

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1533 Wilmore Drive

**SUMMARY OF REQUEST:** Rear addition more than 25%

**APPLICANT:** Matt Johnson

**Details of Proposed Request**

*Existing Context*

The existing structure is a 1 story Bungalow constructed in 1931. The original foundation is brick, siding materials are wood lap and cedar shake.

*Proposal*

The project is a 1 story addition to the rear that ties into the existing ridgeline. Rear yard open space exceeds 50%. Siding materials will match existing wood lap and cedar shake. The addition will be visually defined with vertical band boards. Windows and roof trim details will match existing.

**Policy & Design Guidelines for Additions, page 36**

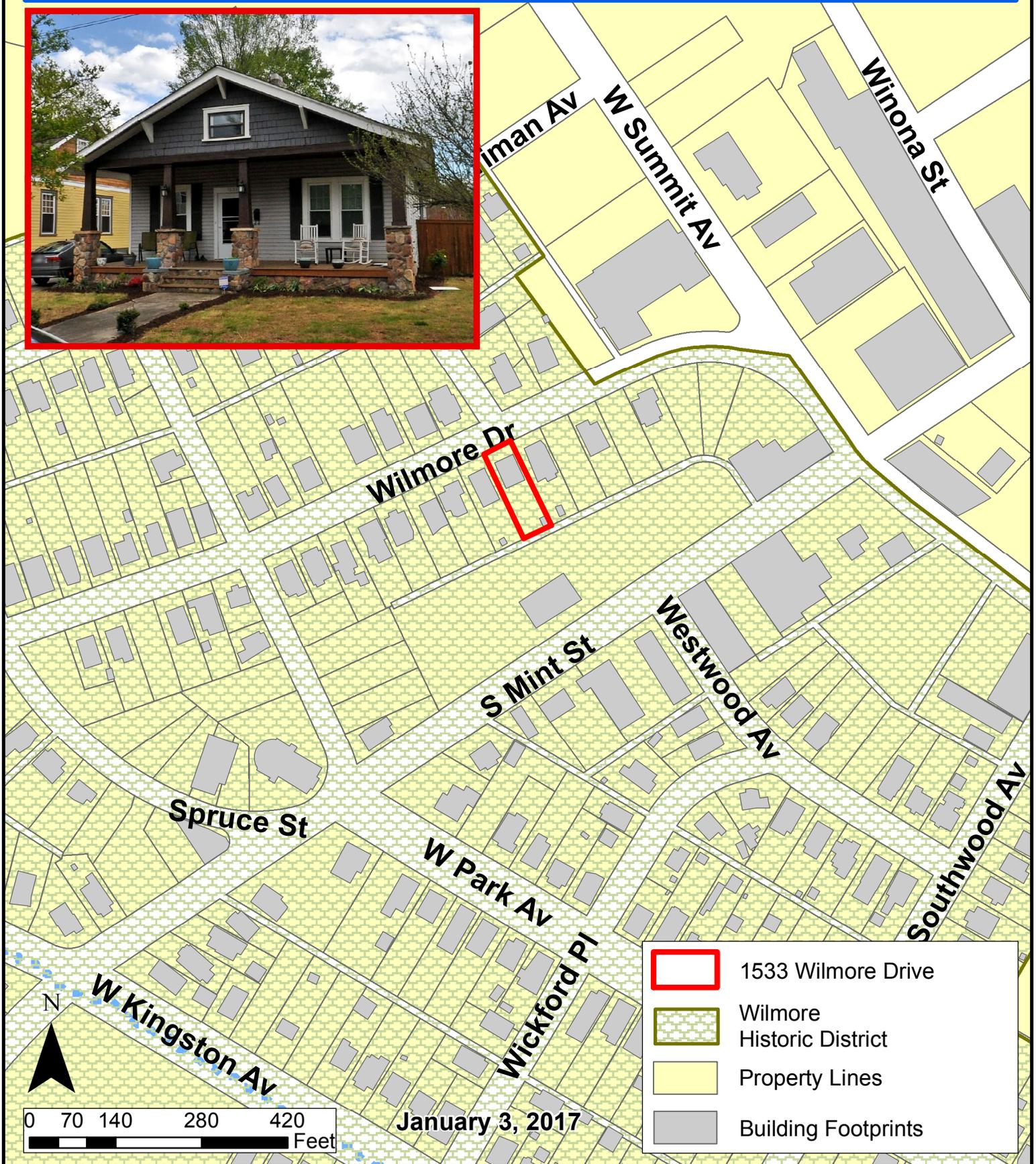
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

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

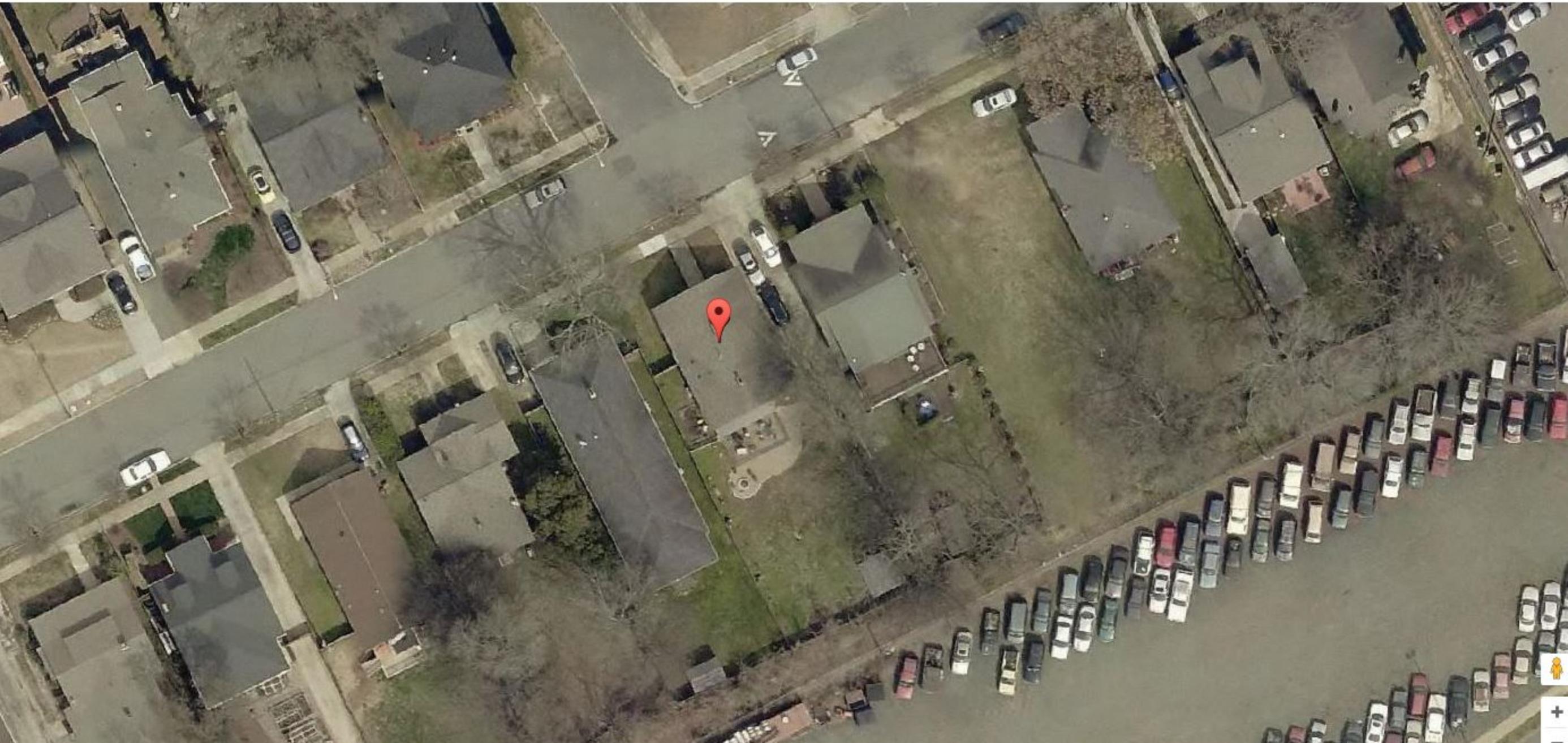
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

**Staff Analysis** -The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

*Charlotte Historic District Commission - Case 2016-307*  
**HISTORIC DISTRICT: Wilmore**  
**ADDITION**









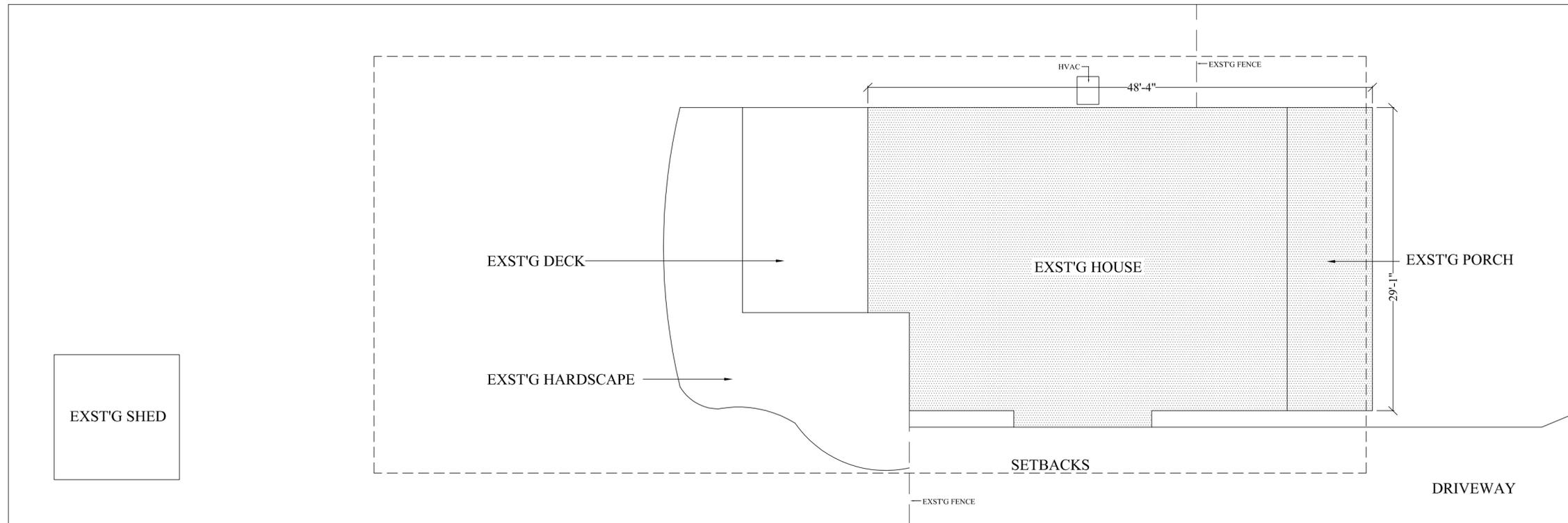
LEFT

REAR

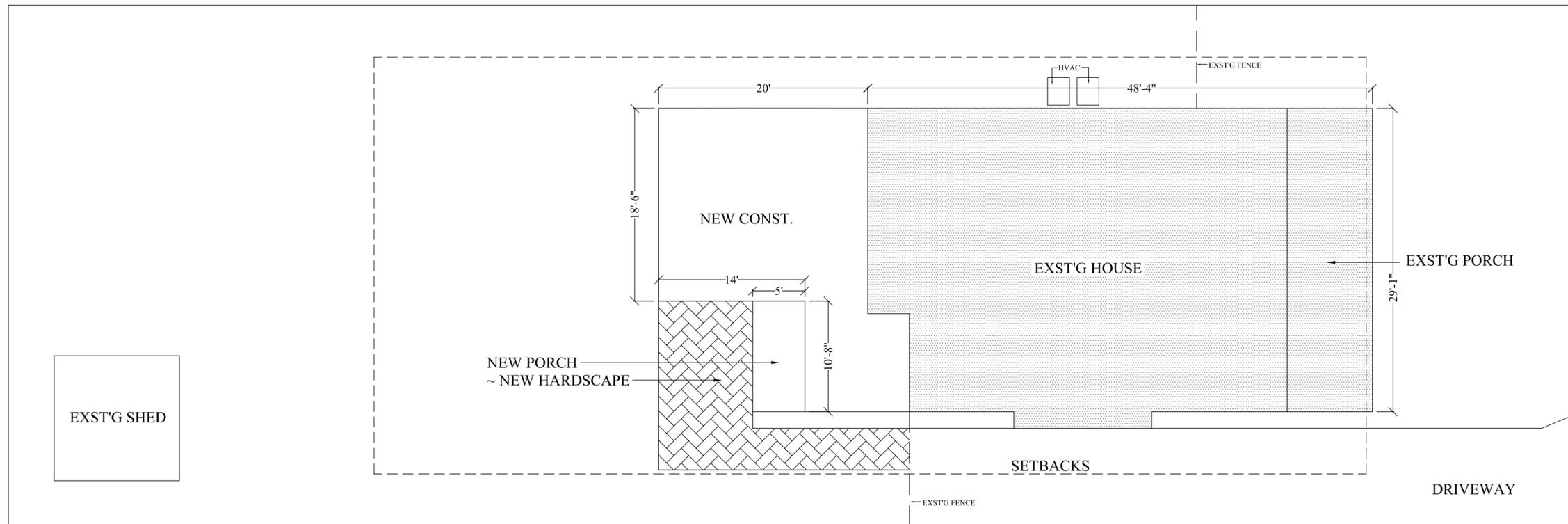
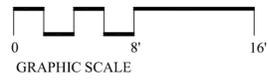




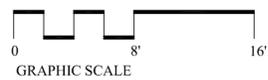
RIGHT



1 EXST'G SITE PLAN  
SCALE: 1/4" = 1'-0"

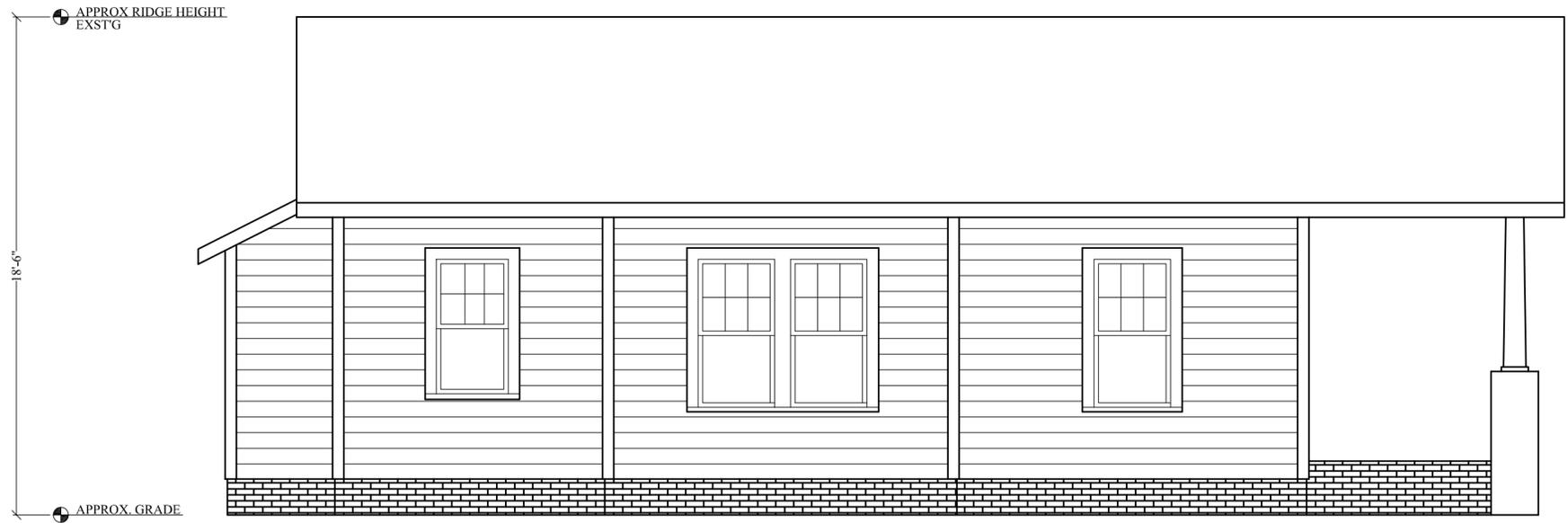


2 PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

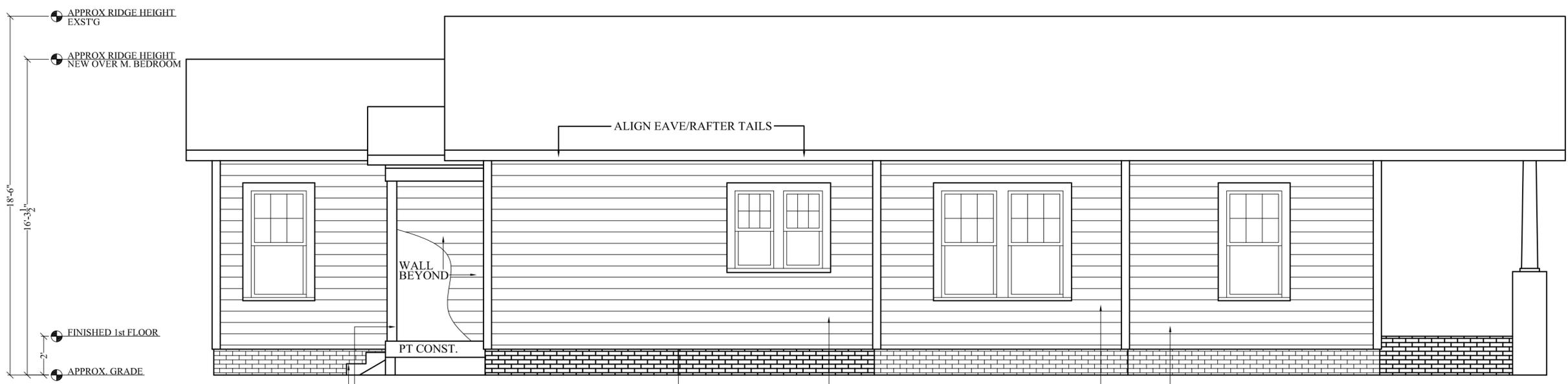


**ELEVATION NOTES**

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.



1 LEFT ELEVATION - AS BUILT  
A4 SCALE: 1/4" = 1'-0"



6x6 COL. WRAPPED  
w/ 1x8 ARKANSAS PINE  
  
PROVIDE HANDRAIL BETWEEN  
34-38" FROM EDGE OF TREAD  
IF 3 OR MORE RISERS

NEW CONSTRUCTION X EXISTING

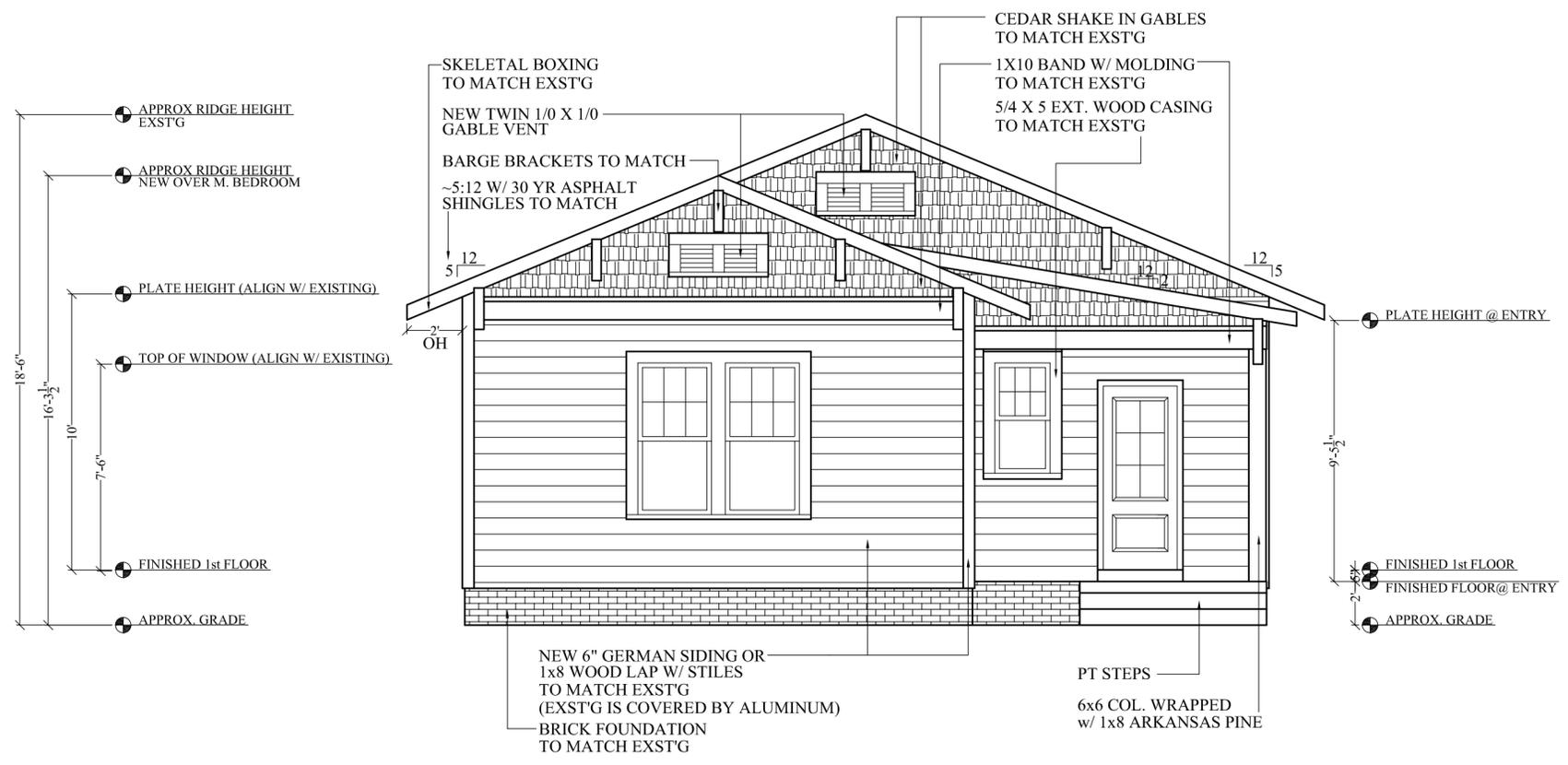
EXTEND NEW WOOD SIDING  
TO CORNER BUMP OUT  
EXST'G SIDING TO REMAIN  
PER BUDGET  
RESTORATION TBD

2 LEFT ELEVATION - RENOVATED  
A4 SCALE: 1/4" = 1'-0"

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



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

NOTE: ALL NEW WDWS/ EXT. DOORS TO BE WOOD W/ TDL TO MATCH EXISTING.

PROPOSED RENOVATIONS/ADDITIONS  
WICHMANN MOSEMAN RESIDENCE  
1533 WILMORE DR  
CHARLOTTE, NC 28203

SHEET:  
**A3**

OCT. 2016

REV:

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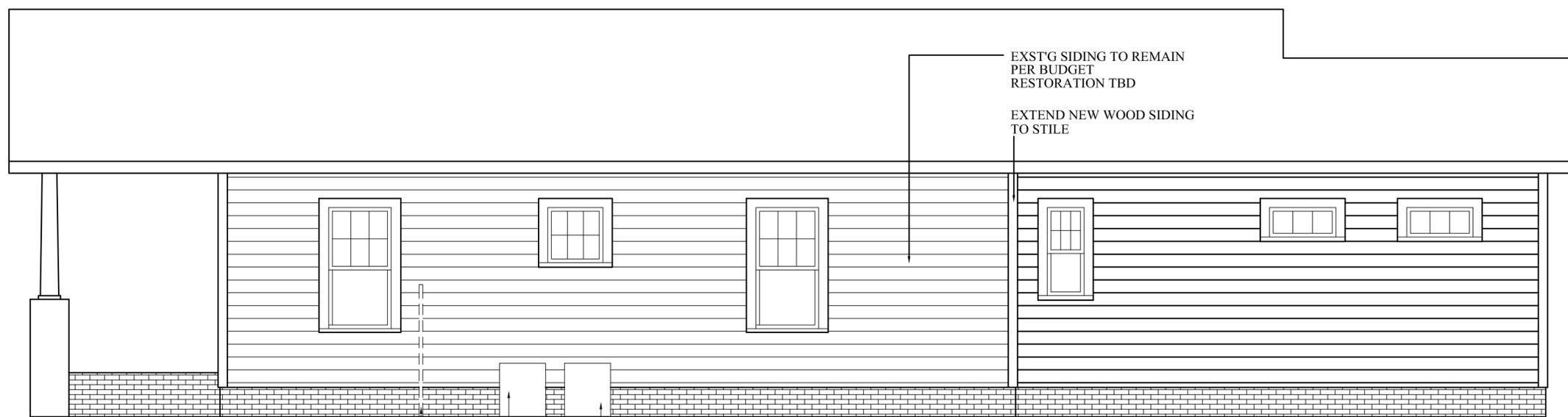
2<sup>3</sup>

DRAFTSMAN  
+ DESIGN

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



**1**  
**A5** RIGHT ELEVATION - AS BUILT  
SCALE: 1/4" = 1'-0"



**2**  
**A5** RIGHT ELEVATION - RENOVATED  
SCALE: 1/4" = 1'-0"

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2<sup>3</sup>

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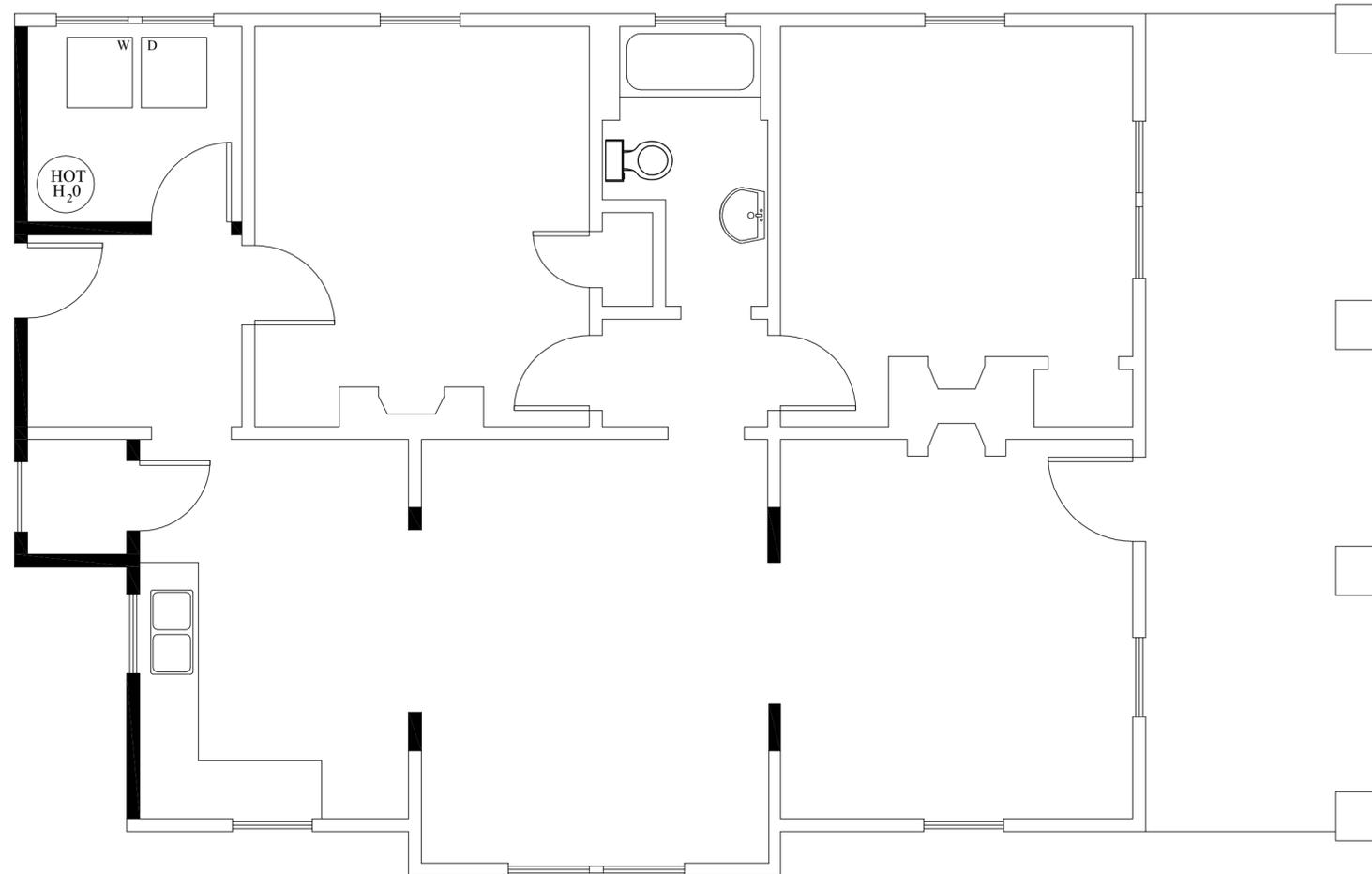
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SHEET:

A1

OCT. 2016

REV:



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

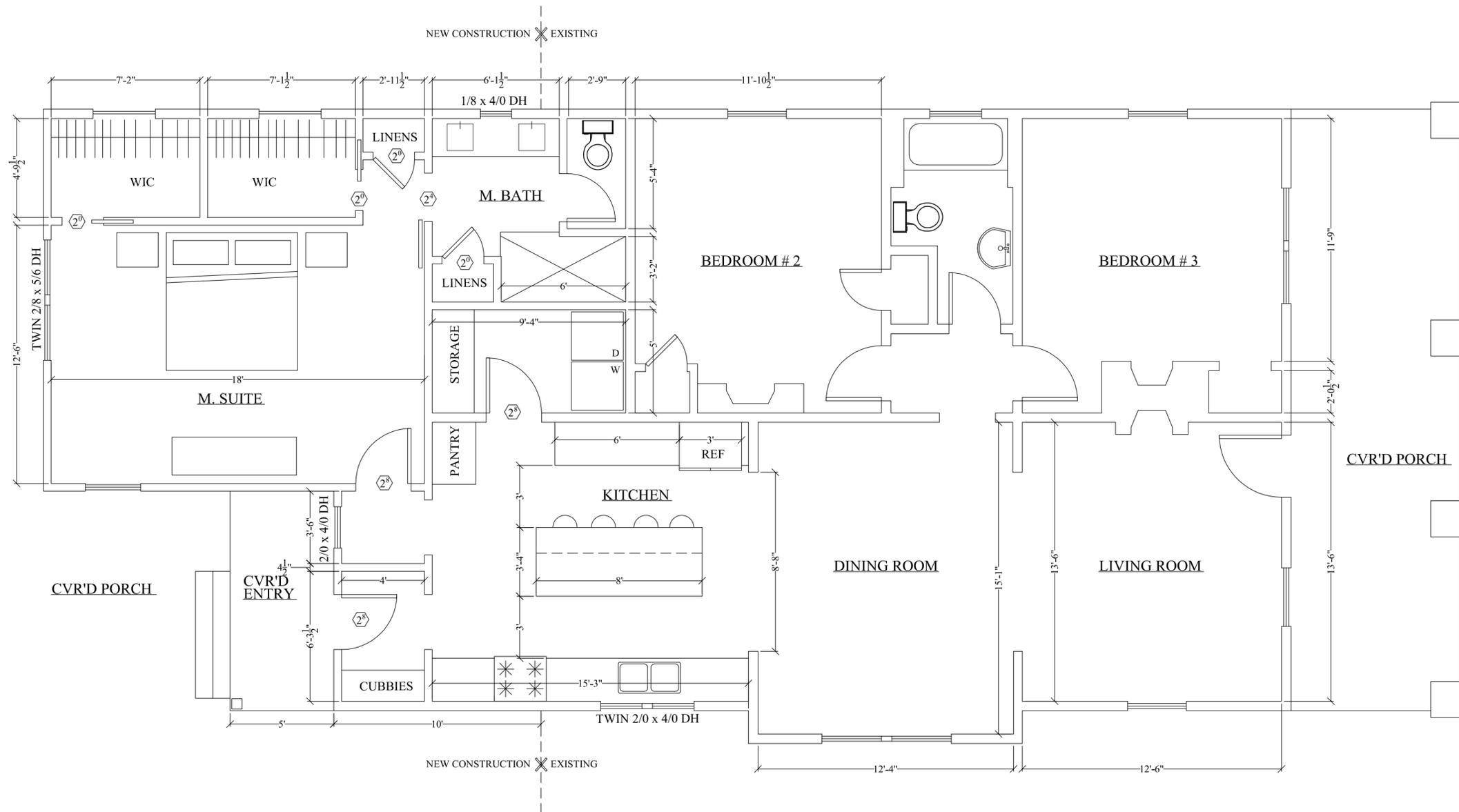


HEATED AREA:  
\*\*APPROX.

EXIST.      MAIN:      1152

LEGEND:

	2X4 WALL CONST.
	TO BE REMOVED



1 1st FLOOR PLAN - RENOVATED  
A2 SCALE: 1/4" = 1'-0"



NOTE: ALL NEW WINDOWS TO BE WOOD TDL TO MATCH EXISTING.

HEATED AREA:

\*\*APPROX.

	EXIST.	NEW	TOTAL
MAIN:	1152	+ 472	= 1624

NOTE:  
MEASUREMENTS ARE +/-  
CONTRACTOR TO FIELD VERIFY  
ALL MEASUREMENTS.  
WALLS ARE MEASURED TO ASSUMED  
FINISHES. WDW & DOOR RO'S  
NOT PROVIDED. CONTACT  
MANUFACTURER/SUPPLIER FOR RO'S.