

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 416 West Park Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Matthew Johnson

Details of Proposed Request

Existing Conditions

The existing site is a partially vacant lot with an accessory building in the rear yard. Adjacent structures are one and two story single family houses.

Proposal

The proposal is the construction of a single family house. Front setback is approximately 38' and building height approximately 29'-4". Design features include a brick foundation, Hardie Artisan lap siding and shakes in the gables, wood windows and wood trim details.

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 for new construction.

Charlotte Historic District Commission Case 2017-166
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION



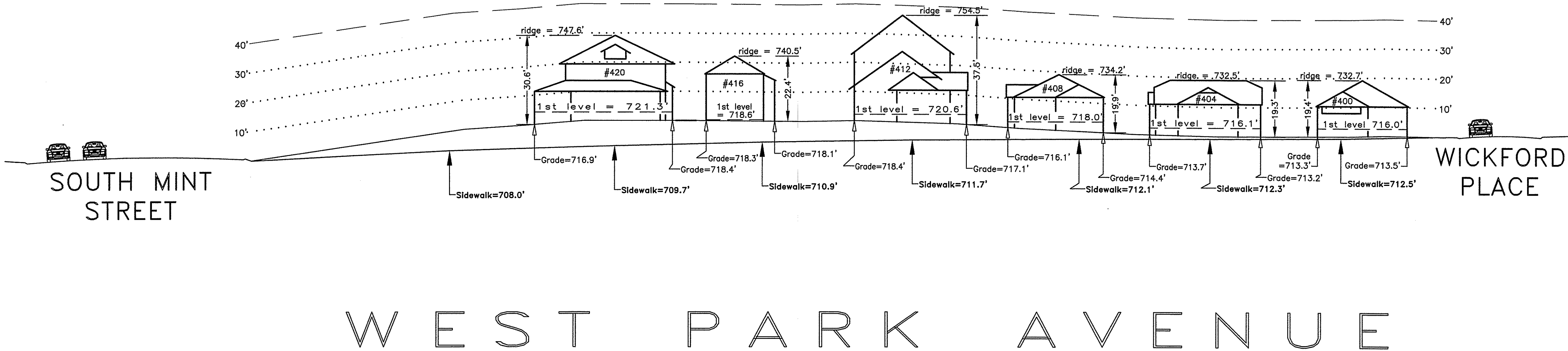


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 3rd day of April, 2017.



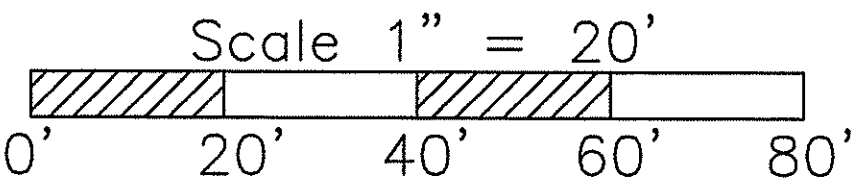
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

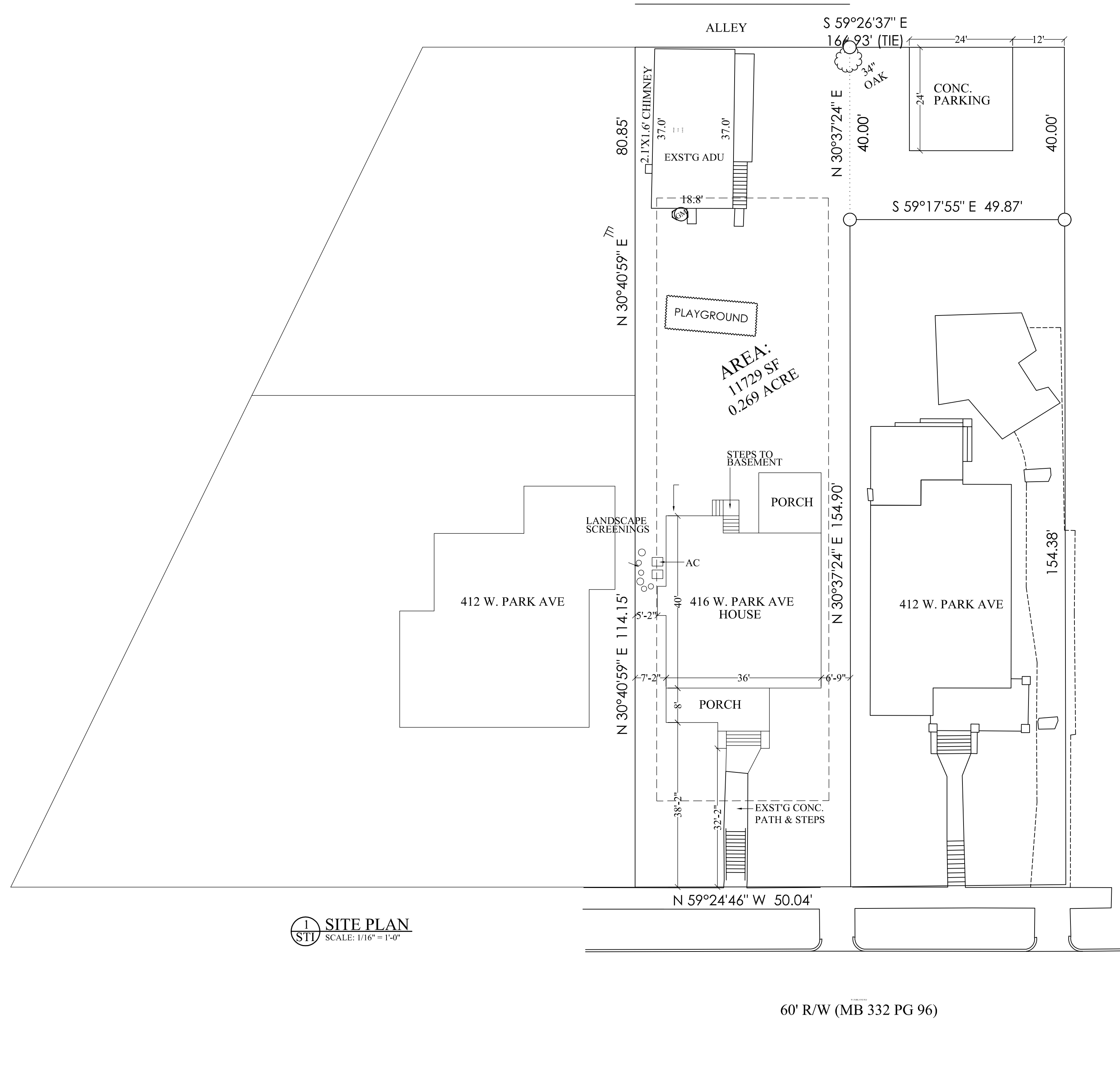


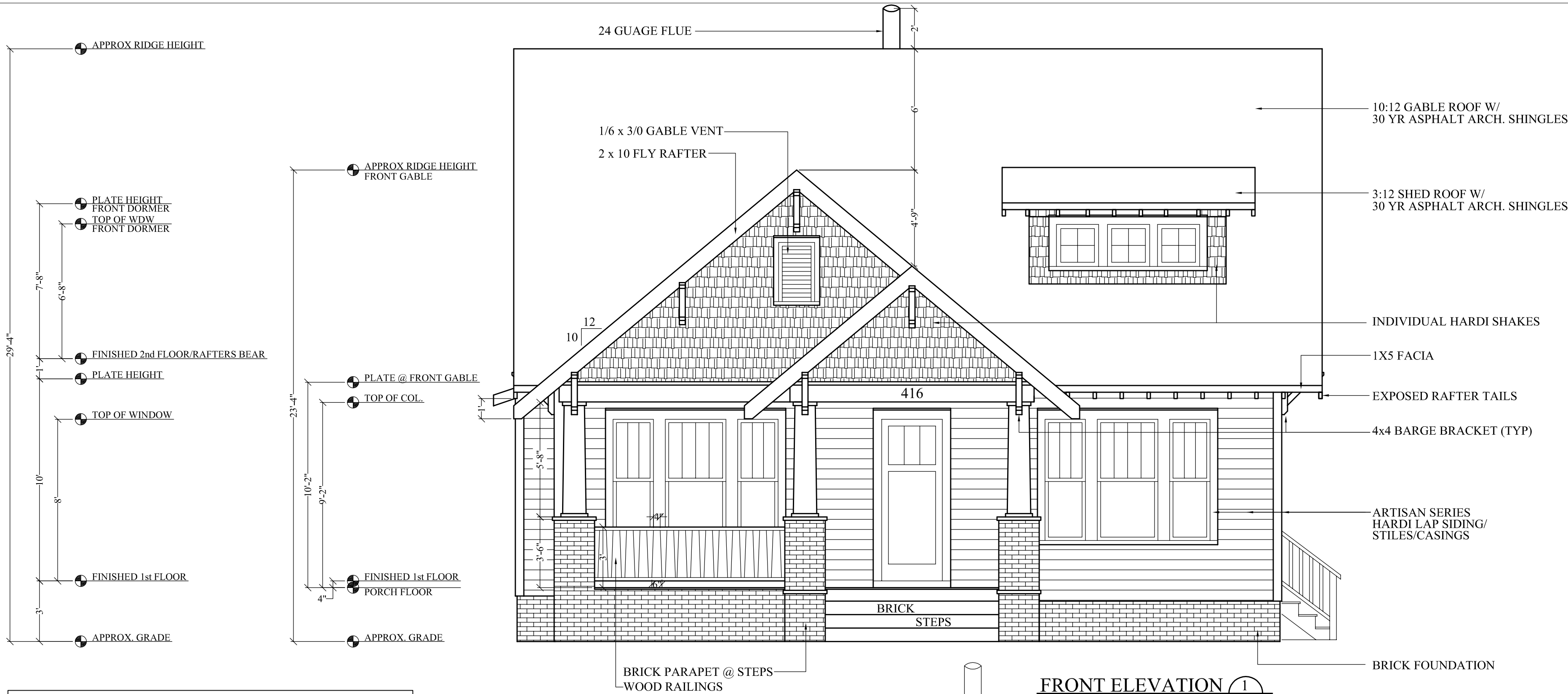
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
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Building Heights Sketch of
400 BLOCK of WEST PARK AVENUE
FACING NORTHEAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 29, 2017

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 rearyard or sideyard 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.







ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



2³

DRAFTSMAN
+ DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC
28203
704.609.3253

NEW CONSTRUCTION
COGGINS RESIDENCE
416 W. PARK AVE
CHARLOTTE, NC 28203

SHEET:

A4

FEB. 2017

REV:

2³

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A5

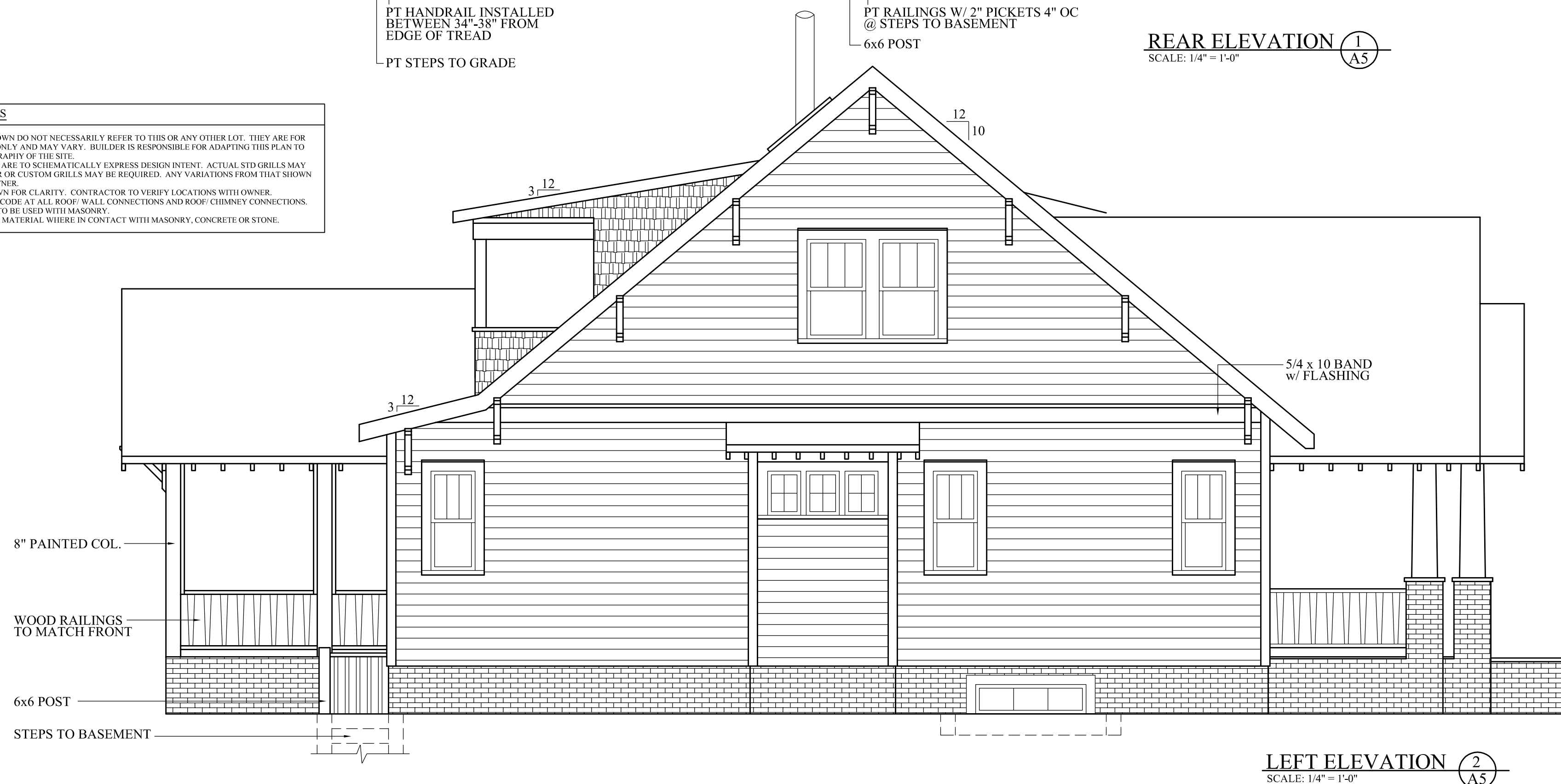
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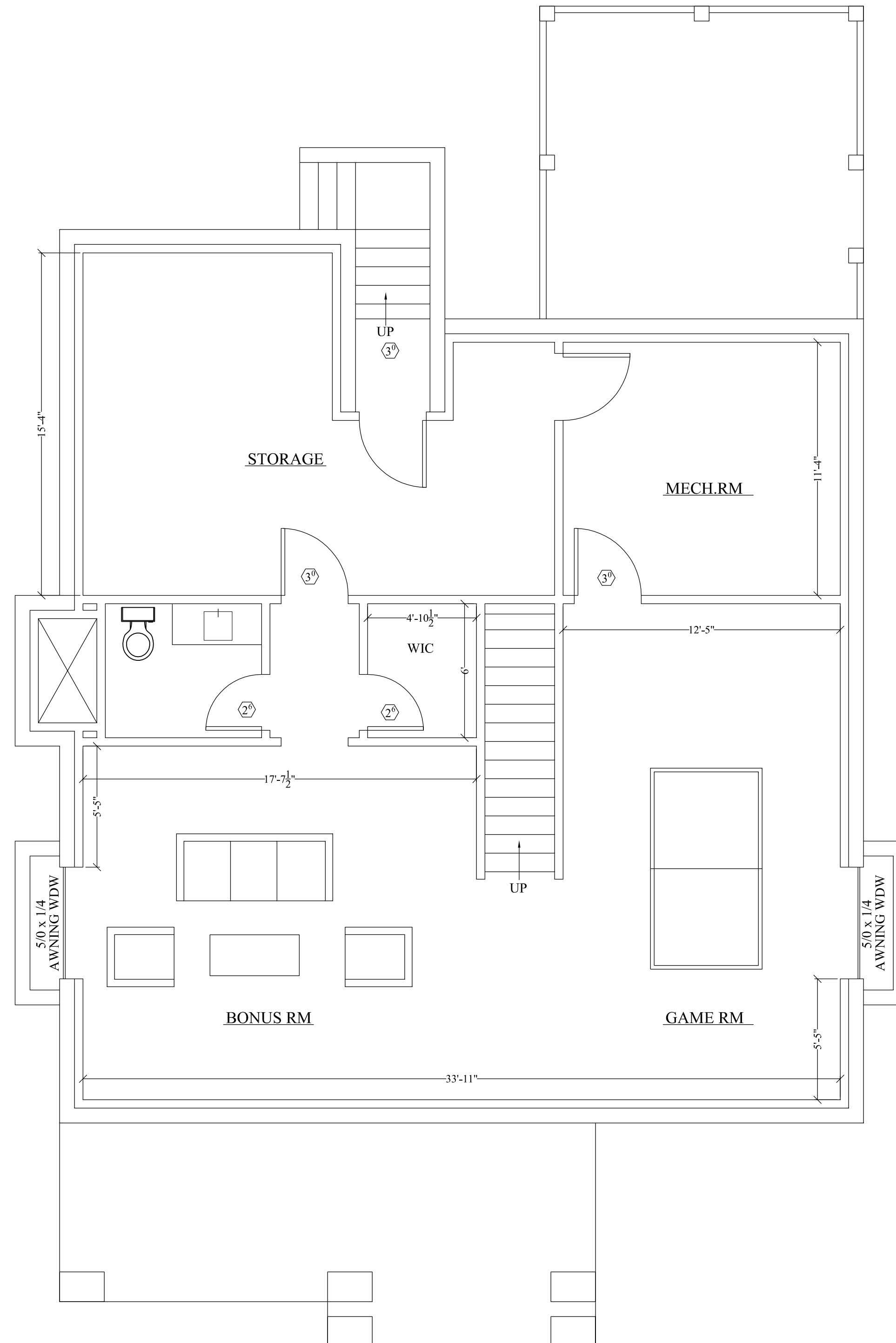
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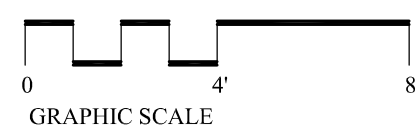
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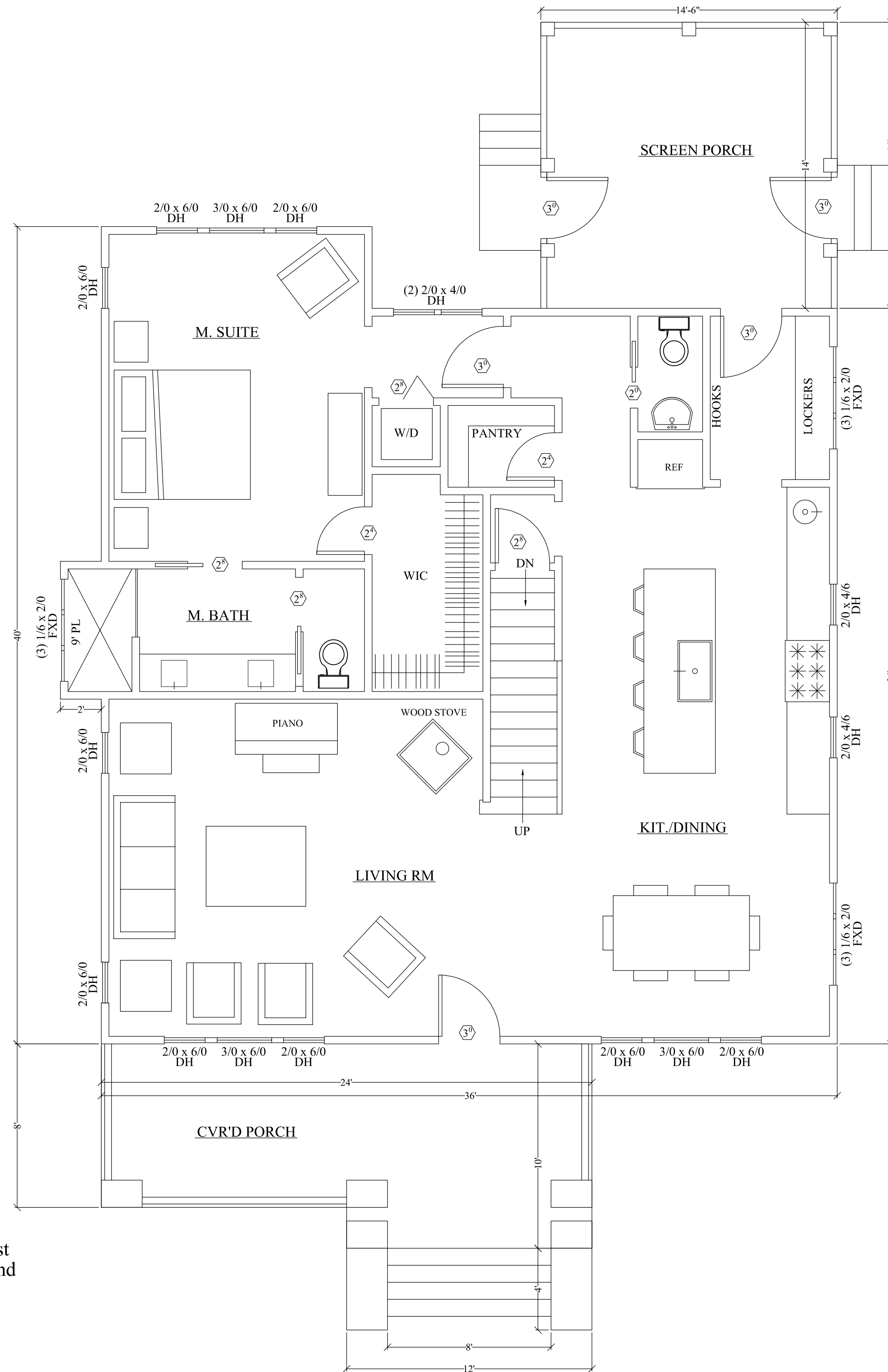
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1
A1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1362 SF IN BASEMENT

 2^3

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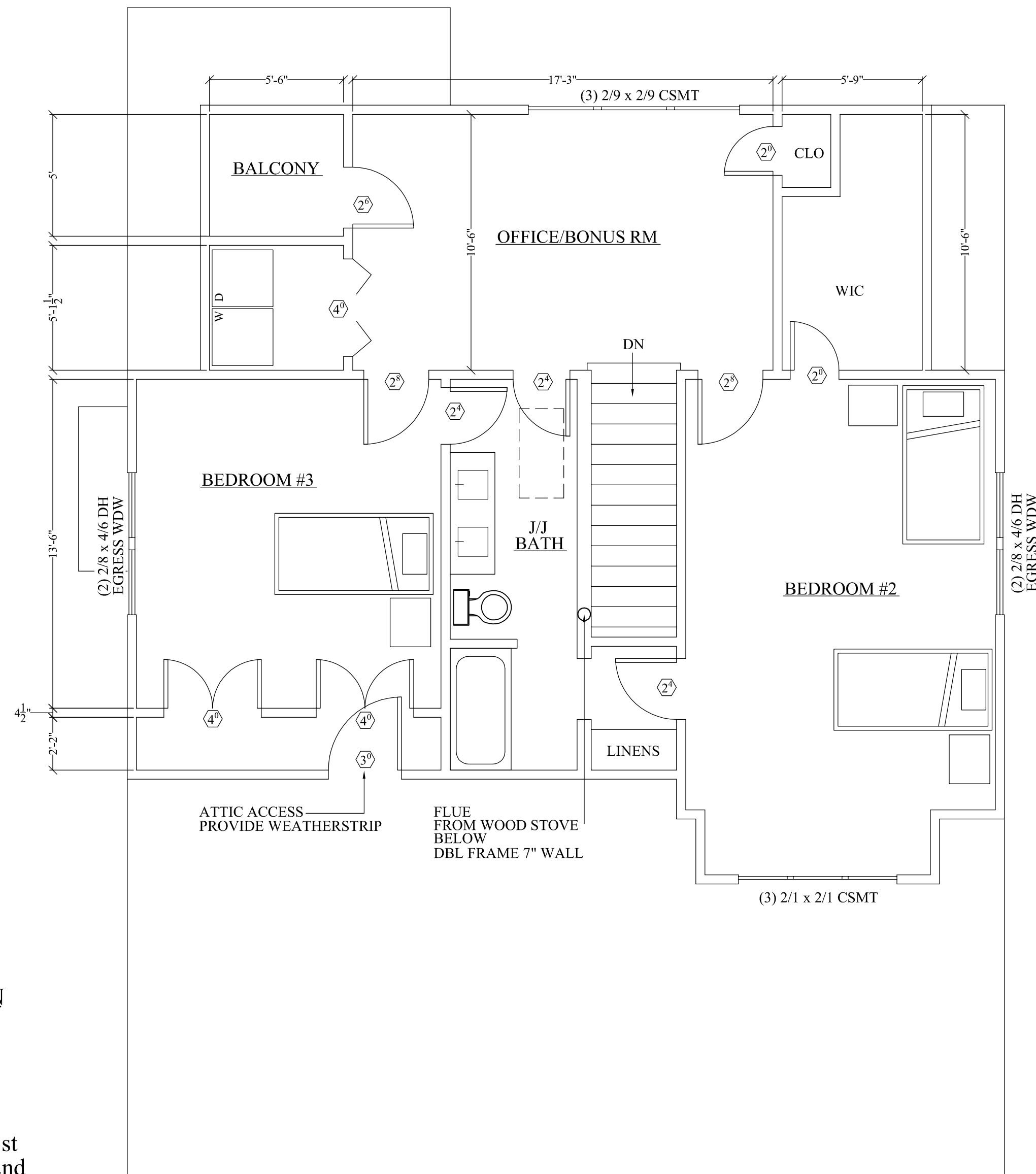
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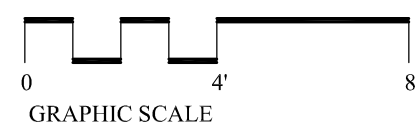
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A3

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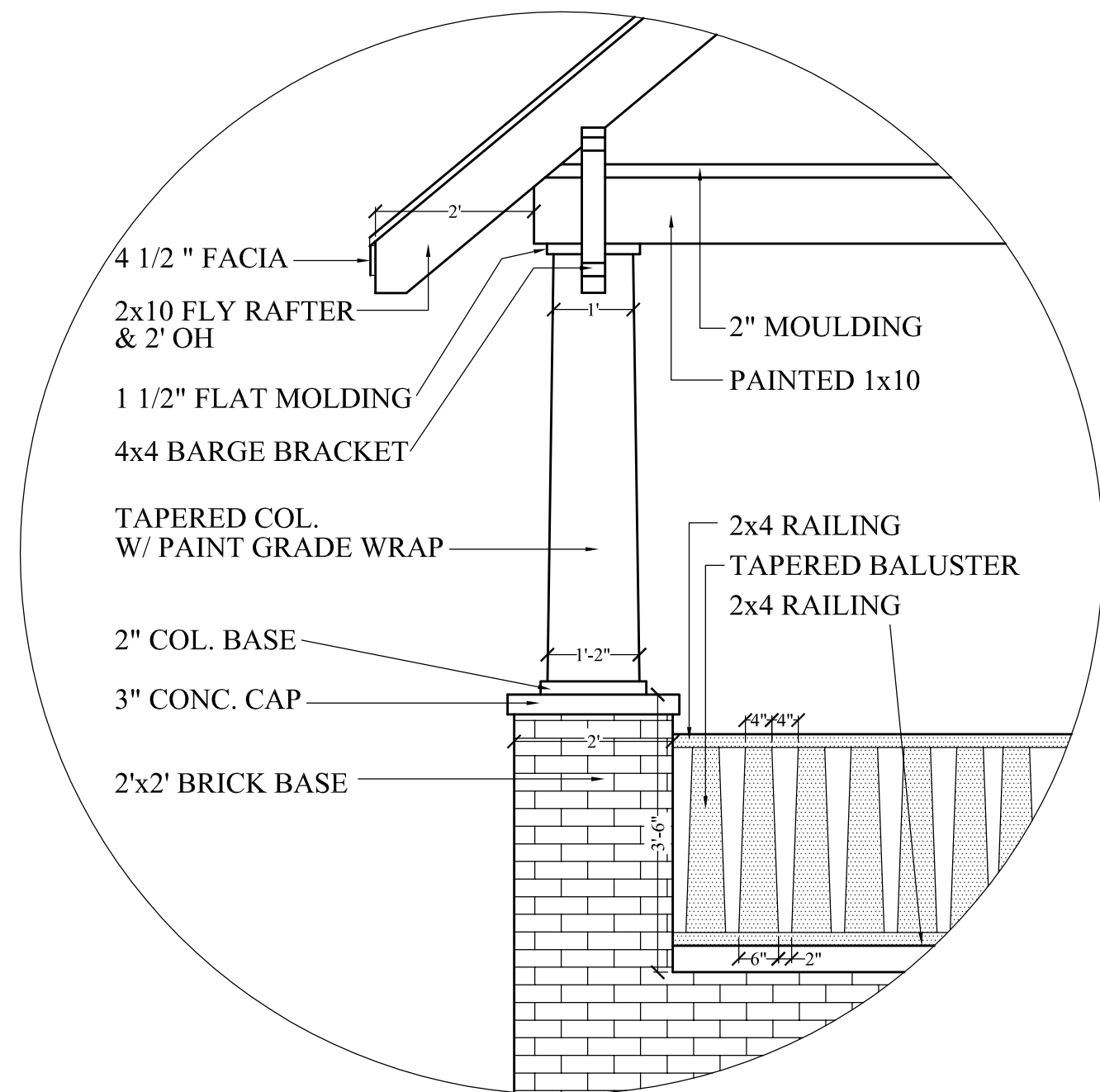
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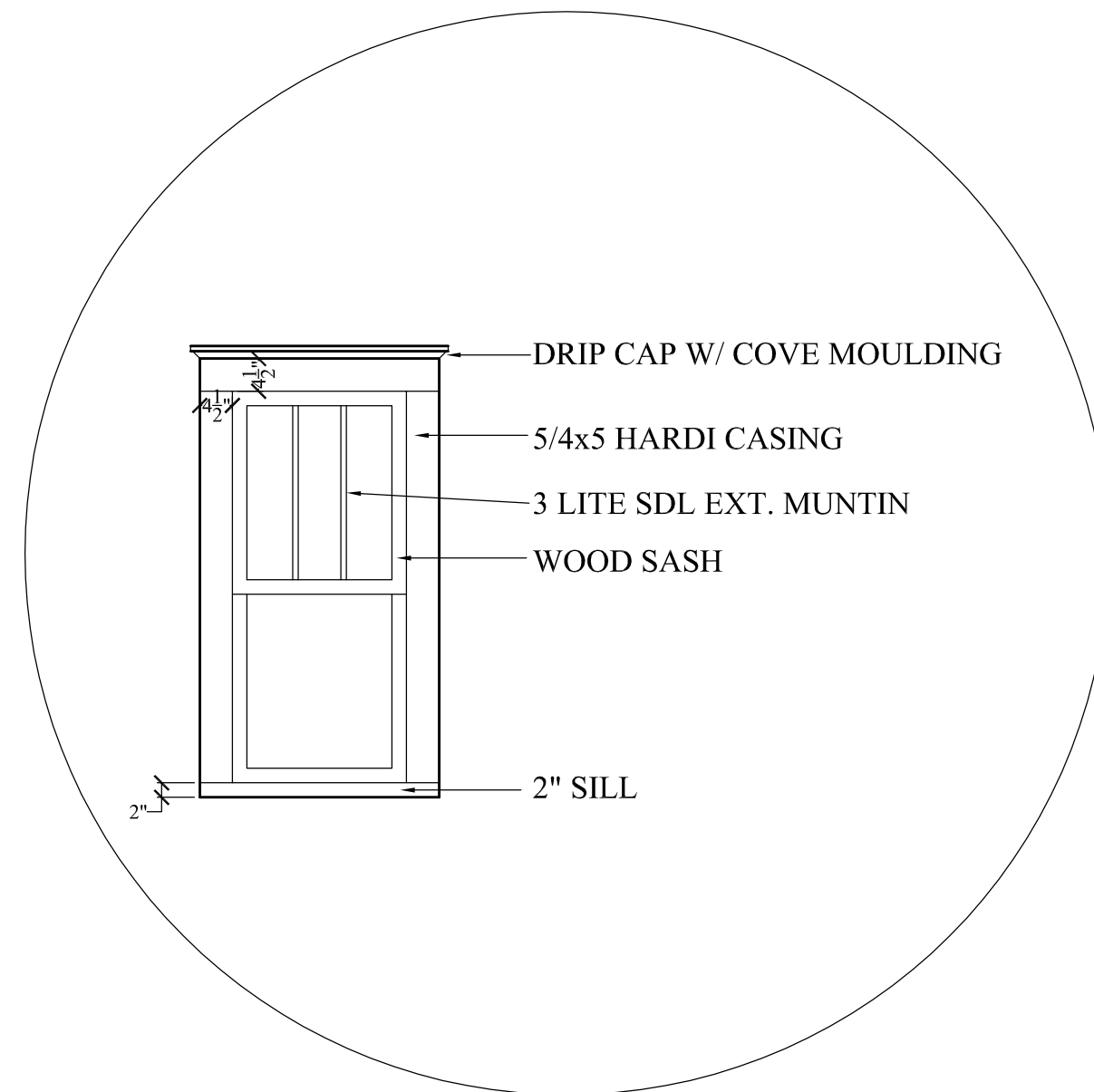
1
A3 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



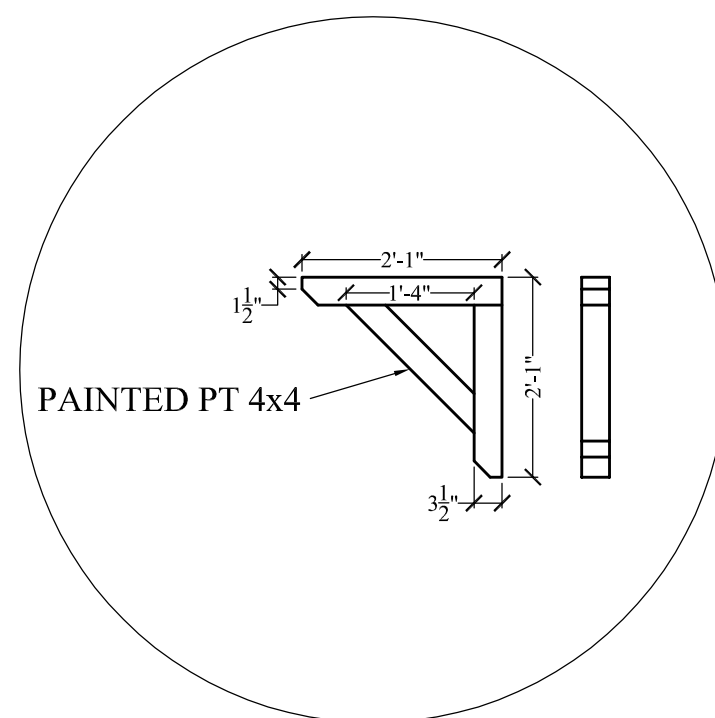
1362 HEATED SF ON 1st
947 HEATED SF ON 2nd



1
A6 PORCH DETAILS
SCALE: 1/2" = 1'-0"



2
A6 DOUBLE HUNG/FXD WDW DETAILS
SCALE: 1/2" = 1'-0"



3
A6 BRACKET DETAILS
SCALE: 1/2" = 1'-0"

2³

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