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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1701 Park Road

**SUMMARY OF REQUEST:** New Construction

**OWNER:** RAM Construction

**APPLICANT:** RAM Construction

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The application was continued in August for more information regarding the front porch roof design, dimensions of the house footprint and other site plan dimensions and additional setback information.

#### **Details of Proposed Request**

##### *Existing Conditions*

The existing parcel is vacant. The surrounding context is a variety of single family structures and two multi-family structures. Building heights range between 1 and 2 stories. The topography slopes downward gradually from East Boulevard.

##### *Proposal*

The proposal is a 2 story single family dwelling, approximately 29' in height from finished floor elevation (FFE) to the ridge. The design features include a front porch with gable and hip roof that reflects the roof design of the primary structure, a 'porte cohere' with heated space on the second level, exposed rafter tails, eave brackets, 3 over 1 windows, cedar shake and horizontal wood siding, and stone on the foundation and chimney. The proposed setback is consistent with 1709 Park Road (right).

##### *Revised Proposal – August 13, 2014*

1. Setbacks – The proposed setback is approximately 62'7" from right of way (ROW). The adjacent properties are approx. 65' and 60' from ROW.
2. Fenestration – Cross sections and window detail notes have been provided on the plans. Windows to be wooden double hung.
3. Details – Sections for porch column and beam, brackets and hand rails have been provided.

##### *Revised Proposal – September 10, 2014*

1. Setbacks – Site plan shows setback relative to adjacent structures.
2. Porch Roof – The front porch roof has been redesigned to match the front gable.
3. Dimensions – Dimensions of the house footprint have been added.

#### **Policy & Design Guidelines**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well

designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

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

#### **Staff Analysis**

The Commission will determine if the project meets the unresolved design guidelines.

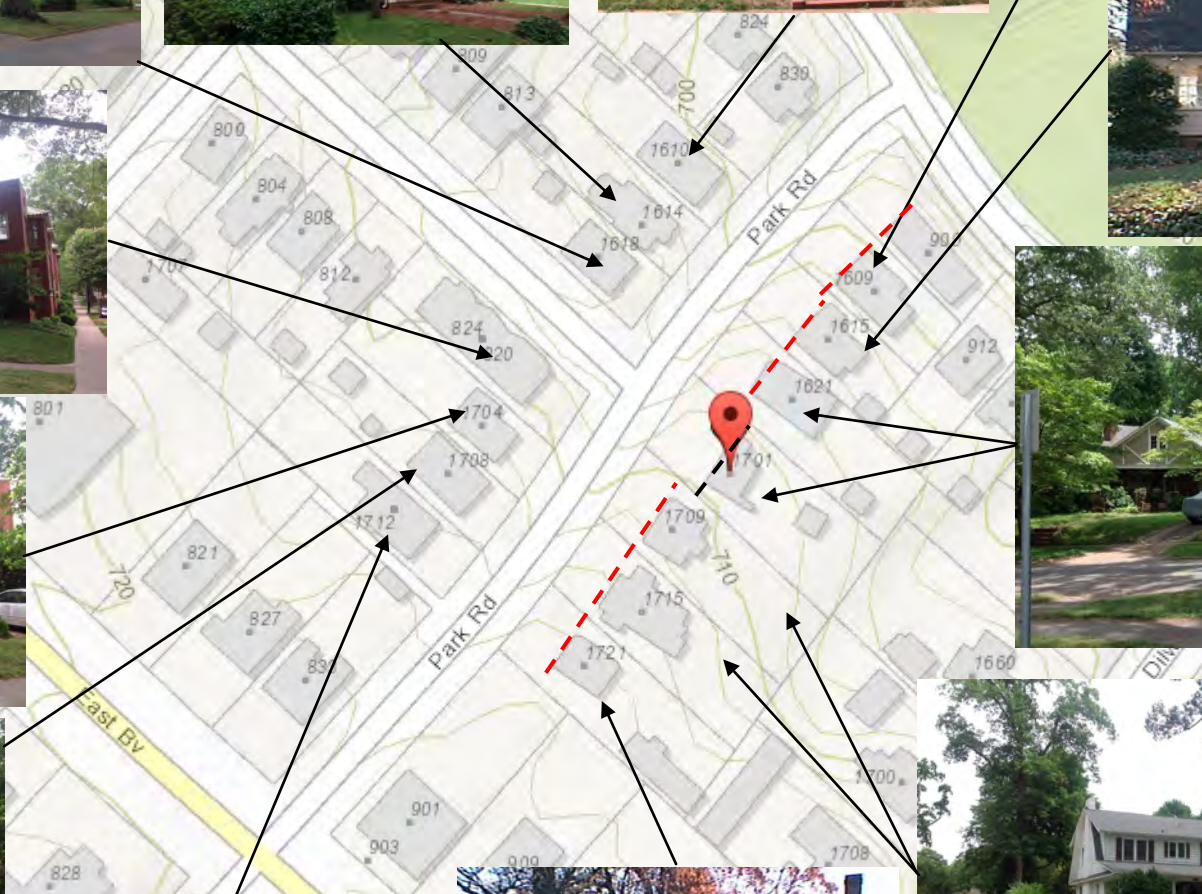


# *Charlotte Historic District Commission - Case 2014-128*

## *Historic Distric; Dilworth*

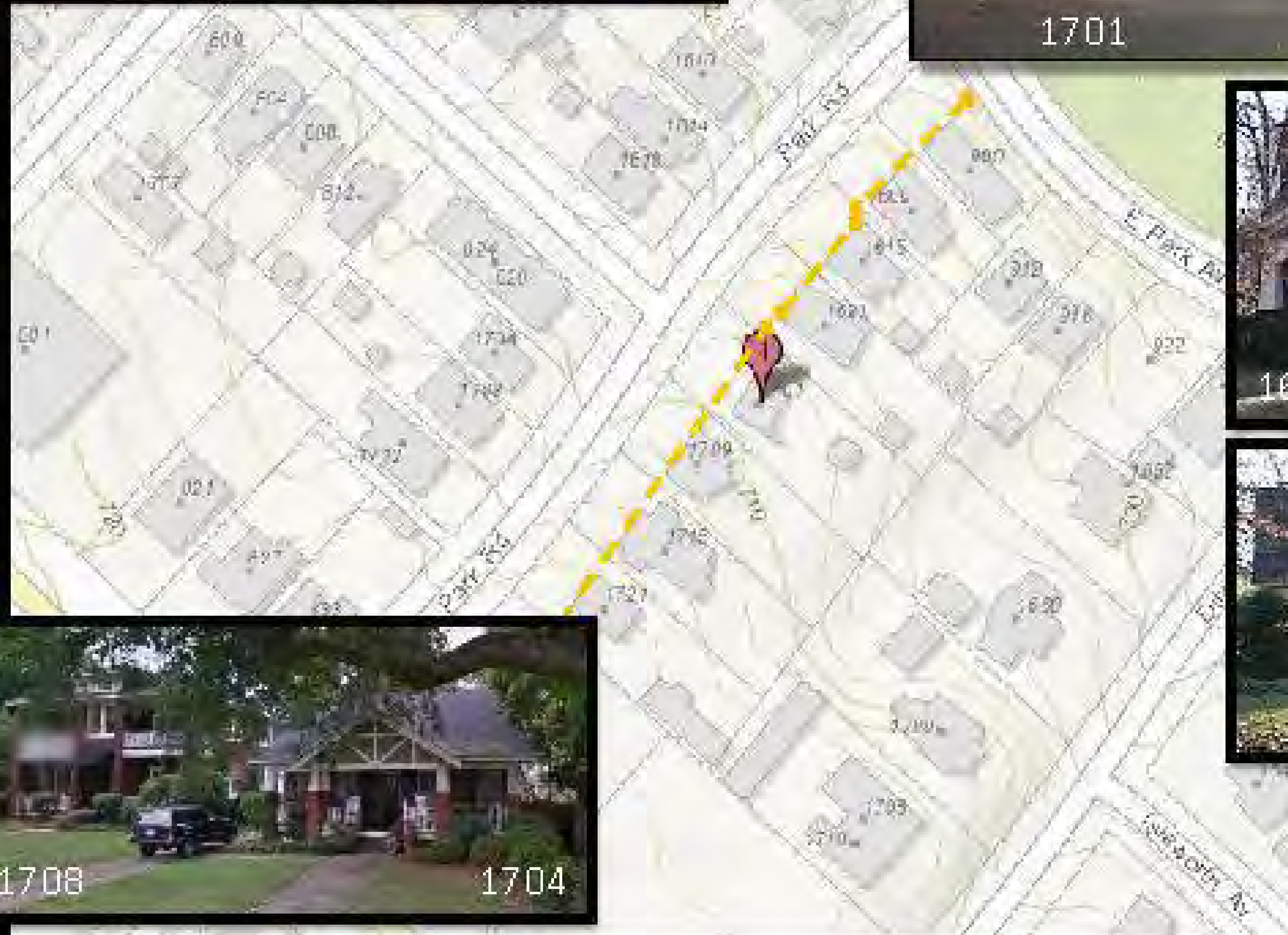
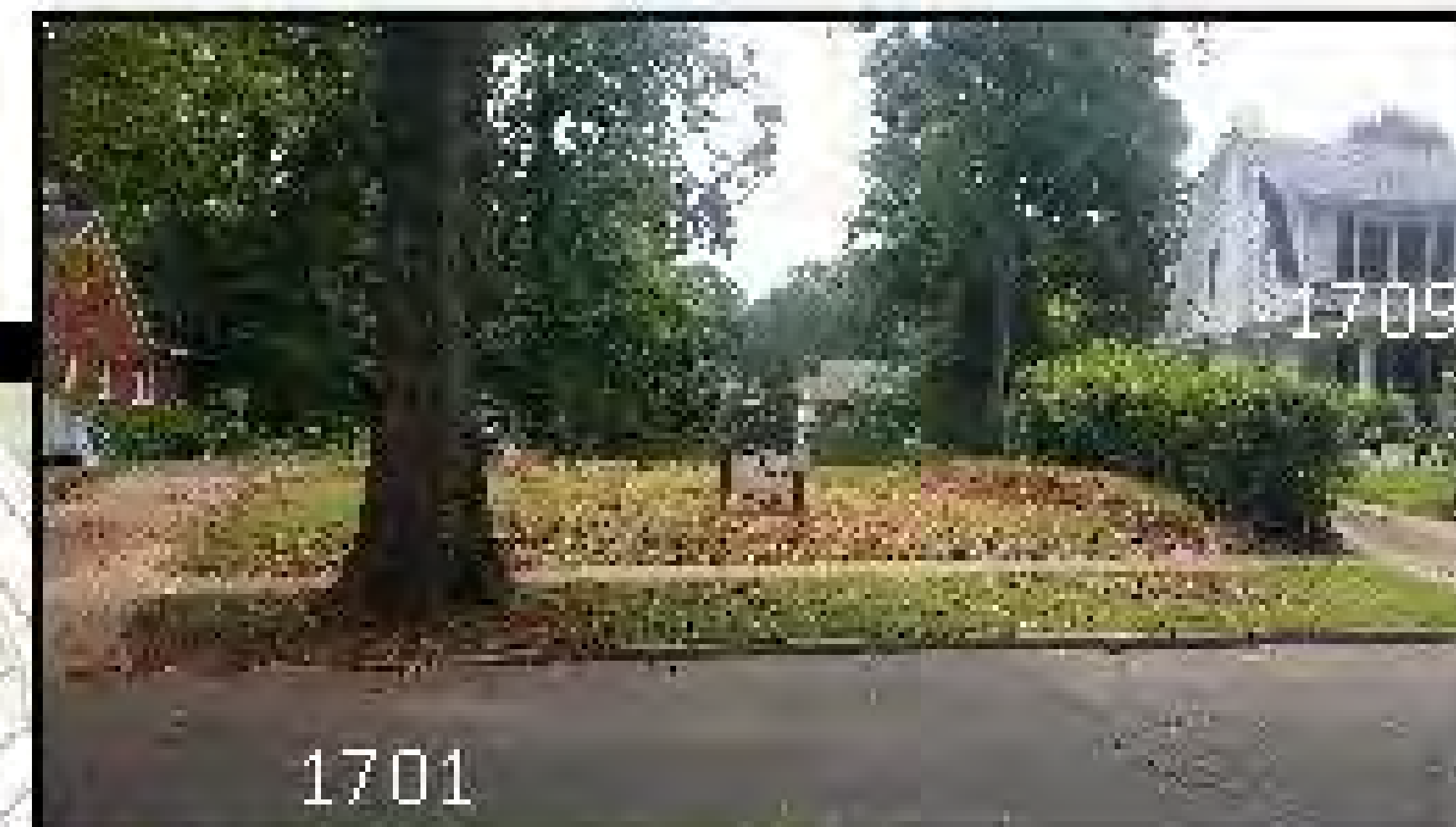








1701 Park Rd.



1701 EAST PARK ROAD  
CHARLOTTE, NC, 28203  
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
124 McDONALD AVE  
CHARLOTTE, NC  
704-249-4775

DATE:

8/4/2014

SCALE:

SHEET:

**A-1**

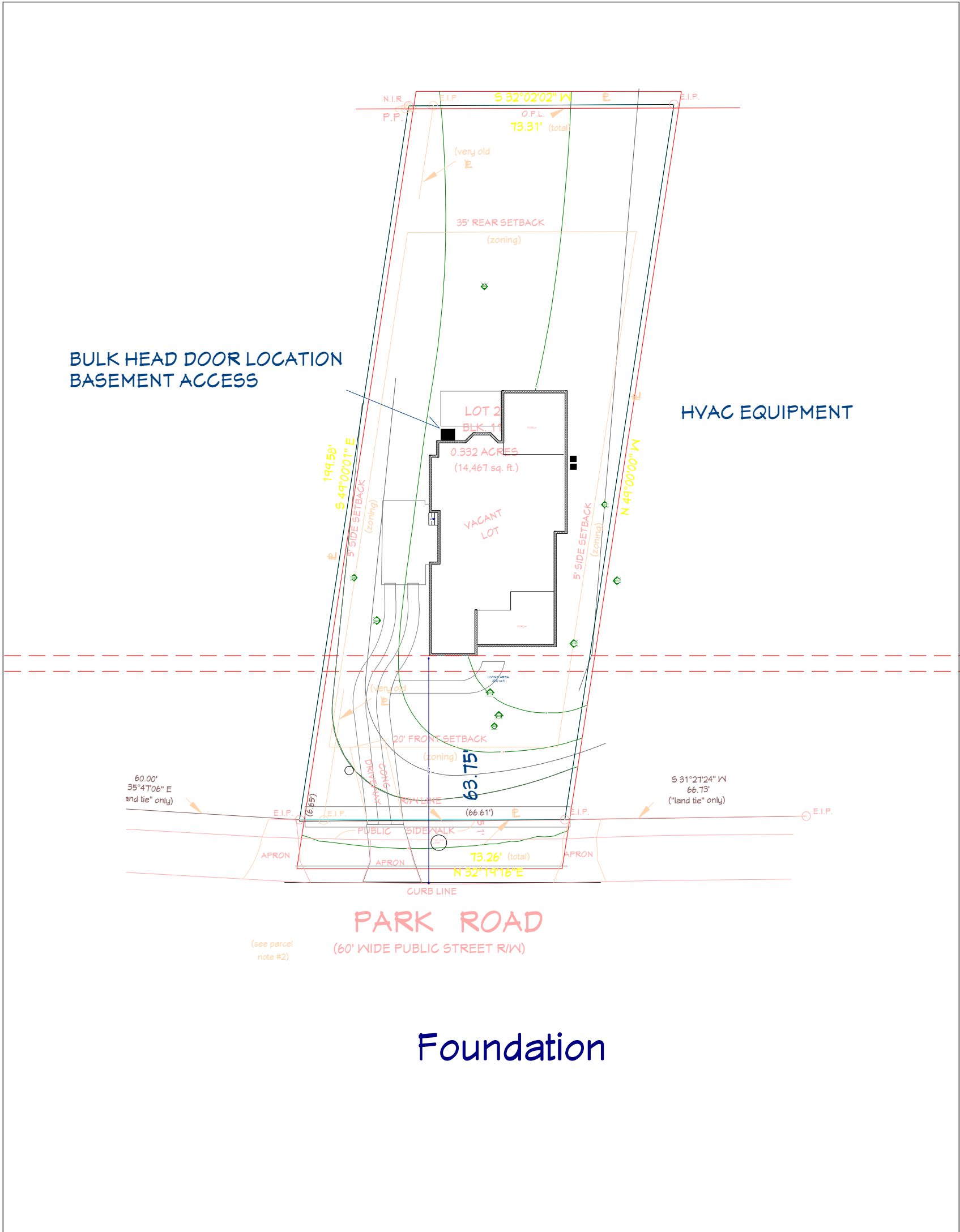


SURVEY/ SET BACK

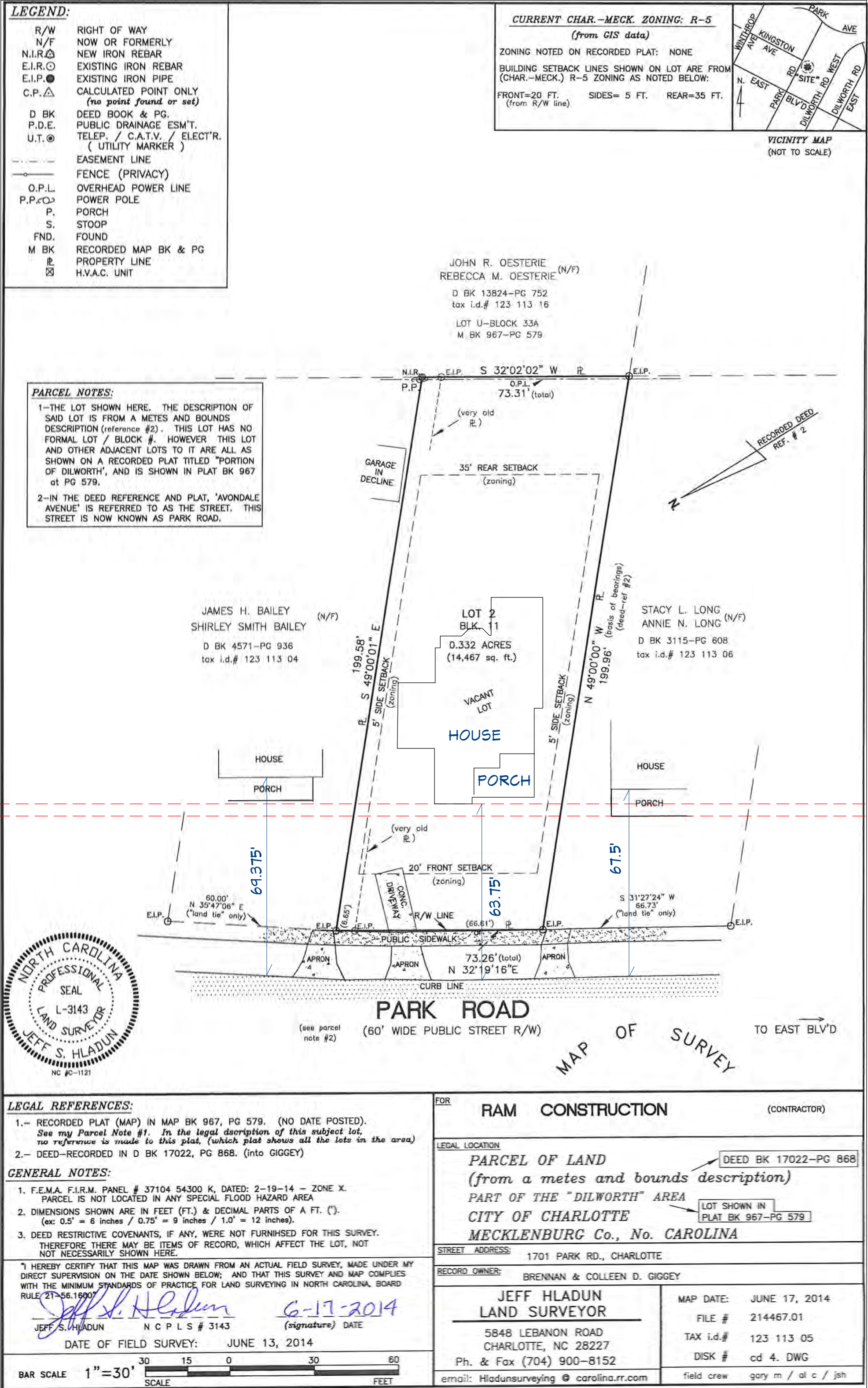
- NOTE:
- NO TREES TO BE REMOVED
  - FORMAL LANDSCAPE PLAN TO BE SUBMITTED TO STAFF FOR APPROVAL
  - LOCATION OF BASEMENT EGRESS



SURVEY



SCALE: 1"=30'



SCALE: 1"=30'

HDC SUBMISSION  
SUPPLEMENTAL

PLOT PLAN  
SURVEY

1701 EAST PARK ROAD  
CHARLOTTE, NC 28203  
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
1724 McDONALD AVE  
CHARLOTTE, NC  
704-249-4775

DATE:

8/28/2014

SCALE:

SCALE: 1"=30'

SHEET:

A-1



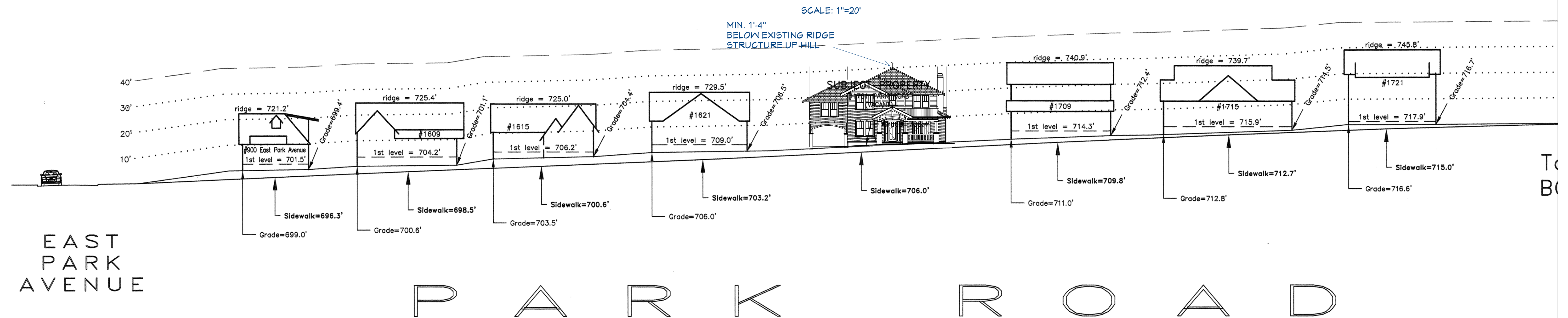
# NEW STREET SCAPE

field=surveyed elevation measurements of the points  
map is not intended to meet G.S. 47-30 recording

This 8<sup>th</sup> day of July, 2014.



And  
Profes  
NC



HDC SUBMISSION  
SUPPLEMENTAL

1701 EAST PARK ROAD  
CHARLOTTE, NC 28203  
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
124 McDONALD AVE  
CHARLOTTE, NC  
704-249-4715

DATE:

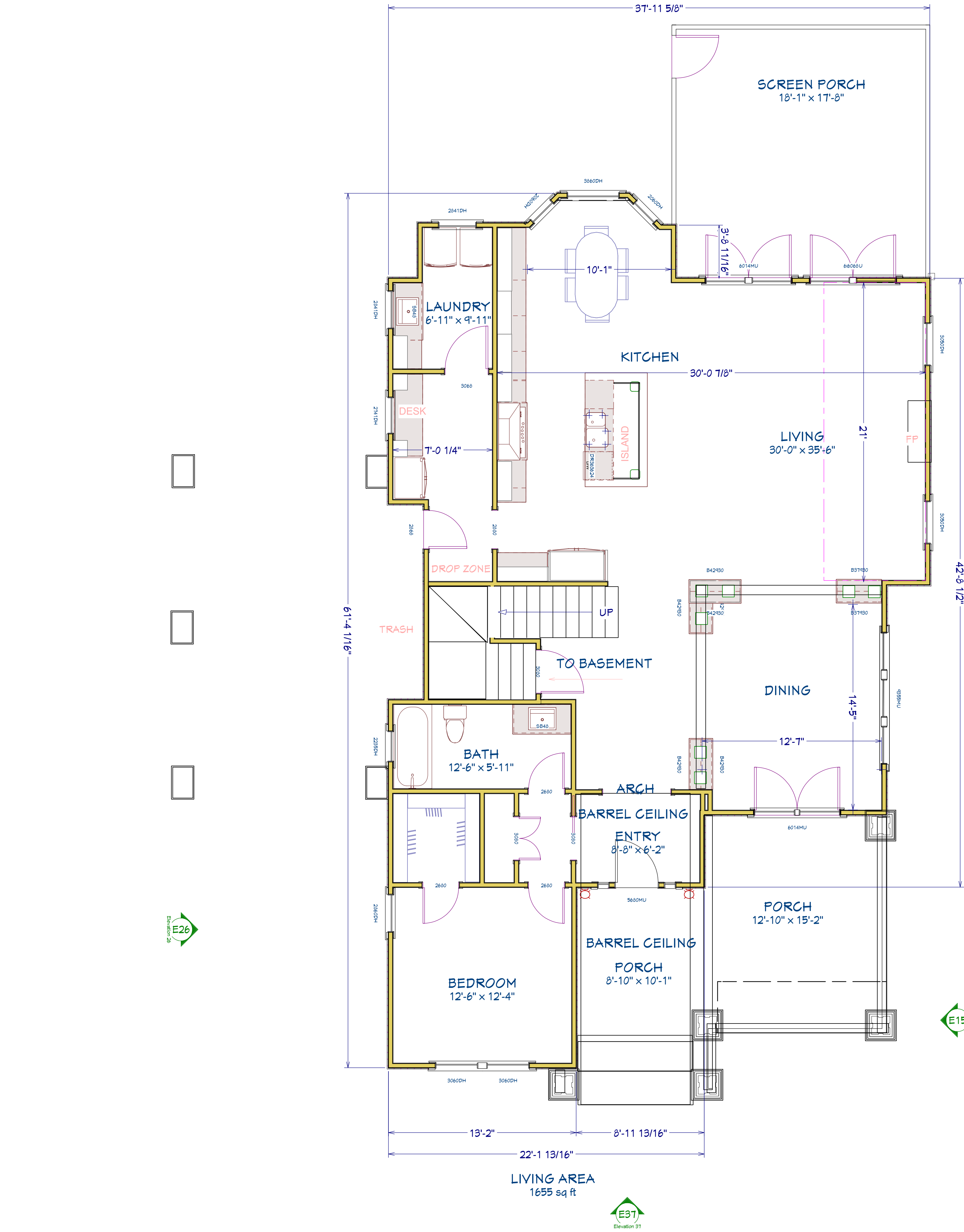
8/28/2014

SCALE:

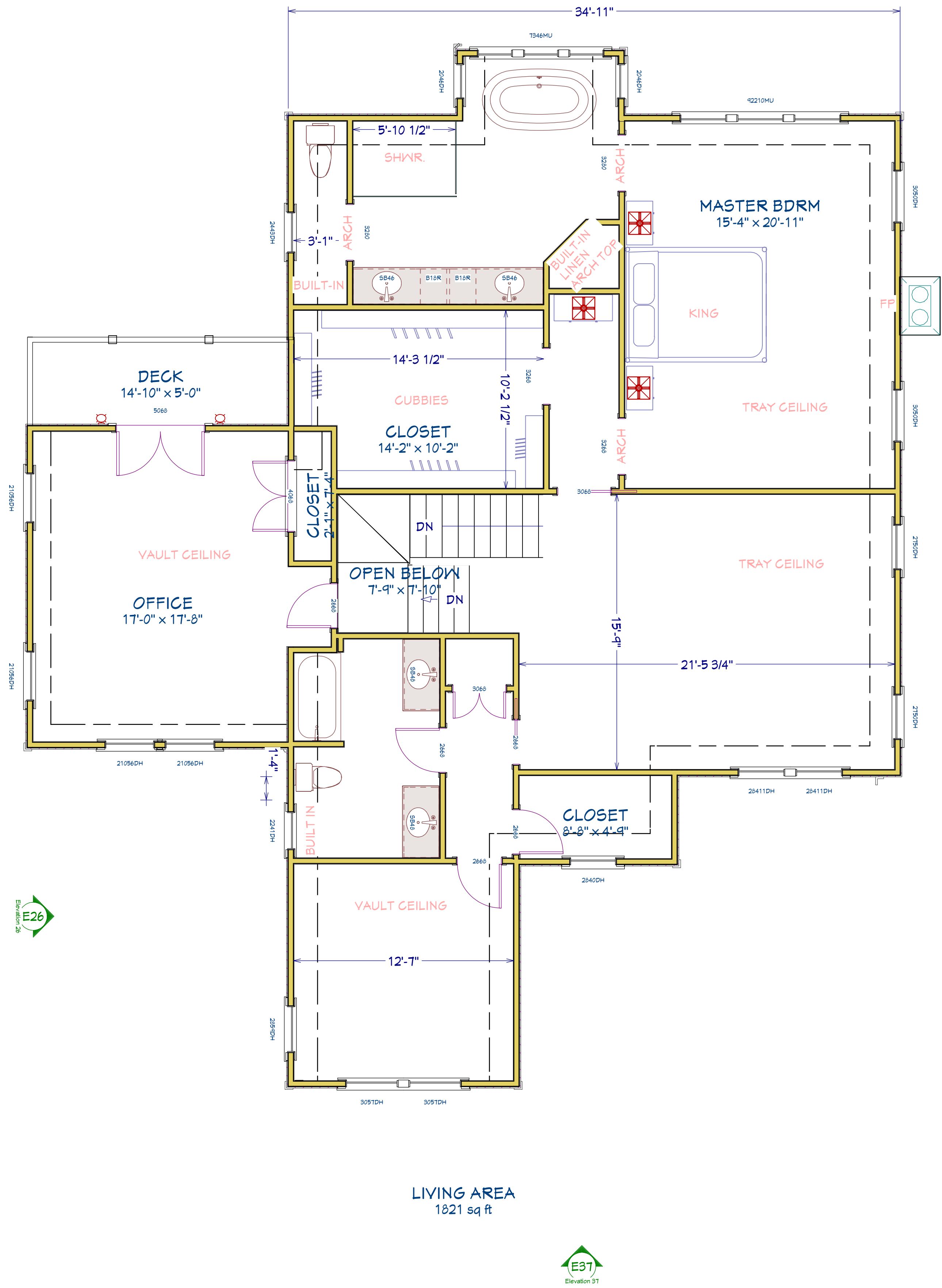
SCALE: 1"=20'

SHEET:

A-5







DESIGN BUILD

HDC SUBMISSION  
SUPPLEMENTAL

2nd Floor

1701 EAST PARK ROAD  
CHARLOTTE, NC. 28203  
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
724 McDONALD AVE  
CHARLOTTE, NC  
704-293-9775

DATE:

8/28/2014

SCALE:

1/4"=1'

SHEET:

A-3

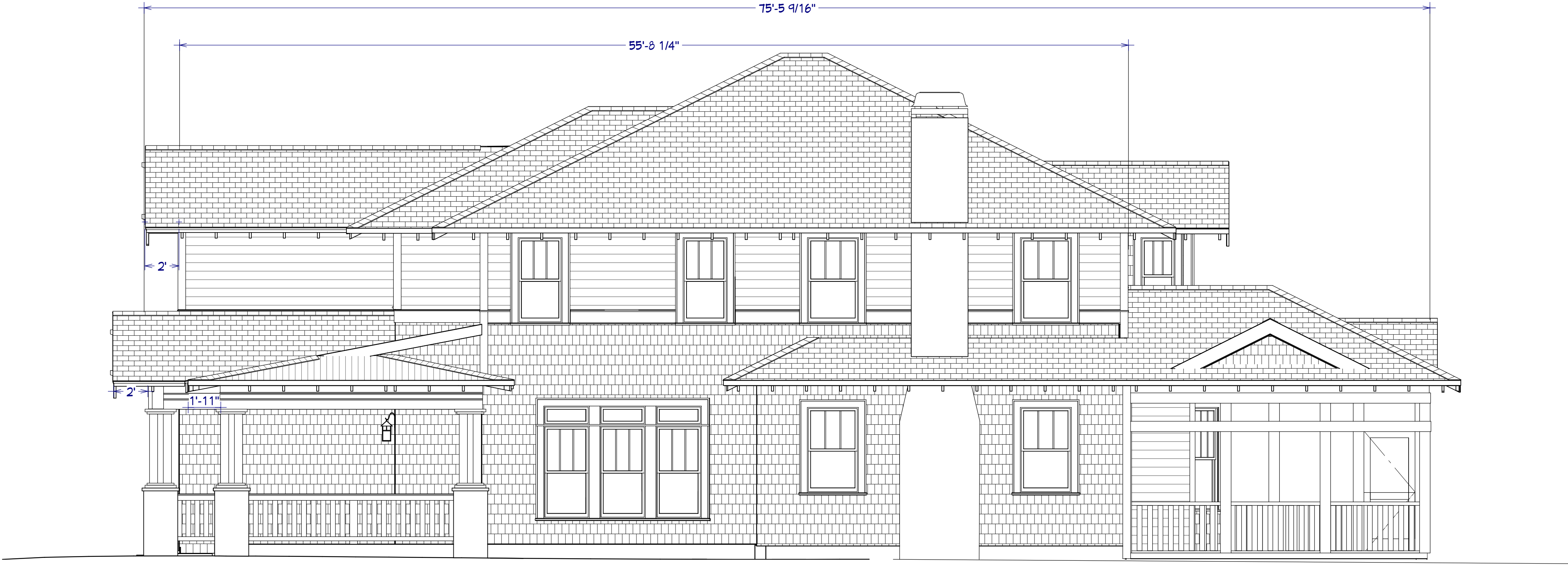




Wooden Barrel Vaulted Ceiling on Porch  
(1x4 T&G Clear Pine)- Also On Flat Section

5/8  
1-5/8  
1-5/8 Shingle Moulding NTS





RIGHT ELEVATION



OLD FRONT ELEVATION



NEW FRONT ELEVATION

HDC SUBMISSION  
SUPPLEMENTAL

NEW ELEVATIONS

1701 EAST PARK ROAD  
CHARLOTTE, NC 28203  
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
734 McDONALD AVE  
CHARLOTTE, NC  
704-249-4715

DATE:

8/28/2014

SCALE:

1/4"=1'

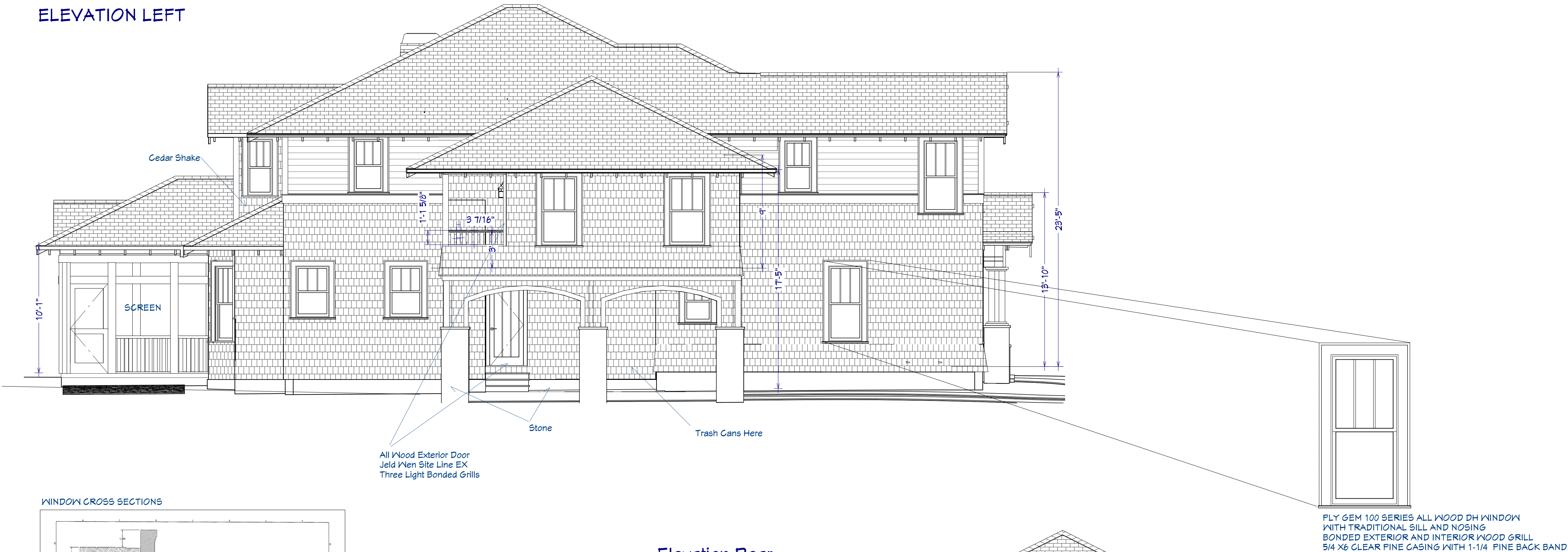
SHEET:

A-4

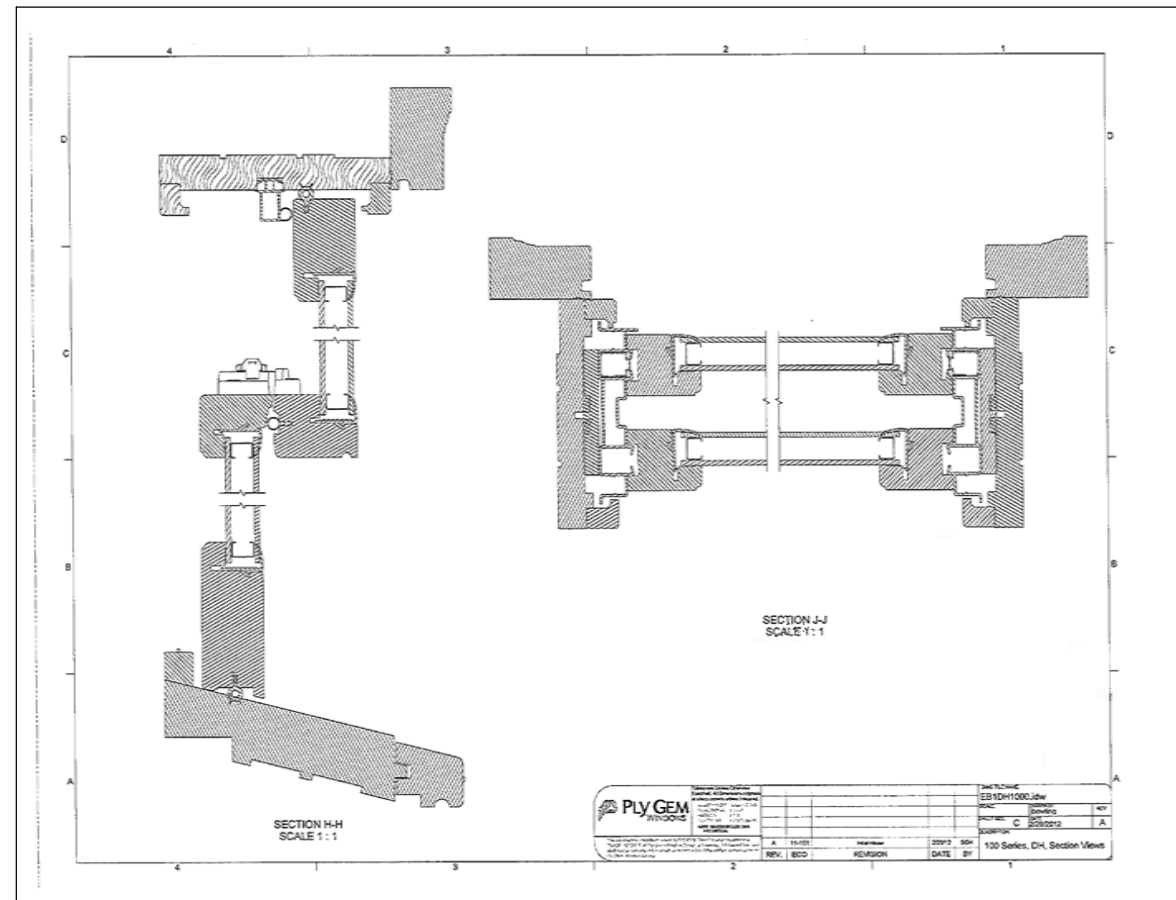
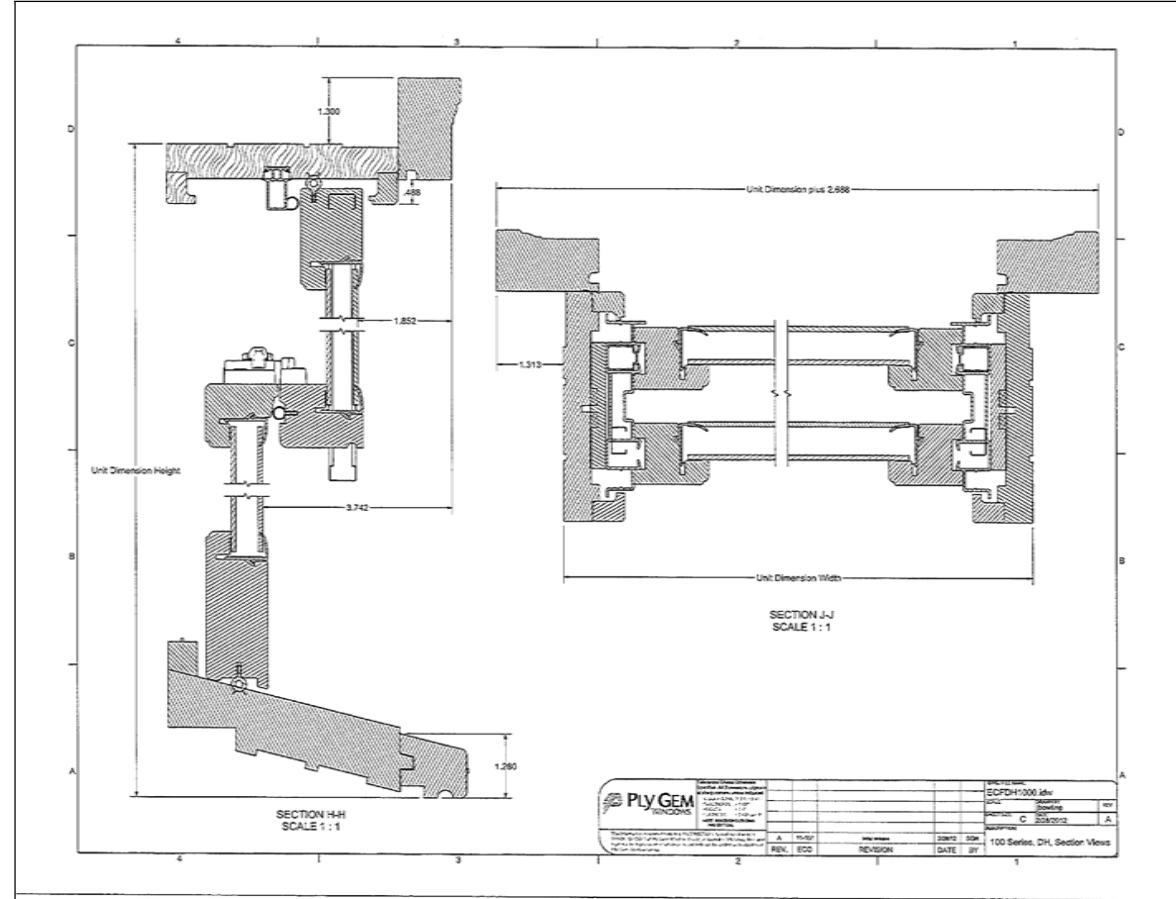


AUGUST 2014

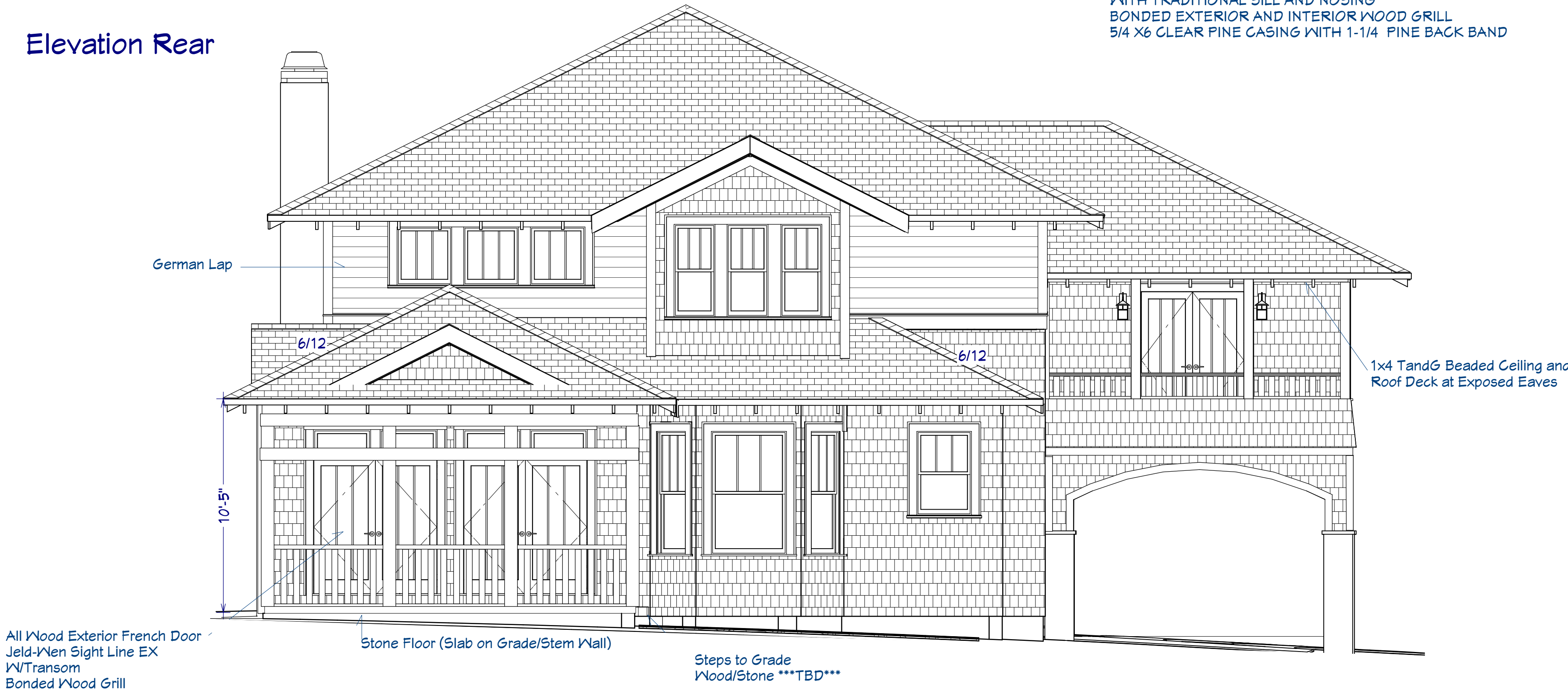
ELEVATION LEFT



WINDOW CROSS SECTIONS



Elevation Rear



ELEVATIONS

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CHARLOTTE, NC  
704-249-4775

DATE:

8/4/2014

SCALE:

1/4"=1'

SHEET:

A-8