
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 420 East Park Avenue

SUMMARY OF REQUEST: New Construction – Single Family

OWNER: Stanley Brian & Morgan Brady

APPLICANT: RAM Construction

Details of Proposed Request

Existing Conditions

The subject property is a vacant lot along a residential street and across from Dilworth Elementary School. Adjacent single family homes on the block were built between 1988 and 1998 with Victorian elements. The parcel is also abutting a contemporary multi-family project that was built in 1981. The lot has a very gentle slope to the rear with a mature tree in the front. The property is accessible by an alley.

Proposal

The proposal is a new single family home and detached garage that is not visible from the street. The home is two stories with even fenestration across the front, wide front porch and a series of hip roofs with a small cross gable over the entrance. The materials of the main structure are brick (foundation), wood lap siding, cedar shakes (gable) and wood railings and columns. Windows are SDL wood sash with composite trim. The height of the home is approximately 35' from average grade, consistent with other homes on the block face.

The applicants intends to save the mature tree in the front yard. The setback will be in alignment with the adjacent four single family homes and excluding the corner dwellings on either side. The curved retaining wall along the sidewalk will be restored and added onto for the width of the property.

Proposal-Updated for October 9, 2013 Hearing

Based on comments from September. The site plans have been revised to show the mature tree in the front and adjoining single family setbacks. A letter from a certified arborist has been included recommending trees that should be saved and removed. Also included are examples of two and two and one half story bungalow homes in Dilworth. The window detail notes and design revisions have been included.

Policy & Design Guidelines for New Construction

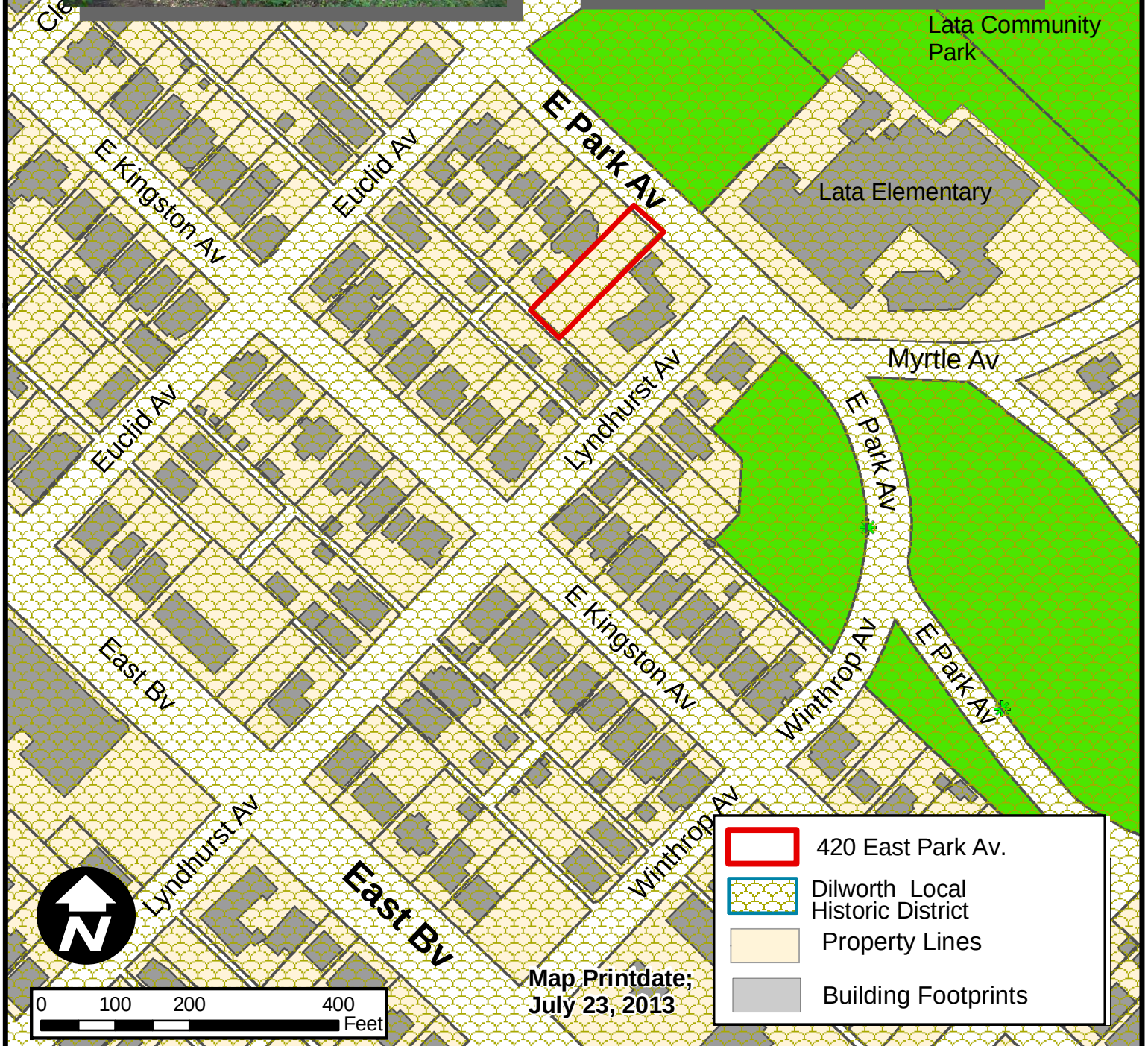
HDC Design Policy requires that new construction be evaluated according to the following:

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

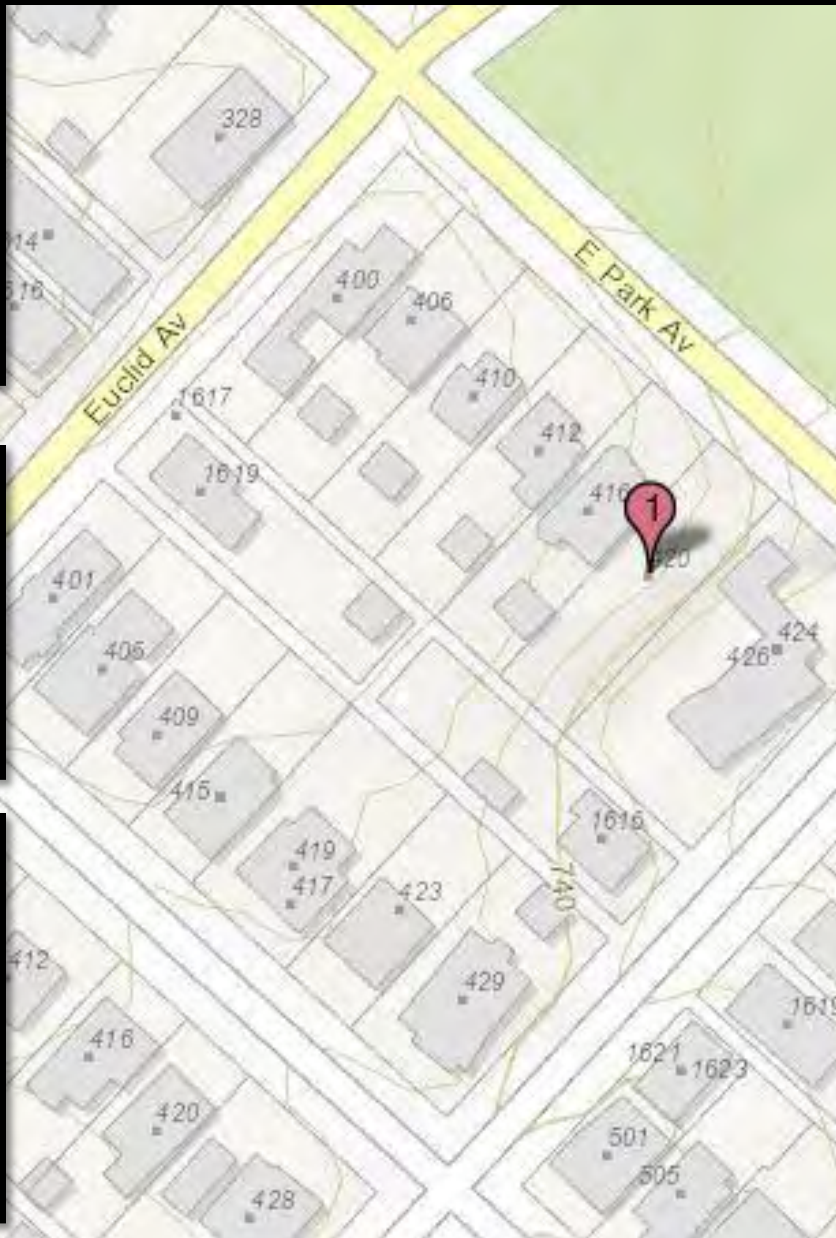
Staff Analysis

Staff believes the revised proposal meets all of the applicable Guidelines with the exception of Fenestration. The window arrangement on the second floor left elevation is an unresolved detail.

Charlotte Historic District Commission - Case 2013-137

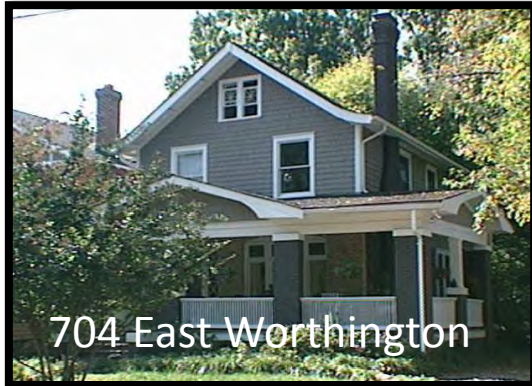


420 East Park Avenue



420 East Park Avenue

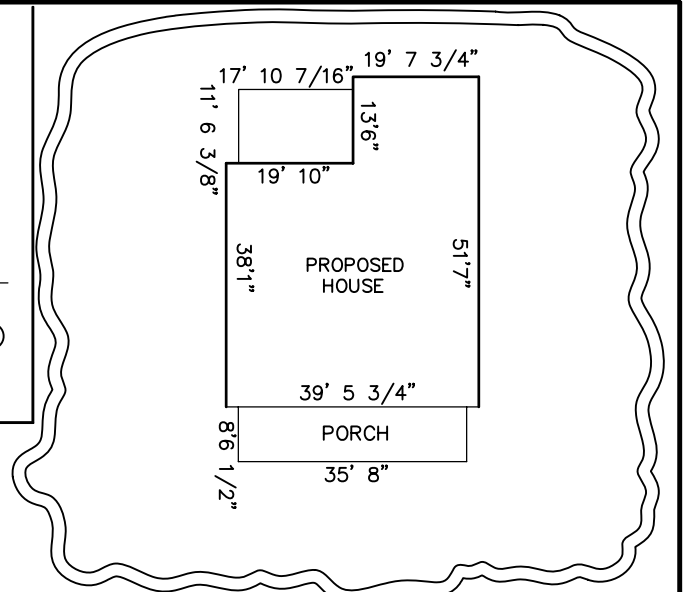
2 to 2.5 Story Bungalow/Foursquare Homes in Dilworth



R/W	RIGHT OF WAY	D BK	DEED BK & PG
NIR	NEW IRON REBAR	P.D.E.	PUBLIC DRAIN E'SM.'T
N/F	NOW OR FORMERLY	ESM'T	EASEMENT
E.I.P.	EXIST'N. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
E.I.R.	EXIST'N. IRON REBAR	— · — · — · —	EASEMENT LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)		UTILITY MARKER
R	PROPERTY LINE	P.P.	POWER POLE
	FENCE	CONC.	CONCRETE
"PLAN"	REFERS TO SITE PLAN ON ARCHITECTURAL DRAWINGS		ORIG. LOT #'S per plat

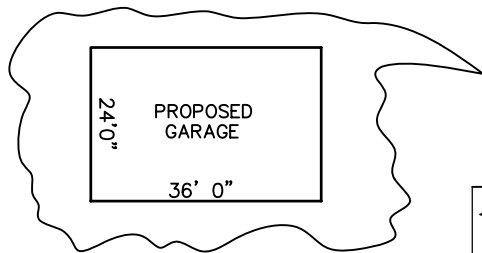
DEVELOPMENT NOTES:

1. AREA OF LOT= 0.227 ACRES
 2. CURRENT CHAR.—MECK. ZONING CLASSIFICATION
FROM G.I.S. DATA: R-22 MF
ZONING CLASSIFICATION NOTED ON PLAT: NONE
 3. SETBACK LINES SHOWN TAKEN FROM CHAR.—MECK.
R-22 ZONING AS FOLLOWS:
- | <u>R-22</u> | <u>PLAT</u> | <u>DEED
RESTRICTIONS</u> |
|---------------|-------------|------------------------------|
| FRONT: 20 FT. | FRONT: none | |
| SIDES: 5 FT. | SIDES: none | n/a |
| REAR: 20 FT. | REAR: none | (none furnished) |
- DETACHED STRUCTURE
SIDES & REAR= 3 FT. (from eaves)



DETAIL "A"

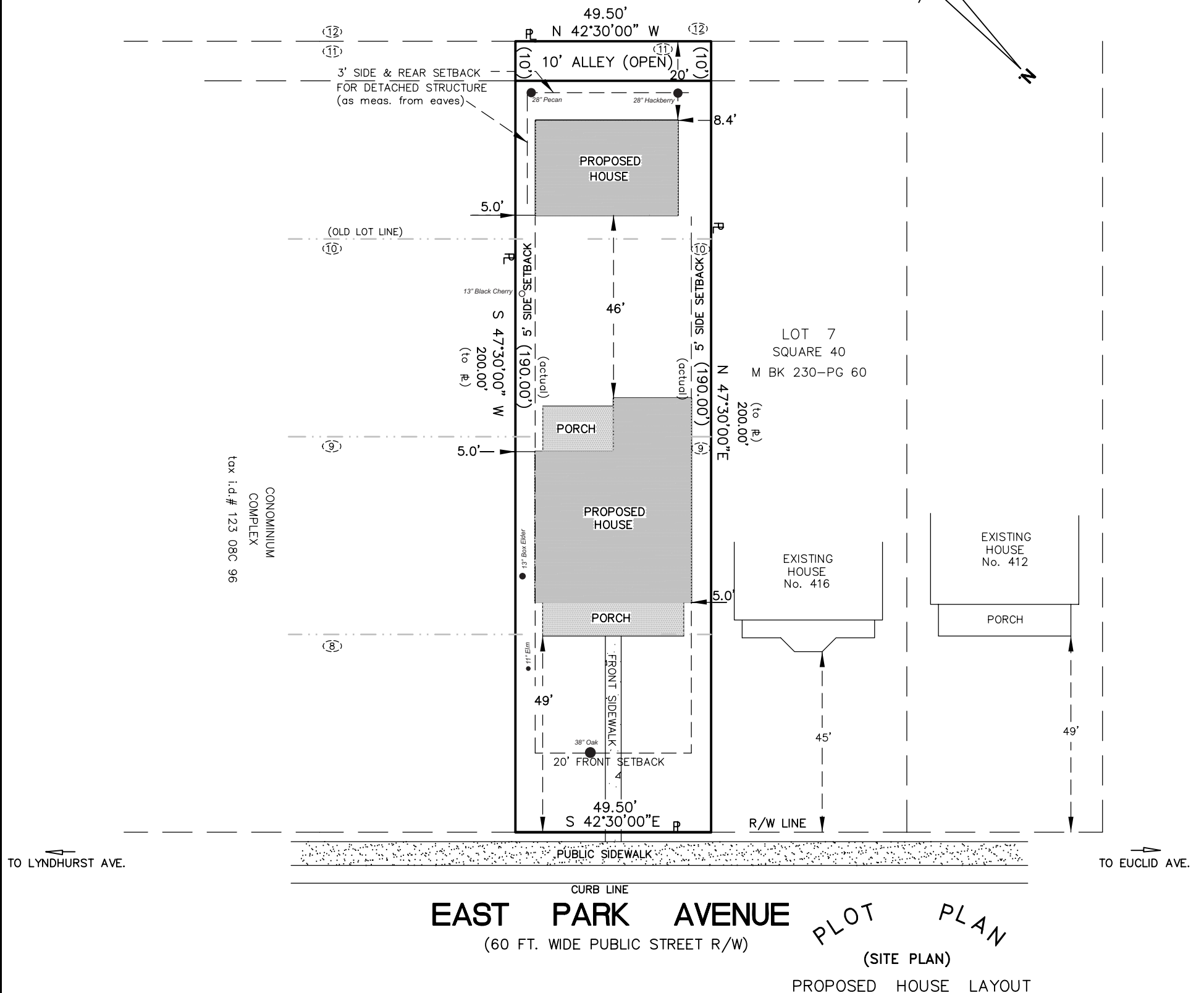
HOUSE DIMENSIONS



DETAIL "B"
GARAGE DIMENSIONS

PARCEL NOTES:

1-FROM THE RECORDED PLAT, NO PROVISIONS WERE EVER MADE TO
PLOT THE 'PUBLIC' ALLEYS, NOW IN EXISTENCE. THIS IS THE
REASON THE PROPERTY, BY DEED, ENCOMPASSES THESE ALLEYS.



- 1.- RECORDED PLAT (MAP) IN MAP BK 230, PG 60, dated MAY, 1950.
- 2.- DEED-RECORDED IN D BK 22745, PG 881 (STANLEY . . .).
- 3.- SURVEY MAP) BY LEO ZOUTWELLE, dated 8-10-2007.

1. DIMENSIONS SHOWN ARE IN FEET (FT.) & DECIMAL PARTS OF A FT. (').
(ex: 0.5' = 6 inches / 0.75' = 9 inches / 1.0' = 12 inches).
2. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF MASONRY FOUNDATION WALLS.
3. DEED RESTRICTIVE COVENANTS, IF ANY, WERE NOT FURNISHED TO THIS SURVEYOR.

RAM DESIGN BUILD, INC

(CONTRACTOR)

PART OF LOTS 8 thru 11 - SQUARE 40
" DILWORTH - SECTION 1 "

PLAT BK 230 - PG 60

CITY OF CHARLOTTE
MECKLENBURG Co., No. CAROLINA

STREET ADDRESS 420 EAST PARK AVE., CHARLOTTE

RECORD OWNER BRIAN L. STANLEY & HOLLY H. STANLEY

JEFF HLADUN
LAND SURVEYOR

5848 LEBANON ROAD
CHARLOTTE, NC 28227

Ph. & Fax (704) 900-8152

email: [hladunsurveying @ carolina.rr.com](mailto:hladunsurveying@carolina.rr.com)

MAP DATE: SEPT. 19, 2013

FILE # 224685.10

TAX I.D. # 123 082 25

DISK # cd # 4.DWG

field crew:



JEFF S. HLADUN

(signature) DATE

BAR SCALE

$$1'' = 30'$$

NC #C-1121

R/W	RIGHT OF WAY	D BK	DEED BK & PG
NIR	NEW IRON REBAR	P.D.E.	PUBLIC DRAIN E'SM.'T
N/F	NOW OR FORMERLY	ESM'T	EASEMENT
E.I.P.	EXIS'T. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
E.I.R.	EXIS'T. IRON REBAR	— · — · — ·	EASEMENT LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)		UTILITY MARKER
R	PROPERTY LINE	P.P.	POWER POLE
	FENCE	CONC.	CONCRETE
"PLAN"	REFERS TO SITE PLAN ON ARCHITECTURAL DRAWINGS	(8)	ORIG. LOT #'S per plat

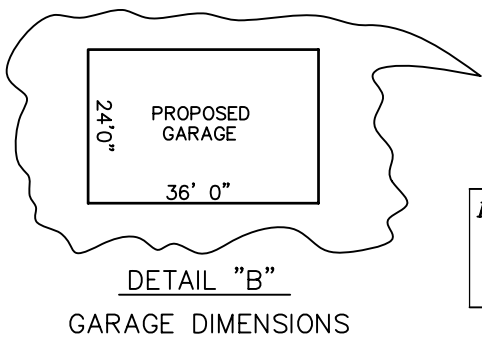
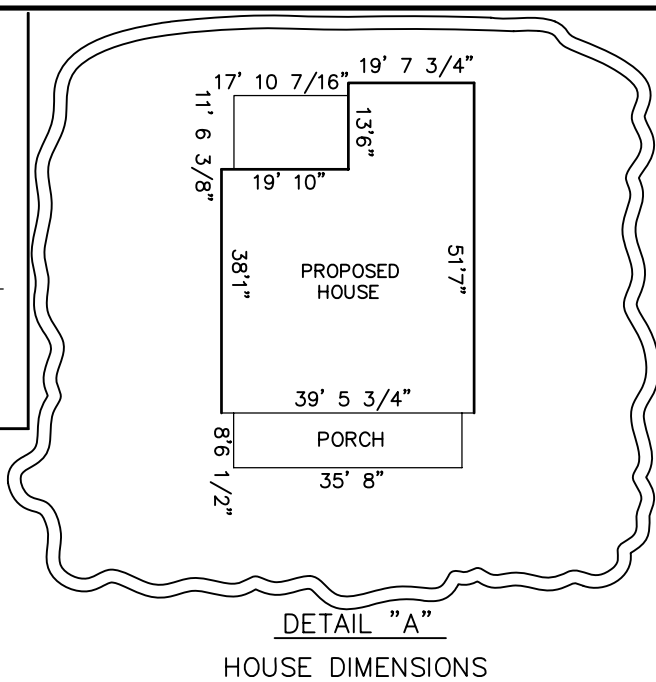
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ZONING CLASSIFICATION NOTED ON PLAT: NONE

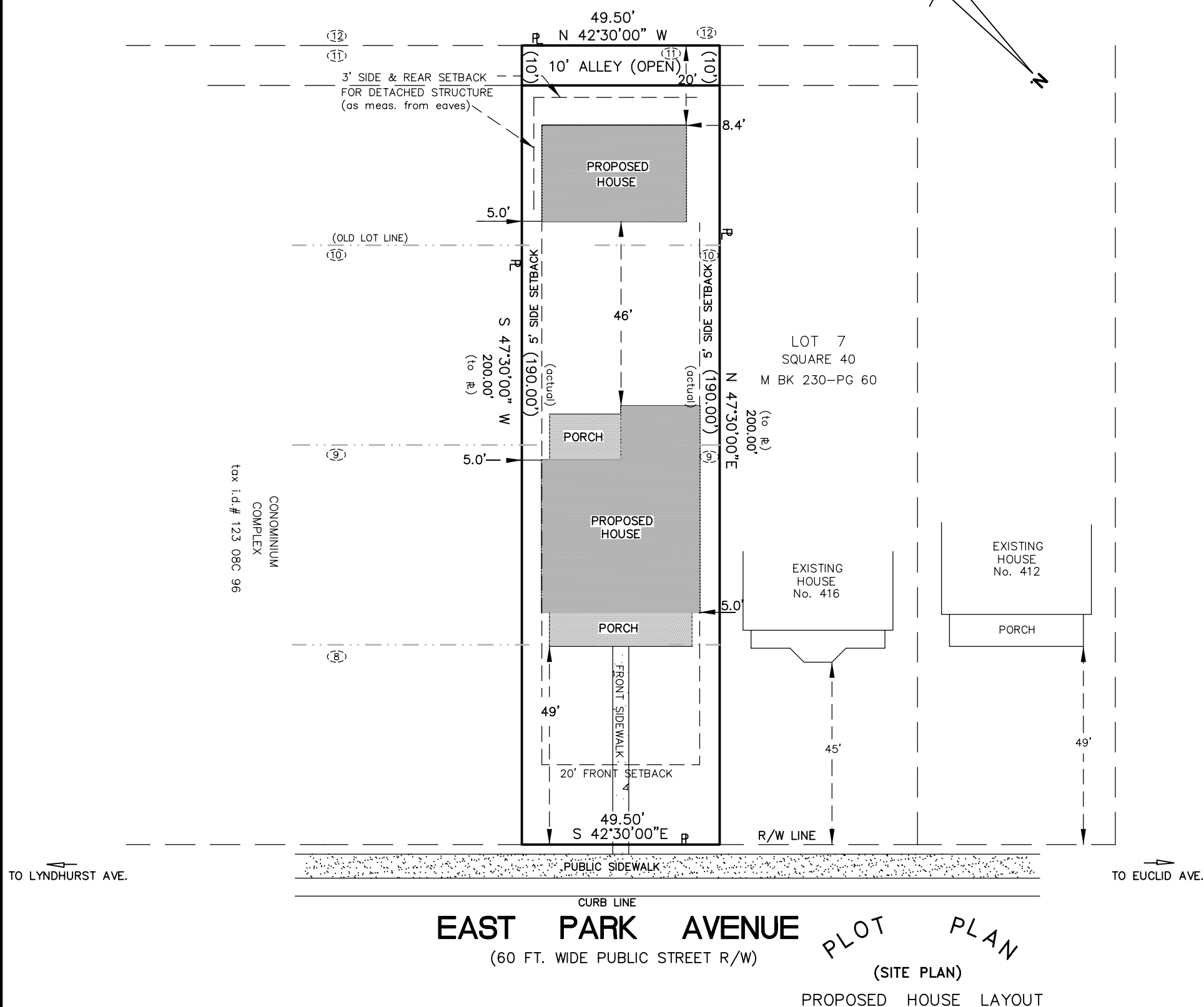
3. SETBACK LINES SHOWN TAKEN FROM CHAR.—MECK.
R-22 ZONING AS FOLLOWS:

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FRONT: 20 FT.	FRONT: none	
SIDES: 5 FT.	SIDES: none	n/a
REAR: 20 FT.	REAR: none	(none furnished)

DETACHED STRUCTURE
SIDES & REAR= 3 FT. (from eaves)



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FOR **RAM DESIGN BUILD, INC** (CONTRACTOR)

LEGAL LOCATION

PART OF LOTS 8 thru 11 - SQUARE 40

" DILWORTH - SECTION 1 "

PLAT BK 230 - PG 60

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MECKLENBURG Co., No. CAROLINA

STREET ADDRESS 420 EAST PARK AVE., CHARLOTTE

RECORD OWNER BRIAN L. STANLEY & HOLLY H. STANLEY

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MAP DATE: SEPT. 19, 2013

FILE # 224685.10

TAX I.D. # 123 082 25

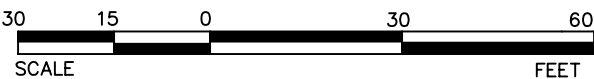
DISK # cd # 4.DWG

field crew:



JEFF S. HLADUN

(signature) DATE



BAR SCALE

$$1'' = 30'$$

NC #C-1121



Evaluation and Recommendations for Trees at 420 East Park Avenue Charlotte, NC 28203

Overview:

In September 2013 Ram Construction contacted Heartwood Tree Service to evaluate and make recommendations for the trees located at 420 East Park Avenue. On September 25, 2013 Brandon Hogan from Heartwood Tree Service met with Keith Wesolowski from Ram Construction to discuss the proposed construction project and its effect on the existing trees on the site. Construction of a new home is planned on the site and the goal of the evaluation and recommendations was to determine what if any trees warrant removal, what trees should be saved, and what measures should be taken to preserve those trees during construction. Seven semi-mature to mature trees were identified onsite and are listed below. Diameter measurements were recorded at breast height (DBH), approximately 4.5 feet above grade

1. 38" DBH Water Oak at the northeastern corner of the lot near East Park Avenue
2. 11" DBH Elm at the eastern side of the lot
3. 13" DBH Box Elder at the eastern side of the lot
4. 13" DBH Black Cherry at the eastern side of the lot
5. 20" DBH Box Elder at the southeastern side of the lot
6. 28" Pecan at the southern corner of the lot bordering alley
7. 27" Hackberry at the southwestern corner of the lot bordering alley

Trees and Construction:

There are two major concerns when dealing with trees within construction sites. The first is preventing physical injury to the trees in the form of damage to branches, the trunk or roots. The second being soil disturbance in the form of compaction and changes to the grade of the soil around the trees.

Preventing physical injury to trees during construction can be accomplished by creating a physical barrier between the worksite and the tree. This area would be the **Tree Protection Zone** and would serve not only to protect the tree from physical injury, but also minimize the disturbance to the surrounding soil by preventing mechanized equipment from driving over the area and preventing building materials to be stored within the zone. Ideally the tree protection zone would extend to the outer limits of the tree's canopy, keeping disturbance of the soil to a minimum. If this large of an area can't be realized because of site constraints the minimum acceptable distance for the tree protection zone from the tree would be a circle extending out from the trunk a distance of 3Xs the diameter of the tree, measured at 4.5 feet above ground.



Excavations leading to root severance within this zone can create structural issues that may warrant the removal of the tree. By severing large roots very close to the trunk, not only is the tree's ability to extract water, nutrients, etc. from the soil compromised, but also the trees ability to anchor itself to the ground.

Findings and Recommendations for Each Tree:

- 1) The 38" water oak at the northeastern corner of the lot is the largest tree on the site. On either side of the tree along East Park Avenue there are old driveways leading from the sidewalk to the property. The proposed construction plans call for adding soil to these areas to bring them up to existing grade. Based on the proximity to the tree, the additional soil in these areas should not substantially damage the tree or it's root system. A fruiting body of a wood decaying conk (mushroom) was identified on the northern side of the tree's root flare near the base. A percussion test was performed around the root flare of the tree and on the lower portion of the trunk. Two structural roots were identified with decay based on the test. Further evaluation with a resistograph to determine the extent of decay at the root flare and lower portion of the trunk is recommended before any final decision is made regarding the future of this tree. Should this tree be retained, following the **General Construction Recommendation** outlined below is recommended after the results of a further structural evaluation is complete.
- 2) The 11" elm at the eastern side of the lot was classified as being in fair condition and recommended for removal because of proximity to existing retaining wall. The root system of the elm is currently damaging the wall. In addition it's proximity to the large water oak at the front of the lot will limit its ability to fully develop.
- 3) The 13" box elder at the eastern side of the lot was classified as being in fair condition and is recommended for removal because of proximity to existing retaining wall. The root system of the box elder is currently damaging the wall.
- 4) The 13" black cherry at the eastern side of the lot was classified as being in fair condition. It has some vines covering the trunk that could obscure possible defects. Should this tree be retained, removal of the vines and following the **General Construction Recommendations** outlined below is recommended.
- 5) The 20" box elder at the southeastern side of the lot was not assigned a condition classification because of the large amount of vines covering the trunk. A severe structural defect could be obscured



by the vines. Removal of the vines and further evaluation of the tree is recommended.

6) The 28" pecan at the southern corner of the lot was not assigned a condition classification because of the large amount of vines covering the trunk and reaching into the canopy. A severe structural defect could be obscured by the vines. This tree is in close proximity to a proposed new driveway and extensive damage to the root system will occur. Should the driveway be installed, removal of the tree is recommended prior to installation based on the amount of the root system that will be affected.

7) The 27" hackberry at the southwestern corner of the lot bordering the alley is also extensively covered in vines. A small portion of the vines were removed near the base during the site evaluation exposing a large wound and decay at the base. This tree is also in very close proximity to the proposed driveway and is recommended for removal primarily based on the wound and decay at the base.

General Construction Recommendations:

In addition to creating a tree protection zone around the tree several other steps should be taken to help the tree weather construction:

1. Fertilization of the soil around the tree before construction begins
2. Using an "Air Knife" to expose roots and cleanly cut them before any excavation begins on the border of the tree protection zone.
3. Application of Cambistat to reduce tree growth and increased fibrous root growth to allow the tree to compensate for roots lost.
4. Installation of 2 to 4 inches of mulch around the base of the tree within the tree protection zone.
5. Watering during the construction process. The tree will have a reduced ability to uptake water from the soil due to the loss of fine roots.
6. Pruning for clearance before mechanical equipment damages the tree.

For more information regarding trees and construction or this site please contact Brandon Hogan at (704)363-1573 or bhogan@heartwoodtree.com

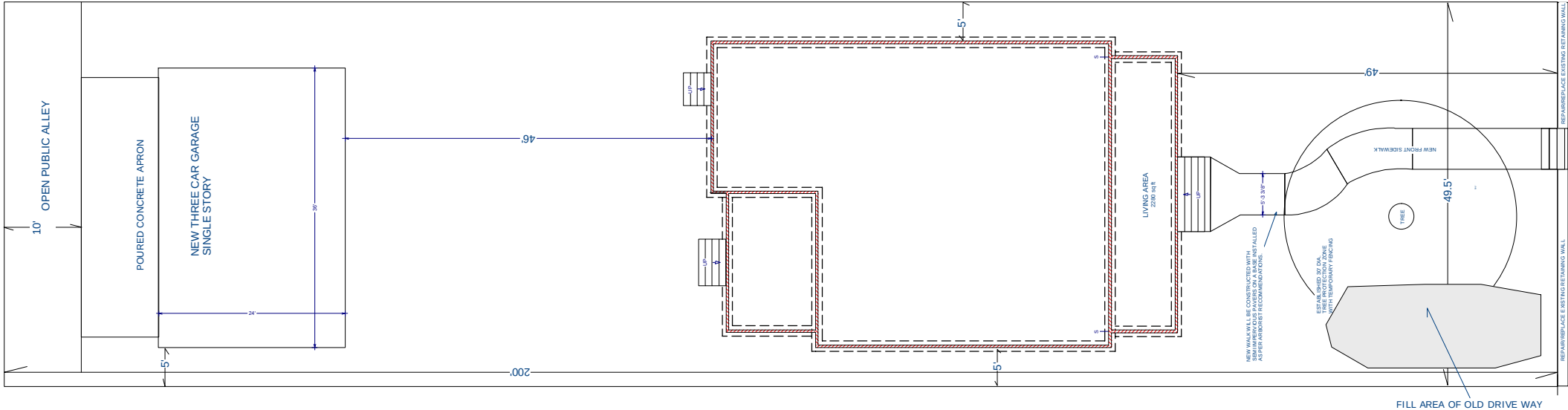
Brandon Hogan

Heartwood Tree Service

ISA Certified Arborist and Municipal Specialist #SO-6465AM

ISA Qualified Tree Risk Assessor

SITE PLAN



NOTE- NO SIGNIFICANT CHANGE OF GRADE IS ANTICIPATED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD INC.
724 MCDONALD AVE.
CHARLOTTE, NC 28203

PROJECT DESCRIPTION:
420 E. PARK RD.
CHARLOTTE, NC 28203

DATE:

9/30/2013

SCALE:

1/8"=1'

SHEET:

A-2

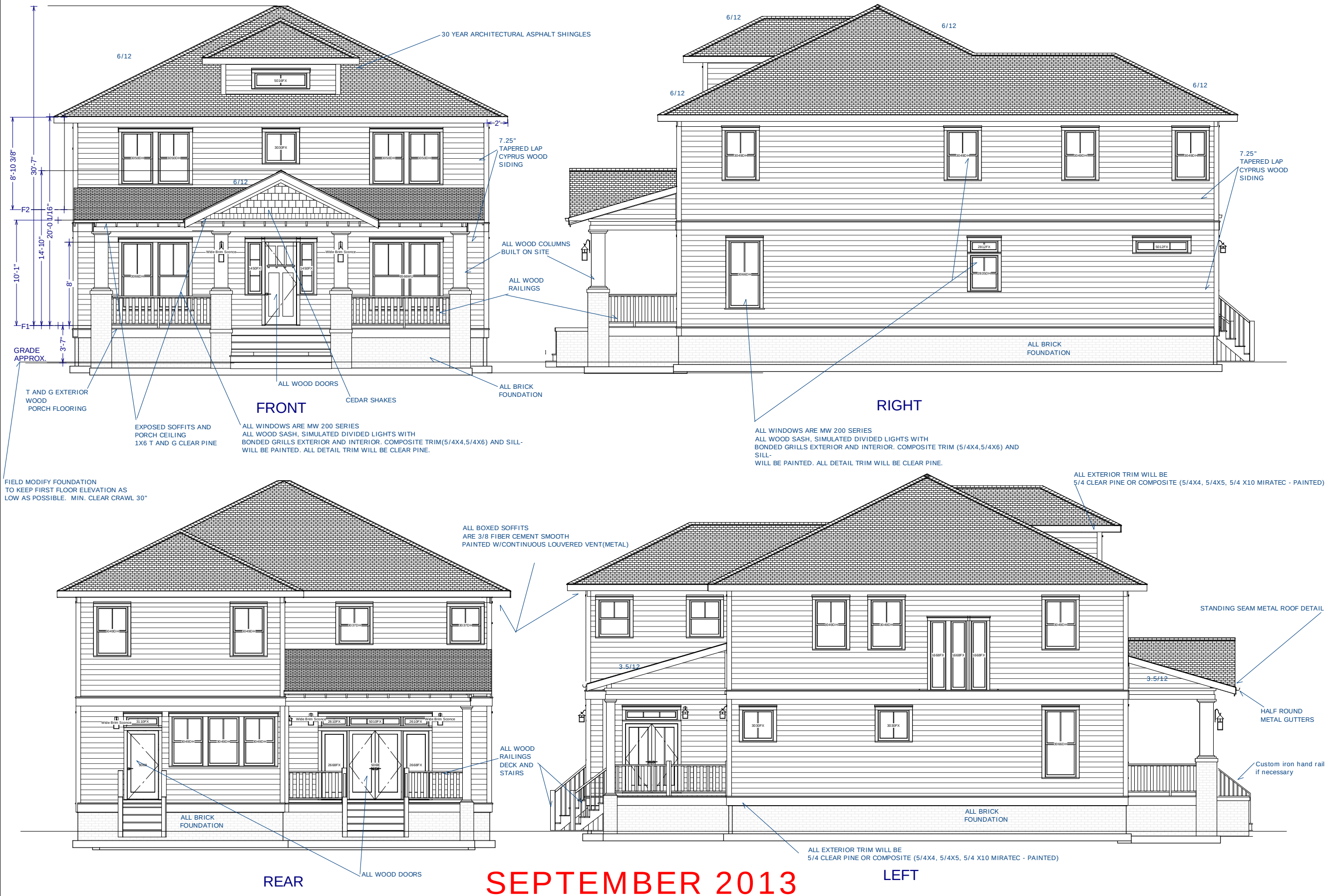


DESIGN BUILD



DESIGN BUILD

SITE PLAN



SEPTEMBER 2013



ELEVATIONS



PROJECT DESCRIPTION:
420 E. PARK RD.
CHARLOTTE, NC 28203

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RAM DESIGN BUILD INC.
724 McDONALD AVE.
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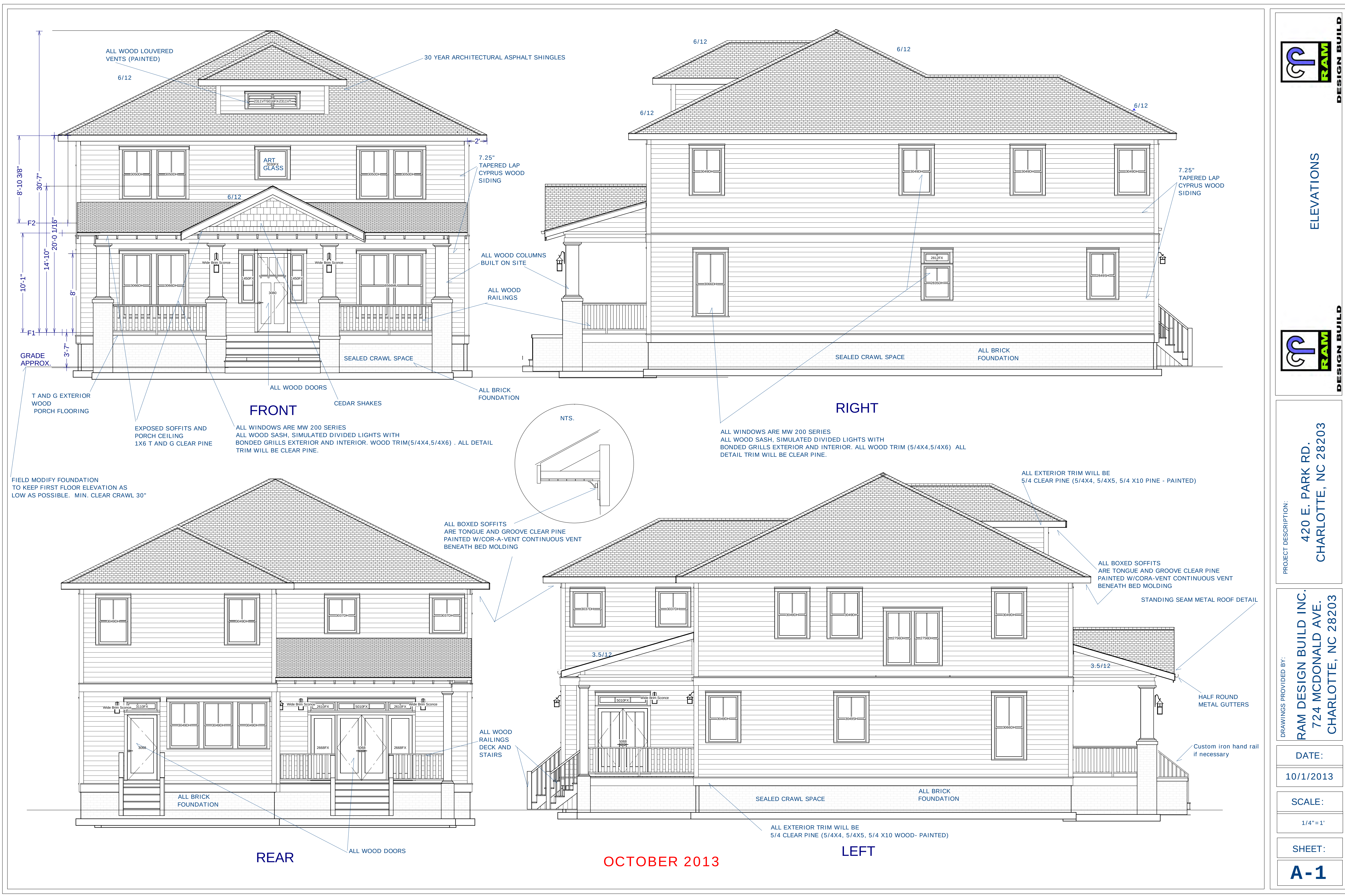
9/3/2013

SCALE:

1/4" = 1'

SHEET:

A-1





DESIGN BUILD

ELEVATIONS



DESIGN BUILD

PROJECT DESCRIPTION:

420 E. PARK RD.
CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:

RAM DESIGN BUILD INC.
724 McDONALD AVE.
CHARLOTTE, NC 28203

DATE:

10/1/2013

SCALE:

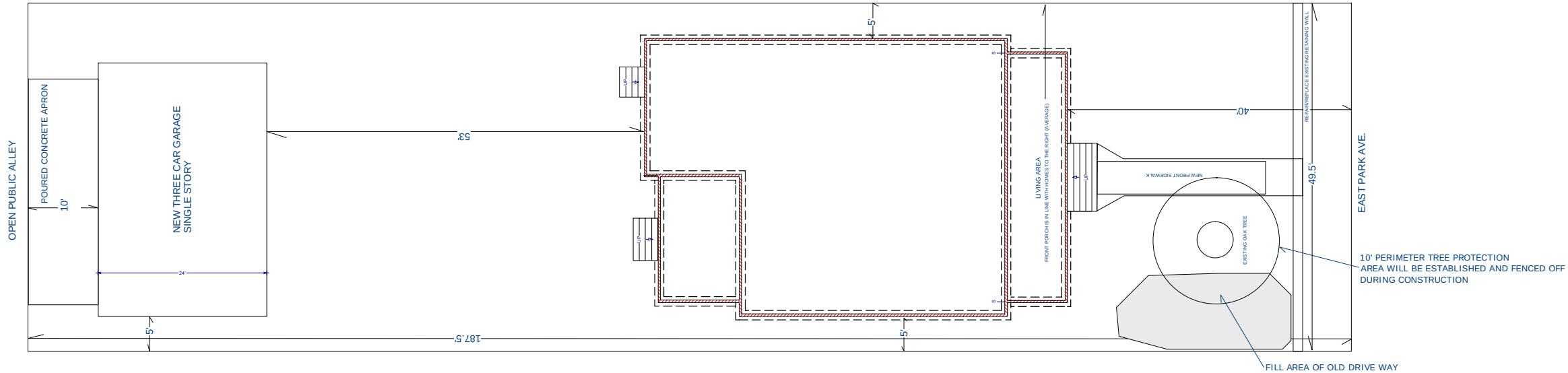
1/4" = 1'

SHEET:

A-1



SITE PLAN



SEPTEMBER 2013

NOTE- NO SIGNIFICANT CHANGE OF GRADE IS ANTICIPATED



DESIGN BUILD

PLOT PLAN



DESIGN BUILD

PROJECT DESCRIPTION:
420 E. PARK RD.
CHARLOTTE, NC 28203

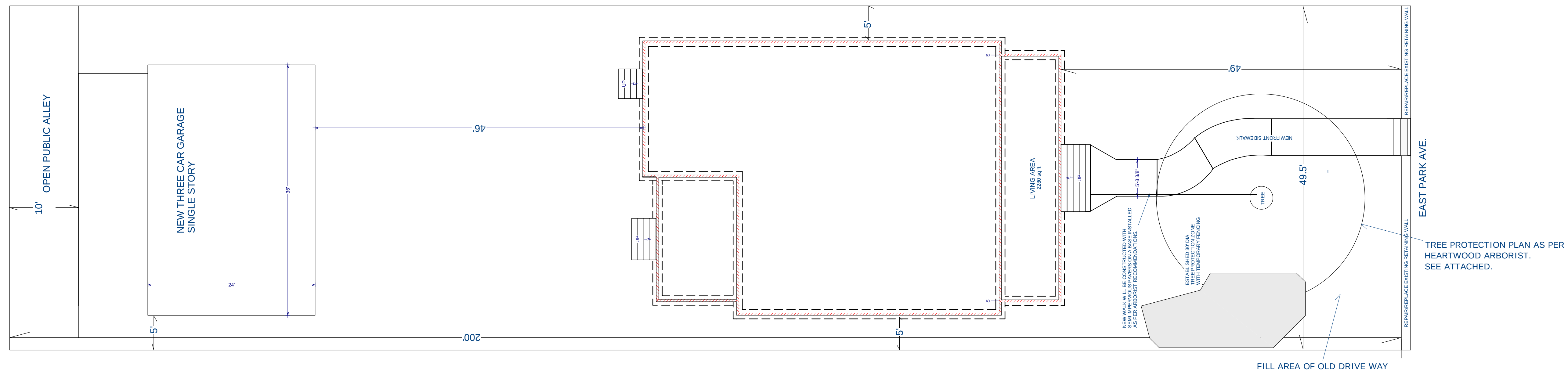
DRAWINGS PROVIDED BY:
RAM DESIGN BUILD INC.
724 McDONALD AVE.
CHARLOTTE, NC 28203

DATE:
9/3/2013

SCALE:
1/8" = 1'

SHEET:
A-2

SITE PLAN



OCTOBER 2013

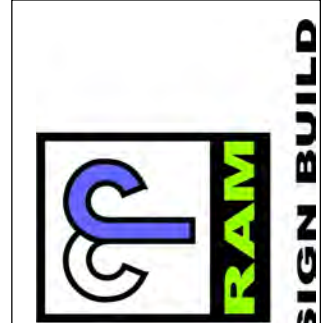


NOTE:
BREACH IN
WALL

NOTE:
BREACH IN
WALL



THIS WALL WILL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION
WITH SURFACE BONDING CEMENT.
STEP WILL BE CONSTRUCTED WITH FORMED CONCRETE AND HAND TROWELED TO A
SMOOTH FINISH CONSISTENT WITH THE ORIGINAL WALL.



DESIGN BUILD

PLOT PLAN



DESIGN BUILD

PROJECT DESCRIPTION:

420 E. PARK RD.
CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:

RAM DESIGN BUILD INC.
724 McDONALD AVE.
CHARLOTTE, NC 28203

DATE:

10/1/2013

SCALE:

1/8" = 1'

SHEET:

A-2



CONDOS TO LEFT OF 420 E
PARK

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD INC.
724 MCDONALD AVE.
CHARLOTTE, NC 28203

PROJECT DESCRIPTION:
420 E. PARK RD.
CHARLOTTE, NC 28203



DATE:

10/1/2013

SCALE:

SHEET:

A-3

418 E PARK



410 E PARK



412 E PARK



406 E PARK





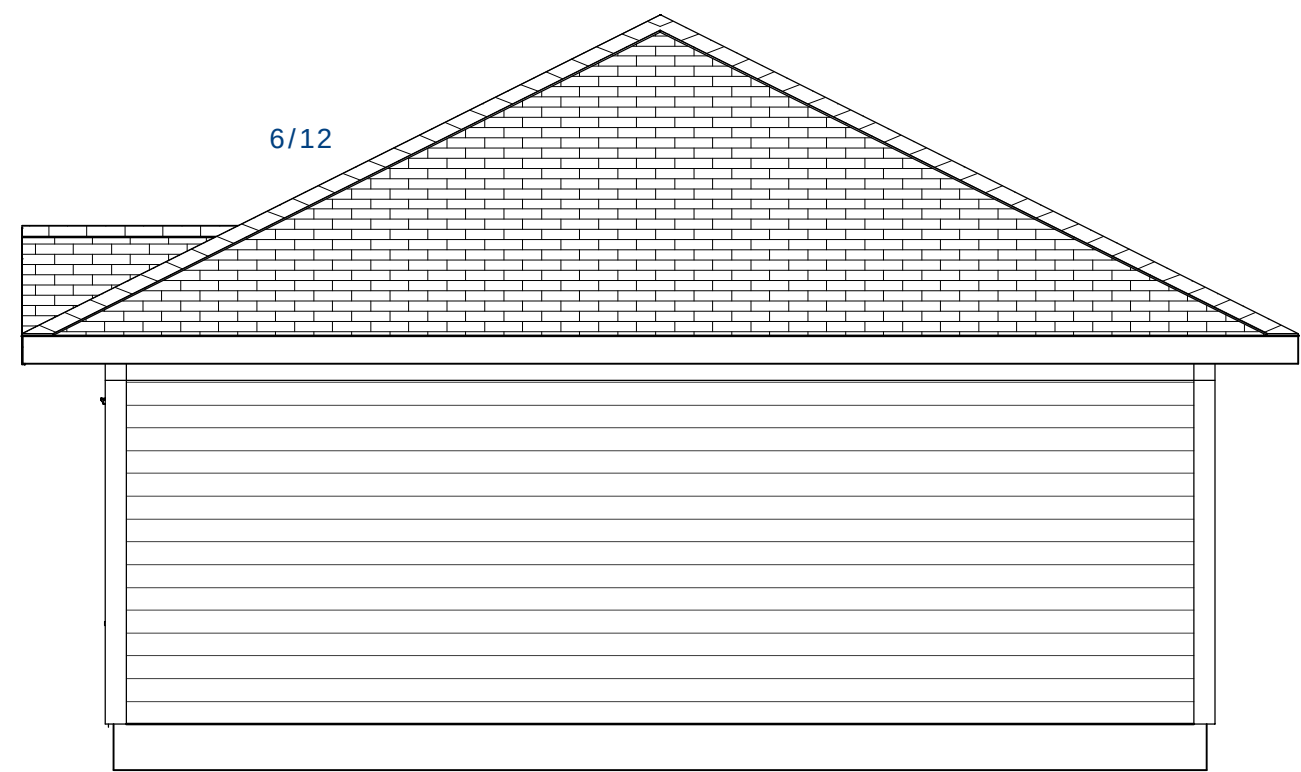
ALL MATERIALS TO MATCH HOUSE MATERIALS.
CEDAR LAP SIDING
30 YEAR ARCHITECTURAL SHINGLES

Exterior Elevation Front

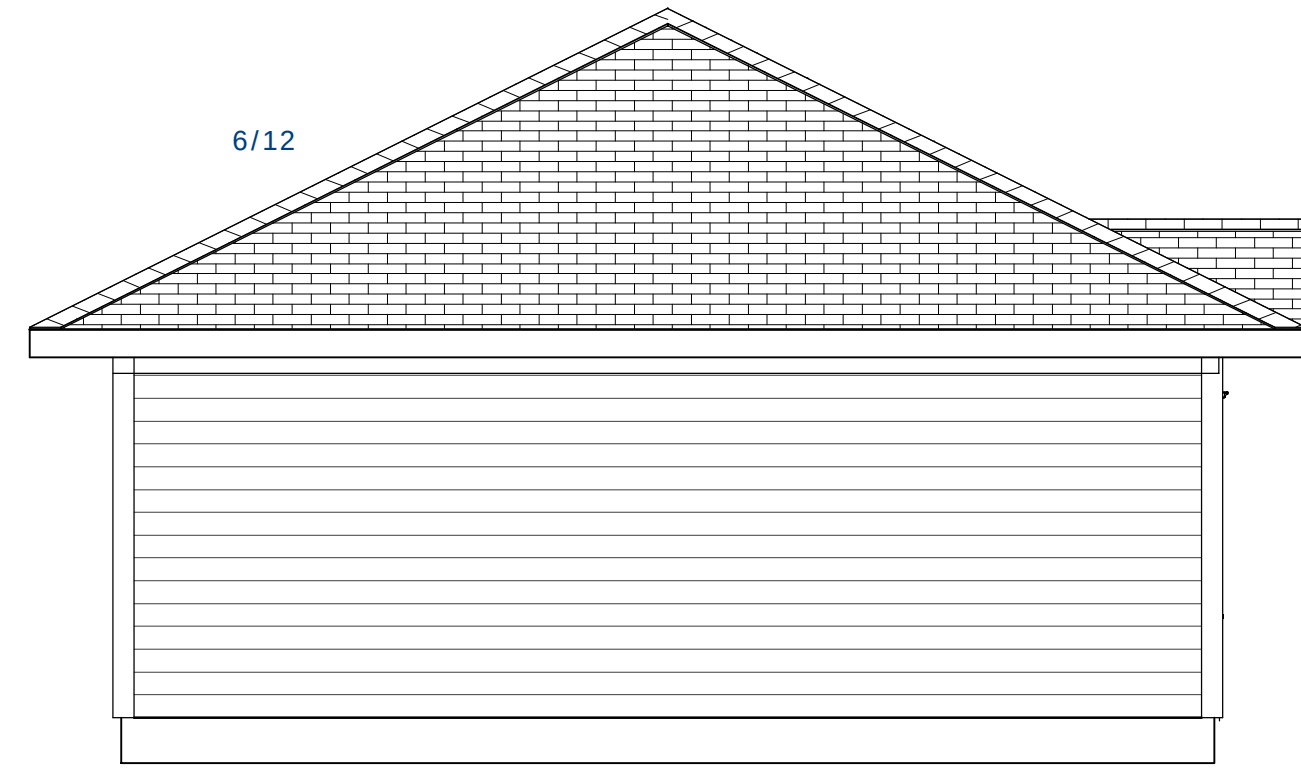


PANELED GARAGE DOORS

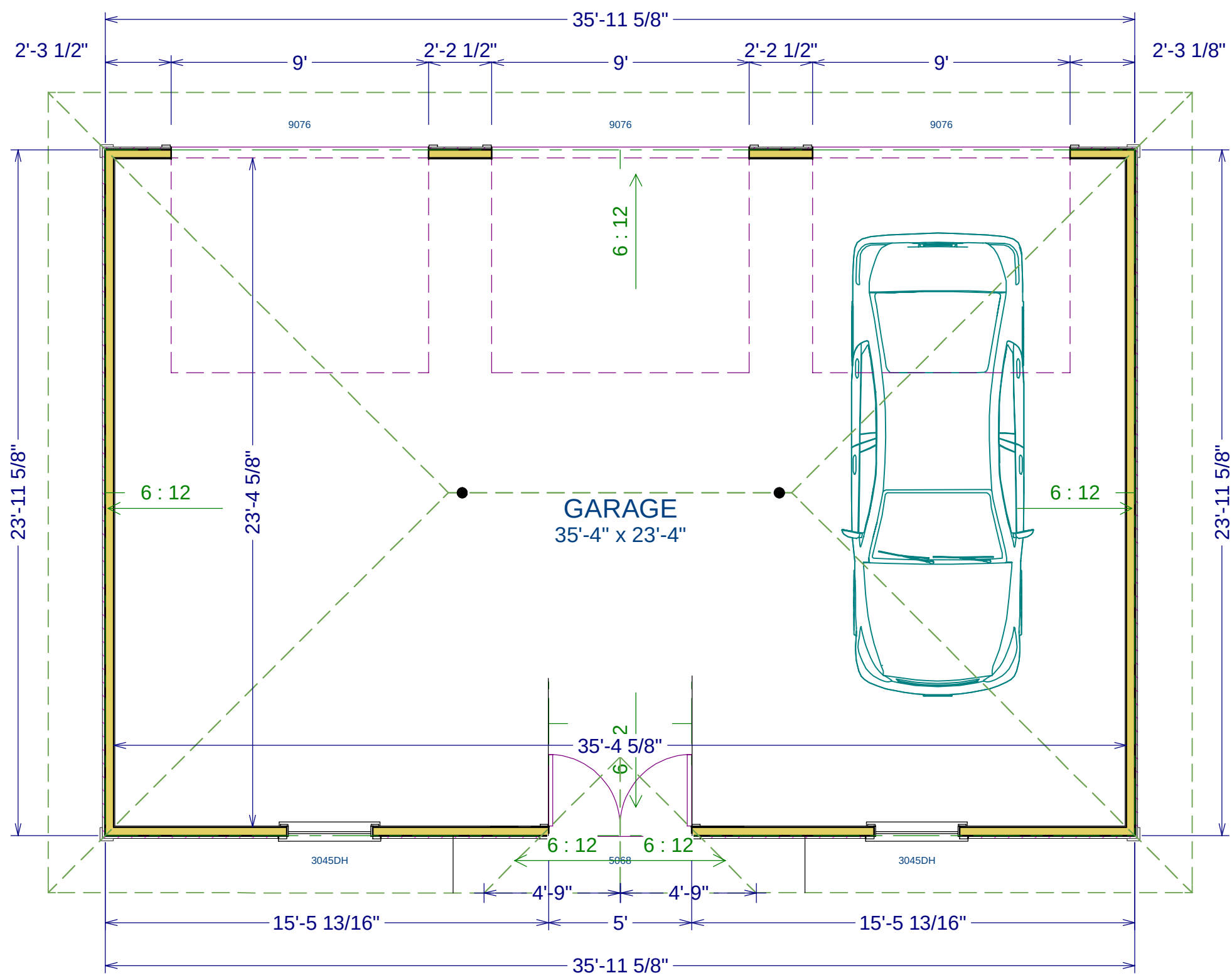
Exterior Elevation Back



Exterior Elevation Right



Exterior Elevation Left



1st Floor



GARAGE



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DRAWINGS PROVIDED BY:

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CHARLOTTE, NC 28203

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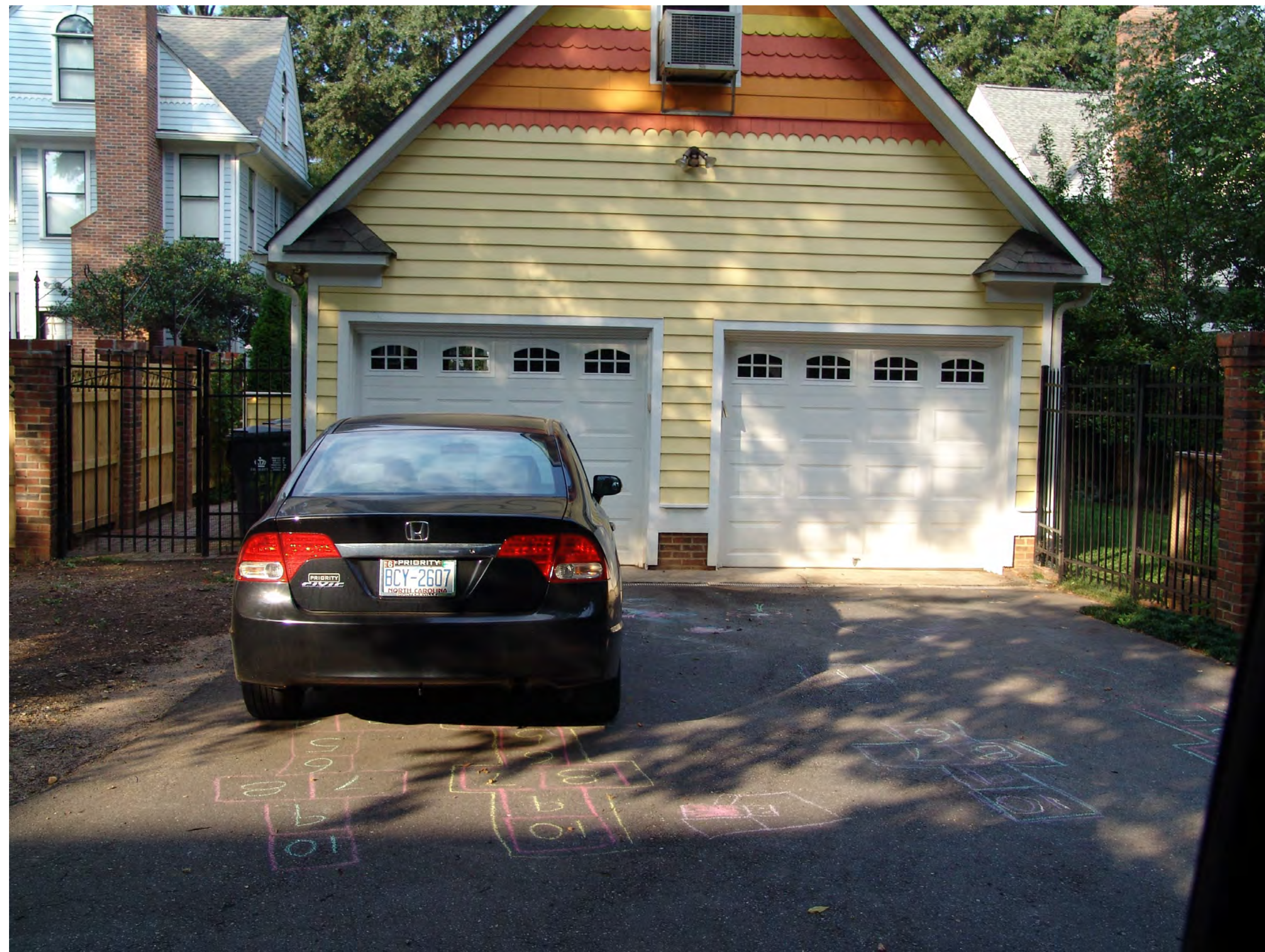
10/1/2013

SCALE:

1/4"= 1'

SHEET:

A-5



DESIGN BUILD

EXAMPLES OF
FIBERGLASS DOORS
FACING THE ALLEY



DESIGN BUILD

PROJECT DESCRIPTION:

420 E. PARK RD.
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DRAWINGS PROVIDED BY:

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CHARLOTTE, NC 28203

DATE:

10/1/2013

SCALE:

SHEET:

A-6