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.
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.
SAMPLE GARAGE DOORS