
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2019 Dilworth Road East

SUMMARY OF REQUEST: Addition/Garage

OWNER: Joe & Patricia Mynatt

APPLICANT: Joe & Patricia Mynatt

Details of Proposed Request

Existing Conditions

The subject property is a 1.5 story Bungalow c. 1925 and listed as a Contributing structure. The home features a nearly full façade shed dormer and one story side wing engaged porch supported by paired columns. A one car attached garage is located on the right side along Carling Drive.

Proposal

The proposed project is a one story addition to the rear and side of the existing home. A portion of the left addition will be visible from the front, the right and rear addition will be visible from the street, but will not exceed the existing height. The existing one car garage would be expanded to a two car garage. A new gable roof matches the existing, and the porch adds paired columns similar to the front. The left side addition extends approximately 3 feet from the existing structure with two gables and balanced fenestration. The rear addition features a covered porch with a gable and additional living space to the right with a larger gable roof. A new chimney is proposed near the center of the home. Exterior materials will match existing, roof material over the porch and garage is metal.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Policy & Design Guidelines for Garages

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing
4. Fenestration
5. Rhythm
6. Context (Conversion to a two car garage)

The Guideline for Materials appears to have been met. Setback is not applicable.

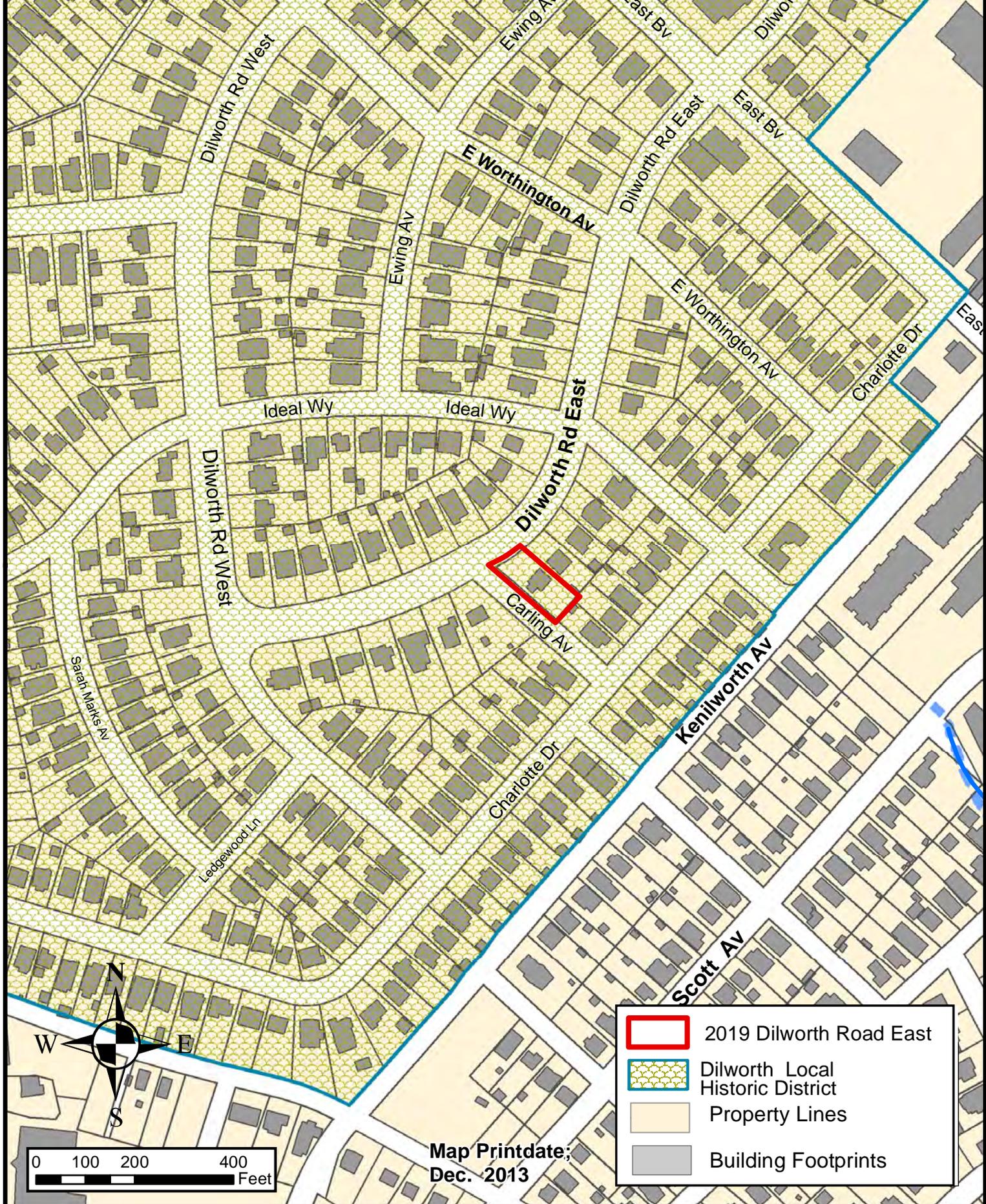
Charlotte Historic District Commission
Application for a Certificate of Appropriateness

2019 Dilworth Road East
121-111-11
Joe D. and Patricia G. Mynatt

Details of Proposed Project:

This project will add space to the first floor of the existing house. The addition and some existing first floor space will be used to create a master bedroom and bath, a new family room and kitchen, a powder room and an exterior porch. The existing second floor of the home will be renovated, providing an additional bathroom and closet. The project also includes adding additional garage space. The design of the first floor addition is in context with the existing house. Materials used in the addition will match the existing structure. The plans meet zoning setbacks and will serve to update the house.

Charlotte Historic District Commission - Case 2013-181



-  2019 Dilworth Road East
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
Dec. 2013



Label

12112111

121

Dilworth Rd East

12111110

2011

East

2015

Carling Av

12111111

2019

12111105

12111104

12111104

12111110

12111111

2012

12111103

12112515

2101

12111102

2016

12112515

Carling Av

2020



2019

ADT



**McCLURE
NICHOLSON
MONTGOMERY**
architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704 332 8783
Fax: 704 334 0282

THESE DOCUMENTS AND THE DESIGN COVERED THEREIN, ARE INSTRUMENTS OF SERVICE FOR THE CLIENT, WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETURN ALL ORIGINAL LINES, EXISTING AND OTHER, DRAWING PRINTS, INCLUDING THE COPYRIGHT, TO THE CLIENT, SHALL NOT BE MADE OR FORMER THE PART OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

MYNATT RESIDENCE
RENOVATIONS & ADDITIONS
2019 DILWORTH ROAD EAST
CHARLOTTE, NC

Project Number: X

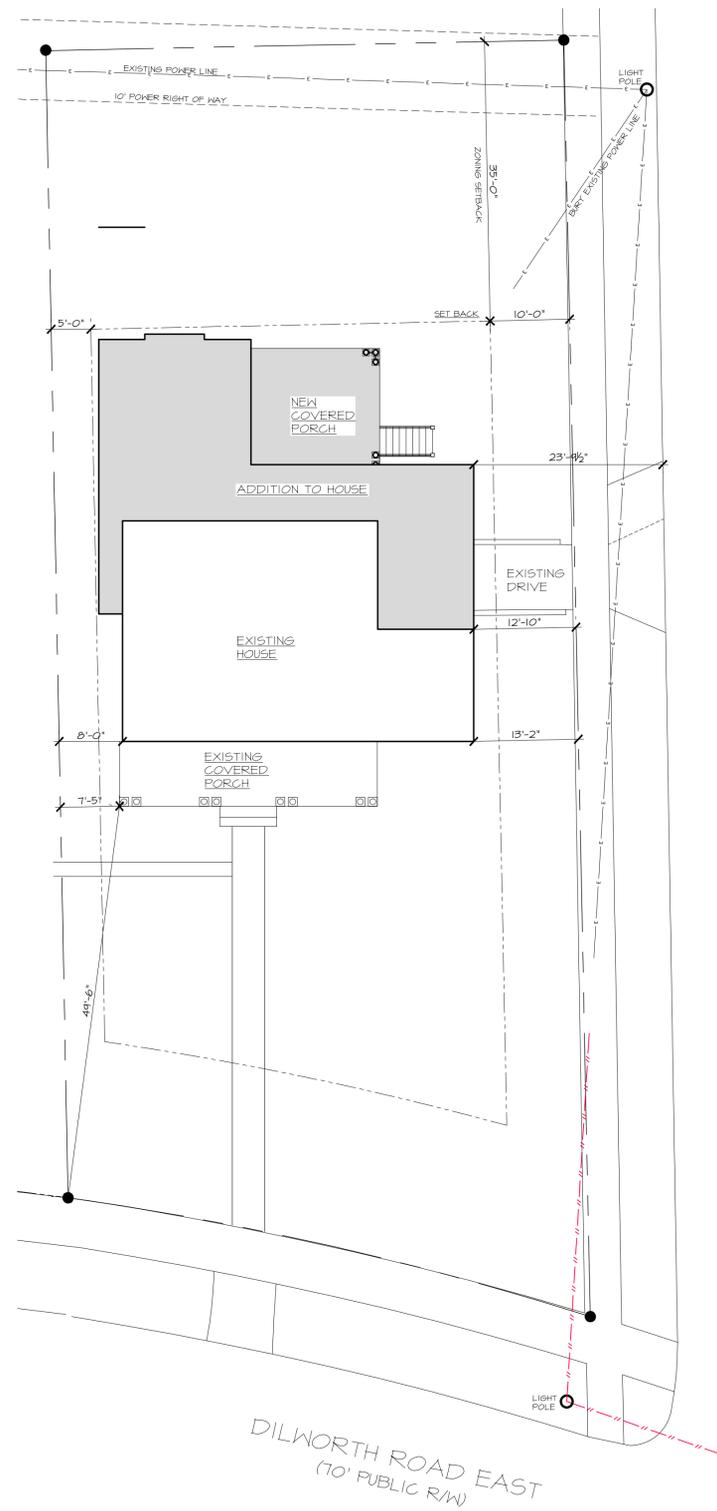
ISSUE	DATE	DESCRIPTION
10.24.13		HISTORIC PRELIM
11.20.13		HISTORIC REVIEW
12.04.13		V.E. CHANGES

REVISION

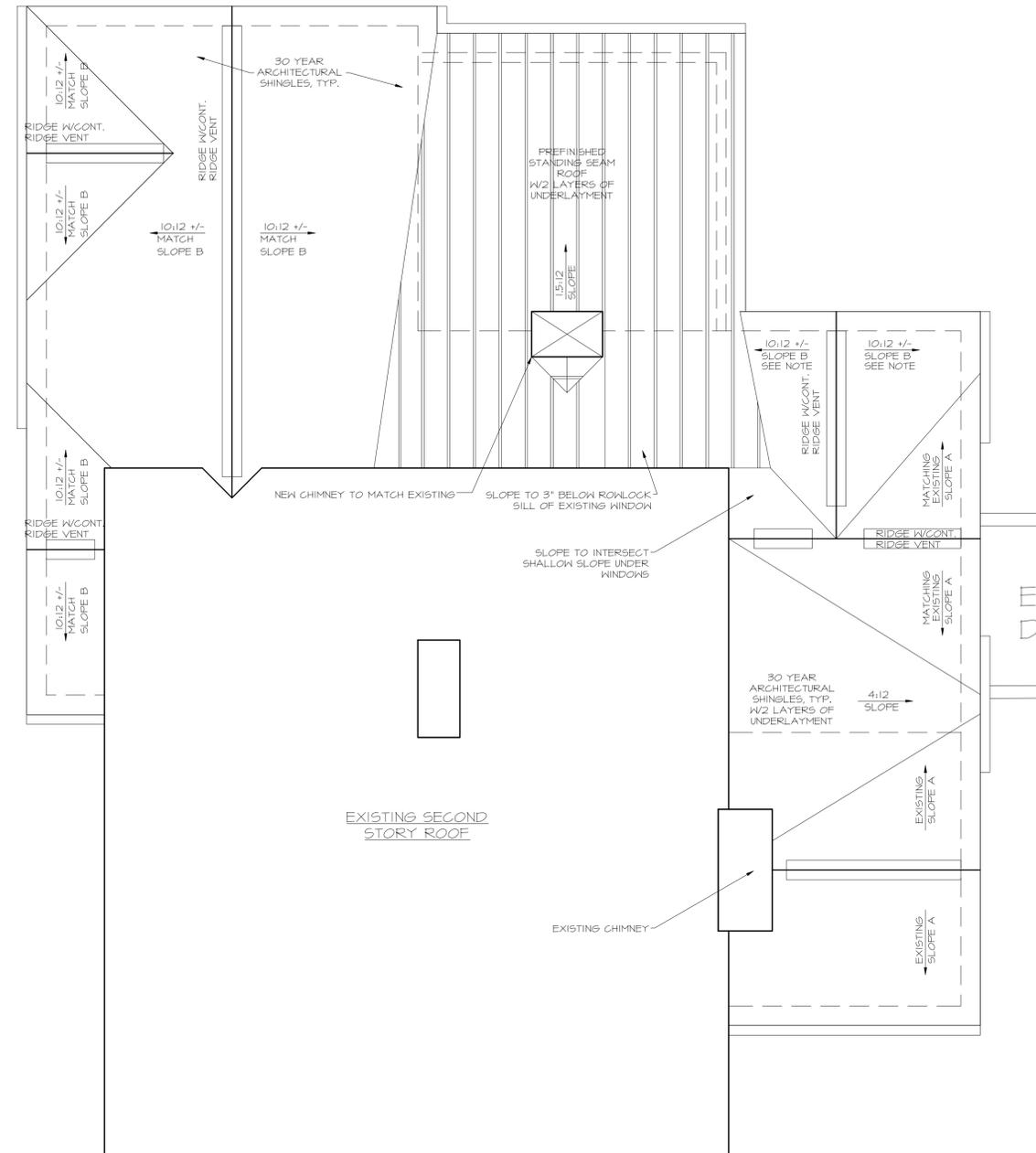
SHEET TITLE:

**SITE PLAN
PROPOSED
ROOF PLAN**

A1.2



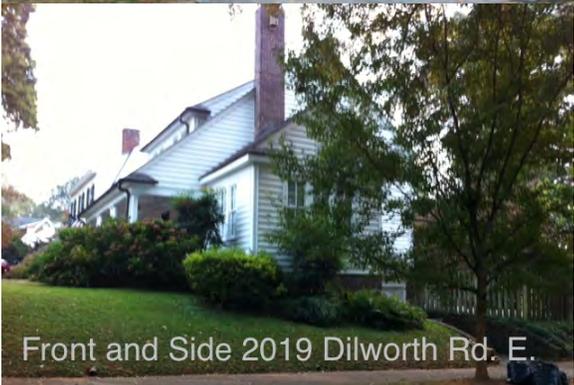
2 SITE PLAN
SCALE: 3/32"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



Front and Side - 2019 Dilworth Rd. E.



Front and Side 2019 Dilworth Rd. E.



Side - 2019 Dilworth Road East



Back 2019 Dilworth Road East



2015 Dilworth Road East



Front and Side - 2019 Dilworth Rd. E.



2101 Dilworth Road East



2018 Dilworth Road East



2100 Dilworth Road East



**McCLURE
NICHOLSON
MONTGOMERY**
architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704 332 6753
Fax: 704 334 0282

THESE DOCUMENTS AND THE DESIGN COVERED THEREIN, ARE INSTRUMENTS OF SERVICE FOR USE ONLY, WITH RESPECT TO THE PROJECT, THE DESIGNER SHALL RETURN ALL CONTRACTS, LISTS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THE CONTRACT, THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING.

MYNATT RESIDENCE
RENOVATIONS & ADDITIONS
2019 DILWORTH ROAD EAST
CHARLOTTE, NC

Project Number: X

ISSUE:	
10.24.13	HISTORIC PRELIM
11.20.13	HISTORIC REVIEW
12.04.13	V.E. CHANGES

REVISION

SHEET TITLE:

**REAR & LEFT
ELEVATIONS
AS-BUILT &
PROPOSED**

A2.1



4 AS-BUILT LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 AS-BUILT REAR ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

SAMPLE GARAGE DOORS





Garage - 2003 Dilworth Road East



Garage 1607 Dilworth Road West



Garage - 1000 Mount Vernon Drive



Garage - 529 East Kingston Avenue



Garage - 700 Berkeley Avenue