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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1917 Euclid Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Keith Wesolowski, applicant

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one-story Bungalow style house constructed in 1910. Notable features include the full-width engaged front porch supported by unpainted square brick columns, an attached carport, lap wood siding, shake siding in the gable ends, and a front door with full length sidelights that were in-filled at some point. The chimney stack above the roof was removed sometime between July 2011 and August 2012.

*Proposal*

The proposal is the restoration of the missing chimney stack and a new front dormer with details and materials to match existing. A rear addition was approved by the Commission on December 16, 2018.

**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. The Commission will determine if the proposed addition of a front dormer meets the guidelines.
2. Minor revisions may be reviewed by staff.



This application was continued for the chimney dimensions and final dormer design to come back for commission review.





1917 EUCLID AVE



1915 EUCLID AVE



1912 EUCLID AVE



EUCLID LOOKING EAST



EUCLID LOOKING WEST



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

SERVICES PROVIDED:  
RESIDENTIAL - LIGHT COMMERCIAL MULTI  
FAMILY, NEW HOMES, LARGE SCALE  
RENOVATION, HISTORIC PRESERVATION

BARKER  
1917 EUCLID AVE.  
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
401 RENSSELAER AVE.  
CHARLOTTE, NC. 28203

DATE:

12/20/2018

SCALE:

1/4"=1'

SHEET:

A-1





SHOWING ORIGINAL CORRECT WINDOW STYLE



SHOWING ORIGINAL CORRECT WINDOW IN GABLE



SHOWING REAR ADDITION  
NOTE INCORRECT WINDOWS



# SUPPORTING PHOTOS



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

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SCALE:

1/4"=1'

SHEET:

A-2





EXISTING FRONT STEPS  
ARE NOT ORIGINAL



EXISTING RAILINGS  
ARE NOT ORIGINAL



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12/20/2018

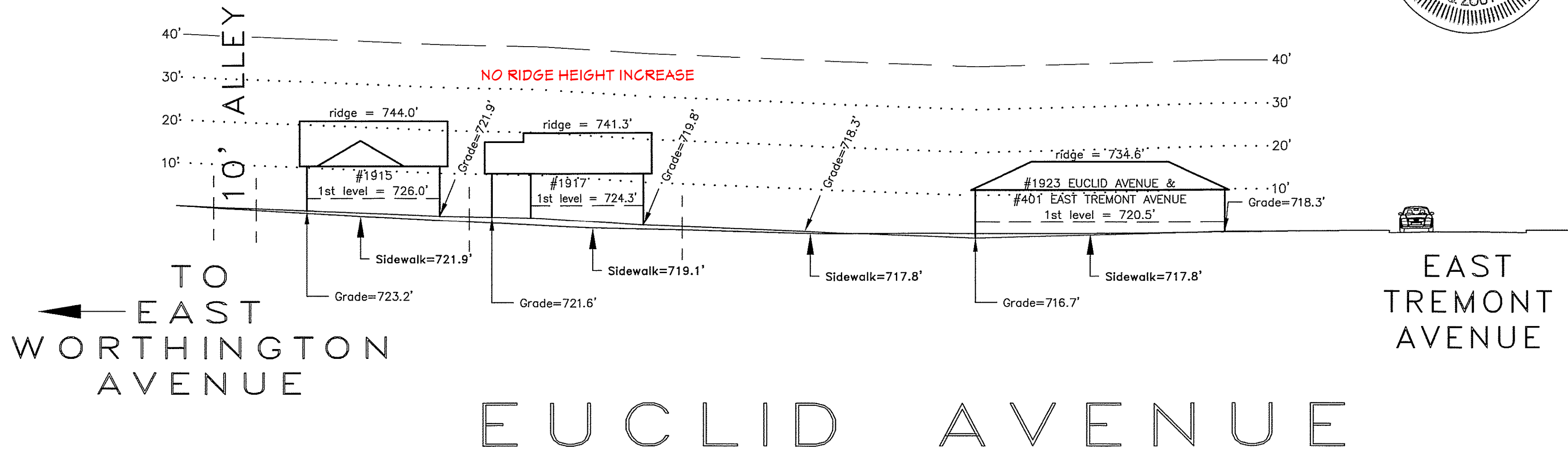
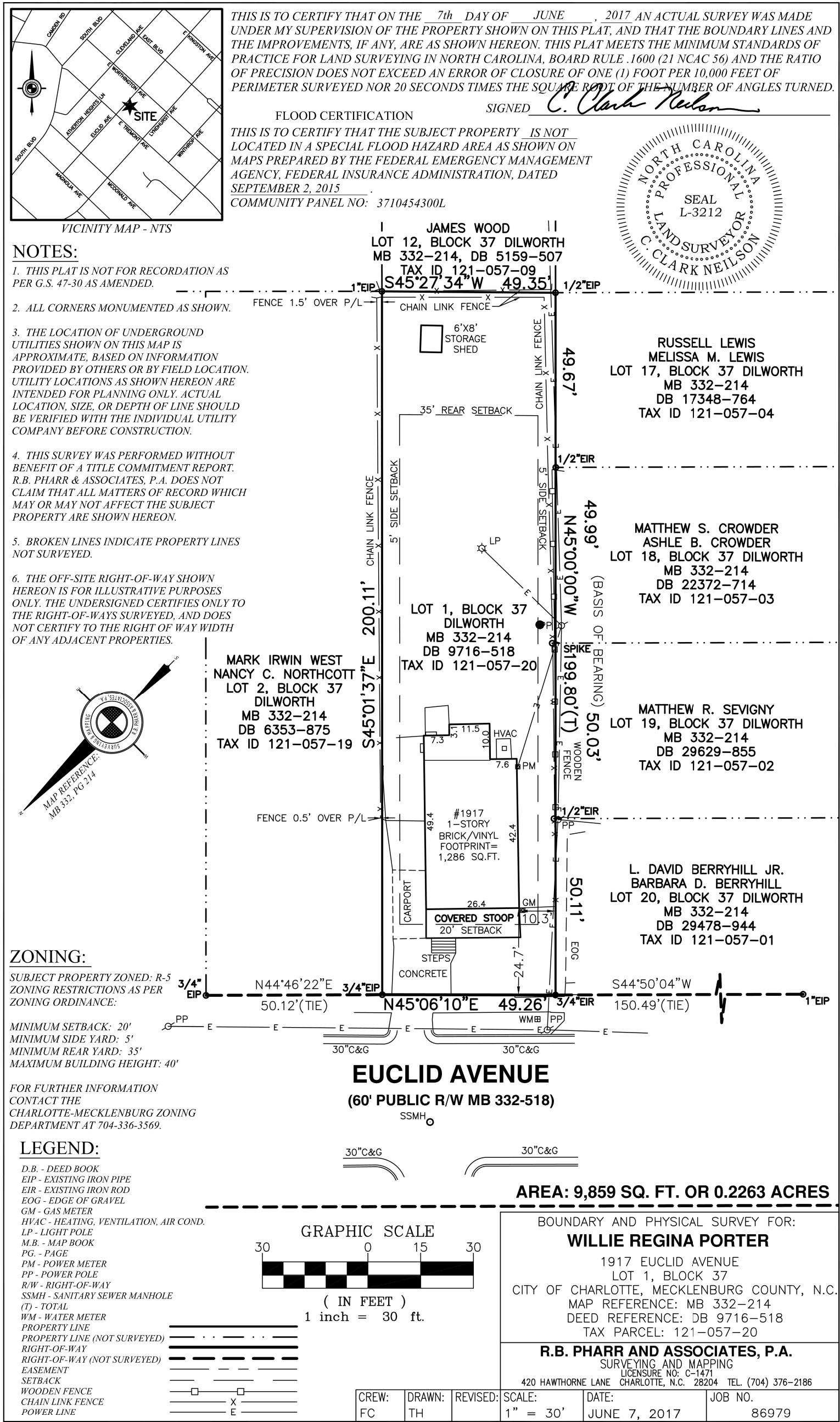
SCALE:

1/4"=1'

SHEET:

A-3





Copyright 2014  
Building Heights Sketch of  
1915-1923 EUCLID AVENUE &  
401 EAST TREMONT AVENUE  
FACING SOUTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
August 07, 2014

General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Z:\2014DWGS\ZAC\401 EAST TREMONT AVENUE TO 1915 EUCLID AVENUE\DWG\401 EAST TREMONT AVENUE TO 1915 EUCLID AVENUE



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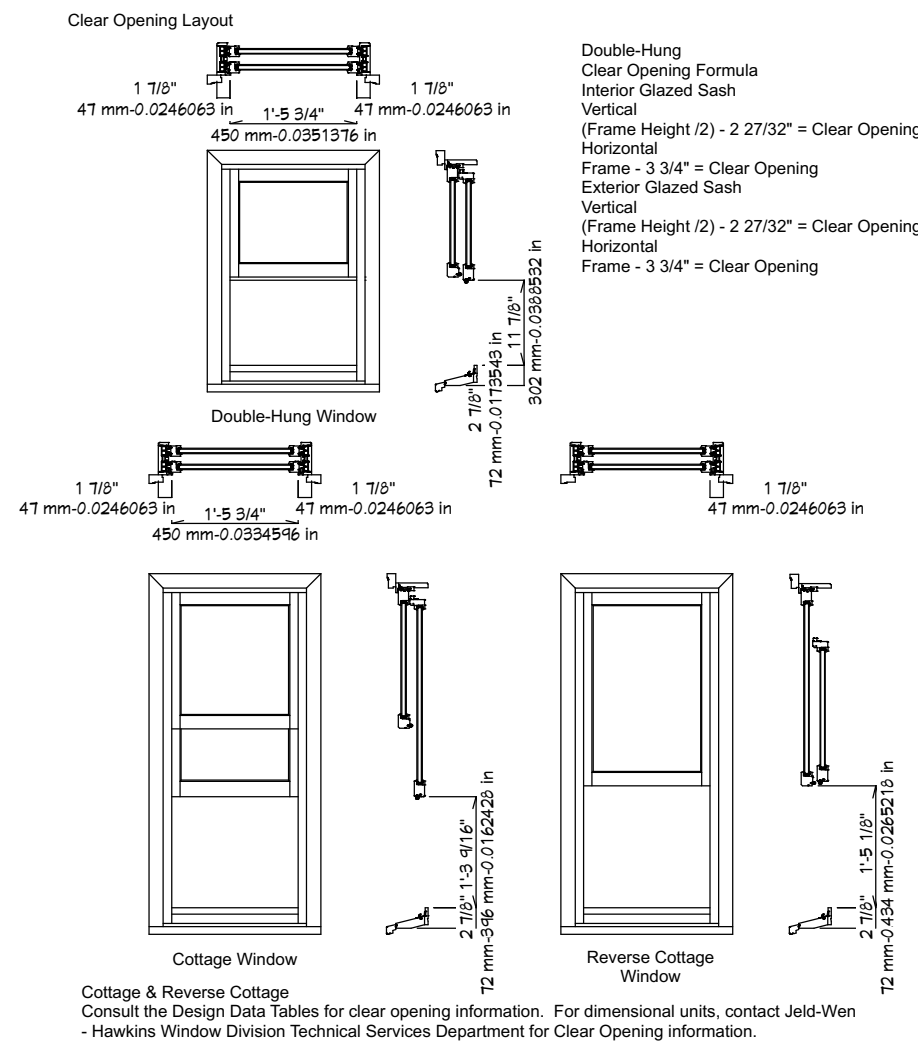
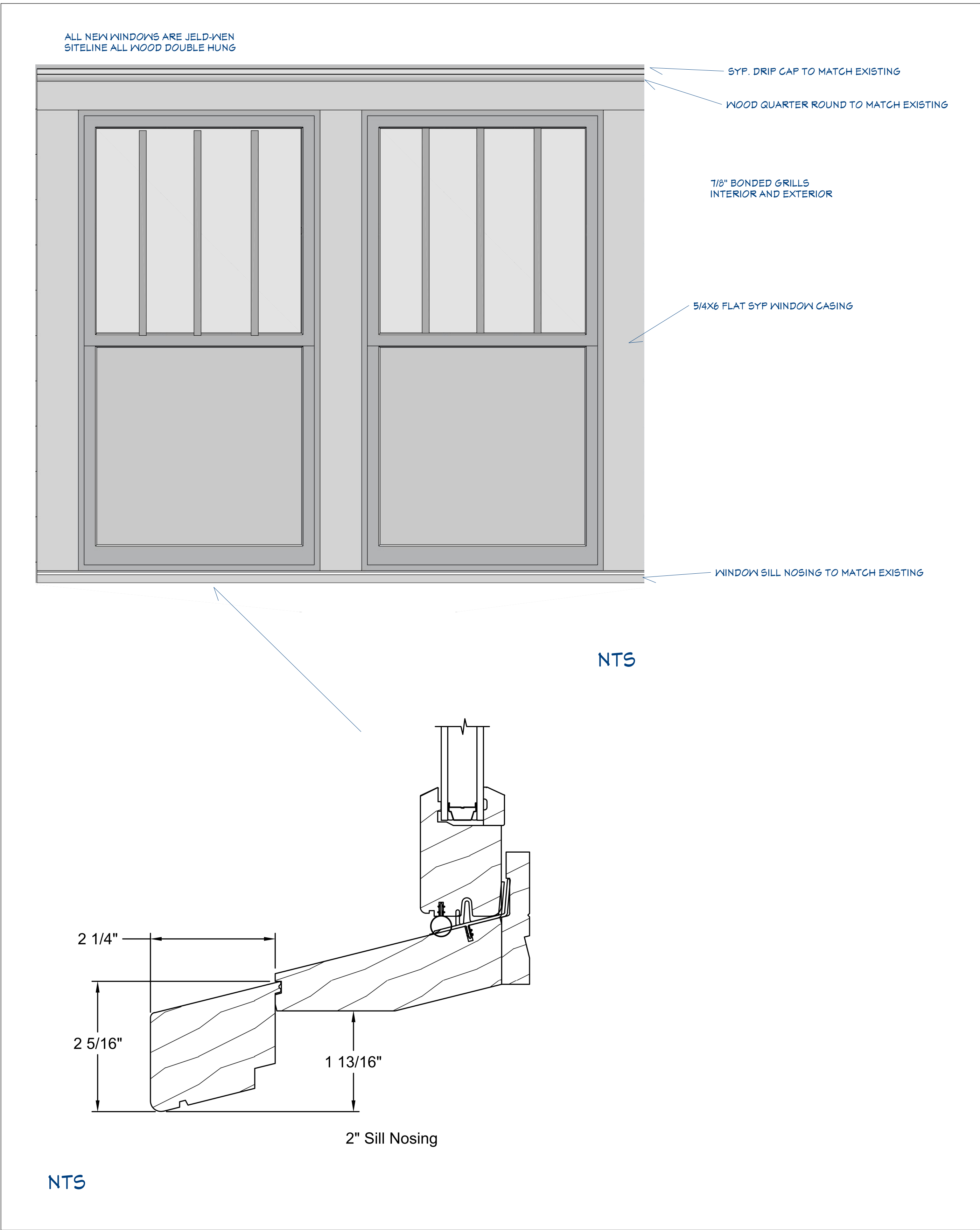
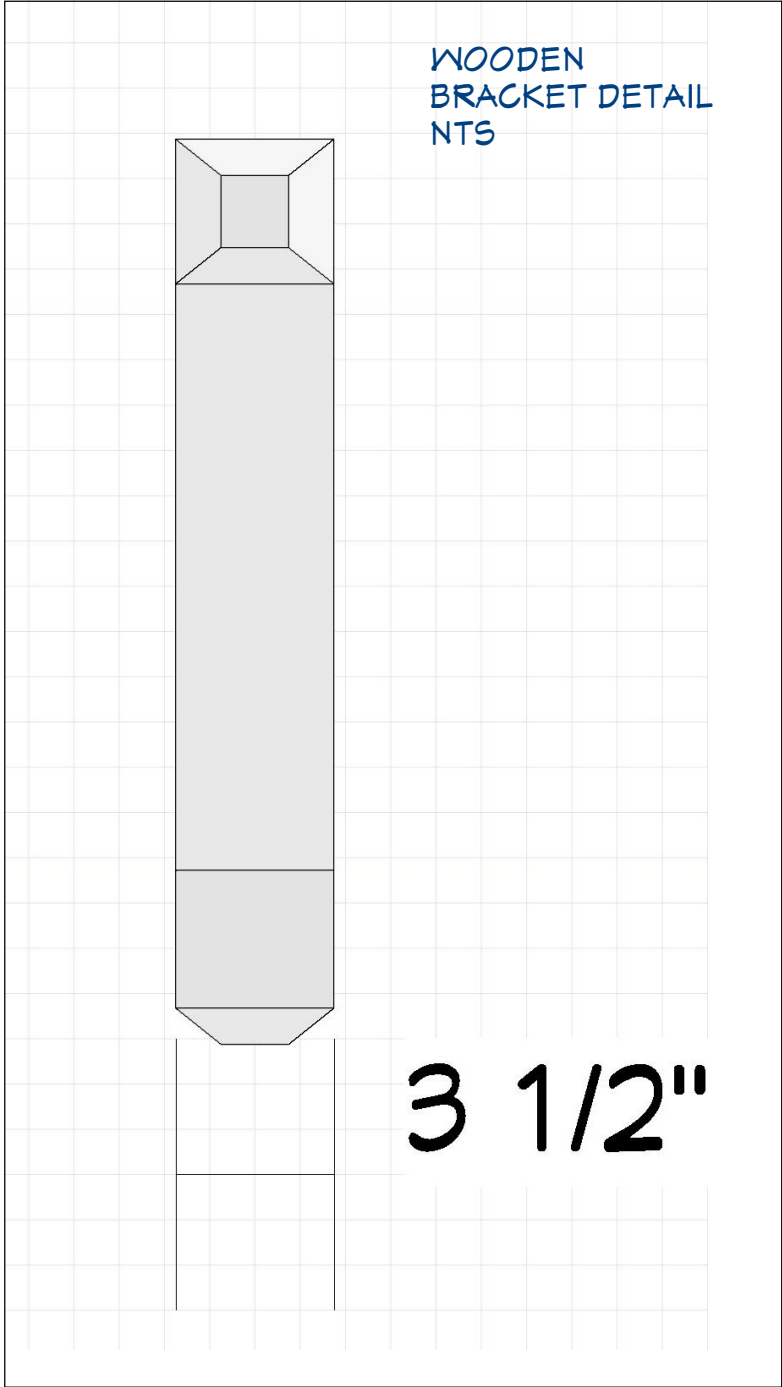
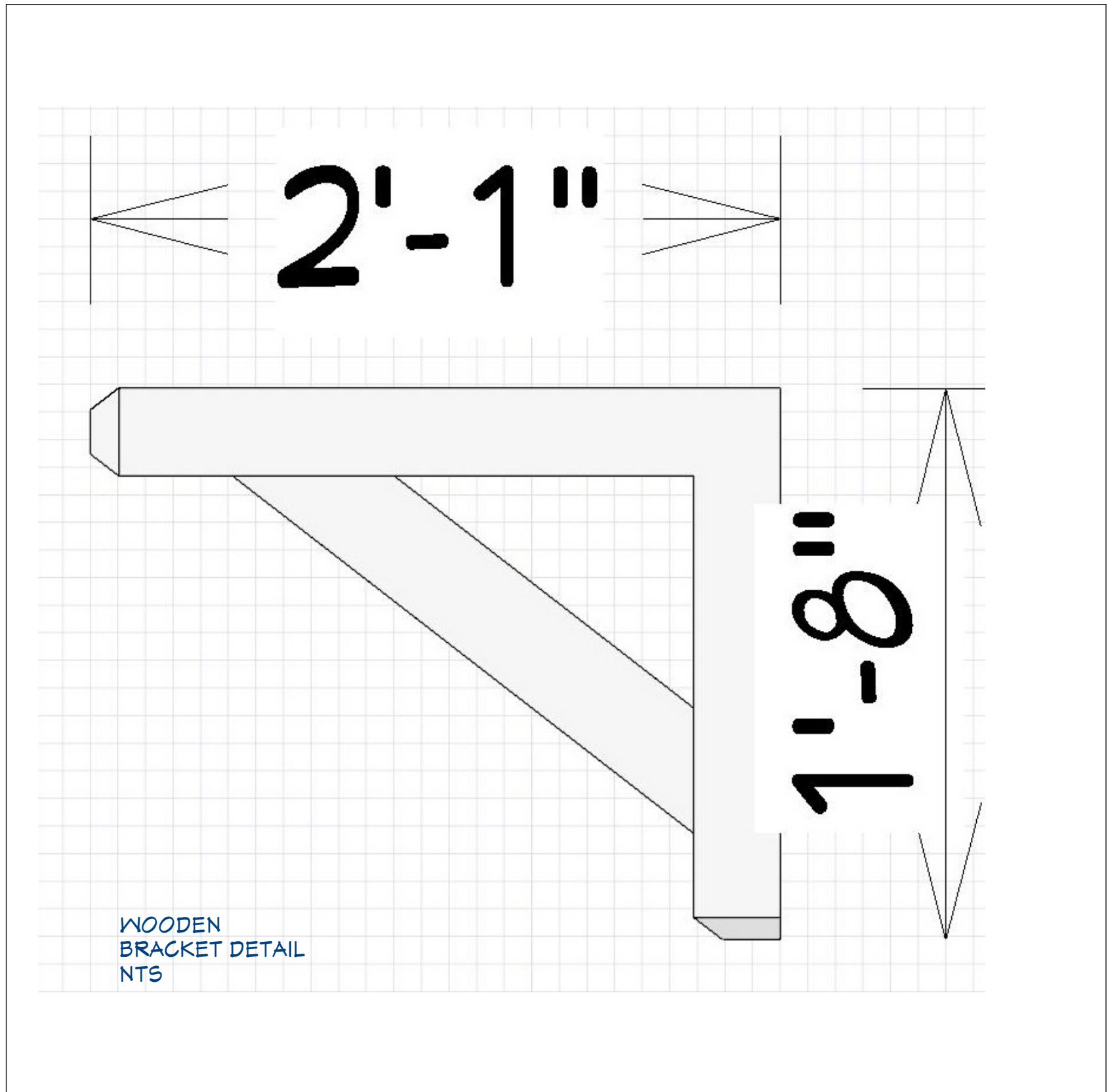
SCALE:

1/4"=1'

SHEET:

A-4





SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE	SITELINE WOOD WINDOW DOUBLE-HUNG
	CLEAR OPENING



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SHEET:

A-5



RENDERING SHOWING NEW DORMER AND RESTORED CHIMNEY



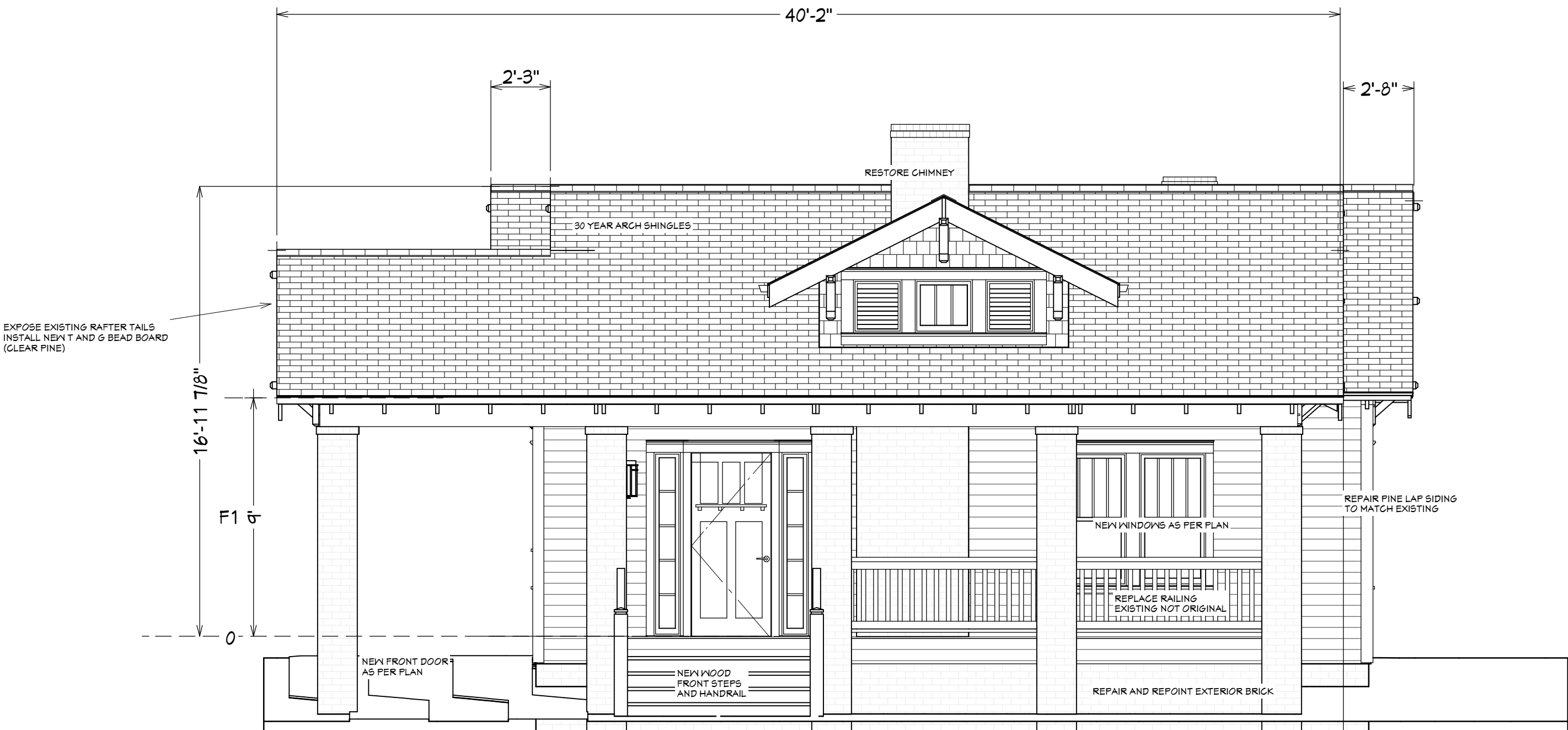
720 E. TREMONT-BUILT 1920



604 E. TREMONT-BUILT 1925



SIMILAR HOMES WITH A FRONT DORMER



1917 EUCLID PROPOSED FRONT ELEVATION



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SCALE:

1/4"=1'

SHEET:

A-6



HOUSE SPECS:  
2465 HEATED SQ/FT  
FRONT PORCH 208 SQ/FT  
PORTE COCHERE 200 SQ/FT  
REAR SCREEN PORCH 184 SQ/FT  
3 BED ROOM  
2.5 BATHS



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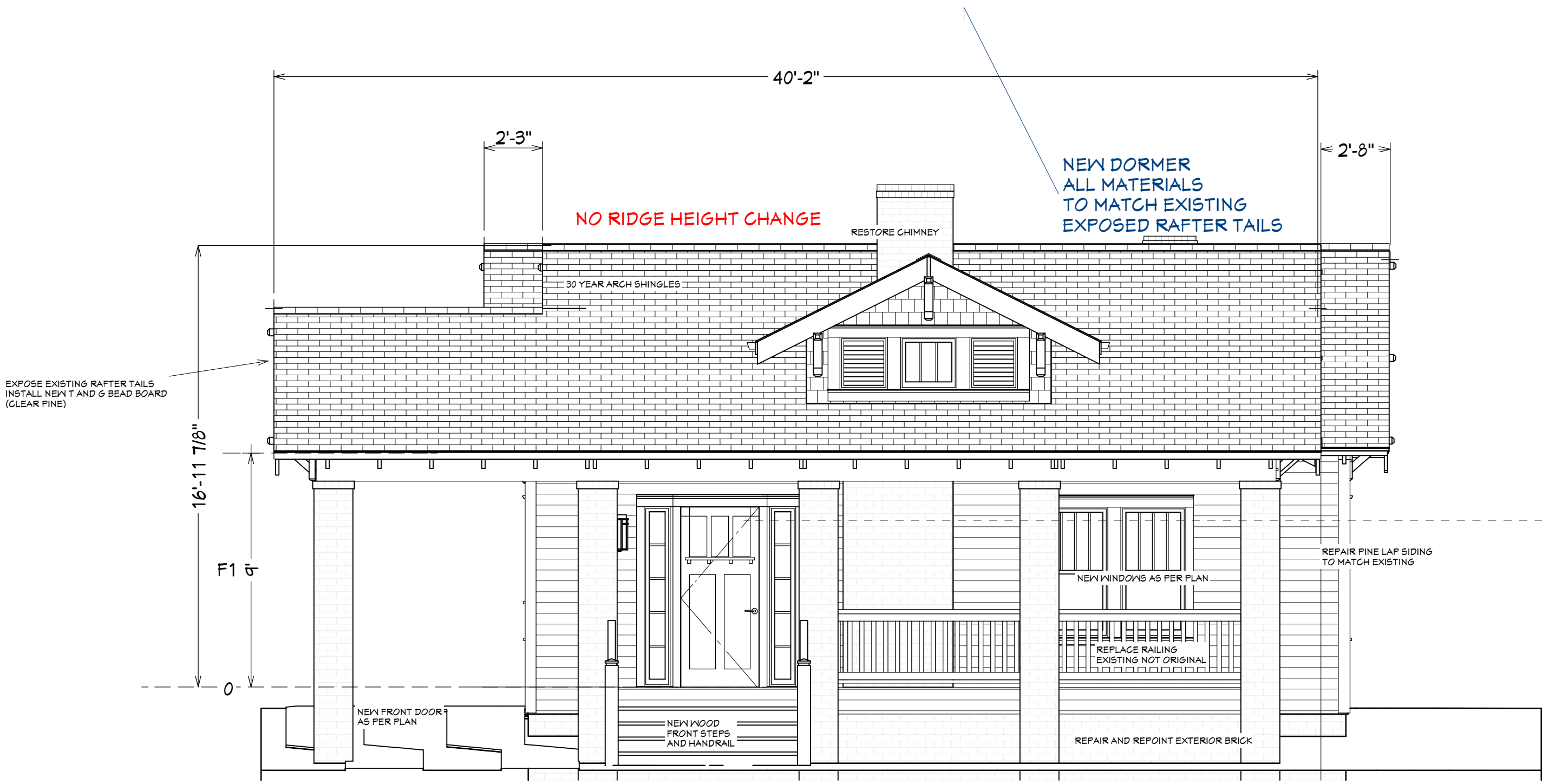
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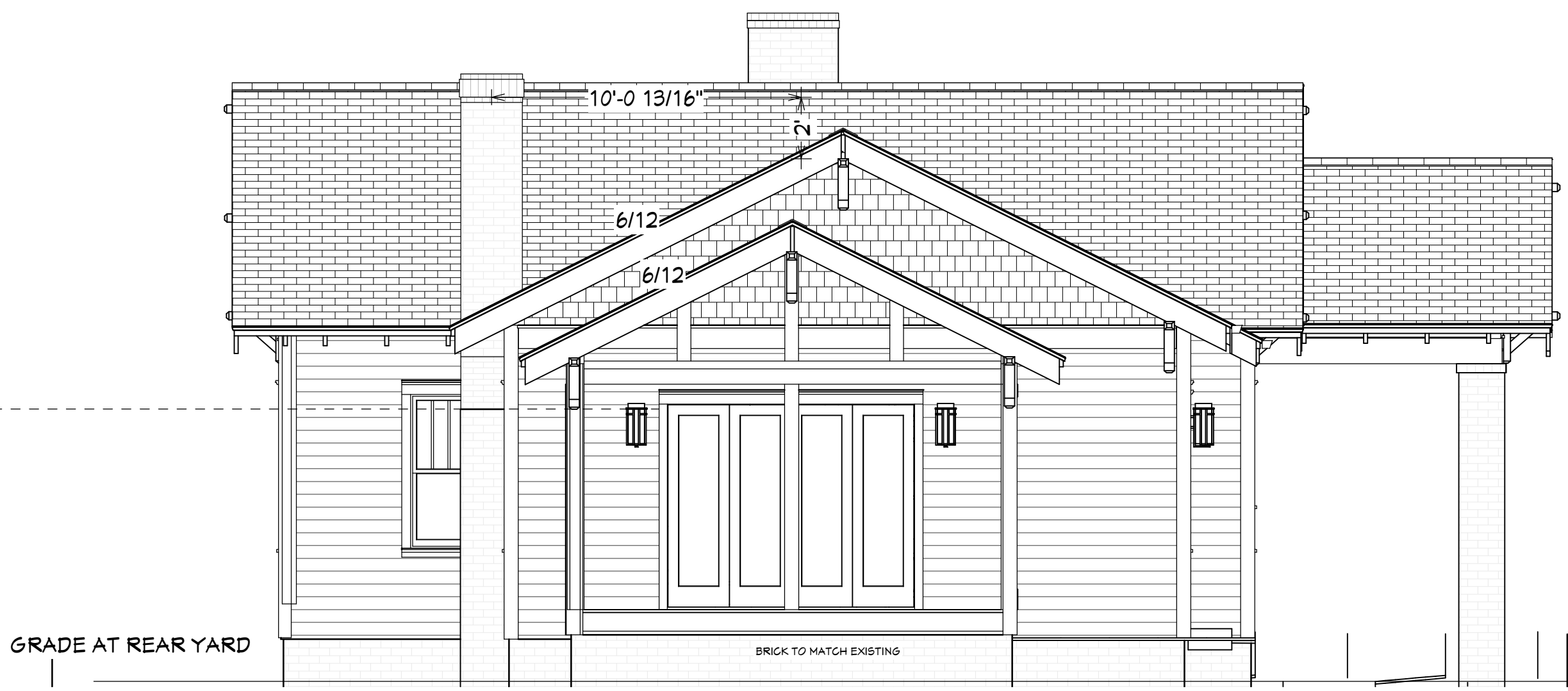
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SHEET:

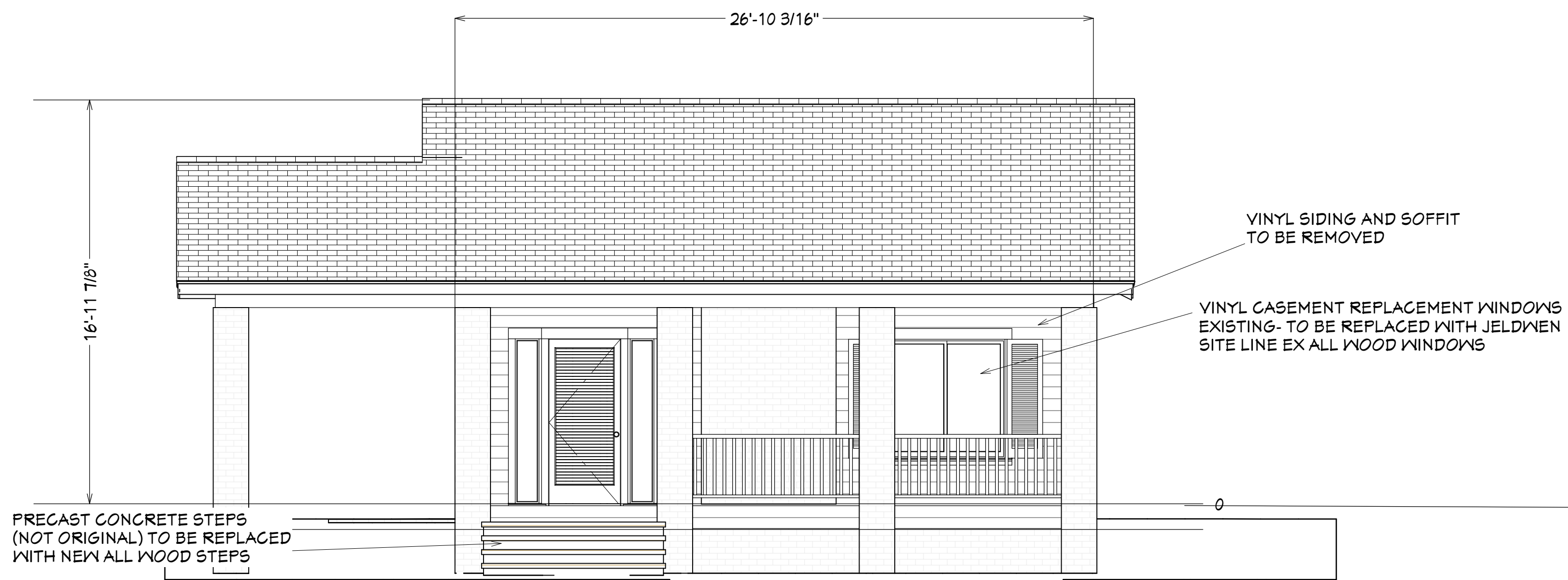
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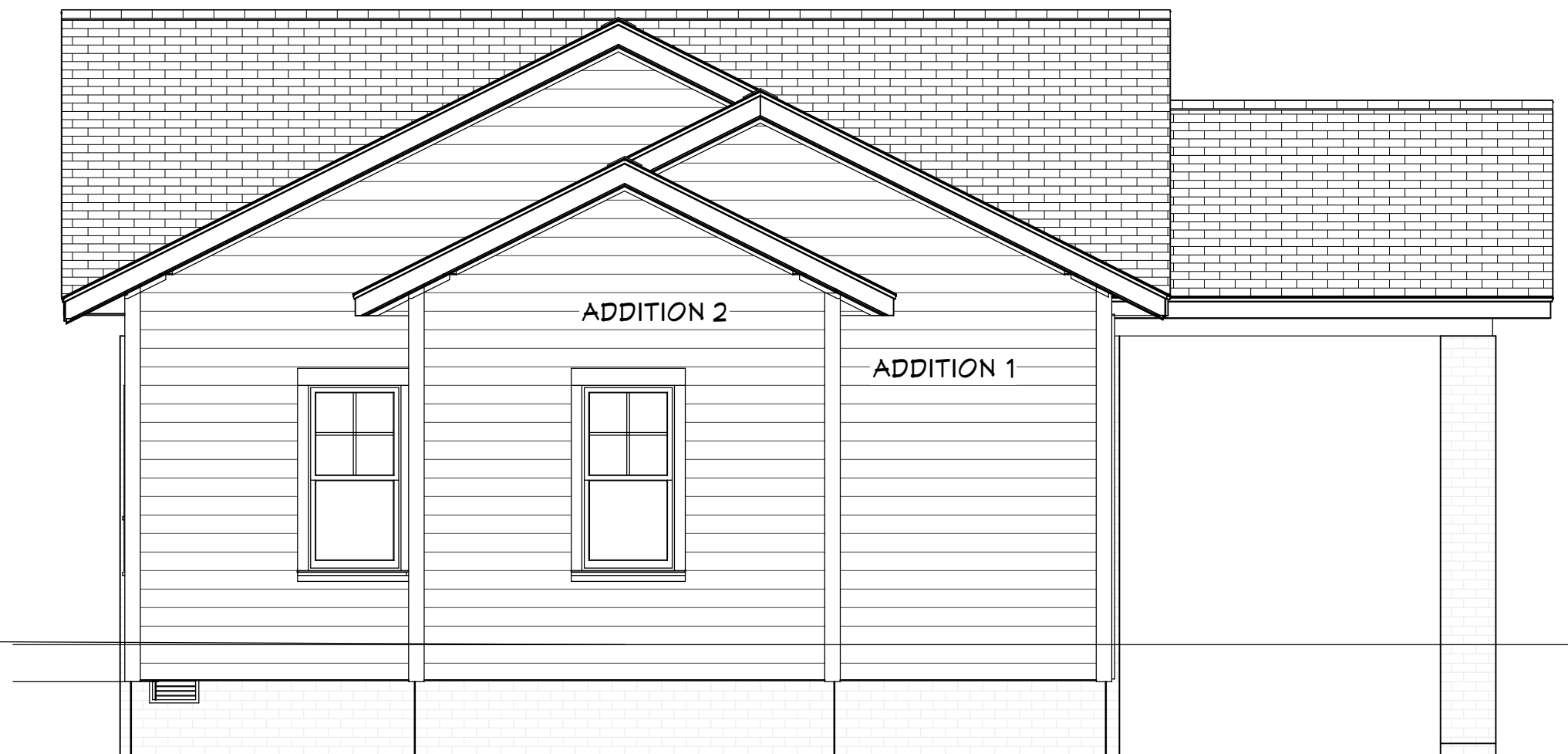
1917 EUCLID PROPOSED FRONT ELEVATION



1917 EUCLID PROPOSED REAR ELEVATION



1917 Euclid Exterior Front Elevation Existing



1917 Euclid Exterior Rear Elevation Existing



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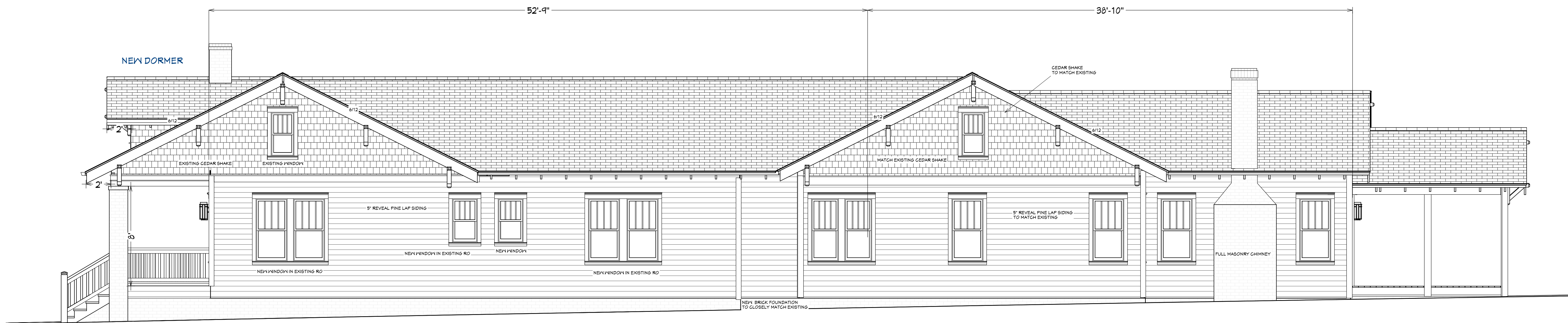
12/20/2018

SCALE:

1/4"=1'

SHEET:

A-8



1917 EUCLID PROPOSED RIGHT ELEVATION

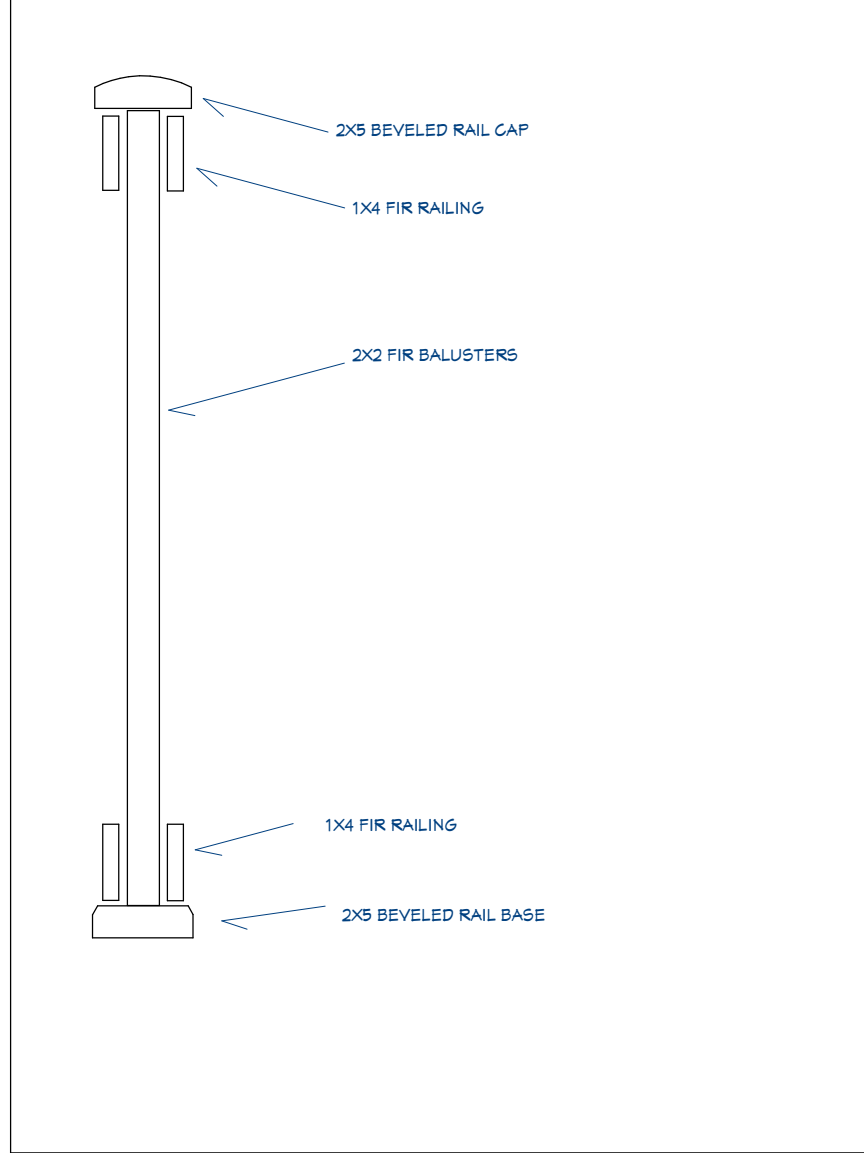


1917 EUCLID EXISTING RIGHT ELEVATION

IMAGE SHOWING FOUNDATION  
AT ADDITION. INDICATING THAT IT WAS NOT  
ORIGINAL



NEW HAND RAIL DETAIL



MIN. 36" HEIGHT  
IF PROTECTING WALKWAY OVER 30" FROM  
FINISHED GRADE





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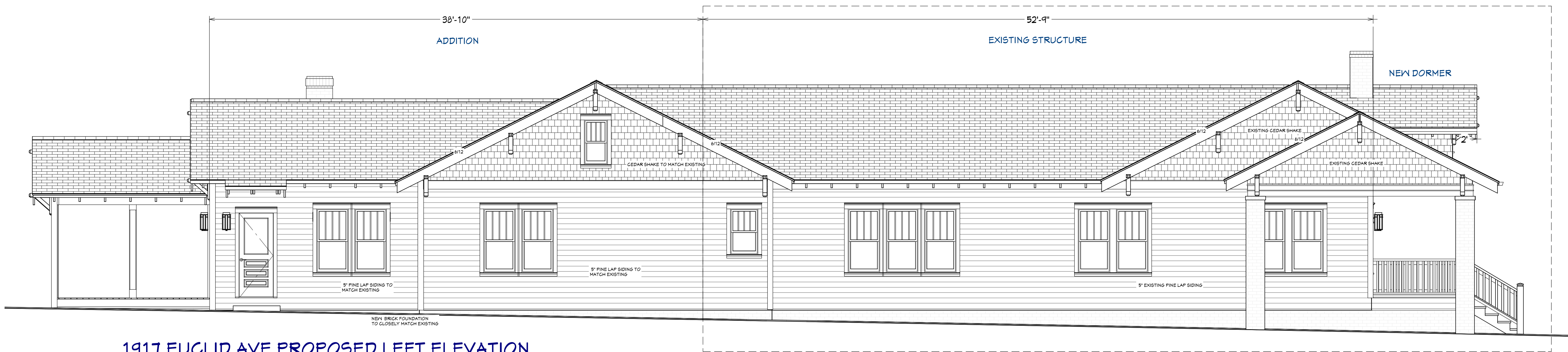
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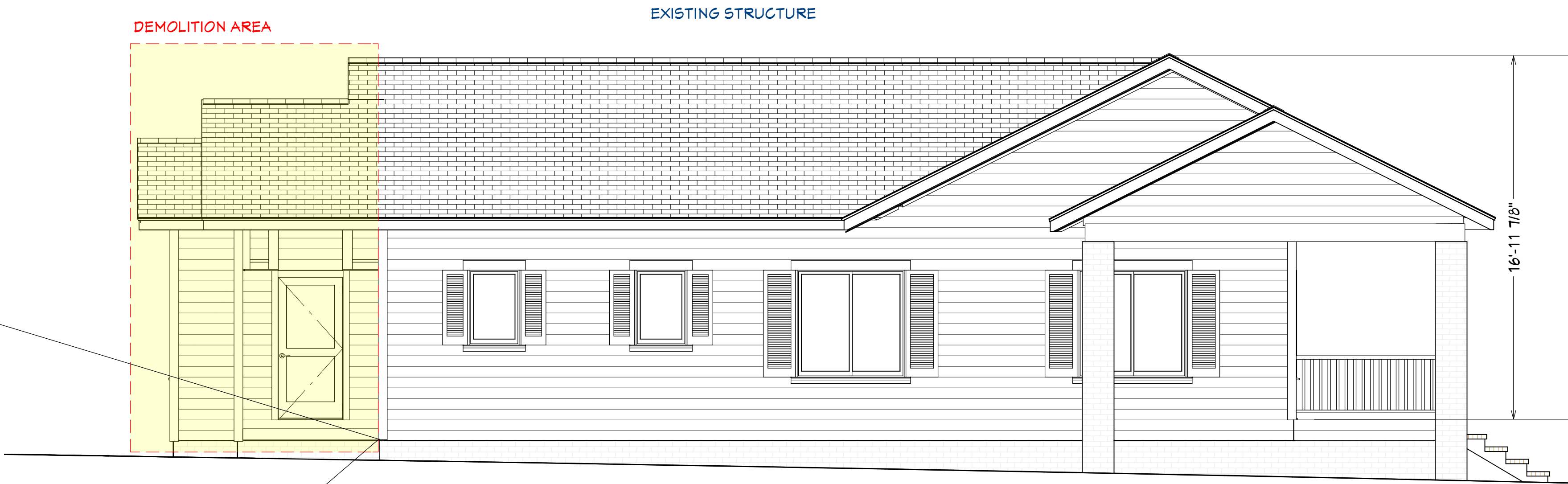
SHEET:

A-9



1917 EUCLID AVE PROPOSED LEFT ELEVATION

IMAGE SHOWING FOUNDATION  
AT ADDITION. INDICATING THAT IT WAS NOT  
ORIGINAL



1917 Euclid Left Elevation Existing



