

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1910 Ewing Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: B.J. Smith

Details of Proposed Request

Existing Conditions

The existing structure is a one story Colonial Revival house constructed in 1928. The centered front porch has a gable roof with paired Doric columns. It is listed as contributing structure in the Dilworth National Register of Historic Places.

Proposal

The project is a porch expansion and addition of two dormers on the front elevation. Dormer siding material is wood lap, other trim details will match existing. New columns will match existing.

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.

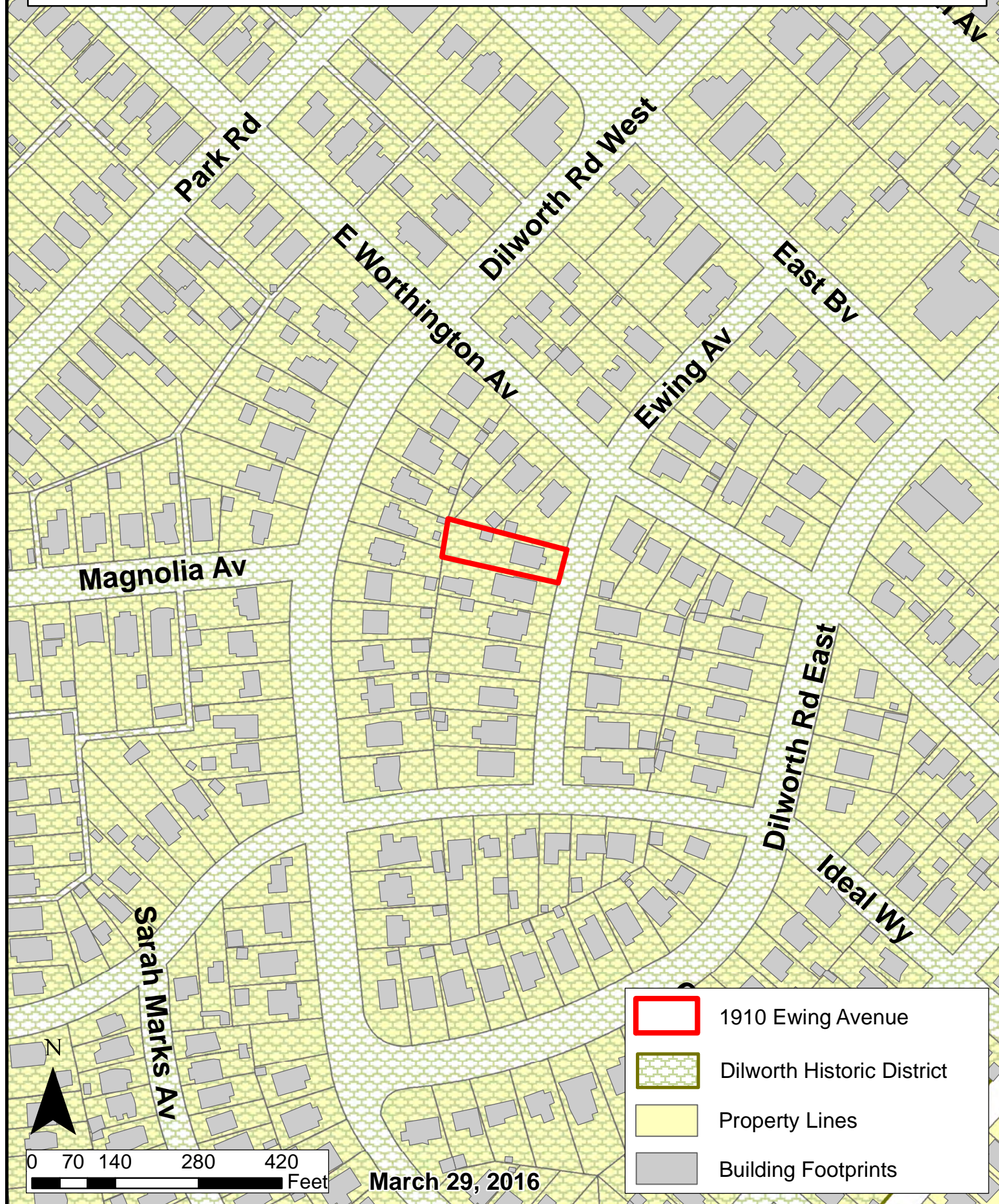
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style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

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 HDC will determine if the project meets the guidelines for additions.

Charlotte Historic District Commission - Case 2016-058
HISTORIC DISTRICT: DILWORTH



"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 27726, PAGE: 202 OR OTHER REFERENCE SOURCE MAP BOOK: 3, PAGE: 09); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE: _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

THIS 26 DAY OF FEBRUARY, 2015, THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

"THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION"

NOTES:

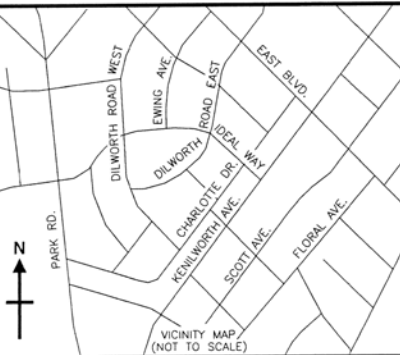
1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
5. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
6. THIS PROPERTY IS CURRENTLY ZONED R-5. R-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN; SIDE YARD= 5'; REAR YARD= 35'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
7. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
8. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES, UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
10. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY. NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR L-4755

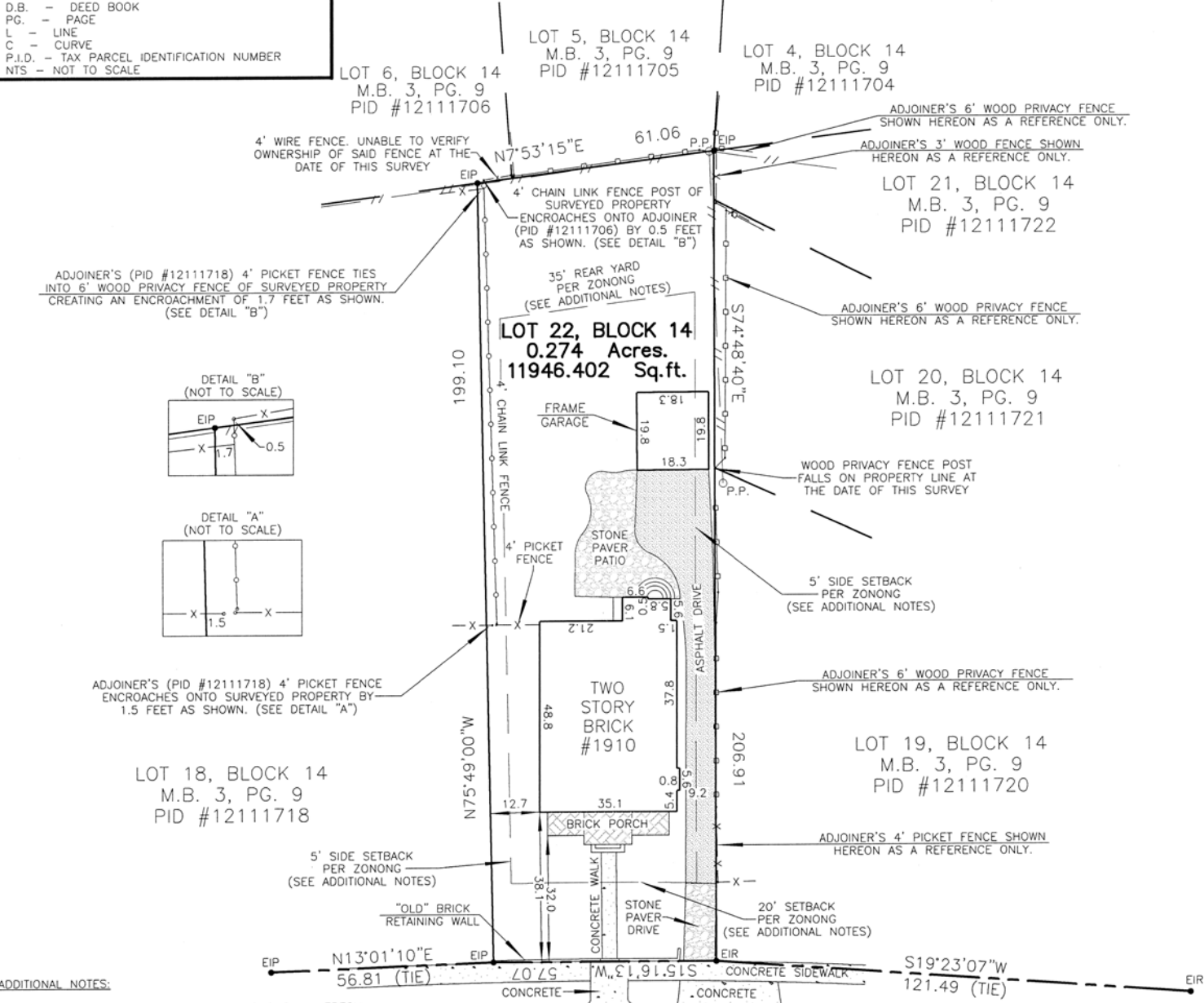


REF: N 75° 49' 00" W
AS SCALED FROM
M.B. 3, PG. 9



LEGEND:

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY
- SETBACK
- E.I.R. - EXISTING IRON REBAR
- E.I.P. - EXISTING IRON PIPE
- E.C.M. - EXISTING CONCRETE MONUMENT
- C.P. - COMPUTED POINT
- S.I.R. - RE-SET #4 IRON REBAR
- P.D.E. - PUBLIC DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- R/W - RIGHT-OF-WAY
- P.P. - POWER POLE
- M.B. - MAP BOOK
- D.B. - DEED BOOK
- P.G. - PAGE
- L - LINE
- C - CURVE
- P.I.D. - TAX PARCEL IDENTIFICATION NUMBER
- NTS - NOT TO SCALE



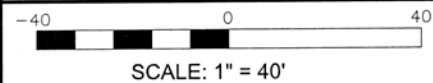
ADDITIONAL NOTES:

THE BUILDING SETBACKS REFERENCED AND SHOWN HEREON REFLECT CURRENT ZONING STANDARDS AT THE DATE OF THIS SURVEY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST AND WERE NOT REFERENCED WITHIN THE MOST CURRENT DEEDS FOR THIS PROPERTY AND ARE NOT SHOWN HEREON.

A TITLE SEARCH MAY REVEAL ANY ADDITIONAL SETBACK REQUIREMENTS THAT WOULD SUPERCEDE ANY ZONING SETBACKS AS SHOWN HEREON.

PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY IT IS THE CONTRACTOR AND/OR HOMEOWNERS RESPONSIBILITY TO VERIFY ALL BUILDING SETBACK REQUIREMENTS.

ROBERT E. LEE, PLS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 180
MT. HOLLY, NC 28120
PHONE: (704)575-2556
FAX: (704)812-8084
EMAIL: robertlee@leelandsurveying.com



SCALE: 1" = 40'

PHYSICAL SURVEY OF

#1910 EWING AVENUE
LOT 22, BLOCK 14 OF A PART OF DILWORTH
CHARLOTTE, MECKLENBURG COUNTY, NC
PROSPECTIVE OWNER: BILLY JOHN SMITH AND LAURA LEE WEBB SMITH

LEGAL REFERENCES:

MAP BOOK: 3 PAGE: 09 DEED BOOK: 27726 PAGE: 202
TAX PARCEL IDENTIFICATION NUMBER: 121-117-19

DRAWN BY: R. LEE

JOB NUMBER: 3383

1910 Ewing Avenue
Charlotte, NC 28203

Front of Property #1



1910 Ewing Avenue
Charlotte, NC 28203

Front of Property #2



1910 Ewing Avenue
Charlotte, NC 28203

Front right corner of
Property



**1910 Ewing Avenue
Charlotte, NC 28203**

Front right corner side
of Property



1910 Ewing Avenue
Charlotte, NC 28203

Garage Front View



1910 Ewing Avenue
Charlotte, NC 28203

Garage Rear View



1910 Ewing Avenue
Charlotte, NC 28203

Garage Side View



1910 Ewing Avenue
Charlotte, NC 28203

Neighbor #1



Neighbor #2



1910 Ewing Avenue
Charlotte, NC 28203

Neighbor #3



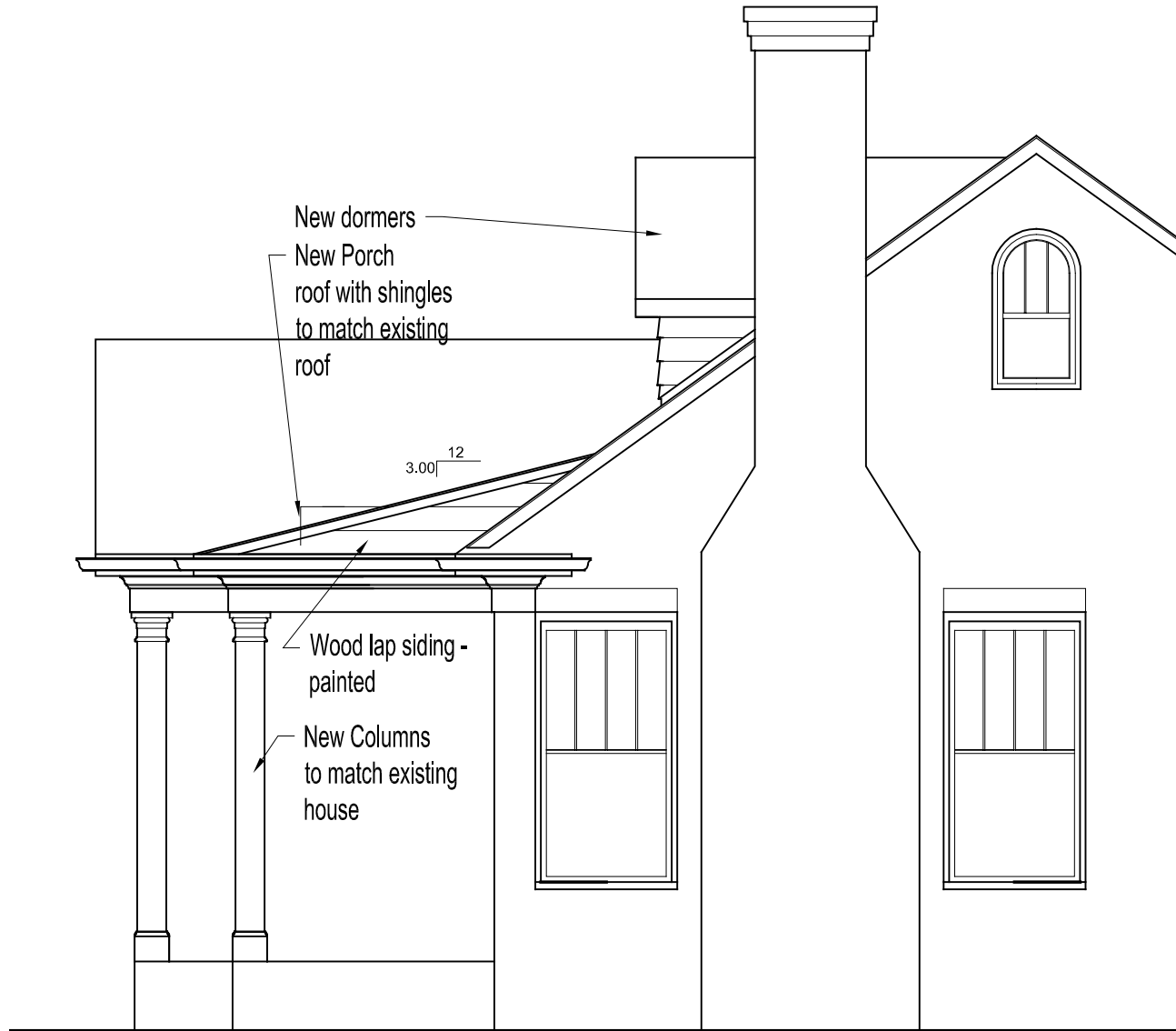
Neighbor #4





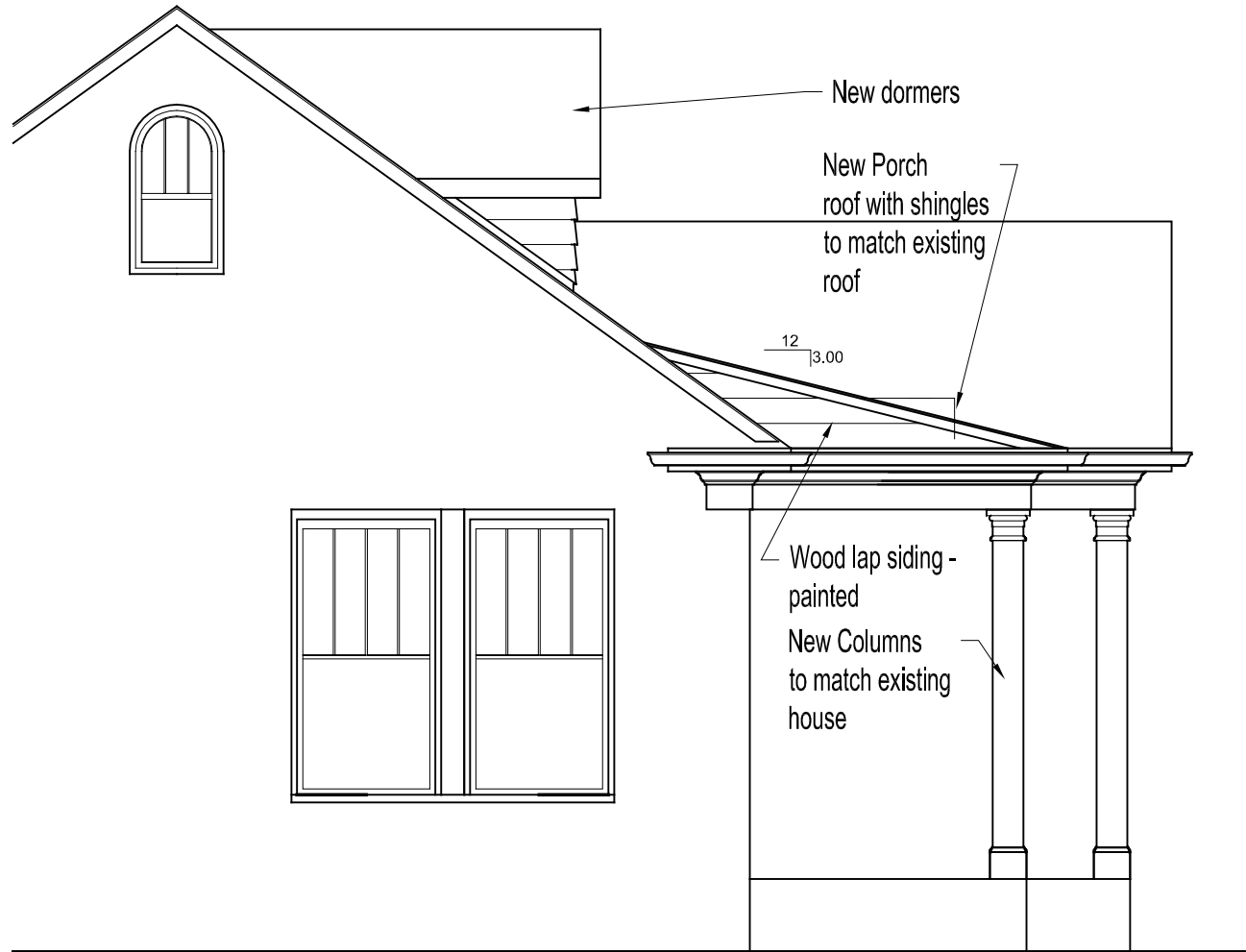
FRONT ELEVATION

01
1/4"=1'-0"



SIDE ELEVATION S

01
1/4"=1'-0"



COLUMN PROFILE DETAIL

02
1"=1'-0"

