
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2000 Park Road

SUMMARY OF REQUEST: Addition, site features and tree removal

OWNER: Matthew & Regina Rogers

APPLICANT: John Phares

Details of Proposed Request

Existing Conditions

The existing structure is a single family home constructed in 1925. The home is a contributing structure in the Dilworth Local Historic District. Existing height is approximately 21'. Adjacent structures are 1 and 1.5 story single family homes.

Proposal – Building Addition

The proposal is a two story addition that extends to the rear, retaining the front facade. Details include a shed dormer on the front, STDL wood windows, wood siding, brick foundation and steps, and wood trim details. The chimney will be raised to accommodate the addition and a new chimney added in the rear. A covered porch and attached two car garage are proposed at the rear of the home. The height will be approximately 25'-8".

Proposal – Site Features

Proposed site features include a new privacy fence, driveway, walkways, landscaping and patio. The proposal includes the removal of existing trees to be replaced with new trees.

Policy & Design Guidelines for Additions (p. 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.

Fencing (page 56)

3. Fencing visible from any public street must be judged appropriate to the district. It must have texture resulting from an interplay of light and dark materials or solids and voids. Solid privacy fences that would be substantially visible from the street are not allowed.
4. The structural members of any fence must face inward to the property being fenced. The HDC will consider approving fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical.
5. Wooden fences must be painted or stained in an appropriate fashion.
6. No fencing may be over six feet in height, as measured from the outside at grade.
7. Fencing materials and details must be appropriate to the architectural style of the building they enclose.
8. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways.
9. All sides must be appropriately finished.
10. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials.

Landscape and Site Features (page 60)

1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.
2. Historic precedents indicate appropriate materials such as stone, brick and concrete.
3. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.

Parking Areas, Paving and Driveways (page 63)

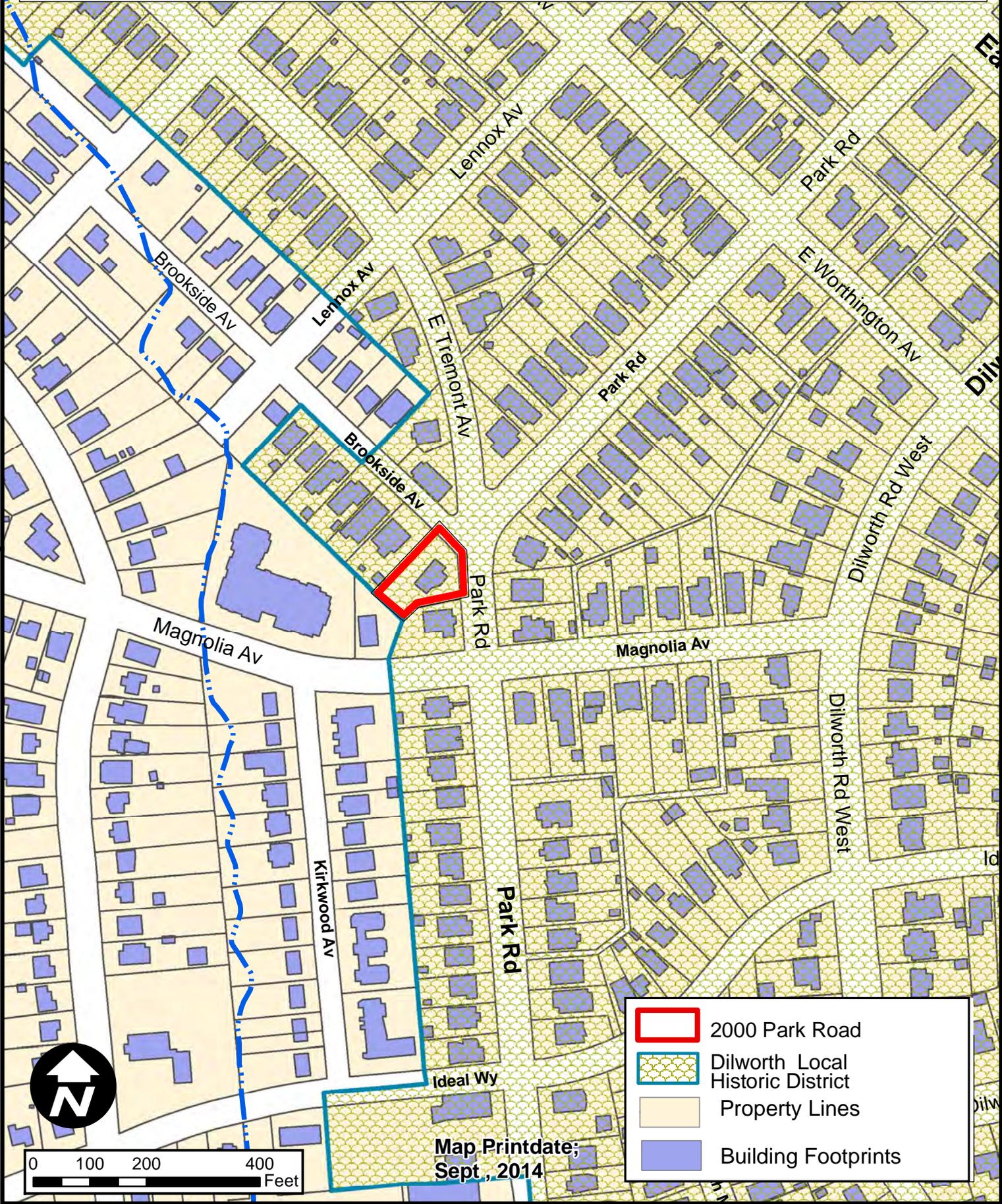
2. No paving materials are specifically prohibited by the HDC. The appropriateness of non-traditional or alternative paving materials and styles will be considered on a case-by-case basis. Asphalt paving is not allowed for sidewalks, curb cuts, and aprons.

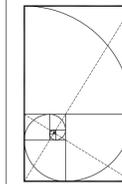
Staff Analysis:

The Commission will determine if the proposed improvements meet the applicable design guidelines.

Charlotte Historic District Commission - Case 2014-217

Historic District; Dilworth





CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

**PROPOSED RENOVATIONS TO ROGERS RESIDENCE
2000 PARK ROAD, CHARLOTTE, NC 28203**

PROJECT: CA-14-13
ISSUED: 09/29/14
HDC
SUBMITTAL

REVISIONS:

NEIGHBORHOOD MAP
and PHOTOGRAPHS

A.1



1948 PARK ROAD

28'-7" +/-



1940 PARK ROAD

28'-6" +/-



1949 PARK ROAD

24'-6" +/-



824 BROOKSIDE AVENUE

20'-7" +/-



2001 PARK ROAD

23'-2" +/-



2010 PARK ROAD

23'-2" +/-



2019 PARK ROAD

20'-8" +/-



2011 PARK ROAD

19'-6" +/-



2000


CIRCA
ARCHITECTURE
704.996.5512
john.pham@circaarch.com





2000

P005283





2000



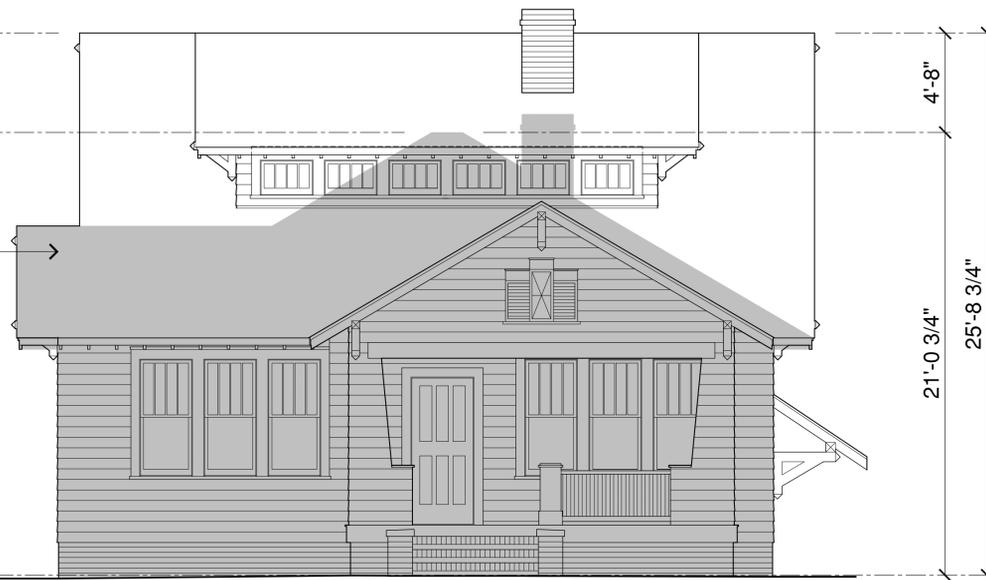


TOP OF NEW ROOF

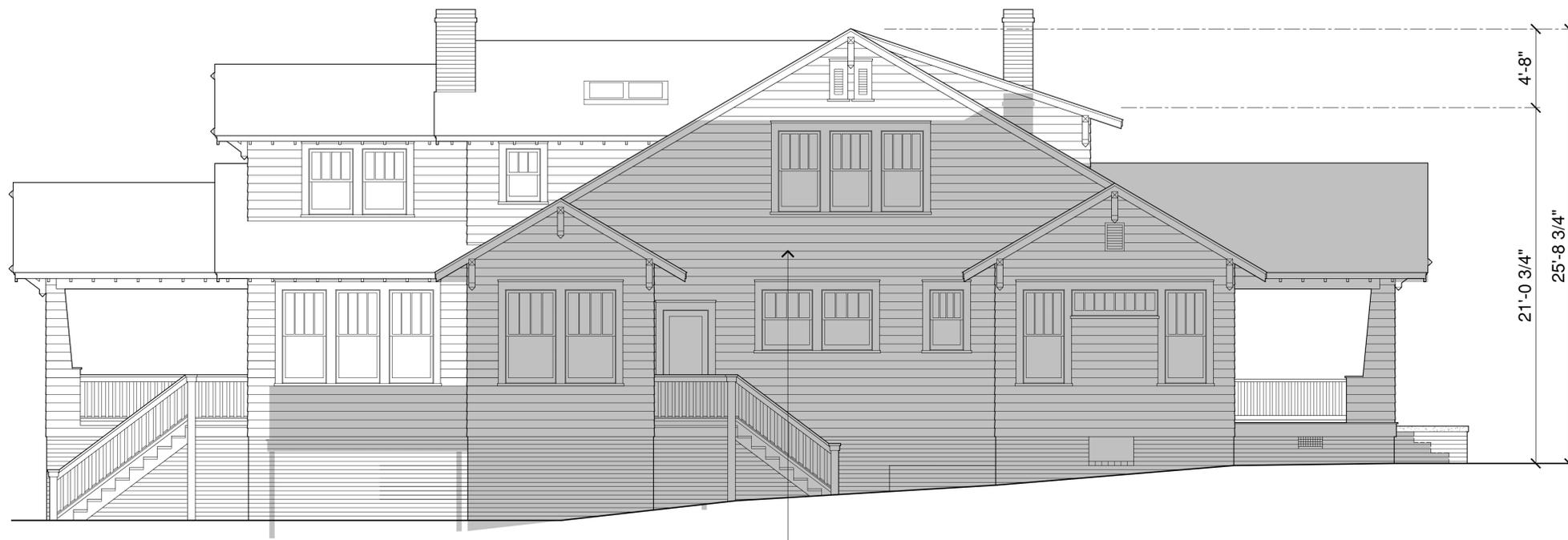
TOP OF EXISTING ROOF

SHADED AREA INDICATES EXTENT OF EXISTING CONSTRUCTION OVER PROPOSED CONSTRUCTION FOR FRONT ELEVATION

GRADE



A FRONT ELEVATION COMPARISON



SHADED AREA INDICATES EXTENT OF EXISTING CONSTRUCTION OVER PROPOSED CONSTRUCTION FOR SIDE ELEVATION

B SIDE ELEVATION COMPARISON



DETAILS OF PROPOSED PROJECT

The proposed additions to 2000 Park Road complement the design, scale, and style of the original structure as required by the HDC's Policy and Design Guidelines for additions.

- The existing 7:12 hip roof that covers the main portion of the house has been extended and transformed into a transverse ridge with (2) symmetrical side gables on the left and right elevations.
- New to this house but still a traditional form, a low-slung shed dormer with windows has been incorporated into the new roof design and now formally addresses the turning circle.
- For the new design to remain compatible with the streetscape and to respect the scale of the original structure, the revised roof form pitches away from the street and only exceeds the peak of the original hip by 4'-8".
- The existing front façade and front porch remain entirely original.
- The width of the proposed addition remains in line with or less than that of the original house except for the small sitting area that offsets a few feet on the left rear corner. This form will most likely not be visible from the street.
- In close proximity to where an original garage door was once located, a new 2-car garage is tucked beneath the proposed office and covered porch on the rear of the right side elevation. The new tire track driveway will be located to the extreme right of the property (away from the round-a-bout). The floor elevation of the new garage is located well below the street level grade. Additionally, existing and new landscaping will be used to obscure the view of the garage doors from Park Road.

Compatibility Review Criteria

Size: The relationship of project to its site. (a numerical ratio is the only way to describe this relationship)

- The site measures approximately .24 acres or 10,318 square feet.
- The foot print of the existing house including all extremities measures 1903 sq.ft and comprises approximately 18% of the site.
- The proposed footprint of the existing house and addition including the covered outdoor living area comprises 23% of the site.
- The new addition raises the footprint to site ratio by 5%.

Scale: The relationship of the building to those around it.

- See Context Photo Sheet with dimensions and compare to proposed design.
- This building is not located within a linear streetscape as are most within the district. The subject house is one of 4 houses directly abutting the round-a-bout.

With only a 4'-8" increase in height, the building with its proposed additions remains in scale with those in close proximity.

Massing: The relationship of the building's various parts to each other.

- The massing of the addition is comprised of properly proportioned traditional forms.
- The majority of the new massing is hidden behind the new raised ridge and is not visible from the street.
- Low-slung shed dormer formally addresses the round-a-bout and reduces massing of gable roof.
- 7'-0" high walls and clipped ceilings have been utilized to minimize new massing on second floor.

Fenestration: The placement, style and materials of windows and doors.

- All proposed fenestration is consistent with the original in terms of proportion and placement.
- All new windows and doors are painted wood semi-divided lite with painted wood trim.

Rhythm: The relationship of fenestration, recesses, and projections.

- The proposed addition to this home is comprised of properly proportioned traditional forms and openings that are composed in ways that are consistent with the historic homes located in close proximity and the original structure. The resulting rhythm of the composition is appropriate.

Setback: In relation of setback to immediate surroundings.

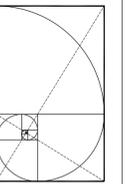
- Established Setback:
 - (difficult to determine in this area because of proximity to the round-a-bout)
 - No changes of relationship between front 2/3 of footprint and street.
- Required Setbacks
 - Front Yard: 32 feet from back of curb (Design complies - no changes)
 - Side Yards: 5 feet (Proposed design complies with 3 foot encroachment for stairs on rear left)
 - Rear Yard: 20 feet (Proposed design complies)

Materials: Proper Historic materials or approved substitutes.

- All materials used in the proposed addition are traditional and windows are painted wood SDL.

Context: The overall relationship of the project to its surroundings.

- Having successfully met all compatibility review criteria above, the designers of the addition to 2000 Park Road feel as though the overall project is appropriate in terms of context.



CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
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john.phares@circaarch.com

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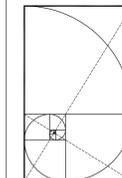
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SUBMITTAL

REVISIONS:

DETAILS
OF PROPOSED
PROJECT

A.2



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ARCHITECTURE
115 East Park Avenue, Suite E
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704.996.5512
john.phares@circaarch.com

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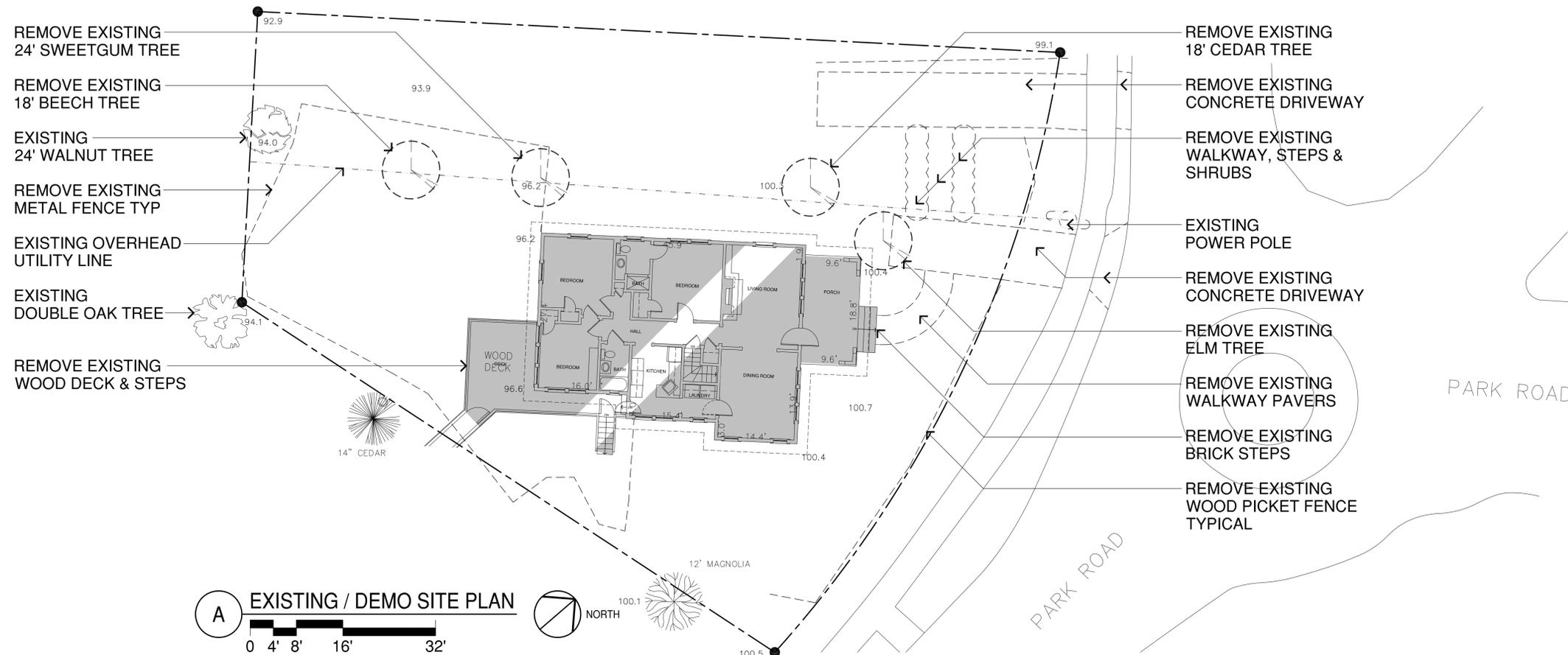
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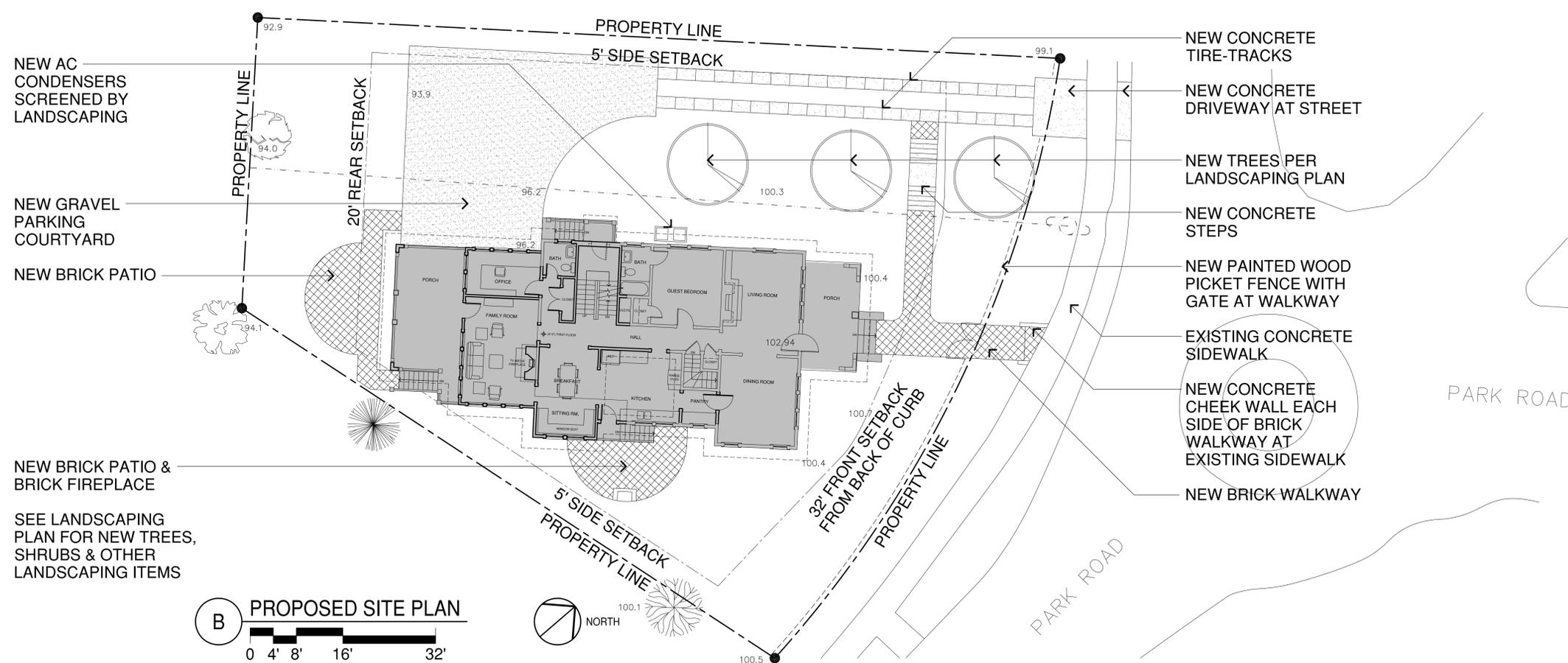
REVISIONS:

SITE PLAN
EXISTING and
PROPOSED

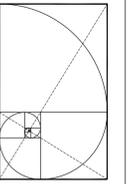
A.3



A EXISTING / DEMO SITE PLAN
0 4' 8' 16' 32'
NORTH



B PROPOSED SITE PLAN
0 4' 8' 16' 32'
NORTH



CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

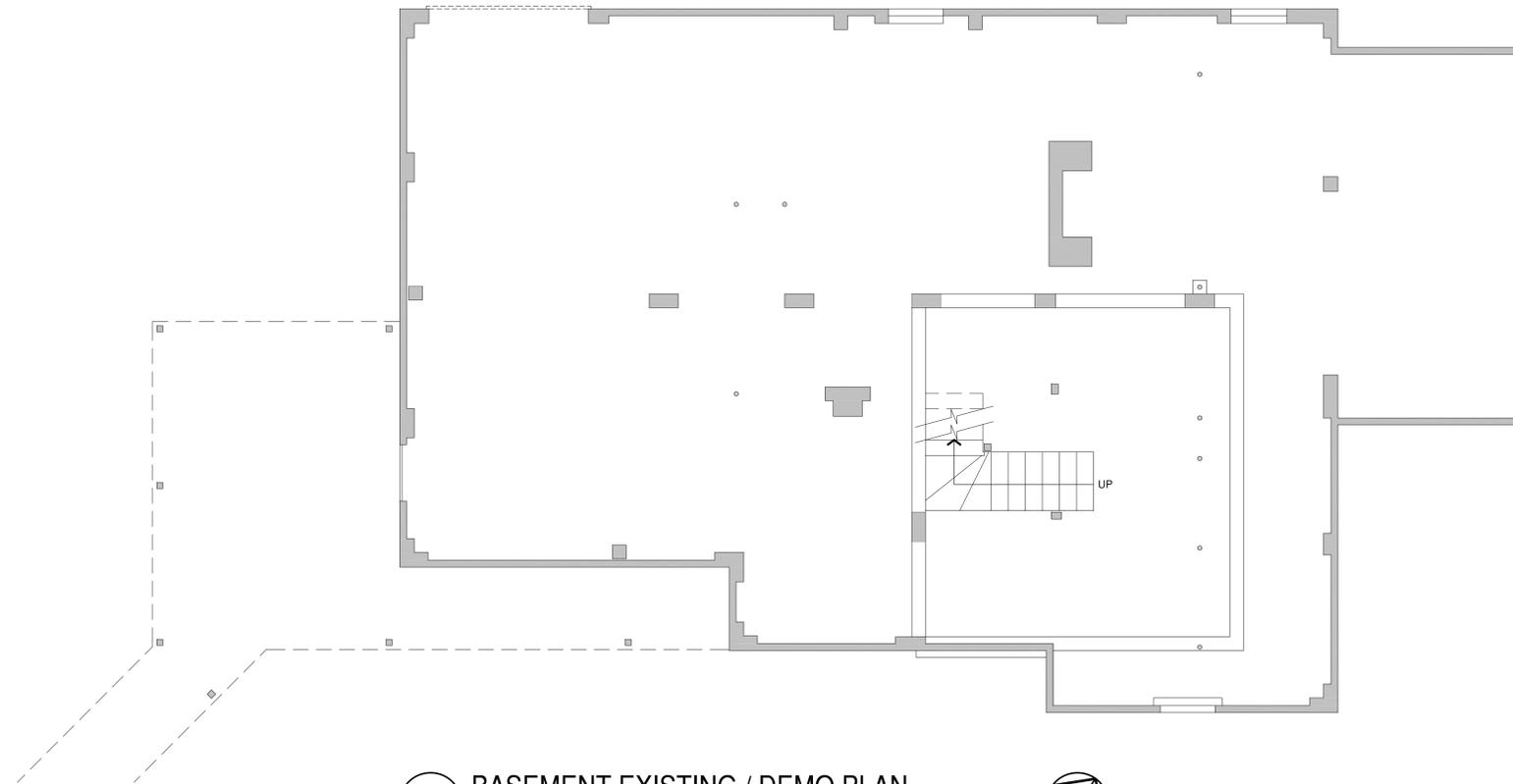
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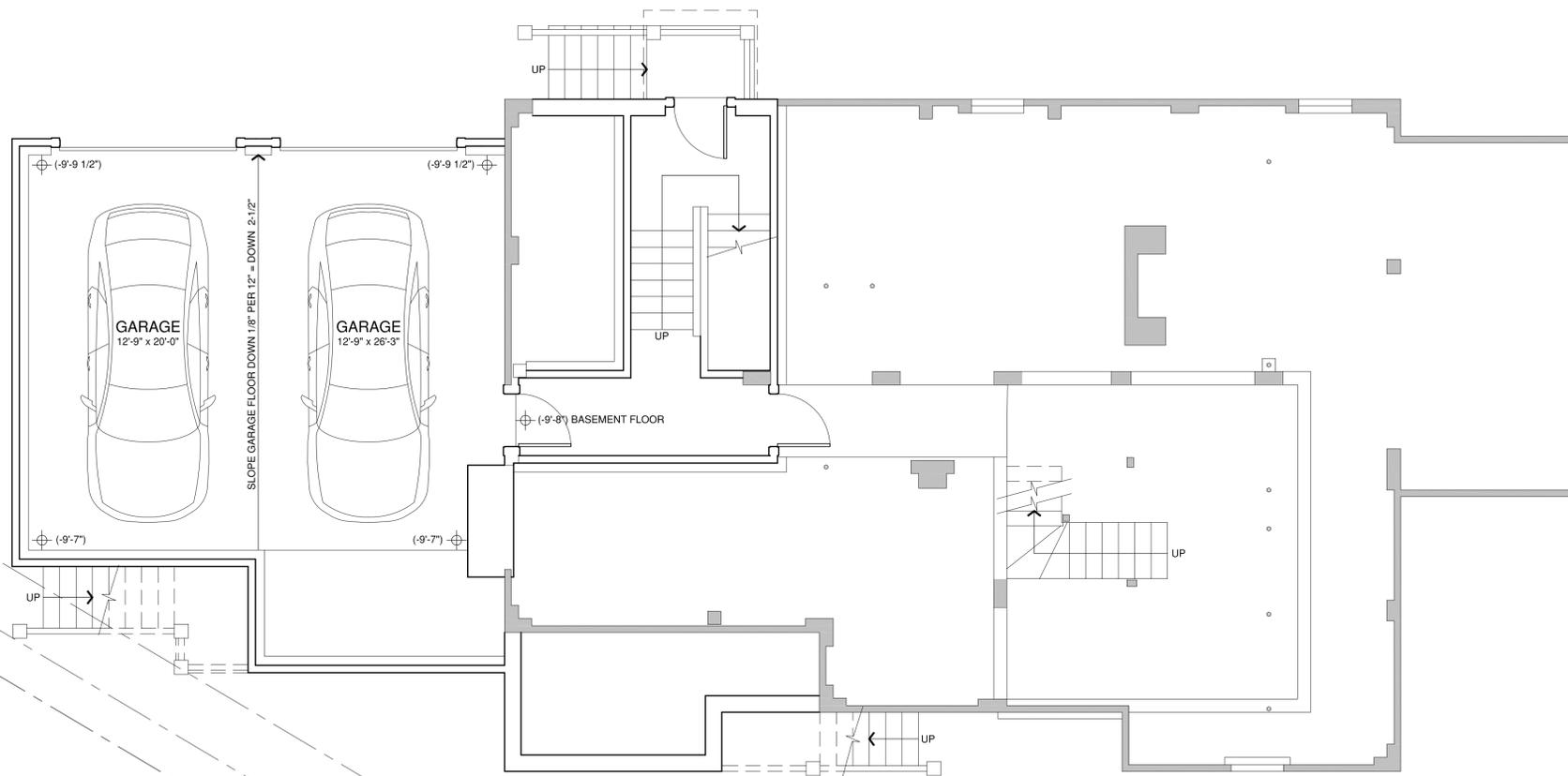
BASEMENT
EXISTING / DEMO PLAN
and PROPOSED PLAN

A.4



A BASEMENT EXISTING / DEMO PLAN

0 2' 4' 8' 16'

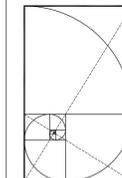


B BASEMENT PROPOSED PLAN

0 2' 4' 8' 16'



5'-0" SETBACK
3'-0" ALLOWABLE ENCROACHMENT
PROPERTY LINE



CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
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john.phares@circaarch.com

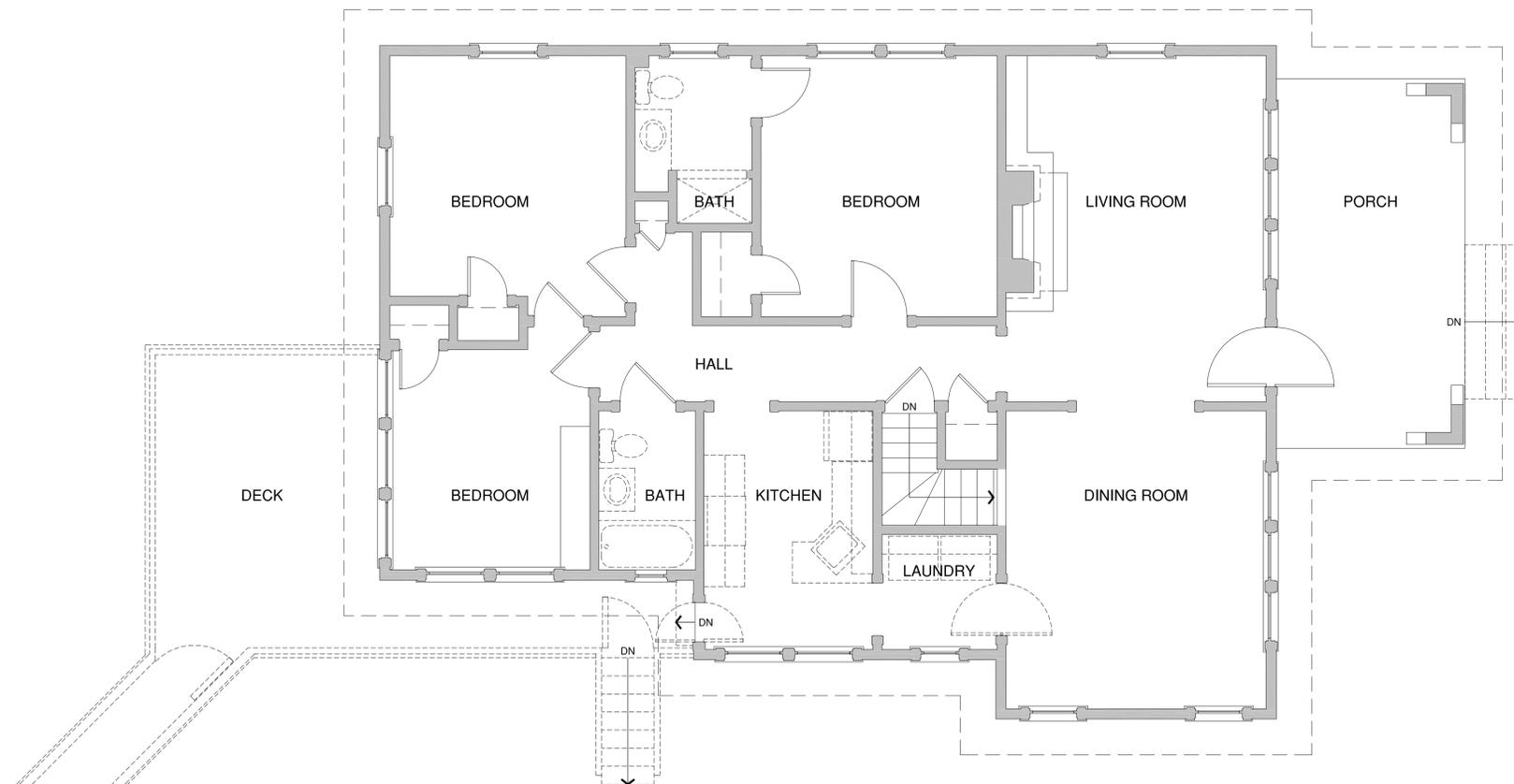
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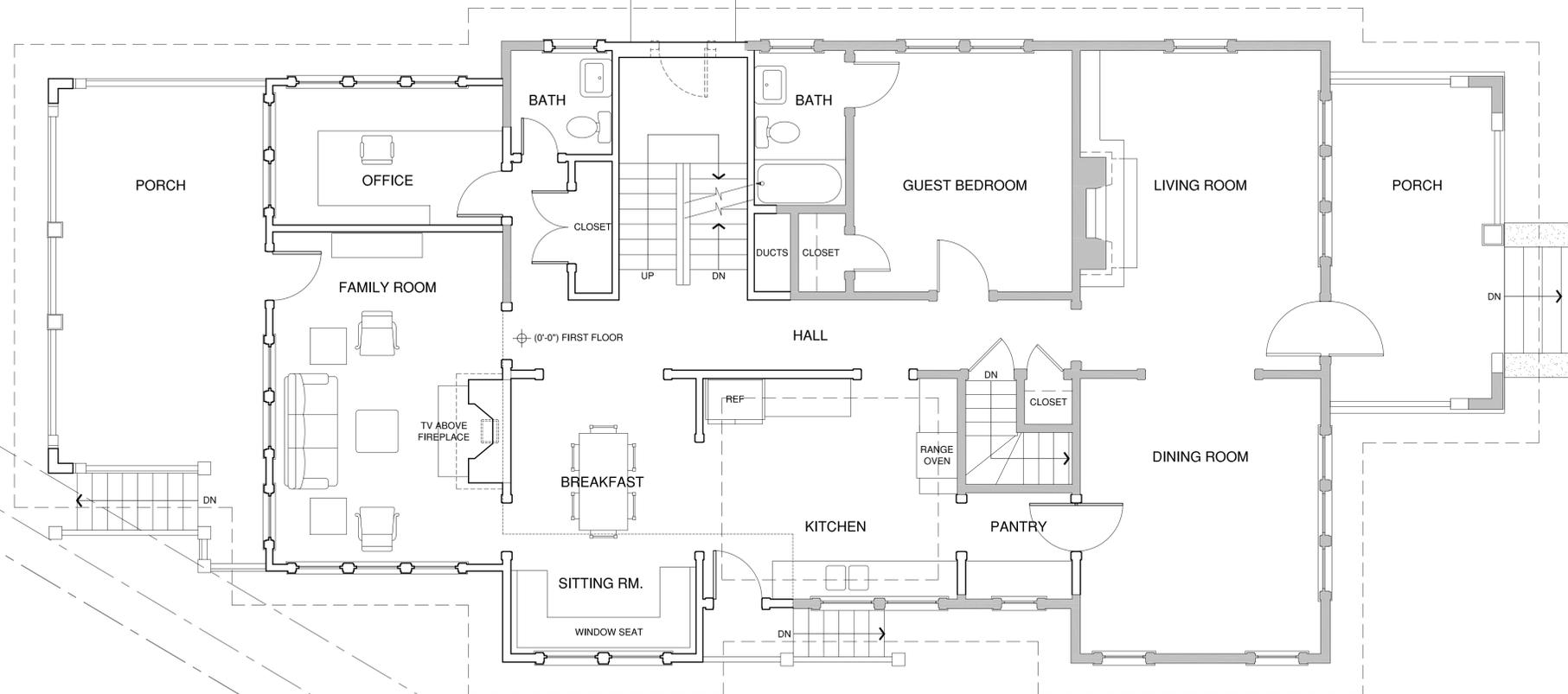
REVISIONS:

FIRST FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

A.5



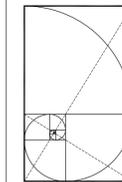
A FIRST FLOOR EXISTING / DEMO PLAN



B FIRST FLOOR PROPOSED PLAN



5'-0" SETBACK
3'-0" ALLOWABLE ENCROACHMENT
PROPERTY LINE



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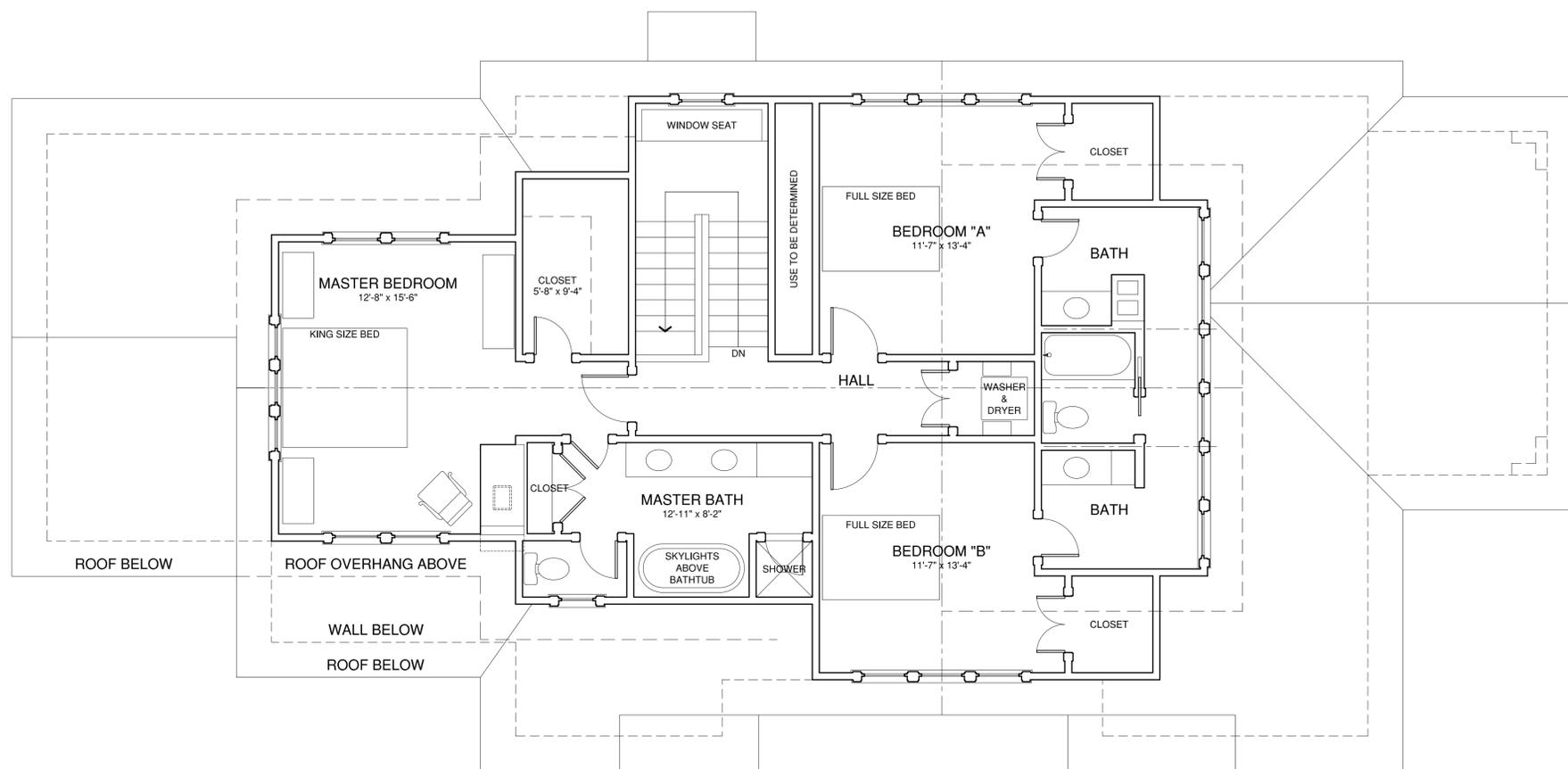
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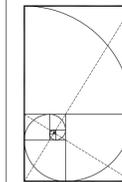
SECOND FLOOR
PROPOSED PLAN

A.6



B SECOND FLOOR PROPOSED PLAN
0 2' 4' 8' 16'





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ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
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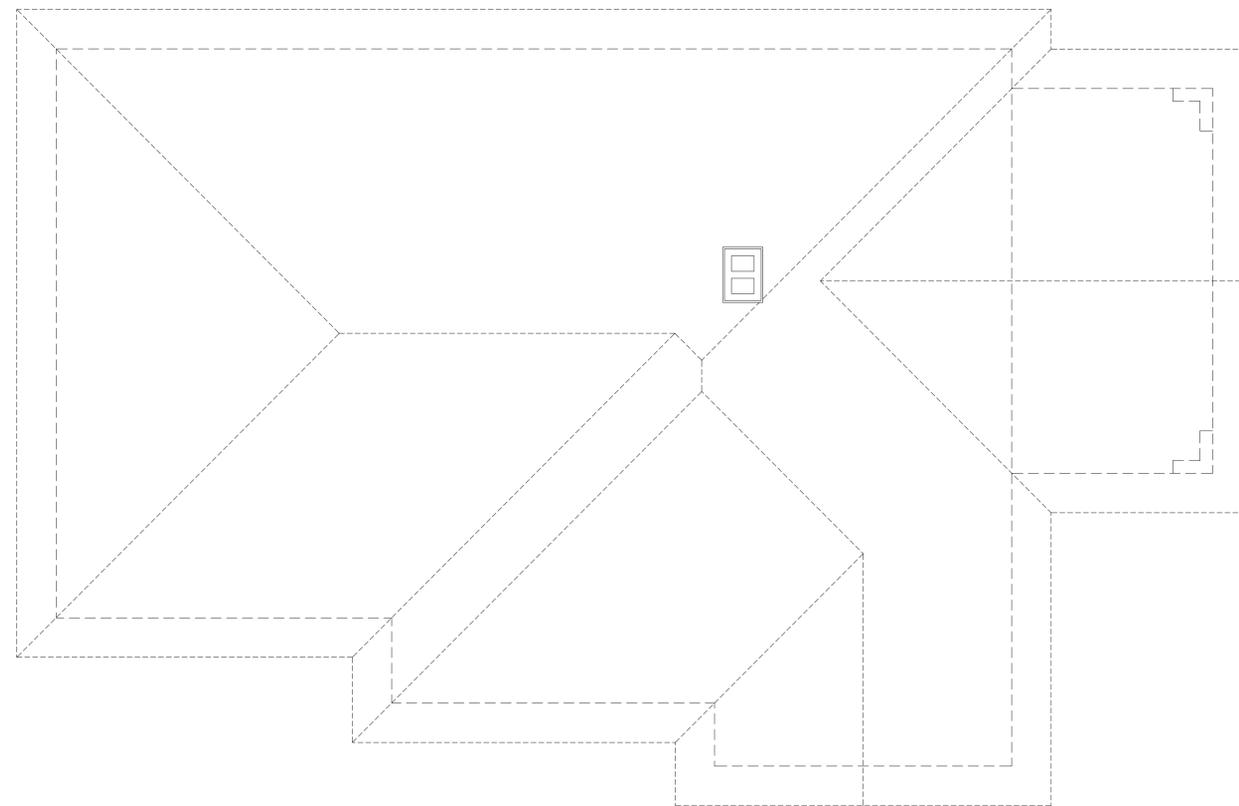
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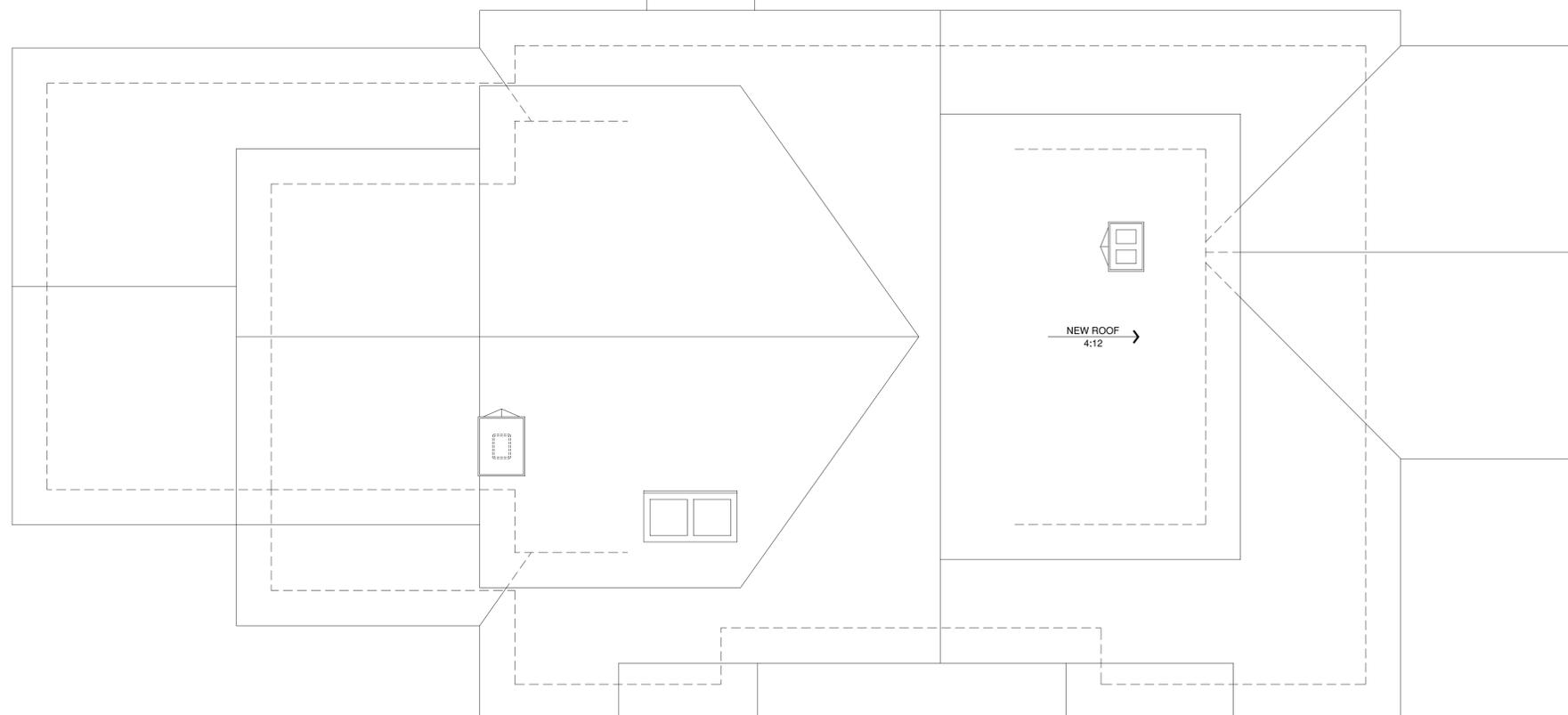
FIRST FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

A.7



A EXISTING / DEMO ROOF PLAN

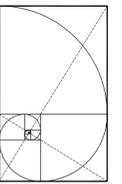
0 2' 4' 8' 16'



B PROPOSED ROOF PLAN

0 2' 4' 8' 16'





CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

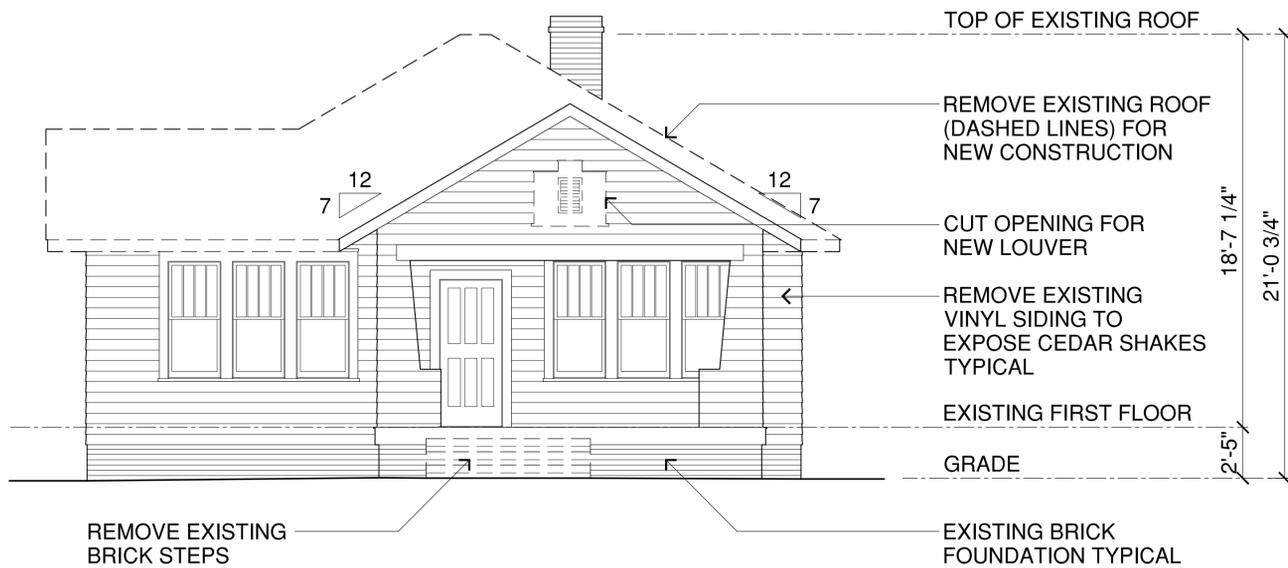
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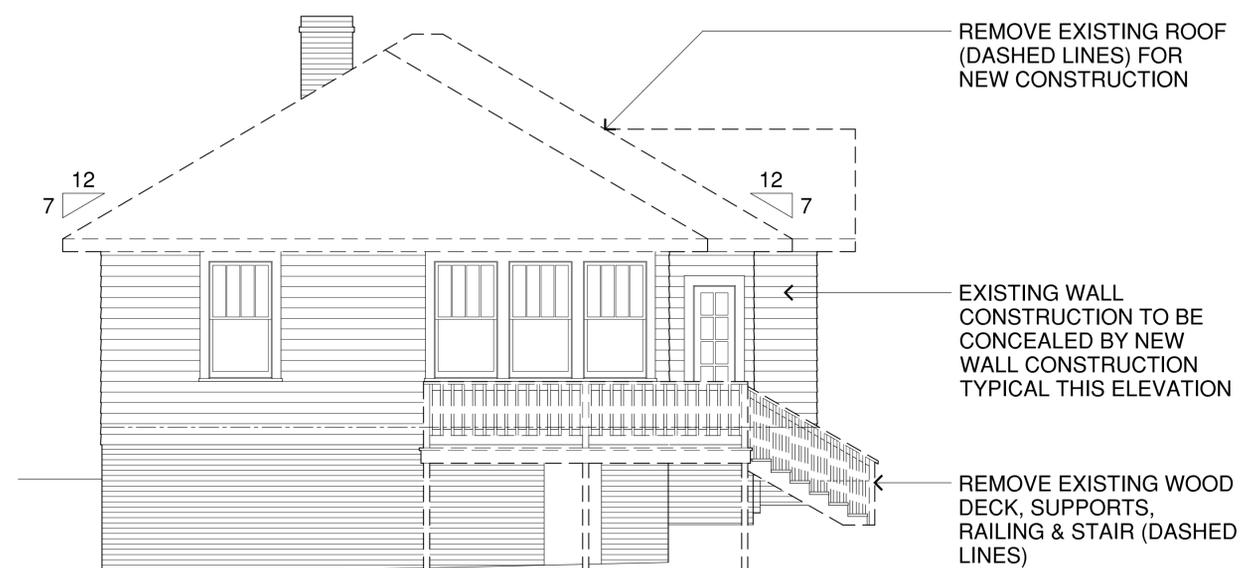
REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

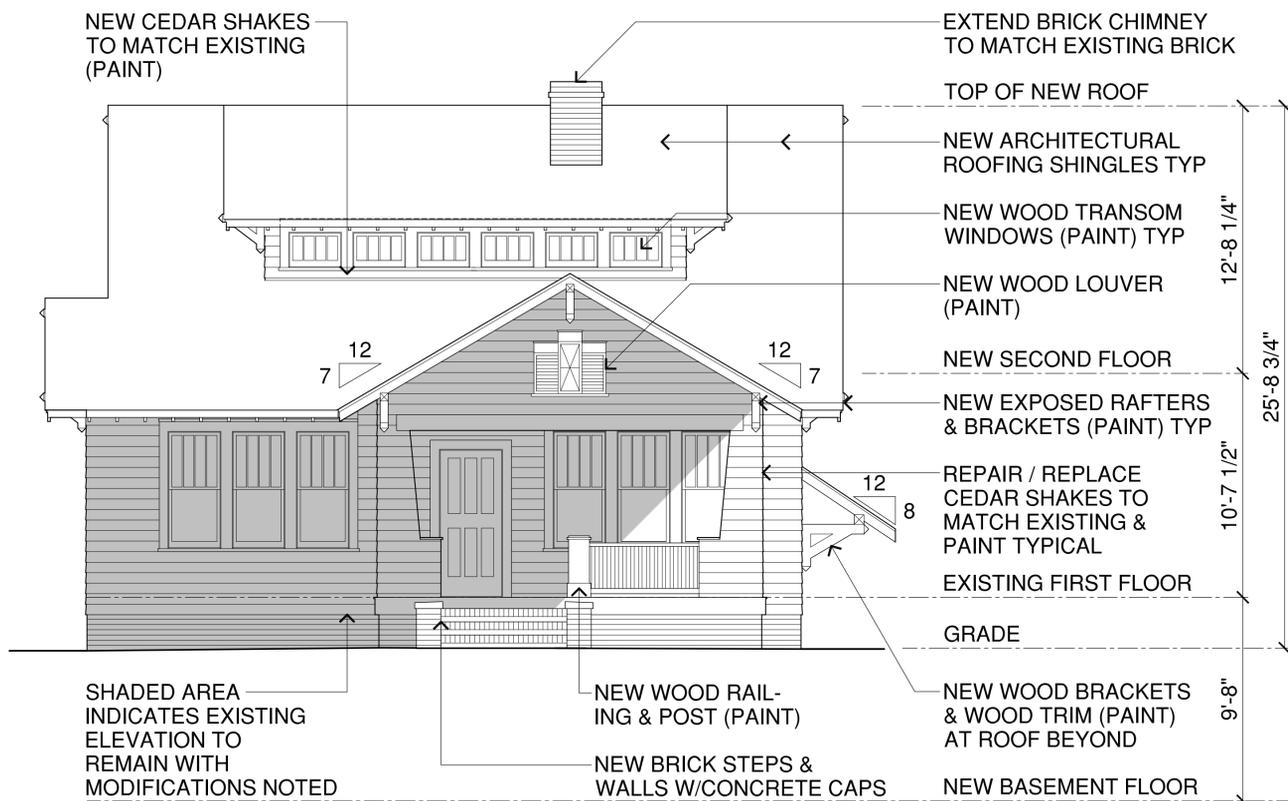
A.8



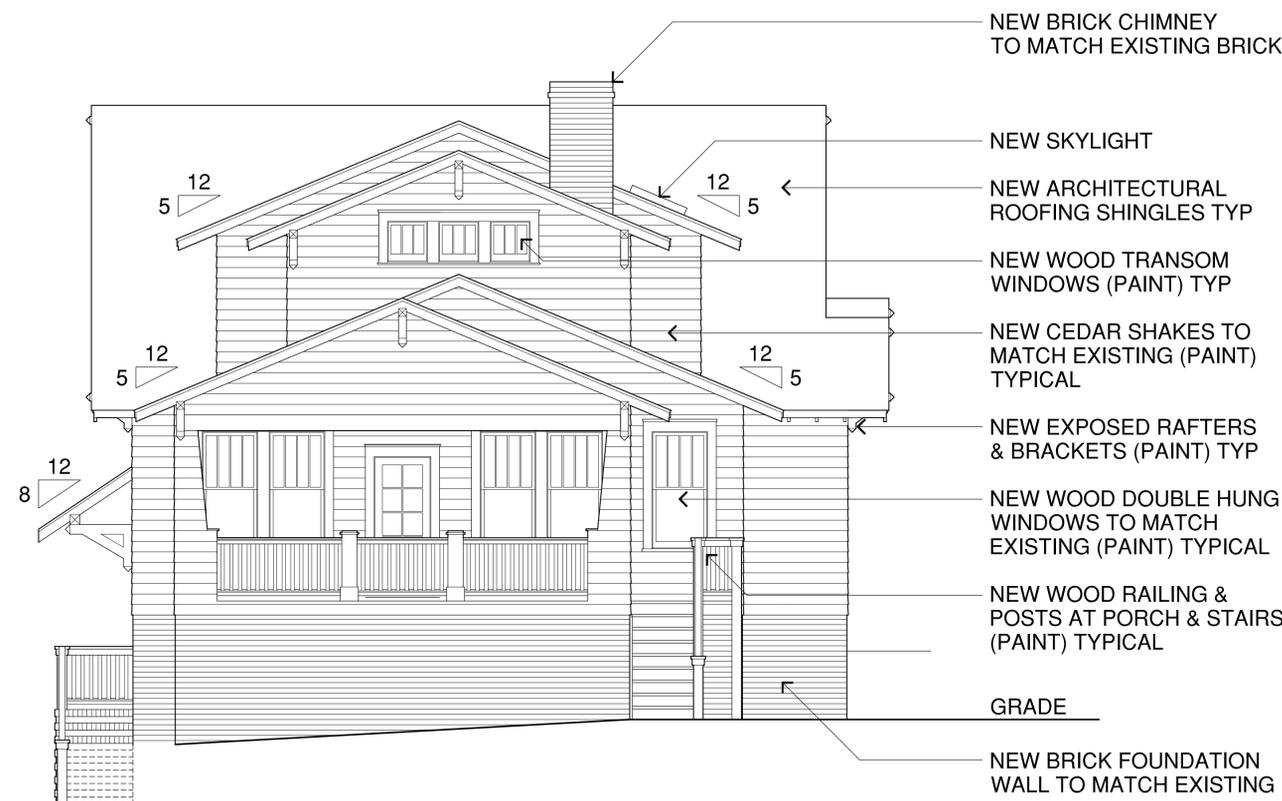
A EXISTING / DEMO FRONT ELEVATION



C EXISTING / DEMO REAR ELEVATION



B PROPOSED FRONT ELEVATION



D PROPOSED REAR ELEVATION





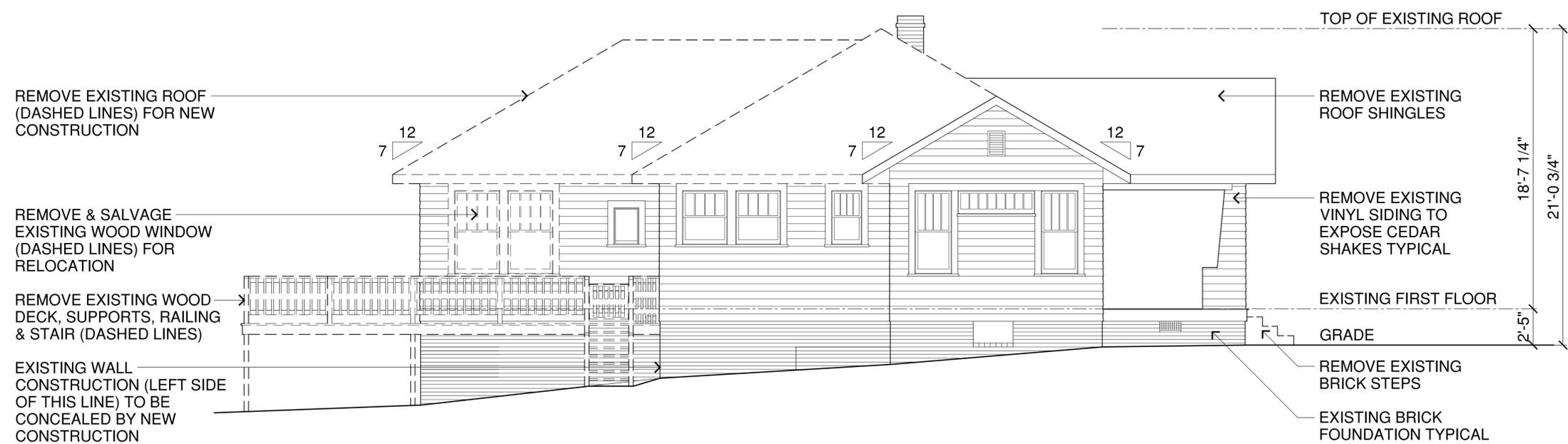
CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

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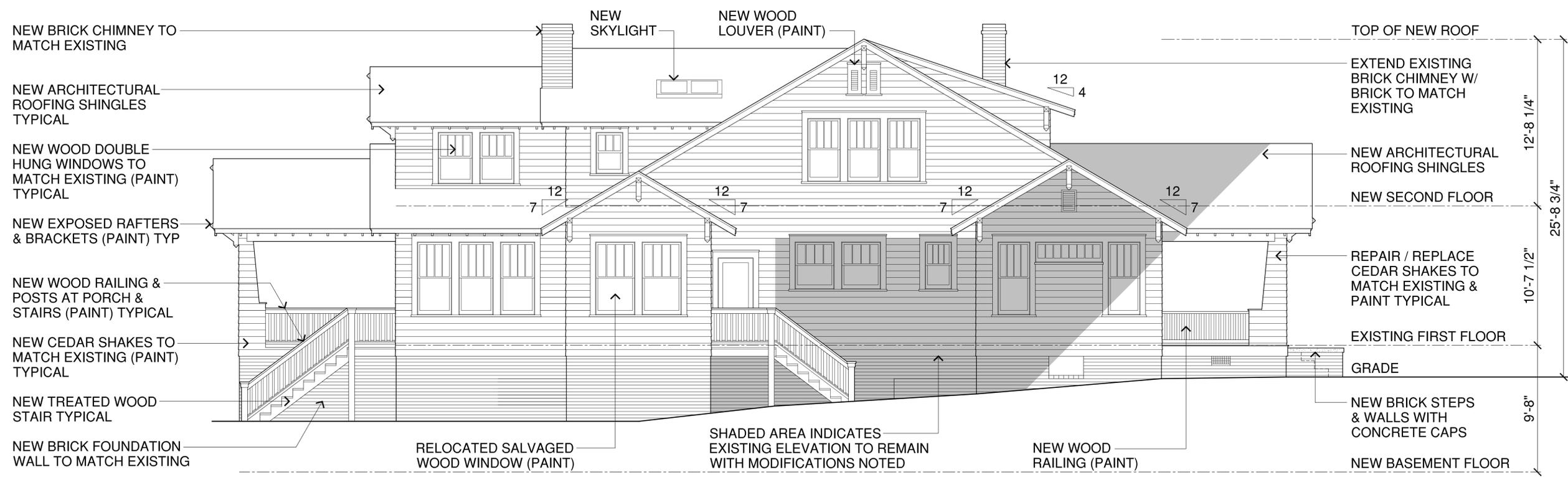
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REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

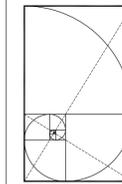


A EXISTING / DEMO SIDE ELEVATION



B PROPOSED SIDE ELEVATION





CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
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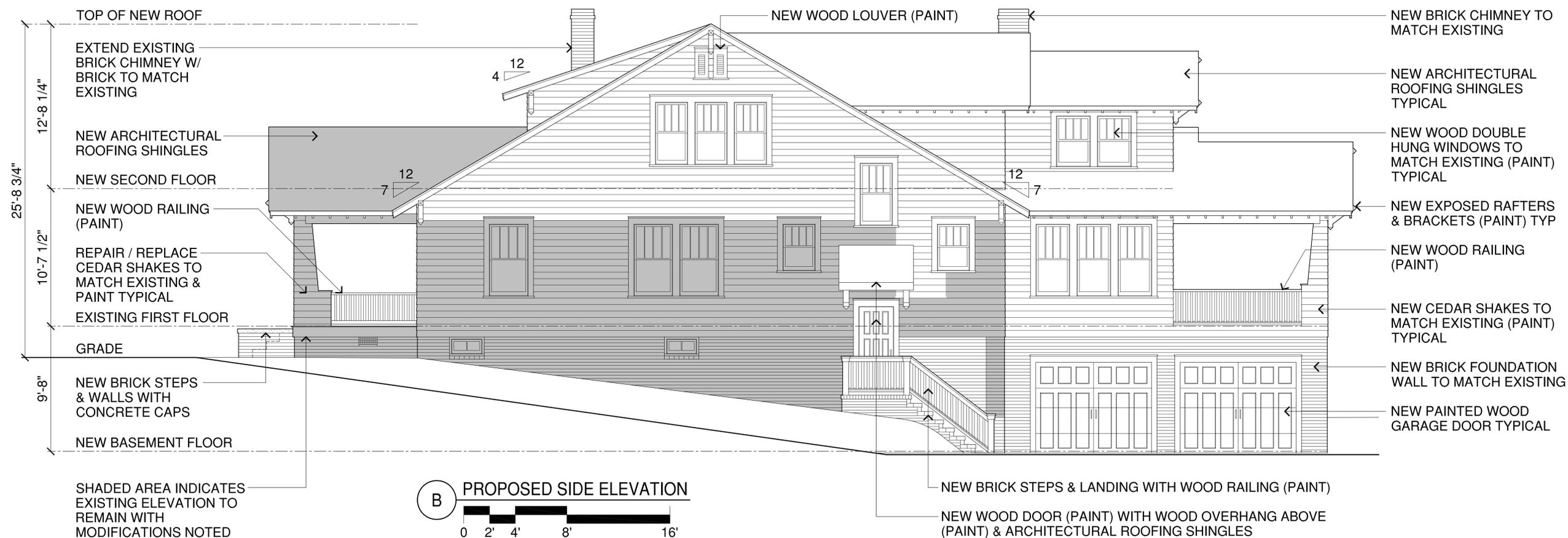
REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

A.10



(A) EXISTING / DEMO SIDE ELEVATION



(B) PROPOSED SIDE ELEVATION



SHADED AREA INDICATES
EXISTING ELEVATION TO
REMAIN WITH
MODIFICATIONS NOTED



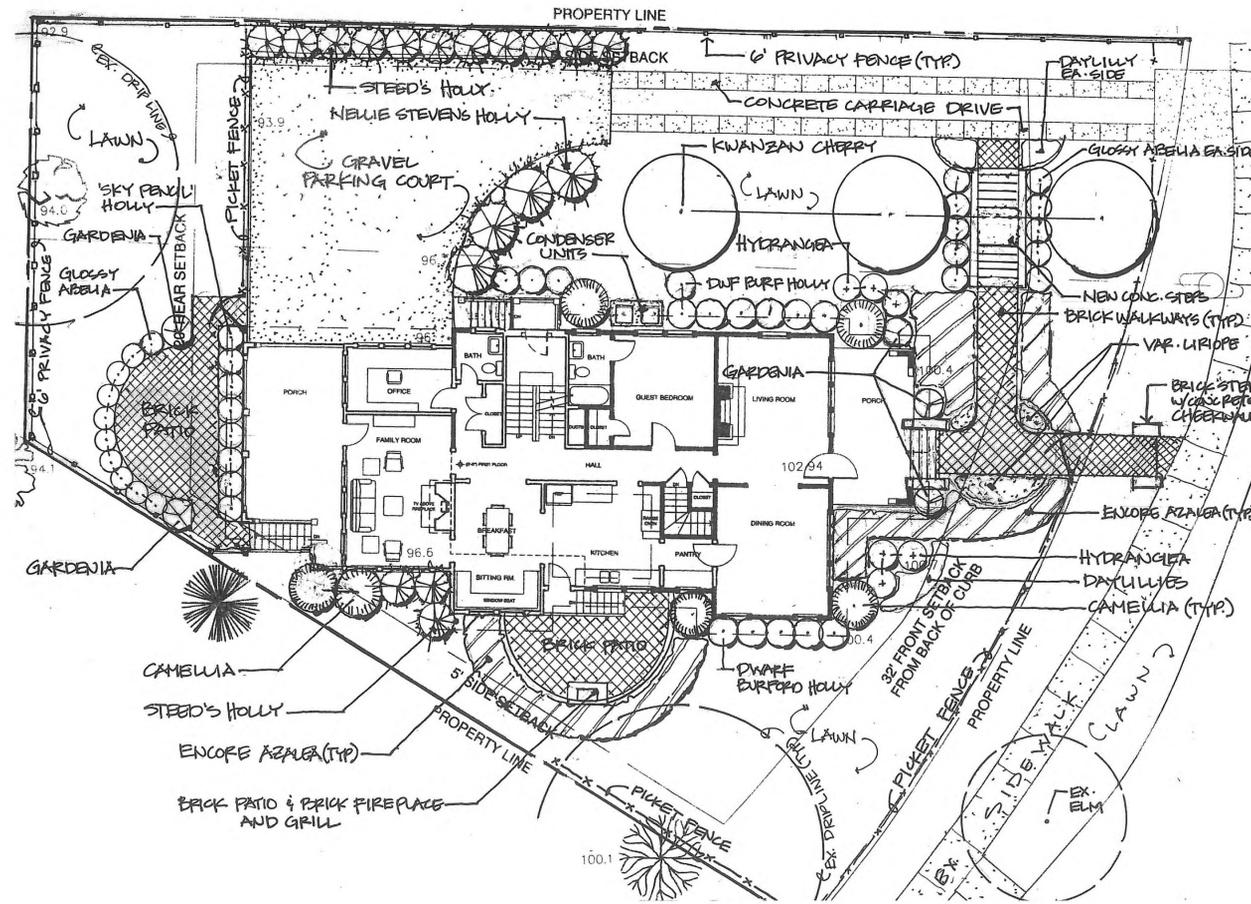
GRAVEL PARKING COURT



6' PRIVACY FENCE



CONCRETE CARRIAGE DRIVE



PICKET FENCE



BRICK PATIO



BRICK FIREPLACE AND GRILL



CONCRETE CHEEKWALLS



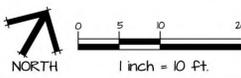
BRICK WALKWAYS

PROJECT:

ROGERS
RESIDENCE
PARK ROAD
CHARLOTTE, NC

PREPARED BY:

Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Northwood St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: wirth@wirthassociates.com



DRAWN BY: CKG
CHECKED BY: GNV
SCALE: 1"=10'
DATE: 09.29.2014

REVISIONS:
NO. DATE DESCRIPTION BY:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:

L2.0

PROJECT NO.: