
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1930 Woodcrest Avenue

SUMMARY OF REQUEST: Non-traditional material

APPLICANT/OWNER: David Sherman, applicant/James C. Walton, owner

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow constructed in 1933. The original siding material is wood shake and wood lap with wood trim. New vinyl siding was installed without a COA. Staff spoke with the property owner via telephone prior to the installation and advised that an application and pre-approval is required, see attached exhibit. Notice of Violations (NOV) and citations have been issued by Code Enforcement.

Proposal

The applicant is requesting approval for the new siding.

Design Guidelines – Building Materials, Wood page 5.2

1. Retain wood as one of the dominant framing, cladding and decorative materials.
2. Retain wood features that define the overall character of the building.
3. Repair rotted or missing sections rather than replacing the entire element.
4. Use new or salvaged wood, epoxy consolidants or fillers to patch, piece or consolidate parts.
5. Match existing historic materials and details.
6. Replace wood elements only when they are rotted beyond repair. Do not use cementitious, vinyl, aluminum or fiberglass siding to replace original irreparable wood siding.
7. Match the original in material and design or use surviving material.
8. Base the design of reconstructed wood elements on pictorial or physical evidence from historic sources.
9. Do not use synthetic siding, such as vinyl or aluminum to cover existing wood.
10. Do not use high-pressured power washing to clean wood siding as the pressure may force moisture behind the siding where it can lead to paint failure and rot.
11. Do not caulk under individual siding boards or windowsills as this action may seal the building too tightly and can lead to moisture problems within the frame walls and cause paint failure.

Staff Recommendation

1. The Commission will determine the appropriate course of action for non-traditional material use.

Birmingham, Wanda

From: Birmingham, Wanda
Sent: Tuesday, October 25, 2016 2:48 PM
To: Hogan, Michael
Cc: Harpst, Kristina
Subject: 1930 Woodcrest Avenue

Hi Michael. I have a heads up for you. On Friday I got a call from the owner of this Woodcrest address who said she had bought vinyl siding and it was being delivered on Monday. I told her it was not allowed in Historic Districts and I told her to quickly get in touch with her contractor and first see if he had pulled any necessary permits and then to call me back or have him call. Crickets..... I called her and left word today. She is not happy and I am not sure if she stopped the siding installation/delivery or not. Thank you. Wanda





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- Purchased in 1983 by James and Doris Walton.

- Work done in October 2016 by Carolina Home Remodeling.



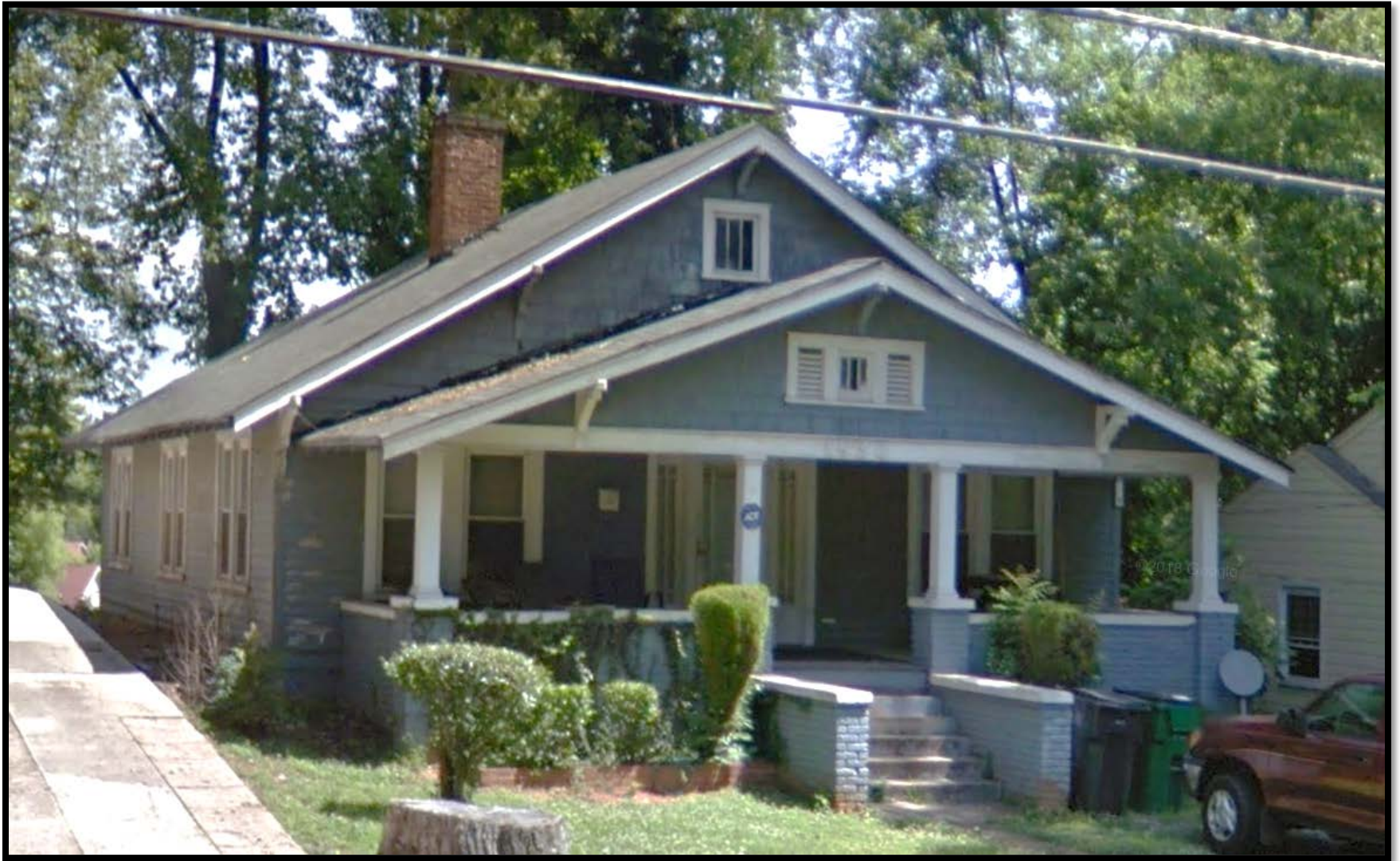
- CHR also sells the product they installed and chose the product color to coincide with previous color style of the home.

- As they were getting older the company sold them on the point that siding required less maintenance than painted wood boards.

- Company did not inform them of Historic District requirements.

- Work began right after online process began with Historic District for the “Certificate of Appropriateness”.

- Hired Hands Law Office, PLLC to assist after receiving several fines.



FRONT — CIRCA 2014

BEFORE

1930 WOODCREST AVENUE - WILMORE
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LEFT — CIRCA 2014

BEFORE

1930 WOODCREST AVENUE - WILMORE
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RIGHT – CIRCA 2014

BEFORE

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CIRCA 2018

AFTER

1930 WOODCREST AVENUE - WILMORE
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1936 WOODCREST AVE



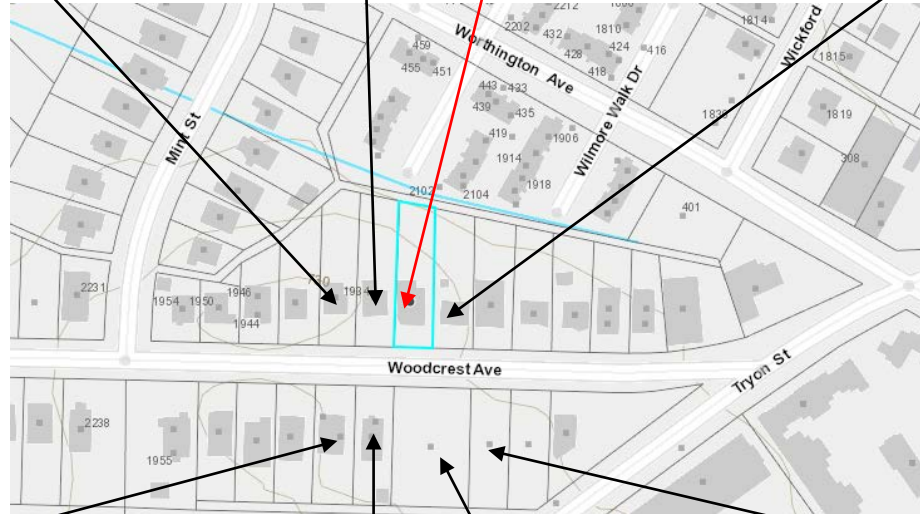
1934 WOODCREST AVE



1930 WOODCREST AVE



1926 WOODCREST AVE



1937 WOODCREST AVE



1933 WOODCREST AVE



1929 WOODCREST AVE



1923 WOODCREST AVE

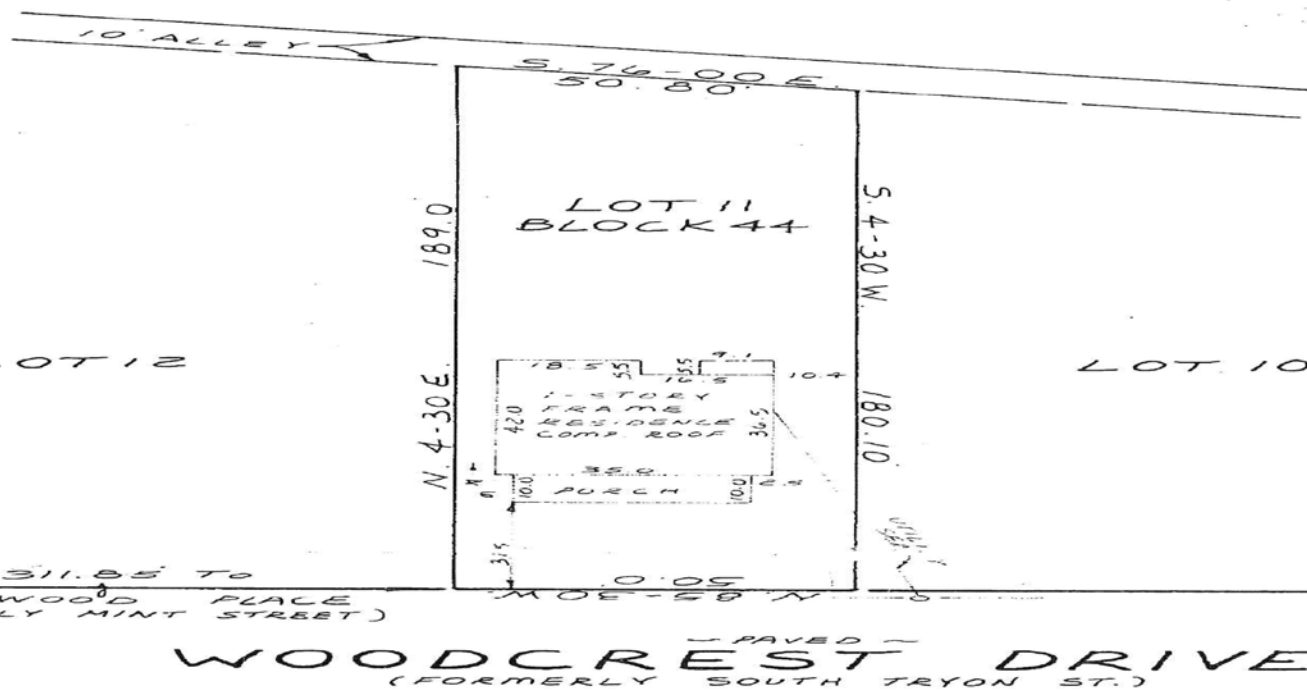
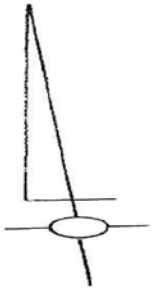


Context/Adjacent Structures

1930 WOODCREST AVENUE - WILMORE
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THIS IS TO CERTIFY THAT ON THE 10th DAY OF June, 1983, I SURVEYED THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE TITLE LINES, AND THE WALLS OF THE BUILDINGS IF ANY, ARE AS SHOWN HEREON

BY: Reece E. McRorie
REGISTERED SURVEYOR STATE OF NORTH CAROLINA



WOODCREST DRIVE
(FORMERLY SOUTH TRYON ST.)

LOT IN Charlotte Physical SURVEY OF TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA, IN THE CITY OF Charlotte ON Woodcrest Drive, HOUSE NO. 1930 SHOWN AS LOT NO. 11 IN BLOCK NO. 44 ON MAP OF Wilmore MAP RECORDED IN BOOK 3 PAGE 267 DEED RECORDED IN BOOK _____ PAGE _____ OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, N. C. THE PROPERTY OF James C. Watton, Jr. & wife, Doris A. Watton SCALE: 1" = 20 FT. DATED 6-10 1983 REECE McRORIE SURVEYOR CHARLOTTE, N. C.

Lot Survey

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Carolina Home Remodeling
Siding Addendum



This Addendum is an important part of your contract. Please review all sections to make sure the siding you ordered is listed below. Failure to respond to any section will be interpreted as a request to omit the work as described in that section. Any and all questions should be answered prior to the signing of this Addendum.

Date: 08-19-16 Job Number: _____
Customer Name: James / Doris Walton
Address: 1930 Woodcrest Ave.
City: Charlotte State: NC Zip: 28203
Home Phone: 704-333-3105 Cell Phone: _____

1. Color of siding to be applied: Mystic Blue
2. Type: Prodigy Coventry
3. Style of siding to be applied: Dutchlap Straight Other: Double 6"
4. Corner Posts Color: Mystic Blue
5. Soffit: (not including porch ceilings)
 Color: N/A
 Location: Entire House Below/adjacent to gutters only Gable soffits only Cantilevers
6. Porch areas to be completed: Front Back Porch not included
A. Porch ceiling to be covered with soffit? Yes No Color: _____ Front Porch Back Porch
B. Porch ceiling beam to be capped? Yes No Color: _____ Front Porch Back Porch
C. Porch posts to be capped? (Can't cap if round) Yes No
D. Special Instructions: N/A
7. Fascia is to be capped? (Board behind gutters) Yes No Color: _____
A. Fascia Location: Whole House Front Only Back Only Sides Only
B. Special Instructions: N/A
8. Rake is to be capped? (Board running up along gutters) Yes No Color: _____
A. Special Instructions: N/A
9. Freeze/Breast Board to be capped? Yes No Color: White

Siding Addendum 1 of 2

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10. Gutters & Downspouts? Remove & Reinstall Remove only Install New

Location: Whole House Front Only Back Only Sides Only

Color: N/A (gutters not available in all soffit & coil colors)

Downspouts as existing? Yes No

Gutter Guards: Yes No If yes: Screens Leaf Proof

Special Instructions: N/A

*Carolina Home Remodeling is not responsible for damage to gutters when removing & reinstalling gutters.

11. Misc. Options? Must specify exact quantities.

Cap _____ windows in _____ color. If not all windows, specify location: _____

Cap _____ door(s) in _____ color. If not all door(s), specify location: _____


Cap _____ vents in _____ color.


Remove & reinstall old shutters Remove old shutters only Install sets of new shutters

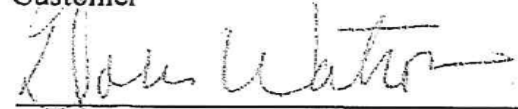
If installing new shutters, list locations: _____

12. List anything you would like installers to know: No rotten wood replacement included

It is agreed and understood by and between the parties that this Addendum, any accompanying Addenda executed by and between the parties, and the Custom Remodeling Agreement, constitutes the entire understanding between the parties, and there are no verbal understandings changing or modifying any of their terms. This Addendum may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both Buyer(s) and CHR. Any changes in these specifications may involve an extra cost. The Custom Remodeling Agreement and Addendum does not include any rotten wood. If any rotten wood is replaced, there will be an additional charge of \$10/linear foot for labor and materials.


CHR Representative


Customer


Customer

Siding Addendum 2 of 2