LOCAL HISTORIC DISTRICT:  Wilmore

PROPERTY ADDRESS:  1830 Wickford Place, Lot 4 (corner)

SUMMARY OF REQUEST:  New Construction

APPLICANT:  Craig Calcasola

Details of Proposed Request

Existing Conditions
The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150’ x 100’. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The parcel has been rezoned to Urban Residential-1 to construct four single family houses. The required minimum setback is 14’, required minimum rear yard is 10’ and required minimum lot width is 20’. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots.  2019 Update: The structure has been demolished and all four parcels are currently vacant lots.

Proposal
The proposal is the construction of four single family structures with a focus on house plans for each lot and overall site layout for the four structures. Proposed lot dimensions are 37.5’ x 100’. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-4. All homes are 1.5 stories (approx. 23’ to 28’ in height), and feature front porches 8’ in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits.

The underlying zoning will require an 8’ planting strip and 6’ sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

Staff Recommendation
1. HDC 2016-324_1816 Wickford Place (Lot 4) Motion, June 14, 2017: Approve with Conditions.
   “Based on the need for a Certified Arborist’s letter on tree protection relative to the revised plans – address dirt pile up and the footings/foundation -Mr. Rumsch made a MOTION for staff to review the additional information for probable approval. Mr. Henningson seconded.”
2. Arborist Letter for the Willow Oak and Sycamore provided in attached submittal.
3. The project is not incongruous with the district and meets guidelines for New Construction.
4. Staff Recommends reinstating the Approval with Conditions with Staff to work with applicant, per 10.4.1 of the Rules for Procedure.
5. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
3. FRAMING CONSTRUCTION - OTHER THAN ROOF:  
   3.1 Complete framing design shall be submitted for review and approval by the Code Inspector before the work is begun. 
   3.2 All framing shall be designed and constructed in accordance with the International Building Code. 
   3.3 All wood framing shall be designed and constructed in accordance with the National Design Specification. 

4. FOUNDATION WALLS:  
   4.1 All exterior foundation walls shall be constructed in accordance with the International Building Code. 
   4.2 All interior foundation walls shall be constructed in accordance with the National Design Specification. 

5. ROOF CONSTRUCTION:  
   5.1 Rafter shall be 2x6 @ 6" O.C. and 4" nominal height at the eave. 
   5.2 All rafter tails shall be notched to allow for nailing. 
   5.3 All rafters shall be supported on the exterior walls. 
   5.4 All roof sheathing shall be installed before the roof trusses are installed. 

6. WALL DETAILS:  
   6.1 All exterior walls shall be constructed in accordance with the International Building Code. 
   6.2 All interior walls shall be constructed in accordance with the National Design Specification. 

7. CONSTRUCTION DOCUMENTS:  
   7.1 All construction documents shall be submitted to the Code Inspector for review and approval before the work is begun. 
   7.2 All construction documents shall be reviewed by the Code Inspector before the work is begun. 

8. GENERAL CONDITIONS:  
   8.1 All materials shall be purchased and installed in accordance with the specifications. 
   8.2 All work shall be performed in accordance with the plans and specifications. 

9. COMPLIANCE:  
   9.1 All work shall be performed in accordance with the International Building Code and the National Design Specification. 
   9.2 All work shall be performed in accordance with the plans and specifications. 

10. INSPECTIONS:  
    10.1 All work shall be inspected by the Code Inspector before the work is begun. 
    10.2 All work shall be inspected by the Code Inspector before the work is begun.
UPDATED ITEMS (JUNE MEETING)

1. FLOATING FOUNDATION – provided is documentation from our engineer Matthys Barker (President, Sustainable Engineering and Efficient Designs, PLLC).

SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC
PO Box 691071
Charlotte, NC 28222-7818
Phone: 704.229.0478  Fax: 704.971.9276

June 12, 2017

Allen Design Associates, Inc.
Attn: Robert Allen
501 Camilla Dr.
Charlotte, NC 28226

Re: Wilmore #4

Dear Robert:

You contacted SEED, PLLC in reference to the design provided to protect the tree roots on the front side of the house. The new porch footings will be formed and poured on grade without digging. Then the footings will be backfilled to meet the code required footing depth of 12" below grade after the foundations are built up off the footings. This design will effectively limit the potential for damaging the trees root system and will effectively support the imposed porch loads to meet the structural requirements of The 2012 North Carolina Residential Building Code.

This report represents our opinions based on calculations and our experience. The scope of our evaluation was limited to the content of this report. Therefore, this report should not be construed as an implication that there are no deficiencies or defects at other locations in this structure.

If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.229.0478.

Sincerely,

Matthys N. Barker, PE
NC License No. 32138
2. **TREE PRESERVATION**— the corner Willow Oak Tree will have a protection fence the duration of construction and the fence will be located one (1’) foot from the positioning of the foundation / house.

3. **UPDATED FRONT ELEVATION** – the roofline of the front porch has been updated.
PRIOR MEETING (MAY) - OVERVIEW OF UPDATED ITEMS on LOT 4:

1. TREE SAVE – attached is a letter from Barry Gemberling (Arborguard) in regard to his recommendations on how to keep the LOT 4 (Willow Oak) tree safe prior and during construction.
2. MIRATEK – to be installed on all columns, corners and fascia with corner boards being 5.5 inches
3. OPEN TAILS / SOFFITS – roof to extend 24 inches at right angle to siding, with ¾ v-groove bead board and 2x8” rafters with bed mold installed base
4. WINDOWS – 4” wide non-tapered trim with 7/8 putty glaze, removed brick casing
STREETSCAPE

UPDATED – LOT 2 added columns from ceiling to floor on the front porch

LOT 4  LOT 3  LOT 2  LOT 1

PREVIOUS
MATERIAL DETAIL – EXAMPLE OF OPEN TAIL, COLUMNS, & BAND
• 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**
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.
LOT 4 - HEIGHT / MASSING

- We have reduced the roofline by 1 foot to 23’ 11.5”, by making the 2nd Floor 9’ ceiling height.
STREET SURVEYS

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

Worthington Ave (Wickford Place)

<table>
<thead>
<tr>
<th>LOT #</th>
<th>Roofline</th>
<th>Elevation to Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>27’ 7.25”</td>
<td>730.3’</td>
</tr>
<tr>
<td>2</td>
<td>23’ 11.5”</td>
<td>728.6’</td>
</tr>
<tr>
<td>3</td>
<td>27’ 7.25”</td>
<td>730.8’</td>
</tr>
<tr>
<td>4</td>
<td>23’ 11.5”</td>
<td>724.8’</td>
</tr>
</tbody>
</table>
- 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.
EXISTING CONDITIONS – LOT 2 & 4
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
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
4. WINDOW DETAIL – the window casing and trim design was added to all of the elevations.
SOFFIT DETAIL – UPDATED OPEN TAIL

30 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

EXPOSED TAIL

GERMAN SIDING
TREE SAVE - (UPDATED)

1. 24” Sycamore
2. 12” Oak
3. 12” Oak
4. 28” Oak
5. 24” Oak
6. 12” Oak

ADD - (6) Medium Size Oak Trees

REMOVE
1. 15” Elm
2. Crepe Myrtle
3. 18” Hickory
4. 15” Gum
5. 12” Oak
6. 15” Oak
KEEP
- 24" OAK
- 28" OAK
- 24" SYCAMORE

ADD
- (11) Medium Size Oak Trees
- (5) Oak
- (1) Crepe Myrtle
- (1) Gum
- (1) Hickory
- (1) Elm

REMOVED
- (5) Oak
- (1) Crape Myrtle
- (1) Gum
- (1) Hickory
- (1) Elm
KEEP – 24” OAK in foreground & 24” SYCAMORE in background
FROM: Arborguard Tree Specialists  
PO Box 26767  
Charlotte, NC 28221

FOR: RCMD, LLC  
Craig Calcasola  
11050 Dundarrach Lane  
Charlotte, NC 28277

SUBJECT: 1816 Wickford Place, Charlotte, NC 28203 – SYCAMORE

Dear Mr. Calcasola:

Thank you for this opportunity.

As per your request; we visited the property at 1816 Wickford Place, Charlotte, NC 28203 to examine 2 trees you specified and, based on this; submit the following observations, discussion and recommendations are in reference to the Sycamore (located on Wickford).

Large Sycamore closest to the next residence on Wickford Place; currently in fair to good condition, if the intent is to preserve this tree, the following procedures must be performed –

1. Soil injection therapy treatment with our organic material, same as above, once each in spring, summer and fall - $250 per treatment, total $750 for all 3
2. Trunk insecticide and fungicide treatments, same as above, once each in spring, summer and fall - $75 per treatment, total $225 for all 3
3. Trunk injection with systemic, long residual fungicide to prevent Sycamore Anthracnose in spring - $275
4. Complete and thorough pruning to provide crown cleaning for dead limbs, plus selective thinning of the extremities to reduce weight - $475
5. Erect barricade fencing beneath the drip-line, same as above - $550
6. Distribute a 4-6 inch layer of organic bark mulch beneath the canopy from drip-line to drip-line to protect the root zone areas - $450
7. Visit once per month during the construction project, same as above - $75
8. Re-visit to re-examine in Late Fall 2017, same as above – NO CHARGE

Sincerely,

Barry Gemberling  
ISA Certified Arborist, ASCA Consulting Arborist  
Senior Corporate Arborist – The Carolinas  
Vice President & Branch Manager  
Arborguard Tree Specialists  
704-578-5662
FROM: Arborguard Tree Specialists
PO Box 26767
Charlotte, NC 28221

FOR: RCMD, LLC
Craig Calcasola
11050 Dundarrach Lane
Charlotte, NC 28277

SUBJECT: 1816 Wickford Place, Charlotte, NC 28203 – WILLOW OAK – Lot 4

Dear Mr. Calcasola:

Thank you for this opportunity.

As per your request; we visited the property at 1816 Wickford Place, Charlotte, NC 28203 to examine 2 trees you specified and, based on this; submit the following observations, discussion and recommendations are in reference to the Willow Oak (located at the corner of Wickford & Worthington – LOT 4).

Large, double-stemmed Willow Oak closest to the intersection of West Worthington Avenue and Wickford Place; currently in fair to good condition, but with a defective crown structure associated with the weak “V” crotch of the double stem union.

With a planned Floating Foundation for near or over the root system of the Willow Oak on the new home side, if no building activities are planned for the root zone areas beneath the canopy of the Willow Oak on the street sides or sides away from the new home, and if all of the outlined preservation procedures recommended for the Willow Oak are implemented; it should be OK to build within 11 feet of the trunk on the new home side as planned and we should be able to preserve this tree. Floating Foundation for the covered porch to be between the trunk of the Willow Oak to at least 11 feet with the closest footer being 11 feet and going further from there.

1. Perform soil injection therapy treatment now in Spring 2017 for the root zone areas beneath the canopy with our organic matter to strengthen the root system and improve vigor to prepare for the stresses of the construction project - $275
2. Treat the trunk areas with insecticide and fungicide now in Spring 2017 for suppression of and protection against secondary, predatory, invasive pests and diseases due to potentially weakened and vulnerable condition - $75
3. Perform complete and thorough pruning to provide crown cleaning for dead limbs, plus light thinning of the extremities to reduce density and weight; but minimize live wood removal to minimize stress - $575 + prior arrangements must be made to drop the utility line in front
4. Install 1 flexible, steel cable in the upper crown between the split stems to support the defective, weak stem union beneath to reduce the risk of splitting or breakage from future wind, snow or ice storm events - $325
5. Install a new, all copper lightning protection system due to height, exposure, location and importance - $1,100
6. Erect a barricade fence beneath the drip-line and allow no traffic or storage of materials or equipment on the root zone areas beneath the canopy from drip-line to drip-line - $550
7. Distribute a 1 foot layer of expanded slate aggregate or Stalite over the root zone areas beneath the canopy from drip-line to drip-line to prevent root system damage from soil compaction - $1,950
8. Visit once per month during the construction project to monitor the health and progress of the tree and assure the barricade fence is still erect and there are no activities on the root zone areas - $75 per visit
9. Repeat the soil injection therapy and trunk insecticide/fungicide treatments once each in summer and fall - $275 + $75 + $275 + $75 = total $700
10. Re-visit to re-examine in Late Fall 2017 to monitor the progress of the tree, then prescribe the appropriate course of action for the 2018 season – NO CHARGE for inspection and report with the above Program

Consulting Fee for visit to examine the above trees and prepare the above report with recommendations - $360 as previously agreed upon; but we will offer to waive if the above Program of recommended procedures is approved.

Please advise us how to proceed.

Sincerely,

Barry Gemberling
ISA Certified Arborist, ASCA Consulting Arborist
Senior Corporate Arborist – The Carolinas
Vice President & Branch Manager
Arborguard Tree Specialists
704-578-5662