
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 2119 Wilmore Drive

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: Jason Murphy

The application was Continued from April for the following: 1) Fenestration – Wall, roof and window details, 2) Rhythm/Scale – Porch column size and proportion, and 3) Front setback dimension.

Details of Proposed Request

Existing Conditions

The site is a vacant lot located on a curve along Wilmore Drive. The lot narrows toward the rear. Adjacent properties are primarily 1 or 1½ story ranch and cottage style homes. Setbacks of the adjacent properties are approximately 17-19 feet from back of sidewalk.

Proposal

The proposal is a two story home with a one story design toward the front. Total height is approximately 23'. Project details include wood siding, wood windows and trim, brick foundation material and a new driveway.

Revised Proposal – May 13, 2015

1. The proposed front setback is 23' from the back of sidewalk to the front porch.
2. Porch column base is 16" and more in proportion with the tapered column.
3. Window trim details noted (5/4 trim, ¾" muntin bars).
4. Wall/roof sections have been included with notes.
5. All materials noted.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

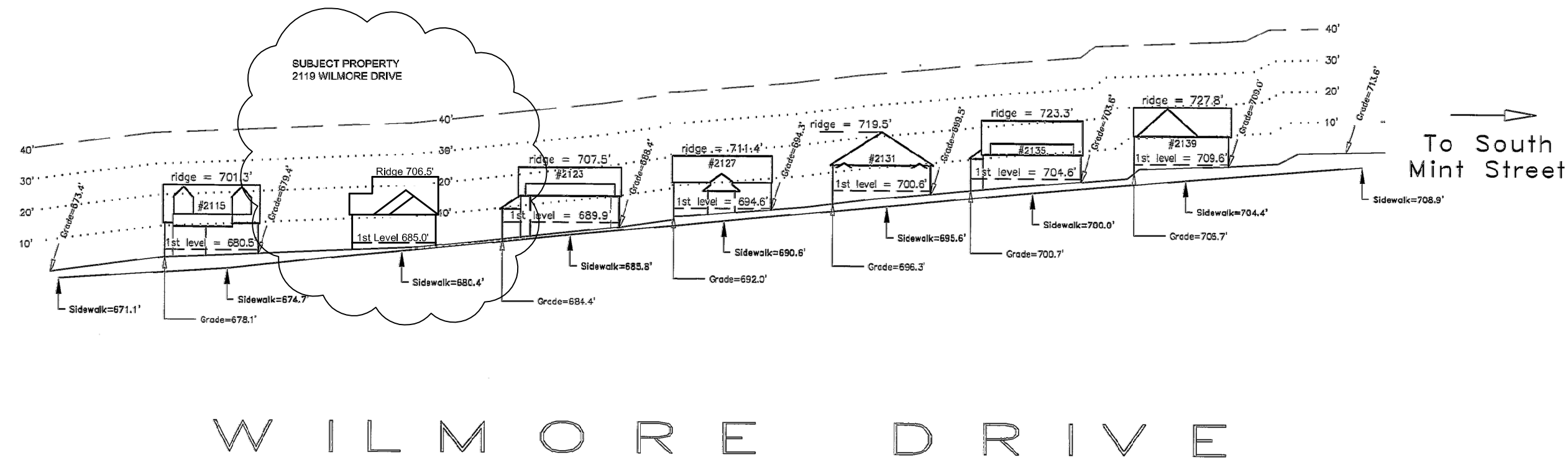
Charlotte Historic District Commission - Case 2015-064
Historic District; Wilmore





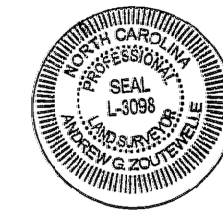
*2119 Wilmore Dr
Circa 2007*

To Toomey Avenue



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 17th day of April, 2015.



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

Copyright 2015
Building Heights Sketch of
2100 BLOCK of WILMORE DRIVE
ODD SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 16, 2015

Scale 1" = 20'
0' 20' 40' 60' 80'

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, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard 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.

Z:\GIS\DWG\2100\WILMORE DRIVE BLOCK 2100 ODD SIDE\DWG\WILMORE DRIVE BLOCK 2100 ODD SIDE

Daedalus Properties
Charlotte, NC

704-377-8412 fax

704-890-3907 Office

HEIGHT SURVEY - N.T.S.

Renovations and Additions at
2119 Wilmore Av.
Charlotte, NC

DATE:
3-29-15

DRAWN BY:
BILL ELMORE

SHEET

HS

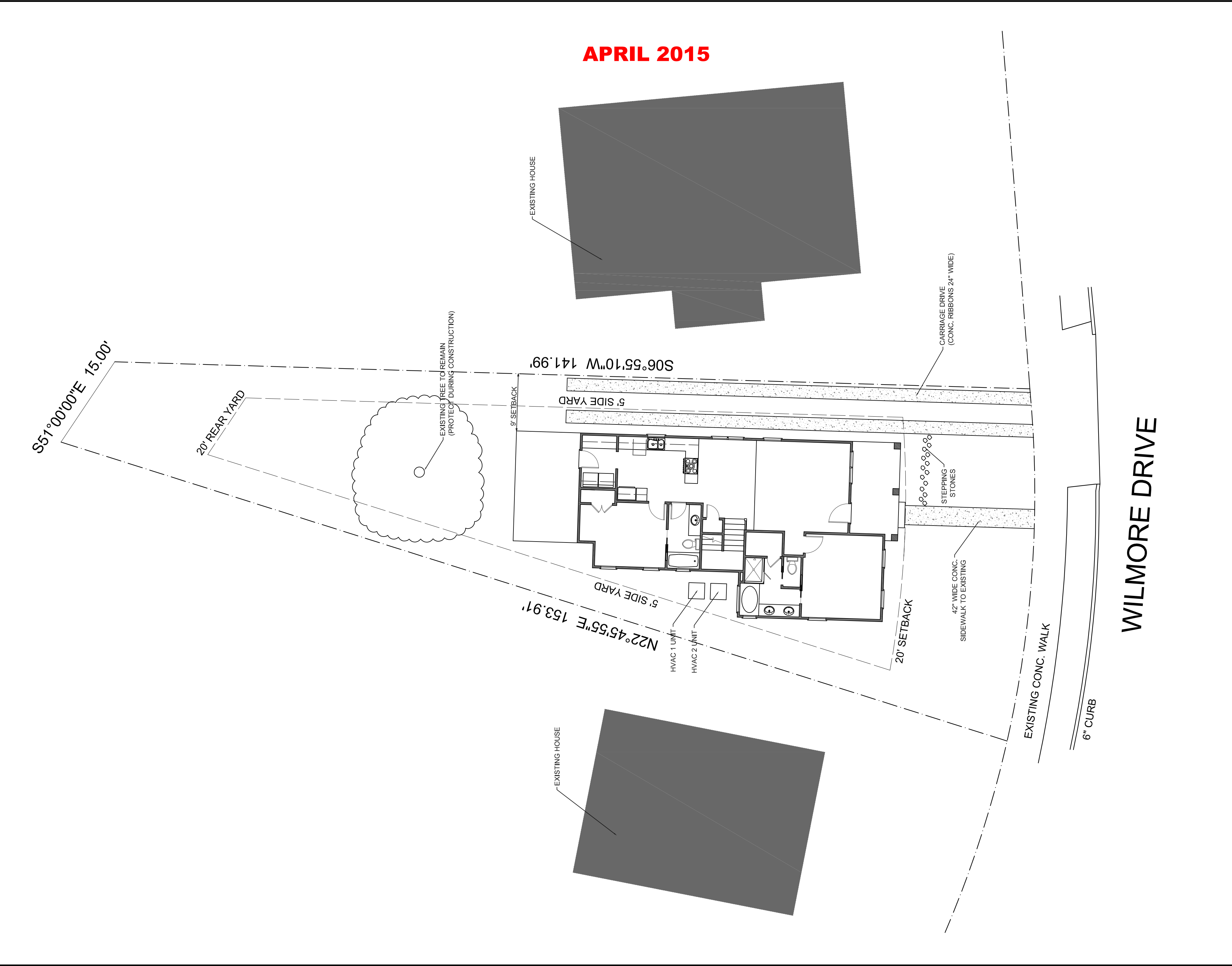
OF 1



2119 Wilmore Drive Existing



2119 Wilmore Drive Proposed



APRIL 2015

WILMORE DRIVE

Renovations and Additions at 2119 Wilmore Av. Charlotte, NC	SITE PLAN	Daedalus Properties Charlotte, NC 704-890-3907 Office 704-377-8412 fax
DATE: 3-29-15		
DRAWN BY: BILL ELMORE		
SHEET 1		

- 1 - SITE PLAN
- 2 - FOUNDATION PLAN
- 3 - FIRST FLOOR PLAN
- 4 - SECOND FLOOR PLAN
- 5 - FRONT AND LEFT ELEVATIONS
- 6 - REAR AND RIGHT ELEVATIONS
- S1 - FIRST FLOOR FRAMING PLAN
- S2 - SECOND FLOOR FRAMING PLAN
- S3 - CEILING FRAMING PLAN
- S4 - ROOF FRAMING PLAN
- S5 - DETAILS
- HS - HEIGHT SURVEY

-EXISTING HOUSE

24'-6" EXISTING SETBACK

CARRIAGE DRIVE
(CONC. RIBBONS 24" WIDE)

EDGE OF SIDEWALK

WILMORE DRIVE

20' SETBACK

EXISTING CONC. WALK

6" CURB

EXISTING HOUSE

25'-0" EXISTING SETBACK

S06°55'10"W 141.99'

5' SIDE YARD

5' SIDE YARD

HVAC 1 UNIT

HVAC 2 UNIT -

EXISTING TREE TO REMAIN
PROTECT DURING CONSTRUCTION)

AREAS:	HEATED	UN-HEATED*
FIRST FLOOR	1081 SQ. FT.	284 SQ. FT.
SECOND FLOOR	580 SQ. FT.	-
TOTALS	1661 SQ. FT.	284 SQ. FT.

* = PORCHES AND TERRACES

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 f

SITE PLAN

Renovations and Additions at
2119 Wilmore Av.
Charlotte, NC

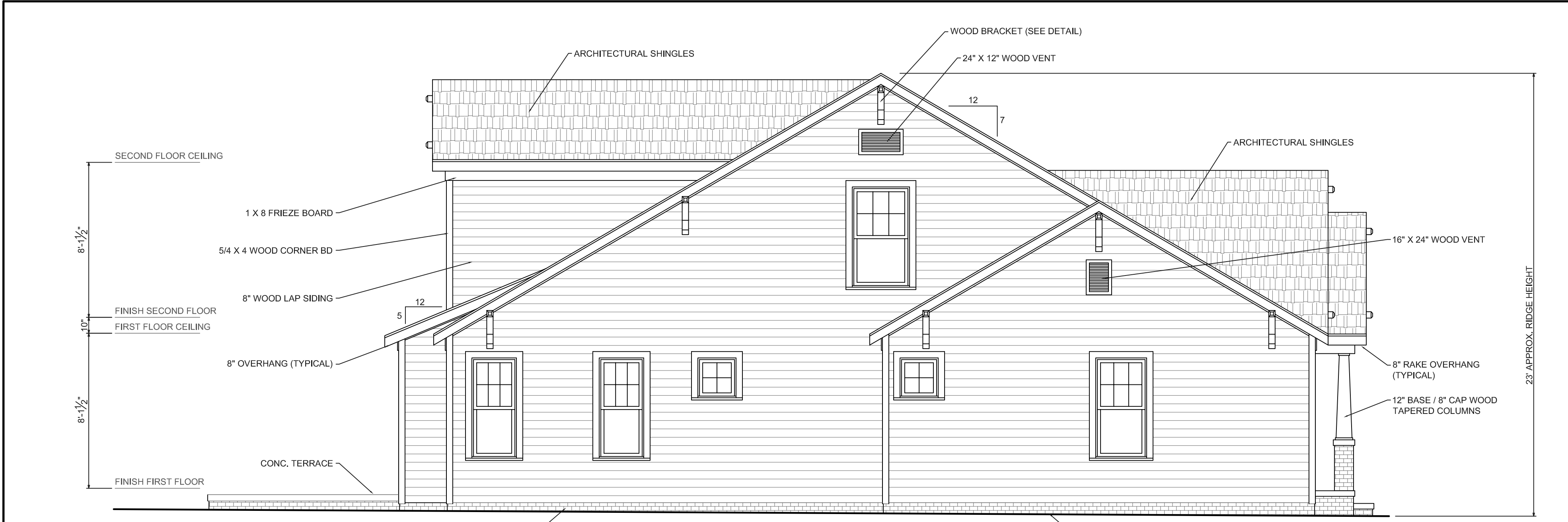
DATE: 3-29-15

DRAWN BY:
BILL ELMORE

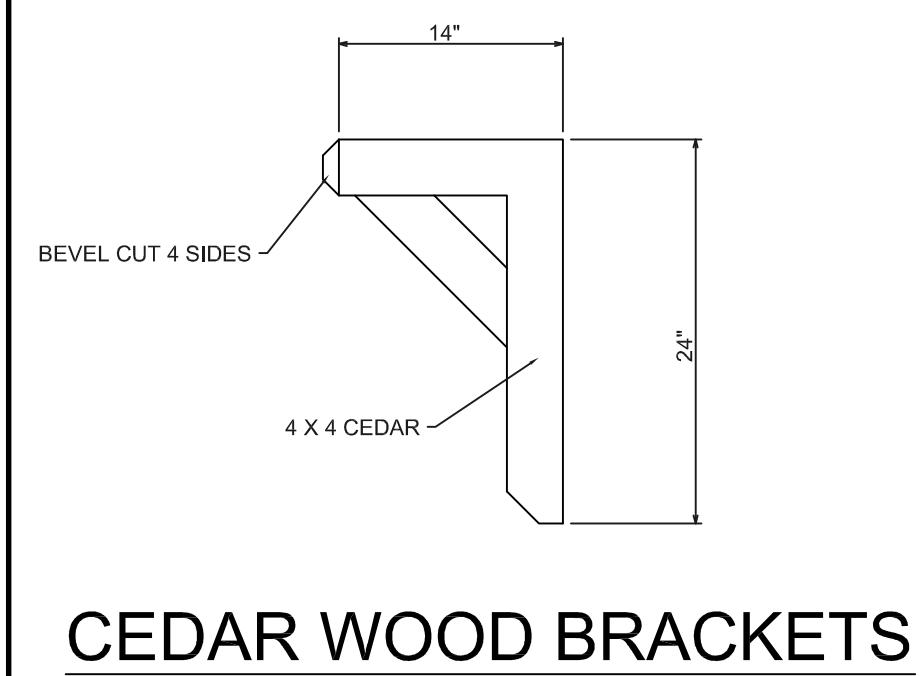
SHEET

1

OF 6



LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 fax

FRONT & LEFT SIDE ELEVATIONS

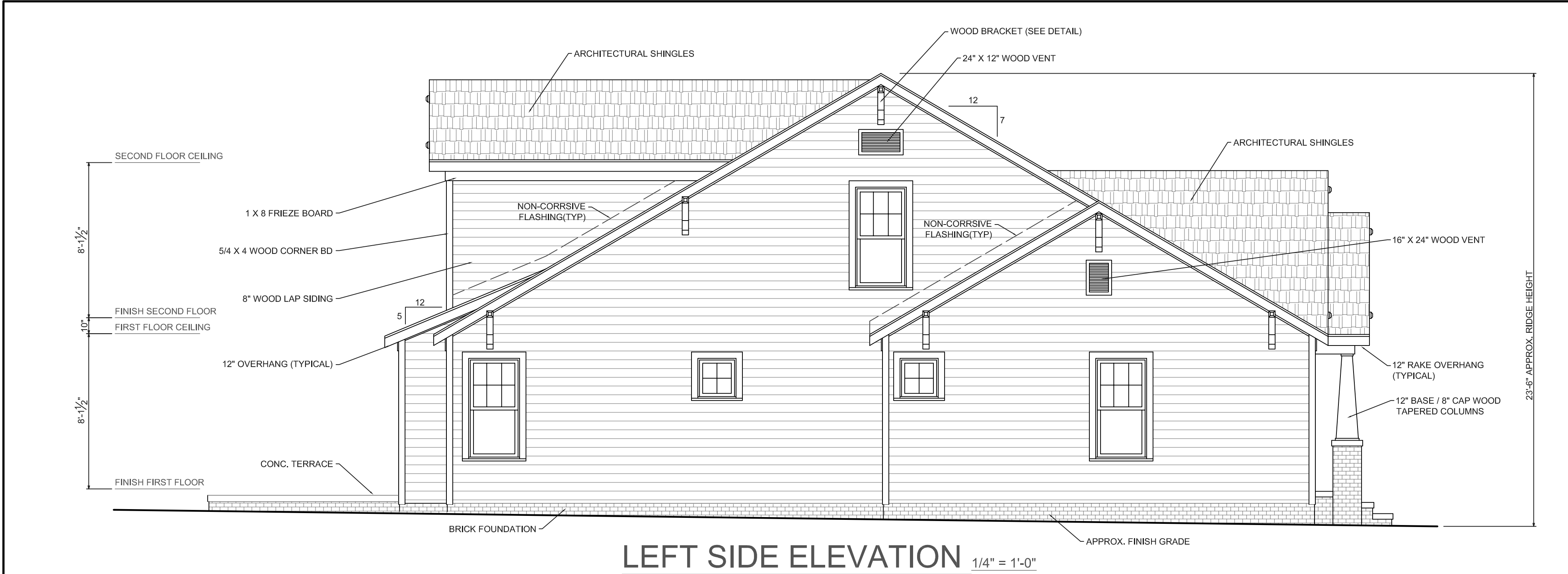
Renovations and Additions at
2119 Wilmore Av.
Charlotte, NC

DATE :
3-29-15

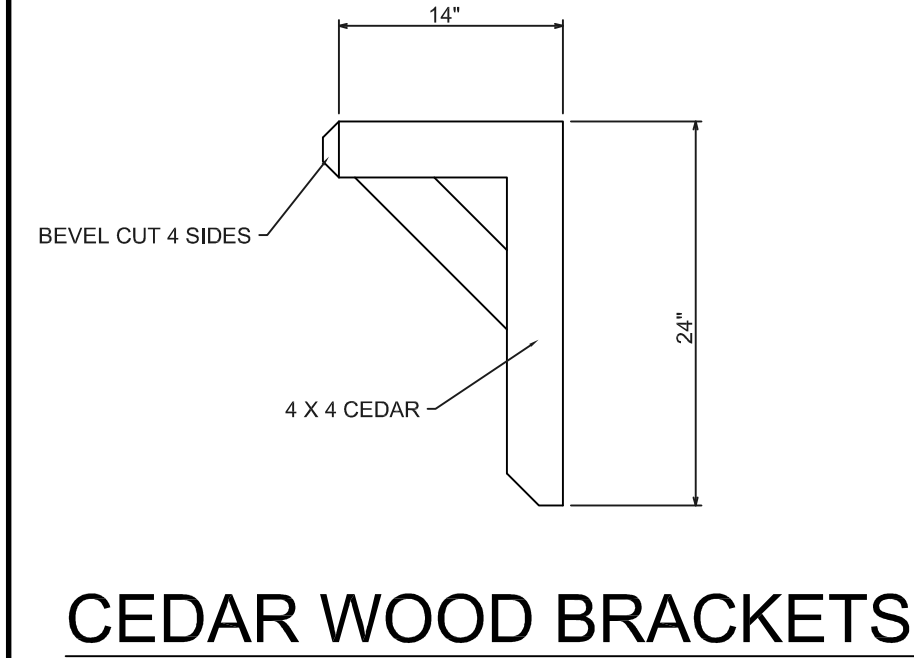
DRAWN BY :
BILL ELMORE

SHEET

5



LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



CEDAR WOOD BRACKETS



FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$

Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 fax

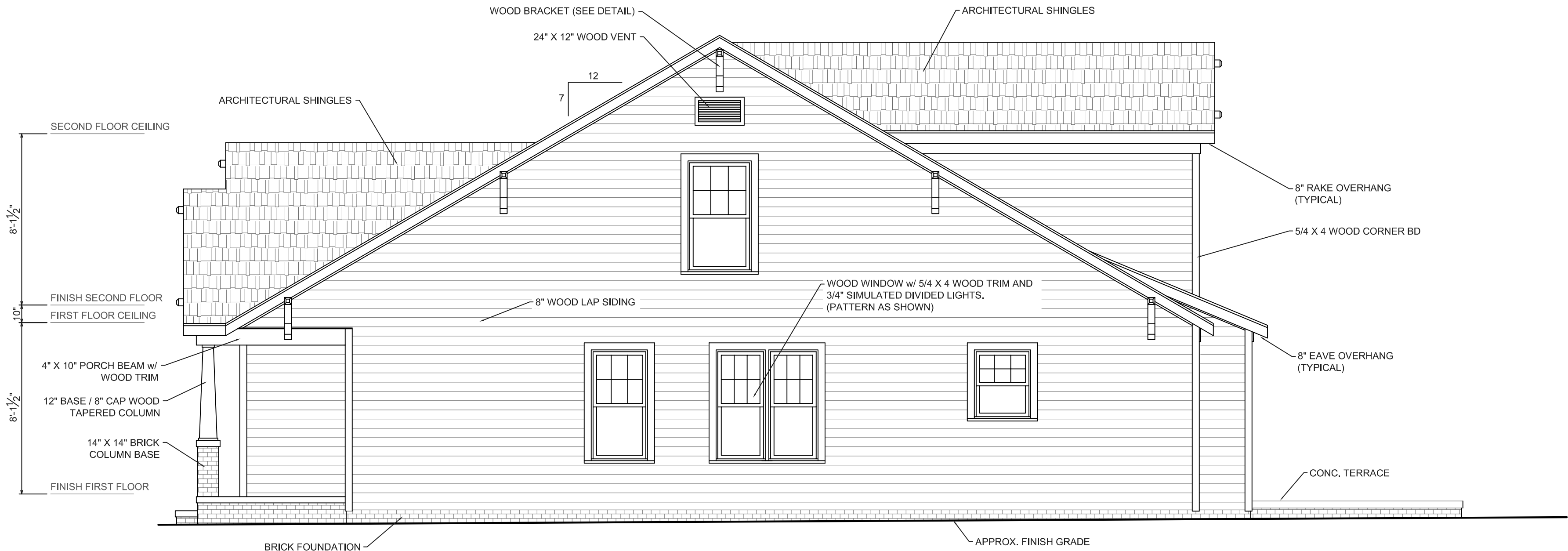
FRONT & LEFT SIDE ELEVATIONS

Renovations and Additions at
2119 Wilmore Av.
Charlotte, NC

DATE :
3-29-15

DRAWN BY :
BILL ELMORE

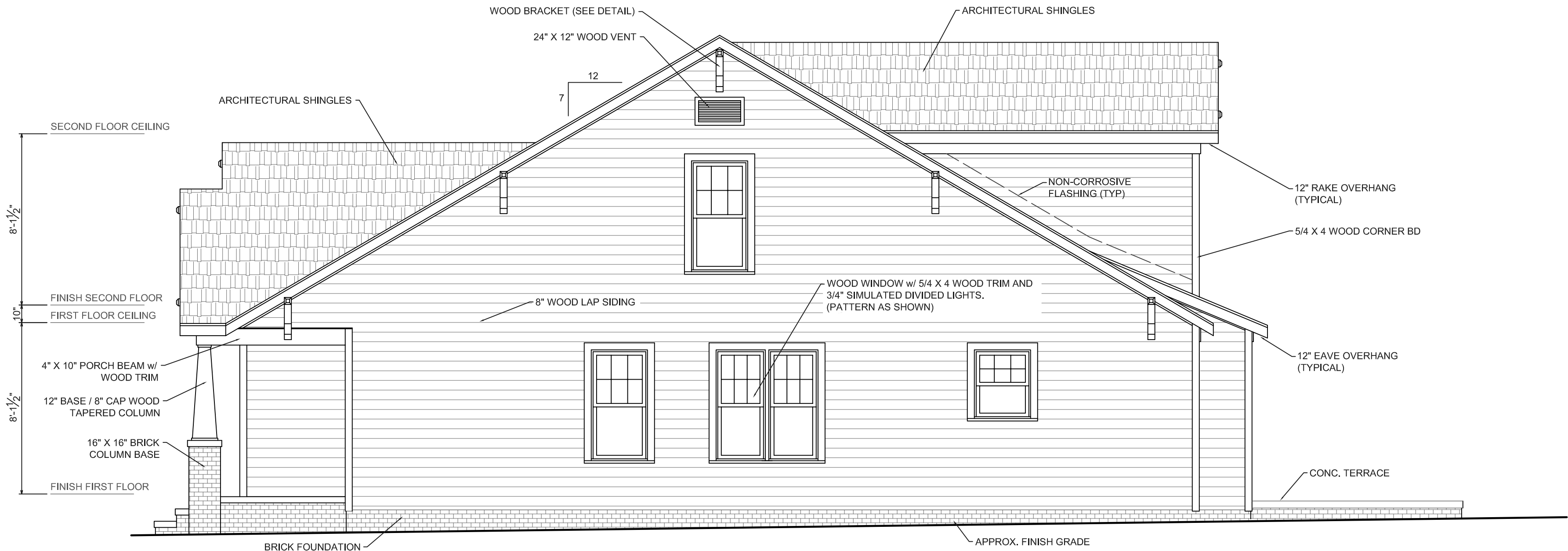
SHEET
5
OF 6



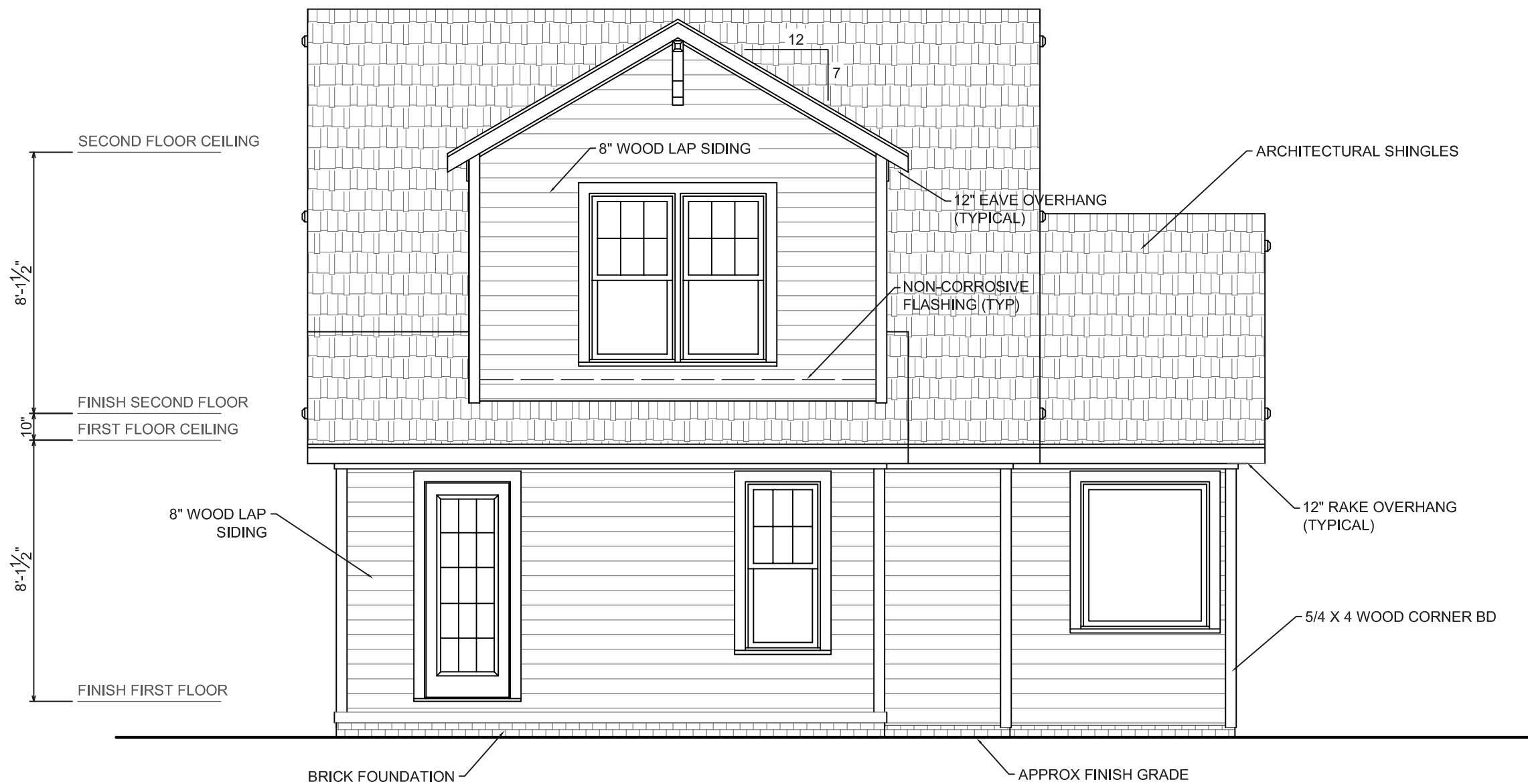
RIGHT SIDE ELEVATION 1/4" = 1'-0"



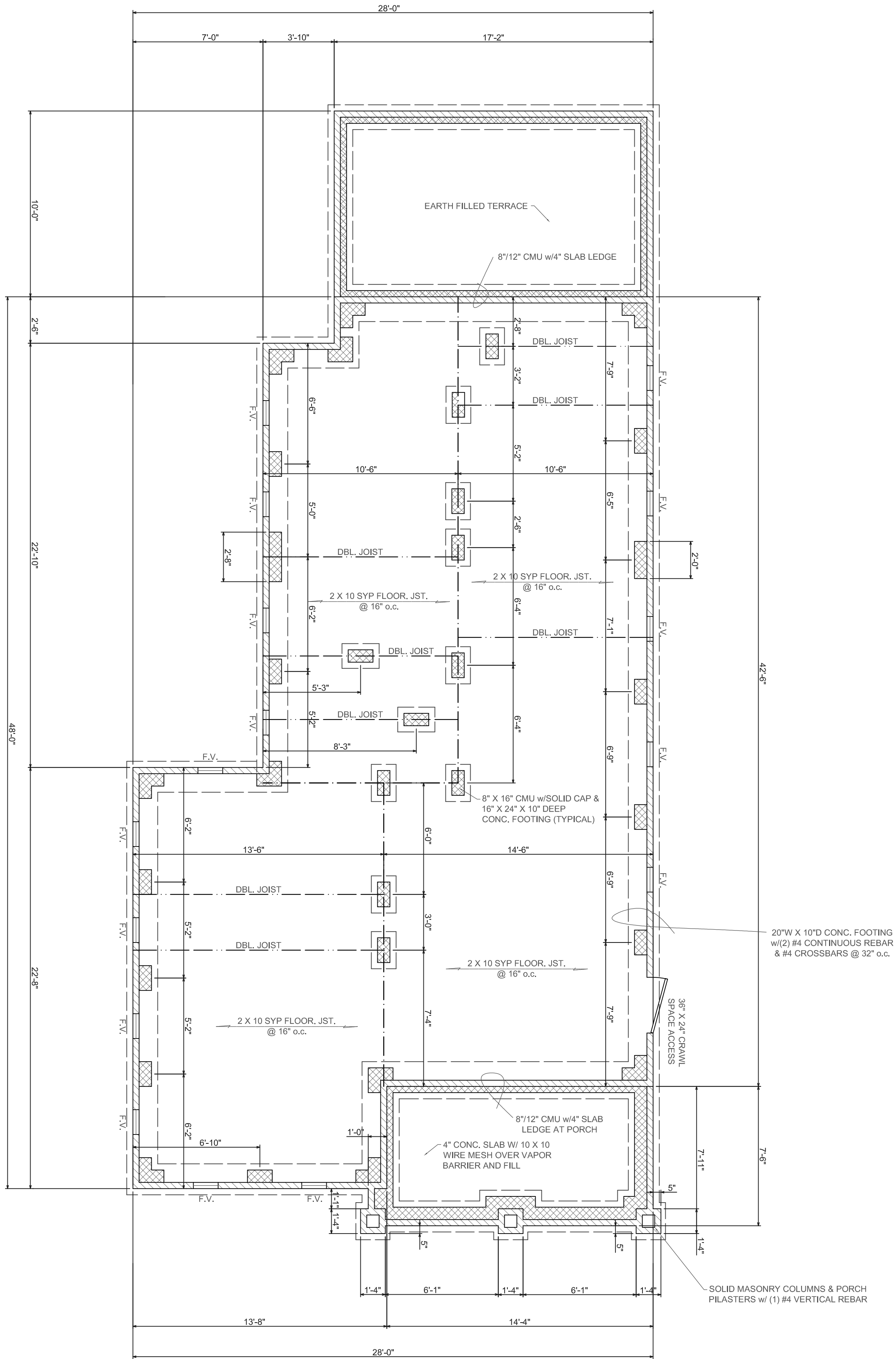
REAR ELEVATION 1/4" = 1'-0"



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



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



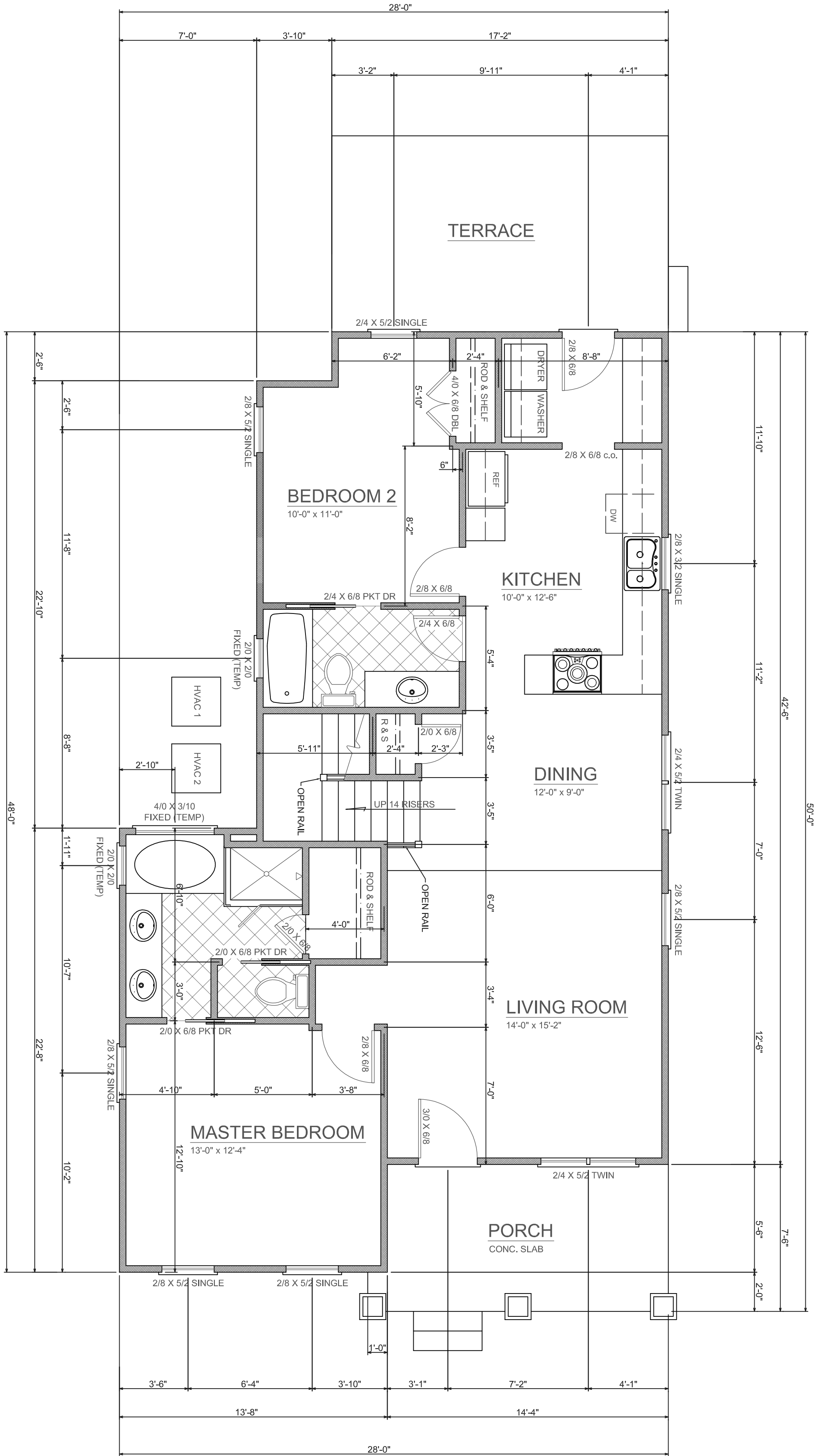
NOTES:

- * CRAWL SPACE SOIL TO BE TREATED FOR TERMITE PROTECTION
- * 6 MIL POLY VAPOR BARRIER, 100% COVERAGE

FOUNDATION PLAN 1/4" = 1'-0"

CRAWL SPACE VENTILATION (PER 2012 NCRBC SECTION R408)
AREA = 1100sf VENTILATION REQUIRED: 1100/150 = 7.33sf
7.33sf = 1056si
8 X 16 INCH FOUNDATION VENTS = 128si => NET FREE AREA = 96si
FOUNDATION VENTS (PER 2012 NCRBC SECTION R408.1.2)
1056si / 96si = 11 VENTS REQUIRED

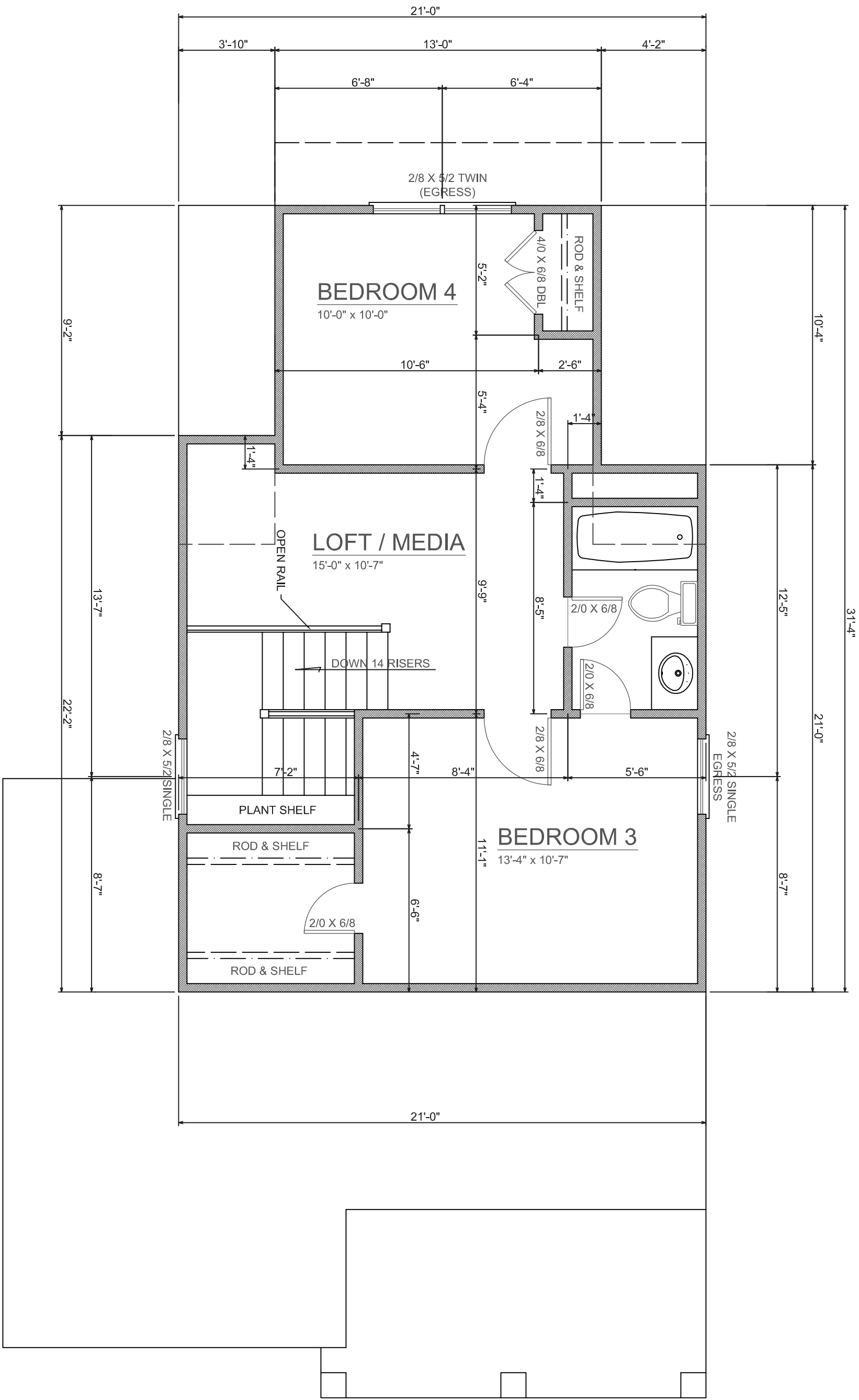
2 OF 6	SHEET DRAWN BY: BILL ELMORE	DATE: 3-29-15	Renovations and Additions at 2119 Wilmore Av. Charlotte, NC	FOUNDATION PLAN	Daedalus Properties Charlotte, NC 704-890-3907 Office 704-377-8412 fax
-----------	-----------------------------------	------------------	---	-----------------	--



FIRST FLOOR PLAN 1/4" = 1'-0"

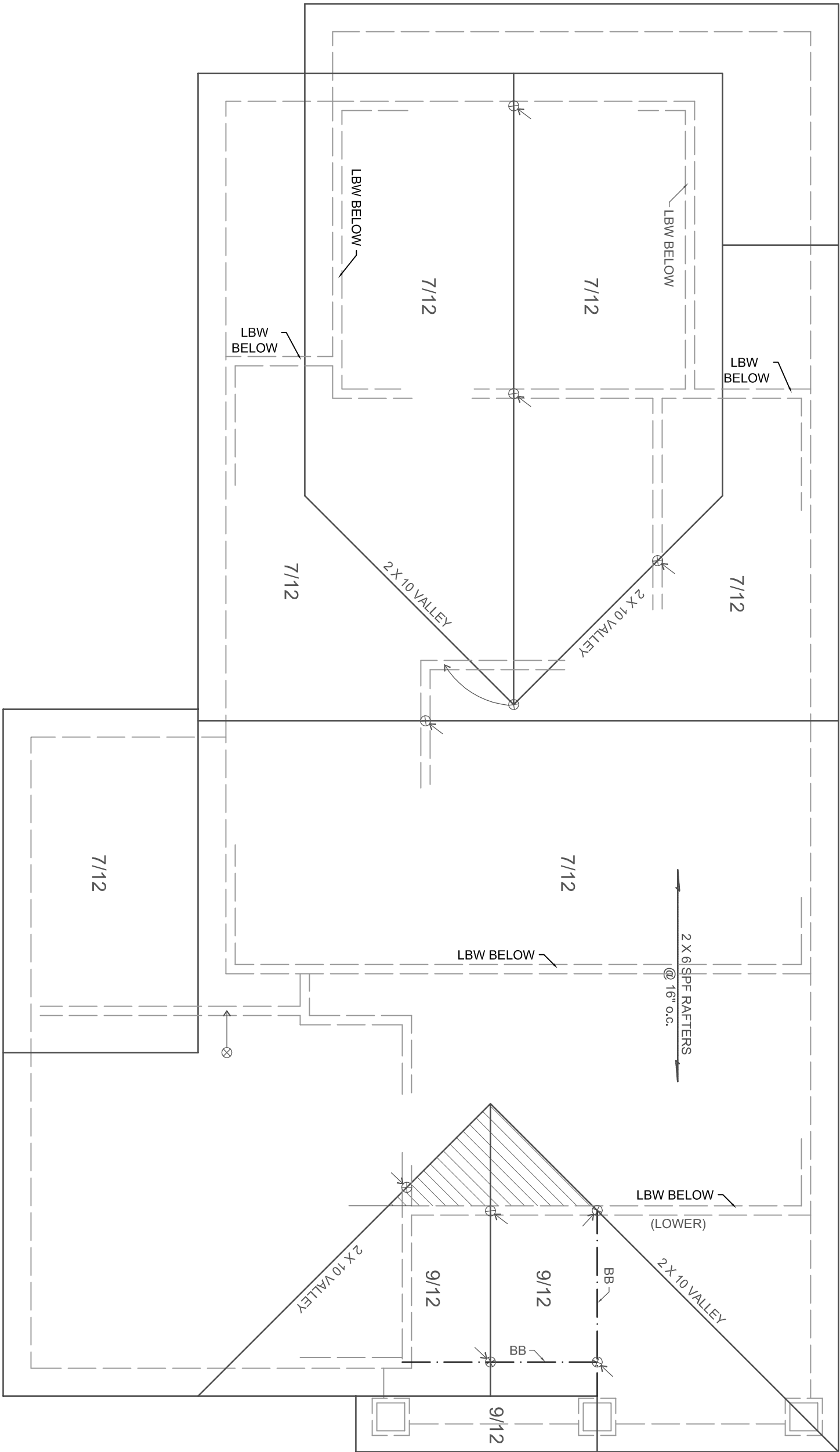
1081 HEATED SQUARE FEET

3 OF 6	SHEET DRAWN BY: BILL ELMORE	DATE: 3-29-15	Renovations and Additions at 2119 Wilmore Av. Charlotte, NC	PROPOSED FIRST FLOOR PLAN	Daedalus Properties Charlotte, NC 704-890-3907 Office 704-377-8412 fax
-----------	-----------------------------------	------------------	---	---------------------------	--



SECOND FLOOR PLAN 1/4" = 1'-0"
580 HEATED SQUARE FEET

TYPICAL ROOF FRAMING (U.N.O.)
*2 X 6 SPF RAFTERS @ 16" o.c.
*1/2" O.S.B. SHEATHING
*2 X 10 RIDGE U.N.O.
*2 X 4 CROSS-TIES (WIND COLLARS) @ 48" o.c. MAX.
*ALL BRACES (2) 2 X 6 T-POST IN ATTIC
*MAX UNSUPPORTED BRACE LENGTH 12 FT.
ADD LATERAL BRACING TO REDUCE EFFECTIVE LENGTHS



ROOF FRAME PLAN
1/4" = 1'-0"

- NOTES / LEGEND:
- BB BEAM / HEADER BELOW
 - ⊗ ROOF FRAME BRACE LOCATION (SPECIFIC)
 - ⊗→ ROOF FRAME BRACE EXTENDED TO BEARING POINT
 - ⊗→ VERTICAL / NEAR VERTICAL ROOF BRACE
 - ▽ BEAM OR HEADER TAG NUMBER
 - OVERBUILT ROOF AREA
 - * 2 X 8 VALLEY PLATE
 - * RIDGE PER PLAN

Daedalus Properties
Charlotte, NC
704-890-3907 Office 704-377-8412 fax

ROOF PLAN

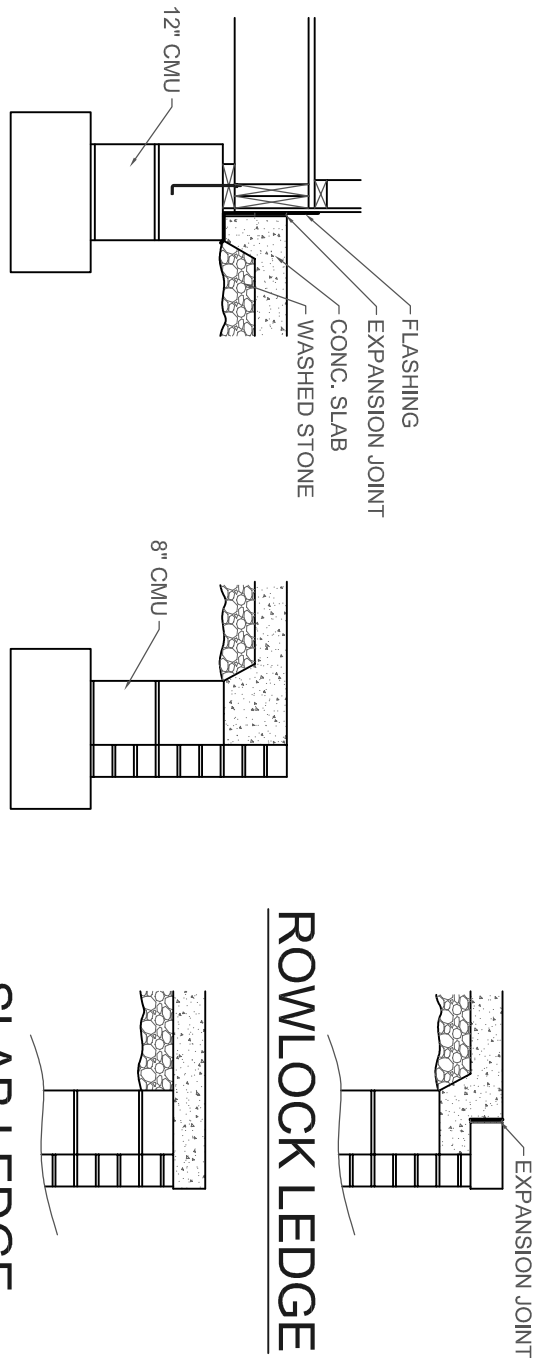
Renovations and Additions at
716 W. Kingston Av.
Charlotte, NC

DATE :
2-16-15

DRAWN BY :

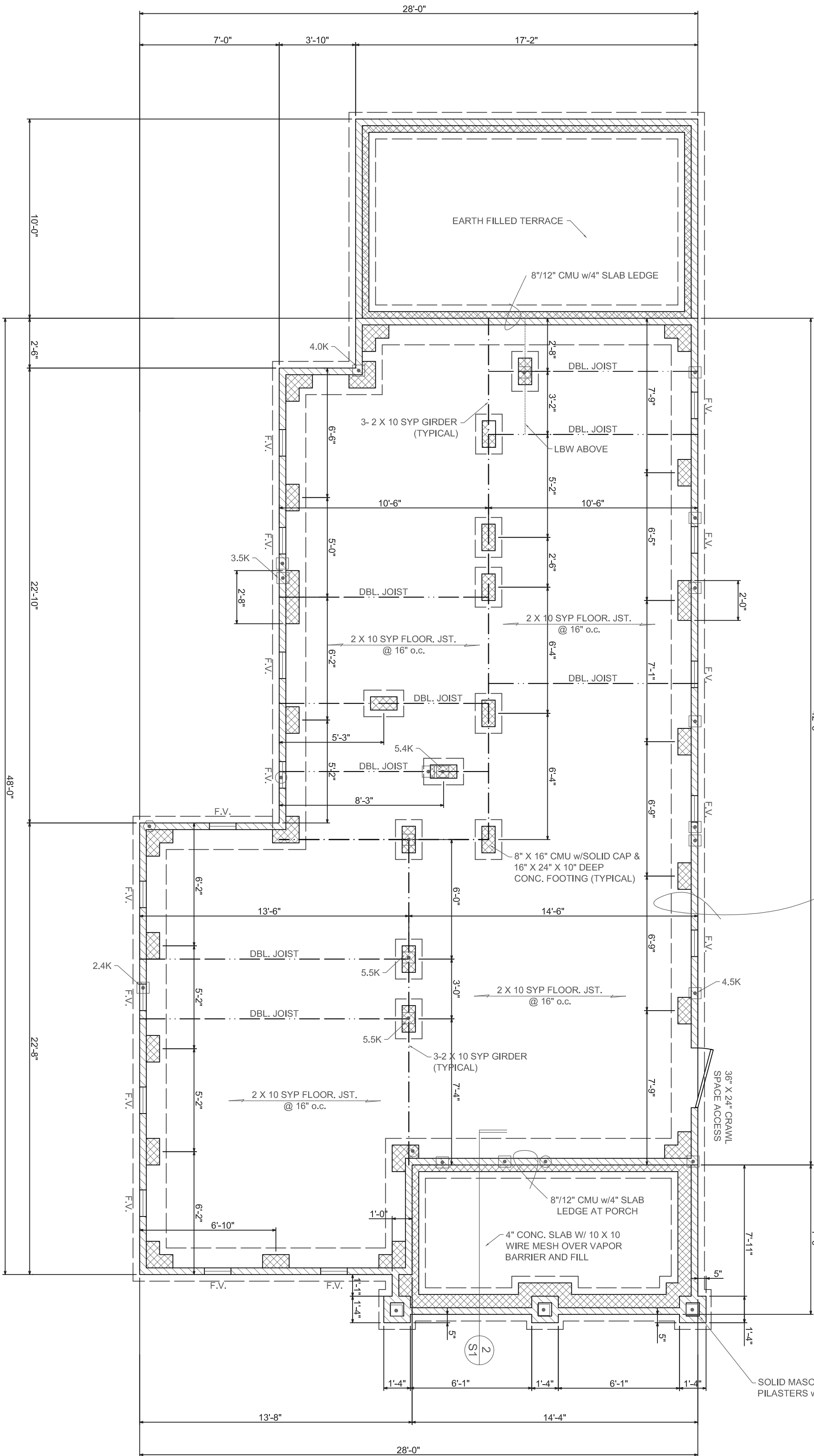
BILL ELMORE

SHEET



SECTION: PORCH / TERRACE FOUNDATION

2
S1



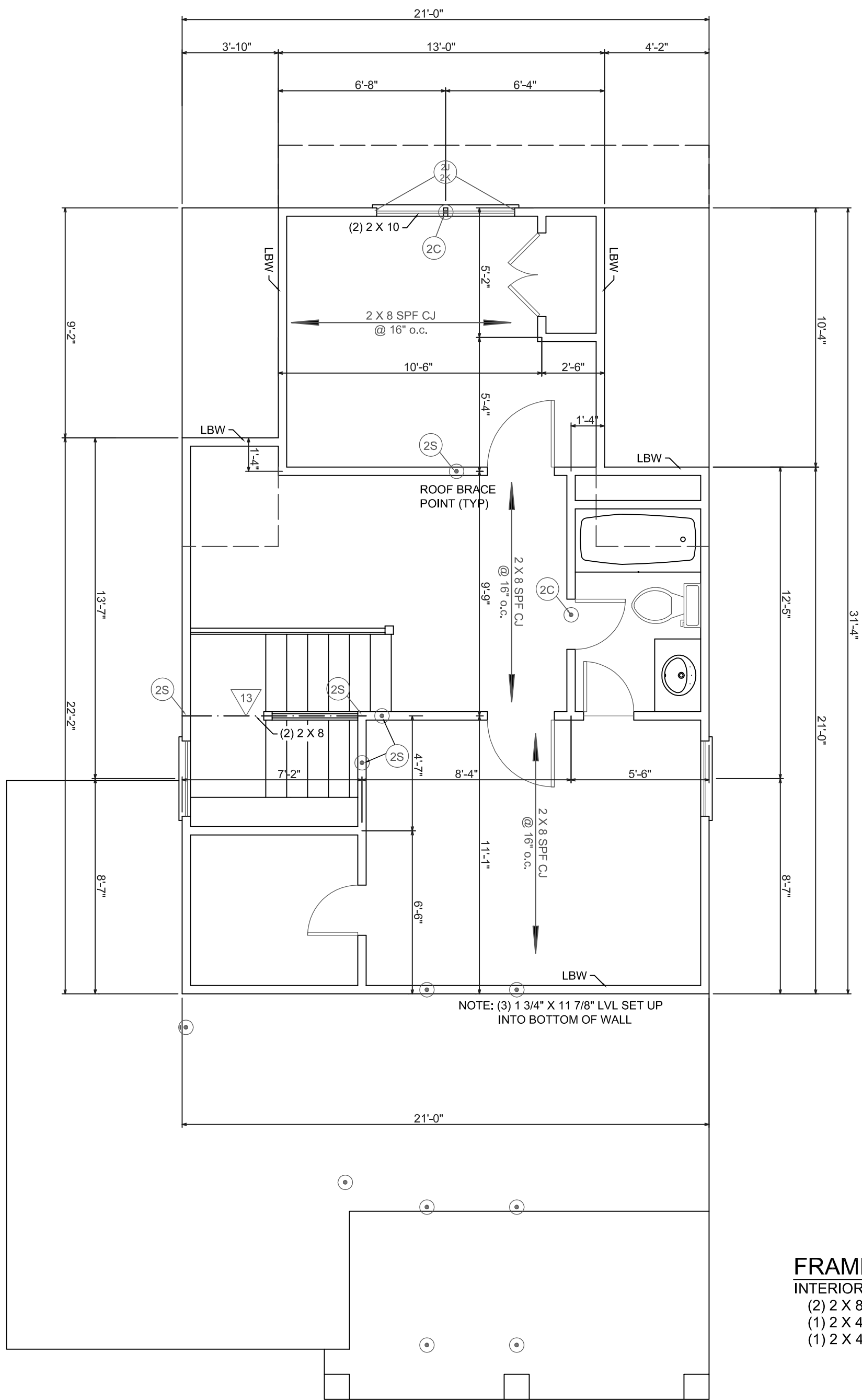
NOTES:

- * CRAWL SPACE SOIL TO BE TREATED FOR TERMITE PROTECTION
- * 6 MIL POLY VAPOR BARRIER, 100% COVERAGE

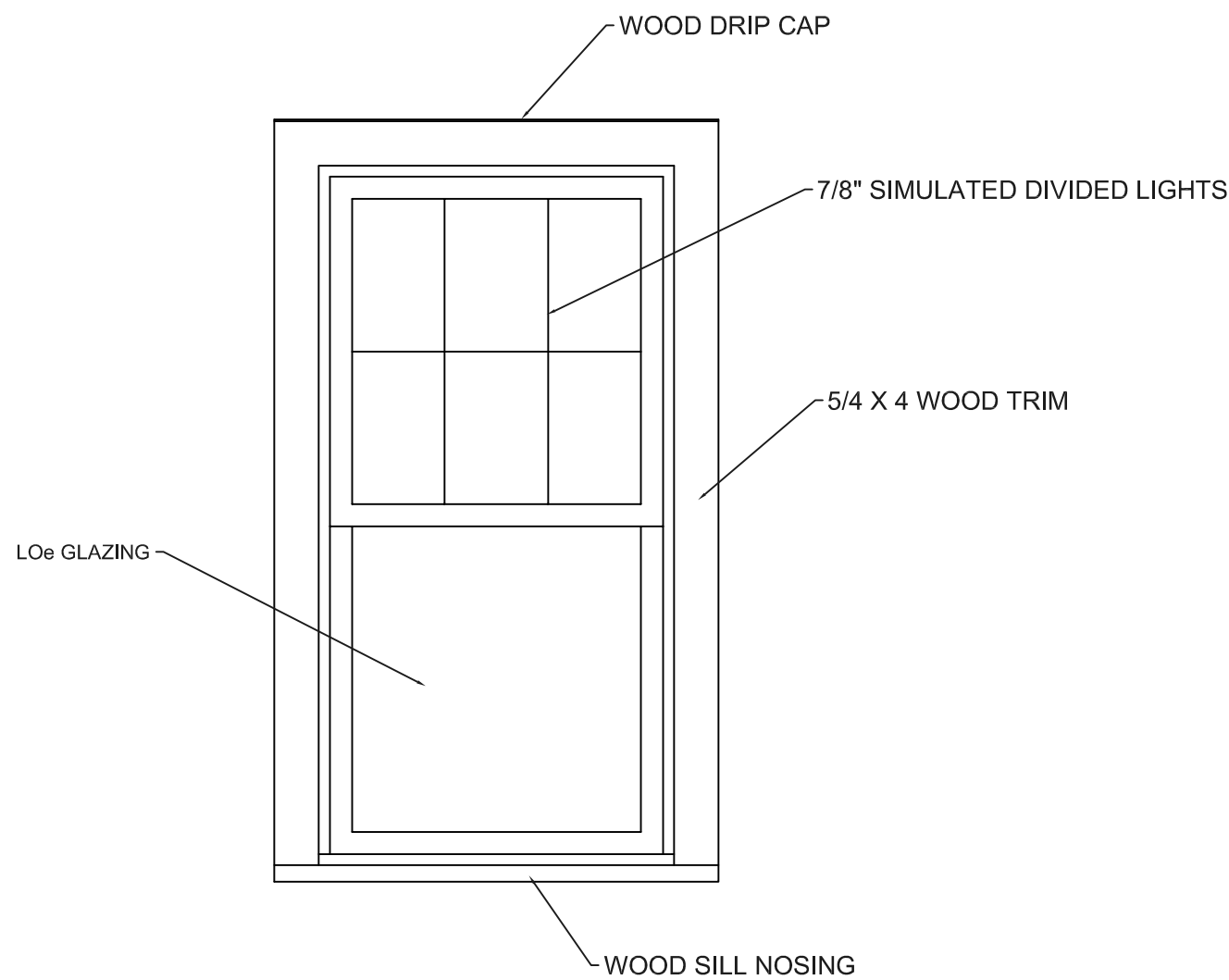
FOUNDATION PLAN $\frac{1}{4}'' = 1'-0''$
FIRST FLOOR FRAMING

CRAWL SPACE VENTILATION (PER 2012 NCRBC SECTION R408)
AREA = 1100sf VENTILATION REQUIRED: $1100/150 = 7.33sf$
 $7.33sf = 1056si$
 8×16 INCH FOUNDATION VENTS = 128si \Rightarrow NET FREE AREA = 96si
FOUNDATION VENTS (PER 2012 NCRBC SECTION R408.1.2)
 $1056si / 96si = 11$ VENTS REQUIRED

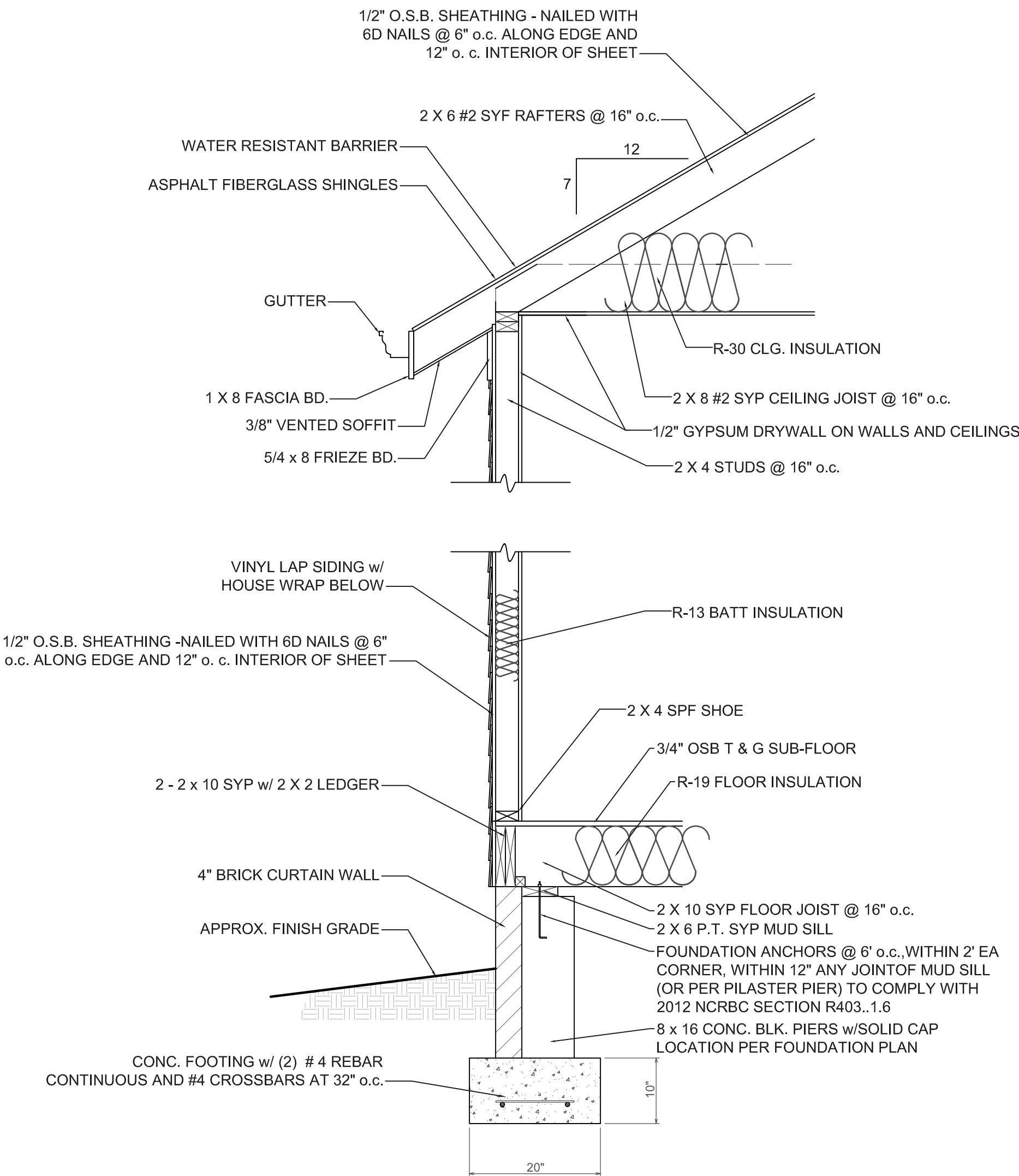
SHEET S1 OF 5	DRAWN BY: BILL ELMORE	DATE: 3-29-15	Renovations and Additions at 2119 Wilmore Av. Charlotte, NC	FIRST FLOOR FRAMING	Daedalus Properties Charlotte, NC 704-890-3907 Office 704-377-8412 fax
---------------------	--------------------------	------------------	---	---------------------	--



SECOND FLOOR WALLS / CEILING FRAMING 1/4" = 1'-0"



TYPICAL WINDOW TRIM



TYPICAL WALL SECTION




11907519 001



Hide imagery



Hide imagery 



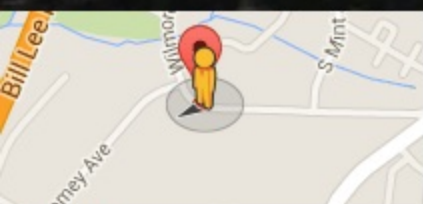
[Back to Map](#)



Google

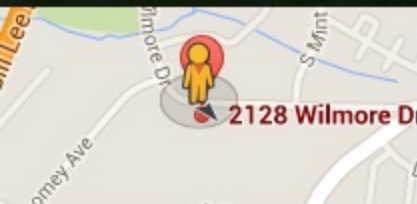


Hide imagery



Google

Back to Map



Hide imagery