

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 201 West Park Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Ed Bowers

The project was continued from October for 1) Accurate grade and ramp slope on all elevations, 2) A complete site plan and 3) Additional photos of existing building.

Details of Proposed Request

Existing Context

The structure is a one story ranch style building constructed in 1955 located at the corner of South Tryon St. and West Park Av. The building is used for commercial/office.

Proposal

The project is the installation of a wheelchair ramp at the front entrance. The ramp material is wood. The site plan includes a landscaping plan and parking location.

Policy & Design Guidelines – Additions, page 36

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

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

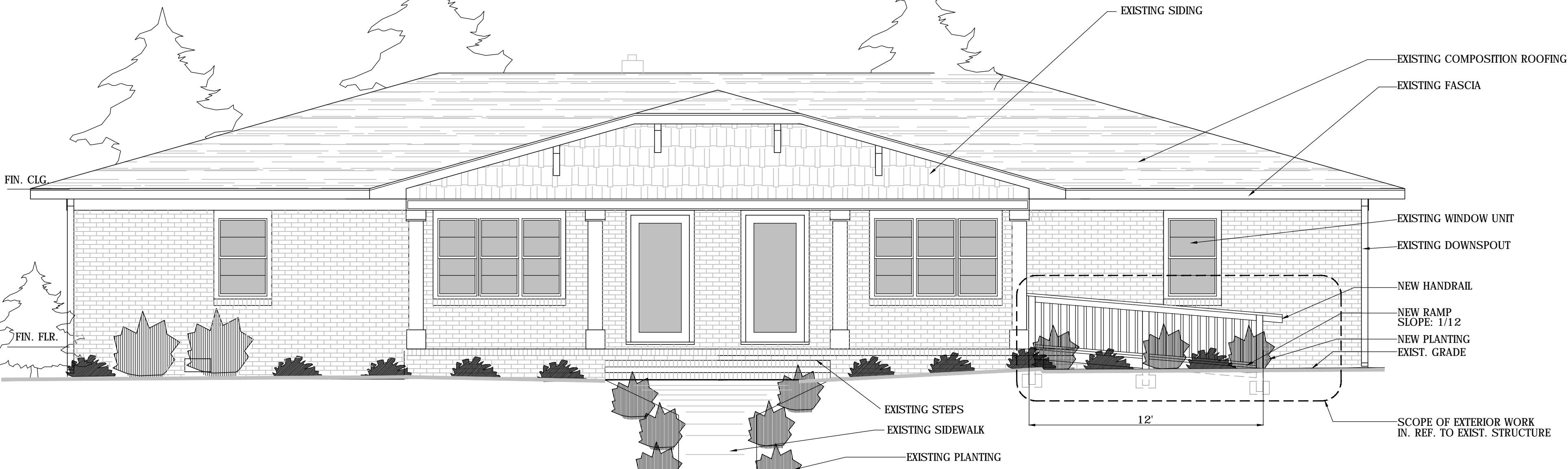
The Commission will determine if the proposal meets the applicable guidelines for additions.



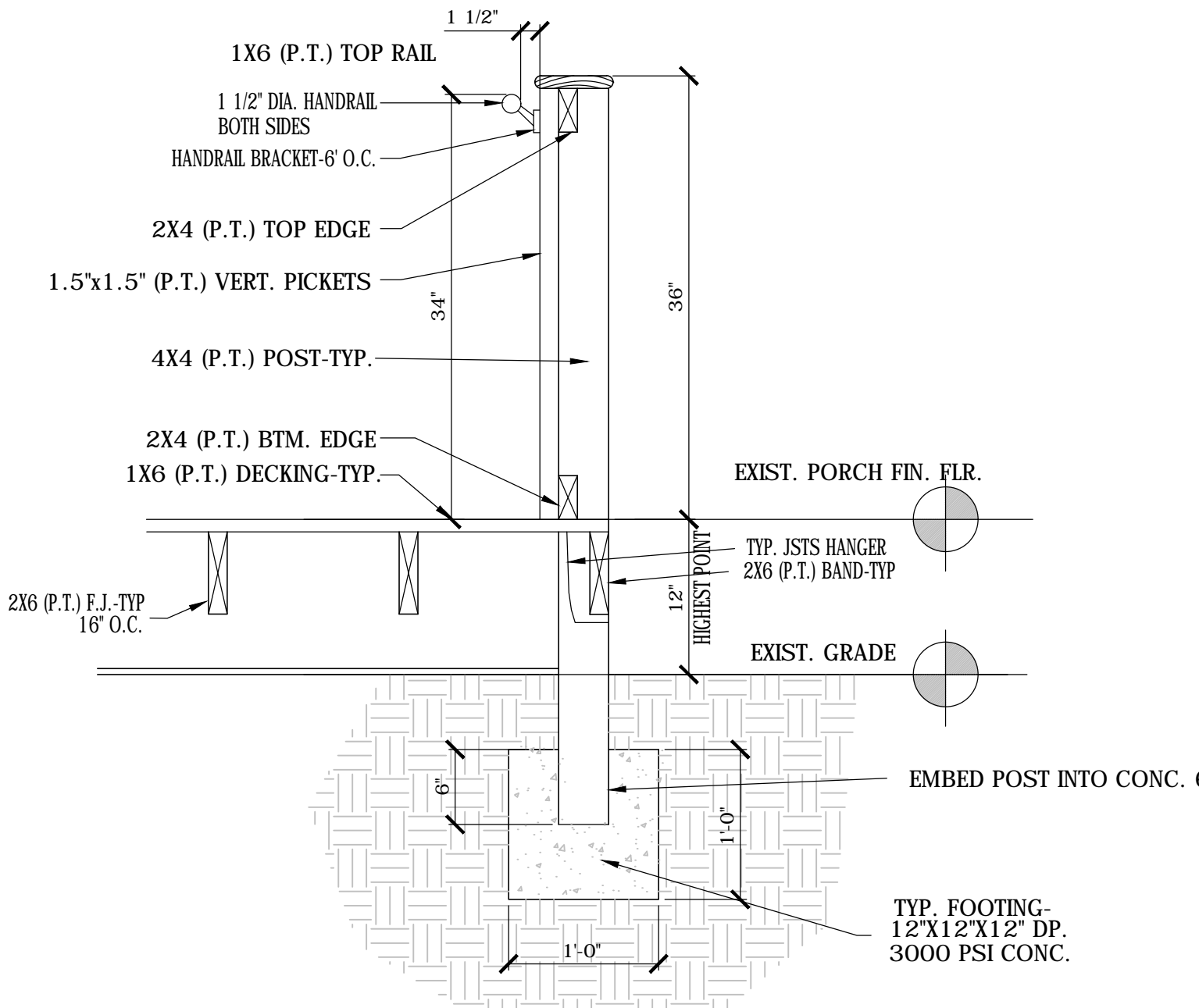


Charlotte Historic District Commission - Case 2016-257
HISTORIC DISTRICT: WILMORE
ADDITION

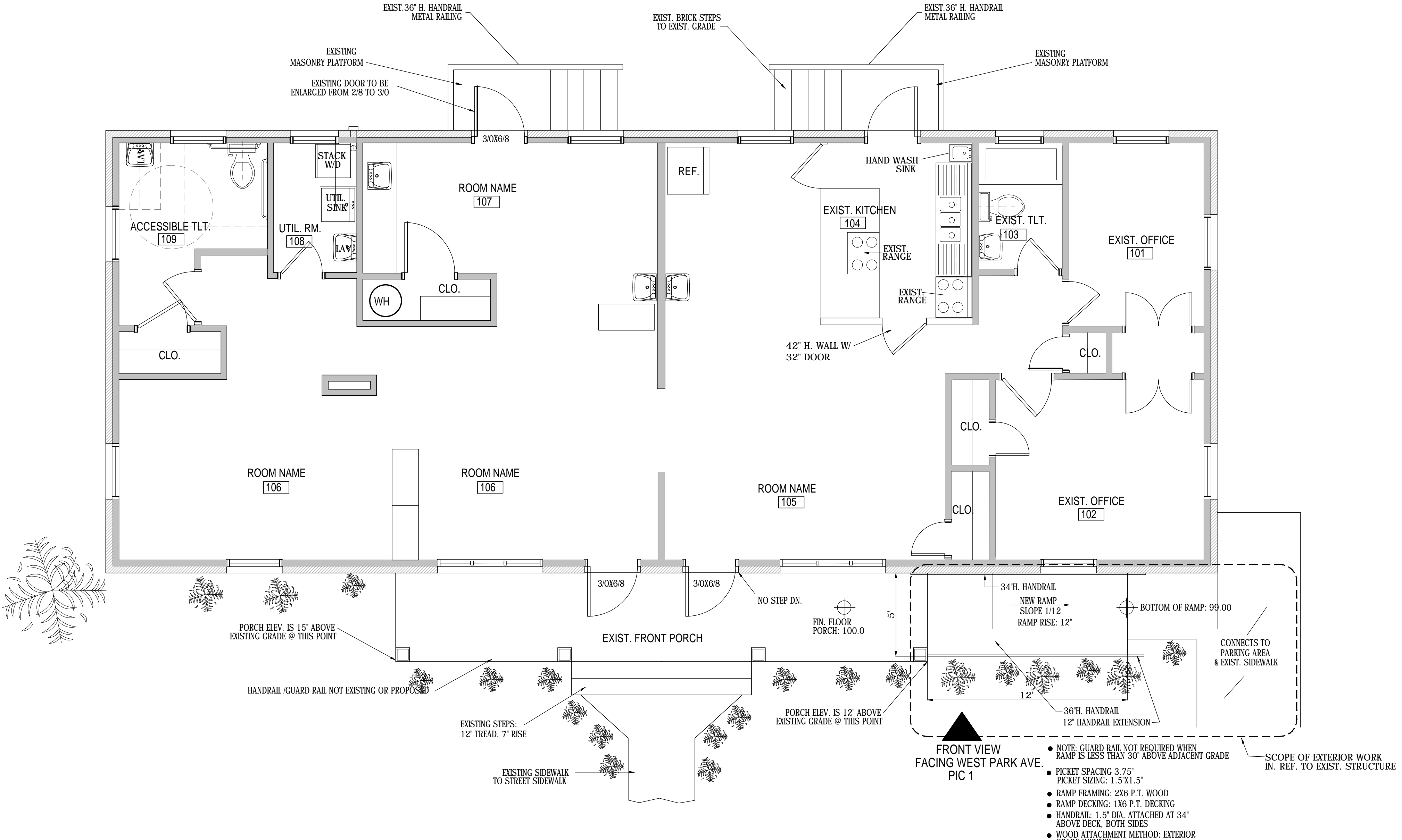




3 EXISTING ELEVATION FACING WEST PARK AVE.
A20 SCALE: 1/4"=1'-0"



2 TYPICAL SECTION THRU RAMP
A2.0 SCALE: 1"=1'-0"



1 PROPOSED FLOOR PLAN
A2.0 SCALE: 1/4"=1'-0"

BOWERS & ASSOCIATES

1277 CAMERON ROAD
YORK, S.C. 29745
803-322-4597

BUILDING UPFITS

OWERS & ASSOCIATES

Ed Bowers

21.2016

LITTLE ANGELS ACADEMY

201 WEST PARK AVE.
CHARLOTTE, N.C. 28214

FLOOR PLAN-ELEVATION

201 WEST PARK AVE.
CHARLOTTE, N.C. 28214

REVISIONS:		
NO.	DATE:	DESCRIPTION
1		
2		
3		
4		
DATE:		9.21.16
SCALE:		AS SHOWN
DRAWN BY:		ELB
CHECKED BY:		ELB
JOB NO.		LITTLE ANGELS
CAD FILE:		LITTLE ANGELS

DATE: 9.21.16

SCALE: AS SHOWN

DRAWN BY: ELB

CHECKED BY: ELB

JOB NO. LITTLE ANGELS

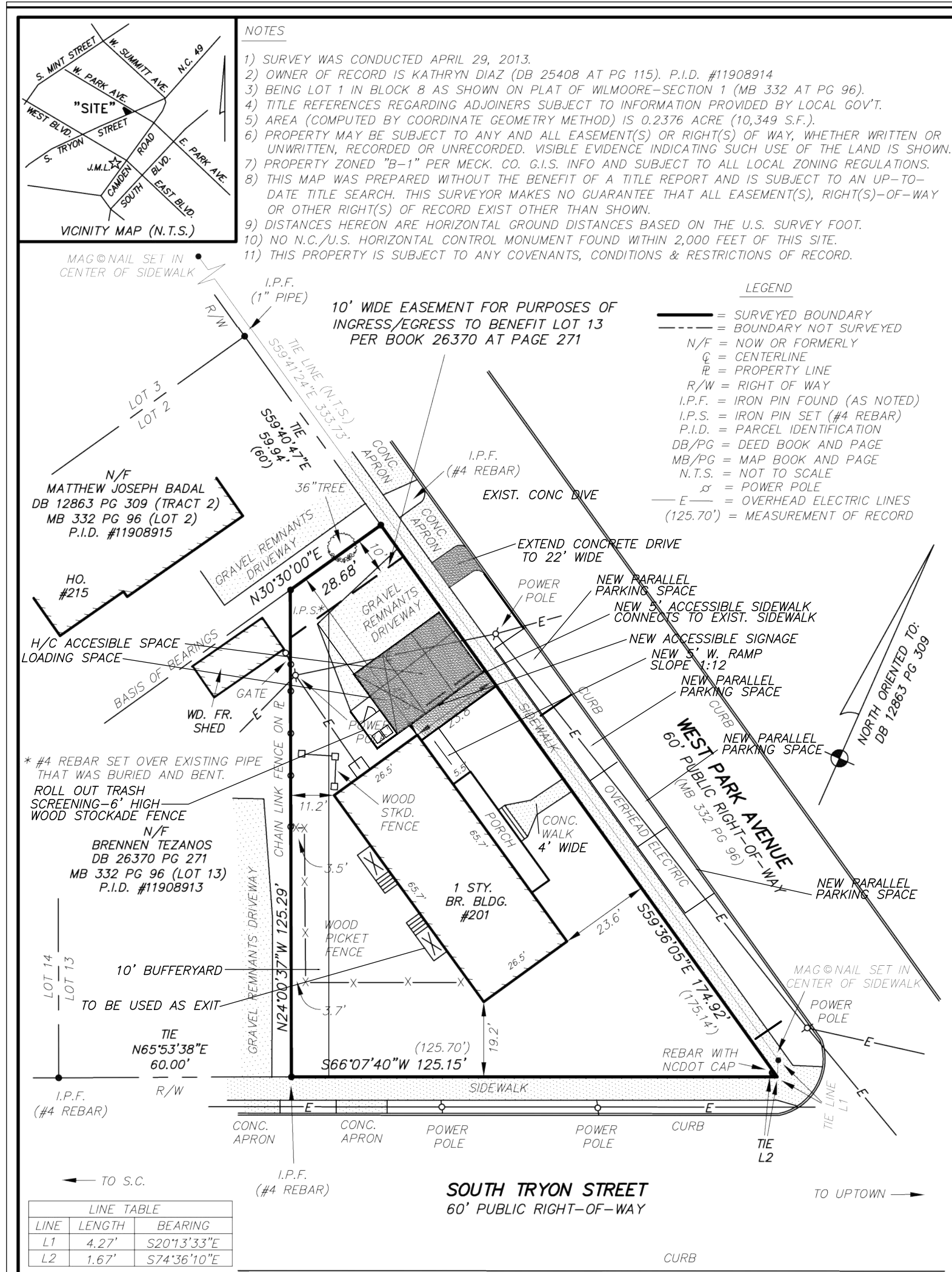
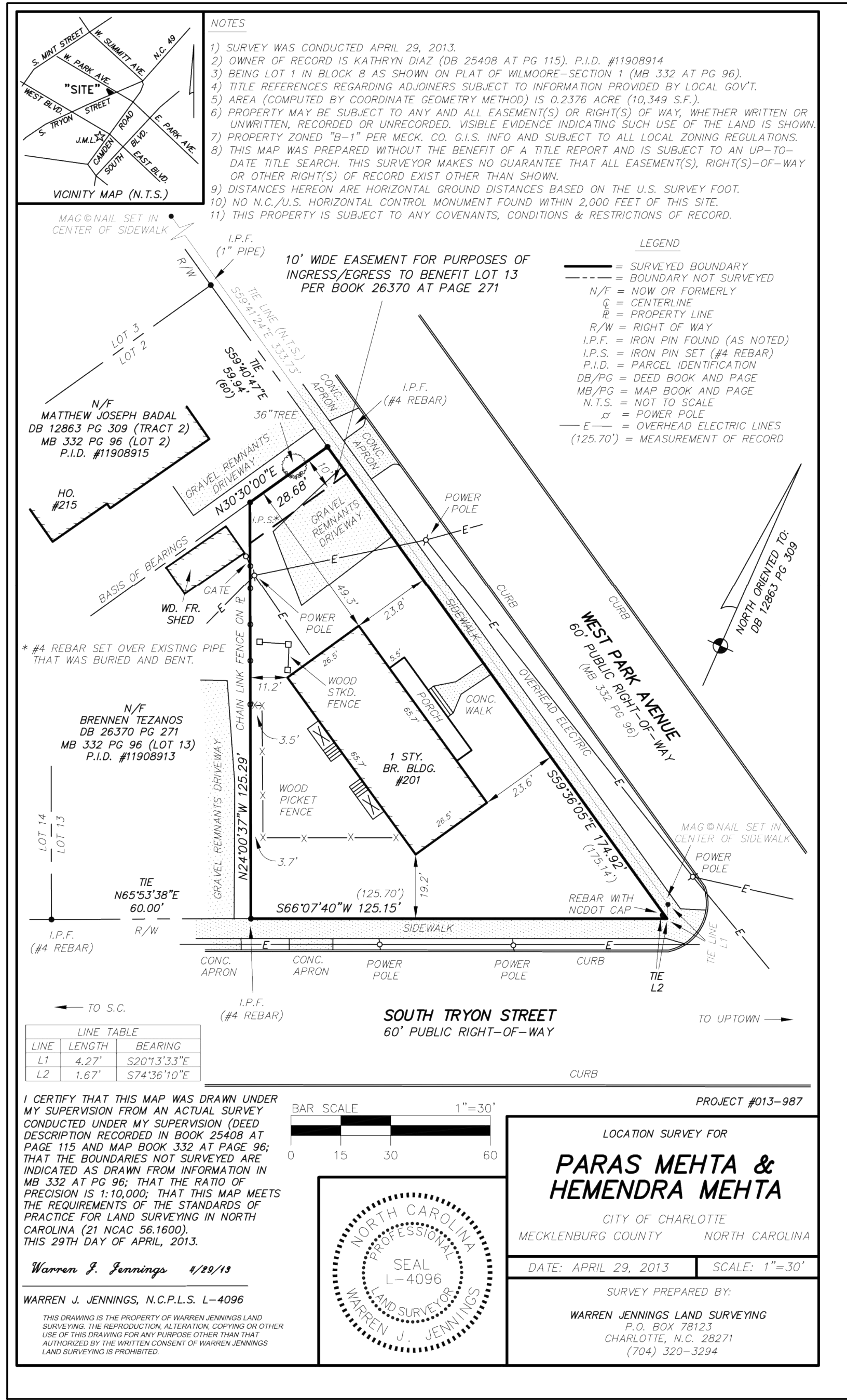
CAD FILE: LITTLE ANGELS

A2.0

SCOPE OF WORK

VICINITY MAP

RESUBMISSION NOVEMBER



2 EXISTING SITE SURVEY
S10 SCALE: 1"=30'

1 PROPOSED SITE PLAN
S1.0 SCALE: 1"=30'

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SIGN-CODE ANALYSIS
BUILDING UPGITS

BOWERS & ASSOCIATES

Ed Bowers

9.21.2016

PROPOSED RENOVATIONS FOR:
LITTLE ANGELS ACADEMY

201 WEST PARK AVE.
CHARLOTTE N.C. 28214

SITE PLAN

REVISIONS

NO.	DATE:	DESCRIPTION
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DATE: 9.21.16

SCALE: AS SHOWN

DRAWN BY: ELB

CHECKED BY: ELB

JOB NO. LITTLE ANGELS

CAD FILE: LITTLE ANGELS

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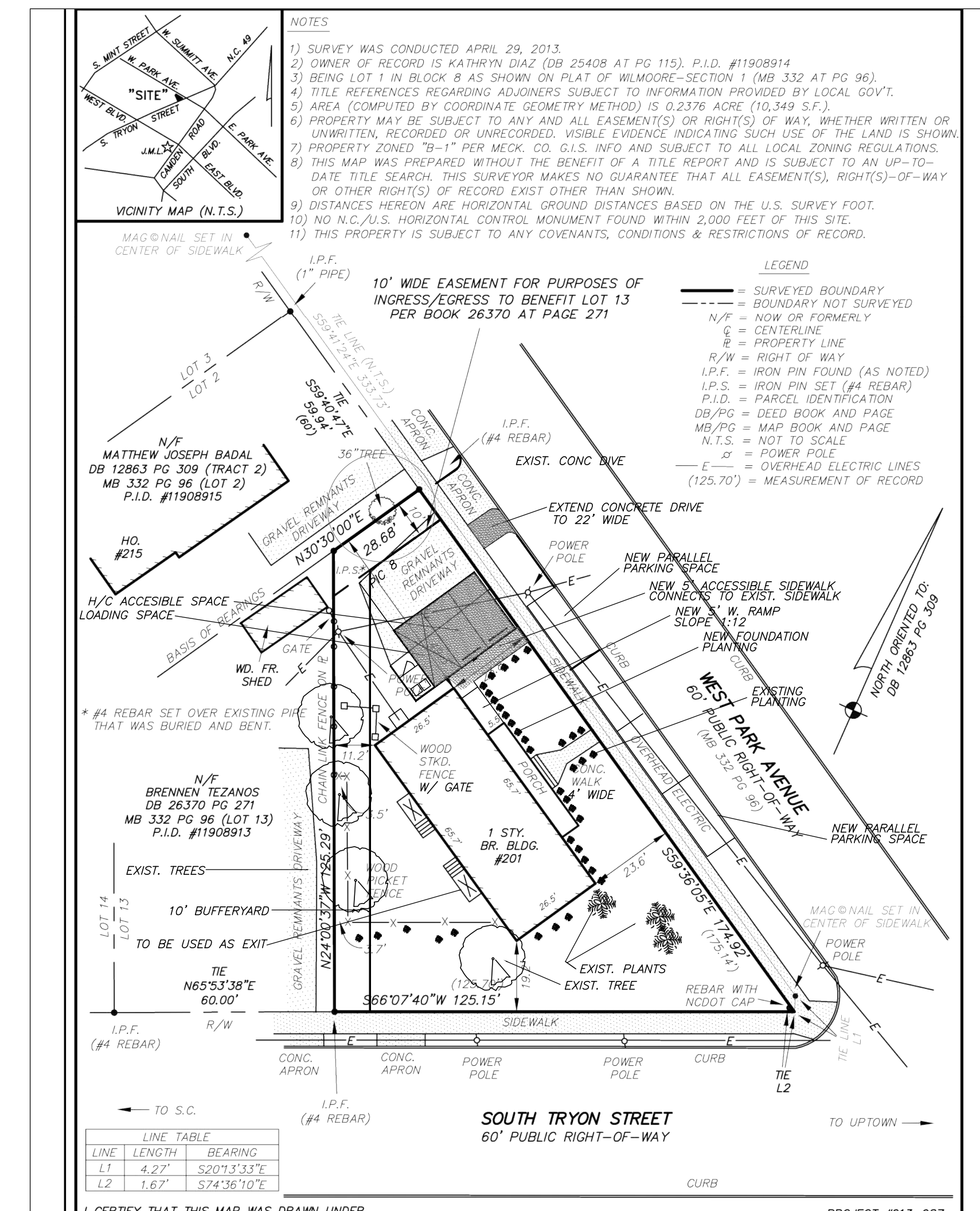
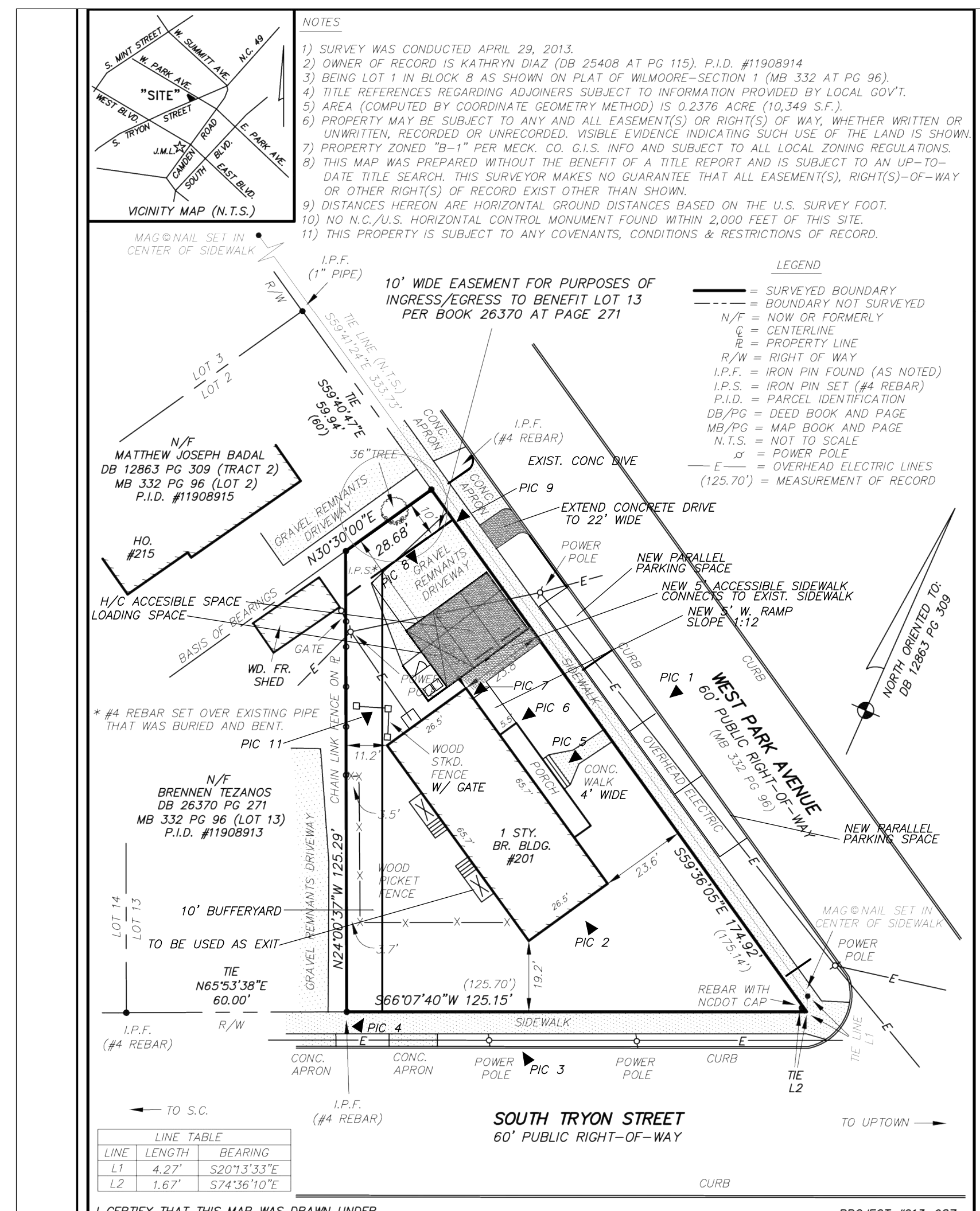
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Abstract



RESUBMISSION NOVEMBER



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DESIGN-CODE ANALYSIS
BUILDING CODES

BOWERS & ASSOCIATES

Ed Bowers

9.21.2016




PROPOSED RENOVATIONS FOR:

LITTLE ANGELS ACADEMY

201 WEST PARK AVE.
CHARLOTTE, N.C. 28214

LANDSCAPING PLAN, PIC REF.

REVISIONS:

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DATE:		9.21.16
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