

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1936 Park Road

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

The existing structure was constructed in 1905 and identified as a contributing structure in the Dilworth National Register of Historic Places. 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. A porch addition was approved in December 2013 (2013-186).

Proposal

The proposed project is the repair of the side entrance and replacement of a gable roof with a flat roof on the left side toward the rear. The hand rail on the new side roof deck will match existing hand rails. Other features include new entry doors, repair or replacement of stairs and siding on the first floor. On the second floor a new shed roof replaces a gable dormer with new windows and doors. A French door is proposed to replace a window on the rear elevation. On the right elevation a second story window is replaced with two smaller windows.

Policy & Design Guidelines for Additions, page 36

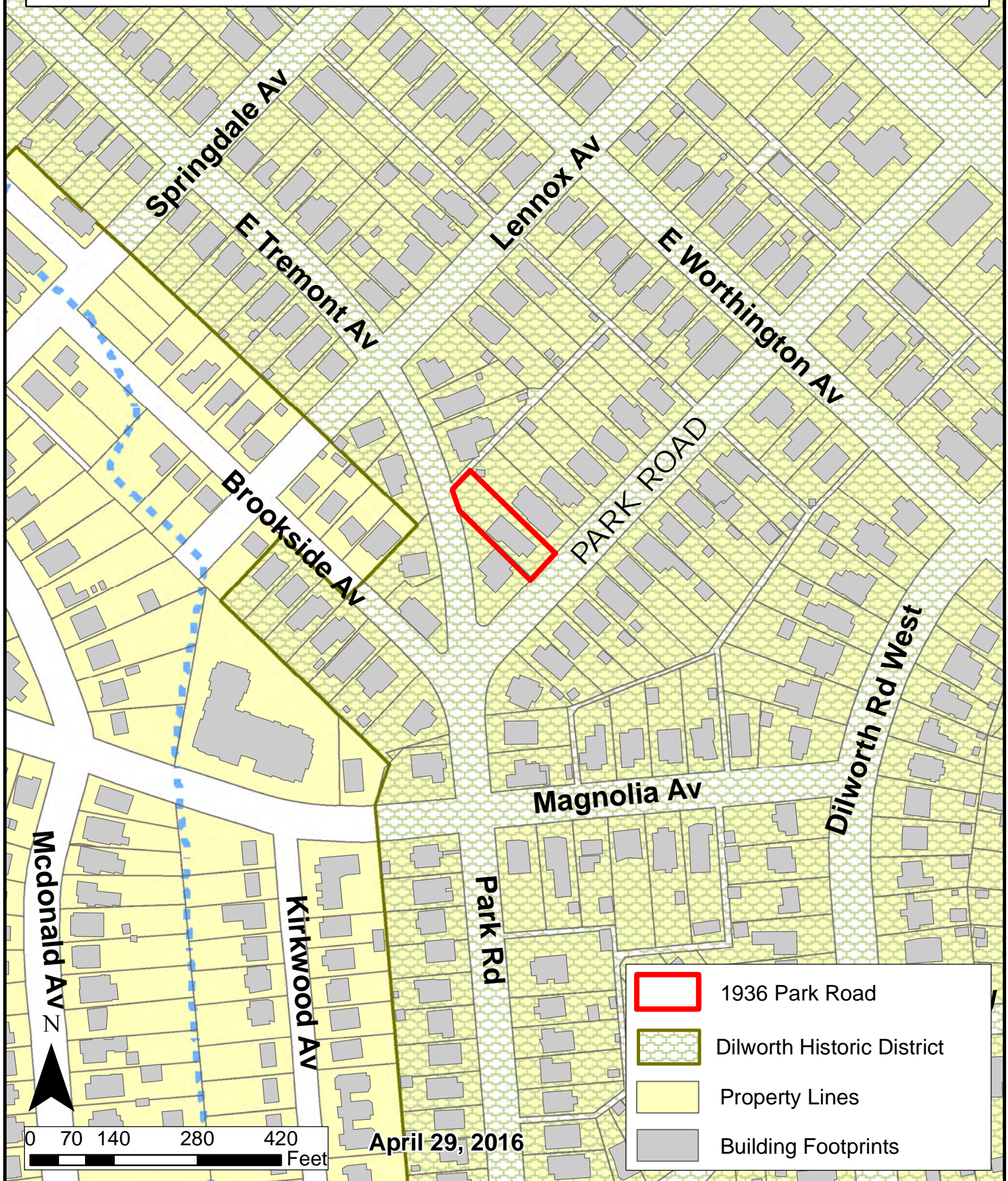
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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	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

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 will determine if the proposed improvements meet the design guidelines for massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-072
HISTORIC DISTRICT: DILWORTH





Rear View of House



View Down Street



View from Sidewalk-
Left Side



Front View of House



View from Sidewalk-
Right Side



Existing Front Porch



Front Porch overbuilds



Left Side



Right Side



Relocate
Window
to Front



Front Door



Side Door



Details of Existing Porch



Side Entry drainage



Side Entry drainage



Side Entry damage



Side Entry damage



Side Entry damage

DATES:

Existing
-
Schematics (front porch)
11 Nov 2013
HDC (front porch)
22 Nov 2013
02 Dec 2013
Progress Drawings
(front porch)
28 Mar 2014
14 Apr 2014
Progress Drawings
(rear porch)
25 Apr 2014
20 May 2014
16 Mar 2016
24 Mar 2016
HDC
21 Apr 2016
Final Pricing
-
Revisions
-

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Revisions
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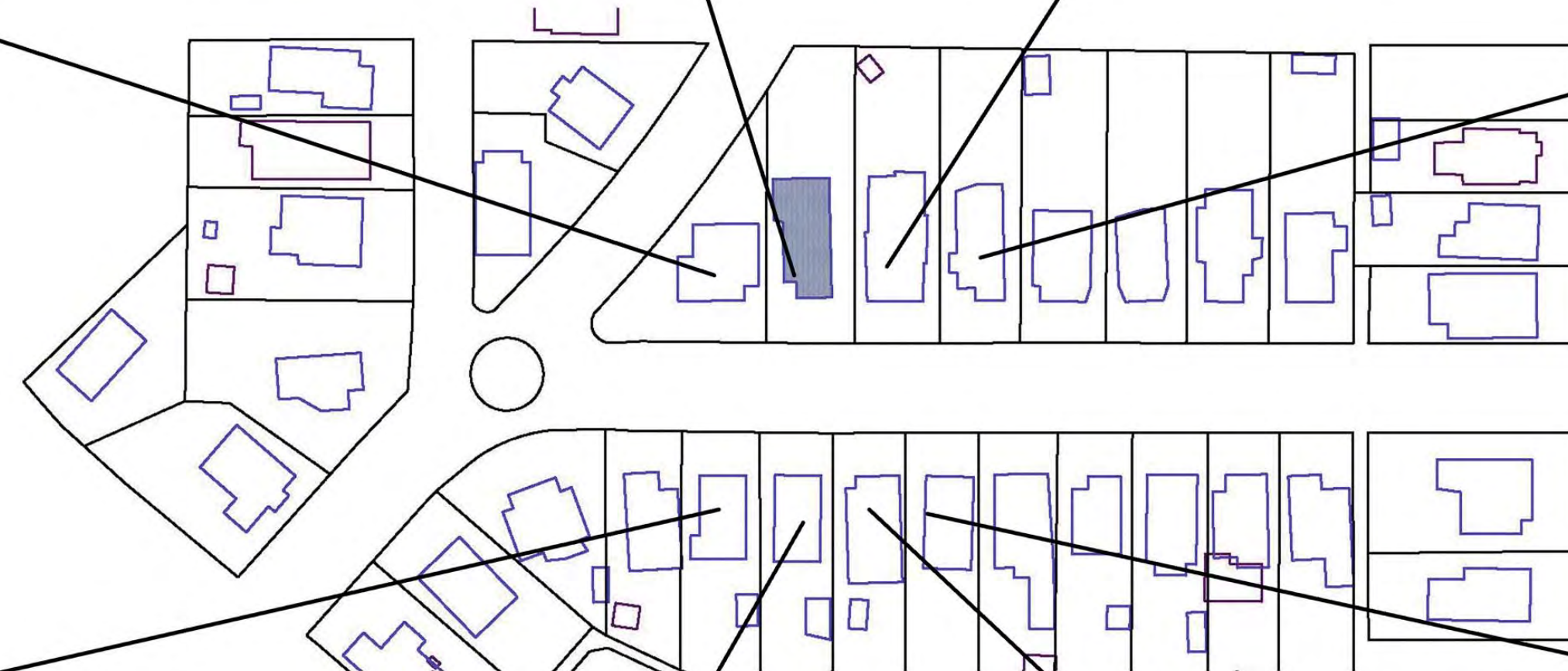


1940 Park Road

1936 Park Road

1932 Park Road

1928 Park Road



1945 Park Road

1941 Park Road

1937 Park Road

1933 Park Road



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CONTEXT

A0.2

GLENNON
RENOVATION

1336 Park Road
Charlotte, NC 28203

DATES:

Existing
-
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16 Mar 2016
24 Mar 2016
HDC
21 Apr 2016
Final Pricing
-
Revisions
-

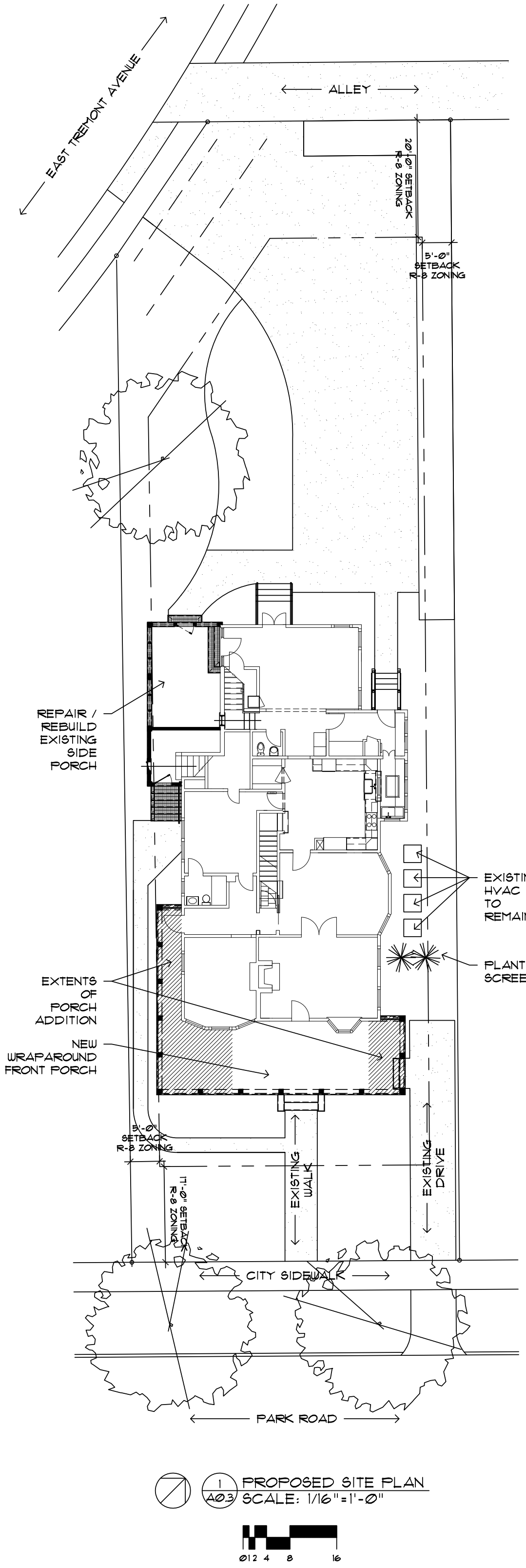
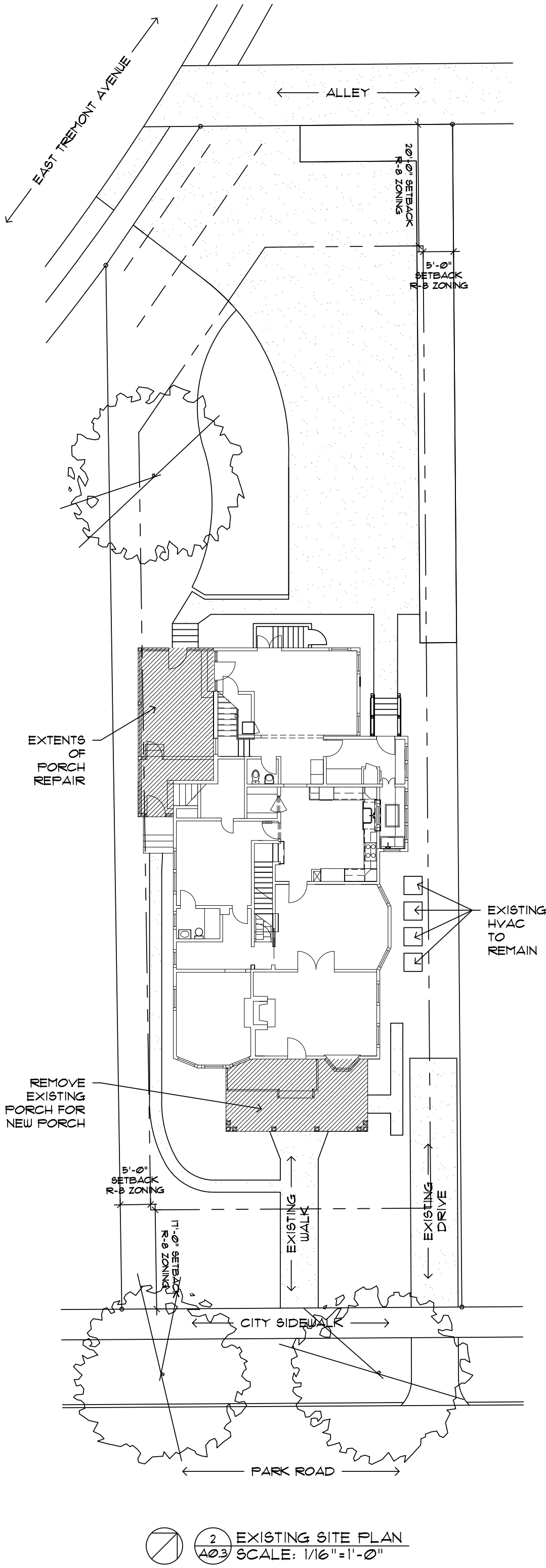
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SITE PLAN

A0.3



DATES:

Existing
11 Nov 2013

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16 Mar 2016
24 Mar 2016

HDC
21 Apr 2016

Final Pricing

Revisions

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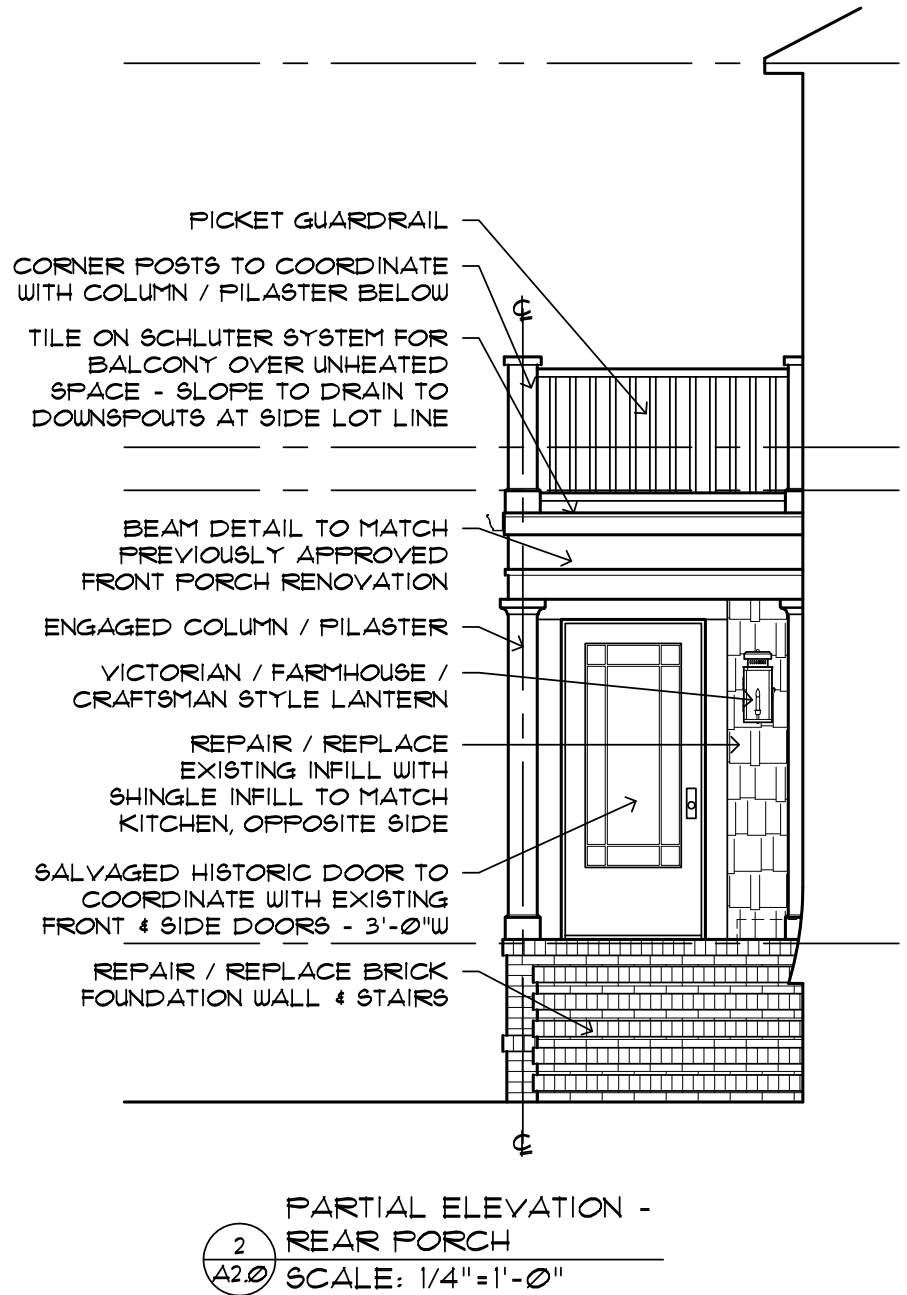
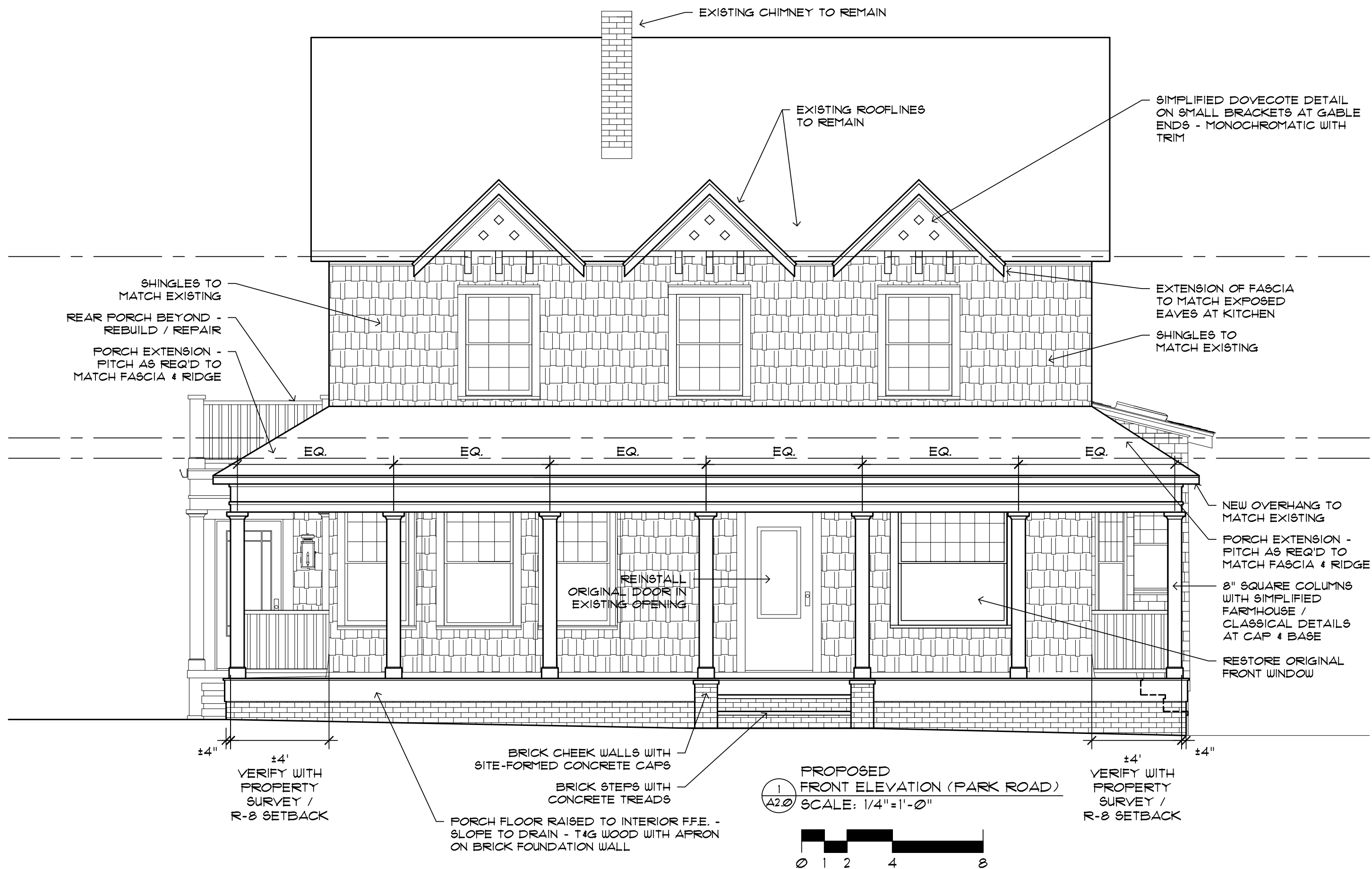
ELEVATIONS

FRONT
(EAST)

A2.0



FRONT PORCH RENOVATION & REPAIRS - APPROVED BY HDC DEC. 2, 2013



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ELEVATIONS

LEFT
(SOUTH)

A2.1



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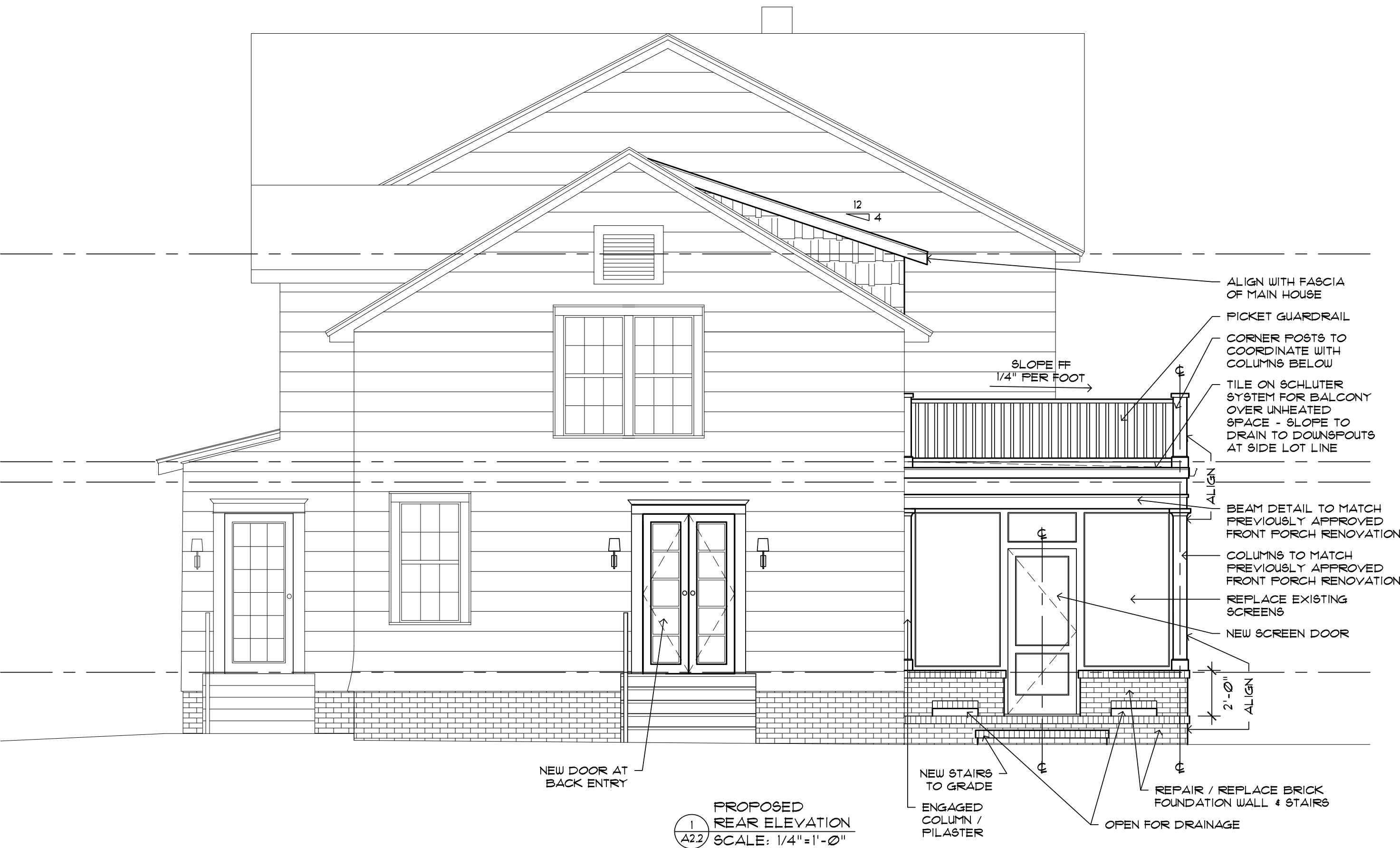
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ELEVATIONS

REAR
(WEST)

A2.2



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ELEVATIONS

RIGHT
(NORTH)

A2.3



EXISTING
SIDE ELEVATION
SCALE: 1/4"=1'-0"



PORCH FLOOR RAISED TO INTERIOR F.F.E. -
SLOPE TO DRAIN - T&G WOOD WITH APRON
ON BRICK FOUNDATION WALL

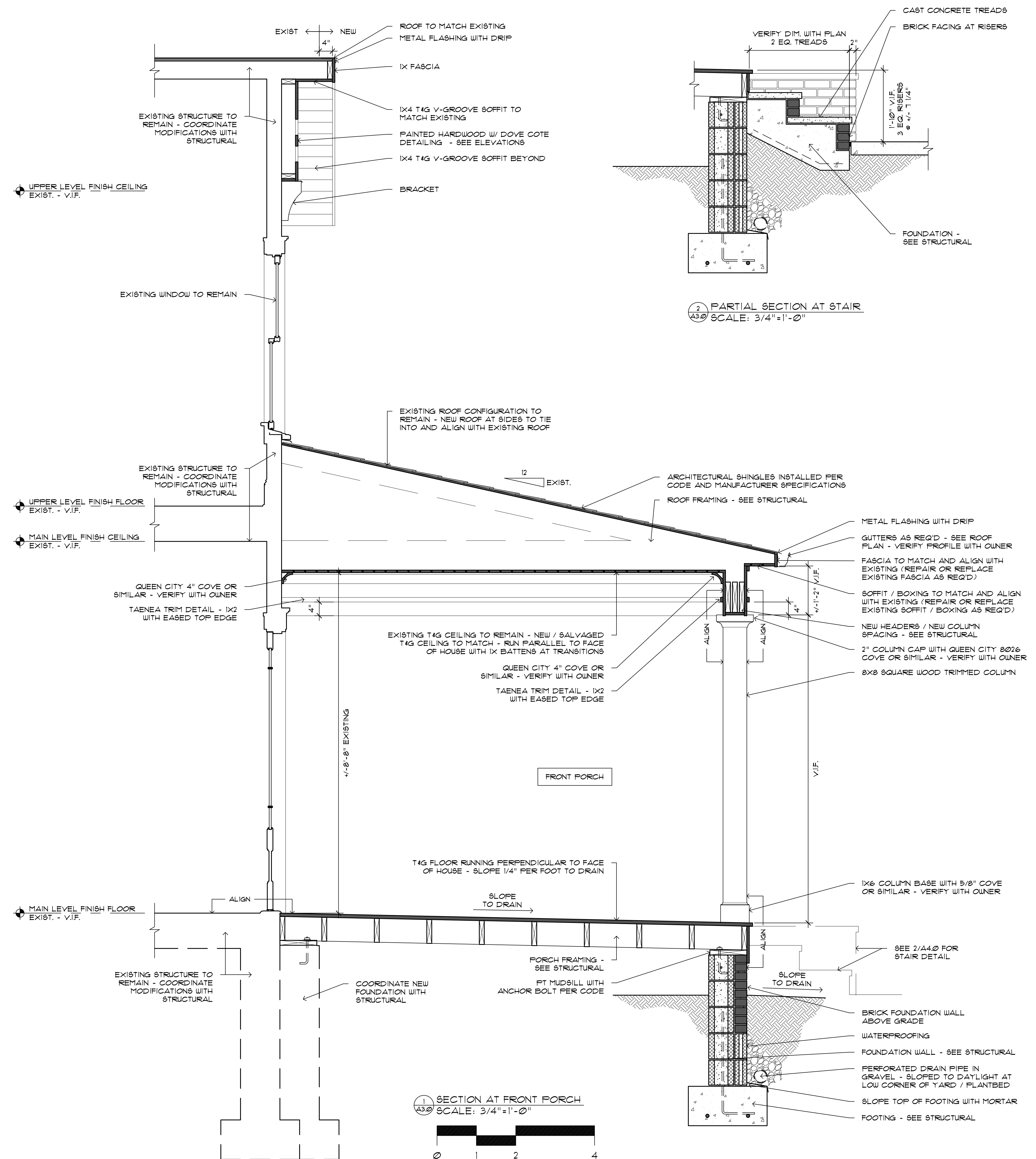
PROPOSED
SIDE ELEVATION
SCALE: 1/4"=1'-0"



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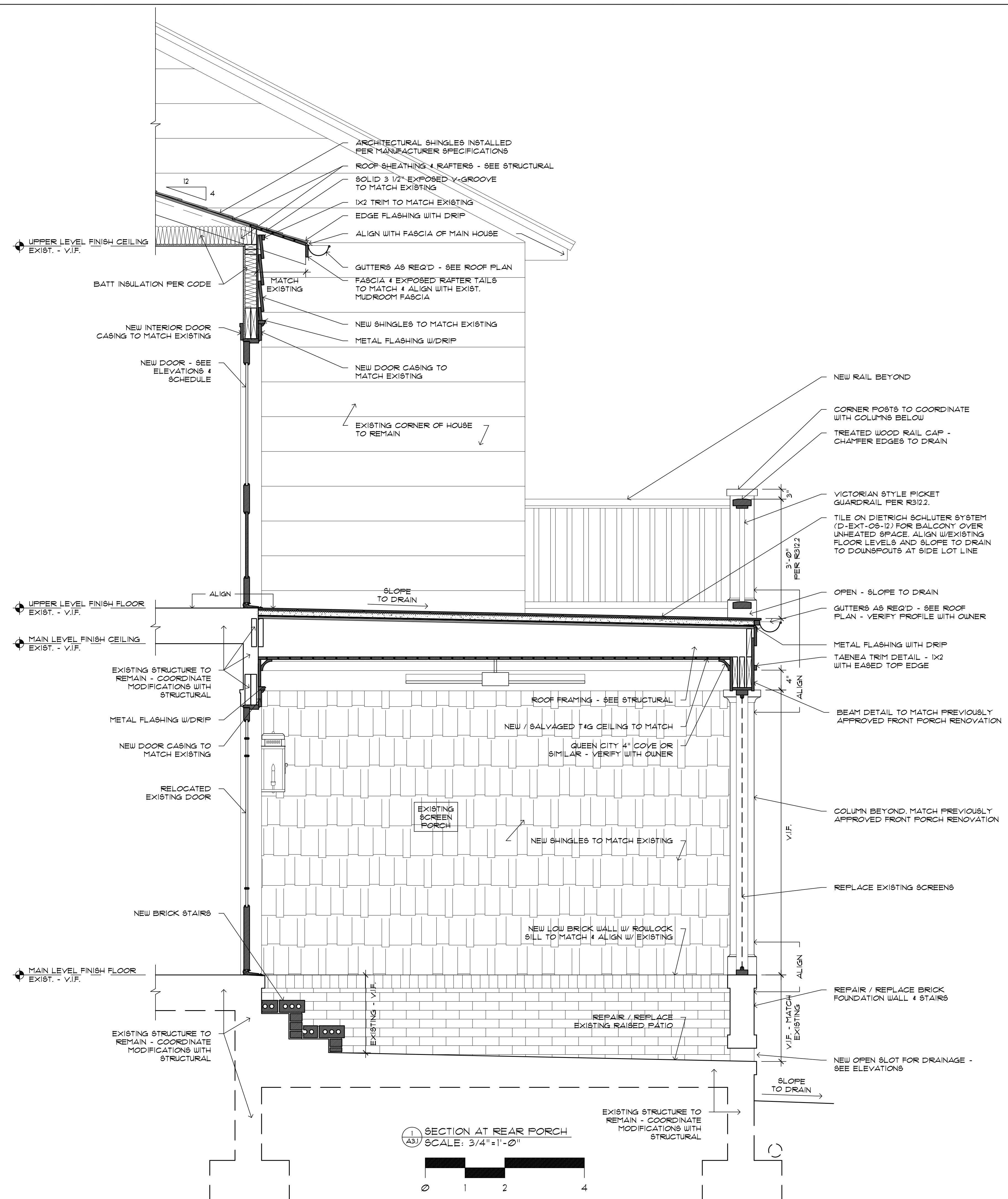
Existing

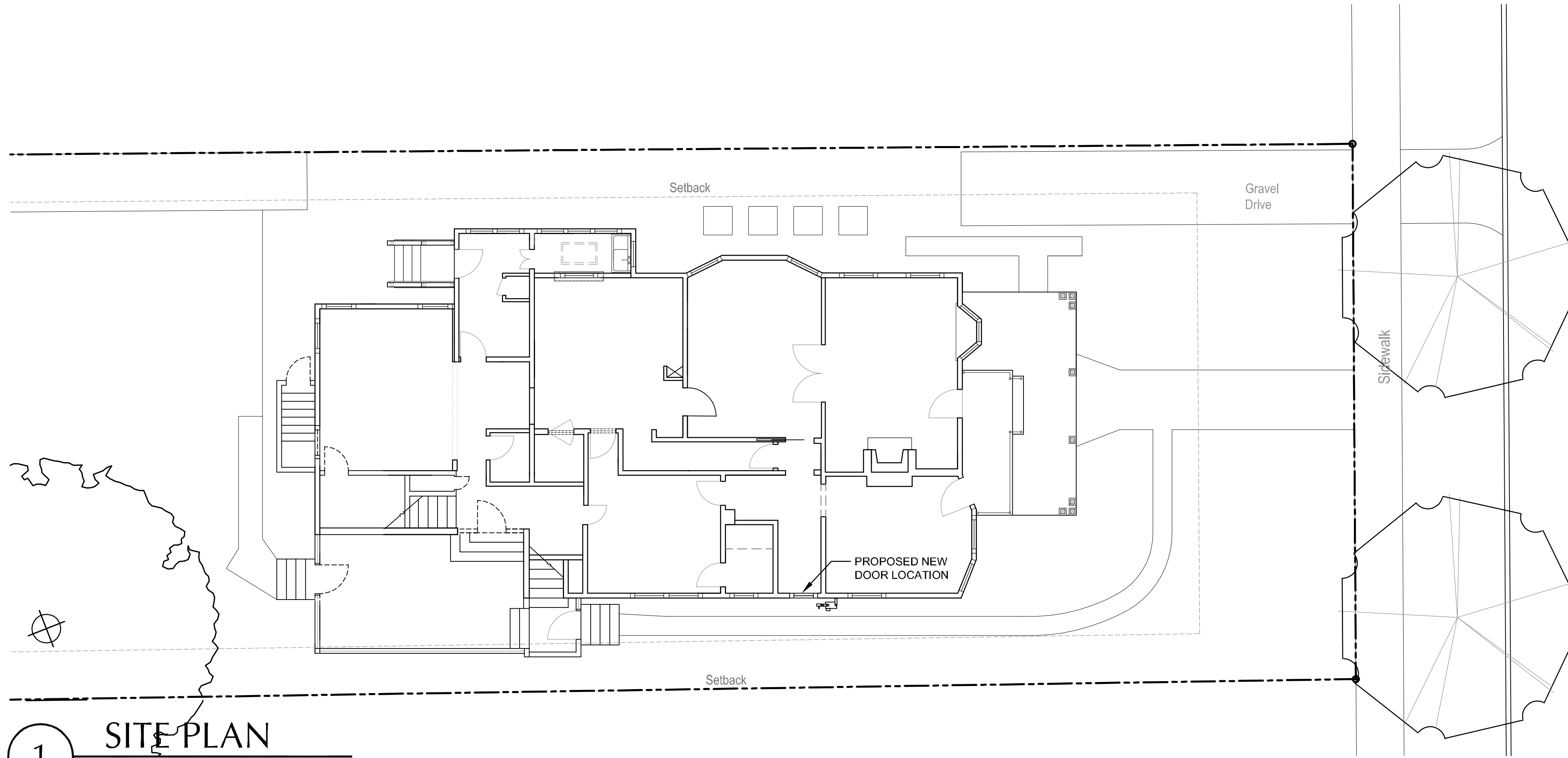
- Mathematics (front porch)
1 Nov 2013
- ADC (front porch)
2 Nov 2013
- 92 Dec 2013
- Progress Drawings
(front porch)
8 Mar 2014
- 4 Apr 2014
- Progress Drawings
(rear porch)
5 Apr 2014
- 8 May 2014
- 5 Mar 2016
- 4 Mar 2016
- ADC
7 Apr 2016
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- Revisions

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A3.1





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



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

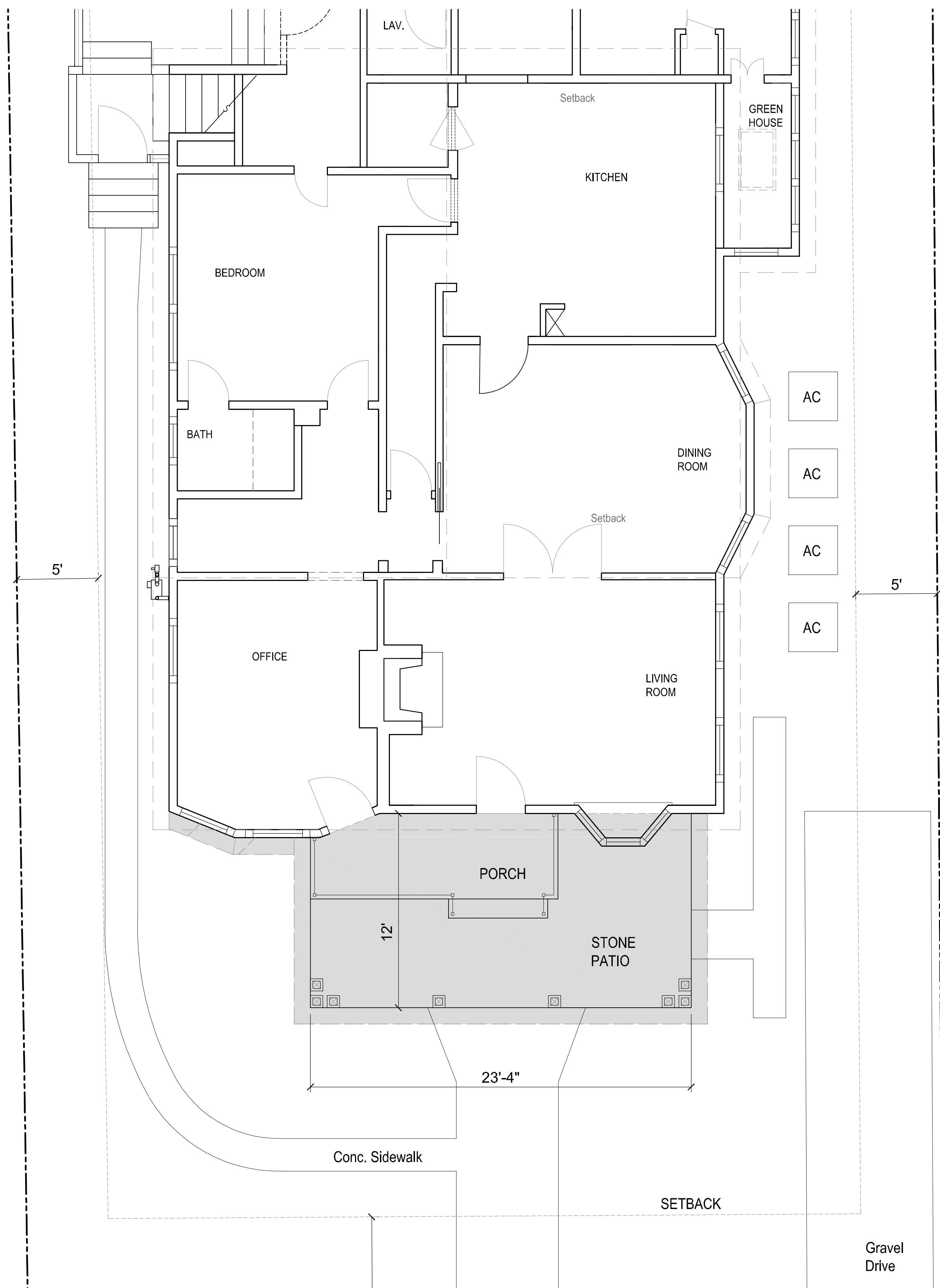


2 LEFT SIDE
Scale: 1/4"=1'-0"

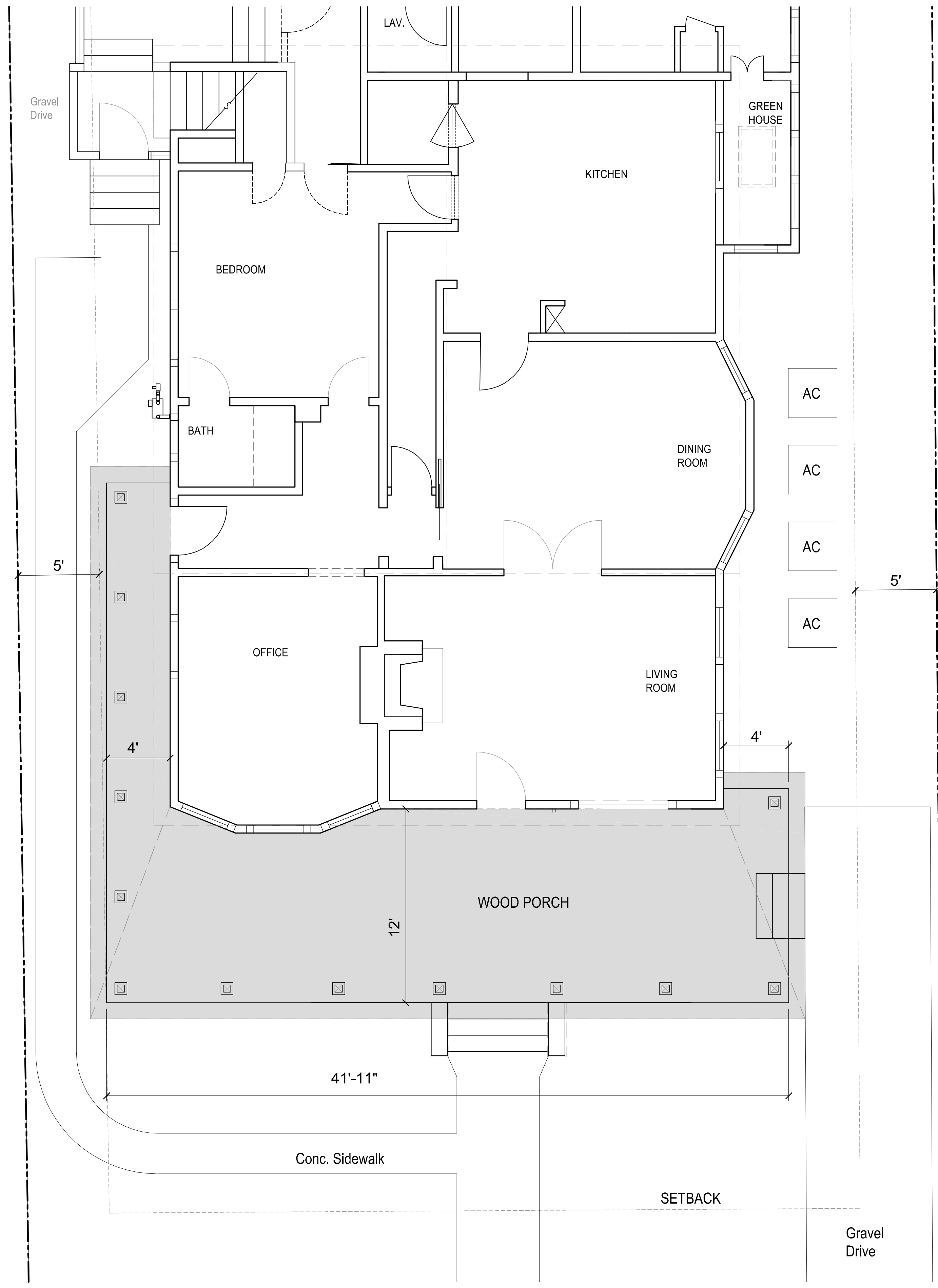


4 FRONT - WITH PORCH
Scale: 3/4"=1'-0"

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

No.	Description	Date
2		
1		

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:

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Schematics
17 November 2013

HDC
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02 December 2013

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Final Pricing -

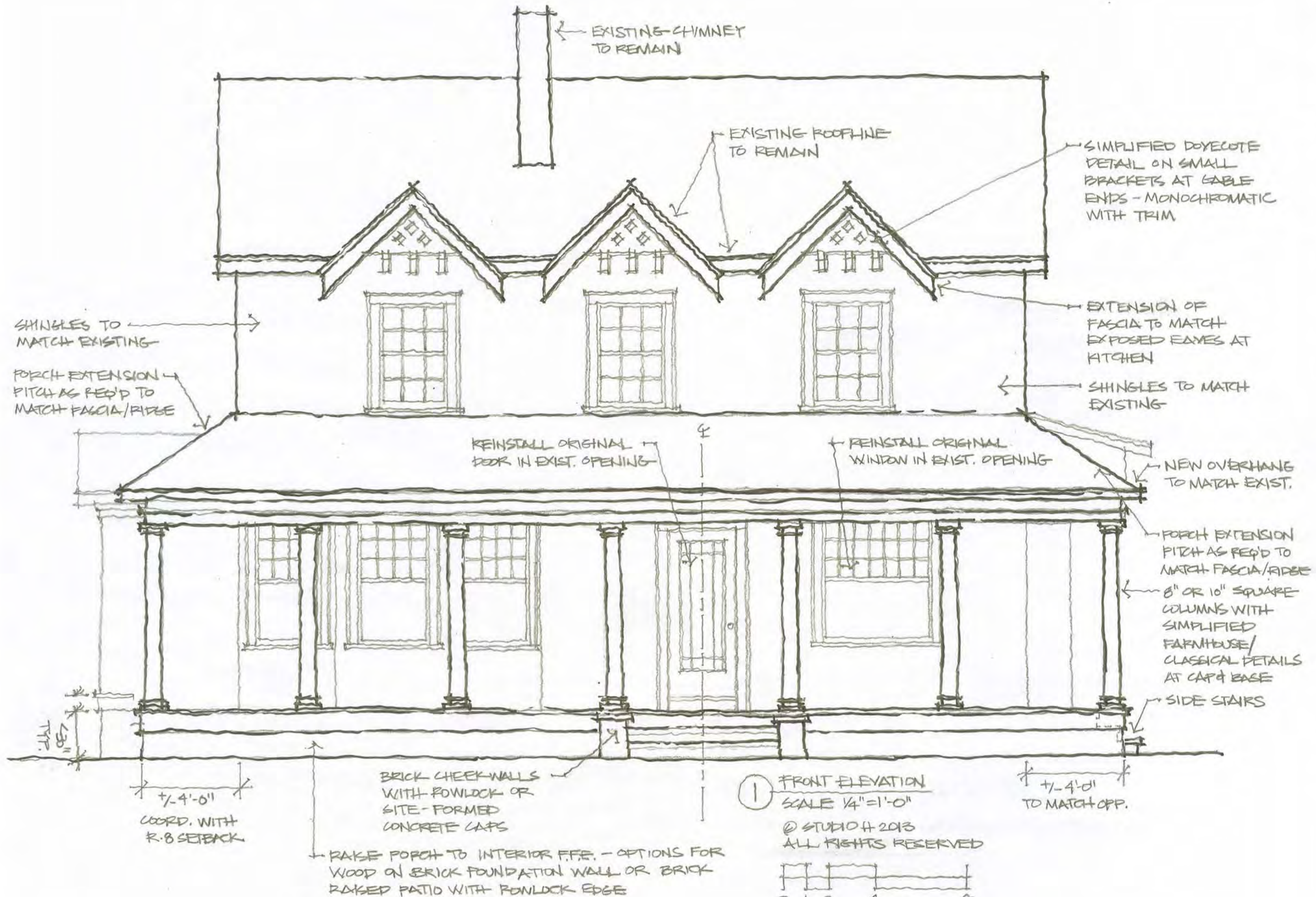
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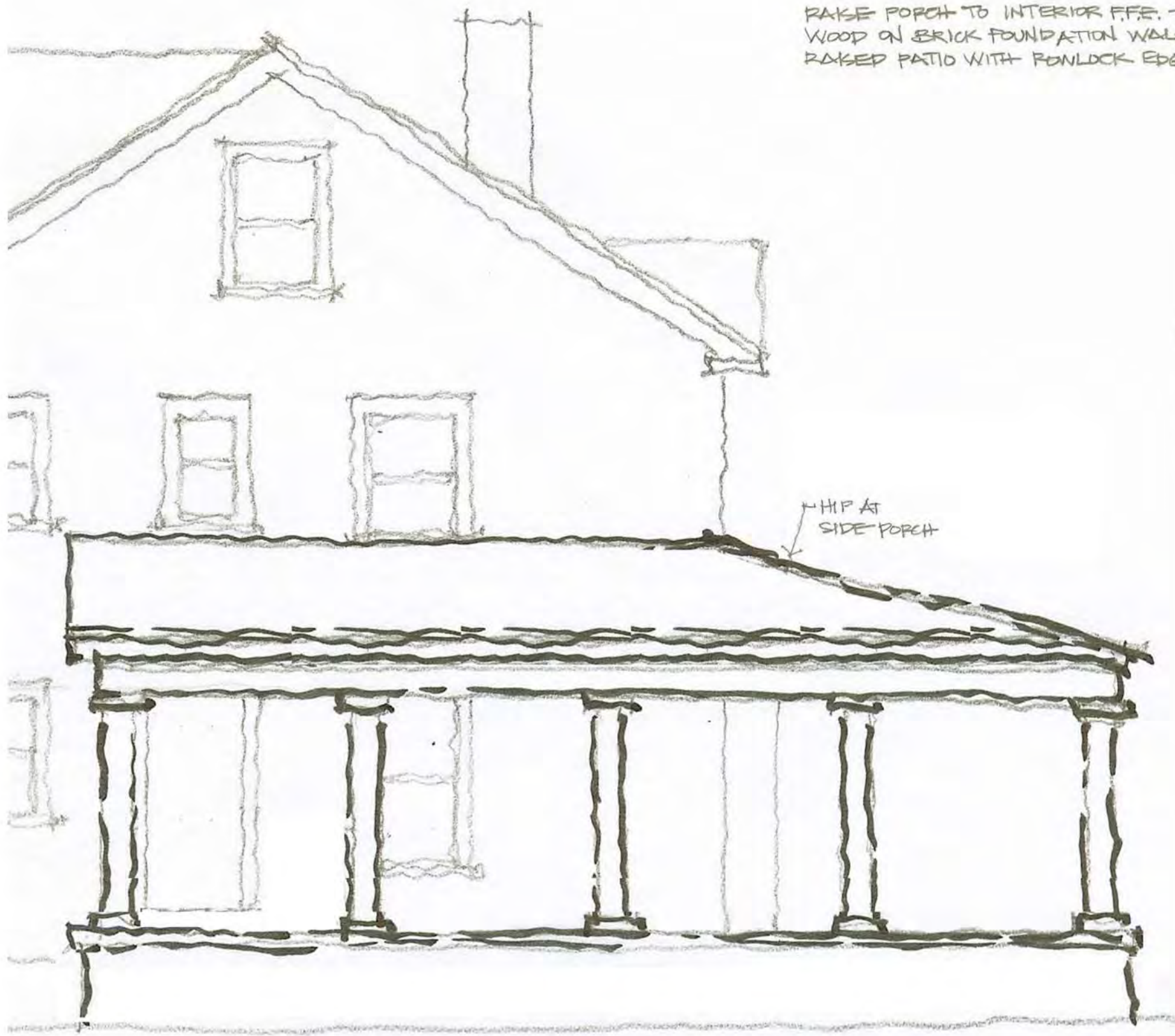
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FRONT
ELEVATION -
PARK RD

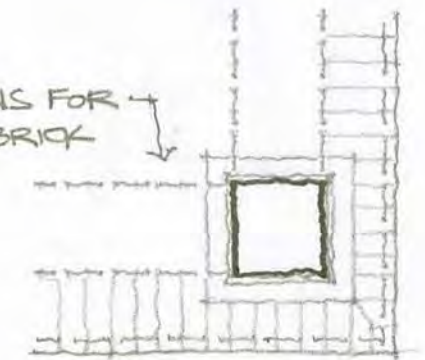
A1.0



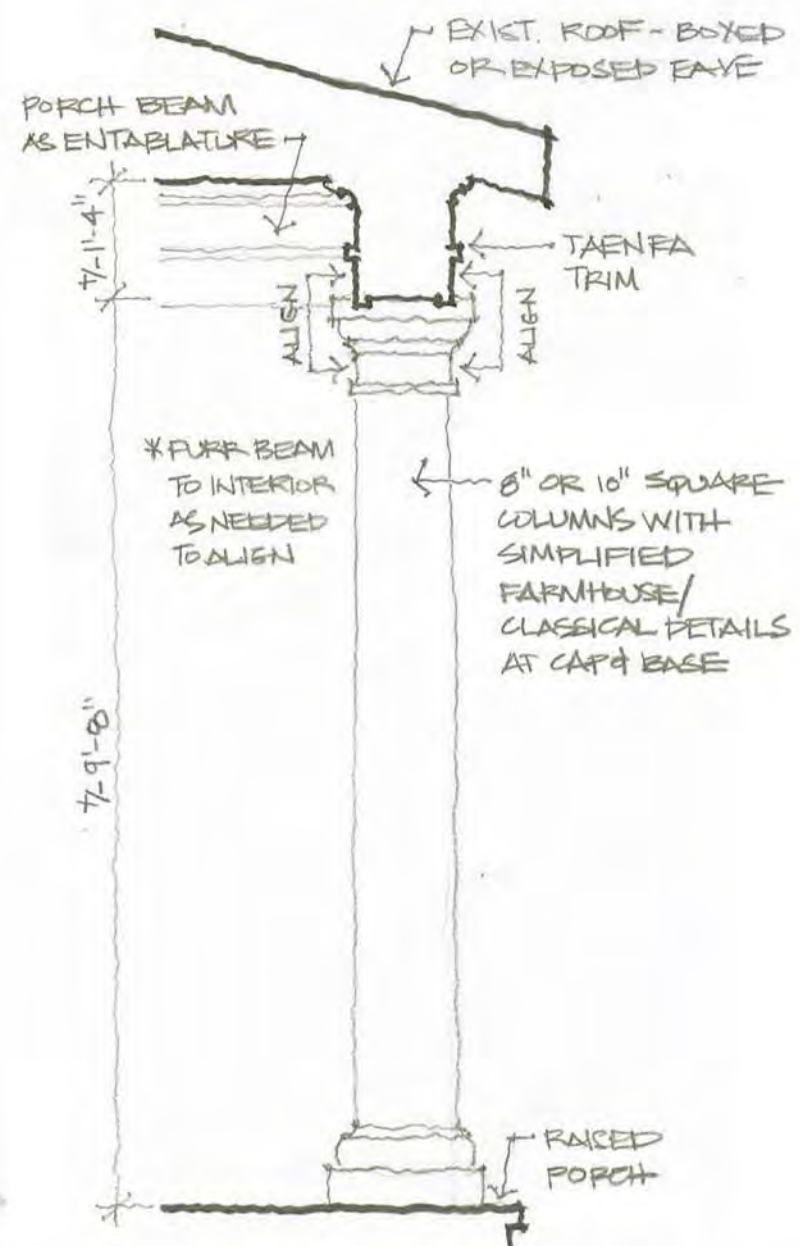
RAISE PORCH TO INTERIOR F.F.E. - OPTIONS FOR
WOOD ON BRICK FOUNDATION WALL OR BRICK
RAISED PATIO WITH PONDLOCK EDGE



1 SIDE ELEVATION
SCALE 1/4" = 1'-0"
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3 PLAN
SCALE 1/2" = 1'-0"



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

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COLUMN
SECTION &
SIDE
ELEVATION

A1.1

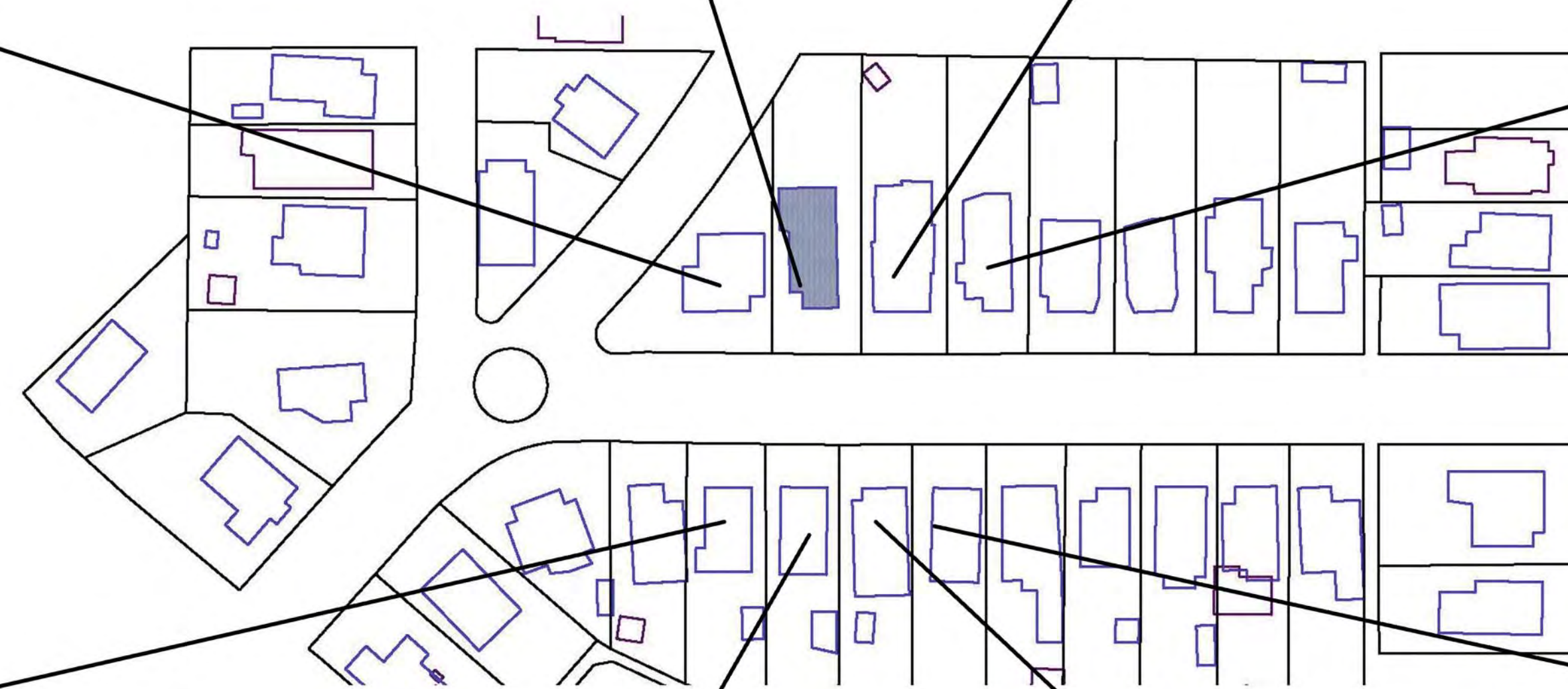


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View Down Street



View from Sidewalk-Left Side



Front View of House



View from Sidewalk-Right Side



Relocate Window to Front



Left Side



Right Side



Front Door



Side Door



Details of Existing Porch