LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1910 Ewing Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: B.J. Smith

Details of Proposed Request

Existing Conditions
The existing structure is a one story Colonial Revival house constructed in 1928. The centered front porch has a gable roof with paired Doric columns. It is listed as contributing structure in the Dilworth National Register of Historic Places.

Proposal
The project is a porch expansion and addition of two dormers on the front elevation. Dormer siding material is wood lap, other trim details will match existing. New columns will match existing.

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: 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 HDC will determine if the project meets the guidelines for additions.
NOTES:

1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL, EXISTING ORDEASSED SURVEY AND FIELD SURVEY.
2. ALL LINES ARE HORIZONTAL, GROUND (DEED) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CONFIRMATION REPORT. THIS PLAN/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY, EASEMENTS, ETC., WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO. NO DATA MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
4. STANDARDS AND DISTANCES SHOWN IN PARENTHESES ARE APPROXIMATE.
5. PROPERTY SHOWN AS SHARED WERE TAKEN FROM DEEDS, BOXES OR OTHER PUBLIC RECORDS.
6. BOUNDARY LINES SHOWN ARE BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
7. THIS PROPERTY IS CURRENTLY TENDED THE BADGE OF SETBACK

SCALE: 1" = 40'
1910 Ewing Avenue
Charlotte, NC 28203

Front of Property #1
Front of Property #2
1910 Ewing Avenue
Charlotte, NC 28203

Front right corner of Property
1910 Ewing Avenue
Charlotte, NC 28203

Front right corner side of Property
1910 Ewing Avenue
Charlotte, NC 28203

Garage Front View
Garage Rear View
1910 Ewing Avenue
Charlotte, NC 28203

Neighbor #1

Neighbor #2
1910 Ewing Avenue
Charlotte, NC 28203

Neighbor #3

Neighbor #4