

**ADDRESS OF PROPERTY:** 2309 Dilworth Road West, *Dilworth Local Historic District*

**SUMMARY OF REQUEST:** Second Story Addition

**OWNER:** BSGHF, LLC

**APPLICANT:** Megan Barnes

### **Details of Proposed Request**

#### *Existing Conditions*

The existing home is a one story cottage style home with full brick façade, centralized entrance and balanced window pattern. The home was constructed in 1947 and is not identified as a contributing structure in the National Register at the time of the survey. The setbacks are consistent along the block face with adjacent homes that are 1 and 1.5 stories in height.

#### *Proposal*

The proposal is an addition that would add a second story from the front thermal wall to the rear. The side walls will remain in line. The façade will undergo several changes including a relocated entrance, gable redesign and relocation, new window design and arrangement and a deeper porch with more traditionally designed columns. The chimney would be extended relative to the addition, which is approximately 5'-8" taller than the existing ridge to proposed ridge. The side elevations introduce an asymmetrical gable toward the front. Windows are primarily 4 over 1 of various sizes. The rear of the home steps down to a covered porch. Materials consist of brick, wood lap siding and wood shingles.

### **Policy & Design Guidelines for Additions**

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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>

**Staff Analysis**

Size – The proposal meets zoning requirements for setback and yards. The proposed footprint also appears to be consistent with other homes in the area.

Scale – The full second story from front to rear increases the overall height of the home to those adjacent to it.

Massing – The massing of the home is improved with the addition of front and rear porches, side gables and stepping down part of the rear.

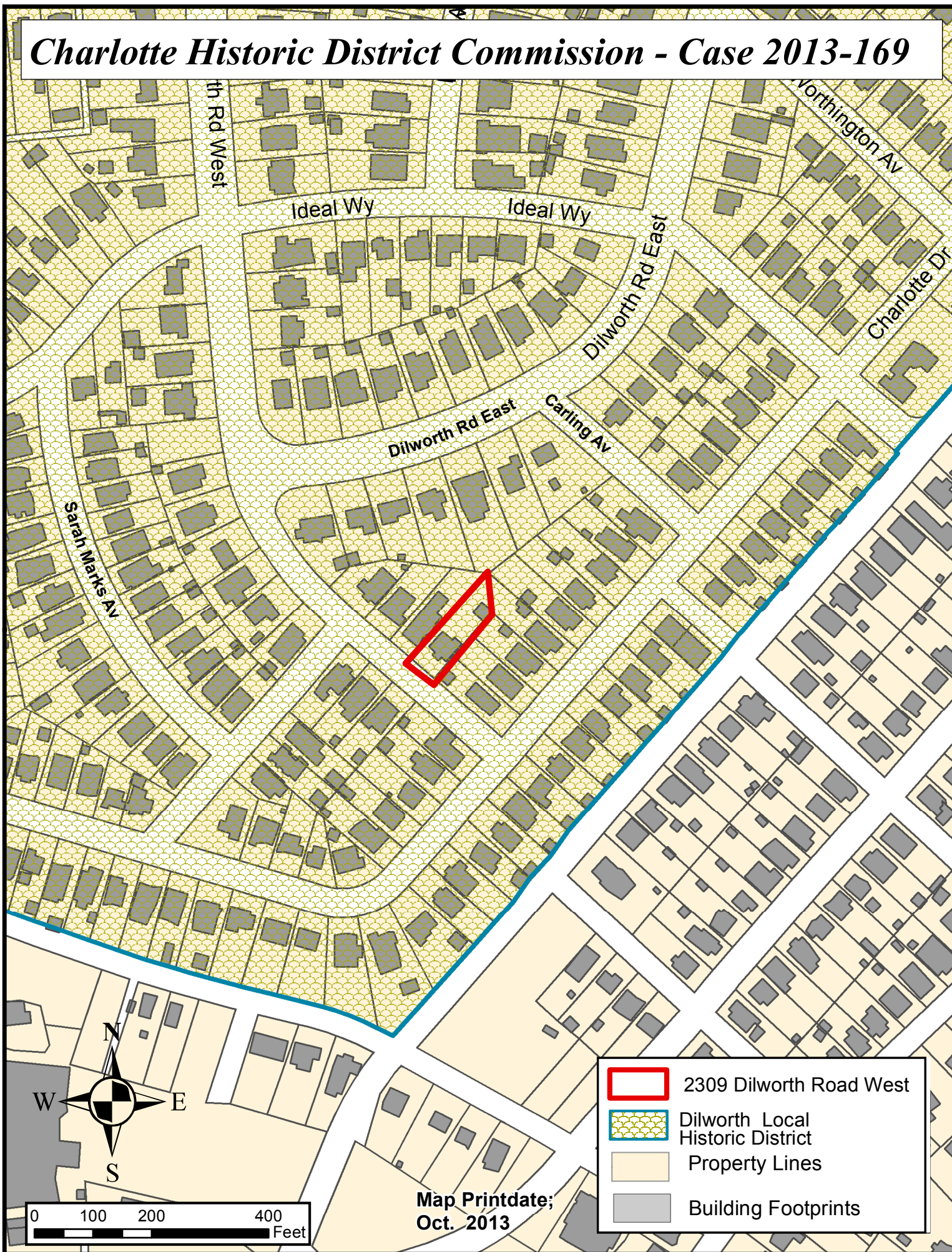
Fenestration – The arrangement of windows assists in establishing the rhythm of the façade and overall massing. Windows on the side elevations in some instances may not be proportionate or may be out of rhythm.

Setback – The proposed setback is consistent with adjacent homes on the block face.

Materials – Traditional materials are proposed.

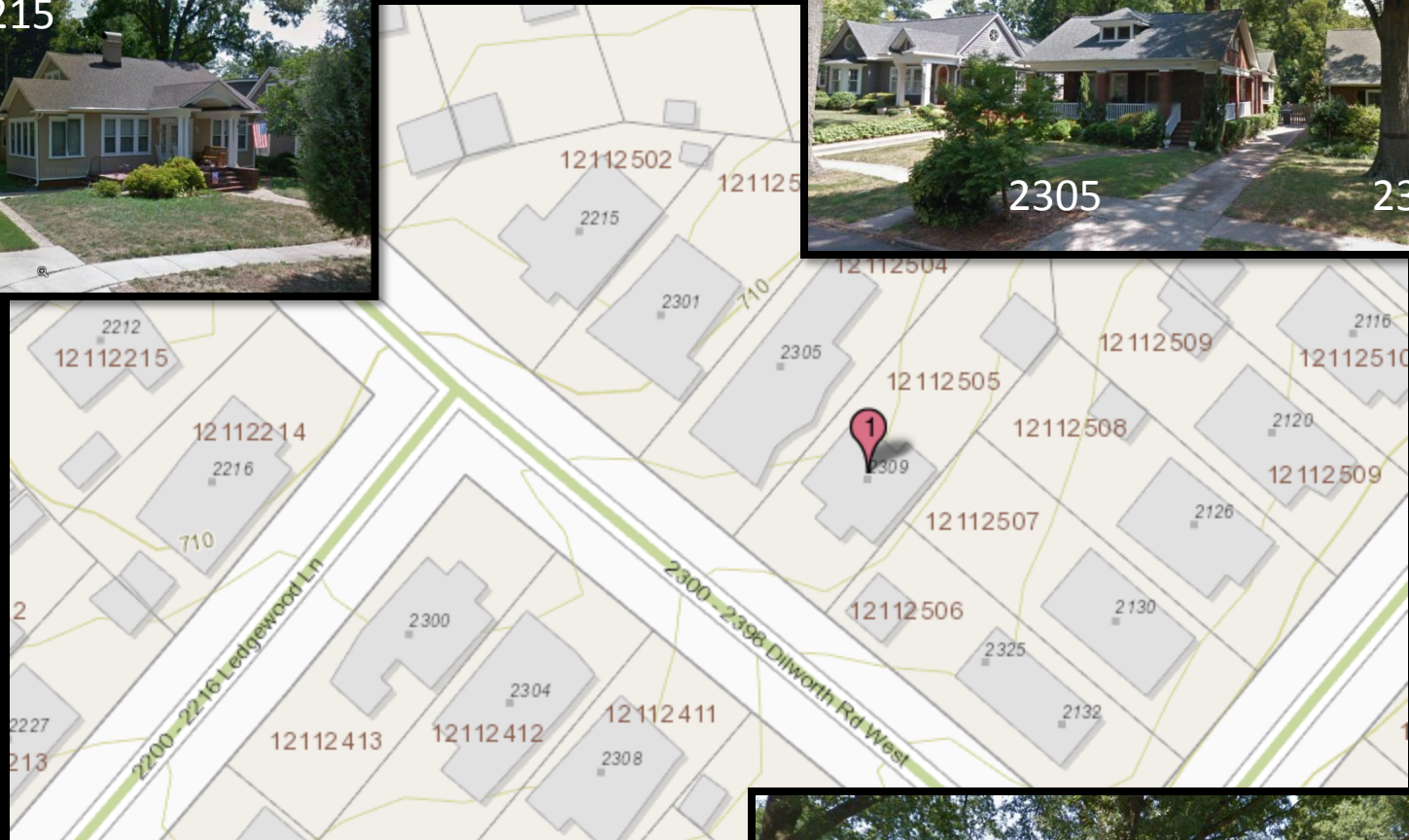
Context – The overall size and scale of the home is inconsistent with the existing character of the street. However, two story homes exist in the District adjacent to one or 1.5 story homes.

# Charlotte Historic District Commission - Case 2013-169





# 2309 Dilworth Road West







2309 Dilworth Rd W

Built 1946





2305 Dilworth Rd W  
Neighbor to the West



SUBJECT: 2309 Dilworth Rd W



2332 Charlotte Dr  
Neighbor to the East



2304 Dilworth Rd W  
Across to the West



2308 Dilworth Rd W  
Directly Across St



2200 Charlotte DR  
Across to East on Corner



# Neighboring residences

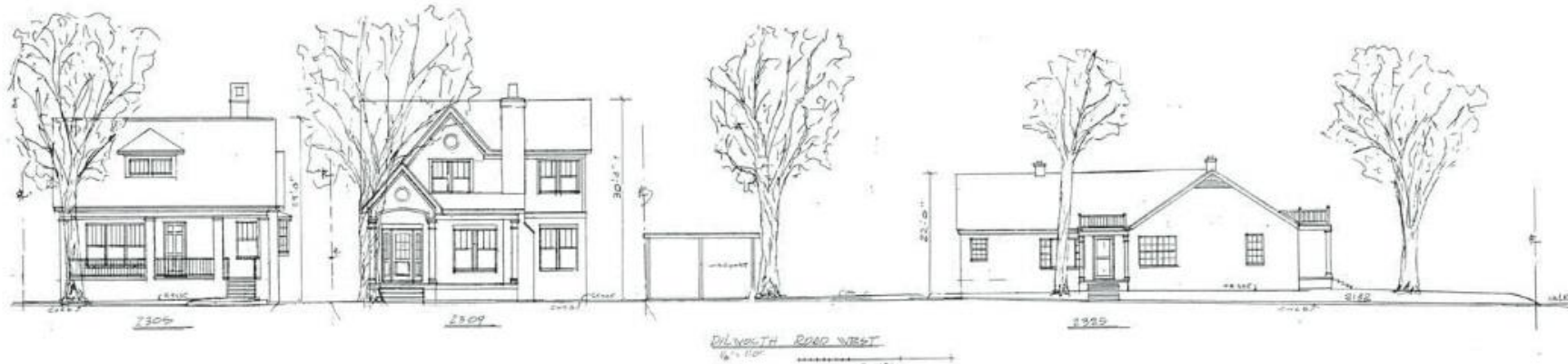


# Current streetscape

2305 DRW: 29' to ridge

2309 DRW: 30' 4" to ridge

2332 Charlotte Dr: 22' to ridge



2200 Charlotte Dr: 22'to ridge

2308 DRW: 23' to ridge

23094 DRW:  
32'to ridge

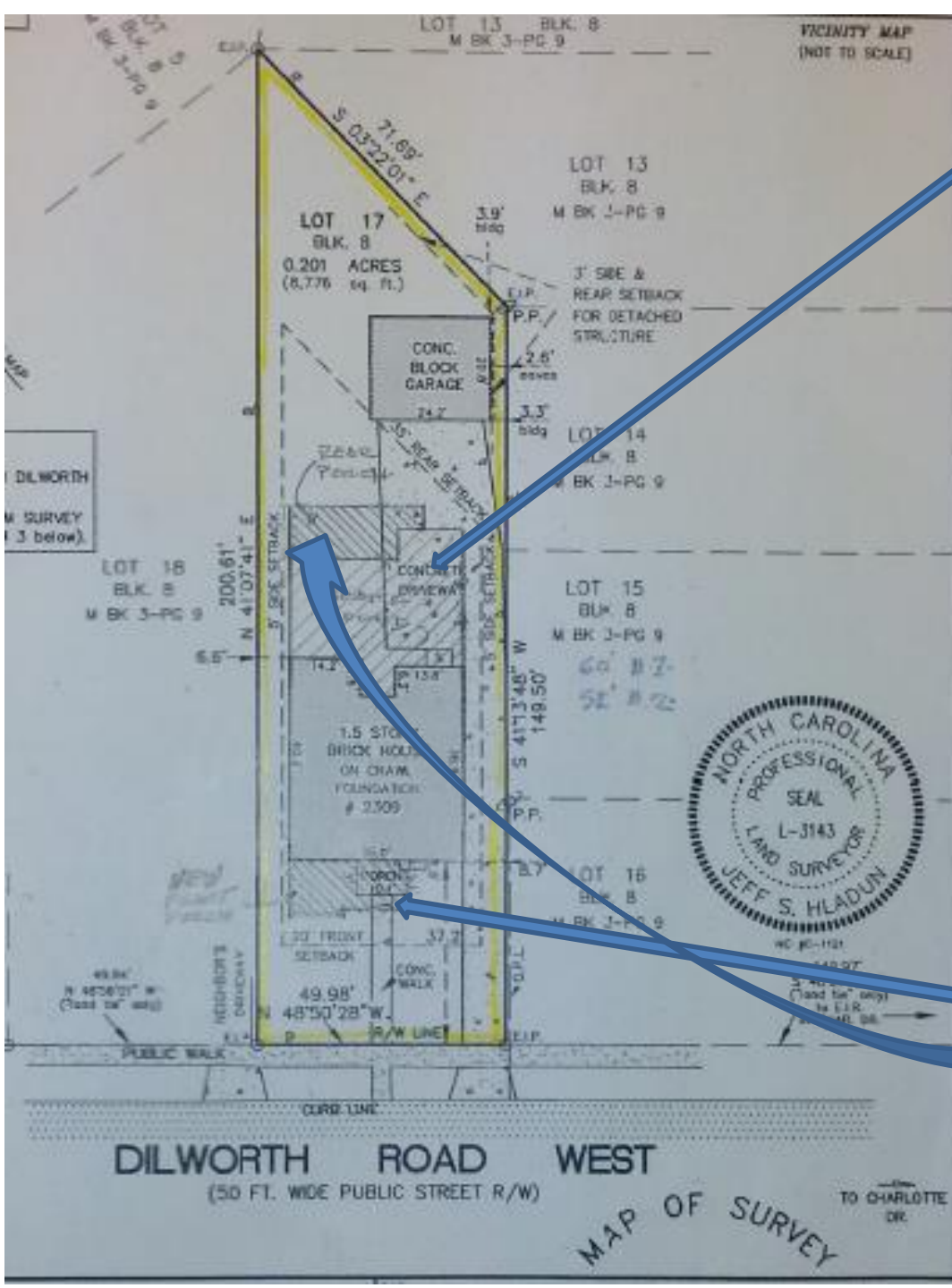


<p>Drawings, specifications and related work are prepared by the architect for the client. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the architect's negligence. The architect is not responsible for any damages, whether or not such damages are caused in whole or in part by the architect's negligence. The architect is not responsible for any claims, whether or not such claims are caused in whole or in part by the architect's negligence. The architect is not responsible for any claims, whether or not such claims are caused in whole or in part by the architect's negligence.</p>	<p>To the best of his knowledge, the architect has prepared these plans to comply with the applicable specifications and local building codes in effect at the time the plans were prepared. The architect is not responsible for any errors or omissions in the plans, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the architect's negligence. The architect is not responsible for any damages, whether or not such damages are caused in whole or in part by the architect's negligence. The architect is not responsible for any claims, whether or not such claims are caused in whole or in part by the architect's negligence.</p>	<p>Leo A. Kirkman</p> <p>RESIDENTIAL DESIGN</p> <p>DATE: 11/15/13</p> <p>CHECK BY: [Signature]</p>	<p>SHEET DESCRIPTION</p> <p>STREET SCAPES</p>	<p>PROJECT NAME</p> <p>23094 DRW: 32'to ridge</p> <p>2308 DRW: 23' to ridge</p> <p>2200 DRW: 22'to ridge</p>	<p>SHEET</p> <p>1/1</p>
		<p>DATE: 11/15/13</p> <p>CHECK BY: [Signature]</p>	<p>PROJECT NAME</p> <p>23094 DRW: 32'to ridge</p> <p>2308 DRW: 23' to ridge</p> <p>2200 DRW: 22'to ridge</p>	<p>SHEET</p> <p>1/1</p>	

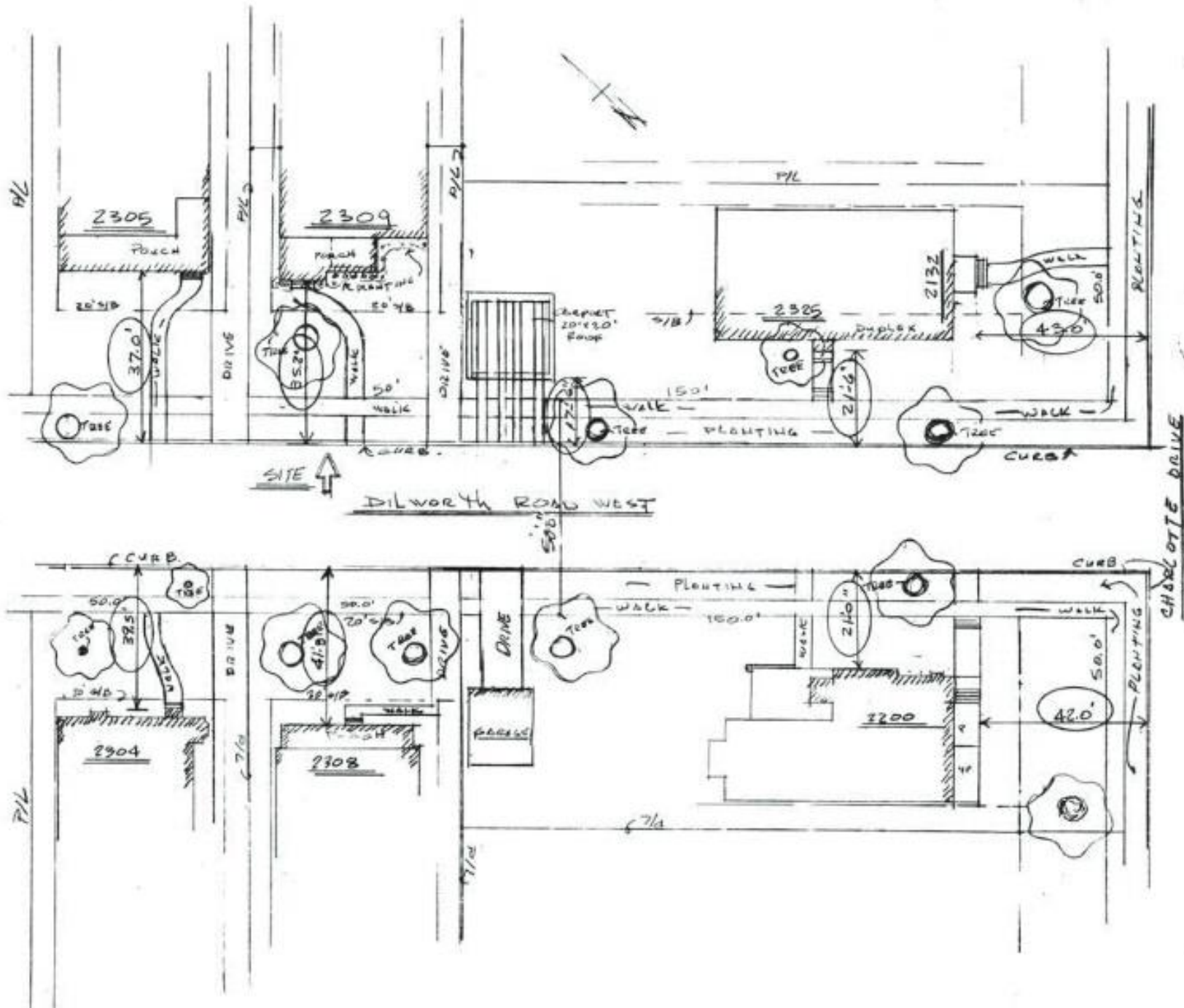
## Addition of heated sqft

- Addition of approx 500 heated sqft to 1<sup>st</sup> floor to rear of house.
- Addition of front porch:  
10' deep x 23' wide
- Addition of rear porch:  
12' deep x 20' wide

## Addition of wood porches









New home: 28'4" to ridge

Wood shakes on 2<sup>nd</sup> story

Wood trim

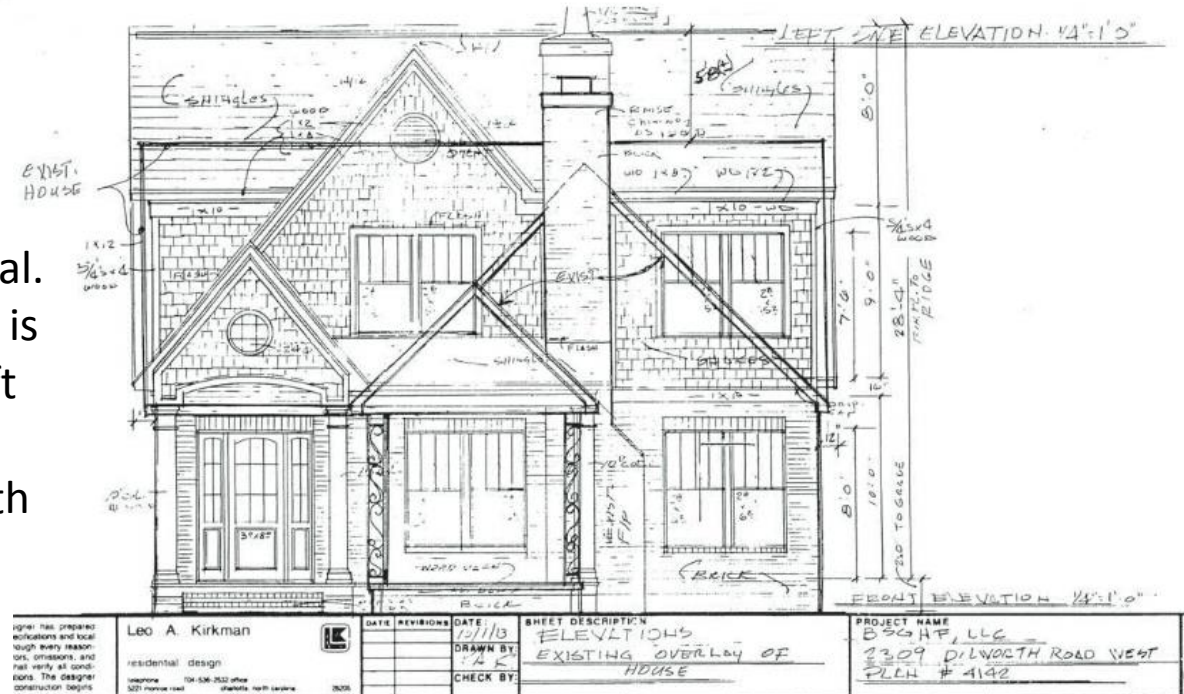
Original brick on 1<sup>st</sup> floor painted

Extended chimney

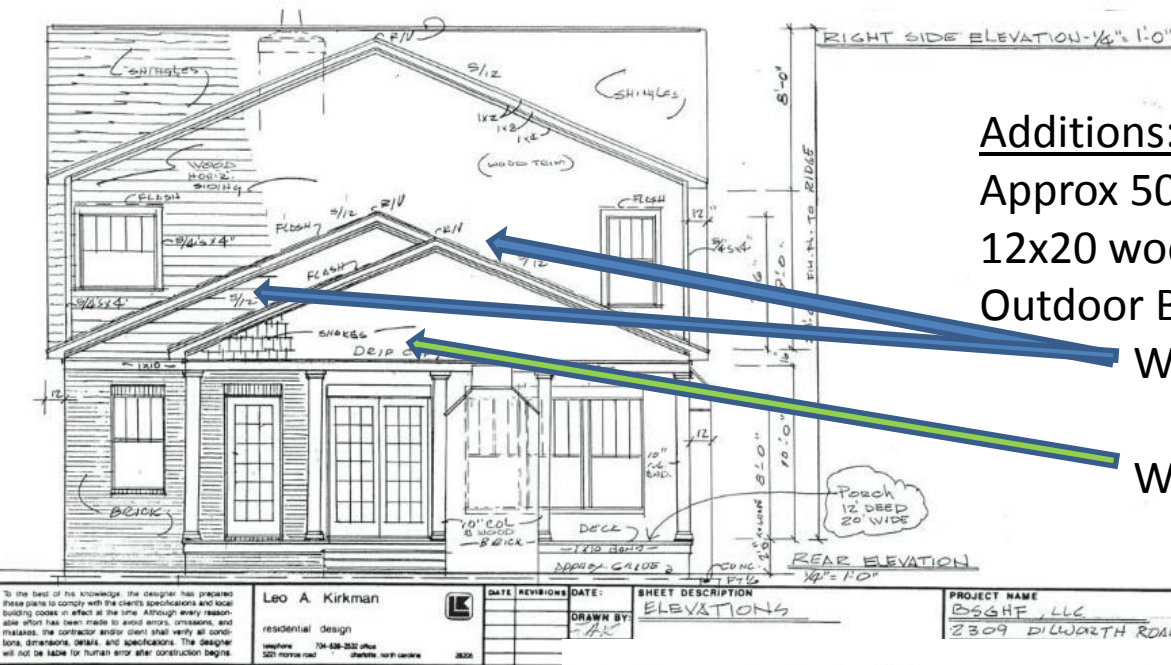
Extended front porch and added wood columns

**BELOW BOLD LINES =  
OLD HOME OUTLINE**

Original home: 22'8" to ridge  
No added openings in brick, door takes place of window from original. Double gable exterior appearance is kept, just extended and shifted left with entrance.  
Front porch extended to blend with neighborhood styling.







## Additions:

Approx 500sqft heated space

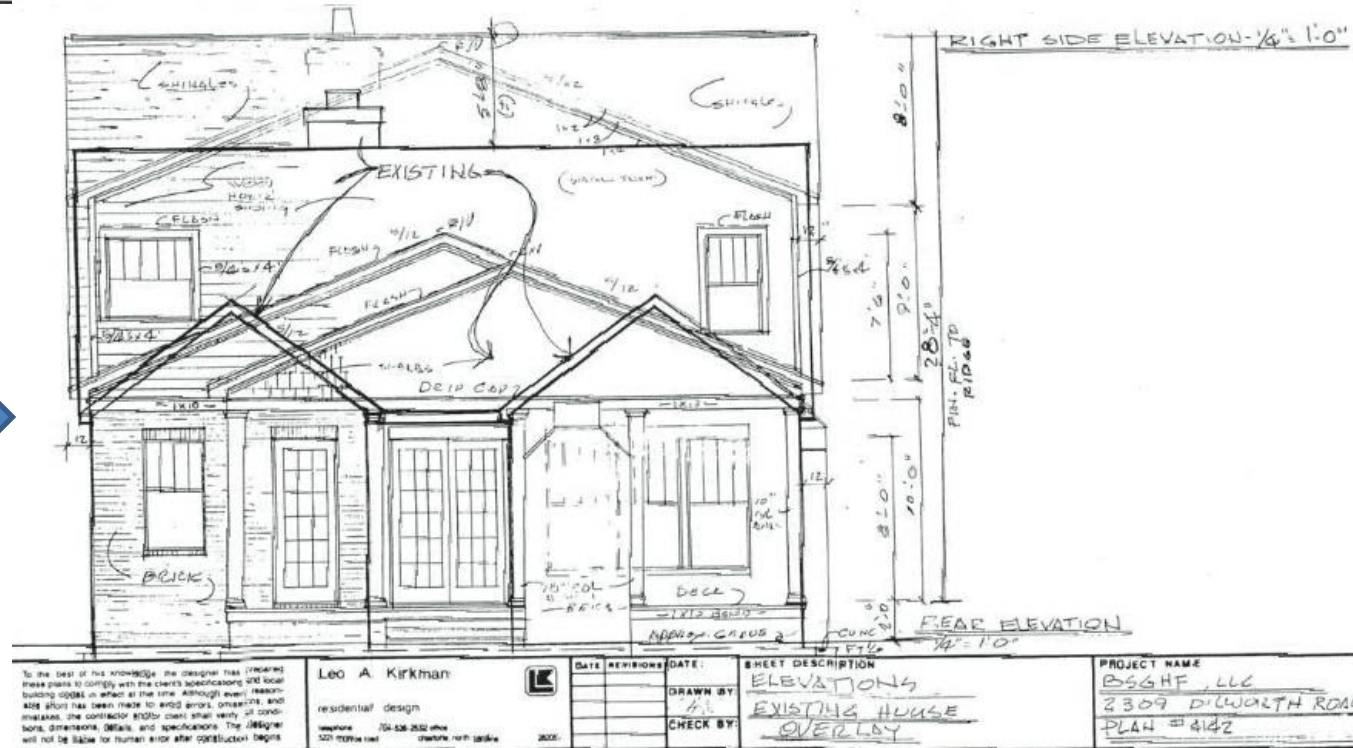
12x20 wood porch

Outdoor Brick wood burning fireplace

Wood plank siding used here

Wood shake to be used here

**BOLD LINES HERE  
= OUTLINE OF  
ORIGINAL PLAN**





Maintaining a side Gable aesthetic

Adding ventless Fireplace In rear family room, brick exterior, hence no extended chimney.

Wood shake siding here

Wood plank siding here









## 824 Lexington Dr

Before and After of home from which design elements were taken. Thought was to maintain characteristics previously approved by the commission.





1914 and 1918 Dilworth Rd West  
Ranch is 16' to ridge and the 2 story is 31' to ridge.  
Photo taken 11.3.13