

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1921 Wilmore Drive

SUMMARY OF REQUEST: Front porch addition

APPLICANT: Alicia Ross

Details of Proposed Request

Existing Context

The existing structure is a one story American Small House constructed in 1948. Exterior features include a small porch with a side entrance. Porch columns are metal. The front setback is approximately 34' from porch to ROW. Adjacent setbacks range from approximately 30' to 34'. Adjacent structures are a mix of Bungalow and American Small House variations.

Proposal

The project is a front porch addition, the rear addition is being reviewed by staff. The porch deck will be widened increased to 8' in depth, the width does not change. The side entrance and front windows will remain. New porch columns and hand rails are wood. The proposed porch roof is a gable with cedar shakes and eave details to match the house.

Policy & Design Guidelines for Additions, page 7.2 (New Guidelines)

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

| All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria | | Page # |
|---|---|---------|
| Setback | in relationship to setback of immediate surroundings | 6.2 |
| Spacing | the side distance from adjacent buildings as it relates to other buildings | 6.3 |
| Orientation | the direction of the front of the building as it relates to other buildings in the district | 6.4 |
| Massing | the relationship of the buildings various parts to each other | 6.5 |
| Height and Width | the relationship to height and width of buildings in the project surroundings | 6.6 |
| Scale | the relationship of the building to those around it and the human form | 6.7 |
| Directional Expression | the vertical or horizontal proportions of the building as it relates to other buildings | 6.8 |
| Foundations | the height of foundations as it relates to other buildings in project surroundings | 6.9 |
| Roof Form and Materials | as it relates to other buildings in project surroundings | 6.10 |
| Cornices and Trim | as it relates to the stylistic expression of the proposed building | 6.11 |
| Doors and Windows | the placement, style and materials of these components | 6.12 |
| Porches | as it relates to the stylistic expression of the proposed building and other buildings in the district. | 6.14 |
| Materials | proper historic materials or approved substitutes | 6.15 |
| Size | the relationship of the project to its site | 6.2 & 3 |
| Rhythm | the relationship of windows, doors, recesses and projections | 6.12 |
| Context | the overall relationship of the project to its surroundings. | 6.1-16 |
| Landscaping | a tool to soften and blend the project with the district | 8.1-11 |

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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 2017-403
HISTORIC DISTRICT: WILMORE
ADDITION



-  1921 Wilmore Drive
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

July 6, 2017

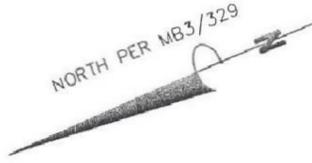


REVISED 5/9/2017 TO SHOW OAK TREE
 THIS IS TO CERTIFY THAT ON THE 26th DAY OF APRIL 2017, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

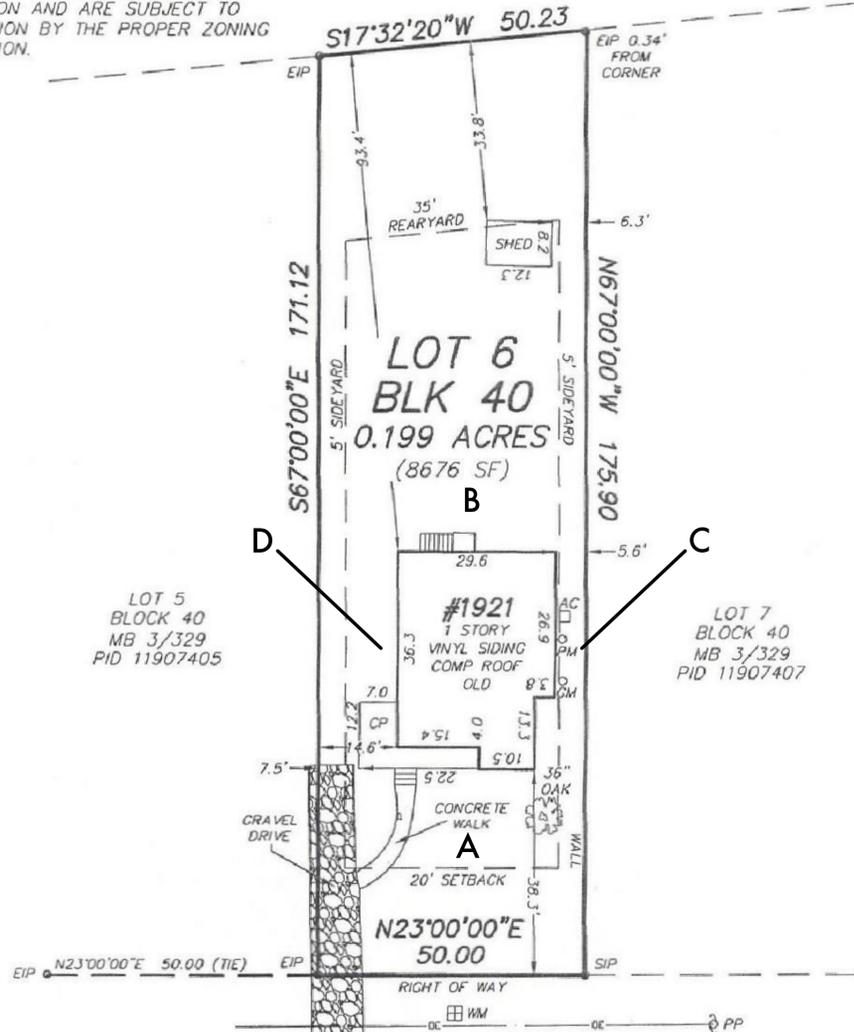
NOTES:

- PID 1907406
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 0710454300L, WITH A DATE OF IDENTIFICATION OF 09/02/2015.
- SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- PROPERTY ZONED: R-5
 SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

SIGNED *H. White, Jr.*
 PROFESSIONAL LAND SURVEYOR

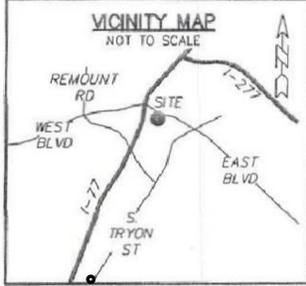


KINGSTON APARTMENTS
 MB 4/295
 PID 11907428



- LEGEND:**
- EIP = EXISTING IRON PIN
 - SIP = SET IRON PIN
 - PM = POWER METER
 - GM = GAS METER
 - AC = AIR CONDITIONING
 - WM = WATER METER
 - PP = POWER POLE
 - OE = OVERHEAD ELECTRICITY
 - CP = COVERED PORCH

WILMORE DRIVE
 50' PUBLIC R/W
 BACK OF CURB



PHYSICAL SURVEY



A - Front Elevation



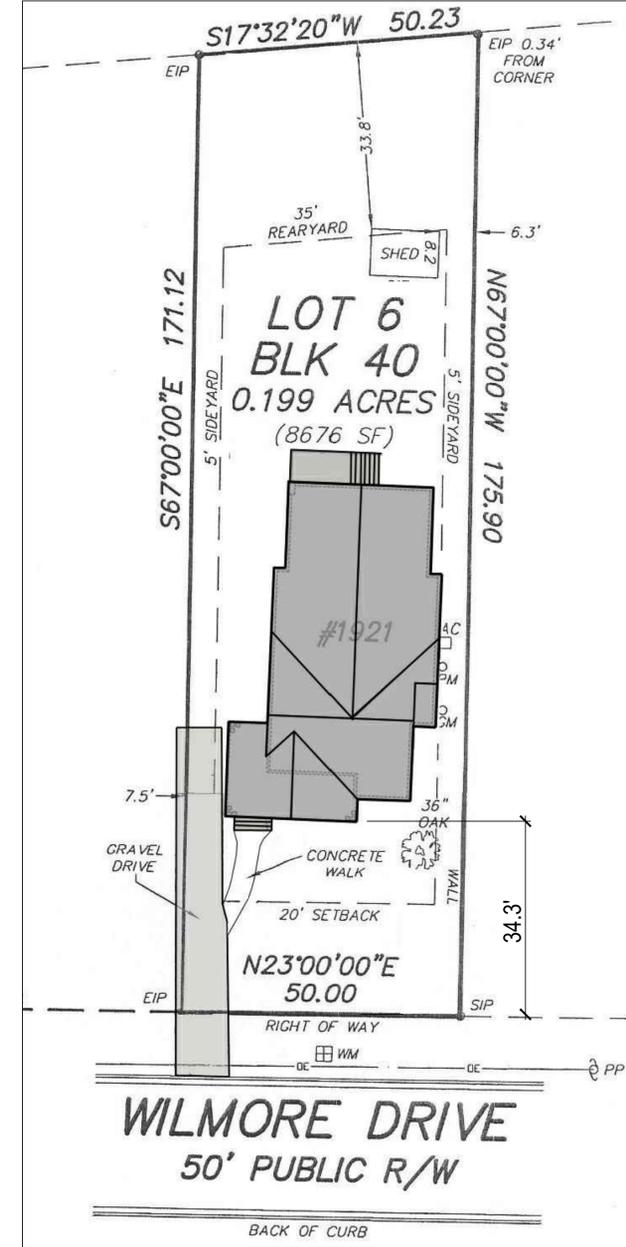
B - Rear Elevation



C - Right Elevation



D - Left Elevation



WILMORE DRIVE
 50' PUBLIC R/W
 BACK OF CURB

alter ARCHITECTS
 The Alter Architect's Studio, PLLC
 1821 Logie Avenue
 Charlotte, NC 28205
 alterarchitects.com
 ph: 704.577.3632



1921 Wilmore Drive
 Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
 CAD File Name: 1921_WilmoreDr
 Drawings and their contents are property of:
 The Alter Architect's Studio, PLLC. Do not reproduce or distribute
 without written consent from The Alter Architect's Studio, PLLC. and
 Zacharias K. Alsenzer, RA, LEED AP. Copyright 2017.

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

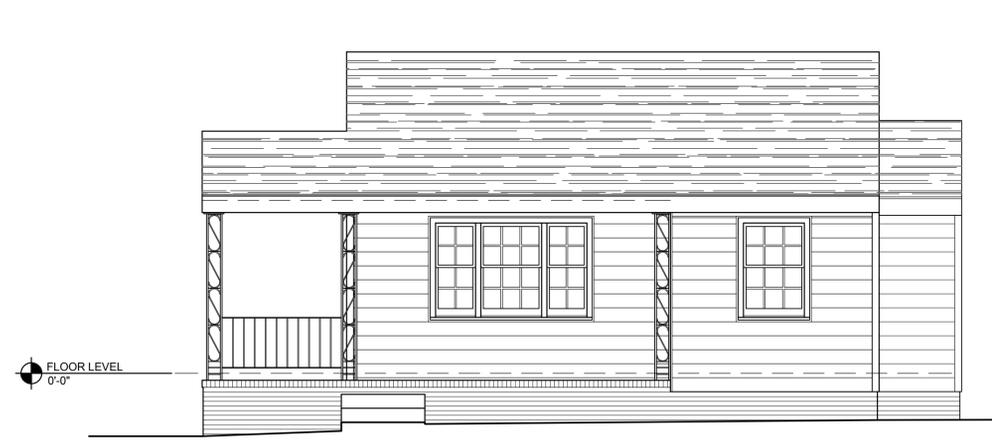
Site Plan and Survey

A001



1921 Wilmore Drive
Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
CAD File Name: 1921_WilmoreDr
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC. and
Zacharias K. Alsenizer, RA, LEED AP. Copyright 2017.

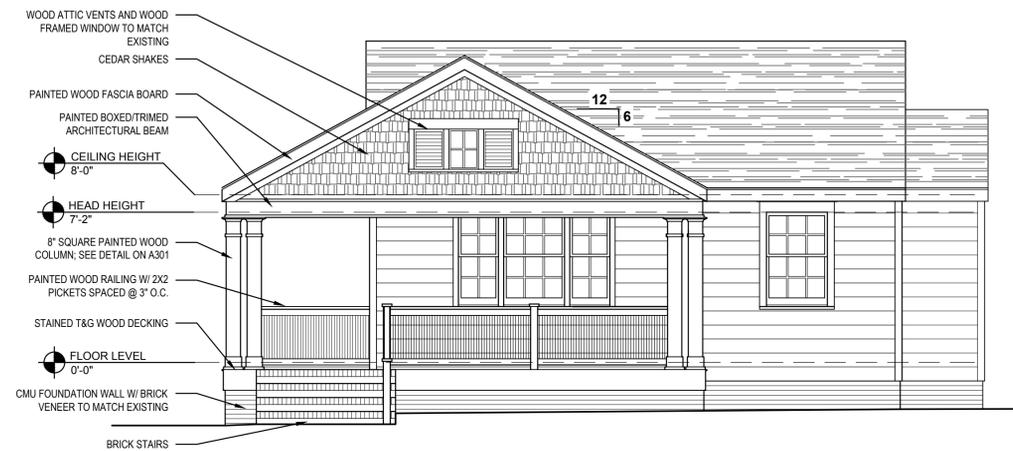


Front



Rear

EXISTING ELEVATIONS
PROPOSED ELEVATIONS



Front



Rear

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

Front and Rear Elevations
Existing and Proposed

1

2

3

4

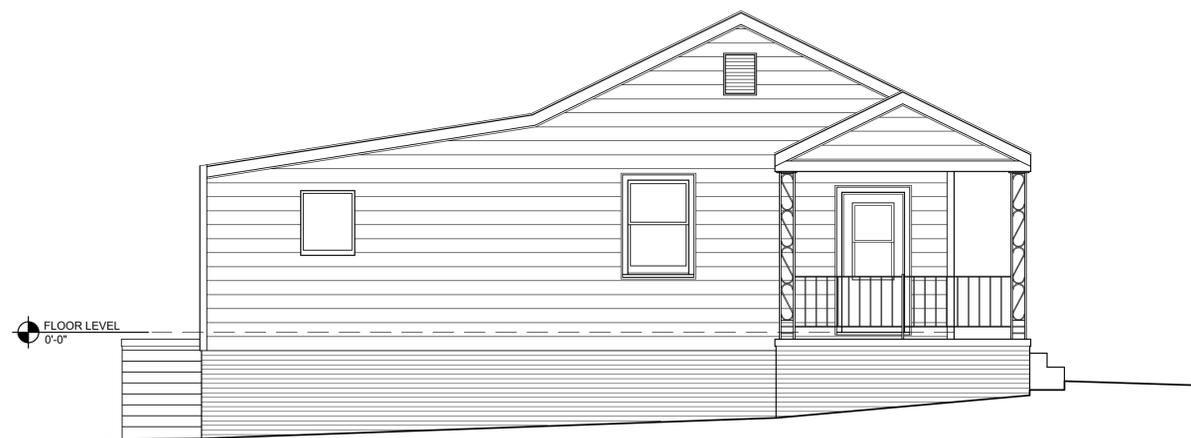
5

D

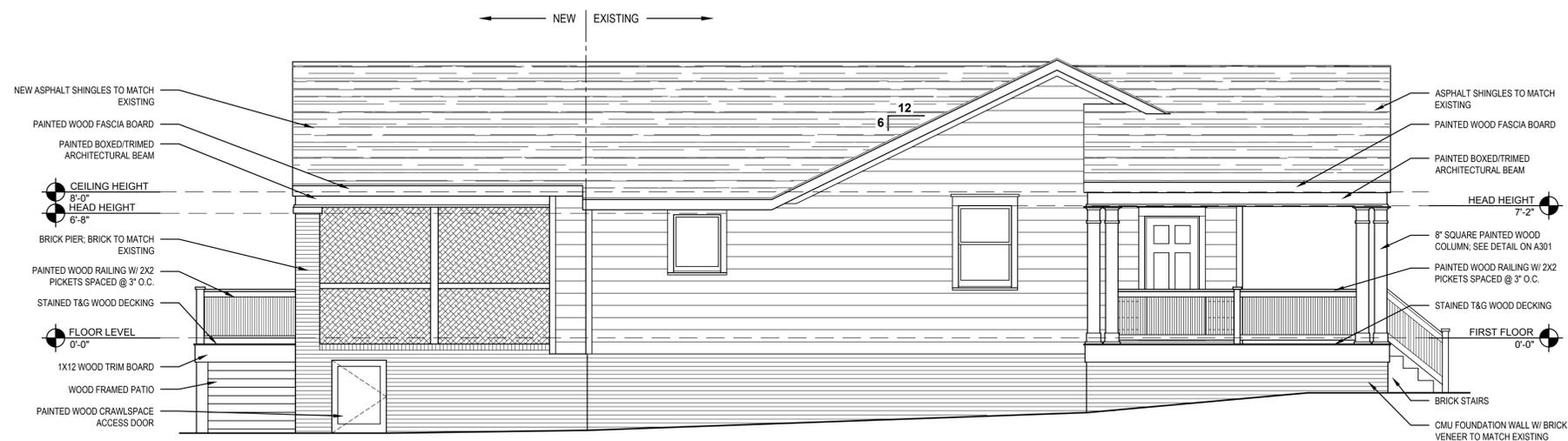
C

B

A



EXISTING ELEVATION
PROPOSED ELEVATION



alter
ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632



1921 Wilmore Drive
Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
CAD File Name: 1921_WilmoreDr
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC. and
Zacharias K. Alsenizer, RA, LEED AP. Copyright 2017.

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

Right Side Elevation
Existing and Proposed

A202

1

2

3

4

5

1

2

3

4

5

D

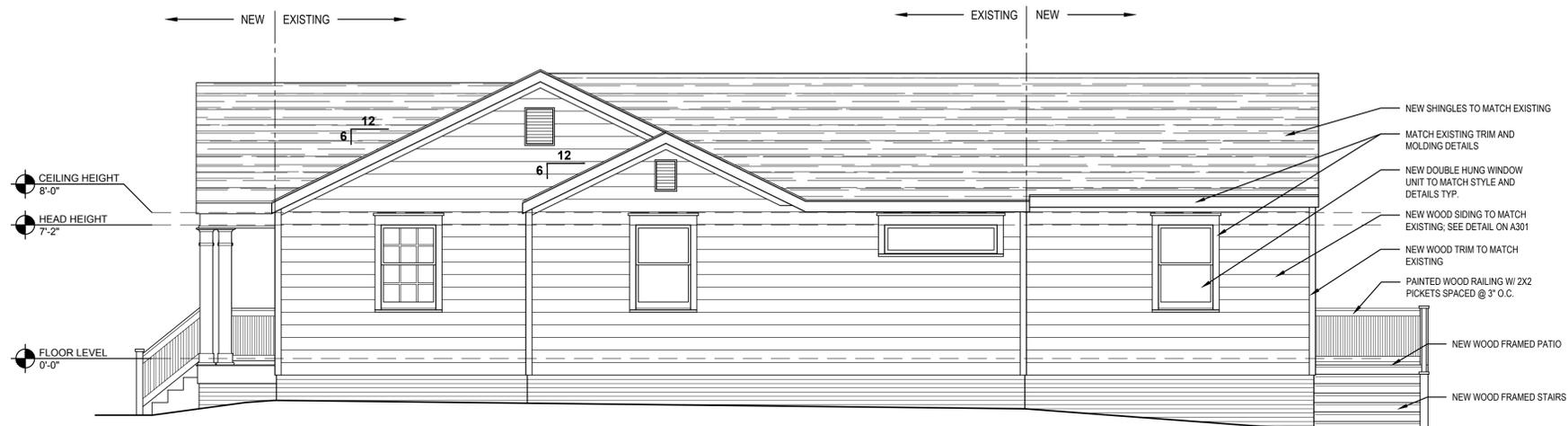
C

B

A



EXISTING ELEVATION
PROPOSED ELEVATION



alter
ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632



1921 Wilmore Drive
Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
CAD File Name: 1921_WilmoreDr
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC. and
Zacharias K. Alsenzner, RA, LEED AP. Copyright 2017.

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

Right Side Elevation
Existing and Proposed

A203

1

2

3

4

5

D

C

B

A



1921 Wilmore Drive

Prepared for: James & Mary Neal

Project name/#: 1921 Wilmore Drive / 017011

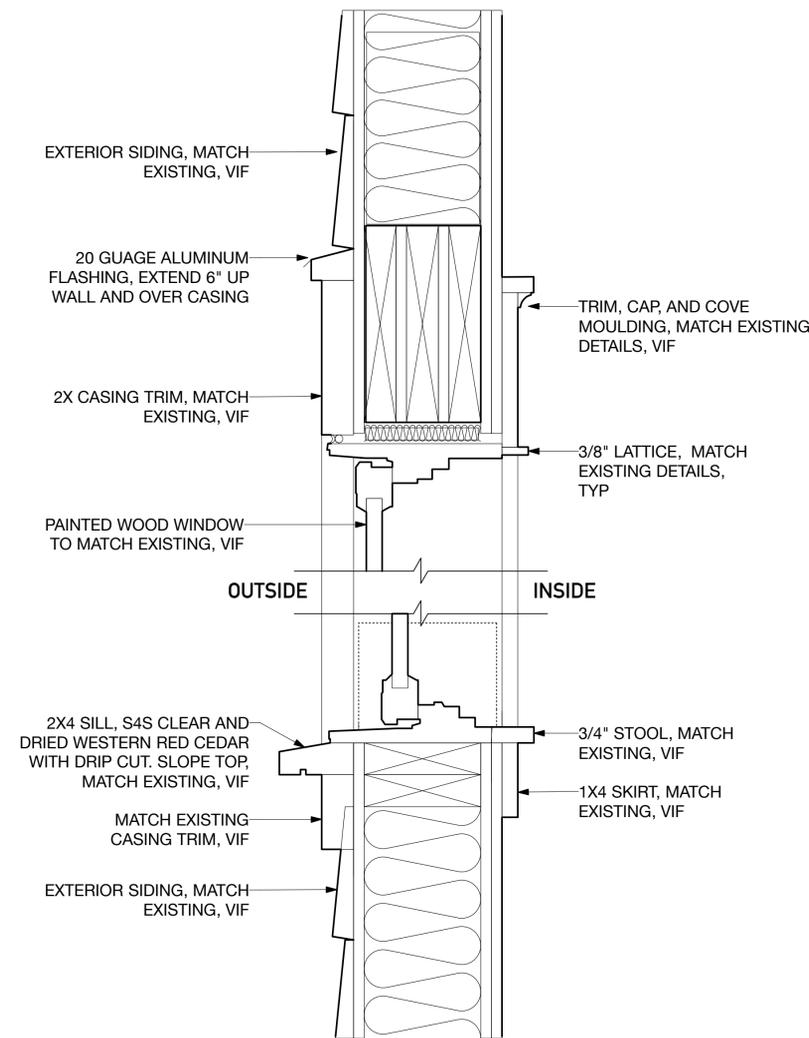
CAD File Name: 1921WilmoreDrive.vwx

Drawings and their contents are property of:
 The Alter Architect's Studio, PLLC. Do not reproduce or distribute
 without written consent from The Alter Architect's Studio, PLLC. and
 Zacharias K. Alsentzer, RA, LEED AP. Copyright 2017.

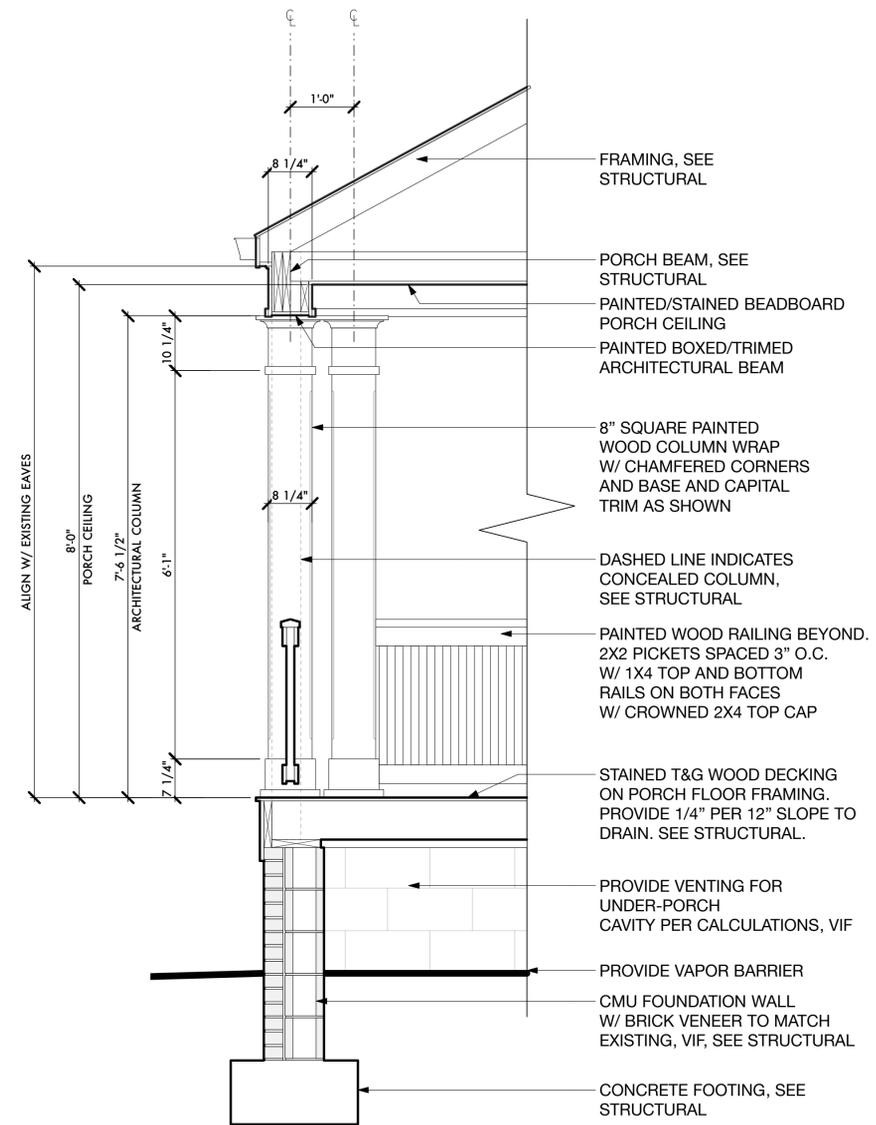
| Mark | Date | Description |
|------|------------|----------------|
| 01 | 05/25/2017 | Design Concept |
| 02 | 07/12/2017 | HDC Review, DD |

Sections & Details

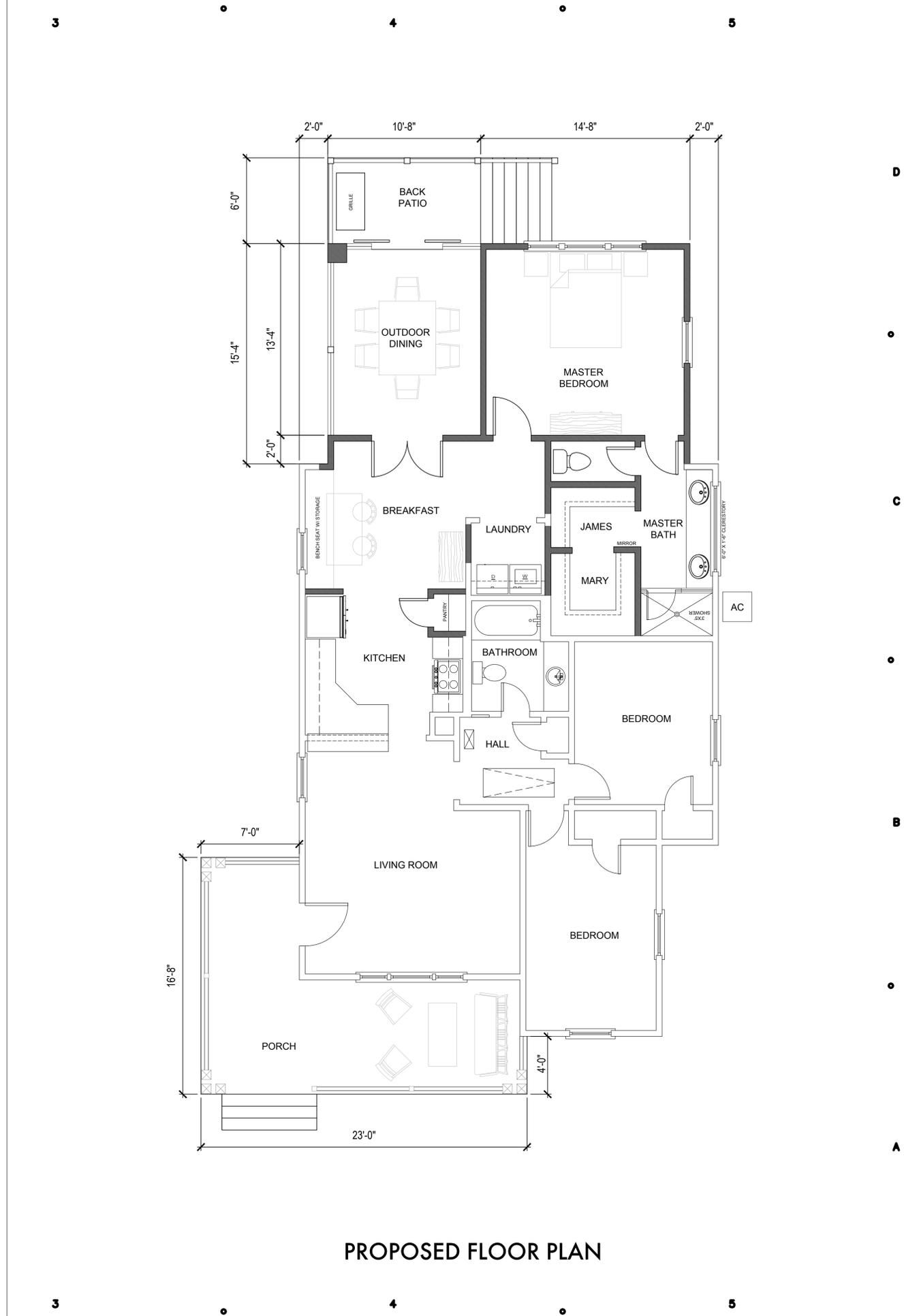
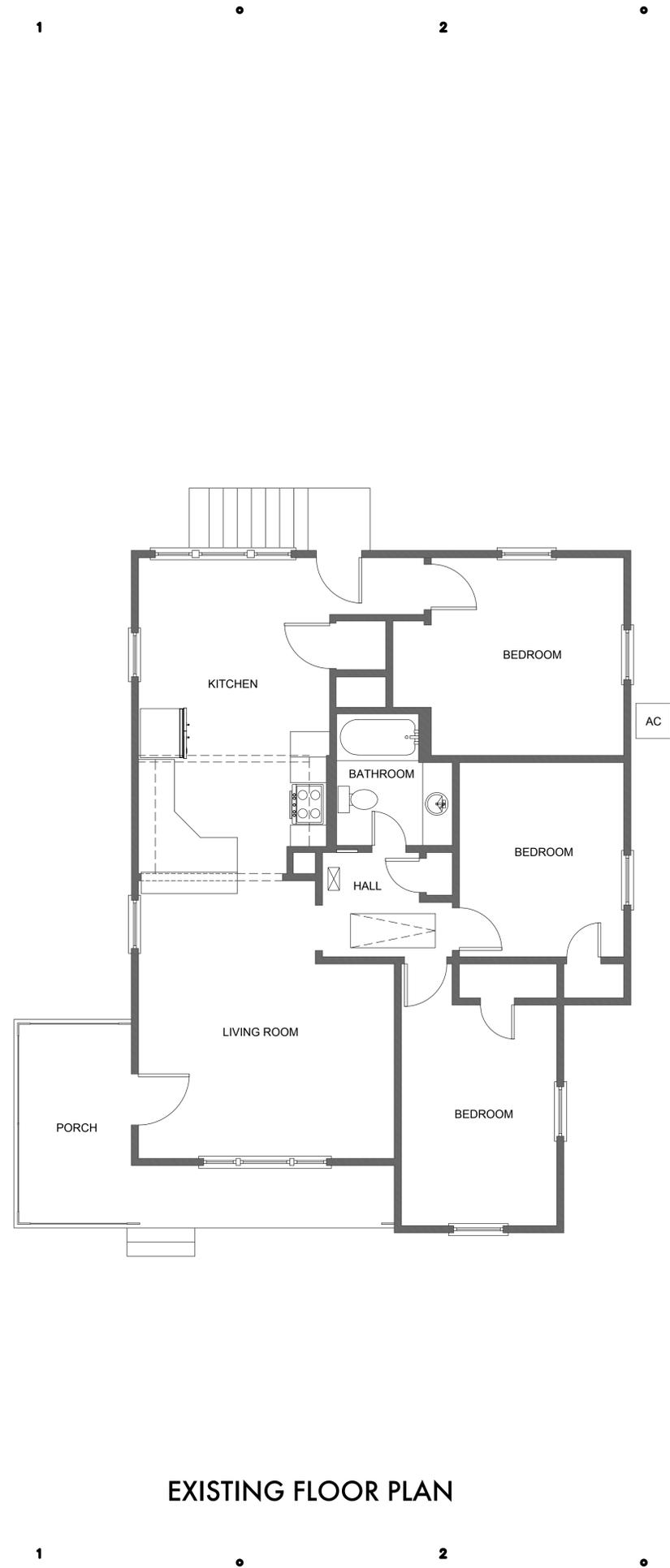
A301



A3 Window Detail - Typical
 Scale: 3" = 1'-0"



A5 Section Detail @ Porch Column
 Scale: 3/4" = 1'-0"



1921 Wilmore Drive
 Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
 CAD File Name: 1921_WilmoreDr
 Drawings and their contents are property of:
 The Alter Architect's Studio, PLLC. Do not reproduce or distribute
 without written consent from The Alter Architect's Studio, PLLC. and
 Zacharias K. Alsenzer, RA, LEED AP. Copyright 2017.

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

Floor Plan
 Existing and Proposed

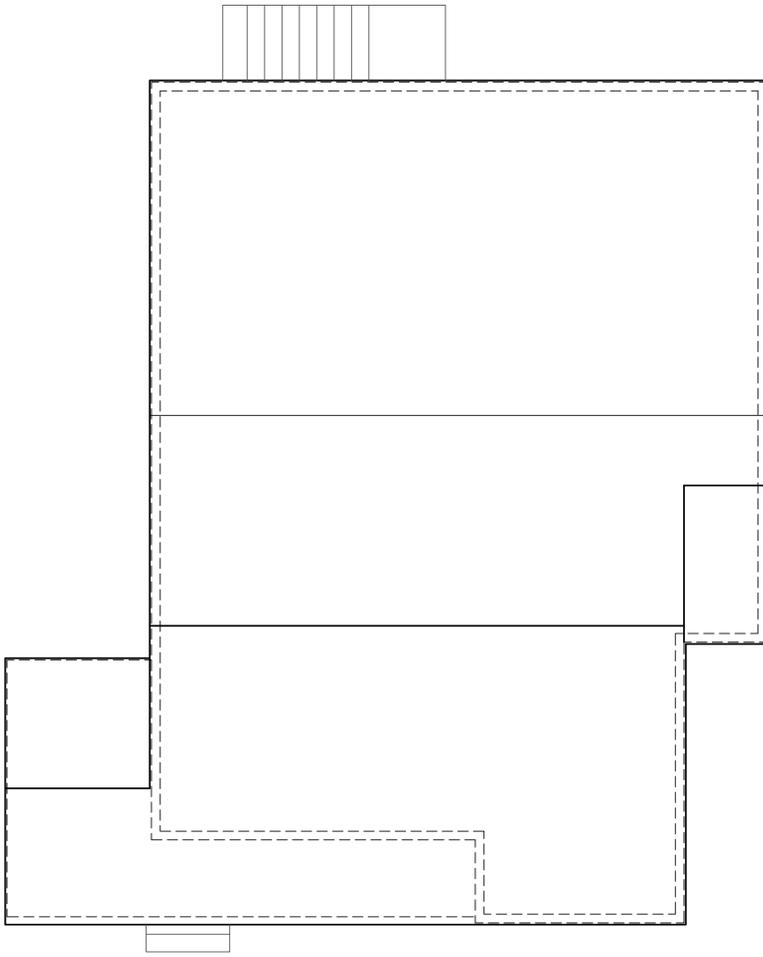
1 2

D

C

B

A



EXISTING ROOF PLAN

1 2

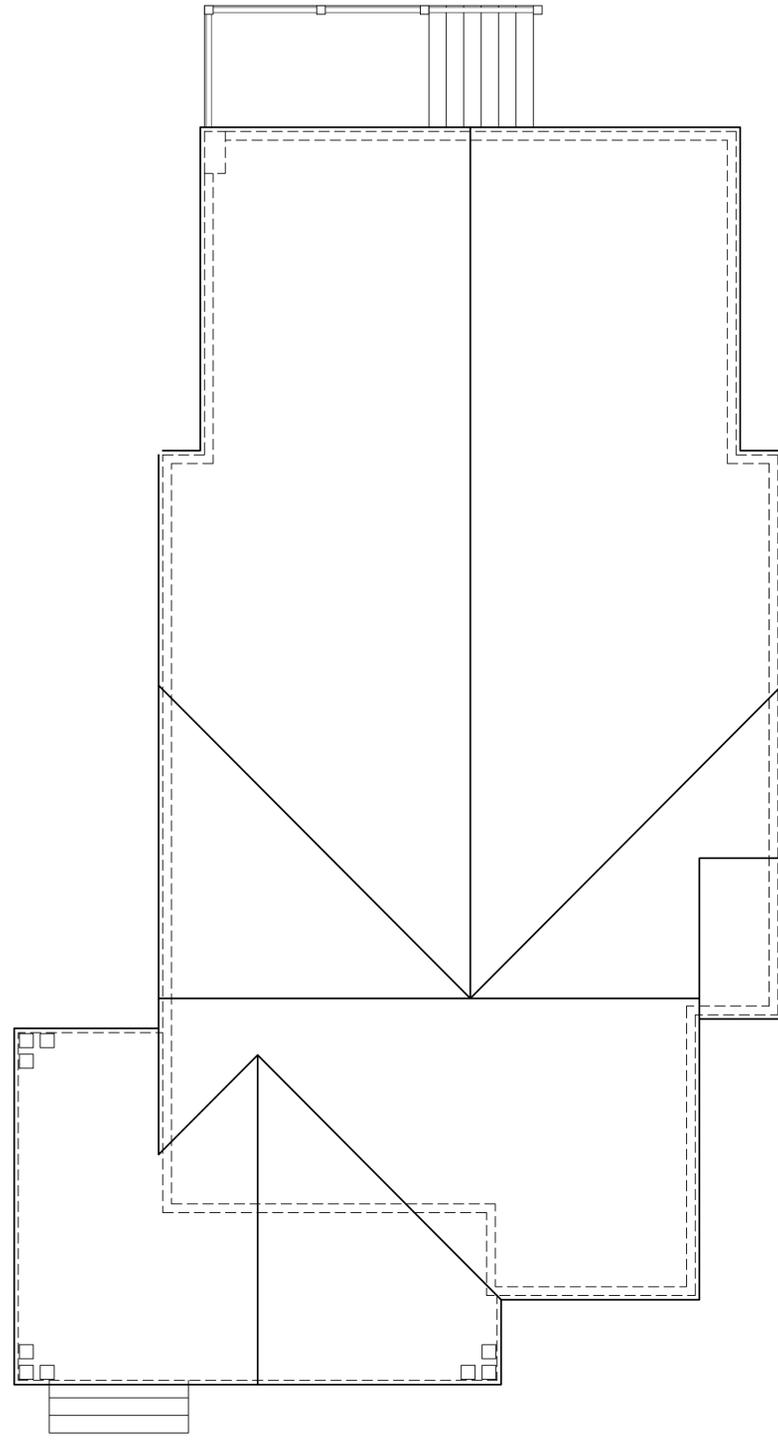
3 4 5

D

C

B

A



PROPOSED ROOF PLAN

3 4 5



1921 Wilmore Drive
Prepared for: James and Mary Neal

Project name/#: Wilmore Drive Remodel / 017011
CAD File Name: 1921_WilmoreDr
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC, and
Zacharias K. Alsenzler, RA, LEED AP. Copyright 2017.

| Mark | Date | Description |
|------|------------|-------------|
| 01 | 07/12/2017 | HDC Review |

Roof Plans
Existing and Proposed