The application was continued for:

- Determine the existing wood siding
- Provide accurate drawings of the existing roof and proposed roof, particularly how the new roof transitions to the existing roof
- Prove a correct representation of the gambrel roof
- Provide a window detail and include dimensions and trim for compatibility with wood siding
- Restudy the window arrangement and design on the left side
- Provide a sample of the proposed siding
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2015 Dilworth Road East

SUMMARY OF REQUEST: Addition, alternate material

APPLICANT/OWNER: Alan Primack

The application was continued for the following items: 1) Determine the existing wood siding dimensions, 2) Provide accurate drawings of the existing roof and proposed roof, particularly how the new roof transitions to the existing roof. Provide a correct representation of the gambrel roof, 3) Provide a window detail and include dimensions and trim for compatibility with wood siding, 4) Restudy the window arrangement and design on the left side, and 5) Provide a sample of the proposed siding.

Details of Proposed Request

Existing Conditions
The existing structure is a two story Dutch Colonial Revival house constructed in 1926. Materials are brick and lap wood siding. A screened porch is located on the right side.

Proposal
The proposal is an addition and new porch columns. The left side addition is on the right side and replaces the side porch. The applicant is applying for fiber cement lap siding. Front porch materials are fiber cement and wood. Windows are wood with exterior muntins.

Revised Proposal – July 11, 2018
1. The applicant has revised the roof detail on the left side and how it transitions from the existing roof.
2. The window pattern and sizes on the left side have been revised.

Design Guidelines-Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Continued on page 2.
Staff Analysis

1. The proposed addition is secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.
2. The proposal meets the guideline for Doors and Windows, 6.12.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.
Charlotte Historic District Commission Case 2018-241
HISTORIC DISTRICT: DILWORTH
ADDITION/FRONT PORCH CHANGES

2015 Dilworth Rd E
Dilworth
Historic District
Property Lines
Building Footprints

June 8, 2018
EXISTING CONDITIONS