
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1918 Ewing Avenue

SUMMARY OF REQUEST: Fenestration Changes/Dormer Addition

OWNER: John & Kim Trouten

APPLICANT: John & Kim Trouten

Details of Proposed Request

Existing Conditions

The subject property is a 1.5 story brick Bungalow listed as a contributing structure in National Register, ca. 1920. The home has a front gable with a shed porch on brick columns with arched bays which extends to form the porte cochere.

Proposal

The proposed projects include changes to windows and doors, the addition of two shed dormers toward the rear of the house and exterior painting. Visible from the street will be a proposed replacement of existing windows in the front gable, the shed dormers and exterior painting.

Policy & Design Guidelines for Windows and Doors

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.

5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

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 Painting

The Historic District Commission does not regulate paint color, since colors are a matter of personal taste, and can be easily changed. However, the HDC does strongly encourage all Local Historic District property owners to use historically appropriate contrasts in their paint schemes.

1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.
2. Only traditionally painted materials, such as wood, should be painted.
3. Foundations must be visually differentiated from the main body of the structure.
4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
 - a) The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
 - b) Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

Staff Analysis - Additions

The Commission should consider the guidelines in the review of this proposal:

- Fenestration
- Rhythm

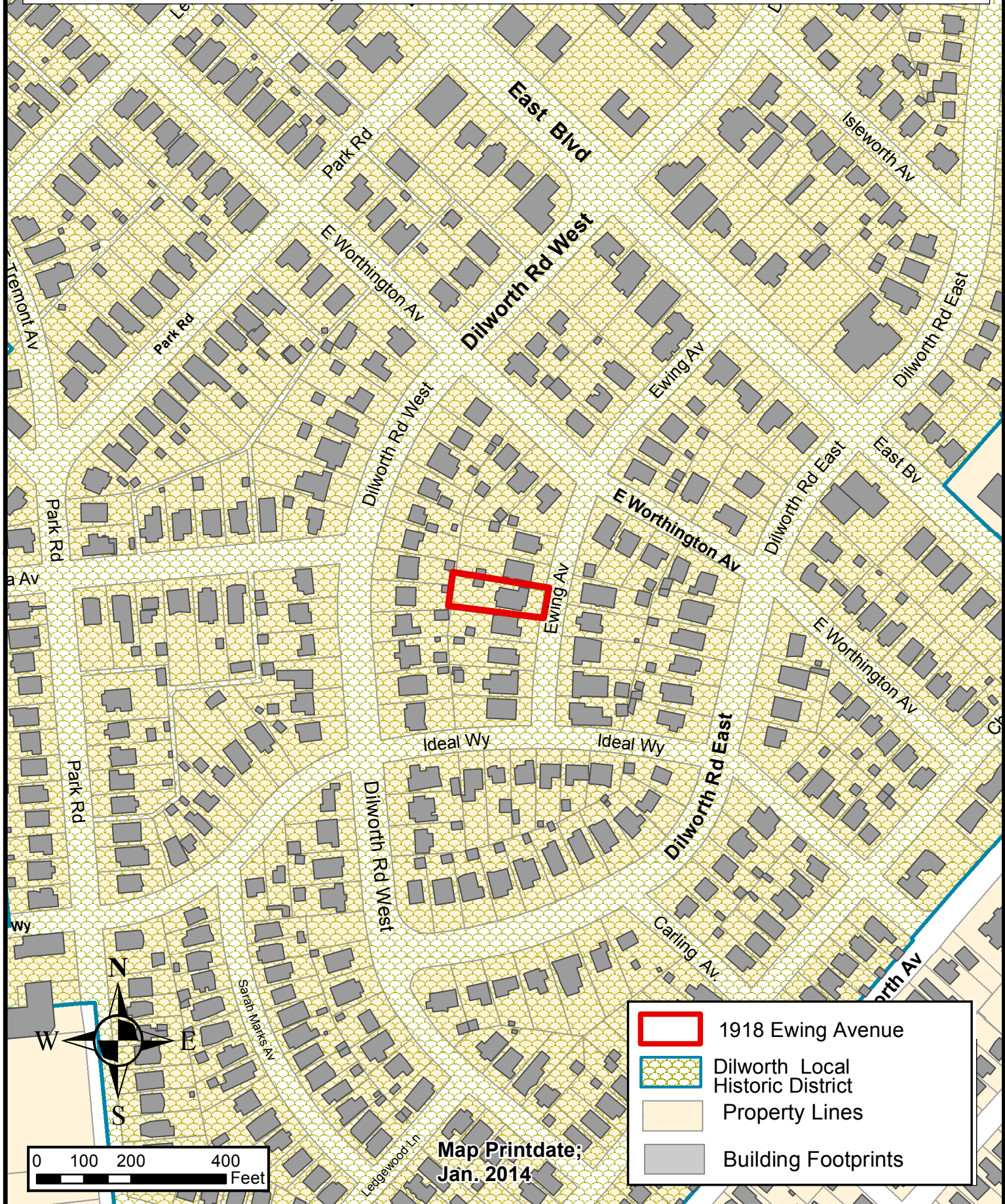
Staff believes the proposal meets the remaining applicable guidelines. Setbacks and landscaping are not applicable

Staff Analysis - Painting





The Commission will determine if painting the brick exterior is appropriate to unify the structure based on the condition of the structure, or if other repairs could remedy the imperfections. Based on the current conditions staff believes painting is an appropriate solution to cure the exterior defects.

Charlotte Historic District Commission - Case 2014-011

District Location; DILWORTH



Map Printdate;
Jan. 2014

-  1918 Ewing Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

0 100 200 400
Feet

01/14/2014

PROPOSAL TO HISTORIC COMMISSION FOR
CHANGES FOR 1918 EWING AVE. CHARLOTTE, NC

This proposal is meant to clearly indicate the changes we are requesting for this property. Our goal is to keep the character and create a more inviting and historically accurate exterior to fit in with the other restored properties on this street.



Upper window needs to be changed for egress to
bdm (see attached elevation)



Commission Appli RIGHT SIDE MIDDLE OF HOUSE FACING NEIGHBOR'S SIDE DRIVEWAY-we hired outen 704-877-8719
a professional photographer to try to capture the whole side, but there is a
fence and hedgerow that prevented her from standing far enough back to get



A: Replace window to left. This is the new kitchen and this present window is much deeper than counter top. We would like to replace it with same width but approx. 12" shallower.

B: Kitchen door and stoop appear to have been added in the 1980's when kitchen was remodeled. We would like to remove them to allow vehicle access from porte cochere to original garage.





C. Add New window approx. 42" wide x 60". (this picture is for illustration purposes only and is not to scale. Please see elevation document. All windows to be craftsman style. We will keep soldier bricks on windows we remove if necessary.



B. Additional photos. Remove stoop and door to allow access to rear detached garage.



Note: changes to brick showing addition of door.

REAR RIGHT SIDE CORNER OF HOUSE
1918 EWING AVE. CHARLOTTE NC



Replace 1970's newer window (presently bathroom) with 2 larger windows approx. 36" w x 60" h with transoms and one 42" w x 60" window.

Add 3 new windows. See architects rendering that shows new windows.

1 approx 42" x 60"

2 approx 36" x 60" with transoms

REAR OF HOUSE-SECOND STORY

We'd like to add two dormer side additions to allow for expansion of the upstairs bedrooms. They would extend on each side of the rear of house approx. 16' deep and 13' wide. Each dormer would start approx. 40' from the front of the house. They would each have a 60"x36" window facing the sides at the back. They would have wood siding or shakes. Please see elevation documents.



REQUEST TO PAINT BRICK
1918 EWING AVE. CHARLOTTE, NC

With so many bricked in changes and poorly repaired brick, we request painting house subtle grayish taupe to improve exterior appearance. See accompanying photos.



Original single
door bricked
off-

Window on screened porch bricked off.



This house has had a multitude of changes that have negatively affected the exterior of the house. The striations and brick material is very similar, but color is not. Painting this a neutral color will improve the overall appearance and compensate for the poor quality brick changes made over the last number of years.













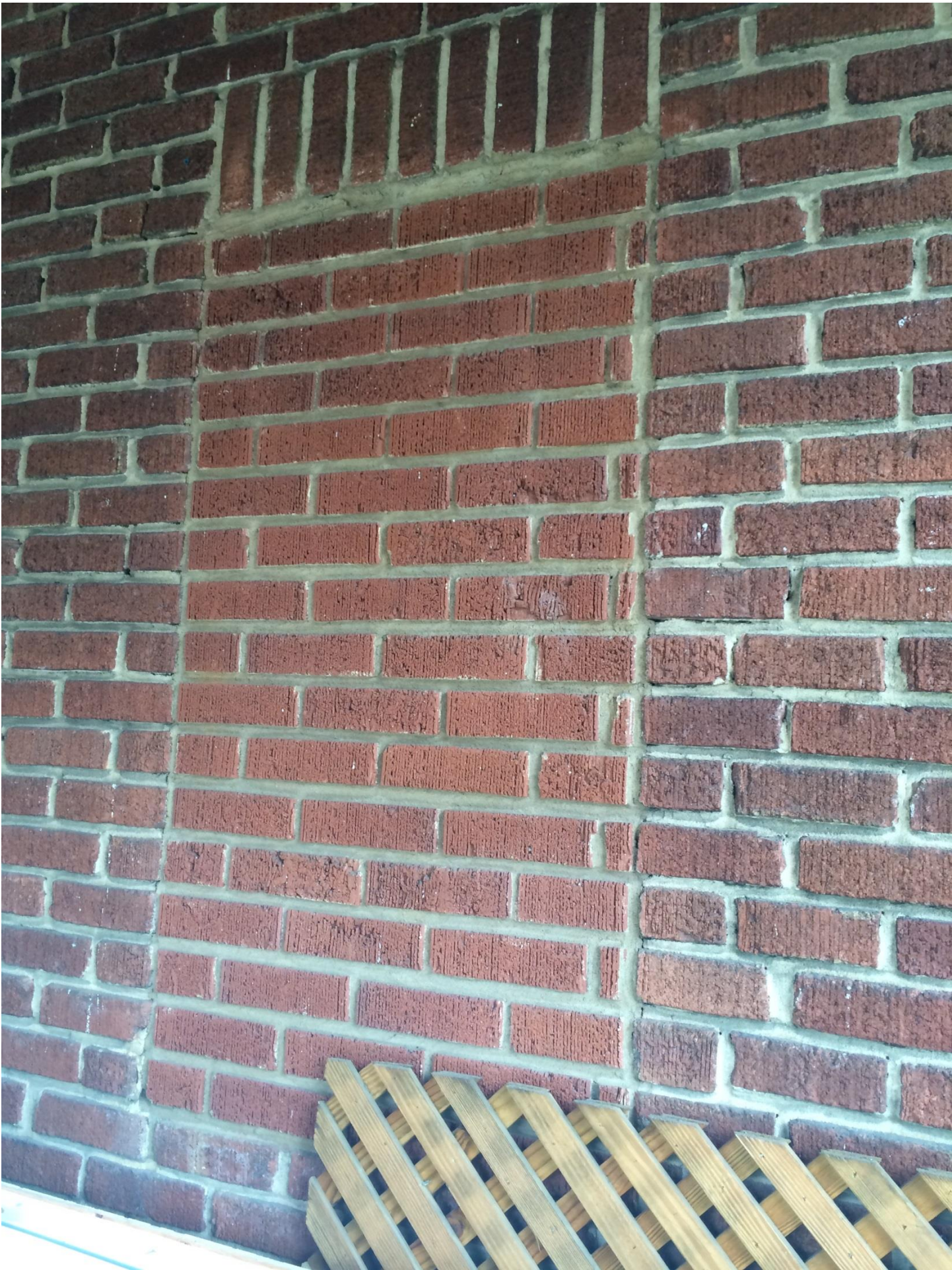




Commission Application

1918 Ewing Ave. Charlotte, NC

John & Kim Trouten 704-877-8719







1918 EWING AVE

Request to paint brick. First house below is on corner of E. Worthington and Ewing. This is the look we would like to use-more cream than white for trim accent. See other suggested paint colors attached.







Backyard 1918 Ewing Ave-Info purposes only





Left Side of house-no changes to windows.



EWING AVE Streetscape
INFO Purposes only

Subject
Property



House to
right of
subject.



House across
from subject.



Houses across from subject going right.



House to left of subject.



View down road from subject property to Ideal Way.



View from subject property down to East Worthington Ave.



PROPOSED NEW FRONT
ELEVATION



EXISTING FRONT ELEVATION

Proposed Renovation For:

JOHN TROUTEN

2820 SELWYN AVE, SUITE 806

CHARLOTTE, NC 28209



PROPOSED NEW
PARTIAL LEFT ELEVATION



EXISTING PARTIAL
LEFT ELEVATION

Proposed Renovation For:

JOHN TROUTEN

2820 SELWYN AVE, SUITE 806

CHARLOTTE, NC 28209



PROPOSED NEW REAR
ELEVATION



EXISTING REAR ELEVATION

Proposed Renovation For:

JOHN TROUTEN
2820 SELWYN AVE, SUITE 806
CHARLOTTE, NC 28209



PROPOSED NEW
PARTIAL RIGHT ELEVATION



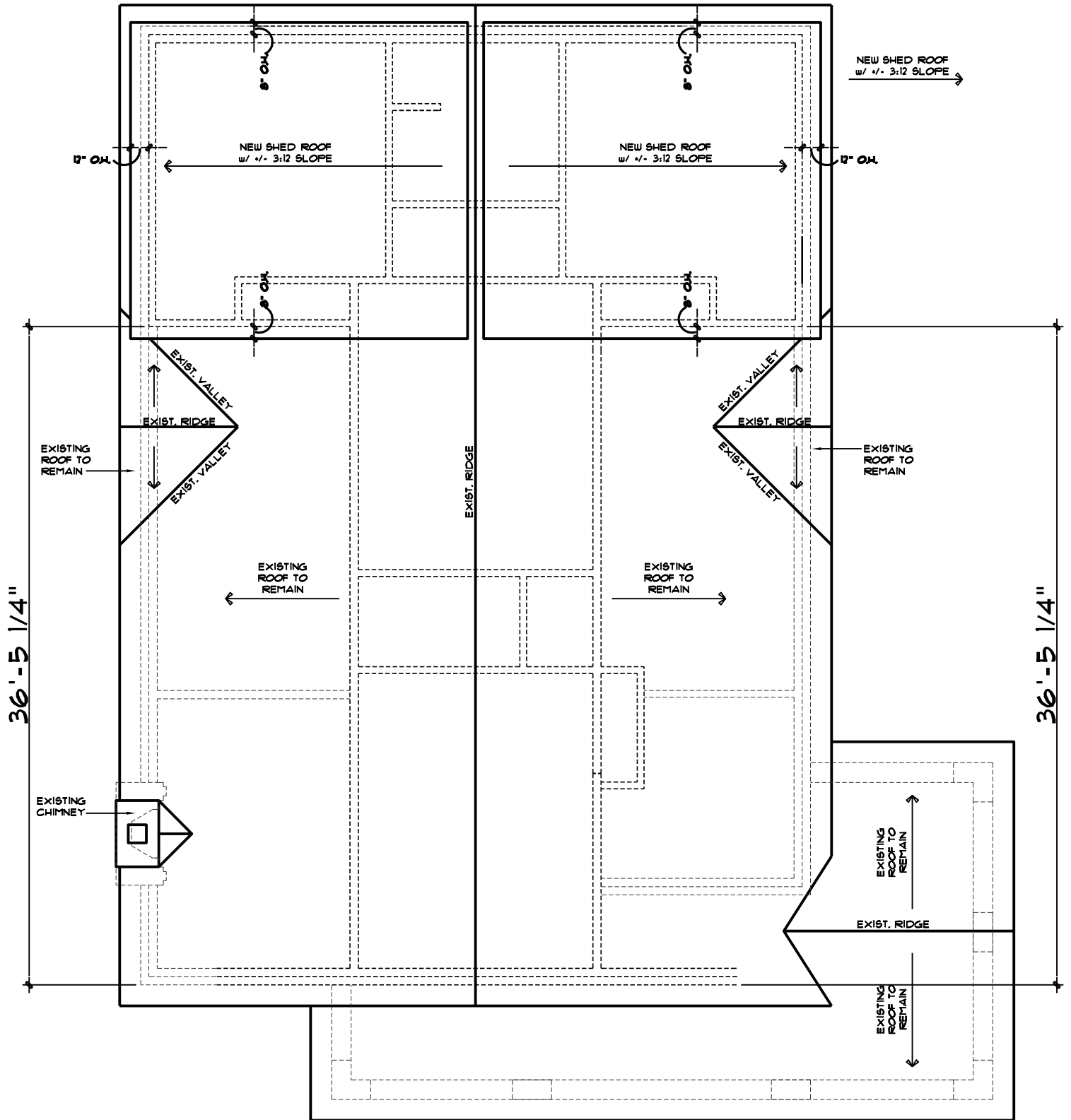
EXISTING PARTIAL
RIGHT ELEVATION

Proposed Renovation For:

JOHN TROUTEN

2820 SELWYN AVE, SUITE 806

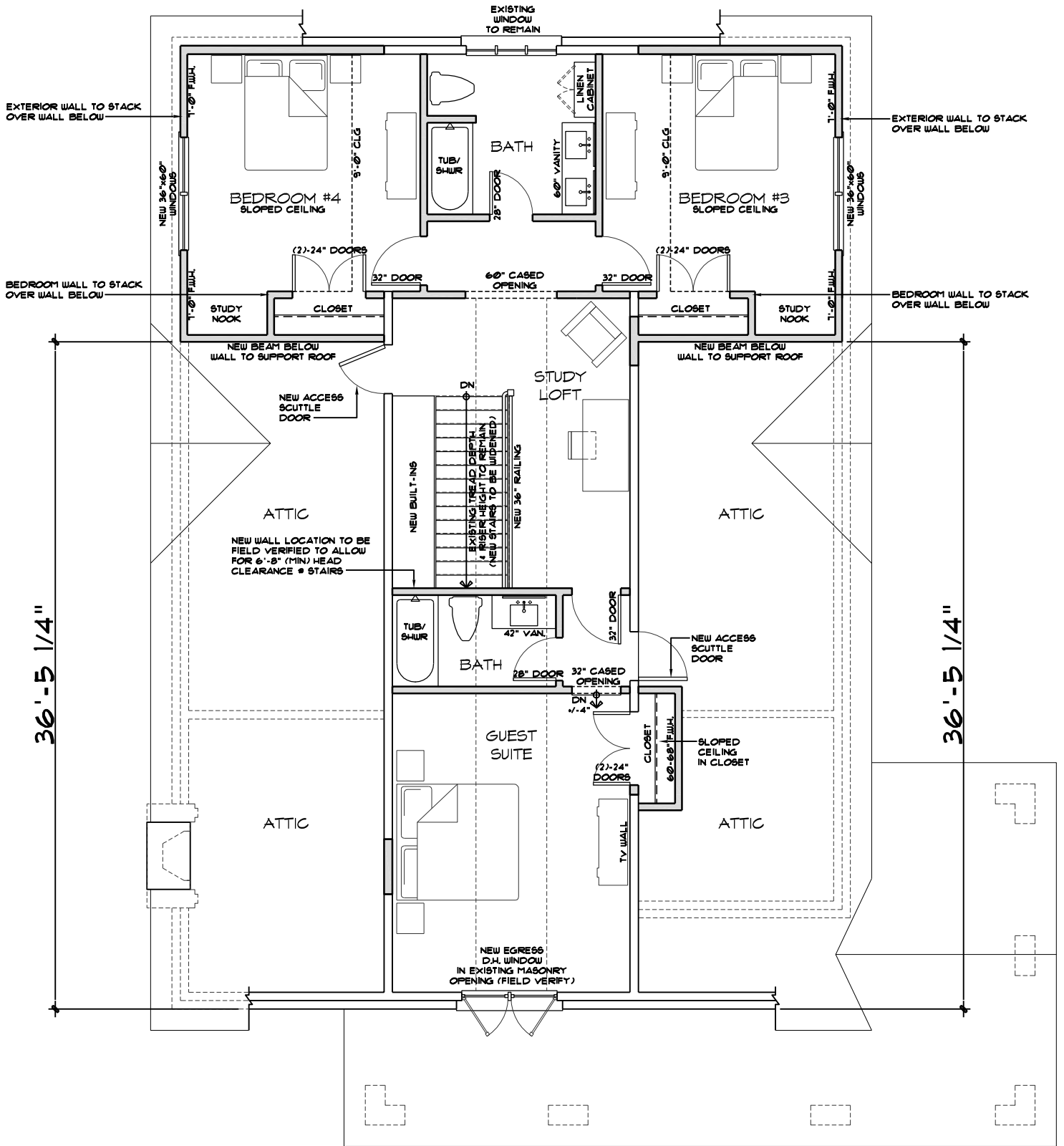
CHARLOTTE, NC 28209



Proposed Renovation For:

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 2820 SELWYN AVE, SUITE 806
 CHARLOTTE, NC 28209

ROOF PLAN



Proposed Renovation For:

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CHARLOTTE, NC 28209

SECOND FLOOR PLAN