**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1936 Park Road

**SUMMARY OF REQUEST:** Addition, fenestration changes

**APPLICANT:** Jessica Hindman

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**Details of Proposed Request**

**Existing Conditions**
The existing structure was constructed in 1905 and identified as a contributing structure in the Dilworth National Register of Historic Places. The home is described as a two story Victorian with a shed porch on square posts and scalloped frieze boards. It also has polygonal bay windows on the front. A porch addition was approved in December 2013 (2013-186).

**Proposal**
The proposed project is the repair of the side entrance and replacement of a gable roof with a flat roof on the left side toward the rear. The hand rail on the new side roof deck will match existing hand rails. Other features include new entry doors, repair or replacement of stairs and siding on the first floor. On the second floor a new shed roof replaces a gable dormer with new windows and doors. A French door is proposed to replace a window on the rear elevation. On the right elevation a second story window is replaced with two smaller windows.

**Policy & Design Guidelines for Additions, page 36**
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.

<table>
<thead>
<tr>
<th>1. All additions will be reviewed for compatibility by the following criteria:</th>
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<tbody>
<tr>
<td>a. <strong>Size</strong></td>
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<td>b. <strong>Scale</strong></td>
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<td>c. <strong>Massing</strong></td>
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<td>d. <strong>Fenestration</strong></td>
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<td>e. <strong>Rhythm</strong></td>
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<td>f. <strong>Setback</strong></td>
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<td>g. <strong>Materials</strong></td>
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<td>h. <strong>Context</strong></td>
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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 will determine if the proposed improvements meet the design guidelines for massing, fenestration, rhythm, materials and context.
Charlotte Historic District Commission - Case 2016-072
HISTORIC DISTRICT: DILWORTH

April 29, 2016

1936 Park Road
Dilworth Historic District
Property Lines
Building Footprints

Feet
EXISTING CHIMNEY TO REMAIN

EXISTING ROOFLINE TO REMAIN

Simplified dovetailed detail on small brackets at gable ends - monochromatic with trim

Extension of fascia to match exposed eaves at kitchen

Shingles to match existing

Reinstall original window in exist. opening

New overhang to match exist.

Porch extension pitch as per loft to match fascia/ridge

6" or 8" square columns with simplified parapets/ classical details at coping level

Side stairs

Brick cheek walls with roundlock or site-formed concrete caps

Raise porch to interior eave - options for wood or brick foundation wall or brick-veneer patio with roundlock edge

Front Elevation

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

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0 1 2 4 6
RAISED PORCH TO INTERIOR EAVE - OPTIONS FOR WOOD ON BRICK FOUNDATION WALL OR BRICK RAISED PATIO WITH PONDSIDE EDGE

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

EXIST. ROOF - BOXED OR EXPOSED EAVE

HIP AT SIDE PORCH

POOR BEAM AS ENTAILATURE

RAFTED BEAM TO INTERIOR AS NEEDED TO ALIGN

8" OR 10" SQUARE COLUMNS WITH SIMPLIFIED PARNASSUS/CLASSICAL DETAILS AT CAPITAL BASE

SIDE ELEVATION
SCALE 1/4" = 1'-0"
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SECTION
SCALE 1/2" = 1'-0"