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  the relationship of the project to its site
   b. Scale  the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback  in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context  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.

**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 throughways.

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

Map Printdate: Sept., 2014

Legend:
- 2000 Park Road
- Dilworth Local Historic District
- Property Lines
- Building Footprints
DETAIRS OF PROPOSED PROJECT

The proposed addition is inoffensive in scale, with the exception of the height being increased to 4 stories from the 2-story height of the original house.

- The addition is an L-shaped two-story glass addition with a gable roof. The original house has a single-level roof that is extended and modified to accommodate the new addition.
- The addition is designed to maintain the integrity of the original house while providing additional living space.
- The addition features large windows that allow natural light to enter the new space.
- The materials used in the addition are compatible with the original house, ensuring a cohesive look.

Site:
- The project is located on a 0.12-acre lot with access to the public street.
- The site includes a driveway and parking area.

Scale:
- The scale of the addition is proportionally appropriate for the existing house.
- The addition is designed to be integrated with the existing house rather than dominating it.

Function:
- The new addition serves as a family room and second bedroom.
- The family room includes a large window overlooking the garden area.

Materials:
- The materials used in the addition include wood, glass, and brick.
- The colors used are neutral to complement the original house.

Details:
- The addition includes a large window overlooking the garden area.
- The roof of the addition is designed to blend with the existing roofline.
- The addition features a small deck area for outdoor living.

Overall, the proposed addition is designed to enhance the original house while maintaining its character and functionality.