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  the relationship of the project to its site
   b. Scale  the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback  in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context  the overall relationship of the project to its surroundings
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.
# 2237 Park Road
**CHARLOTTE, NC.**

**project no. 1518**

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