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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 2020 Charlotte Drive

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Garrett P. Nelson/Paul Garafola

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1936. Architectural features include side gable roof and an oversized projecting front gable porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 20'-9". The lot size is 55' x 140'.

*Proposal*

The proposal is changing the rear hip roof to a gable and adding shed dormers on the left and right elevation. The new addition is no taller or wider than the main house but is located on a corner lot. A new accent eyebrow window is proposed for the front elevation. Existing failing stucco on the front gable will be changed to wood lap siding. An existing porch on the left elevation will be slightly enlarged. Materials include wood lap siding and wood corner boards, new windows will be wood or aluminum clad to match existing. New roof and trim details will match existing. Existing brick will remain unpainted. There are no impacts to mature trees.

**Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Staff Recommendation**

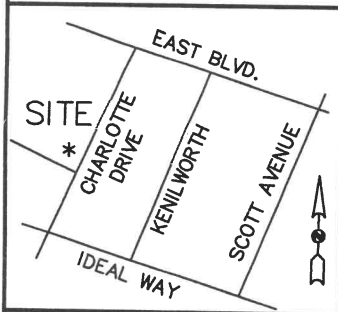
Staff has the following concerns with the application:

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

*Charlotte Historic District Commission Case 2018-452*  
**HISTORIC DISTRICT: DILWORTH**  
**ADDITION**

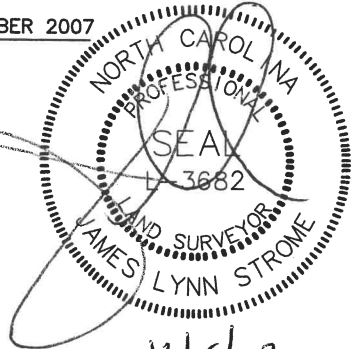


# VICINITY MAP NO SCALE

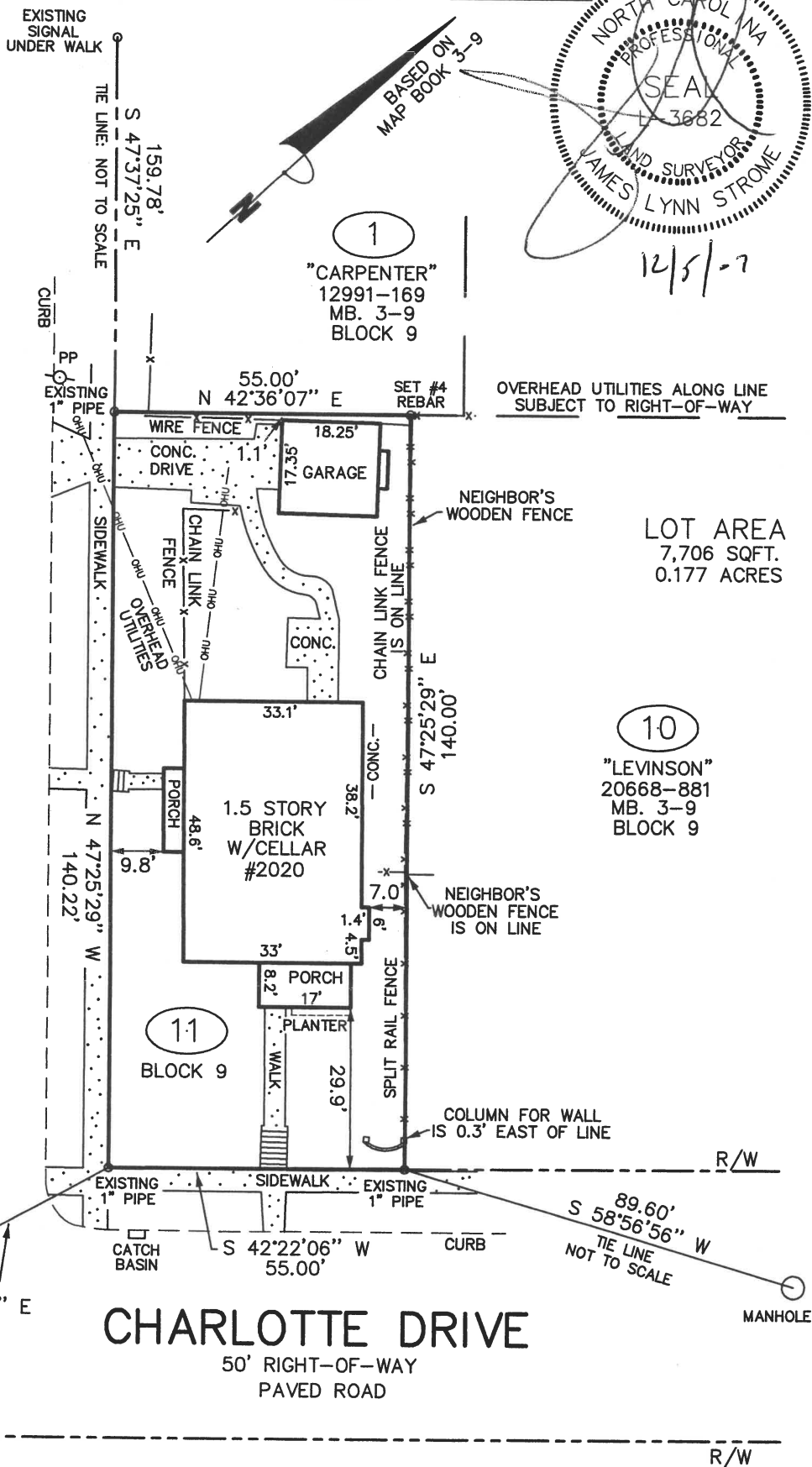


I, JAMES LYNN STROME CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION; AND THAT THE ERROR OF CLOSURE IS 1':10,000+ BEFORE ADJUSTMENTS. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5<sup>th</sup> DAY OF DECEMBER 2007



CARLING AVENUE  
50' RIGHT-OF-WAY  
PAVED ROAD



LOT AREA  
7,706 SQFT.  
0.177 ACRES

10  
"LEVINSON"  
20668-881  
MB. 3-9  
BLOCK 9

CHARLOTTE DRIVE  
50' RIGHT-OF-WAY  
PAVED ROAD

POSSIBLE SIGHT EASEMENT  
AT INTERSECTION  
LANDSCAPE ALONG LINES  
(OWNER UNKNOWN)

SETBACKS WERE NOT SHOWN ON  
MB 3-9 AND ARE UNKNOWN  
BY STROME LAND SURVEYING

BOUNDARY/PHYSICAL SURVEY FOR:

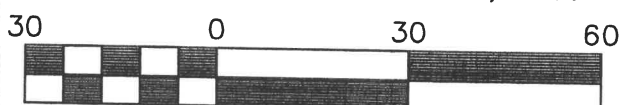
**PAUL GARAFOLA  
AND LESLEY GARAFOLA**

NOW OR FORMERLY THE PROPERTY OF:  
JAMES HENRY MCGILL ESTATE

2020 CHARLOTTE DRIVE: LOT 11 BLOCK 9  
PART OF DILWORTH, MAP BOOK 3-9  
DEED BOOK 879-18, TAX ID: 121-111-02  
CHARLOTTE TOWNSHIP, MECKLENBURG CO.  
CHARLOTTE, NORTH CAROLINA

File name: C:\EPSA\CHAR2020 JOB# 27481

Scale 1" = 30' DECEMBER 5, 2007



## NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER TAXMAP AND RECORD MAP, ALSO SEE FIRM MAP #370159-206E DATED 2/4/04.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. PROPERTY IS SUBJECT TO ANY SETBACKS OF RECORD.
6. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD.
7. PROPERTY IS SUBJECT TO ANY EASEMENTS OR R/Ws OF RECORD.
8. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.
9. A FULL TITLE SEARCH WAS NOT PERFORMED BY STROME SURVEYING.

## LEGEND:

CP	COMPUTED POINT, NO IRON FOUND OR SET
PSDE	PUBLIC STORM DRAINAGE EASEMENT
SSR	SANITARY SEWER R/W
PP	POWER POLE
MH	MANHOLE
CB	CATCH BASIN
R/W	RIGHT-OF-WAY
---	PROPERTY LINE
---	TIE LINE
---	BACK OF CURB
---	SETBACK LINE
---	UNSURVEYED LINE PER DEEDS OR MAPS

STROME LAND SURVEYING  
8806 SIR BARTON LANE  
WAXHAW, NC. 28173  
(704)321-4484



2020 Charlotte Drive - Existing House Photos





2020













NG AVE  
TE DR  
2000

2020































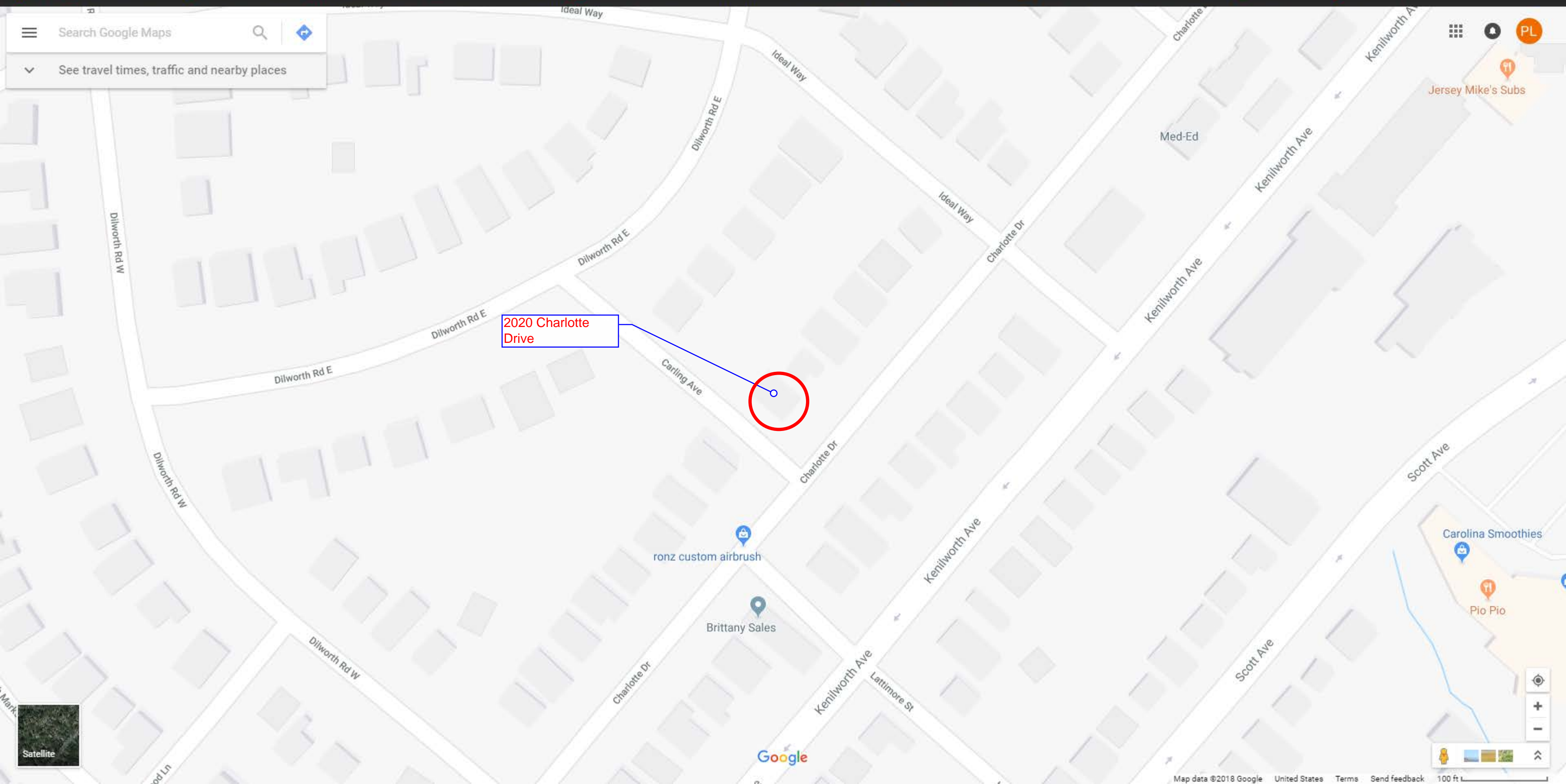




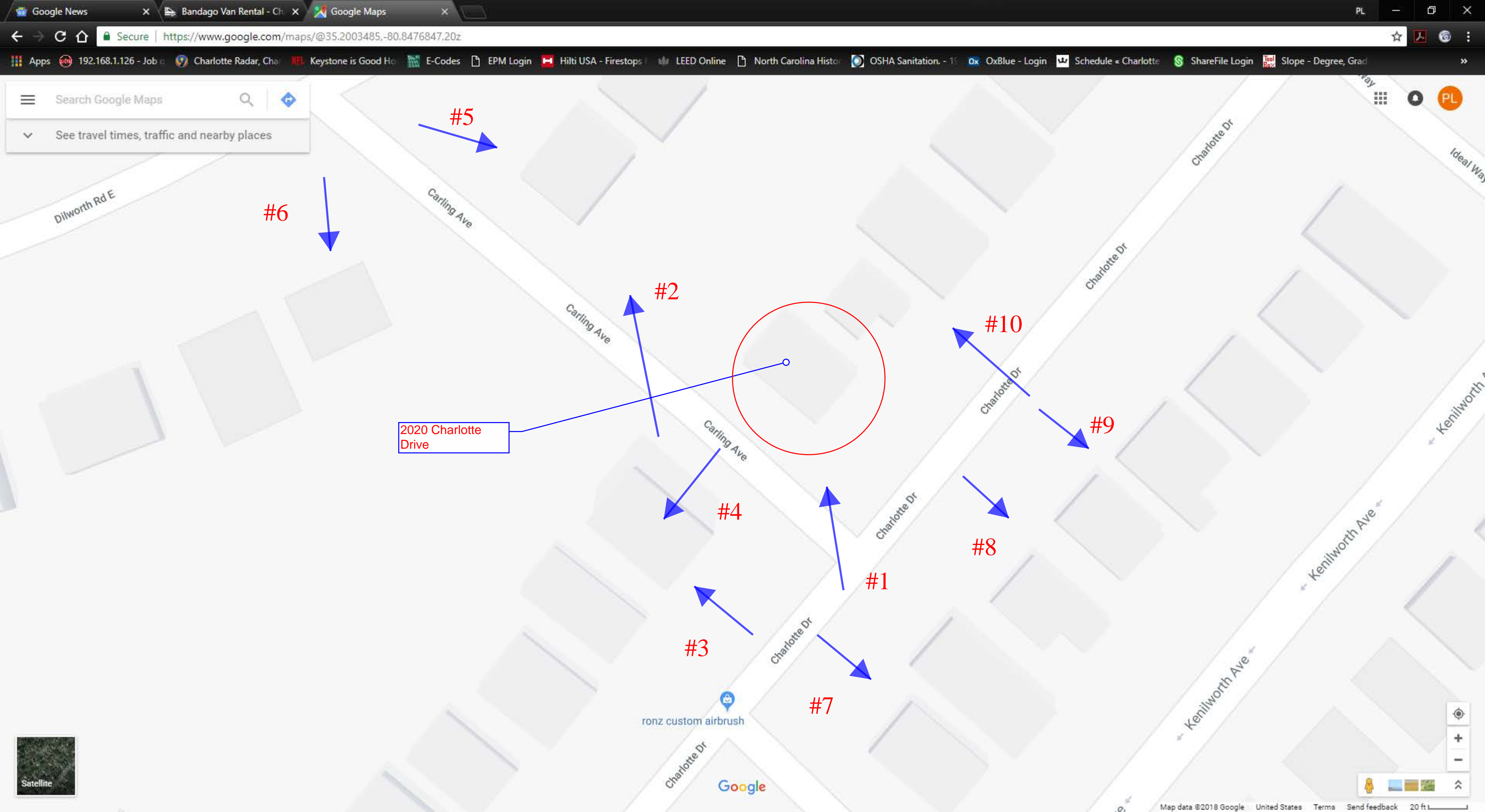




2020 Charlotte Drive - Context Photos



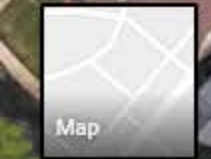
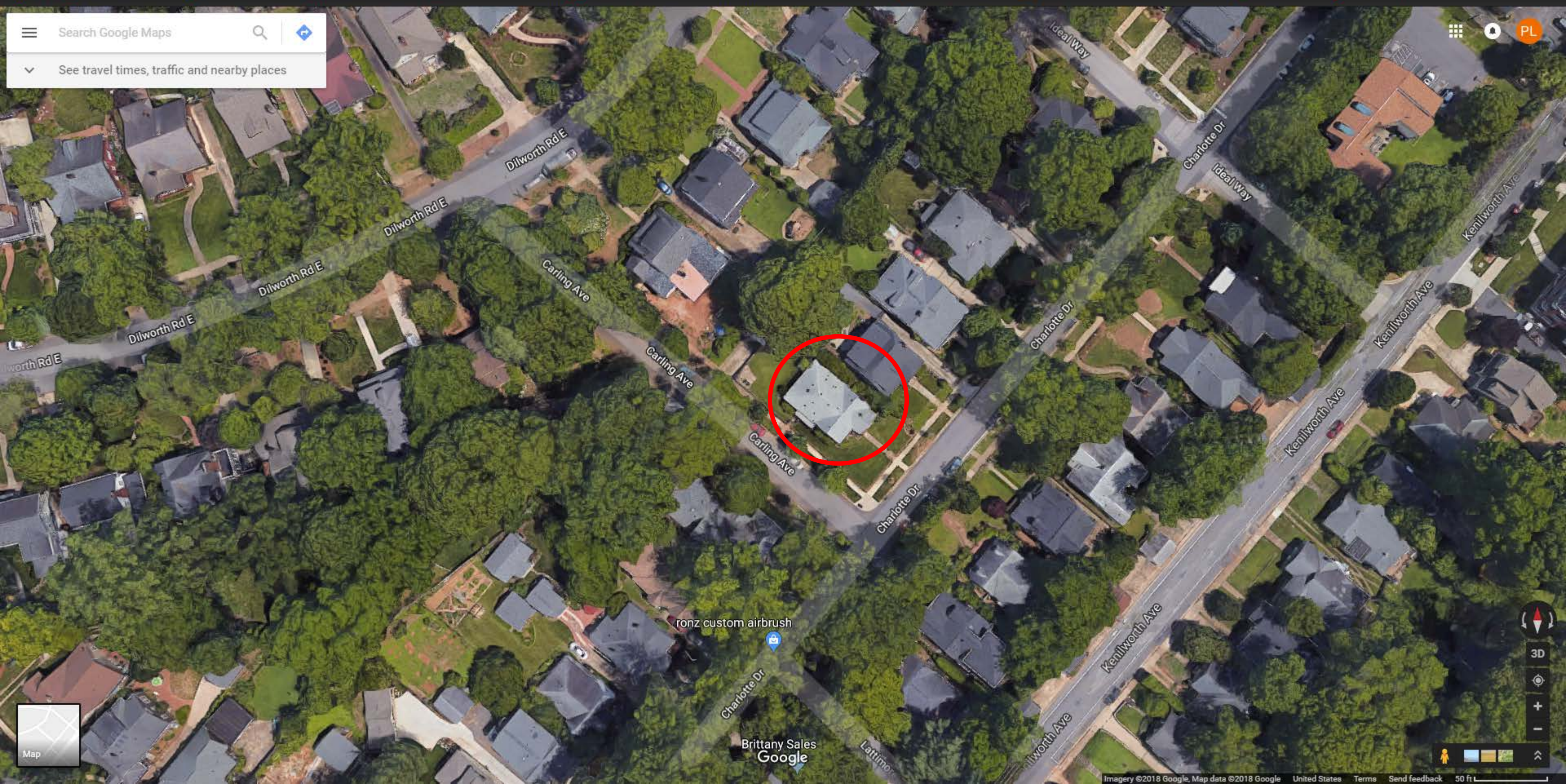






Search Google Maps

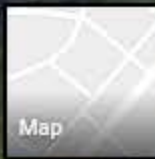
See travel times, traffic and nearby places



PL

3D



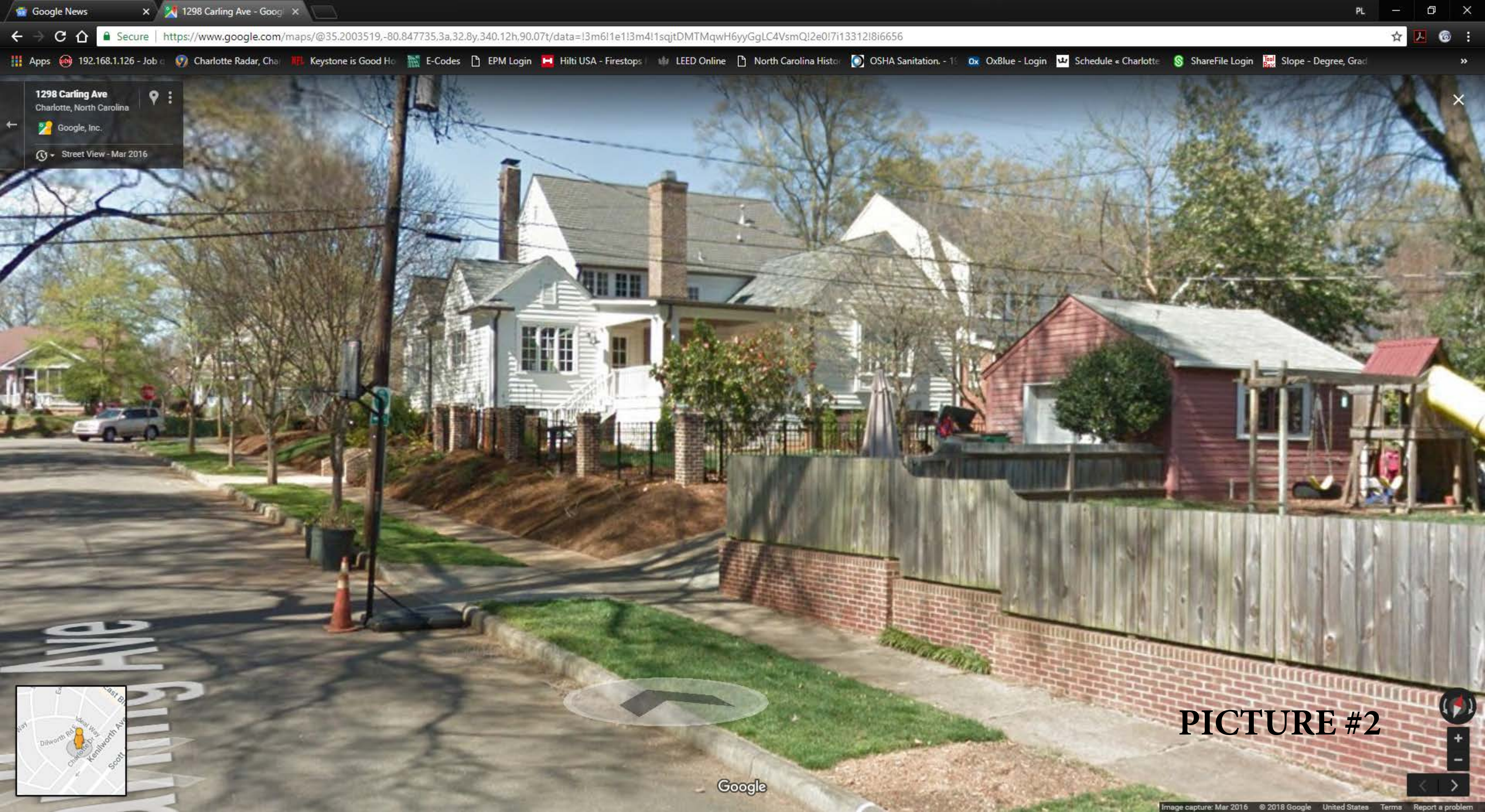


Google





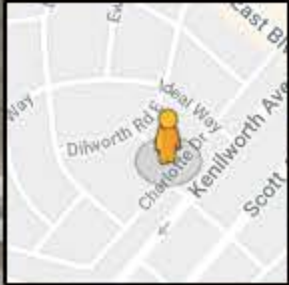




1298 Carling Ave  
Charlotte, North Carolina

Google, Inc.

Street View - Mar 2016



PICTURE #2

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for panning.





PICTURE #3



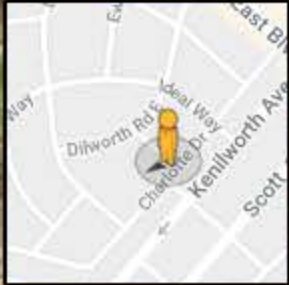




1298 Carling Ave  
Charlotte, North Carolina

Google, Inc.

Street View - Mar 2016



PICTURE #4

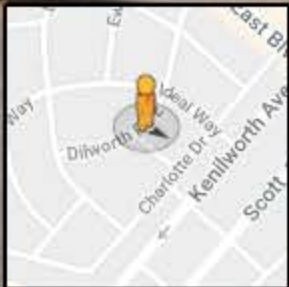
Google







PICTURE #5



Google





2101 Dilworth Rd E  
Charlotte, North Carolina

Google, Inc.

Street View - Mar 2016

PICTURE #6

Google

Image capture: Mar 2016 © 2018 Google United States Terms Report a problem

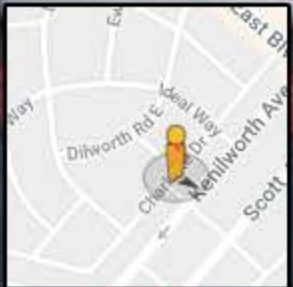




2100 Charlotte Dr  
Charlotte, North Carolina

Google, Inc.

Street View - Mar 2018



Google

PICTURE #7

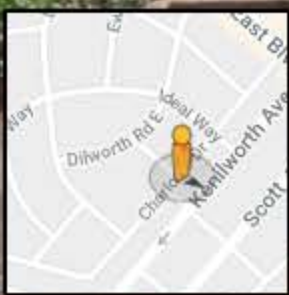




2027 Charlotte Dr  
Charlotte, North Carolina

Google, Inc.

Street View - Mar 2018



PICTURE #8

Google

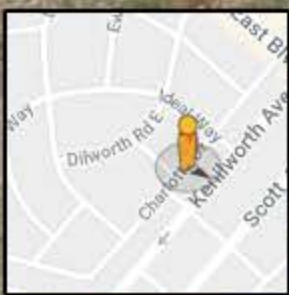




2016 Charlotte Dr  
Charlotte, North Carolina

Google, Inc.

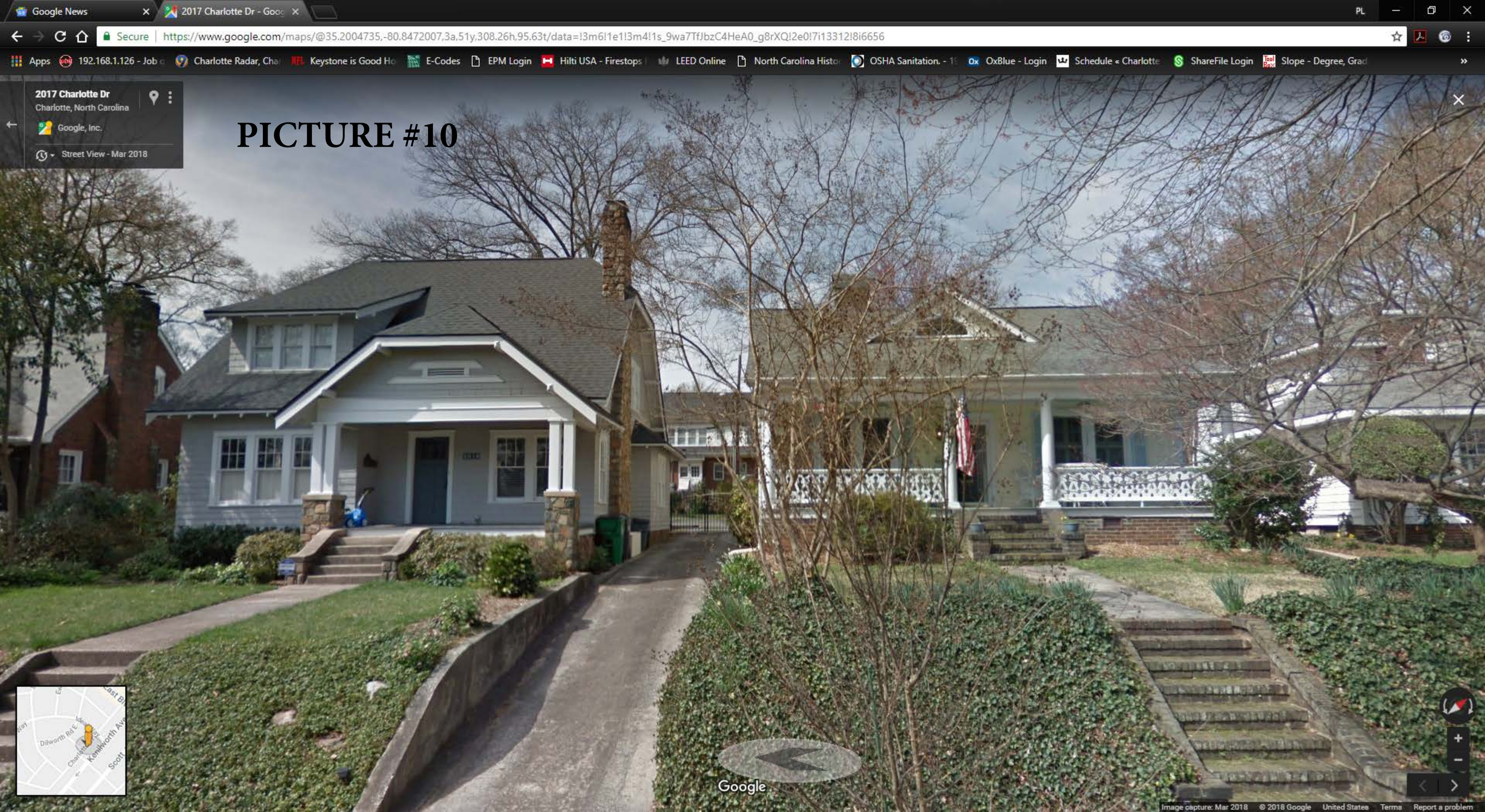
Street View - Mar 2018



PICTURE #9

Google





PICTURE #10



2020 Charlotte Drive - Local Examples of Construction Details / Materials





TREATMENT OF  
DORMER

WINDOW CASING



# Boral TruExterior™ Siding

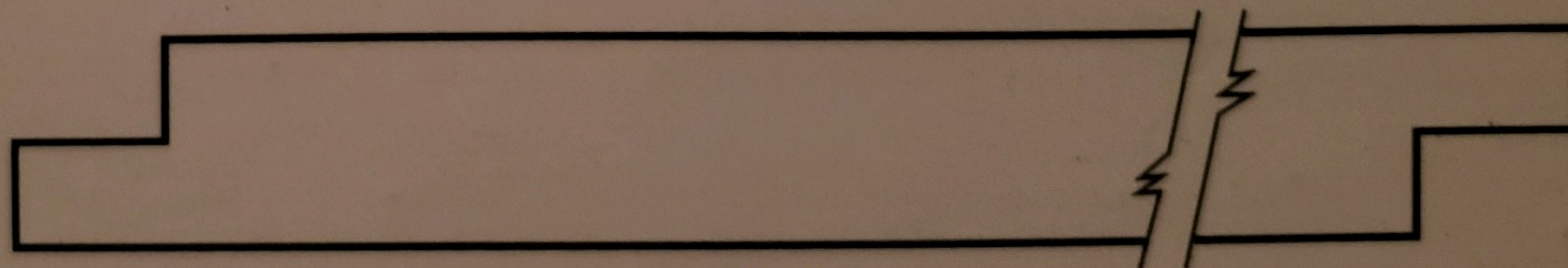
CRAFTSMAN COLLECTION™



## Shiplap

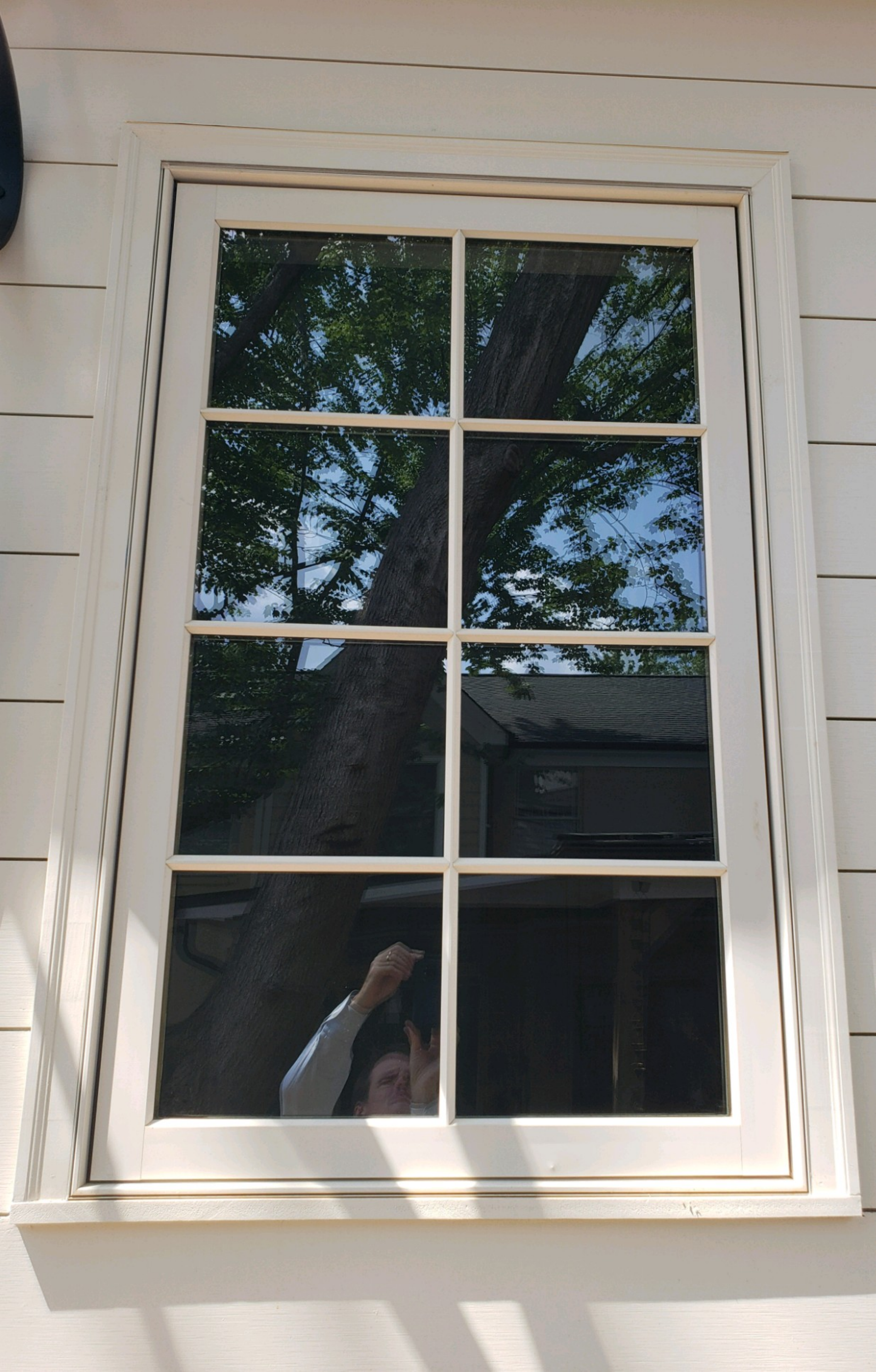
- Same look and feel of traditional wood siding
- Installs with standard tools and methods
- Maintains high level of dimensional stability
- Resists rotting, cupping and splitting
- California's Wildland-Urban Interface (WUI) listed
- 16' lengths
- 20-year limited warranty
- Made in the USA

Nominal Sizes	Actual Sizes
1 x 6	11/16" x 5 1/2"
1 x 8	11/16" x 7 1/4"
1 x 10	11/16" x 9 1/4"



Shiplap



















An Existing Second Floor Renovation for

*Lesley & Paul Garafola*  
*Dilworth*

■

2020 Charlotte Drive  
Charlotte, North Carolina 28203

■

G A R R E T T P . N E L S O N S T U D I O  
635 North Alexander Street ■ Charlotte, North Carolina  
704.975.8003



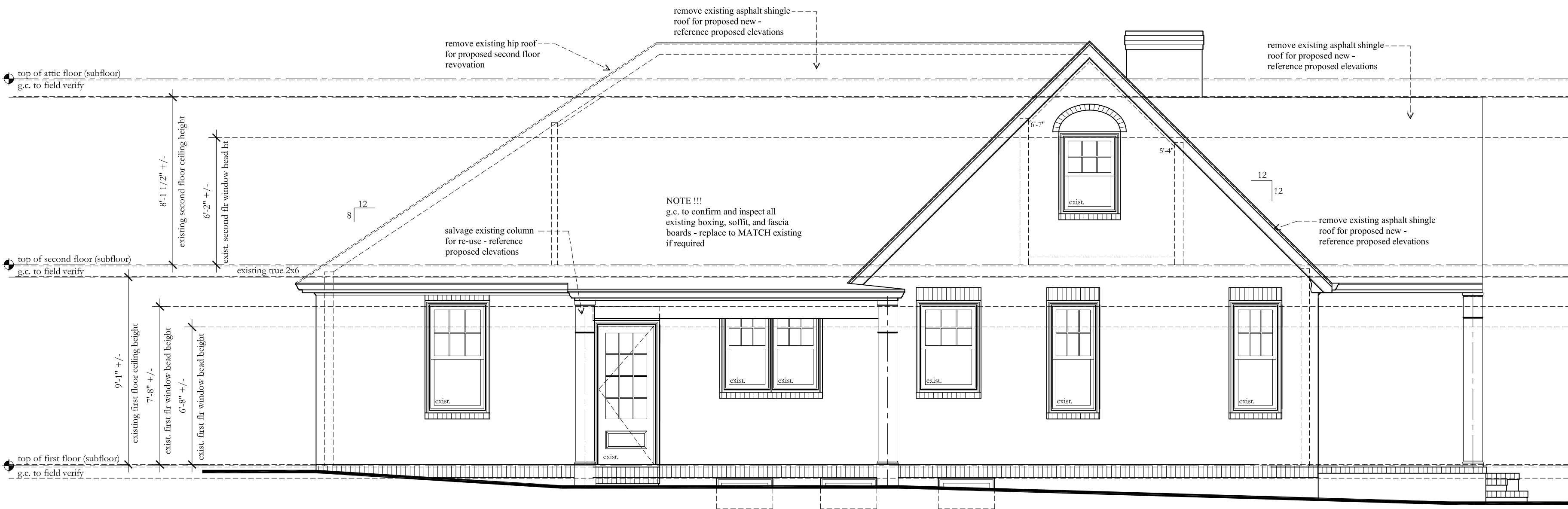
G A R R E T T P . N E L S O N  
S T U D I O  
635 North Alexander Street ■ Charlotte, North Carolina  
704.975.8003

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G A R A F O L A R E S I D E N C E  
2020 Charlotte Drive Charlotte, North Carolina

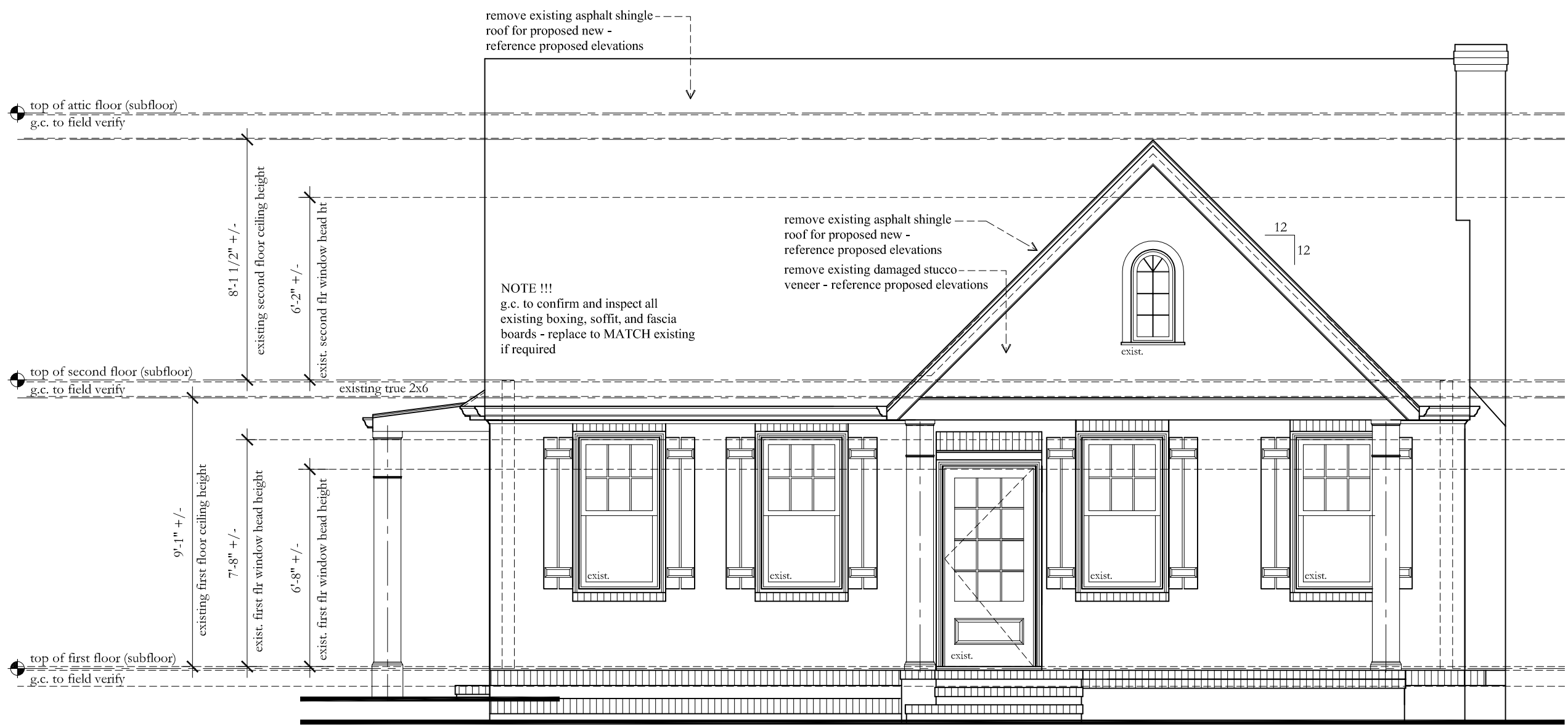
■  
9 August 2018 - Schematic Design





**2** DEMOLITION WEST ELEVATION - GARAFOLA RESIDENCE  
D2

one quarter of an inch equals a foot



**1** DEMOLITION SOUTH ELEVATION - GARAFOLA RESIDENCE  
D2

one quarter of an inch equals a foot



GARRETT P. NELSON  
STUDIO  
"creating home"  
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704.375.8003

D2

GARAFOLA RESIDENCE  
2020 Charlotte Drive Charlotte, North Carolina

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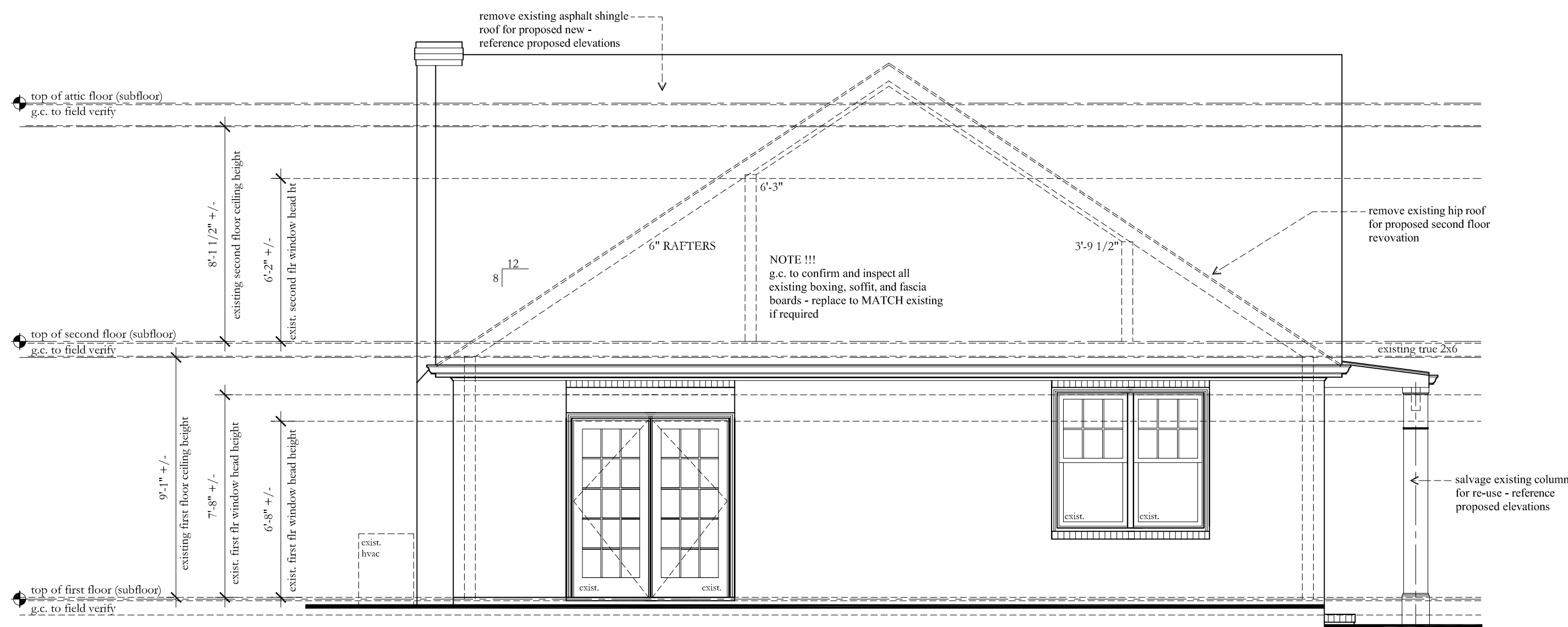




## 2 DEMOLITION EAST ELEVATION - GARAFOLA RESIDENCE

D3

one quarter of an inch equals a foot



## 1 DEMOLITION NORTH ELEVATION - GARAFOLA RESIDENCE

D3

one quarter of an inch equals a foot



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STUDIO  
"creating home"  
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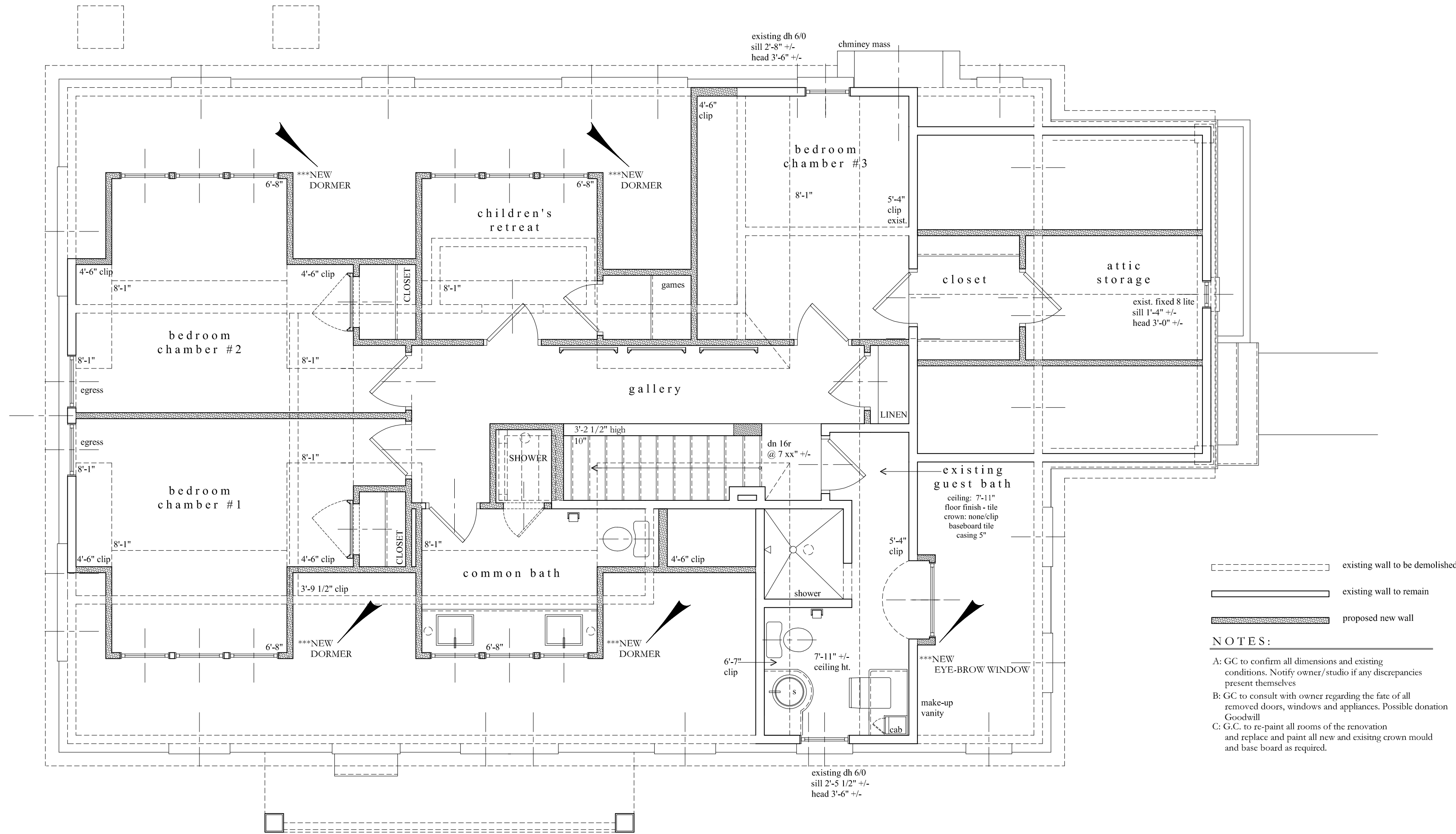
D3

GARAFOLA RESIDENCE  
2020 Charlotte Drive Charlotte, North Carolina

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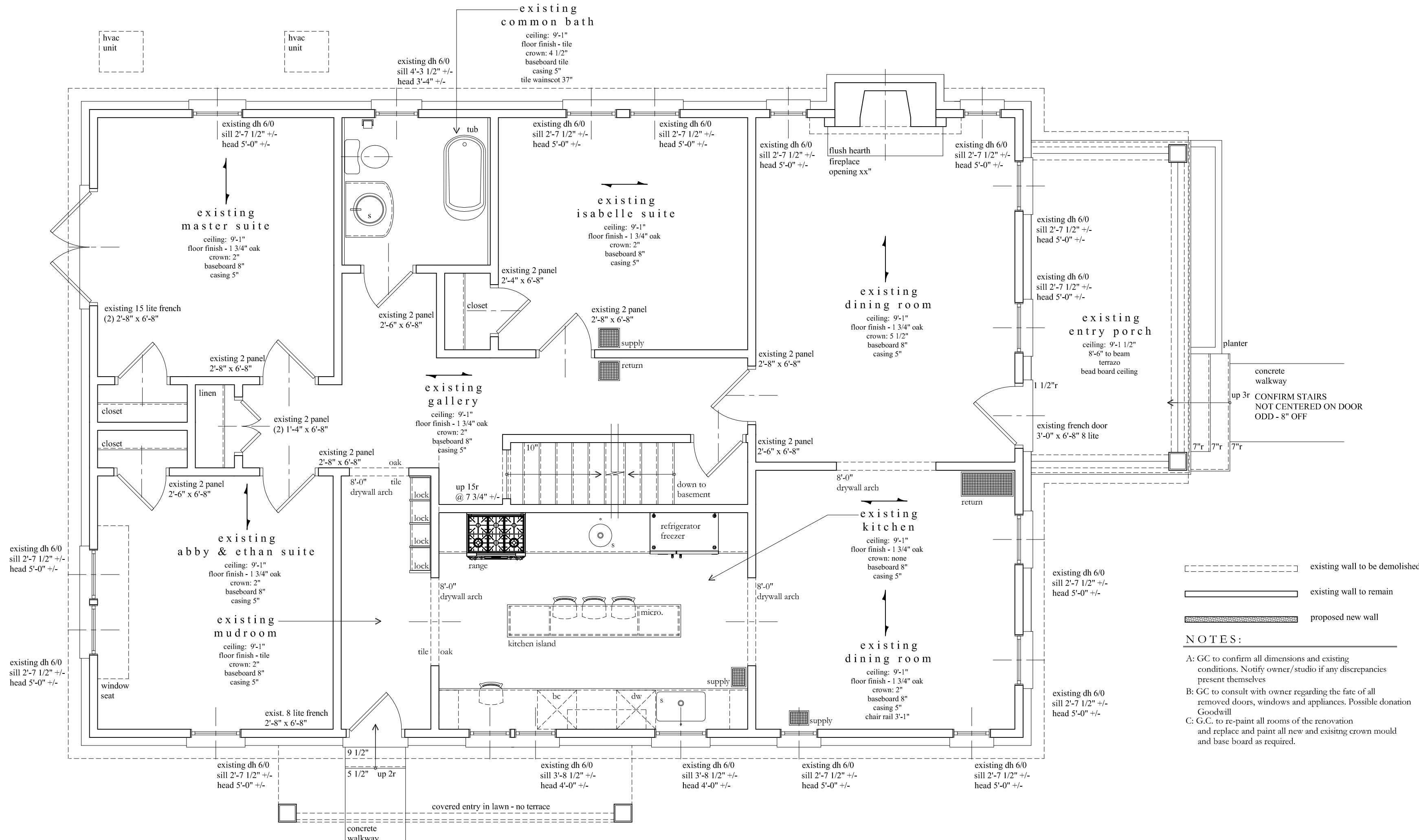


2 RENOVATION SECOND FLOOR PLAN - GARAFOLA RESIDENCE

A1

one quarter of an inch equals a foot

NO RENOVATION  
ON FIRST FLOOR



1 RENOVATION FIRST FLOOR PLAN - GARAFOLA RESIDENCE

A1

one quarter of an inch equals a foot



GARRETT P. NELSON  
STUDIO  
"creating home"  
635 North Alexander Street Charlotte, North Carolina  
704.975.8003

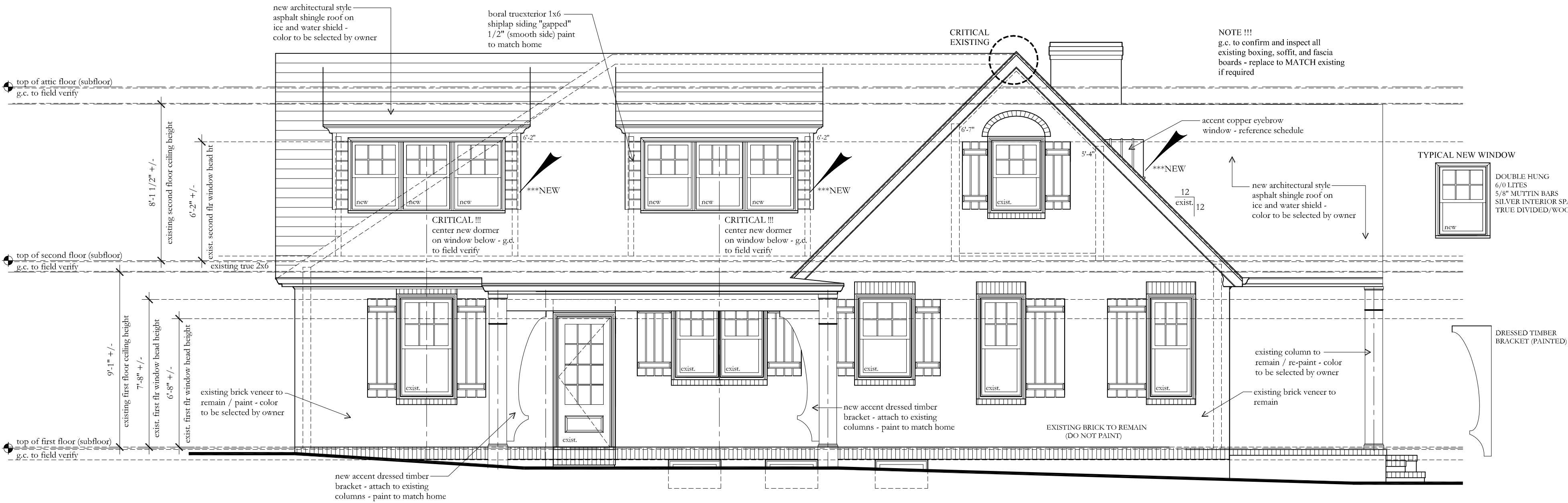
A1

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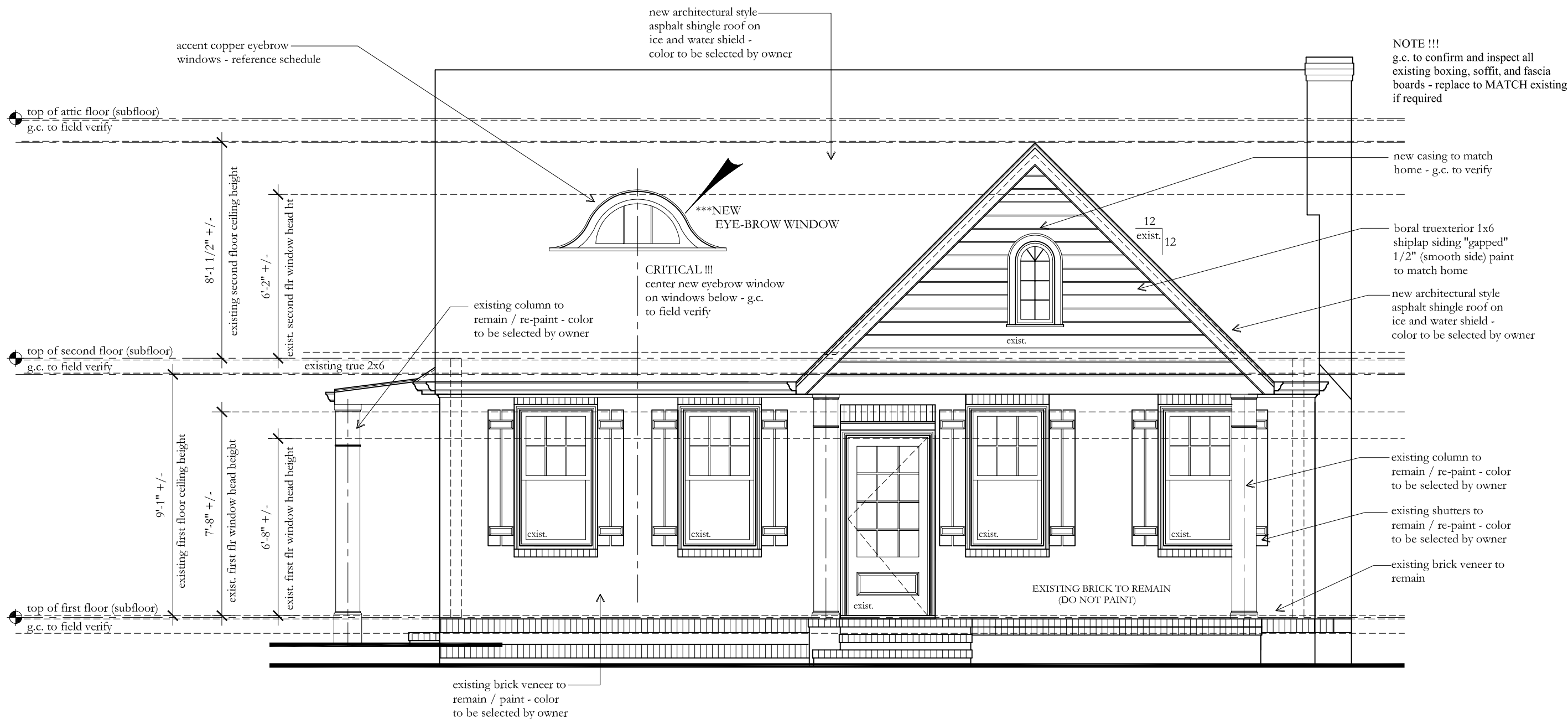




**2** PROPOSED WEST ELEVATION - GARAFOLA RESIDENCE

A2

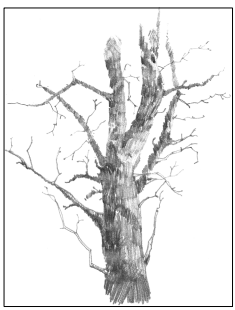
one quarter of an inch equals a foot



**1** PROPOSED SOUTH ELEVATION - GARAFOLA RESIDENCE

A2

one quarter of an inch equals a foot



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STUDIO  
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A2

GARAFOLA RESIDENCE  
2020 Charlotte Drive Charlotte, North Carolina

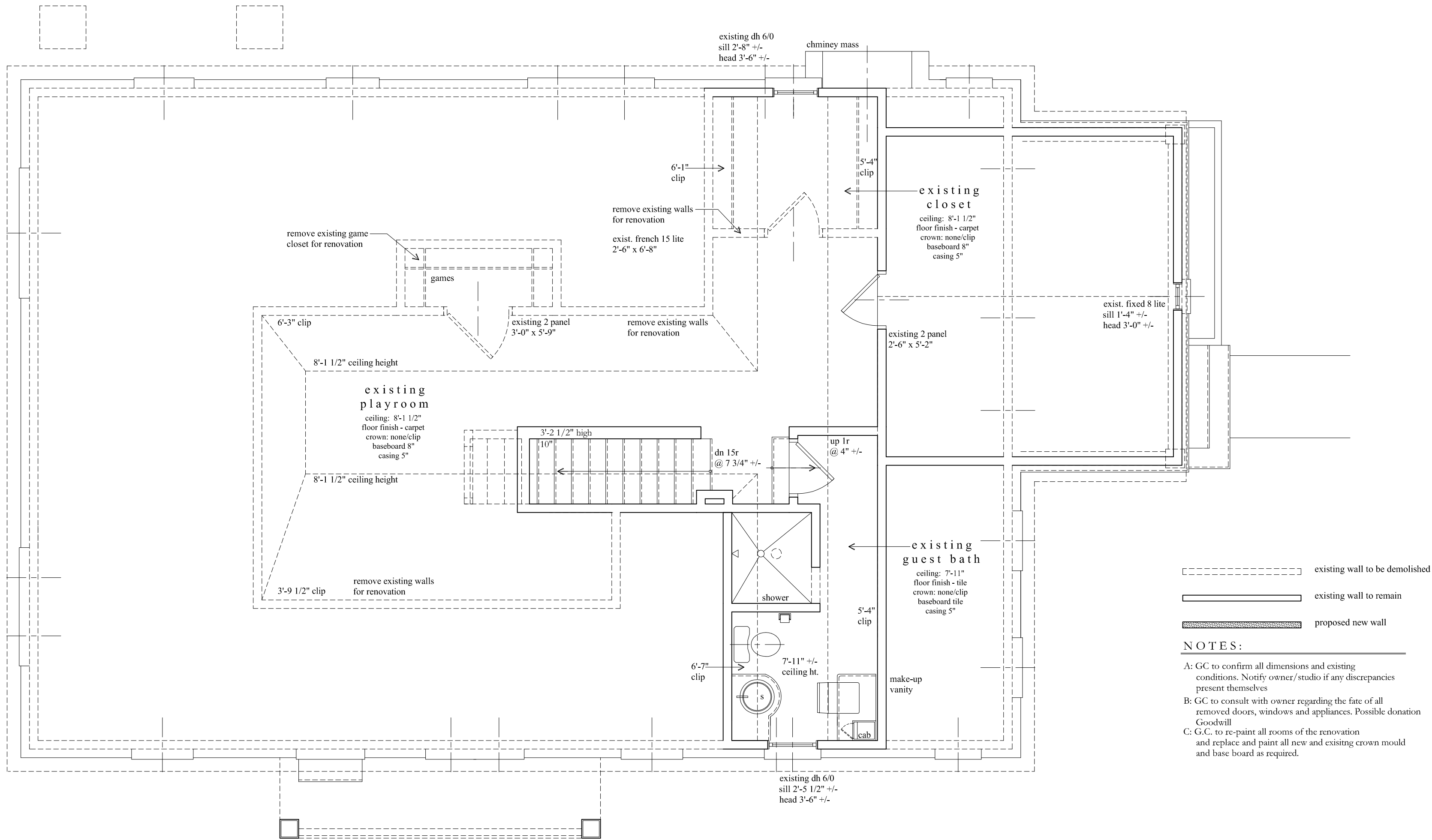
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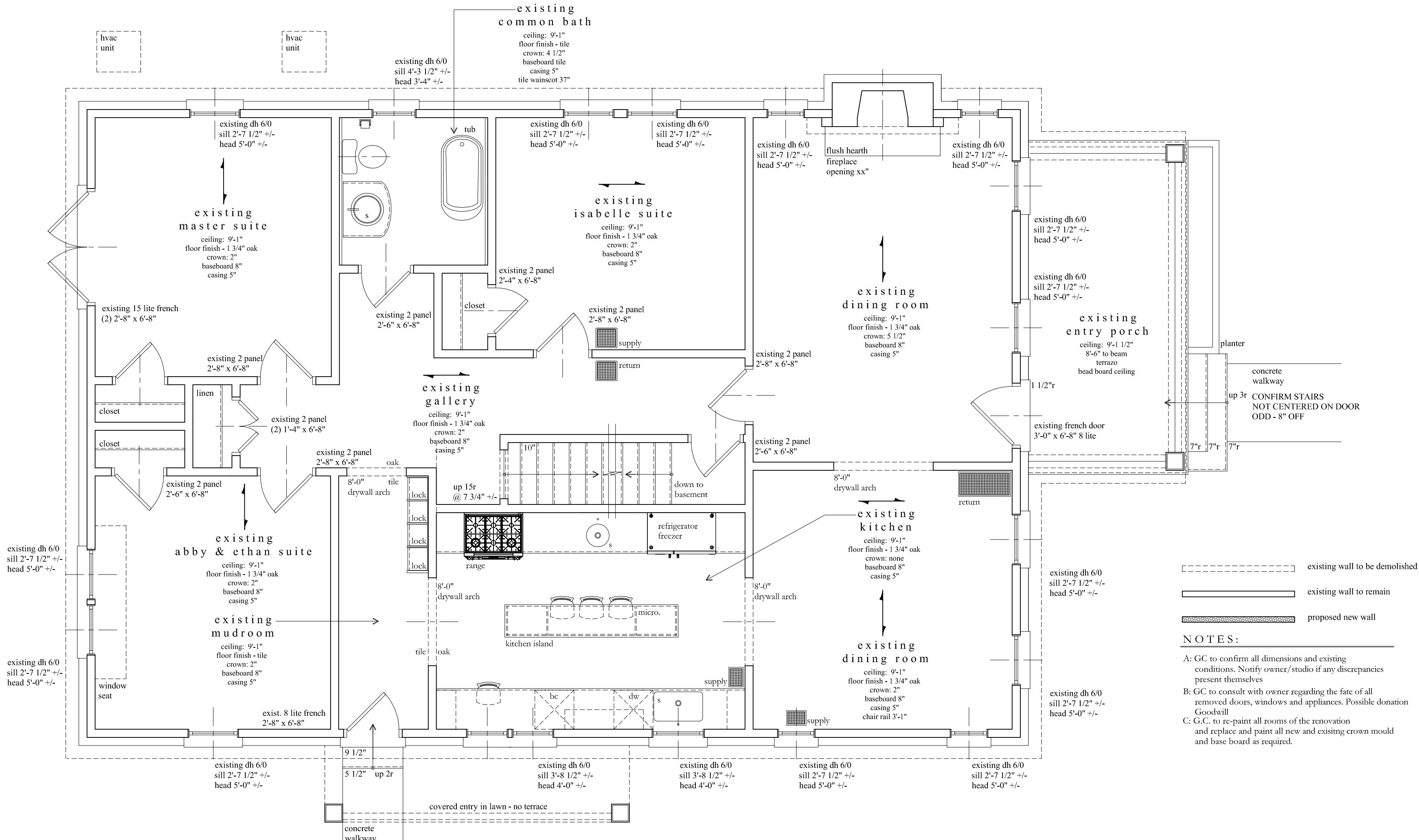






2 DEMOLITION SECOND FLOOR PLAN - GARAFOLA RESIDENCE

one quarter of an inch equals a foot



1 DEMOLITION FIRST FLOOR PLAN - GARAFOLA RESIDENCE

one quarter of an inch equals a foot

NO DEMOLITION  
ON FIRST FLOOR



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STUDIO  
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D1

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