
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.

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>

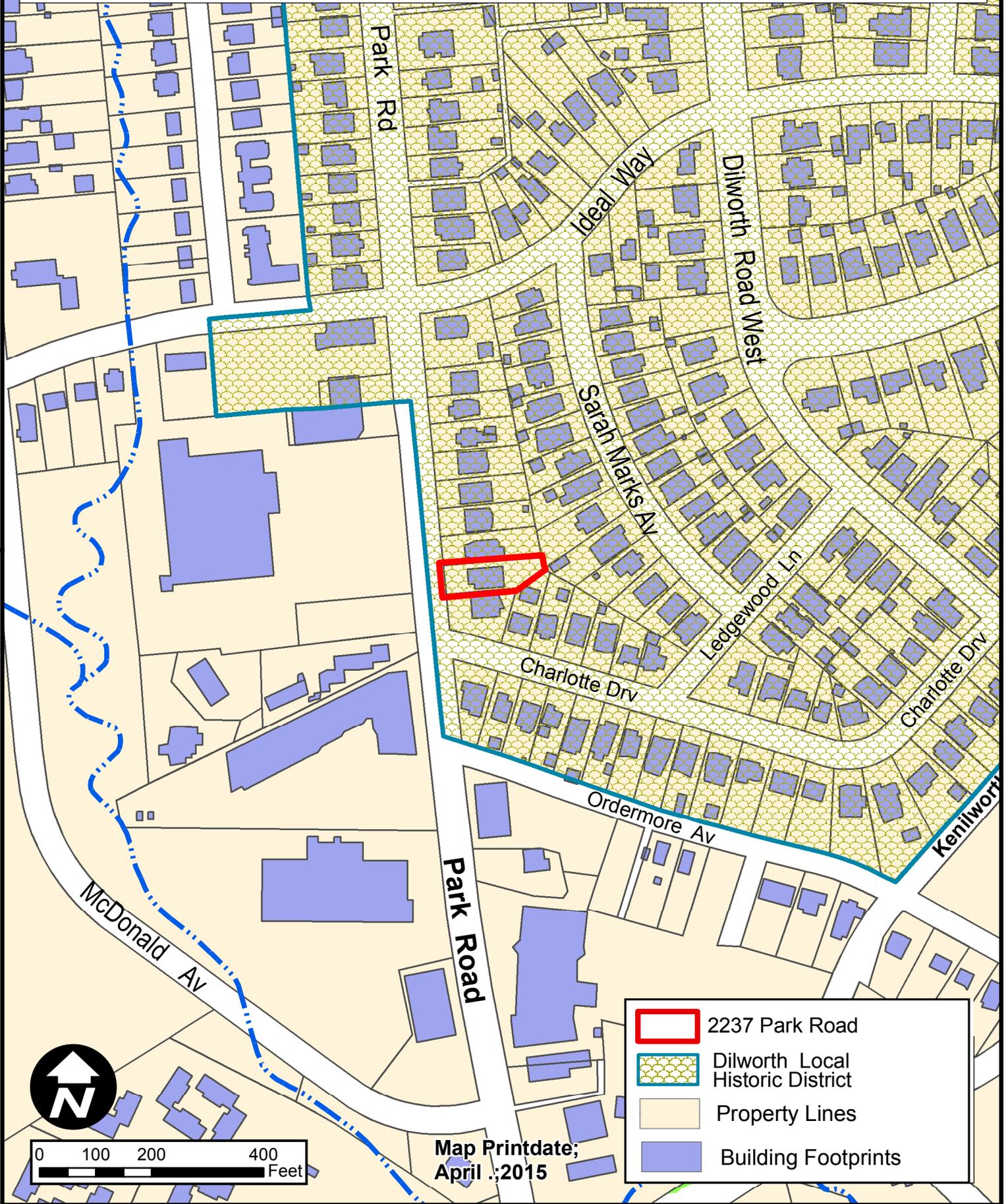
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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

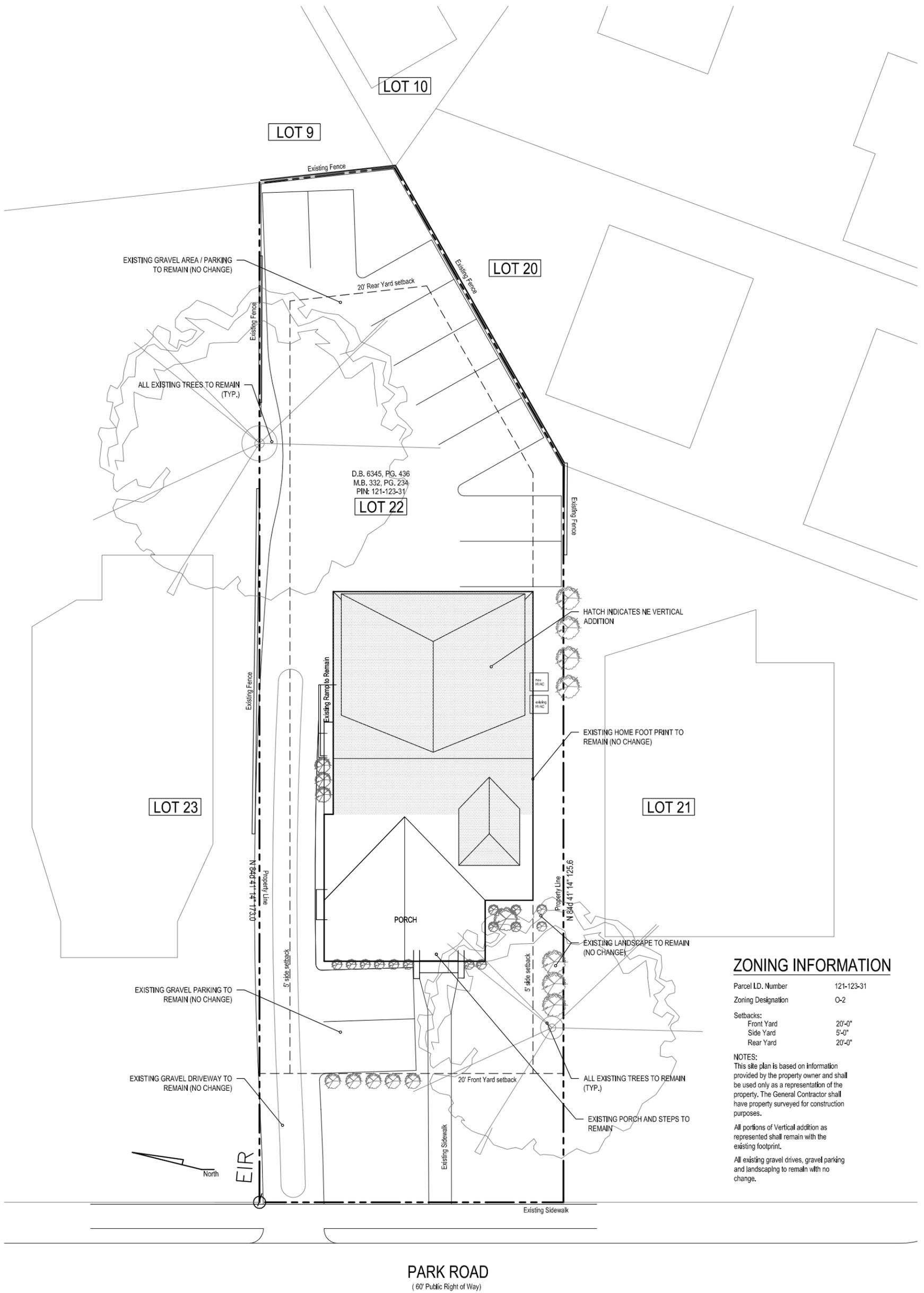
 Dilworth Local Historic District

 Property Lines

 Building Footprints

Map Printdate;
April, 2015

0 100 200 400 Feet



ZONING INFORMATION

Parcel I.D. 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 as represented shall remain with the existing footprint.

All existing gravel drives, gravel parking and landscaping to remain with no change.

01 | **SITE PLAN**
scale: 1/16" = 1'-0"



2219 PARK ROAD



2221 PARK ROAD



2225 PARK ROAD



2229 PARK ROAD



2233 PARK ROAD



2241 PARK ROAD

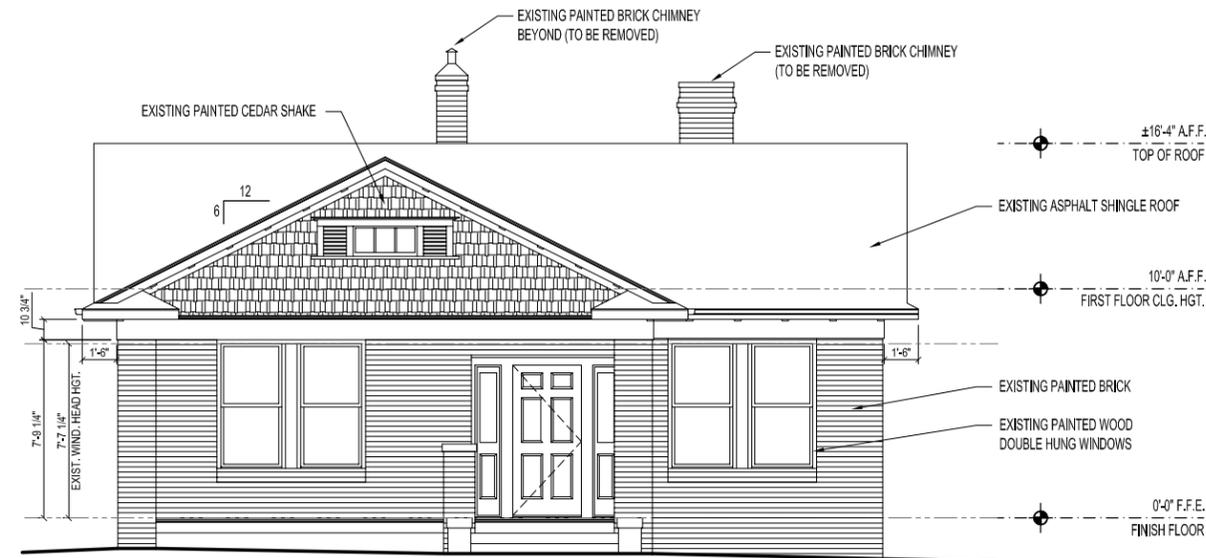
01 | **CONTEXT ILLUSTRATION**
not to scale

2237 PARK ROAD

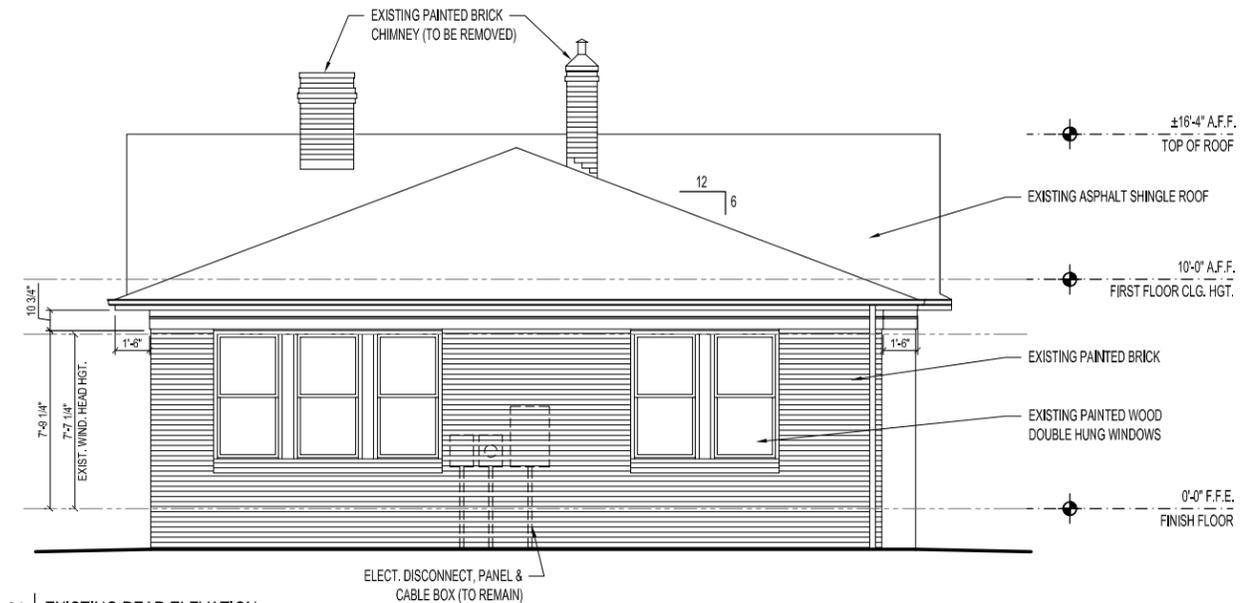
Charlotte, North Carolina
05 . 20 . 15
p | f arch Proj # 1518

peadon | finein
architecture

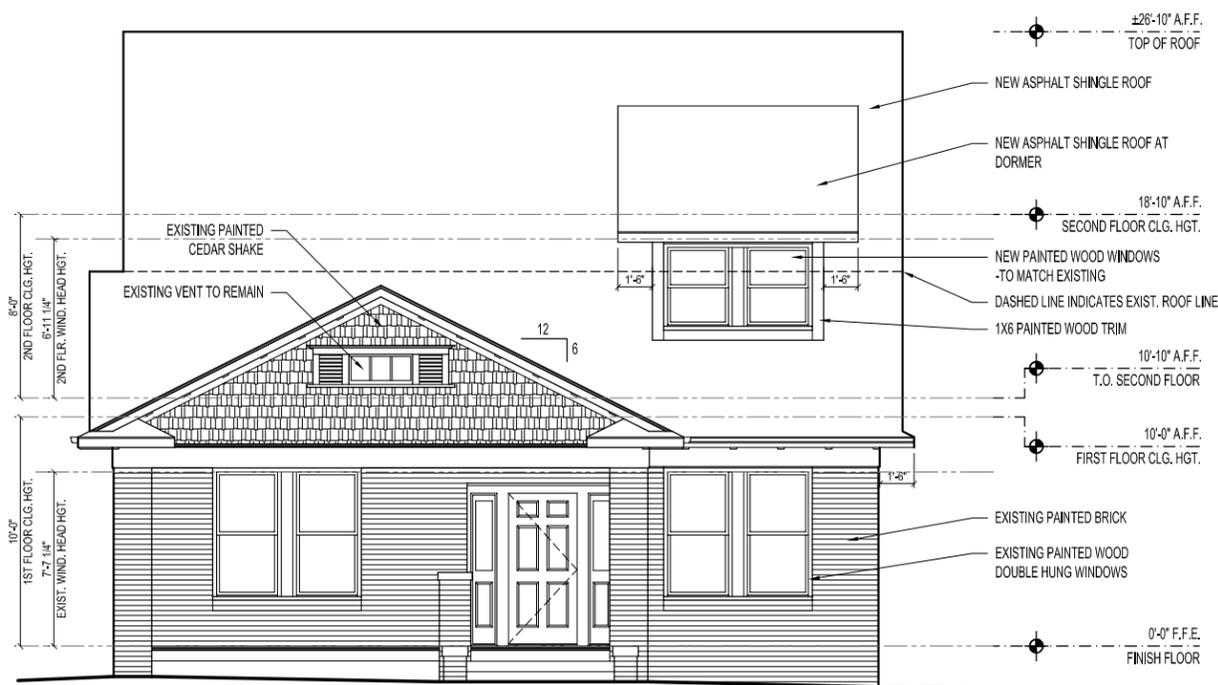
DENIED MAY 2015



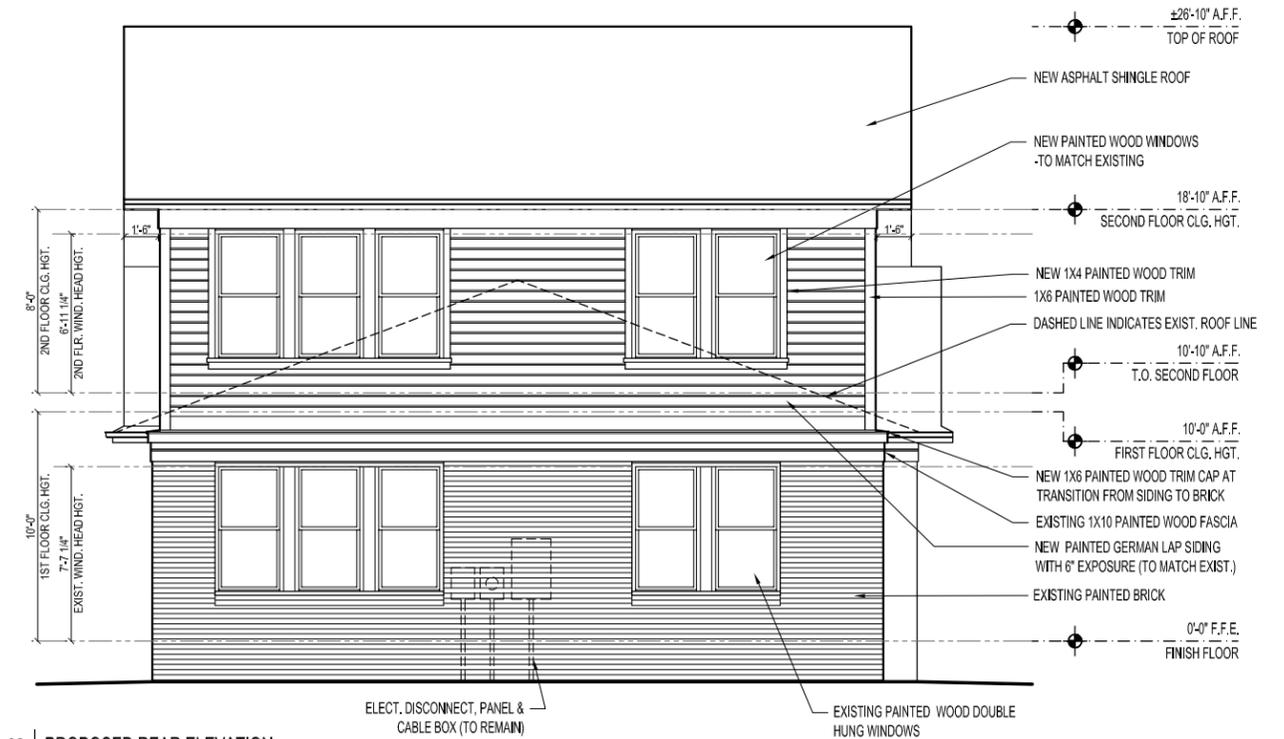
03 EXISTING FRONT ELEVATION
scale: 1/8" = 1'-0"



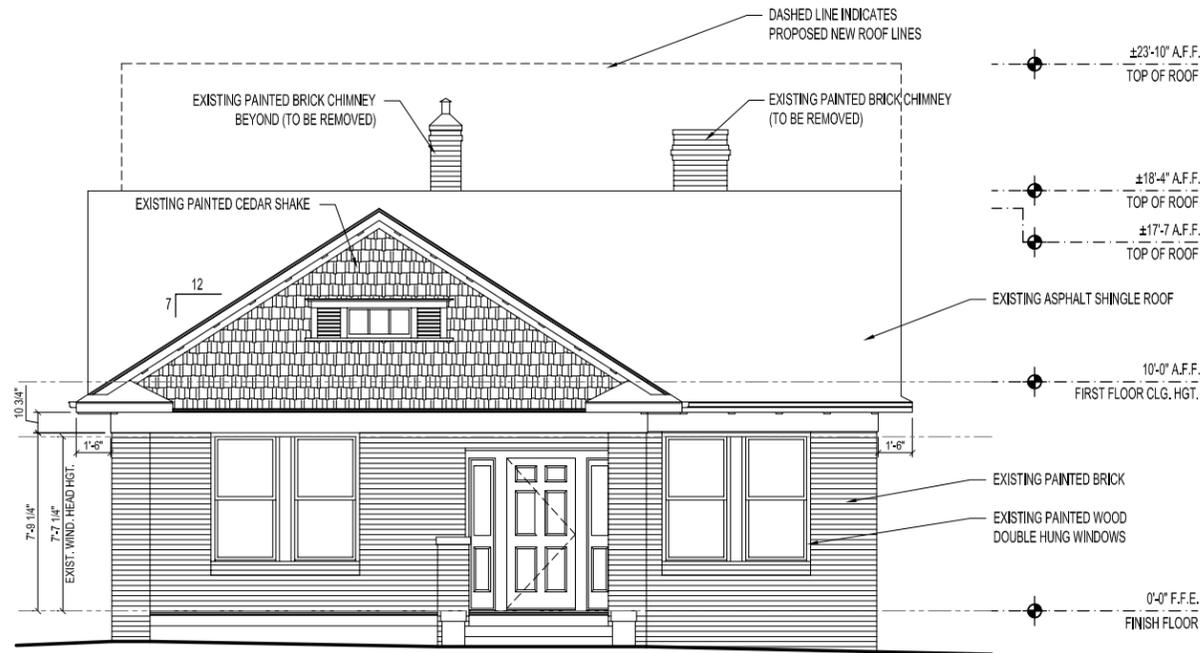
04 EXISTING REAR ELEVATION
scale: 1/8" = 1'-0"



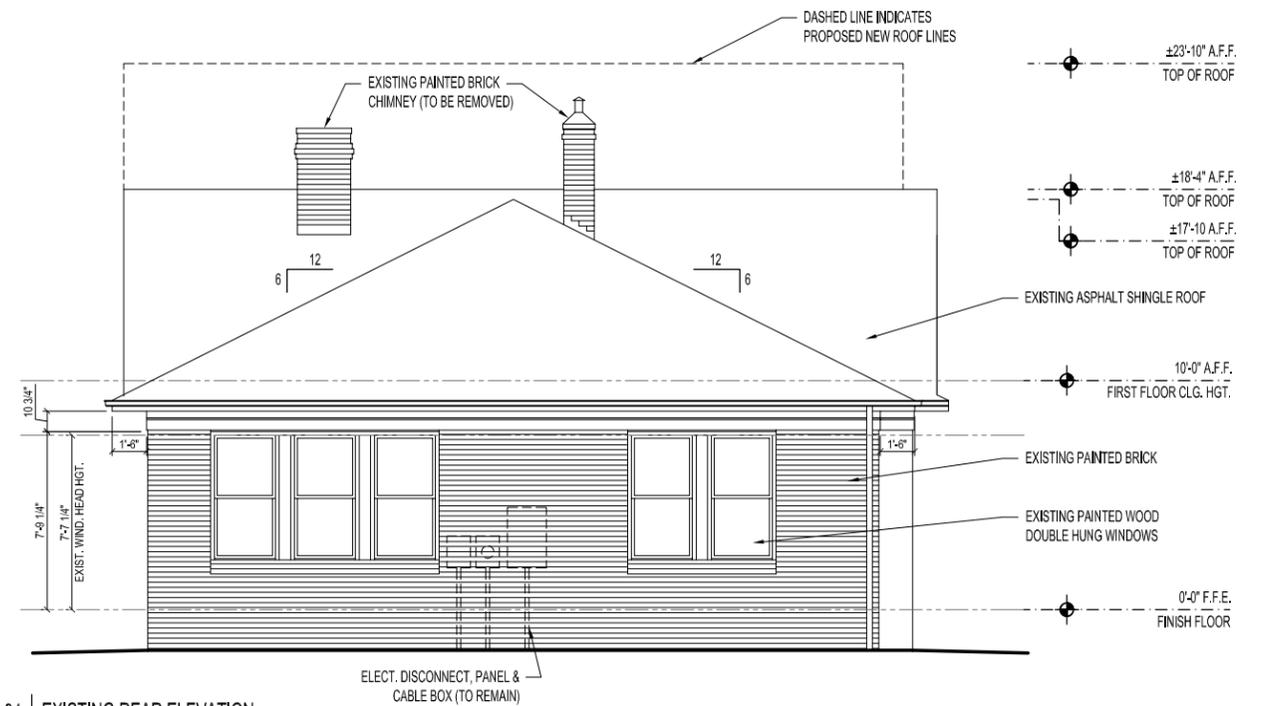
01 PROPOSED FRONT ELEVATION
scale: 1/8" = 1'-0"



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



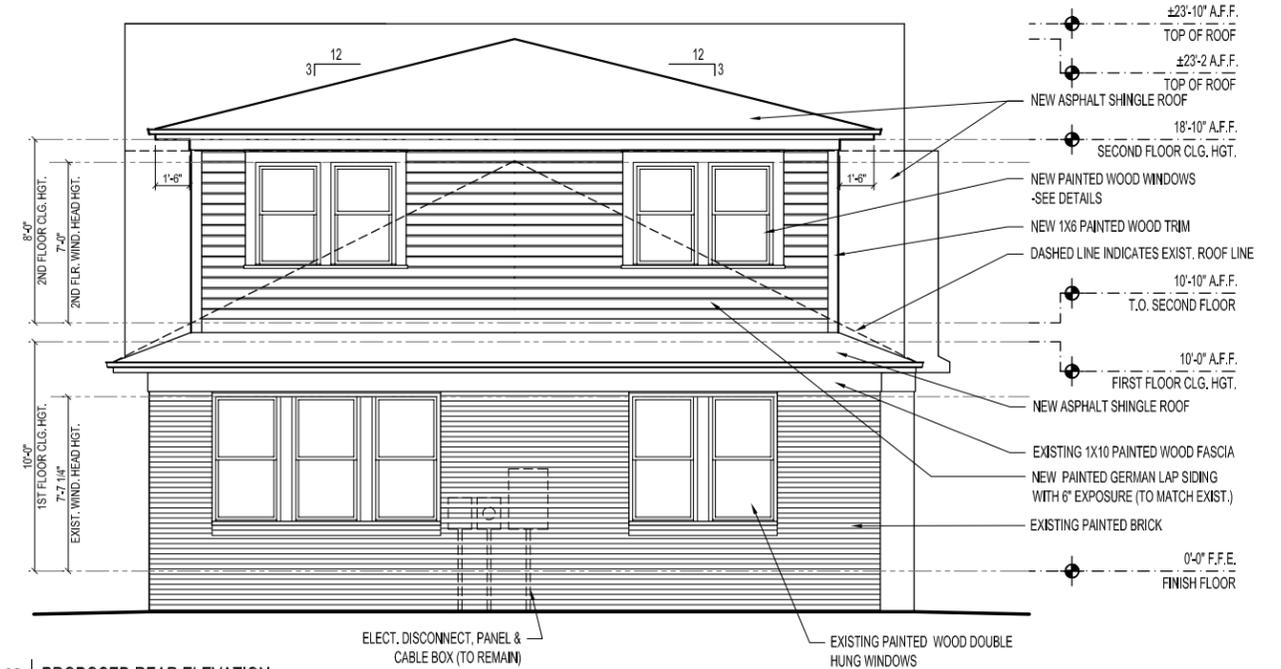
03 EXISTING FRONT ELEVATION
scale: 1/8" = 1'-0"



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

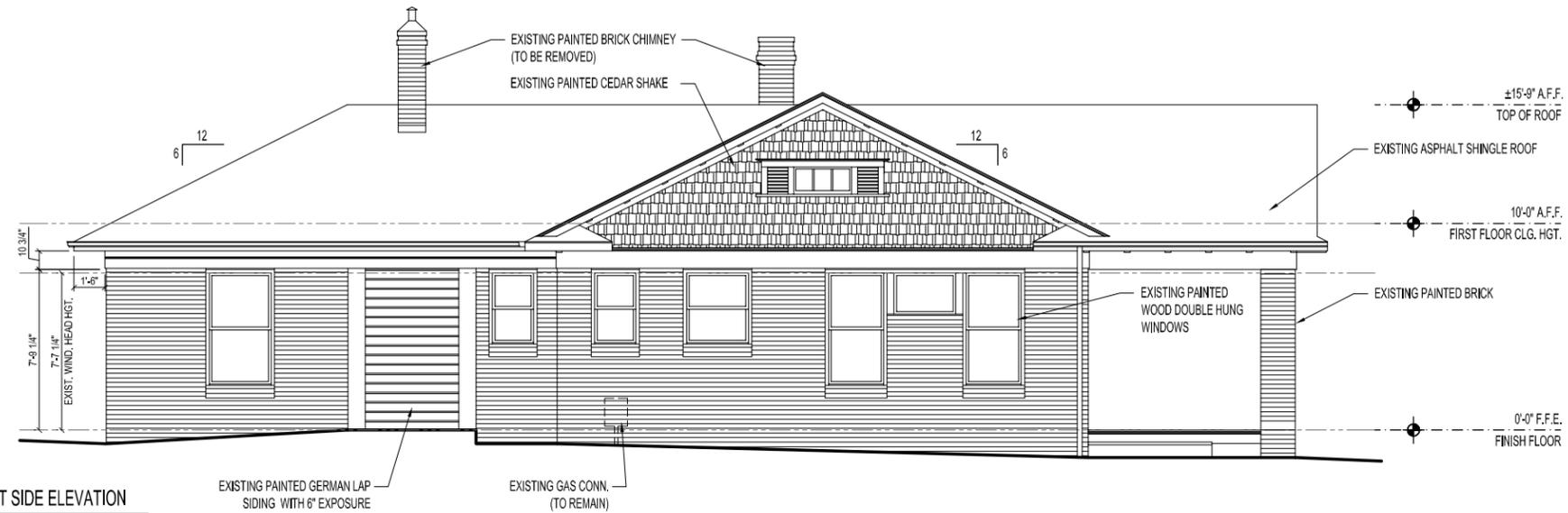


01 PROPOSED FRONT ELEVATION
scale: 1/8" = 1'-0"

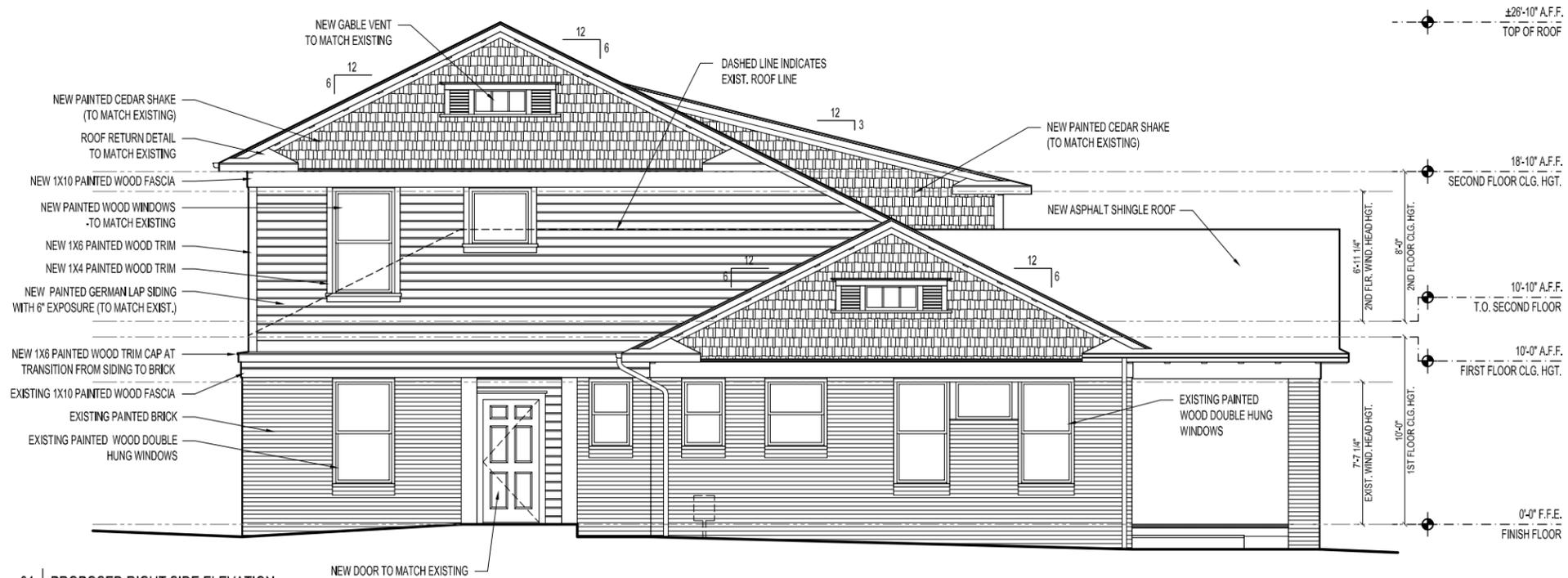


02 PROPOSED REAR ELEVATION
scale: 1/8" = 1'-0"

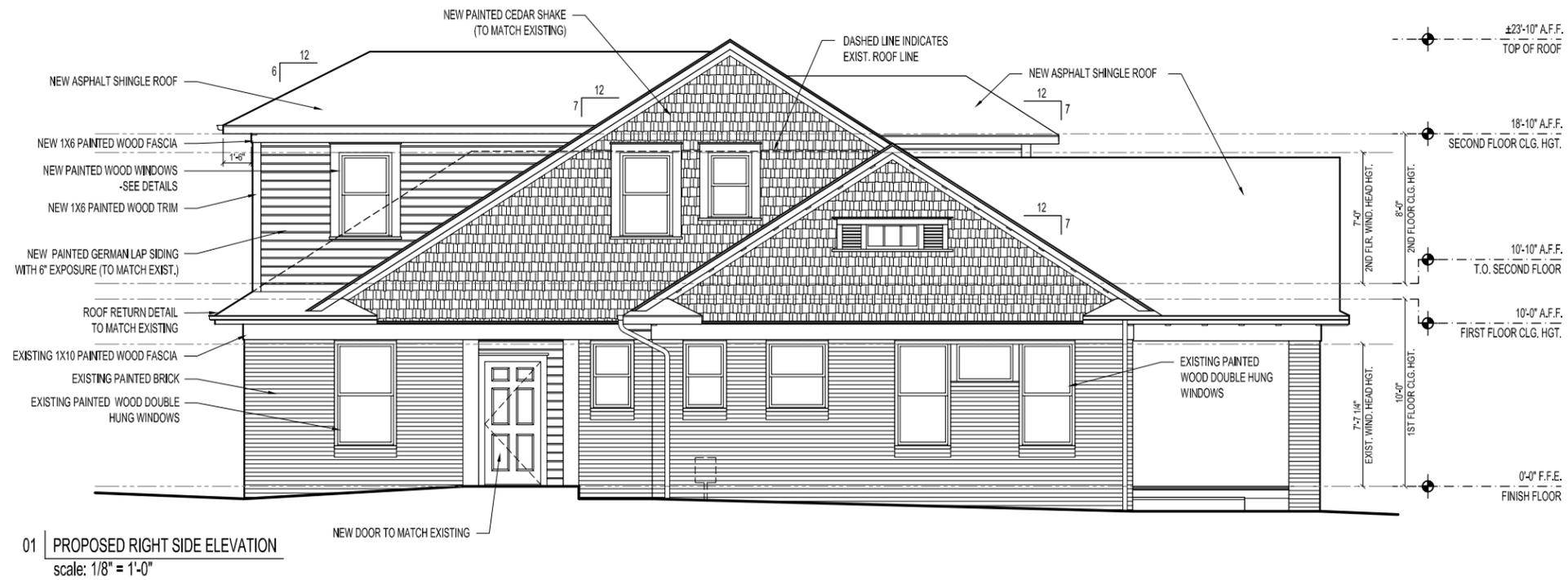
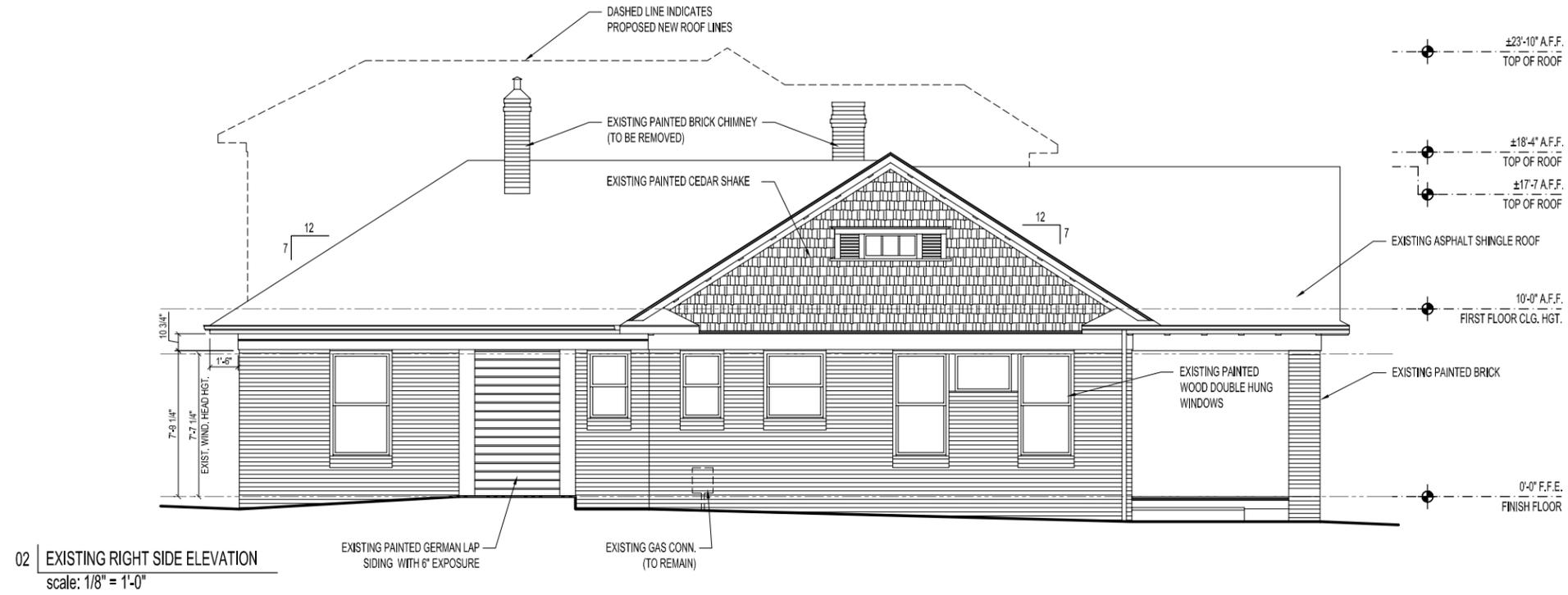
DENIED MAY 2015



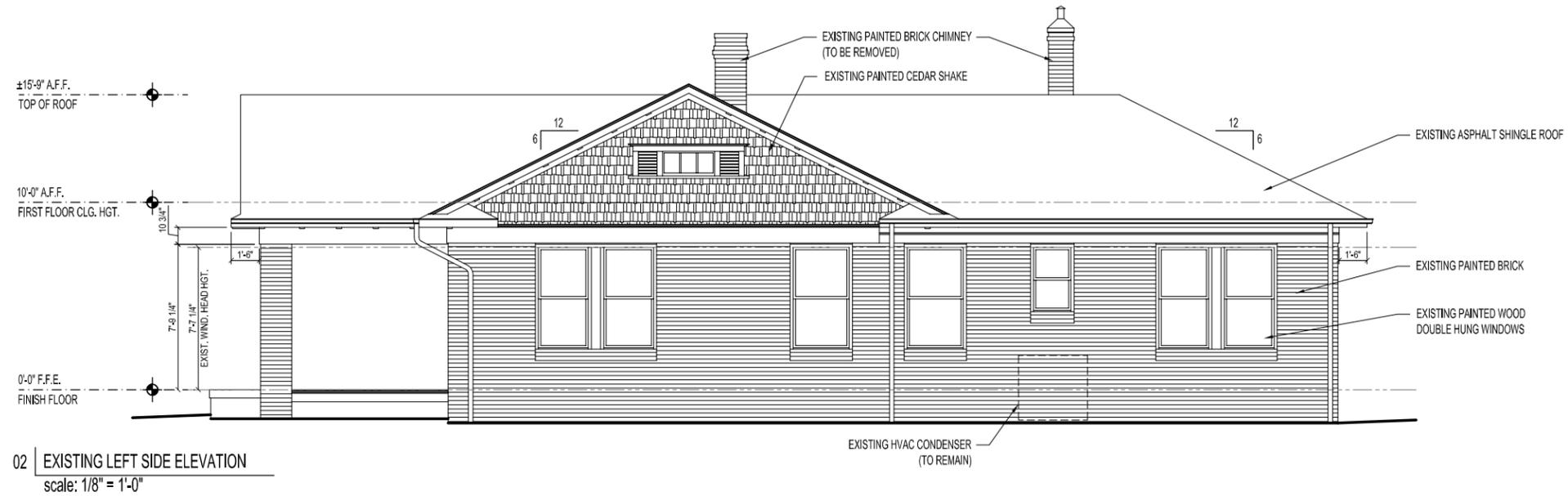
02 EXISTING RIGHT SIDE ELEVATION
scale: 1/8" = 1'-0"



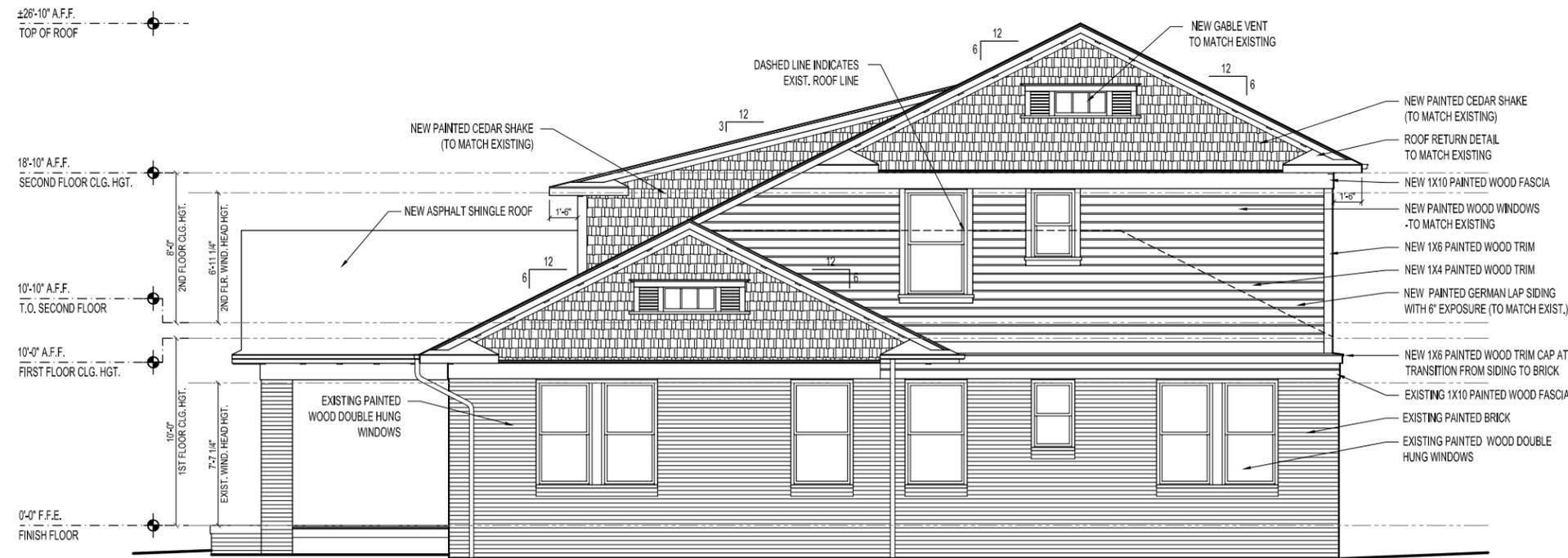
01 PROPOSED RIGHT SIDE ELEVATION
scale: 1/8" = 1'-0"



DENIED MAY 2015



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



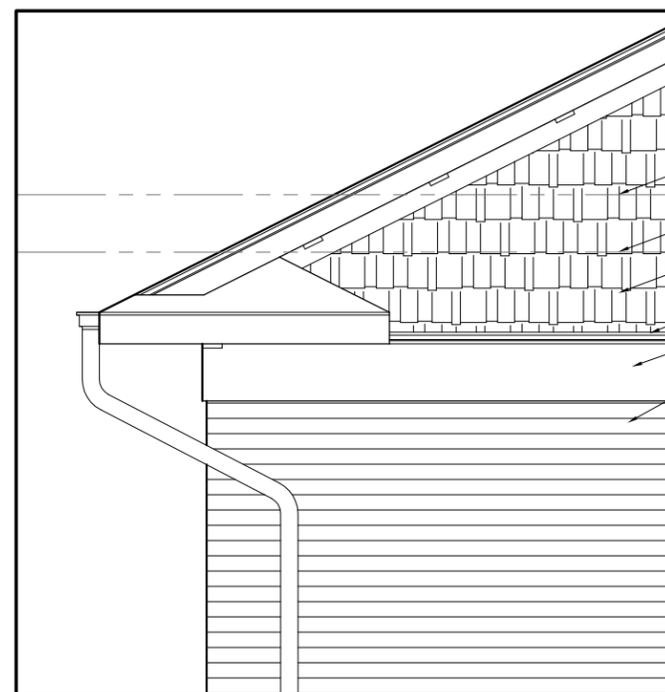
01 PROPOSED LEFT SIDE ELEVATION
scale: 1/8" = 1'-0"



02 | IMAGE OF EXISTING BUILDING DETAILS
not to scale

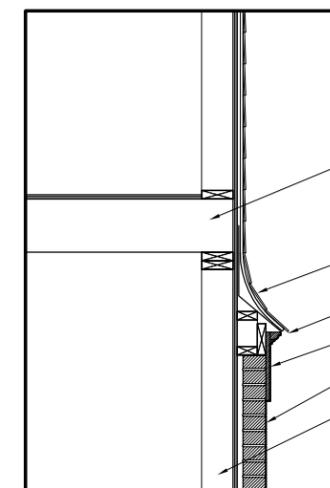


01 | IMAGE OF EXISTING BUILDING DETAILS
not to scale



- ATTIC FLOOR LEVEL
- CEILING HEIGHT (10')
- CEDAR SHAKE SIDING
SKIRT DETAIL AT TRANSITION
- COPPER FLASHING AS REQUIRED
- PAINTED WOOD TRIM AND FASCIA
- PAINTED BRICK

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



- ATTIC LEVEL FLOOR JOISTS
- CEDAR SHAKE SIDING
SKIRT DETAIL AT TRANSITION
- COPPER FLASHING AS REQUIRED
- PAINTED WOOD TRIM AND FASCIA
- PAINTED BRICK
- WOOD STUD WALL W/ EXT.
SHEATHING & MOISTURE BARRIER

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

EXISTING BOXING AND SKIRT DETAILS TO REMAIN

