
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 404 West Park Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Paul Poetzsch, applicant / Harold and Tammy Barr, owners

Details of Proposed Request

Existing Conditions

The existing property one story Craftsman bungalow constructed c. 1931. Architectural features include a clip gables on the main roof and front porch roof with shingle siding, brackets, triple ganged windows, front door with sidelights, and wood lap siding with corner boards. Lot size is approximately 50' x 150'.

Proposal

The proposal is a rear addition. The existing ridge measures 19'-3". The proposed addition will change the overall height to 23'-3 1/4". The proposal also includes relocating the existing bump-out on the left side to the right side of the house, to provide access to the rear yard (and a future garage). Proposed materials include brick foundation to match existing, wood lap siding on the first level and wood shingle siding on the second level dormers, and double-hung wood windows in a 1/1 pattern to match existing. Rear deck will be wood with a concrete patio on the first level. Post-construction the rear-yard impermeable area will be 35%. No canopy trees will be impacted by this project.

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 proposal:

1. Massing of the addition roof and second level dormers.
2. Minor revisions may be reviewed by staff.



HDC-201900102

PD 119845

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: ADDITION

5 MARCH 2019



404 W. PARK AVENUE

The Barr Residence

404 West Park Avenue

Wilmore District

General Description

This project includes the renovation of an existing 980 Square foot bungalow and a 726 square foot first floor addition. Also included is a new 570 square foot partial second floor. The project also includes a first and second floor rear deck. Several alternative configurations were considered including a one story plan. Because of the site size and open space requirements a one and a half story plan was selected and presented to you now for approval. There is also a planned future garage (Shown on the site plan) that will limit the first floor expansion of the main house to net the required 50% impervious site area.

Site Design

The existing is 7,508 Square Feet and is 50 feet wide by 150 feet deep. The site survey is included in the submittal. (Site impervious area calculations are provided demonstrating compliance with HDC requirements) The proposed site plan includes the necessary removal of the left side building wing to facilitate installing a continuation of the ribbon driveway. The owners wish to adhere to section 8.2, and bullet numbers 4, 5, 6, 7, and 9 of the HDC Guidelines. They have a particular interest to allow cars to be parked beyond the face of the existing bungalow and as is consistent with the guidelines. An identical extension is to be constructed on the right façade when approved.

Massing and Design

The proposed addition is a story and a half configuration similar to HDC Guidelines section 7.4, Example D. This configuration keeps the building massing height and width in context with the street. The addition ridge is clipped at the existing transverse ridge to facilitate leaving all existing roof rakes as original, to create the interior ceiling height needed and to imitate the existing roof ridge clips. The two opposing dormers encompass the new second floor activity room.

The addition width is also entirely contained behind the existing bungalow width as illustrated in Guideline Section 7.4

Architectural Detailing

All detailing will replicate and be sympathetic to the existing residence to include all building materials. Especially replicated will be the clipped roof gables, exposed rafter tails, wood eave brackets, brick foundation, wood siding, wood columns and windows and door detailing.



Front view



Left side view from street



Right side view from street



Rear view



West Park Example #1 (showing 2nd floor on back)



West Park Example #2 (showing 2nd floor and side dormer)



West Park Example #3 (still in construction showing 2nd floor on back)



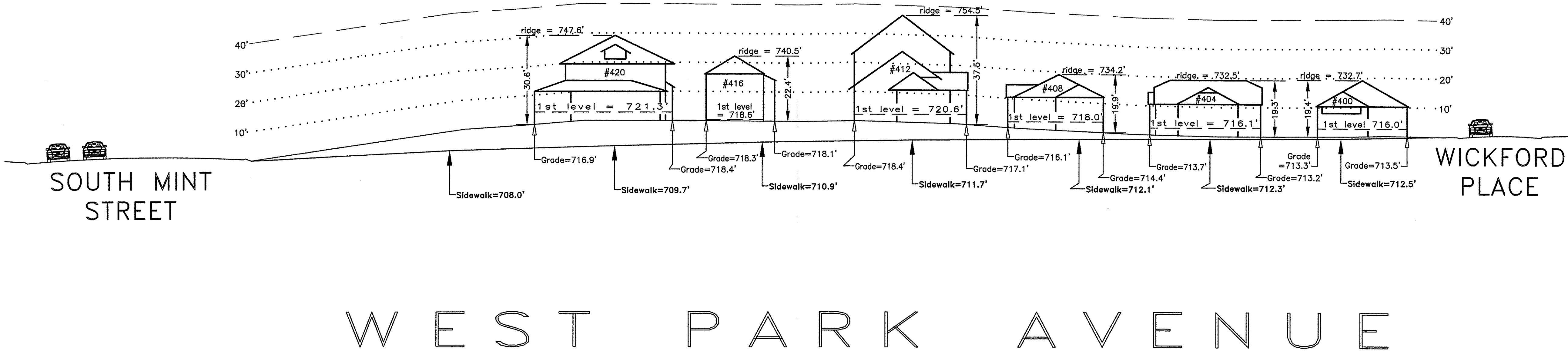
404 West Park Proposing 2nd floor on back with side dormer.

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 3rd day of April, 2017.



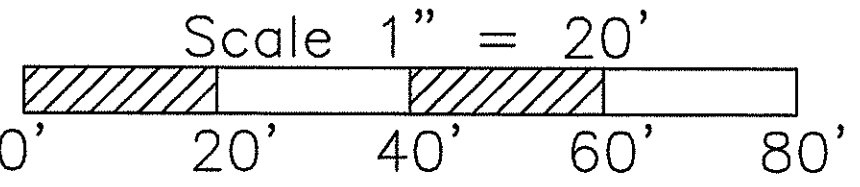
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
400 BLOCK of WEST PARK AVENUE
FACING NORTHEAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 29, 2017

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



Historic Districts Area Calculations

For The Barr Residence 404 West Park Avenue

1. Rear Yard Total Square Footage (as measured from the back of the original House) **4,364 sf**

2. Existing:

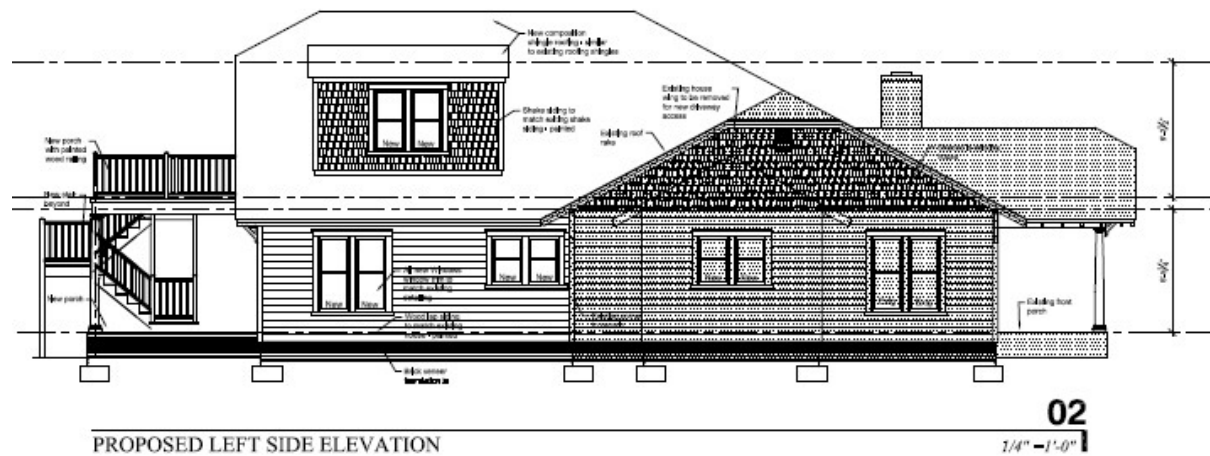
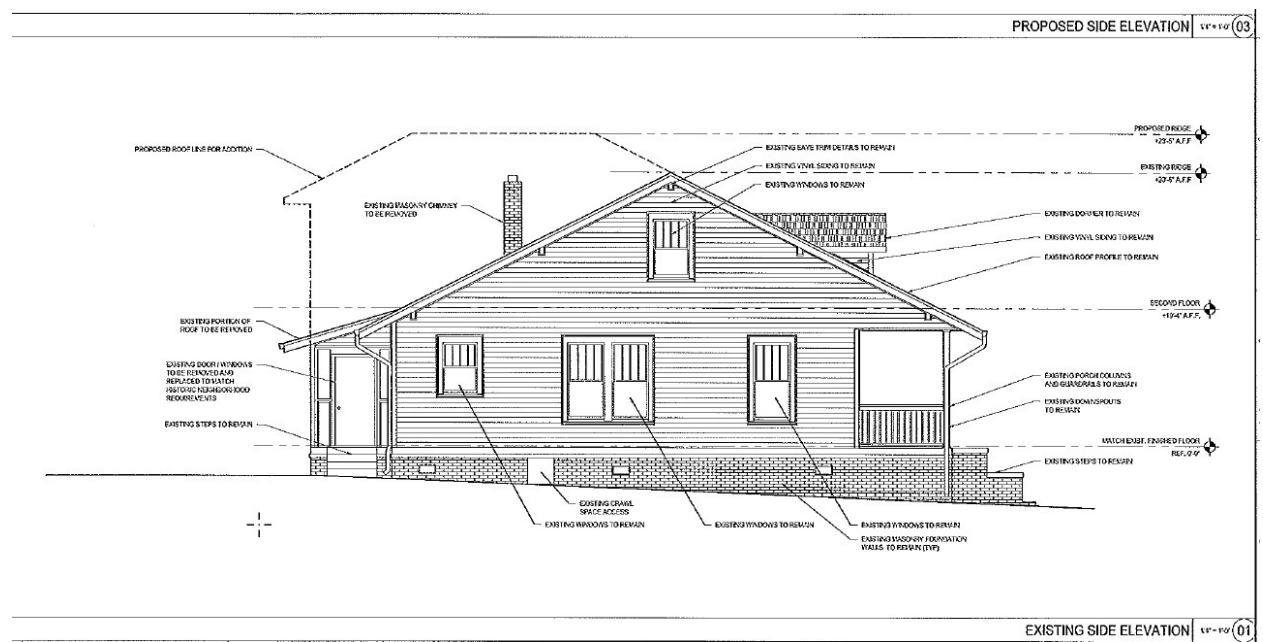
Square footage of any existing addition(s) (Deck):	262 sf
Square footage of existing She Shed:	85 sf
Square footage of any existing pavement (driveway, patios, etc.):	82 sf (Drive, Walks and steps)
Total Existing impermeable area:	329 sf
 % existing impermeable:	 8%

3. Proposed:

Total square footage of Htd. new addition:	329 sf
Total square footage of new porch and stairs:	691 sf
Square footage of new walks and step:	102 sf
 Total square footage of new project(s):	 1,459 sf
Existing She Shed (To Remain):	85 sf
(All other impermeable areas removed):	
 Total areas: (@ post construction)	 1,544 sf
 % new impermeable area:	 35%

4. Total:

Total impermeable area post-construction:	1,544 sf (All new and existing)
% impermeable post-construction:	35%

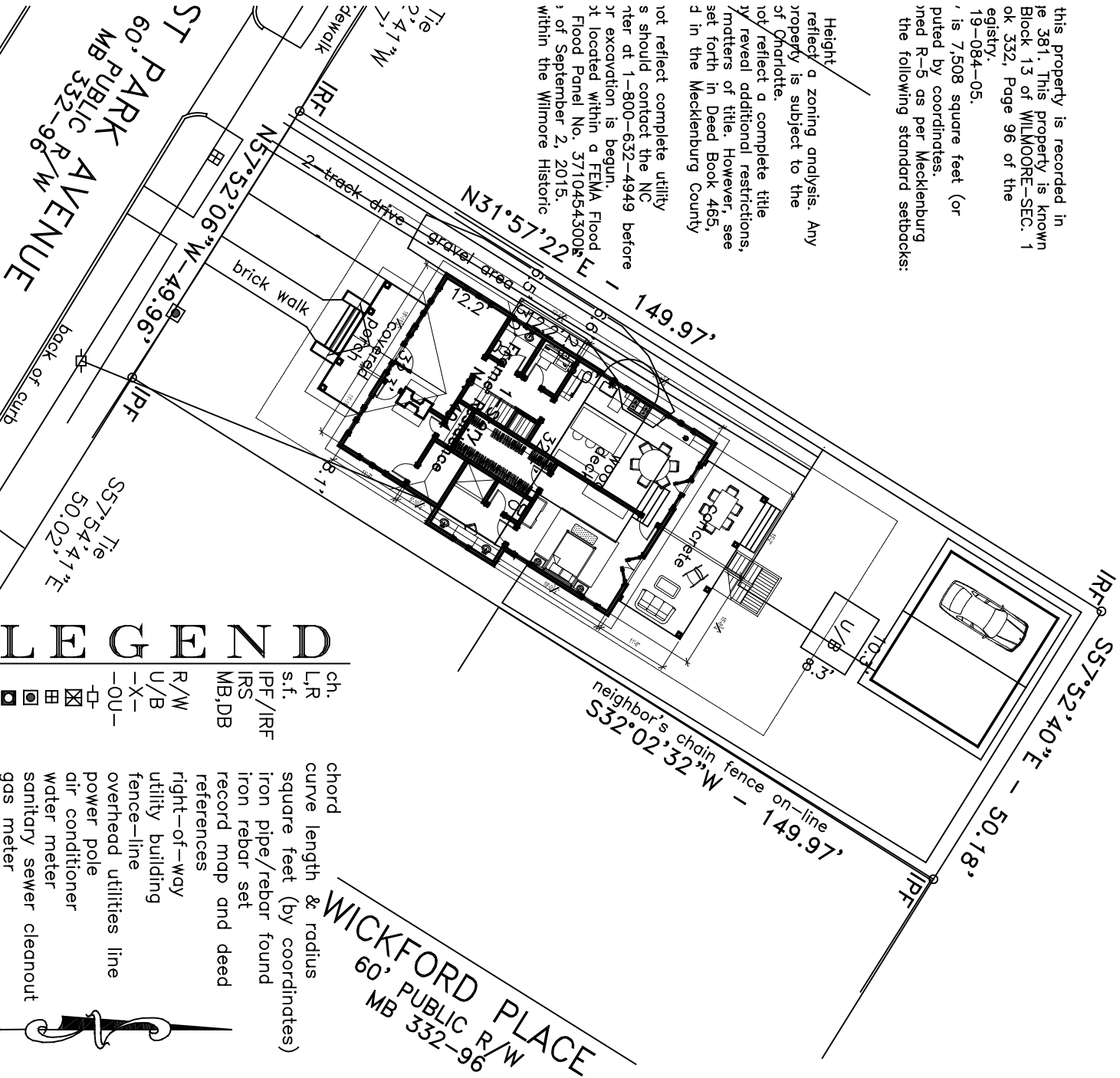


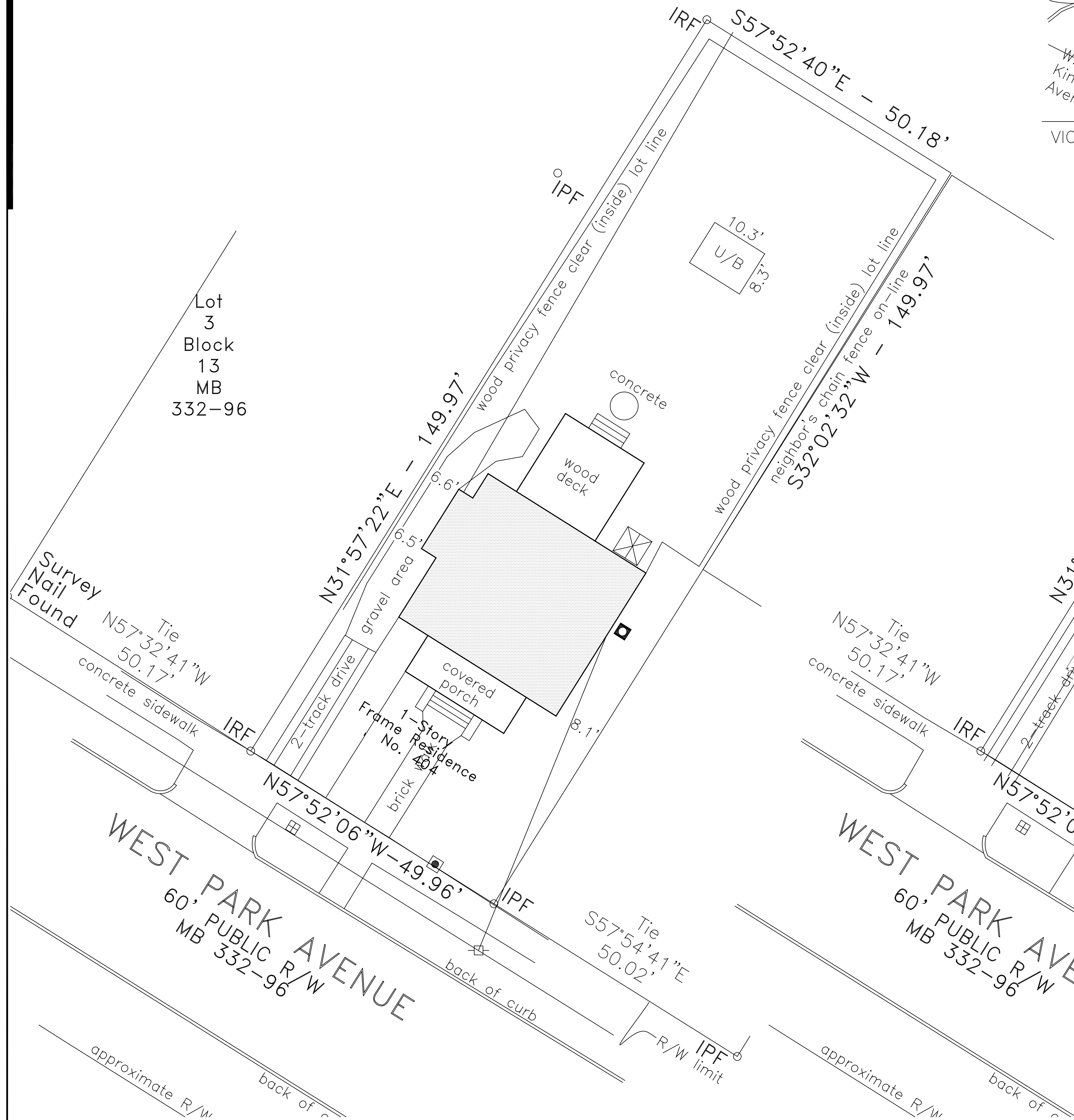
(not to scale)

this property is recorded in
the 381. This property is known
Block 13 of WILMOORE-SEC. 1
Book 332, Page 96 of the
registry.
19-084-05.
, is 7,508 square feet (or
puted by coordinates.
ned R-5 as per Mecklenburg
the following standard setbacks:

Height
reflect a zoning analysis. Any
property is subject to the
of Charlotte.
not reflect a complete title
y reveal additional restrictions,
matters of title. However, see
set forth in Deed Book 465,
d in the Mecklenburg County

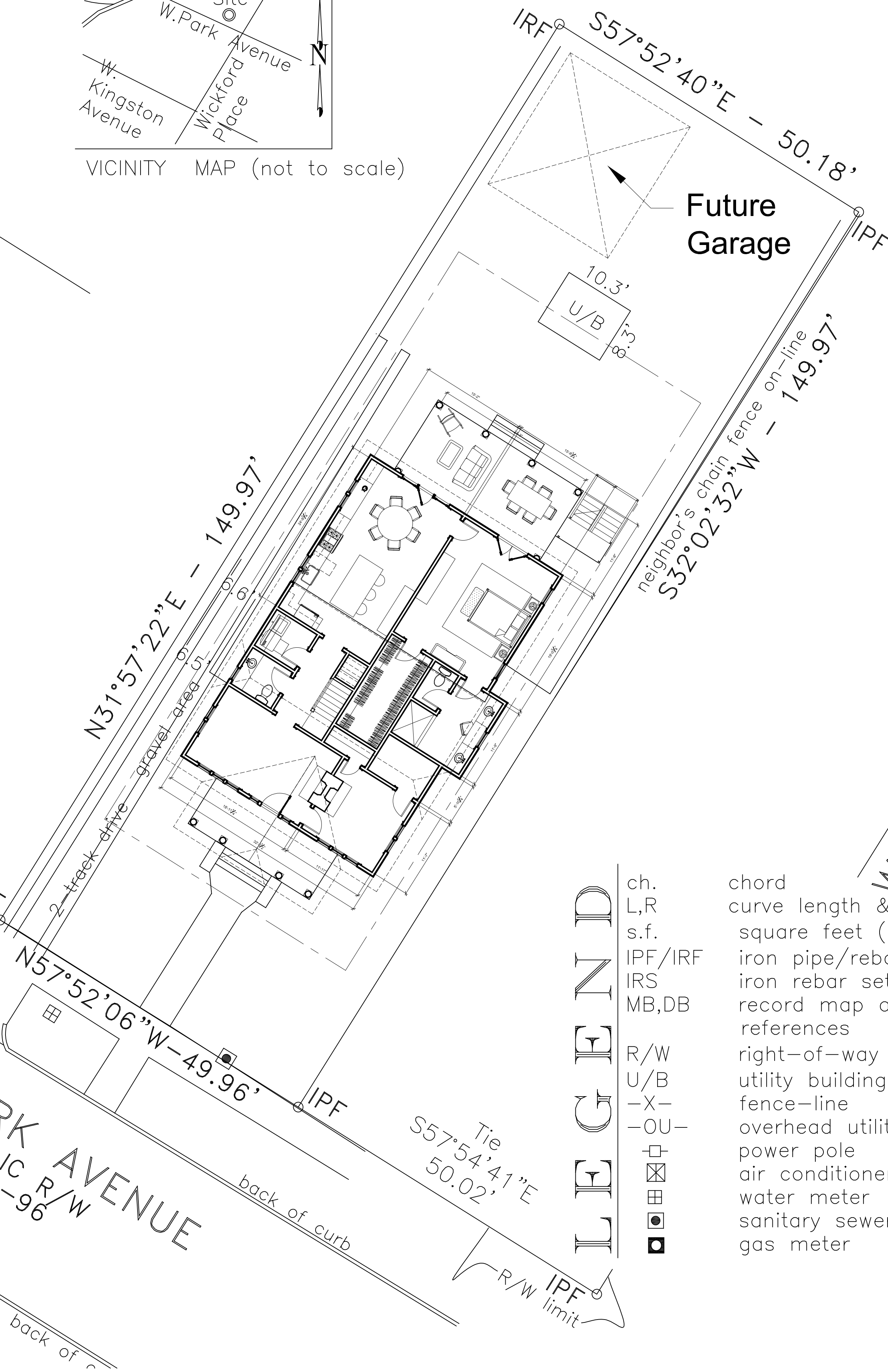
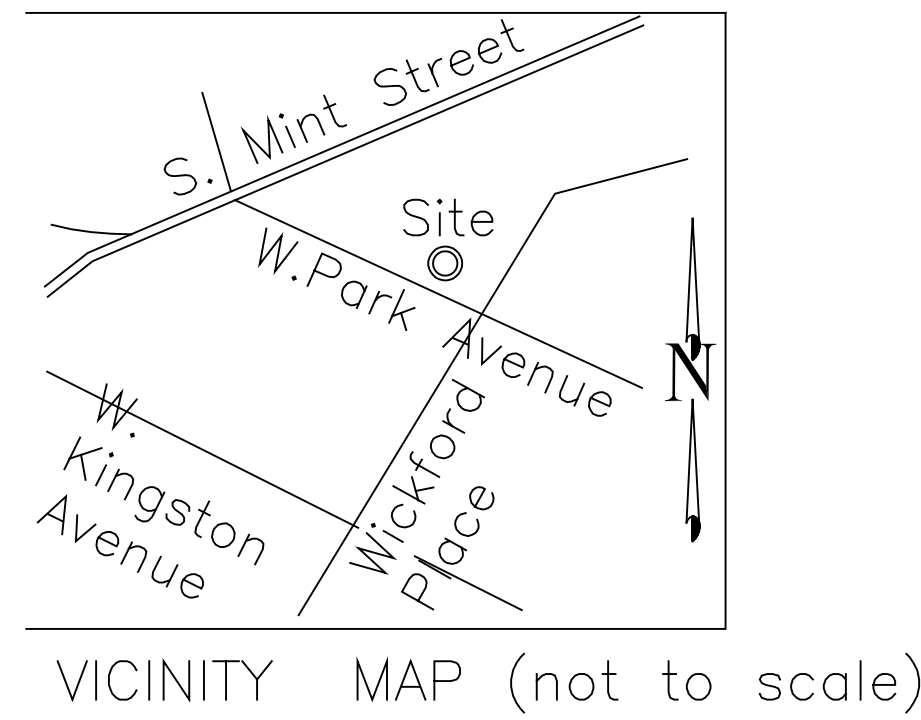
not reflect complete utility
s should contact the NC
rter at 1-800-632-4949 before
r excavation is begun.
t located within a FEMA Flood
Flood Panel No. 3710454300E,
of September 2, 2015.
within the Wilmore Historic





EXISTING SITE PLAN

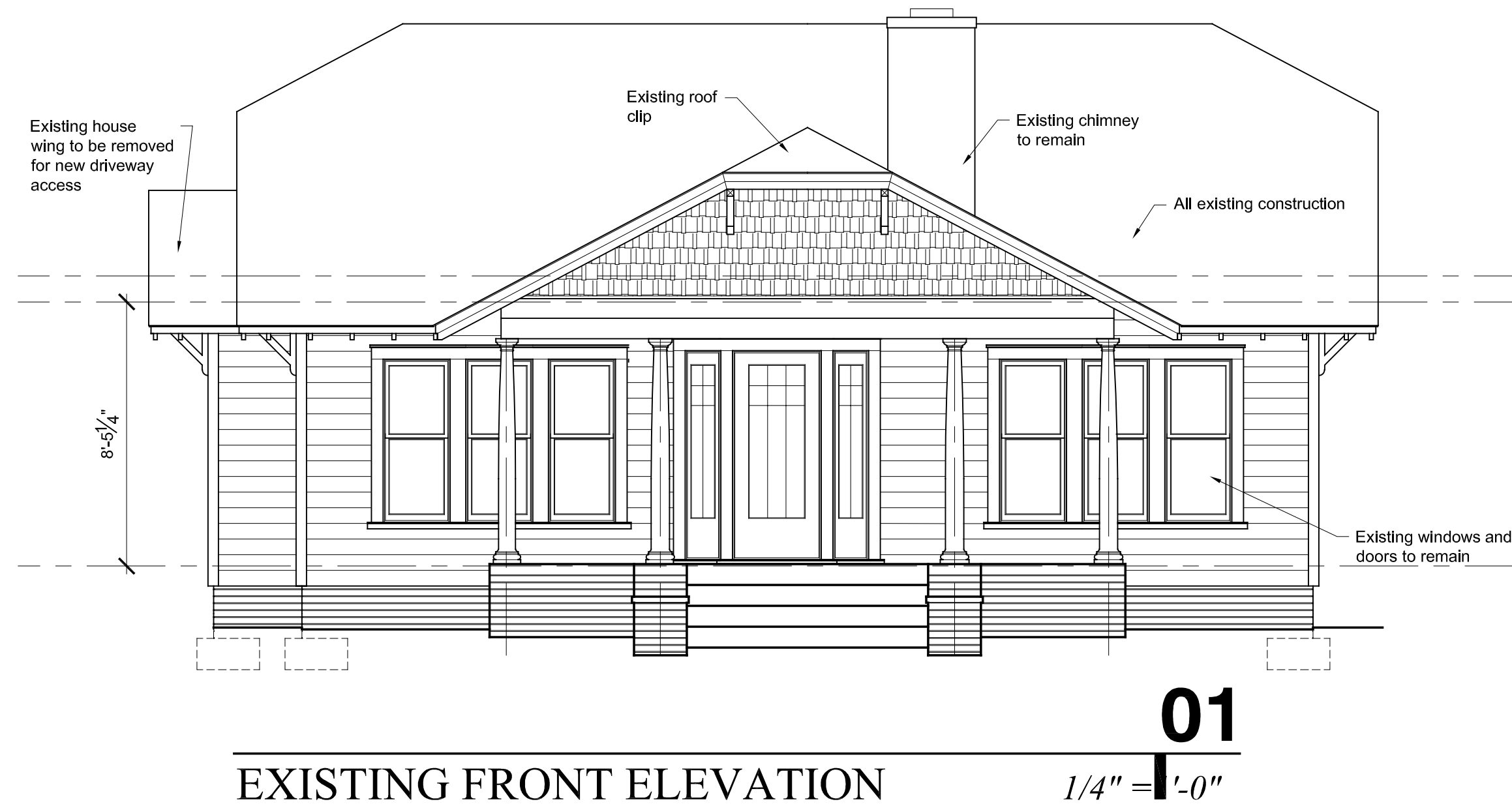
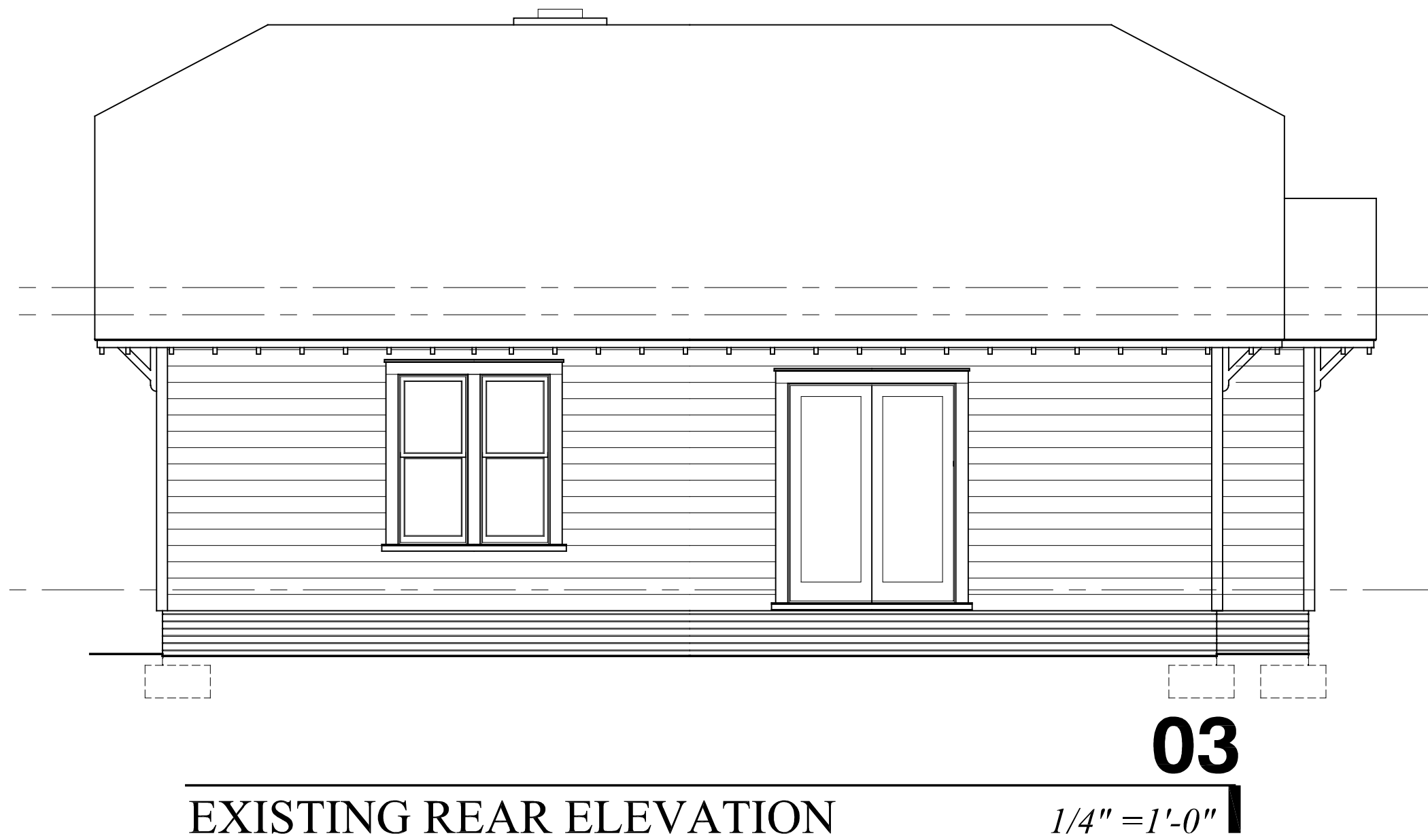
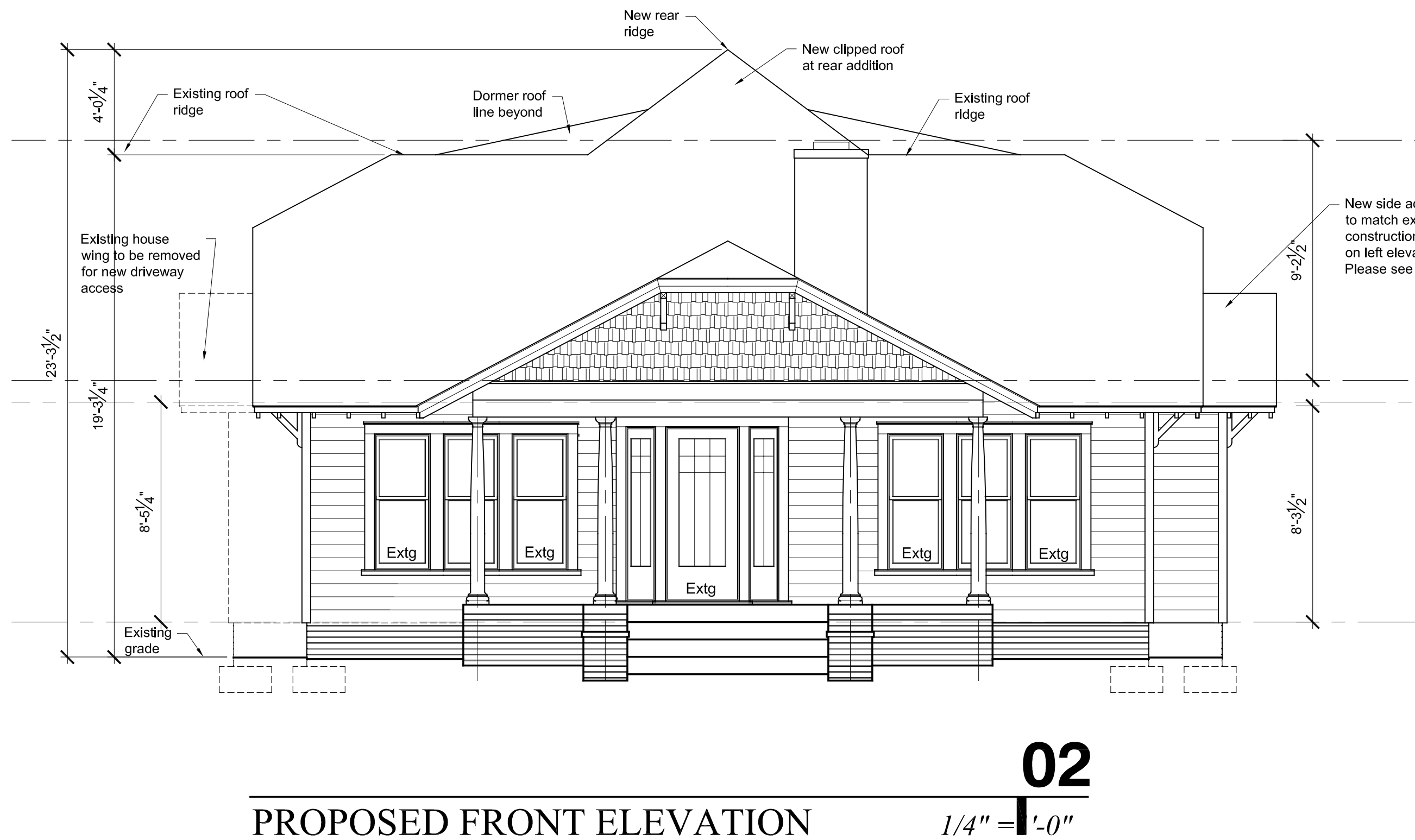
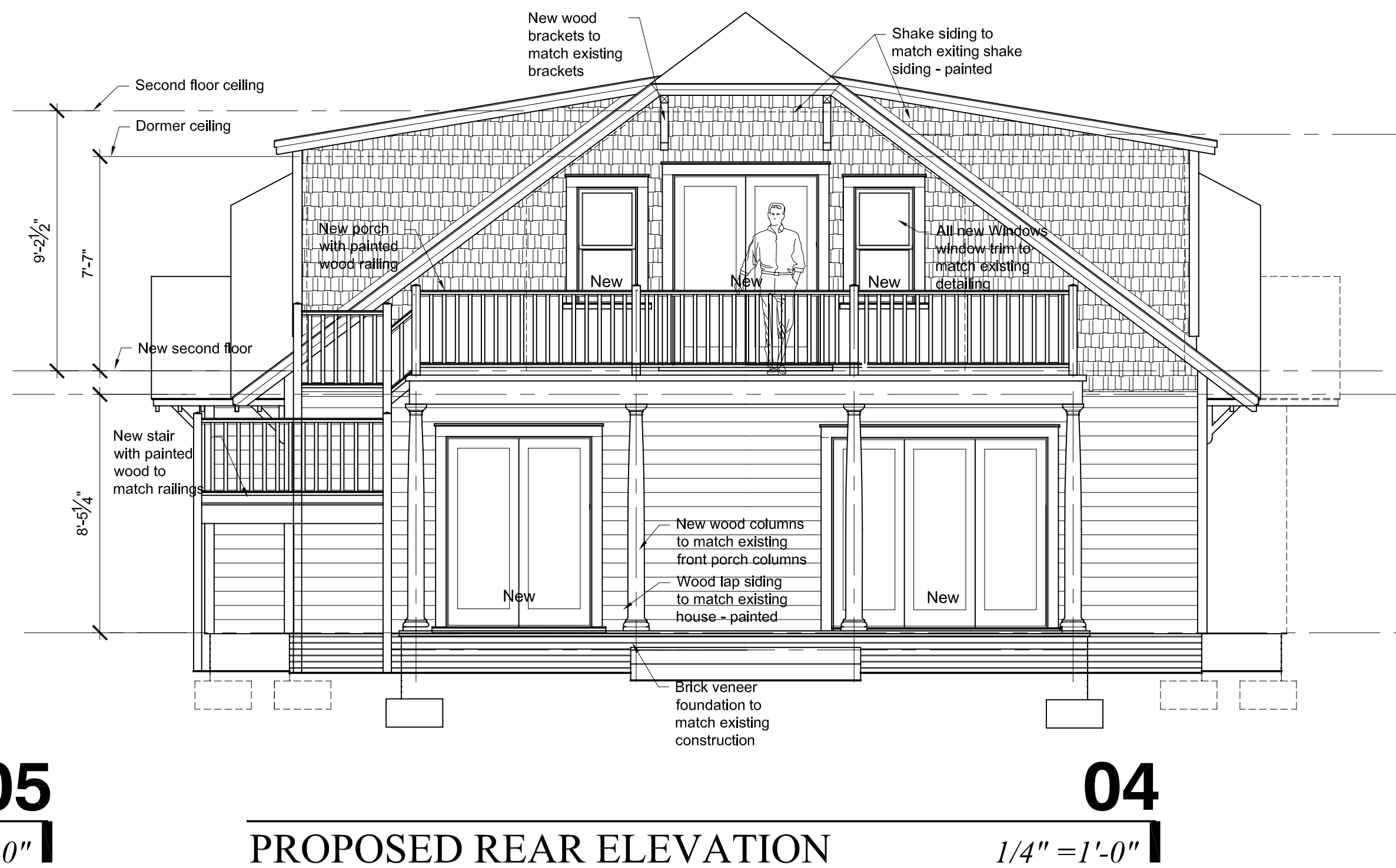
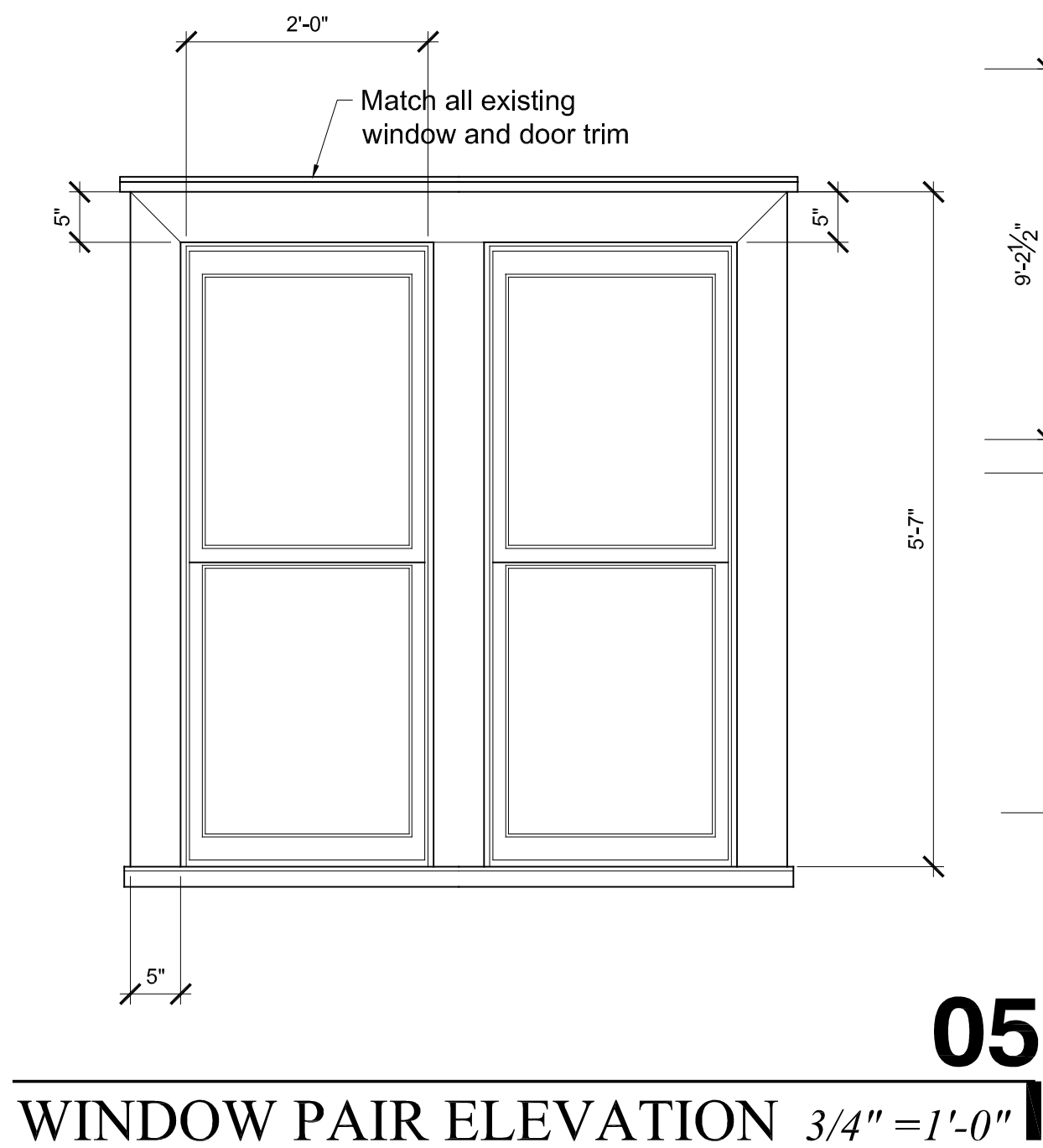
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1"=10'-0"



PROPOSED SITE PLAN

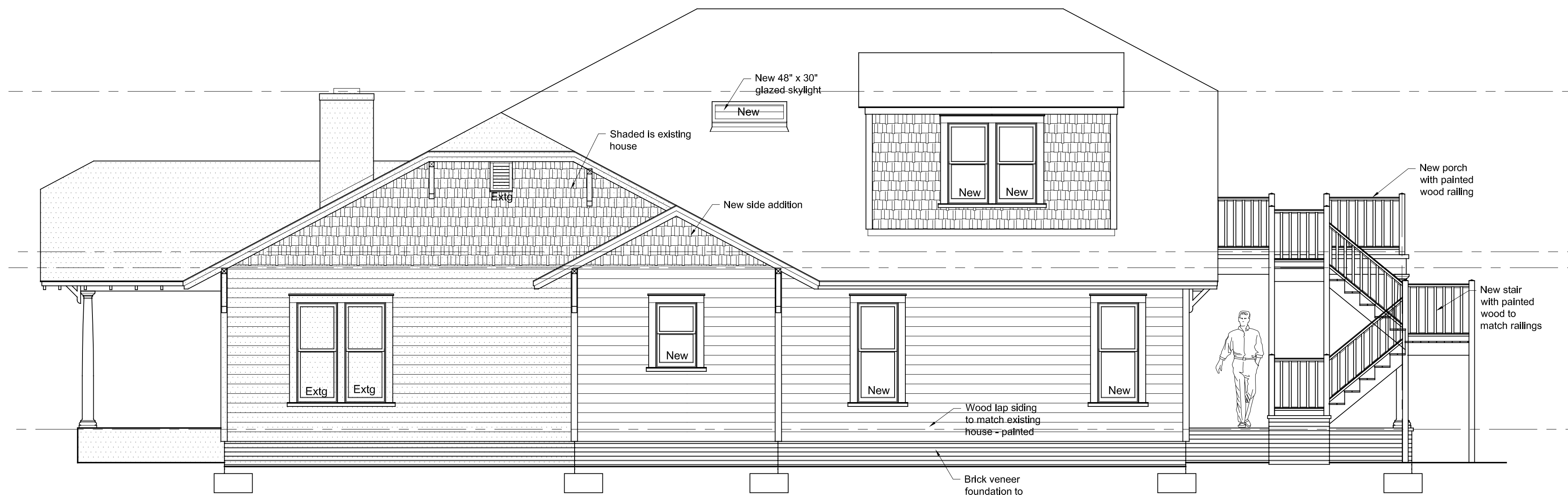
01
1"=10'-0"

LEGEND	
ch.	chord
L,R	curve length & radius
s.f.	square feet (by coordinates)
IPF/IRF	iron pipe/rebar found
IRS	iron rebar set
MB,DB	record map and deed references
R/W	right-of-way
U/B	utility building
-X-	fence-line
-OU-	overhead utilities line
□	power pole
⊠	air conditioner
⊞	water meter
⊠	sanitary sewer cleanout
⊠	gas meter





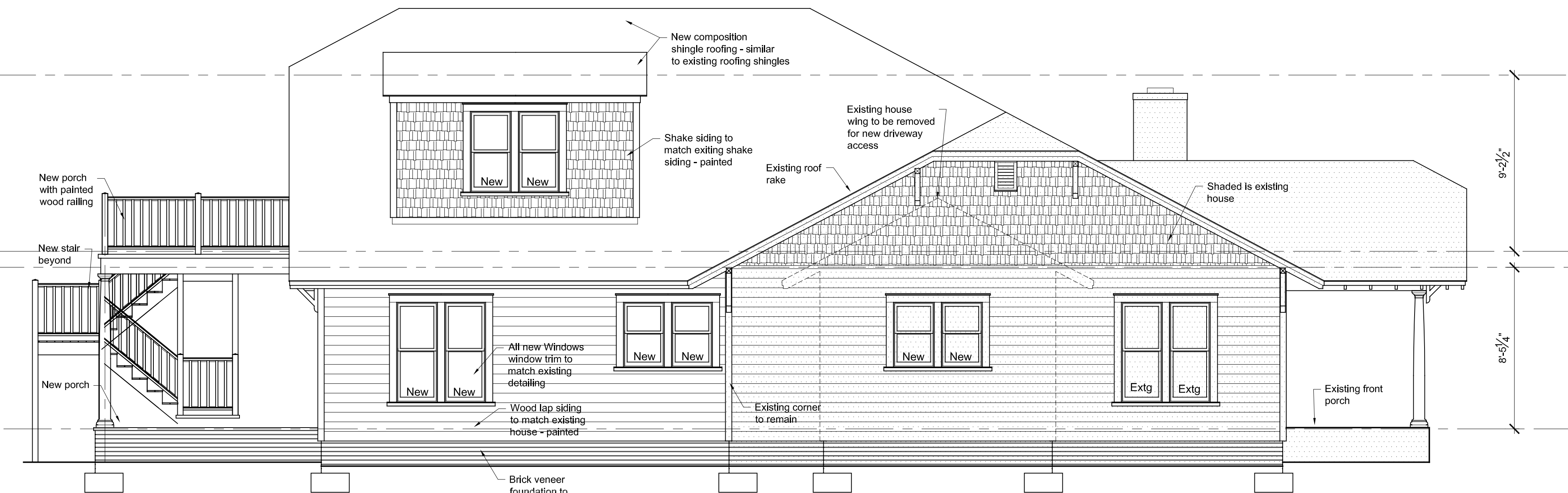
EXISTING RIGHT SIDE ELEVATION 1/4" = 1'-0" 03



PROPOSED RIGHT SIDE ELEVATION 1/4" = 1'-0" 01



EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0" 04



PROPOSED LEFT SIDE ELEVATION 1/4" = 1'-0" 02

This architectural floor plan shows a house with a total width of 25'-9" and a total depth of 32'-0" (12'-5" + 8'-11 1/2" + 12'-10 1/4"). The layout includes a front porch, a living area with a sofa and coffee table, a dining area with a round table and chairs, a kitchen with a sink and stove, a bathroom with a tub and toilet, and a bedroom with a bed. A central staircase leads to an upper level. The plan is annotated with dimensions and furniture placement.

Dimensions:

- Overall Width: 25'-9"
- Overall Depth: 32'-0" (12'-5" + 8'-11 1/2" + 12'-10 1/4")
- Living Area Width: 12'-10 1/4"
- Living Area Depth: 8'-11 1/2"
- Dining Area Width: 12'-5"
- Dining Area Depth: 3'-4 1/2"
- Bedroom Width: 5'-5 3/4"
- Bedroom Depth: 7'-9 1/4"
- Bathroom Width: 5'-5 3/4"
- Bathroom Depth: 7'-9 1/4"
- Kitchen Width: 3'-11 3/4"
- Kitchen Depth: 3'-4 1/2"
- Staircase Width: 3'-11 3/4"
- Staircase Depth: 3'-4 1/2"

Furniture and Fixtures:

- Living Area: Sofa, Coffee Table, TV, Bookshelf
- Dining Area: Round Table, 4 Chairs
- Kitchen: Sink, Stove, Counter
- Bathroom: Tub, Toilet, Sink
- Bedroom: Bed, Dresser, Mirror
- Staircase: Stairs

PROPOSED SECOND FLOOR PLAN

$$1/4'' = 1'-0''$$

This architectural floor plan illustrates a two-story residential building. The overall dimensions are 32'-0 1/2" wide by 50'-0 3/4" deep. The layout includes a front porch, a living room with a fireplace, a dining room, a kitchen with a breakfast nook, a main bedroom, a second bedroom, a bathroom, and a central hallway. The plan is annotated with various dimensions and room-specific details.

Dimensions:

- Overall Width: 32'-0 1/2"
- Overall Depth: 50'-0 3/4"
- Front Porch Width: 15'-2"
- Front Porch Depth: 23'-3"
- Living Room Width: 15'-8 3/4"
- Living Room Depth: 24'-3 1/4"
- Dining Room Width: 12'-4 1/4"
- Dining Room Depth: 18'-11 1/4"
- Kitchen Width: 11'-11"
- Kitchen Depth: 9'-10 1/4"
- Bedroom 1 Width: 11'-11"
- Bedroom 1 Depth: 19'-0 3/4"
- Bedroom 2 Width: 11'-11"
- Bedroom 2 Depth: 11'-7"
- Bathroom Width: 5'-0"
- Bathroom Depth: 5'-0"
- Hallway Width: 4'-0"
- Hallway Depth: 4'-0"
- Staircase Width: 4'-0"
- Staircase Depth: 4'-0"

Room Details:

- Living Room:** Features a fireplace, a large sofa, and a coffee table.
- Dining Room:** Includes a round dining table with six chairs.
- Kitchen:** Equipped with a stove, sink, and a breakfast nook with a table and two chairs.
- Bedrooms:** Each bedroom contains a bed, a dresser, and a nightstand.
- Bathroom:** Includes a toilet, sink, and a bathtub.
- Hallway:** Provides access to all rooms and the central staircase.
- Porch:** A front porch with a set of stairs leading to the entrance.

PROPOSED FIRST FLOOR PLAN

$$1/4'' = 1'-0''$$

Existing 983 SF

The floor plan shows a rectangular building with a central corridor and several rooms. The dimensions are as follows:

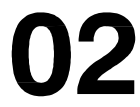
- Overall width: 20'-0" (9'-11" + 11'-7" + 3'-8 1/4")
- Overall depth: 21'-7" (10'-0" + 5'-10 1/4" + 11'-7")
- Room dimensions (approximate):
 - Top left room: 9'-11" x 10'-0"
 - Top right room: 11'-7" x 10'-0"
 - Bottom left room: 18'-11 1/4" x 11'-7"
 - Bottom right room: 11'-11" x 11'-7"

The plan also shows a central corridor, a staircase, and a large open area in the center. The total area is 983 SF.

EXISTING FIRST FLOOR PLAN

$$1/4'' = 1'-0''$$

$3/4'' = 1'-0''$ ■



COA 2015-030 316 W PARK AVE



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-030

DATE: April 20, 2015

ADDRESS OF PROPERTY: 316 West Park Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908706

OWNER(S): Josh Glassberg

DETAILS OF APPROVED PROJECT: The project is a two story rear addition that will be partially visible from the street. Siding will be wood lap. Windows are vinyl clad with wood trim details. The existing chimney on the rear will be removed. A new front door will be installed.

The project was approved by the HDC April 8, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

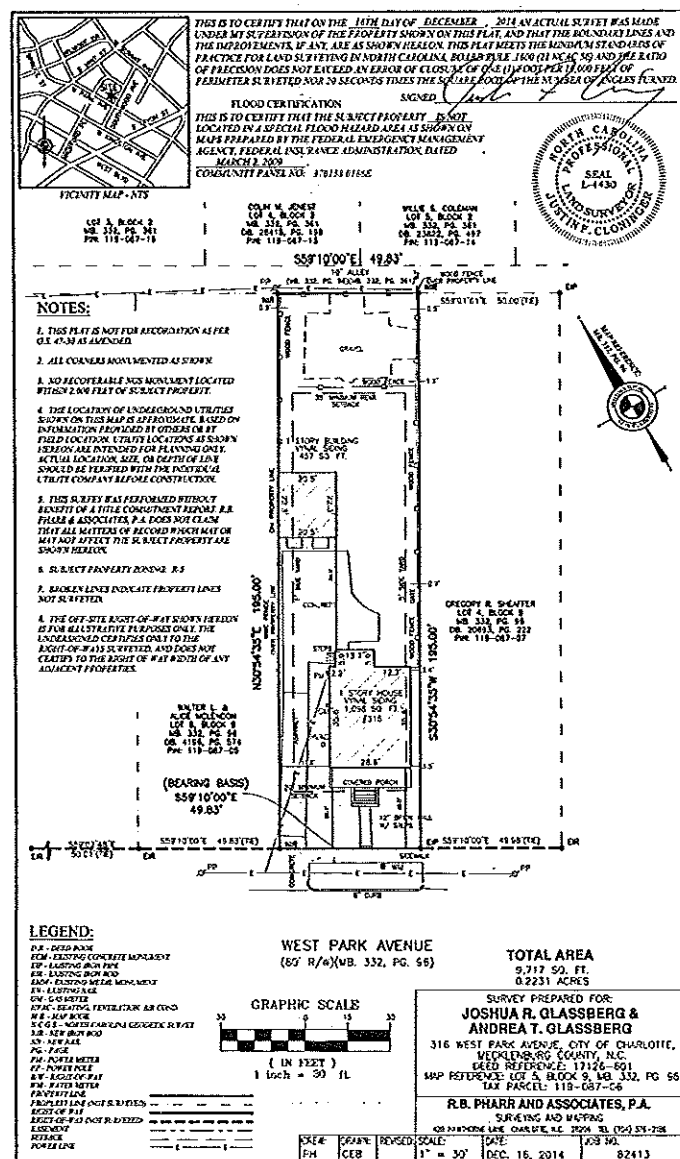
Staff

APPROVED

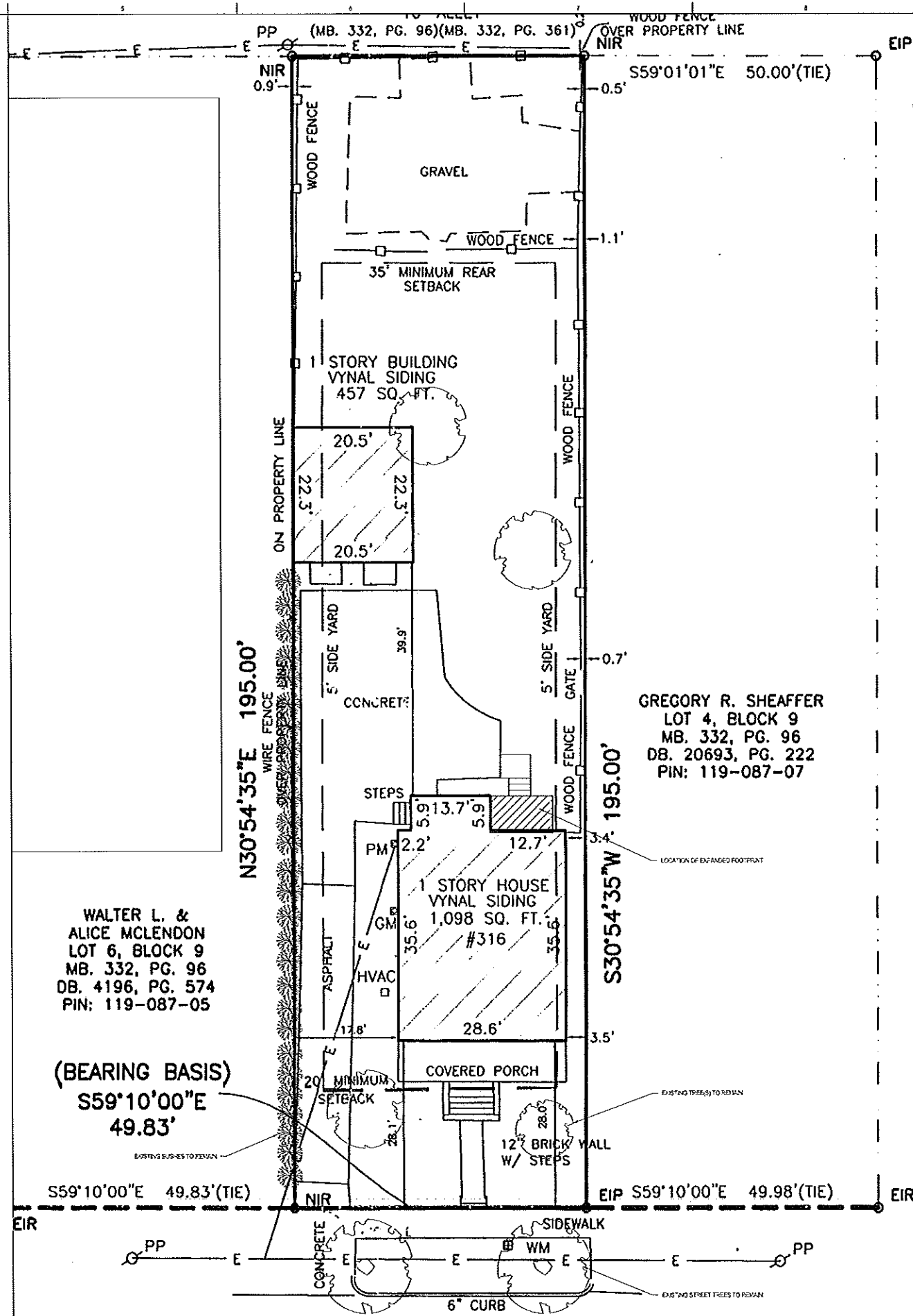
Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-030



SURVEY	1° = 30.0' (07
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SITE PLAN 1"=10'-0" (0



ARCHITECTURE
HOOD PLE
4400 PARK ROAD
CHARLOTTE NC 28207
704.576.1427



02/18/2015

GLASSBERG RESIDENCE

CHARLOTTE, NC

PROJECT LOCATION:
316 W. PARK AVENUE
CHARLOTTE NC 28203

OWNER:
JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number 0215

02/18/2015

References

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DATE PLAN

CITY PLAN
/ SURVEY

Λ001

A001

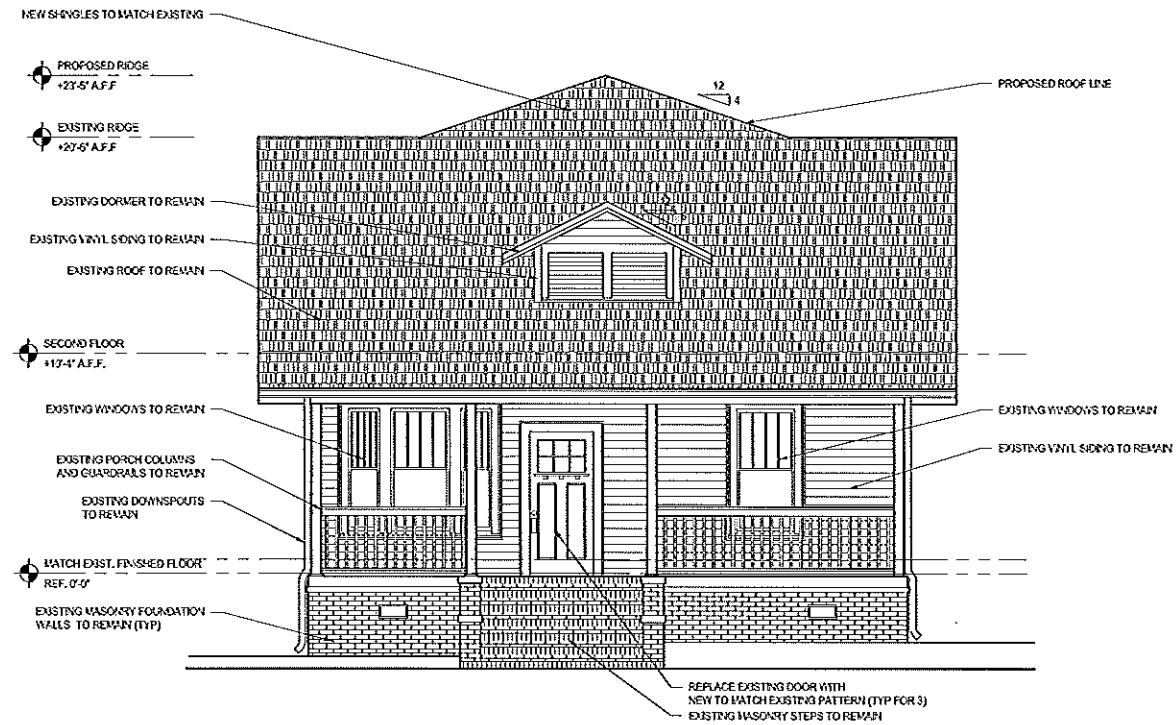


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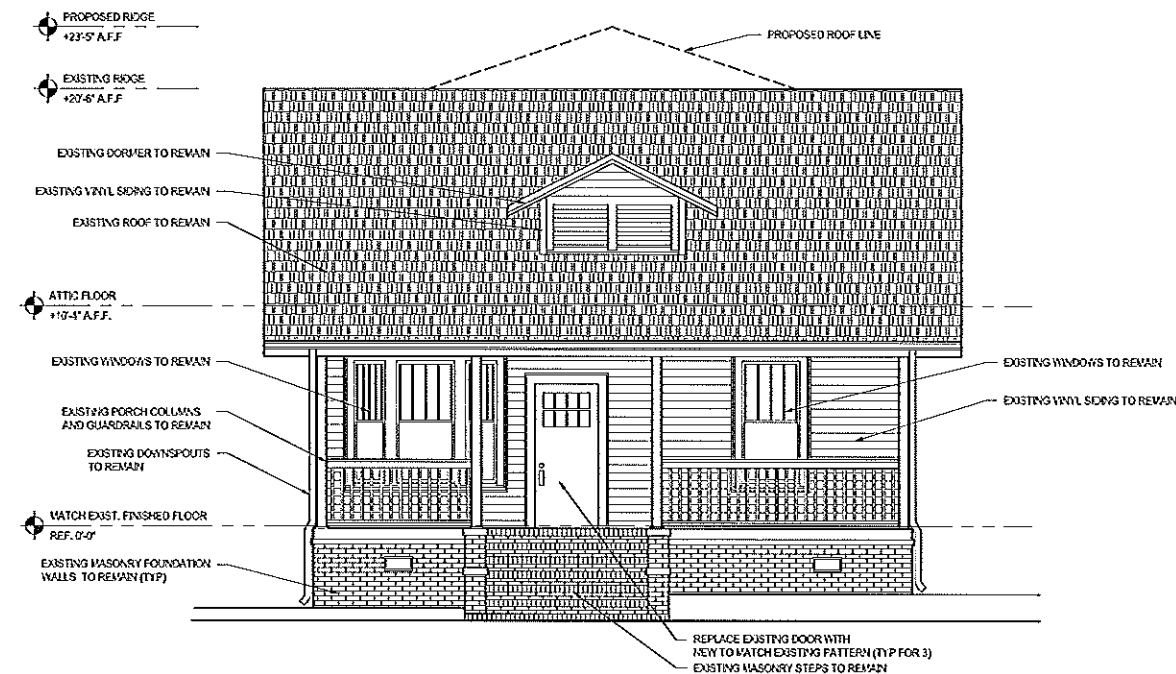
Charlotte
Historic District
Commission

Certificate of Appropriation

2015-030



PROPOSED STREET ELEVATION 1/4" = 1'-0" 03



EXISTING STREET ELEVATION 1/4" = 1'-0" 01



ARCHITECTURE
HOOD PLLC
4400 PARK ROAD
CHARLOTTE NC 28209
704 576 1427



02/18/2015

GLASSBERG RESIDENCE
CHARLOTTE, NC

PROJECT LOCATION:
316 W. PARK AVENUE
CHARLOTTE, NC 28203

OWNER:
JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number
0215

Issue Date
02/18/2015

Revisions
C02/02-15 REVISED PER COMMENTS

Sheet Name
EXTERIOR
ELEVATIONS

Sheet Number
A200

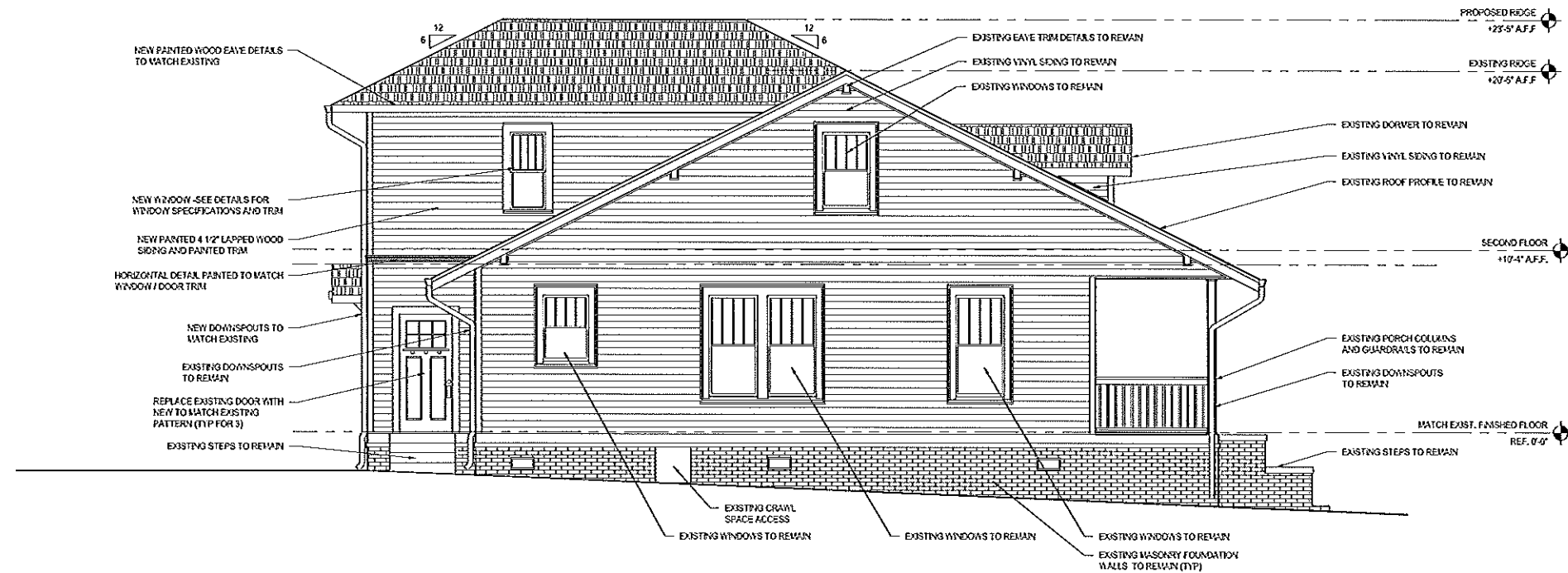


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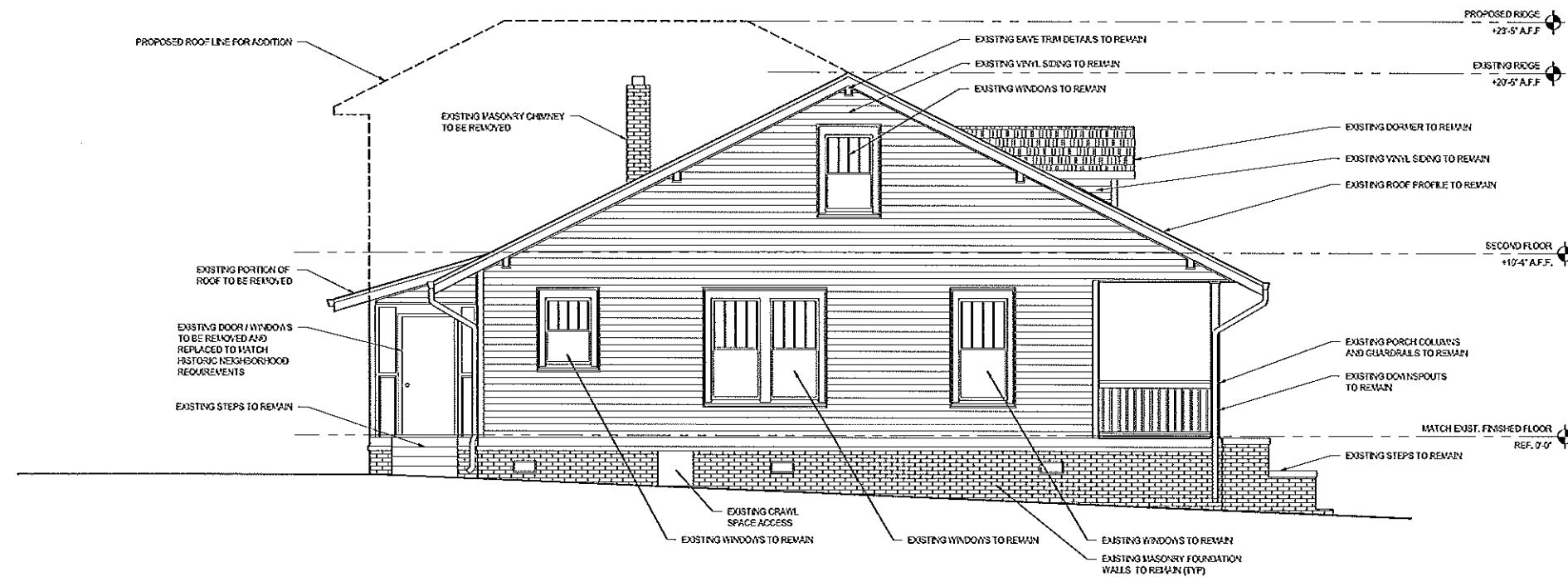
Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-430



PROPOSED SIDE ELEVATION 1/4" = 1'-0" 03



EXISTING SIDE ELEVATION 1/4" = 1'-0" 01



ARCHITECTURE
HOOD P.L.L.C.
4400 PARK ROAD
CHARLOTTE, NC 28209
704.576.1427



02/18/2015

GLASSBERG RESIDENCE
CHARLOTTE, NC

PROJECT LOCATION:
316 W. PARK AVENUE
CHARLOTTE, NC 28203

OWNER:
JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number
0215

Issue Date
02/18/2015

Revisions

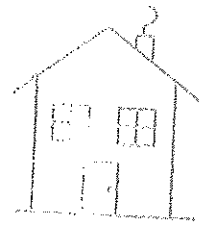
03/25/2015 REVISED PER COMMENTS
04/19/2015 REVISED PER COMMENTS

Sheet Name

EXTERIOR
ELEVATIONS

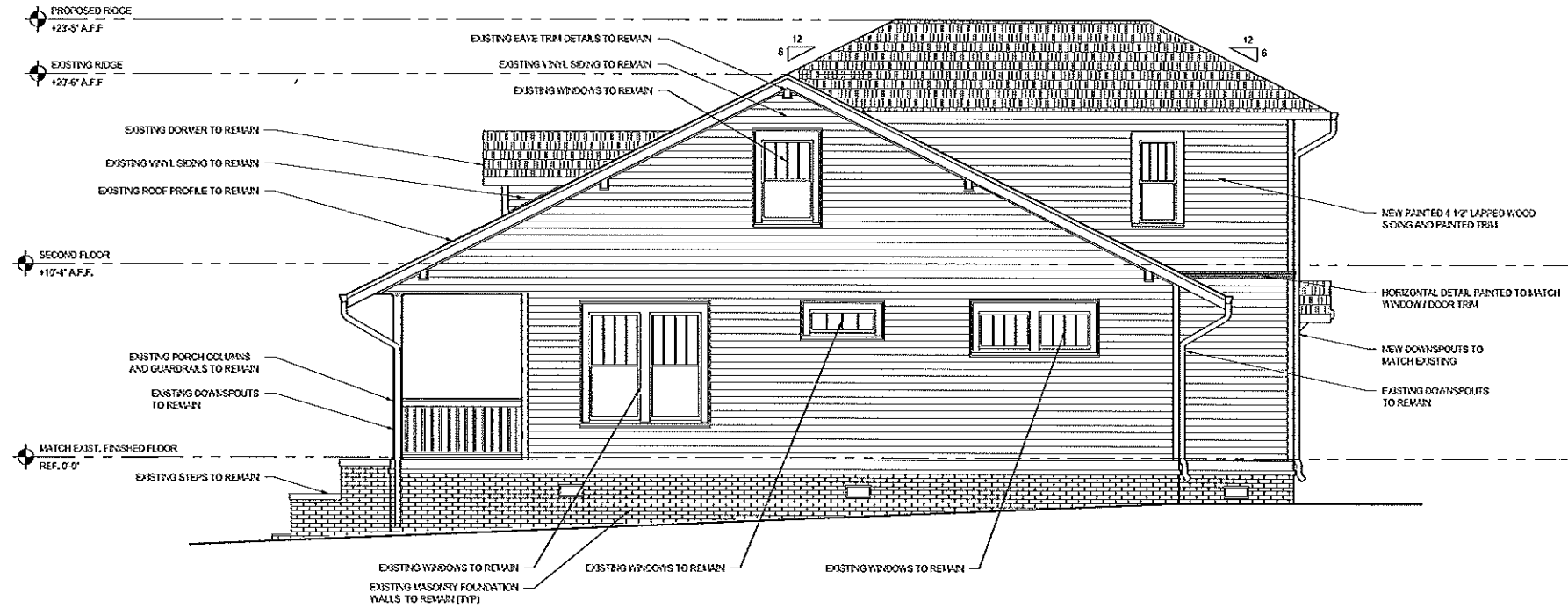
Sheet Number

A201

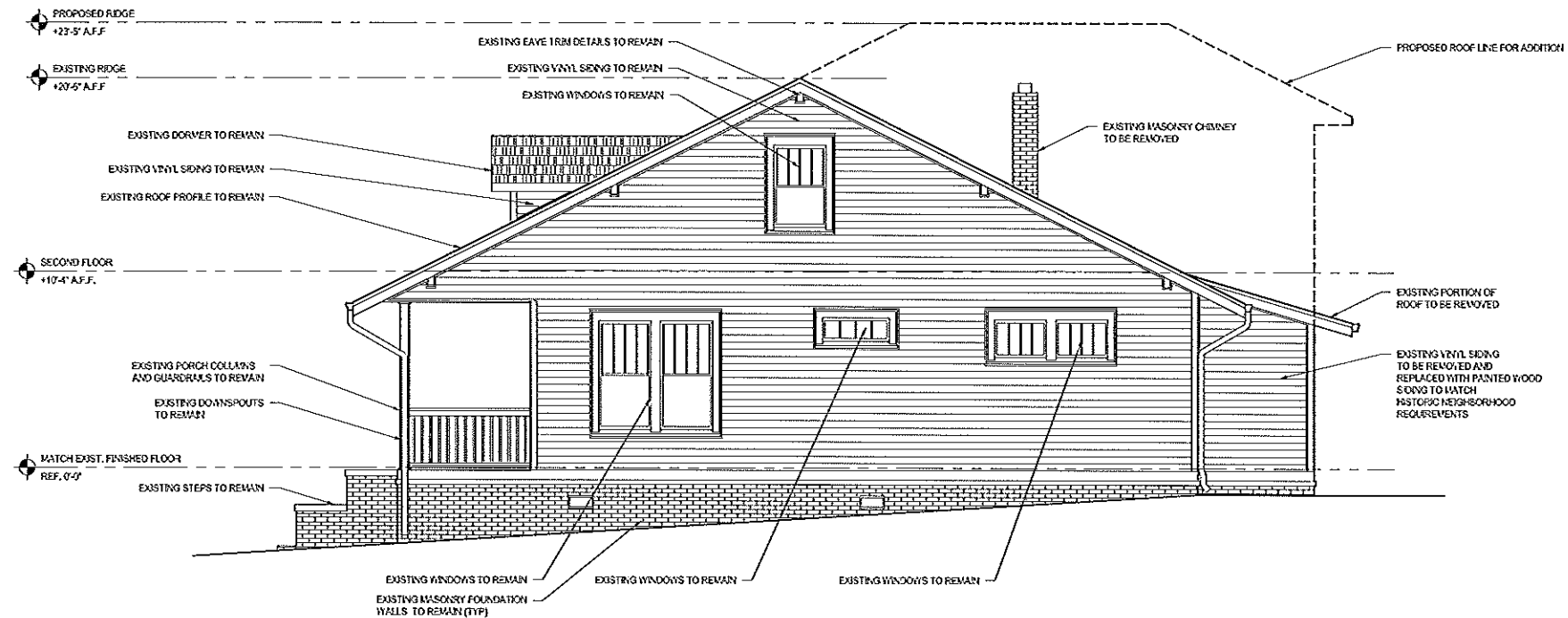


APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

215-030



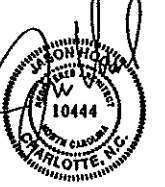
PROPOSED SIDE ELEVATION 1/4" = 1'-0" 03



EXISTING SIDE ELEVATION 1/4" = 1'-0" 01



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CHARLOTTE NC 28209
704 576 1427



02/18/2015

GLASSBERG RESIDENCE
CHARLOTTE, NC

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318 W. PARK AVENUE
CHARLOTTE, NC 28203

OWNER:
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318 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number
0215

Issue Date
02/18/2015

Revisions

02/25/15 REVISION PER COMMENTS

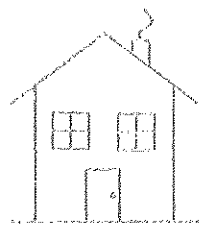
04/15/15 REVISION PER COMMENTS

Sheet Name

EXTERIOR
ELEVATIONS

Sheet Number

A202

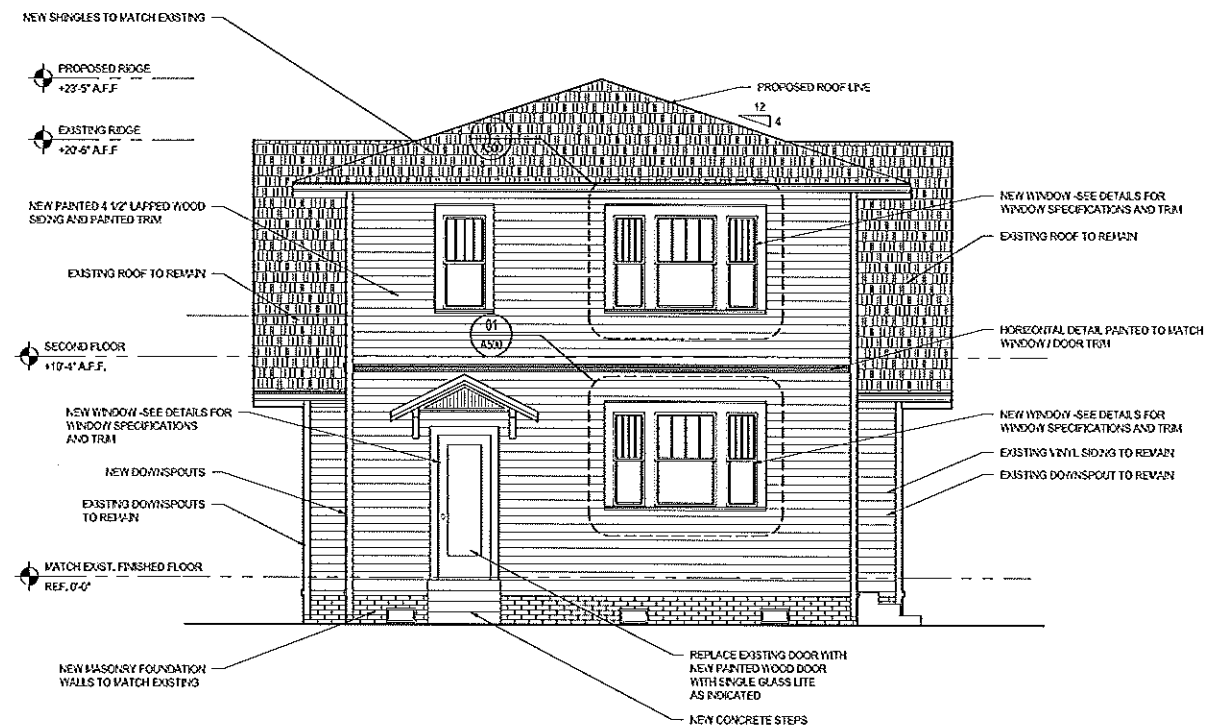


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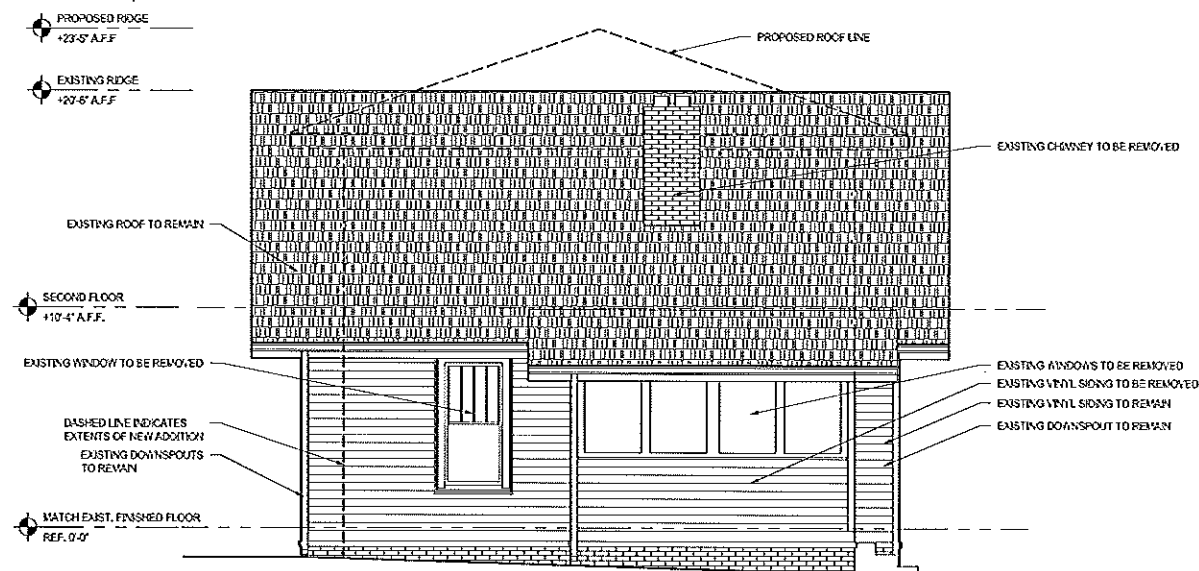
Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-038



PROPOSED REAR ELEVATION 1/4" = 1'-0" 03



EXISTING REAR ELEVATION 1/4" = 1'-0" 01



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HOOD PLLC
4420 PARK ROAD
CHARLOTTE NC 28209
704.576.1427



02/18/2015

GLASSBERG RESIDENCE
CHARLOTTE, NC

PROJECT LOCATION:
316 W. PARK AVENUE
CHARLOTTE, NC 28203

OWNER:
JOSH & ANDREA GLASSBERG
316 W. PARK AVENUE
CHARLOTTE, NC 28203

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Project Number
0215

Issue Date
02/18/2015

Revisions

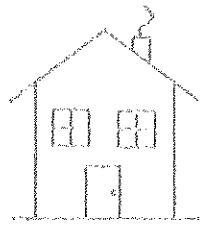
02/25/15 REVISED PER COMMENTS
04/13/15 REVISED PER COMMENTS

Sheet Number

EXTERIOR
ELEVATIONS

Sheet Number

A203

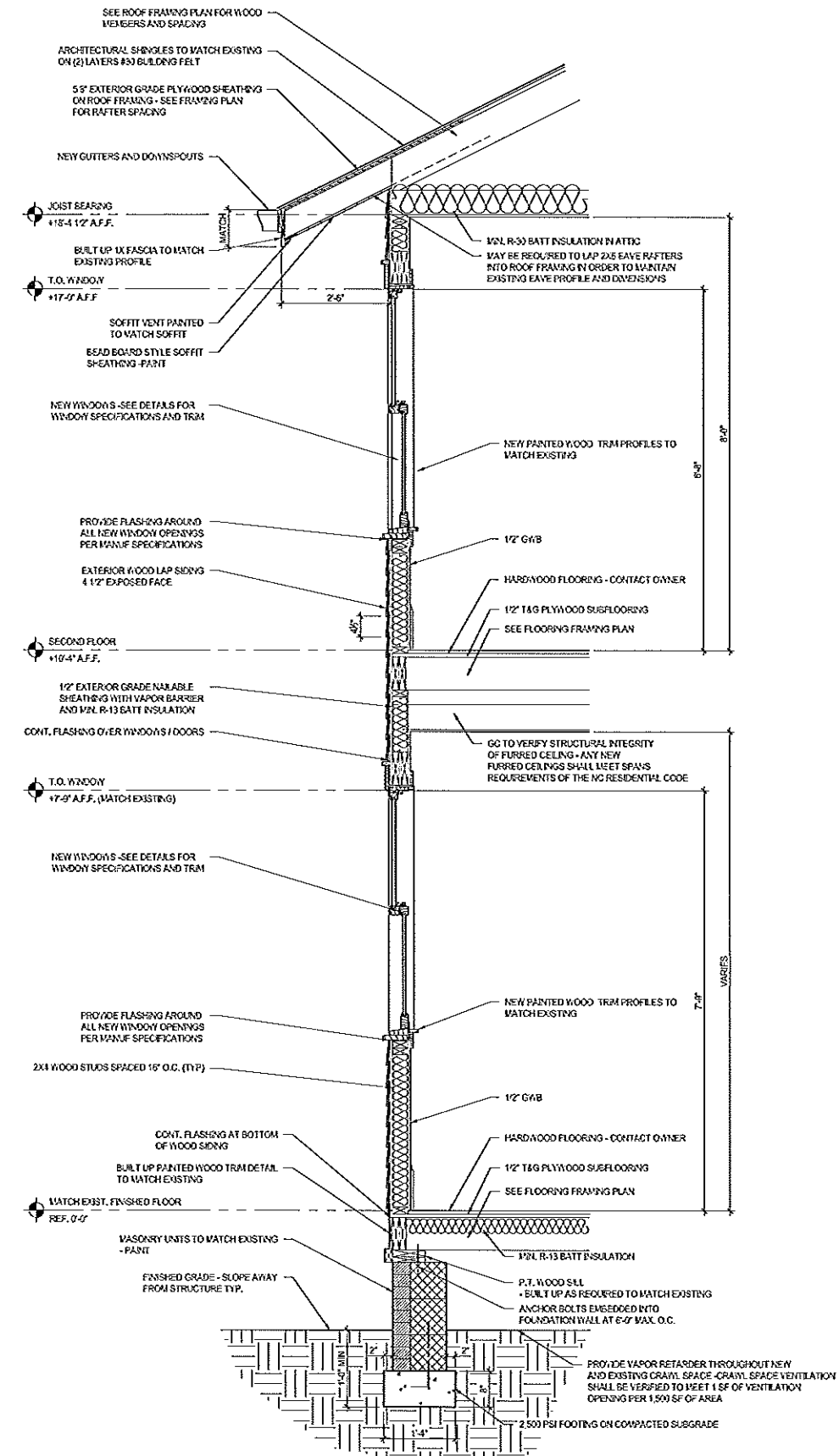


APPROVED

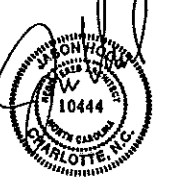
Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-030



ARCHITECTURE
HOOD P.L.C.
4400 PARK ROAD
CHARLOTTE NC 28209
704.576.1427



02/18/2015

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Project Number
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Issue Date
02/18/2015

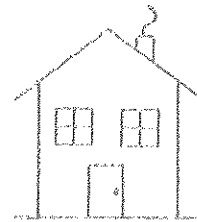
Revisions
02/17/2015 REVISED PER COMMENTS

Sheet Name
WALL SECTION

Sheet Number

A450

WALL SECTION 3/4" = 1'-0" 01

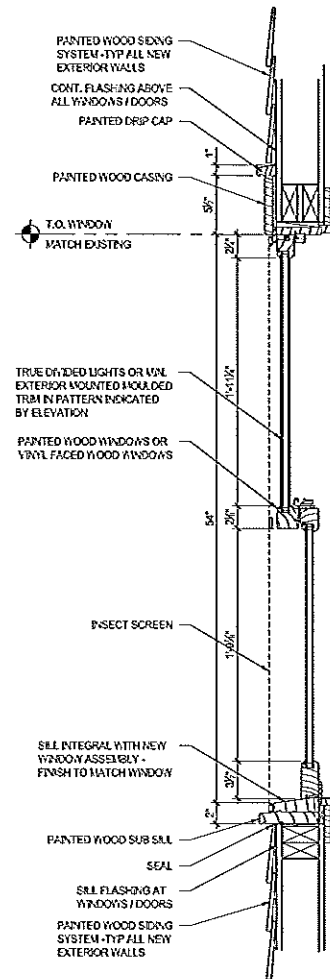


APPROVED

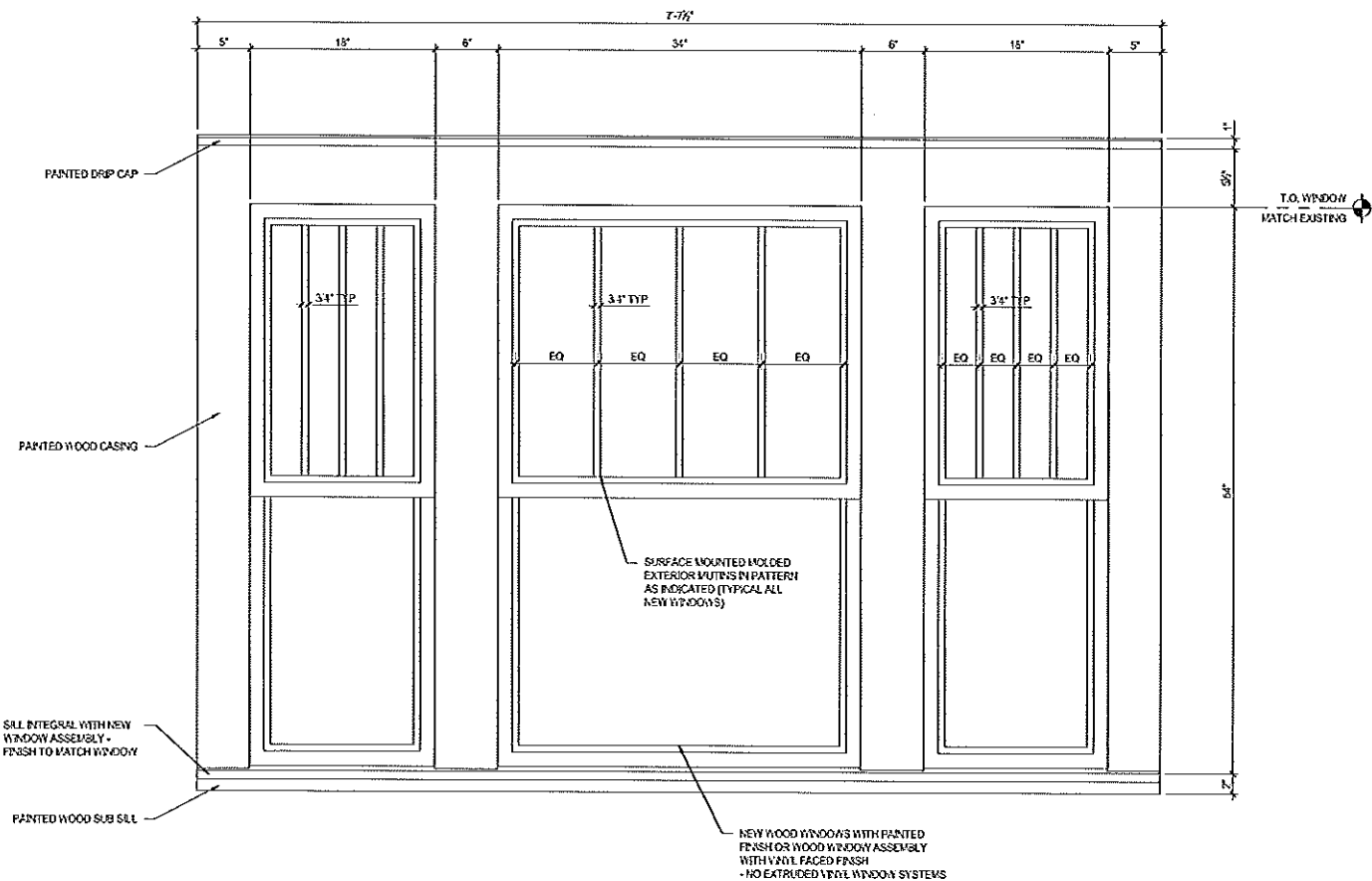
Charlotte
Historic District
Commission

Certificate of Appropriateness

2115-030



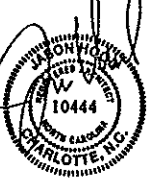
WINDOW / DOOR TRIM SECTION DETAIL 1 1/2" = 1'-0" 07



TYPICAL WINDOW / DOOR TRIM ELEVATION DETAIL 1 1/2" = 1'-0" 01



ARCHITECTURE
HOOD P.L.L.C.
4493 PARK ROAD
CHARLOTTE, NC 28209
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Project Number 0215

Issue Date 02/18/2015

Revisions

02/18/2015 REVISION PER COMMENTS

Sheet Name
WINDOW /
DOOR
TRIM DETAILS

Sheet Number

A500