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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1741 Wilmore Drive

**SUMMARY OF REQUEST:** Fenestration changes

**APPLICANT:** Glenn Wise

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The application was continued from December for the following: 1) Revised elevations without old windows drawn in, 2) Maintain the height of the two right-most windows on the left elevation, 3) Provide window details including header, sill, corner boards and handrail detail, and 4) Match the proposed window pattern on the two right most casement windows on the right elevation.

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one story Bungalow constructed in 1934. Existing materials are vinyl over wood siding and brick.

#### *Proposal*

The project is a rear addition, fenestration changes and siding repair/replacement. On the front elevation a new primary entry door replaces two existing, new windows are 3 over 1 wood STDL, new dormer windows and new wood handrail. New windows are proposed on the left, rear and right elevations. The vinyl siding will be removed and the underlying wood siding will be repaired and replaced where necessary.

#### *Revisions – January 11, 2017*

1. Revised elevations with new window and door placement only
2. New window heights on right elevation match existing
3. Trim and handrail detail updated on sheet A-3.0
4. Casement windows on the right elevation are matched

### **Policy & Design Guidelines, Windows and Doors, page 26**

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.

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# SHIRLEY RESIDENCE

1741 WILMORE DR.  
CHARLOTTE, NC

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## LEGEND:

### ARCHITECTURAL

A-0	PROJECT INFORMATION
AB-1.0	AS-BUILTS FLOOR PLAN
AB-2.0	AS-BUILTS ELEVATIONS
AB-2.1	AS-BUILTS ELEVATIONS
A-1.0	SITE PLAN
A-1.1	FLOOR PLAN
A-1.2	FLOOR PLAN
A-1.3	ROOF PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-3.0	WALL SECTION & DETAILS
A-4.0	INTERIOR ELEVATIONS
E-1.0	ELECTRICAL PLAN
E-1.1	ELECTRICAL PLAN

OWNER: ----- Daniel Shirley  
1741 Wilmore Dr.  
Charlotte, NC

DESIGNER: ----- Jocelyn Honorate  
Charlotte, NC 28262  
980 298 3980

CONTRACTOR: ----- Carolina Contracting & Investments Inc.  
Glenn Wise  
1800 Camden Rd. #107  
Charlotte, NC 28203  
704 307 2140

CODE REFERENCE: ----- 2012 NC Residential Code

### HEATED SQUARE FOOTAGE:

EXISTING (RENOVATED): ----- 1,226 SQFT  
ADDITION: ----- 282 SQFT  
TOTAL: ----- 1,508 SQFT

### NUMBER OF STORIES:

TOTAL: ----- 1

4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for fenestration.

*Charlotte Historic District Commission - Case 2016-284*  
**HISTORIC DISTRICT: Wilmore**  
**ADDITION**



-  1741 Wilmore Drive
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

December 5, 2016

This application was continued from December for the following:

- Revised elevations without old window drawn in
- Maintain the height of the two right most windows on the left elevation
- Provide window details including header, sill, corner boards and handrail detail
- Match the proposed window pattern on the two right most casement windows on the right elevation



1741

Existing Conditions



Front



Left



Rear



Right

Context/Adjacent Structures



1733 Wilmore Dr



1737 Wilmore Drive



1741 Wilmore Drive  
(Subject Property)



1745 Wilmore Drive



1732 Wilmore Drive



1736 Wilmore Drive



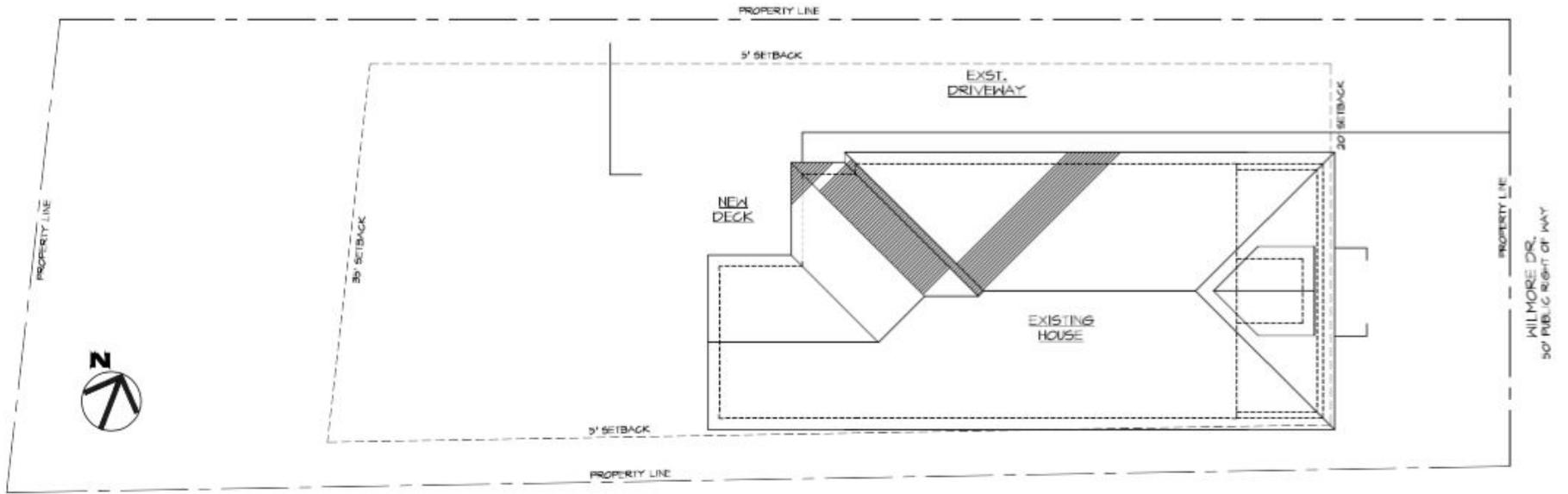
1740 Wilmore Drive



1744 Wilmore Dr

DECEMBER 2016

Site Plan/Survey



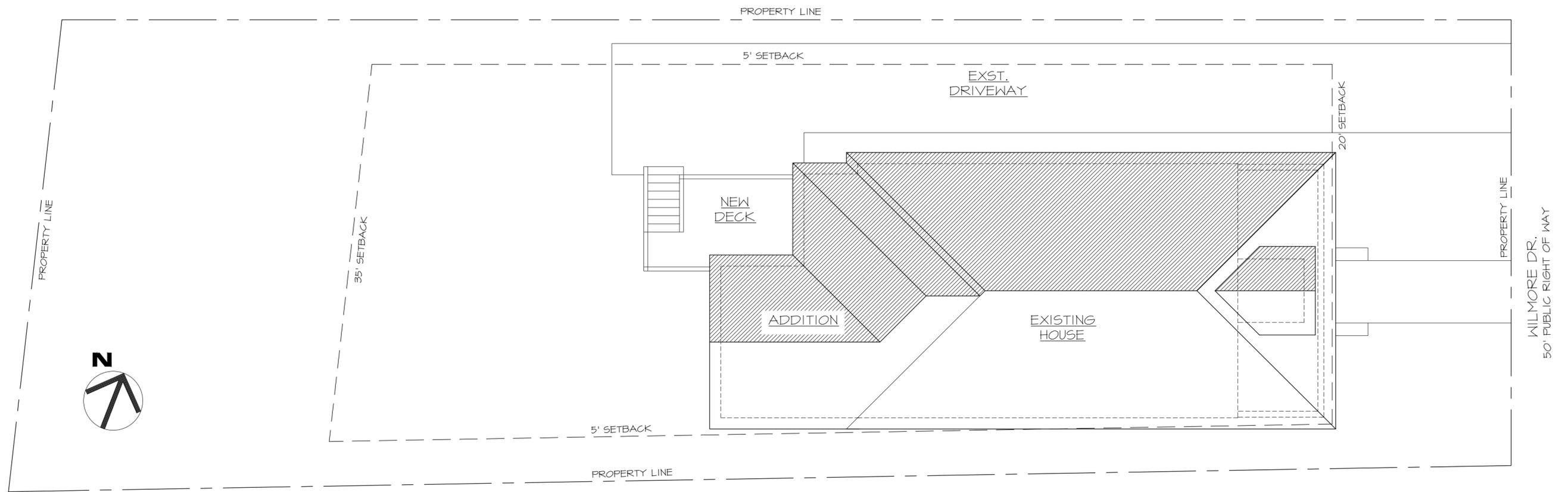
**SITE PLAN**  
SCALE: 1/8"=1'-0"

JANUARY 2017

Designer Liability Limits:

Jocelyn Honorate, assumes no liability for any home construction from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify all dimensions prior to the beginning of any construction. The contractor must verify compliance with all local building codes. Every attempt has been made in the preparation of this drawing to avoid errors. Any discrepancy, error and/or omission, if found, is to be brought to our attention prior to construction for revision. "The owner/contractor agrees to indemnify, save and hold Jocelyn Honorate and agents from any damage or damages claim made against it in connection with the drawings associated with this project."

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**SITE PLAN**  
SCALE: 1/8"=1'-0"

**JOCELYN HONORATE**  
Residential Designer

Charlotte, NC 28262  
jhonorate@gmail.com  
480 298 3480

Note: See Designer Liability Limits

**SHIRLEY RESIDENCE**  
**RENOVATION & ADDITION**

Charlotte, NC

DATE:

06/08/16  
06/14/16  
06/19/16  
12/29/16

REVIEW  
REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

SHEET TITLE:

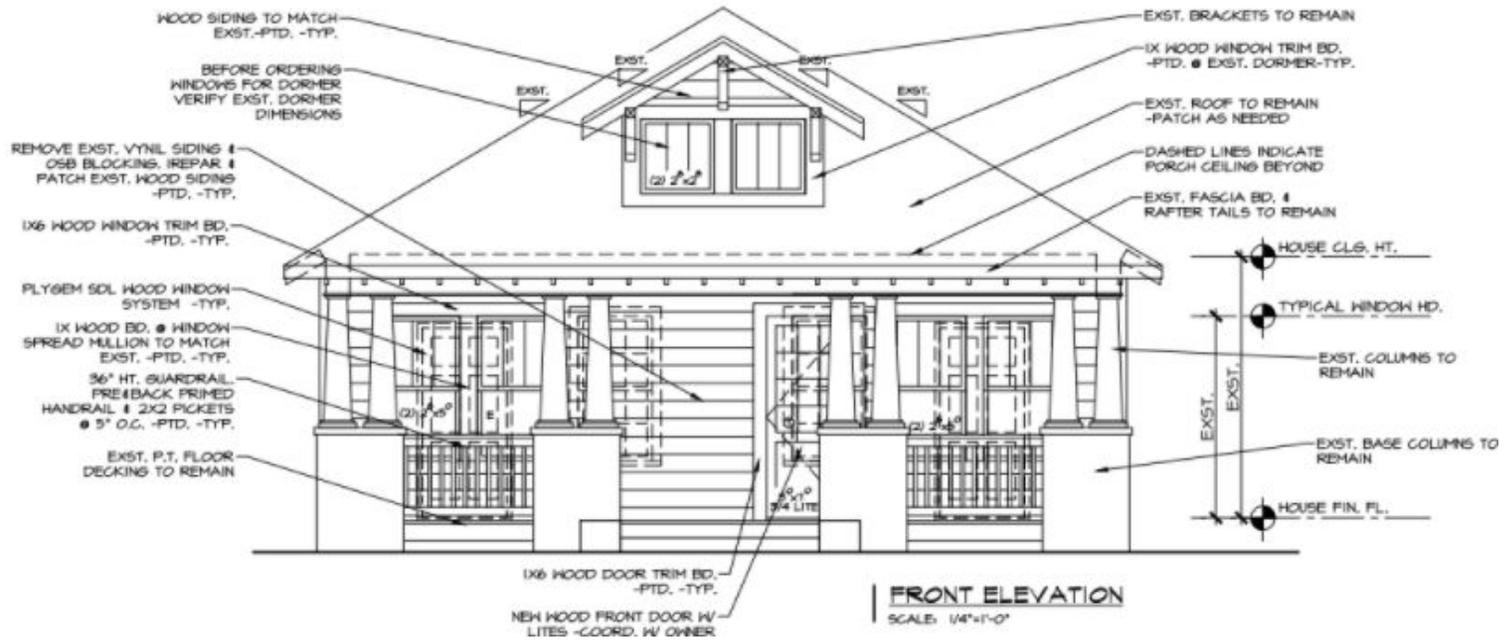
**SITE PLAN**

**A-1.0**



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

Front Elevations With Existing Overlaid

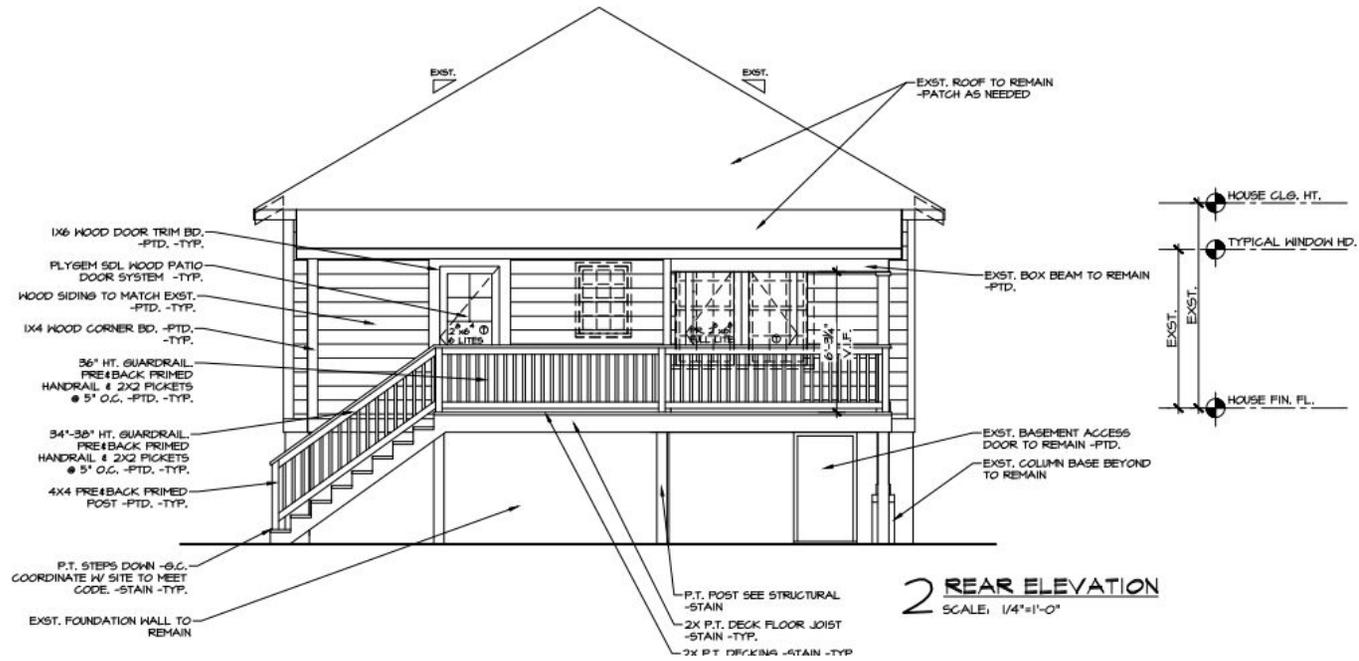


**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

Rear Elevations



Rear Elevation With Existing Overlaid



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



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

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Residential Designer

Charlotte, NC 28262  
jhonorate@gmail.com  
480 298 3980

Note: See Designer Liability Limits

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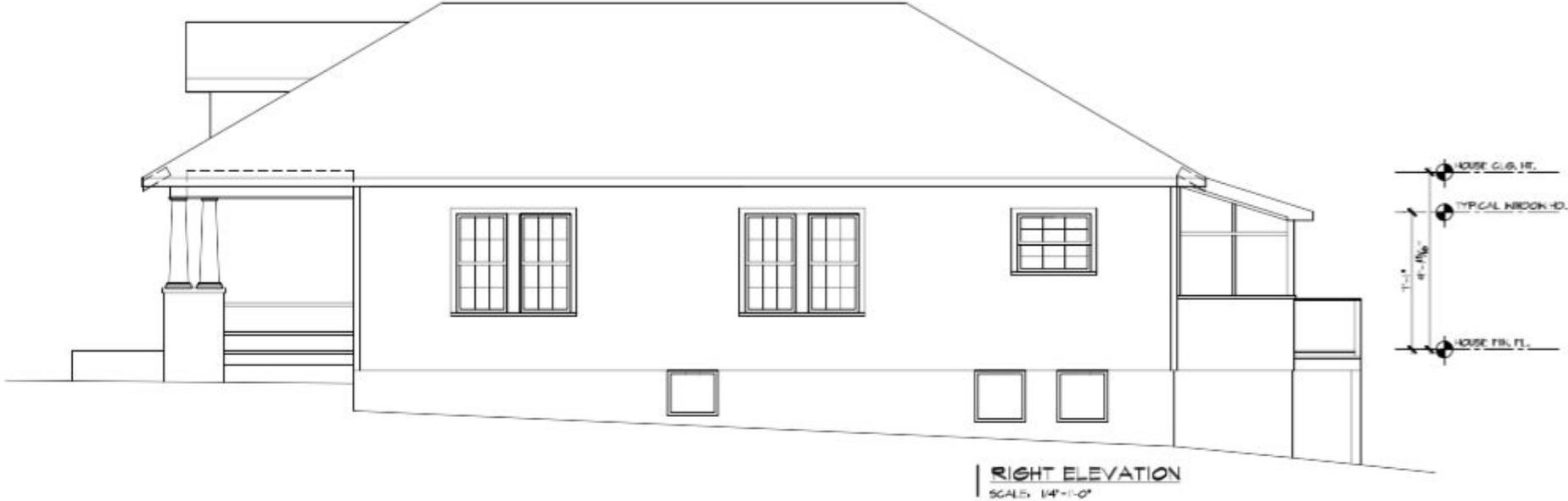
**AS-BUILTS**  
**ELEVATIONS**

**AB-2.0**

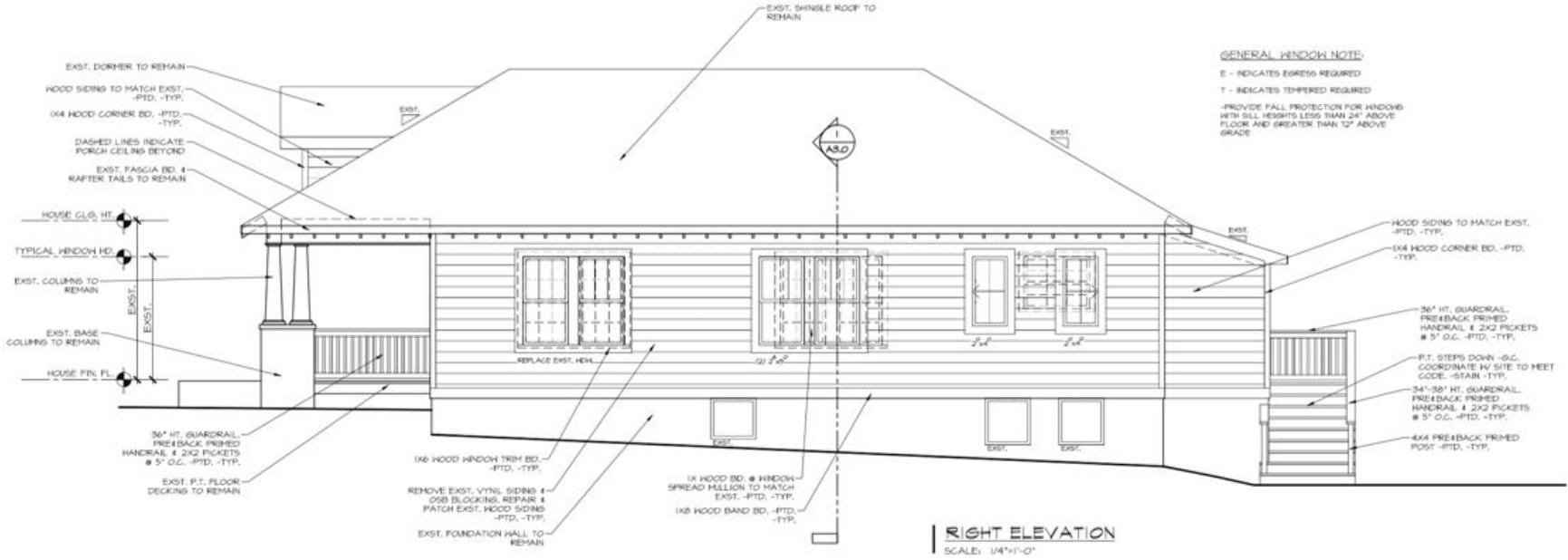




Right Elevations



Right Elevations With Existing Overlaid



**GENERAL WINDOW NOTE:**  
 E - INDICATES EGRESS REQUIRED  
 T - INDICATES TYPED REQUIRED  
 -PROVIDE FALL PROTECTION FOR WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE FLOOR AND GREATER THAN 12" ABOVE GRADE

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

JANUARY 2017

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2 LEFT ELEVATION  
SCALE: 1/4"=1'-0"



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

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SHEET TITLE:

AS-BUILTS  
ELEVATIONS

AB-2.1

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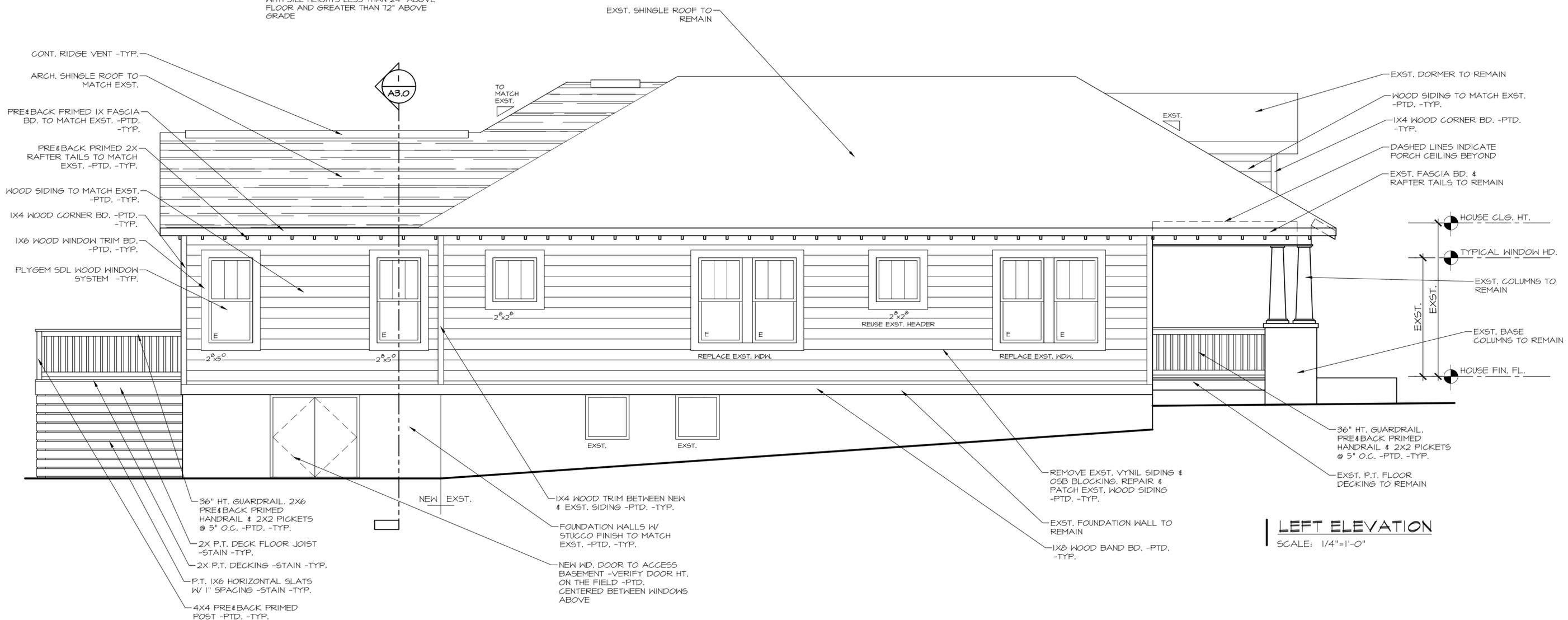
# JANUARY 2017

GENERAL WINDOW NOTE:

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T - INDICATES TEMPERED REQUIRED

-PROVIDE FALL PROTECTION FOR WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE FLOOR AND GREATER THAN 12" ABOVE GRADE



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Residential Designer

Charlotte, NC 28262  
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## SHIRLEY RESIDENCE RENOVATION & ADDITION

Charlotte, NC

DATE:

06/08/16  
06/14/16  
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12/29/16

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HISTORICAL COMM.

SHEET TITLE:

**EXTERIOR ELEVATIONS**

**A-2.2**

JANUARY 2017

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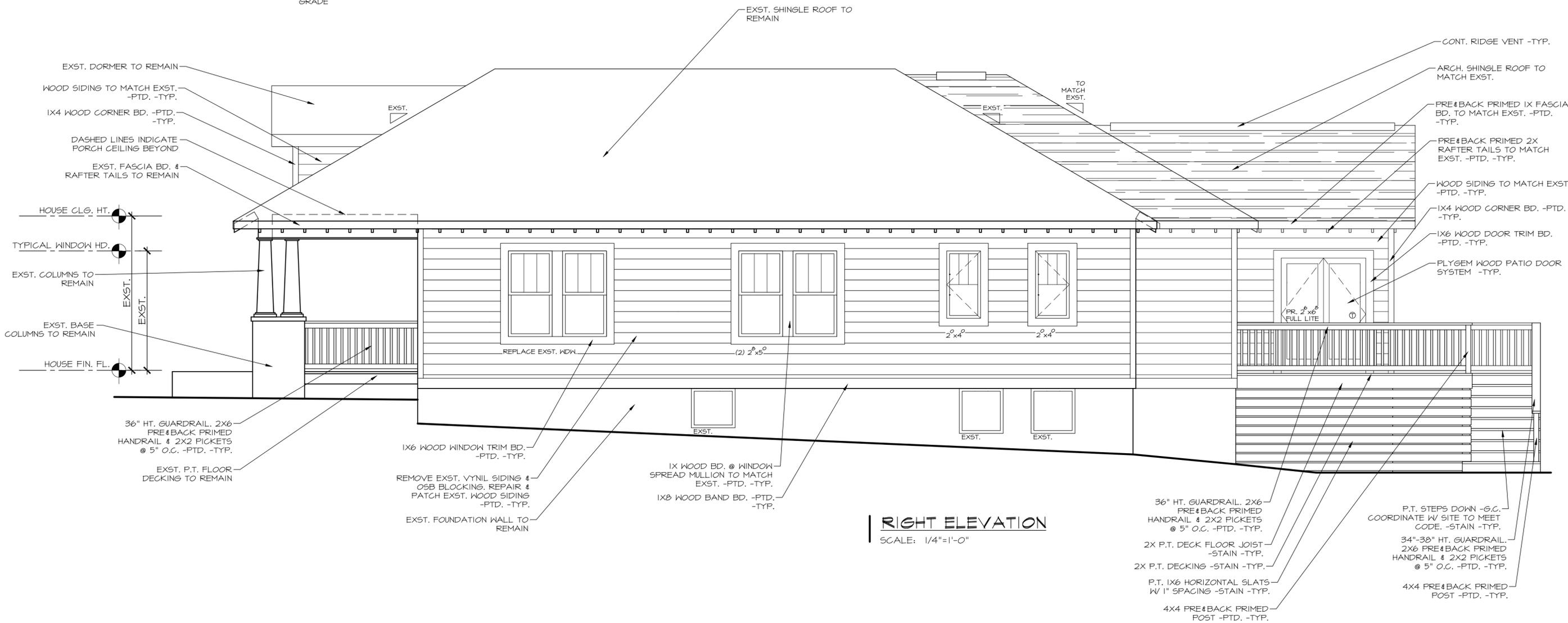
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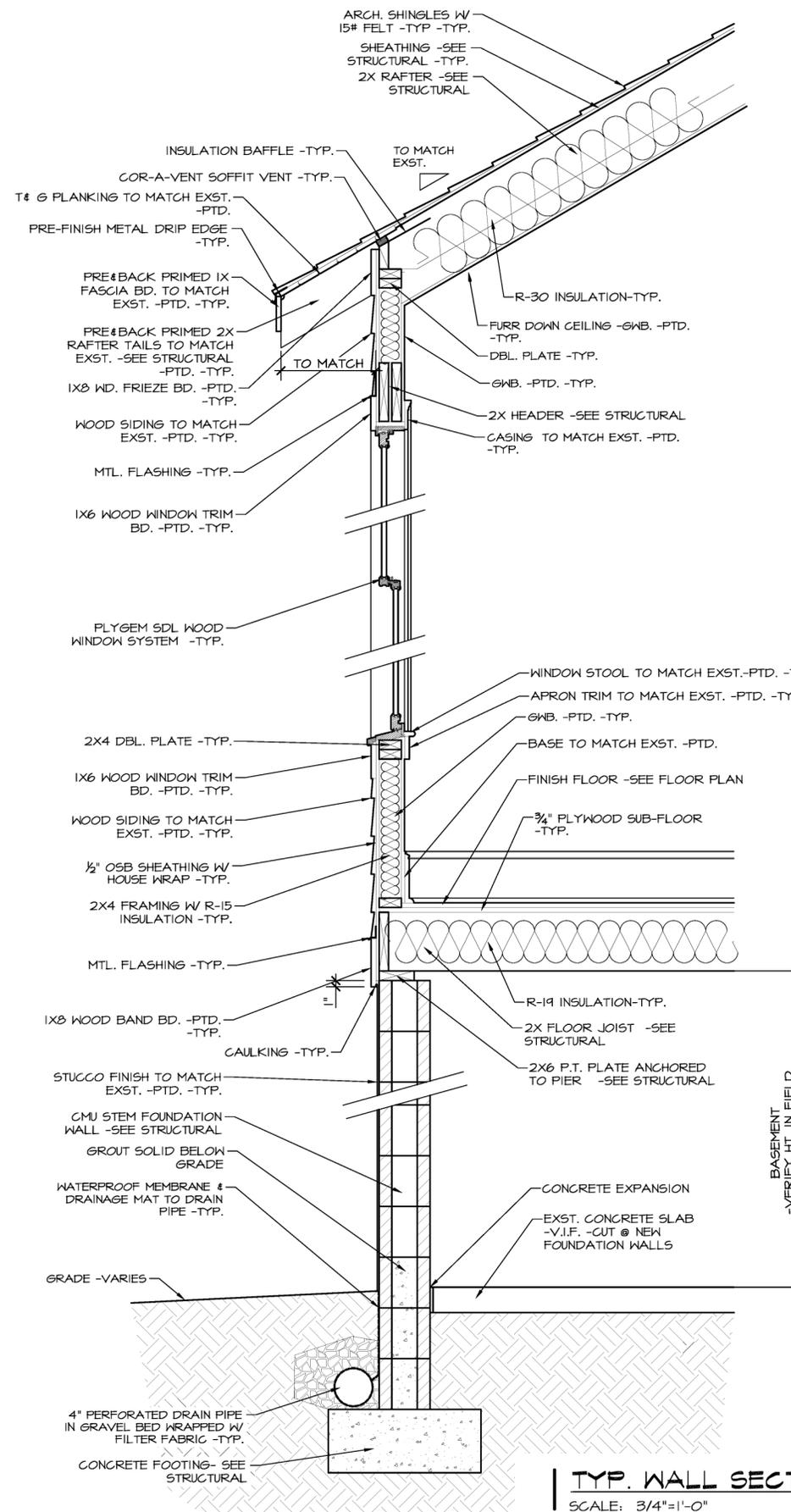
EXTERIOR ELEVATIONS

A-2.1

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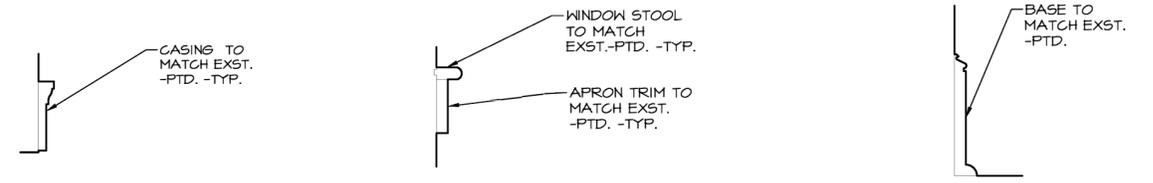
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BASEMENT - VERIFY HT. IN FIELD

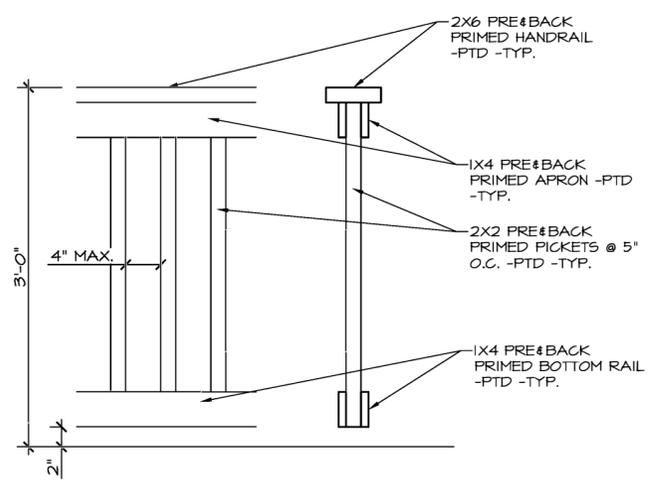
**TYP. WALL SECTION**  
SCALE: 3/4"=1'-0"



**5 TYP. CASING DETAIL**  
SCALE: 1 1/2"=1'-0"

**4 TYP. STOOL DETAIL**  
SCALE: 1 1/2"=1'-0"

**3 TYP. BASE DETAIL**  
SCALE: 1 1/2"=1'-0"



**2 TYP. GUARDRAIL DETAIL**  
SCALE: 1"=1'-0"

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Residential Designer  
Charlotte, NC 28262  
jhonorate@gmail.com  
480 298 3980  
Note: See Designer Liability Limits

**SHIRLEY RESIDENCE**  
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Charlotte, NC

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06/08/16  
06/14/16  
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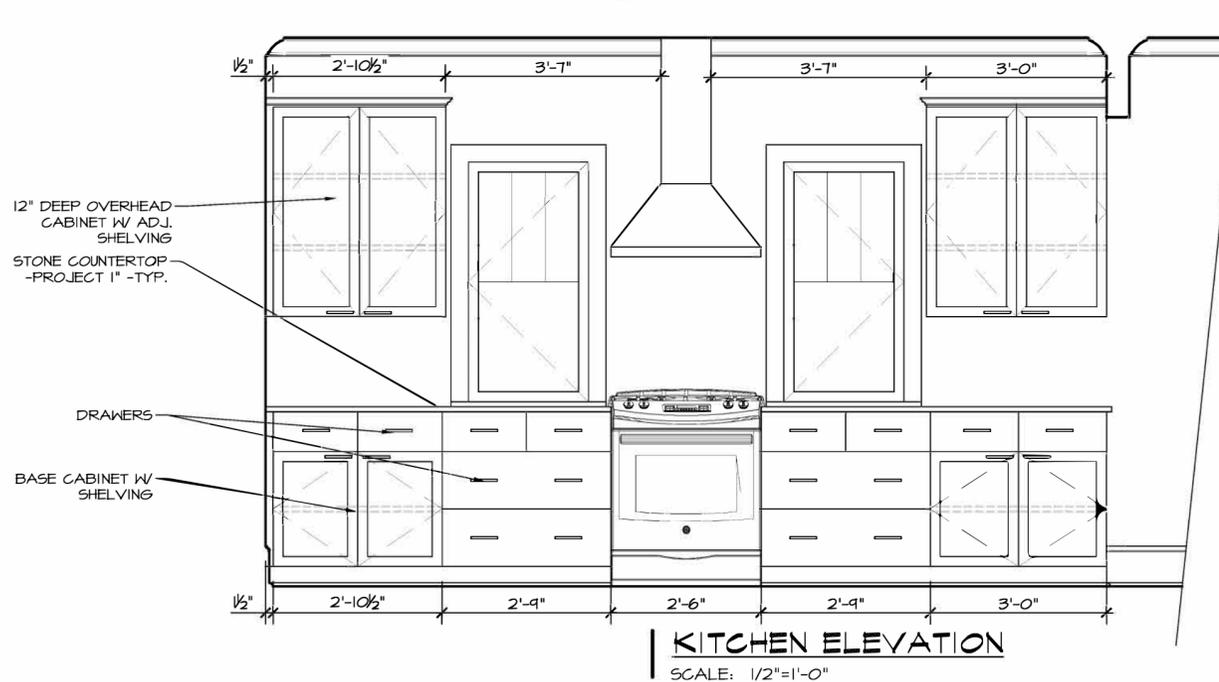
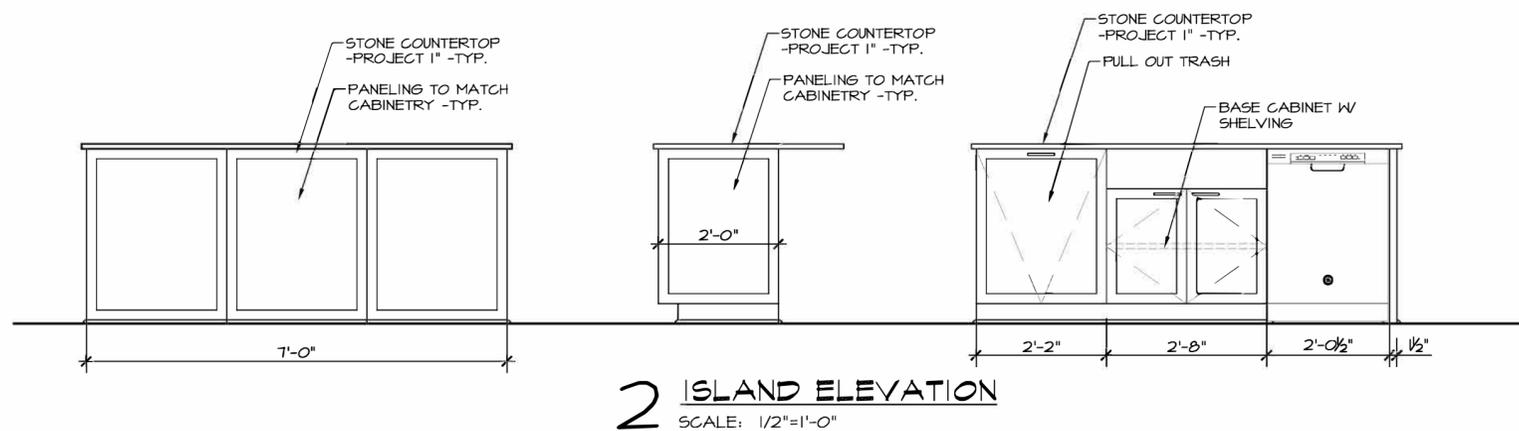
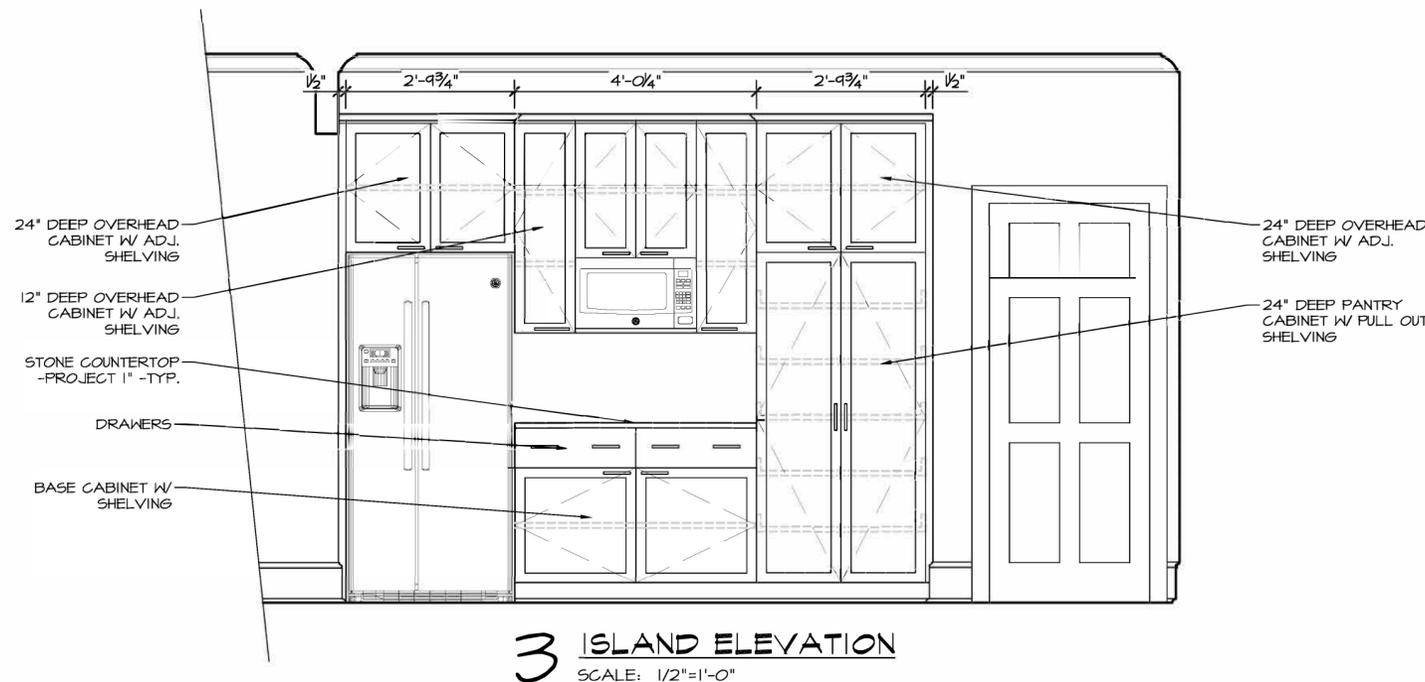
SHEET TITLE:  
**WALL SECTION & DETAILS**

**A-3.0**

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Residential Designer

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jhonorate@gmail.com  
480 298 3980

Note: See Designer Liability Limits

**SHIRLEY RESIDENCE**  
**RENOVATION & ADDITION**

Charlotte, NC

DATE:

06/08/16  
06/14/16  
06/19/16  
12/29/16

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REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

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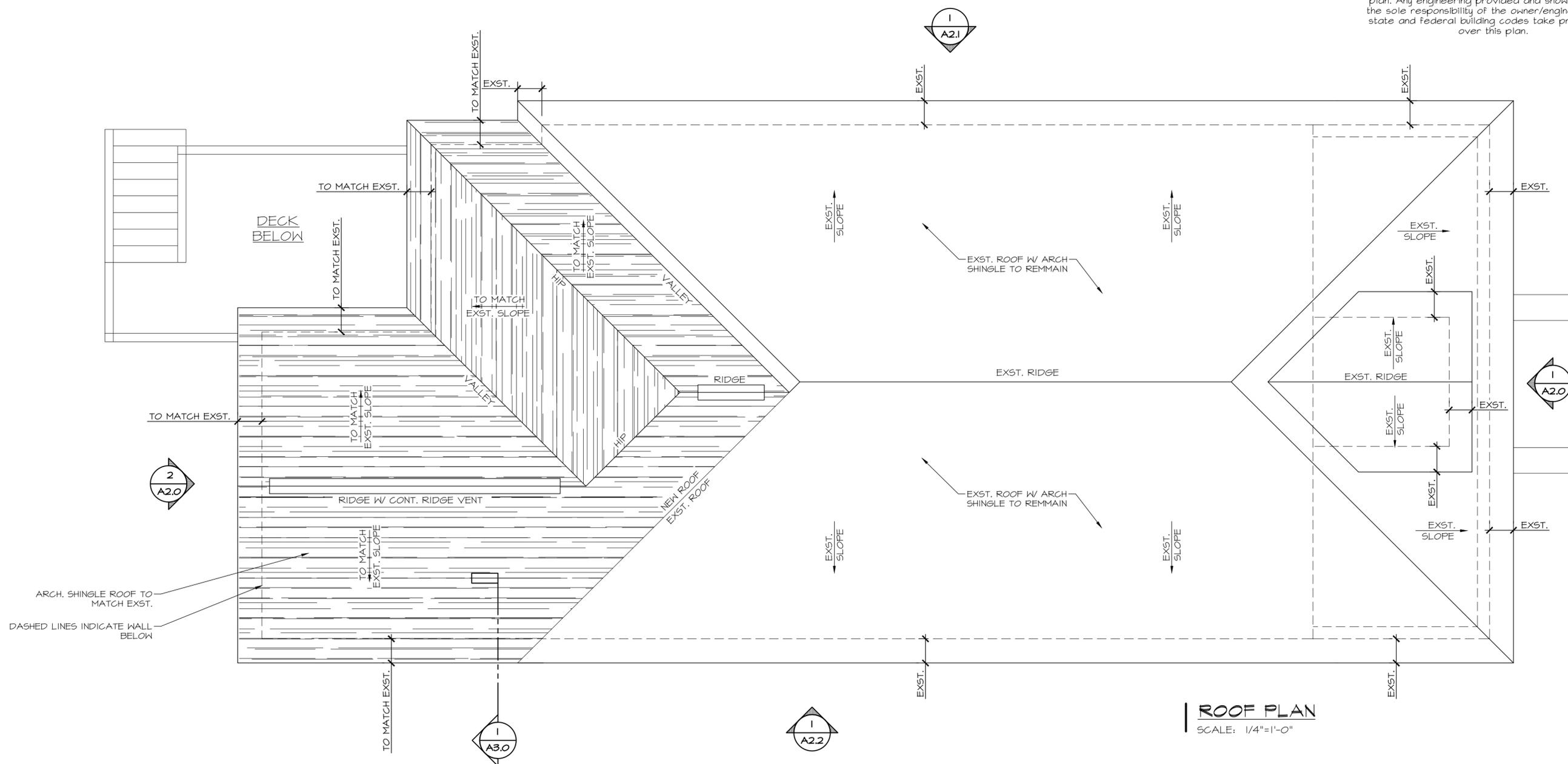
**INTERIOR ELEVATION**

**A-4.0**

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REVIEW  
REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

SHEET TITLE:

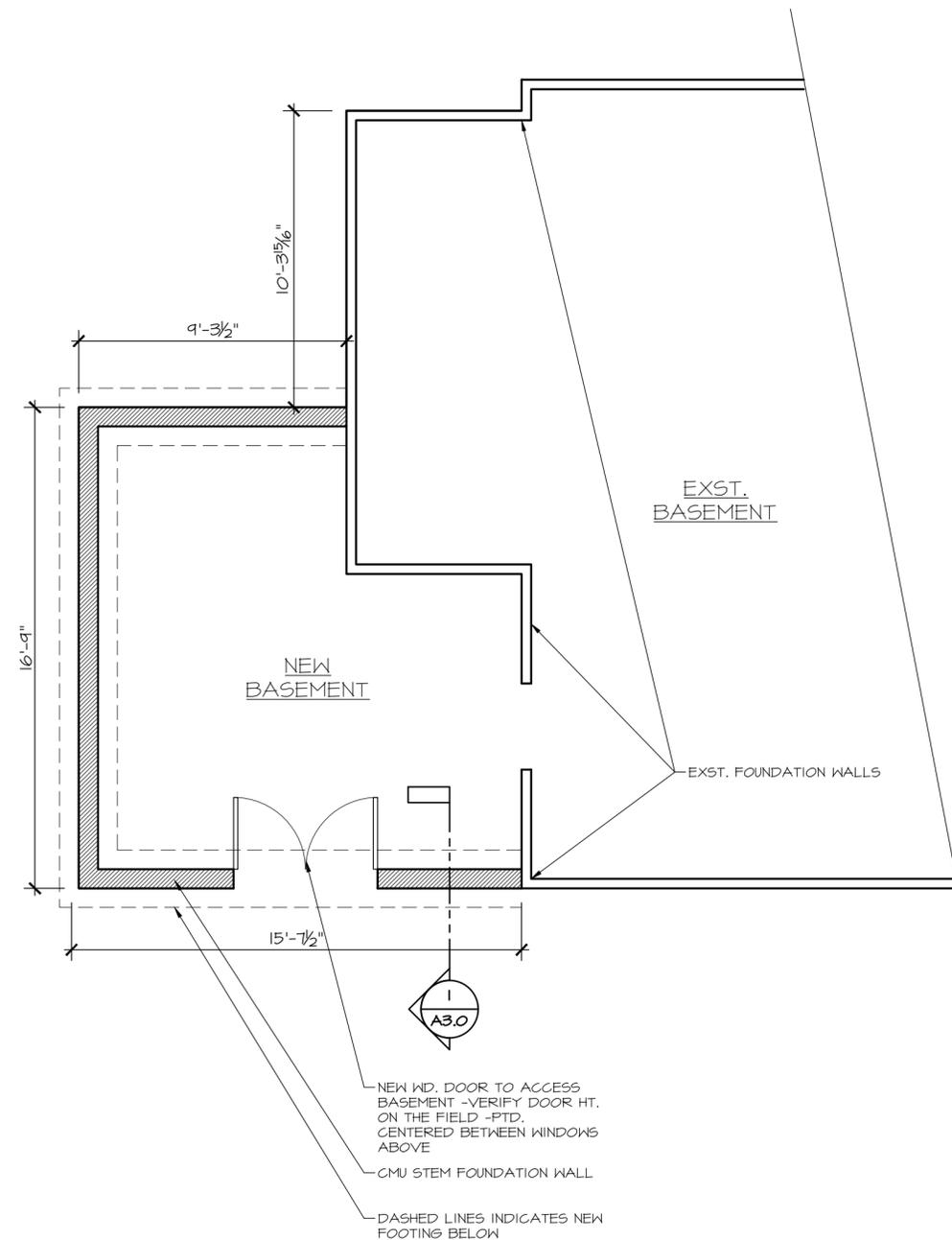
**ROOF PLAN**

**A-1.3**

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**PARTIAL BASEMENT PLAN**  
SCALE: 1/4"=1'-0"

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Residential Designer

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jhonorate@gmail.com  
480 298 3980

Note: See Designer Liability Limits

**SHIRLEY RESIDENCE**  
**RENOVATION & ADDITION**

Charlotte, NC

DATE:

06/08/16  
06/14/16  
06/19/16  
12/29/16

REVIEW  
REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

SHEET TITLE:

**FLOOR PLAN**

**A-1.2**

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**LEGEND**

NEW STUD FRAMED WALL  
FRAMED WALL W/ 3" SOUND INSULATION

EXST. FRAMED WALL  
TH. MARBLE THRESHOLDS @ BATH DOORS  
ALUM. THRESHOLDS @ EXT. DOORS

TEMPERED GLASS WINDOW

WINDOW/DOOR SIZES

C.O. CASSED OPENING

F.D. FLOOR DRAIN

H.B. HOSE BIB

C.J.

CONCRETE JOINTS W/ SEALANT WALL SECTION

ELEVATION

DIMENSION FACE TO FACE

DIMENSION TO CENTERLINE

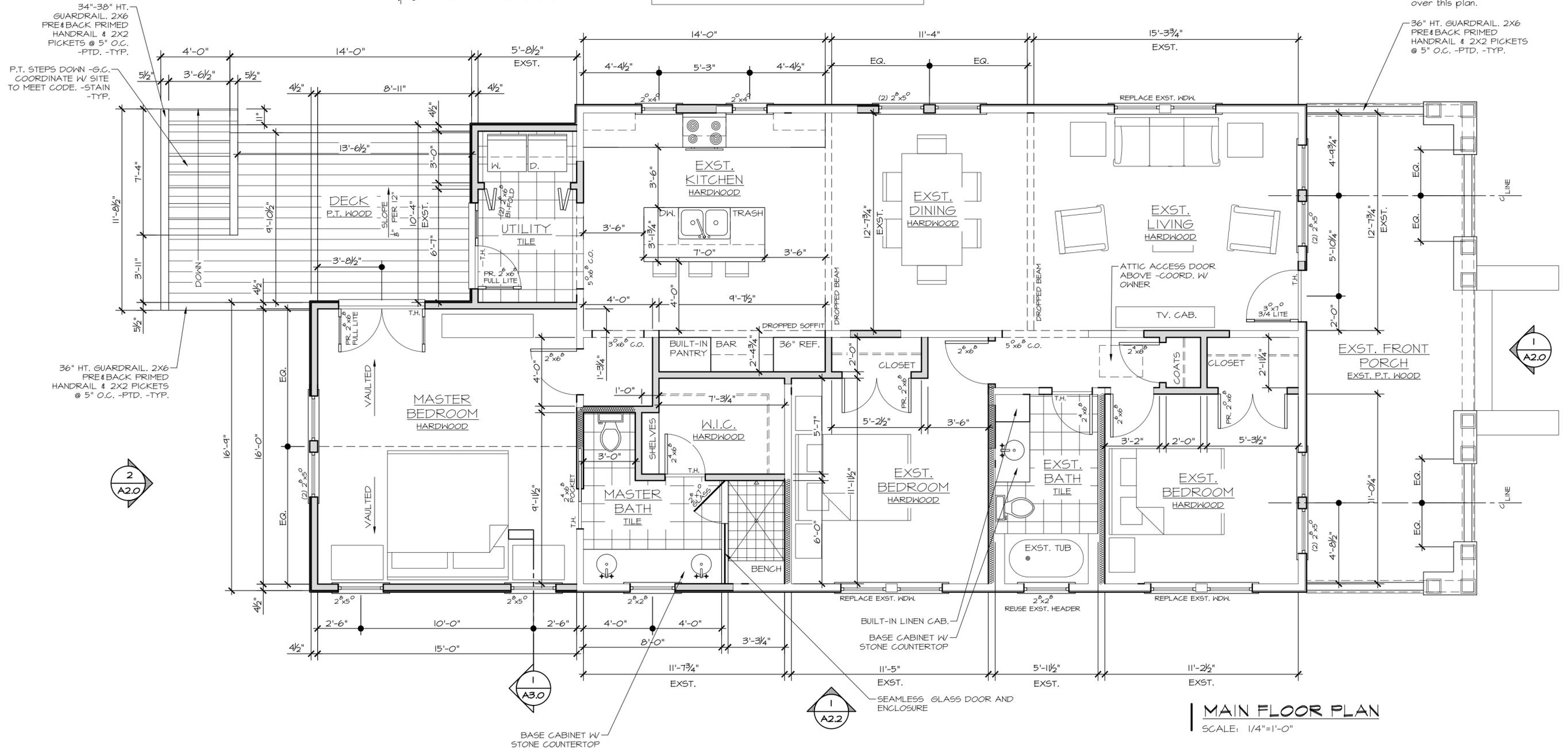
**GENERAL NOTES:**

. ALL NEW INTERIOR FRAMED WALLS ARE DIMENSIONED FROM FACE OF GYPSUM BD. -TYP.

. ALL NEW EXTERIOR WALLS ARE DIMENSIONED FROM FACE OF GYPSUM BD. TO FACE OF EXT. SHEATHING -TYP.

. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS. CONTACT DESIGNER IF THERE ARE DISCREPANCIES.

. CONTRACTOR SHALL FIELD VERIFY EXST WINDOWS ROUGH-IN DIMENSIONS BEFORE ORDERING REPLACEMENT.



**MAIN FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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480 298 3480

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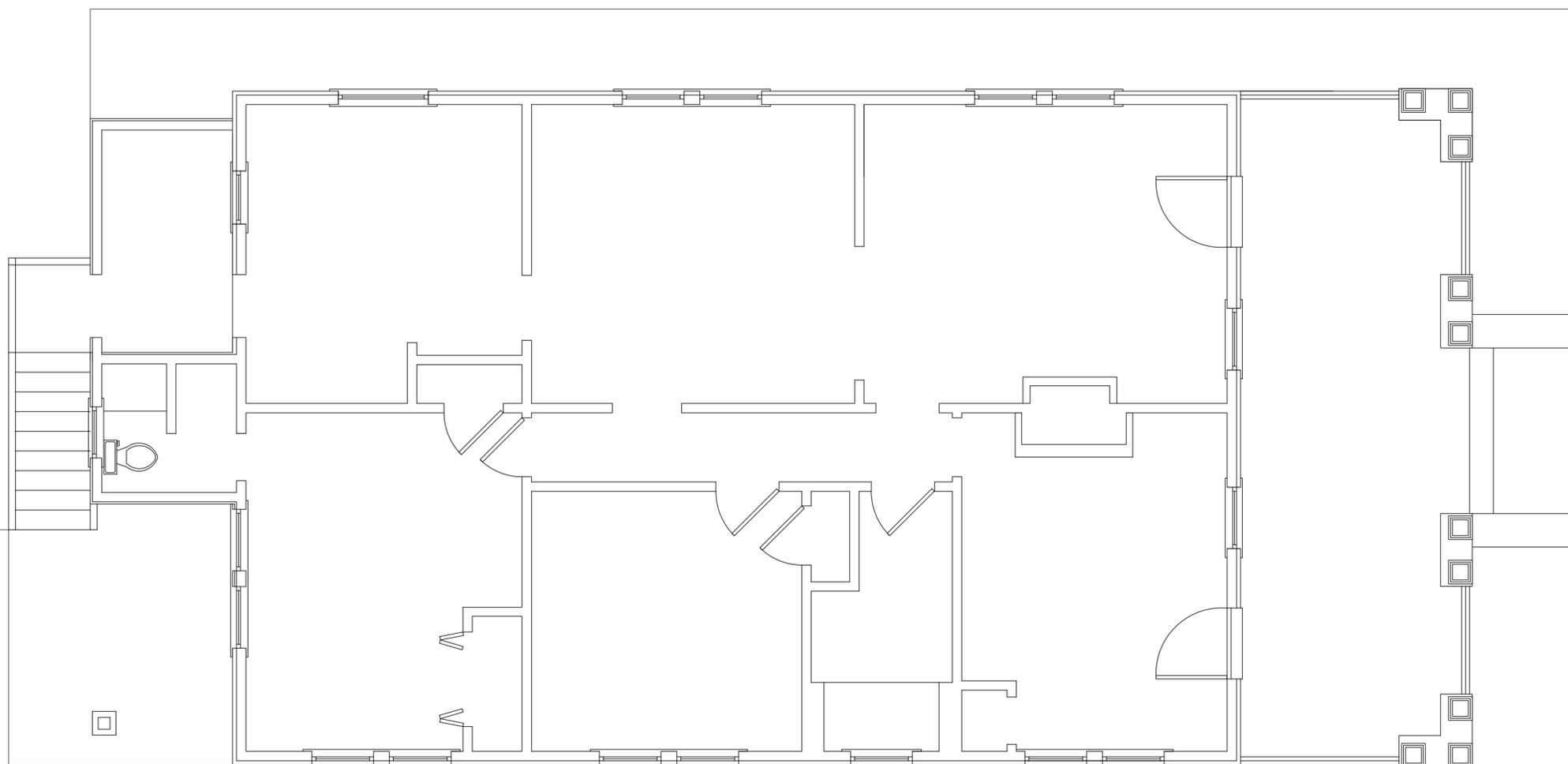
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**FLOOR PLAN**

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MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0"

JOCELYN HONORATE  
Residential Designer

Charlotte, NC 28262  
jhonorate@gmail.com  
980 298 3980

Note: See Designer Liability Limits

SHIRLEY RESIDENCE  
RENOVATION & ADDITION

Charlotte, NC

DATE:

06/08/16  
06/14/16  
06/19/16  
12/29/16

REVIEW  
REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

SHEET TITLE:

AS-BUILTS  
FLOOR PLAN

AB-1.0

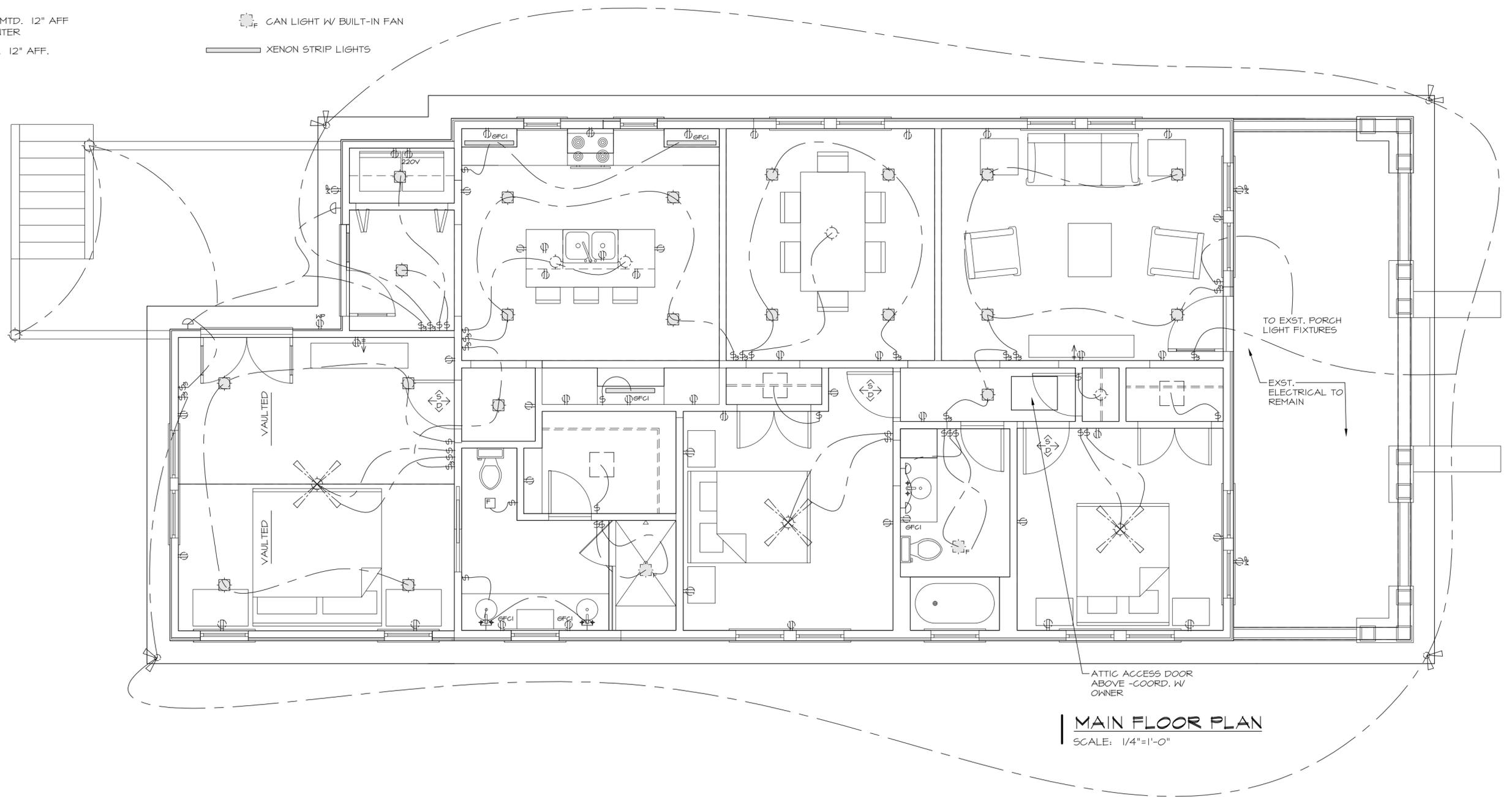
**ELECTRICAL LEGEND**

- ⊕ DUPLEX OUTLET (110V) MTD. HORZ. IN BASEBOARD OR 6" ABOVE COUNTER U.N.O.
- ⊕ DUPLEX OUTLET (110V) MTD. SWITCH ACTIVATED
- ⊕<sub>efci</sub> DUPLEX OUTLET (110V) ON GFI CIRCUIT MTD. 12" AFF OR 6" ABOVE COUNTER
- ⊕<sub>wp</sub> DUPLEX OUTLET (110V) WATER PROOF
- SURFACE MTD. LIGHT FIXTURE.
- 4" RECESSED MTD. LIGHT FIXTURE.
- XENON RECESSED MTD. LIGHT FIXTURE
- ⊖ 6" RECESSED MTD. LIGHT FIXTURE.
- ⊕ WALL SWITCH LOCATED 48" AFF.
- ⊕<sub>3</sub> THREE WAY WALL SWITCH LOCATED 48" AFF.
- ⊕<sub>0</sub> DIMMER WALL SWITCH LOCATED 48" AFF.
- ⊖<sub>30"</sub> ICE MAKER MTD. 30" AFF.
- △ TELEPHONE OUTLET MTD. 12" AFF OR 12" ABOVE COUNTER
- ← CABLE OUTLET MTD. 12" AFF.
- ⊖<sub>DB</sub> DOOR BELL. PROVIDE 12V POWER.
- ⊗ CEILING FAN W/LIGHT
- ⊖ SOFFIT MOUNTED FLOODS
- ⊗ SPEAKERS
- ⊖ SMOKE DETECTOR
- ⊖ FLOURESCENT LIGHTS
- ⊖ WALL MOUNTED FIXTURE
- ⊖ FAN
- ⊖<sub>F</sub> CAN LIGHT W/ BUILT-IN FAN
- XENON STRIP LIGHTS

Designer Liability Limits:

Jocelyn Honorate, assumes no liability for any home construction from this plan. It is the responsibility of the purchaser of the plan to have the builder/contractor verify all dimensions prior to the beginning of any construction. The contractor must verify compliance with all local building codes. Every attempt has been made in the preparation of this drawing to avoid errors. Any discrepancy, error and/or omission, if found, is to be brought to our attention prior to construction for revision. "The owner/contractor agrees to indemnify, save and hold Jocelyn Honorate and agents from any damage or damages claim made against it in connection with the drawings associated with this project."

Jocelyn Honorate, is not liable for any human error or for any change made to the plan. Jocelyn Honorate, accepts no responsibility or liability related to engineering notations, steel and/or beam sizes, foundation engineering, etc., denoted on this plan. Any engineering provided and shown herein is the sole responsibility of the owner/engineer. Local, state and federal building codes take precedence over this plan.



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REVIEW  
REVIEW  
CONSTRUCTION  
HISTORICAL COMM.

SHEET TITLE:

**ELECTRICAL PLAN**

**E-1.0**

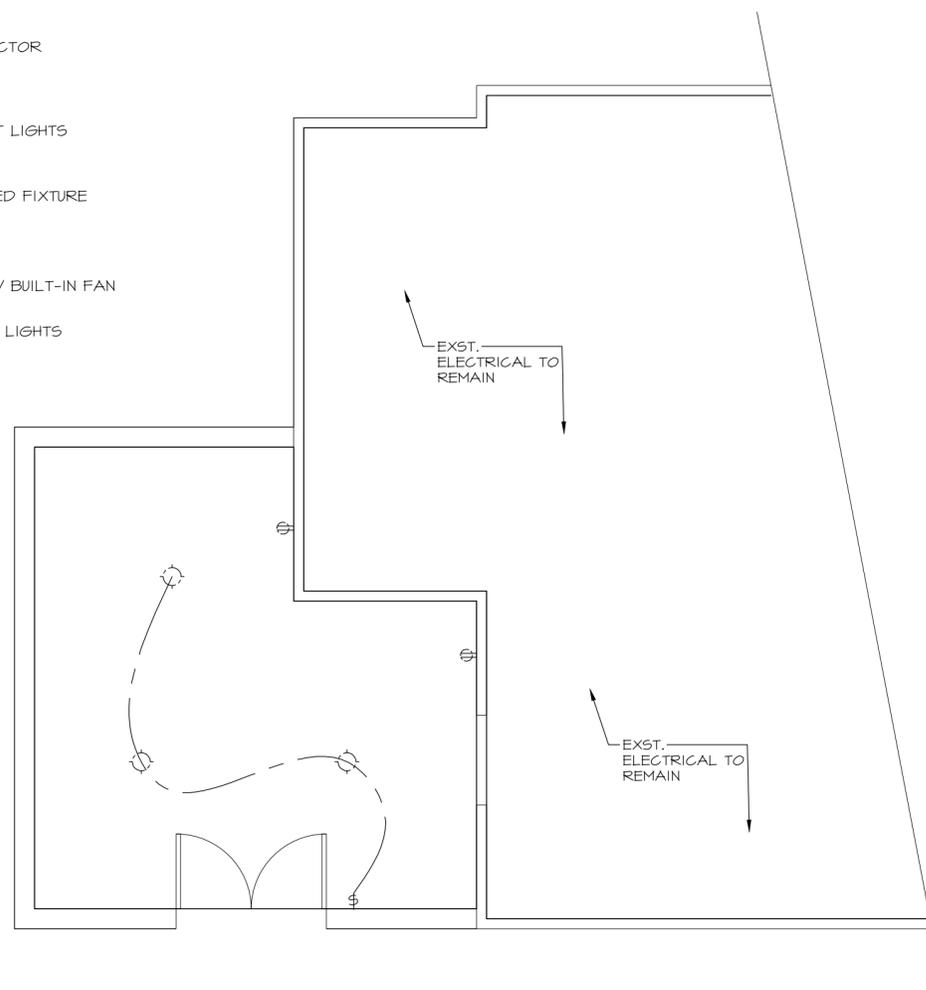
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- ⊕ FAN
- ⊕ CAN LIGHT W/ BUILT-IN FAN
- XENON STRIP LIGHTS



**PARTIAL BASEMENT FLOOR PLAN**

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

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REVIEW  
CONSTRUCTION  
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SHEET TITLE:

**ELECTRICAL PLAN**

**E-1.1**