
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1936 Park Road

SUMMARY OF REQUEST: Addition

OWNER: Debra Glennon

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

The existing structure was constructed in 1905 and identified as a contributing structure in the National Register. 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 door on the left bay is believed to be an alteration from a window.

Proposal

The proposed project is a front porch addition, new shingles on the second story, installation of original front door, front fascia extensions on the second floor, and replacement of the right side bay window with an original window from the side elevation. The porch design is full width and wraps around the left side.

Policy & Design Guidelines for 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	<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

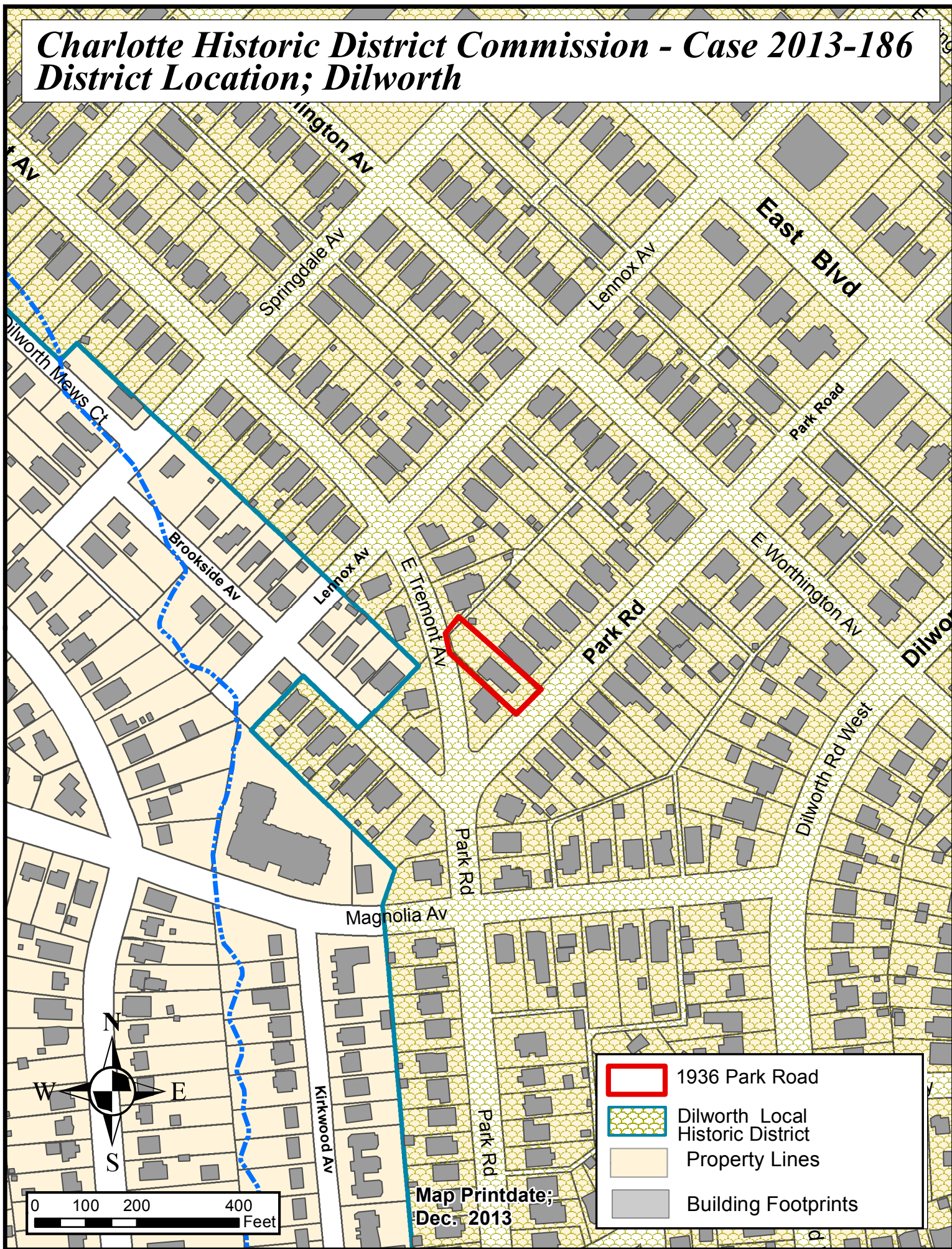
The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration

The Guidelines for Massing, Rhythm, Materials and Context appear to be met. The Setback Guideline is not applicable and the 4' wide side porch area meets the side yard requirement and serves primarily as a covered walkway from the side entrance.

Charlotte Historic District Commission - Case 2013-186

District Location; Dilworth





12108707

1928

12108706

1932

12108705

#1 1936

12108704

1940

12109105

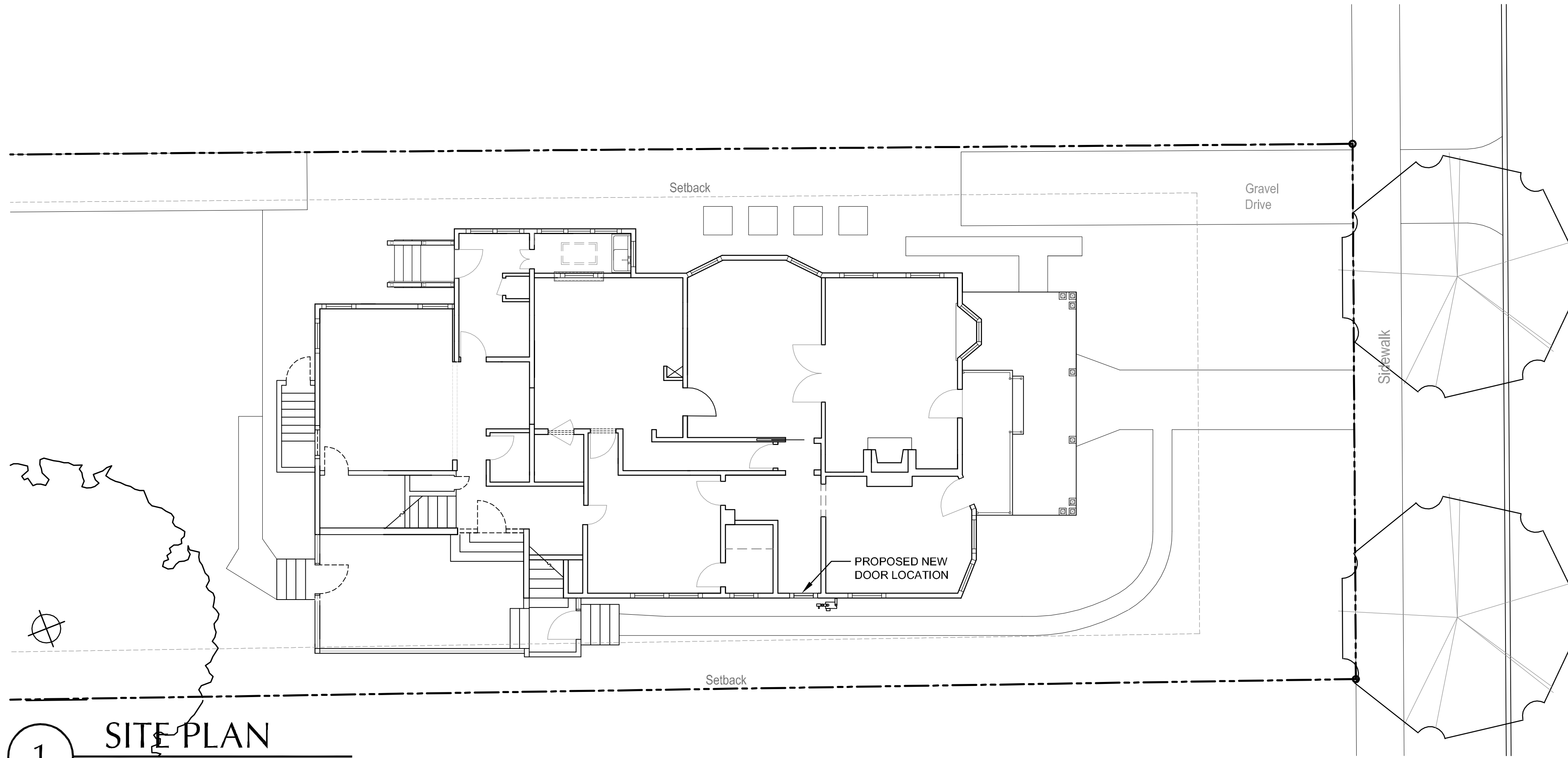
818

Park Rd

1937



1936



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



3 FRONT - SECTION THROUGH PORCH
Scale: 3/4"=1'-0"

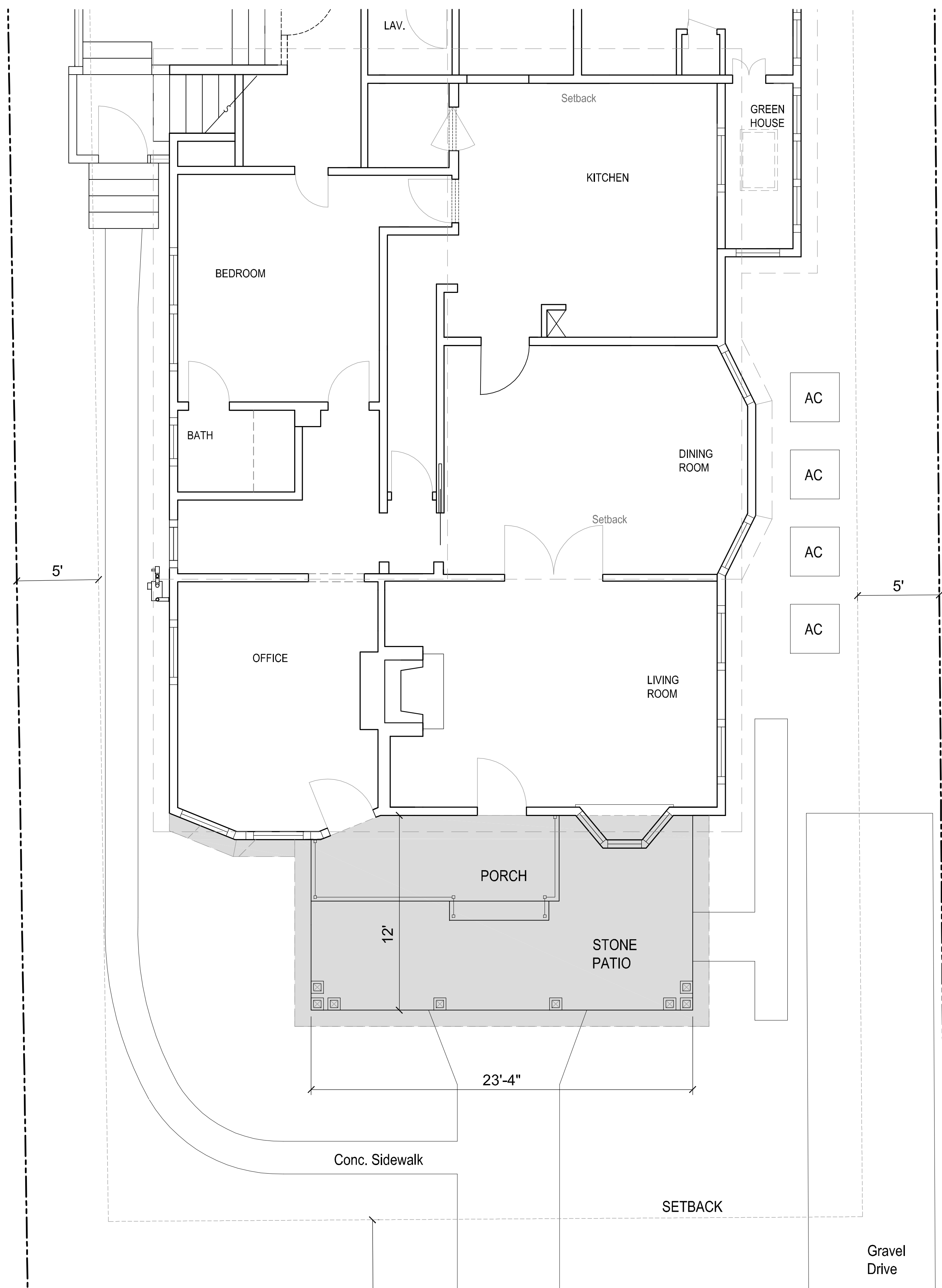


2 LEFT SIDE
Scale: 1/4"=1'-0"

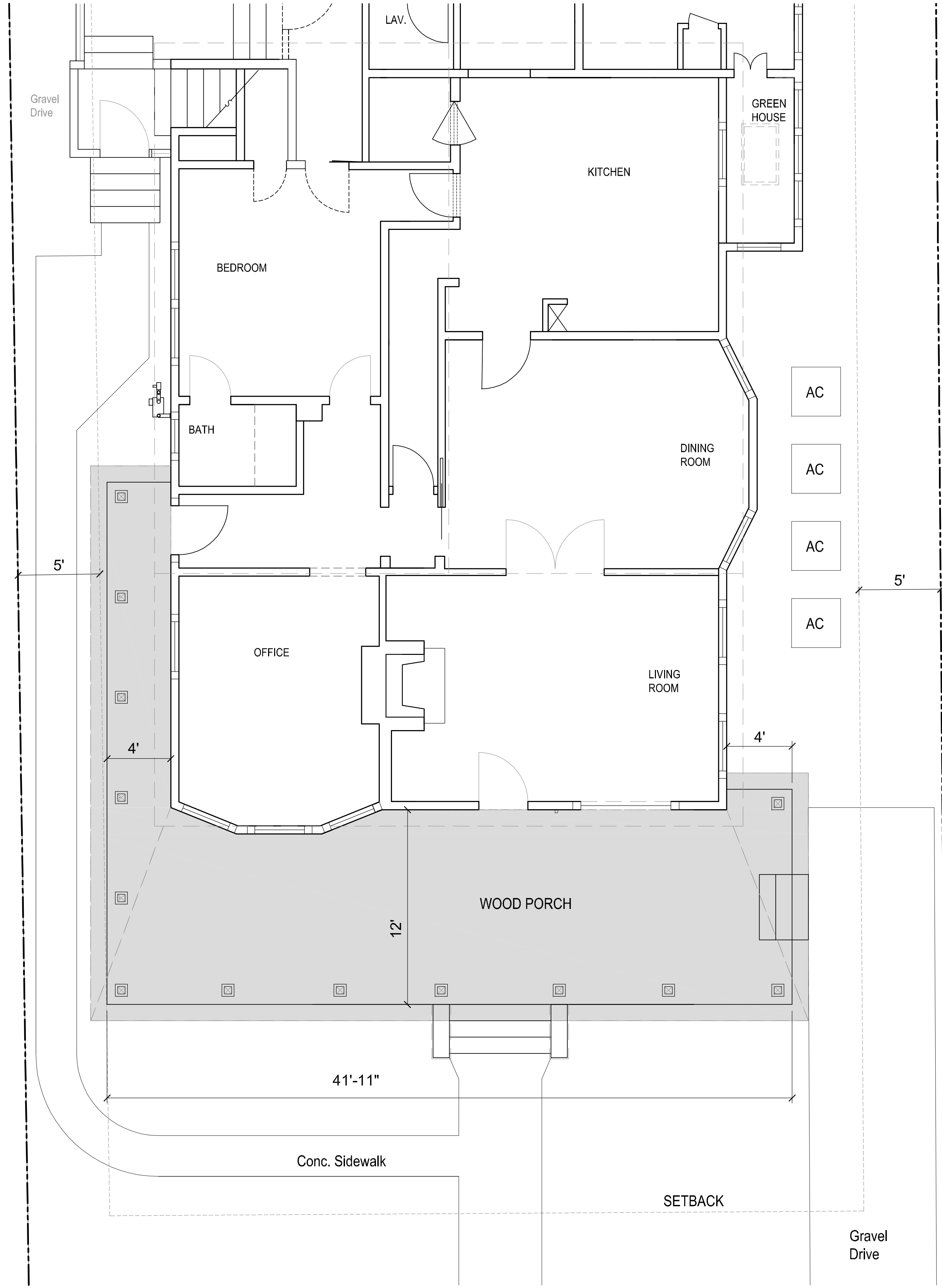


4 FRONT - WITH PORCH
Scale: 3/4"=1'-0"

EXISTING CONDITIONS



1 EXISTING PORCH
Scale: 1/4"=1'-0"



1 PROPOSED PORCH
Scale: 1/4"=1'-0"

GLENNON RESIDENCE

1936 Park Road
Charlotte, NC 28203

Porch Renovation

REVISIONS		
2		
1		
No.	Description	Date

Detail Site Plans

Project Number:	2010-01
Scale:	
Drawn By:	DLG
Checked By:	KPG
Date:	2 Dec 2013
Sheet No.	A2.0

GLENNON
RENOVATION
1936 Park Road
Charlotte, NC
28203

DATES:

Existing -

Schematics
17 November 2013

HDC
22 November 2013
02 December 2013

Progress Drawings -

Final Pricing -

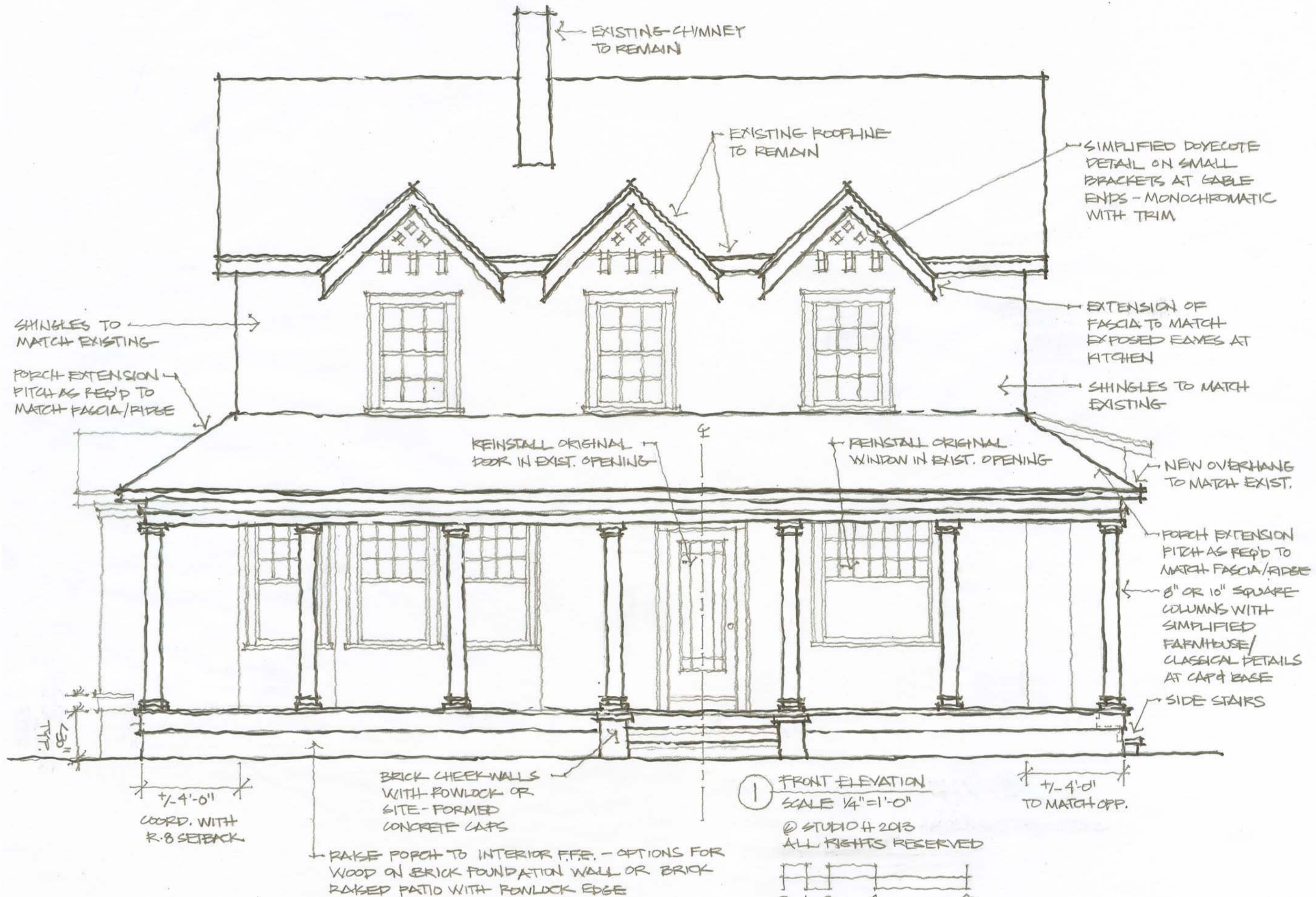
Revisions -

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home
design

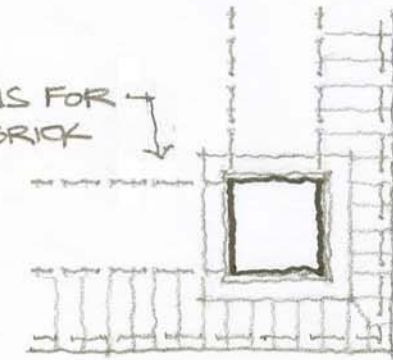
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

FRONT
ELEVATION -
PARK RD

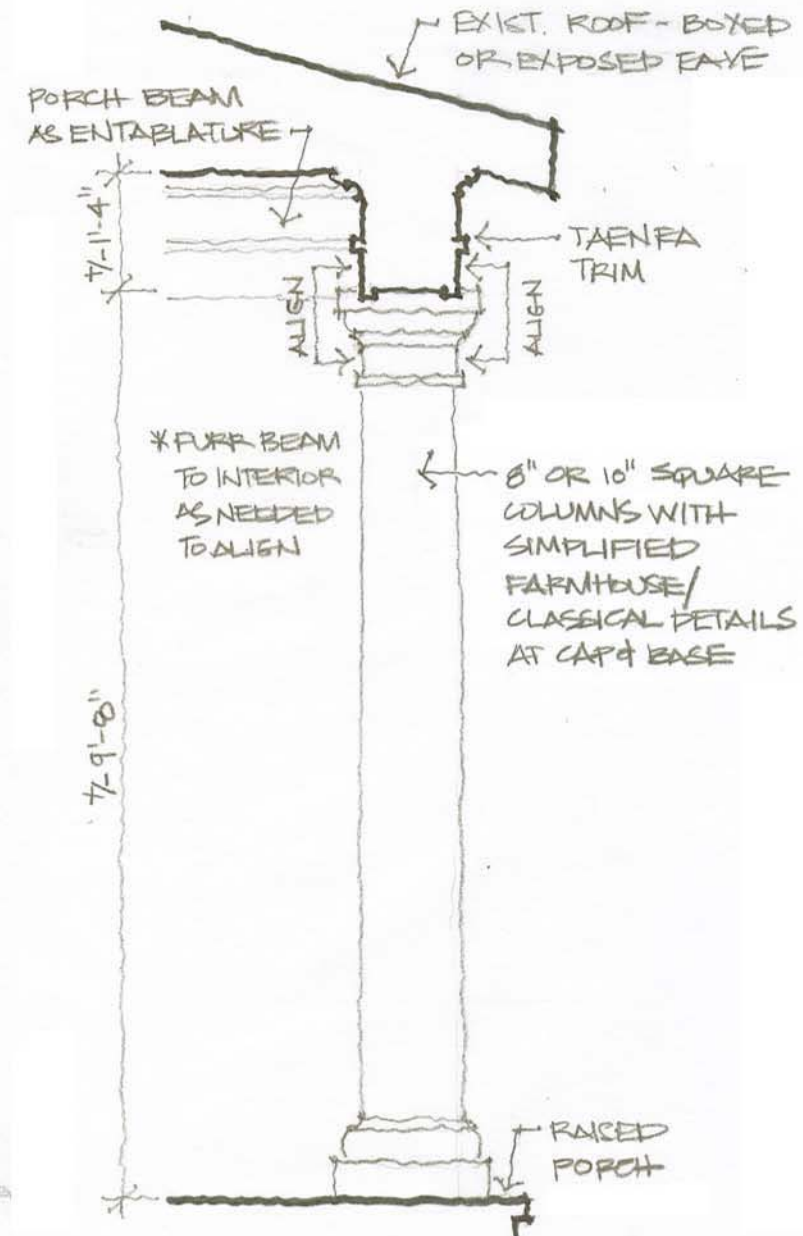
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RAISE PORCH TO INTERIOR F.F.E. - OPTIONS FOR
WOOD ON BRICK FOUNDATION WALL OR BRICK
RAISED PATIO WITH PONDLOCK EDGE



3 PLAN
SCALE 1/2" = 1'-0"



2 SECTION
SCALE 1/2" = 1'-0"

1 SIDE ELEVATION
SCALE 1/4" = 1'-0"
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RENOVATION
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COLUMN
SECTION &
SIDE
ELEVATION

A1.1

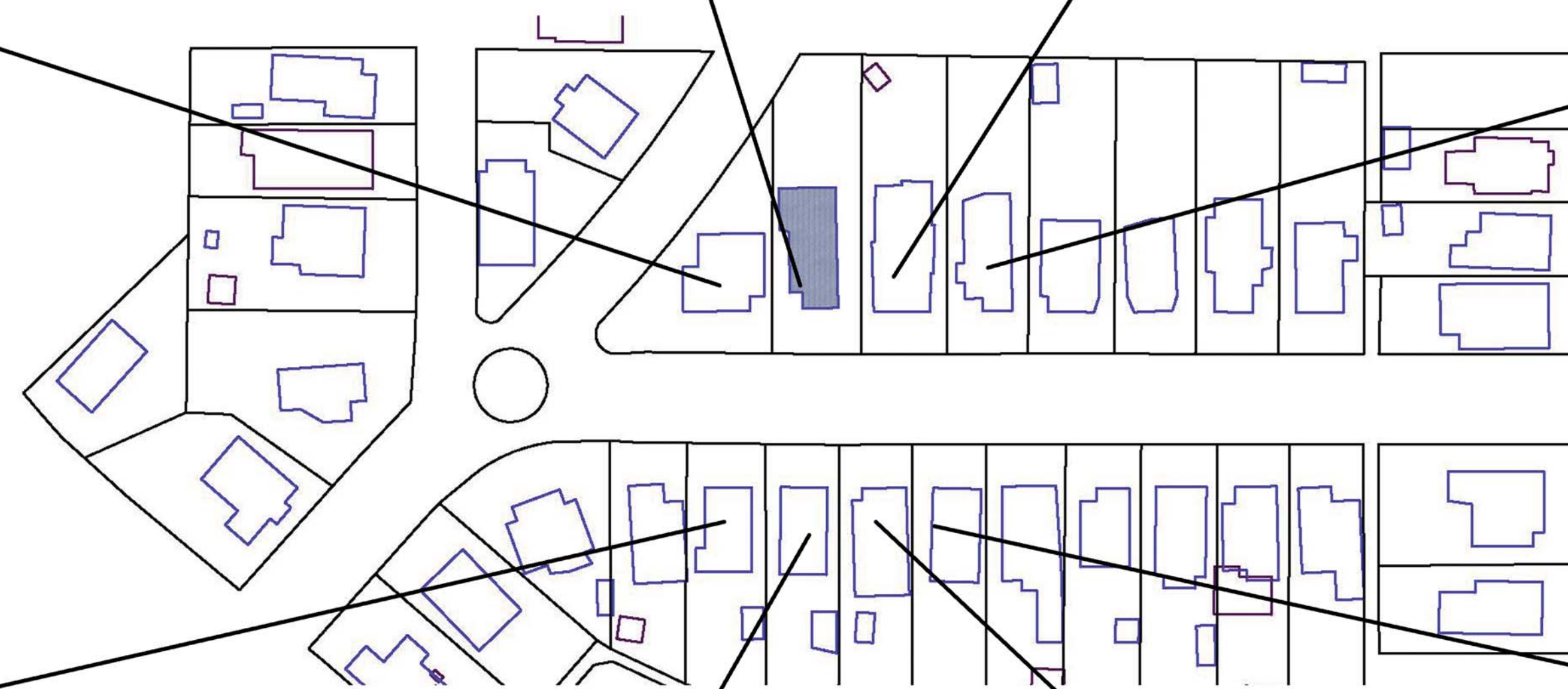


1940 Park Road

1936 Park Road

1932 Park Road

1928 Park Road



1945 Park Road

1941 Park Road

1937 Park Road

1933 Park Road





View Down Street



View from Sidewalk-Left Side



Front View of House



View from Sidewalk-Right Side



Relocate Window to Front



Details of Existing Porch



Left Side



Right Side



Front Door



Side Door