LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1609 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant

Details of Proposed Request

Existing Conditions
The house is a brick, one story cottage style design constructed in 1947. Site features include a mature canopy tree in the rear left side.

Proposal
The project is the addition of a shed dormer on the front right side and an addition to the left side and rear. The dormer materials and trim will match existing. The left side addition includes a brick exterior, new stairs and secondary door facing the front. Other details include a new porch column and handrail, windows and rear deck.

Policy & Design Guidelines – 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  the relationship of the project to its site
   
b. Scale  the relationship of the building to those around it
   
c. Massing  the relationship of the building’s various parts to each other
   
d. Fenestration  the placement, style and materials of windows and doors
   
e. Rhythm  the relationship of fenestration, recesses and projections
   
f. Setback  in relation to setback of immediate surroundings
   
g. Materials  proper historic materials or approved substitutes
   
h. Context  the overall relationship of the project to its surroundings

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. The guideline for setback does not apply.
Charlotte Historic District Commission - Case 2016-217
HISTORIC DISTRICT: DILWORTH

Dilworth Historic District

1609 Park Road

Property Lines

Building Footprints

August 31, 2016
EXISTING FRONT PERSPECTIVE - PARK ROAD
NOT TO SCALE

FRONT PERSPECTIVE - PARK ROAD
NOT TO SCALE
1. Side Perspective - Driveway
   Not to Scale

2. Existing Side Perspective - Driveway
   Not to Scale
EXISTING Rear Perspective
Not to Scale

Rear Perspective
Not to Scale