
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 324 W 10th Street

SUMMARY OF REQUEST: Addition

OWNER: Tom & Renee Paff

APPLICANT: Archadeck, Greg Handzlik

Details of Proposed Request

Existing Conditions

The existing building is a townhouse development constructed in 1981. This section of the development consists of 13 attached units with slightly varying designs. All have some type of front porch, though the original porches were undersized or uncovered, including the subject property.

Proposal

The proposal is an improvement of the existing front porch. A new gabled roof supported by two columns will be constructed similar to the abutting townhouse. This will include demolition of the existing deck, handrails and stairs to be replaced with new infrastructure to support the new "cathedral style gable." The new porch dimensions will be 8' x 6' and the column dimension is 10" x 10". The height of the porch will align with the abutting porch.

Policy & Design Guidelines for Garages

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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>

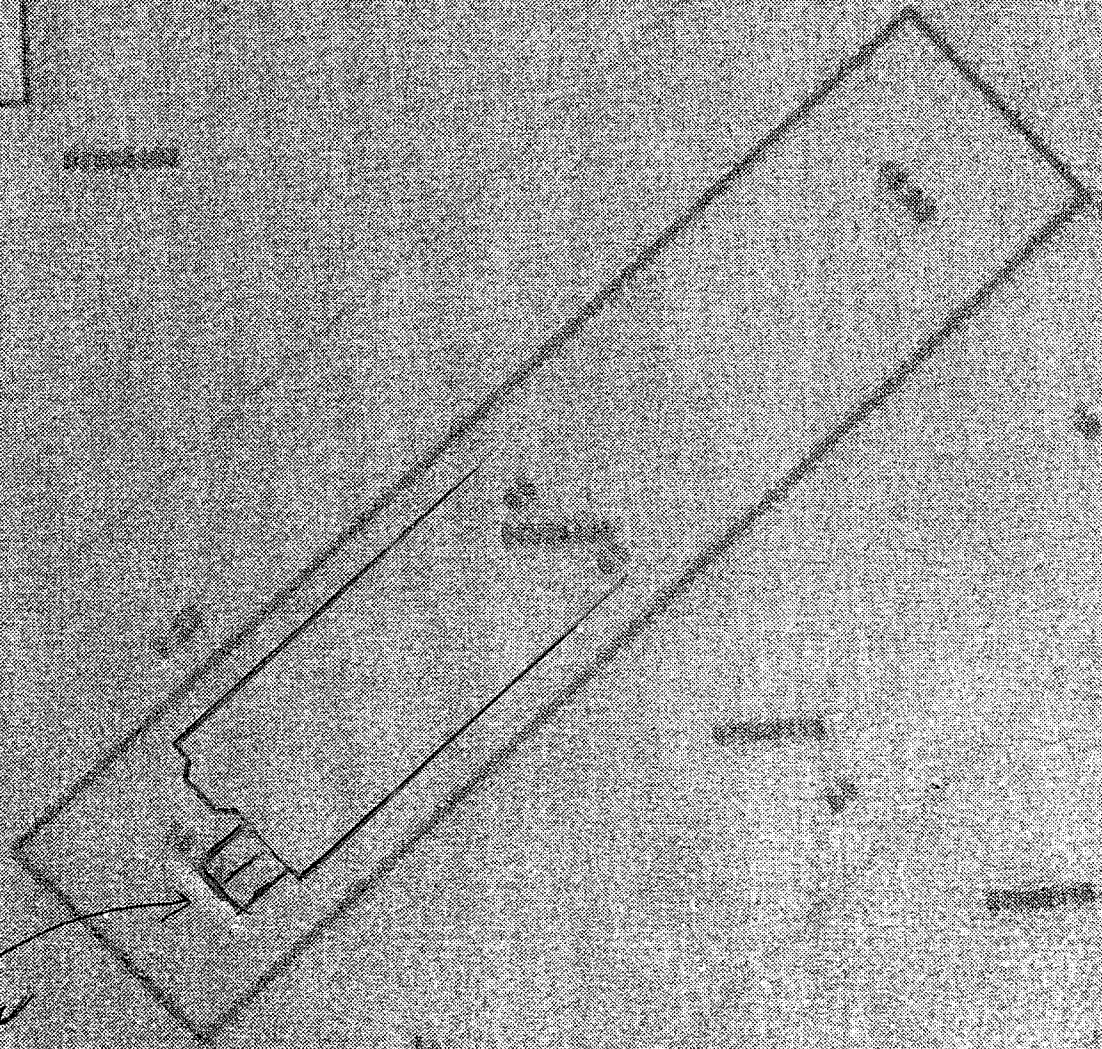
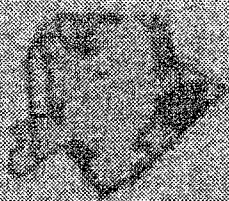
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Staff believes the proposed porch addition meets all of the design Guidelines.

Charlotte Historic District Commission - Case 2013-118





NEW
ADDITION



PROPOSAL

June 13, 2013

Between the Owner:

**Tom & Renee Paff
324 W. 10th Street
Charlotte, North Carolina 28202**

And the Contractor:

**Archadeck of Charlotte, LLC
2311 Village Lake Drive
Charlotte, NC 28212
(704) 944-1350**

For the Project:

**Paff Residence
324 W. 10th Street
Charlotte, North Carolina 28202**

SCOPE OF WORK:

- 1.1. All necessary plans and permits will be included with this project.
- 1.2. Prepare HOA/Historical Packet.
- 1.3. Demo and remove the existing decking boards from the platform and stairs.
- 1.4. Remove the existing handrails from the platform.
- 1.5. Provide structure and footing to bear the load of the new roof.
- 1.6. Provide and install 42 square feet of decking boards for the re deck.
- 1.7. Provide and install 42 square feet of decking boards for the stair re deck.
- 1.8. Construct one new pressure treated deck extension to be 6 square feet.
- 1.9. Frame 20 linear feet of open porch wall with decorative support posts, 2" by 2" pickets, and a pressure treated rail cap.
- 1.10. Construct one new full cathedral gable style roof to be 56 square feet. Gable end will have detail to match existing in neighborhood as close as possible.
- 1.11. Provide and install 56 square feet of plywood bead board ceiling.
- 1.12. Provide and install all of the necessary finished roofing material. To match existing as close as possible.

- 1.13. Provide and install all of the necessary soffit and fascia board. To match existing as close as possible.
- 1.14. Complete clean up at end of job.
- 1.15. Homeowner to paint and decorate.
- 1.16. Five year structural warranty.
- 1.17. Lifetime warranty on pressure treated lumber against rot and termite infestation.
- 1.18. Job sign to be posted in yard.
- 1.19. One year warranty on all workmanship.

EXISTING

6/13/13

existing

324 W. 10TH ST
CHARLOTTE



PROPOSED

6/13/13

End Goal

322 W 10TH ST.

CHARLOTTE NC

THIS IS THE HOUSE NEXT DOOR







Name: Tom I. Brown, Jr.
Address: 324 W. 10th St
City: Charlotte
St.: NC
Zip Code: 28202
Office: Charlotte
Sales Person: Casey
Contact No.:
Dwg. No.:

Additional Notes:

BUILDER: [Signature]

CUSTOMER: [Signature]

CUSTOMER:

This drawing shall not be duplicated
without the express written consent
of U.S. Structures, Inc.
©1990, 1998 U.S. Structures, Inc.

