
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1901 Dilworth Road East

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Zack Alsentzer

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Picturesque Revival style house constructed in 1928. Exterior material is textured stucco. The site is a corner lot.

Proposal

The project is an addition to the rear that is no taller or wider than the house and square footage is less than 50%. The addition is viewable from East Worthington Avenue. Architectural features include cedar shake and lap siding, painted stucco masonry foundation, brick fireplace, wood trim, screened porch and a cross gable roof with same pitch as existing side gables. Porch roof material is standing seam metal. Rear yard permeable space is 85%. The height of the addition is approximately 22' feet. There are no impacts to mature trees.

On the right elevation a picture window is proposed to be replaced by three casement windows.

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.

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 Recommendation

1. Standing seam metal is appropriate for secondary roofing material.
2. The picture window appears to be non-original and not compatible with the house and replacement with a complimentary style is appropriate.
3. Staff believes the proposal meets all applicable contextual guidelines for additions.
4. Minor detail changes may be reviewed by staff with HDC recommendation.

Charlotte Historic District Commission Case 2018-074
HISTORIC DISTRICT: DILWORTH
ADDITION

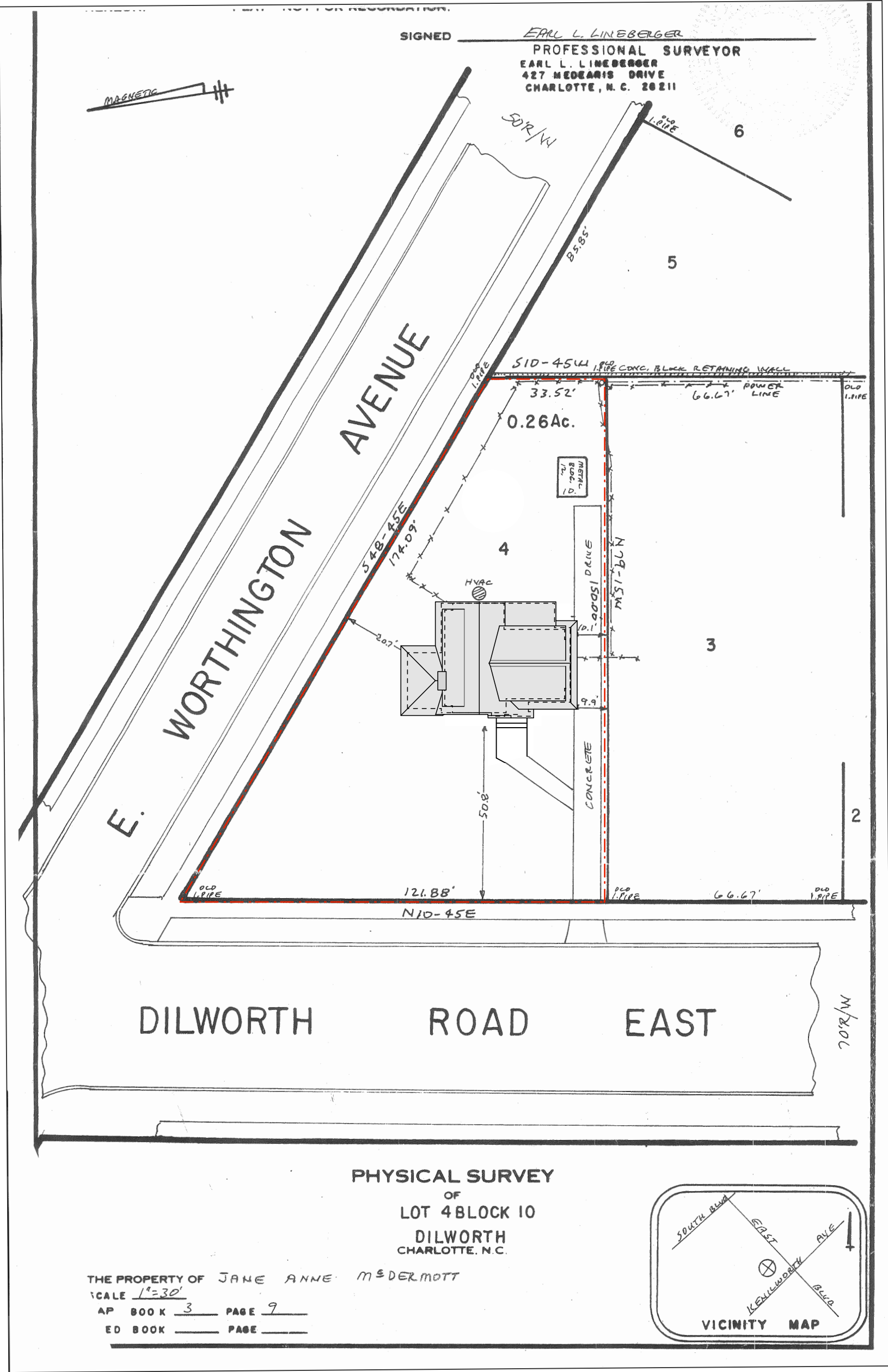




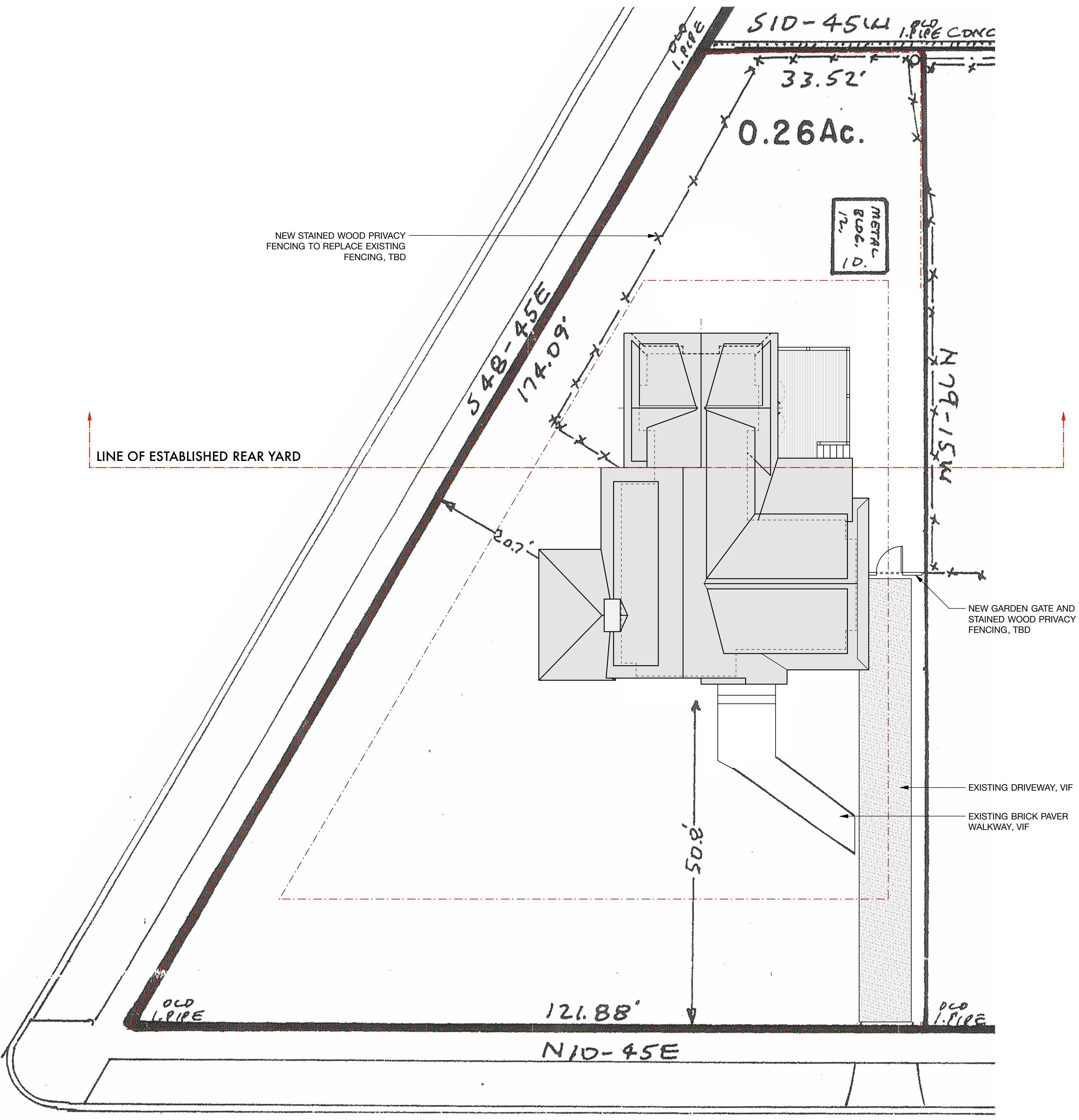


1901 Dilworth Rd
East rear yard





A1 Survey (Shown For Reference Only)



A3 Site Plan
Scale: 1" = 10 ft



1901 Dilworth Rd East - REAR YARD PERMEABILITY CALCULATIONS

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	3375 sqft	100% FROM BACK OF ORIGINAL HOUSE
MIN. PERMEABLE SURFACE REQ'D	1688 sqft	50% MIN. PERMEABLE (OPEN) REQ'D
ROOFS, WALKS, SHEDS AS DESIGNED	494 sqft	15% COVERED SURFACE AREA DESIGNED
PERMEABLE AS DESIGNED	2881 sqft	85% PERMEABLE (OPEN) AS DESIGNED



1901 Dilworth Rd East

Prepared for: Michael & Laurie Hodge

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Mark	Date	Description
01	01/18/2018	Schematic Design
02	02/08/2018	DD / HDC Application

Site Plan & Survey

D

O

C



C1 Existing Front Elevation
Scale: 1/4" = 1'-0"

EXISTING

PROPOSED

4

O

5

D

O

C



C4 Existing Left Elevation
Scale: 1/4" = 1'-0"

B

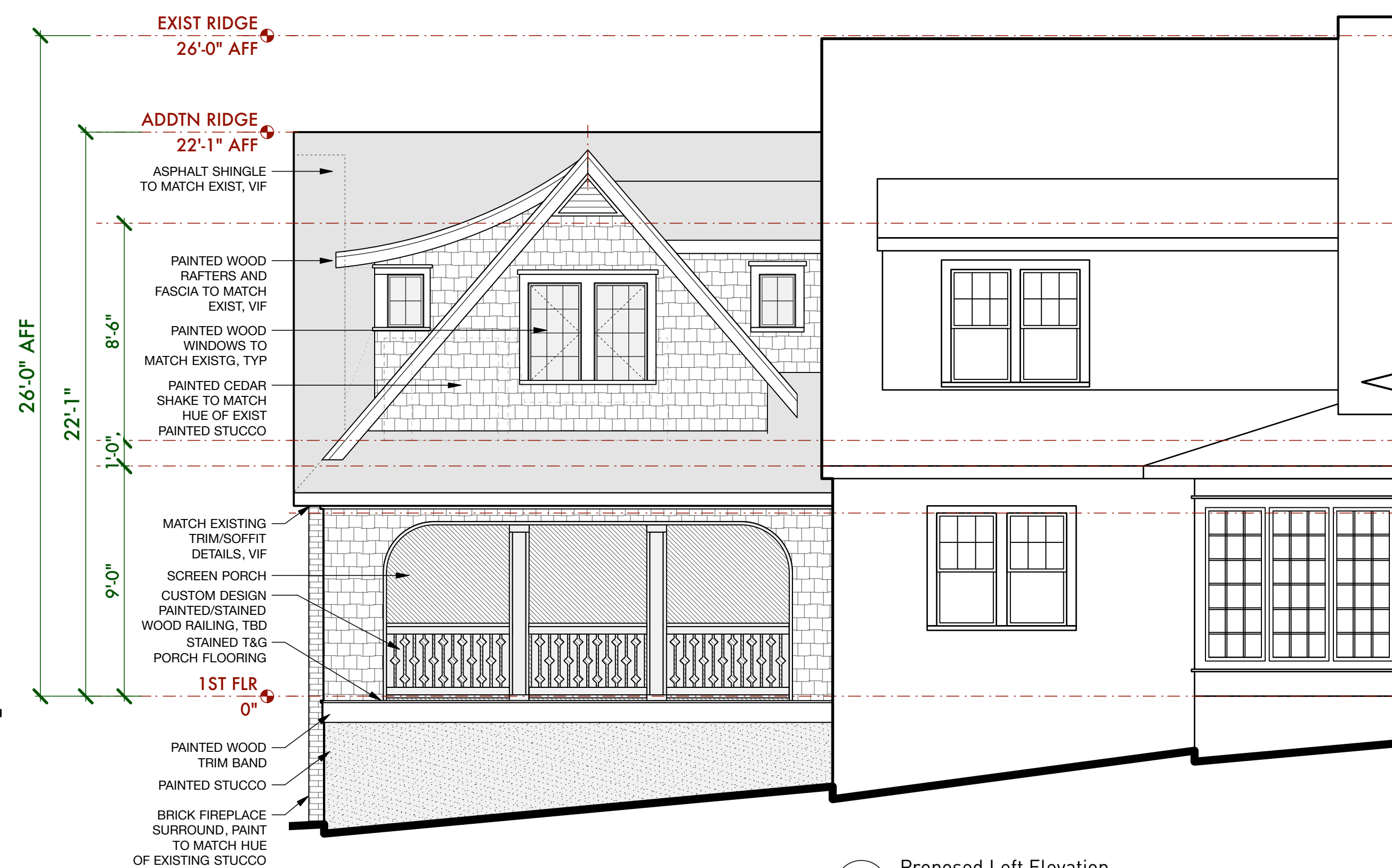
O

A



A1 Proposed Front Elevation
Scale: 1/4" = 1'-0"

NEW PAINTED WOOD FENCE
AND GARDEN GATE, SEE C5/A301
FOR ELEVATION DETAIL



A4 Proposed Left Elevation
Scale: 1/4" = 1'-0"

alter
ARCHITECTS

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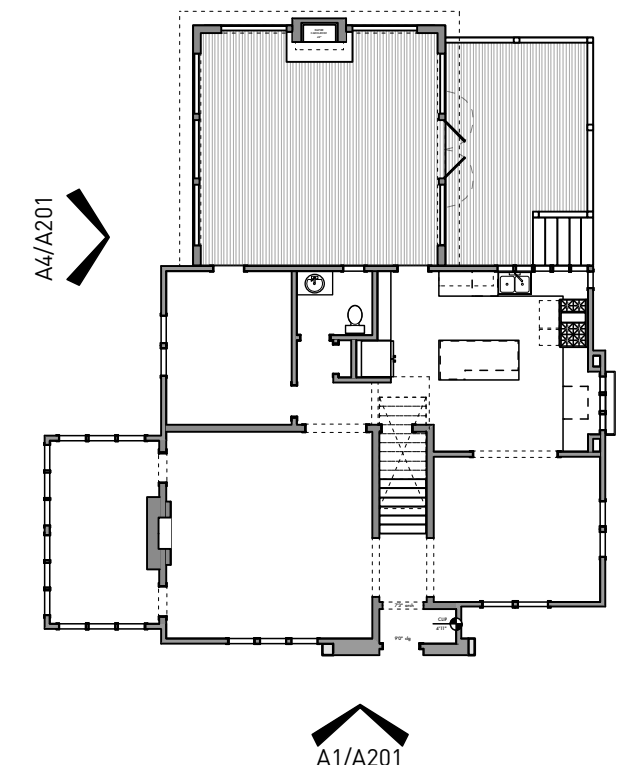
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Elevations
Front & Left

A201

D

O

C



C1 Existing Right Elevation
Scale: 1/4" = 1'-0"

EXISTING

PROPOSED



C4 Existing Rear Elevation
Scale: 1/4" = 1'-0"

B

O

A



A1 Proposed Right Elevation
Scale: 1/4" = 1'-0"



A4 Proposed Rear Elevation
Scale: 1/4" = 1'-0"

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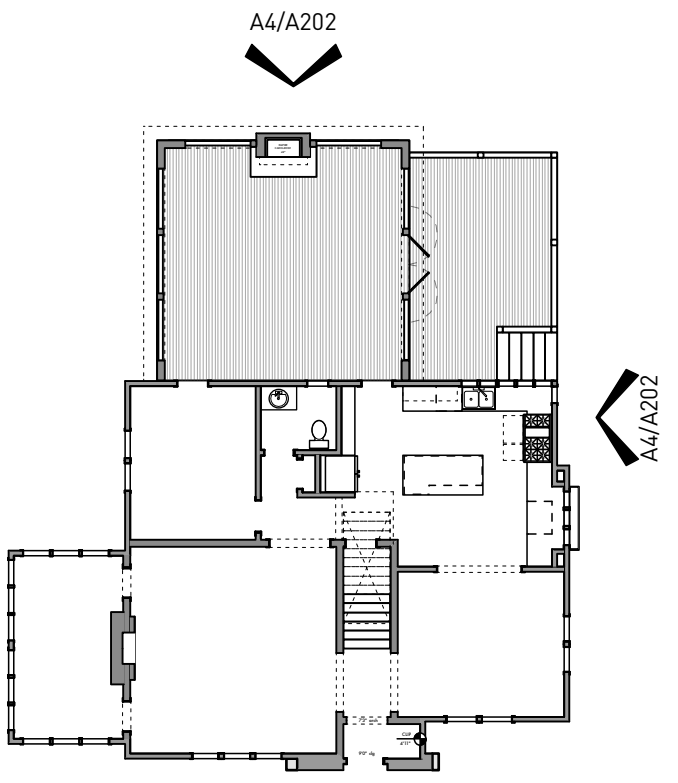
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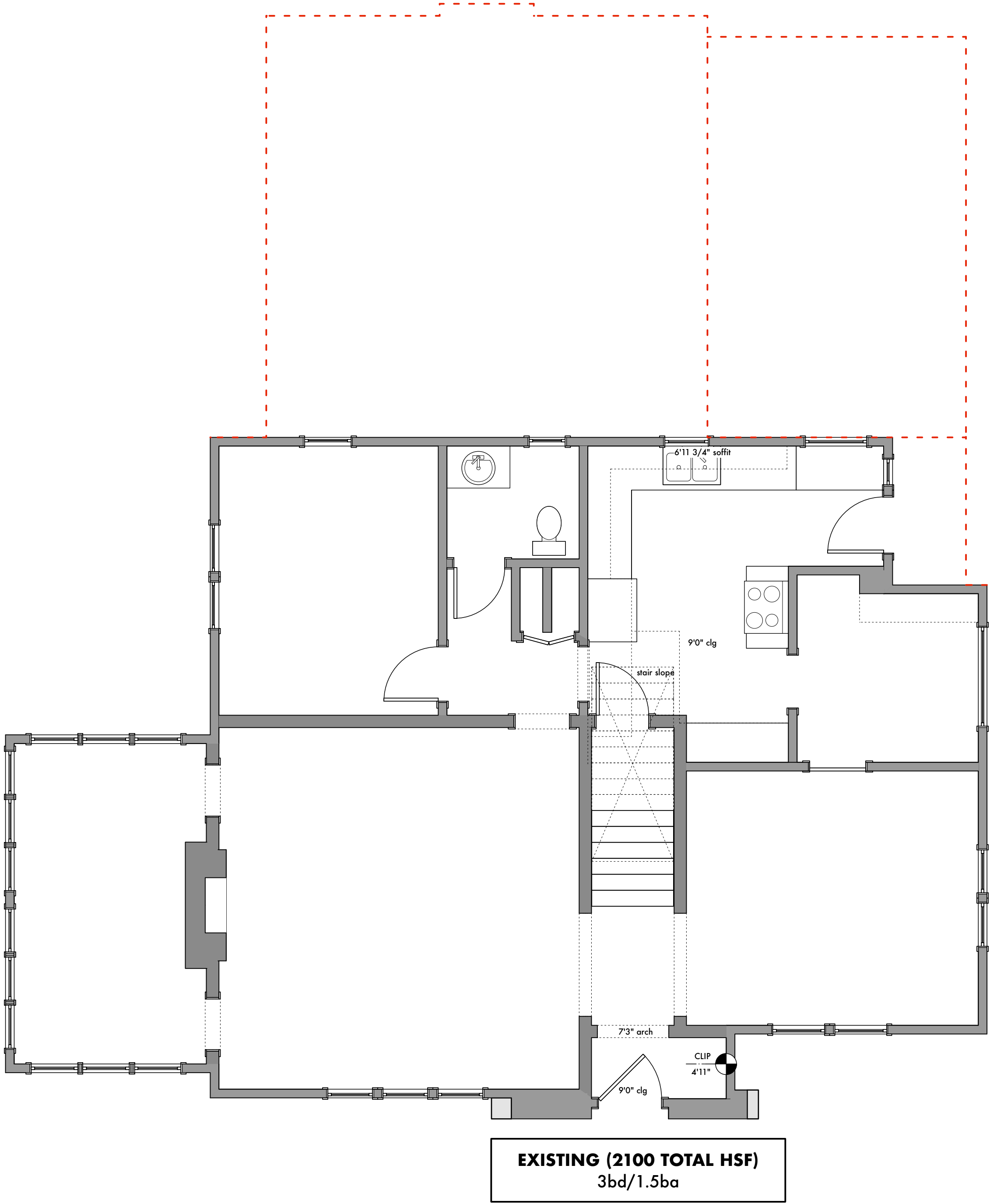
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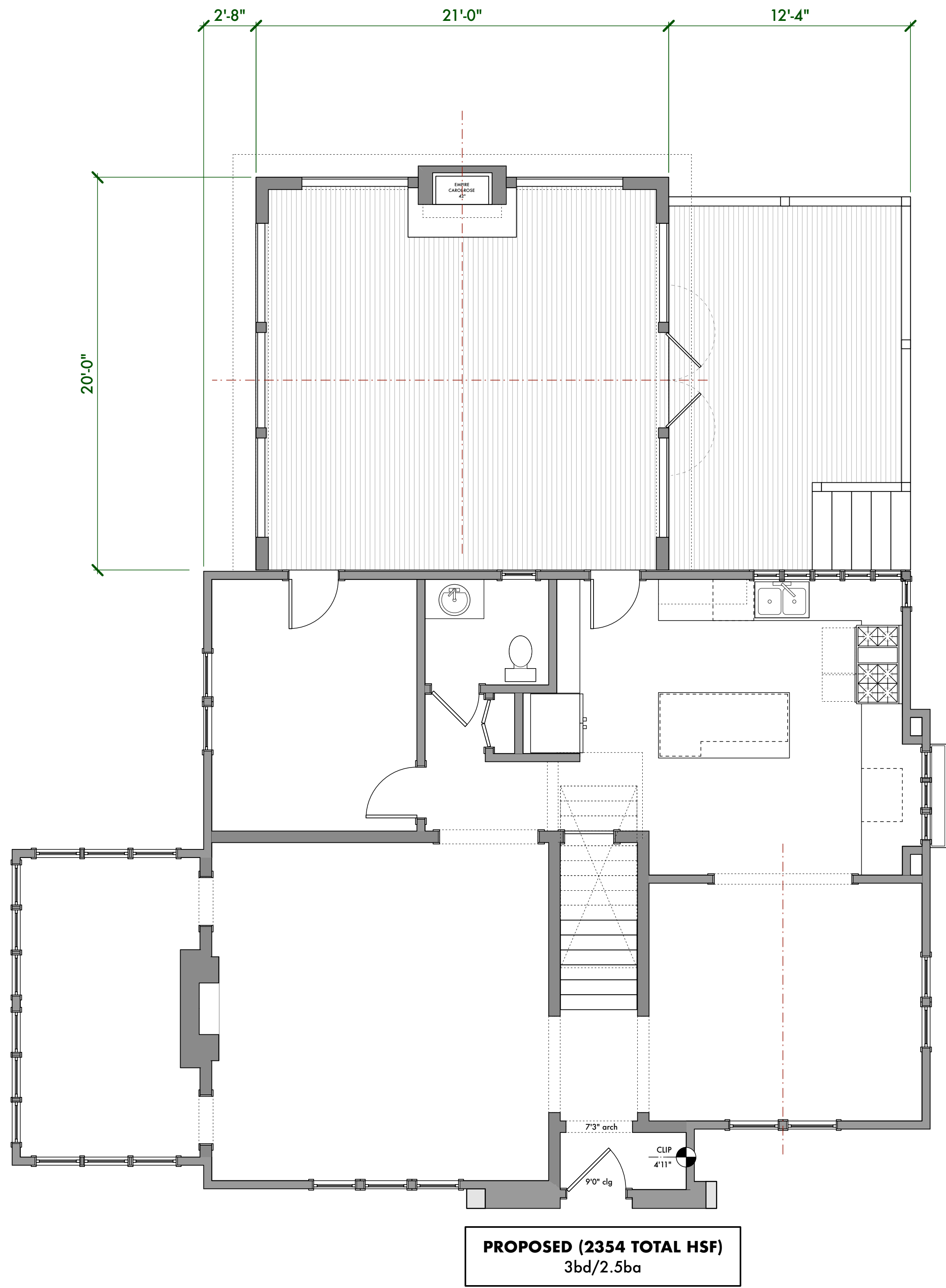
Elevations
Rear & Right

A202



A1 Existing First Floor
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED



A4 Proposed First Floor
Scale: 1/4" = 1'-0"



1901 Dilworth Rd East

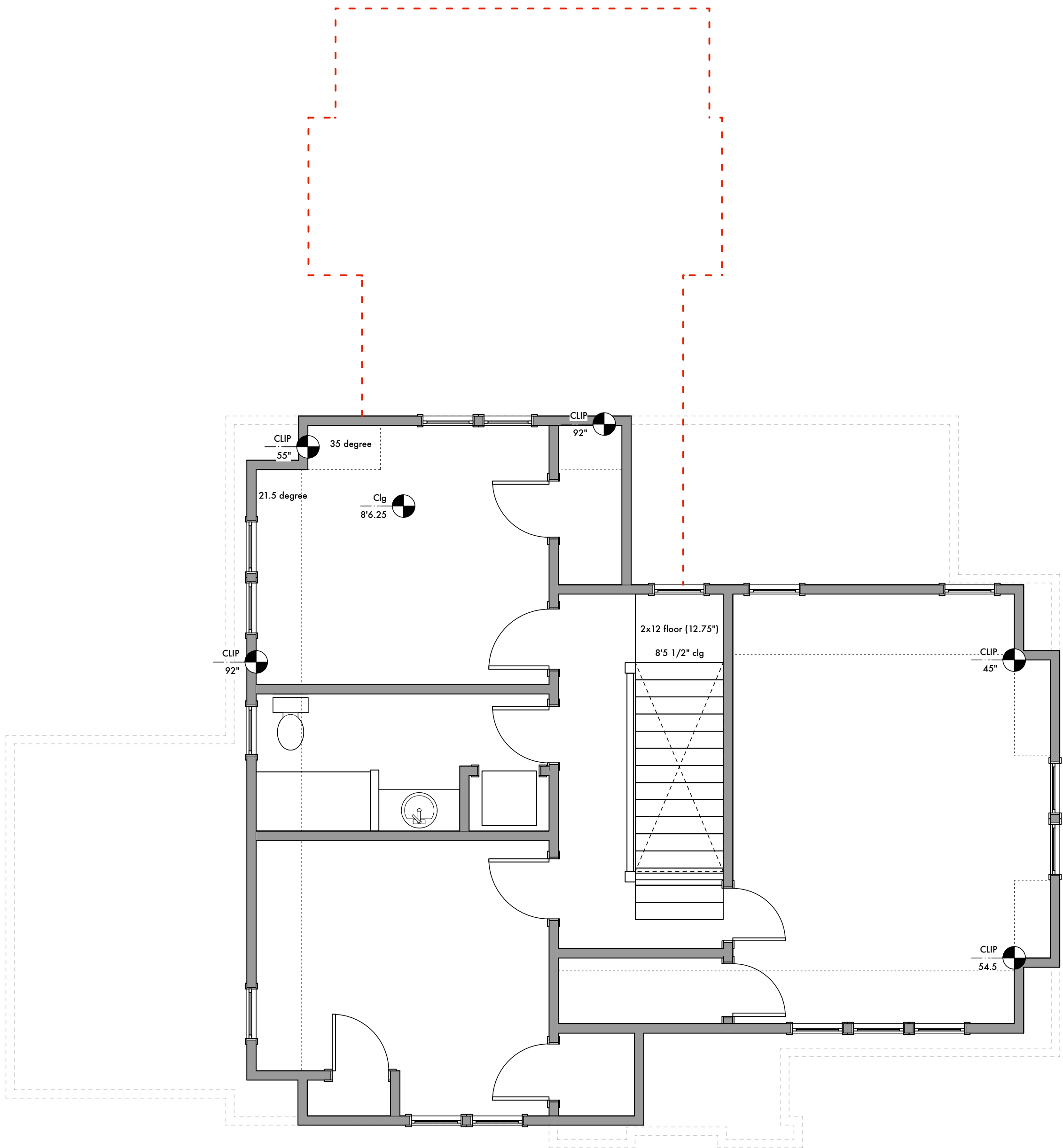
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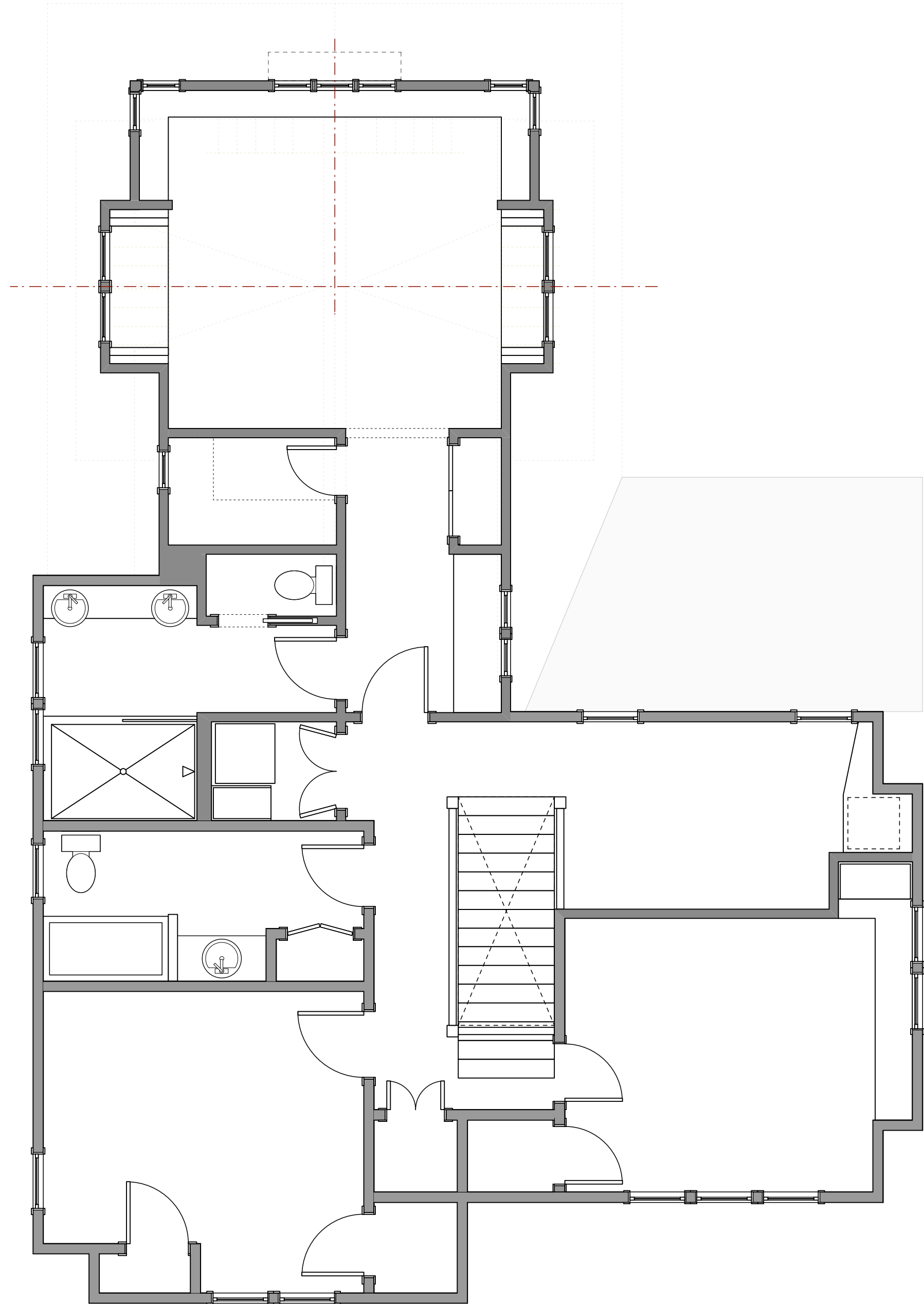
Floor Plans
First Floor

A101



A1 Existing Second Floor
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED



A4 Proposed Second Floor
Scale: 1/4" = 1'-0"



- NOT FOR CONSTRUCTION -

1901 Dilworth Rd East

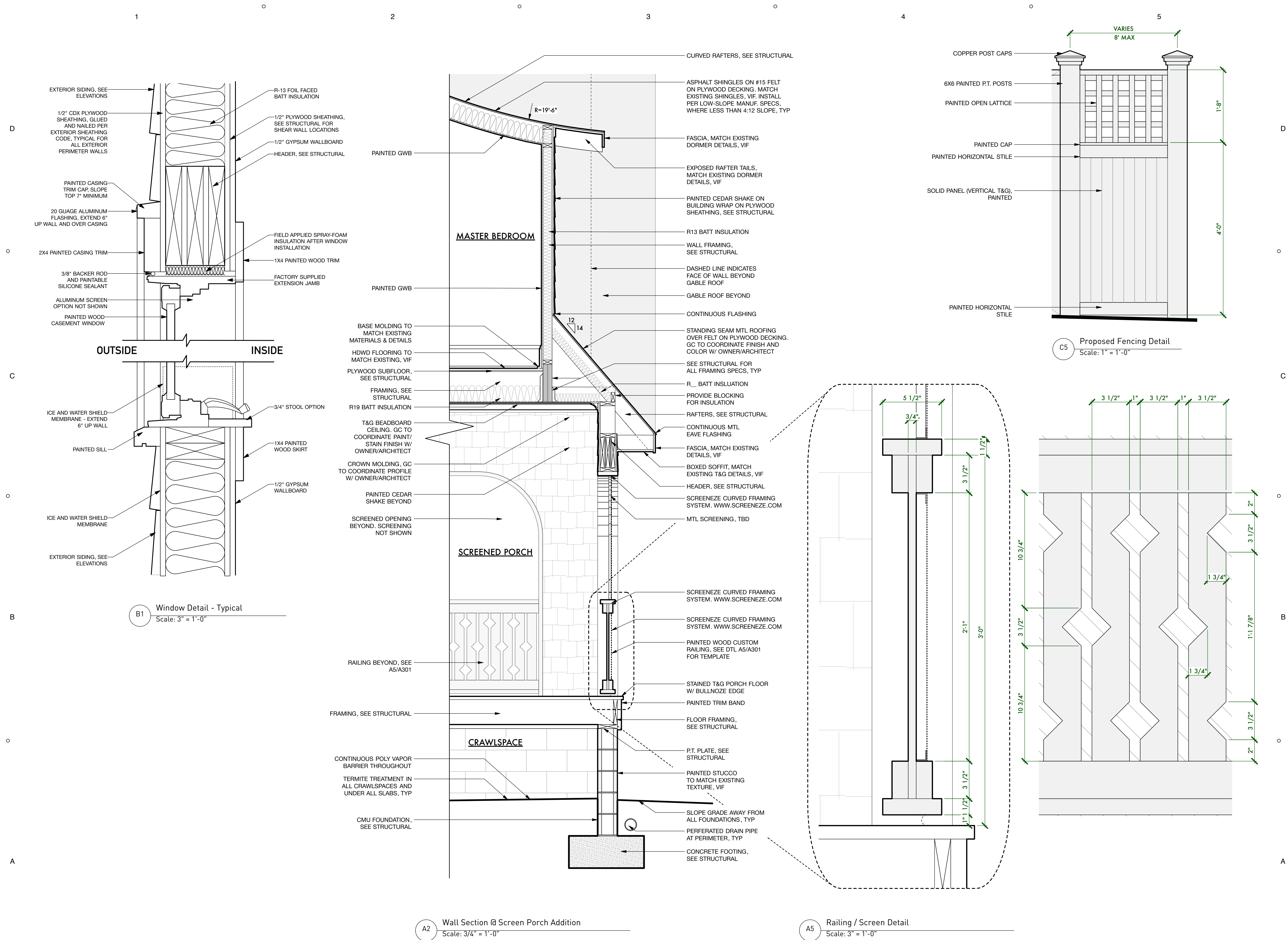
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Floor Plans
Second Floor

A102



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ARCHITECTURE

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ALTE ARCHITECTS

CHARLOTTE NC

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Sections & Details

A301