

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1948 Park Road

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Craig Isaac

### **Details of Proposed Request**

#### *Existing Context*

The existing structure is a 1.5 story Bungalow constructed in 1925 and listed in the Dilworth National Register of Historic Places. The site is at the corner of Brookside Avenue, East Tremont Avenue and Park Road. Adjacent residential structures are 1, 1.5 and 2 stories.

#### *Proposal*

A small one story addition was approved by the HDC June 8, 2016. Details of the motion - *Disconnect the roofline at the side back door, and the stairway, it is going to be a window instead of a door and screen.*

The applicant is applying for a revision to the side addition which includes a simplified roof connection and a stair and door from the interior living space. New materials, windows and trim will match existing. The rear porch addition was approved.

### **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.

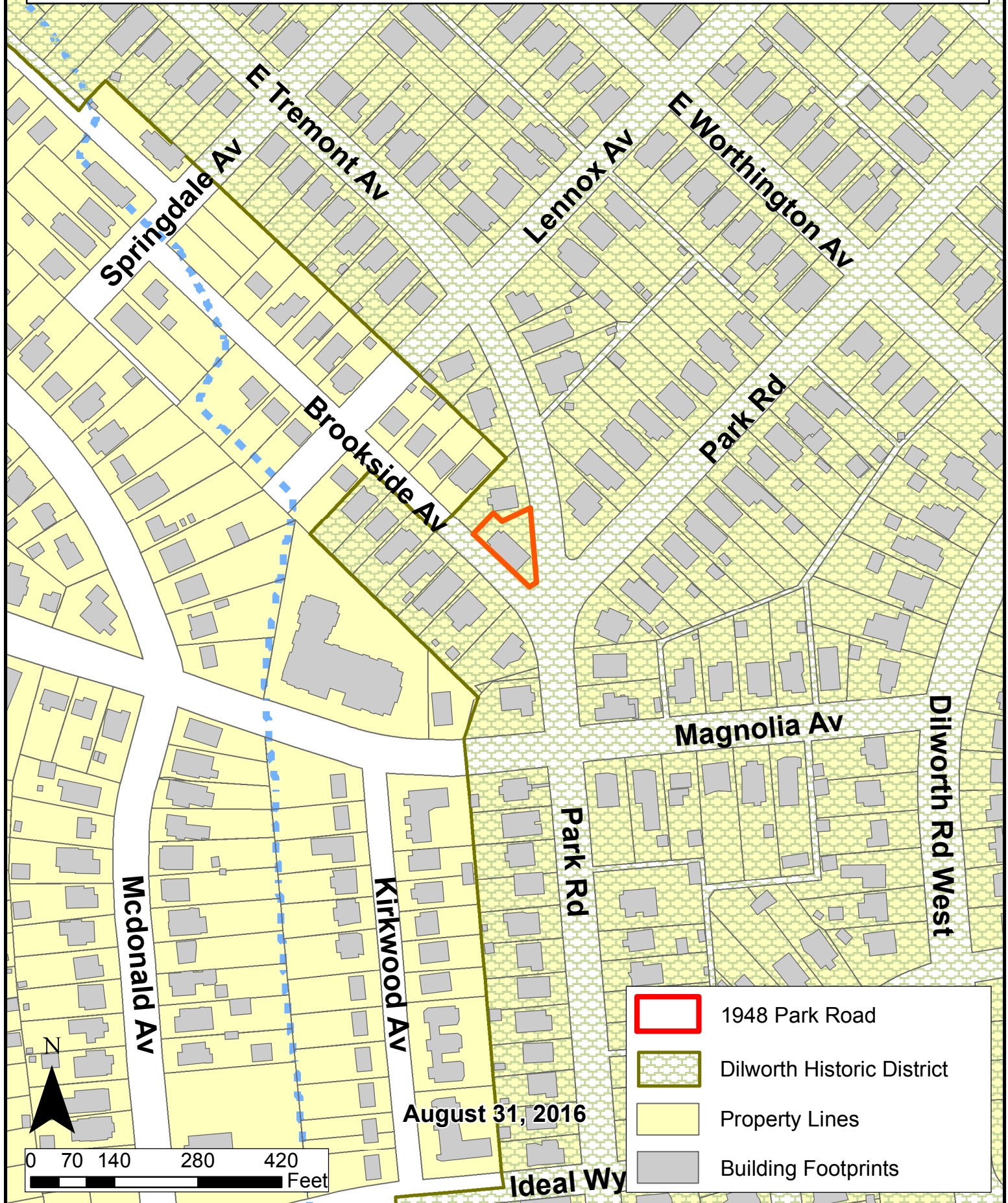
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration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

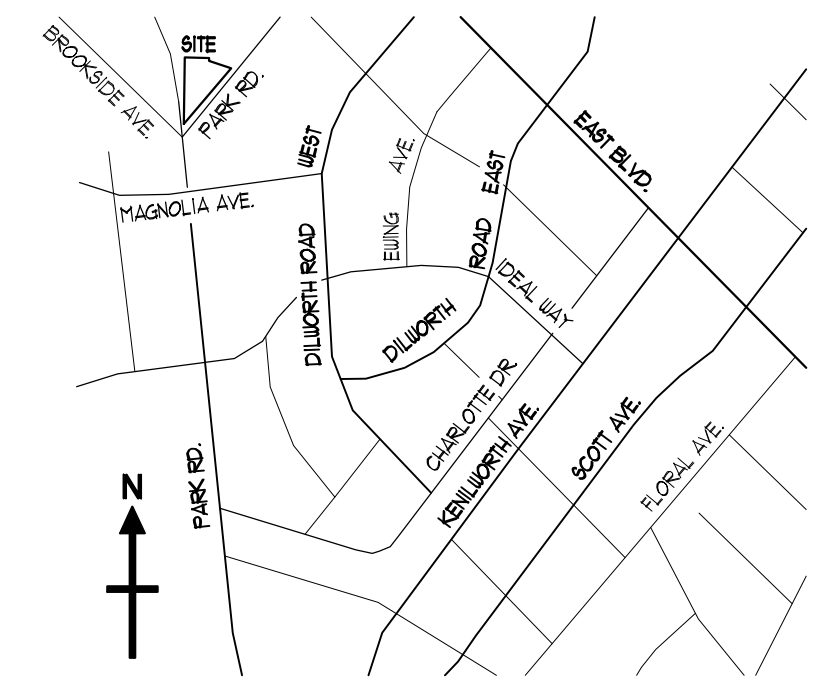
**Staff Analysis** The Commission will determine if the proposal meets the guidelines for additions.

*Charlotte Historic District Commission - Case 2016-191*  
**HISTORIC DISTRICT: DILWORTH**



# APPROVED PLANS

## APPROVED PLANS

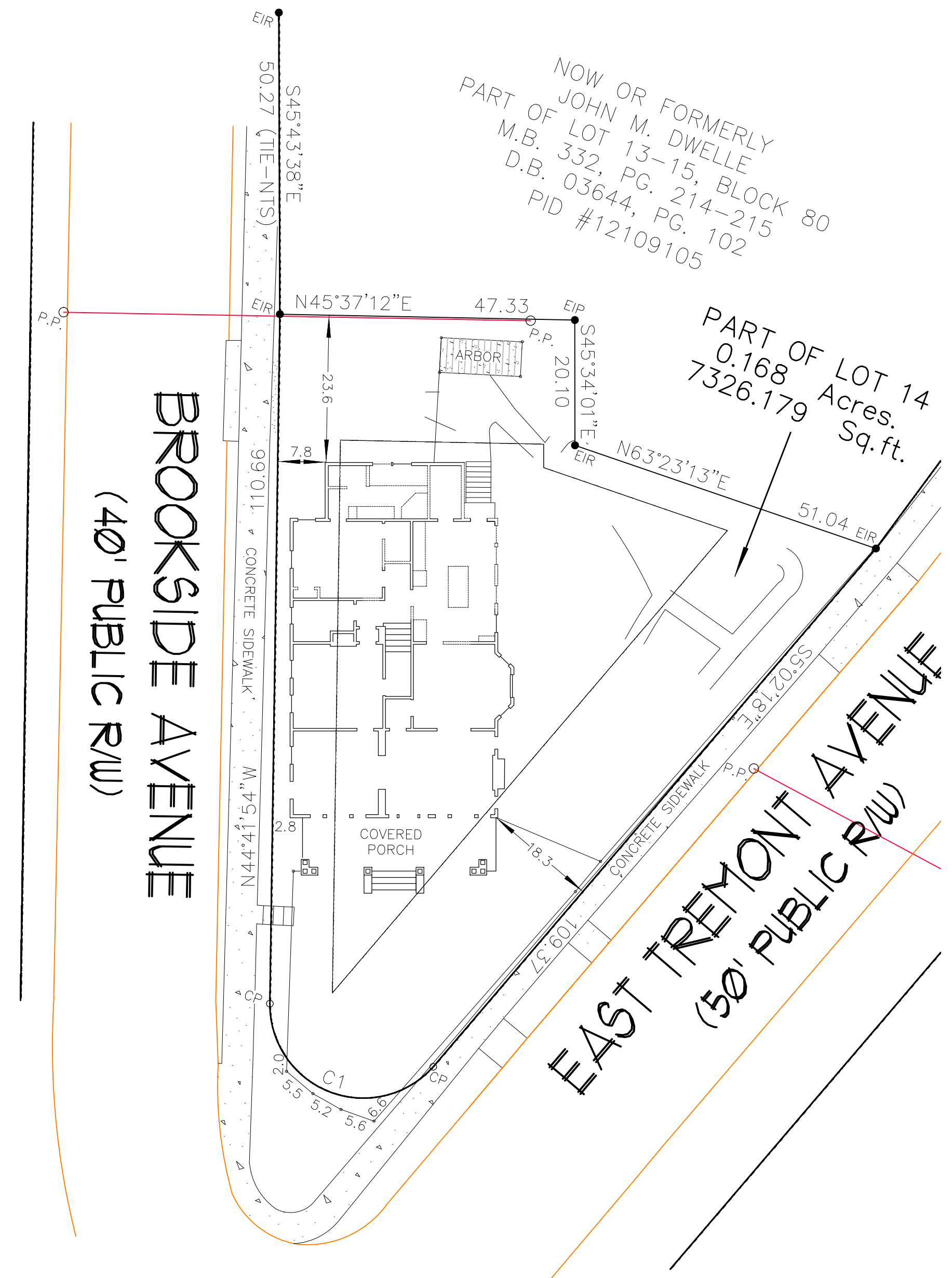
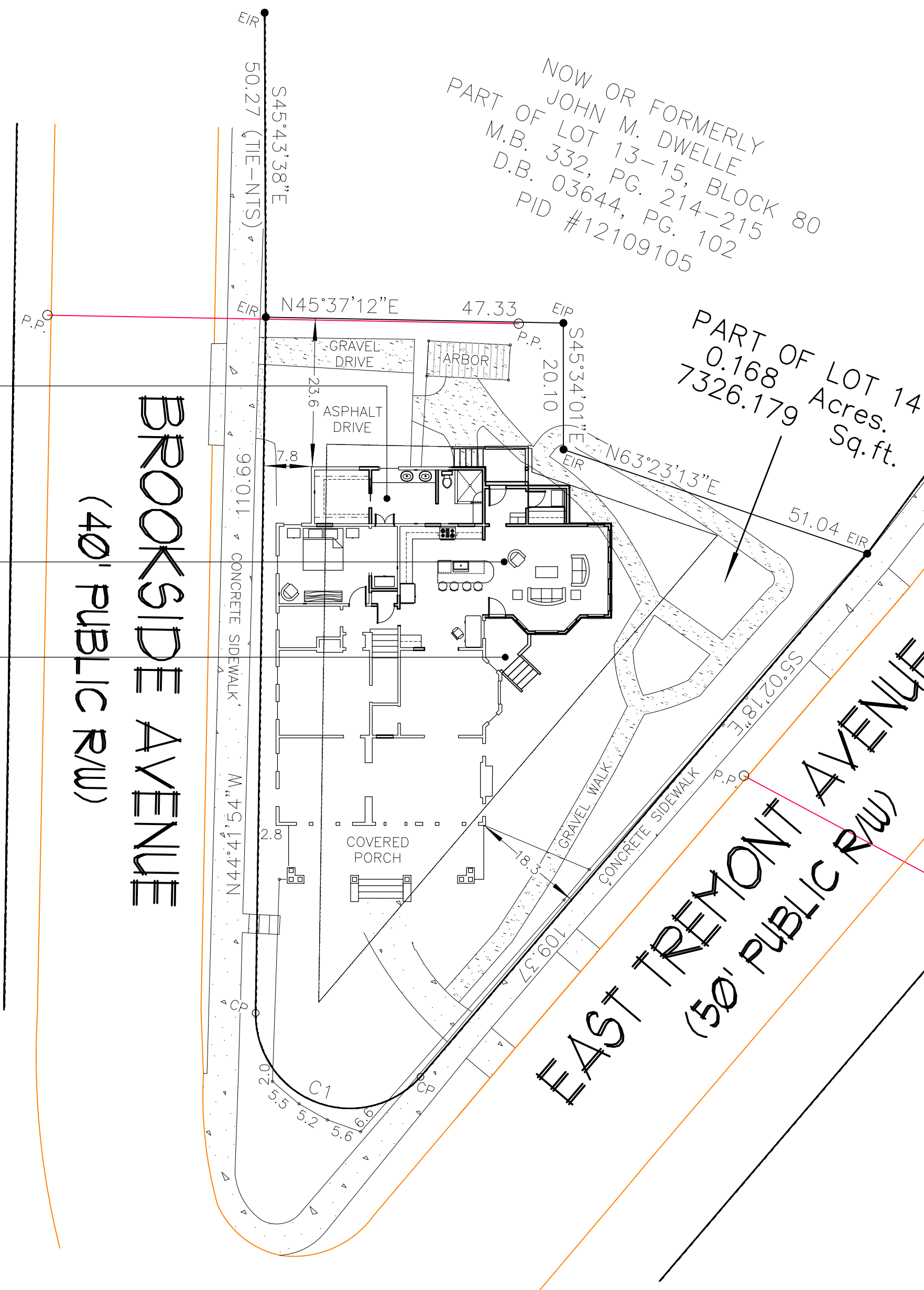
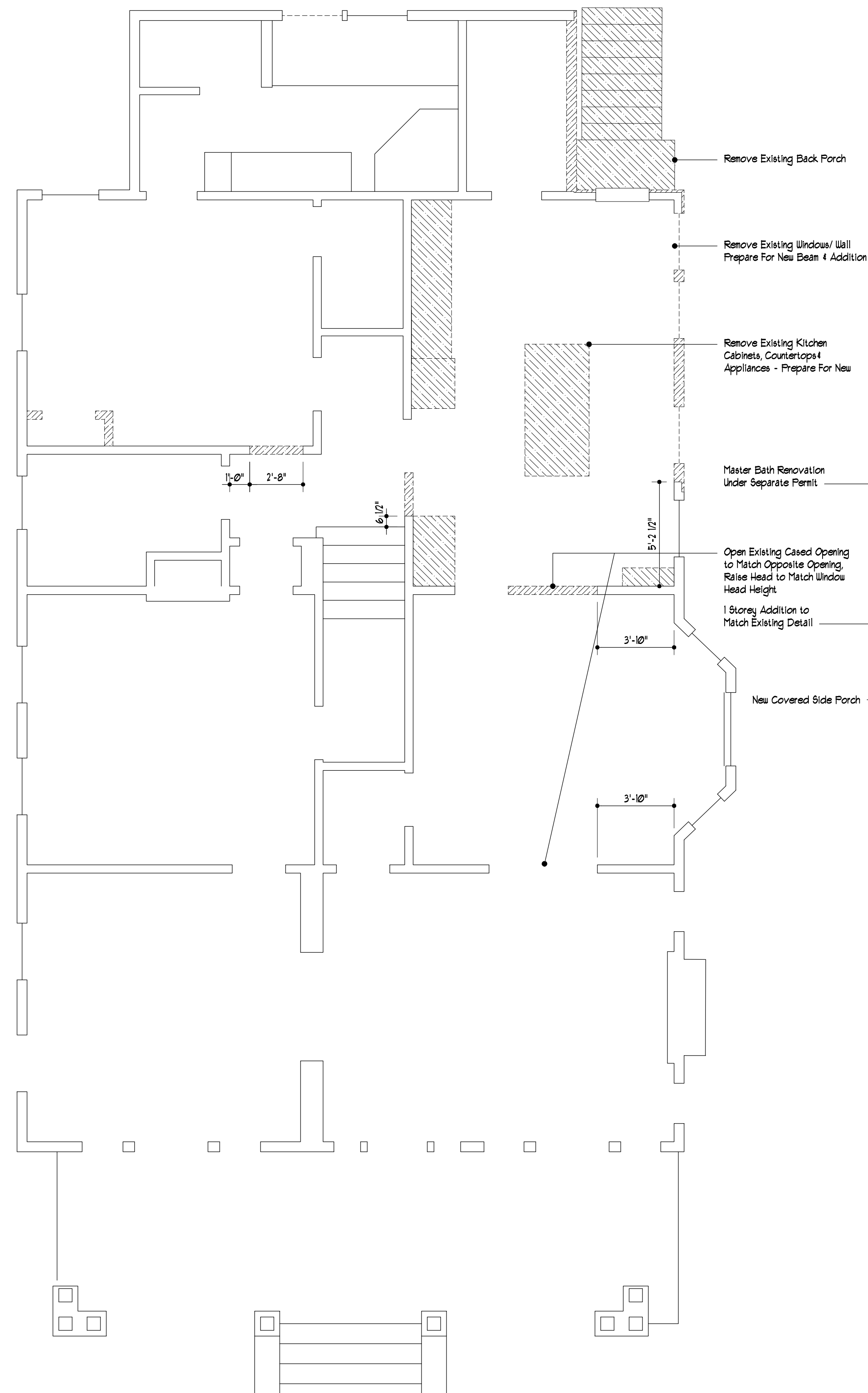
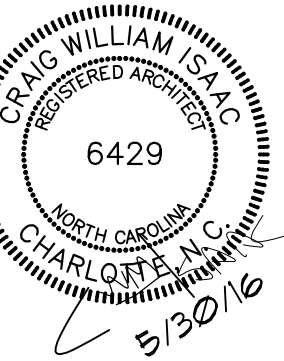


**CRAIG W ISAAC**  
**ARCHITECTURE**  
Studio Lane  
900 Linda Lane  
Charlotte NC 28211



Architecture  
Interior Design  
Product Design

704 358 1365



Carey  
Renovation/  
Addition

948  
Park  
Road

Charlotte  
NC

May 18, 2016  
May 30, 2016

A-1

3  
A-1

1st Floor Demolition

1 / 4 " = 1 ' - 0 "

2 Ren Site Plan  
A-1  
16" = 1' - 0"

Existing Site Plan

APPROVED PLANS

Exterior Walls to be Fully Sheathed w/ 1/2 Plywood  
in Lieu of R602.10 Bracing Requirements  
w/ exception 2, Panel Edges to be Fastened at 3" o.c.  
and 6" o.c. at Intermediate Framing



3 Ren Right Elevation  
1 / 4" = 1' - 0"

New 1 Storey Addition -  
Match Existing Details  
  
New Covered Painted Wood  
Side Porch w/  
Masonry Foundation



1 Existing Right Elev  
1 / 8" = 1' - 0"



6 Existing Rear Elev  
1 / 8" = 1' - 0"

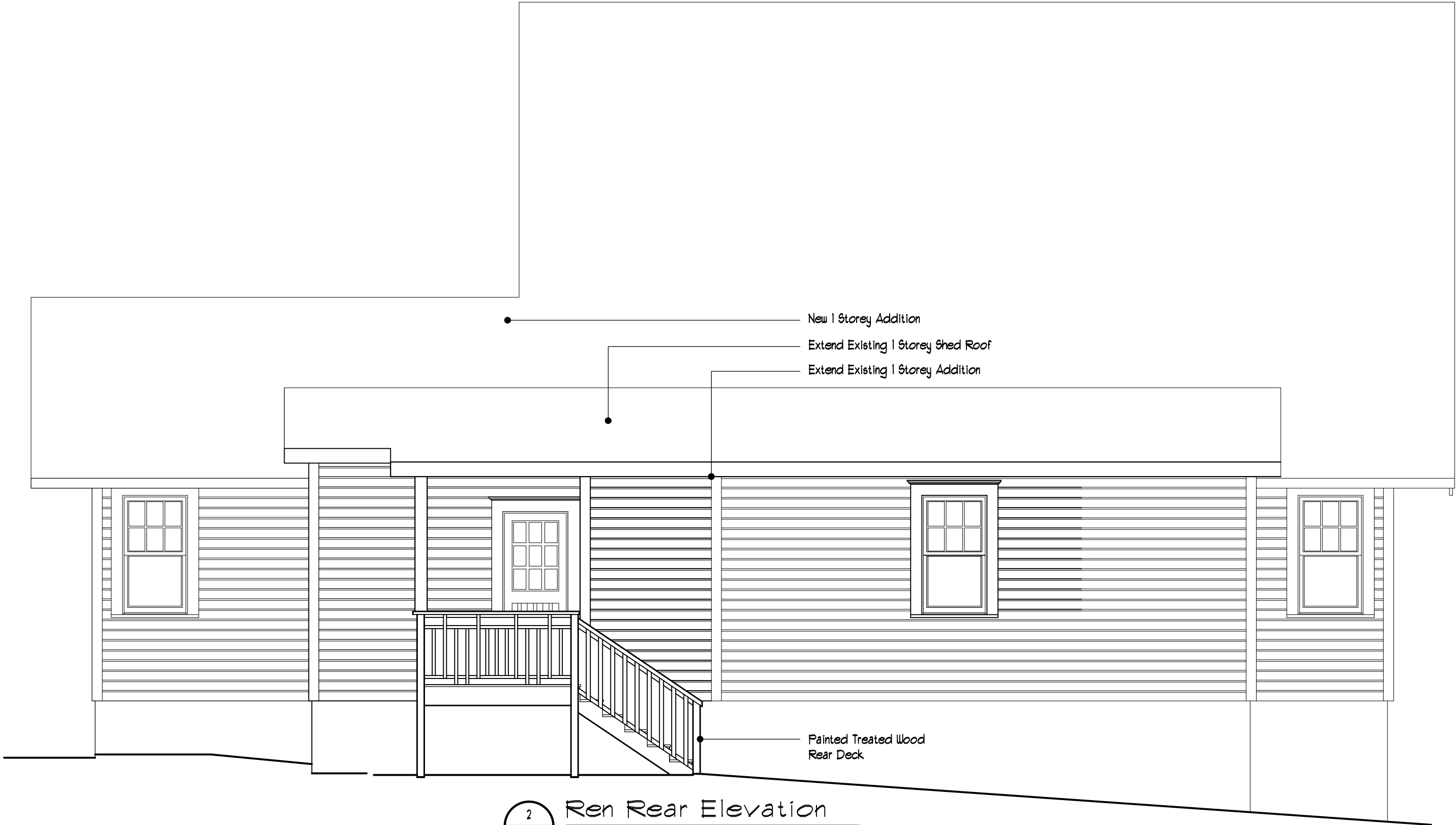


4 Ren Side Porch Elev  
1 / 4" = 1' - 0"

Note:  
Re-use as Much Existing  
Material as possible or  
Match Existing Profiles,  
Finishes and Dimensions.



5 Existing Front Elev  
1 / 8" = 1' - 0"



2 Ren Rear Elevation  
1 / 4" = 1' - 0"

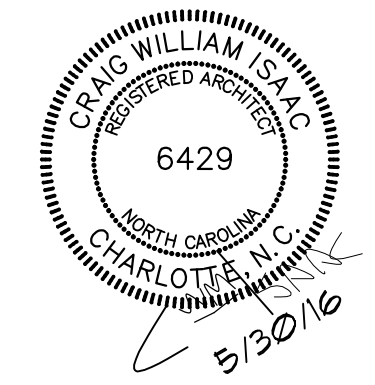
New 1 Storey Addition  
Extend Existing 1 Storey Shed Roof  
Extend Existing 1 Storey Addition

Painted Treated Wood  
Rear Deck



1 Ren Front Elevation  
1 / 4" = 1' - 0"

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A-4

## APPROVED PLANS

L 3 1/2" x 3 1/2" x 1/4"	Not More Than 3'-6"	4" Bearing
L 5" x 3 1/2" x 5/16" LLV	3'-7" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/16" LLV	8'-1" to 10'-0"	8" Bearing

Steel Beams require 5- 2x4 Studs Under Each End Support U.N.O.  
 LVL Beams require 3- 2x4 Studs Under Each End Support U.N.O.  
 Headers Under 6'-0" require 1 King 4 1 Jack Stud Under Each End Support U.N.O.  
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.


In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges, and 12" o.c. at Intermediate Framing, Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holdowns Are Required If Sheathed as Described Above. Garage Door Portals/ Sugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.

Factory Built Gas Fireplace as per Chapter 10  
Section R-1004, R-1005 & R-1006  
NC State Residential Building Code

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max)
(2) 1 3/4 x 14 LVL	HU 416 (max)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 550/10

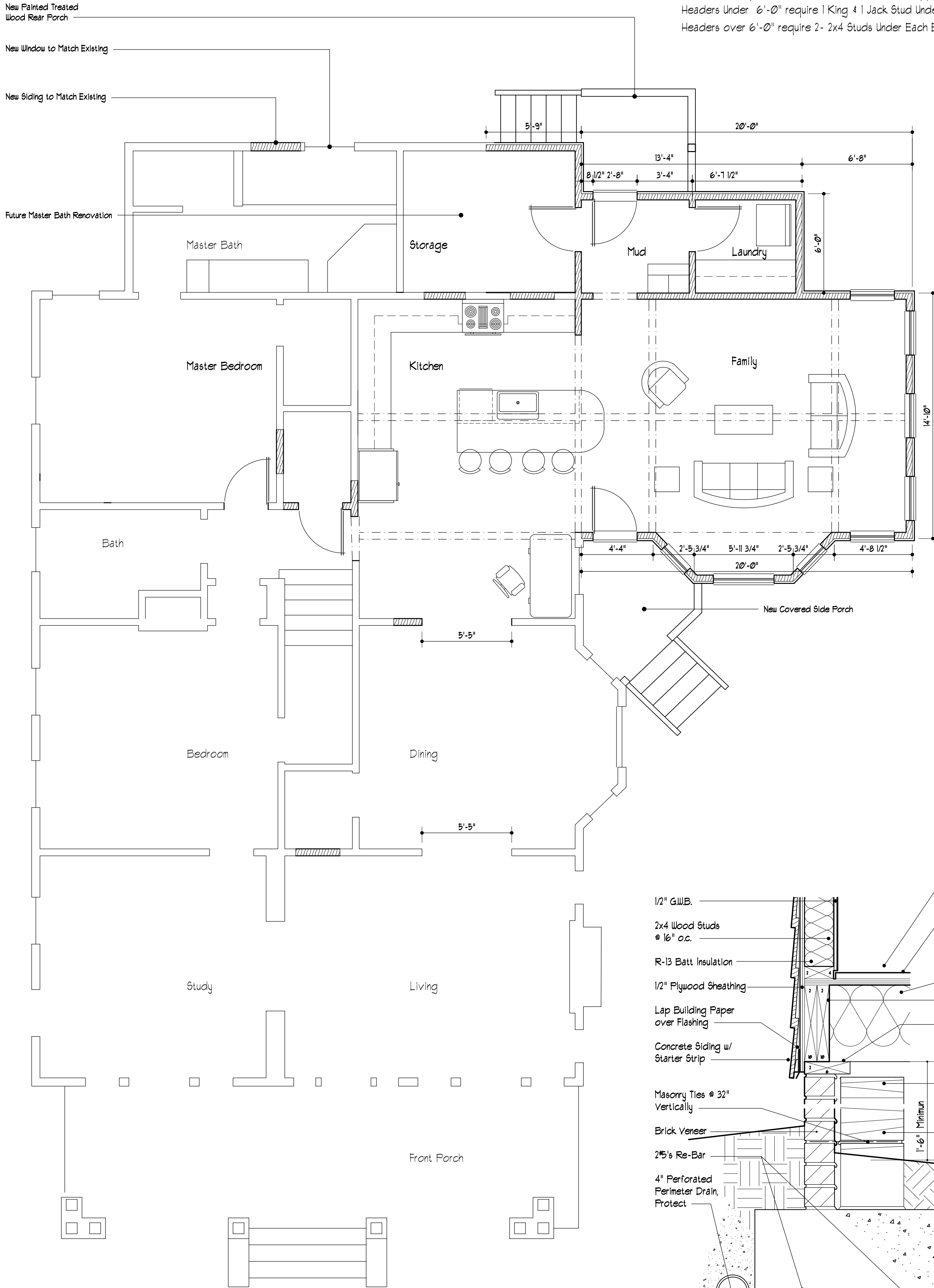
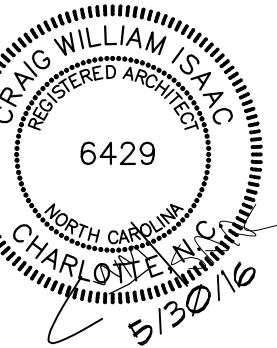
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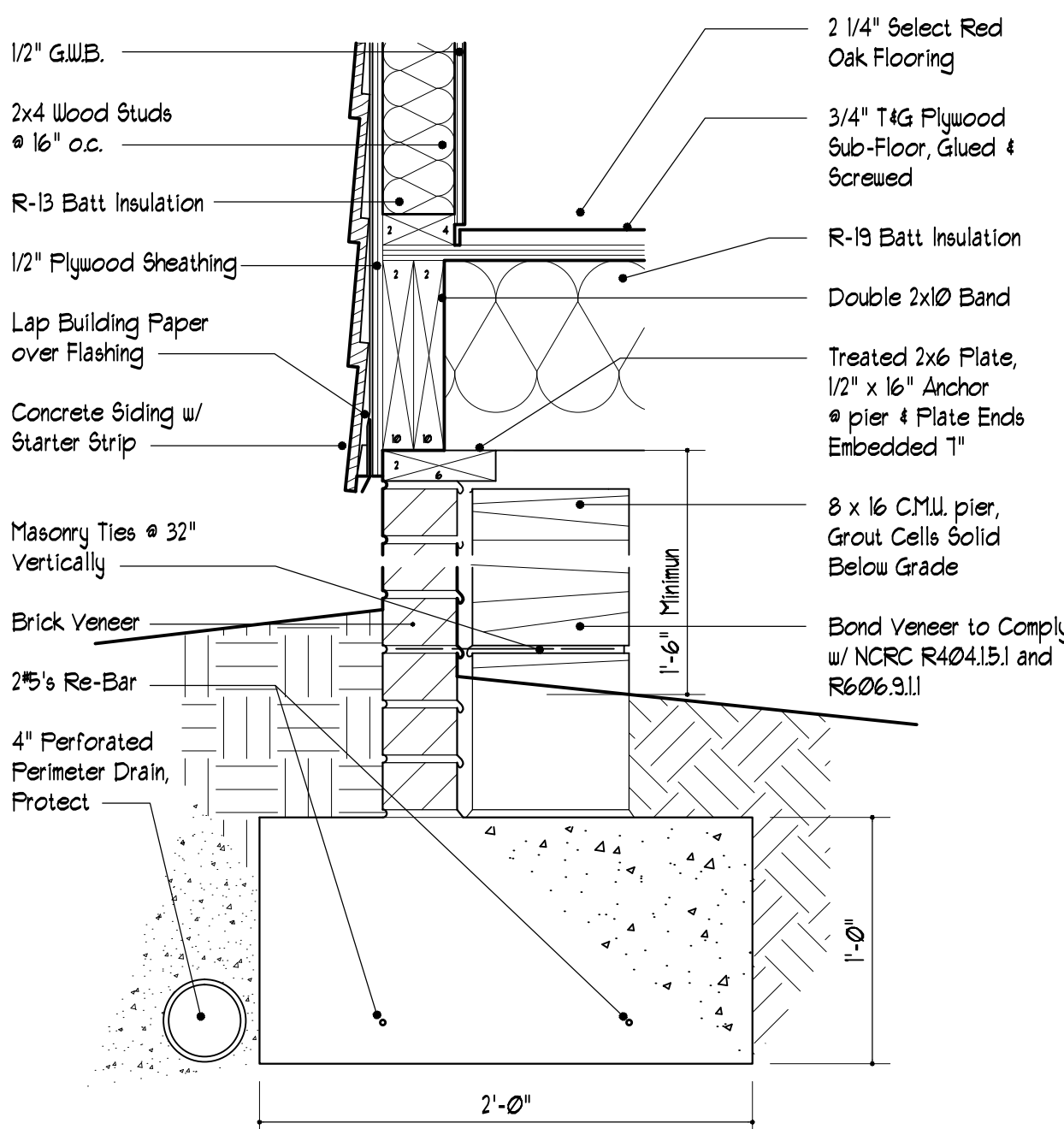
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Interior Design  
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Fall Protection Required as Per  
R612.2 - 612.4 NCRBC (FPR)

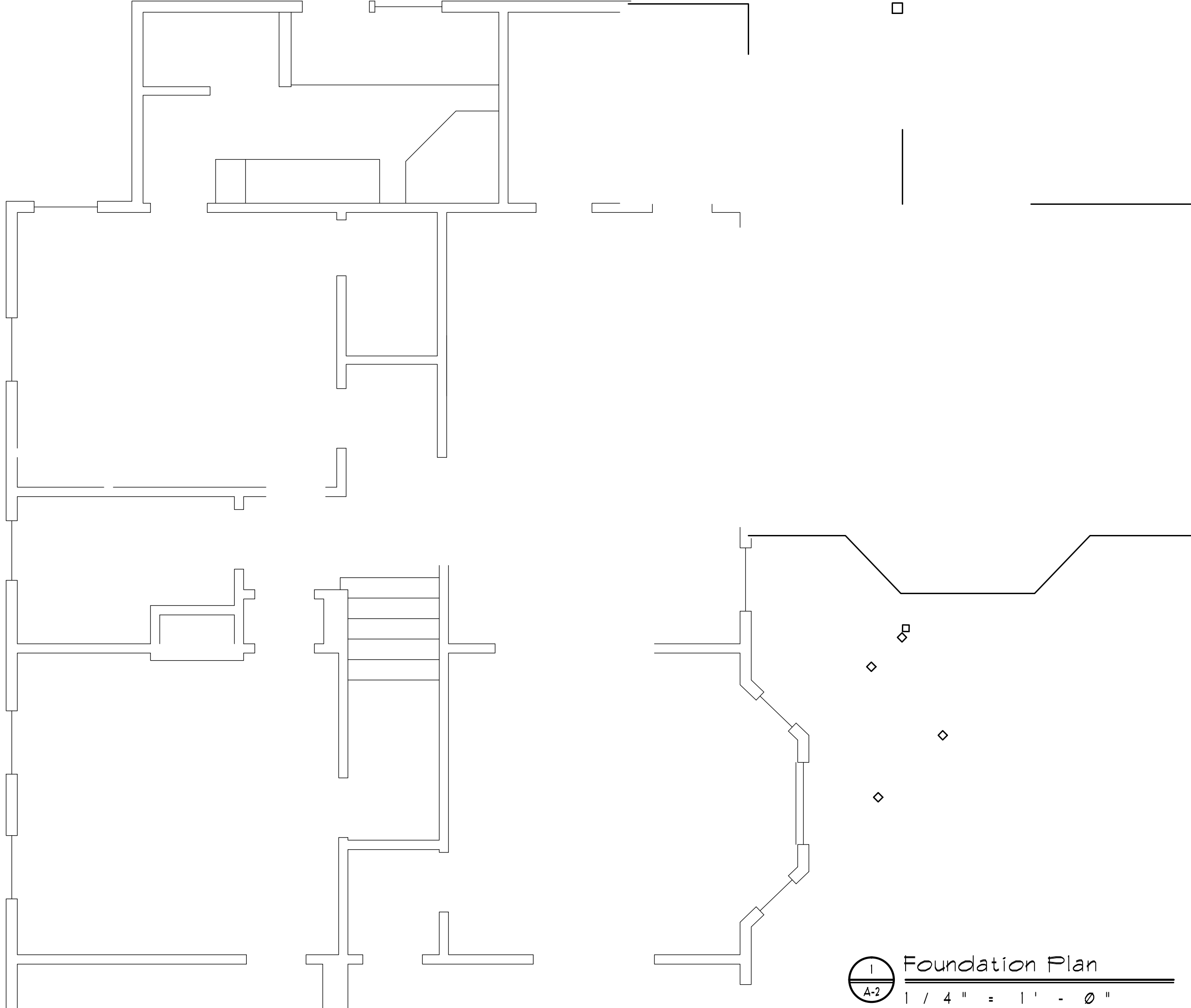

 Ren 1st Floor Plan  
 1 / 4" = 1' - 0"



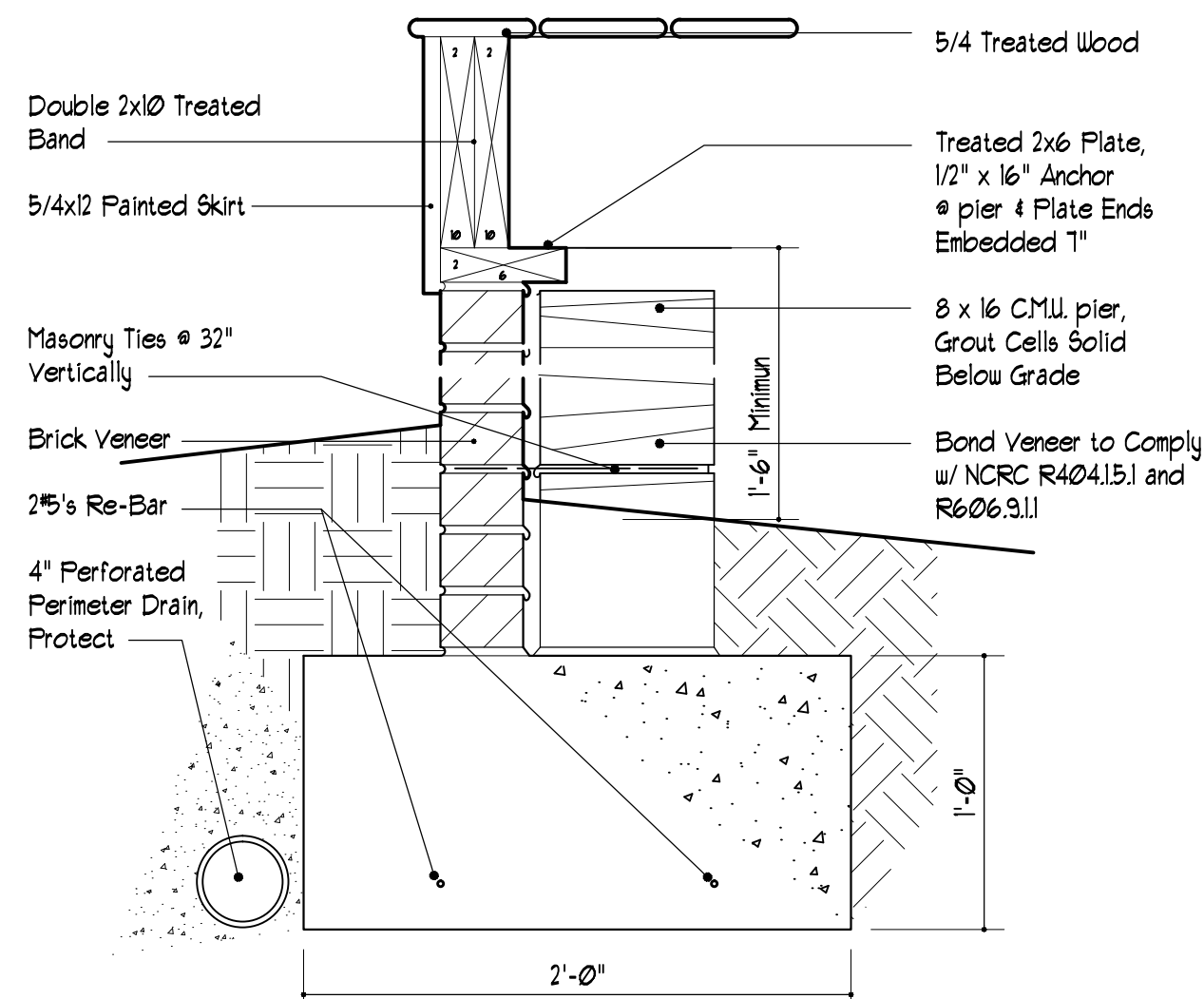
4  
A-2

Typical Detail

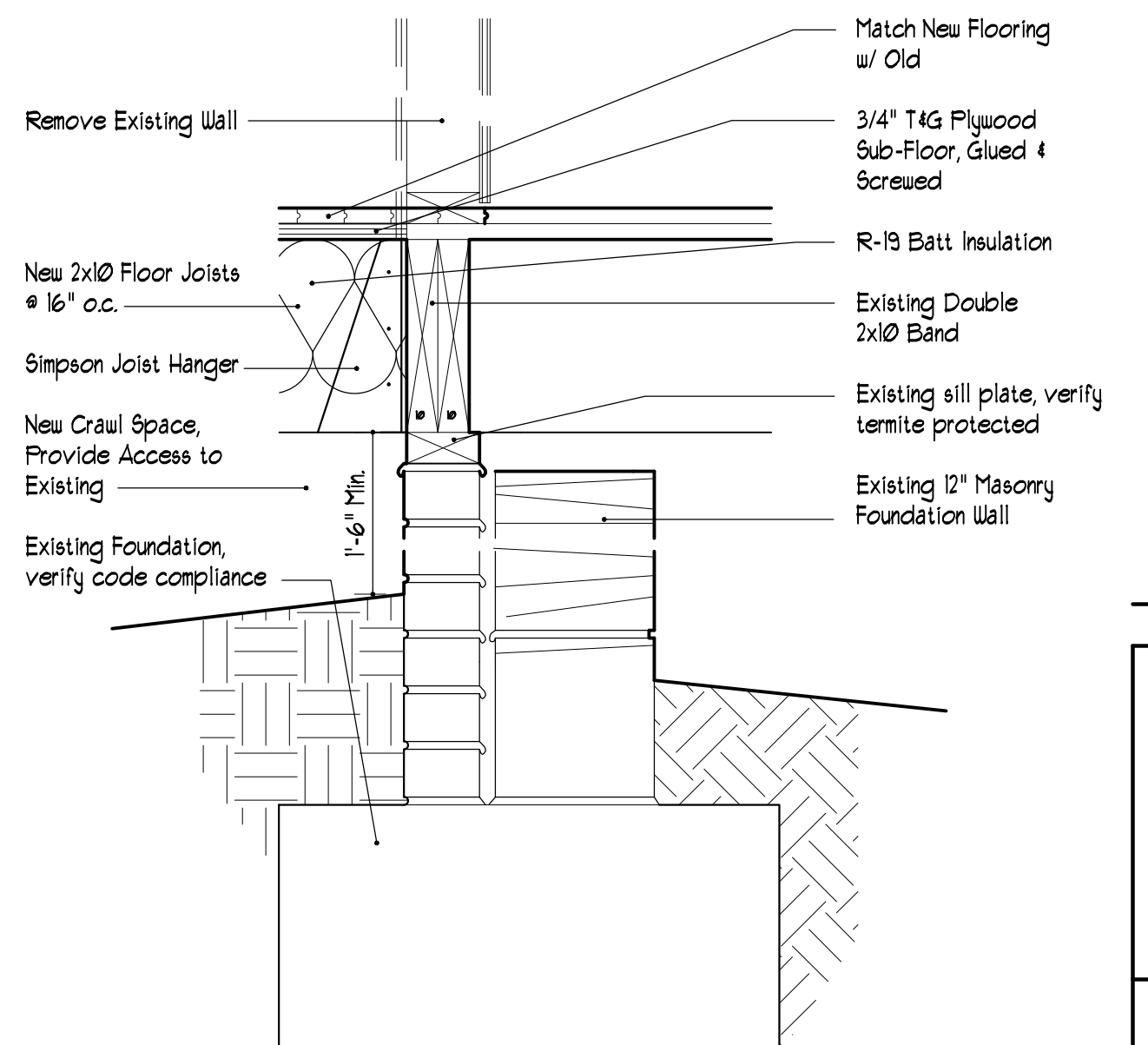
1 1 / 2 " = 1 ' - 0 "



① Foundation Plan  
1 / 4" = 1' - 0"




 Porch Detail  
 $1 \text{ } 1 / 2" = 1' - 0"$



2 Addition Detail  
 $1 \frac{1}{2}'' = 1' - 0''$

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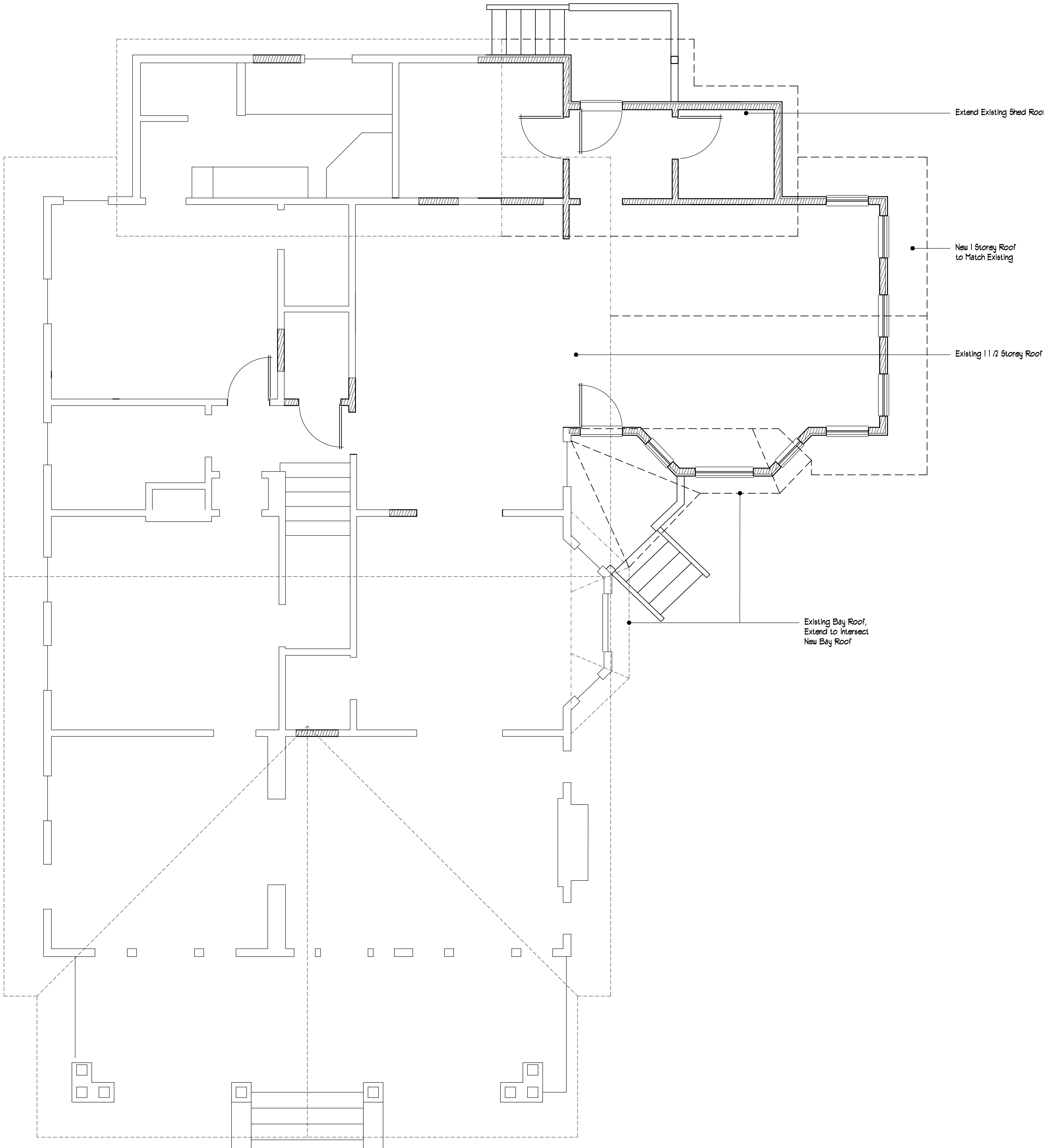
A-2

Roof Notes

Rafters Shall be 2x6 @ 16" o.c., SFF #2 Except as Noted  
Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges  
Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter  
All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted  
All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans  
The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.  
To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted  
BB = Beam Below  
All Braces are (2) 2x4 Stud "T's" up to 10'  
Braces over 10' are (2) 2x6 Stud "T's" up to 10' Except as Noted  
Roof Designed For Asphalt Shingles

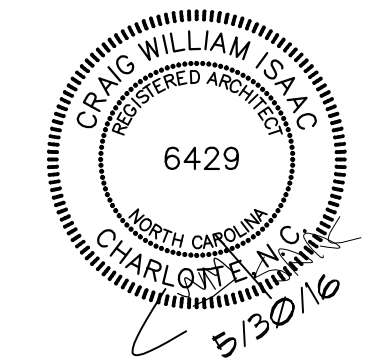
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns Are Required if Sheathed as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.

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1 Roof Plan  
A-3 1 / 4 " = 1 ' - 0 "

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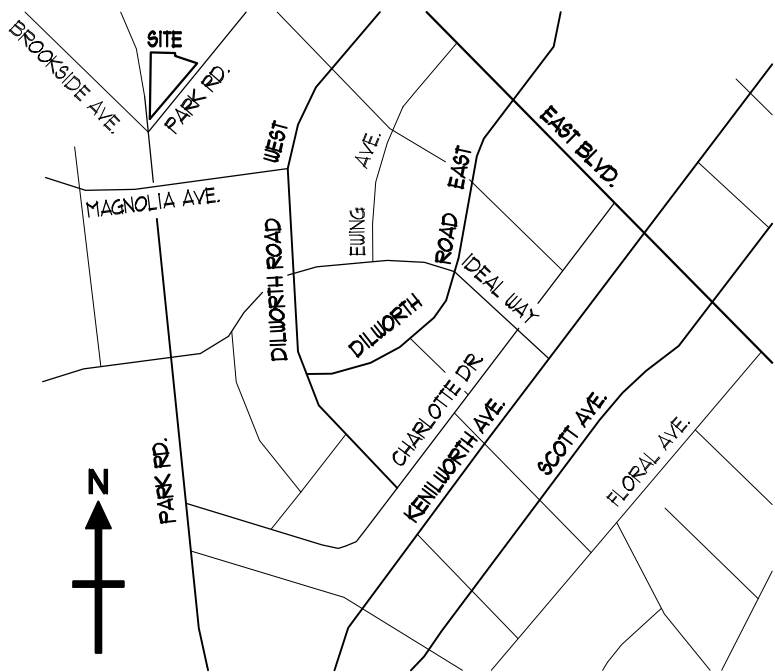
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## REVISED PLANS

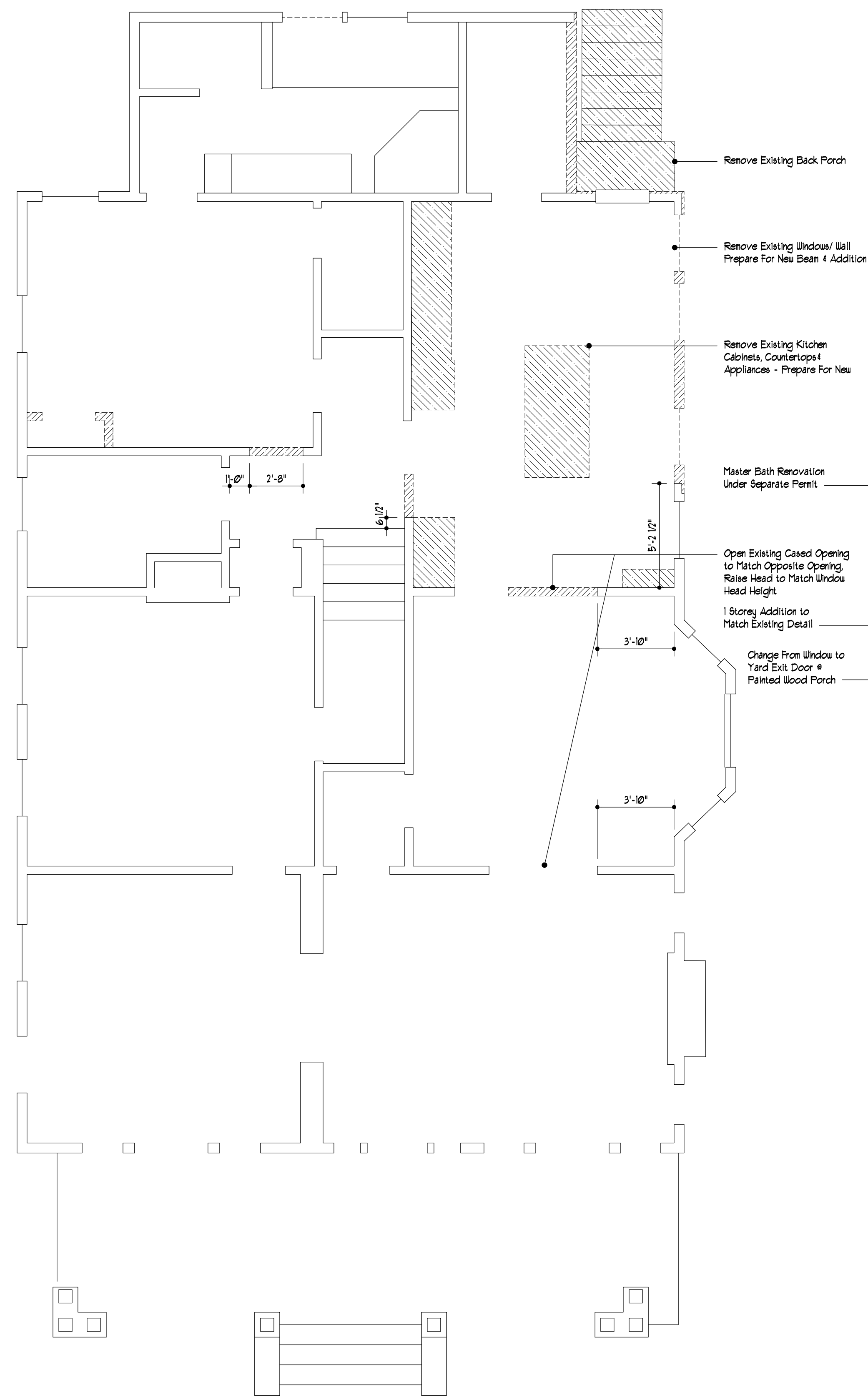
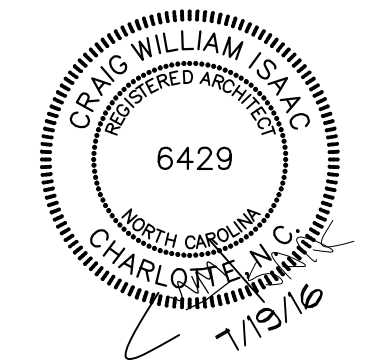
REVISED PLANS

1948 Park Road  
Square Footage Summary

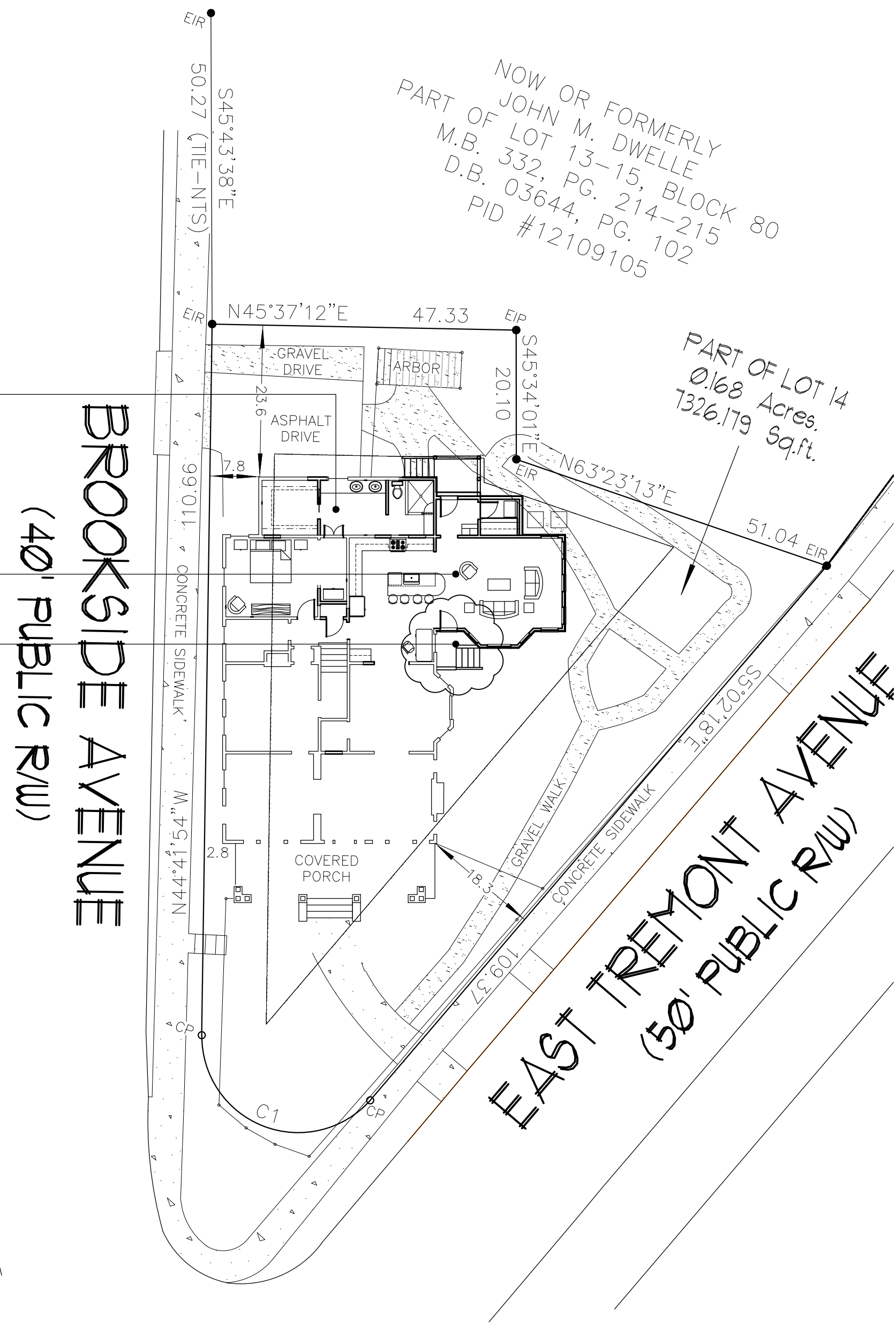
1st Floor = 1821 Sq Ft  
Front Porch = 210 Sq Ft  
1st Floor Addition = 449 Sq Ft  
Side Porch = 23 Sq Ft  
Rear Porch = 43 Sq Ft



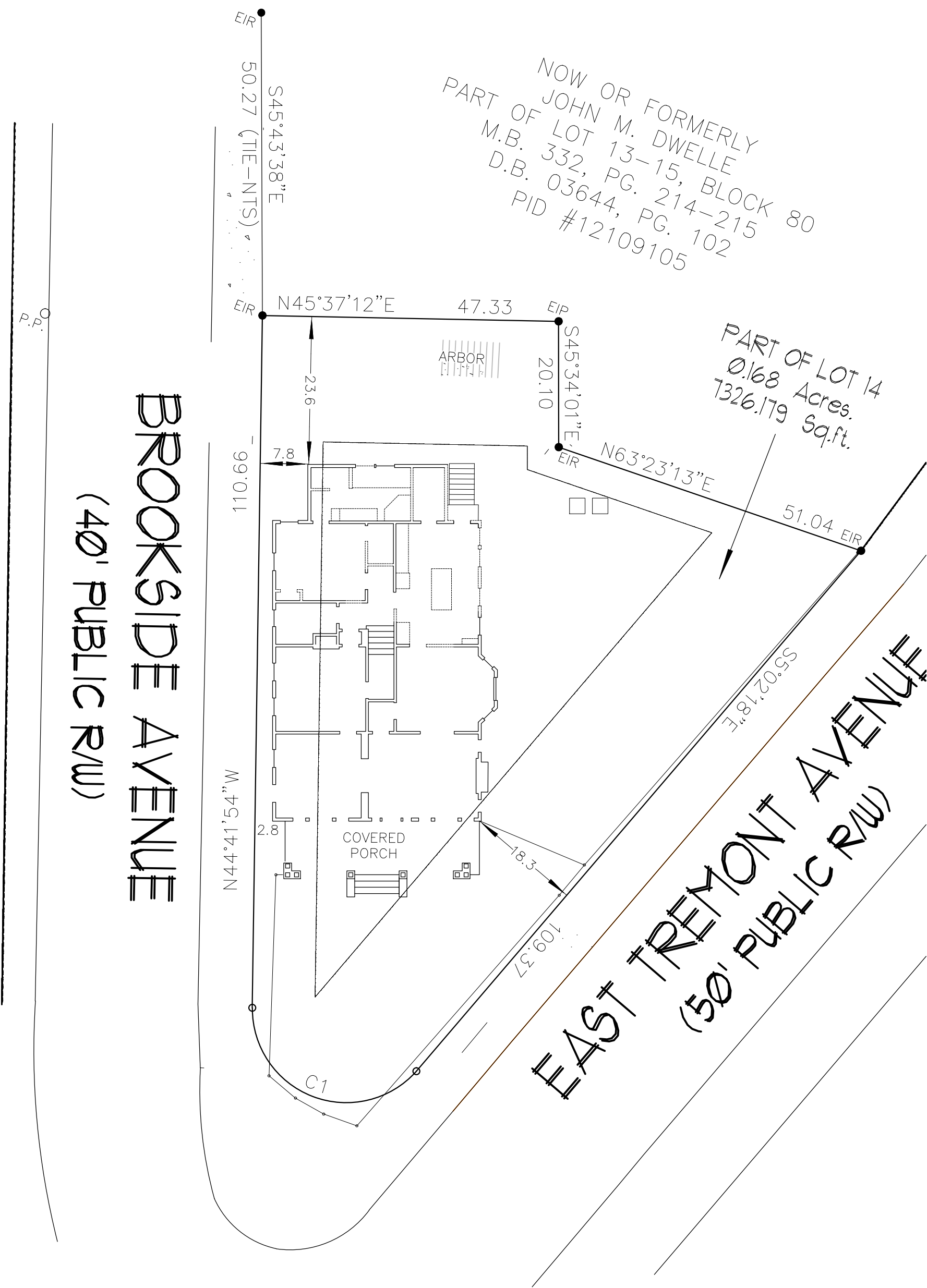
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3 1st Floor Demolition  
1/4" = 1'-0"



2 Ren Site Plan  
1/6" = 1'-0"



1 Existing Site Plan  
1/6" = 1'-0"

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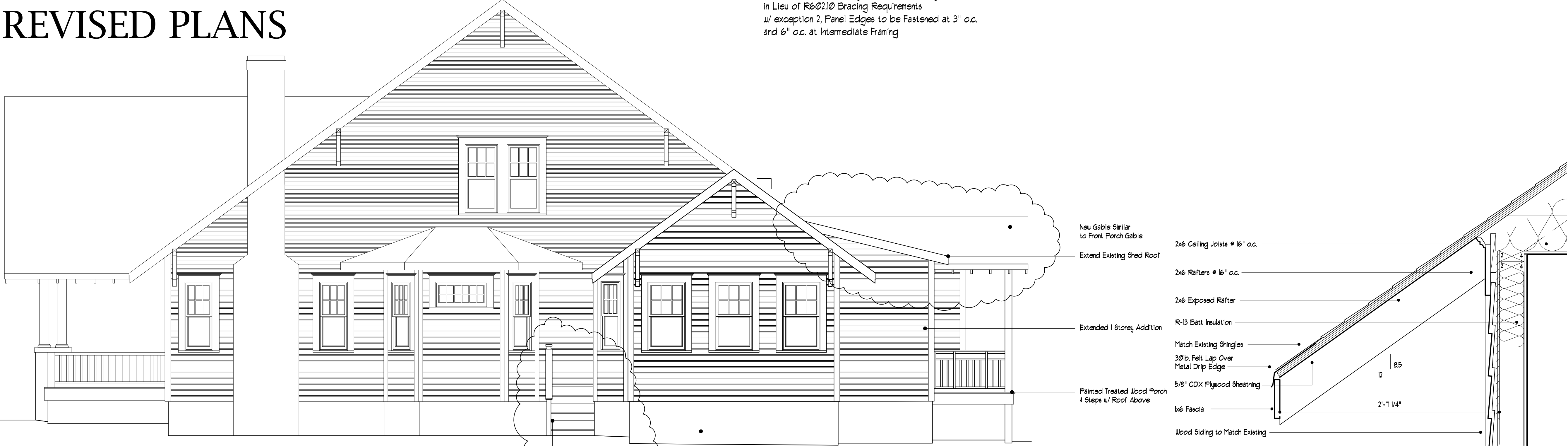
May 18, 2016  
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July 19, 2016

A-1

REVISED PLANS

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w/ exception 2, Panel Edges to be Fastened at 3" o.c.  
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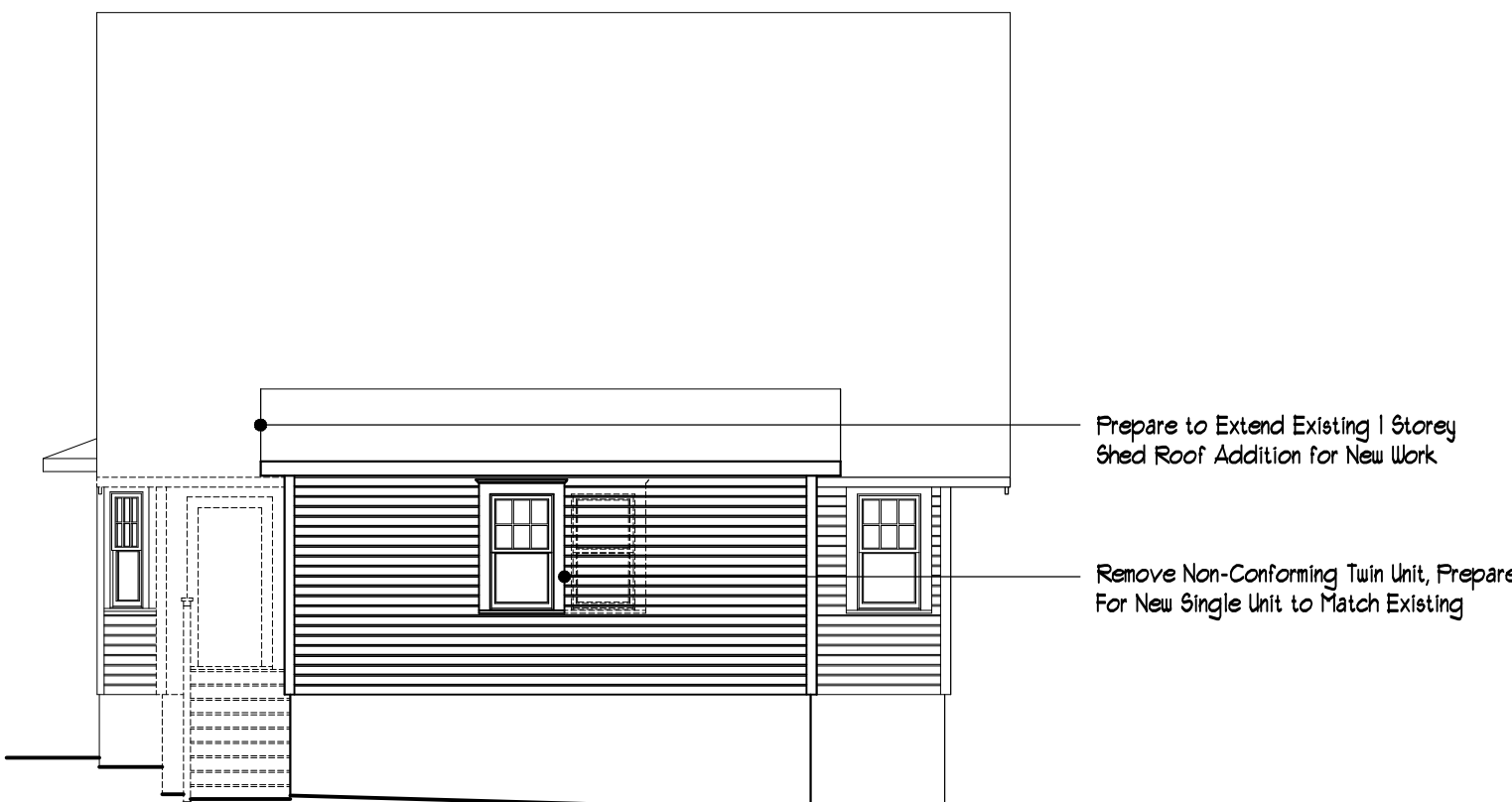


3 Ren Right Elevation  
1 / 4 " = 1' - 0 "

4 Roof/ Soffit Detail  
1 / 2 " = 1' - 0 "



1 Existing Right Elev  
1 / 8 " = 1' - 0 "

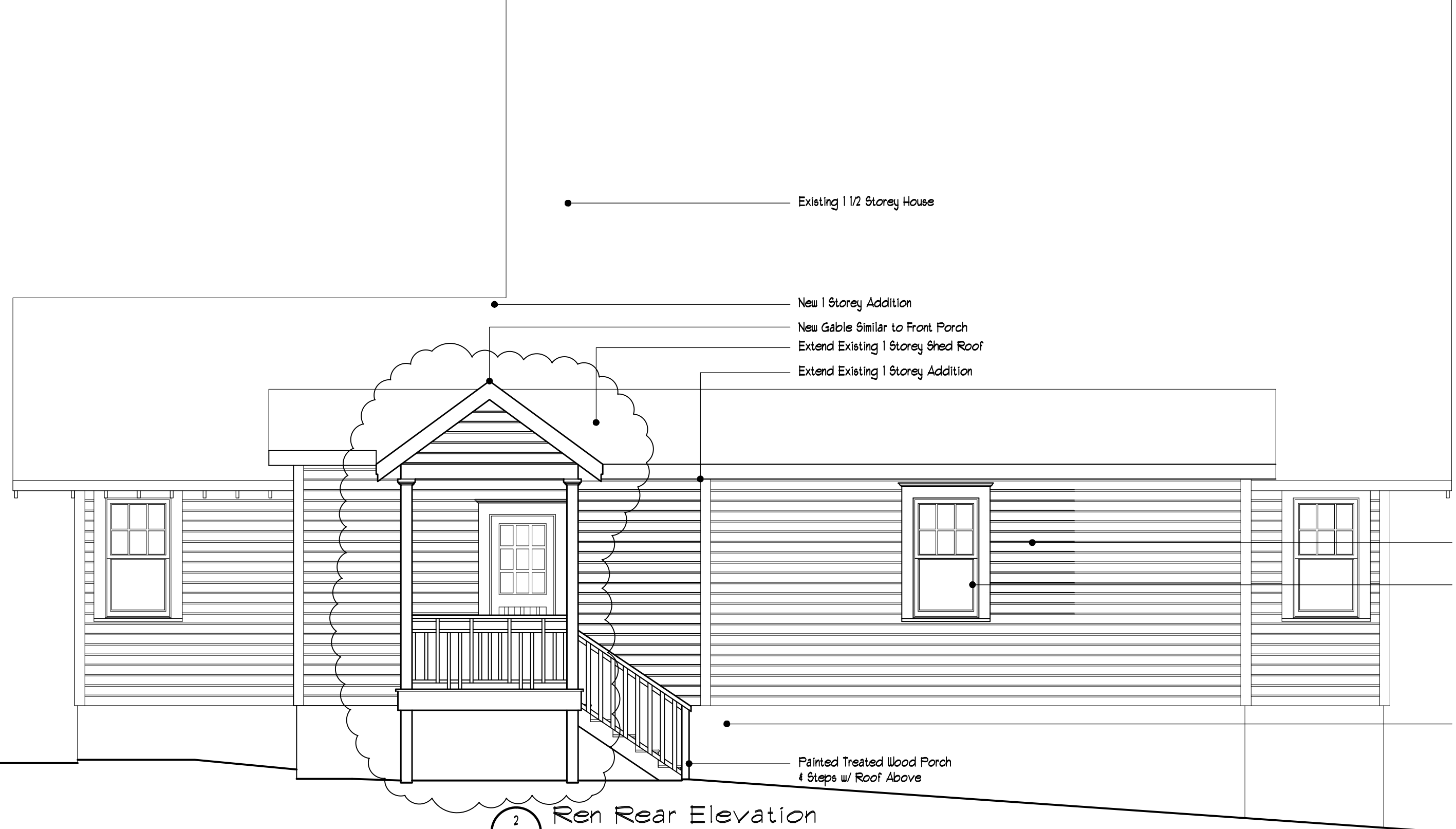


6 Existing Rear Elev  
1 / 8 " = 1' - 0 "

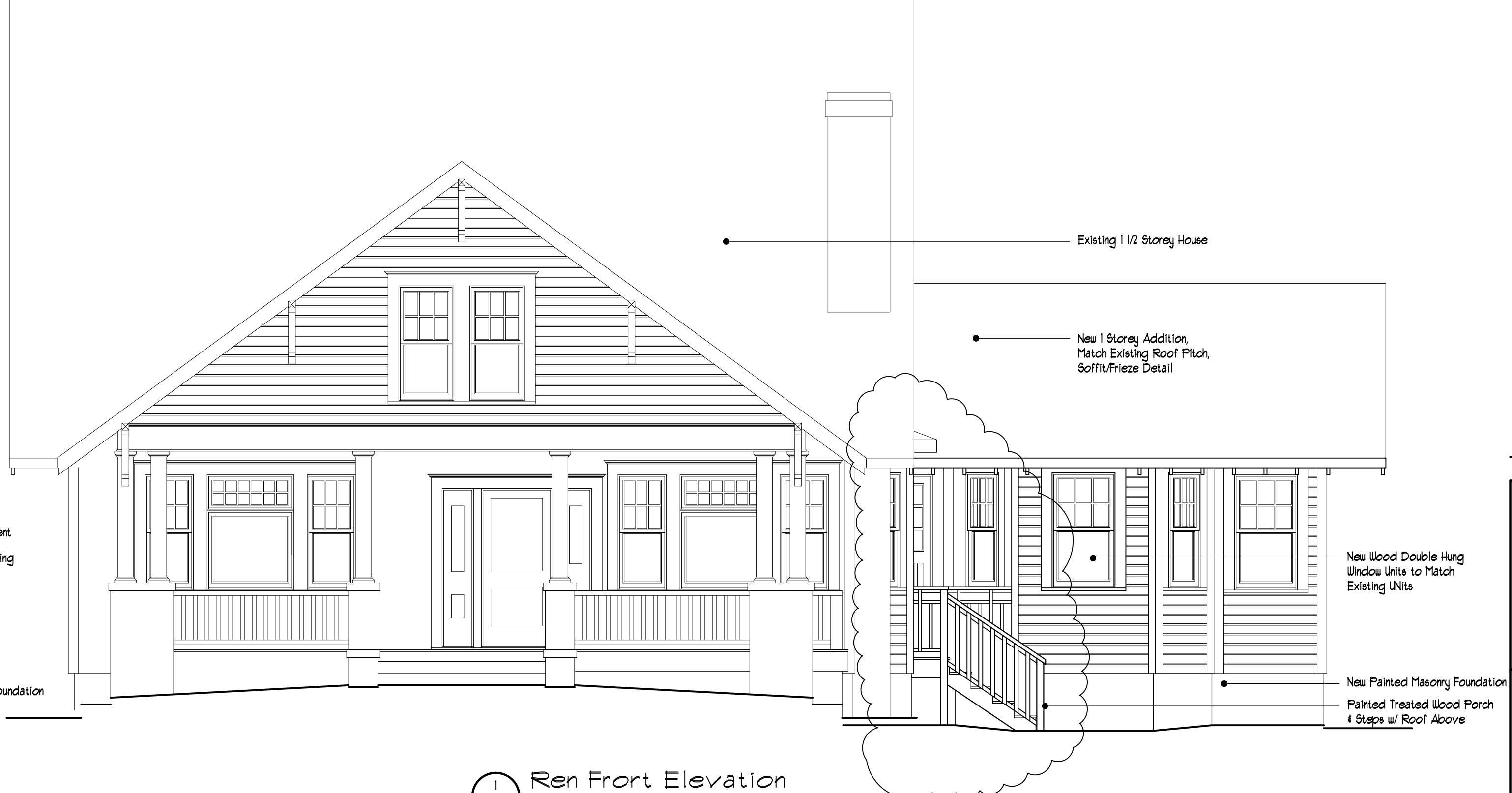


5 Existing Front Elev  
1 / 8 " = 1' - 0 "

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Material as possible or  
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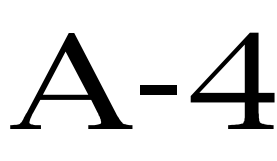


2 Ren Rear Elevation  
1 / 4 " = 1' - 0 "



1 Ren Front Elevation  
1 / 4 " = 1' - 0 "

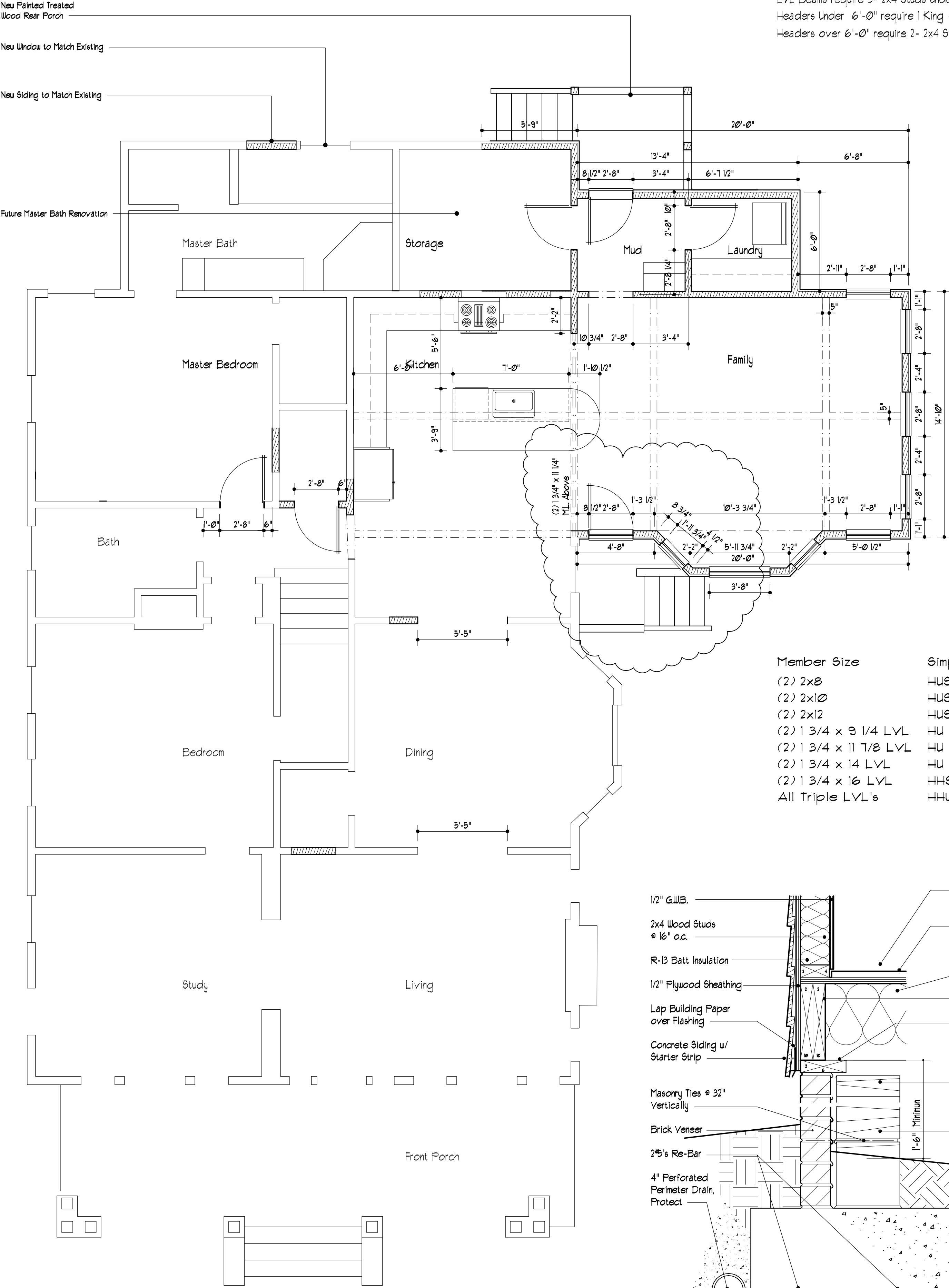
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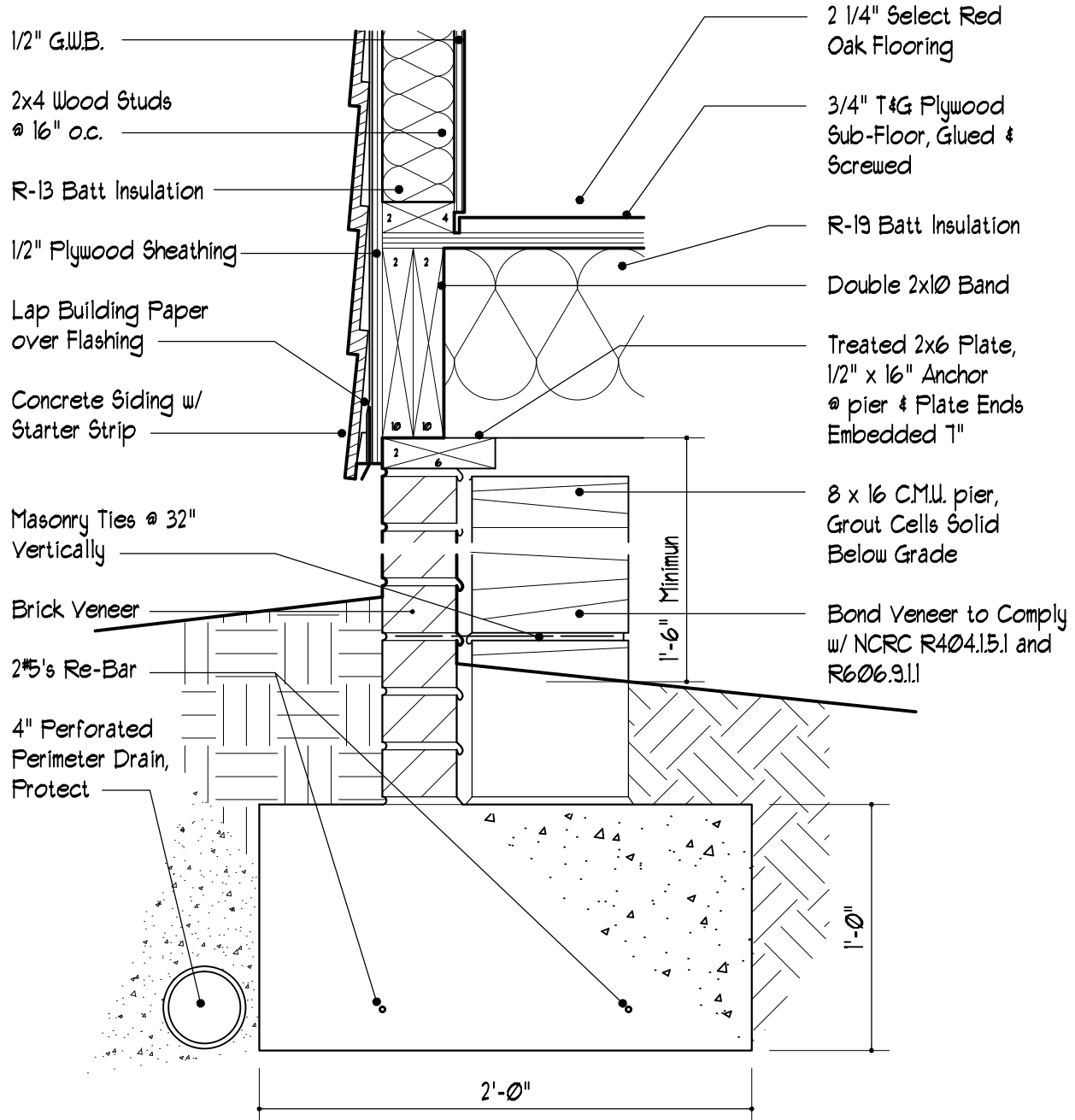
REVISED PLANS

- L 3 1/2" x 3 1/2" x 1/4"      Not More Than 3'-6"      4" Bearing  
L 5" x 3 1/2" x 5/16" LLV      3'-7" to 8'-0"      6" Bearing  
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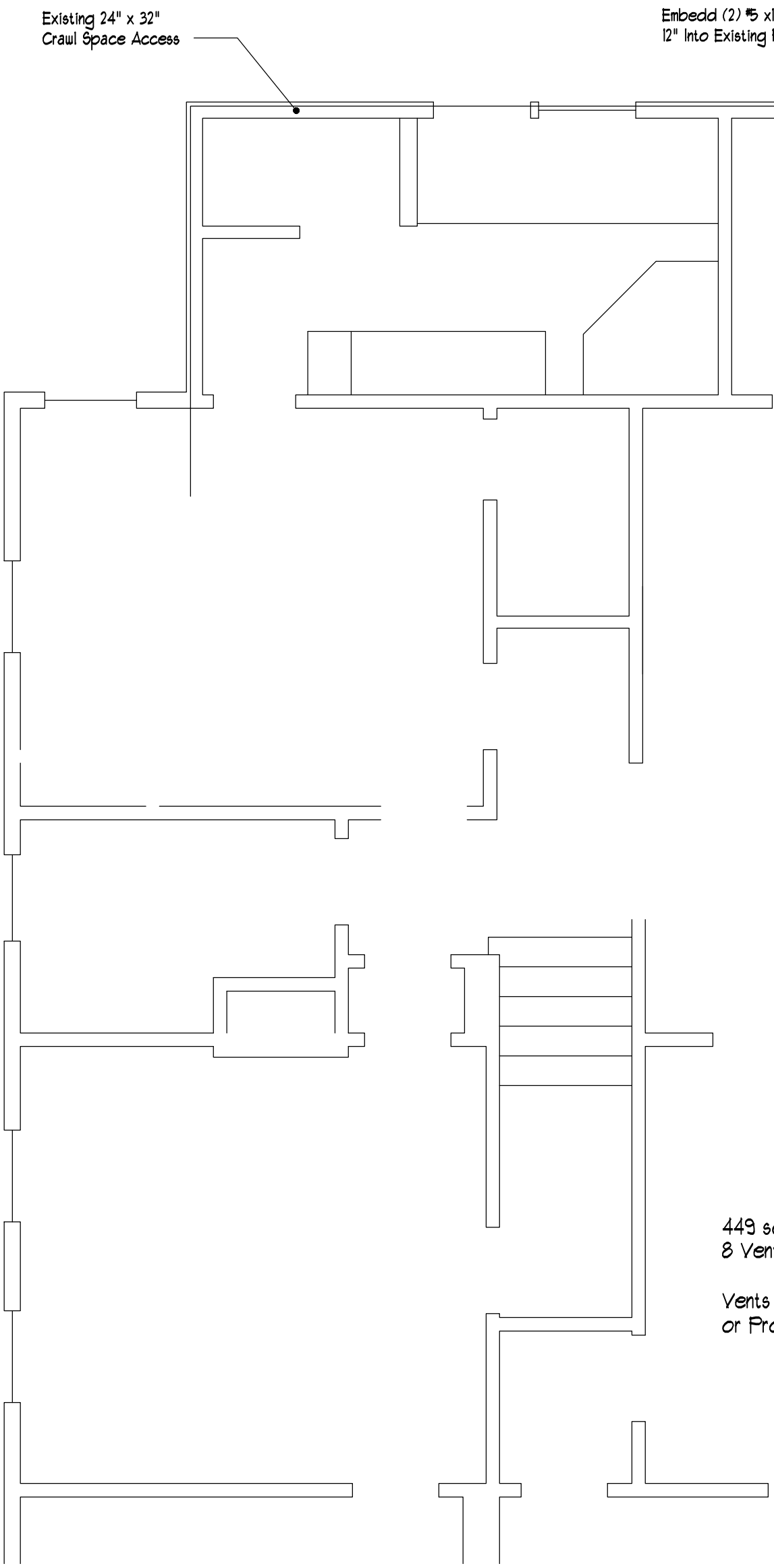
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(2) 1 3/4 x 16 LVL	HH8U 410
All Triple LVL's	HHUS 550/10



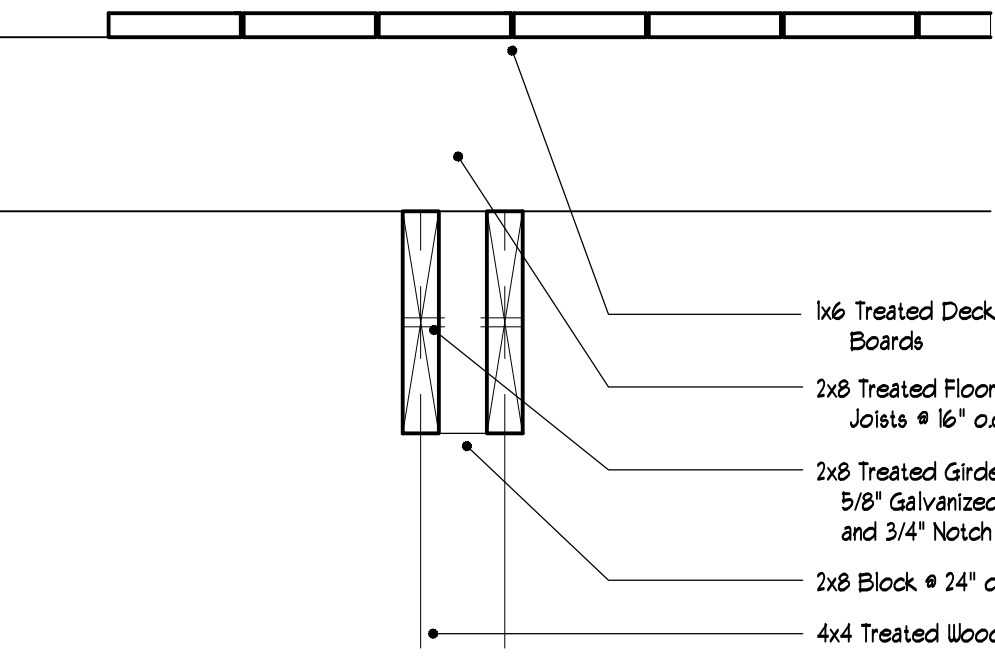
Fall Protection Required as Per R612.2 - 612.4 NCRBC (FFR)

5 Ren 1st Floor Plan  
A-2 1 / 4 " = 1 ' - 0 "

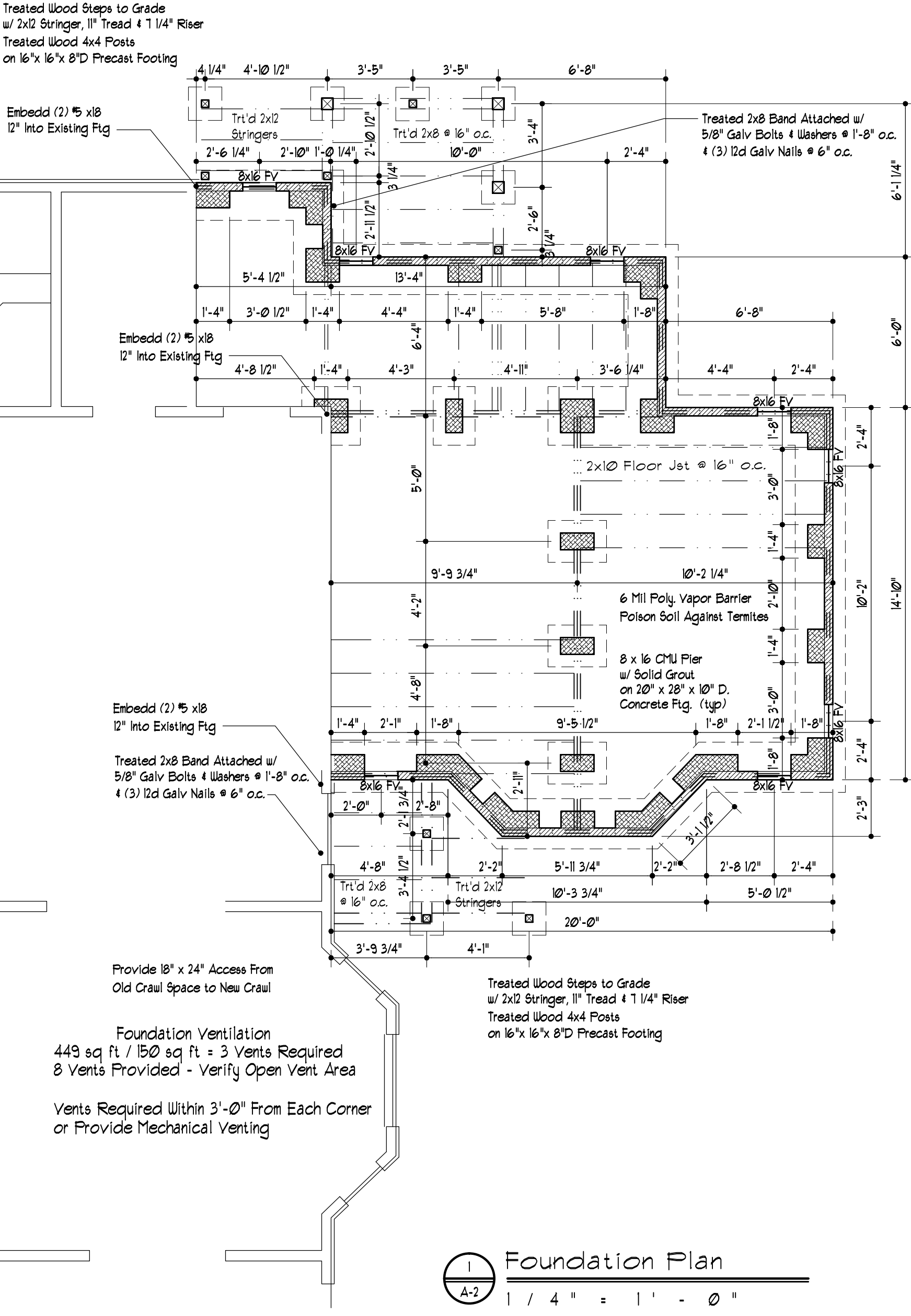
4 Typical Detail  
A-2 1 / 2 " = 1 ' - 0 "



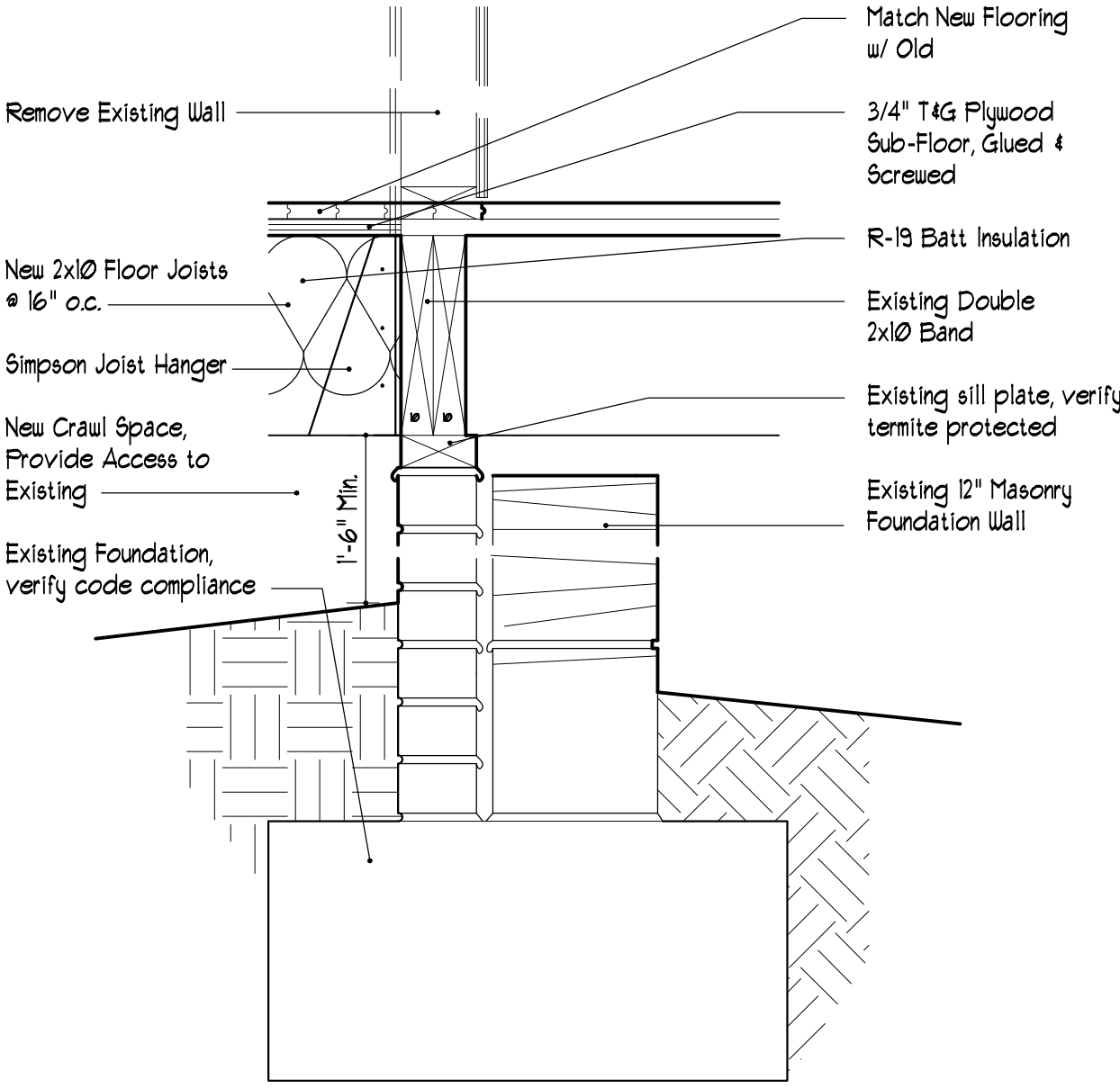
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3 Porch Detail  
A-2 1 / 2 " = 1 ' - 0 "

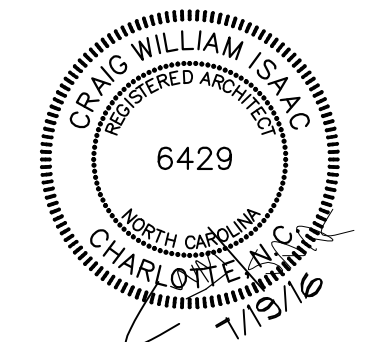


1 Foundation Plan  
A-2 1 / 4 " = 1 ' - 0 "



2 Addition Detail  
A-2 1 / 2 " = 1 ' - 0 "

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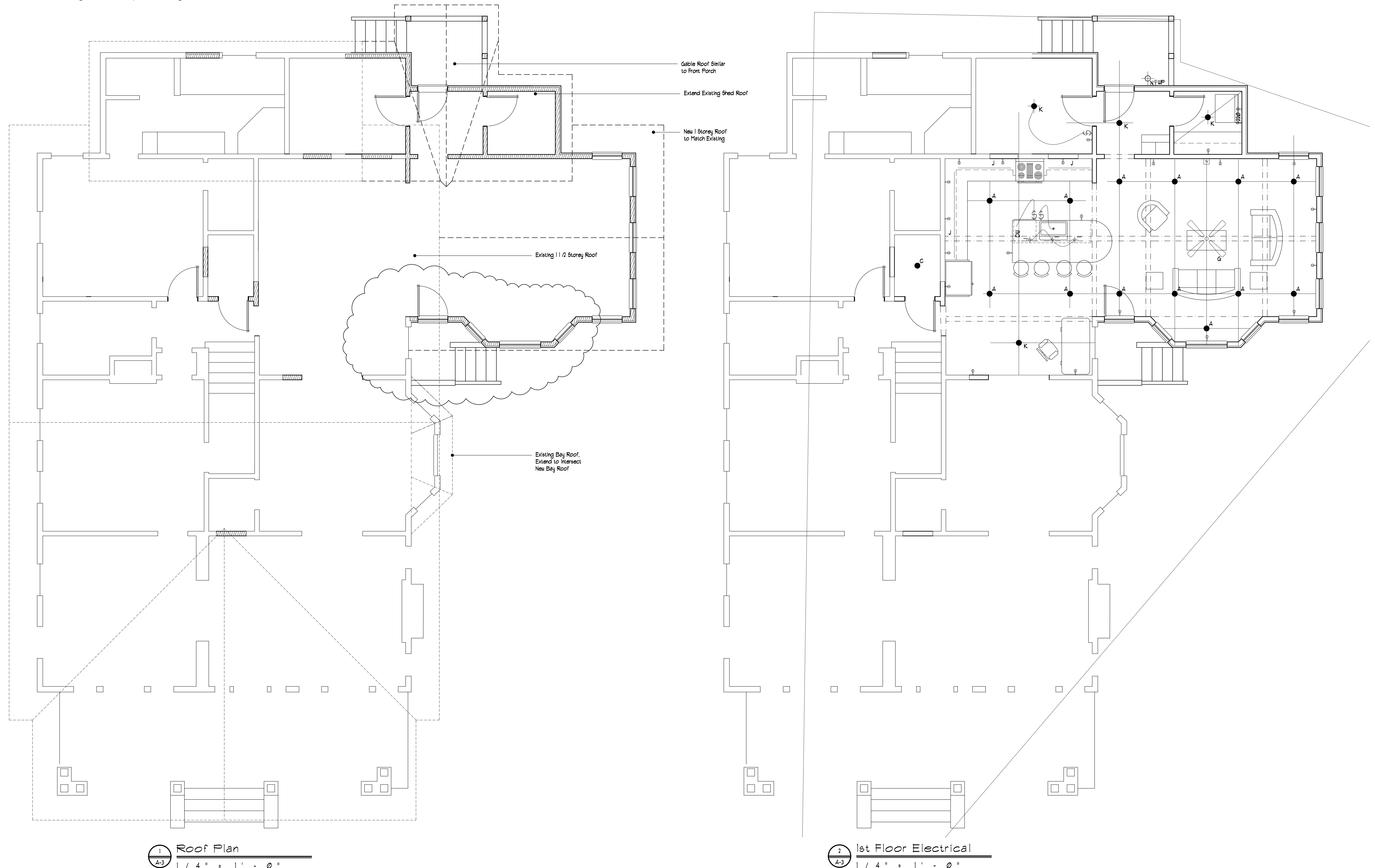
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A-3