
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1936 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Karen Barton/Debra Glennon

Details of Proposed Request

Existing Context

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. The side entrance repair, addition/roof changes and fenestration changes were approved in May 2016 (COA# 2016-072)

Proposal

The proposed project is the addition of a shed roof to the side entrance. The roof will be supported by brackets.

Design Guidelines – Porches, page 6.14

1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contain a porch.
2. Design new porches to complement the size, proportion, placement, and rhythm of existing historic porches within this context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches typically shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following concerns with the proposal:

1. The proposed bracket design is incongruous with the Victorian elements on the building. A bracket/corbel that is a simple nod to Victorian-style would fit better than the proposed Craftsman-style bracket, as outlined in Porches, page 6.14 #3.
2. The proposal for the shed roof addition is not incongruous with the District and meets the guidelines for Additions 7.2.
3. Minor revisions may be reviewed by staff.



HDCRMI 2019-00599

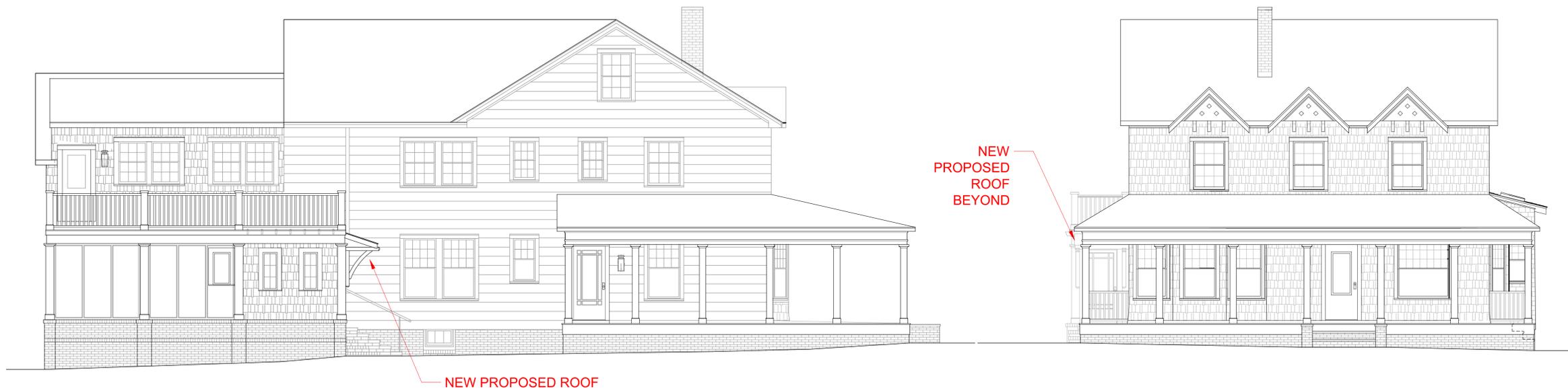
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LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITON

November Meeting 2019





1 SIDE ELEVATION
Scale: 3/16"=1'-0"

1 FRONT ELEVATION
Scale: 3/16"=1'-0"



○ Front Elevation



○ Side Elevation - Under Construction



○ Side Entry



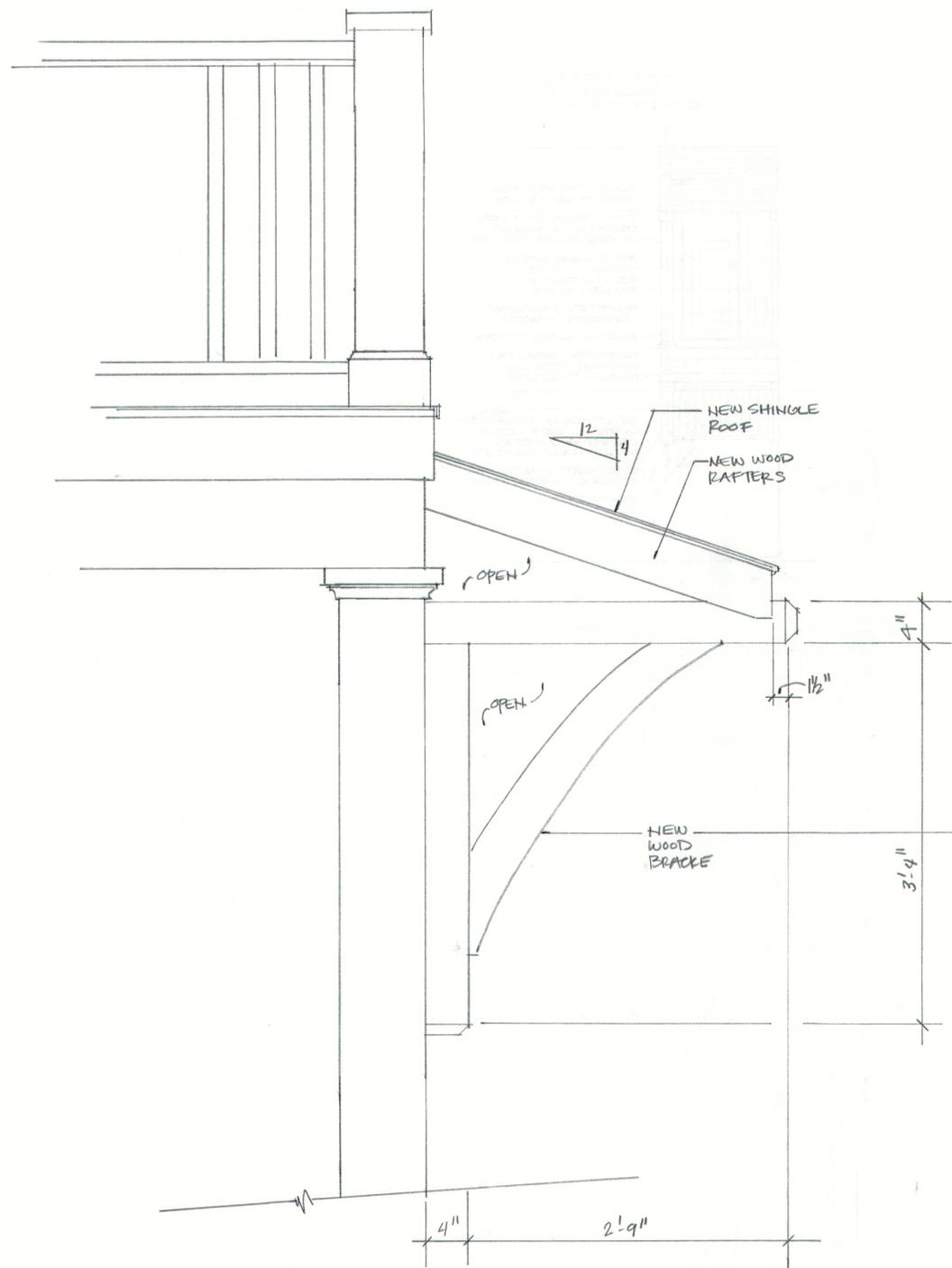
GLENNON RESIDENCE

1936 Park Road
Charlotte, NC 28203

REVISIONS

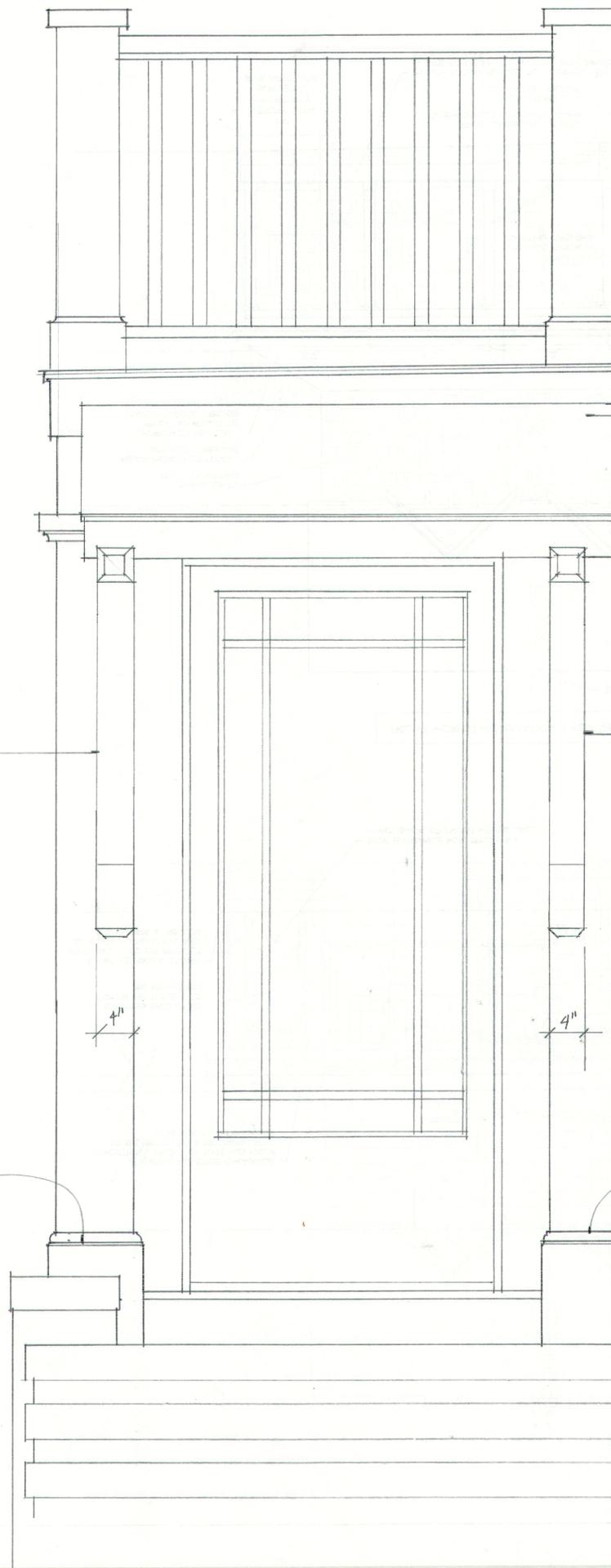
No.	Description	Date

Roof for Side Entry



SIDE ELEVATION - SIDE ENTRY
 1/2" = 1'-0"

NEW WOOD
 BASE @
 EXIST. COL.



FRONT ELEVATION - SIDE ENTRY
 1/2" = 1'-0"

NEW
 SHINGLES

NEW WOOD
 BRACKET

NEW WOOD
 BASE @ EXIST.
 COLUMNS

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THE GLENNON RESIDENCE
 Debra Glennon
 1936 Park Rd.
 Charlotte, NC

DATE: 8-16-17

SHEET NUMBER:

A2