LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2237 Park Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Andrew Rowe, applicant

**Details of Proposed Request**

**Existing Conditions**
The existing structure is a one-story Bungalow style house constructed in 1926. A second-story addition was approved by the Commission in 2015. This section of Park Road is zoned O-2, and the building is currently occupied by an office use. Adjacent structures are a mix of one and two-story former residential structures that are now used for commercial and office purposes. Structures across the street are not located within the local district.

**Proposal**
The project is converting the porch to office space, by enclosing it will clear glass walls. The existing front door, porch stairs, center brick pier, and support columns are to remain. The existing porch floor is non-original decking boards. A new wood landing with simple metal railing will be added to provide access to the new office space. The new enclosure and landing are both completely reversible.

**Design Guidelines – Porches, page 4.8**

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

**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

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

### Staff Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for Additions 7.2, items 2, 3, 4 and 6, and is consistent with applicable Secretary of the Interior’s Standards, # 1, 2, 5, 9 and 10.
2. Minor revisions may be reviewed by staff.
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2237 Park Road  
CHARLOTTE, NC.  

project no. 1518

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**owner**  
CDP Holdings Park Road LLC.  
PO Box 5665  
Charlotte, NC. 28299  
704. 315. 5078  
arowe@dcg-construction.com  
contact: Andrew Rowe

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**architect**  
peadon | finein architecture  
826 Hawthorne Lane  
Charlotte, NC. 28204  
704. 479. 6979  
info@pfarchitecture.com  
contact: Tim Finein

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EXISTING HOME FOOTPRINT TO REMAIN (NO CHANGE)

PROPERTY LINE
N 84d 41' 14" 125.6

5' side setback

PROPERTY LINE
N 84d 41' 14" 173.0

20' Front Yard setback

20' Rear Yard setback

EXISTING GRAVEL DRIVEWAY TO REMAIN (NO CHANGE)

EXISTING GRAVEL PARKING TO REMAIN (NO CHANGE)

EXISTING GRAVEL AREA / PARKING TO REMAIN (NO CHANGE)

EXISTING TREES TO REMAIN (TYP.)

ALL EXISTING TREES TO REMAIN

EXISTING PORCH AND STEPS TO REMAIN

EXISTING LANDSCAPE TO REMAIN (NO CHANGE)

PARK ROAD
(All Public Right of Way)

ZONING INFORMATION

Parcel ID Number: 121-123-31
Zoning Designation: O-2

Setbacks:
Front Yard: 20'-0"
Side Yard: 5'-0"
Rear Yard: 20'-0"

NOTES:
This site plan is based on information provided by the property owner and shall be used only as a representation of the property. The general contractor shall have property surveyed for construction purposes.
All portions of vertical addition on referenced deed remain with the owner.
All existing gravel drives, gravel parking and landscaping to remain with no change.
EXISTING 1X6 PAINTED WOOD TRIM
EXISTING PAINTED WOOD WINDOWS
- SEE DETAILS
EXISTING ASPHALT SHINGLE ROOF
EXISTING PAINTED BRICK
EXISTING PAINTED GERMAN LAP SIDING WITH 6" EXPOSURE
EXISTING 1X10 PAINTED WOOD FASCIA
EXISTING PAINTED WOOD DOUBLE HUNG WINDOWS
ELECT. DISCONNECT, PANEL & CABLE BOX (TO REMAIN)
EXISTING ASPHALT SHINGLE ROOF
TOP OF ROOF ±23'-10" A.F.F.
TOP OF ROOF ±23'-2" A.F.F.
EXISTING PAINTED BRICK CHIMNEY
EXISTING PAINTED BRICK CHIMNEY BEYOND
EXISTING VENT TO REMAIN
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