
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 300 West Park Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Robert and Kelly St. Louis

The application was denied in August for scale (“This house will be taller than any historic house on the block.”) and context (“No other historic home on this block has two stories.”). The Commission will first determine if the revised proposal has been substantially redesigned or if there is a substantial change in circumstances before allowing the application to be heard.

Details of Proposed Request

Existing Conditions

The existing site is a vacant corner parcel in an area with one and two story homes. The site is approximately 3 feet above the sidewalk, the lot size is 50’ x 200’. Setbacks are consistent along the block. An alley exists behind the property. Houses on the block range in height from approximately 20’-5” to 30’-5”.

Proposal - August

The proposal is a new single family house and detached garage. The height from grade is approximately 33’-3”. Design features include cedar siding in the gables and brick foundation. The front porch is full width. The applicant is requesting the use of cementitious lap siding. The detached garage is one story and will be accessed from the alley. Exterior materials will match the house.

Proposal – October 12, 2016

The revised design includes the following changes:

1. Height has been reduced to approx. 25’-9”
2. The house is 1 ½ stories
3. Front porch depth is 8’
4. Siding is ¾ x 8 cedar, 1” x 6” trim cedar boards, ¼” corner board reveal. Cedar shake siding in gables.
5. Revised trim details on plan sheet #7

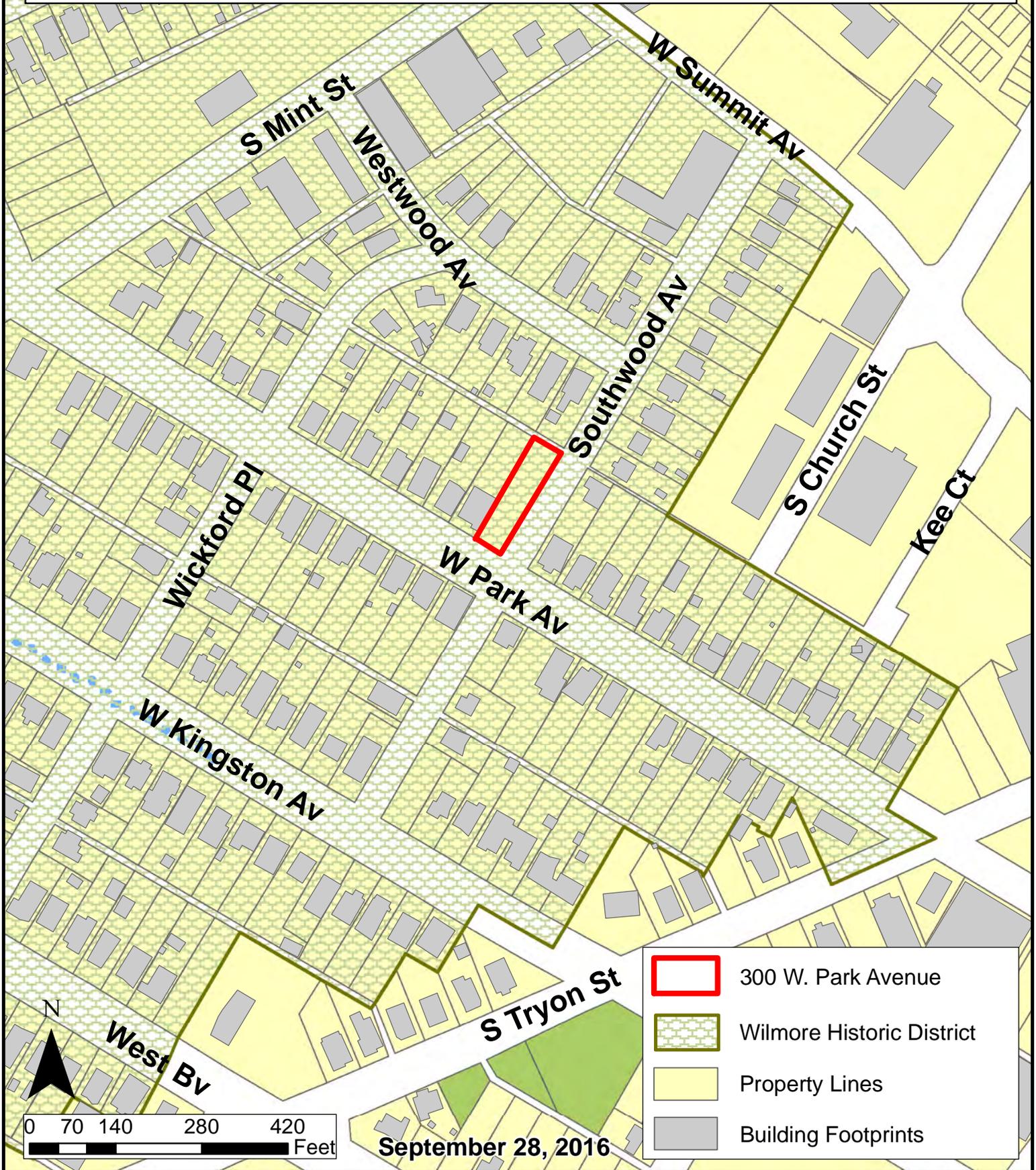
Policy & Design Guidelines for New Construction, page 34

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.

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

Charlotte Historic District Commission - Case 2016-241
New Construction
HISTORIC DISTRICT: WILMORE



-  300 W. Park Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

September 28, 2016



Side View of Lot – 200'

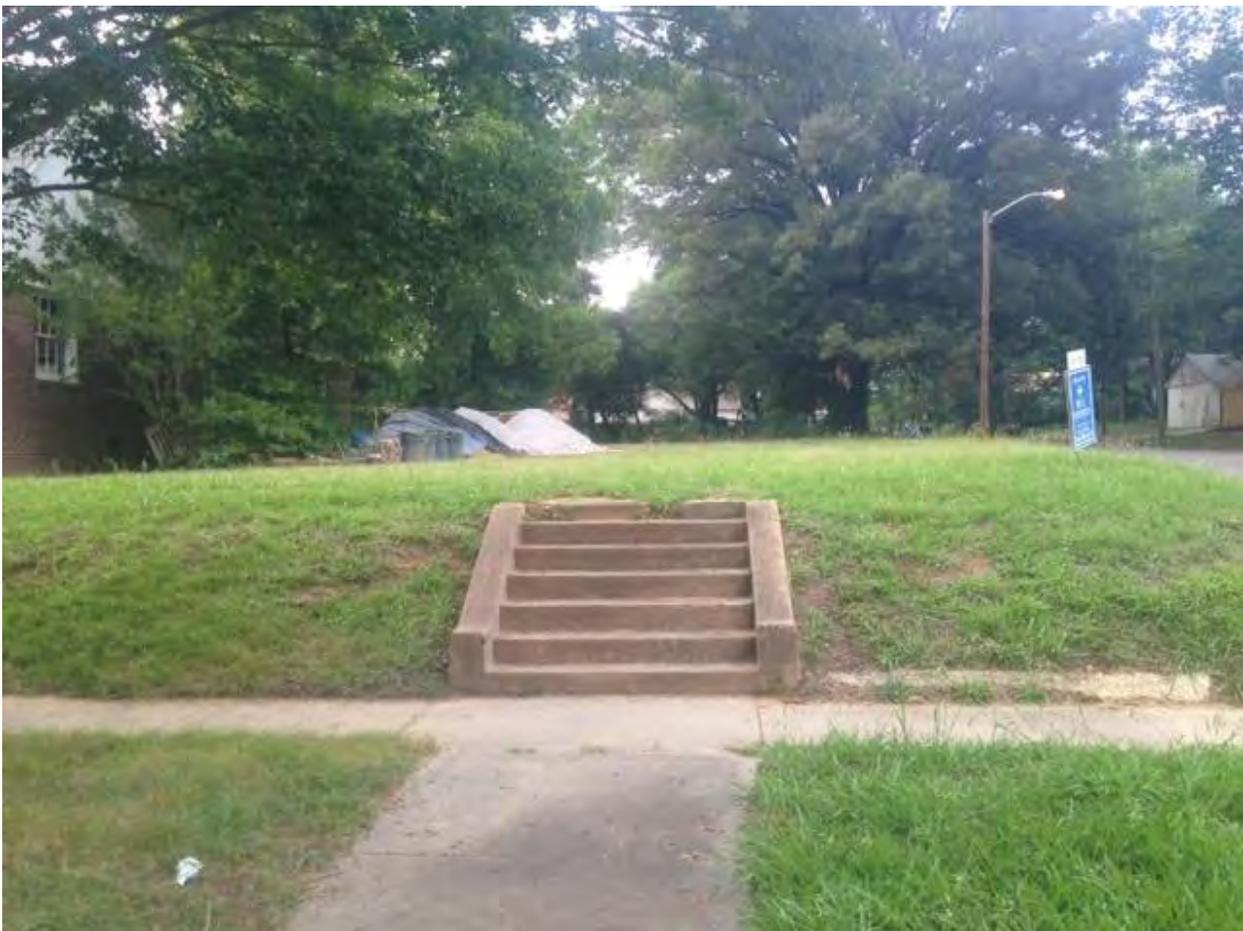


Corner View – Existing Stairs will be kept to maintain historic integrity

Stand at the top of the
Stairs looking towards
Back of the Property.



Standing on W Park Ave looking at
Front of the lot.





1600 Wilmore Dr.
Wood

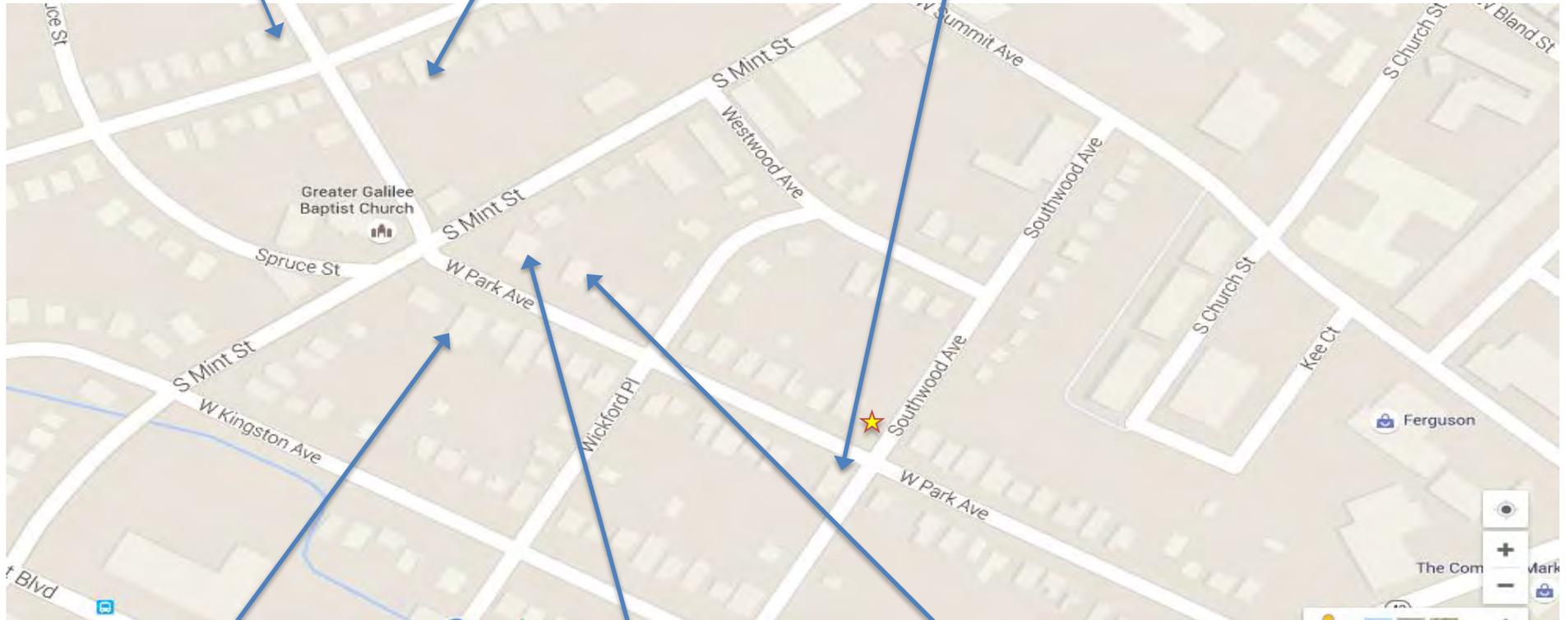


1557 Wilmore Dr.
Wood



255 W Park Ave.
Wood

*Please see
additional
sheets for
larger images*



421 W Park Ave.
CFB



420 W Park Ave.
Wood



412 W Park Ave.
Wood



417 W Kingston Ave.
Wood

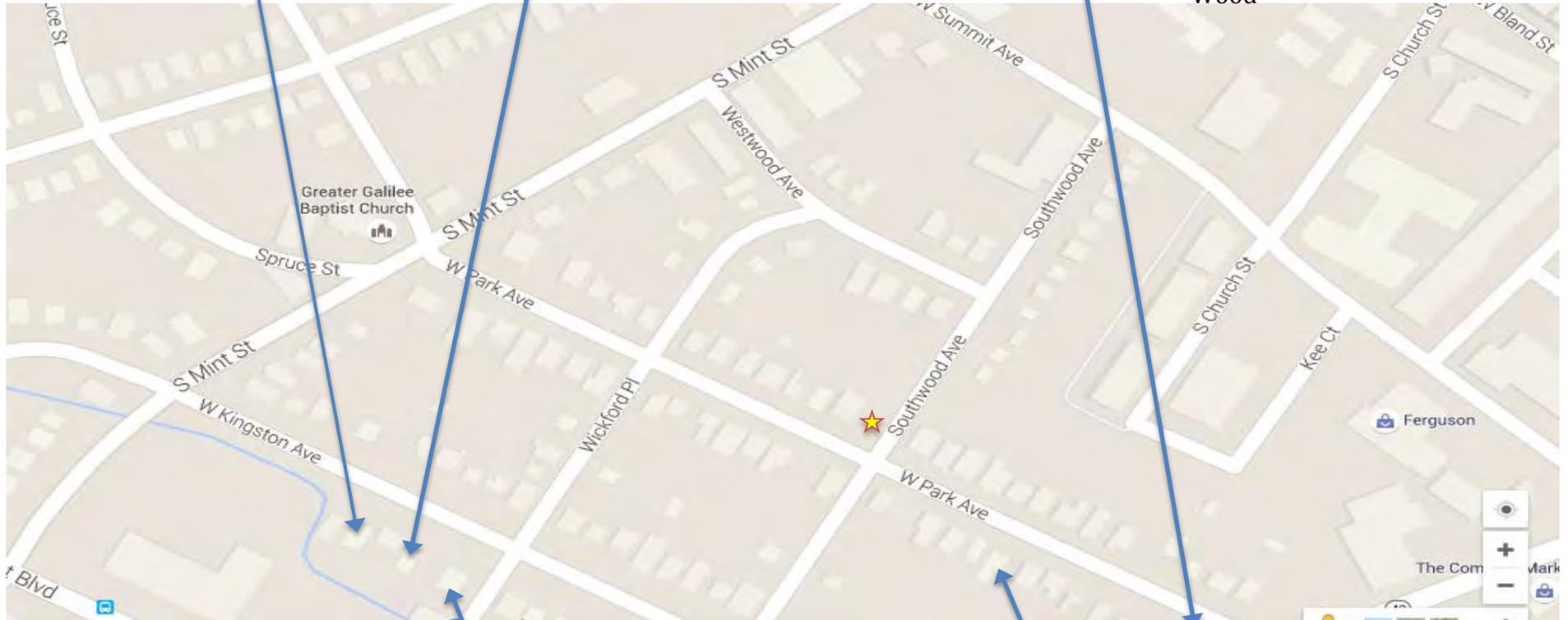


409 W Kingston Ave.
CFB

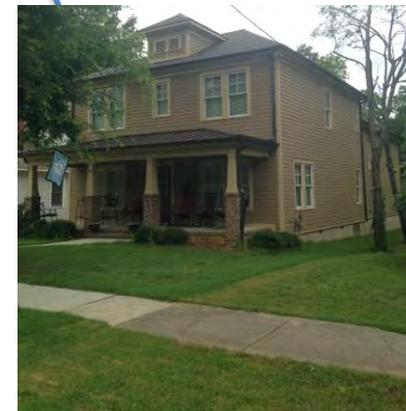


245 W Kingston Ave.
Wood

Please see additional sheets for larger images



401 W Kingston Ave.
CFB



235 W Park Ave.
Wood



328 W. Park Av



324 W. Park Av



320 W. Park Av



316 W. Park Av



312 W. Park Av



306 W. Park Av



304 W. Park Av

1) 1557 Wilmore Dr. Wood



2) 1600 Wilmore Dr. Wood



3) 420 W Park Ave. Wood



4) 421 W Park Ave. CFB



5) 412 W Park Ave. Wood



6) 255 W Park Ave. Wood



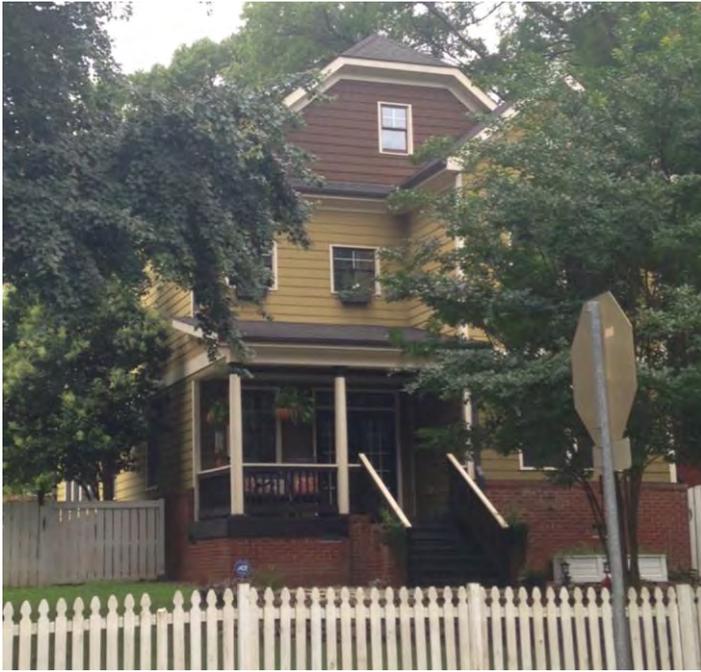
7) 235 W Park Ave. Wood



8) 245 W Park Ave. Wood



9) 401 W Kingston Ave. CFB



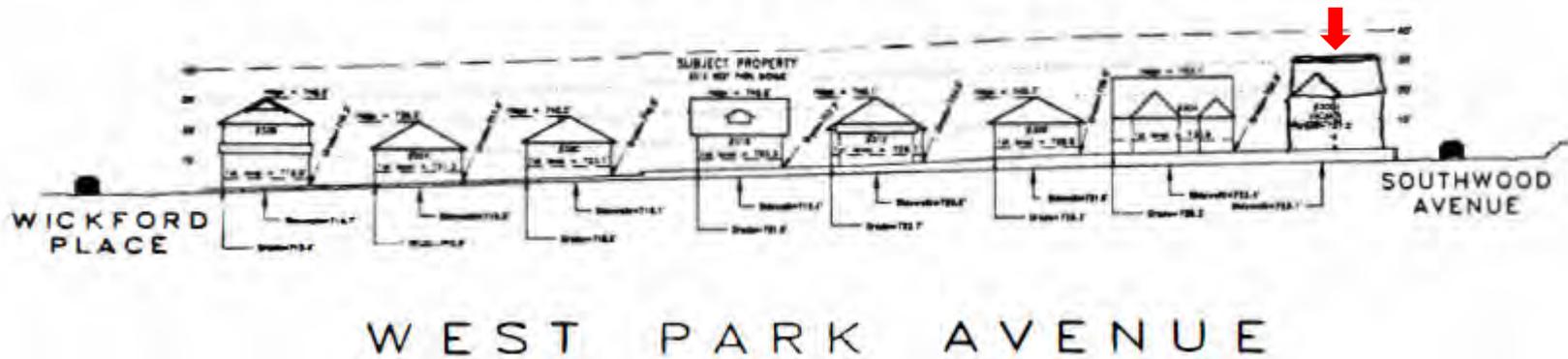
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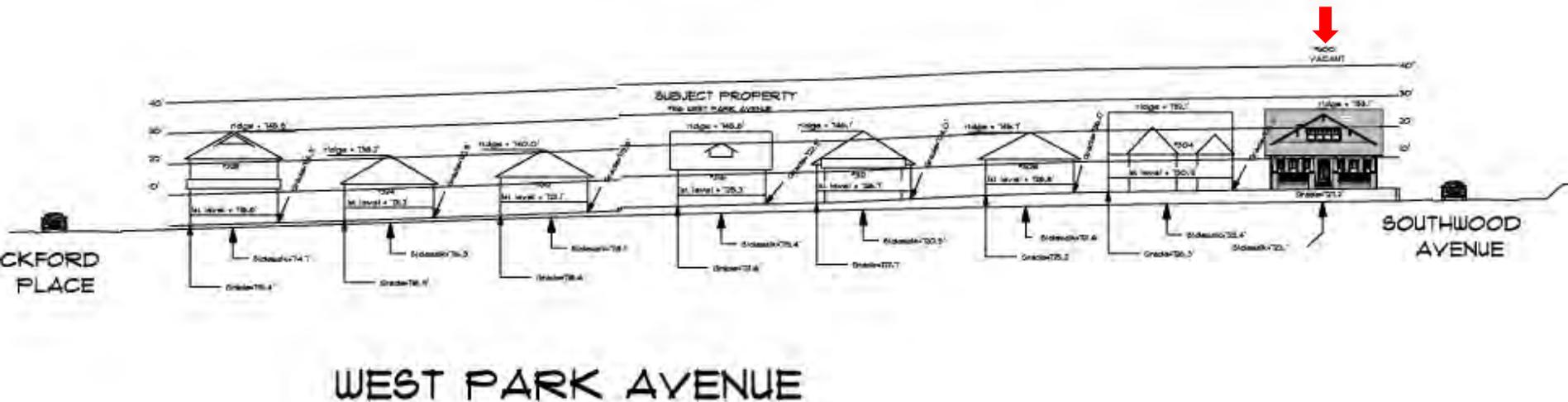
11) 417 W Kingston Ave. Wood



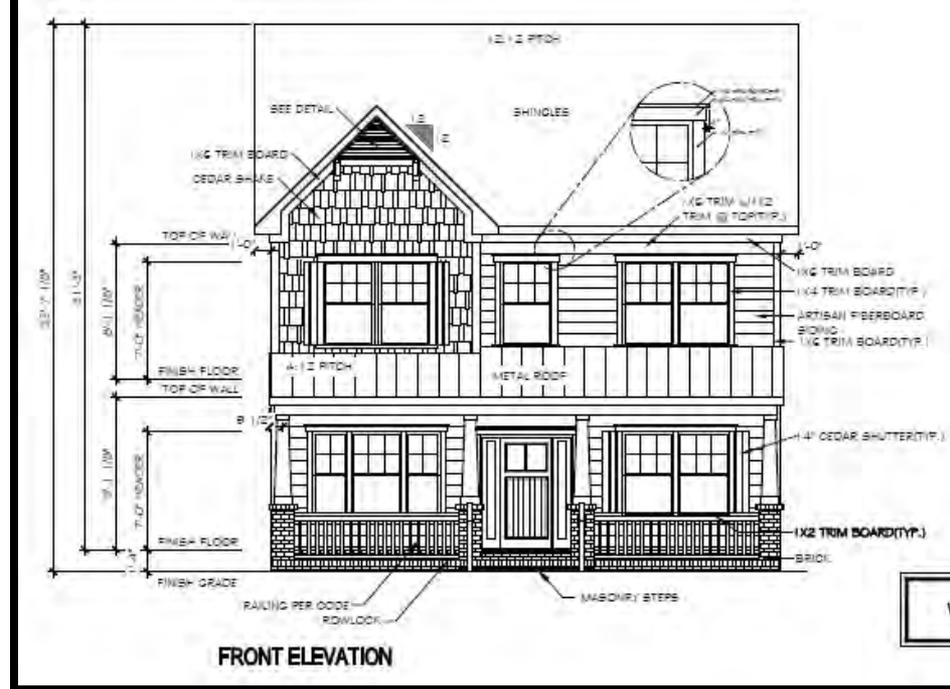
DENIED IN AUGUST



OCTOBER 2016



DENIED IN AUGUST



OCTOBER 2016



ELEVATION NOTES:

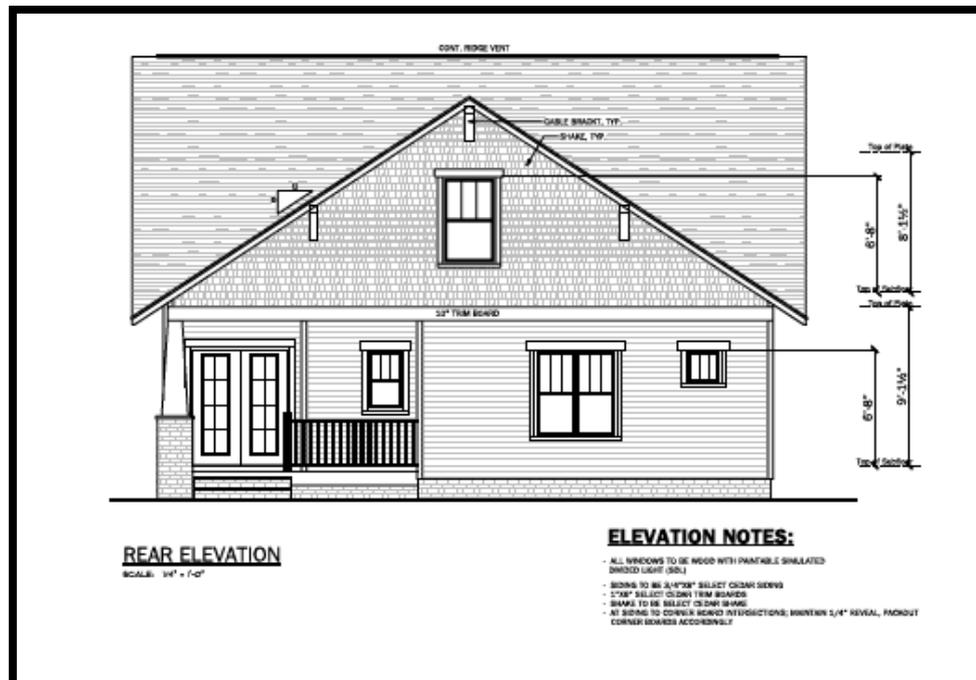
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SCALE: 1/4" = 1'-0"

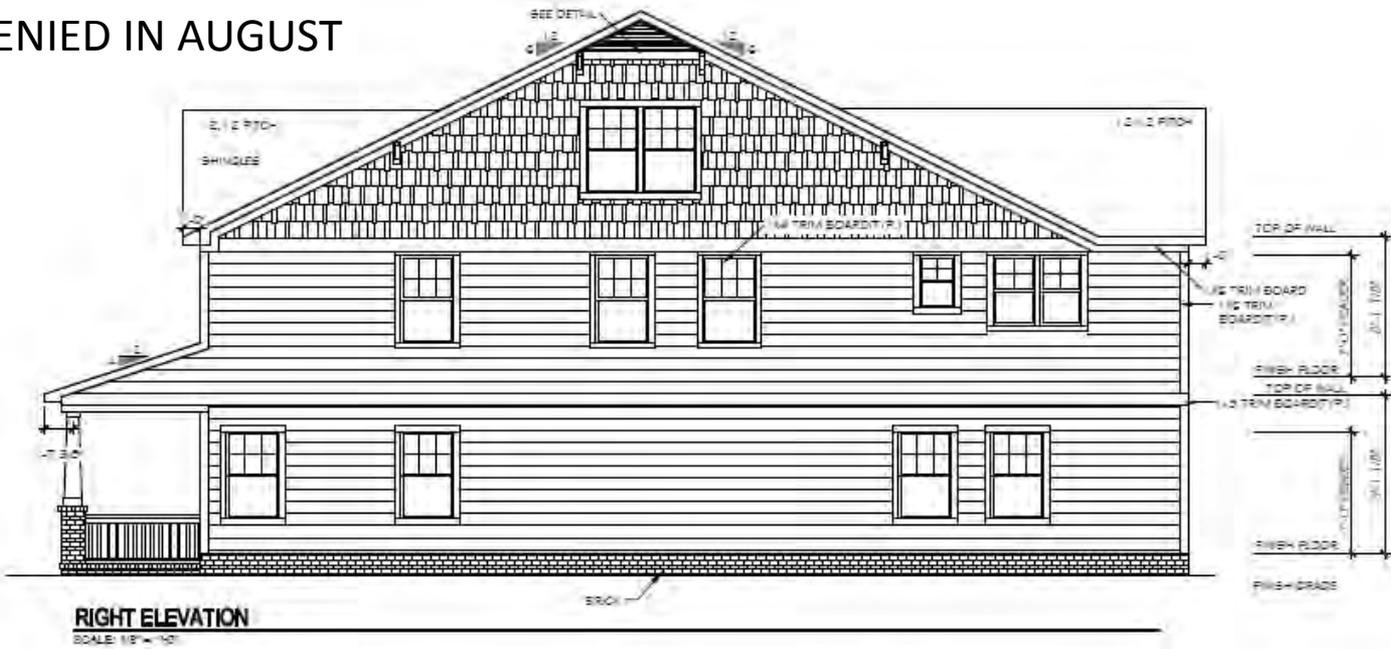
DENIED IN AUGUST



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OCTOBER 2016

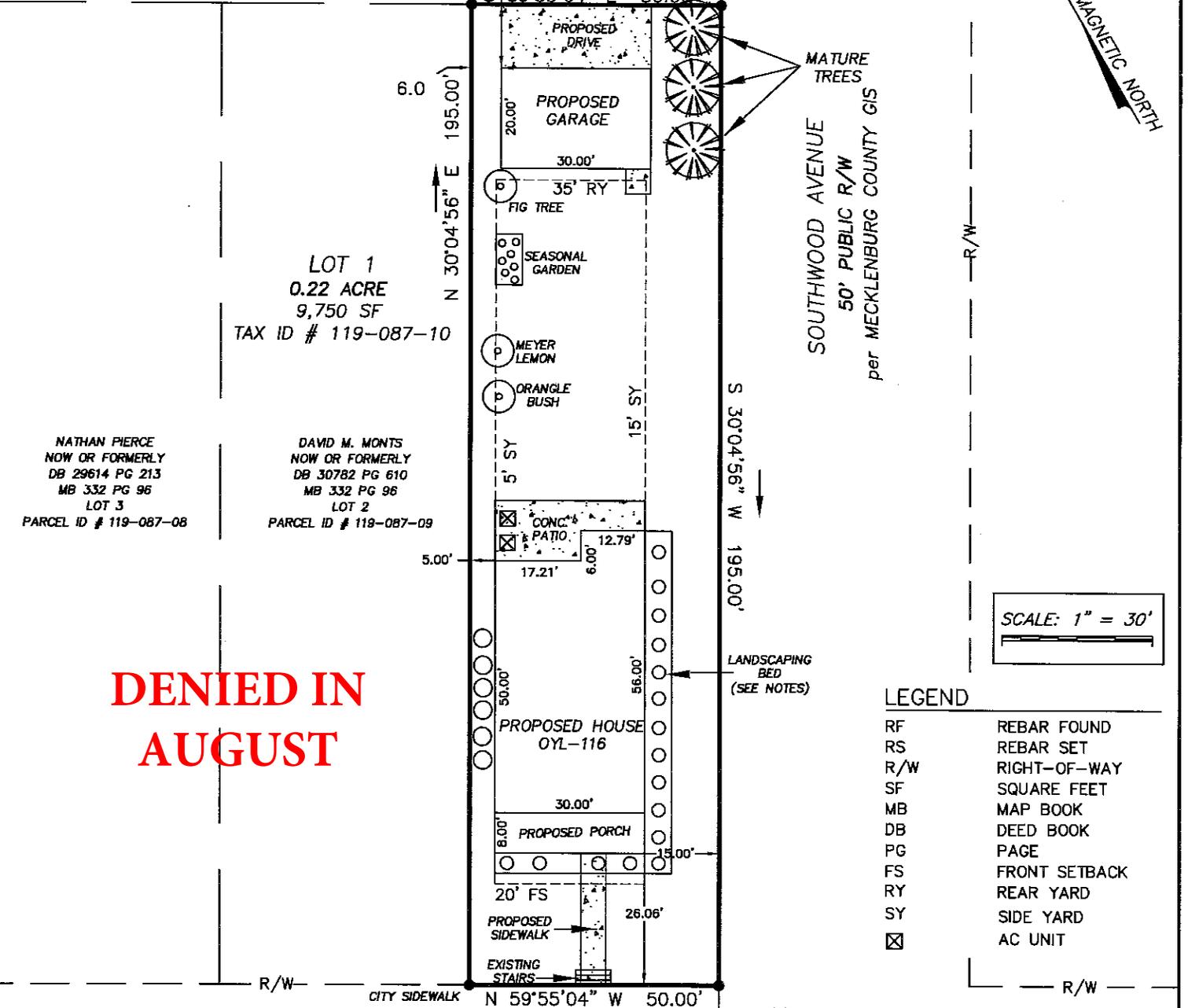
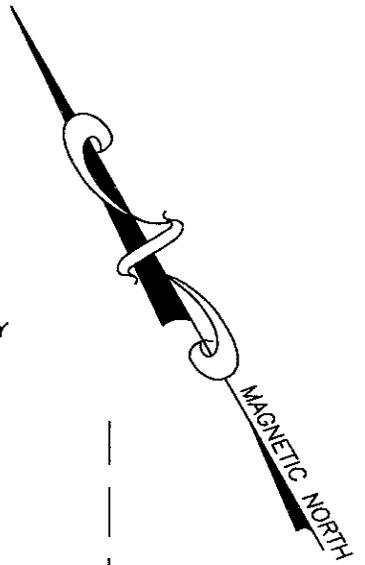


NOTES

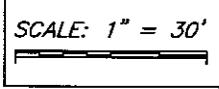
1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

LANDSCAPING BED CONSIST OF:

- EDIBLE ORNAMENTAL BLUEBERRY BUSHES
- CREeping THYME
- ROSEMARY
- FERN
- ASTIBLE
- CLIMBING ROSE
- HYDRANGEA
- MIXED ORNAMENTAL GRASSES



DENIED IN AUGUST



LEGEND

RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
☒	AC UNIT

- REVISIONS**
- 1.) ADDED 30 X 20 GARAGE
 - 2.) 6/14/16 MOVED GARAGE TO REAR
 - 3.) 6/30/16 ADDRESSED COMMENTS
 - 4.) 7/28/16 ADDRESSED COMMENTS

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454300L, DATED: SEPTEMBER 2, 2015.



PLOT PLAN
AT PROPERTY KNOWN AS
300 W. PARK AVENUE
LOT 1, BLOCK 9, WILMORE SUBDIVISION
PARCEL ID # 119-087-10, MB 332 PG 96, DB 30302 PG 255
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
TRUE HOMES



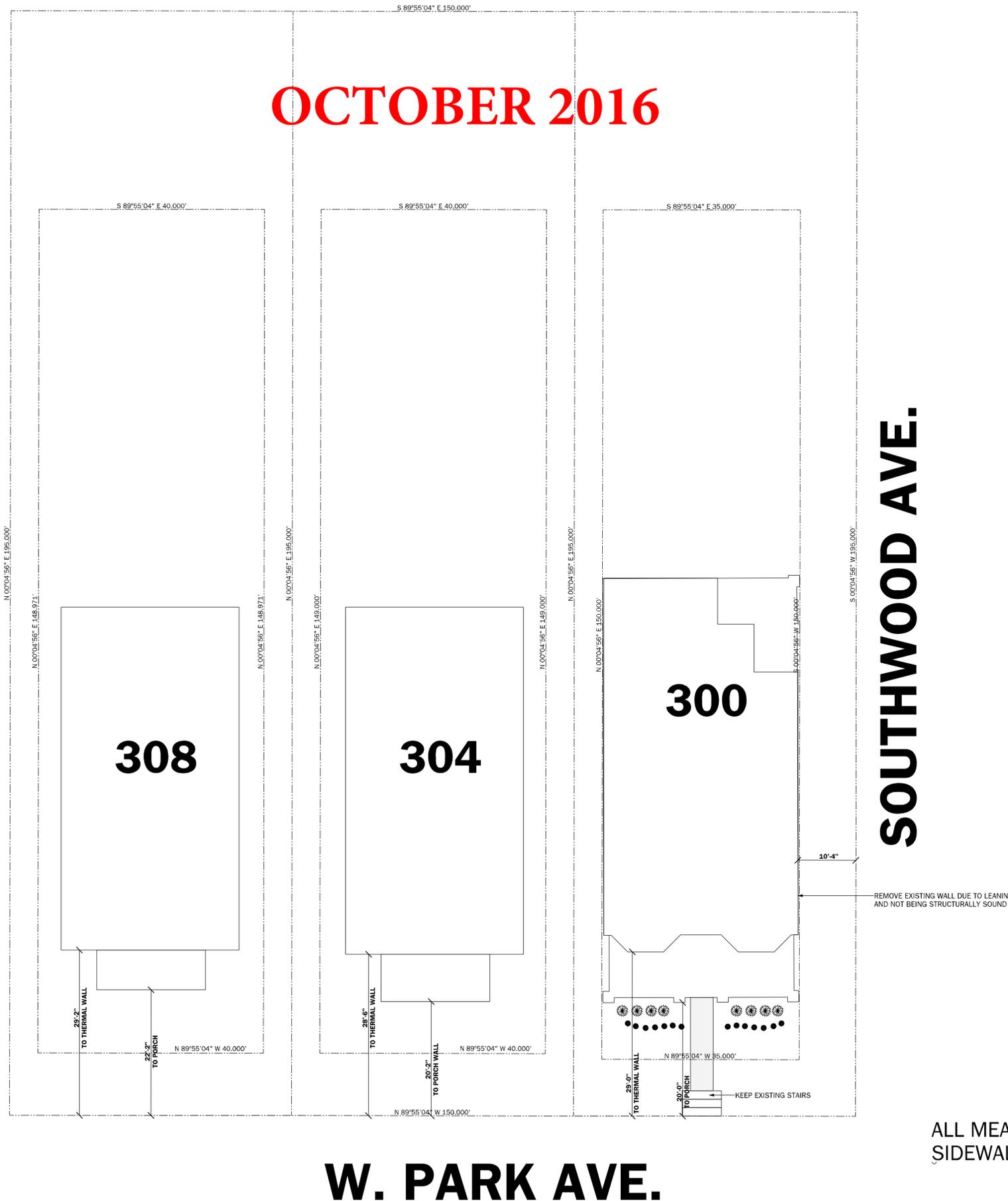
METROLINA ENGINEERING & SURVEYING ASSOCIATES

4400-N STUART ANDREW BLVD
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC #C-1170 & SC #C00946

Job No.	011-16-014
Date	6/14/16
Proj. Mgr.	CDF
Drawn	CDF

GENERAL NOTES

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- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



ALL MEASUREMENTS ARE FROM BACK OF SIDEWALK

MEMBER



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WAXHAW, NC

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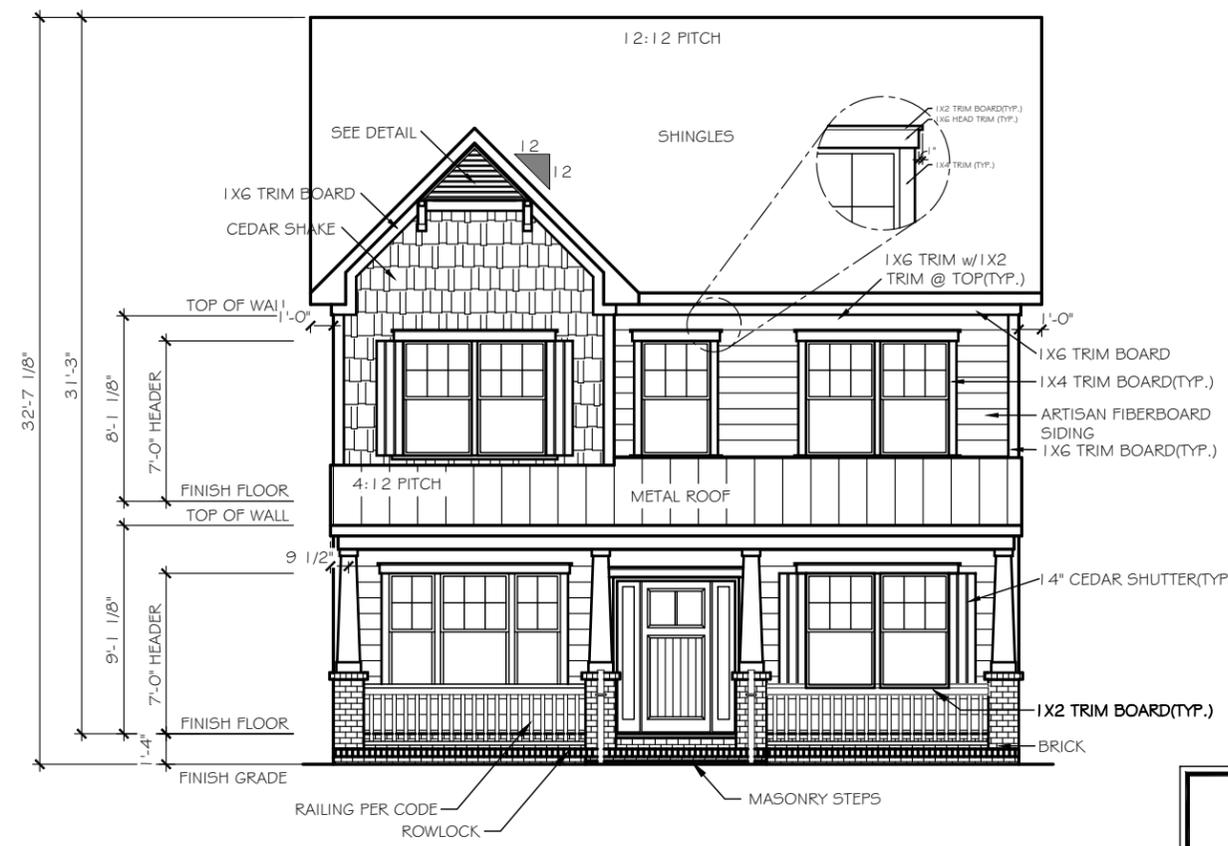
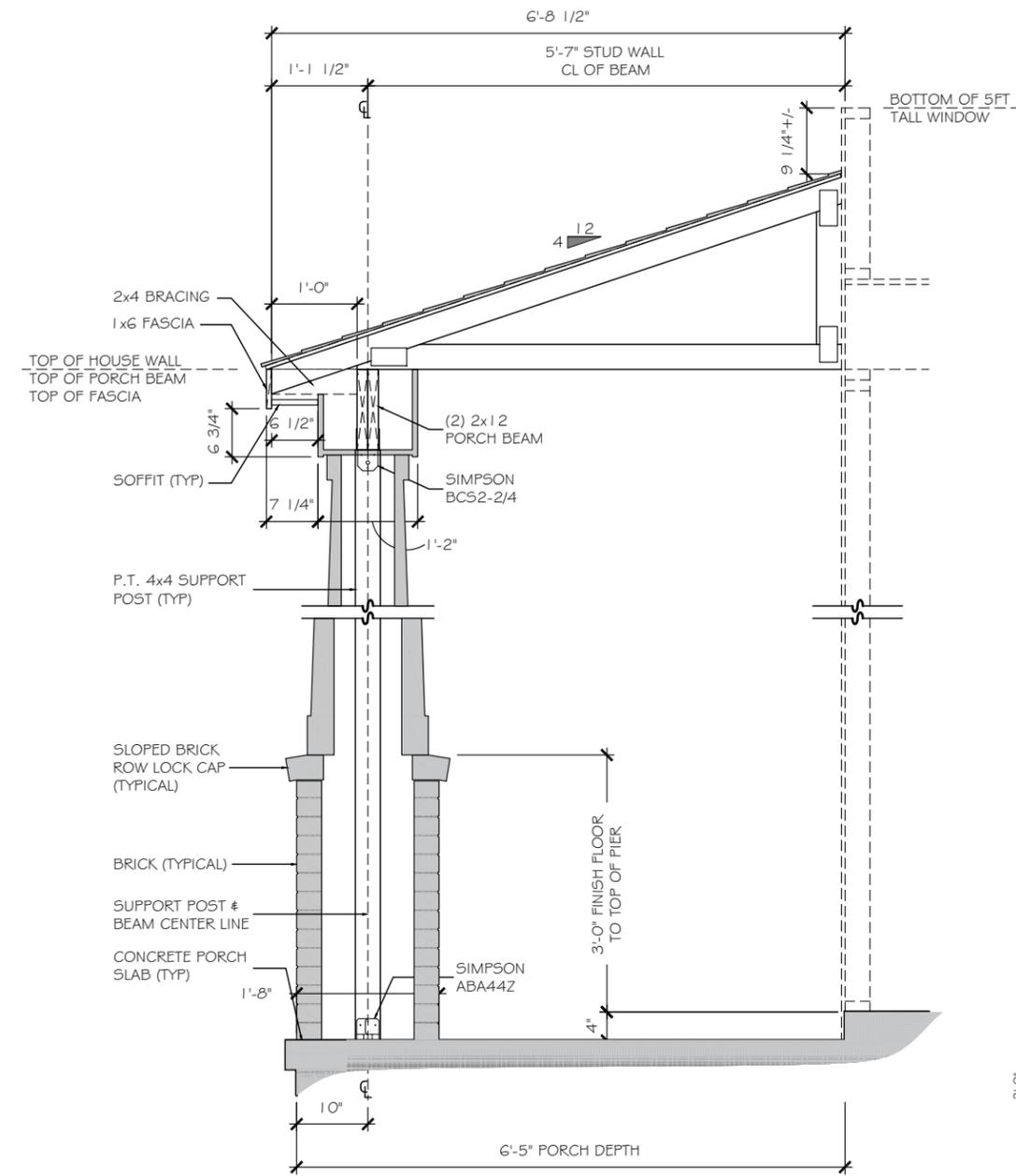
300 W. PARK AVE.
Charlotte
North Carolina

PAGE:

2

SAMPLE SITE

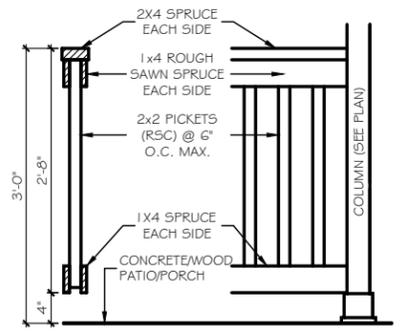
DENIED IN AUGUST



FRONT ELEVATION

KEY NOTES ELEVATIONS	
(10)	CORNER TRIM
(105)	FLUSH RAKE
(107)	HORIZONTAL SIDING
(108)	BOARD-N-BATTEN SIDING
(109)	SCALLOPED SIDING
(11)	SHAKE SIDING
(111)	COMPOSITE SHINGLES
(112)	METAL ROOFING
(113)	SHINGLED RETURN
(114)	SUBFASCIA
(115)	FLASHING
(117)	VINYL SHUTTER
(119)	TRIM BOARD AT OVERHEAD DOOR JAMB
(120)	BRICKMOLD TRIM
(121)	1X4 TRIM BOARD
(123)	1X6 TRIM BOARD
(125)	1X8 TRIM BOARD
(126)	SYNTHETIC CROSS HEAD
(127)	1X4 FRIEZE TRIM BOARD
(129)	1X6 SPRUCE FASCIA W/ COIL WRAP & VINYL SOFFIT
(131)	1-1/2" THICK STONE CAP
(133)	5" FACE BRICK VENEER
(135)	ROWLOCK SILL
(137)	BRICK JACK ARCH
(139)	SOLDIER COURSE
(141)	PRECAST KEYSTONE
(143)	THIN-SET STONE VENEER

1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED



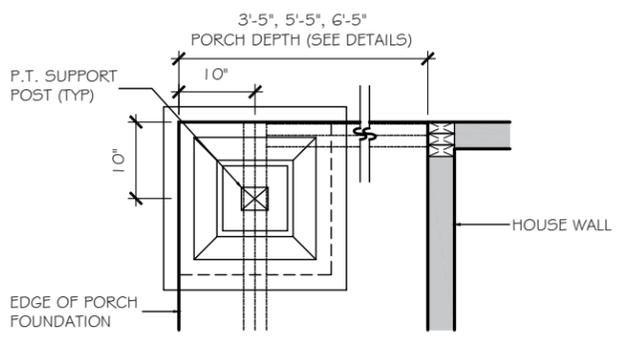
7.1 EXTERIOR RAILING
SCALE: 3/8" = 1'-0"



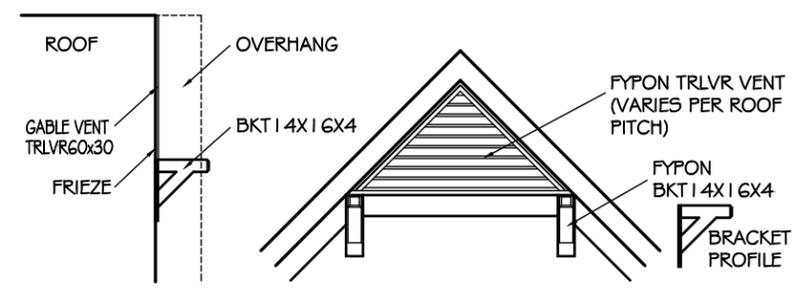
REAR ELEVATION

SCALE: 1/8" = 1'-0"

20" BRICK PIER/16" TAPERED COLUMN (6'-5" PORCH DEPTH)
SCALE: 1/2" = 1'-0"



16" TAPERED COLUMN ON 20" SQ. PEDESTAL (STONE/BRICK)
SCALE: 1/2" = 1'-0"



DECORATIVE GABLE BRACKET DETAIL I

TrueHomes
IT'S ALL ABOUT U
2649 Brekon Ridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-226-9486

ON YOUR LOT

SOMERSET

CHARLOTTE

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DATE: 07-4-16
SCALE: 1/8" = 1'-0"
CHECKED BY: INITIALS

SHEET:
A3.1

DENIED IN AUGUST

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS UNLESS
OTHERWISE NOTED

KEY NOTES ELEVATIONS

- (01) CORNER TRIM
- (03) FLUSH RAKE
- (05) HORIZONTAL SIDING
- (07) BOARD-N-BATTEN SIDING
- (08) SCALLOPED SIDING
- (09) SHAKE SIDING
- (11) COMPOSITE SHINGLES
- (12) METAL ROOFING
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- (35) ROWLOCK SILL
- (37) BRICK JACK ARCH
- (39) SOLDIER COURSE
- (41) PRECAST KEYSTONE
- (43) THIN-SET STONE VENEER



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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Monroe, N.C. 28110
704-226-9486

ON YOUR LOT

SOMERSET

CHARLOTTE

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DATE: 07-4-16

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SHEET:
A3.2

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OCTOBER 2016

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 Charlotte
 North Carolina

PAGE: **5**
 FRONT



FRONT ELEVATION

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

ELEVATION NOTES:

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- 1"x6" SELECT CEDAR TRIM BOARDS
- SHAKE TO BE SELECT CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY



LEFT ELEVATION

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

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REAR

6

PAGE:



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

ELEVATION NOTES:

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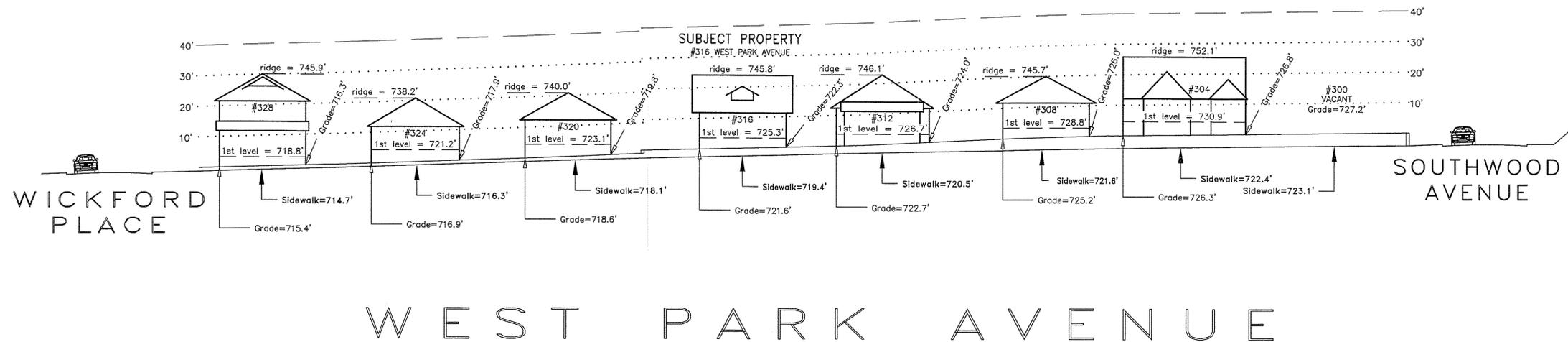
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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 5th day of March, 2015.

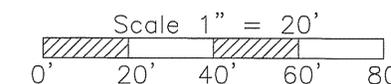


A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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
300 BLOCK of WEST PARK AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 04, 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, 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.

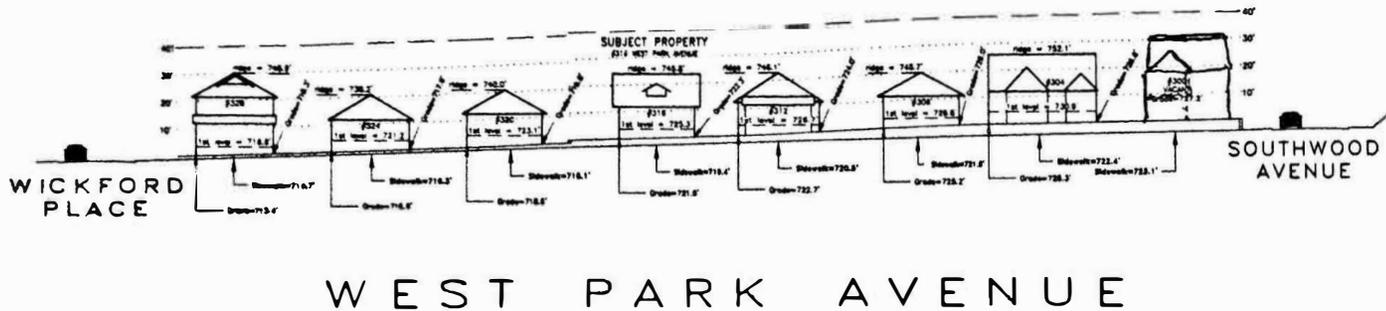
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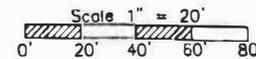
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Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

DENIED IN AUGUST



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Firm Licensure Number C-1054

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Building Heights Sketch of
300 BLOCK of WEST PARK AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 04, 2015



General Notes:
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"), lot level, and midline 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.
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.

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 ____ day of _____, 2015.

NON-CERTIFIED CAD DRAWING
REFER TO SIGNED AND SEALED
PDF DATED MARCH 5, 2015
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

SCALE: 1" = 20'-0"
DRAWN BY: BR, KR
DATE: Monday, October 03, 2016

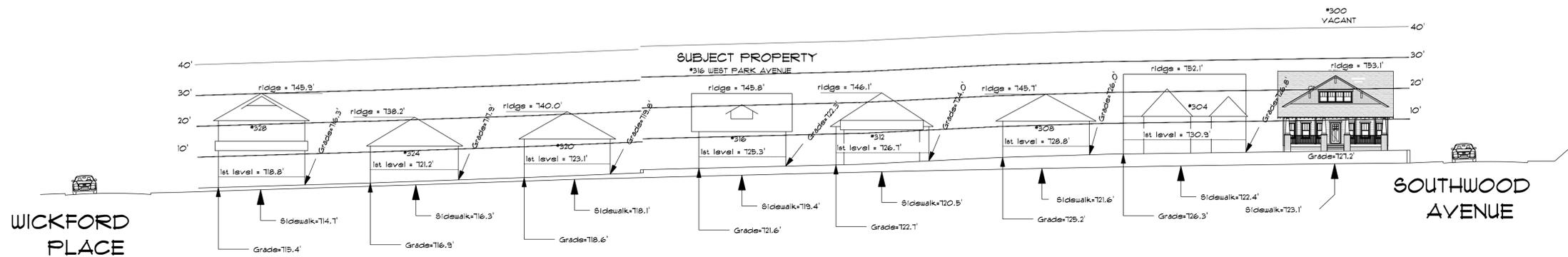
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PAGE: **1**
STREET VIEW

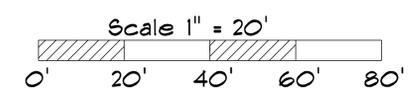
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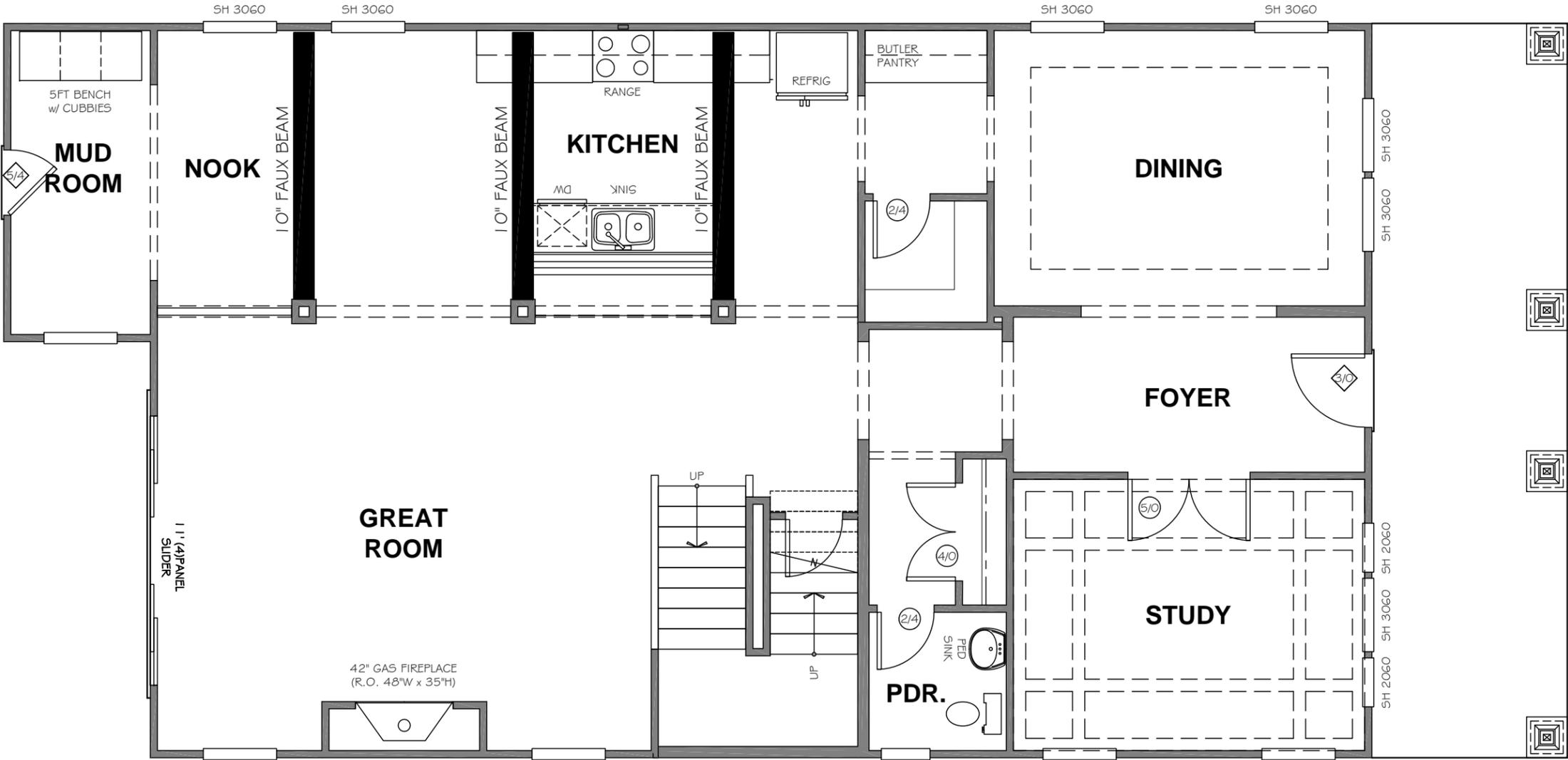
WEST PARK AVENUE

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

Copyright 2015
Building Heights Sketch of
300 BLOCK of WEST PARK AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 04, 2015



DENIED IN AUGUST



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ON YOUR LOT

SOMERSET

CHARLOTTE

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 DATE: 07-4-16
 SCALE: 3/16" = 1'-0"
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SHEET:
A2.1

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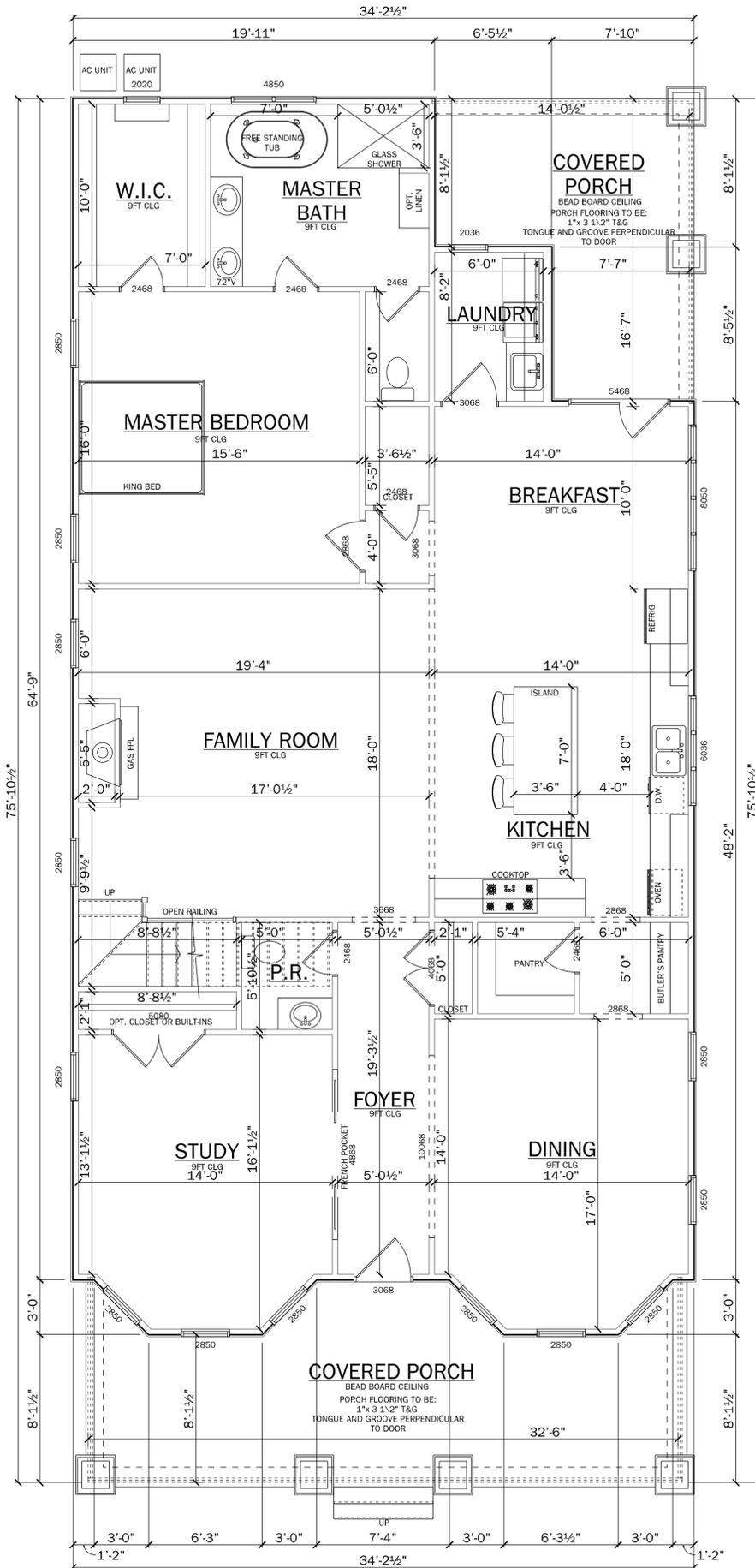
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GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VIA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK, CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
- 5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/16" WIDE, U.N.O.



OCTOBER 2016

Sq Footage	
FIRST FLOOR	2086
SECOND FLOOR	985
TOTAL HEATED	3071
FRONT PORCH	311
REAR PORCH	181
TOTAL UNDER ROOF	3563

MEMBER



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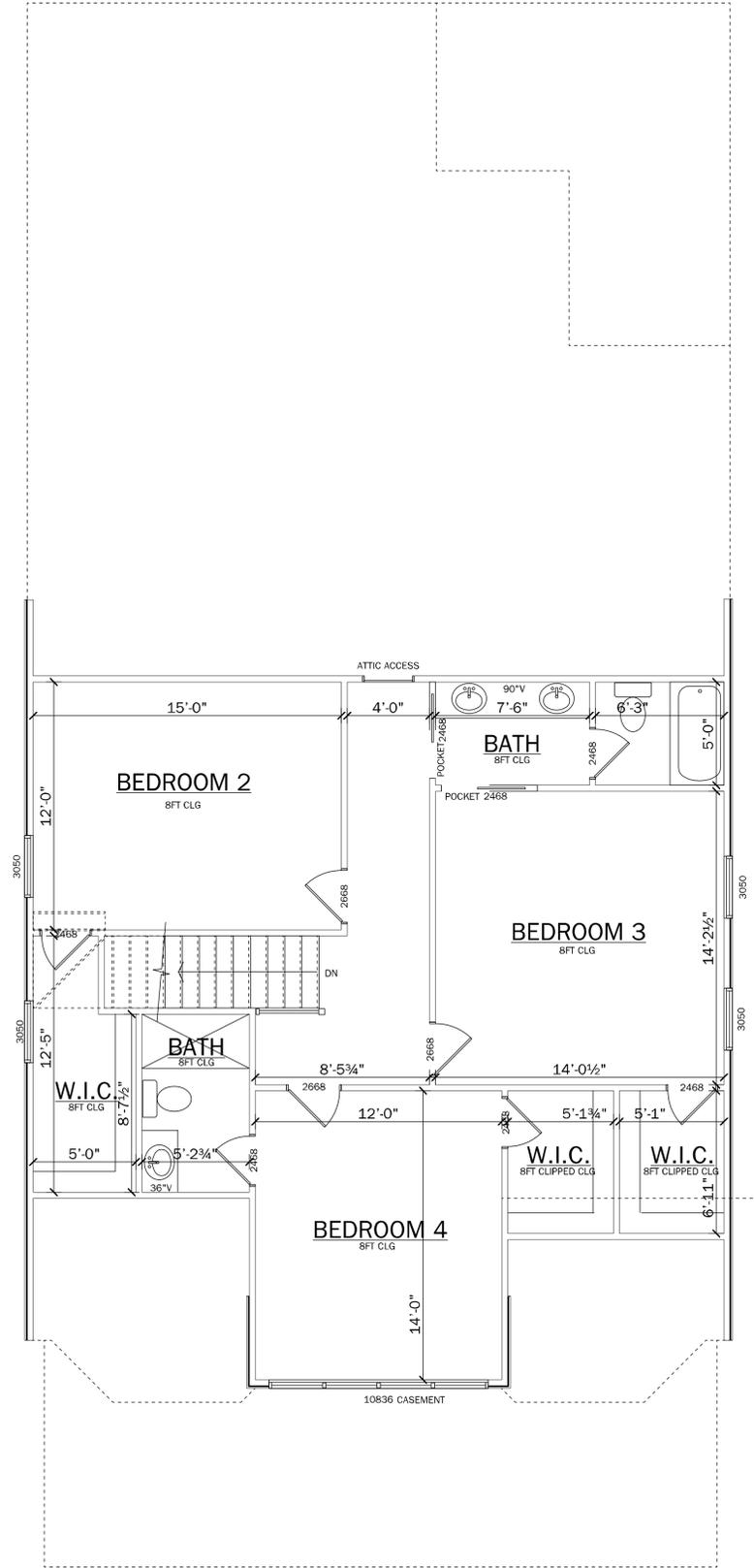
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North Carolina

PAGE: **3**
FIRST FLOOR

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- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



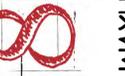
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PAGE:

4

SECOND FLOOR

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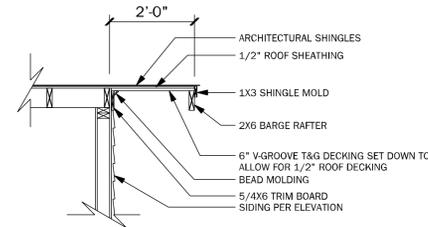
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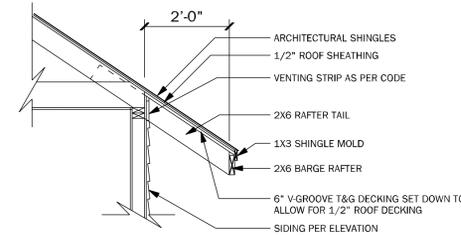
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PAGE: **7** DETAILS



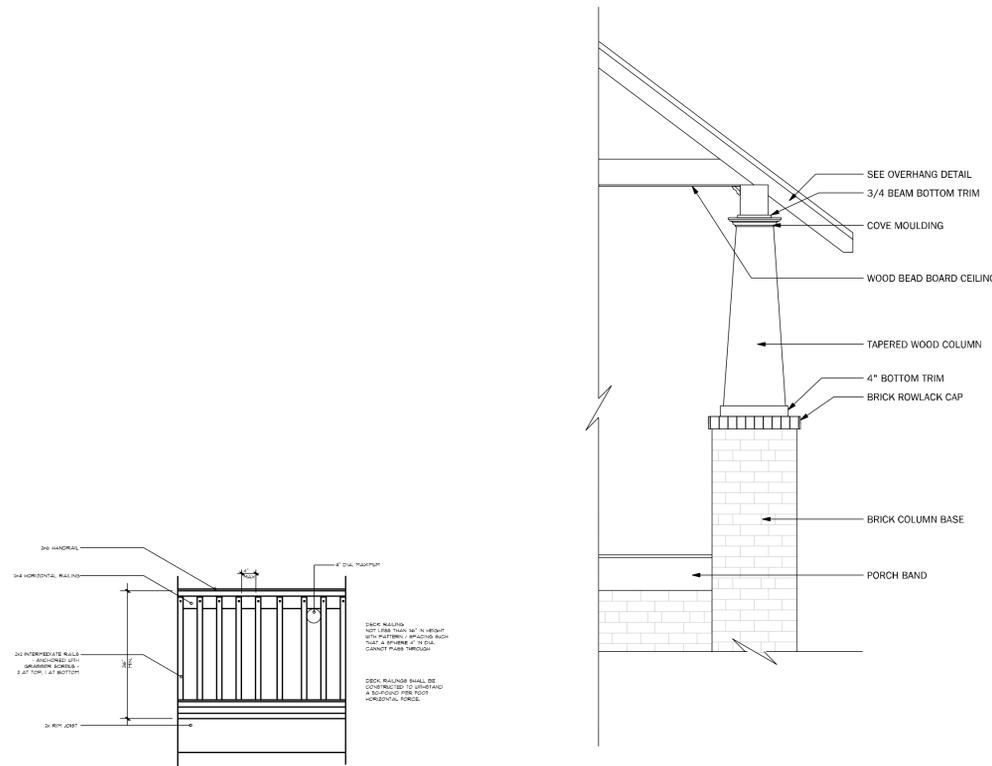
RAKE OVERHANG DETAIL

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



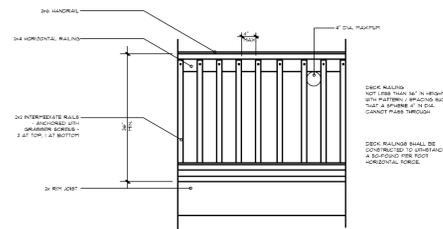
SLOPED OVERHANG DETAIL

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



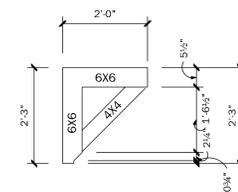
PORCH POST DETAIL

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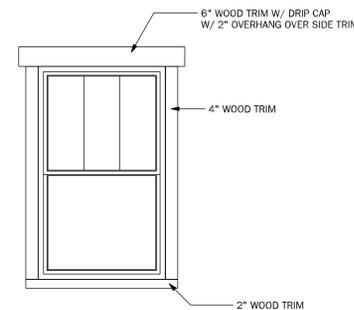
RAILING DETAIL

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



BRACKET OVERHANG DETAIL

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



WINDOW TRIM DETAIL

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