

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1914 Dilworth Road West

SUMMARY OF REQUEST: Addition

OWNER: Jennifer & Erich Meier

APPLICANT: Karen Barton

Details of Proposed Request

Existing Conditions

The existing home is a two story brick Colonial home built in 1936. The street is curvilinear and setbacks are fairly consistent along the block face. The home is a contributing structure.

Proposal

The proposal is a front porch addition with a stone facade to match existing, relocation of steps to the front patio, the enclosure of the side porch with the addition of patio doors and windows, and the addition of two gabled dormers to the detached garage facing the street.

Policy & Design Guidelines for Additions (p. 36)

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	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<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.

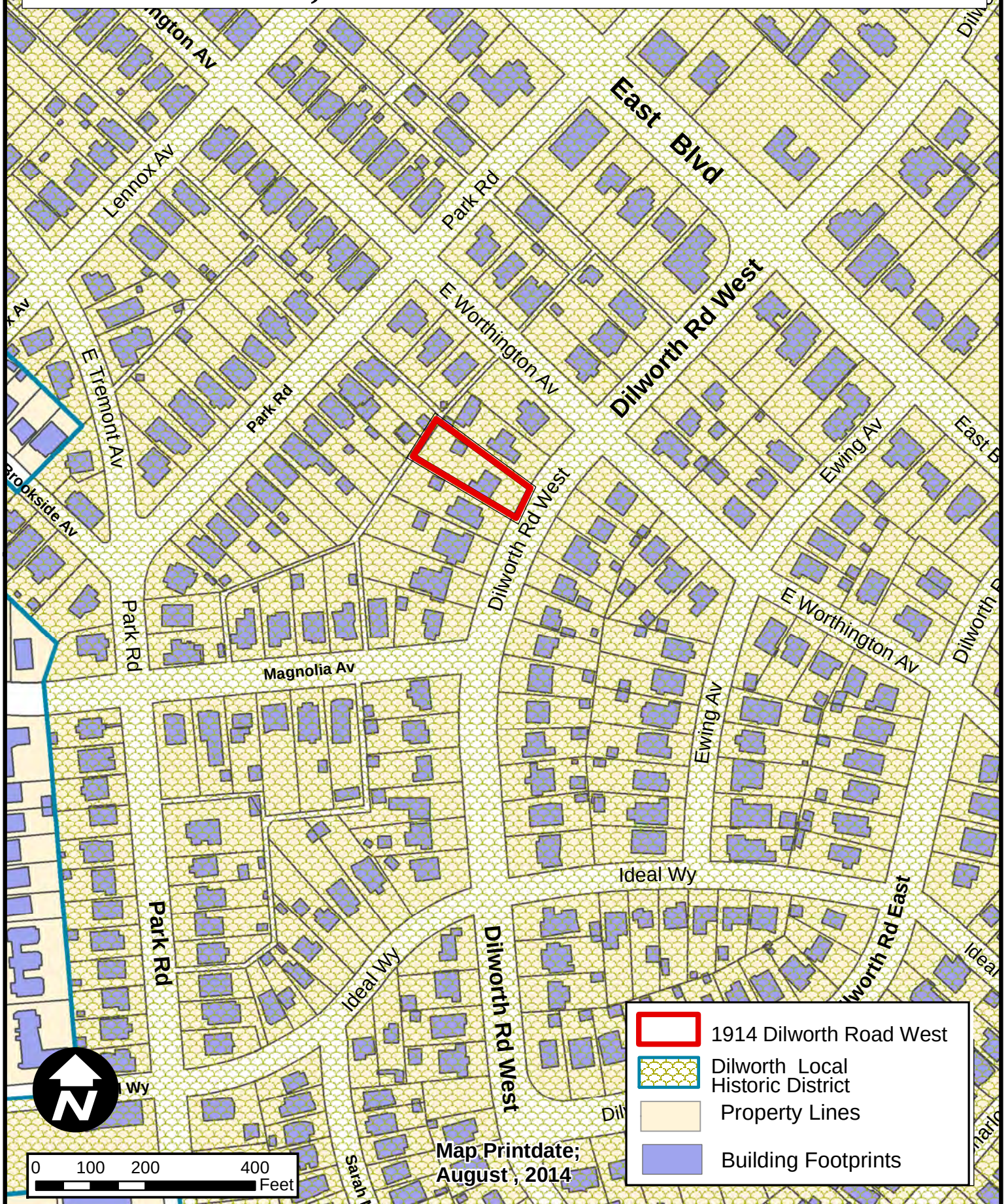
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission will determine if the proposed additions meet the applicable guidelines.

Charlotte Historic District Commission - Case 2014-160

Historic District; Dilworth





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PROGRESS SET
NOT FOR CONSTRUCTION

The Meier Residence
Jennifer & Erich Meier
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DATE: 08 - 04 - 2014

PROPOSED PERSPECTIVE
RENDERING

A0.1

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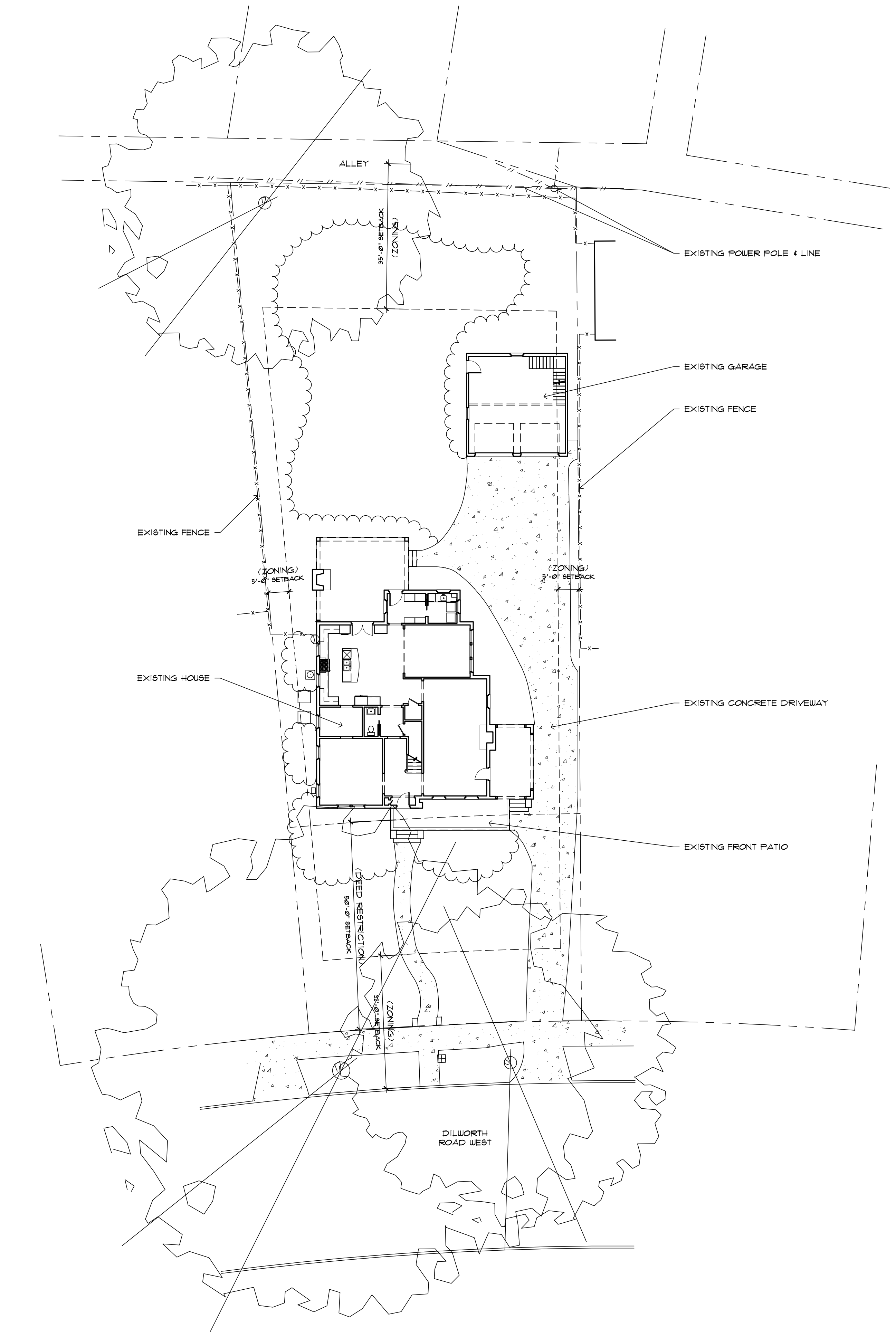
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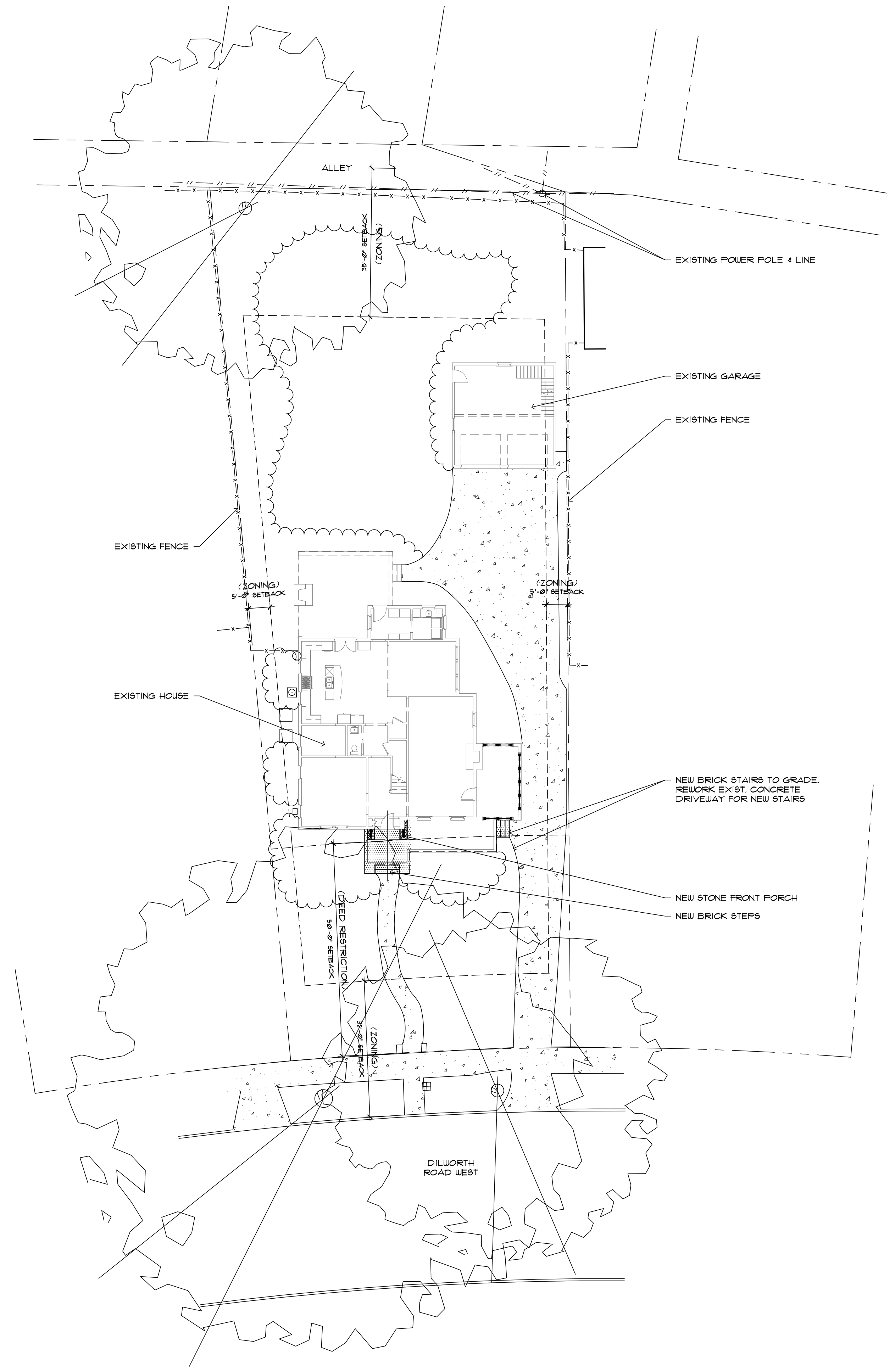
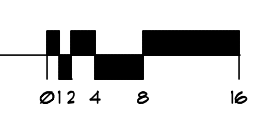
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EXISTING & PROPOSED
SITE PLAN

A1.0



2 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



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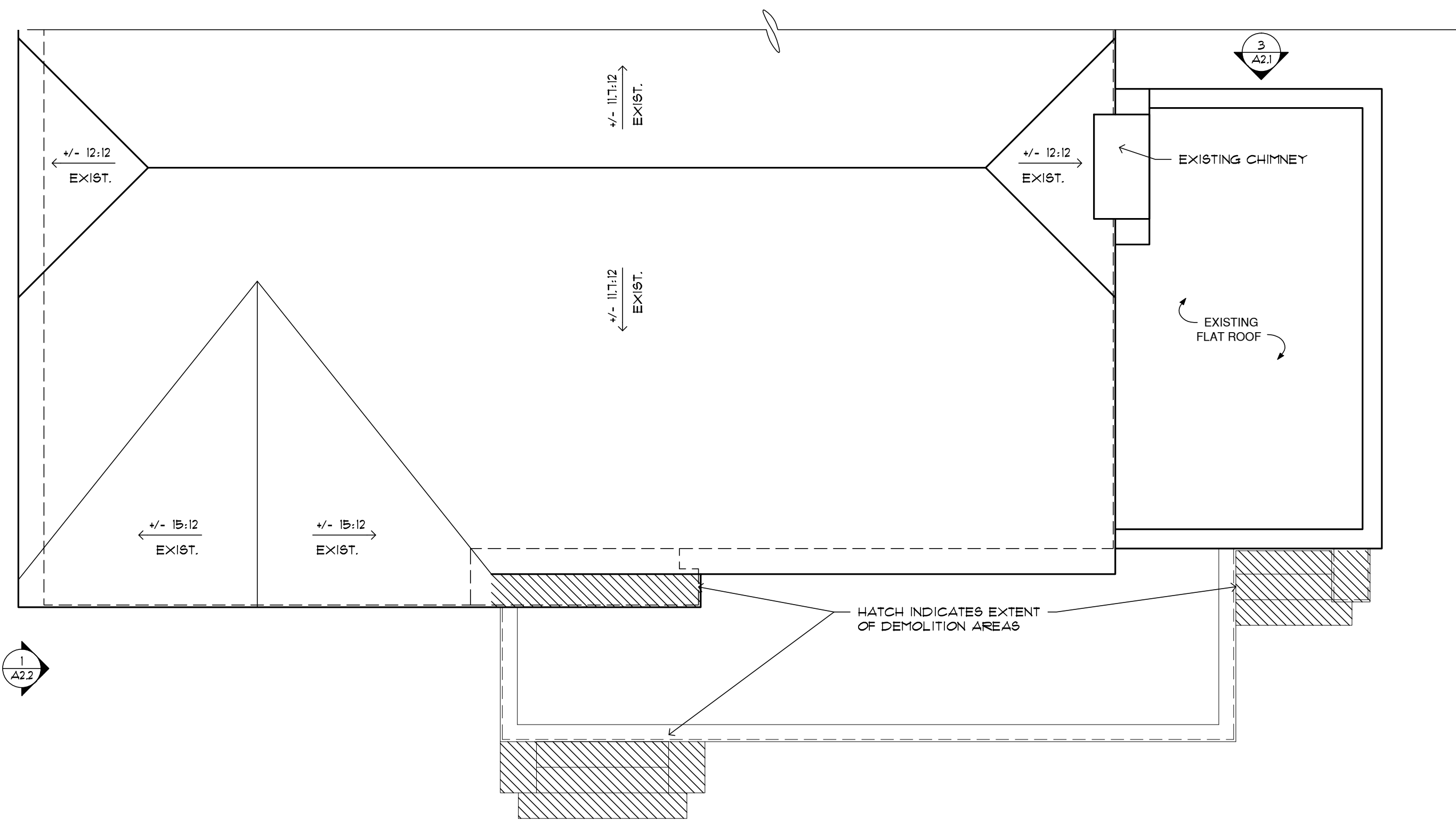
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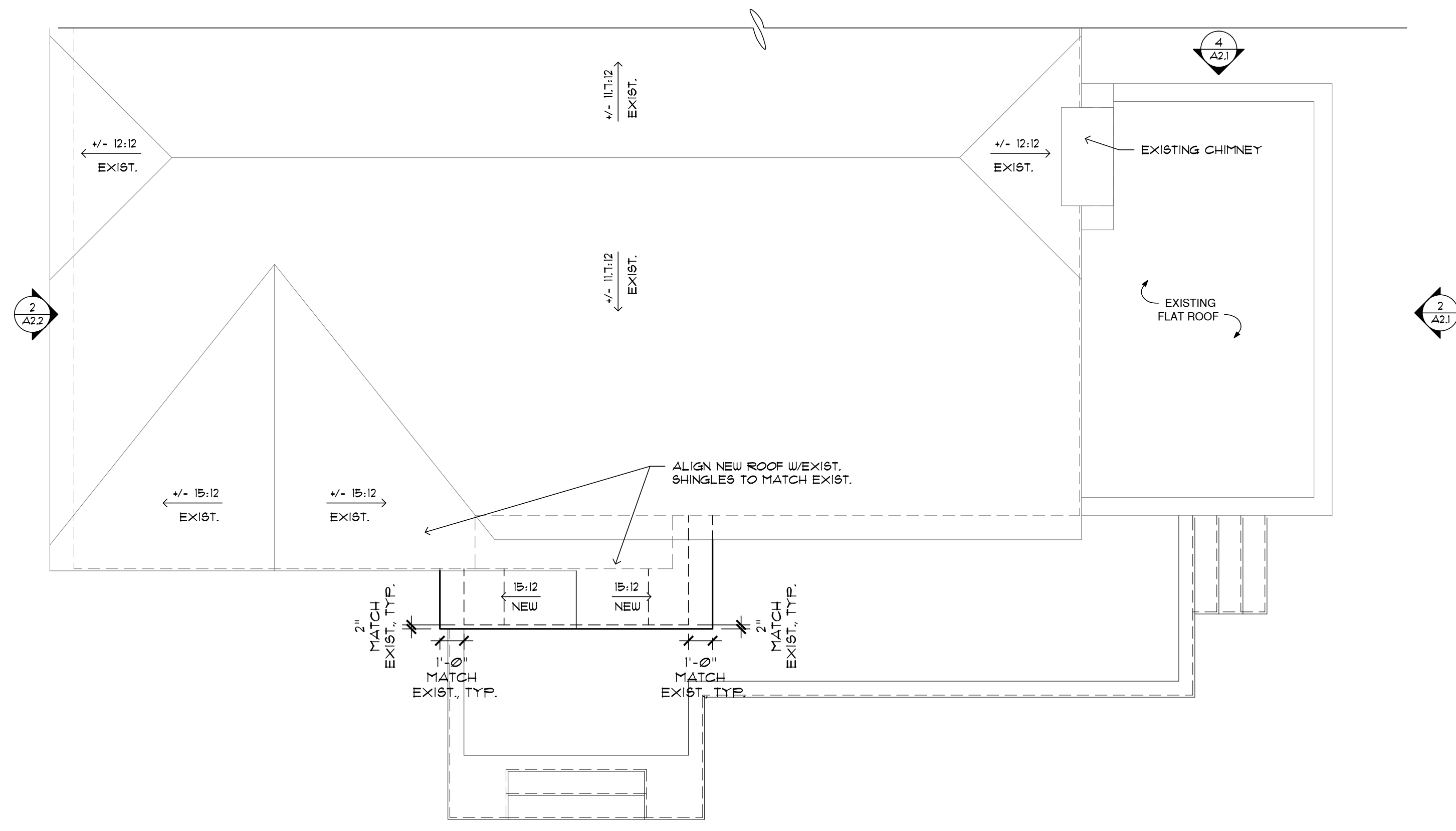
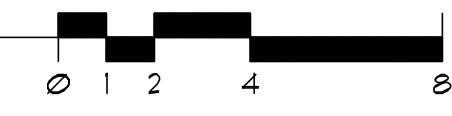
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EXISTING & PROPOSED
LEVEL ONE FLOOR PLAN
& ROOF PLAN

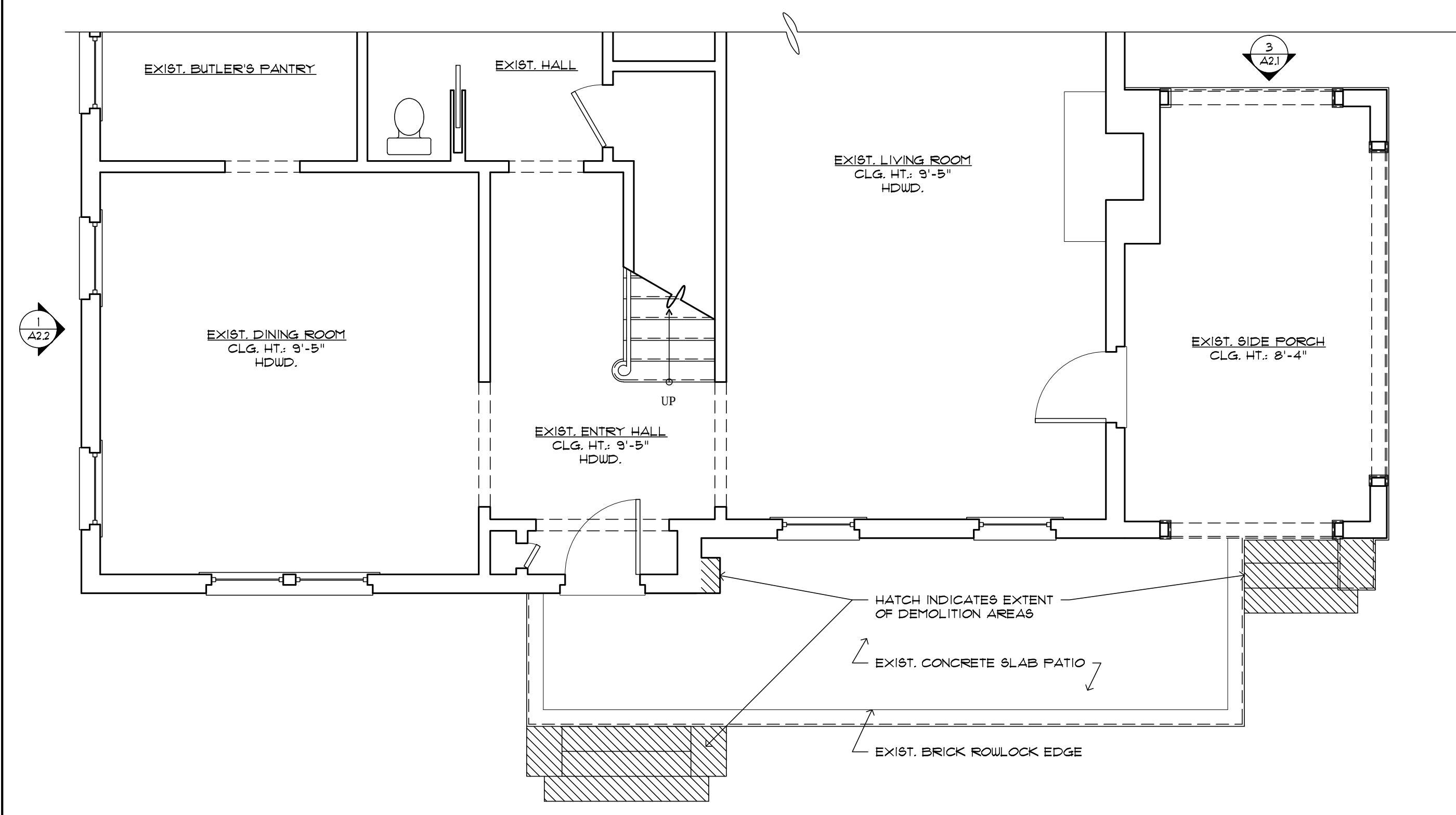
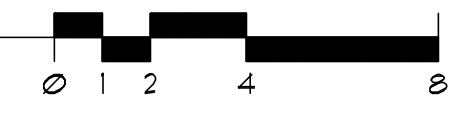
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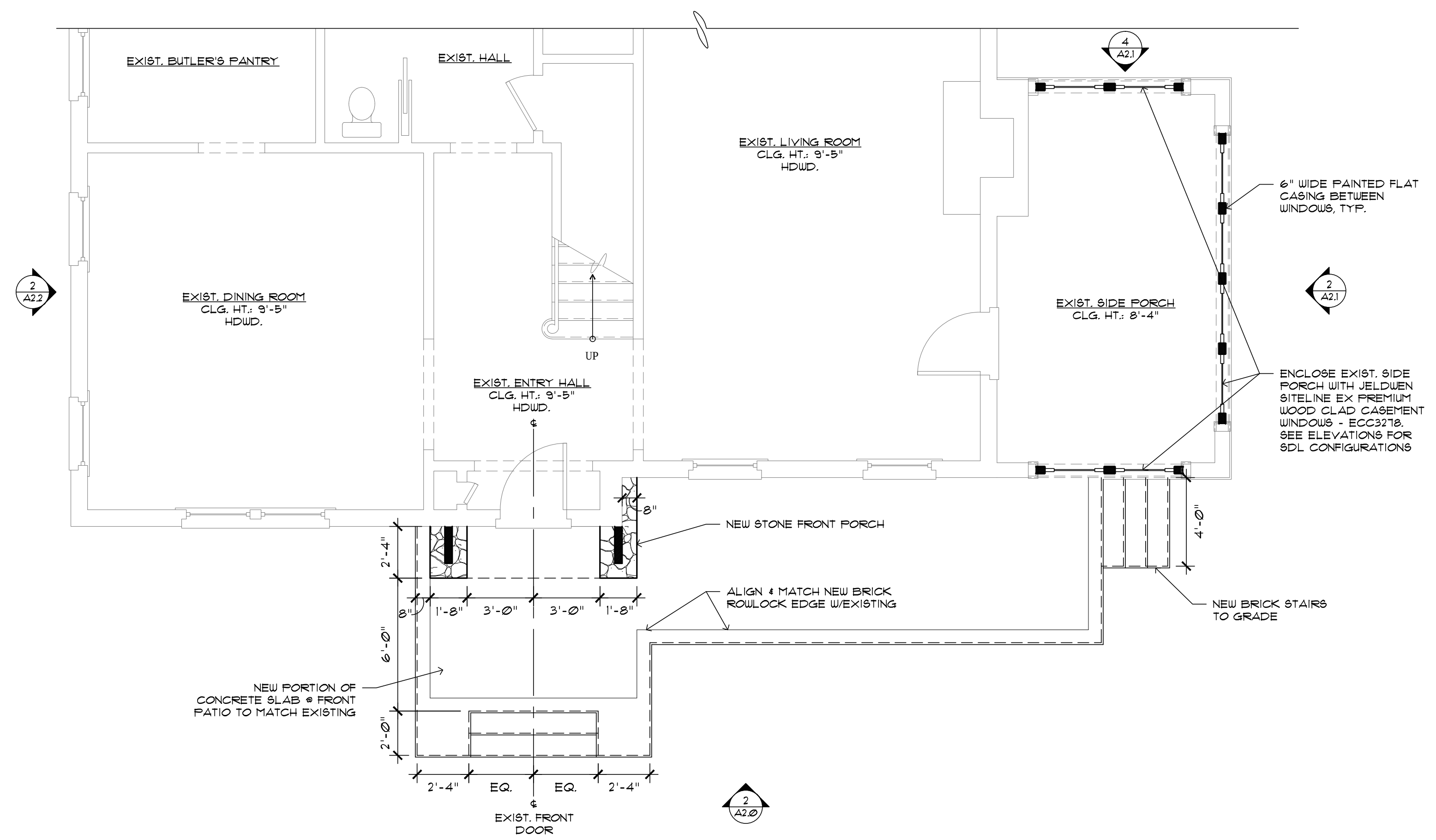
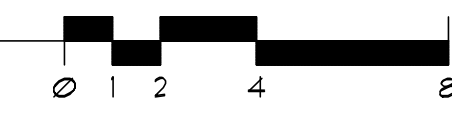
1 EXISTING ROOF PLAN
ALL SCALE: 1/4"=1'-0"



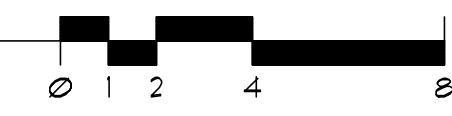
2 PROPOSED ROOF PLAN
ALL SCALE: 1/4"=1'-0"



3 EXISTING LEVEL ONE FLOOR PLAN
ALL SCALE: 1/4"=1'-0"



4 PROPOSED LEVEL ONE FLOOR PLAN
ALL SCALE: 1/4"=1'-0"



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EXISTING & PROPOSED
FRONT ELEVATION

A2.0



1 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

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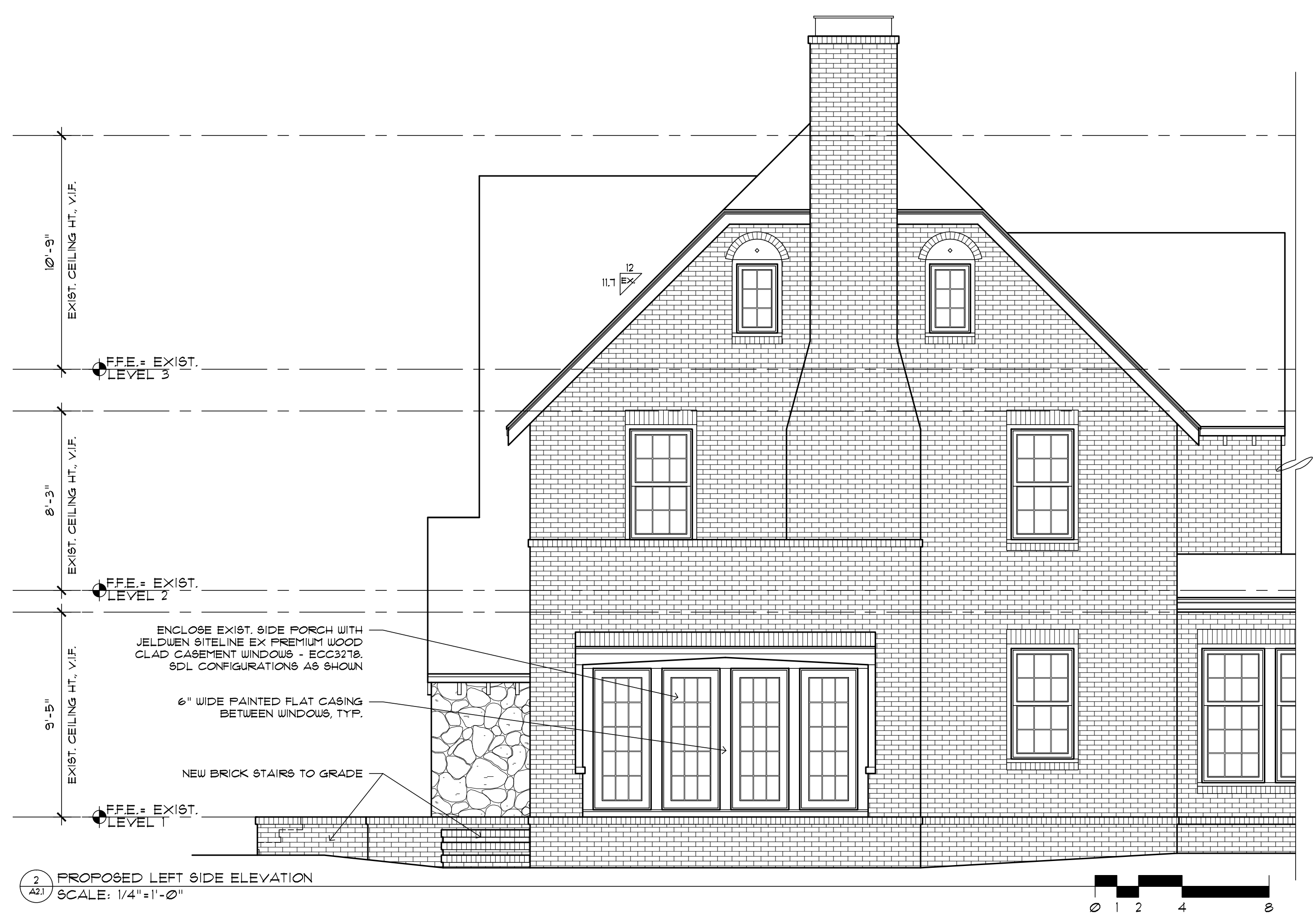
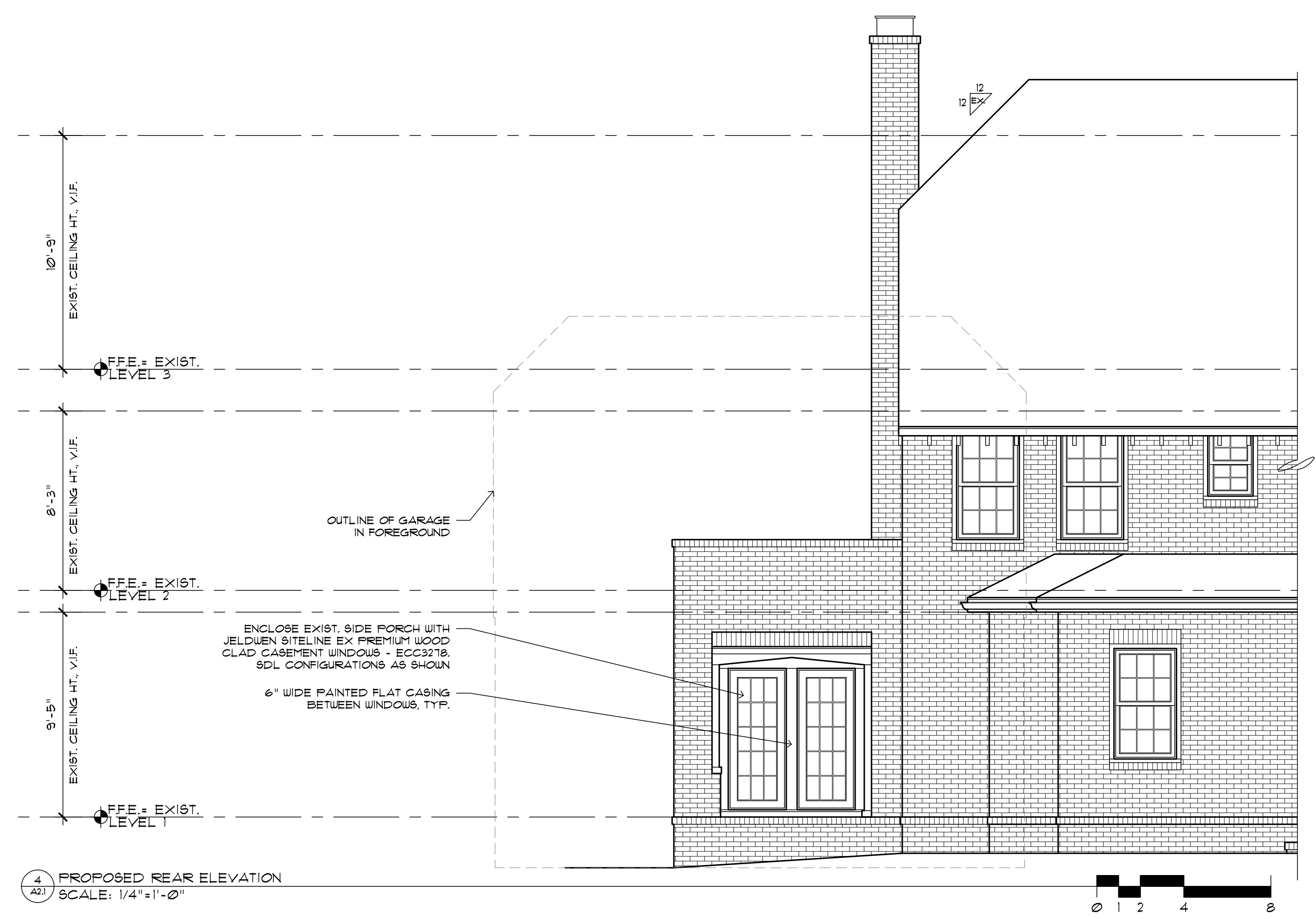
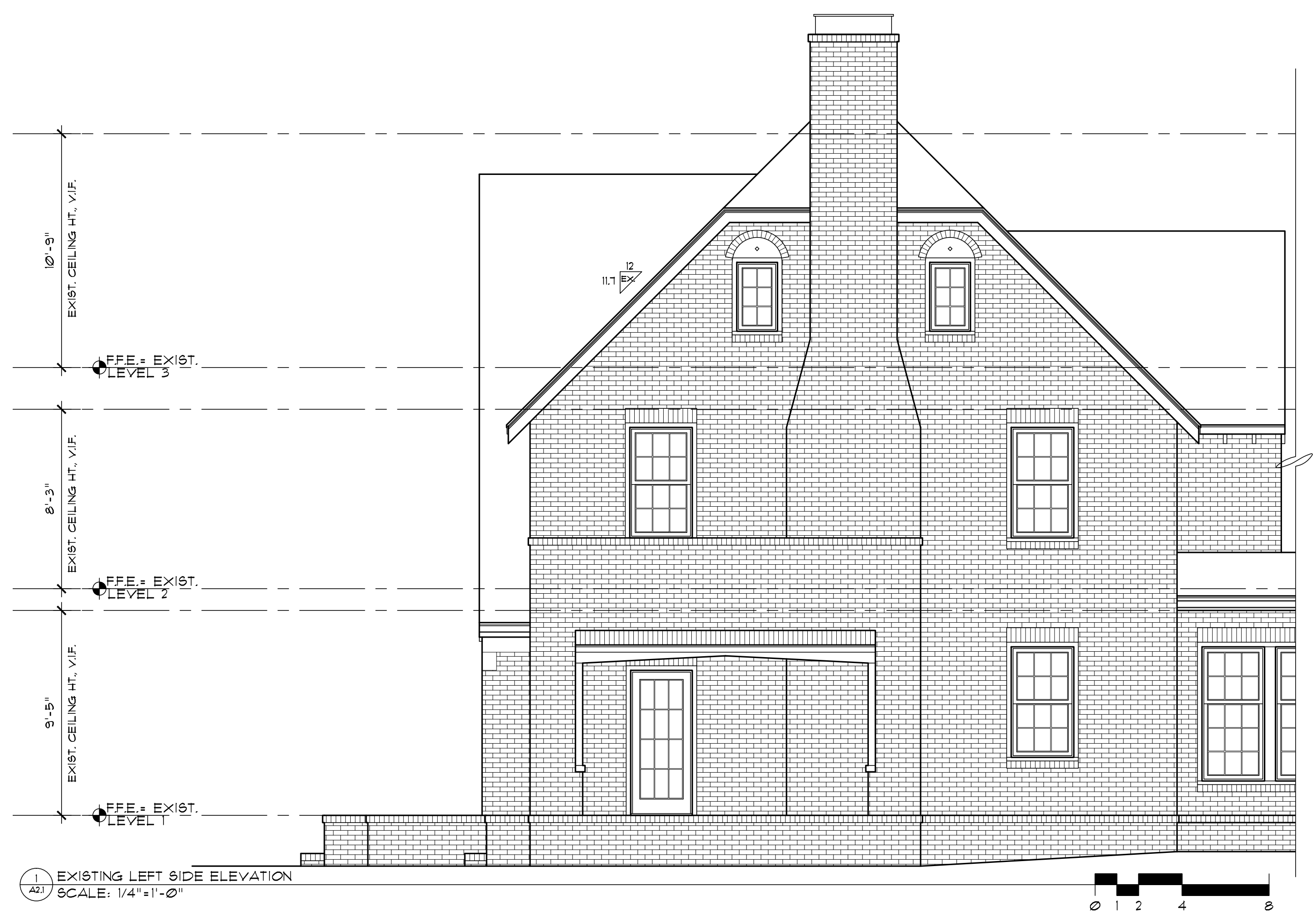
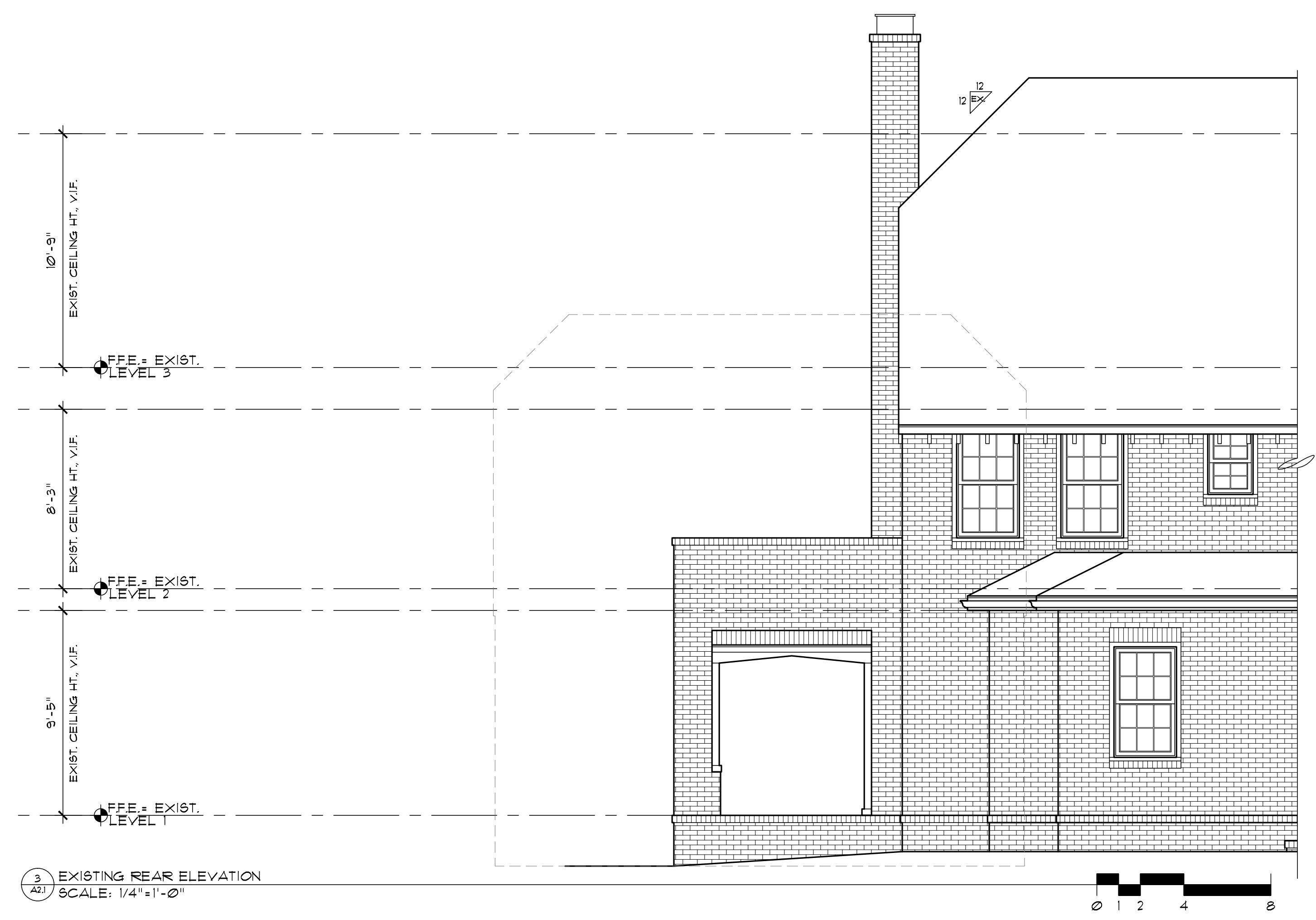
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EXISTING & PROPOSED
RIGHT SIDE & REAR
ELEVATIONS

A2.1



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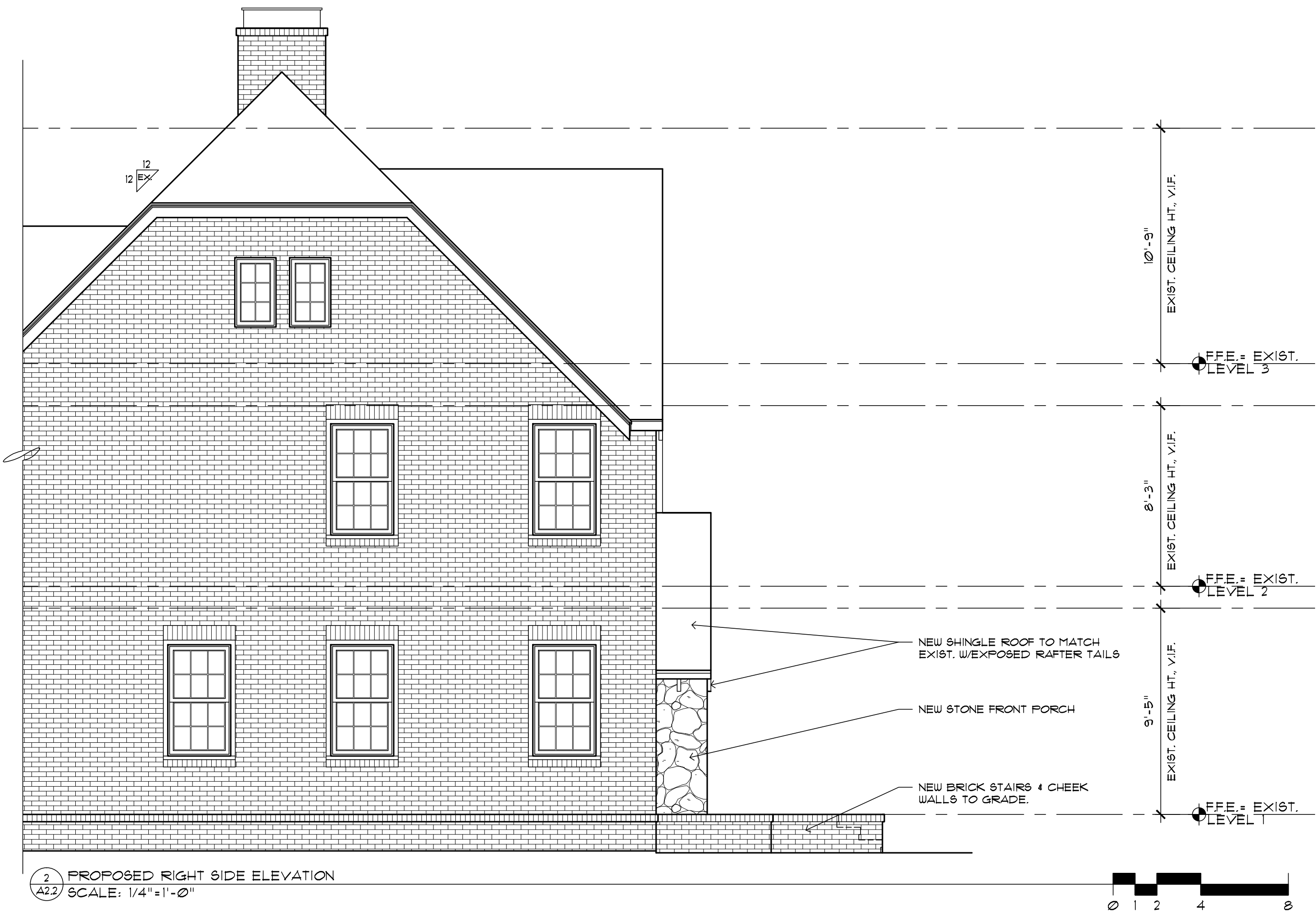
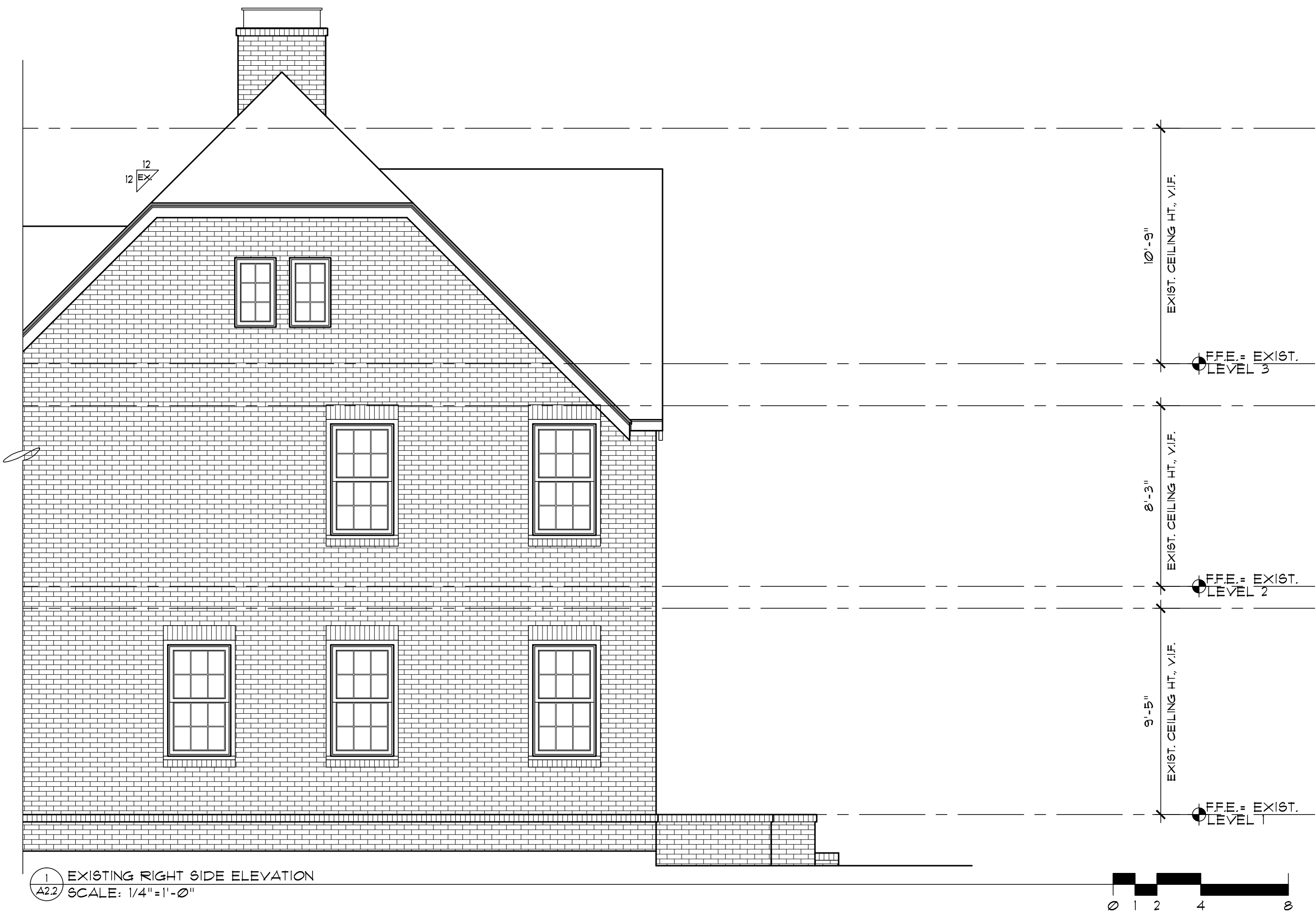
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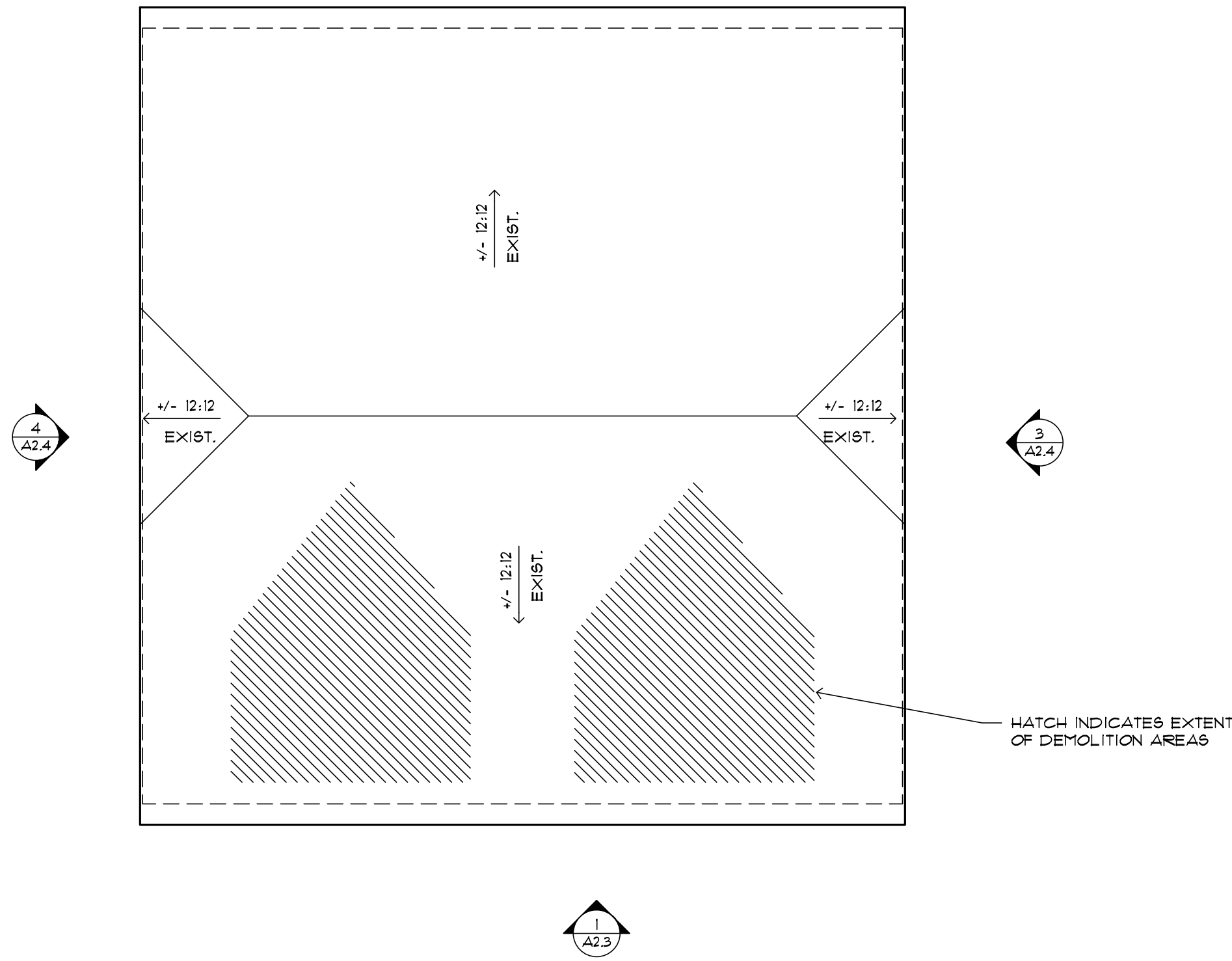
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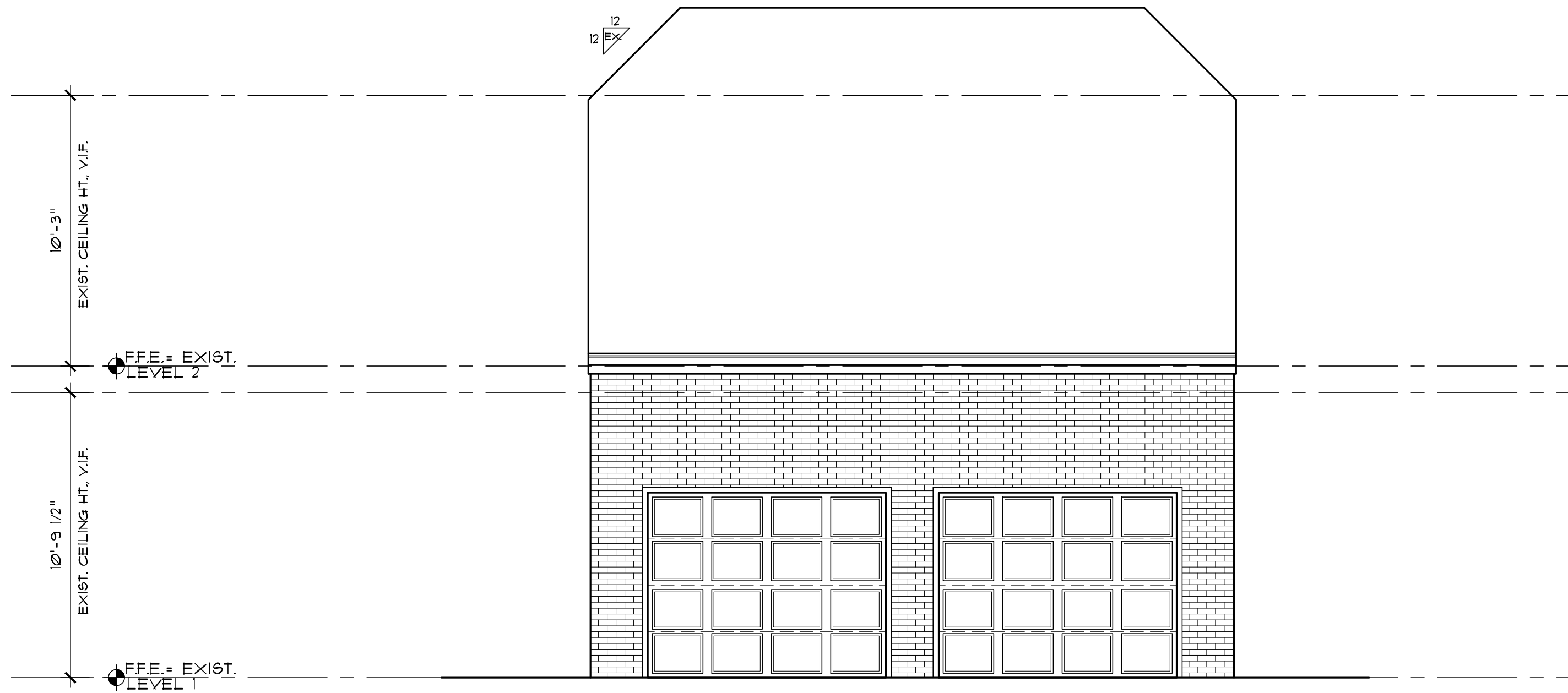
EXISTING & PROSED
LEFT SIDE ELEVATION

A2.2

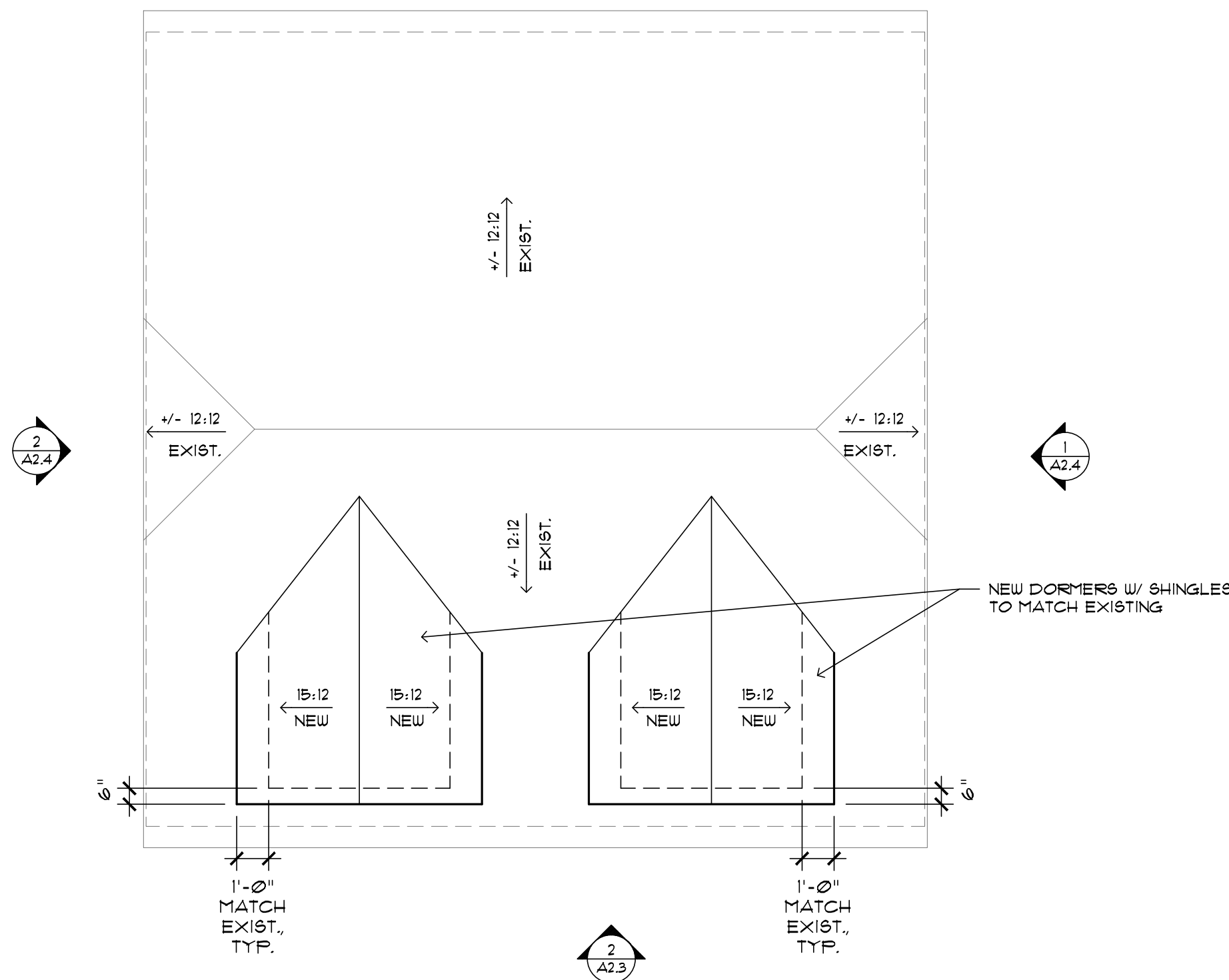




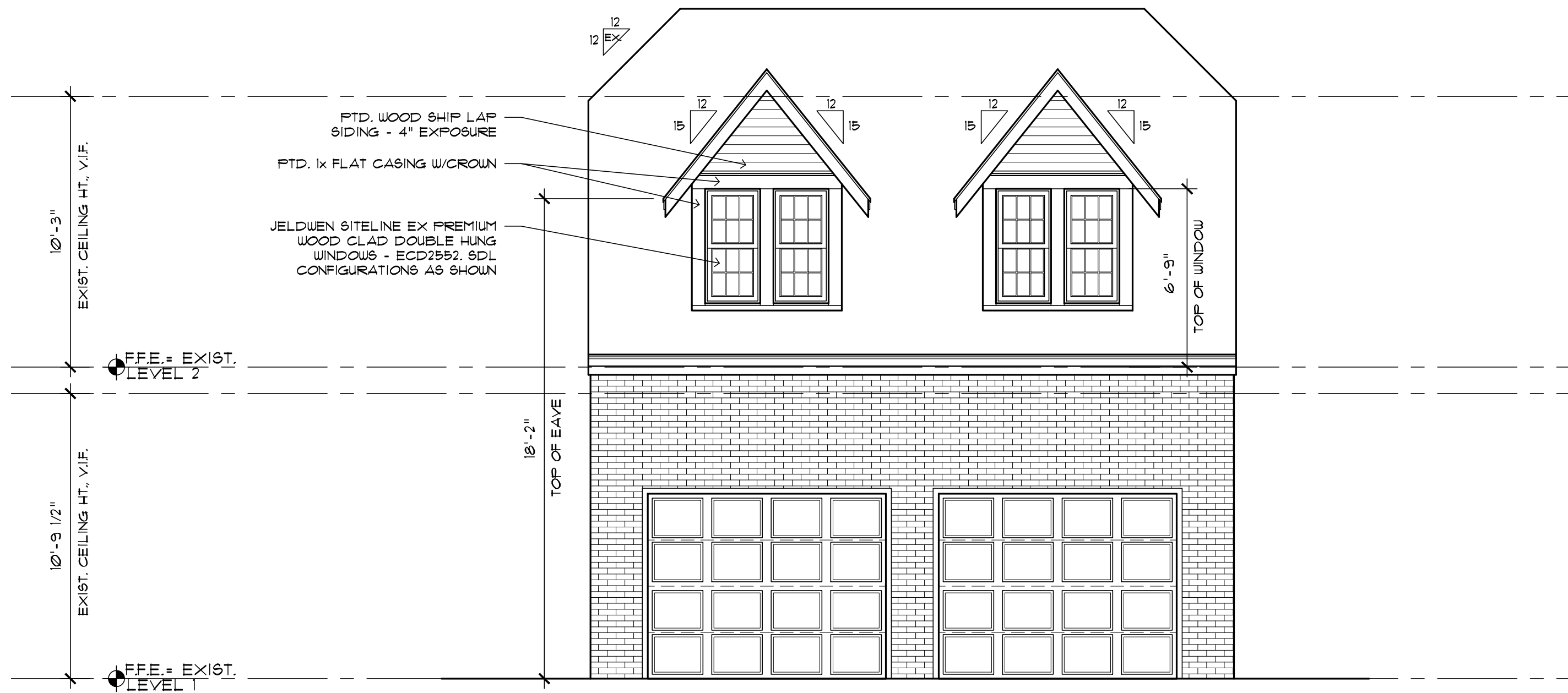
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SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION - GARAGE
SCALE: 1/4"=1'-0"

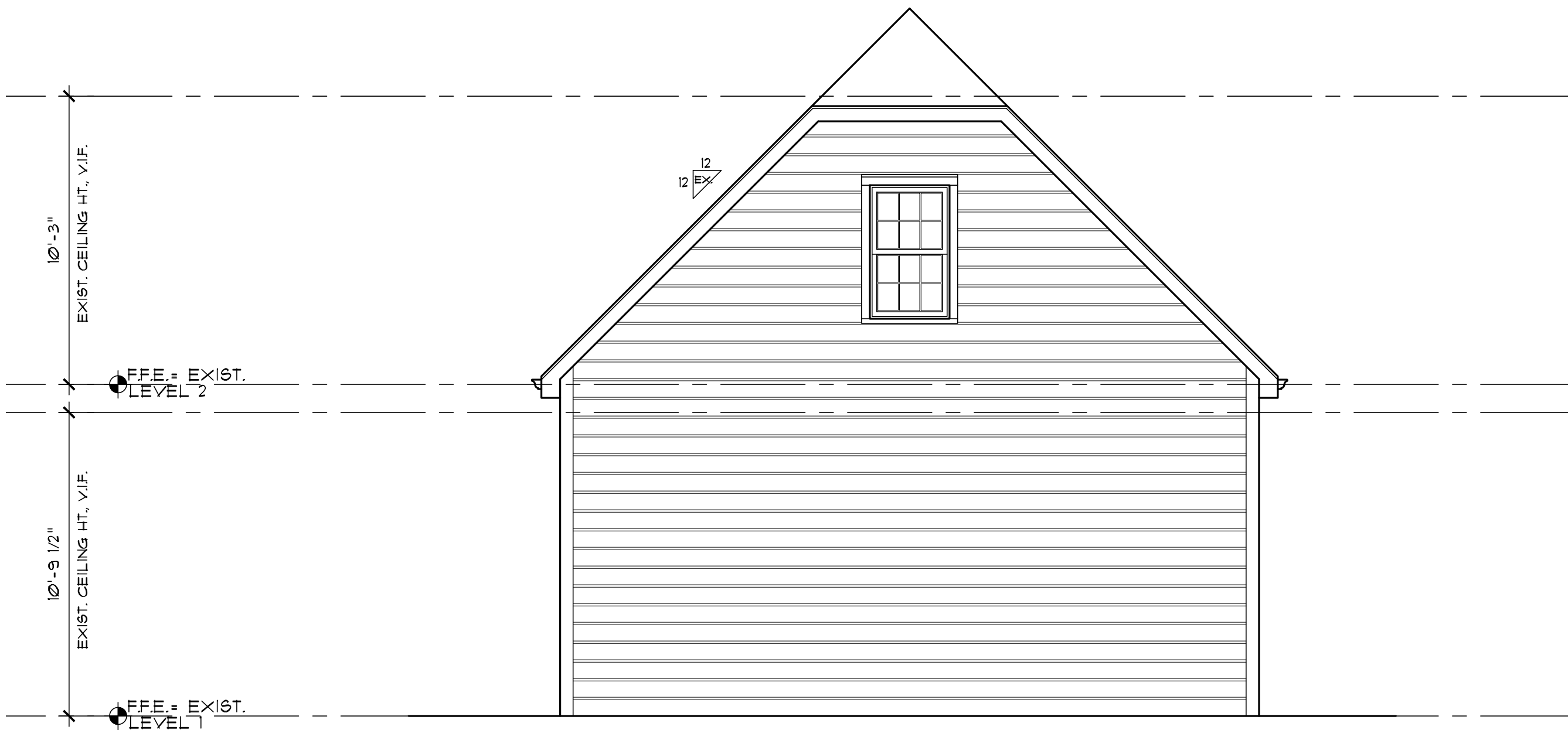


4 PROPOSED ROOF PLAN - GARAGE
SCALE: 1/4"=1'-0"

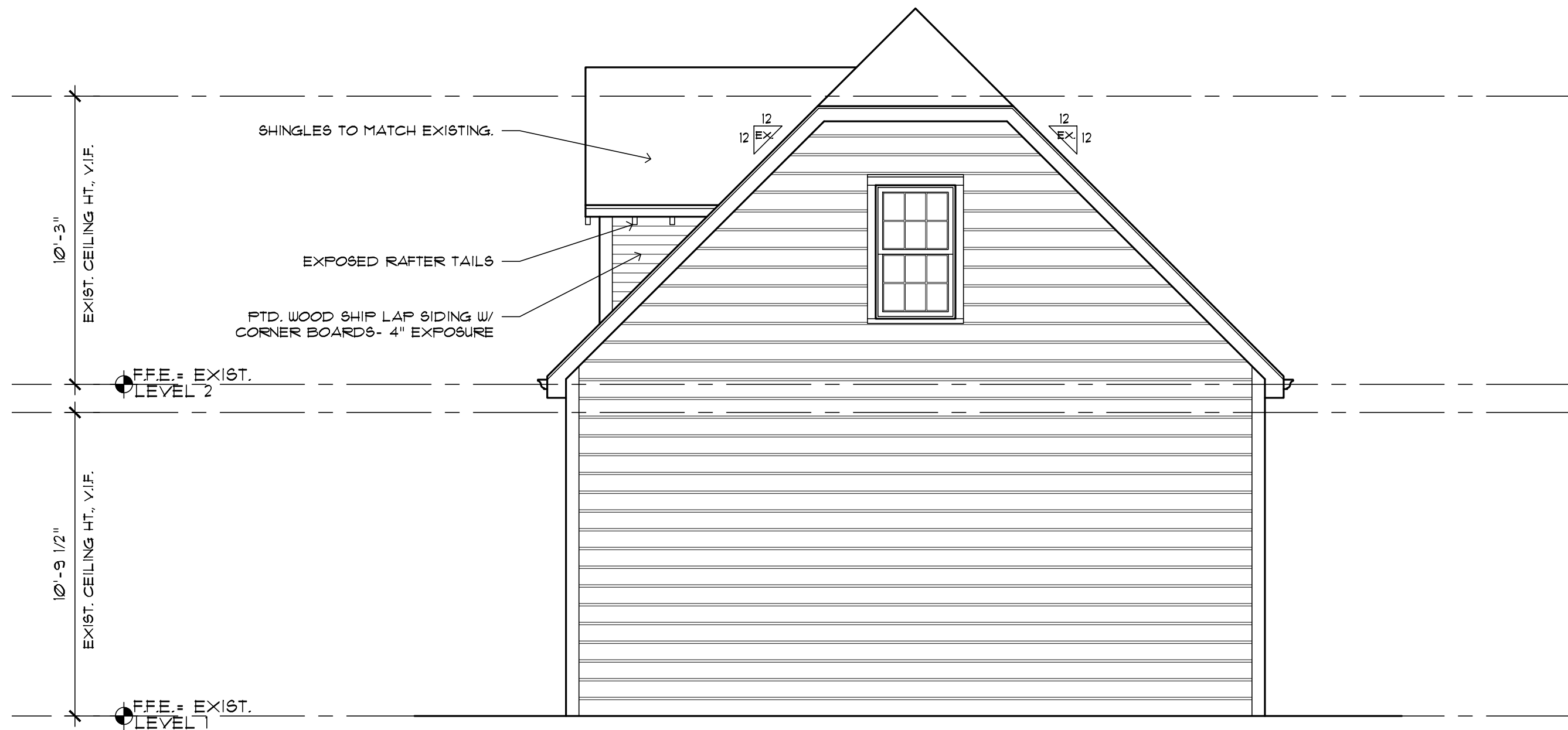
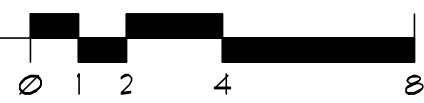


2 PROPOSED FRONT ELEVATION - GARAGE
SCALE: 1/4"=1'-0"





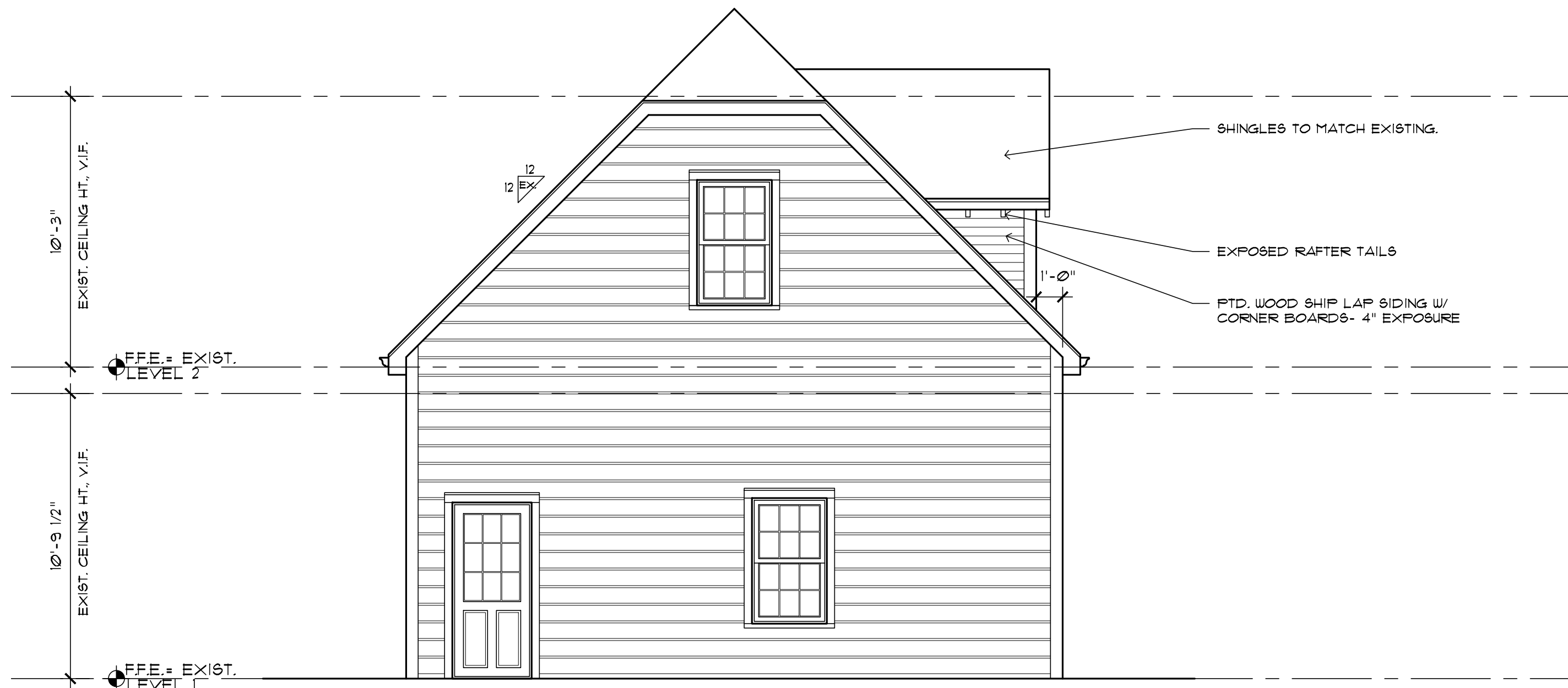
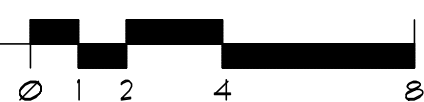
3
A2.4
EXISTING LEFT SIDE ELEVATION - GARAGE
SCALE: 1/4"=1'-0"



1
A2.4
PROPOSED LEFT SIDE ELEVATION - GARAGE
SCALE: 1/4"=1'-0"



4
A2.4
EXISTING RIGHT SIDE ELEVATION - GARAGE
SCALE: 1/4"=1'-0"



2
A2.4
PROPOSED RIGHT SIDE ELEVATION - GARAGE
SCALE: 1/4"=1'-0"



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EXISTING
PHOTOS

A3.0





KAREN G. BARTON
ARCHITECT
2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207
704.661.6085

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STREETSCAPE

A4.0