LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2231 Charlotte Drive

SUMMARY OF REQUEST: Porch Addition

APPLICANT: Coltrane Development, LLC.

Details of Proposed Request

Existing Conditions
The existing structure is a two story duplex constructed in 1920 and listed as a contributing structure. The exterior features include a screened front porch on the right side and a one story entrance on the left side.

Proposal
The proposal for Commission review is the addition of a full width porch that will also engage the left side entrance. The porch will retain the depth of the existing porch. The porch roof will feature gables on the ends connected by a hip, brick columns and wood hand rails. New siding and foundation will match existing.

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

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 project meets the applicable guidelines for additions.
Charlotte Historic District Commission - Case 2015-004
Historic District; Dilworth

Map Printdate: Dec, 2014

2231 Charlotte Drive
Dilworth Local
Historic District
Property Lines
Building Footprints
replace existing chain link fence with 8' wood fence to match left neighbor

replace chain link fence with 4' wood fence to match left neighbor

remove 4' wood fence to match left neighbor

remove 8' wood fence to match left neighbor
Subject Property

front elevation

Left elevation

Rear Elevation
Right Elevation
Surrounding Property

2225 Charlotte Dr

2222 Charlotte Dr

2233 Charlotte Dr

2301 Charlotte Dr
Proposed Front Porch 2003 Dilworth Rd East
Proposed Front Porch 1811 Dilworth Rd East
Proposed Front Porch 1915 Dilworth Rd East
Proposed Front Porch 2305 Ewing Ave
Proposed Fence to match left neighbor

Other example fences