
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1940 Park Road

SUMMARY OF REQUEST: Addition

OWNER: Jacob Norris

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

This c. 1940 one and one half story bungalow is listed as a Contributing structure in the Dilworth National Register Survey. It is located beside the traffic circle at Park Road/Tremont Avenue/Brookside Avenue.

Proposed

A new rear addition will be a porch and outdoor fireplace with a chimney. The hipped roof will be supported by columns which match those on the front of the house. Though the addition is neither taller nor wider than the existing house, this rather triangular lot provides full view of anything going on in the rear yard. Materials (including brick, roofing, columns, rail, etc.) and details (including columns, trim, soffit/fascia treatment, overhang, rail, etc.) will match existing.

Policy & Design Guidelines

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>

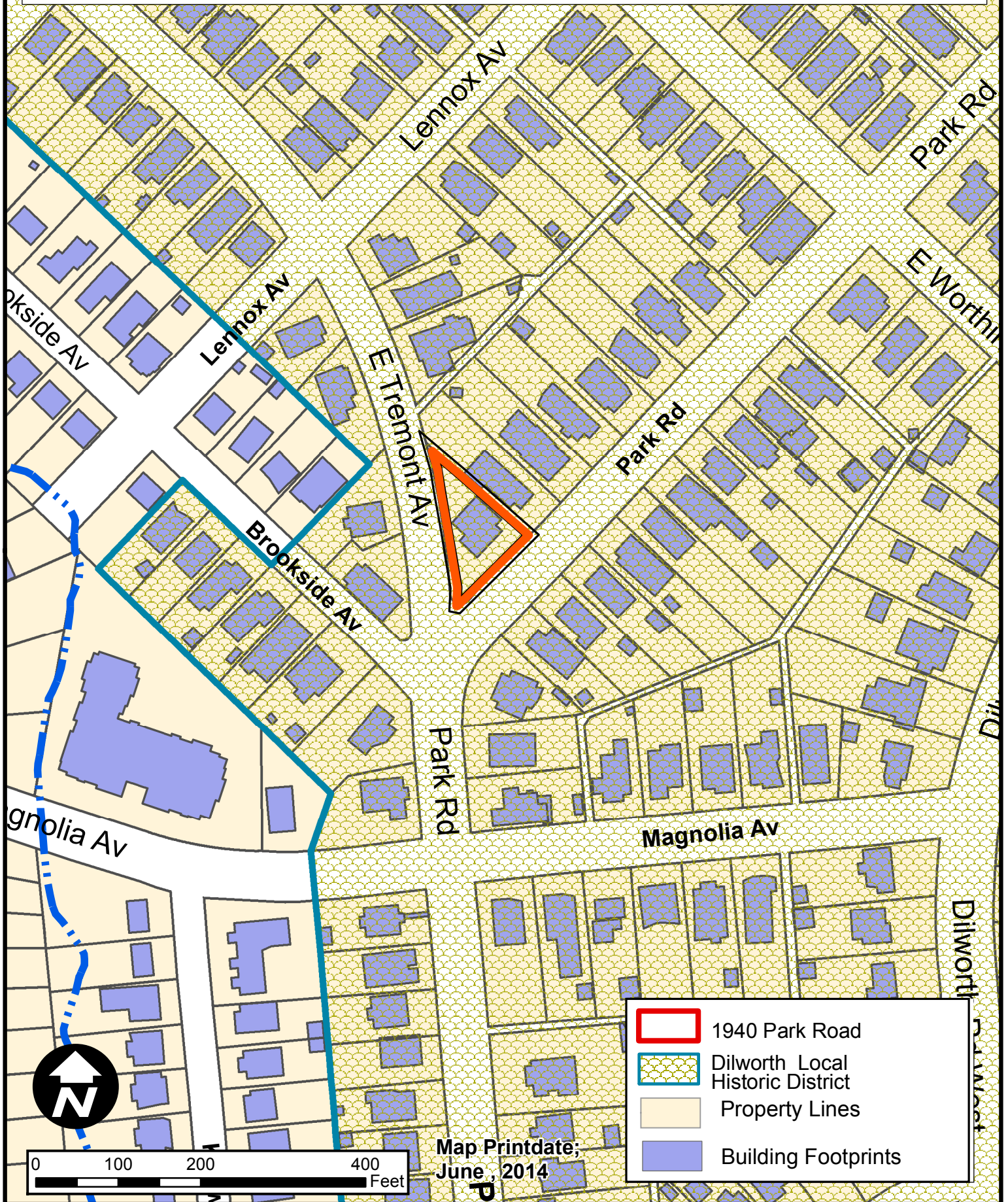
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is ***Policy & Design Guidelines*** compliant or if an exception is warranted.

Charlotte Historic District Commission - Case 2014-190

Historic District; Dilworth



DILWORTH
PLAT BK. 332 PG. 52

- = WATER METER
- ⊙ = CP NOTHING SET
- = EXISTING IRON AS NOTED
- = 1/2" REBAR SET (IPS)
- ⊕ = CLEANOUT
- ⊞ = YARD INLET
- ⊙ = UTILITY POLE
- ◆ = FIRE HYDRANT

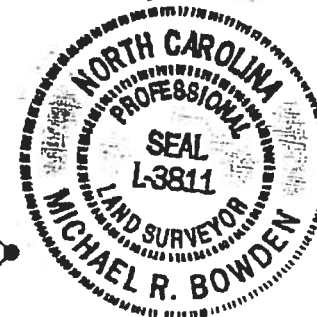
EXISTING
1/2" REBAR

LOT 18
GARO AGHJAYAN and
wife KIMBERLY AGHJAYAN
DEED BK. 11594 PG. 113
PARCEL ID#121-08-704

Line	Bearing	Distance
L1	S 43° 32' 37" W	102.94'

I, Michael R. Bowden, certify that
this plat was drawn by me from
an actual field survey made under
my direct supervision; that the
boundaries shown are from the
record information noted hereon;
that the actual ratio of precision
exceeds 1:10,000; and that this
plat represents an existing parcel
of land. Witness my original sig-
nature, seal, and license number
this the 29th day of May, 2014

Professional Land Surveyor L-3811



SCALE OF DRAWING IS 1 INCH = 30 FEET

JACOB NORRIS

1940 PARK ROAD

CITY OF CHARLOTTE
MECKLENBURG CO., N. C.

Project # 140058-1 Date: 21 MAY, 2014
FIRM # F-0902

BOWDEN SURVEYING (704) 691-5256
& MAPPING 317 SOUTH LAUREL ST.
LINCOLNTON, N.C. 28092

SITE PLAN
NTS

NORRIS PORCH ADDITION

R-5 ZONING

2970 SF rear yard

756 SF rear improvements

25% impermeable

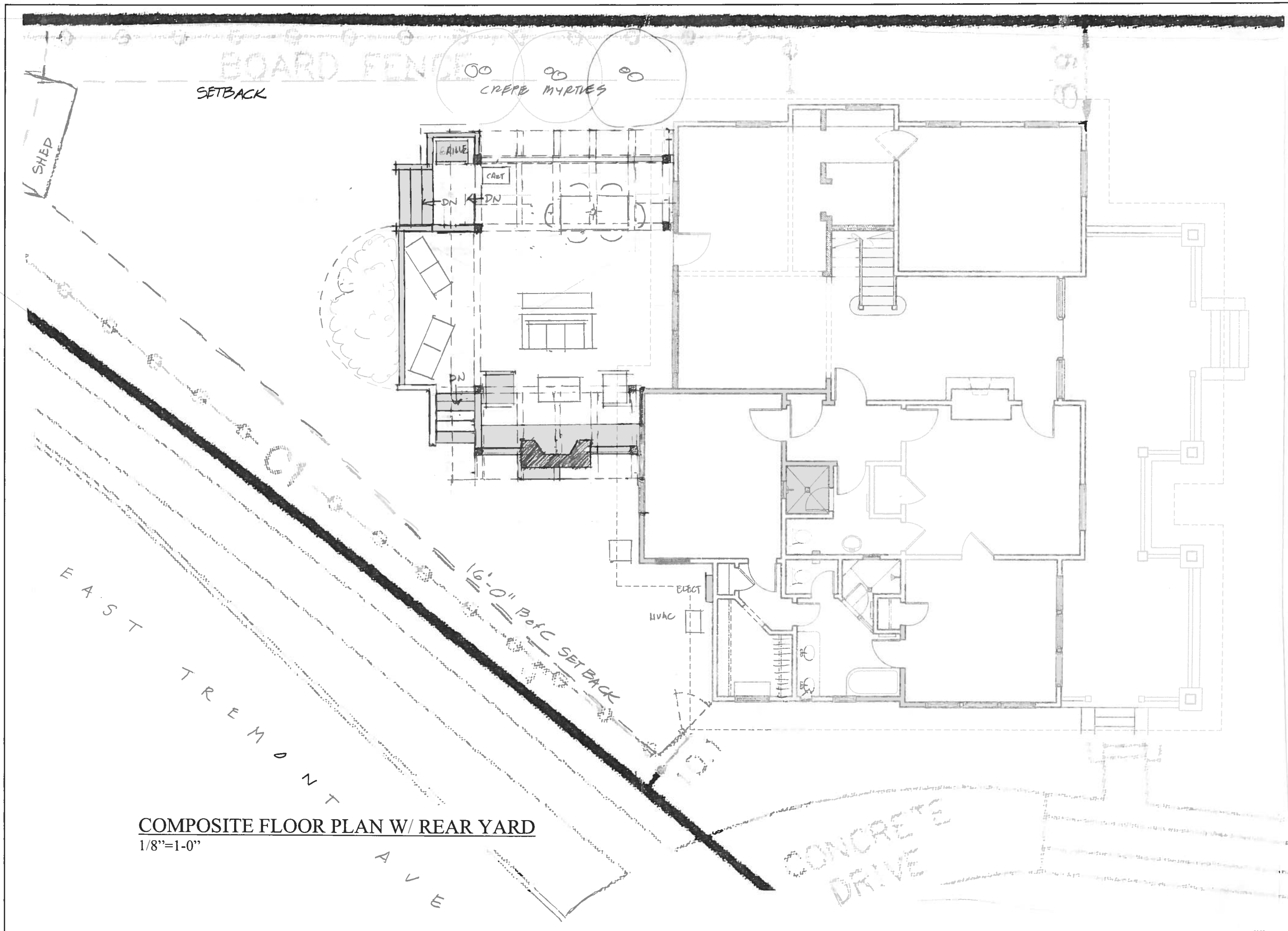


Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203


PROJ NO - 140058-1
ISSUED - 15 MAY 2014
REVISIONS

A.1


OF



COMPOSITE FLOOR PLAN W/ REAR YARD
1/8"=1'-0"



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albachitecture@aol.com
lauerarch@aol.com



19 AUG 2014

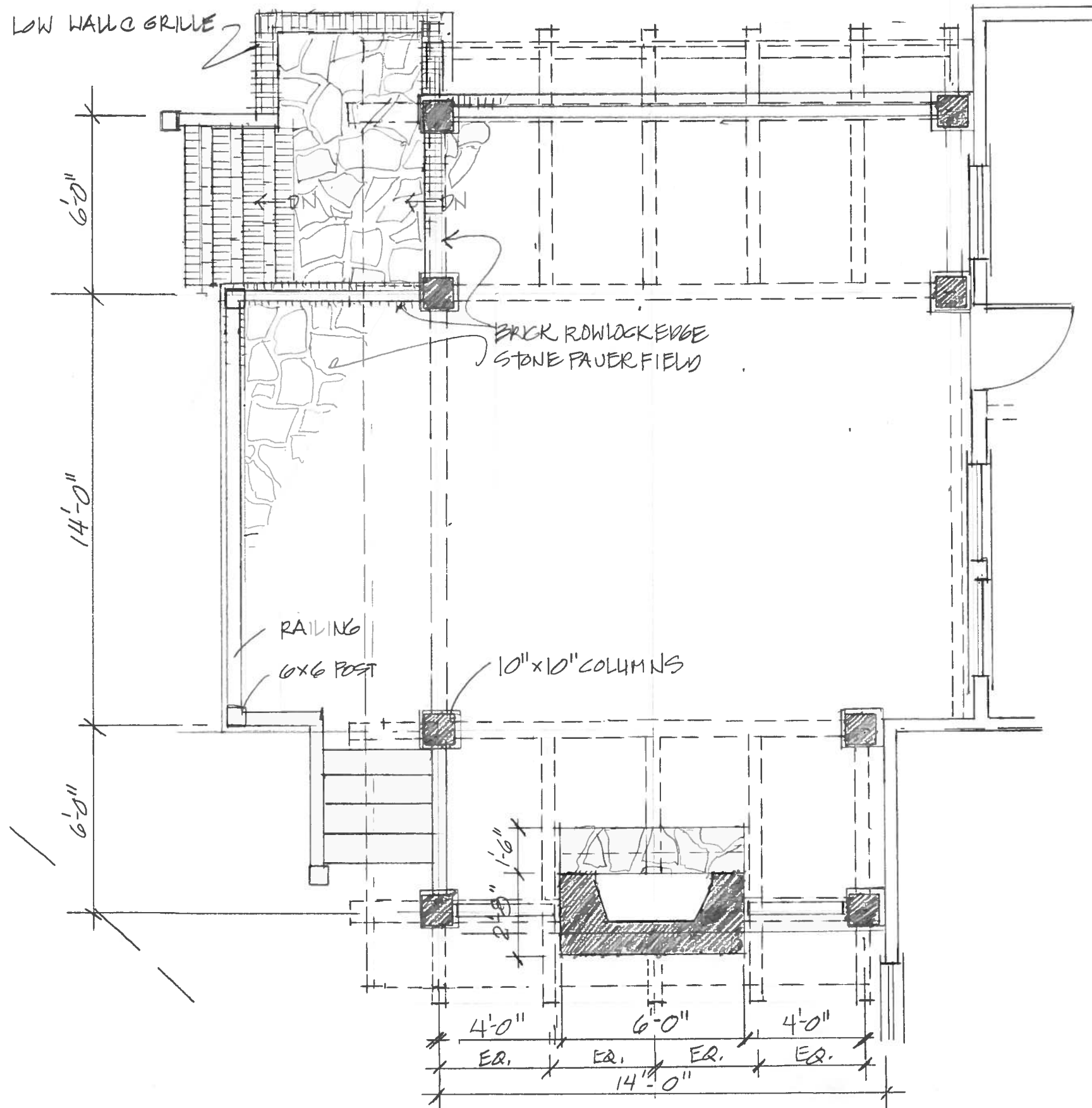
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO: 14047
ISSUED: 19 AUG 2014
REVISIONS:

A.2
OF:



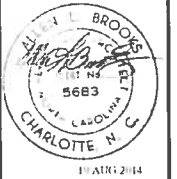
PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"



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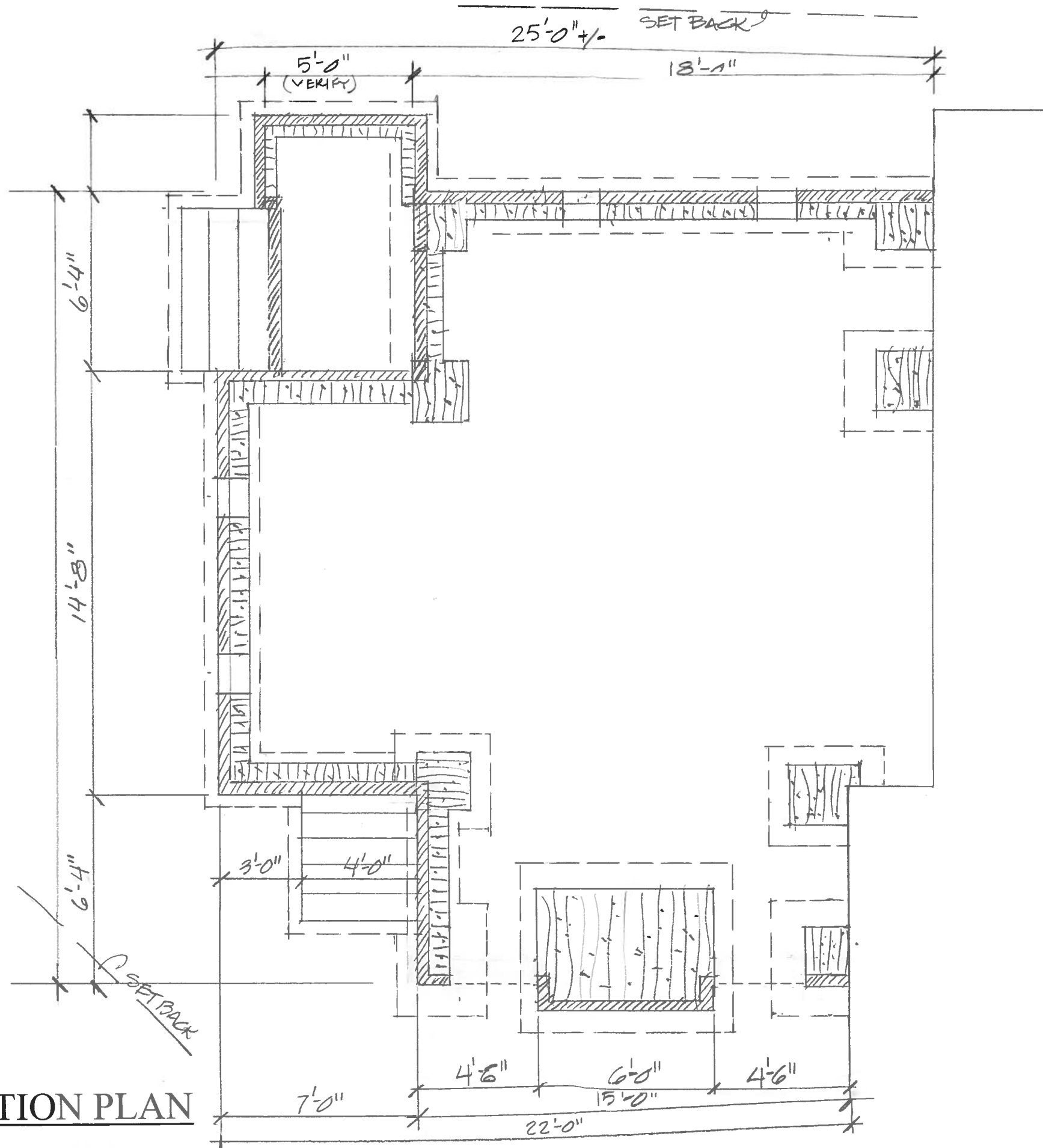
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO - 14147
ISSUED - 19 AUG 2014
REVISIONS

A.3

OF:



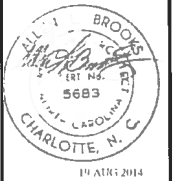
PROPOSED FOUNDATION PLAN

1/4"=1'-0"



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Rear Porch Addition In Historic Dilworth for the:
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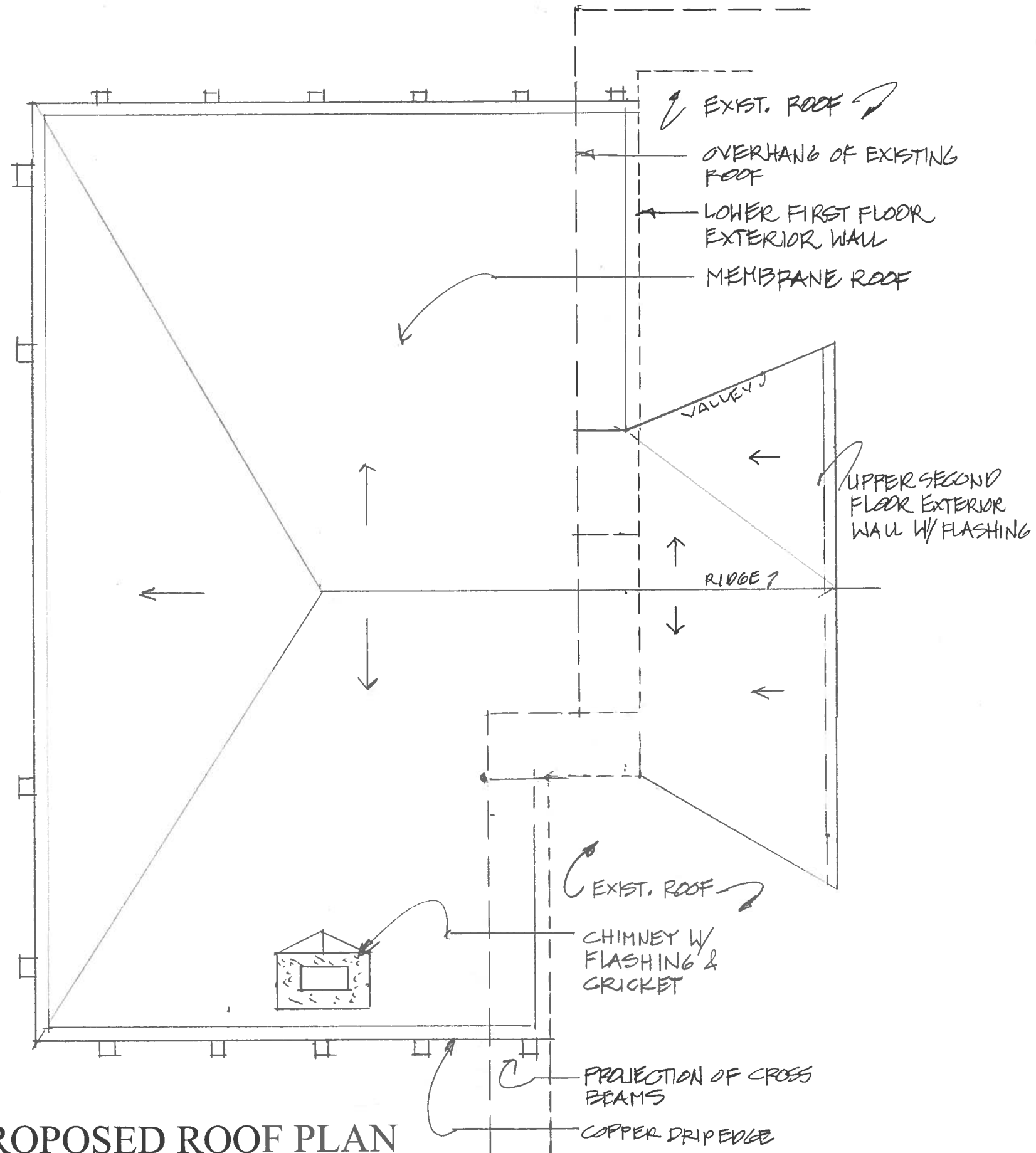
PROJ NO. - 14147
ISSUED - 19 AUG 2014
KEYWORD

A.4

OF

PROPOSED ROOF PLAN

1/4"=1'-0"



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Rear Porch Addition In Historic Dilworth for the:
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1940 Park Road, Charlotte, NC 28203

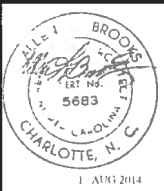
PROJ. NO. = 14047
ISSUED = 19 AUG 2014
REVISIONS

A.5

OF



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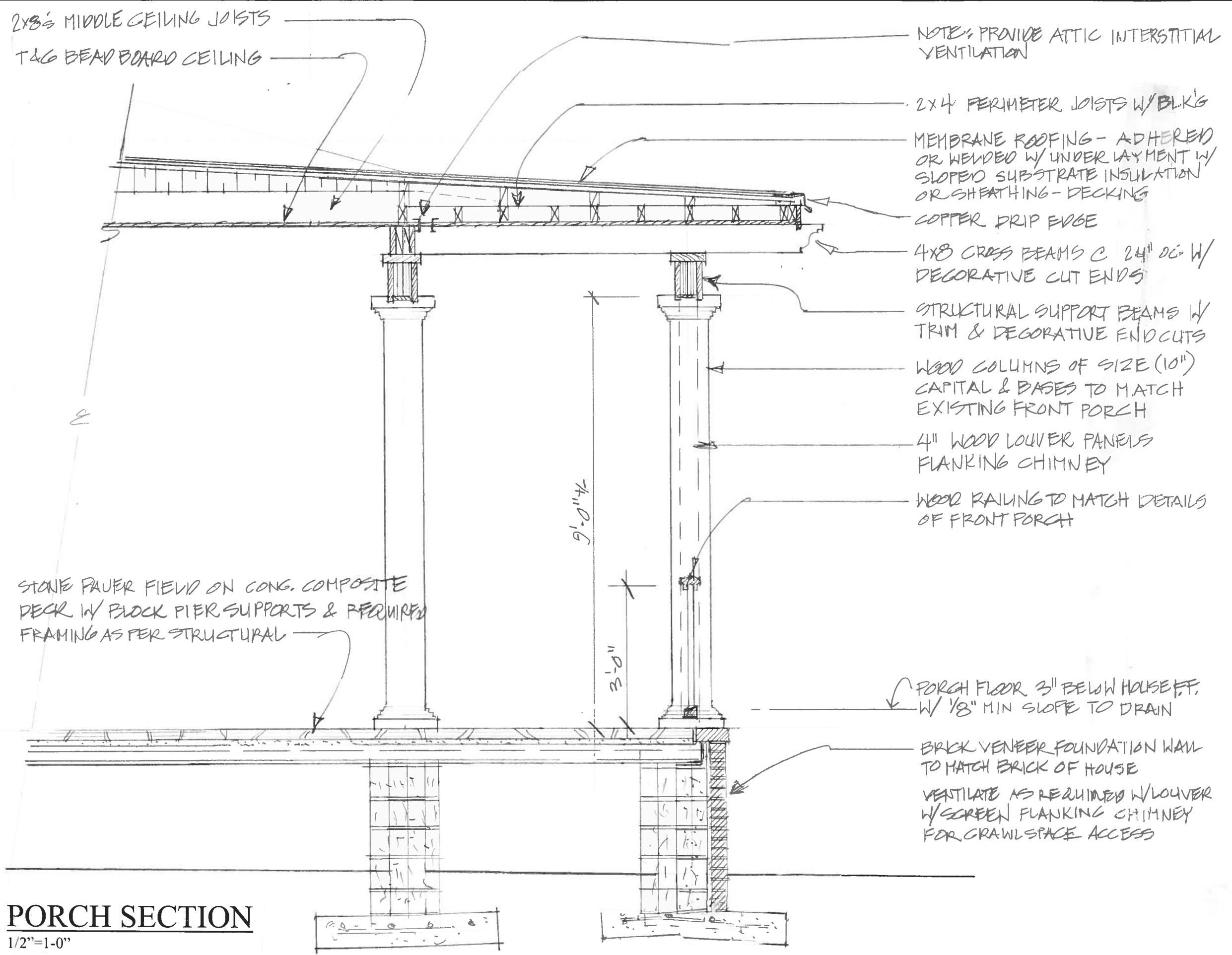
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Rear Porch Addition In Historic Dilworth for the:
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PROJ. NO. - 14047
ISSUED - 19 AUG 2014
REVISED

A.6

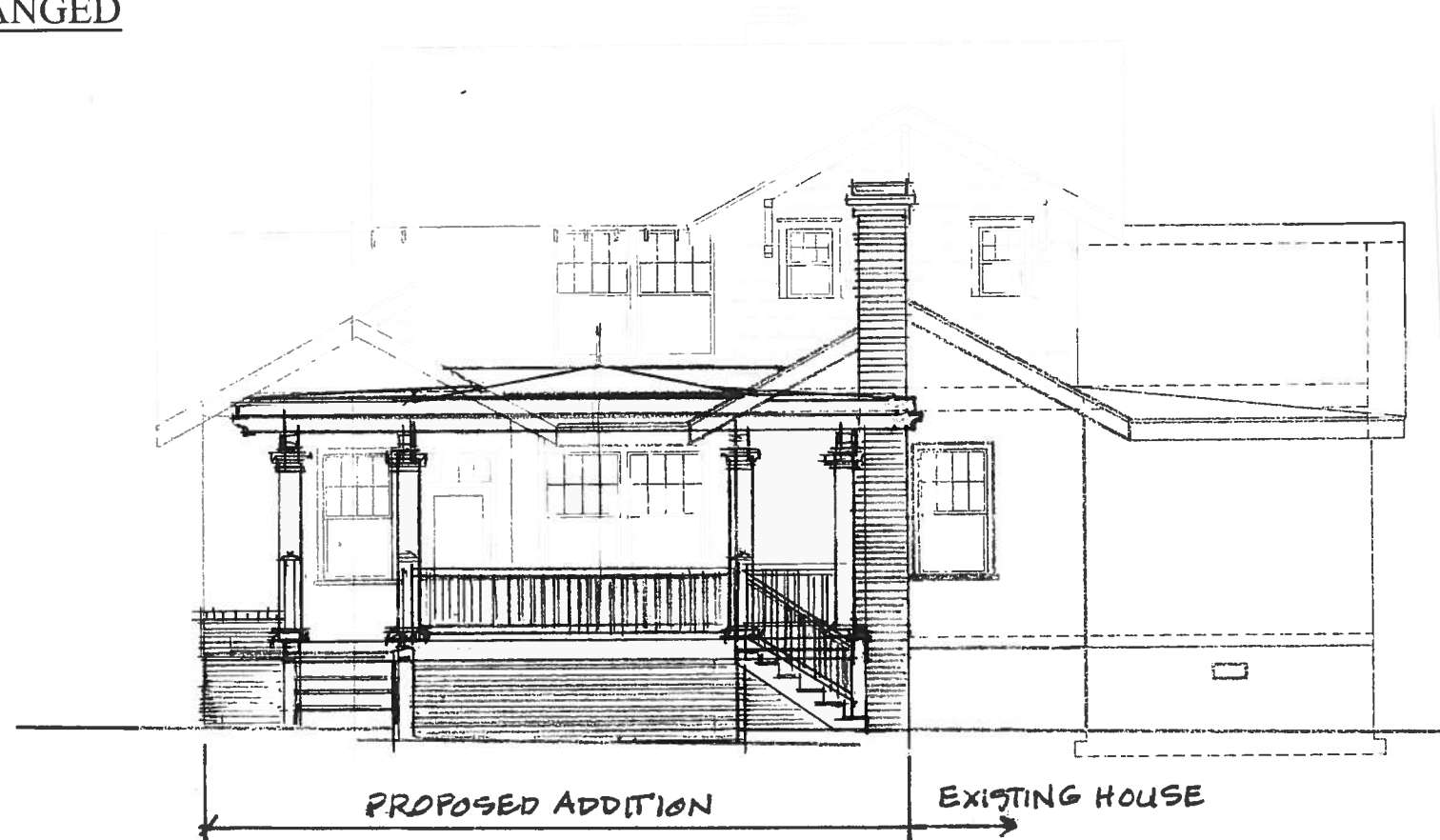
OF:



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



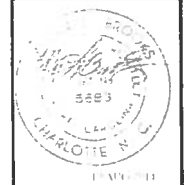
FRONT ELEVATION UNCHANGED
1/8"=1'-0"



PROPOSED REAR ELEVATION
1/8"=1'-0"



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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO - 11007
ISSUED - 01/01/2011
REVISIONS

A.7
OF



Architecture, P.A.

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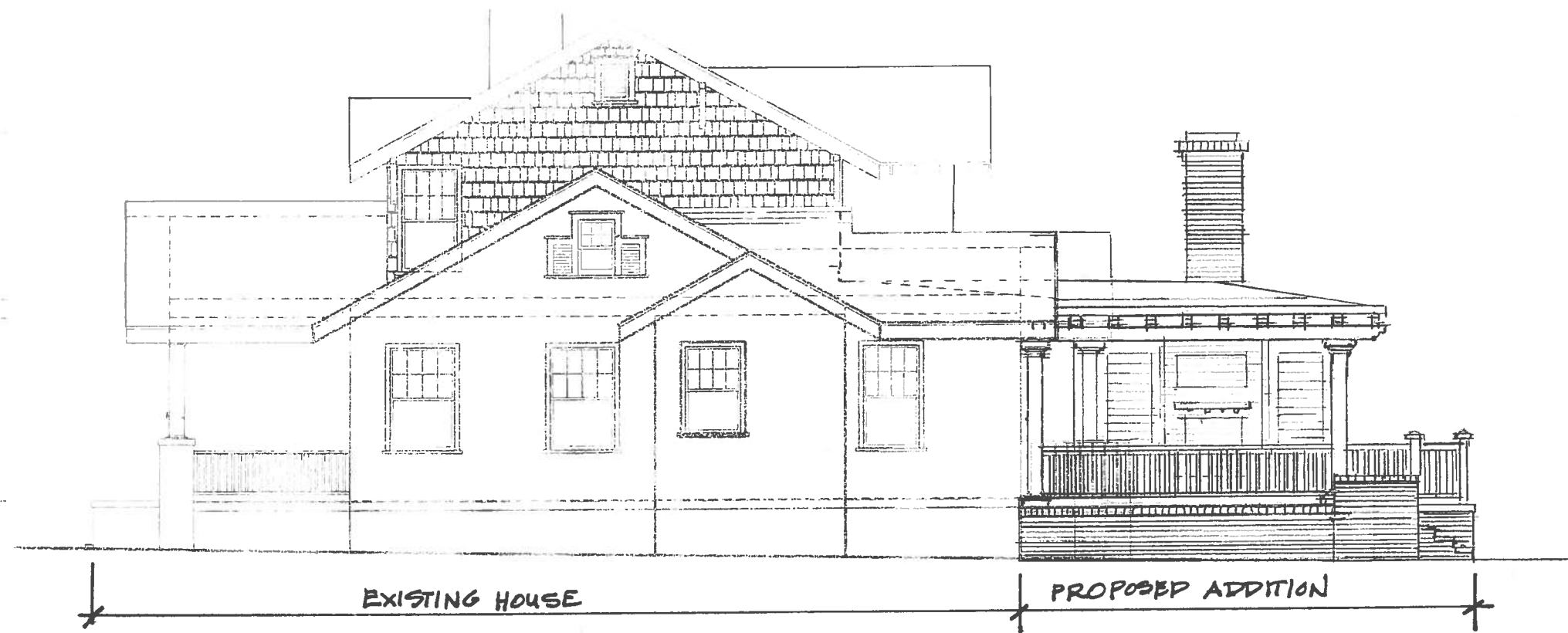
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Rear Porch Addition In Historic Dilworth for the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ NO - 1001
ISSUED - 10/10/2011
REVISIONS

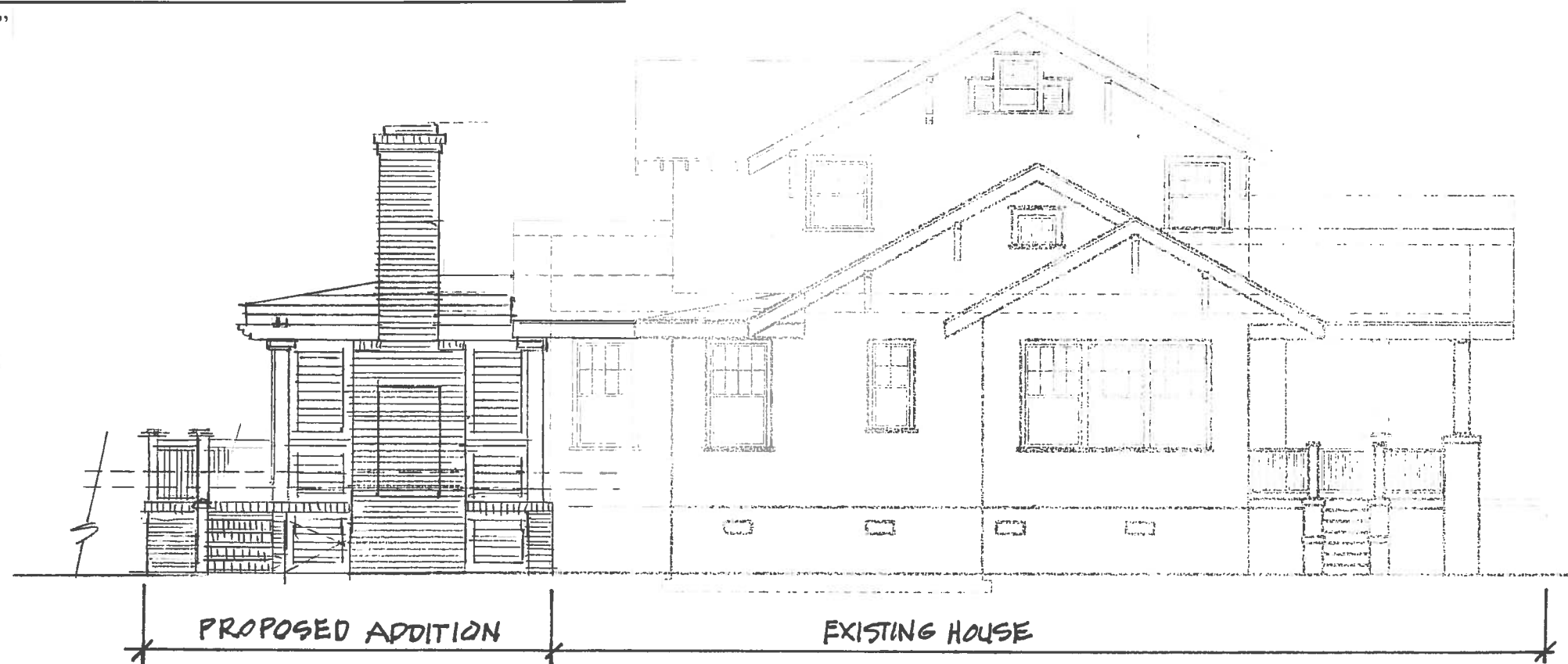
A.8

OF



PROPOSED RIGHT ELEVATION

1/8"=1'-0"



PROPOSED LEFT ELEVATION

1/8"=1'-0"



SUBJECT HOUSE AT CORNER OF
PARK ROAD & E.TREMONT



LEFT ELEVATION OF SUBJECT
HOUSE AT E.TREMONT



STREET VIEW AT TREMONT



SIDEWALK ALONG SUBJECT
PROPERTY LOOKING NW



EXISTING FENCE WITH SUBJECT
HOUSE BEYOND



ACUTE ANGLED CORNER OF
PROPERTY WITH FENCE



BACK VIEW OF SUBJECT PROPERTY



VIEW BETWEEN SUBJECT HOUSE &
NEXT HOUSE



GATE TO REAR YARD WITH EXISTING
CREPE MYRTLE TO REMAIN



VIEW INTO REAR YARD TAKEN AT
LEFT CORNER GATE



LEFT REAR CORNER OF HOUSE WITH
BEDROOM WINDOW & OBSOLETE
CHIMNEY TO BE REMOVED WHERE
ADDITION WILL BEGIN



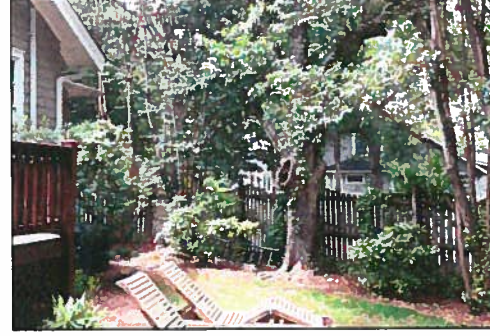
RIGHT REAR CORNER OF THE HOUSE
WHERE ADDITION WILL BEGIN &
CREPE MYRTLE THAT WILL REMAIN



REAR OF THE HOUSE WHERE
ADDITION IS PROPOSED



OFFSET OF REAR WALL



REAR OF HOUSE LOOKING TREMONT
& THE DYING TREE TO BE REMOVED



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Rear Porch Addition In Historic Dilworth for the:
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PROJ. NO. - 14047
ISSUED - 19 APR 2014
REVISIONS

SITE CONTEXT

OF