

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2309 Charlotte Drive

SUMMARY OF REQUEST: Rear porch addition

APPLICANT: Julie Lindberg

Details of Proposed Request

Existing Context

The existing structure is a 1.5 story Colonial Revival style house constructed in 1925. The property is within the Dilworth Historic District and the rear faces Ordermore Avenue which is not in the district. The established rear yard is approximately 87' from the rear of the house to the ROW and visible from Ordermore Avenue.

Proposal

The project is a rear porch addition over the existing deck, new handrail and stairs. The height of the porch roof is 13' from deck to ridge. The system enclosing the deck is 'Weatherlite' that uses vinyl glazed windows.

Policy & Design Guidelines for Additions, page 36

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

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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 and window material. The guideline for setback does not apply.

Charlotte Historic District Commission Case 2017-060
HISTORIC DISTRICT: Dilworth
ADDITION



Lindberg Porch on Rear of Home

- The deck will be built of wood, which will be stained brown (almost identical to the wood that is there now, which is painted brown).
- The railing will be built of wood and painted a light cream to match the trim of the house.
- The porch will be screened in and covered with the roof to match the roof of the rest of the house.
- The porch will also have a window system

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Existing Structure: Photo of rear of house



Existing Structure: Photo of rear of house

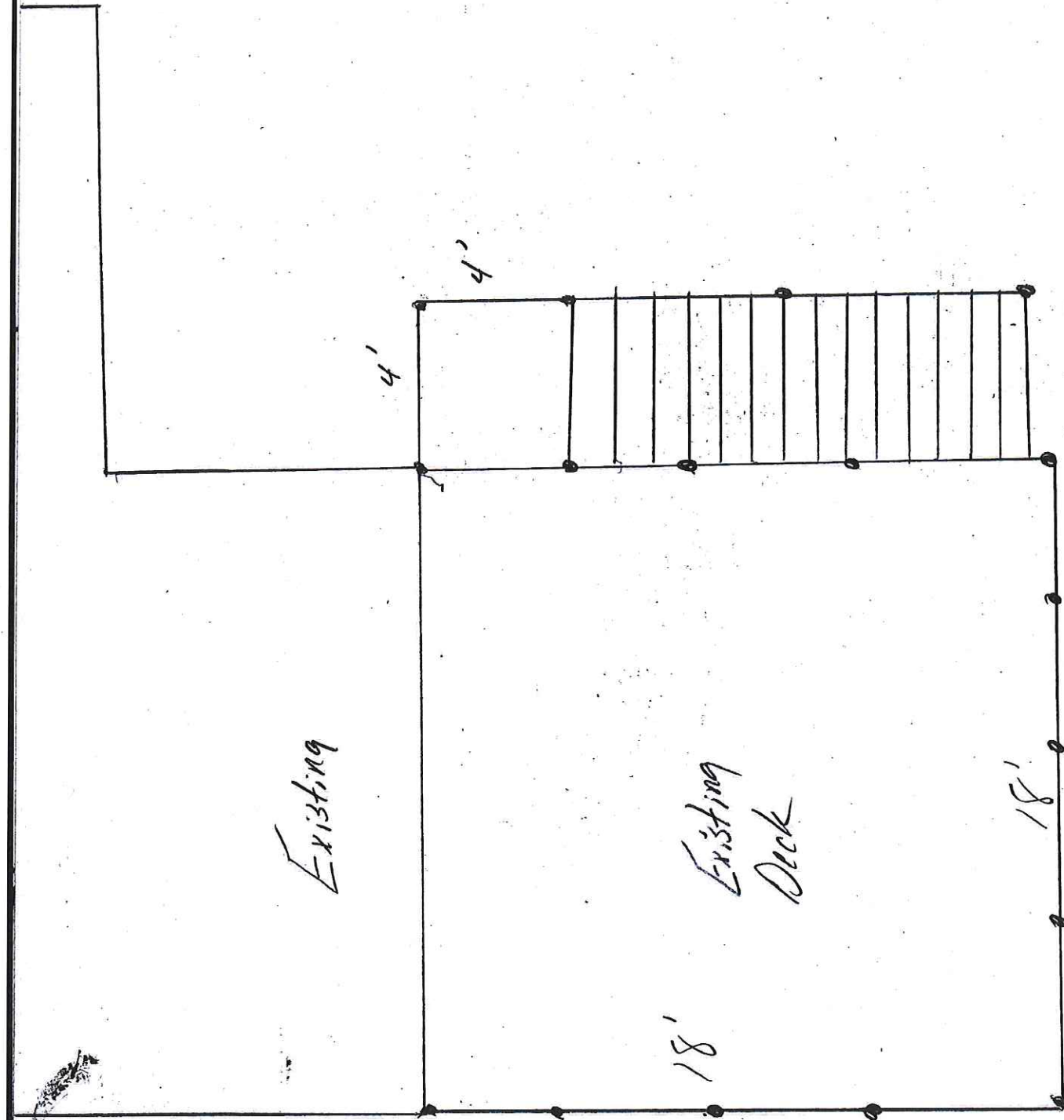


Existing Structure: Photo of rear of house

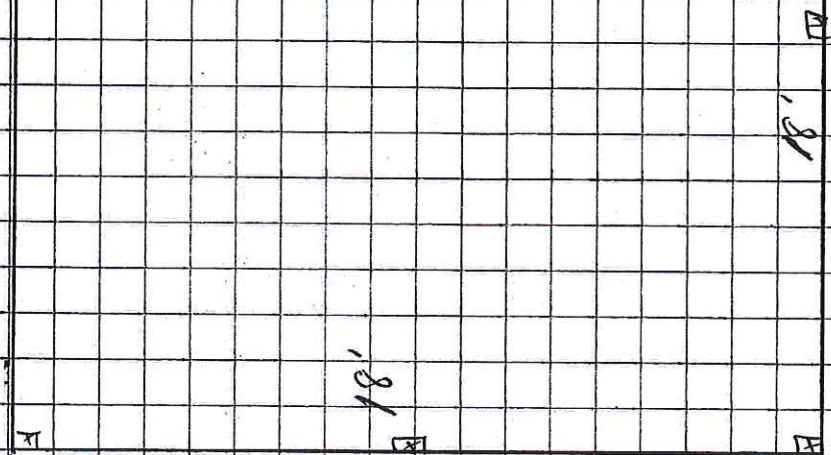


Existing Structure: Photo of rear of house





Rear of Existing home



Floor plan

Living porch
20' x 10' x 10' x 10'
10' x 10' x 10'

Rear of existing home

Roofing to match existing home

Fixed Clear windows

Cutters & overhangs to match existing

4-track leather lite windows
white frames, charcoal screen

Support posts & railing painted to match
trim on house

Black aluminum
balusters

Handing & stairs to
grade (stained)

Grade

Floor

Framing,

Support posts

& horizontal

decking stained

earthtone

Lindberg Petch Addition
2309 Charlotte St.
Charlotte, NC

"Left Side"
Ex.

Slope
↓

Existing
Home

Slope
↓

Driveway

Lindberg Park Addition
2329 Charlotte, Dr.

Grade

22' max

17' ±

8' ±

Slope ↓

Slope ↓

Max: 22' 4"
17' 4"

Existing
Home

4-track Weather lite windows

Posts & railings painted to match
existing trim

8' 4"

Horizontal decking & Framing
Stained (EarthTone)

Grade

"Right Elevation"

"Screen Porch Addition"

2309 Charlotte dr.
Charlotte, NC

Proposed Railing



Photo of similar completed project from exterior with windows in “up position”



The above picture shows a completed project that will be very similar to our porch when built. (Same footprint, same windows including size and number, and same roofline.) The only differences are that (i) the railing will not be aluminum balusters, it will be wood, and (ii) the support of the deck will not be “Y” shaped posts, it will be an enclosed space like it is in the existing structure with horizontal wood boards that are stained a brown earth tone and (iii) the door will be a single storm door instead of the French door pictured below.

Photo of another similar completed project from exterior with windows in “down position”

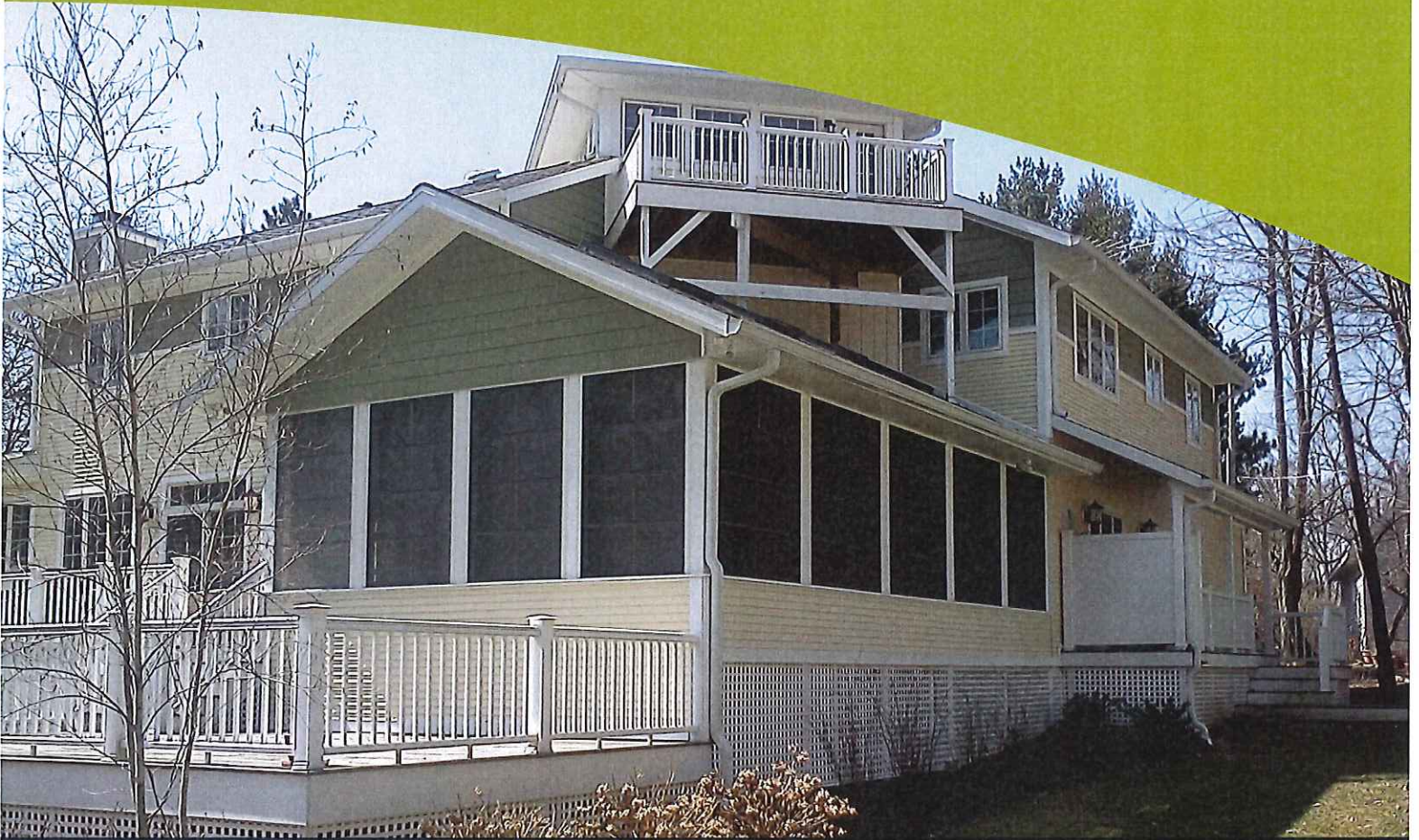


Photo of similar completed project from interior with windows in both “up” and “down position”





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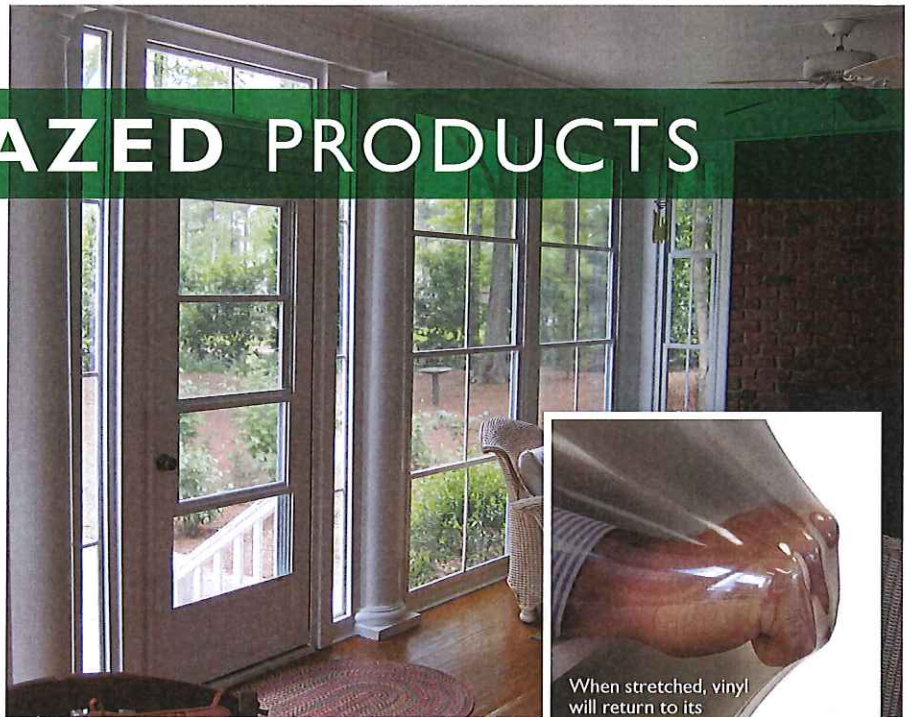


5100 4-Track Vertical Sliders

- Lightweight, vertical sliding panels can be raised or lowered effortlessly to ventilate up to 75% of the screened area with maximum versatility. (Push all of the panels to the top or all of the panels to the bottom)
- Easy removable sliding panel tension spring system ensures smooth operation.
- Add a Prime Door with a 4-track system for design consistency. (See top right picture for example)

5150 Horizontal Sliders

- Lightweight, horizontal sliding panels can be moved to the left or right for 50% ventilation.
- Vents can be removed for total ventilation.
- Designed to provide easy cleaning from inside.
- Vertical latch locks windows closed
- Available in 2-Track or 4-Track
(Use our 5130 Fixed Panel, Lip Frame windows for transoms, knee-walls, or as a filler. This enables maximum versatility.)

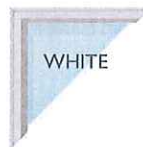


When stretched, vinyl will return to its original shape

BENEFITS & OPTIONS

- ✓ Powder coated aluminum frames
- ✓ Durable, weather resistant, flexible 10-mil vinyl
- ✓ Attractive, sliding panels comfortably ventilate while screening out debris and insects
- ✓ Close the panels to block out most of the elements
- ✓ Custom made to fit a large variety of openings
- ✓ Inside mount or outside mount, with or without screen installed

FRAME COLORS



WHITE



BRONZE

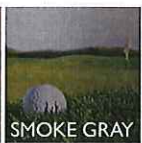


DRIFTWOOD
only pertains to
outside mount

VINYL COLORS



BRONZE

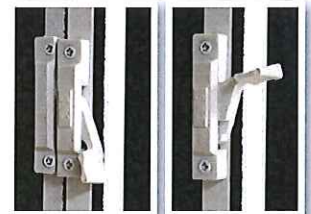


SMOKE GRAY



CLEAR

REMEMBER: Clean only with Soap and Water. Ammonia based cleaners will harm acrylic and void warranty.



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L5010 (September 2014)