

Findings of Fact

Exhibits presented to and considered by the Commission:

Exhibit A – project description from the application

The proposed project is to add needed components to the historic property to sustain a family: fourth bedroom, kitchen-sunroom, mud room-laundry and garage. Although the property has size, due to the configuration and orientation of the historic house, the expansion placement is limited, considering the NE front of the house is the most prominent and the SW rear is less visible.

- 1) the two attached exterior additions affect only the circa 1994 wings;
- 2) there are no changes to the circa 1790 main center house or circa 1760 lodge;
- 3) the small and minor interior plan changes are only for the circa 1994 wings.

Exhibit B – site plan

Exhibit C - perspective and photographs of subject property

Exhibit D - proposed plan

The Commission approves the following findings and conditions:

1. The application is to expand the house.
2. All work will be in accordance with attached drawings and plans.
3. All permits, variances, or approvals as required by law must be obtained before work may commence.
4. That the STANDARDS was used to evaluate this project:
 - A. The proposed addition of the bedroom to the ca. 1993 north wing as shown in Exhibit E is not incongruous according to STANDARDS #2, #3, #9 and #10.
 1. The bedroom addition does not alter or obscure significant features and spaces that characterize the property. Its proposed location on the rear of the house, set back from the north side elevation, and its simple architecture featuring wood clapboards, limits its negative impact on the historic character of the property.
 2. The bedroom addition does not create a significant false sense of historical development.

3. The bedroom addition does not destroy historic materials that characterize the property. The addition is subtly differentiated from the historic portion of the house and is compatible with the massing, size, scale, and architectural features of the historic house and modern additions.
4. The bedroom addition could easily be removed in the future without affecting the essential form and integrity of the historic property

B. The proposed addition of the sunroom, mudroom, and garage is not incongruous according to STANDARDS #2, #3, #9 and #10.

1. The sunroom, mudroom, and garage additions do not alter or obscure significant features and spaces that characterize the property. Its proposed location, set back from the front elevation of the 1994 south wing and wrapping around the side and rear elevations of the wing, limits its negative impact on the historic character of the property.
2. The sunroom, mudroom, and garage additions do not create a significant false sense of historical development. The designs of the additions, especially the largely glass sunroom and the two-bay garage are distinct from the architecture of the historic principal section of the house.
3. The sunroom, mudroom, and garage additions do not destroy historic materials that characterize the property. The additions are differentiated by their designs and materials from the historic portion of the house and are compatible with the massing, size, scale, and architectural features of the historic house and modern additions.
4. The sunroom, mudroom, and garage additions could easily be removed in the future without affecting the essential form and integrity of the historic property.

C. The proposed change to the front entrance to the south wing is not incongruous according to STANDARDS #9.

1. The proposed change only affects the architecture of the 1994 south wing and does not affect the historic integrity of the property and its environment.

D. The proposed change to the main rear entrance is not incongruous according to STANDARDS #9.

1. The proposed changes are located on the rear shed wing of the principal section of the house and the current entrance and the wall in which it is located are not original. The project does not affect the historic integrity of the property and its environment.

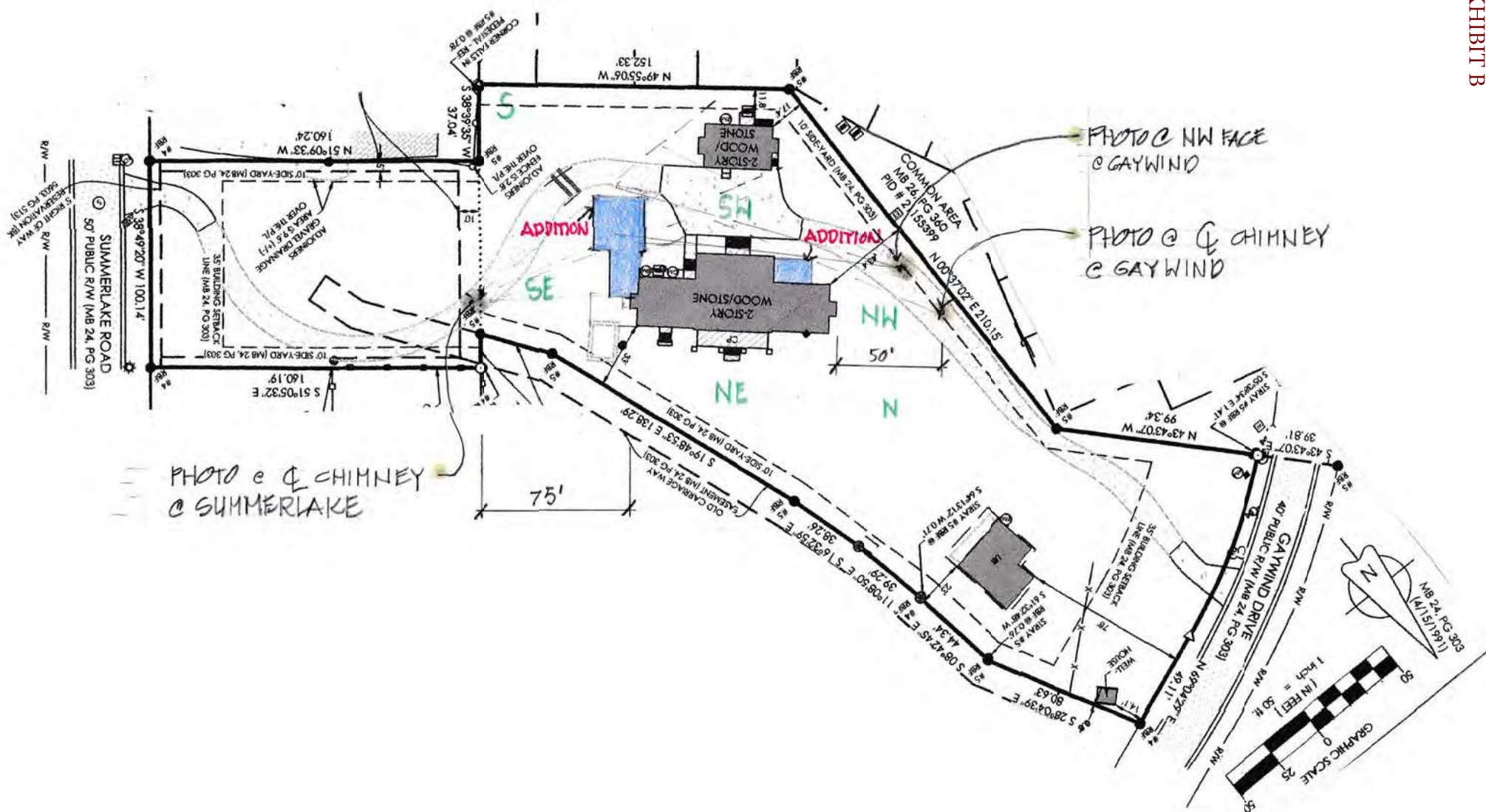
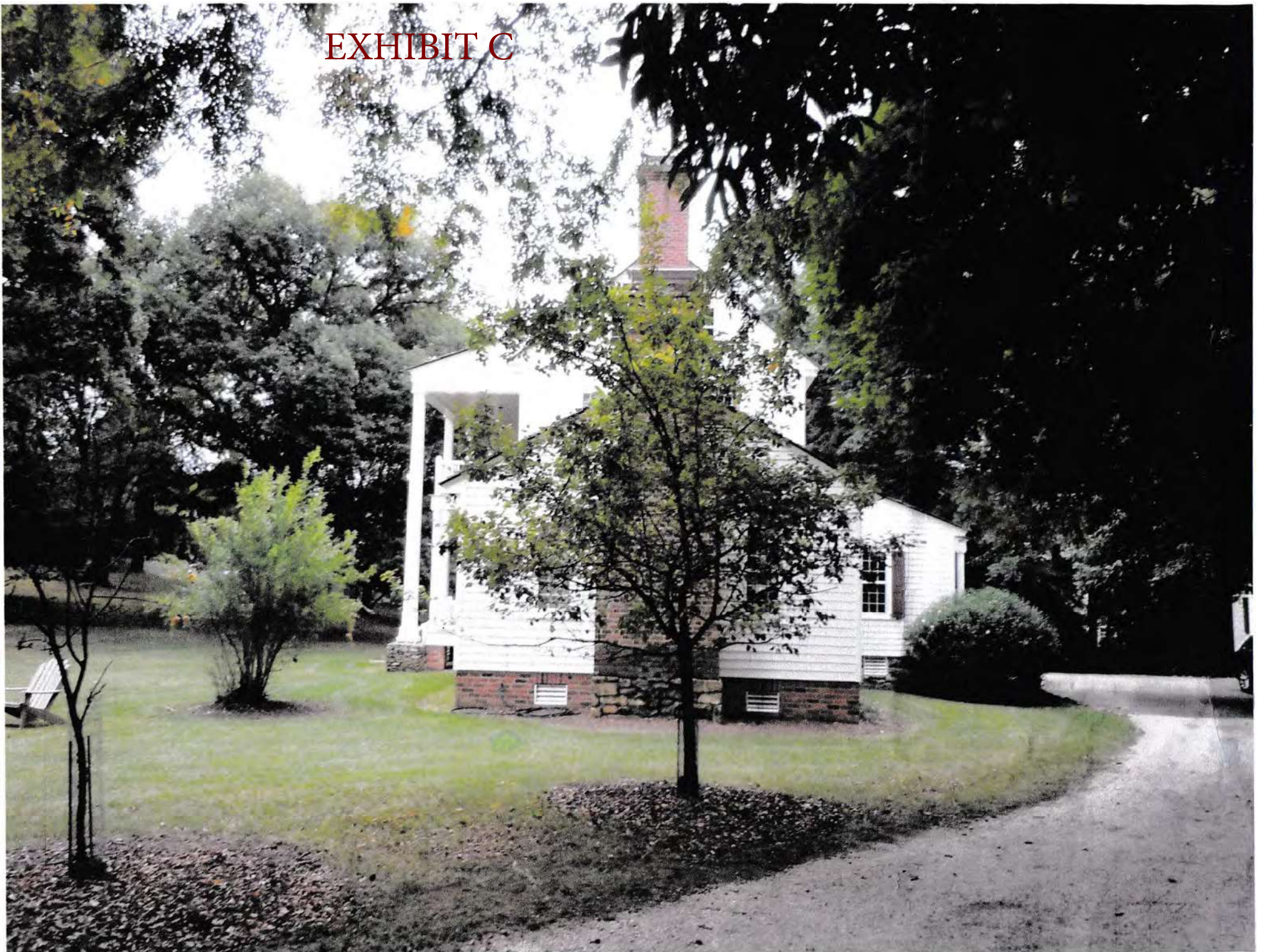



PHOTO LOCATION POINTS

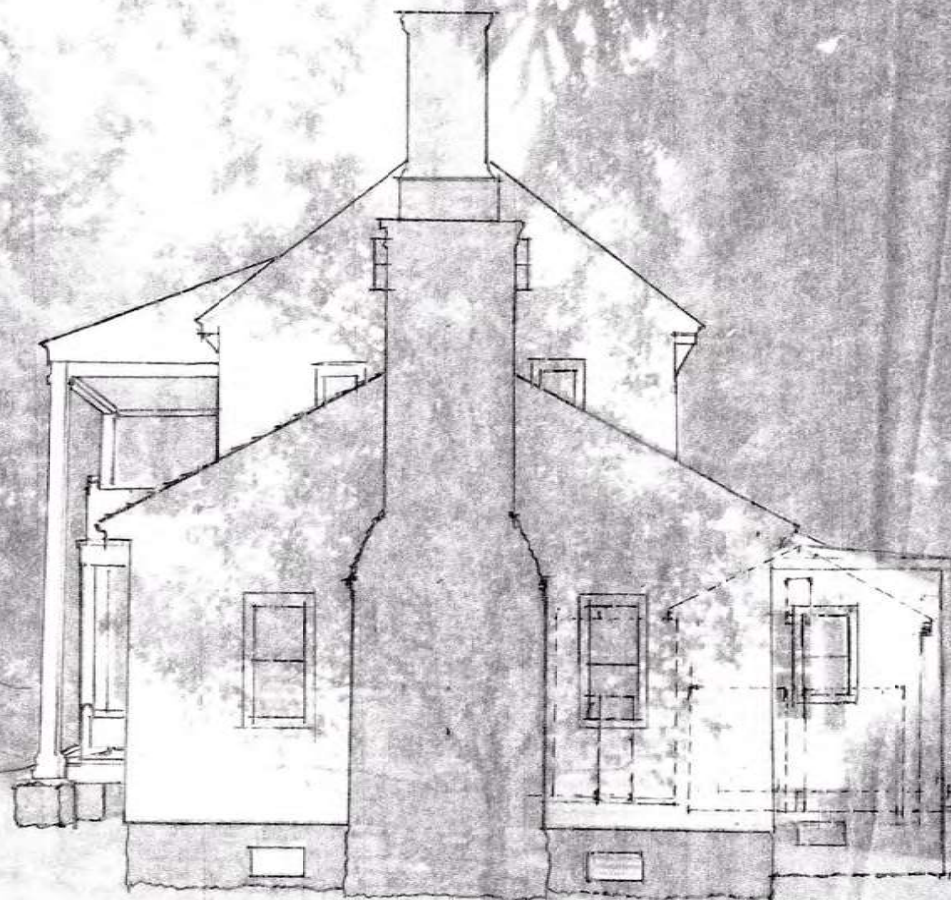
EXHIBIT C



NORTHWEST GAYWIND DRIVE & CHIMNEYS



(CHIMNEY @)
NORTHWEST FACE C VIEW FROM GAYWIND DRIVE (CURRENT)



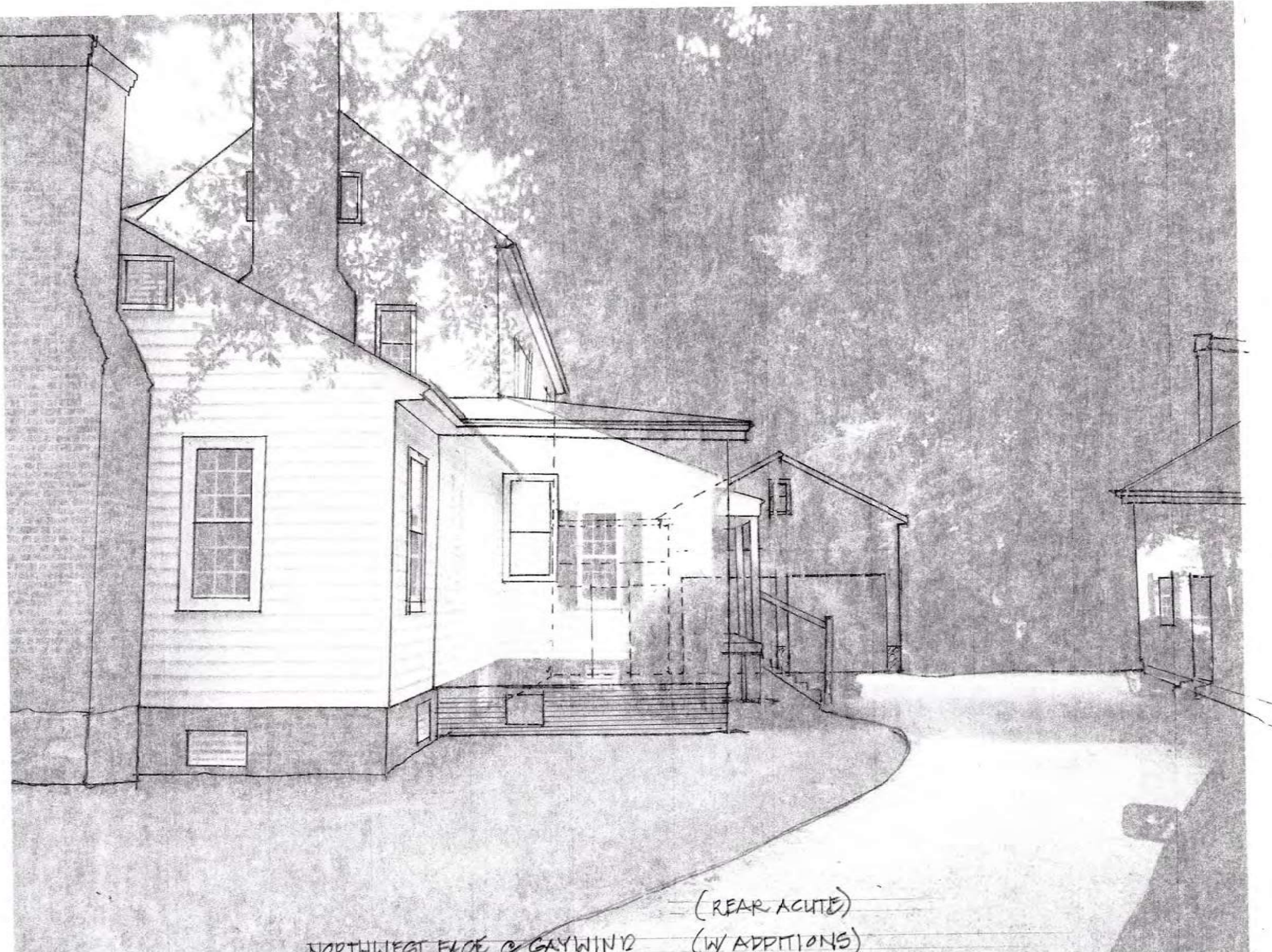
NORTHWEST FACE @ GAYWIND DRIVE (CHIMNEY &)
(W ADDITIONS)



NORTHWEST GAYWIND DRIVE REAR ACUTE



NORTHWEST FACE @ GAYWIND DRIVE (REAR ACUTE)
(CURRENT)



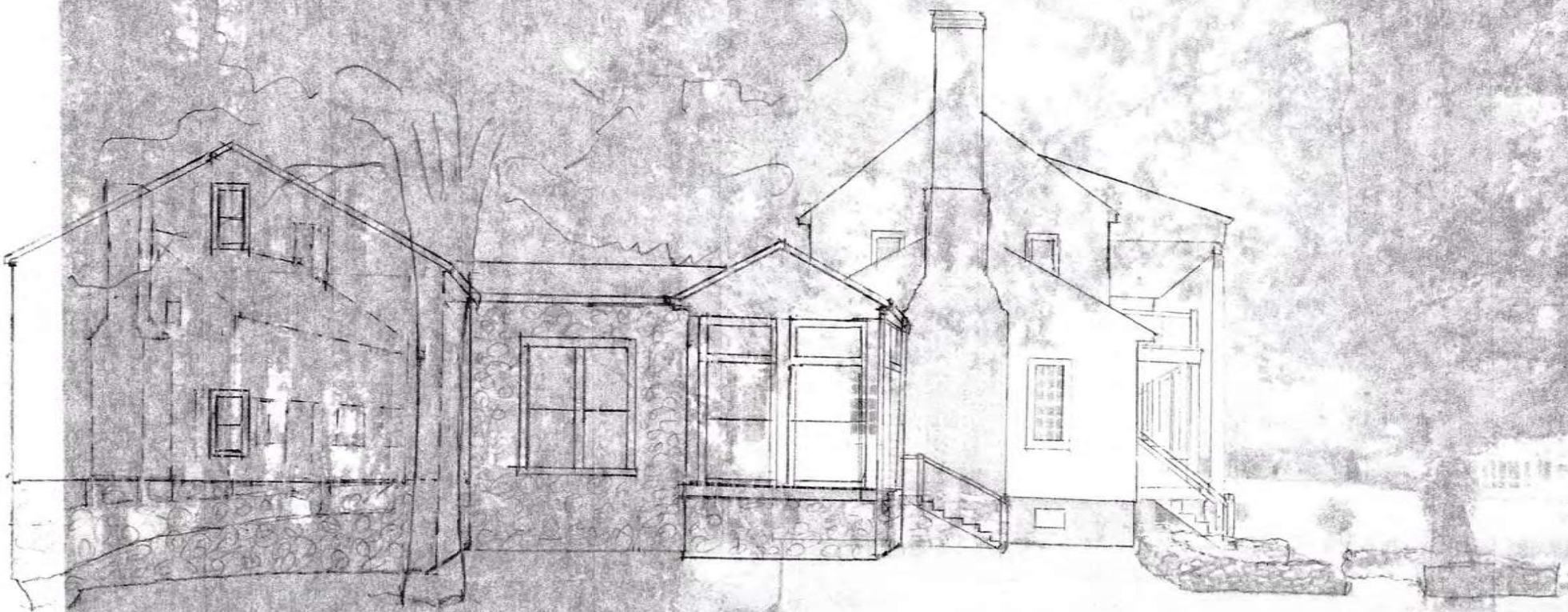
NORTHWEST FACE @ GAYWIND (REAR ACUTE)
(W ADDITIONS)



SOUTHEAST SUMMERLAKE ROAD & CHIMNEYS



SOUTHEAST FACE & VIEW FROM SUMMER LAKE (CHIMNEY ♀)
(CURRENT)



SOUTHEAST FACE @ VIEW FROM SUMMERLAKE ROAD (W/ADDITION) (CHIMNEY (G))















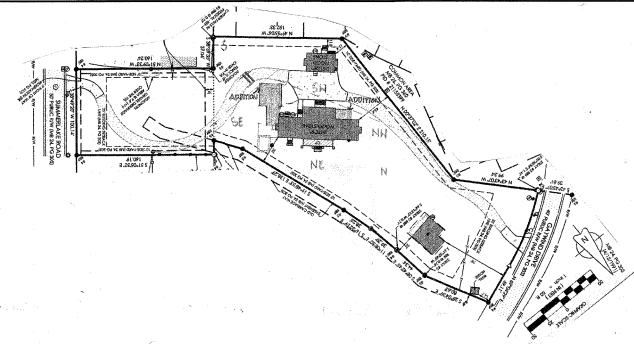








EXHIBT D



2021 Euclid Avenue
Charlotte, NC 28203
704-333-7004
FAX-333-3040

Seal

Seal

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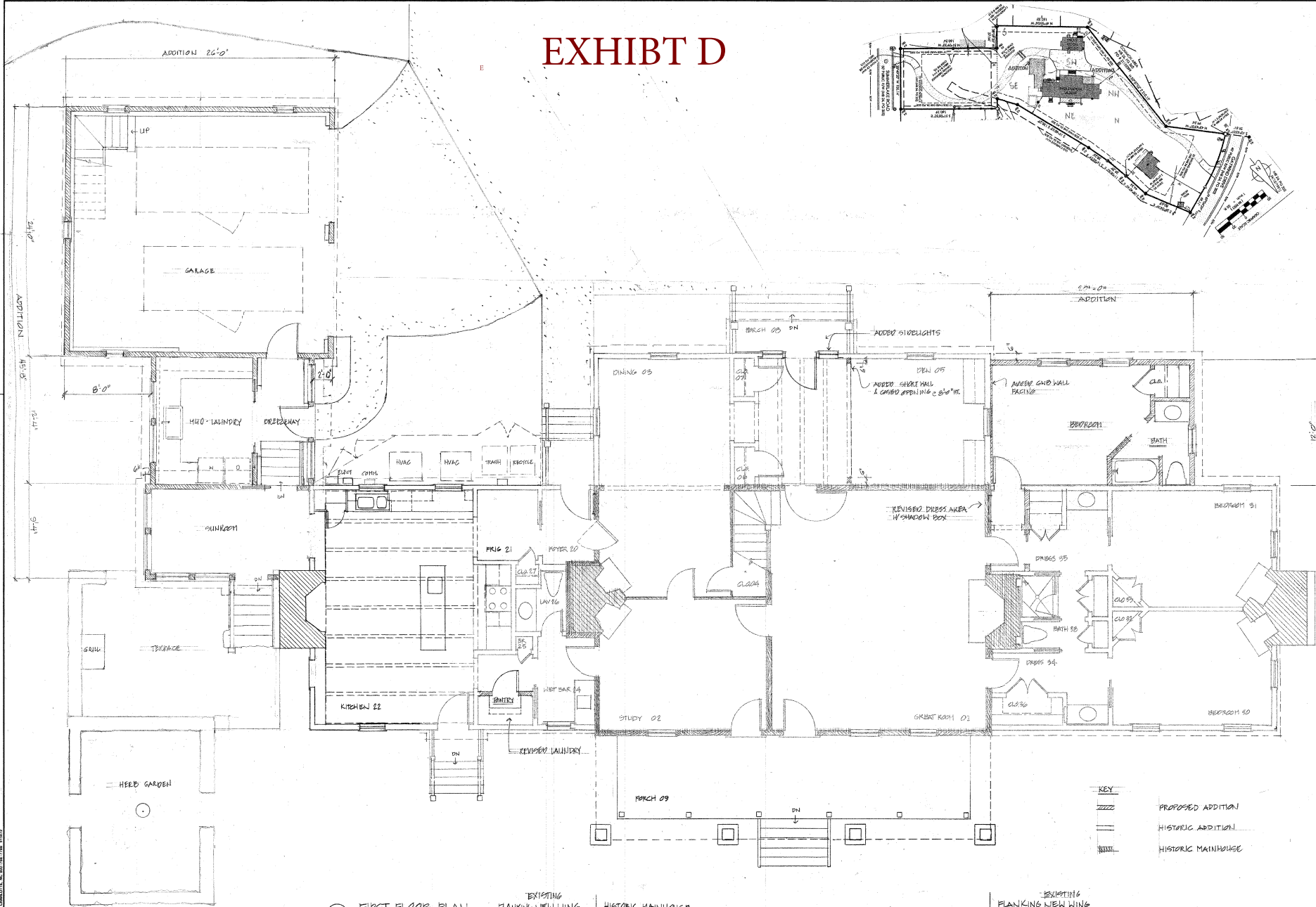
HISTORIC DINKINS HOUSE & LODGE
SMOLCZYNSKI RESIDENCE
2400 SUMMERLAKE ROAD, CHARLOTTE, NC 28226

PROJ. NO. - 2218
ISSUED - 28 OCT 2022
REVISIONS -

PLANS

A-1

OF THREE



1 FIRST FLOOR PLAN
1/4"=1'-0"

EXISTING PLANKING NEW WING | HISTORIC MAINHOUSE

EXISTING PLANKING NEW WING

Seal

Seal
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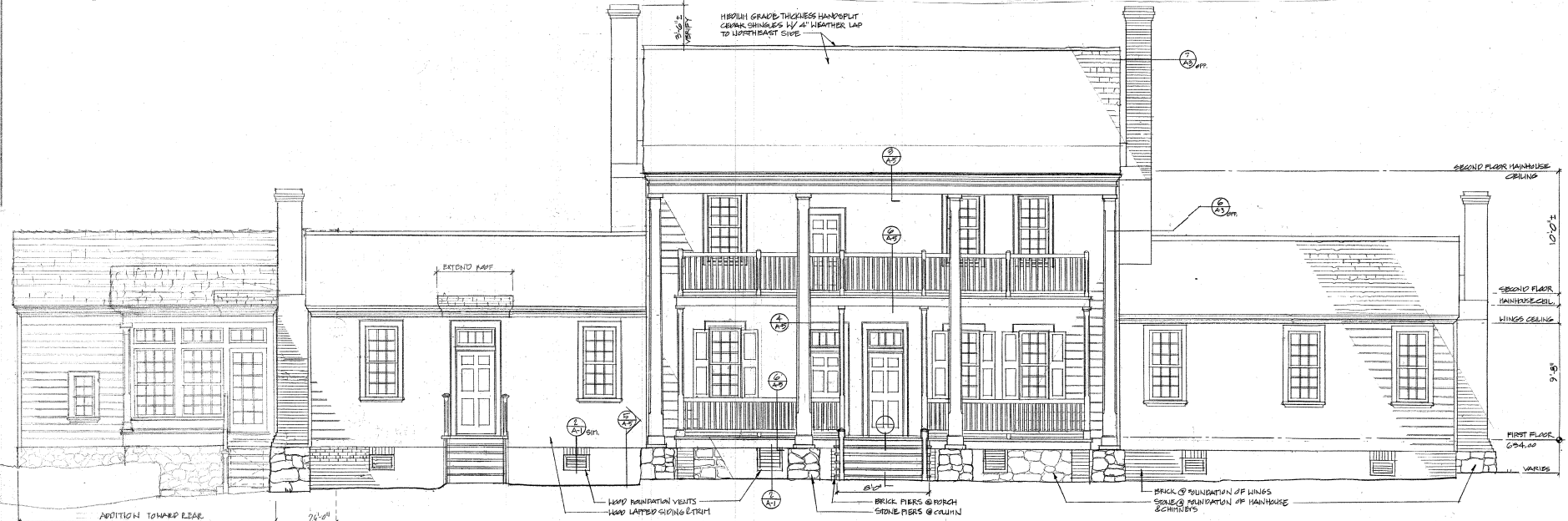
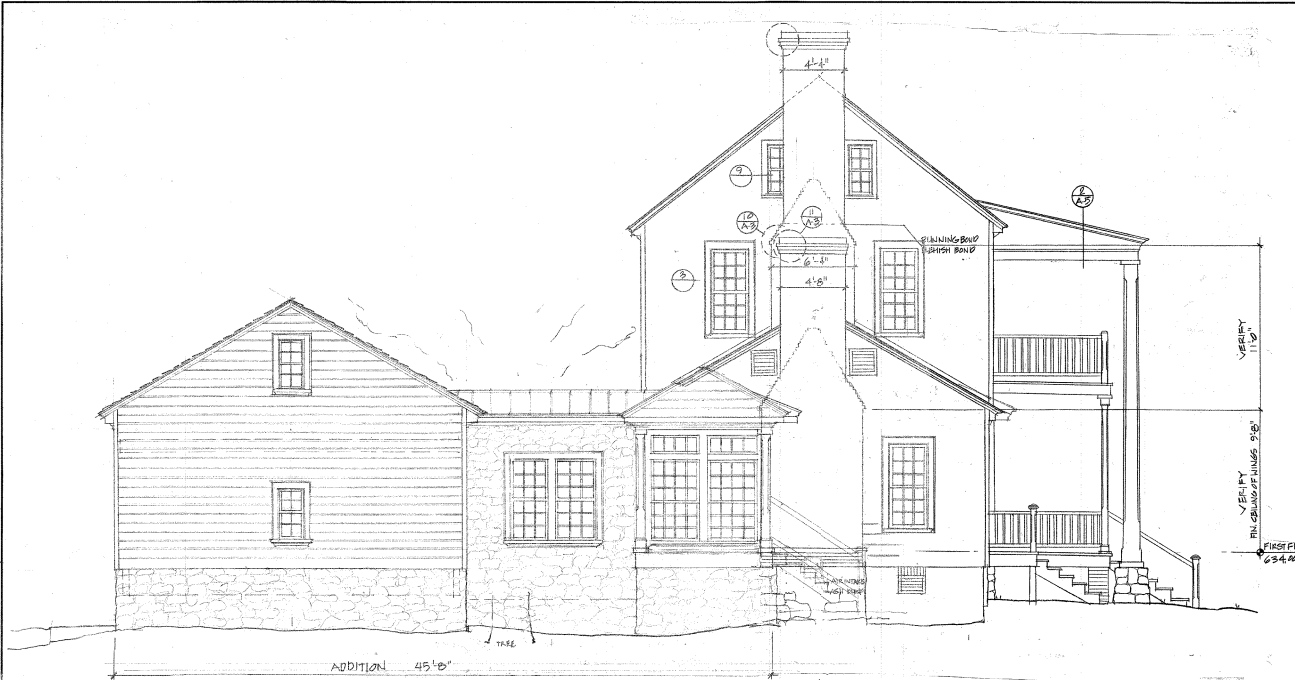
HISTORIC DINKINS HOUSE & LODGE
SMOLCZYNSKI RESIDENCE
2400 SUMMERLAKE ROAD, CHARLOTTE, NC 28226

PROJ. NO. - 1508
ISSUED - 28.5.07.200
REVISIONS -

FRONT & SE 500' ELEVATIONS

A-2

OF THREE



② NORTH EAST (FRONT) ELEVATION
1/4"=1'-0"

09 APR 2021
Seal

Seal
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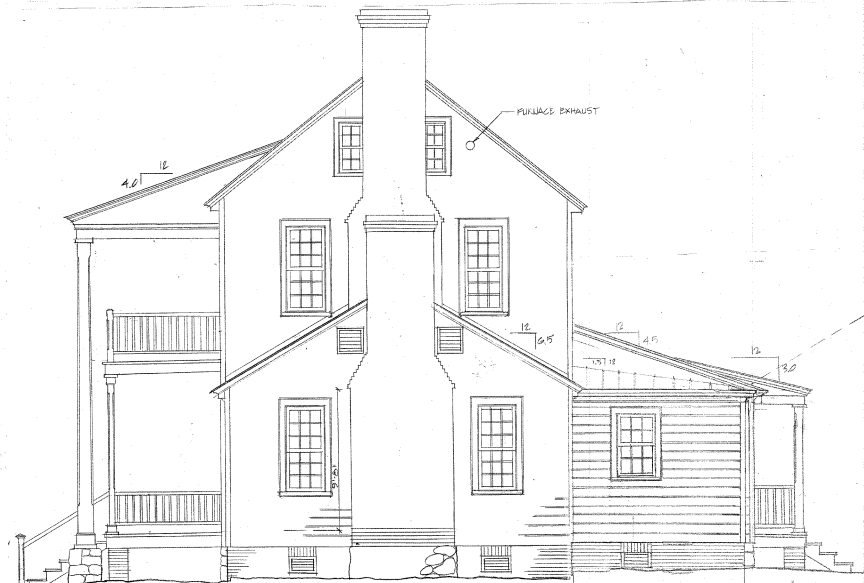
HISTORIC DINKINS HOUSE & LODGE
SMOLCZYNSKI RESIDENCE
2400 SUMMERLAKE ROAD, CHARLOTTE, NC 28226

PROJ. NO. - 182102
ISSUED - 1806271821
REVISIONS -

REAR & NW END ELEVATIONS

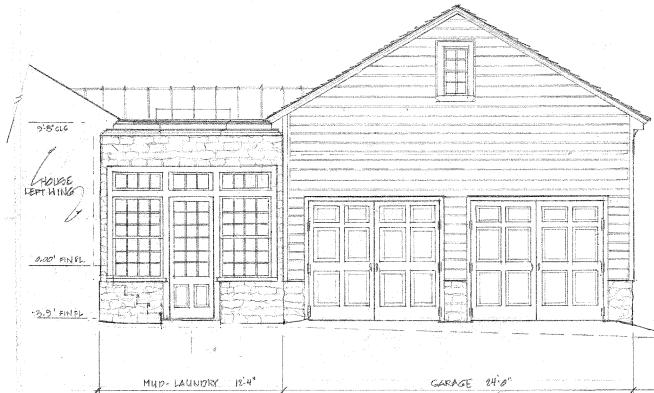
A-3

DR. THREE



2 NORTHWEST (RIGHT) ELEVATION
1/4"=1'-0"

BEDROOM ADDITION 18'0"



NW ELEVATION-ADDITION



BEDROOM ADDITION 18'-0"

NEW SIDELIGHTS

SOUTHWEST (REAR) ELEVATION

GARAGE ADDITION 26'-0"