

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 441 West Boulevard

SUMMARY OF REQUEST: Dormer Addition

APPLICANT: Jacqueline Phielmon

Details of Proposed Request

Existing Conditions

The existing structure is a one story cottage style home constructed in 1940. The gabled front porch is offset to the left side.

Proposal

The proposal is a dormer addition on the right side of the front elevation and centered above the first level window. Details include wood siding and trim to match existing and a wood window.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

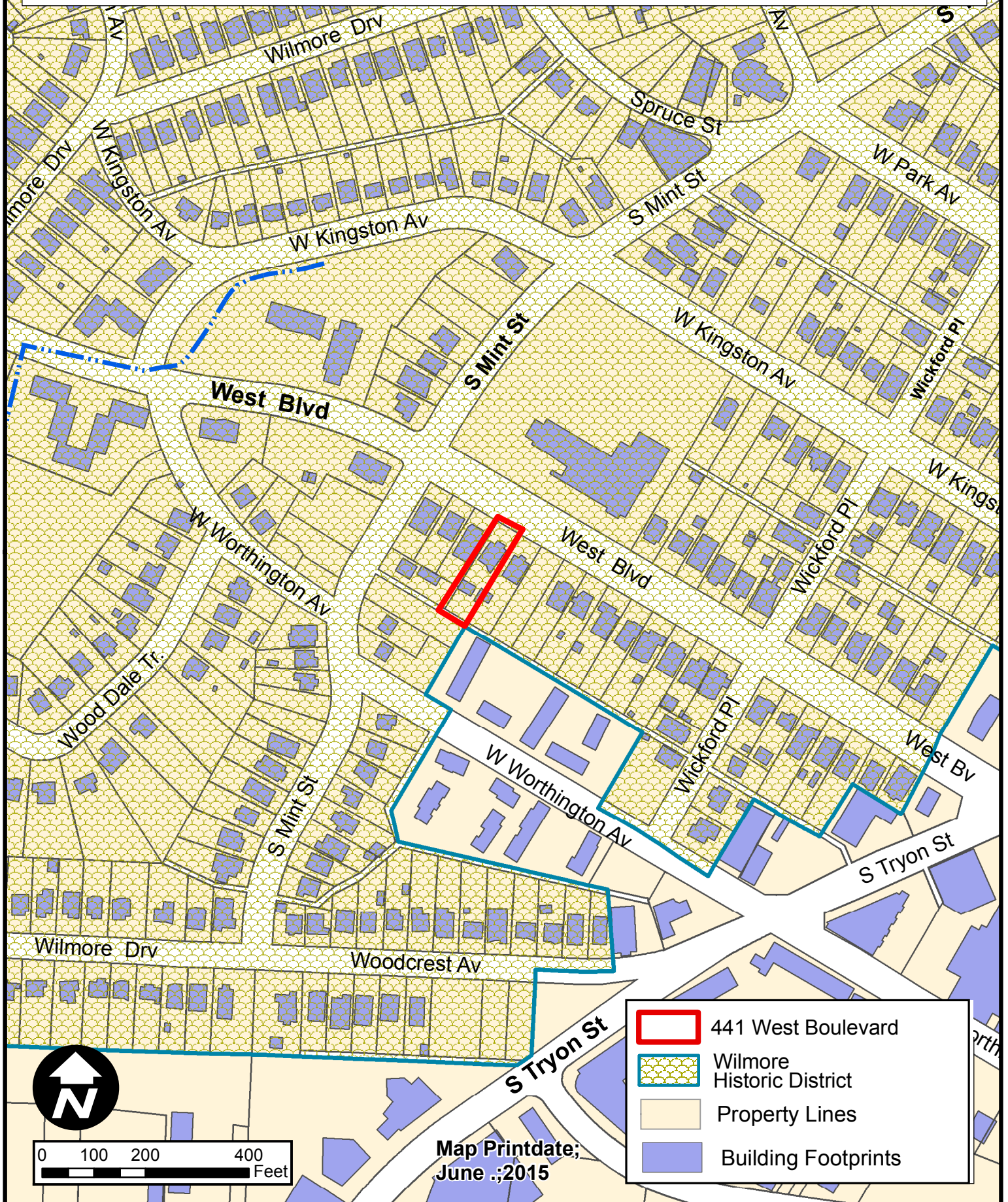
Staff Analysis

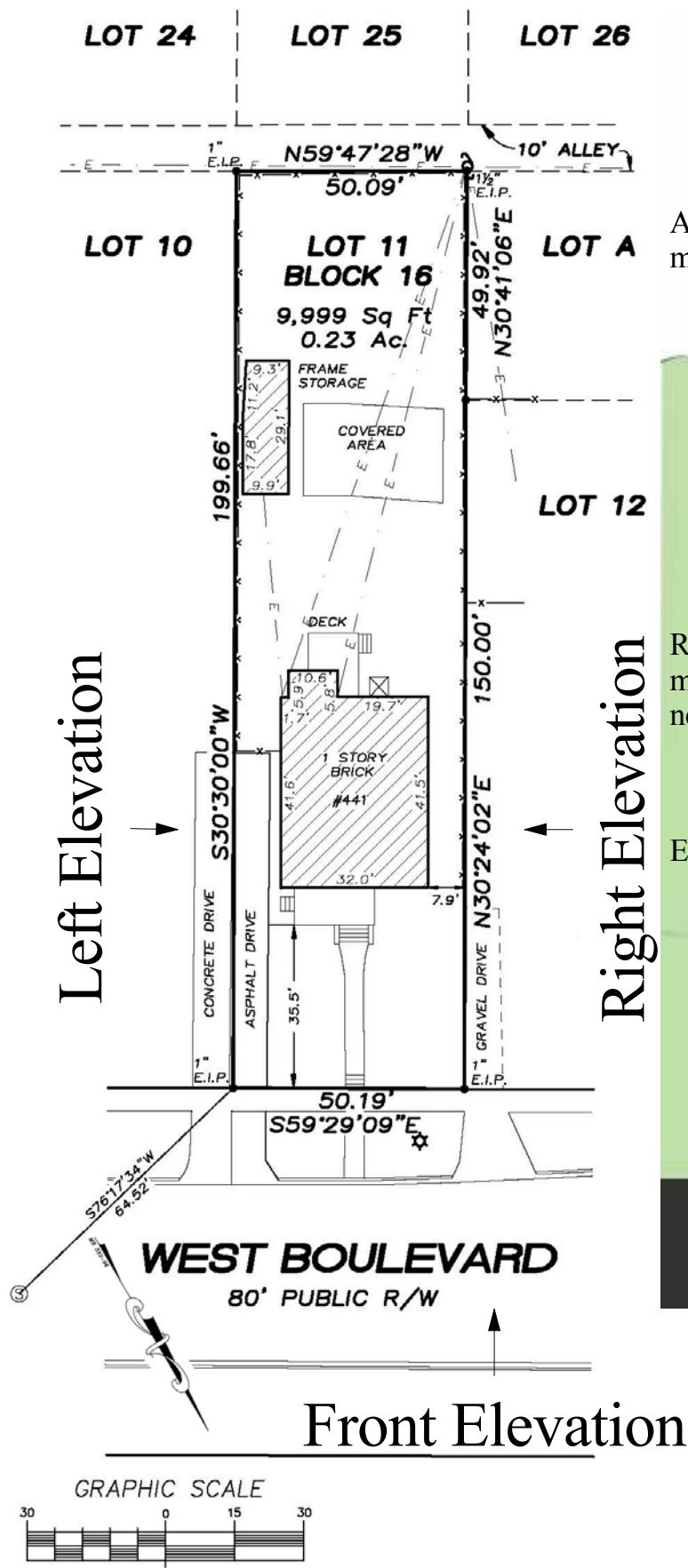
The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.



Charlotte Historic District Commission - Case 2015-139

Historic District; Wilmore





Ashpalt shingle roof to match existing

Repair existing wood material where needed and paint.

Existing Brick

New dormer See following sheets for details

Refinish existing shutters



Proposed Front Elevation

WL Simmons,
ARCHITECT

2315 W. Arbors Drive, Ste. 125
Charlotte, NC 28269
980-209-9545
www.simmonsarchitecture.com

Renovations to an historic residence for:

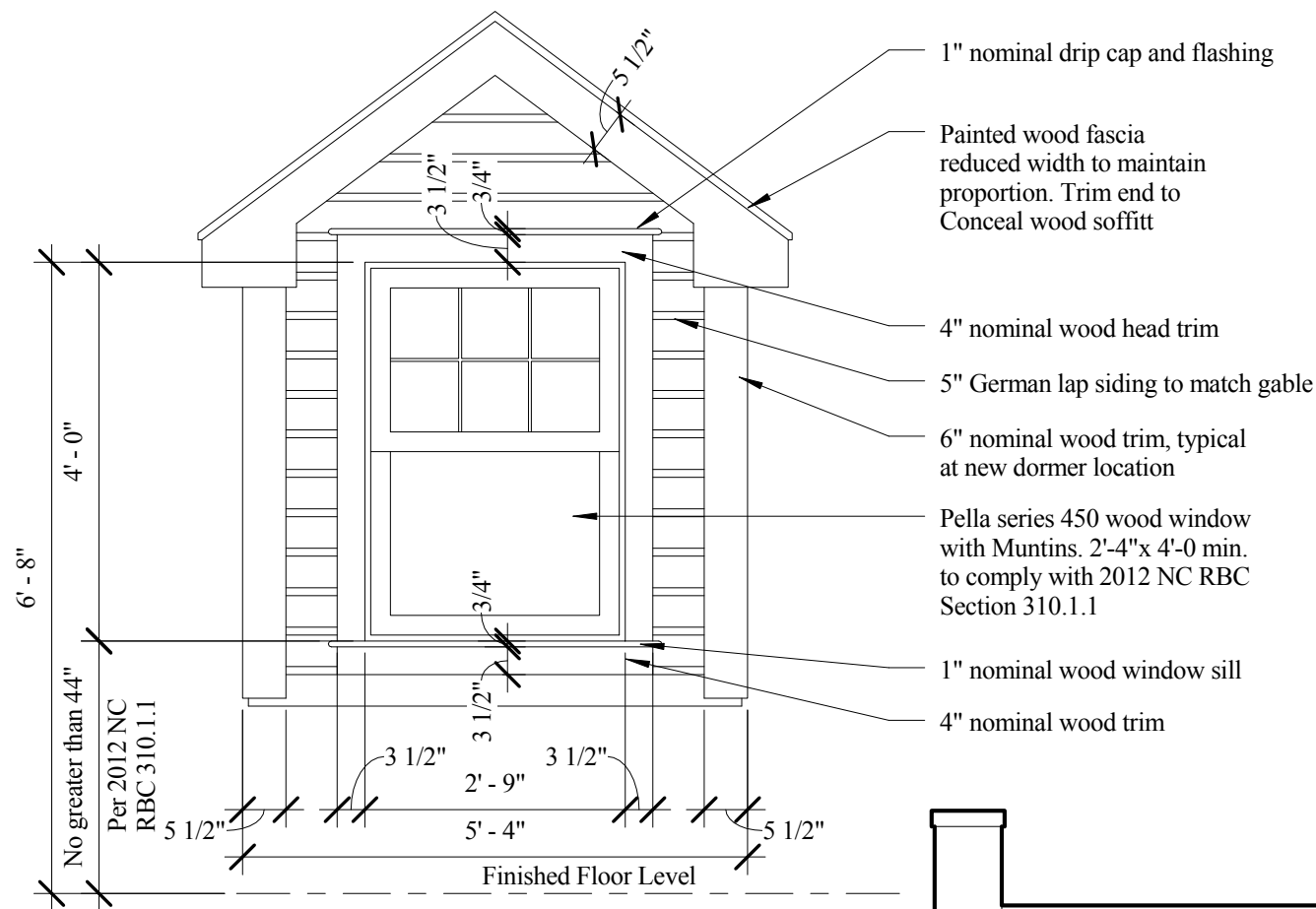
Charlotte Premiere Properties, LLC

441 West Boulevard

Proposed West Blvd
Elevation

HDC 01

Scale:



② Dormer Details
1/2" = 1'-0"

Existing wood german lap siding

Remove existing aluminum and vinyl cladding. Repair existing wood material where needed and paint.



① Proposed Front Elevation
1/4" = 1'-0"

Renovations to an historic residence for:

Charlotte Premiere Properties, LLC

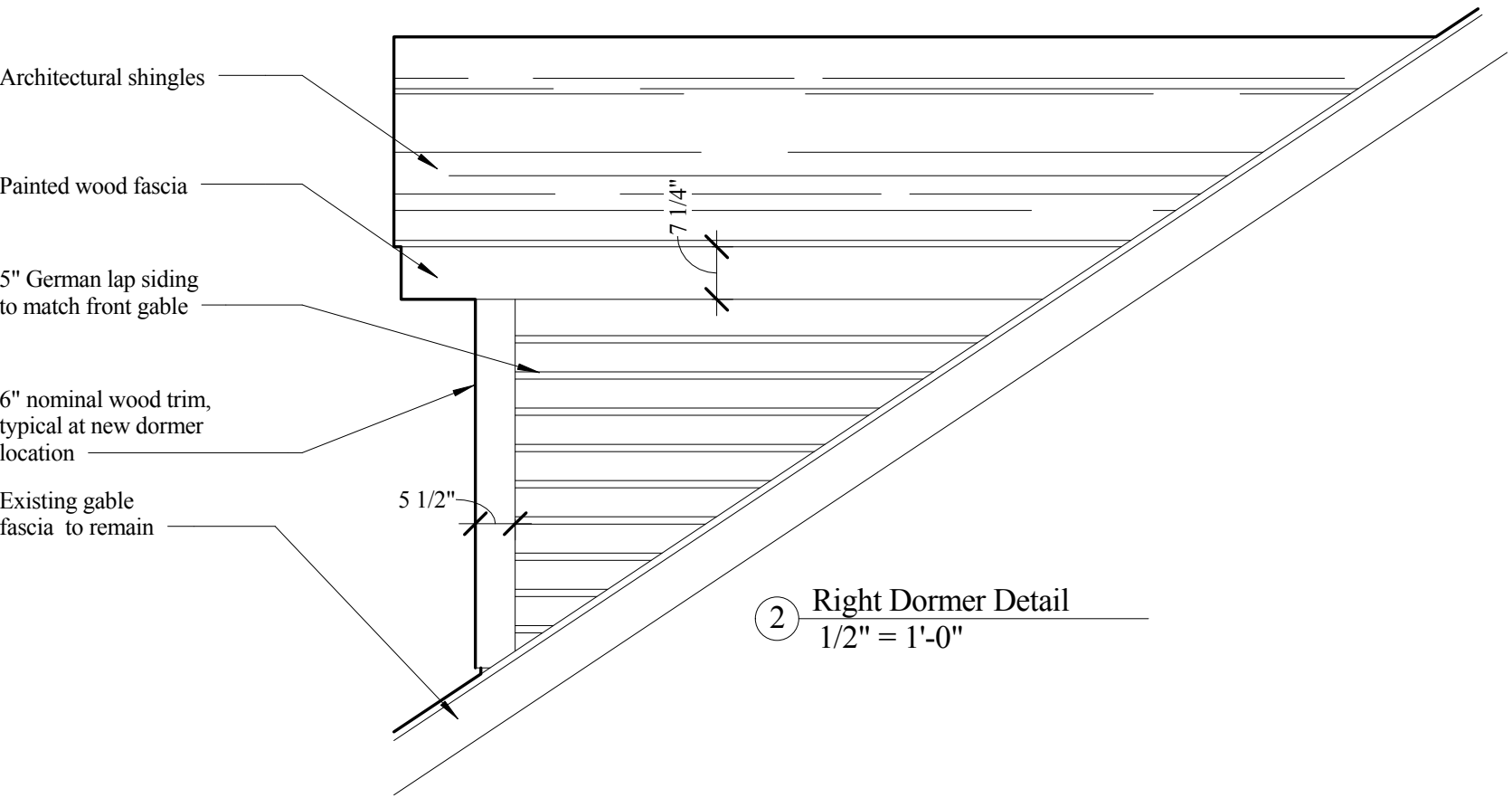
441 West Boulevard

Front Elevation

HDC 2

Scale: As indicated

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ARCHITECT
2315 W. Arbors Drive, Ste. 125
Charlotte, NC 28269
980-209-9545
www.simmonsarchitecture.com



2 Right Dormer Detail
1/2" = 1'-0"



1 Proposed Right Elevation
3/16" = 1'-0"

Renovations to an historic residence for:

Charlotte Premiere Properties, LLC

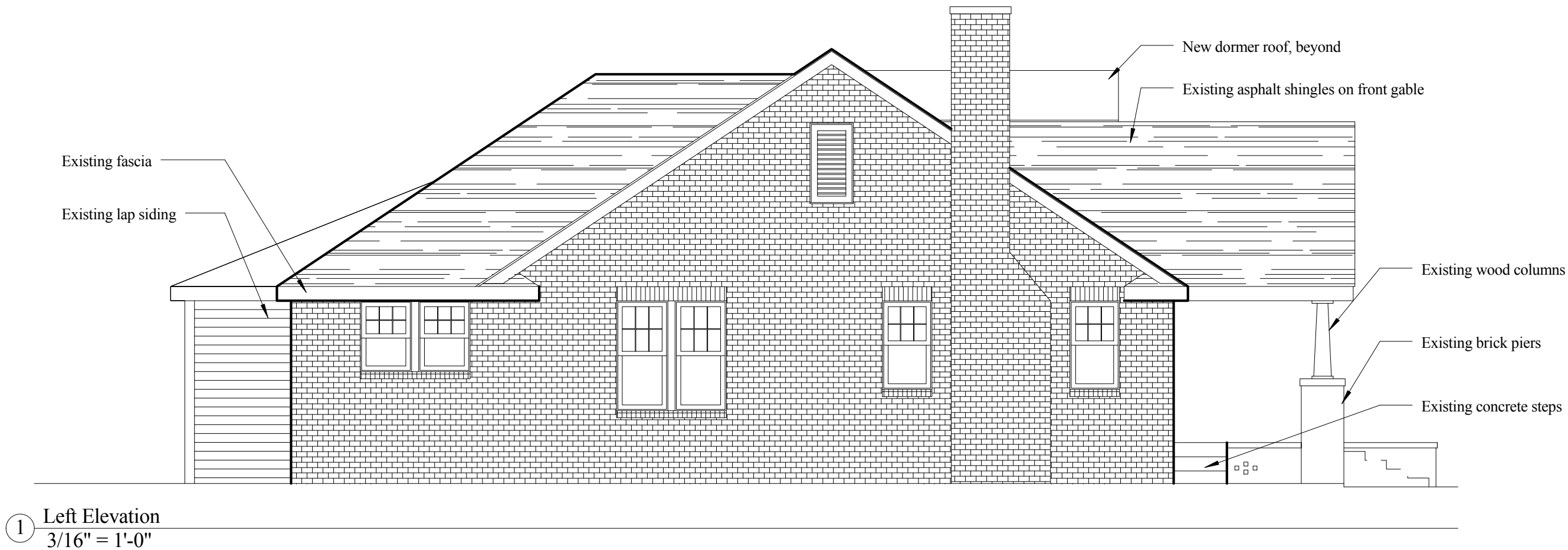
441 West Boulevard

Right Elevation

HDC 3

Scale: As indicated

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① Left Elevation
3/16" = 1'-0"

Renovations to an historic residence for:

Charlotte Premiere Properties, LLC

441 West Boulevard

Left Elevation

HDC 4

Scale: 3/16" = 1'-0"

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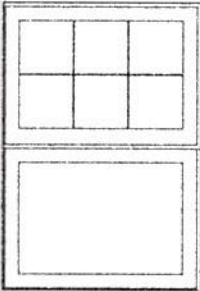


Date: 07/01/2015

LOWE'S HOME CENTERS, LLC #1060
8192 SOUTH TRYON STREET
CHARLOTTE, NC 28273-3325
USA
(704) 504-1147



Project #: 446170901 Description: sos windows
Customer Name: JACKIE PHILEMON
Customer Phone: (704) 564-9458
Customer Address: 441 WEST BLVD
CHARLOTTE, NC 28203
USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Pella Windows & Patio Doors			
Single Unit	<div><div></div><div><p>Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Basement Opening Type: Rough Actual Frame Size Width: 32 1/4-in Actual Frame Size Height: 47 1/4-in Fits Opening Width: 33-in Fits Opening Height: 48-in Exterior Color: White Exterior Paint Grade: Standard EnduraClad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Prefinished White Sash Lock: Standard Sash Lifts: No Hardware Finish: White Glazing: Advanced Low E Glass Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Even Grid Type: Simulated-Divided-Light Grilles</p></div></div>			
		\$475.48	1	\$475.48

Interior Grid Color: Prefinished White
Exterior Grid Color: White
Grid Style: Traditional
Grid Location: Top Sash Only
Lite Pattern: 3W2H
Fiberglass Insect Screen: No Screen
Attachment Method: Nail Fin
Attachment Method Application: Factory Applied
Actual Wall Depth: 4 9/16-in
Wall Depth Application: Factory Applied
Series: 450 ProLine
Will This Product Be Installed By Lowe's (R)?: Not Installed
By Lowe's (R)
Is This A Remake?: No
Lead Time: 26
Item Number: 197887

***This price reflects a 15% Off Promotion on SOS Pella (R)
Windows & Patio Doors - 07/01/15 to 07/16/15***

This quote is good 07/01/15 to 07/16/15.

Project Total: \$475.48

Salesperson: OTIS JOHNSON (S1060OJ1)

Accepted by: _____

Date: 07/01/2015

Print this Page

This Millwork Quote is valid until 7/7/2015. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.