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<b>ADDRESS OF PROPERTY:</b>	<i>231 West Park Av, Wilmore Local Historic District</i>	<i>HDC 2012-173</i>
<b>SUMMARY OF REQUEST:</b>	<i>Addition</i>	
<b>OWNER:</b>	<i>Kristin Johnson</i>	
<b>APPLICANT:</b>	<i>Kristin Johnson</i>	

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**Details of Proposed Request**

An addition is proposed for this one story lapped wood sided house. Behind the existing chimney, the roof pitch will be raised to accommodate a two story rear addition. New hipped roof will tie back to side of new gable below the new ridge. Materials and details will match existing or be an appropriate addition.

**Relevant HDC Design Guidelines**

- *Additions*
- *Details*
- *Building Materials*

**Staff Review & Recommendations**

At the December 2012 HDC meeting, this proposal was reviewed and deferred for further design study, particularly the massing relationship of the proposed addition to the existing house, as well as reconsideration of the detailing of the proposed addition to be more compatible with the existing house. Revised drawings were to be submitted by the deadline prior to the January 2013 HDC Meeting.

Only two elevations were submitted for review for the December 2013 HDC Meeting.

Plans that are submitted for additions to existing buildings are reviewed according to the following matrix, included in the HDC's *Policy and Design Guidelines*:

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

In addition, the *Additions* policy goes on to say:

- 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.*
- 3. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.*

The Applicant and the contractor/designer on this project met with the HDC Design Review Committee on December 20, 2012. The Design Review Committee, consisting of Don Duffy and Tom Low, made several recommendations on how the project could be brought closer to meeting current HDC Design Guidelines. The Committee will report their discussions at the January 9, 2012 HDC Meeting.

The attached plans were submitted to HDC Staff in response to the discussion with the Design Review Committee.

The proposed work responds to this policy in the following ways:

- The overall size, scale and massing of the proposed addition appear to be more appropriate with the existing structure and the surrounding context than the previous design.

- The rhythm of the overall addition appears to be compatible with the existing structure.
- The fenestration does not line up from floor to floor as in some design styles of this period, but the Craftsman style of this home is one often marked by asymmetry.
- The building materials and detailing are historically appropriate, and are derived from the existing structure.
- The addition as proposed is respectful of the design and character of the house, and is distinguishable from the original construction.

















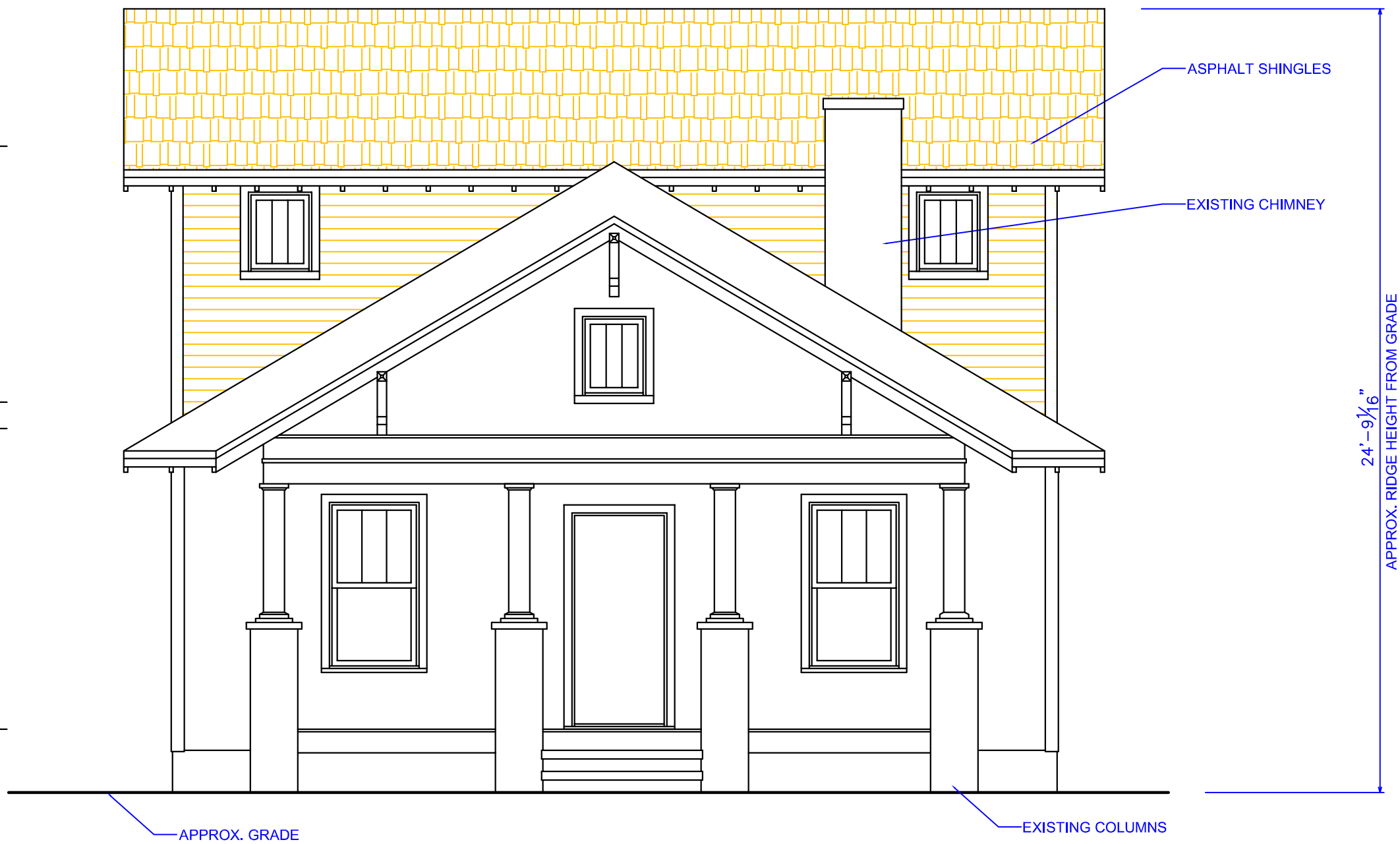








REAR ELEVATION  $\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION  $\frac{1}{4}'' = 1'-0''$

DRAWN BY:  
**BILL J. ELMORE**  
CHARLOTTE, NC

PROPOSED ELEVATIONS

Renovations and Additions at  
**231 W. PARK AV.**  
**DAEDALUS PROPERTIES**  
Charlotte, NC

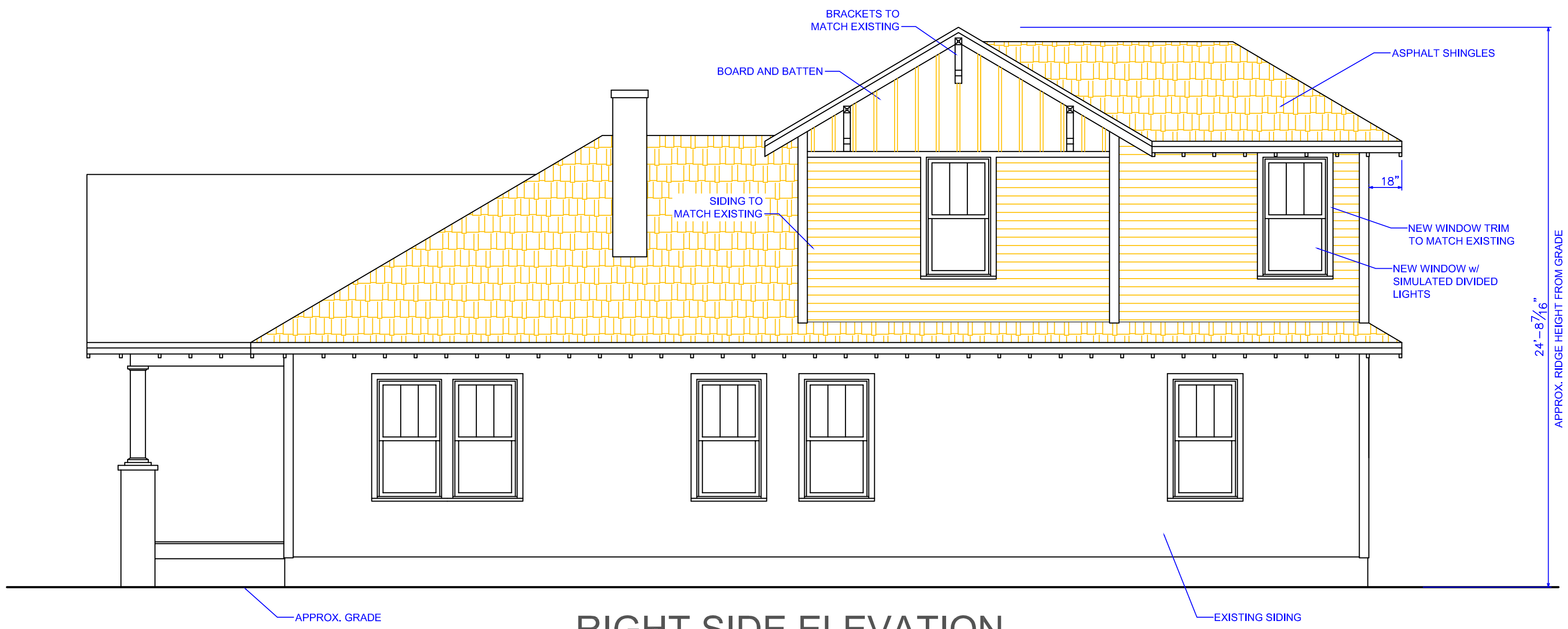
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SHEET

2

OF 4





RIGHT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$



LEFT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$

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


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# Charlotte Historic District Commission - Case 2012-169



-  231 W Park Av
-  Property Lines
-  Building Footprints
-  Wilmore Local Historic District

December 7, 2012