



Charlotte Historic District Commission Application for a Certificate of Appropriateness

June 8, 2011

ADDRESS OF PROPERTY	2019 Park Road, Dilworth Local Historic District	HDC 2011-064
SUMMARY OF REQUEST	Addition of Two Hipped Dormers Enclosure of Existing Screened Porch	
OWNERS	Katherine Prater	
APPLICANT	Allen Brooks, Architect	

Details of Proposed Request

This application seeks approval for the addition of two hipped dormers toward the rear of this house to accommodate the creation of a new bedroom in the existing attic space, and the enclosure of an existing screened porch on the left side of the house.

Current Status and Context of Property

The house, constructed in 1925, is a one story frame, lapped-wood and shingle structure built in the Bungalow style. The house is listed as a contributing structure to the Dilworth National Register Historic District.

The house sites at the corner of Park Road and Magnolia Avenue, and is highly visible from both streets. It is in an area of Dilworth that consists primarily of houses of similar age and scale.

Relevant HDC Design Guidelines

- *Additions*
- *The Enclosure of Existing Porches*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The attached plans, which are rough and somewhat hard to interpret, show the addition of two small hipped dormers at the rear of this house. One of the new dormers would face to the rear of the house, and the other would face the driveway on the left side of the house. The design of the dormers appears to be appropriate to the style of the house, with shingle siding and trim matching the existing house.

The existing side porch is also on the left side of the house, facing the driveway that is accessed from Park Road. The porch, which has a lap-sided knee wall and a front-facing screened door, lies offset just to the rear of the façade of the house.

The proposal for this porch would replace the screening and door with casement windows. The trim of the windows is noted to match the existing trim on the house. There are no other notes regarding the windows or the porch enclosure.

Not mentioned in the application but shown on the drawings is the replacement of a small wood louvered attic vent on the façade of the house with a new window. The window is noted as the egress window for the new bedroom.

Revised and detailed drawings are expected at the June 8th HDC meeting.



EXIST. CHIMNEY

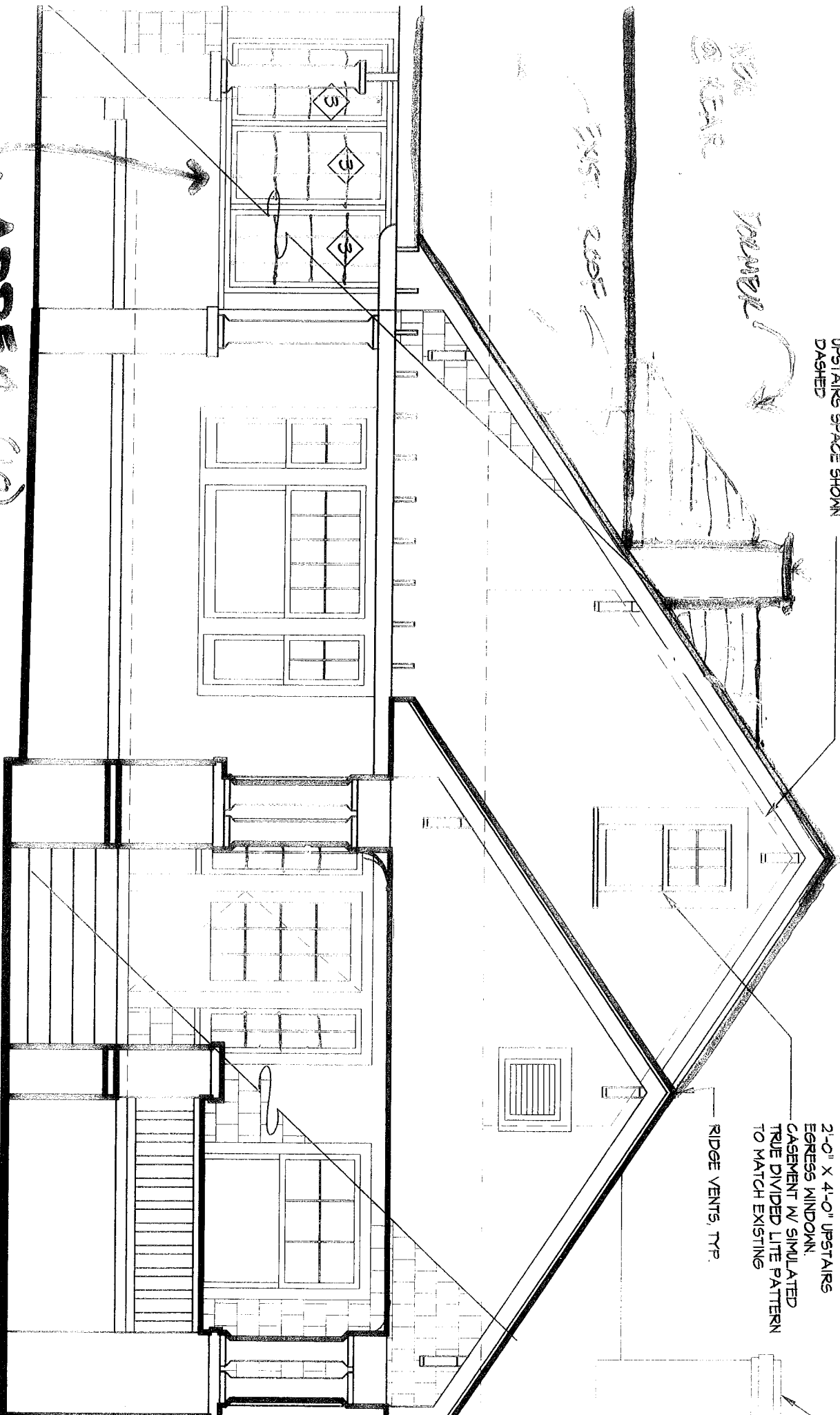
UPSTAIRS SPACE SHOWN
DASHED

8'0" X 4'0" UPSTAIRS
EGRESS WINDOW
CASEMENT W/ SIMULATED
TRUE DIVIDED LITE PATTERN
TO MATCH EXISTING

21-0" X 4-0" UPSTAIRS
EGRESS WINDOW
CASEMENT W/ SIMULATED
TRUE DIVIDED LITE PATTERN
TO MATCH EXISTING

RIDGE VENTS, TYP.

EXIST. ROOF

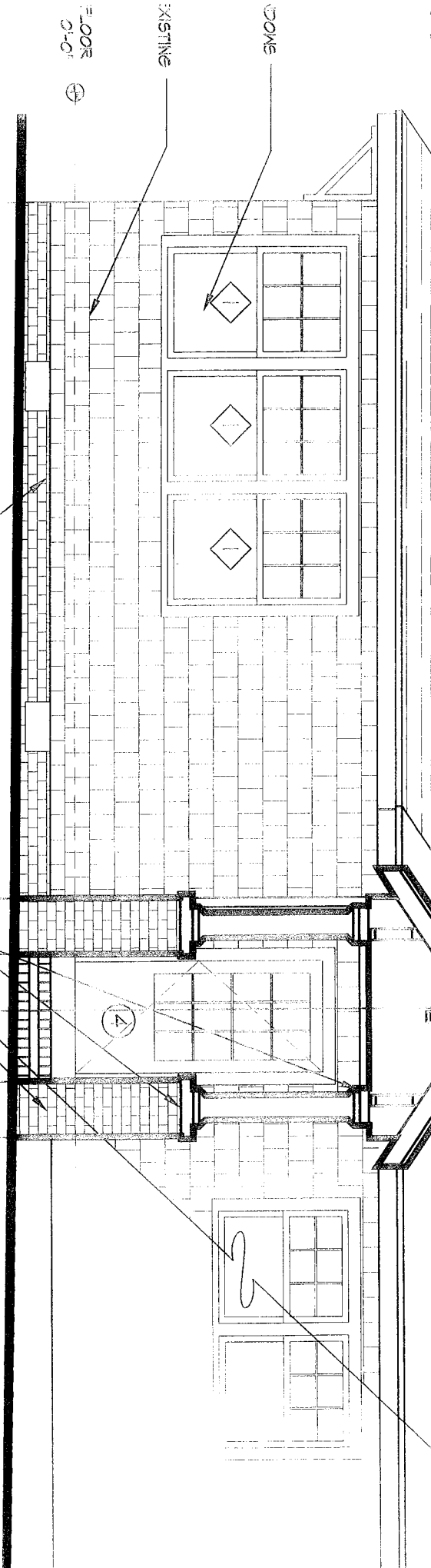
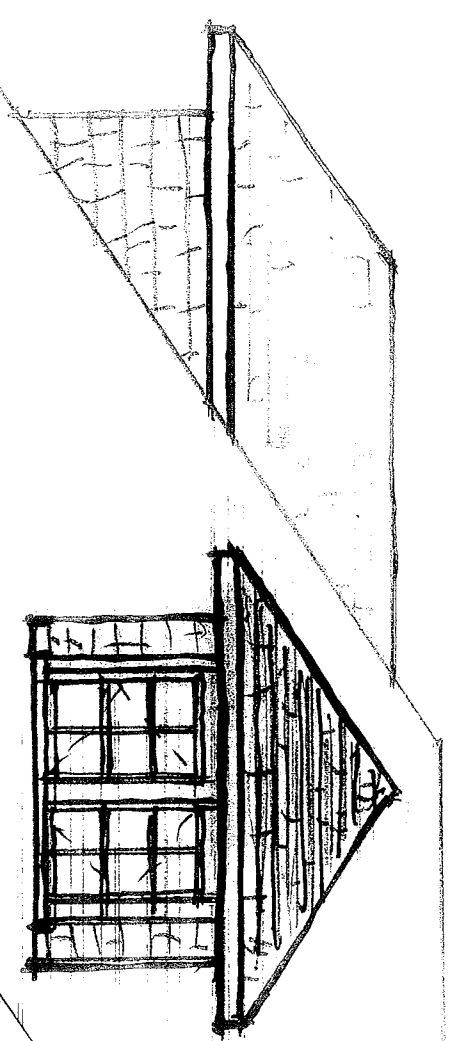


ADDED (10)

WINDOWS & SCREEN
PORCH

FRONT ELEVATION

1/4" = 1'-0"



DOOR

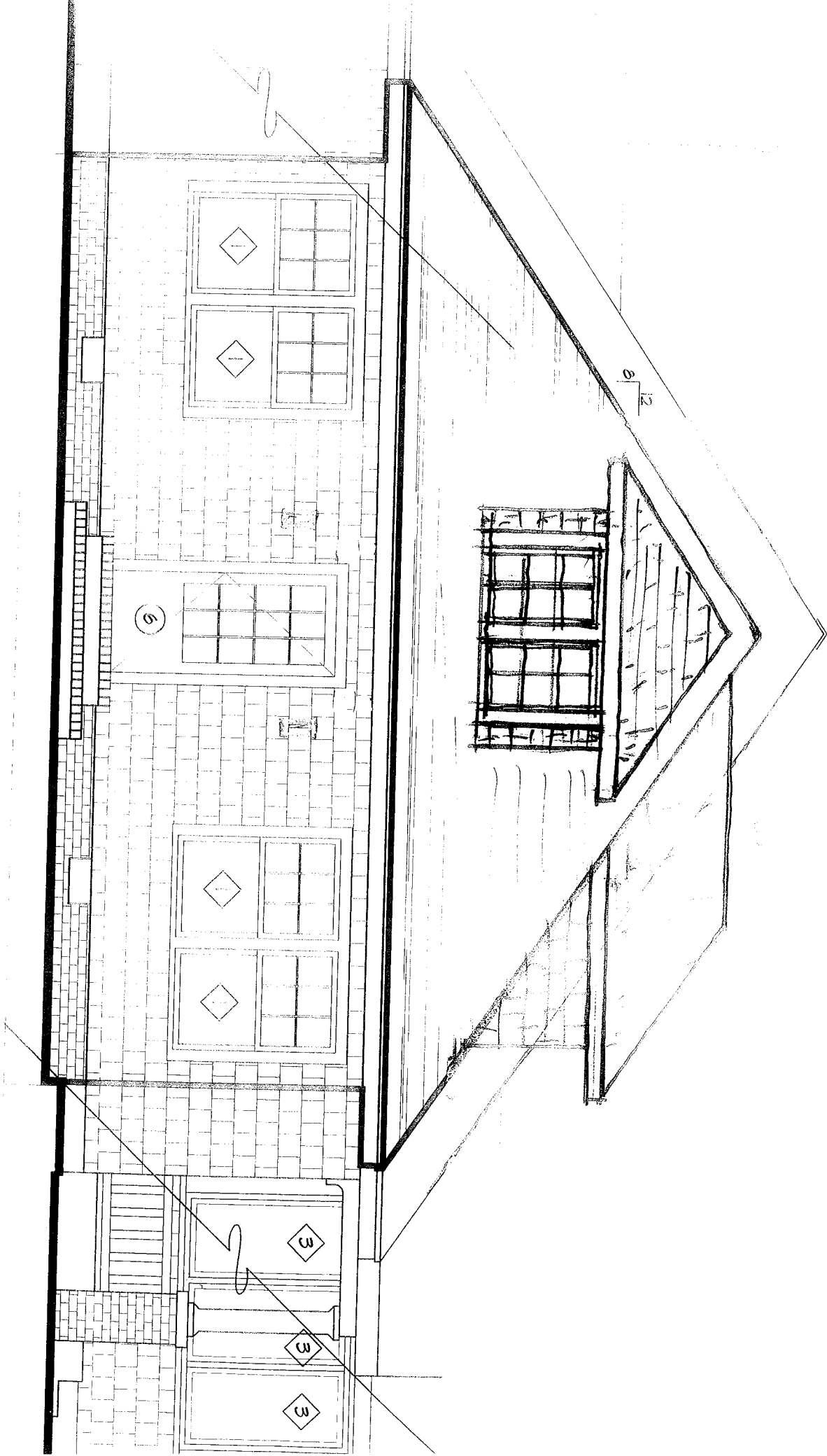
EXISTING

FLOOR

WOOD TRIM AND DETAILS
TO MATCH EXISTING
BRICK BASE TO MATCH
EXISTING



REAR ELEVATION



Charlotte Historic District Commission - Case 2011-064

