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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 305 West Park Avenue

**SUMMARY OF REQUEST:** New Construction

**OWNER:** Brenda Jarvis

**APPLICANT:** Jeanine Devaney

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**Details of Proposed Request**

*Existing Conditions*

The original home was destroyed by fire. It was a one story Bungalow constructed in 1931. The surrounding context is a mix of 1, 1.5 and 2 story homes. Setbacks are consistent along the block.

*Proposal-May 21, 2014*

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 True Divided Light. **The application was denied based on Scale, Context and Massing.**

*Revised Proposal-July 9, 2014*

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. Reduction in height to approximately 28'-5" from grade
2. Reduction in size of porch piers and columns
3. Addition of exposed rafter tails
4. Addition a hip roof over the porch
5. Redesign of front gable fenestration
6. Introduction of eave brackets
7. Reduction of roof mass on side elevations
8. Change from 4 over 1 to 8 over 1 windows

**Staff Analysis**

The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.

**Policy & Design Guidelines**

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.

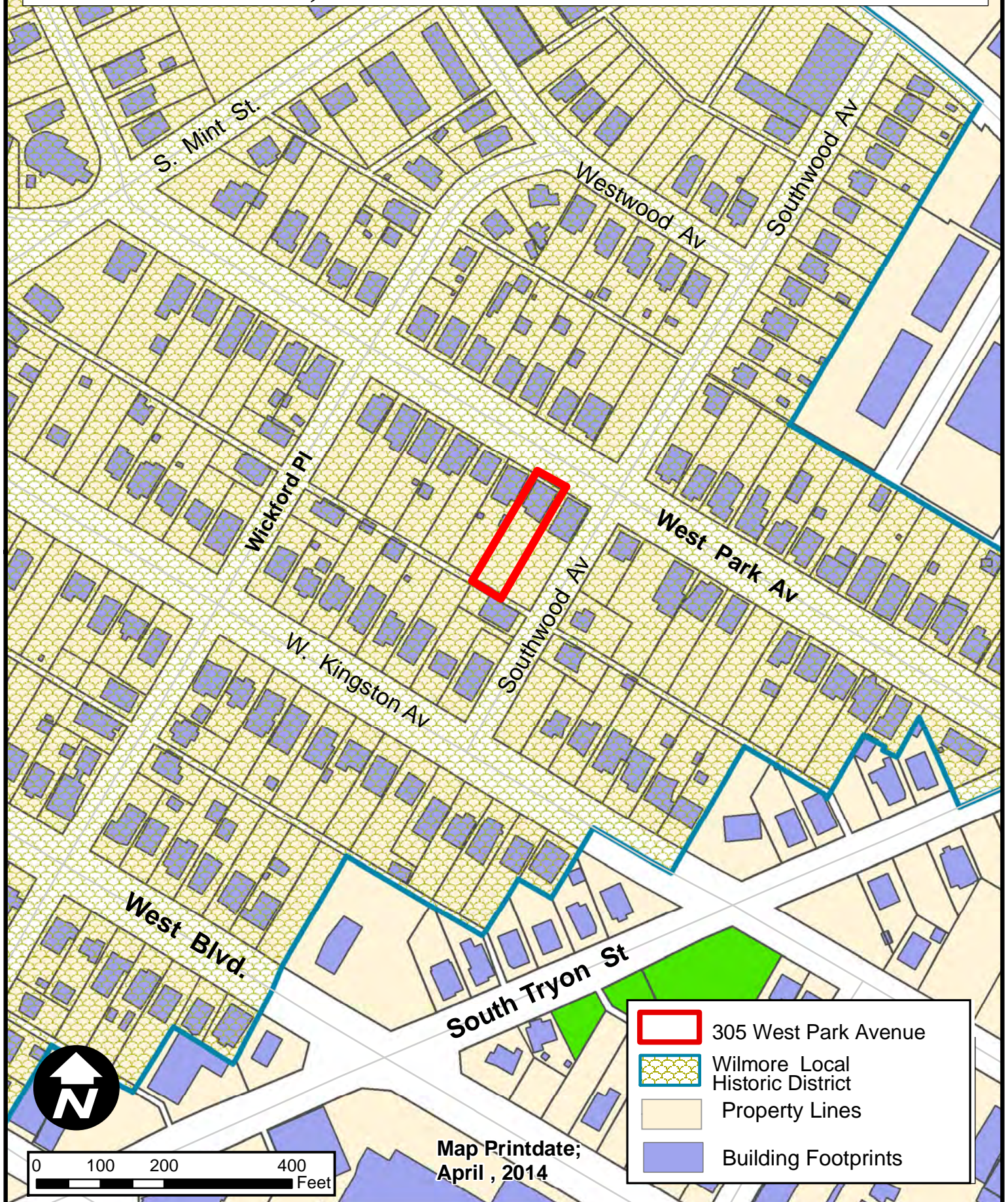
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various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

#### **Staff Analysis**

The Commission shall determine if the proposal meets the guidelines for Scale, Context and Massing.

# *Charlotte Historic District Commission - Case 2014-068*

## *Historic District; Wilmore*





316 W. PARK AVE



312 W. PARK AVE



308 W. PARK AVE



327 W. PARK AVE



321 W. PARK AVE



317 W. PARK AVE



304 W. PARK AVE



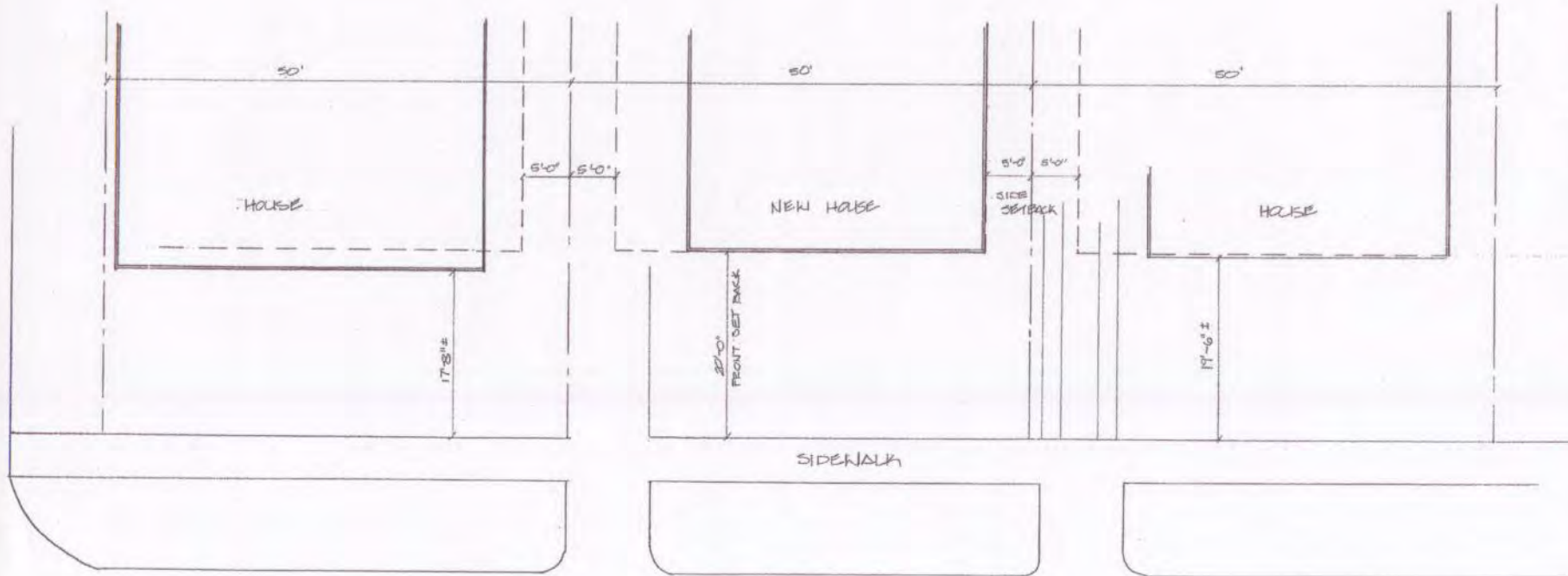
301 W. PARK AVE  
HOUSE ON LEFT



309 W. PARK AVE  
HOUSE ON RIGHT



MAY 2014 DENIED



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

CHARLOTTE ENVIRONMENTS INC.  
4730 D PARK ROAD  
CHARLOTTE, NC 28209  
1704327-7700  
JEANNE DEVANEY  
& ASSOC.

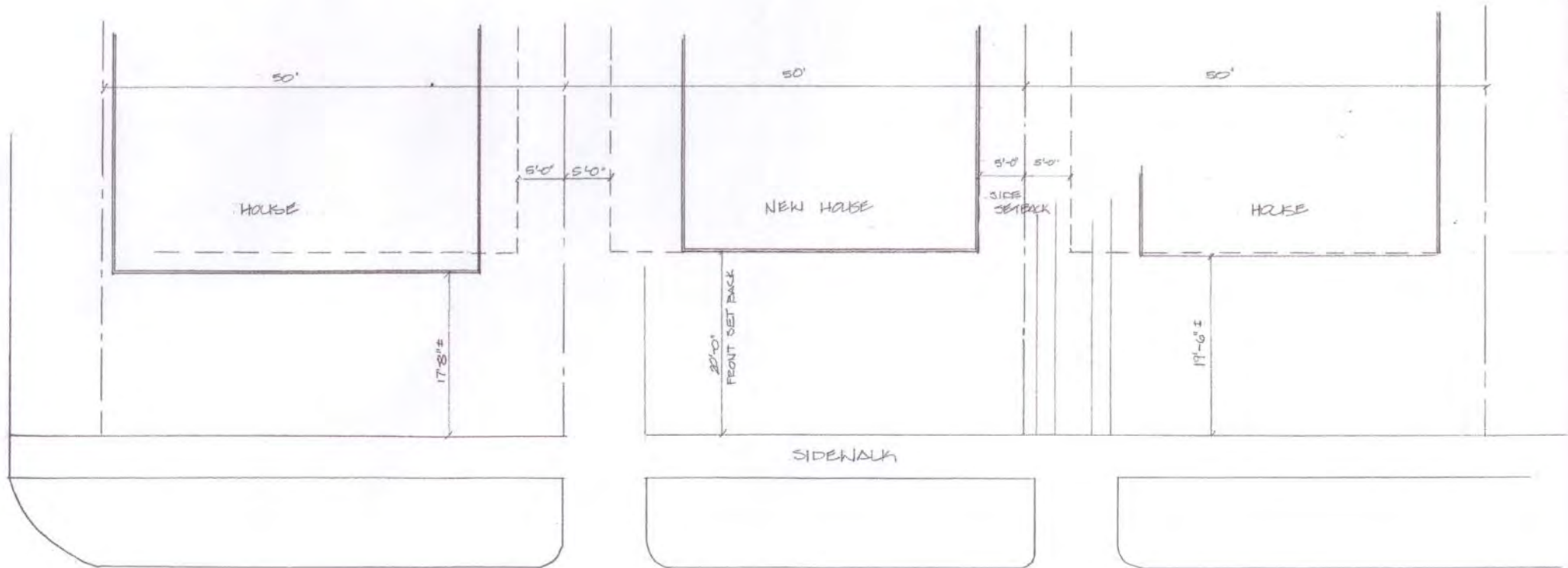


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DATE	4/11/14
SCALE	

REVISION

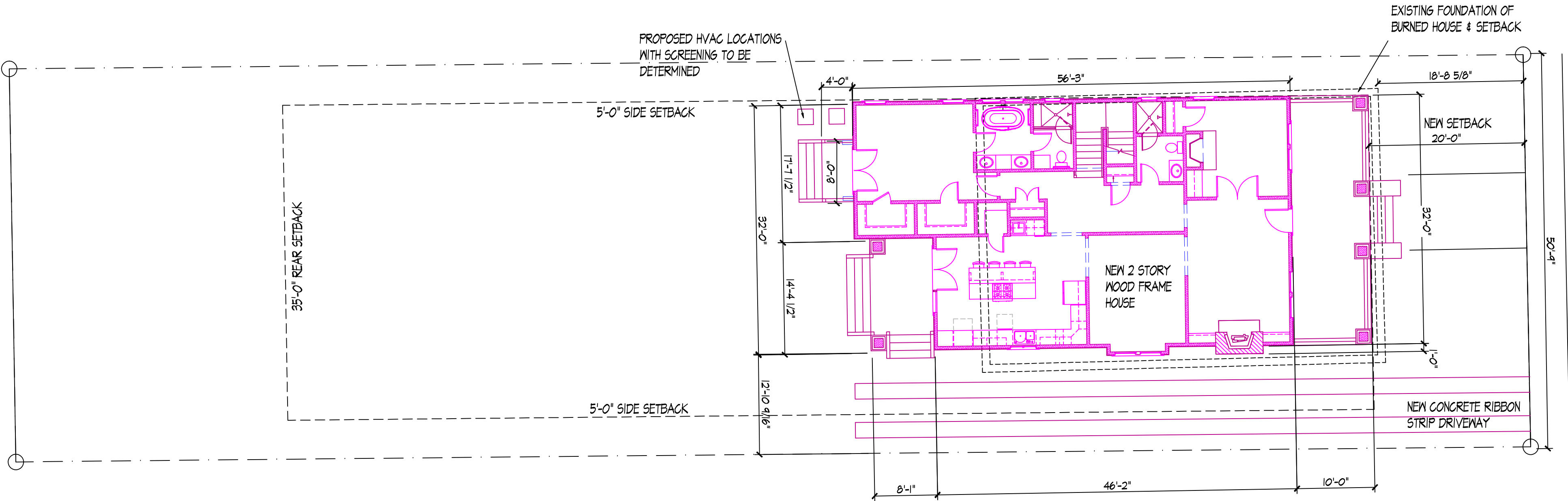
SHEET	1
OF PROJECT	1
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation	

JULY 2014



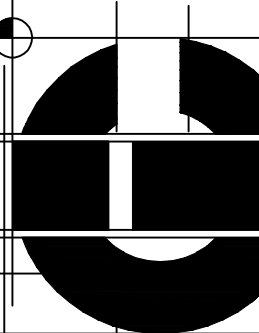


- LEGEND
- G-1 SITE PLAN & LEGEND
  - A-1 FIRST FLOOR
  - A-2 SECOND FLOOR
  - A-3 FRONT ELEVATION
  - A-4 LEFT ELEVATION
  - A-5 REAR ELEVATION
  - A-6 RIGHT ELEVATION
  - A-7 CABINET ELEVATIONS
  - E-1 LIGHTING LAYOUT FIRST FLOOR
  - E-2 LIGHTING LAYOUT SECOND FLOOR
  - S-1 FOUNDATION
  - S-2 FIRST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



DRAWN BY	DATE	SCALE
MLW	02-24-2014	

REVISION

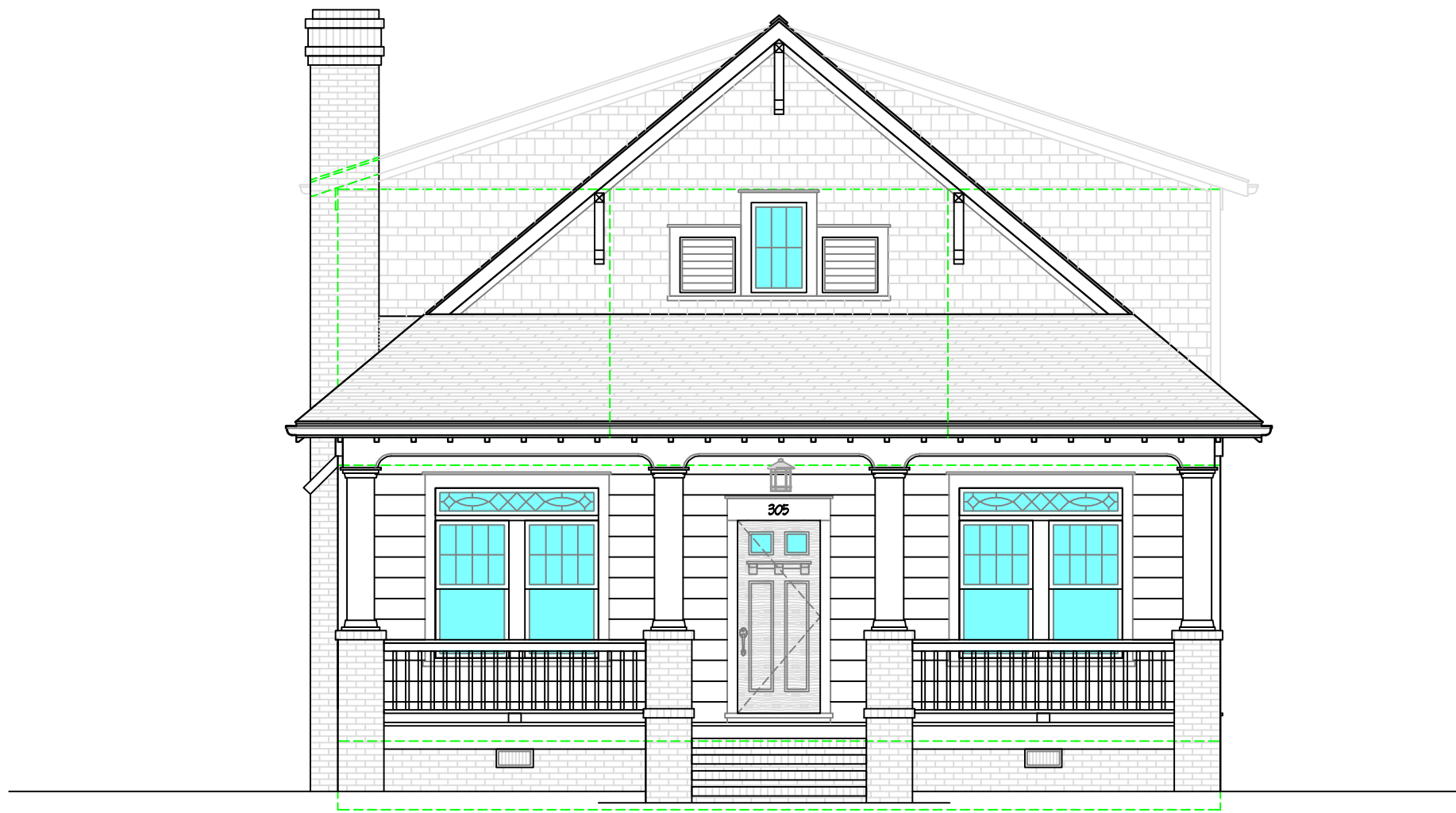
SITE PLAN

All dimensions to be verified by general

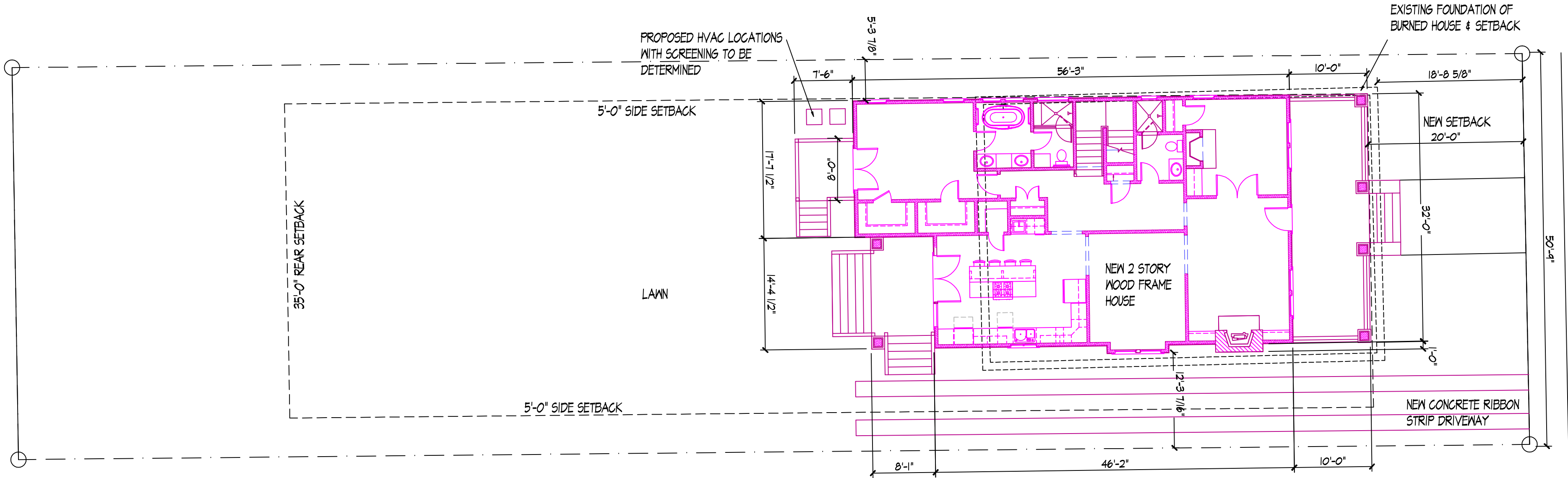
SHEET  
1 OF 17  
PROJECT 314

G-1

JULY 2014

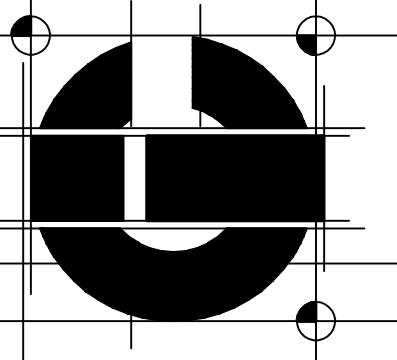


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  - S-4 ROOF
  - S-5 SECTIONS
  - S-6 STRUCTURAL NOTES



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

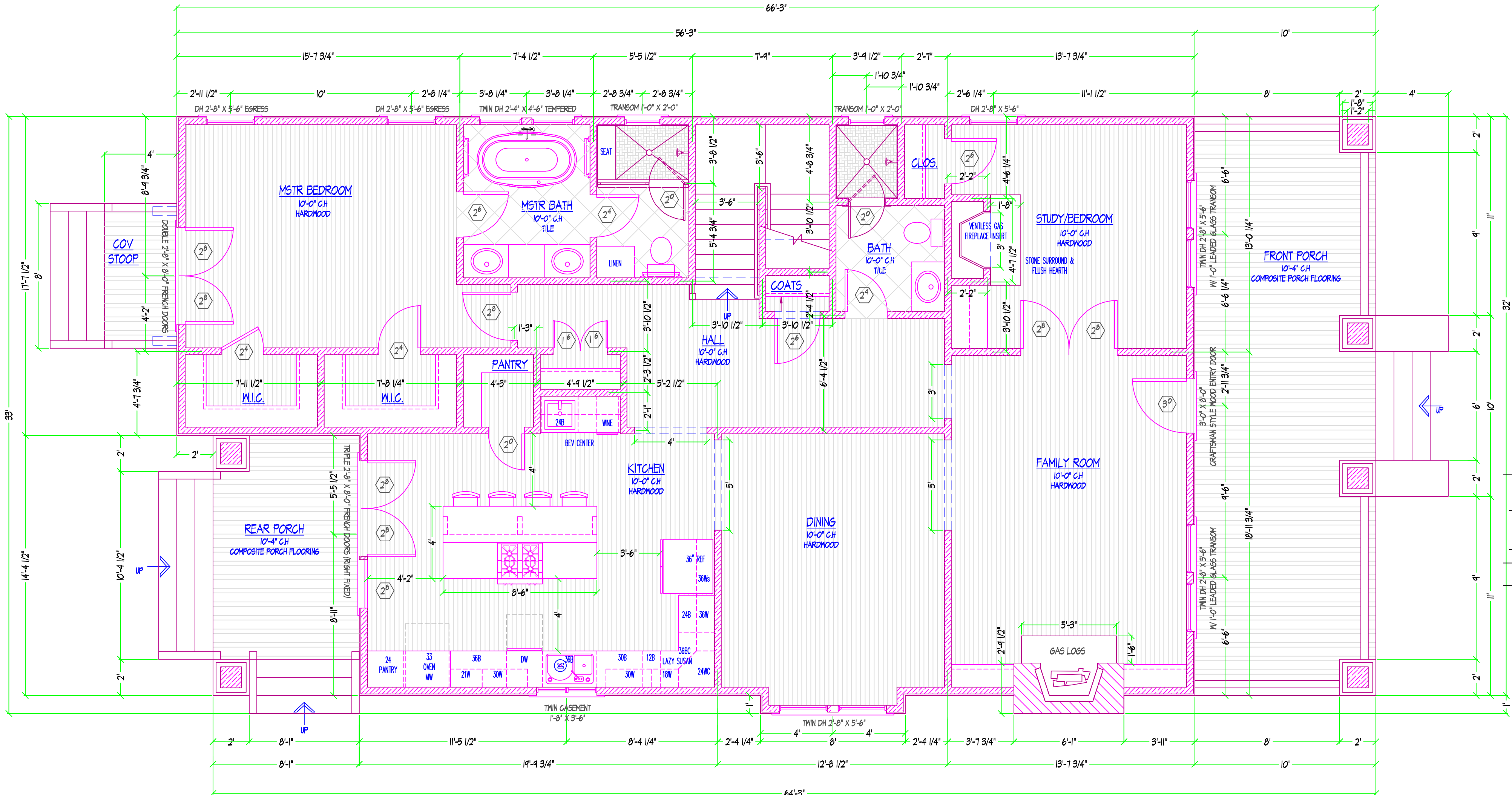
CHARLOTTE IN-VIRONMENTS INC.  
4730-D PARK ROAD  
CHARLOTTE, NC 28209  
(704)527-7700  
JEANINE DeVANEY  
& ASSOC.



DRAWN BY	MLM
DATE	06-14-2014
SCALE	1" = 15'

REVISION

SITE PLAN	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
SHEET	G-1
OF 17 PROJECT	314



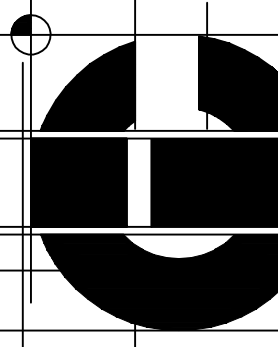
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FIRST FLOOR - 1548 SF  
SECOND FLOOR - 900 SF  
TOTAL HEATED - 2,448 SF  
  
FRONT PORCH - 200 SF  
REAR PORCH - 181 SF  
TOTAL FOOTPRINT - 2115 SF

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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CHARLOTTE IN-VIRONMENTS INC.  
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(704)527-7700  
JEANINE DEVANEY



DRAWN BY MLW	DATE 03-28-2014	SCALE
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REVISION

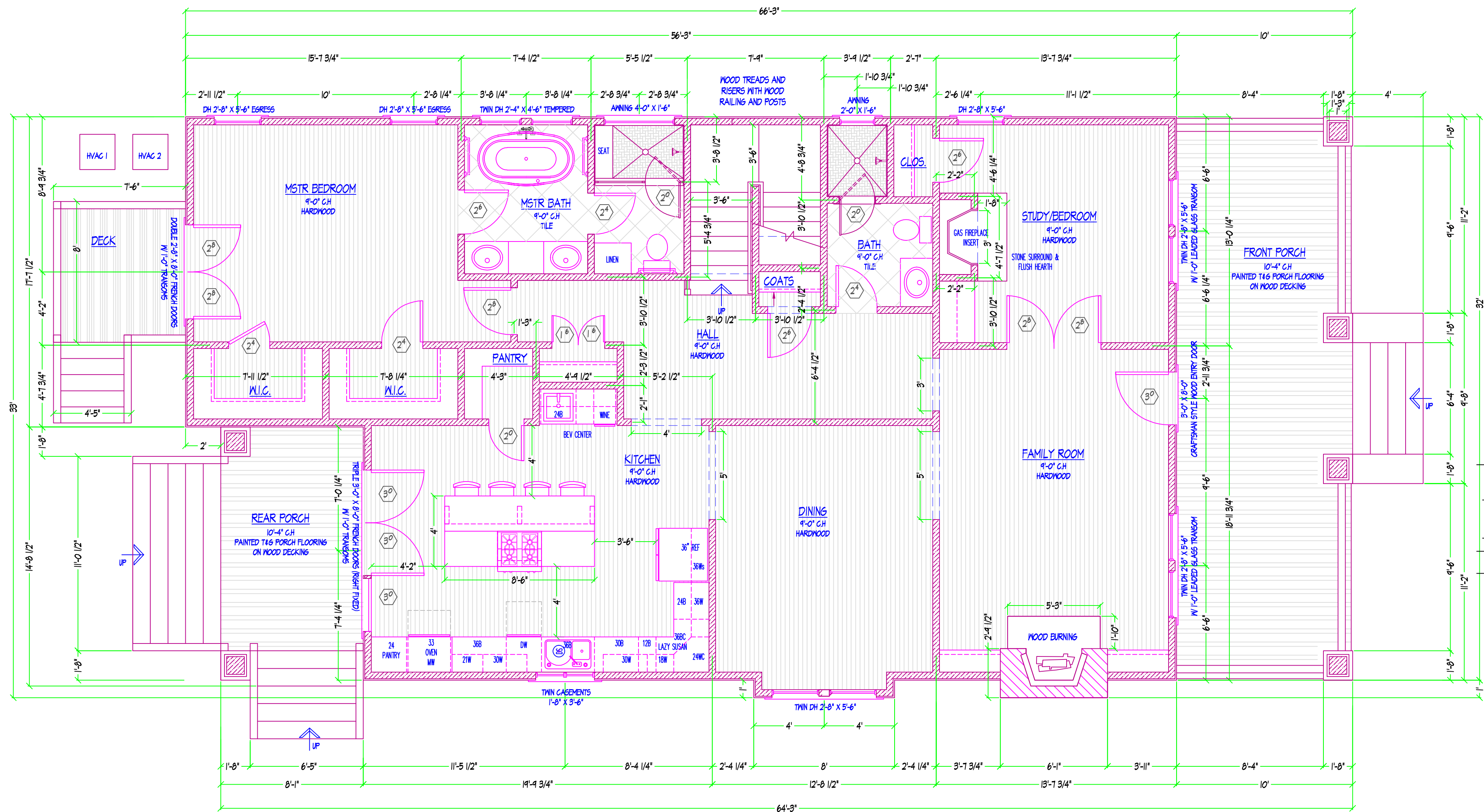
FIRST FLOOR  
All dimensions to be verified by general

SHEET  
4  
OF 17  
PROJECT

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314

JULY 2014



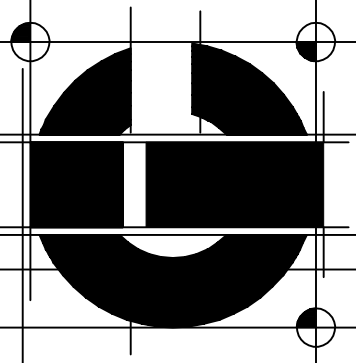
SQUARE FOOTAGE	WALL LEGEND
FIRST FLOOR - 1548 SF	EXIST. PARTITION WALL
SECOND FLOOR - 900 SF	NEW PARTITION WALL
TOTAL HEATED - 2,448 SF	WALL FOR DEMOLITION
FRONT PORCH - 200 SF	EXIST. BRICK VENEER
REAR PORCH - 181 SF	NEW BRICK VENEER
TOTAL FOOTPRINT - 2115 SF	NEW EXTERIOR SIDING

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

JARVIS / LARREYNAGA RESIDENCE  
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CHARLOTTE IN-VIRONMENTS INC.  
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CHARLOTTE, NC 28209  
(704)527-7700

JEANINE DEVANEY  
& ASSOC.



DRAWN BY	DATE	SCALE
MLM	06-14-2014	1/4" = 1'-0"

FIRST FLOOR

REVISION

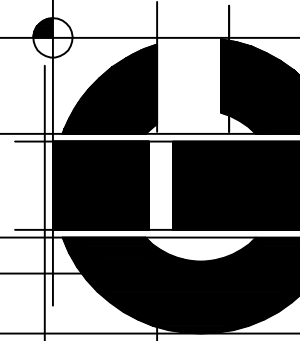
ALL dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

SHEET  
4  
OF 17  
PROJECT

A=1  
314

JARVIS / LARREYNAGA RESIDENCE  
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CHARLOTTE, NC 28203

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4730-D PARK ROAD  
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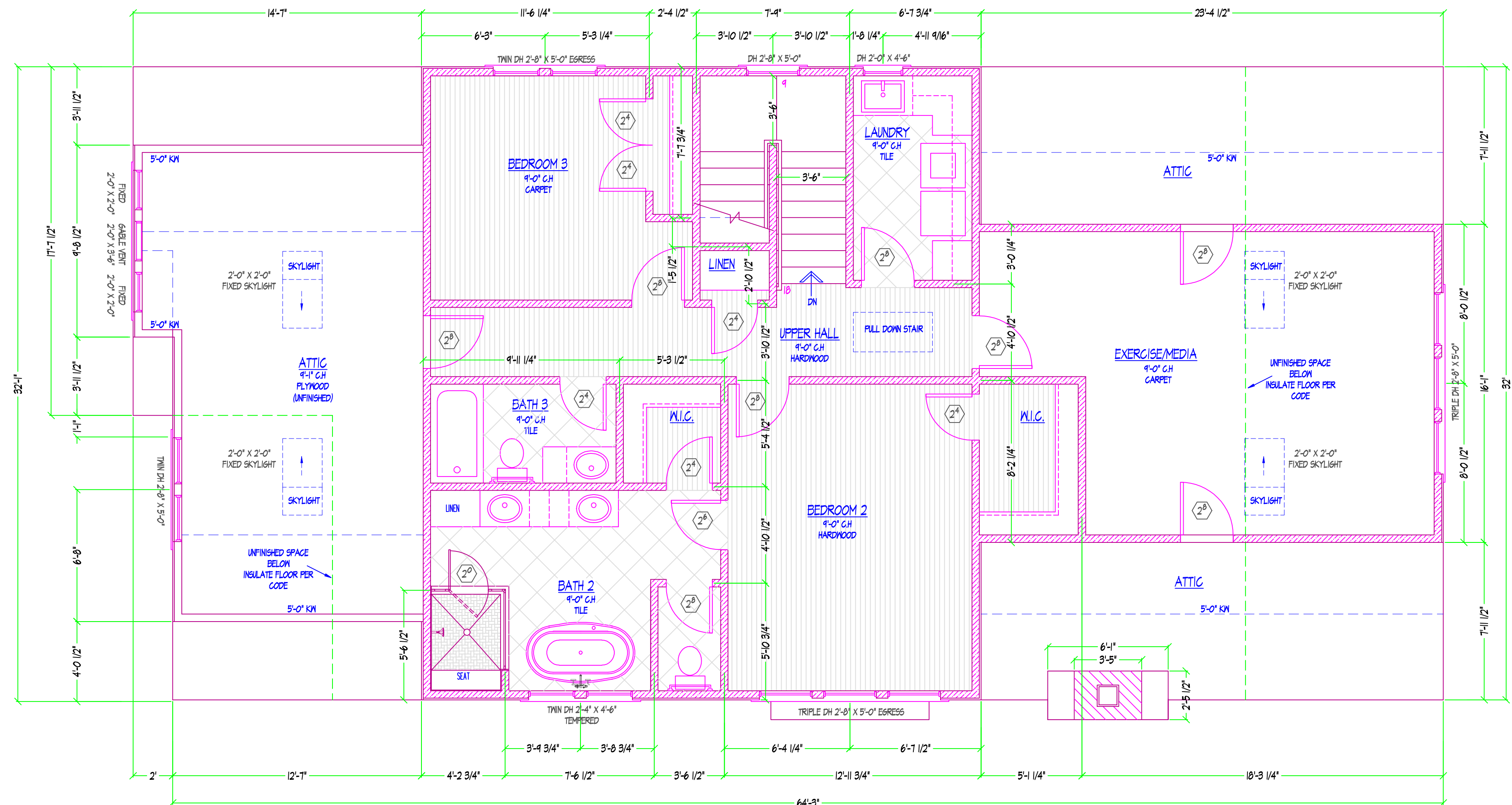




















<b>DRAWN BY</b>	WLM
<b>DATE</b>	02-24-2014

## REVISION

SECOND FLOOR

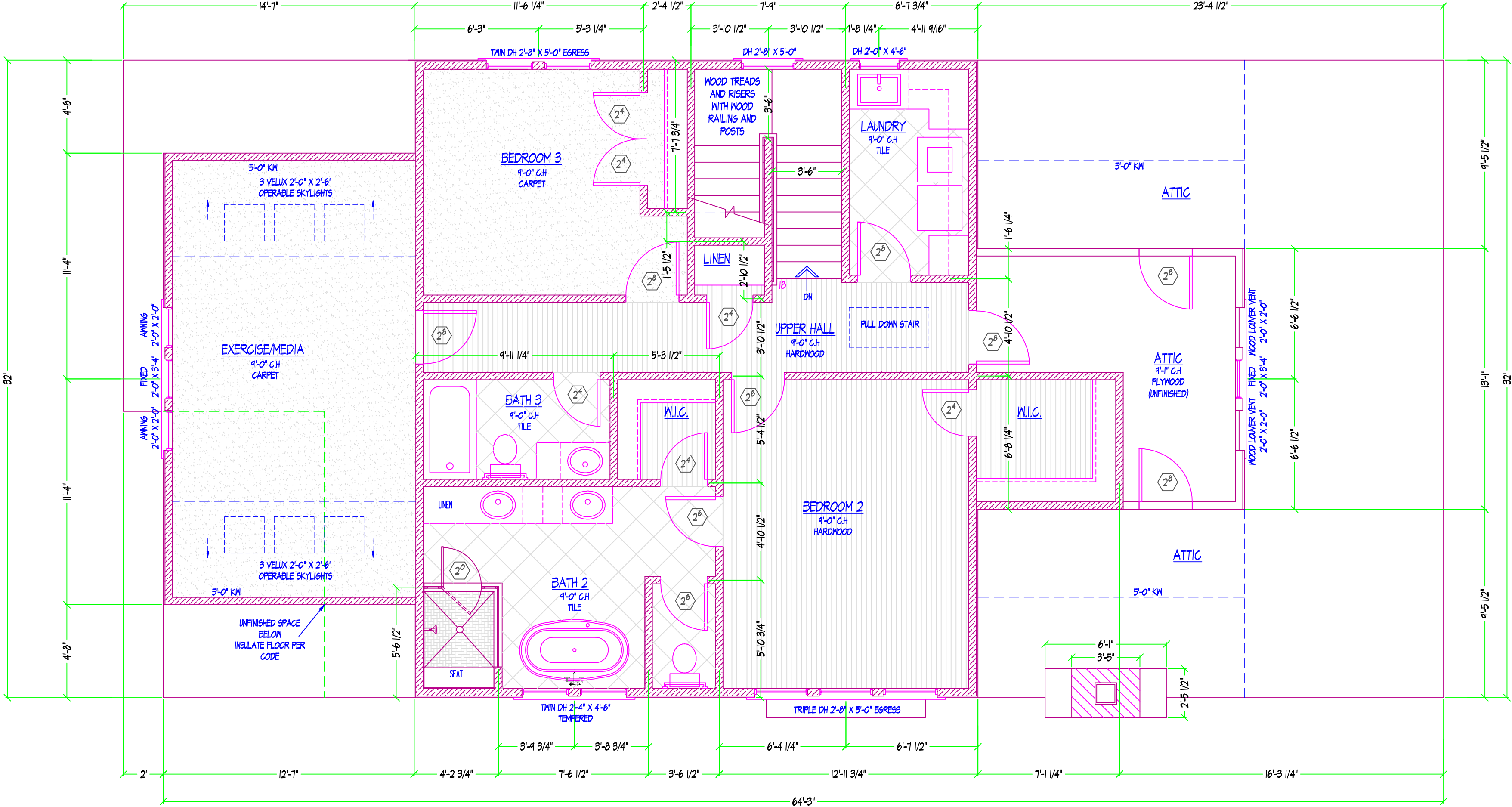
**SHEET**  
5  
**OF 17**  
**PROJECT**



<p><b>SQUARE FOOTAGE</b></p> <p>FIRST FLOOR - 1540 SF</p> <p>SECOND FLOOR - 900 SF</p> <p>TOTAL HEATED - 2,440 SF</p> <p>FRONT PORCH - 200 SF</p> <p>REAR PORCH - 181 SF</p> <p>TOTAL FOOTPRINT - 2115 SF</p>	<p><b>WALL LEGEND</b></p> <table> <tr> <td></td><td>EXIST. PARTITION WALL</td></tr> <tr> <td></td><td>NEW PARTITION WALL</td></tr> <tr> <td></td><td>WALL FOR DEMOLITION</td></tr> <tr> <td></td><td>EXIST. BRICK VENEER</td></tr> <tr> <td></td><td>NEW BRICK VENEER</td></tr> <tr> <td></td><td>NEW EXTERIOR SIDING</td></tr> </table>		EXIST. PARTITION WALL		NEW PARTITION WALL		WALL FOR DEMOLITION		EXIST. BRICK VENEER		NEW BRICK VENEER		NEW EXTERIOR SIDING
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	NEW PARTITION WALL												
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	EXIST. BRICK VENEER												
	NEW BRICK VENEER												
	NEW EXTERIOR SIDING												

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

JULY 2014



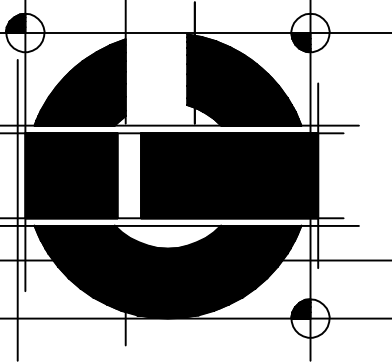
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WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING

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

JARVIS / LARREYNAGA RESIDENCE  
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CHARLOTTE, NC 28203

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



DRAWN BY MLM	DATE 06-14-2014	SCALE 1/4" = 1'-0"
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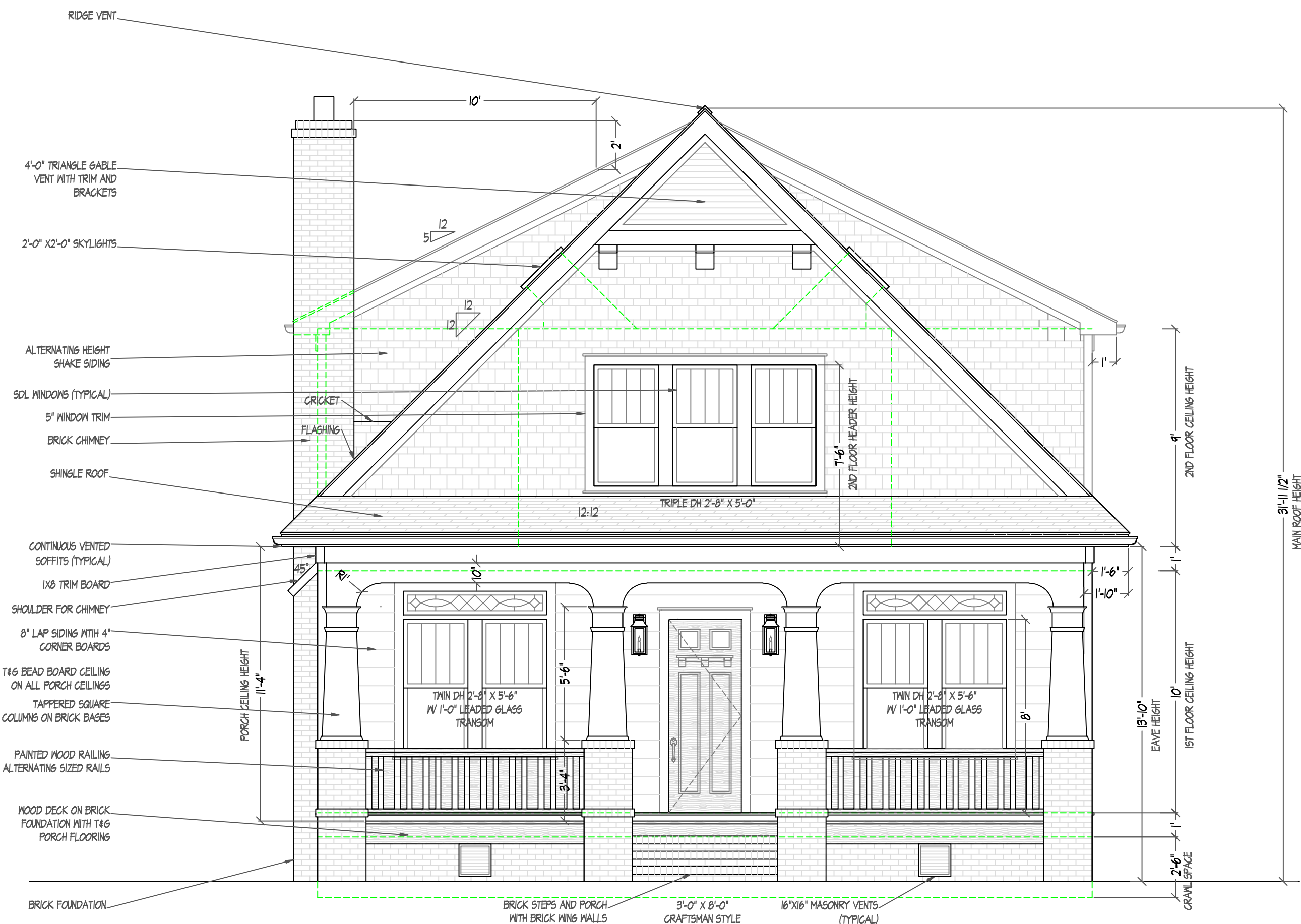
REVISION

SECOND FLOOR  
  
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

SHEET  
5  
OF 17  
PROJECT 314

A=2

MAY 2014 DENTED



JARVIS / LARREYNAGA RESIDENCE  
FRONT ELEVATION

SCALE:  $1/4" = 1'-0"$

STAIRS:  
MAX RISER HT  $8\frac{1}{4}"$   
MIN TREAD DEPTH 9"  
HANDRAIL HT 34" MIN; 38" MAX  
GUARDRAILS AT TOP OF  
STAIR MIN HT. 36"  
MIN HEAD CLEARANCE 6'-8"

## ELEVATION NOTES

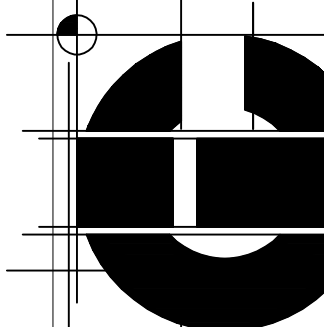
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS 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.

JARVIS / LARREYNAGA RESIDENCE  
3305 WEST PARK AVENUE  
CHARLOTTE, NC 28203

**CHARLOTTE IN-VIRONMENTS INC.**

**RLOTTE, NC 28209**

**JEANINE DeVANEY** **ASAD**



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## SCALE

## REVISION

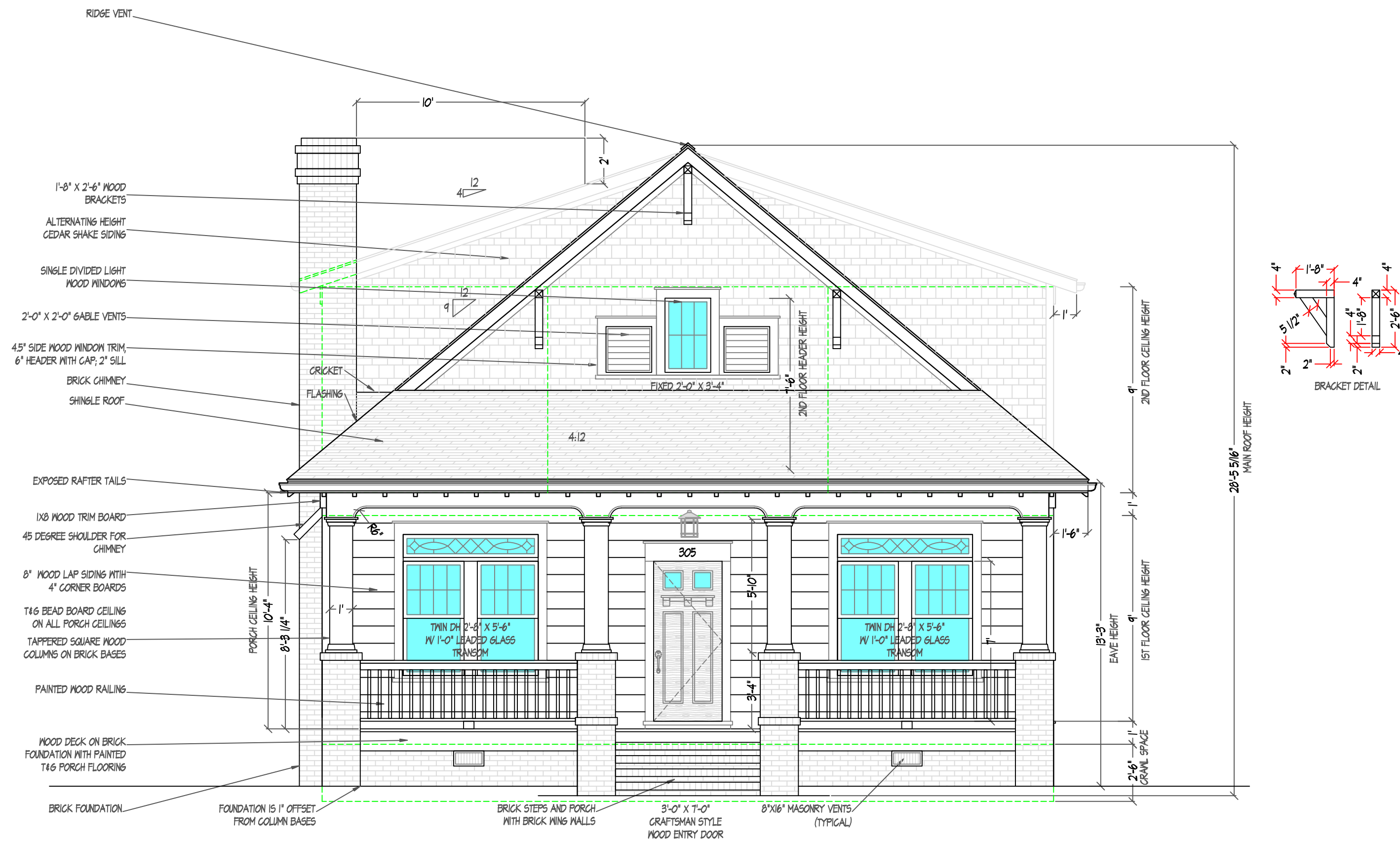
# FRONT ELEVATION

**SHEET**  
7  
**OF 17**  
**PROJE**

**All dimensions to be verified by general**

$$A = \begin{pmatrix} 1 & 2 & 3 \\ 2 & 3 & 4 \\ 3 & 4 & 5 \end{pmatrix}$$

JULY 2014



JARVIS / LARREYNAGA RESIDENCE  
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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"

ELEVATION NOTES:

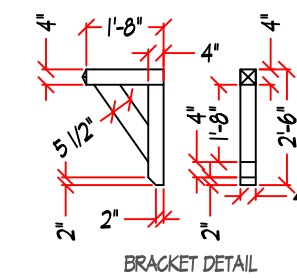
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4. PROVIDE FLASHING PER CODE AT ALL ROOF/WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.

5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

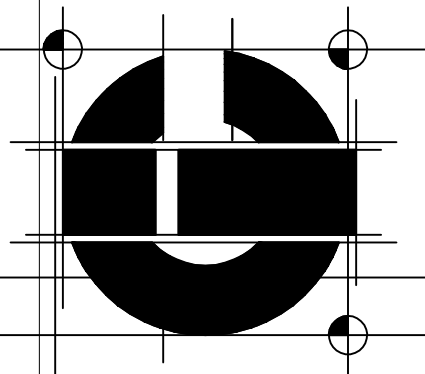


JARVIS / LARREYNAGA RESIDENCE  
305 WEST PARK AVENUE  
CHARLOTTE, NC 28203

**CHARLOTTE IN-VIRONMENTS INC.**

**4730-D PARK ROAD  
CHARLOTTE, NC 28209**

**(704) 527-7700**  
**JEANINE DeVANEY & ASSOC.**



**DRAWN BY**  
WJM

**DATE** 06-19-2014

**SCALE**

## REVISION

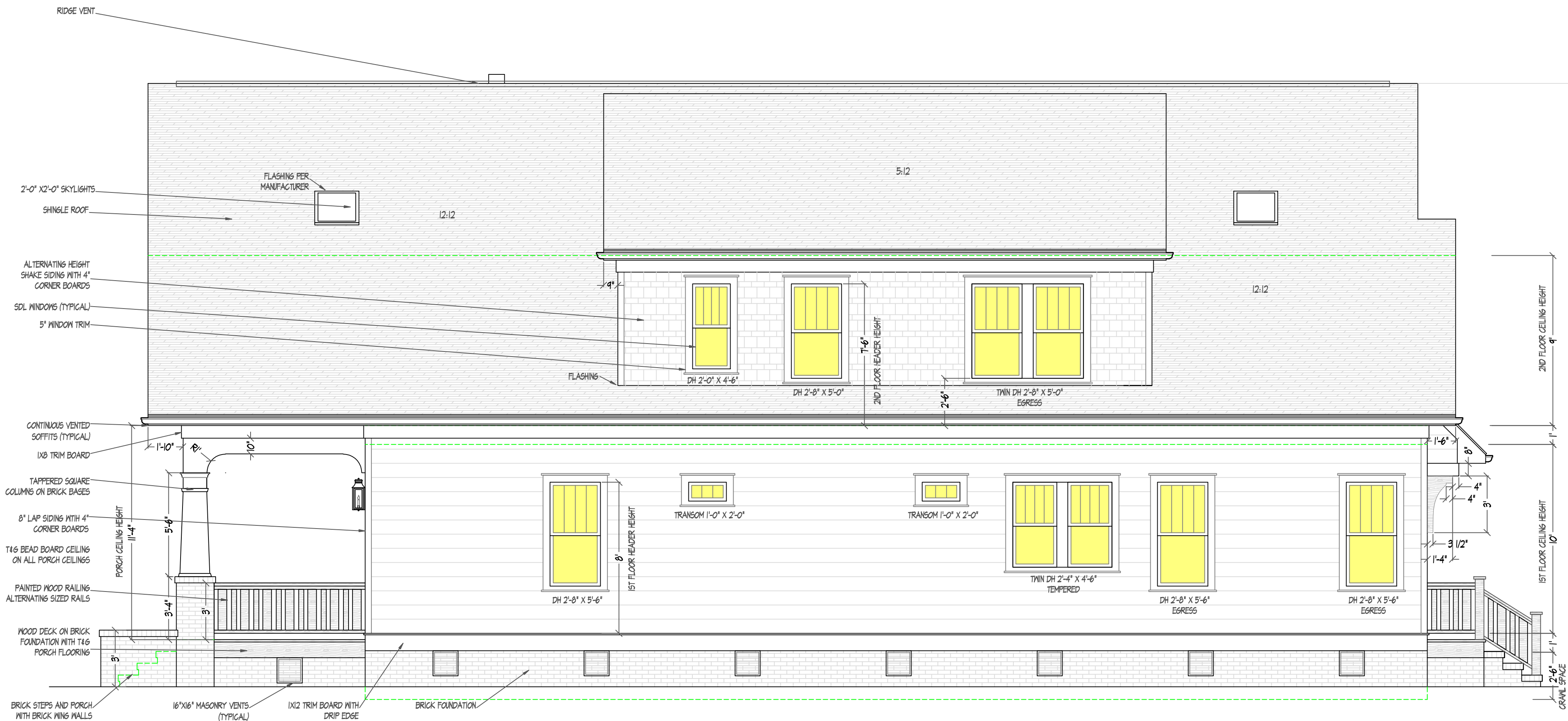
FRONT ELEVATION

**All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation**

**SHEET**  
7  
**OF 17**  
**PROJECT**

$$A=3$$

DENIED MAY 2014



JARVIS / LARREYNAGA RESIDENCE  
RIGHT SIDE 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.
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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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CHARLOTTE IN-VIRONMENTS INC.  
4780-D PARK ROAD  
CHARLOTTE, NC 28209  
(704)527-7700  
JEANINE DEVANEY

DRAWN BY  
MLW

DATE  
02-24-2014

SCALE

REVISION

RIGHT SIDE ELEVATION

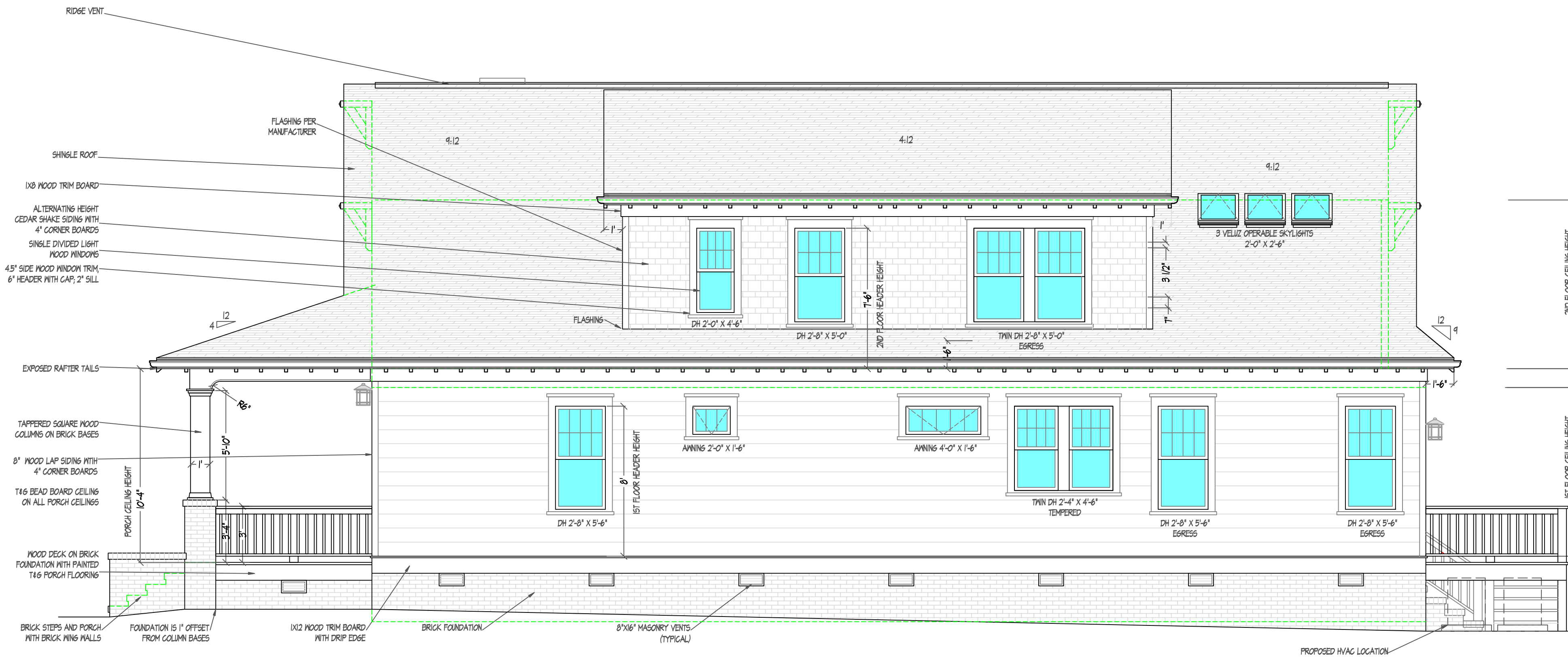
8  
OF 17  
PROJECT

All dimensions to be verified by general

A=

314

JULY 2014



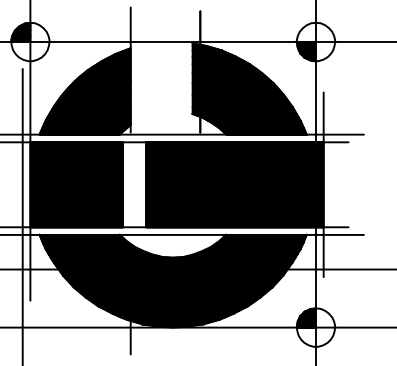
JARVIS / LARREYNAGA RESIDENCE  
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:
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  4. PROVIDE FLASHING PER CODE AT ALL ROOF/MALL 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.

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DRAWN BY MLM	DATE 06-19-2014	SCALE 1/4" = 1'-0"
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REVISION

RIGHT SIDE ELEVATION	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
SHEET 8 OF 17 PROJECT	A=4 314



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

ELEVATION NOTES:

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305 WEST PARK AVENUE  
CHARLOTTE, NC 28203

CHARLOTTE IN-VIRONMENTS INC.  
4780-D PARK ROAD  
CHARLOTTE, NC 28209  
(704)527-7700  
JEANNE DEVANEY

DRAWN BY MLW	DATE 02-24-2014	SCALE
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REVISION

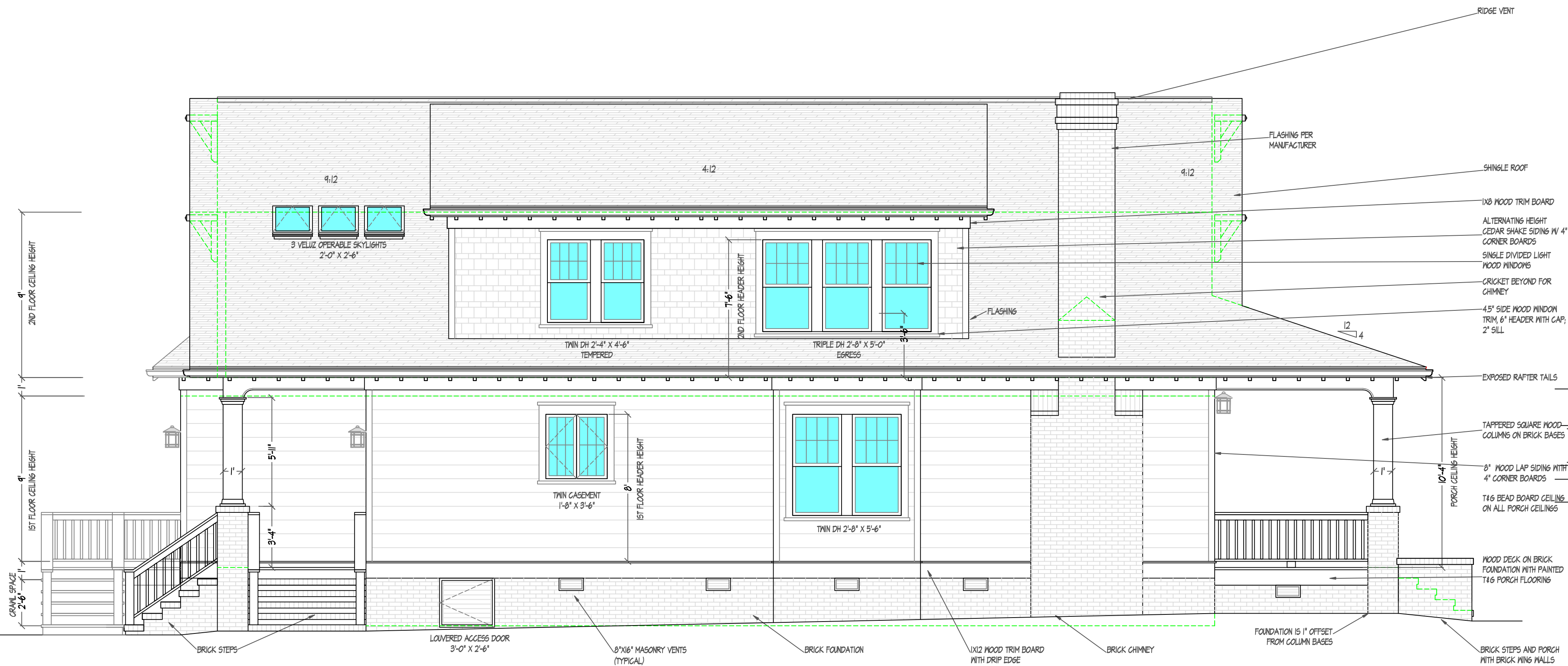
LEFT SIDE ELEVATION

10  
OF 17  
PROJECT

A=6  
314

All dimensions to be verified by general

JULY 2014



JARVIS / LARREYNAGA RESIDENCE  
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

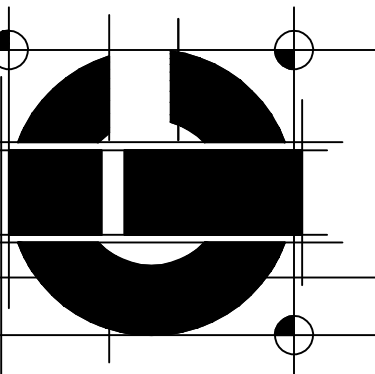
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS 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.

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

**CHARLOTTE IN-VIRONMENTS INC.**  
1720 D PARK ROAD

4730-D PARK ROAD  
CHARLOTTE, NC 28209  
(704) 507-7700

**JEANINE DeVANEY**  
**& ASSOC.**



W<sup>TM</sup>

**DATE**  
06-19-2014

$$|O-| = \frac{1}{7}$$

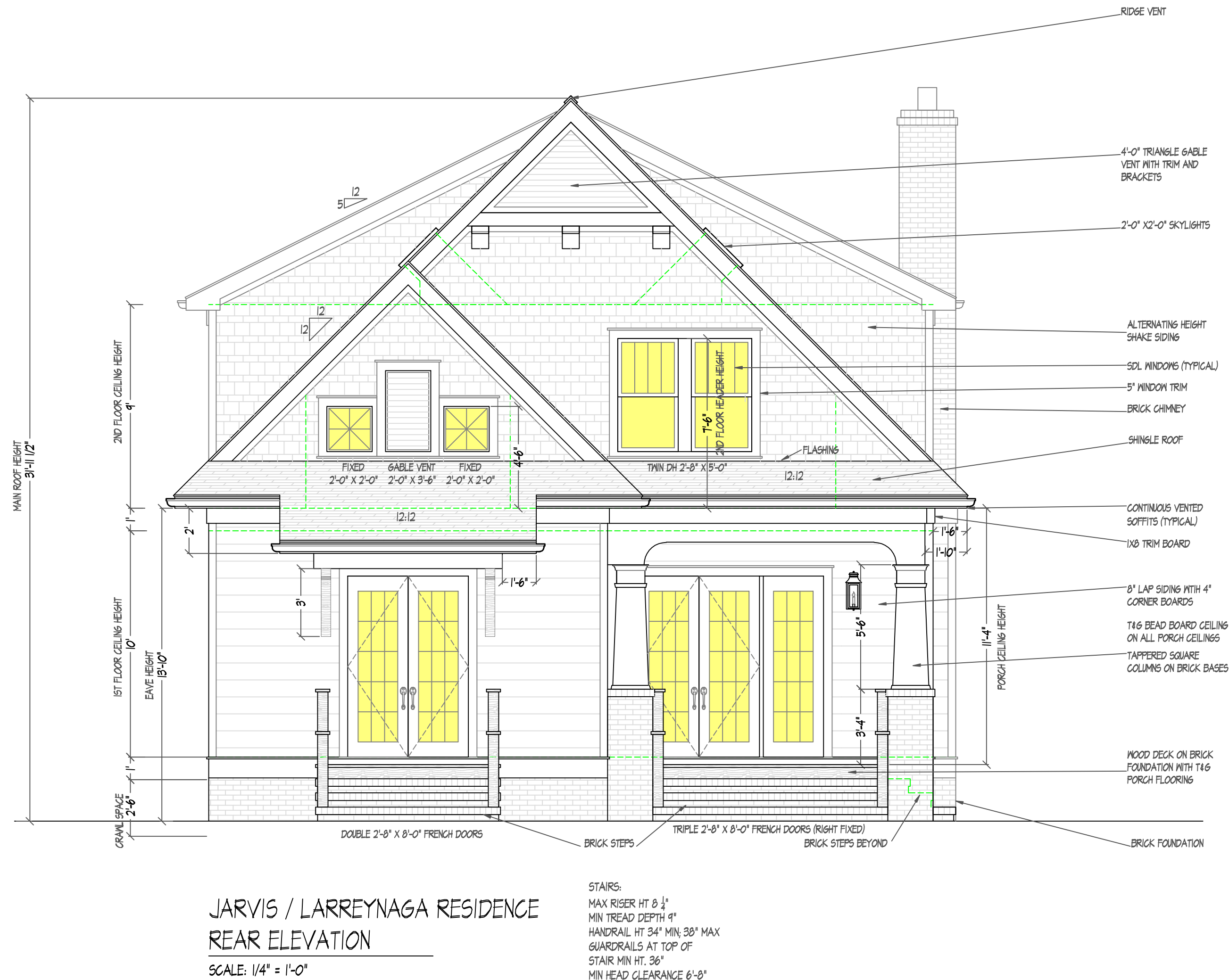
## REVISION

LEFT SIDE ELEVATION

**All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation**

**SHEET** 10  
**OF 17**  
**PROJECT** 3

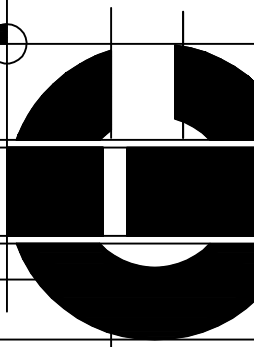
$$A=6$$



**ELEVATION NOTES:**  
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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.  
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(704)527-7700  
JEANINE DEVANEY



<b>DRAWN BY</b> MLW	<b>DATE</b> 02-24-2014	<b>SCALE</b>
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REVISION

REAR ELEVATION

**SHEET**  
9  
**OF** 17  
**PROJECT** 314

All dimensions to be verified by general

JULY 2014



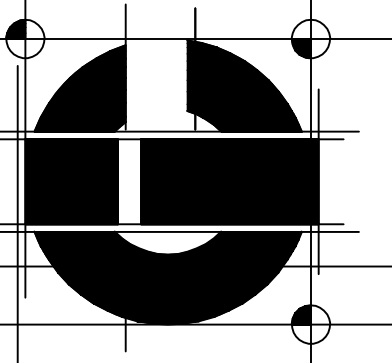
JARVIS / LARREYNAGA RESIDENCE  
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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

ELEVATION NOTES:  
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3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.  
4. PROVIDE FLASHING PER CODE AT ALL ROOF/MALL 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.

JARVIS / LARREYNAGA RESIDENCE  
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JEANINE DeVANEY & ASSOC.

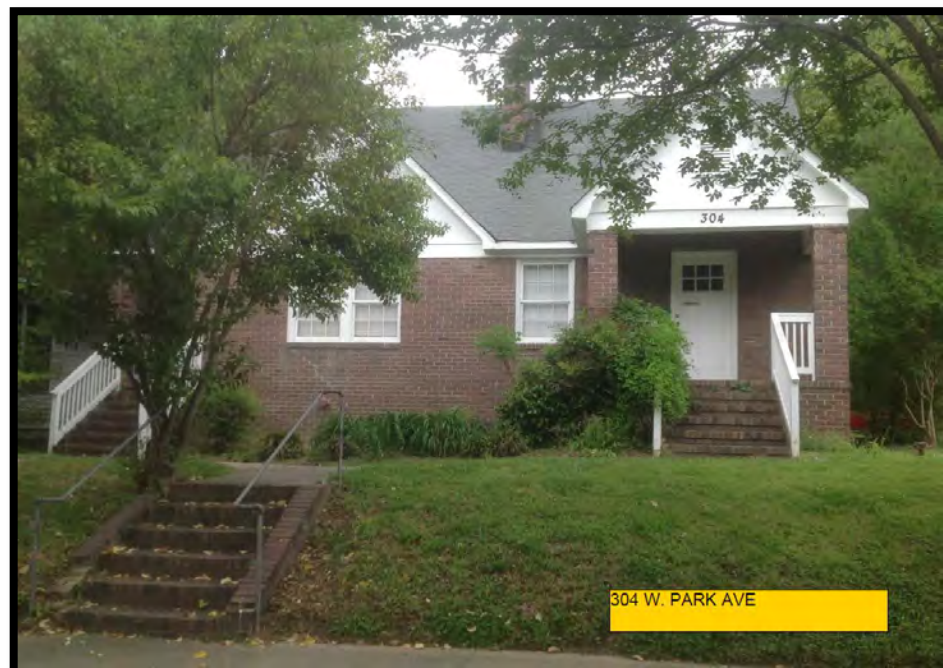
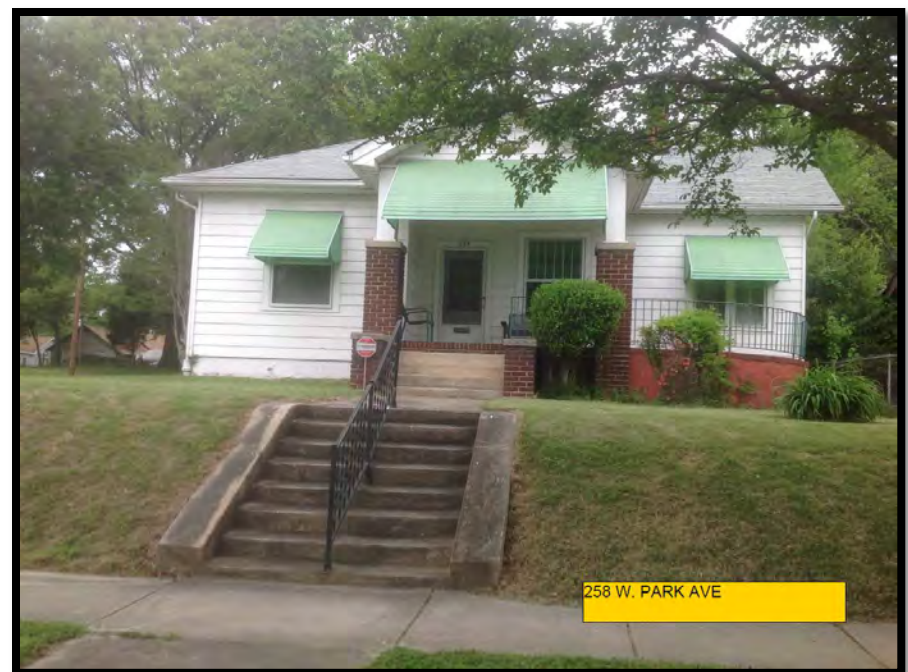


DRAWN BY MLM	DATE 06-14-2014	SCALE 1/4" = 1'-0"
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REVISION

REAR ELEVATION	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
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SHEET  
9  
OF 17  
PROJECT 314  
A=5





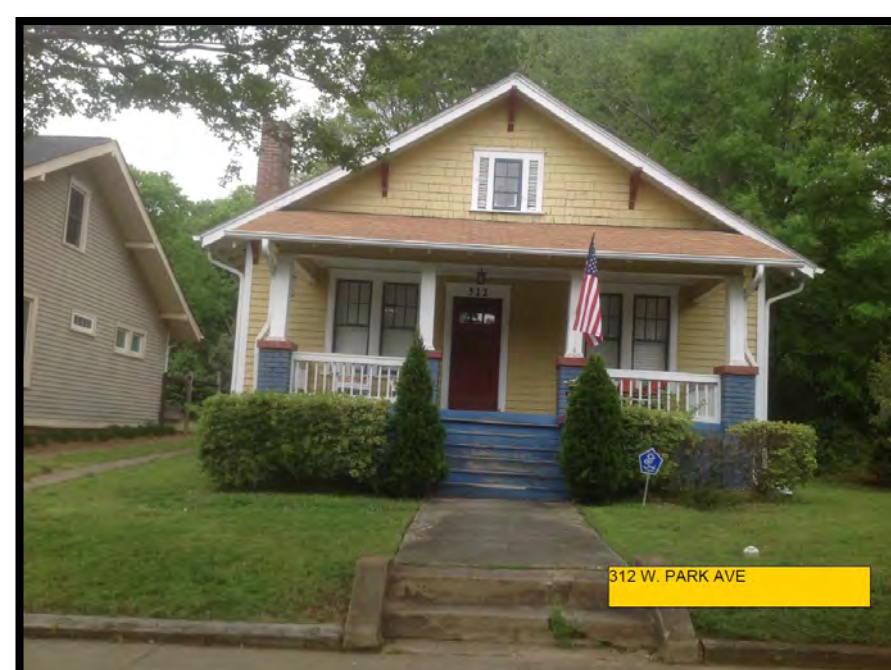
305 W. PARK AVE  
PROJECT HOUSE



308 W. PARK AVE



309 W. PARK AVE  
HOUSE ON RIGHT



312 W. PARK AVE



