
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 227 West Park Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Keith Wesolowski

The application was continued from April for the following items: 4.5 - Roofs and 6.10 - Roof Form. Restudy transition of roof and dormer, 6.12 - Windows. Provide original window example, 8.5 - Trees. Provide a tree protection plan

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1931. House height is 18' from the first floor to ridge. The foundation and porch piers are painted brick. Adjacent structures are 1 to 2 stories in height. The tallest original house on the street is at the corner of West Park Avenue and Southwood Avenue, 255 West Park Avenue. A mature canopy tree in the rear yard will remain. The applicant has included an approved plan similar to the current proposal.

Proposal

The project is an addition to the rear that maintains the existing pitch and increases the ridge approximately 4'-8". The front elevation does not change with the exception of a new front door and chimney extension. The addition begins toward the middle of the house and continues toward the rear with side dormers, a rear facing gable and rear porch. Existing windows and other details to remain are noted on the elevations. New windows will match existing in trim and material. Other architectural features include cedar shake and lap siding, wood trim details, open eaves with brackets, exposed rafter tails and brick foundation. Eave dimensions will match existing.

Revised Proposal – April 11, 2018

1. The mature trees on the right side have a tree protection letter and area outlined on the site plan.
2. Eave brackets have been added to the side dormers to match the original brackets on the house.
3. Window elevations and section details have been added.

Revised Proposal – May 9, 2018

1. The chimney on the right side has been removed from the plan. Tree protection plan remains.
2. Original roof eaves on left and right sides remain.
3. Original window and revised window designs are included in the plans.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

1. The proposed ridge height does not exceed the tallest historic single family height nor change the form and pitch of the original roof.
2. The proposal meets the guidelines for additions including sections 4.5, 6.10, 6.12 and 8.5.
3. Minor detail changes may be reviewed by staff.

Charlotte Historic District Commission Case 2018-071
HISTORIC DISTRICT: WILMORE
ADDITION



-  227 West Park Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

3/8/2018



NUMBER	DATE	REVISION BY	DESCRIPTION

PLOT PLAN

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

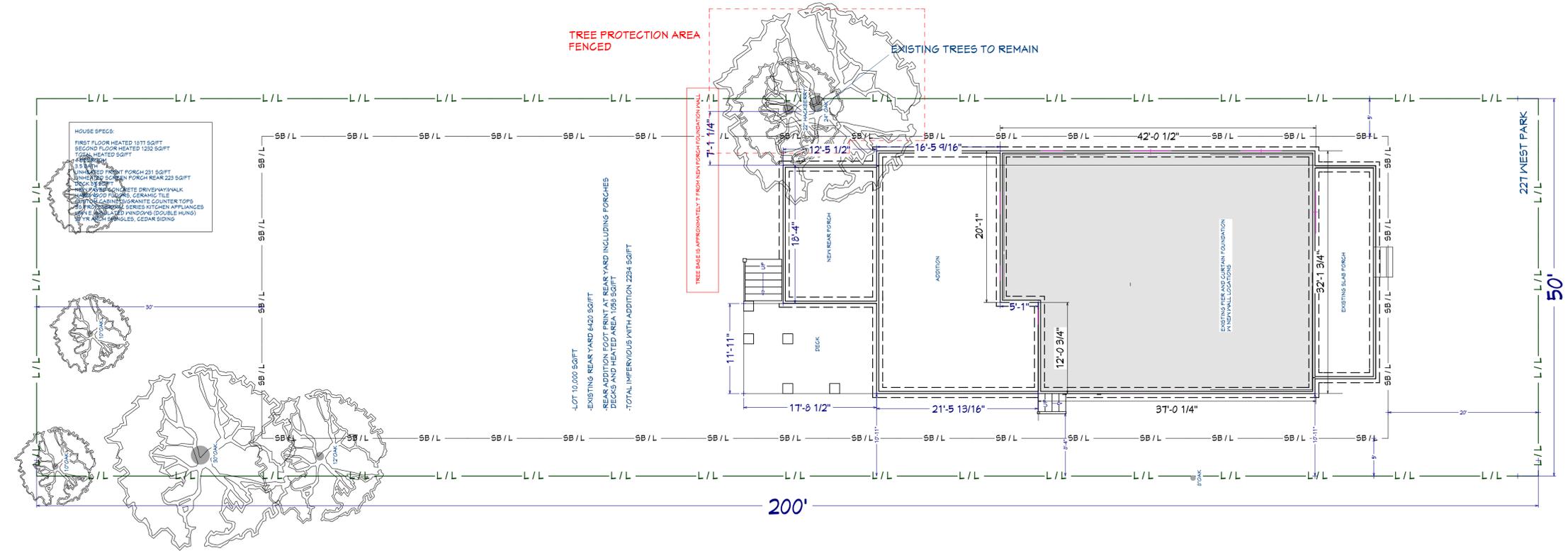
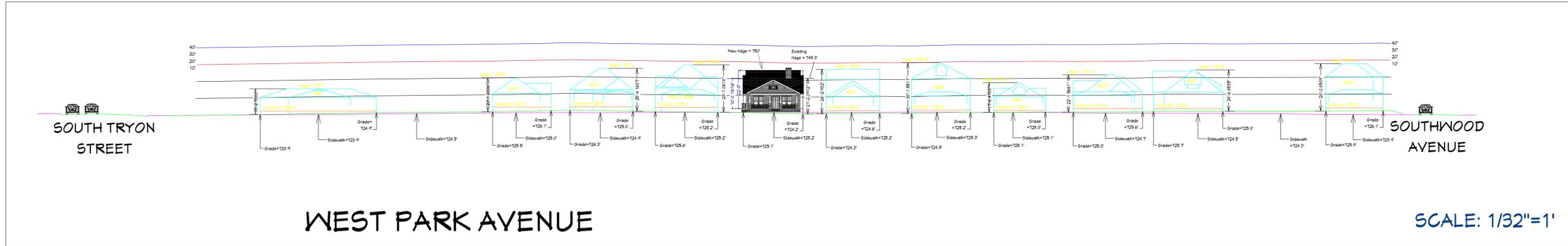
4/30/2018

SCALE:

1/8"=1'

SHEET:

A-1





RE: 227 W. Park Ave
Charlotte, NC 28203

Requested by Ram Construction

Issue: Need of tree protection zone and to help mitigate potential stresses on the root zone from upcoming construction

The tree protection zone that we would prescribe for the Oak and Hackberry located back left of the structure on the property is as follows.

- A fenced area following as close to the drip line of trees as possible
- Mulching inside the fenced area with 2' - 3" of mulch
- A soil Therapy treatment consisting of inoculating the critical root zone with mycorrhizal spores and biostimulants to help increase water and nutrient uptake
- Tree Growth Regulator treatment

Please feel free

--

Joshua Milbourne
Certified Arborist - SO 7523A
Schneider Tree Care
864-430-1450



3/20/2018

28587

Charlotte
2426 Berryhill Rd
Charlotte, SC 28208
www.SchneiderTree.com

Ram Construction -227 W. Park Ave
401 Rensselaer Ave
Charlotte, NC 28203

Dear Keith:

Thank you for giving us the opportunity to work with you and your property. Below are outlined the service, details, and prices we discussed:

Service Name	Estimate Description	Amount
Prune	<p>Prune Located: Oak (Quercus sp) Back, right Procedure: Crown raise by removing the lowest limb (10") growing over the client's roof.</p> <p>Equipment / Crew Needed: Climbing or Bucket Crew, Chip Truck, w/ Chipper</p> <p>NOTE: Price provided includes the removal of all debris unless otherwise noted.</p>	600.00
Discount		0.00
Soil Therapy	<p>Soil Therapy Located: Hackberries (Celtis sp) and Oak (Quercus sp) Back, right Procedure: Inoculate critical root zone with mycorrhizal spores and biostimulants to help increase water and nutrient uptake. Should be repeated annually for maximum benefits.</p> <p>NOTE: Treatment is being done in conjunction with a tree protection zone and to help mitigate potential stresses on the root zone. For long-term health, these trees should be placed on a program.</p>	250.00
Discount		0.00
Tree Growth Regulator	<p>Tree Growth Regulator Located: Oak (Quercus sp) Back, right Tree Diameter: 24"</p> <p>Located: Hackberries (Celtis sp) Back, right Tree Diameter: 22"</p> <p>Procedure: Apply tree growth regulator to gently slow the growth of trees by allowing the tree to redirect energy from canopy growth to root growth.</p> <p>NOTE: Treatment is being done in conjunction with a tree protection zone and to help mitigate potential stresses on the root zone.</p>	460.00
Discount		0.00
Subtotal		\$1,310.00
Sales Tax		\$0.00

Total \$1,310.00

We look forward to serving your tree and shrub care needs. Please let me know if you have any questions regarding the items we discussed. If anything was overlooked let me know so I can revisit your property.

Sincerely,

Josh Milbourne
Schneider Tree Care
704-567-7755
www.schneidertree.com

Sign below to accept the services as written. If you wish to only accept certain services, please initial beside each service accepted and write "no" beside those you wish to decline.

Signature: _____

Date: 3/20/18

Please sign and return a copy, with all pages, to our office, or e-sign through the link provided in the estimate email. (please print your name above your signature). Once a signed copy is returned it will be given to our scheduling team, and you will be notified of its receipt.

We are fully insured for your protection. Please ask about our General Liability and Workers Compensation Certificate. All work is performed according to ANSI A300 specifications. This estimate is valid for 30 days unless otherwise specified.

Quote Expiration Date: 4/19/2018

Tree care operations will likely result in yard damage. Discuss the potential impacts to your yard with your Arborist. Schneider Tree Care is not responsible for unmarked utilities, sprinkler systems, septic systems, or patent or latent defects on your property or trees. If we find defects in the tree(s) that were not known prior to beginning work, we may stop the job, and reassess the safety, work procedure, and liability of the job. We may have to adjust the cost of the job. If it is decided that a price adjustment is required in order to use additional resources and/or time to safely complete the job, and you would rather seek other options, we will bill for work completed based on the time spent on the job at the then current crew/equipment hour rate. We will never bill you for non-approved work or non-approved adjustments.

The total amount is due upon completion. If you are not at home at completion, payment must be postmarked within five days. Any payments not received within fifteen days will be assessed a 2.5% finance charge.

For your convenience we accept the following payment methods: Cash, Check, Money order, Visa, MasterCard, Discover, American Express. Credit card payments may be paid online at www.SchneiderTree.com, through your client portal, or called in to our corporate office at 864-244-3088.

In the event of a delinquent account, the customer is responsible for all cost of collections, attorney fees, and expenses incurred, in addition to a charge of 18% of the balance.



REVISION TABLE	
NUMBER	DATE

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

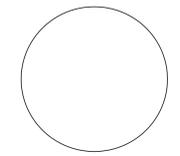
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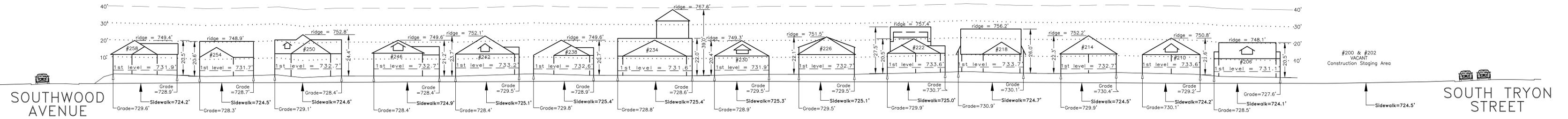
A-2

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2017.



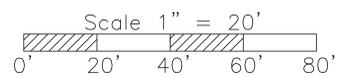
PRELIMINARY
FOR REVIEW PURPOSES ONLY
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



W E S T P A R K A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

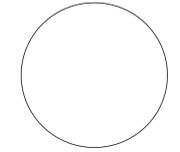
Copyright 2017
Building Heights Sketch of
200 BLOCK of WEST PARK AVENUE
FACING NORTHEAST – EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
November 6, 2017



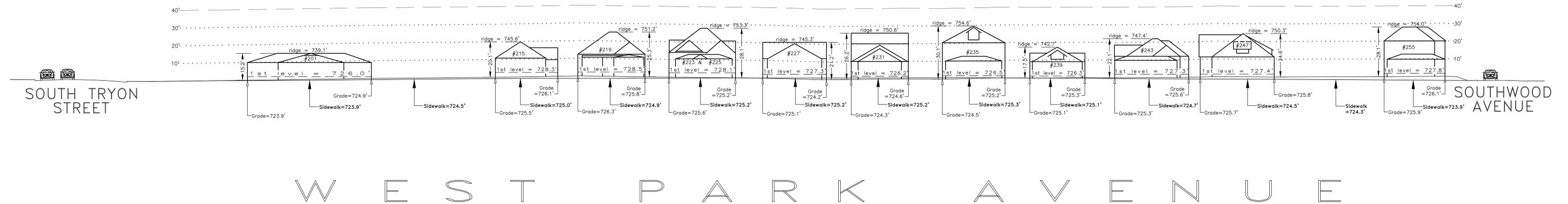
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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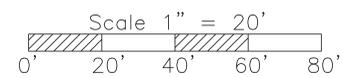


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Andrew G. Zoutewelle
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200 BLOCK of WEST PARK AVENUE
FACING SOUTHWEST – ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
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NUMBER	DATE	REVISION	DESCRIPTION

ELEVATIONS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

1/4"=1'

SHEET:

A-4



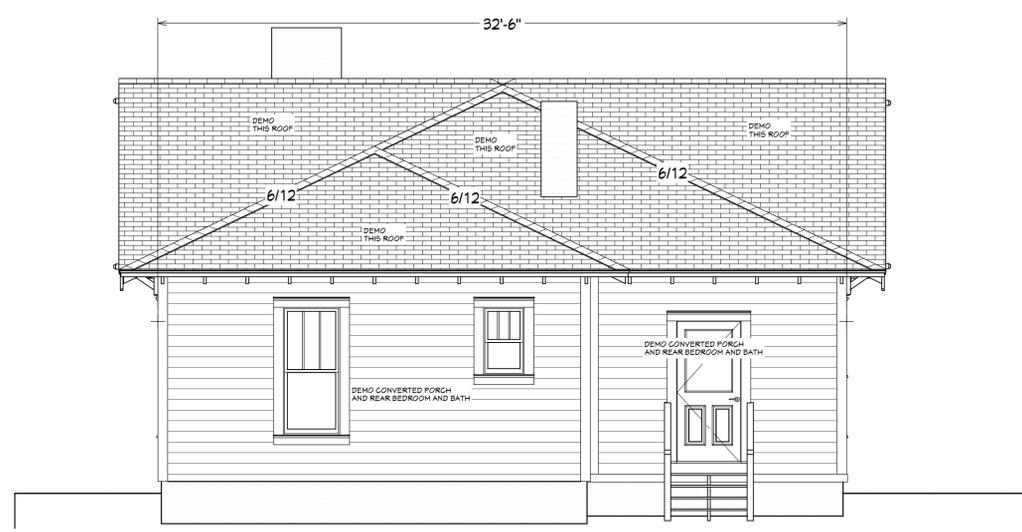
Proposed Front Elevation



Existing Front Elevation



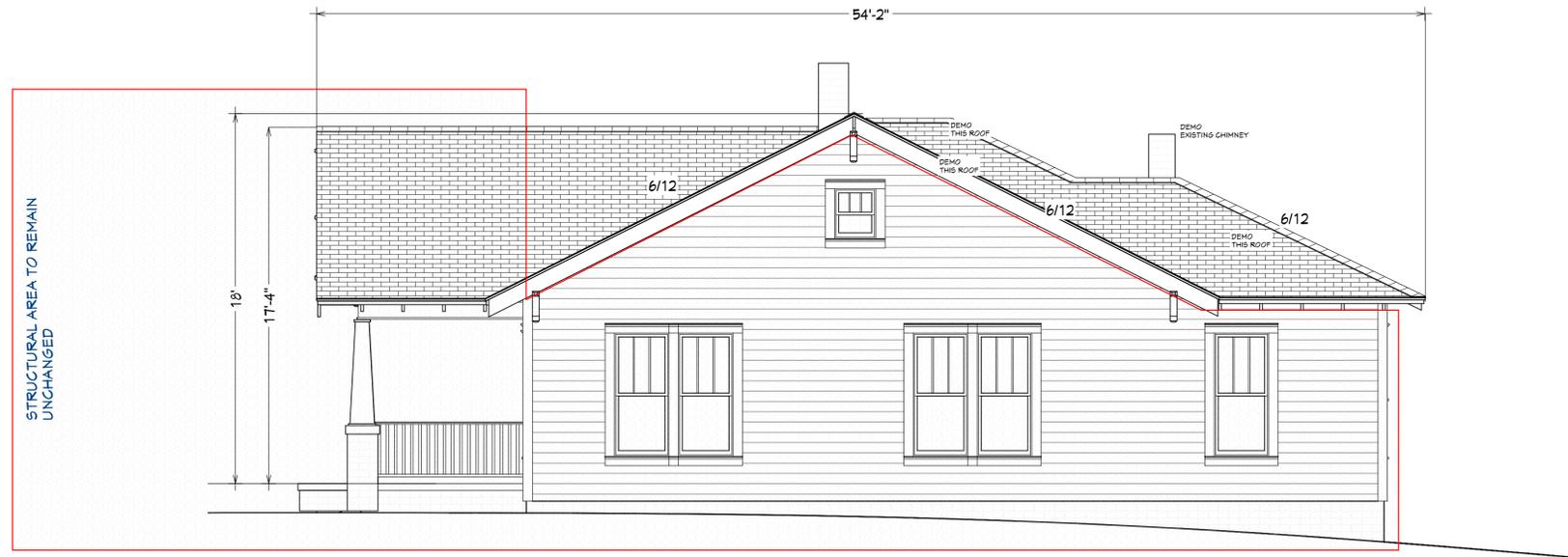
Proposed Elevation Rear



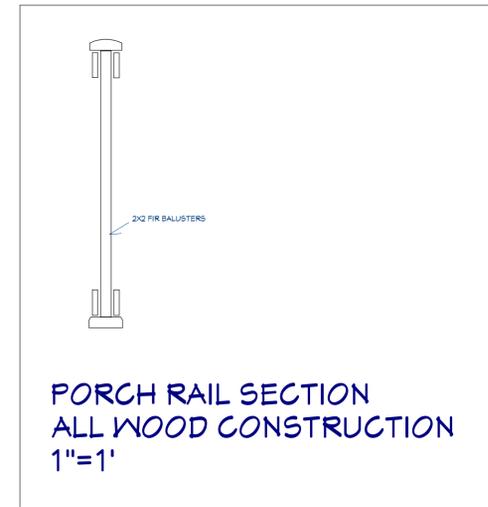
Existing Rear Elevation



NUMBER	DATE	REVISION BY	DESCRIPTION



EXISTING ELEVATION RIGHT



PORCH RAIL SECTION
ALL WOOD CONSTRUCTION
1"=1'

ELEVATIONS

ANDY MRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

1/4"=1'

SHEET:

A-5



PROPOSED RIGHT ELEVATION



NUMBER	DATE	REVISED BY	DESCRIPTION



ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

1/4"=1'

SHEET:

A-7



NUMBER	DATE	REVISION BY	DESCRIPTION

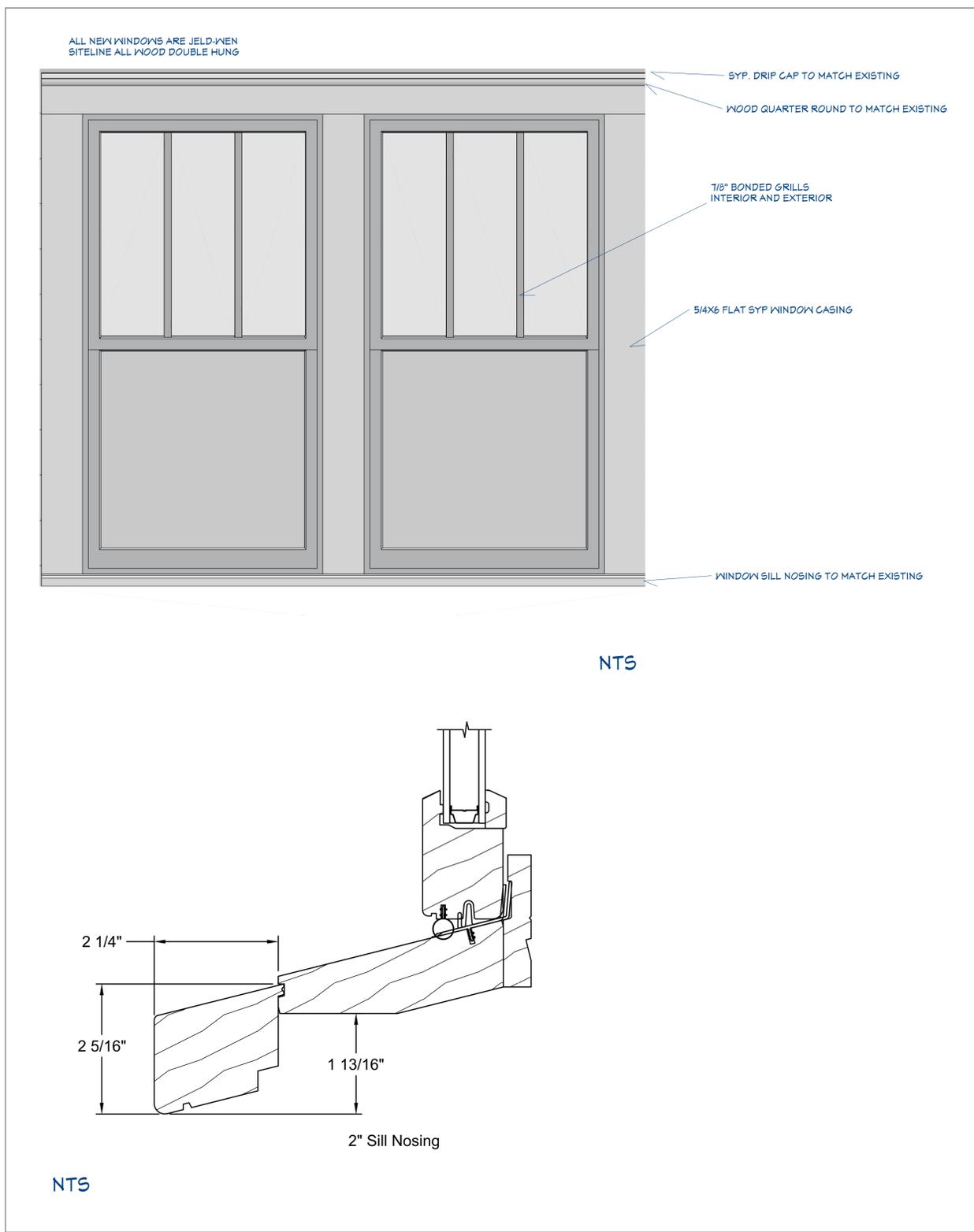
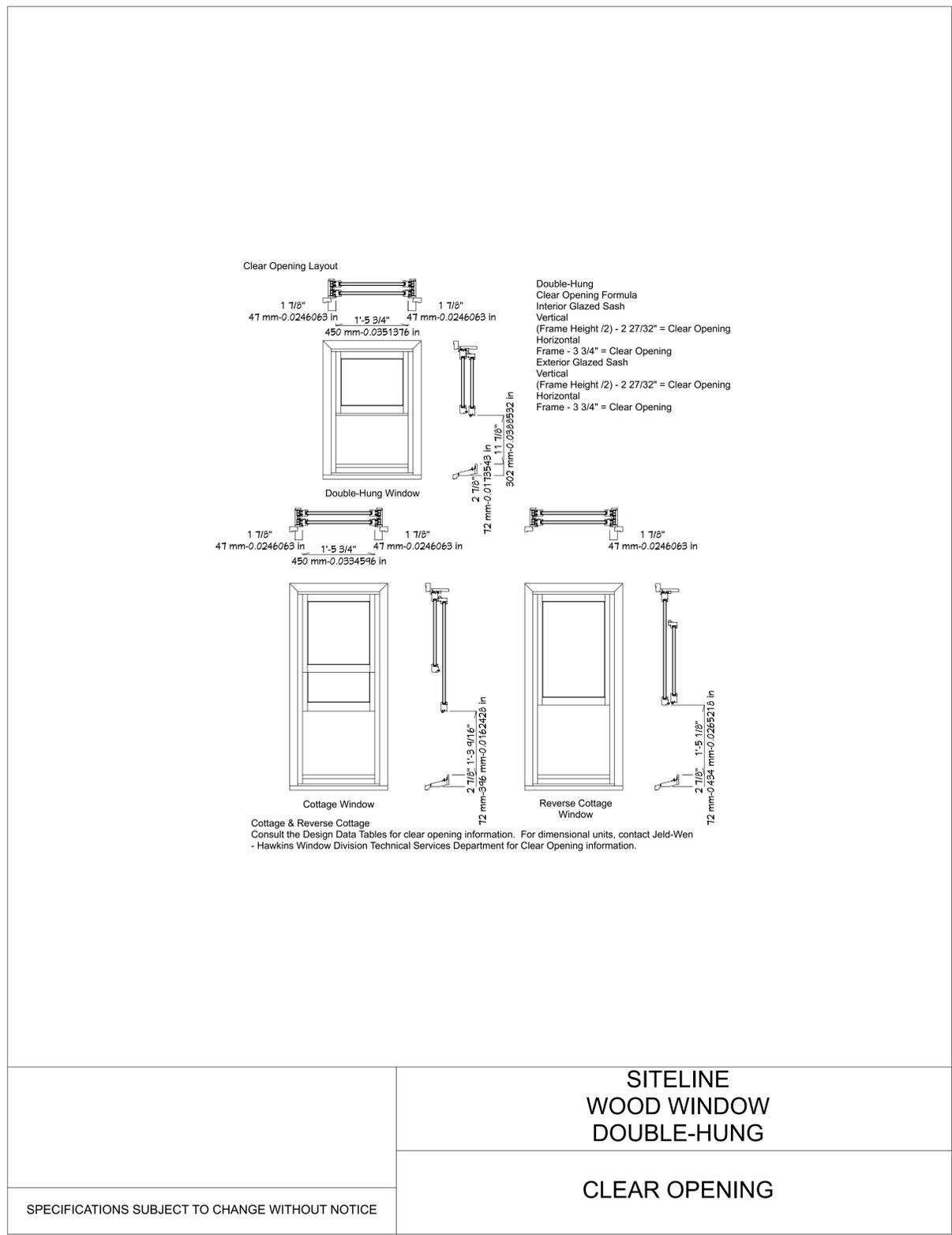
ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

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RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:
4/30/2018

SCALE:
1/4"=1'

SHEET:
A-8





3/20/2018
28587
Charlotte
2426 Berryhill Rd
Charlotte, NC 28208
www.SchneiderTree.com
Ram Construction - 227 W. Park Ave
401 Rensselaer Ave
Charlotte, NC 28203

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Discount		0.00
	Subtotal	\$1,310.00
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Total \$1,310.00

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Sincerely,

Josh Milbourne
Schneider Tree Care
704-567-7755
www.schneidertree.com

Sign below to accept the services as written. If you wish to only accept certain services, please initial beside each service accepted and write "no" beside those you wish to decline.

Signature:  Date: 3/20/18

Please sign and return a copy, with all pages, to our office, or e-sign through the link provided in the estimate email. (Please print your name above your signature). Once a signed copy is returned it will be given to our scheduling team, and you will be notified of its receipt. We are fully insured for your protection. Please ask about our General Liability and Workers Compensation Certificate. All work is performed according to ANSI A300 specifications. This estimate is valid for 30 days unless otherwise specified.

Quote Expiration Date: 4/19/2018

Tree care operations will likely result in yard damage. Discuss the potential impacts to your yard with your Arborist. Schneider Tree Care is not responsible for unmarked utilities, sprinkler systems, septic systems, or patent or latent defects on your property or trees. If we find defects in the tree(s) that were not known prior to beginning work, we may stop the job, and reassess the safety, work procedure, and liability of the job. We may have to adjust the cost of the job. If it is decided that a price adjustment is required in order to use additional resources and/or time to safely complete the job, and you would rather seek other options, we will bill for work completed based on the time spent on the job at the then current crew/equipment hour rate. We will never bill you for non-approved work or non-approved adjustments.

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In the event of a delinquent account, the customer is responsible for all cost of collections, attorney fees, and expenses incurred, in addition to a charge of 18% of the balance.



PICTURE OF EXISTING WINDOW
ALL NEW WINDOWS TO BE TRIMMED THE SAME



NUMBER	DATE	REVISED BY	DESCRIPTION

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

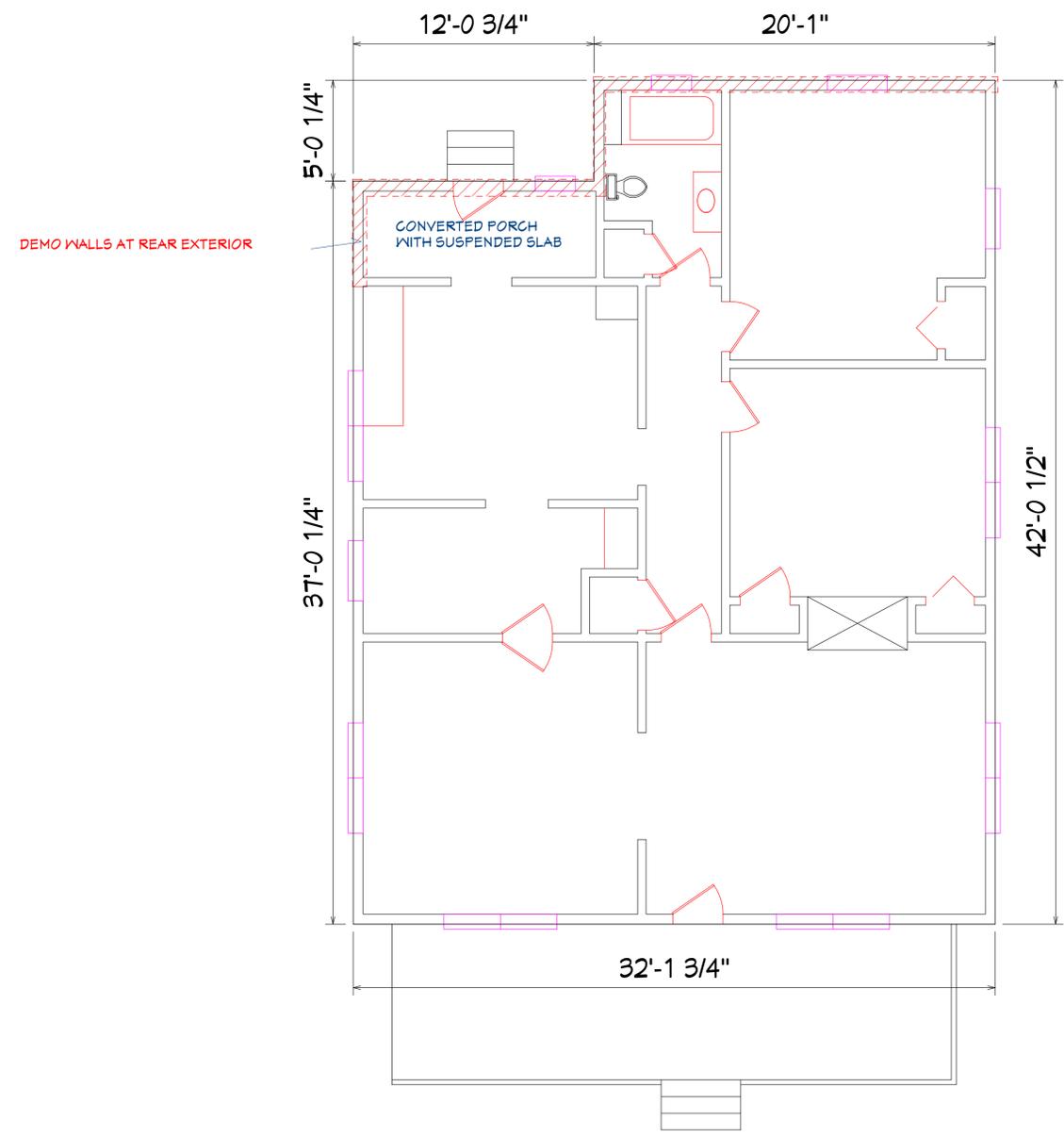
1/4"=1'

SHEET:

A-9



REVISION TABLE	
NUMBER	DATE



AS-BUILT/DEMO PLAN 1st Floor

AS-BUILT-DEMO

ANDY MRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

4/30/2018

SCALE:

1/4"=1'

SHEET:

A-3