LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 1700 Heathcliff Street

SUMMARY OF REQUEST: New Construction

APPLICANT: Daimean Fludd

A single family house was approved by the HDC in 2014 (2014-070). The project did not begin and the COA has expired. The applicant is requesting approval of the previous plans.

Details of Proposed Request

Existing Conditions
The site is a triangular vacant lot at the end of a street and at the edge of the District. The site is approximately 10 feet above West 4th Street. There are mature trees on the site. There is not an established front setback on the street. The site has an unimproved alley on one side. The adjacent properties within the District are two story quadruplex buildings that are on a lower elevation. The adjacent single family house is not in the District.

Proposal – August 13, 2014
The proposal is a new two story single family home with a continuous gable roof from front to rear. Primary exterior materials are wood siding, brick and standing seam metal roof (front elevation). The height from grade is approximately 30’-8”.

Policy & Design Guidelines
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 2017-167
HISTORIC DISTRICT: Wesley Heights
NEW CONSTRUCTION

1700 Heathcliff Street
Wesley Heights
Historic District
Property Lines
Building Footprints
Building Heights Sketch of WESTBROOK DRIVE & WEST FOURTH STREET at HEATHCLIFF STREET FACING MULTIPLE DIRECTIONS AS NOTED CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department May 07, 2014

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A.G. ZOUTEVELLE SURVEYORS
1419 Elm Point Dr. Charlotte, NC 28204 Phone: 704-372-4441 Fax: 704-372-4055 Firm License Number C-1564

General Notes:
1. The purpose of the Building Heights Sketch is to show existing building heights relative to the elevation points of the public sidewalks, street and grade ("Grade") for local and regional use. The heights depicted herein were derived from altitude measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (NAD88). All other information and graphics are conceptual in nature and are not intended to represent accurate dimensional or landscape features.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet U.S. 47-35 recording requirements.

This __________ day of __________ 2014.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-32388

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points of the public sidewalk, front yard grade ("Grave"). 1st level, and ridgeline of the houses depicted herein. No realty or offshore measurements were made. The heights shown herein 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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Firm License Number C-1054

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Building Heights Sketch of
WESTBROOK DRIVE & WEST FOURTH STREET
at HEATHCLIFF STREET
FACING MULTIPLE DIRECTIONS AS NOTED
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 07, 2014

Scale 1" = 20'
CERTIFICATE NUMBER: 2014-070
DATE: November 13, 2014
ADDRESS OF PROPERTY: 1700 Heathcliff Street (Westbrook Avenue)
HISTORIC DISTRICT: Wesley Heights
OWNER(S): Daimean Fludd
TAX PARCEL NUMBER: 07101117

DETAILS OF APPROVED PROJECT: The project is the construction of a new two story single family house. The front setback is approximately 32' from the back of curb, the left side yard is a minimum 5' from the alleyway. The right side yard is a minimum 5' and the rear setback is a minimum 35'. The front porch is 8' in depth. Primary façade materials include wood siding and brick foundation. Windows are wood clad with wood trim. Overall height from ground to ridge is approximately 30'-8". See attached plans.

The project was approved by the HDC November 12, 2014.

This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
No other approvals are to be inferred.
No demolition other than that specifically indicated on any attached plans is authorized under this approval.
All work must be completed in accordance with all other applicable state and local codes.
Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman
Staff
All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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plan # 1209A
All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.
General crawl notes

Provide 10'-11" x 14' access door Location may vary - Please consult architect for locations and sizes

Provide foundation vents not less than 1 sqft and 12" x 24" opening under floor space. Site real allows 6 feet of each corner, IRC - RC411

Provide exterior access to this covered area or supplied as per IRC - RC420

Provisions for extra weight. Per local inboard I Joists, may vary per location height. Mer lighting may vary depending on location and use of roof space.

Footing details and reinforcement are assumed. Per condition vary according to local site conditions, footing and footing sizes are per local conditions.

Foundation - bari & face

scale 1" = 1'-0"

Concrete footing - varying width, greats depth according to and under conditions

Wall detail Fl 1

scale 1" = 1'-0"

8" hollow core units - Single or 6" poured concrete

Footing details - drain & footing - Per local conditions

Porch/ Deck Detail

scale 1" = 1'-0"

1" x 4" or 2" x 6" wood for reinforcing the deck

2x6 top plate

Wall detail Fl 1

scale 1" = 1'-0"

Porch/ Deck Detail

scale 1" = 1'-0"
Minimum insulation Chart

Typical Rake - boxed sof fit
scale 1"=1'-0"
All wood siding and trim

Partial section e stairs

Building section
scale 1/4"=1'-0"

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© 2012 Rick Thompson - Architect

plan # 1209A
Existing Conditions
Thank you for your purchase of these house plans. These plans are designed to conform to the 2014 International Residential Code for One and Two Family Dwellings. National and local building codes vary with location and change from time to time. It is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psf dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most lumber suppliers can help with this at no charge however having a registered engineer is recommended.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall.
- Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and depth of concrete footings must be determined by local soil conditions. Verify design with local engineer.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all exterior toe plates where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all ducts to plenum connections and all gaps that are 1/4".
- Seal all exterior toe plates with latex caulk.
- HVAC design to be sized according to the local climate conditions including compass direction.

Builder's Guide from EEBA.org

This book, available from The Energy and Environmental Building Association, if followed, will do more to insure a well built home than any material I know of. It is very clearly written and contains many useful details to build an energy efficient home. Phone 952-861-1404 or e-mail to ee@eeba.org. There are 4 different versions based on a climate zone map.

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Plan 1209A

www.thompsonplans.com

PO Box 160
Lake Junalusa, NC 28745
828-734-2553

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Index to Drawings

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Sheet G2 - Gratz Foundation Plan
Sheet G3 - Details - Building section
Sheet G4 - Floor 2 Plan
Sheet G5 - Rear and Left Elevations
Sheet G6 - Site.
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General crawl notes

Provide 10'-4" high access door.
Location as per field conditions - side preferred.
Provide foundation vents not less than 1 sq ft per 150 sq ft under floor space. One vent action 8 feet of each corner. IRC - R408.1

Inverted when exposed earth is covered and end air supplied as per IRC - R408.2

Flanges shall be a group. Flange block size shown is minimum, may vary as per foundation height.
Per spacing may vary dependent on local snow loads, soil bearing capacity and the use of roof trusses.

Footing sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

Foundation - brick face
scale 1' = 1'-0"
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**Electrical - Floor 1 Plan**

**Electrical - Floor 2 Plan**

**Roof Plan**

**Window List**

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<th>Quantity</th>
<th>W x H Size</th>
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<td>1</td>
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<td>Single</td>
<td>RW1-4 Doublehung</td>
</tr>
<tr>
<td>1</td>
<td>5'-4&quot;x5'-2&quot;</td>
<td>Triple</td>
<td>RW1-4 Doublehung</td>
</tr>
<tr>
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<td>2'-0&quot;x3'-0&quot;</td>
<td>Louver</td>
<td>RW1-1 Stationary</td>
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<tr>
<td>2</td>
<td>2'-4&quot;x4'-6&quot;</td>
<td>Twin</td>
<td>RW1-4 Doublehung</td>
</tr>
<tr>
<td>2</td>
<td>2'-4&quot;x6'-2&quot;</td>
<td>Single</td>
<td>RW1-4 Doublehung</td>
</tr>
<tr>
<td>3</td>
<td>3'-0&quot;x4'-6&quot;</td>
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**Door List**

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<td>RD02 Swing</td>
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<td>6'-8&quot;</td>
<td>Exterior Wood</td>
<td>RD01 Door ST</td>
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<td>6'-8&quot;</td>
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<td>RD01 Door ST</td>
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<tr>
<td>1</td>
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<td>Interior</td>
<td>RD02 Swing</td>
</tr>
<tr>
<td>1</td>
<td>4'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Interior</td>
<td>RD05 Bifold</td>
</tr>
<tr>
<td>2</td>
<td>2'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Interior</td>
<td>RD02 Swing</td>
</tr>
<tr>
<td>3</td>
<td>2'-4&quot;</td>
<td>6'-8&quot;</td>
<td>Interior</td>
<td>RD02 Swing</td>
</tr>
</tbody>
</table>

All windows to be wood windows.