

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1623 Dilworth Road West

SUMMARY OF REQUEST: Addition

OWNER: David and Marni Eisner

APPLICANT: Zack Whittington

Details of Proposed Request

Existing Conditions

The existing structure is a two story brick home constructed in 1927. It is listed as a Contributing Structure in the Dilworth National Register. The location is mid-block along the street.

Proposal

The proposal is a second story addition located toward the rear and partially visible from the street. The addition will tie into the roof below the ridge. Project details include stucco siding and trim to match existing with the new addition to include a centered arched window and new molding pattern in the gable.

Policy & Design Guidelines - 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.

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.

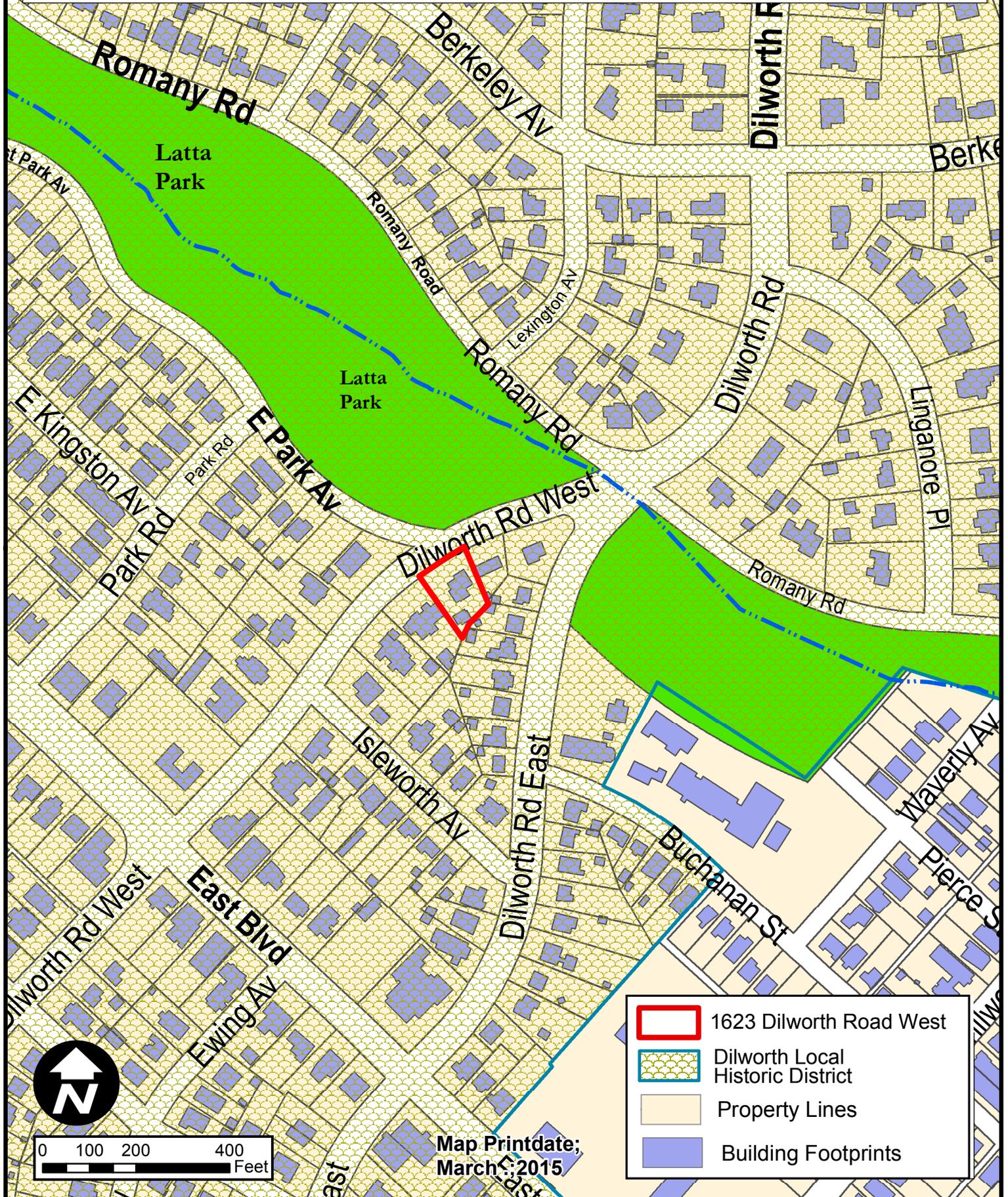
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2015-057

Historic District; Dilworth





1623

CPI





1623



1 FRONT ELEVATION - AS BUILT
 A1 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED
 A1 SCALE: 1/4" = 1'-0"

- 30 YR ASPHALT SHINGLE TO MATCH EXISTING ROOF
- GUTTERS/DOWNSPOUTS TO TIE-IN/MATCH
- PAINTED 1X8 FACIA TO TIE-IN/MATCH
- PAINTED SOFFIT TO TIE-IN/MATCH
- PAINTED 1X10 FRIEZE W/BED MOLDING TO TIE-IN/MATCH
- PAINTED TIMBERS ON STUCCO TO MATCH
- STUCCO TO MATCH
- 10" CANTILEVER
- CORBELS @ CANTILEVER
- EXISTING FRIEZE/TRIM TO REMAIN
- EXISTING BRICK TO REMAIN

Date • 2.25.15

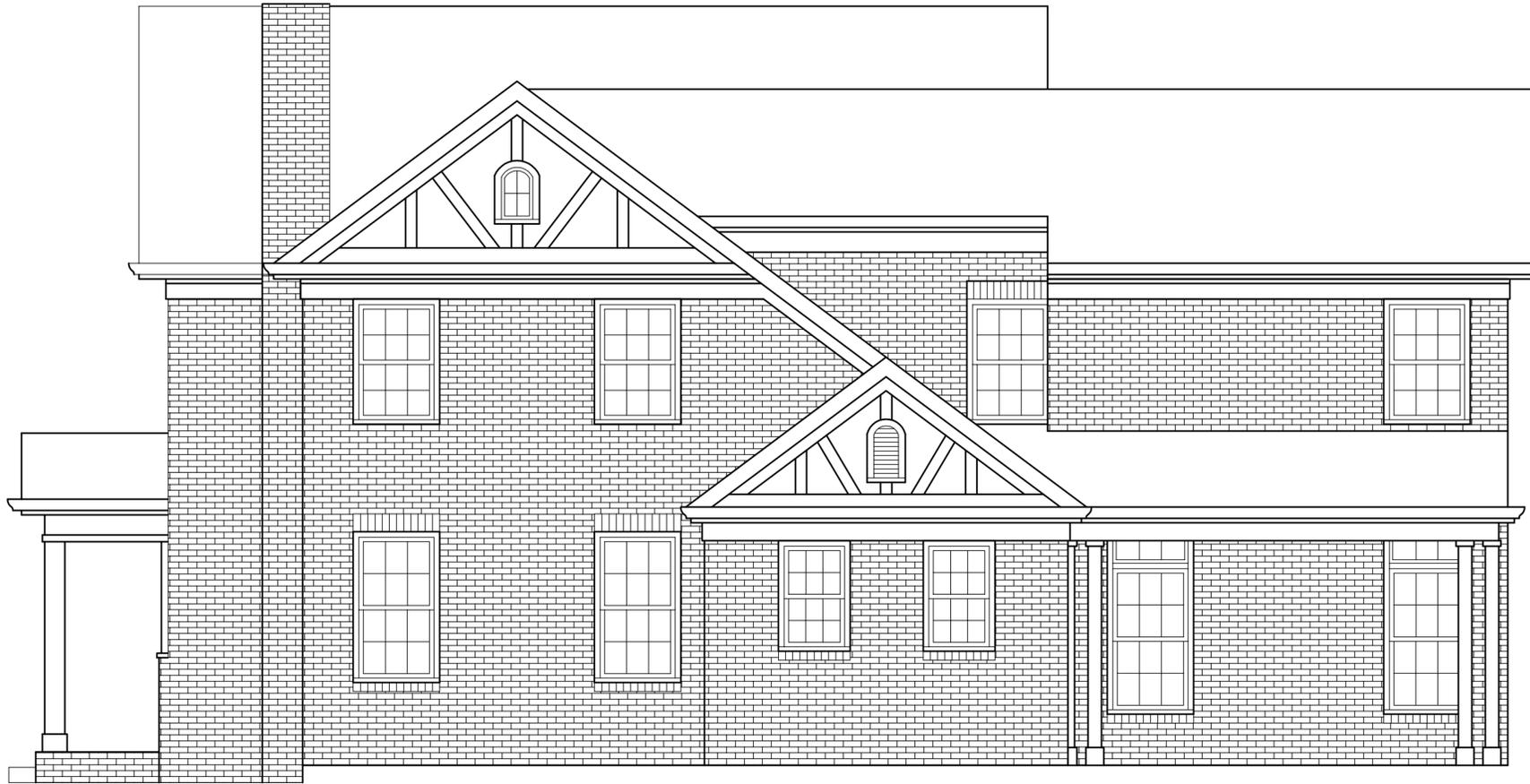
Drawn • MJ

Client • Carney Residence
 1623 Dilworth Road West
 Charlotte, NC 28203

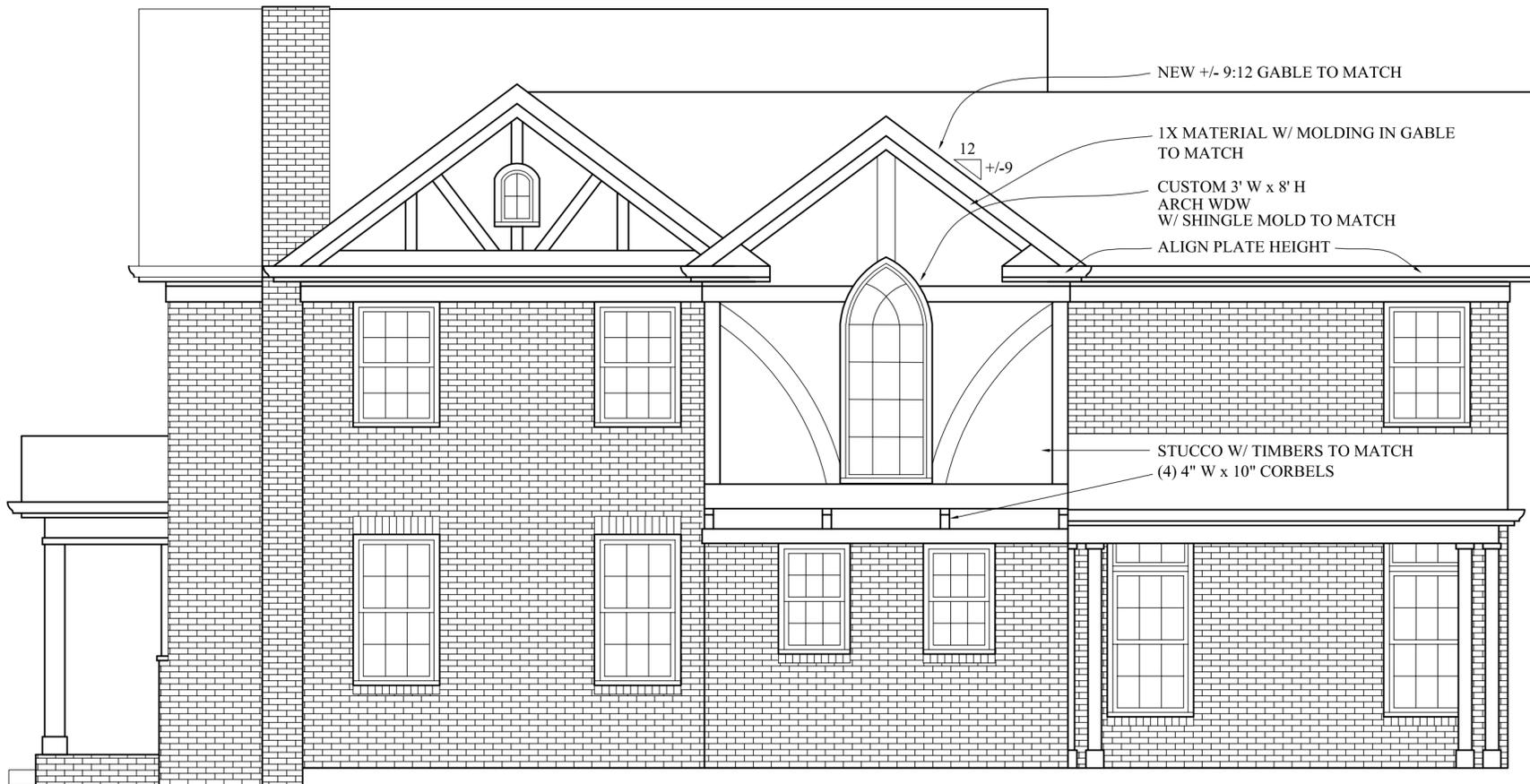
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1 RIGHT ELEVATION - AS BUILT
A2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - RENOVATED
A2 SCALE: 1/4" = 1'-0"

Date • 2.25.15

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