LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 404 West Park Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Paul Poetzsch, applicant / Harold and Tammy Barr, owners

Details of Proposed Request

Existing Conditions

The existing property one story Craftsman bungalow constructed c. 1931. Architectural features include a clip gables on the main roof and front porch roof with shingle siding, brackets, triple ganged windows, front door with sidelights, and wood lap siding with corner boards. Lot size is approximately 50’ x 150’.

Proposal

The proposal is a rear addition. The existing ridge measures 19’-3”. The proposed addition will change the overall height to 23’-3 ¼”. The proposal also includes relocating the existing bump-out on the left side to the right side of the house, to provide access to the rear yard (and a future garage). Proposed materials include brick foundation to match existing, wood lap siding on the first level and wood shingle siding on the second level dormers, and double-hung wood windows in a 1/1 pattern to match existing. Rear deck will be wood with a concrete patio on the first level. Post-construction the rear-yard impermeable area will be 35%. No canopy trees will be impacted by this project.

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 proposal:

1. Massing of the addition roof and second level dormers.
2. Minor revisions may be reviewed by staff.
The Barr Residence  
404 West Park Avenue  
Wilmore District

**General Description**

This project includes the renovation of an existing 980 Square foot bungalow and a 726 square foot first floor addition. Also included is a new 570 square foot partial second floor. The project also includes a first and second floor rear deck. Several alternative configurations were considered including a one story plan. Because of the site size and open space requirements a one and a half story plan was selected and presented to you now for approval. There is also a planned future garage (Shown on the site plan) that will limit the first floor expansion of the main house to net the required 50% impervious site area.

**Site Design**

The existing is 7,508 Square Feet and is 50 feet wide by 150 feet deep. The site survey is include in the submittal. (Site impervious area calculations are provided demonstrating compliance with HDC requirements) The proposed site plan includes the necessary removal of the left side building wing to facilitate installing a continuation of the ribbon driveway. The owners wish to adhere to section 8.2, and bullet numbers 4, 5, 6, 7, and 9 of the HDC Guidelines. They have a particular interest to allow cars to be parked beyond the face of the existing bungalow and as is consistent with the guidelines. An identical extension is to be constructed on the right façade when approved.

**Massing and Design**

The proposed addition is a story and a half configuration similar to HDC Guidelines section 7.4, Example D. This configuration keeps the building massing height and width in context with the street. The addition ridge is clipped at the existing transverse ridge to facilitate leaving all existing roof rakes as original, to create the interior ceiling height needed and to imitate the existing roof ridge clips. The Two opposing dormers encompass the new second floor activity room.

The addition width is also entirely contained behind the existing bungalow width as illustrated in Guideline Section 7.4

**Architectural Detailing**

All detailing will replicate and be sympathetic to the existing residence to include all building materials. Especially replicated will be the clipped roof gables, exposed rafter tails, wood eave brackets, brick foundation, wood siding, wood columns and windows and door detailing.
Right side view from street

Rear view
West Park Example #1 (showing 2nd floor on back)

West Park Example #2 (showing 2nd floor and side dormer)
West Park Example #3 (still in construction showing 2nd floor on back)

404 West Park Proposing 2nd floor on back with side dormer.
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points of the public sidewalk or top of curb, front yard grade ("O.C."), 1st level, and ridge line of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein 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.
Historic Districts Area Calculations
For The Barr Residence 404 West Park Avenue

1. Rear Yard Total Square Footage (as measured from the back of the original House) 4,364 sf

2. Existing:
Square footage of any existing addition(s) (Deck): 262 sf
Square footage of existing She Shed: 85 sf
Square footage of any existing pavement (driveway, patios, etc.): 82 sf (Drive, Walks and steps)
Total Existing impermeable area: 329 sf

% existing impermeable: 8%

3. Proposed:
Total square footage of Htd. new addition: 329 sf
Total square footage of new porch and stairs: 691 sf
Square footage of new walks and step: 102 sf

Total square footage of new project(s): 1,459 sf
Existing She Shed (To Remain): 85 sf
(All other impermeable areas removed):

Total areas: (@ post construction) 1,544 sf

% new impermeable area: 35%

4. Total:
Total impermeable area post-construction: 1,544 sf (All new and existing)
% impermeable post-construction: 35%
Recent Comparison

316 W. Park Ave - Approved

404 W. Park Ave - Proposed
578 SF Second  2,287 Total Area

983 SF Existing + 726 SF = 1,709 First

Area Calculations

<table>
<thead>
<tr>
<th>Space</th>
<th>Area / SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing First Floor</td>
<td>983 SF</td>
</tr>
<tr>
<td>First Floor Addition</td>
<td>726 SF</td>
</tr>
<tr>
<td>Total (HTD) First Floor</td>
<td>1,709 SF</td>
</tr>
<tr>
<td>New Second Floor</td>
<td>578 SF</td>
</tr>
<tr>
<td><strong>Total Existing and New</strong></td>
<td><strong>2,287 SF</strong></td>
</tr>
</tbody>
</table>

POETZSCH ARCHITECTURE
500 West Avenue, Charlotte, North Carolina 28203
CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-030
DATE: April 20, 2015

ADDRESS OF PROPERTY: 316 West Park Avenue

HISTORIC DISTRICT: Wilmore
TAX PARCEL NUMBER: 11908706

OWNER(S): Josh Glassberg

DETAILS OF APPROVED PROJECT: The project is a two story rear addition that will be partially visible from the street. Siding will be wood lap. Windows are vinyl clad with wood trim details. The existing chimney on the rear will be removed. A new front door will be installed.

The project was approved by the HDC April 8, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

[Signatures]

Chairman
Staff

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2953
Ph: (704) 336-2056
Fax: (704) 336-6123