LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1701 Park Road

SUMMARY OF REQUEST: New Construction

OWNER: RAM Construction

APPLICANT: RAM Construction

The application was continued in August for more information regarding the front porch roof design, dimensions of the house footprint and other site plan dimensions and additional setback information.

Details of Proposed Request

Existing Conditions
The existing parcel is vacant. The surrounding context is a variety of single family structures and two multi-family structures. Building heights range between 1 and 2 stories. The topography slopes downward gradually from East Boulevard.

Proposal
The proposal is a 2 story single family dwelling, approximately 29’ in height from finished floor elevation (FFE) to the ridge. The design features include a front porch with gable and hip roof that reflects the roof design of the primary structure, a ‘porte cohere’ with heated space on the second level, exposed rafter tails, eave brackets, 3 over 1 windows, cedar shake and horizontal wood siding, and stone on the foundation and chimney. The proposed setback is consistent with 1709 Park Road (right).

Revised Proposal – August 13, 2014
1. Setbacks – The proposed setback is approximately 62’7” from right of way (ROW). The adjacent properties are approx. 65’ and 60’ from ROW.
2. Fenestration – Cross sections and window detail notes have been provided on the plans. Windows to be wooden double hung.
3. Details – Sections for porch column and beam, brackets and hand rails have been provided.

Revised Proposal – September 10, 2014
1. Setbacks – Site plan shows setback relative to adjacent structures.
2. Porch Roof – The front porch roof has been redesigned to match the front gable.
3. Dimensions – Dimensions of the house footprint have been added.

Policy & Design Guidelines
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well
designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

| All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria |
| 1. **Size** | the relationship of the project to its site |
| 2. **Scale** | the relationship of the building to those around it |
| 3. **Massing** | the relationship of the building’s various parts to each other |
| 4. **Fenestration** | the placement, style and materials of windows and doors |
| 5. **Rhythm** | the relationship of fenestration, recesses and projections |
| 6. **Setback** | in relation to setback of immediate surroundings |
| 7. **Materials** | proper historic materials or approved substitutes |
| 8. **Context** | the overall relationship of the project to its surroundings |
| 9. **Landscaping** | as a tool to soften and blend the project with the district |

**Staff Analysis**
The Commission will determine if the project meets the unresolved design guidelines.
Charlotte Historic District Commission - Case 2014-128
Historic District; Dilworth
NEW STREET SCAPE

MIN. 1'-4" BELOW EXISTING RIDGE STRUCTURE UP-HILL

SCALE: 1"=20'

DATE: 8/28/2014
ELEVATION LEFT

Aged Cedar Shingles

1x4 Tongue and Groove Ceiling and Roof Deck at Exposed Eaves

German Lap

Trash Cans Here

Stone Floor (Slab on Grade/Stem Wall)

Shovel Shaped Stone - Horizontal

All Wood Exterior French Door

Jeld-Wen Sightline EX

W/Transom

Bonded Wood Grill

WINDOW CROSS SECTIONS

PLY GEM 100 SERIES ALL WOOD DH WINDOW

WITH TRADITIONAL SILL AND NOSING

BONDED EXTERIOR AND INTERIOR WOOD GRILL

5/4 X 6 CLEAR PINE CASING WITH

1-1/4 PINE BACK BAND

A-8

Jeld-Wen Site Line EX

Three Light Bonded Grills

All Wood Exterior Door

Jeld-Wen Site Line EX

WITH TRADITIONAL SILL AND NOSING

BONDED EXTERIOR AND INTERIOR WOOD GRILL

5/4 X 6 CLEAR PINE CASING WITH

1-1/4 PINE BACK BAND

FRANK AND CONNIE REED

1701 EAST PARK ROAD

CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:

RAM DESIGN BUILD

1234 MCDONALD AVE

CHARLOTTE, NC 704-293-9775

SHEET:

SCALE:

DATE:

ELEVATIONS

8/4/2014

Trash Cans Here

Cedar Shake

ELEVATION REAR

Elevations

All Wood Exterior Door

Jeld-Wen Sight Line EX

With Transom

Bonded Wood Grill

Aged Cedar Shingles

1x4 Tongue and Groove Ceiling and Roof Deck at Exposed Eaves

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