
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1940 Park Road

SUMMARY OF REQUEST: Addition

OWNER: Jacob Norris

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

This c. 1940 one and one half story bungalow is listed as a Contributing structure in the Dilworth National Register Survey. It is located beside the traffic circle at Park Road/Tremont Avenue/Brookside Avenue.

Proposed

A new rear addition will be a porch and outdoor fireplace with a chimney. The hipped roof will be supported by columns which match those on the front of the house. Though the addition is neither taller nor wider than the existing house, this rather triangular lot provides full view of anything going on in the rear yard. Materials (including brick, roofing, columns, rail, etc.) and details (including columns, trim, soffit/fascia treatment, overhang, rail, etc.) will match existing.

Policy & Design Guidelines

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

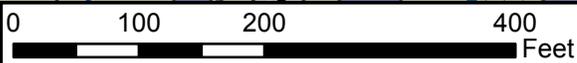
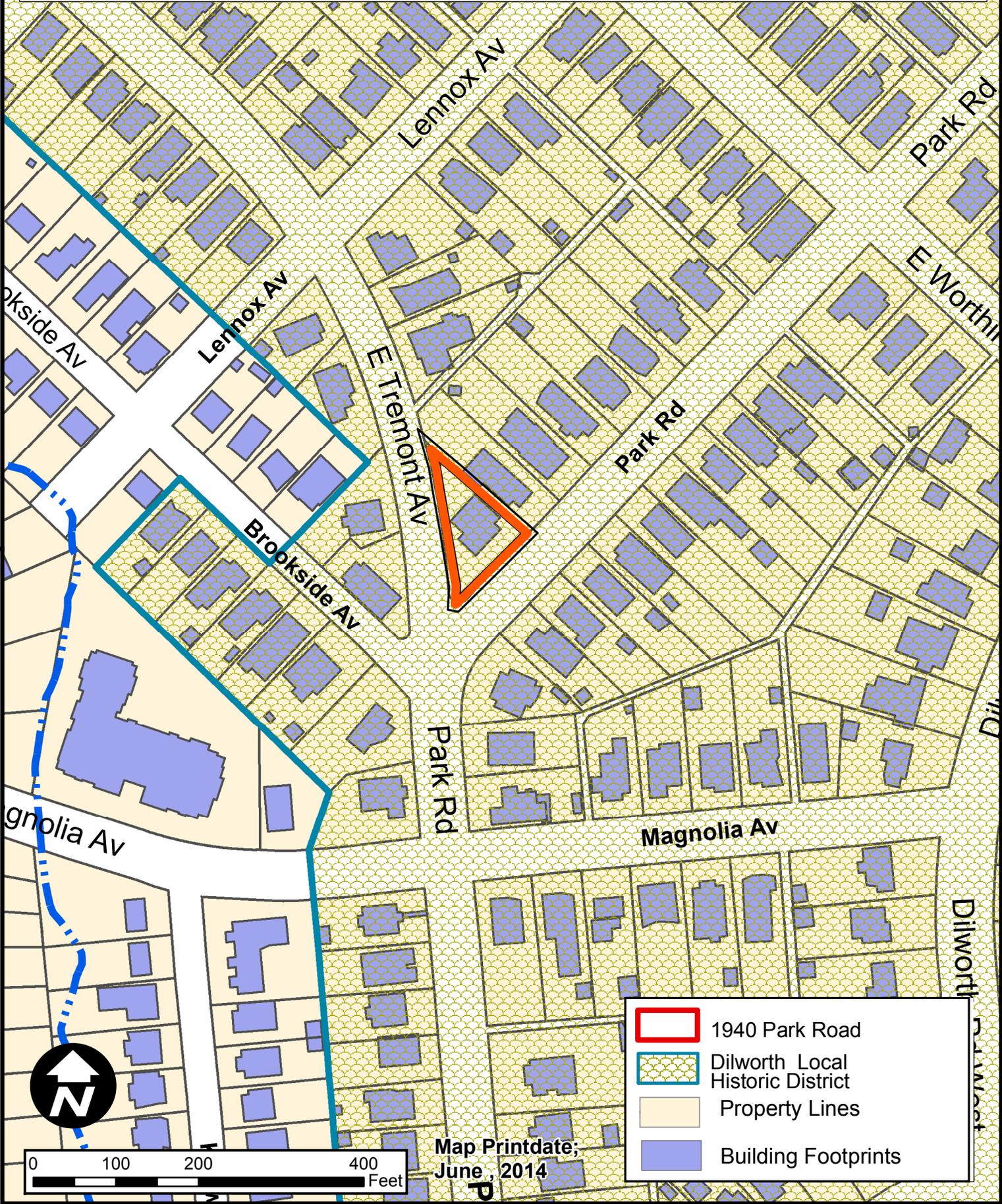
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is **Policy & Design Guidelines** compliant or if an exception is warranted.

Charlotte Historic District Commission - Case 2014-190 Historic District; Dilworth



Map Printdate:
June, 2014

DILWORTH
PLAT BK. 332 PG. 52

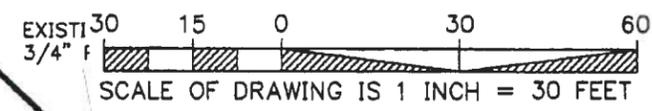
- = WATER METER
- ⊙ = CP NOTHING SET
- = EXISTING IRON AS NOTED
- = 1/2" REBAR SET (IPS)
- ⊕ = CLEANOUT
- ⊞ = YARD INLET
- ⊙ = UTILITY POLE
- ◆ = FIRE HYDRANT

LOT 18
GARO AGHJAYAN and
wife KIMBERLY AGHJAYAN
DEED BK. 11594 PG. 113
PARCEL ID#121-08-704

Line	Bearing	Distance
L1	S 43° 32' 37" W	102.94'

I, Michael R. Bowden, certify that this plat was drawn by me from an actual field survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio of precision exceeds 1:10,000; and that this plat represents an existing parcel of land. Witness my original signature, seal, and license number this the 29th day of May, 2014

Michael R. Bowden
Professional Land Surveyor L-3811

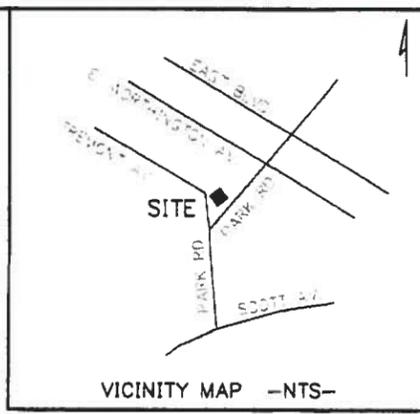


JACOB NORRIS

1940 PARK ROAD
CITY OF CHARLOTTE
MECKLENBURG CO., N. C.

Project # 140058-1 Date: 21 MAY, 2014
FIRM # F-0902

BOWDEN SURVEYING & MAPPING (704) 691-5256
317 SOUTH LAUREL ST.
LINCOLNTON, N.C. 28092



TREMONT AVENUE
50' PUBLIC RIGHT OF WAY

NORTH
PLAT BK. 332 PG. 52

SITE PLAN
NTS

NORRIS PORCH ADDITION

R-5 ZONING
2970 SF rear yard
756 SF rear improvements
25% impermeable



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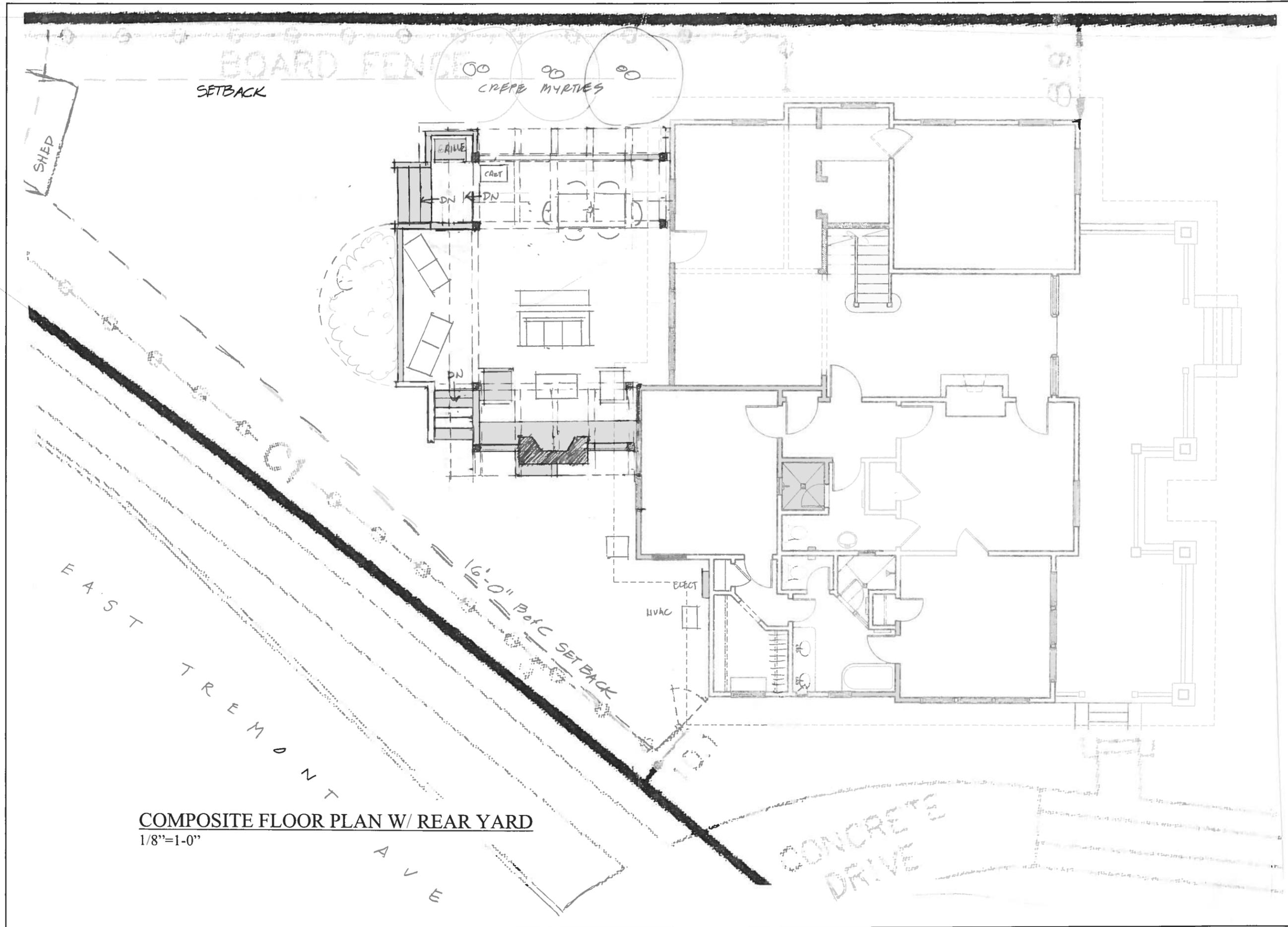


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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO: 140058-1
ISSUED: 5/21/2014
REVISIONS:

A.1
OF



COMPOSITE FLOOR PLAN W/ REAR YARD
 1/8"=1'-0"



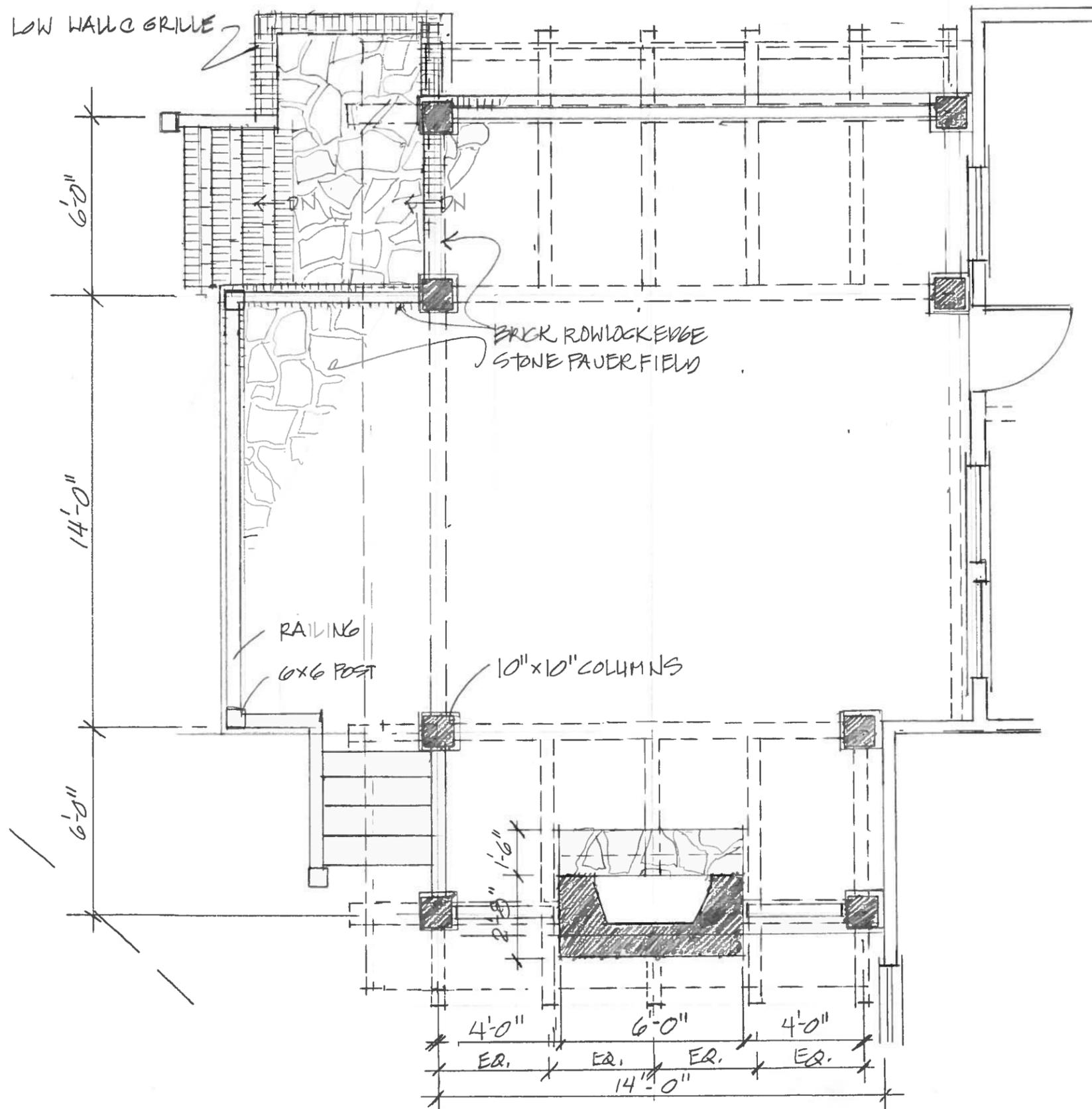
ALB Architecture
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
 1940 Park Road, Charlotte, NC 28203

PROJ NO - 14047
 ISSUED - 19 APR 2014
 DRAWING

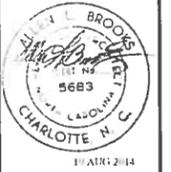


PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



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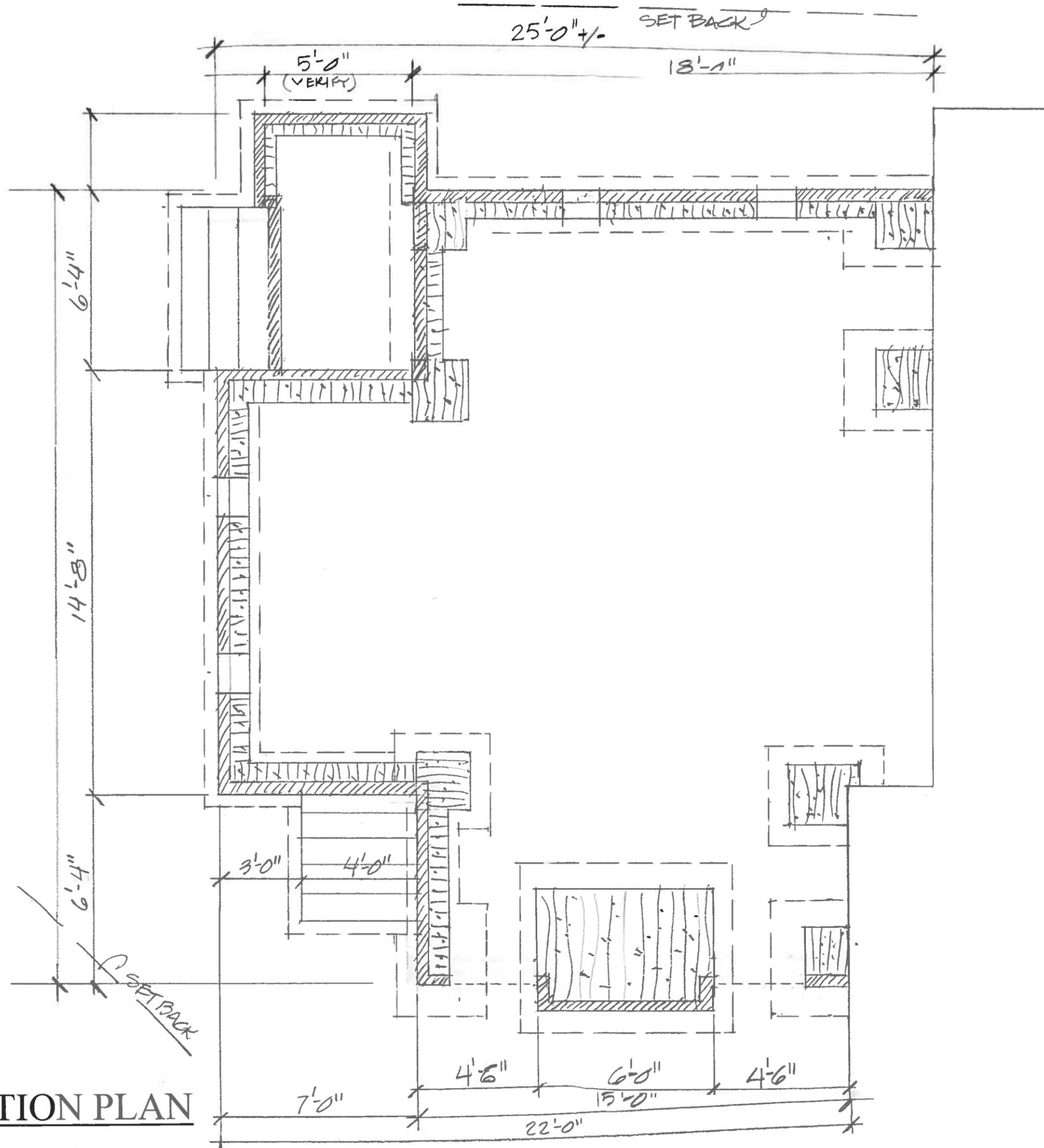
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
 1940 Park Road, Charlotte, NC 28203

PROJ. NO. - 14147
 ISSUED - 19 AUG 2014
 REVISIONS

A.3

OF:



PROPOSED FOUNDATION PLAN

1/4"=1'-0"



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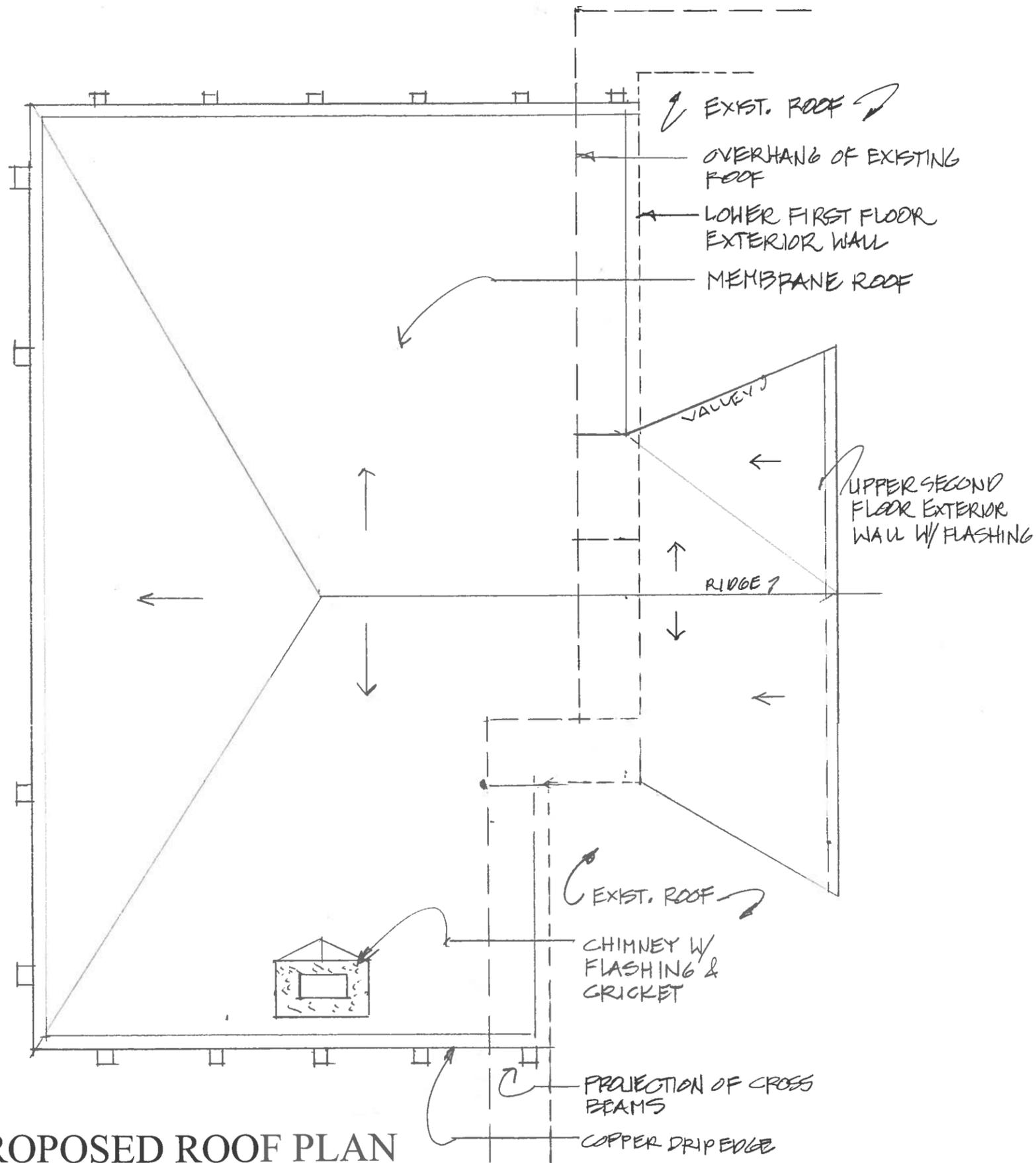
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO - 14047
ISSUED - 19 AUG 2014
REVISED

A.4

OF



PROPOSED ROOF PLAN

1/4"=1-0"



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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO. - 14147
ISSUED - 19 AUG 2014
REVISIONS

A.5

OF:



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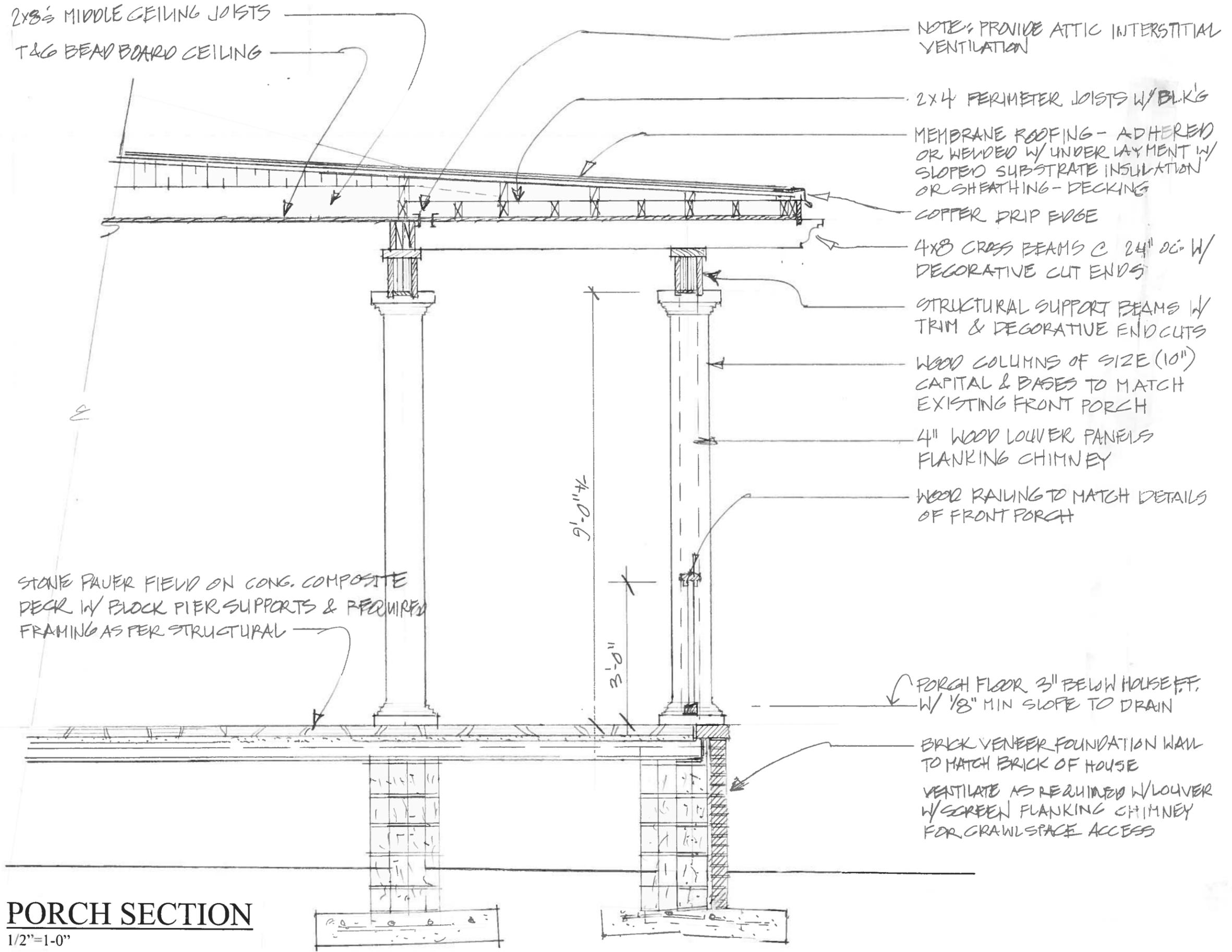
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
 1940 Park Road, Charlotte, NC 28203

PROJ NO. - 14147
 ISSUED - 19 AUG 2014
 REVISED

A.6

OF:

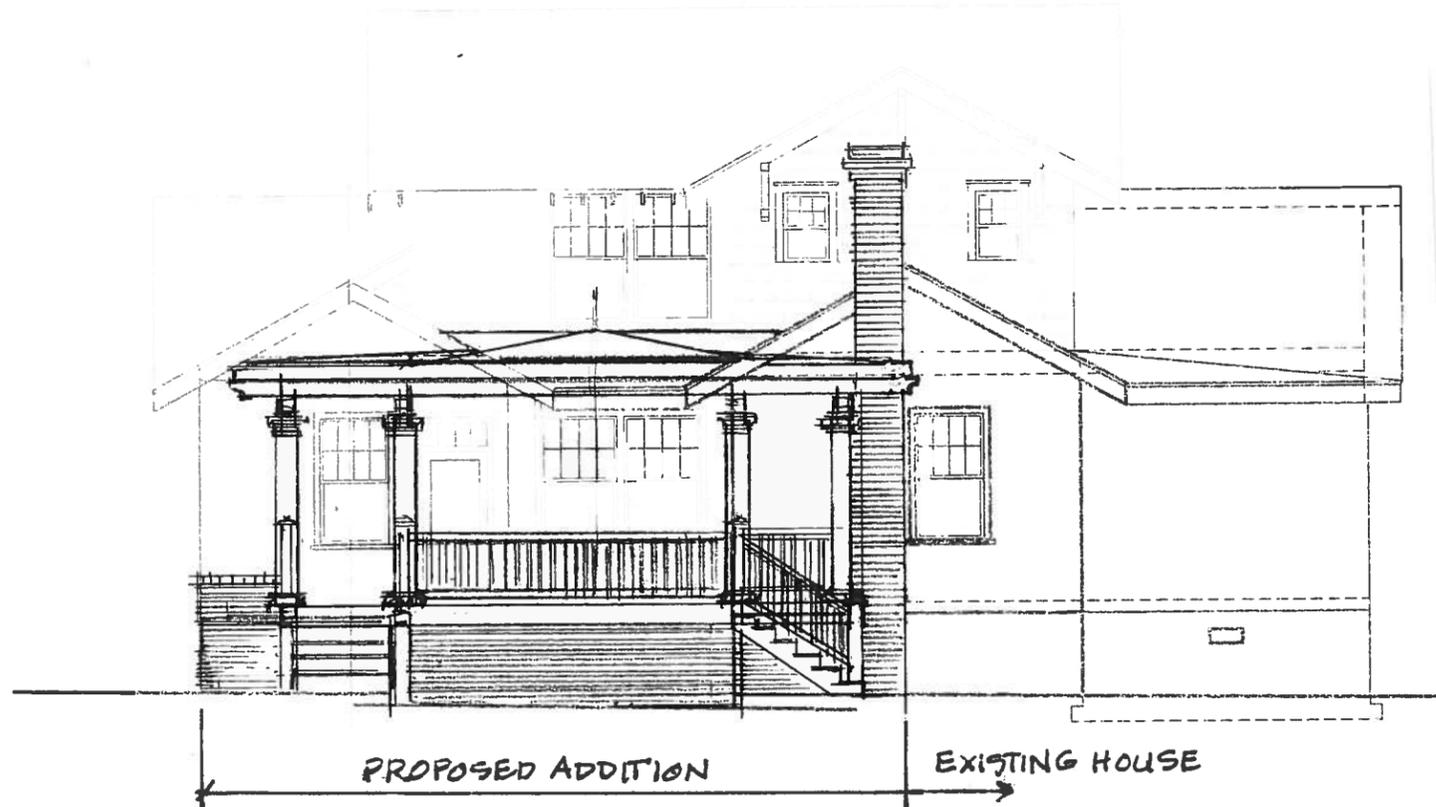


PORCH SECTION
 1/2"=1'-0"



FRONT ELEVATION UNCHANGED

1/8"=1-0"



PROPOSED REAR ELEVATION

1/8"=1-0"



Architecture, PA

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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO: 1103
ISSUED: 03/01/2011
REVISIONS:

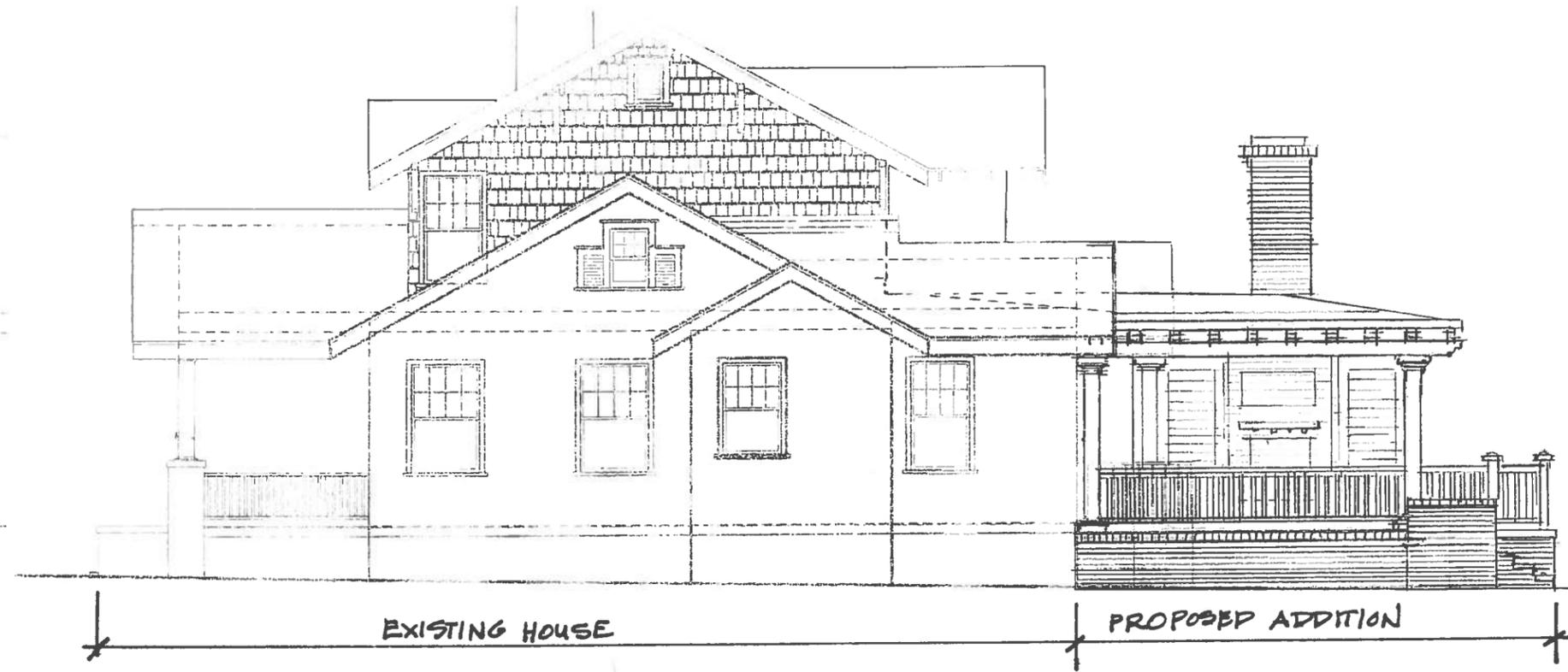
A.7

OF

AB
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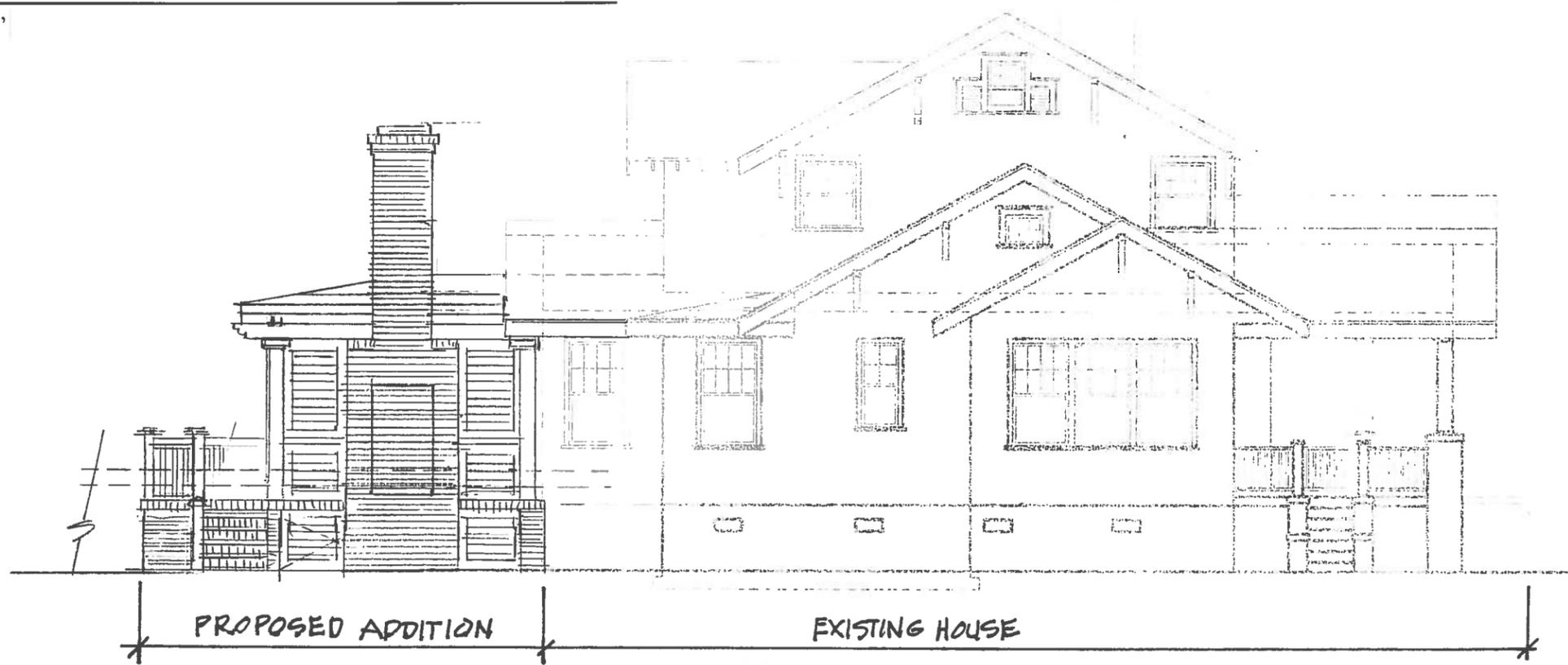


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PROPOSED RIGHT ELEVATION

1/8"=1'-0"



PROPOSED LEFT ELEVATION

1/8"=1'-0"

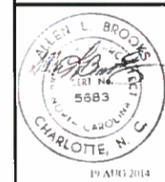
Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
 1940 Park Road, Charlotte, NC 28203

PROJ NO - 0001
 ISSUED - 01/2008
 REVISIONS

A.8
 OF



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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
 1940 Park Road, Charlotte, NC 28203

PROJ. NO. - 14147
 ISSUED - 19 APR 2014
 REVISIONS

SITE CONTEXT

OF



SUBJECT HOUSE AT CORNER OF PARK ROAD & E. TREMONT



LEFT ELEVATION OF SUBJECT HOUSE AT E. TREMONT



STREET VIEW AT TREMONT



SIDEWALK ALONG SUBJECT PROPERTY LOOKING NW



EXISTING FENCE WITH SUBJECT HOUSE BEYOND



ACUTE ANGLED CORNER OF PROPERTY WITH FENCE



BACK VIEW OF SUBJECT PROPERTY



VIEW BETWEEN SUBJECT HOUSE & NEXT HOUSE



GATE TO REAR YARD WITH EXISTING CREPE MYRTLE TO REMAIN



VIEW INTO REAR YARD TAKEN AT LEFT CORNER GATE



LEFT REAR CORNER OF HOUSE WITH BEDROOM WINDOW & OBSOLETE CHIMNEY TO BE REMOVED WHERE ADDITION WILL BEGIN



RIGHT REAR CORNER OF THE HOUSE WHERE ADDITION WILL BEGIN & CREPE MYRTLE THAT WILL REMAIN



REAR OF THE HOUSE WHERE ADDITION IS PROPOSED



OFFSET OF REAR WALL



REAR OF HOUSE LOOKING TREMONT & THE DYING TREE TO BE REMOVED