

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1948 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT: Craig Isaac

Details of Proposed Request

Existing Context

The existing structure is a 1.5 story Bungalow constructed in 1925 and listed in the Dilworth National Register of Historic Places. The site is at the corner of Brookside Avenue, East Tremont Avenue and Park Road. Adjacent residential structures are 1, 1.5 and 2 stories.

Proposal

A small one story addition was approved by the HDC June 8, 2016. Details of the motion - *Disconnect the roofline at the side back door, and the stairway, it is going to be a window instead of a door and screen.*

The applicant is applying for a revision to the side addition which includes a simplified roof connection and a stair and door from the interior living space. New materials, windows and trim will match existing. The rear porch addition was approved.

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.

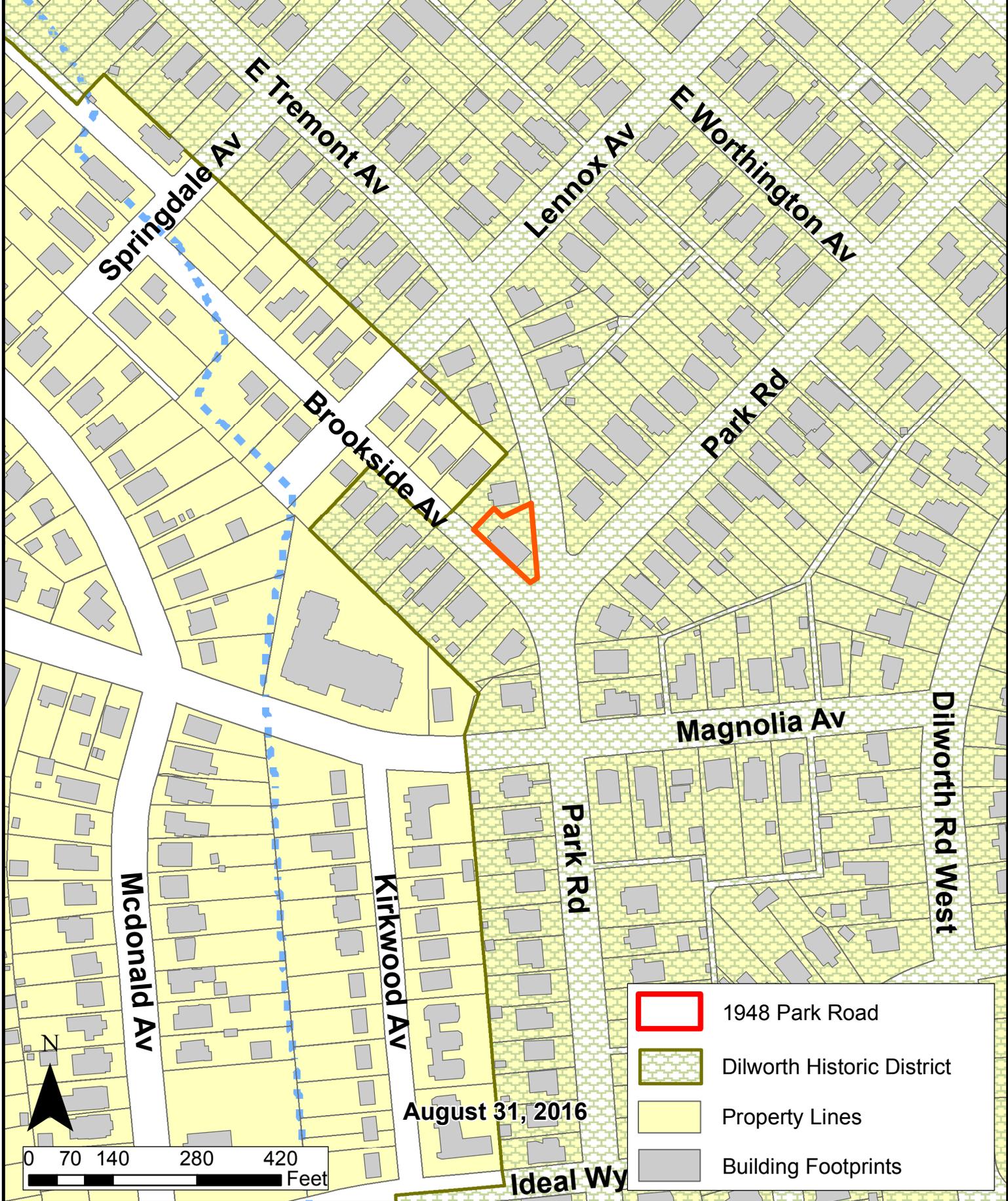
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 will determine if the proposal meets the guidelines for additions.

Charlotte Historic District Commission - Case 2016-191
HISTORIC DISTRICT: DILWORTH

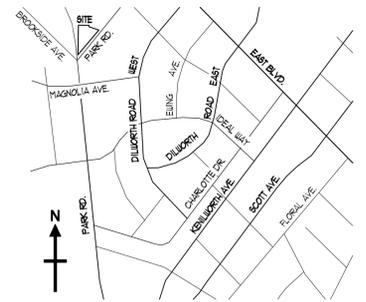


-  1948 Park Road
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

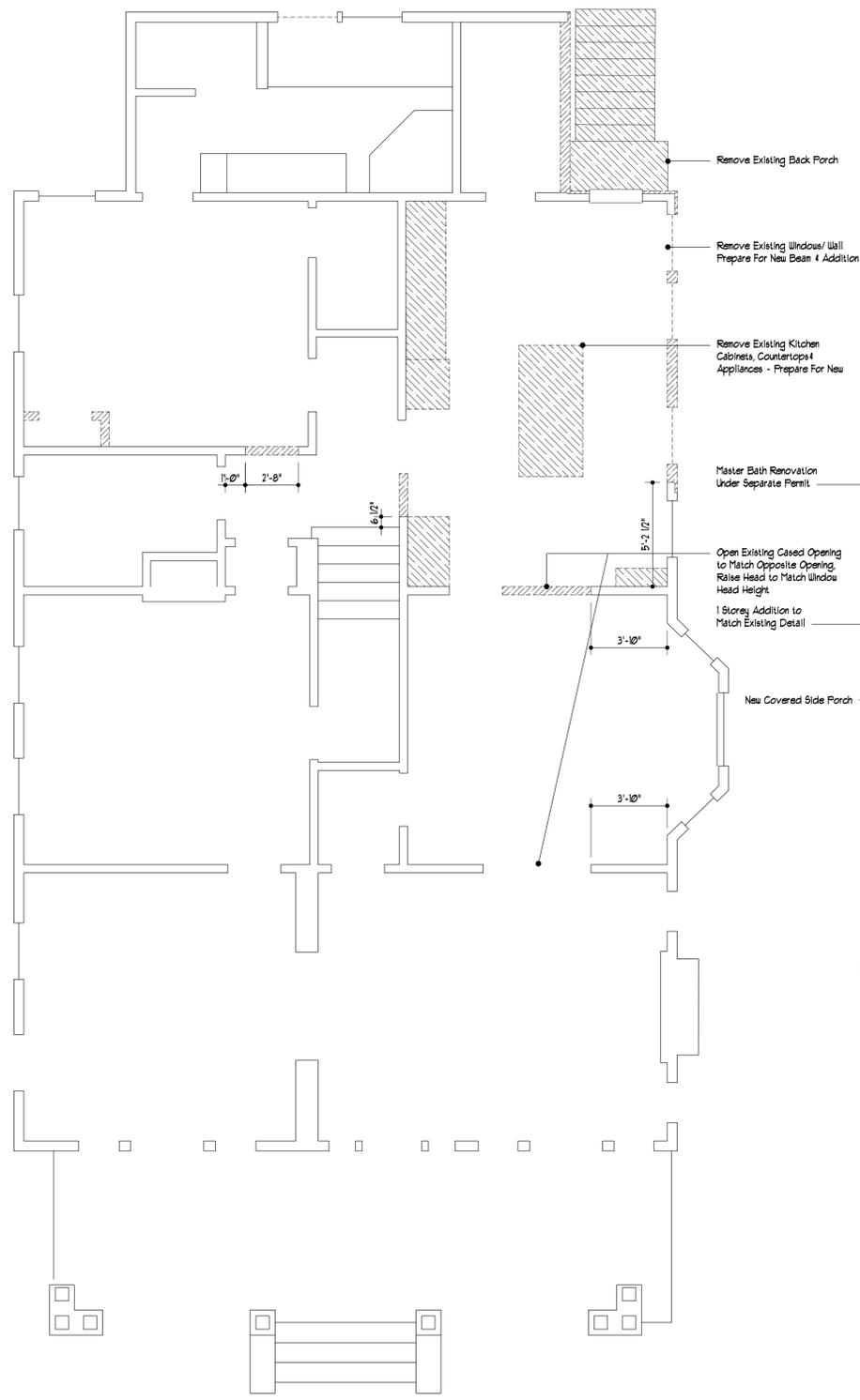
August 31, 2016

APPROVED
PLANS

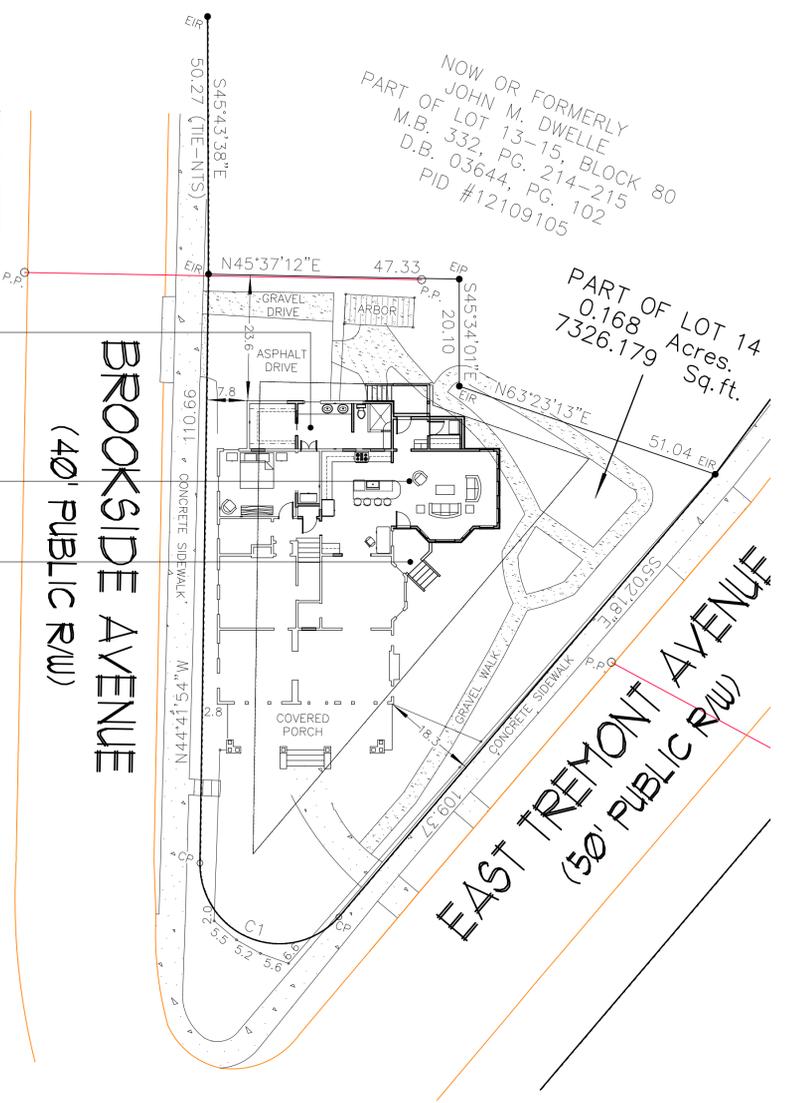
APPROVED PLANS



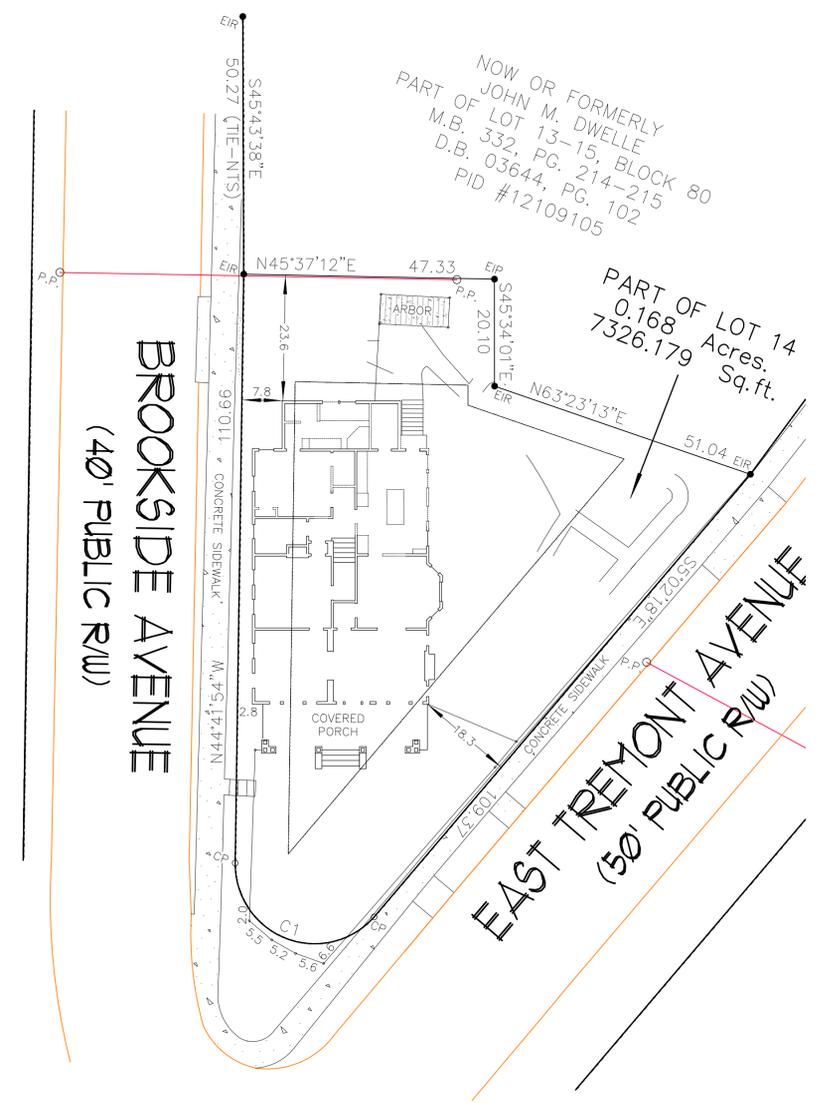
CRAIG W ISAAC ARCHITECTURE
 Studio Lane
 900 Linda Lane
 Charlotte NC 28211
 Architecture
 Interior Design
 Product Design
 704 358 1365



3 1st Floor Demolition
 1/4" = 1' - 0"



2 Ren Site Plan
 1/6" = 1' - 0"



1 Existing Site Plan
 1/6" = 1' - 0"

Carey
 Renovation/
 Addition
 1948
 Park
 Road
 Charlotte
 NC

May 18, 2016
 May 30, 2016

A-1

APPROVED PLANS

Exterior Walls to be Fully Sheathed w/ 1/2 Plywood
in Lieu of R6@24 Bracing Requirements
w/ exception 2, Panel Edges to be Fastened at 3" o.c.
and 6" o.c. at Intermediate Framing



3 Ren Right Elevation
1/4" = 1' - 0"

New 1 Storey Addition -
Match Existing Details
New Covered Painted Wood
Side Porch w/
Masonry Foundation

Extend Existing Bay Roof
to Intersect w/ New Bay Roof



4 Ren Side Porch Elev
1/4" = 1' - 0"



1 Existing Right Elev
1/8" = 1' - 0"

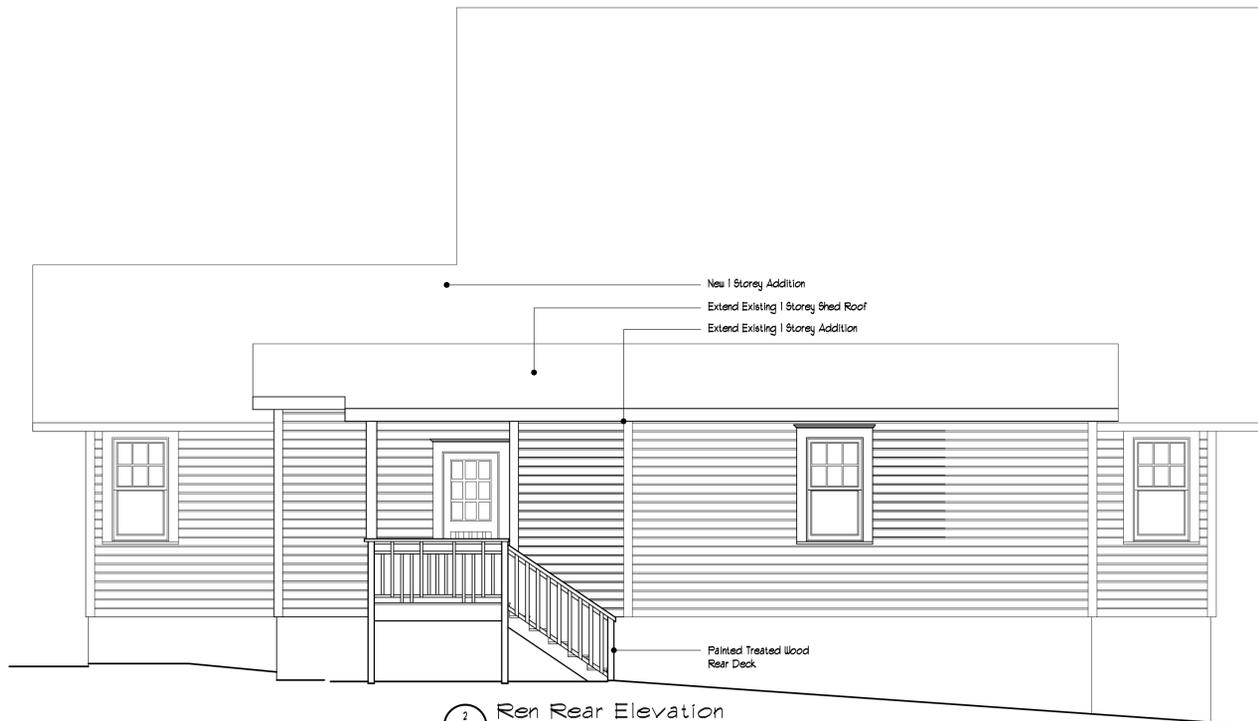


6 Existing Rear Elev
1/8" = 1' - 0"

Note:
Re-use as Much Existing
Material as possible or
Match Existing Profiles,
Finishes and Dimensions.



5 Existing Front Elev
1/8" = 1' - 0"



2 Ren Rear Elevation
1/4" = 1' - 0"

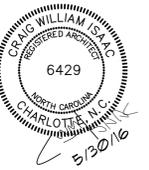
New 1 Storey Addition
Extend Existing 1 Storey Shed Roof
Extend Existing 1 Storey Addition

Painted Treated Wood
Rear Deck



1 Ren Front Elevation
1/4" = 1' - 0"

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APPROVED PLANS

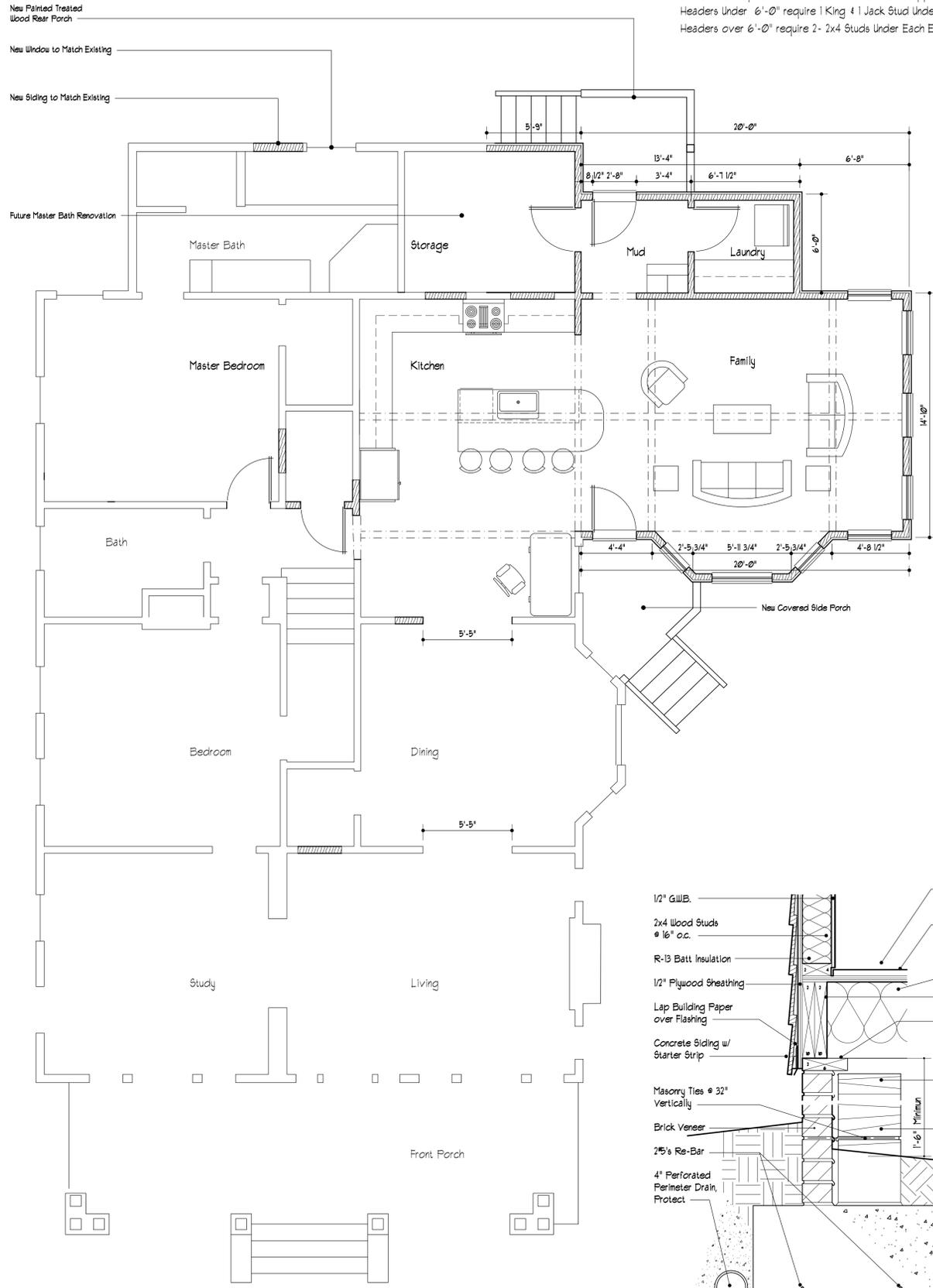
- L 3 1/2" x 3 1/2" x 1/4" Not More Than 3'-6" 4" Bearing
- L 5" x 3 1/2" x 5/16" LLV 3'-7" to 8'-0" 6" Bearing
- L 6" x 3 1/2" x 5/16" LLV 8'-1" to 10'-0" 8" Bearing

Steel Beams require 5- 2x4 Studs Under Each End Support U.N.O.
 LVL Beams require 3- 2x4 Studs Under Each End Support U.N.O.
 Headers Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support U.N.O.
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holdowns Are Required if Sheathed as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.

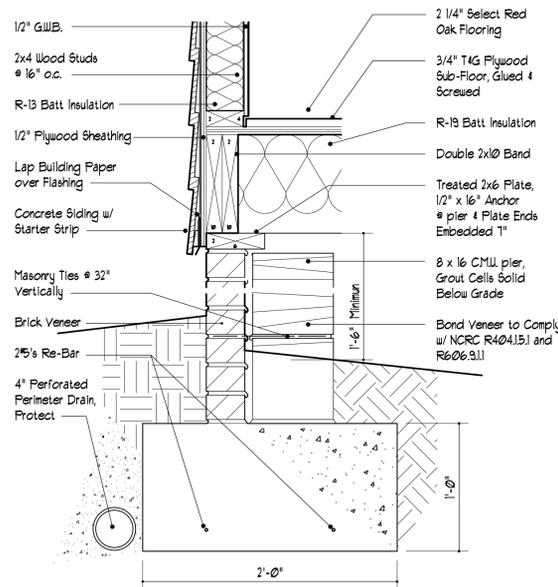
Factory Built Gas Fireplaces as per Chapter 10
 Section R-1004, R-1005 & R-1006
 NC State Residential Building Code

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HH5U 410
All Triple LVL's	HH5U 550/10

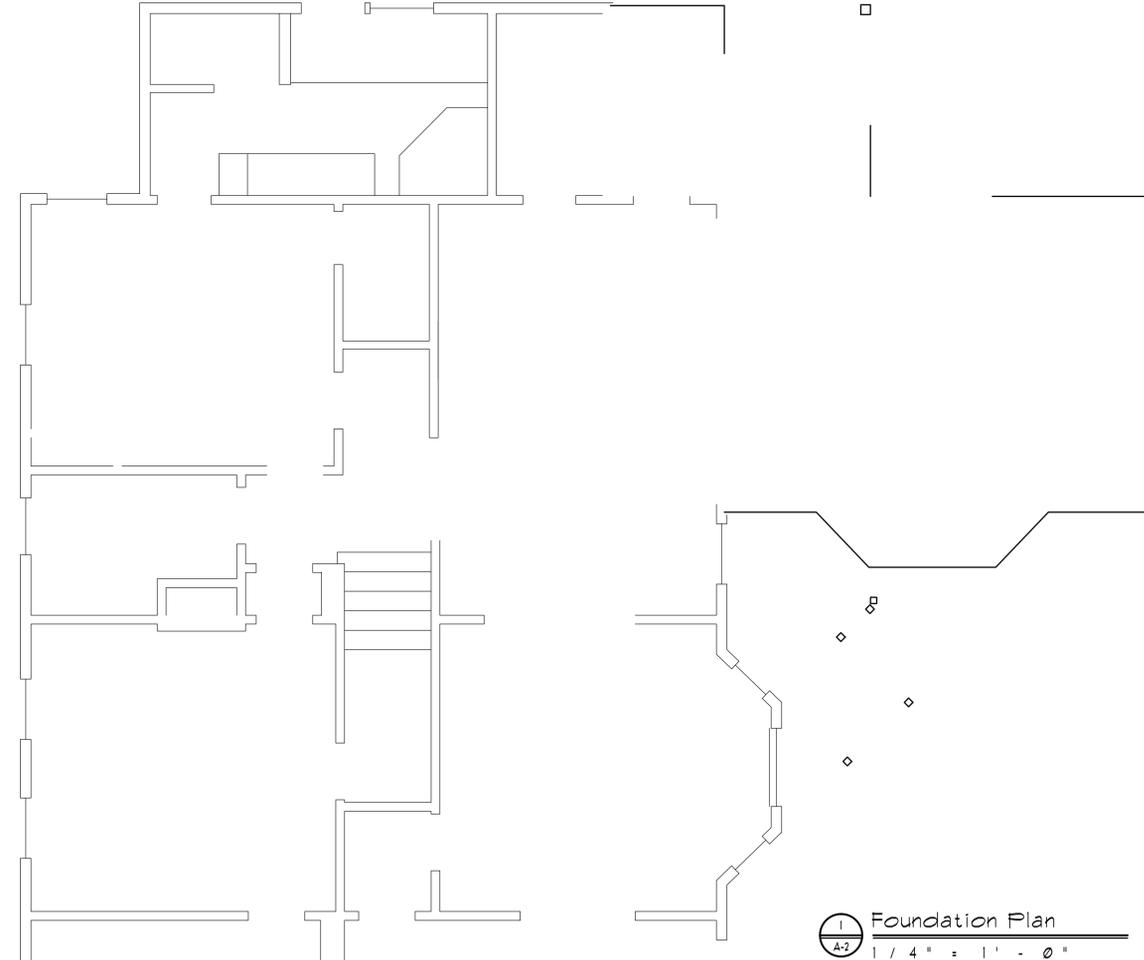


Fall Protection Required as Per
 R612.2 - 612.4 NCRBC (FPR)

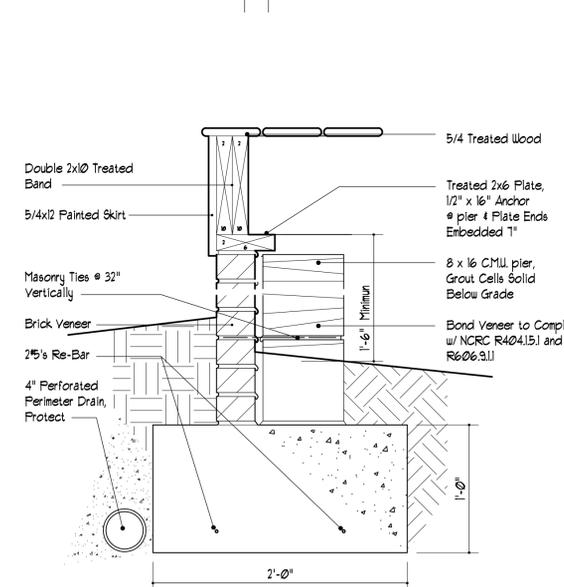
5 Ren 1st Floor Plan
 1/4" = 1' - 0"



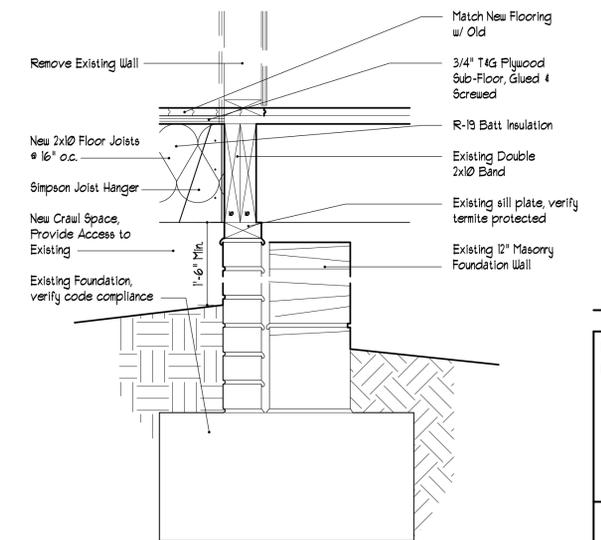
4 Typical Detail
 1/2" = 1' - 0"



1 Foundation Plan
 1/4" = 1' - 0"



3 Porch Detail
 1/2" = 1' - 0"



2 Addition Detail
 1/2" = 1' - 0"

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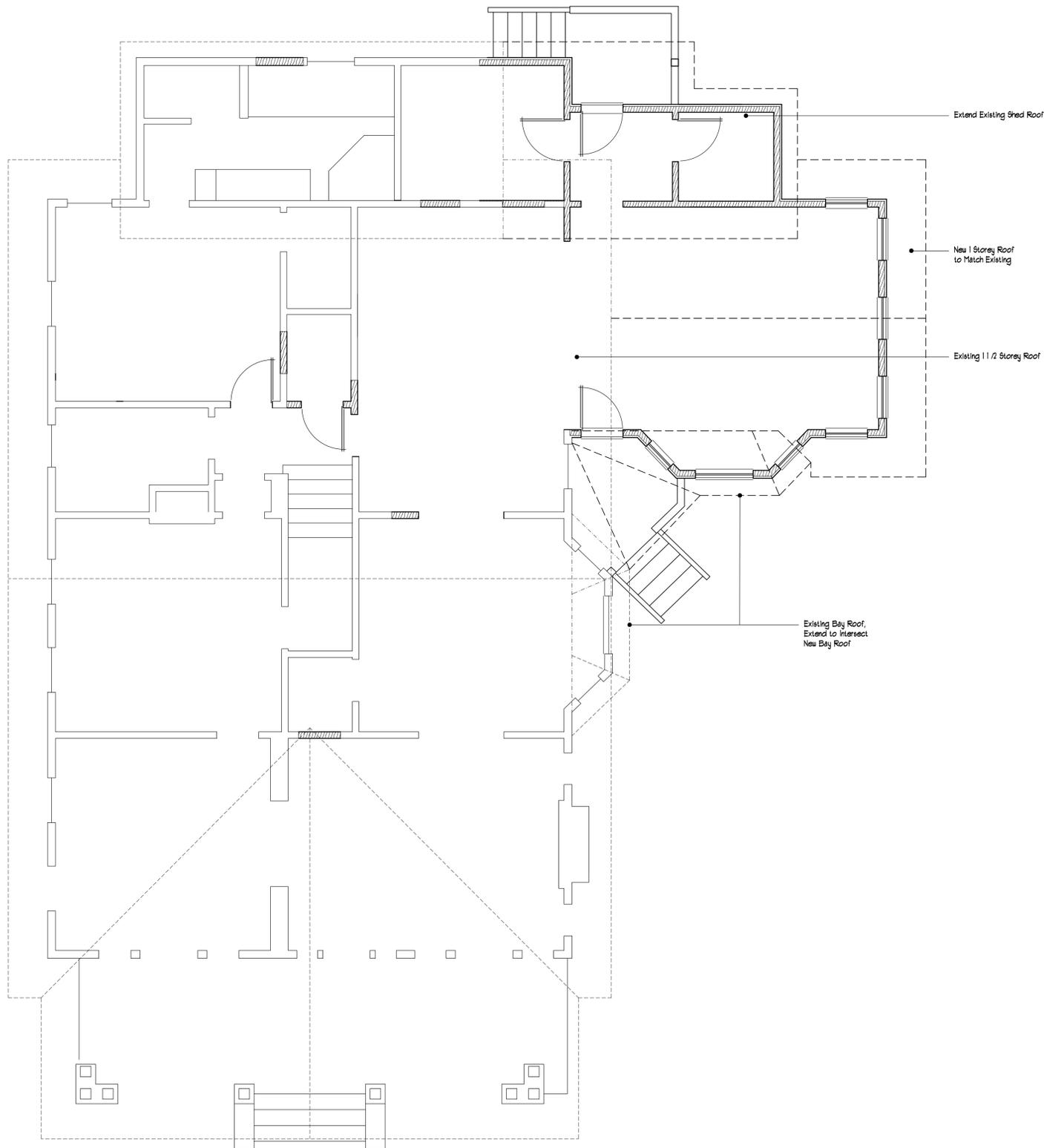
Roof Notes

Rafters Shall be 2x6 @ 16" o.c., SFF #2 Except as Noted
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted
 All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans
 The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.
 To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted
 BB = Beam Below
 All Braces are (2) 2x4 Stud "T's" up to 10'
 Braces over 10' are (2) 2x6 Stud "T's" up to 10' Except as Noted
 Roof Designed For Asphalt Shingles

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Roof Plan
 1/4" = 1' - 0"



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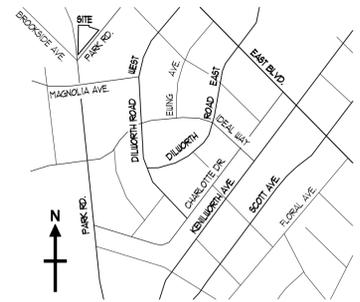
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REVISED PLANS

REVISED PLANS

1948 Park Road Square Footage Summary

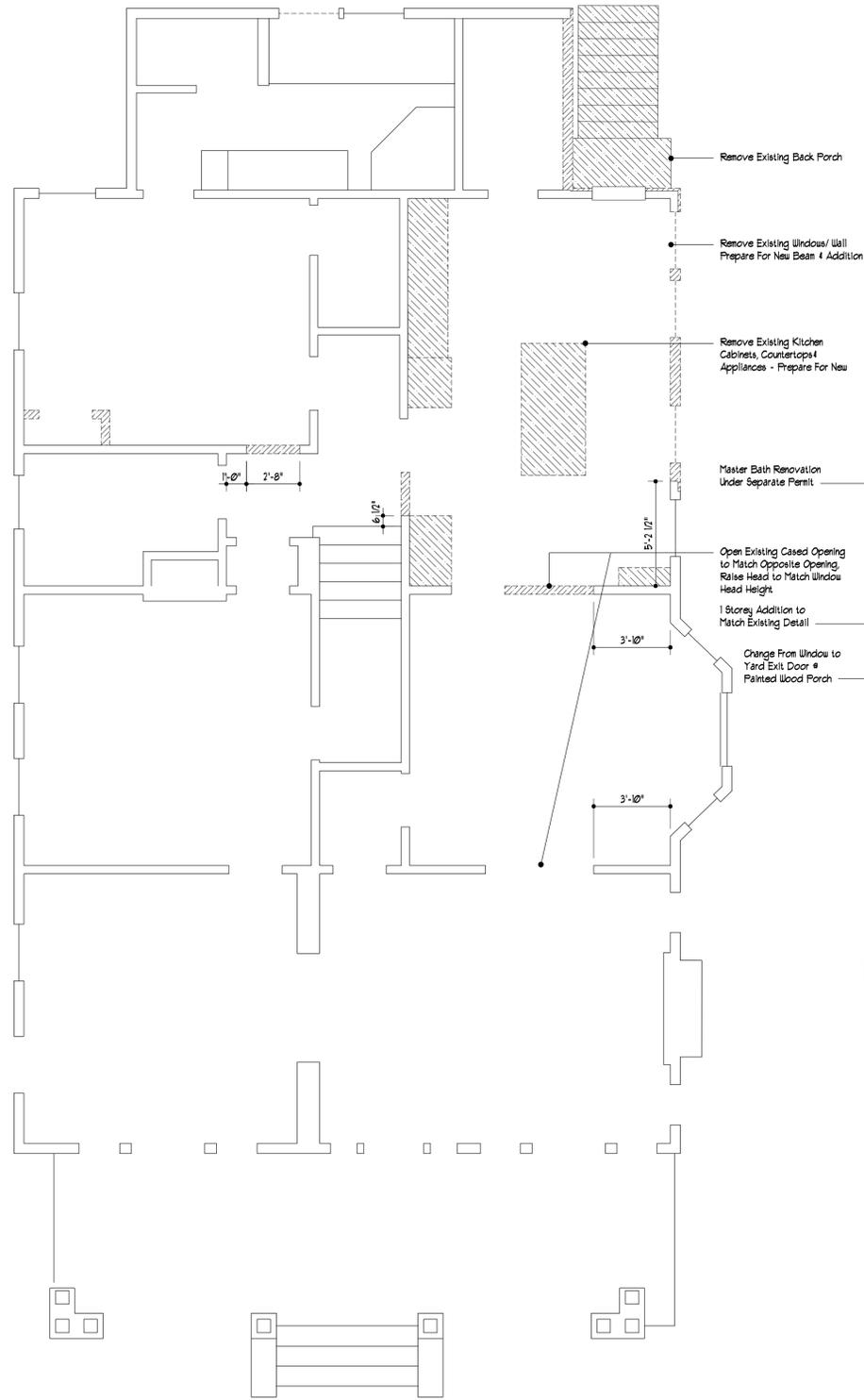
1st Floor = 1821 Sq Ft
 Front Porch = 210 Sq Ft
 1st Floor Addition = 449 Sq Ft
 Side Porch = 23 Sq Ft
 Rear Porch = 43 Sq Ft



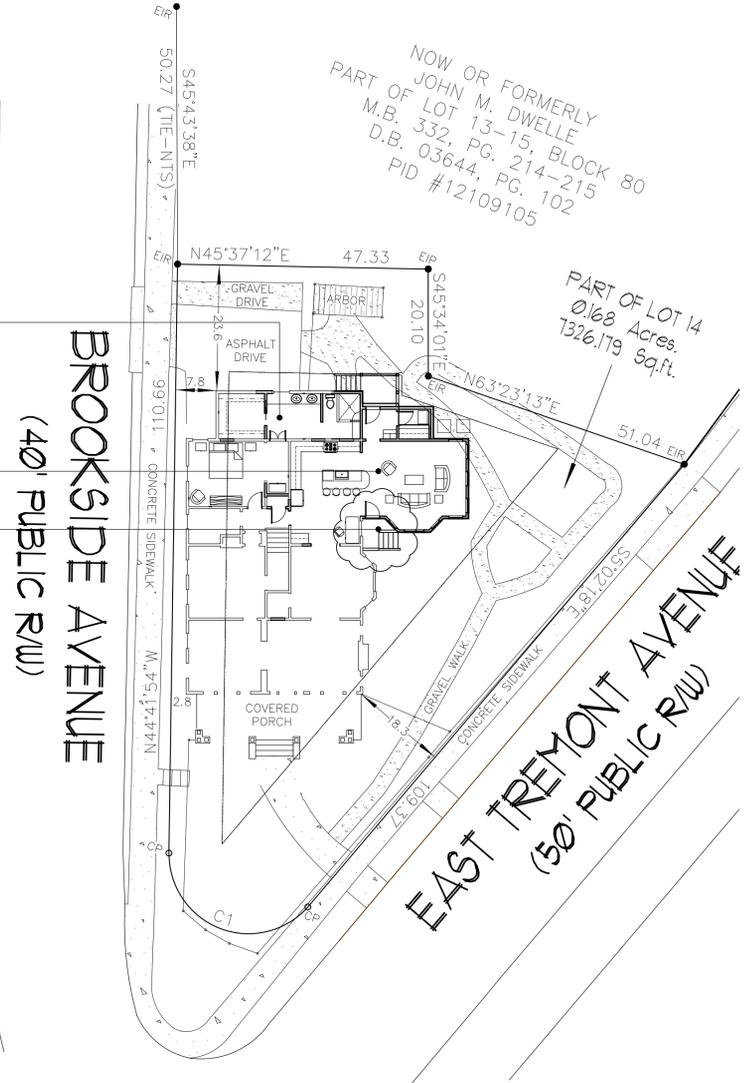
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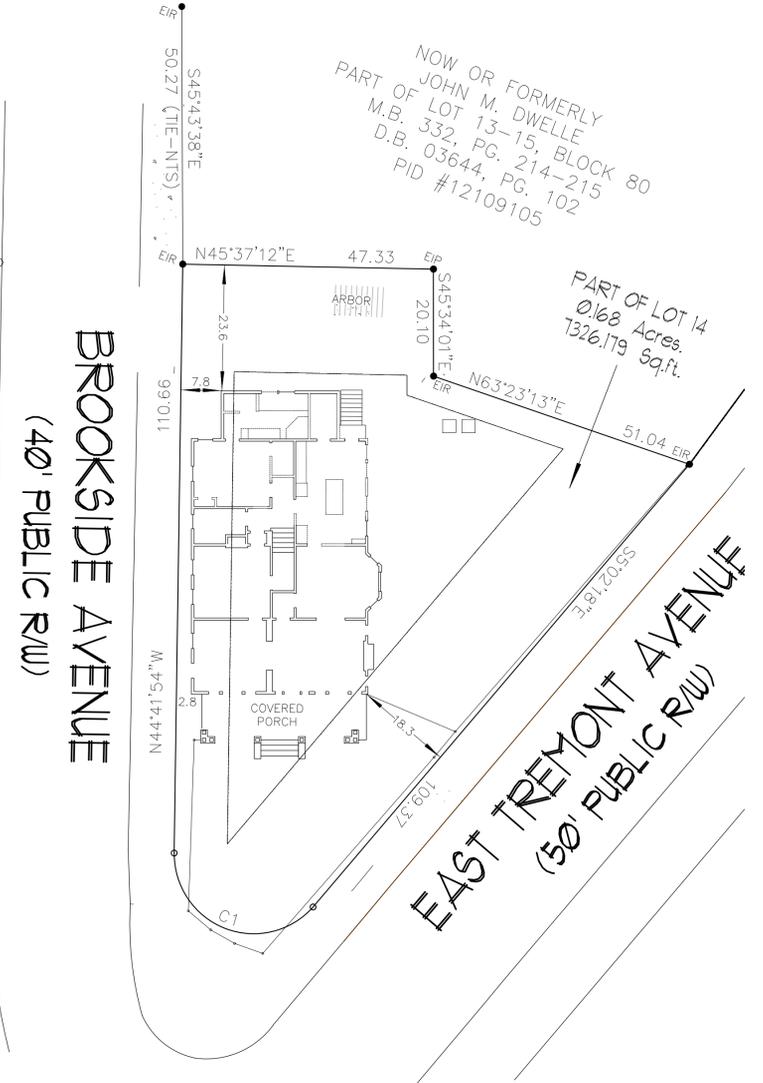
704 358 1365



3 1st Floor Demolition
 A1 1/4" = 1' - 0"



2 Ren Site Plan
 A1 1/6" = 1' - 0"



1 Existing Site Plan
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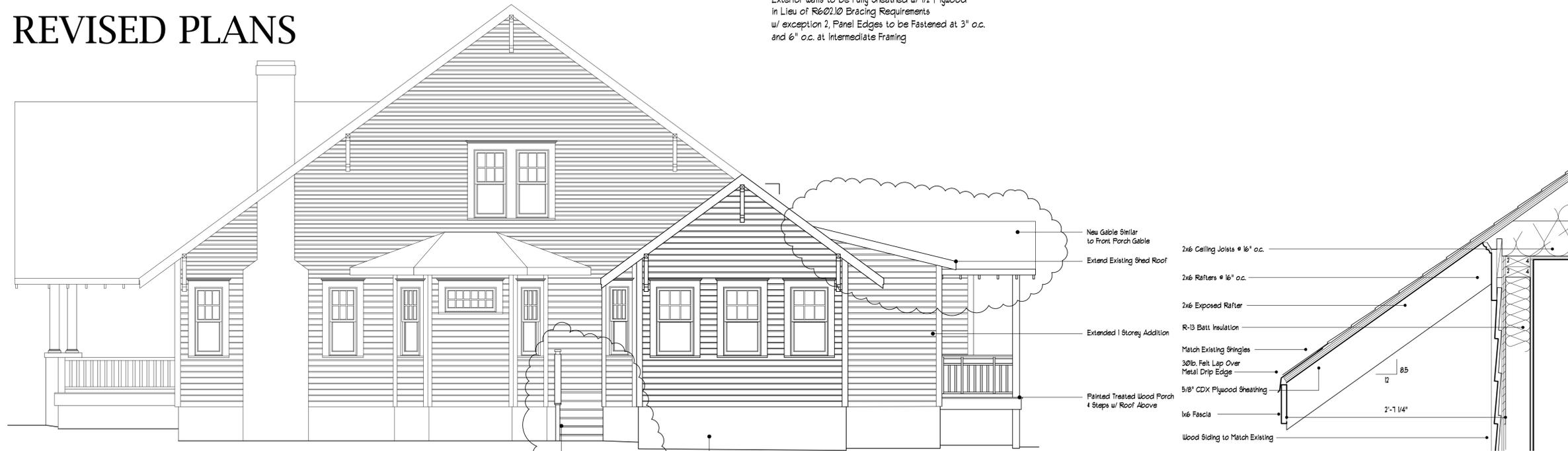
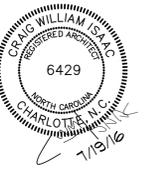
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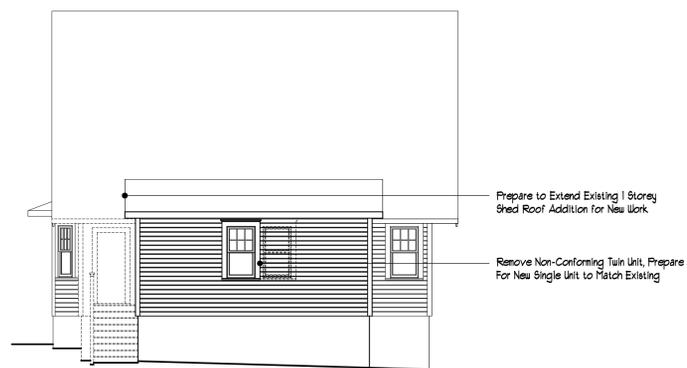


3 Ren Right Elevation
A-4 | 1/4" = 1' - 0"

4 Roof/ Soffit Detail
A-4 | 1/2" = 1' - 0"



1 Existing Right Elev
A-4 | 1/8" = 1' - 0"

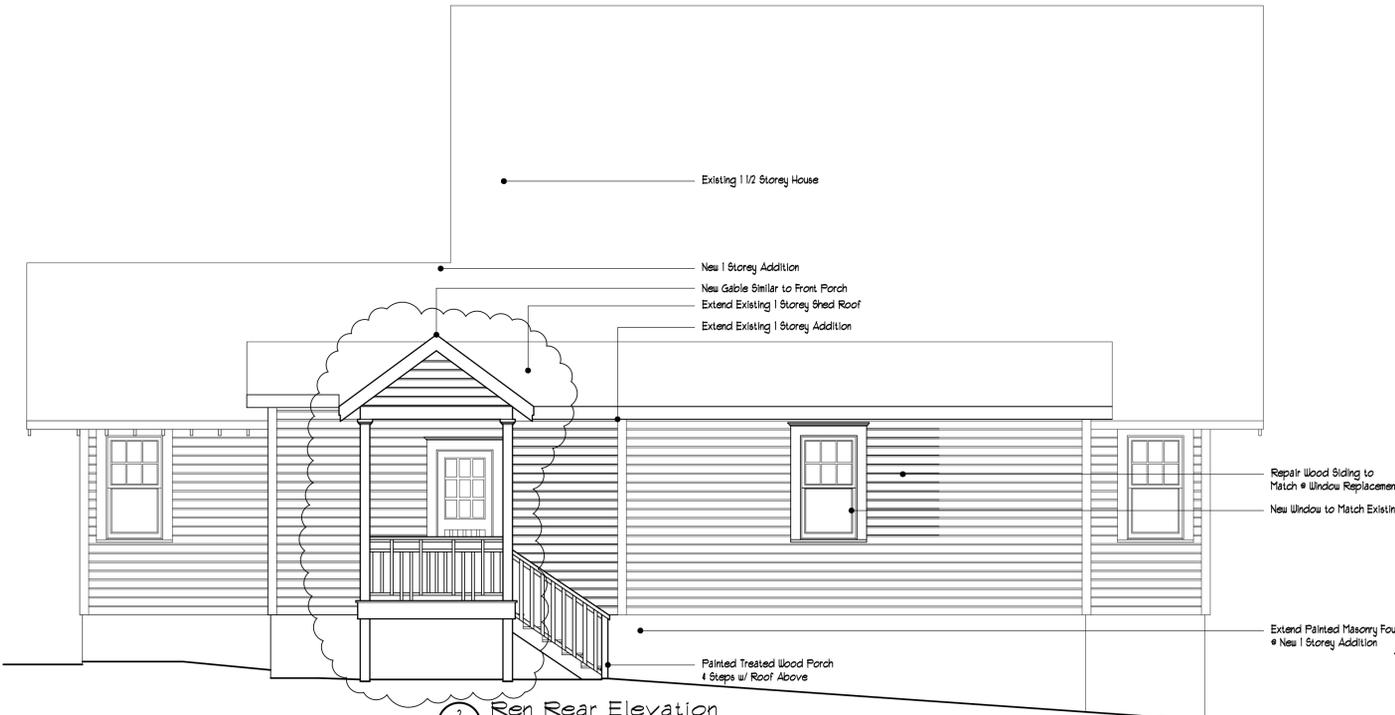


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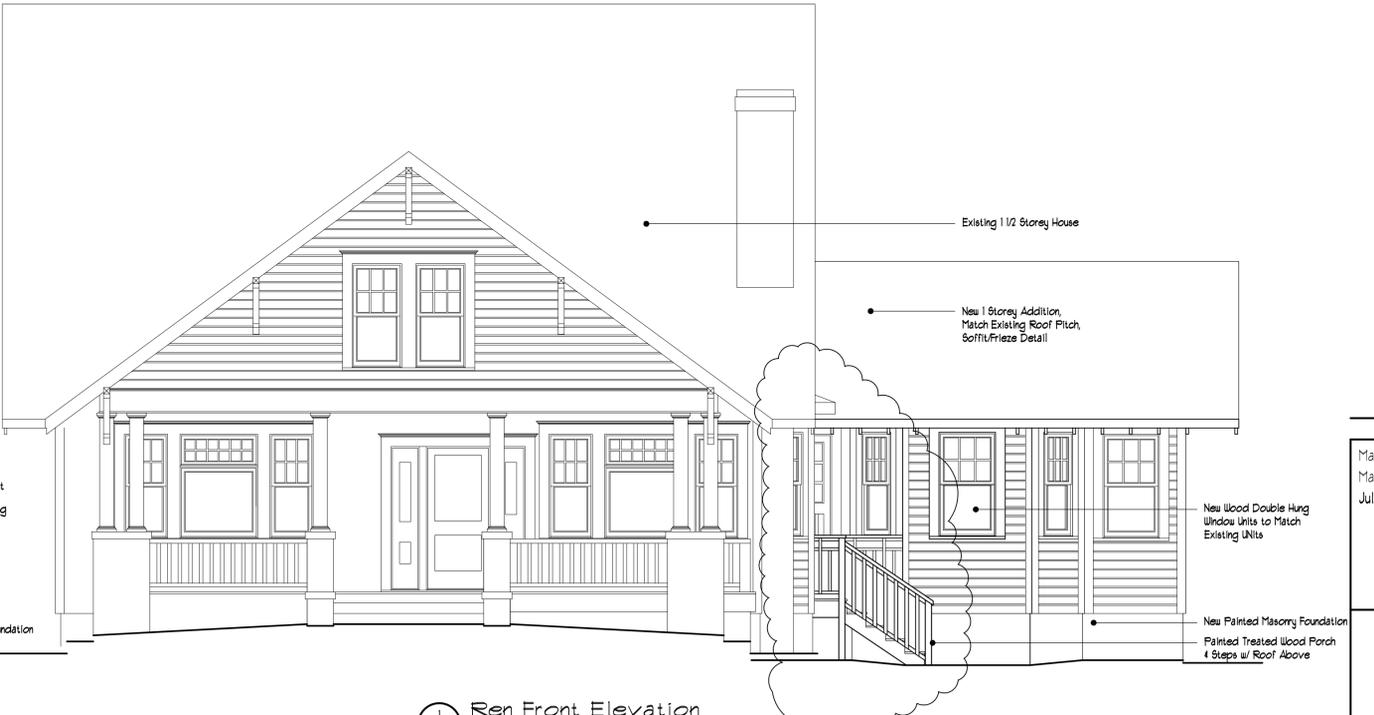
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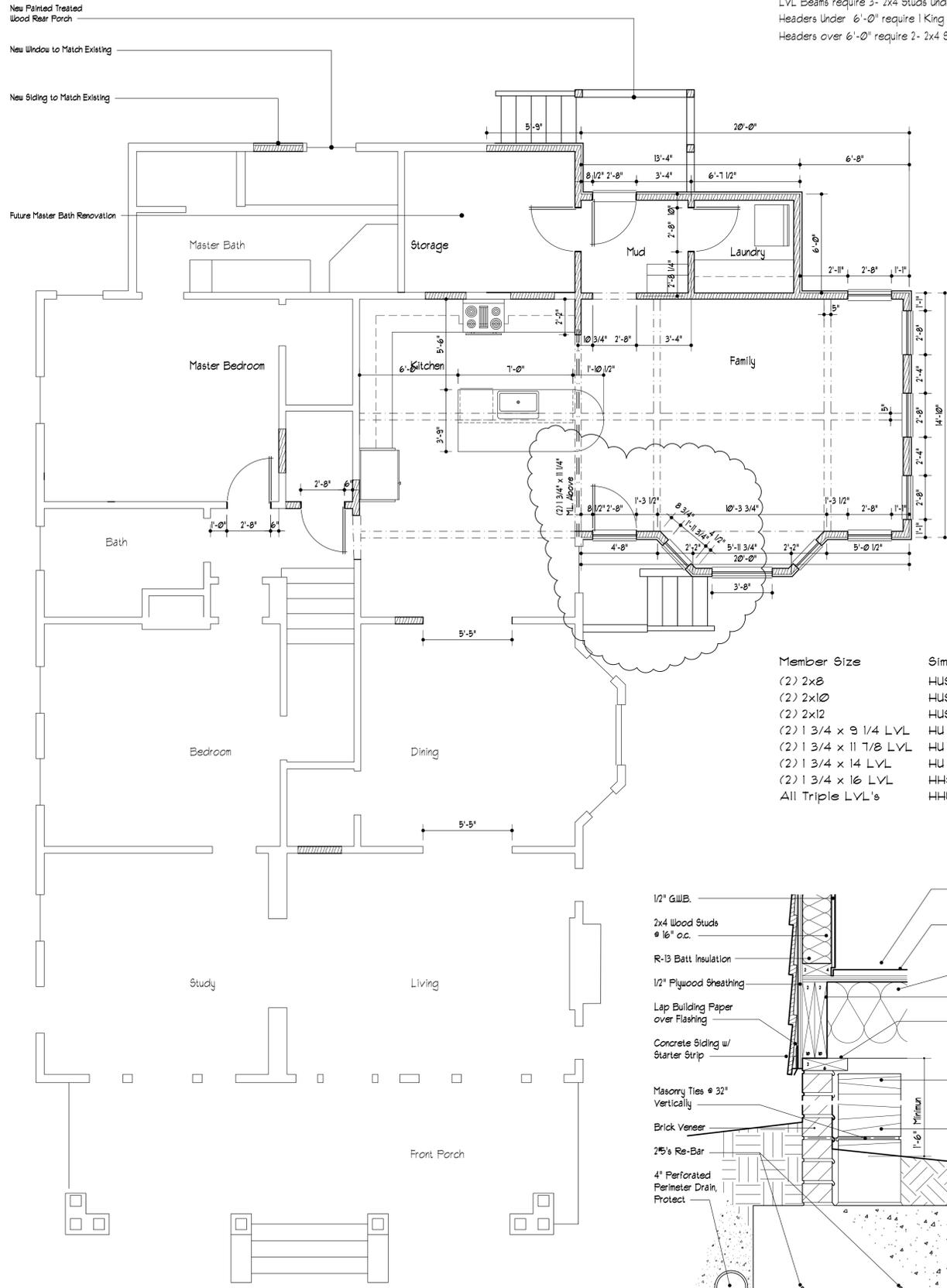
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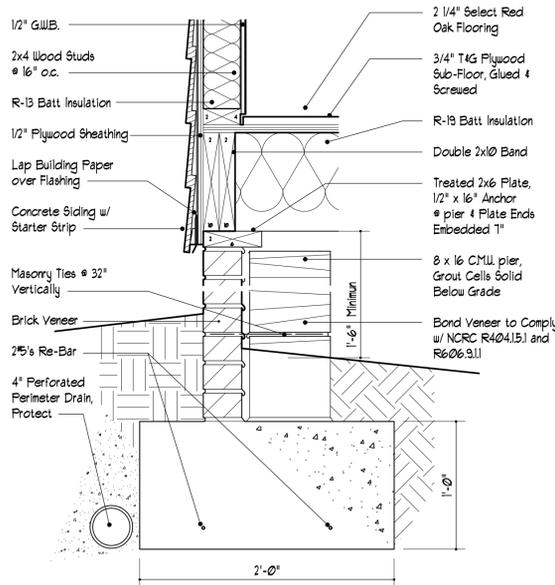
REVISED PLANS

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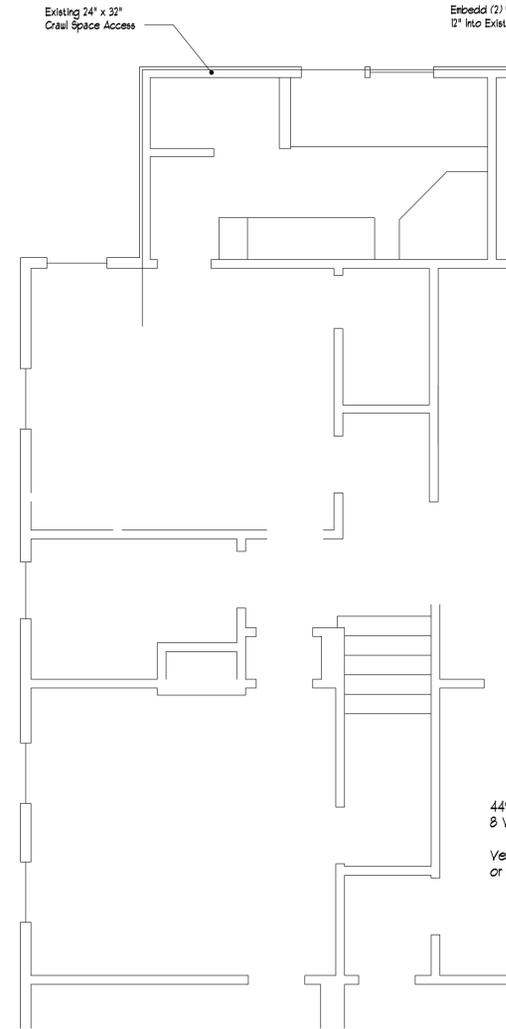
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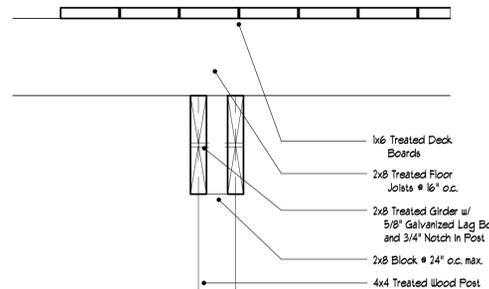
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 A-2 | 1/4" = 1' - 0"

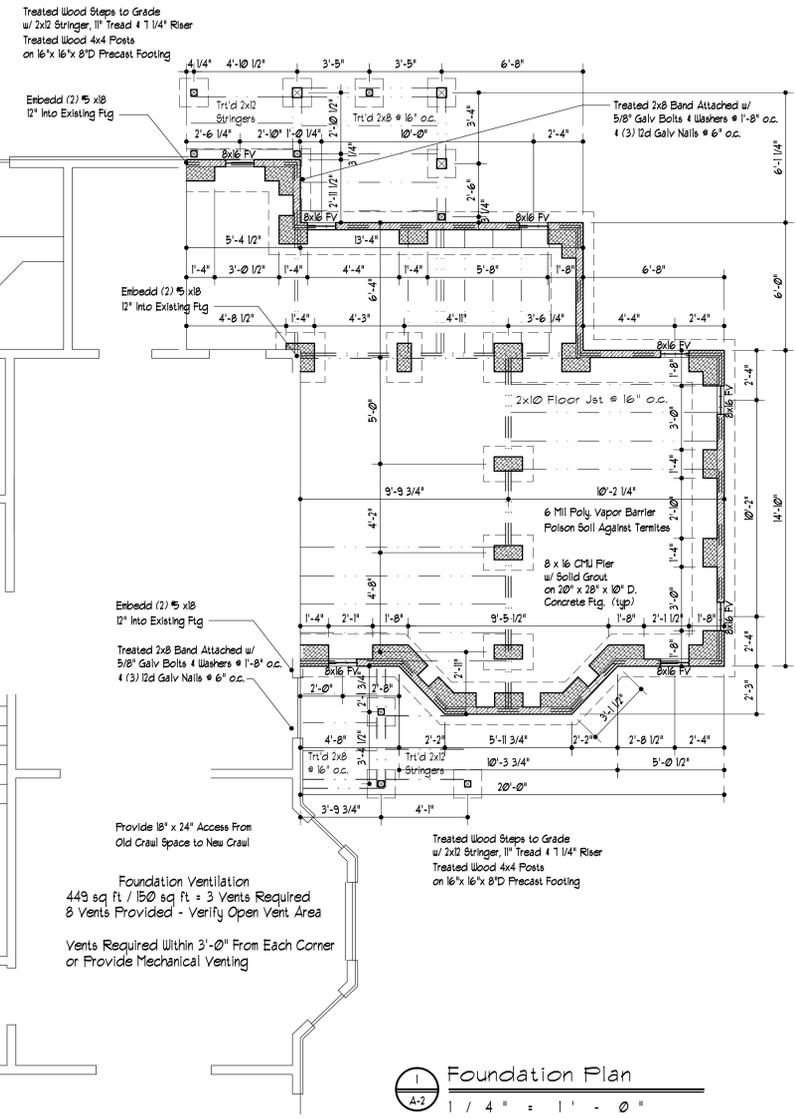
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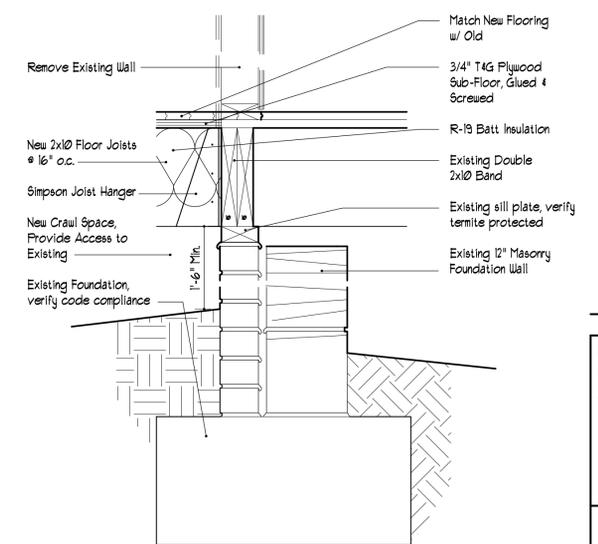
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3 Porch Detail
 A-2 | 1/2" = 1' - 0"



1 Foundation Plan
 A-2 | 1/4" = 1' - 0"



2 Addition Detail
 A-2 | 1/2" = 1' - 0"



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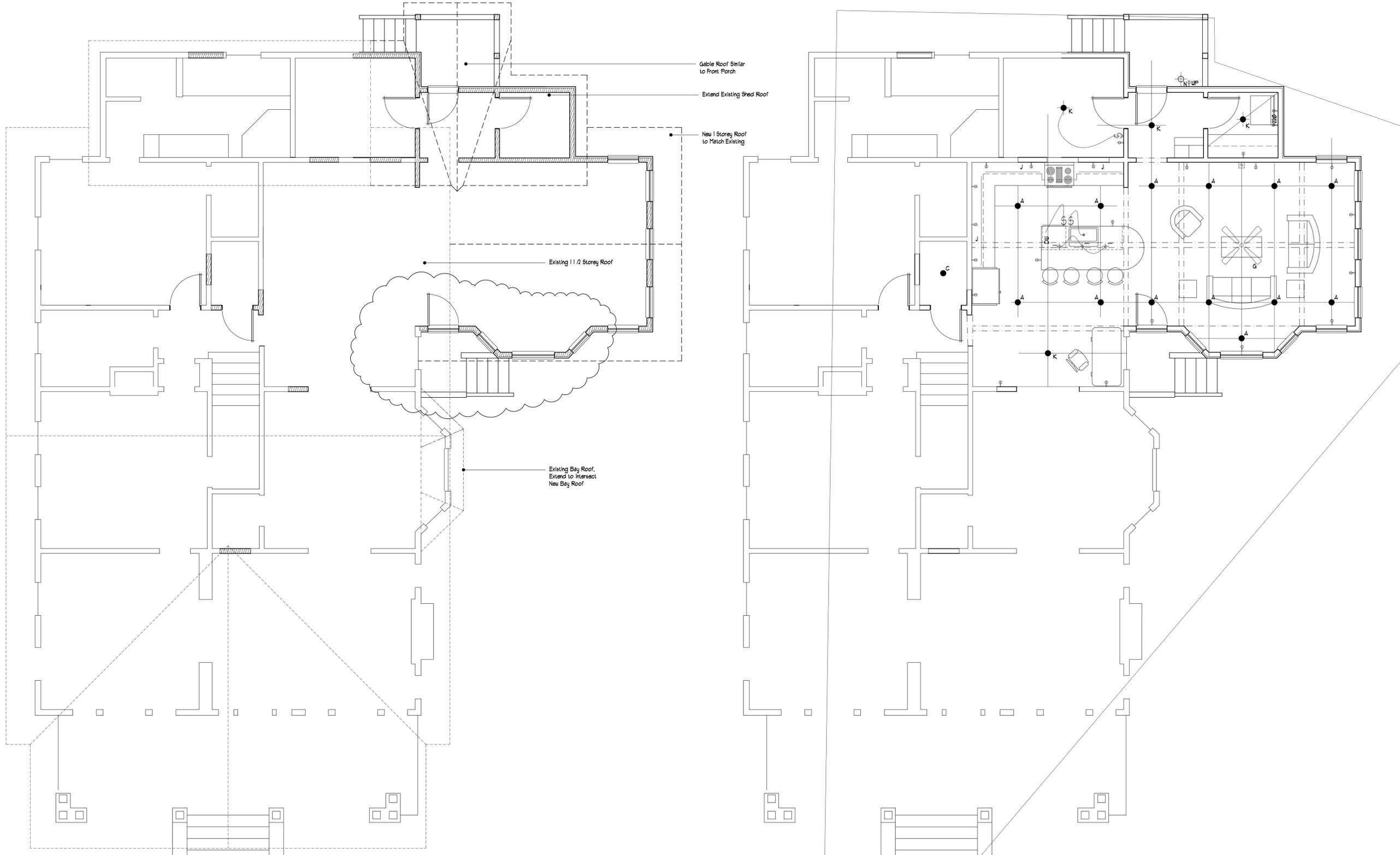
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1 Roof Plan
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2 1st Floor Electrical
 1/4" = 1' - 0"

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