

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 305 W Park Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Brenda Jarvis

APPLICANT: Wendy Watson

Details of Proposed Request

Existing Conditions

The original home was destroyed by fire. It was a one story bungalow constructed in 1931.

Proposal

The proposal is a 1.5 story house with a full façade porch and even fenestration across the front. The gable roof has a 12:12 pitch with the total height of approximately 32'. Siding will be wood, windows will be Simulated Divided Light.

Policy & Design Guidelines for New Construction (p. 34)

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

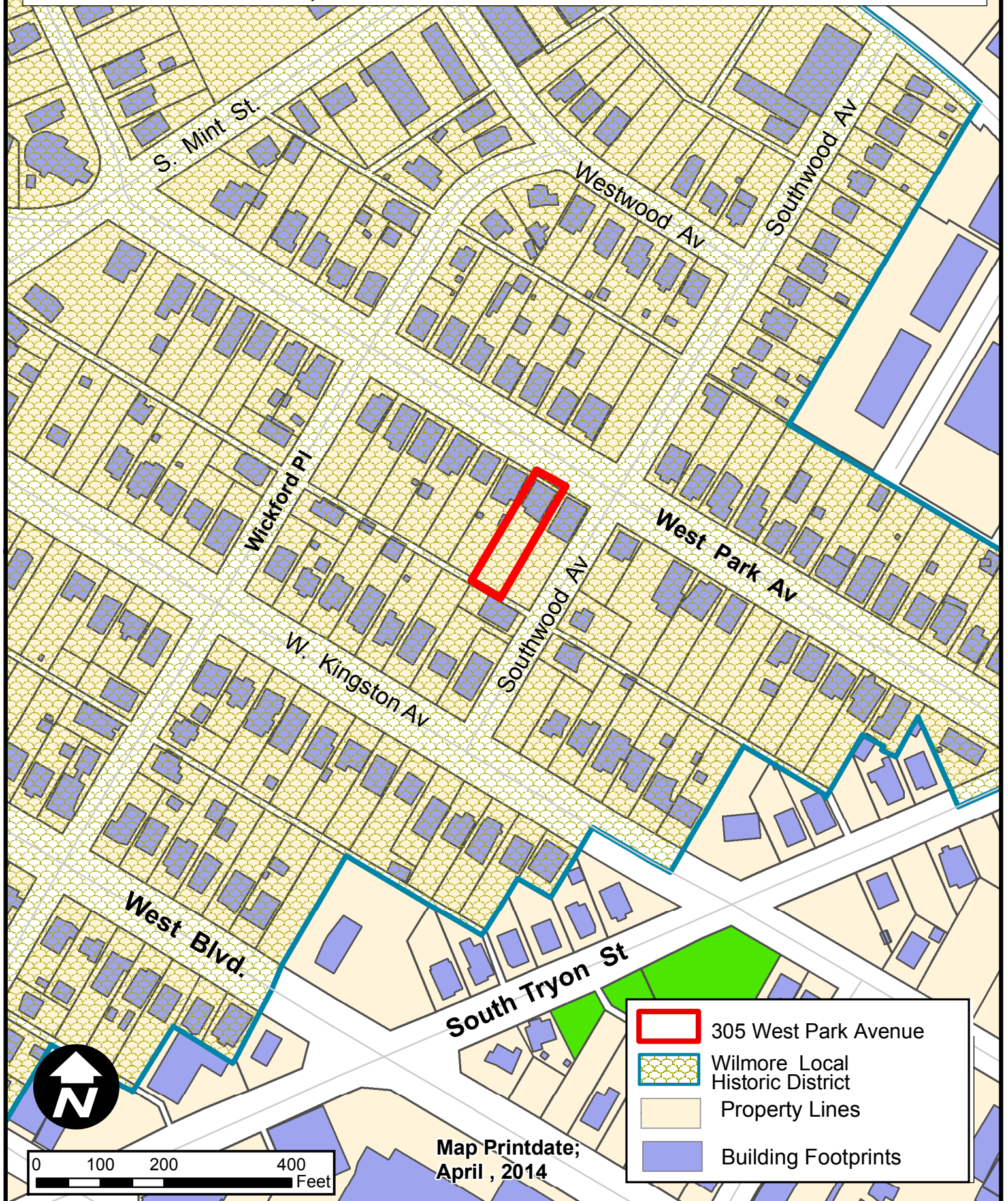
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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

The overall design concept is compatible with adjacent homes. However, the massing of the roof should be discussed. The guidelines for Size, Scale, Fenestration, Rhythm, Setback, Materials, Context and Landscaping have been met.

Charlotte Historic District Commission - Case 2014-068

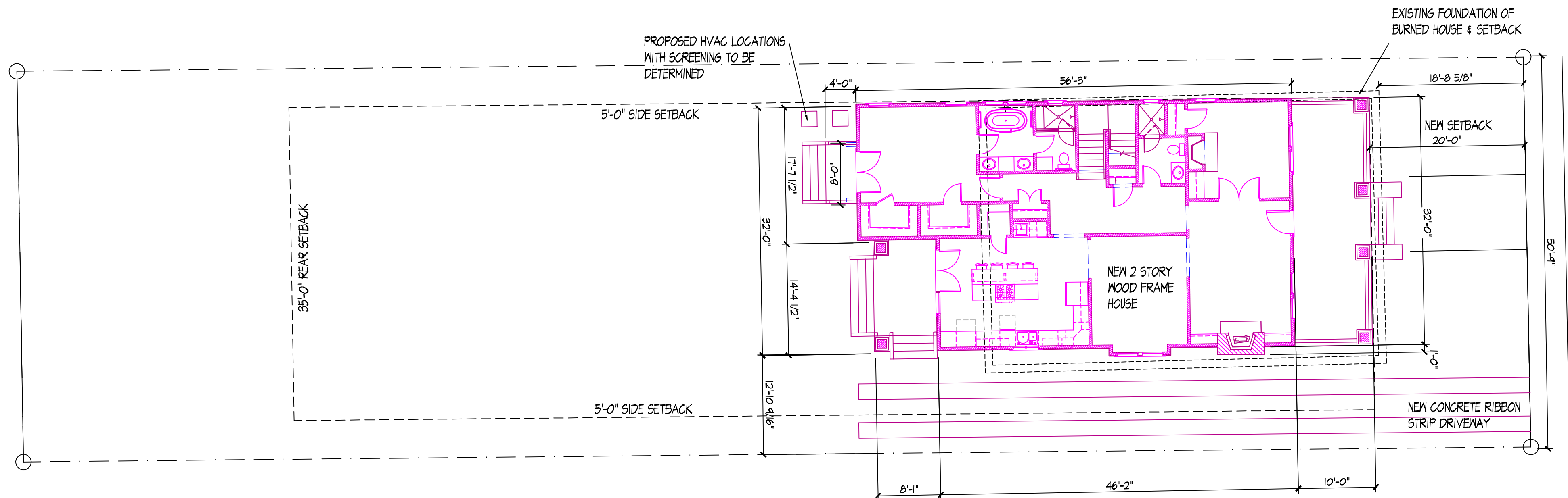
Historic District; Wilmore





LEGEND

- G-1 SITE PLAN & LEGEND
- A-1 FIRST FLOOR
- A-2 SECOND FLOOR
- A-3 FRONT ELEVATION
- A-4 LEFT ELEVATION
- A-5 REAR ELEVATION
- A-6 RIGHT ELEVATION
- A-7 CABINET ELEVATIONS
- E-1 LIGHTING LAYOUT FIRST FLOOR
- E-2 LIGHTING LAYOUT SECOND FLOOR
- S-1 FOUNDATION
- S-2 FIRST FLOOR STRUCTURAL
- S-3 SECOND FLOOR STRUCTURAL
- S-4 ROOF
- S-5 SECTIONS
- S-6 STRUCTURAL NOTES



JARVIS / LARREYNAGA RESIDENCE
305 WEST PARK AVENUE
CHARLOTTE, NC 28203

CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704)527-7700
JEANINE DeVANEY



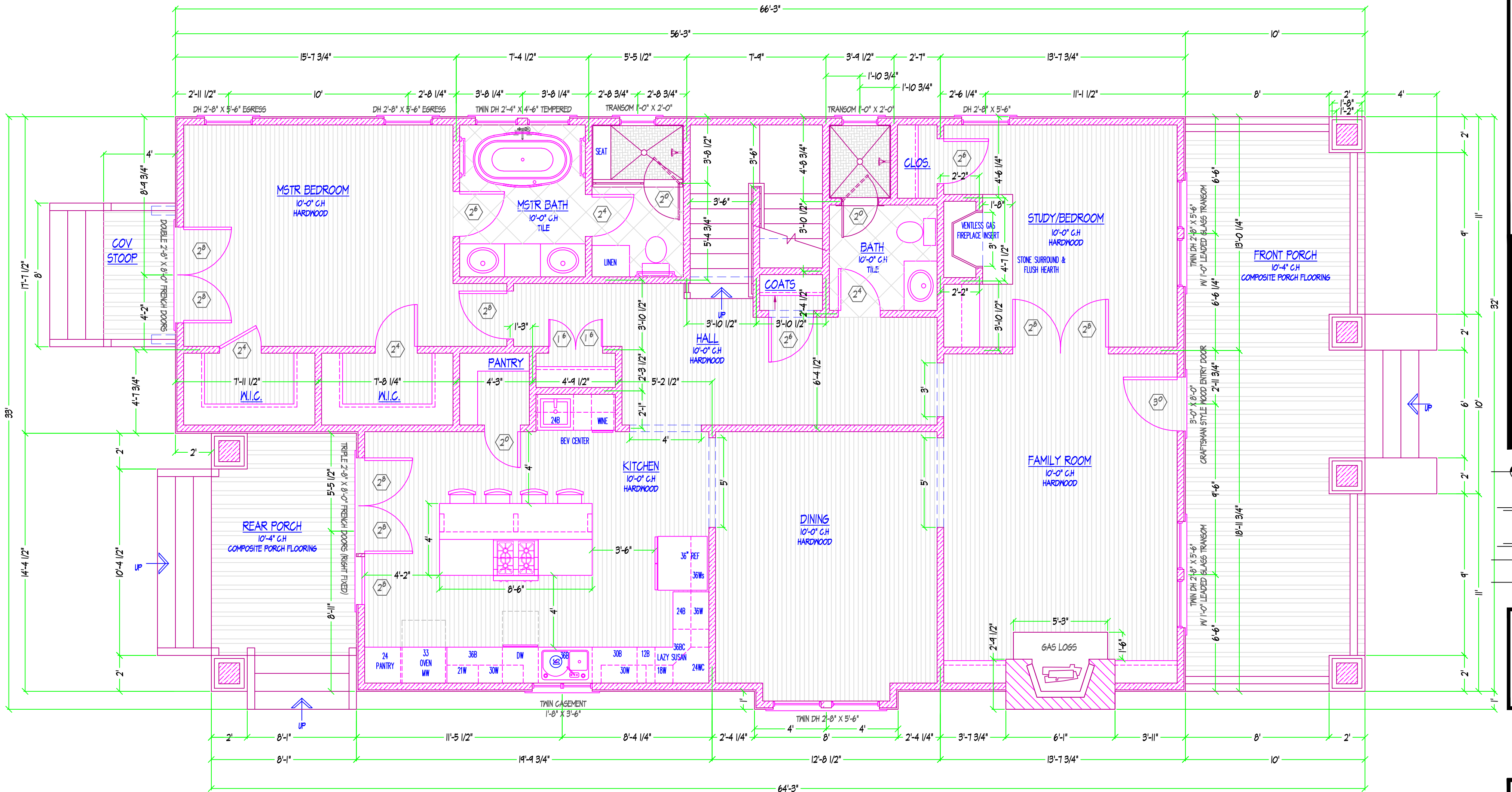
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REVISION

SITE PLAN
All dimensions to be verified by general

SHEET	OF 17	PROJECT
1	17	314

G-1



SQUARE FOOTAGE
FIRST FLOOR - 1598 SF
SECOND FLOOR - 900 SF
TOTAL HEATED - 2,498 SF

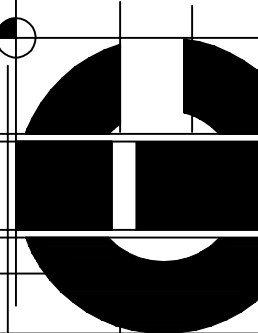
FRONT PORCH - 200 SF
REAR PORCH - 181 SF
TOTAL FOOTPRINT - 2115 SF

WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING

JARVIS / LARREYNAGA RESIDENCE
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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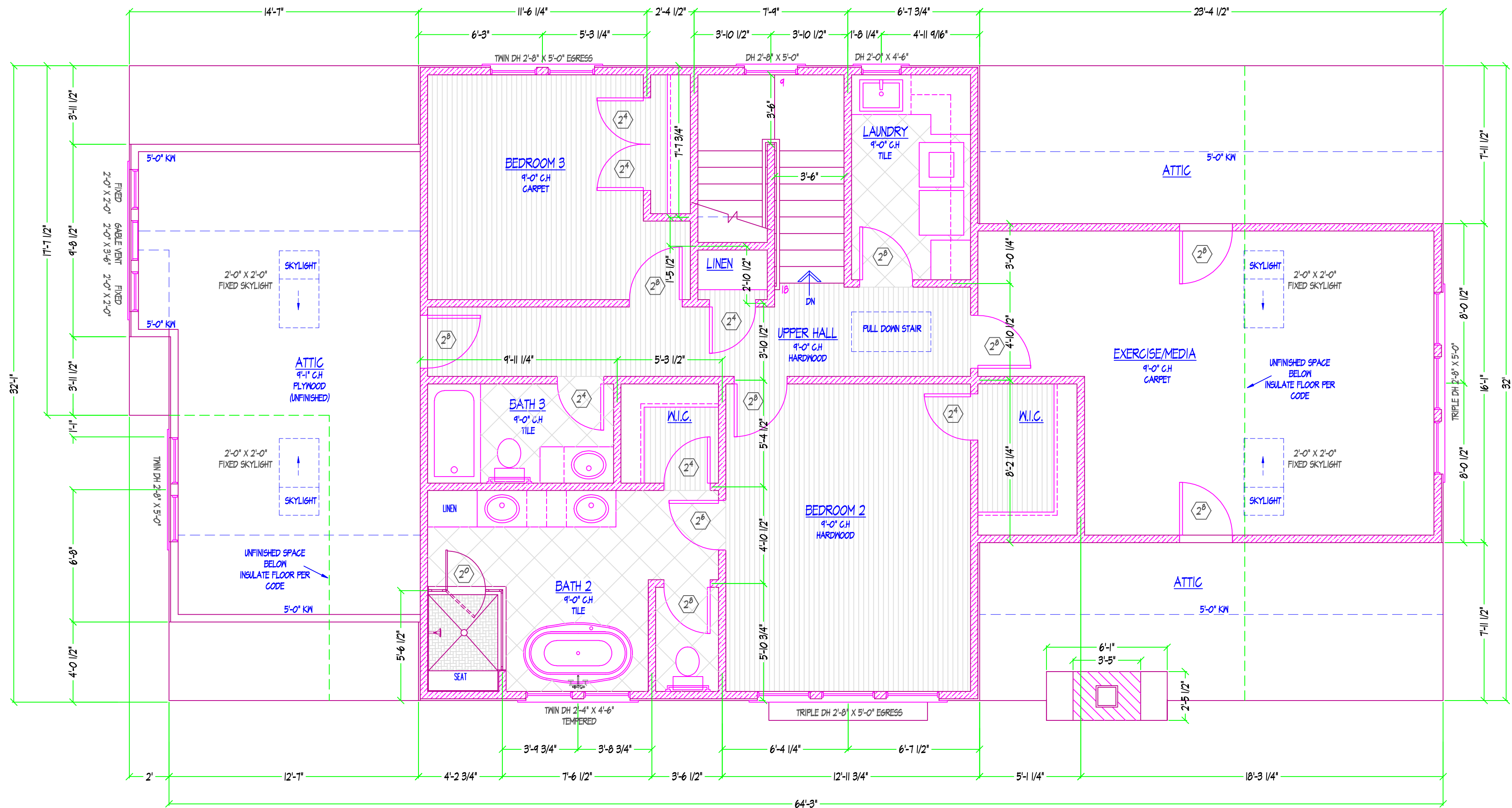


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REVISION

FIRST FLOOR
All dimensions to be verified by general

SHEET
4
OF 17
PROJECT
A=1
314



SQUARE FOOTAGE	WALL LEGEND
FIRST FLOOR - 1548 SF	EXIST. PARTITION WALL
SECOND FLOOR - 900 SF	NEW PARTITION WALL
TOTAL HEATED - 2,448 SF	WALL FOR DEMOLITION
FRONT PORCH - 200 SF	EXIST. BRICK VENEER
REAR PORCH - 181 SF	NEW BRICK VENEER
TOTAL FOOTPRINT - 2115 SF	NEW EXTERIOR SIDING

JARVIS / LARREYNAGA RESIDENCE SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

JARVIS / LARREYNAGA RESIDENCE
305 WEST PARK AVENUE
CHARLOTTE, NC 28203

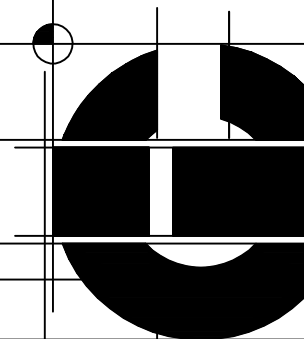
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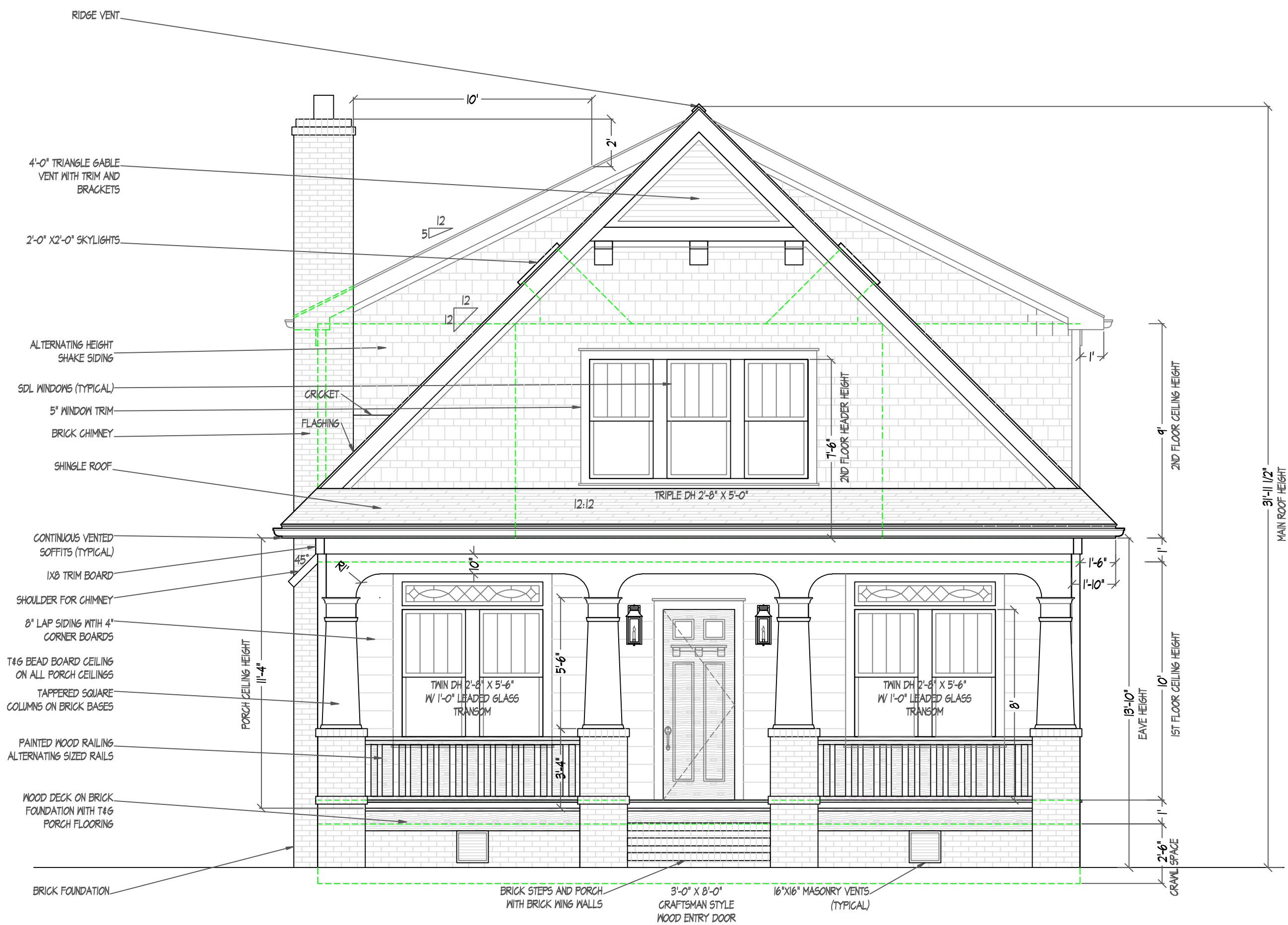
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SECOND FLOOR

SHEET
5
OF 17
PROJECT

All dimensions to be verified by general

A=



JARVIS / LARREYNAGA RESIDENCE
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
 2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
 3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
 4. PROVIDE FLASHING PER CODE AT ALL ROOF/WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
 5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

STAIRS:
MAX RISER HT 8 1/4"
MIN TREAD DEPTH 9"
HANDRAIL HT 34" MIN, 38" MAX
GUARDRAILS AT TOP OF
STAIR MIN HT. 36"
MIN HEAD CLEARANCE 6'-8"

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02-24-2014

SCALE

REVISION

FRONT ELEVATION

SHEET
7
OF 17
PROJECT

3/4

All dimensions to be verified by general



JARVIS / LARREYNAGA RESIDENCE
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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LEFT SIDE ELEVATION

SHEET
10
OF 17
PROJECT

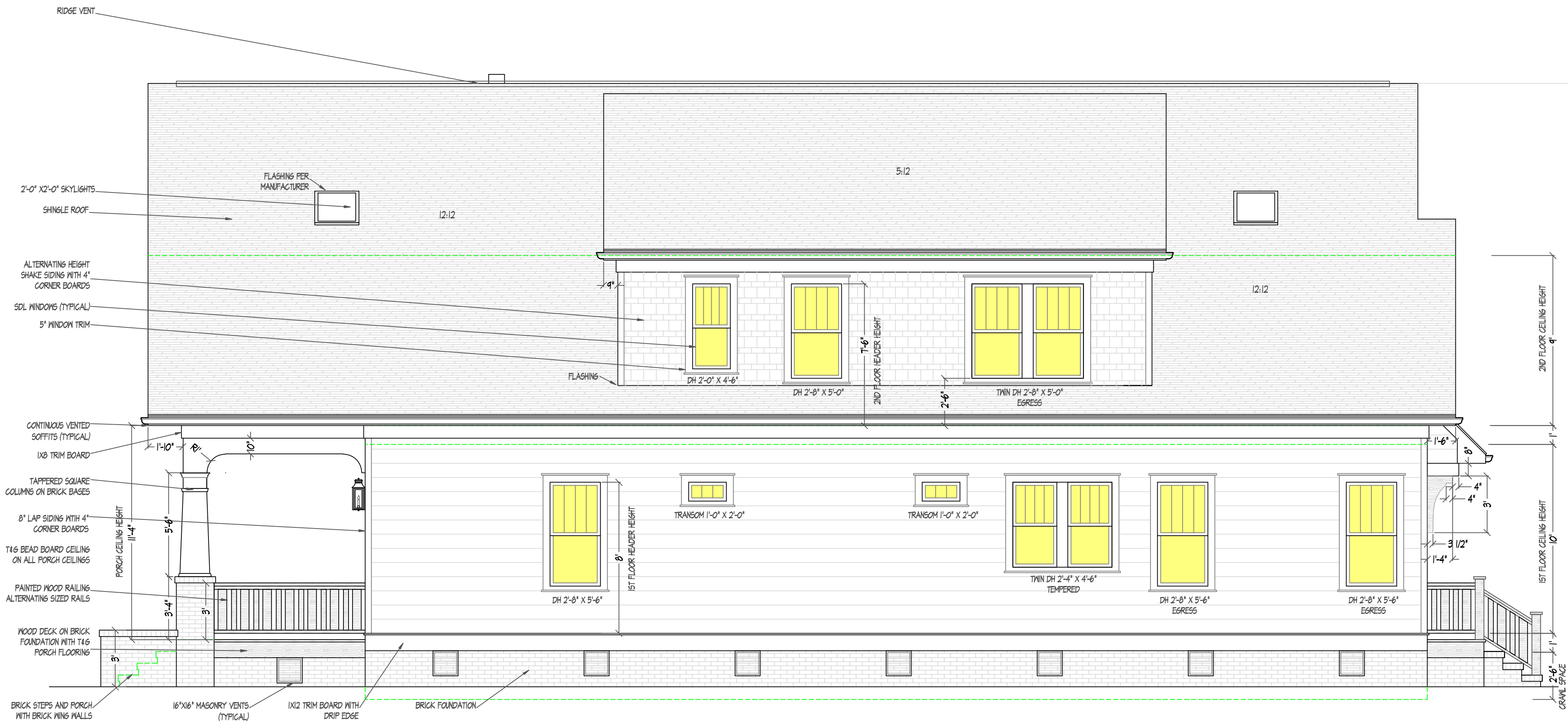
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Scale

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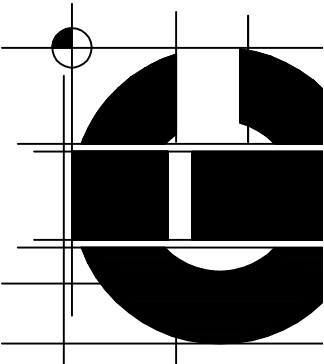
JARVIS / LARREYNAGA RESIDENCE
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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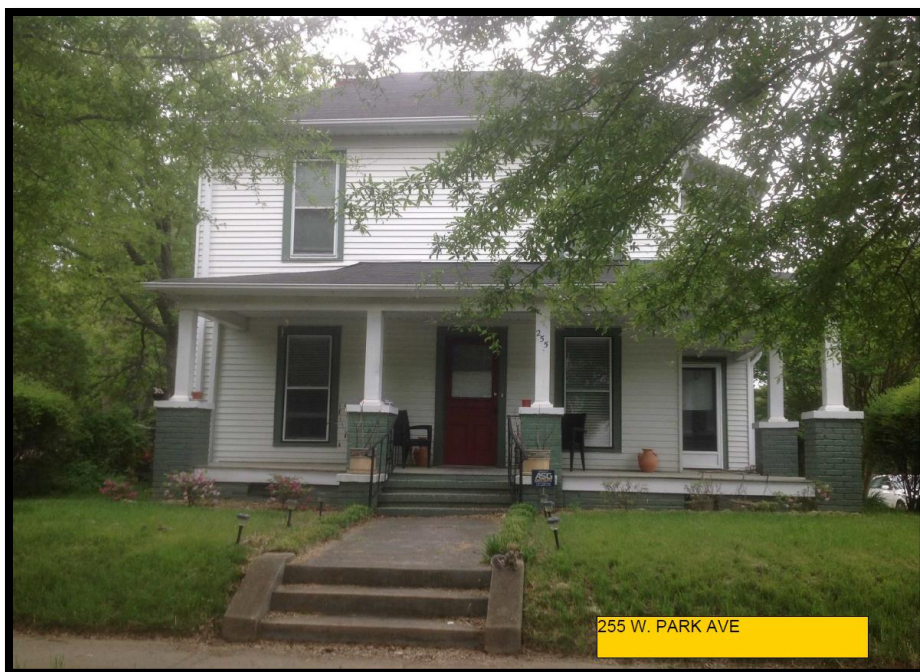


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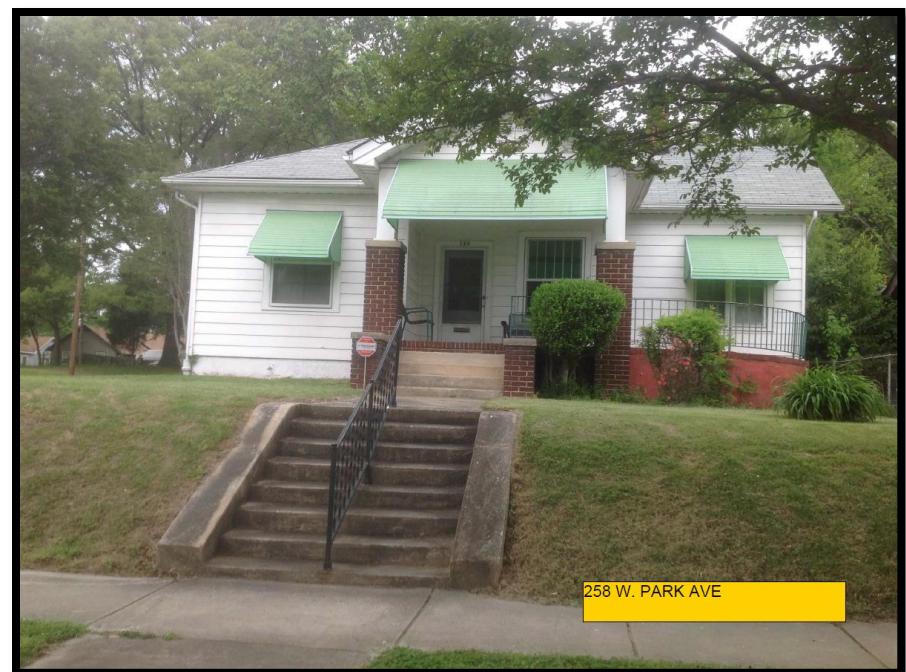
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RIGHT SIDE ELEVATION

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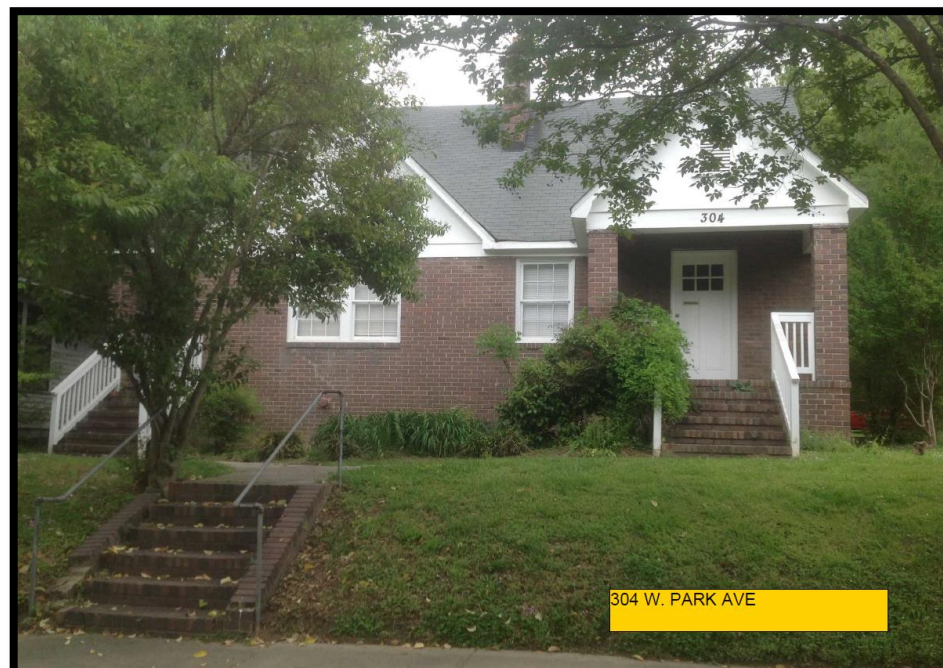
255 W. PARK AVE



258 W. PARK AVE



301 W. PARK AVE
HOUSE ON LEFT



304 W. PARK AVE



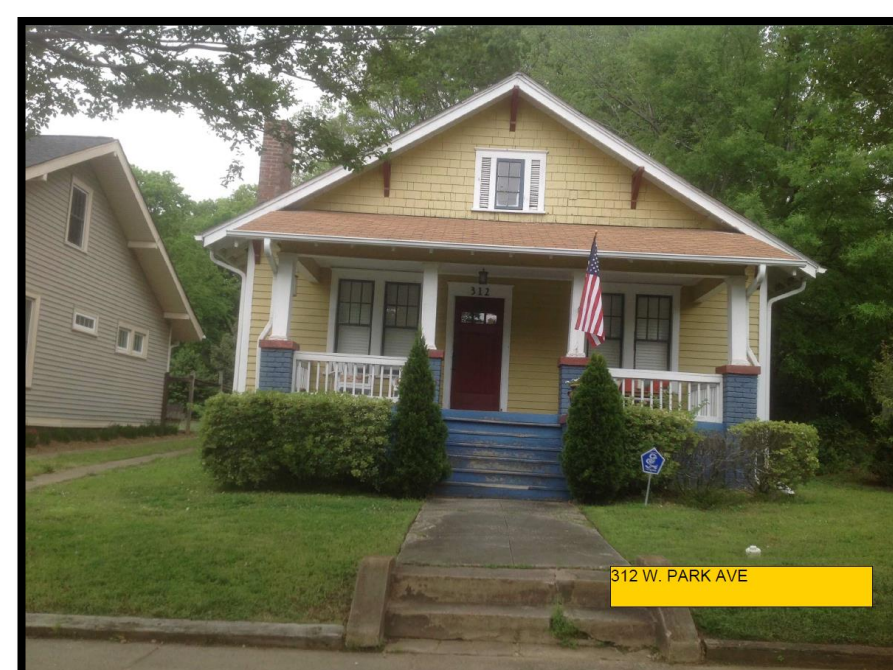
305 W. PARK AVE
PROJECT HOUSE



308 W. PARK AVE



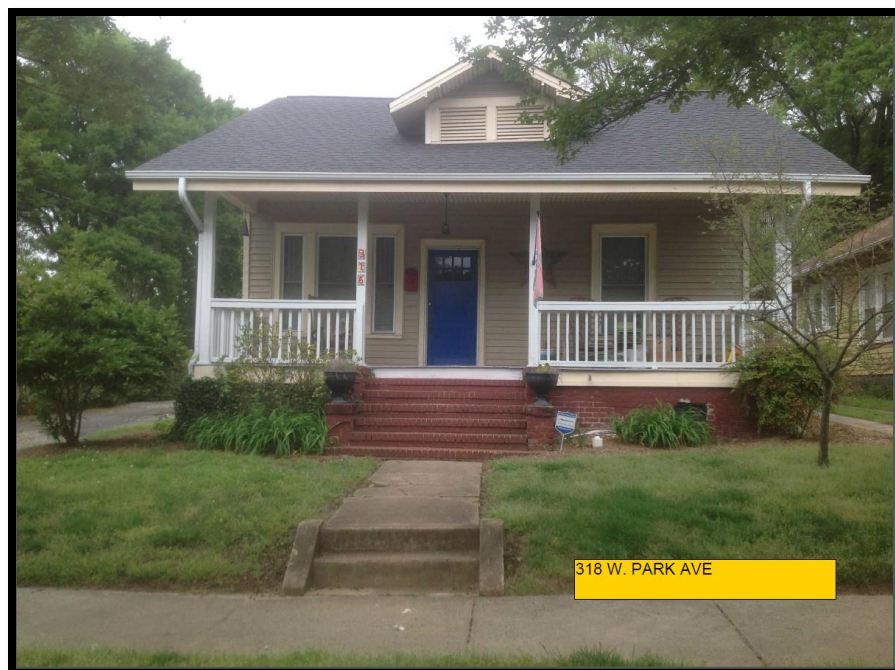
309 W. PARK AVE
HOUSE ON RIGHT



312 W. PARK AVE



315 W. PARK AVE



318 W. PARK AVE



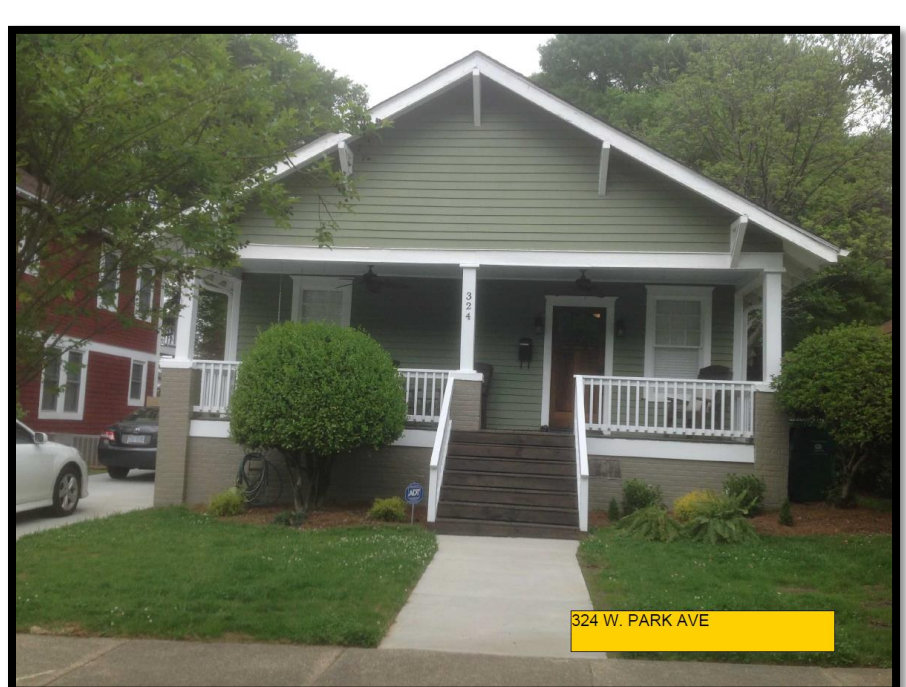
317 W. PARK AVE



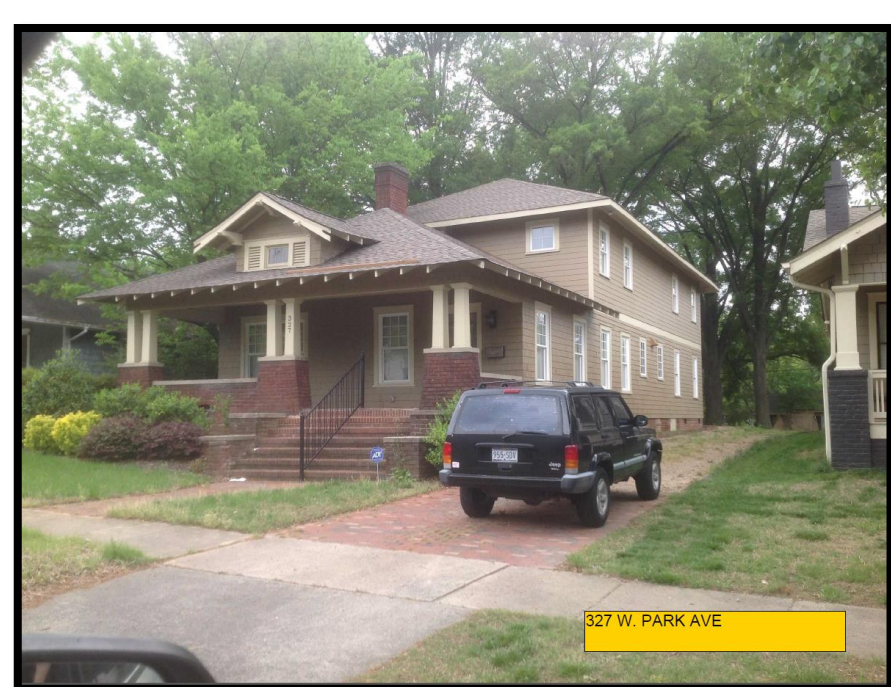
320 W. PARK AVE



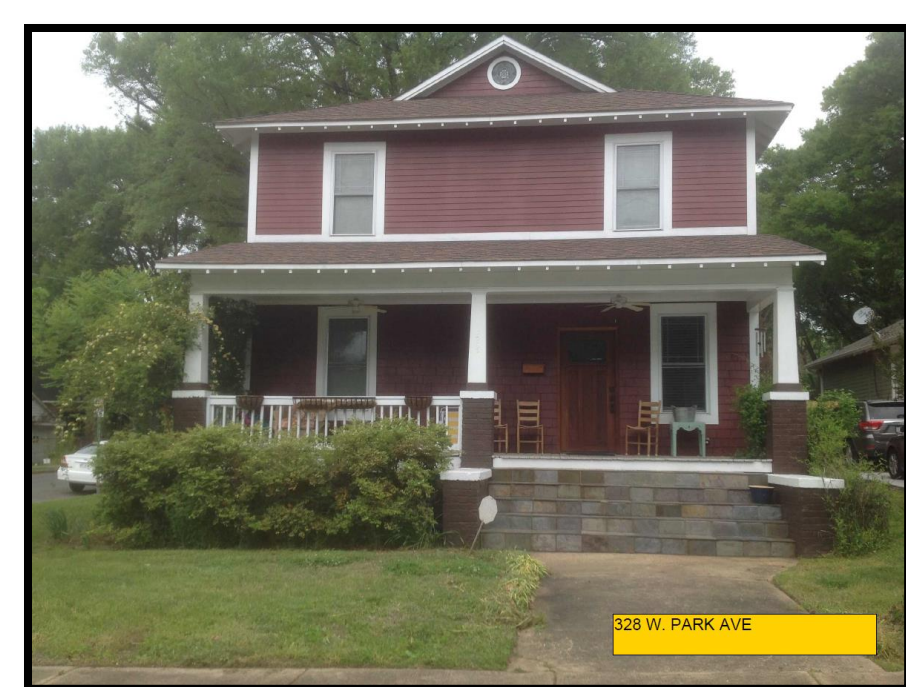
321 W. PARK AVE



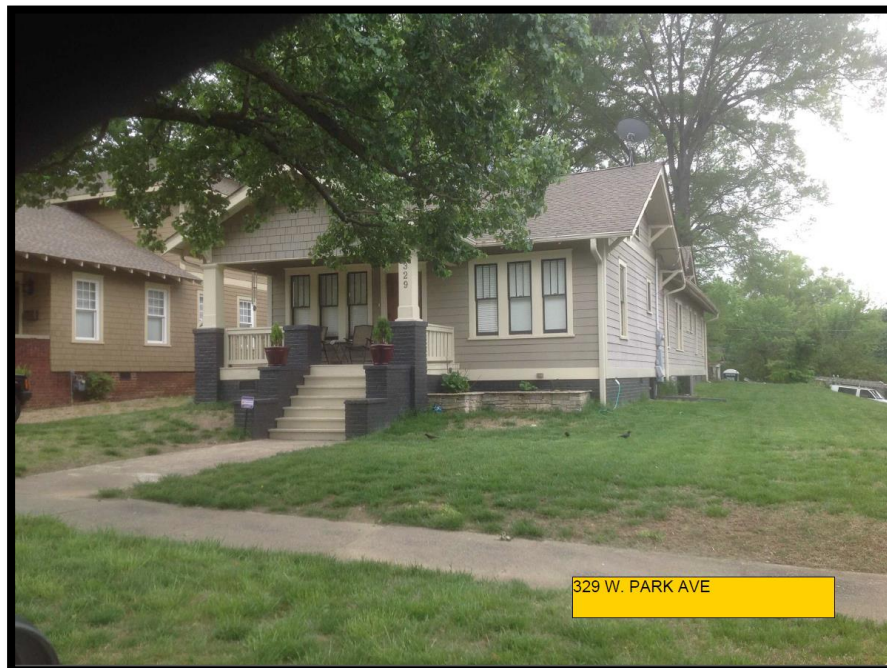
324 W. PARK AVE



327 W. PARK AVE



328 W. PARK AVE



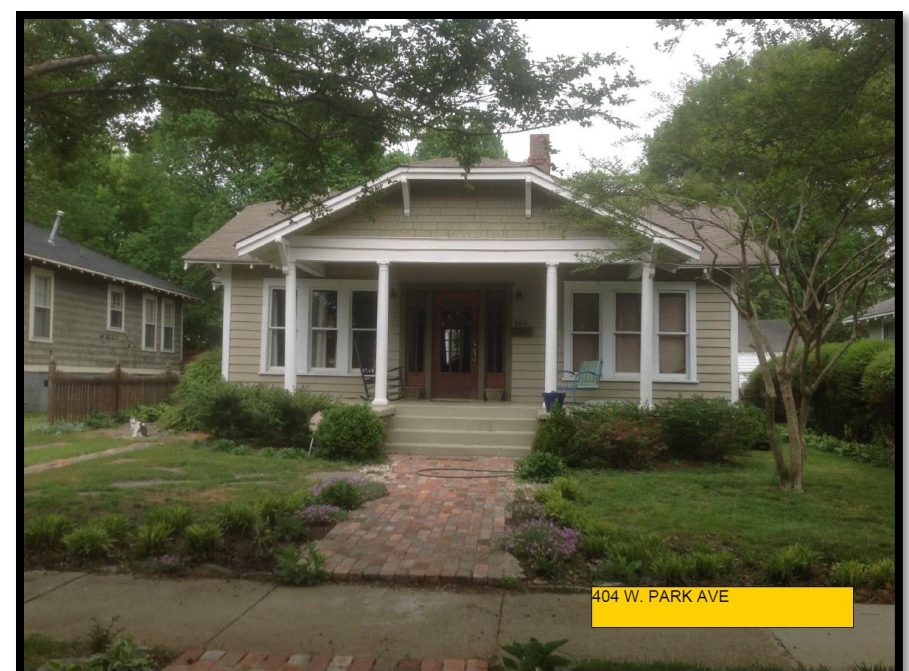
329 W. PARK AVE



400 W. PARK AVE



401 W. PARK AVE



404 W. PARK AVE



