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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1932 Dilworth Road West

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Don Duffy and Bill Prestwood, applicants

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a 2-story Dutch Colonial Revival structure constructed c.1925, located at the corner of Dilworth Road West and Magnolia Avenue. Architectural features include a full façade shed dormers, a curved hood over the front entry, wood lap siding on first level and shake siding on second level, and 4/1 windows.

#### *Proposal*

The proposal is a rear addition no taller or wider than the existing structure. The lower level is a new unheated covered porch and the upper level is heated living space, similar to an earlier addition on the left rear elevation. The addition connects below the main ridge. All materials (windows, columns, porch rail, trim, etc.) are wood to match existing. A new stone chimney will also be constructed to match the existing stone chimney on the left elevation. Post-construction, the rear yard will be 28% impermeable. No trees are proposed for removal.

### **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 project is not incongruous with the district and meets guidelines for Additions, page 7.2, and New Construction above.
2. Staff Recommends full approval for meeting all the Guidelines per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.

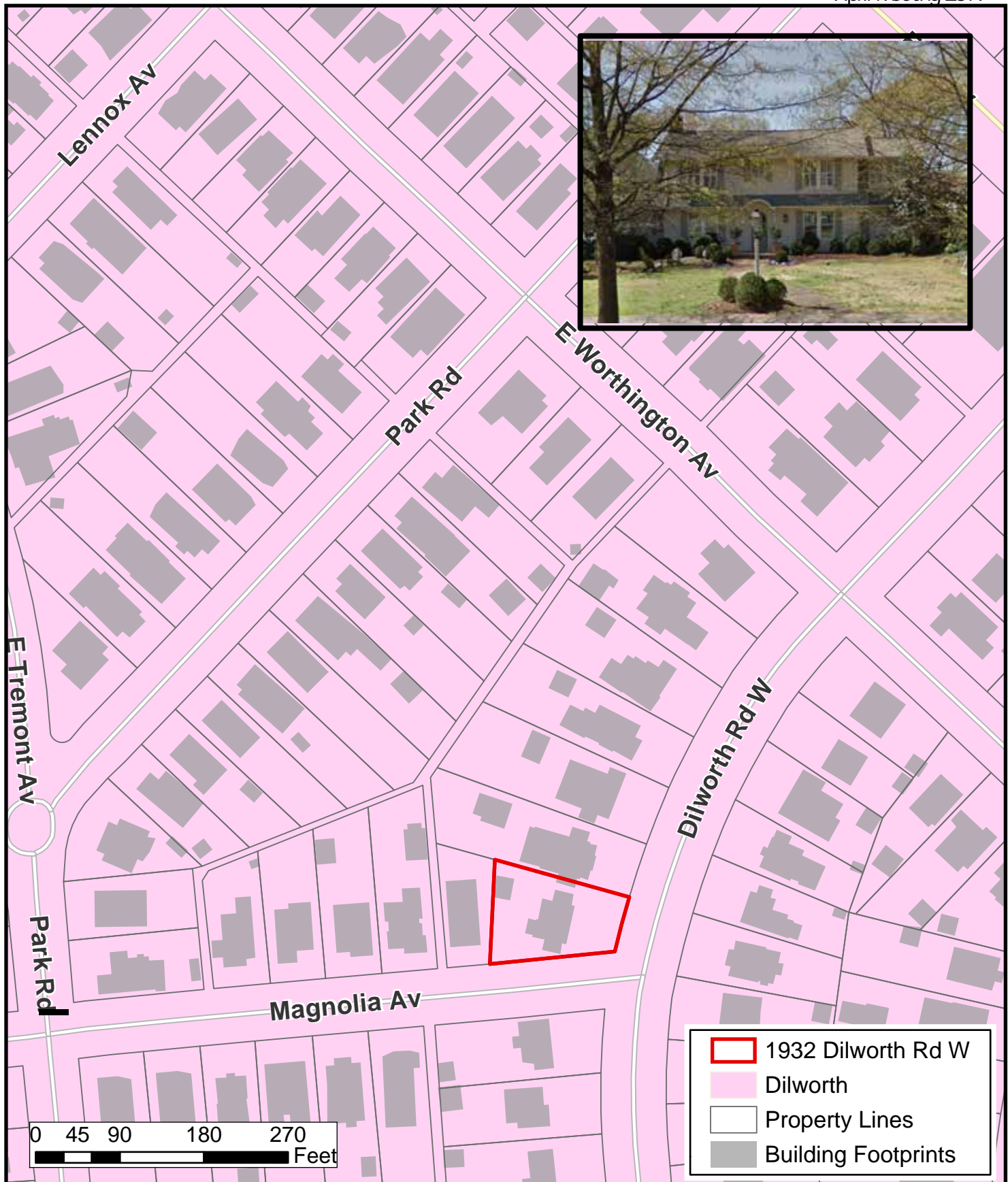


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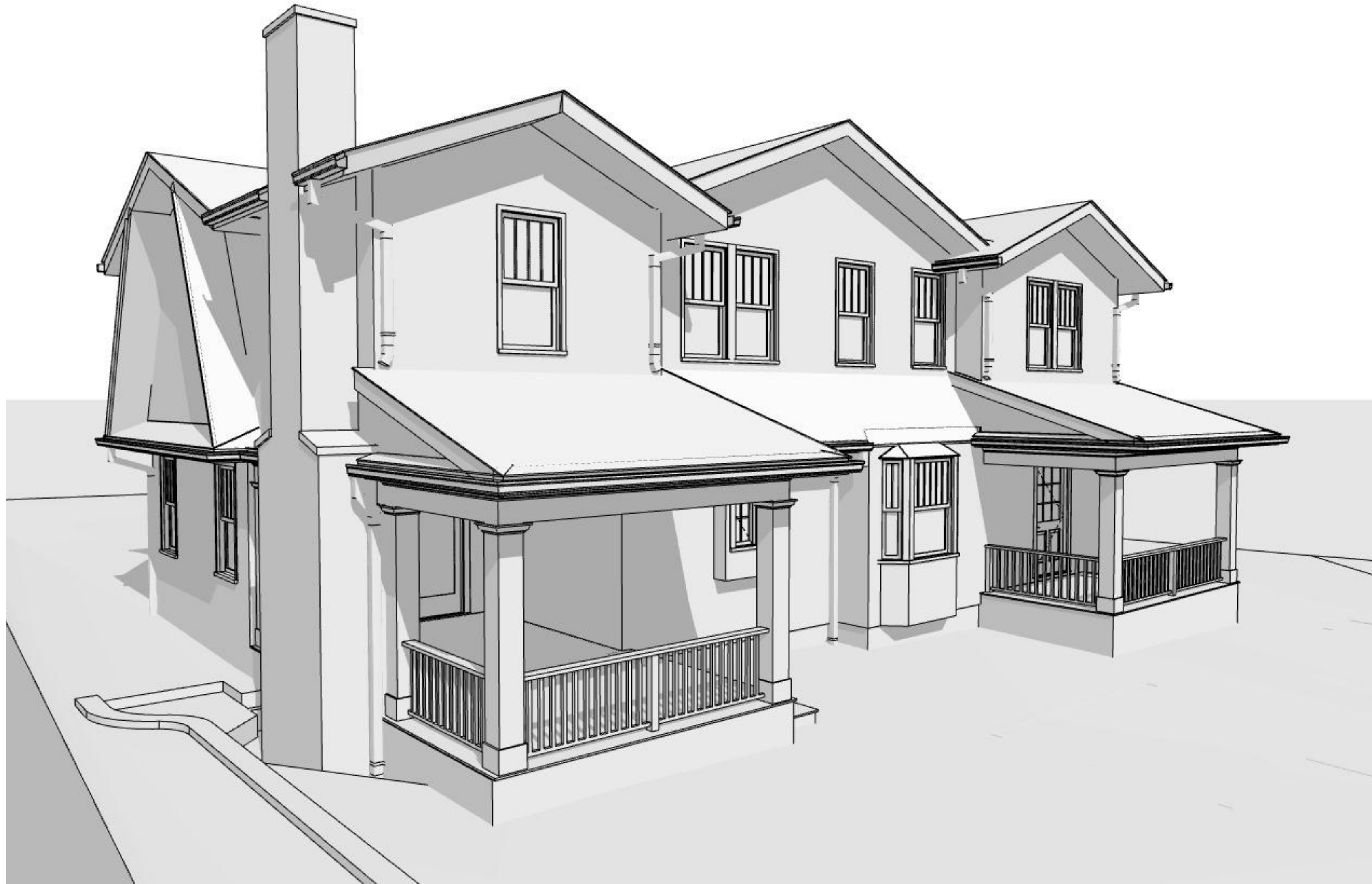
LOCAL HISTORIC DISTRICT: DILWORTH  
PROPOSED PROJECT: CONSENT AGENDA

April Meeting 2019



# McBryde Residence

(Charlotte, NC)

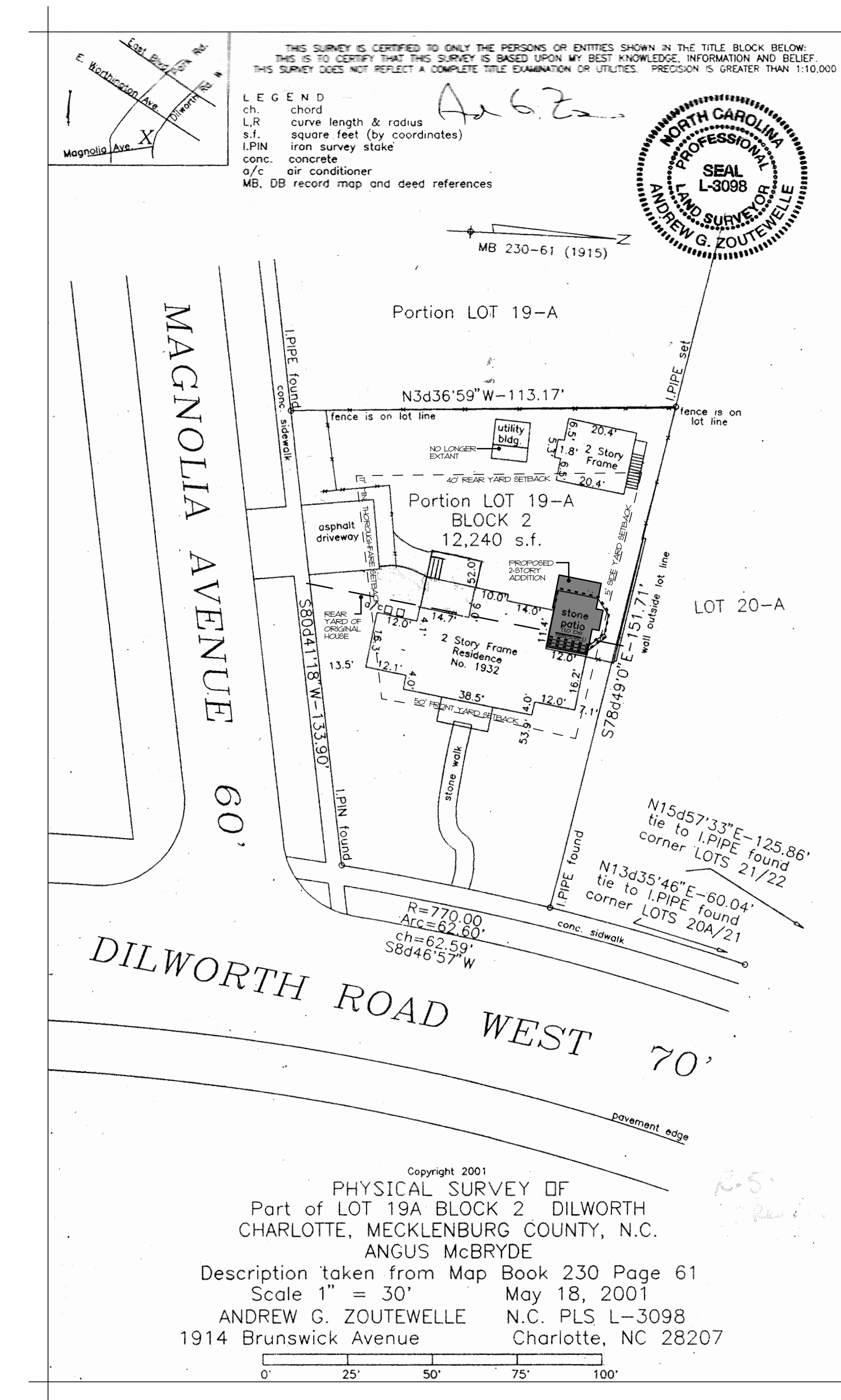


301 Providence Road

# Don Duff y

## Architecture

Charlotte, North Carolina 28207



**McBryde Residence**  
1932 Dilworth Road West  
Charlotte, NC

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Architecture •

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(p) 704 - 358 - 1878  
[www.donduffyarchitecture.com](http://www.donduffyarchitecture.com)

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■ Sheet: **CS1.1** °

Angus & Margaret McBryde

Angus &amp; Margaret McBryde



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LEGEND  
ch. chord  
L/R curve length & radius  
s.f. square feet (by coordinates)  
I.P.M. iron survey stake  
conc. concrete  
a/c air conditioner  
MB, DB record map and deed references



Portion LOT 19-A

N3d36°59'W-113.17'

Portion LOT 19-A  
BLOCK 2  
12,240 s.f.

LOT 20-A

DILWORTH ROAD WEST 70'

Copyright 2001

PHYSICAL SURVEY OF  
Part of LOT 19A BLOCK 2 DILWORTH  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
ANGUS McBRYDE

Description taken from Map Book 230 Page 61

Scale 1" = 30'

May 18, 2001

ANDREW G. ZOUTEWELLE

N.C. PLS L-3098

1914 Brunswick Avenue

Charlotte, NC 28207

0' 25' 50' 75' 100'

1. **Rear Yard Total Square Footage** (as measured from the back of the original House) 6,122 sf

**2. Existing:**

Square footage of the existing main house addition:	<u>569</u> sf
Square footage of the existing accessory building:	<u>383</u> sf
Square footage of existing pavement (driveway, patios, etc.):	<u>431</u> sf
Total existing impermeable area:	<u>1,383</u> sf
% of existing impermeable:	<u>23</u> %

**3. Proposed:**

Square footage of new addition (including chimney, steps, etc.):	<u>301</u> sf
% new impermeable area:	<u>.05</u> %

**4. Total:**

Total impermeable area post-construction:	<u>1,684</u> sf
% impermeable post-construction:	<u>28</u> %





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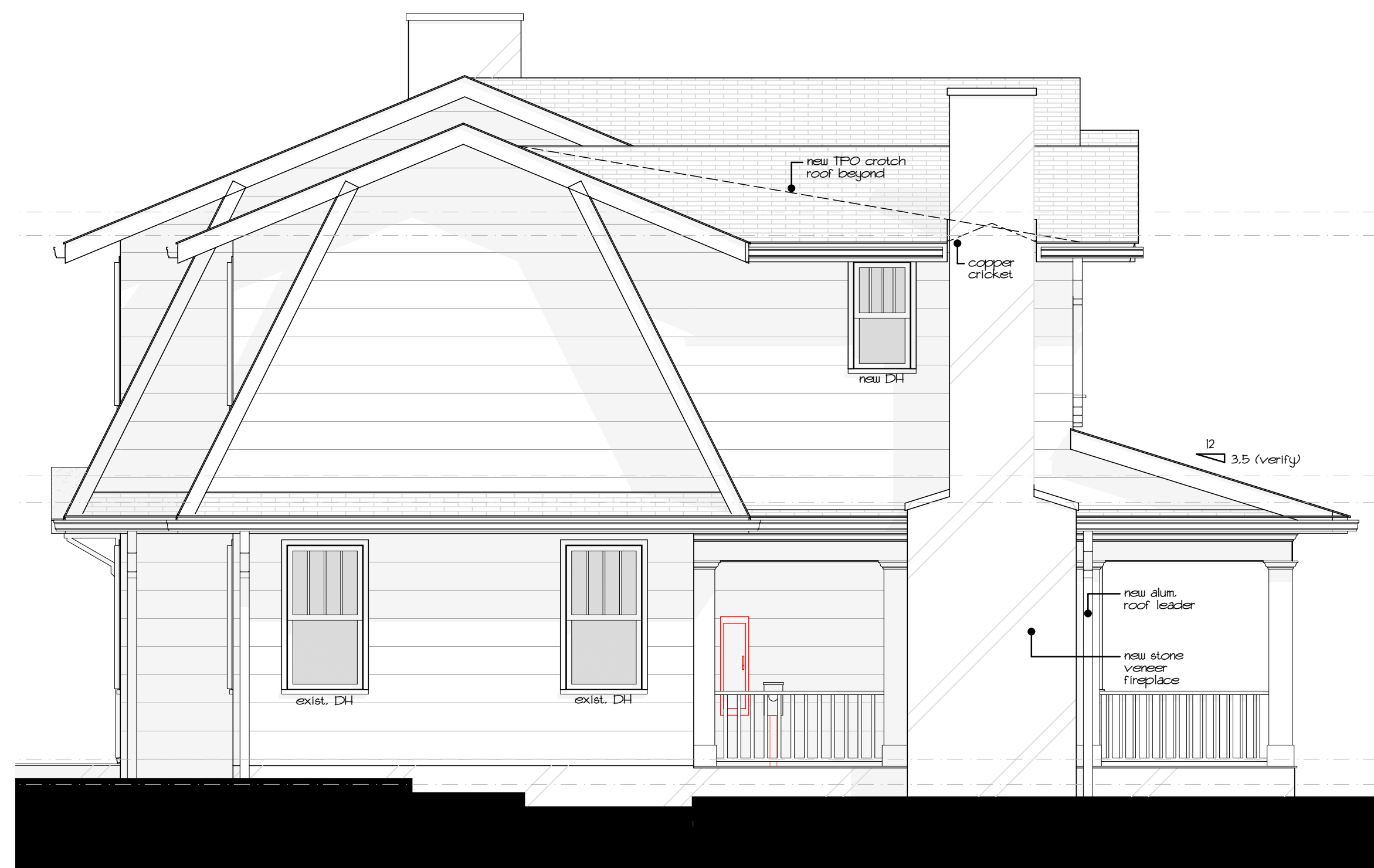
2  
A2.1 AS-BUILT LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1  
A2.1 AS-BUILT FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



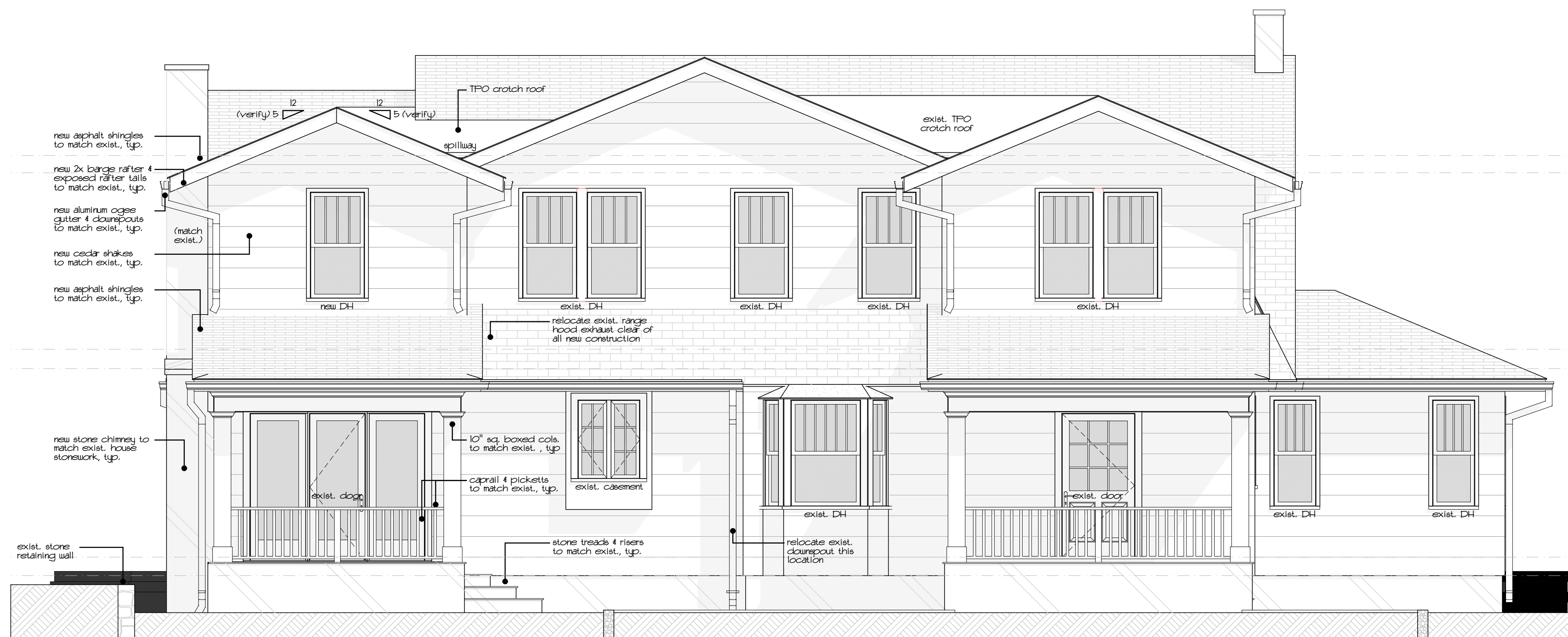
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4 PROPOSED RIGHT SIDE ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"



2 AS-BUILT RIGHT SIDE ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"



1 AS-BUILT REAR ELEVATION  
A2.2 SCALE: 1/4" = 1'-0"

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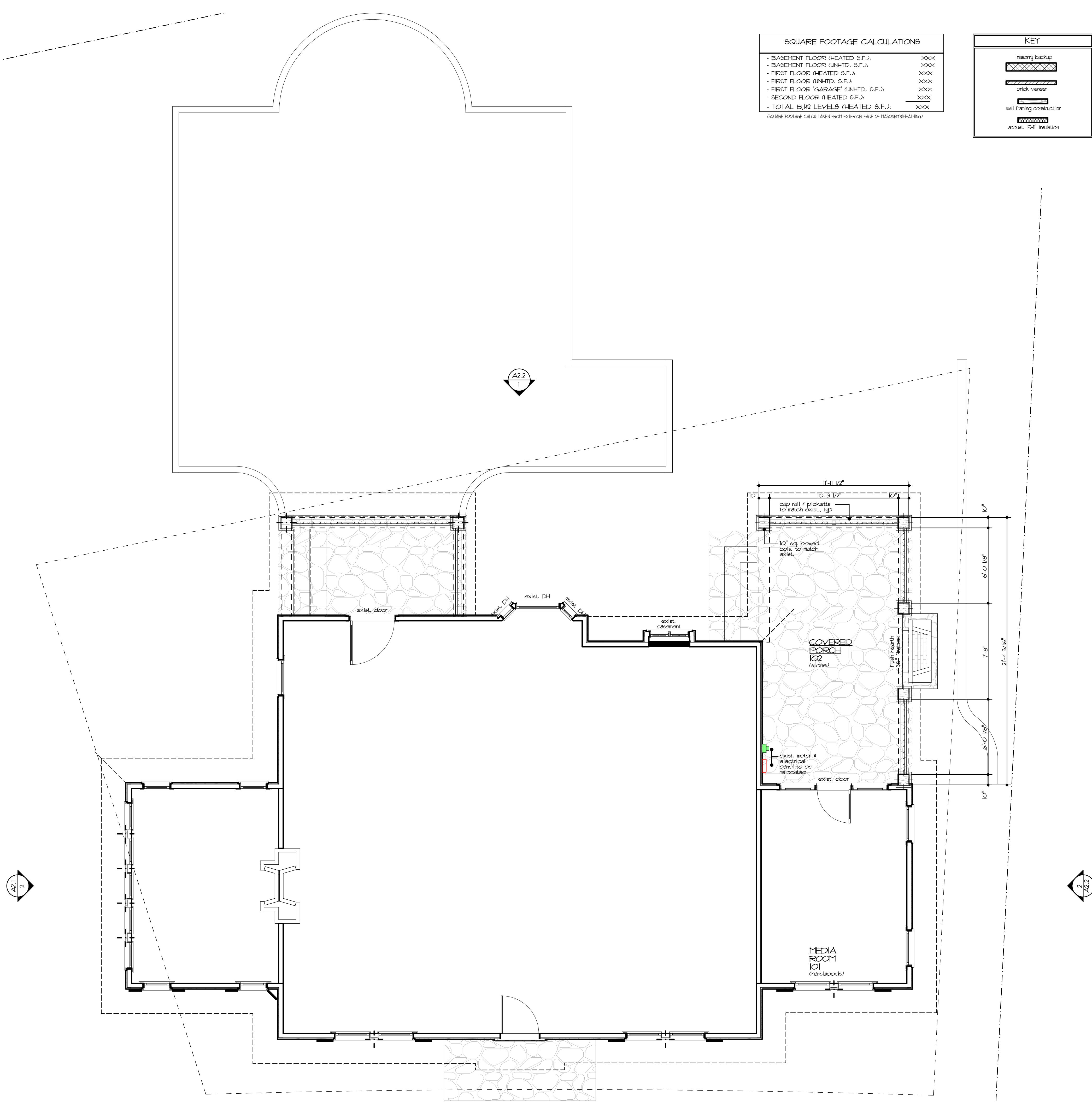
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SQUARE FOOTAGE CALCULATIONS	
- BASEMENT FLOOR (HEATED S.F.):	XXX
- BASEMENT FLOOR (UNHTD. S.F.):	XXX
- FIRST FLOOR (HEATED S.F.):	XXX
- FIRST FLOOR (UNHTD. S.F.):	XXX
- FIRST FLOOR 'GARAGE' (UNHTD. S.F.):	XXX
- SECOND FLOOR (HEATED S.F.):	XXX
- TOTAL B1/2 LEVELS (HEATED S.F.):	XXX

(SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SEATING)

KEY	
	masonry backup
	brick veneer
	wall framing construction
	acoust. R-11 insulation

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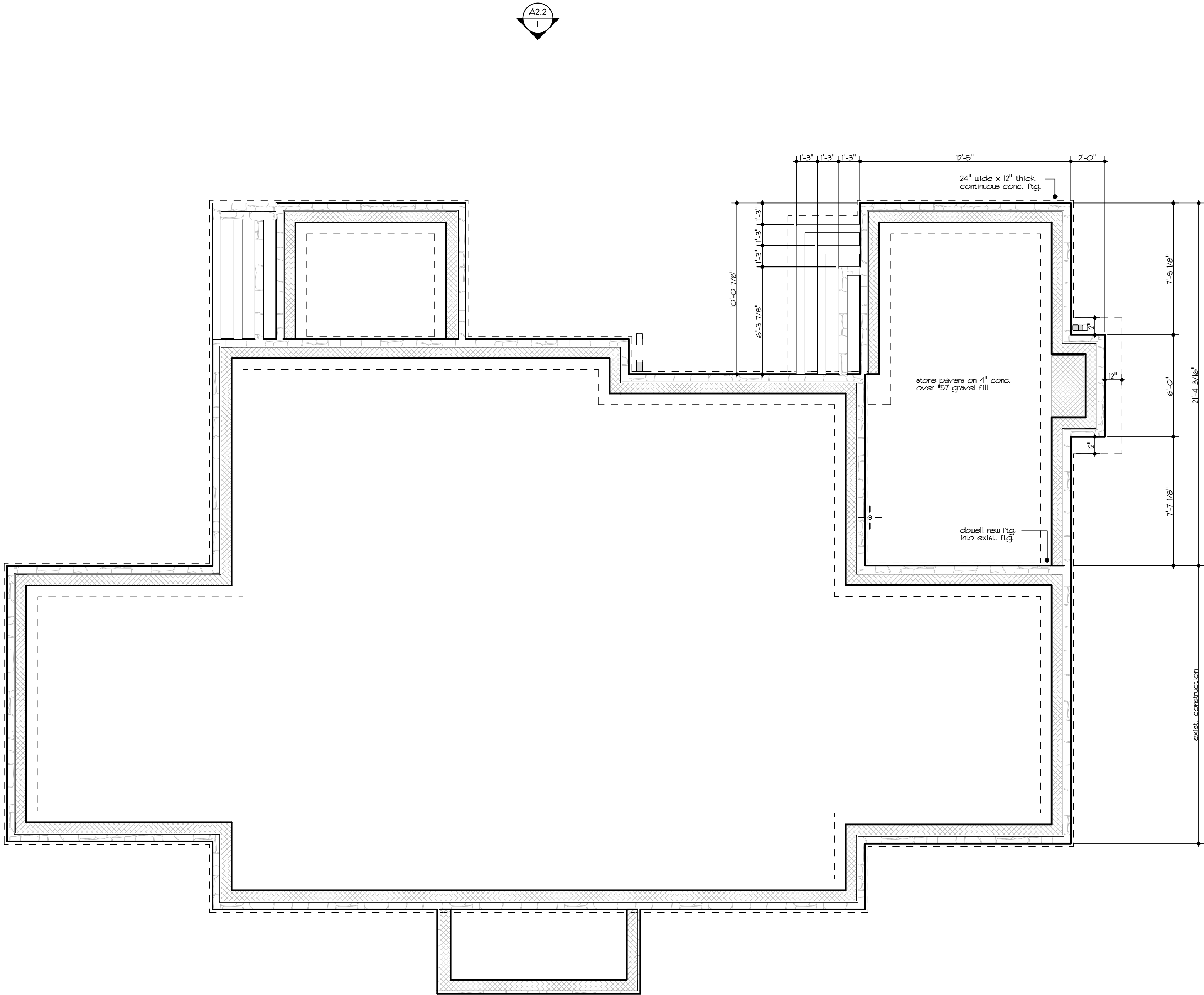
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATIONS	
- BASEMENT FLOOR (HEATED S.F.):	XXX
- BASEMENT FLOOR (UNHTD. S.F.):	XXX
- FIRST FLOOR (HEATED S.F.):	XXX
- FIRST FLOOR (UNHTD. S.F.):	XXX
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1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATIONS	
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- BASEMENT FLOOR (UNHTD. S.F.):	XXXX
- FIRST FLOOR (HEATED S.F.):	XXXX
- FIRST FLOOR (UNHTD. S.F.):	XXXX
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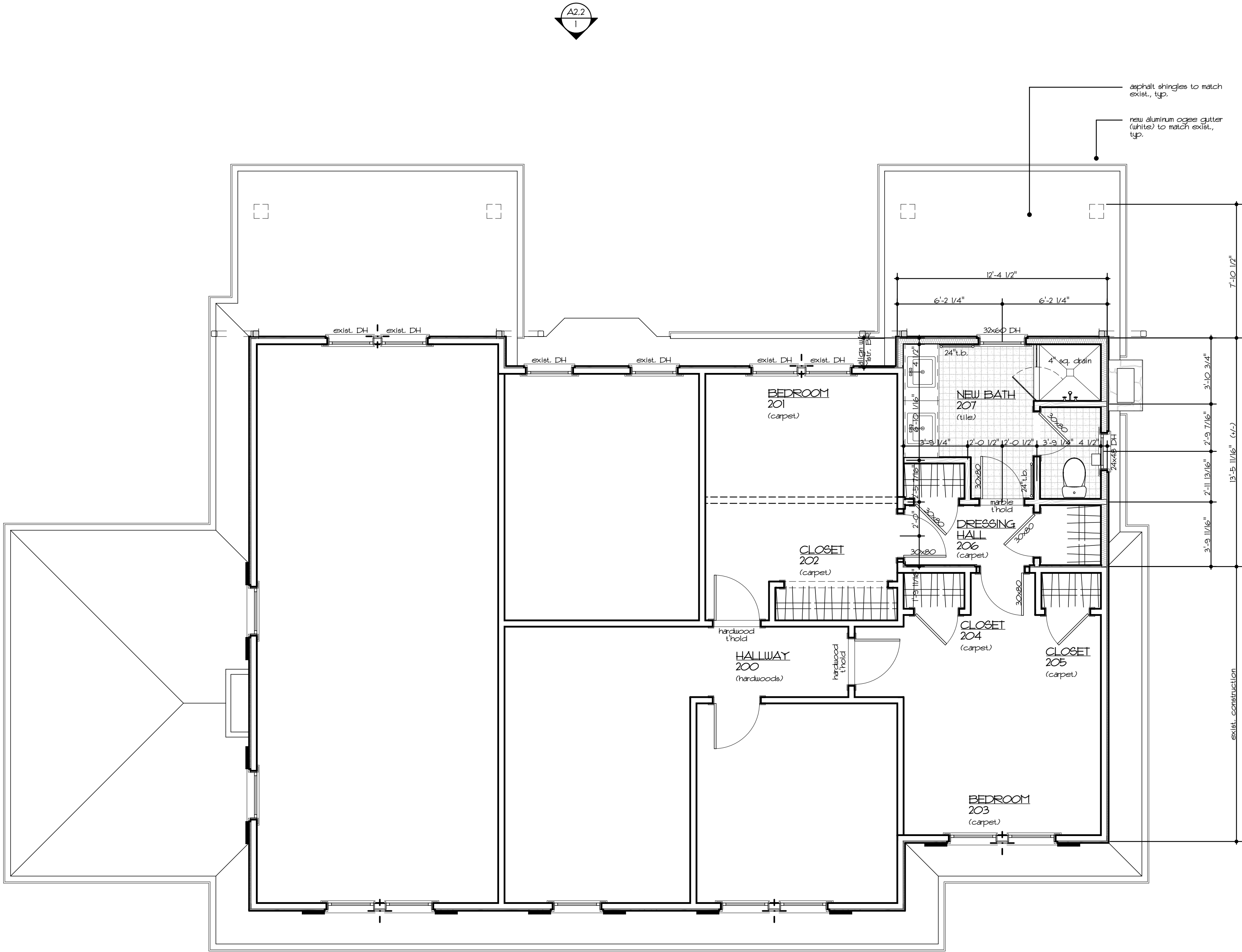
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1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

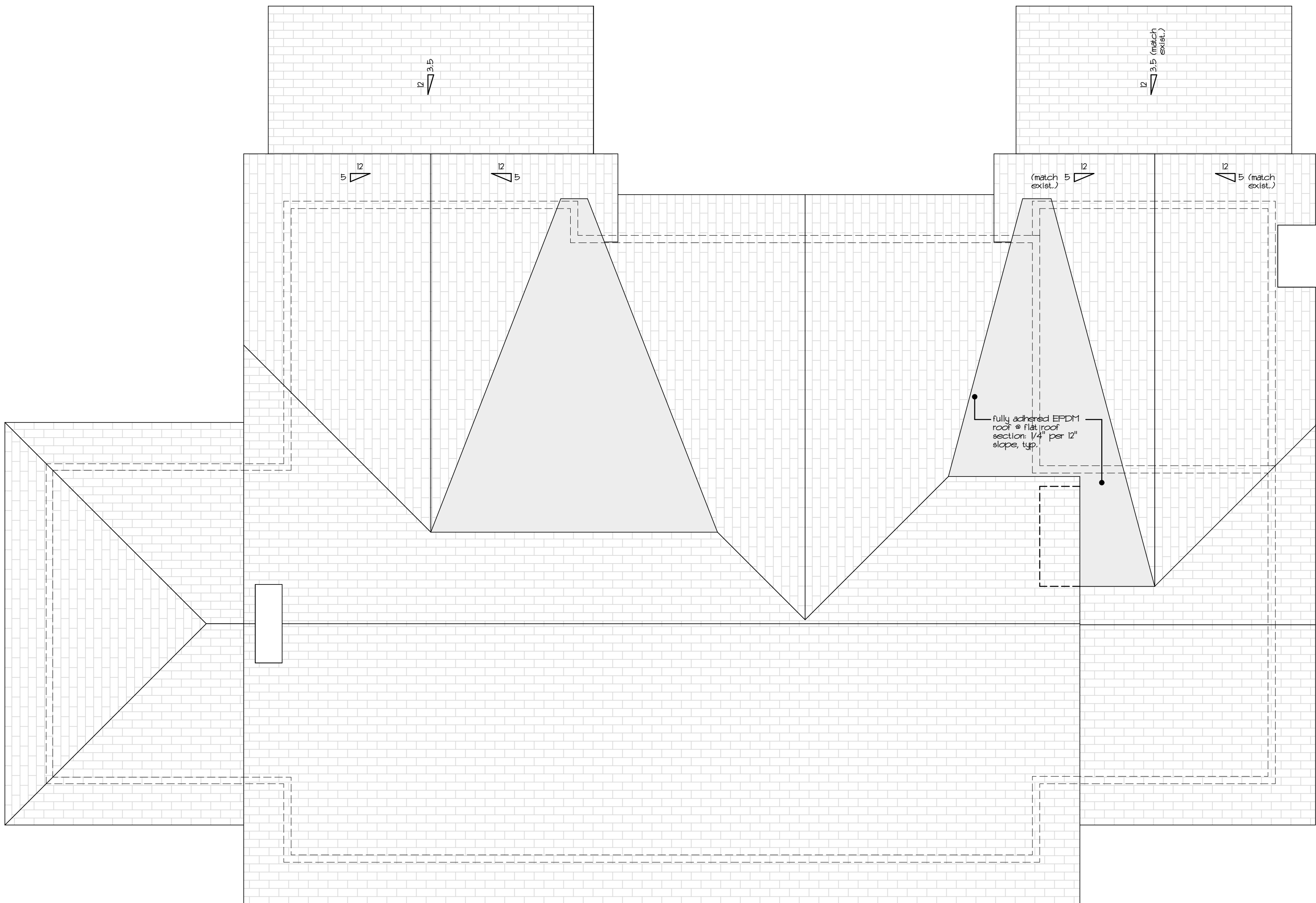


SQUARE FOOTAGE CALCULATIONS	
- BASEMENT FLOOR (HEATED S.F.):	XXX
- BASEMENT FLOOR (UNHTD. S.F.):	XXX
- FIRST FLOOR (HEATED S.F.):	XXX
- FIRST FLOOR (UNHTD. S.F.):	XXX
- FIRST FLOOR 'GARAGE' (UNHTD. S.F.):	XXX
- SECOND FLOOR (HEATED S.F.):	XXX
- TOTAL B1/2 LEVELS (HEATED S.F.):	XXX

(SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SEATING)

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1  
A1.3

ROOF PLAN

SCALE: 1/4" = 1'-0"