LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2004 Charlotte Drive

SUMMARY OF REQUEST: Second Floor Addition

OWNER: Michael & Carol Poteat

APPLICANT: Vasseur Home Design

Based on the need for additional information this application was continued from the April 9 meeting for the following:

- Massing
- Missing Streetscape
- Details of handrails
- Detailed wall sections
- Notes not matching existing needs to be shown on plans
- Get rid of the Hardie note

Based on the need for additional information this application was continued from the March 12 meeting for the following:

- Wall sections
- Accurate detailed drawings
- Existing vs. proposed
- Pictures and or drawings

Details of Proposed Request

Existing Conditions
The existing home is a one story brick ranch with a gable roof over the front porch. The house is identified as a non-contributing structure in the National Register.

Proposal
The proposal is a second floor addition. The addition will be a new front gable that will extend from the front thermal wall to the rear thermal wall. The footprint of the home will not be affected. The front and rear gable ends will have wood siding and 6 over 6 pattern windows. The proposed height of the addition is approximately 23’-6”.

Revised Proposal
The following changes were made based on comments from April (Massing of gable, window in front gable, material note of siding):

1. Shutters were removed from front gable window.
2. Window in front gable raised, centered.
3. Addition of handrail on front elevation.
4. Siding note reads ‘1 x 6 wood lap’.
**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.

<table>
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<tr>
<th>1. All additions will be reviewed for compatibility by the following criteria:</th>
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<tbody>
<tr>
<td>a. <strong>Size</strong></td>
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<td>b. <strong>Scale</strong></td>
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<td>c. <strong>Massing</strong></td>
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<td>d. <strong>Fenestration</strong></td>
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<td>e. <strong>Rhythm</strong></td>
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<td>f. <strong>Setback</strong></td>
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<td>g. <strong>Materials</strong></td>
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<td>h. <strong>Context</strong></td>
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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**

Applicable design guidelines for the review of this project are scale, massing, and fenestration. The guidelines for rhythm, materials and context are met. The guidelines for size, setback and landscaping are not applicable.
NOTE:
ATTIC TO BE SEALED WITH SPRAY FOAM INSULATION R-38 MIN.