
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 316 W. Park Avenue

SUMMARY OF REQUEST: Addition

OWNER: Josh and Andrea Glassberg

APPLICANT: Josh Glassberg

The application was continued from March for 1) Massing, 2) Fenestration, 3) Rhythm, 4) and 5) Context.

Details of Proposed Request

Existing Conditions

The existing structure is a one story bungalow constructed in 1931 with traditional details and full side gable roof. Existing height is approximately 20'-6". Adjacent homes are one and two story bungalows.

Proposal

The proposal is a rear second story addition with a ridge height of approximately 24'-1". Siding on the new addition will be wood lap. Windows will be wood STDL, vinyl clad with wood trim. The applicant is also requesting a rear chimney, not visible from the street, to be removed. Exterior features of the original structure will remain.

Revised Proposal-April 8, 2015

1. Ridge height is approximately 23'-5".
2. Roof design has been changed to a hip.
3. Addition window on the rear elevation.

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>

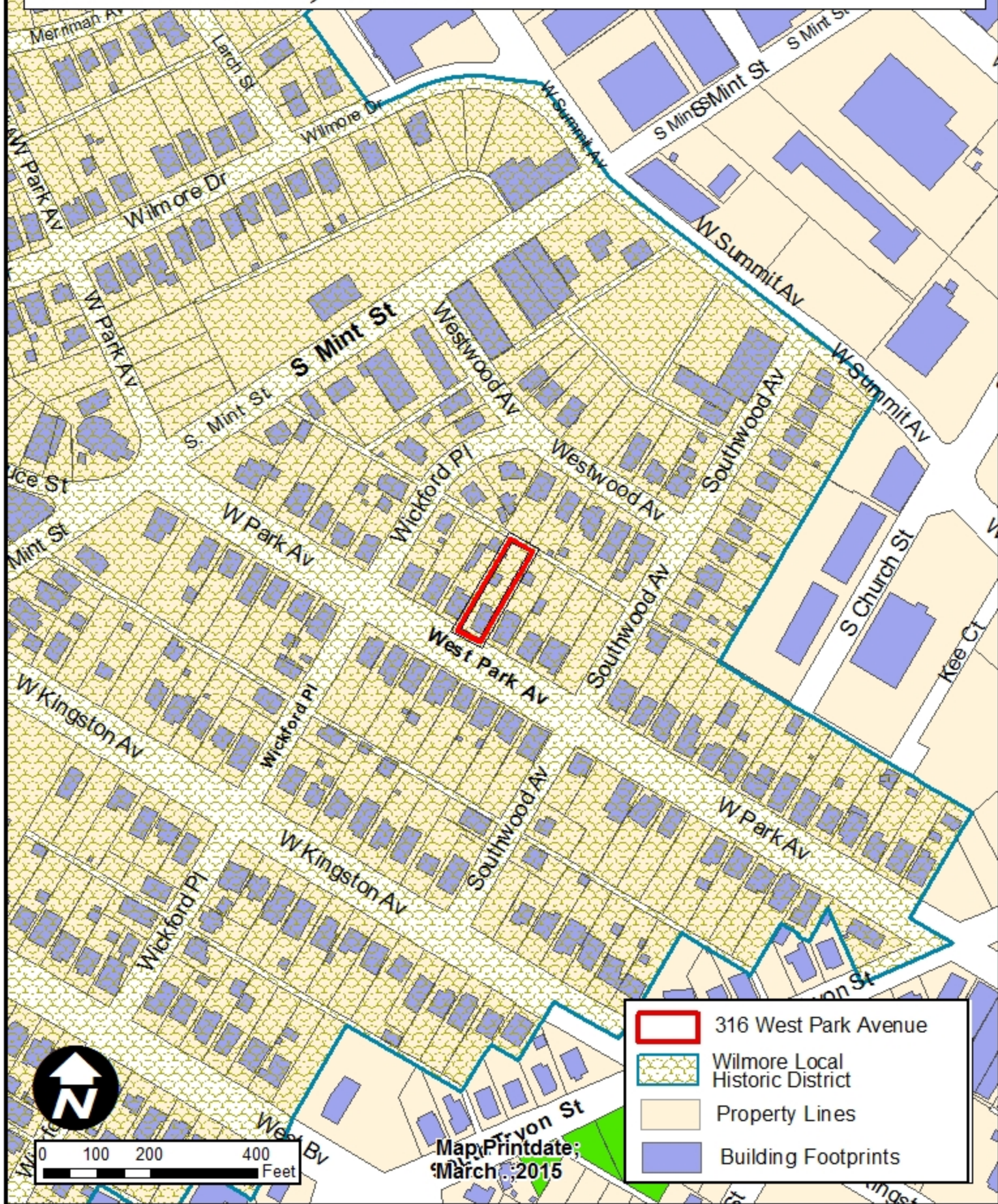
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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 2015-030

Historic District; Wilmore





328 W. Park Avenue



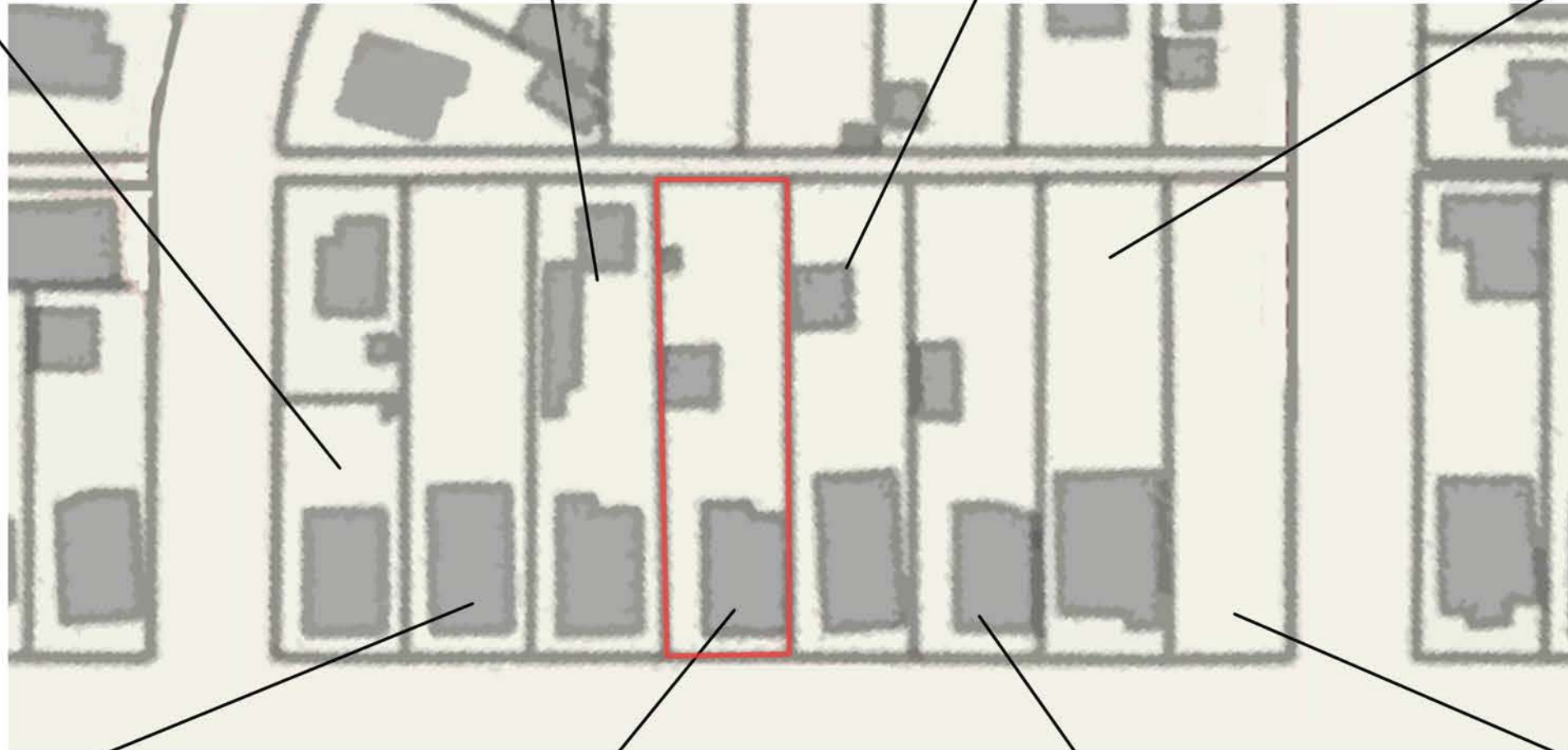
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312 W. Park Avenue



304 W. Park Avenue



324 W. Park Avenue



316 W. Park Avenue

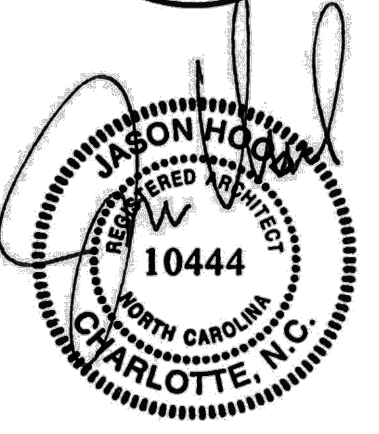


308 W. Park Avenue



300 W. Park Avenue

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CHARLOTTE NC 28209
04 576 1427



2/18/2015

316 W. PARK AVENUE
CHARLOTTE, NC 28203

0
2
1
2
0
1
2
2
5

JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
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GLASSBERG RESIDENCE

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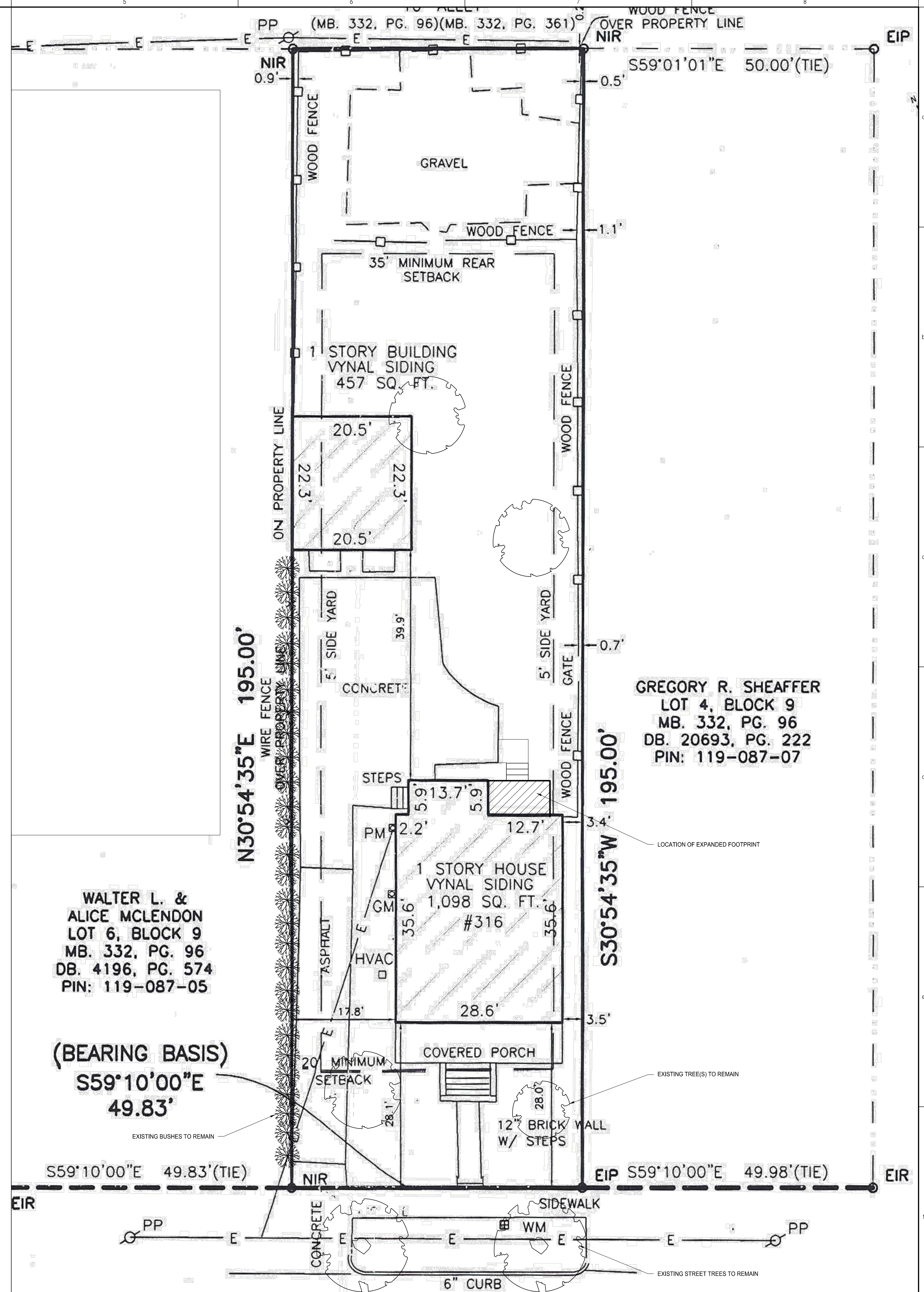
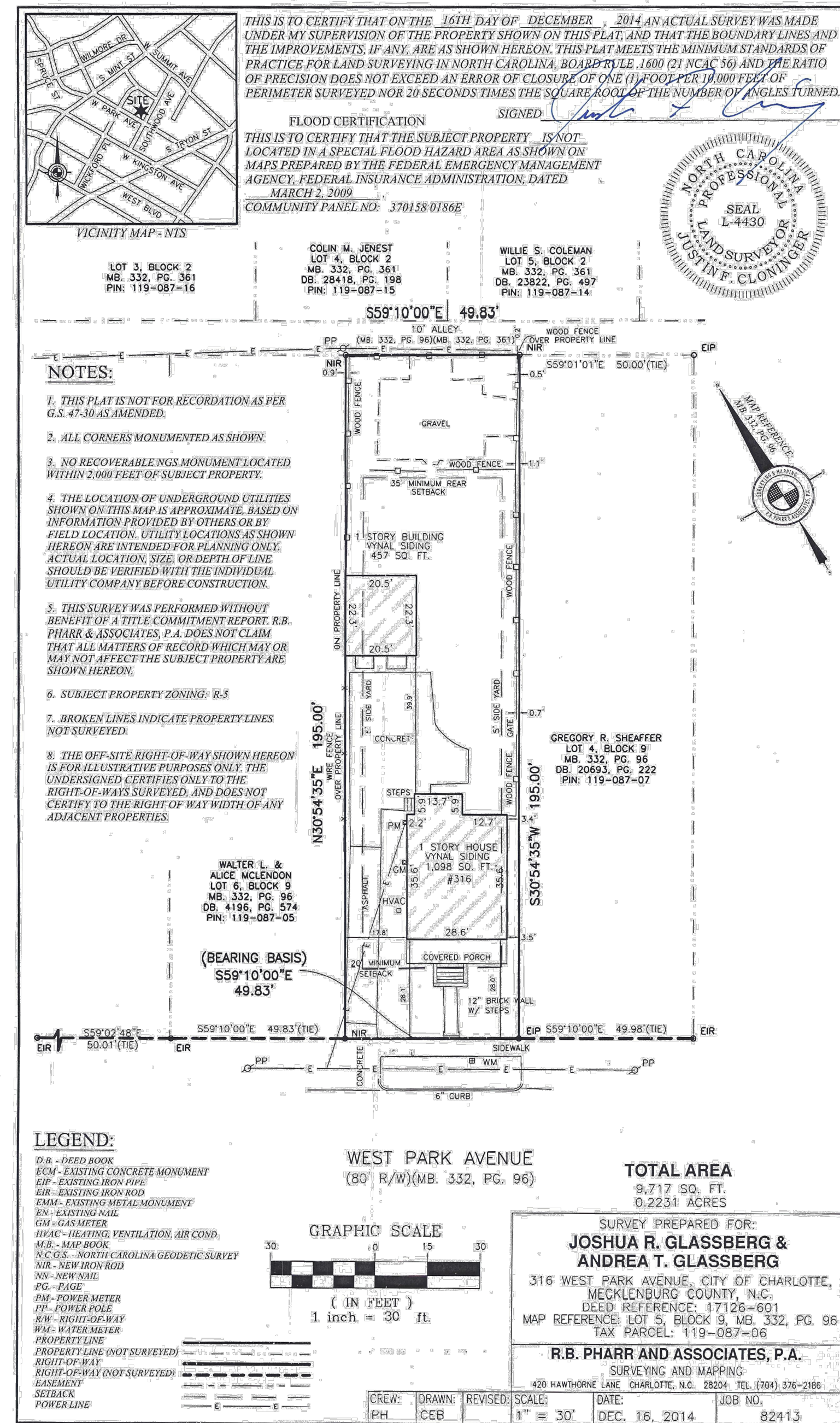
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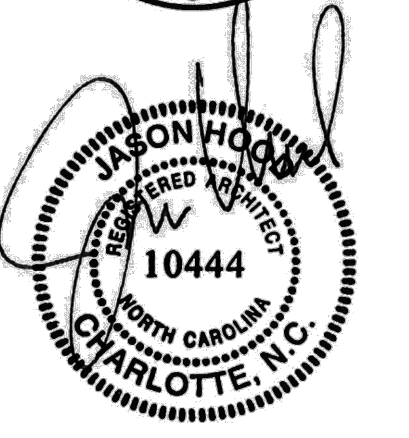
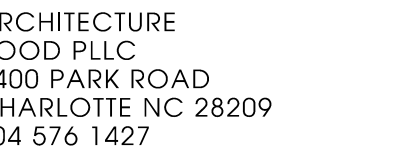
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SITE PLAN / SURVEY

Sheet Number

A001





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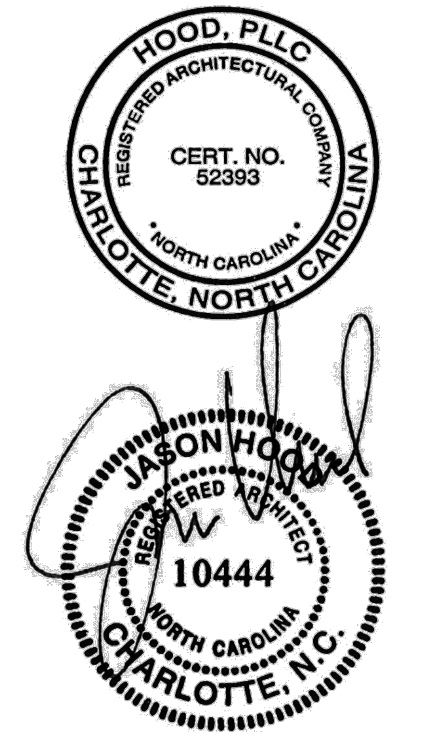
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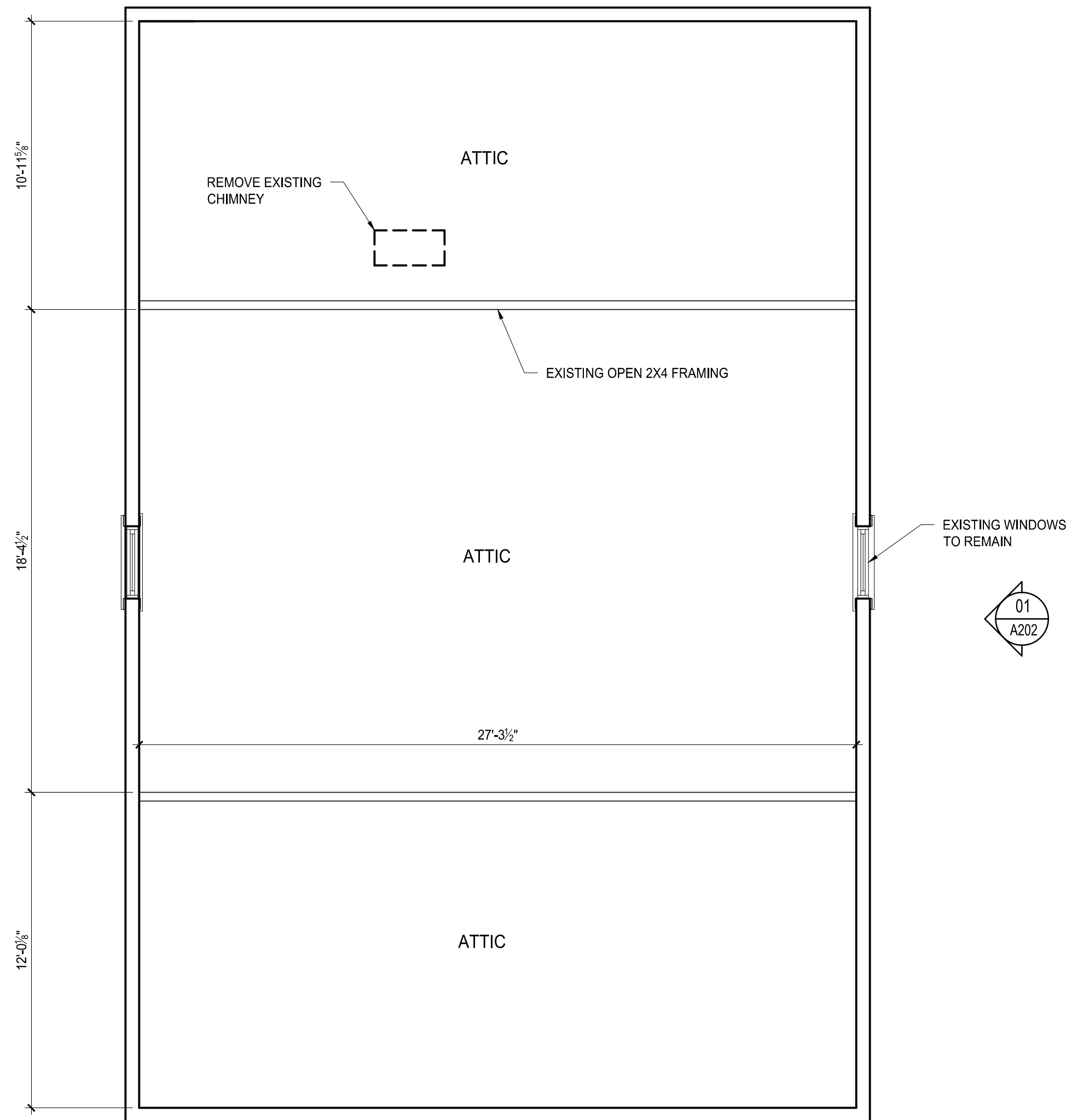
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Sheet Name

SECOND FLOOR PLAN

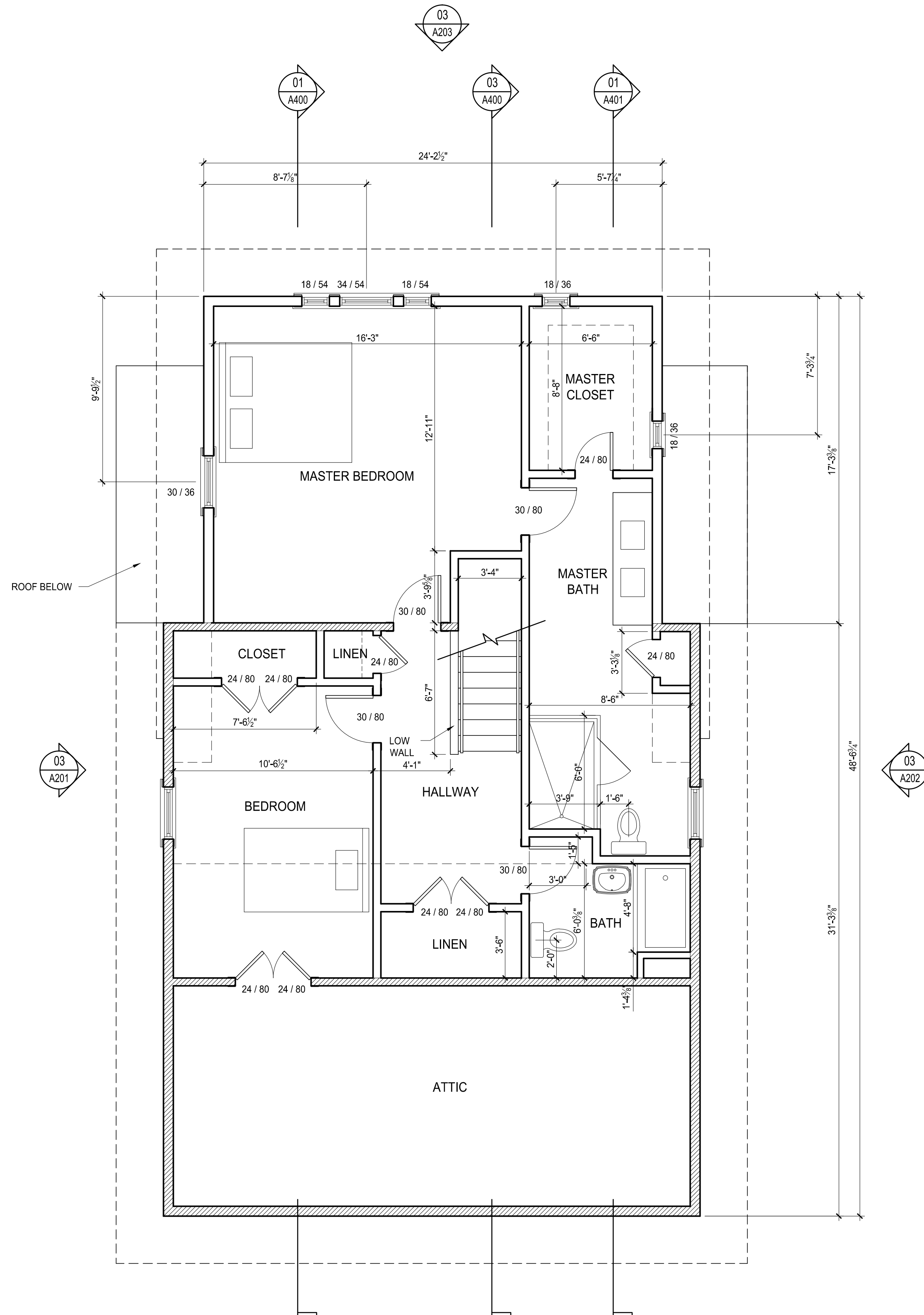
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EXISTING ATTIC PLAN

1/4" = 1'-0" 07



SECOND FLOOR PLAN

1/4" = 1'-0" 01

NEW SHINGLES TO MATCH EXISTING

PROPOSED RIDGE
+24'-1" A.F.F.

EXISTING RIDGE
+20'-6" A.F.F.

EXISTING DORMER TO REMAIN

EXISTING VINYL SIDING TO REMAIN

EXISTING ROOF TO REMAIN

SECOND FLOOR
+10'-4" A.F.F.

EXISTING WINDOWS TO REMAIN

EXISTING PORCH COLUMNS
AND GUARDRAILS TO REMAIN

EXISTING DOWNSPOUTS
TO REMAIN

MATCH EXIST. FINISHED FLOOR
REF. 0'-0"

EXISTING MASONRY FOUNDATION
WALLS TO REMAIN (TYP)

PROPOSED ROOF LINE

EXISTING WINDOWS TO REMAIN

EXISTING VINYL SIDING TO REMAIN

REPLACE EXISTING DOOR WITH
NEW TO MATCH EXISTING PATTERN (TYP FOR 3)

EXISTING MASONRY STEPS TO REMAIN

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+24'-1" A.F.F.

EXISTING RIDGE
+20'-6" A.F.F.

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EXISTING VINYL SIDING TO REMAIN

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PROPOSED ROOF LINE

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EXISTING VINYL SIDING TO REMAIN

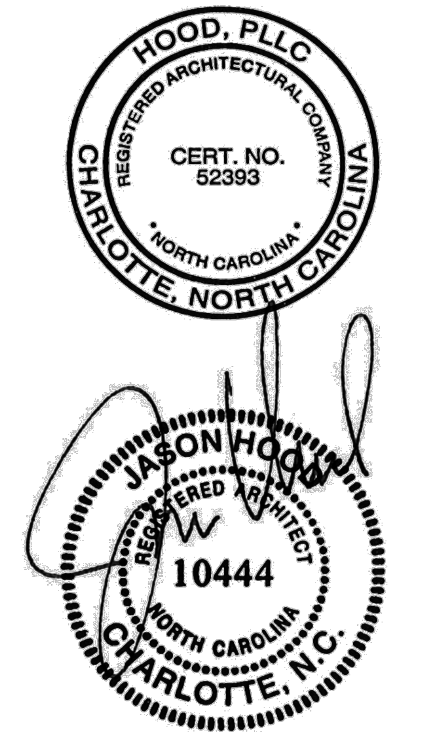
REPLACE EXISTING DOOR WITH
NEW TO MATCH EXISTING PATTERN (TYP FOR 3)

EXISTING MASONRY STEPS TO REMAIN

A200



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EXTERIOR ELEVATIONS

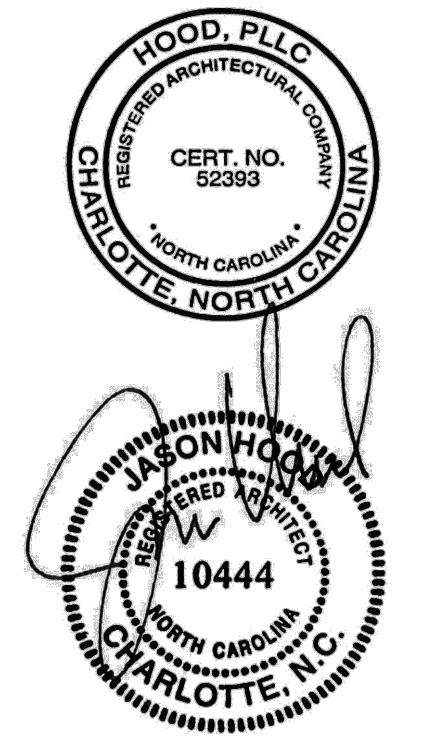
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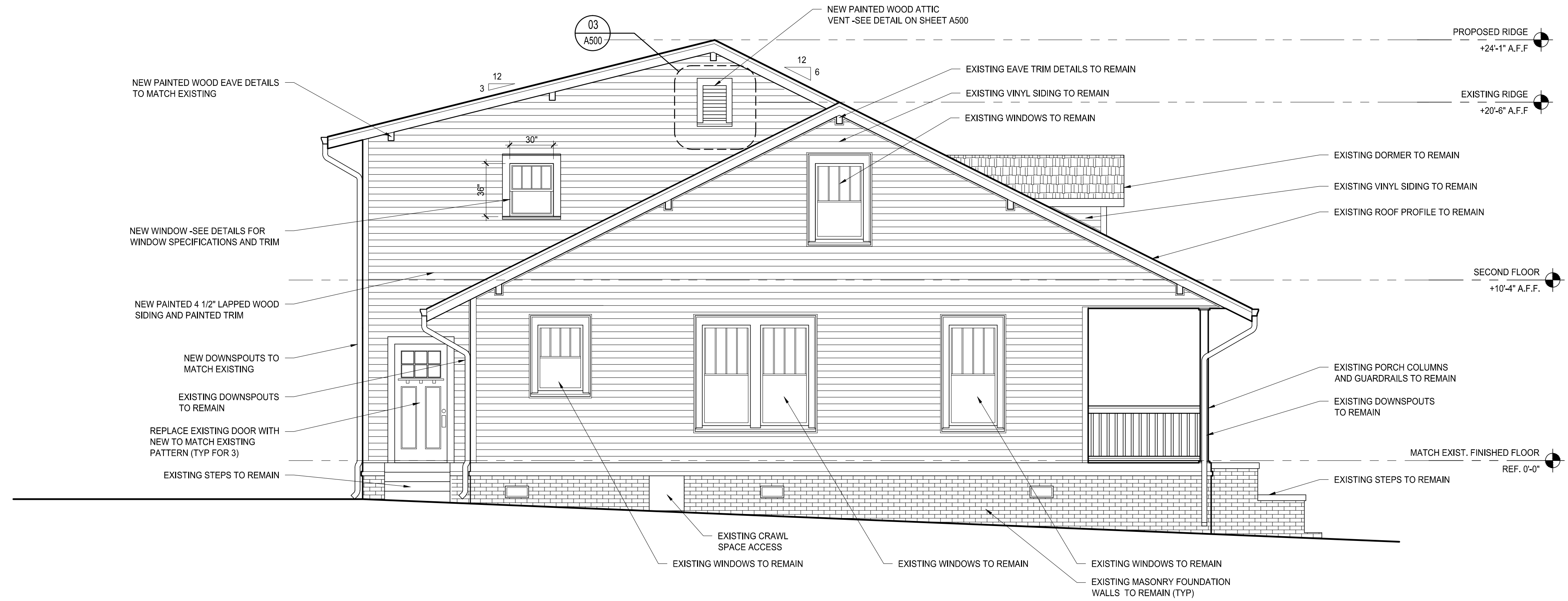
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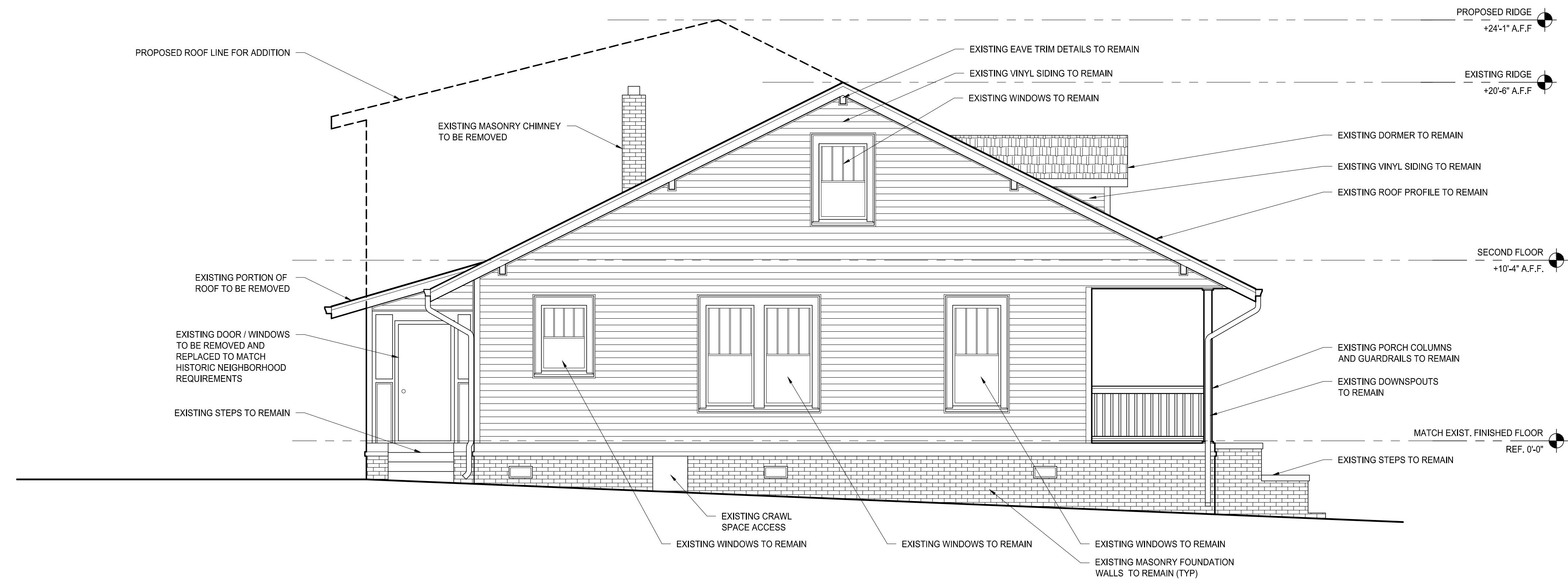
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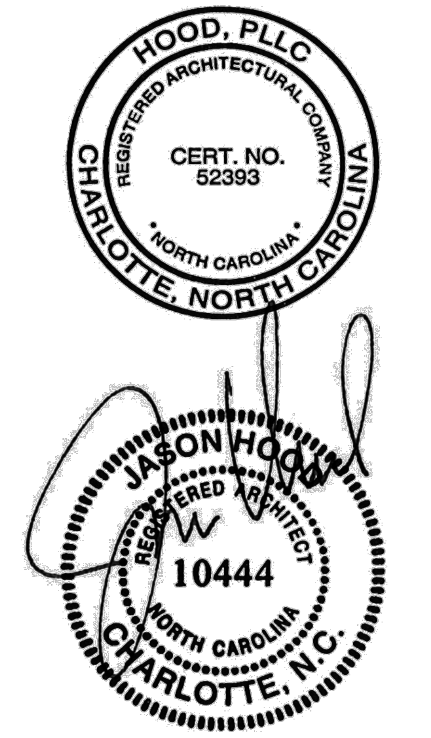
PROPOSED SIDE ELEVATION 1/4" = 1'-0" 03



EXISTING SIDE ELEVATION 1/4" = 1'-0" 01



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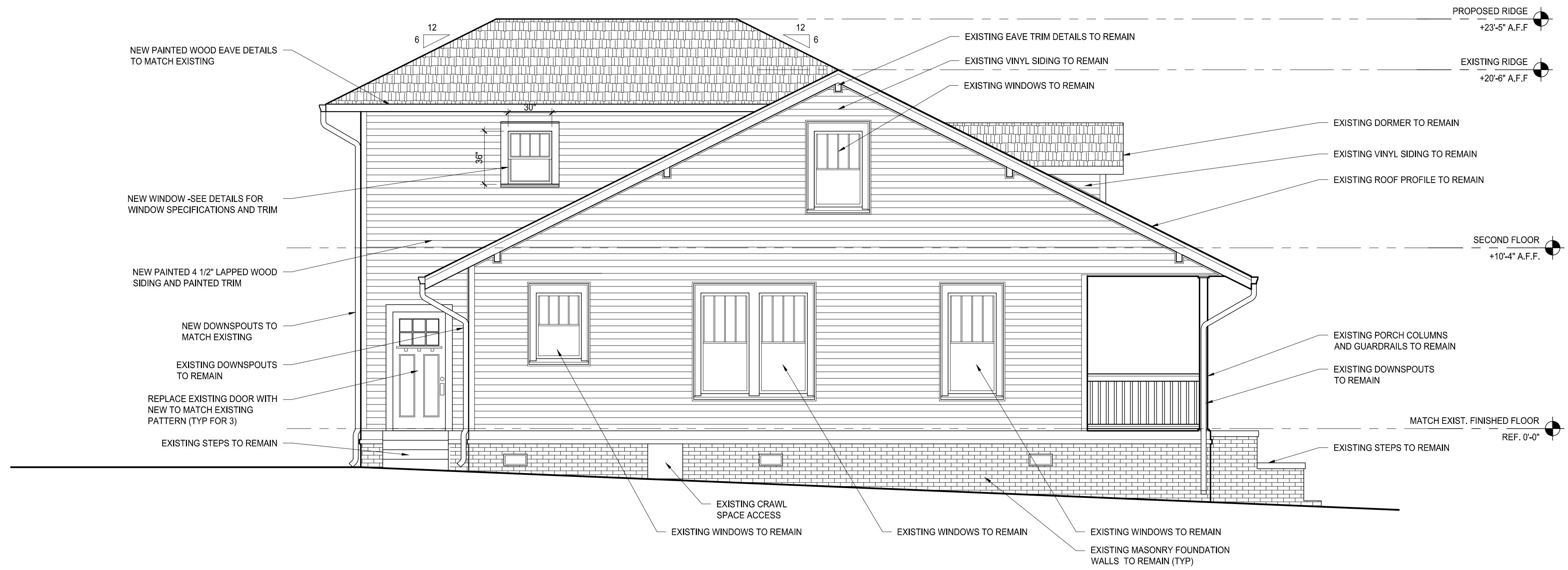
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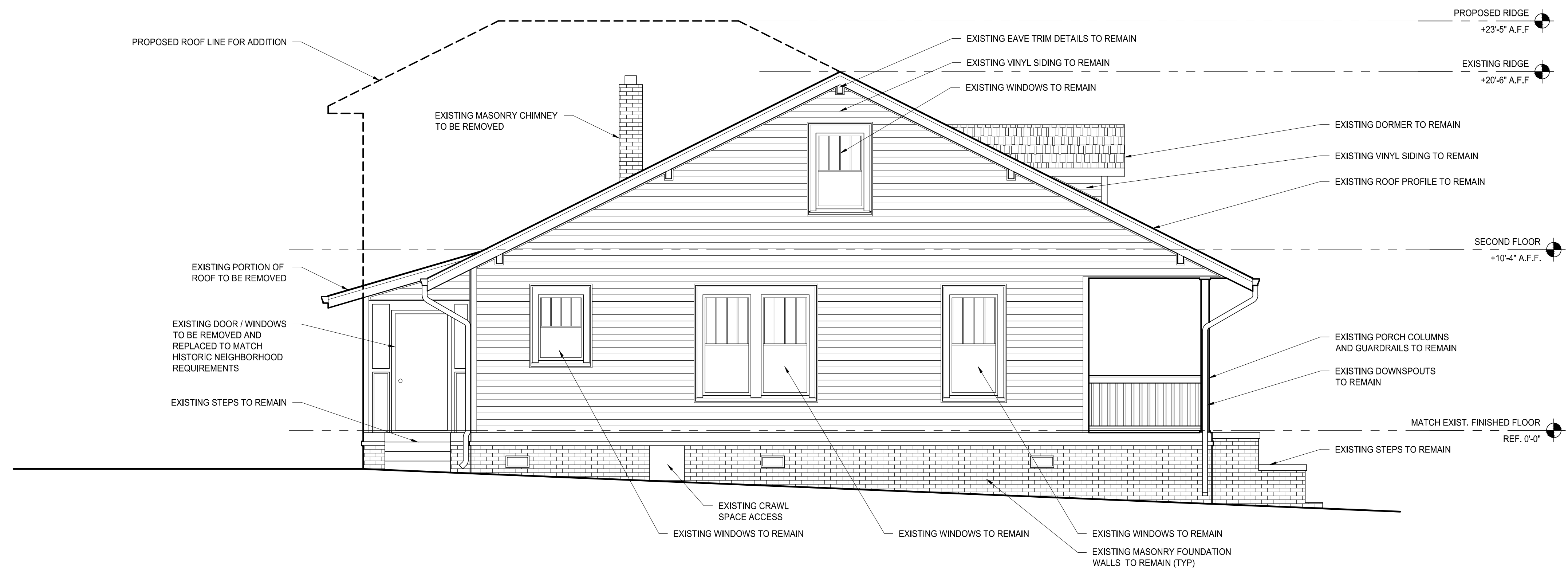
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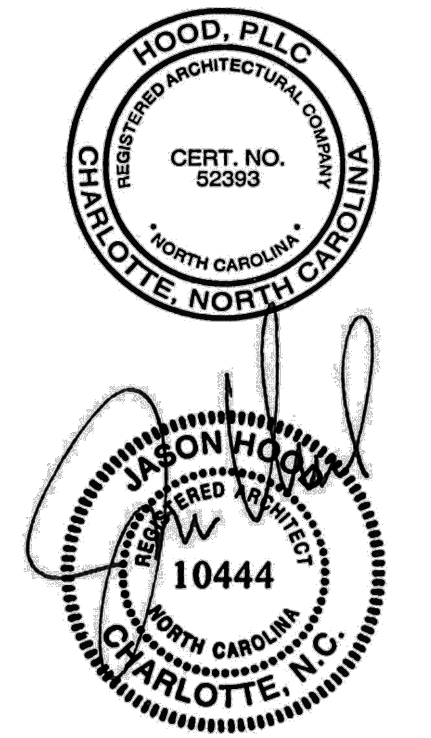
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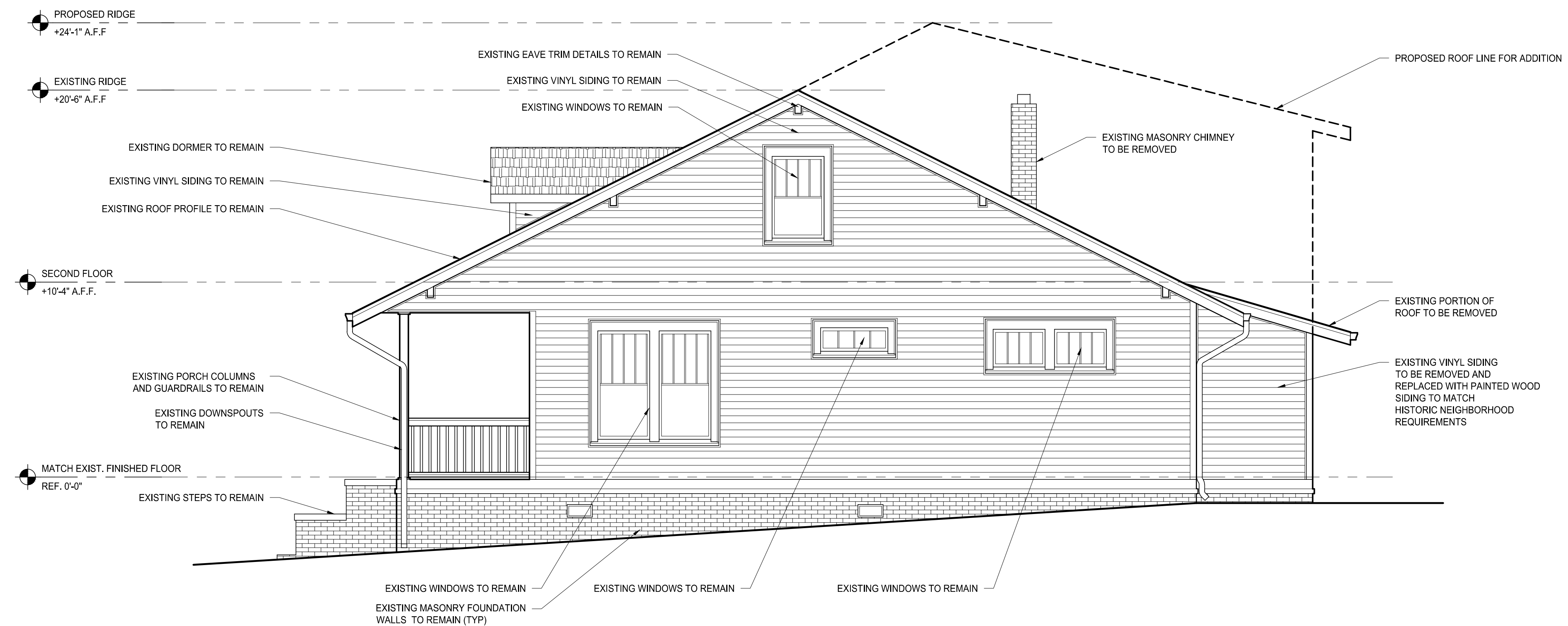
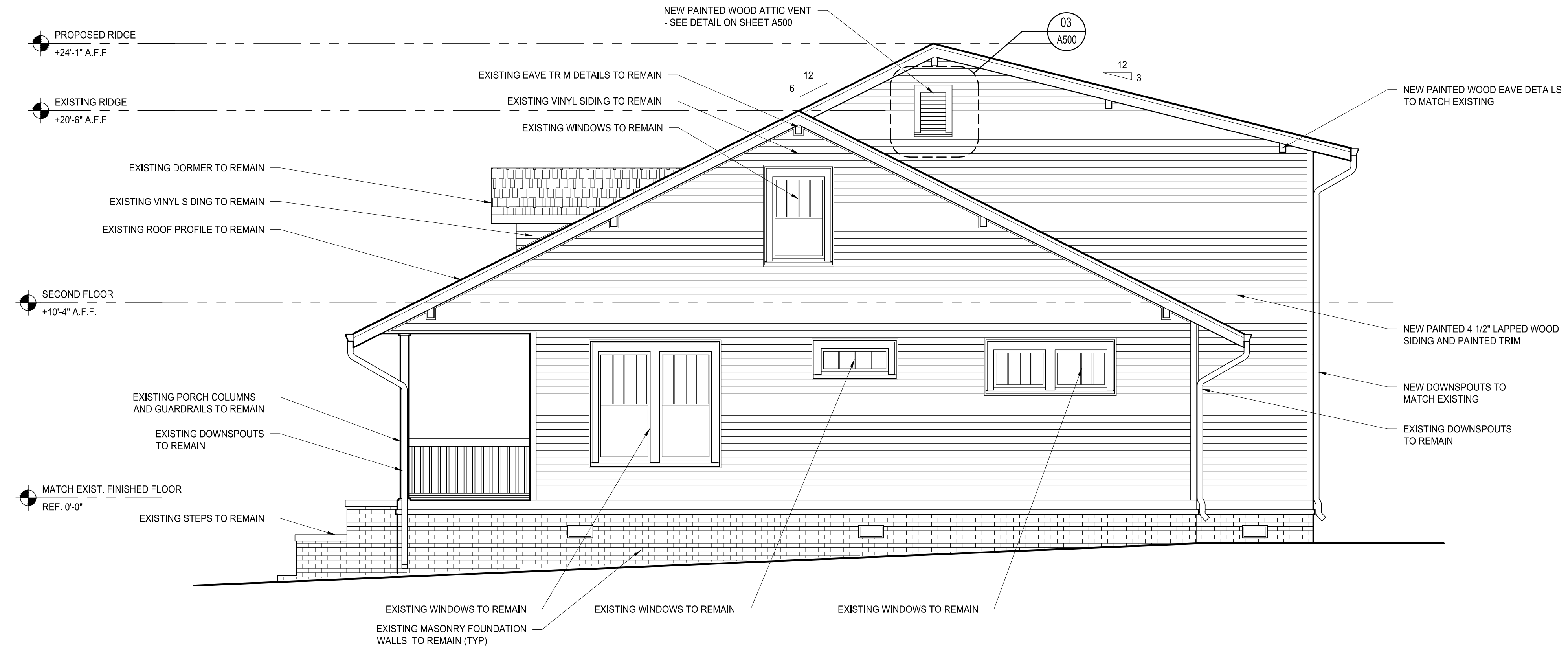
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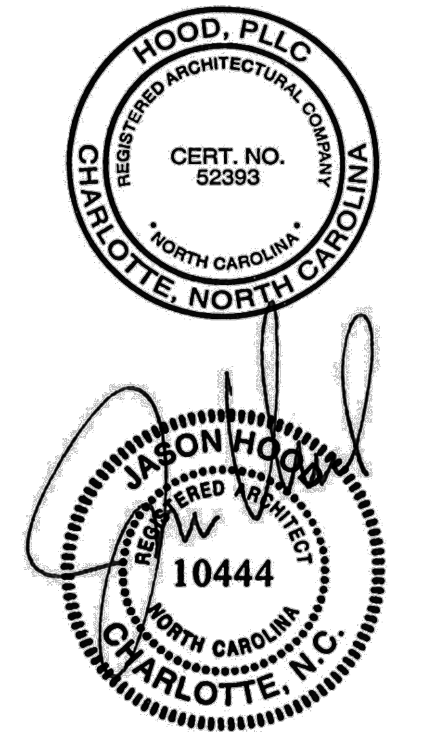
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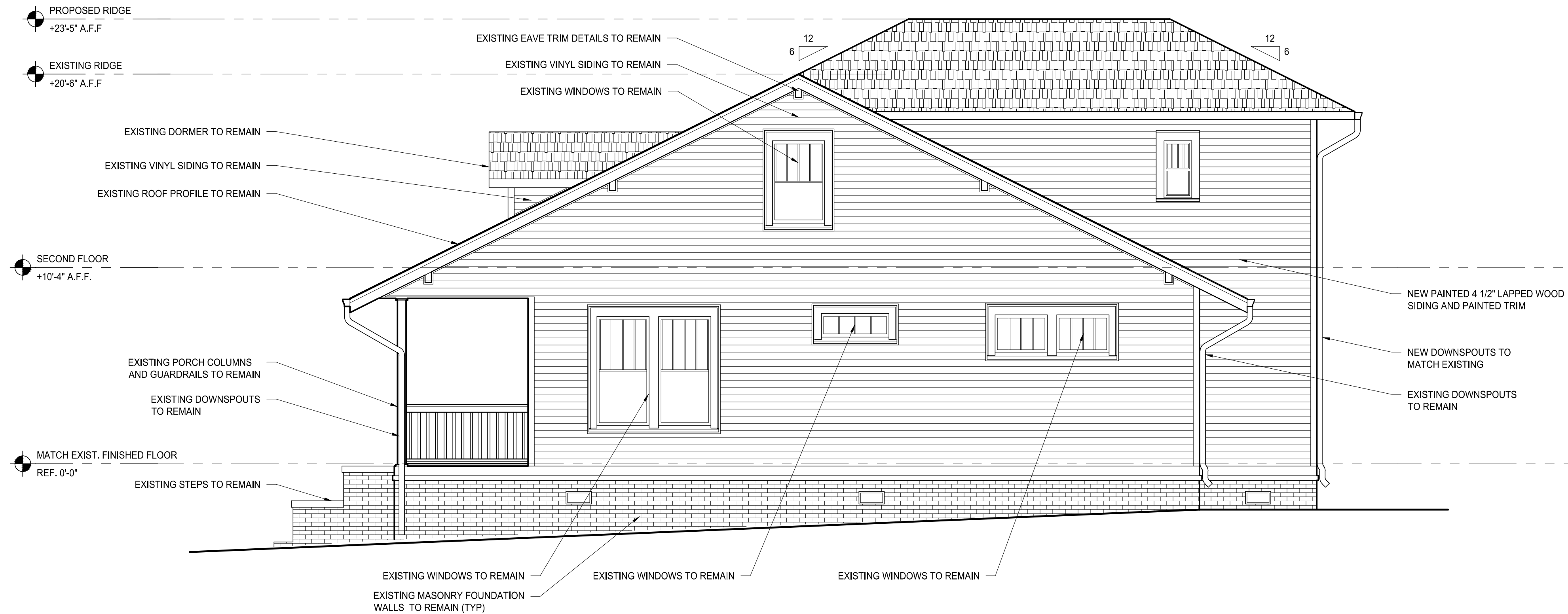
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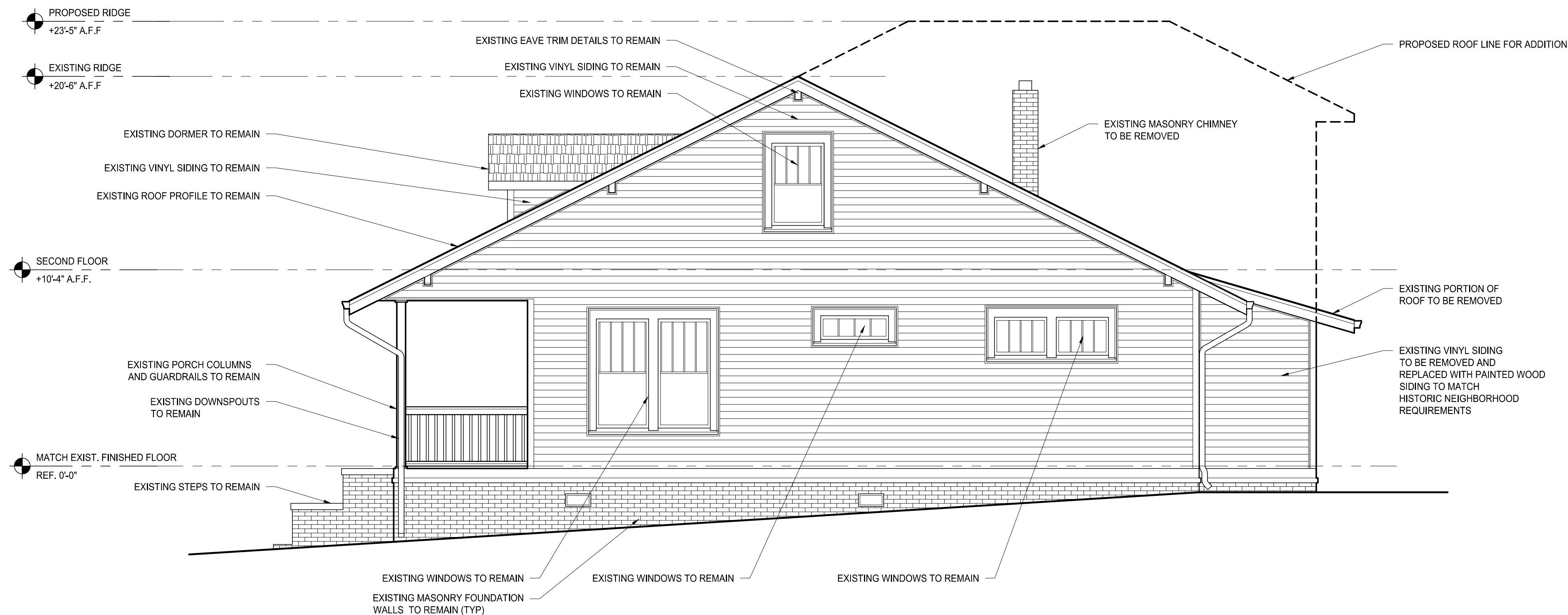
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A202

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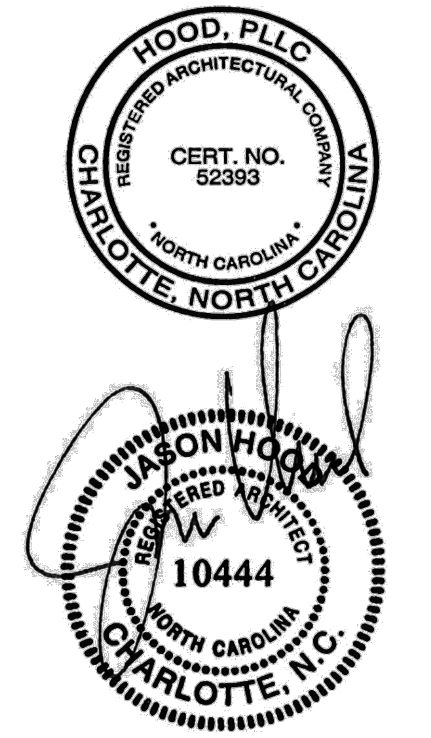
PROPOSED SIDE ELEVATION 1/4" = 1'-0" 03



EXISTING SIDE ELEVATION 1/4" = 1'-0" 01



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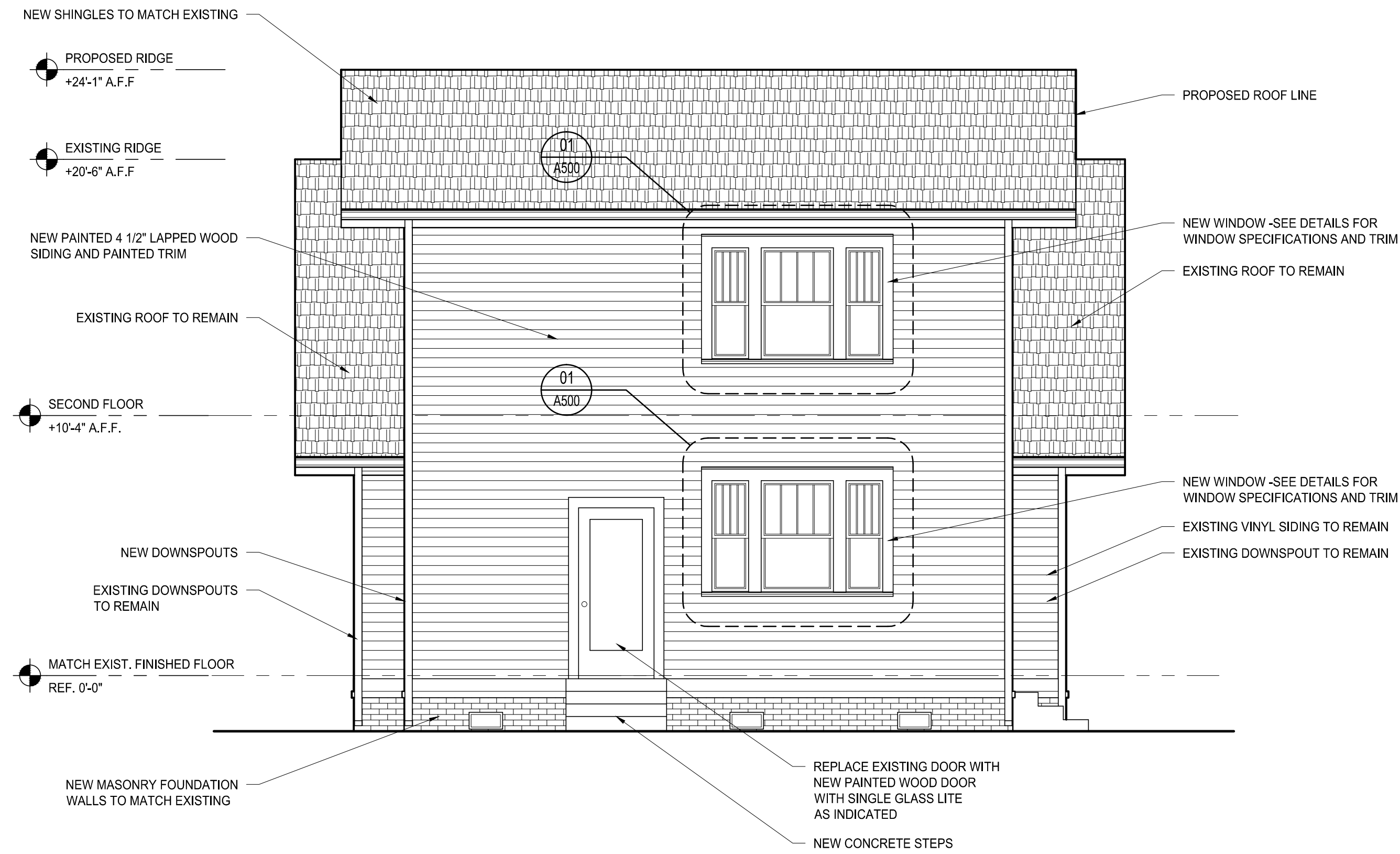
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**EXTERIOR
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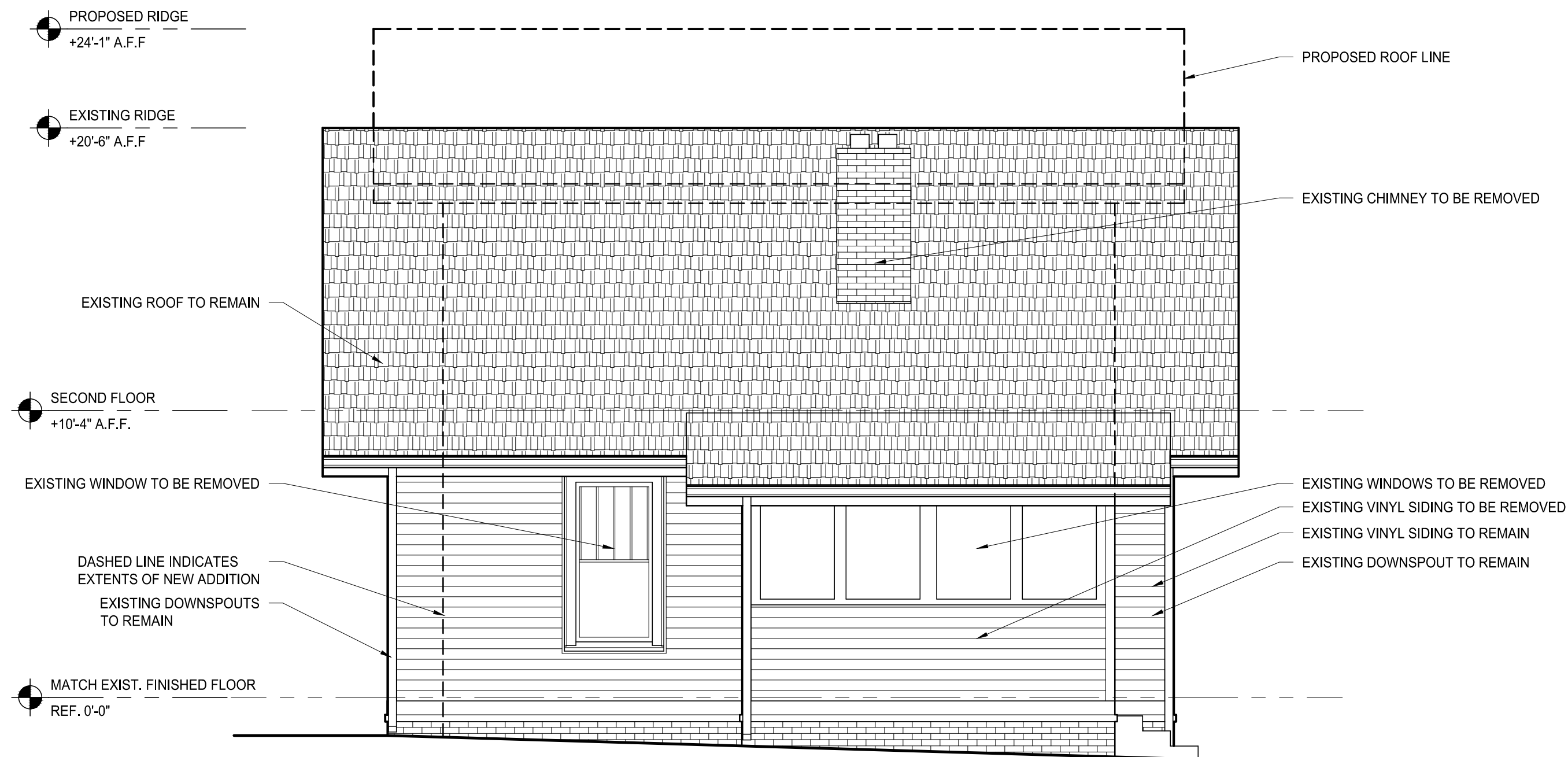
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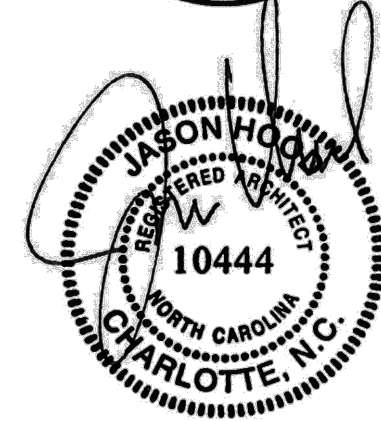
PROPOSED REAR ELEVATION 1/4" = 1'-0" 03



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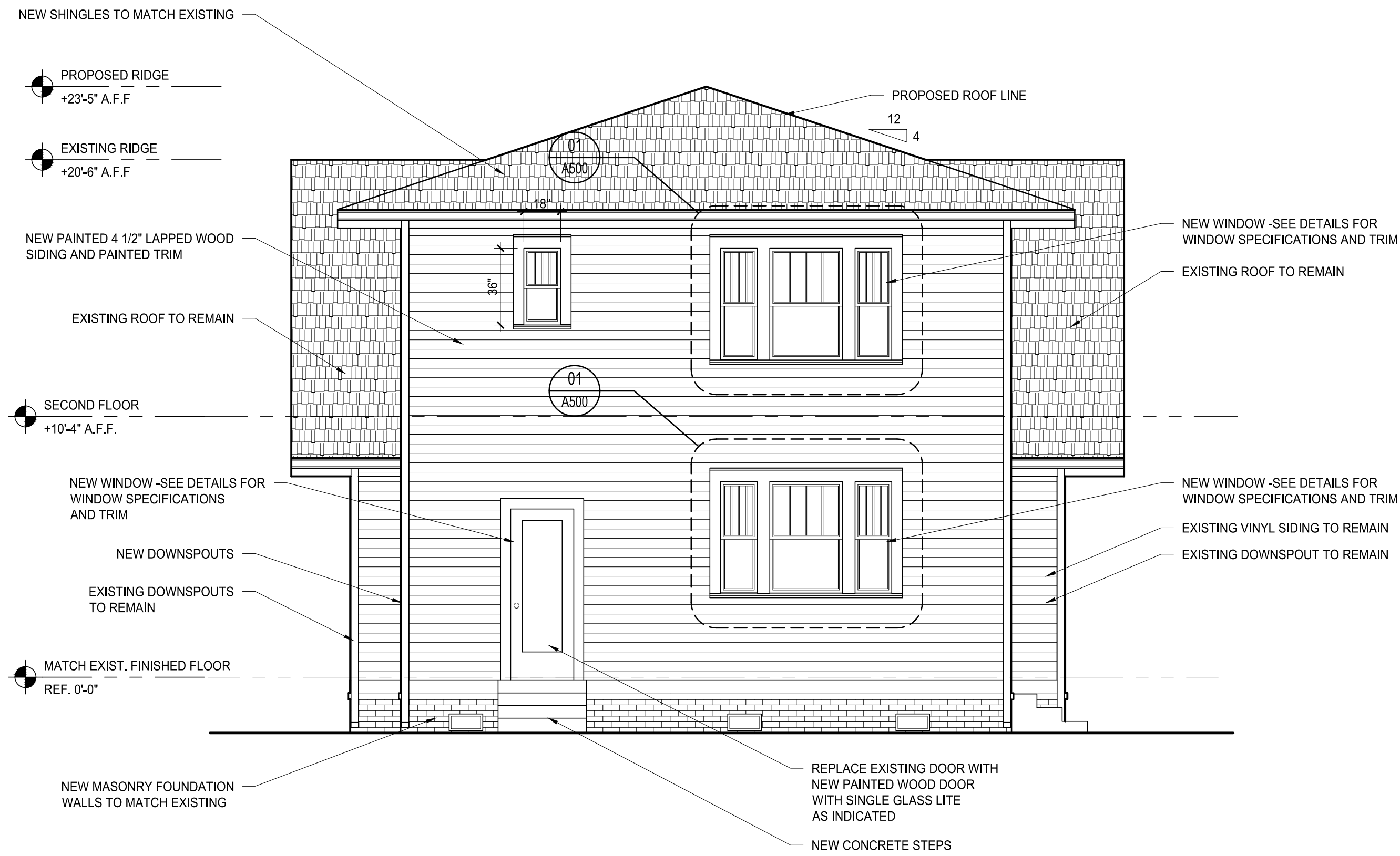
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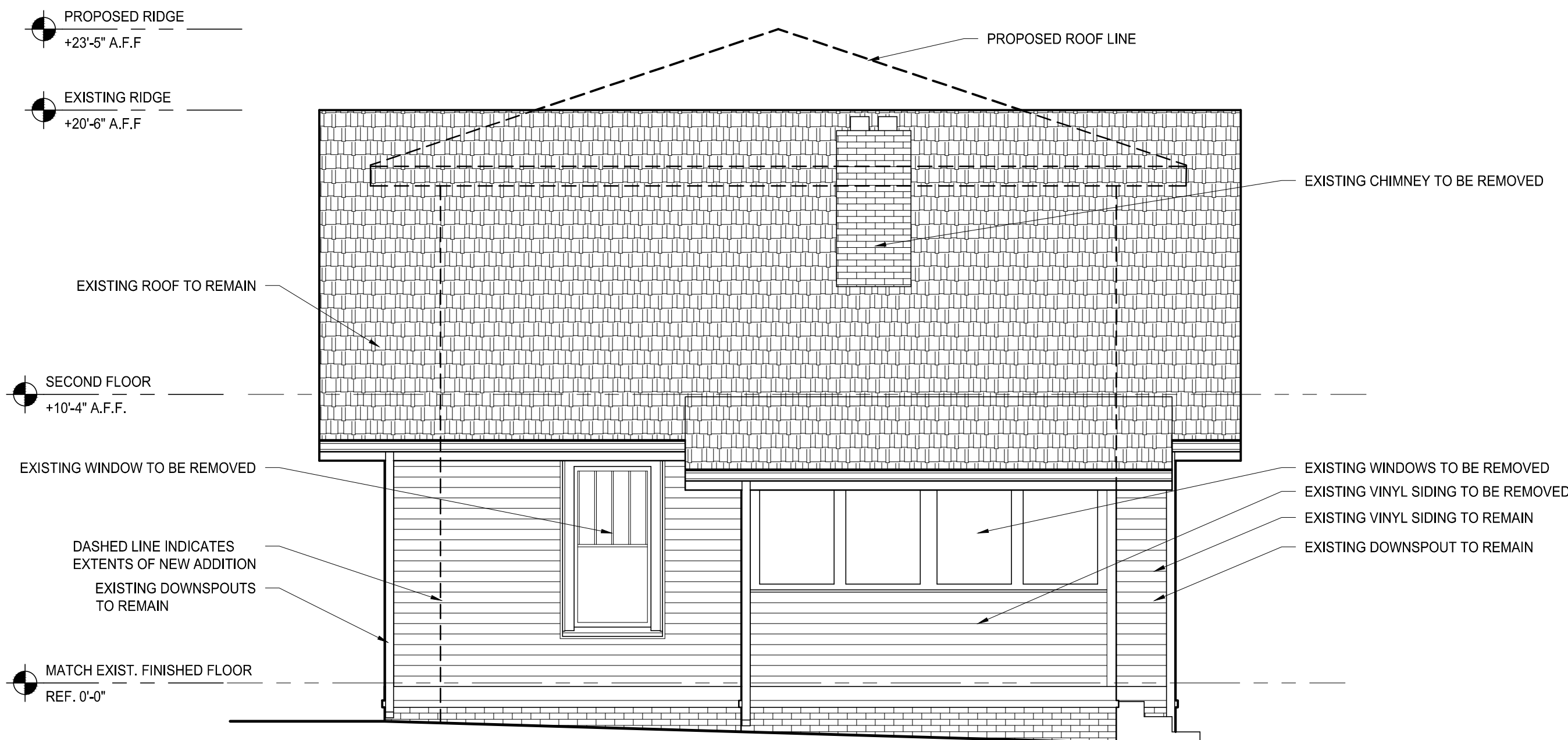
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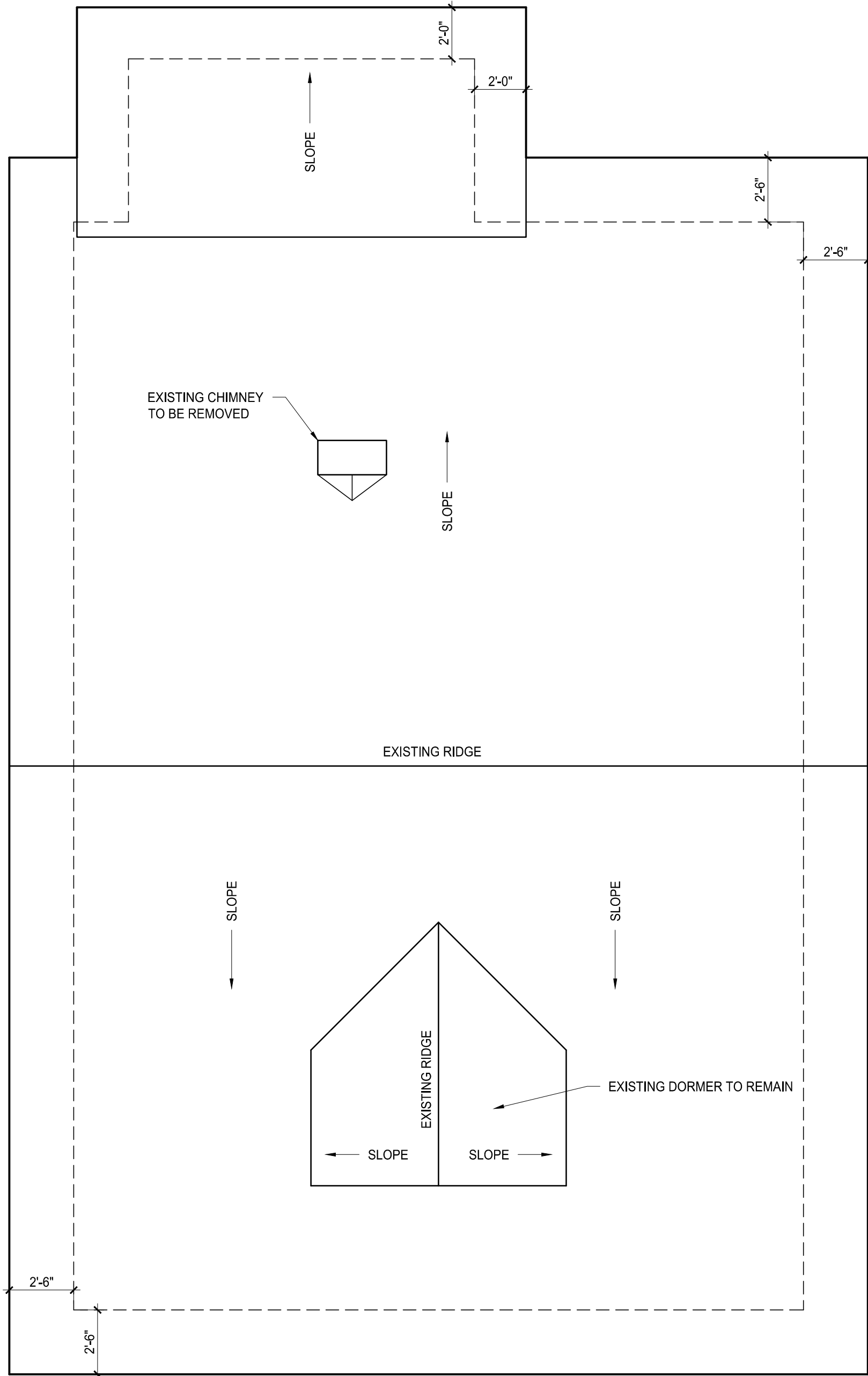
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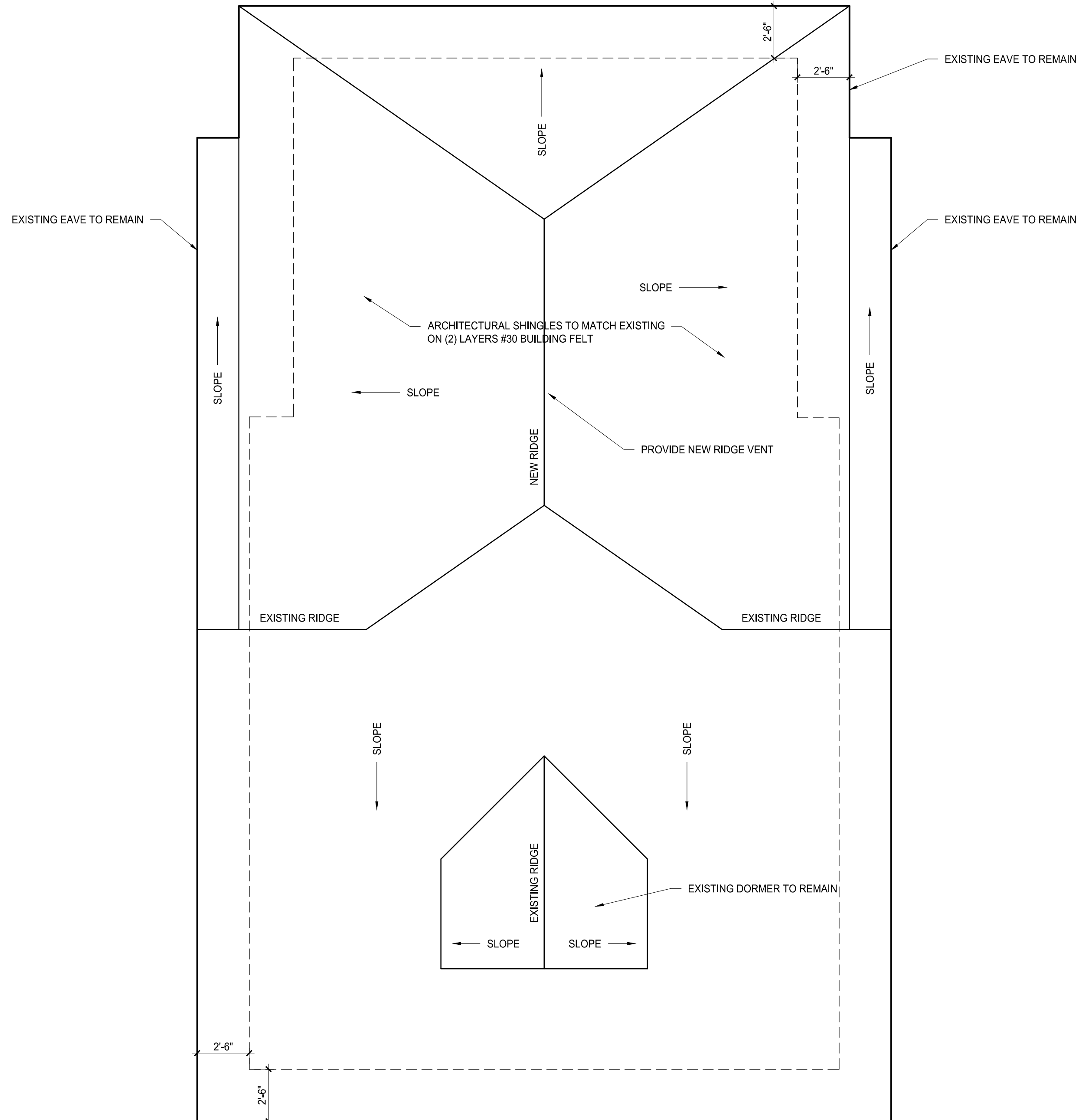
ROOF PLAN

Sheet Number

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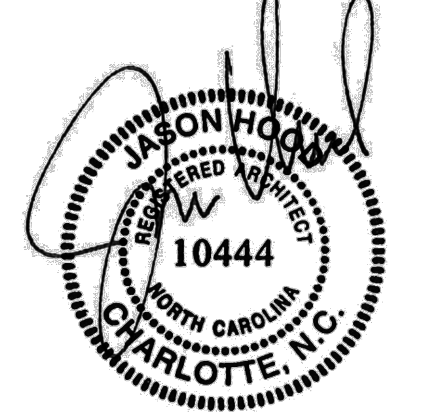
EXISTING ROOF PLAN 1/4" = 1'-0" 07



PROPOSED ROOF PLAN 1/4" = 1'-0" 01



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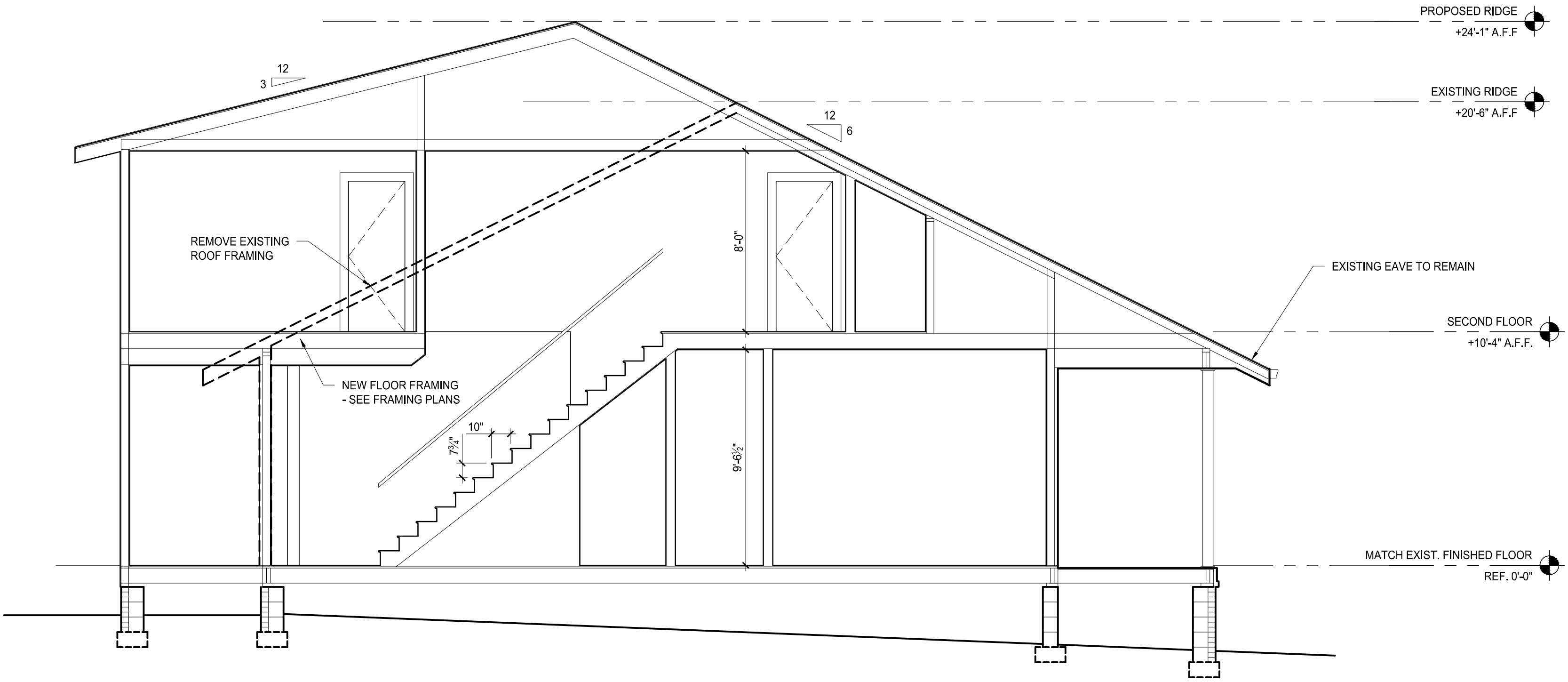
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OVERALL SECTIONS

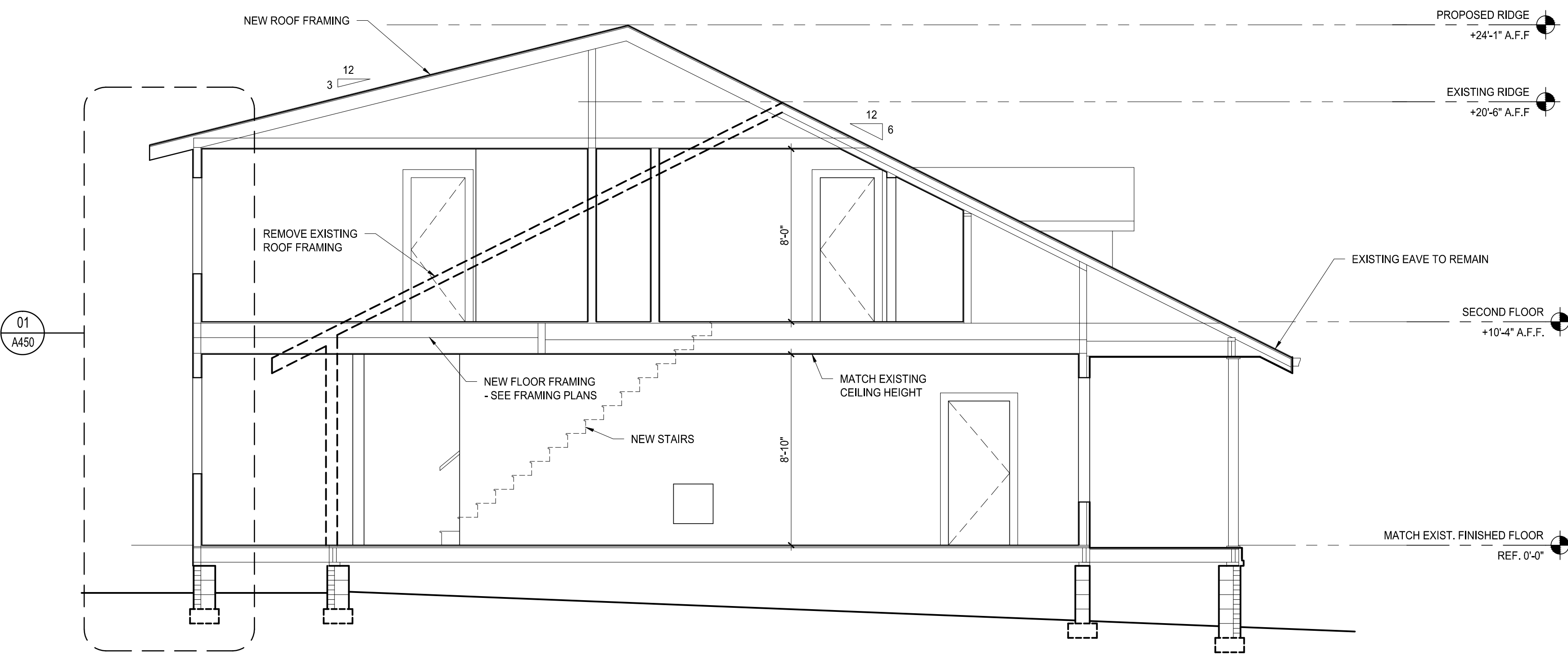
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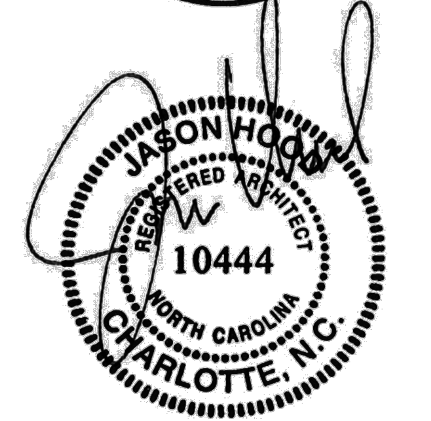
OVERALL SECTION 1/4" = 1'-0" 03



OVERALL SECTION 1/4" = 1'-0" 01



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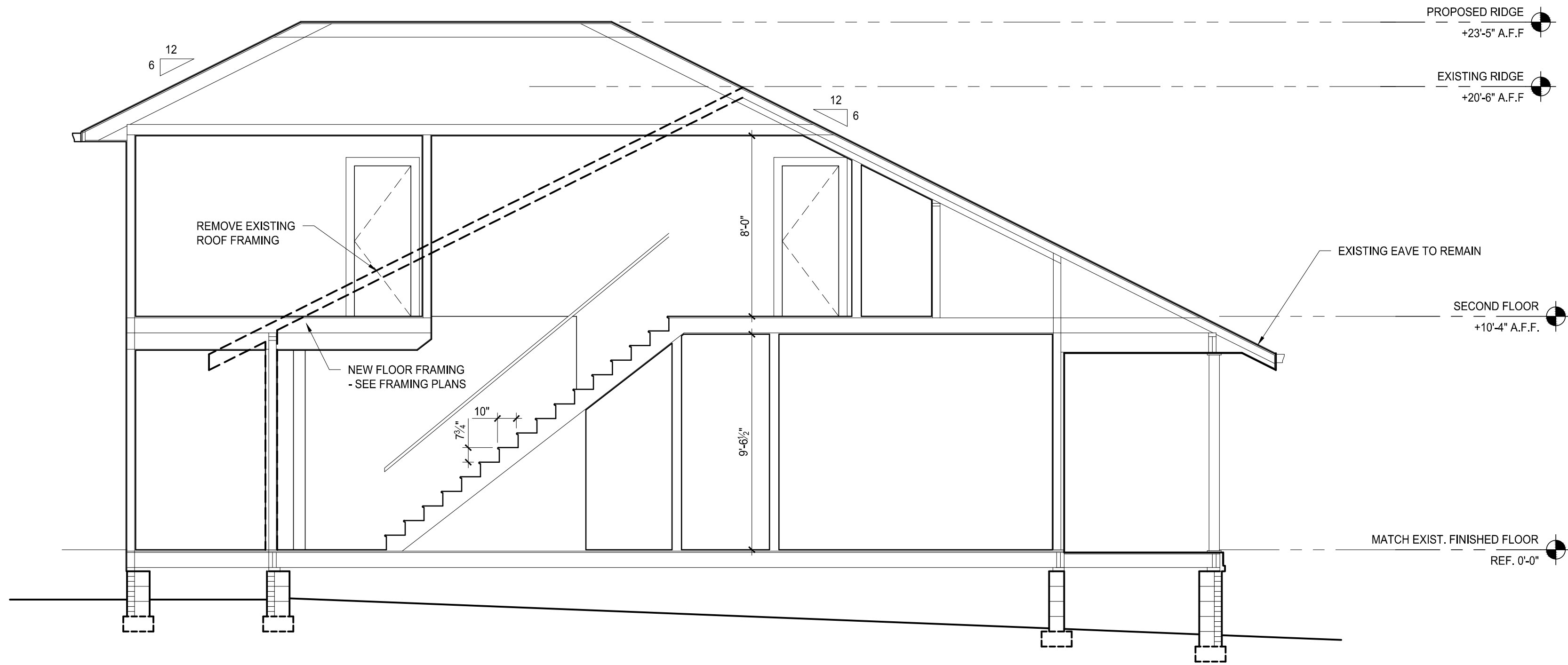
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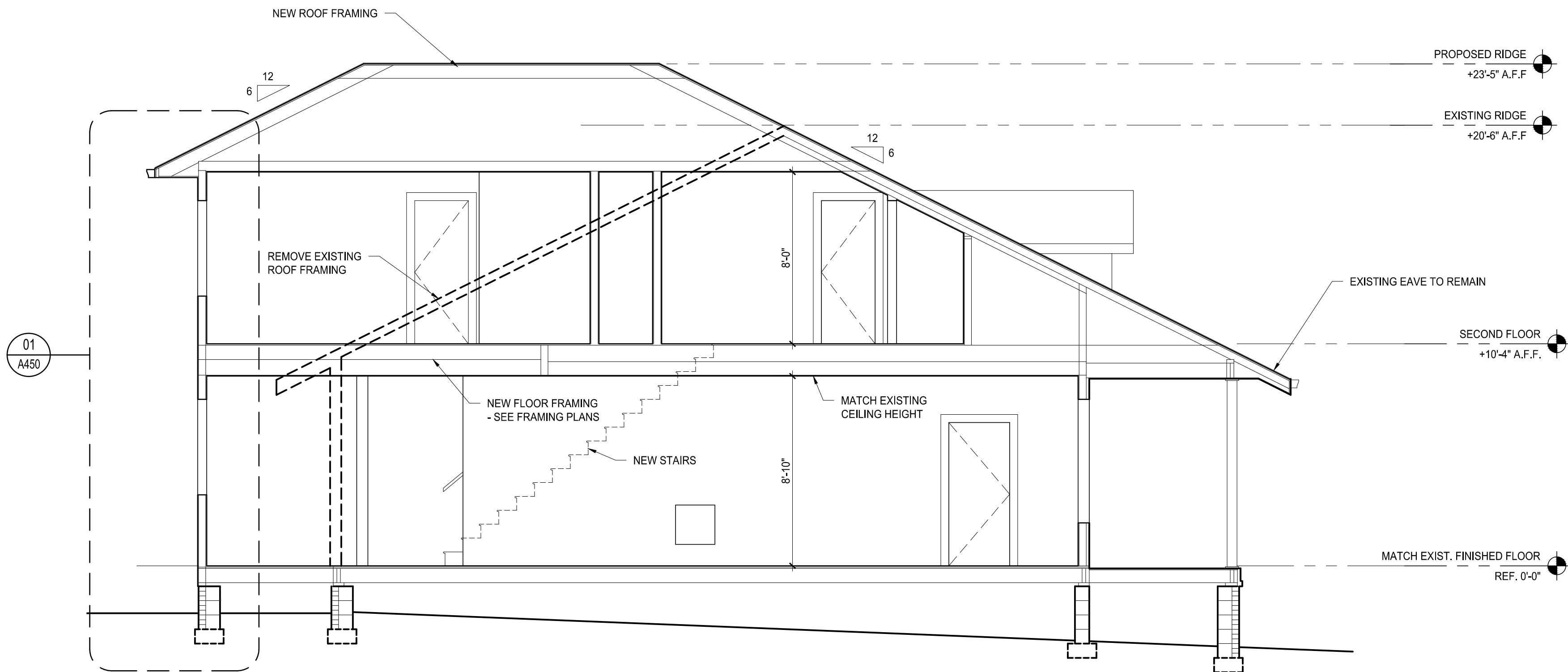
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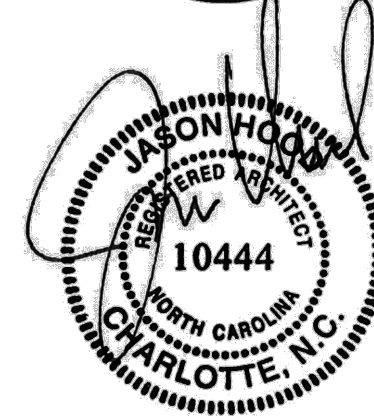
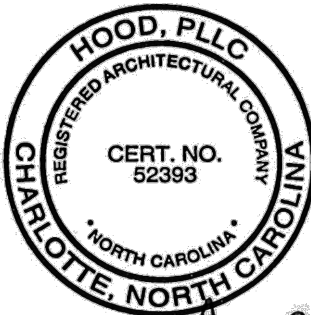
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OVERALL
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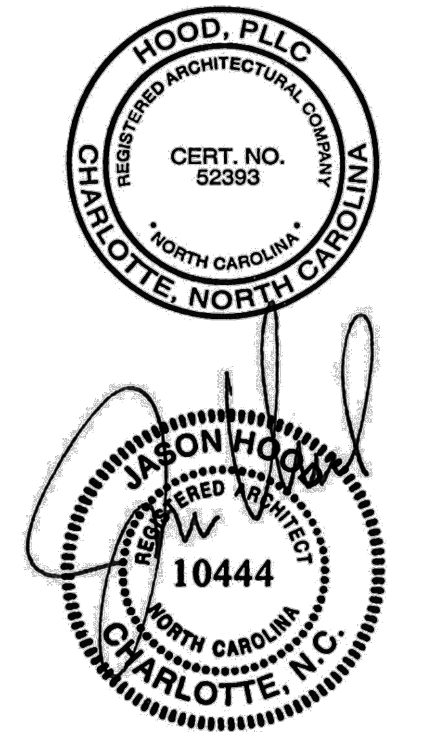
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Project Number
0215

Issue Date
02/18/2015

Revisions
03/26/2015 REVISED PER COMMENTS

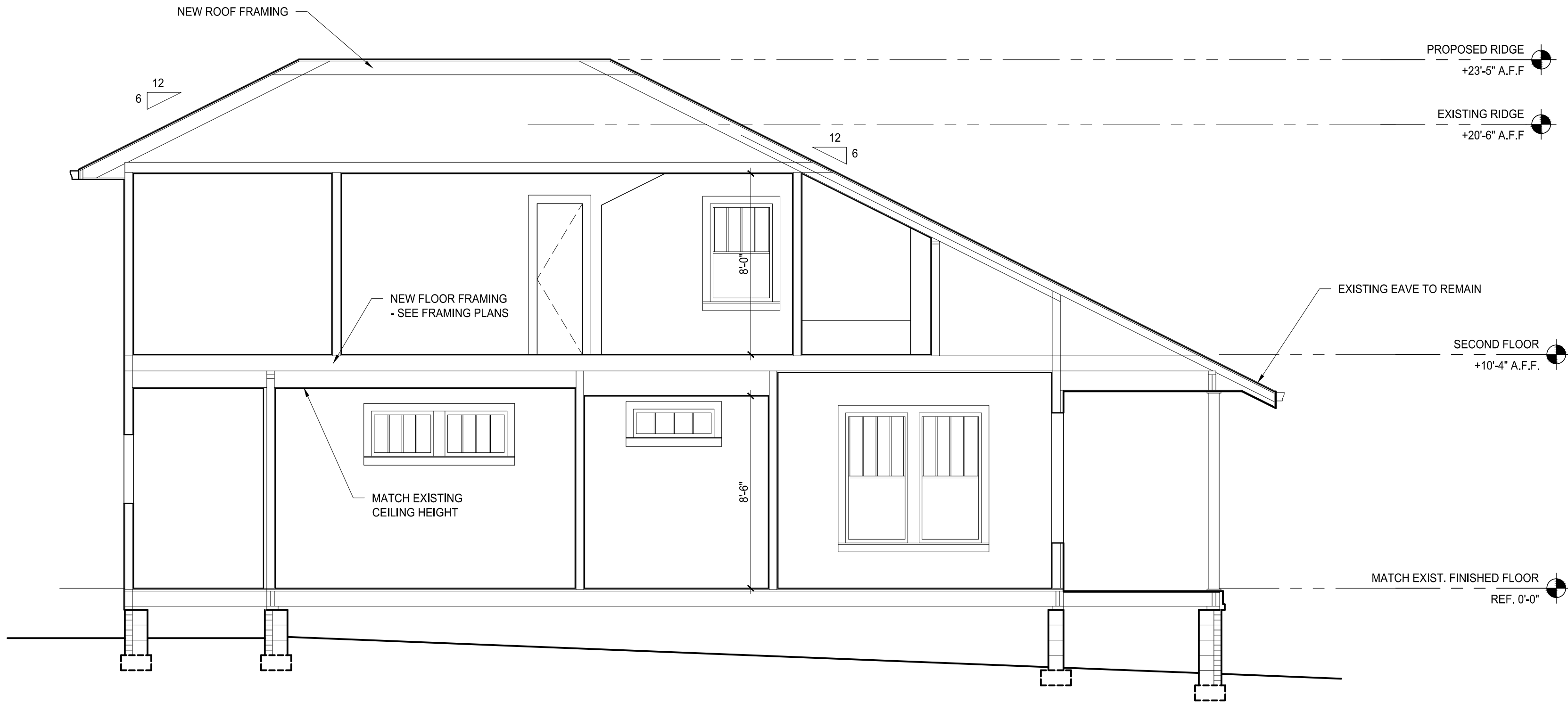
Sheet Name

OVERALL
SECTION

Sheet Number

A401

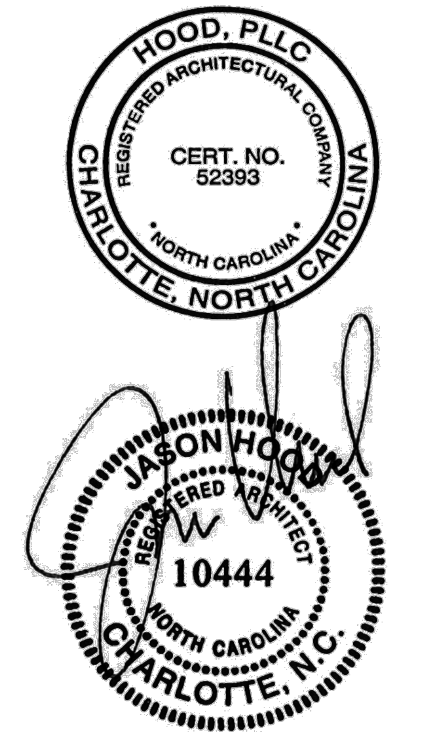
APRIL 2015



OVERALL SECTION 1/4" = 1'-0" 01



ARCHITECTURE
HOOD PLLC
4400 PARK ROAD
CHARLOTTE NC 28209
704 576 1427



02/18/2015

GLASSBERG RESIDENCE

CHARLOTTE, NC

OWNER: JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
CHARLOTTE, NC 28203

PROJECT LOCATION:
316 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number
0215

Issue Date
02/18/2015

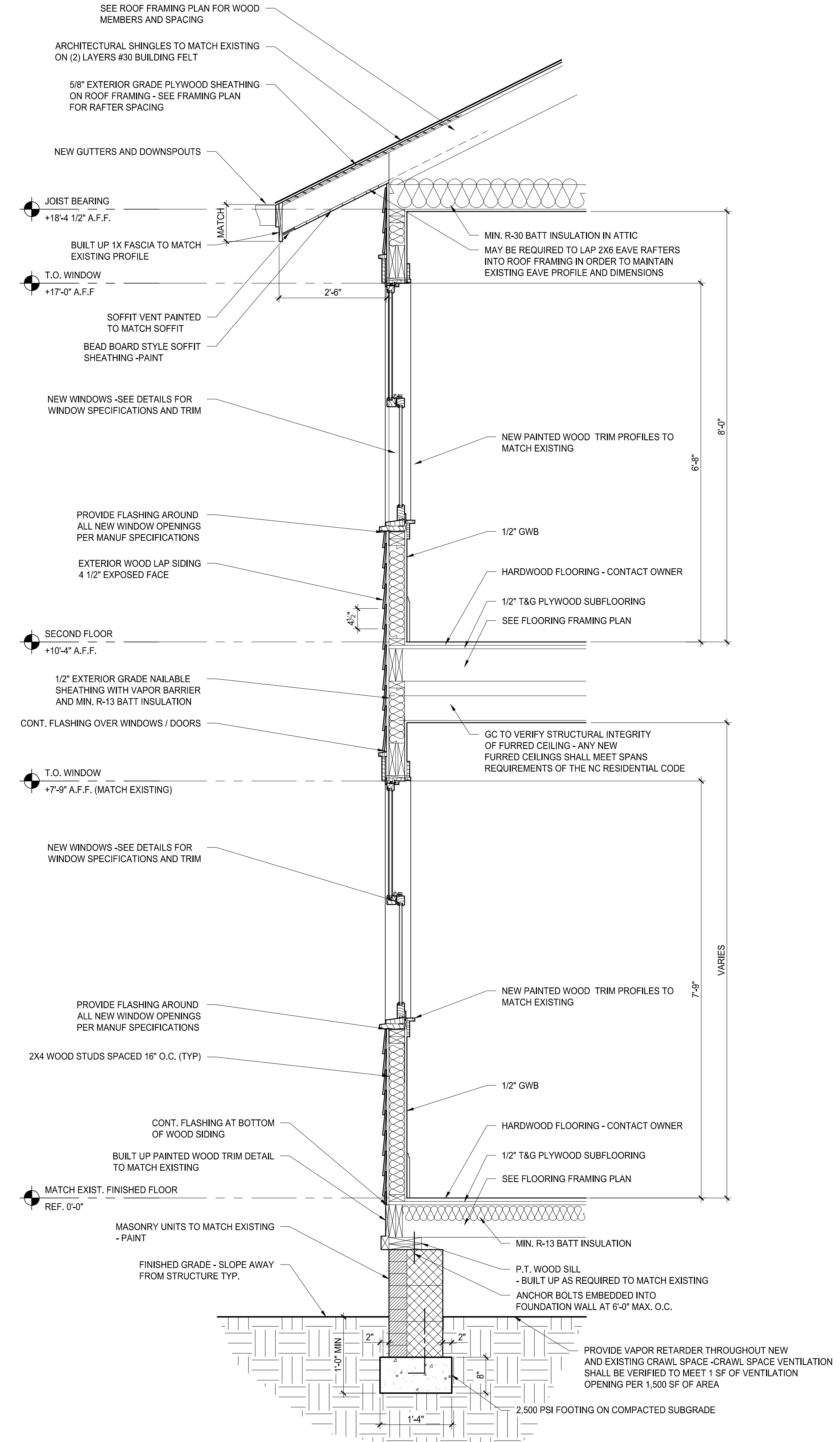
Revisions
03/27/2015 REVISED PER COMMENTS

Sheet Name

WALL
SECTION

Sheet Number

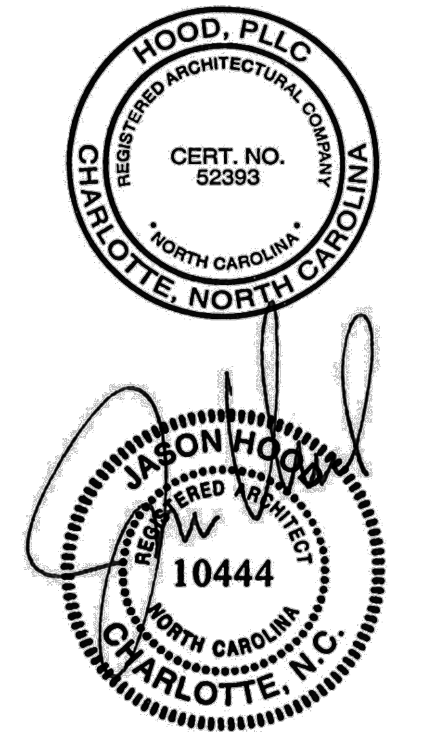
A450



WALL SECTION 3/4" = 1'-0" 01



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02/18/2015

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Project Number 0215

Issue Date 02/18/2015

Revisions

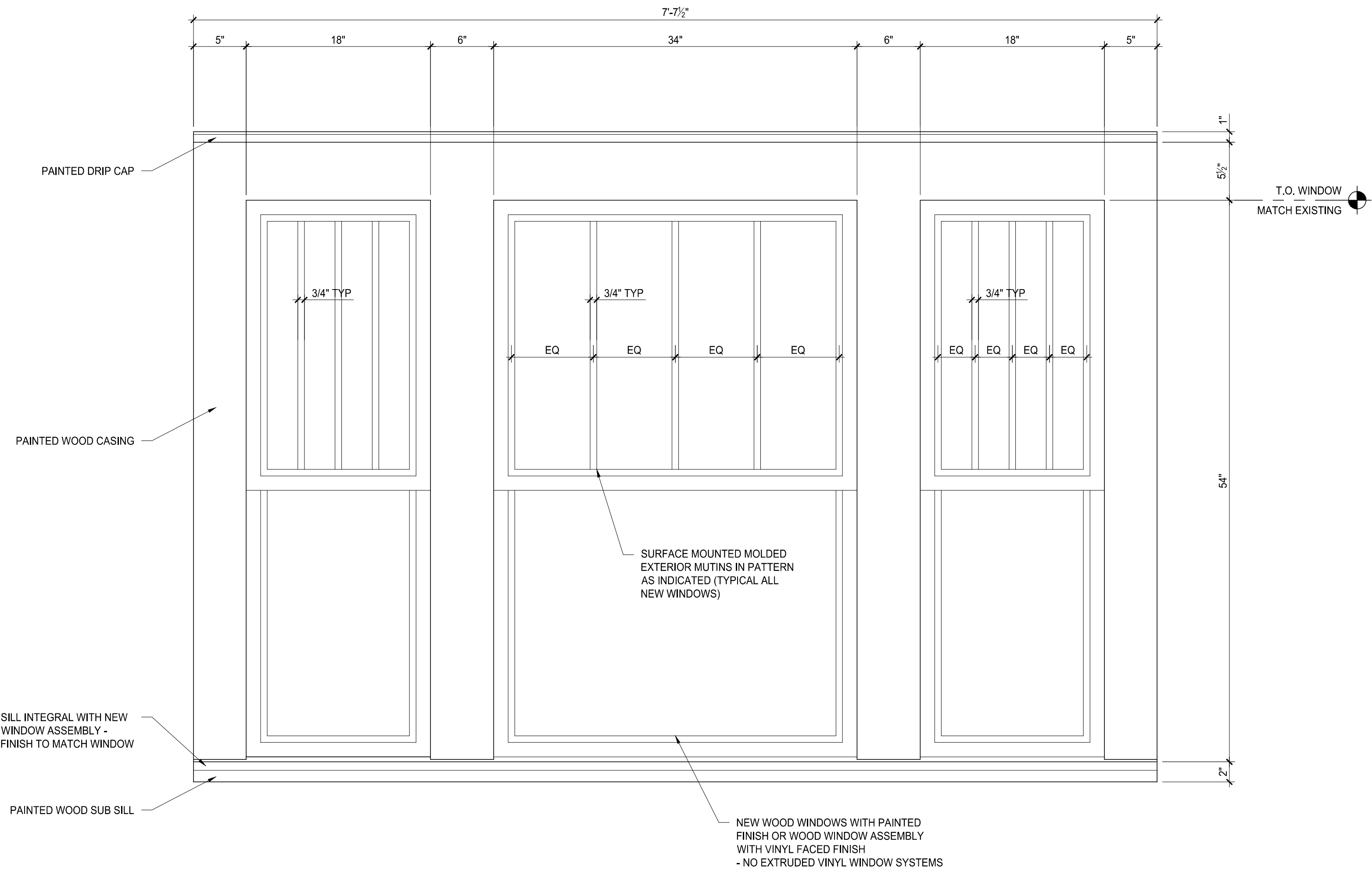
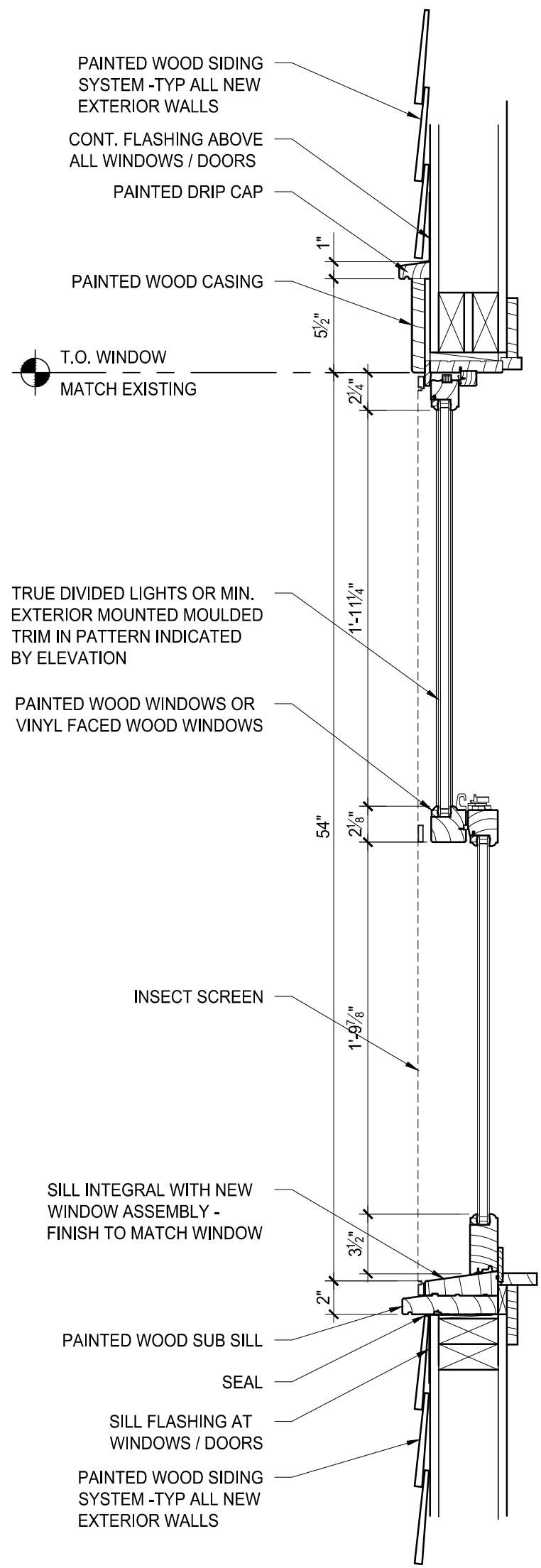
03/27/2015 REVISED PER COMMENTS

Sheet Name

**WINDOW /
DOOR
TRIM DETAILS**

Sheet Number

A500





DOOR SHALL BE PAINTED
TO MATCH TRIM

Door Elevation