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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 2218 Charlotte Drive

**SUMMARY OF REQUEST:** Plan Revision

**OWNER:** Luis & Courtney Costales

**APPLICANT:** Chris Scorcone

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**Details of Proposed Request***Existing Conditions*

The home is a 1.5 story dwelling constructed in 1930, according to the Nomination Form for the Dilworth National Register Historic District. The Mecklenburg County Tax Office lists the year built as 1945. The house is listed as a contributing structure in National Register Historic District.

An addition project was approved by the Commission in February 2011. The applicant seeks to amend the approved plan. A Certificate of Appropriateness was not issued.

*Proposal*

The proposal is a simplified plan with a reduction of the size (footprint) of the addition and modifications to the side and rear elevations.

**Left Elevation**

1. Remove the one story side gable to the rear.
2. Addition of a small gable dormer.
3. Change in window pattern from four 6 over 1 windows to two smaller 4 over 1 windows to match existing.

**Rear Elevation**

1. Change in roof form from a hip to a gable with materials to match the previous approval.
2. Addition of a covered patio with four columns and changes in the window and door pattern.
3. Continuance of lap siding on second story and part of main level.

**Right Elevation**

1. Remove the one story side gable to the rear.
2. Addition of a small gable dormer.
3. Addition of 6 over 1 windows on the main level.

**Policy & Design Guidelines for 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.

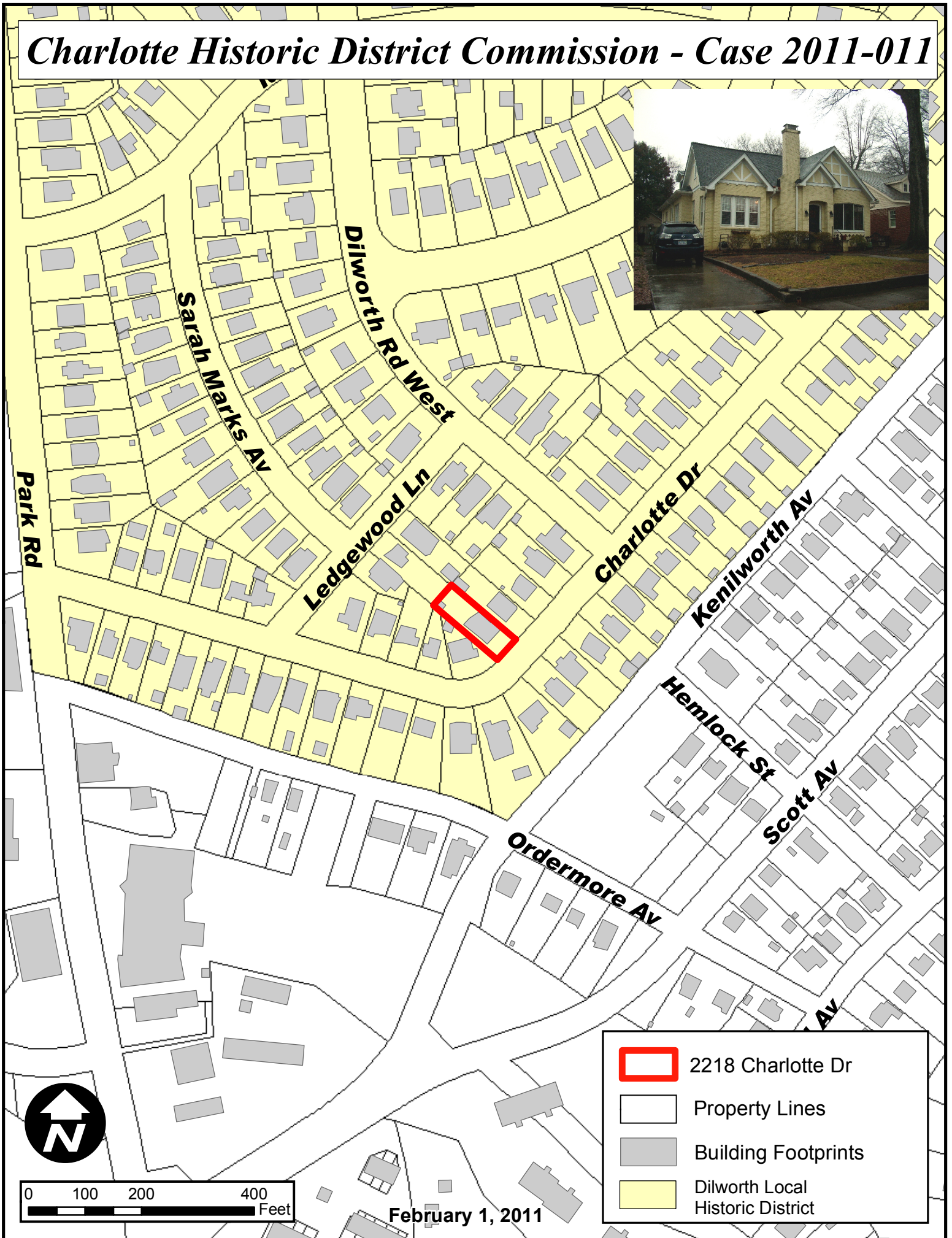
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<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**

Staff believes the changes from the approved plan do not negatively affect the overall design of the project and meets the applicable guidelines for additions.

# Charlotte Historic District Commission - Case 2011-011



-  2218 Charlotte Dr
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

February 1, 2011









2218 Charlotte Drive

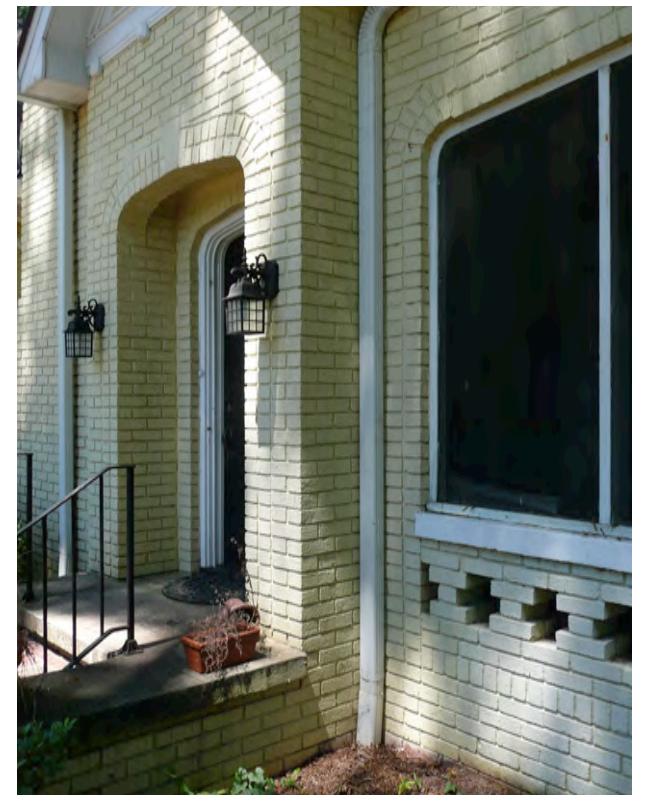
Street Photo Elevations

**2218 Charlotte Drive**

Date: 03.05.2014 | Project #: 10\_102

**HDC Package**

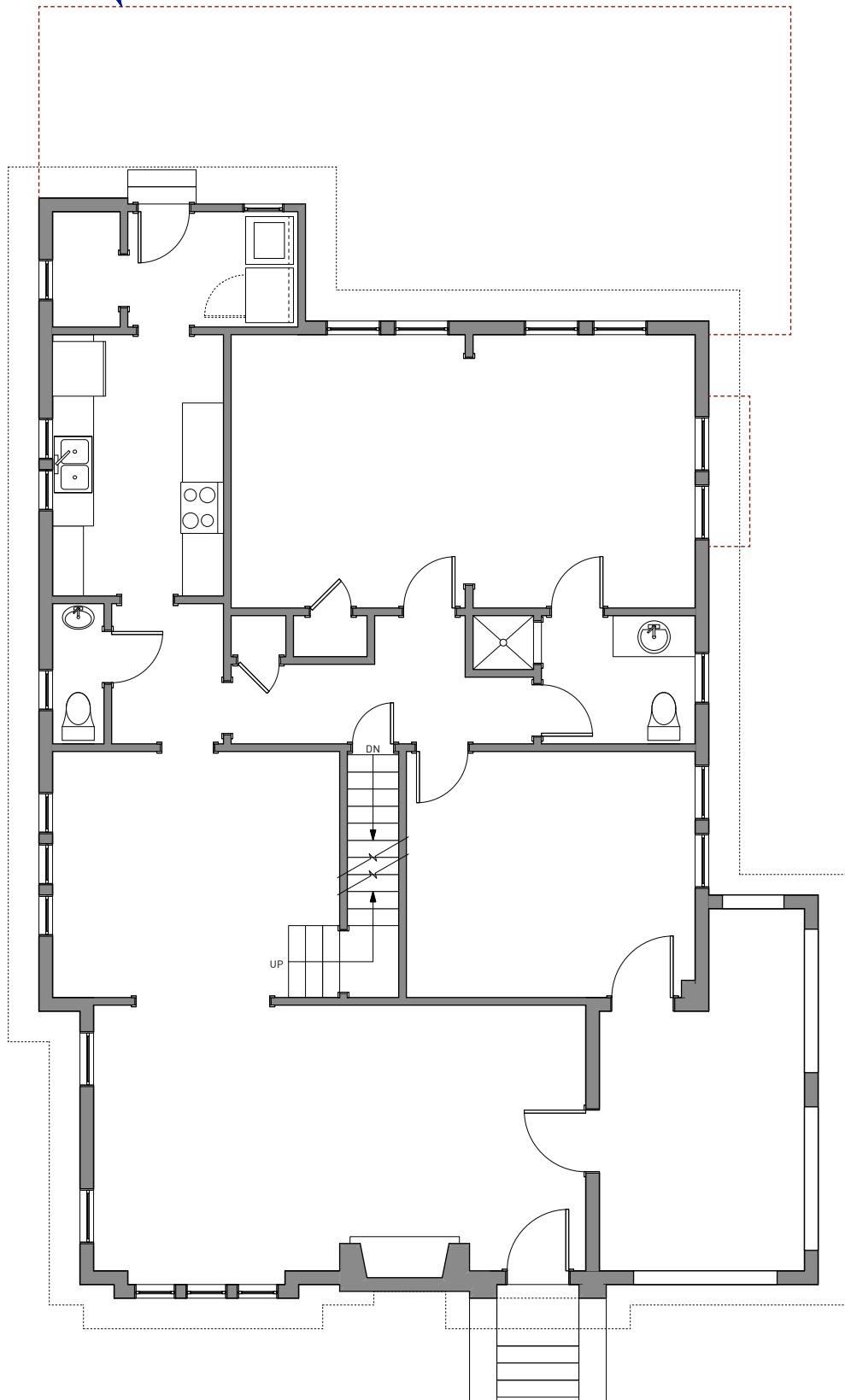




Existing Photos  
2218 Charlotte Drive  
Date: 03.05.2014 | Project #: 10\_102  
HDC Package



EDGE OF PROPOSED ADDITION

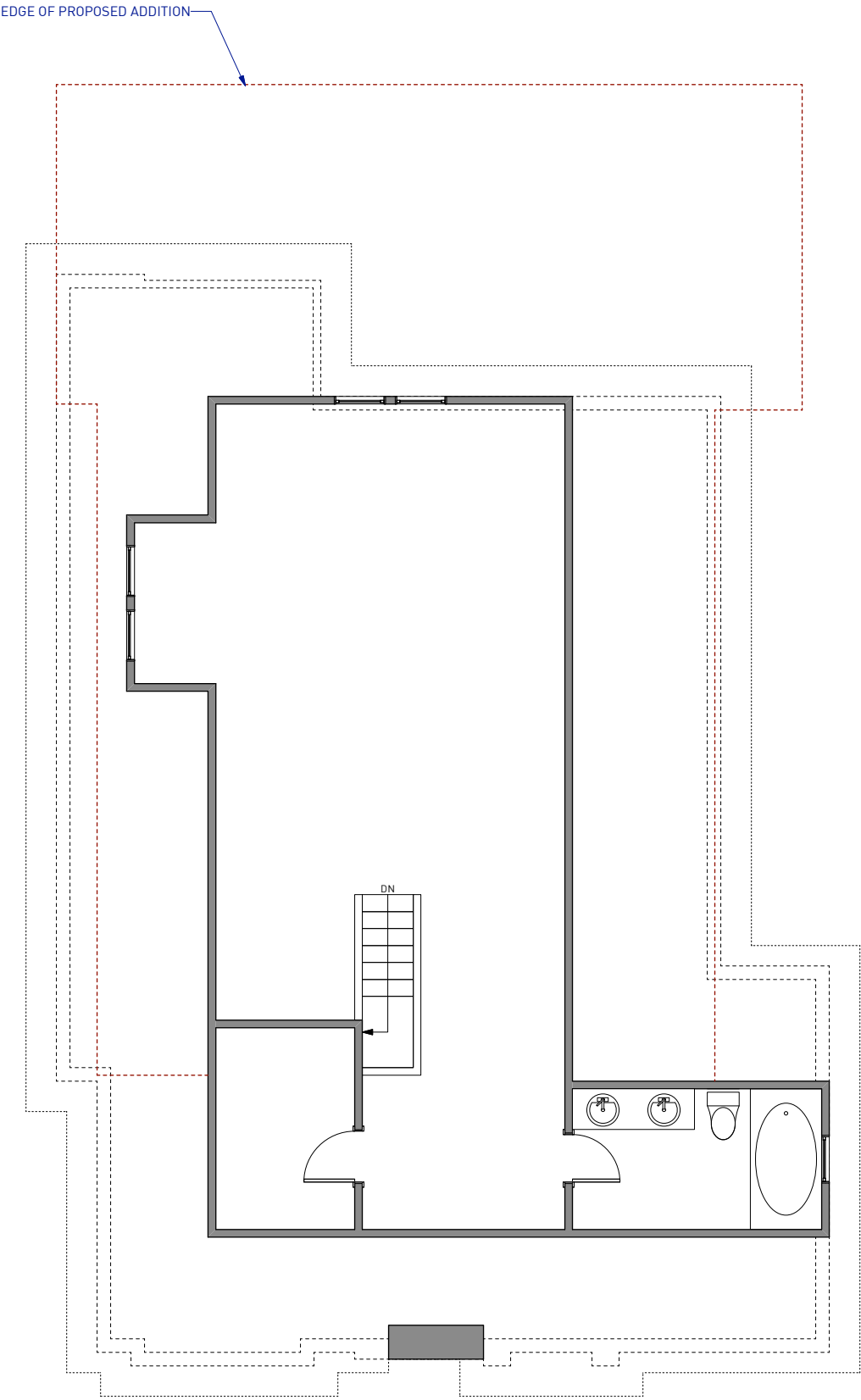


Existing First Floor Plan

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package

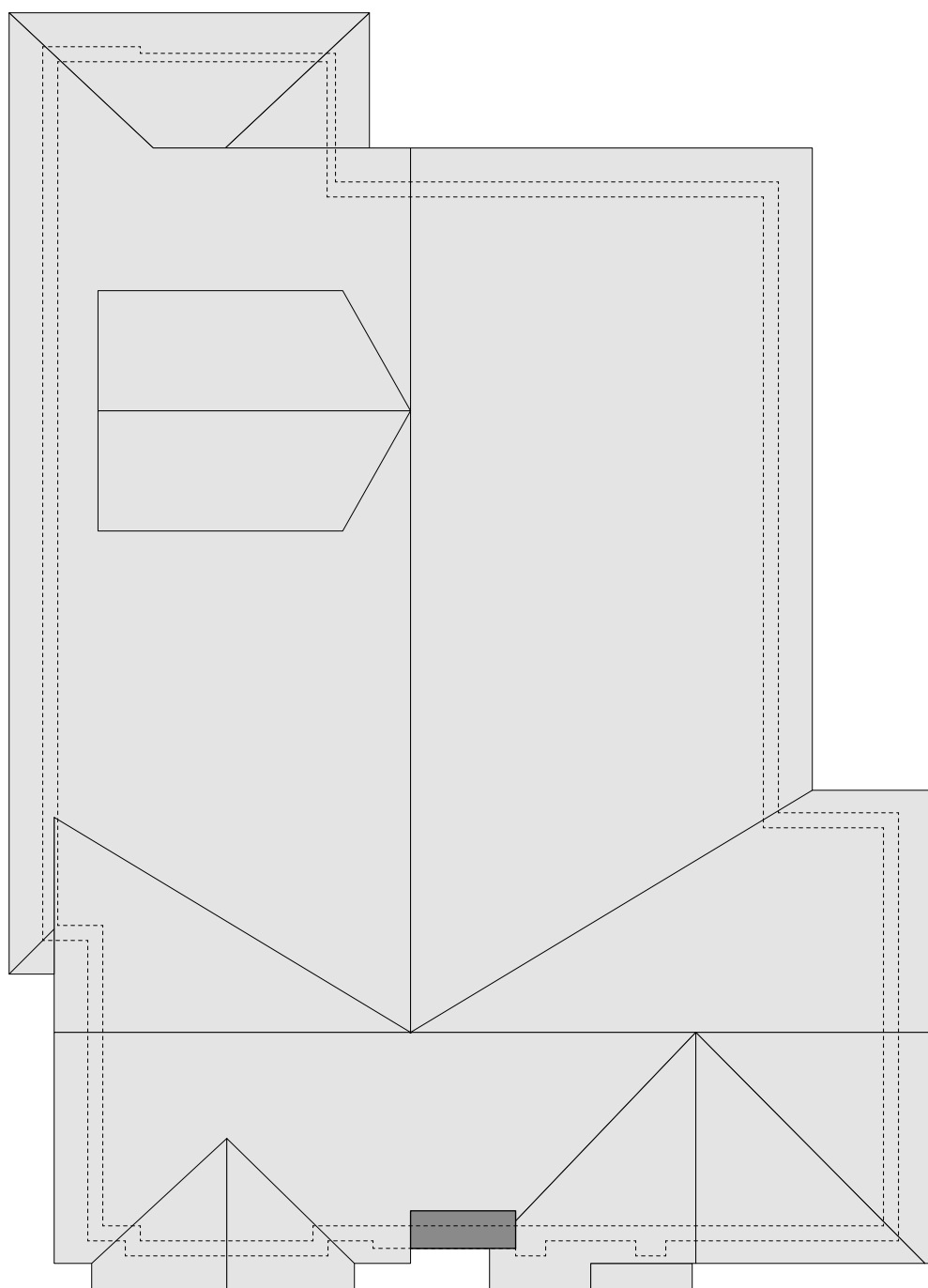


Existing Second Floor Plan

2218 Charlotte Drive  
Date: 02.02.2011 | Project #: 10\_102

HDC Package





Existing Roof Plan

**2218 Charlotte Drive**

Date: 02.02.2011 | Project #: 10\_102

**HDC Package**



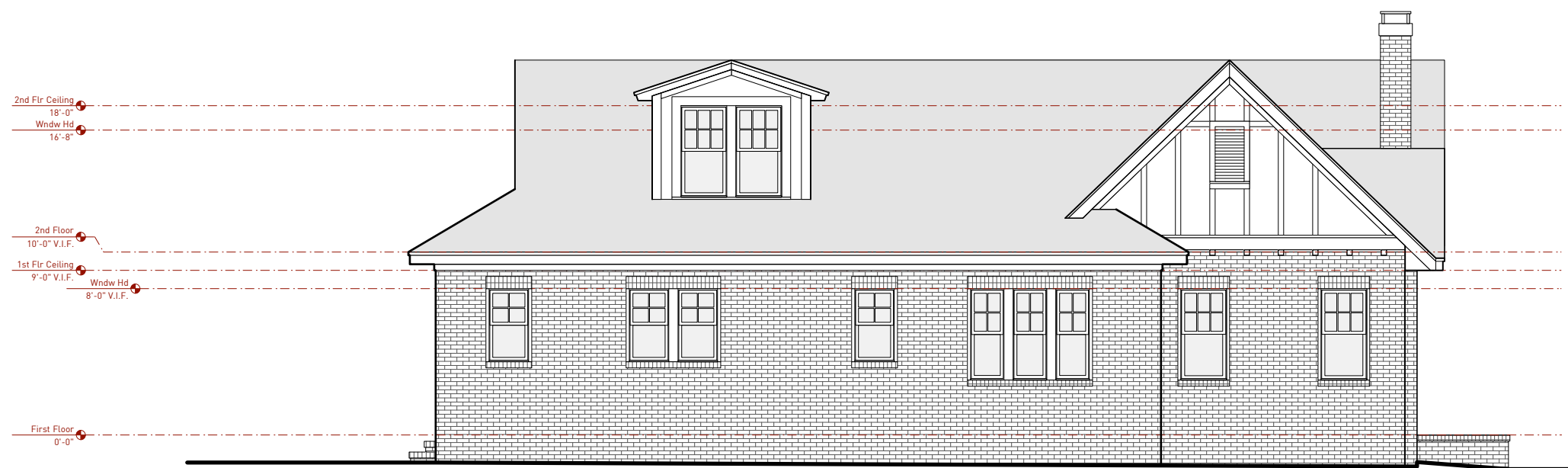
Existing Front Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package





Existing Left Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package



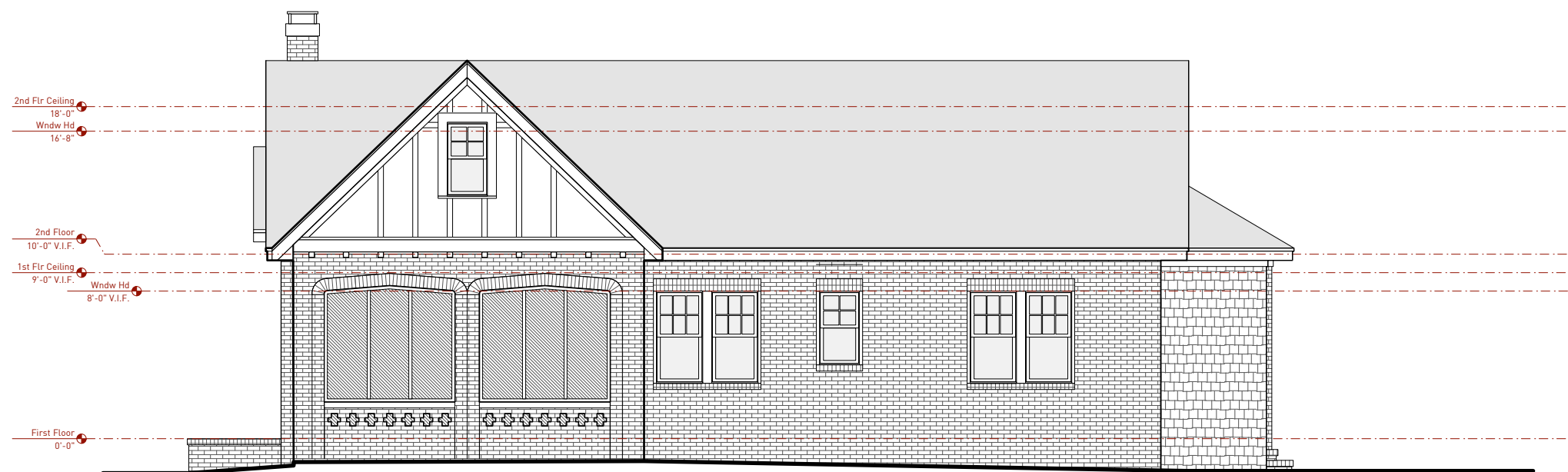
Existing Rear Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package



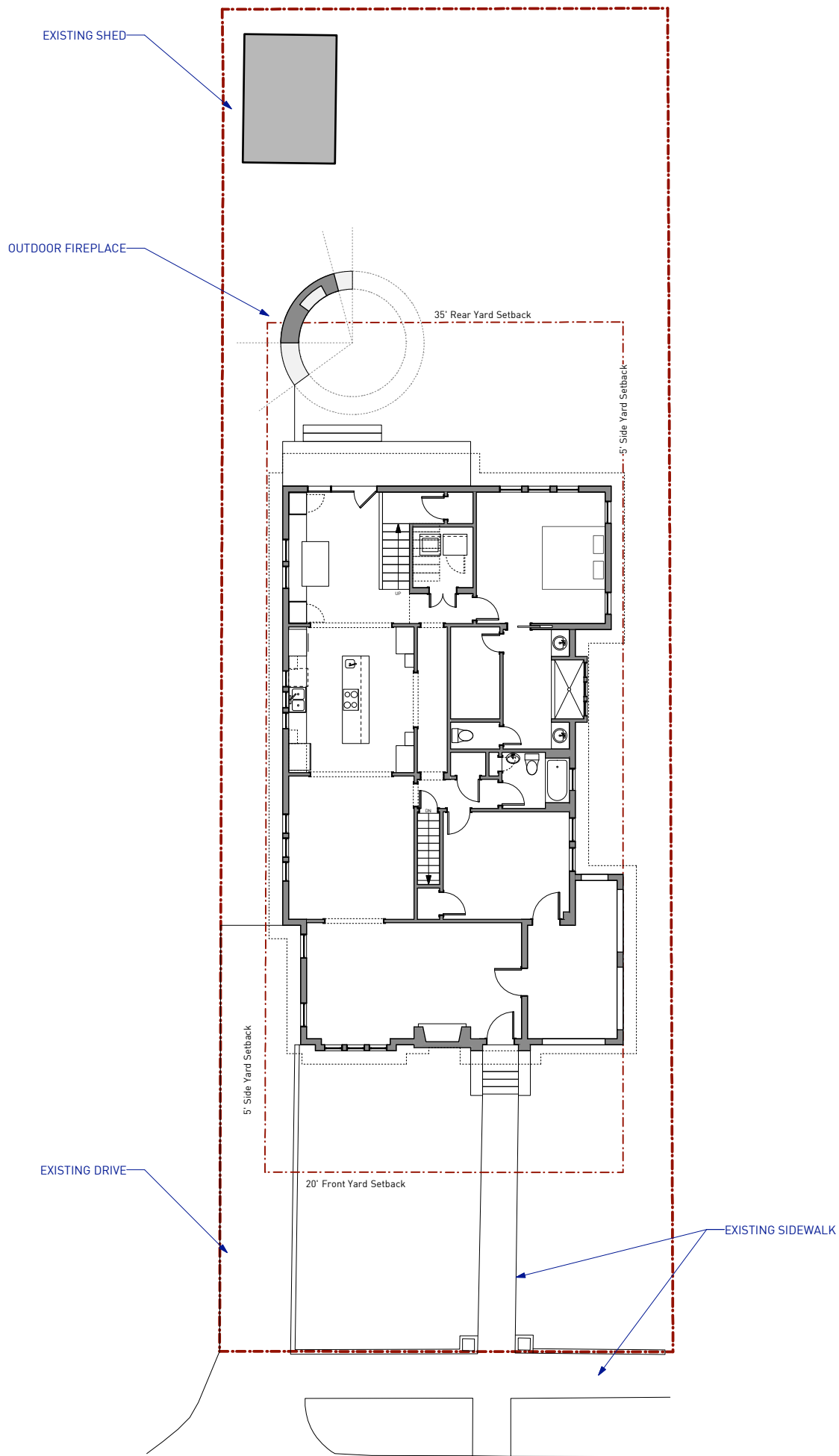


Existing Right Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

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CHARLOTTE DRIVE

Approved by HDC 2/9/11 - Site Plan



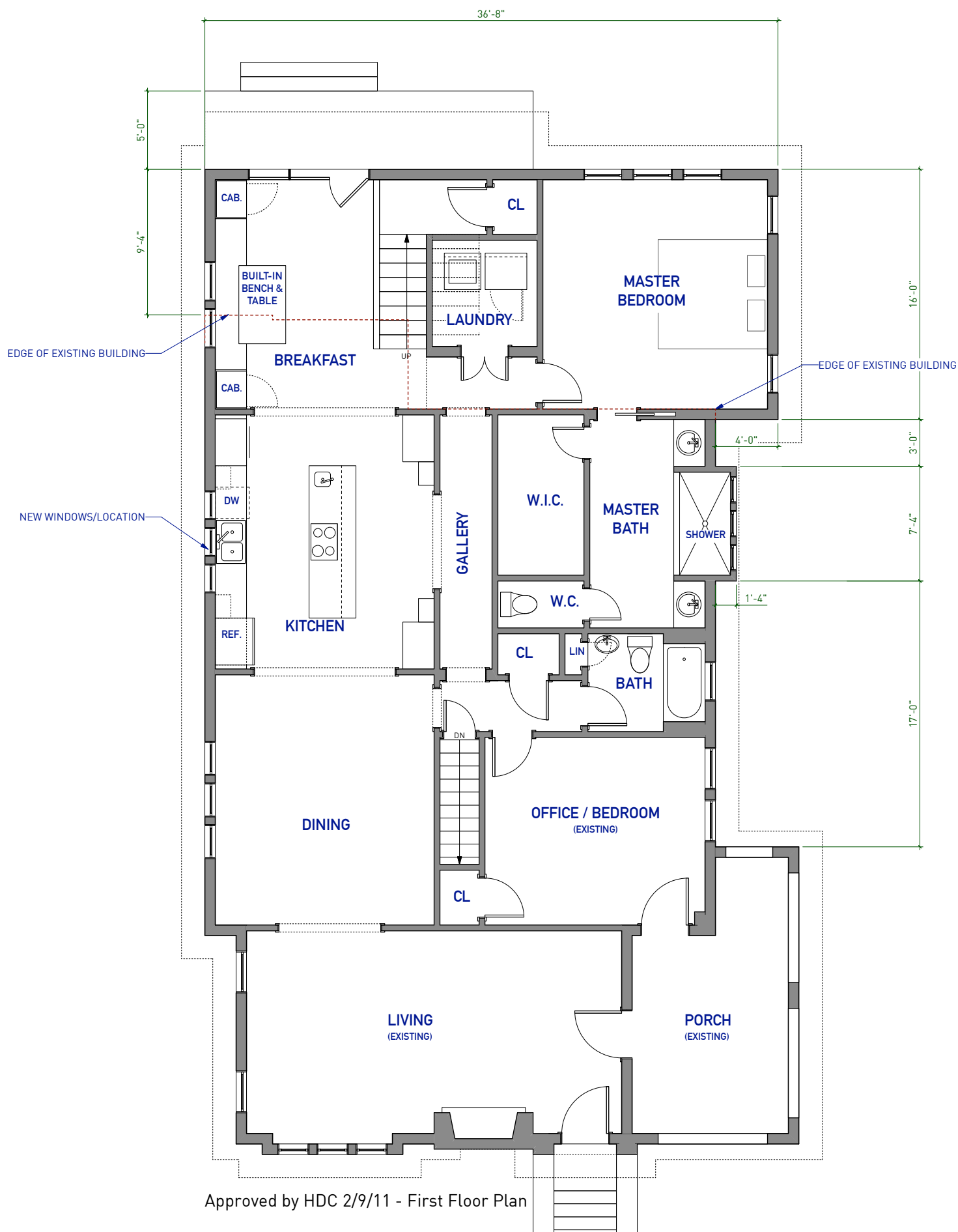
Approved by HDC 2/9/11 - Site Plan

2218 Charlotte Drive

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HDC Package



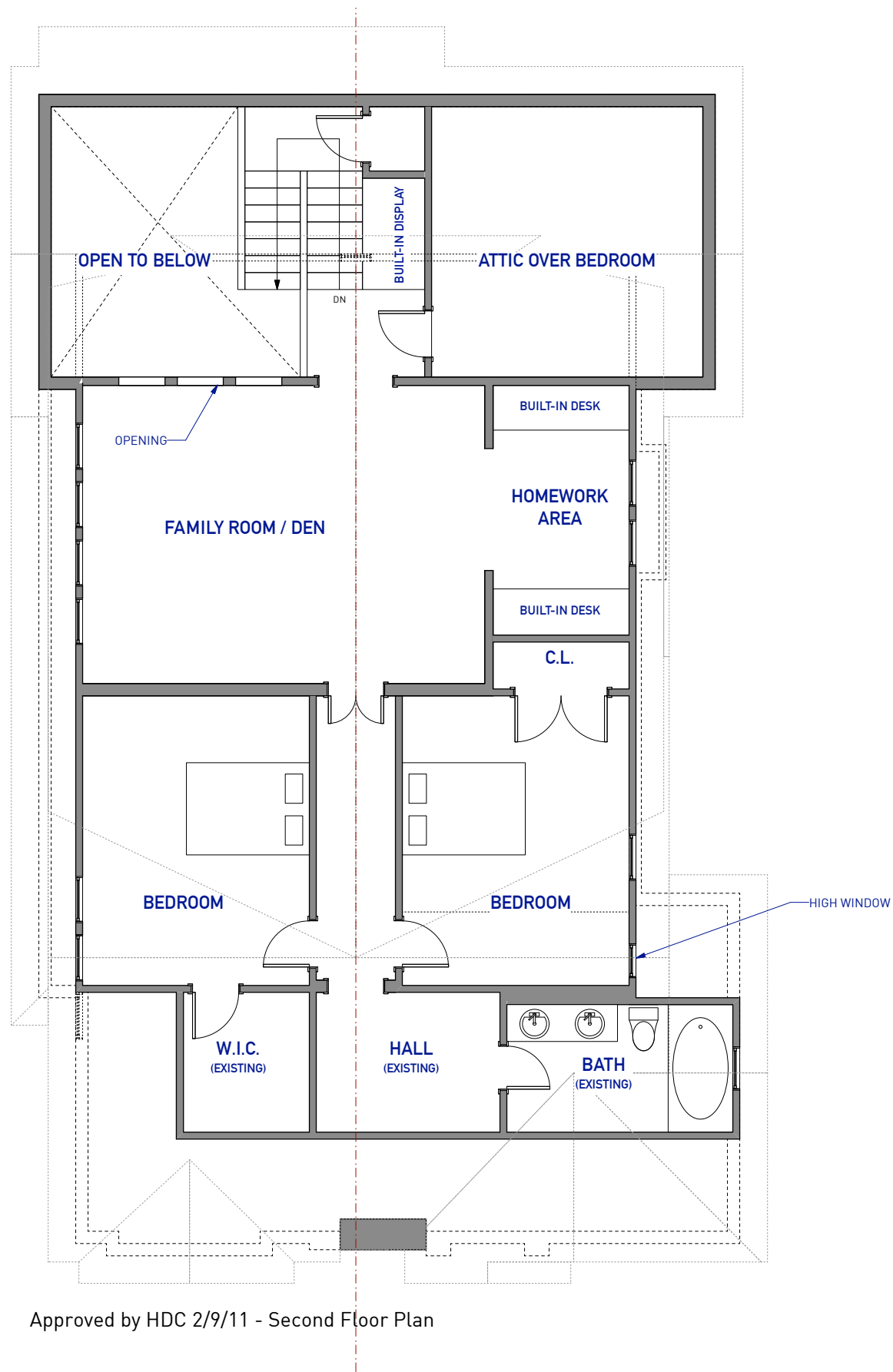


Approved by HDC 2/9/11 - First Floor Plan

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package



Approved by HDC 2/9/11 - Second Floor Plan



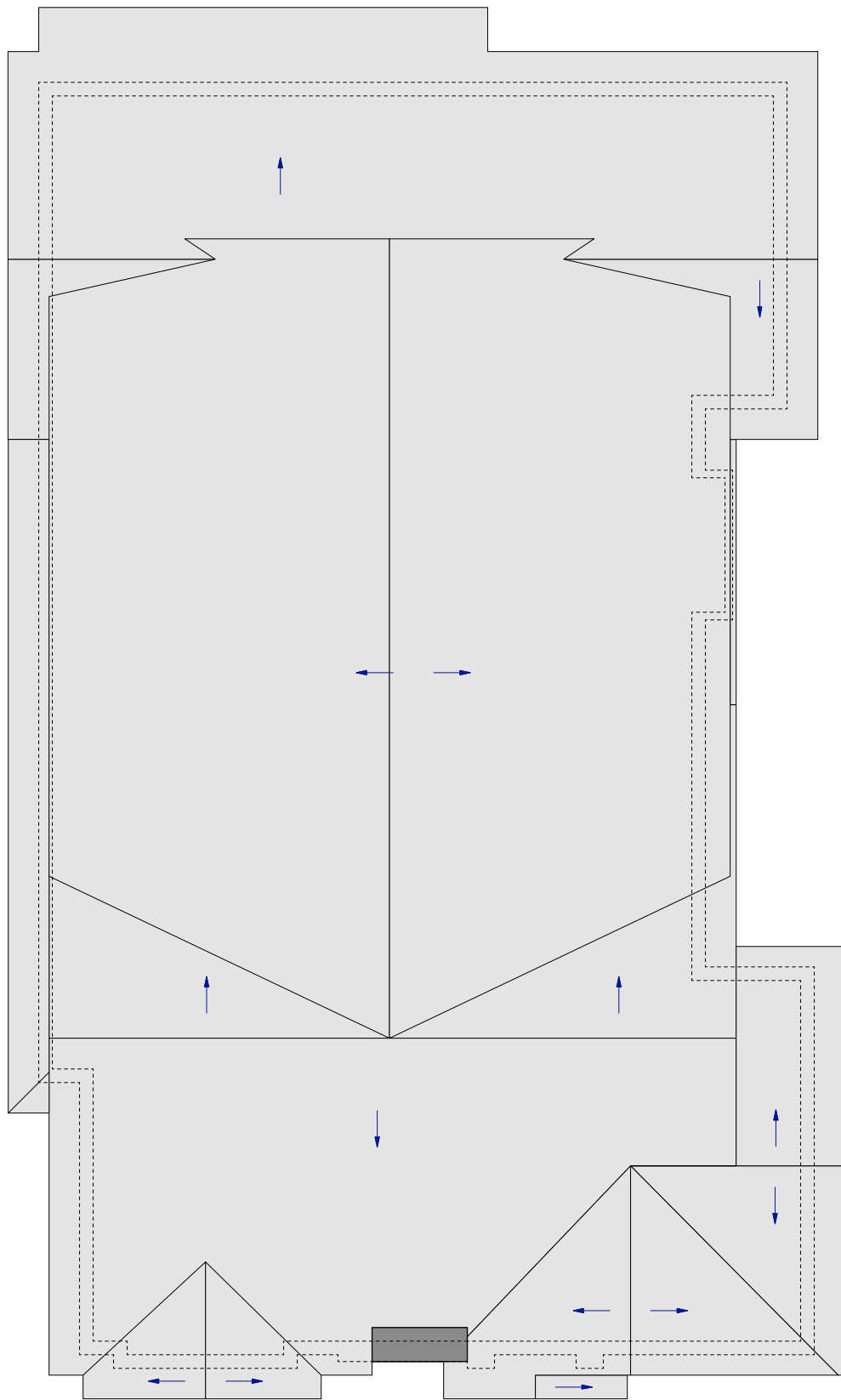
Approved by HDC 2/9/11 - Second Floor Plan

2218 Charlotte Drive

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Approved by HDC 2/9/11 - Roof Plan

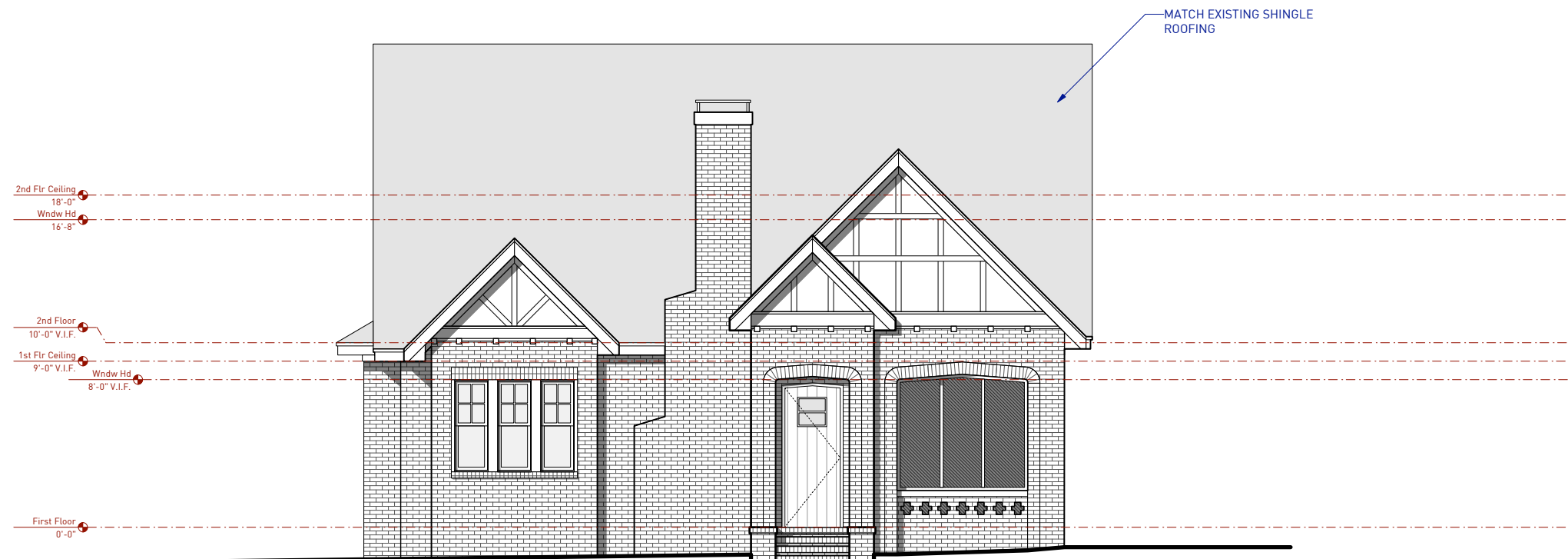


Approved by HDC 2/9/11 - Roof Plan

2218 Charlotte Drive

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HDC Package



Approved by HDC 2/9/11 - Front Elevation

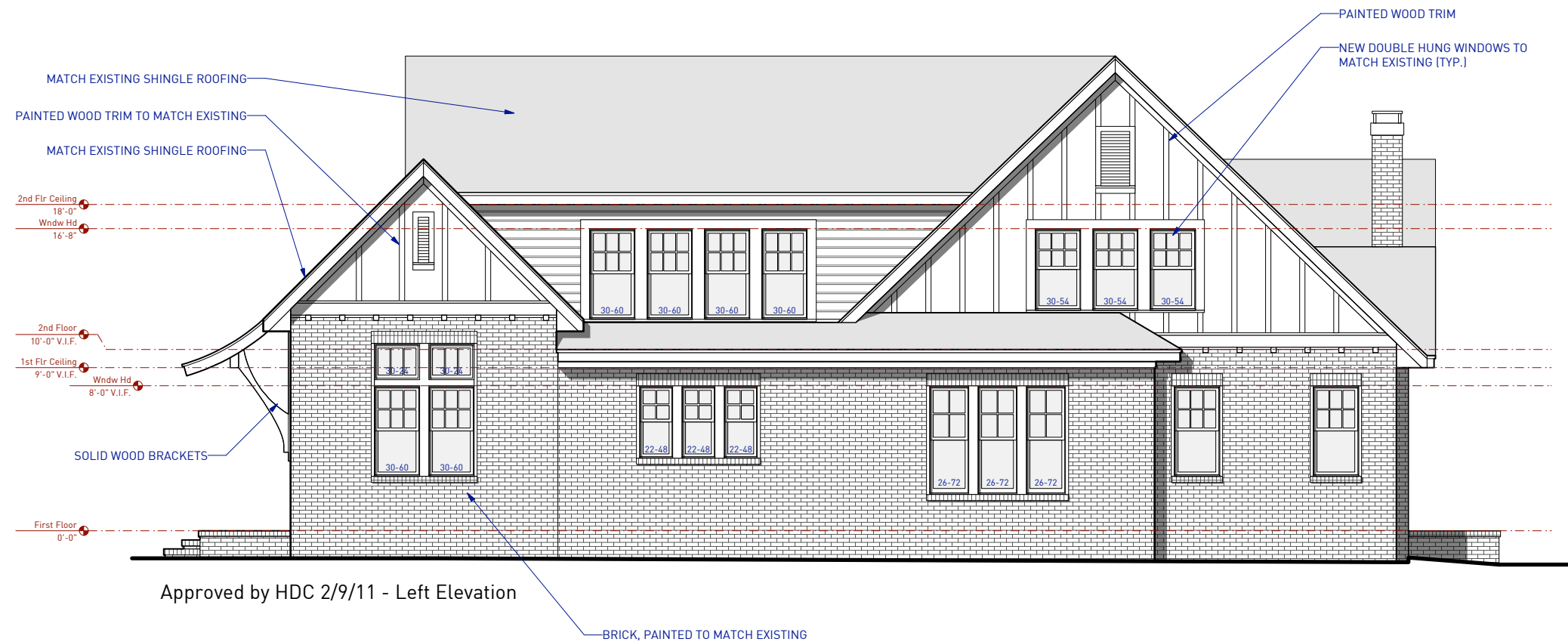


Approved by HDC 2/9/11 - Front Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

HDC Package



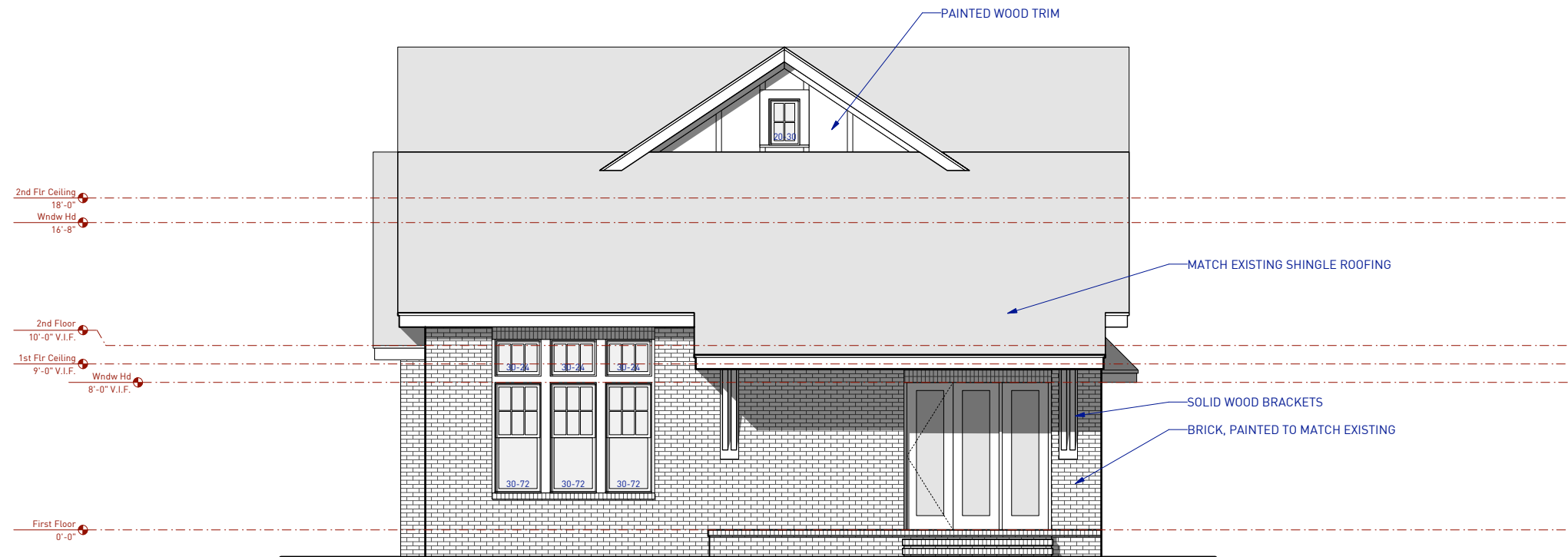
Approved by HDC 2/9/11 -Left Elevation

2218 Charlotte Drive

Date: 02.02.2011 | Project #: 10\_102

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Approved by HDC 2/9/11 -Rear Elevation

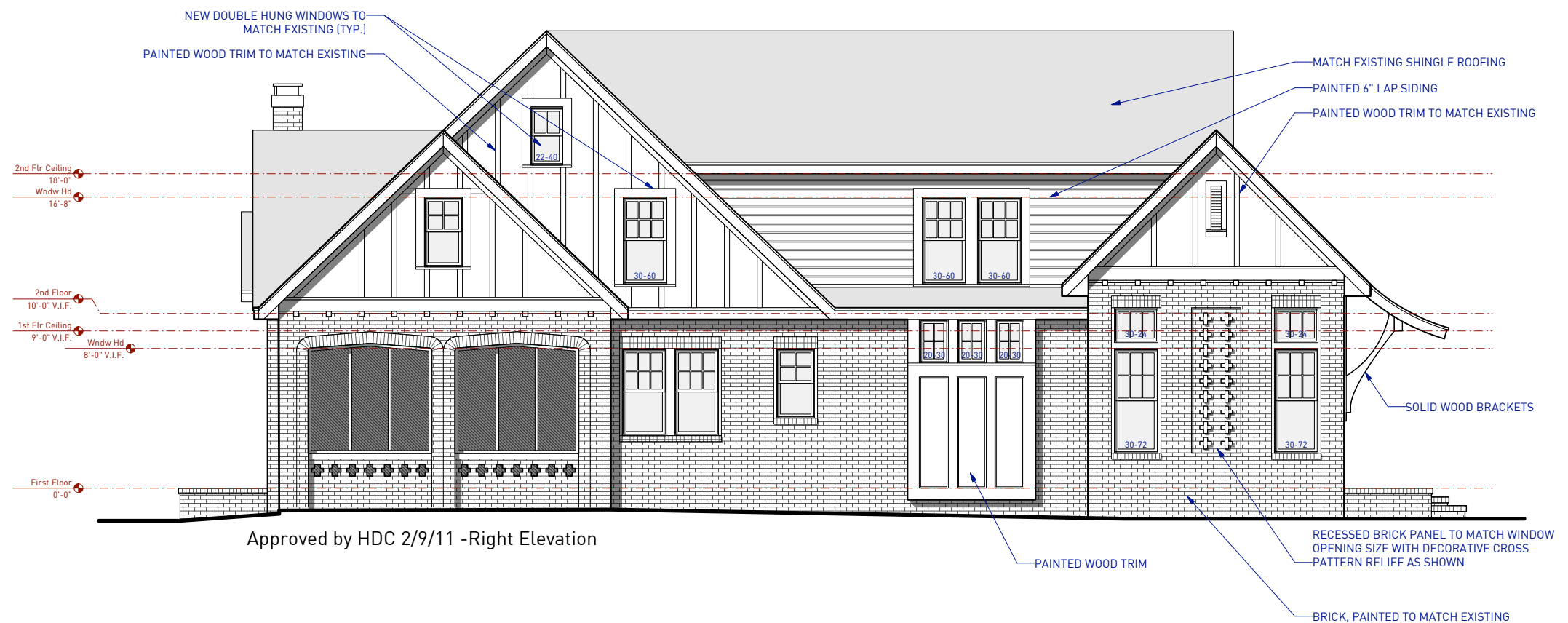


Approved by HDC 2/9/11 -Rear Elevation

2218 Charlotte Drive

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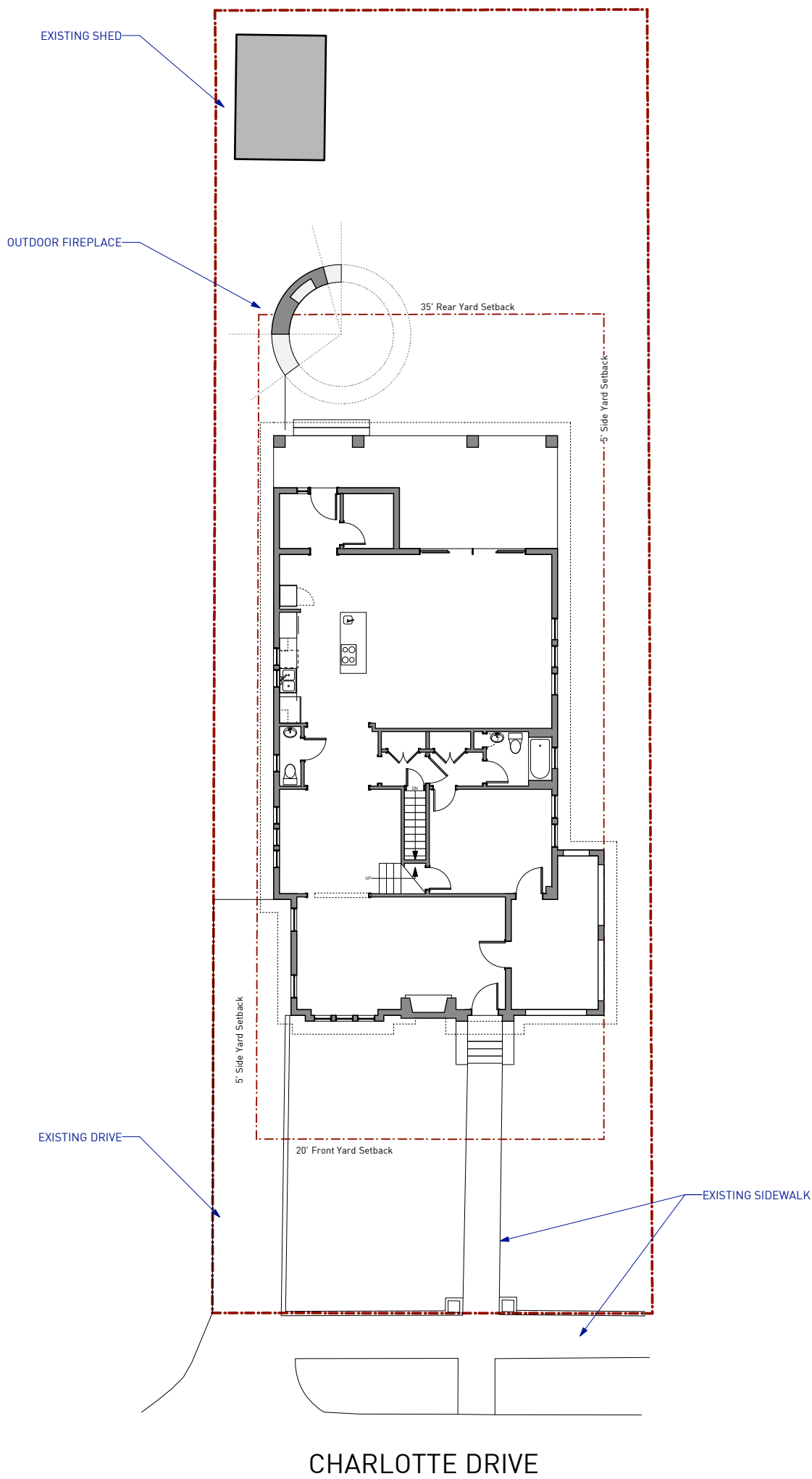


Approved by HDC 2/9/11 -Right Elevation

2218 Charlotte Drive

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HDC Package



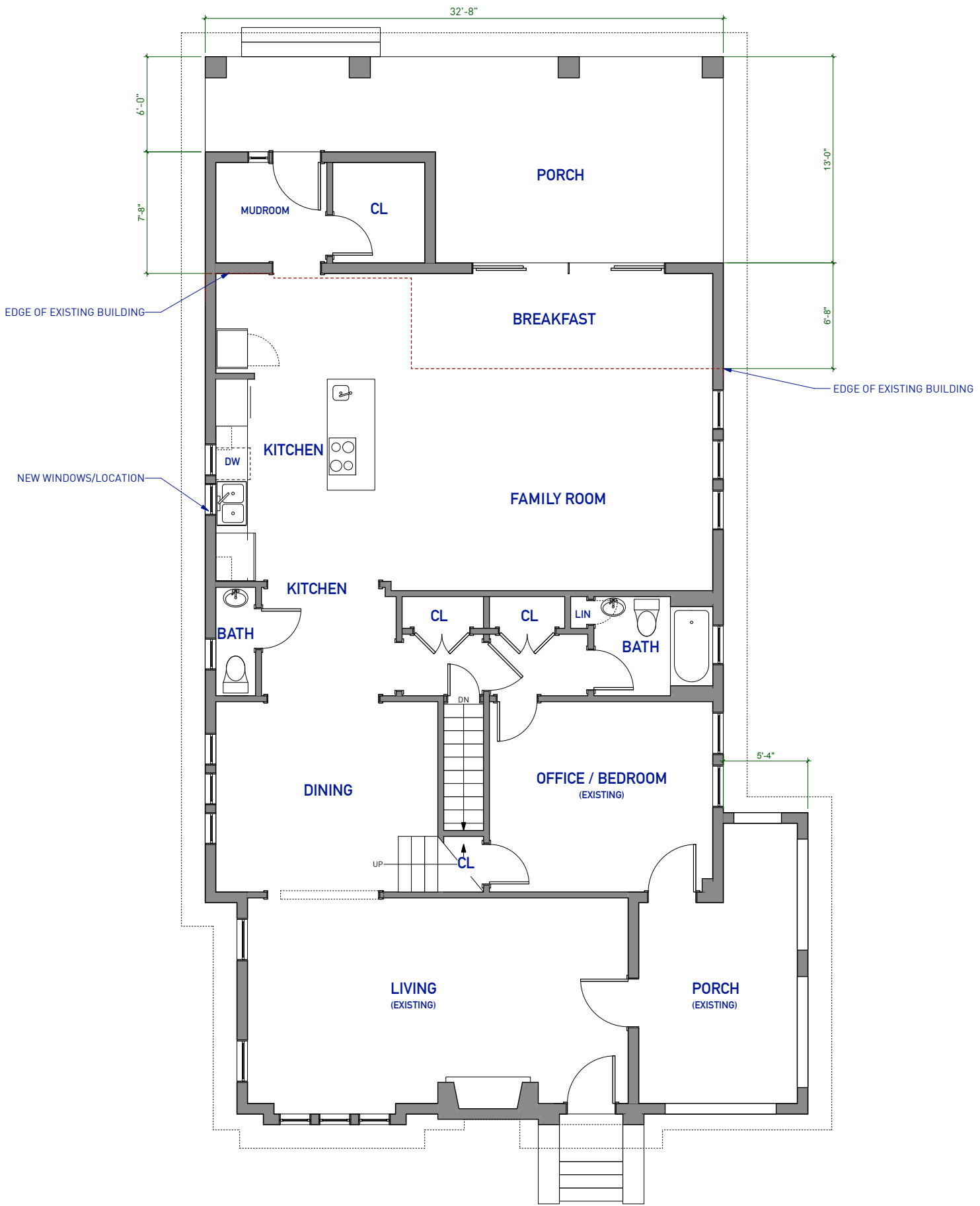
Revision for Approved Site Plan

2218 Charlotte Drive

Date: 03.05.2014 | Project #: 10\_102

HDC Package

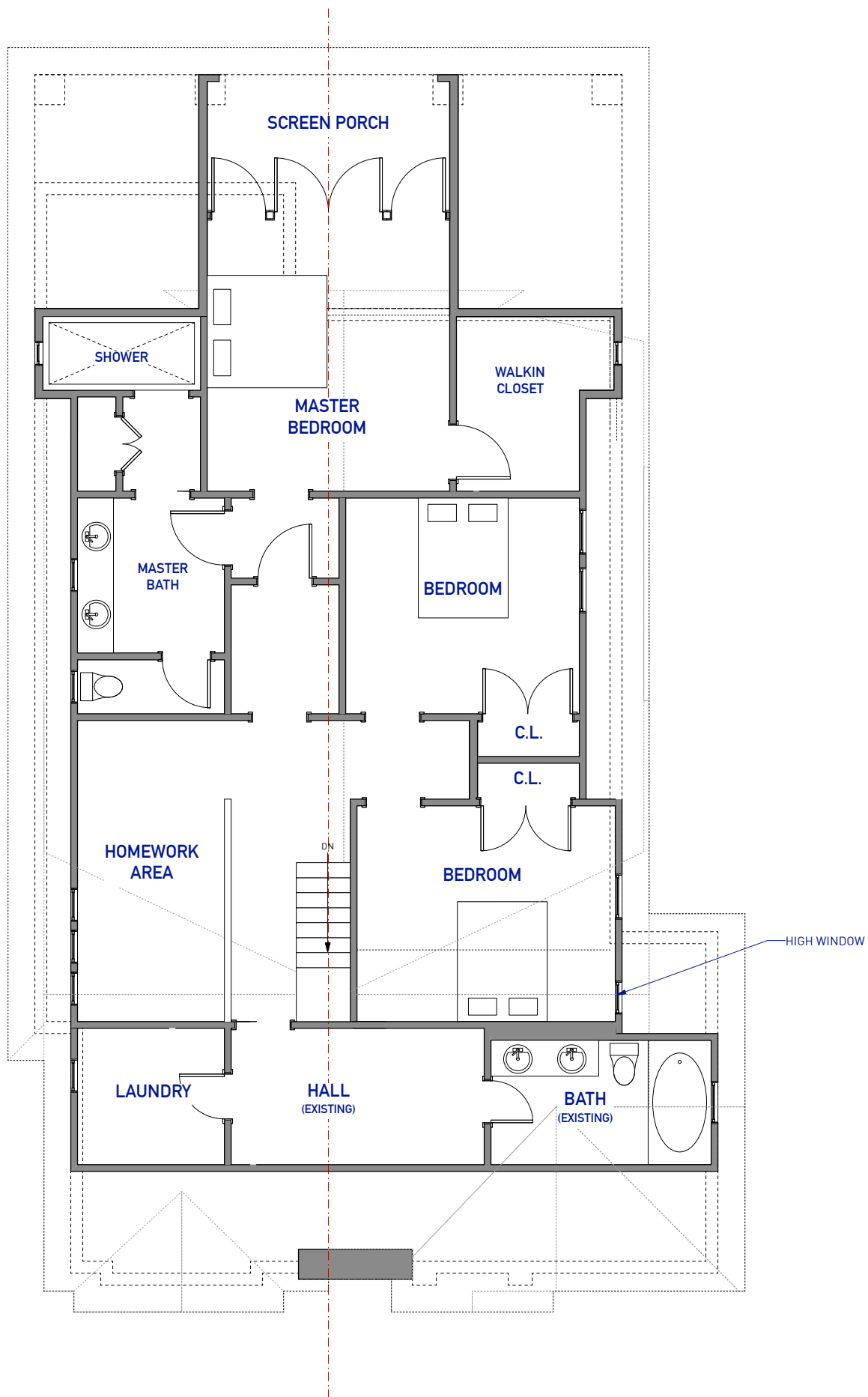




Revision for Approved First Floor Plan

2218 Charlotte Drive  
Date: 03.05.2014 | Project #: 10\_102  
HDC Package

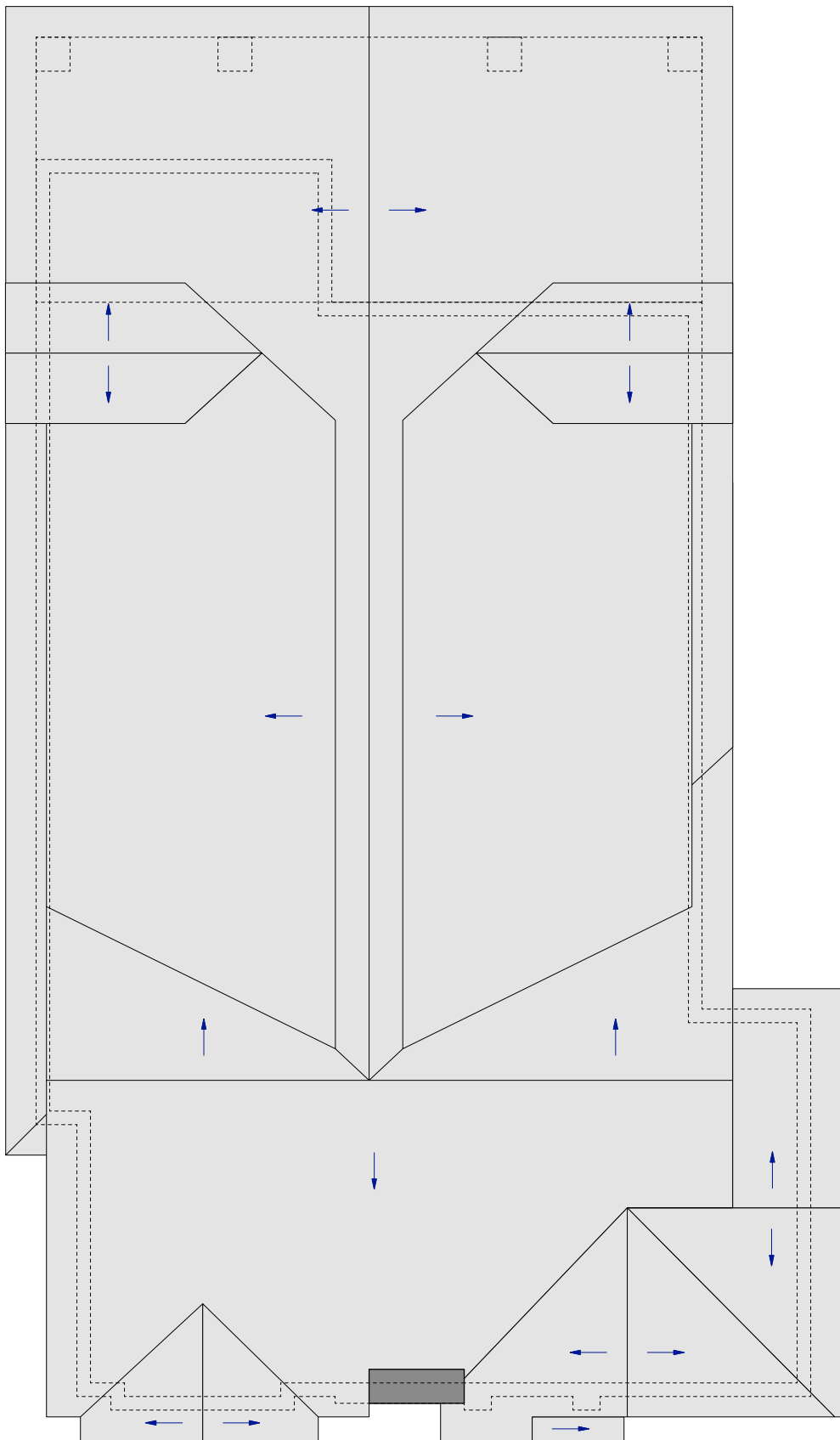




Revision for Approved Second Floor Plan

2218 Charlotte Drive  
Date: 03.05.2014 | Project #: 10\_102

HDC Package



Revision for Approved Roof Plan

2218 Charlotte Drive  
Date: 03.05.2014 | Project #: 10\_102

HDC Package





No Changes to HDC Approved Front Elevation

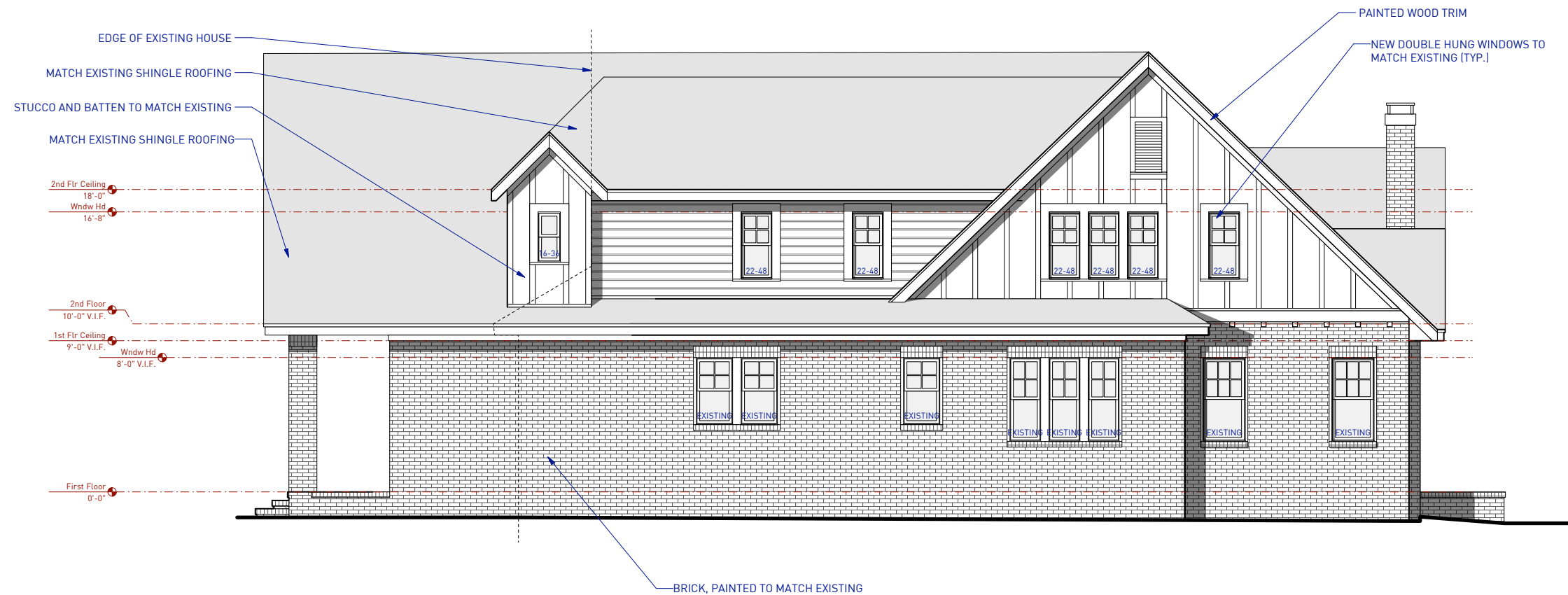


Revision for Approved Front Elevation - No Changes

2218 Charlotte Drive

Date: 03.05.2014 | Project #: 10\_102

HDC Package

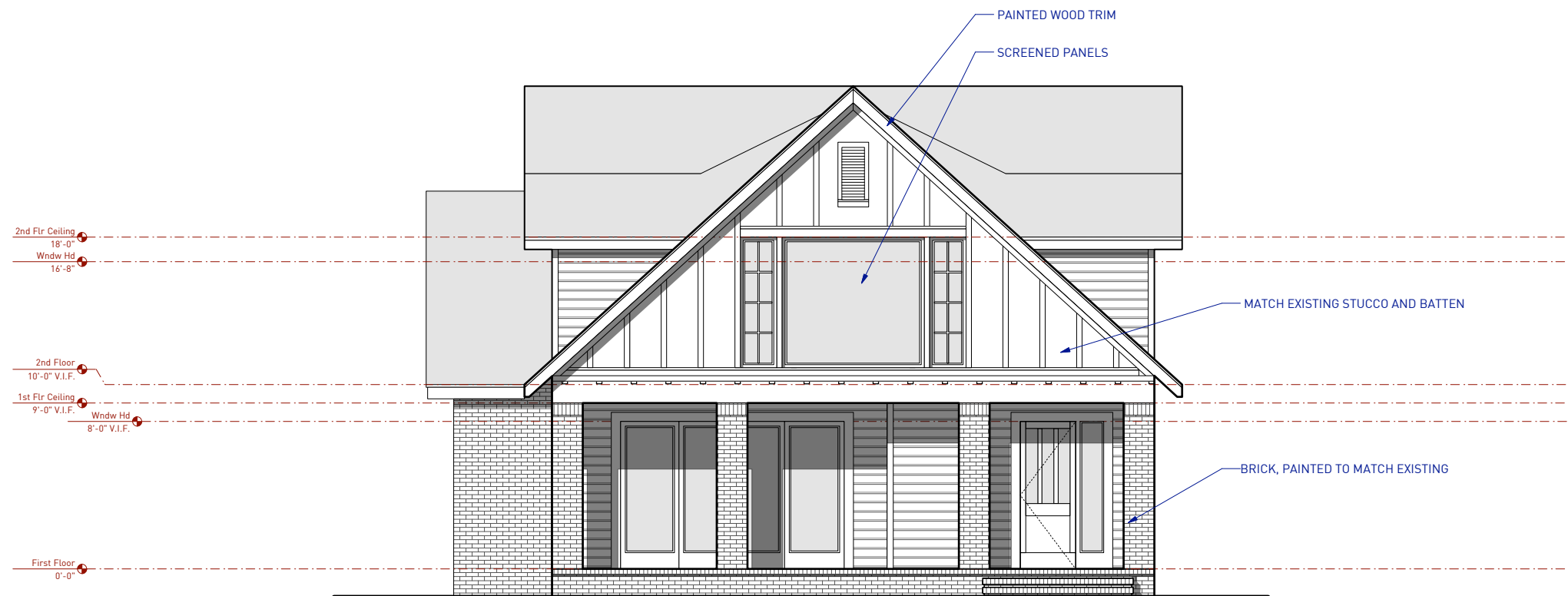


Revision for Approved Left Elevation

2218 Charlotte Drive

Date: 03.05.2014 | Project #: 10\_102

HDC Package

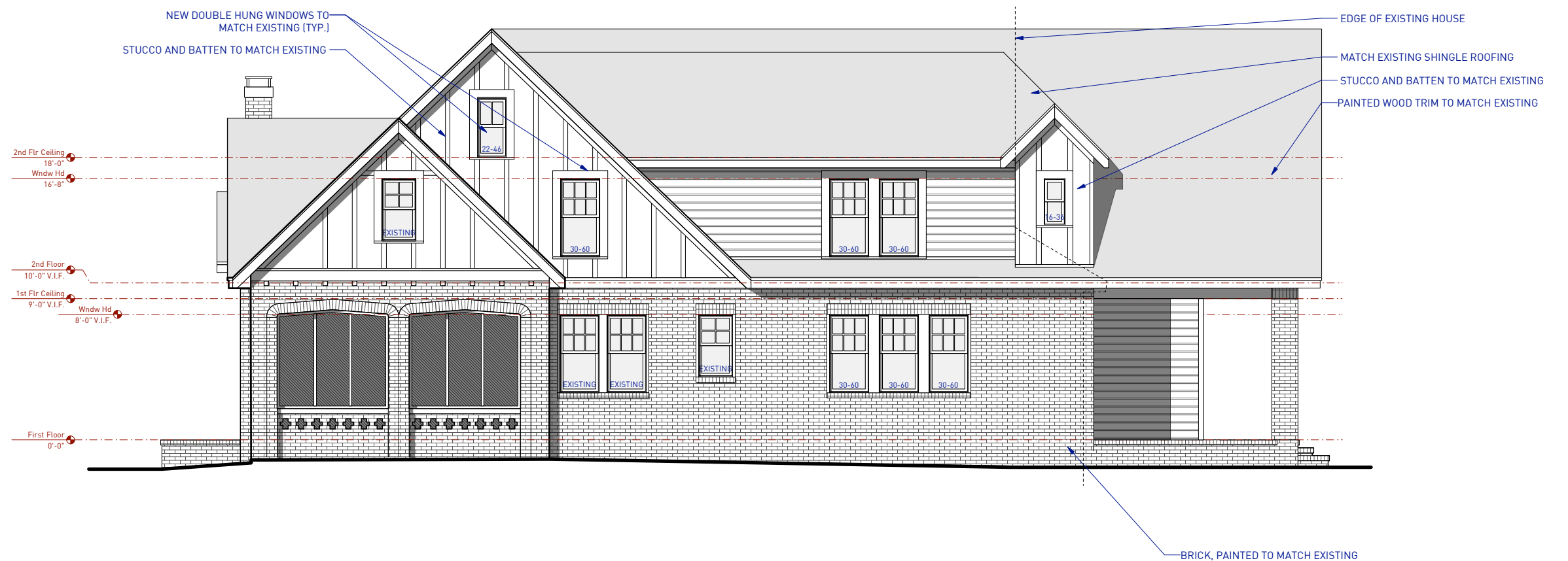


Revision for Approved Rear Elevation

2218 Charlotte Drive

Date: 03.05.2014 | Project #: 10\_102

HDC Package



Revision for Approved Right Elevation

2218 Charlotte Drive

Date: 03.05.2014 | Project #: 10\_102

HDC Package