

---

**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 2309 Dilworth Road West

**SUMMARY OF REQUEST:** Addition – Front Porch

**OWNER:** Nancy Mullins

**APPLICANT:** Nancy Mullins

---

**THIS APPLICATION WAS DEFERRED ON FEBRUARY 12, 2014 FOR THE FOLLOWING:**

- Finalized details
- 12" columns
- 16" piers
- Design of gable over front door
- Porch decking and ceiling material
- Front porch section

**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 identified as a contributing structure in the National Register.

*Proposal*

The applicant has provided revised drawings in response to the Commission's requests regarding the front porch.

**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.

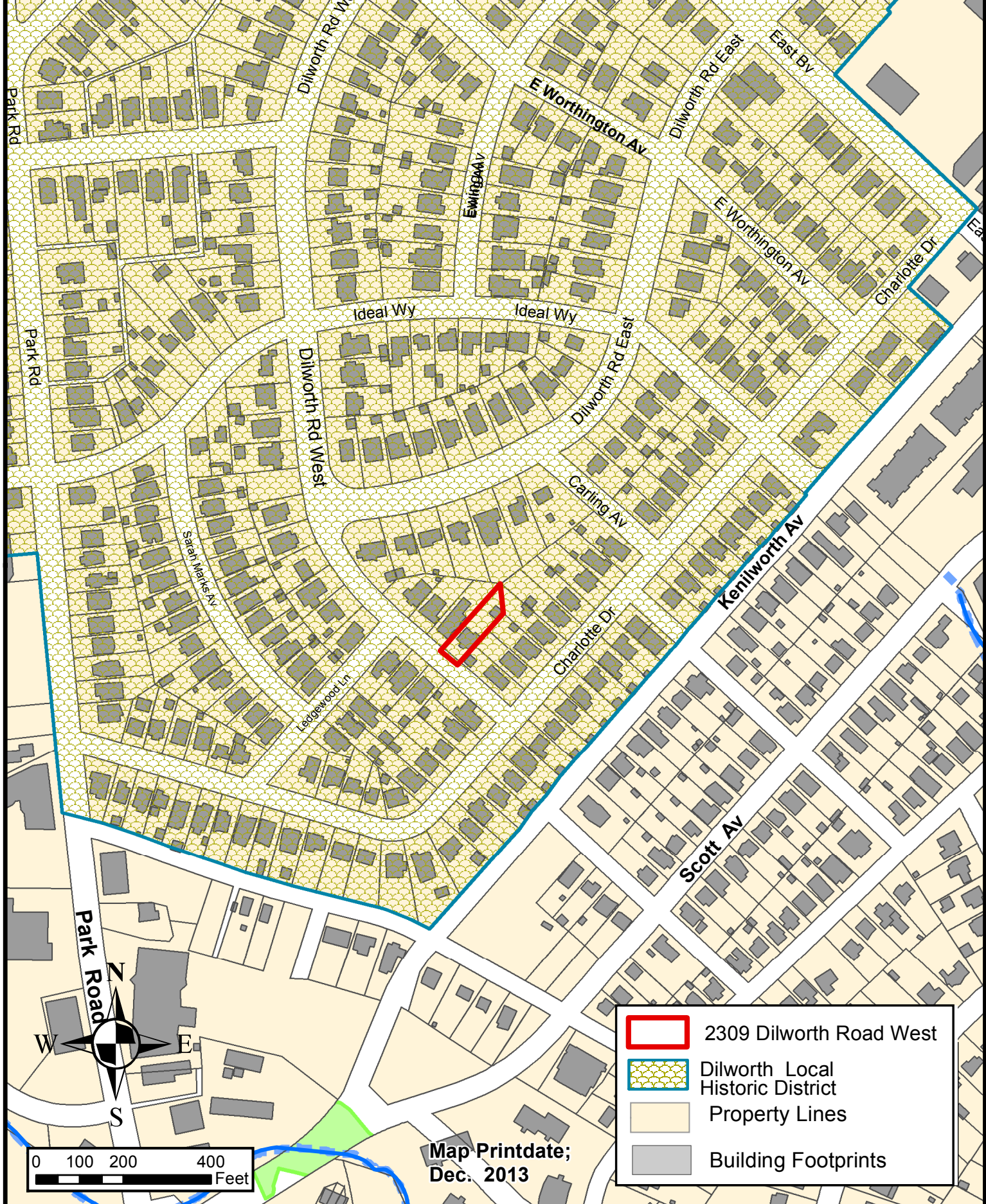
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</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**

The revised plans reflect the Commission comments from the previous meeting and meets the applicable guidelines for Additions.

# Charlotte Historic District Commission - Case 2013-184







2215

12112503

2301

12112504

2305

12112505

2309

12112507

12112510

12112509

2116

121125

2120

12112509

12112508

2126

12112508

2130

2325

12112506

2132

Dilworth Rd West

2304

12

2308



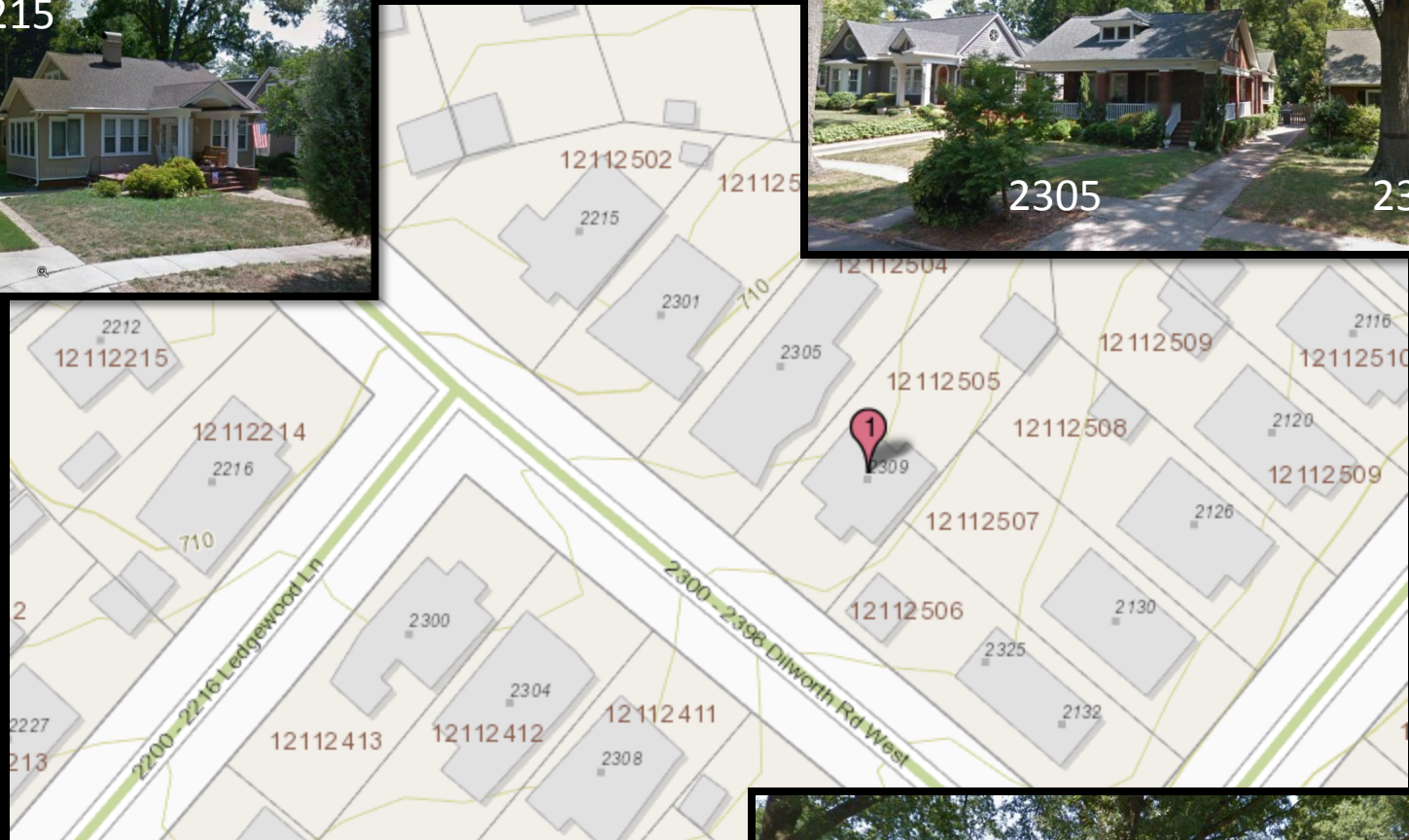


2309 Dilworth Rd W

Built 1946



# 2309 Dilworth Road West





# LEGEND:

R/W	RIGHT OF WAY	M BK	MAP BK & PG
NEW	NEW IRON REBAR	D BK	DEED BK & PG
N/Y	NOW OR FORMERLY	P.D.E.	PUBLIC DRAIN E'S.M.T
E.I.R.	EXIST. IRON REBAR	ESMT.	EASEMENT
E.I.P.O	EXIST. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
C.P.	CALCULATED POINT (NO POINT FOUND/24.0)	P.	PORCH
S.	STOOP	C.	CHIMNEY
R.	PROPERTY LINE	O.P.P.	POWER POLE
FENCE		CONC.	CONCRETE
H.V.A.C. UNIT		EXIST.	EXISTING

**UNIQUE CHAR.-MECK. ZONING: R-G**  
(from GIS report)  
ZONING NOTED ON RECORDED PLAT: NONE  
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM CHAR.-MECK. R-G ZONING AS FOLLOWS:  
FOR PRINCIPAL STRUCTURE ONLY:  
FRONT=20 FT. SIDES=5 FT. REAR=35 FT.  
(DETACHED STRUCTURE)  
SIDES & REAR=3 FT.



VICINITY MAP  
(NOT TO SCALE)

**FEBRUARY 2014**

## PARCEL NOTES:

- 1- PARCEL IS SITUATED IN DILWORTH HISTORIC DISTRICT.
- 2- BEARING BASIS IS FROM SURVEY ACROSS STREET (ref. # 3 below).

- HEATED 50 FT ADDITION
- UNHEATED 50 FT ADDITION



(bearing basis used).  
TO DILWORTH RD E OR  
**DILWORTH ROAD WEST**  
(50 FT. WIDE PUBLIC STREET R/W)  
TO CHARLOTTE OR.  
**MAP OF SURVEY**

## LEGAL REFERENCES:

- 1- RECORDED PLAT (MAP) IN MAP BK 3, PG 9. (no date on plat)
- 2- DEED-RECORDED IN D BK 16320, PG 809. (TURK)
- 3- SURVEY (across street) BY THIS OFFICE, DATED 12-12-2005.

## GENERAL NOTES:

1. F.E.M.A. F.I.R.M. PANEL # 37104 54300 & DATED: 3-2-09 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA.
2. DIMENSIONS SHOWN ARE IN FEET (F.T.) & DECIMAL PARTS OF A FT. ("). (ex. 0.0' = 0 inches / 0.75' = 9 inches / 1.0' = 12 inches)
3. DEED RESTRICTIVE COVENANTS, IF ANY, WERE NOT FURNISHED FOR THIS SURVEY. THEREFORE THERE MAY BE ITEMS OF RECORD NOT NECESSARILY SHOWN ON THIS SURVEY.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN BELOW, AND THAT THIS SURVEY AND MAP COMPLY WITH THE MAXIMUM STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULES 21-56.1600"

**BSGHE, LLC** (PROPOSED PURCHASER)

**LEGAL LOCATION**  
**LOT No. 17 - BLOCK 8**  
**" DILWORTH " (PART OF)**  
**CITY OF CHARLOTTE**  
**MECKLENBURG Co., No. CAROLINA**

**STREET ADDRESS** 2309 DILWORTH ROAD WEST, CHARLOTTE

**RECORD OWNER** FLORENCE TURK & ARTHUR A. TURK

**JEFF HLADUN**  
**LAND SURVEYOR**  
5848 LEBANON ROAD  
CHARLOTTE, NC 28227  
Ph. (704) 900-8152  
FAX (704) 900-8152

**MAP DATE:** JULY 20, 2013  
**FILE #** 94903.23  
**TAX I.D. No.** 121 125 05  
**DISK #** cd # 4 .DWG  
**email:** hladen@surveyingnc.com  
@ncsurveying.com

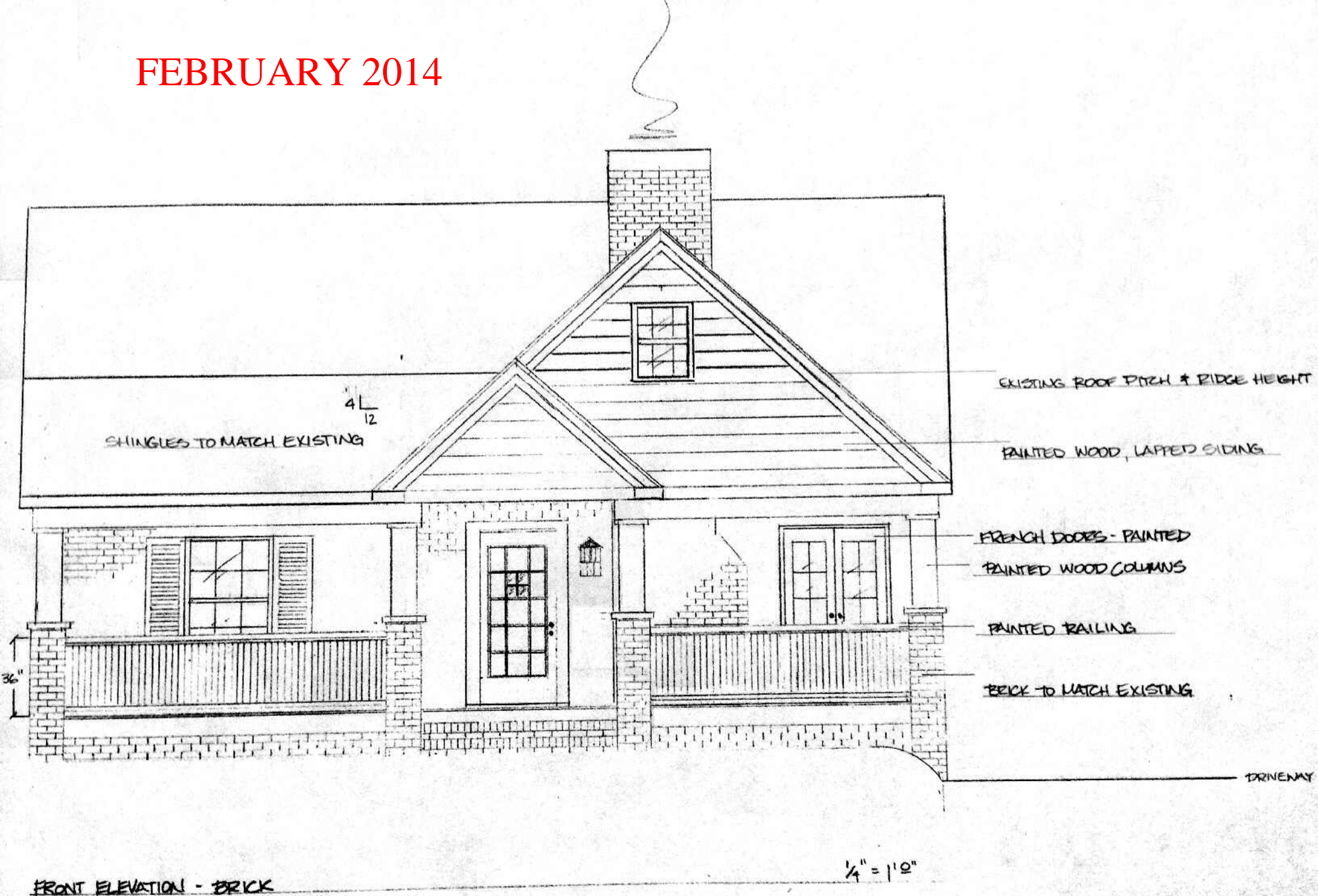
JEFF S. HLADUN N.C.P.L. # 3143 (signature) DATE  
DATE OF FIELD SURVEY: JULY 15, 2013  
1"=30'  
SCALE BAR SCALE FEET



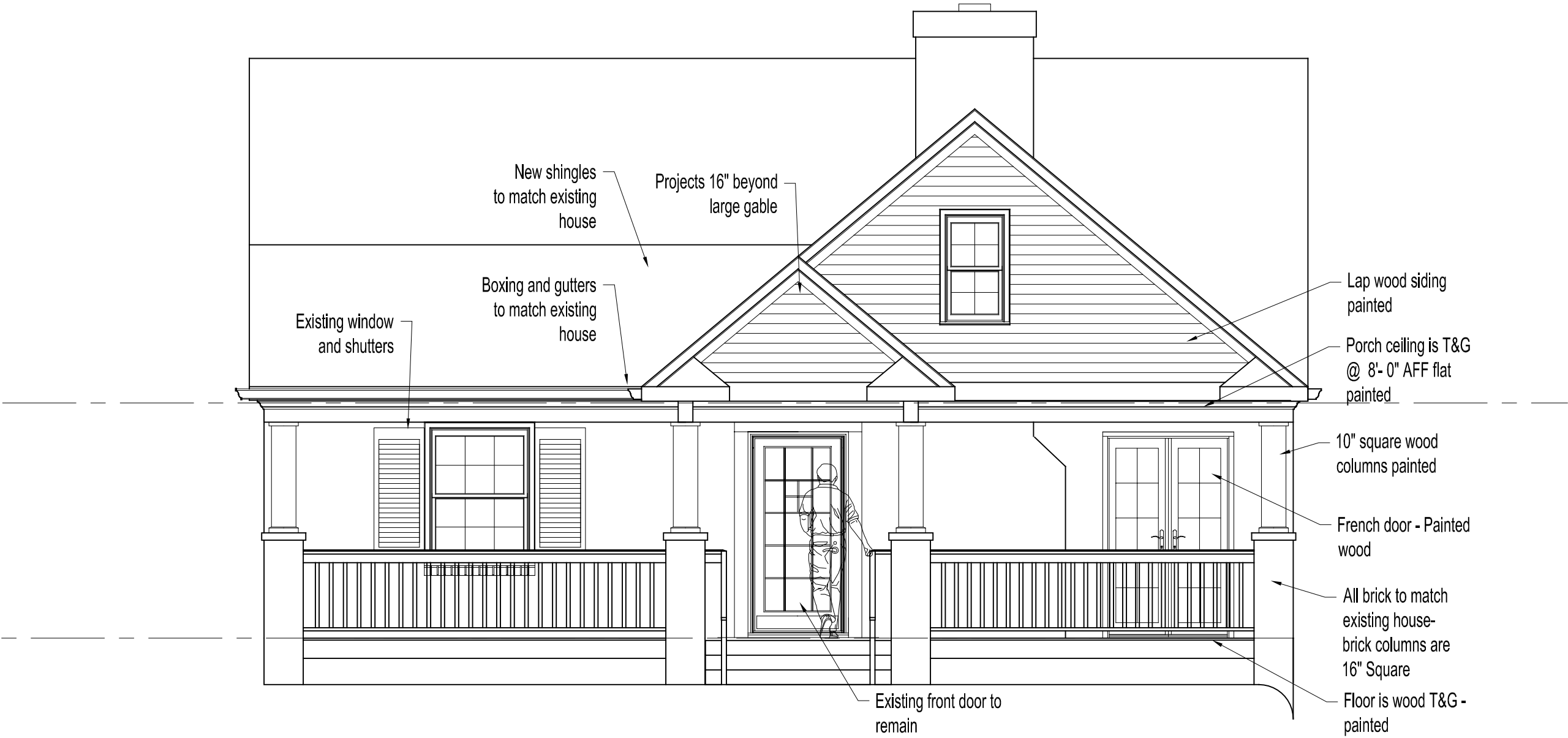
**02**  
 **$I''=30'-0''$**



FEBRUARY 2014



MARCH 2014

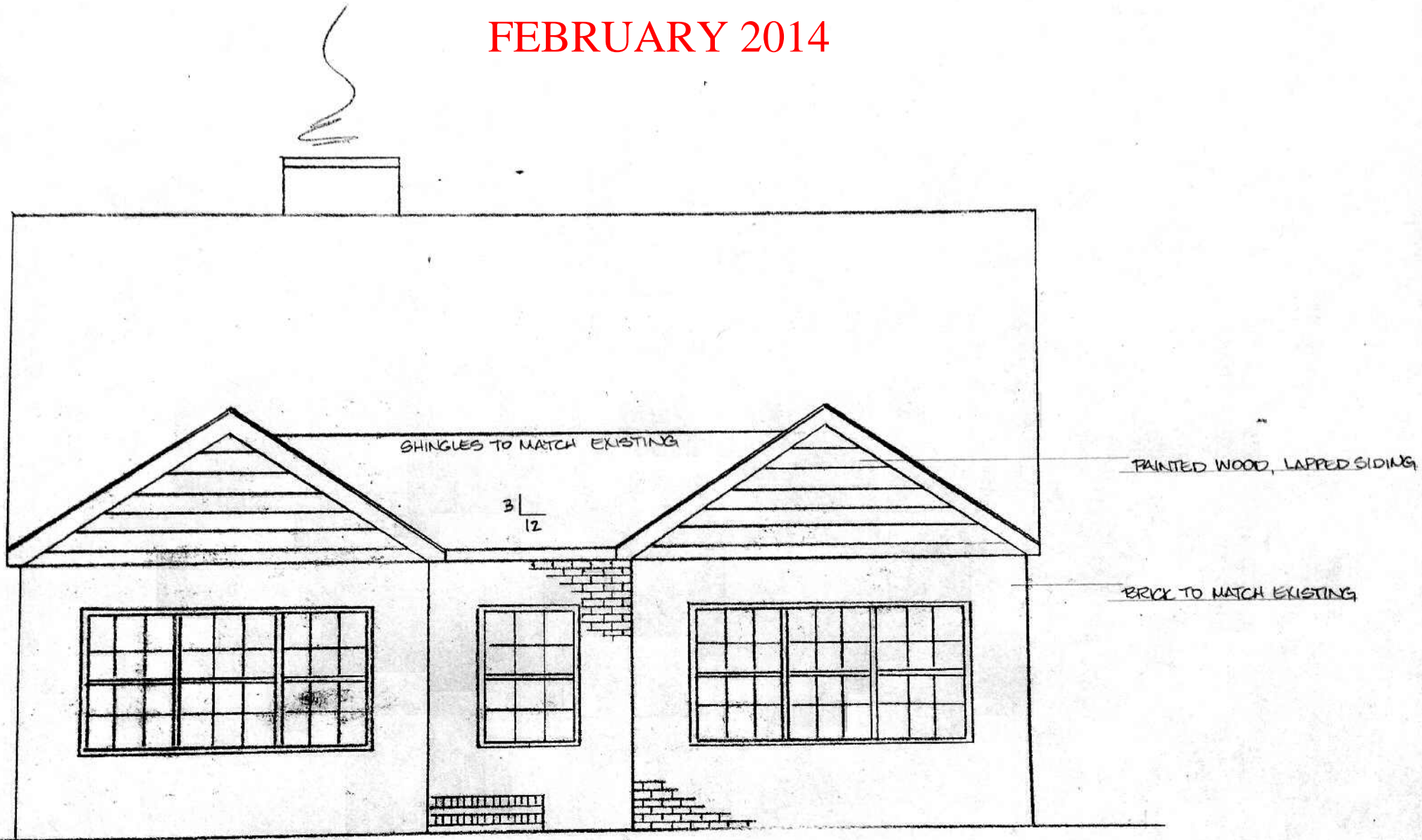


FRONT ELEVATION

01  
1/8"=1'-0"



FEBRUARY 2014



REAR ELEVATION

1/4" = 1'-0"

MARCH 2014

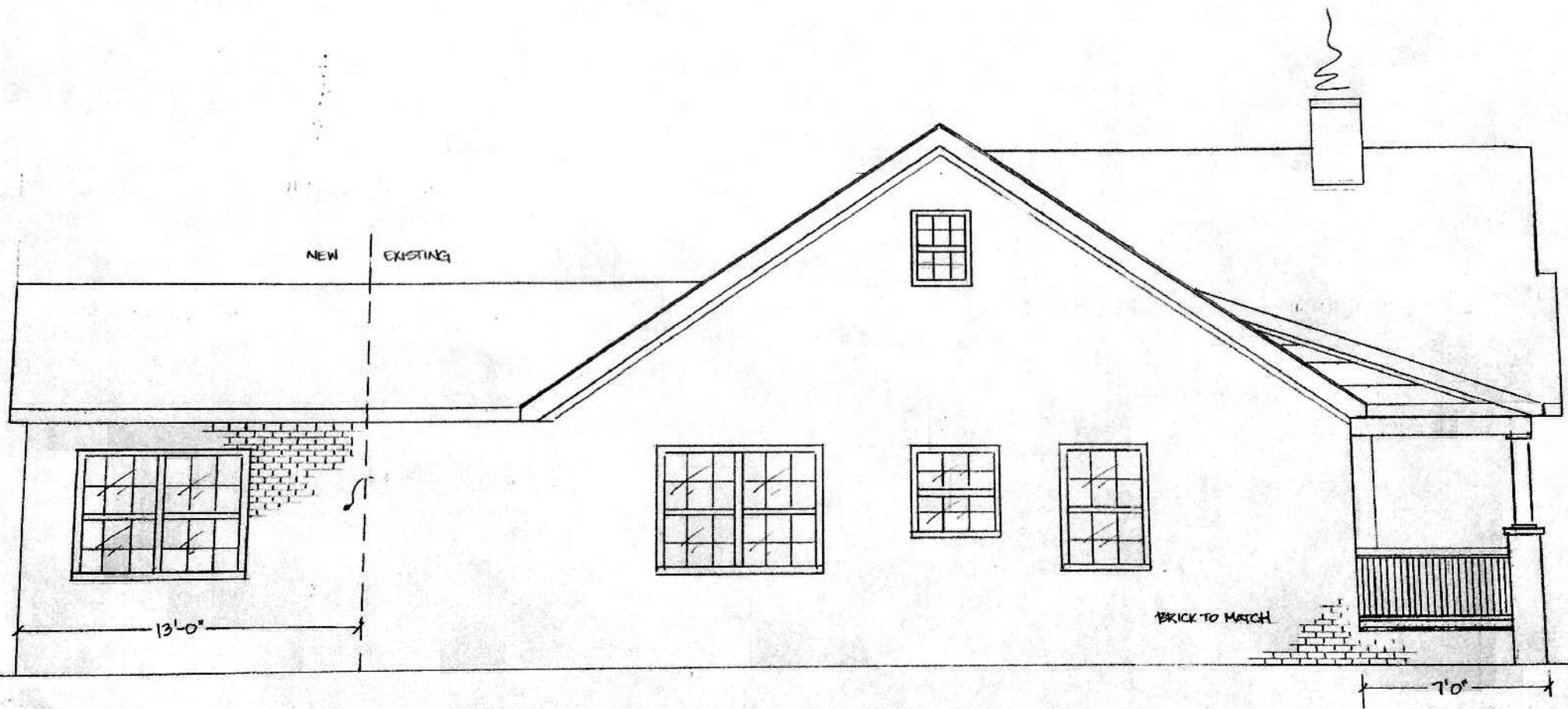


REAR ELEVATION

01  
1/8"=1'-0"



FEBRUARY 2014



LEFT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$

MARCH 2014

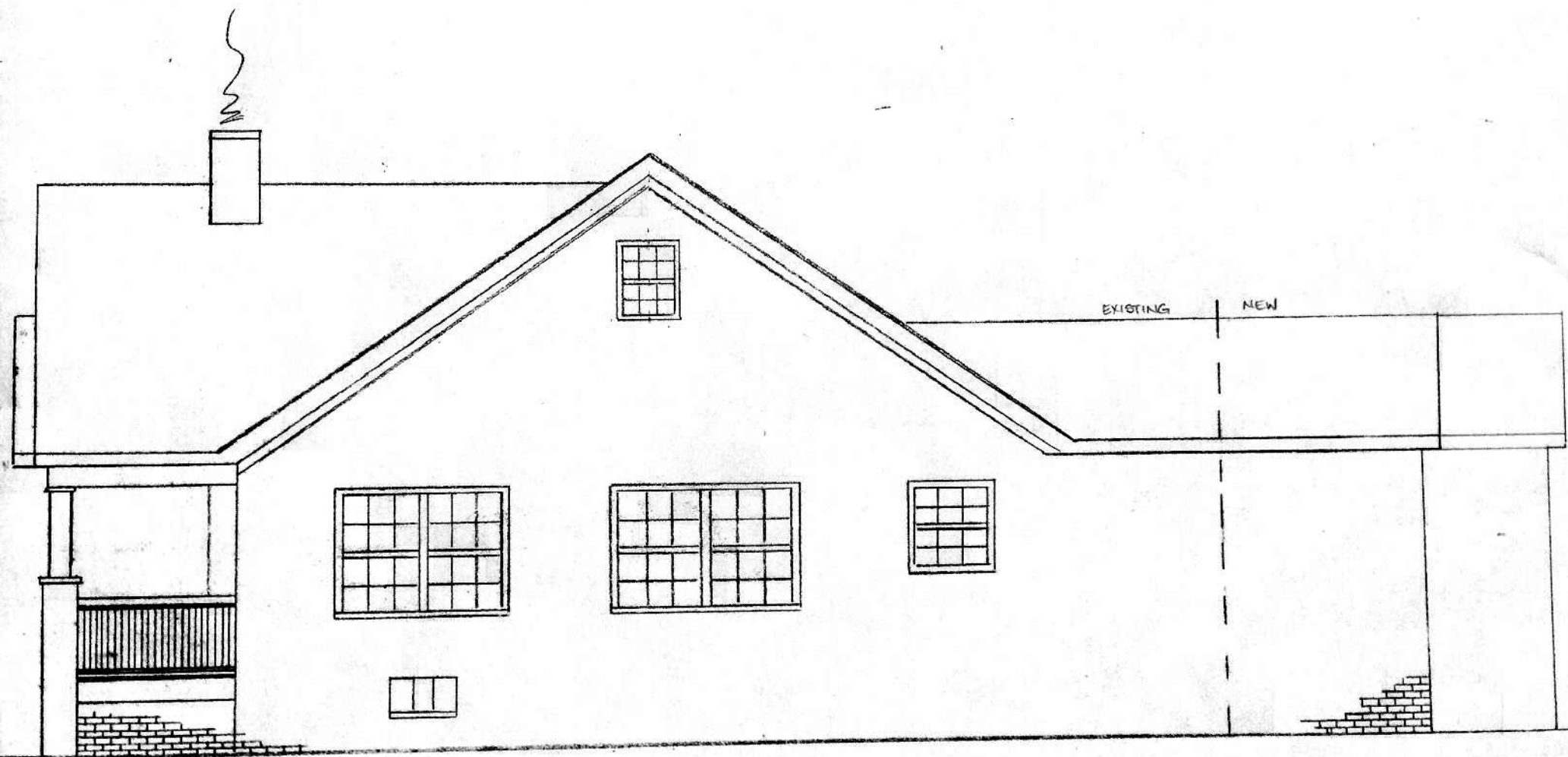


SIDE ELEVATION

01  
3/16"=1'-0"



FEBRUARY 2014



RIGHT SIDE ELEVATION

1/4" = 1'-0"

MARCH 2014



SIDE ELEVATION

01  
3/16"=1'-0"



RAILING DETAIL

3/4"=1'-0"

