
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 329 West Park Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Paul Kowalski, applicant / Christi Bartell, owner

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Bungalow style house constructed in 1926 with a partial front porch with a gable roof. Other features include a side-gable roof with brackets, a brick chimney and painted brick foundation. A rear addition was added in 2008 prior to the creation of the Wilmore Local Historic District.

Proposal

The project is an addition that raises the main ridge approximately 5'-3". No changes will be made to the existing footprint. On the right (Wickford Place) elevation a paired window will be changed to a bump out with a triple window. New windows on the second level will be wood casements with a muntin pattern to match existing. Requested siding material is Hardie shingle siding.

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 Recommendation

Staff has the following concerns with the application:

1. Massing, height, and windows.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-00584
HISTORIC DISTRICT: WILMORE
ADDITION



-  329 West Park Av
-  Wilmore
-  Property Lines
-  Building Footprints

0 45 90 180 270 Feet

Wednesday, October 31, 2018



EXISTING SIDE ELEVATION (EAST)



EXISTING FRONT ELEVATION (NORTH)
(WEST PARK AVE.)



EXISTING REAR ELEVATION (SOUTH)



EXISTING SIDE ELEVATION (WEST)
(WICKFORD PLACE)

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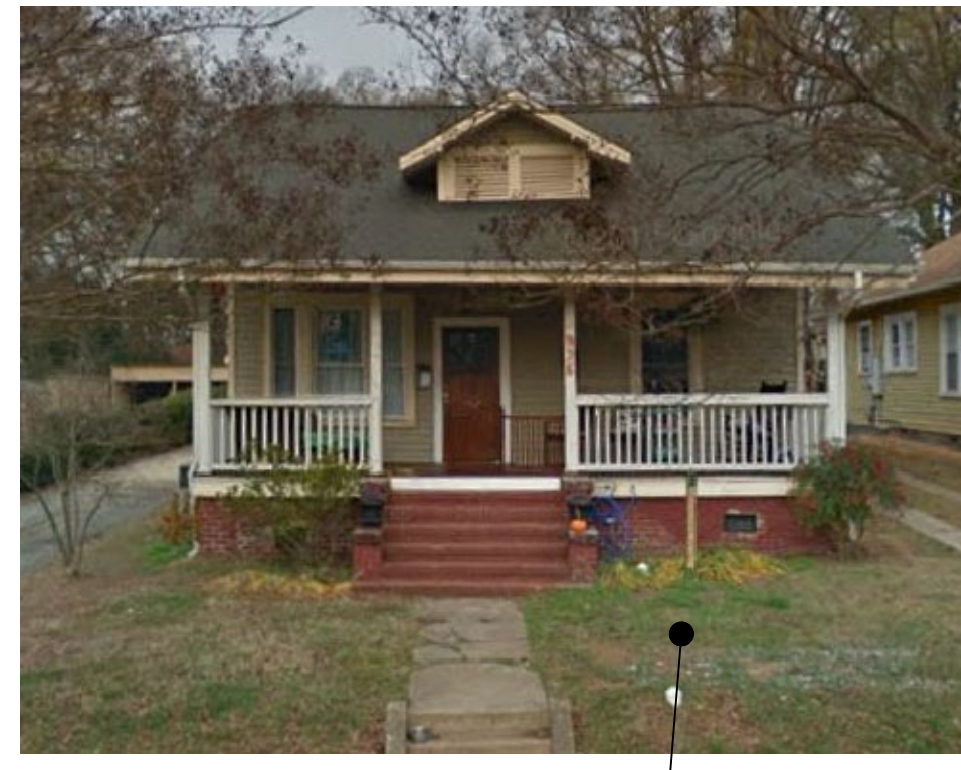
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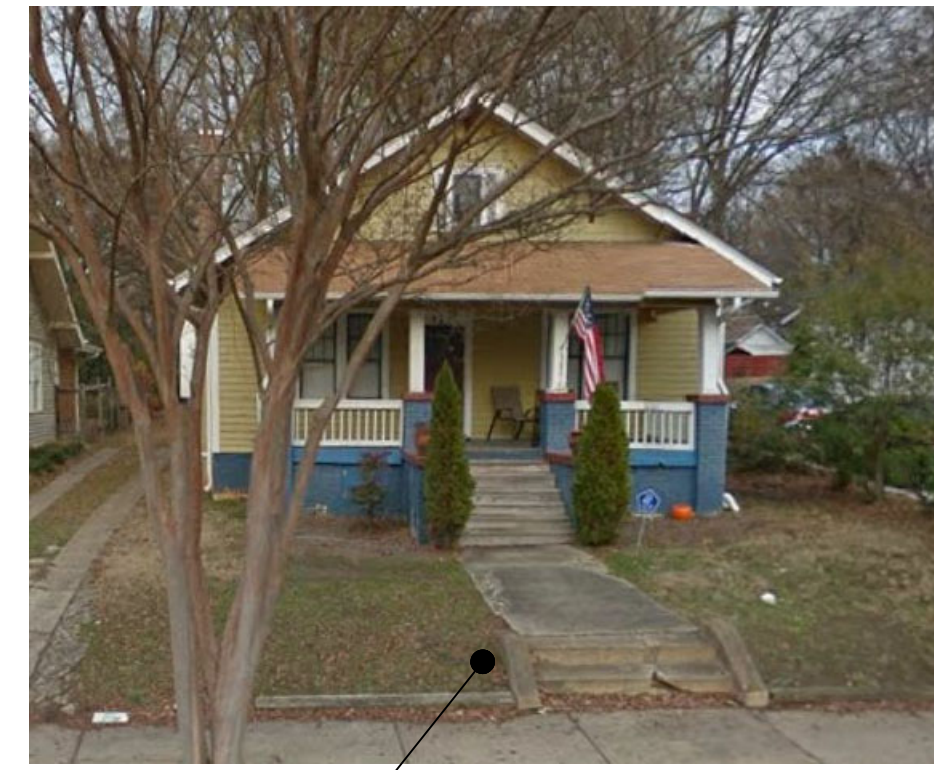
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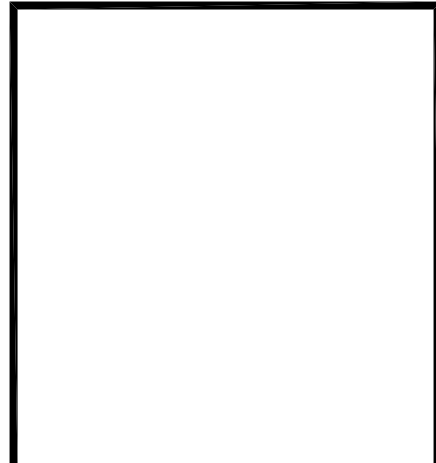


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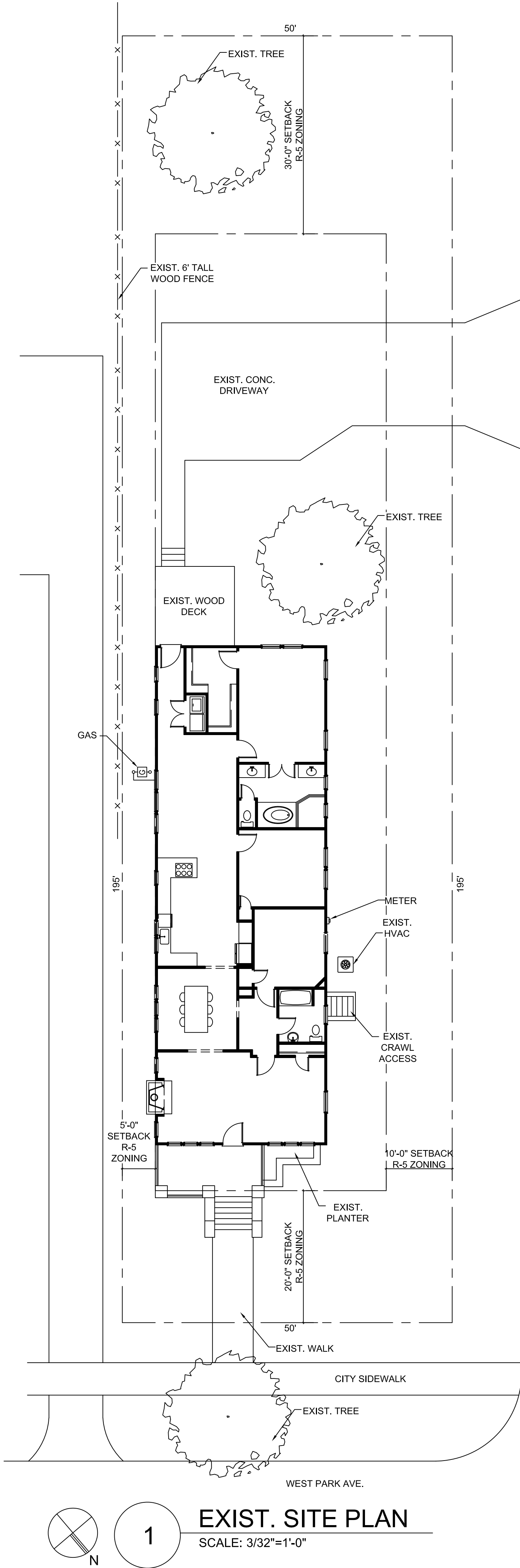
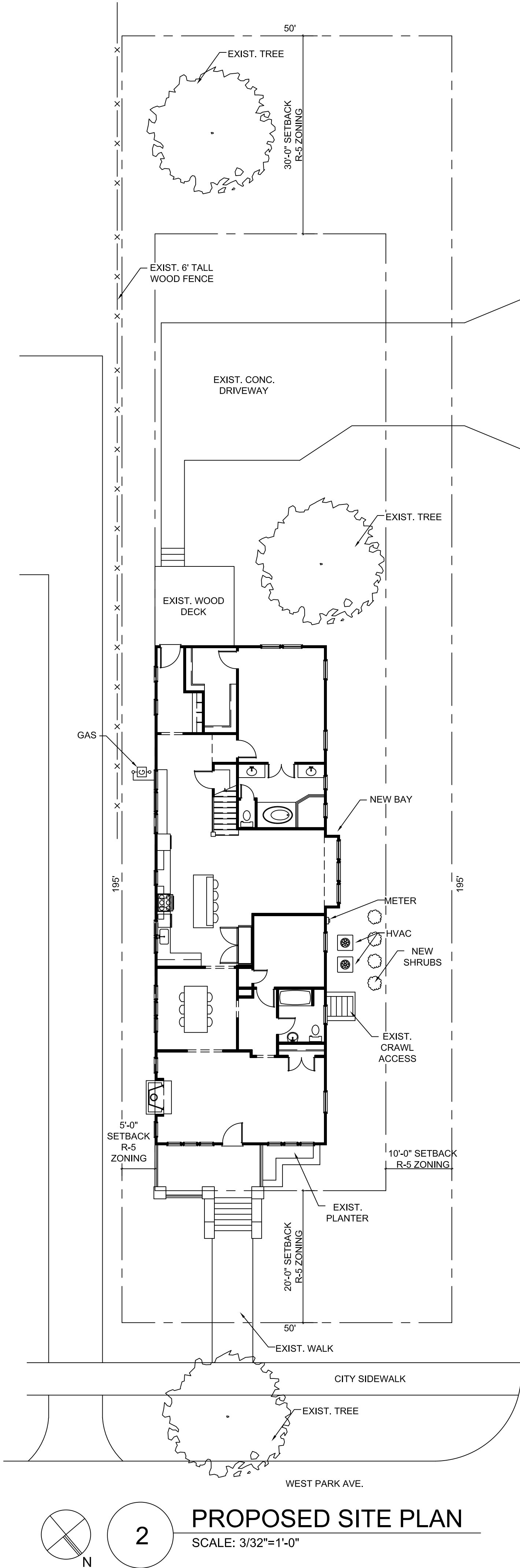


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PROPOSED REAR ELEVATION (SOUTH)

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



2

PROPOSED FRONT ELEVATION (NORTH)
(WEST PARK AVE.)

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



3

EXISTING REAR ELEVATION (SOUTH)

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



1

EXISTING FRONT ELEVATION (NORTH)
(WEST PARK AVE.)

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

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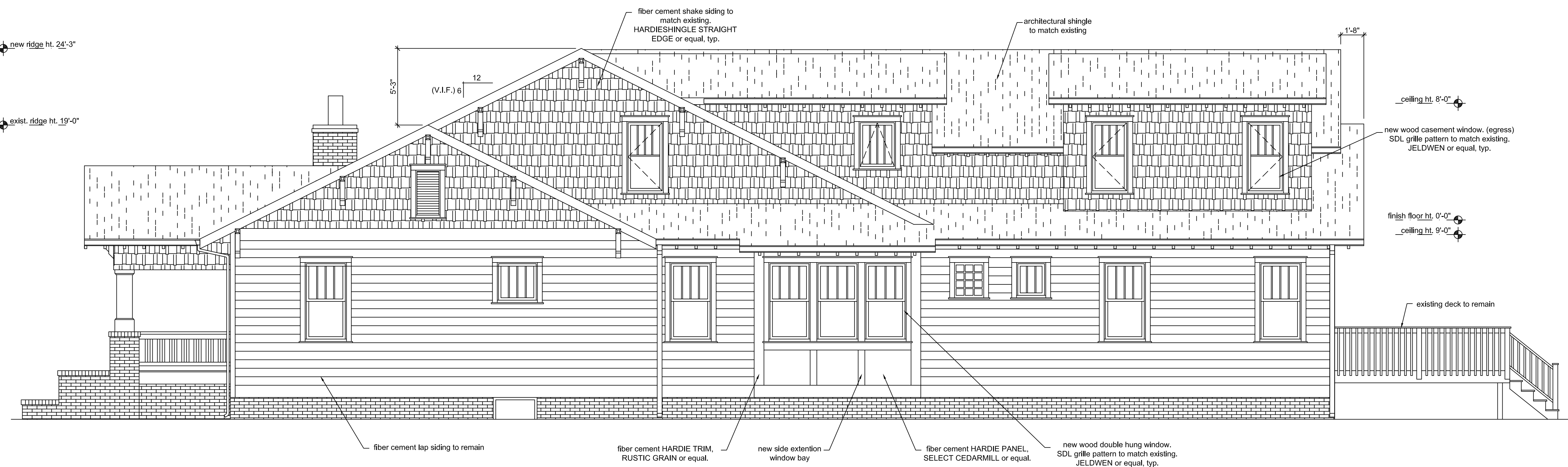
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ELEVATIONS

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ELEVATIONS

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PROPOSED SIDE ELEVATION (WEST)
(WICKFORD PLACE)

2

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



EXISTING SIDE ELEVATION (WEST)
(WICKFORD PLACE)

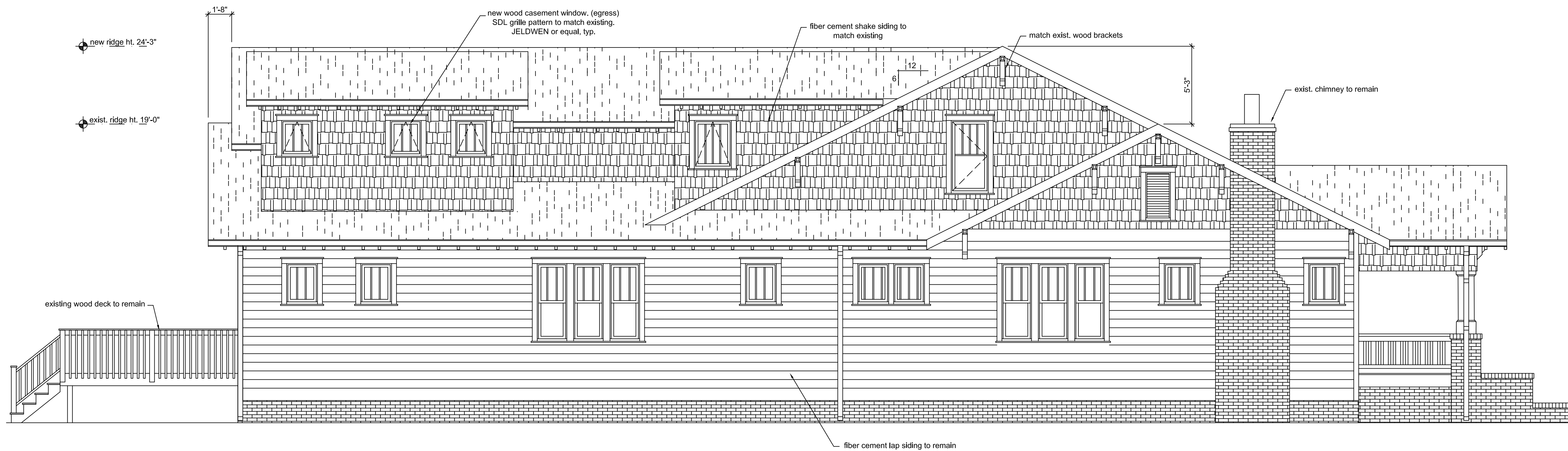
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SCALE: 1/4"=1'-0"

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ELEVATIONS

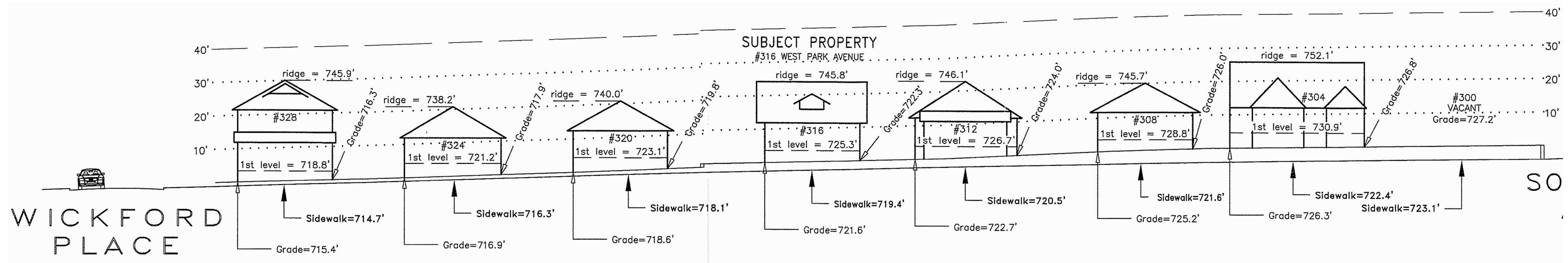
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2 PROPOSED SIDE ELEVATION (EAST)
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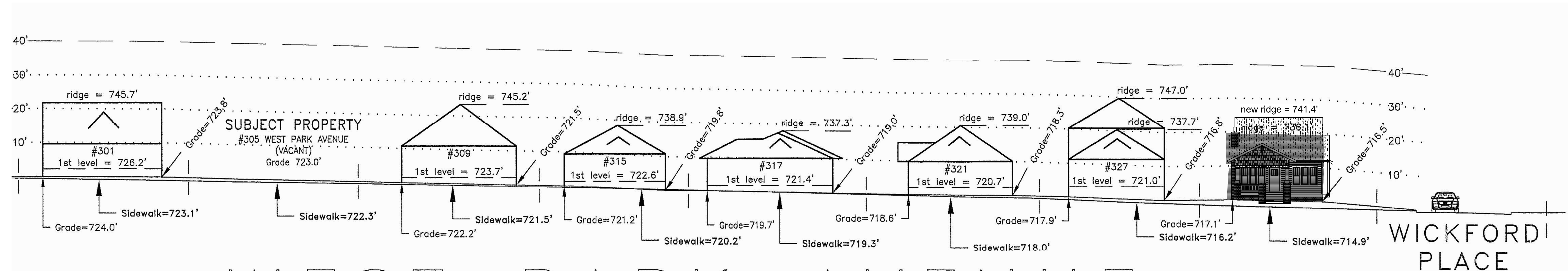
1 EXISTING SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



WEST PARK AVENUE
PROPOSED STREET SURVEY

2

SCALE: 1/16"=1'-0"



WEST PARK AVENUE
PROPOSED STREET SURVEY

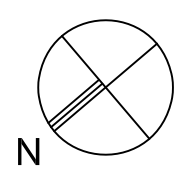
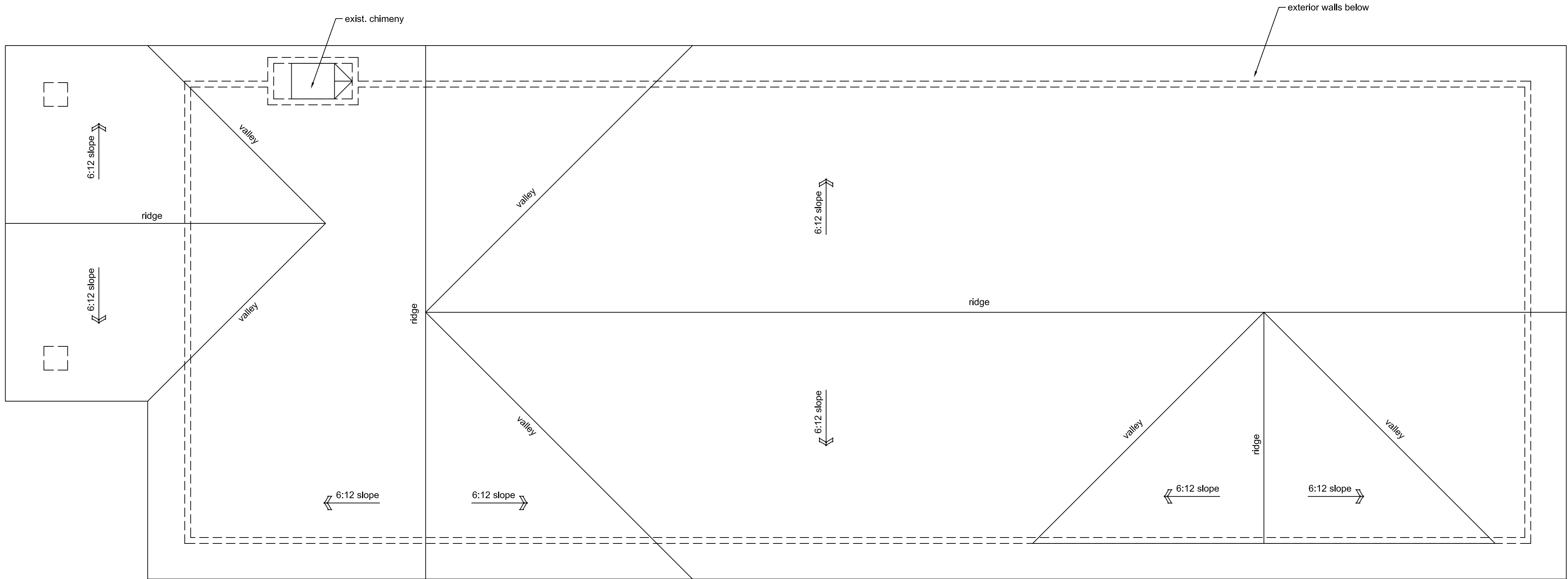
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SCALE: 1/16"=1'-0"

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STREET SURVEYS

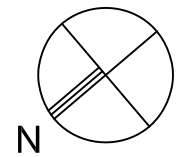
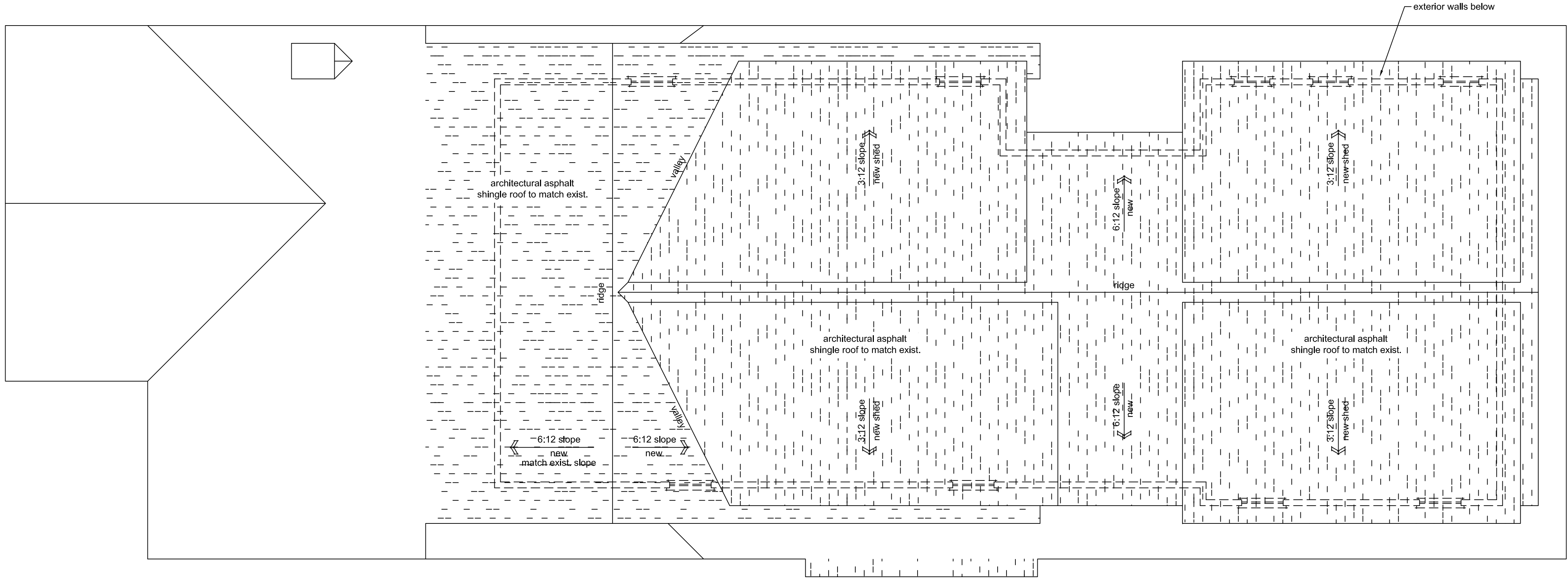
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EXISTING ROOF PLAN

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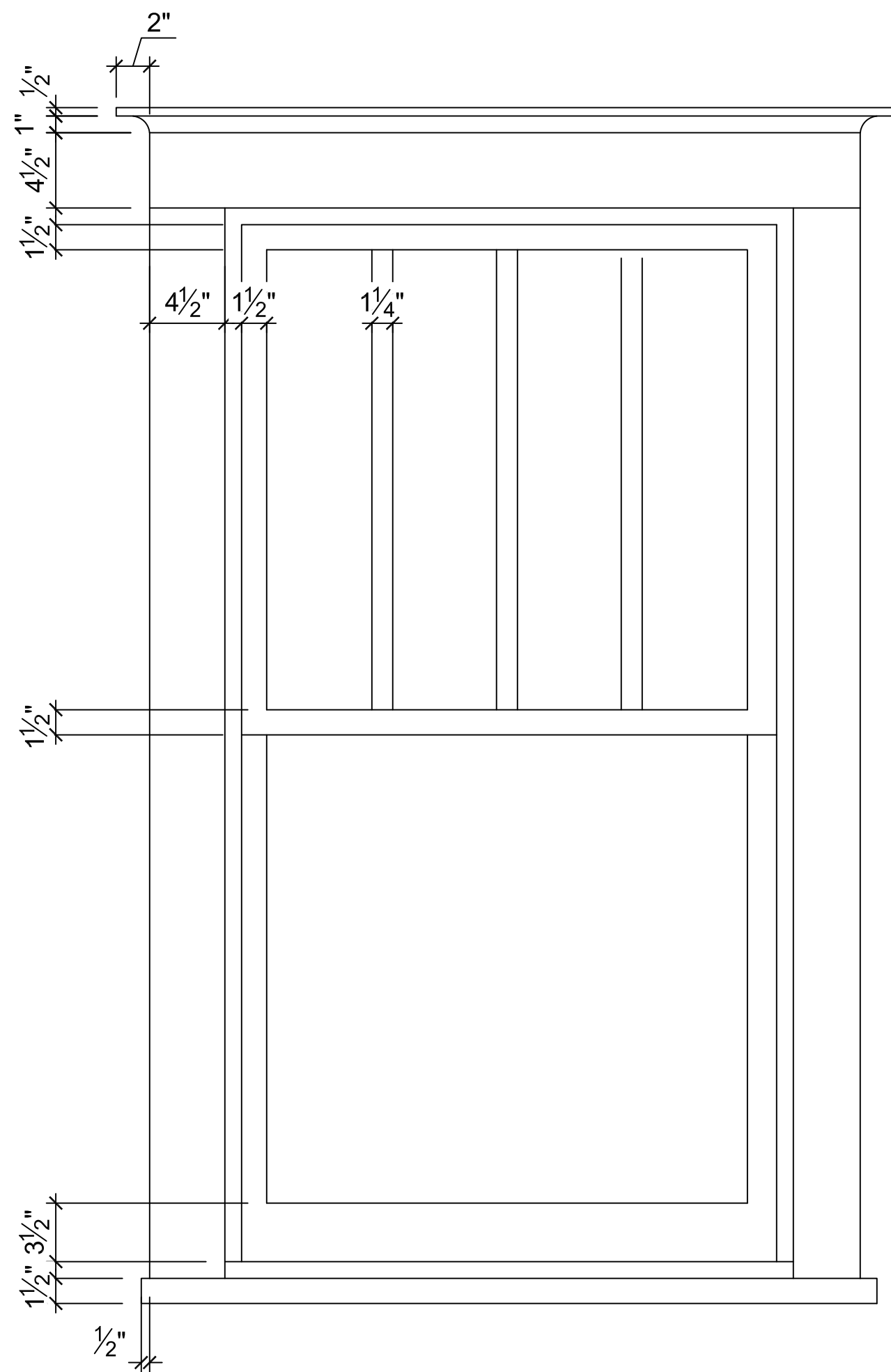


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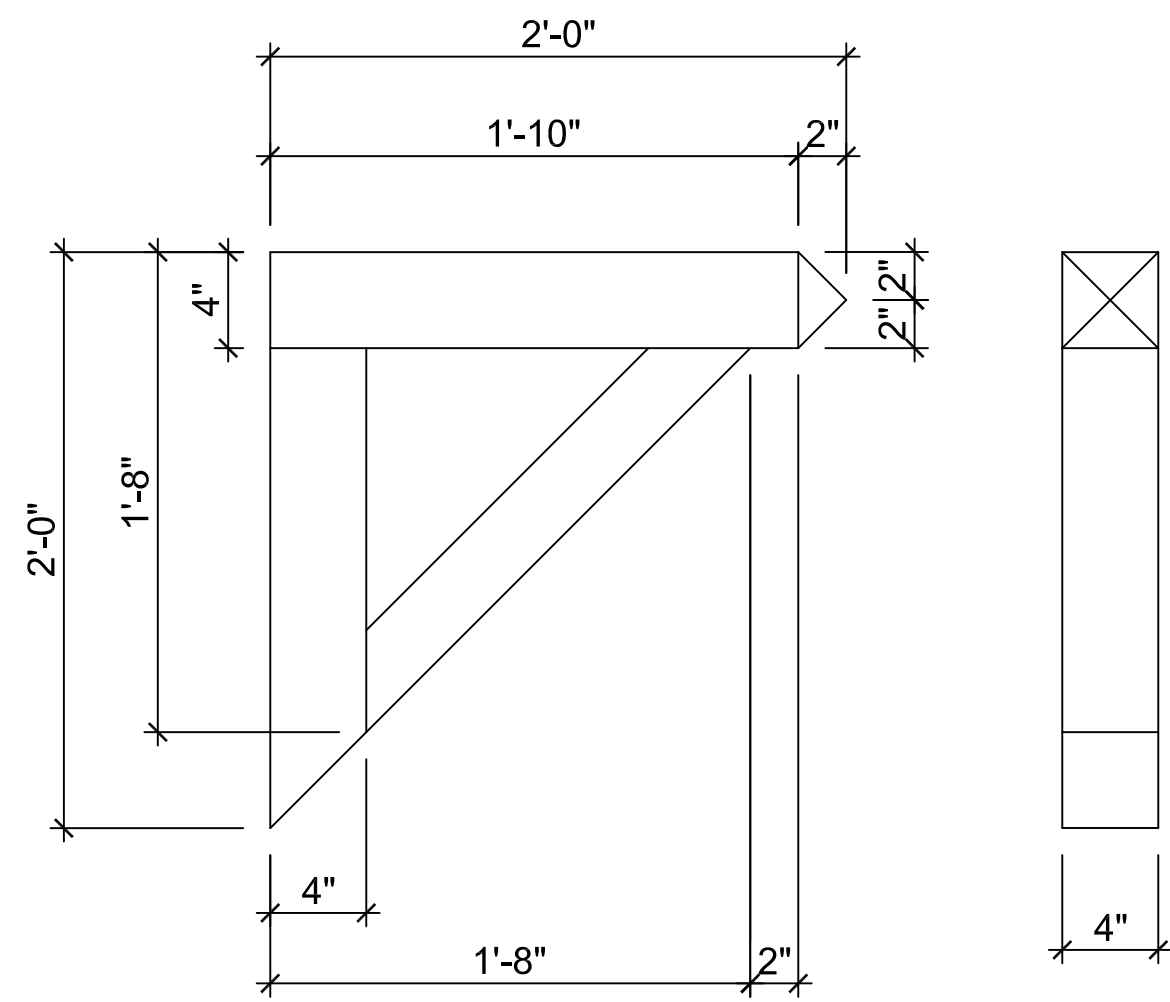
PROPOSED ROOF PLAN

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

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	10/31/18	



2 WINDOW DETAIL
SCALE: 1 1/2"=1'-0"



1 BRACKET DETAIL
SCALE: 1 1/2"=1'-0"

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DETAILS

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