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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1719 Dilworth Road East

**SUMMARY OF REQUEST:** Addition, fenestration changes, garage

**APPLICANT/OWNER:** Chris and Victoria Borin

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The project was continued for the following: 1) Re-study of the front elevation including the front porch as it relates to maintaining the existing asymmetrical roof slope and side light on the front door, 2) Garage massing needs to be re-studied to ensure it is secondary to the primary structure and that it matches the language of the existing house, 3) Re-study the massing of bay window on the right side and incorporate into that elevation more successfully.

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one story house constructed in 1950. Design features include an asymmetrical sloping front gable roof and wide picture windows.

#### *Project*

The project is a front porch addition with 10" square columns and metal roof, second floor addition that raises the ridge approximately 2'-3" to approx. 24'-1", rear dormer, right side addition, rear first floor addition and rear porch. Fenestration changes include new Kolbe aluminum clad STDL windows throughout in the place of existing replacement GBG aluminum clad windows, a new front door and sidelight, and new patio doors. New materials and trim will match existing, siding is wood lap. The detached garage is approximately 23' in height, cementitious lap siding is proposed with mitered corners.

#### *Revisions – January 2017*

1. The front porch has been redesigned. The roof follows the slope of the primary gable and the porch entry is arched to match the arch on the existing front doorway.
2. Side addition roof detail has been redesigned to align with the existing eave and hip roof.
3. Eave brackets have been added.
4. The garage roof form follows the front façade of the house. Side gable now extends now the garage. The applicant is requesting cementitious siding on the garage.

### **Design Guidelines-Trim, page 4.11**

1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

#### **Design Guidelines –Replacement Windows, page 4.14**

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

#### **Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

#### **Design Guidelines for Accessory Buildings, page 8.9**

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

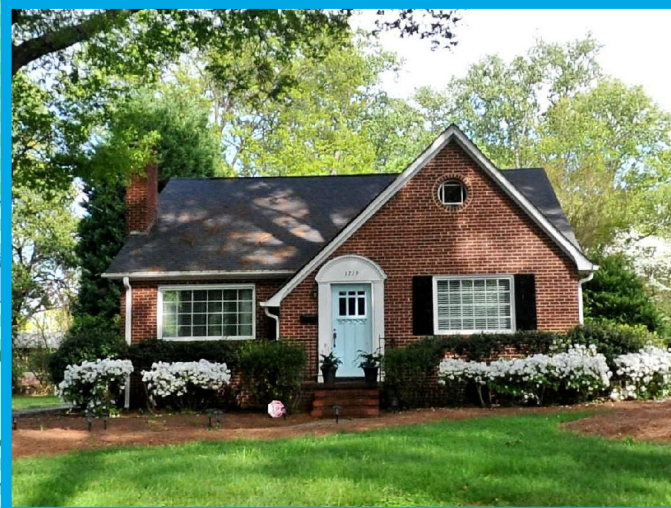
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Staff Analysis**

The Commission will determine if the proposed addition, fenestration changes and accessory building meet the guidelines.

*Charlotte Historic District Commission Case 2017-600*  
**HISTORIC DISTRICT: DILWORTH**  
**ADDITION**





# THE BORIN RESIDENCE

## 1719 DILWORTH ROAD EAST

### CHARLOTTE, NORTH CAROLINA

#### HDC Rear Yard Calculations:

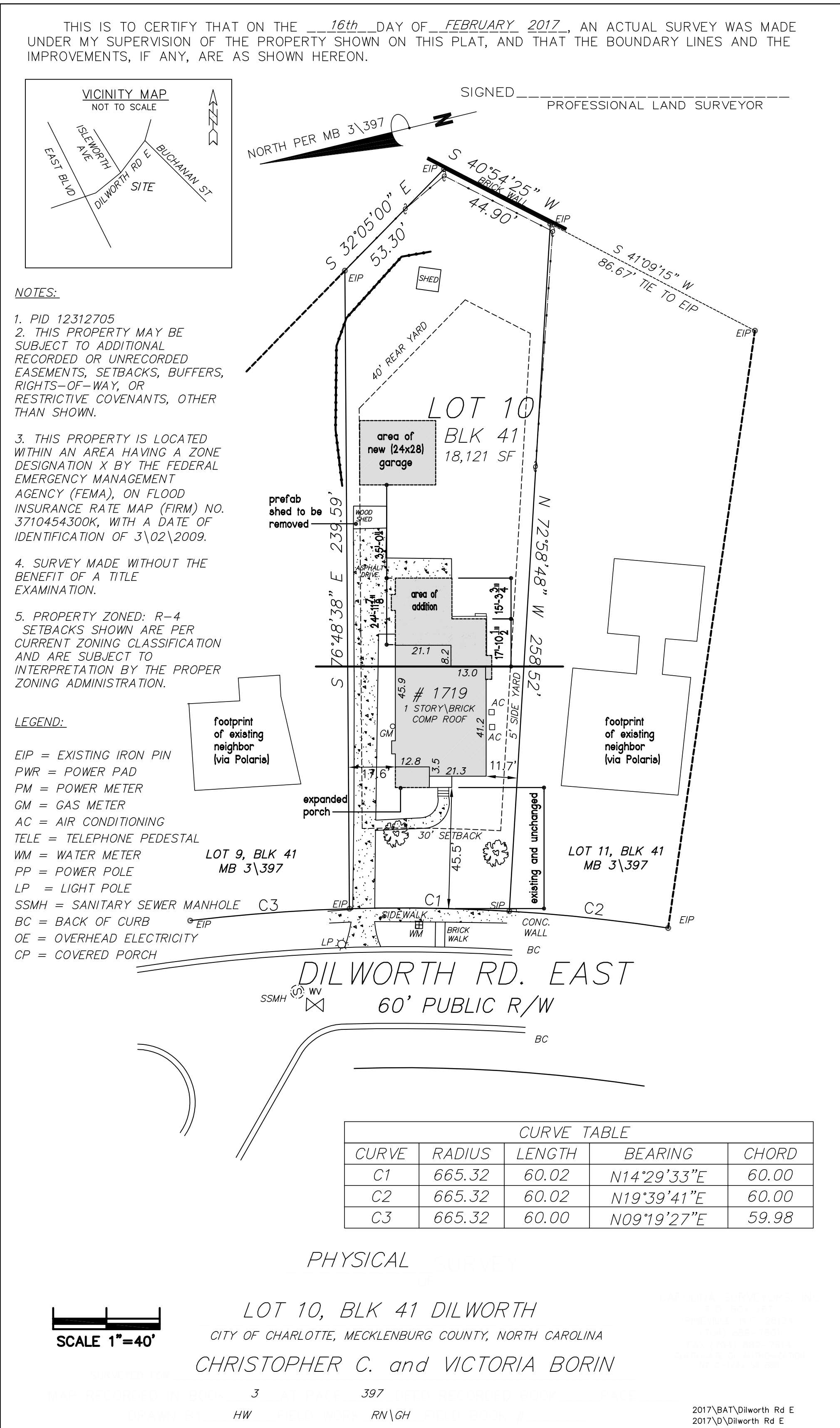
Existing:  
Rear Yard Total Square Footage (as measured from the back of the original House) 12,382.2 sf  
Square footage of Existing Addition(s): 173 sf  
Square footage of any existing shed's, etc. 103.2 sf  
Square footage of any pavement (driveway, patios, etc.) : 1,293.2 sf  
Total existing pervious area: 1,569.4 sf  
% existing pervious: 12.6%

Proposed:  
Square footage of new Addition: 778.9 sf  
Square footage of any new outbuildings, concrete patios, etc.: 947.2 sf  
Total square footage of new project(s): 1,726.1 sf  
% new pervious area: 13.9 %

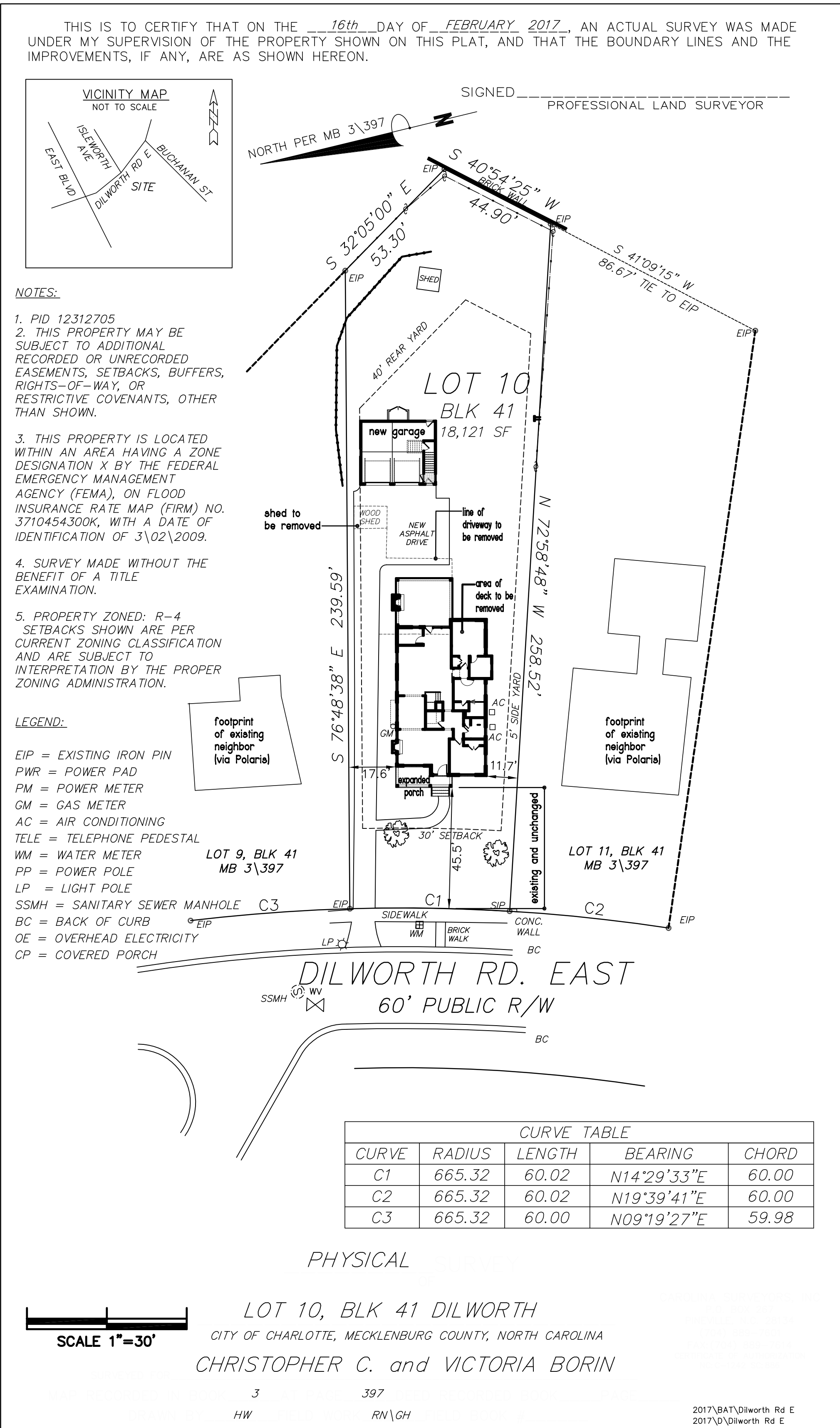
Total:  
Total Pervious area post-construction: 1,899.7 sf  
% pervious post-construction: 15.34 %

#### Index of drawings

- CS1.0 Cover Sheet, Existing Site Plan and Proposed Site Plan and Frontage Study
- A1.0 Existing Materials & Conditions, and Frontage Study
- A1.1 Existing & Proposed First Floor
- A1.2 Existing & Proposed Second Floor
- A2.1 Existing & Proposed Front and Rear Elevations
- A2.2 Existing & Proposed Side Elevations
- A3.1 Streetscape Comparisons
- A4.1 Neighborhood Presedents
- G1.1 New Garage Floor Plans
- G2.1 New Garage Exterior Elevations
- L1.1 Landscape Plan



2 EXISTING SITE PLAN  
SCALE: 1"=30'-0"



1 PROPOSED SITE PLAN  
SCALE: 1"=30'-0"

## THE BORIN RESIDENCE

### 1719 DILWORTH ROAD EAST

#### CHARLOTTE, NORTH CAROLINA

ISSUE DATE: 12.04.2017

REVISIONS

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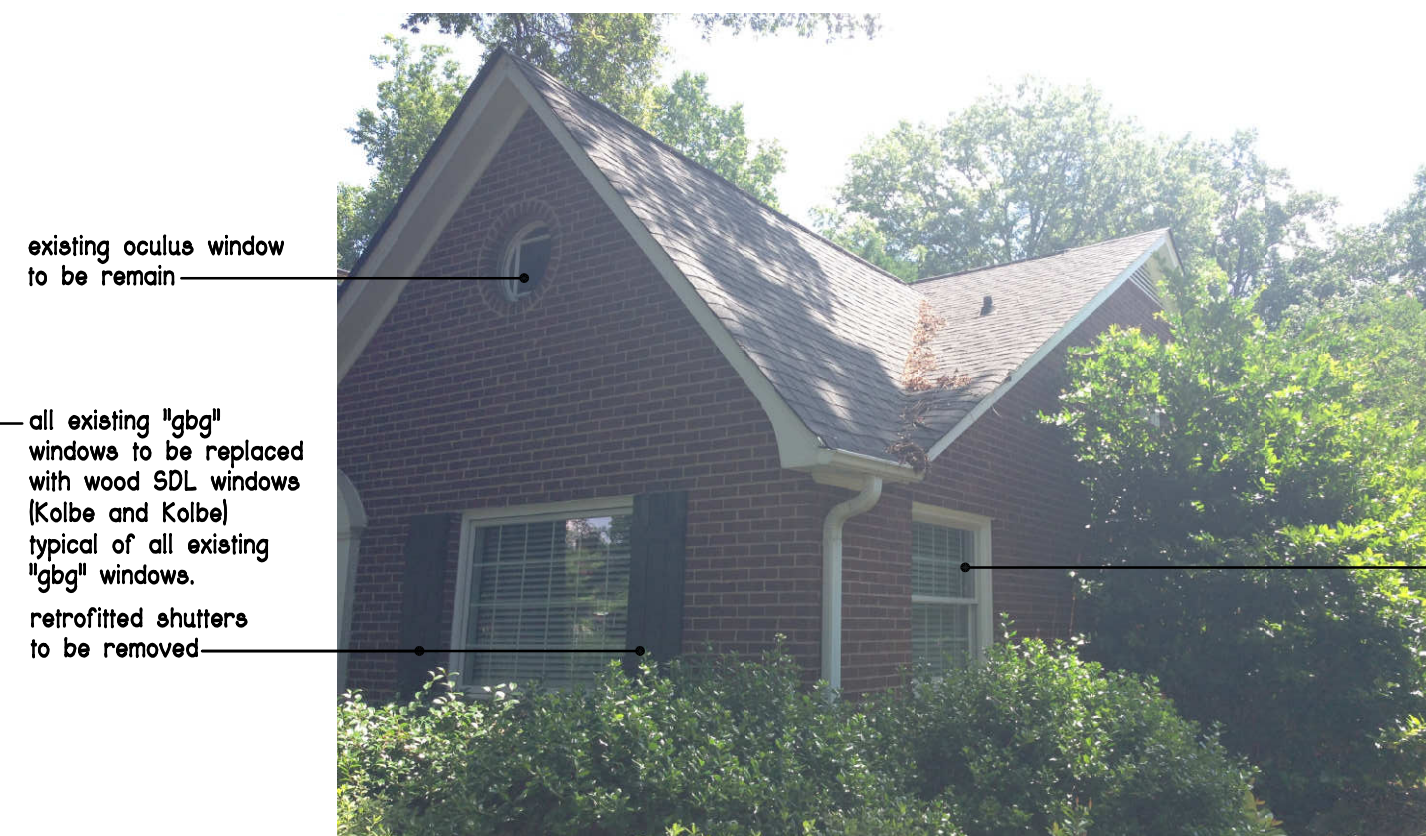
COVER SHEET AND SITE PLAN

# CS1.0

THE BORIN RESIDENCE

SGA  
SEAN GREEN ARCHITECTURE  
1221 HAWTHORNE LANE  
CHARLOTTE, NC 28205  
704.307.5522  
WWW.SGA.DESIGN



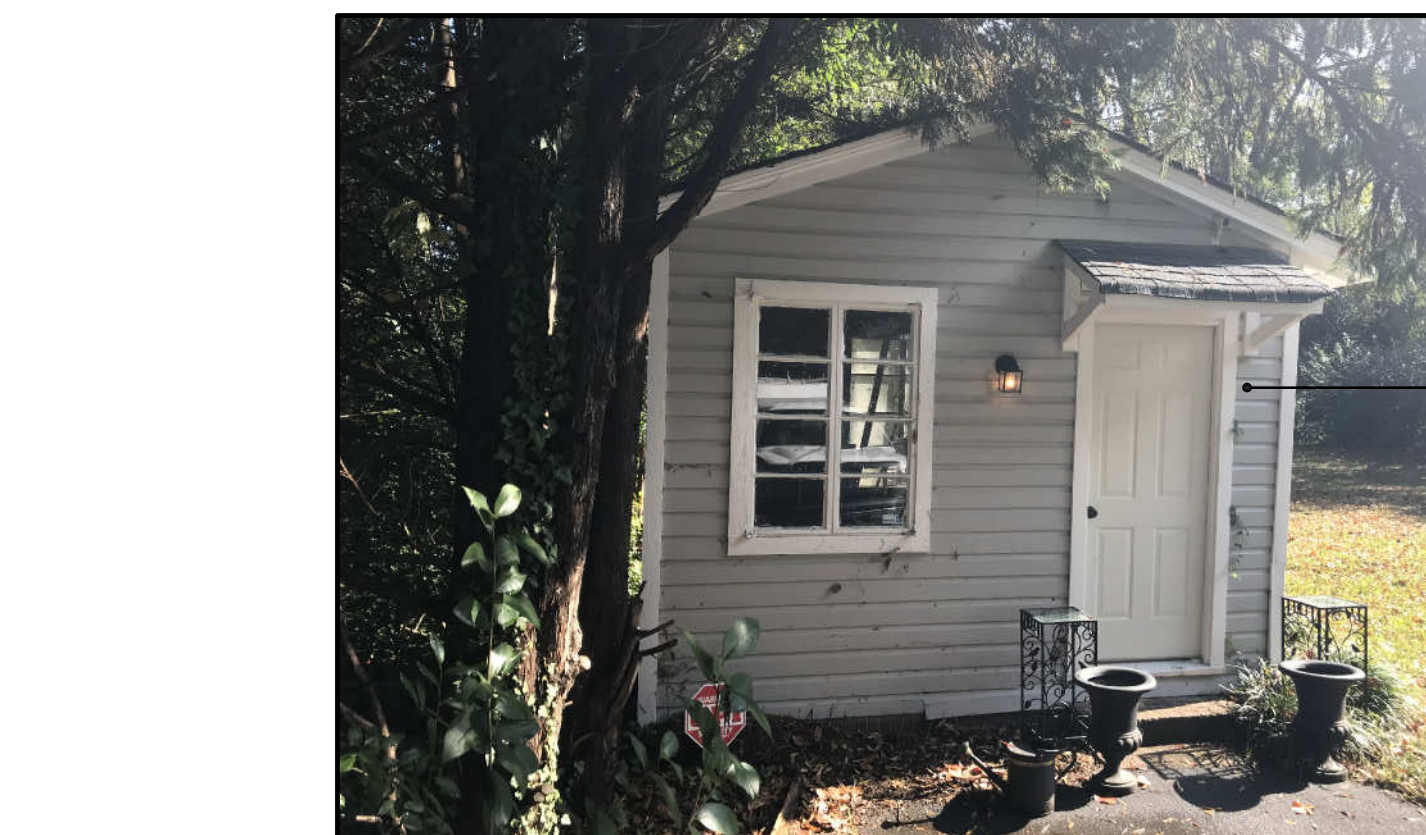


all existing "gbg" windows to be replaced with wood SDL windows (Kolbe and Kolbe) typical of all existing "gbg" windows.



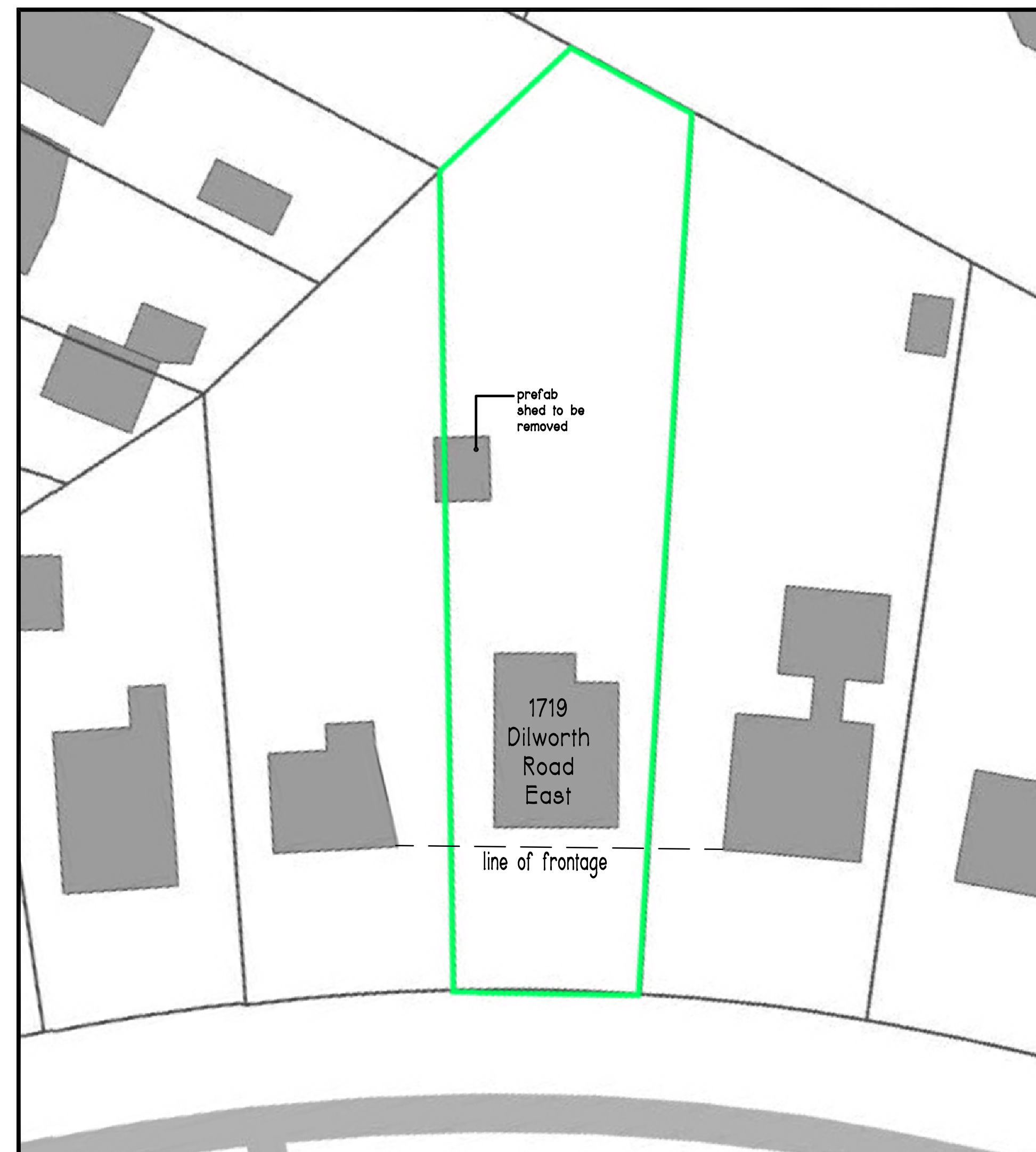
existing eave work to remain

all existing "gbg" windows to be replaced with wood SDL windows (Kolbe and Kolbe) typical of all existing "gbg" windows.



## 2 PERPETUATION OF EXISTING MATERIALS

A1.0 NOT TO SCALE



## 1 HOUSE ALIGNMENT STUDY

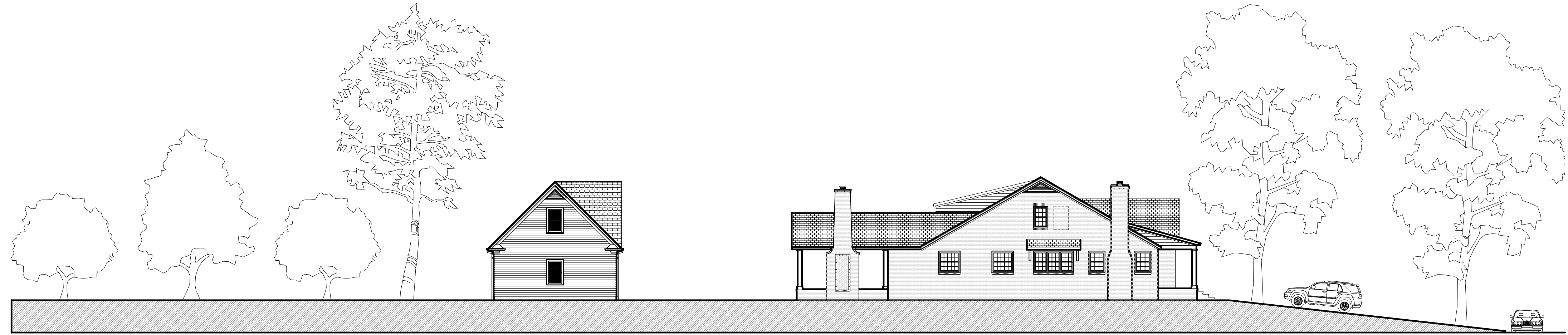
CHAR/MECK POLARIS

A1.0 NOT TO SCALE

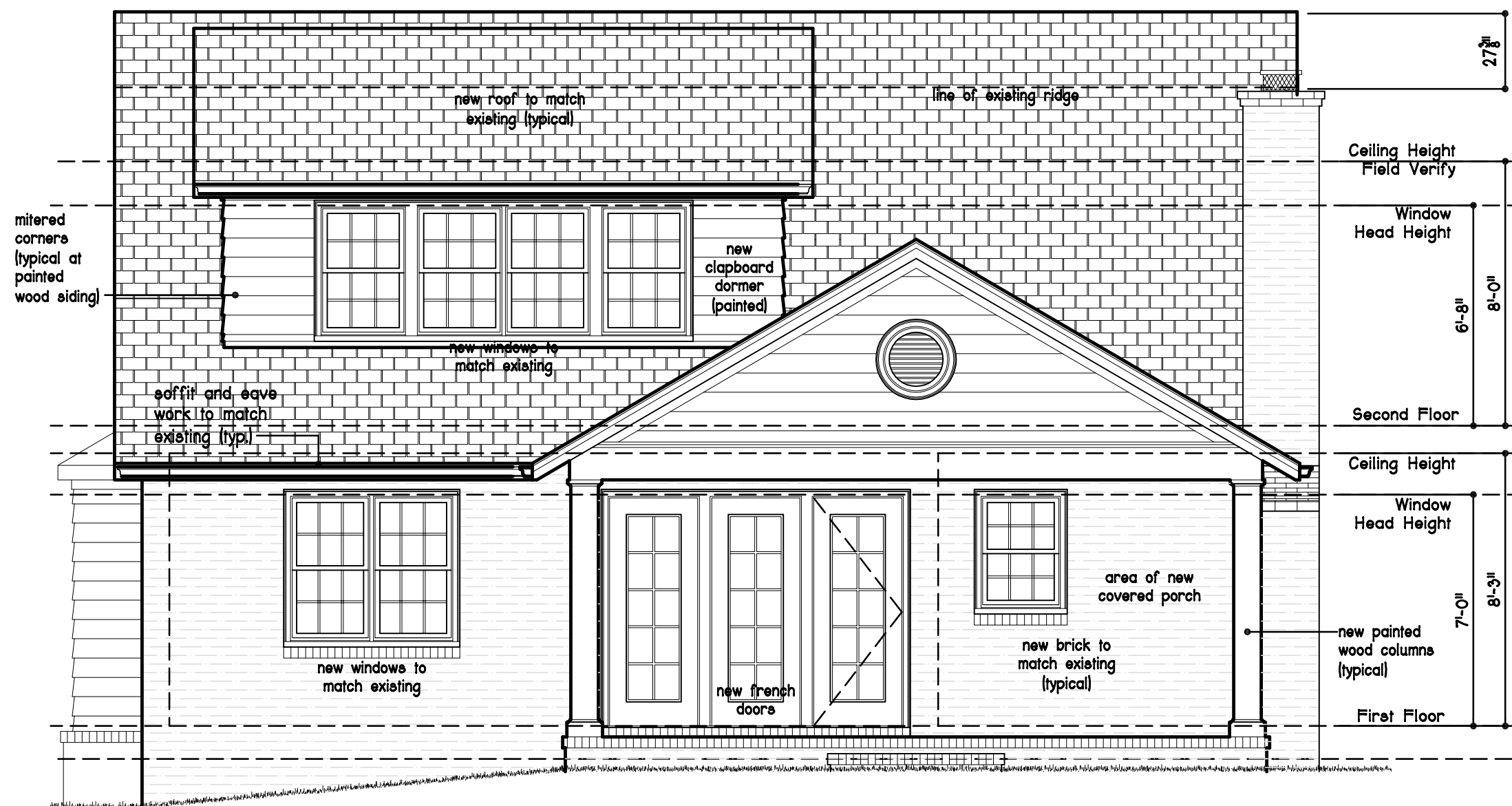
## 3 EXISTING CONDITIONS AND MATERIALS

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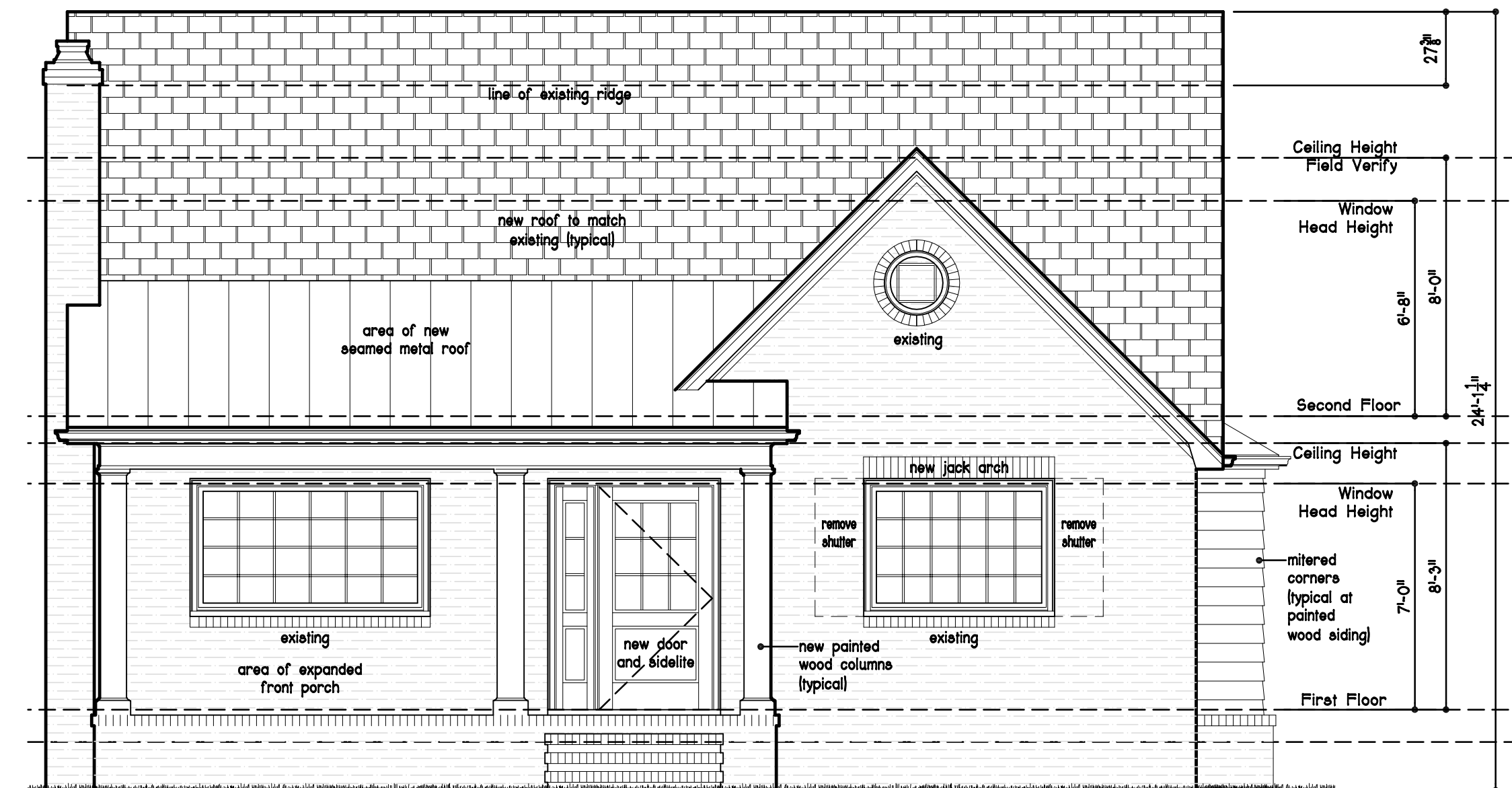




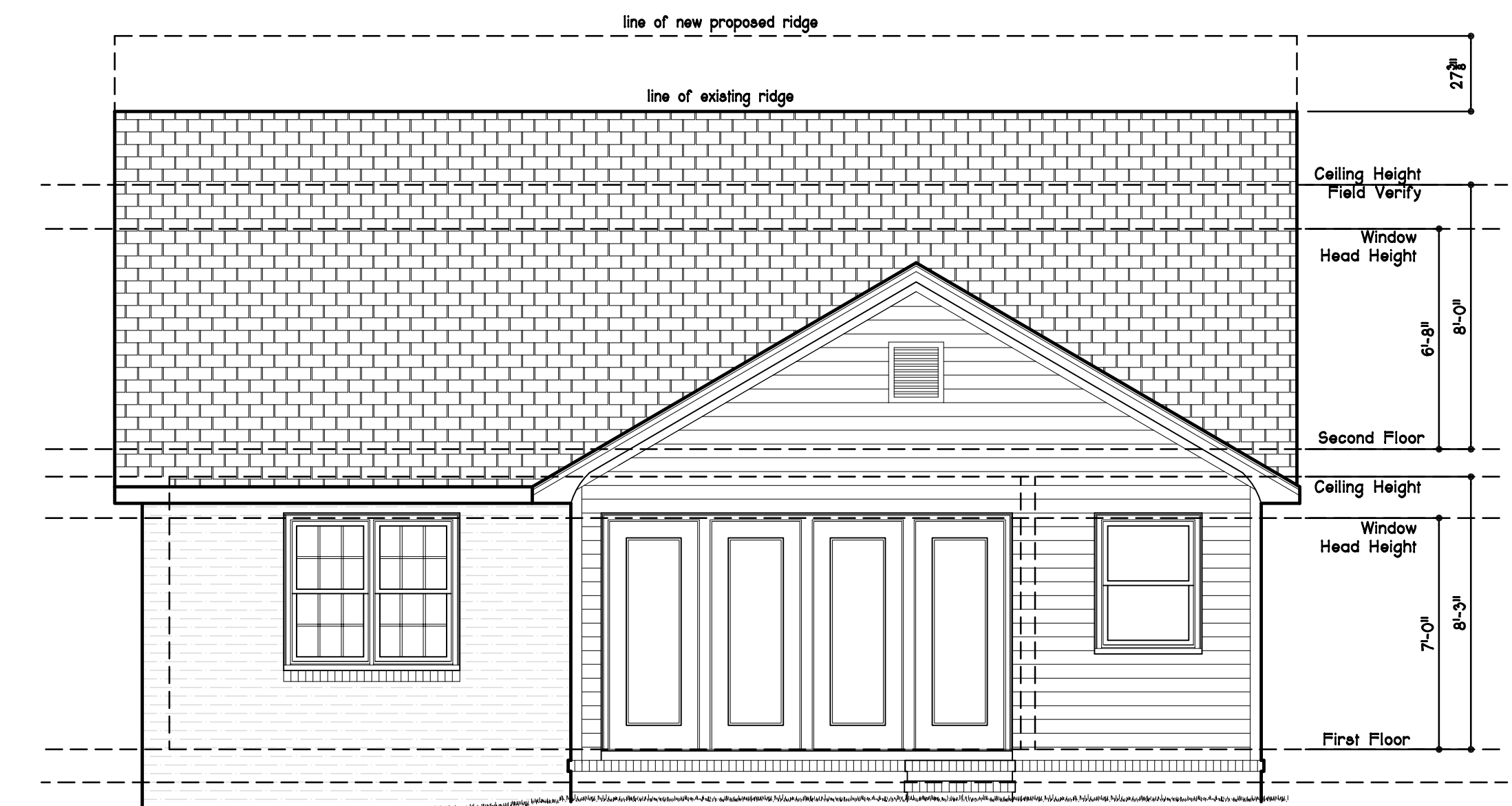
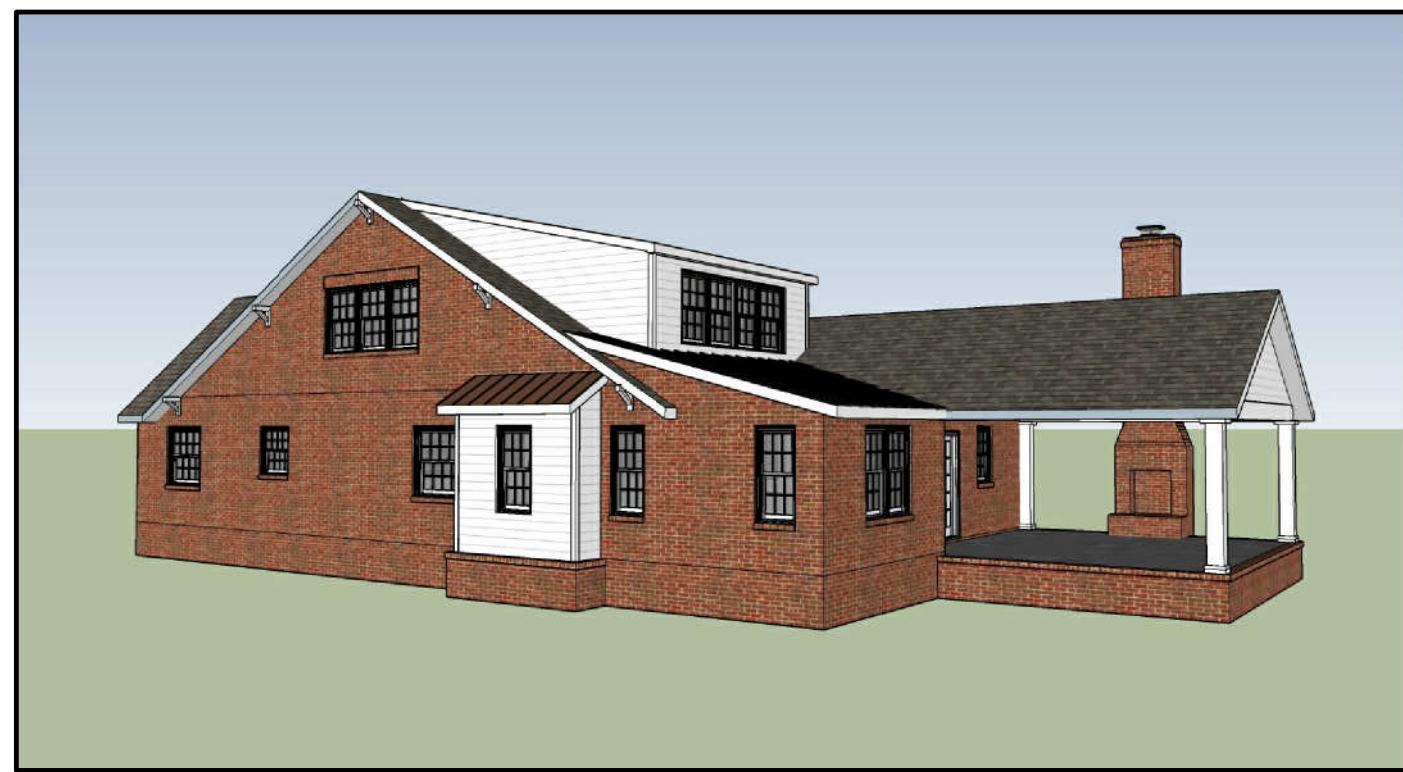
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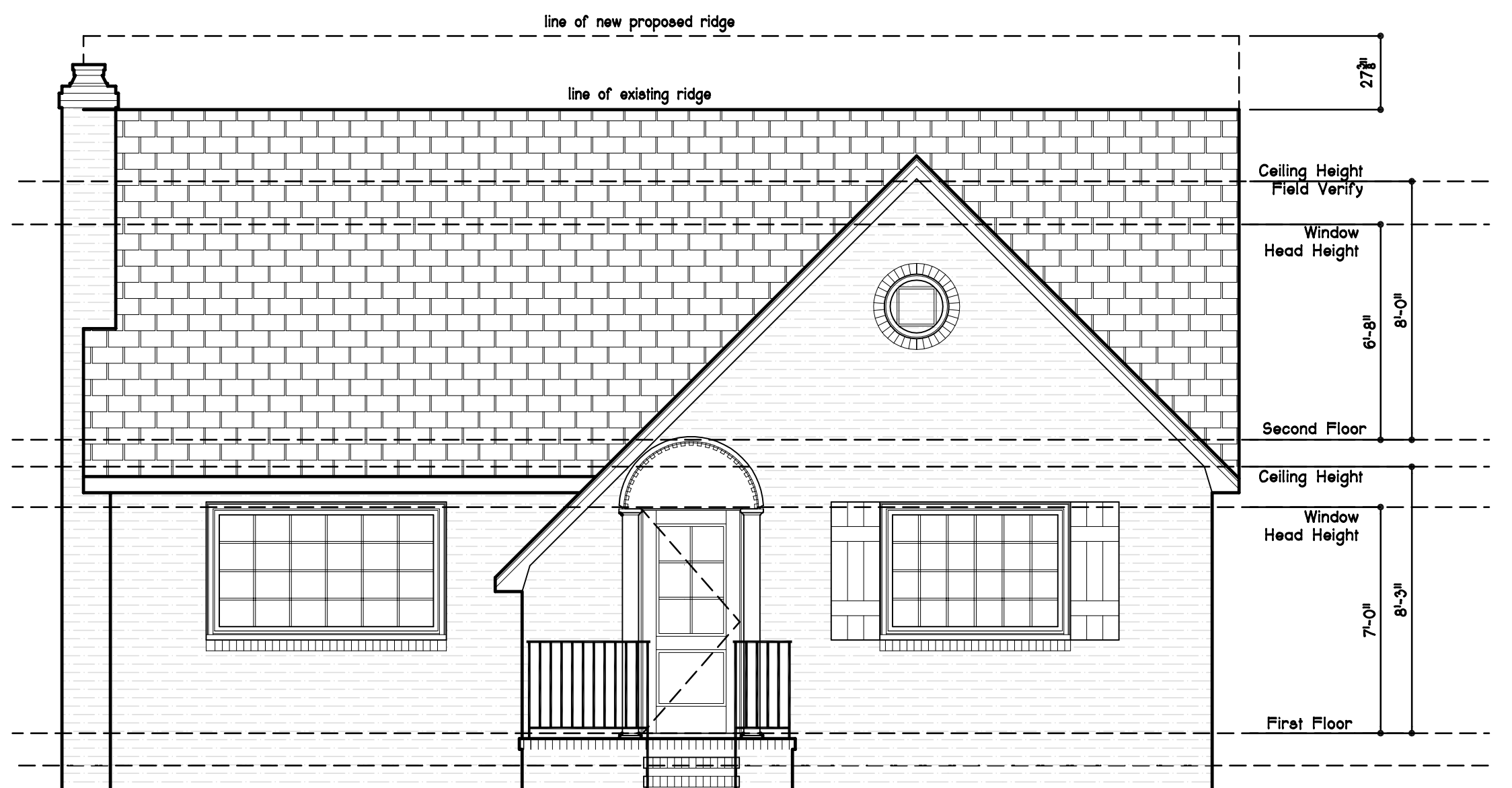
4 PROPOSED REAR ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



6 PRELIMINARY MODEL SHOTS  
A2.1 SCALE: 1/4" = 1'-0"

THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA

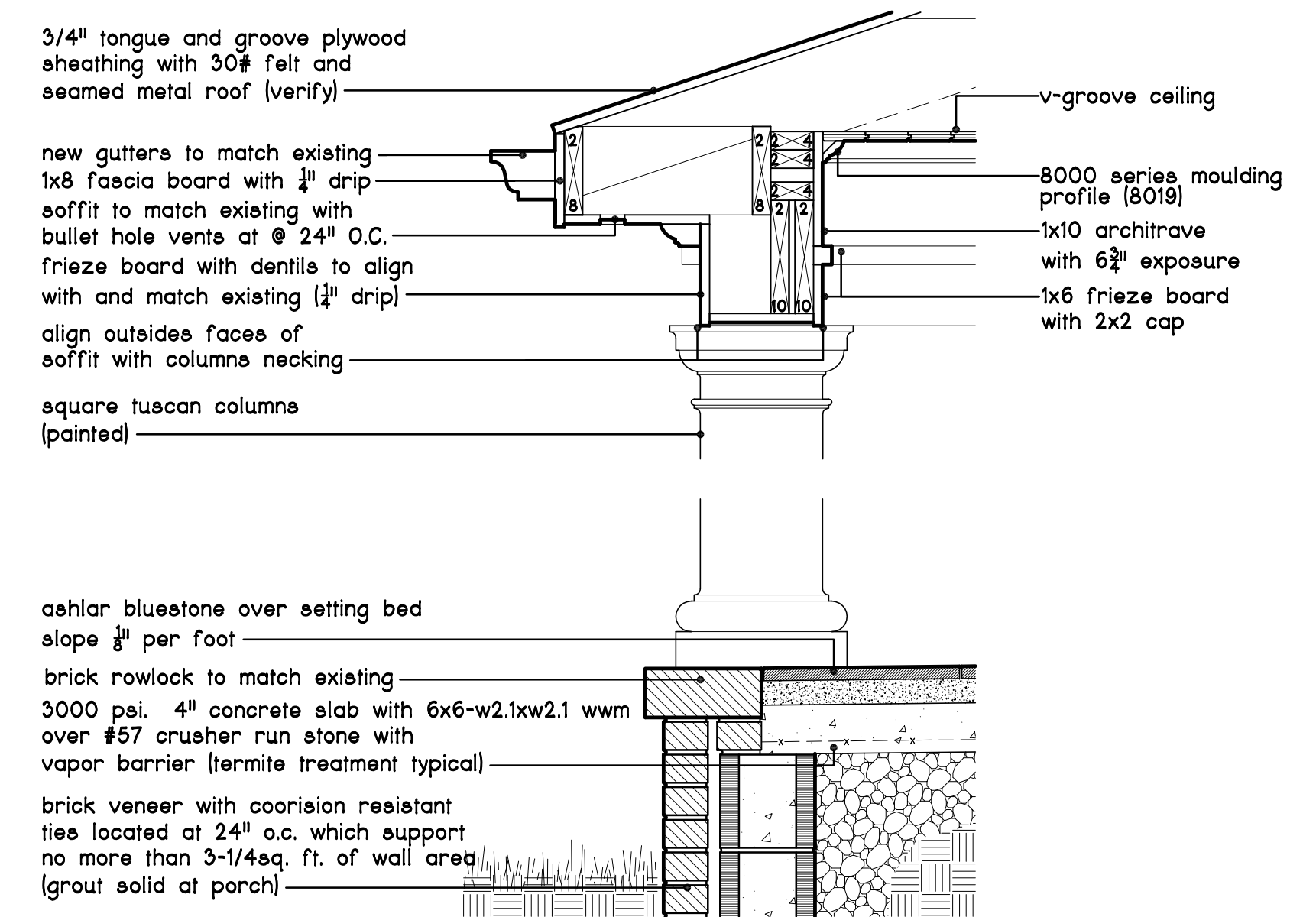
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RENOVATED  
EXTERIOR  
ELEVATIONS

A2.1  
THE BORIN RESIDENCE

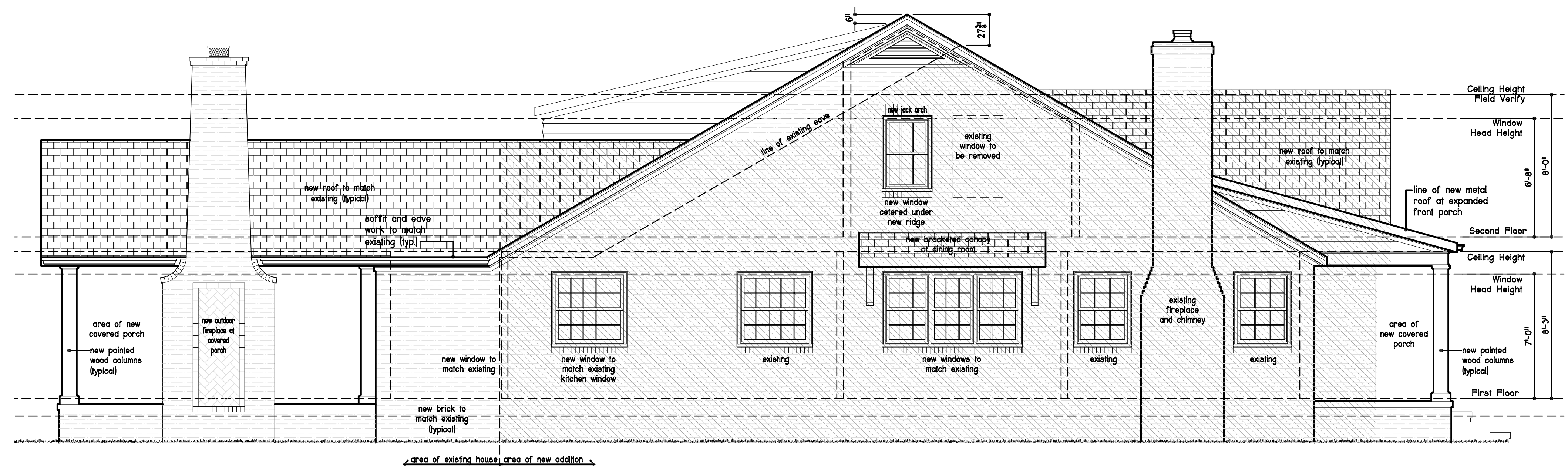




3 PORCH COLUMN DETAILS  
A2.2 SCALE: 1" = 1'-0"



2 EXISTING LEFT ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"



1 PROPOSED LEFT ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"





3 STREET CONTEXT  
A3.1 NOT TO SCALE



4 EXISTING STREETScape  
A3.1 NOT TO SCALE



2 EXISTING STREETScape  
A3.1 NOT TO SCALE



3 PROPOSED STREETScape  
A3.1 NOT TO SCALE



1 PROPOSED STREETScape  
A3.1 NOT TO SCALE

THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA

ISSUE DATE: 12.04.2017

REVISIONS

EXISTING AND  
PROPOSED  
STREET  
VIEWS

A3.1  
THE BORIN RESIDENCE





6 NEIGHBORHOOD PRECEDENT  
A4.1 NOT TO SCALE



4 NEIGHBORHOOD PRECEDENT  
A4.1 NOT TO SCALE



2 NEIGHBORHOOD PRECEDENT  
A4.1 NOT TO SCALE



5 NEIGHBORHOOD PRECEDENT  
A4.1 NOT TO SCALE



3 NEIGHBORHOOD PRECEDENT  
A4.1 NOT TO SCALE



1 NEIGHBORHOOD PRECEDENT  
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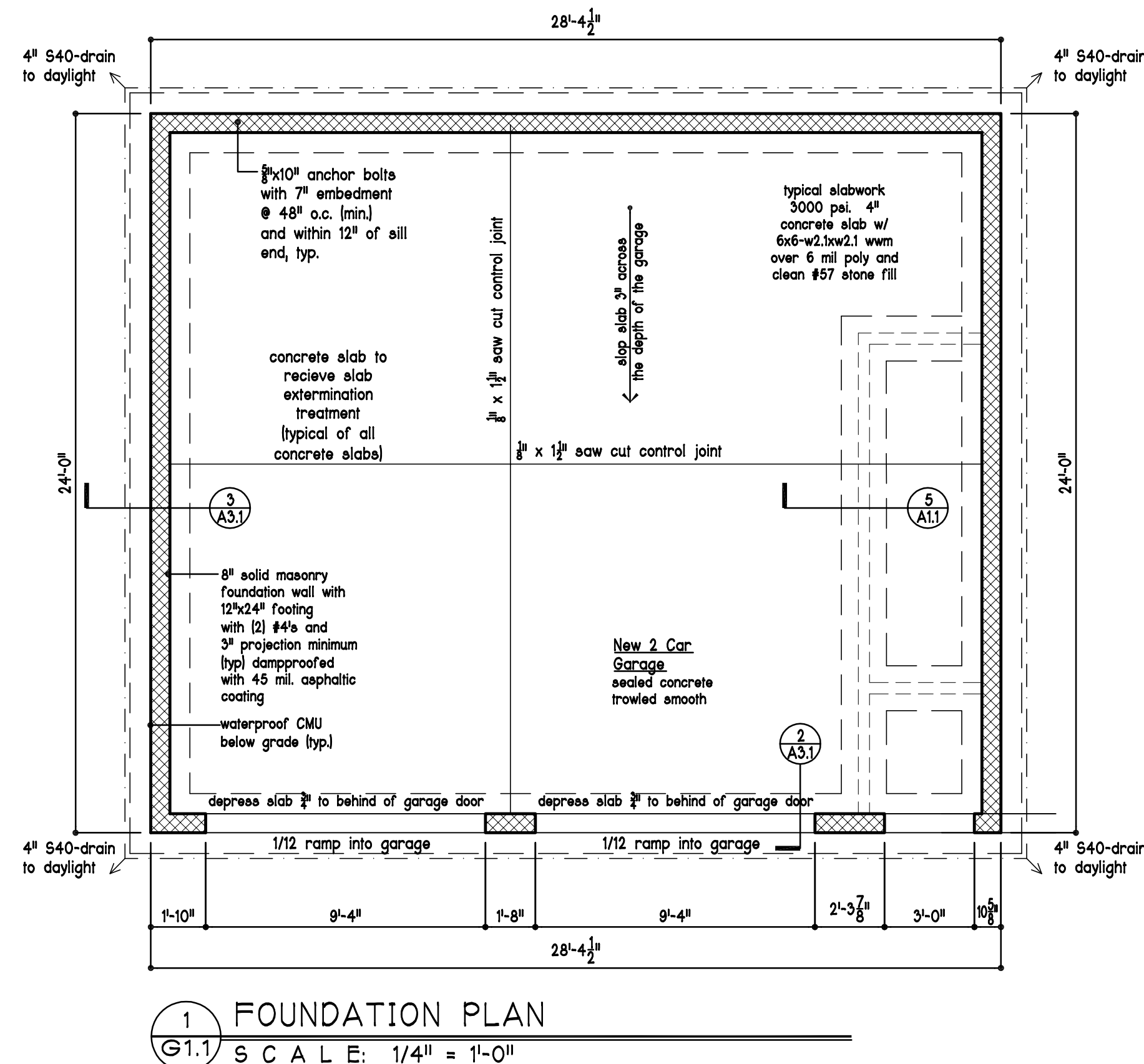
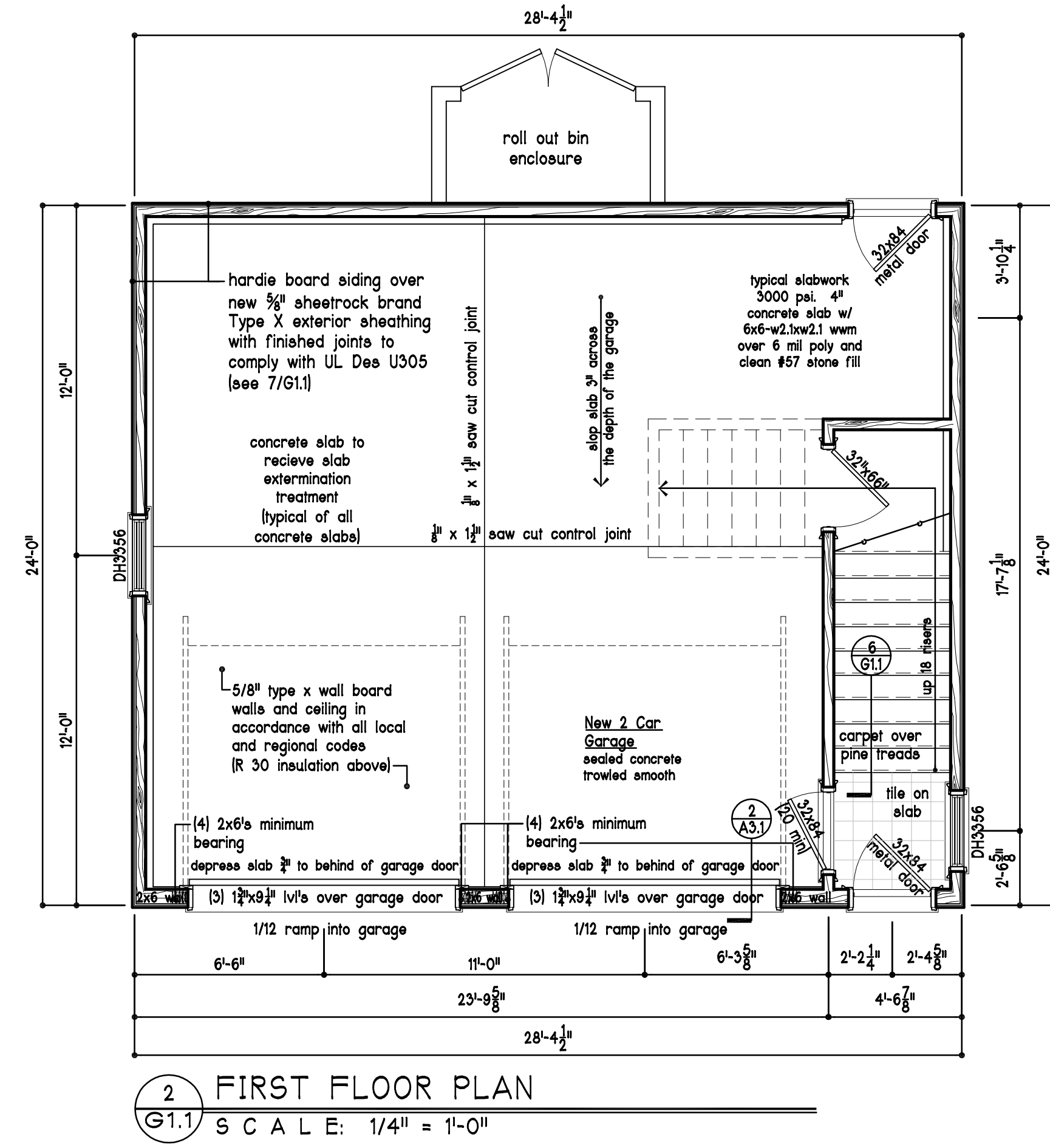
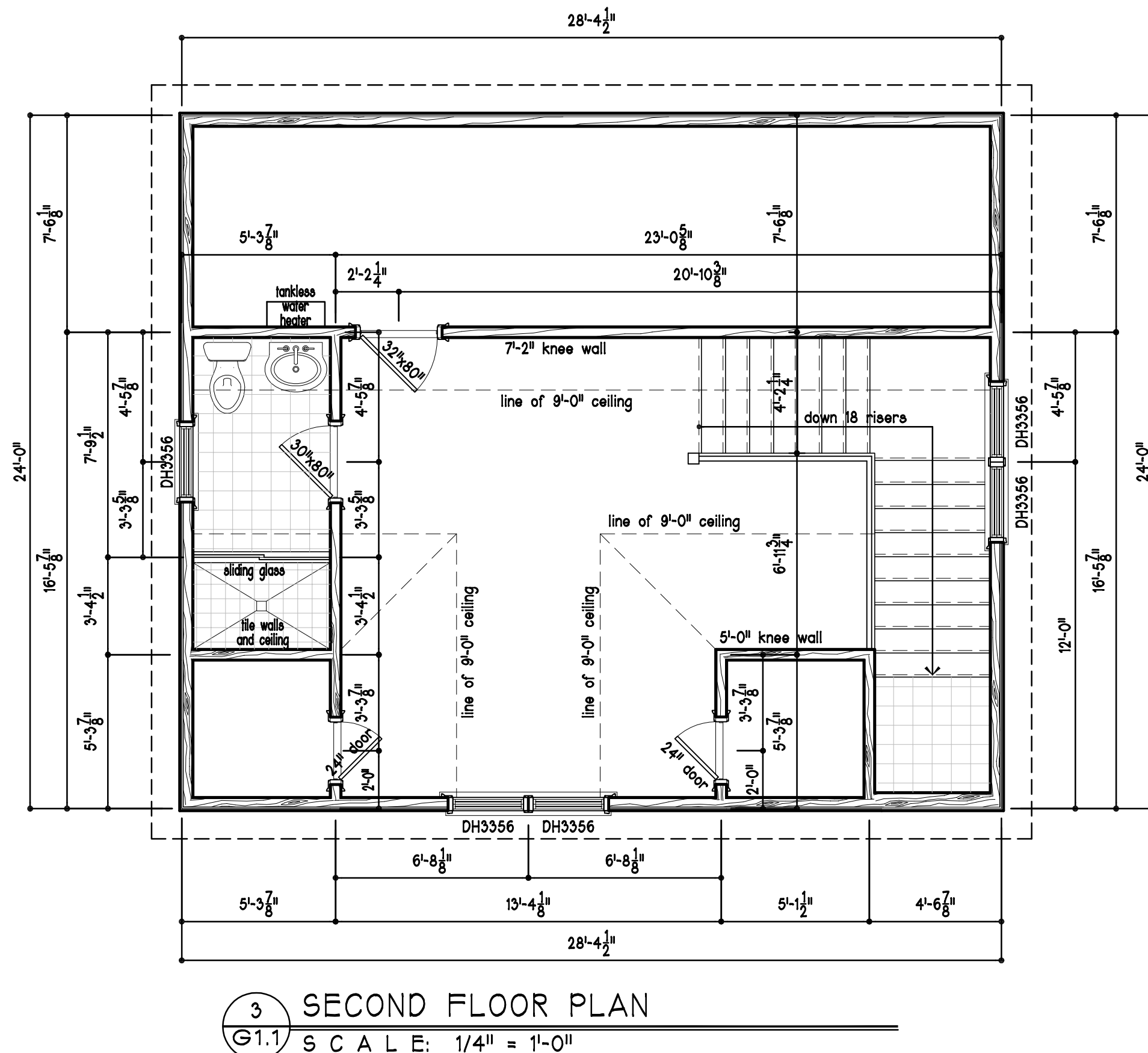
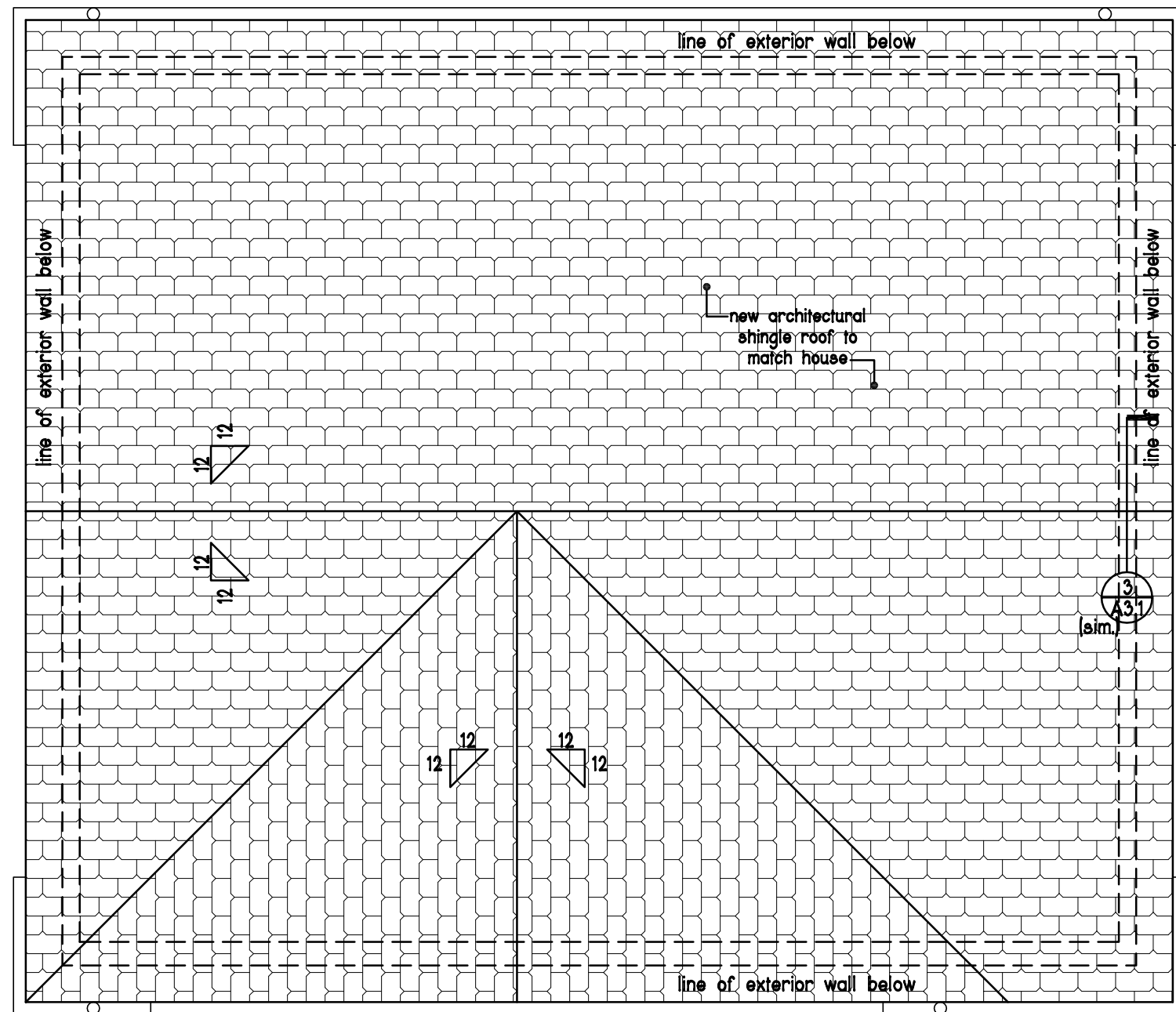
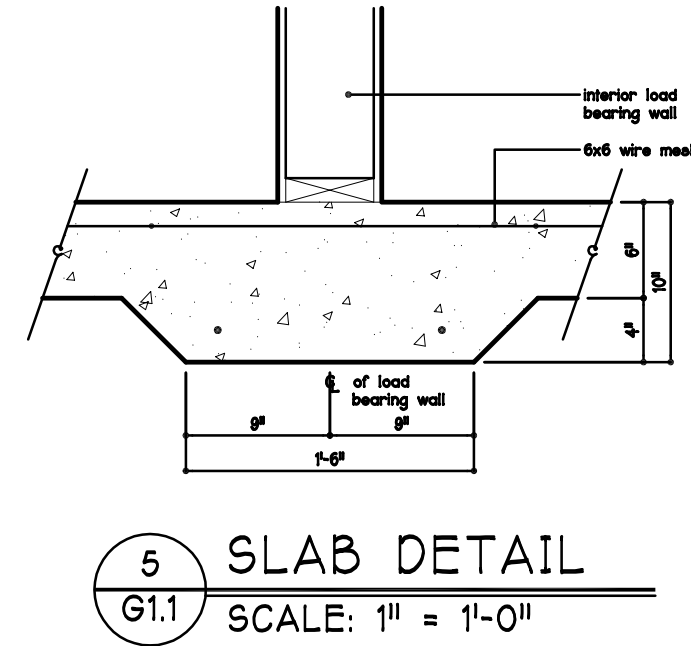
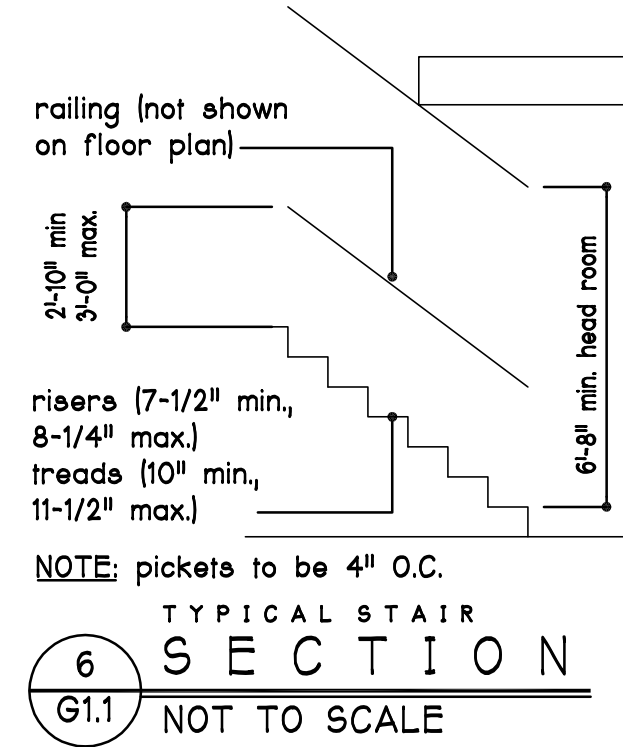
DILWORTH PRECEDENTS



THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA

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THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA

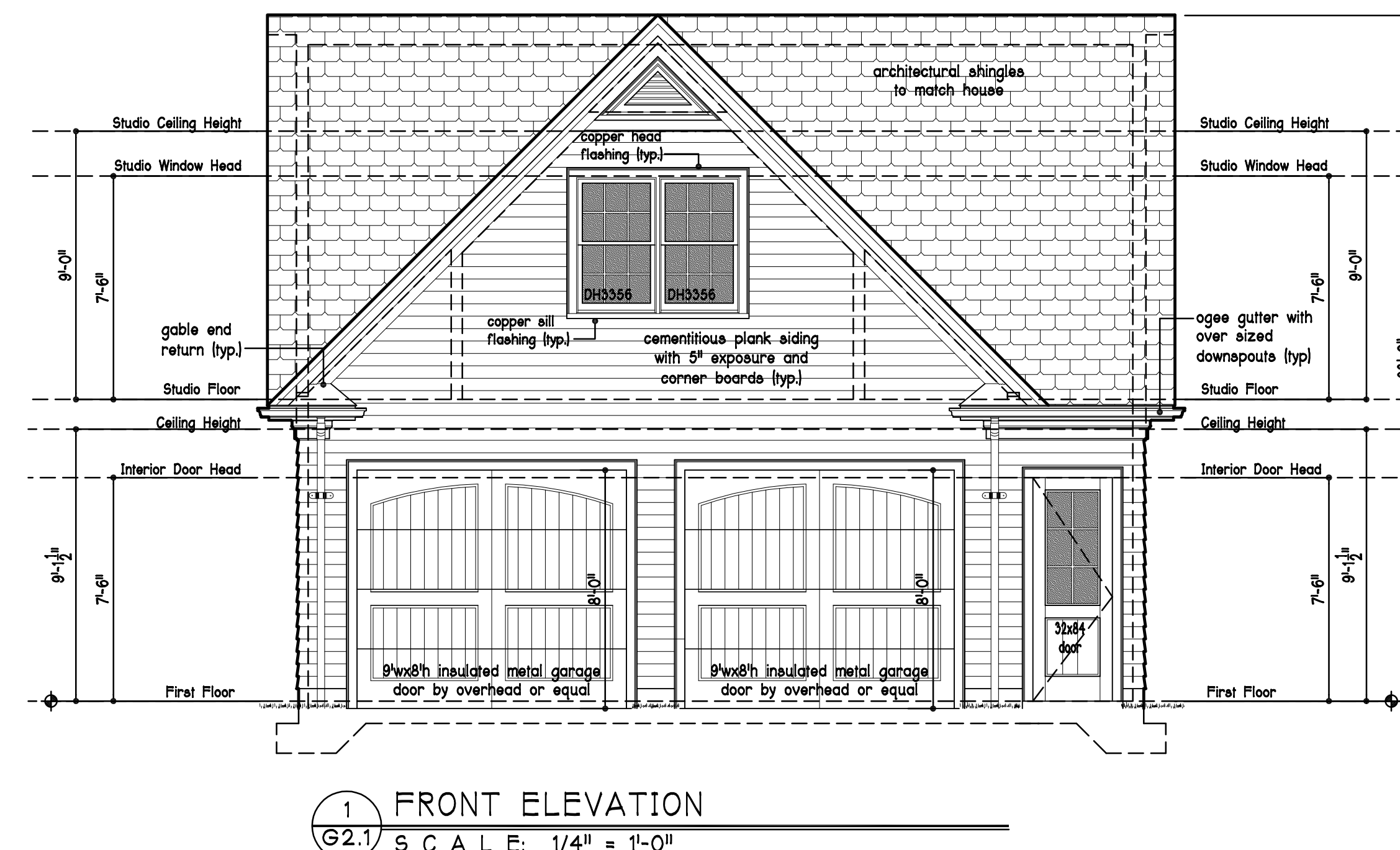
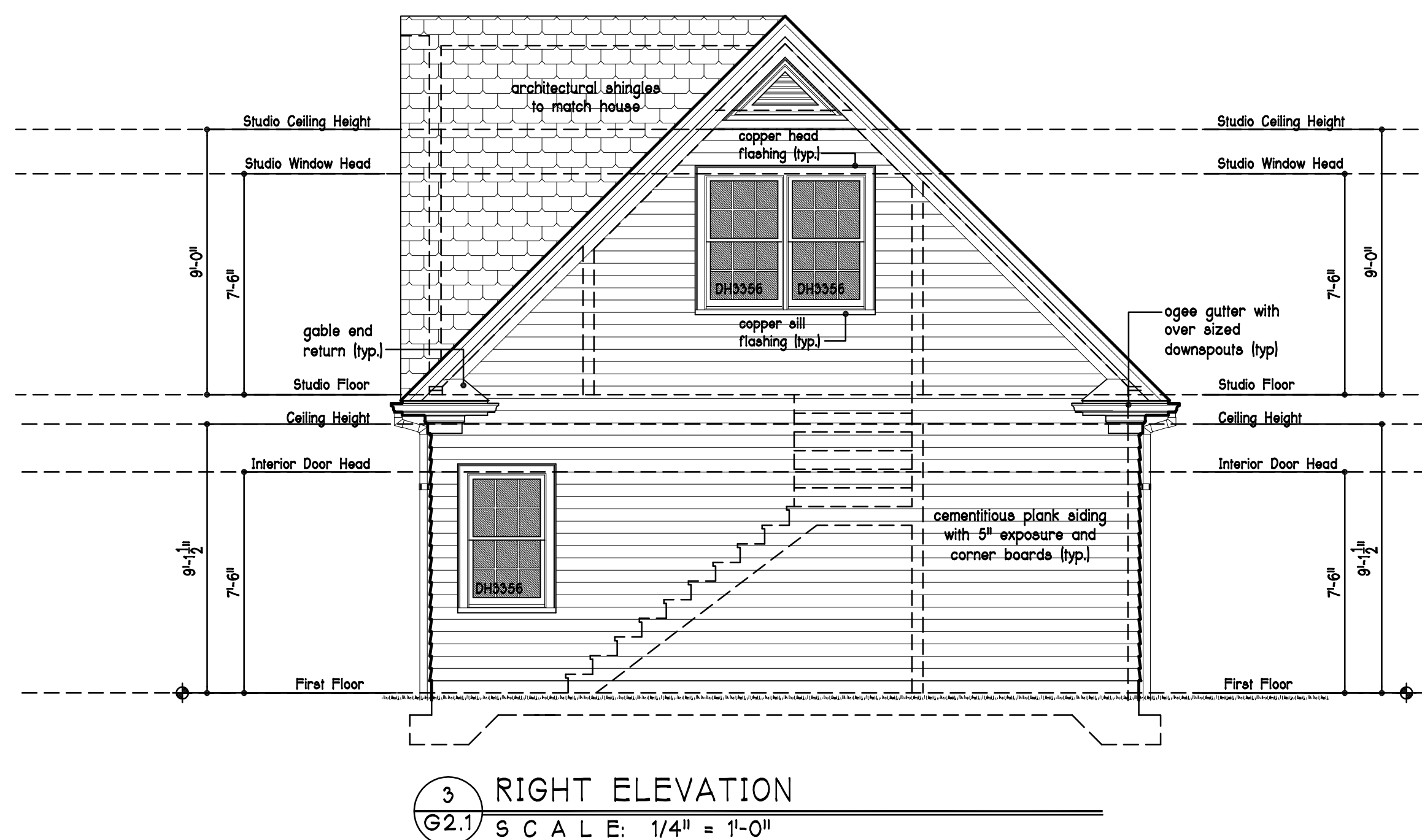
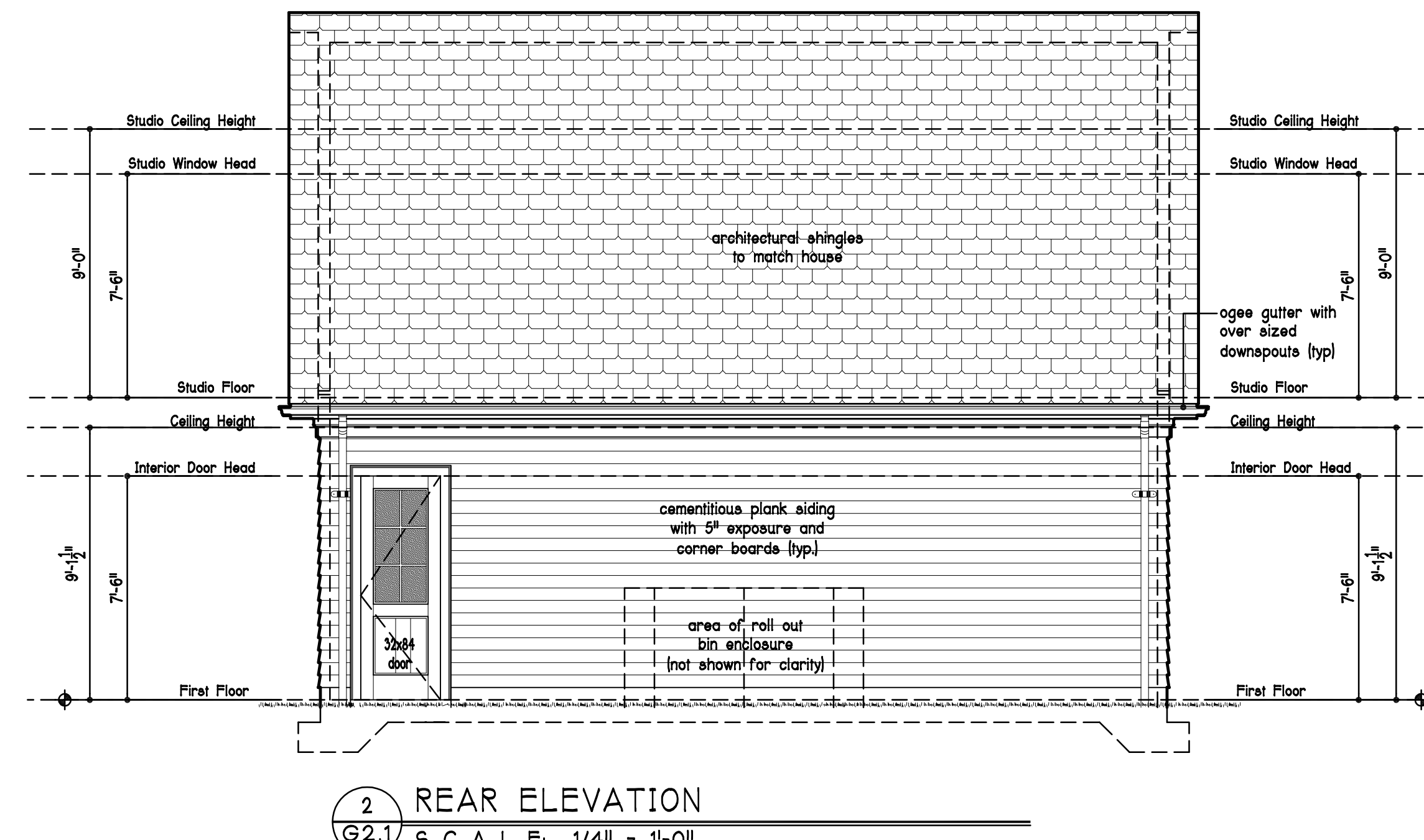
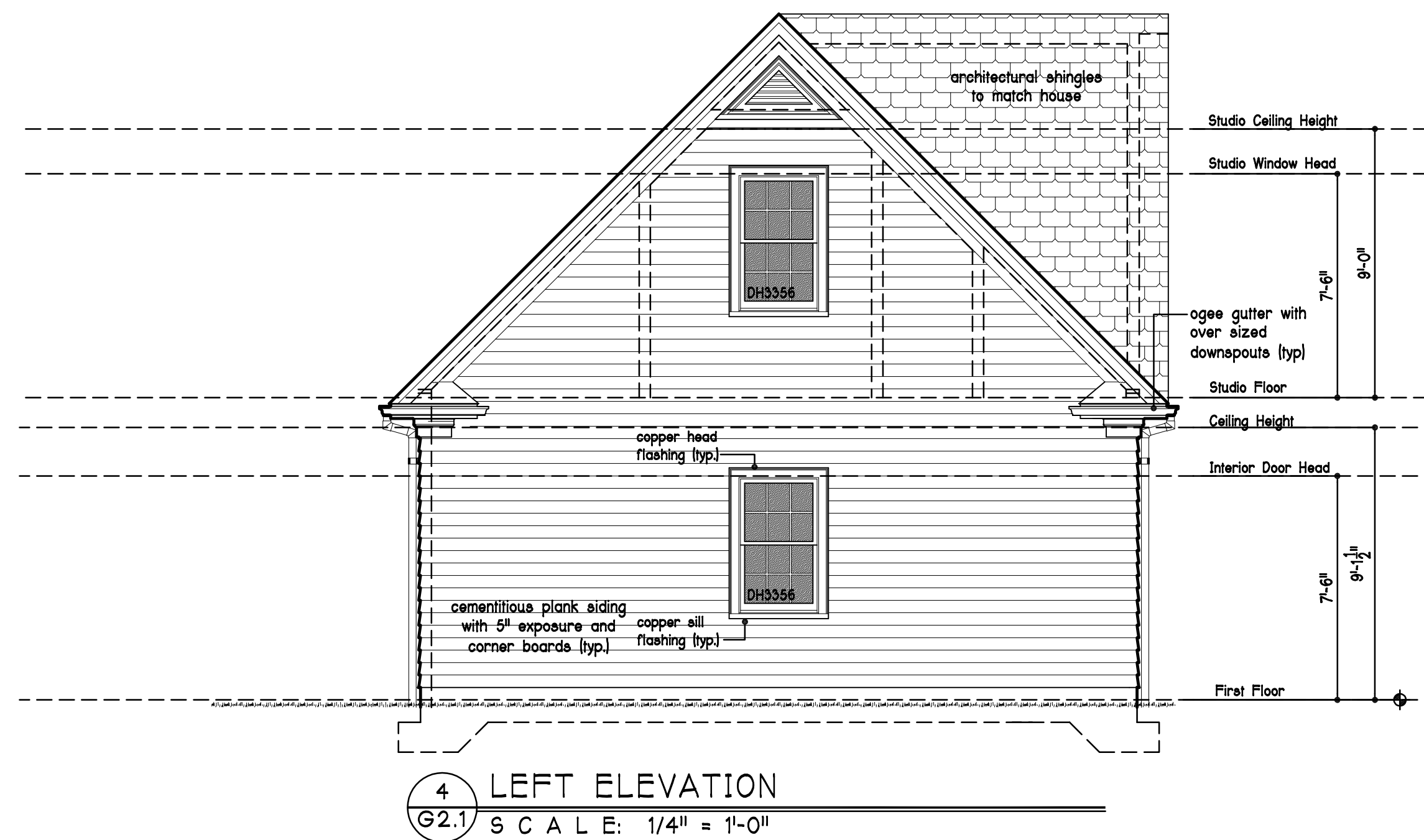
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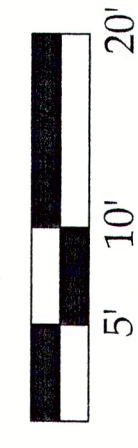
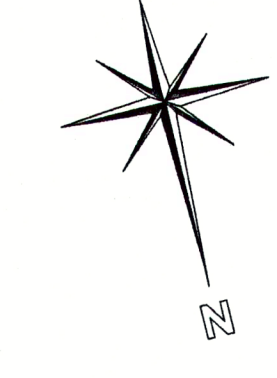
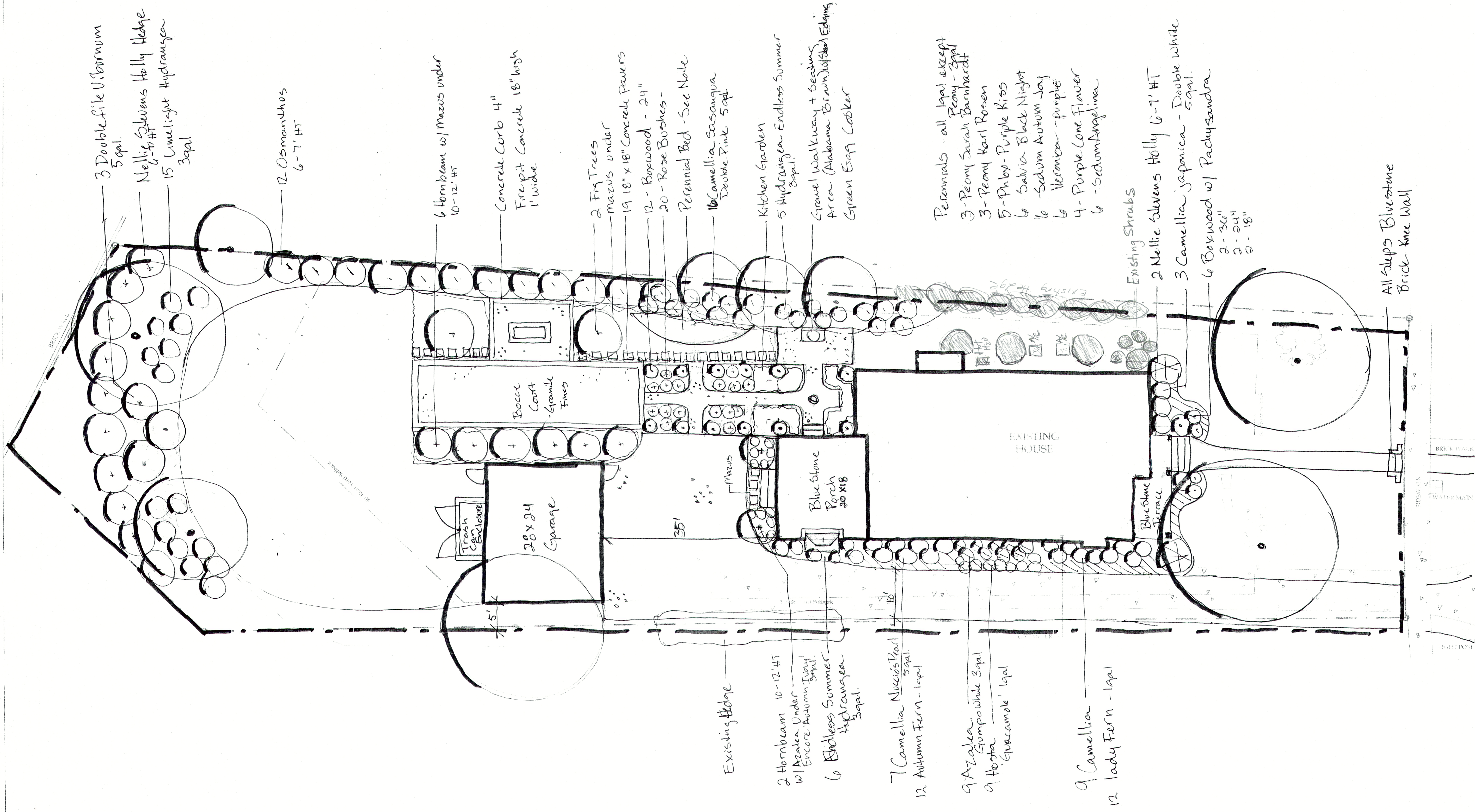
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EXTERIOR  
ELEVATIONS

G2.1  
THE BORIN RESIDENCE







Scale 1"=10'



**blair farris designs**  
 master planning + gardens + hardscapes  
 704-737-1618 + 1919 Kensal Court Charlotte NC 28211 + blairfarris@mac.com  
**Borin Residence**  
 1719 Dilworth Road East 28203  
**Master Plan**

August 2017-  
 Master Plan  
 August 23  
 Schematic Master Plan  
 September 20  
 Design Development  
 September 26  
 Revisions per owner request

Vicki



# THE BORIN RESIDENCE

## 1719 DILWORTH ROAD EAST

### CHARLOTTE, NORTH CAROLINA

#### HDC Rear Yard Calculations:

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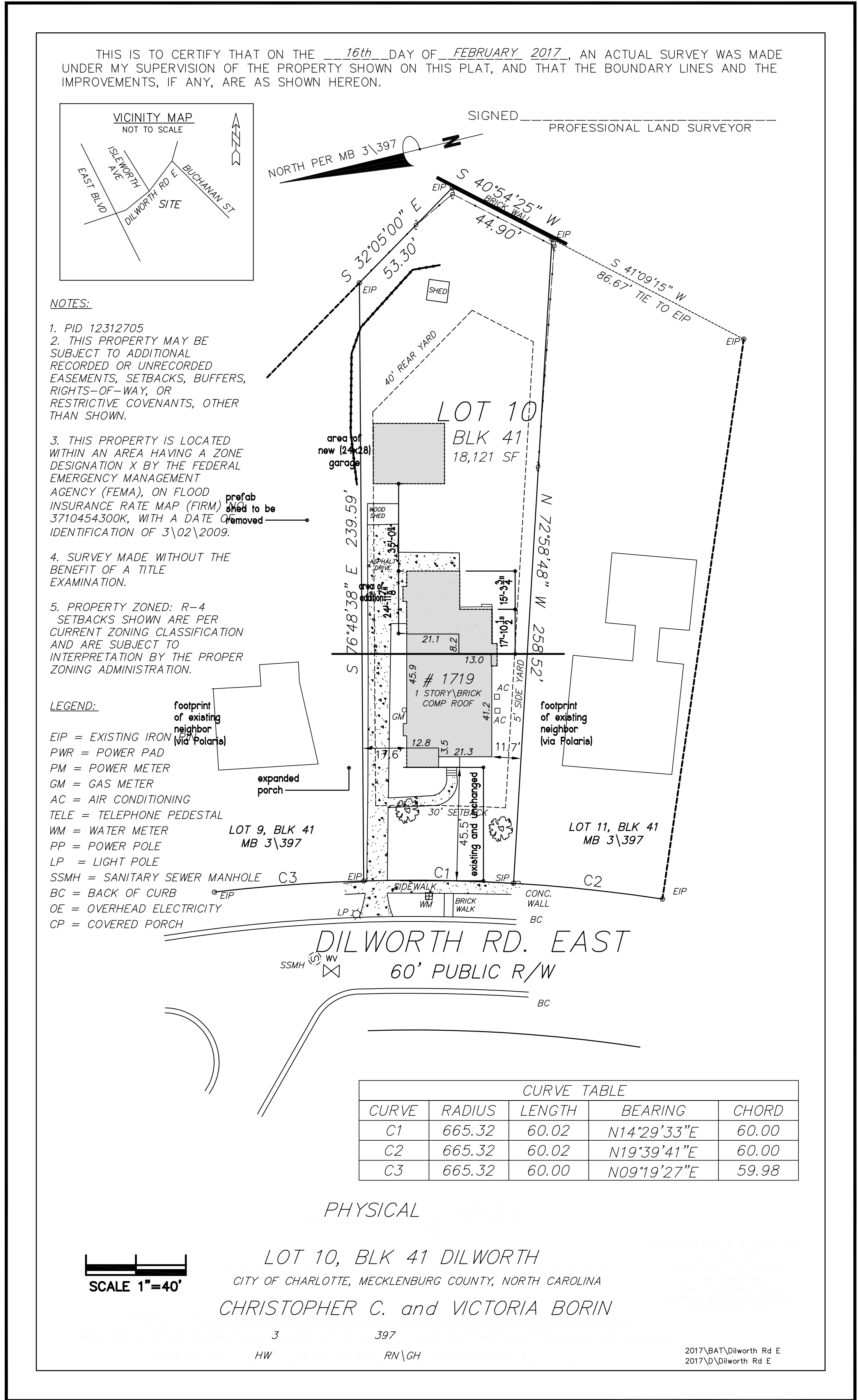
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#### Index of drawings

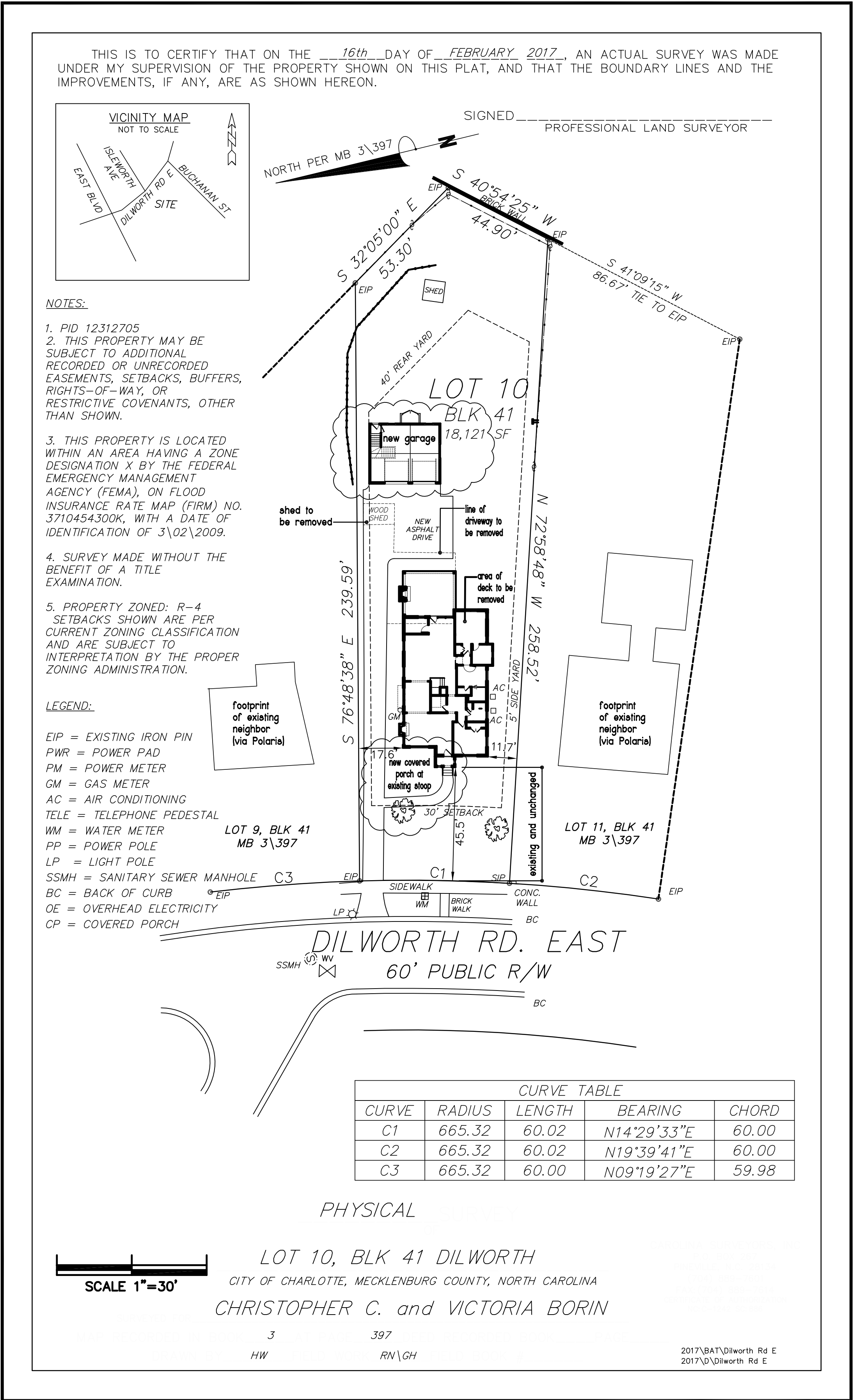
- CS1.0 Site Plan Comparison
- A2.1 Front and Rear Elevation Comparison
- A2.2 Right Elevation Comparison
- A2.3 Left Elevation Comparison
- A2.4 Site Section and Streetscape Comparison

- G2.1 Garage Elevation Comparisons
- G2.2 Garage Elevation Comparisons

- A1.1 First Floor Comparison
- G1.1 Revised Garage Plans



2 PREVIOUSLY SUBMITTED SITE PLAN  
SCALE: 1"=30'-0"



1 REVISED SITE PLAN  
SCALE: 1"=30'-0"

THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA  
(REVISED)

ISSUE DATE: 01.03.2017  
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COVER SHEET  
AND  
SITE PLAN

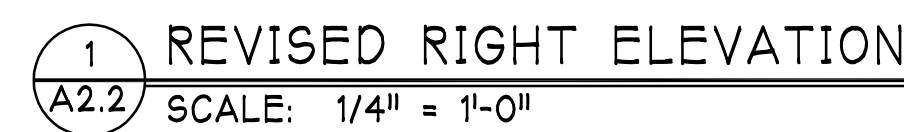
CS1.0  
THE BORIN RESIDENCE

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WWW.SGA.DESIGN

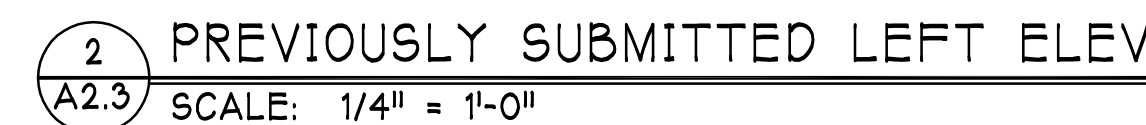




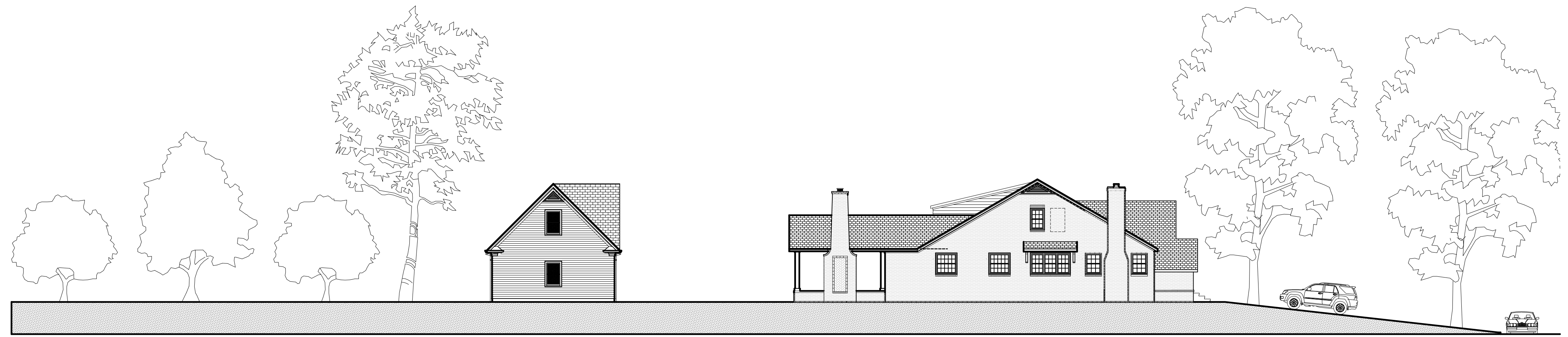




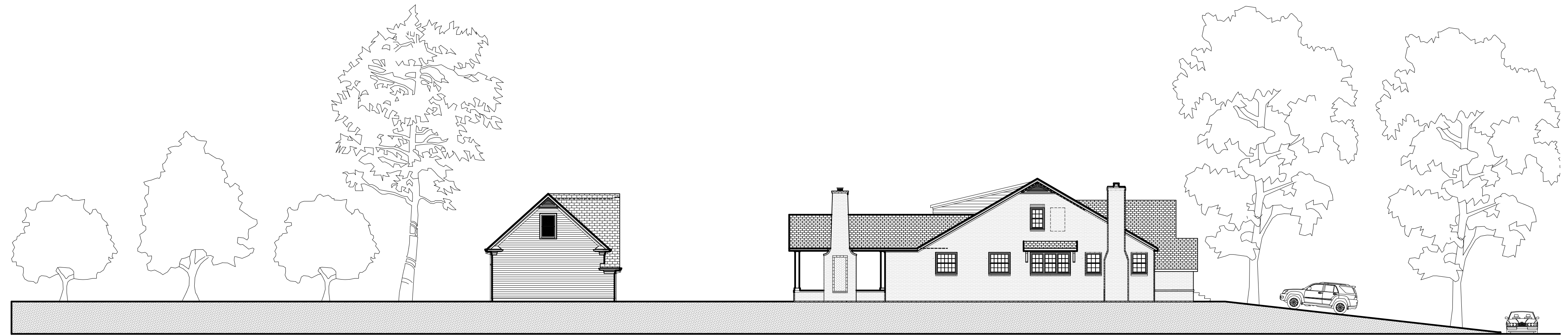




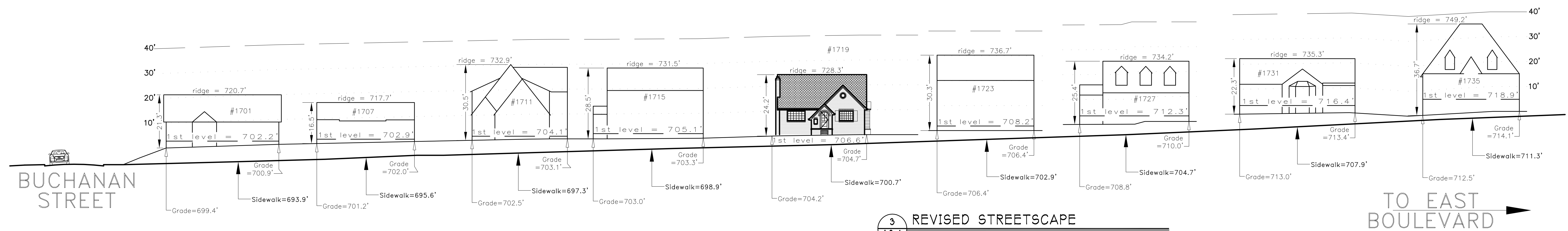




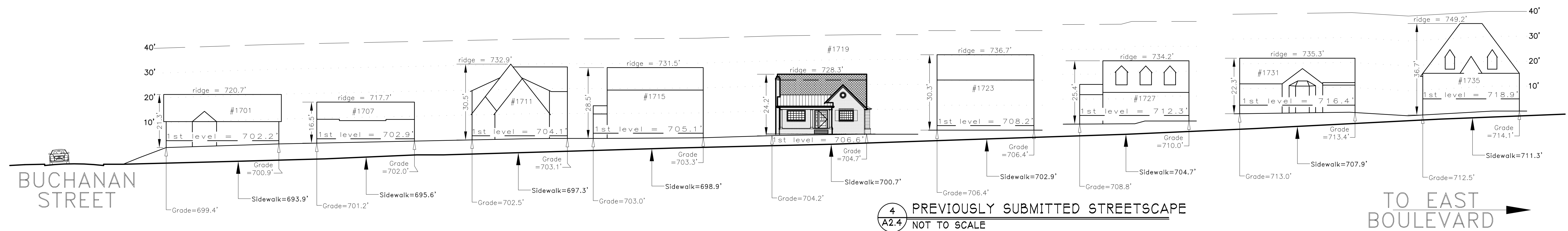
2 PREVIOUSLY SUBMITTED SITE SECTION  
A2.4 NOT TO SCALE



1 REVISED SITE SECTION  
A2.4 NOT TO SCALE



3 REVISED STREETSCAPE  
A2.4 NOT TO SCALE



4 PREVIOUSLY SUBMITTED STREETSCAPE  
A2.4 NOT TO SCALE

THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA  
(REVISED)

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SITE  
SECTIONS

A2.4  
THE BORIN RESIDENCE



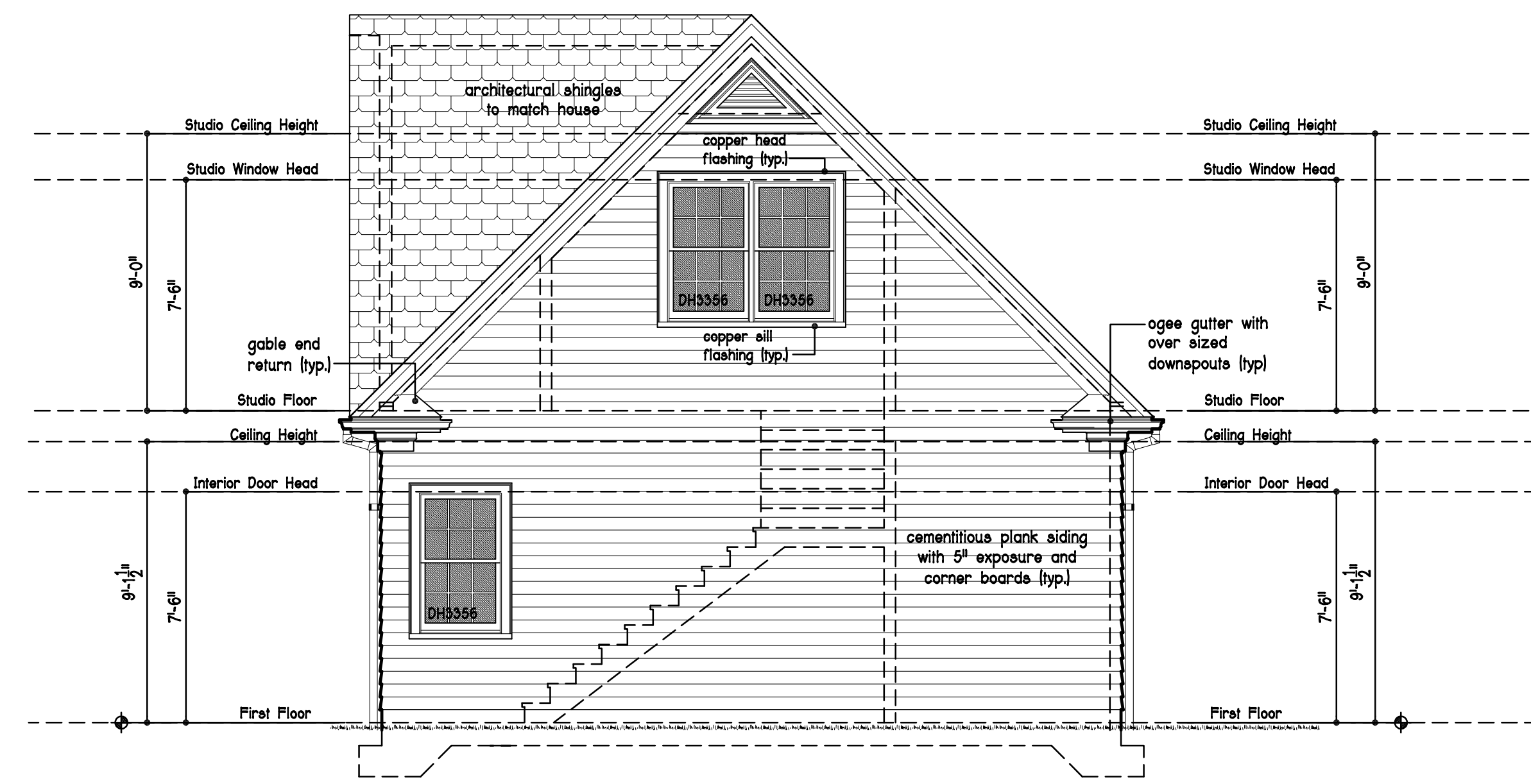
THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA  
(REVISED)

ISSUE DATE: 01.03.2017
REVISIONS

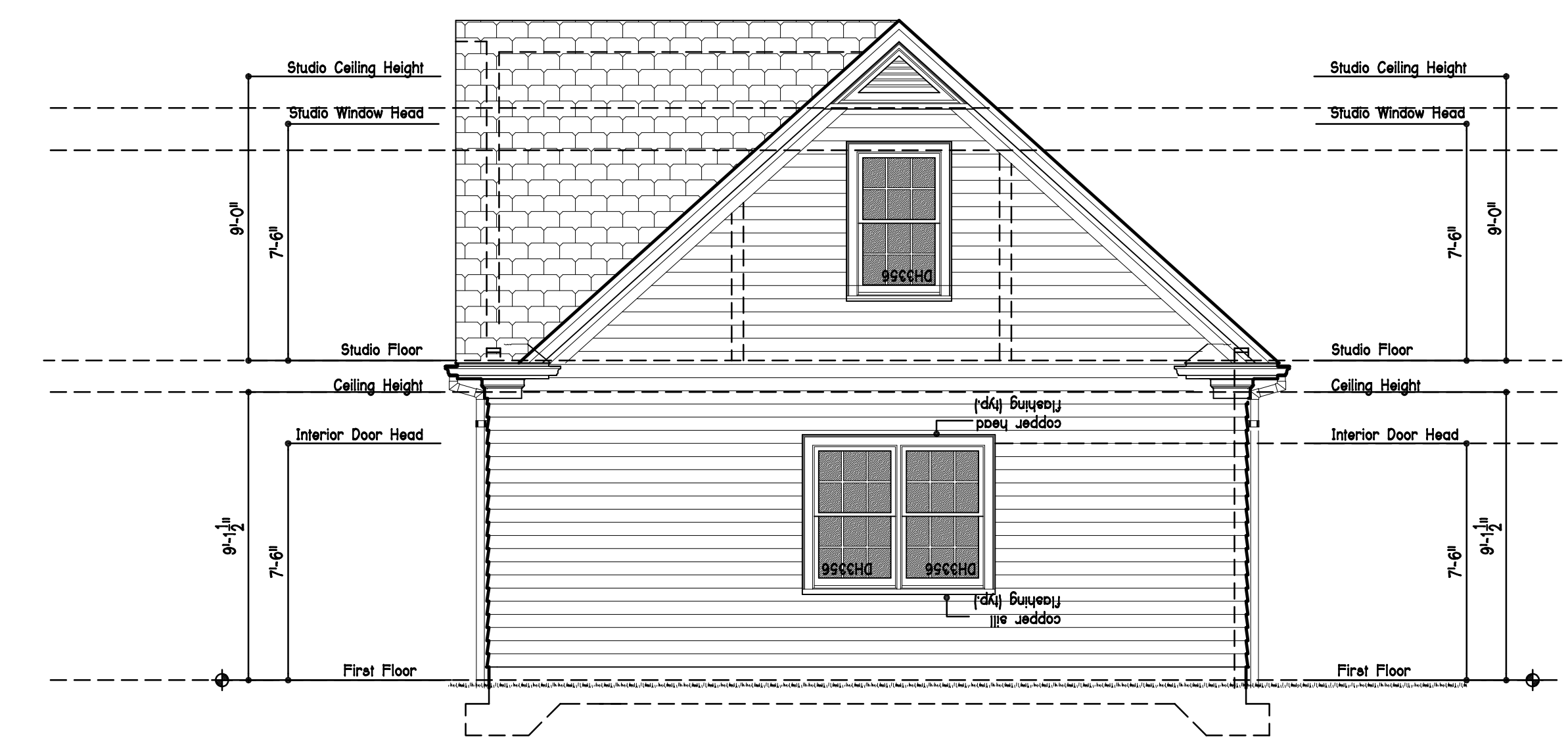
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EXTERIOR  
ELEVATIONS

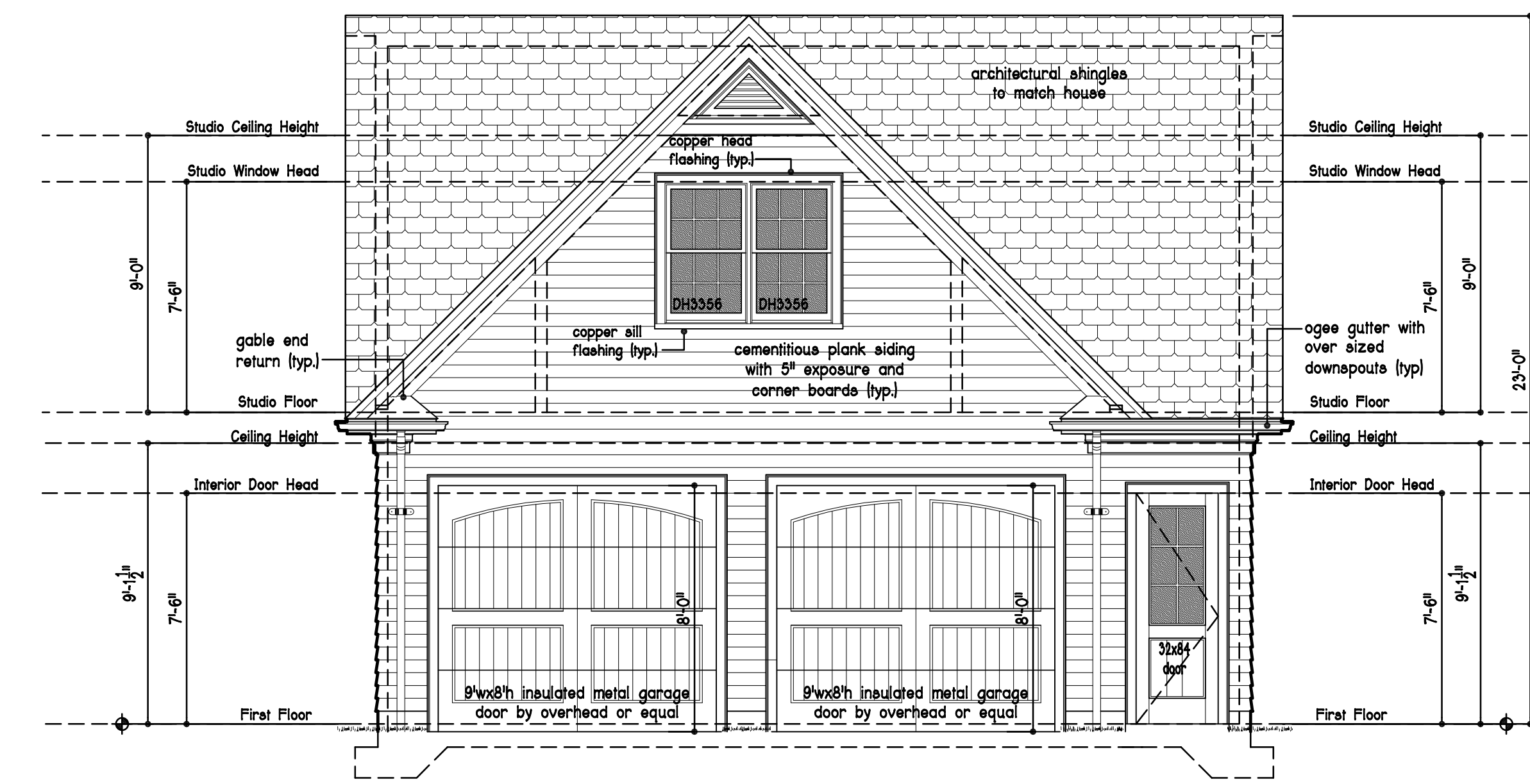
G2.1  
THE BORIN RESIDENCE



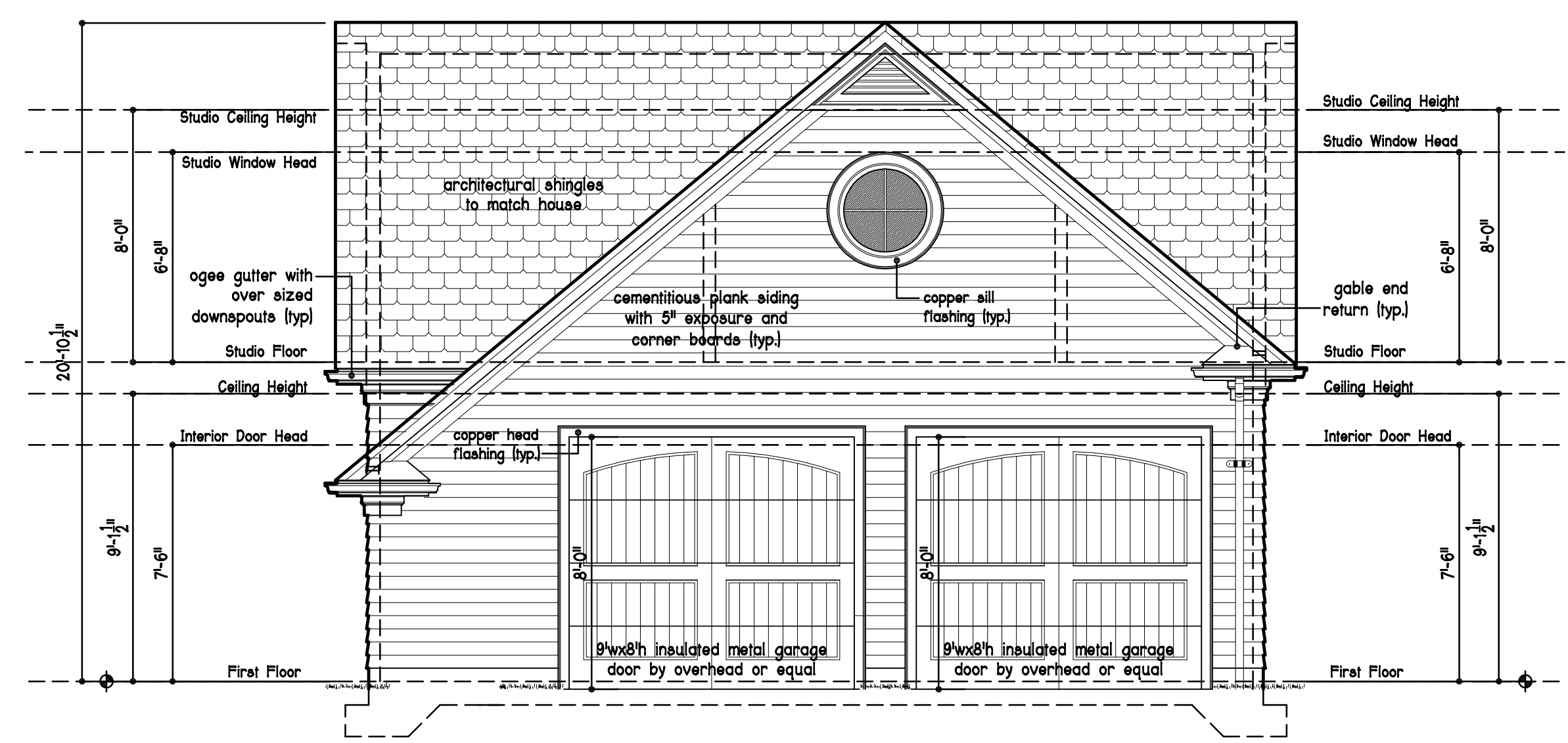
4 PREVIOUSLY SUBMITTED RIGHT ELEV.  
G2.1 SCALE: 1/4" = 1'-0"



3 REVISED RIGHT ELEVATION  
G2.1 SCALE: 1/4" = 1'-0"



2 PREVIOUSLY SUBMITTED FRONT ELEV.  
G2.1 SCALE: 1/4" = 1'-0"



1 REVISED FRONT ELEVATION  
G2.1 SCALE: 1/4" = 1'-0"



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1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA  
(REVISED)

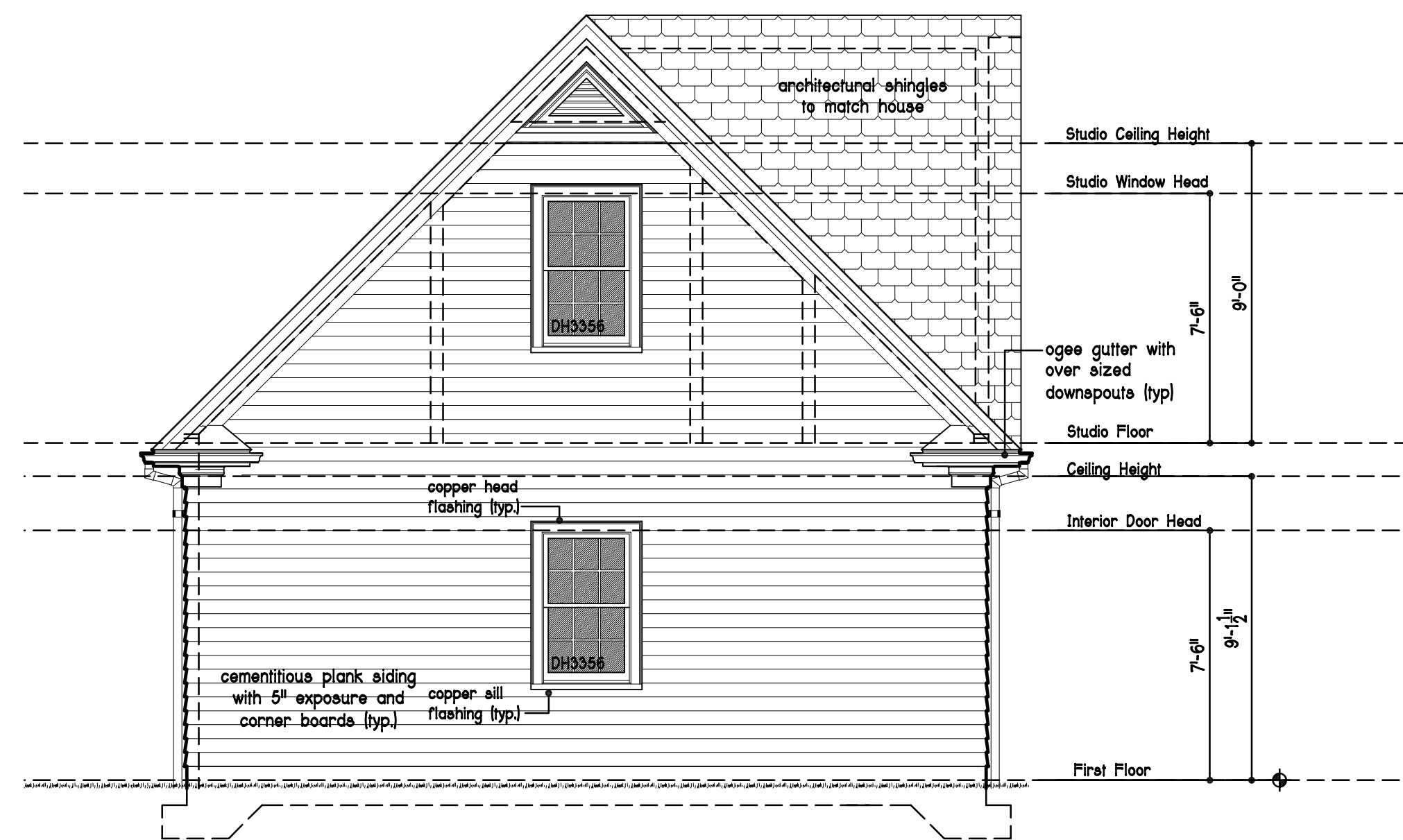
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REVISIONS

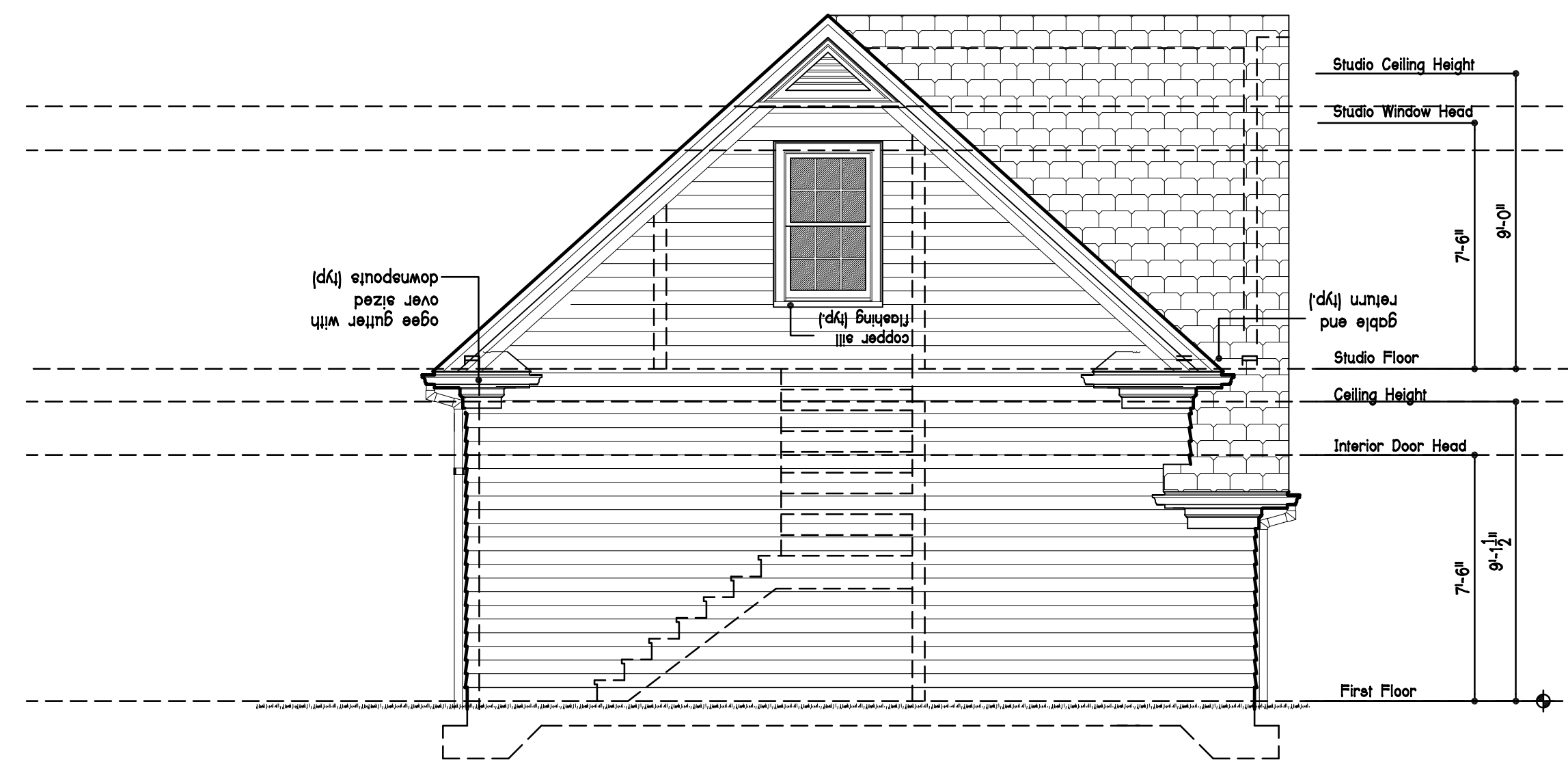
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EXTERIOR  
ELEVATIONS

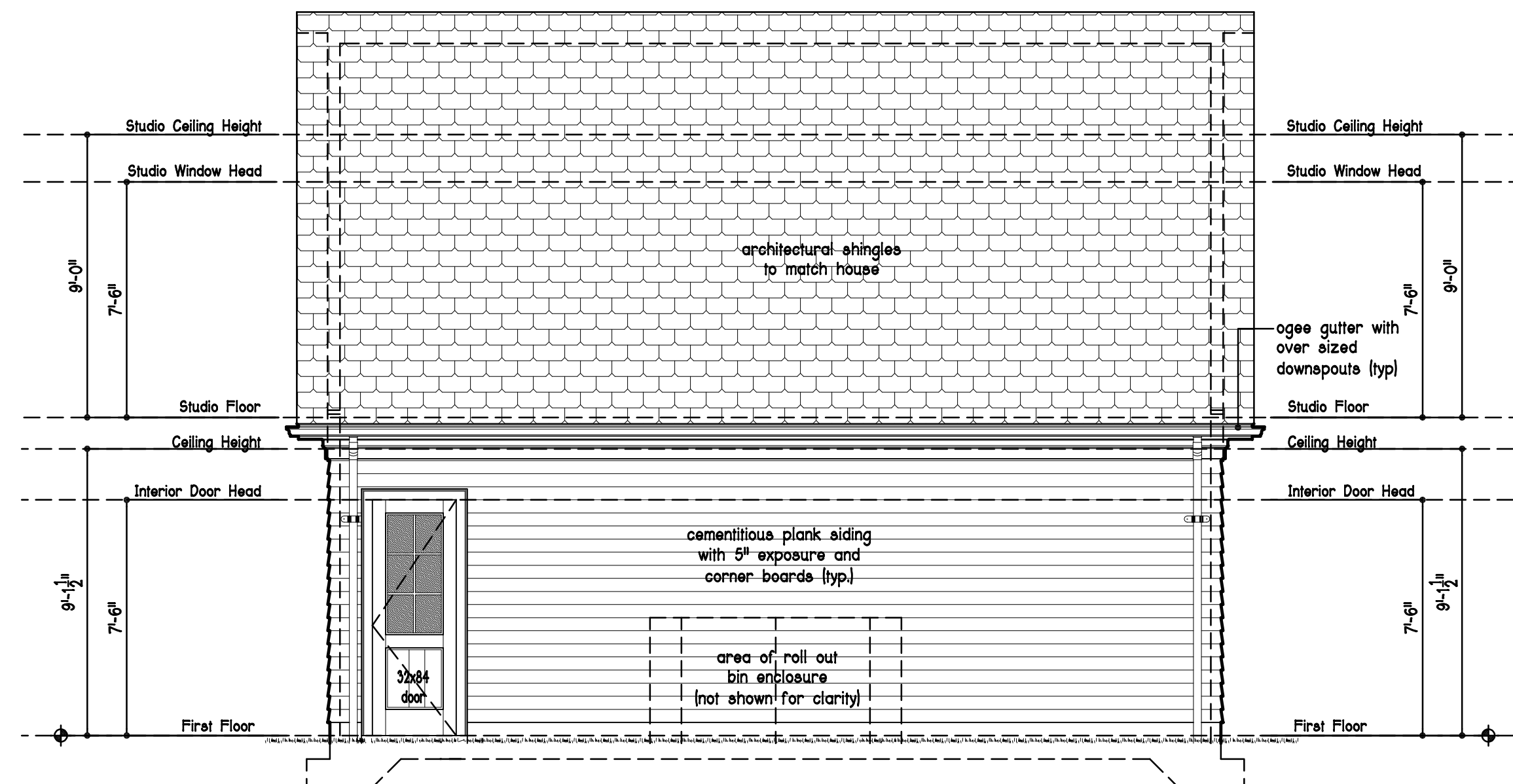
G2.2  
THE BORIN RESIDENCE



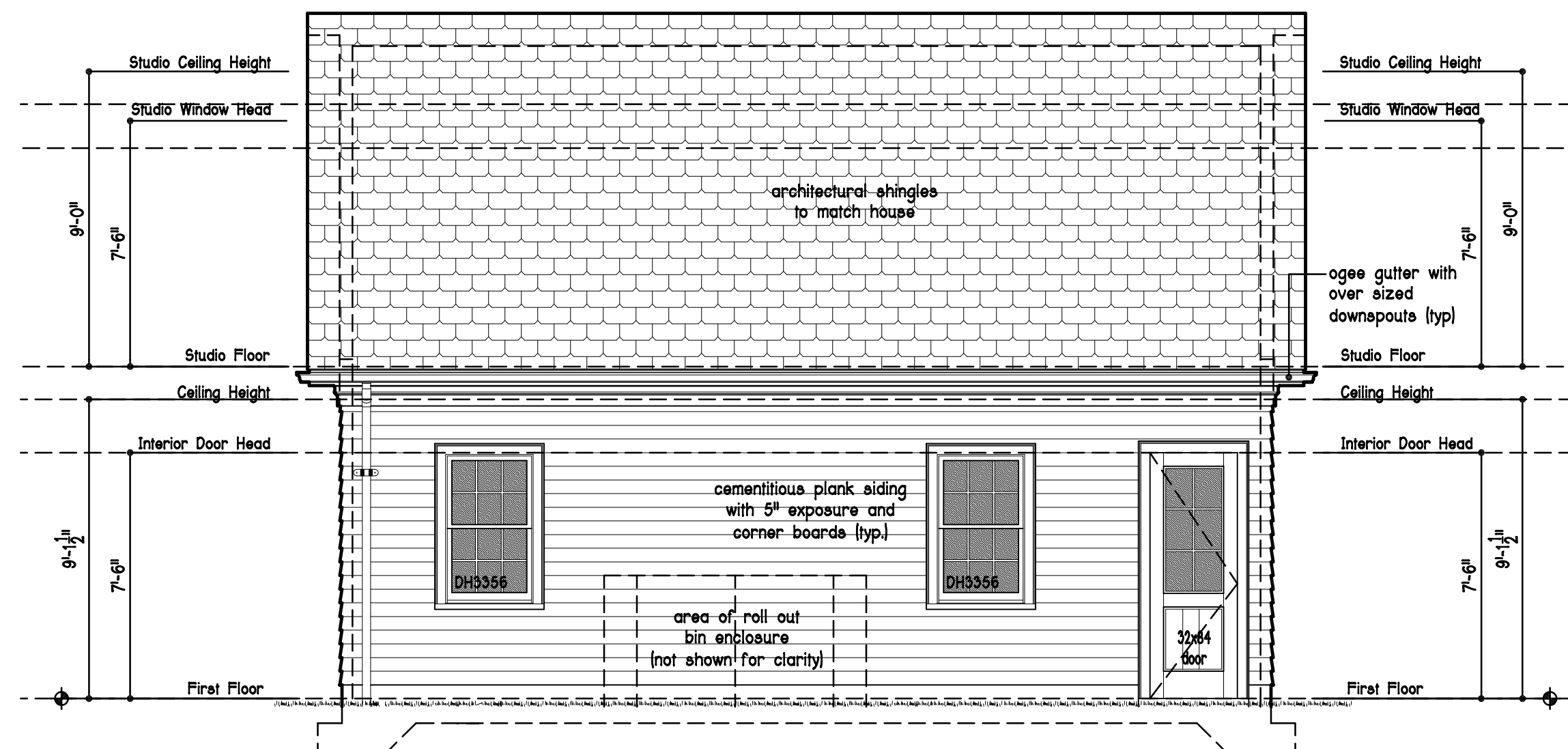
4 PREVIOUSLY SUBMITTED LEFT ELEV.  
G2.2 SCALE: 1/4" = 1'-0"



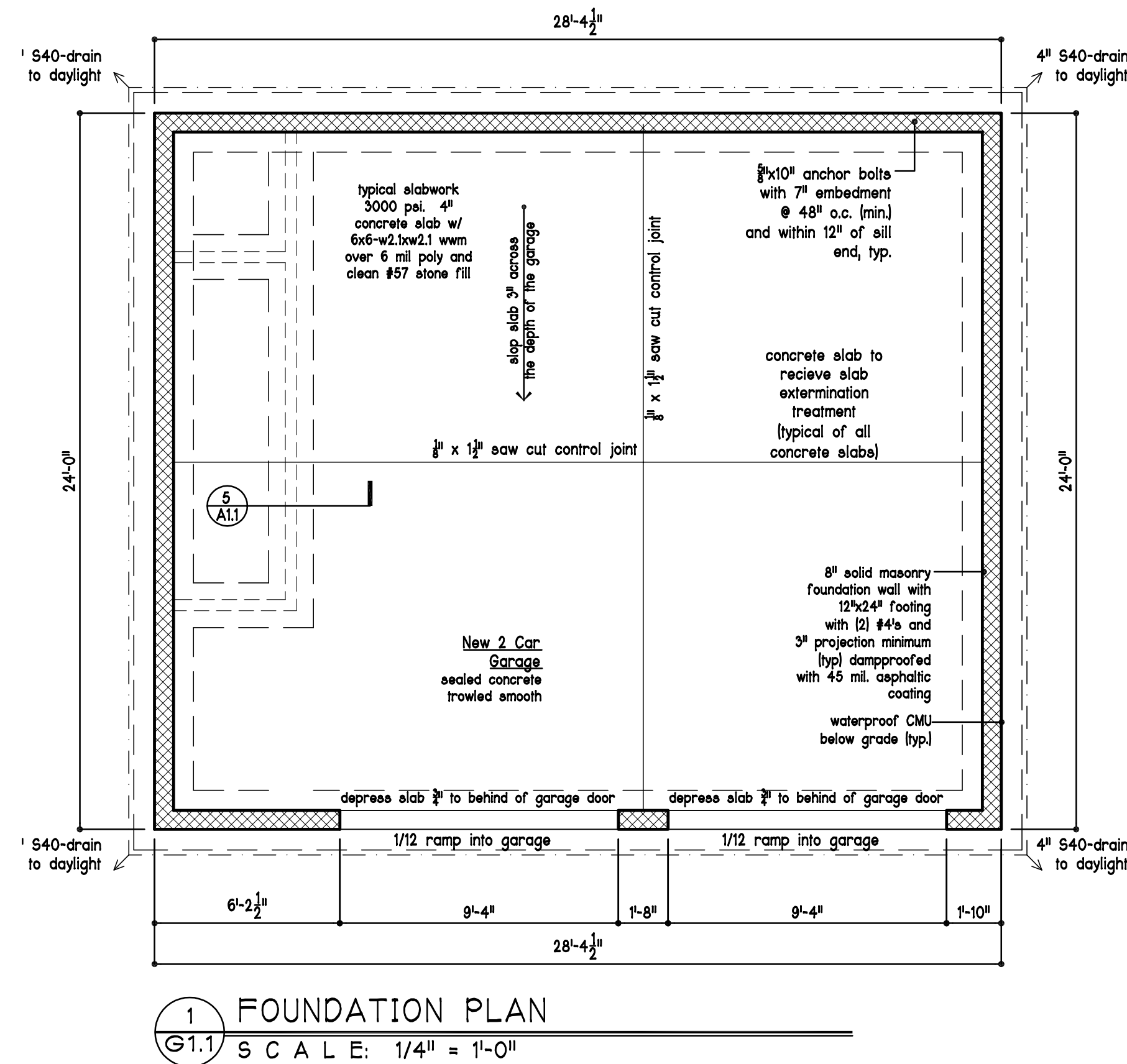
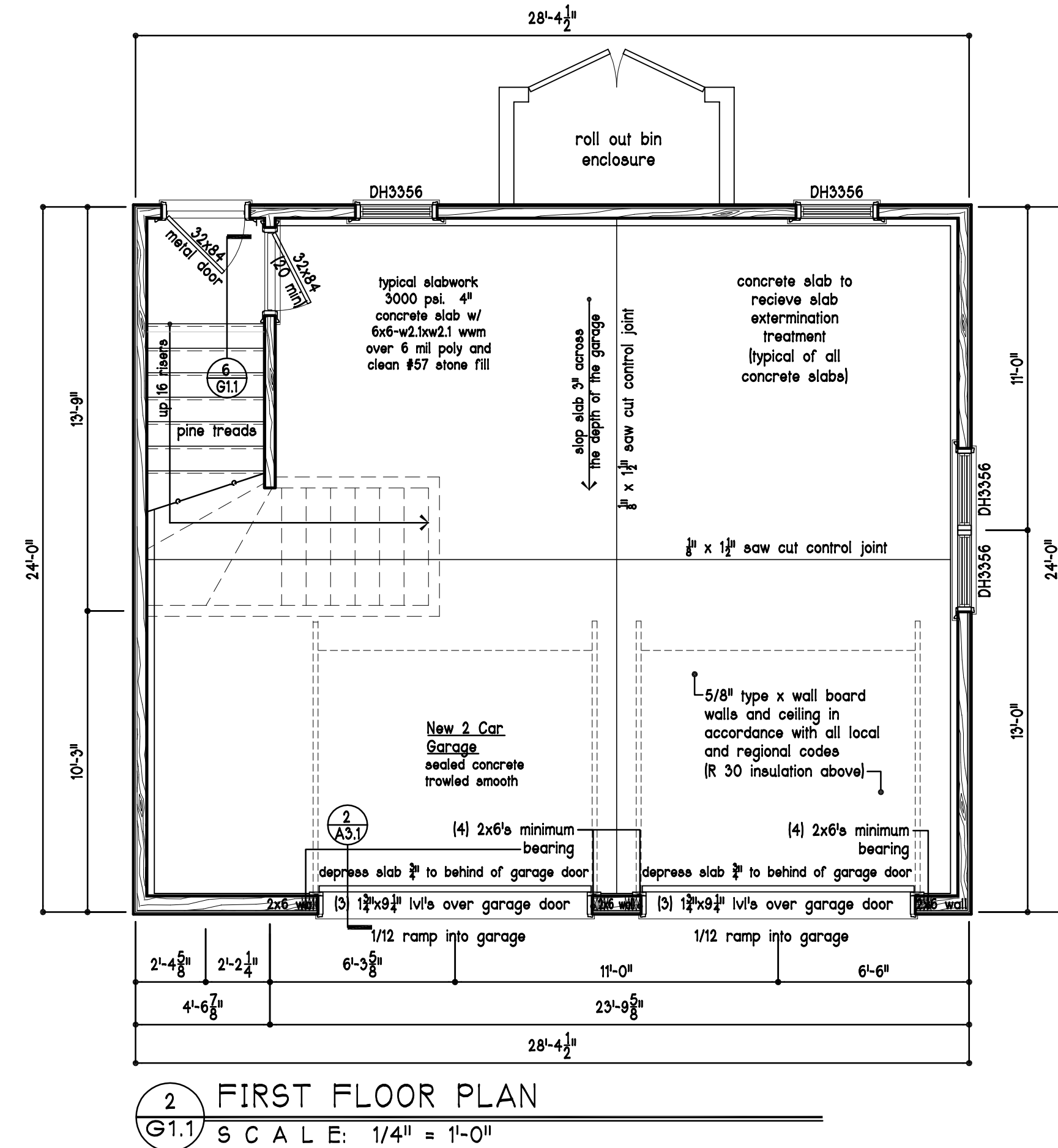
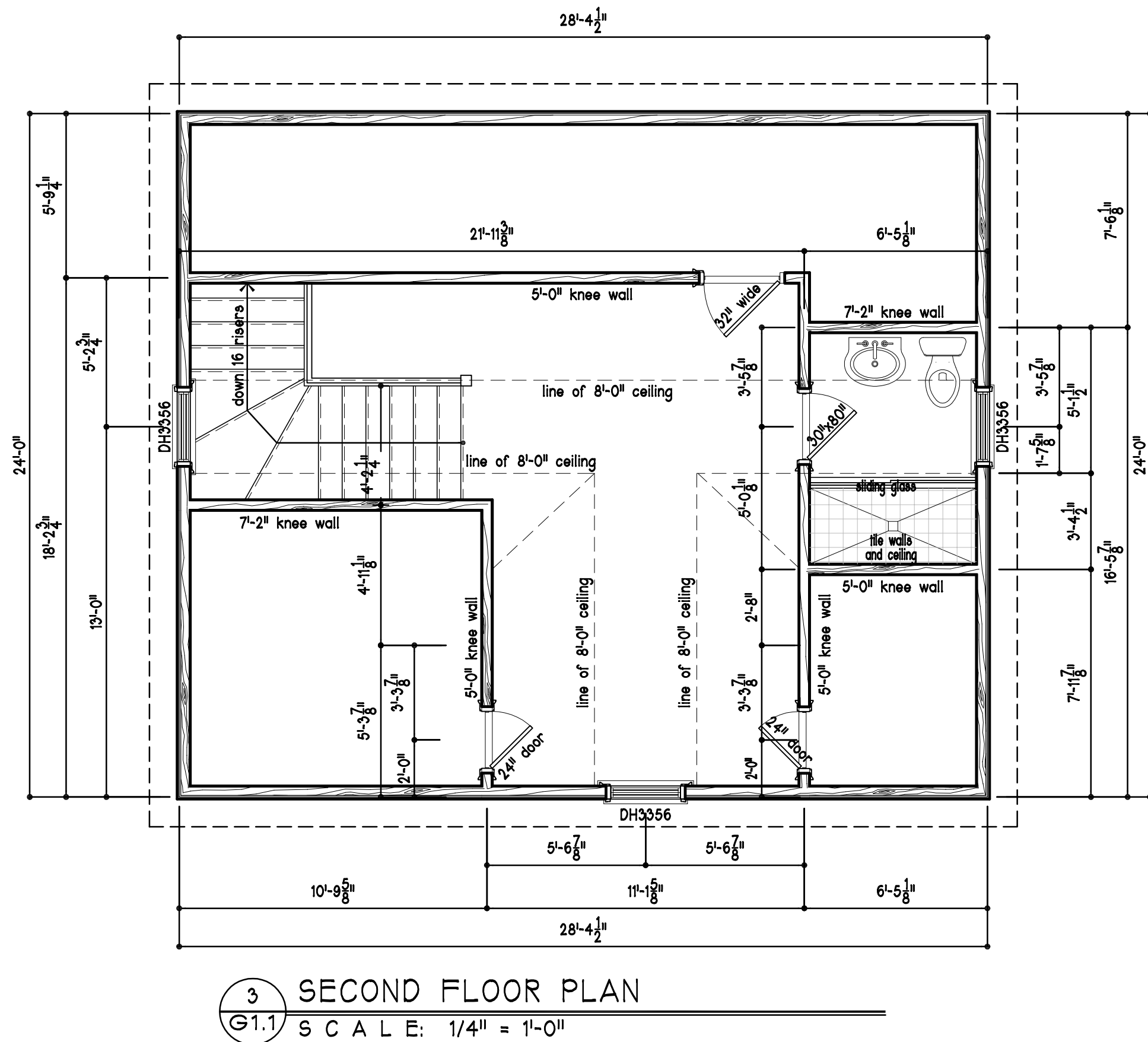
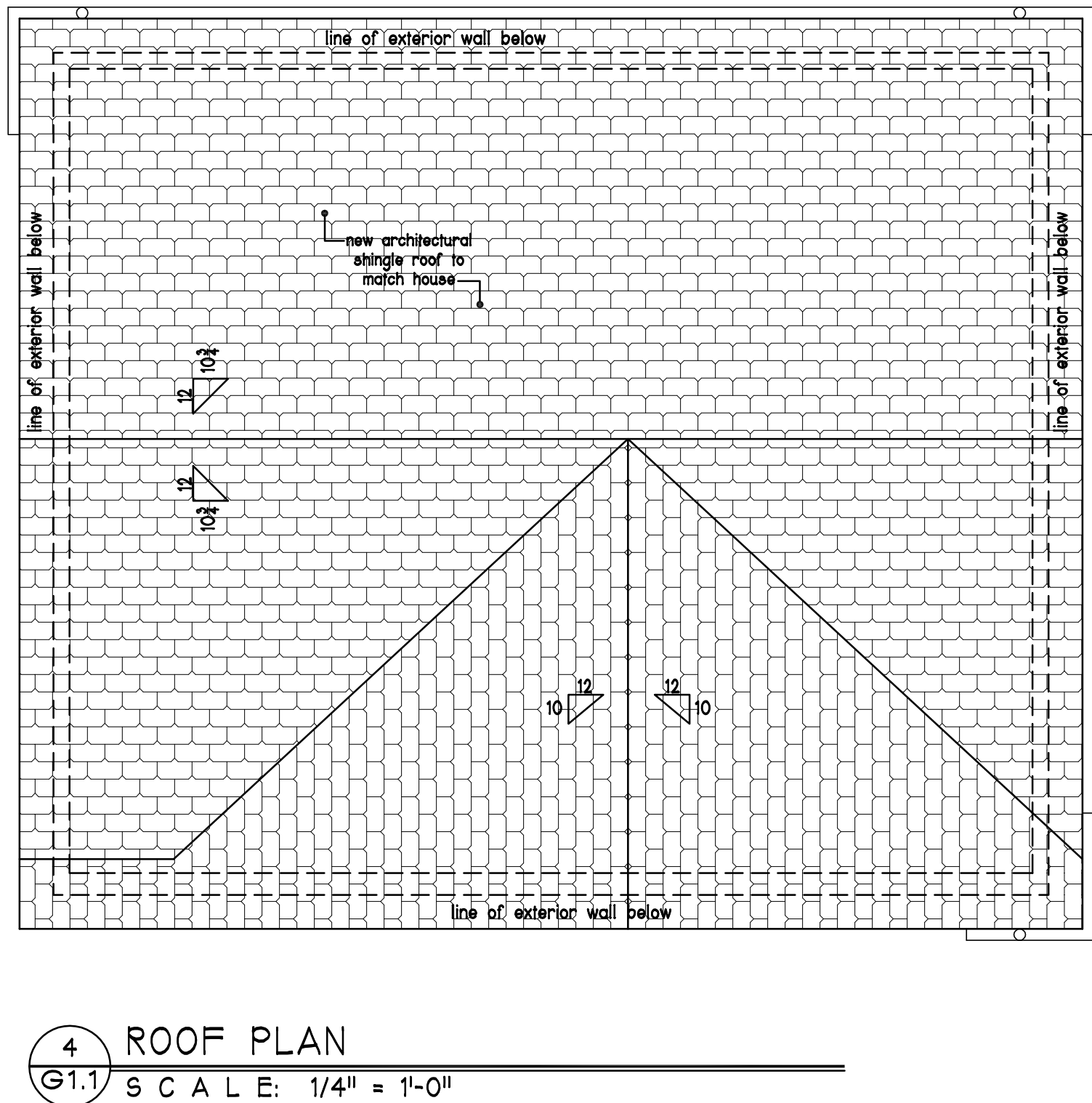
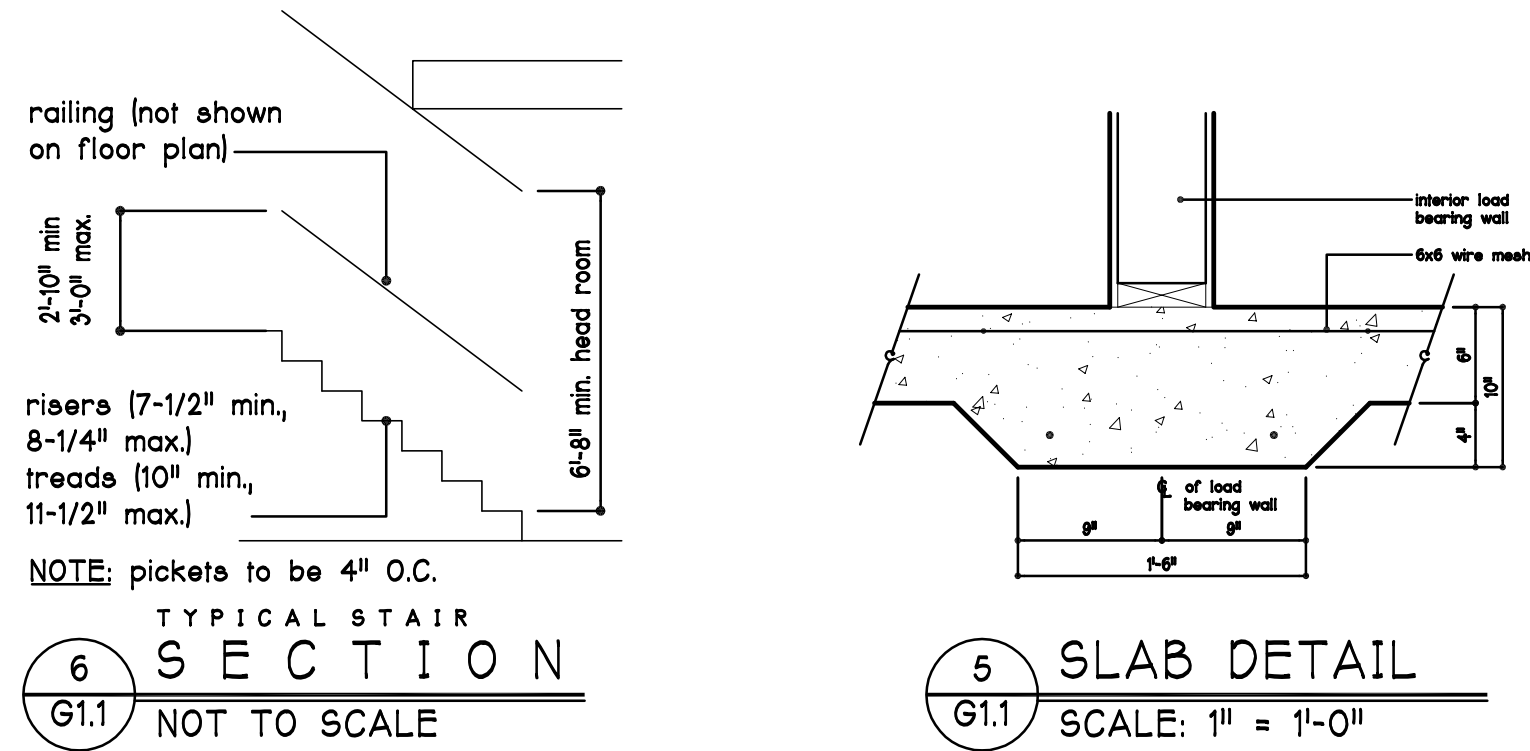
3 REVISED LEFT ELEVATION  
G2.2 SCALE: 1/4" = 1'-0"



2 PREVIOUSLY SUBMITTED REAR ELEV.  
G2.2 SCALE: 1/4" = 1'-0"



1 REVISED REAR ELEVATION  
G2.2 SCALE: 1/4" = 1'-0"



Square Footage Calculations  
(as of January 2, 2018)

First Floor:	
Unheated	680
Second Floor:	
Unheated	358
Total	1038

THE BORIN RESIDENCE  
1719 DILWORTH ROAD EAST  
CHARLOTTE, NORTH CAROLINA  
(REVISED)

ISSUE DATE: 01.03.2017

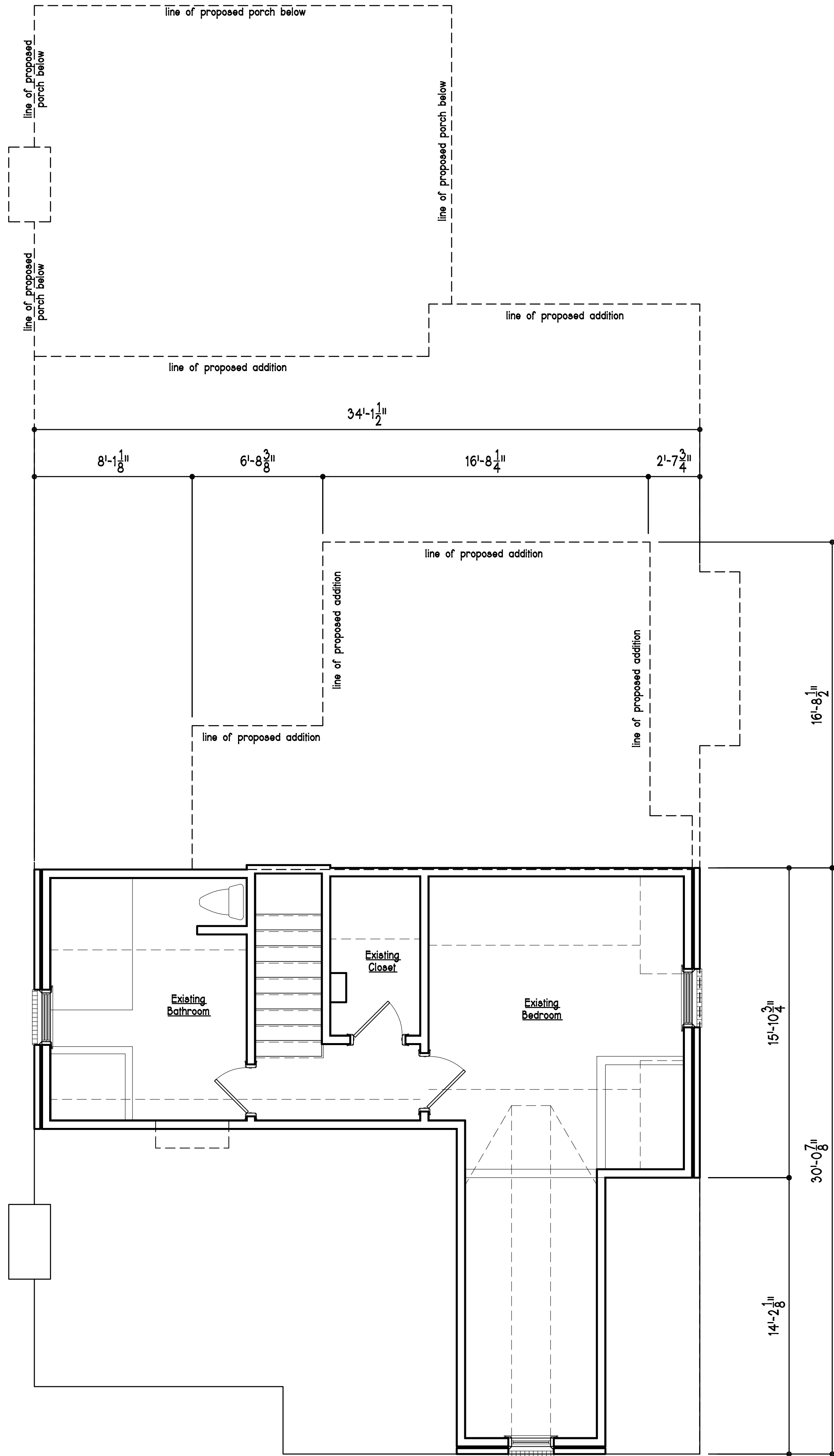
REVISIONS

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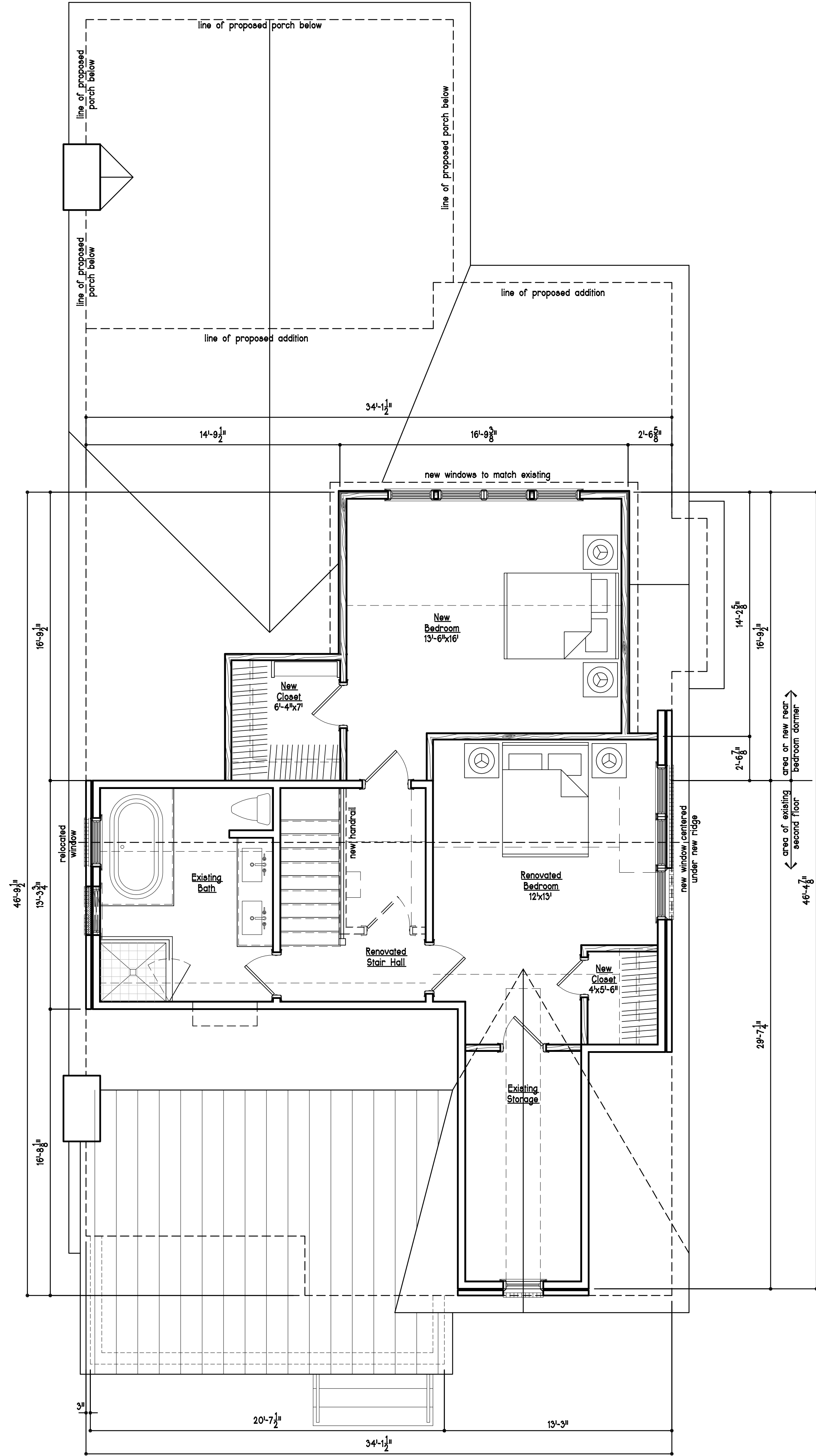
GARAGE  
FLOOR  
PLANS







2 EXISTING SECOND FLOOR PLAN  
A1.2 SCALE: 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN  
A1.2 SCALE: 1/4" = 1'-0"

# THE BORIN RESIDENCE

## 1719 DILWORTH ROAD EAST

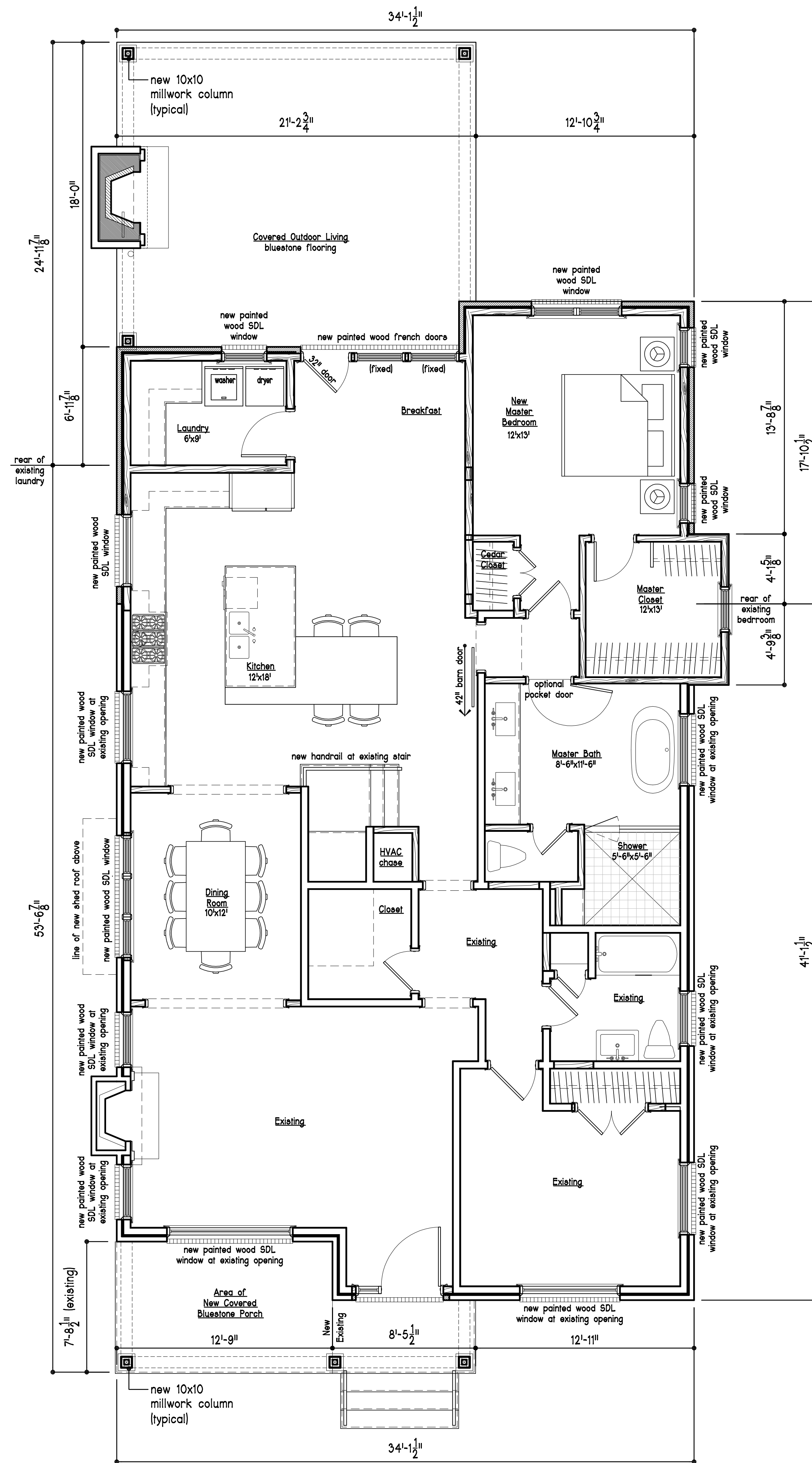
### CHARLOTTE, NORTH CAROLINA

ISSUE DATE: 12.04.2017  
REVISIONS

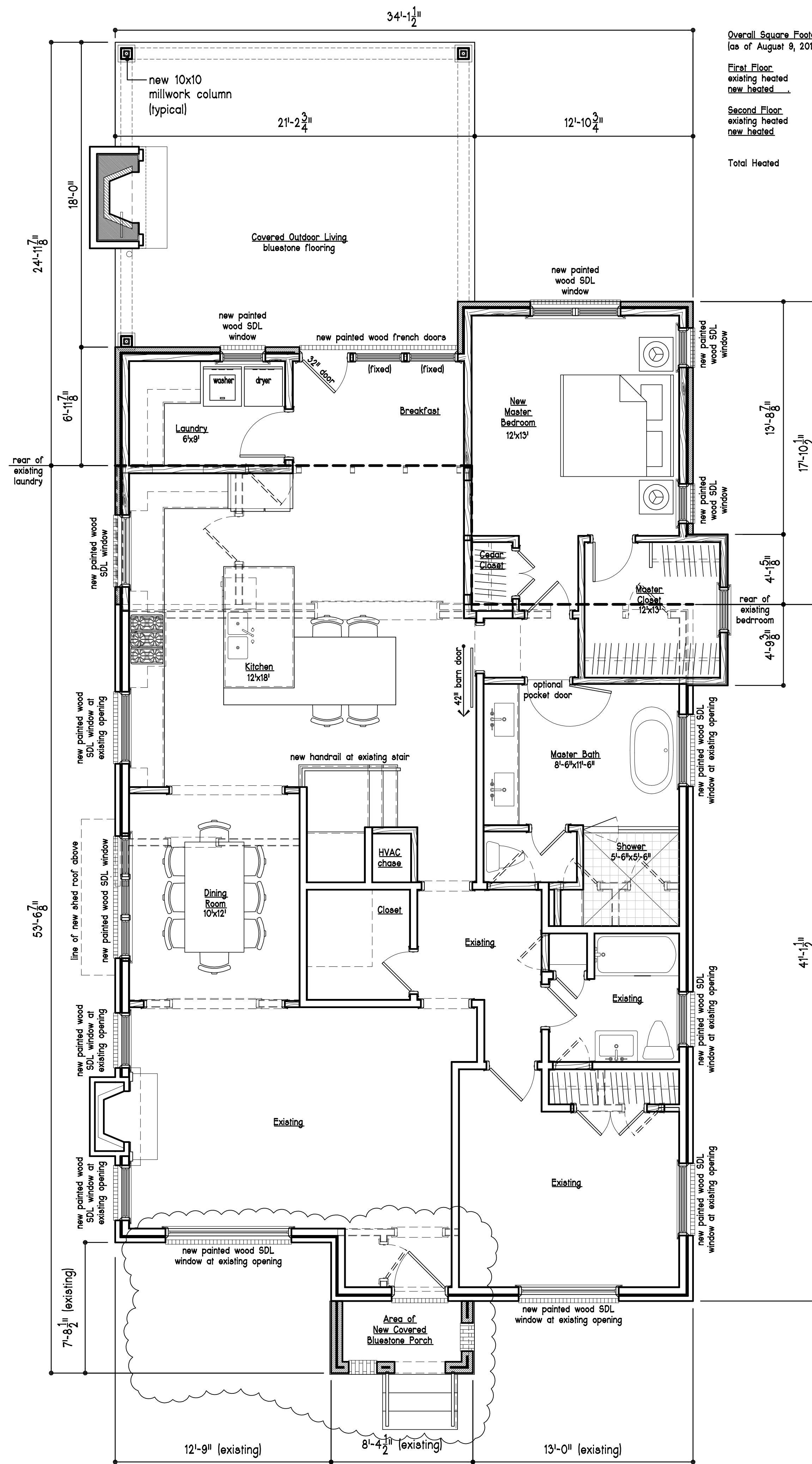
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EXISTING & PROPOSED  
SECOND  
FLOOR PLAN  
A1.2  
THE BORIN RESIDENCE





2 PREVIOUSLY SUBMITTED FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"



1 REVISED FIRST FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"

Overall Square Footage Calculations  
(as of August 9, 2017)

First Floor:	
existing heated	1311 square feet
new heated	563 square feet
	1874 square feet
Second Floor:	
existing heated	580 square feet
new heated	327 square feet
	907 square feet
Total Heated	2781 square feet

# THE BORIN RESIDENCE 1719 DILWORTH ROAD EAST CHARLOTTE, NORTH CAROLINA (REVISED)

ISSUE DATE: 01.03.2017  
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EXISTING & PROPOSED  
FIRST FLOOR  
PLAN

A1.1

THE BORIN RESIDENCE