Details of Proposed Request

Existing Conditions
The existing structure was constructed in 1905 and identified as a contributing structure in the National Register. The home is described as a two story Victorian with a shed porch on square posts and scalloped frieze boards. It also has polygonal bay windows on the front. The door on the left bay is believed to be an alteration from a window.

Proposal
The proposed project is a front porch addition, new shingles on the second story, installation of original front door, front fascia extensions on the second floor, and replacement of the right side bay window with an original window from the side elevation. The porch design is full width and wraps around the left side.

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.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context
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.

Staff Analysis

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration

The Guidelines for Massing, Rhythm, Materials and Context appear to be met. The Setback Guideline is not applicable and the 4’ wide side porch area meets the side yard requirement and serves primarily as a covered walkway from the side entrance.
Charlotte Historic District Commission - Case 2013-186
District Location; Dilworth

Map Printdate: Dec. 2013
Virtual Charlotte, Charlotte GIS
http://vc.charmeck.org/
Screen clipping taken: 12/3/2013 2:54 PM
EXISTING CONDITIONS
Existing Chimney to remain

Existing Roofline to remain

Simplified Dovetail detail on small brackets at cable ends - monochromatic with trim

Extension of fascia to match exposed eaves at kitchen

Shingles to match existing

Shingles to match existing

Porch extension pitch as per to match fascia/ridge

Reinstall original door in exist opening

Reinstall original window in exist opening

New overhangs to match exist.

Porch extension pitch as per to match fascia/ridge

6' or 10' square columns with simplified farm house classical details at cornice edge

Side stairs

Brick cheek walls with rowlock or site formed concrete caps

Boost porch to interior fire - options for wood or brick foundation wall or brick rowlock patio with rowlock edge

Front Elevation

Scale 14"=1'-0"

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RAISED PORCH TO INTERIOR FIRE. OPTIONS FOR WOOD ON BRICK FOUNDATION WALL OR BRICK-RAISED PATIO WITH PONTOON EDGE.

PLAN
SCALE 1" = 1'-0"

EXIST ROOF - BOXED OR EXPOSED EAVE

POOR BEAM AS ENTAILATURE

HIP AT SIDE PORCH

FRANK BEAM TO INTERIOR AS NEEDED TO ALIGN

8" OR 10" SQUARE COLONNADE WITH SIMPLIFIED PINEHOUSE/COLUMNS/CLASSICAL DETAIL AT CAMP BASE.

SIDE ELEVATION
SCALE 1" = 1'-0"

SECTION
SCALE 1/2" = 1'-0"

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