



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-217

DATE: October 13, 2014

ADDRESS OF PROPERTY: 2000 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12109326

OWNER(S): Matthew and Regina Rogers

**DETAILS OF APPROVED PROJECT:** 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". 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. See attached plans.

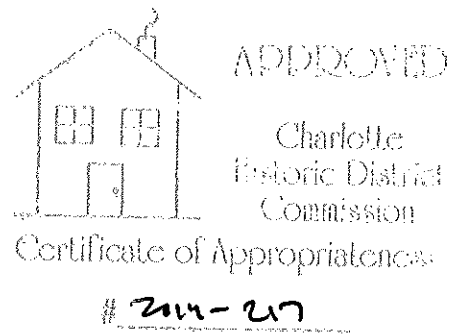
This project was approved by the Historic District Commission on October 8, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

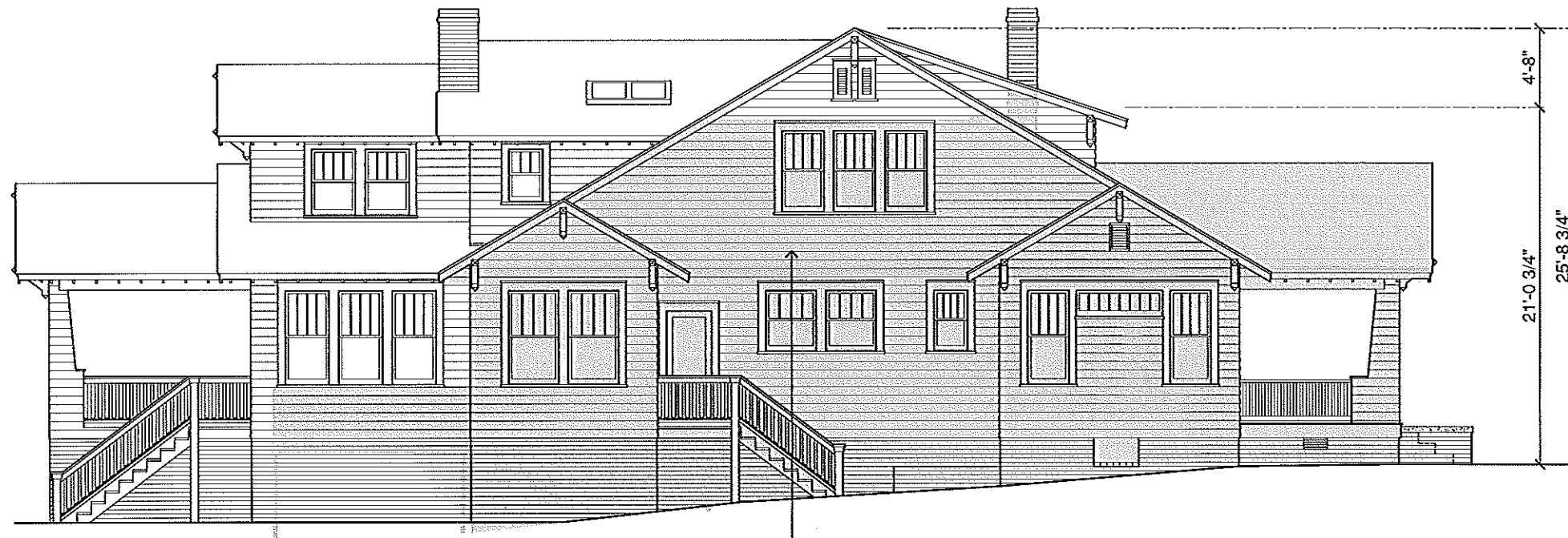
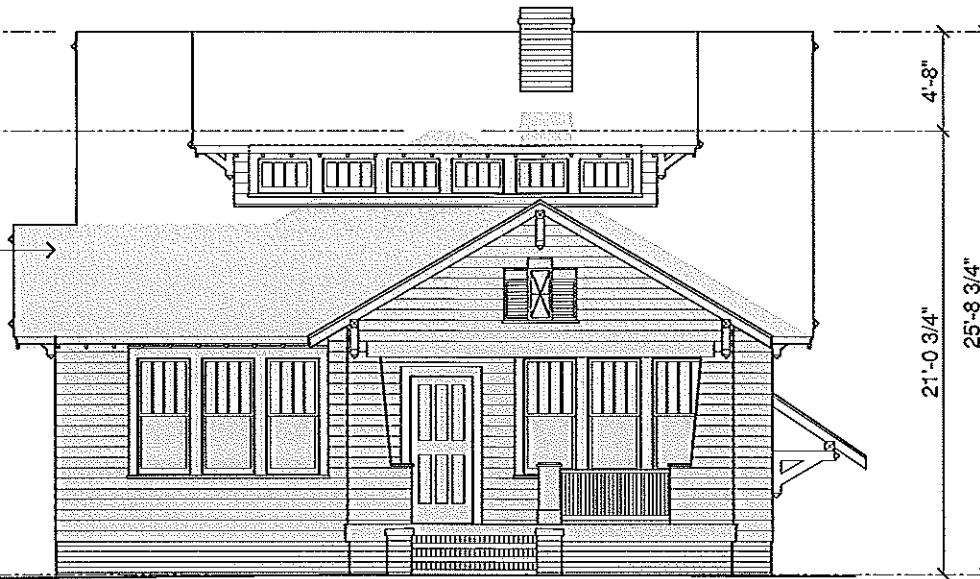


TOP OF NEW ROOF

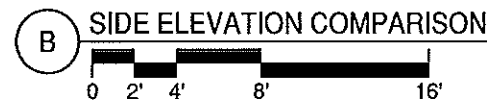
TOP OF EXISTING ROOF

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

GRADE



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



## 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 facade 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 capped 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.

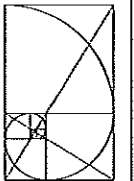
- Established Setback:
  - (difficult to determine in this area because of proximity to the round-a-bout)
  - No changes of relationship between front 2/3 of footprint and street.
- Required Setbacks
  - Front Yard: 32 feet from back of curb (Design complies - no changes)
  - Side Yards: 5 feet (Proposed 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 First Park Avenue, Suite E  
Charlotte, NC 28203  
704.996.5512  
john@circaarch.com

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

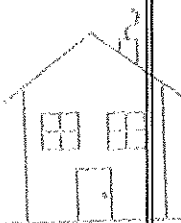
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ISSUED: 09/29/14

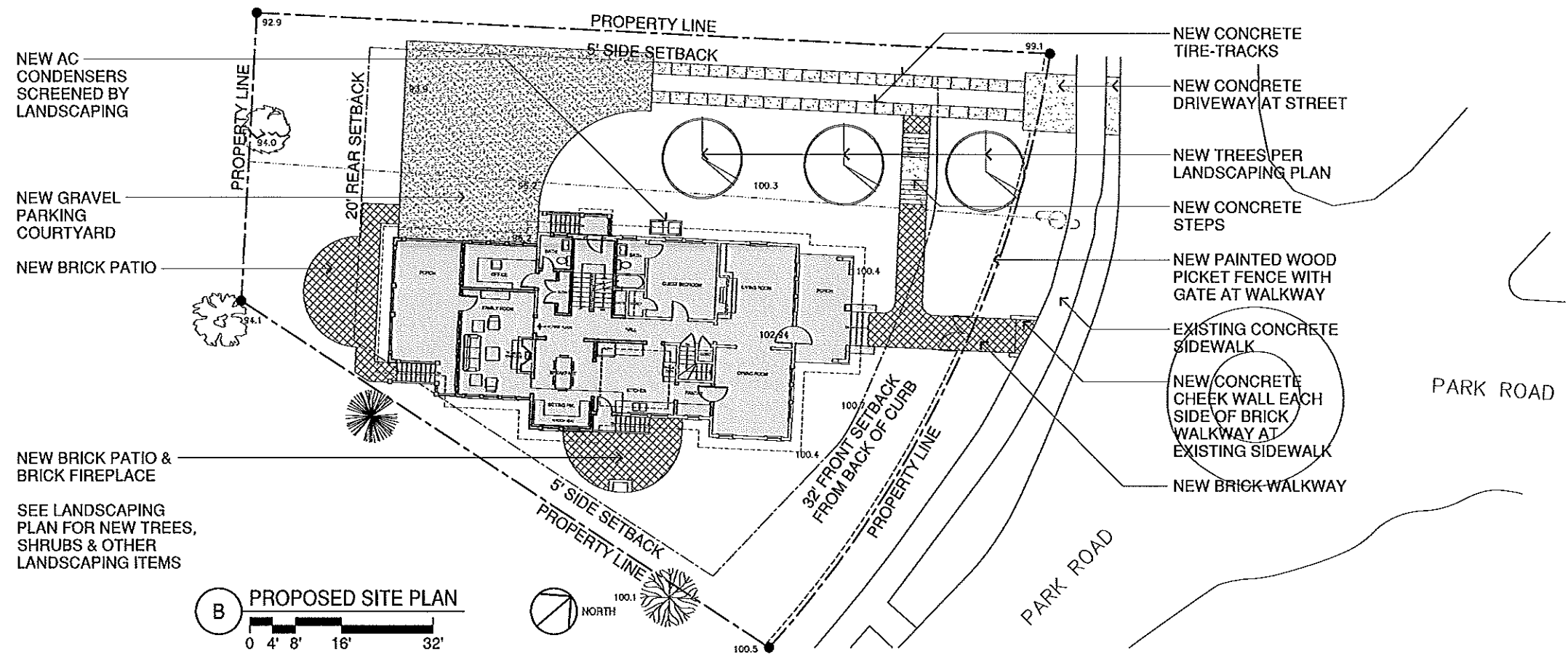
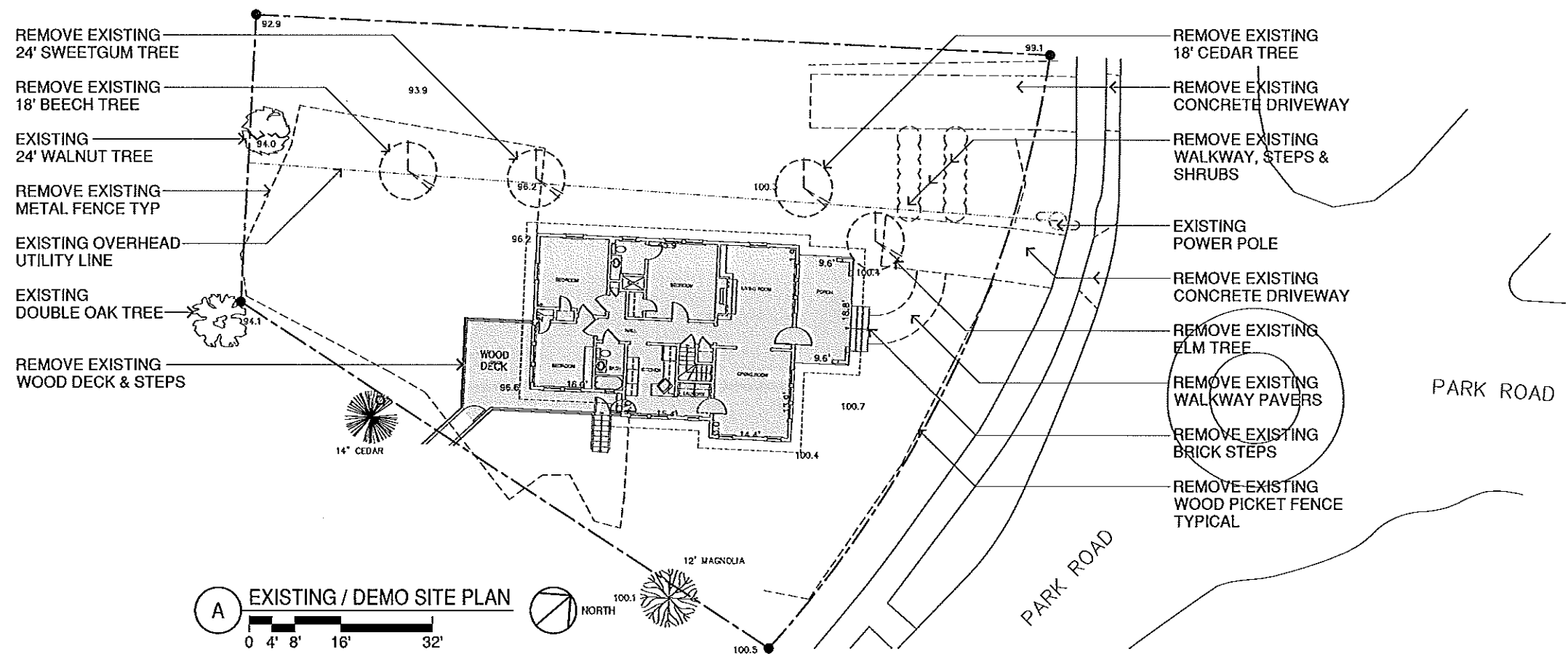
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SUBMITTAL

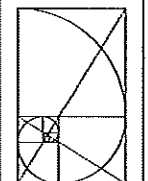
REVISIONS:

DETAILS  
OF PROPOSED  
PROJECT

A.2


  
 APPROVED
   
 Charlotte
   
 Historic District
   
 Commission
   
 Certificate of Appropriateness
   
 # 2014-217




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

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

PROJECT: CA-14-13
   
 ISSUED: 09/17/14
   
 HDC SUBMITTAL
   
 REVISIONS:

SITE PLAN
   
 EXISTING and
   
 PROPOSED

A.3

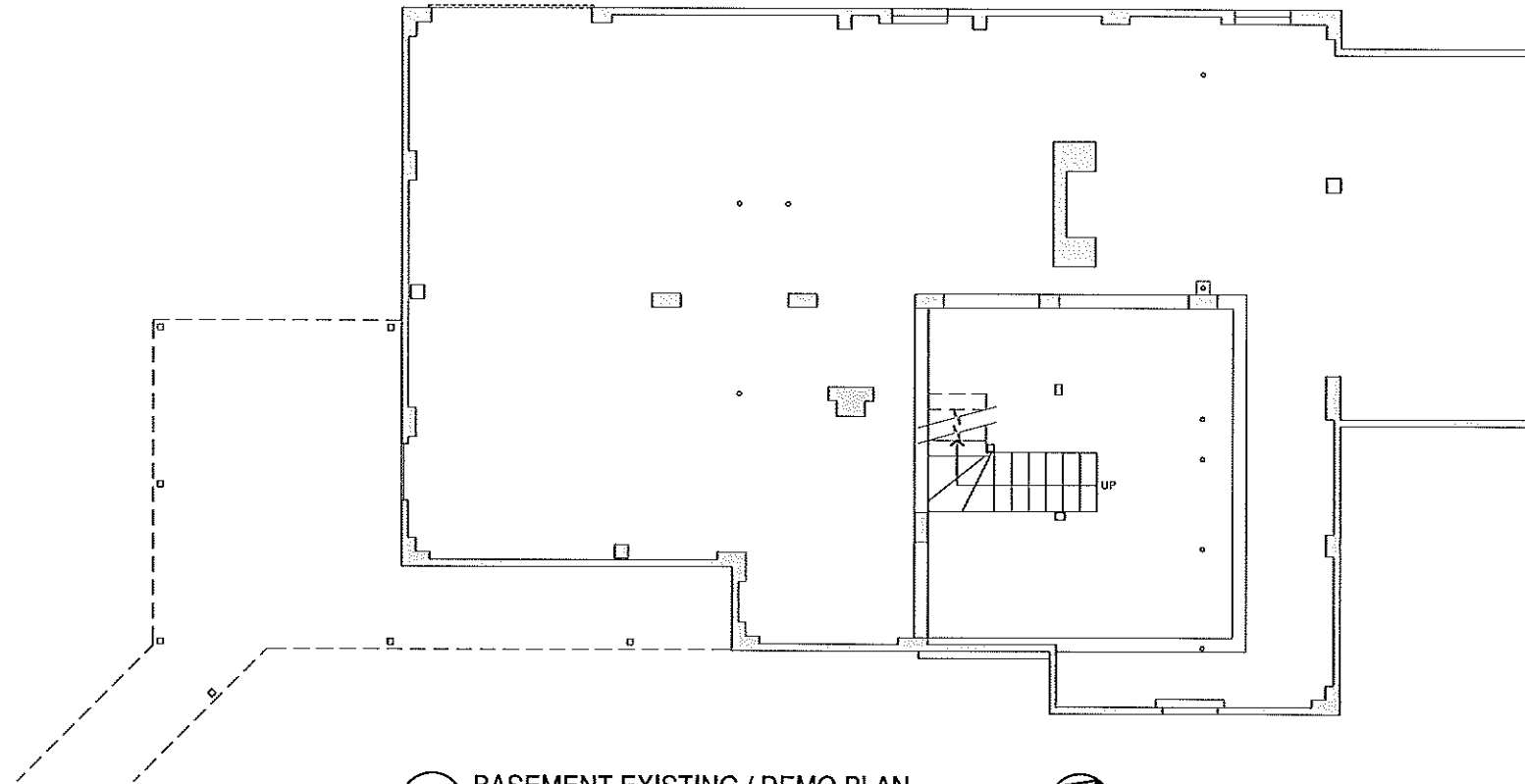


APPROVED

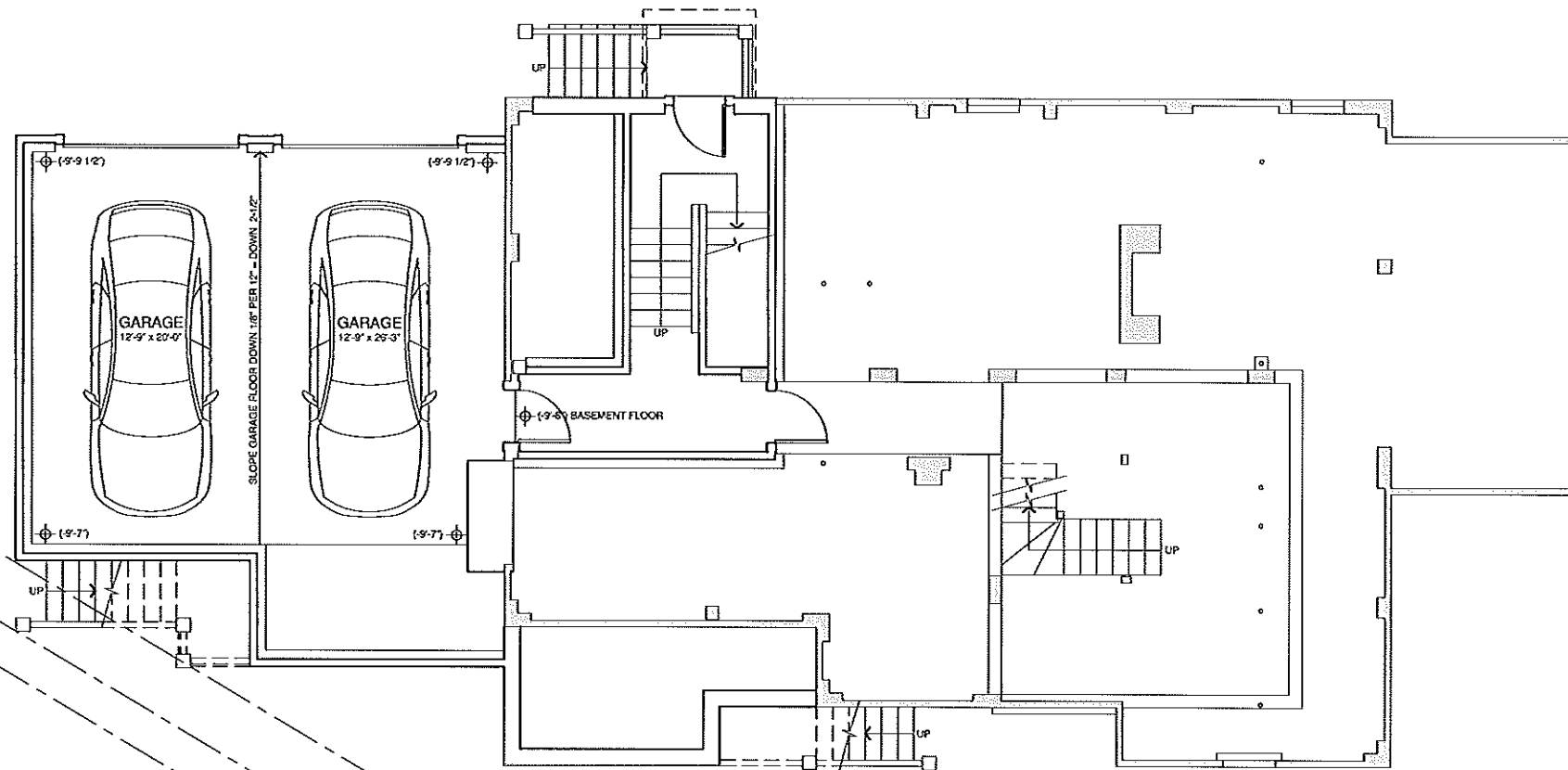
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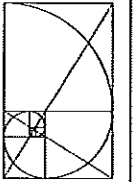
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A BASEMENT EXISTING / DEMO PLAN



B BASEMENT PROPOSED PLAN



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

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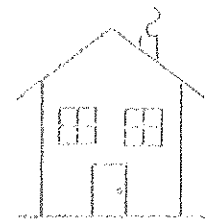
PROJECT: CA-14-13  
ISSUED: 09/17/14

HDC  
SUBMITTAL

REVISIONS

BASEMENT  
EXISTING / DEMO PLAN  
and PROPOSED PLAN

A.4

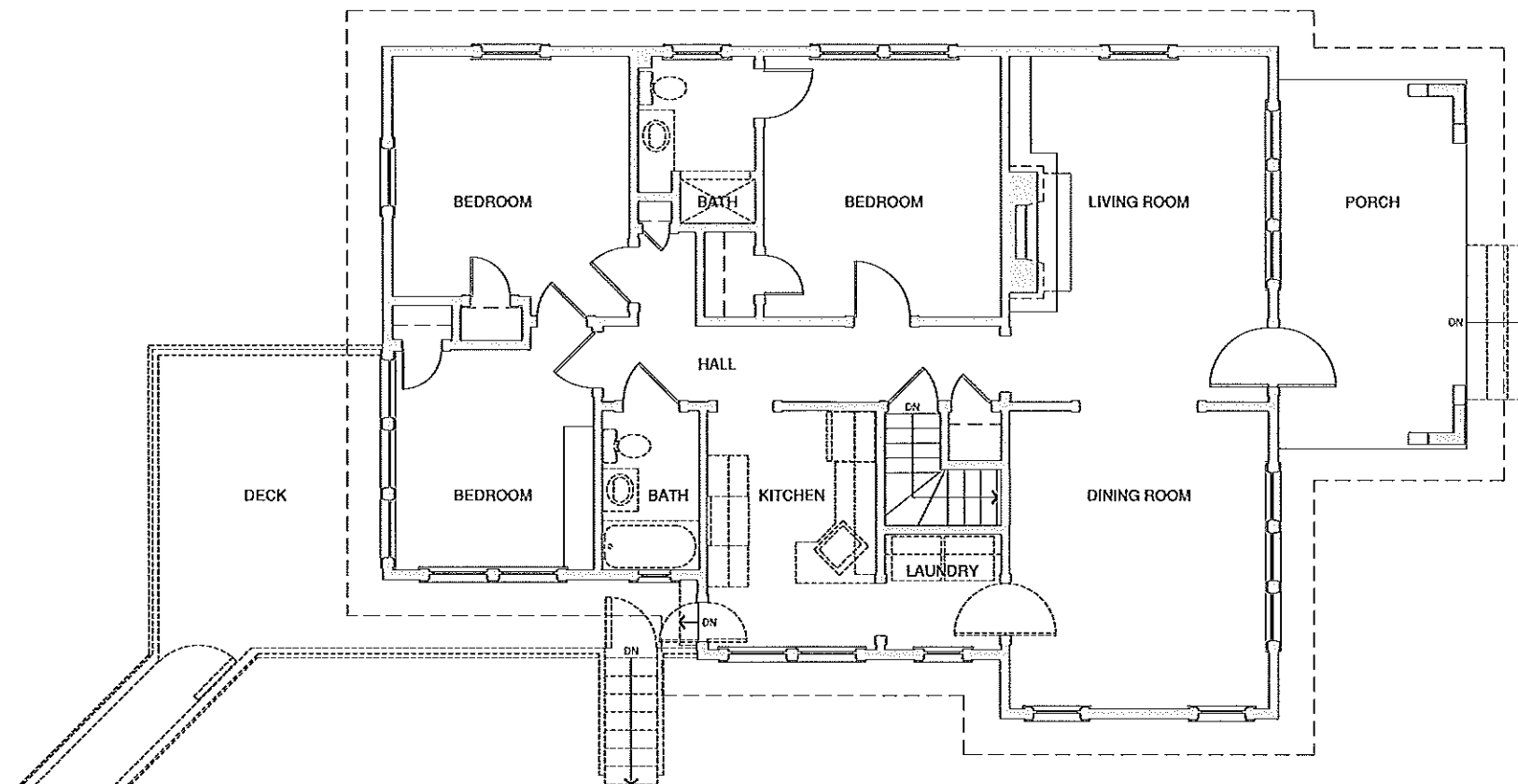


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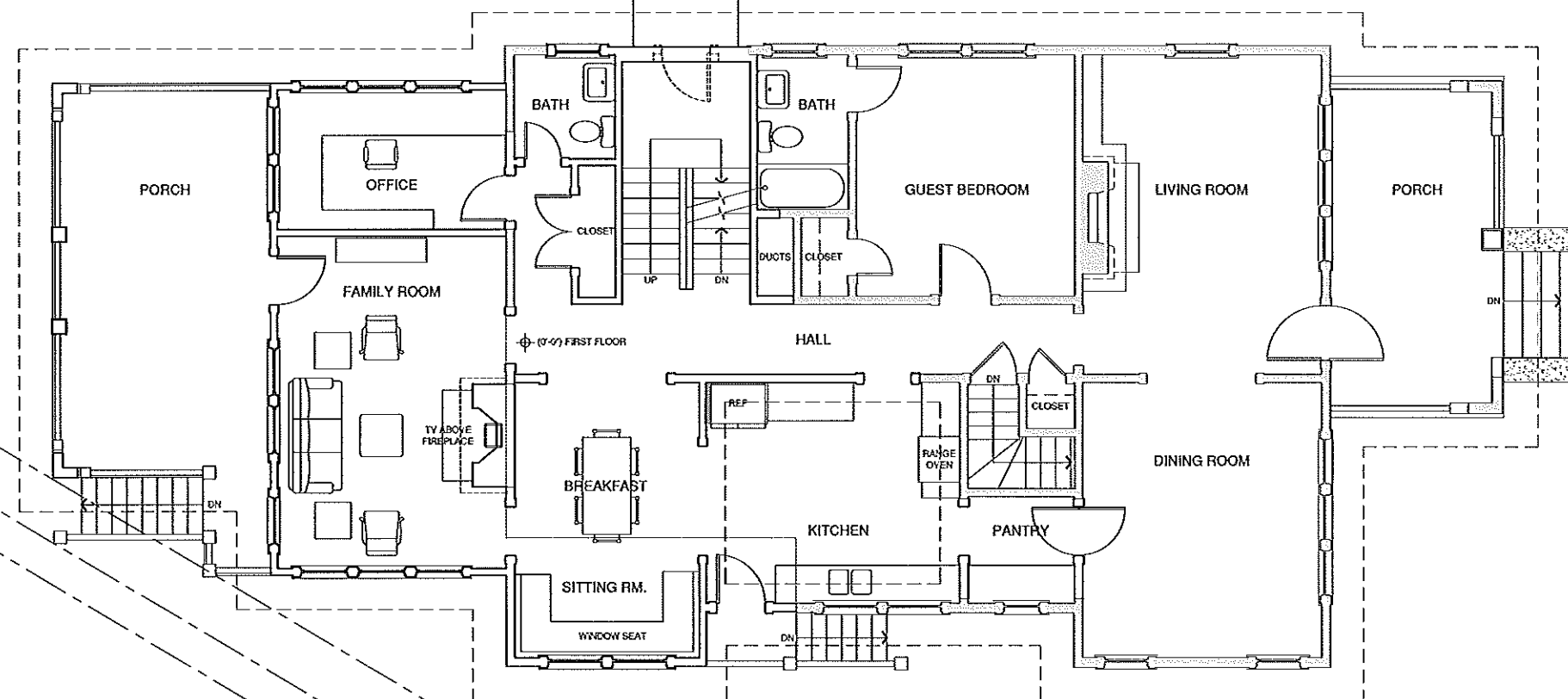
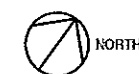
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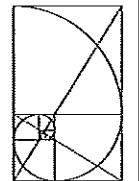
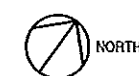
A FIRST FLOOR EXISTING / DEMO PLAN

0 2' 4' 8' 16'



B FIRST FLOOR PROPOSED PLAN

0 2' 4' 8' 16'



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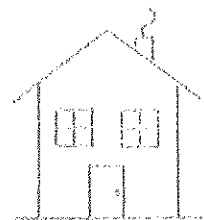
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2000 PARK ROAD, CHARLOTTE, NC 28203

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ISSUED: 09/17/14  
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REVISIONS:

FIRST FLOOR  
EXISTING / DEMO PLAN  
and PROPOSED PLAN

A.5

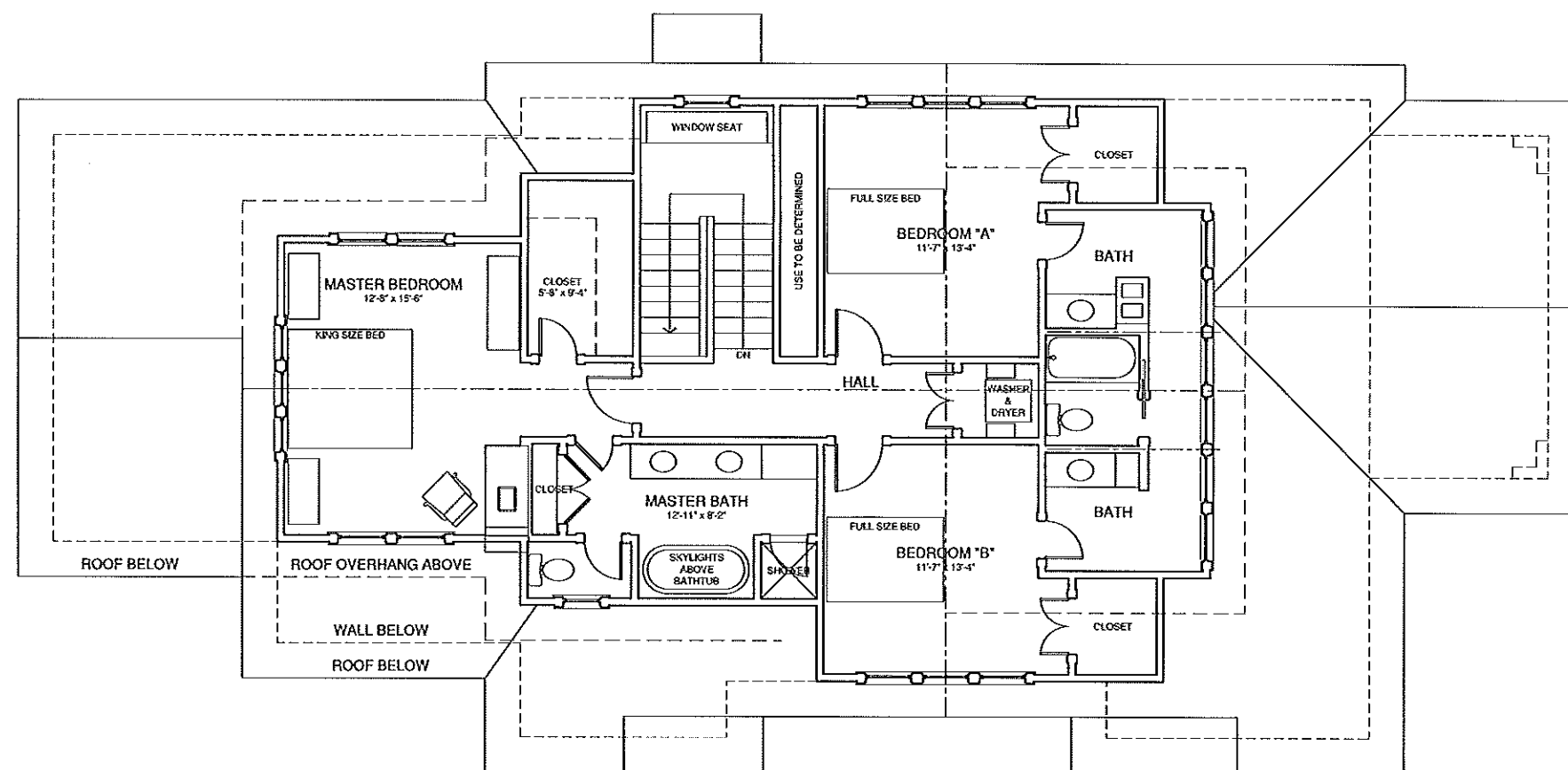


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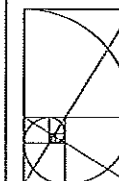
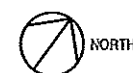
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B SECOND FLOOR PROPOSED PLAN  
0 2' 4' 8' 16'



CIRCA  
ARCHITECTURE

115 East Park Avenue, Suite E

Charlotte, NC 28203

704.996.5512

j@circaarch.com

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SUBMITTAL

REVISIONS

SECOND FLOOR  
PROPOSED PLAN

A.6

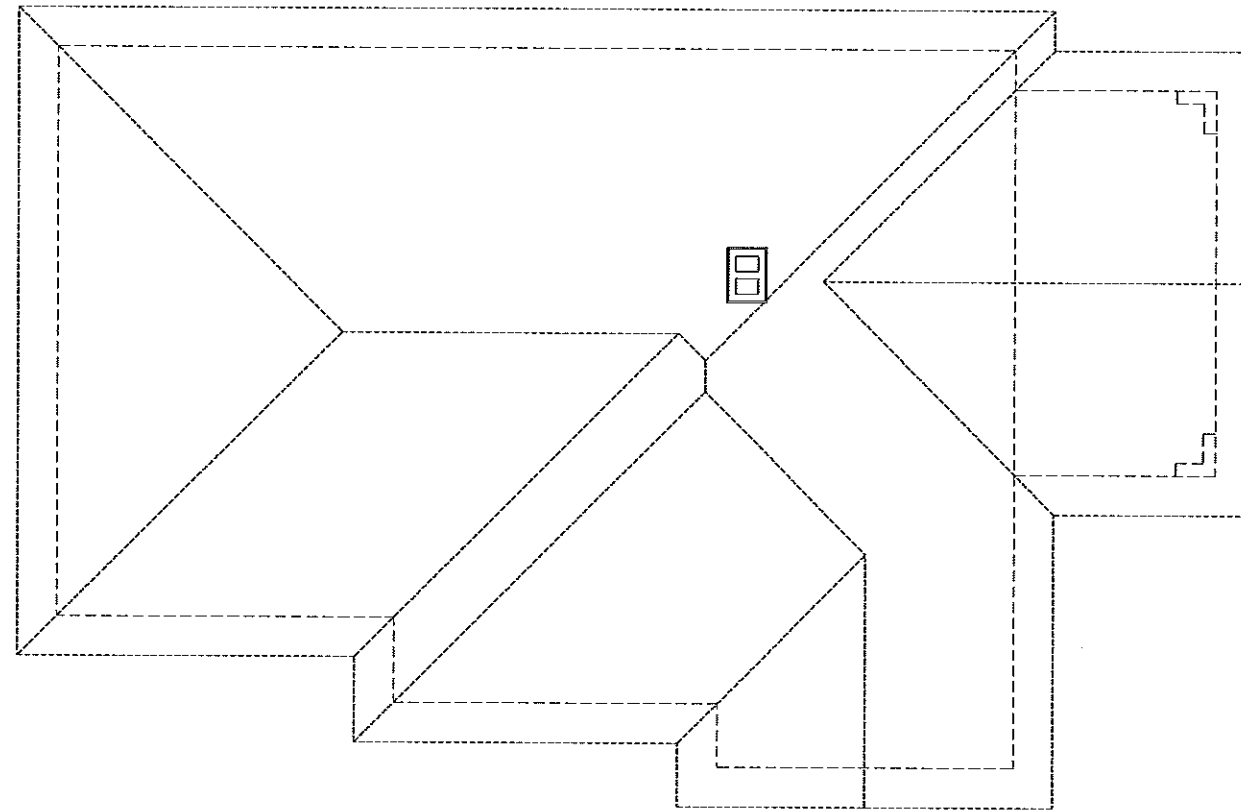


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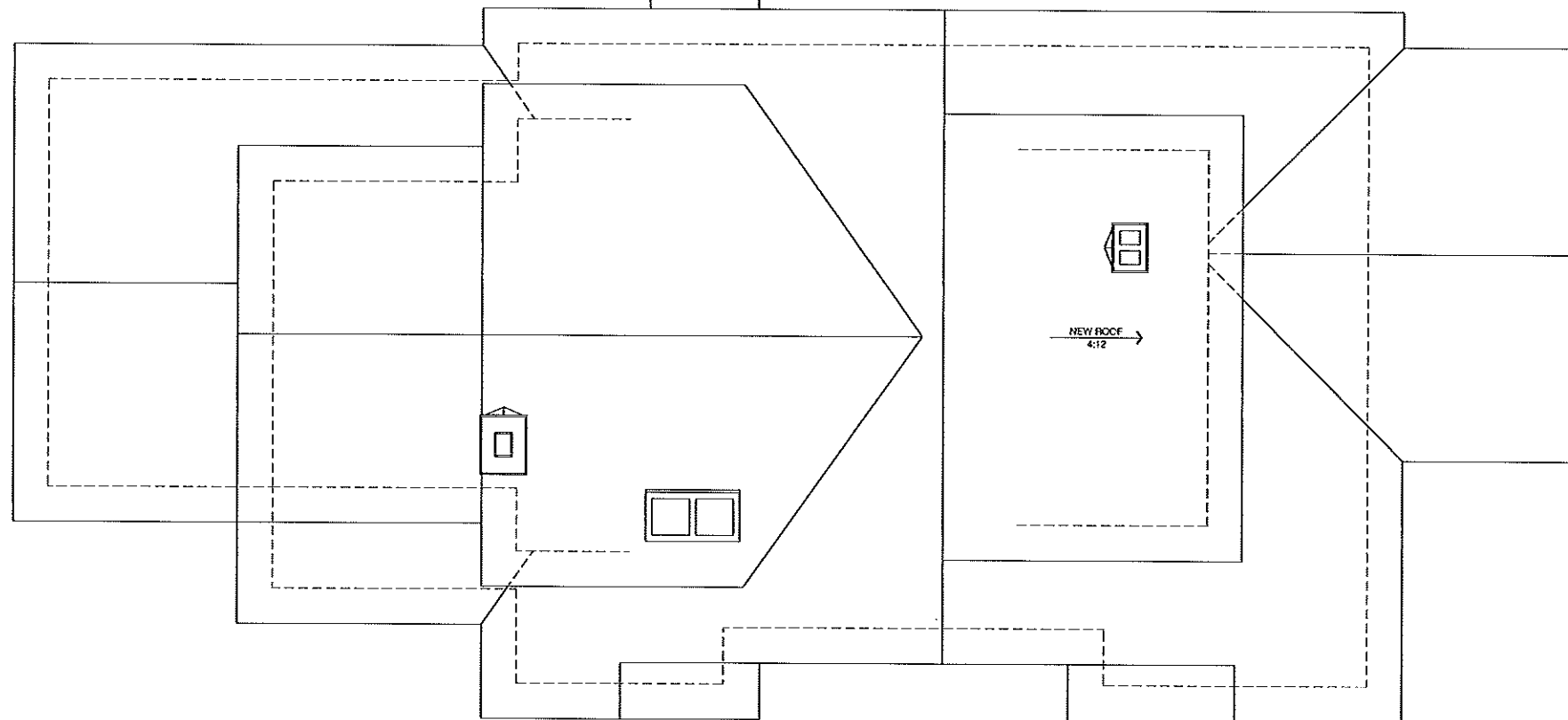
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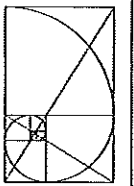
# 2014-217



A EXISTING / DEMO ROOF PLAN



B PROPOSED ROOF PLAN



CIRCA  
ARCHITECTURE  
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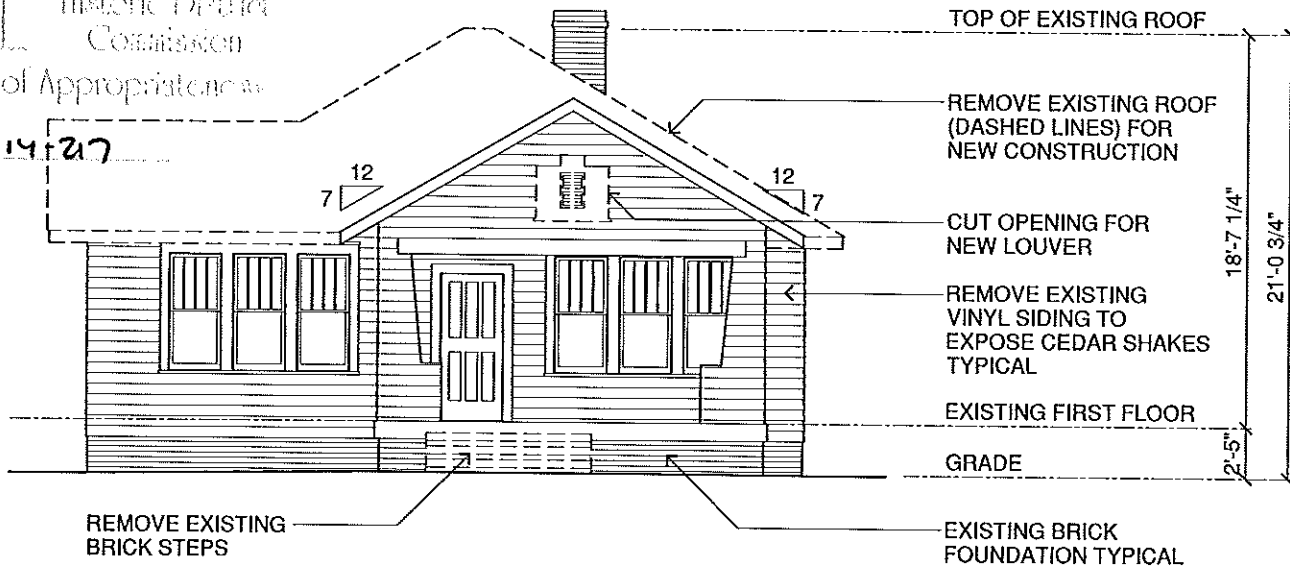
HDC  
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REVISIONS

FIRST FLOOR  
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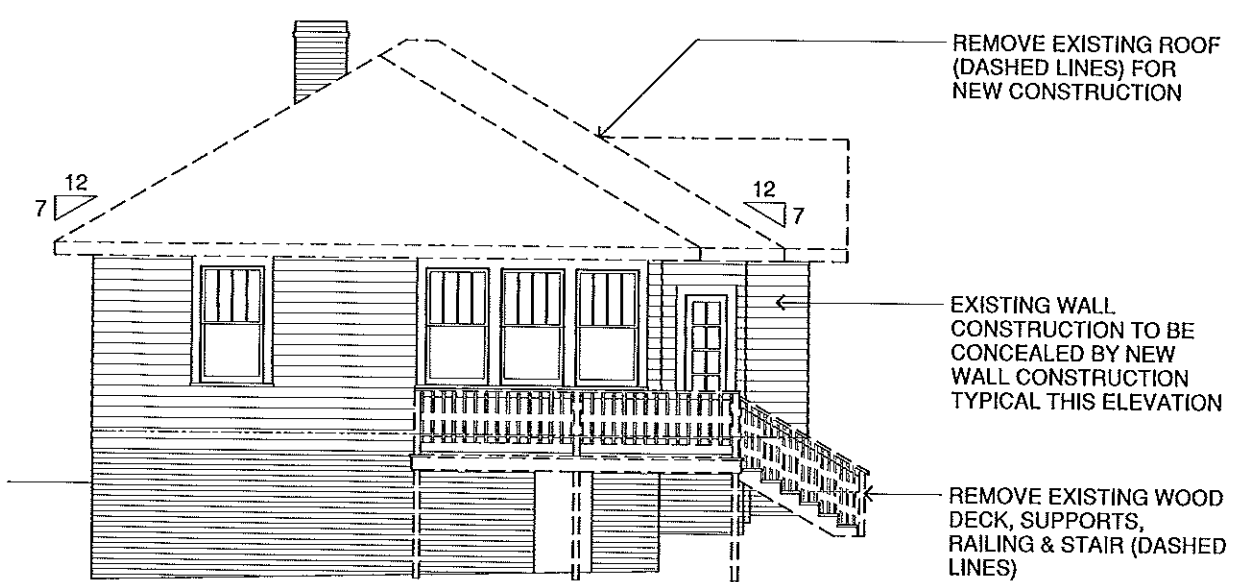
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# 214-27



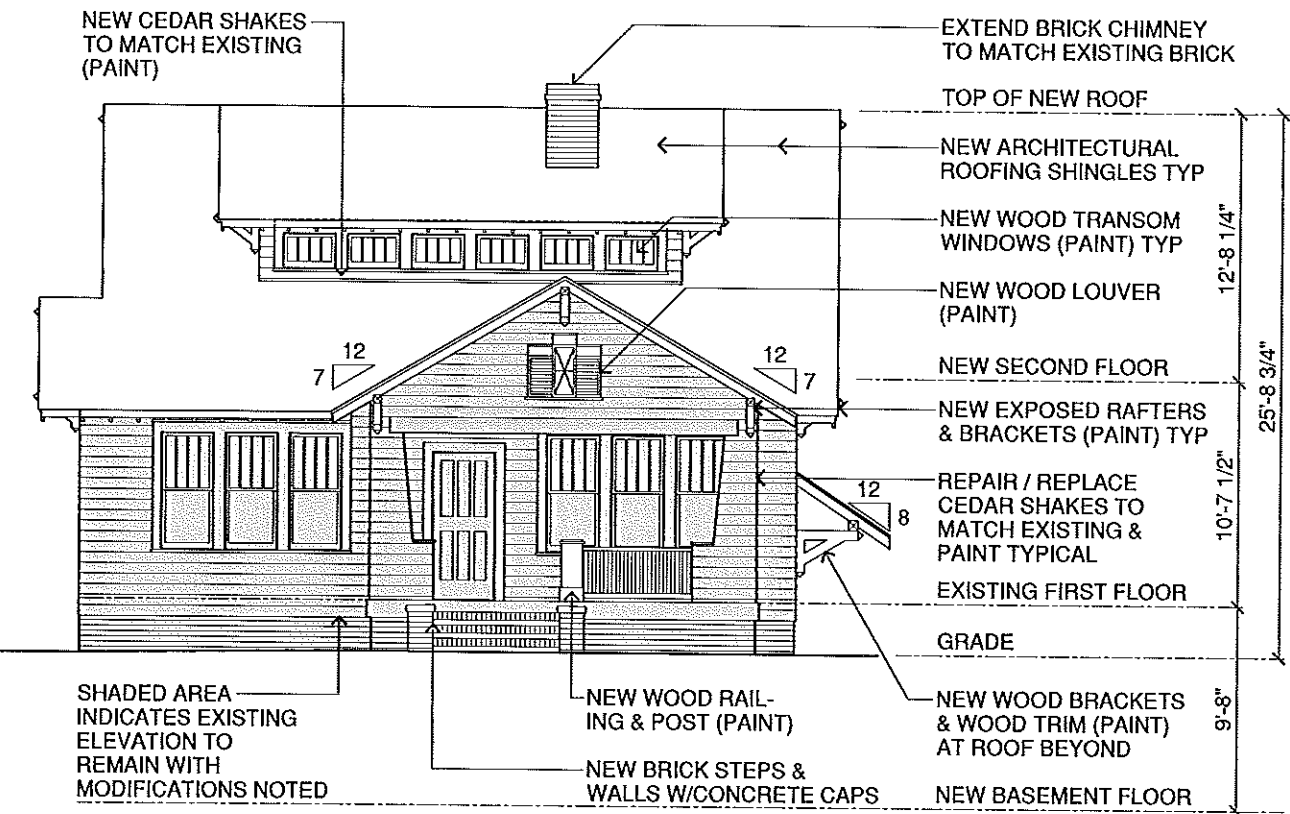
(A) EXISTING / DEMO FRONT ELEVATION

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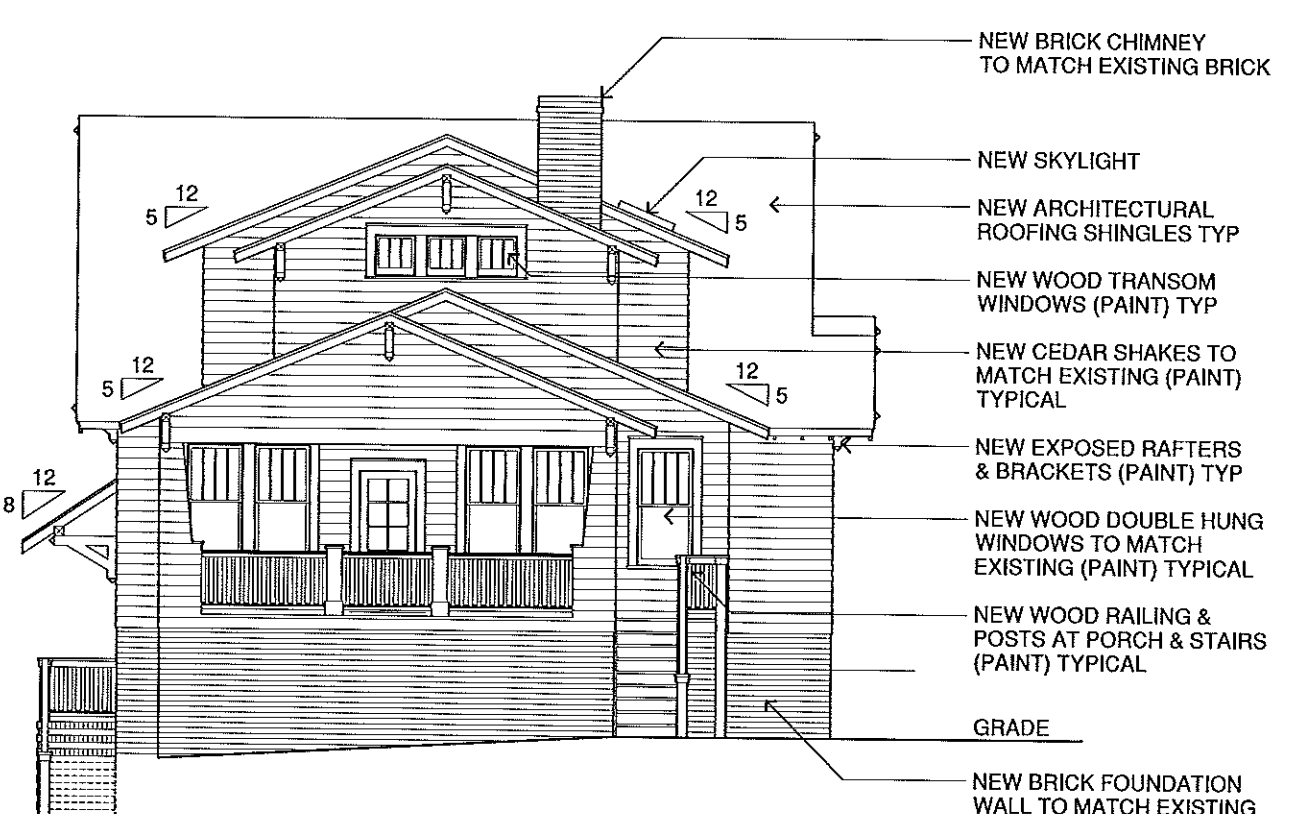
(C) EXISTING / DEMO REAR ELEVATION

0 2' 4' 8' 16'



(B) PROPOSED FRONT ELEVATION

0 2' 4' 8' 16'



(D) PROPOSED REAR ELEVATION

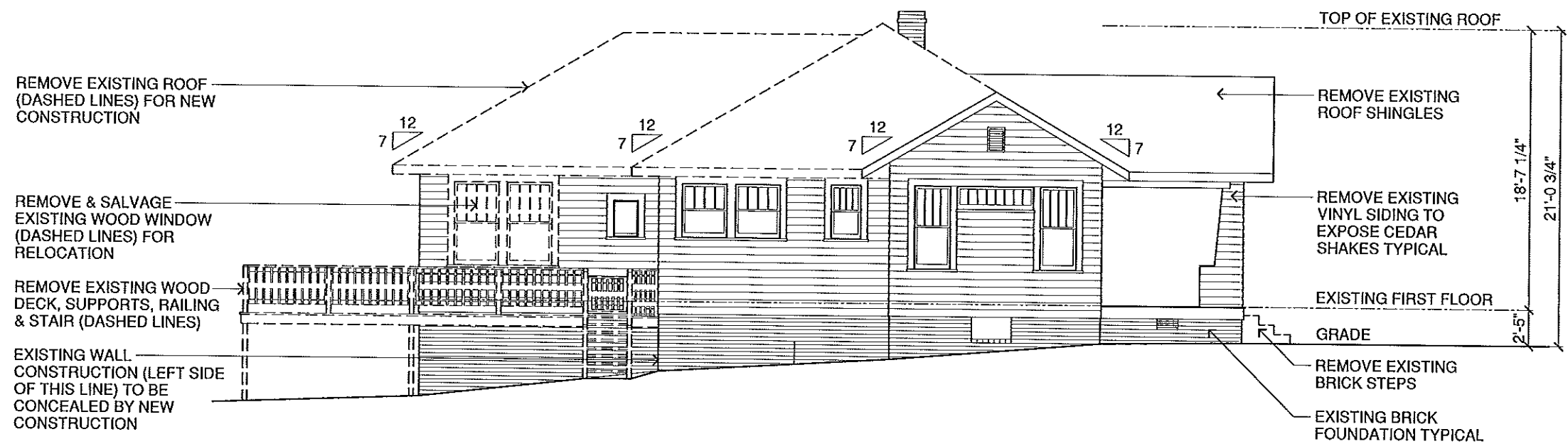
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2000 PARK ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-13  
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HDC  
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REVISIONS:  
EXISTING / DEMO  
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ELEVATIONS

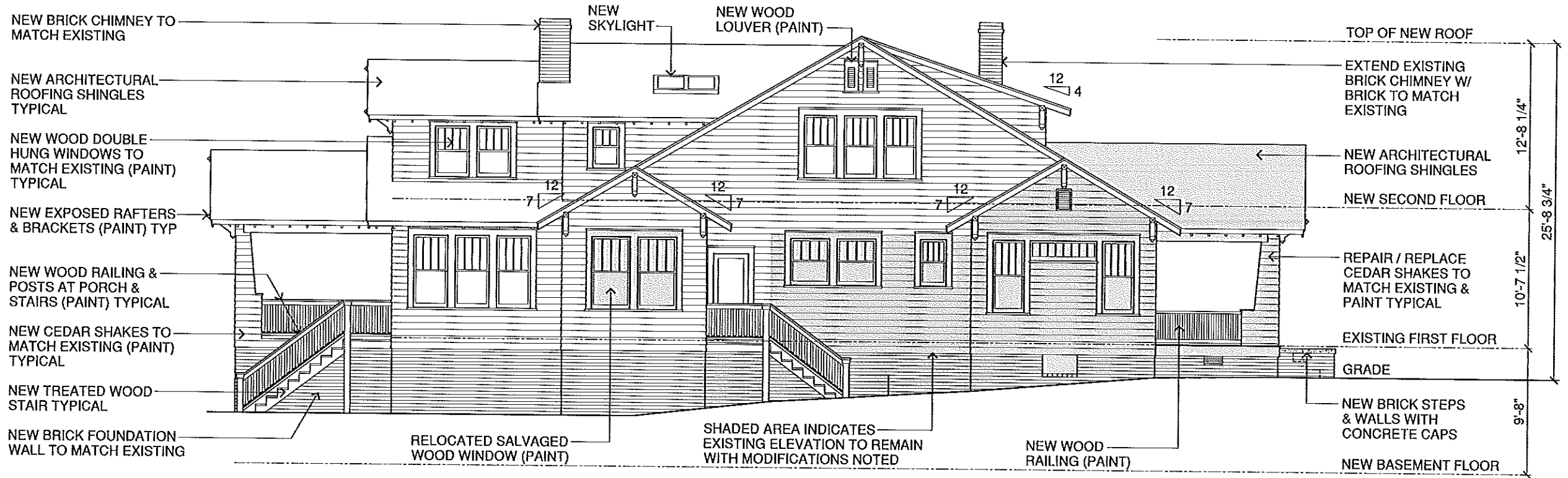


APPROVED  
 Charlotte  
 Historic District  
 Commission  
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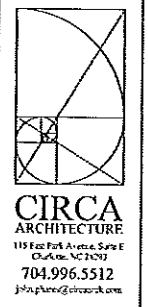
A EXISTING / DEMO SIDE ELEVATION

0 2' 4' 8' 16'



B PROPOSED SIDE ELEVATION

0 2' 4' 8' 16'

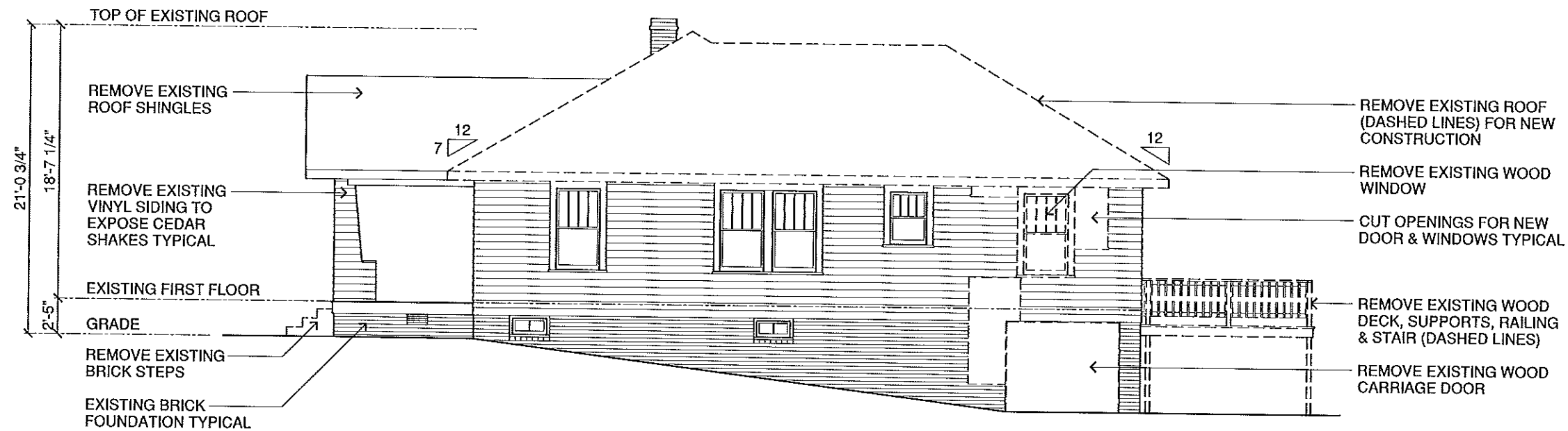


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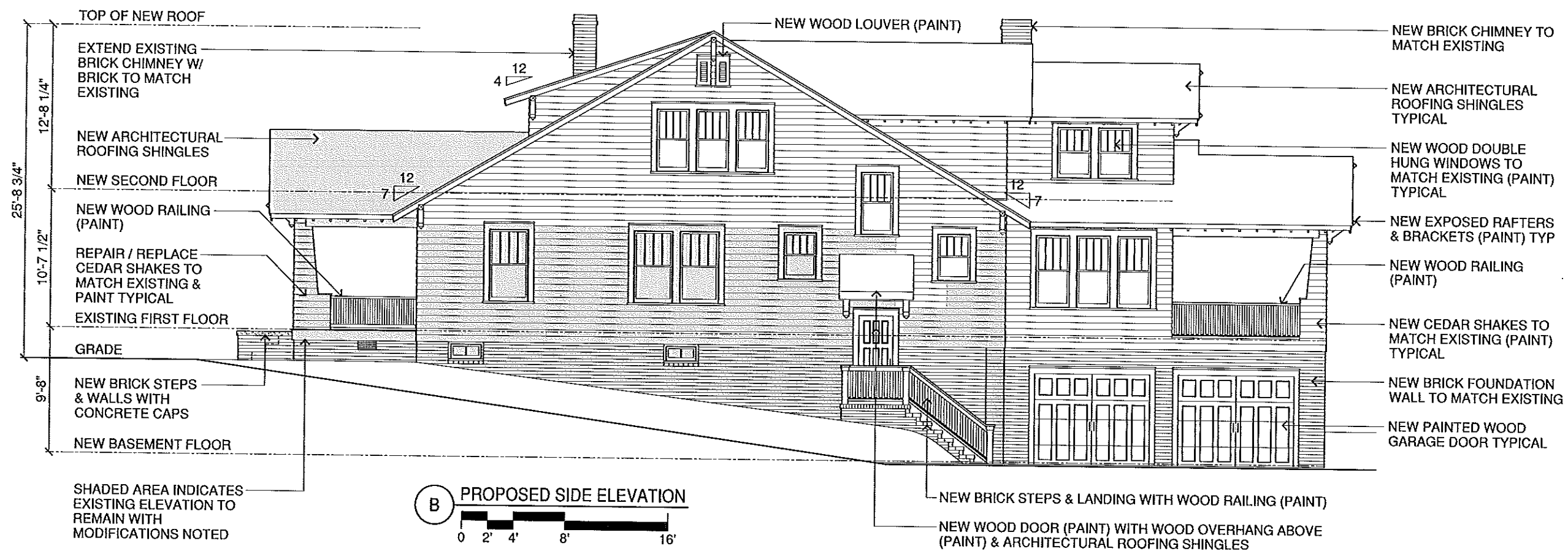
REVISIONS:

EXISTING / DEMO  
 and PROPOSED  
 ELEVATIONS



**A** EXISTING / DEMO SIDE ELEVATION

0 2' 4' 8' 16'



**B** PROPOSED SIDE ELEVATION

0 2' 4' 8' 16'



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ARCHITECTURE  
115 East Park Avenue, Suite E  
Charlotte, NC 28203  
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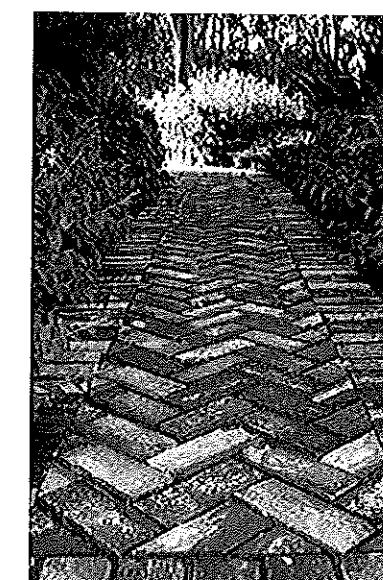
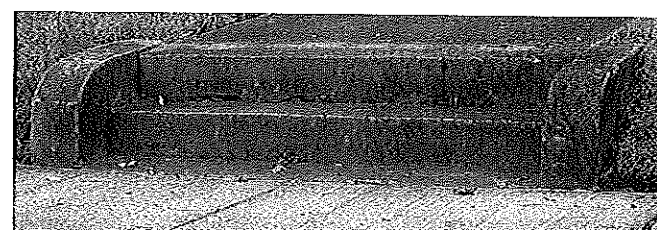
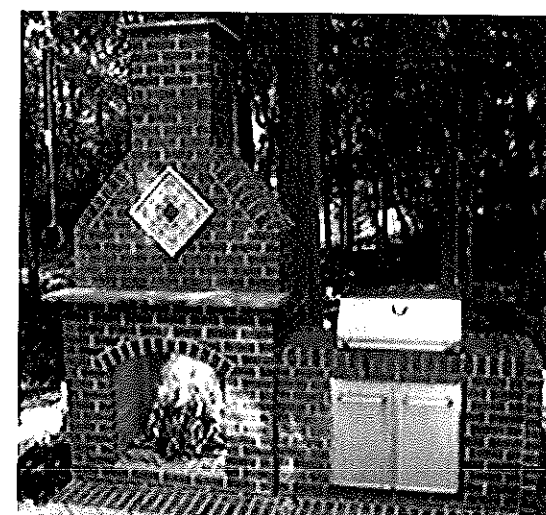
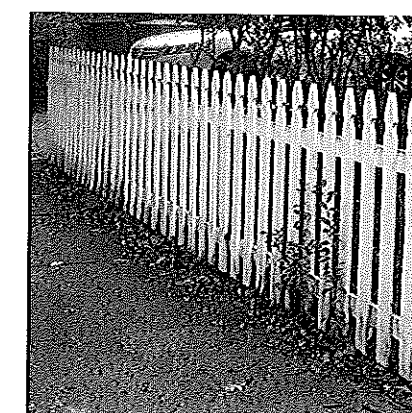
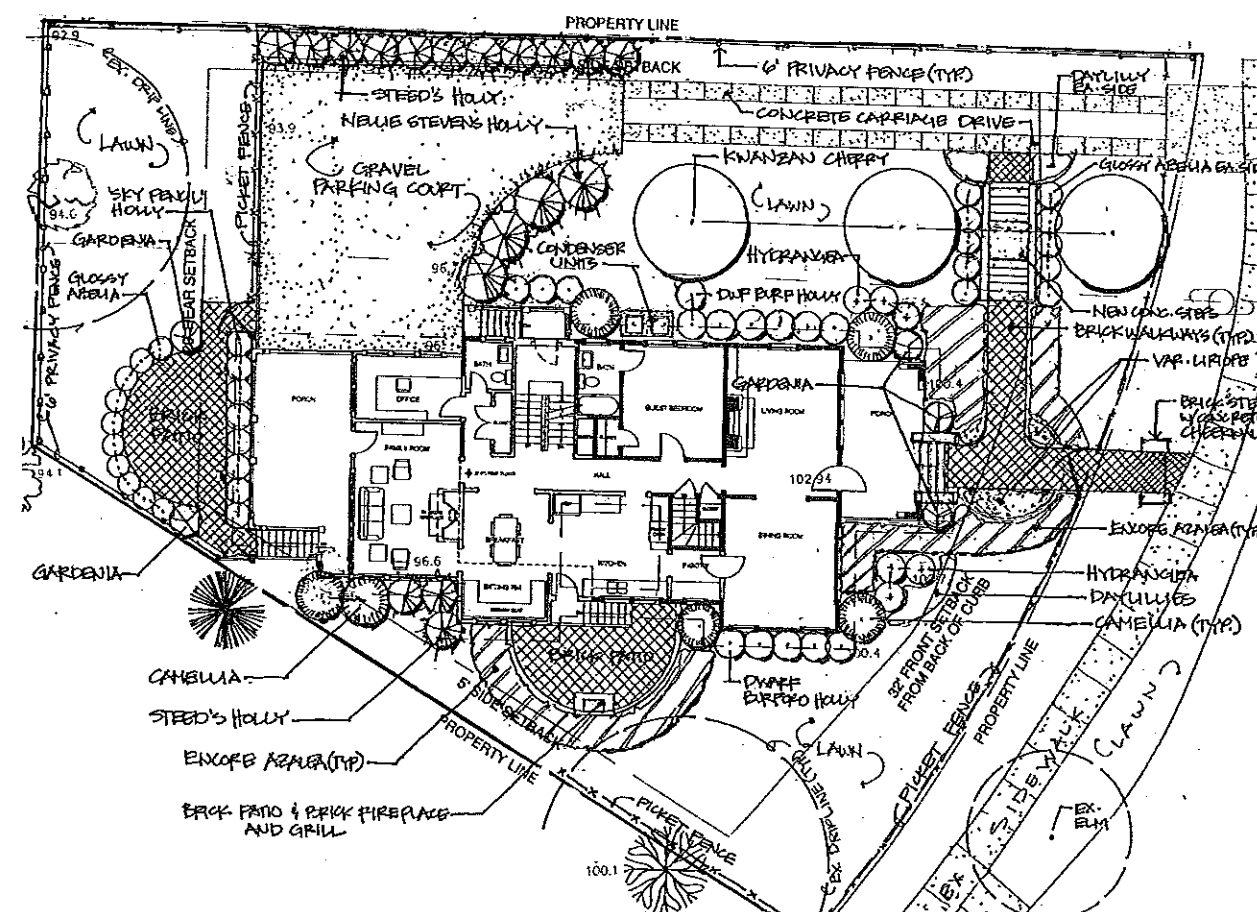
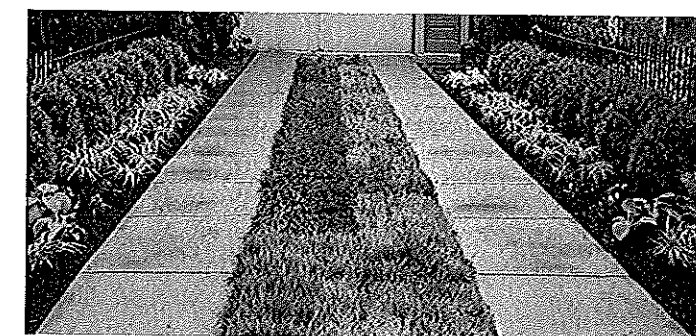
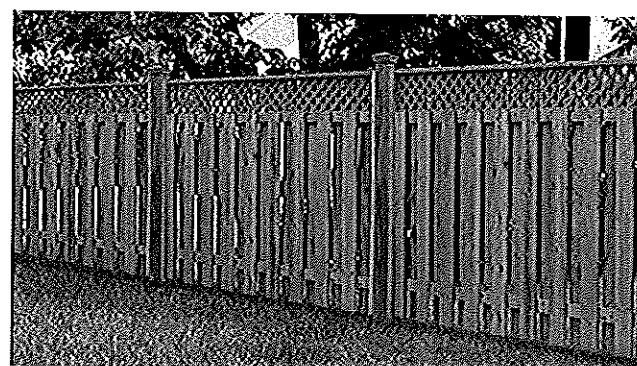
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REVISIONS:

EXISTING / DEMO  
and PROPOSED  
ELEVATIONS

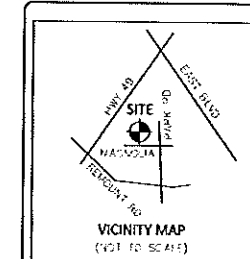
A.10



PROJECT:

ROGERS  
RESIDENCE  
PARK ROAD  
CHARLOTTE, NC

PREPARED BY:



DRAWN BY: CKG

CHECKED BY: GNW

SCALE:  $1''=10'$

DATE: 09.29.2014

REVISIONS:

NO: DATE: DESCRIPTION: BY:

**SHEET TITLE:**

LANDSCAPE PLAN

SHEET NO.:

## L2.0

PROJECT NO.:

APPROVED

Charlette  
Historic District  
Commission

Certificate of Appropriateness

# 2014-217