

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 2237 Park Road
SUMMARY OF REQUEST: Addition
OWNER: Andrew Rowe
APPLICANT: Andrew Rowe

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow design constructed in 1926. It is listed as a contributing structure in the Dilworth National Register of Historic Places. The proposed use is office (zoned O-2). Adjacent structures are a mix of one and two story structures.

Proposal

The proposal is a second story addition within the existing building footprint and removal of two chimneys. Project details include a new front dormer, wood siding (lap and cedar shake), wood windows and trim and roof details to match existing. Total height is approximately 26'-10".

The proposed garage/ADU will have materials complimentary to the principal structure. Total height is approximately 23'-2".

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>

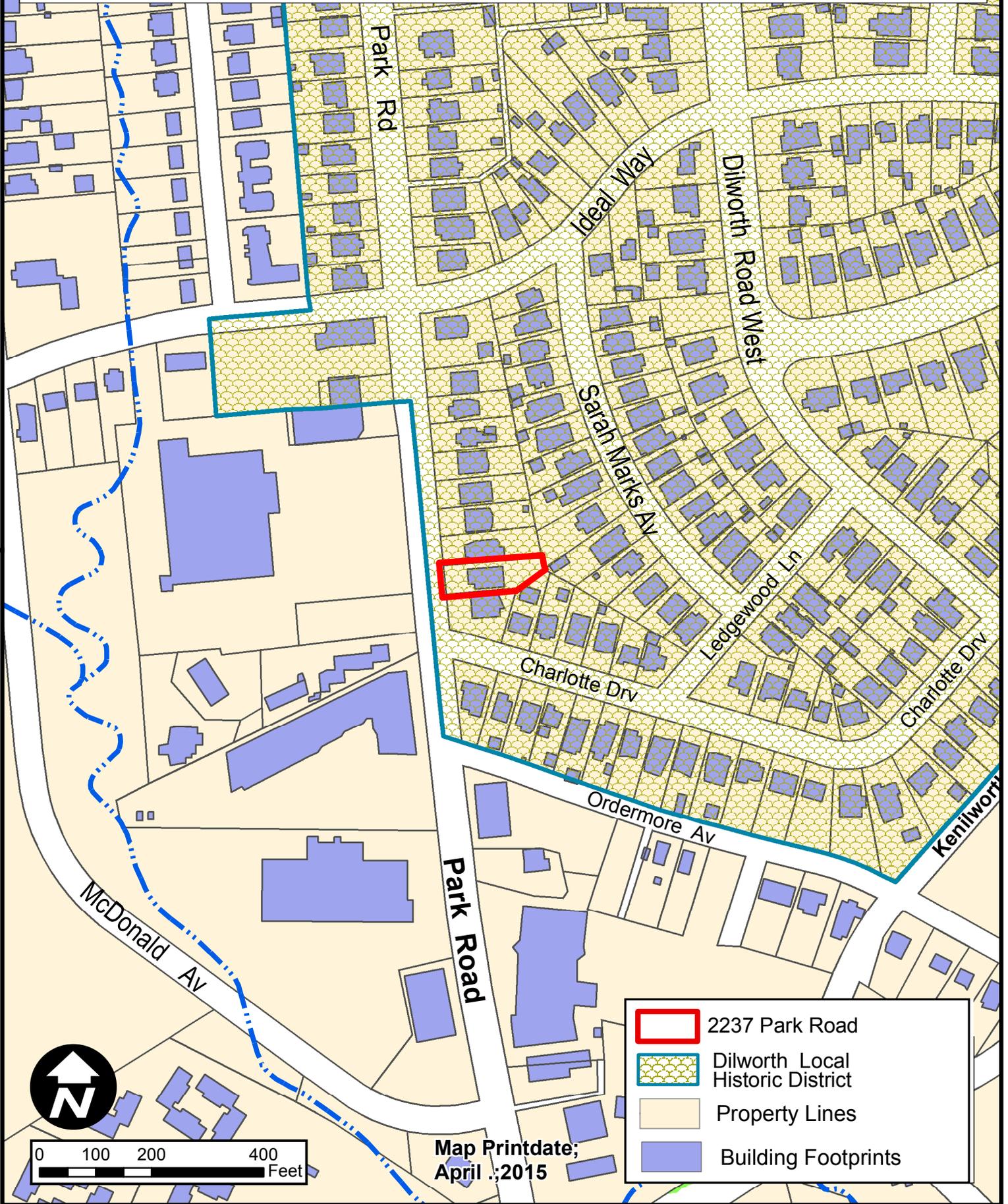
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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 guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2015-081

Historic District; Dilworth



2237 Park Road

Dilworth Local Historic District

Property Lines

Building Footprints

Map Printdate;
April, 2015



2219 PARK ROAD



2221 PARK ROAD



2225 PARK ROAD



2229 PARK ROAD



2233 PARK ROAD



2241 PARK ROAD

01 | **CONTEXT ILLUSTRATION**
not to scale

2237 PARK ROAD

Charlotte, North Carolina
05 . 04 . 15
p | f arch Proj # 1518

peadon | finein
architecture



02 | CONTEXT ILLUSTRATION (EXISTING)
not to scale

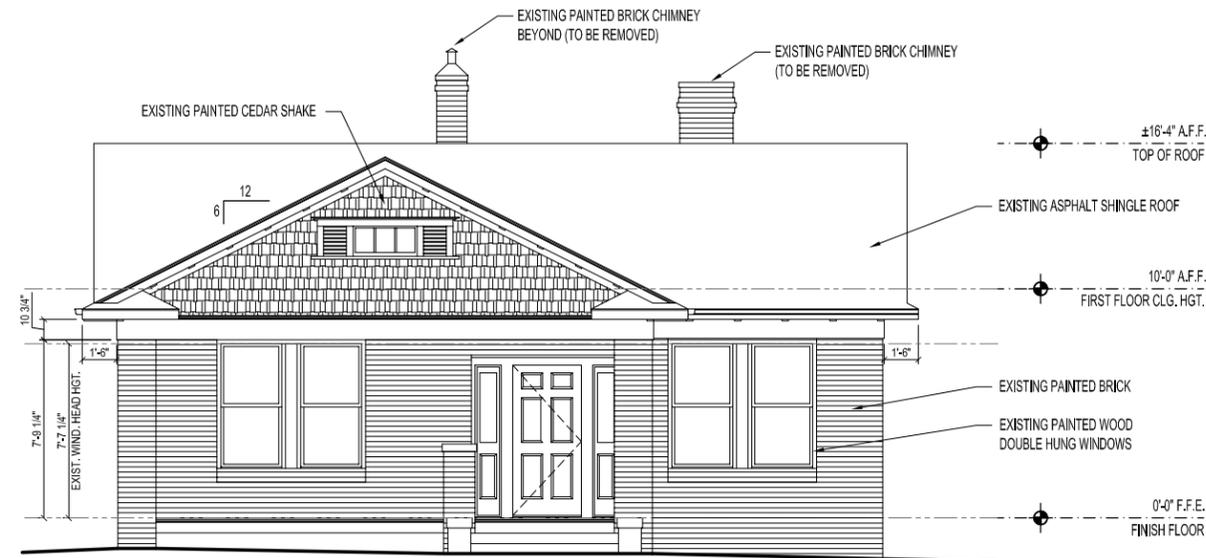


01 | CONTEXT ILLUSTRATION (PROPOSED)
not to scale

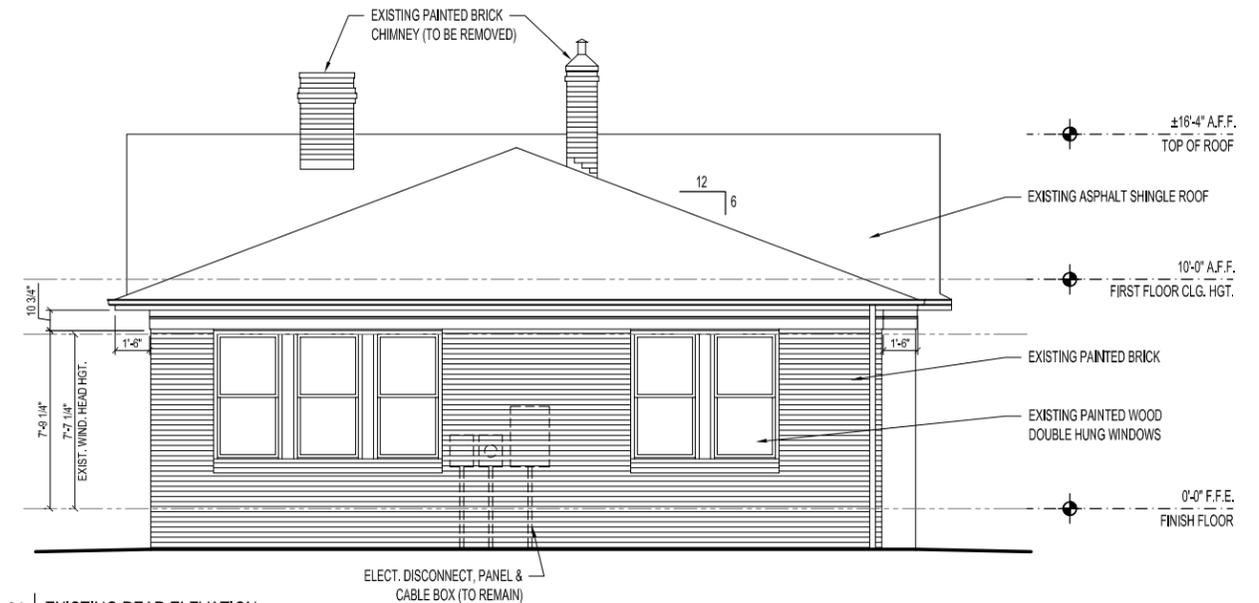
2237 PARK ROAD

Charlotte, North Carolina
05 . 04 . 15
p | f arch Proj # 1518

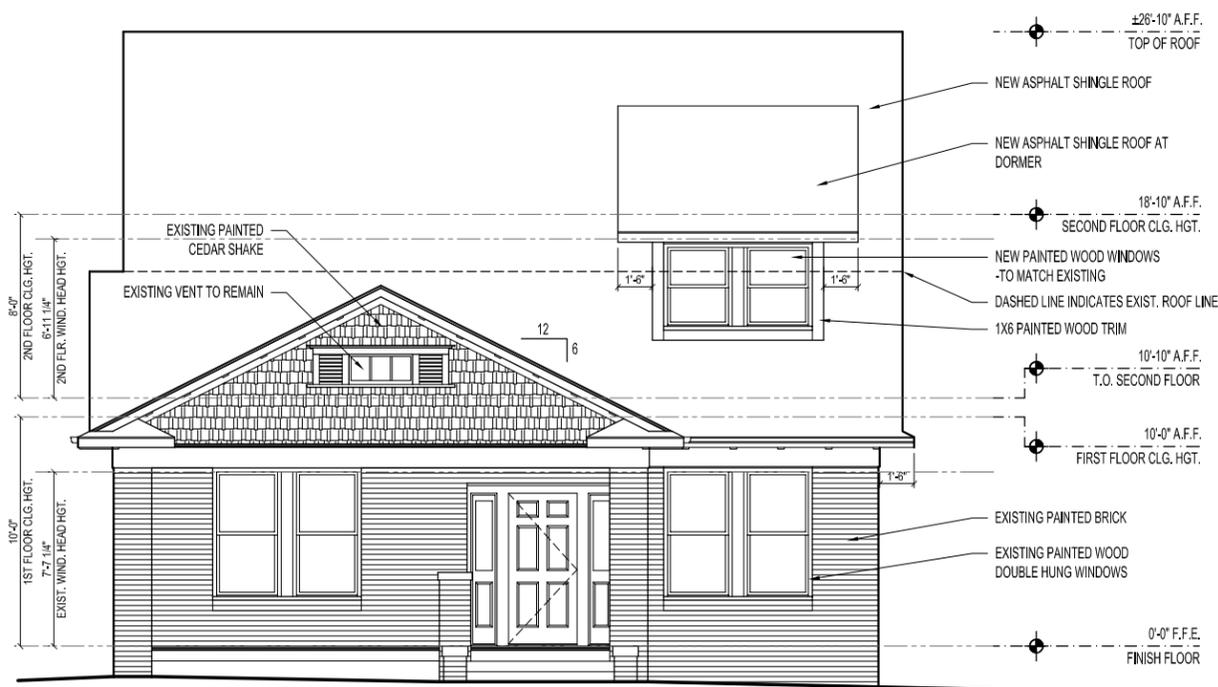
peadon | finein
architecture



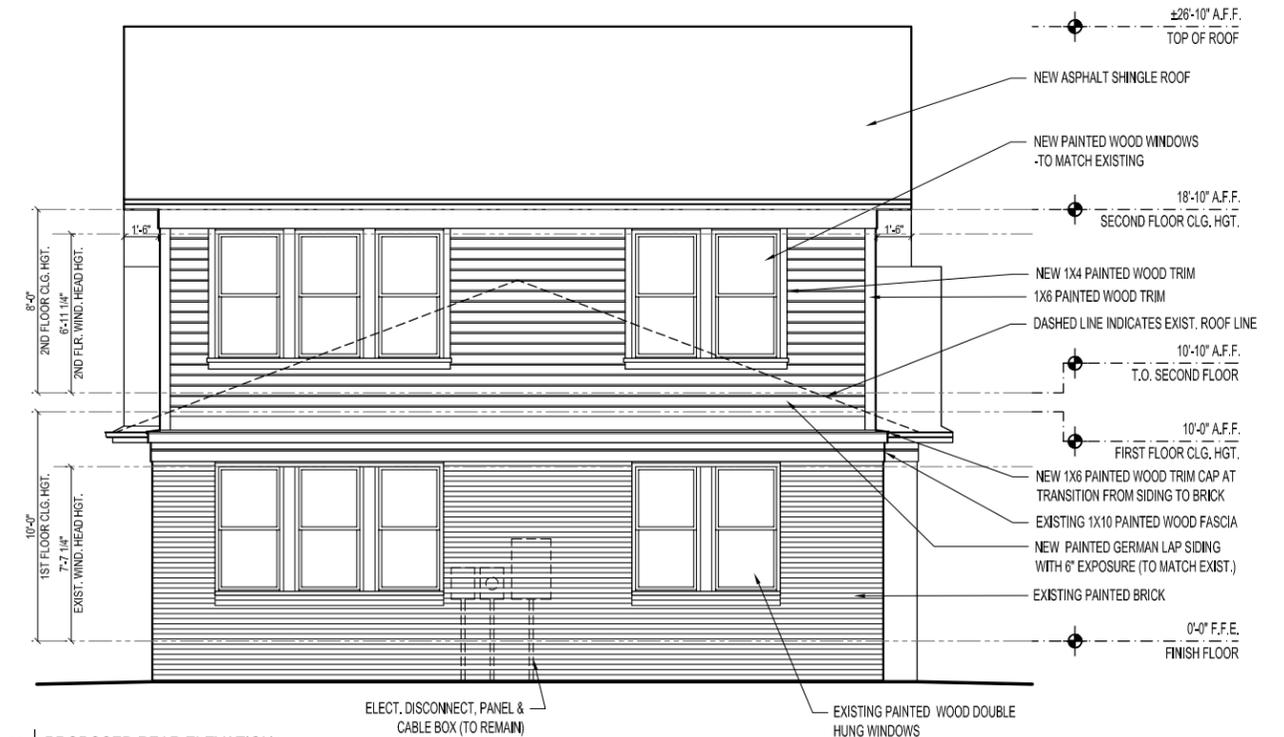
03 EXISTING FRONT ELEVATION
scale: 1/8" = 1'-0"



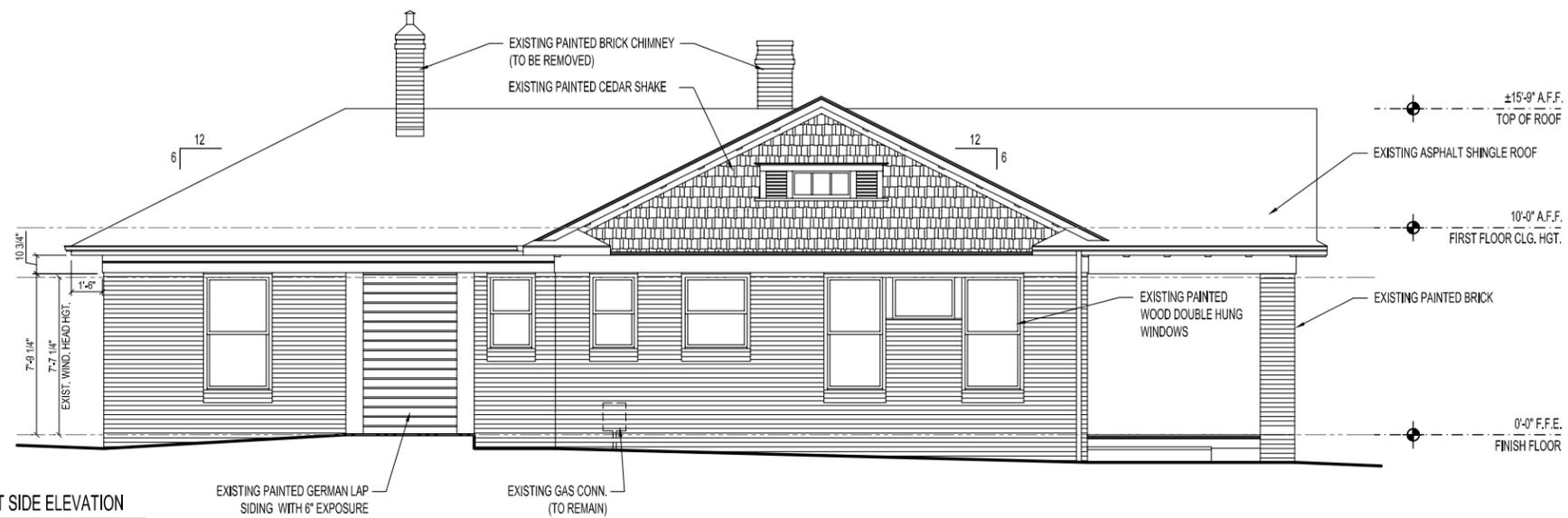
04 EXISTING REAR ELEVATION
scale: 1/8" = 1'-0"



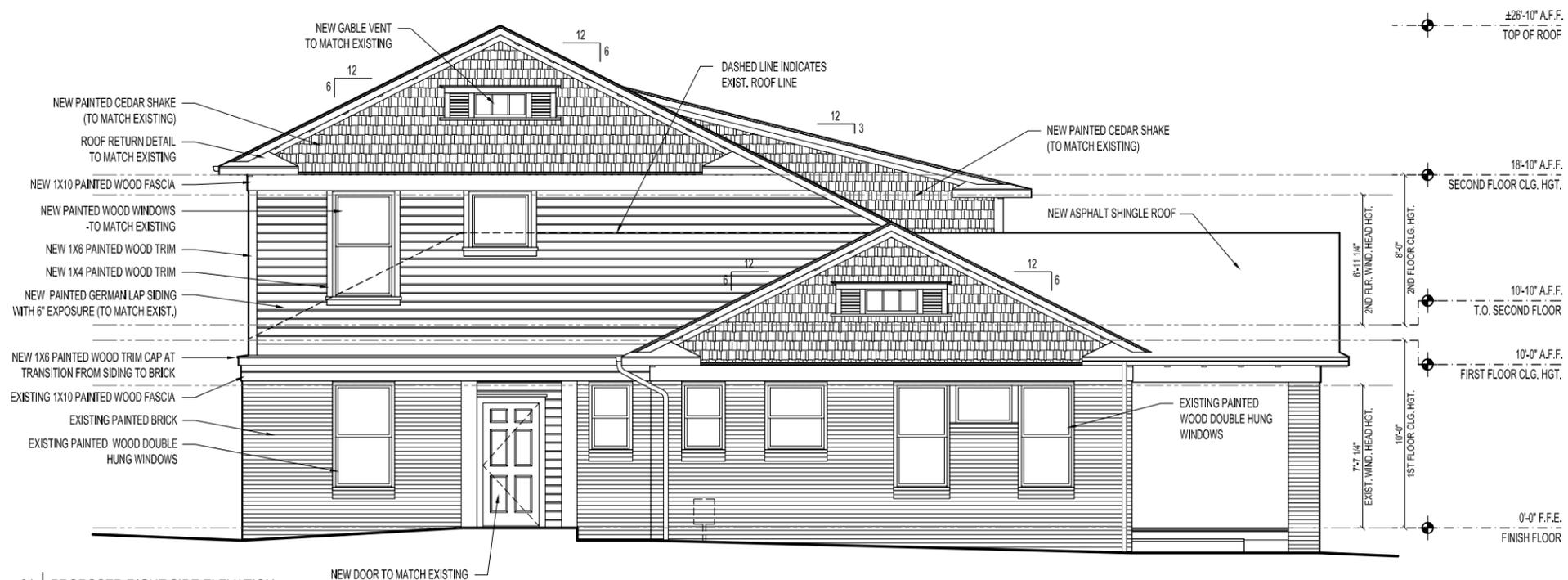
01 PROPOSED FRONT ELEVATION
scale: 1/8" = 1'-0"



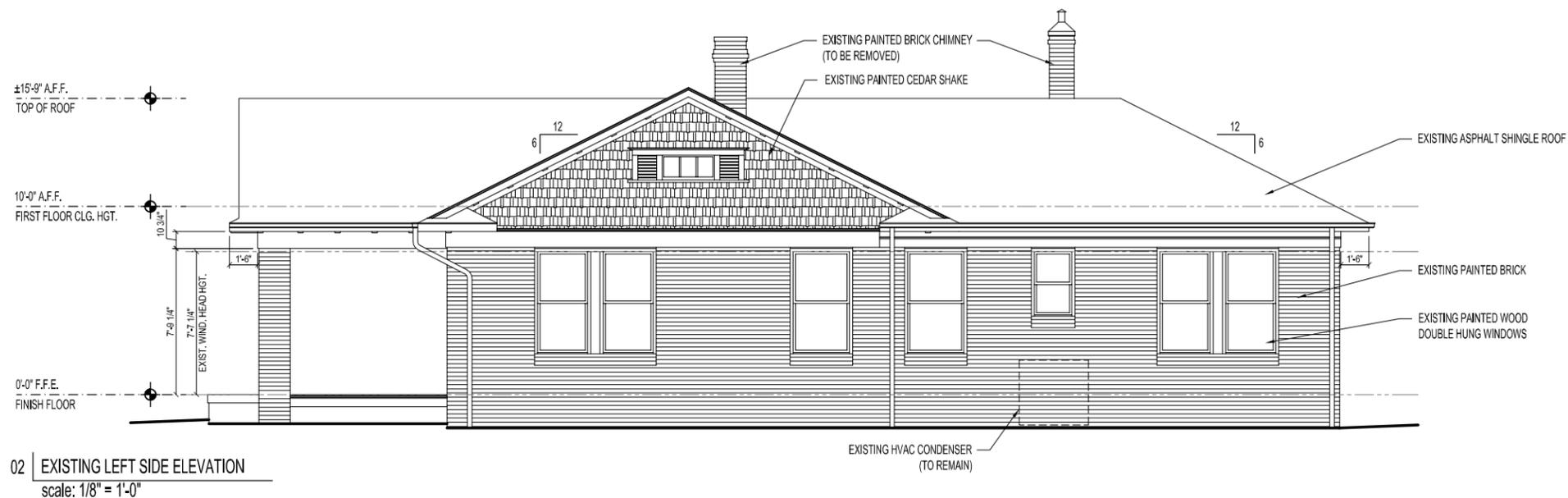
02 PROPOSED REAR ELEVATION
scale: 1/8" = 1'-0"



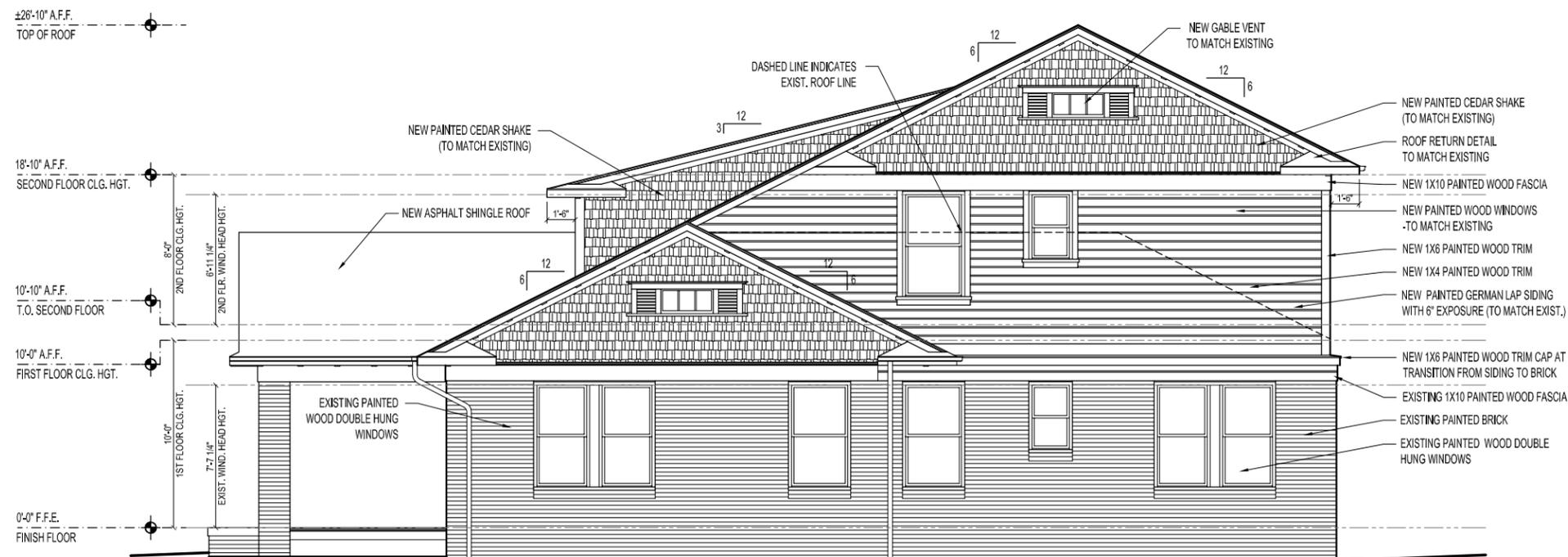
02 EXISTING RIGHT SIDE ELEVATION
scale: 1/8" = 1'-0"



01 PROPOSED RIGHT SIDE ELEVATION
scale: 1/8" = 1'-0"



02 EXISTING LEFT SIDE ELEVATION
scale: 1/8" = 1'-0"



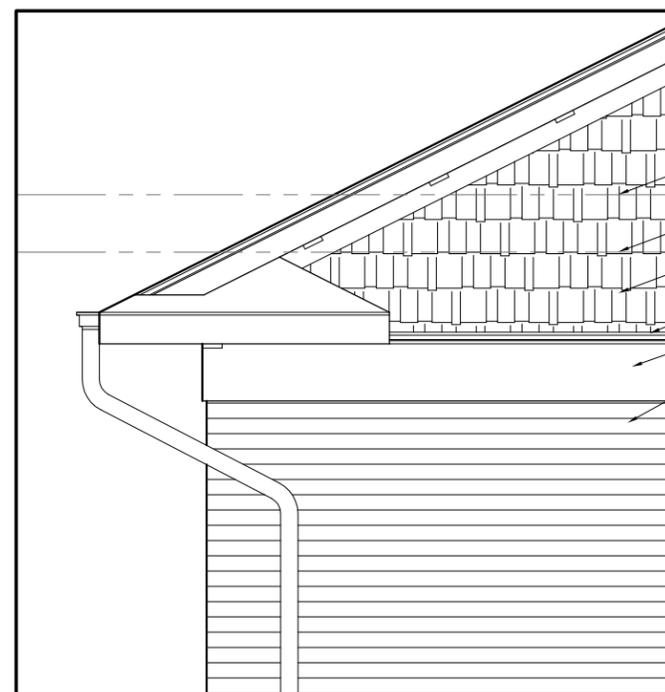
01 PROPOSED LEFT SIDE ELEVATION
scale: 1/8" = 1'-0"



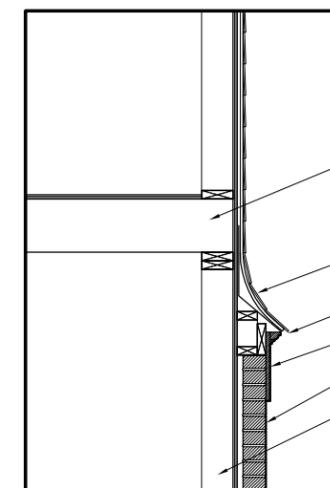
02 | IMAGE OF EXISTING BUILDING DETAILS
not to scale



01 | IMAGE OF EXISTING BUILDING DETAILS
not to scale



03 | EXISTING ELEVATION DETAIL
scale: 3/8" = 1'-0"



04 | EXISTING SECTION DETAIL
scale: 3/8" = 1'-0"

EXISTING BOXING AND SKIRT DETAILS TO REMAIN