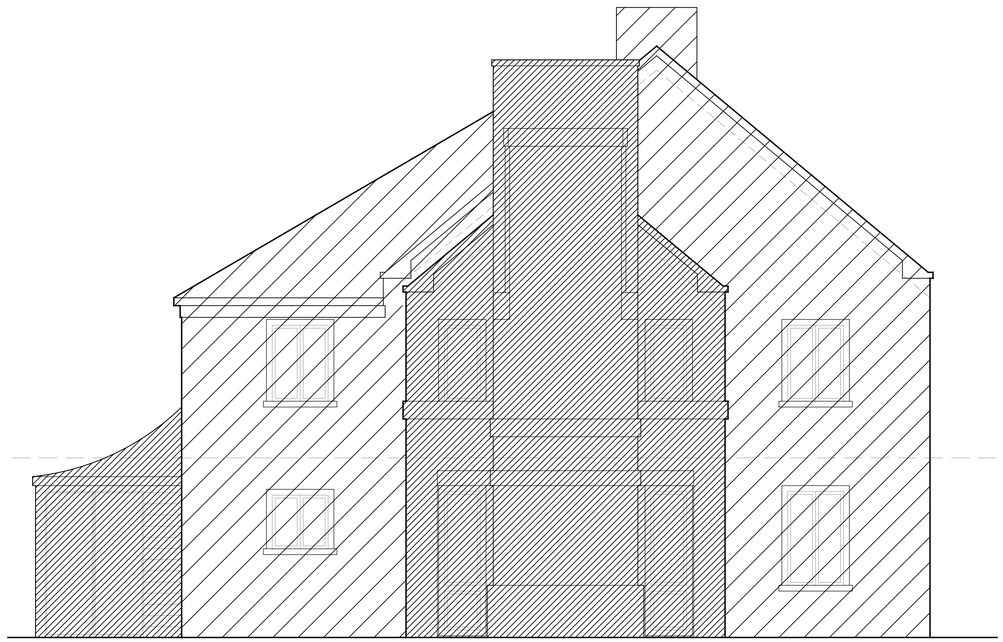
02 Existing Side Elevation (North)

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"

Key:

Areas to remain

Areas of change

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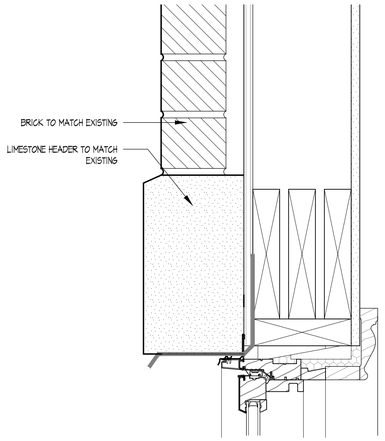
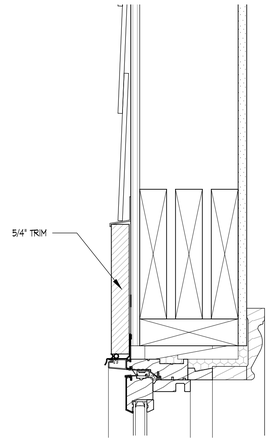
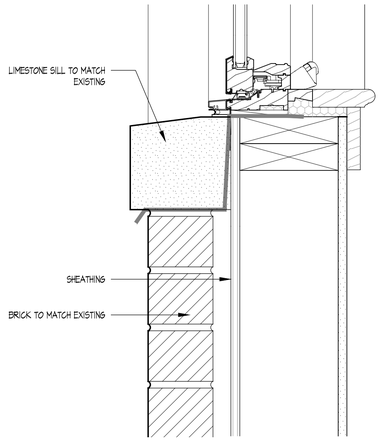
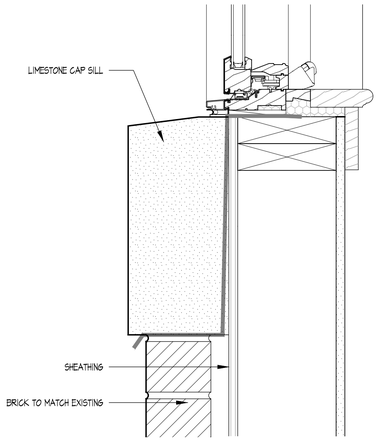
Exterior Elevation Diagrams

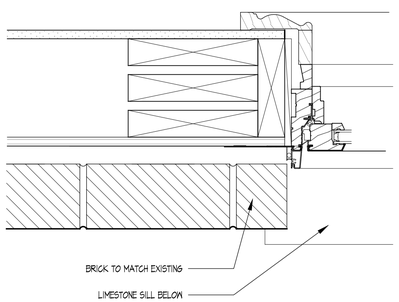
A2.4



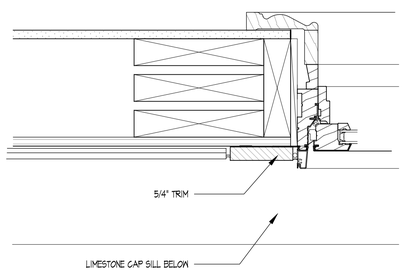




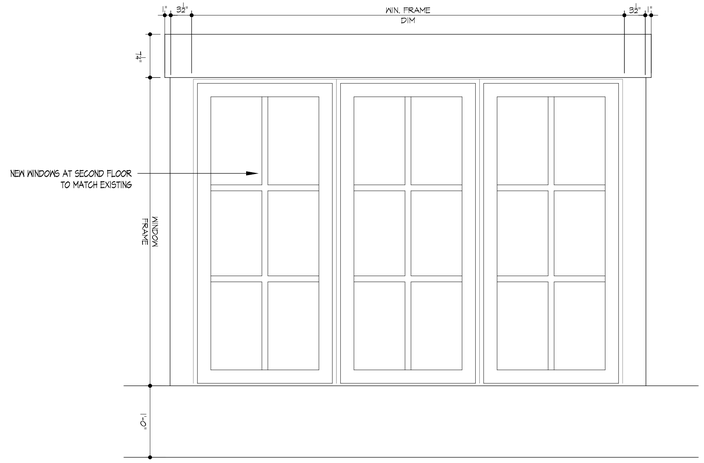




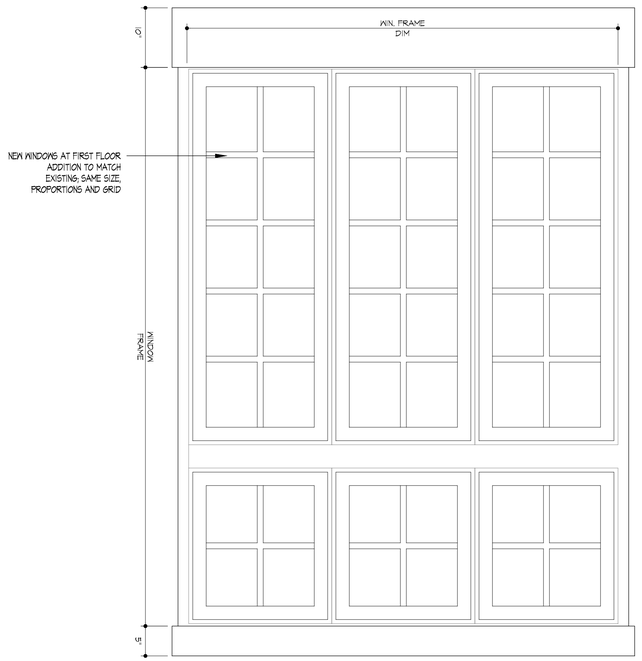
01 HSJ Details for new windows in brick to match existing conditions
Scale: 3" = 1'-0"



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



03 Exterior Elevation - windows in wood siding
Scale: 1" = 1'-0"



04 Exterior Elevation - windows in brick to match existing
Scale: 1" = 1'-0"

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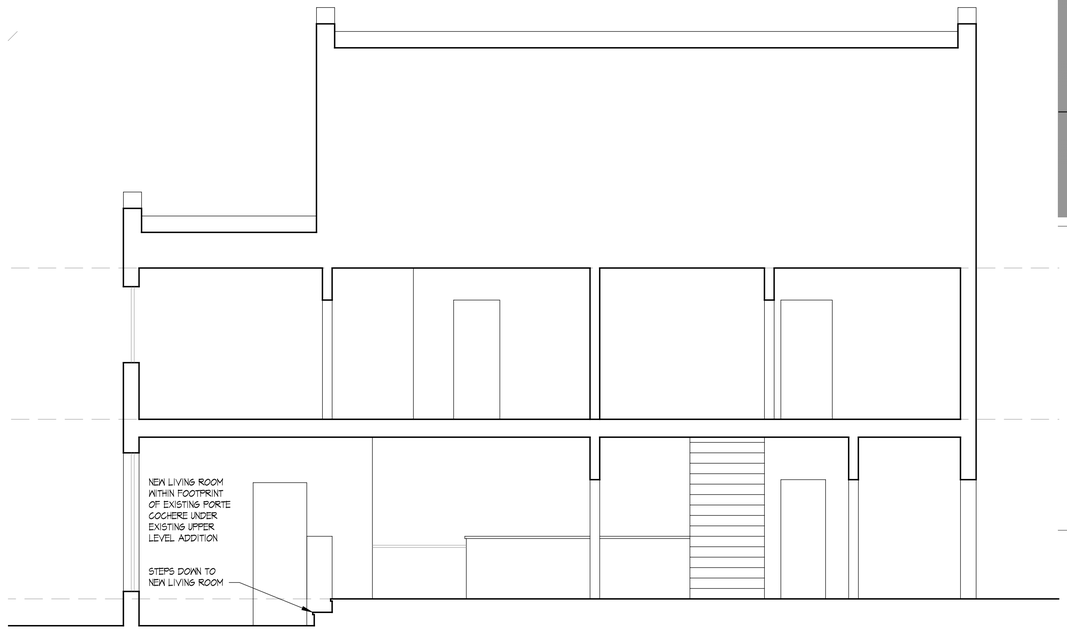
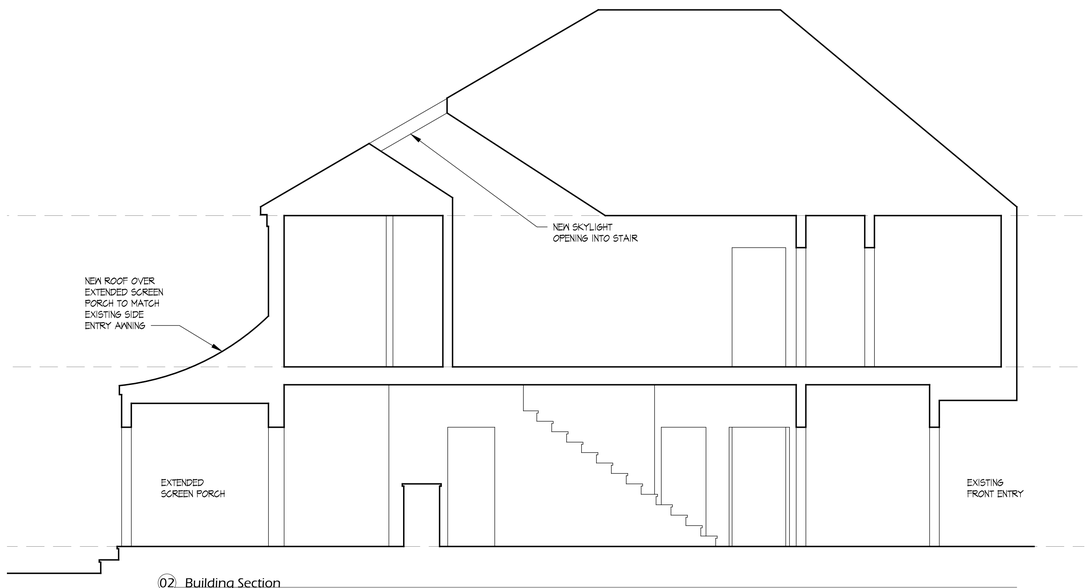
Window Details

A2.5



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 Existing conditions

Visual impact from the front and side elevation facing the primary cathedral building is virtually unchanged. The side entry door will likely be replaced but will be in keeping with the design vocabulary of the original building.

02 Proposed changes

2 St Patrick's Cathedral

Rectory Building
08.05.19

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01 Existing conditions

The screened porch that was added at some point will be extended to add approximately 45 square feet to the building footprint in this location. The roof of this area will be designed to be more in keeping with the architecture of the original building rather than the shed roof of the existing screened porch.

02 Proposed changes

3 St Patrick's Cathedral

Rectory Building
08.05.19

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01 Existing conditions

The space beneath the existing second floor addition will be filled in to create a new living space on the main level. The flat roof of the existing second floor addition will be replaced with one that matches the original building including a parapet wall on the end. The addition of a chimney will help in anchoring the additional space to the original building in a way that identifies it as an integral part of the building while still distinguishing it as an added element.

02 Proposed changes

4 St Patrick's Cathedral

Rectory Building
08.05.19

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01 Existing conditions

All windows and doors added to the building will be of similar scale and proportion to those of the original building while also maintaining a similar style. Adding the space below the existing second-floor addition will help that space to no longer read as an added element that was simply tacked onto the side of the original building. The intent of the addition is to restore the integrity of that façade by harmonizing both the existing addition with the new addition and blending them into the original building.

02 Proposed changes

5 St Patrick's Cathedral

Rectory Building
08.05.19

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For Additions to Buildings:

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.	1. The primary work area that is visible from the exterior is located on the rear elevation and the side elevation that is less visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.	2. The majority of the addition is simply filling in the open space underneath a second-floor overhang. The screened porch on the rear elevation is extended slightly increasing the overall footprint of the building by approximately 2.5%.
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.	3. The original screened porch appears to be an addition to the original building so the proposed alteration of that element has no effect on the integrity of the original building. Similarly, the second-floor space on the side elevation appears to have been added on so filling in the space beneath it should have very little impact on the integrity of the original building shell.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.	4. The building orientation and primary entry will not be affected in any way.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. Typically, the original roof as visible from the public right-of-way should not be raised.	5. The existing roof of the original building will not be modified in any way. The existing screened porch on the rear elevation has an unusual roof from when it was added after the original construction date. This roof will be replaced with a roof that is more in keeping with the style of the original building and will be designed to reflect the existing canopy over the side entry. There is a flat roof over the existing second-floor addition that is rather tenuously connected to the side wall of the original building which will be replaced with a roof that is similar to that of the original building.
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	6. Because the addition on the side elevation will tuck in underneath the existing second-floor, it will inherently respond to the existing building's massing, form, scale and directional expression. The existing flat roof over the second-floor that was added on at some point will be replaced with a roof form that is more similar to that of the original building. The materials and fenestration will be of a similar vocabulary to that of the existing building.
7. Additions that are no taller nor wider than the existing buiding and increase the building's square footage 50% or less are typically eligible for administrative approval.	7. The addition being proposed is not taller than the existing building at any point and increases the existing building's square footage by approximately 6%.
8. In a single family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered permeable.	8. N/A.

01 Guidelines for additions to historic buildings and design response

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St Patrick's Cathedral

Rectory Building
08.05.19

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