

## Charlotte Historic District Commission

### Application for a Certificate of Appropriateness

December 14, 2011

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ADDRESS OF PROPERTY	1924 Park Road, Dilworth Local Historic District	HDC 2011-121
SUMMARY OF REQUEST	Restoration of Front Porch	
OWNERS	Euclid LLC	
APPLICANTS	Nathaniel & Riky Sittema	

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#### Details of Proposed Request

This application seeks approval for the restoration of the front porch to a style more in keeping with the architecture of the house as well as the surrounding streetscape. It consists of the replacement of the front steps, the replacement of the porch flooring, and the installation of appropriate railings.

#### Current Status and Context of Property

This single family brick bungalow was constructed c. 1925, and is listed as a contributing property within the Dilworth National Register Historic District. It is located in a block of other houses of similar age, style and size. The front porch has been heavily altered over the years.

The inappropriate front steps shown in the attached photos have been removed.

#### Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*

#### 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.

**Analysis of Proposal**

See attached Applicants Statement.

**ADDITIONS**

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.







#### DETAILS OF PROPOSED PROJECT:

It is our intention to remove the existing front steps and replace them with more period specific steps. Additionally we will be rectifying the poorly constructed front porch flooring to create a more historically accurate porch that is one level and consistent with the neighborhood.

The existing front porch steps appear to have been constructed by a prior homeowner/builder back in the early 80's. The steps were constructed extremely poorly without a foundation or pad of any kind supporting them, and no appropriate means of attachment to the actual structure of the porch. As a result the steps have pulled away from the house and are independently crumbling beyond repair. Additionally, they were constructed with cinder block treads without a brick fascia and do not face the street, but rather the existing driveway. We have received estimates to construct new front porch steps entirely. The new steps will face the street directly (in line with the neighborhood and historical continuity) and consist of four steps surrounded by two cheek walls with masonry caps. The width of the steps will be 7 feet and cover the full breadth of the gap between out porch's two central columns. The cheek walls will be 16 inches on either side of the steps matching the exact width of the two central porch columns. Immediately below the steps will be a masonry landing equal in width with the steps. The landing will then taper into a 5 foot wide front walkway that will lead directly to the sidewalk and meet up with the current city supplied curb cut for a front walkway. At the sidewalk, the walkway will have one step down with cheek walls on either side, consistent with the street and the neighborhood.

The Front porch appears to have been rebuilt at the same time as the front porch steps by the same builder. The builder removed the previous front porch railing (railing outlines can be clearly seen in the existing porch columns remaining paint) and lowered the porch floor creating a tiered porch and an awkward step up into the front door. We will be building directly on top of the existing flooring a one level front porch with Tongue and Groove hardwood flooring, consistent with the neighborhood, and re-installing a porch railing. This will result in a more uniform and historically accurate front porch that will more appropriately reflect the surrounding neighborhood.

Pictures of the existing porch and front steps have been supplied for your review along with a current front elevation and a draft of our plans. It would be our intention to begin this work immediately to improve the appearance of our home within the neighborhood and to avoid a conflict with weather affecting our contractor's ability to install masonry due to freezing temperatures as we head further into winter.

1924 Park Road – Front Elevation



Photo Taken - 11/3/11



1924 Park Road – Front Steps



Photo Taken - 11/3/11

1924 Park Road –  
View of front  
porch and front  
steps from  
existing driveway



Photo Taken - 11/3/11



1924 Park Road – View from the street

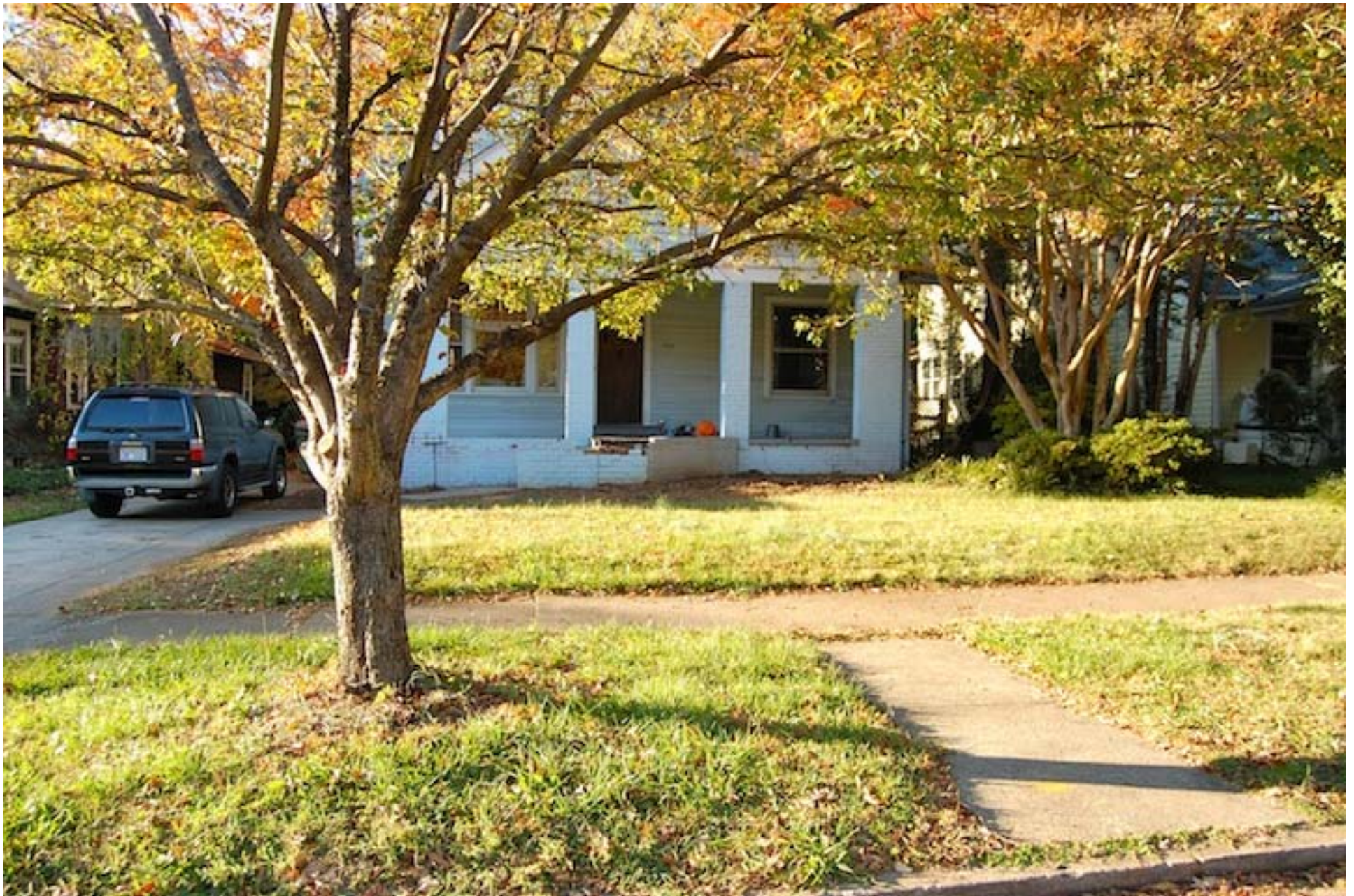


Photo Taken - 11/3/11



1924 Park Road –  
View of tiered  
front porch –  
new porch floor  
will be level with  
the current step  
that leads up to  
the front door



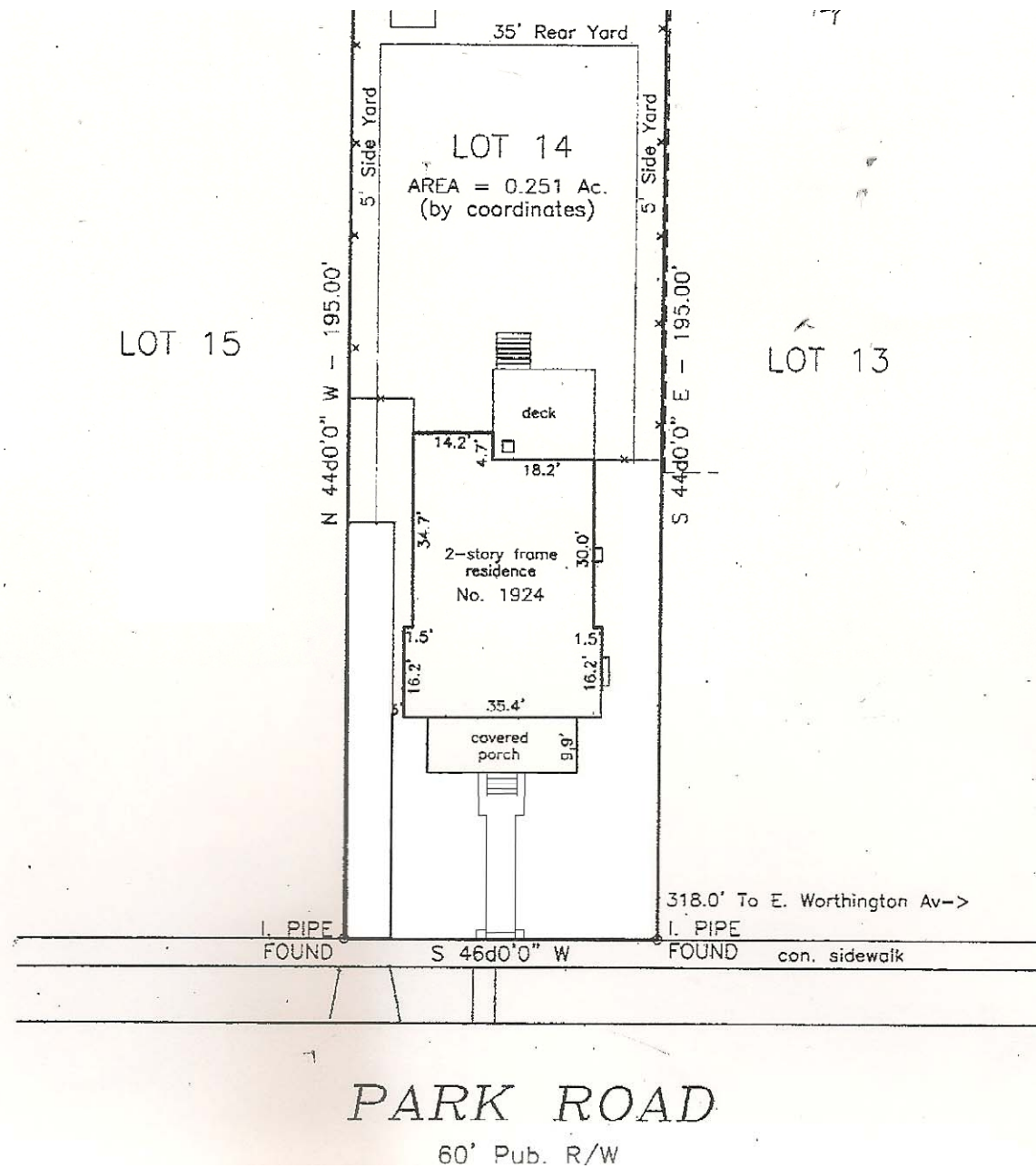
Photo Taken - 11/3/11

1924 Park Road – Drawing of Front Elevation after repair





# 1924 Park Road – Site plan after repair



# Charlotte Historic District Commission - Case 2011-121



December-9, 2011