



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

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ADDRESS OF PROPERTY	1715 Wickford Place, Wilmore Local Historic District	HDC 2011-036
SUMMARY OF REQUEST	Addition of Front Porch Columns & Railings	
OWNERS	Henry Ellis & Amber Ellis	
APPLICANT	Henry Ellis	

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### Details of Proposed Request

This application seeks approval for the addition of two front porch columns to this single family home in Wilmore. The porch currently has two columns at the outside corners, and the new columns would be inboard of those.

### Current Status and Context of Property

This house is in the block of Wickford Place between West Boulevard and West Kingston Avenue. The house, built in 1933, is a one story side gabled bungalow, with a front-facing gabled front porch. It is in an area of houses of similar age, style and size.

The house has been undergoing renovation, which is largely designed to return the house to its original appearance. Several alterations to the original structure have been corrected, the most dramatic being the reopening of the front porch, which had been screened in at some point and shaded with large metal awnings.

The owners of this house have been working toward reestablishing a street connection to the house, including the installation of new front steps and a front walkway oriented to the street. These two elements have been administratively approved by HDC Staff.

### Relevant HDC Design Guidelines

- *Additions*

### Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

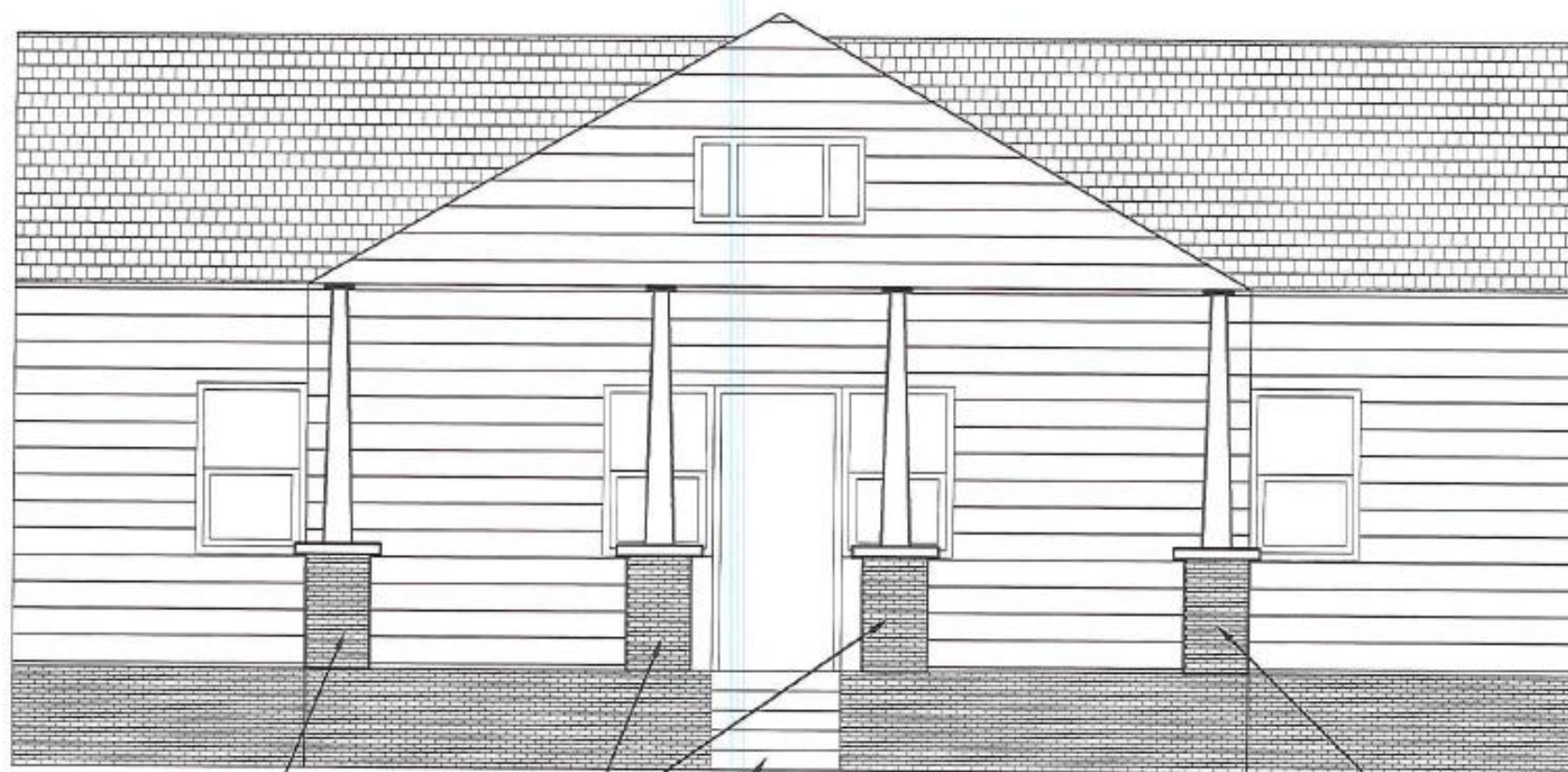
**Outstanding Issues**

In the course of the restoration of the front porch, the owners have determined that the gable roof of the front porch is in need of additional support.

As shown on the attached drawing, the plans call for the installation of two new columns inboard of the existing corner columns on the front porch. The two existing columns are on brick bases that extend to the ground. In order to match the existing columns, the porch would have to be notched to accommodate the installation of two new bases of this design. An alternative approach would be to install two columns with smaller brick bases sitting on the floor of the porch, but this design would likely need to have additional foundation work done under the existing porch deck.







EXISTING COLUMN

NEW COLUMN TO MATCH  
EXISTING

NEW STONE STEPS





EXISTING COLUMN

PROPOSED FRONT ELEVATION

ELLIS RESDENCE  
1715 WICKFORD PL  
CHARLOTTE, NC 28203

# Charlotte Historic District Commission - Case 2011-036



-  1715 Wickford Place
-  Property Lines
-  Building Footprints
-  Wilmore Local Historic District

March 28, 2011