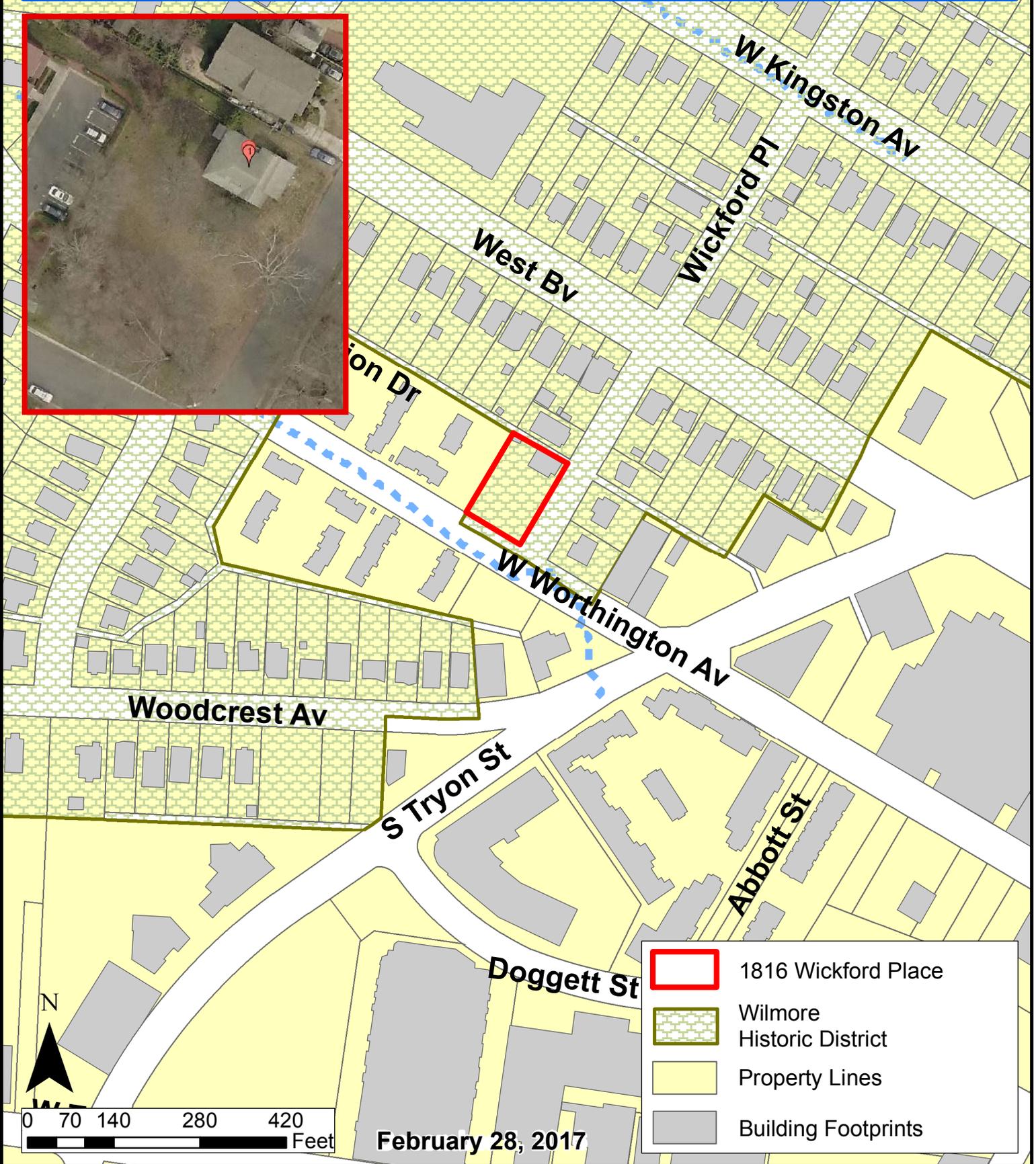


Charlotte Historic District Commission - Case 2016-323
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION (LOT 3)



- 1816 Wickford Place
- Wilmore Historic District
- Property Lines
- Building Footprints

0 70 140 280 420 Feet

February 28, 2017

OVERVIEW of ITEMS REQUESTED TO BE ADDRESSED

- 1. HOUSE VARIATION**
 - 2. TREE SAVE**
 - 3. HEIGHT / MASSING**
 - 4. STREET SURVEY on WORTHINGTON AVE**
 - 5. WINDOW DETAIL**
-

HOUSE VARIATION – on LOT 3 we gabled the front dormer and LOT 4 we pushed the house further back and created a wrap-around porch, which allows us to keep the large Oak Tree in the left corner. The LOT 4 new house design and positioning allows for better curb appeal on both Worthington & Wickford. With these changes, all 4 houses will have a different design, but in keeping with the same style.

TREE SAVE – with the new house design and positioning we are keeping two additional Oak Trees that were previously slated for removal on LOT 4.

HEIGHT / MASSING – decreased the height of each by 1' – HIP's are - 27' 7.25" & GABLES are 23' 11.5"

STREET SURVEY on WORTHINGTON – provided the survey and heights for the property that borders our property on Worthington Ave.

WINDOW DETAIL – added an interior view of the window, trim, sill, and distance from floor to windows.

HOUSE VARIATION STREETScape

LOT 4

LOT 3

LOT 2

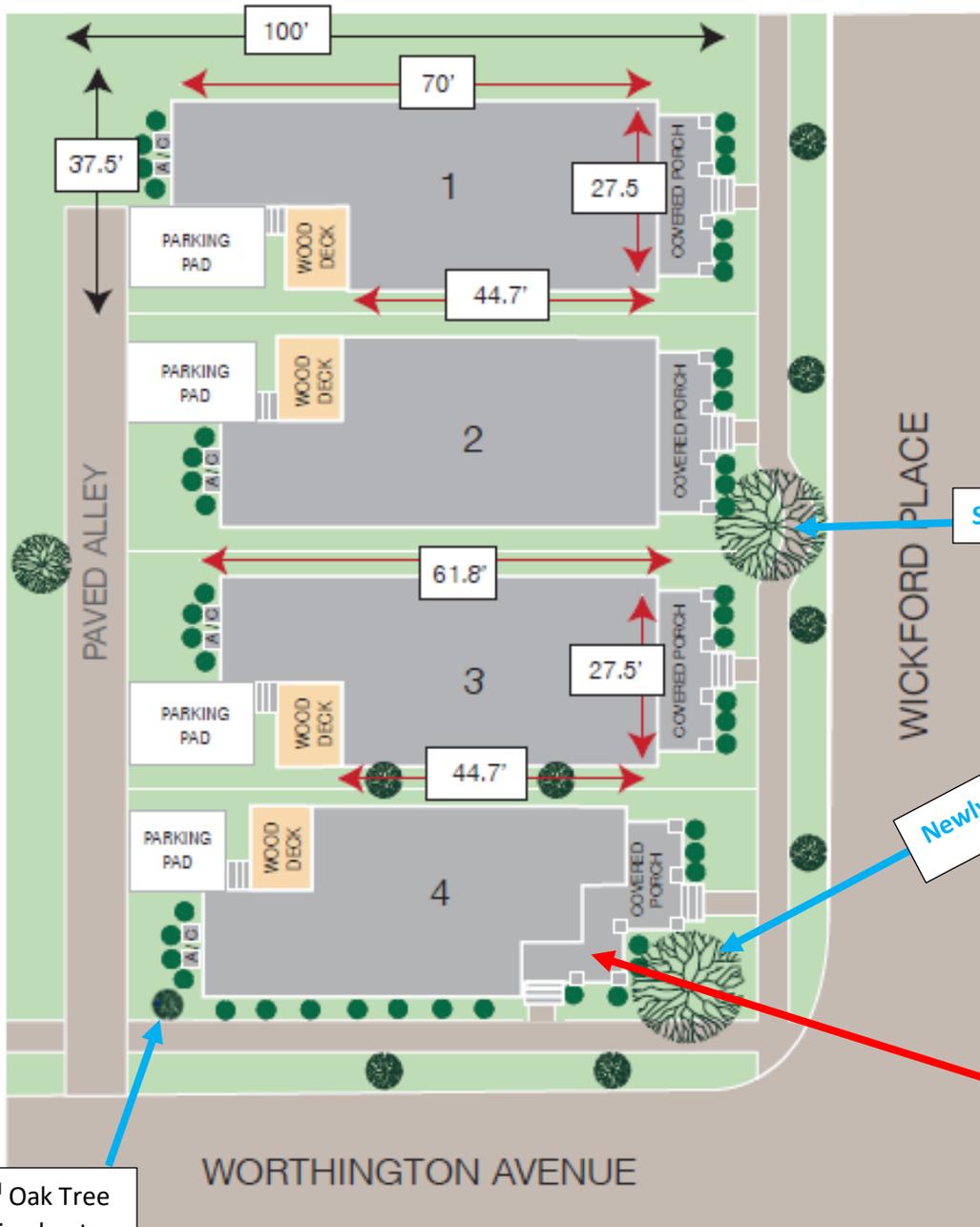
LOT 1



- LOT 1 - stays the same but we have taken the roofline down 1 ft.
- LOT 2 - stays the same but we have taken the roofline down 1 ft.
- LOT 3 – the front dormer has a gable above it, and the roofline came down 1 ft.
- LOT 4 – the front porch wraps-around along Worthington and is positioned for us to save the Oak Tree



SITE PLAN – (UPDATED)



2nd Oak Tree being kept

SYCAMORE Tree

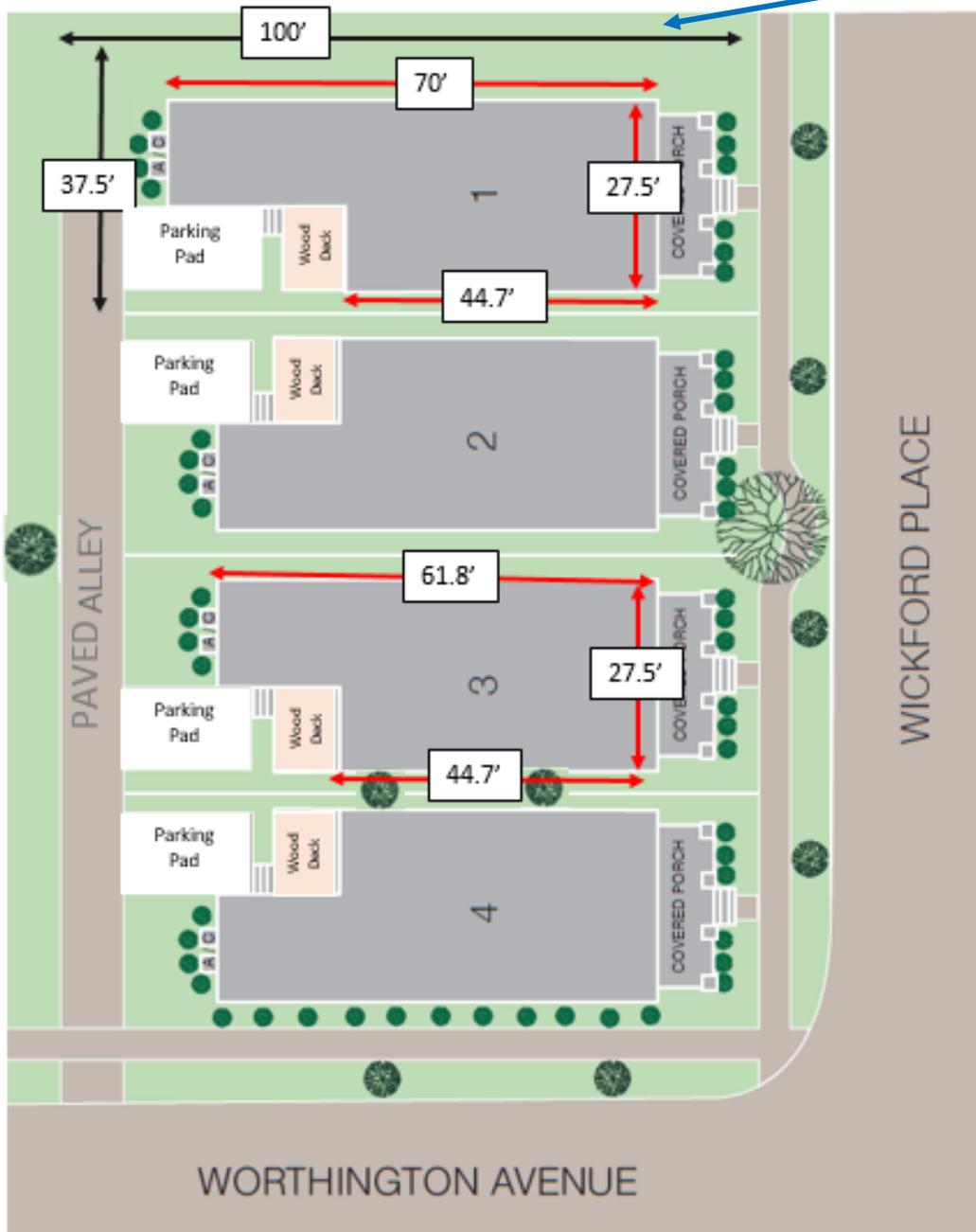
Newly Saved OAK Tree



LOT 4 – created a wrap-around porch that runs along Worthington Ave for more curb appeal at the Worthington & Wickford corner. Added stairs on the Worthington Ave. side as well. Pushed the house slightly back to be able to keep the Oak Tree.

SITE PLAN - (PREVIOUS)

There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our



LOT 1 Footprint

- Depth of 70' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT 2 – 4 Footprint

- Depth of 61.8' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT Size 1 – 4

- Depth 100' / 37.5'
- Total Lot Size 3,750 sq. ft.

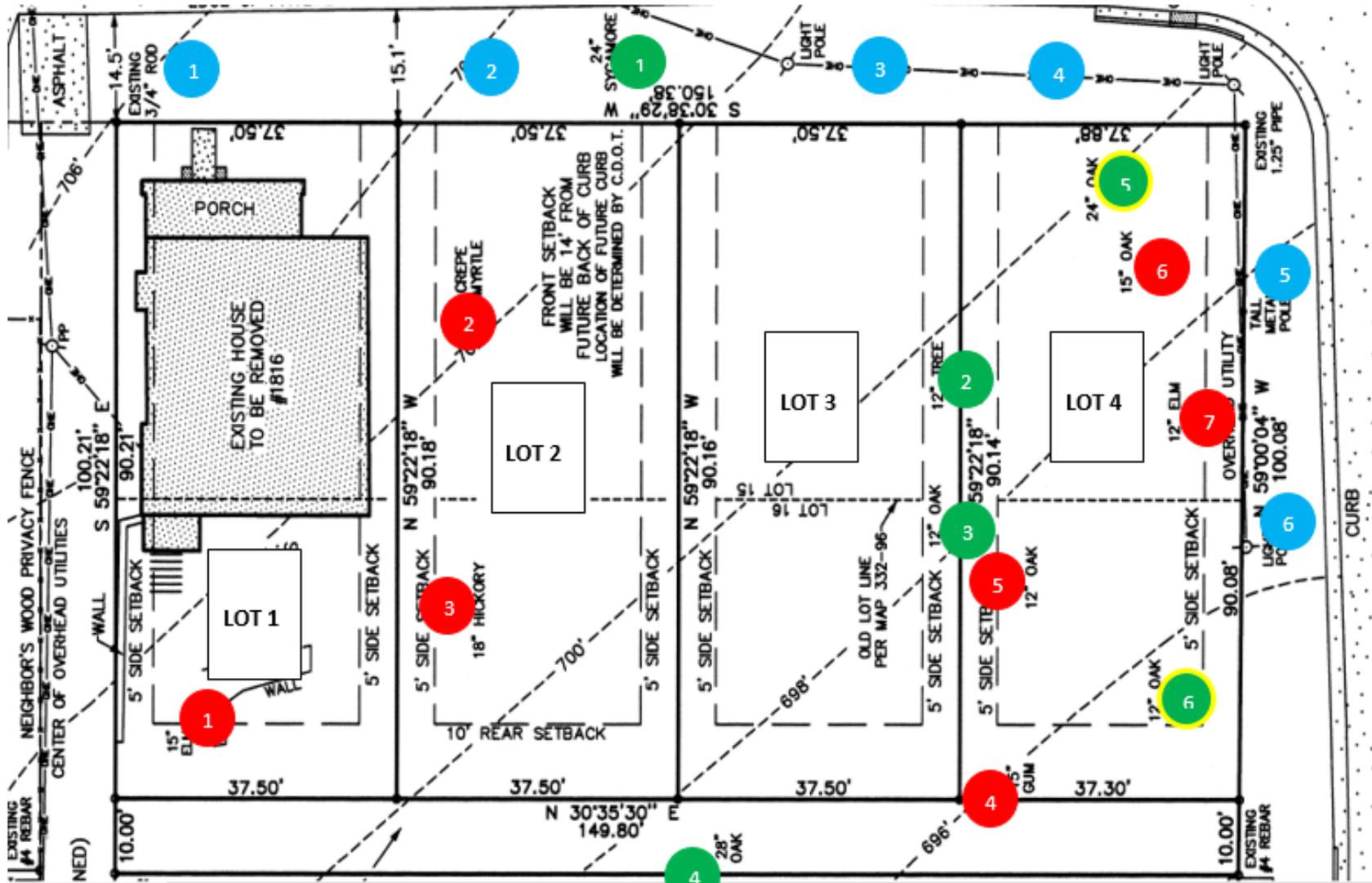
Footprint % to Lot Size / % of Lot that's Permeable

Lot 1 43% heat sq. ft. / 48% is Permeable*

Lot 2-4 39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable

TREE SAVE - (UPDATED)

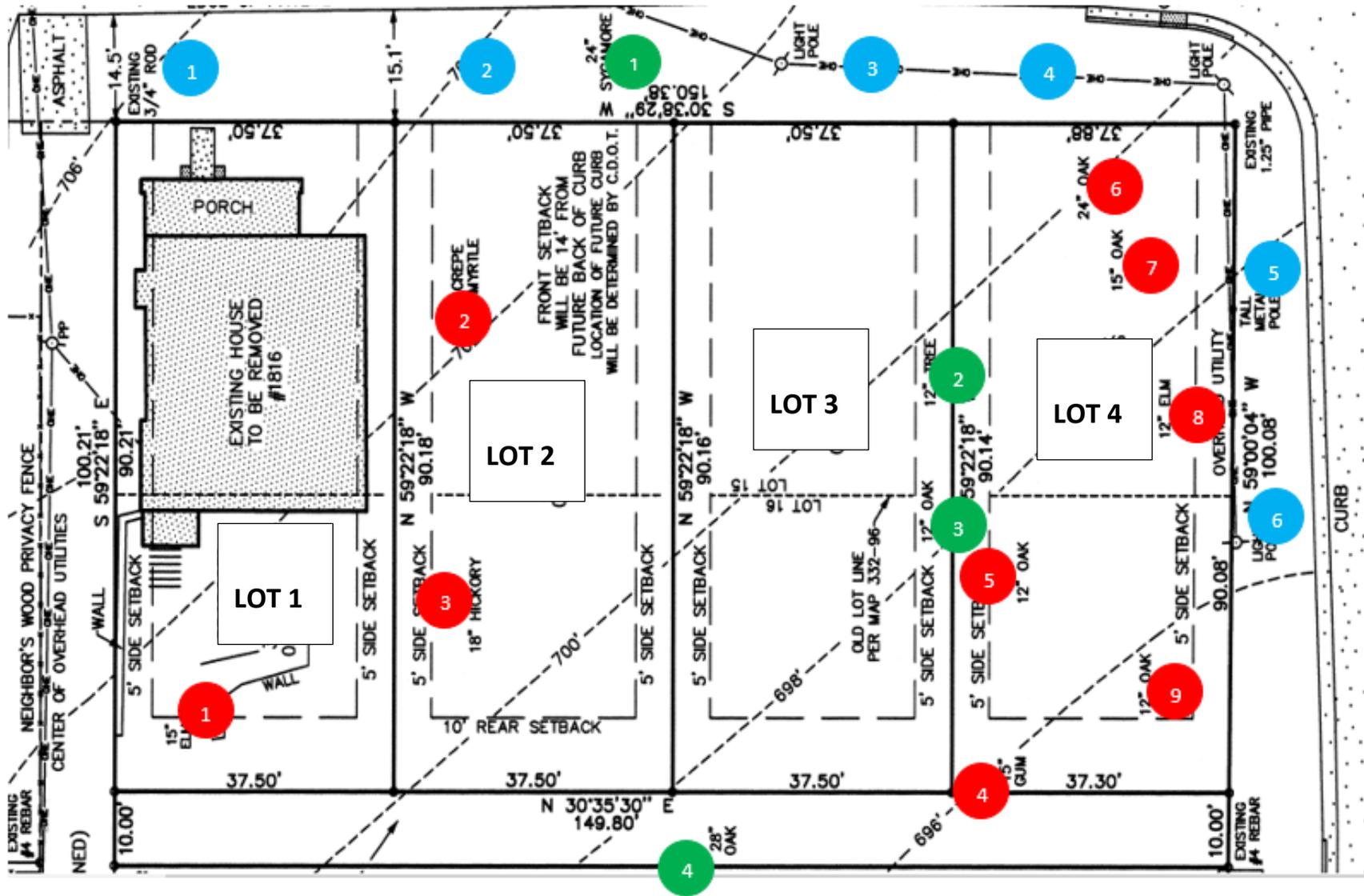


- KEEP**
- 24" Sycamore
 - 12" Oak
 - 12" Oak
 - 28" Oak
 - 24" Oak
 - 12" Oak

- ADD**
- (6) Medium Size Oak Trees

- REMOVE**
- 15" Elm
 - Crepe Myrtle
 - 18" Hickory
 - 15" Gum
 - 12" Oak
 - 15" Oak
 - 12" Elm

(PREVIOUS)



- KEEP**
- 1. 24" Sycamore
 - 2. 12" Oak
 - 3. 12" Oak
 - 4. 28" Oak

- ADD**
- (6) Medium Size Oak Trees

- REMOVE**
- 1. 15" Elm
 - 2. Crepe Myrtle
 - 3. 18" Hickory
 - 4. 15" Gum
 - 5. 12" Oak
 - 6. 24" Oak
 - 7. 15" Oak
 - 8. 12" Elm
 - 9. 12" Oak

LOT 3 - HEIGHT / MASSING

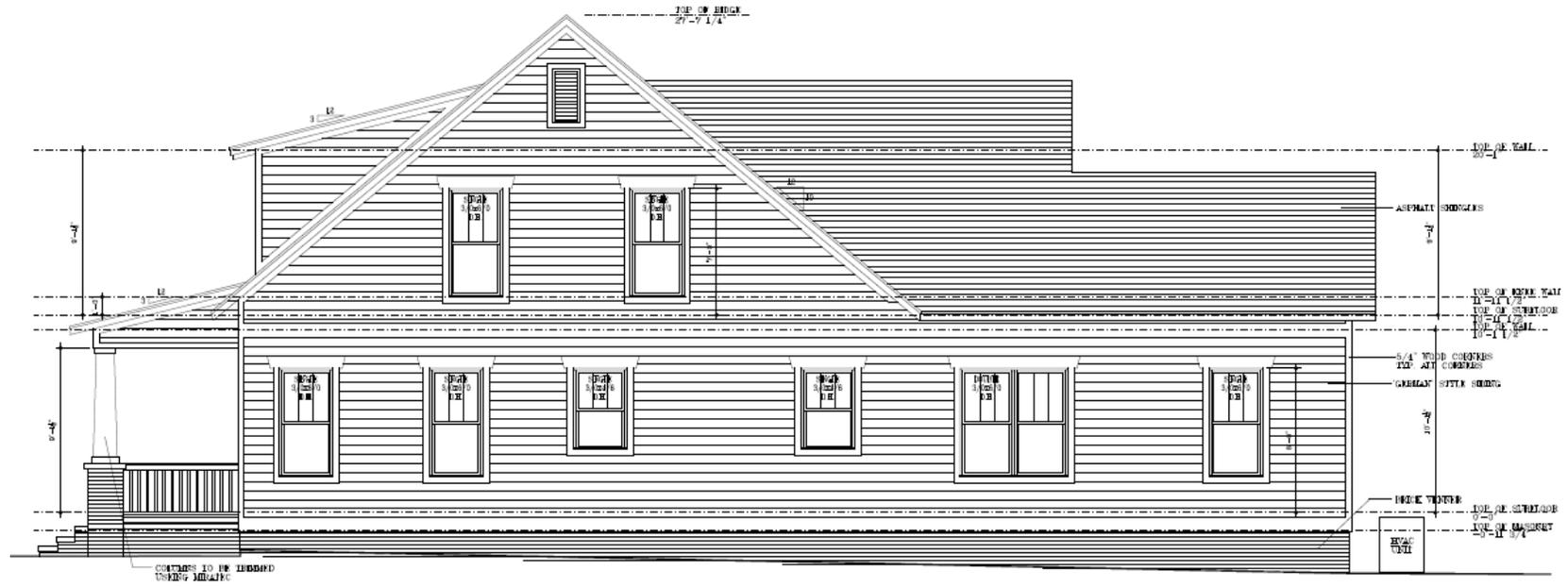
- We have reduced the roofline by 1 foot to 27' 7.25", by making the 2nd Floor 9' ceiling height.



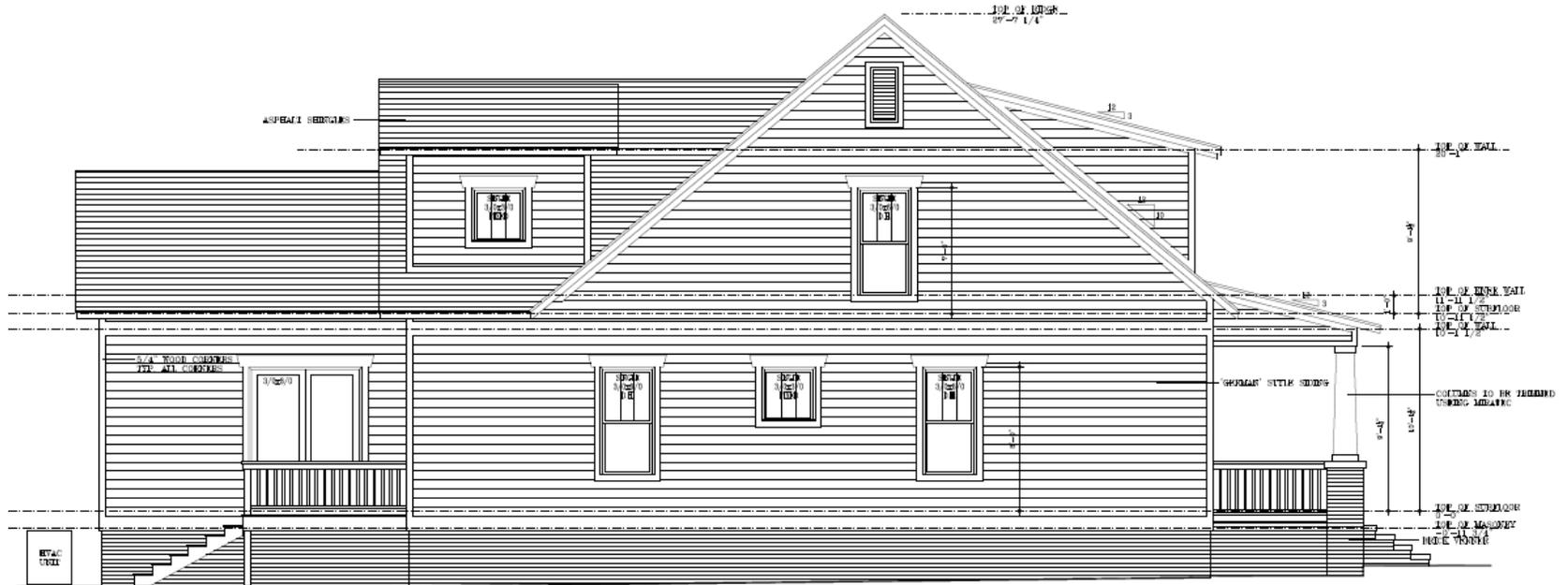
EXAMPLE OF SIMILAR HOUSE



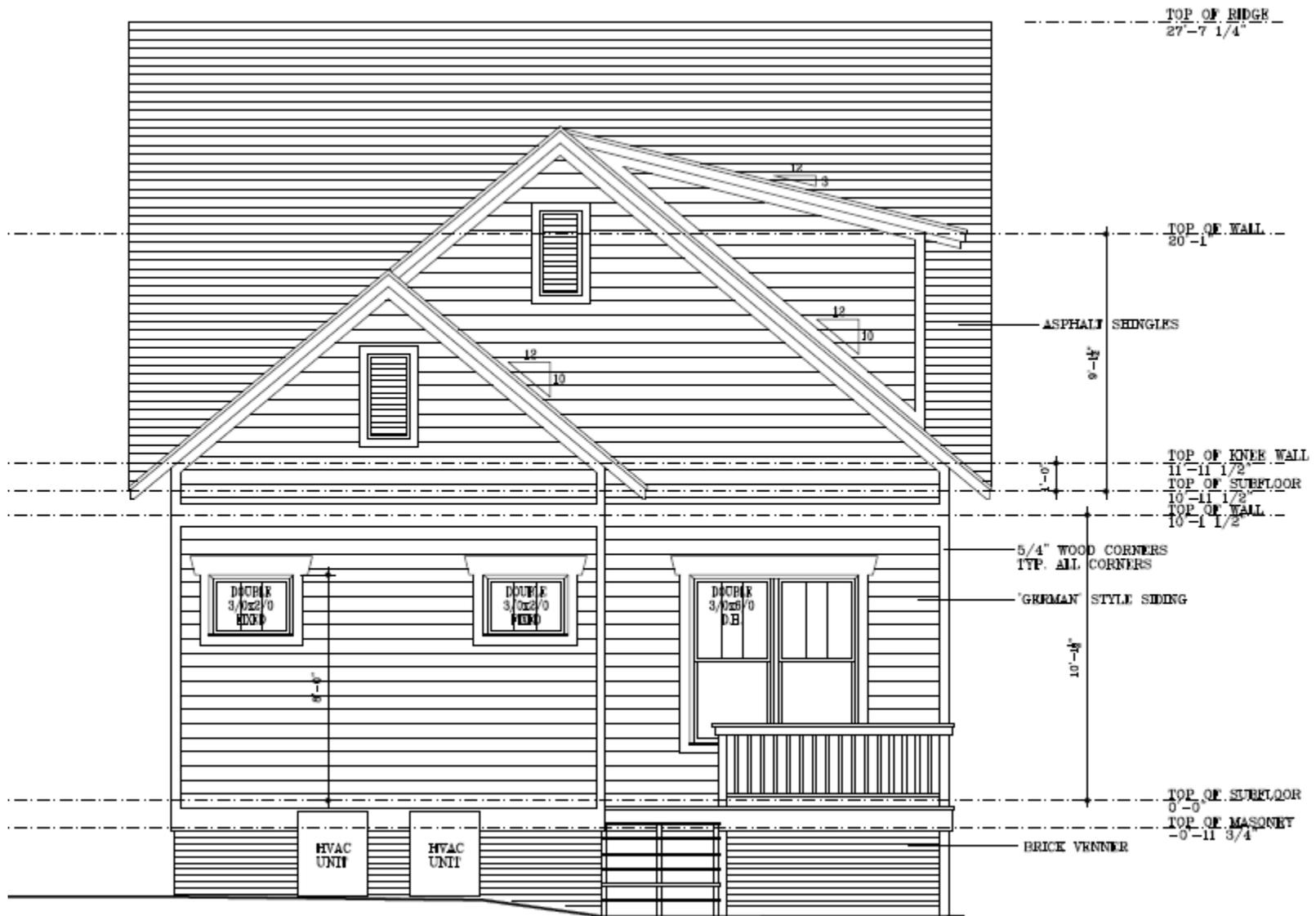
RIGHT (UPDATED)



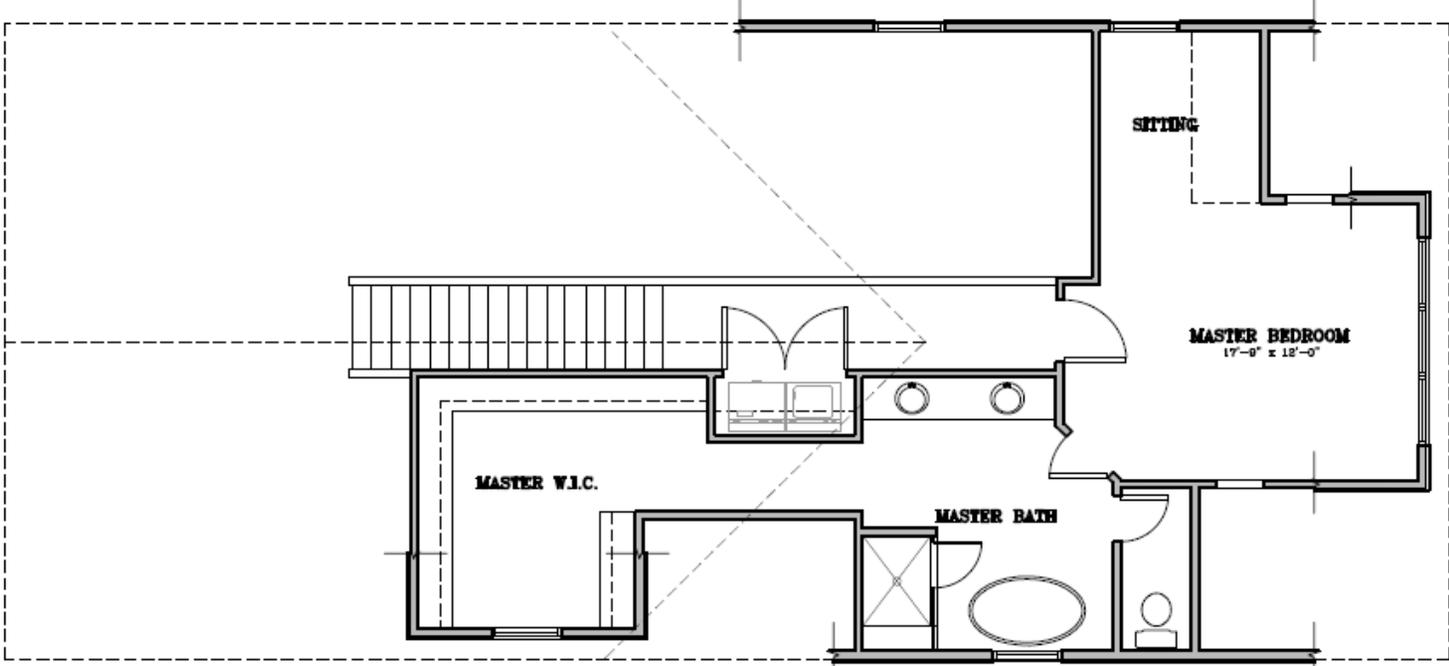
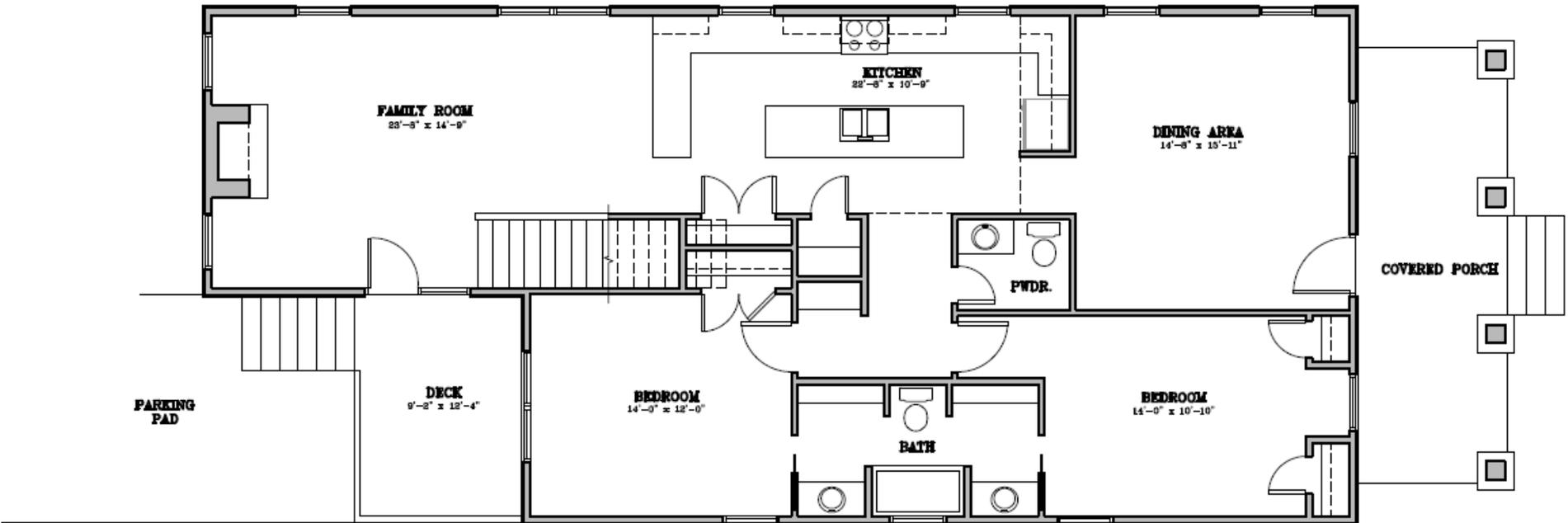
LEFT (UPDATED)



REAR (UPDATED)

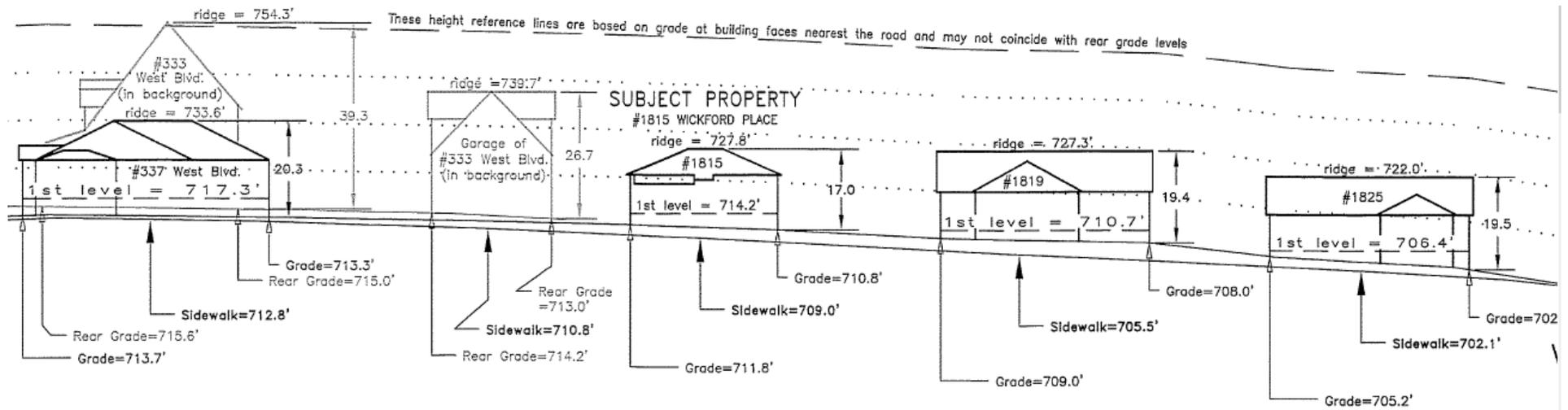


LOT 3 FLOORPLAN

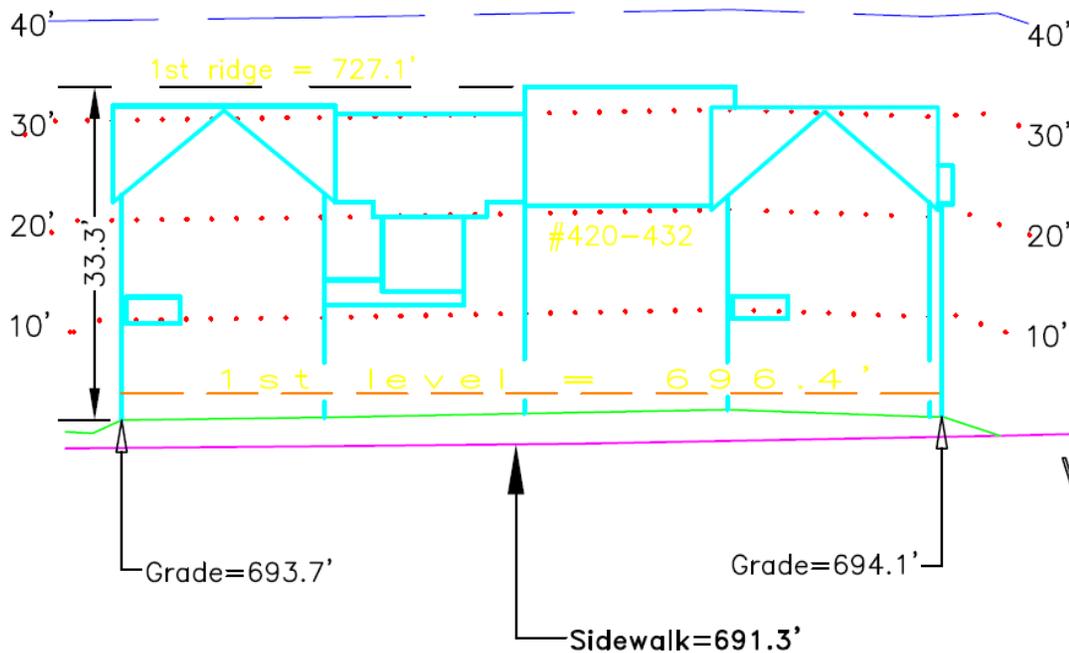


STREET SURVEYS

Wickford Place (across the Street – from West Blvd. to Worthington)

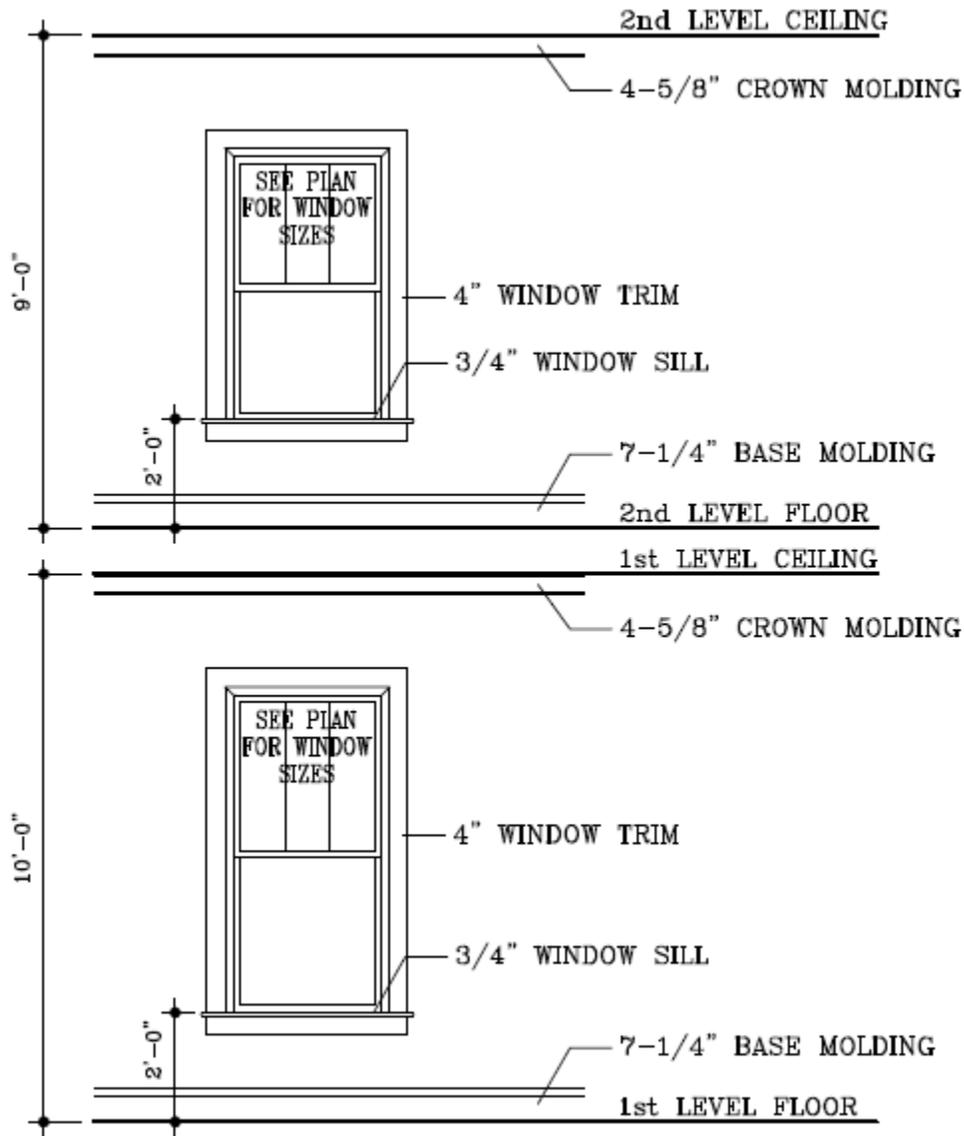


Worthington Ave (Wickford Place)

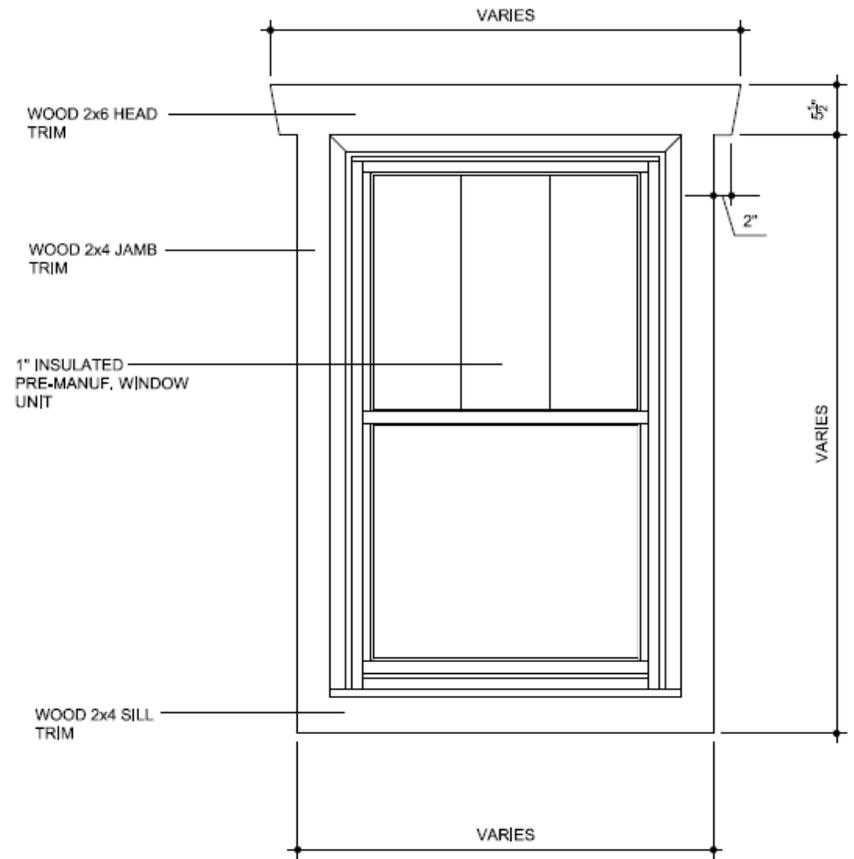


1816 Wickford Place		
LOT #	Roofline	Elevation to Grade
1	27' 7.25"	730.3'
2	23' 11.5"	728.6'
3	27' 7.25"	730.8'
4	23' 11.5"	724.8'

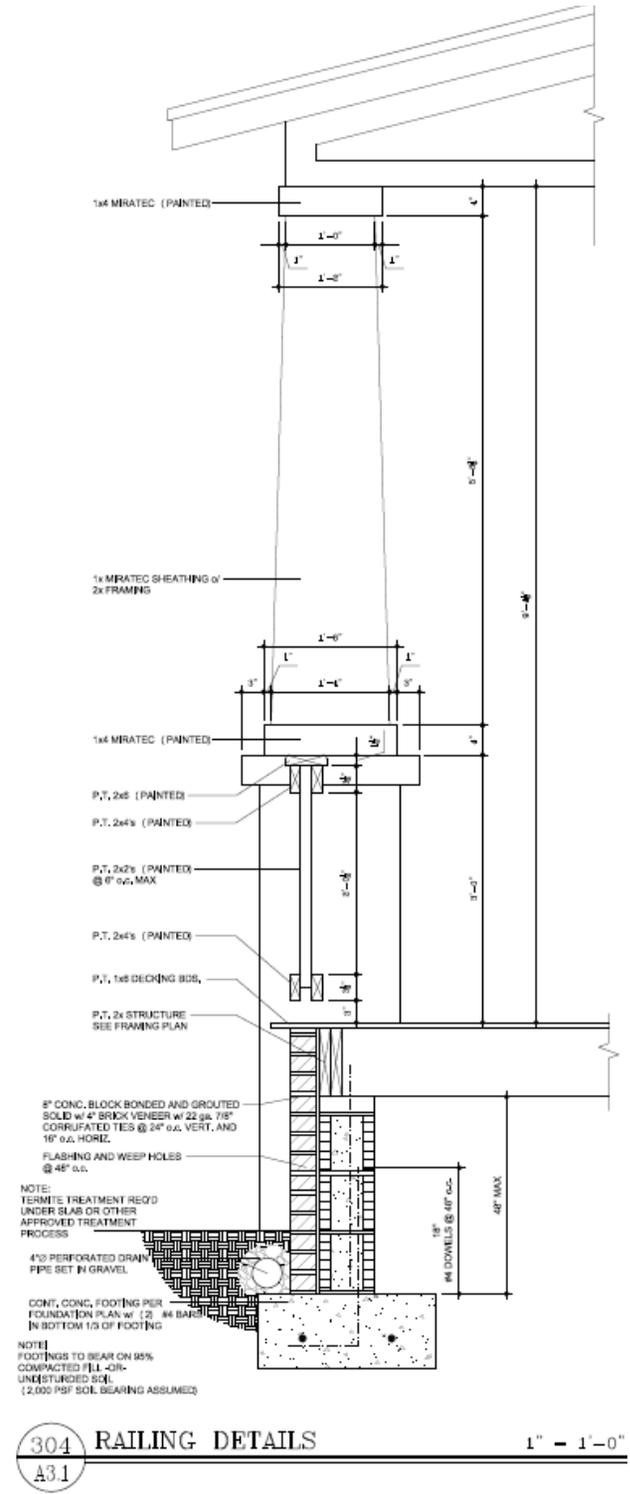
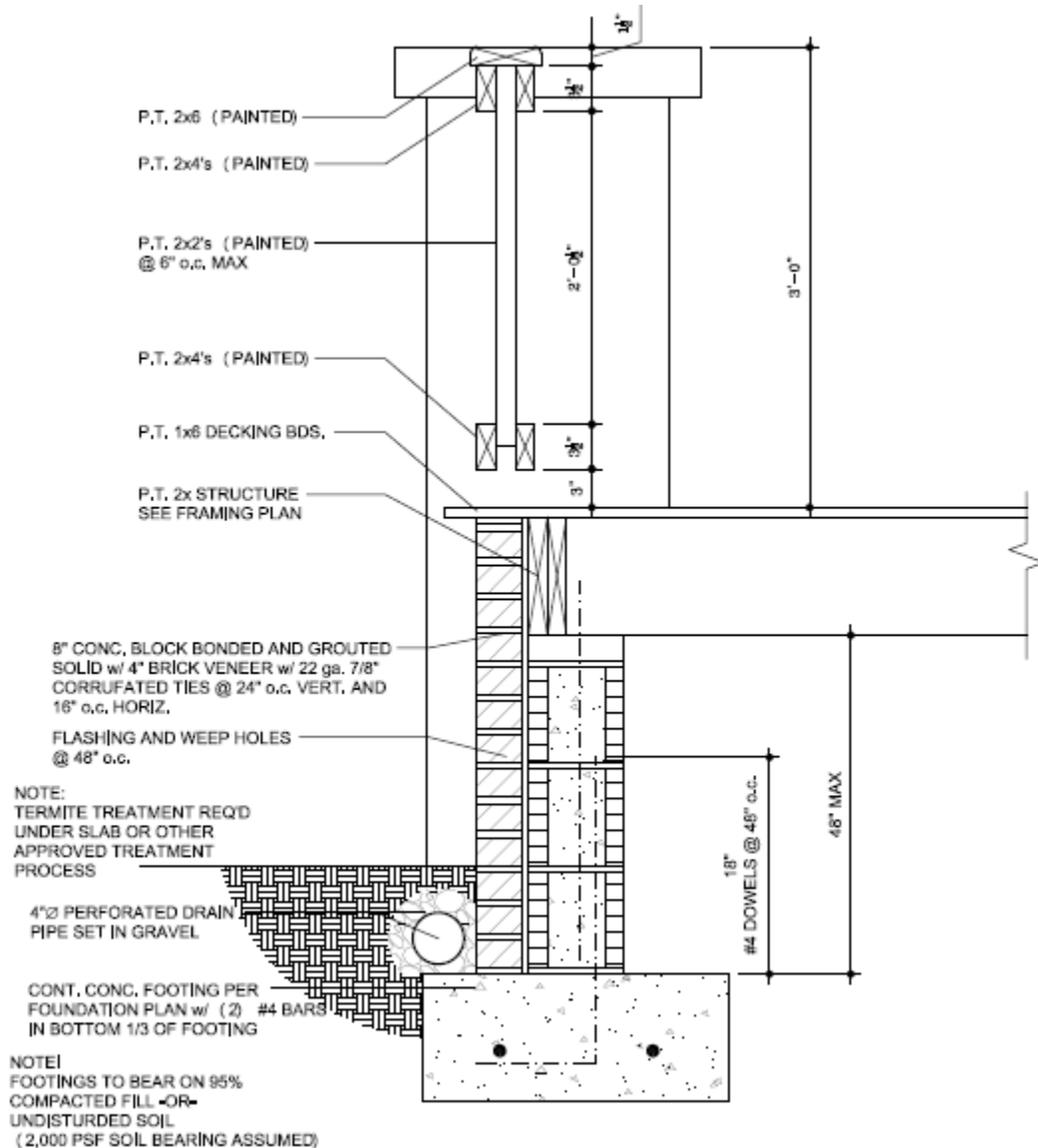
INTERIOR WINDOW HEIGHTS, TRIM, & CROWN



EXTERIOR WINDOW DETAIL



PORCH RAILING & COLUMN DETAIL



SOFFIT DETAIL

20 YR. ARCHITECTURAL SHINGLES o/
1 LAYER 15# FELT o/
7/16" EXTERIOR OSB ROOF SHEATHING
o/ 2x FRAMING AT 16" o.c.

AT PITCHES LESS THAN 4:12
2 LAYERS 15# FELT TO BE USED

R-30 INSULATION

WIND/UPLIFT ANCHORS
SIMPSON H2.5A (TYP.)

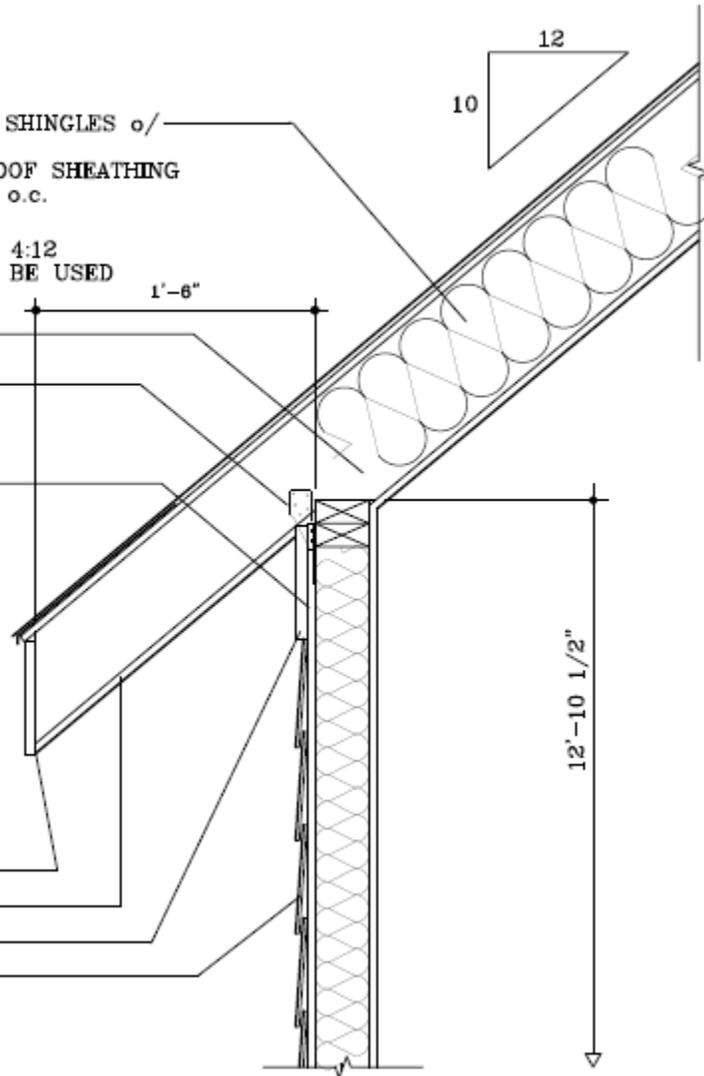
7/16" EXTERIOR GRADE
PLYWOOD SHEATHING

MIN. 1/2" REVEAL

MIRATEC SOFFIT

1x8 FRIEZE

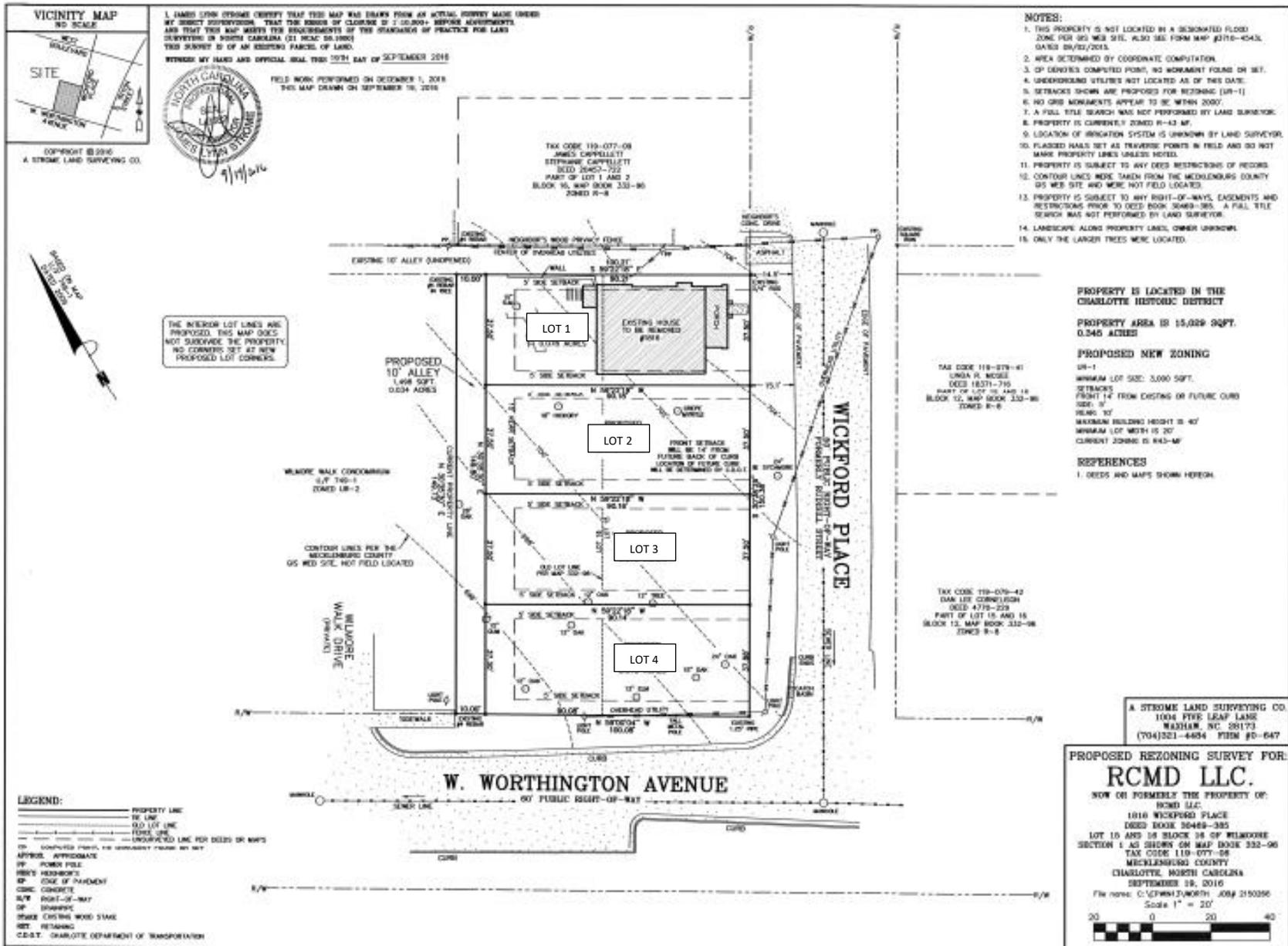
MIRATEC SIDING



EXISTING CONDITIONS – LOT 3

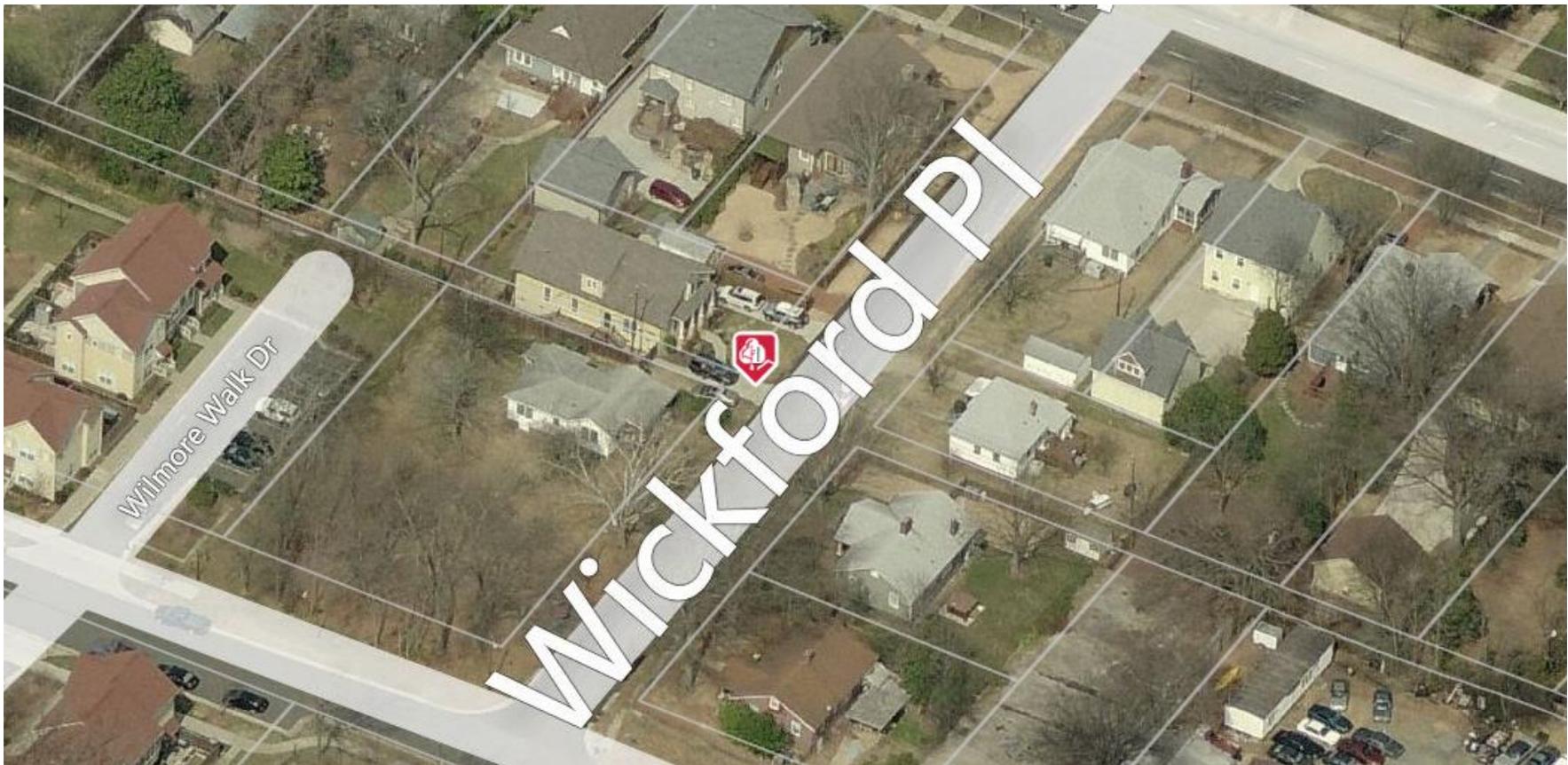


SURVEY



OUR INITIATIVES:

1. **REDUCE DENSITY** – build Single Family Residence rather than Multi-Family
2. **ARCHITECTURE** - maintain the Architecture, Look & Feel, and Character of the Neighborhood
3. **HISTORICAL SOCITEY** – use Approved Materials (German Siding, Wood Corners, Etc.)
4. **PARKING** - Parking Pads in the Rear of each house to cut down on Street Parking
5. **IMPROVEMENTS** - add an Alley, Sidewalks, Curbing and additional Trees
6. **GRADE** - keep to the best of our ability the Current Grade of the Land



CONTEXT / FOLLOW UP FROM LAST HDC MEETING

In terms of setting a precedent on SIZE & SCALE.

We feel there are two critical points that makes our property unique versus this becoming the norm within the Wilmore Historical District:

1. **ZONING** - we are the only property in ALL of Wilmore Historical District that is Multi-Family R-43. The next highest density Multi-Family is R-22, we are double the density of any other property in Wilmore Historical District. Our zoning has been in place for over 30 years.

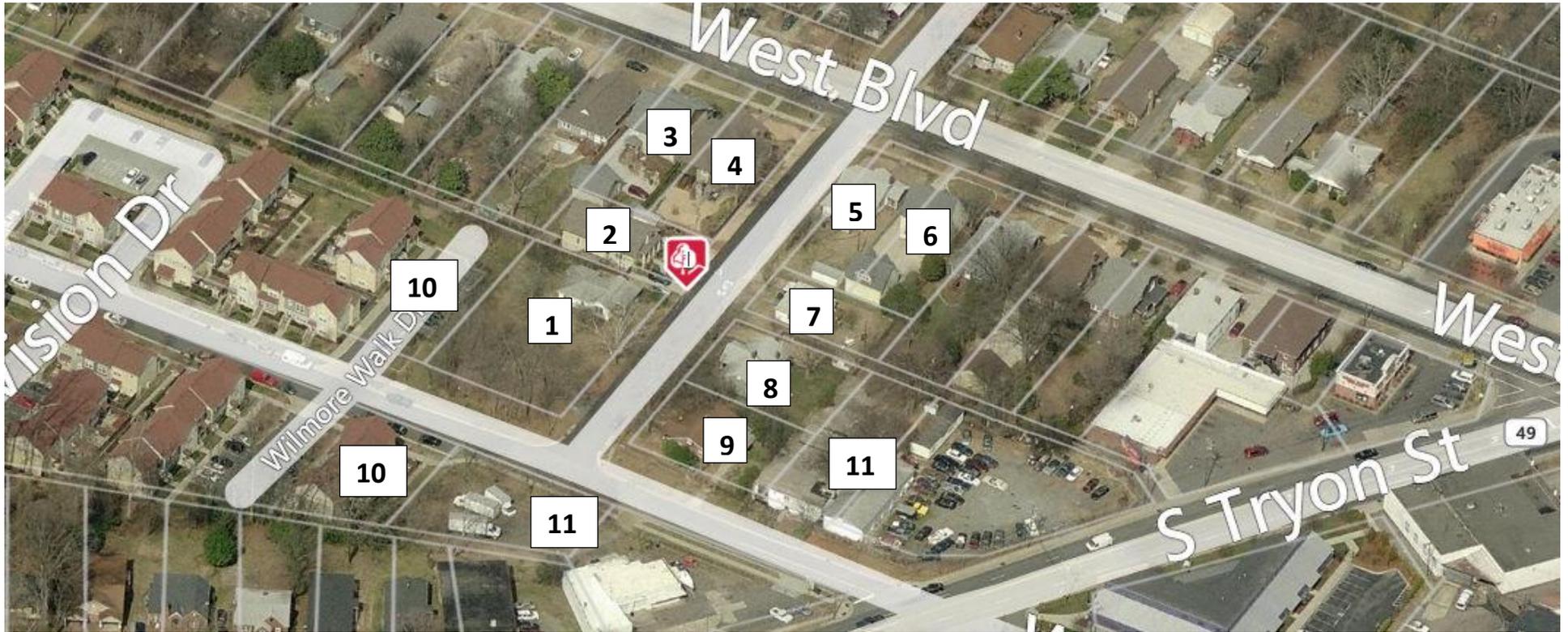
With the current zoning of R-43, we are significantly reducing the density that our current zoning allows for (14 units down to 4). It would be very difficult for anyone to replicate this scenario...as zoning would have an issue with increasing density. Zoning views us in a positive light as we are decreasing density, adding sidewalks & curbing, and taking cars off the streets with adding an alley and parking in the rear.

2. **SURROUNDINGS** - half (50%) of our neighbors are Non-Wilmore Historical District. We have Multi-Family and a to be developed Commercial property that make up two of our sides. We feel our property is in a Transitional Area entering into the Wilmore Historical Neighborhood.

We feel our proposed project helps create a gateway/entrance to the Wilmore Historical District at the start of Wickford Place. We are going to help create a consistent feel where currently it is a hodge-podge of property in this location.

These items support the unique nature of our property, and that decisions regarding its development will not set precedent for any other developments in Wilmore. If someone tried to do this in the Future they would be trying to increase density compared to us decreasing it, which would prove very difficult to achieve.

SURROUNDINGS / ADJACENT STRUCTURES – We are located in a transitional area of Wilmore...as two of our sides (50% of overall property lines) border on Non-Historical District boundaries. We are bordered by two story Multi-Family along 150' to the West Side of our Property and along the Southside across W. Worthington we have additional Multi-Family and Commercial.



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10 – Multi-Family Complex that is not in the Wilmore Historical District and borders on 150' along our Western Border and Across the Street to our South.

2204 VISION DR CHARLOTTE NC 28203

Owner Name	Mailing Address
BRIAN M WHITE	2204 VISION DR #15 CHARLOTTE NC 28203

Supplementary Information

Additional Owners, Leaseholds, Condo Complex Areas may be present on this selected Tax Parcel.

Other Owners tied to Parcel

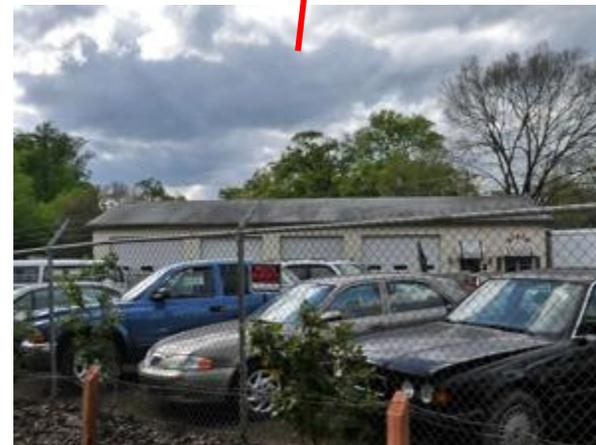
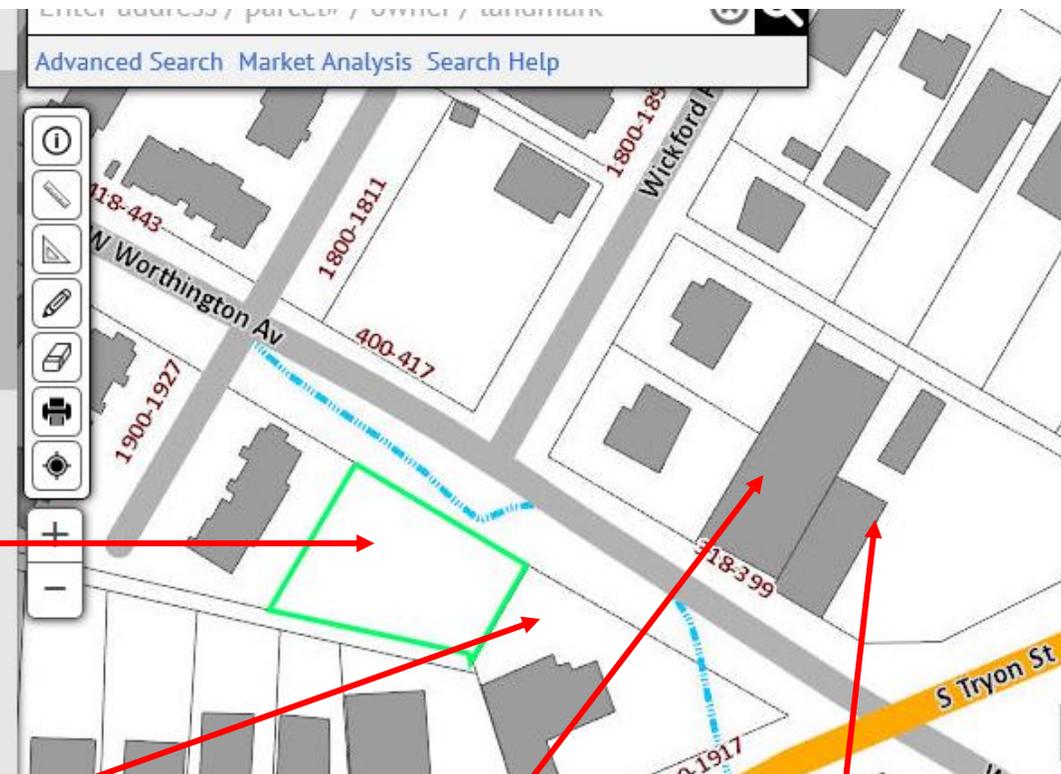
Unselect Property

Photo: 3 / 4



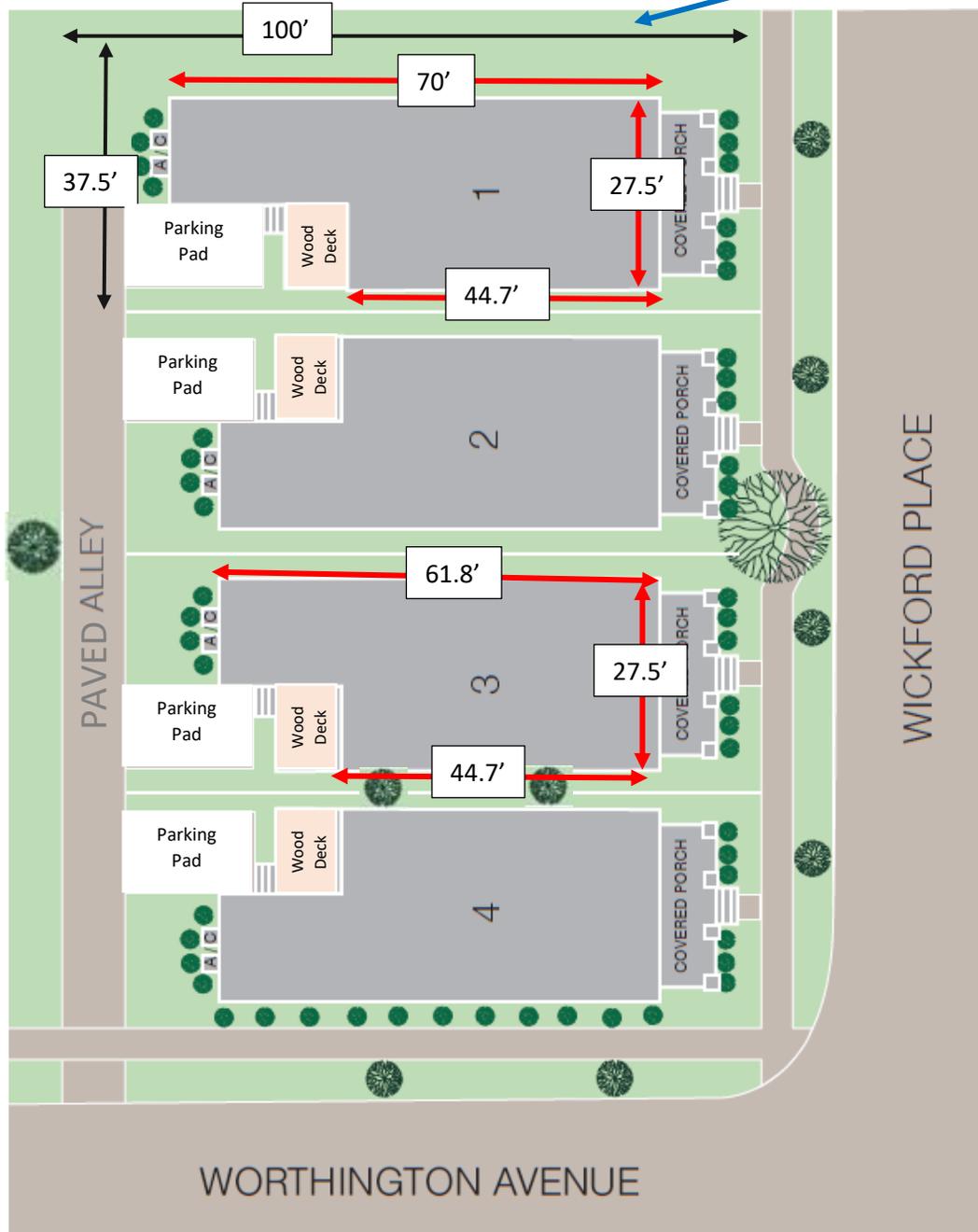
#11 - The property that borders on the Multi-Family across Worthington (diagonally across from our property) is zoned Commercial and is currently a Car Repair Center.

11907624	11907624
Address located on Property	
401 W WORTHINGTON AV CHARLOTTE NC 28203	
Owner Name	Mailing Address
CHARLES ALLEN GORDON	1231 AUTEN RD CHARLOTTE NC 28216
PATRICIA MOORE	1231 AUTEN RD CHARLOTTE NC 28216



FOOTPRINT / LOT DIMENSIONS / RATIO

There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our



LOT 1 Footprint

- Depth of 70' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT 2 – 4 Footprint

- Depth of 61.8' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT Size 1 – 4

- Depth 100' / 37.5'
- Total Lot Size 3,750 sq. ft.

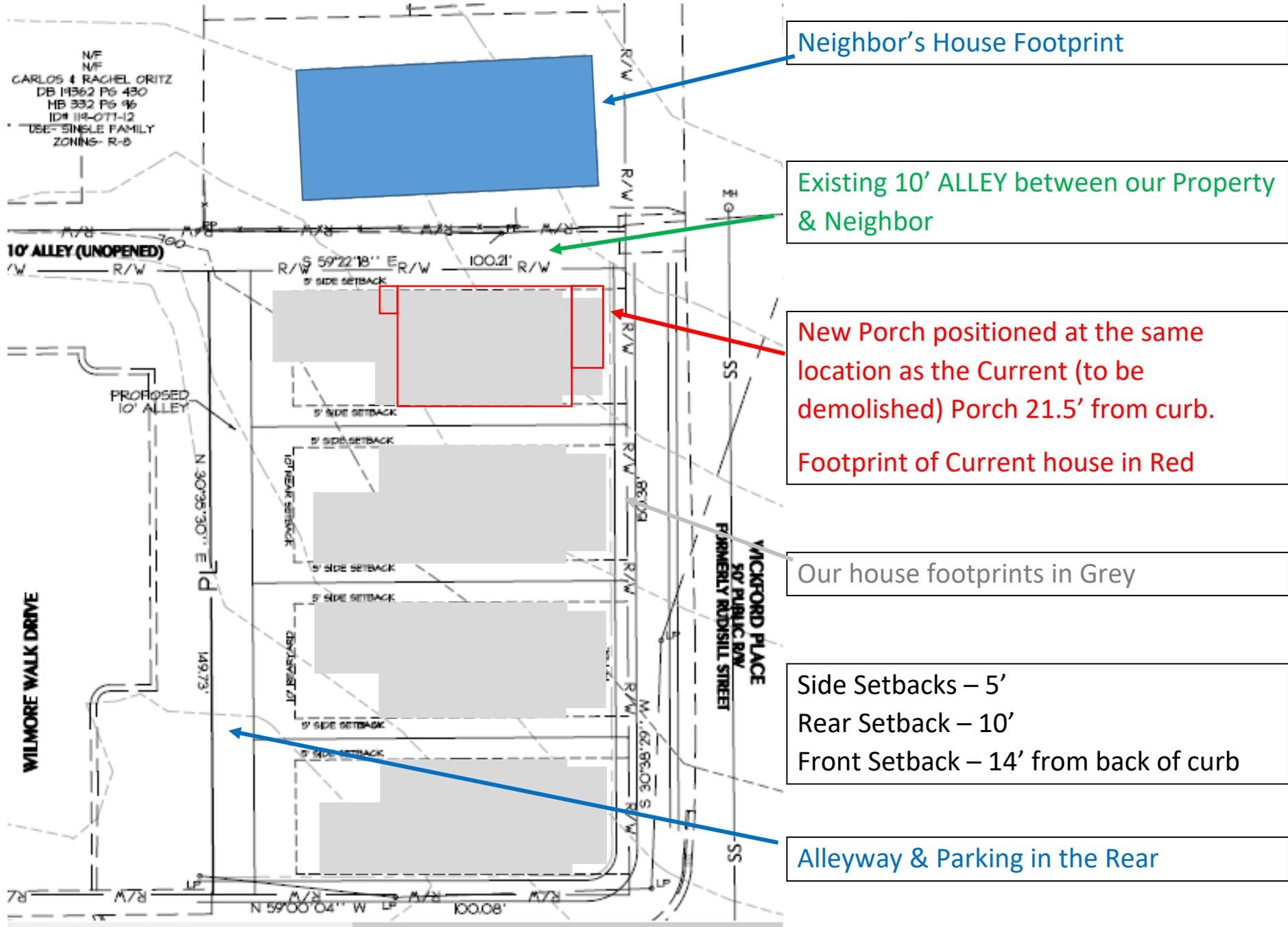
Footprint % to Lot Size / % of Lot that's Permeable

Lot 1 43% heat sq. ft. / 48% is Permeable*

Lot 2-4 39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable

SITE PLAN ZOOM-IN



Neighbor's House Footprint

Existing 10' ALLEY between our Property & Neighbor

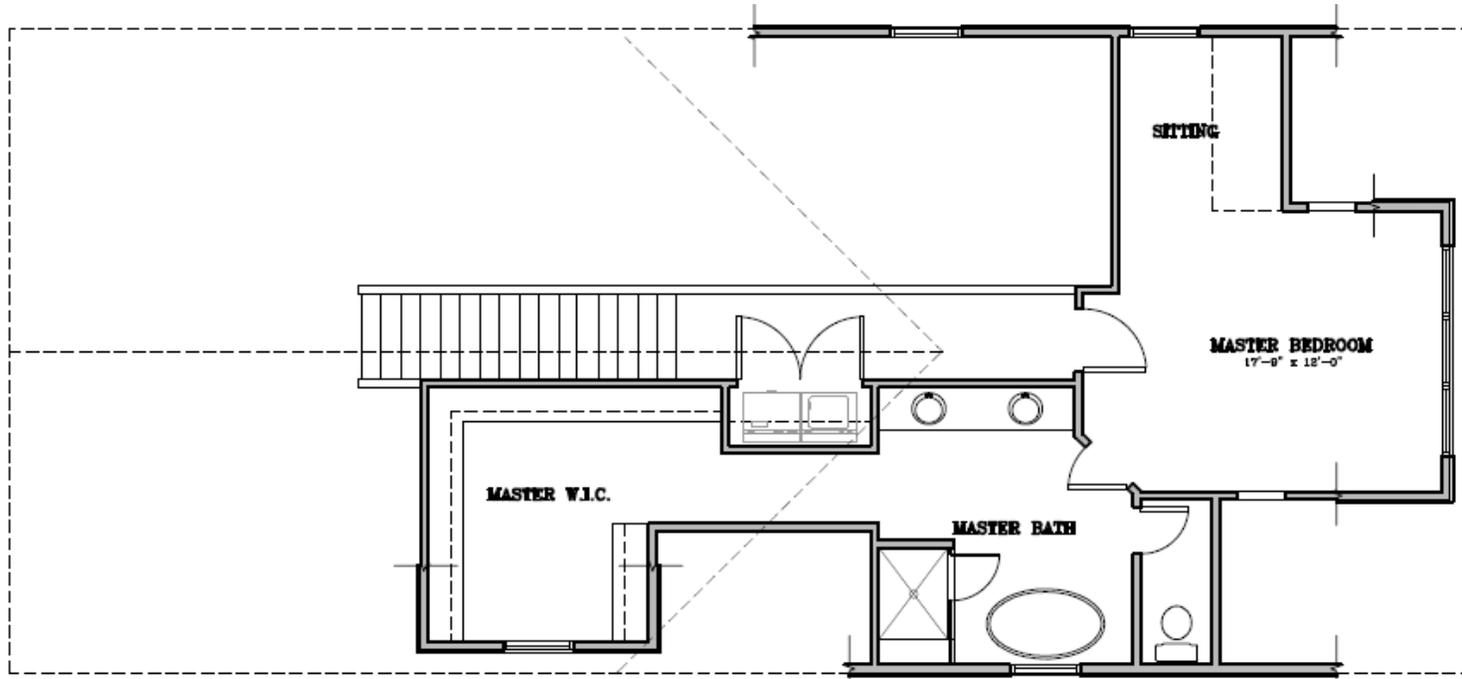
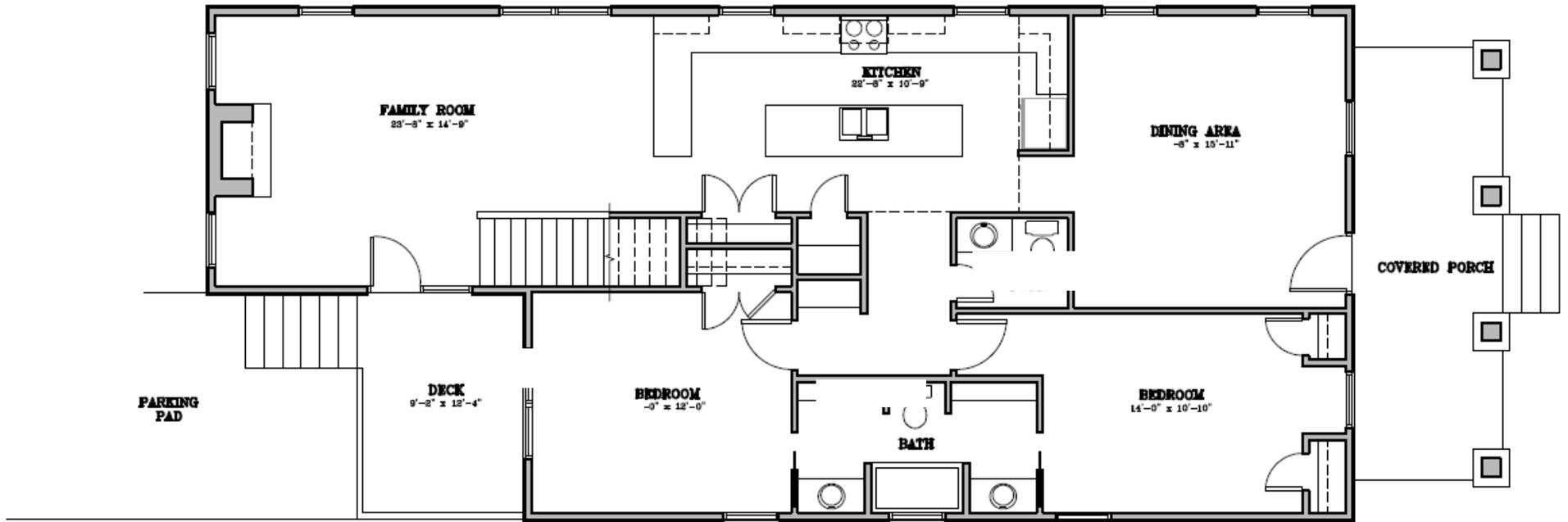
New Porch positioned at the same location as the Current (to be demolished) Porch 21.5' from curb.
Footprint of Current house in Red

Our house footprints in Grey

Side Setbacks – 5'
Rear Setback – 10'
Front Setback – 14' from back of curb

Alleyway & Parking in the Rear

LOT 3 FLOORPLAN



SIZE

The Red Circles shows areas that are within Wilmore Historical District that all have smaller size lots with a larger Footprint to Lot Size Ratio. 1816 Wickford Place is in Green.



#1 – The footprint is 4,187 sq. ft. with a lot size of 7,243 sq. ft. A ratio of 58% of the lot.

11907807	11907807
Addresses located on Property	
402 WEST BV CHARLOTTE NC 28203	
Owner Name	Mailing Address
RBP INVESTMENTS LLC	PO BOX 11113 CHARLOTTE NC 28220
Unselect Property	

Photo: 1 / 3



#2 - This property is Zoned Multi-Family R-22. The footprint of the Building is approximately 2,085 sq. ft. on a lot size of 5,359. It is a 39% Footprint to Lot size ratio. We are looking to build Single Family and not Multi-Family on our Property, but currently we have a higher density zoning of Multi-Family as we are R-43.

Parcel ID	GIS ID
11907945	11907945

Addresses located on Property

313 WEST BV A CHARLOTTE NC 28203

Owner Name	Mailing Address
TOP OF THE HILL PROPERTIES LLC	17722 CHESTNUT AVE CHARLOTTE NC 28205

[Unselect Property](#)

Photo: 1 / 4



#3 – This property has a footprint of 2,538 sq. ft. on a Lot that is 5,316. A Footprint to Lot Ratio of 48%.

Addresses located on Property

237 W KINGSTON AV CHARLOTTE NC 28203

Owner Name	Mailing Address
DAWN A MAYBECK	235-237 WEST KINGSTON AV CHARLOTTE NC 28203
NANCY C NORMAN	235-237 WEST KINGSTON AV CHARLOTTE NC 28203

[Unselect Property](#)

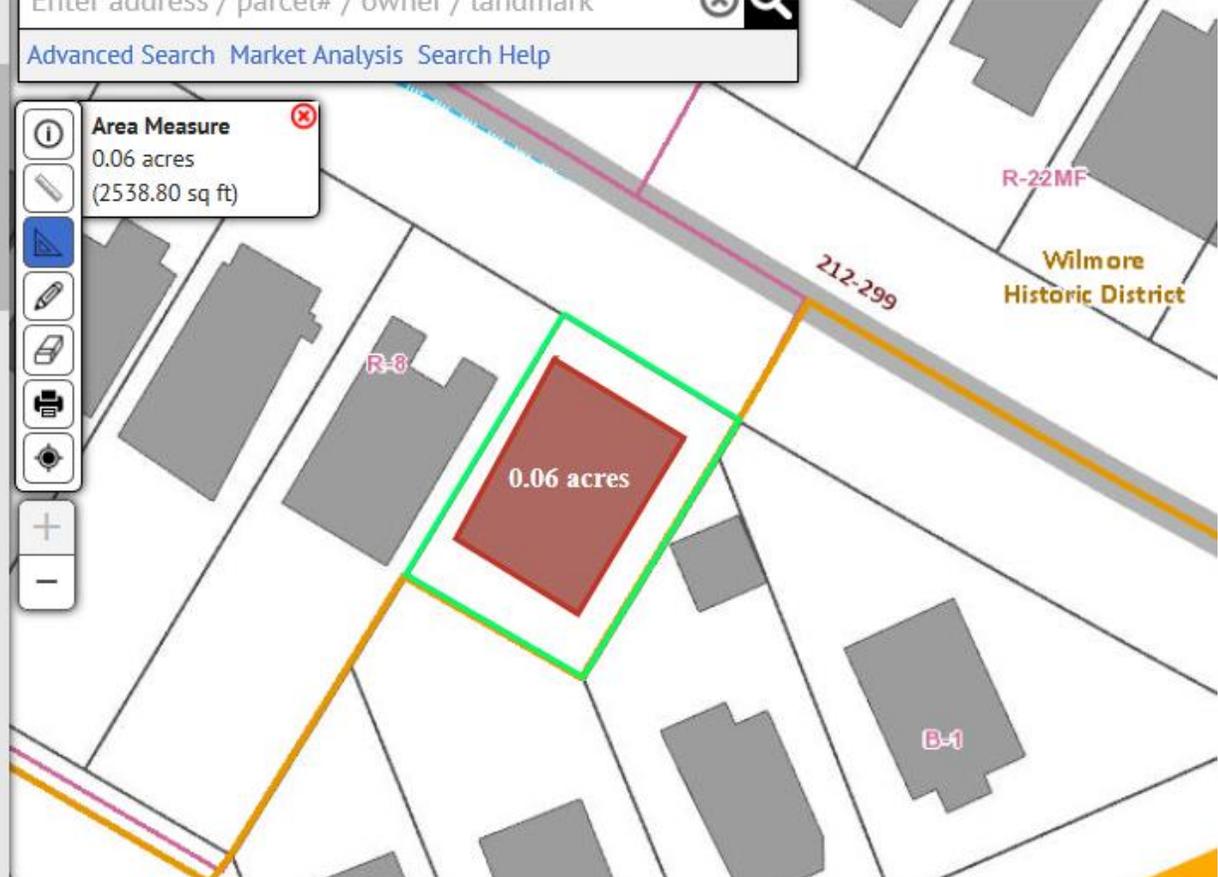
Photo: 1 / 1



Enter address / parcel# / owner / landmark

[Advanced Search](#) [Market Analysis](#) [Search Help](#)

Area Measure
0.06 acres
(2538.80 sq ft)



#4 – This property has a footprint of 2,016 sq. ft. with a Lot size of 5,751 sq. ft. A ratio of 35%.

Property Key

Parcel ID	GIS ID
11908915	11908915

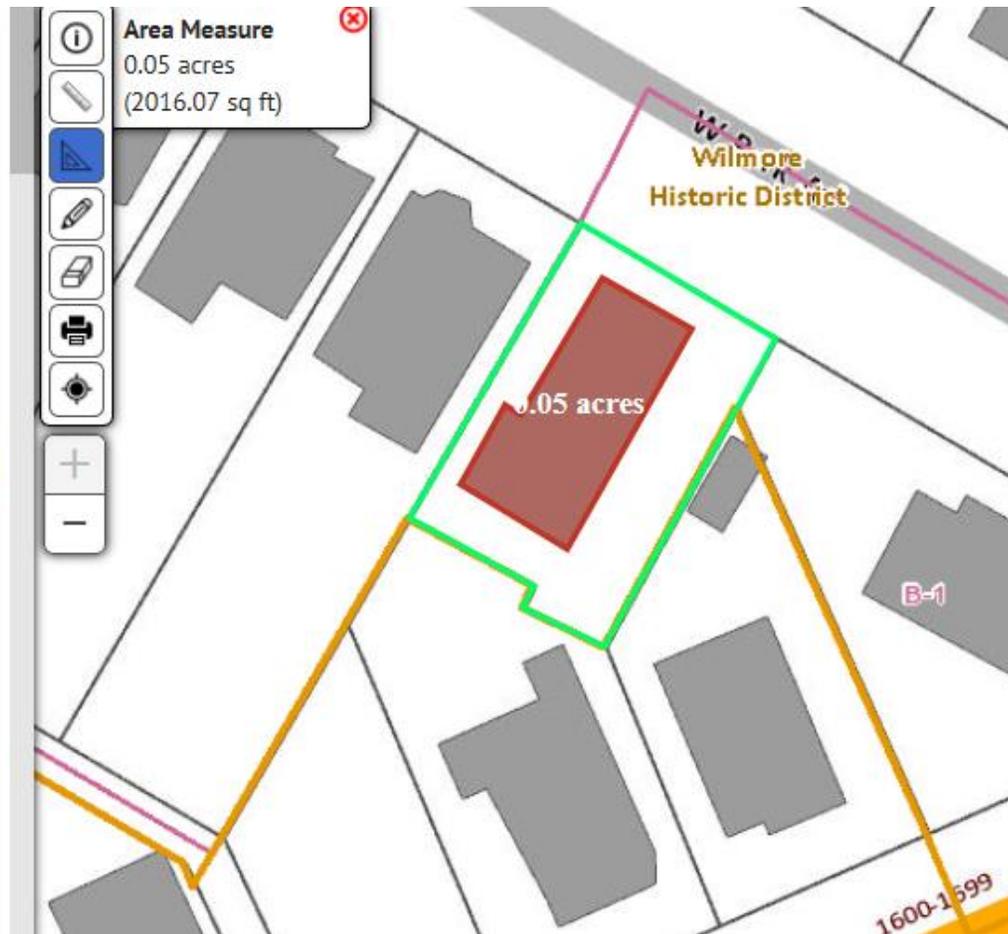
Address located on Property

215 W PARK AV CHARLOTTE NC 28203

Owner Name	Mailing Address
WILLIAM B III DUNSON	1623 LOGIE AVE CHARLOTTE NC 28205

[Unselect Property](#)

Photo: 1 / 2



LOT SIZE – examples of similar lot size properties in the Wilmore Historical District compared to our proposed .086 acres and 3,750 square feet.

This property is .08 acres (3,620 sq. ft.).

Property Key

Parcel ID	GIS ID
11907630	11907630

Address located on Property

1950 WOODCREST AV CHARLOTTE NC 28203

Owner Name	Mailing Address
EMANSER LLC	2001 OAKLAWN AVE CHARLOTTE NC 28216

[Unselect Property](#)

Photo: 1 / 2



Enter address / parcel# / owner / landmark

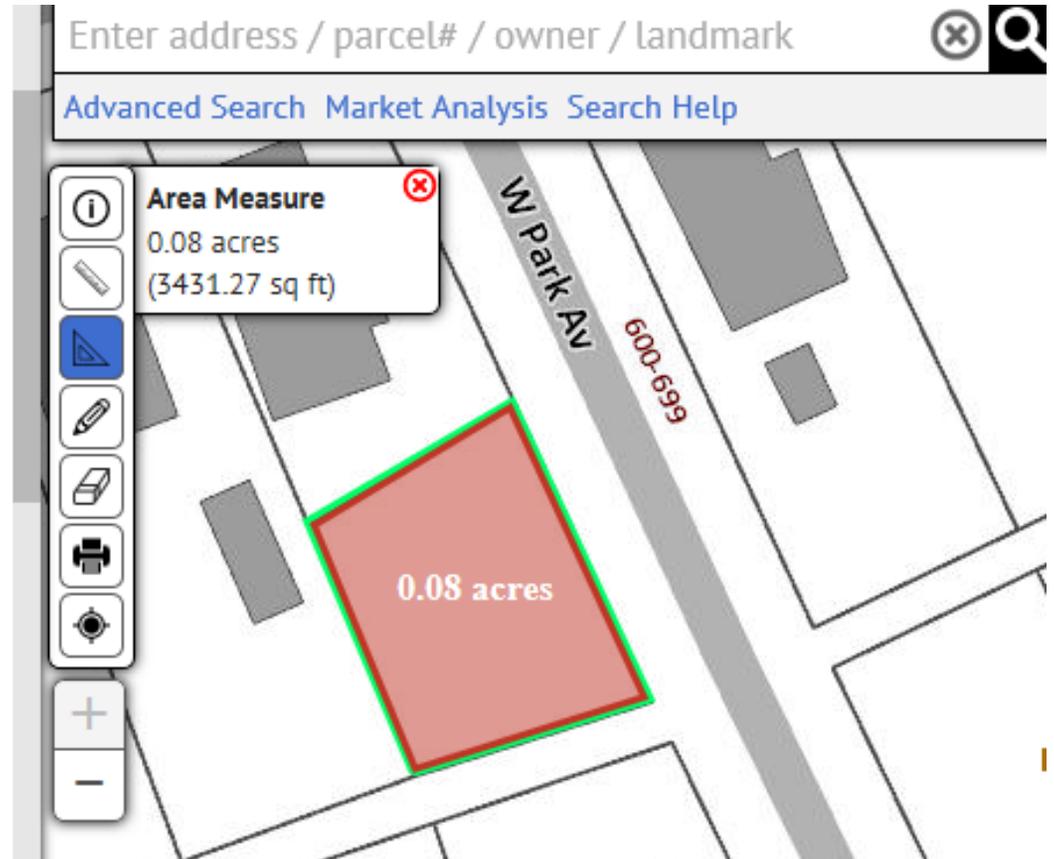
[Advanced Search](#) [Market Analysis](#) [Search Help](#)

Area Measure
0.08 acres
(3620.35 sq ft)



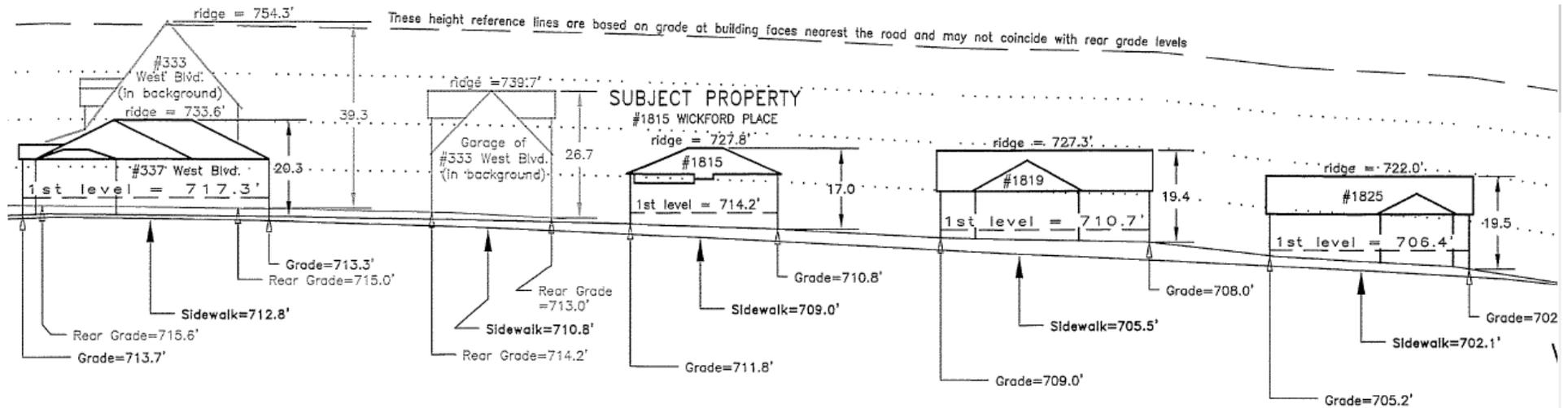
This Property is .08 acres (3,431 square feet).

Property Key	
Parcel ID	GIS ID
11909610	11909610
Address located on Property	
617 W PARK AV CHARLOTTE NC 28203	
Owner Name	Mailing Address
NORTH START BUILDERS IND	4933 EL MUNDO ST CHARLOTTE NC 28216
Unselect Property	
Link To	
Google Street View	
Birdseye View maintained by Mecklenburg County	

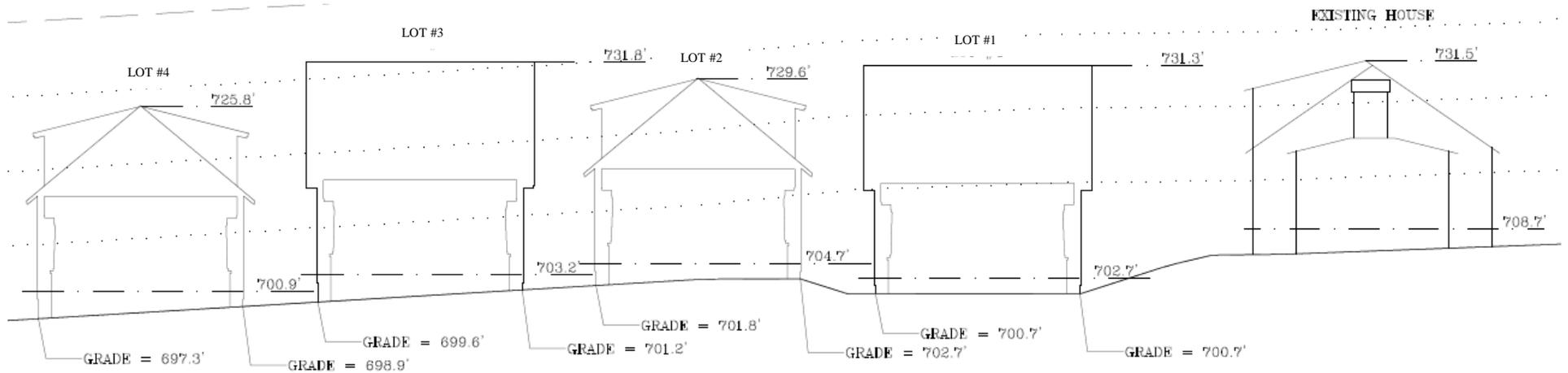


HEIGHT / STREETScape / SCALE

Wickford Place (across the Street – from West Blvd. to Worthington)



Wickford Place (our side including the neighbor's house to the right of our property)



- Our Hip Roof Houses are within 3 inches of our neighbor's roofline and within 4 feet of the roofline across the street.
- Our Gable Style Houses are 2 feet lower than our neighbor's roofline and between 2-3 feet of across the street.



EXAMPLES OF TALL HOUSES – This property is 2 stories plus compared to our 1.5 story home.

Parcel ID	GIS ID
11909608	11909608

Address located on Property

1600 WILMORE DR CHARLOTTE NC 28203

Owner Name	Mailing Address
RACHEL FULLER	1600 WILMORE DR CHARLOTTE NC 28203

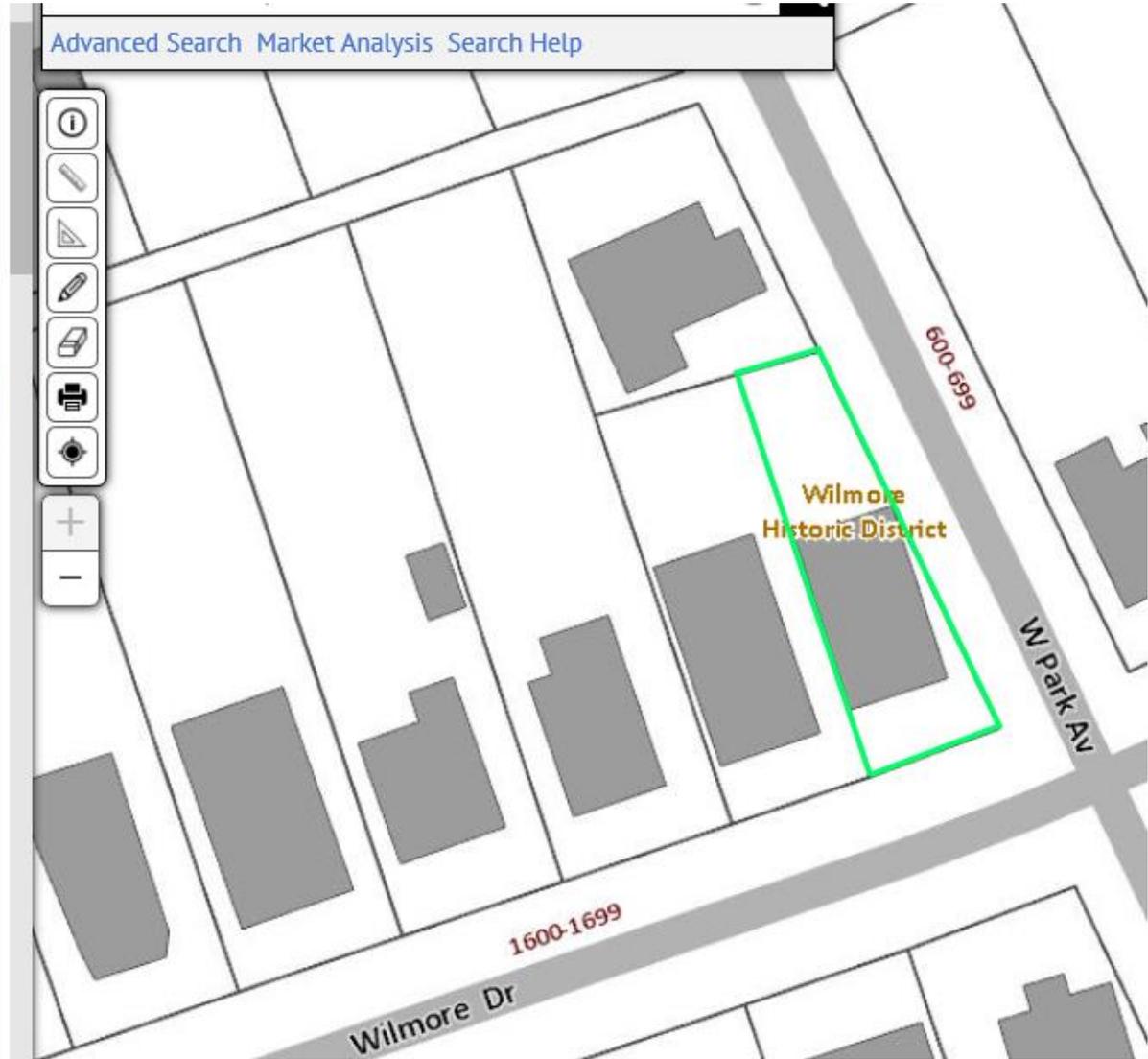
[Unselect Property](#)

Photo: 1 / 2



Photo Date: 01/04/2016 Source: Mecklenburg County (iLookAbout)

Link To



This property is 39' ft. tall over 10' taller than our property.

Property Key

Parcel ID	GIS ID
11907938	11907938

Address located on Property

333 WEST BV CHARLOTTE NC 28203

Owner Name	Mailing Address
MEHTA PARTNERS LLC	327 OXFORDSHIRE LN CHAPEL HILL NC 27517

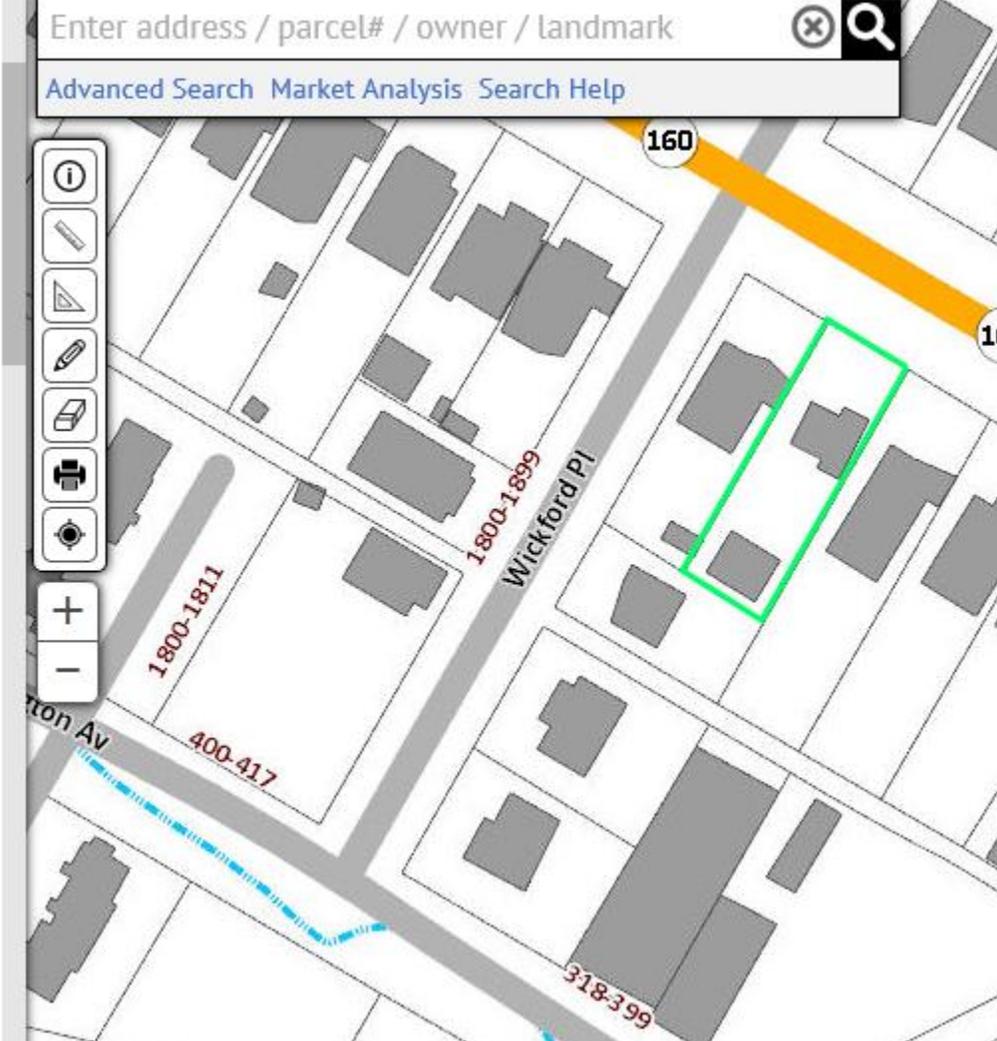
[Unselect Property](#)

Photo: 1 / 2



Enter address / parcel# / owner / landmark

[Advanced Search](#) [Market Analysis](#) [Search Help](#)



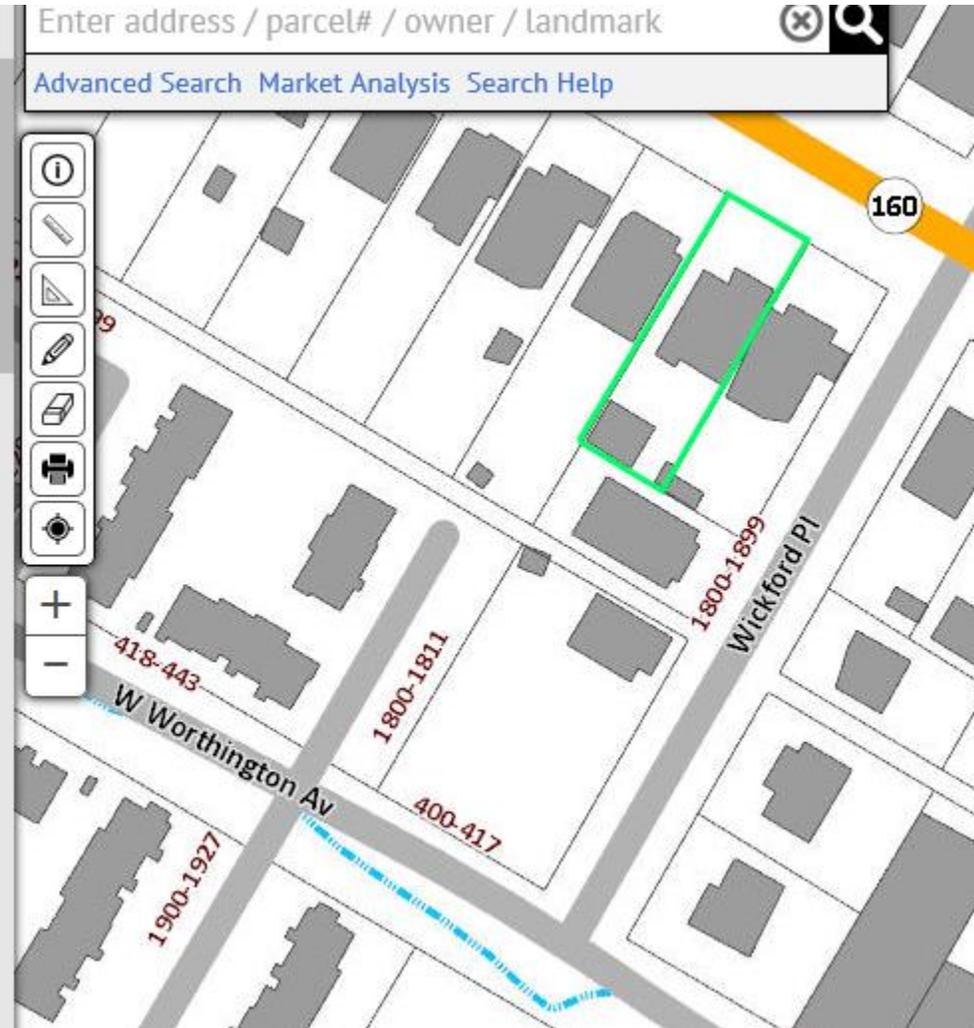
This property is another home very close to ours that is a 2-story house.

Property Key

Parcel ID	GIS ID
11907711	11907711
Address located on Property	
405 WEST BV CHARLOTTE NC 28203	
Owner Name	Mailing Address
MOHAMMAD AMRYIN	405 WEST BLVD CHARLOTTE NC 28203

[Unselect Property](#)

Photo: 1 / 2



The multi-family apartments that border on our property are 2-story and significantly taller than our homes.

2204 VISION DR CHARLOTTE NC 28203

Owner Name

Mailing Address

BRIAN M WHITE

2204 VISION DR #15
CHARLOTTE NC 28203

Supplementary Information

**Additional Owners, Leaseholds, Condo Complex Areas
may be present on this selected Tax Parcel.**

[Other Owners tied to Parcel](#)

[Unselect Property](#)

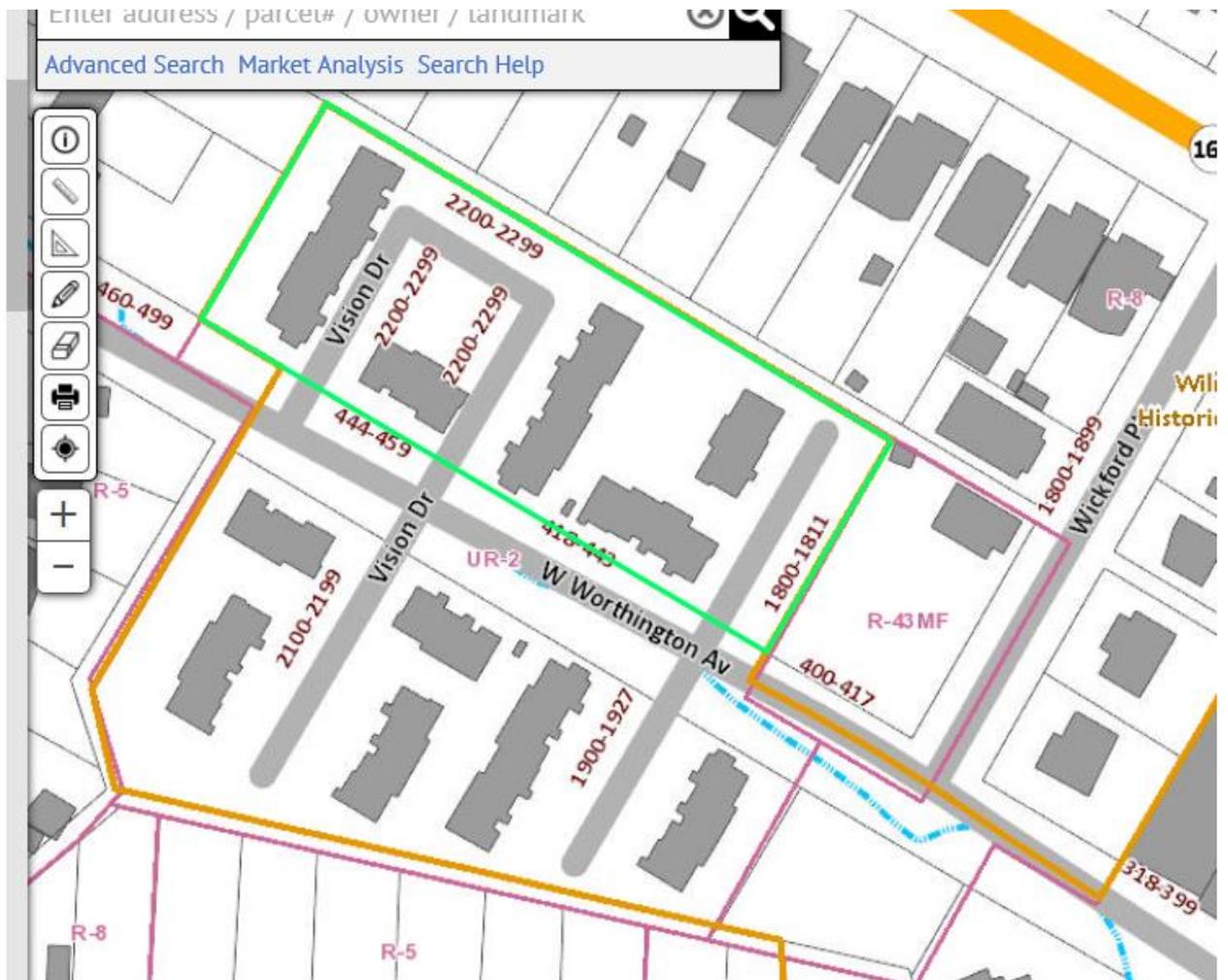
Photo: 3 / 4



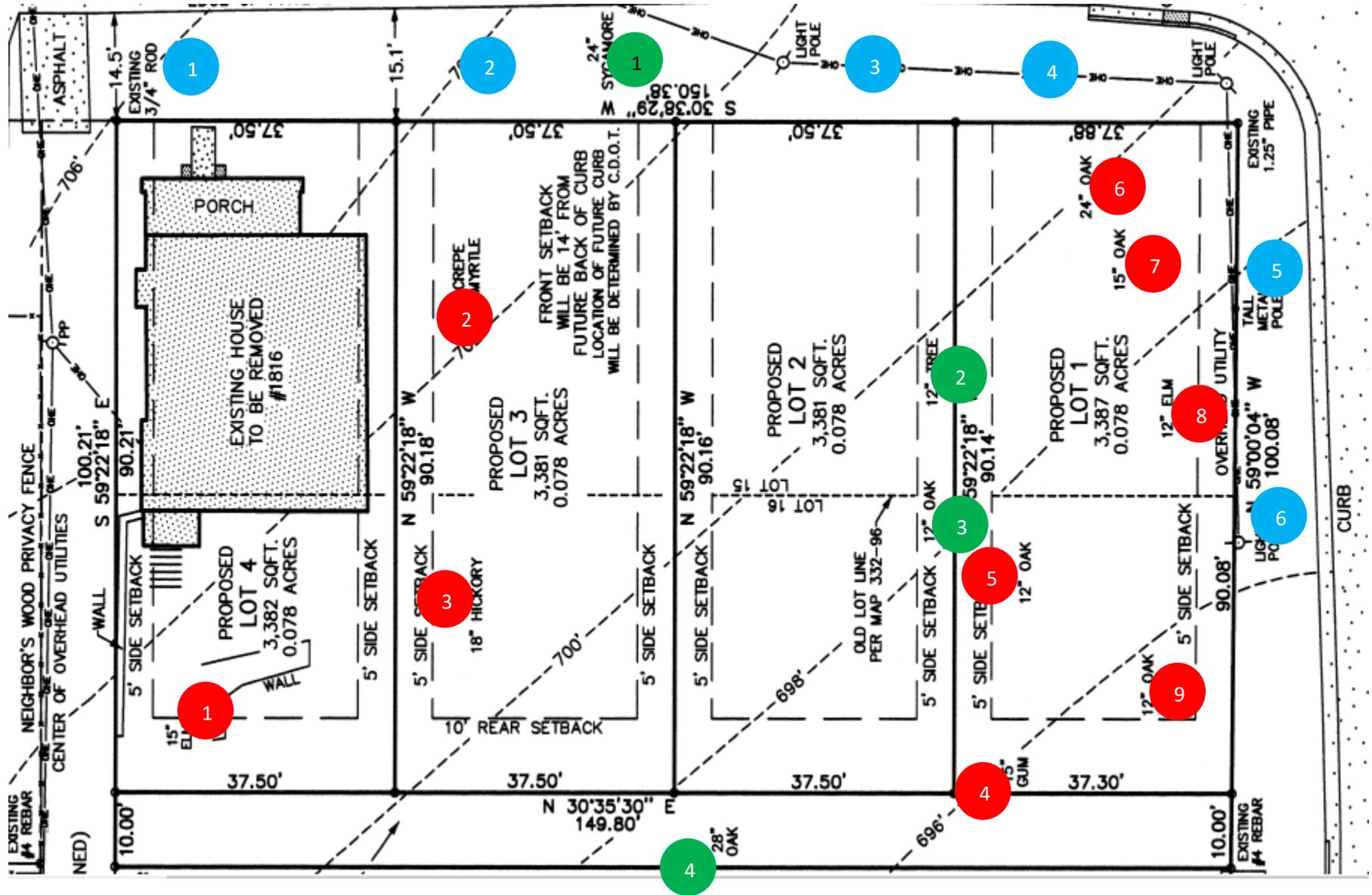
11907737 001



Photo Date: 06/19/2007 Source: Mecklenburg County
(Historic)



TREE SAVE



- KEEP**
- 1. 24" Sycamore
 - 2. 12" Oak
 - 3. 12" Oak
 - 4. 28" Oak

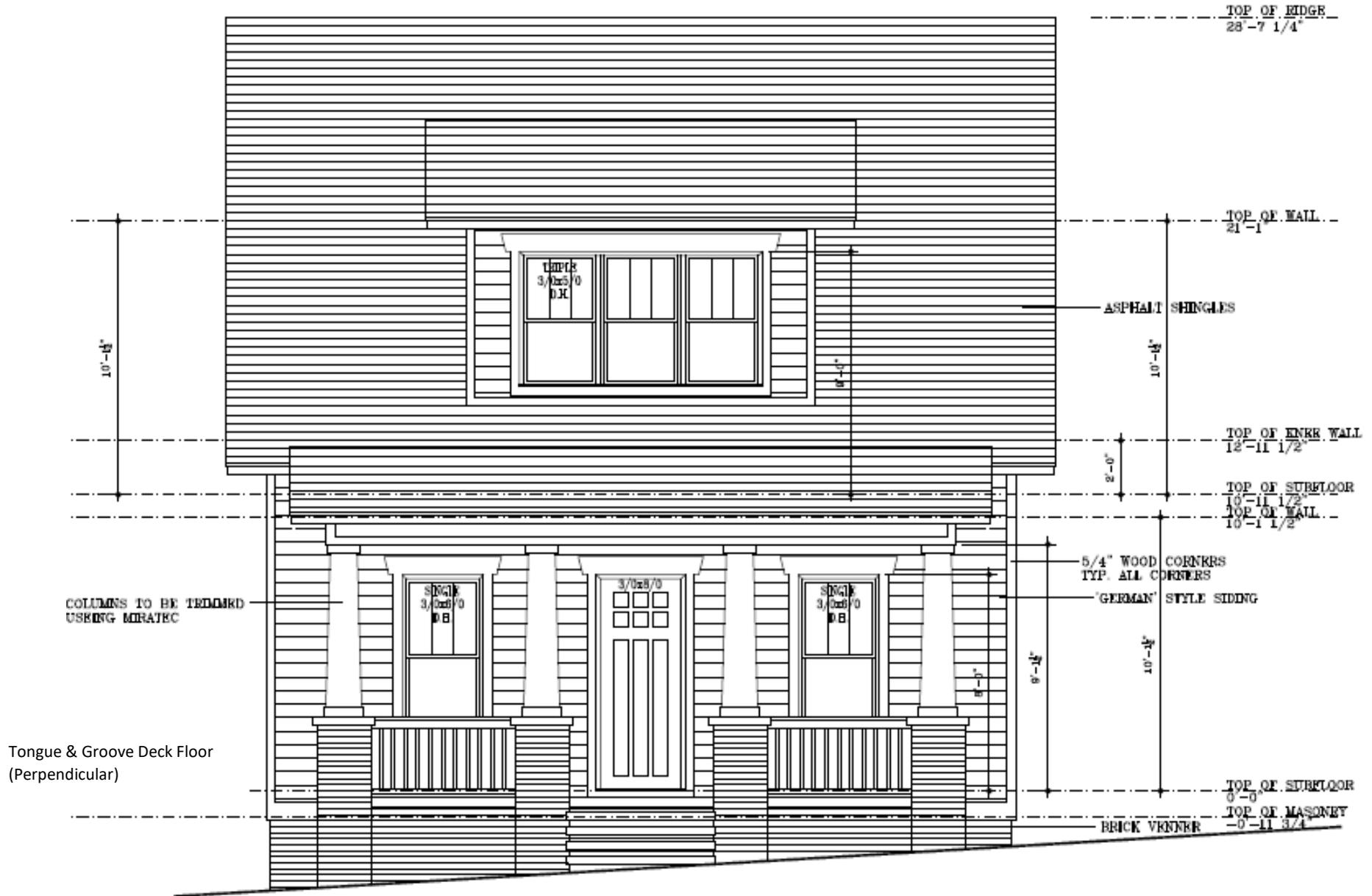
- ADD**
- (6) Medium Size Oak Trees

- REMOVE**
- 1. 15" Elm
 - 2. Crepe Myrtle
 - 3. 18" Hickory
 - 4. 15" Gum
 - 5. 12" Oak
 - 6. 24" Oak
 - 7. 15" Oak
 - 8. 12" Elm
 - 9. 12" Oak

ELEVATIONS

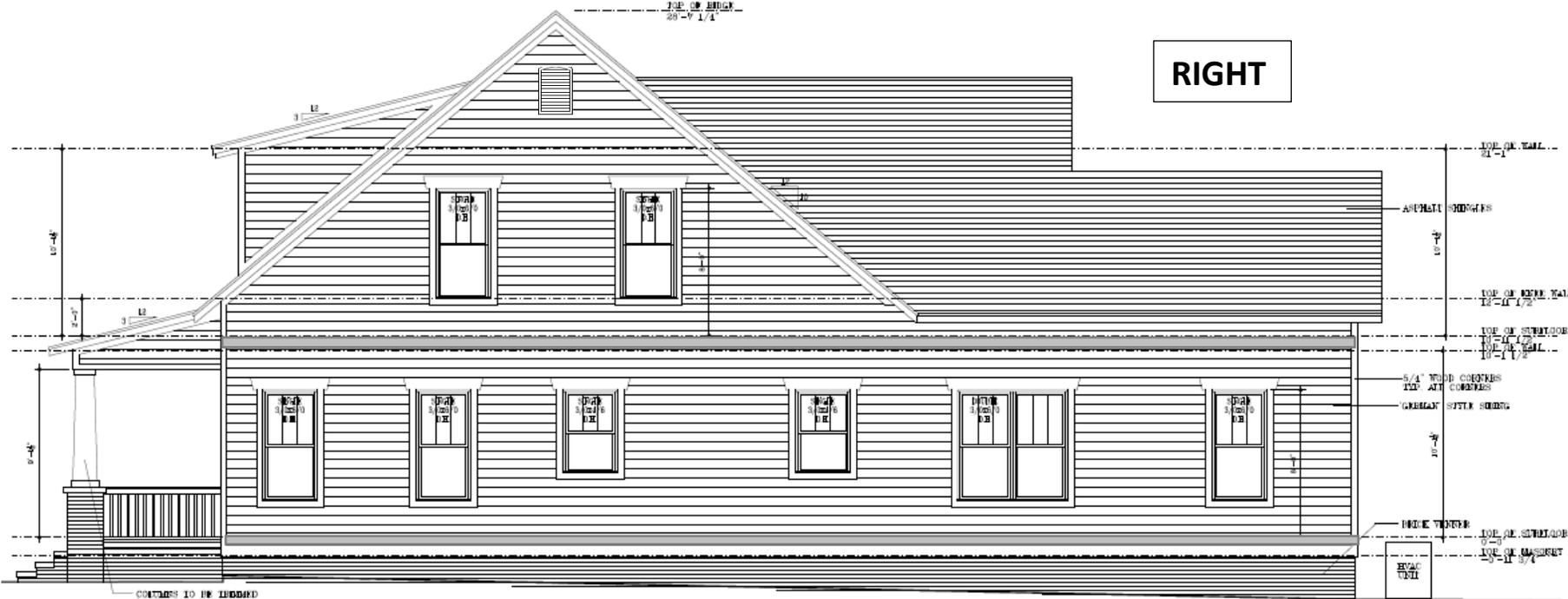


FRONT



TOP OF BRICK
28'-0" 1/4"

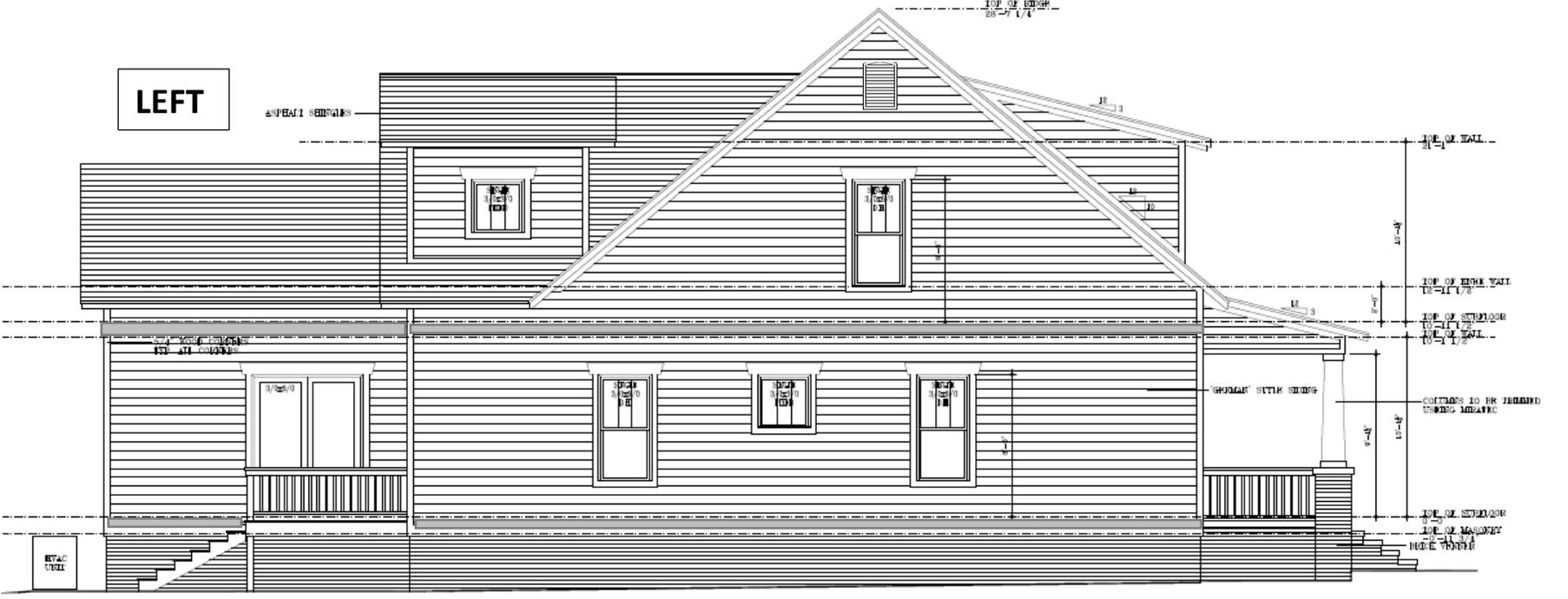
RIGHT



CONTAINS TO BE FINISHED
USING MIMARK

TOP OF BRICK
28'-0" 1/4"

LEFT



ASPHALT SHINGLES

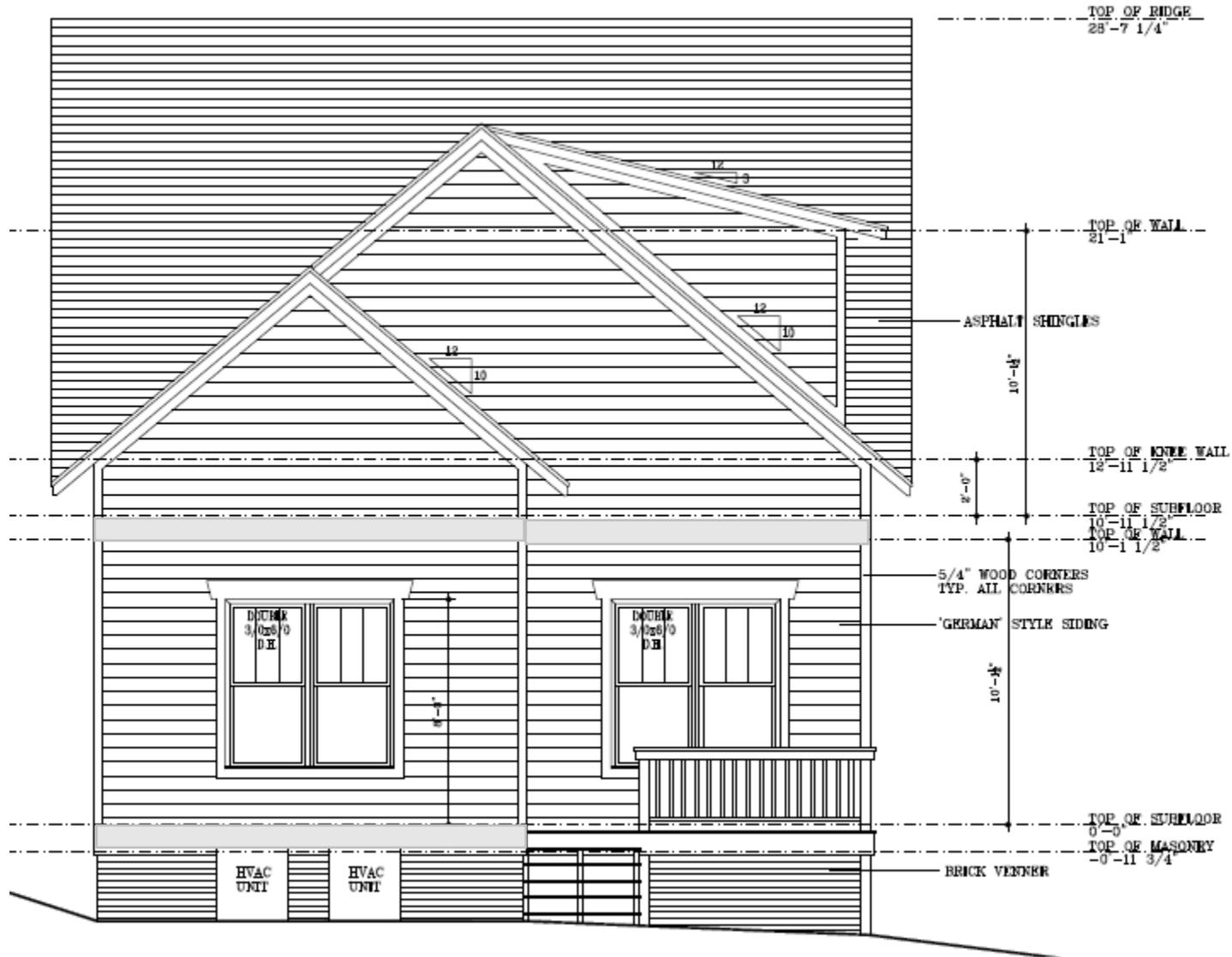
5/4\"/>

5/4\"/>

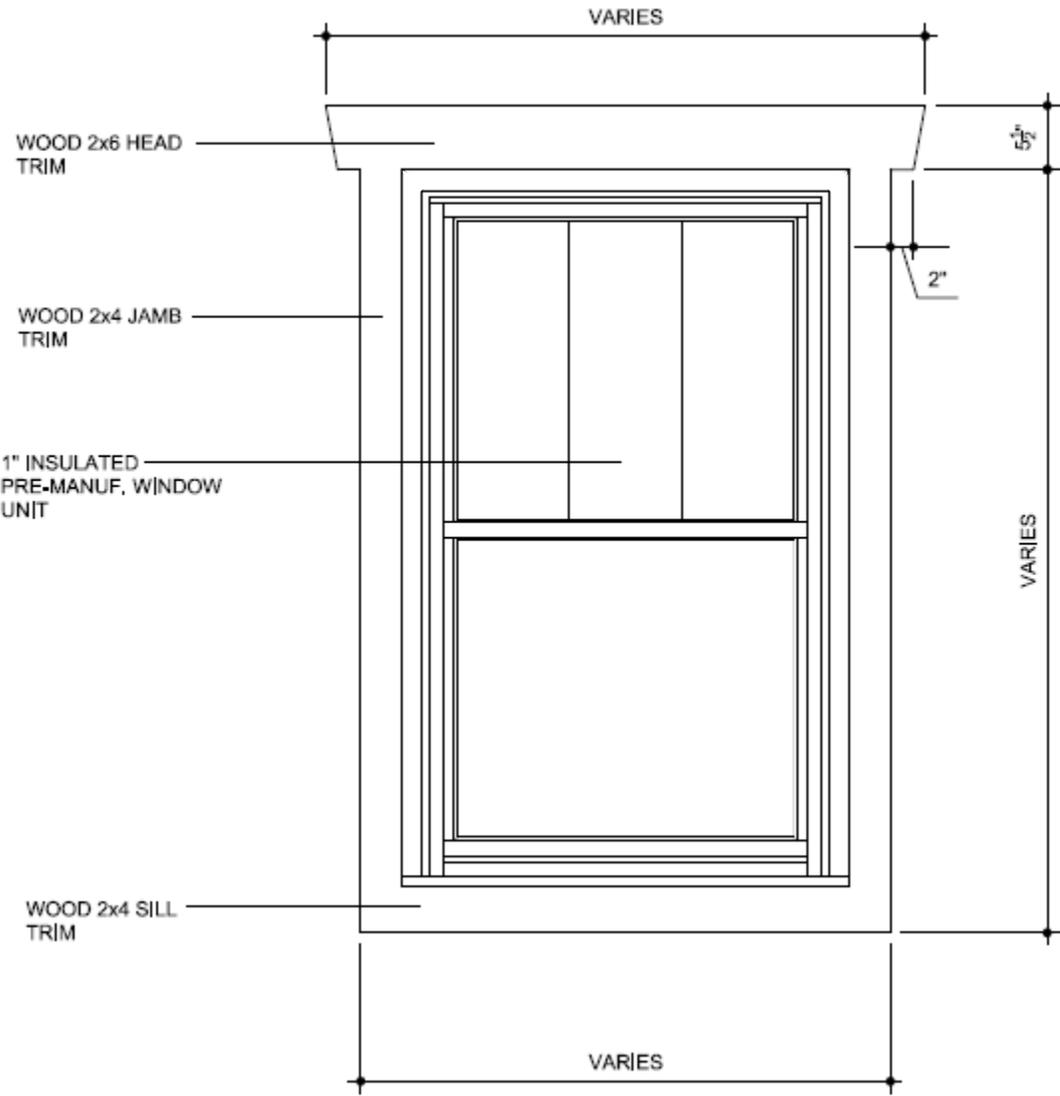
REAR
CYCLE

CONTAINS TO BE FINISHED
USING MIMARK

REAR



WINDOW DETAIL



SOFFIT DETAIL

