
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 429 West Park Avenue

SUMMARY OF REQUEST: Painted Brick/Front Door Replacement

APPLICANT/OWNER: Sarah Wheat

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Craftsman bungalow constructed c. 1931. Architectural features include a full-width front porch that wraps around the left elevation, decorative shingles in the gable ends, brackets, and 8/1 windows. Lot size is approximately 85' x 217'. Adjacent structures are 1-2 story single-family houses. The rehabilitation of the house including window repair, front porch repair, and partial enclosure of the rear porch were approved at the Administrative level (COA# HDCADMRM-2018-00513).

Proposal

The proposed project is to replace the original front door with a new wood front door and to paint the brick foundation, front steps and knee walls, and front porch brick piers, as a means of unifying various types of masonry and mortar.

Design Guidelines – Front Doors and Entrances, page 4.10

1. Retain and repair all existing features and materials of the historic entrance and front door.
2. Replace historic doors that are beyond repair with a new door of the same size, design, material, and types as used originally, or sympathetic to the building style, including number and orientation of panel and location and size of any glass. Do not use generic or “stock” doors with details that provide a false sense of historical accuracy.
3. Do not replace original trim with trim that conveys a different period, style, or theme.
4. Do not reduce or enlarge entrances or door openings.
5. A storm door, if used, should meet the following guidelines:
 - a. Construct storm doors of wood, clad, or a composite material that can be sawn and painted, or painted metal.
 - b. Relate openings for screen or glass panels to the proportions of the door. Storm doors should avoid obscuring the design of the front door.
 - c. Paint the storm door the same color as the main door or the trim color.
6. Do not relocate the primary front entrance. Conversions to other uses that require relocation will be evaluated on a case by case basis.

Design Guidelines – Masonry, page 5.5-5.6

Refer to Guideline book.

Design Guidelines – Paint, page 5.8

Painting brick or masonry is not considered a change of color but a fundamental change in the character of a building and is typically not allowed. Painting may be considered if documentation shows it will unify disparate parts of the building, provided the disparate work is not of one's own doing.

Staff Analysis

Staff has the following concerns with the proposal:

1. The Commission shall determine if an exception shall be granted for the painted brick foundation based on the evidence provided.
2. Minor revisions may be reviewed by staff.



HDCRMI 2019-00444

PID: 11908520

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: PAINTED BRICK/FRONT DOOR

November Meeting 2019



429 W. Park Ave

Charlotte, NC 28203



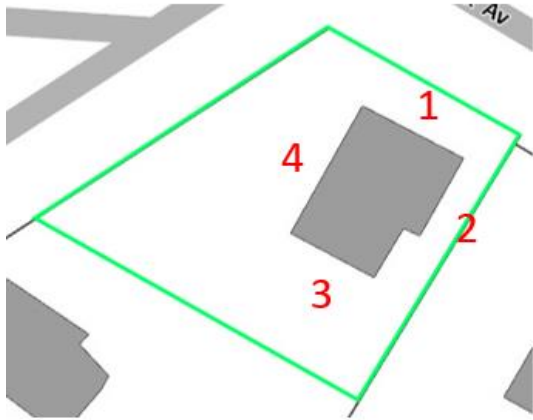
1 – FRONT (PARK AVE)



2– SIDE



HOUSE KEY



3– REAR



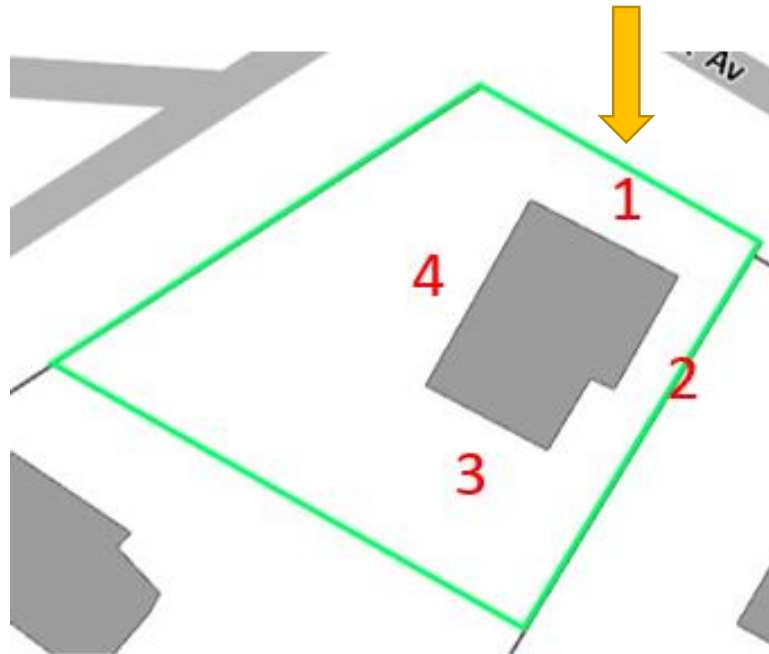
4– RIGHT SIDE (MINT STREET)



FRONT PORCH LEFT COLUMN

1 – FRONT (PARK AVE)

- Mismatched brick (smooth and scored face)
- Inconsistent mortar head (vertical) joint widths
- Uneven & un-tooled joints
- Broken brick & mortar drips

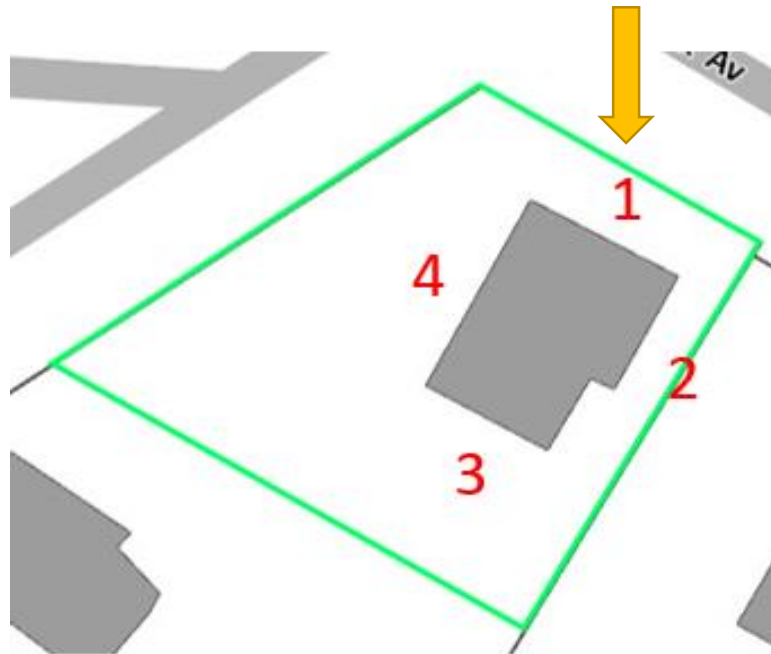




FRONT PORCH RIGHT COLUMN

1 – FRONT (PARK AVE)

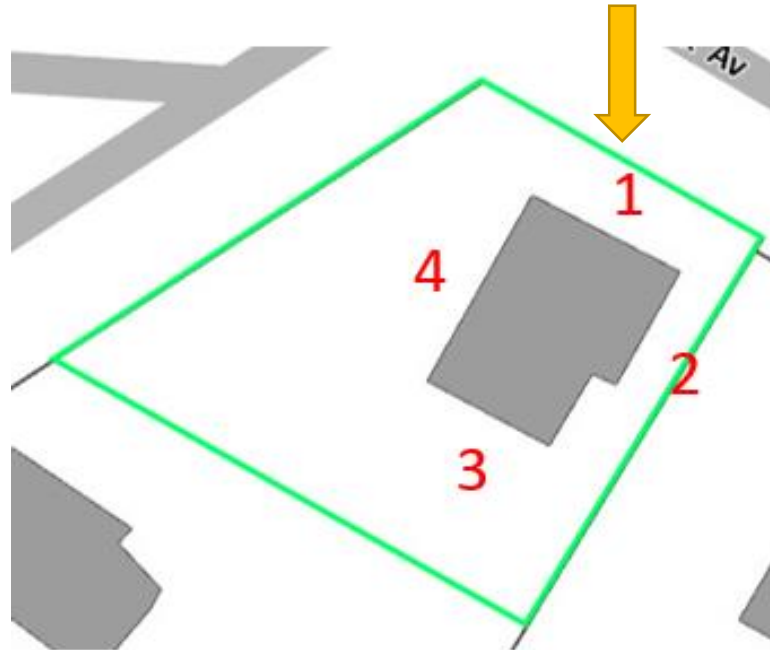
- Caved in brick
- Crooked and irregular joints
- Broken brick
- Substandard mortar and joint lines
- Inferior masonry workmanship



FRONT PORCH RIGHT COLUMN

1 – FRONT (PARK AVE)

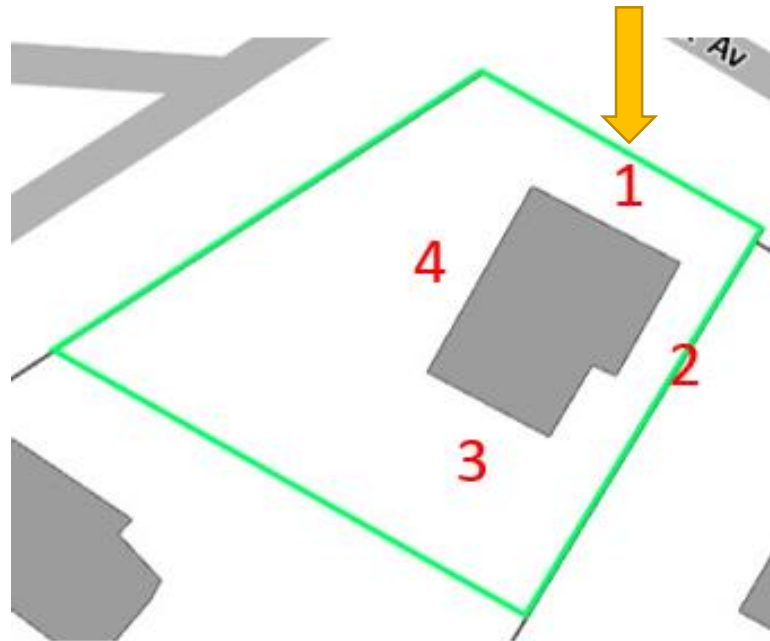
- Inconsistent mortar joints
- Crooked and irregular joints
- Substandard mortar and joint lines

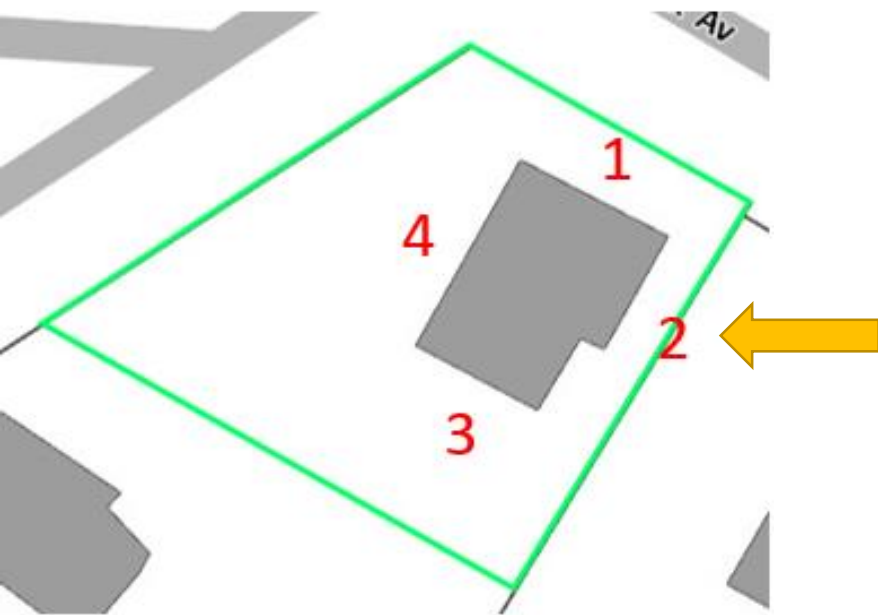


NORTHWEST SIDE FRONT PORCH

1 – FRONT (PARK AVE)

- Overfilled mortar joints
- Mismatched brick
- Uneven rows of brick at the joint.
- Inferior masonry workmanship

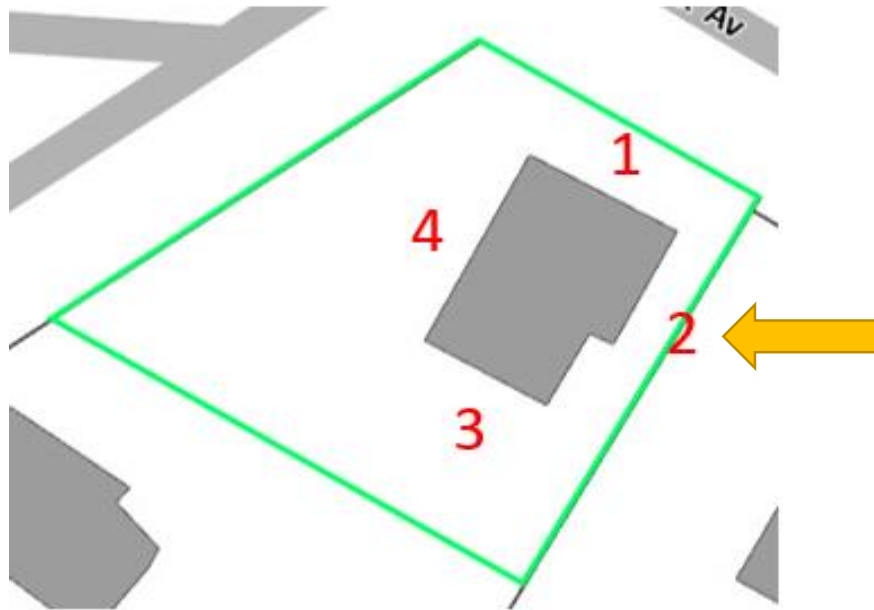


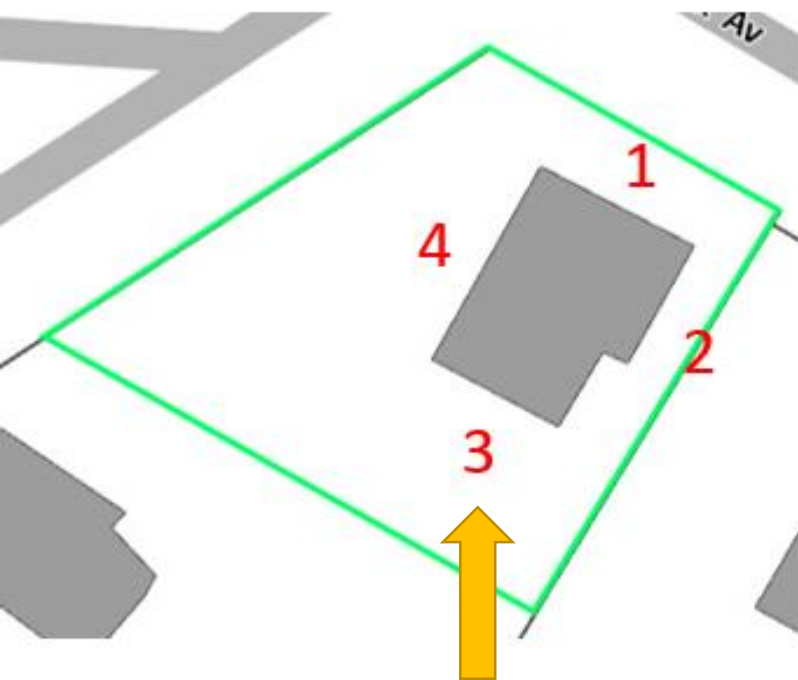


EAST SIDE COLUMN

2 – LEFT SIDE

- Under-filled & mismatched mortar (horizontal & vertical) lines
- Inferior masonry workmanship.
- Uneven rows and substandard mortar and joint lines





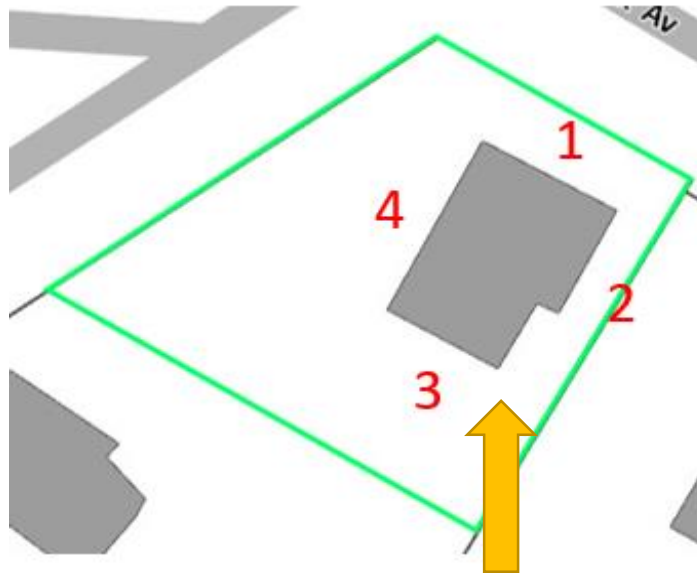
CHIMNEY PAINTED PRIOR TO RENOVATION



SOUTH SIDE

3 – REAR

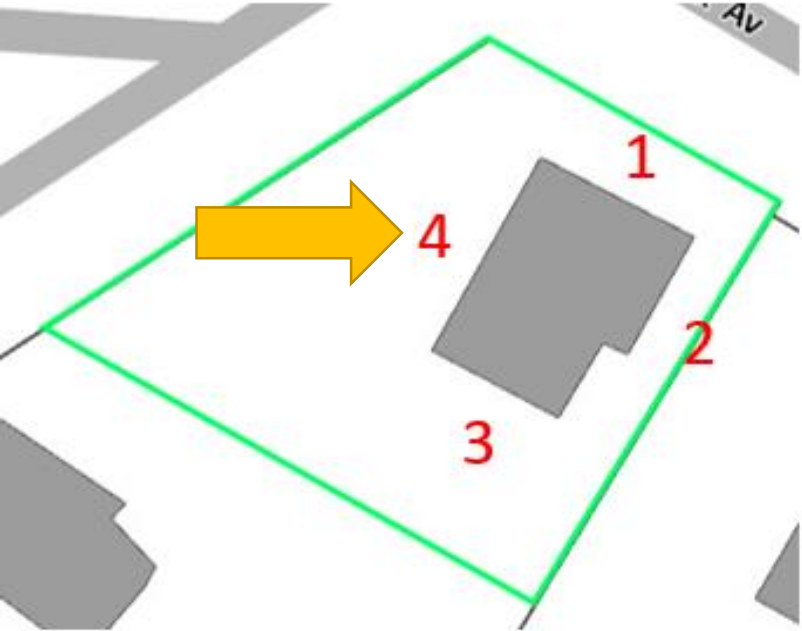
- Mismatched mortar (horizontal & vertical) lines
- Joint lines don't line up in brick pattern.
- Uneven rows and substandard mortar and joint lines





WEST SIDE

4 – RIGHT SIDE (FACES MINT STREET)

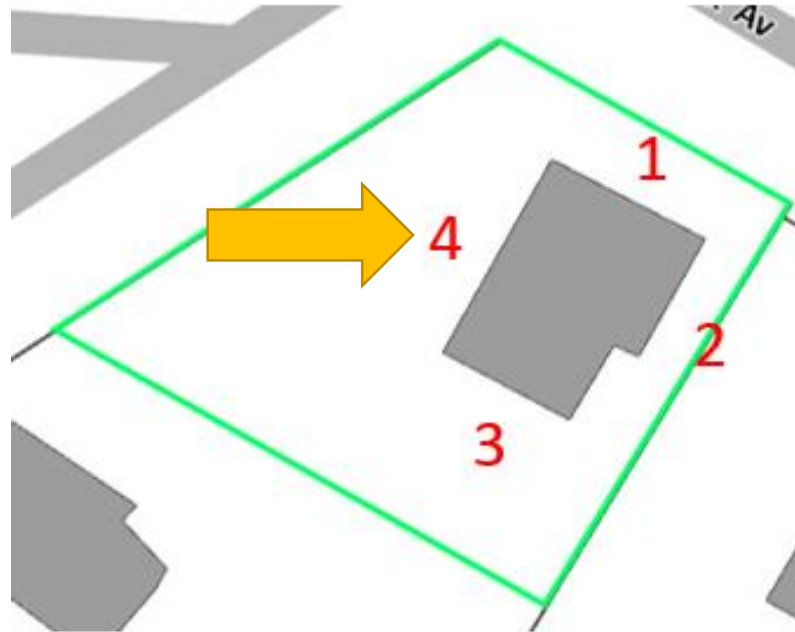




WEST SIDE

4- RIGHT SIDE (FACES MINT STREET)

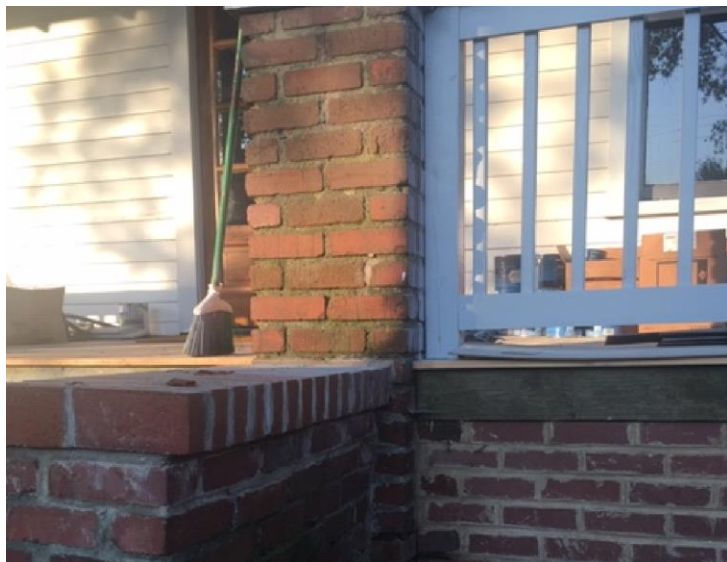
- Excessive and sloppy mortar work
- Uneven joint lines
- Bricks don't line up



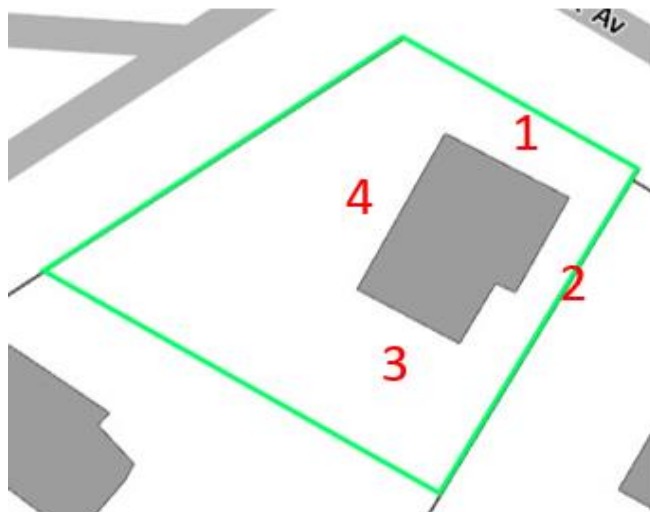
- Mortar head joints in excess of 1 inch common throughout all sides of house.
- Industry standard is $\frac{3}{8}$ "



1



2



3



4



- Original front door | 15-light
- Serious disrepair with broken panes and wood rot.



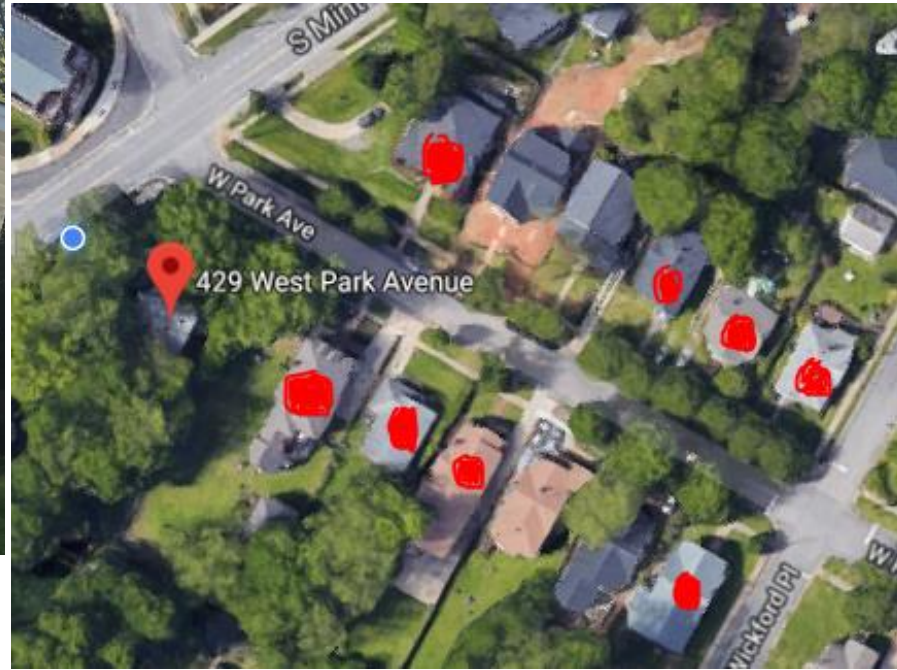
- Replaced with a custom, solid wood, 8-light door.



CONTEXT & ADJACENT STRUCTURES



408 W. Park Ave



413 W. Park Ave



417 W. Park Ave

ADDITIONAL STRUCTURES ON 400 BLOCK **WITH PAINTED FOUNDATIONS** **REFERENCED ON ABOVE MAP**

400 W. Park Ave
401 W. Park Ave
404 W. Park Ave
421 W. Park Ave



420 W. Park Ave

CONTEXT & ADJACENT STRUCTURES

HISTORIC WILMORE PAINTED MASONRY

Homes within an approximate 2 block radius of 429 W. Park Ave (partial list)

**also noting structures on W. Park Ave from S. Mint to S. Tryon Street*

W. Park Ave

210 214
218 222
225 227
230 231
234 238
243 246
250 254
255 258
301 308
309 312
313 315
317 321
324 328
329 400
401 405
408 413
417 420
421

Wilmore Drive

1565 1566
1601 1608
1609 1616
1620 1621
1628

Westwood Ave

304 305
309 317
320 400
401 405

Southwood Ave

1527 1531
1535 1539

Spruce Street

521
525
527
531

Wickford Place

1612
1616
1617

Kingston Ave

405 430

S. Mint

1627
1619