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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1709 Dilworth Road West

**SUMMARY OF REQUEST:** Front elevation changes

**APPLICANT/OWNER:** Don Della Mia/Carole Bowen

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two story Colonial Revival brick multi-family building constructed in 1990. Adjacent structures are 1 to 2 story single family, multi-family and commercial structures. Lot dimensions are 100' x 200'.

*Proposal*

The project is the re-design of two small dormers on the front elevation. Materials include brick, wood or aluminum clad windows, and a metal shed roof. All roof and window trim details will match existing.

**Design Guidelines – Roof Form and Materials, page 6.10**

1. Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building

**Design Guidelines – Cornices and Trim, page 6.11**

1. Take cues from historic buildings on the appropriate use of trim to articulate the design of a new building's style and elements.
2. Ensure that the proportion and scale of the trim relates to the scale and proportion of trim on historic buildings within the context of the new building.

**Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for Roof Form and Materials, 6.10 and Cornices and Trim, 6.11 above.
2. Minor revisions may be reviewed by staff.

*Charlotte Historic District Commission Case 2018-550*  
**HISTORIC DISTRICT: DILWORTH**  
**FRONT ELEVATION CHANGES**



























