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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1318 Dilworth Road

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Heather Wojick / Timothy Stommel, owner

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a 2 ½ story Colonial Revival house constructed in 1926. Architectural features include a side-gabled roof, three gabled dormers with round arched bays, twin columned side porches mirror the flat roofed columned one-bay front porch. Siding material is unpainted brick. Adjacent structures are 2 and 2 ½ story single family houses. The lot size is approximately 100' x 200'. In the rear yard is a garage that will remain.

#### *Proposal*

The proposal is a rear addition that is no taller or wider than the existing house. The addition is great than 50% of the square footage of the original house. The addition will fill in a rear ell. Materials include brick siding, wood windows, wood columns and brackets, and a slate roof to match existing. New roof and window trim details will match the house. Post-construction the rear yard will be 75% permeable. 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 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.
2. Minor revisions may be reviewed by staff.






$$l'' = 20'$$

CREATIVE DESIGN  
SOLUTIONS, INC.  
704-708-4466





1316 Dilworth Road - Side Elevation of  
Addition



1316 Dilworth Road









1326 Dilworth Road  
Front Elevation



1326 Dilworth Road



1318 Dilworth Road





FRONT ELEVATION  
1/4"=1'-0"

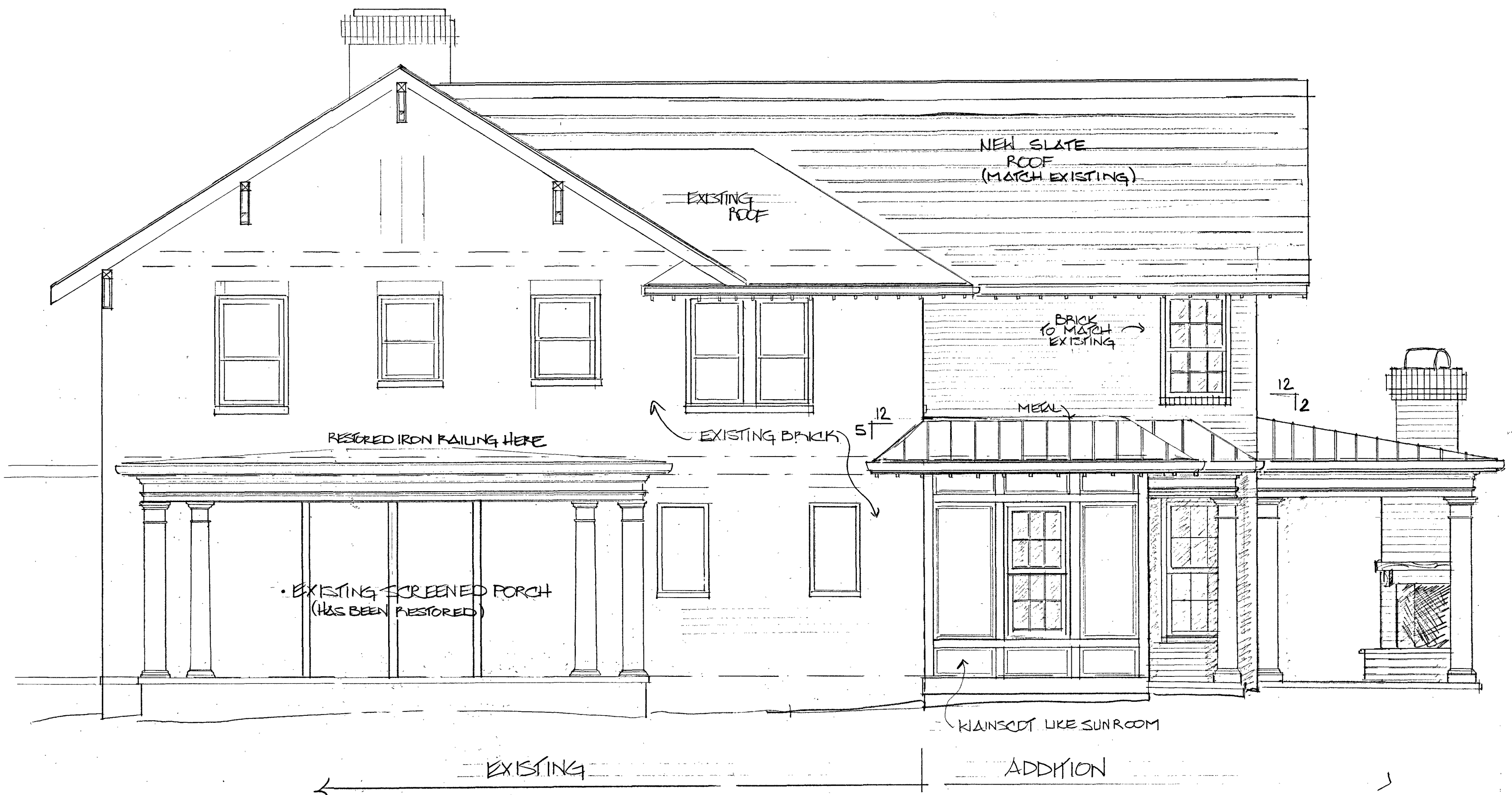












RIGHTSIDE ELEVATION  
1/4"=1'-0"