

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1815 Wickford Place

SUMMARY OF REQUEST: Addition and fenestration changes

APPLICANT/OWNER: Clarence Boston

Details of Proposed Request

Existing Conditions

The existing one story structure was constructed in 1950. It is located mid-block on a small parcel and adjacent to an alley. Architectural features include a full hip roof and small front stoop on the front façade. Adjacent residential structures are single family.

Proposal

The proposal is a one story addition, new front porch and fenestration changes. Materials include wood lap and shake siding, wood columns with brick or stone veneer, wood eave brackets and 'Hardie' soffits. Total height from grade is approximately 22'.

Policy & Design Guidelines – Additions, page 36

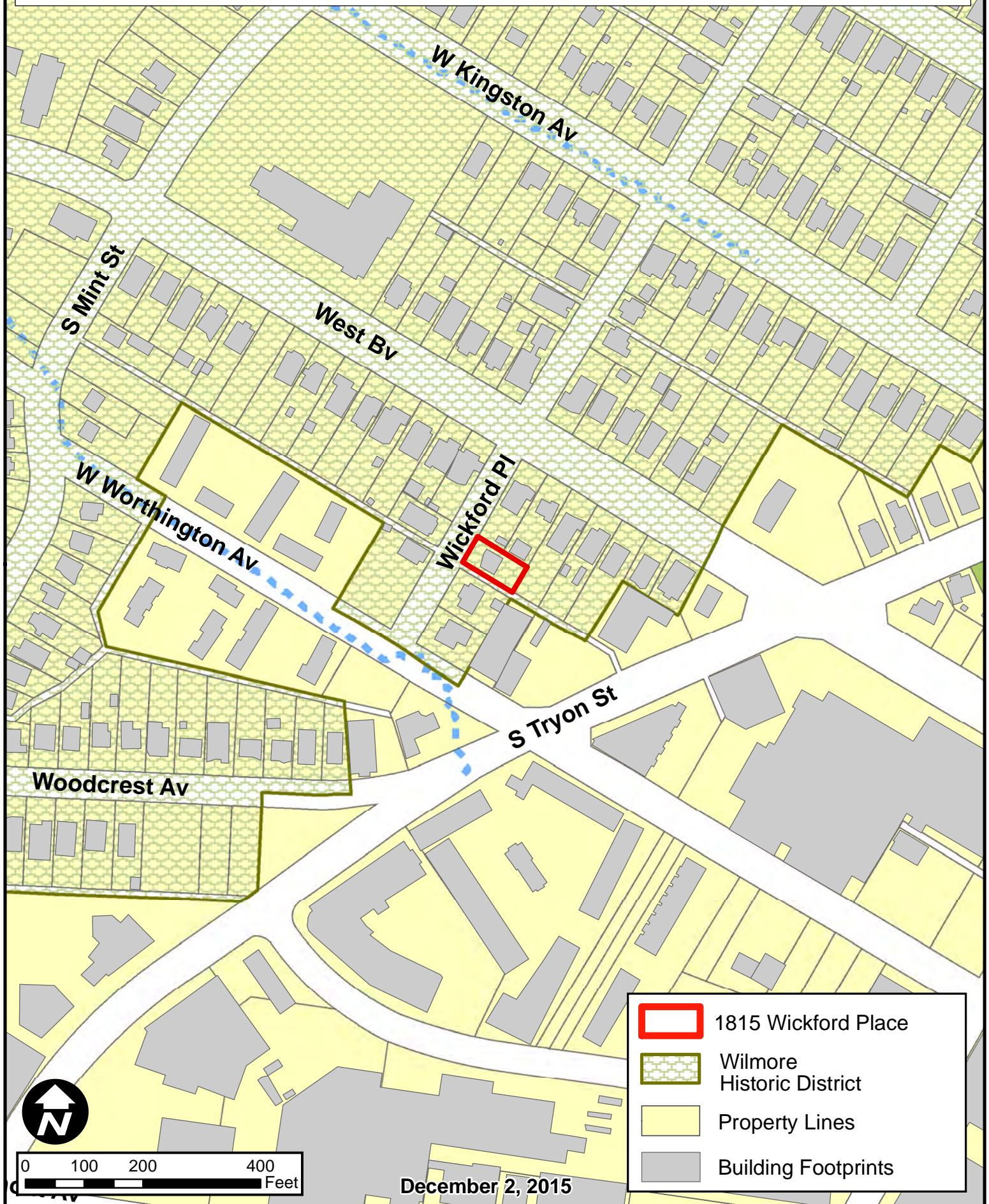
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

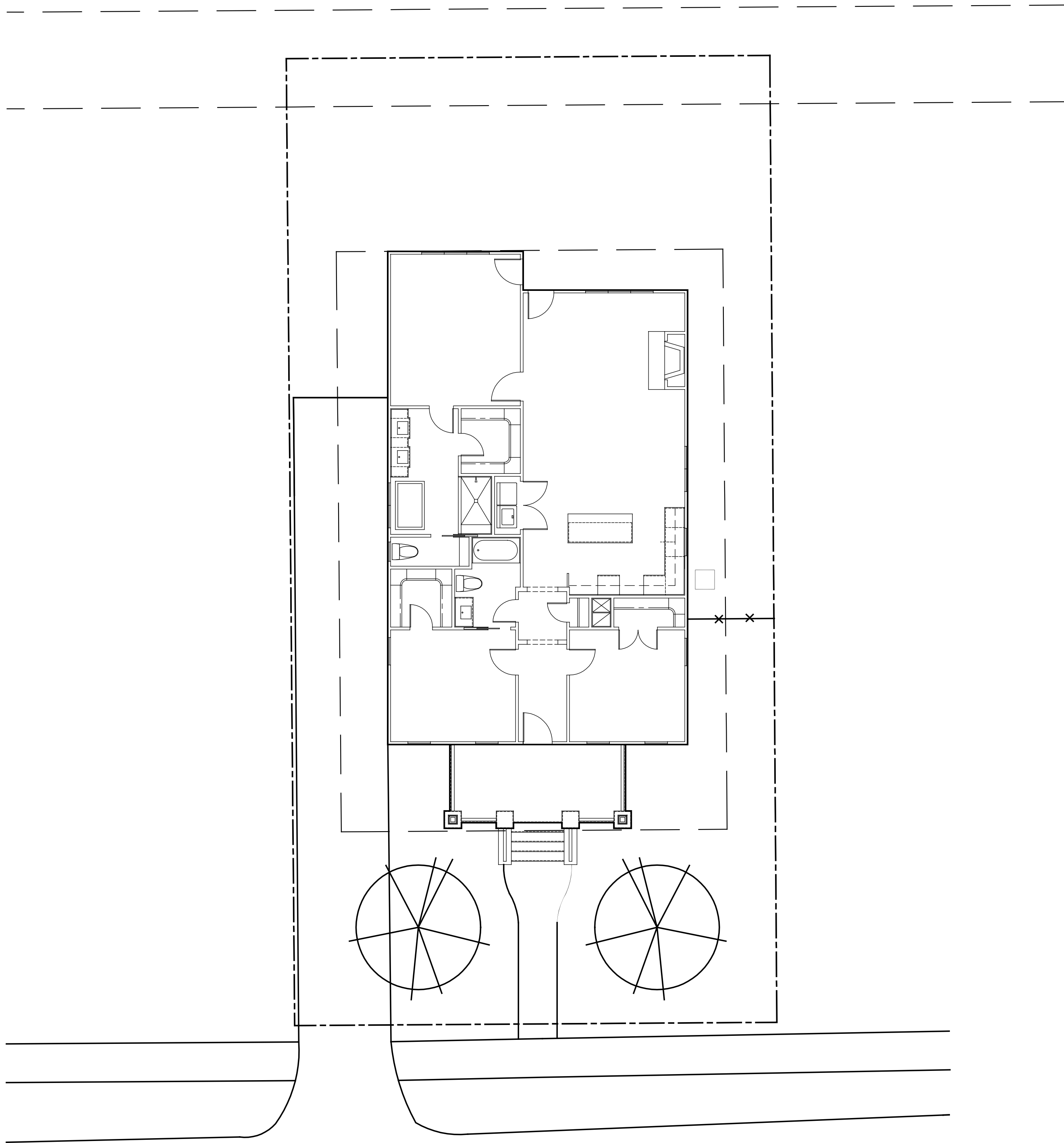
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style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

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 Commission will determine if the proposal meets the applicable guidelines for additions.

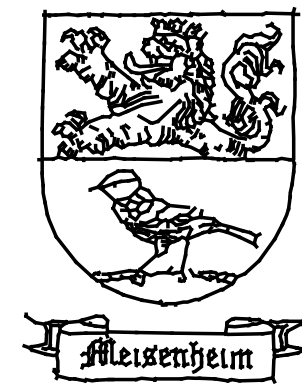
Charlotte Historic District Commission - Case 2015-261





Wickford Place

Site Overview
1/8"=1'-0"



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The European Design Studio, Inc.
European Style Buildings & Product Resource

http://www.meisenheim.de/vg_meisenheim/

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COVER | INDEX SHEET

COVER SHEET

S1.0-EXISTING & PROPOSED SITE PLAN

A1.0-EXISTING PLANS

A2.0-EXISTING ELEVATIONS

A3.0-PROPOSED FOUNDATION & FLOOR PLANS

A4.0-PROPOSED EXTERIOR ELEVATIONS

E1.0-PROPOSED ROOF & ELECTRICAL PLAN

D1.0-DETAIL SHEET

D2.0-DETAIL SHEET

D3.0-DETAIL SHEET

TRIM DETAIL SHEET









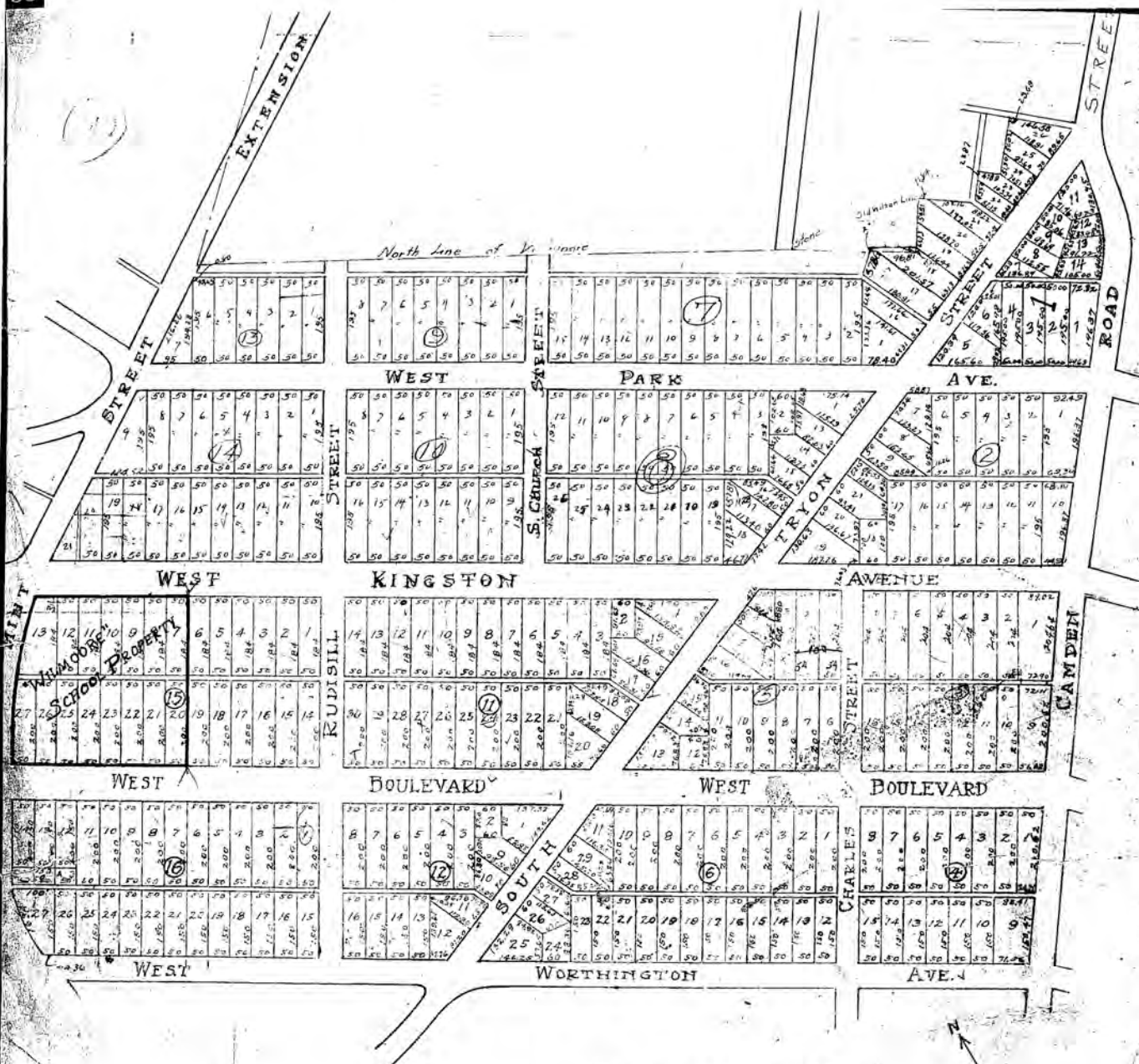












MapBook 332 page 96

PLAT OF

WILMOORE-SEC. 1.

CHARLOTTE, N. C.

SCALE 1 IN. = 200 FT.

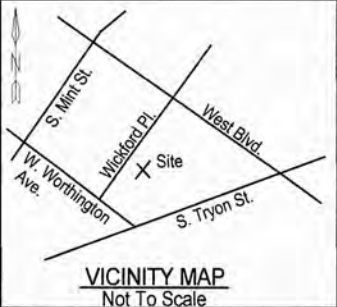
FEB 16 1914

"I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 19th day of November 2015; and that the boundary lines and improvements, if any, are as shown hereon. The ratio of precision as calculated before any adjustments is 1' : 30,000'+ of perimeter surveyed. This map meets the requirements of the Standards of Practice for Land Surveying in North Carolina. (21 NCAC 56.1600)

Brian A. McRorie
N.C. Professional Land Surveyor No. 3712

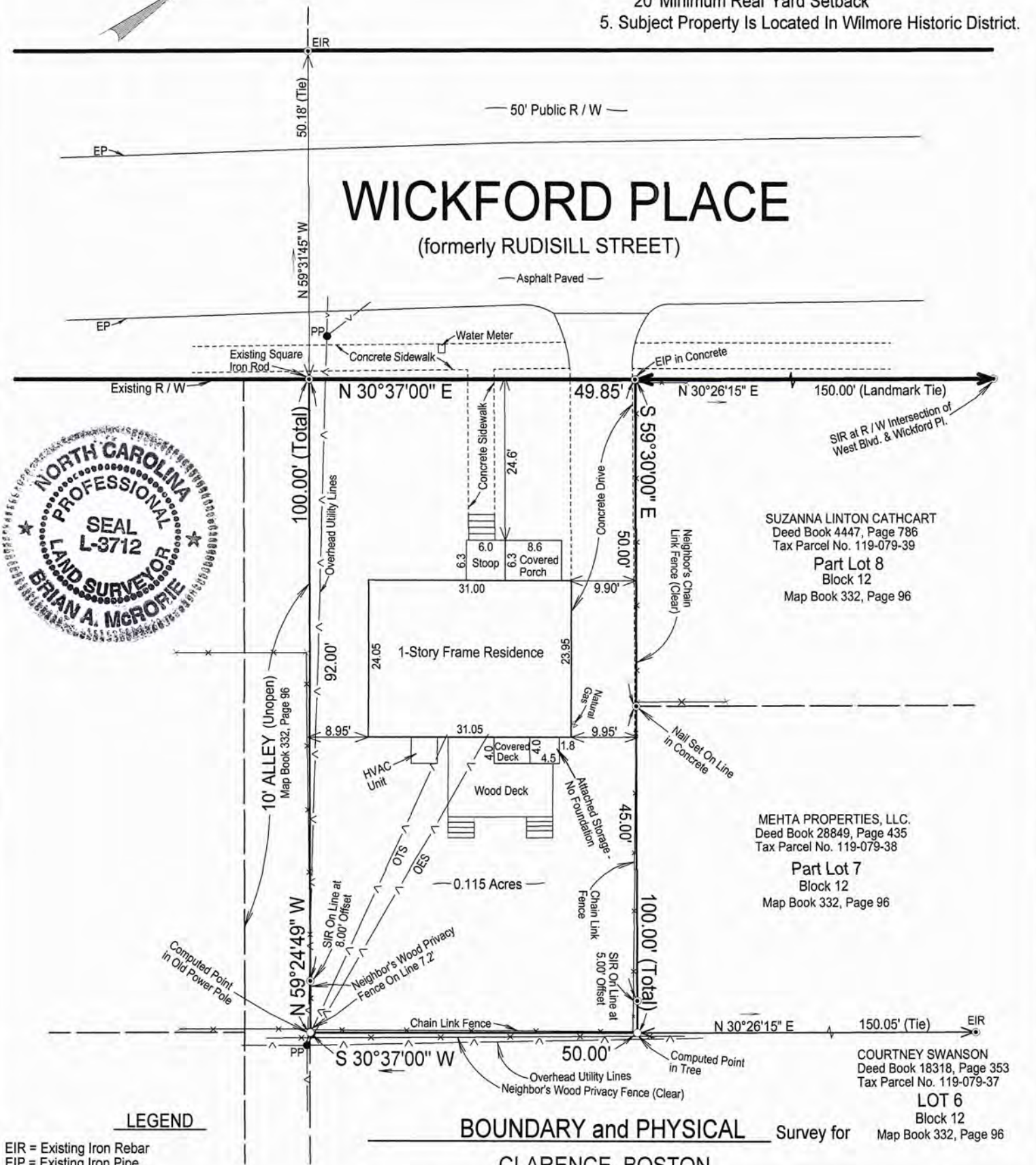
NOTES:

1. Total Area = 0.1146 Acres (4,992.45' sq.ft.)
Area Computed By Coordinate Method.
2. Rights-Of-Way, Easements, Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced - Unless Otherwise Noted. Property May Be Subject To Any Other Rights-Of-Way, Easements, And/Or Restrictions Of Record That May Be Revealed By Complete Title Search.
3. Underground Utilities Not Located.
4. Currently Zoned R-8:
20' Minimum Front Setback
5' Minimum Side Yard Setback
20' Minimum Rear Yard Setback
5. Subject Property Is Located In Wilmore Historic District.



McRorie Land Surveying, P.A.
712 E.34th Street
Charlotte, N.C. 28205
704-492-5768

NORTH
Deed Book 30311, Page 873



SUZANNA LINTON CATHCART
Deed Book 4447, Page 786
Tax Parcel No. 119-079-39
Part Lot 8
Block 12
Map Book 332, Page 96

MEHTA PROPERTIES, LLC.
Deed Book 28849, Page 435
Tax Parcel No. 119-079-38
Part Lot 7
Block 12
Map Book 332, Page 96

COURTNEY SWANSON
Deed Book 18318, Page 353
Tax Parcel No. 119-079-37
LOT 6
Block 12
Map Book 332, Page 96

EIR = Existing Iron Rebar
EIP = Existing Iron Pipe
SIR = Set Iron Rebar
CP = Computed Point
ECM = Existing Concrete Monument
R / W = Right-Of-Way
C / L = Centerline
EP = Edge of Asphalt Pavement
B / C = Back of Concrete Curb
PP = Power Pole
OES = Overhead Electric Service
OTS = Overhead Telephone Service
Property Line
Street R / W
Easement Line
Setback Line
Broken Scale
Adjoiner Property Line
Not Surveyed
UGU = Underground Utilities (Approximate)

BOUNDARY and PHYSICAL
CLARENCE BOSTON

of Part of Lots 7 & 8, Block 12 of Wilmore - Section 1

Recorded in Map Book 332, Page 96, Deed Book 30311 Page 873

City Of Charlotte, Mecklenburg County, State of North Carolina

Address: 1815 Wickford Place Tax Parcel No. 119-079-40

Now or Formerly The Property Of Boston Investment Group, Inc.

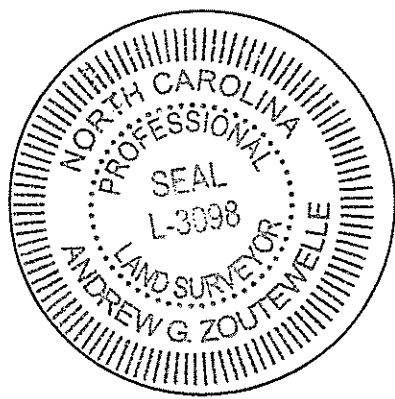
Graphic Scale: 1" = 20'

Date: 11-19-15

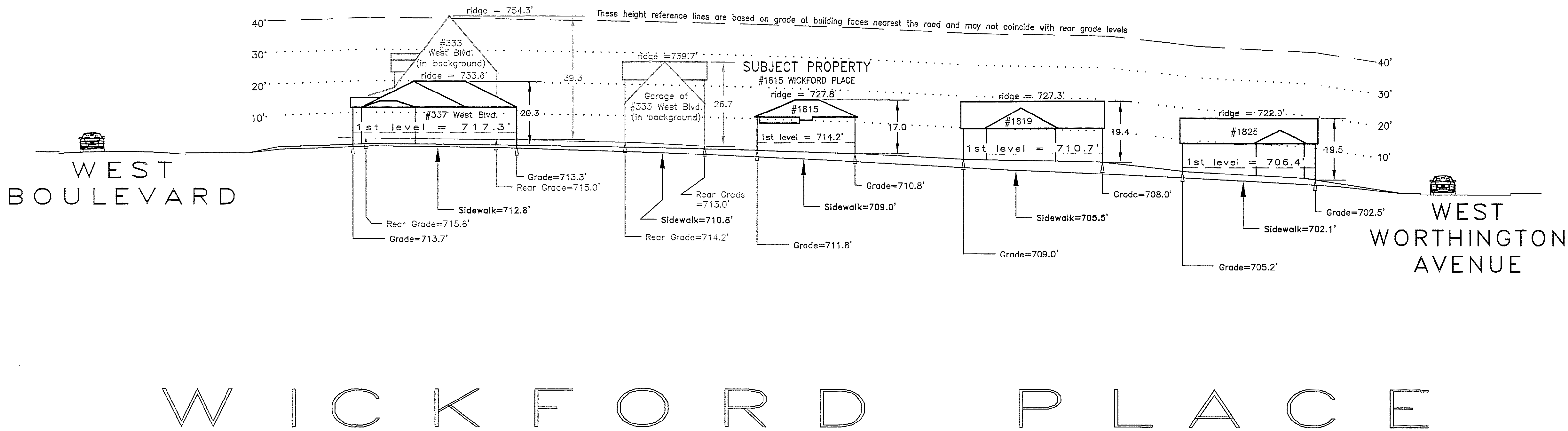


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 1st day of December, 2015.



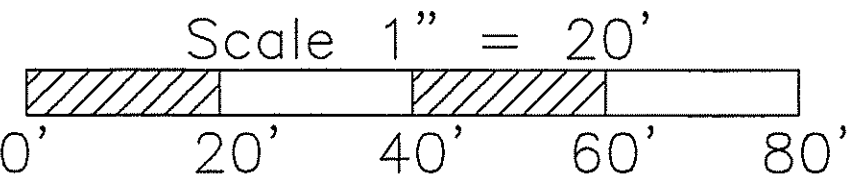
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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

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Building Heights Sketch of
1800 BLOCK of WICKFORD PLACE
FACING SOUTHEAST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
December 01, 2015

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 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.





Subject



1819



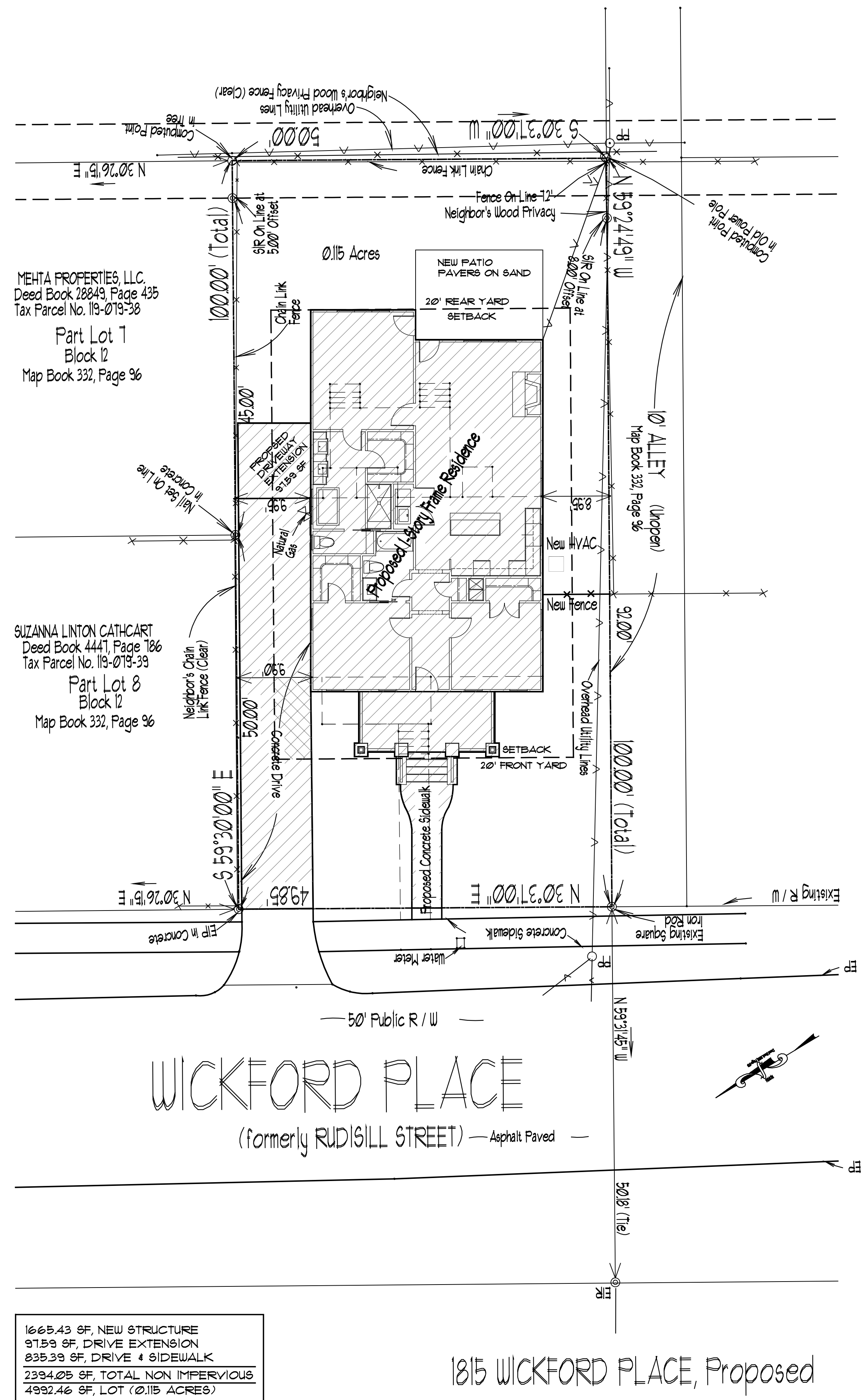
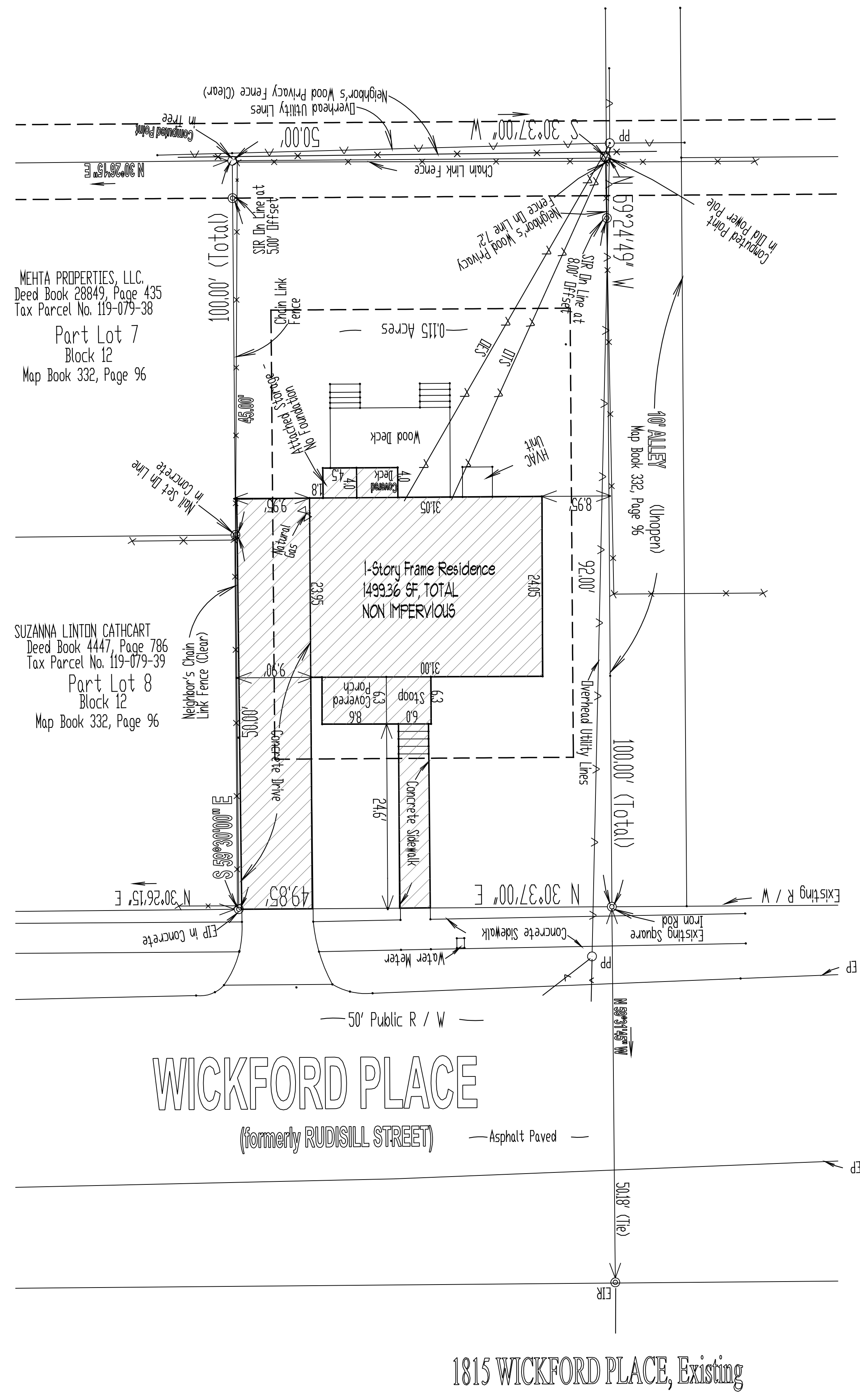
1825



1818



1812



1665.43 SF, NEW STRUCTURE
915.9 SF, DRIVE EXTENSION
835.39 SF, DRIVE & SIDEWALK
2394.05 SF, TOTAL NON IMPERVIOUS
4932.46 SF, LOT (0.115 ACRES)
0.419 % COVERAGE

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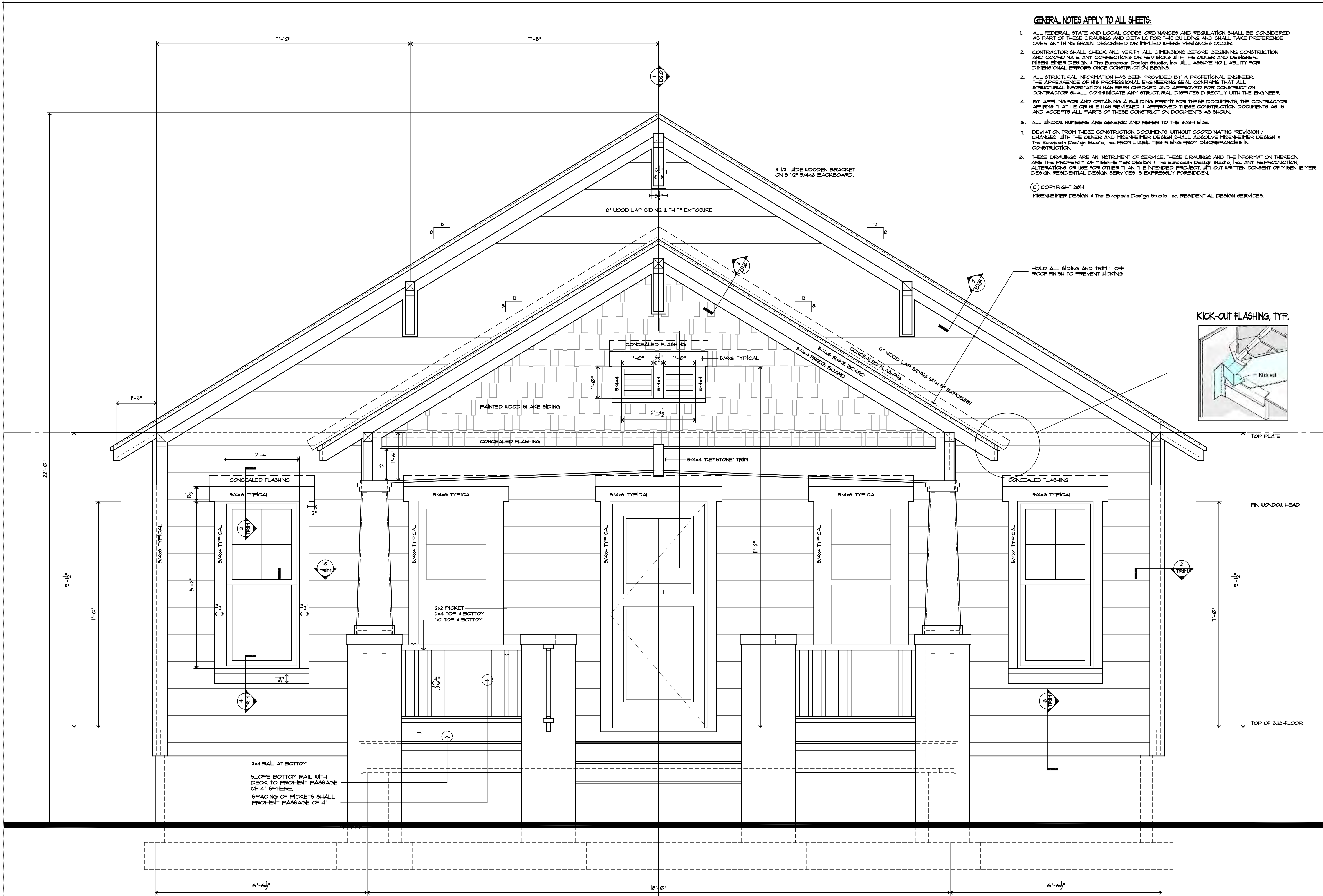
1815 Wickford Place
Charlotte, North Carolina 28203

REVISIONS	DATE
1/ ABC	

DATE: 23 November 2015

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PROPOSED
PRELIMINARY
SITE PLAN
S1.0



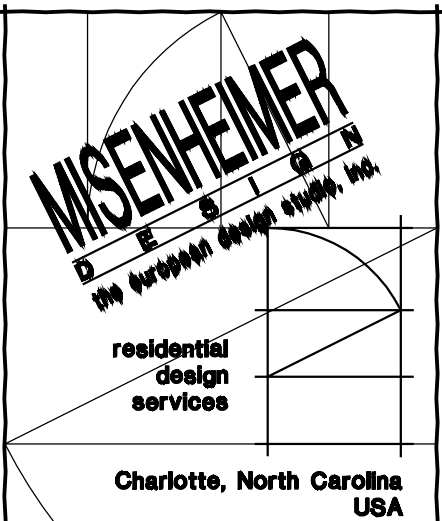
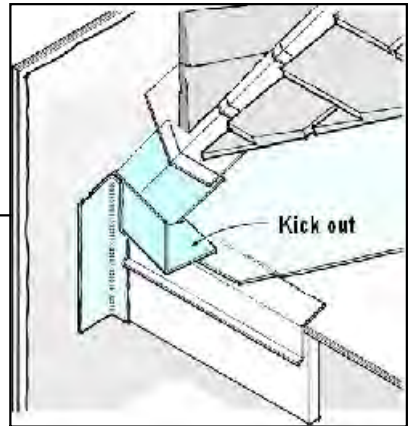
1 ENLARGED FRONT ELEVATION
D3.0 Scale: 3/4"=1'-0"

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Charlotte North Carolina

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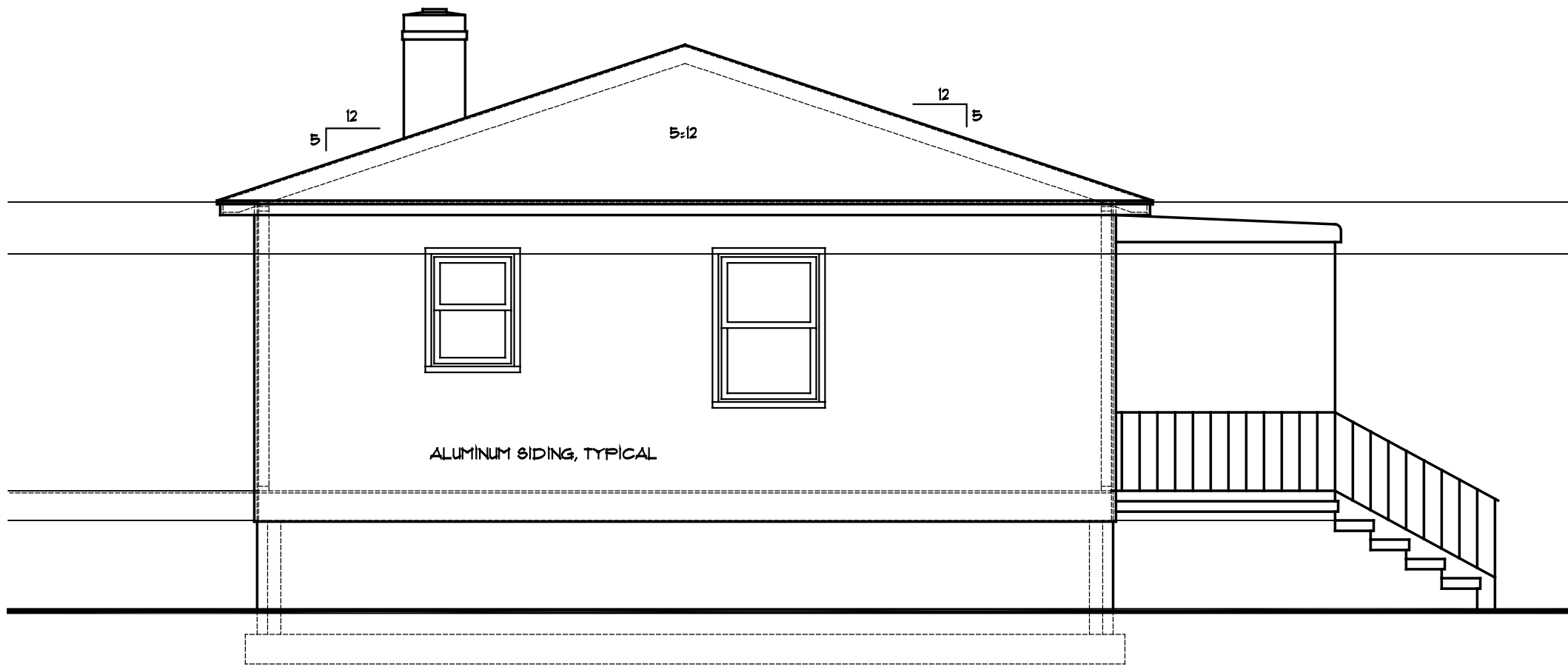
DETAIL
SHEET

D3.0

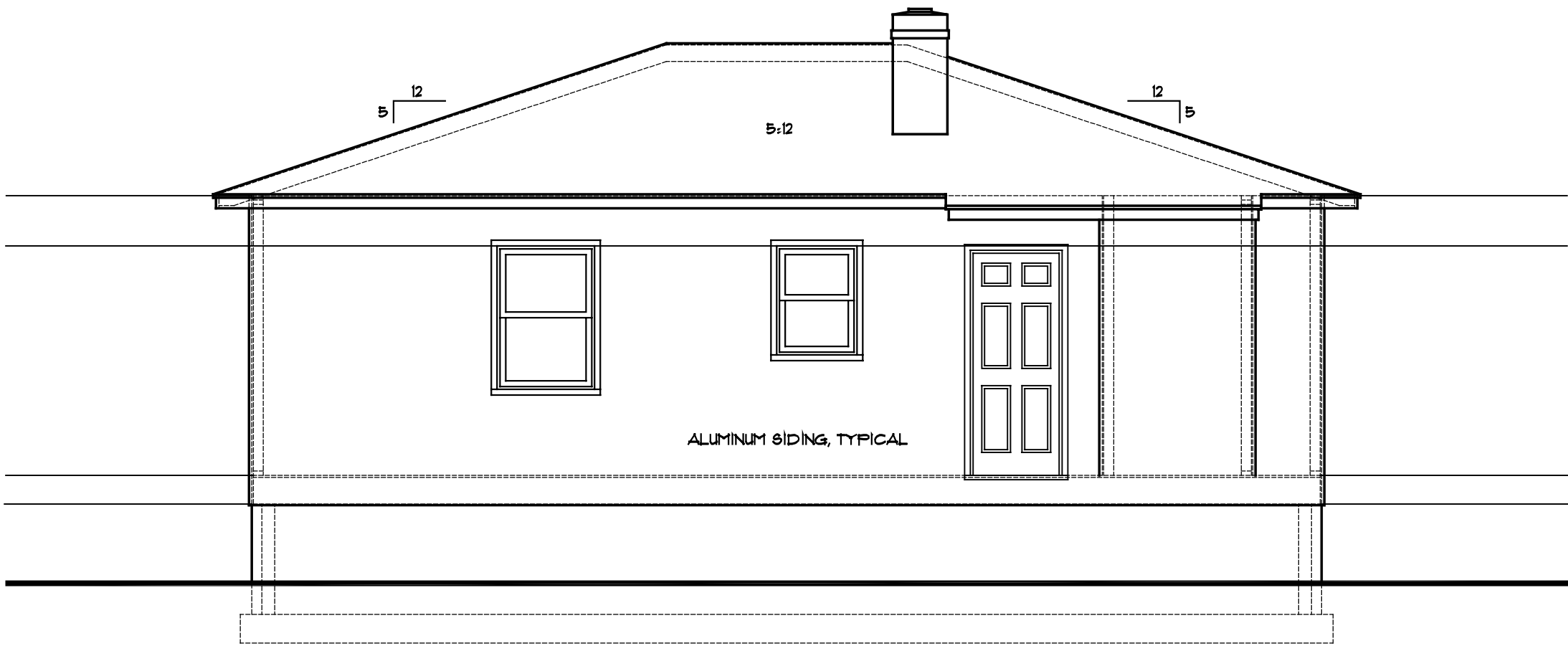
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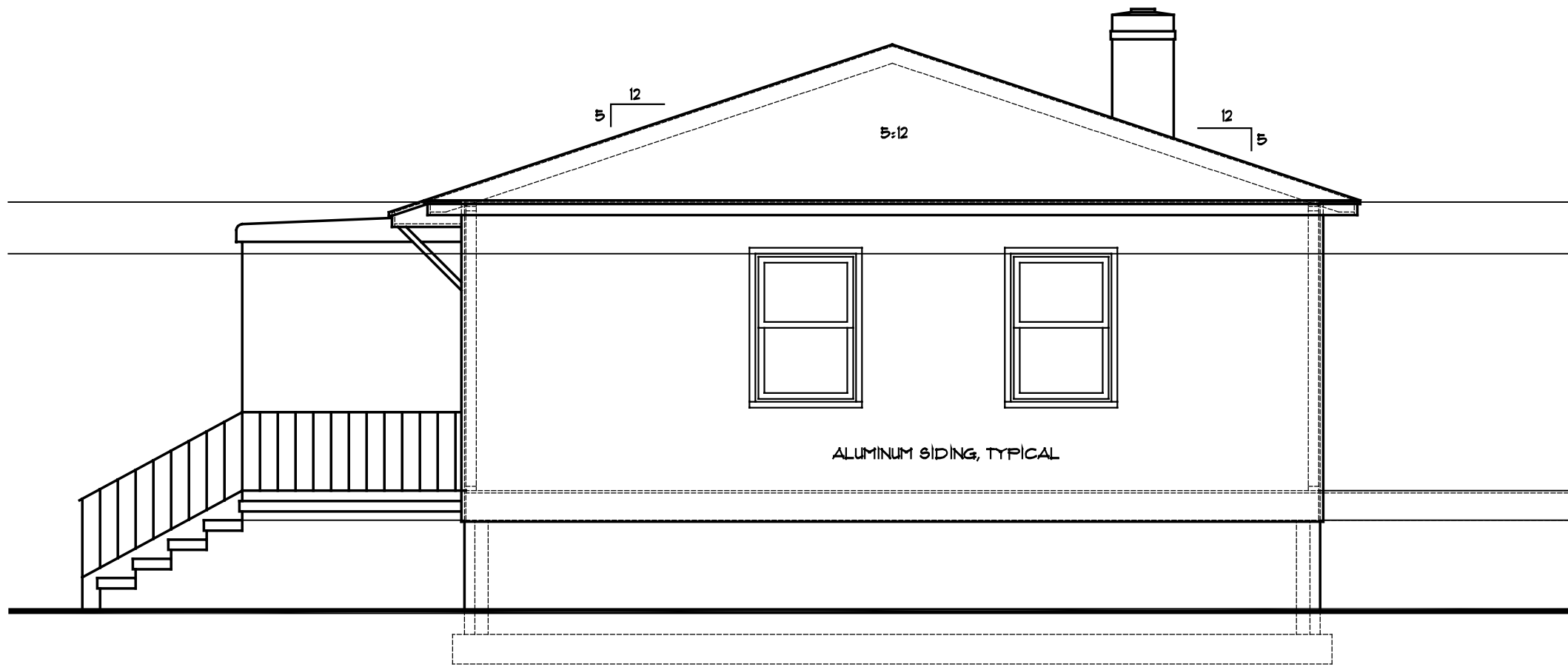
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Existing Left Side Elevation
Scale: 1/4"=1'-0"



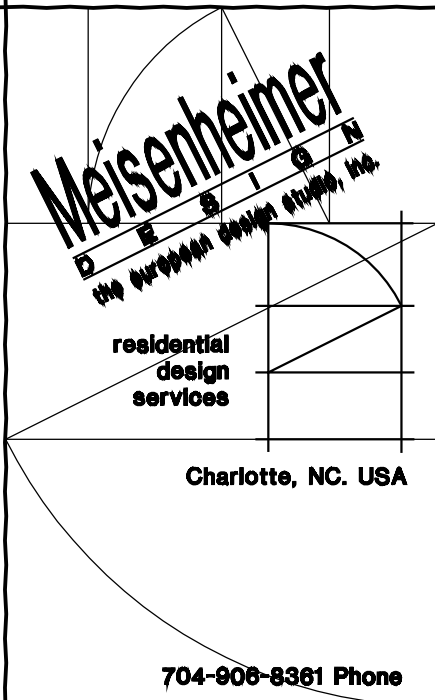
Existing Rear Elevation
Scale: 1/4"=1'-0"



Existing Right Side Elevation
Scale: 1/4"=1'-0"



Existing Front Elevation
Scale: 1/4"=1'-0"



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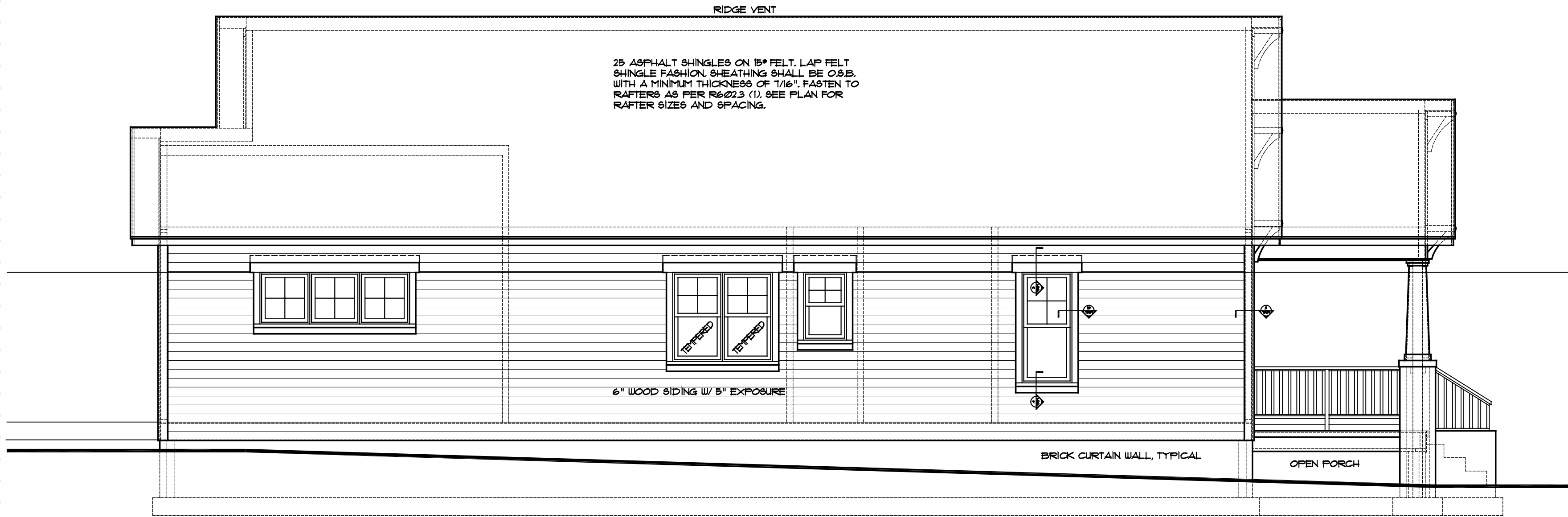
EXISTING
EXTERIOR
ELEVATIONS

A2.0

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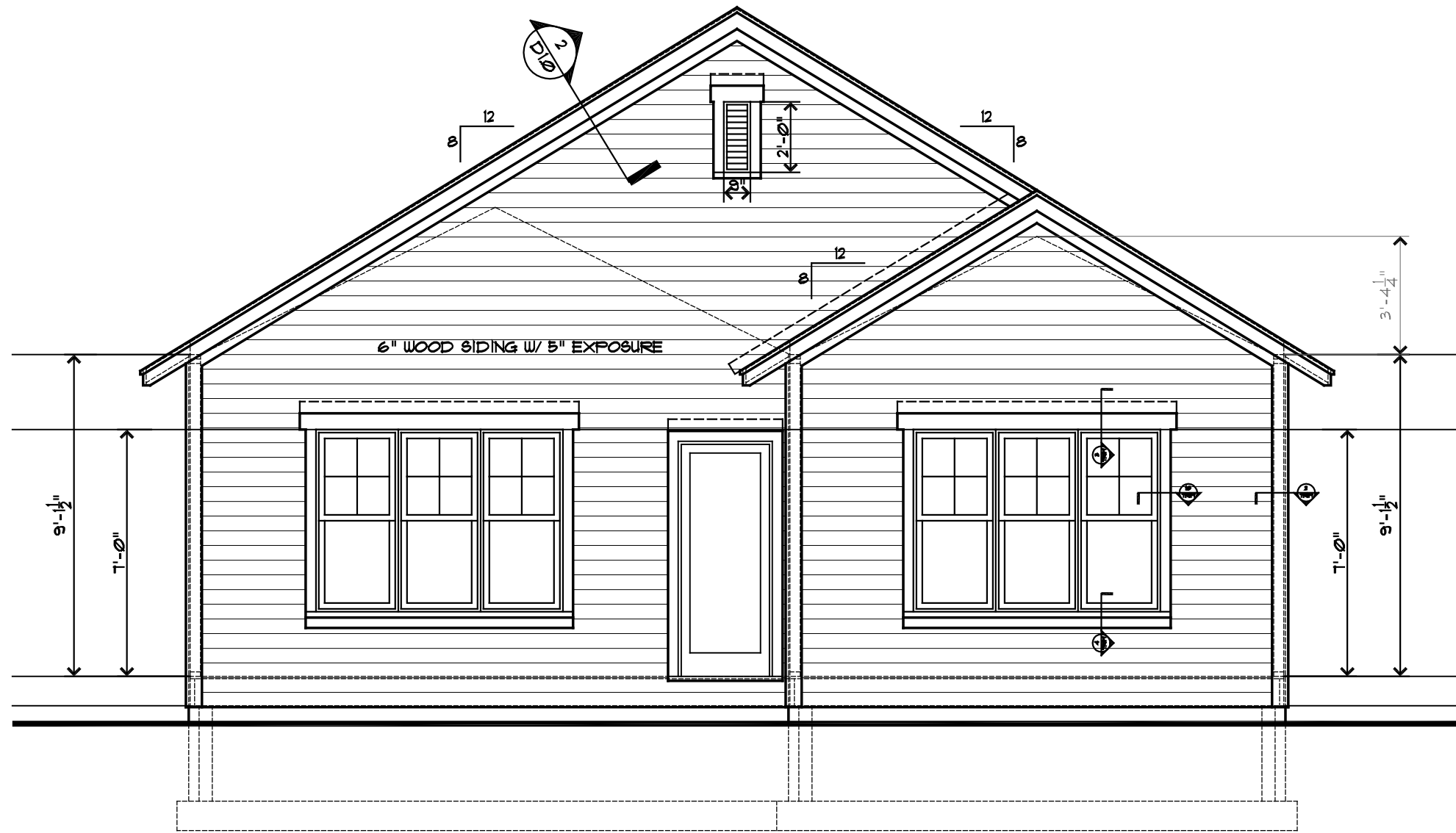
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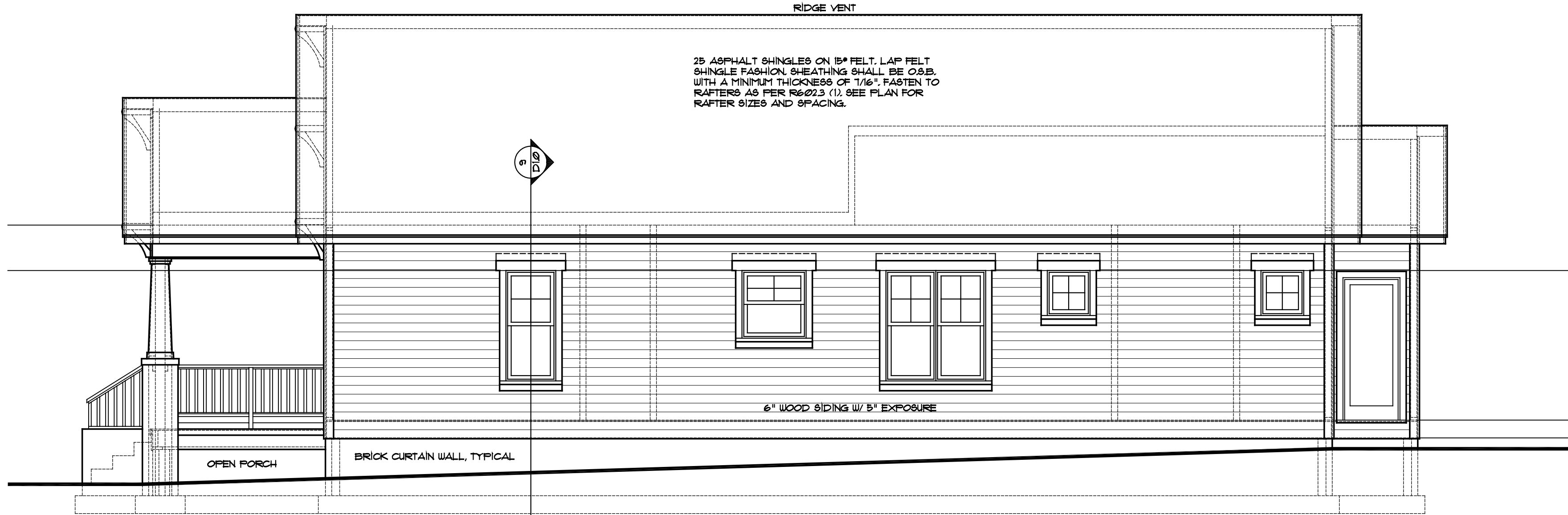
Proposed Left Side Elevation
Scale: 1/4"=1'-0"



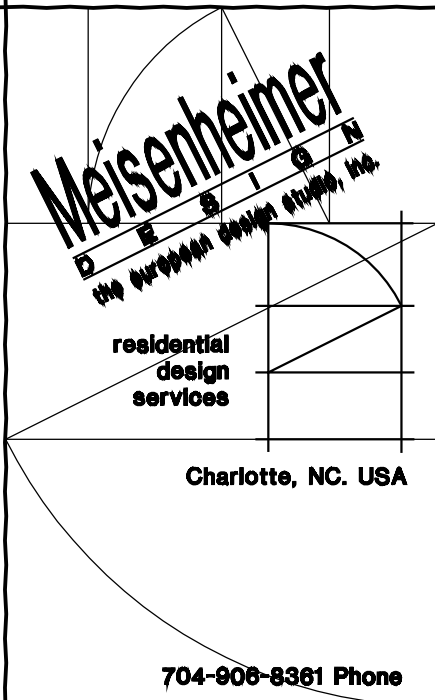
Proposed Front Elevation
Scale: 1/4"=1'-0"



Proposed Rear Elevation
Scale: 1/4"=1'-0"



Proposed Right Side Elevation
Scale: 1/4"=1'-0"



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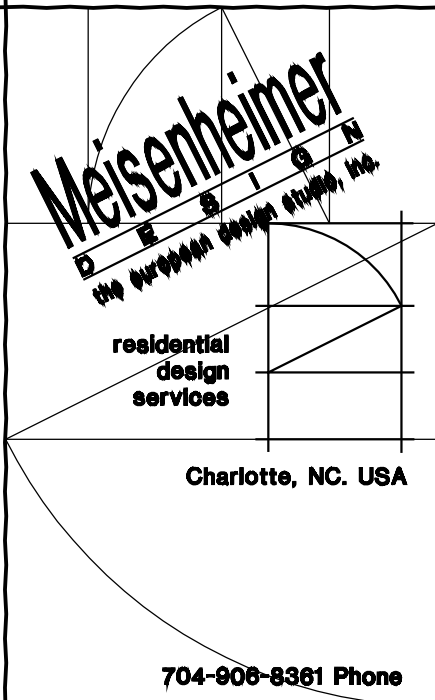
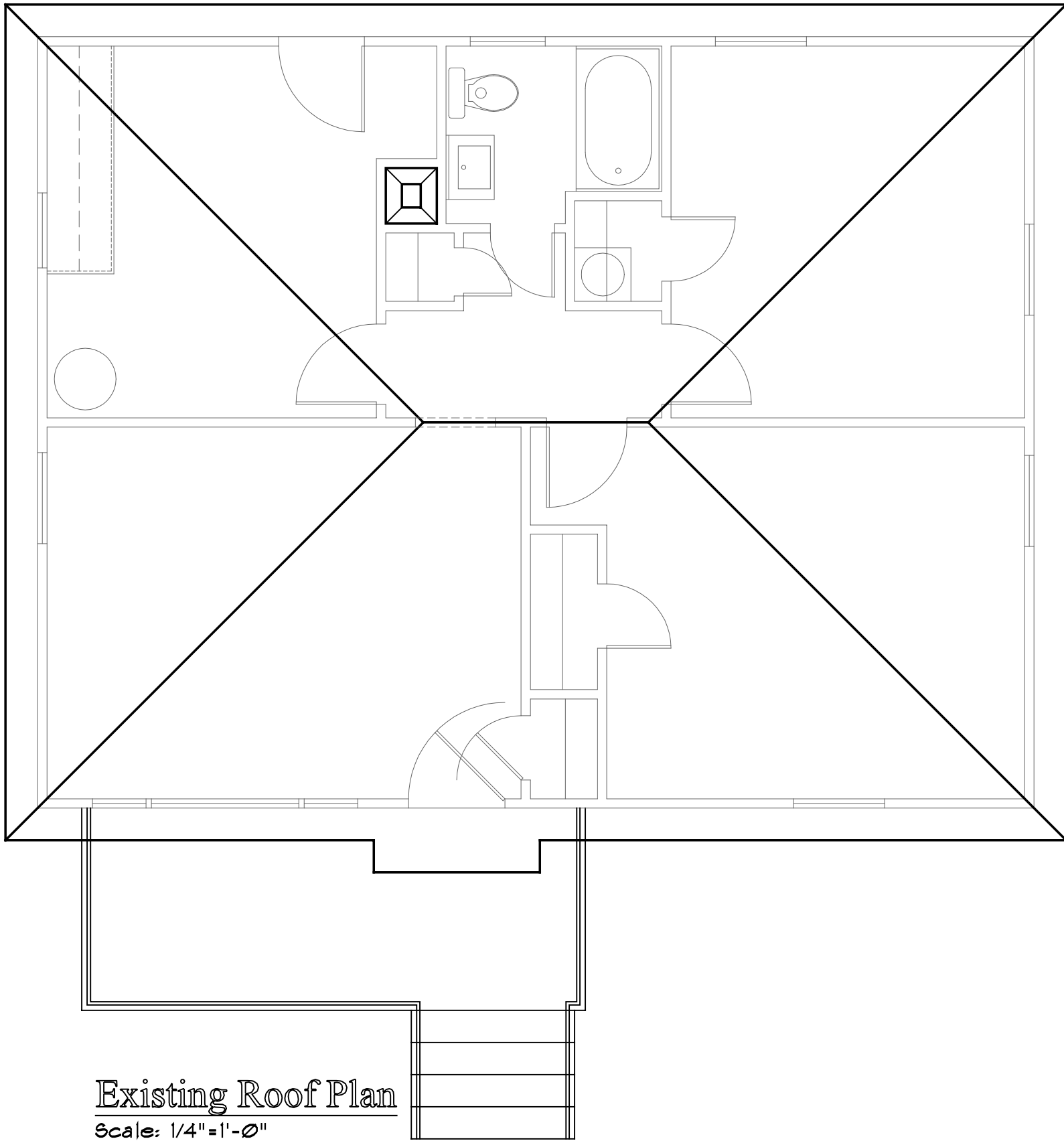
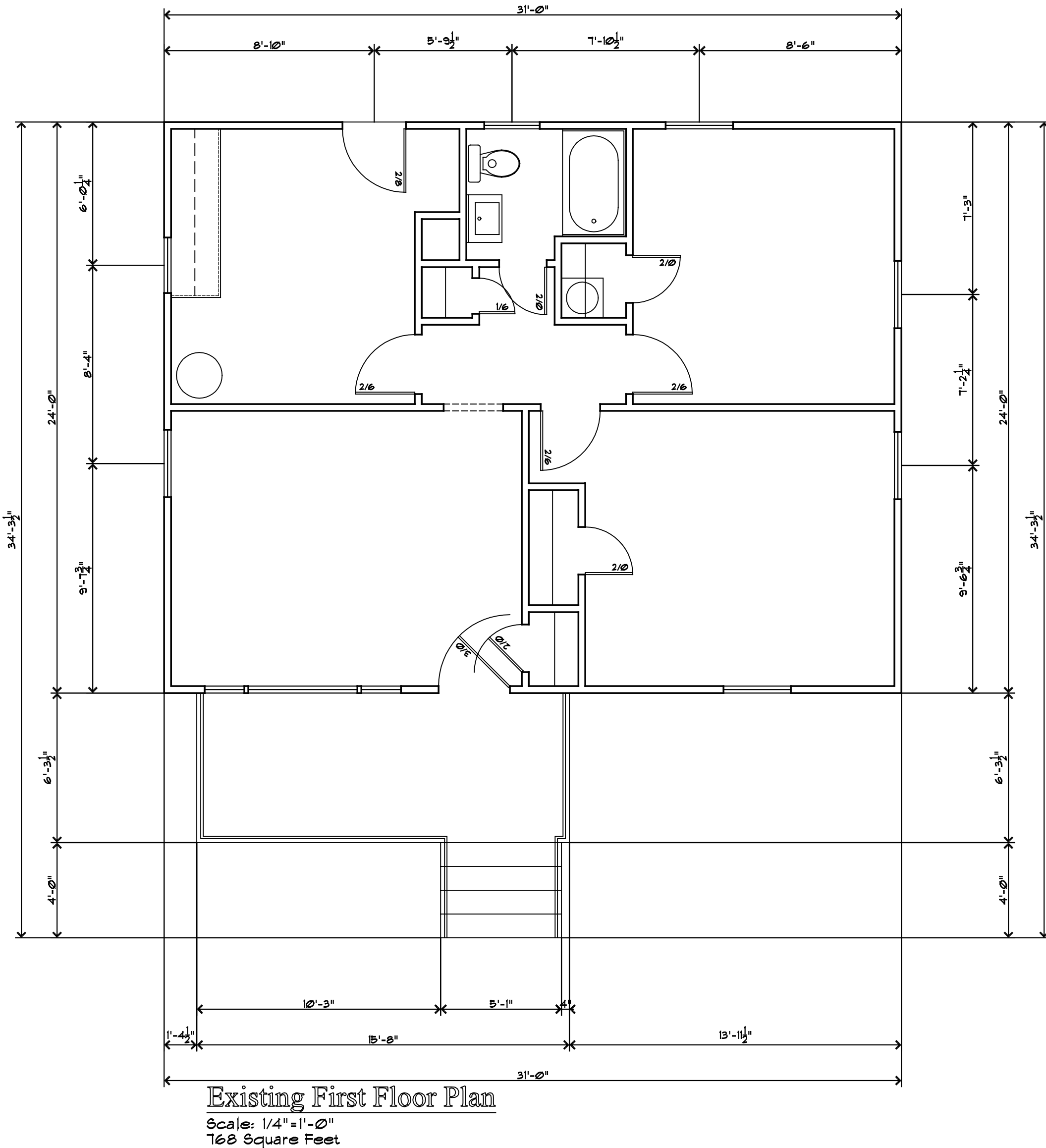
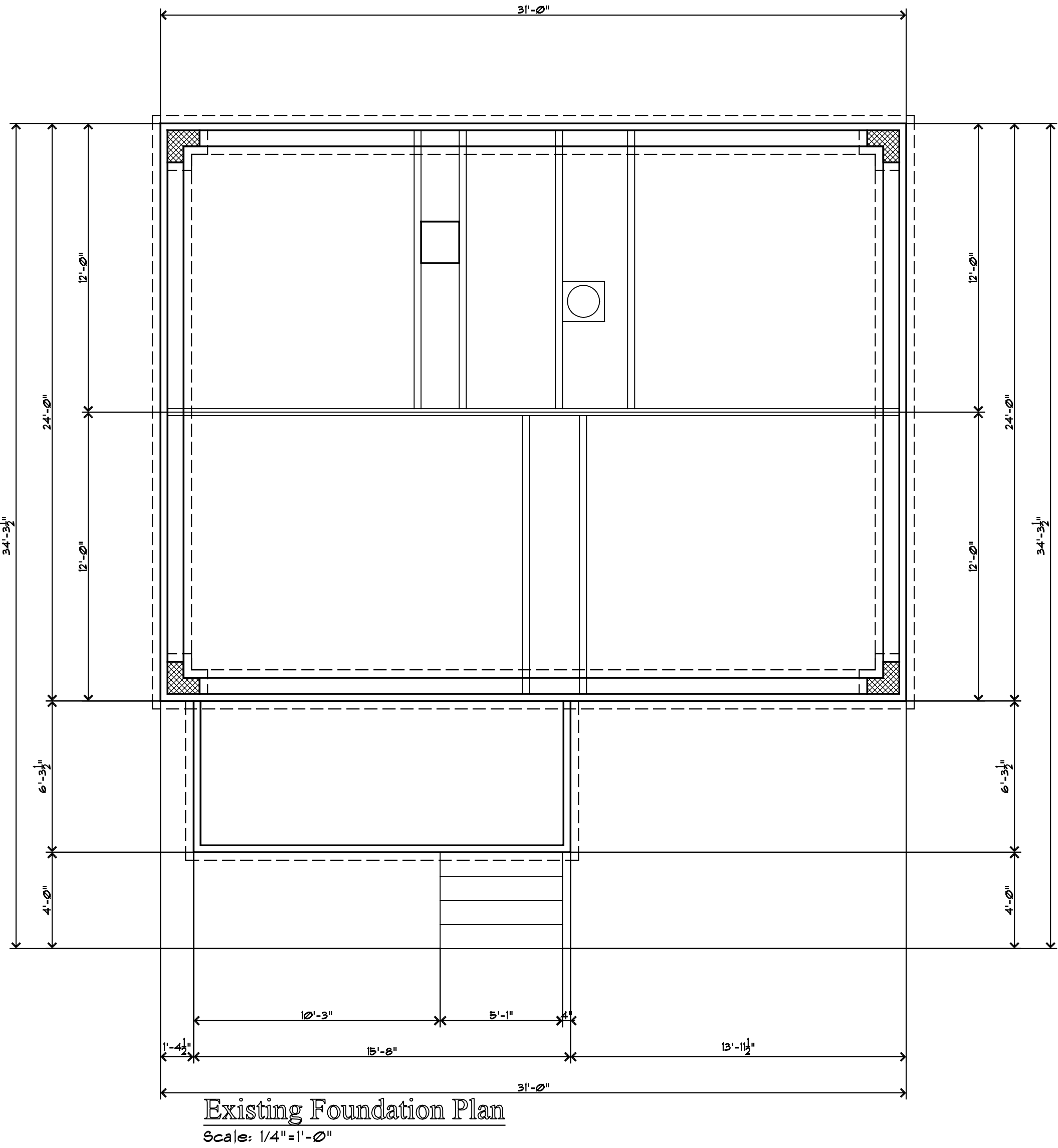
PROPOSED
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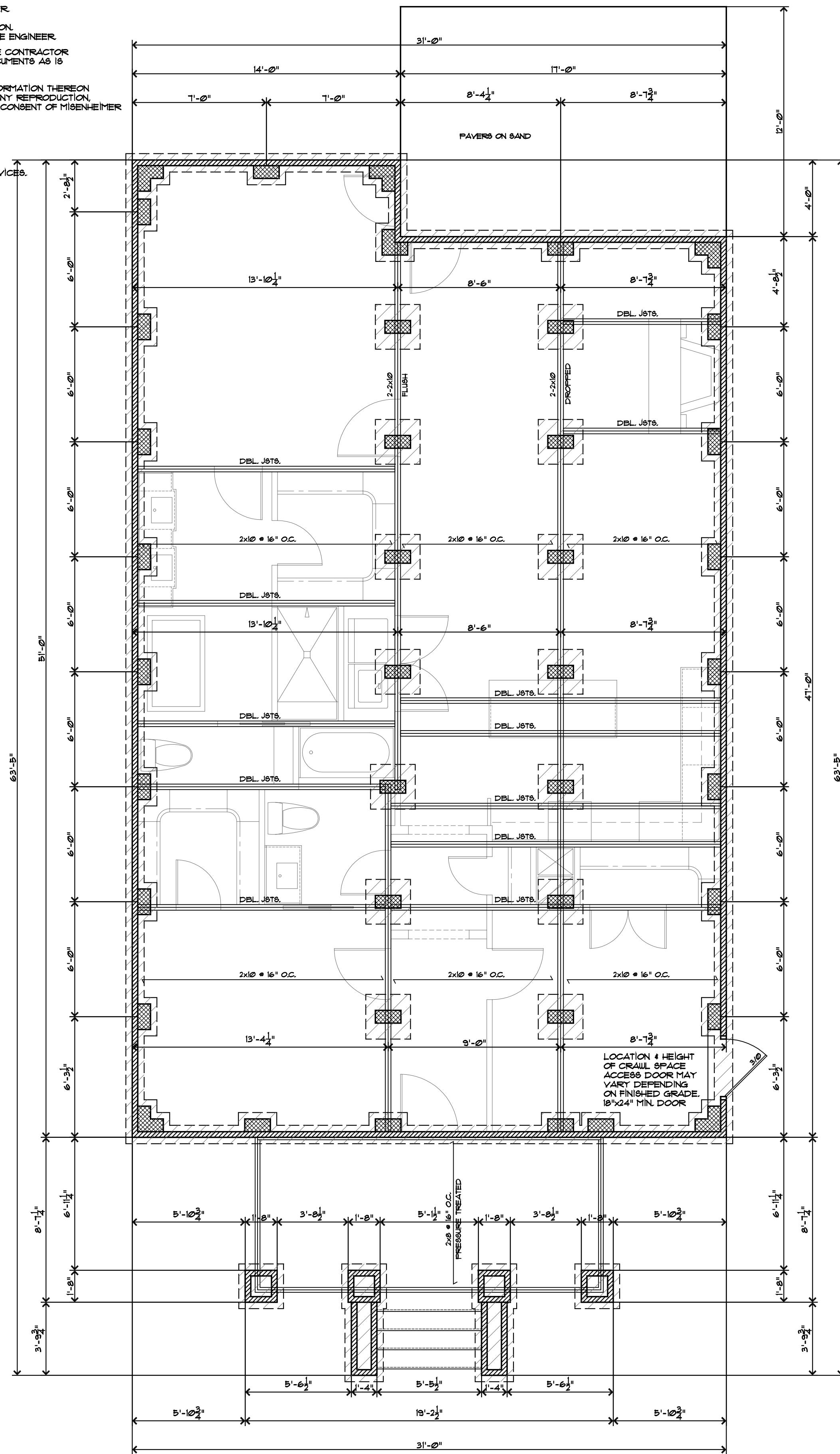
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EXISTING
PLANS
A1.0

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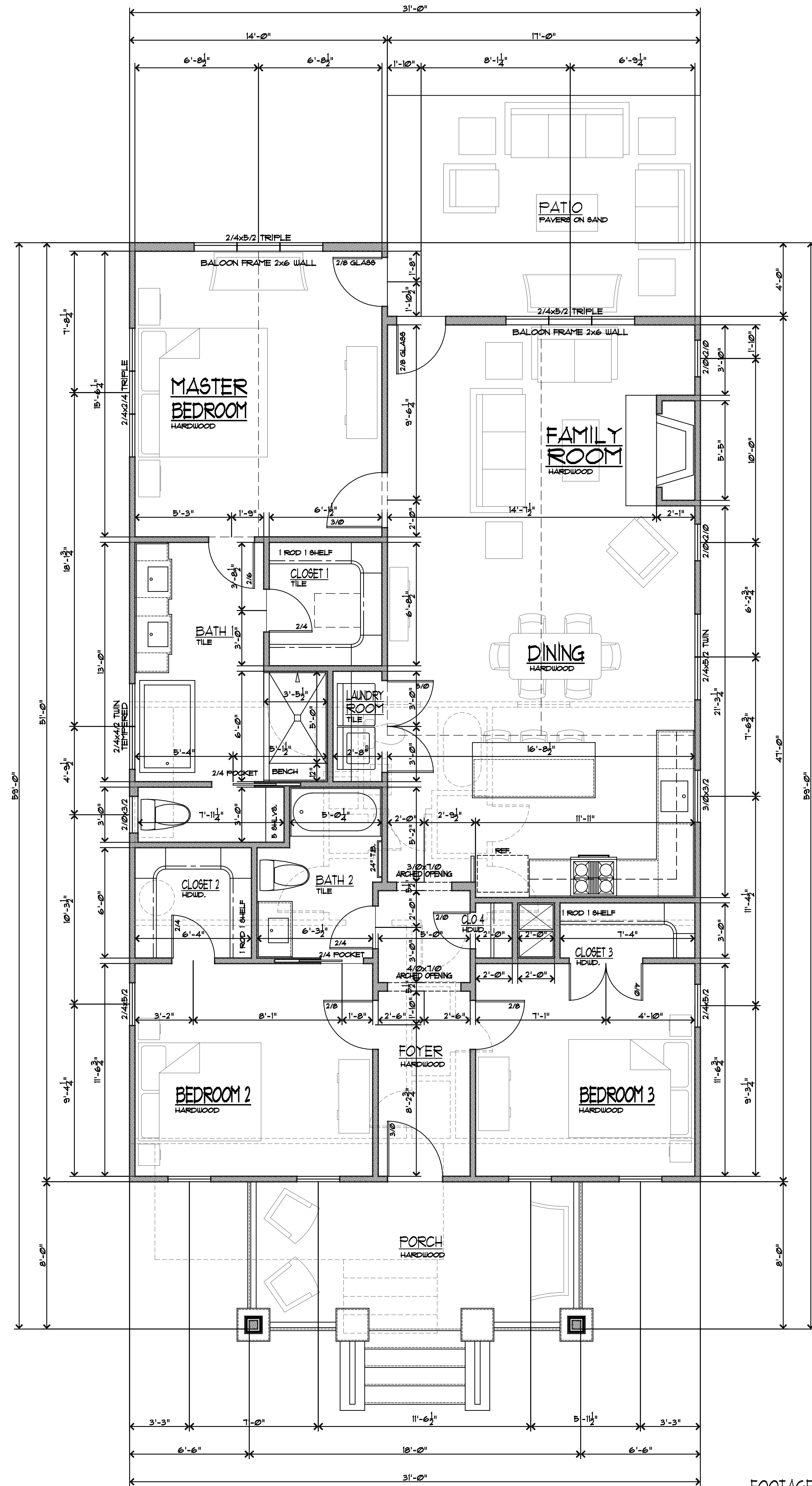
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Foundation Plan
Scale: 1/4"=1'-0"

ENCAPSULATED CRAWL SPACE NOTES:
THIS CRAWLSPACE IS TO BE BUILT AS A CONDITIONED SPACE AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, SECTION R408.2, EXCEPTION 5, AND N102.11. THE CRAWLSPACE IS NOT TO BE VENTED TO THE EXTERIOR. IT IS IMPORTANT THAT THE CONTRACTOR COMPLY STRICTLY WITH THE ATTACHED SPECIFICATION TO ENSURE PROPER PERFORMANCE. ANY ALTERATIONS TO THE SPECIFICATIONS WITHOUT WRITTEN CONSENT, BY THE ENGINEER OF RECORD, IS PROHIBITED.



First Floor Plan
Scale: 1/4"=1'-0"
1520 Square Feet

FOOTAGE CALCULATIONS	
FIRST FLOOR	1513
REAR PATIO	204
FRONT PORCH	184
TOTAL	1901
TOTAL HEATED	1513



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PROPOSED
FOUNDATION &
FLOOR PLANS

A3.0

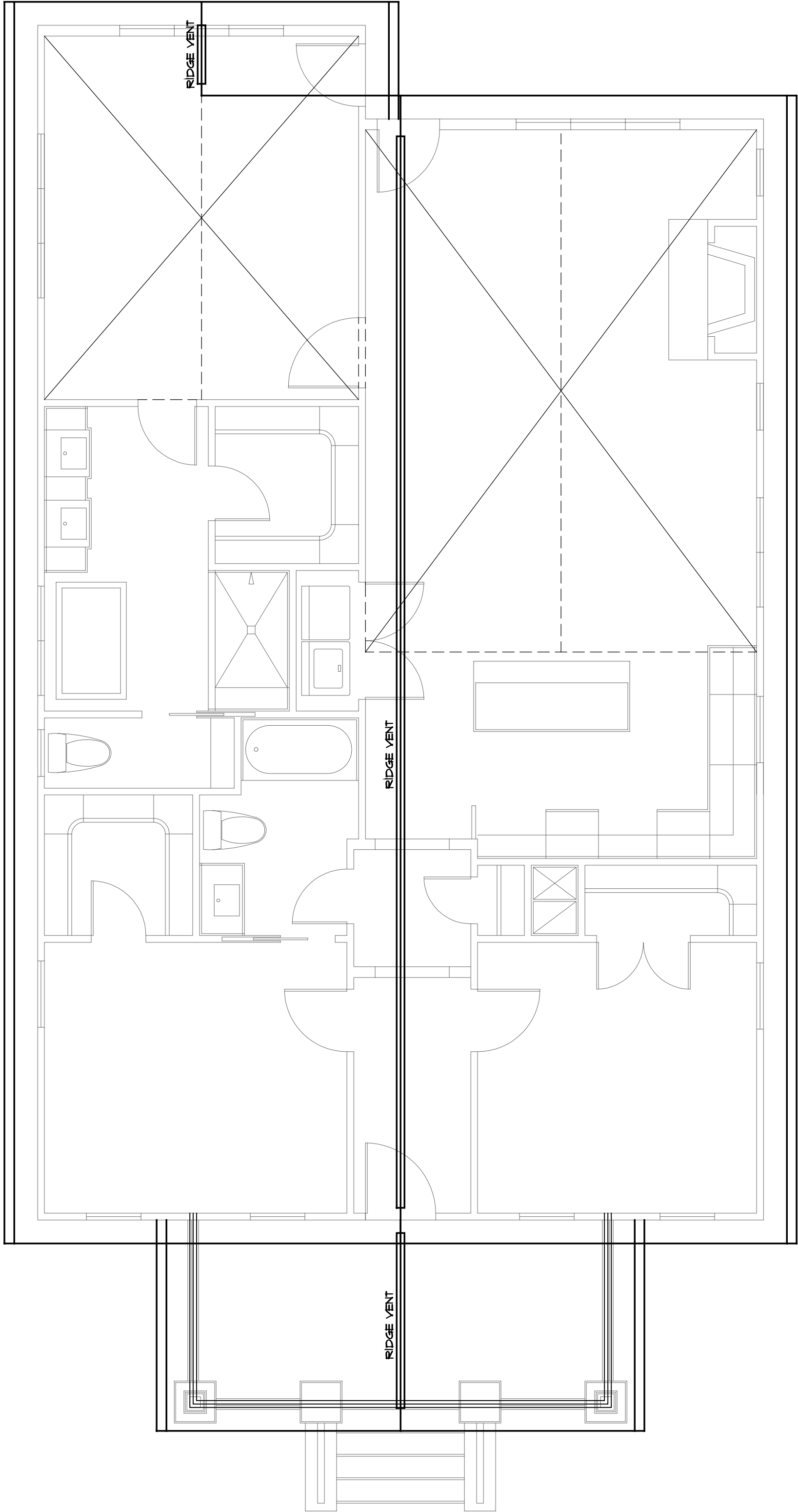
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2. IN CASES OF RENOVATIONS AND ADDITIONS OF EXISTING STRUCTURES, ALL DIMENSIONS MAY VARY IN ORDER TO ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION. ALL TRADES SHALL VERIFY DISCREPANCIES WITH THE G.C. MISSENHEIMER DESIGN & THE EUROPEAN DESIGN STUDIO, INC. WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS OR VARIANCES ONCE CONSTRUCTION BEGINS.



ATTIC VENTILATION CALCULATIONS

16'0" x 30'0" = 480'0" SQUARE FEET OF VENT AREA REQUIRED
28'0" x 30'0" = 840'0" SQUARE FEET OF VENT AREA PROVIDED

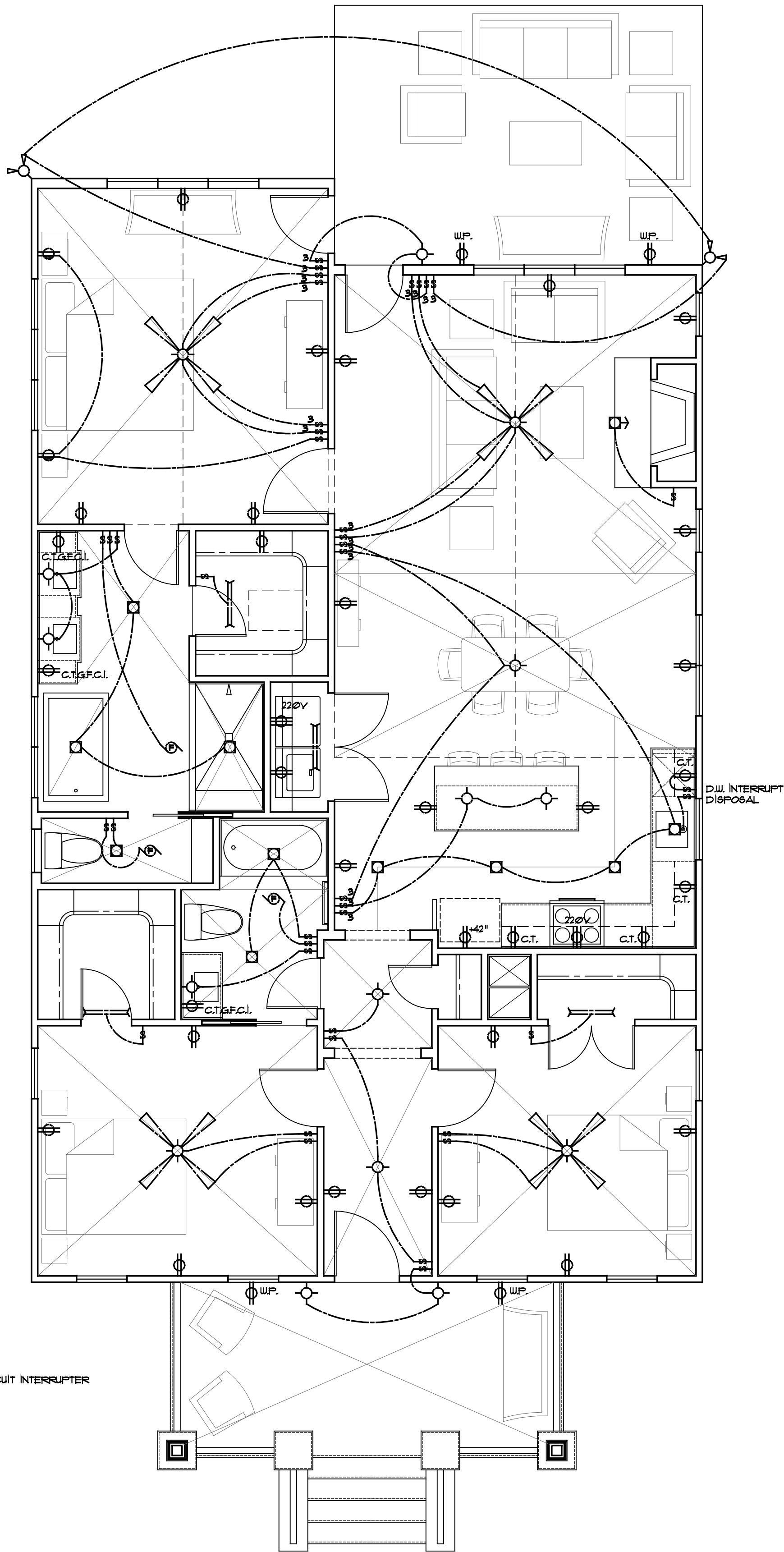
Roof Plan

Scale: 1/4"=1'-0"

ELECTRICAL LEGEND

- 220V DUPLEX OUTLET 220V
- DUPLEX OUTLET 110V
- DUPLEX OUTLET TOP HALF SWITCHED
- DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX OUTLET WATERPROOF
- DUPLEX OUTLET COUNTER TOP
- SURFACE MOUNT LIGHT
- WALL MOUNT LIGHT
- FULL CHAIN LIGHT
- RECESSED EYEBALL CAN
- RECESSED CAN
- BATH VENT FAN
- FAN / LIGHT COMBO
- BATH ROOM RECESSED HEATER
- SMOKE DETECTOR
- PHONE JACK
- CABLE TELEVISION
- SWITCH
- 3 WAY SWITCH
- ELECTRICAL PANEL BOX
- GARBAGE DISPOSAL

SECURITY SYSTEMS, LANDSCAPE LIGHTING, FLOOD LIGHTS, TELEPHONES, CABLE TV, DOOR BELL CHIMES, G-WIRING, ELECTRONIC, LOW VOLTAGE, PANEL BOXES, GENERATORS, SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND LOW VOLTAGE DIAGRAMS BY OTHERS.



First Floor Electrical Plan

Scale: 1/4"=1'-0"

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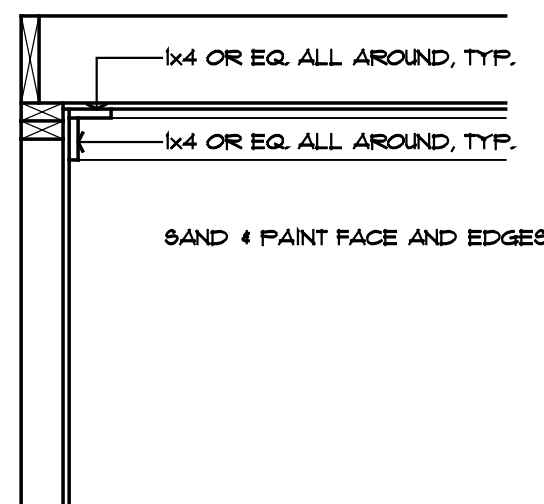
PROPOSED
ELECTRICAL
& ROOF PLANS

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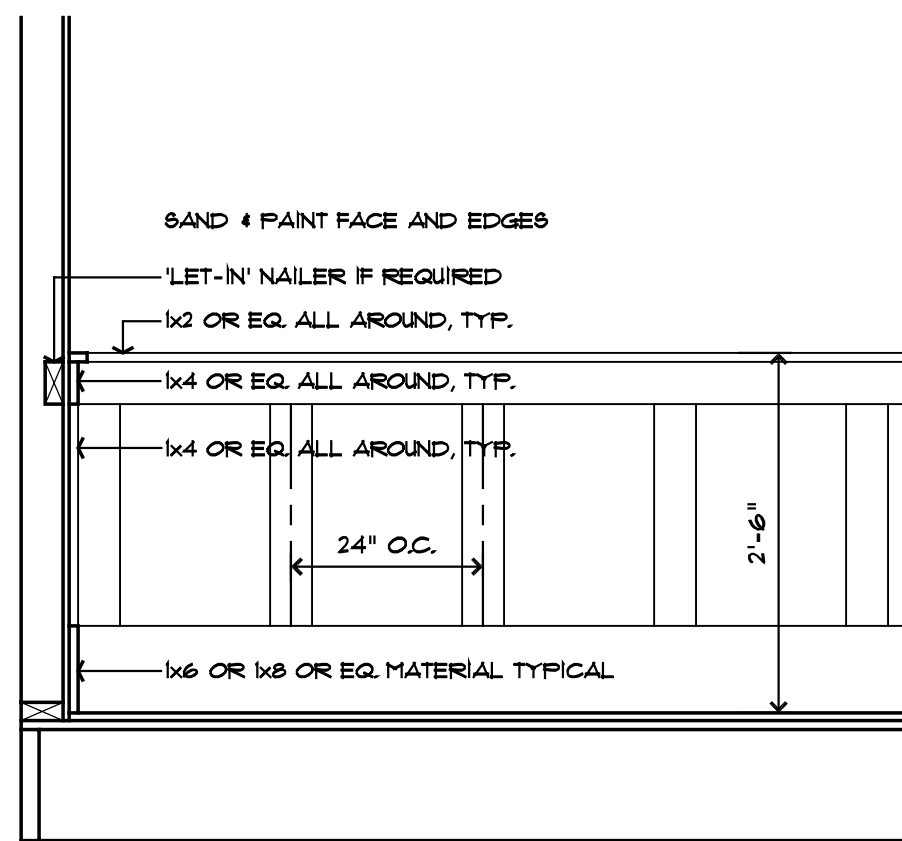
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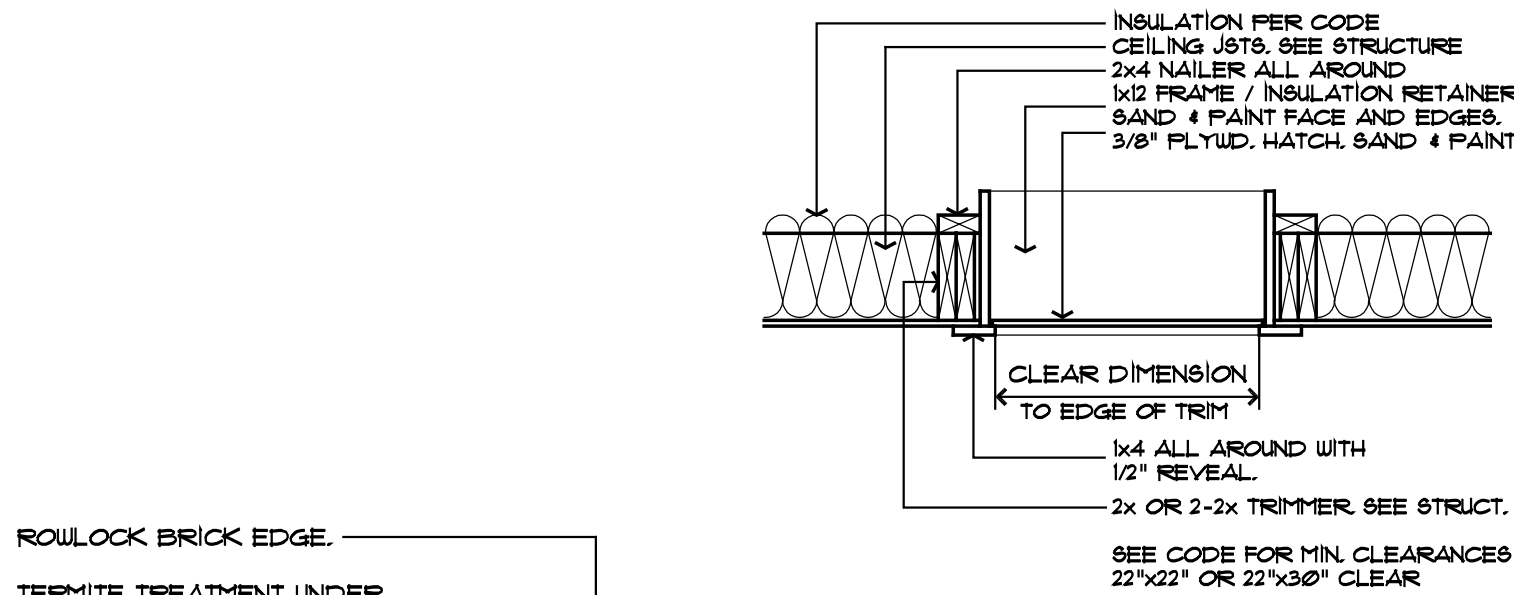
TYPICAL CROWN TRIM

Scale: 1"=1'-0"



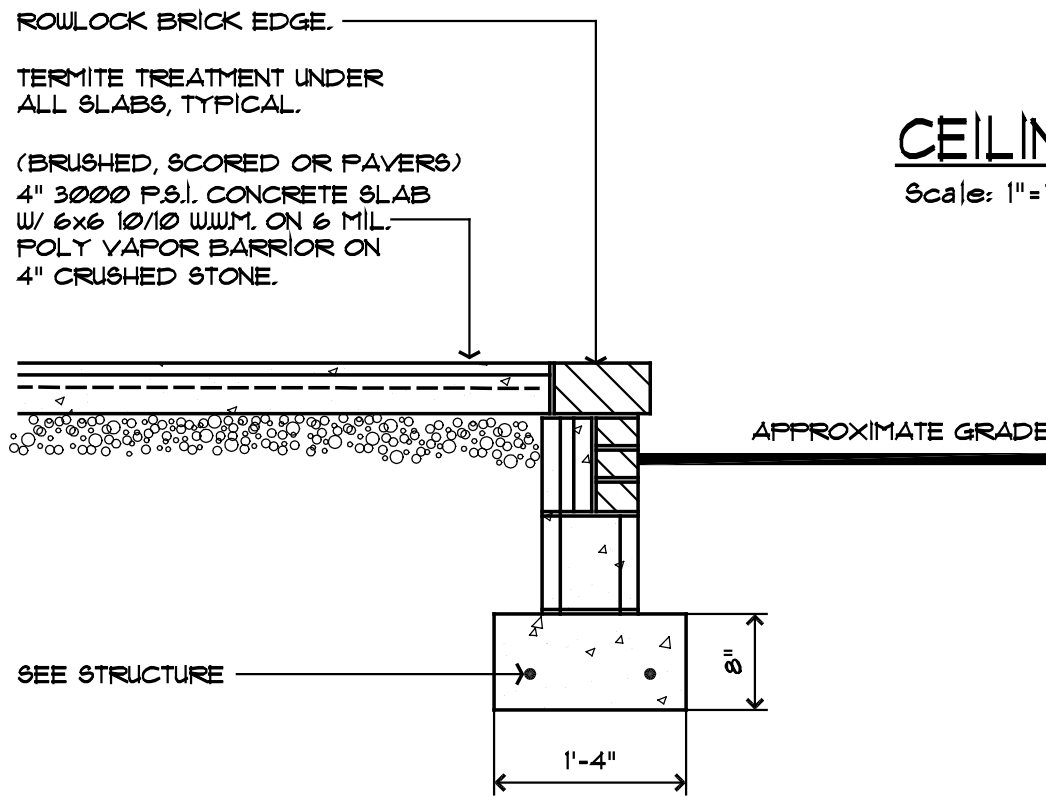
TYPICAL BASE & WAINGSCOT TRIM, OPTIONAL

Scale: 1"=1'-0"



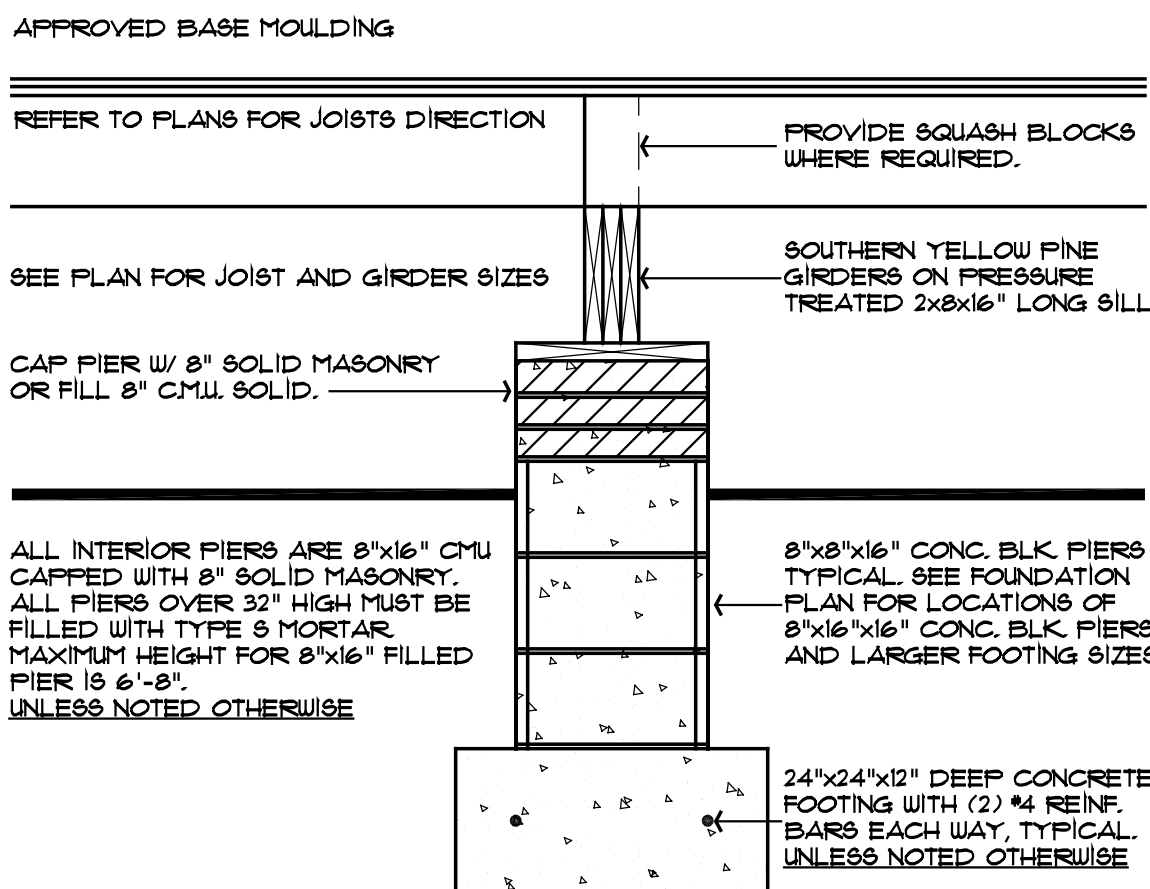
CEILING ATTIC ACCESS HATCH

Scale: 1"=1'-0"



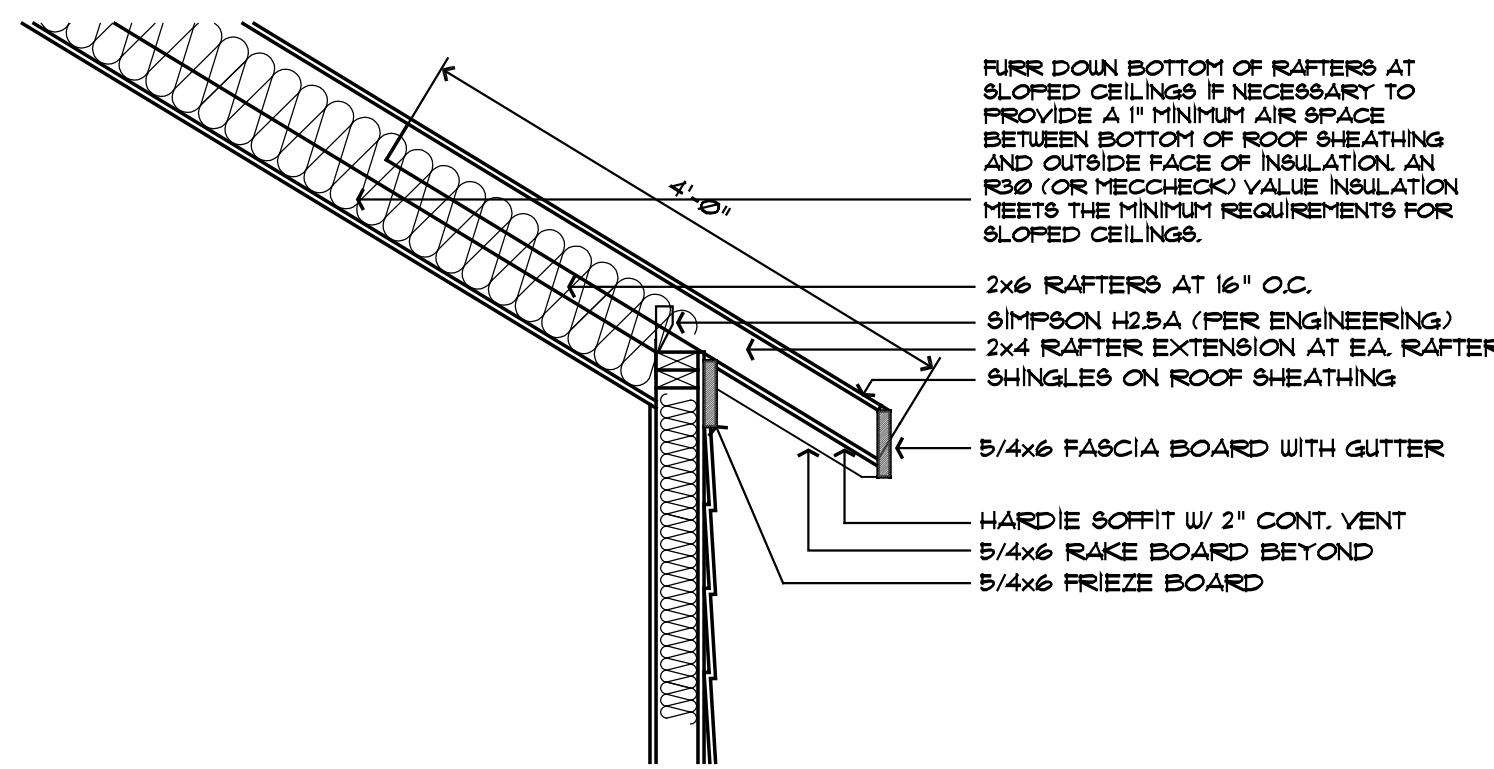
OPTIONAL REAR PATIO PERIMETER

Scale: 3/4"=1'-0"



TYPICAL PIER DETAIL

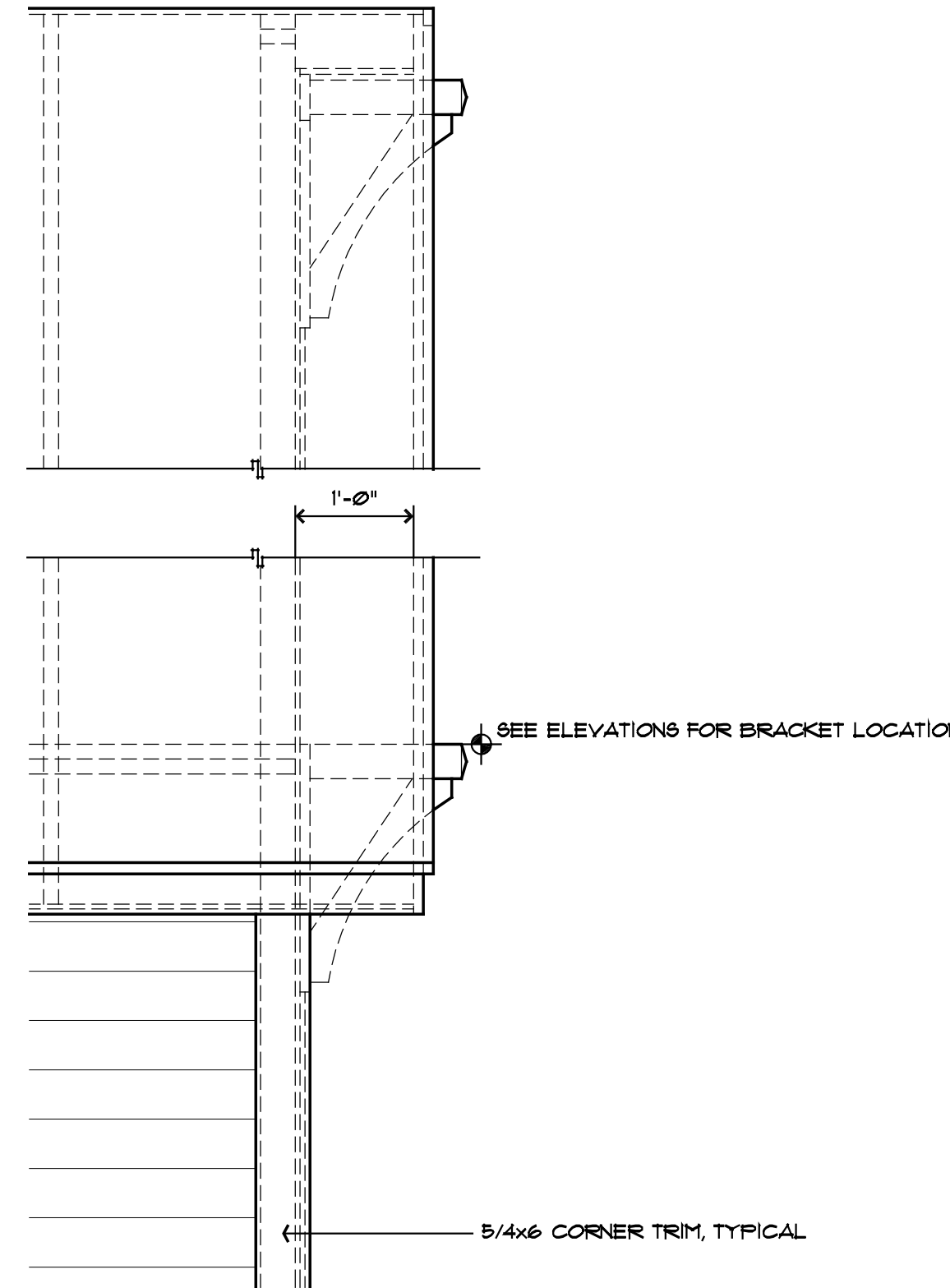
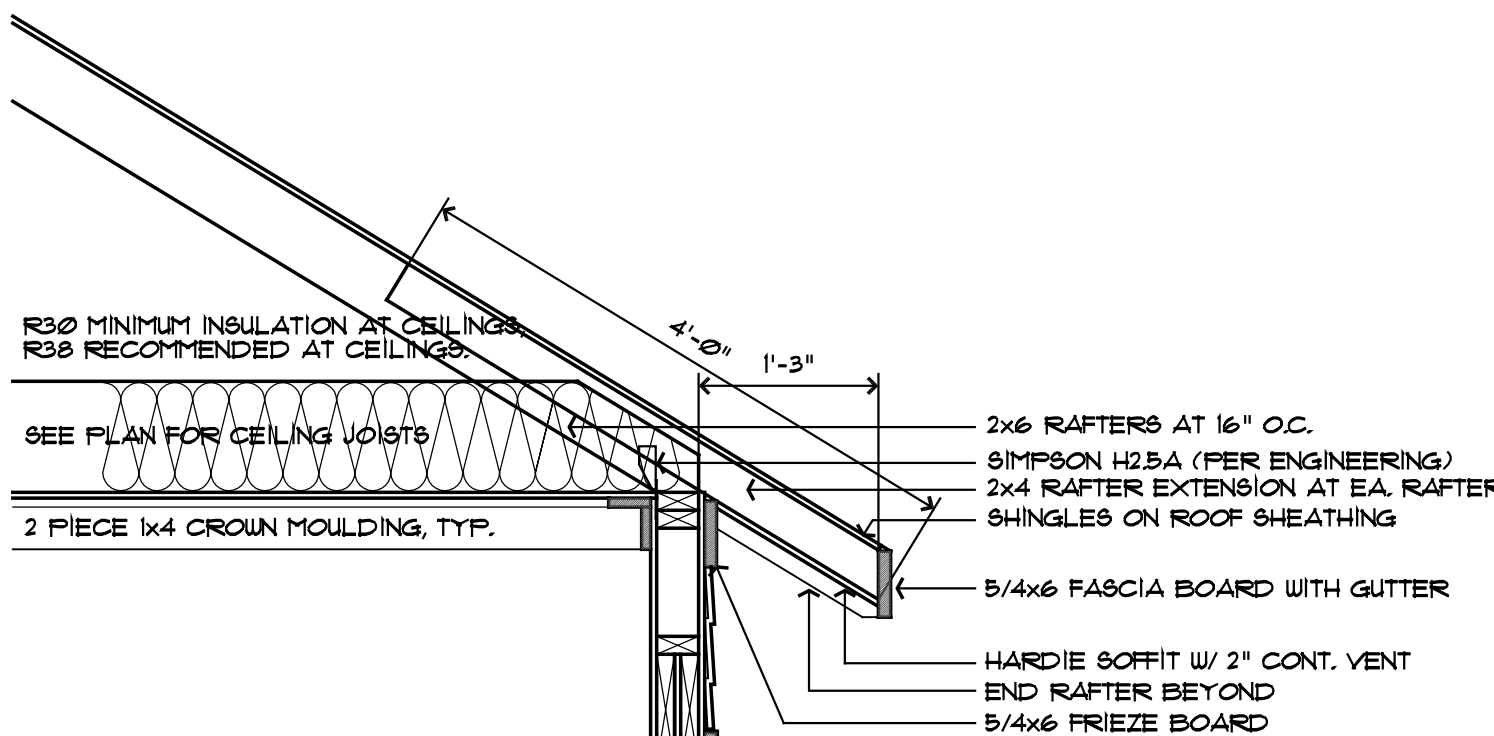
Scale: 3/4"=1'-0"



TYPICAL EAVE DETAIL @ VAULT

Scale: 3/4"=1'-0"

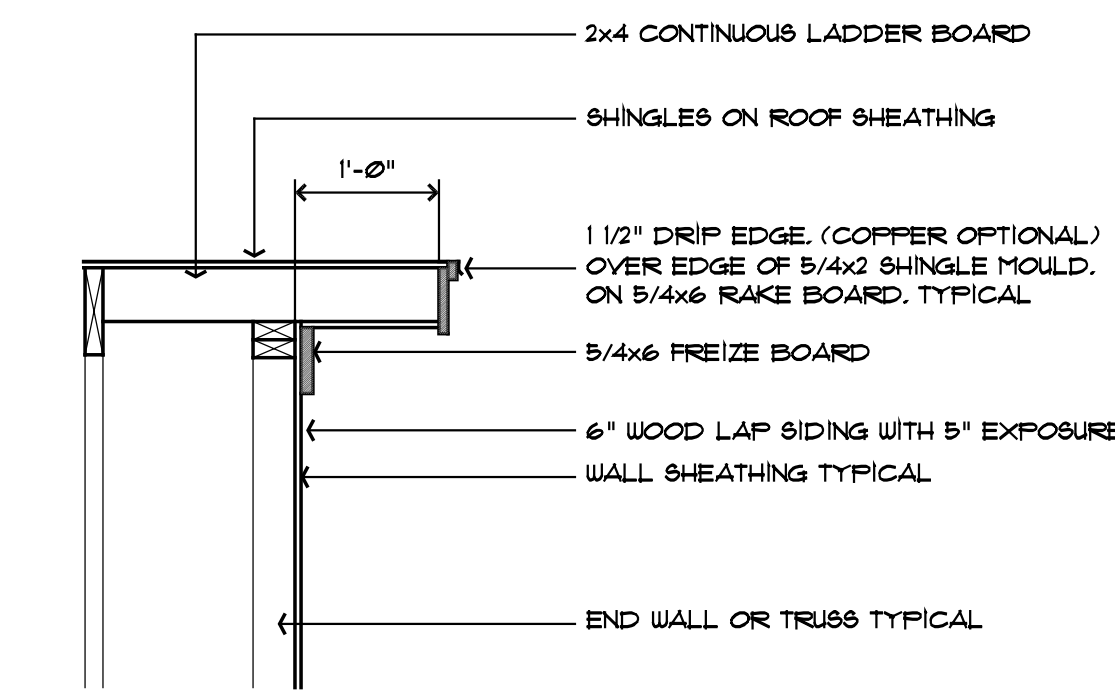
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL EAVE PROFILE

Scale: 3/4"=1'-0" (NON-STRUCTURAL BRACKETS)

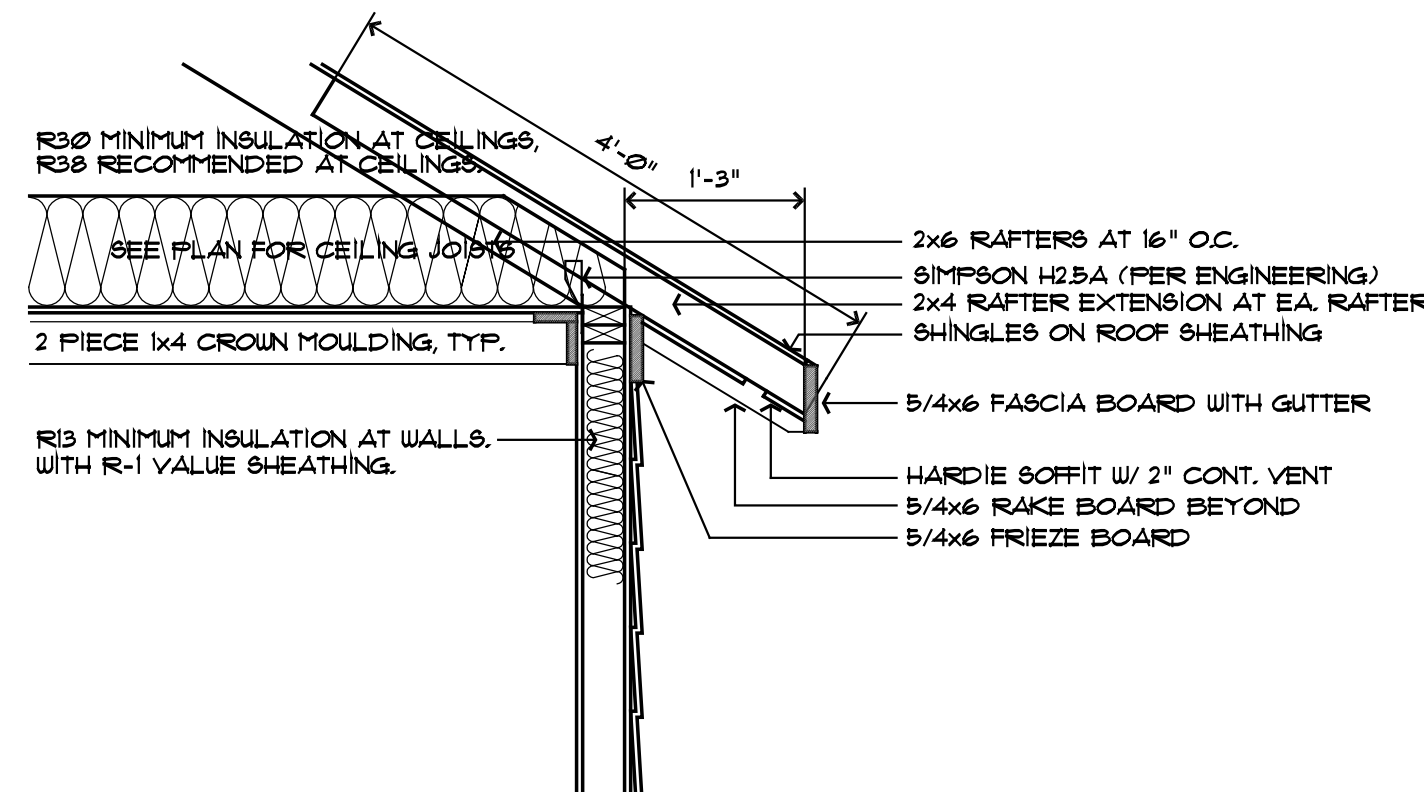
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL RAKE DETAIL

Scale: 3/4"=1'-0"

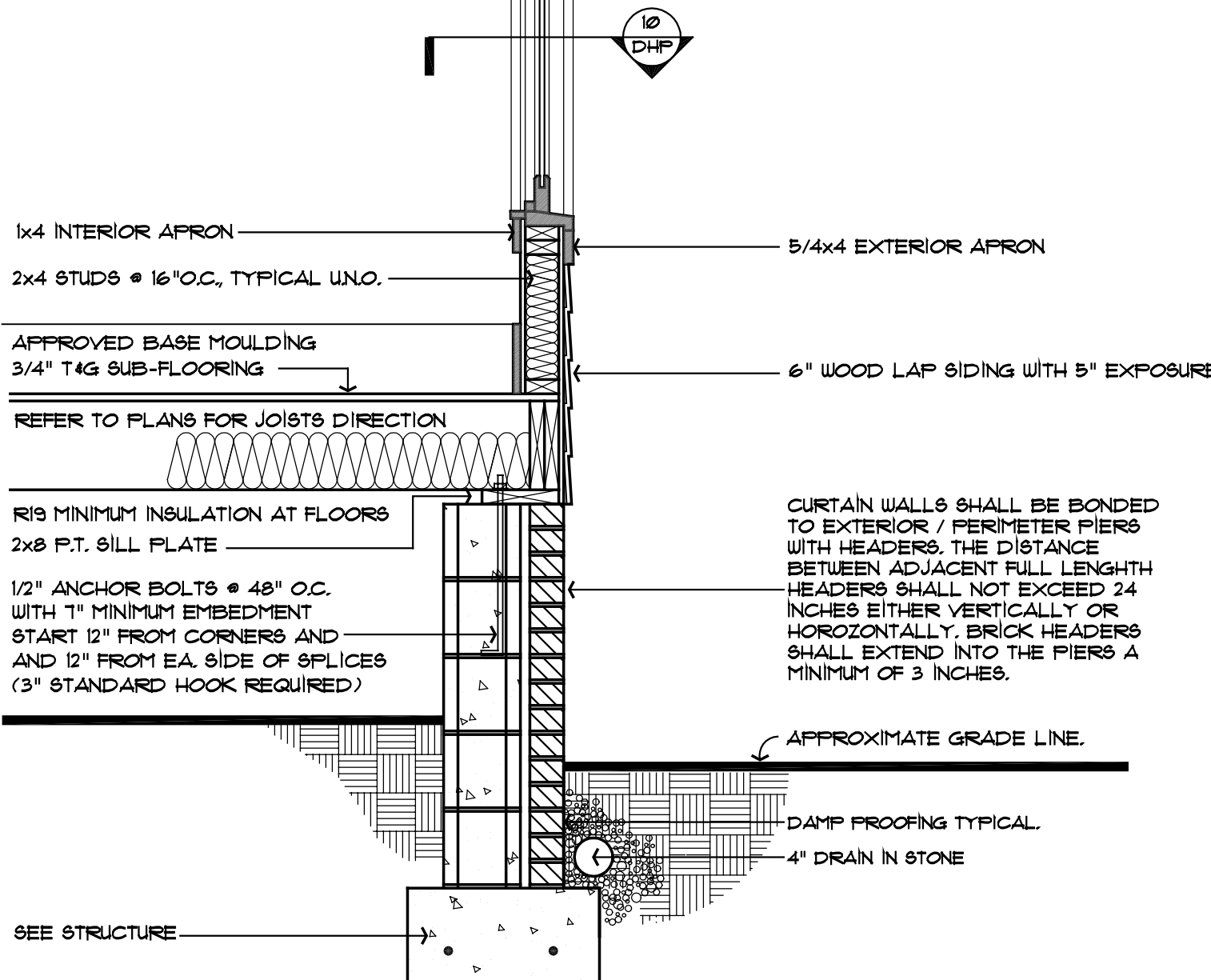
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL EAVE DETAIL

Scale: 1-1/2"=1'-0"

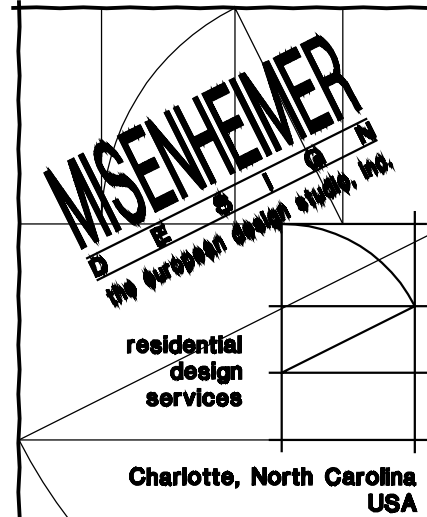
PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



TYPICAL WALL SECTION

Scale: 3/4"=1'-0"

PRIME AND BACK PRIME ALL EXTERIOR TRIM.
1x MATERIAL MAY BE SUBSTITUTED FOR 5/4 MATERIAL. SEE SPECIFICATIONS.



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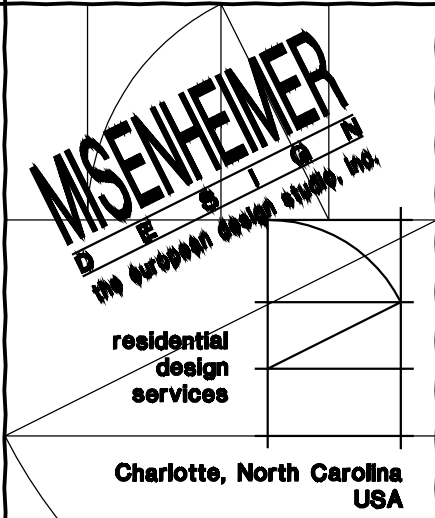
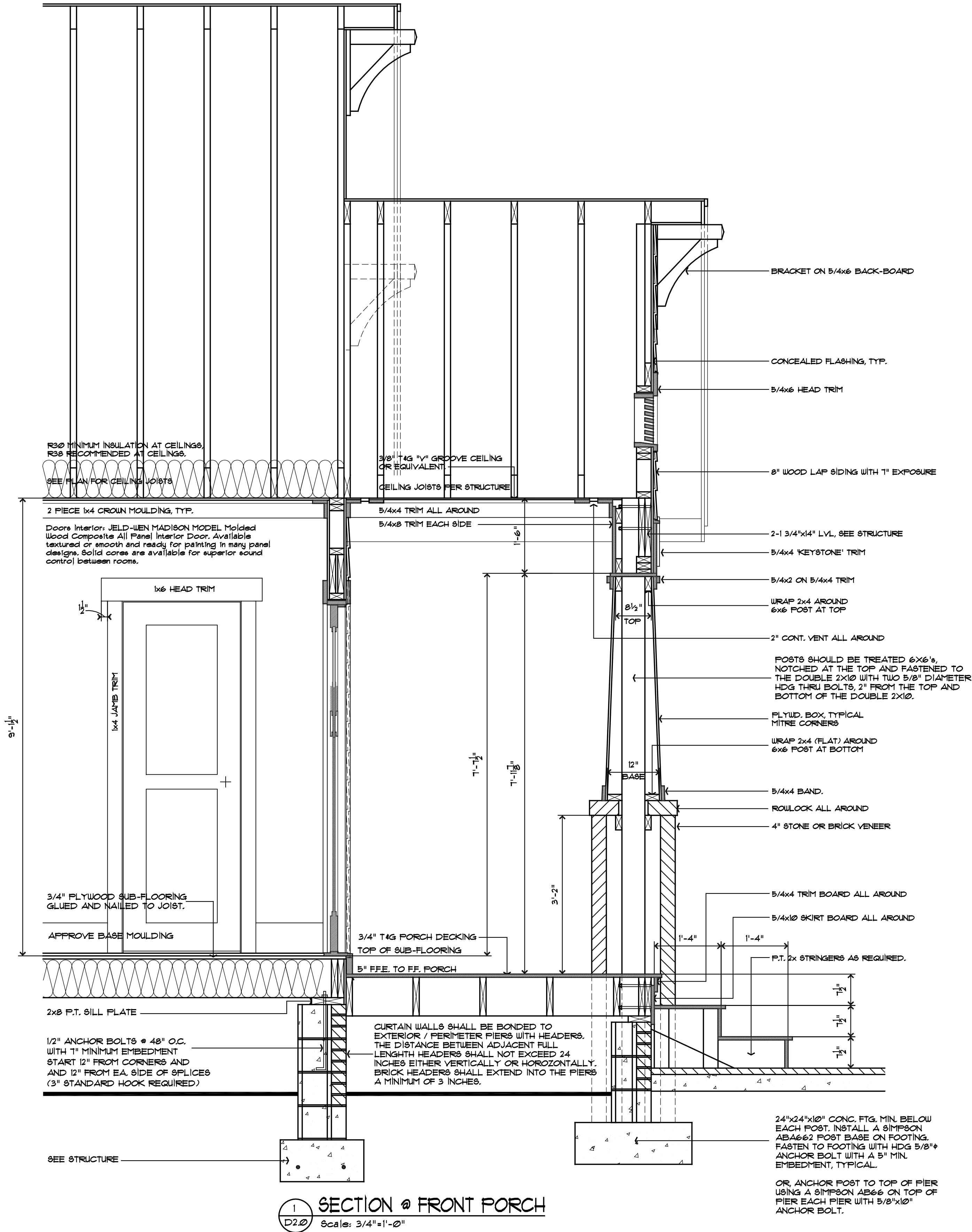
HANGER SCHEDULE

MEMBER	HANGER	CAPACITY (lbs)
2 x 8	LU828	1255
2 x 10	LU8210	1275
2 x 12	LU8212	1275
2 - 2 x 8	HU828-2	1505
2 - 2 x 10	HU8210-2	2010
2 - 2 x 12	HU8212-2	2510
3 - 2 x 8	LU828-3	1265
3 - 2 x 10	LU8210-3	1765
3 - 2 x 12	HU8212-3 Minimum	2145
2 - 1 3/4"x 9 1/4" LVL	HU8410	5190
2 - 1 3/4"x 9 1/2" LVL	HU8410	5190
2 - 1 3/4"x 11 1/4" LVL	HU8410	5190
2 - 1 3/4"x 11 7/8" LVL	HU8410	5190
2 - 1 3/4"x 14" LVL	HU8410	5190
2 - 1 3/4"x 16" LVL	HU8414	9145
2 - 1 3/4"x 18" LVL	HU8414	9145
3 - 1 3/4"x 9 1/4" LVL	HU8550/10	7890
3 - 1 3/4"x 9 1/2" LVL	HU8550/10	7890
3 - 1 3/4"x 11 1/4" LVL	HU8550/12	9205
3 - 1 3/4"x 11 7/8" LVL	HU8550/12	9205
3 - 1 3/4"x 14" LVL	HU8550/14	9145
3 - 1 3/4"x 16" LVL	HU8550/14	9145
3 - 1 3/4"x 18" LVL	HU8550/14	9145
4 - 1 3/4"x 9 1/4" LVL	HU8725/10	7890
4 - 1 3/4"x 9 1/2" LVL	HU8725/10	7890
4 - 1 3/4"x 11 1/4" LVL	HU8725/12	9205
4 - 1 3/4"x 11 7/8" LVL	HU8725/12	9205
4 - 1 3/4"x 14" LVL	HU8725/14	9665
4 - 1 3/4"x 16" LVL	HU8725/14	9665
4 - 1 3/4"x 18" LVL	HU8725/14	9665

Simpson Strong-Tie Co., Inc. or brand-name equivalent.
IF THE REQUIRED HANGER CAPACITY SHOWN ON THE PLAN EXCEEDS THE CAPACITY LISTED, A LARGER HANGER THAN LISTED IS REQUIRED. OTHER HANGERS MAY BE USED SO LONG AS THEIR ALLOWABLE CAPACITY EXCEEDS THE REQUIRED CAPACITY SHOWN ON THE PLAN.

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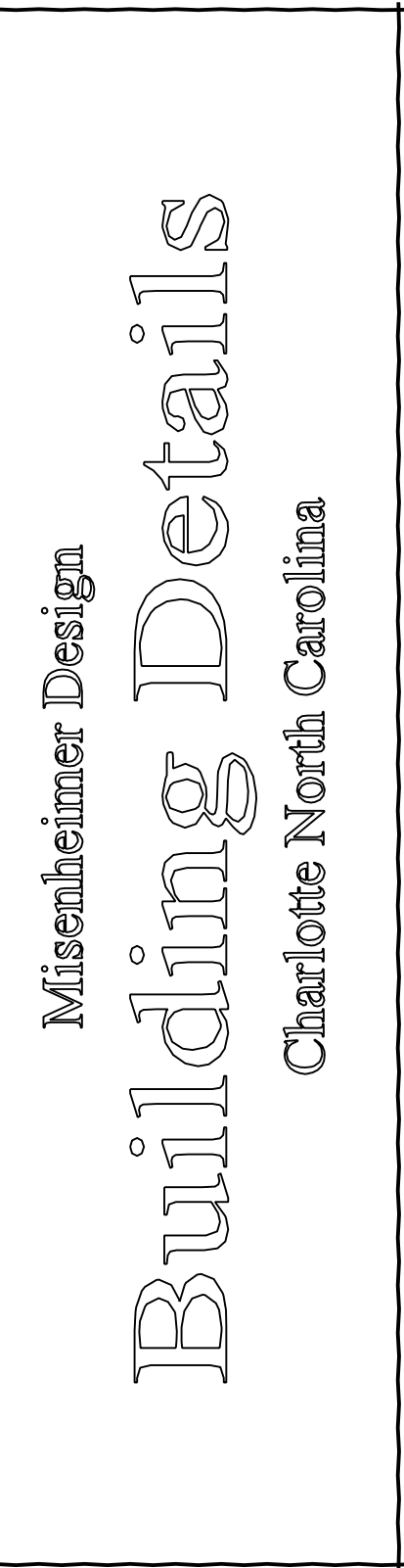
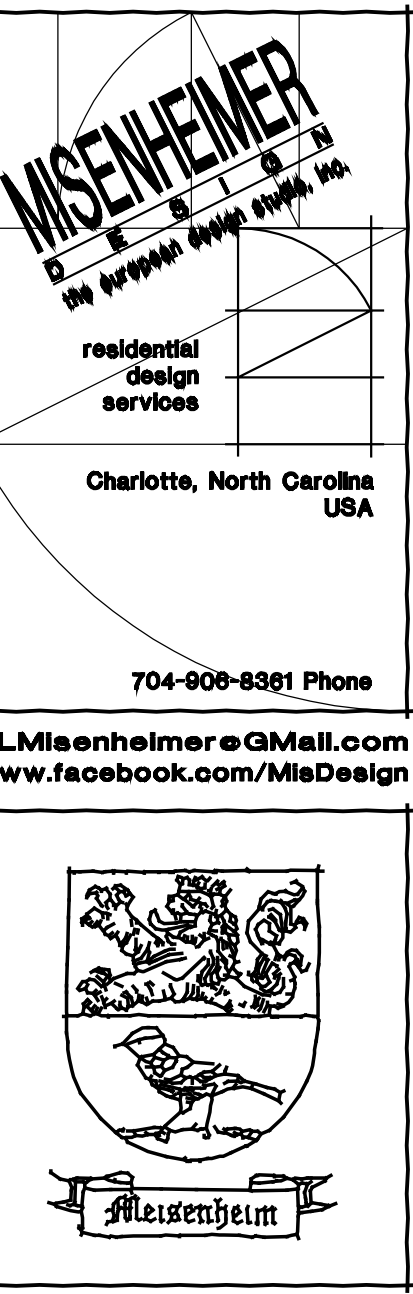
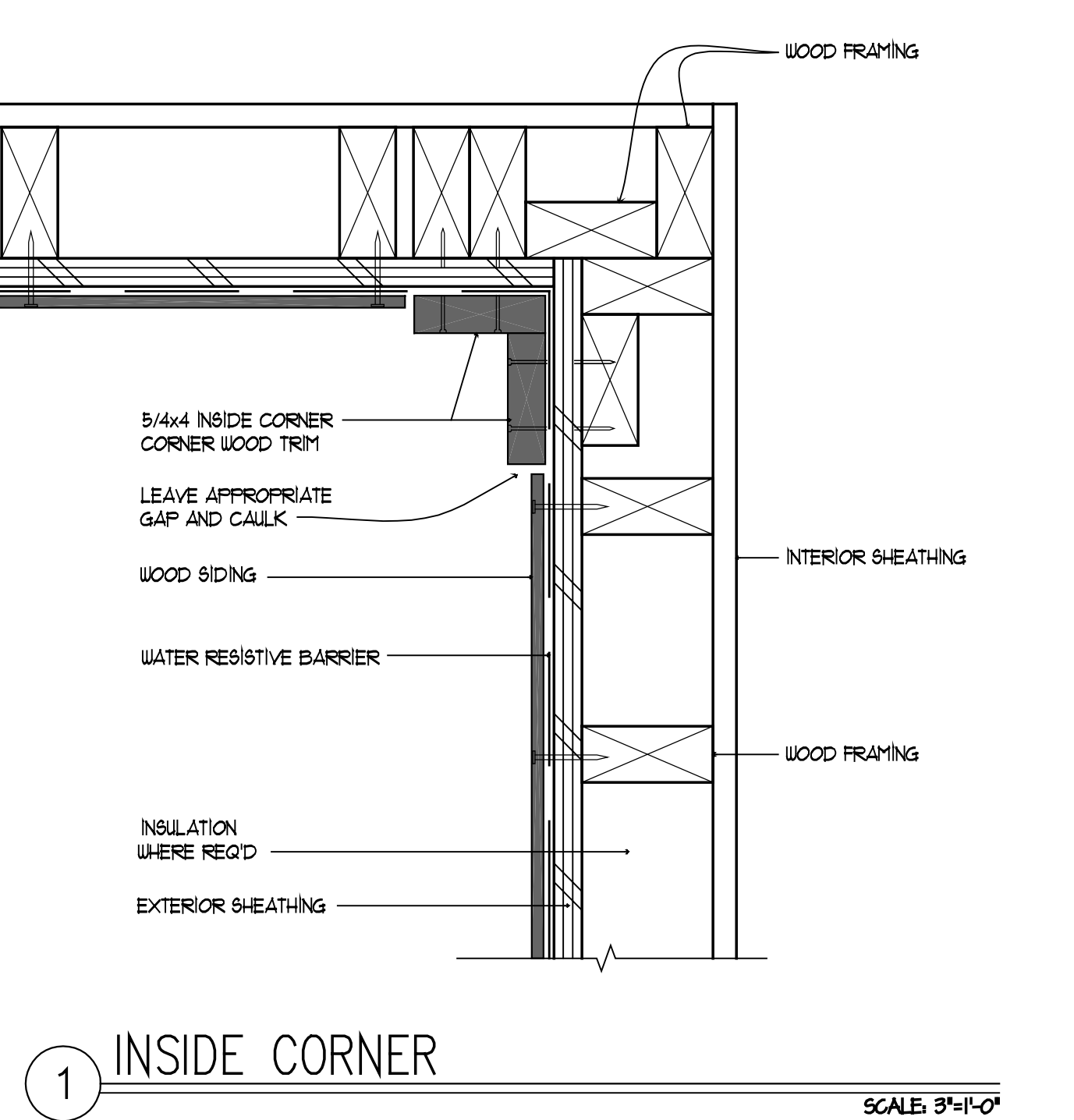
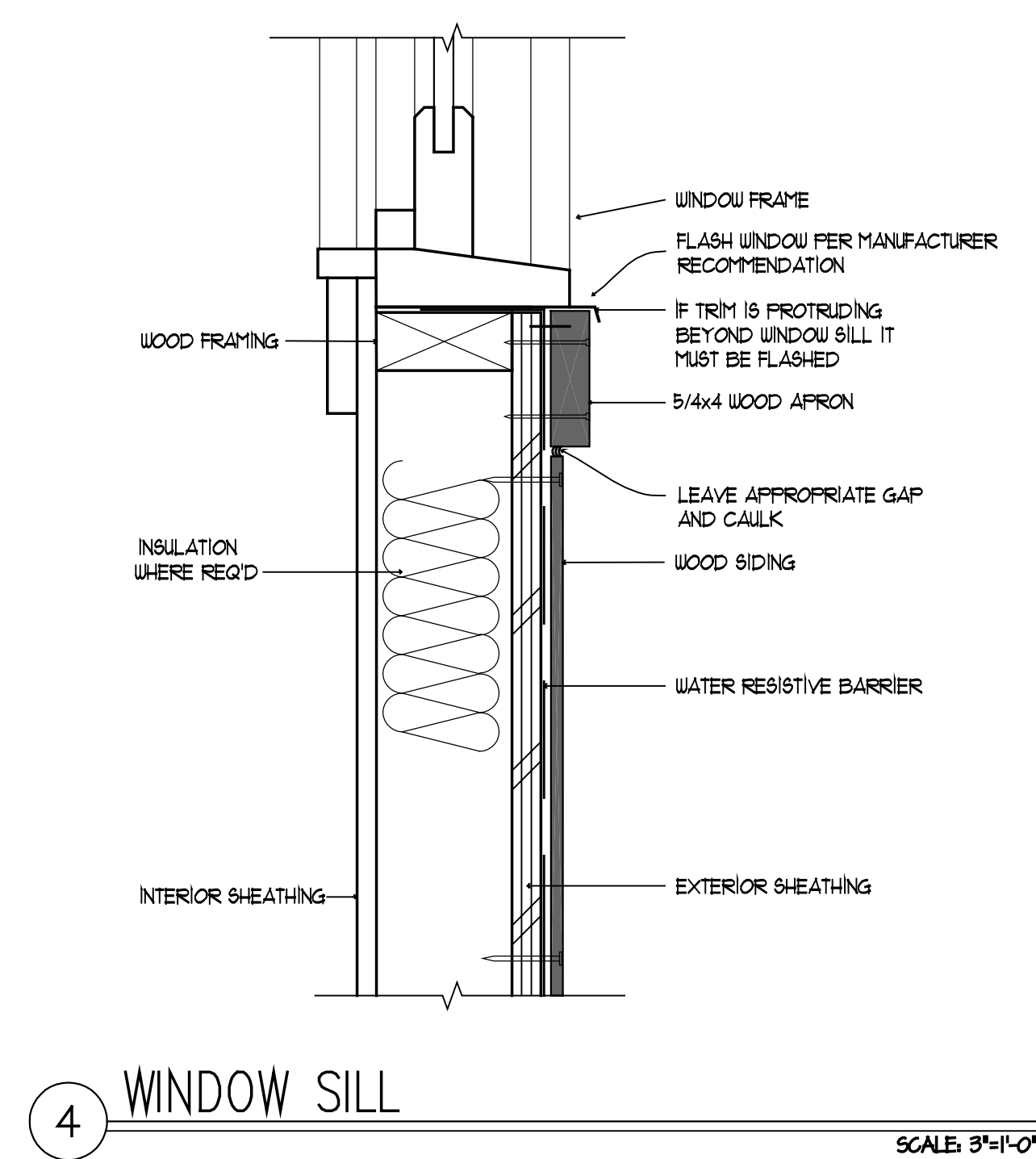
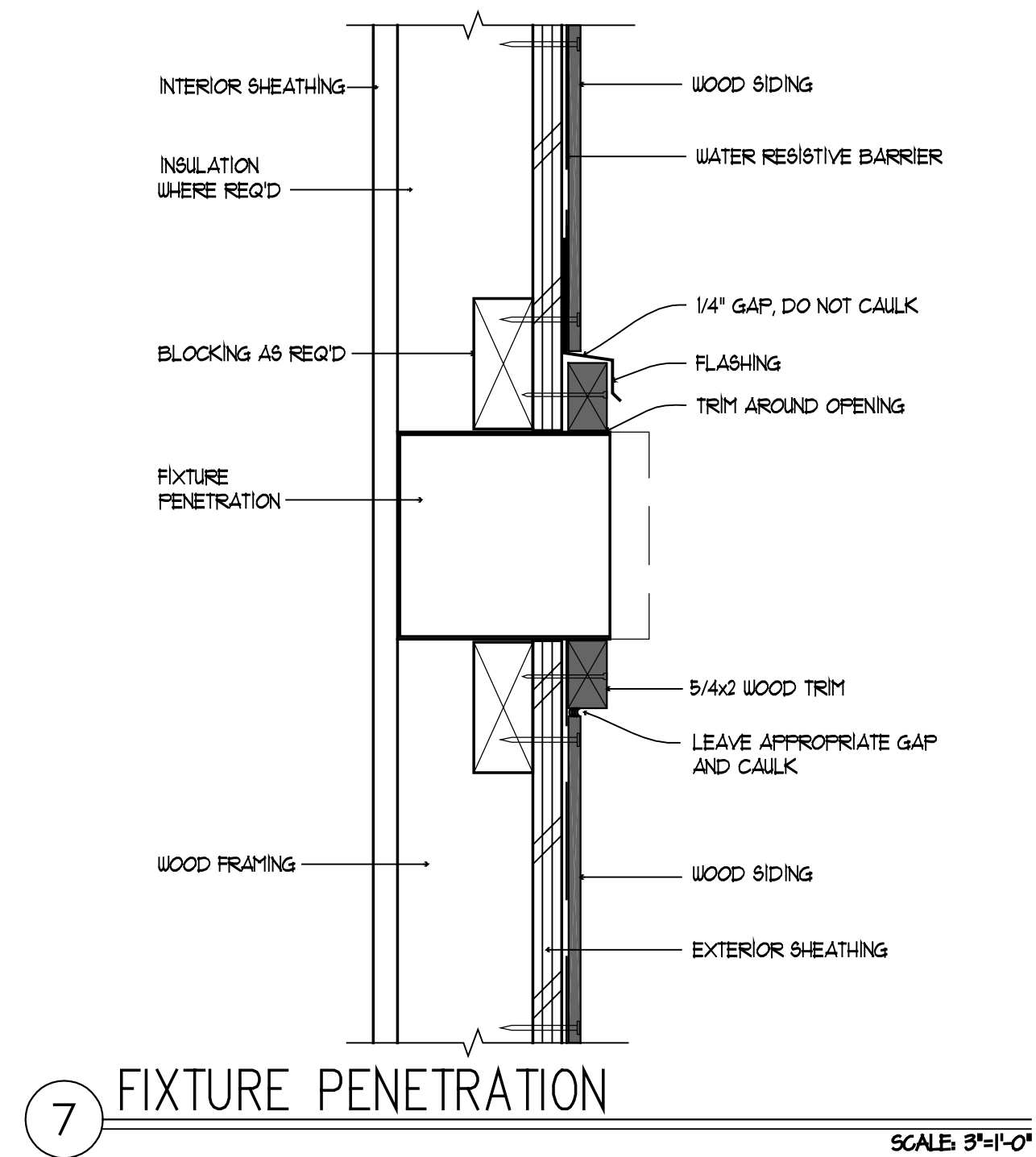
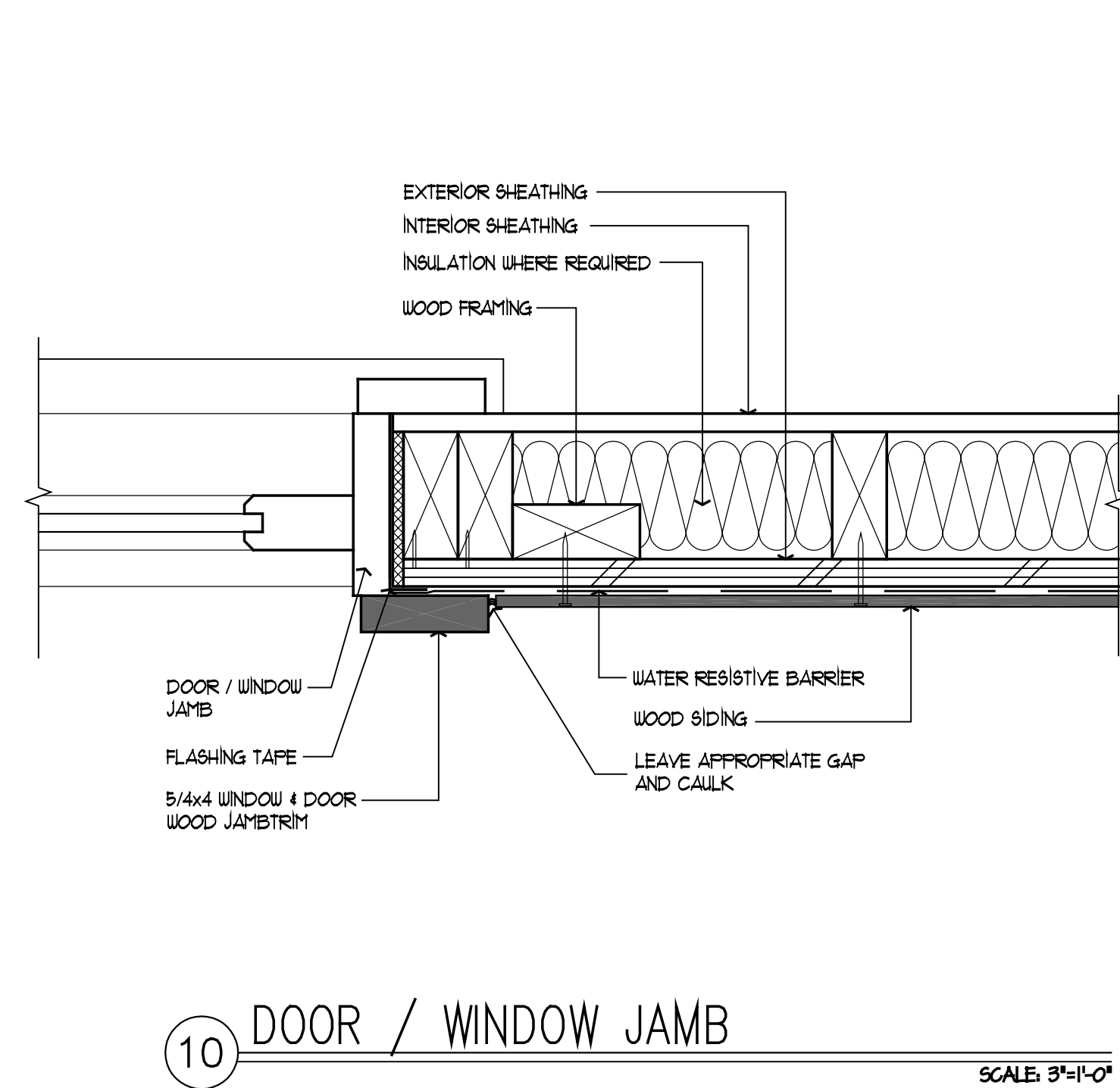
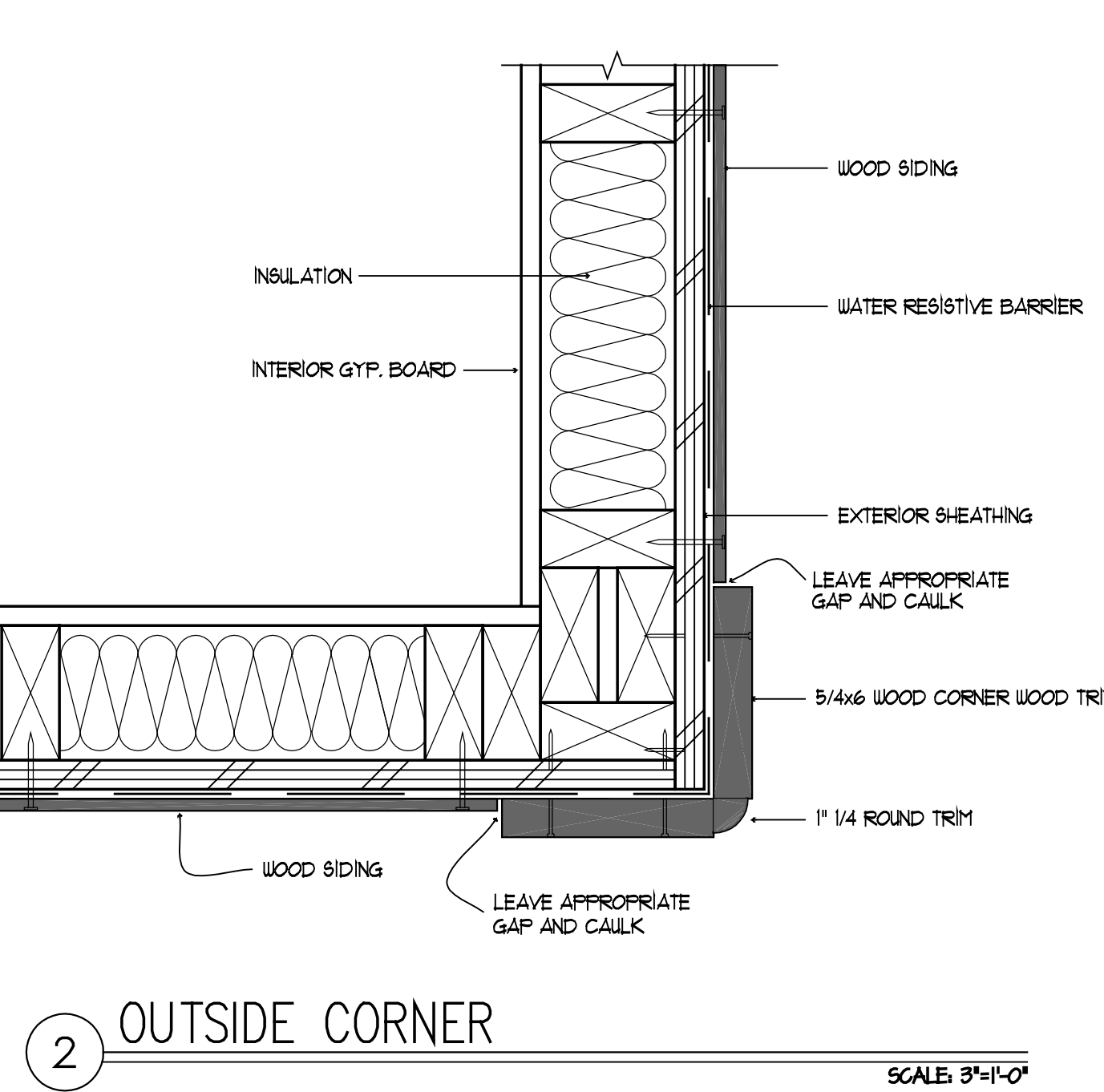
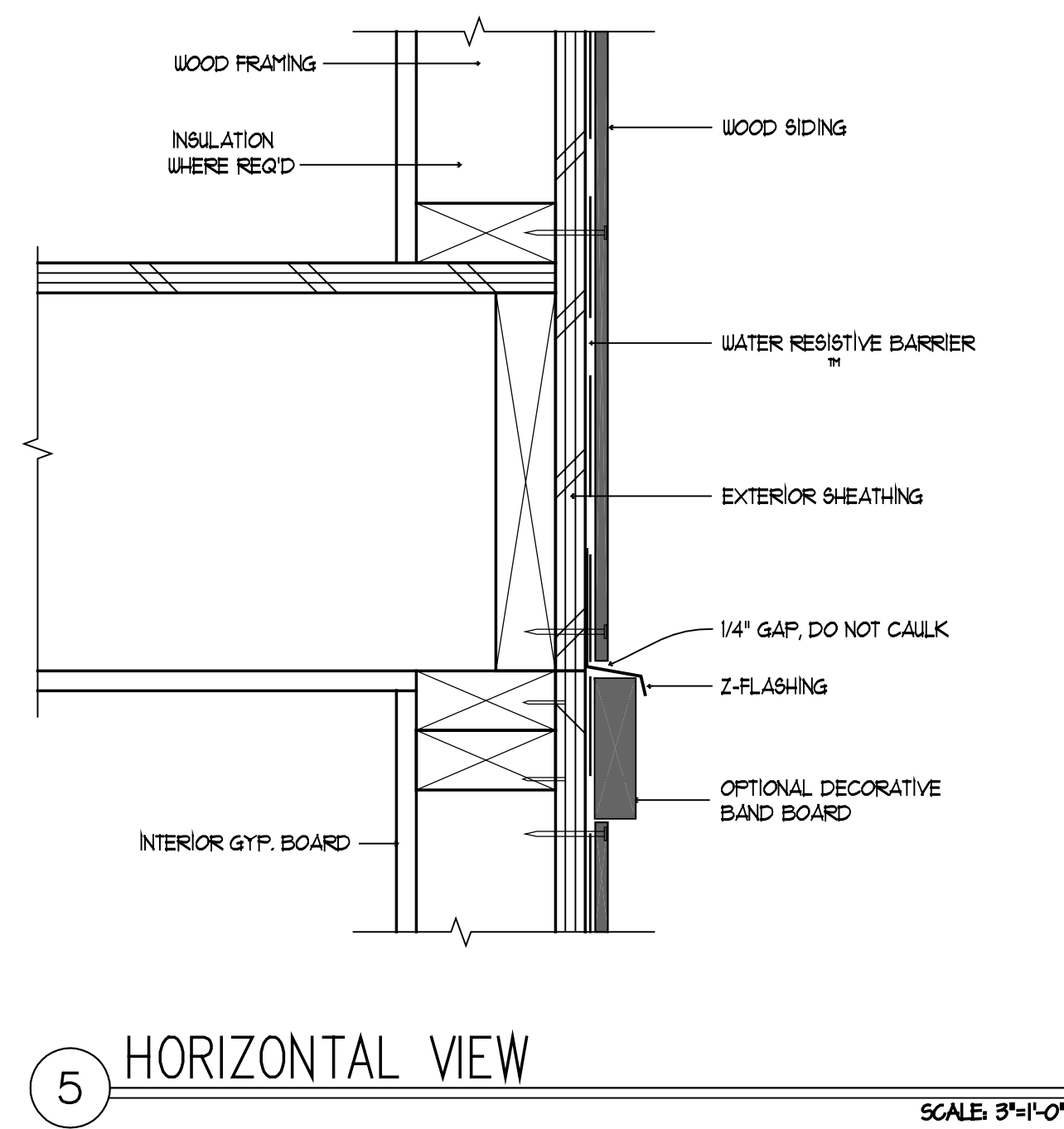
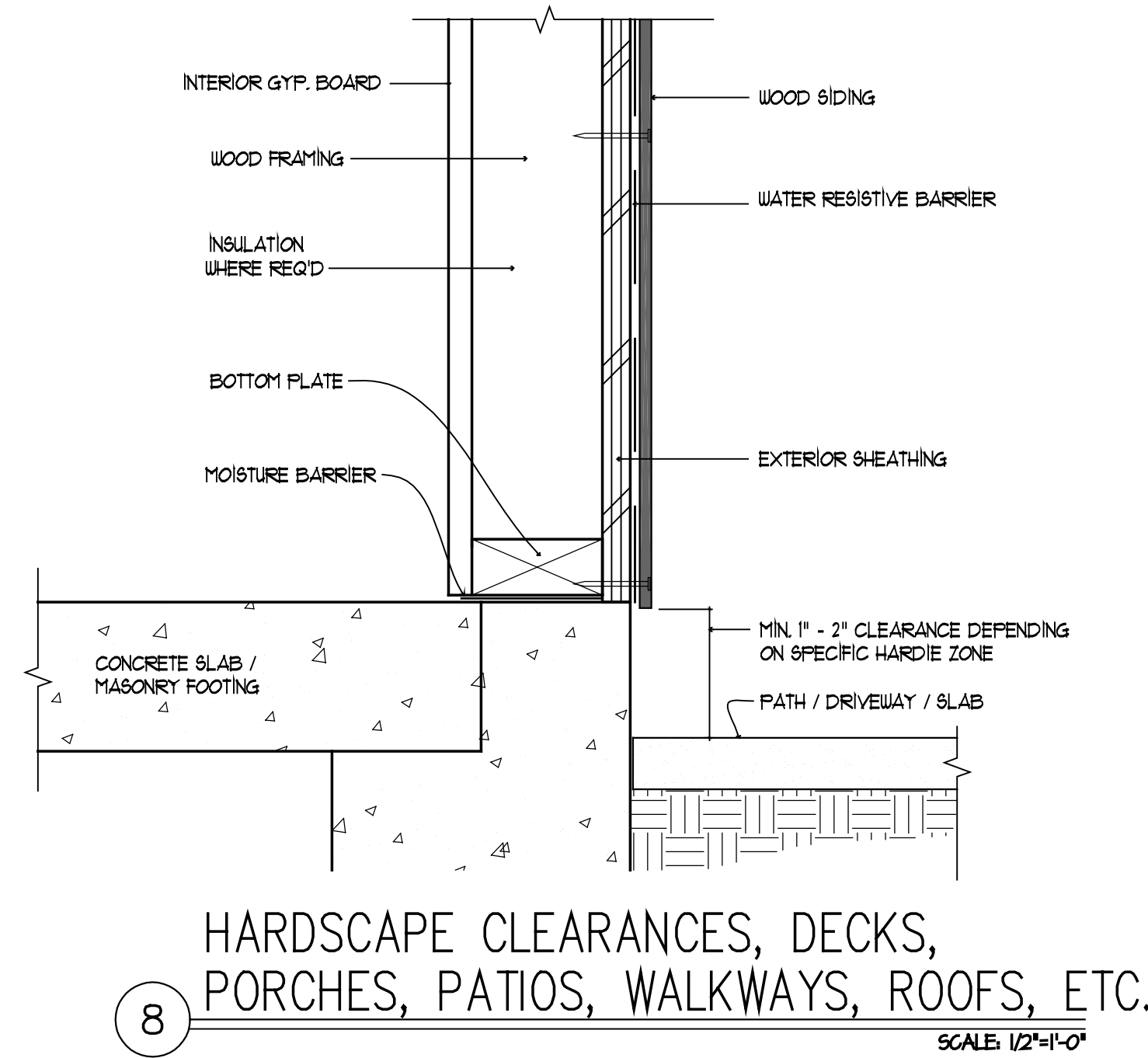
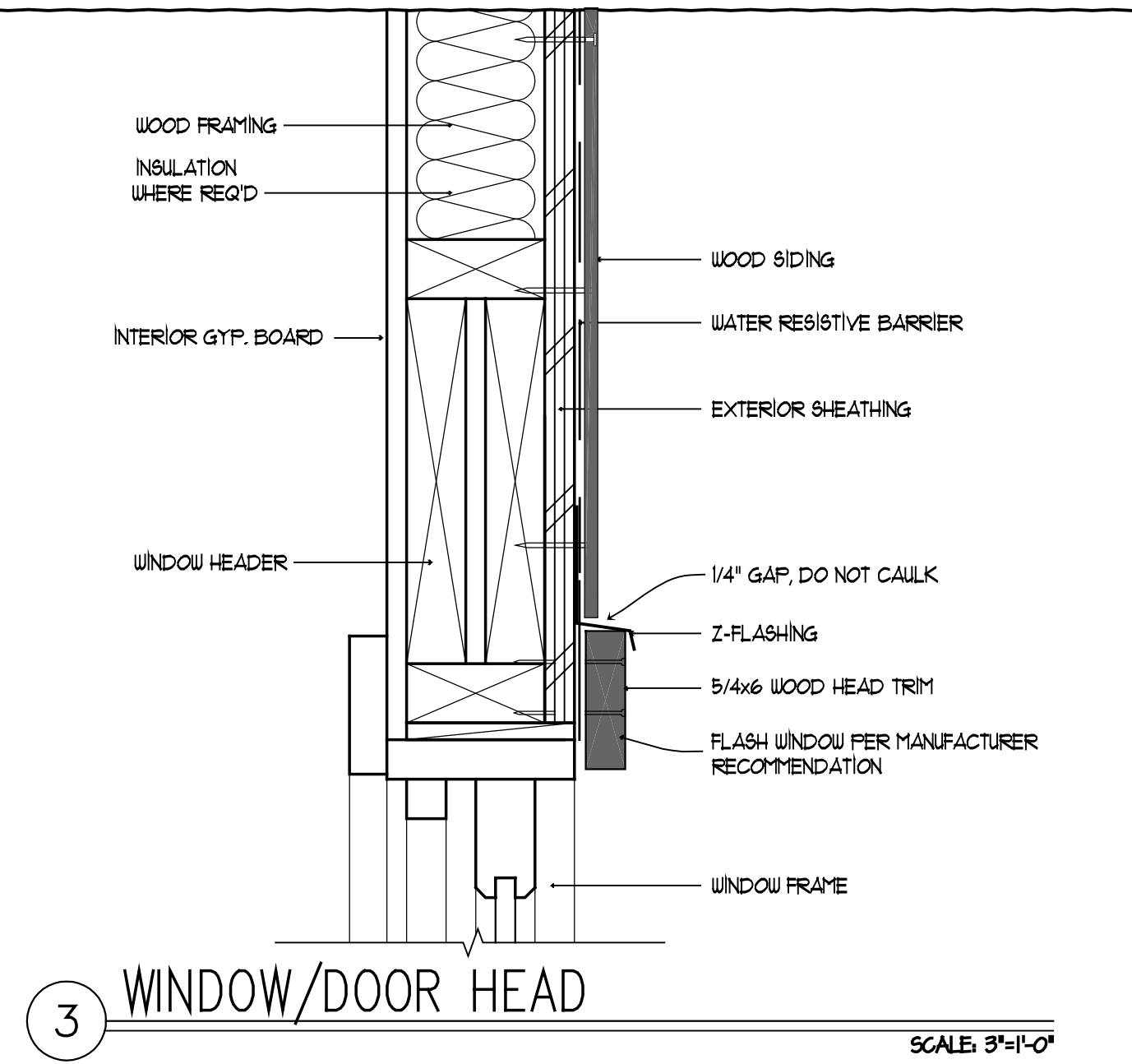
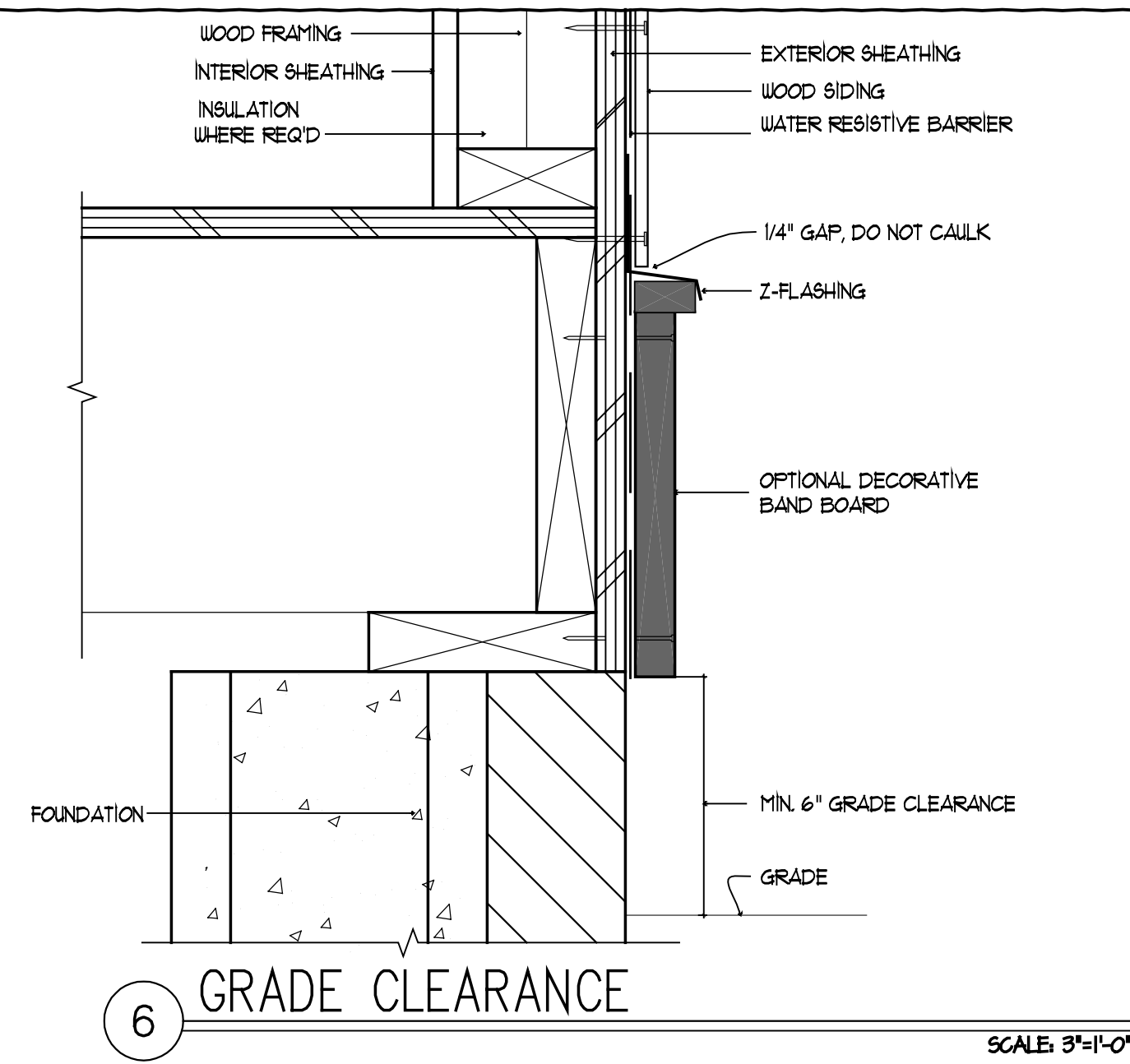
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