
ADDRESS OF PROPERTY: 1919 Springdale Avenue, Dilworth Local Historic District HDC 2013-074

SUMMARY OF REQUEST: Change to front/rear deck

OWNER: Dan Eichensehr

APPLICANT: Dan Eichensehr

Details of Proposed Request This c. 1900 house is one of four matching houses making up this block. A rear deck has been built and now needs approval. Also a window (or door?) has been sided over on the left front corner. The new owner has found evidence that the window (or door?) was a later addition and he has returned this to a more original condition. Both the deck and change are before the full Commission due to this being an enforcement issue.

Relevant HDC Design Guidelines

- Additions

Staff Analysis: The rear deck is neither taller nor wider and may be an easy approval. The evidence will have to be heard regarding the elimination of the opening and Commission can determine if it is a return to a previous historic condition or approve the change as appropriate.

ADDITIONS

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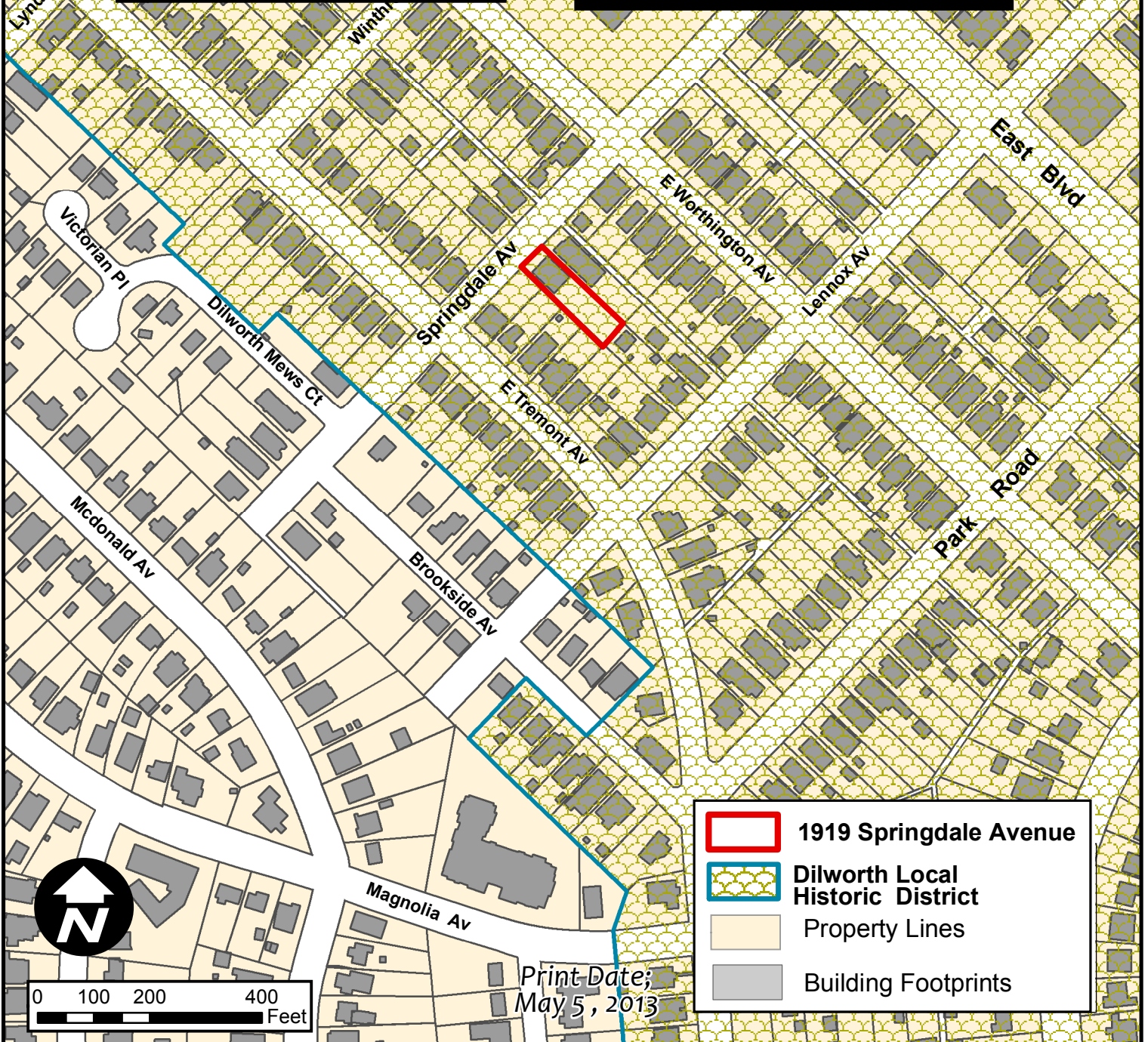
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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.*

Charlotte Historic District Commission - Case 2013-074





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