
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 2000 Charlotte Drive

SUMMARY OF REQUEST: Repair and Maintenance/Addition

OWNER: Matt Knox

APPLICANT: John Fryday

Details of Proposed Request

Existing Conditions

The existing home is listed as a non-contributing structure in the Dilworth National Register. It is a one story brick ranch type home built in 1941. The enclosed side porch is partially visible from the street.

Proposal

The proposal is an alteration to the enclosed side porch. The side facing shed roof will be changed to a gable, wood siding will be repaired, the street facing window will be shifted to the right, the rear and side facing windows will be removed, the rear door shifted to the right and new steps constructed on the rear.

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.

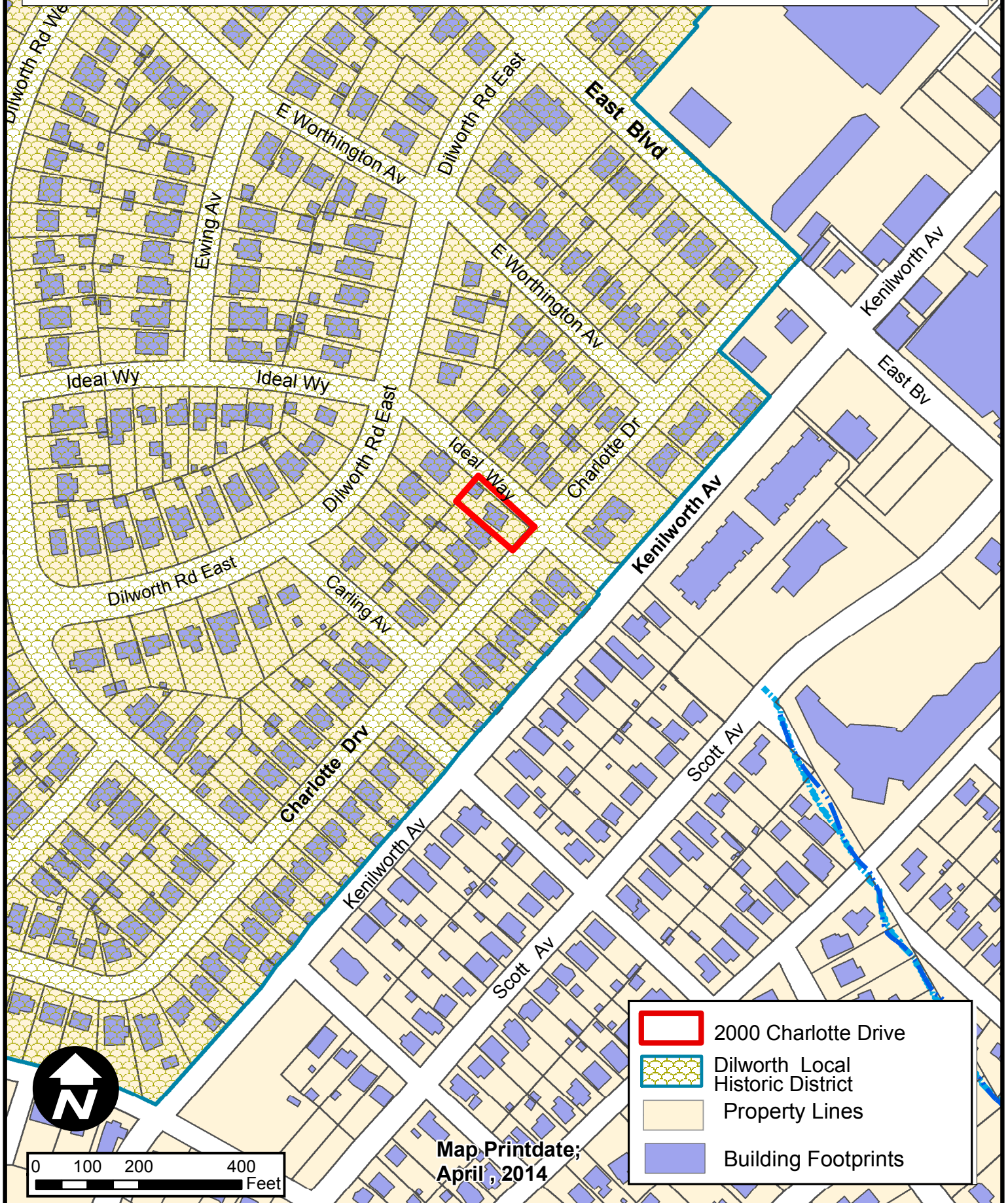
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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>

Staff Analysis

The project meets the applicable guidelines for Repair and Maintenance and the applicable guidelines for additions. The proposed street facing elevation will improve the rhythm of the house.

Charlotte Historic District Commission - Case 2014-049

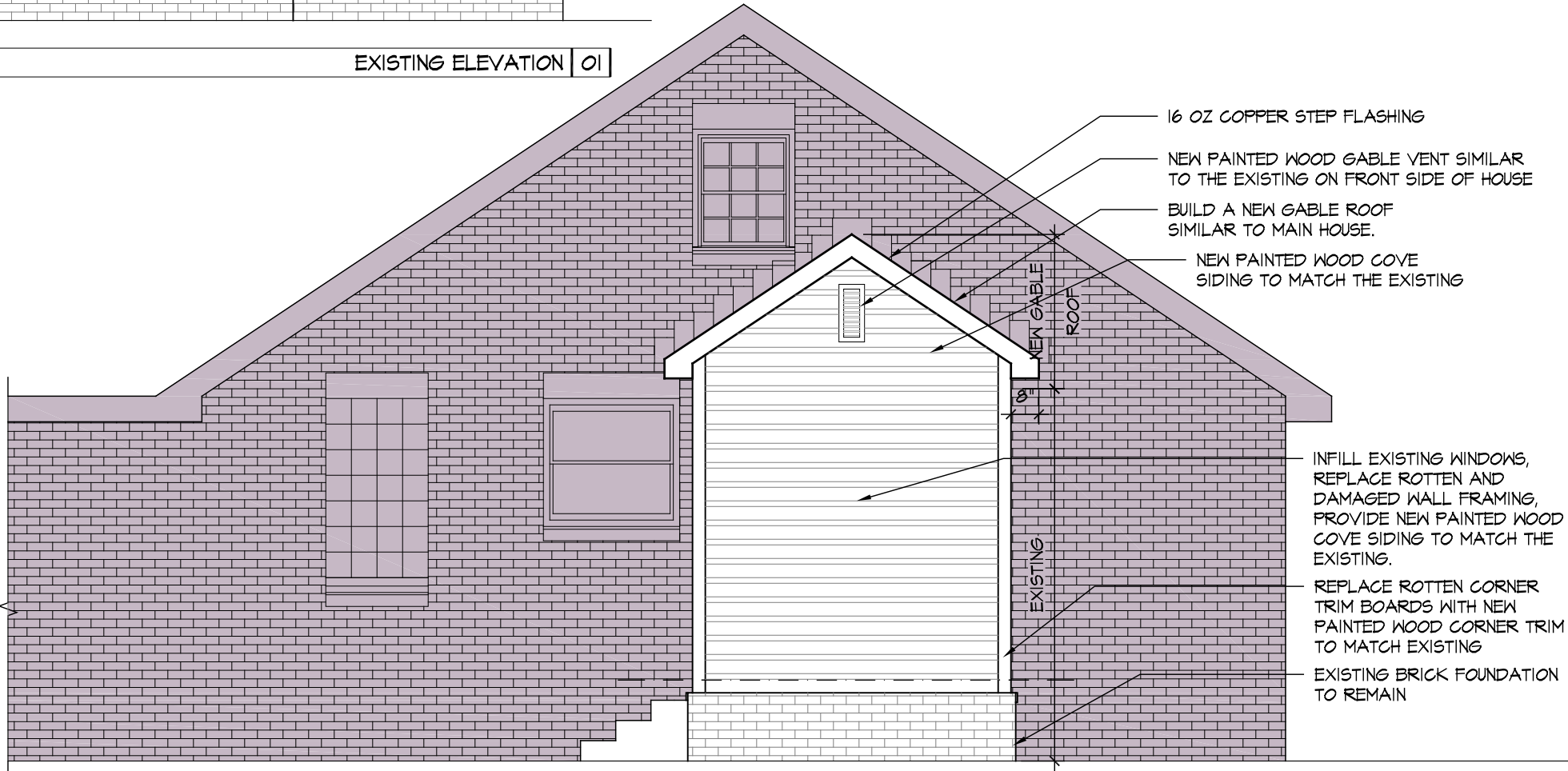
Historic District -Dilworth





SCALE: 1/4" = 1'-0"

EXISTING ELEVATION | 01



SCALE: 1/4" = 1'-0"

PROPOSED NEW ELEVATION | 02



118 East Kingston Avenue
Suite 20
Charlotte, NC 28203

Tel: 704-372-0001
Fax: 704-372-2517
www.fryday-doyne.com

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PROJECT NAME:

**KNOX-BAKER
RESIDENCE**

DATE: 3-14-2014

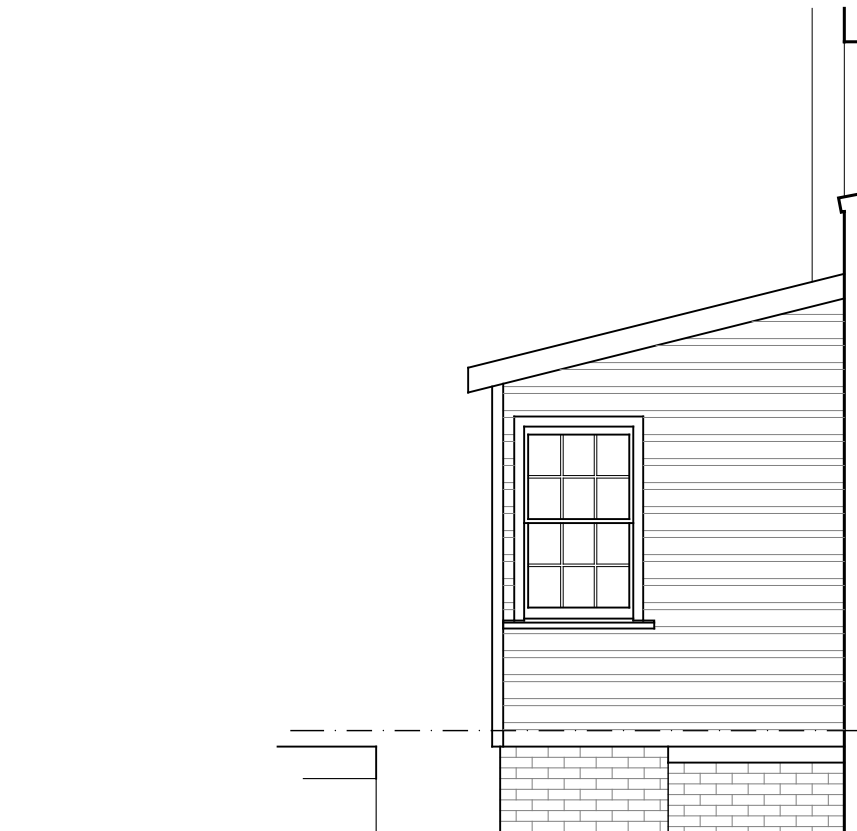
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SHEET TITLE:

ELEVATIONS

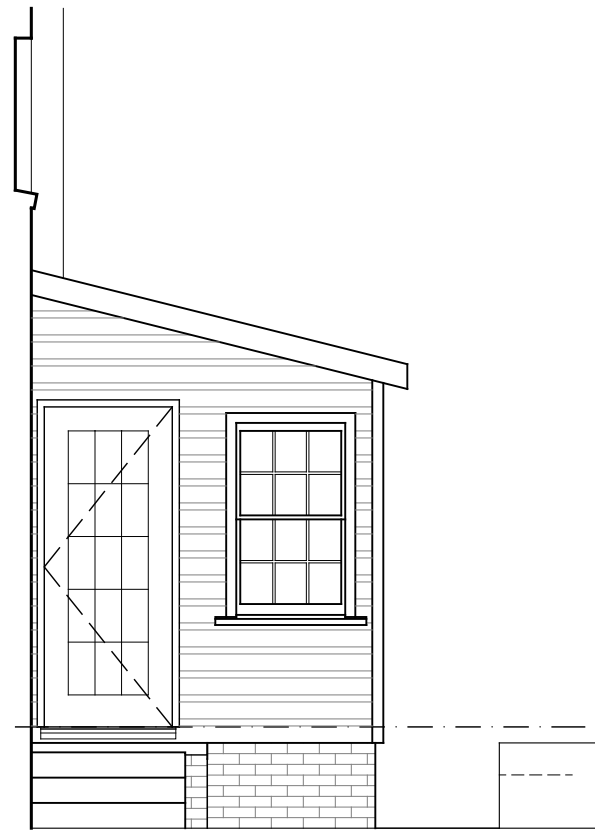
SHEET NUMBER:

1



SCALE: 1/4" = 1'-0"

EXISTING ELEVATION | 03



SCALE: 1/4" = 1'-0"

EXISTING ELEVATION | 01

NEW ASPHALT SHINGLE ROOF
TO MATCH EXISTING

NEW PAINTED WOOD FASCIA
TO MATCH EXISTING

INFILL EXISTING WINDOW,
REPLACE ROTTEN AND
DAMAGED WALL FRAMING,
PROVIDE NEW PAINTED WOOD
COVE SIDING TO MATCH THE
EXISTING.

NEW PAINTED WOOD CORNER
TRIM TO MATCH EXISTING

RELOCATE EXISTING
WINDOW

EXISTING BRICK FOUNDATION
TO REMAIN

SCALE: 1/4" = 1'-0"

PROPOSED NEW ELEVATION | 04

NEW ASPHALT SHINGLE ROOF
TO MATCH EXISTING

NEW PAINTED WOOD FASCIA
TO MATCH EXISTING

INFILL EXISTING WINDOW, REPLACE
ROTTEN AND DAMAGED WALL
FRAMING, PROVIDE NEW PAINTED
WOOD COVE SIDING TO MATCH
THE EXISTING.

NEW PAINTED WOOD CORNER
TRIM TO MATCH EXISTING

RELOCATE EXISTING DOOR AND
FRAME, NEW WOOD CASING, PAINTED

EXISTING BRICK FOUNDATION
TO REMAIN

EXTEND EXISTING BRICK
STEPS TO NEW DOOR
LOCATION

SCALE: 1/4" = 1'-0"

PROPOSED NEW ELEVATION | 02



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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

2





