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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 830 East Park Avenue

**SUMMARY OF REQUEST:** Addition/Painting brick

**APPLICANT:** Allen Brooks

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This application was Continued from January for the following: 1) Updated drawings to scale with dimensions, 2) Garage details, 3) Examples of exterior brick and mortar conditions.

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a 1.5 story Bungalow constructed in 1941 and listed as a contributing structure. Exterior features include two small gabled dormers and bow window on the left side.

*Proposal*

1. The proposal for Commission review is the addition of a shed dormer to the front, enlargement of the rear dormer, a one story rear addition with flanking side porches, windows and door replacement, painting exterior brick and construction of a car port.
2. The front dormer plan retains the existing dormers and adds a third to the center with a shed roof and additional windows.
3. The left side bow window will add a new copper roof. Two windows on the left side toward the rear will be shortened with brick infill.
4. The rear first floor addition will be clad in brick. The new dormer and extended dormer will tie in below the ridge with wood siding. The garage doors will be carriage style with a new attached car port with wood columns.

*Revised Proposal - February 11, 2015*

The drawings have been revised with additional details and new photographs of the existing structure and adjacent structures.

**Additions - Policy & Design Guidelines**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

<i>t. 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>

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

#### **Windows and Doors, Page 26**

4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.

#### **Painting Brick - Policy & Design Guidelines, Page 30**

1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.
2. Only traditionally painted materials, such as wood, should be painted.
3. Foundations must be visually differentiated from the main body of the structure.
4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
  - The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
  - Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

#### **Staff Analysis**

The Commission will determine if the proposal meets the applicable guidelines for additions and if the proposal for painting brick warrants an exception under special circumstances. The Guideline for setback is not applicable.



# Charlotte Historic District Commission - Case 2015-018

## Historic District; Dilworth

Latta  
Park

Romany Rd

Latta  
Park

Latta  
Park



East  
Blvd





Dilworth Rd West

Isleworth Av



0 100 200 400  
Feet

Map Printdate:  
Jan., 2015

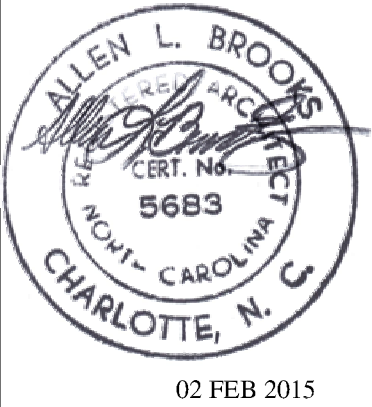
-  830 East Park Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints





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Historic Dilworth Addition & Renovation *for* the:  
**LEWIS RESIDENCE**  
830 East Park Avenue, Charlotte, NC 28203

PROJ. NO. - 14059  
ISSUED - 02 FEB 2015  
REVISIONS -

COVER SHEET

**A-0**

OF: ELEVEN

INDEX OF DRAWINGS

- SS Street Scape
- SC Site Context
- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
- A-3 Existing Plans
- A-4 Existing Elevations
- A-5 Existing Elevations
- A-6 Proposed Plans
- A-7 Proposed Plans
- A-8 Proposed Elevations
- A-9 Proposed Elevations
- A-10 Existing & Proposed Garage



VICINITY MAP



SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,651 S.F.	153 S.F.
Existing Second Floor:	511 S.F.	0 S.F.
	+	+
Proposed First Floor:	128 S.F.	69 S.F.
Proposed Second Floor:	414 S.F.	0 S.F.
Total:	2,704 S.F.	222 S.F.
Total Under Roof:	2,426 S.F.	

NOTE:  
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916 PARK AVENUE



912 PARK AVENUE



900 PARK AVENUE



900 PARK AVENUE (ORIGINAL SIDE REMODELED TO  
BECOME FRONT FACADE)



PARK ROAD INTERSECTION @ SUBJECT HOUSE



830 PARK AVENUE (SUBJECT HOUSE)



824 PARK AVENUE



818 PARK AVENUE



812 PARK AVENUE

STREET SCAPE FROM PARK AVENUE SIDE



1618 PARK ROAD



1614 PARK ROAD



1610 PARK ROAD



828 PARK AVENUE (SUBJECT GARAGE)



830 PARK AVENUE (SUBJECT REAR YARD)



830 PARK AVENUE (SUBJECT HOUSE)



900 PARK AVENUE (ORIGINAL FRONT FACADE @  
PARK ROAD INTERSECTION)



1609 PARK ROAD

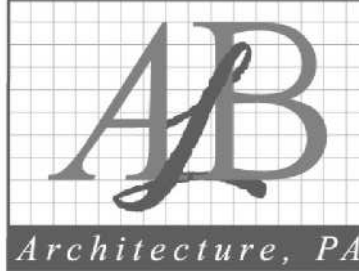


1615 PARK ROAD

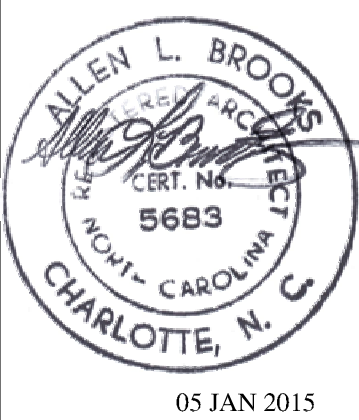


1621 PARK ROAD

STREET SCAPE FROM PARK ROAD SIDE



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STREET SCAPE

OF:





SUBJECT HOUSE AS SEEN FROM LATTA PARK FRONTING ON PARK AVENUE



LEFT FRONT CORNER AT INTERSECTION OF PARK AVENUE & PARK ROAD



LEFT SIDE FACING PARK ROAD



REAR SIDE



RIGHT SIDE AT REAR



RIGHT SIDE AT MIDDLE



RIGHT SIDE AT FRONT



REAR YARD WHERE ADDITION IS PROPOSED



REAR YARD LOOKING TOWARD GARAGE



REAR YARD FROM PARK ROAD LOOKING SOUTHWEST



REAR YARD LOOKING NORTH TO LATTA PARK



GARAGE FRONT FACING PARK ROAD



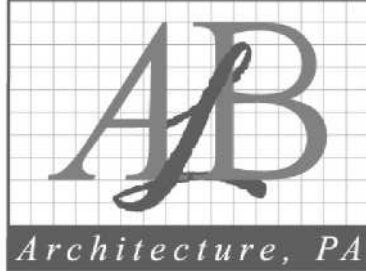
GARAGE RIGHT CORNER FACING HOUSE WHERE A CARPORT IS PROPOSED



LEFT SIDE OF HOUSE FACING REAR NEIGHBORS

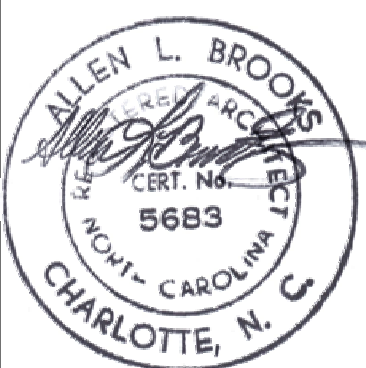


REAR OF GARAGE FACING SIDE NEIGHBOR



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SITE CONTEXT

OF:

IMAGES OF SUBJECT HOUSE & PROPERTY





Generic garages that do not match house design or materials Dilworth Road East



Additions to garage with various conversions, corner lot a Dilworth Road East and East Worthington



Garages that vary in size and purpose with functional designs or alterations, corner lot at Dilworth Road West and East Worthington



Addition to garage with multiple rooflines and offset symmetry, corner lot at Myrtle and Mt. Vernon





Garage with addition and offset door alignment with ridge, corner lot a Dilworth Road East and East Worthington



Garage carport with renovation and additions with offset gable vent, corner lot at Myrtle and Berkeley



Rear garage that has offset gable of opening with obvious additions, Dilworth Road East



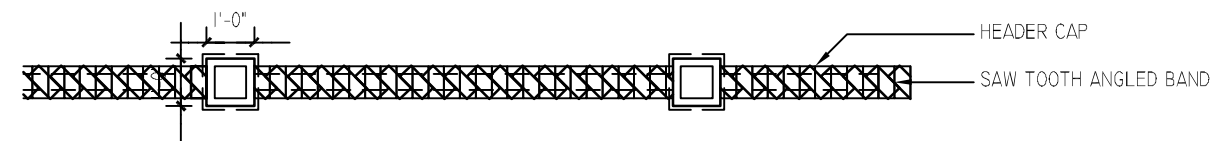
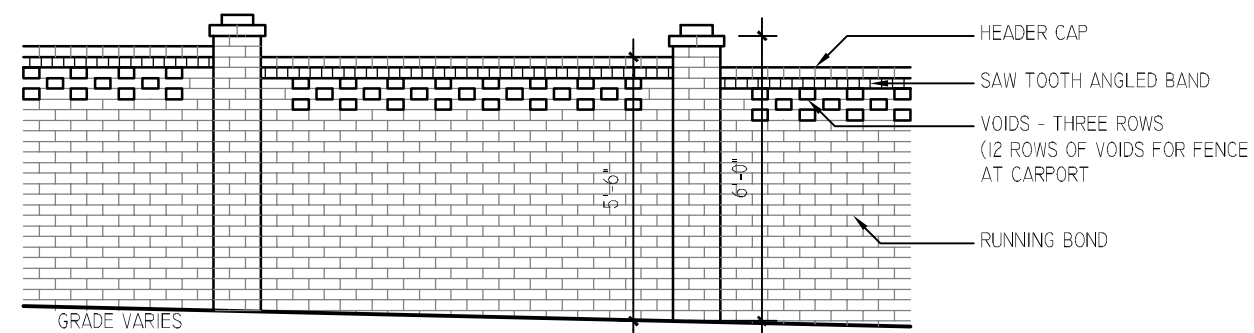
Rear garage with addition and offset garage doors of ridgeline, Myrtle Avenue





Recently renovated garage with side addition, Dilworth  
Road East and West





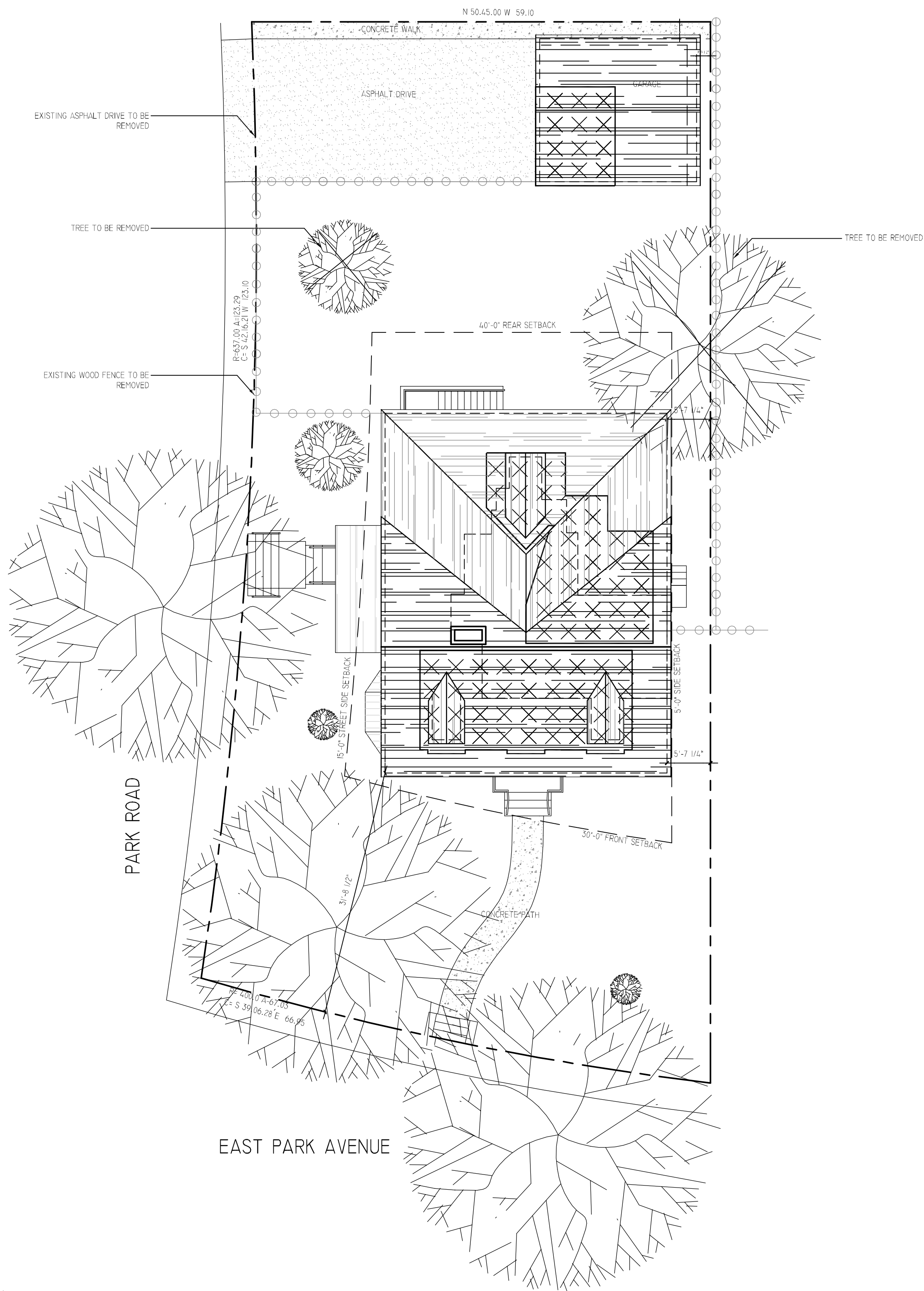
### ③ BRICK FENCE DETAIL

1/4" = 1'-0"

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	2162
TOTAL PROPOSED HEATED AREA	542
PROPOSED UNHEATED	
SCREENED PORCH	69
GARAGE	205
POOL	0
PATIO	0
SHOP	0
TOTAL	274
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	2968
PROPOSED HOUSE ADDITION	205
GARAGE	471
SHOP	0
POOL	0
PATIO	0
TOTAL AREA	676
PERCENTAGE OF OPEN SPACE	77%
PERMEABILITY CALCULATIONS	
TOTAL AREA OF SITE	7947
FOOTPRINT OF HOUSE	1992
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	471
AREA OF IMPERVIOUS PAVING	417
TOTAL AREA	2880
PERCENTAGE OF PERMEABLE	64%

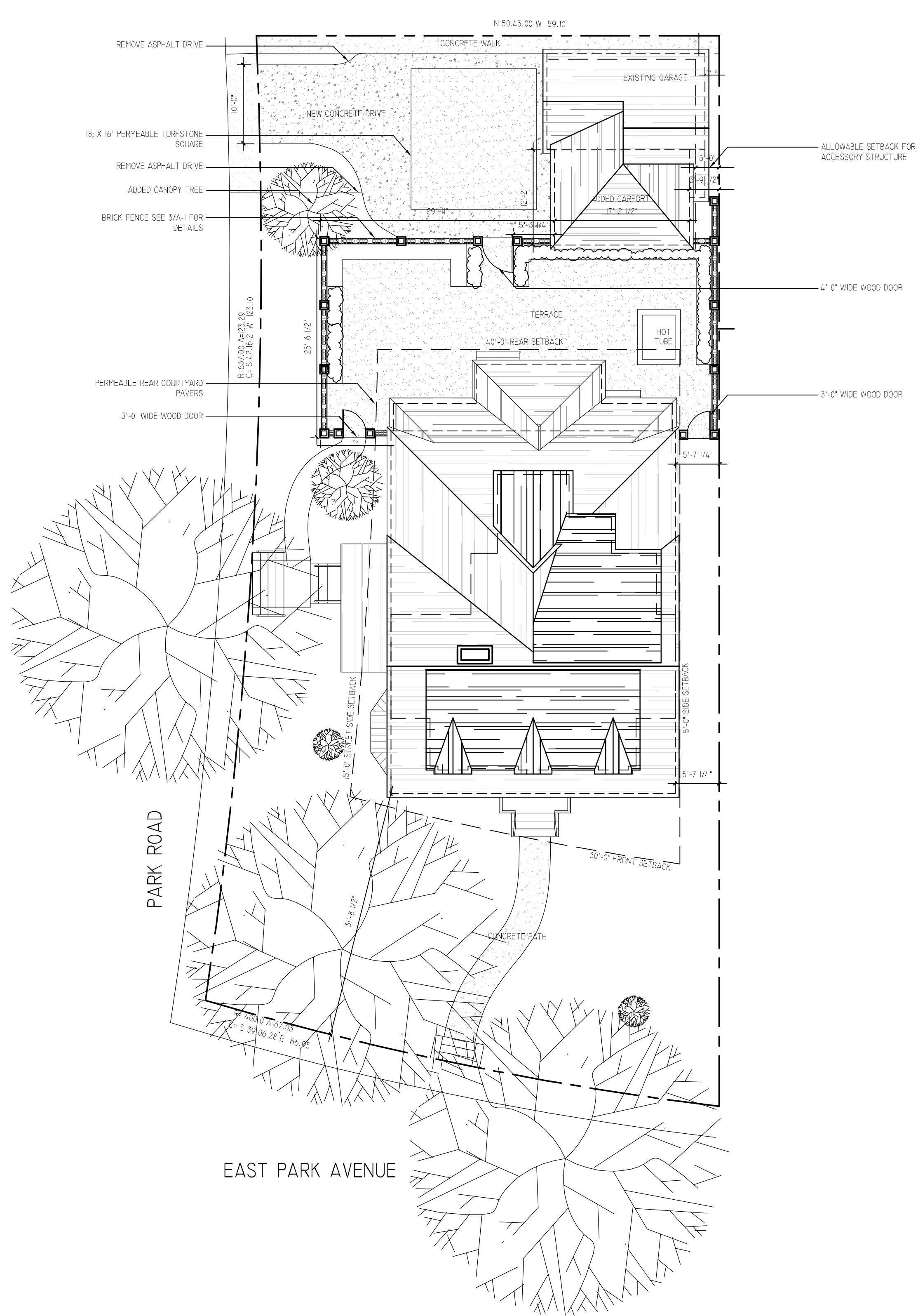
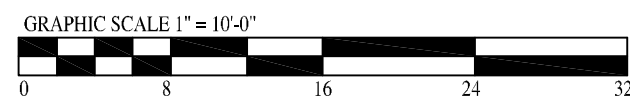
### ④ REAR YARD AREA CLACULATIONS

1/4" = 1'-0"



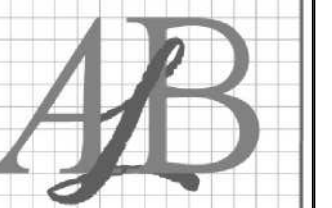
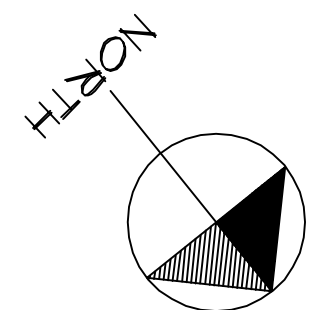
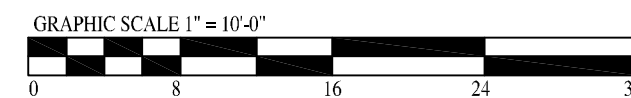
### ② EXISTING SITE PLAN

1" = 10'-0"



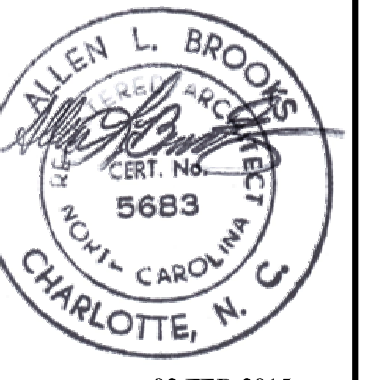
### ① PROPOSED SITE PLAN

1" = 10'-0"



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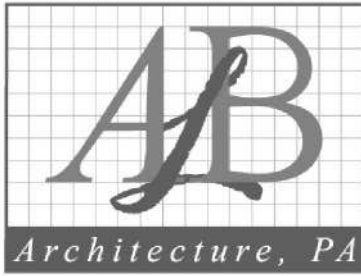
EXISTING & PROPOSED  
SITE PLANS

**A-1**

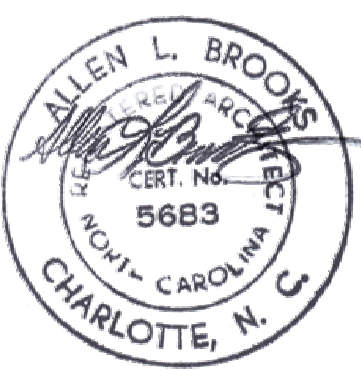
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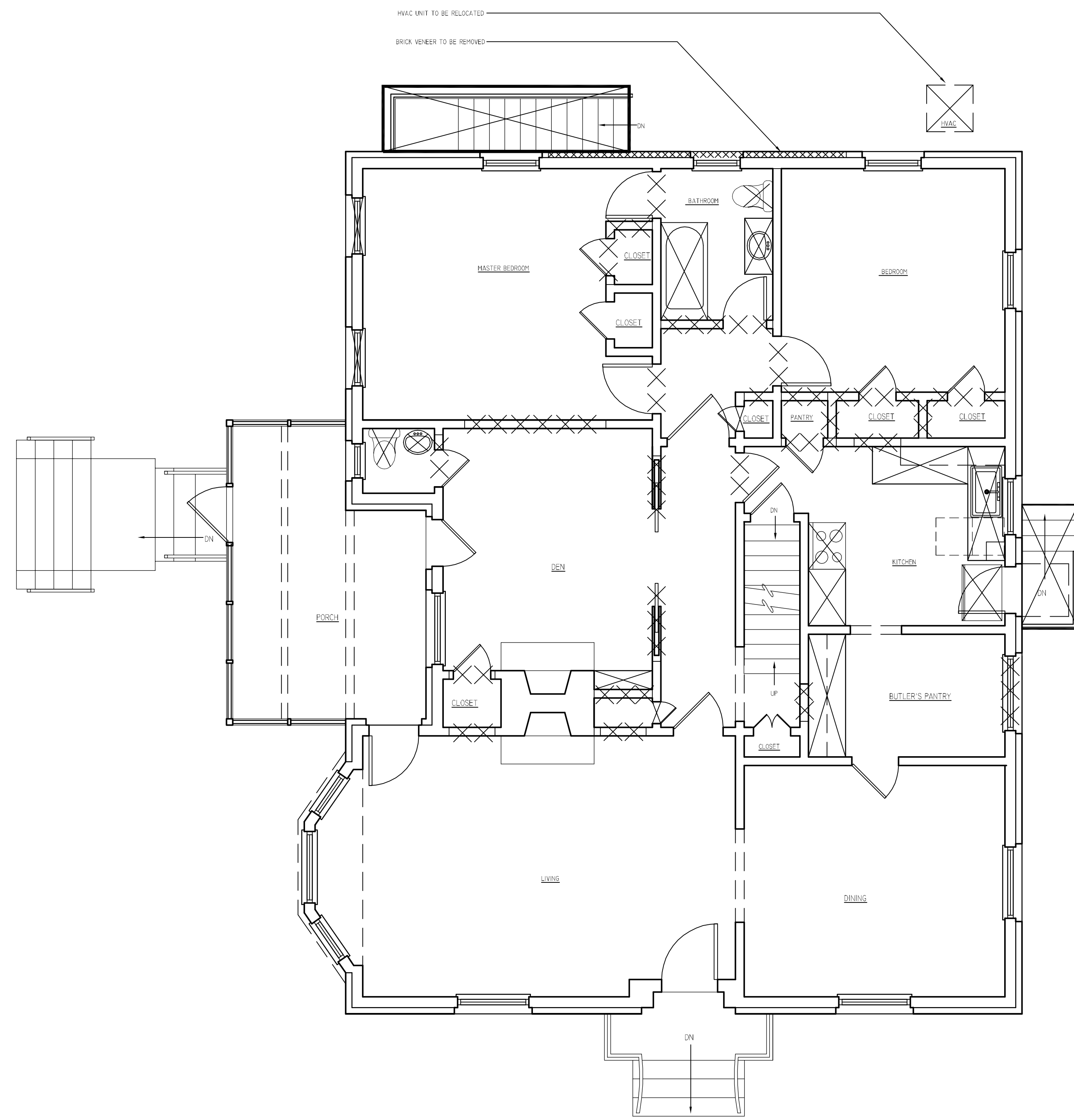
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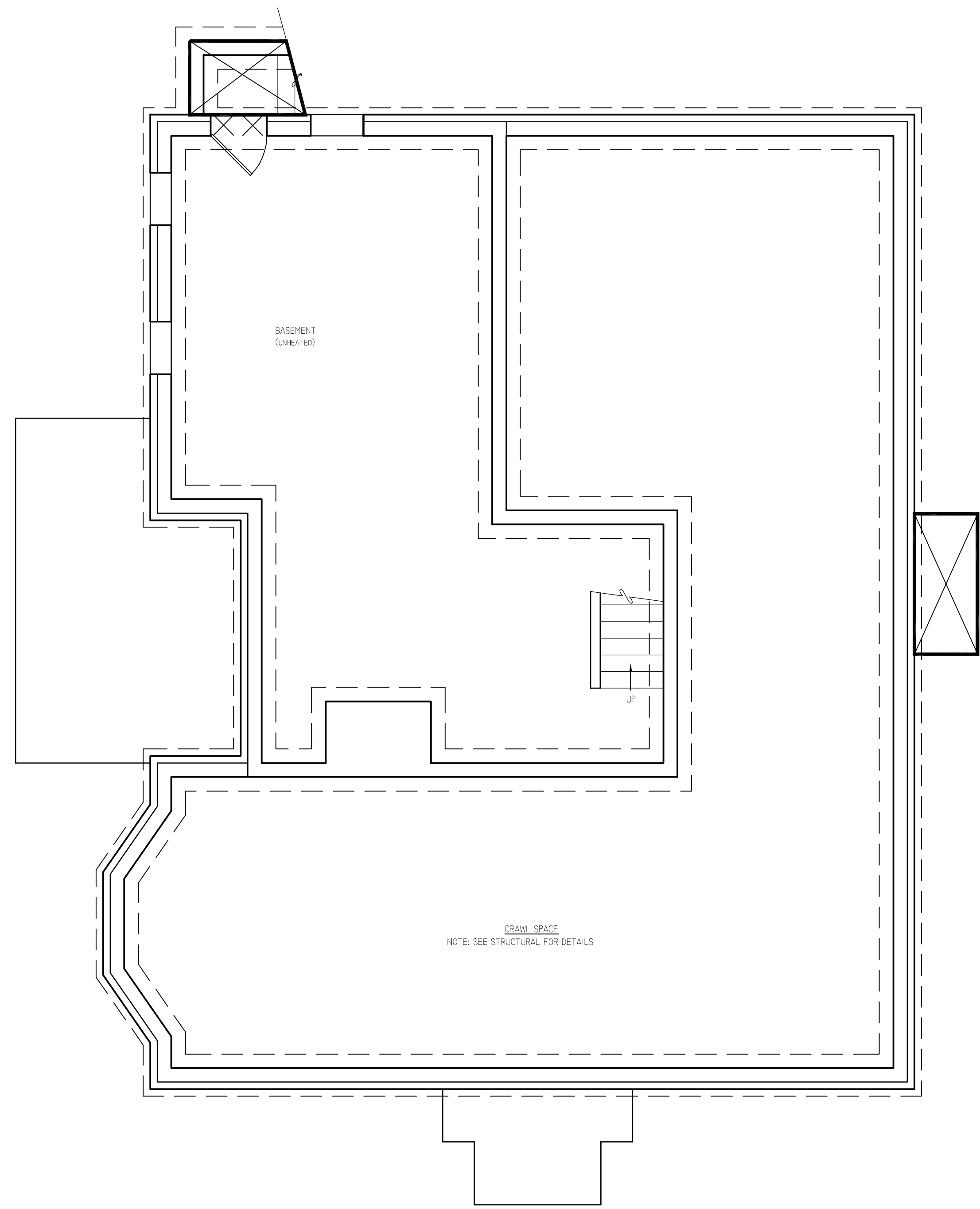
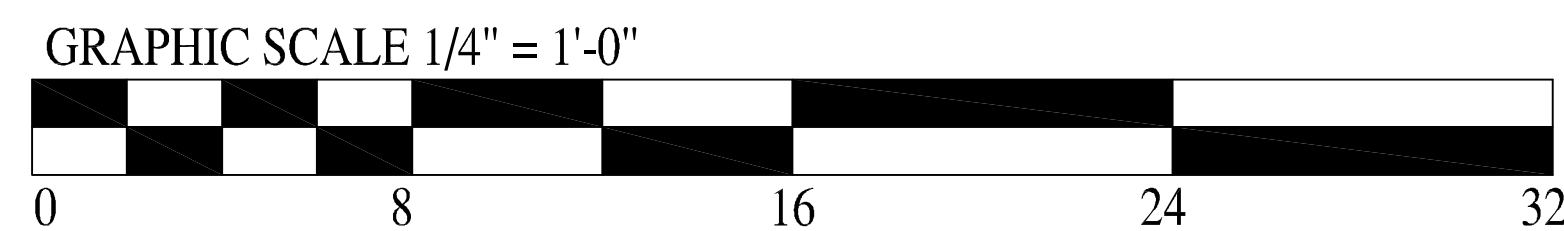
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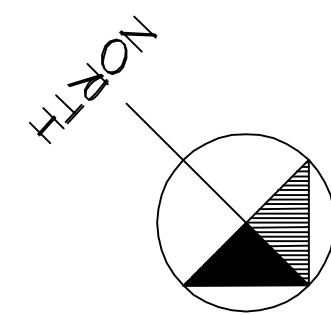
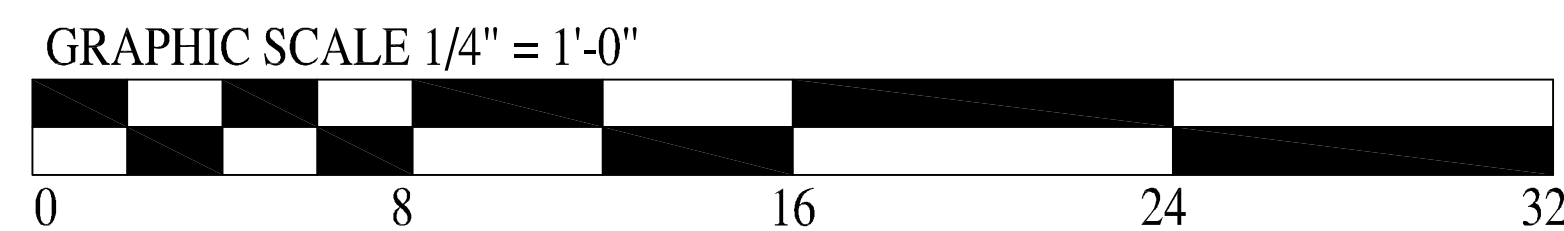
EXISTING PLANS  
**A-2**  
OF: ELEVEN



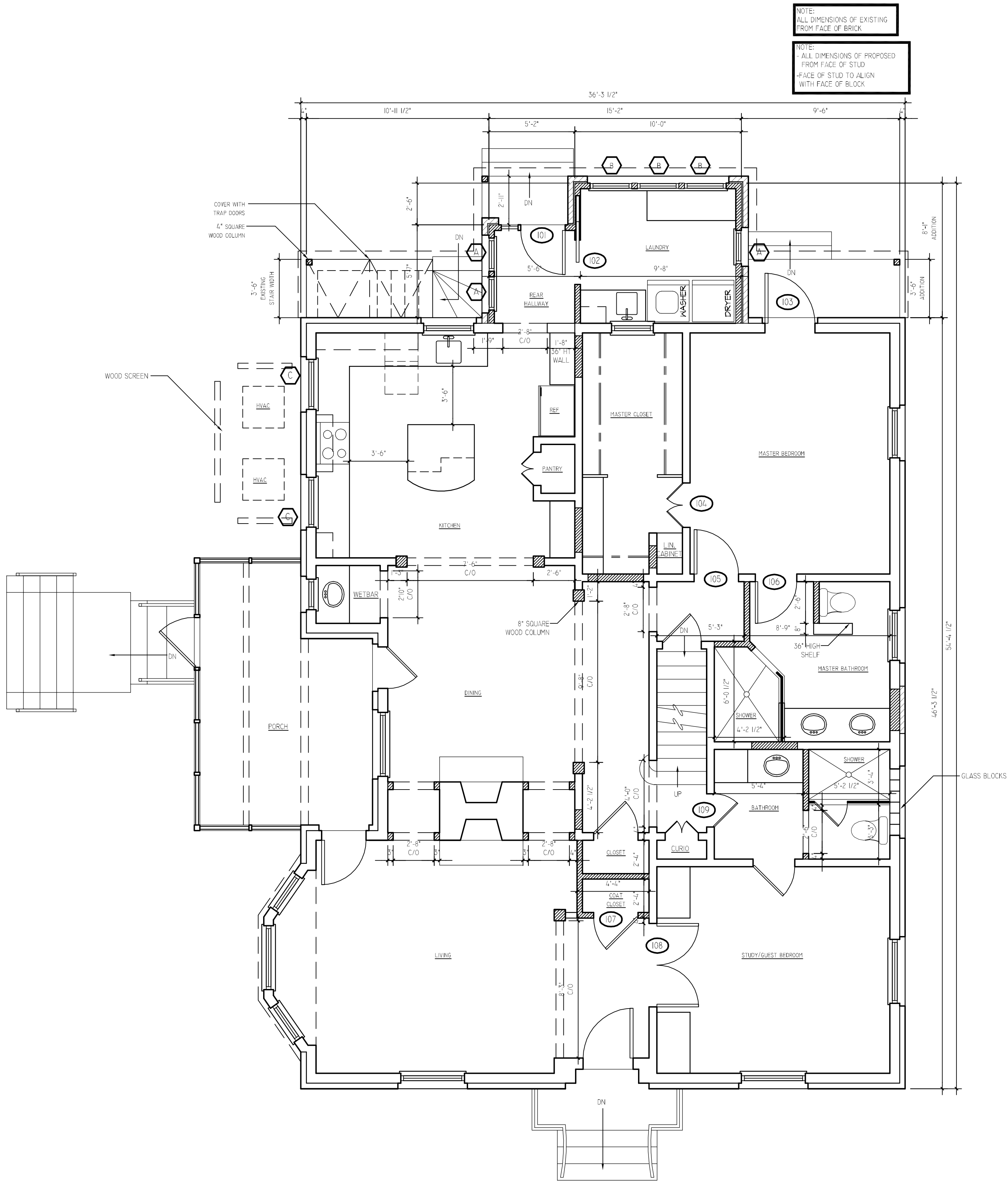
② EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



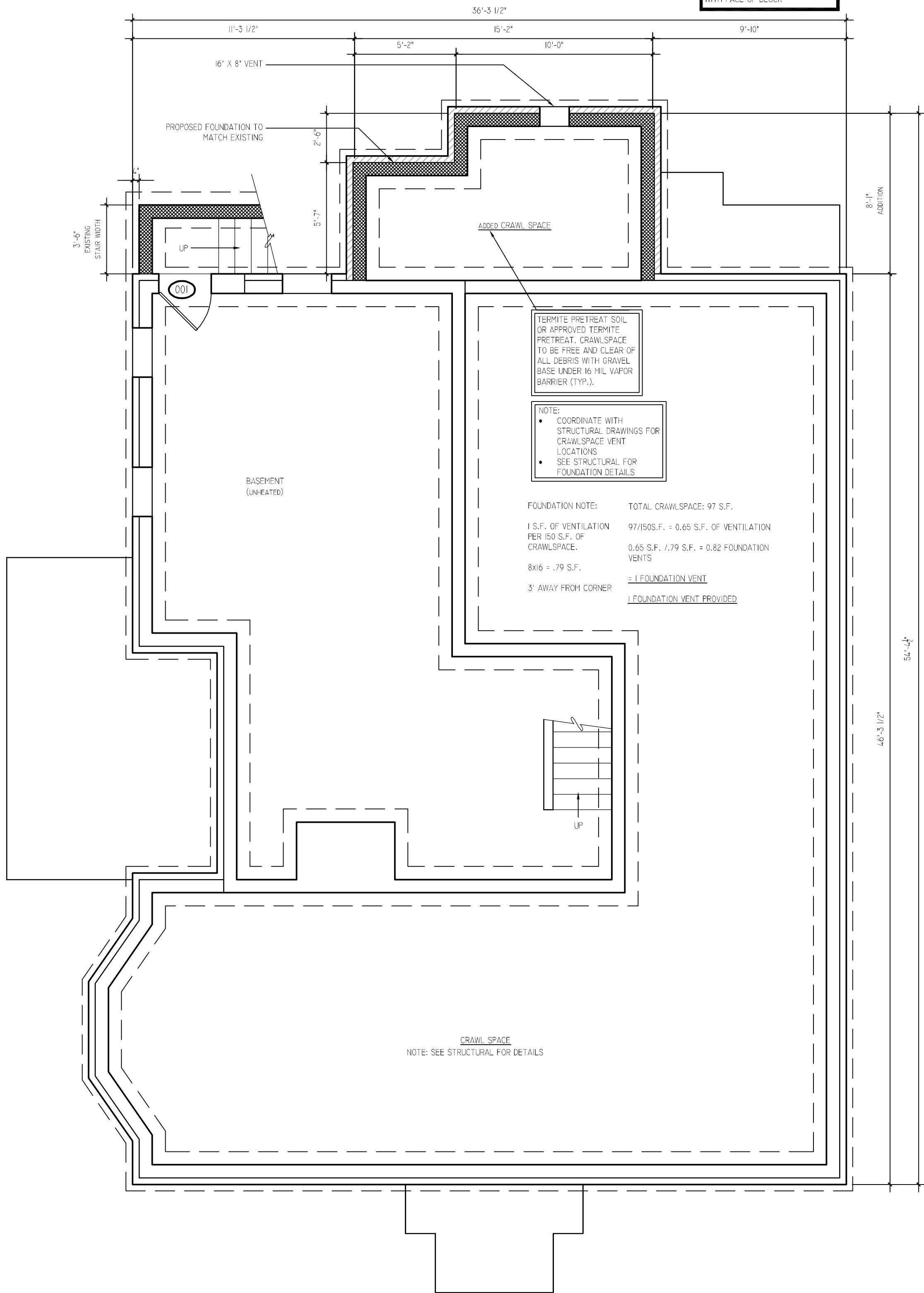
① EXISTING FOUNDATION/BASEMENT PLAN  
1/4" = 1'-0"



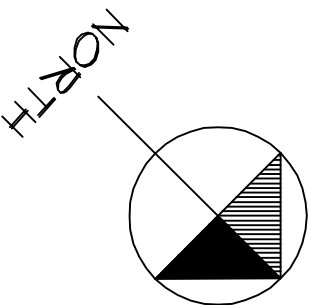
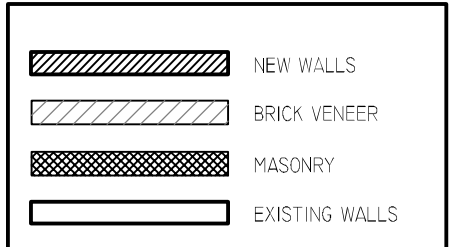
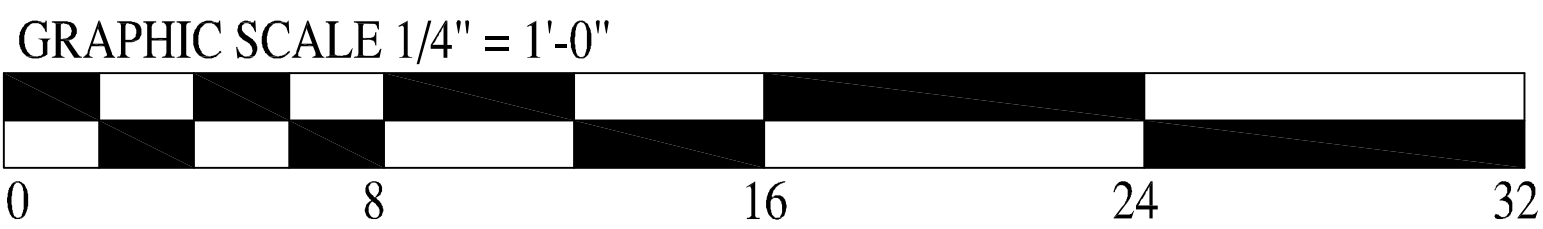




② PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



① PROPOSED FOUNDATION/BASEMENT PLAN  
1/4" = 1'-0"



BASEMENT DOOR SCHEDULE		
NUM	OPENING	LOCATION
000		
001	2'-8" X 6'-8"	BASEMENT ENTRY

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
000		
001	2'-8" X 6'-8" W/ 1'-0" SIDE LIGHT W/ 8" TRANSOM	REAR ENTRY
002	2'-8" X 6'-8" POCKET DOOR	LAUNDRY
003	3'-0" X 6'-8"	MASTER BEDROOM
004	PR 1'-4" X 6'-8"	MASTER CLOSET
005	2'-8" X 6'-8"	MASTER BEDROOM
006	2'-6" X 6'-8"	MASTER BATHROOM
007	2'-8" X 6'-8"	COAT CLOSET
008	PR 2'-6" X 6'-8"	STUDY
009	2'-0" X 6'-8"	BATHROOM

WINDOW SCHEDULE			
NUM	SIZE	HEADER HEIGHT	TYPE
000			
A	2'-0" X 3'-0"	FIRST FL-MATCH EXISTING SECOND FL- 6'-6"	DOUBLE HUNG
B	2'-6" X 1'-3"	MATCH EXISTING	AWNING
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
D	2'-8" X 4'-6"	6'-8"	DOUBLE HUNG
E	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* N.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.C.F. MUST BE TEMPERED PER CODE (TYP.)

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PROPOSED PLANS  
**A-6**  
OF: ELEVEN

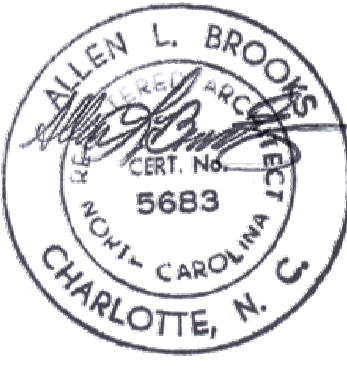


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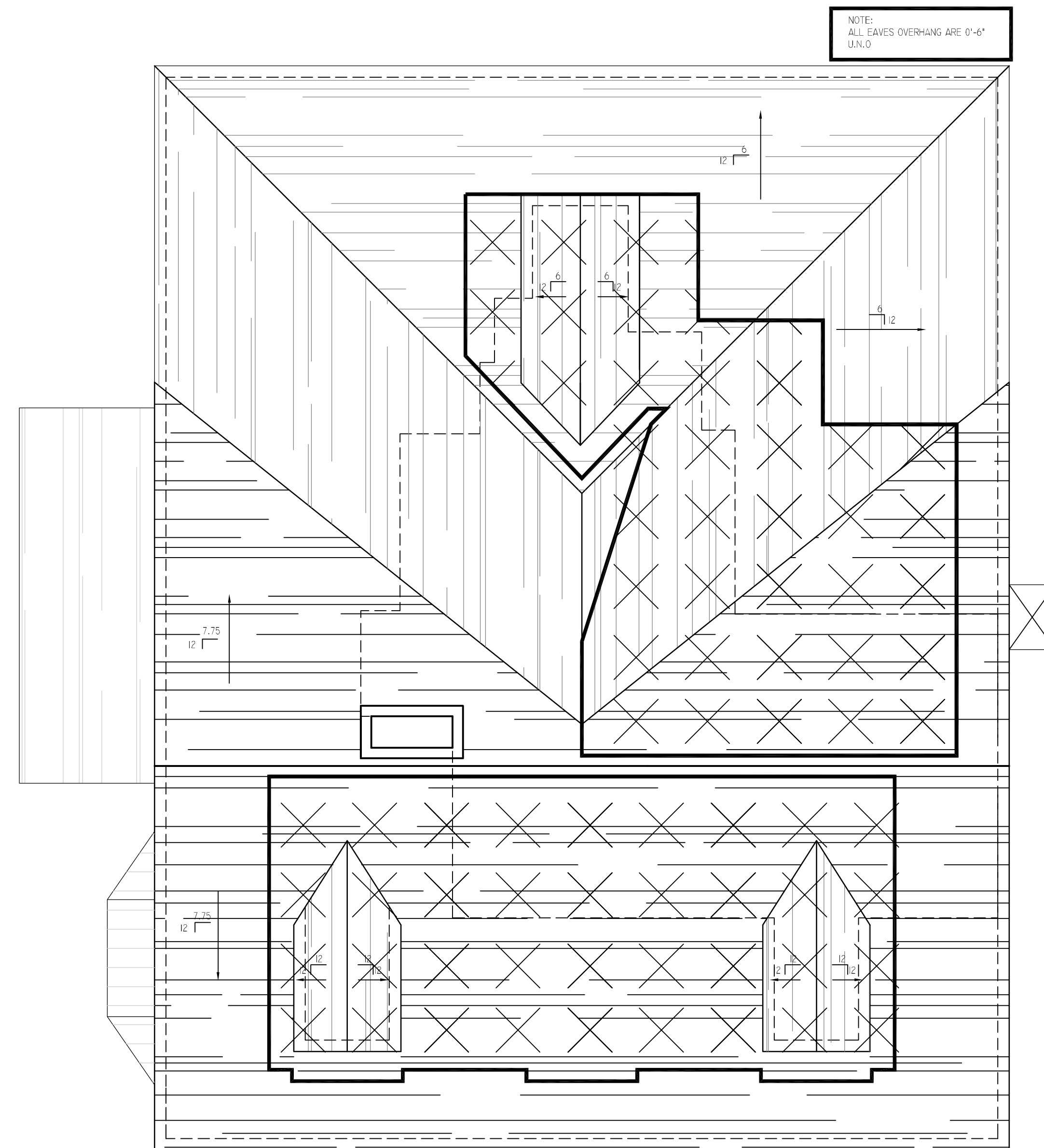
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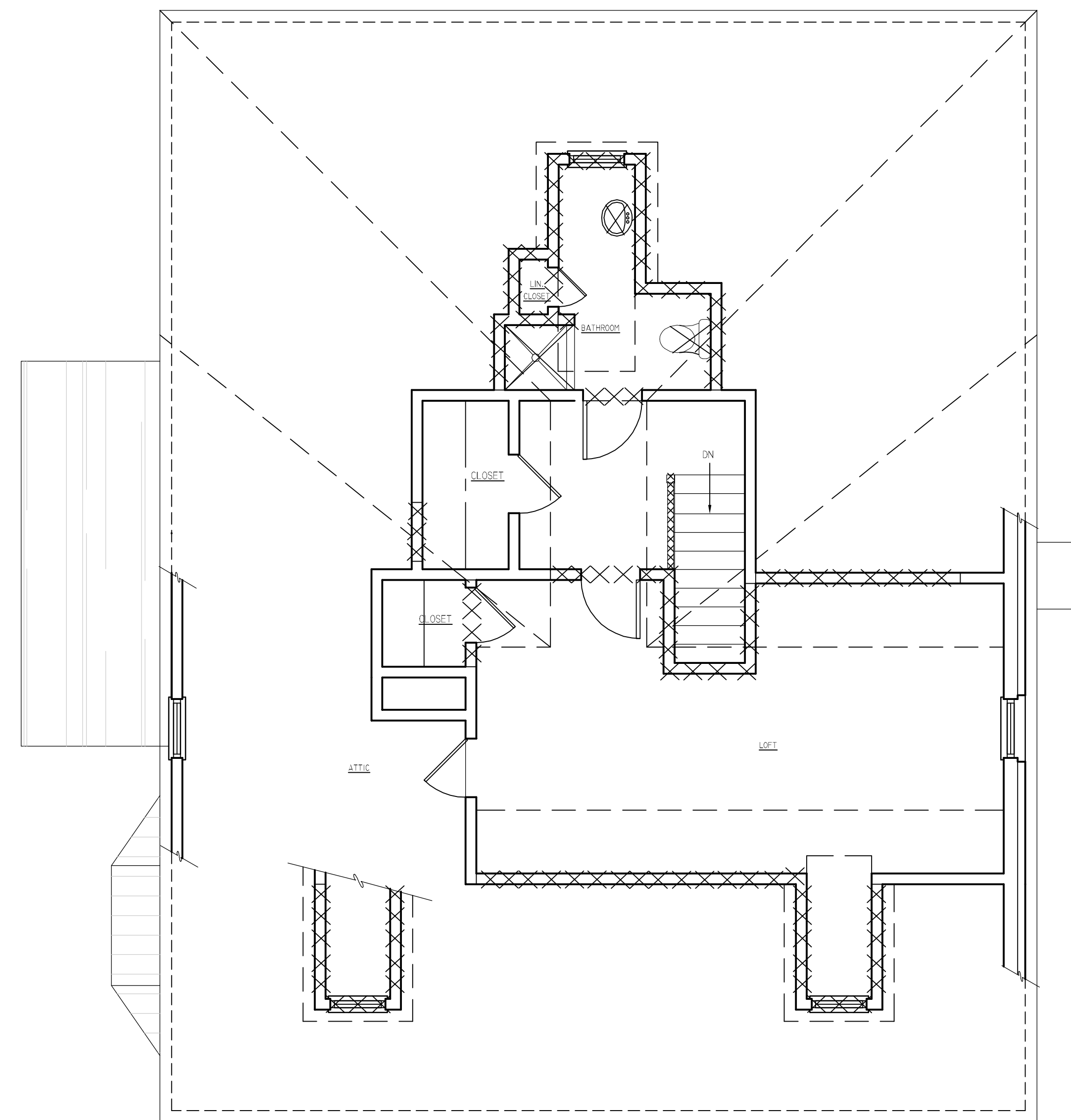
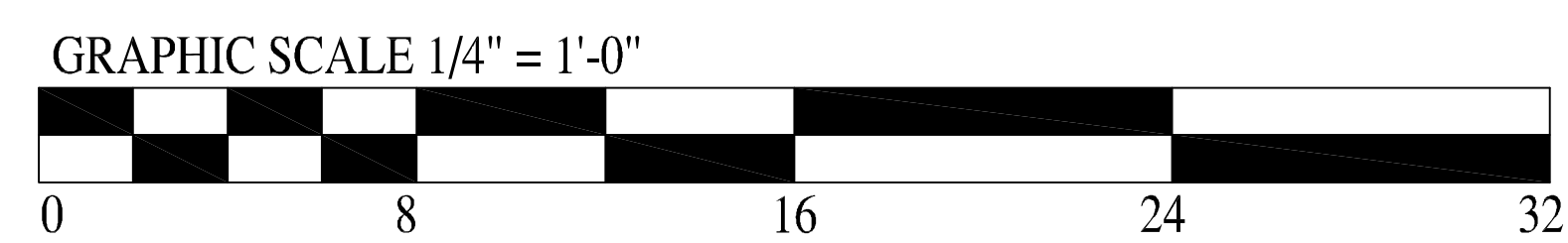
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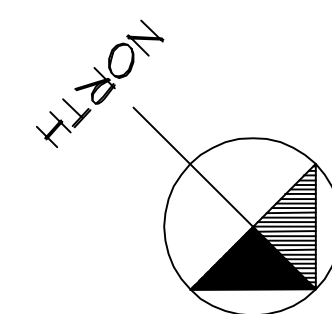
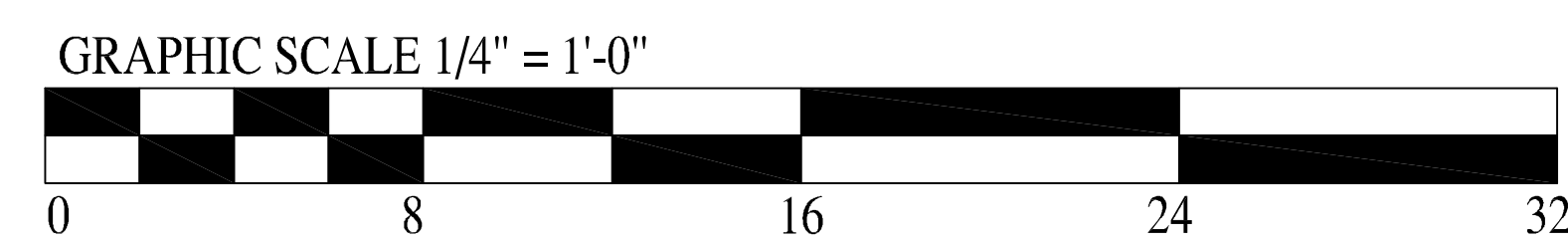
EXISTING PLANS  
**A-3**  
OF: ELEVEN



② EXISTING ROOF PLAN  
1/4" = 1'-0"



① EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"







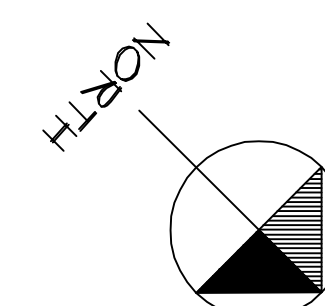
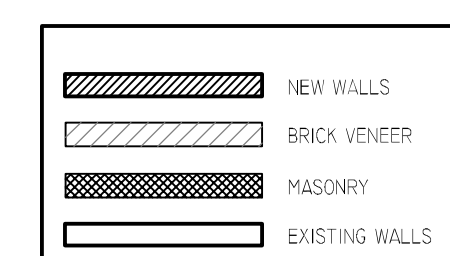
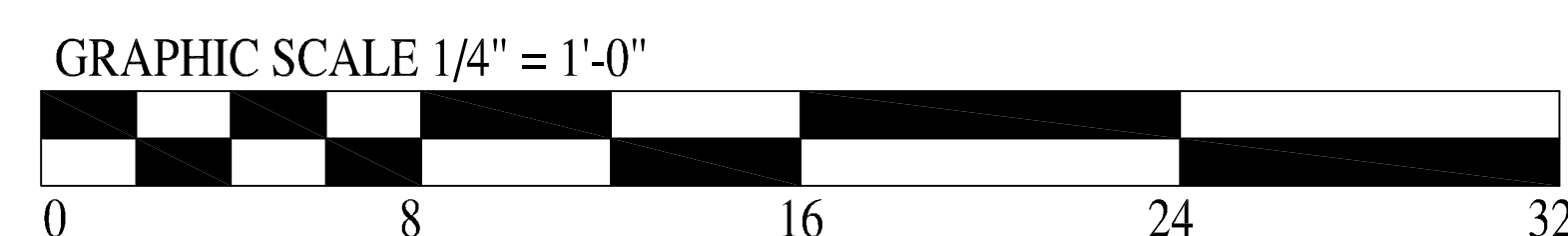
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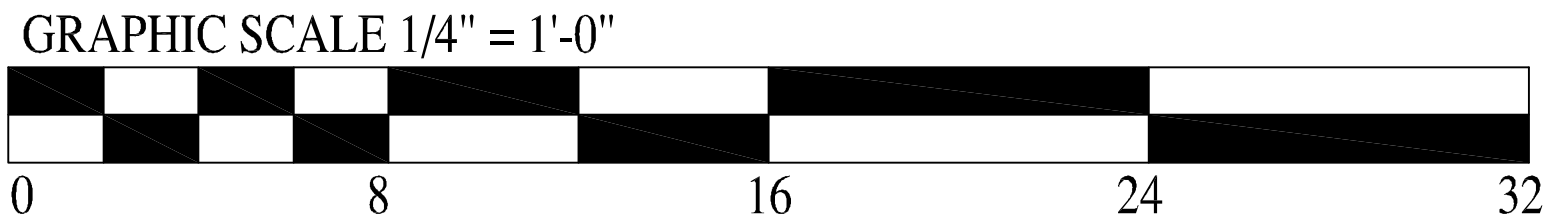
OF: ELEVEN



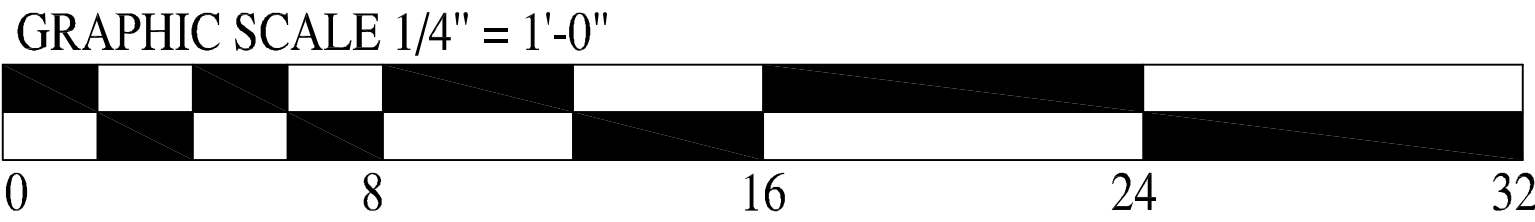




② EXISTING PARK ROAD SIDE ELEVATION  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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02 FEB 2015

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Proj. No. - 14059  
Issued - 02 FEB 2015  
Revisions -

EXISTING ELEVATIONS

A-4

OF: ELEVEN



JANUARY 2015



FRONT PARK AVE ELEV.

1/8" = 1'

SCH A LEWIS

01 DEC 2014  
30



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**LEWIS RESIDENCE**  
830 East Park Avenue, Charlotte, NC 28203

PROJ. NO. - 14059  
ISSUED - 01 DEC 2014  
REVISIONS -

A.4



JANUARY 2015

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02 DEC 2014

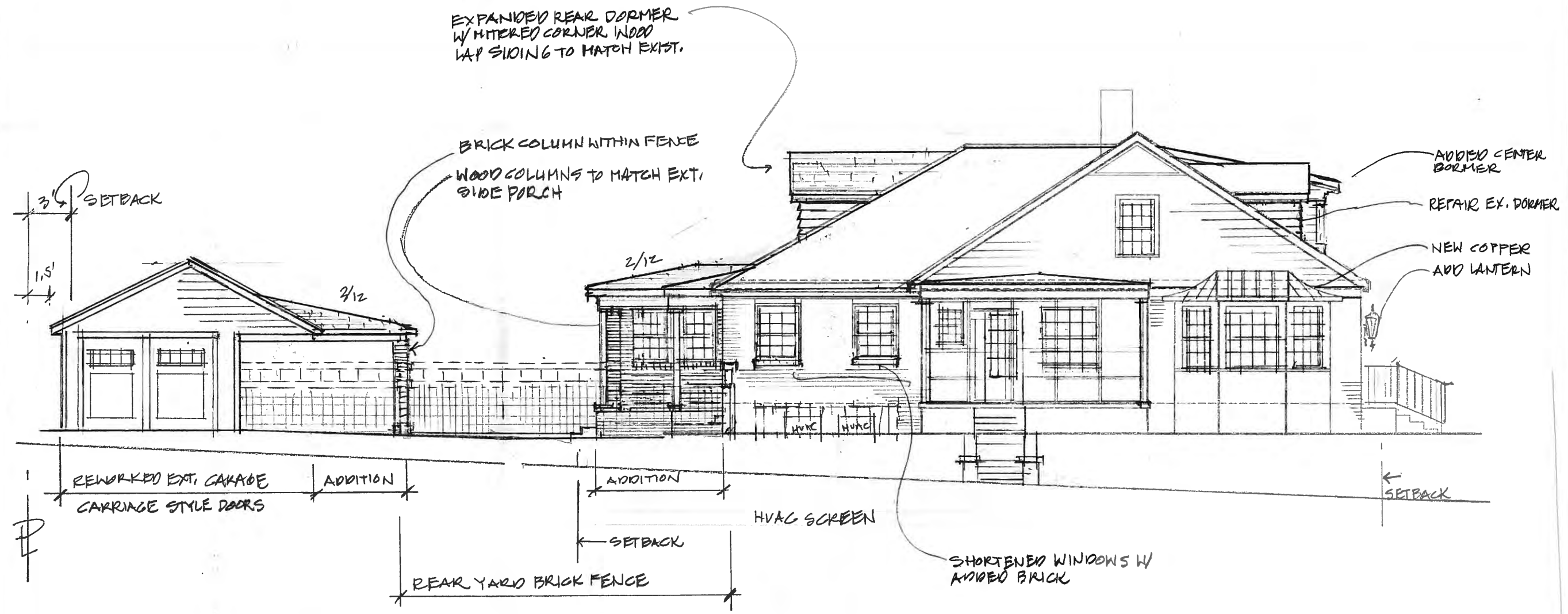
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PROJ. NO. - 14059  
ISSUED - 03 DEC 2014  
REVISIONS -

A.5



GARAGE CARPORT BRICK FENCE 5'-6'

LEFT PARK RD. ELEV.

SCH A LEWIS

1/8" = 1'

01 DEC 2014  
30



FEBRUARY 2015

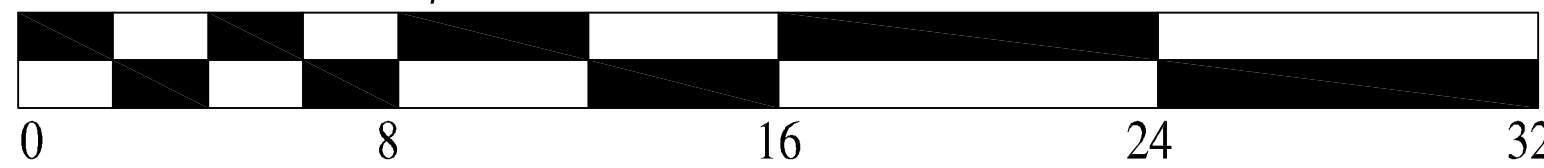


2 PROPOSED PARK ROAD SIDE ELEVATION  
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

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



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0"	FIRST FL-MATCH EXISTING SECOND FL- 6'-6"	DOUBLE HUNG
B	2'-6" X 1'-3"		AWNING
C	3'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG
D	2'-8" X 4'-6"	6'-8"	DOUBLE HUNG
E	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG

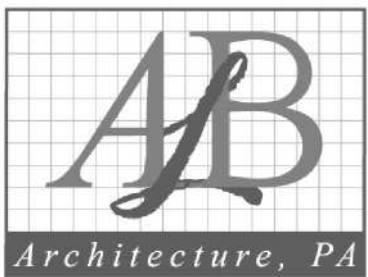
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

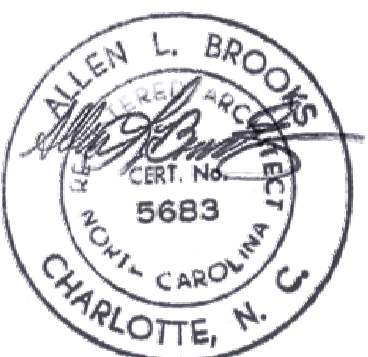
\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.P. MUST BE TEMPERED PER CODE (TYP.)



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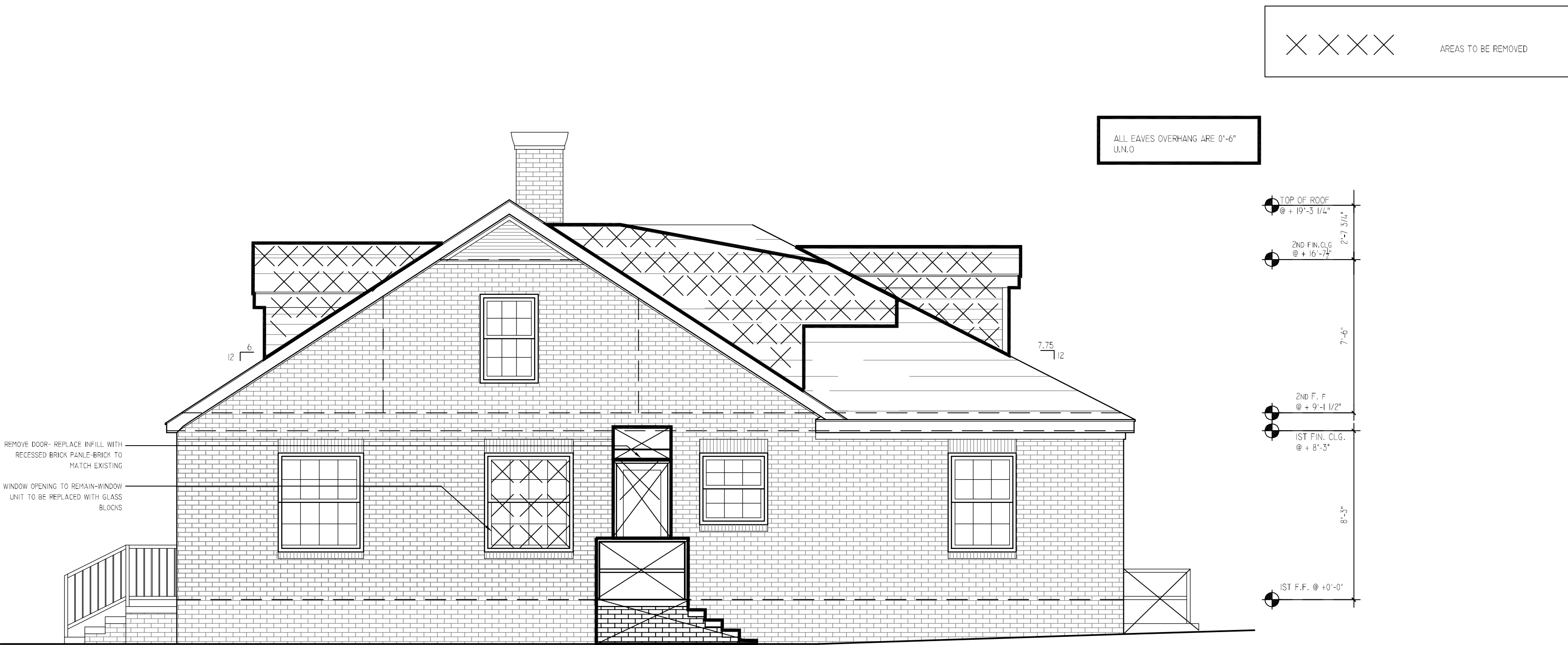
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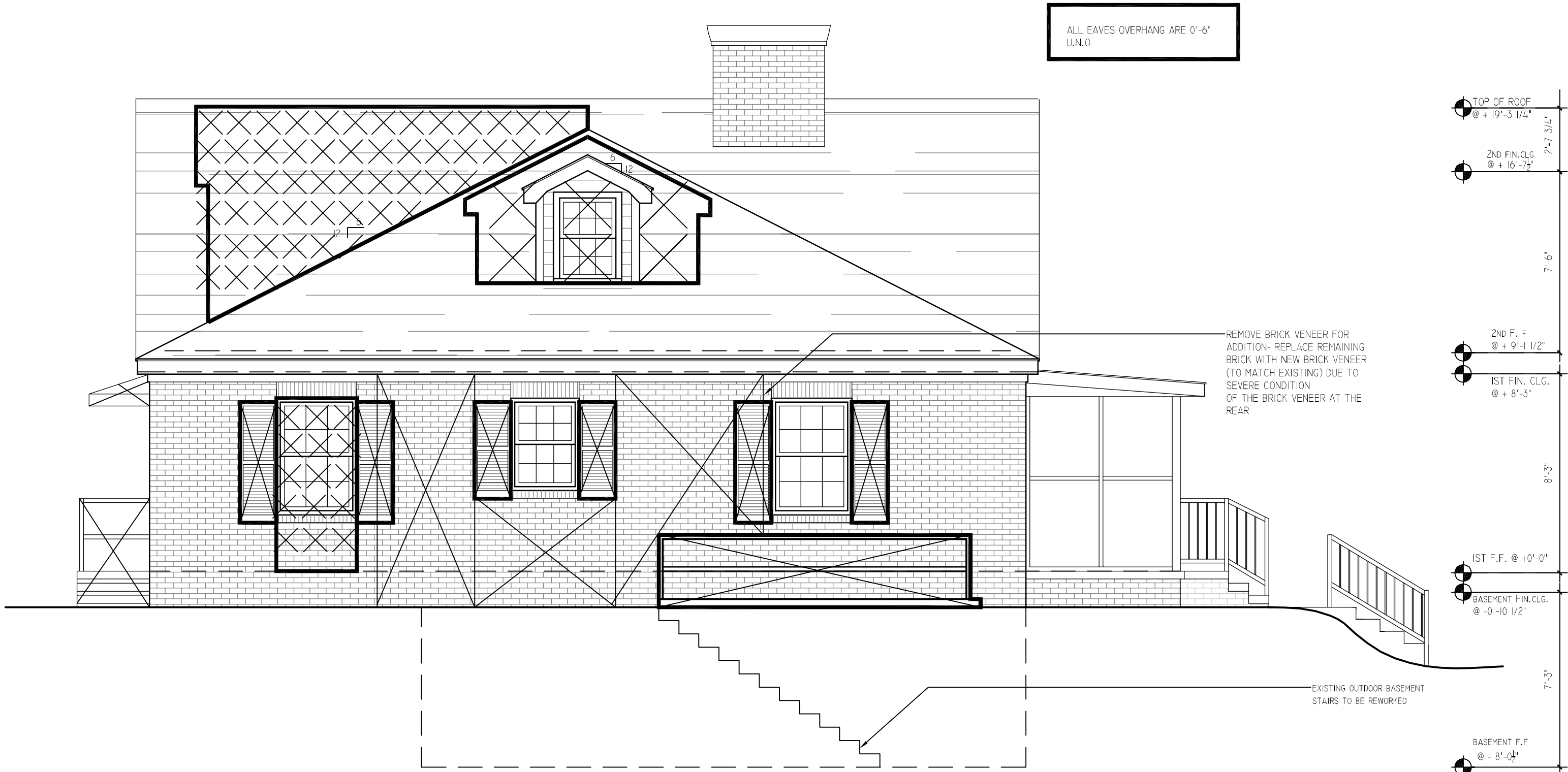
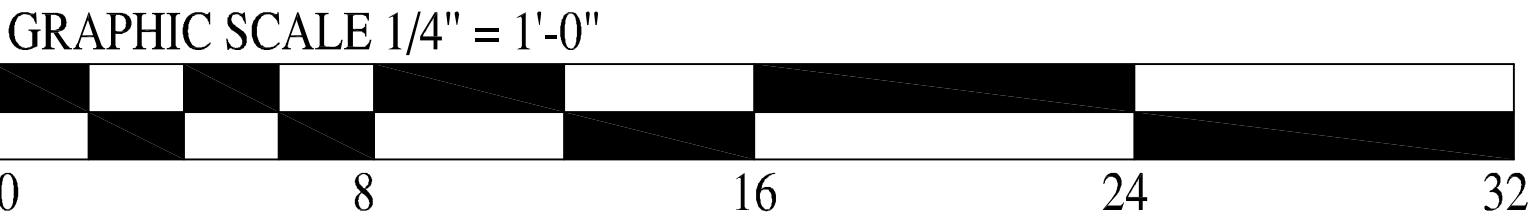
PROPOSED ELEVATIONS

**A-8**  
OF: ELEVEN

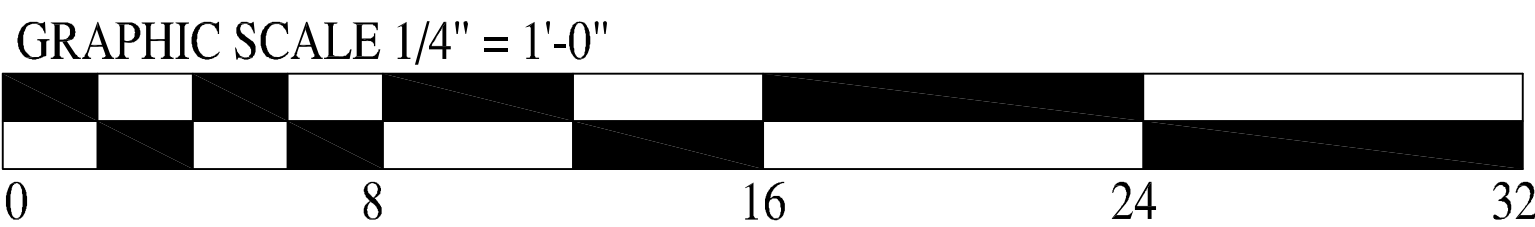




② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



① EXISTING REAR ELEVATION  
1/4" = 1'-0"



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REVISIONS -

EXISTING ELEVATIONS

A-5

OF: ELEVEN



JANUARY 2015

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PROJ. NO. - 14059  
ISSUED - 01 DEC 2014  
REVISIONS -

A.6

ADDED SHED ROOF ADDITION  
ENLARGED REAR GABLE DORMER  
ALL W/ WOOD MITERED CORNER SIDING  
W/ FAUCET TRIM DETAILS TO MATCH EXIST.

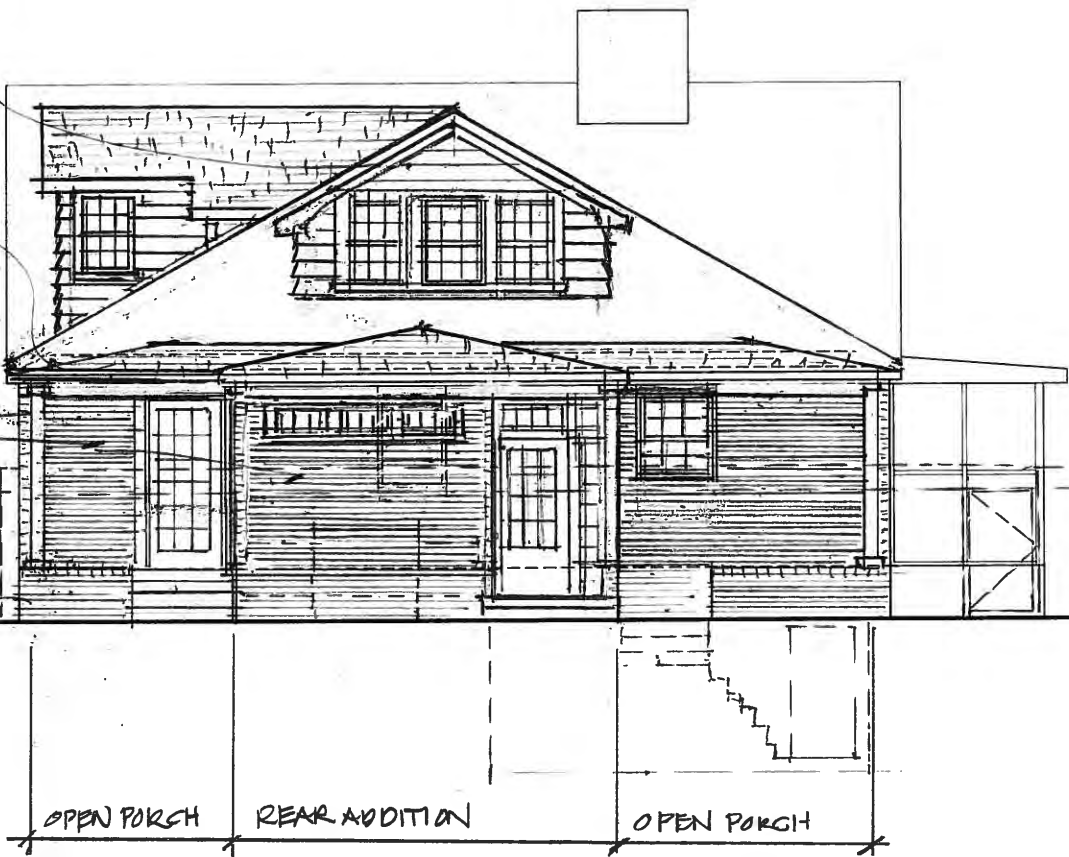
REAR ADDITION

WOOD COLUMN TO MATCH EXIST.  
BRICK VENEER TO MATCH EXIST.  
& PAINT

LOW BRICK WALL

5'0" x 1'0"

PL



OPEN PORCH

REAR ADDITION

OPEN PORCH

MASTER DECK

GRILLE

REAR  
ENTRY

BASEMENT ACCESS

REAR ELEV.

1/8"=1'

SCH A LEWIS  
01 DEC 2014  
30



JANUARY 2015

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PROJ. NO. - 14059  
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REVISIONS -

A.6

ADDED SHED ROOF ADDITION  
ENLARGED REAR GABLE DORMER  
ALL W/ WOOD MITERED CORNER SIDING  
W/ FAUCET TRIM DETAILS TO MATCH EXIST.

REAR ADDITION

WOOD COLUMN TO MATCH EXIST.  
BRICK VENEER TO MATCH EXIST.  
& PAINT

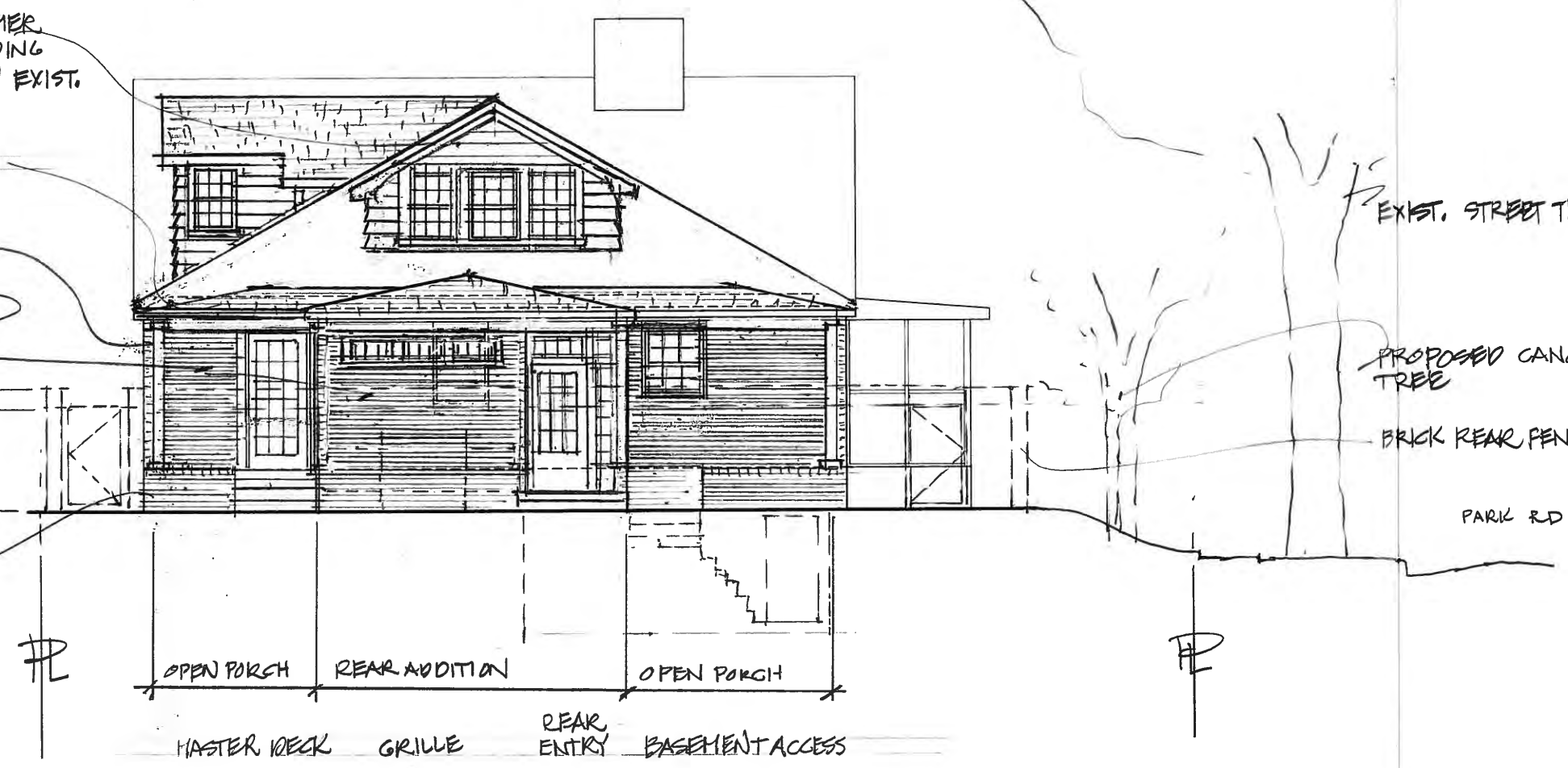
LOW BRICK WALL

EXIST. STREET TREE

PROPOSED CANOPY  
TREE

BRICK REAR FENCE

PARK RD

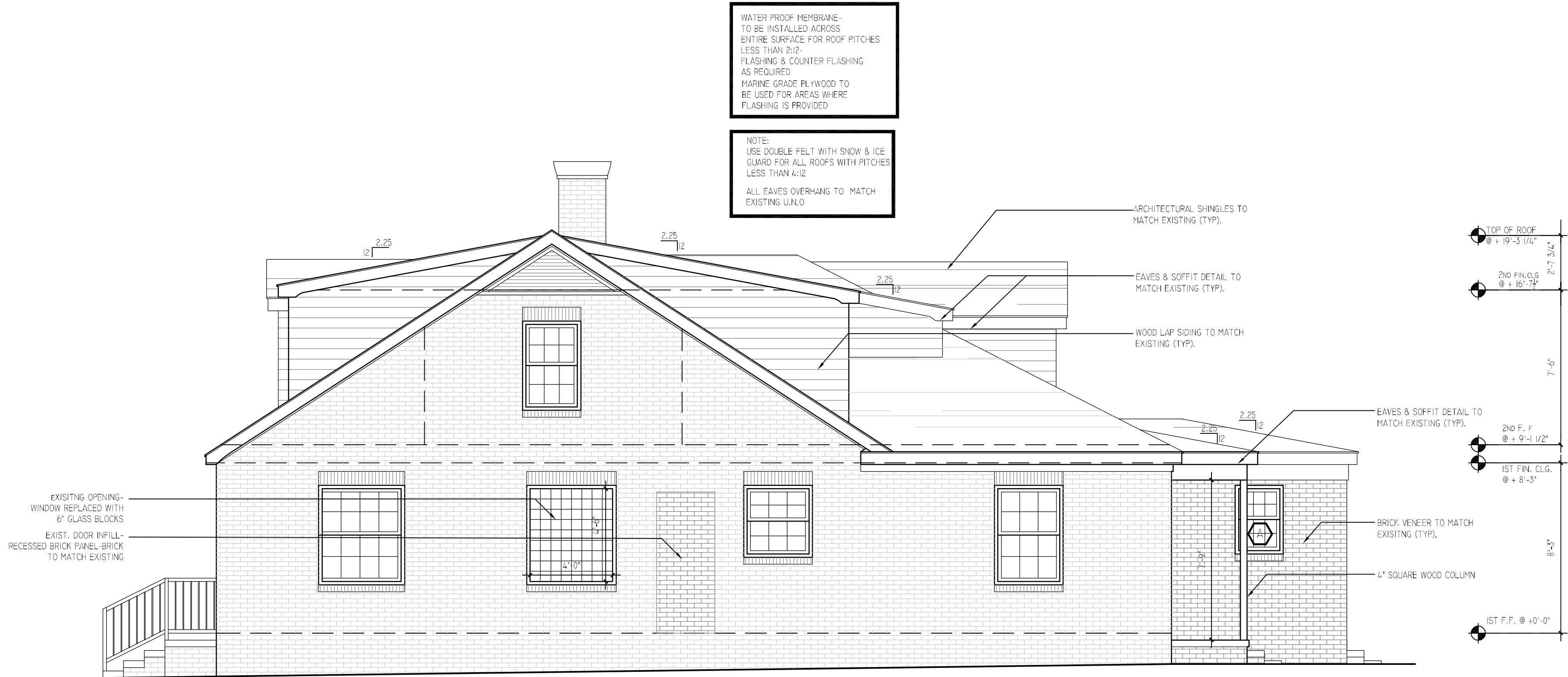


REAR ELEV.  
1/8" = 1'

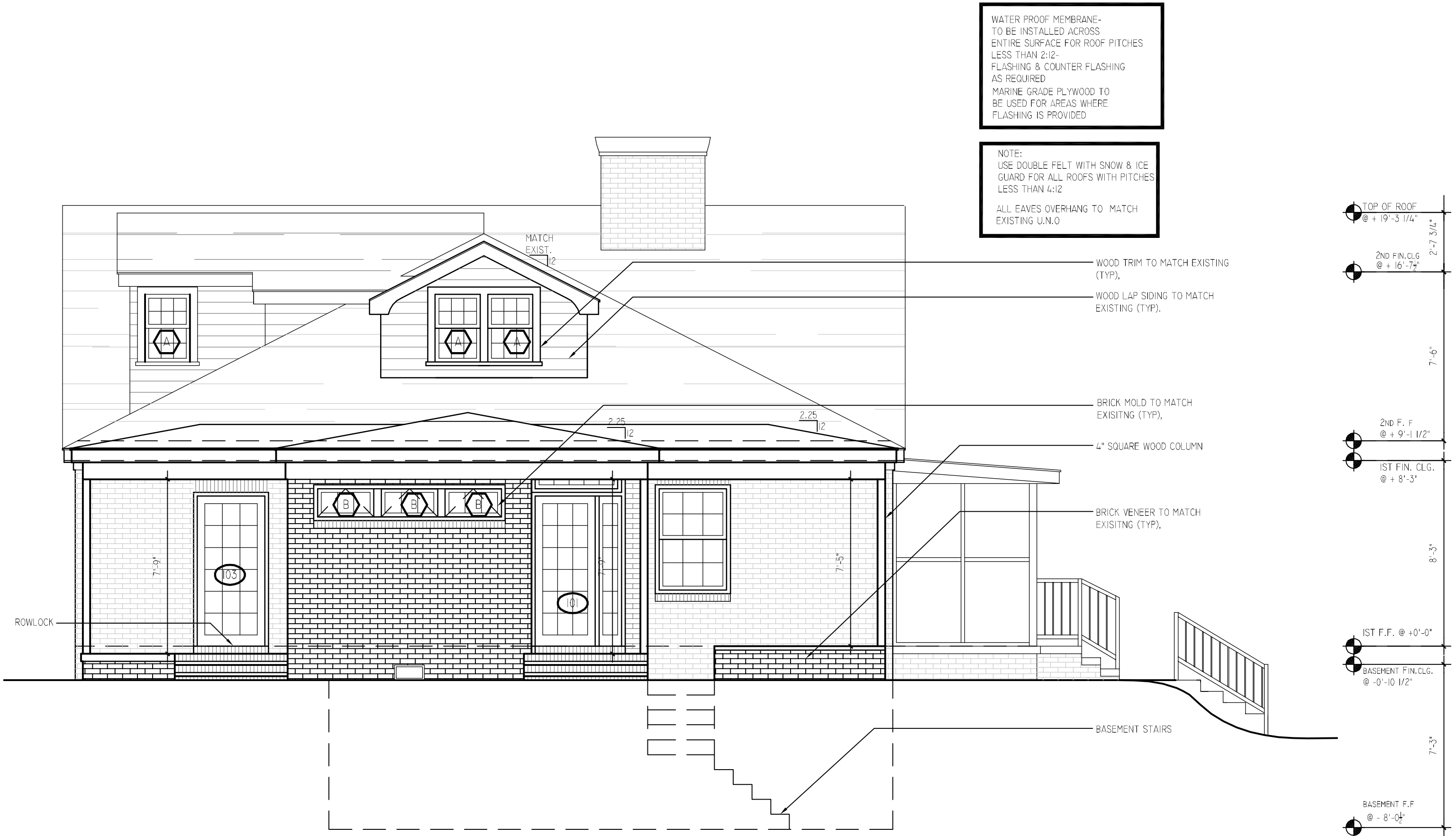
SCH A LEWIS  
01 DEC 2014  
30



FEBRUARY 2015

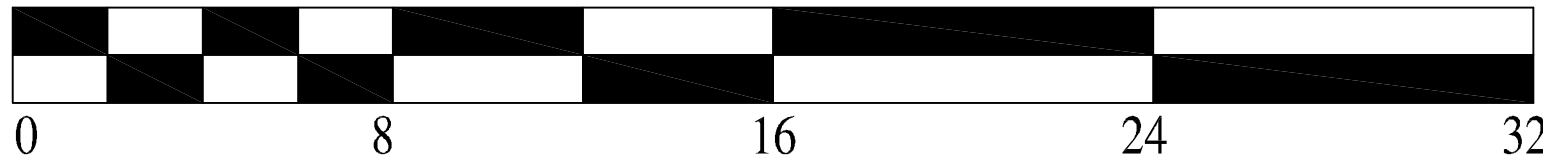


② PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



① PROPOSED REAR ELEVATION  
1/4" = 1'-0"

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



WINDOW SCHEDULE			
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\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.P. MUST BE TEMPERED PER CODE (TYP.)

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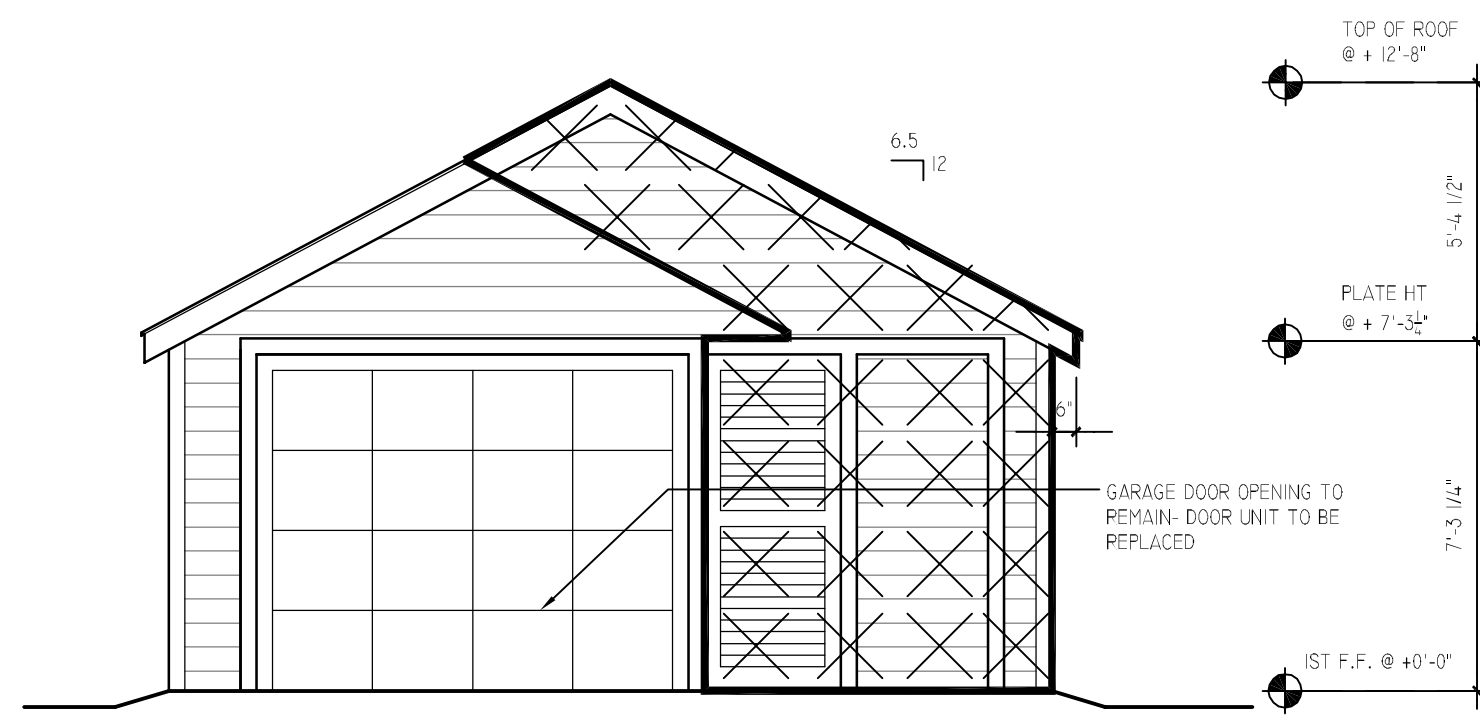
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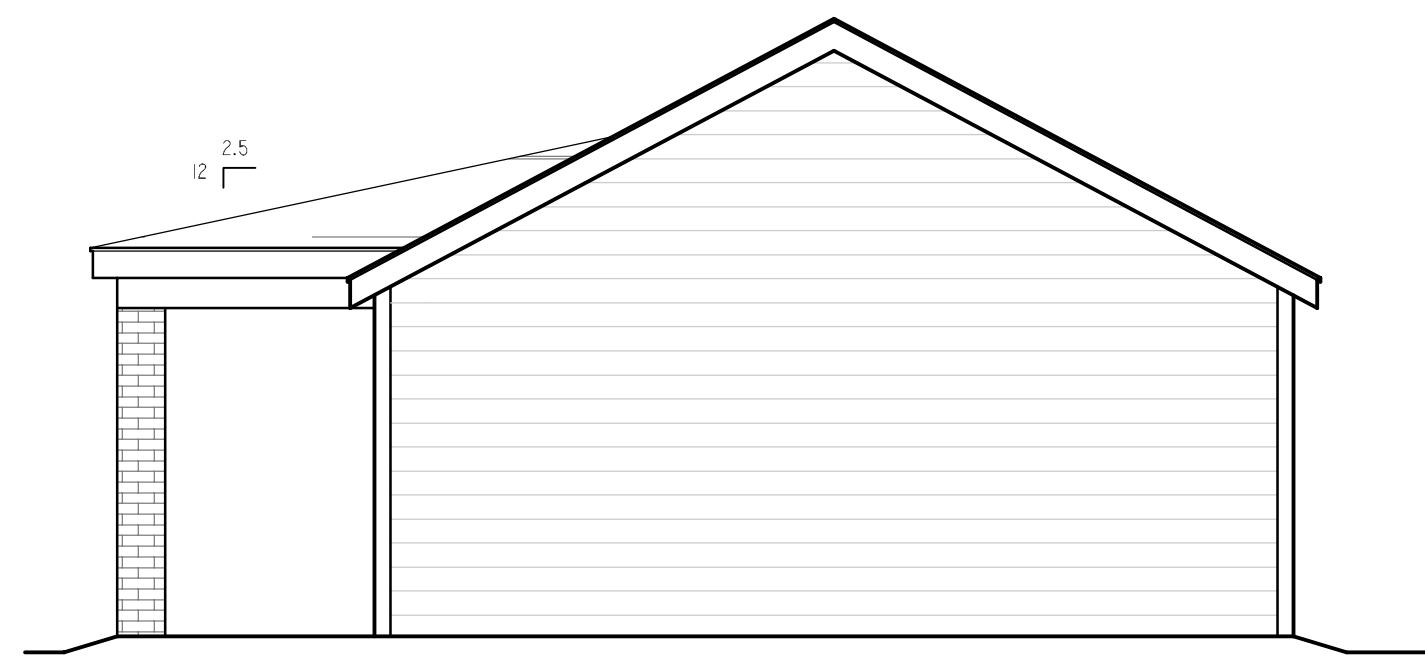
PROJ. NO. - 14059  
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PROPOSED ELEVATIONS  
**A-9**  
OF: ELEVEN

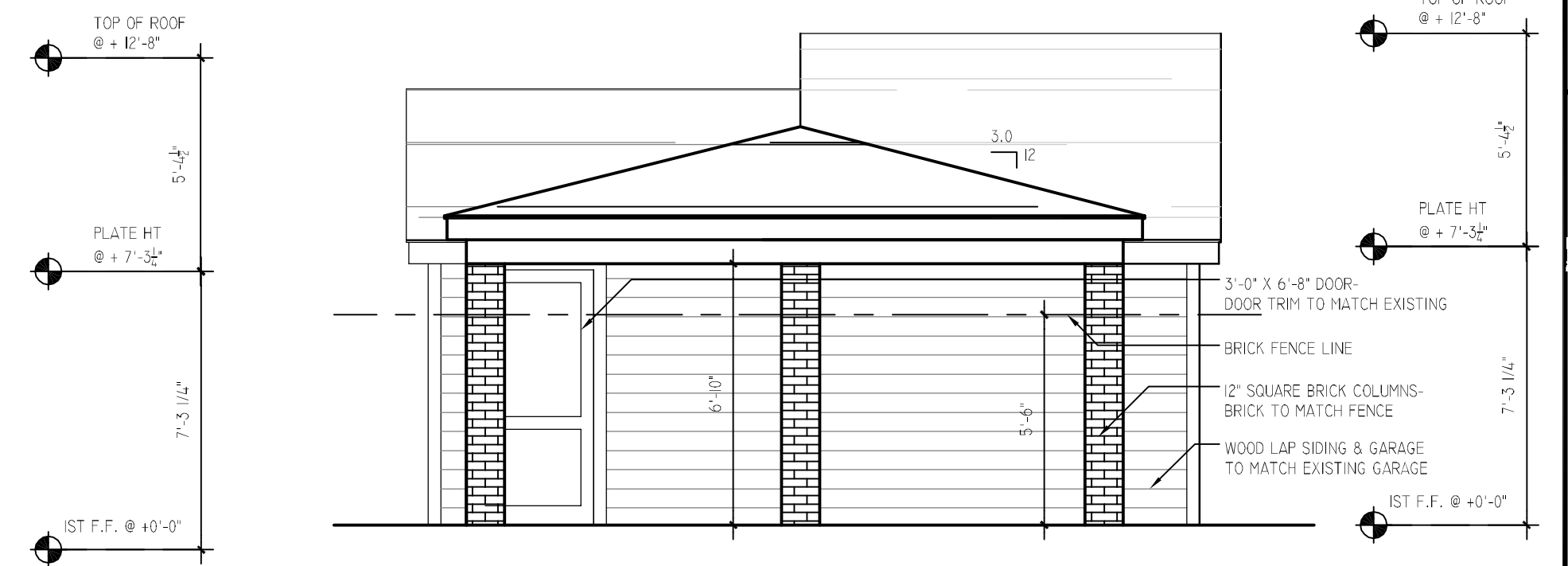




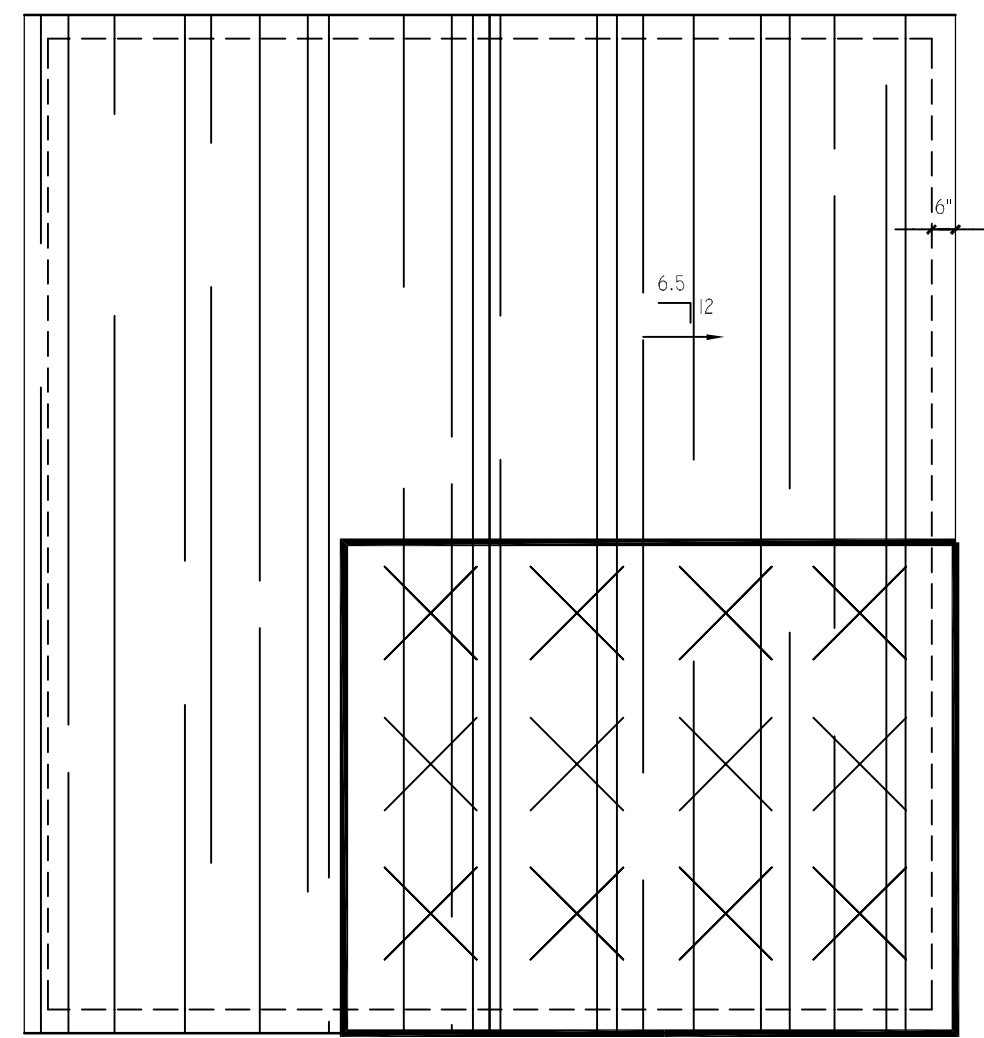
⑧ EXISTING GARAGE FRONT ELEVATION  
1/4" = 1'-0"



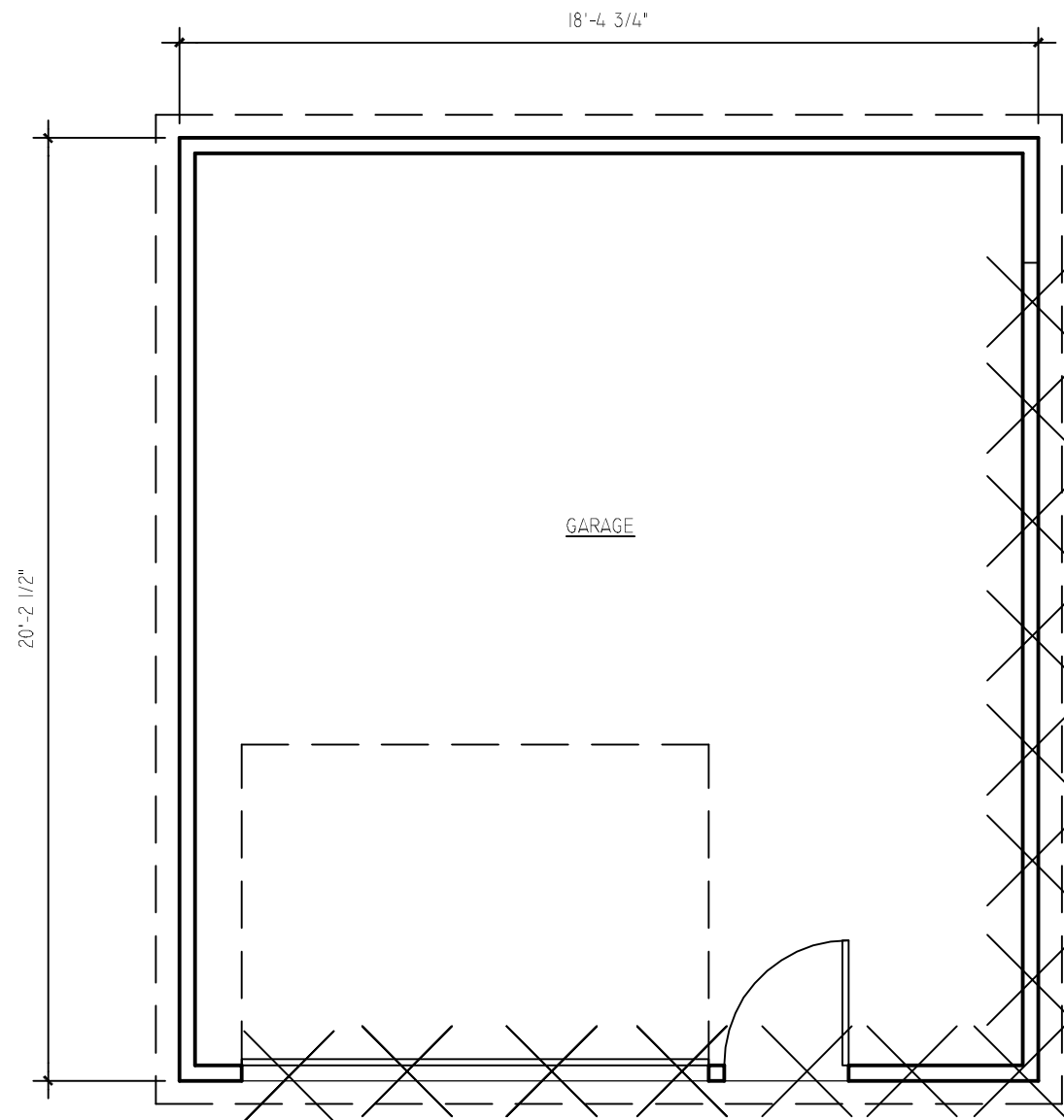
⑤ PROPOSED GARAGE/CARPORT REAR ELEVATION  
1/4" = 1'-0"



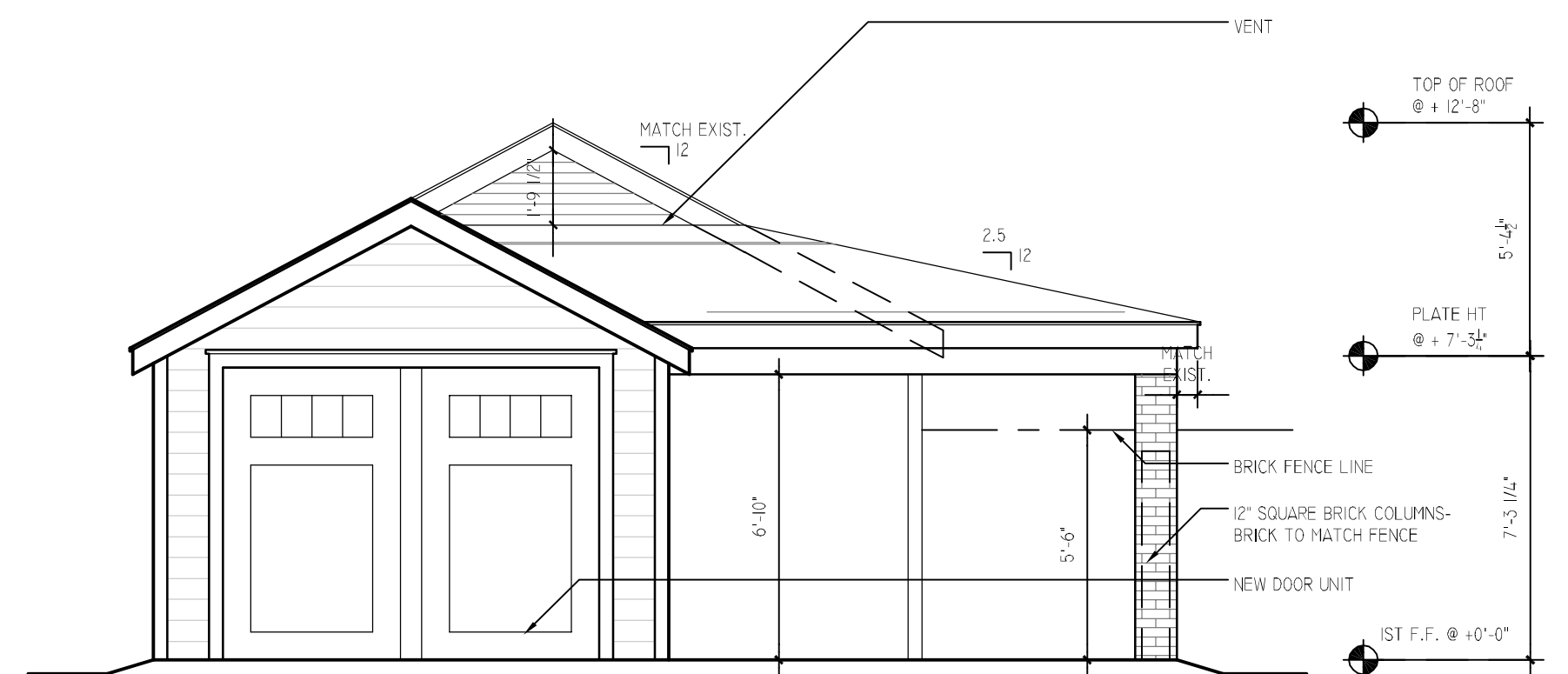
④ PROPOSED GARAGE/CARPORT HOUSE SIDE ELEVATION  
1/4" = 1'-0"



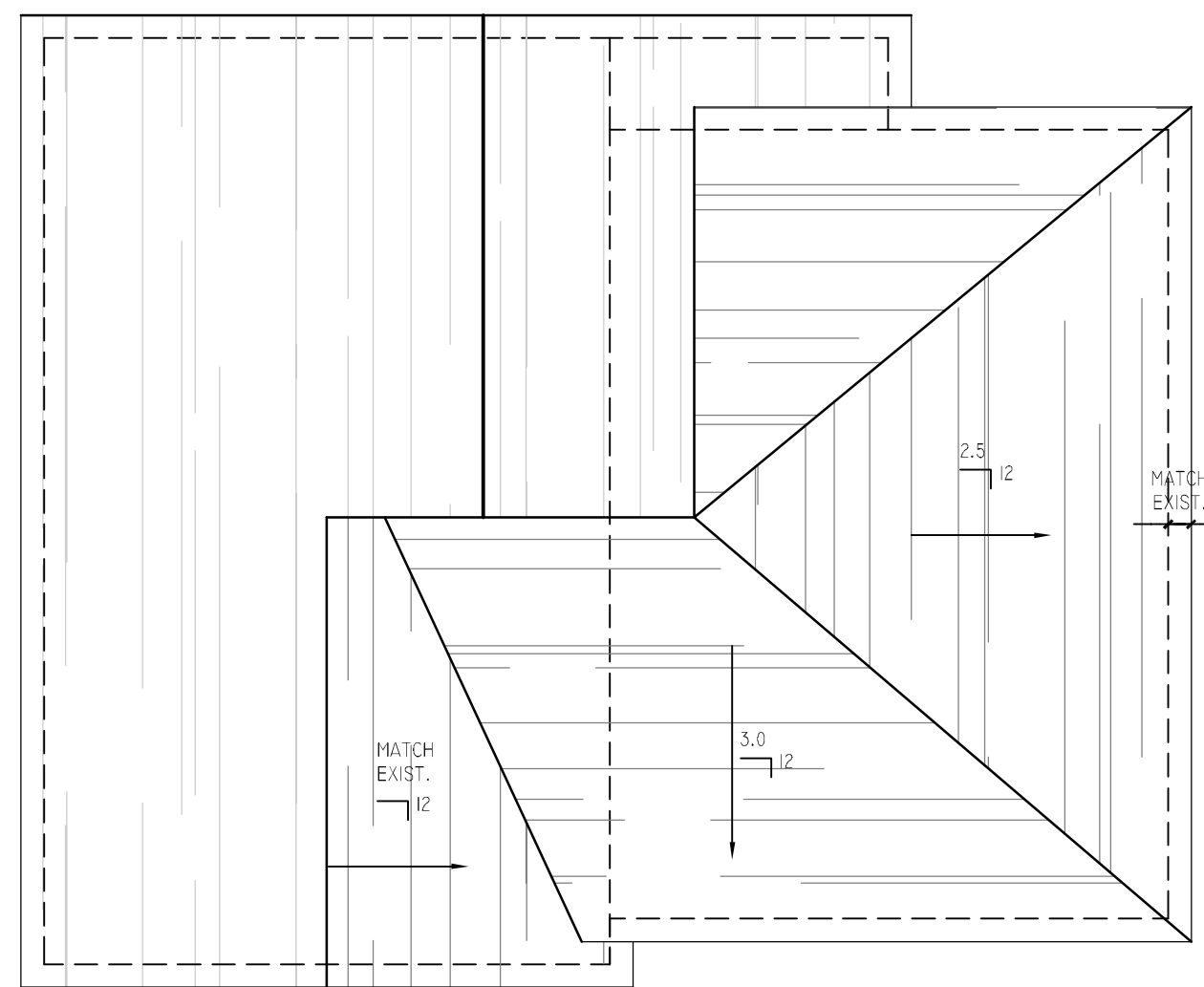
⑦ EXISTING GARAGE ROOF PLAN  
1/4" = 1'-0"



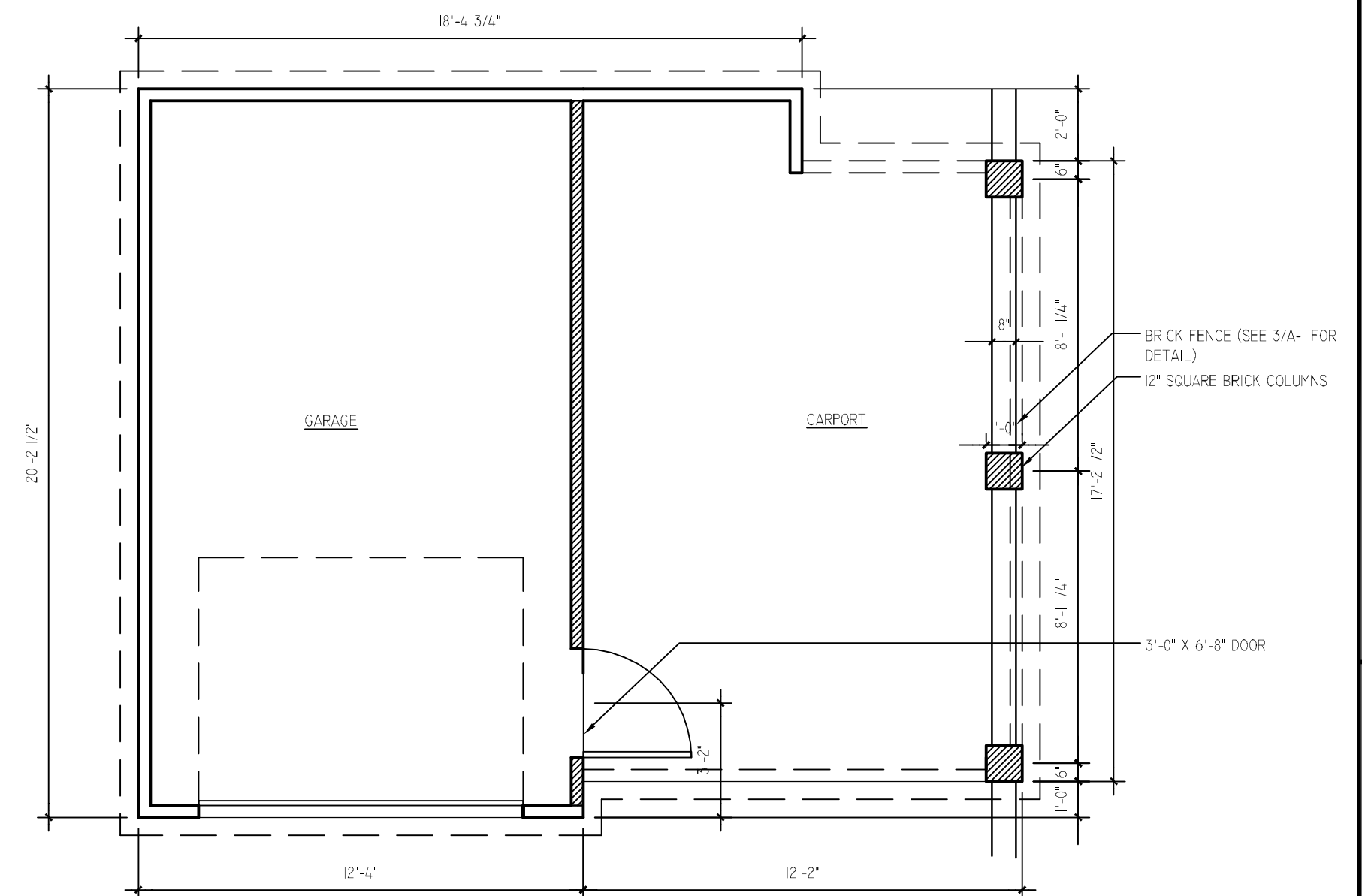
⑥ EXISTING GARAGE PLAN  
1/4" = 1'-0"



③ PROPOSED GARAGE/CARPORT FRONT ELEVATION  
1/4" = 1'-0"



② PROPOSED GARAGE/CARPORT ROOF PLAN  
1/4" = 1'-0"



① PROPOSED GARAGE/CARPORT PLAN  
1/4" = 1'-0"

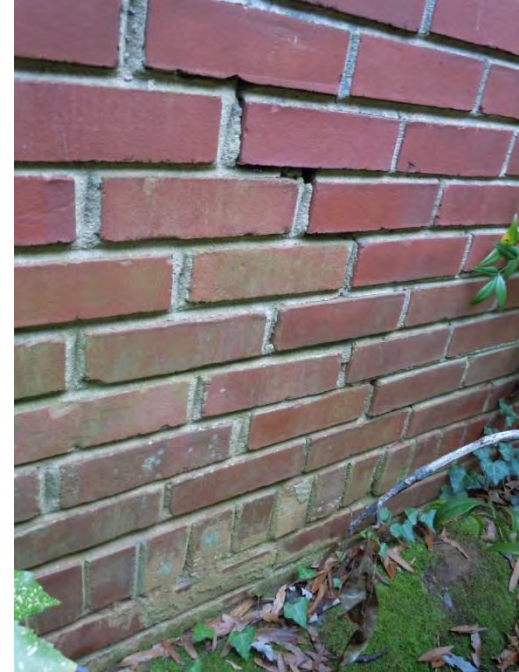


**BRICK LOSS OF INTEGRITY**

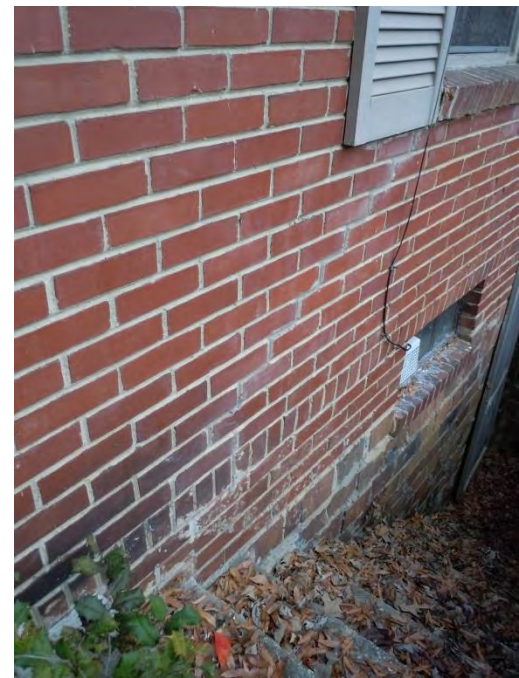


















Romany Road:





617 Berkeley





1325 Myrtle





801 ROMANY ROAD

