

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 433 West Boulevard

SUMMARY OF REQUEST: New Construction

APPLICANT: Justin Nifong

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel in an area with one and two story homes. The site is relatively flat with trees toward the rear. Setbacks are consistent along the block. An alley exists behind the property.

Proposal

The proposal is a new 1 ½ story single family house. The proposed setback is approximately 35 feet to the front porch from right of way. Architectural features include a cross gable roof plan, eave brackets, wood lap and batten siding, and brick foundation. Height is approximately 24' – 5". New landscaping is not proposed, existing canopy trees will remain.

Policy & Design Guidelines for New Construction, page 34

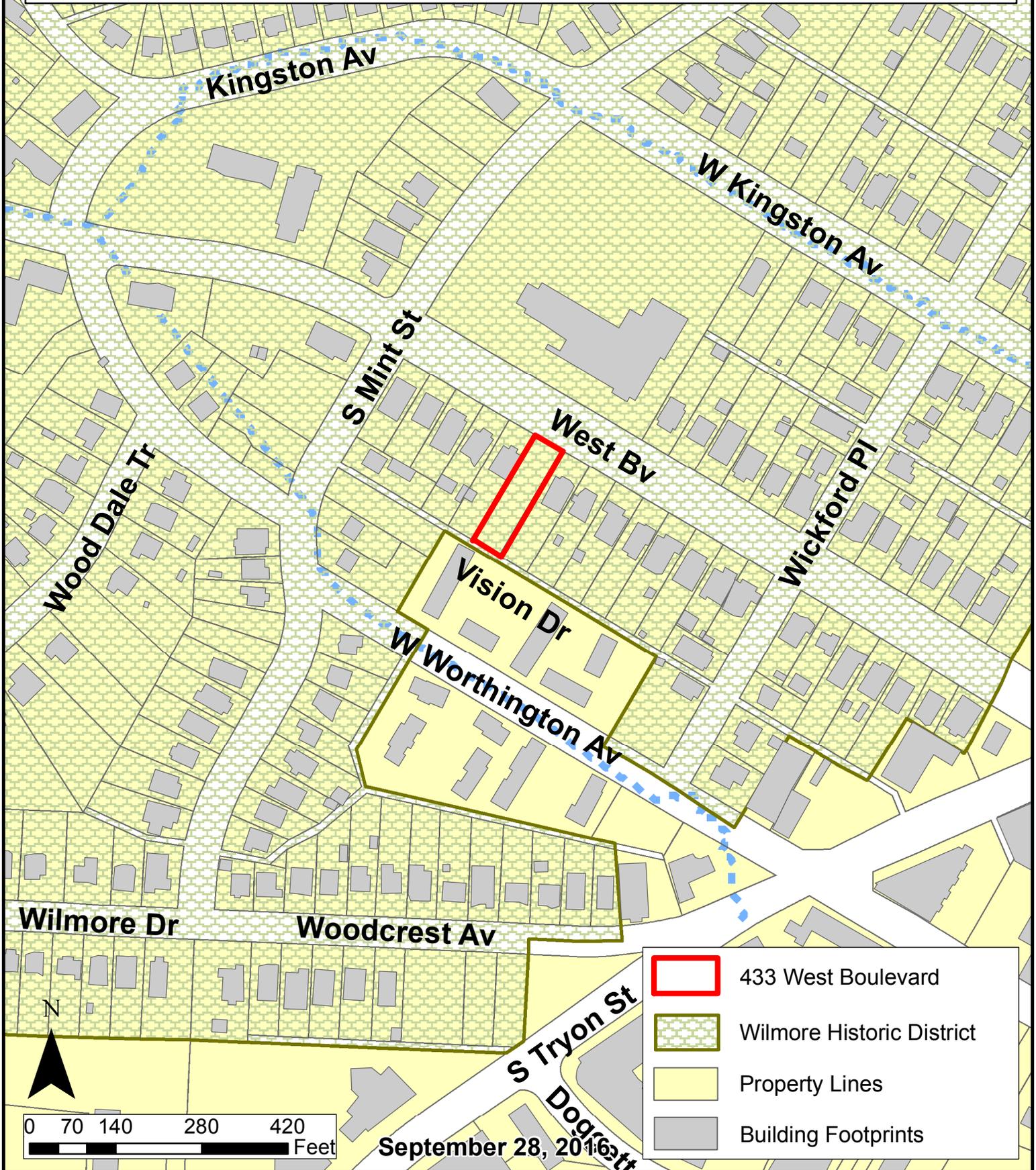
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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.

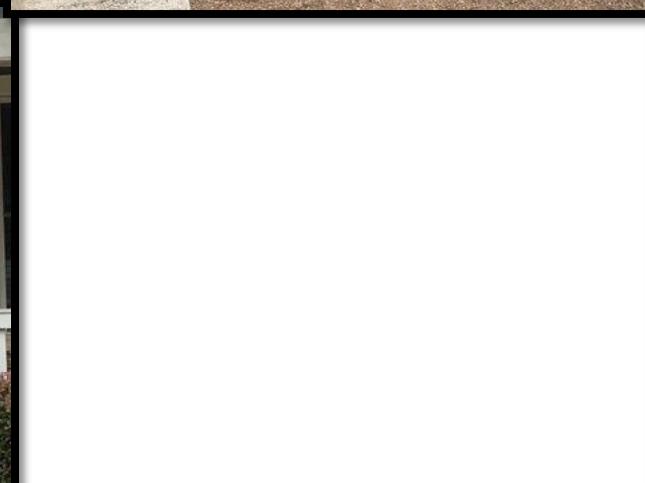
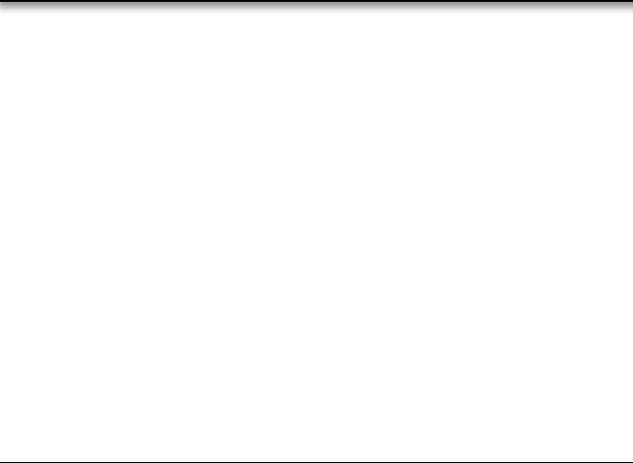
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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 new construction.

Charlotte Historic District Commission - Case 2016-247
New Construction
HISTORIC DISTRICT: WILMORE



-  433 West Boulevard
-  Wilmore Historic District
-  Property Lines
-  Building Footprints





421

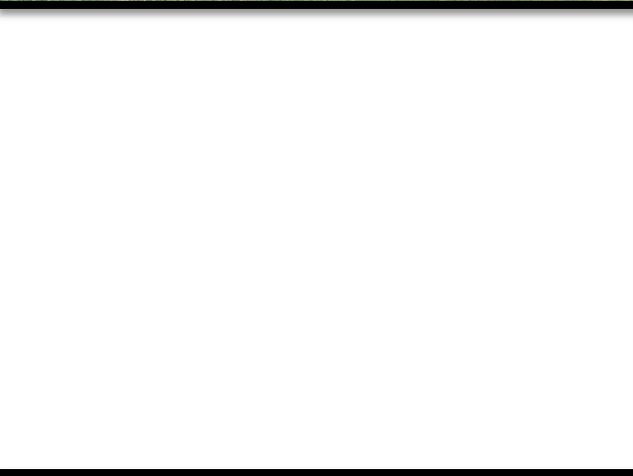


425 West Blvd



429 West

431 West Blvd

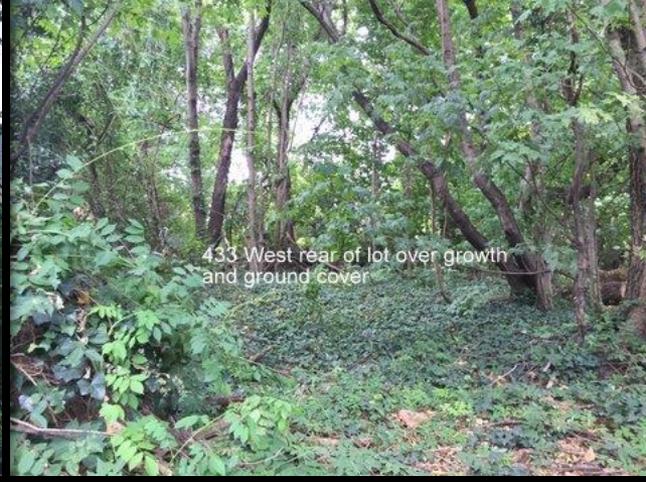


433 Rear of lot over growth



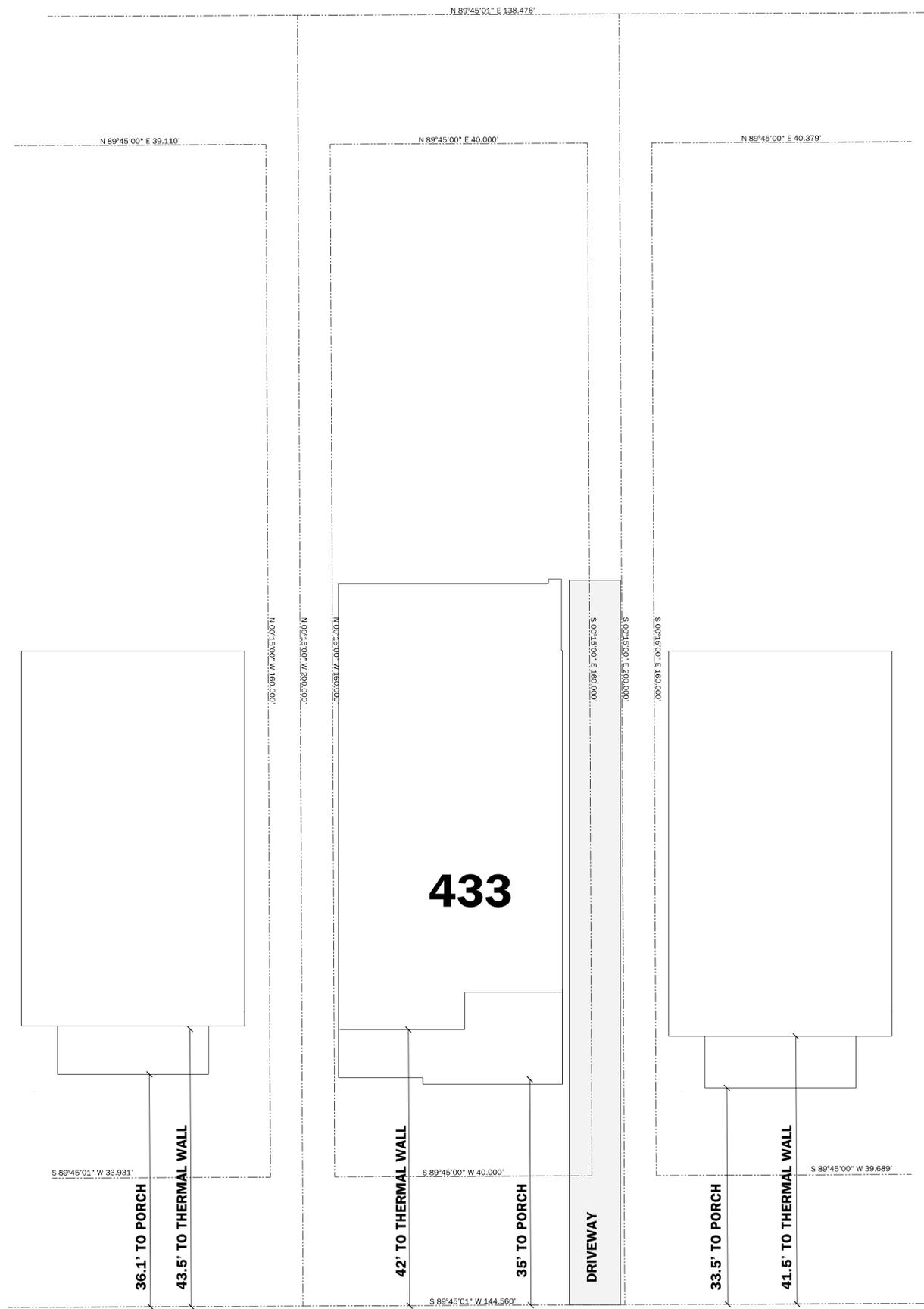
433 West Blvd
Subject Property





GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA 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 DIMENSION 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 3/12" WIDE, U.N.O.



WEST BLVD.

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



704-401-6159

WAXHAW, NC

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

433 WEST BLVD

433 WEST BLVD.
Charlotte
North Carolina

1
SITE PLAN

PAGE:

PAGE SIZE 24"X36"

DATE: Thursday, November 03, 2016
SCALE: 1" = 10'-0"

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA 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 DIMENSION 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 DEGREE 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.



FRONT ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"x8" SELECT CEDAR SIDING
- 4"x8" SMOOTH PLYWOOD FOR BOARD ON BOARD AND BATTEN SIDING
- 1"x2" SYP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"x6" SELECT CEDAR TRIM BOARDS
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY
- BATTENS TO BE FLUSH WITH FREEZE BOARDS



LEFT ELEVATION

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

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



704-401-6159

WAXHAW, NC

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

433 WEST BLVD.

433 WEST BLVD.
Charlotte
North Carolina

PAGE: **4** FRONT

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA 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 DIMENSION 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 3/12" WIDE, U.N.O.



REAR ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING
- 4'X8" SMOOTH PLYWOOD FOR BOARD ON BOARD AND BATTEN SIDING
- 1"X2" SYP STRIPS FOR BATTENS ON BOARD AND BATTEN SIDING
- 1"X6" SELECT CEDAR TRIM BOARDS



RIGHT ELEVATION

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

MEMBER



AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN

704-401-6159



WAXHAW, NC

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF 8 TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF 8 TWENTY ONE HOME DESIGN

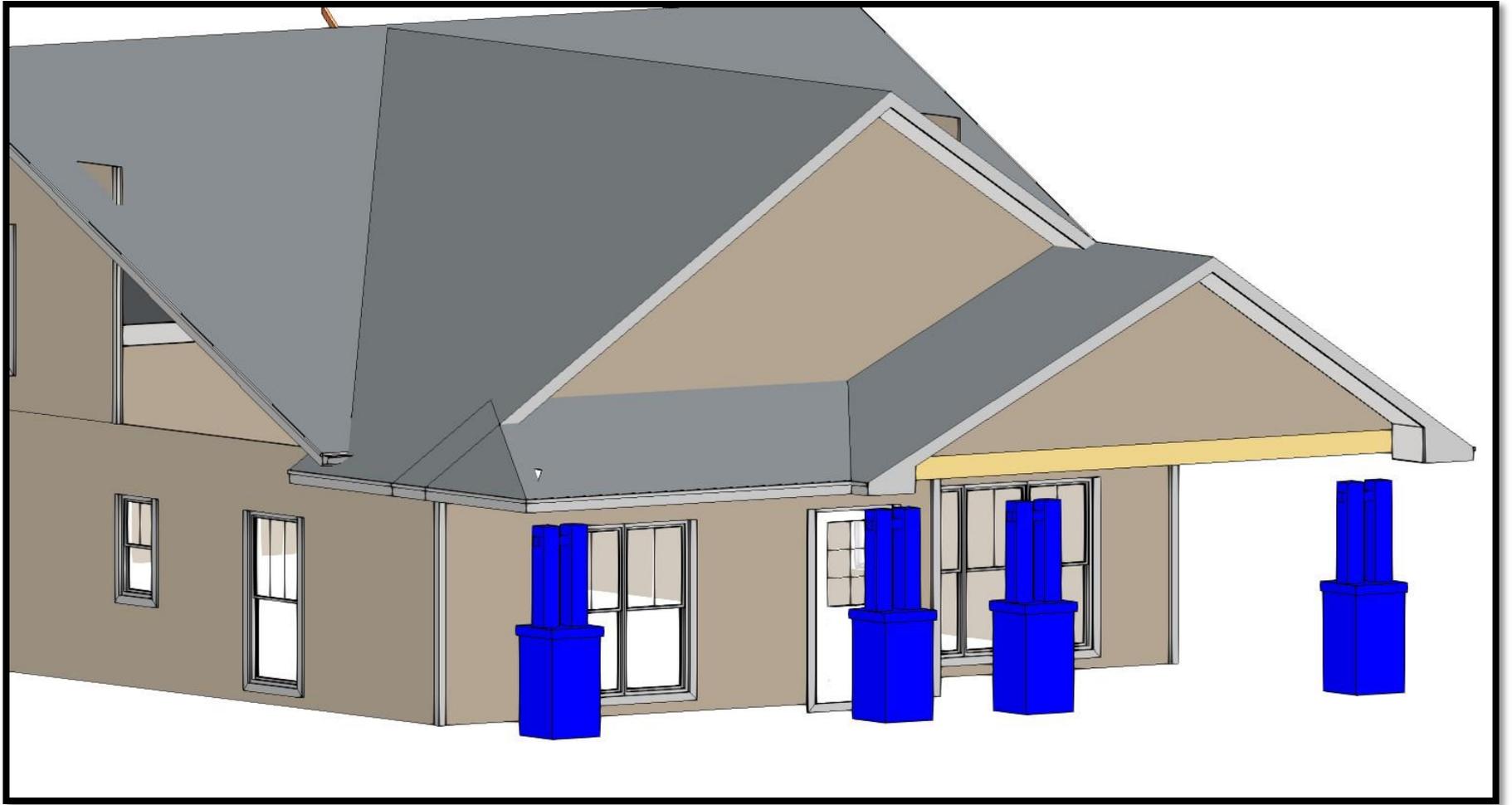
433 WEST BLVD.

433 WEST BLVD.
Charlotte
North Carolina

PAGE:

5

REAR

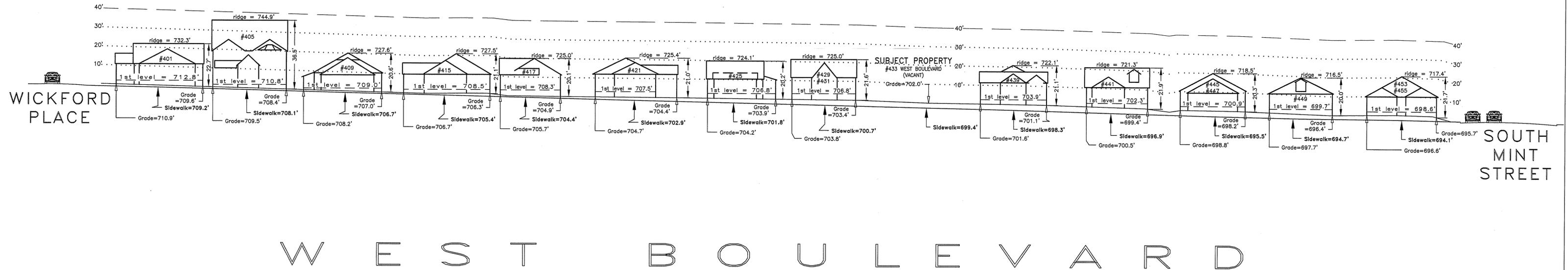


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of October, 2016.

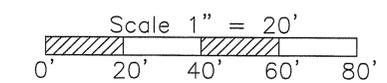


A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

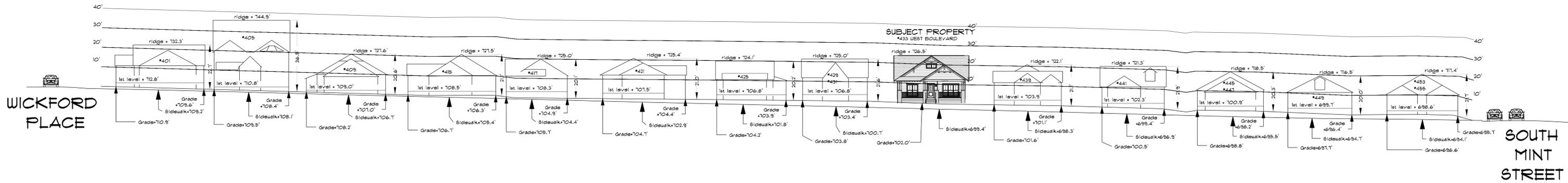


A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Copyright 2016
Building Heights Sketch of
400 BLOCK of WEST BOULEVARD
ODD SIDE - FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 5, 2016



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.

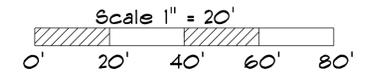


WEST BOULEVARD

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

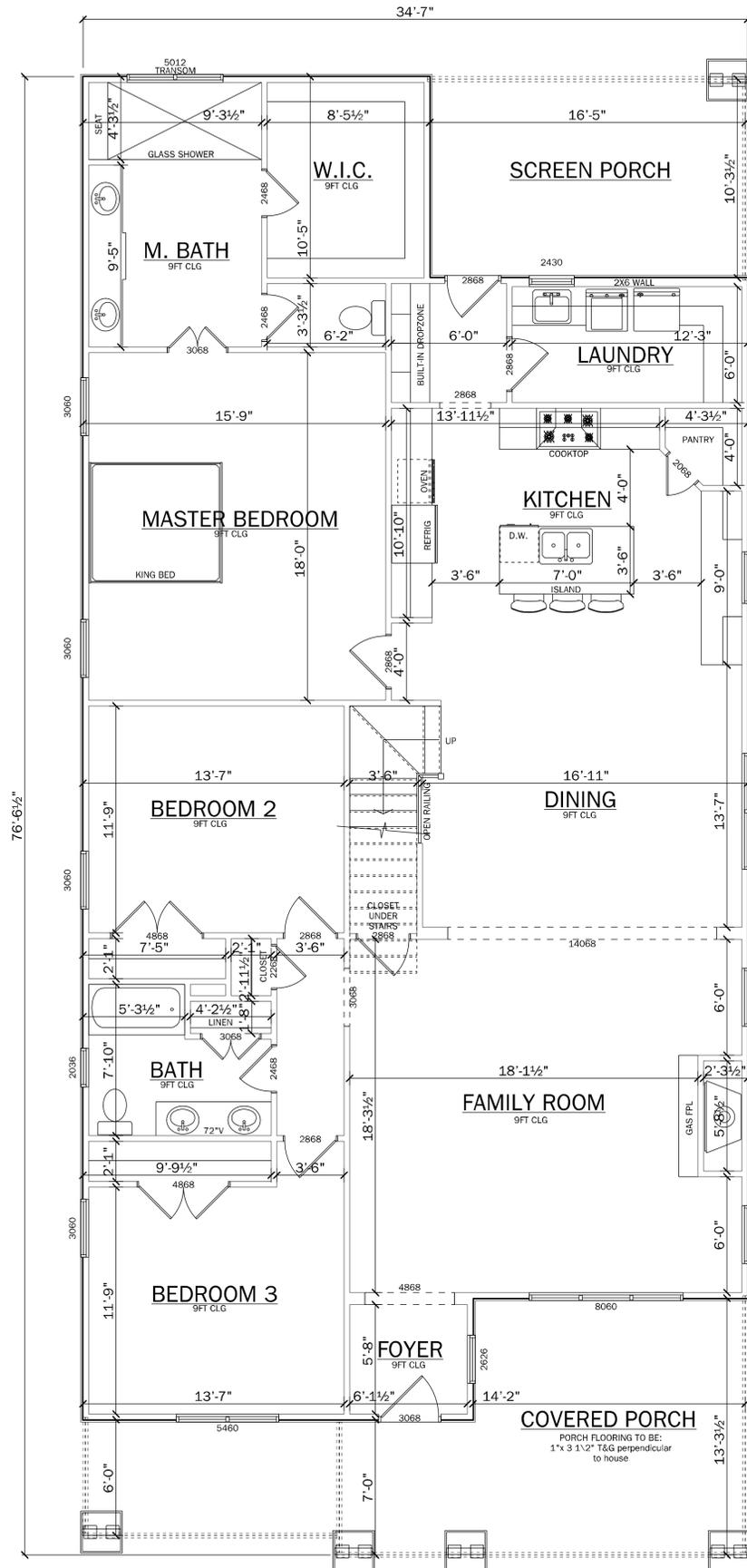
General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), let level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements 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.

Copyright 2016
 Building Heights Sketch of
400 BLOCK of WEST BOULEVARD
 ODD SIDE - FACING SOUTHWEST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 October 5, 2016



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 3/12" WIDE, U.N.O.



Sq Footage	
FIRST FLOOR	2145
SECOND FLOOR	677
TOTAL HEATED	2822
FRONT PORCH	318
SCREEN PORCH	172
TOTAL UNDER ROOF	3312

ALL WINDOWS TO BE:
MW pro series 200 wood Windows

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

TWENTY ONE
HOME DESIGN



704-401-6159

WAXHAW, NC

THIS COPYRIGHTED DESIGN IS THE
SOLE PROPERTY OF TWENTY ONE
HOME DESIGN AND MAY NOT BE
USED OR REPRODUCED WITHOUT A
WRITTEN CONSENT OF
TWENTY ONE HOME DESIGN

433 WEST BLVD.

433 WEST BLVD.

Charlotte
North Carolina

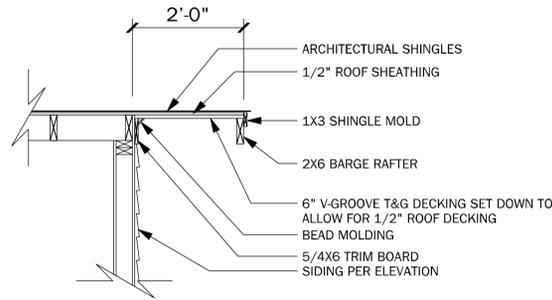
PAGE:

2

FIRST FLOOR

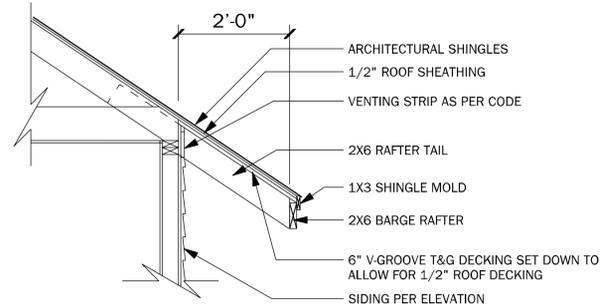
GENERAL NOTES

- 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 3/12" WIDE, U.N.O.



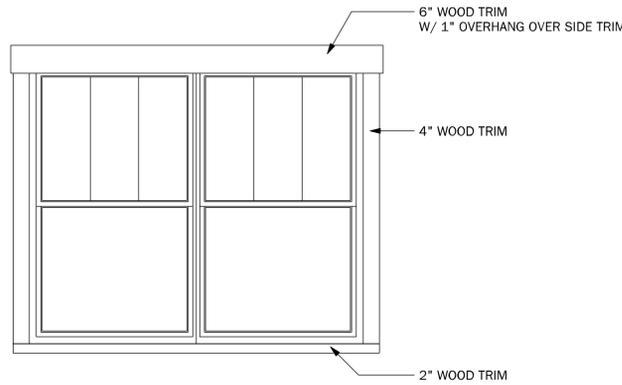
RAKE OVERHANG DETAIL

SCALE: 0.6563" = 1'-0"



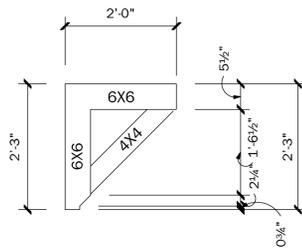
SLOPED OVERHANG DETAIL

SCALE: 0.6563" = 1'-0"



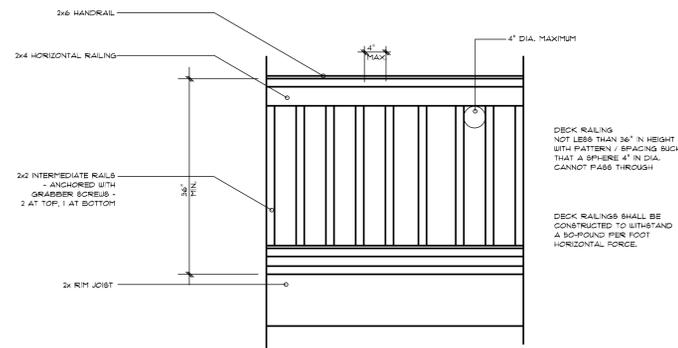
WINDOW TRIM DETAIL

SCALE: 0.6563" = 1'-0"



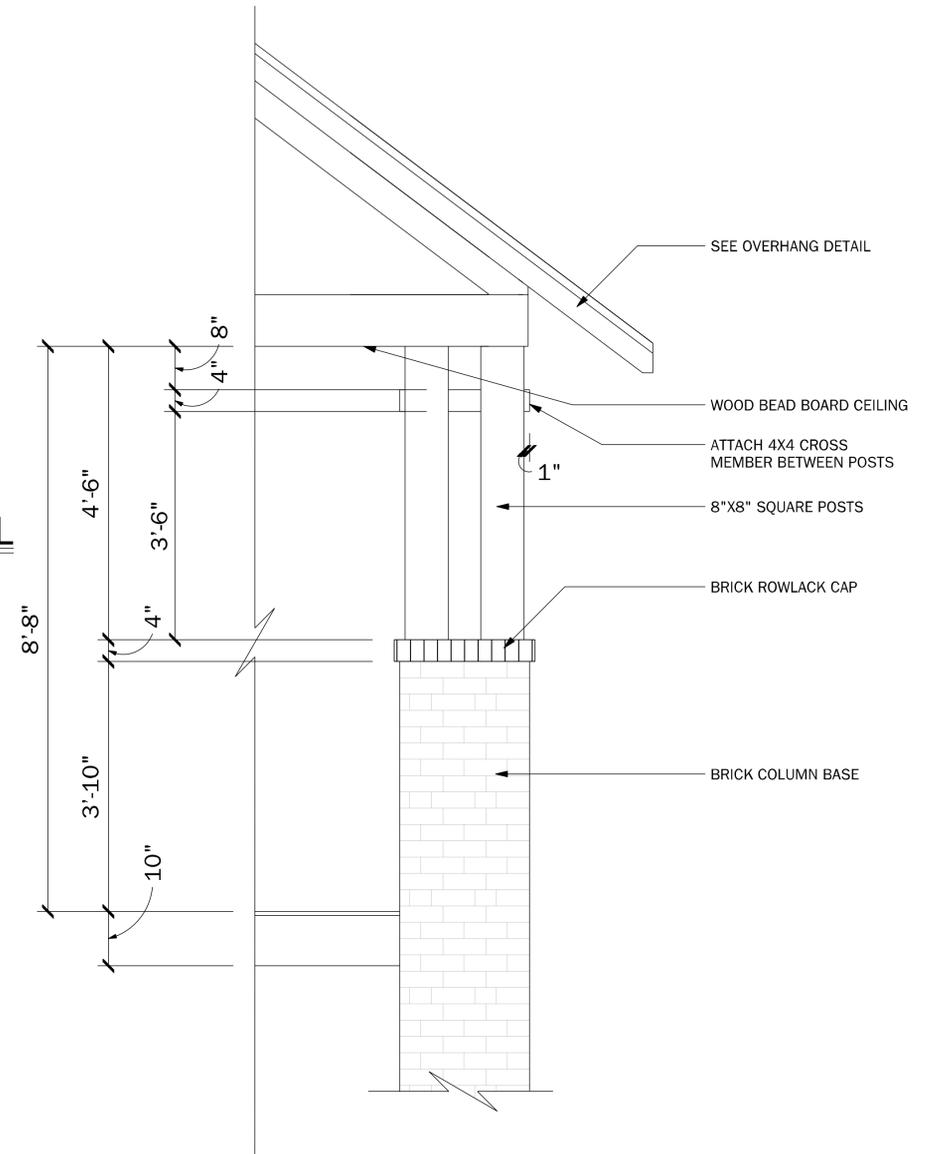
BRACKET OVERHANG DETAIL

SCALE: 0.6563" = 1'-0"



RAILING DETAIL

SCALE: 0.7656" = 1'-0"



PORCH POST DETAIL

SCALE: 0.7656" = 1'-0"

MEMBER

A I B D

AMERICAN INSTITUTE of BUILDING DESIGN

TWENTY ONE HOME DESIGN



THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

433 WEST BLVD.
433 WEST BLVD.
Charlotte
North Carolina

PAGE: **6** DETAILS