

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 2231 Wilmore Drive

SUMMARY OF REQUEST: Addition, renovation, fenestration changes

APPLICANT: Brad Long

This application was continued from August for a current survey, detailed site plan, demolition plan, window details, hand rail detail and removal of ridge vents.

Details of Proposed Request

Existing Conditions

The existing structure is a one story duplex constructed in 1933 at the corner of Wilmore Drive and South Mint Street. Adjacent structures include a mix and one and two story single family houses.

Proposal

The proposal is a conversion of the duplex to a single family house. Project features include a new front porch, changes to window and door openings, repair and replacement of wood siding under the vinyl, wood trim and STDL windows. Two chimneys would be removed. The new roof will tie into the existing ridge.

Revised Proposal – September 9, 2015

Revisions to the previous plans include the following:

1. Inclusion of demolition plans.
2. Removal of ridge vents on hips.
3. Additional notes on window trim.
4. Revised hand rail design and notes.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

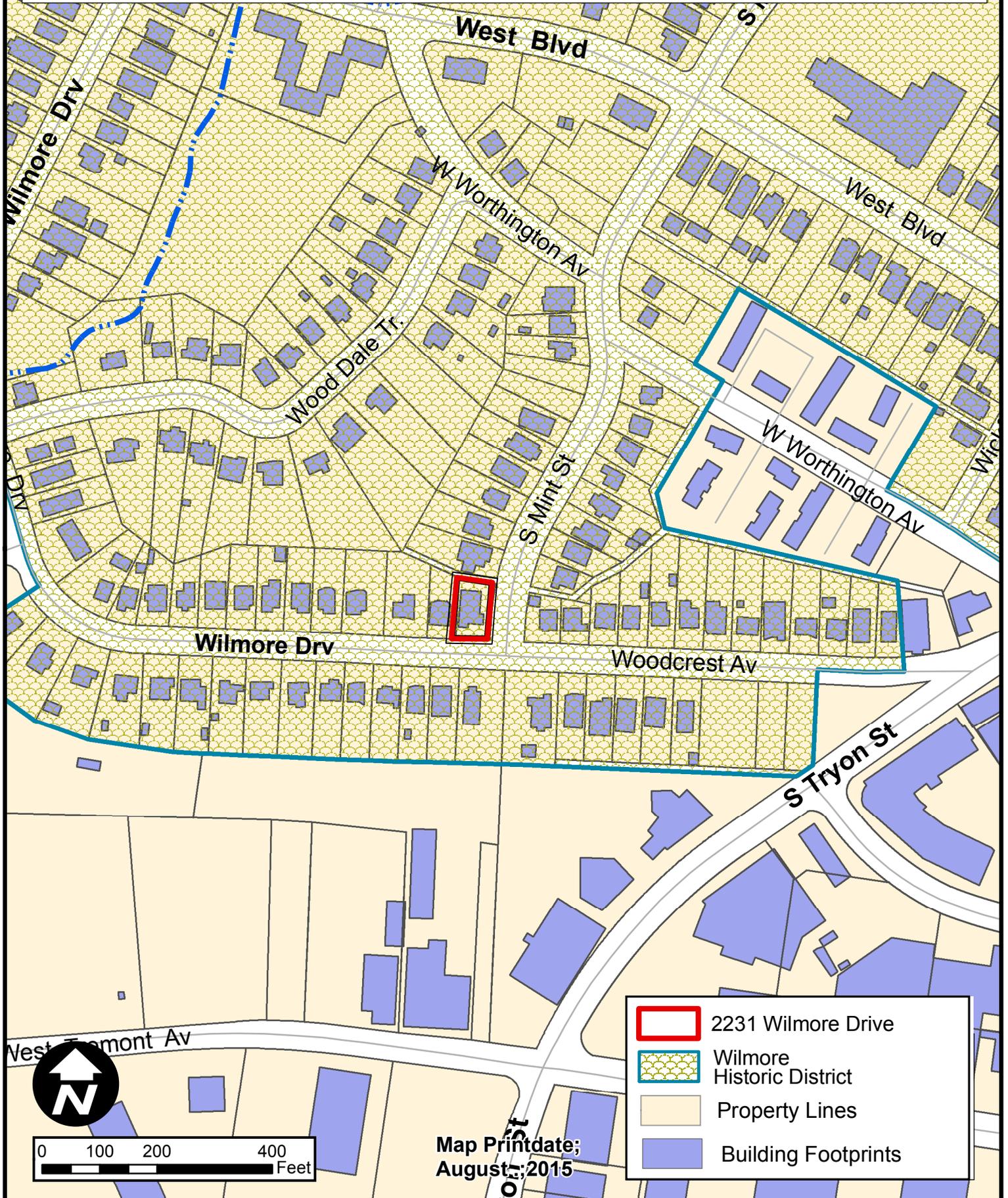
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-152

Historic District; Wilmore









**EXISTING PHOTOS OF
WINDOWS AND SIDING**







2231-A

LEGEND

- STUD FRAMED WALL
- FRAMED WALL W/ 3" SOUND INSULATION
- EXST. FRAMED WALL
- EXST. TO DEMOLISH

- F.D. FLOOR DRAIN
- H.B. HOSE BIB
- C.J. CONCRETE JOINTS W/ SEALANT



- TH. MARBLE THRESHOLDS @ BATH DOORS
ALUM. THRESHOLDS @ EXT. DOORS
- TEMPERED GLASS WINDOW
- 2'x2' WINDOW/DOOR SIZES
- C.O. CASSED OPENING

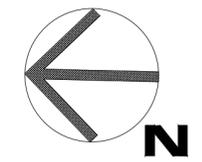
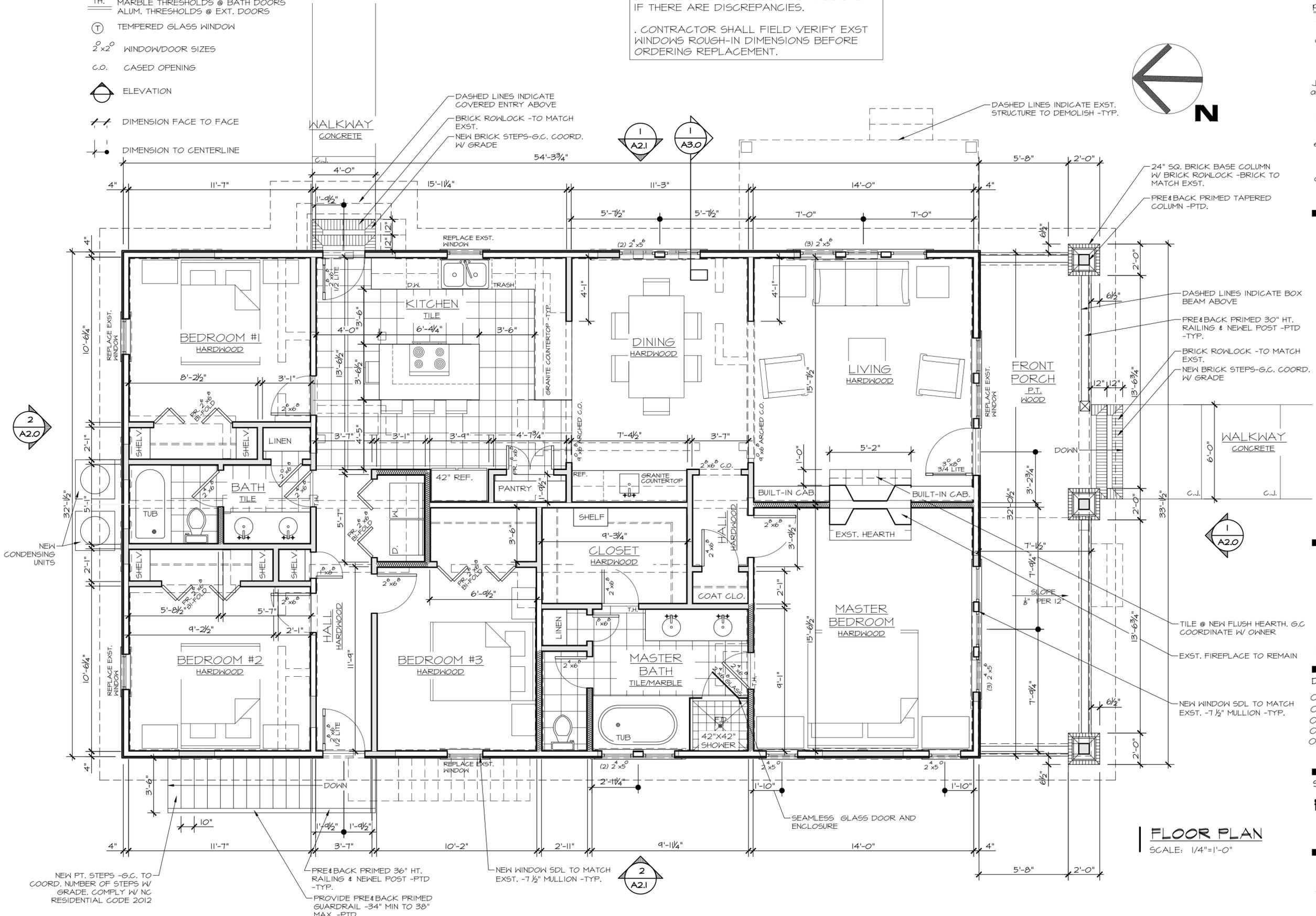
- ELEVATION
- DIMENSION FACE TO FACE
- DIMENSION TO CENTERLINE

GENERAL NOTES:

- . ALL NEW INTERIOR FRAMED WALLS ARE DIMENSIONED FROM FACE OF STUD -3/2" TYP.
- . ALL NEW EXTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF EXT. SHEATHING -4" 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.

SIDING NOTES:

- . REMOVE ALL VINYL SIDING.
- . REPAIR EXISTING WOOD SIDING AS NEEDED. PATCH TO MATCH EXST. -PTD.



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WILMORE RESIDENCE
RENOVATION
 2231 WILMORE DR.
 CHARLOTTE, NC

JOCELYN HONORATE
 Residential Designer

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

Note: See Designer Liability Limits

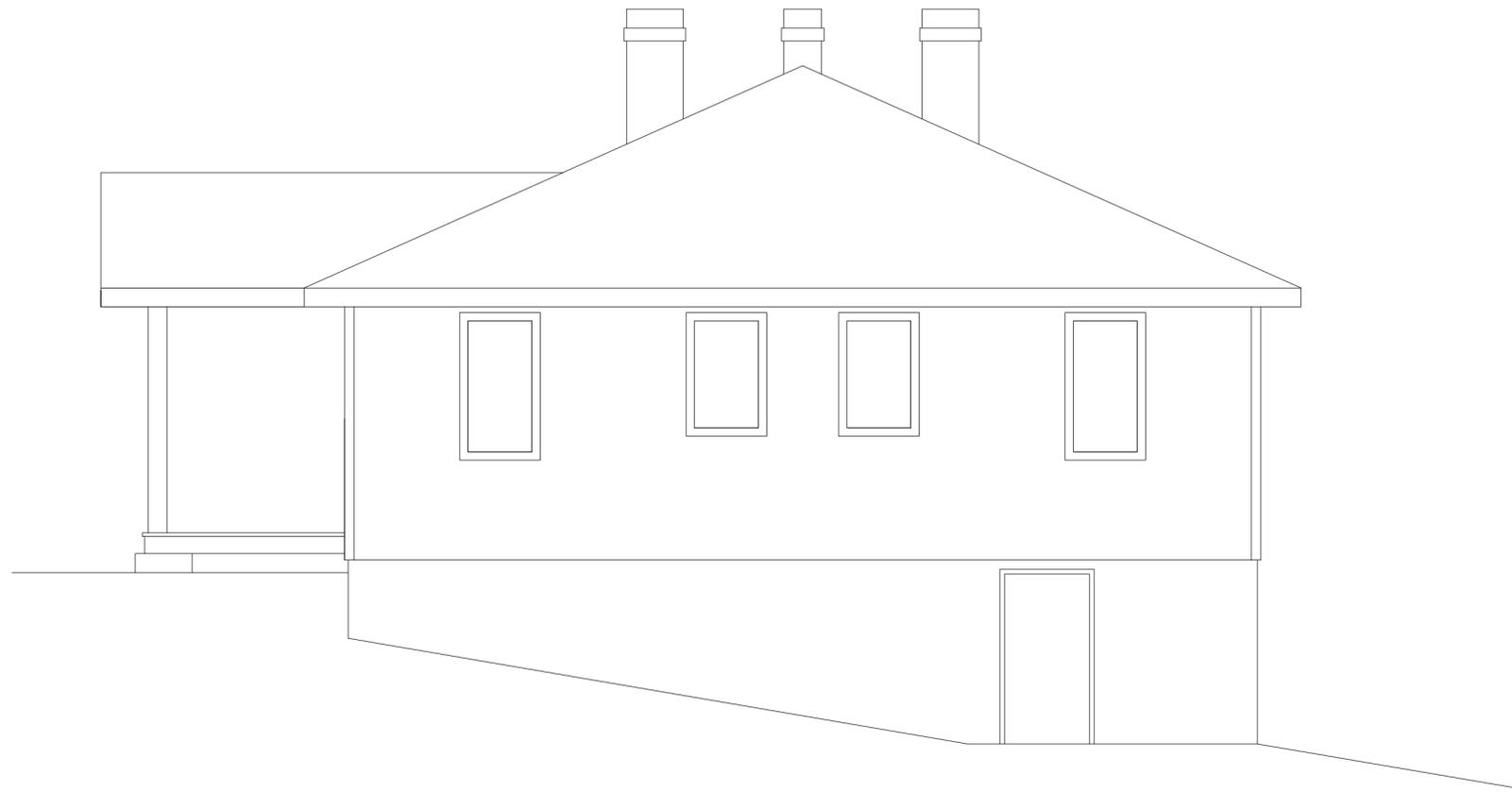
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02/22/15	REVIEW
03/31/15	REVIEW
04/05/15	PRICING
04/20/15	PRICING
06/12/15	PERMIT

SHEET TITLE:
FLOOR PLAN

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

A1.0



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



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

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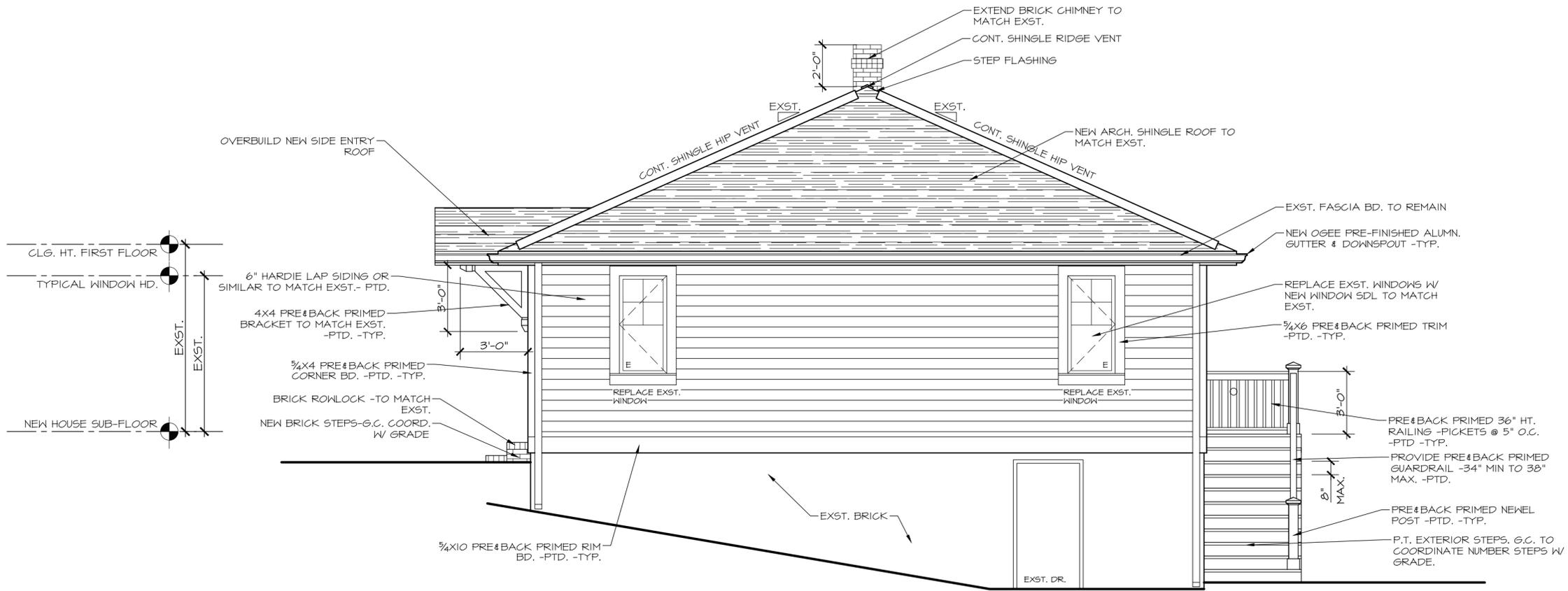
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03/31/15	REVIEW
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SHEET TITLE:
AS-BUILTS
ELEVATIONS

AB-2.0

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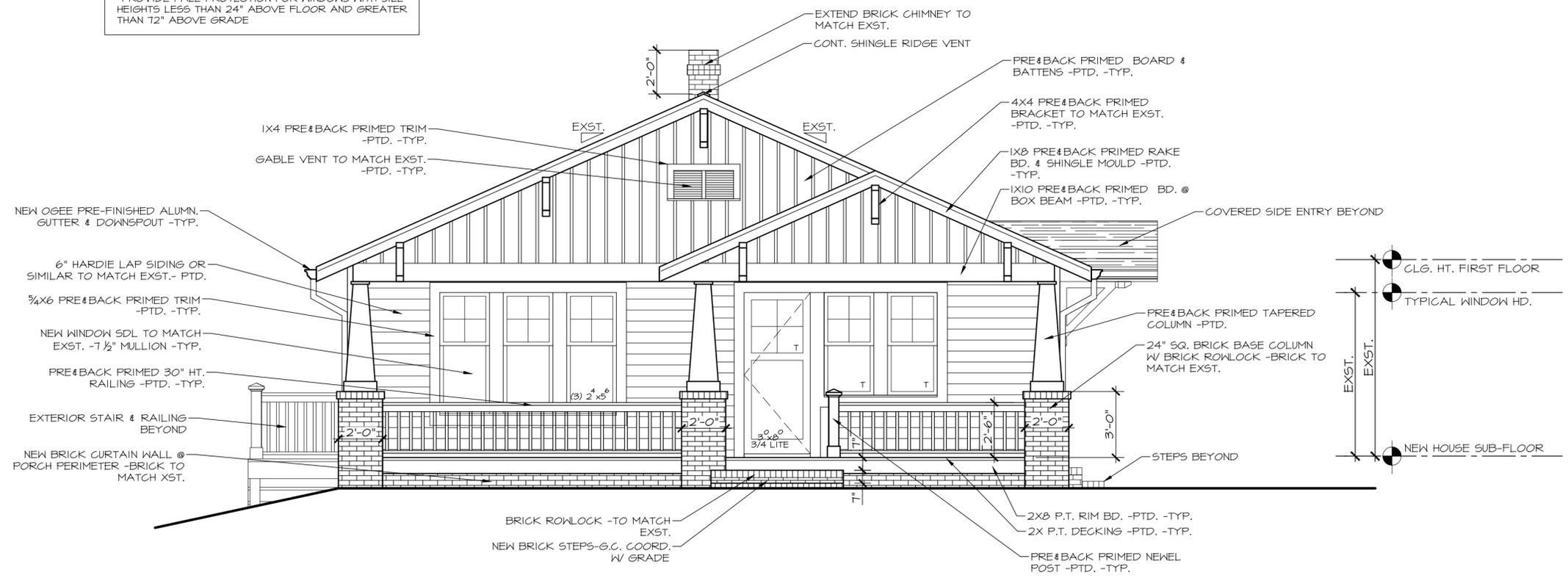
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2 REAR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL WINDOW NOTE:
E - INDICATES EGRESS REQUIRED
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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FRONT ELEVATION
SCALE: 1/4"=1'-0"

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SHEET TITLE:
ELEVATIONS

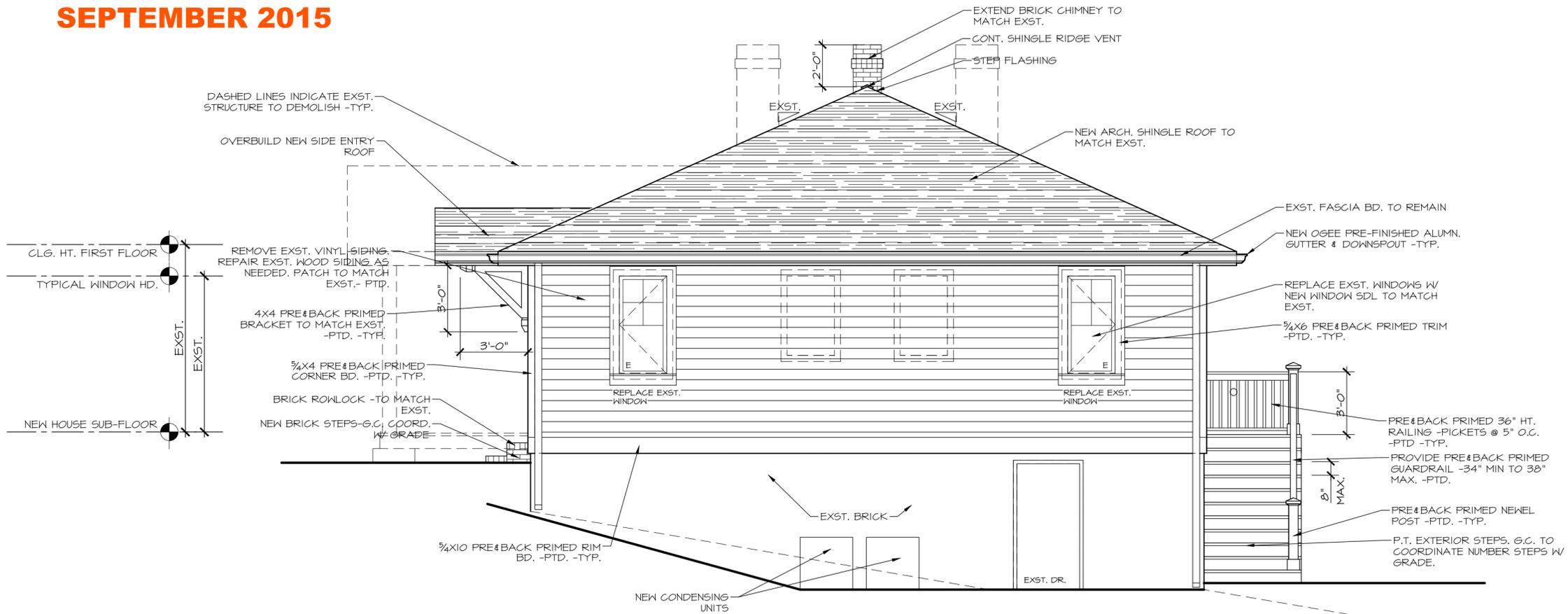
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SEPTEMBER 2015

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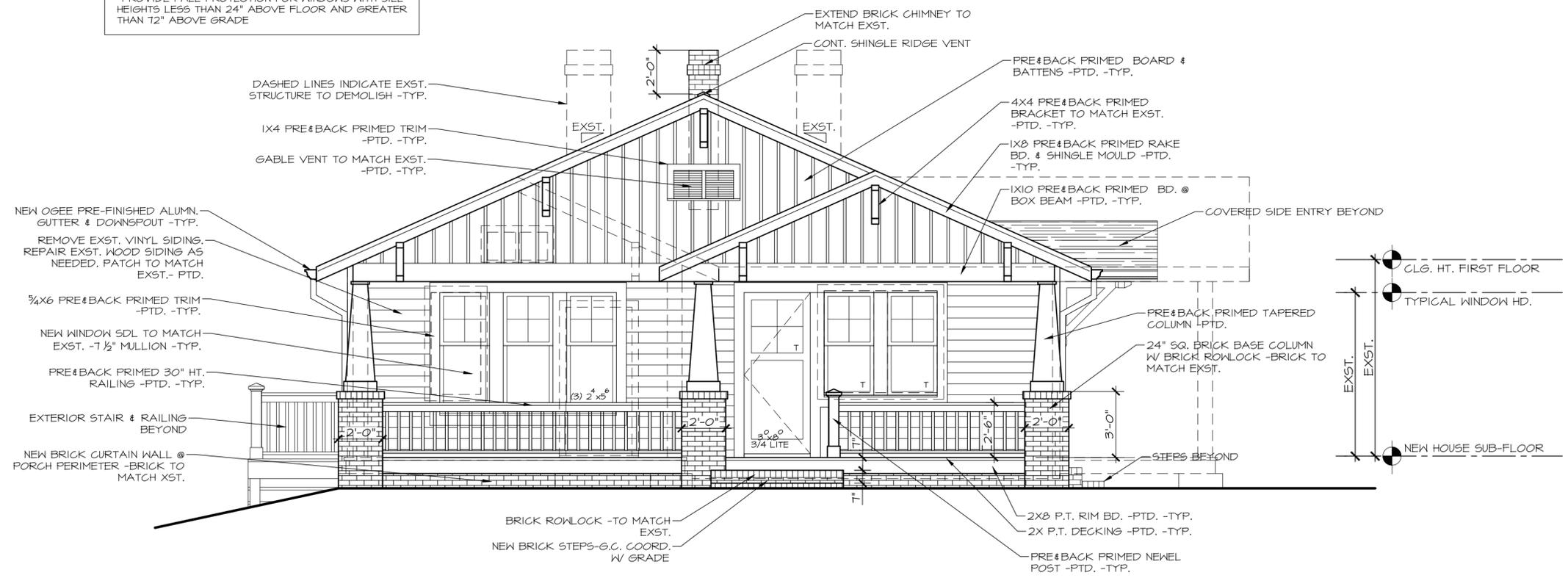
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SCALE: 1/4"=1'-0"

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

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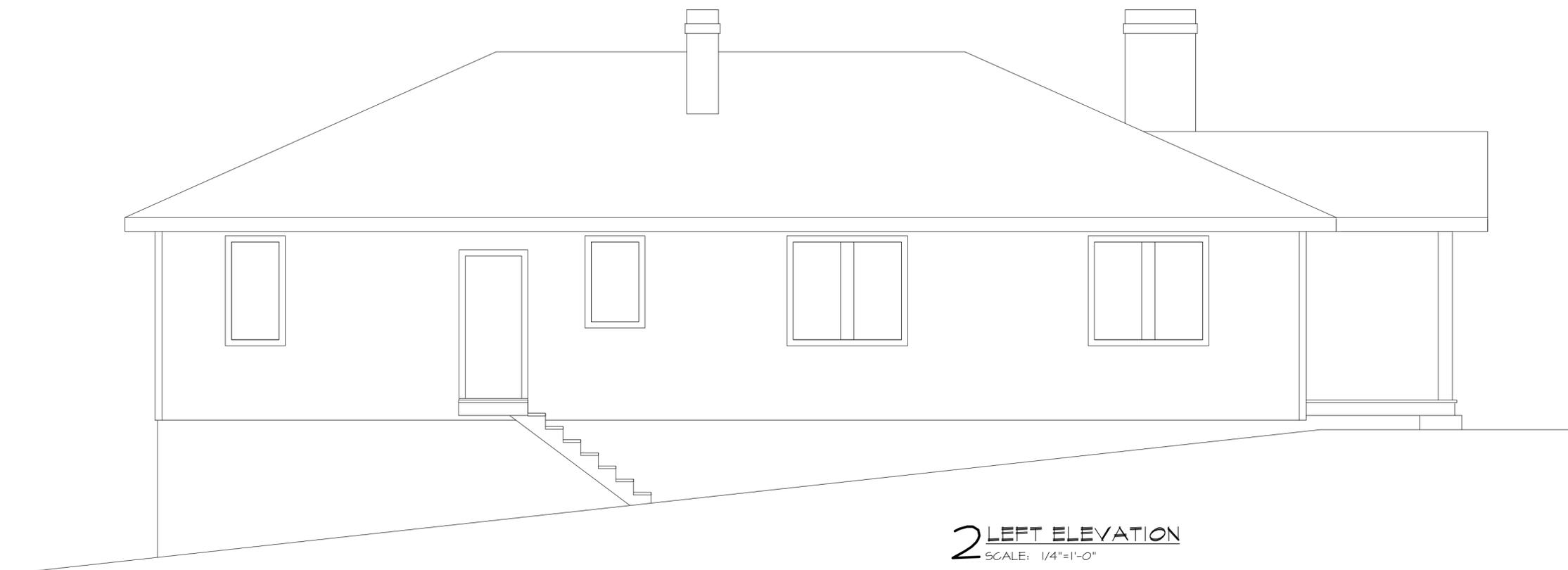
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ELEVATIONS

A2.0

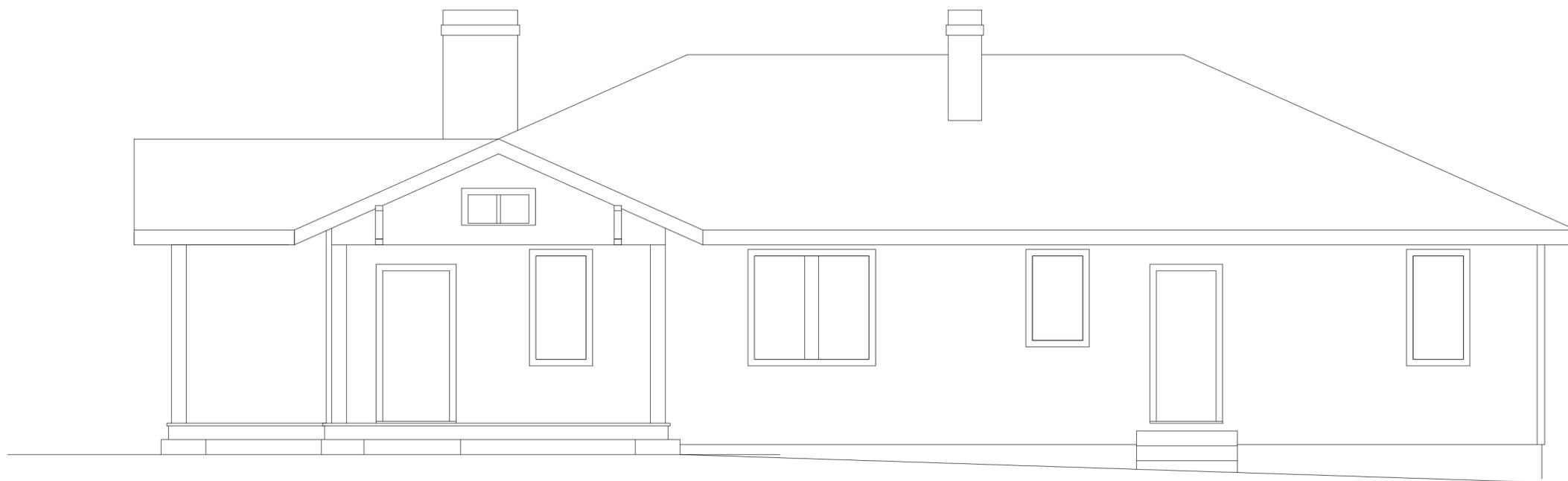
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2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

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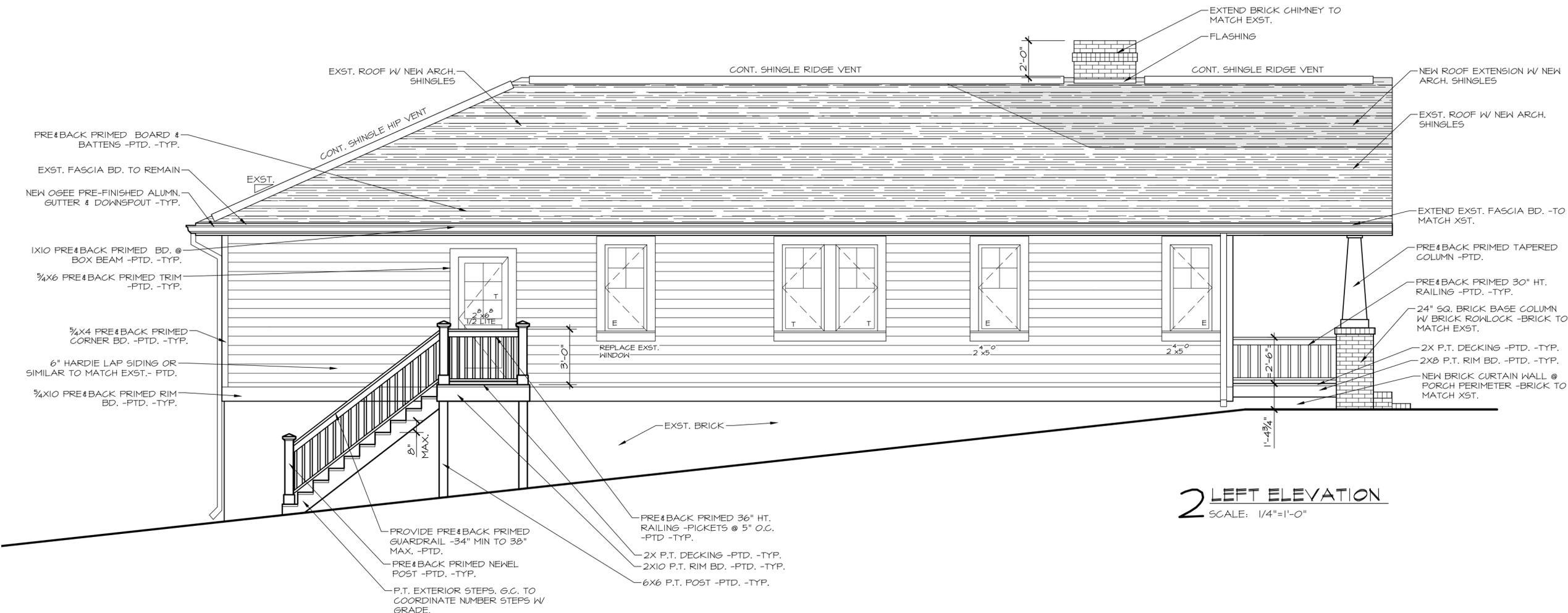
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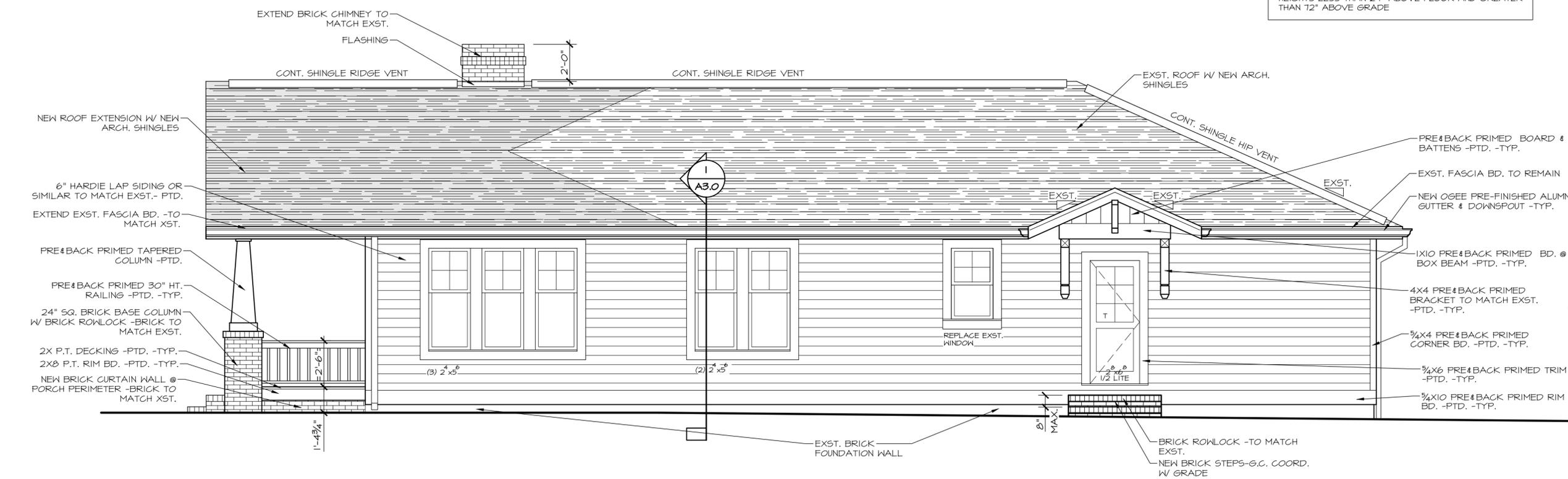
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2 LEFT ELEVATION
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RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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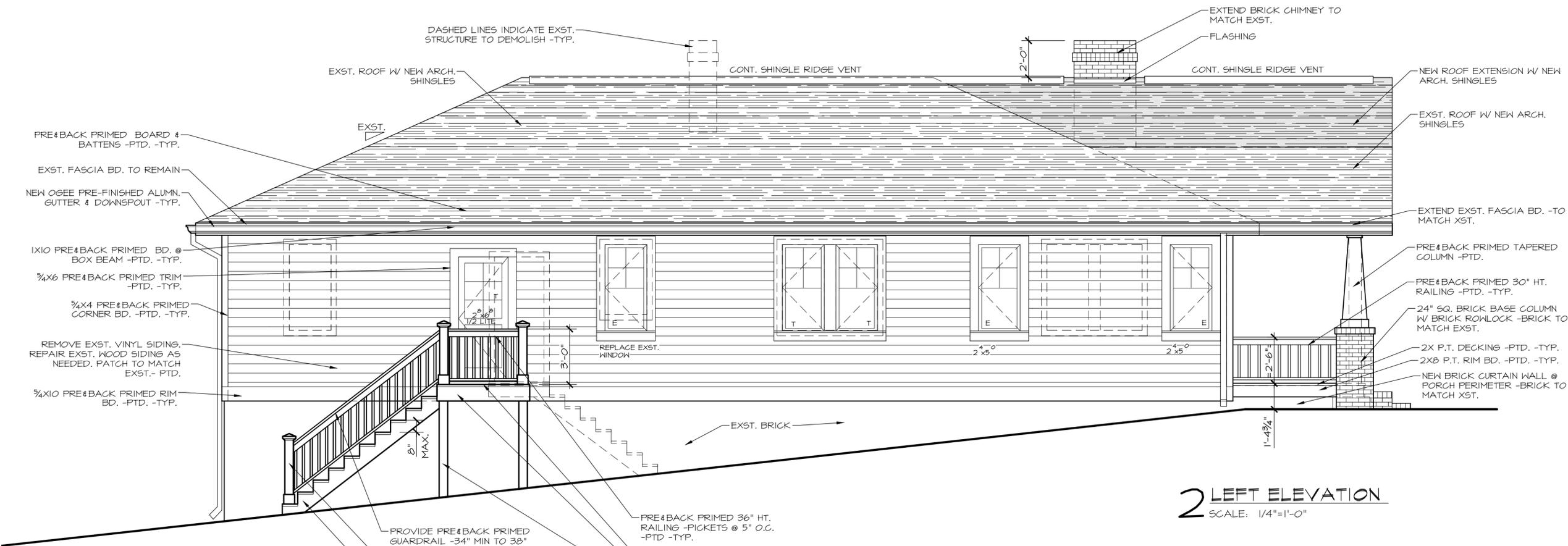
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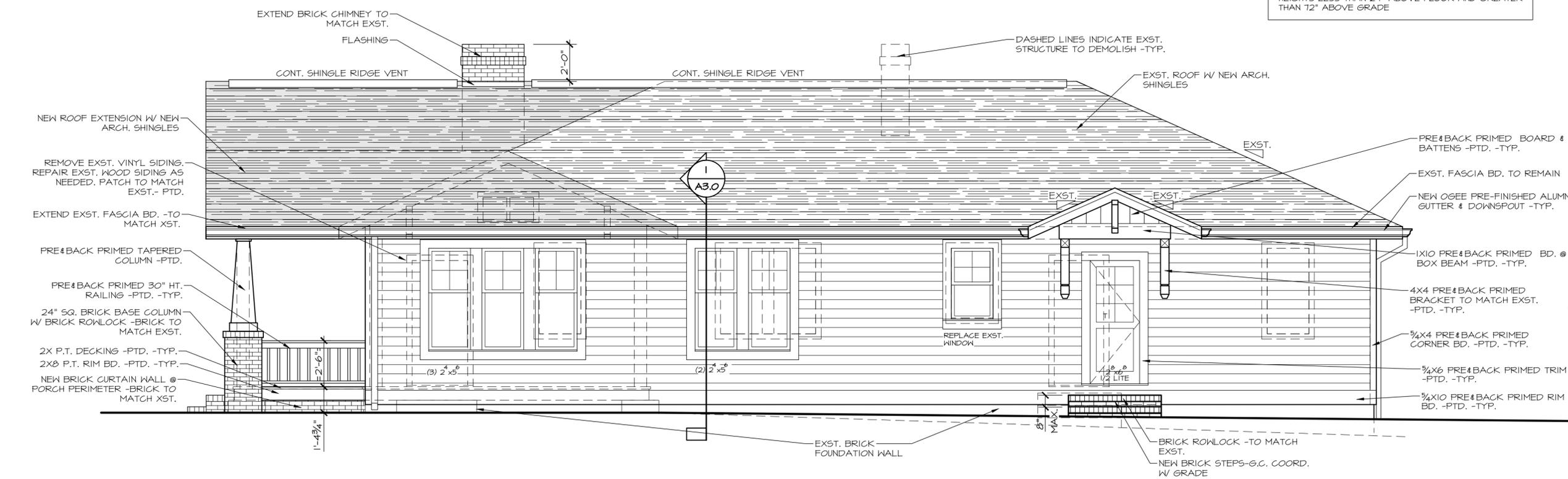
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2 LEFT ELEVATION
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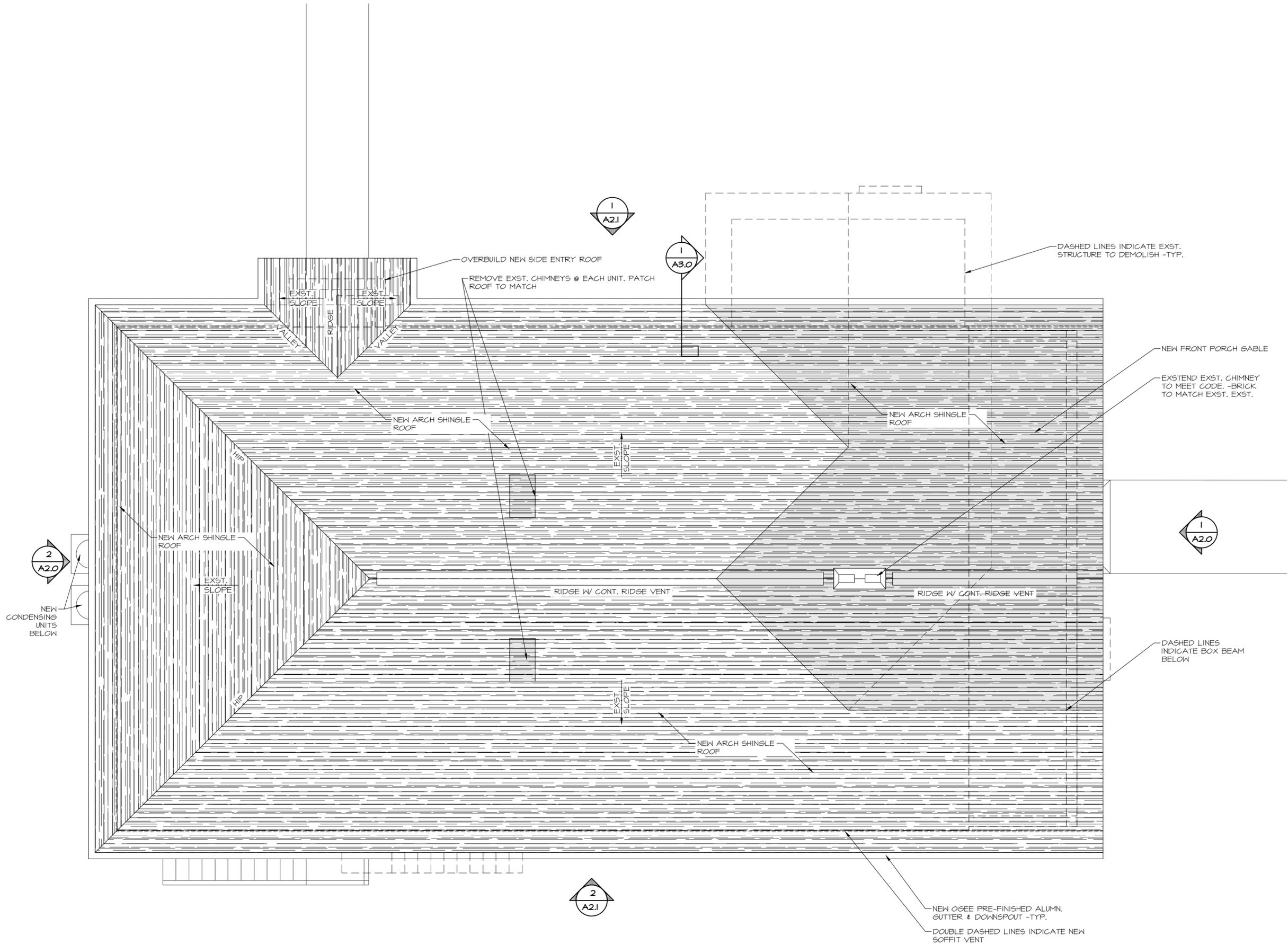
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A2.1

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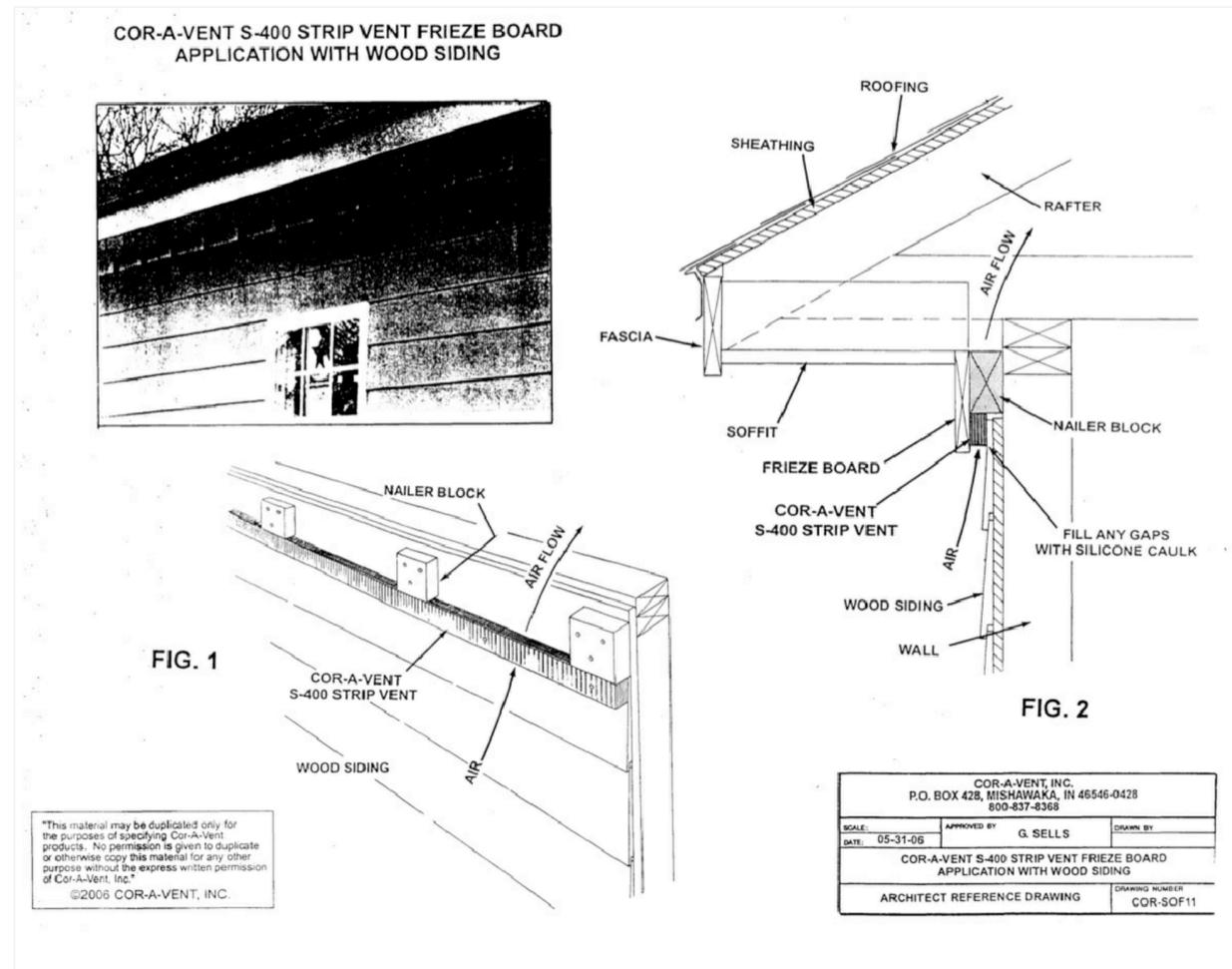
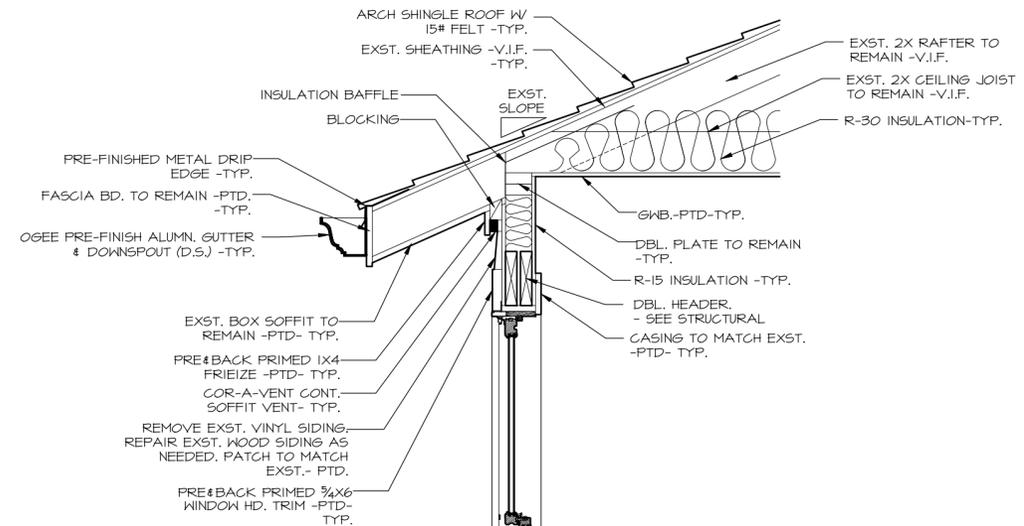
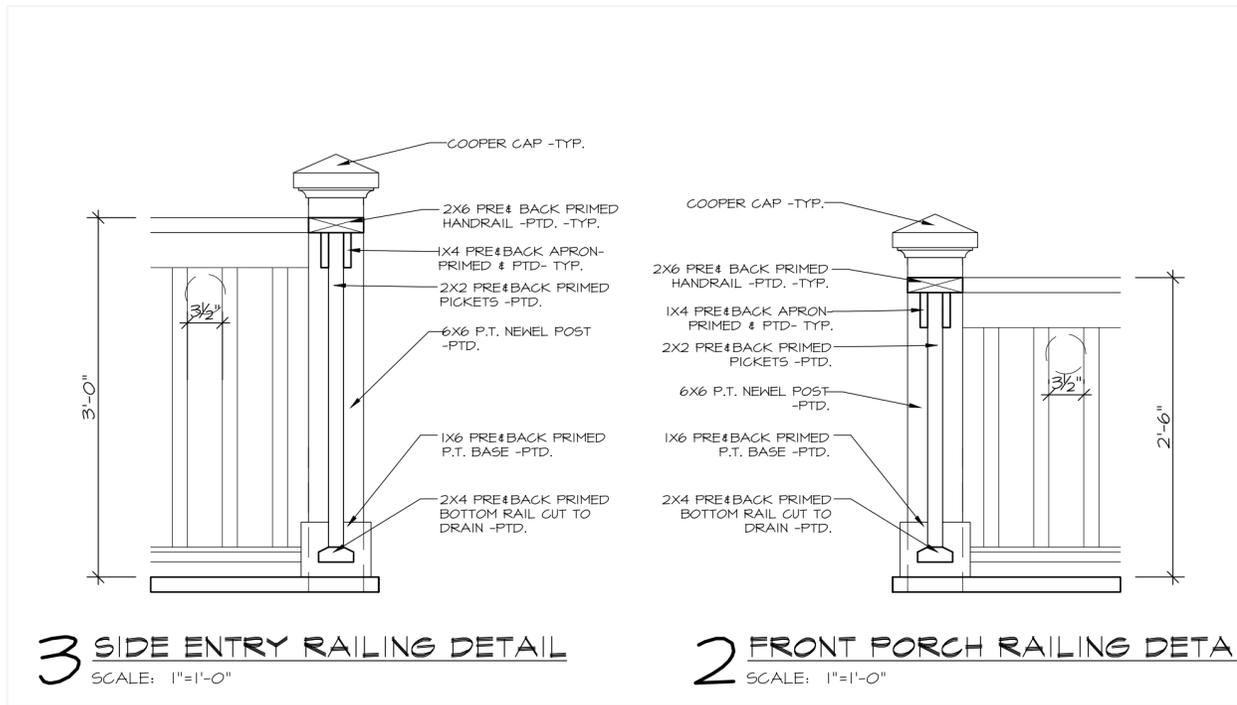
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SHEET TITLE:
ROOF PLAN

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

A.I.I.



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SHEET TITLE:
WALL SECTION

A3.0