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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 2100 Park Road

**SUMMARY OF REQUEST:** Front Porch Addition

**OWNER:** Wlodek Zadrozny & Elizabeth Simon

**APPLICANT:** Susan Pfahl

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**Details of Proposed Request**

*Existing Conditions*

The existing home is listed in the Dilworth National Register as two story Colonial Revival built in 1925. The front façade has a small porch over the front entry.

*Proposal*

The proposal is the replacement of the existing front porch. The new porch will be nearly full width of the façade with tapered columns, railing, stone flooring, new gable and metal clad shed roof.

**Policy & Design Guidelines for Additions**

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.

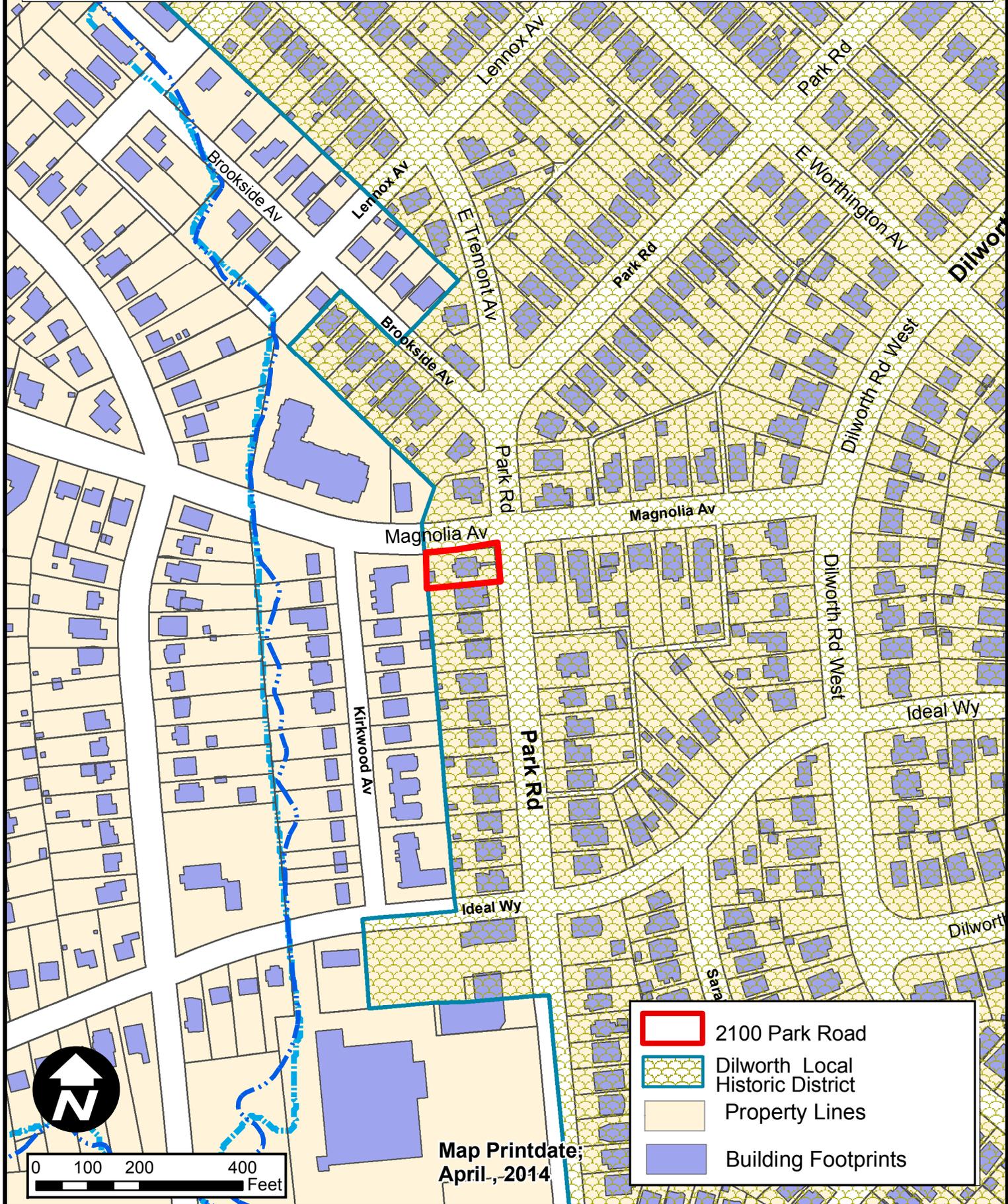
<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to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

**Staff Analysis**

The proposal meets all of the guidelines for additions.

# Charlotte Historic District Commission - Case 2014-046

## Historic District - Dilworth



Map Printdate:  
April, 2014







SPEED  
LIMIT  
25



7100



SPEED  
LIMIT  
25



2100

ADT



# 2001 PARK RD, CHARLOTTE NC 28203

CLR [Adv Search](#) [Mrkt Analysis](#) [Reset App](#) | [Help \(http://www.youtube.com/playlist?list=PL1A98E7E1AC6271C1\)](http://www.youtube.com/playlist?list=PL1A98E7E1AC6271C1) [Quick Tips \(data/POLARIS3G\)](#)

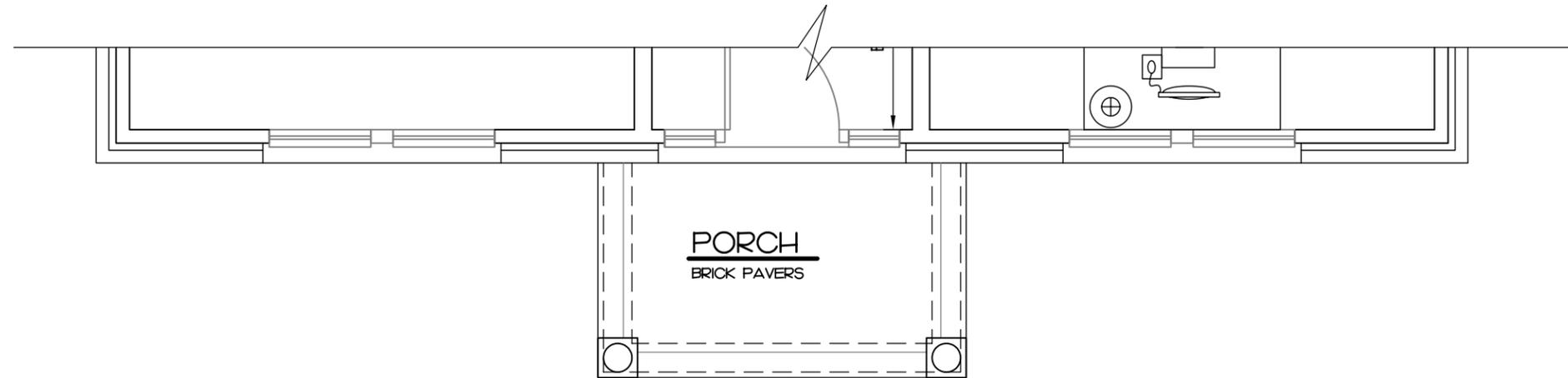
Navigate Print



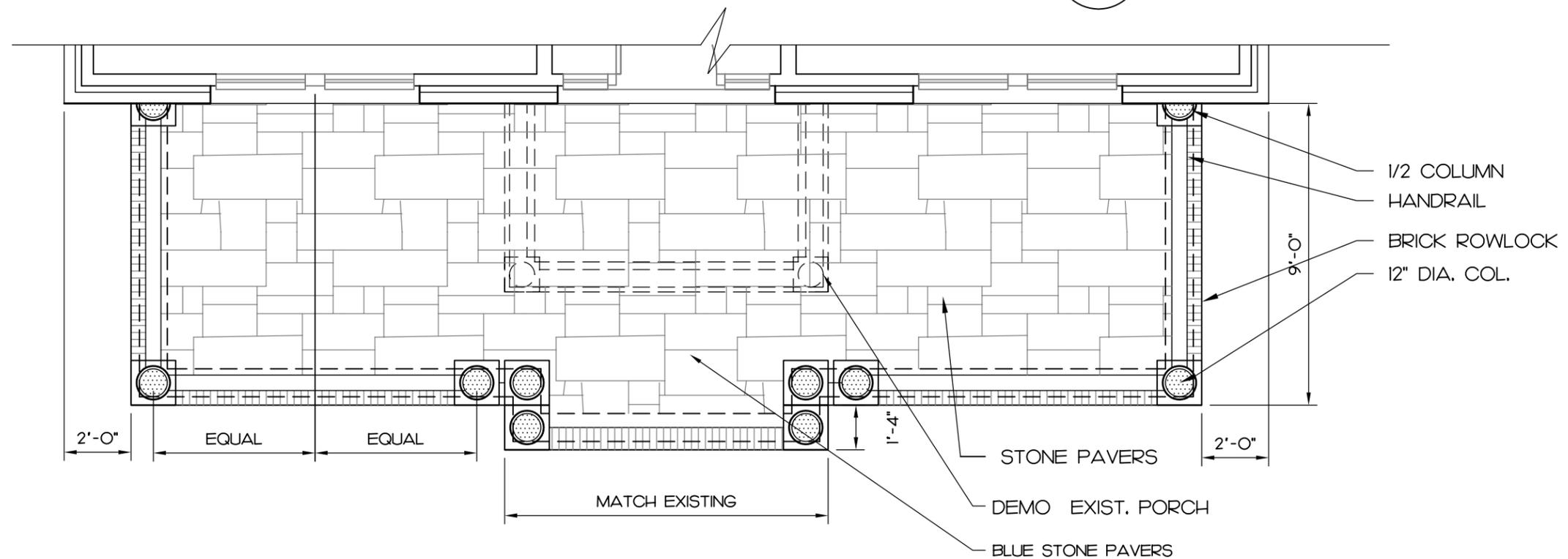
Zadrozny-Simon Residence  
Front Porch Addition

Site Plan  
NTS

Pfahl Architects  
704-342-1065



2 EXISTING FRONT PORCH PLAN  
A1 1/4" = 1'-0"



1 PROPOSED FRONT PORCH PLAN  
A1 1/4" = 1'-0"

ISSUE DATE  
19 MARCH 2014

SHEET TITLE  
FLOOR PLANS

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SHEET NUMBER  
**A1**

**ZADROZNY-SIMON**  
REMODEL  
2100 PARK RD.  
CHARLOTTE, NC 28203



- 2X6 CAP RAIL
- 1 3/4" BASE CAP
- 2 1/2"X1 1/2" BALLUSTERS
- 5 1/2" O.C.

1 RIGHT SIDE ELEVATION  
A2 NTS

ISSUE DATE  
19 MARCH 2014

SHEET TITLE  
**RIGHT SIDE ELEVATION**

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SHEET NUMBER  
**A3**

**ZADROZNY-SIMON**  
REMODEL  
2100 PARK RD.  
CHARLOTTE, NC 28203



- ADD SHUTTERS
- GABLE TO MATCH SIZE & PITCH OF EXISTING
- METAL STANDING SEAM ROOF
- OVERHANG, FASCIA & GUTTER TO MATCH EXISTING
- 4 5/8" CROWN
- BEAM TO MATCH EXISTING
- 2 1/2"X1 1/2" BALLUSTERS  
• 5 1/2" O.C.
- 1 3/4" BASE CAP
- 2X6 CAP RAIL
- 12" DIA ROUND TAPERED COLUMNS
- 2X4 BOTTOM RAIL
- BRICK ROWLOCK

12'-4 1/2"

7'-8"

2'-6"

2'-0"

NEW FRONT PORCH

2'-0"

1 FRONT ELEVATION  
A2 NTS

ISSUE DATE  
19 MARCH 2014

SHEET TITLE  
FRONT ELEVATION

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SHEET NUMBER  
**A2**

**P F A H L**  
ARCHITECTS

ZADROZNY-SIMON  
2100 PARK ROAD  
REQUEST TO BUILD FRONT PORCH

# PARK ROAD STREETScape

EXISTING:



PROPOSED:



2108

2104

2100

Magnolia Ave.

2010