Charlotte Historic District Commission

Staff Review

HDC 2018-430

Application for a Certificate of Appropriateness

Date: September 12, 2018

PID# 12111107

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2000 Charlotte Drive

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Sean Gillespie/Madison Ross Knox

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1941. Architectural features side gable roof and partial engaged front porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 20'-2". The lot size is 55' x 140'.

Proposal

The proposal is a new roof over an existing concrete patio. The new addition is no taller or wider than the main house but is located on a corner lot. An outdoor brick fireplace will also be constructed to match existing. Materials include new wood columns to match existing and a wood handrail. New roof and trim details will match existing. New brick will match existing. There are no impacts to mature trees.

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.

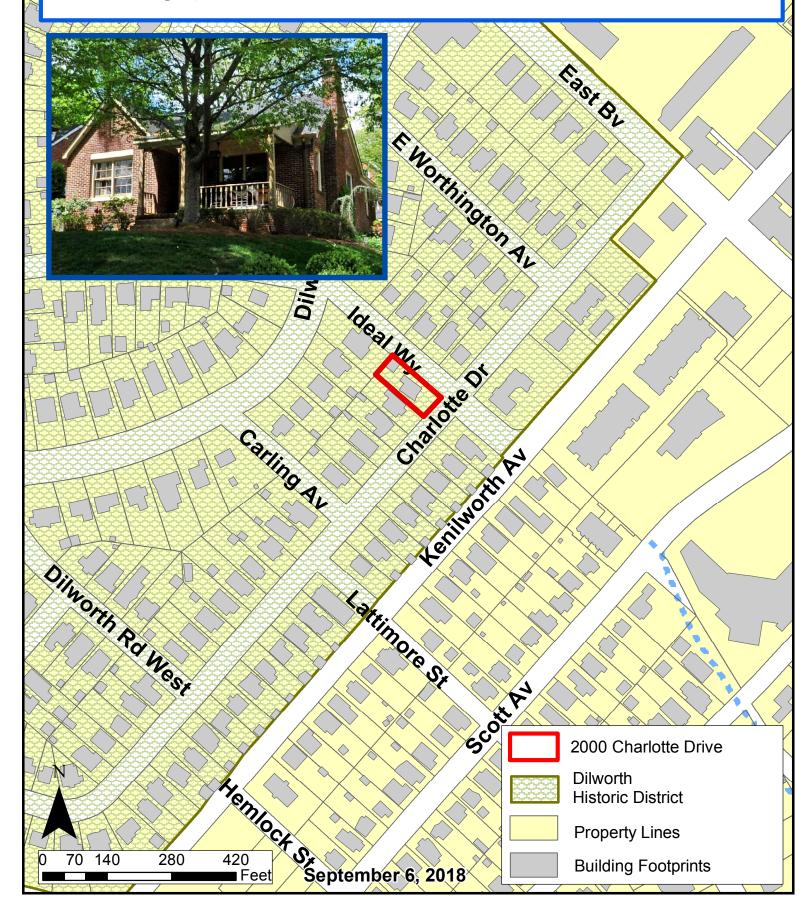
| All New Construction | n Projects Will be Evaluated for Compatibility by the Following Criteria | Page # |
|-------------------------|---|---------|
| Setback | in relationship to setback of immediate surroundings | 6.2 |
| Spacing | the side distance from adjacent buildings as it relates to other 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. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above, and new construction porches, 6.14.
- 2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-430 HISTORIC DISTRICT: DILWORTH ADDITION







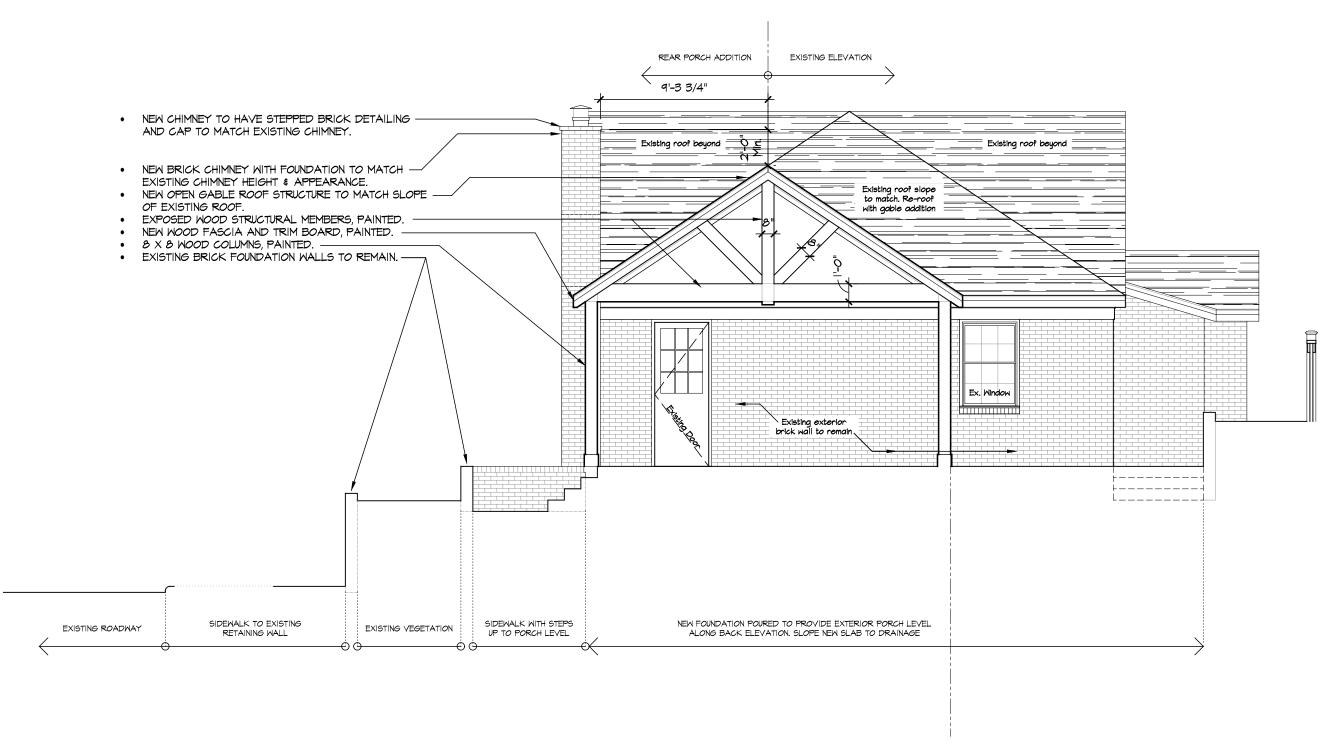














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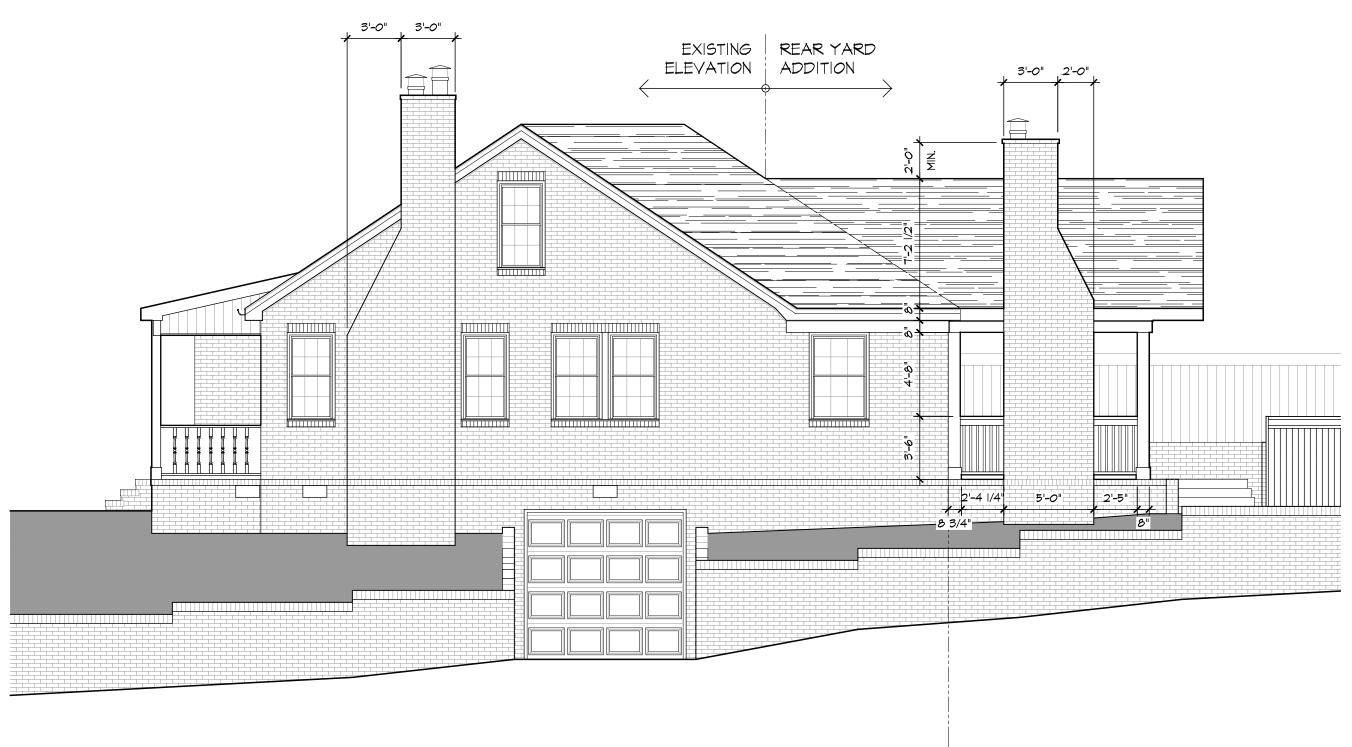
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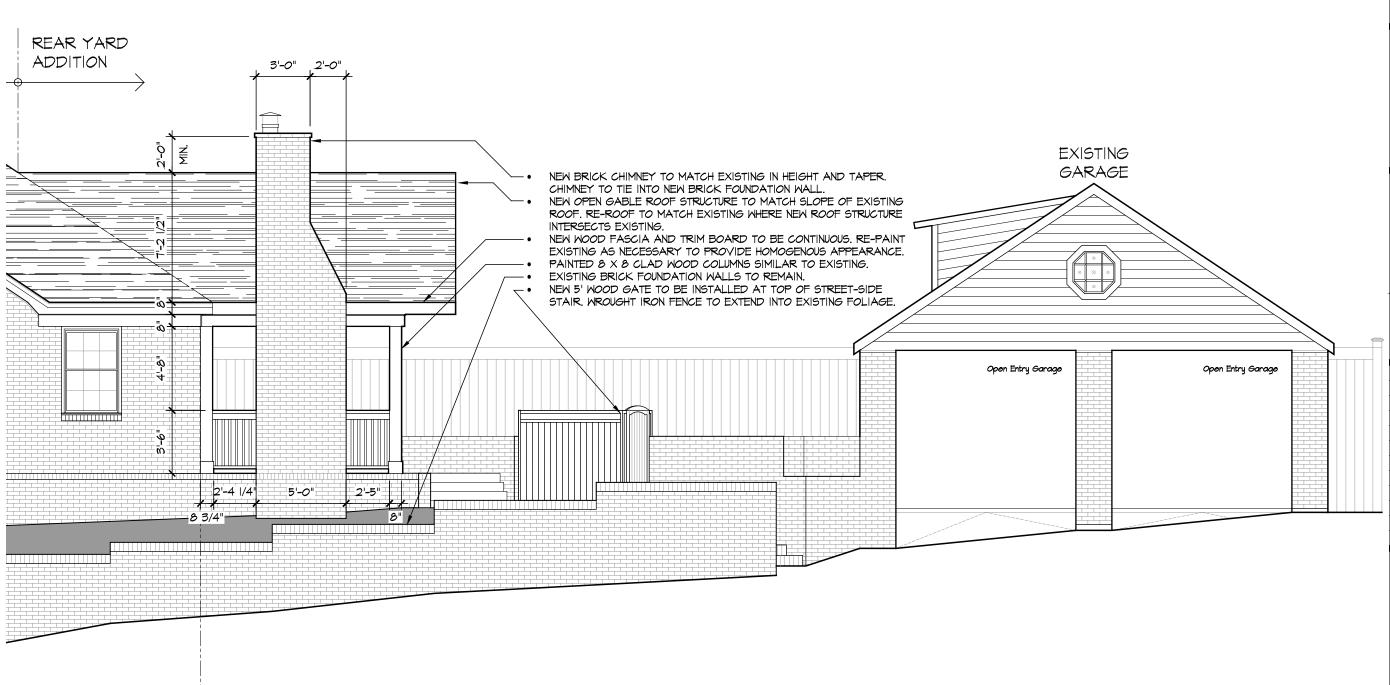
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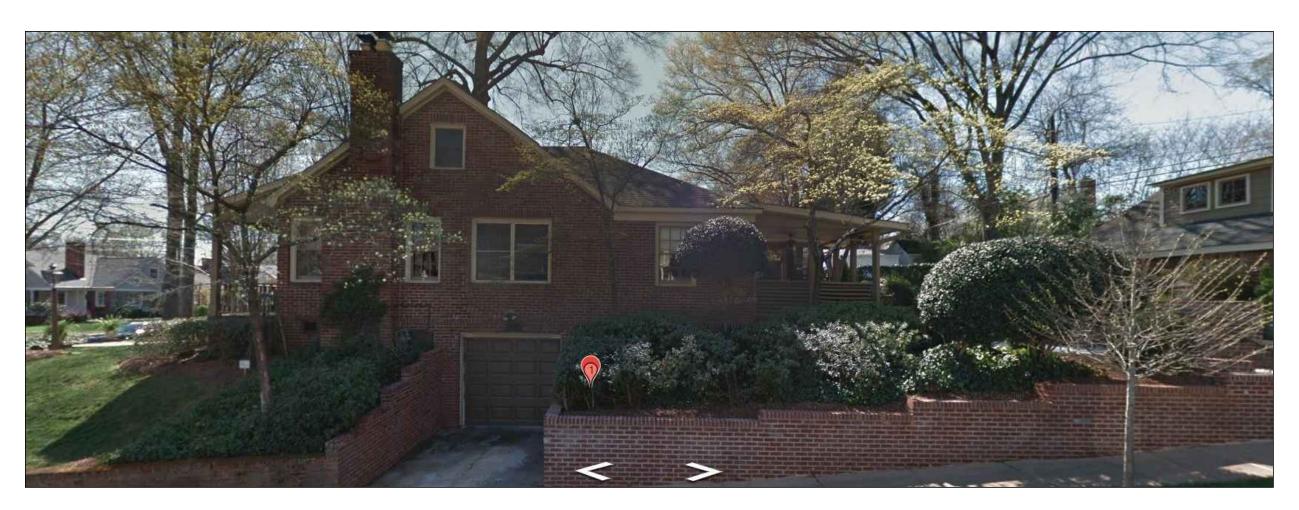
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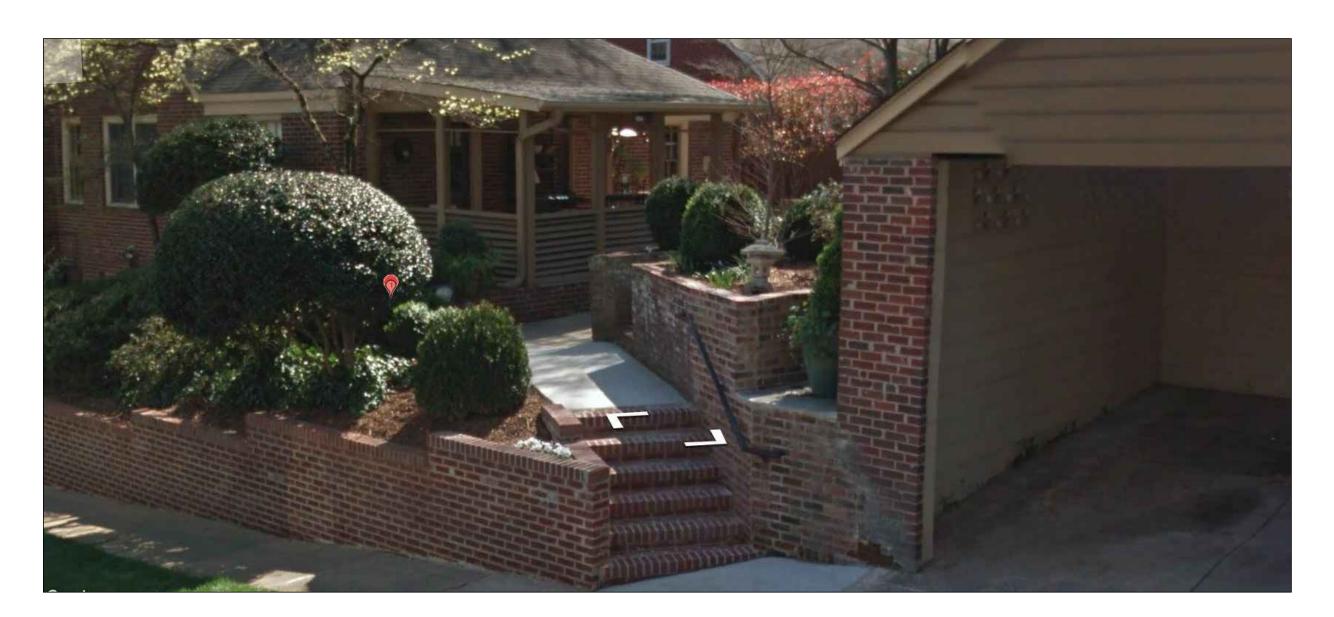
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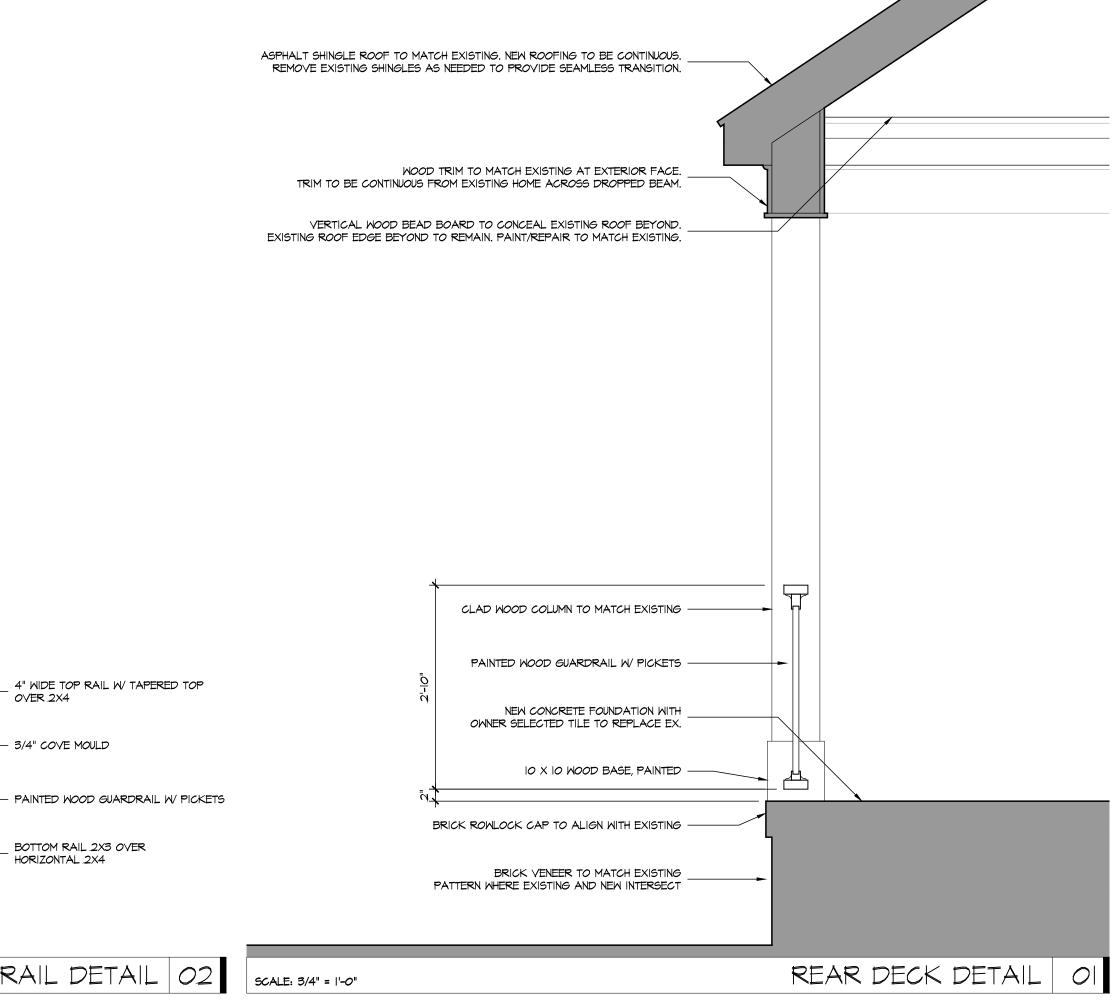
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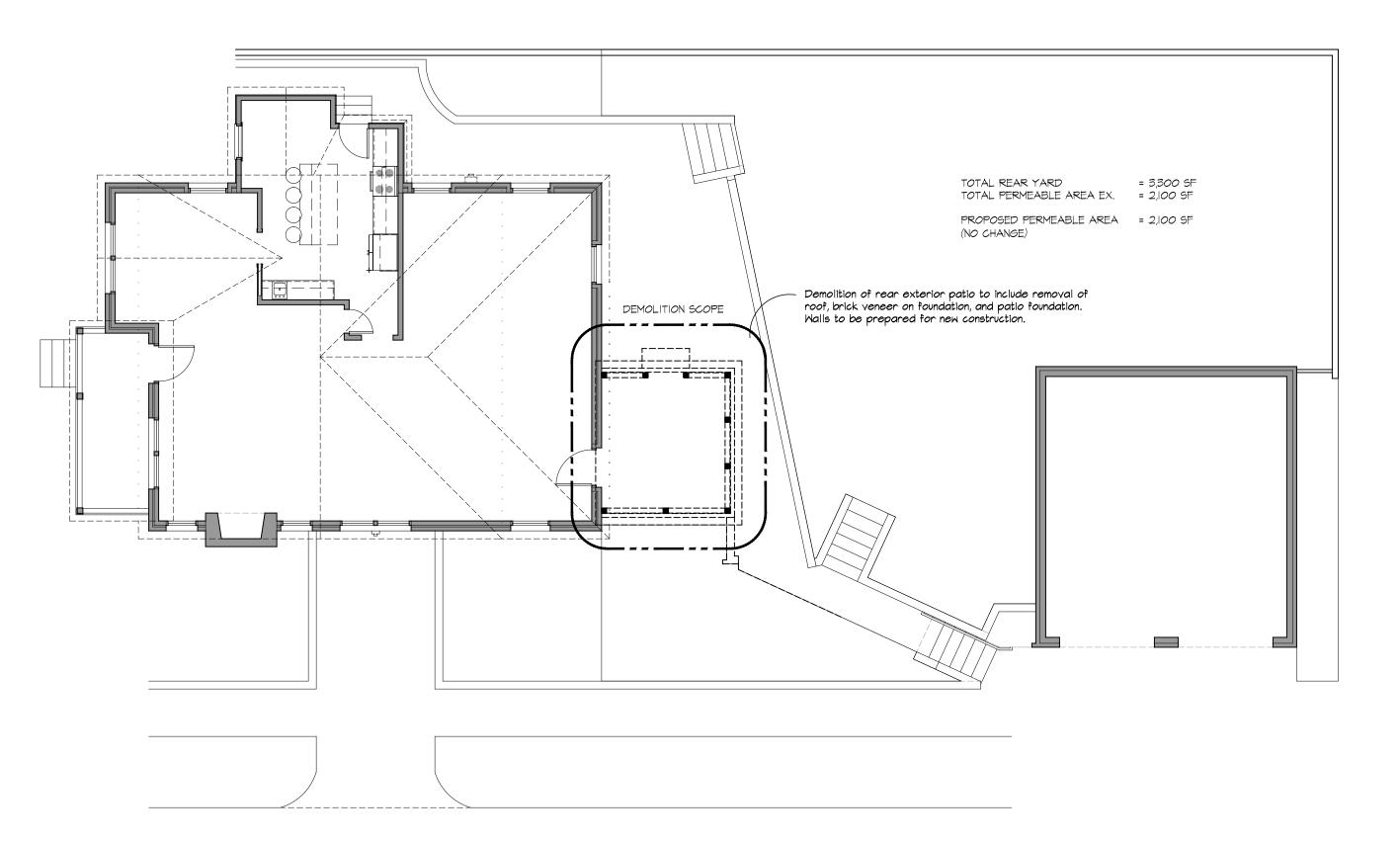
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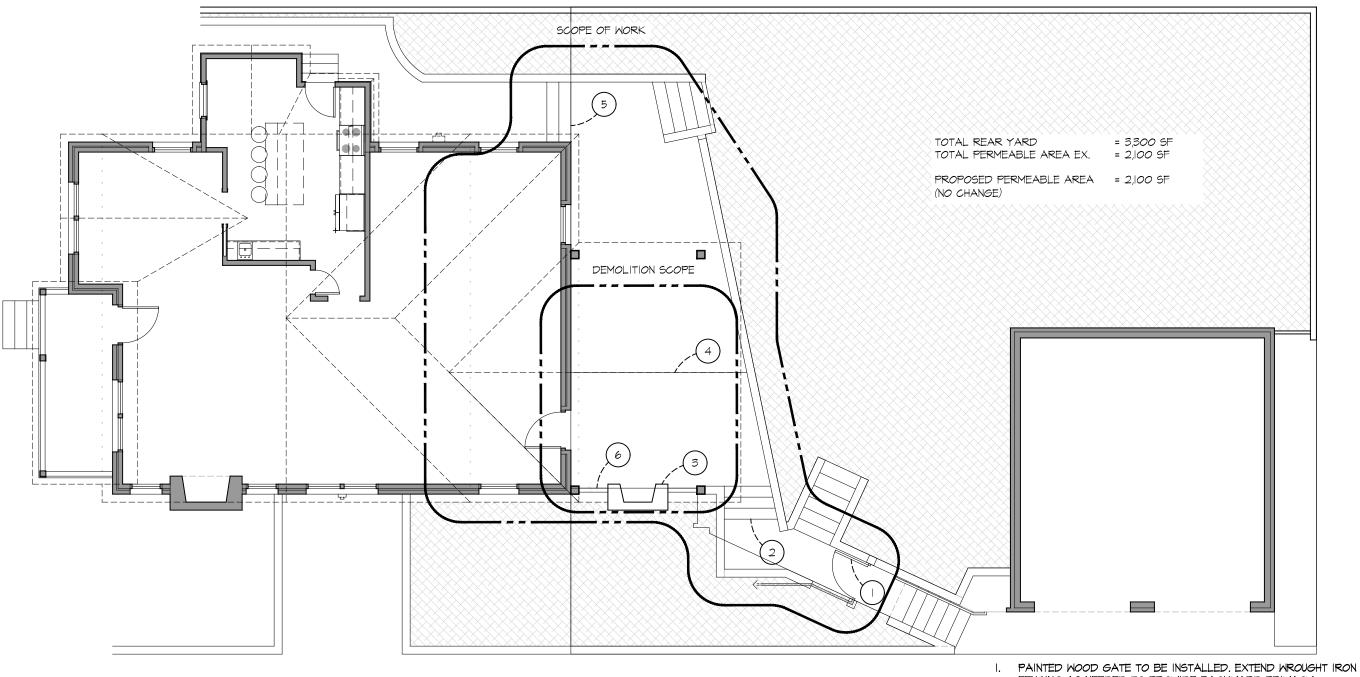
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