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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 2237 Park Road

**SUMMARY OF REQUEST:** Addition

**OWNER:** Andrew Rowe

**APPLICANT:** Andrew Rowe

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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. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>

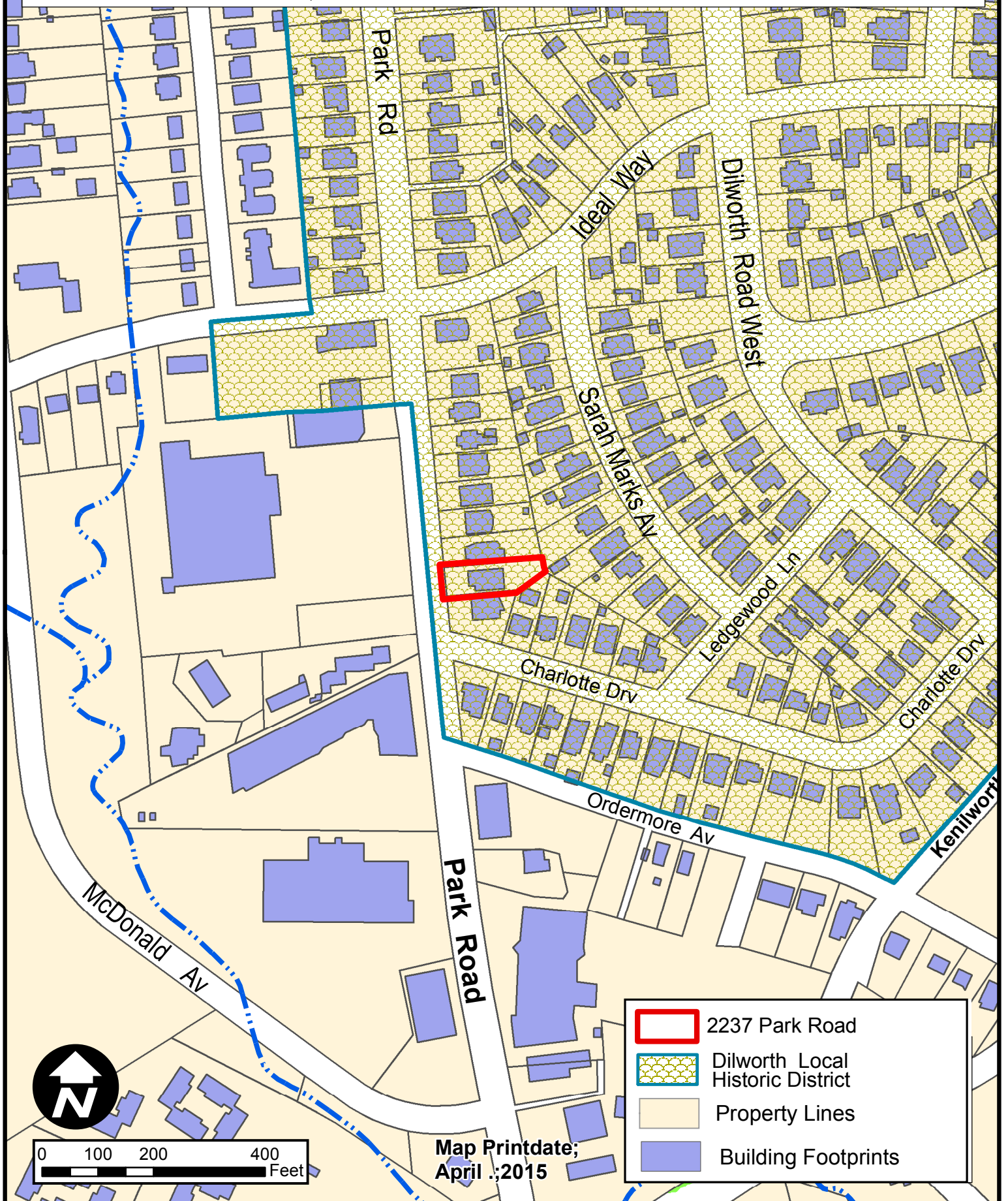
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

CHARLOTTE, NC.

project no.1518

owner

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

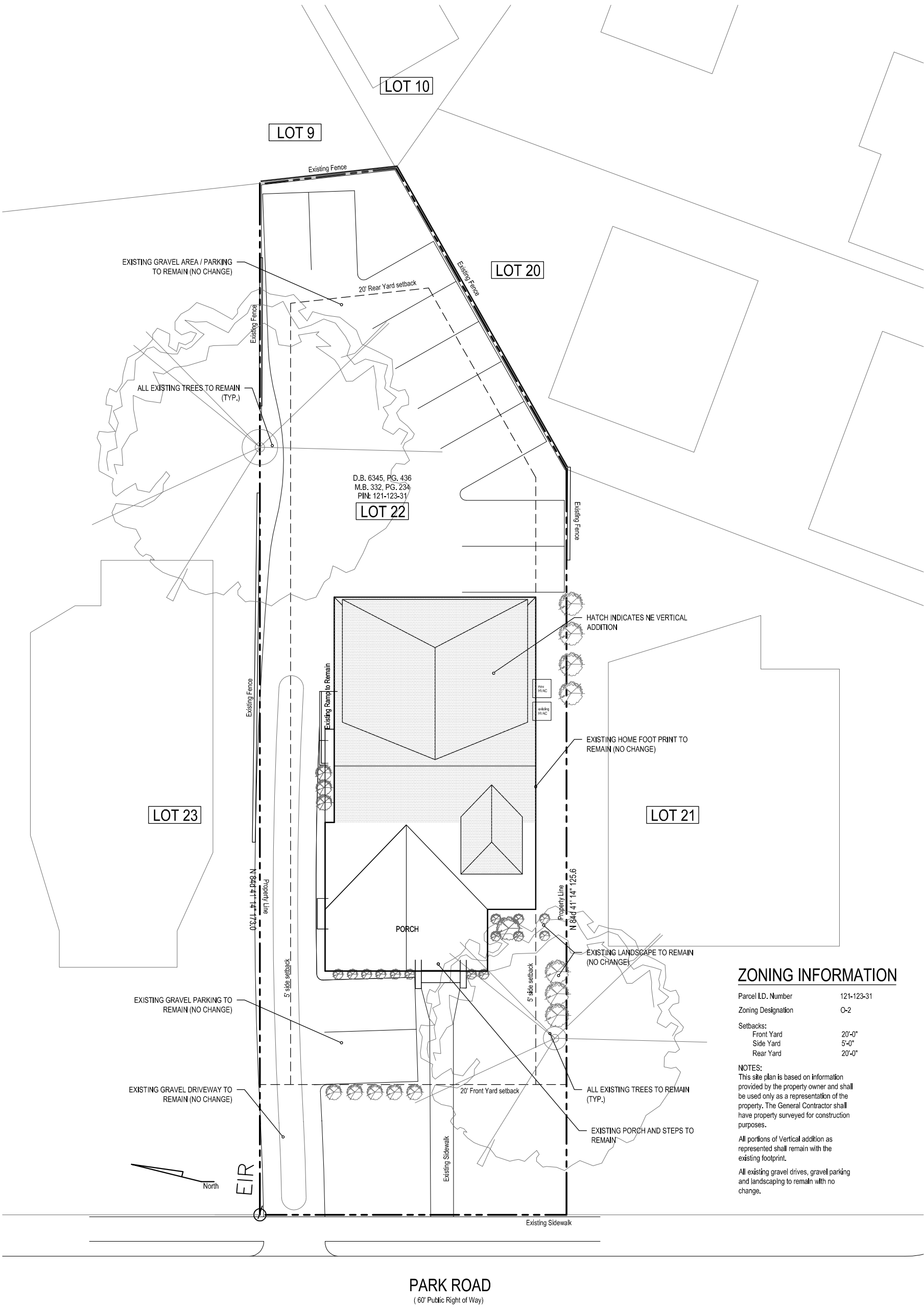
architect

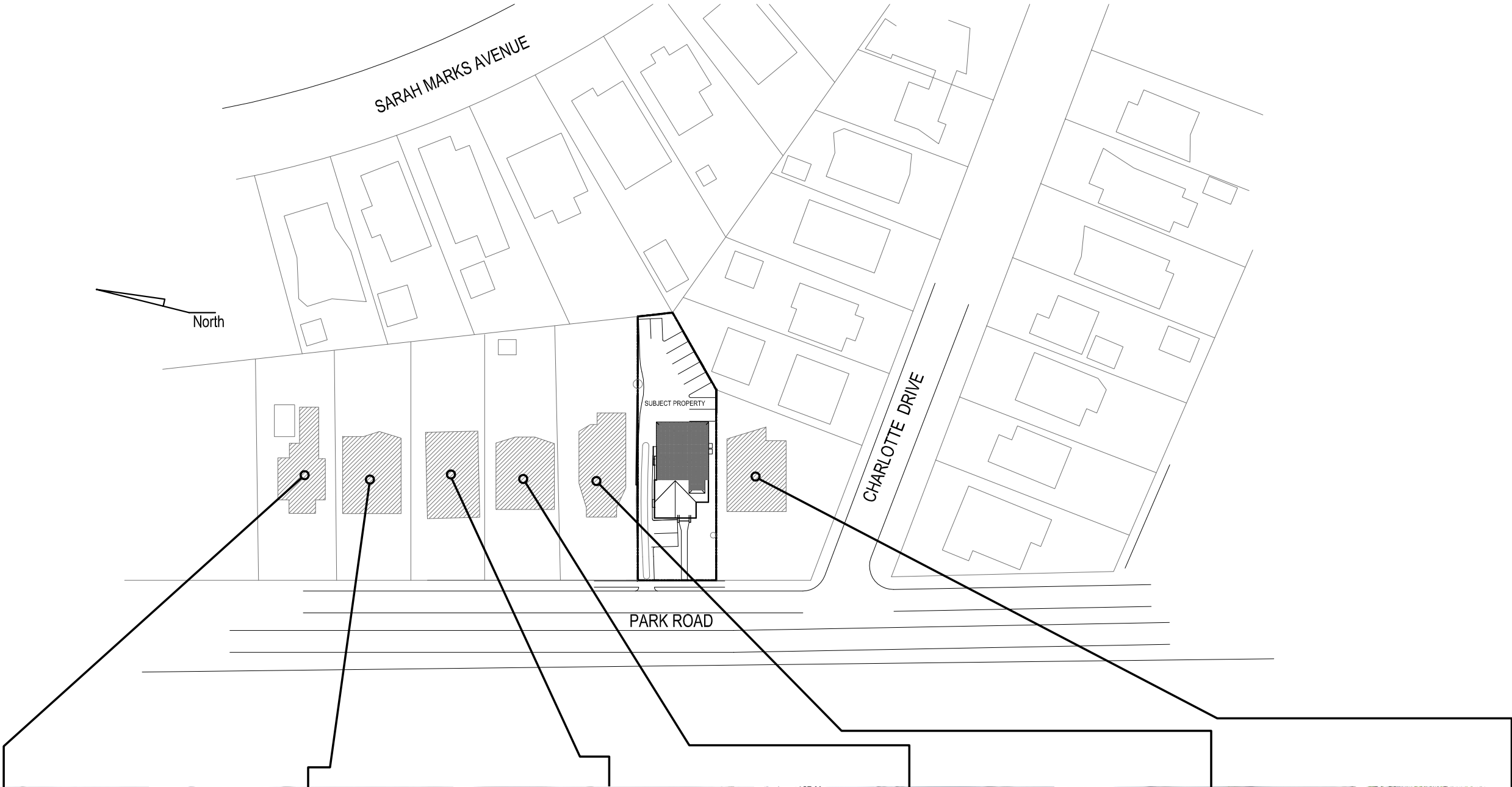
peadon | finein architecture  
828 Hawthorne Lane  
Charlotte, NC. 28204  
704. 479. 6979  
info@pfarchitecture.com  
contact: Tim Finein

INDEX OF DRAWINGS				
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE	REV. NO.
COV	COVER SHEET	05 . 20 . 15		
SP-1	SITE PLAN	05 . 20 . 15		
SP-2	CONTEXT ILLUSTRATION	05 . 20 . 15		
A-1.1	FRONT & REAR ELEVATIONS (EXISTING & PROPOSED)    MAY 2015	05 . 04 . 15		
A-1.1	FRONT & REAR ELEVATIONS (EXISTING & PROPOSED)    JUNE 2015	05 . 20 . 15		
A-1.2	RIGHT SIDE ELEVATIONS (EXISTING & PROPOSED)    MAY 2015	05 . 04 . 15		
A-1.2	RIGHT SIDE ELEVATIONS (EXISTING & PROPOSED)    JUNE 2015	05 . 20 . 15		
A-1.3	LEFT SIDE ELEVATIONS (EXISTING & PROPOSED)    MAY 2015	05 . 04 . 15		
A-1.3	LEFT SIDE ELEVATIONS (EXISTING & PROPOSED)    JUNE 2015	05 . 20 . 15		
A-1.4	EXISTING BUILDING DETAILS (TO REMAIN)	05 . 20 . 15		
A-1.5	WINDOW DETAILS (PROPOSED)	05 . 20 . 15		









2219 PARK ROAD



2221 PARK ROAD



2225 PARK ROAD



2229 PARK ROAD



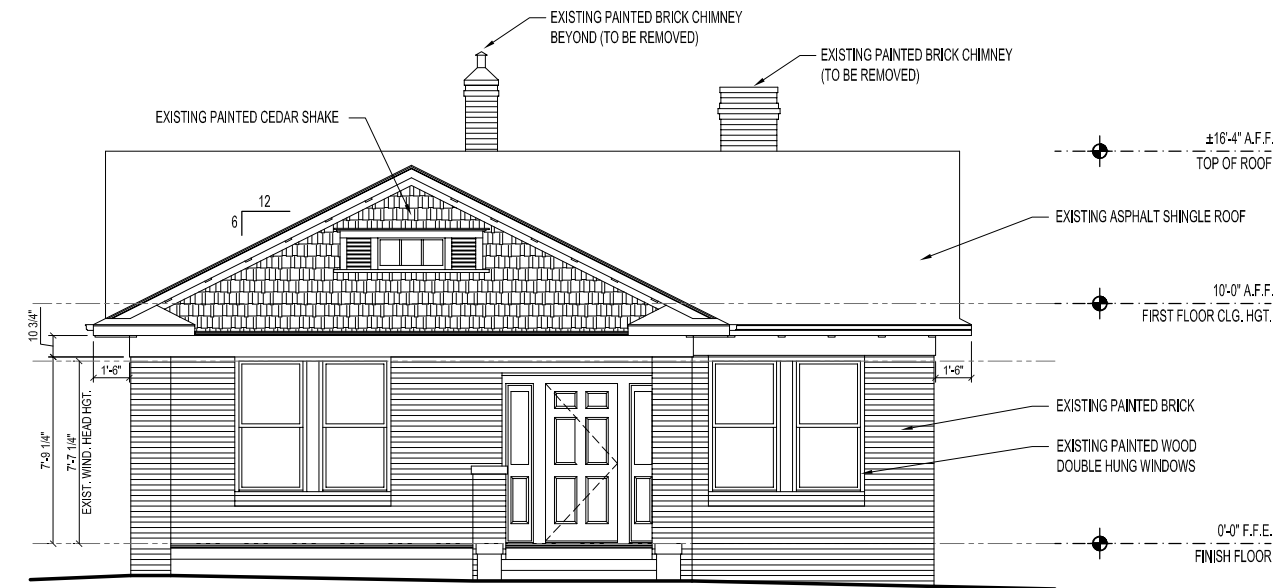
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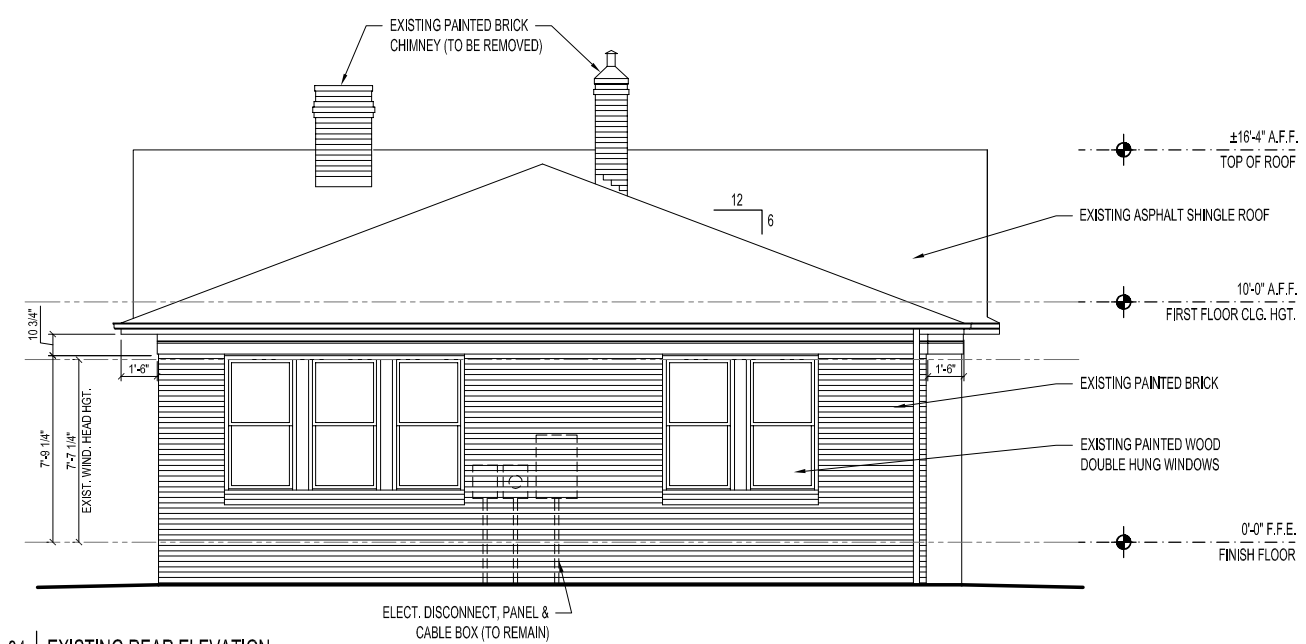
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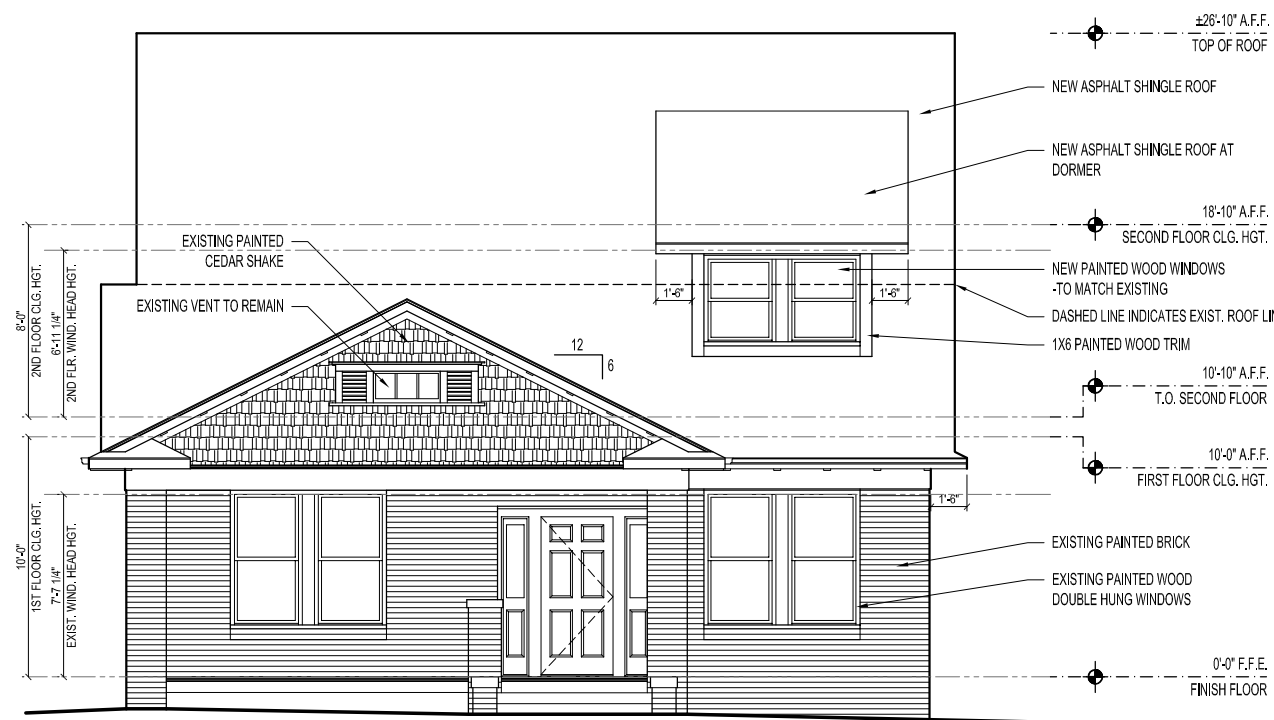
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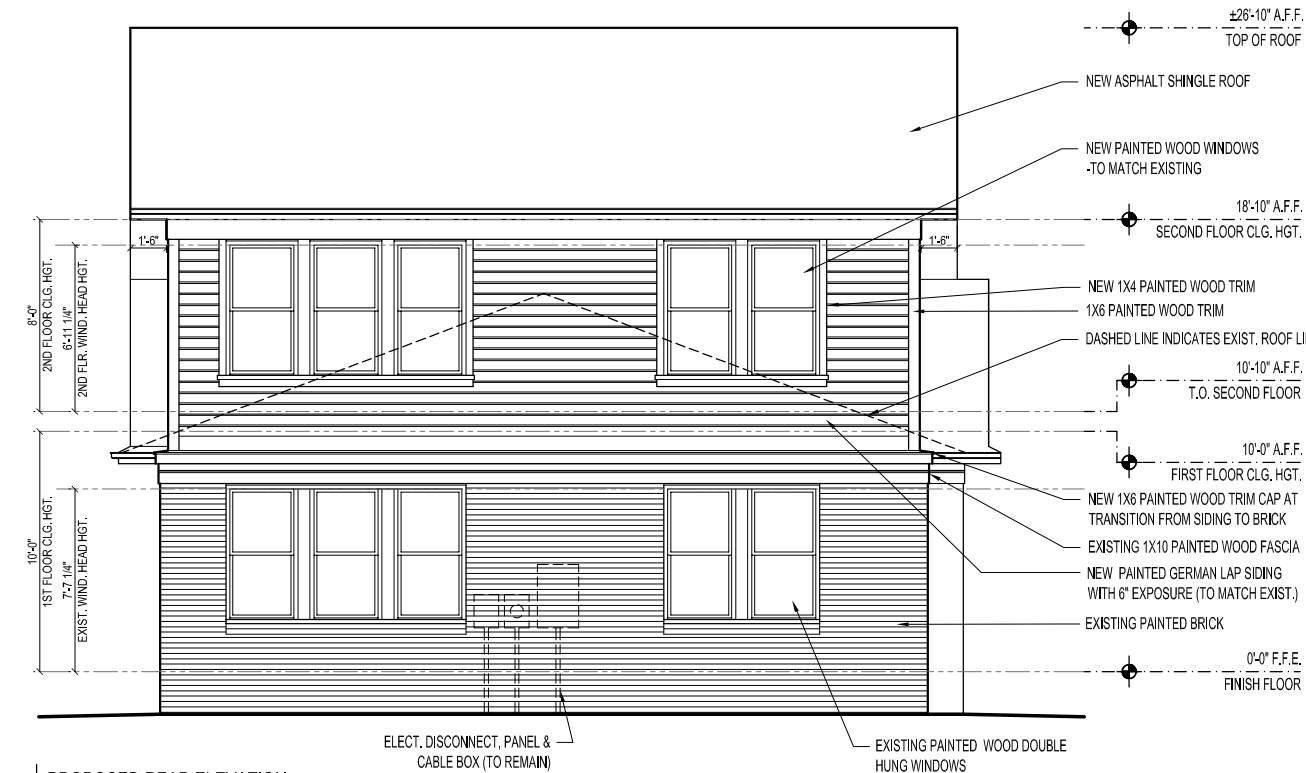
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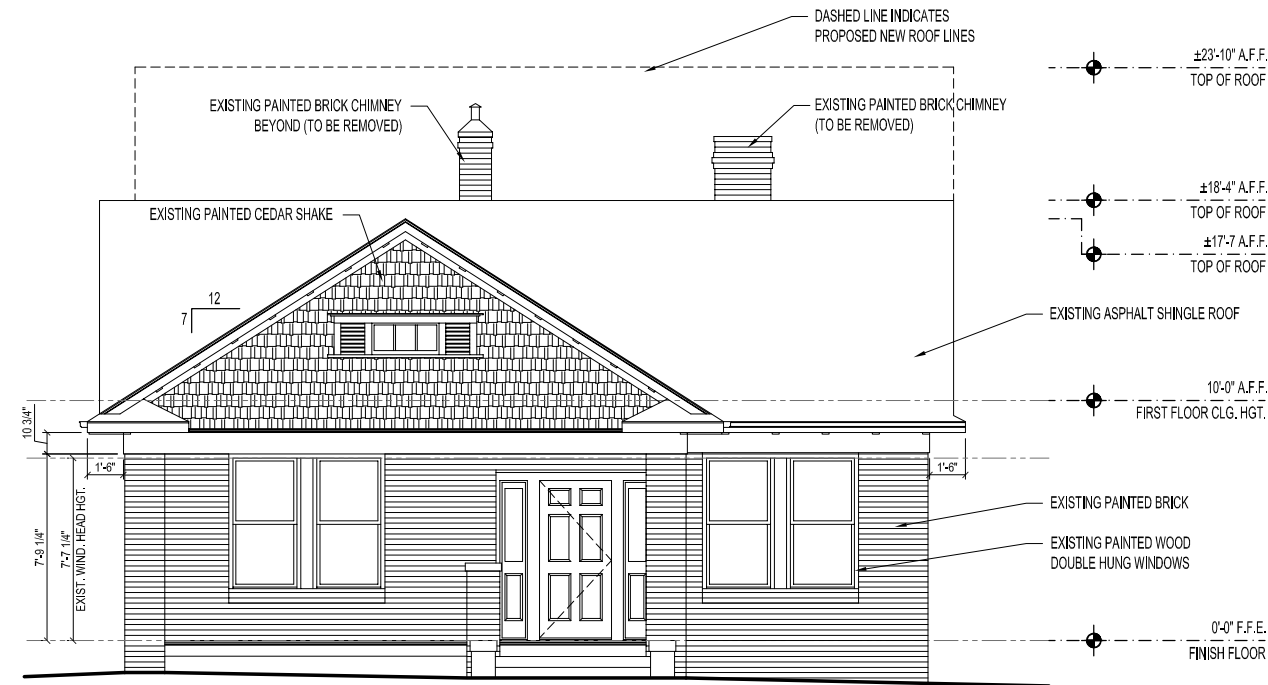
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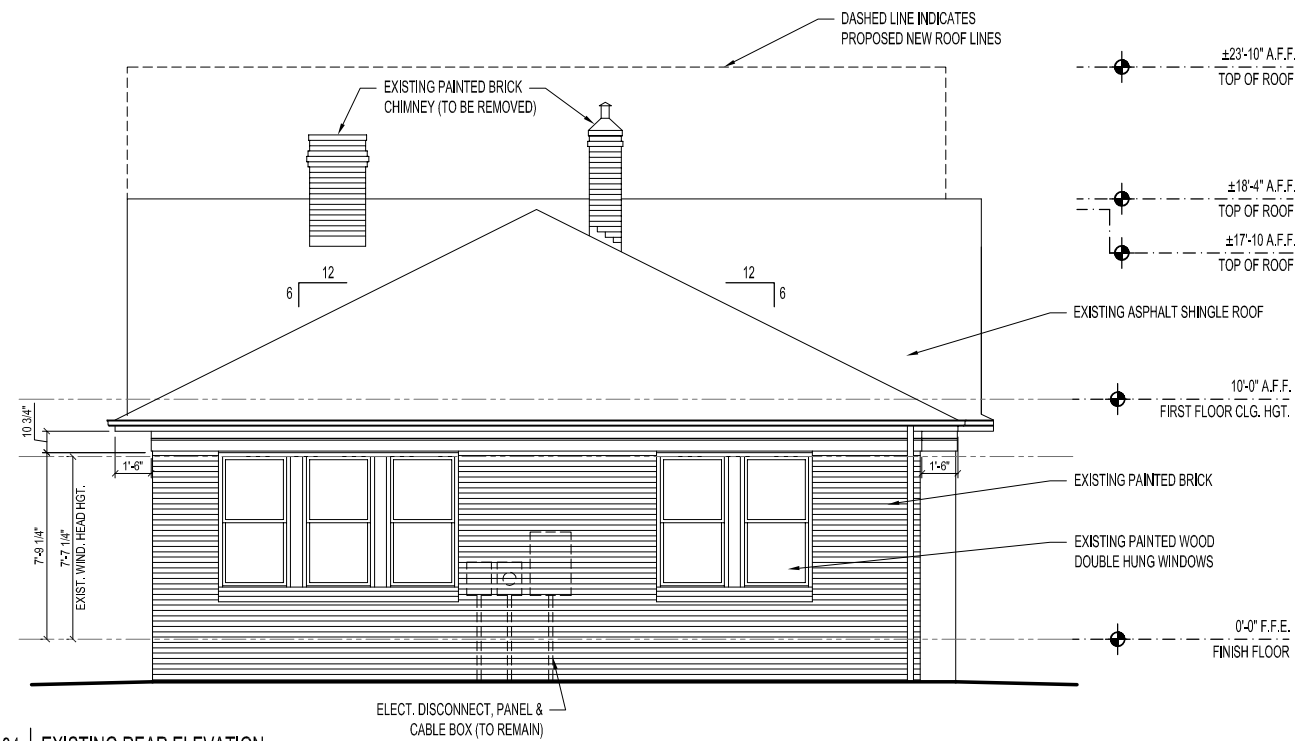
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02 PROPOSED REAR ELEVATION  
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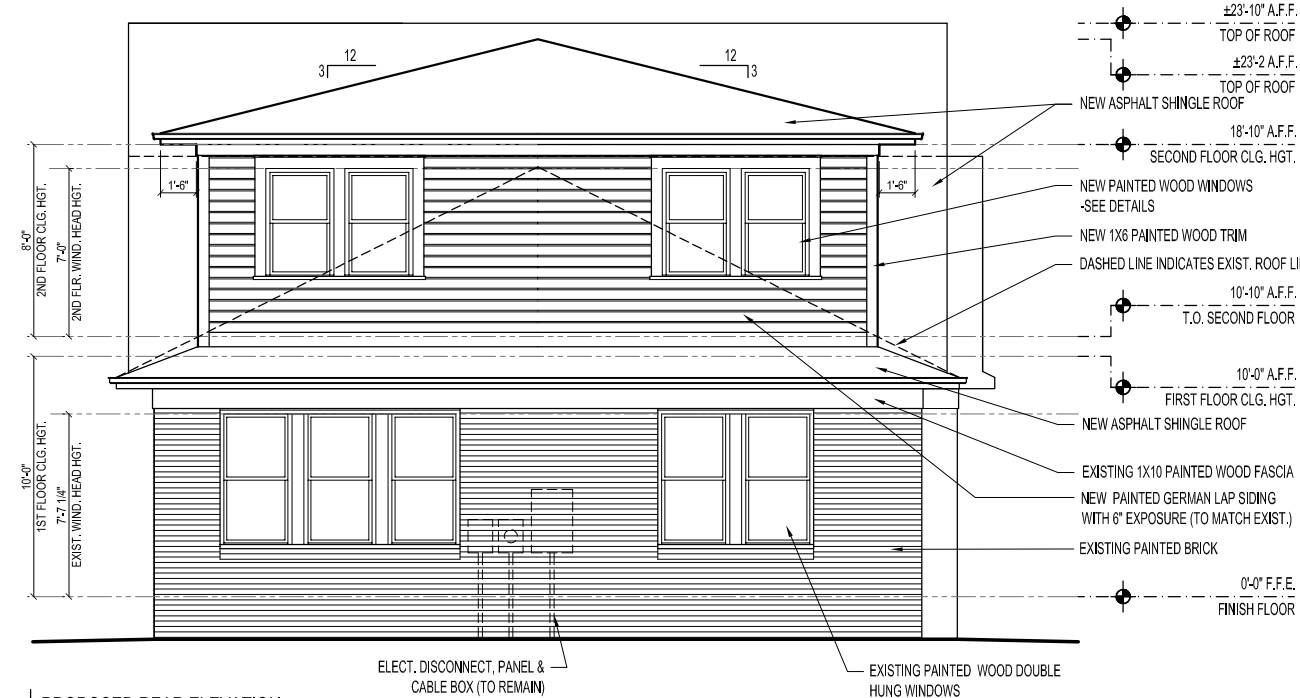
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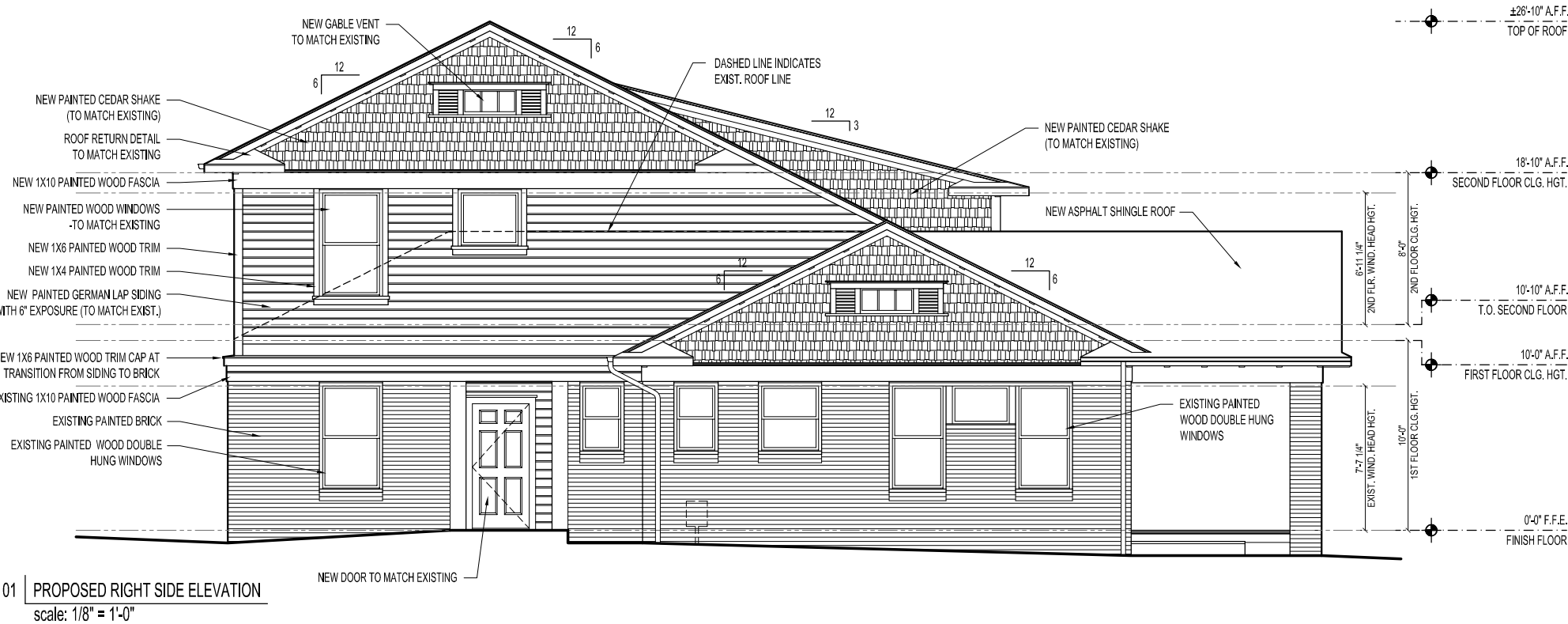
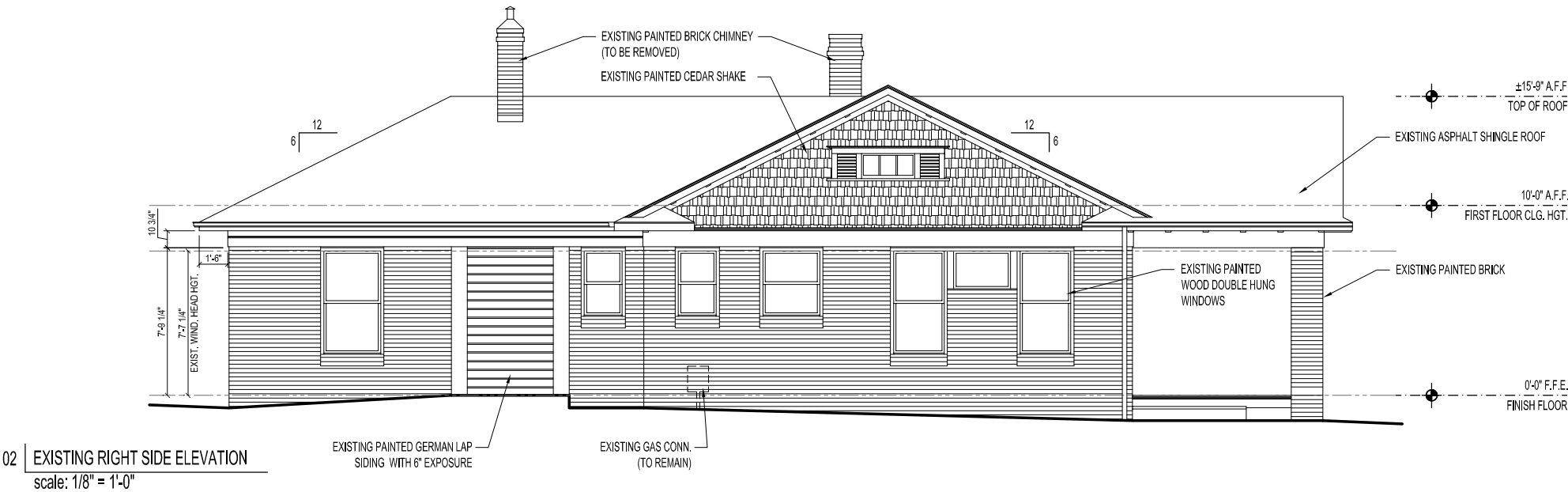
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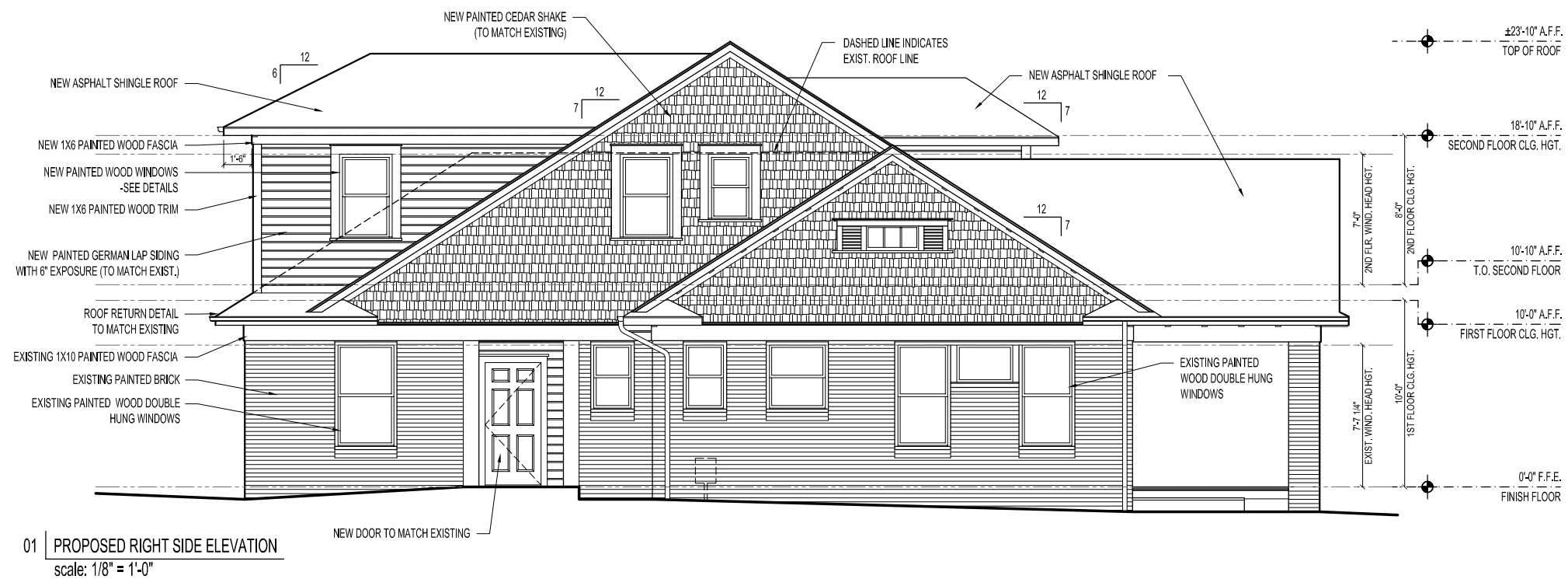
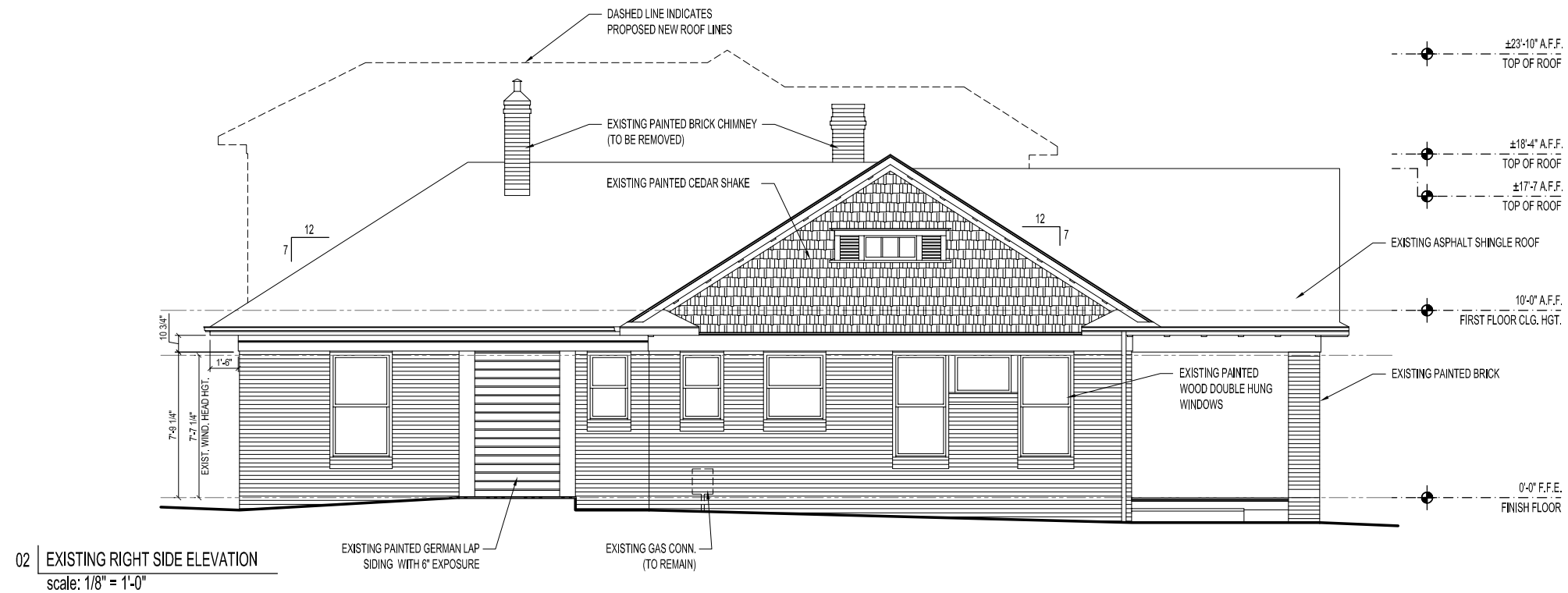
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JUNE 2015

SHEET NUMBER

A-1.2

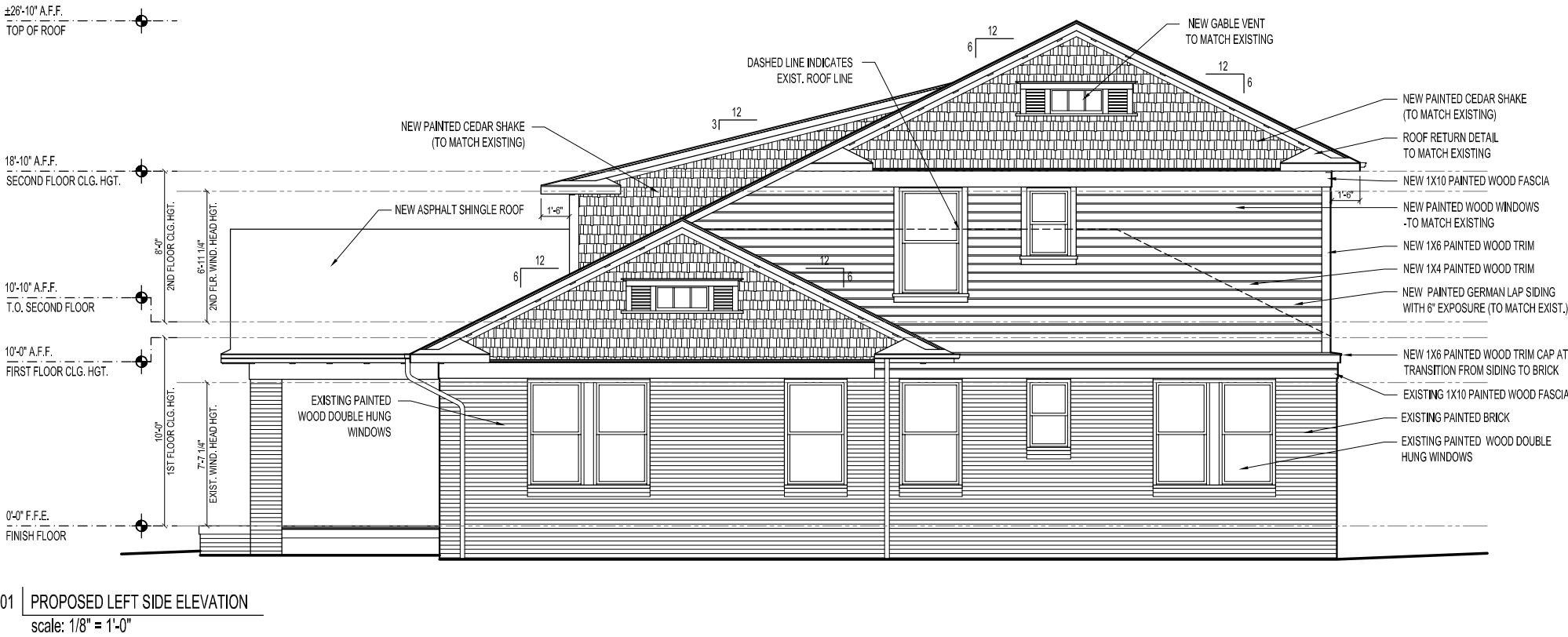
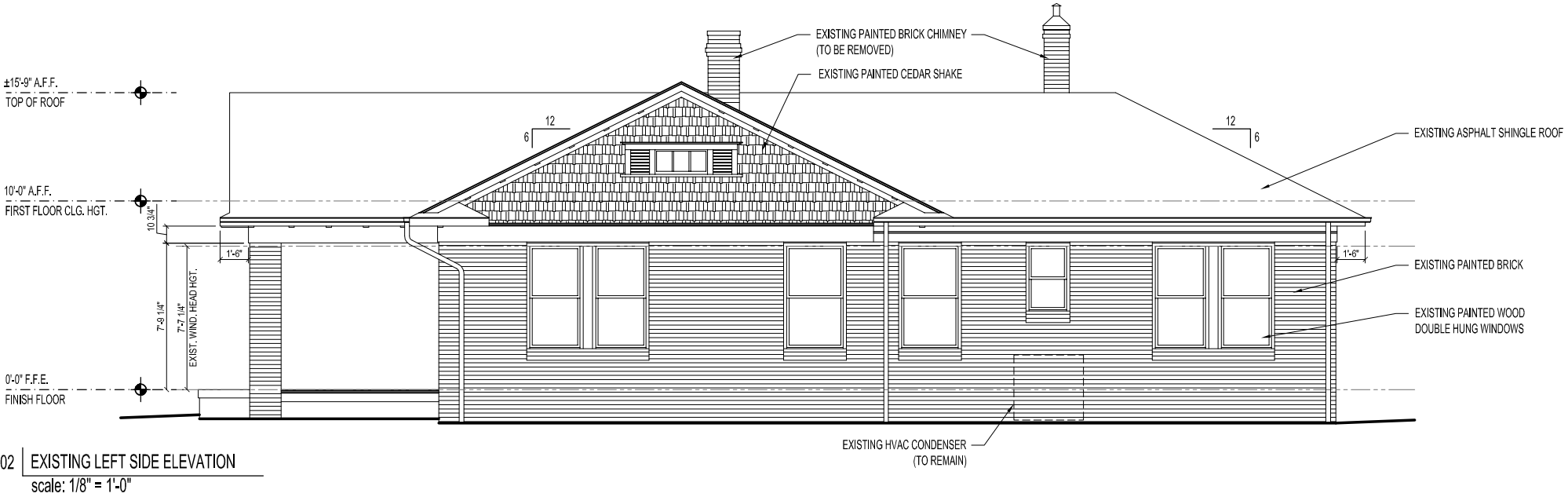


2237 PARK ROAD

Charlotte, North Carolina  
05.20.15  
p | f arch Proj # 1518

peadon | finein  
architecture

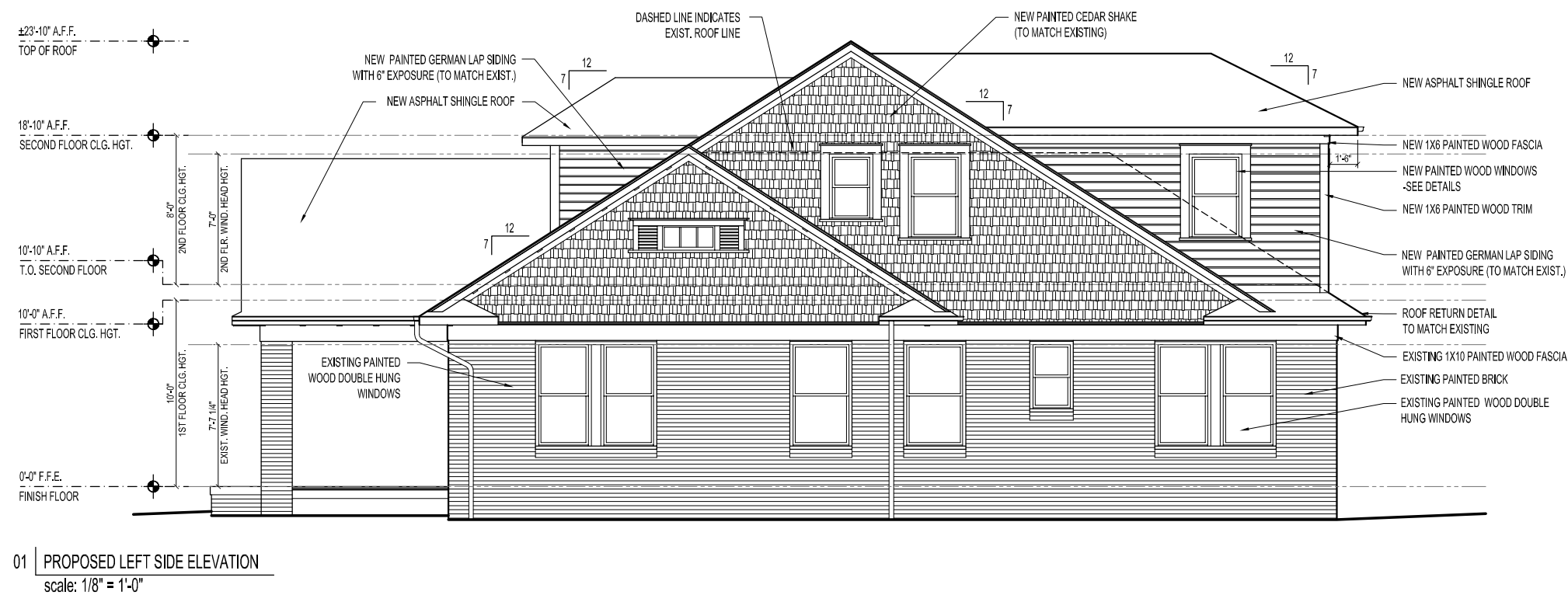
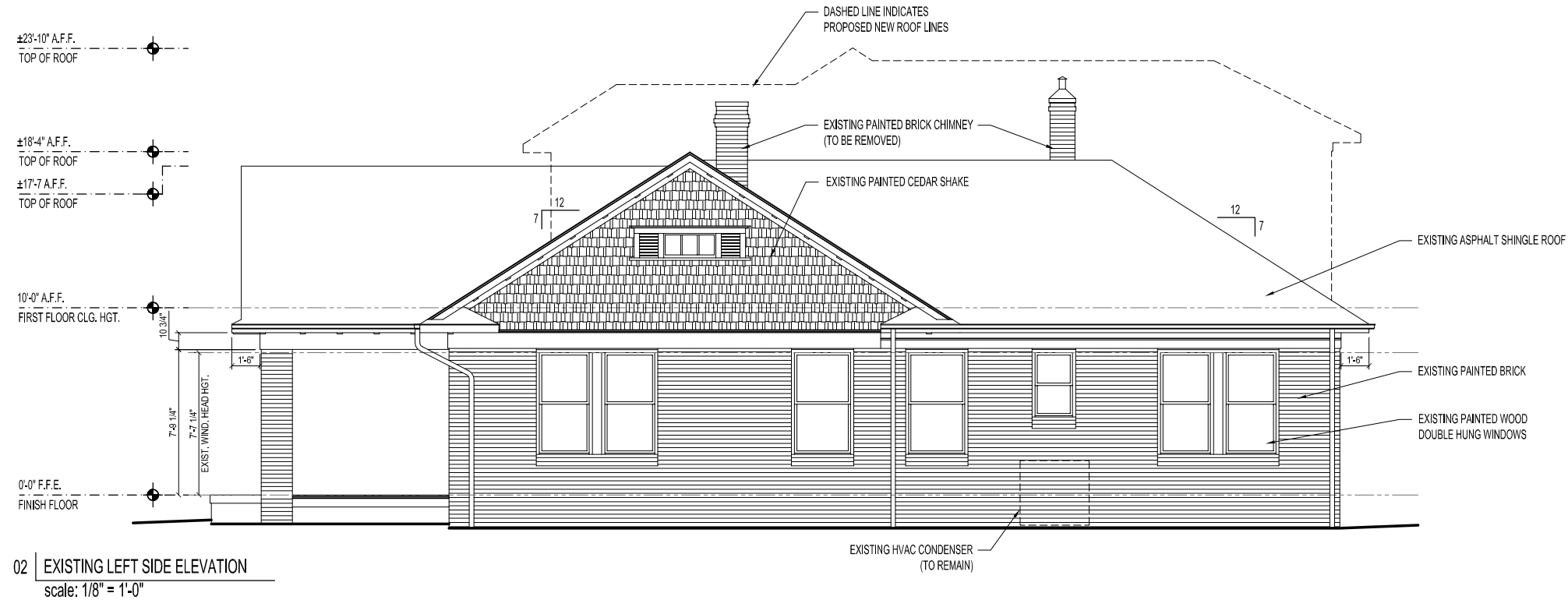
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JUNE 2015

SHEET NUMBER

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2237 PARK ROAD

Charlotte, North Carolina  
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p | f arch Proj # 1518

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architecture

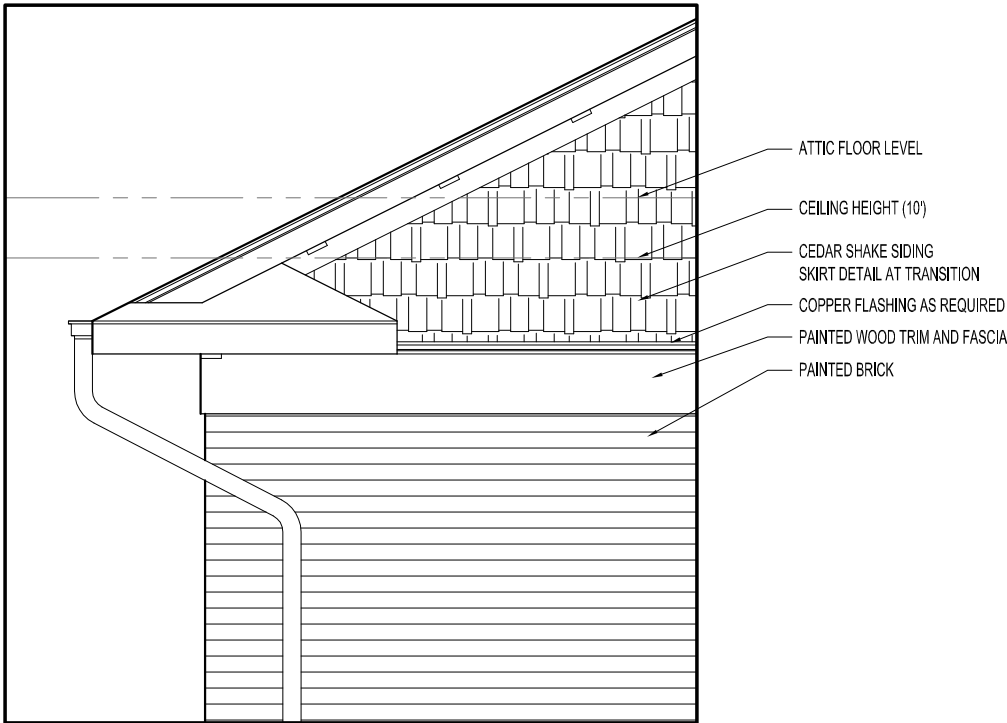




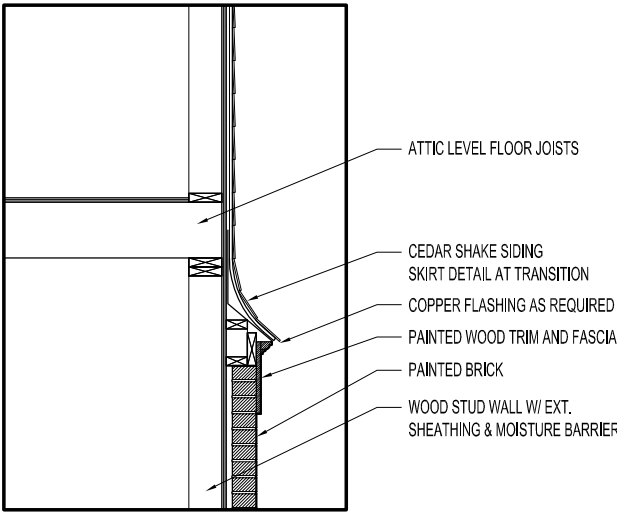
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not to scale



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not to scale



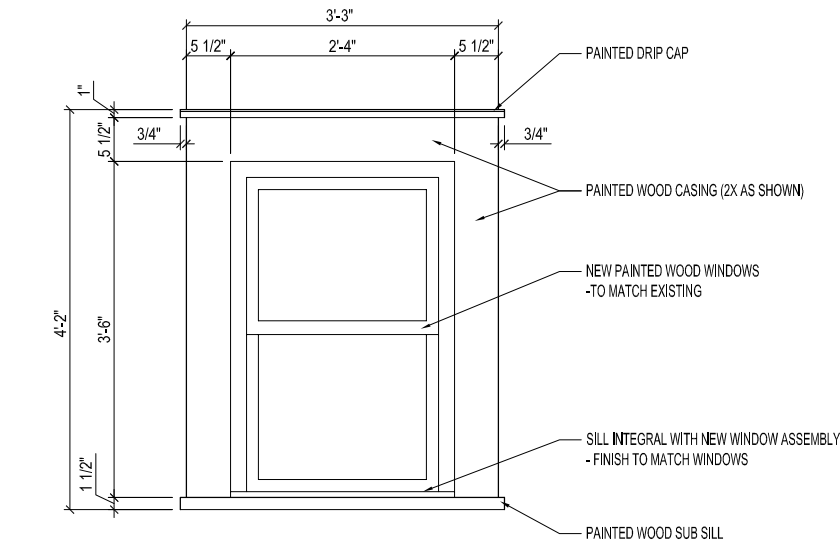
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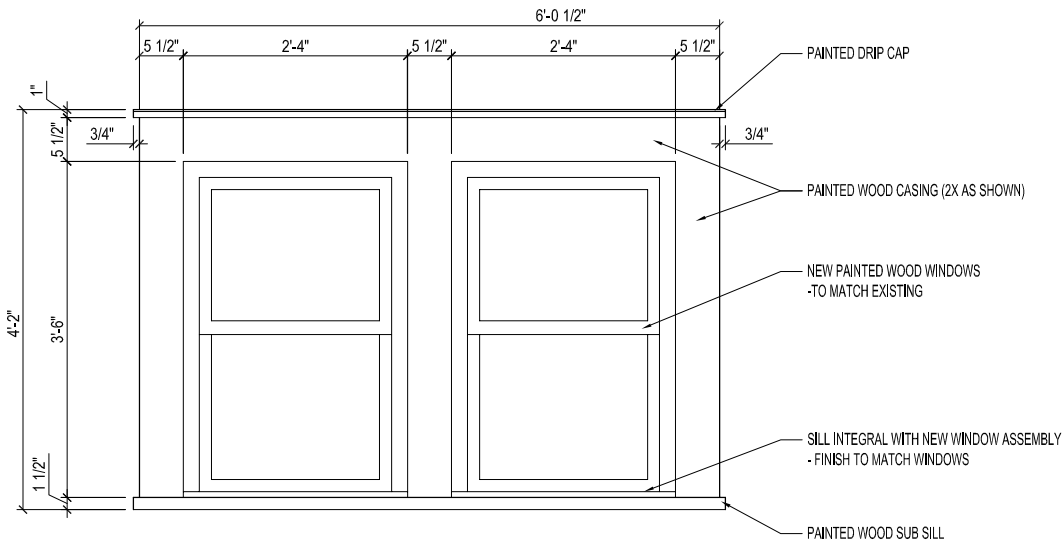
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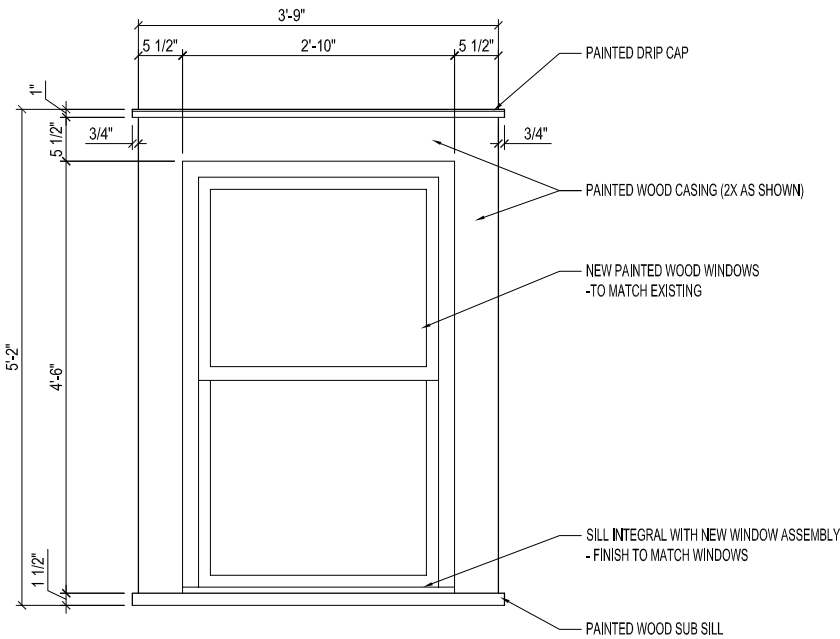




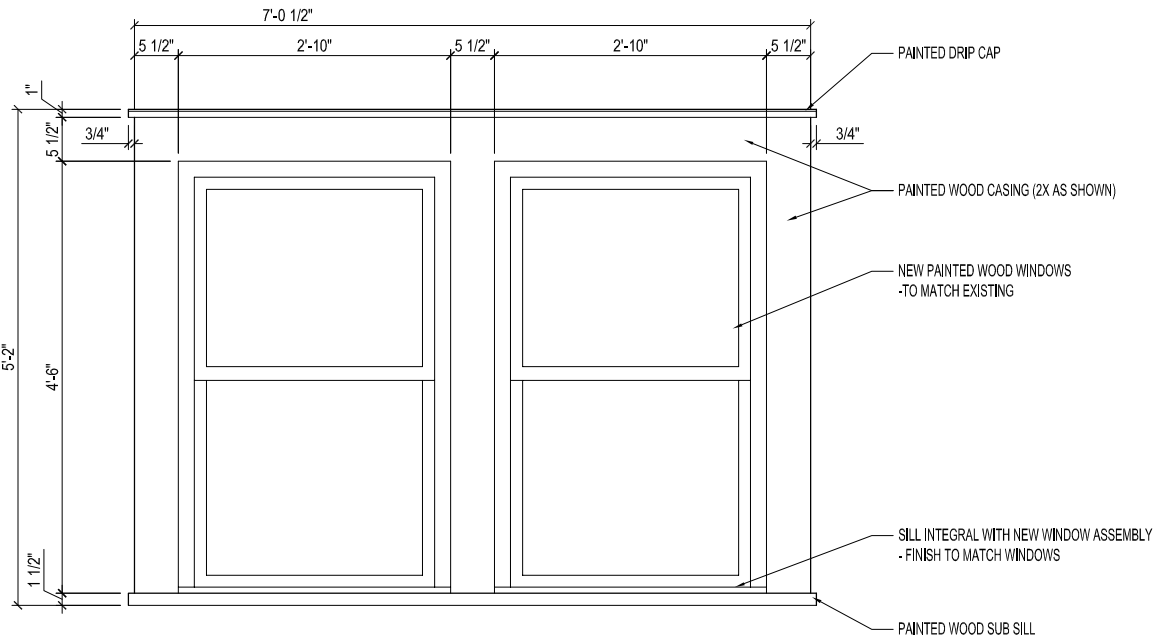
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04 WINDOW ELEVATION / DETAIL  
not to scale



01 WINDOW ELEVATION / DETAIL  
not to scale



02 WINDOW ELEVATION / DETAIL  
not to scale