
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 227 West Park Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Keith Weslowski

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1931. House height is 18' from the first floor to ridge. The foundation and porch piers are painted brick. Adjacent structures are 1 to 2 stories in height. The tallest original house on the street is at the corner of West Park Avenue and Southwood Avenue, 255 West Park Avenue.

Project

The project is an addition that increases the original pitch from 6/12 to 8/12 which increases the height approximately 5'-4". The rear addition includes two shed dormers on a new rear facing gable extension from the main house. Materials and details include cedar shake and lap siding, and wood trim details and eave brackets. Windows to remain are noted on the elevations, new windows are wood double hung.

Design Guidelines –Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

The Commission will determine if the project meets the guidelines for additions. The guidelines for setback and porches do not apply,

Charlotte Historic District Commission Case 2017-754
HISTORIC DISTRICT: WILMORE
ADDITION





REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

PLOT PLAN

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

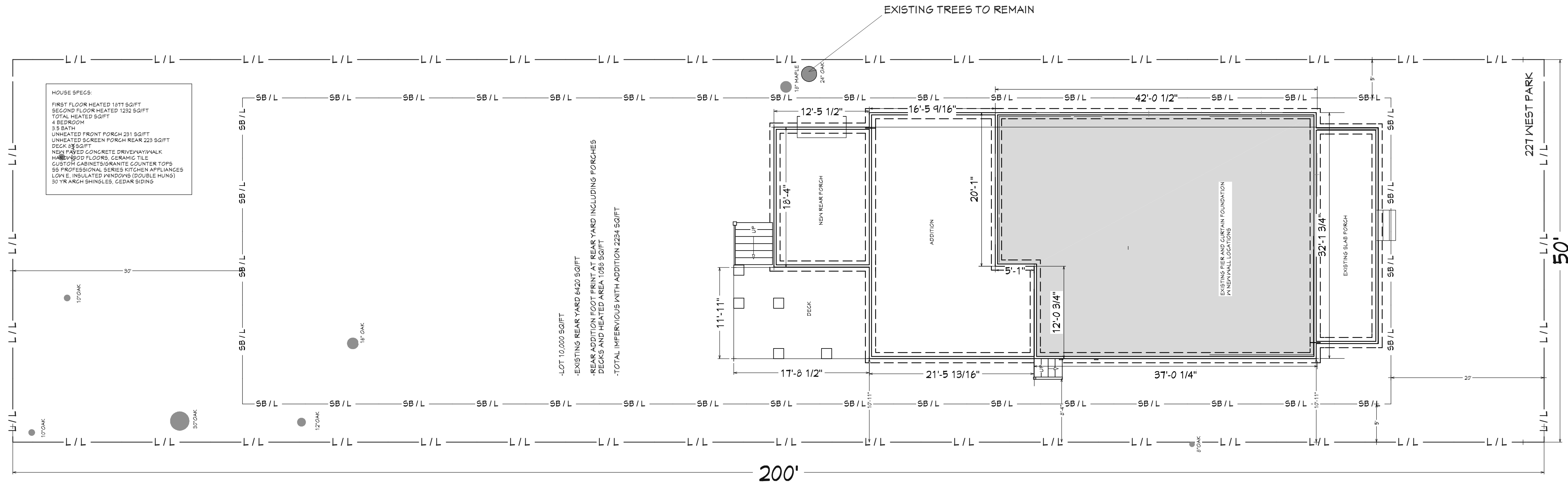
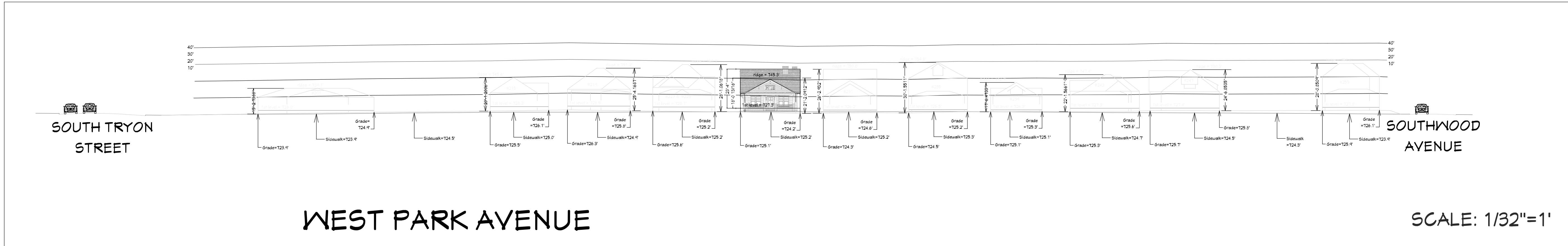
1/2/2018

SCALE:

1/8"=1'

SHEET:

A-1





NUMBER	DATE	REVISION	DESCRIPTION

PLOT PLAN

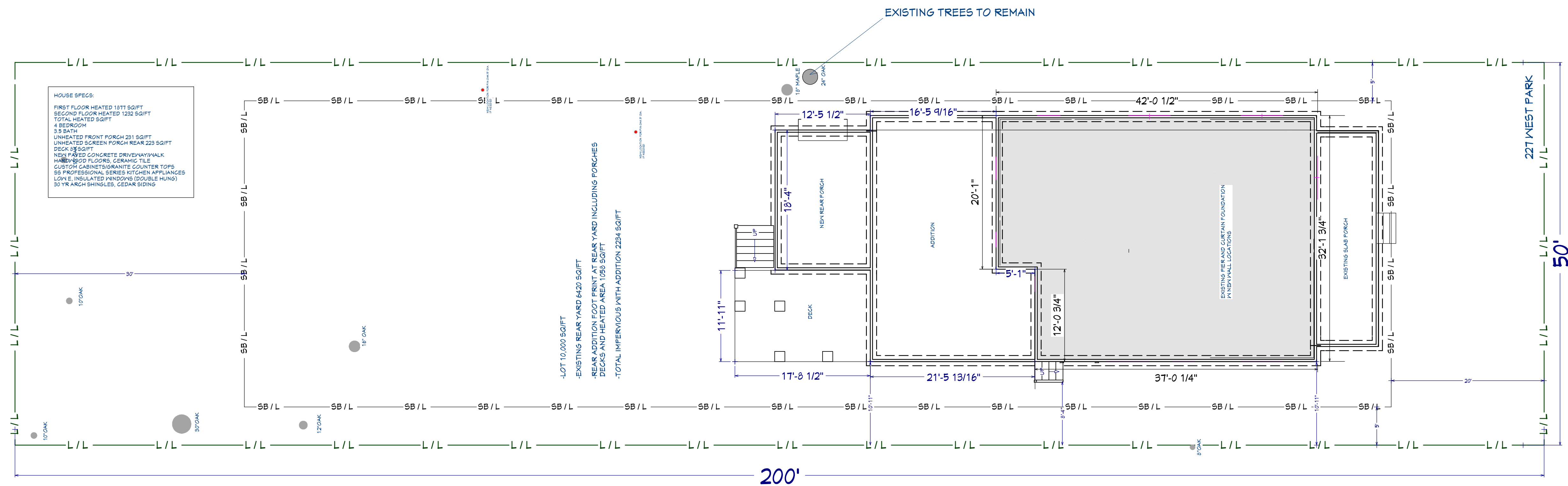
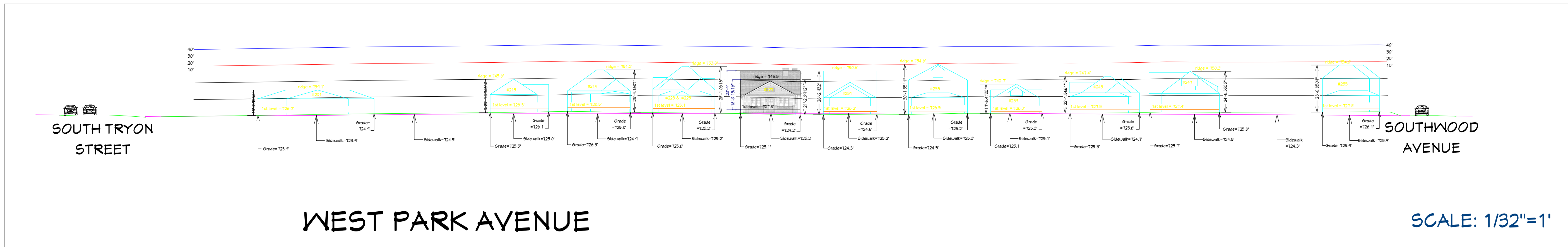
ANDY WREIN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:
12/29/2017

SCALE:
1/8"=1'

SHEET:
A-1





REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

ELEVATIONS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

1/2/2018

SCALE:

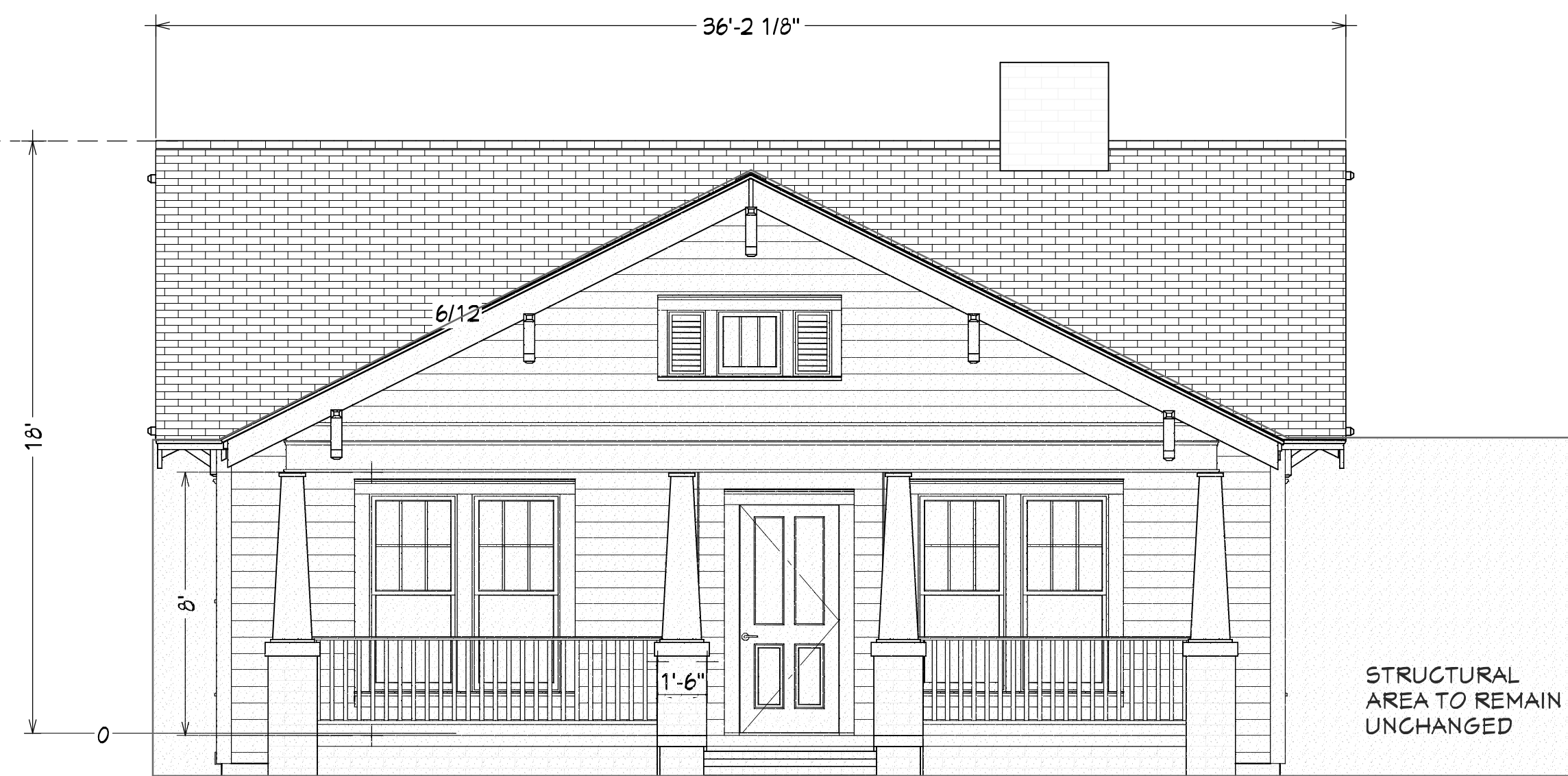
1/4"=1'

SHEET:

A-4



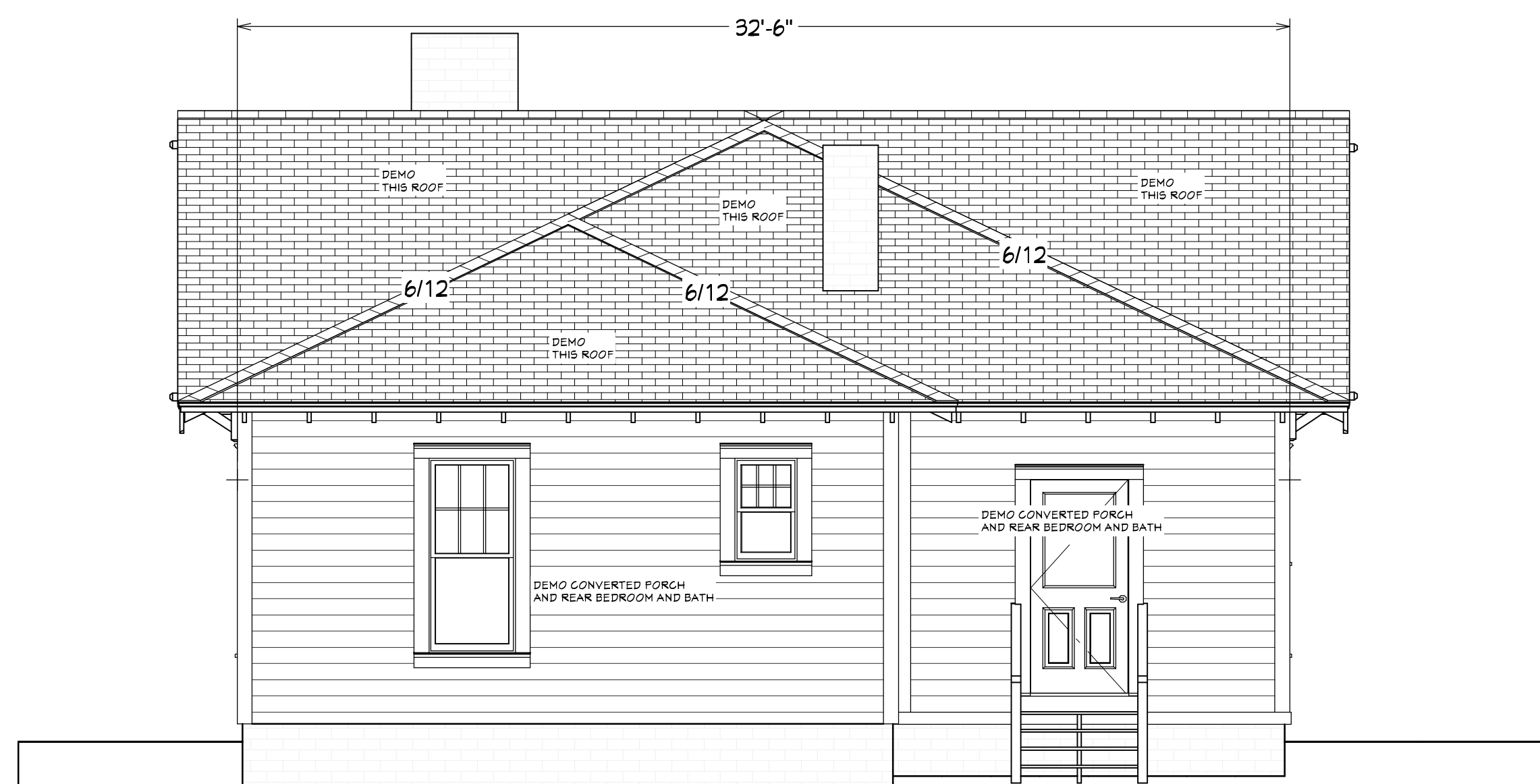
Proposed Front Elevation



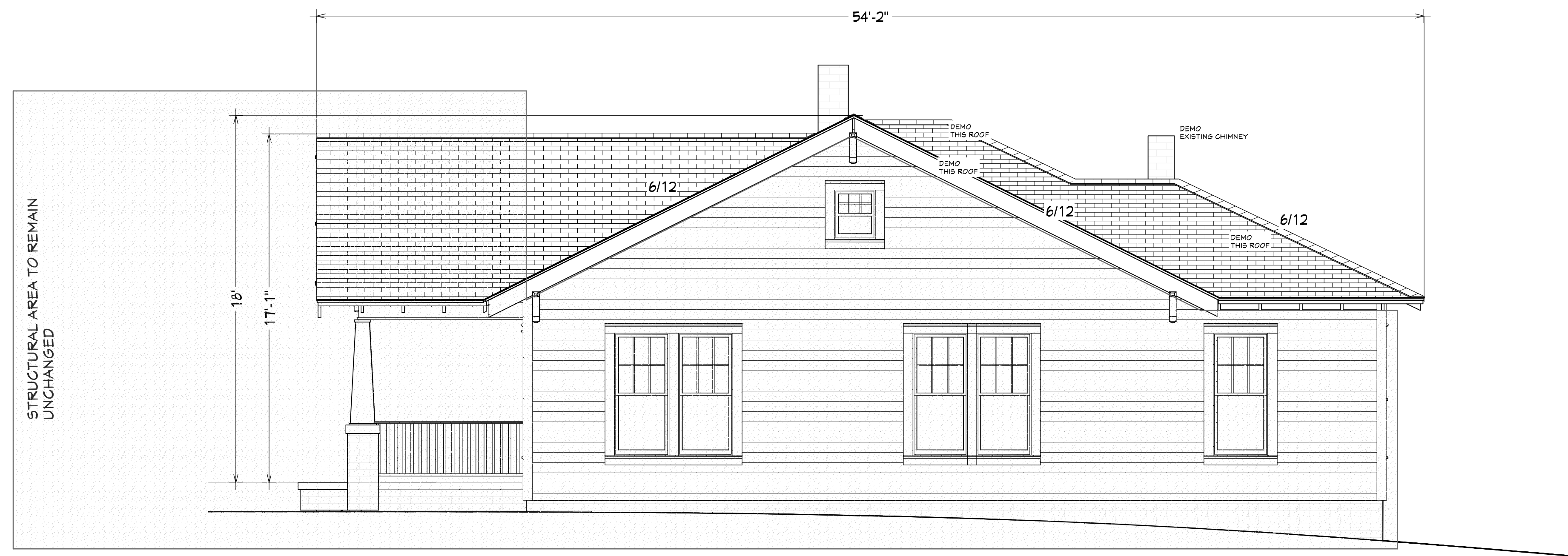
Existing Front Elevation



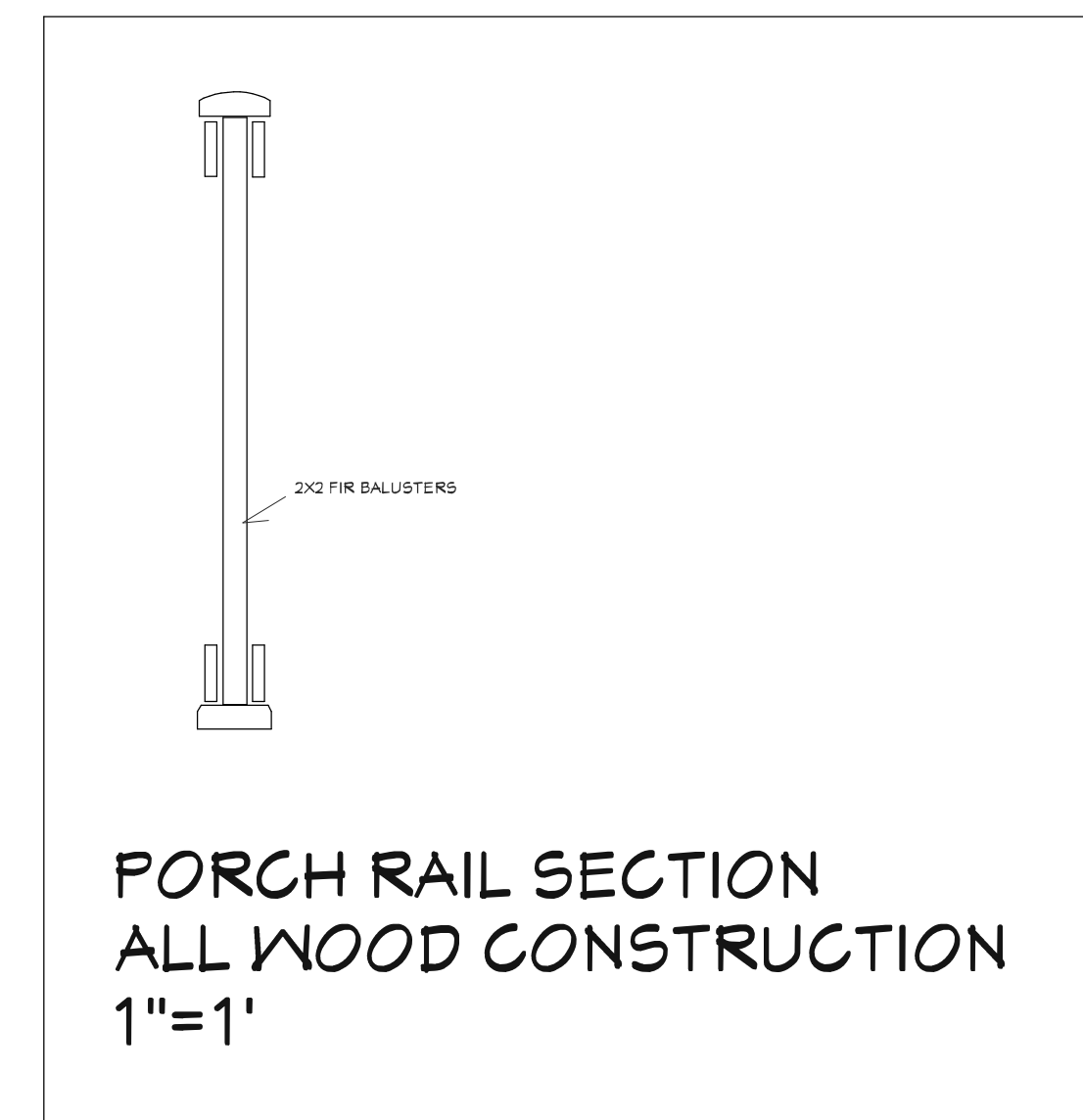
Proposed Elevation Rear



Existing Rear Elevation



EXISTING ELEVATION RIGHT



PROPOSED RIGHT ELEVATION



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

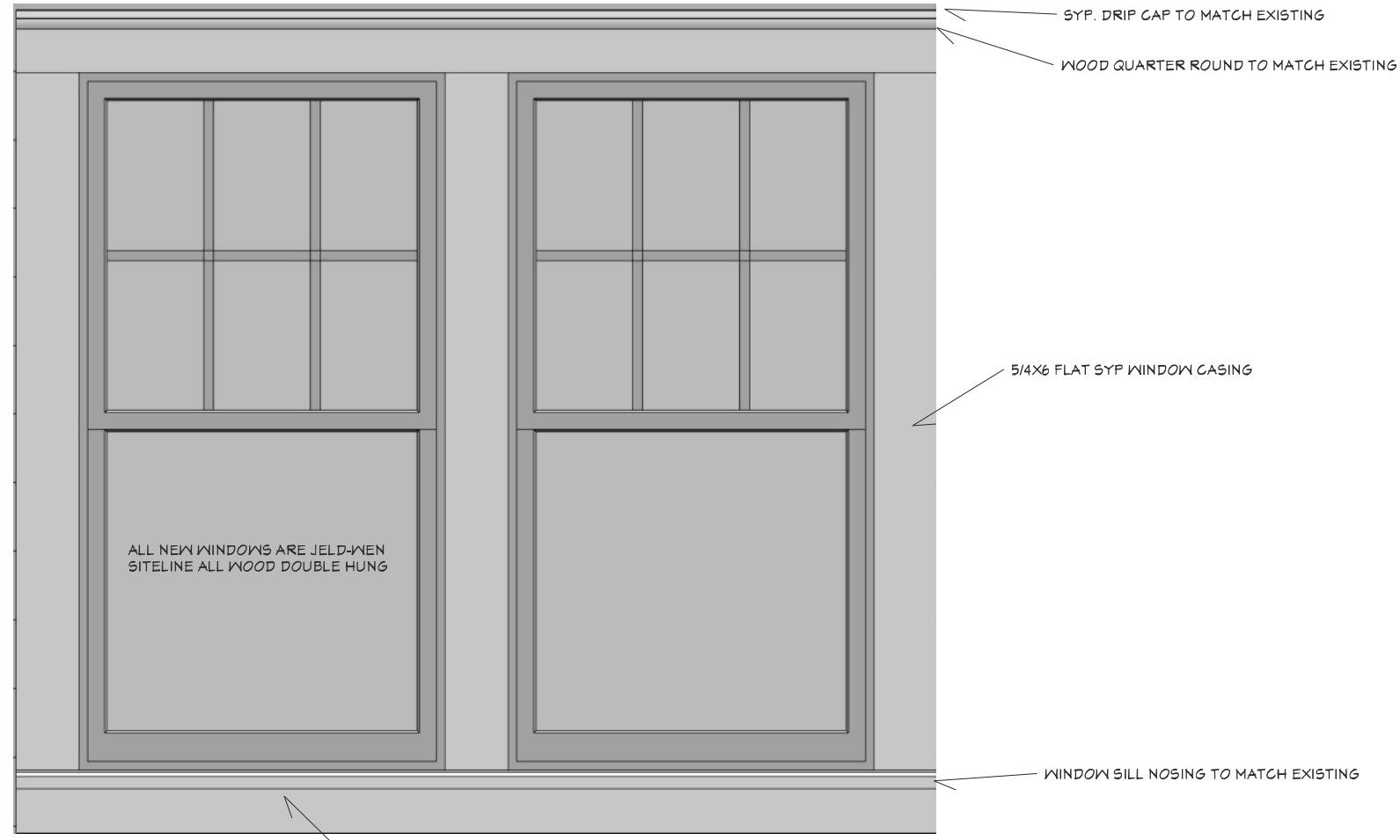
1/2/2018

SCALE:

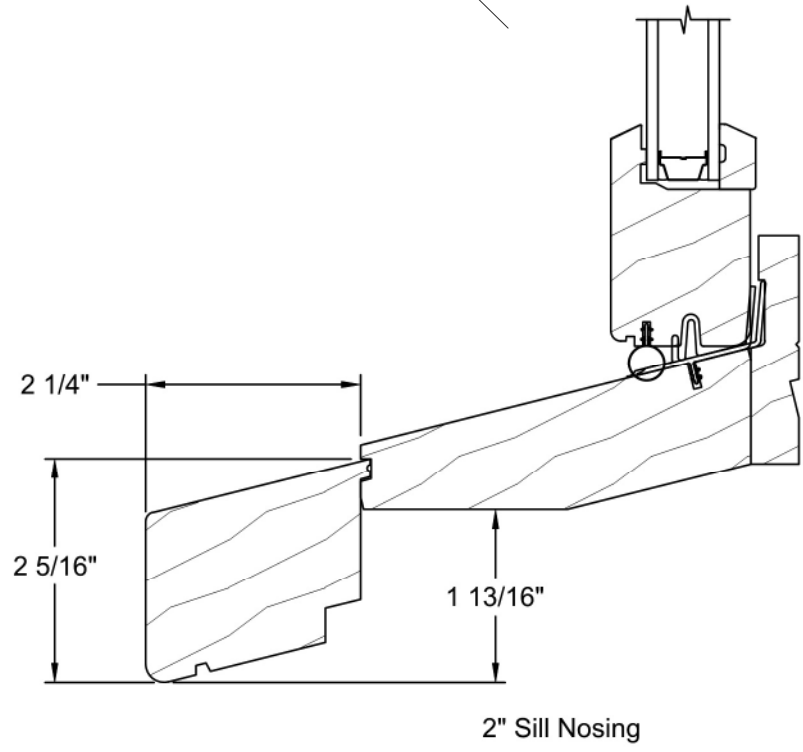
1/4"=1'

SHEET:

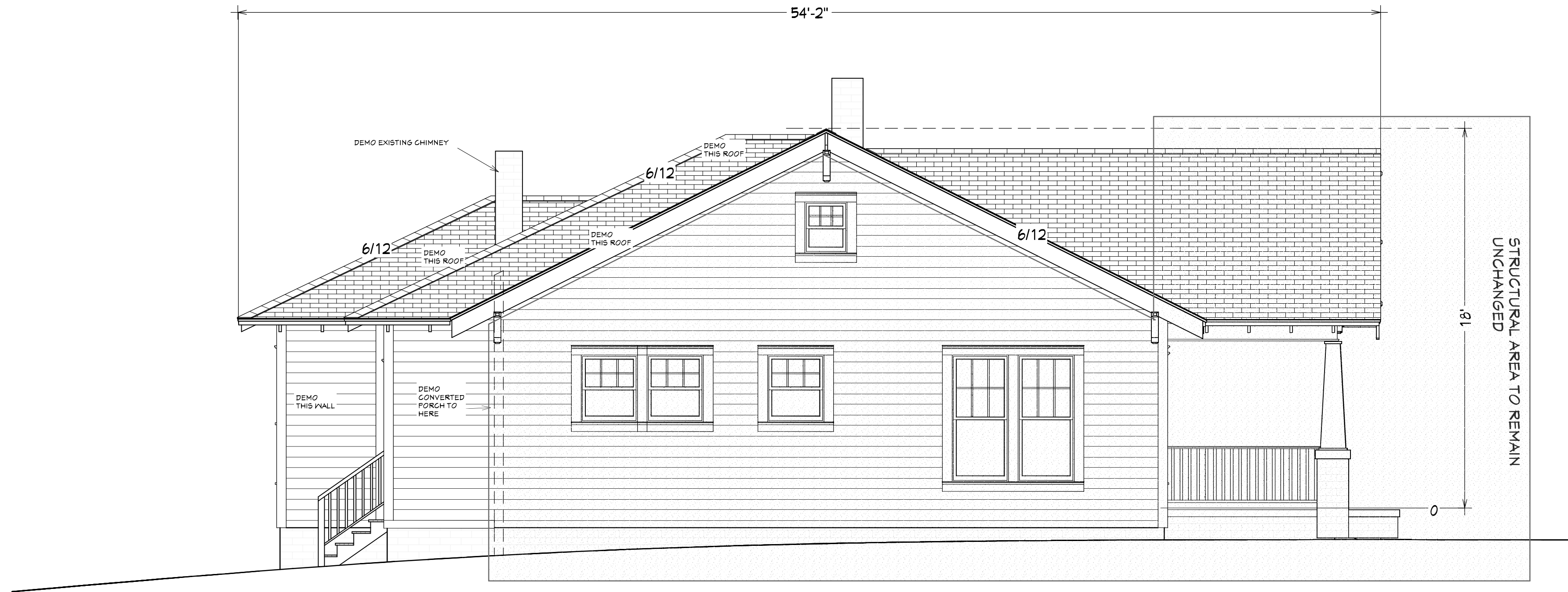
A-5



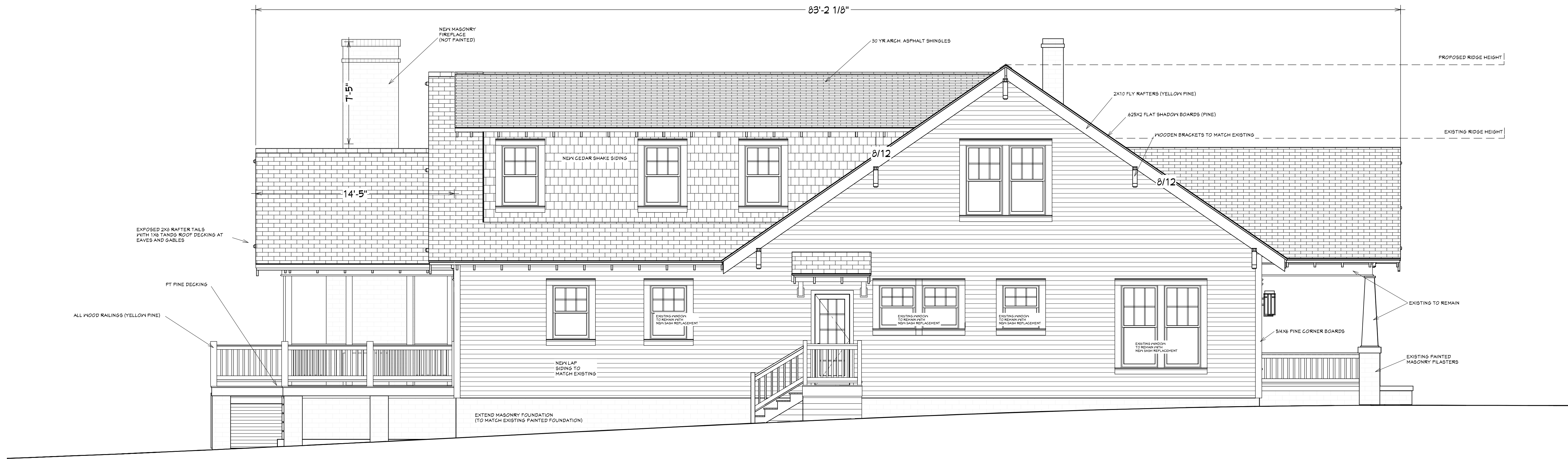
NTS



NTS



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

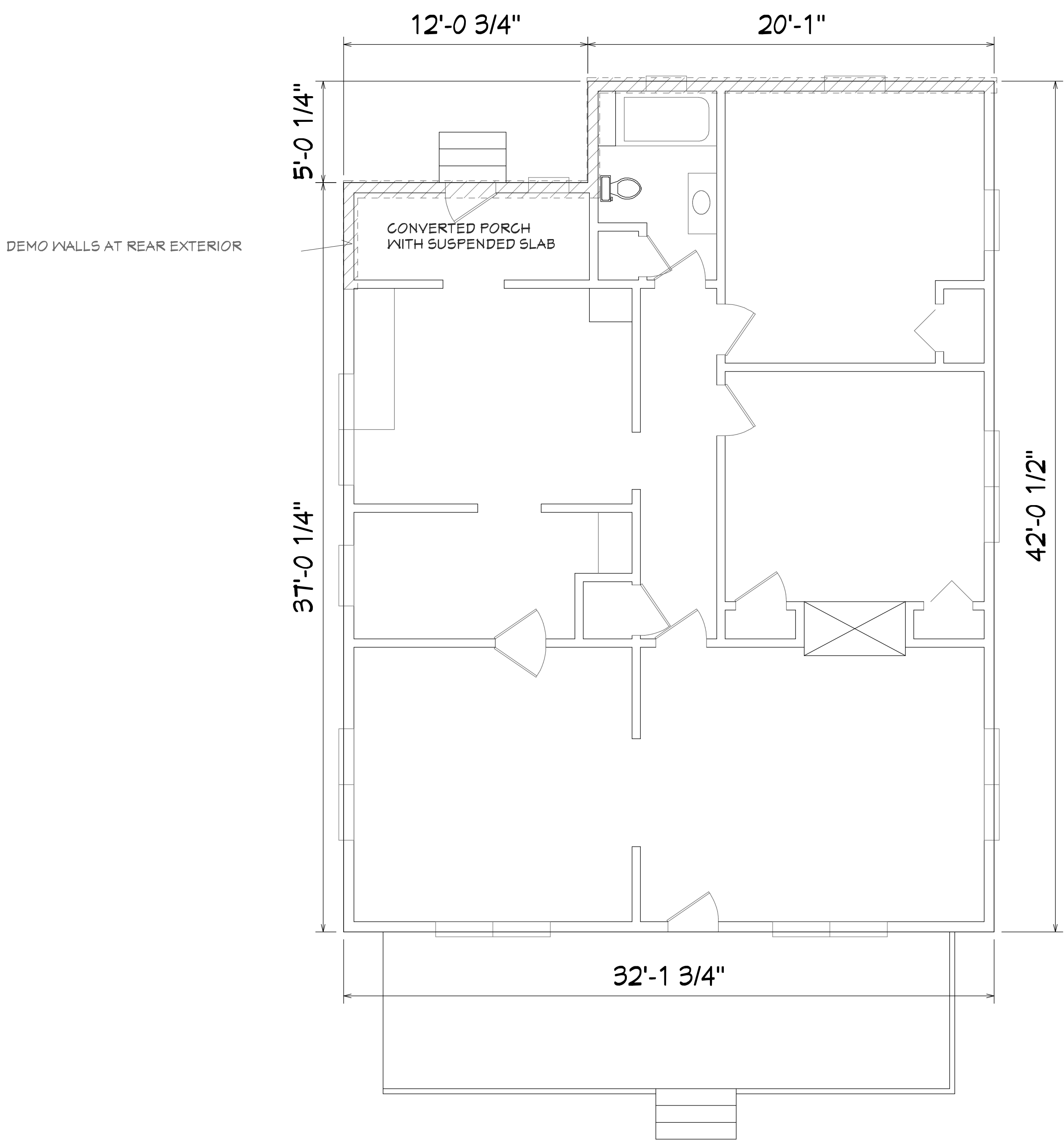
1/2/2018

SCALE:

1/4"=1'

SHEET:

A-6



AS-BUILT/DEMO PLAN 1st Floor



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

AS-BUILT-DEMO

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

1/2/2018

SCALE:

1/4"=1'

SHEET:

A-3



NUMBER	DATE	REVISION	DESCRIPTION

PERSPECTIVE VIEWS

ANDY WRENN
227 WEST PARK
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
401 RENSSELAER AVE.
CHARLOTTE, NC. 28203

DATE:

12/28/2017

SCALE:

NTS

SHEET:

A-7