LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2237 Park Road

SUMMARY OF REQUEST: Addition

OWNER: Andrew Rowe

APPLICANT: Andrew Rowe

This application was denied in May because of massing of the roof and rear addition. The HDC will first determine if the application has been substantially redesigned before proceeding with the hearing.

Details of Proposed Request

Existing Conditions
The existing structure is a one story Bungalow 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 toward the rear and within the existing building footprint, the removal of two chimneys and a front dormer addition. Project details include wood siding (lap and cedar shake), wood windows and trim, and roof details to match existing.

Summary of redesign:
1. Height is reduced 3’, from 26’-10” to 23’-10”.
2. Front dormer revised from a shed to a hip.
3. Side elevation roofline features larger gables that are engaged with existing.
4. The rear roof addition has been changed to a hip.
5. Addition of two sets of paired windows on the second floor rear addition.

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.
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

Map Printdate: April 2015

Legend:
- 2237 Park Road
- Dilworth Local Historic District
- Property Lines
- Building Footprints
# 2237 Park Road
CHARLOTTE, NC.

**project no.1518**

**owner**
C3P Holdings Park Road LLC.
PO Box 5665
Charlotte, NC, 28228
704.315.5078
arrow@dog-construction.com
contact: Andrew Rowe

**architect**
peadon | finein architecture
828 Hawthorne Lane
Charlotte, NC, 28204
704.479.8979
info@pfarchitecture.com
contact: Tim Finein

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**Important Note:**
Please review the latest revisions before proceeding with any work. Contact the architect for further details.
DENIED MAY 2015

31. EXISTING FRONT ELEVATION
Scale: 1\(\text{"} \times 1/8\text{"}\)

32. PROPOSED FRONT ELEVATION
Scale: 1\(\text{"} \times 1/8\text{"}\)

33. EXISTING REAR ELEVATION
Scale: 1\(\text{"} \times 1/8\text{"}\)

34. PROPOSED REAR ELEVATION
Scale: 1\(\text{"} \times 1/8\text{"}\)

2237 PARK ROAD
Chattanooga, TN 37404