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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 2100 Park Road

**SUMMARY OF REQUEST:** Front Porch Addition

**OWNER:** Wlodek Zadrozny & Elizabeth Simon

**APPLICANT:** Susan Pfahl

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**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.

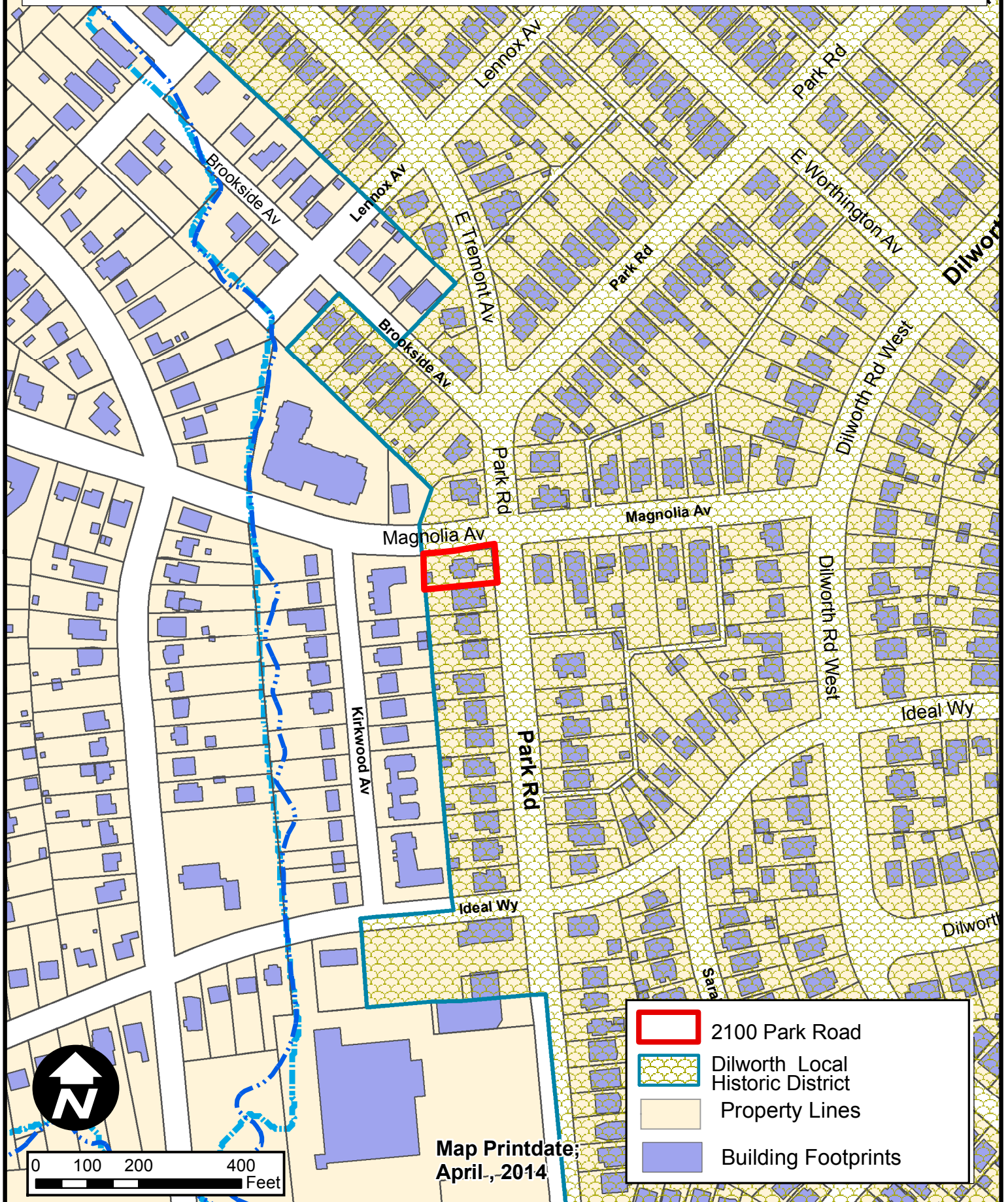
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	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















SPEED  
LIMIT  
25



2100





SPEED  
LIMIT  
25



2100





2001 PARK RD, CHARLOTTE NC 28203

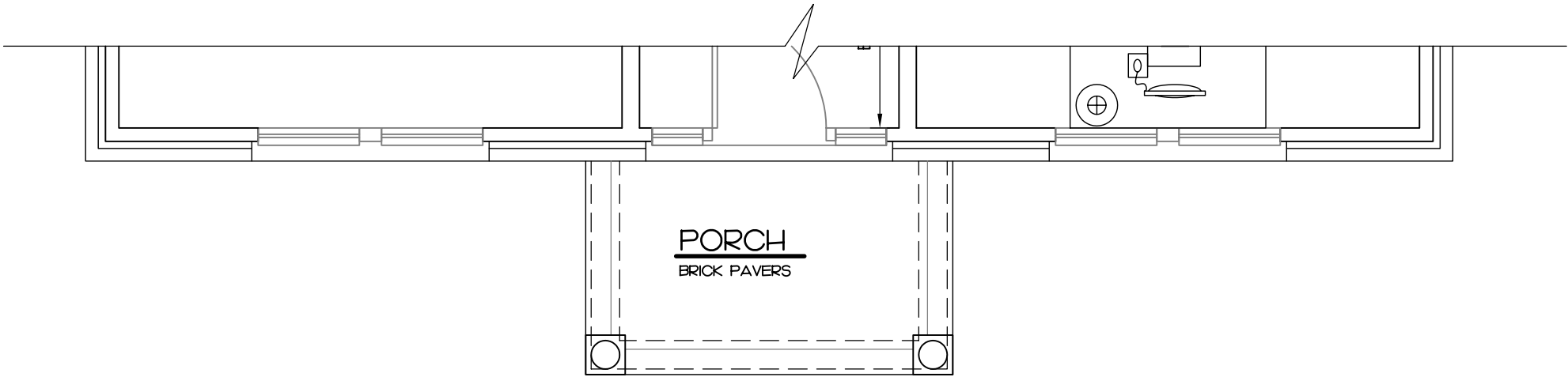
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Navigate

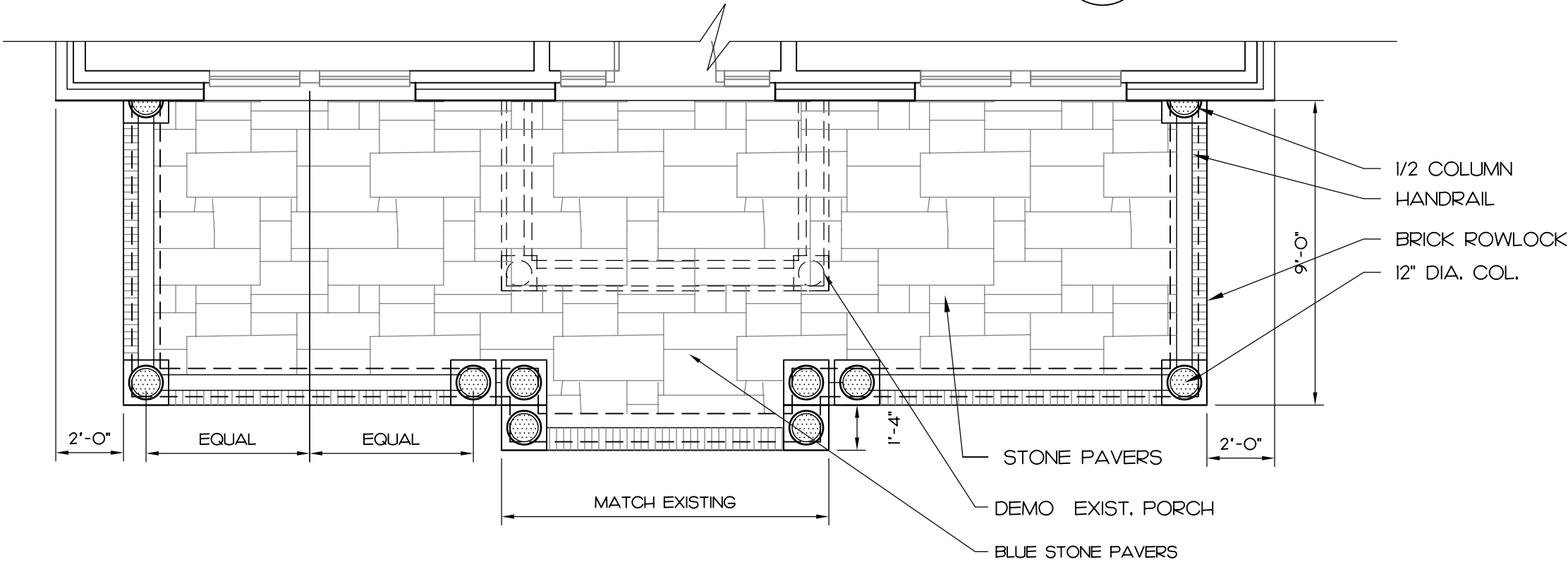
Print

Zadrozny-Simon Residence  
Front Porch AdditionSite Plan  
NTSPfahl Architects  
704-342-1065





2  
A1  
EXISTING FRONT PORCH PLAN  
1/4" = 1'-0"



1  
A1  
PROPOSED FRONT PORCH PLAN  
1/4" = 1'-0"

ISSUE DATE

19 MARCH 2014

SHEET TITLE

FLOOR  
PLANS

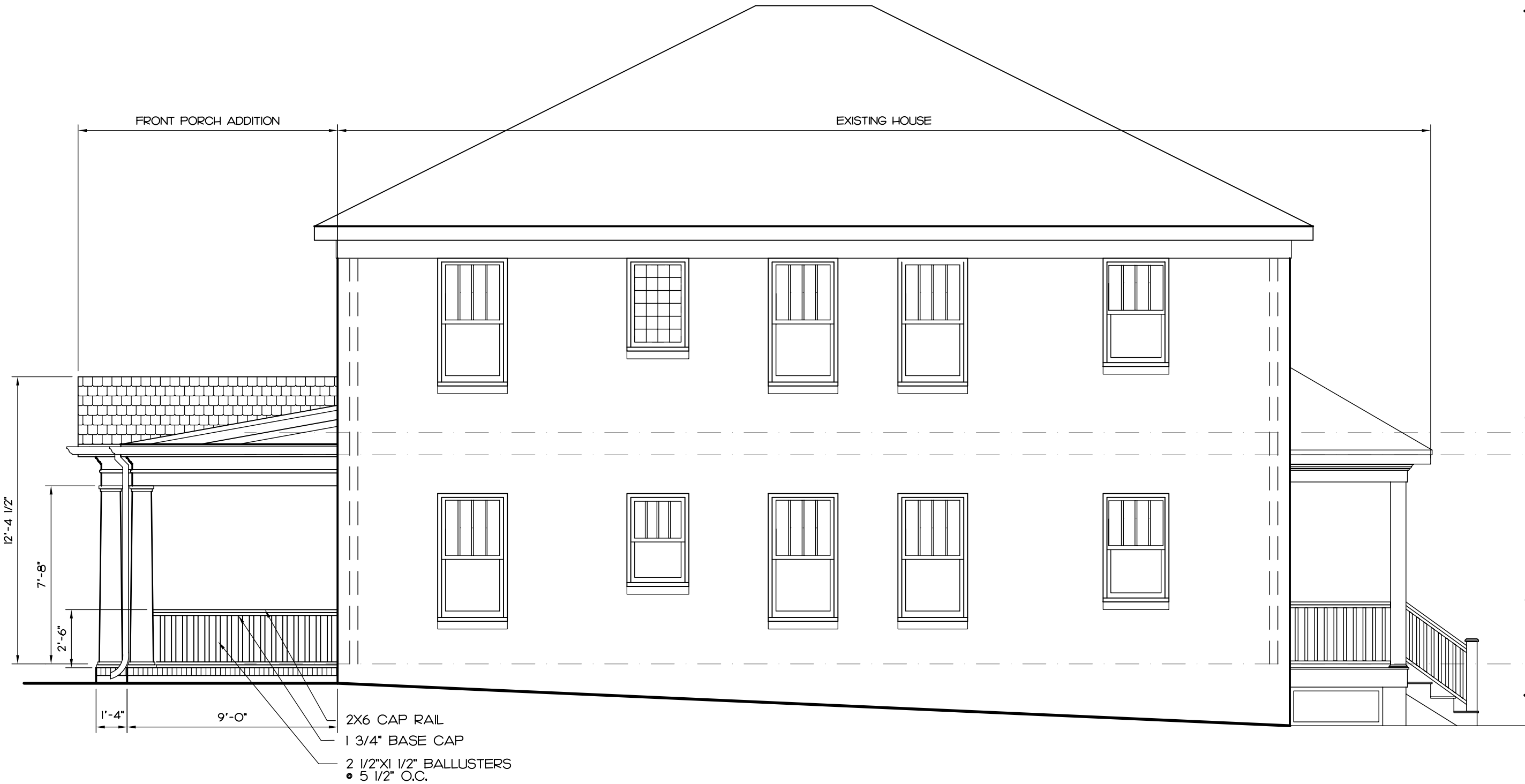
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SHEET NUMBER

A1



ZADROZNY-SIMON  
REMODEL  
2100 PARK RD.  
CHARLOTTE, NC 28203



1  
A2

RIGHT SIDE ELEVATION  
NTS

ISSUE DATE

19 MARCH 2014

SHEET TITLE

RIGHT SIDE  
ELEVATION

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SHEET NUMBER

A3



ZADROZNY-SIMON  
REMODEL  
2100 PARK RD.  
CHARLOTTE, NC 28203



ISSUE DATE  
19 MARCH 2014

SHEET TITLE  
FRONT  
ELEVATION

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SHEET NUMBER  
A2

1  
A2 FRONT ELEVATION  
NTS



# PARK ROAD STREETSCAPE

EXISTING:



PROPOSED:



2108

2104

2100

Magnolia Ave.

2010