Details of Proposed Request

Existing Conditions
The existing home is a one story cottage style home with full brick façade, centralized entrance and balanced window pattern. The home was constructed in 1947 and is not identified as a contributing structure in the National Register at the time of the survey. The setbacks are consistent along the block face with adjacent homes that are 1 and 1.5 stories in height.

Proposal
The proposal is an addition that would add a second story from the front thermal wall to the rear. The side walls will remain in line. The façade will undergo several changes including a relocated entrance, gable redesign and relocation, new window design and arrangement and a deeper porch with more traditionally designed columns. The chimney would be extended relative to the addition, which is approximately 5’-8” taller than the existing ridge to proposed ridge. The side elevations introduce an asymmetrical gable toward the front. Windows are primarily 4 over 1 of various sizes. The rear of the home steps down to a covered porch. Materials consist of brick, wood lap siding and wood shingles.

Policy & Design Guidelines for Additions

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size  the relationship of the project to its site
   b. Scale  the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback  in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context  the overall relationship of the project to its surroundings
Staff Analysis
Size – The proposal meets zoning requirements for setback and yards. The proposed footprint also appears to be consistent with other homes in the area.

Scale – The full second story from front to rear increases the overall height of the home to those adjacent to it.

Massing – The massing of the home is improved with the addition of front and rear porches, side gables and stepping down part of the rear.

Fenestration – The arrangement of windows assists in establishing the rhythm of the façade and overall massing. Windows on the side elevations in some instances may not be proportionate or may be out of rhythm.

Setback – The proposed setback is consistent with adjacent homes on the block face.

Materials – Traditional materials are proposed.

Context – The overall size and scale of the home is inconsistent with the existing character of the street. However, two story homes exist in the District adjacent to one or 1.5 story homes.
Charlotte Historic District Commission - Case 2013-169

Map Printdate; Oct. 2013

2309 Dilworth Road West
Dilworth Local Historic District
Property Lines
Building Footprints
2309 Dilworth Rd W
Built 1946
Neighboring residences

2305 Dilworth Rd W
Neighbor to the West

SUBJECT: 2309 Dilworth Rd W

2332 Charlotte Dr
Neighbor to the East

2304 Dilworth Rd W
Across to the West

2308 Dilworth Rd W
Directly Across St

2200 Charlotte DR
Across to East on Corner
Current streetscape

2305 DRW: 29’ to ridge
2309 DRW: 30’ 4” to ridge
2332 Charlotte Dr: 22’ to ridge

2200 Charlotte Dr: 22’to ridge

2308 DRW: 23’ to ridge
23094 DRW: 32’to ridge
Addition of heated sqft

- Addition of approx 500 heated sqft to 1st floor to rear of house.
- Addition of front porch: 10’ deep x 23’ wide
- Addition of rear porch: 12’ deep x 20’ wide

Addition of wood porches
New home: 28’4” to ridge
Wood shakes on 2nd story
Wood trim
Original brick on 1st floor painted
Extended chimney
Extended front porch and added wood columns

Original home: 22’8” to ridge
No added openings in brick, door takes place of window from original.
Double gable exterior appearance is kept, just extended and shifted left with entrance.
Front porch extended to blend with neighborhood styling.
Additions:
- Approx 500 sqft heated space
- 12x20 wood porch
- Outdoor Brick wood burning fireplace
- Wood plank siding used here
- Wood shake to be used here

BOLD LINES HERE = OUTLINE OF ORIGINAL PLAN
Maintaining a side Gable aesthetic
Adding ventless Fireplace In rear family room, brick exterior, hence no extended chimney.
Wood shake siding here
Wood plank siding here
BELOW BOLD LINES= OUTLINE OF ORIGINAL HOME
824 Lexington Dr

Before and After of home from which design elements were taken. Thought was to maintain characteristics previously approved by the commission.
1914 and 1918 Dilworth Rd West
Ranch is 16’ to ridge and the 2 story is 31’ to ridge.
Photo taken 11.3.13