

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1609 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant

Details of Proposed Request

Existing Conditions

The house is a brick, one story cottage style design constructed in 1947. Site features include a mature canopy tree in the rear left side.

Proposal

The project is the addition of a shed dormer on the front right side and an addition to the left side and rear. The dormer materials and trim will match existing. The left side addition includes a brick exterior, new stairs and secondary door facing the front. Other details include a new porch column and handrail, windows and rear deck.

Policy & Design Guidelines – 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.

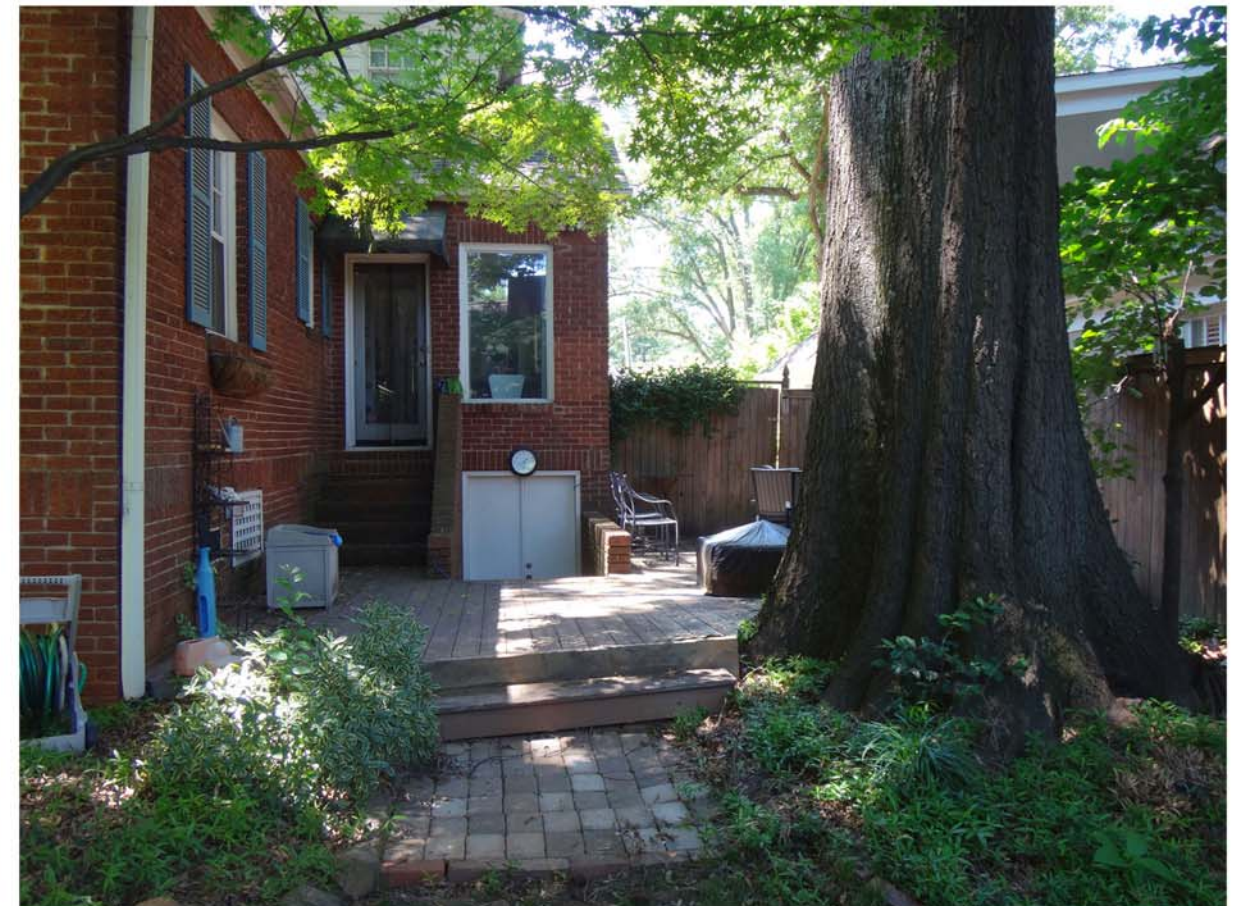
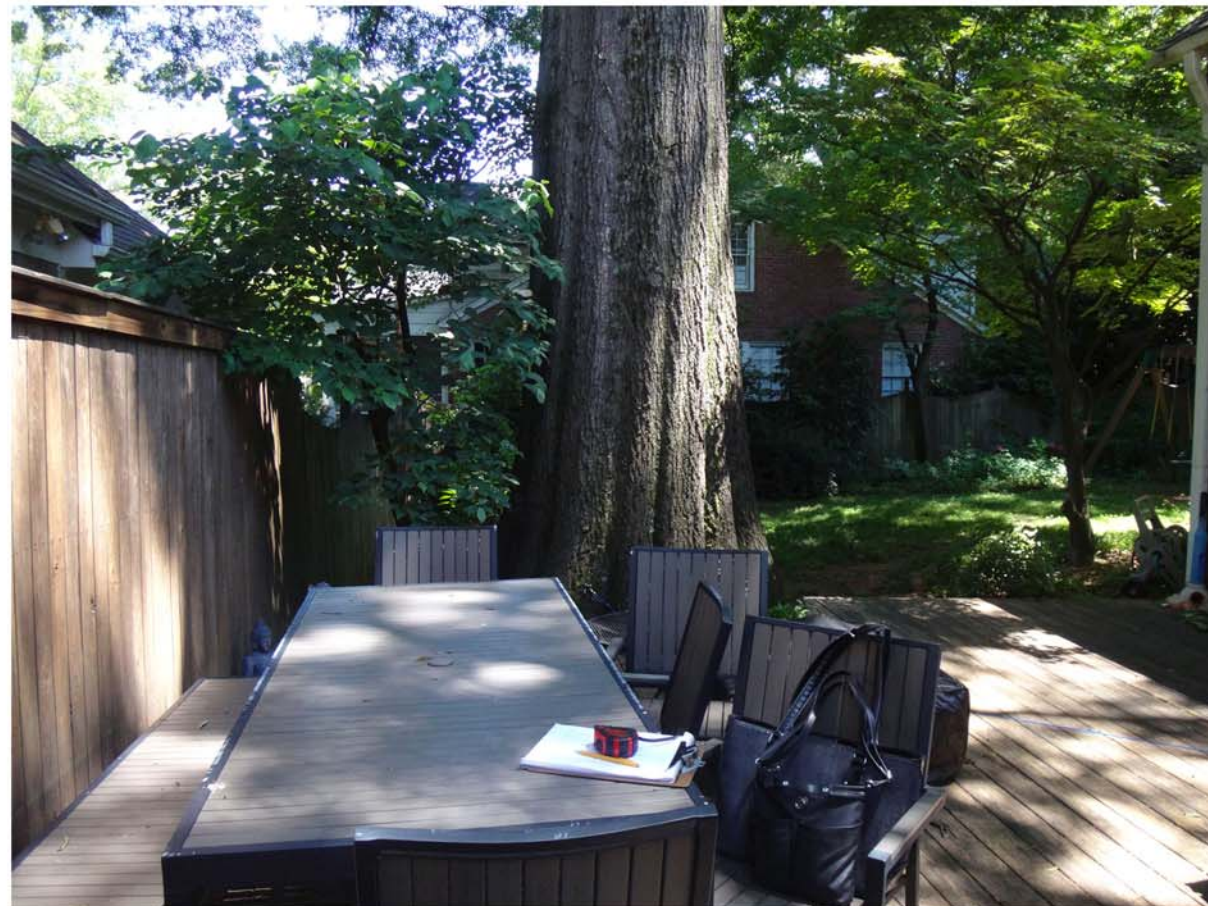
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2016-217
HISTORIC DISTRICT: DILWORTH





LUND ADDITION / RENOVATION

1609 Park Road
Charlotte, NC
28203

DATES:

Existing
19 May 2016

Schematics
30 June 2016

Progress Drawings
4 August 2016
11 August 2016

HDC Application
17 August 2016

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EXISTING
PHOTOS

A5.0



1618 Park Road



1614 Park Road



1610 Park Road



830 East Park Avenue
(side elevation)



condos at Park Road &
East Kingston Avenue



900 East Park Avenue
(side elevation)



1701 Park Road



1621 Park Road



1615 Park Road



1609 Park Road - subject property

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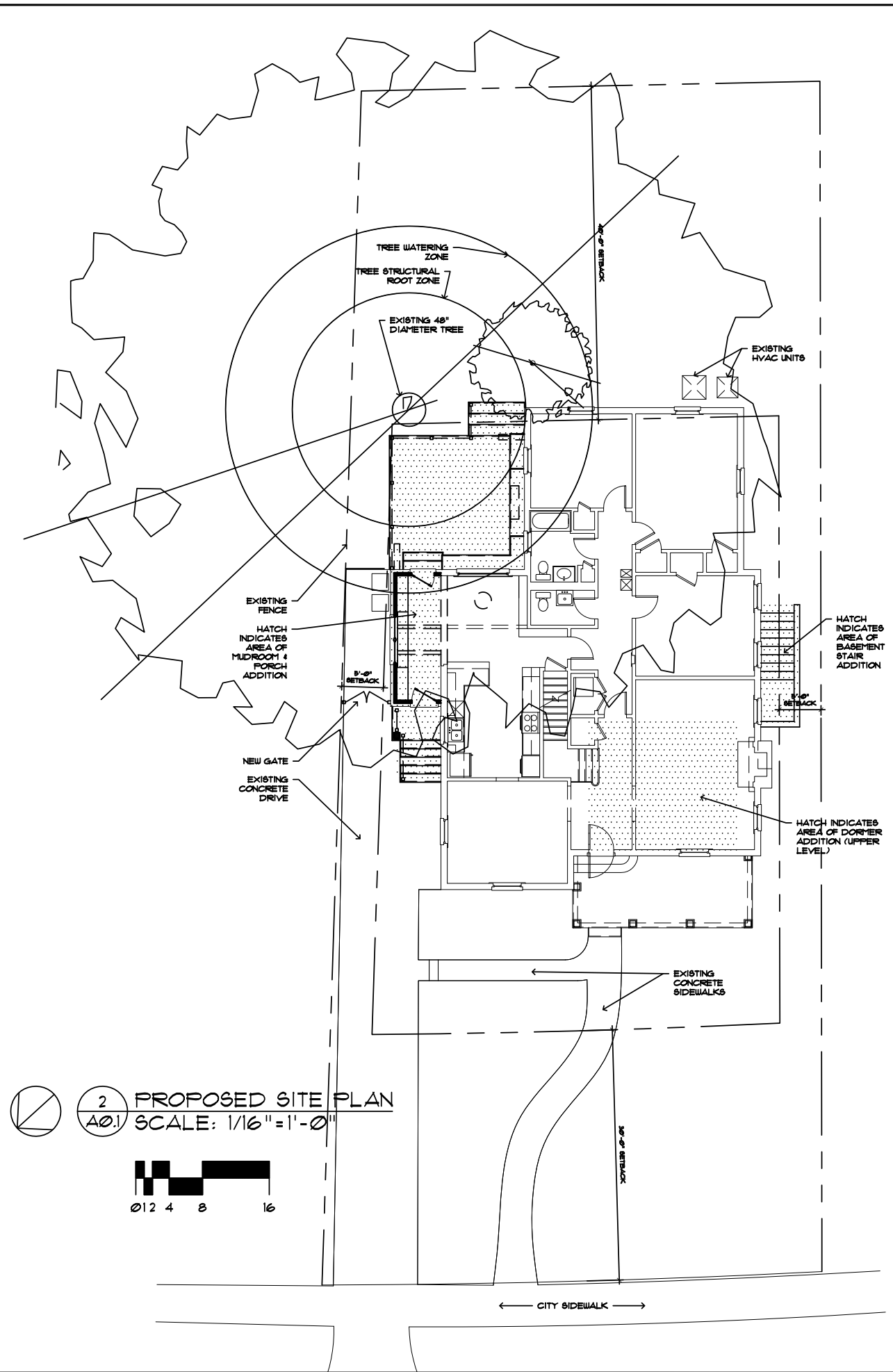
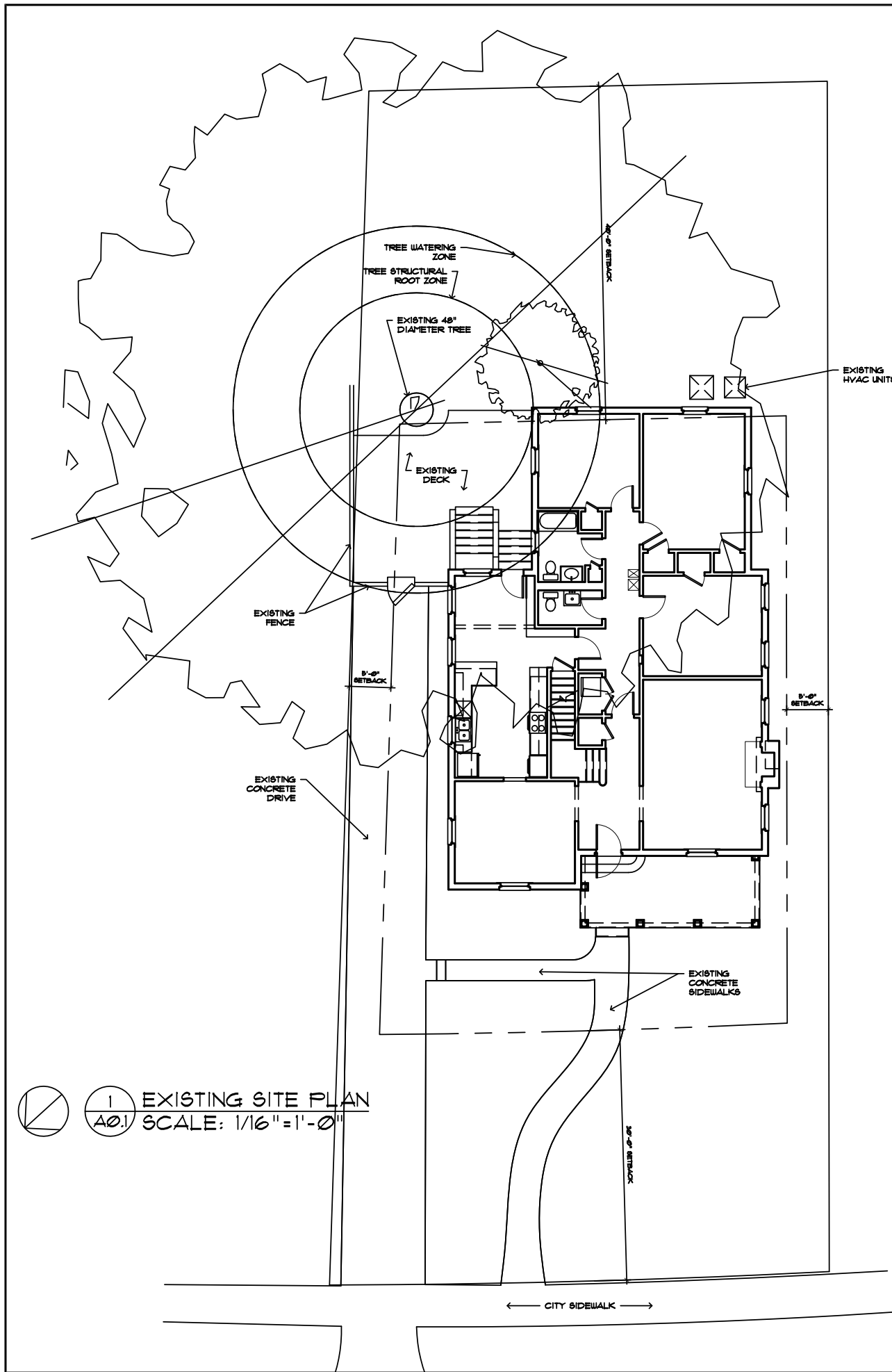
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CONTEXT -
ADJACENT
STRUCTURES

A5.1



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SITE PLANS

A0.1

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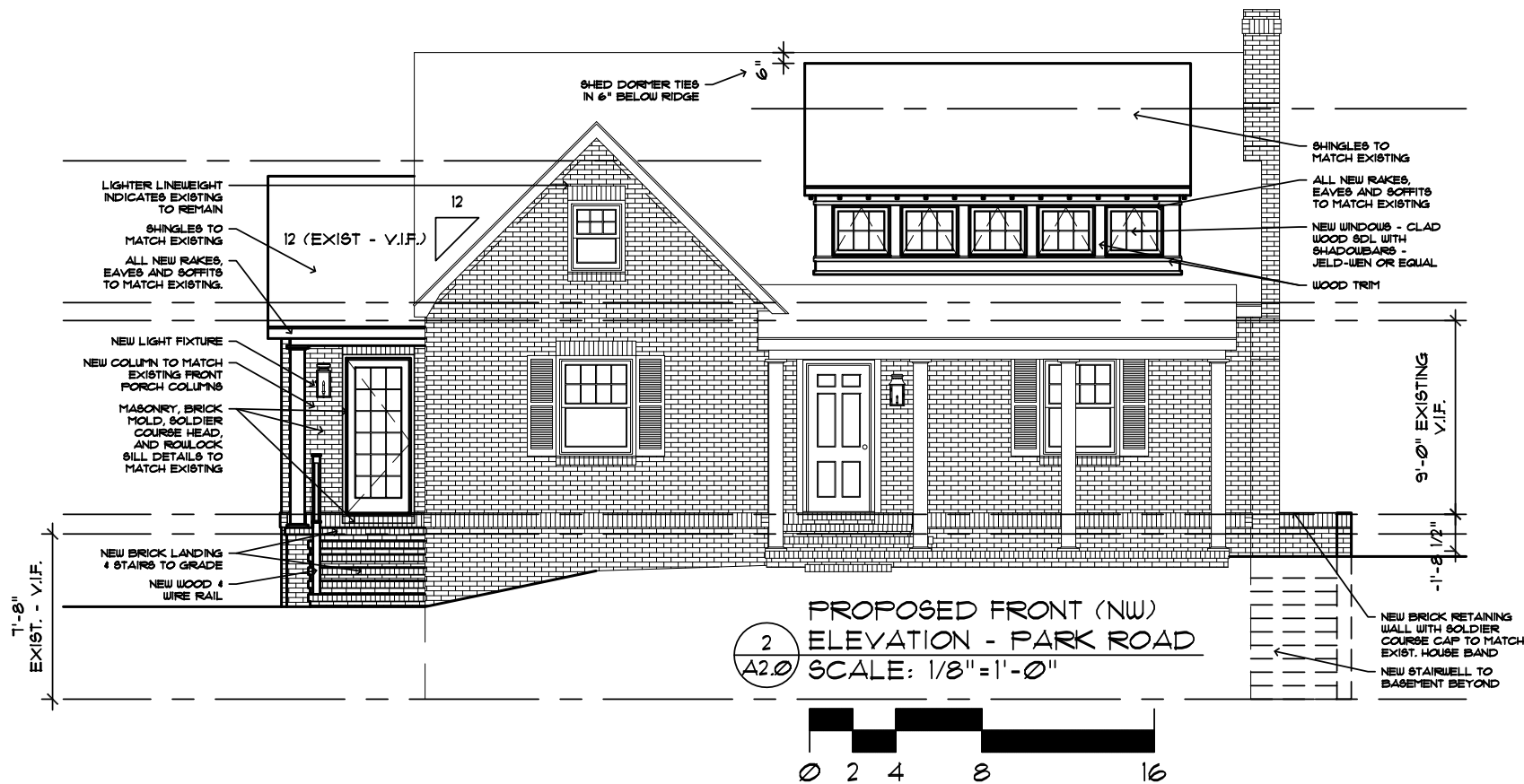
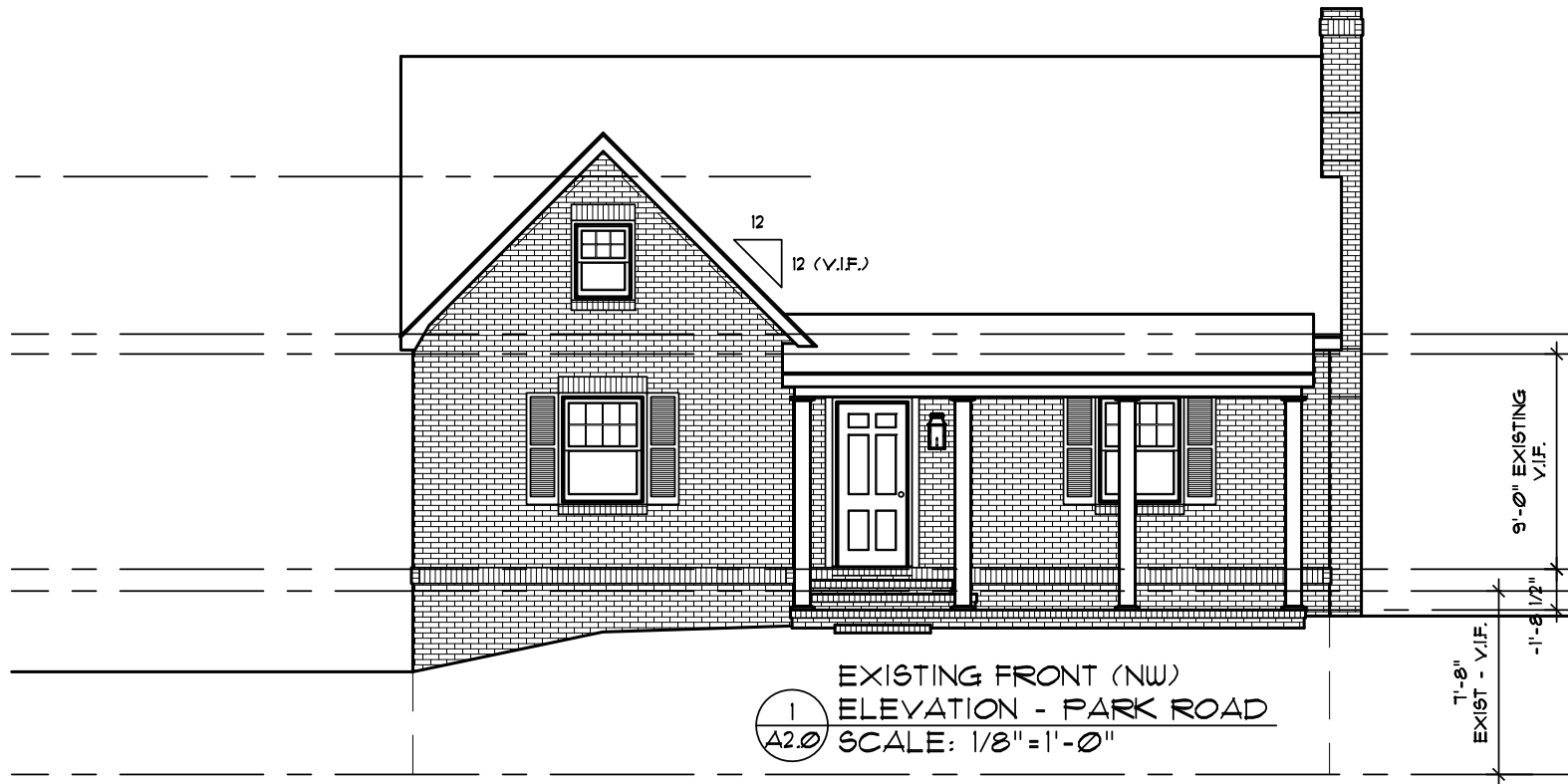
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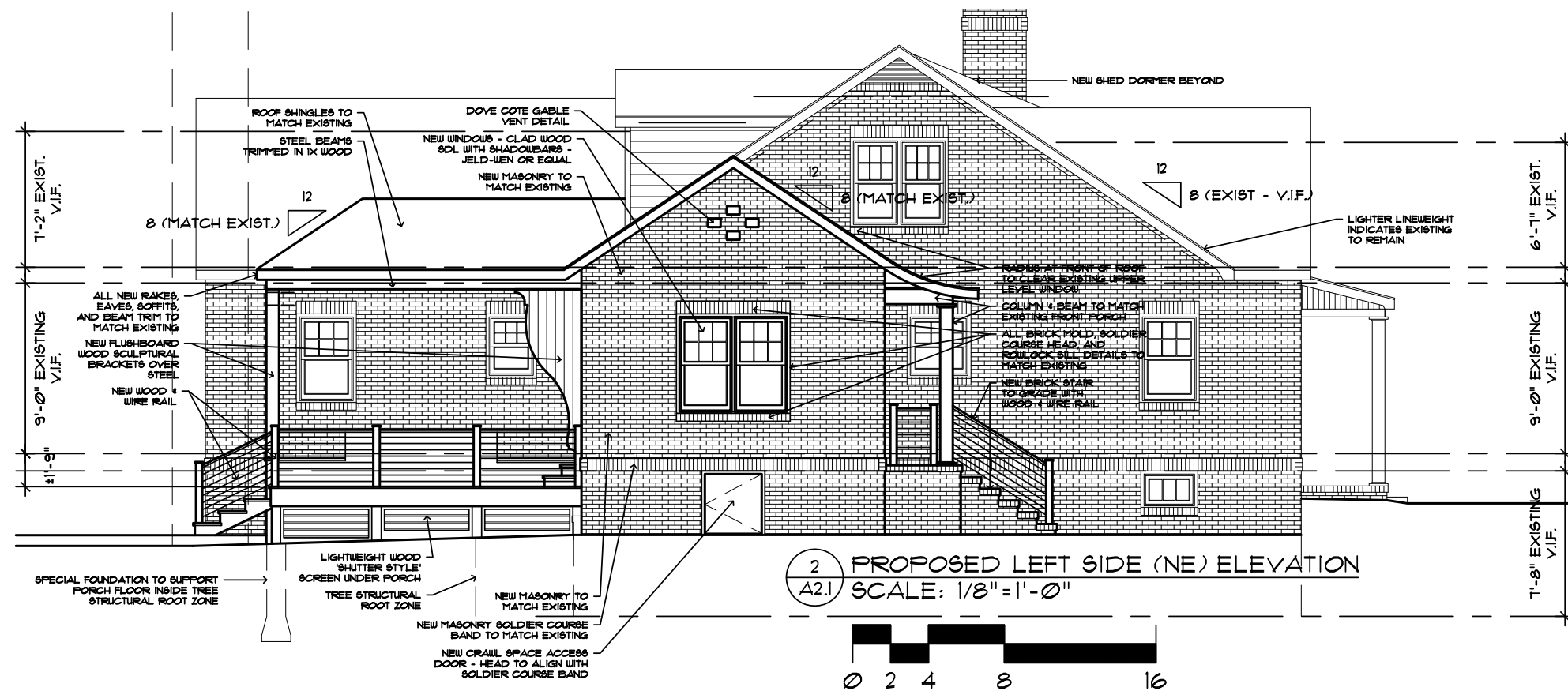
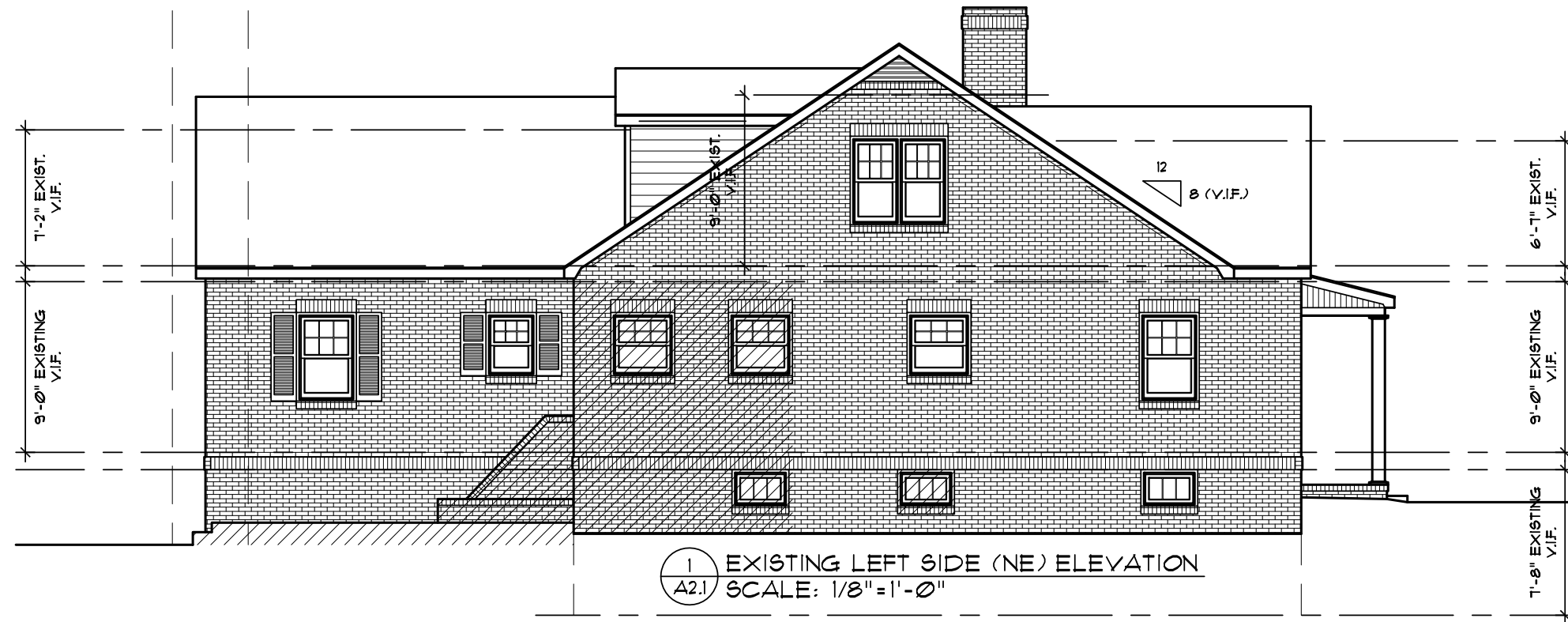
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FRONT
ELEVATIONS

A2.0





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LEFT SIDE
ELEVATIONS

A2.1

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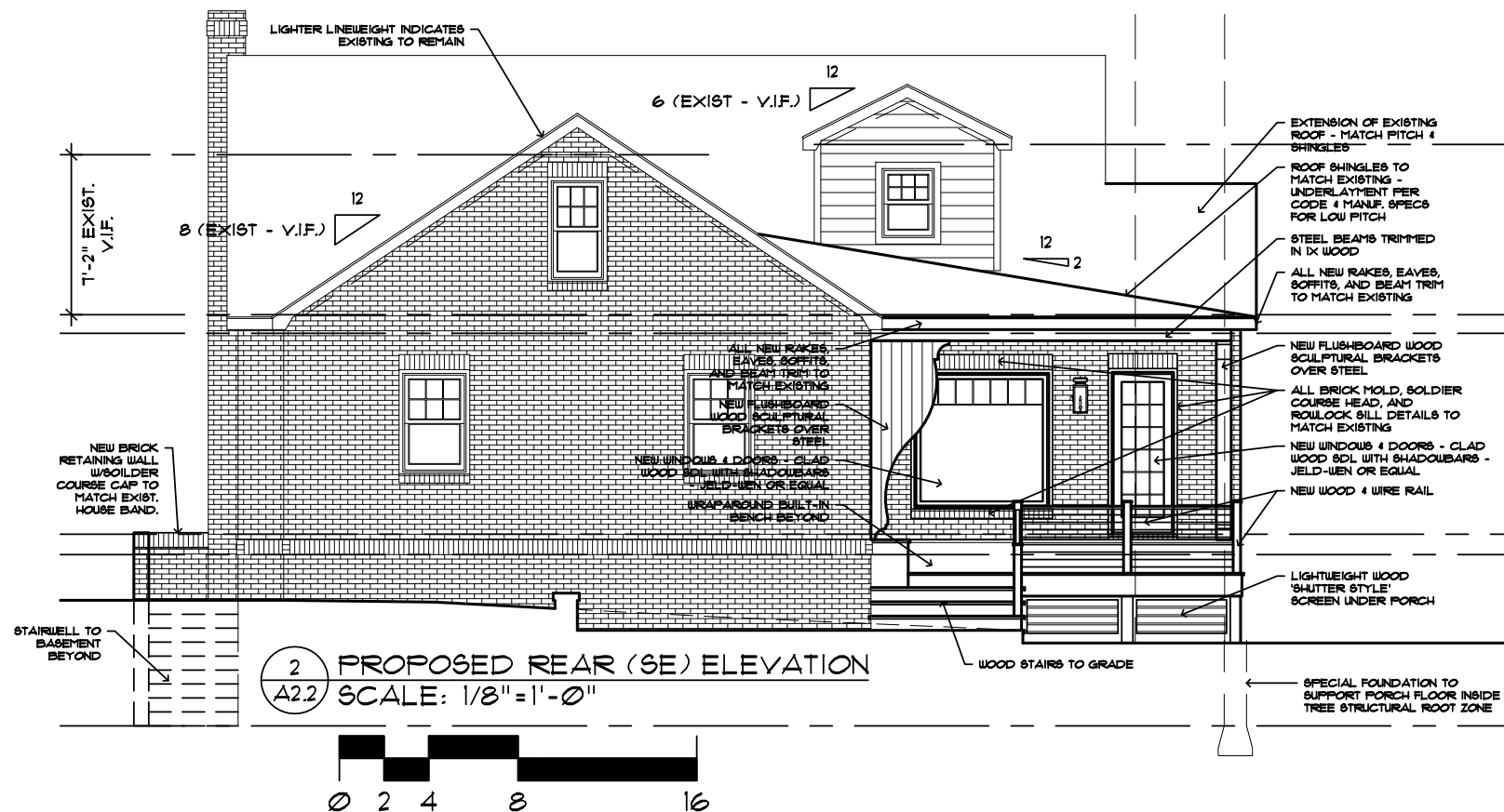
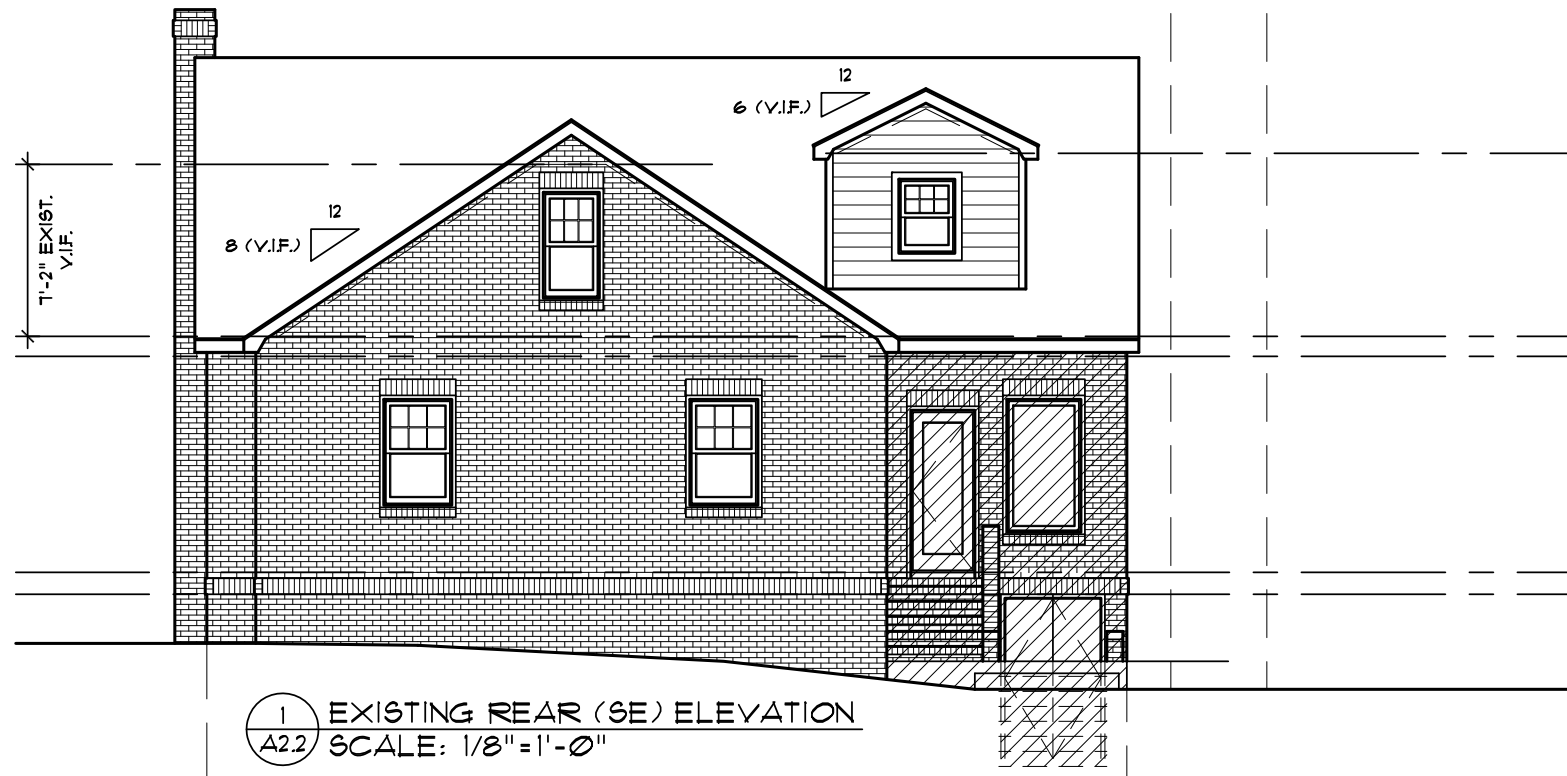
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REAR
ELEVATIONS

A2.2



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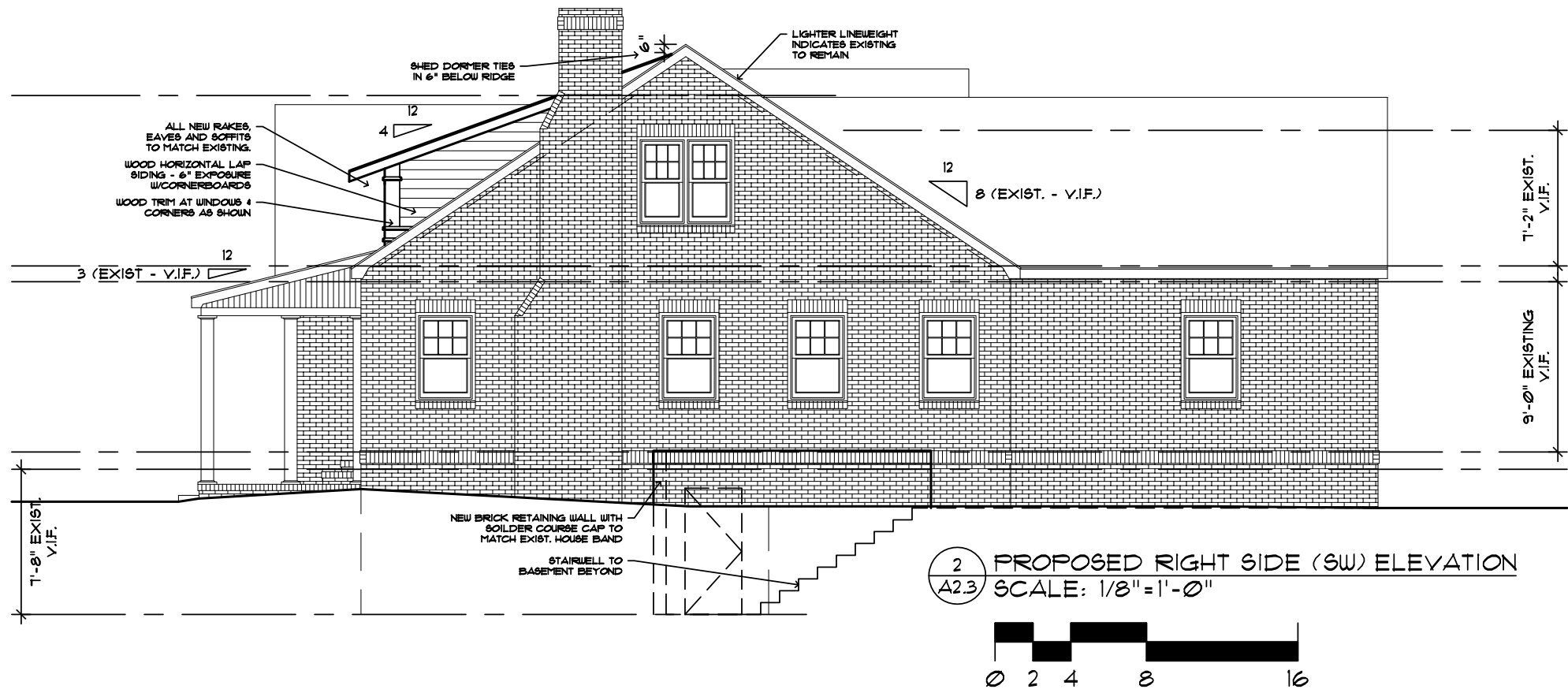
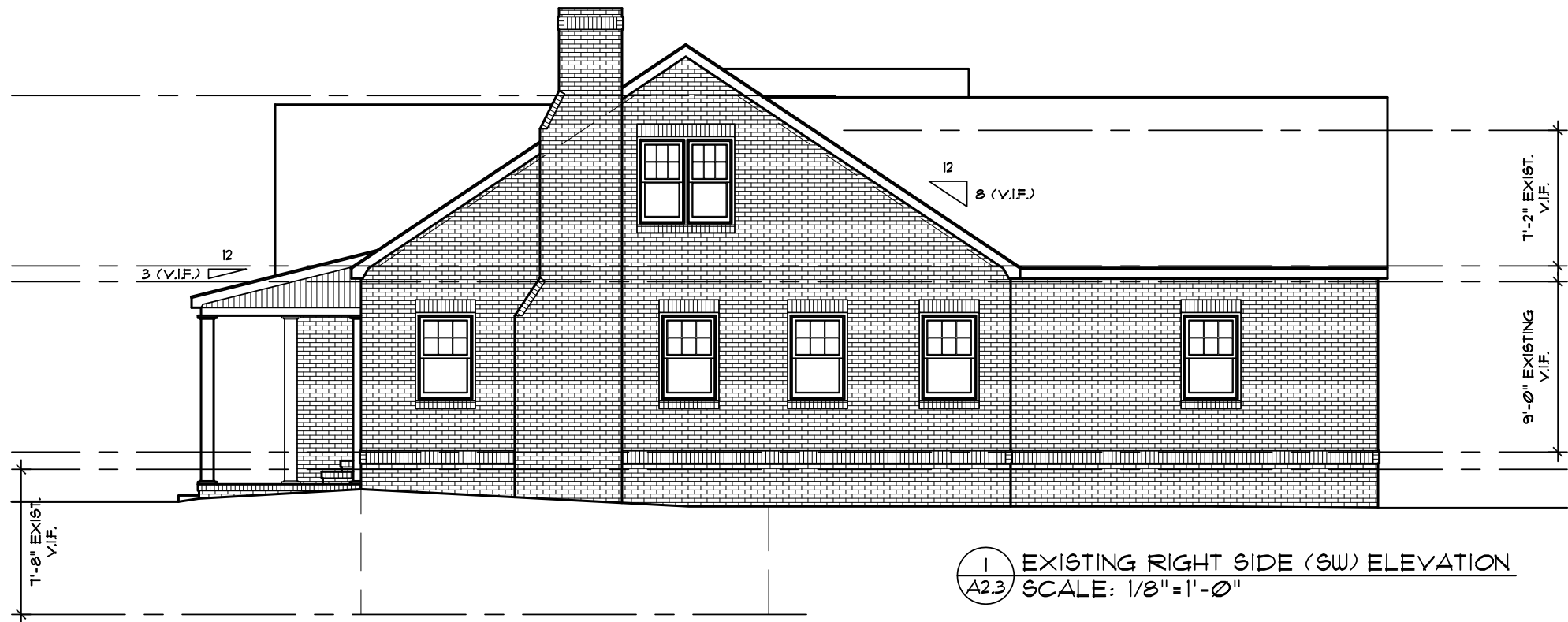
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RIGHT SIDE
ELEVATIONS

A2.3



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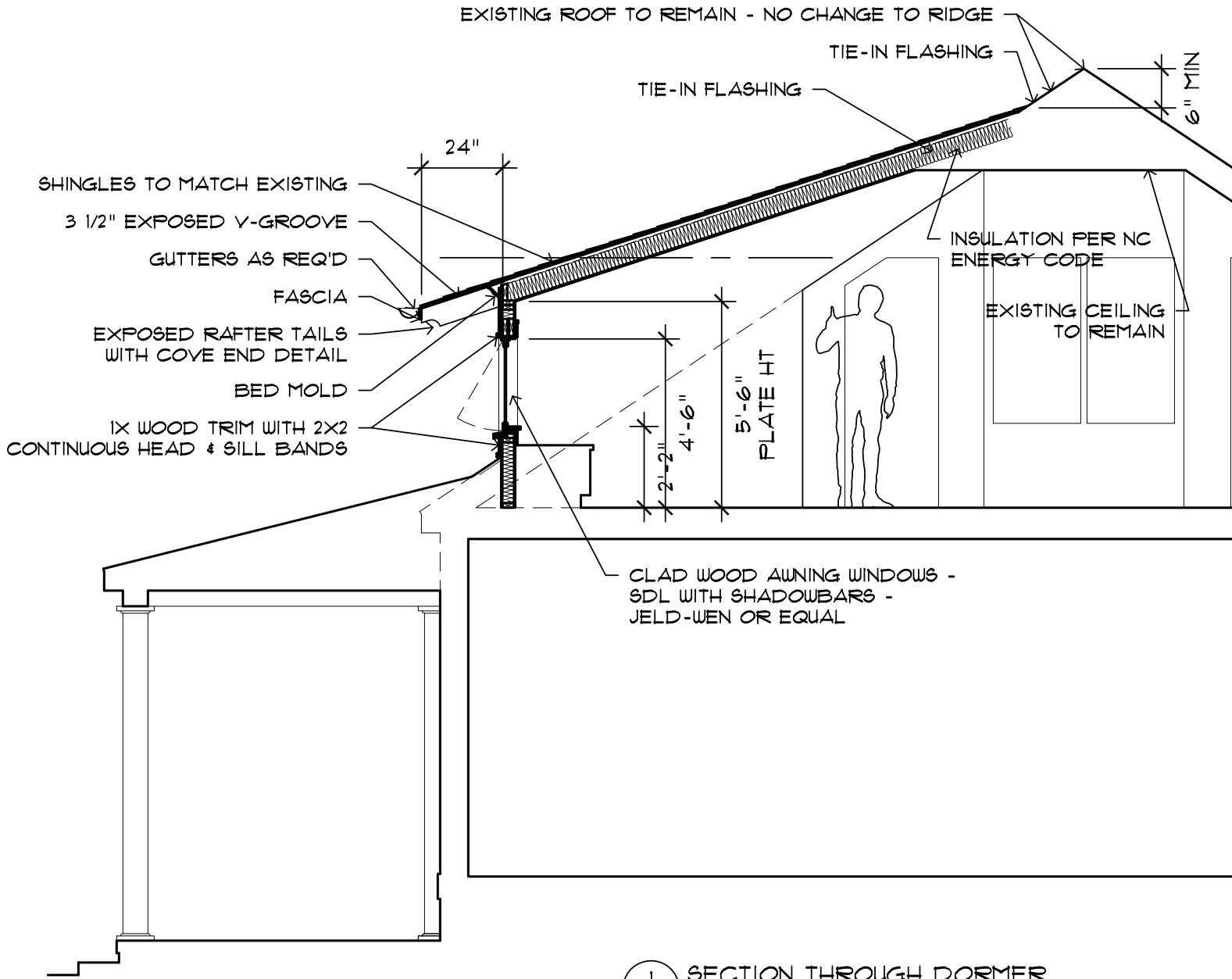
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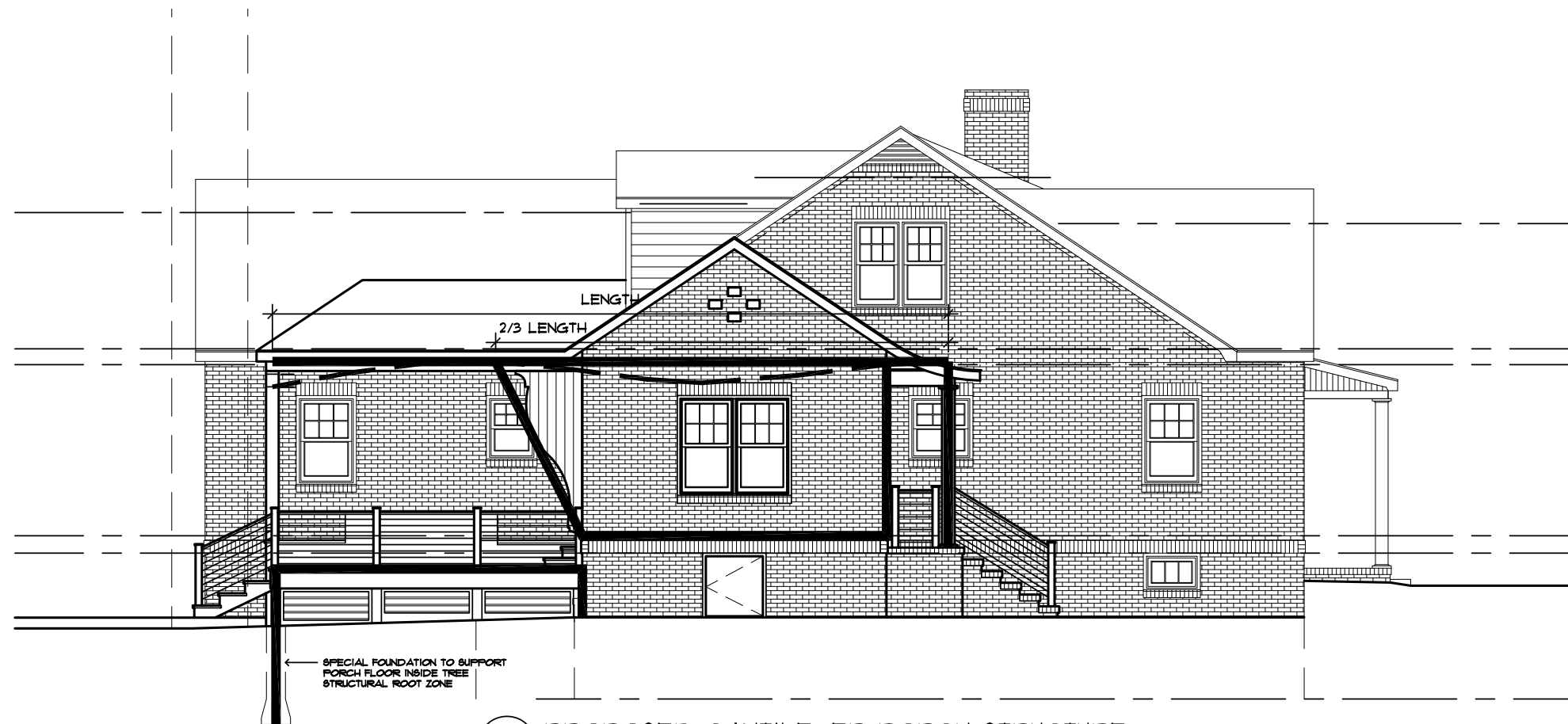
SECTION
THROUGH
DORMER

A2.4

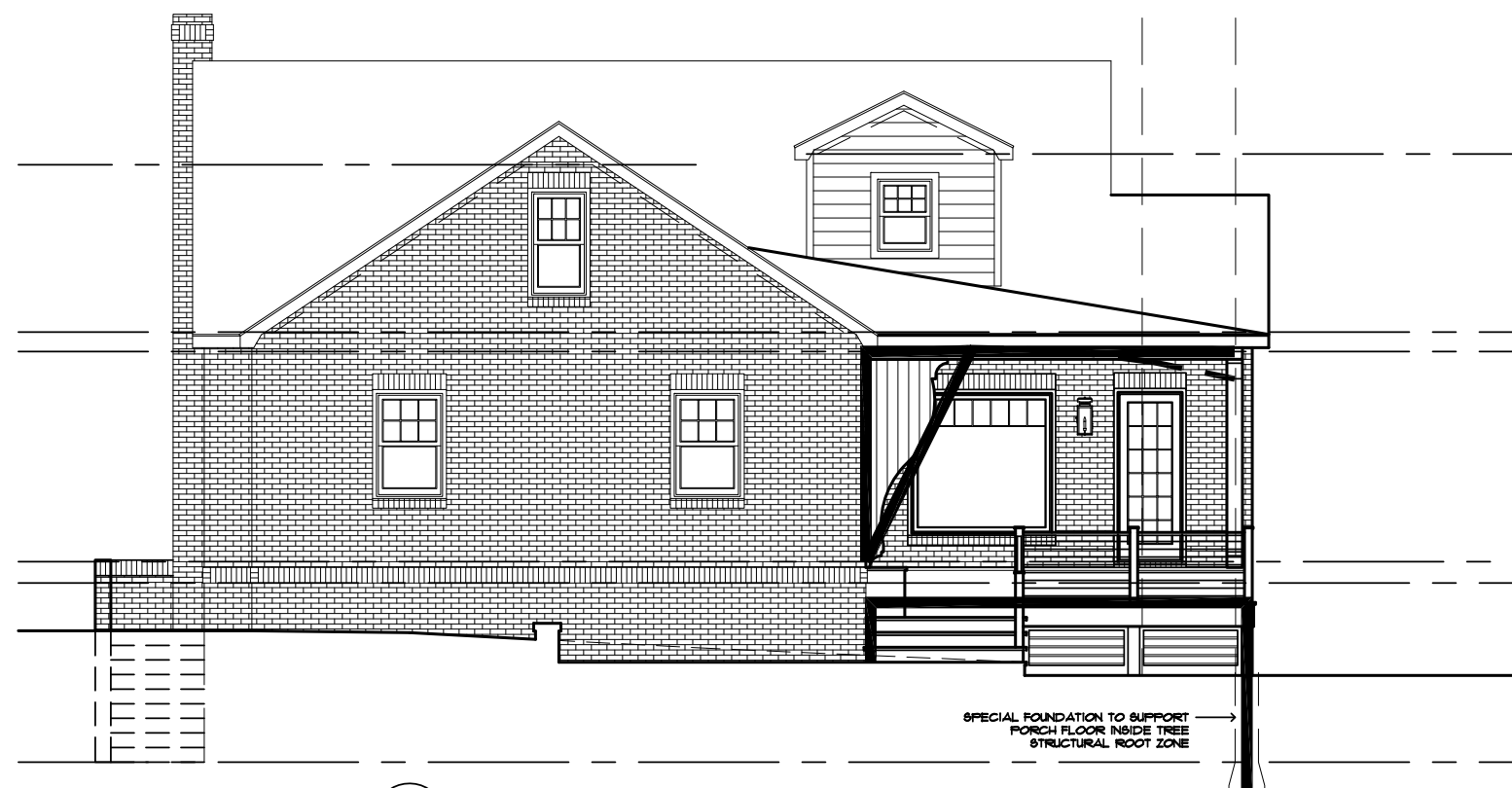


1 SECTION THROUGH DORMER
A2.4 SCALE: 1/4"=1'-0"





1 PROPOSED CANTILEVER PORCH STRUCTURE
SCALE: 1/8" = 1'-0"



2 PROPOSED CANTILEVER PORCH STRUCTURE
SCALE: 1/8" = 1'-0"

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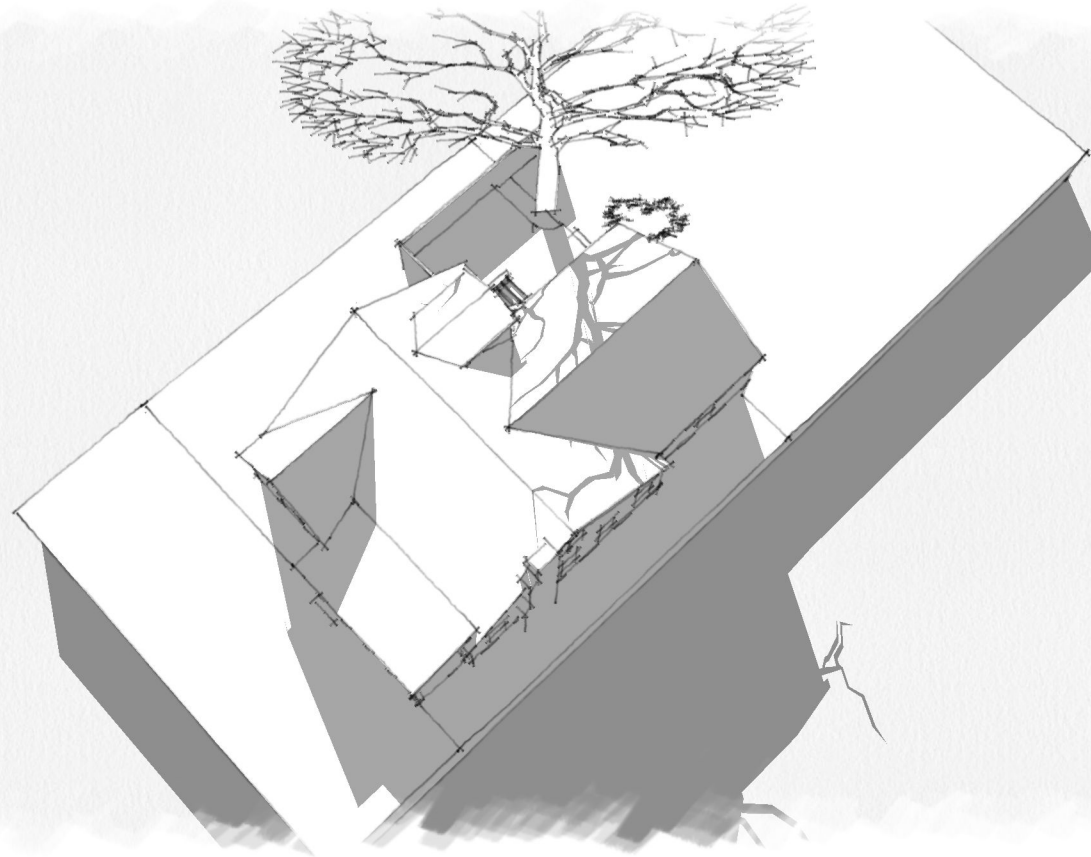
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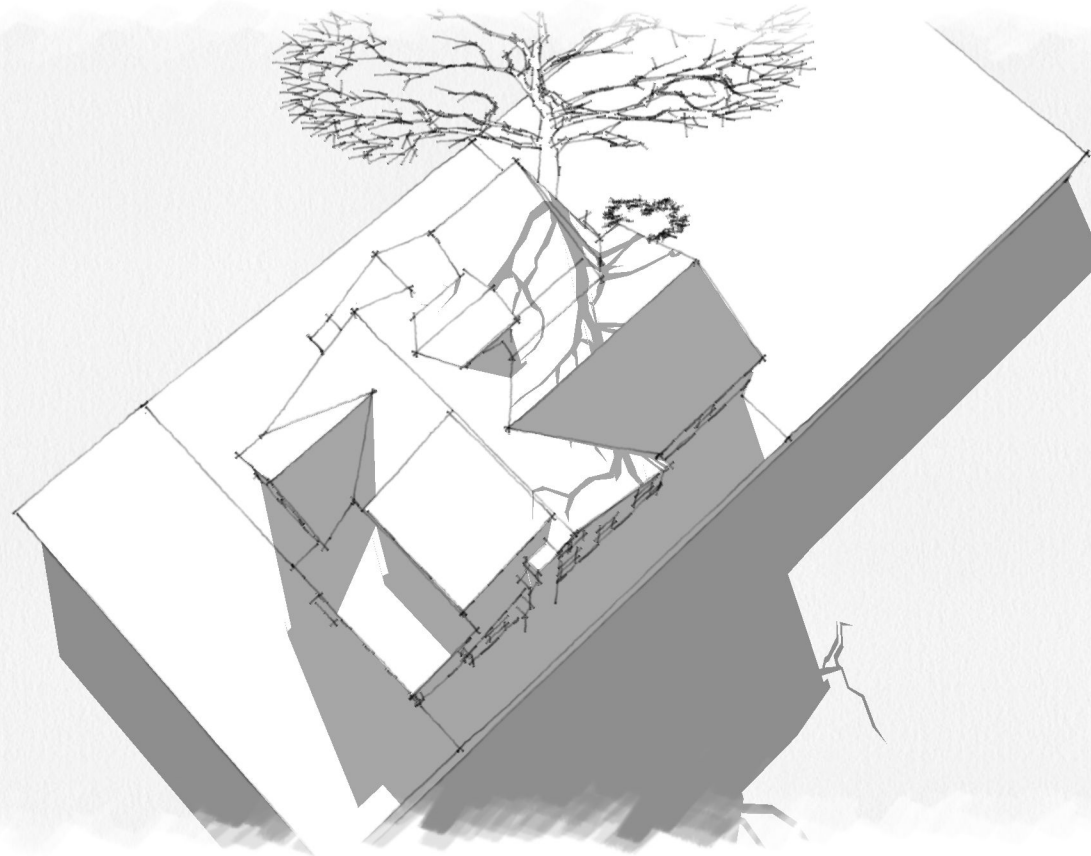
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STRUCTURAL
DIAGRAM

A2.5



2 EXISTING BIRD'S EYE VIEW
NOT TO SCALE



1 BIRD'S EYE VIEW
NOT TO SCALE

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PERSPECTIVE
IMAGES

A4.0



2 EXISTING FRONT PERSPECTIVE - PARK ROAD
NOT TO SCALE



1 FRONT PERSPECTIVE - PARK ROAD
NOT TO SCALE

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PERSPECTIVE
IMAGES

A4.1



2 EXISTING SIDE PERSPECTIVE - DRIVEWAY
NOT TO SCALE



1 SIDE PERSPECTIVE - DRIVEWAY
NOT TO SCALE

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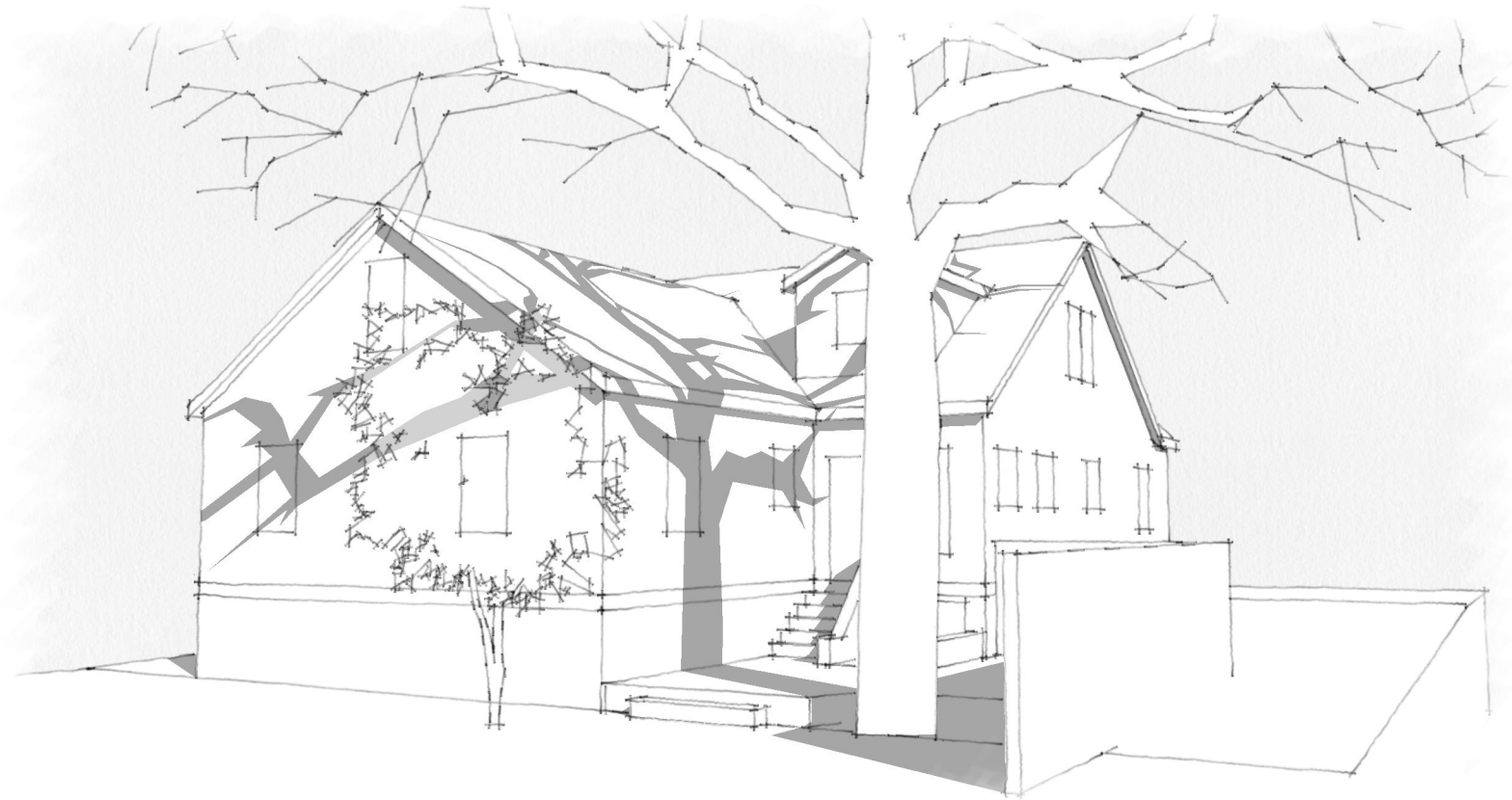
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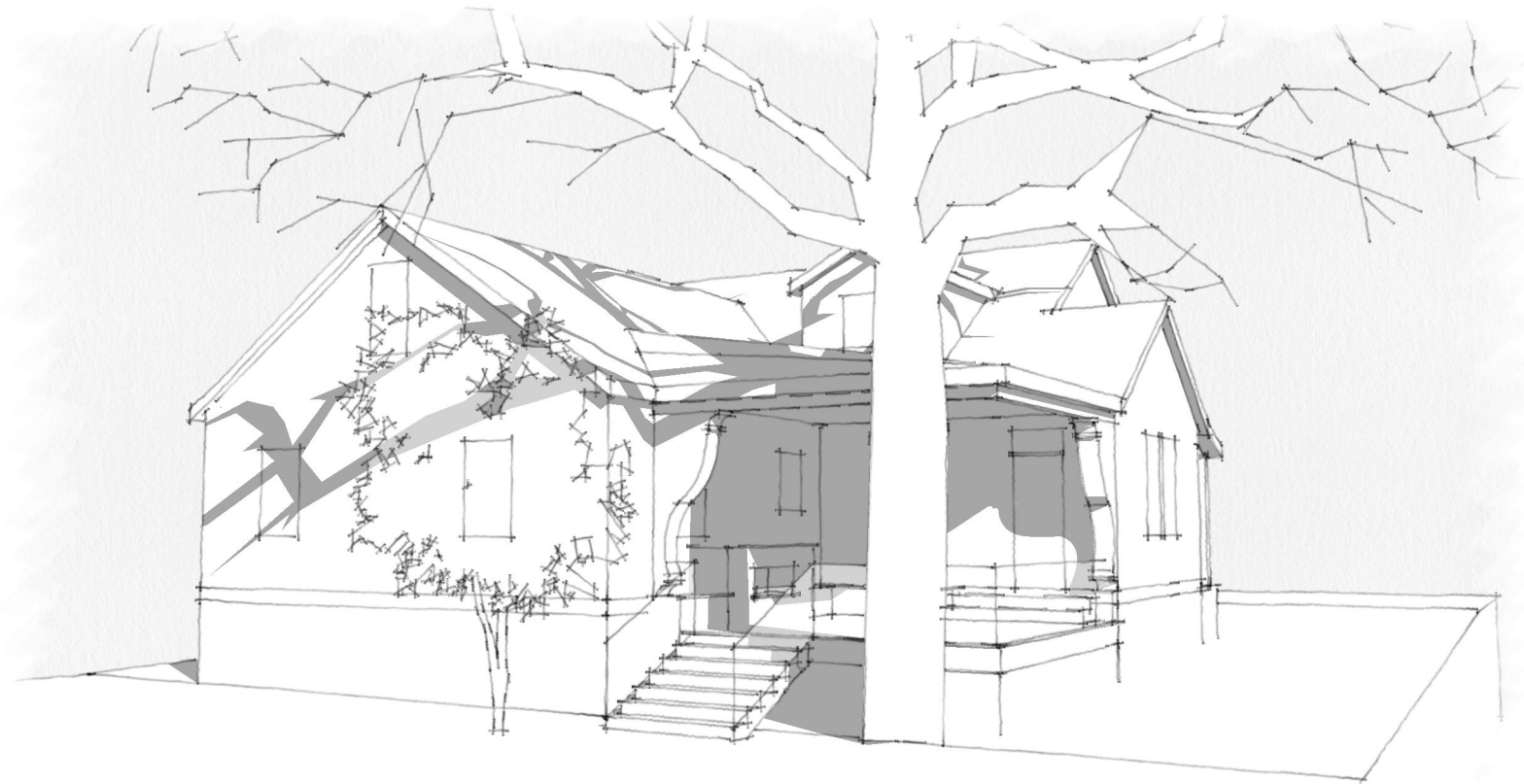
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PERSPECTIVE
IMAGES

A4.2



2 EXISTING REAR PERSPECTIVE
NOT TO SCALE



1 REAR PERSPECTIVE
NOT TO SCALE

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PERSPECTIVE
IMAGES

A4.3



2 EXISTING FRONT ELEVATION - PARK ROAD
NOT TO SCALE



1 FRONT ELEVATION - PARK ROAD
NOT TO SCALE

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PERSPECTIVE
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A4.5



2 EXISTING SIDE ELEVATION - DRIVEWAY
NOT TO SCALE



1 SIDE ELEVATION - DRIVEWAY
NOT TO SCALE

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PERSPECTIVE
IMAGES

A4.6



2 EXISTING REAR ELEVATION
NOT TO SCALE



1 REAR ELEVATION
NOT TO SCALE

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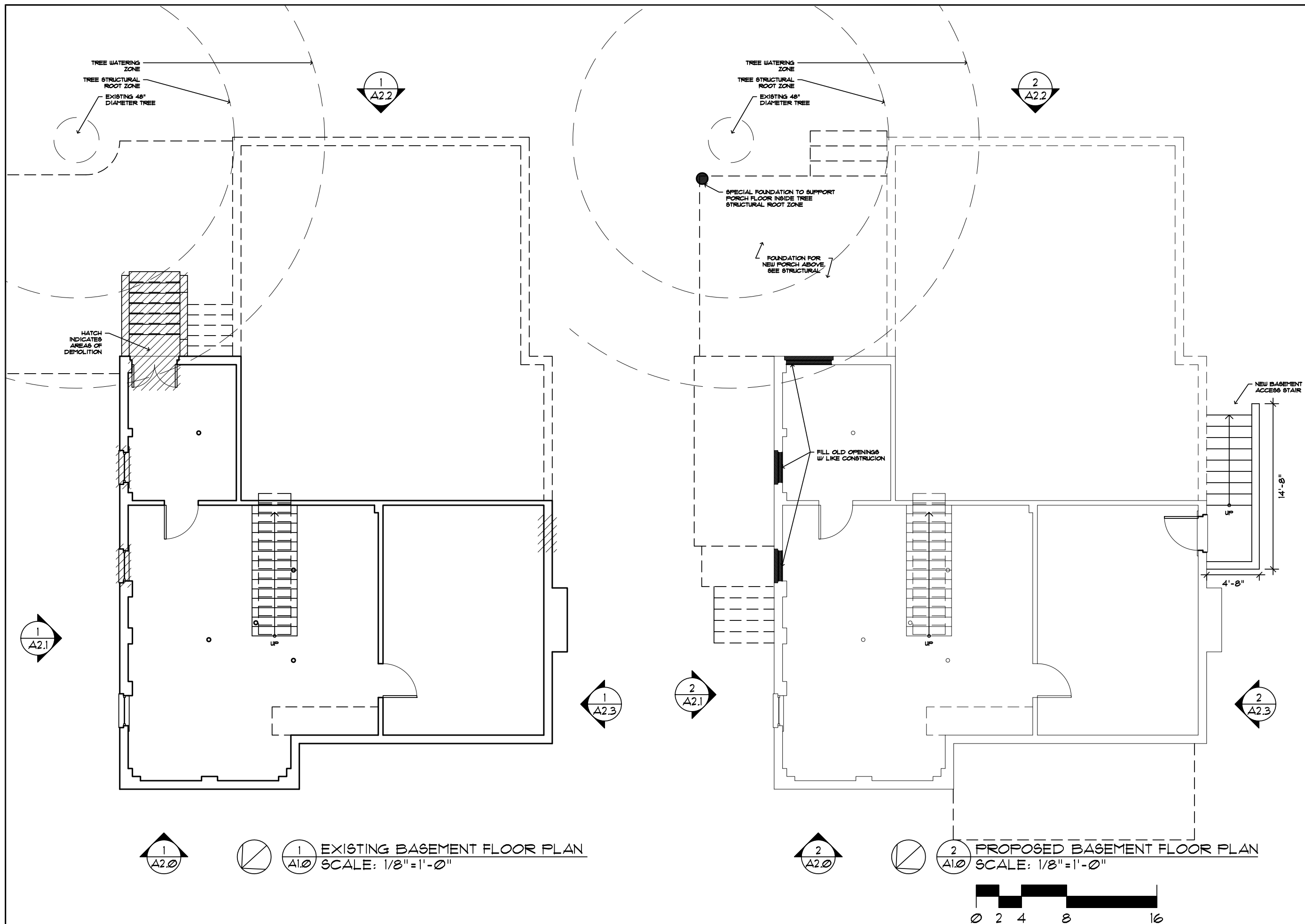
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PERSPECTIVE
IMAGES

A4.7



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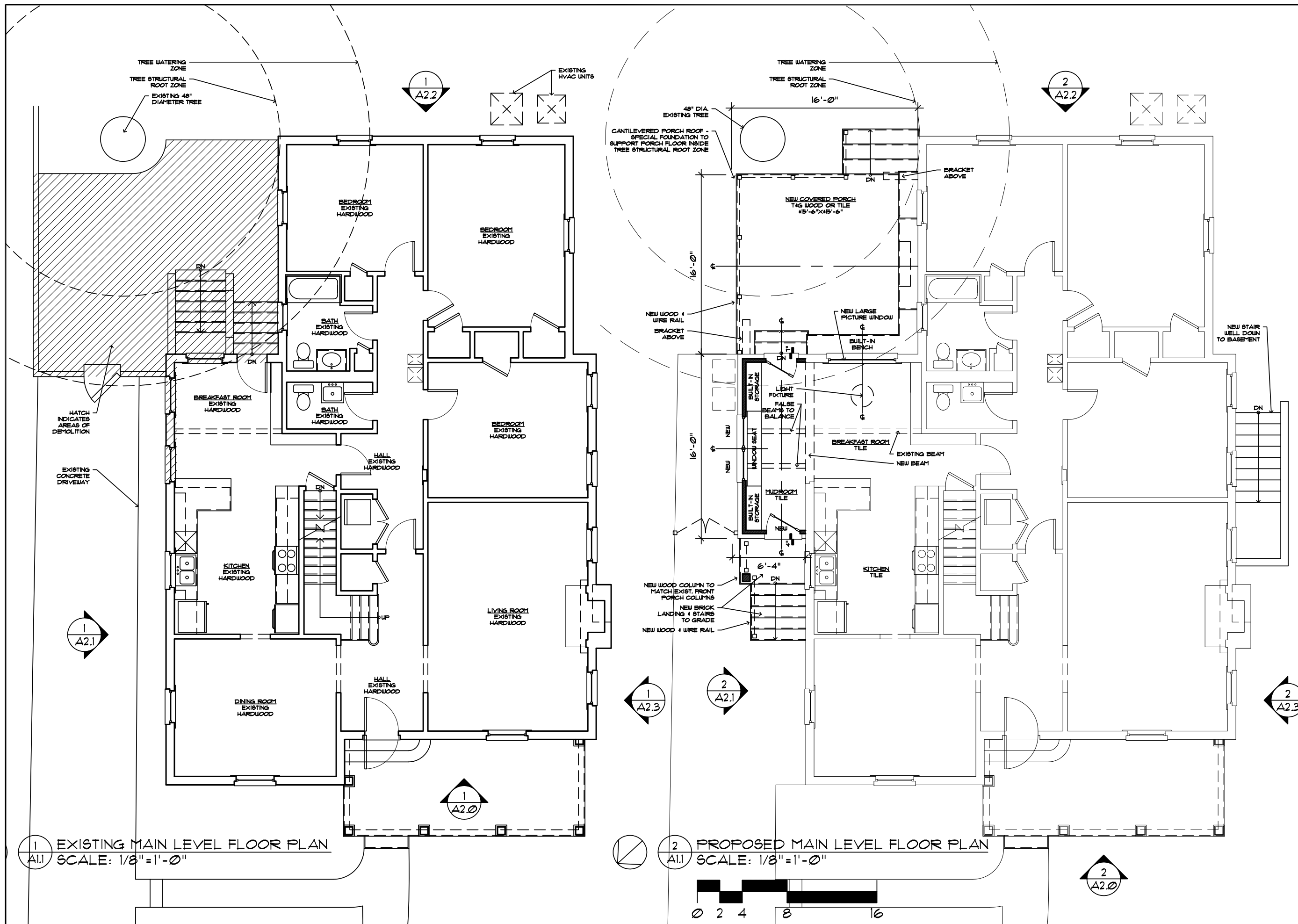
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BASEMENT
FLOOR PLANS

A1.0



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LEVEL ONE
FLOOR PLANS

A1.1