Charlotte Historic District Commission ***Application for a Certificate of Appropriateness***
Staff Review ***Date: December 10, 2014***
HDC 2014-229

LOCAL HISTORIC DISTRICT:	Dilworth
PROPERTY ADDRESS:	1940 Park Road
SUMMARY OF REQUEST:	Porte cochere addition
OWNER:	Jacob Norris
APPLICANT:	Allen Brooks

The request for the porte cochere addition was continued for the following revisions: 1) The size of the addition, 2) Side yard setback dimension, 3) Scale is out of proportion with the principal structure.

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. A rear addition was approved by the Commission September 10, 2014.

Proposal – November 12, 2014

The proposal is the addition of a porte cochere. The addition is connected to the house by a breezeway. Materials (wood) and other design details match the home.

Revised Proposal – December 10, 2014

The following is a summary of the plan revisions:

1. The width of the addition is reduced to 12' from 13'.
2. The length is reduced to 16' from 27'.
3. The roof has been changed to a side facing gable to reflect the principal structure.

Policy & Design Guidelines

Additions (page 36)

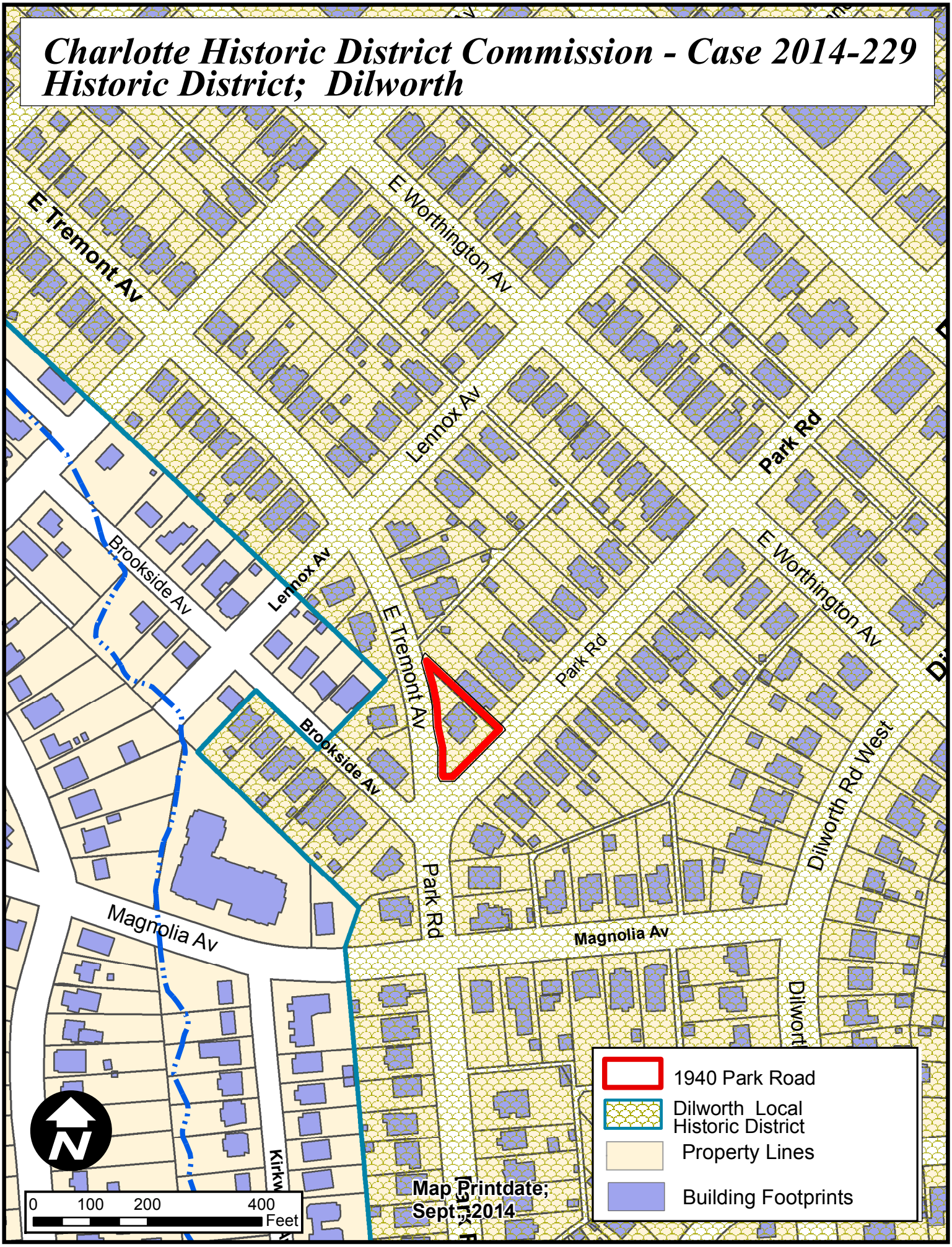
1. *All additions will be reviewed for compatibility by the following criteria:*	
a. ***Size***	*the relationship of the project to its site*
b. ***Scale***	*the relationship of the building to those around it*
c. ***Massing***	*the relationship of the building's various parts to each other*
d. ***Fenestration***	*the placement, style and materials of windows and doors*
e. ***Rhythm***	*the relationship of fenestration, recesses and projections*
f. ***Setback***	*in relation to setback of immediate surroundings*
g. ***Materials***	*proper historic materials or approved substitutes*
h. ***Context***	*the overall relationship of the project to its surroundings*

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 addresses the unresolved issues and meets the guidelines.


Charlotte Historic District Commission - Case 2014-229
Historic District; Dilworth
E Tremont Av
E Worthington Av
Lennox Av
Park Rd
Brookside Av
Magnolia Av
Dilworth Rd West
1940 Park Road
Dilworth Local Historic District
Property Lines
Building Footprints
Map Printdate; Sept. 2014
0 100 200 400 Feet
N

TWO STORY FRAME HOUSE

EXISTING

ALIGN NEW PIER TO EXISTING.

29.2'

ADDITION 6'-0"

6'-0"

707

134'-0.5"

16.6'

707

12'-0" ADDITION

16'-0" PORTE COCHERE ADDITION

concrete driveway

10'

10'

706

10' SET BACK

20' SET BACK

R,5 ZONING

PARK

B

19" oak

29" oak

IRS

C.M.

concrete sidewalk

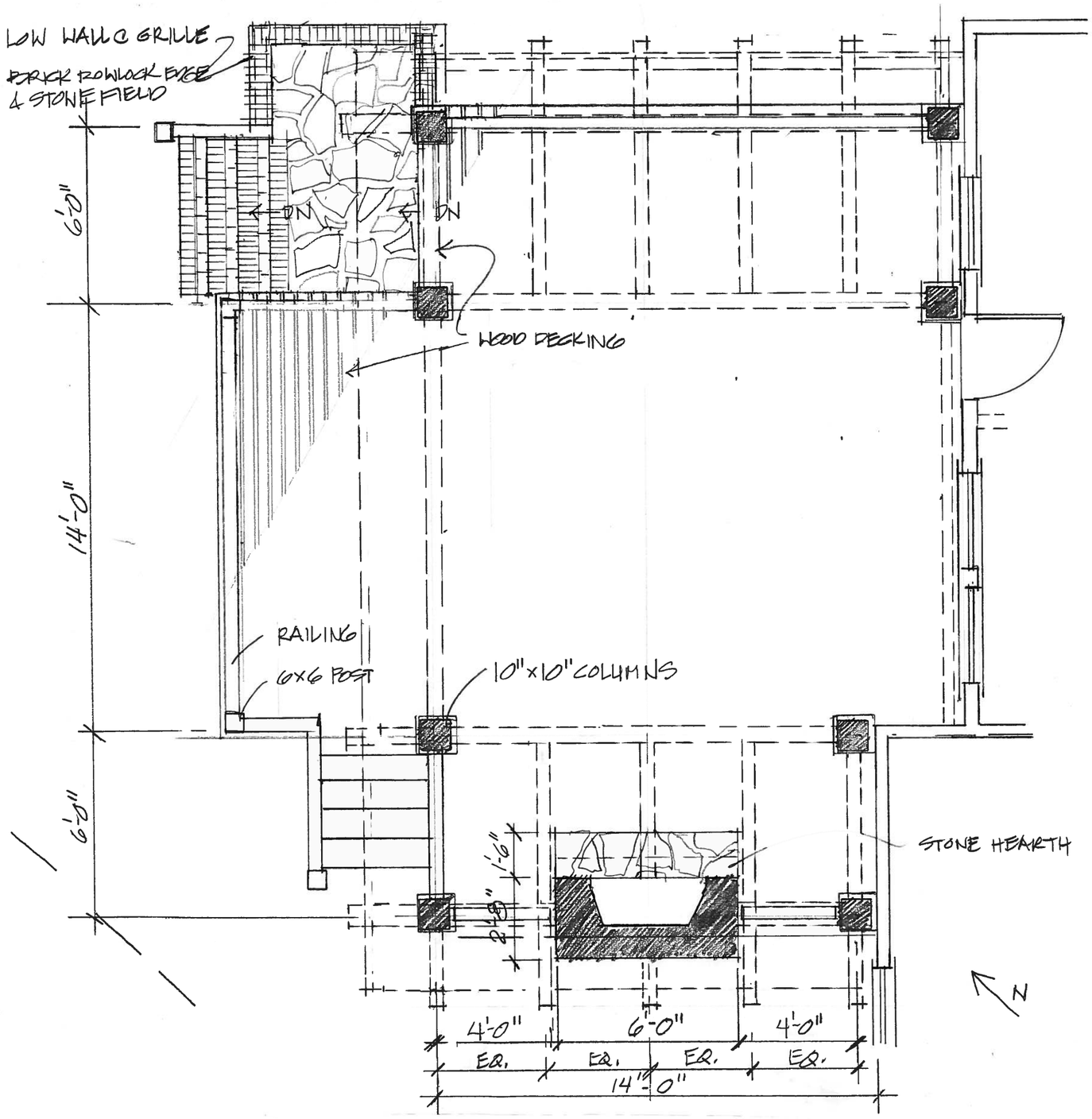
6" maple

TREMONT

01 DEC 2014

A.2a.

NOVEMBER 2014



PROPOSED FIRST FLOOR PLAN

1/4"=1-0"

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Phone: 704.503.9595

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CHARLOTTE, N. C.
19 AUG 2014

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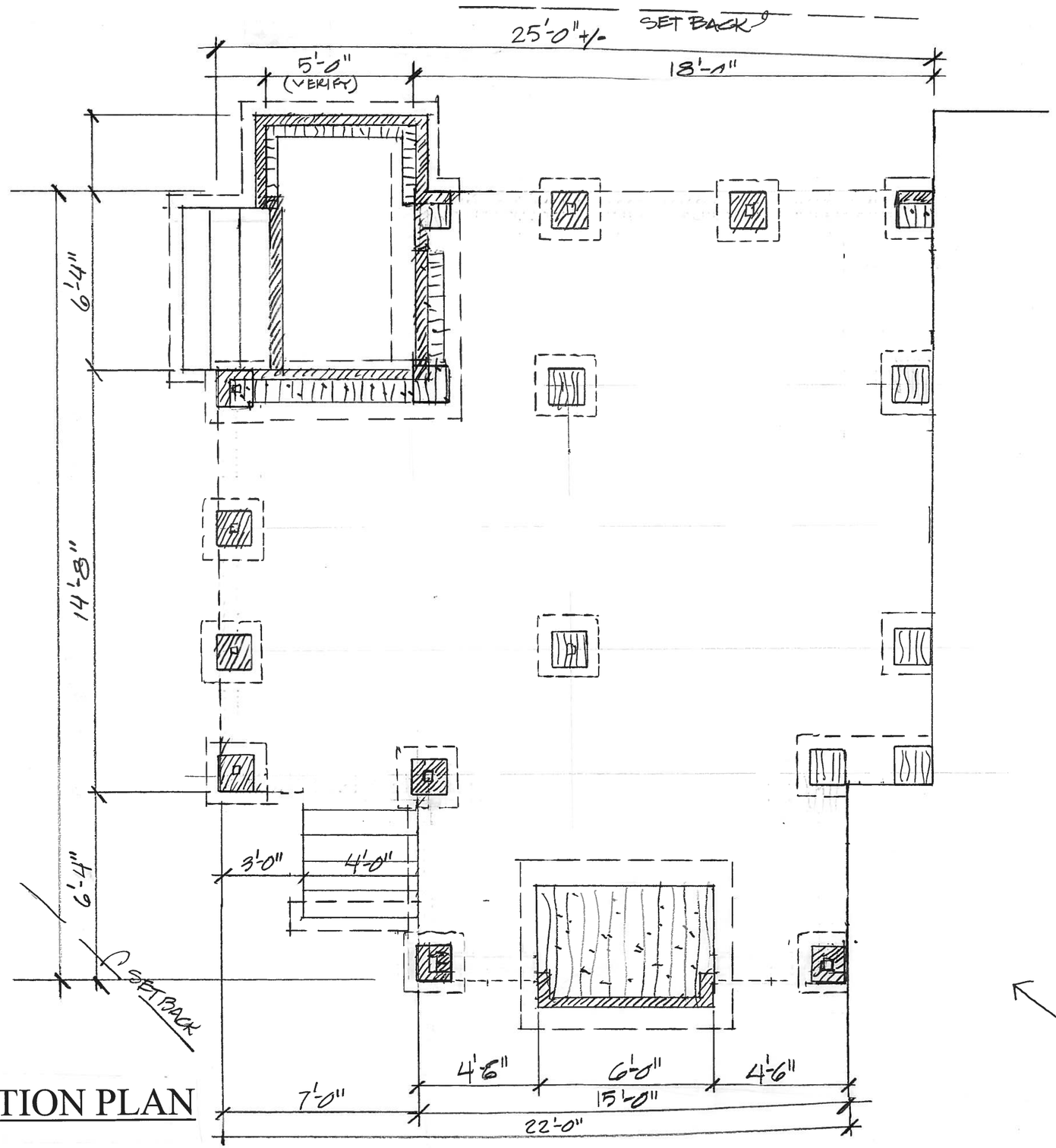
Rear Porch Addition In Historic Dilworth *for* the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ. NO. - 14047
ISSUED - 19 AUG 2014
REVISIONS - 15 OCT 2014

A.3

OF:

NOBEMBER 2014



PROPOSED FOUNDATION PLAN

1/4"=1-0"

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PROJ. NO. - 14047
ISSUED - 19 AUG 2014
REVISIONS - 15 Oct 2014

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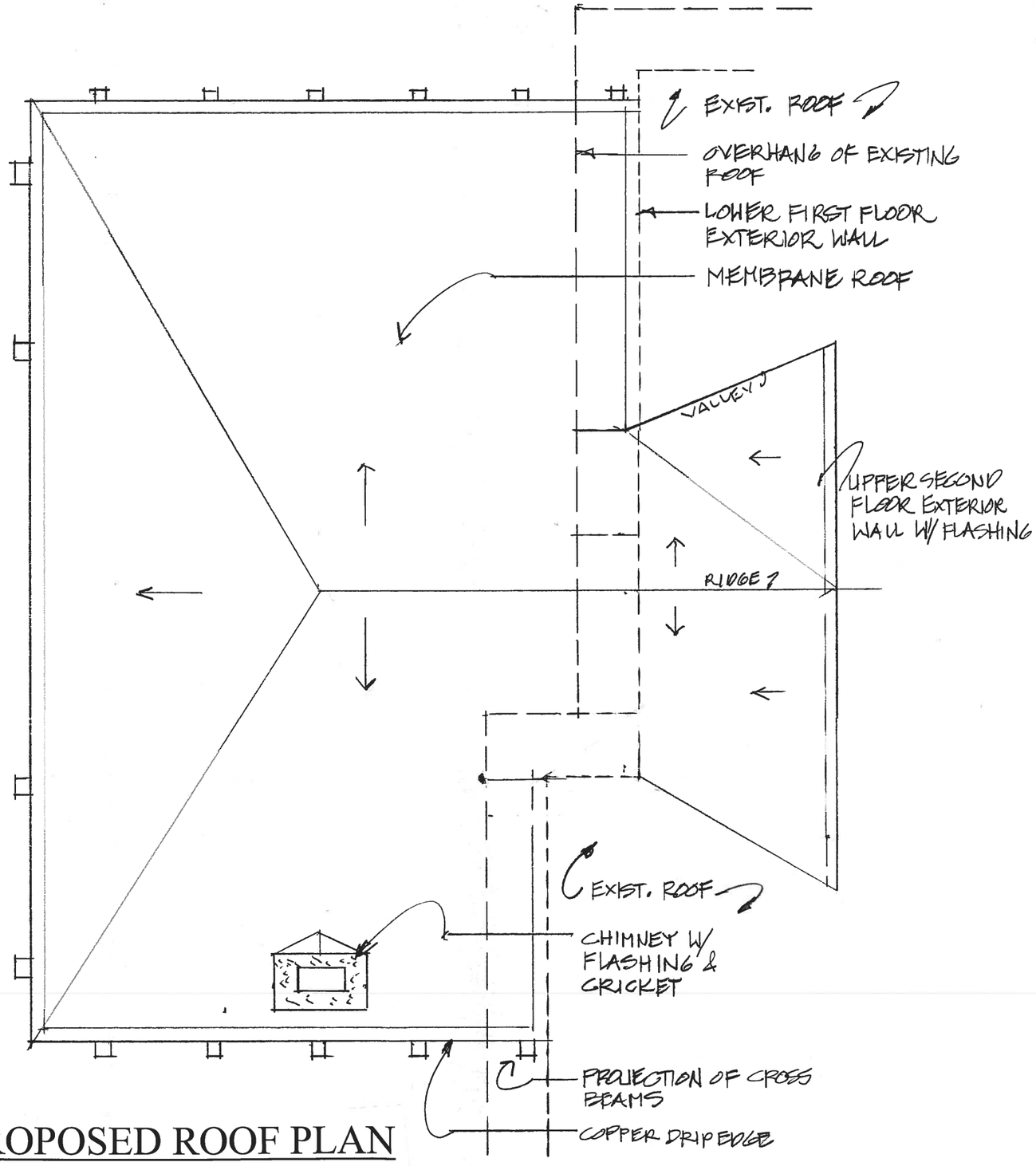
OF:

NOVEMBER 2014



PROPOSED ROOF PLAN

1/4"=1-0"

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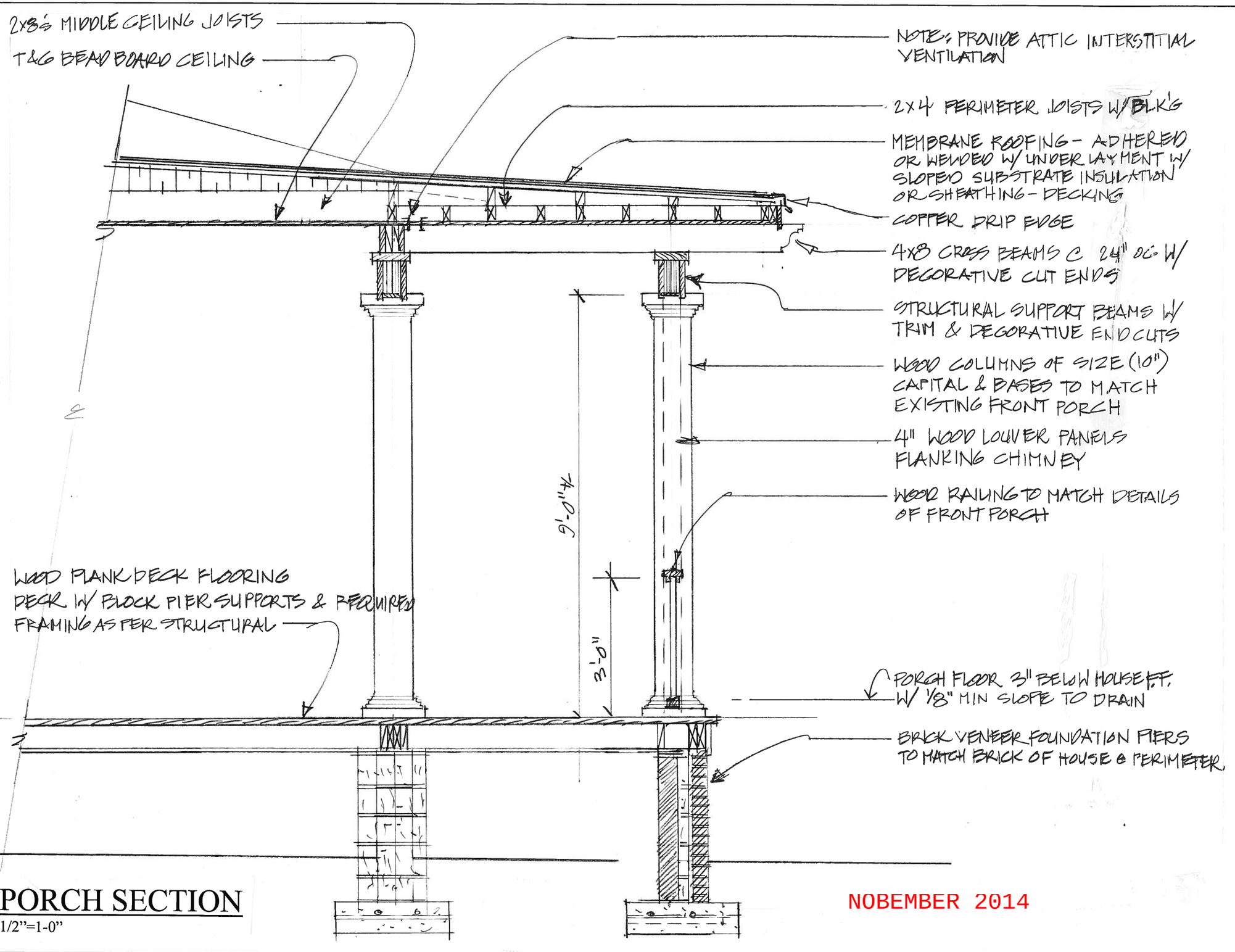

PORCH SECTION

1/2"=1-0"

NOBEMBER 2014

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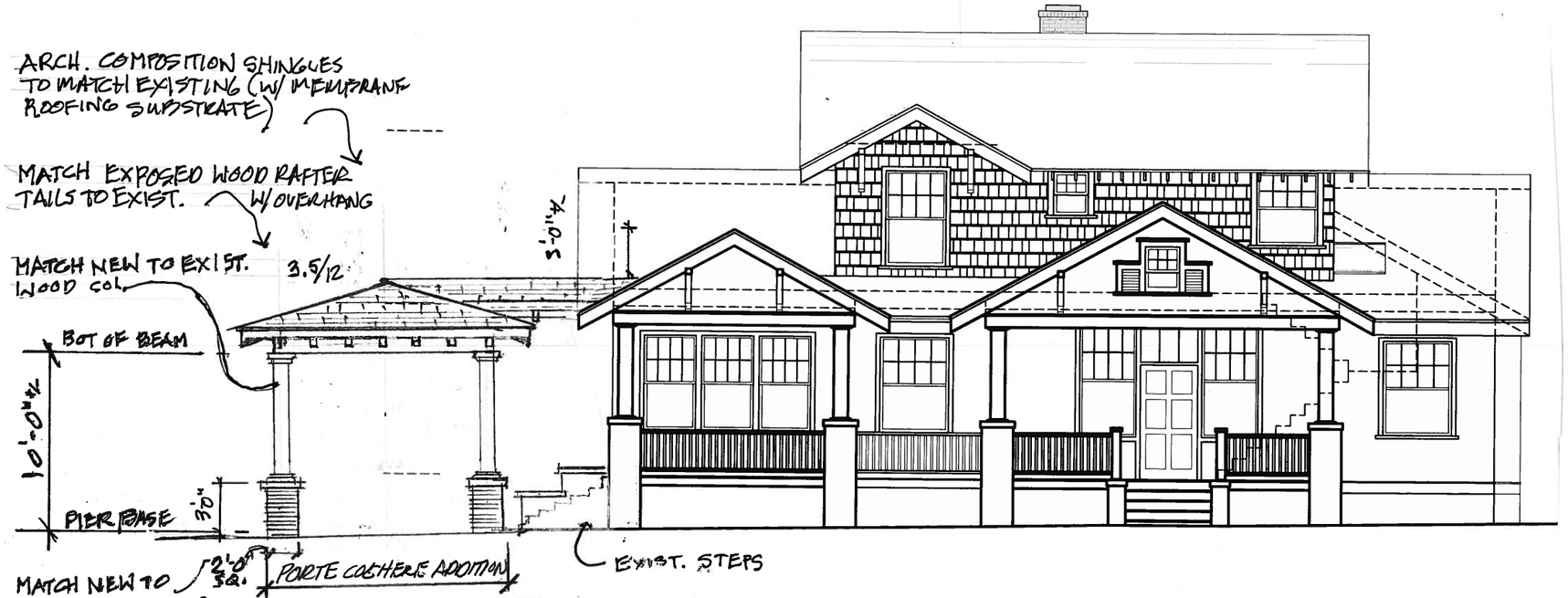
REVISIONS - 15OCT2014

A.6

OF:



FRONT ELEVATION

1/8"=1-0"

NOTE: BEAD BOARD CEILING TO MATCH EXISTING PORCH W/ TRIM

NOVEMBER 2014

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. - 14047
ISSUED - 11 NOV 2014
REVISIONS 15 DEC 2014

A.7

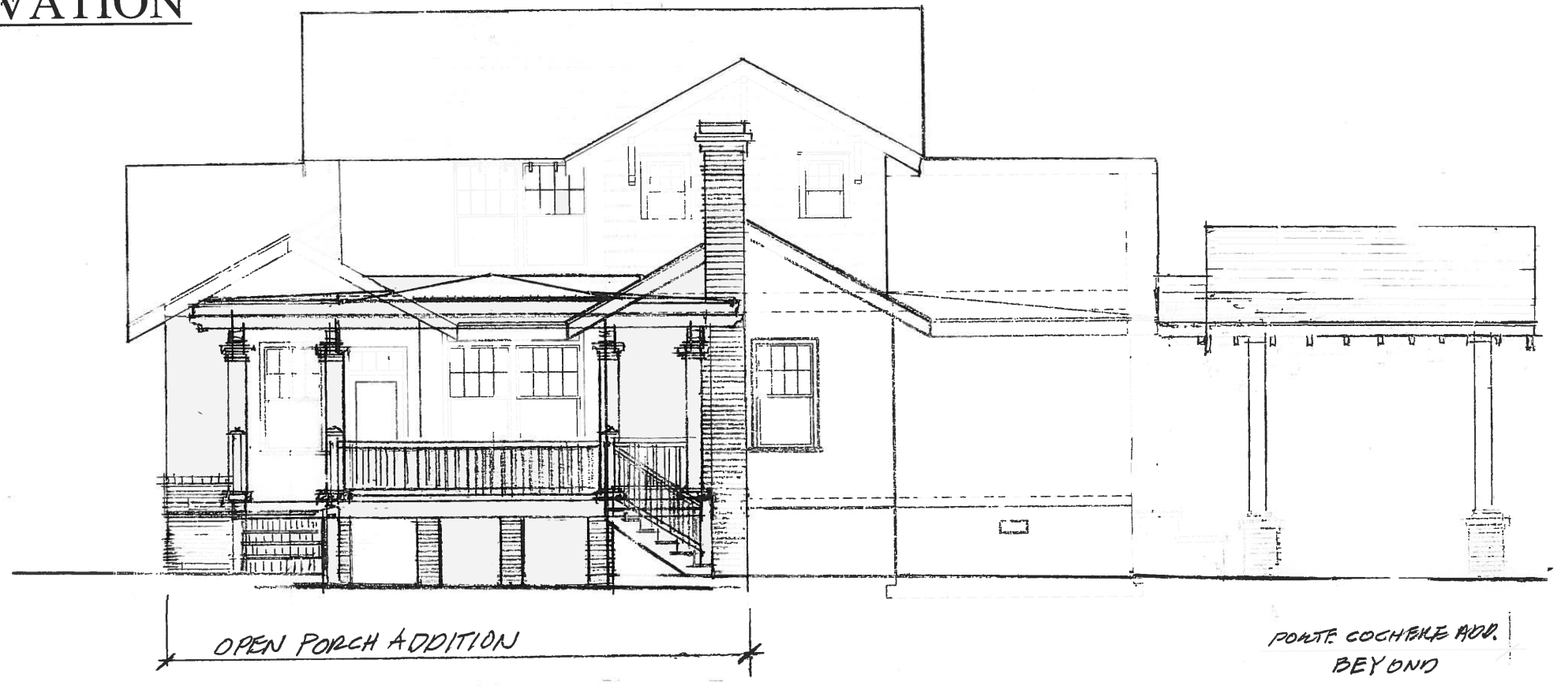
OF:

FRONT ELEVATION

1/8"=1-0"

NOTE: BEAD BOARD CEILING TO MATCH EXISTING PORCH W/ TRIM

DECEMBER 2014



PROPOSED REAR ELEVATION

1/8"=1-0"

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Rear Porch Addition In Historic Dilworth *for the:*

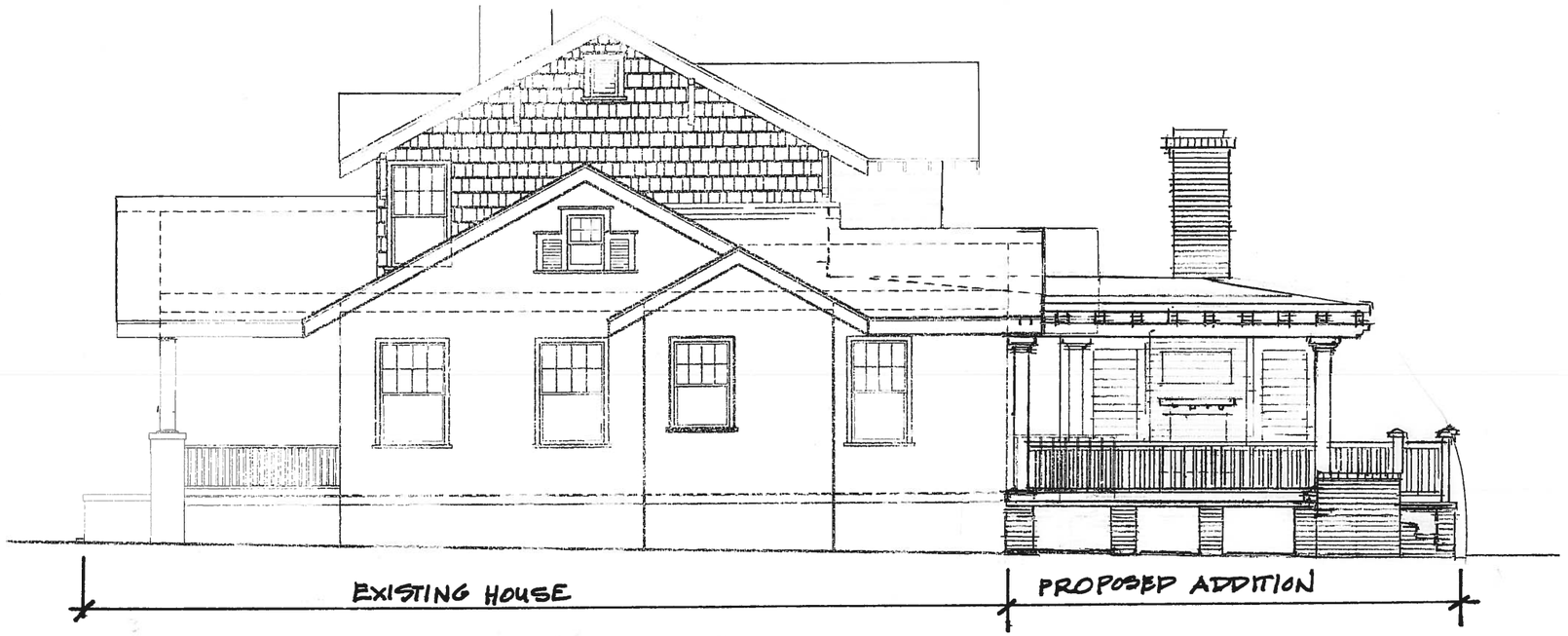
NORRIS RESIDENCE

1940 Park Road, Charlotte, NC 28203

PROJ. NO. -
ISSUED -
REVISIONS 15 OCT 2014
01 DEC 2014

A.7

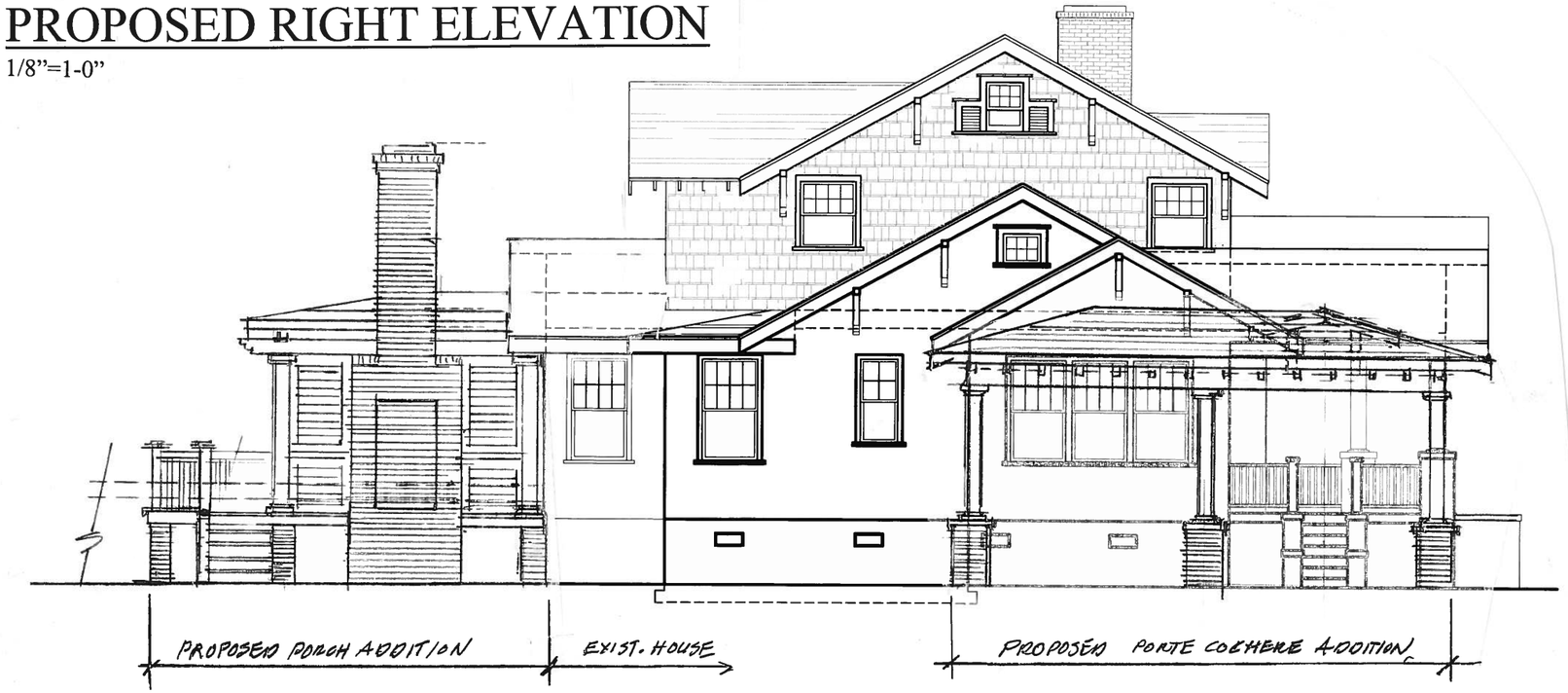
OF



PROPOSED RIGHT ELEVATION

1/8"=1-0"

NOVEMBER 2014



PROPOSED LEFT ELEVATION

1/8"=1-0"

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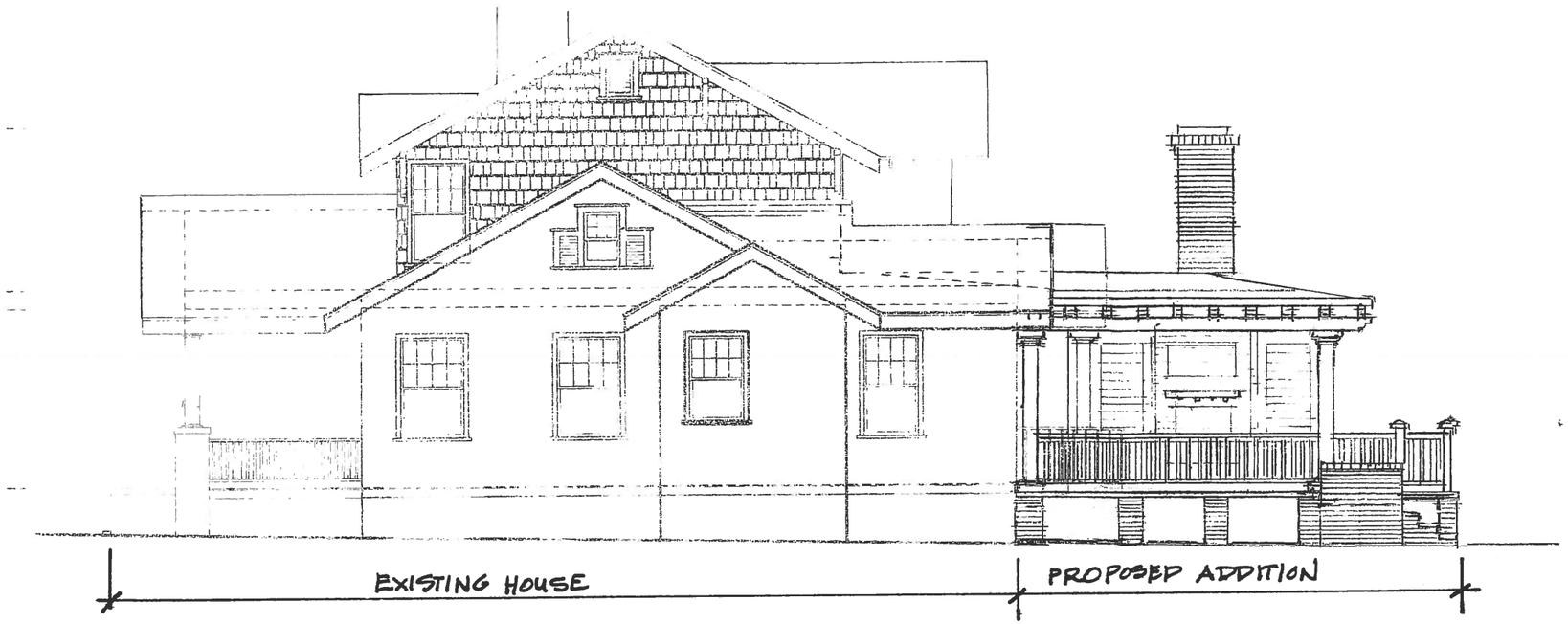
Rear Porch Addition In Historic Dilworth *for* the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ. NO. - 14147
ISSUED - 1st NOV 2014
REVISIONS 15OCT2014

A.8

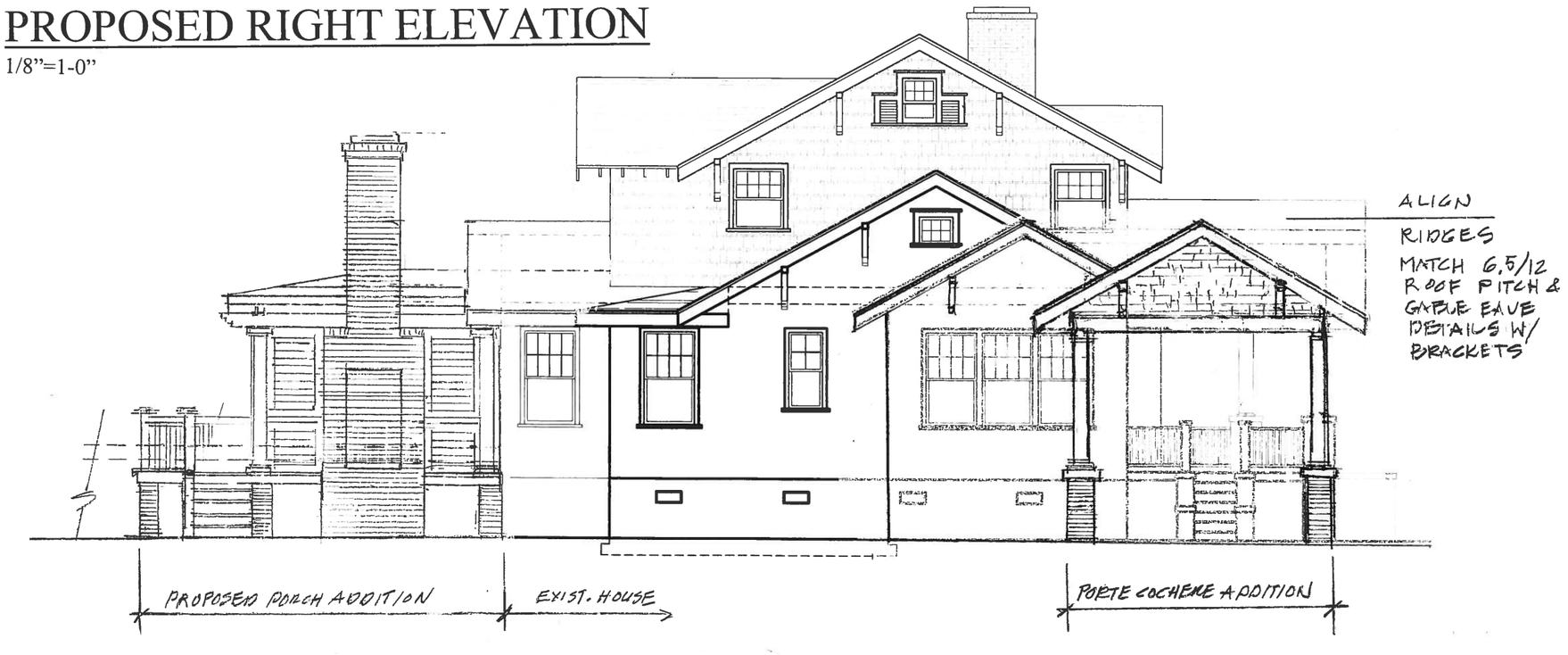
OF:



PROPOSED RIGHT ELEVATION

1/8"=1-0"

DECEMBER 2014



PROPOSED LEFT ELEVATION

1/8"=1-0"

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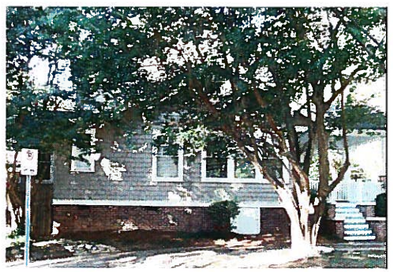
Rear Porch Addition In Historic Dilworth *for* the:
NORRIS RESIDENCE
1940 Park Road, Charlotte, NC 28203

PROJ. NO. - 14147
ISSUED - 15 OCT 2014
REVISIONS 15 OCT 2014
01 DEC 2014

A.8

OF

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 AUG 2014
REVISIONS -

SITE CONTEXT

A.10

OF:

1930

1940

ELISA
CHINN GARY
Clerk of Superior Court

KAY HAGAN