LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2100 Park Road

SUMMARY OF REQUEST: Front Porch Addition

OWNER: Wlodek Zadrozny & Elizabeth Simon

APPLICANT: Susan Pfahl

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.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context

   - the relationship of the project to its site
   - the relationship of the building to those around it
   - the relationship of the building's various parts to each other
   - the placement, style and materials of windows and doors
   - the relationship of fenestration, recesses and projections
   - in relation to setback of immediate surroundings
   - proper historic materials or approved substitutes
   - the overall relationship of the project to its surroundings

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

2100 Park Road
Dilworth Local Historic District
Property Lines
Building Footprints
Zadrozny-Simon Residence
Front Porch Addition

Site Plan

Pfahl Architects
704-342-1065
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
PFAHL ARCHITECTS
ZADROZNY-SIMON
2100 PARK ROAD
REQUEST TO BUILD FRONT PORCH

PARK ROAD STREETSCAPE

EXISTING:

PROPOSED:

2108
2104
2100
Magnolia Ave.
2010