
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2200 Park Road

SUMMARY OF REQUEST: Addition

OWNER: Tom Lockhart

APPLICANT: Lance Blundell

The application was Continued from April for the following: 1) Materials – Column cap, brick detail and deck skirt, and 2) Rhythm – Rail, column and lighting details.

Details of Proposed Request

Existing Conditions

The two story brick commercial building was constructed in 1928 and listed as a Contributing Structure in the Dilworth National Register of Historic Places. The site is located at the corner of Ideal Way and Park Road.

Proposal

The proposal is the construction of a rear deck, expansion of the front patio and window replacement. The proposed change to the front windows is a pair of operable garage doors. The fence along the front patio includes brick piers and wood handrails and pavers. The rear deck and left side stair/ramp includes similar elements to the front patio (brick piers and wood handrails).

Revised Proposal – May 13, 2015

1. Patio, column, rail, steps and deck skirt (wood) materials and dimensions are noted.
2. Column lighting plan included.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.

7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Policy & Design Guidelines - 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>

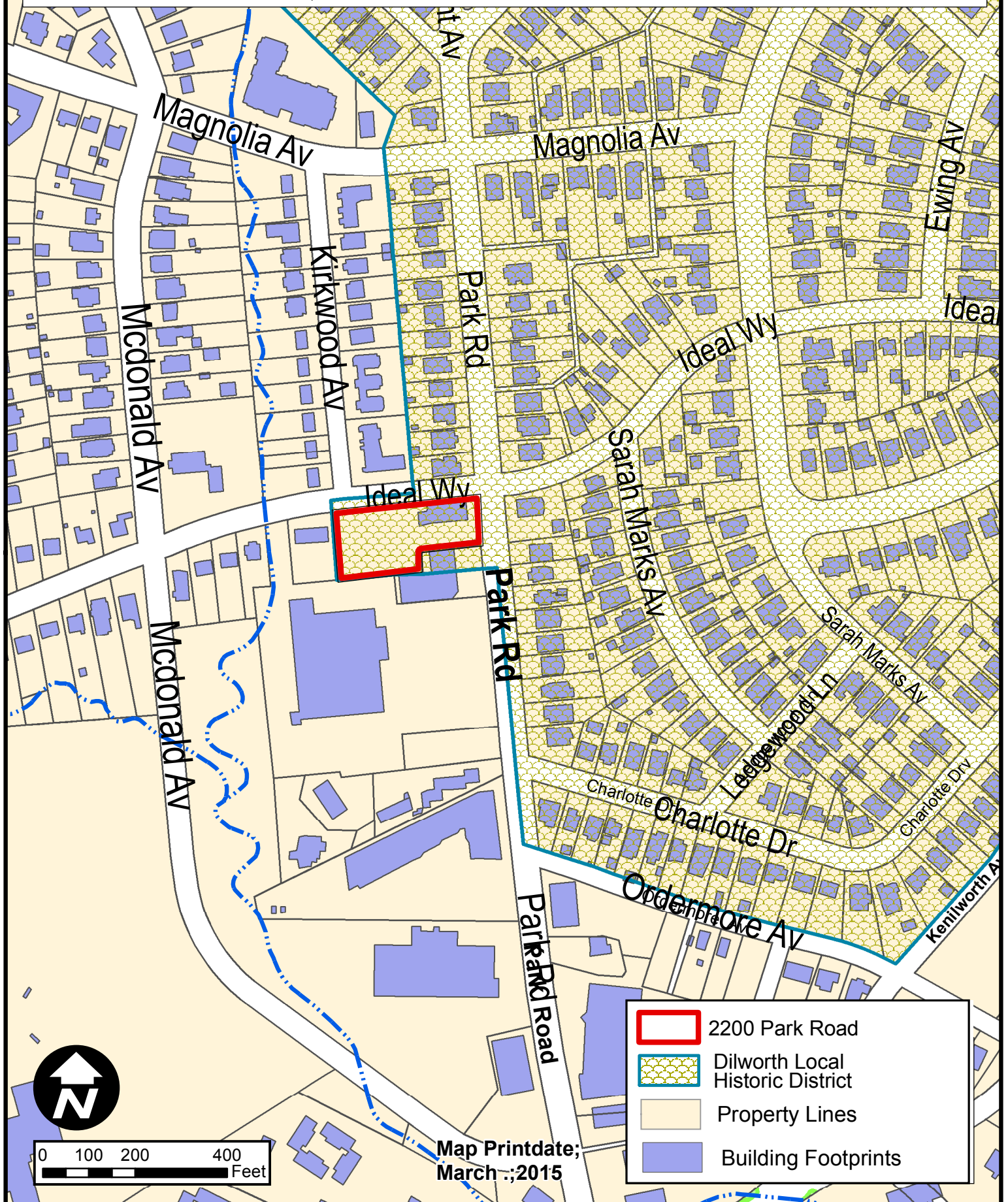
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

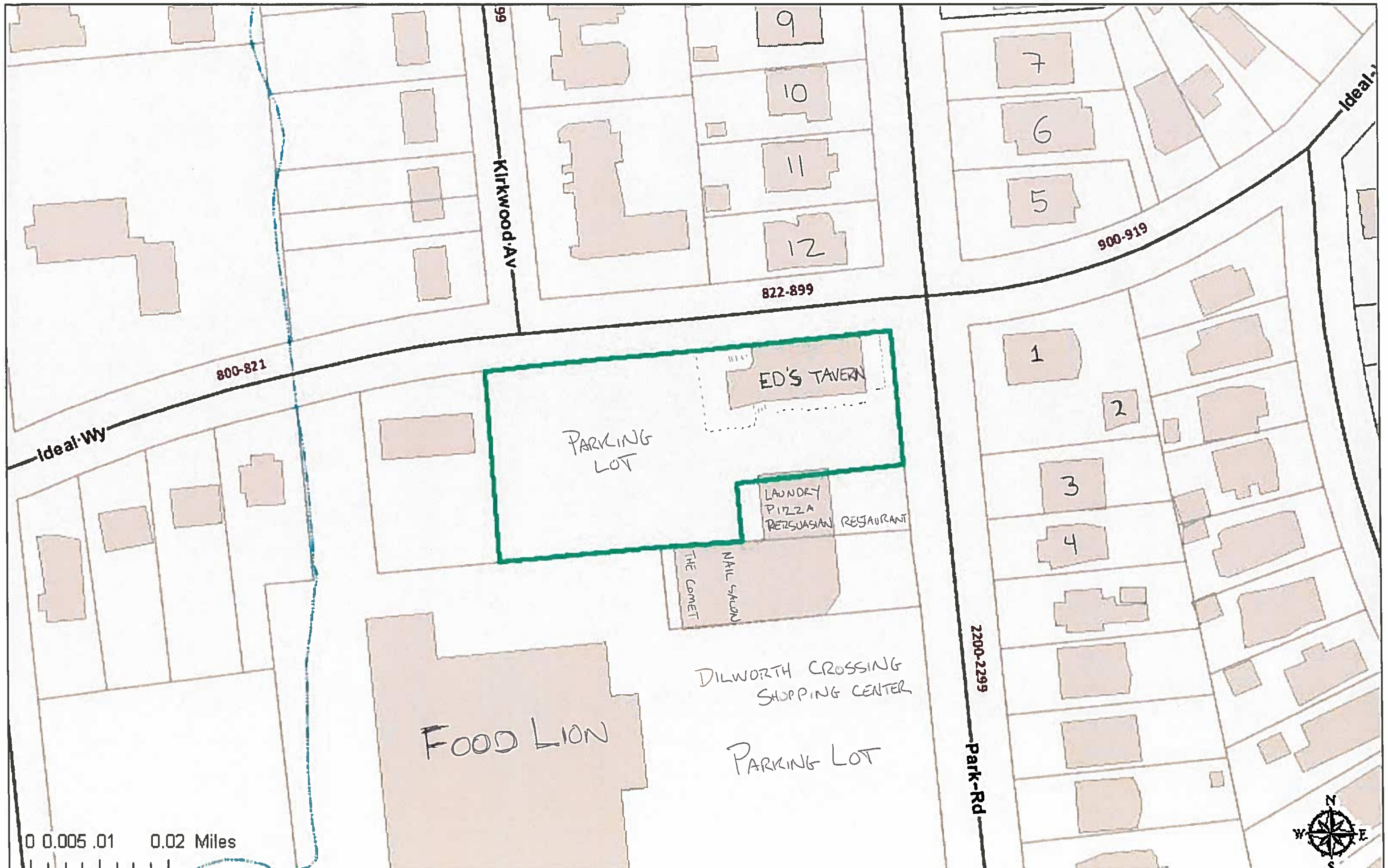
Staff Analysis

The Commission will determine if the proposal meets the applicable guidelines for Windows and Doors and Additions. The guideline for Setback does not apply.

Charlotte Historic District Commission - Case 2015-065

Historic District; Dilworth







2200 PARK ROAD
CHARLOTTE, NORTH CAROLINA

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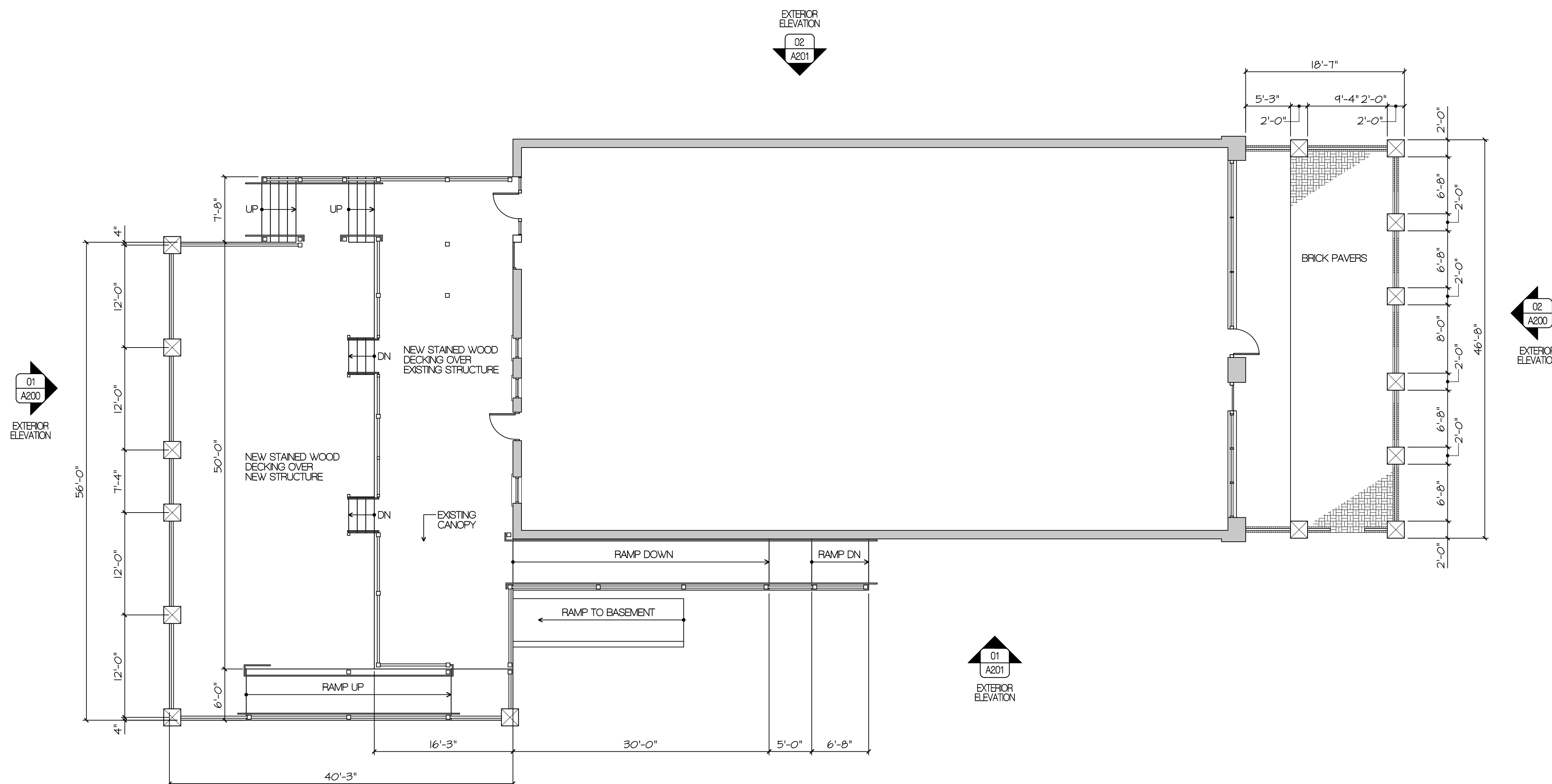
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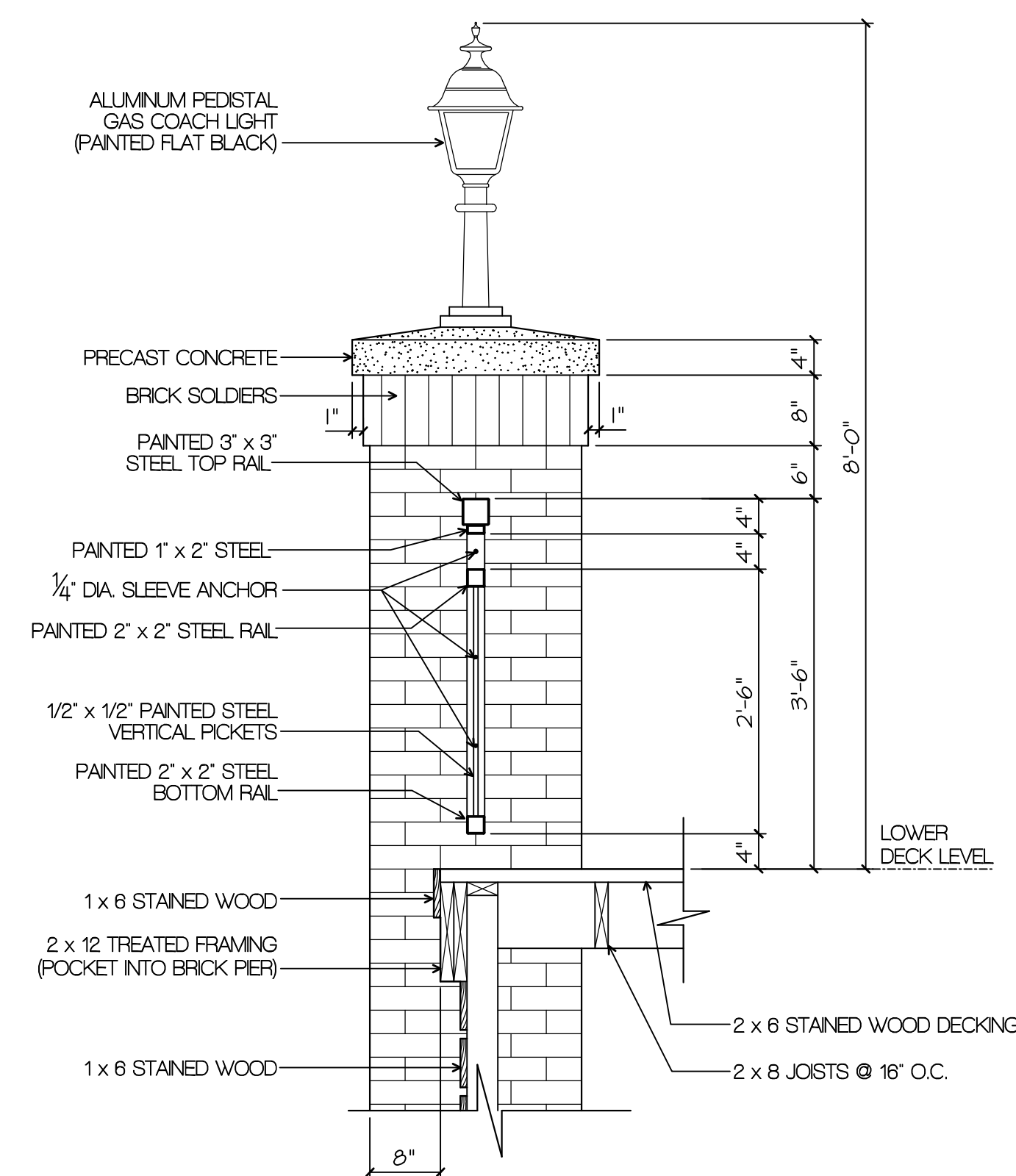
Date: 05.01.15 BGA Project: 15114

Issue Dates:

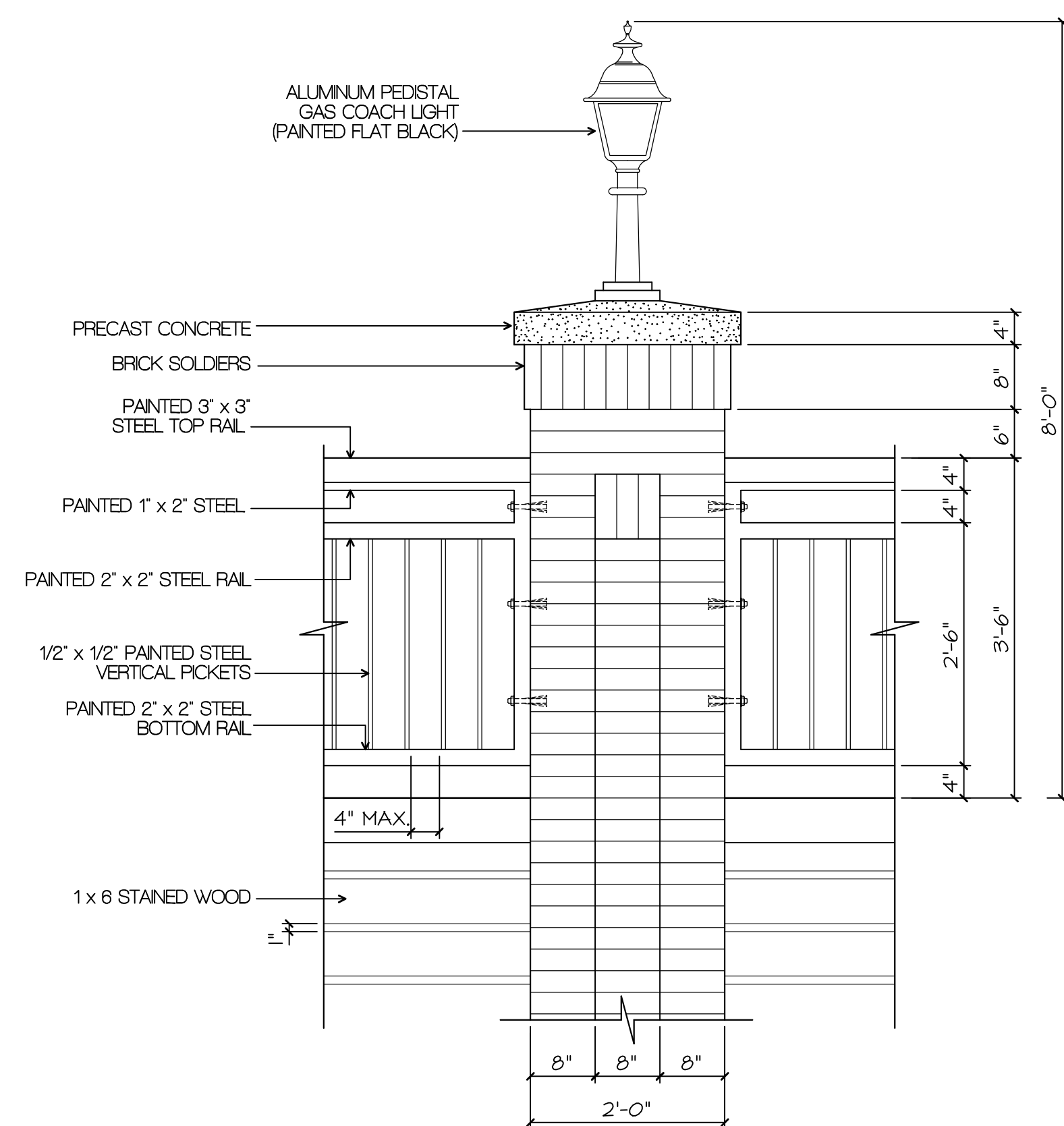
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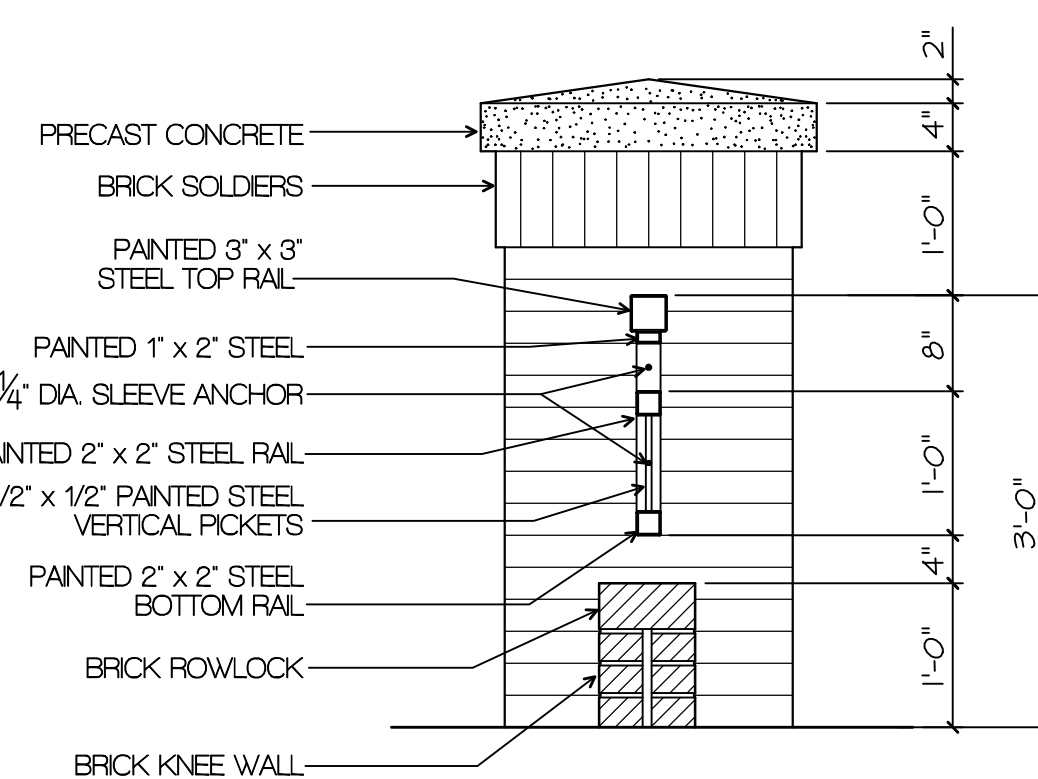
01 MASTER FLOOR PLAN
SCALE: 1/8" = 1'-0"



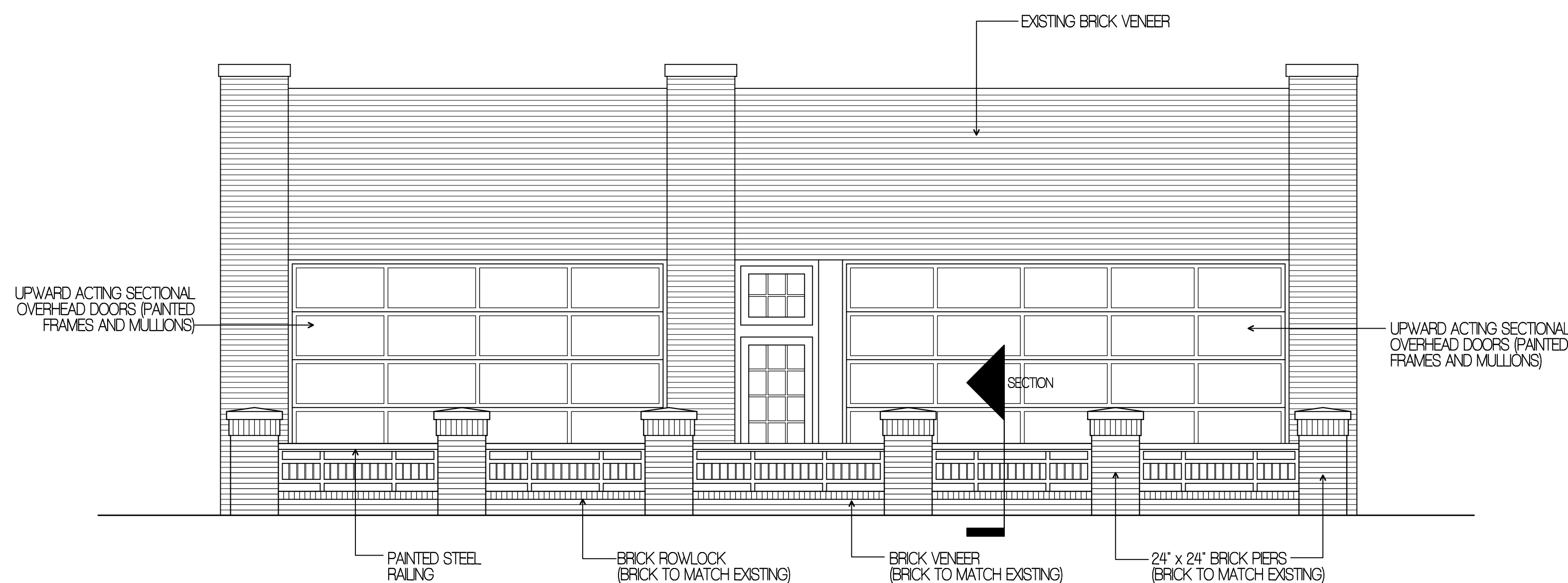
03 SECTION AT REAR RAILING
SCALE: 3/4" = 1'-0"



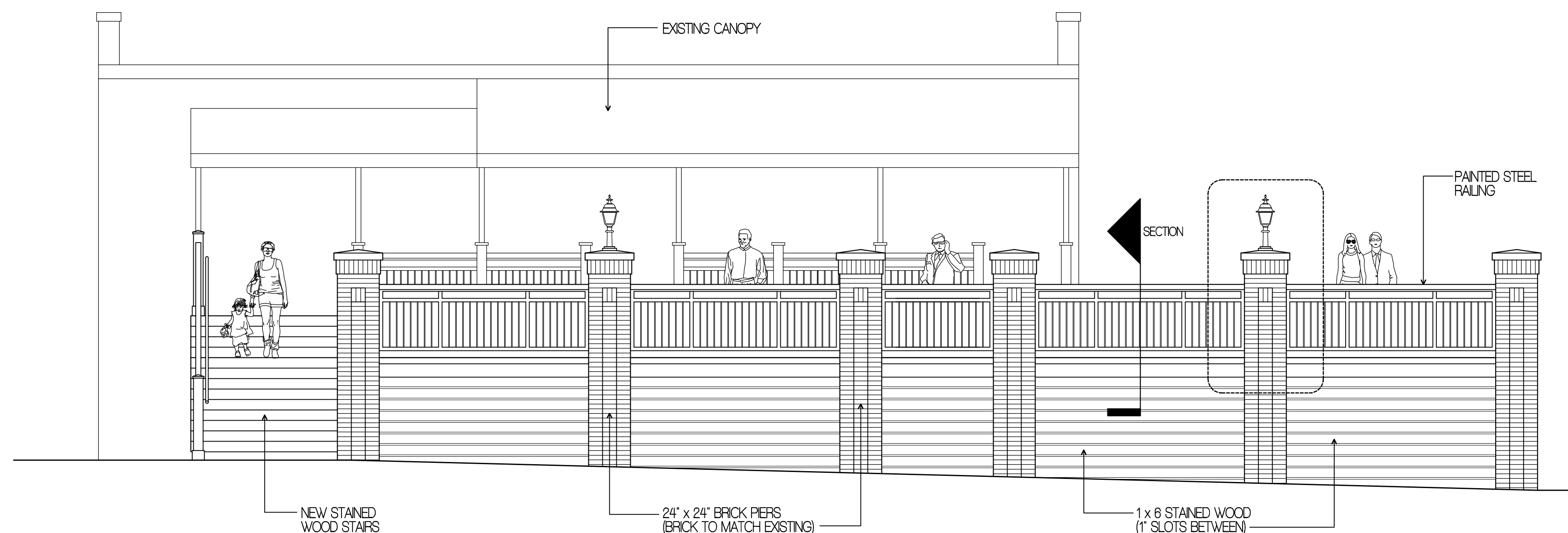
03 ENLARGED ELEVATION AT REAR RAILING
SCALE: 3/4" = 1'-0"



04 SECTION AT FRONT RAILING
SCALE: 3/4" = 1'-0"



02 FRONT (PARK ROAD) ELEVATION
SCALE: 1/4" = 1'-0"



01 REAR (PARKING) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR DECK ADDITION



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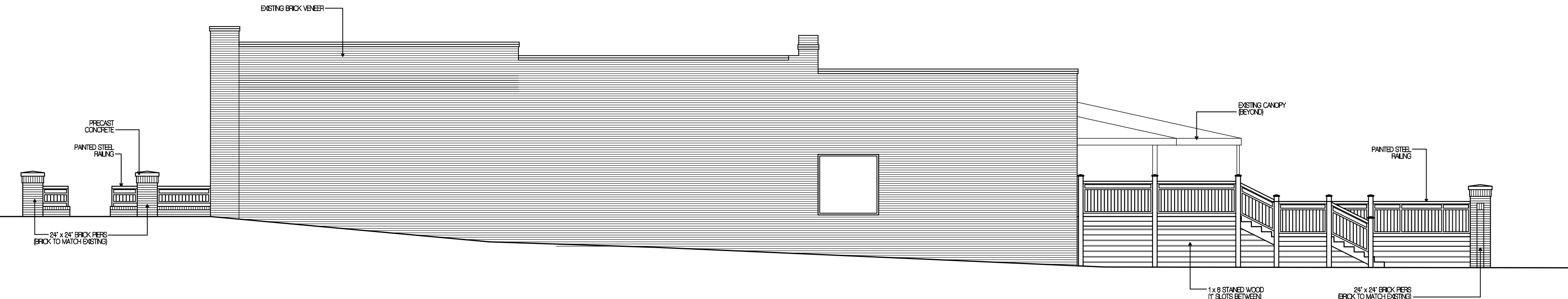
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EXTERIOR ELEVATIONS
AND DETAILS

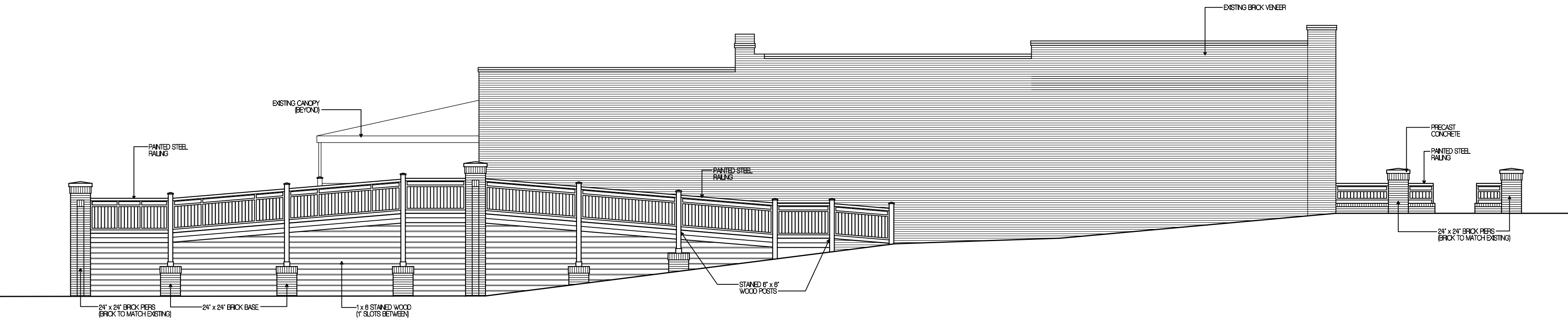
EXTERIOR DECK ADDITION



2200 PARK ROAD
CHARLOTTE, NORTH CAROLINA



02 RIGHT (IDEAL WAY) ELEVATION
SCALE: 1/4" = 1'-0"



01 LEFT (PARKING) ELEVATION
SCALE: 1/4" = 1'-0"

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No: Date: Description:

EXTERIOR ELEVATIONS

EDS TAVERN



FRONT
2200 PARK ROAD
proposed front patio area



REAR
proposed back deck area

EDS TAVERN



SOUTH SIDE OF BUILDING - PARKING
PROPOSED SIDE FENCING & STAIRS

