

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	<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>

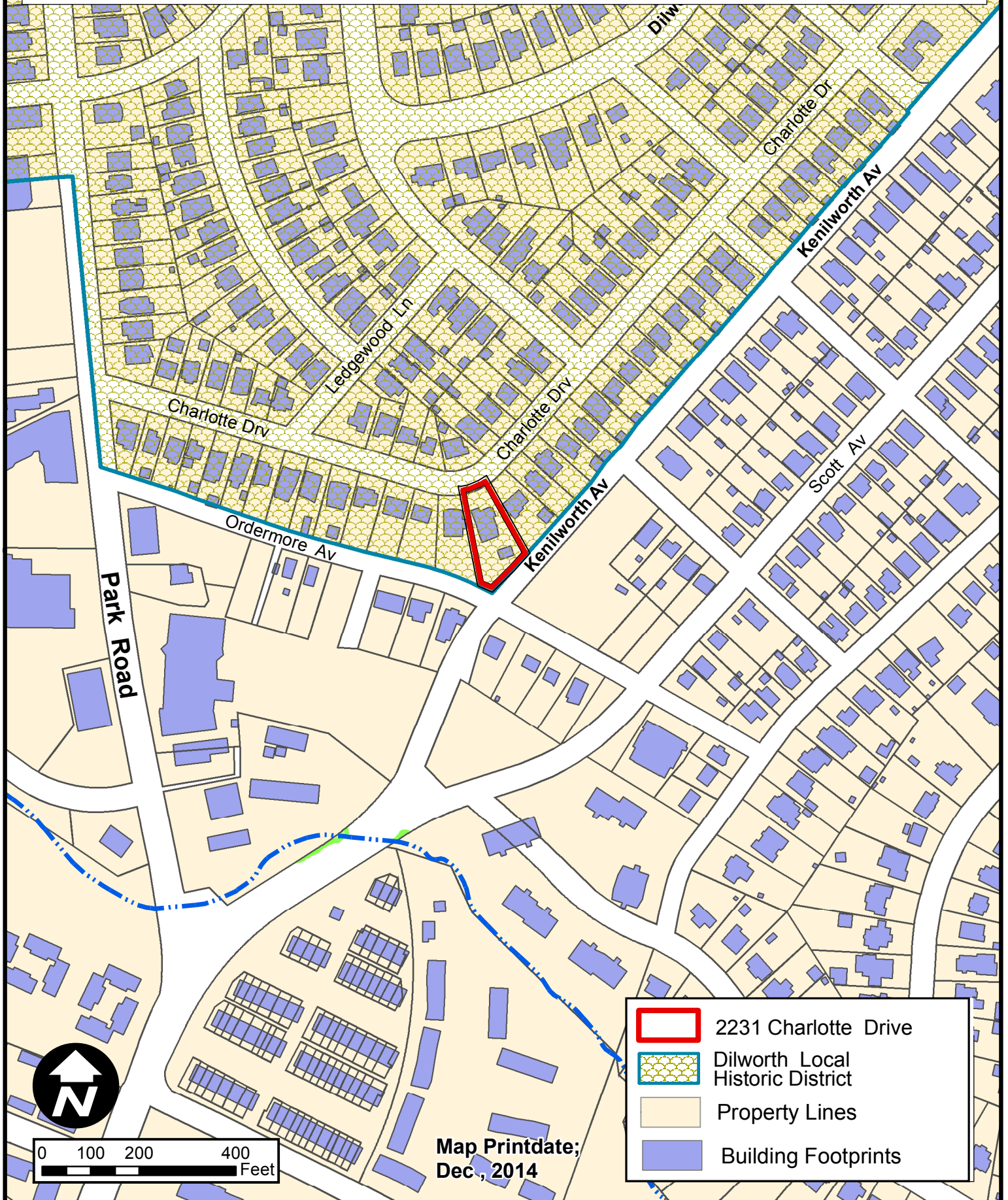
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

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 project meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-004
Historic District; Dilworth



I, ELIZABETH A. BRANDT, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION OR SUPERVISION OF THE PROPERTY SHOWN AND THE BOUNDARIES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON. BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION FOUND IN THE REFERENCED BOOK(S) AND PAGE(S). THIS PLAT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, TITLE 21 CHAPTER 56 RULE 1600 AND THE ERROR OF CLOSURE DOES NOT EXCEED ONE FOOT PER 10,000 FEET OF THE PERIMETER NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 24th DAY OF NOVEMBER, A.D. 2014.



SIGNED *Elizabeth A. Brandt*
HARRIS ENGINEERING
NC #C-1170
1325 HARDING PLACE
CHARLOTTE, NC 28204
(704) 334-1325

LEGEND

EIR EXISTING IRON ROD
N.I.R. SET IRON ROD
R/W RIGHT OF WAY
MB MAP BOOK
DB DEED BOOK
PG PAGE
MBS MINIMUM BUILDING SETBACK
CONC CONCRETE
OHU OVERHEAD UTILITY LINES
WATER METER
NO PIN FOUND
HVAC UNIT
UTILITY POLE

remove

remove

LOT 15, BLOCK 6
MB 3, PG 9
ELISE C BROWN
DB 17022 PG 949

NOTES:

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAYS WHICH MAY BE RECORDED.

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE OR CHANGE EXISTING CENTERLINE OR RIGHT OF WAY.

AREA COMPUTED BY COORDINATE METHOD.

PROPERTY IS ZONED R-5.

LOT MAY BE SUBJECT TO DEED RESTRICTIONS. ONE DOCUMENT OF RESTRICTIONS FOR LOT 14 FOUND IN DEED BOOK 654 PAGE 496.

HARRIS ENGINEERING DOES NOT CLAIM THAT ALL RESTRICTIONS AND EASEMENTS ARE SHOWN HEREON. COMPLETE TITLE INFORMATION WAS NOT PROVIDED UPON COMPLETION OF THIS SURVEY.

PROPERTY DOES NOT LIE WITHIN THE CHARLOTTE HISTORIC DISTRICT.

PROPERTY DOES NOT FALL WITHIN A WATER QUALITY BUFFER.

UTILITY RIGHT OF WAY REFERENCED ON REAR PROPERTY LINES IN DEED BOOK 645 PG 496.

SANITARY MANHOLE IN PRIVATE SIDEWALK DOES NOT APPEAR TO BE IN USE, NOR IS IT BEING ACKNOWLEDGED BY THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.

KENILWORTH AVENUE
40' PUBLIC RIGHT-OF-WAY

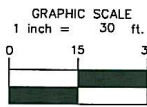
replace existing chain link fence with 8' wood fence to match left neighbor

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

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

LOT 14
BLOCK 6
15,658 SF
0.36 AC

A Portion of
LOT 13, BLOCK 6
MB 3, PG 9
HOLLIS M FITCH
DB 29219 PG 823



CHARLOTTE DRIVE
50' PUBLIC R/W

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	151.46	49.97	25.21	N 71°51'28" E	49.74	18°54'08"

PHYSICAL SURVEY OF:

2231 CHARLOTTE DRIVE, CHARLOTTE
A Part of "DILWORTH", BLOCK 6, LOT 14

CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

THE PROPERTY OF: COLTRANE DEVELOPMENT COMPANY

SCALE: 1" = 30'
MAP BOOK 3 PAGE 9
DEED BOOK 26560 PAGE 791
TAX PARCEL 121-126-15
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FEMA FIRM # 3710454300 J. EFFECTIVE: MARCH 2, 2009.



FRONT ELEVATION
NEW



RIGHT SIDE ELEVATION
NEW



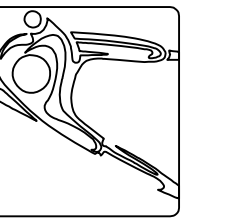
REAR ELEVATION
NEW



LEFT SIDE ELEVATION
NEW

**CENTURY
DESIGNS, INC.**
Residential Design & Drafting Services

13420 Reese Blvd. West
Huntersville, North Carolina 28078
phone: 704.948.7078 email: jason@centurydesignsinc.com



COBALT DBS

2231 CHARLOTTE DRIVE

CHARLOTTE, NC

DATE: 11.22.14
REVISIONS: #

SHEET TITLE
FRONT / REAR ELEV'S

DRAWN BY:
JR

3

5

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



FRONT ELEVATION
EXISTING



RIGHT SIDE ELEVATION
EXISTING

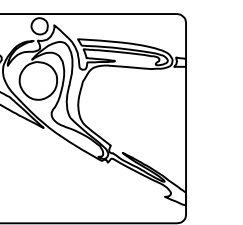


REAR ELEVATION
EXISTING



LEFT SIDE ELEVATION
EXISTING

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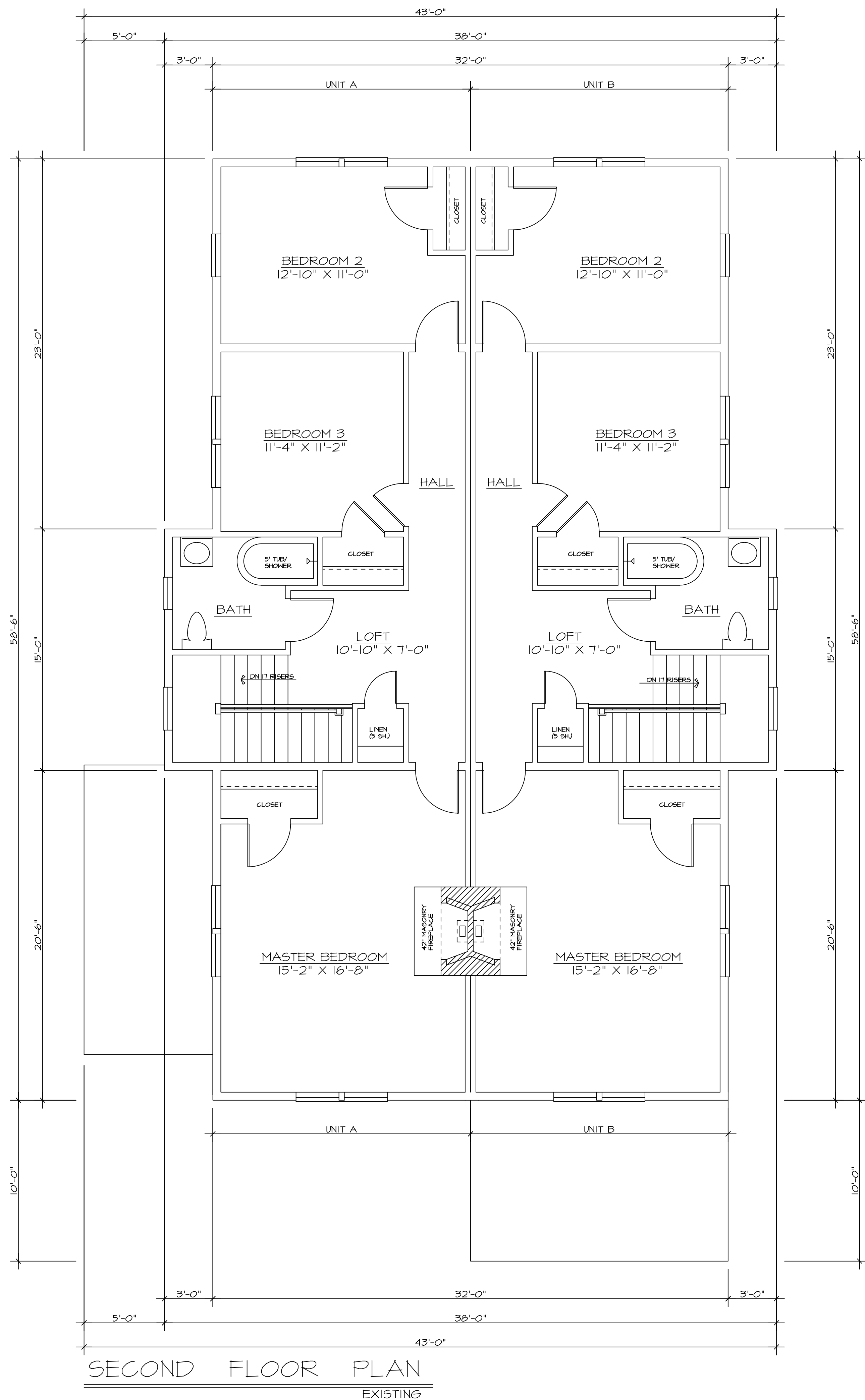
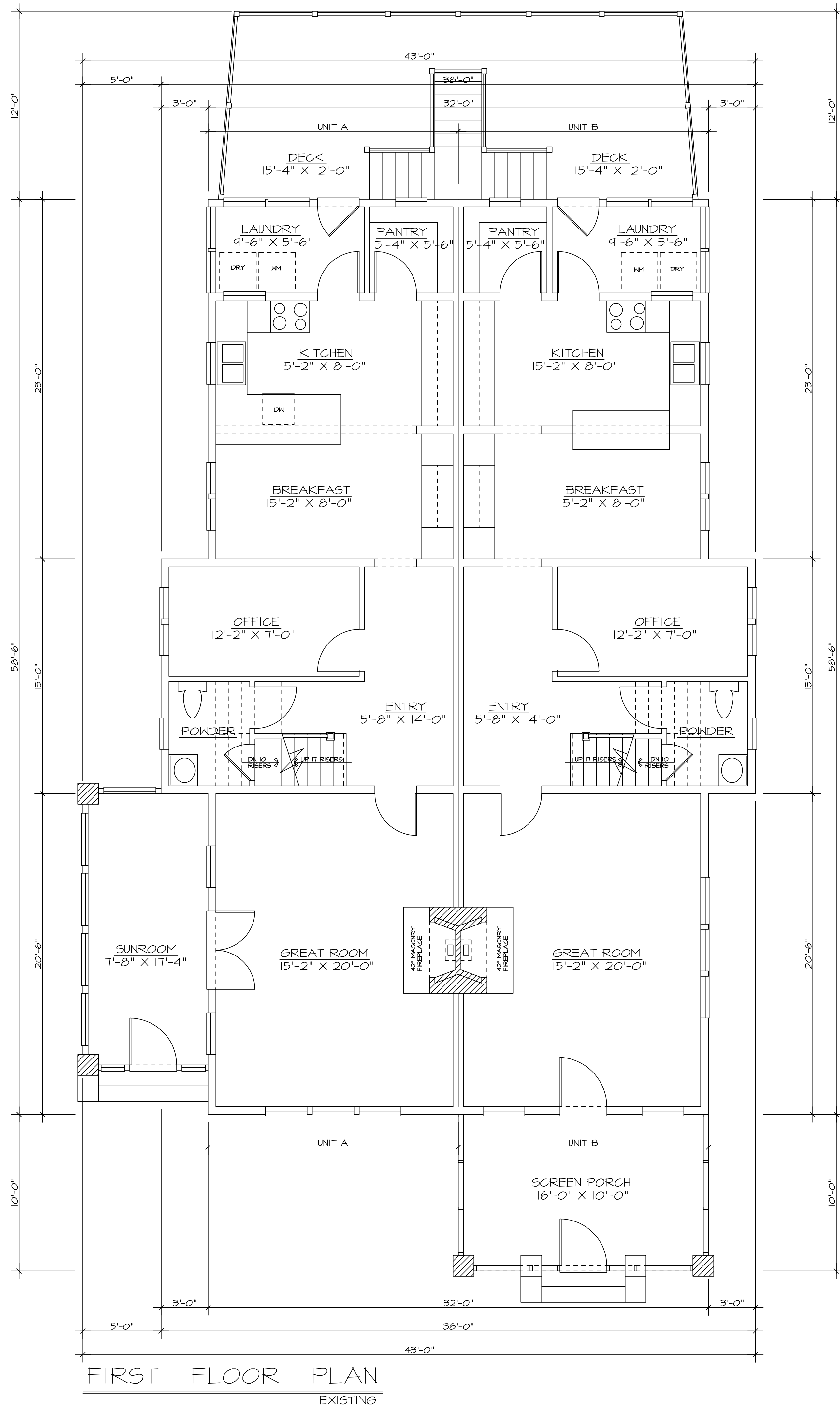
SHEET TITLE
FRONT / REAR ELEV'S

DRAWN BY:
JR

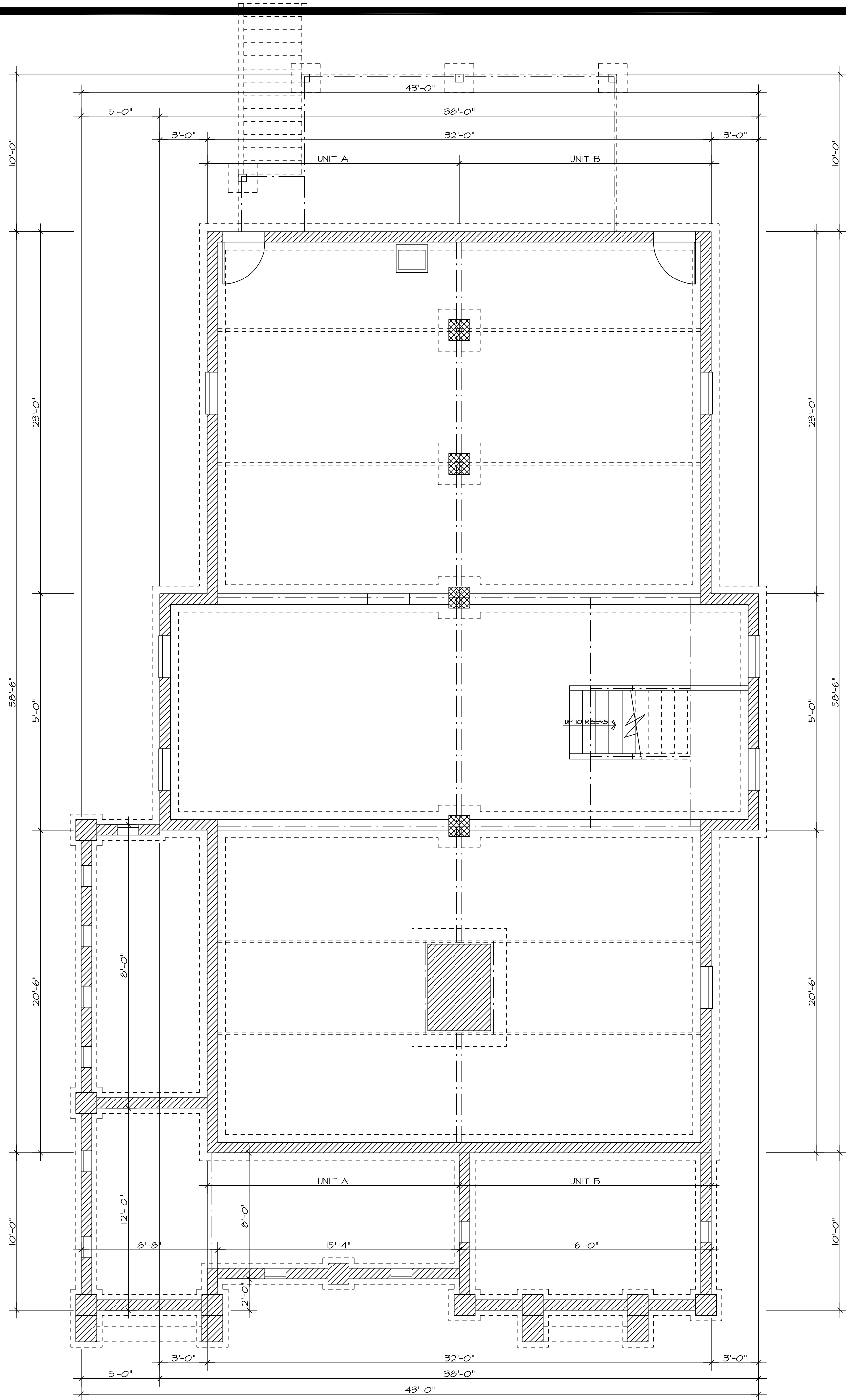
3E / 5
SCALE: 1/4" = 1'-0"



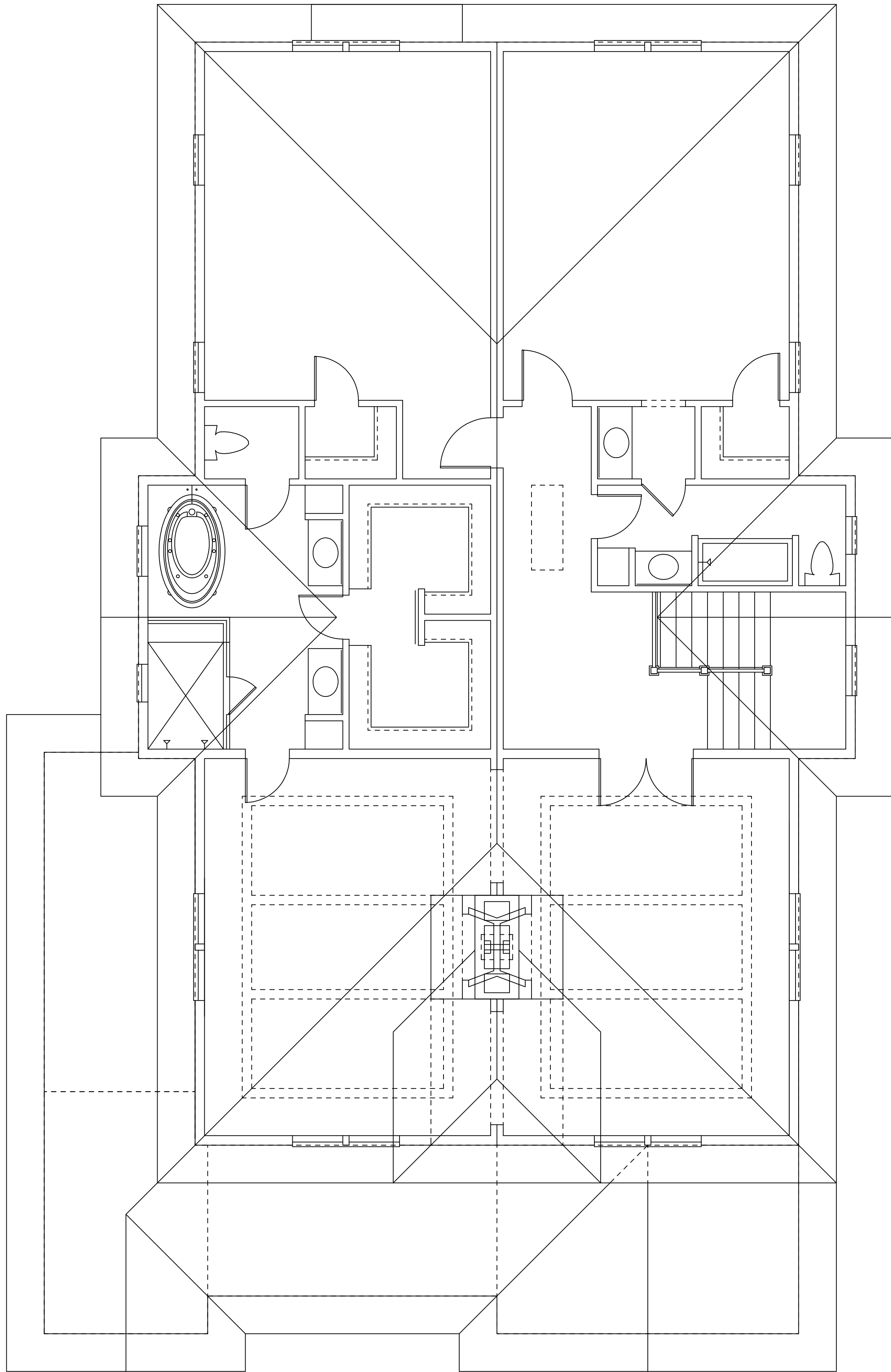
AREA:		NEW	EXISTING
1ST. FLOOR HEATED	_____	1962	1868
2ND. FLOOR HEATED	_____	1962	1962
TOTAL HEATED	_____	3924	3830
UNFINISHED BASEMENT	_____	1950	1950
SUNROOM	_____	144	144
FRONT PORCH	_____	647	651
TOTAL UNHEATED AREA	_____	2491	2255
TOTAL AREA	_____	6415	6085
DECK	_____	200	351
TOTAL AREA	_____	6615	6436



AREA :		UNIT A	UNIT B
1ST. FLOOR HEATED		981	981
2ND. FLOOR HEATED		981	981
TOTAL HEATED		1962	1962
UNFINISHED BASEMENT		975	975
SUNROOM		161	161
SCREEN PORCH			144
TOTAL UNHEATED AREA		1136	1119
TOTAL AREA		3098	3081
DECK		352	
TOTAL AREA		6531	



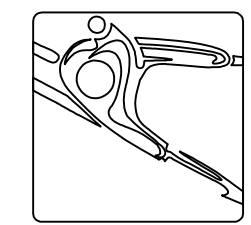
UNFINISHED BASEMENT PLAN
NEW



ROOF PLAN
NEW

NOTE:
SEE SHEET N1 FOR GENERAL NOTES.

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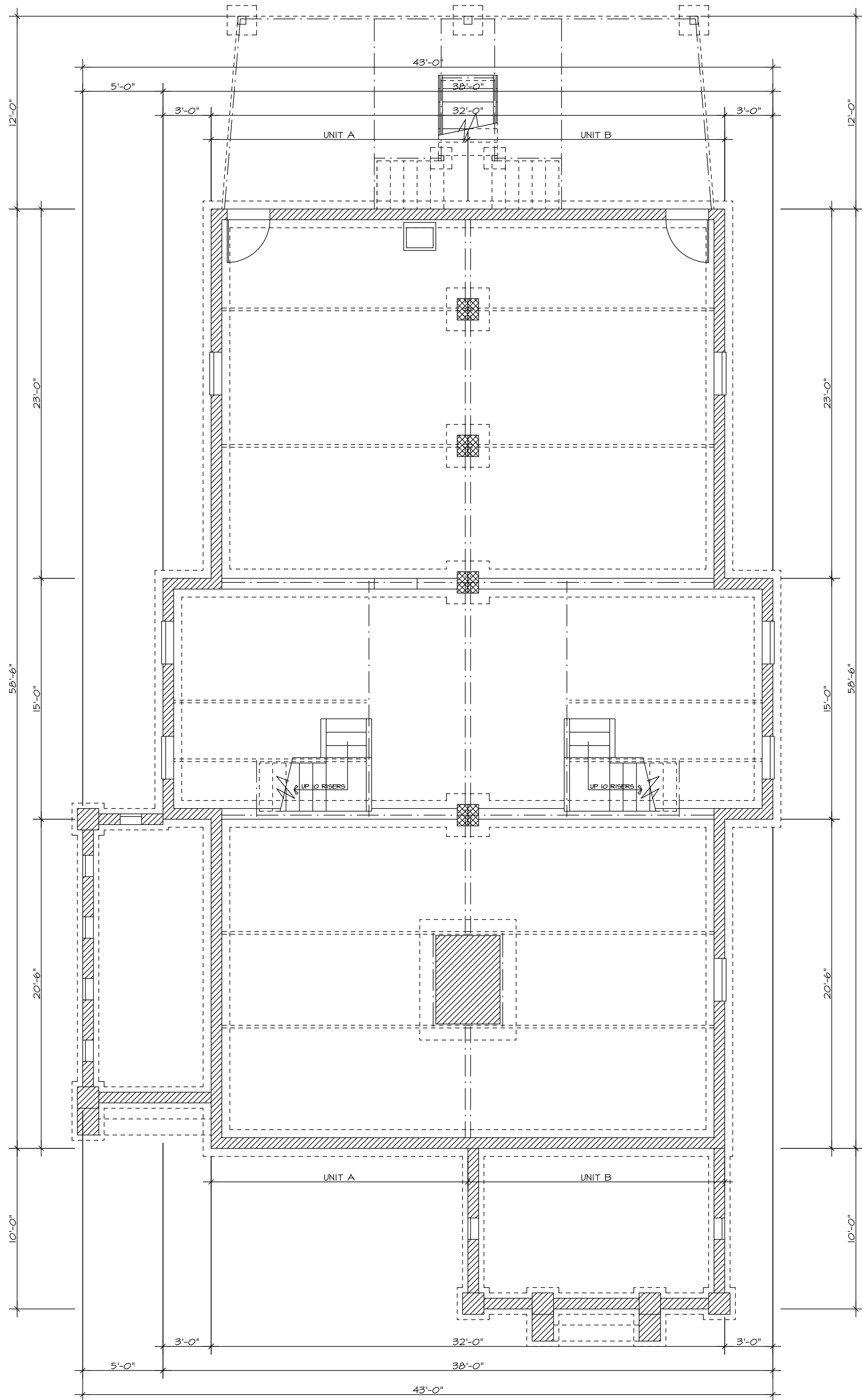
SHEET TITLE
BASEMENT / ROOF

DRAWN BY:
JR

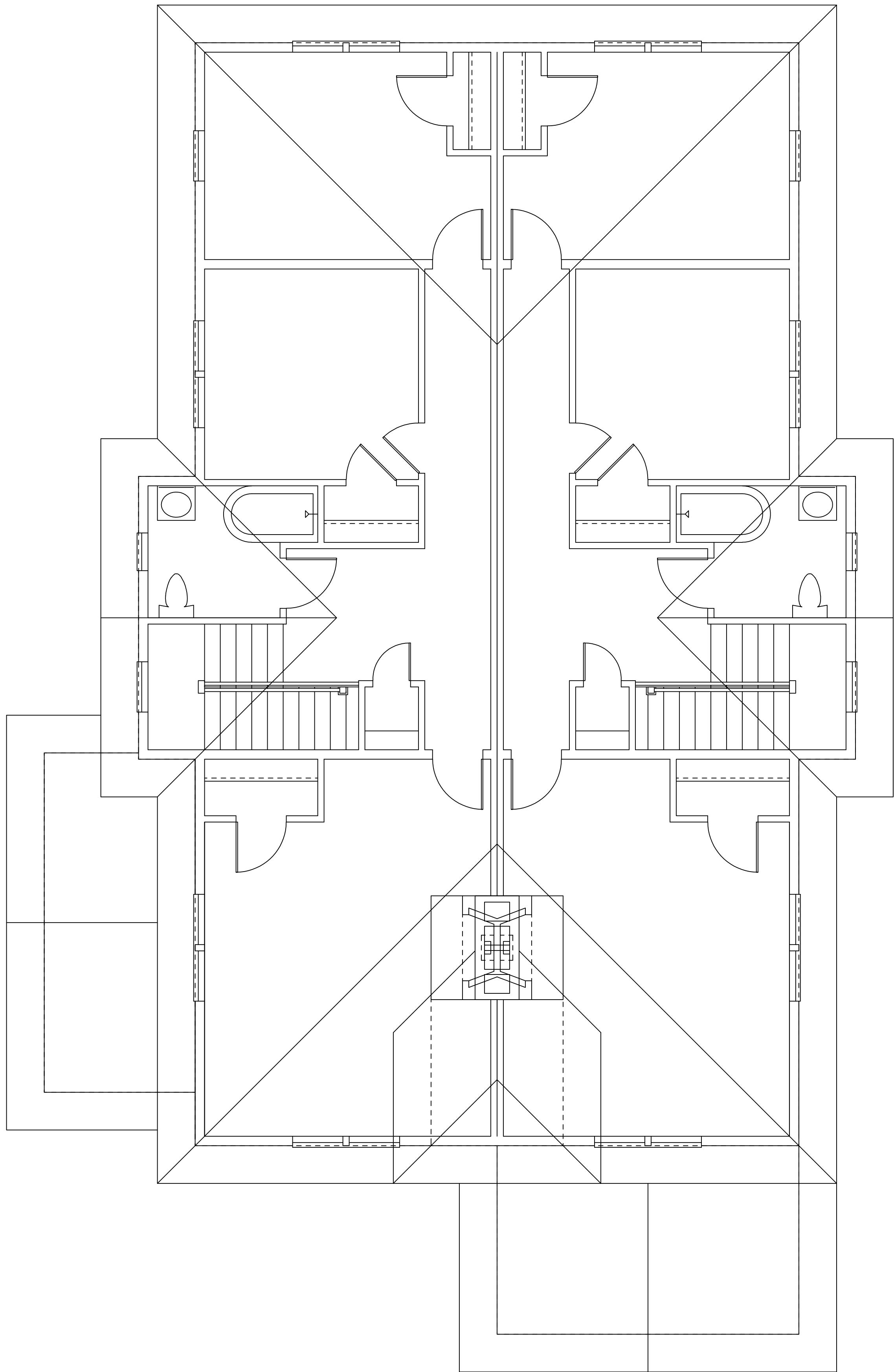
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5

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



UNFINISHED BASEMENT PLAN
EXISTING



ROOF PLAN
EXISTING

NOTE:
SEE SHEET NI FOR GENERAL NOTES.

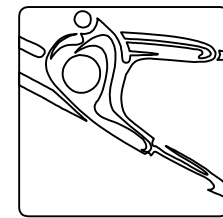
1E

5

DATE:
11.22.14

COBALT DBS

**CENTURY
DESIGNS, INC.**



SHEET TITLE
BASEMENT / ROOF

2231 CHARLOTTE DRIVE

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

Subject Property

front elevation



Left elevation



Rear Elevation



Right Elevation



Surrounding Property

2225 Charlotte Dr



2222 Charlotte Dr



2233 Charlotte Dr



2301 Charlotte Dr



2212 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

