LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1827 Wilmore Drive

SUMMARY OF REQUEST: Front porch columns, front walkway changes, rear addition (deck), parking

APPLICANT/OWNER: Andrew Hurd

The application was continued from March for the following items:
1. Rear porch, continued for complete drawings.
2. Trees, more information needed.
3. Curb cut, more information needed.

Details of Proposed Request

Existing Conditions
The existing property is a two-story brick Quadruplex with Colonial Revival elements constructed c. 1933. Architectural features include a hip roof, 6/1 wood windows, and a small covered front porch. Siding material is unpainted brick. Adjacent structures are a mixture of 1-2 story single family houses. The lot size is approximately 95’ x 202’.

Proposal
The proposal is a new rear deck addition visible from West Boulevard. A number of small shrubs and brush will need to be removed to build the deck, as well as two canopy trees. At the March 13, 2019 meeting the project request for changes to front porch columns was approved. Proposed changes to the front walkway and expansion of an existing front yard parking pad were denied.

Revised Proposal – June 12
1. Rear porch and parking area re-designed.
2. Photos of rear yard included to show tree coverage.
3. Trees to be removed to build parking area noted on site plan.
4. Curb cut information provided.

Design Guidelines – Additions, page 7.2
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 façade, 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.
Staff Recommendation

Staff has the following concerns with the proposal:

1. The proposal for the rear deck addition is not incongruous with the District and meets the guidelines for Rehabilitation of Building Elements – Porches, 4.8 and for Additions, 7.2 above.
2. Recommend minimizing the appearance of the support posts through the addition of underpinning and/or landscaping.
3. Minor revisions may be reviewed by staff (such as approval of an appropriate deck rail detail, underpinning detail, etc.).
LOCAL HISTORIC DISTRICT: WILMOR Ej

PROPOSED PROJECT: CONTINUED CASE

PI D: 11907206

June Meeting 2019

HDC-2018-00436
Existing Conditions

FRONT

RIGHT

REAR

LEFT
Current porch is deteriorated and lacks proper safety support.
Rear Deck Proposed

Old Version  (per 3/13/19 HDC Meeting)

New Version

Existing Curb
Rear Deck Overhead View

Upper-Level Deck Plan - Old Version

Upper-Level Deck Plan - New Version

Lower-Level Deck Plan - Old Version

Lower-Level Deck Plan - New Version
Rear Deck Side Profile View

Old Version

New Version

Existing Stoop

9'

9'

9'

24'
Rear Deck Rear View

Old Version

New Version

6x6 column

9'

3'

22'
Rear Porch Proposed Rails

- 5'-0" maximum spacing
- 2x6 or 5/4 board rail cap
- 2x2 picket, typ. max. span = 34"
- 2x4 top and bottom with trim cover for rail ends

2-8d nails, typ.
36" minimum

4x4 post

at first interior bay, provide 2x blocking at guardrail posts; toe nail with 10d nails top and bottom, each side

2-1/2" dia. thru-bolts

openings shall not allow the passage of a 4" dia. sphere

attach pickets at top and bottom using one of the following methods:
- a) 1-#8 wood screw
- b) 2-8d spiral shank nails
- c) 3-13 gauge staples with 1" penetration
Tree Area Current

21”  27”

27”
Requested Tree Removal

Trees to be removed:
- <10" trees
- 13" trees

Power Pole:
- 13" pole
Requested Tree Removal

Trees maintained

Trees for removal

PROPOSED DECK

EXISTING

PARKING

Proposed Gravel Walkway
Rear Parking Proposed

- Rear lot will utilize existing street curb available from West Blvd.
- Proposed parking area, will match front parking material.

Existing Curb

Weidemann, Eric
To Steve, David, me
Fri, May 3, 10:43 AM

Steve,

If a driveway apron is existing, and they are now just wanting to attach to it from the private side, it should be compliant, correct? Snip attached.

Thank you,

Canter, Steve<scanter@ci.charlotte.nc.us>
To Eric, David, me

Mon, May 6, 1,33 PM

As long as they don't remove the driveway apron. If they remove the existing apron, they will need to rebuild to new City standards, and that includes the sidewalk to ADA standards as well.

Steve Canter
Construction Supervisor
City of Charlotte Land Development
704-336-3655