
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1701 Park Road

SUMMARY OF REQUEST: Demolition and New Construction - Single Family Home

OWNER: Brennan and Colleen Giggey

APPLICANT: Connie and Frank Reed

Details of Proposed Request - Demolition

Existing Conditions

This c. 1920 house is identified as Contributing in the National Register of Historic Places Inventory. It appears as it has for many years but the understanding is that it is completely gutted to the exterior walls. Demolition is being requested. This property qualifies for Preservation Tax Credits because it is located within a National Register Neighborhood. It is a 1.5 story Colonial Revival design with balanced fenestration along the façade and a covered entrance. The exterior is wood shingle siding. The home is set back slightly from the adjacent homes on either side.

Proposal

The proposal is to demolish the existing home and construct a new 2 story dwelling. The following guidelines apply to demolition applications (page 35):

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
7. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
1. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay. Any project that the Historic District Commission determines would require significant and substantial exterior demolition may, at the discretion of the Commission, be subject to the HDC policy on Demolition.

Staff Analysis

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

Details of Proposed Request – Demolition. Updated for November 13, 2013 Hearing

The 365 Day Stay of Demolition was established and the 90 day deferral to review new plans has been lifted.

Proposal-Updated for November 13, 2013 Hearing

The proposed project is a new 1.5 story home on a lot that slopes downward from right to left. The front setback will be in alignment with adjacent homes. The overall height of the home is 31'-9" measured from the finished floor to the ridge. The adjacent homes are approximately 18'-7" and 30'-10" as noted on the plans, measured from the finished floor. The front façade features a large gable that centers the home, a smaller gable offset to the left and opposing gables on the side elevations. The front porch has stone piers with tapered columns supporting the roof. Windows are 3 over 1. Access to the garage is through a porte cochere that has conditioned space above it. Siding is a combination of cedar shake on the lower level and 'board and batten' on the upper levels.

The left elevation introduces a chimney. Trim banding is continued on all sides. The roof features exposed rafter ends.

Policy & Design Guidelines for New Construction

HDC Design Policy requires that new construction be evaluated according to the following:

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

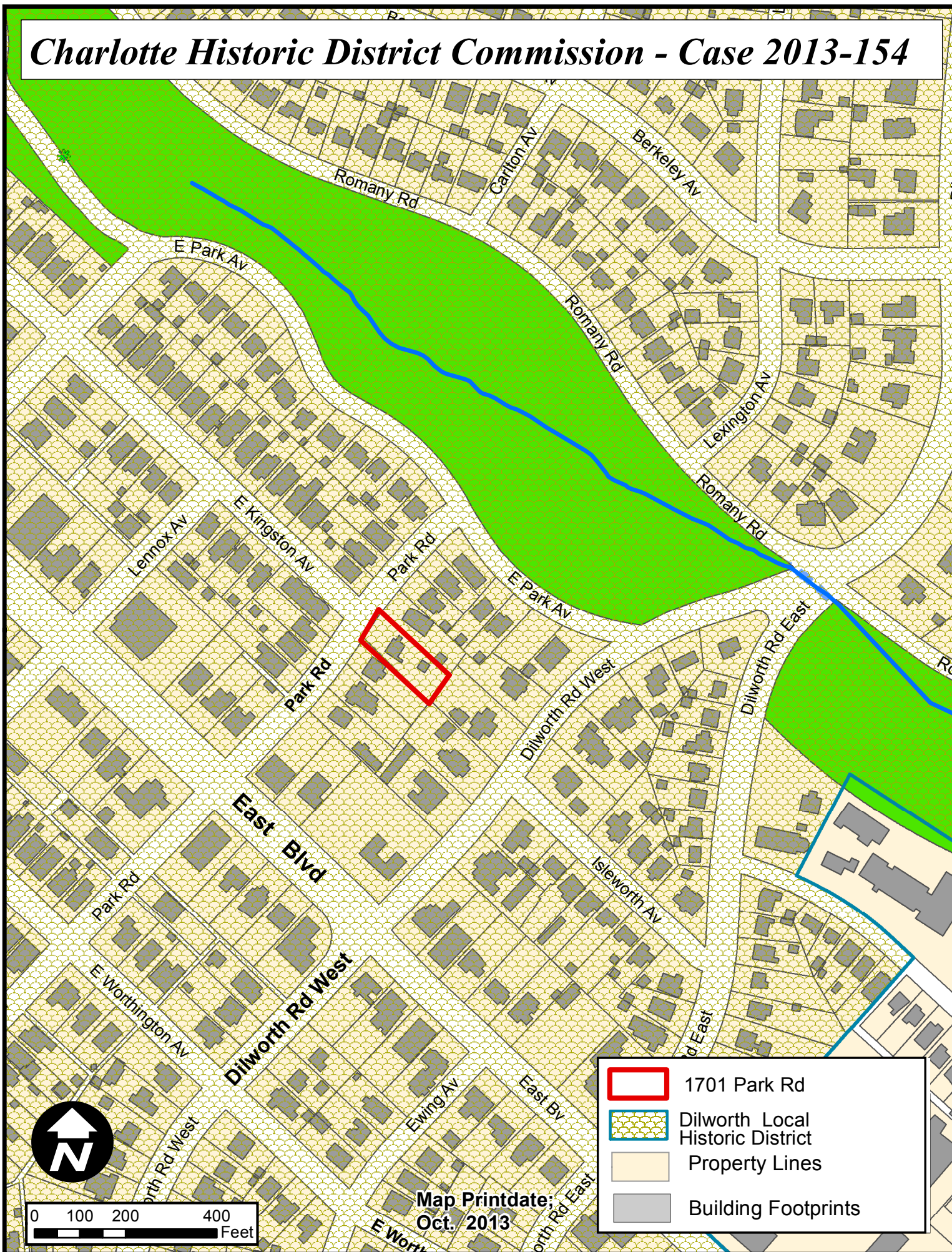
Staff Analysis – Updated for November 13, 2013 Hearing

The Commission should consider the following:

1. Scale/Size – Is the total height and size of the home consistent and sensitive to the homes around it?
2. Context – How does the design relate to the District and adjacent residential structures?
3. Massing – Are the parts of the building proportionate to each other?
4. Fenestration/Rhythm – Is the arrangement and design of windows, doors and projections appropriate?

Guideline criteria for Setback, Materials and Landscaping appear to be satisfied.

Charlotte Historic District Commission - Case 2013-154



1701 Park Rd.

1704

1618

1701

1715

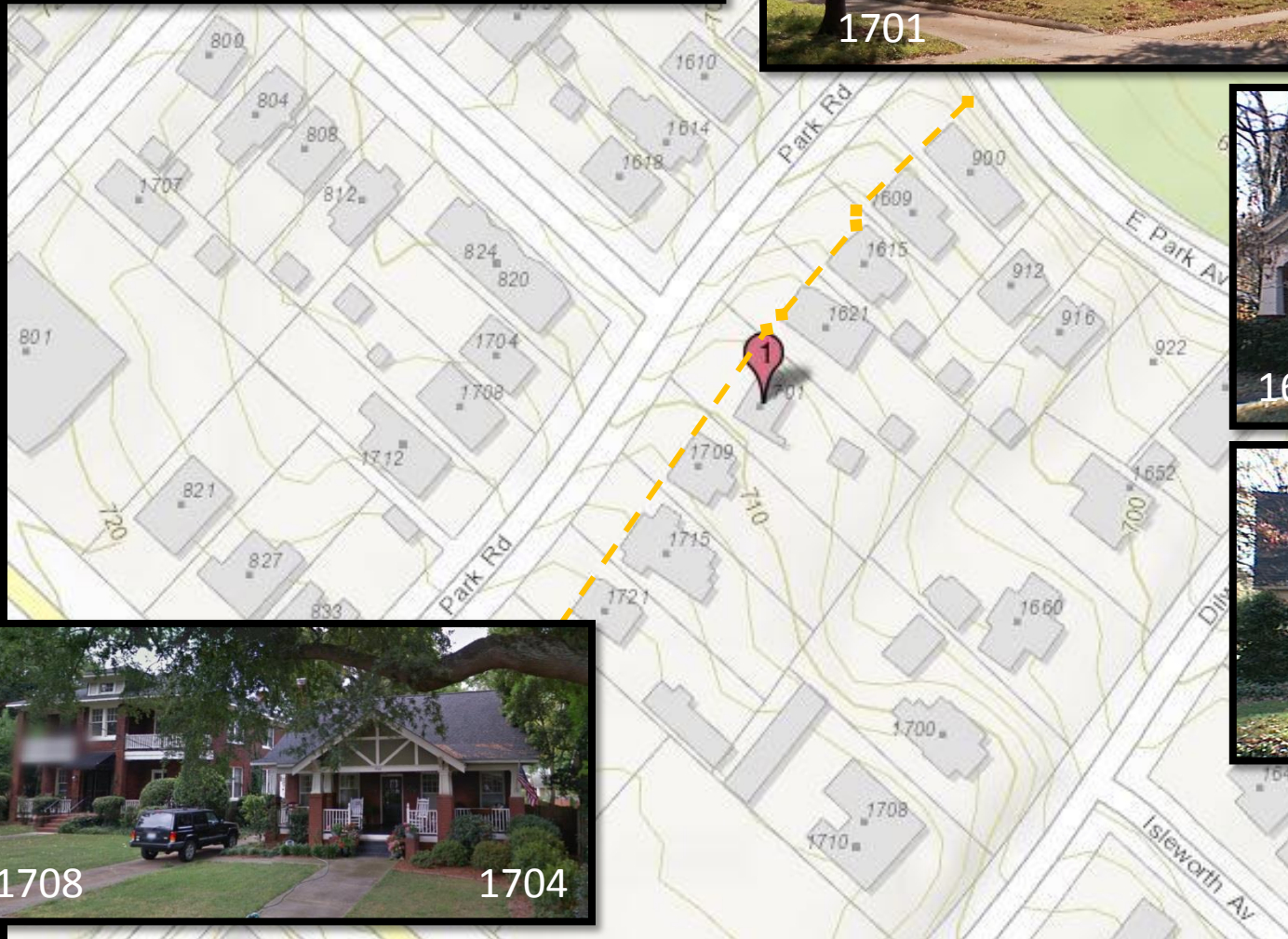
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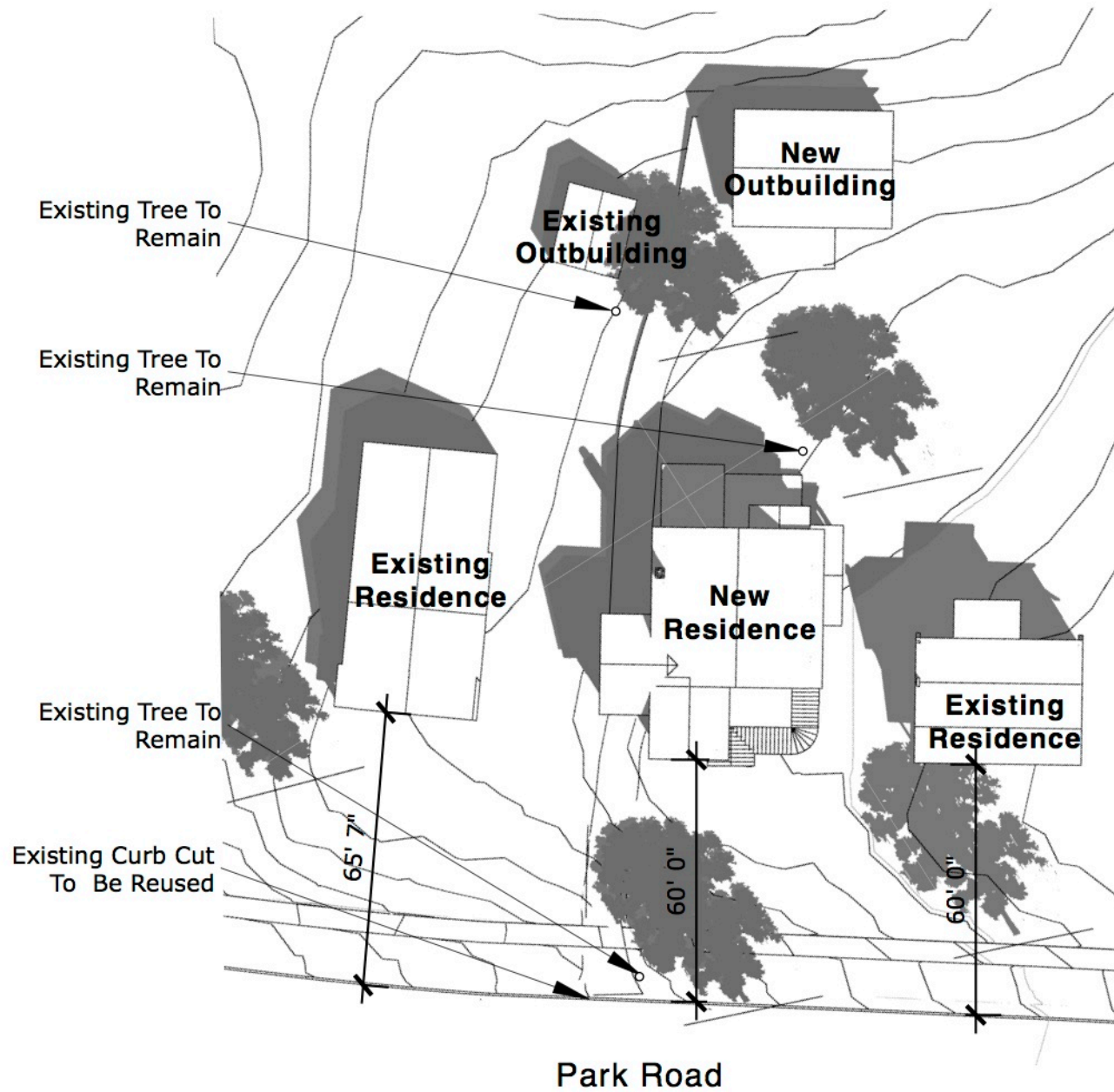
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1615

1708

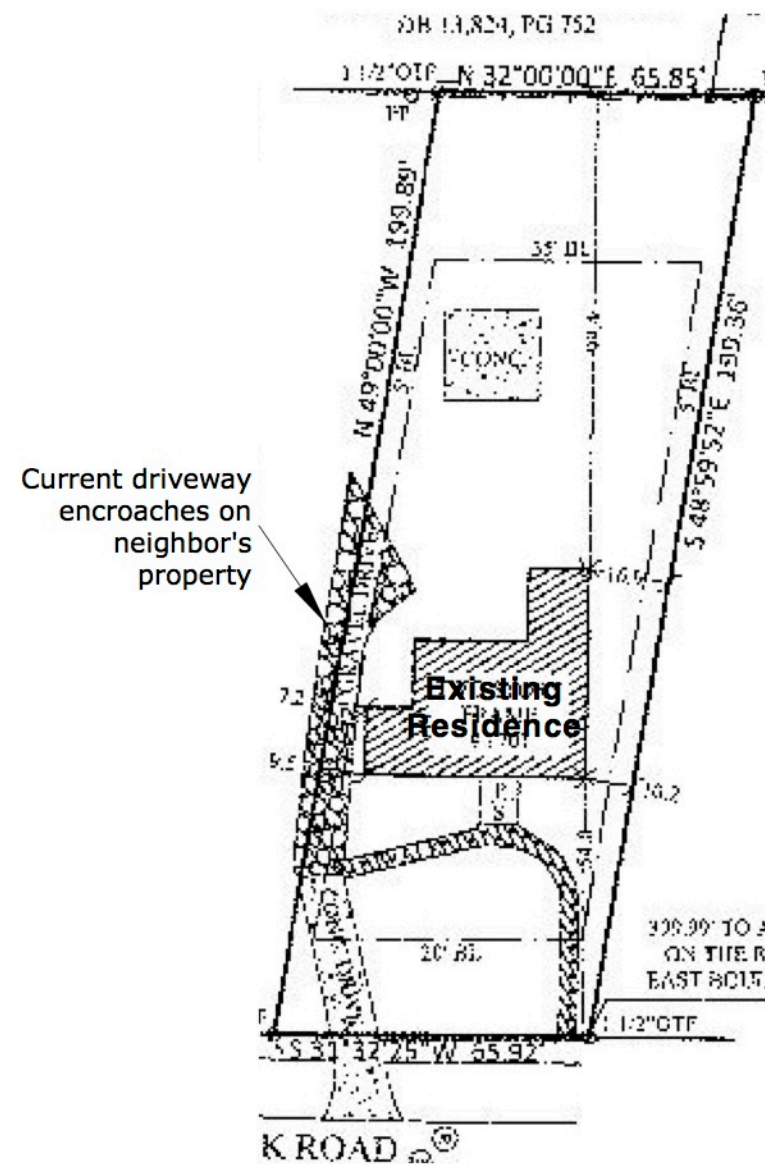
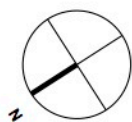
1704





Aerial of Context

Scale: 1"=40'-0"



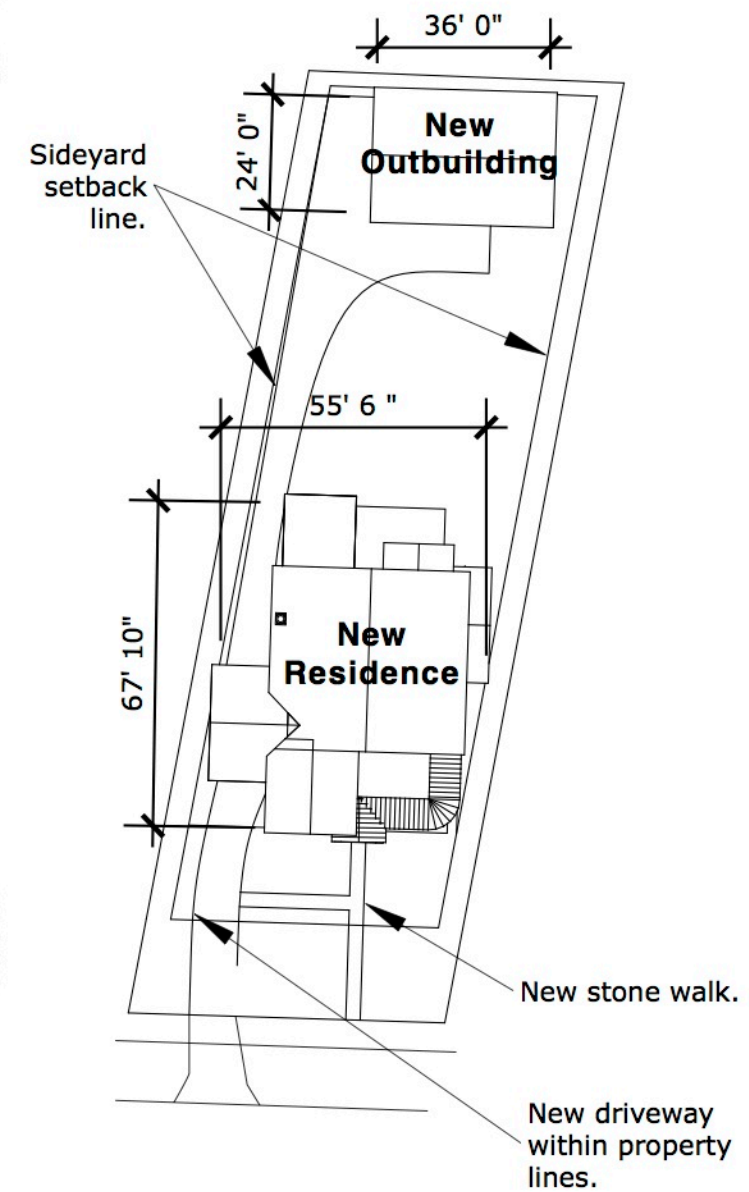
Existing vs. New

Scale: 1"=40'-0"

Zoning Setback Summary:

Zoning: R-5
 Required Setback: 30 ft.
 Required Side yard Setback: 5 feet
 Required Rear Yard Setback: 40 feet
 Architectural Features (Eaves, Cornices, Etc.)
 Allowed to project up to 3 feet into any required yard

Accessory Structure Setbacks:
 Side Yard: 5 feet
 Rear Yard: 3 Feet
 No architectural feature of any feature on the accessory building shall project into the setback.

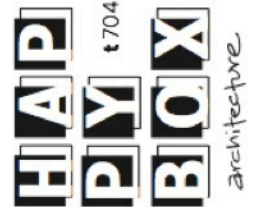


New Residence Setbacks:

Front Yard Setback: 39'-6"
 Left Sideyard Setback: 5'-0"
 Right Sideyard Setback: 5'-10"
 Architectural Feature
 Encroachment: 1'-10"

Accessory Structure Setbacks:

Sideyard: 10' and 16'
 Rearyard: 5'-0"
 Overhang: 2'-0"

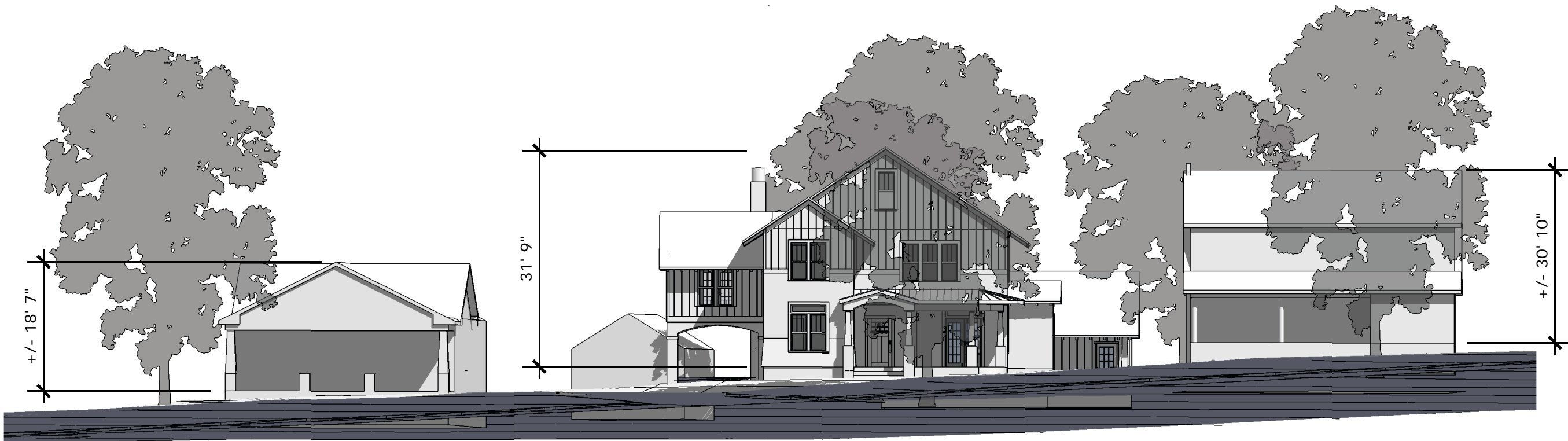


Issue Date:
 09.18.13 HDC Initial
 11.04.13 HDC Final
 Job Number: 13-13
 Drawn By: CLG

Reed Residence
 New Residence
 1701 Park Road
 Charlotte, NC 28203

Site Plans

A1



New Streetscape

Scale: 1/16" = 1'-0"



Existing Streetscape

Scale: NTS



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 10.01.13 HDC Final

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View From Park Road

A2



Asphalt Shingle Roof
(Standing Seam At Porch)

Board And Batten Siding

Exposed Rafter Tails

Trim Band

3 Over One Double-
Hung Windows
(Transoms At First
Floor)

Cedar Shake Siding

Stone Foundation
(Stone Columns
At Porte Cochere)

Front Elevation

Scale: 1/8" = 1' 0"



Asphalt Shingle Roof
(Standing Seam At Porch)

Board And Batten Siding

Exposed Rafter Tails

Trim Band

Cedar Shake Siding

Stone Foundation
(Stone Columns
At Porte Cochere)

Left Side Elevation

Scale: 1/8" = 1' 0"



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Exterior Elevations

A3



Asphalt Shingle Roof
(Standing Seam At Porch)

Board And Batten Siding

Exposed Rafter Tails

Trim Band

3 Over One Double-
Hung Windows

Cedar Shake Siding

Stone Foundation
(Stone Columns
At Porte Cochere)

Rear Elevation

Scale: 1/8" = 1' 0"



Asphalt Shingle Roof
(Standing Seam At Porch)

Board And Batten Siding

Exposed Rafter Tails

Trim Band

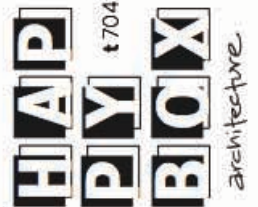
3 Over One Double-
Hung Windows
(Transoms At First
Floor)

Cedar Shake Siding

Stone Foundation
(Stone Columns
At Porte Cochere)

Right Side Elevation

Scale: 1/8" = 1' 0"



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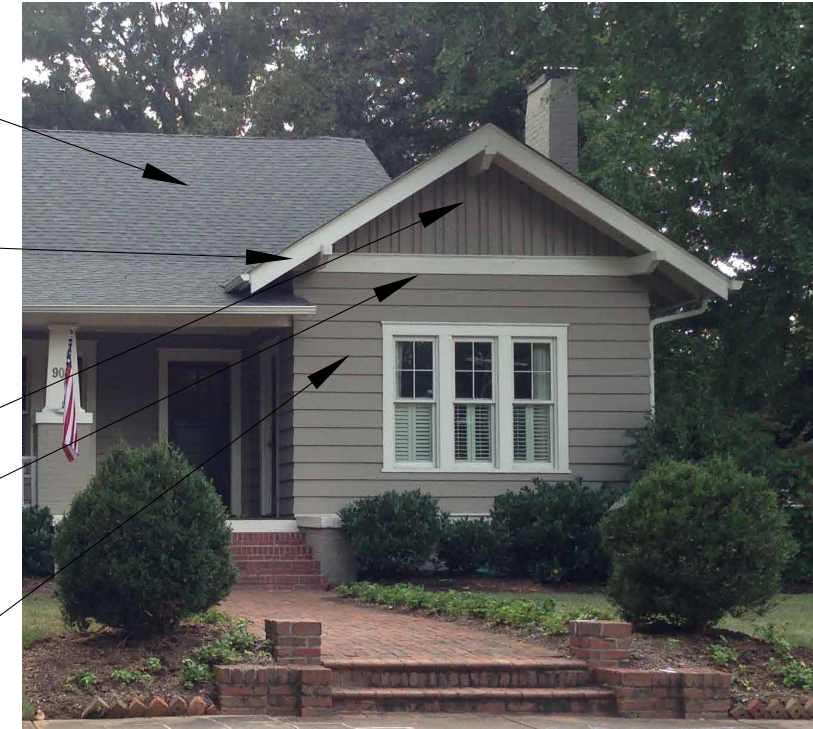
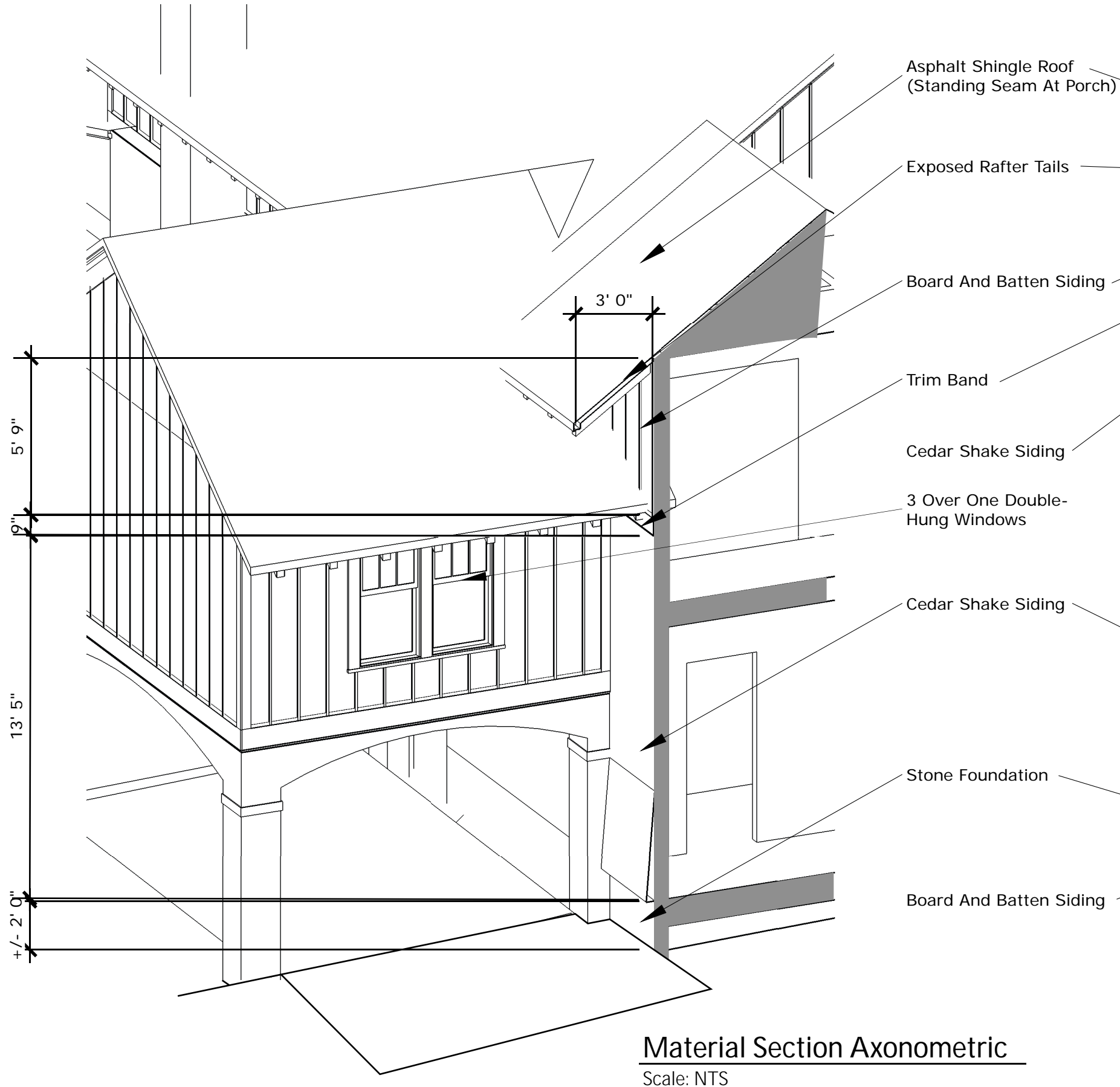
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Exterior Elevations

A4



Worthington Road Precedent

Scale: NTS



Dilworth Road West Precedent

Scale: NTS



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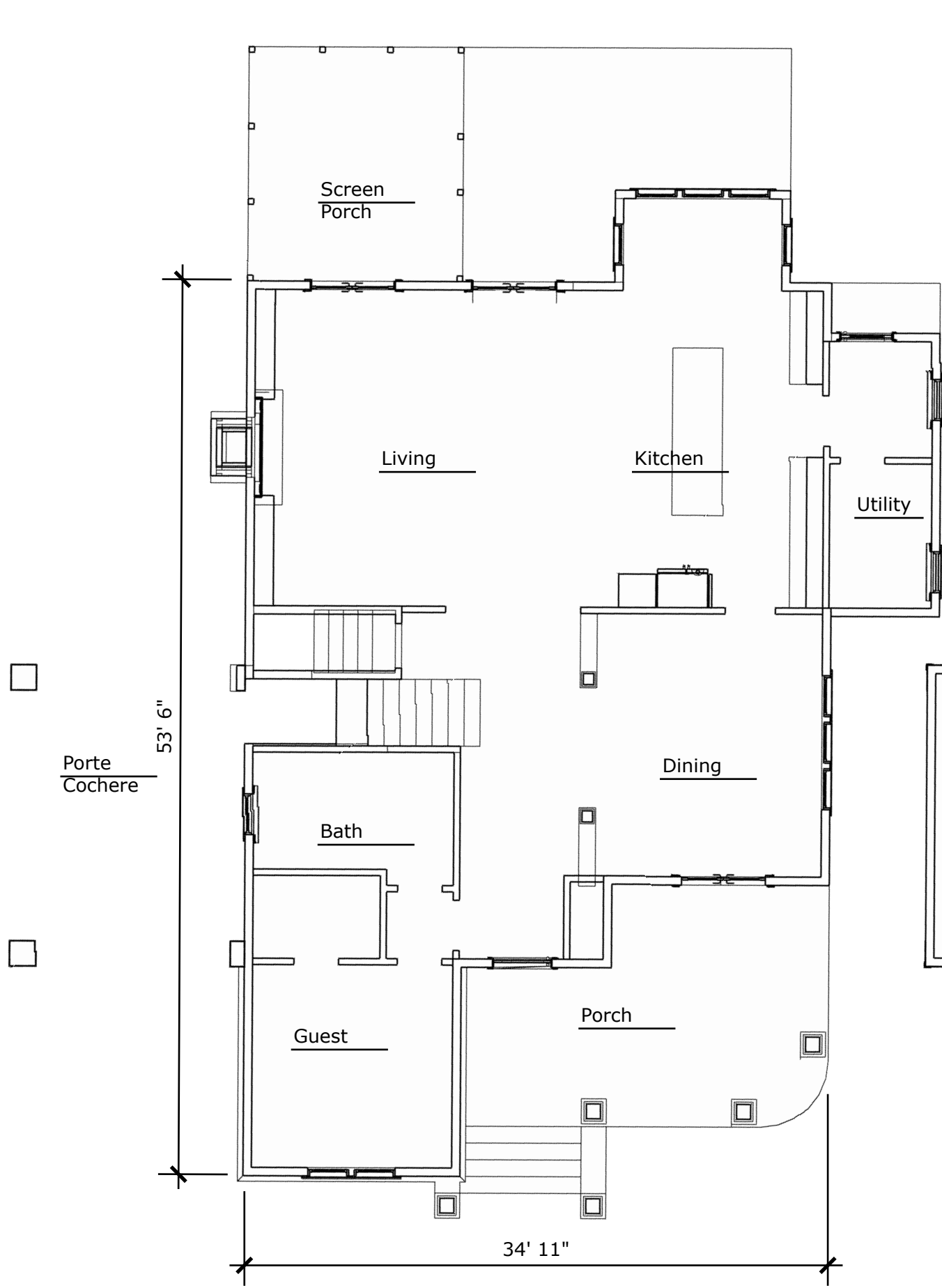
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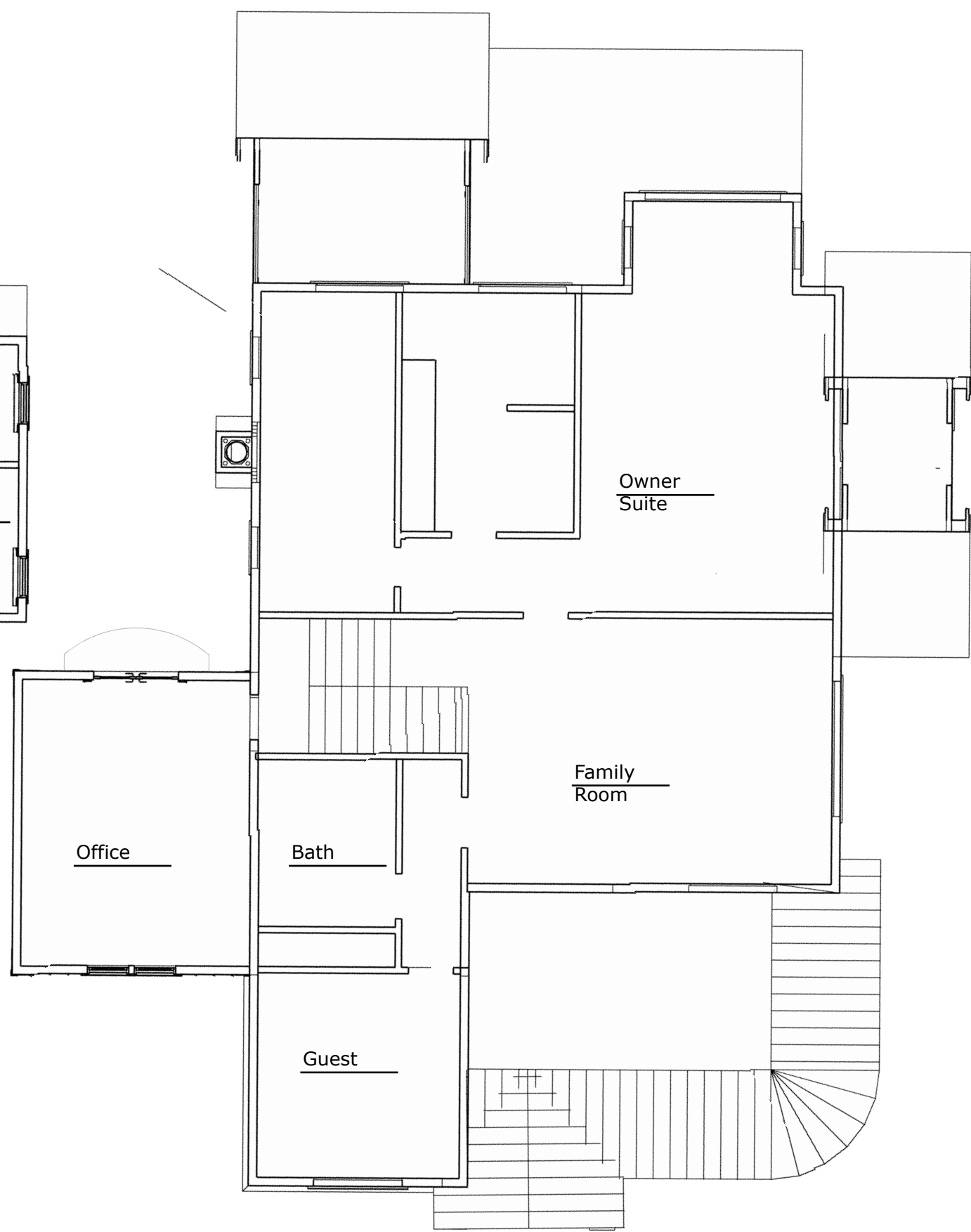
Material Palette and
Precedence

A5



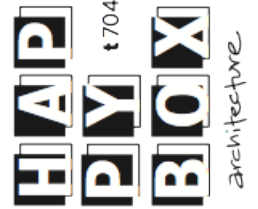
First Floor Plan

Scale: 1/8"=1'-0"



Second Floor Plan

Scale: 1/8"=1'-0"



Issue Date:

Job Number: 13-13
Drawn By: ooo

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Floor Plans

A1

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