

**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





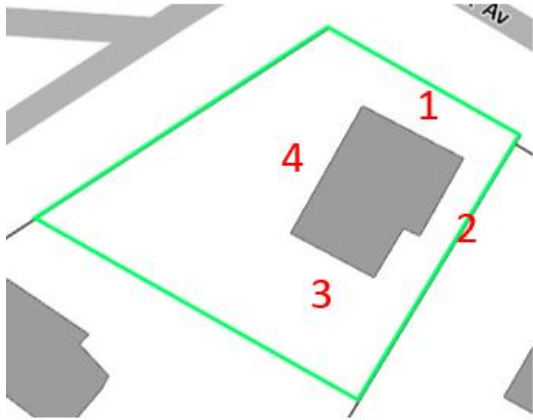
1 – FRONT (PARK AVE)



2– SIDE



HOUSE KEY



3– REAR



4– RIGHT SIDE (MINT STREET)

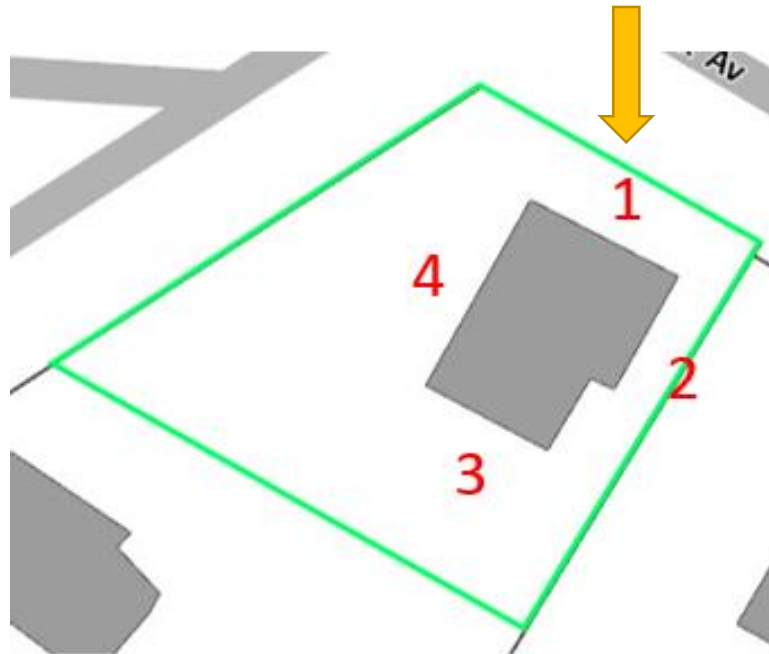




## FRONT PORCH LEFT COLUMN

### 1 – FRONT (PARK AVE)

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



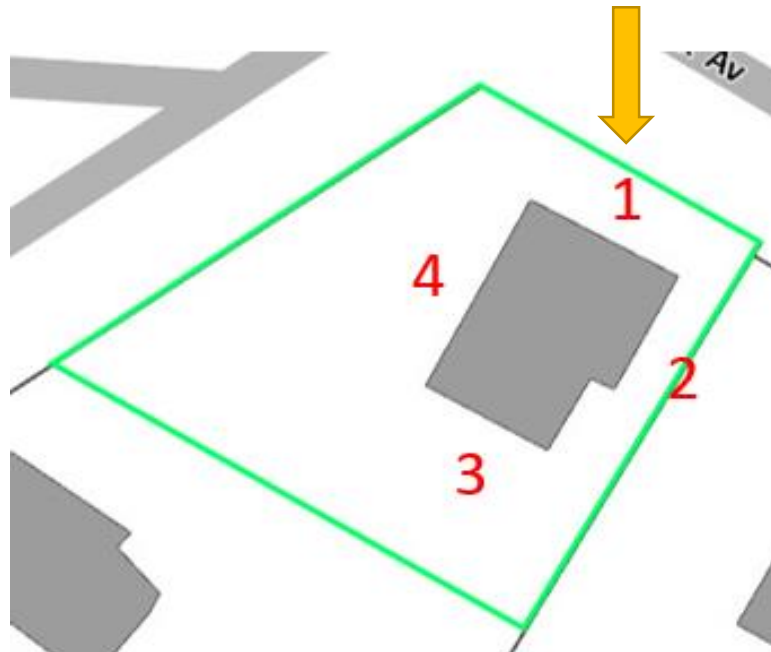




## FRONT PORCH RIGHT COLUMN

### 1 – FRONT (PARK AVE)

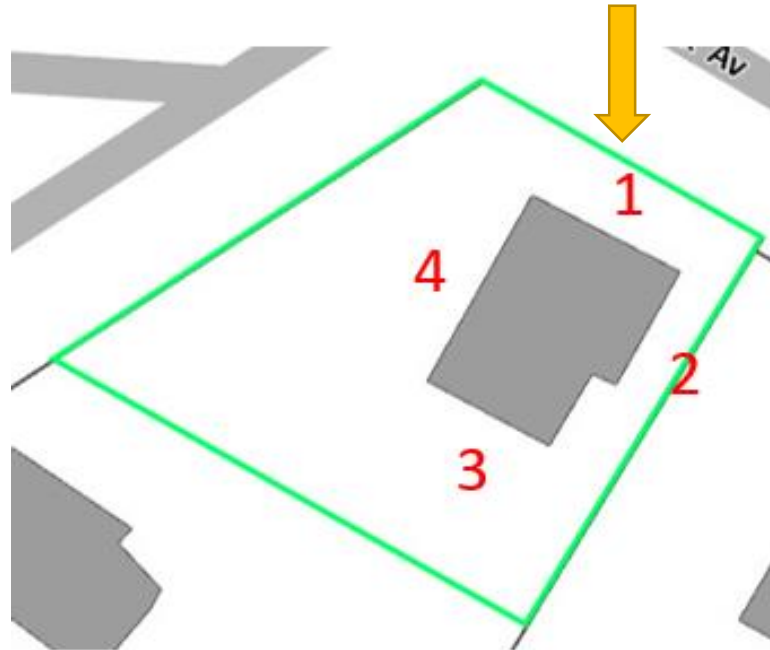
- Caved in brick
- Crooked and irregular joints
- Broken brick
- Substandard mortar and joint lines
- Inferior masonry workmanship



## FRONT PORCH RIGHT COLUMN

### 1 – FRONT (PARK AVE)

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

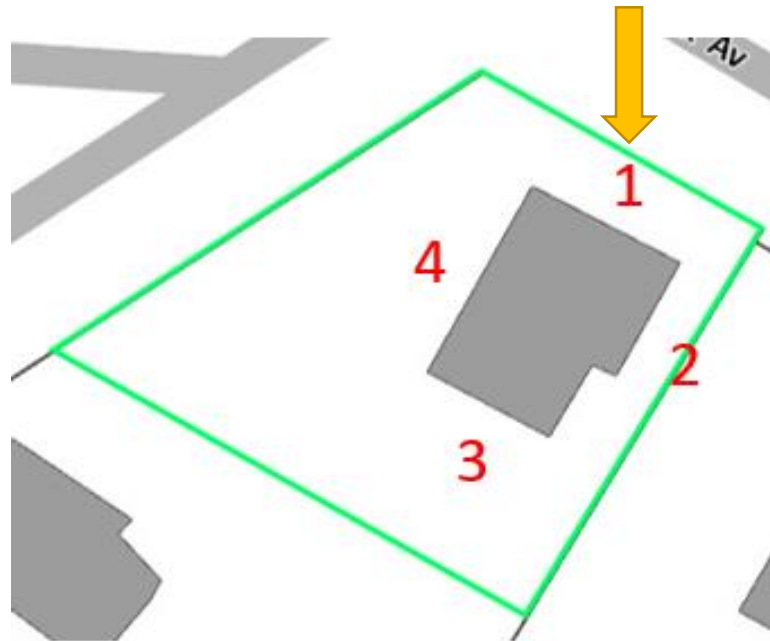




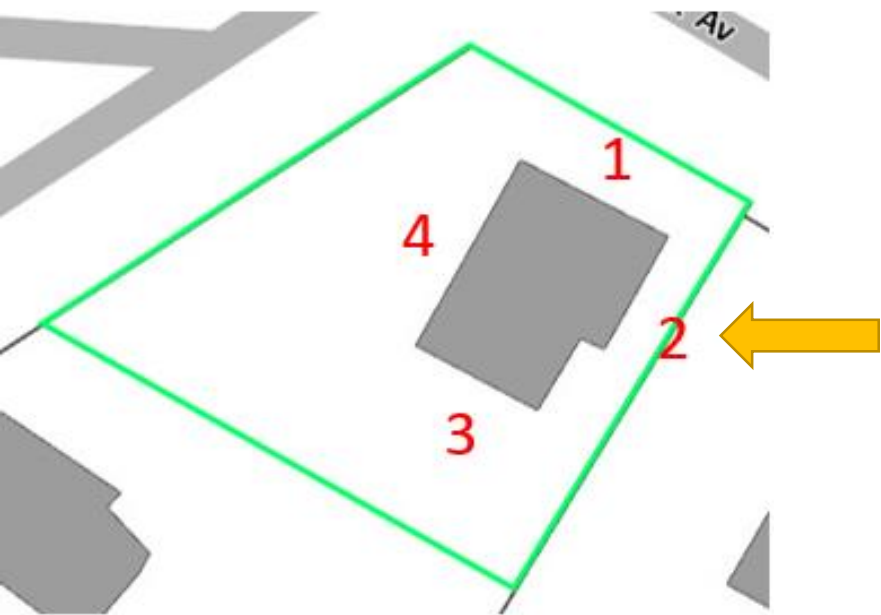
## NORTHWEST SIDE FRONT PORCH

### 1 – FRONT (PARK AVE)

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





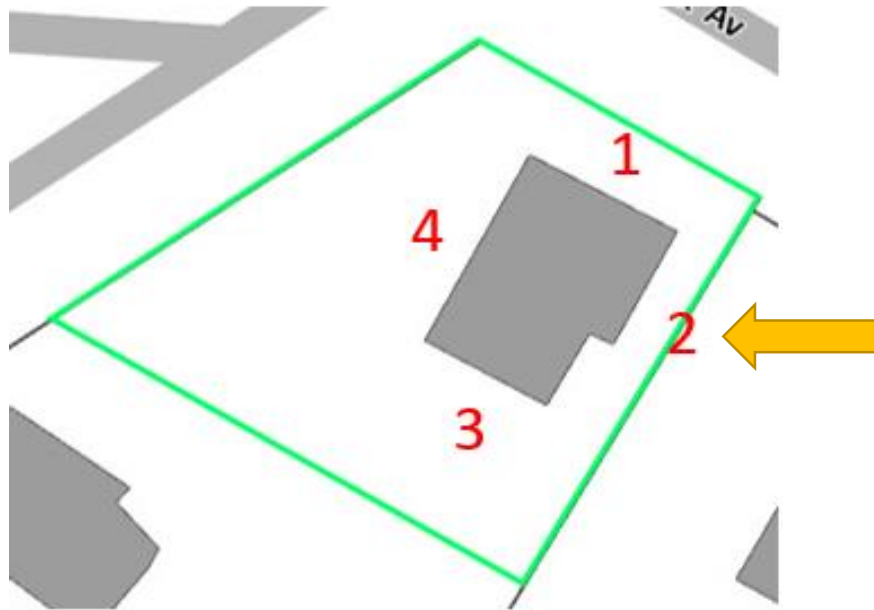




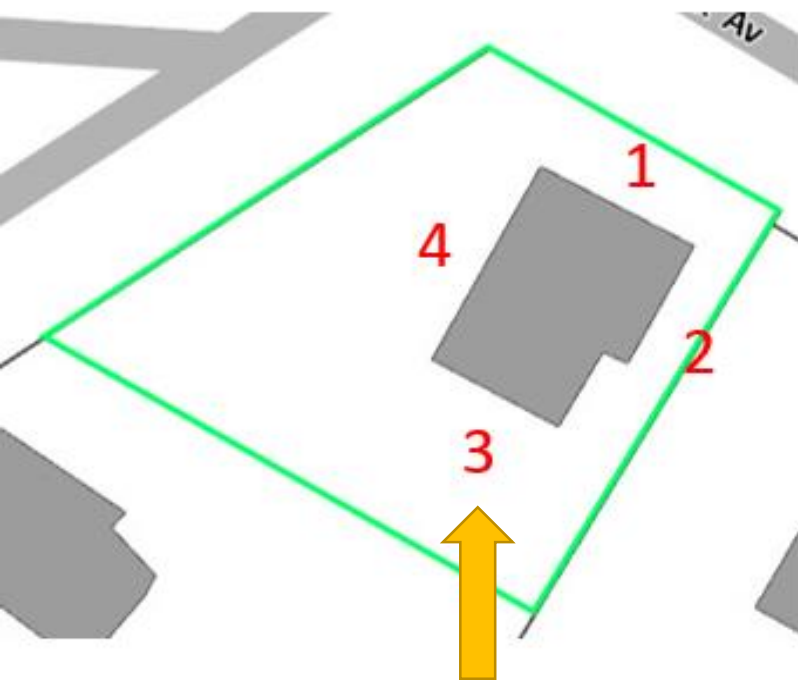
## EAST SIDE COLUMN

### 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

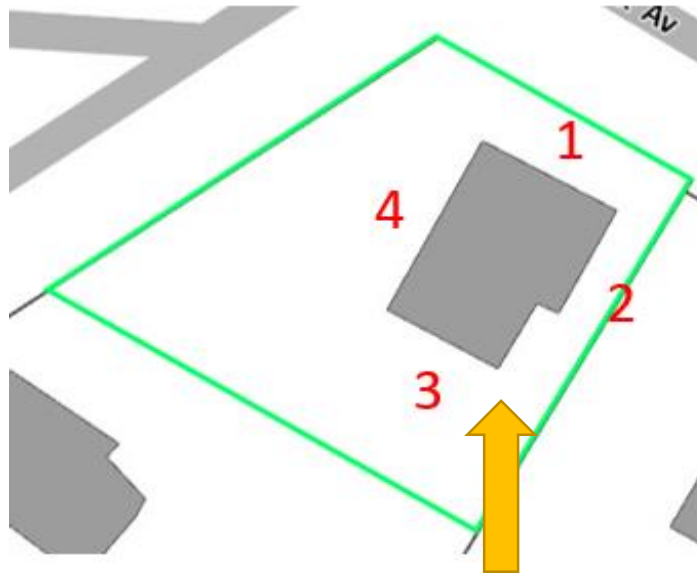




## SOUTH SIDE

### 3 – REAR

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

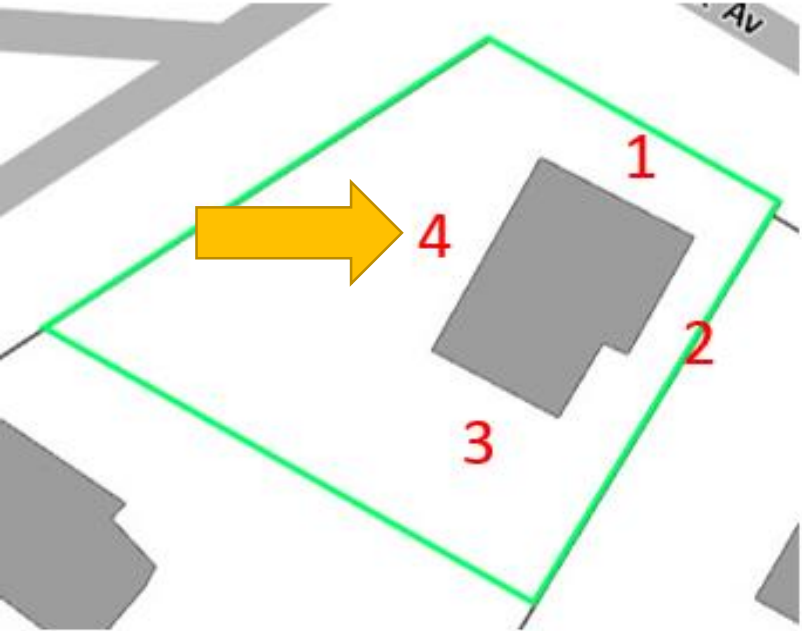






**WEST SIDE**

4 – RIGHT SIDE (FACES MINT STREET)



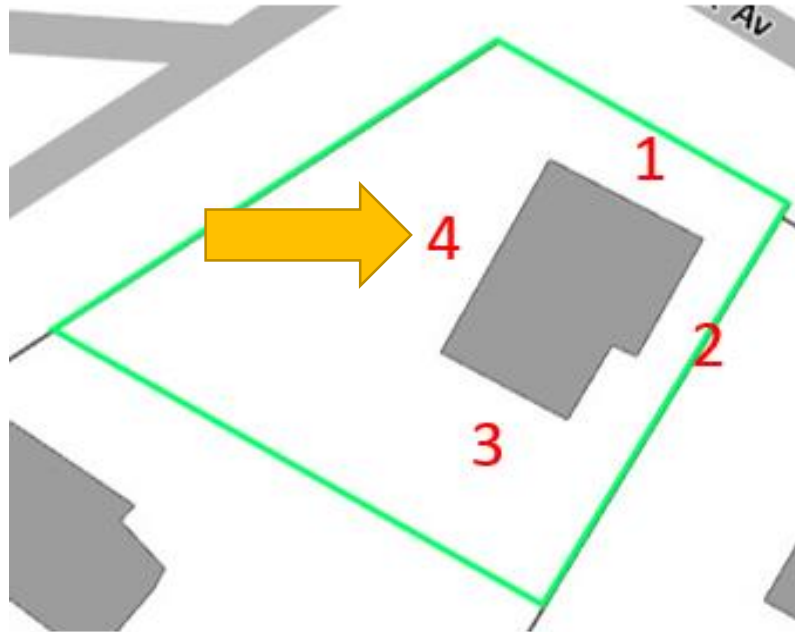




## WEST SIDE

### 4- RIGHT SIDE (FACES MINT STREET)

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



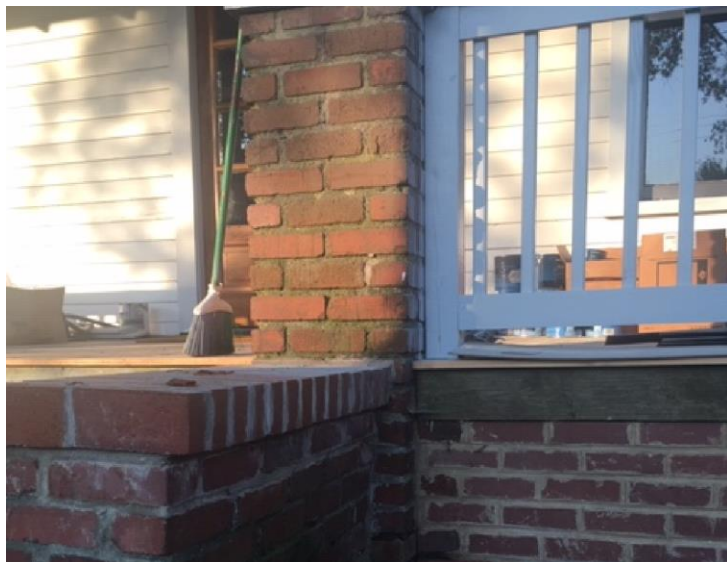


- Mortar head joints in excess of 1 inch common throughout all sides of house.
- Industry standard is  $\frac{3}{8}$ "

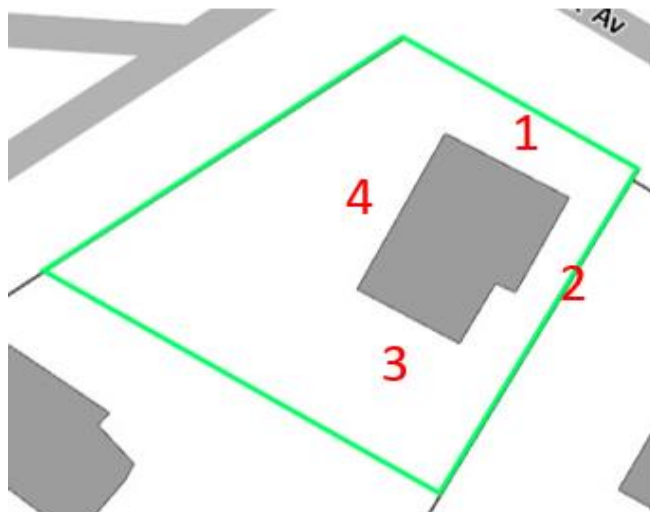




1



2



3



4





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



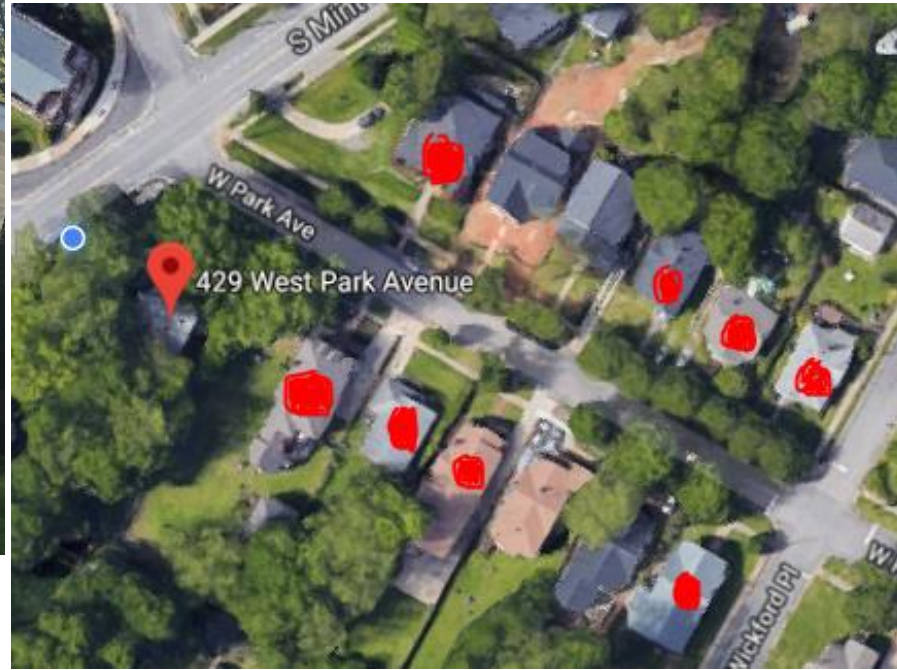
- Replaced with a custom, solid wood, 8-light door.



## CONTEXT & ADJACENT STRUCTURES



408 W. Park Ave



413 W. Park Ave

### 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



417 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