

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1100 East Boulevard

SUMMARY OF REQUEST: Chimney Removal

APPLICANT/OWNER: Trish Hobson

Details of Proposed Request

Existing Conditions

The existing property is a two story Picturesque Revival-Mediterranean structure constructed in 1928. Features include a brick exterior, tile roof and two large chimneys.

Proposal

The proposal is partial removal of the rear chimney which is highly visible from public ROW. The applicant is requesting the removal of the chimney from the roof up due to structural and maintenance issues.

Policy & Design Guidelines – Chimneys, page 4.7

CHIMNEYS

Chimneys are key visual and functional elements to historic homes in Charlotte's historic districts and they provide ventilation for fireplaces and possibly, furnaces.

GUIDELINES

For Chimneys:

1. Retain original chimneys and any of their decorative features.
2. Repair existing chimneys as needed with matching materials and mortar joints.
3. Avoid removing any primary masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the historic building.
4. Secondary chimneys or flues that are located to the rear of the building in less visible areas may be considered for removal if necessary.
5. The addition of a new masonry chimney that is substantially visible from the street is discouraged.
6. New chimneys associated with new additions will be evaluated under guidelines for new construction and additions.





Staff Analysis

1. The proposal does not meet guideline 4.7.1 and 4.7.3 The HDC will determine if an exception will be granted.

Charlotte Historic District Commission Case 2018-230
HISTORIC DISTRICT: DILWORTH
CHIMNEY REMOVAL



-  1100 East Bv
-  Dilworth Historic District
-  Property Lines
-  Building Footprints



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An aerial photograph of a large, two-story house with a complex, multi-gabled red-tiled roof. The house is surrounded by lush green trees. A yellow square is drawn on the right side of the house, highlighting a specific area. The word "Front" is written in yellow text above the house, and "Rear" is written in yellow text below the house.

Front

Rear









