LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 329 West Park Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Paul Kowalski, applicant / Christi Bartell, owner

Details of Proposed Request

Existing Conditions
The existing structure is a one-story Bungalow style house constructed in 1926 with a partial front porch with a gable roof. Other features include a side-gable roof with brackets, a brick chimney and painted brick foundation. A rear addition was added in 2008 prior to the creation of the Wilmore Local Historic District.

Proposal
The project is an addition that raises the main ridge approximately 5’-3”. No changes will be made to the existing footprint. On the right (Wickford Place) elevation a paired window will be changed to a bump out with a triple window. New windows on the second level will be wood casements with a muntin pattern to match existing. Requested siding material is Hardie shingle siding.

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.
**Staff Recommendation**

Staff has the following concerns with the application:

1. Massing, height, and windows.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-00584
HISTORIC DISTRICT: WILMORE
ADDITION
1. EXISTING FRONT ELEVATION (NORTH)

2. PROPOSED FRONT ELEVATION (NORTH)

3. EXISTING REAR ELEVATION (SOUTH)

4. PROPOSED REAR ELEVATION (SOUTH)