The application was continued for a redesign of the front porch and tree replacement.

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 National Register of Historic Places. Existing height is approximately 21’. Adjacent structures are 1 and 1.5 story single family homes.

Proposal – Addition (April)
The proposed project is a single story addition that extends to the rear on an existing single story home. The front façade and existing maximum ridge line/height of +/- 22’ have been maintained. Openings and fenestration on the side elevations are to remain or repurposed. Existing windows shall remain or be relocated as shown. Existing windows found to be in poor condition shall be replaced with windows that match existing windows in size & detail. Additional details include triple corner column in support of the existing front porch and new side porch roof. New siding shall be provided as shown with siding lap dimension to match existing. Stone veneered foundation and steps are proposed. All repaired and replaced wood trim on windows and doors (existing to remain, relocated and new trim) shall match existing. Below the single story extension out the back is slightly narrower than the exiting main volume of the house to preserve the existing prominent roofline. A side entry segmented garage door shall be located at the rear of the house.

Proposal – Site Features (April)
Proposed site features include a new privacy fence, driveway, walkways, landscaping, patio and new trees to replace those removed.

Updated Proposal-May 11, 2016
The revised drawings include the following changes:
1. Removal of the rear addition
2. Removal of the fence from the project
3. Removal of the side porch and deck
4. Removal of the garage and basement windows

Updated Proposal-June 8, 2016
1. The applicant is requesting a new porch design and materials. The column base material has been changed to wood.
2. Two cherry trees are shown on the site plan in place of a cedar and elm that were removed without approval.
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.

### Staff Analysis:
The Commission will determine if the proposed projects meet the applicable design guidelines for fenestration, rhythm, materials and context.
Charlotte Historic District Commission - Case 2016-063
HISTORIC DISTRICT:  DILWORTH

March 29, 2016

2000 Park Road
Dilworth Historic District
Property Lines
Building Footprints

[Map of the Dilworth Historic District showing the area of 2000 Park Road]
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points of the public sidewalks, front yard grade ("Grade"), flat level, and ridgeline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
THE PROPOSED MINOR ALTERATION TO 2000 PARK ROAD DOES NOT IMPACT THE SCALE OR STYLE OF THE ORIGINAL STRUCTURE.

- THE EXISTING FRONT FACADE/STREETSCAPE DOES NOT CHANGE IN SCALE OR FORM. AND ONLY MINOR MODIFICATIONS ARE PROPOSED FOR COLUMNS AND BASES.
- NO CHANGES TO THE HOME'S WIDTH OR LENGTH ARE PROPOSED AT THIS TIME.
- ALL EXISTING WINDOWS ARE TO REMAIN OR SHALL BE RELOCATED AS INDICATED.

- THE SITE IS APPROXIMATELY 10,318 SF
- THE EXISTING HOME & EXTREMITIES = 1903 SF (APPROXIMATELY 18% SITE COVERAGE)
- THE PROPOSED HOME SHALL NOT INCREASE IN SIZE.
- THE PROPOSED SCALE IS EXISTING.
- THE PROPOSED MASSING IS EXISTING.
- PROPOSED FENESTRATION IS CONSISTENT WITH THE ORIGINAL IN TERMS OF PLACEMENT AND PROPORTION.
- ALL THE WINDOWS IN THE PROJECT, ARE EXISTING AND SHALL REMAIN, OR ARE EXISTING AND SHALL BE RELOCATED AS SHOWN.
- THE EXISTING DOOR TO THE PORCH IS TO BE WIDENED.
- THE PROPOSED MINOR ALTERATION HAS NO IMPACT ON RHYTHM.
  - FRONT = NO CHANGE
  - SIDE = NO CHANGE
  - REAR = NO CHANGE
- ALL MATERIALS IN THE PROPOSED ALTERATION ARE COMPATIBLE WITH BOTH PRECEDENT SET BY HOMES THROUGHOUT THE DILWORTH HISTORIC DISTRICT AND WITH THE EXISTING HOME.
- IN OUR OPINION, HAVING MET COMPATIBILITY REVIEW CRITERIA AS SUMMARIZED ABOVE, WE BELIEVE THIS PROJECT TO BE APPROPRIATE TO, AND IN KIND WITH, THE HISTORIC CONTEXT OF THIS DISTRICT.

REPAIR/REPLACE EXISTING WALKWAY AND STEPS & LANDSCAPING.
REMOVE EXISTING CONCRETE DRIVEWAY AND INSTALL NEW CARRIAGE DRIVE TO PERVIOUS PARKING AREA AT REAR OF PROPERTY.
REMOVE CEDAR POWER POLE
REMOVE EXISTING DRIVEWAY
REMOVE ELM
REPAIR/REPLACE EXISTING PAVERS
REPAIR/REPLACE EXISTING BRICK STEPS WITH FULL BED STONE STEPS.
REMOVE EXISTING PICKET FENCE
EXISTING OAK
REPAIR/RECONDITION EXISTING DECK AS NECESSARY, GC TO CONFIRM IN FIELD.
EXISTING CEDAR

MAY 2016
THE PROPOSED MINOR ALTERATION TO 2000 PARK ROAD DOES NOT IMPACT THE SCALE OR STYLE OF THE ORIGINAL STRUCTURE.

- THE EXISTING FRONT FACADE/STREETSCAPE DOES NOT CHANGE IN SCALE OR FORM. AND ONLY MINOR MODIFICATIONS ARE PROPOSED FOR COLUMNS AND BASES.
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- THE PROPOSED MINOR ALTERATION HAS NO IMPACT ON RHYTHM.
  - FRONT = NO CHANGE
  - SIDE = NO CHANGE
  - REAR = NO CHANGE
- ALL MATERIALS IN THE PROPOSED ALTERATION ARE COMPATIBLE WITH BOTH PRECEDENT SET BY HOMES THROUGHOUT THE DILWORTH HISTORIC DISTRICT AND WITH THE EXISTING HOME.
- IN OUR OPINION, HAVING MET COMPATIBILITY REVIEW CRITERIA AS SUMMARIZED ABOVE, WE BELIEVE THIS PROJECT TO BE APPROPRIATE TO, AND IN KIND WITH, THE HISTORIC CONTEXT OF THIS DISTRICT.

REPAIR/REPLACE EXISTING WALKWAY AND STEPS & LANDSCAPING.
REMOVE EXISTING CONCRETE DRIVEWAY AND INSTALL NEW CARRIAGE DRIVE TO PERVIOUS PARKING AREA AT REAR OF PROPERTY.
REMOVE CEDAR POWER POLE
REMOVE EXISTING DRIVEWAY
REMOVE ELM
REPAIR/REPLACE EXISTING PAVERS
REPAIR/REPLACE EXISTING BRICK STEPS WITH FULL BED STONE STEPS.
REMOVE EXISTING PICKET FENCE
EXISTING OAK
REPAIR/RECONDITION EXISTING DECK AS NECESSARY, GC TO CONFIRM IN FIELD.
EXISTING CEDAR
EXISTING WALNUT TO REMAIN
EXISTING OAK
EXISTING FENCE
EXISTING BEECH
EXISTING SWEET GUM
GUARDRAIL AND HANDRAILS:

1) INSTALL GUARDS PER RESIDENTIAL BUILDING CODE: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, AND陽台应当安装栏杆，高度不低于30"，从踏步前缘垂直测量。

2) INSTALL HANDRAILS PER RESIDENTIAL BUILDING CODE AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED FROM THE TREAD IN DEMAND PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 30" AND NOT MORE THAN 38".

EXISTING EAVE
EXISTING WDW
EXISTING RIDGE

NEW WINDOWS & TRIM: ALL REPLACEMENT WINDOWS & TRIM SHALL MATCH EXISTING. GC TO CONFIRM CONDITION OF EXISTING WINDOWS TO BE RELOCATED (SEE DEMO DIAGRAMS PROVIDED)

EXISTING ALUMINUM SIDING OVER CEDAR SIDING TO BE CONFIRMED

EXISTING CHIMNEY
DEMO EXISTING SHINGLED COLUMNS WITH TAPERED BASES
REPAIR EXISTING DECK - NEW FASCIA & SOFFIT
EXISTING DECK TO REMAIN

NEW TAPERED COLUMN ON STONE CAP & FULL BED STONE PIER (SEE DETAIL)
GUARDRAIL AND HANDRAILS:

1) INSTALL GUARDS PER RESIDENTIAL BUILDING CODE: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, ELEVATORS. REQUIRED GUARD RAILS ON REAR OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NET LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARD RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6" OR MORE IN DIAMETER HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IS REQUIRED GUARD RAIL SHALL BE A MINIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.

2) INSTALL HANDRAILS PER RESIDENTIAL BUILDING CODE AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY AT THE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 30" AND NOT MORE THAN 38".
EXISTING WINDOWS & TRIM
- Repair existing deck
- Existing shingle roof
- All windows to be reused & matched
- All new windows to match existing

EXISTING CHIMNEY
- Repair as necessary
- All new fascia, soffit & skirt

EXISTING RAKE AND FASCIA
- Repair as necessary: new as applicable
- Repair as necessary: new as applicable
- New rakes, fascia & soffit: to match existing

EXISTING EAVE
- Repair as necessary: new as applicable

EXISTING WDW
- Repair as necessary: new as applicable

EXISTING RIDGE
- Repair as necessary: new as applicable

EXISTING MASONRY FOUNDATION
- Repair as necessary: new as applicable

GUARDRAIL AND HANDRAILS:
1) Install guards per residential building code: porches, balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 30" in height measured vertically from the nosing of the tread. Guards required on open sides of stairways. Guards shall have intermediate rails or ornamental closures which do not allow passage of an object 1" or more in diameter. The vertical distance between the horizontal members in required guardrails shall be a maximum of 4" at the nearest point between members.

2) Install handrails per residential building code at all porch stairs with more than 4 risers. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall not be less than 30" and not more than 38".

REPAIR EXISTING DECK
- Existing aluminum siding over cedar siding to be confirmed
- Cedar siding (condition of after aluminum demo)

PROPOSED
- Relocated windows, doors & trim: all replacement windows (if needed) & trim shall match existing.
- GC to confirm condition of existing windows to be relocated (see demo diagrams provided)
EXISTING WINDOWS & TRIM

EXISTING DECK

EXISTING SHINGLE ROOF
- ALL WINDOWS TO BE RE-USED & MATCHED
- ALL NEW WINDOWS TO MATCH EXISTING

EXISTING CHIMNEY

EXISTING RAKE AND FASCIA
- REPAIR AS NECESSARY
- ALL NEW RAKES, FASCIA & SOFFIT TO MATCH EXISTING

EXISTING EAVE

EXISTING RIDGE

EXISTING MASONRY FOUNDATION

GUARDRAIL AND HANDRAILS:
1) INSTALL GUARDS PER RESIDENTIAL BUILDING CODE: PORCHES, BALCONIES, RAMPS, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT; OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 36" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT; MEASURED VERTICALLY FROM THE NOSE OF THE TREAD; REQUIRED GUARD FOR OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6" OR MORE IN DIAMETER HORIZONTAL THROUGH THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.
2) INSTALL HANDRAILS FOR RESIDENTIAL BUILDING CODE AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSE, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 30" AND NOT MORE THAN 38".

EXISTING ALUMINUM SIDING OVER CEDAR SIDING TO BE CONFIRMED

CEDAR SIDING (CONDITION OF AFTER ALUMINUM DEMO)
The proposed minor alteration to 2000 Park Road does not impact the scale or style of the original structure. The existing front facade/streetcape does not change in scale or form. No changes to the home's width or length are proposed. All existing windows are to remain or shall be relocated as indicated.

Proposed minor alteration has no impact on rhythm.

Materials: In the proposed alteration, all materials are compatible with both precedent set by homes throughout the Dilworth Historic District and with the existing home.

Context & Conclusion: We believe this project to be appropriate to, and in kind with, the historic context of this district.