

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1623 Dilworth Road West

**SUMMARY OF REQUEST:** Addition

**OWNER:** David and Marni Eisner

**APPLICANT:** Zack Whittington

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two story brick home constructed in 1927. It is listed as a Contributing Structure in the Dilworth National Register. The location is mid-block along the street.

*Proposal*

The proposal is a second story addition located toward the rear and partially visible from the street. The addition will tie into the roof below the ridge. Project details include stucco siding and trim to match existing with the new addition to include a centered arched window and new molding pattern in the gable.

**Policy & Design Guidelines - 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.

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

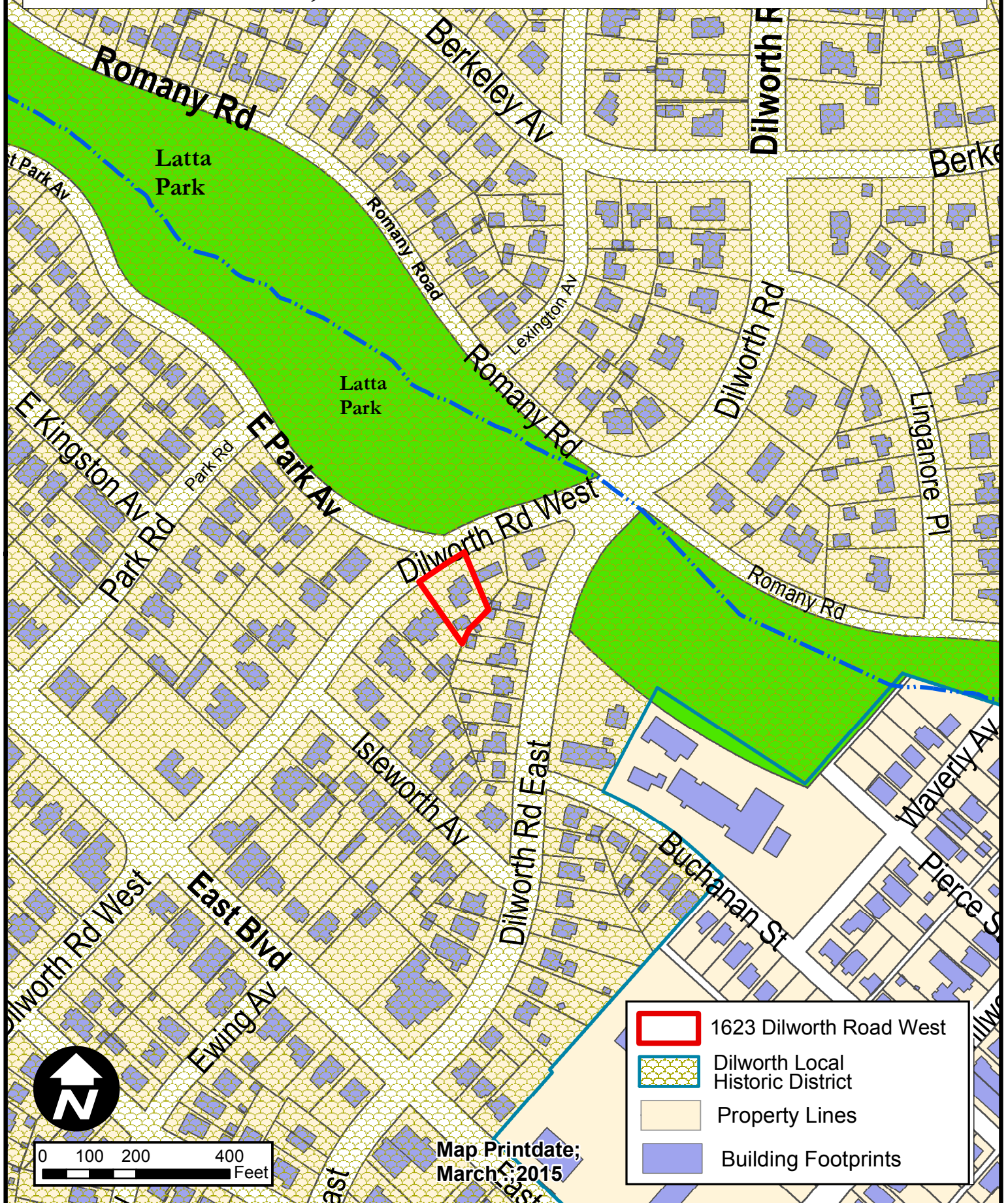
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

# Charlotte Historic District Commission - Case 2015-057

## Historic District; Dilworth







1623













1 FRONT ELEVATION - AS BUILT  
A1 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED  
A1 SCALE: 1/4" = 1'-0"

30 YR ASPHALT SHINGLE  
TO MATCH EXISITNG ROOF

GUTTERS/DOWNSPOUTS  
TO TIE-IN/MATCH

PAINTED 1X8 FACIA TO TIE-IN/MATCH

PAINTED SOFFIT TO TIE-IN/MATCH

PAINTED 1X10 FRIEZE W/BED MOLDING  
TO TIE-IN/MATCH

PAINTED TIMBERS ON STUCCO  
TO MATCH

STUCCO TO MATCH

10" CANTILEVER

CORBELS @ CANTILEVER

EXISTING FRIEZE/TRIM TO REMAIN

EXISTING BRICK TO REMAIN

Client•

Carney Residence  
1623 Dilworth Road West  
Charlotte, NC 28203

Drawn•

MJ

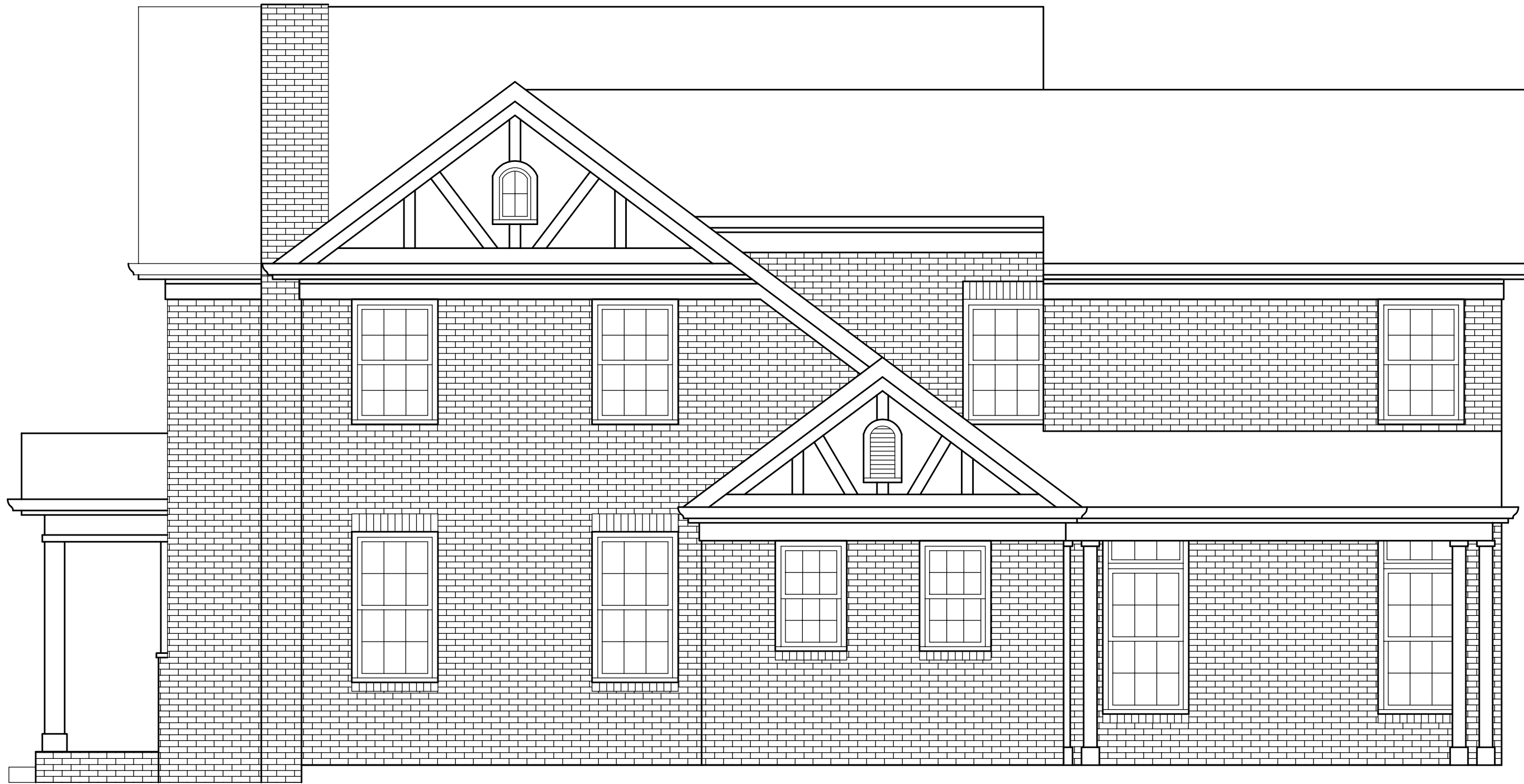
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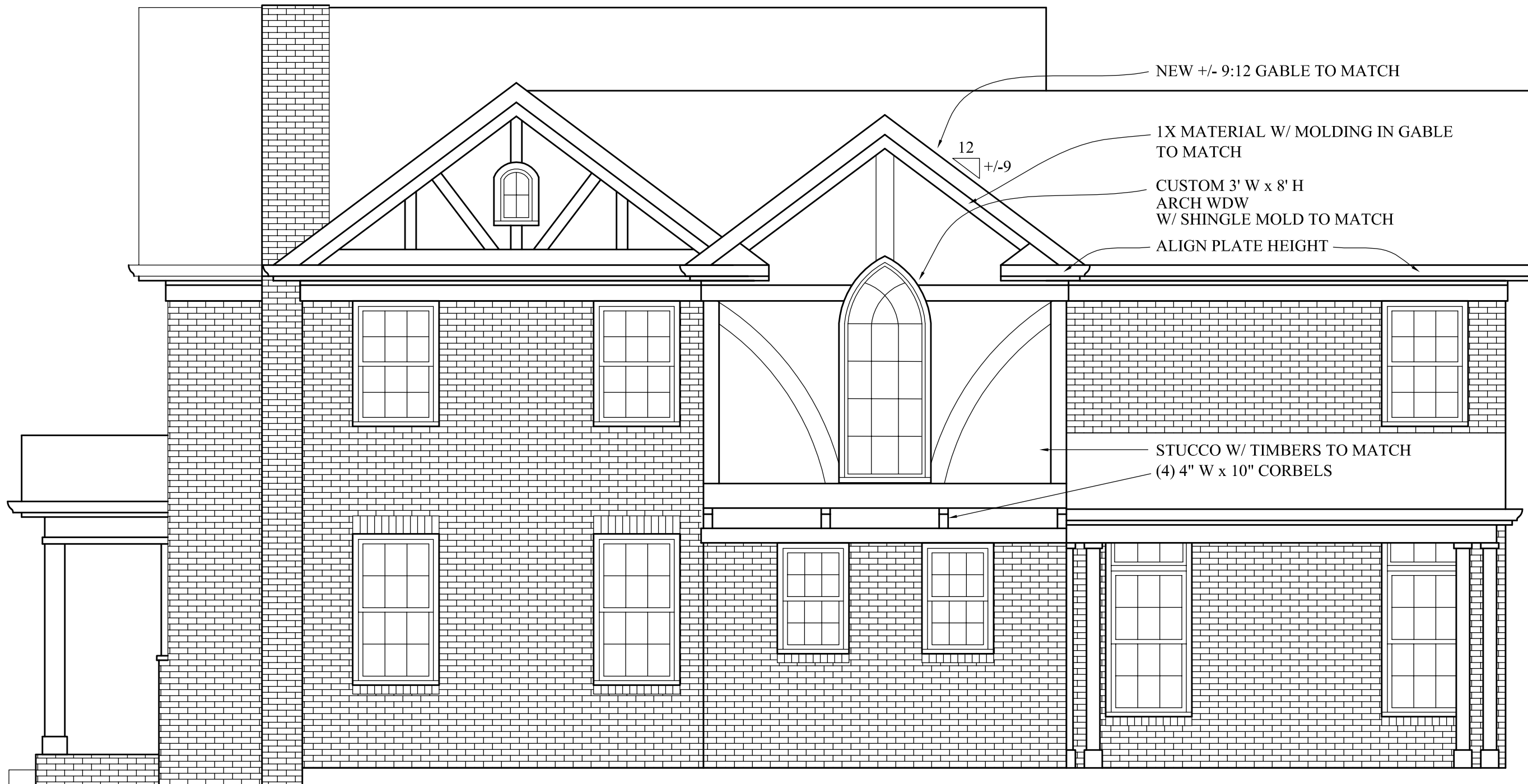
bourgeoisie

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A1



1 RIGHT ELEVATION - AS BUILT  
A2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - RENOVATED  
A2 SCALE: 1/4" = 1'-0"

Client • Carney Residence  
1623 Dilworth Road West  
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Drawn • MJ

Date • 2.25.15