

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 248 West Kingston Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Ashley Jimenez

The application was continued for the following items: 1) Massing – Remove attached garage and redesign the eave overhangs; 2) Scale – Foundation height should be in scale with adjacent houses; 3) Setback – Note the setback on the site plan; 4) Additional information – HVAC location on site plan, cross section through site including retaining wall.

Details of Proposed Request

Existing Conditions

The existing site is a vacant corner parcel in an area with one and two story homes. At the front of the lot the site is approximately 50" above the sidewalk but the height gradually decreases in height along the side. The lot size is 50' x 145'. Setbacks vary slightly along the block. Houses on the block range in height from approximately 20'-6" to 23'. The existing retaining wall will remain.

Proposal

The proposal is a new single family house with an attached single car garage. The height from the finished floor is approximately 21'-11". Front setback is consistent with the adjacent property. Design features include a full width front porch, exposed rafter tails with open eaves, and 3 over 1 windows. The applicant is requesting the use of cementitious siding.

Revised Proposal – February 2017

1. The attached garage has been removed
2. The side gables have been modified to resemble a traditional Bungalow design
3. The foundation height has been raised
4. The front setback proposed is +/-43'
5. HVAC is located on the right side toward the rear
6. Cross section through the site is included
7. The applicant has provided a video to further describe the site conditions and retaining wall

Policy & Design Guidelines for New Construction, page 34

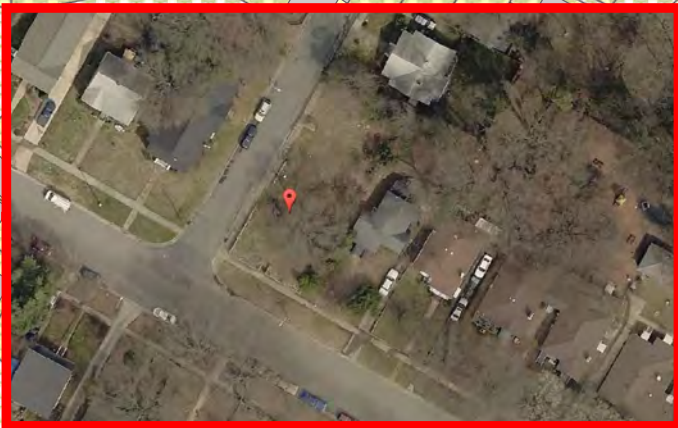
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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 2016-320
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION







300 West Kingston



244 West Kingston



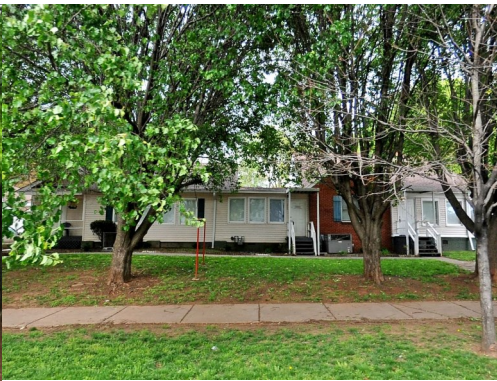
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236 West Kingston



232 West Kingston



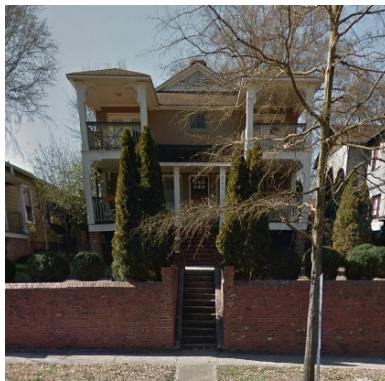
228 West Kingston



224 West Kingston



235 West Kingston



241 West Kingston



245 West Kingston



247 West Kingston



251 West Kingston









NO PARKING
7:00 AM - 7:00 PM

SOUTH
AVENUE



Ashley J Design

P.O. Box 5423
Charlotte,, NC 28299
704-858-0631
ashley@ashleyjdesign.com

January 30, 2017

To the Historic District Commission:

Thank you in advance for your review of our new construction project. It is our goal to meet the requirements as laid forth by the continuation letter. Below you will see each item as listed in the letter with our adjustments described to meet these changes. I look forward to discussing this and answering any questions at our next meeting.

1. *Massing – The relationship of the building's various parts to each other.* The attached garage and eave overhangs of the side gables do not meet the guidelines for massing. Traditional bungalows did not have attached enclosed garages.

Action taken: The attached enclosed garage has been removed from the structure. The side gables are now flush with the front thermal wall. We have also changed the front roof line to meet massing that is typical to the Wilmore neighborhood.

2. *Scale – The relationship of the building to those around it.* The foundation height is inconsistent with the historic structures on the block.

Action taken: The foundation has been changed from a slab to a crawl space with brick veneer. 24" of brick will be exposed from grade to siding.

3. *Setback – In relation to setback of immediate surroundings.* The proposed setback and adjacent setback to be verified and noted on the site plan.

Action taken: The front setback of this structure to the front porch is 43'-2". All of the setbacks for our proposed home are dimensioned on page A.2, Site Plan. The structure immediately to the right has a front setback of 48' to the original front porch (it has been enclosed to be heated living space) and 41' to the front porch steps. Two structures to the

right, this home has a front setback of 47' to the front porch (it also has been enclosed to be heated living space) and 41' to the front porch steps.

4. *Additional items* – Location of HVAC units, window and wall section, site cross section from front to rear including the retaining wall and elevations along Southwood Avenue.

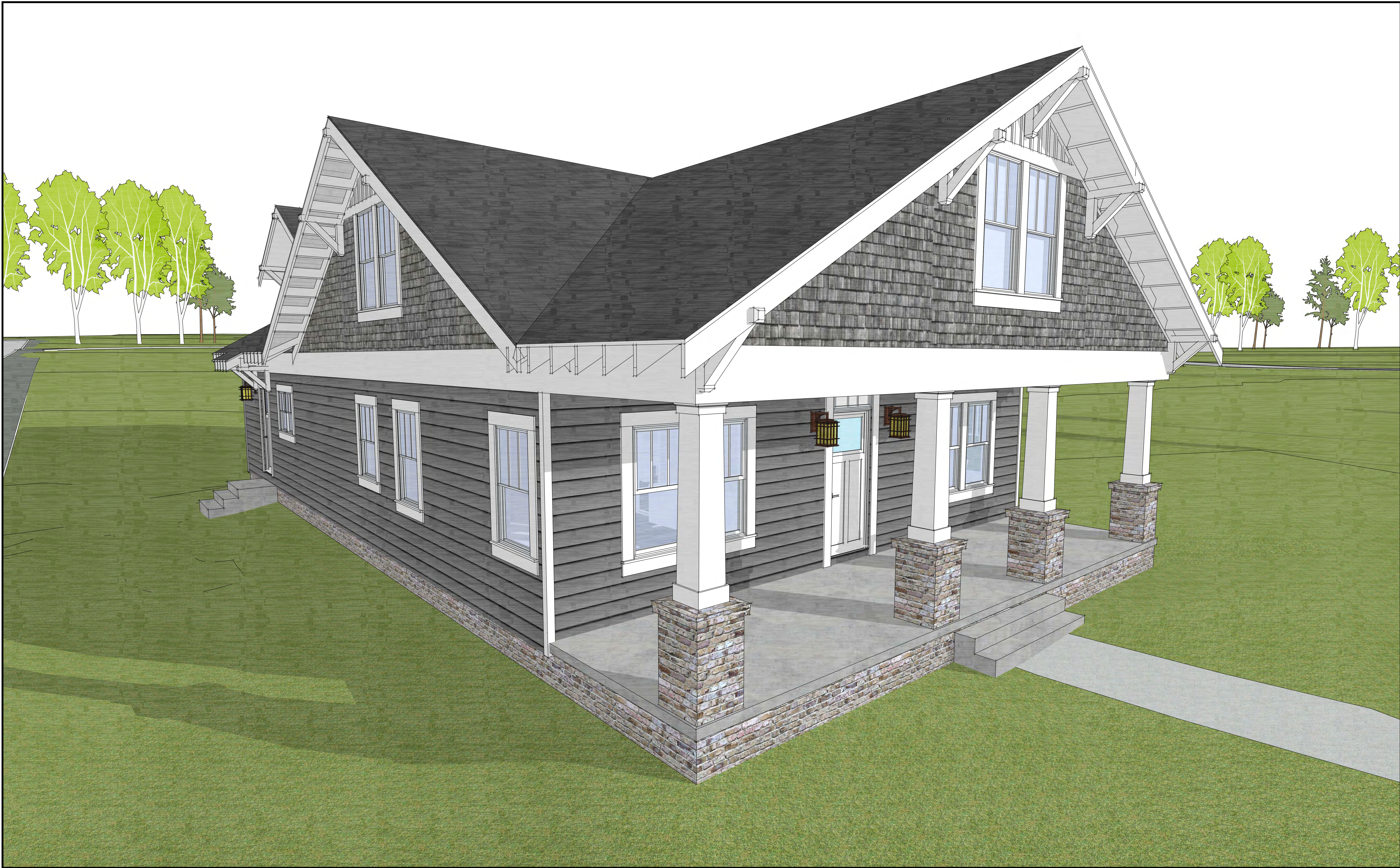
Action taken: See HVAC units pictured on page A.2 and will be behind the rear yard fence and be between this home and the existing home to the right; see window detail and wall section on page A.5; see site cross section (including retaining wall) and Southwood Ave elevations on page A.10

Best regards,

Ashley Jimenez

Residential Building Designer,

Ashley J Design



SHEET INDEX

- A.1 COVER SHEET
- A.2 SITE PLAN
- A.3 MAIN LEVEL PLAN
- A.4 UPPER LEVEL PLAN
- A.5 ROOF PLAN
- A.6 ELEVATIONS
- A.7 EXTERIOR PERSPECTIVE VIEWS
- A.8 SECTION A-A
- A.9 BUILDING HEIGHT SKETCH FRONT
- A.10 BUILDING HEIGHT SKETCH SIDE
- A.11 PLOT LOCATION

THE HIDALGO RESIDENCE

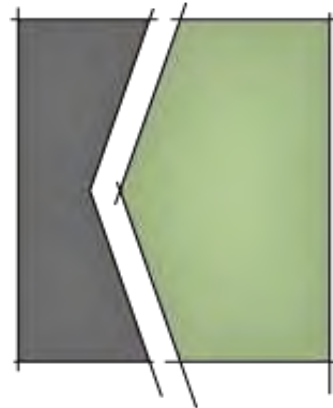
248 W. KINGSTON AVE.
CHARLOTTE, NC



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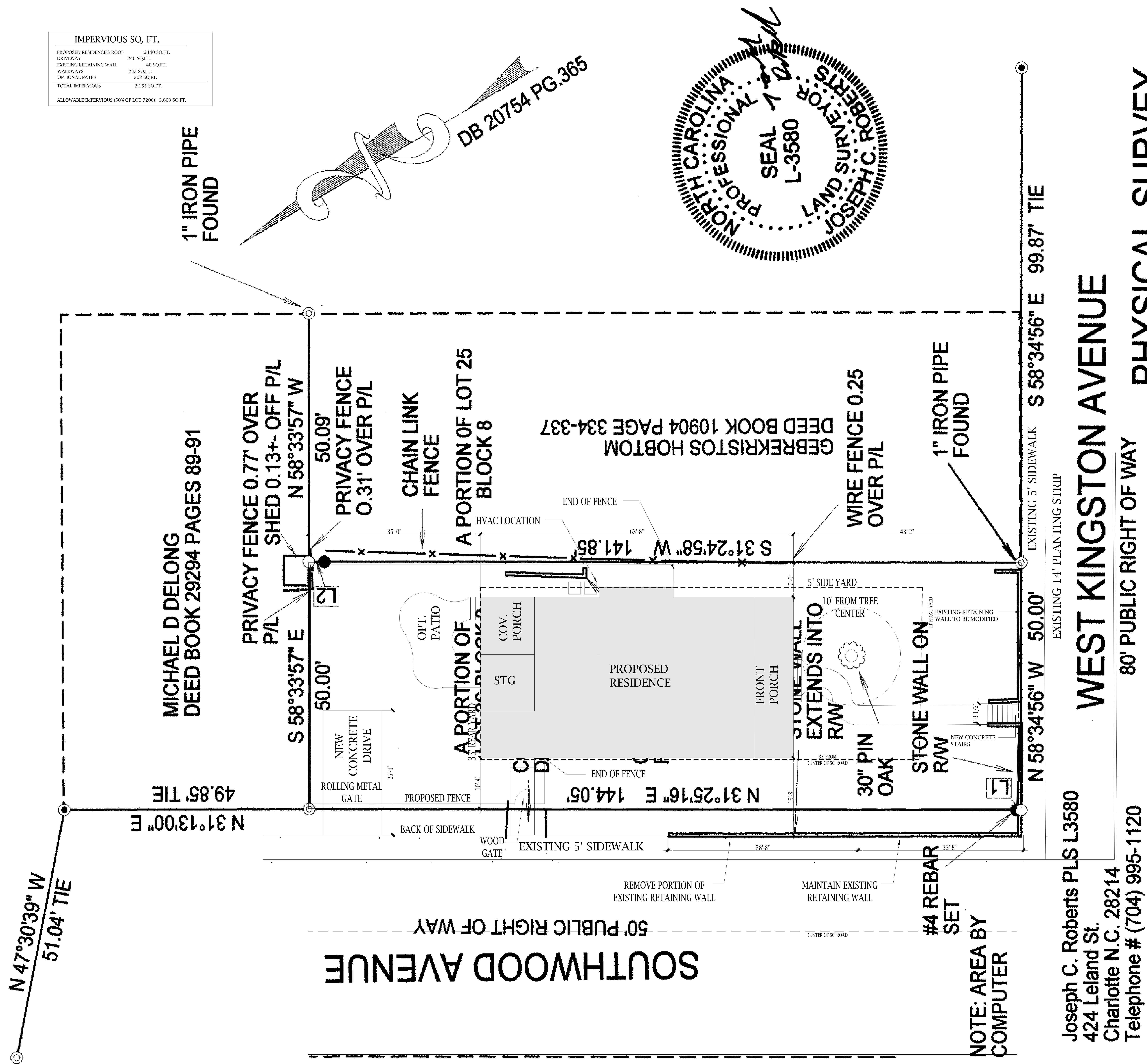
Job Number:
HIDALGO-37-2016

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	F&E VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD I
1/30/16	HISTORIC COM. REVIEW

COVER SHEET

A.1

IMPERVIOUS SQ. FT.	
PROPOSED RESIDENCE'S ROOF	2440 SQ.FT.
DRIVEWAY	240 SQ.FT.
EXISTING RETAINING WALL	40 SQ.FT.
WALKWAYS	233 SQ.FT.
OPTIONAL PATIO	202 SQ.FT.
TOTAL IMPERVIOUS	3,155 SQ.FT.
ALLOWABLE IMPERVIOUS (50% OF LOT 7206) 3,603 SQ.FT.	



Joseph C. Roberts, certify that this plat was drawn under my

PHYSICAL SURVEY

OF
A PORTION OF LOT 26 BLOCK 8

SITE PLAN

A.2

Project Name/Address:
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248 W. KINGSTON AVE
CHARLOTTE, NC

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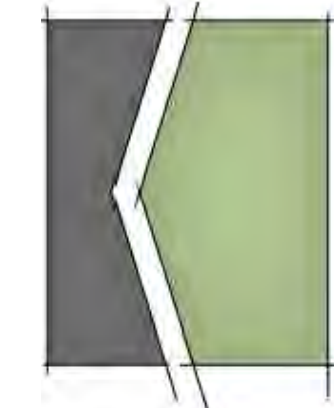
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PLOT

A.11

Polaris 3G Map – Mecklenburg County, North Carolina
248 W. Kingston Ave.

Date Printed: 12/29/2016 3:33:40 PM

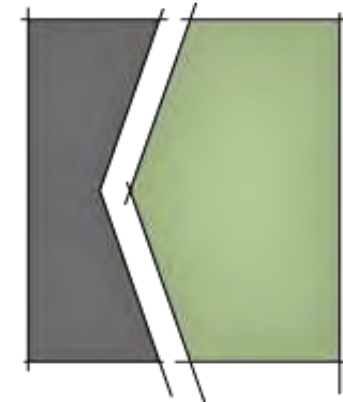




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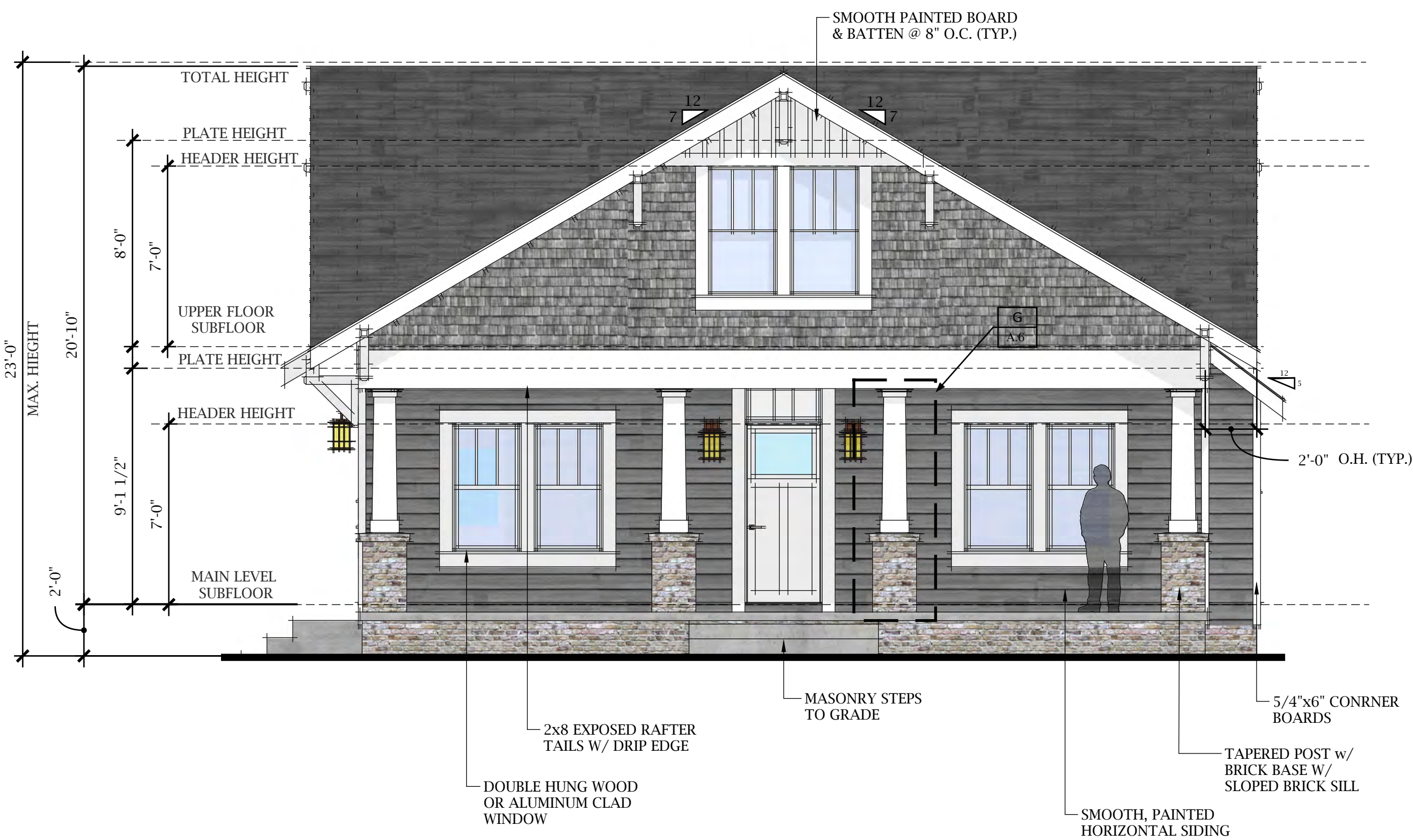
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ELEVATIONS

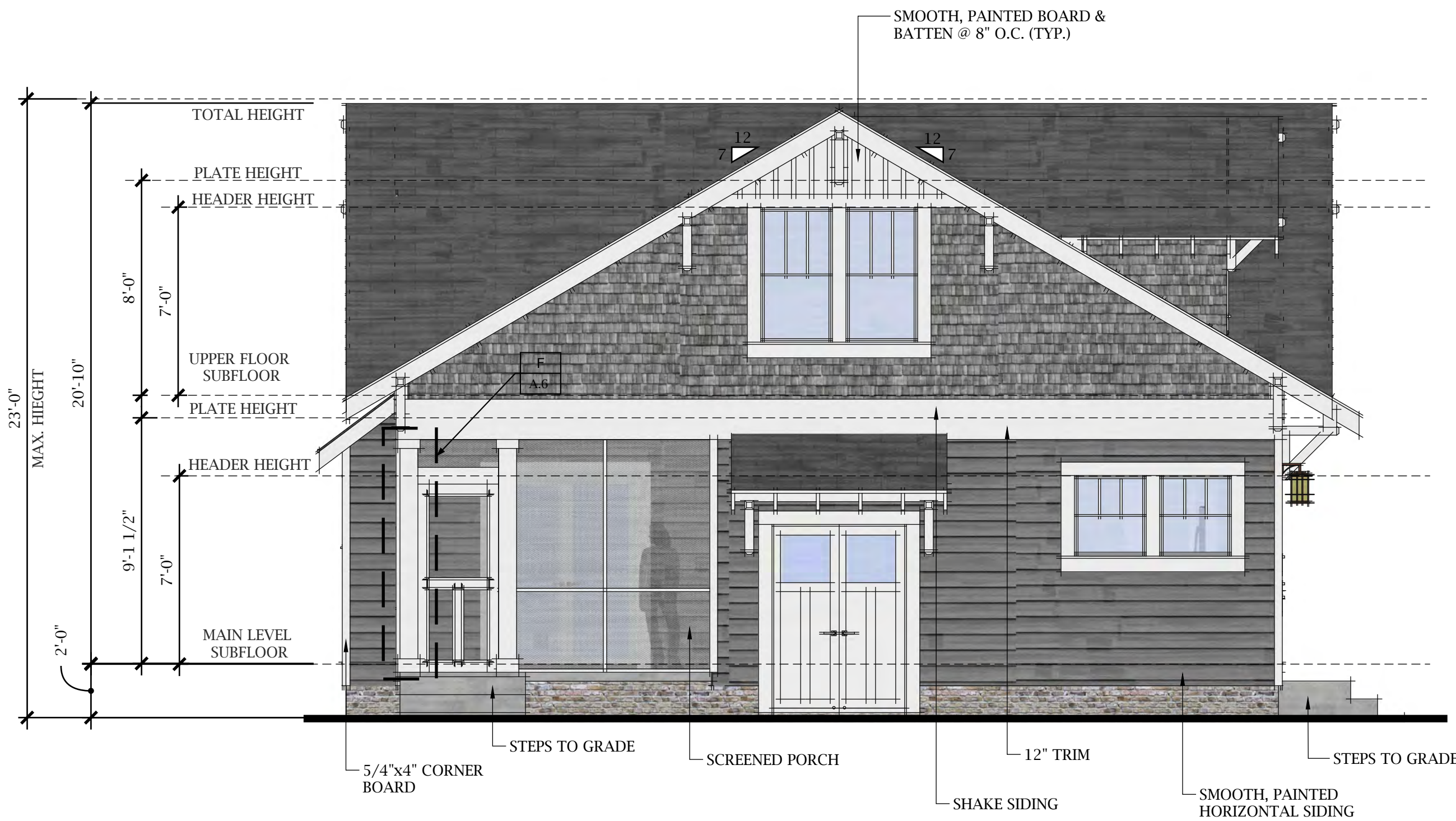
A.6



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



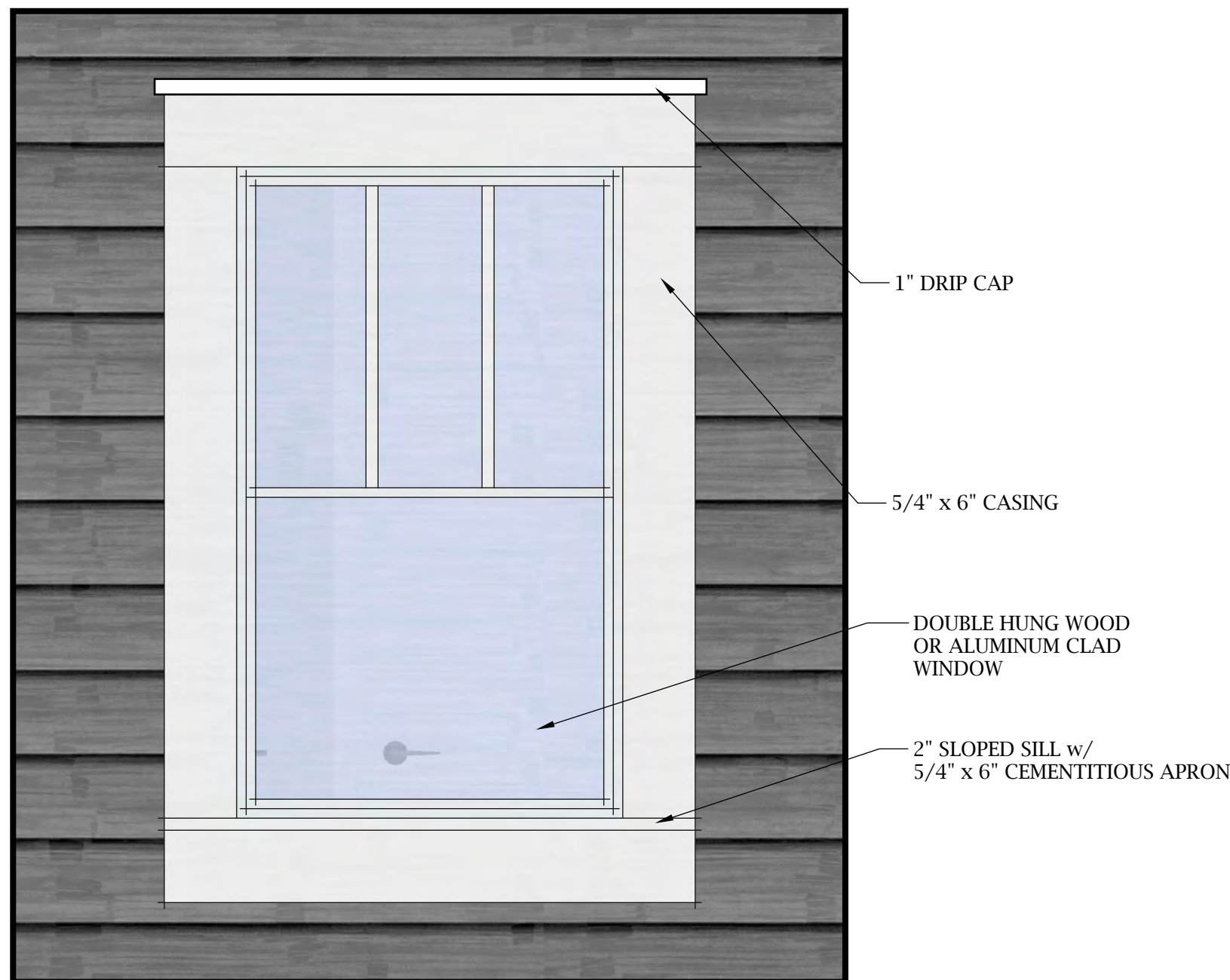
B RIGHT ELEVATION
SCALE :: 1/4" = 1'-0"



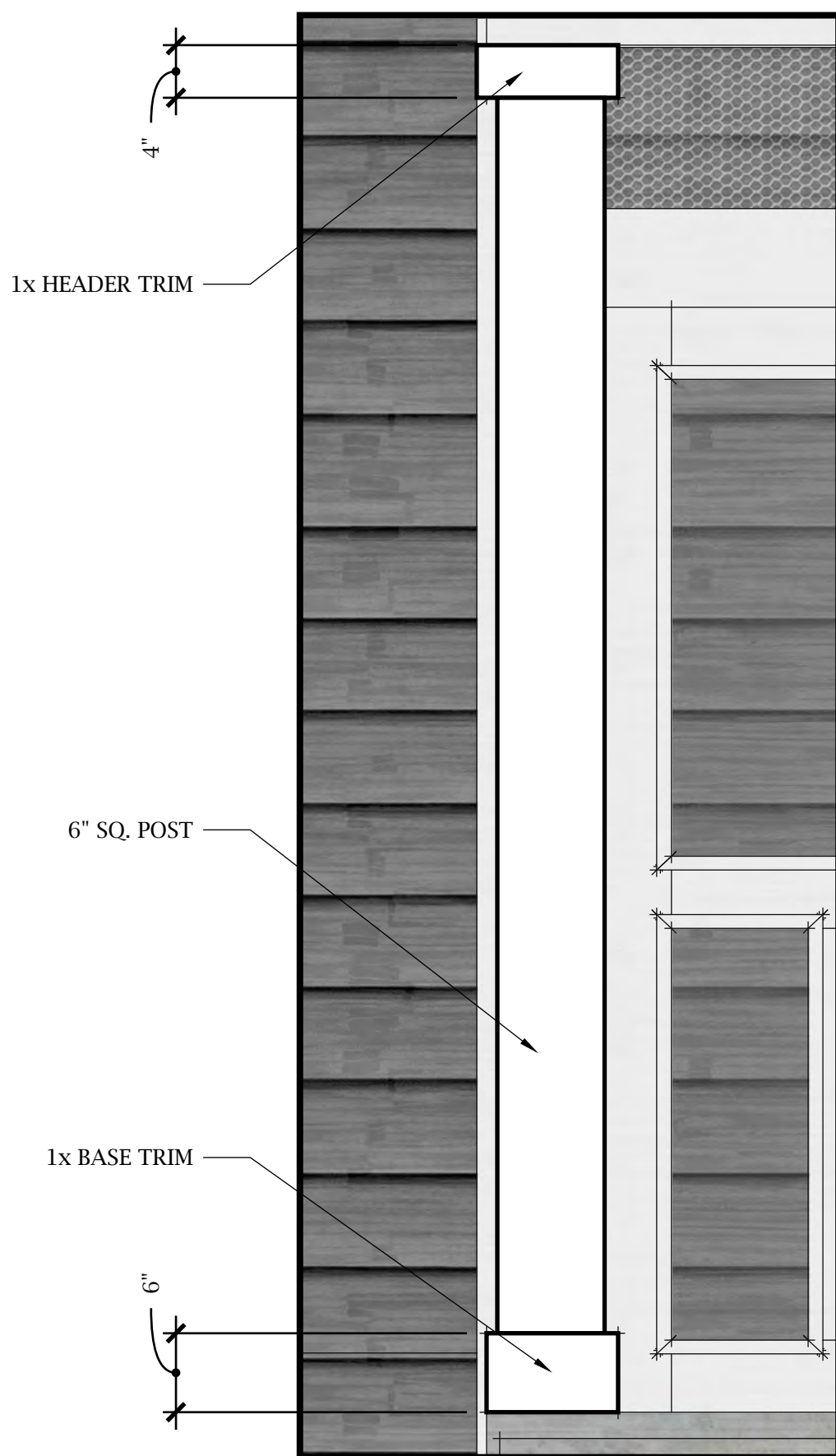
C REAR ELEVATION
SCALE :: 1/4" = 1'-0"



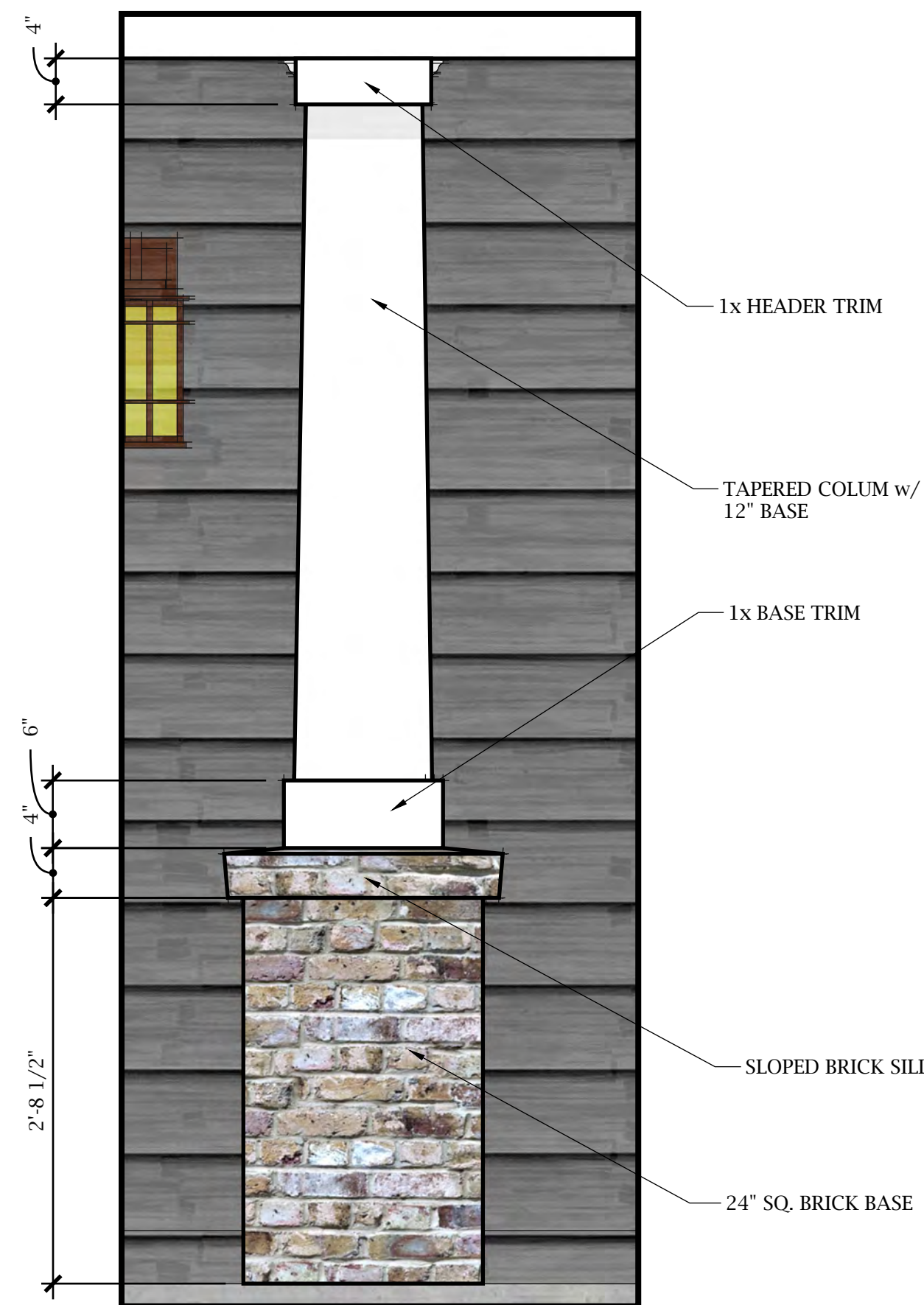
D LEFT ELEVATION
SCALE :: 1/4" = 1'-0"



E TYPICAL WINDOW DETAIL
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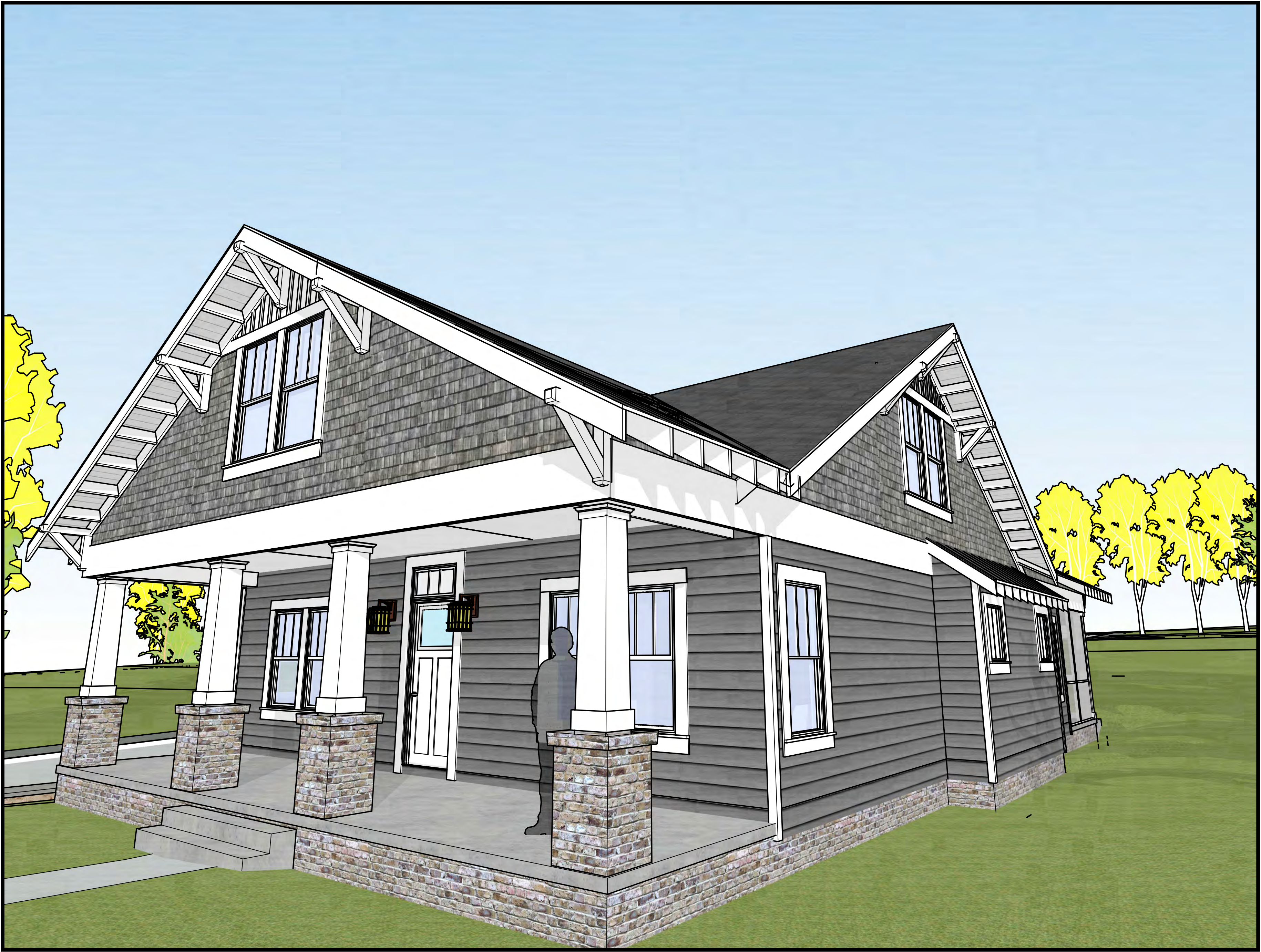
F REAR PORCH COLUMN DETAIL
SCALE :: 1" = 1'-0"



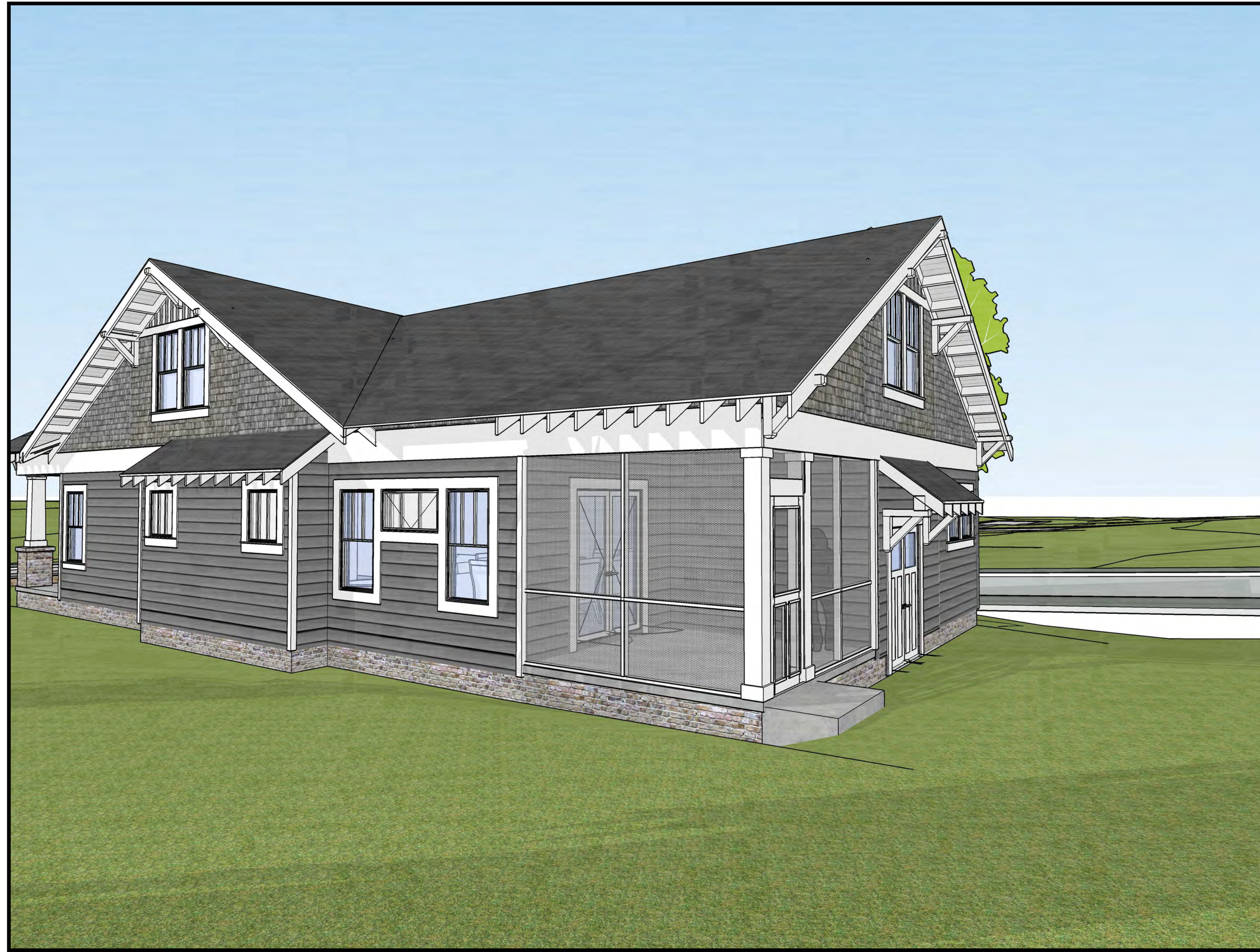
G FRONT PORCH COLUMN DETAIL
SCALE :: 1" = 1'-0"



A FRONT EXTERIOR PERSPECTIVE
SCALE :: N/A



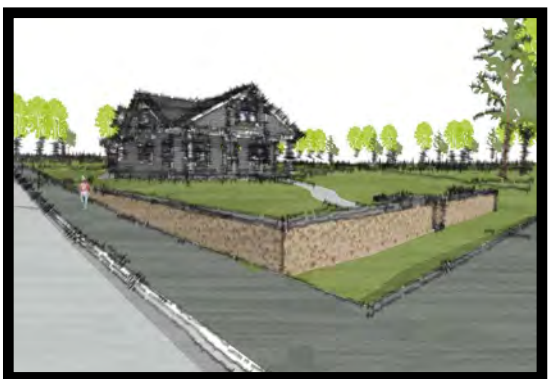
B RIGHT EXTERIOR PERSPECTIVE
SCALE :: N/A



C REAR EXTERIOR PERSPECTIVE
SCALE :: N/A



D REAR EXTERIOR PERSPECTIVE
SCALE :: N/A



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EXTERIOR
PERSPECTIVE
VIEWS

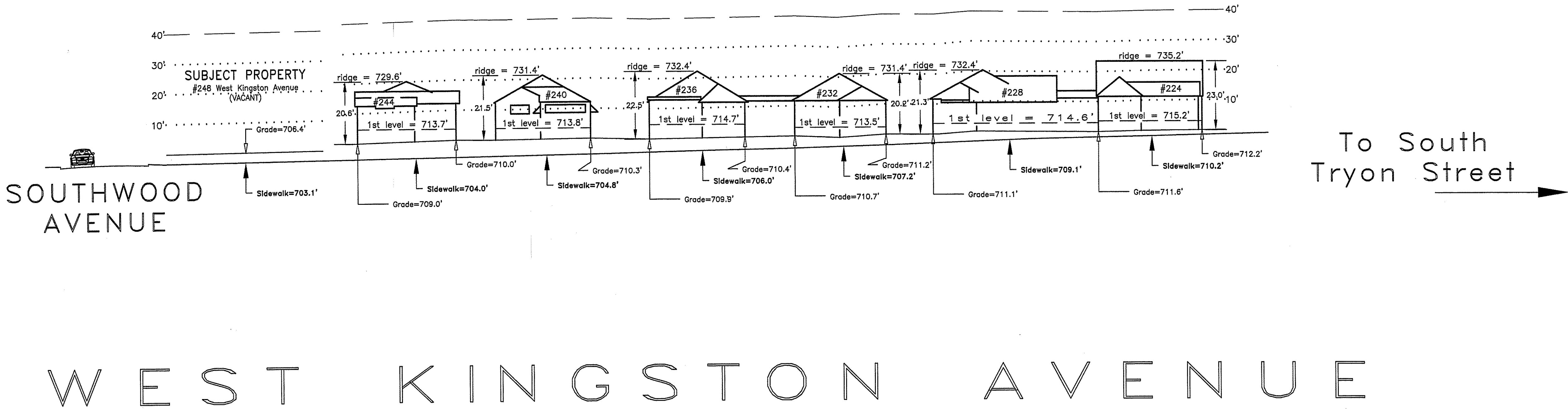
A.7

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This 2nd day of October, 2016.



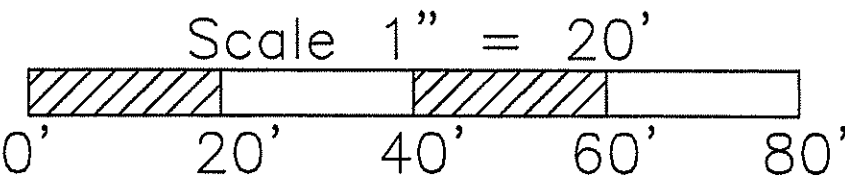
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Building Heights Sketch of
WEST KINGSTON AVENUE 224 to 248
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
September 19, 2016

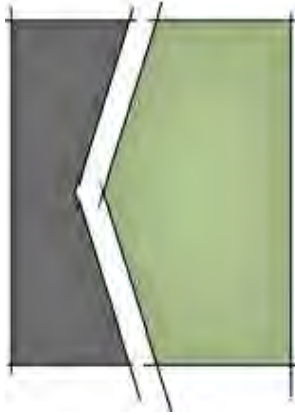
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2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





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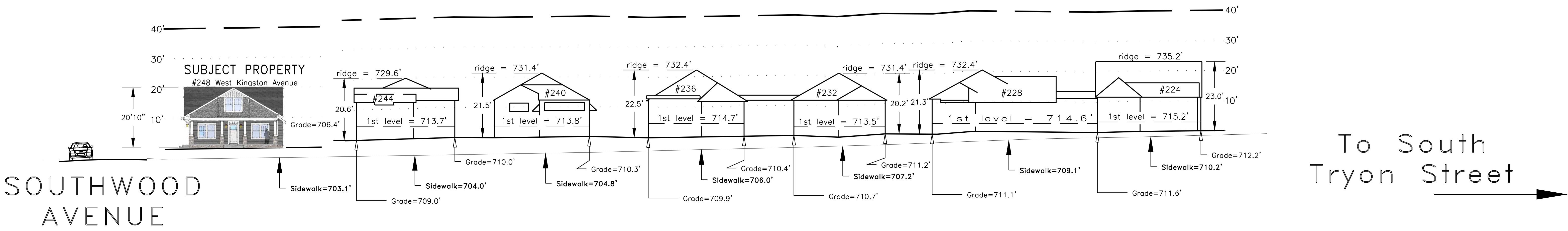
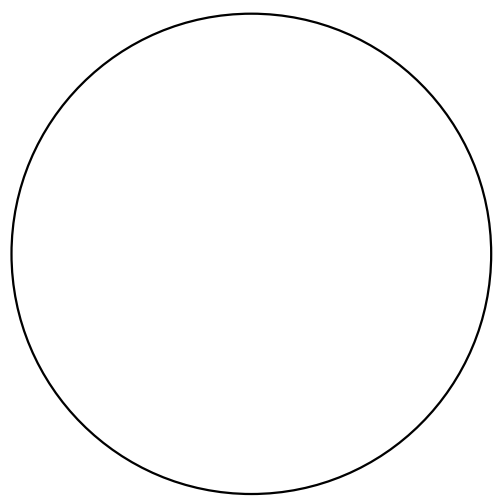
BUILDING
HEIGHT SKETCH
FRONT

A.9

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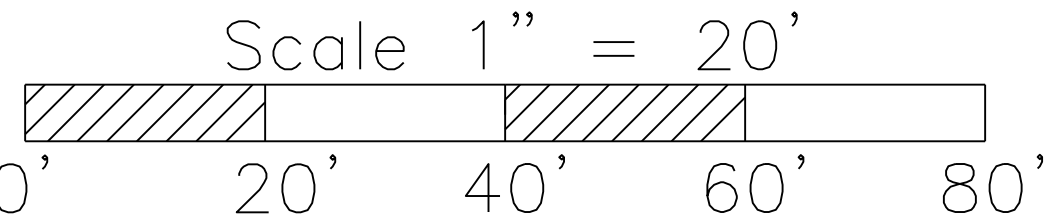
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CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
September 19, 2016



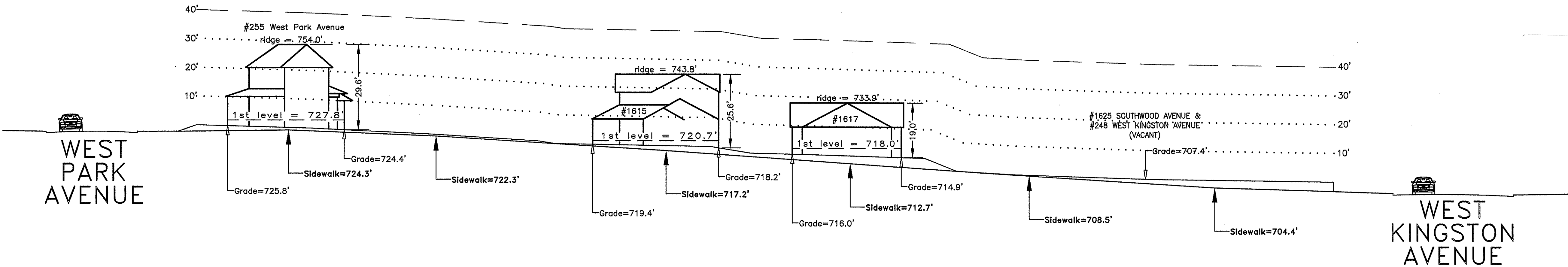
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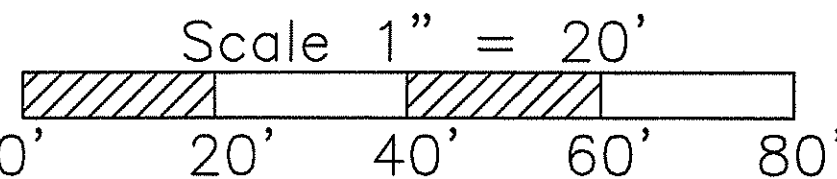


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Building Heights Sketch of
1600 BLOCK of SOUTHWOOD AVENUE
FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
January 17, 2017



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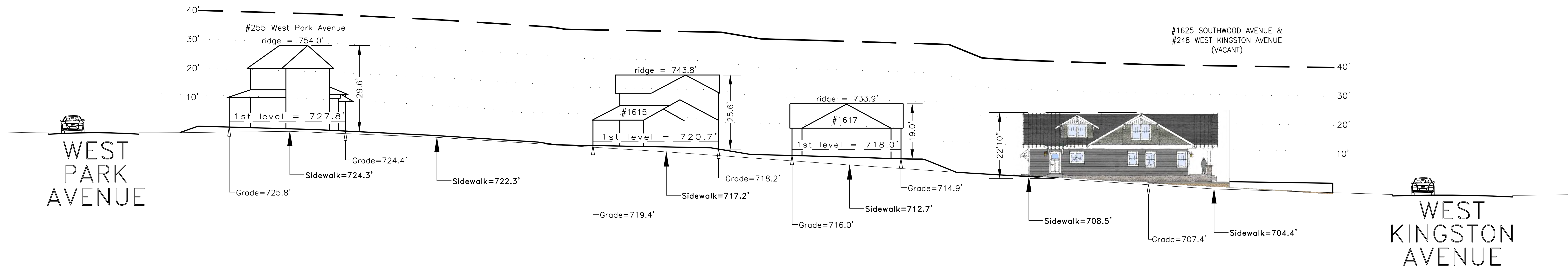
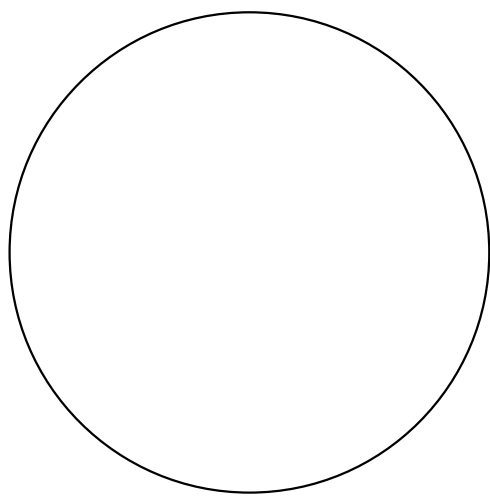
BUILDING
HEIGHT SKETCH
SIDE

A.10

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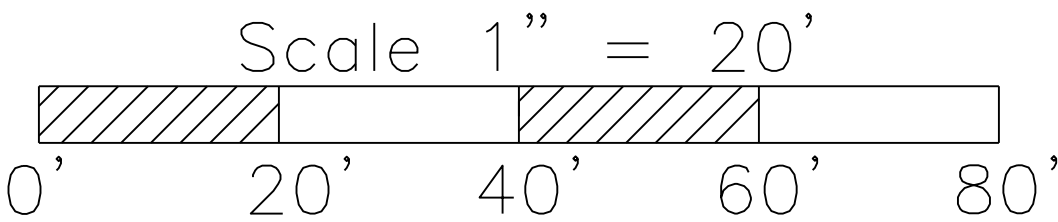


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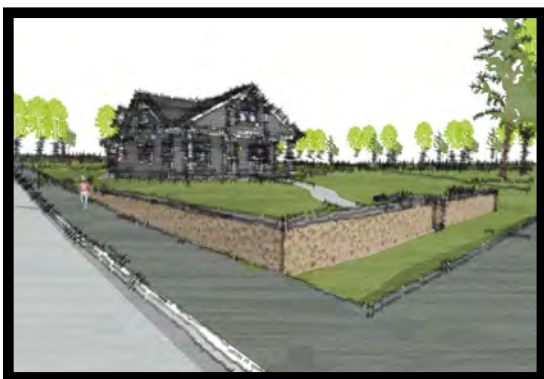
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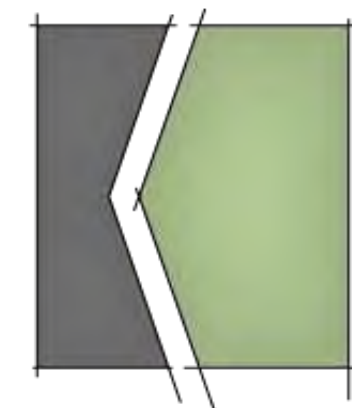
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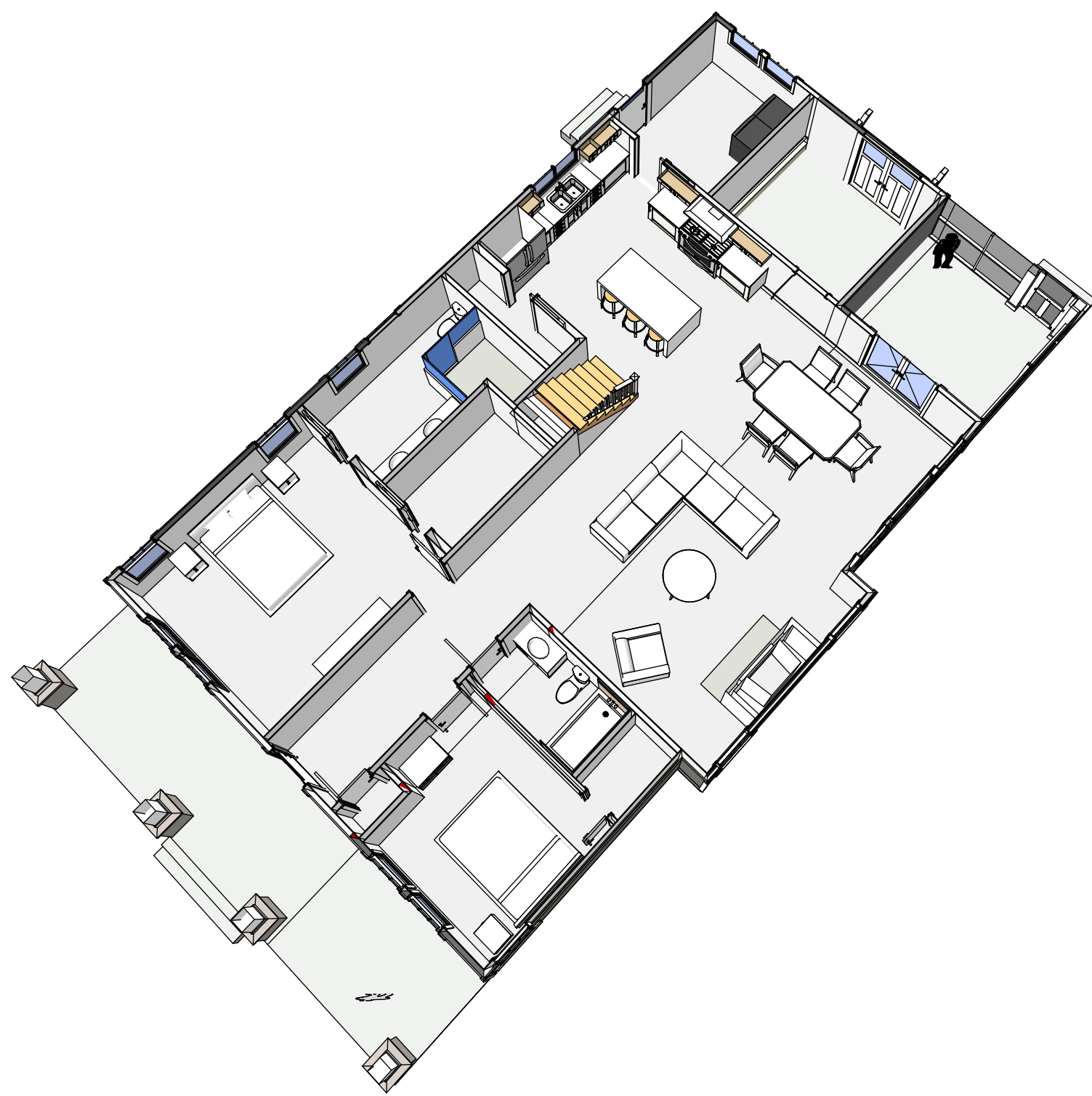
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MAIN LEVEL
FLOOR PLAN

A.3



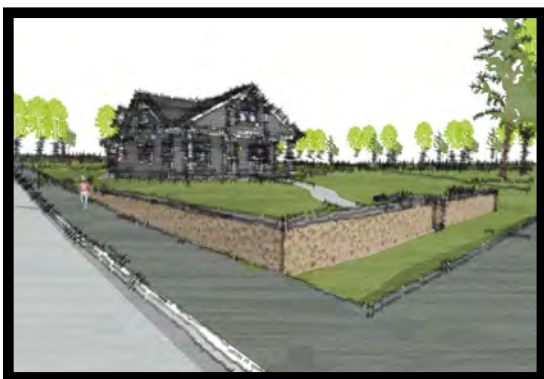
B MAIN LEVEL PERSPECTIVE

SCALE :: N/A



A MAIN LEVEL FLOOR PLAN

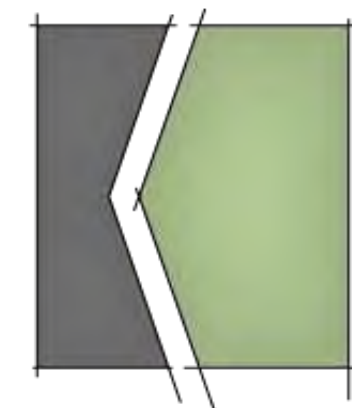
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ENGINEERED BY:

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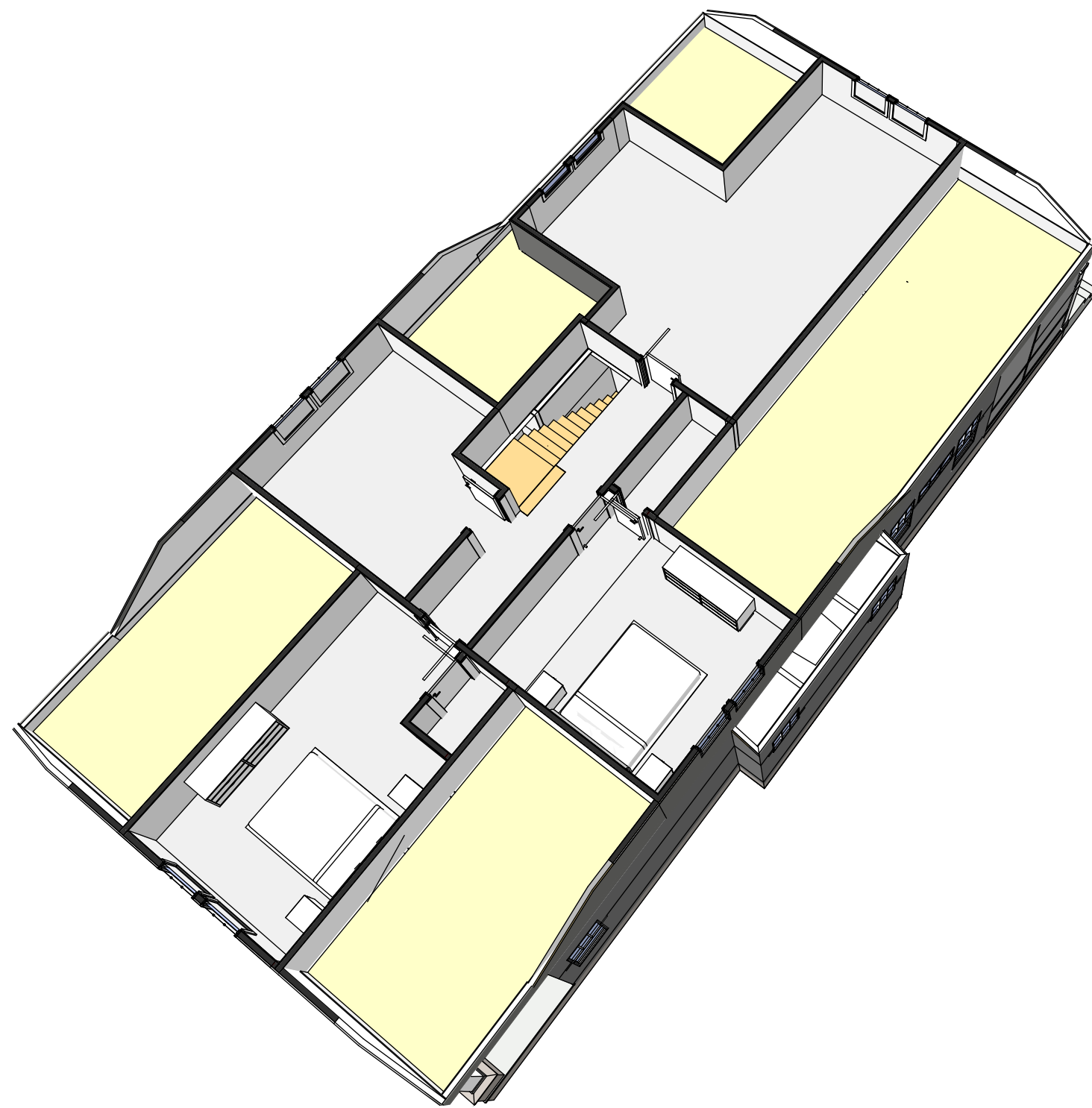
Project Name / Address:
THE HIDALGO
RESIDENCE
248 W. KINGSTON AVE.
CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

Date	Revision
12/12/16	BLOCKOUTS
12/20/16	F&E VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD I
1/30/16	HISTORIC COM. REVIEW

UPPER LEVEL
FLOOR PLAN

A.4



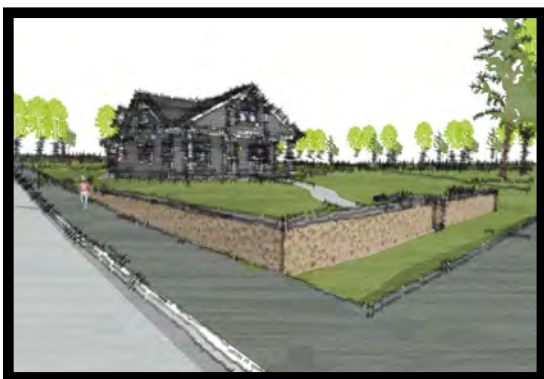
B | UPPER LEVEL PERSPECTIVE

SCALE :: N/A



A | UPPER LEVEL FLOOR PLAN

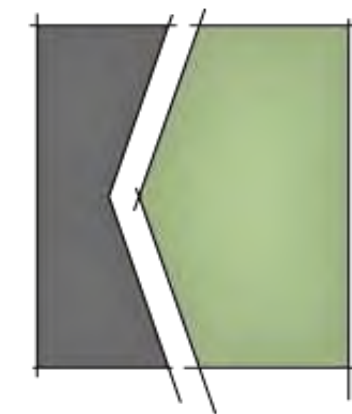
SCALE :: 1/4" = 1'-0"



DESIGNED BY:

ashley j design
custom homes and renovations

P.O. BOX 5423 CHARLOTTE, NC 28299
www.ashleyjdesign.com
704-858-0631



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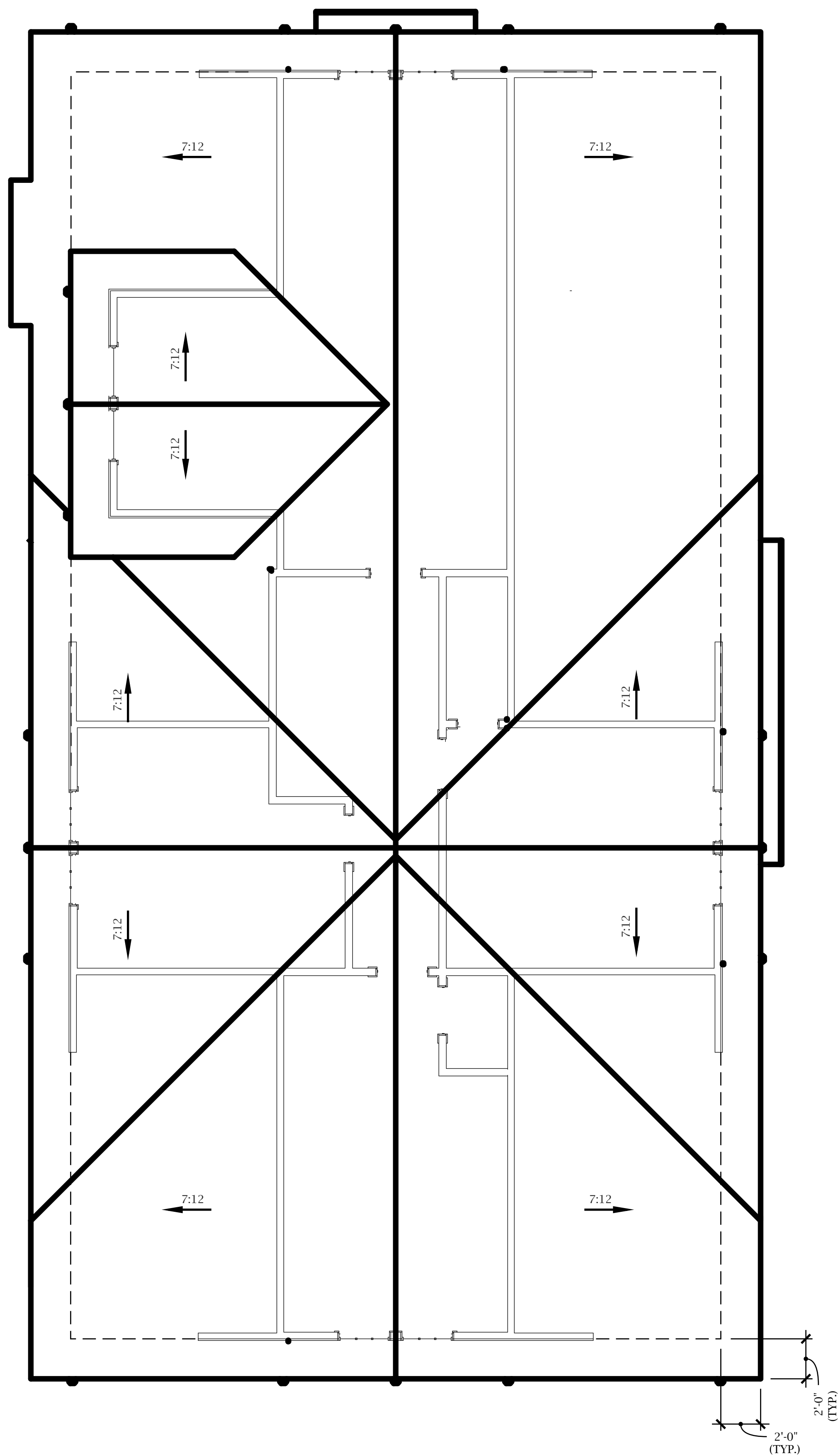
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12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/30/16	HISTORIC COM. REVIEW

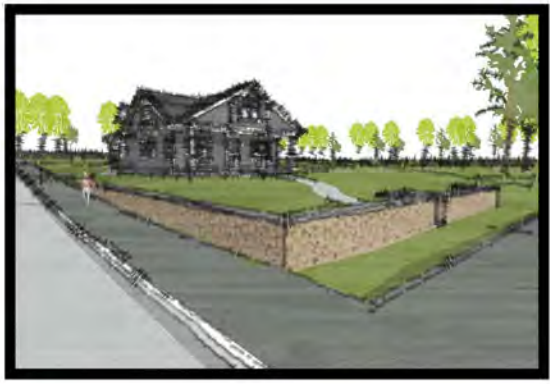
ROOF PLAN

A.5



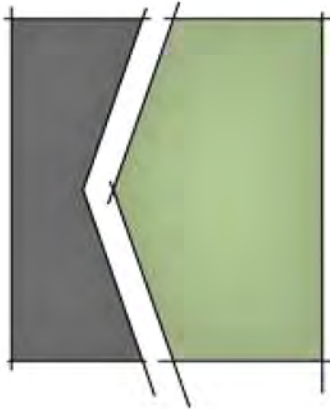
A ROOF PLAN

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



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ENGINEERED BY:

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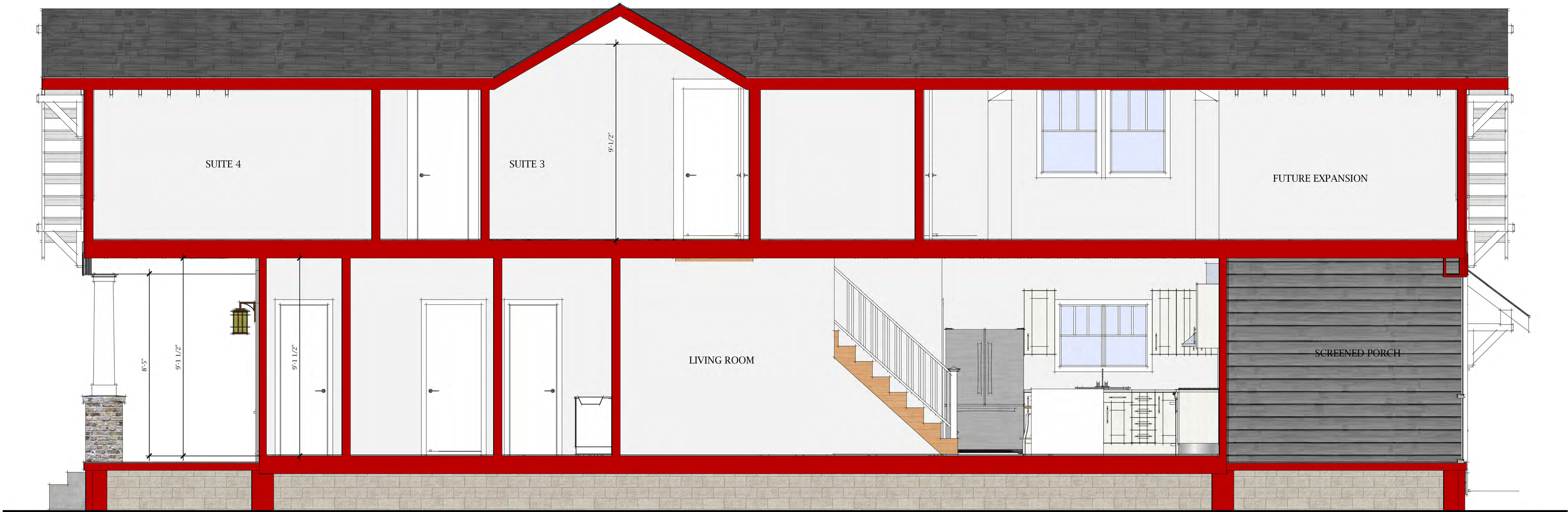
Project Name / Address:
THE HIDALGO
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CHARLOTTE, NC

Job Number:
HIDALGO-37-2016

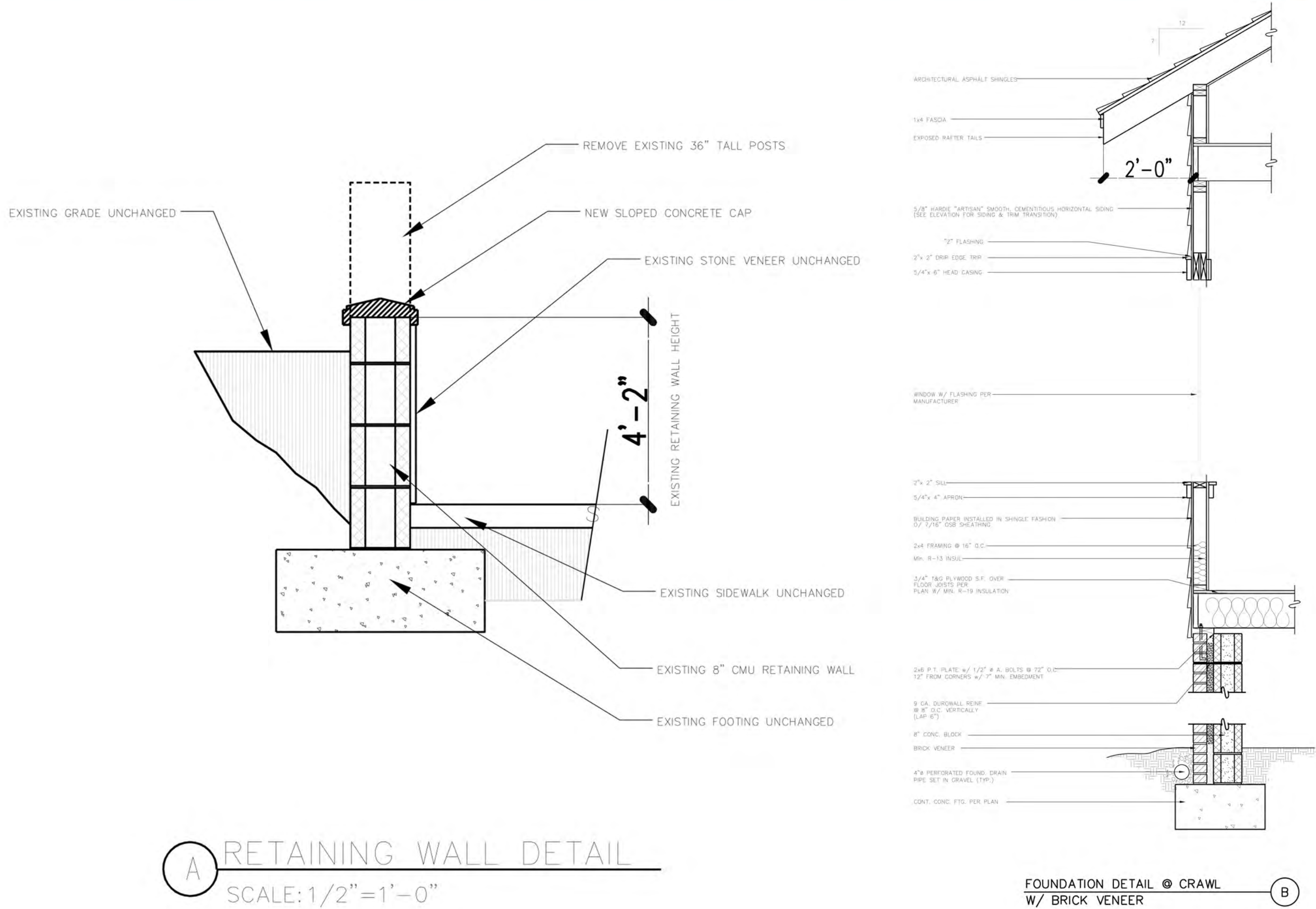
Date	Revision
12/12/16	BLOCKOUTS
12/20/16	F&E VI
12/21/16	HISTORIC DISTRICT COMMISSION REVIEW
1/3/16	HISTORIC COMMISSION REVIEW BOARD 1
1/30/16	HISTORIC COM. REVIEW

HOUSE SECTION
A-A

A.8



A HOUSE SECTION A-A
SCALE :: 1/2" = 1'-0"



A RETAINING WALL DETAIL
SCALE: 1/2" = 1'-0"

FOUNDATION DETAIL @ CRAWL
W/ BRICK VENEER B



Estimate

Date	Estimate #
1/10/2017	433

Janet Manzullo
18719 Harbor Light Blvd.
Cornelius NC 28031

WWW.TREESCAPEONLINE.COM

**24 Hour Emergency
Service**

Customer #	Rep	RG
------------	-----	----

Description	Total
Evaluate Pin Oak tree located at 248 W. Kingston / Charlotte NC 10/21/2016	
Used resistograph to inspect tree, no problems found, no visual problems were found	
I recommend installing a tree protection barrier before construction (10' from base of tree) Protective barrier can be of plastic or a silt fence	
Deep root fertilize before construction, deep root fertilize at completion of construction.	
Deep root fertilize and treat as a precaution for wood damaging insects on an annual basis for next 5 years.	
Trim as needed for construction, maximum of 1/3 of canopy to be trimmed.	
If you do the above recommendations, the construction damage will be minimal and the tree should remain healthy for years to come. However Treescape never guarantees the life of a tree under any circumstances.	
Signature _____	

It's been a pleasure working with you!

Total \$0.00

Cell Phone Number	704-560-1001	E-mail	TREESCAPE@BELLSOUTH.NET
Office Number	704-598-6641	Fax Number	704-867-4063