
LOCAL HISTORIC DISTRICT: Wilmore

ADDRESS OF PROPERTY: 1716 Wickford Place

SUMMARY OF REQUEST: Window/Door Replacement

OWNER: Cave to Castle Homes, LLC

APPLICANT: Daedalus Properties

Details of Proposed Request

Existing Conditions

The property is a one story duplex, c. 1936. The home has a twin gable roof covering the porch supported by thin metal supports.

Proposal

The proposal is a conversion of the dwelling to a single family home. Changes to the façade include removal of the front doors, replaced by a single main entrance, replacement of existing windows with two sets of paired windows and the addition of a sloped roof that will join the twin gables. The metal supports will be replaced by a traditional porch with a brick base and tapered columns. Siding will be replaced where needed to match the existing wood lap siding. The foundation will be painted and new brick steps will replace existing.

Policy & Design Guidelines for Additions

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

WINDOWS AND DOORS

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

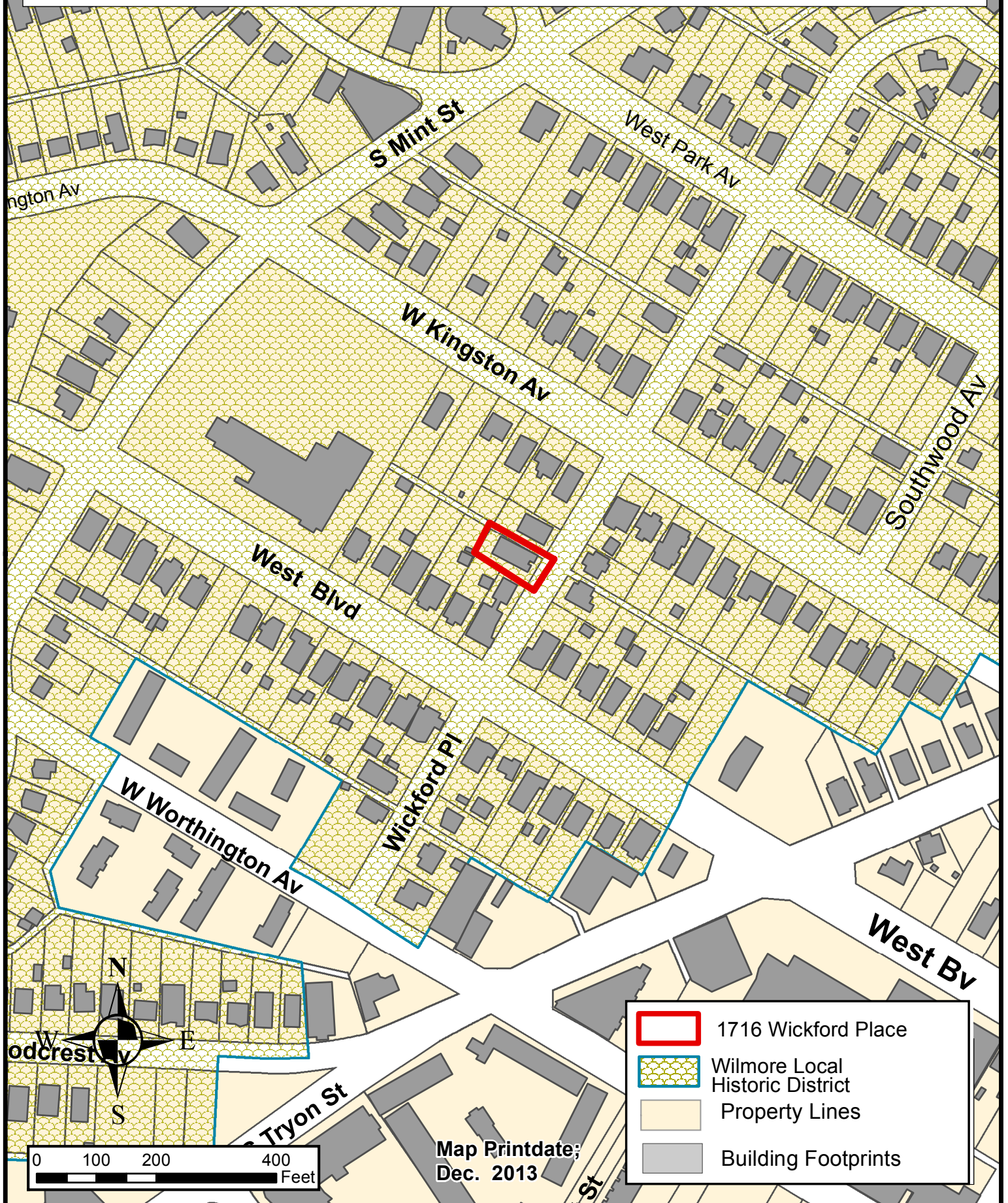
1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

Staff believes the project meets the Guidelines for Additions.

Charlotte Historic District Commission - Case 2013-182

District Location; Wilmore







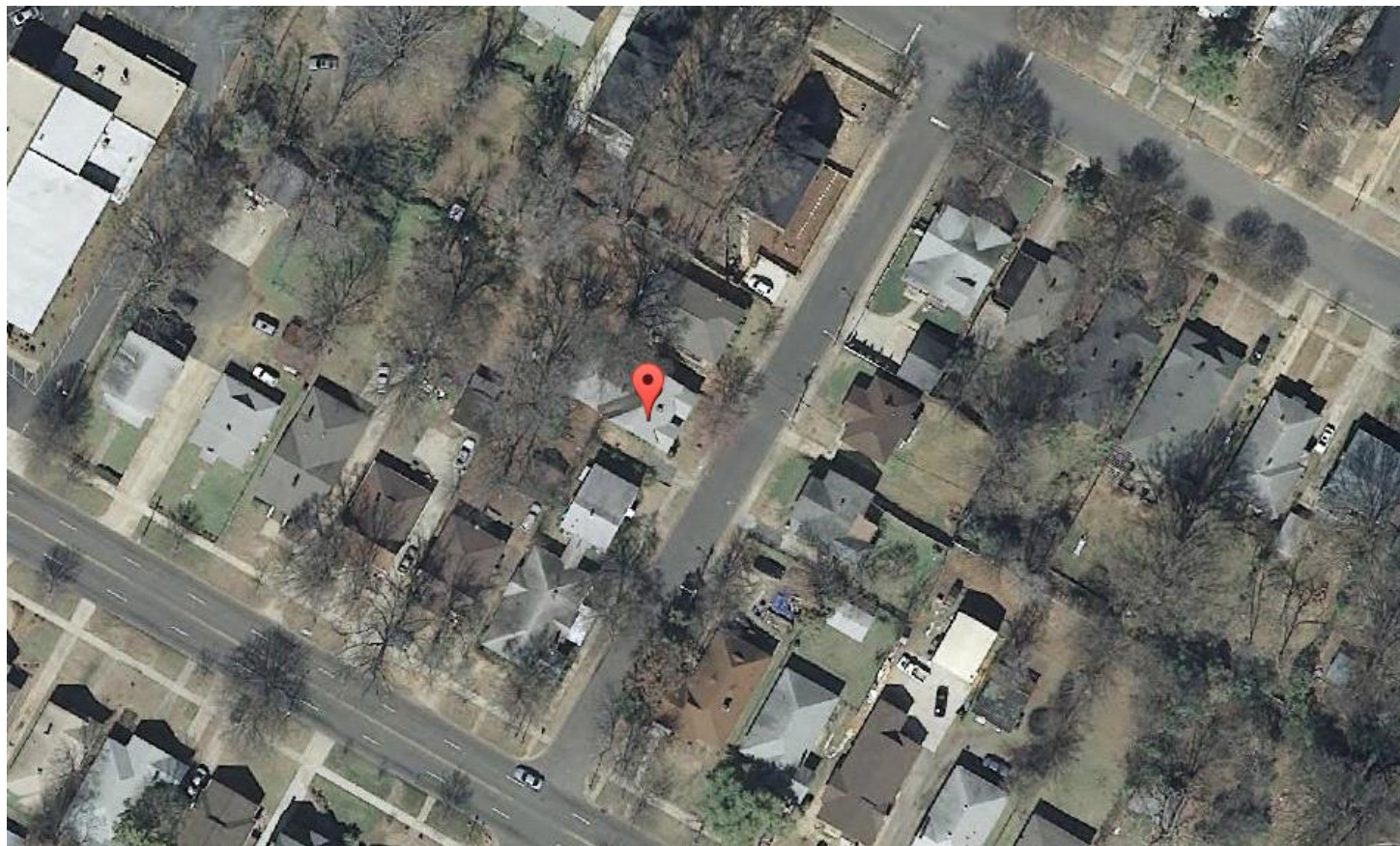
Existing Front Elevation

1716 Wickford Place, Charlotte, NC

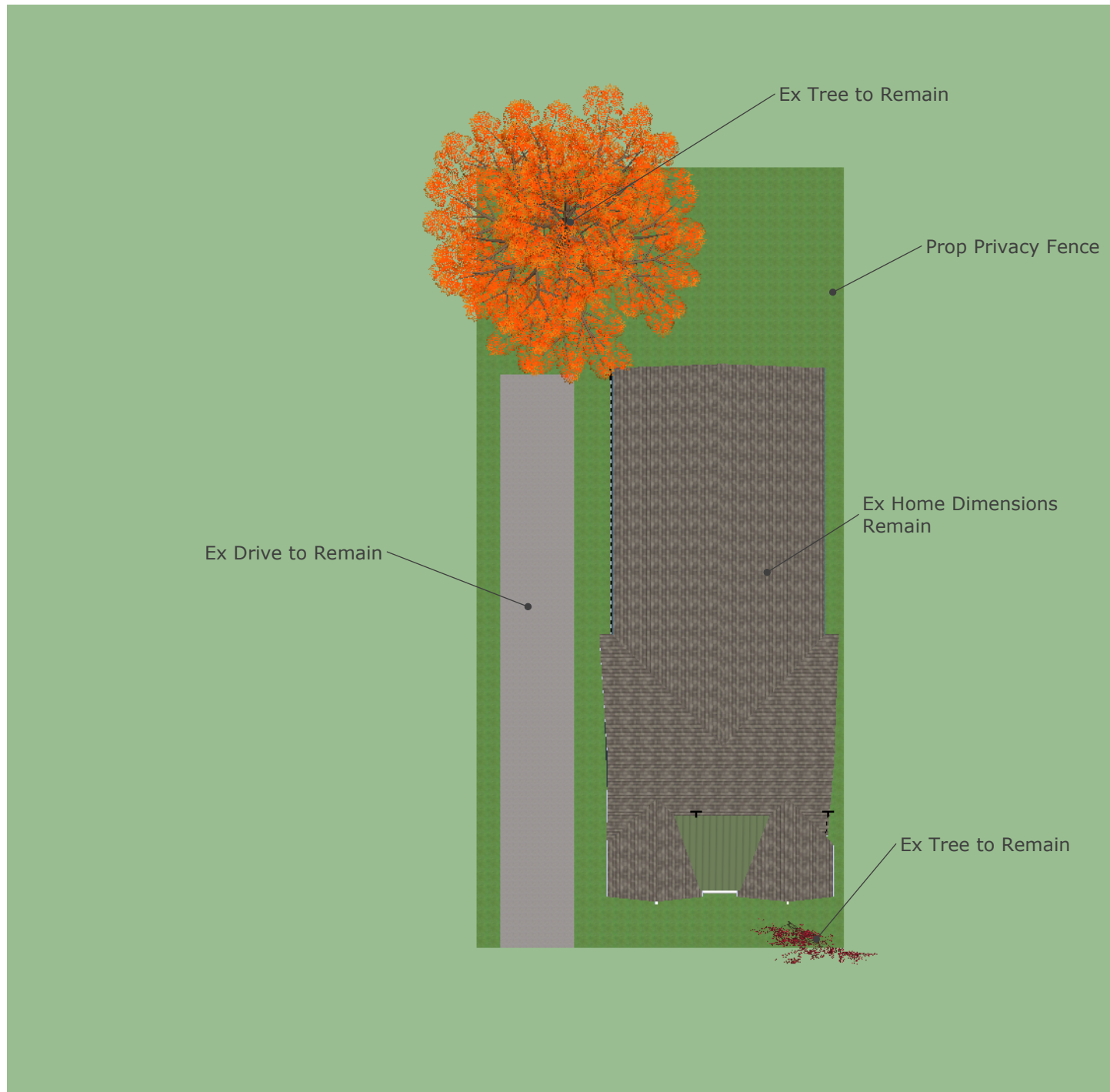
Daedalus Properties

Office: 704.890.3907

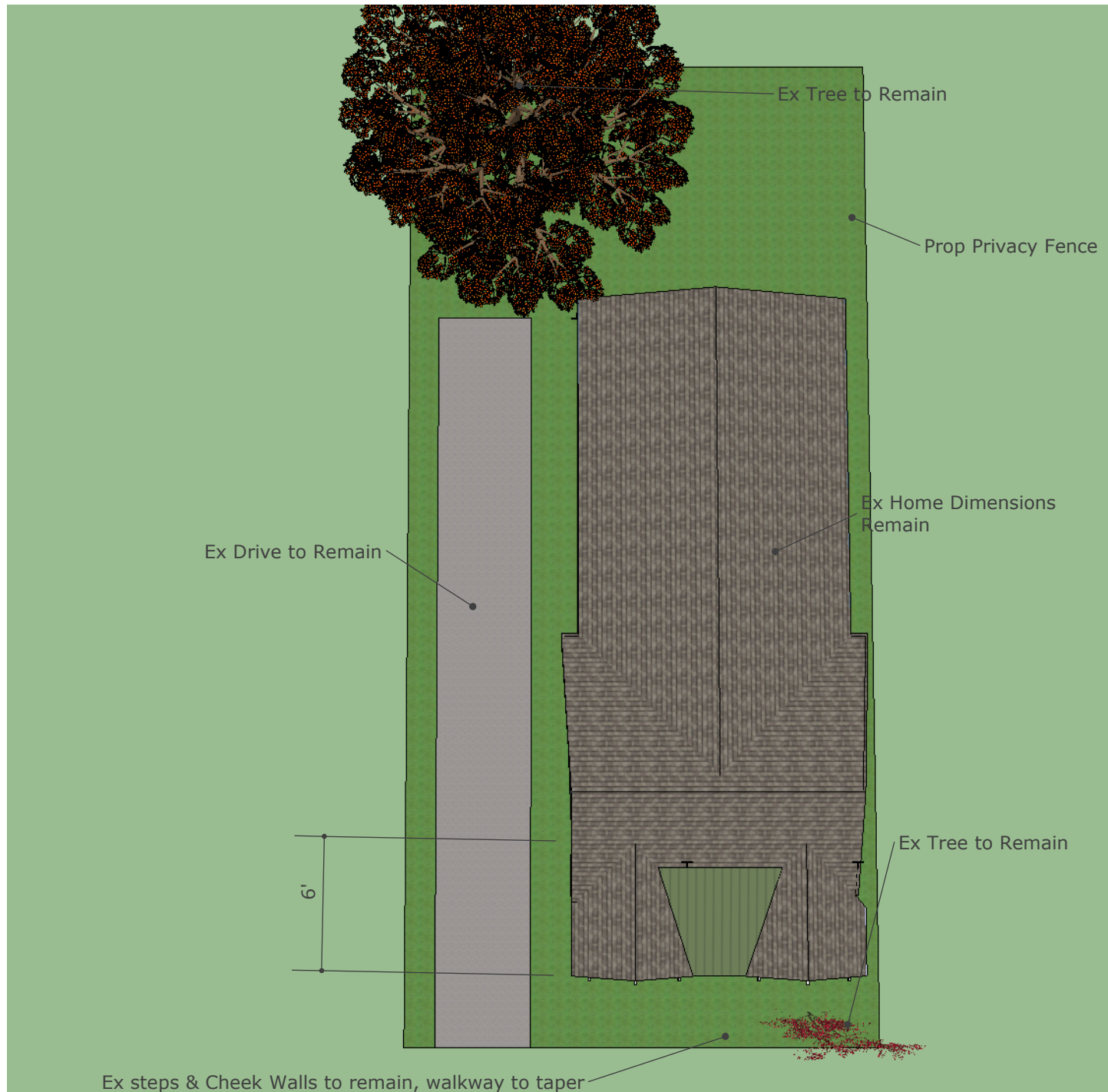




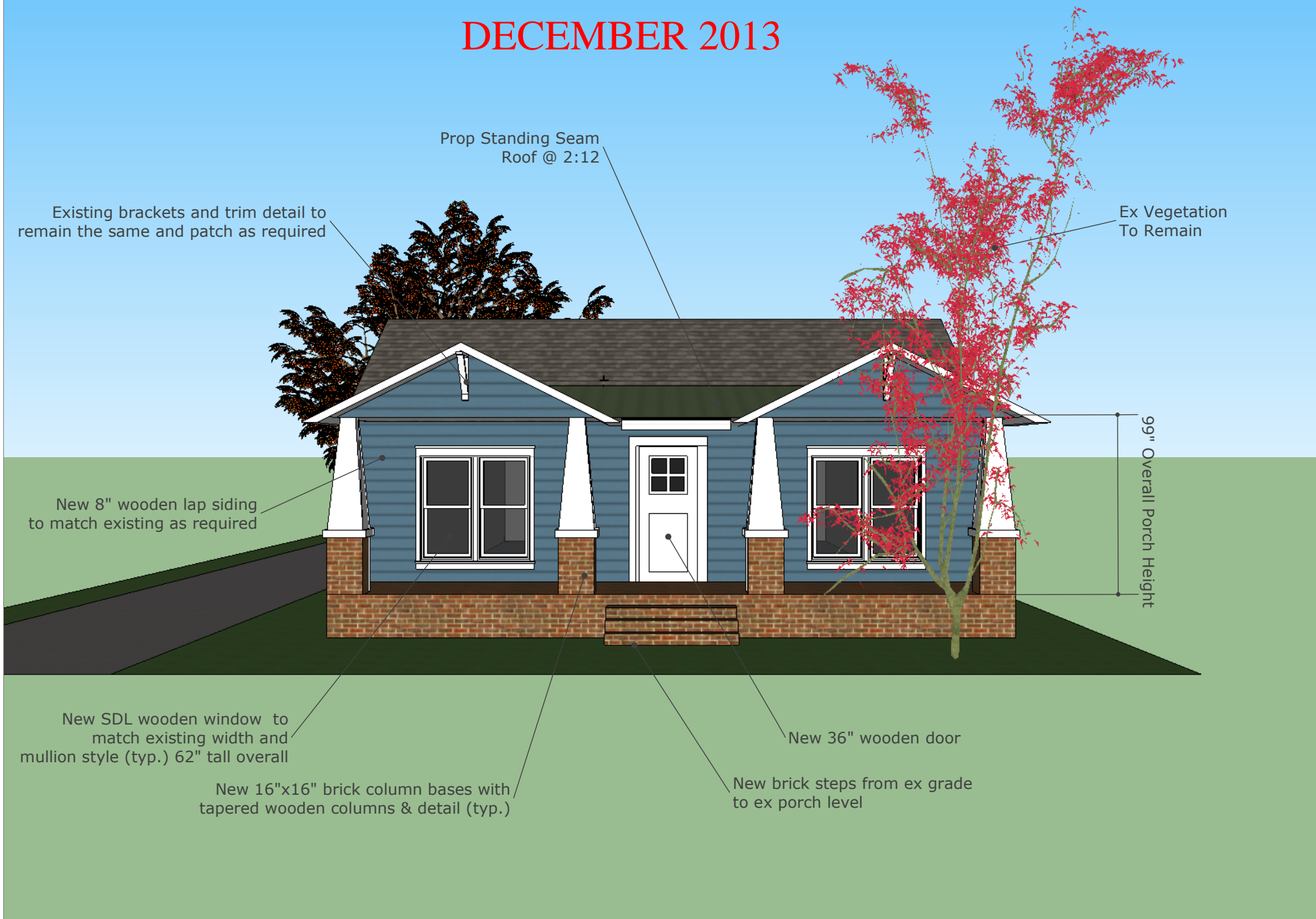
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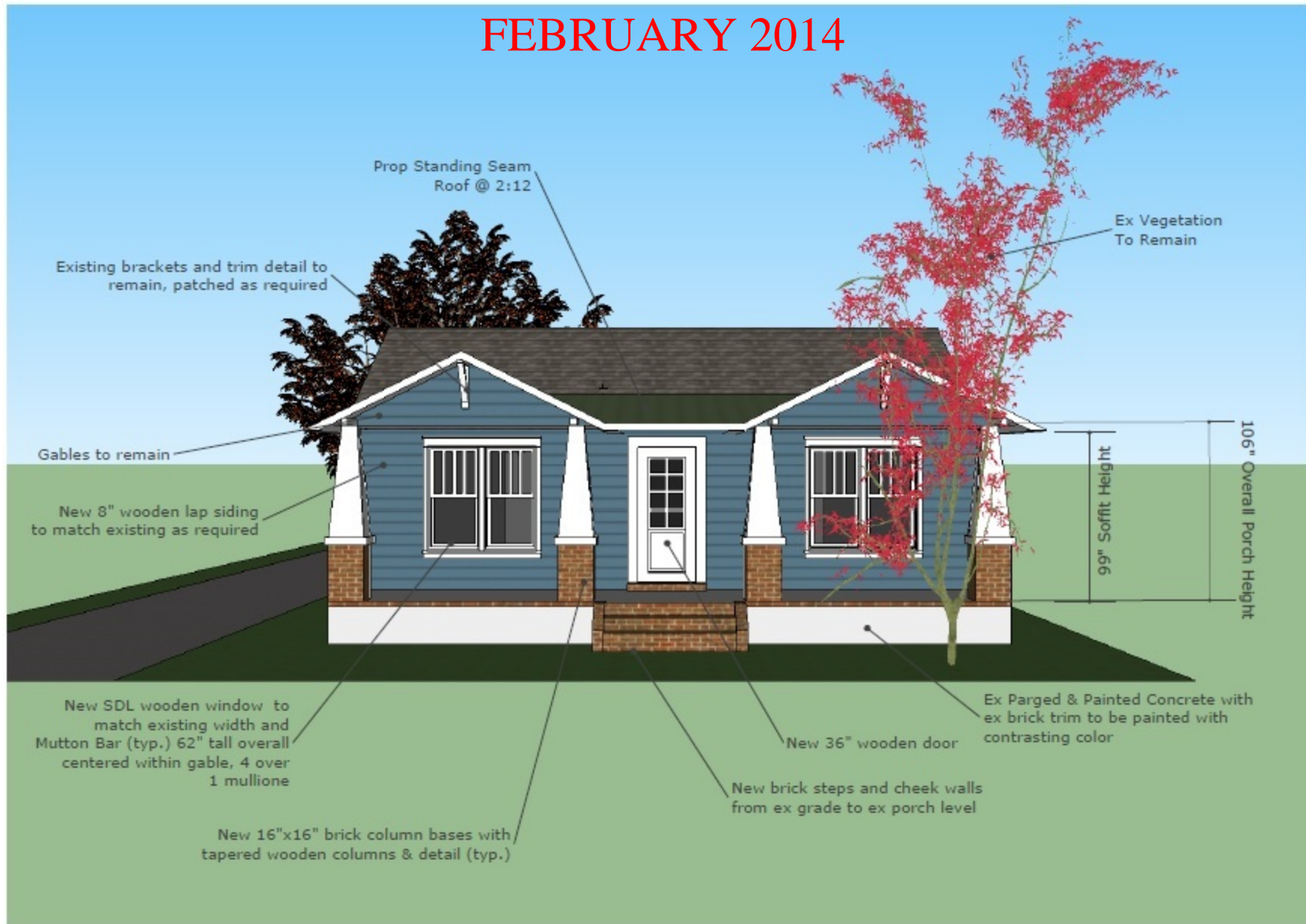
FEBRUARY
2014



DECEMBER 2013



FEBRUARY 2014



DECEMBER 2013



Existing Streetscape



Proposed Streetscape

FEBRUARY 2014



Existing Streetscape



Proposed Streetscape