

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1926 Woodcrest Avenue

SUMMARY OF REQUEST: Addition/Renovation

OWNER: Adam Levinson

APPLICANT: Jeff Hawkins

This application was continued from February for more information.

Details of Proposed Request

Existing Conditions

The existing structure is a one story home constructed in 1951. Exterior features include a side porch and a covered front entrance with a side entry door.

Proposal

The proposal is a front gable addition, enclosure of the side porch, new wood siding, new windows and trim, and cedar shake siding in the front gable.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Windows and Doors, Page 26

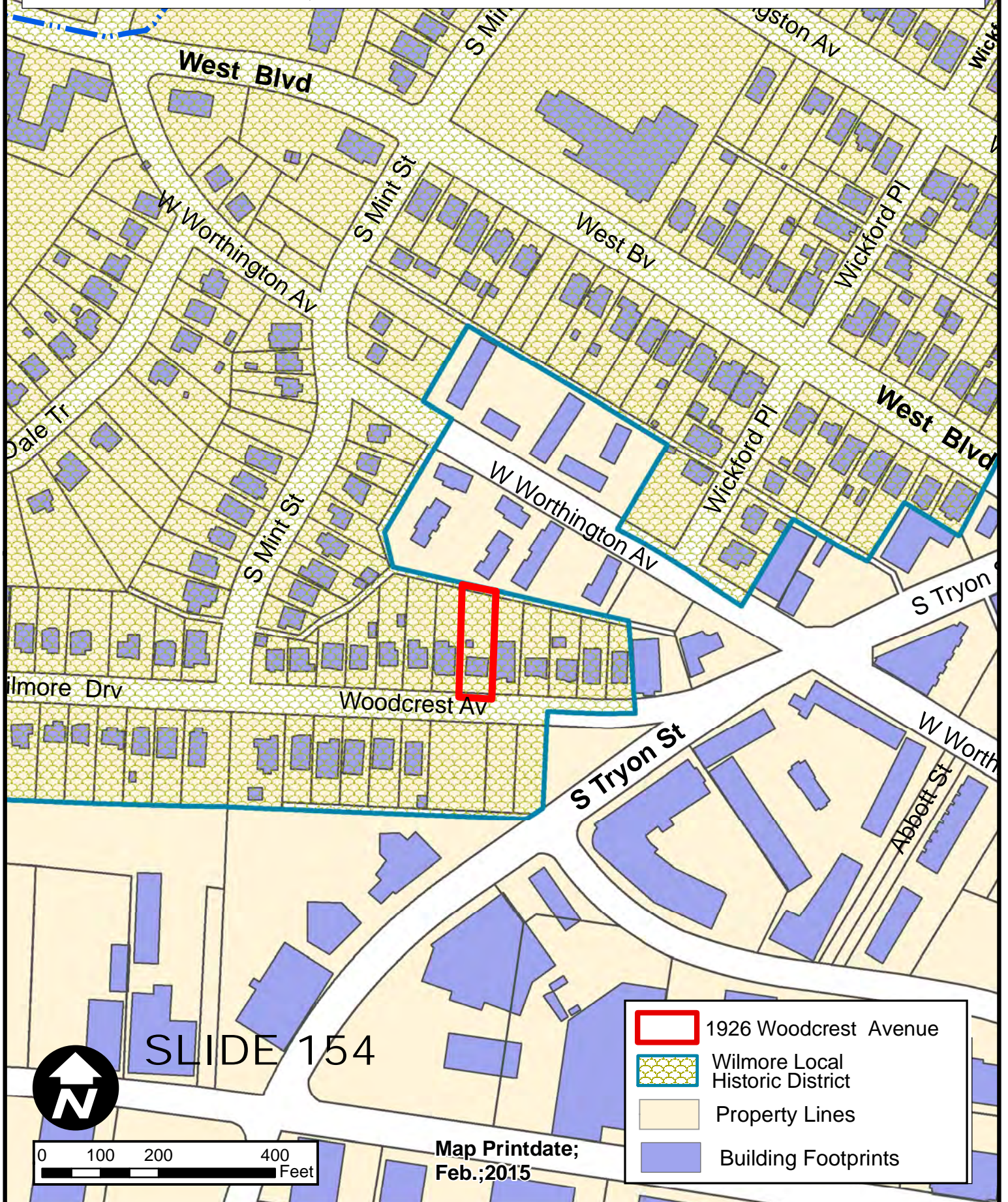
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.

Staff Analysis

The Commission will determine if the proposal meets the applicable guidelines for additions. The guideline for setback is not applicable.

Charlotte Historic District Commission - Case 2015-026

Historic District; Wilmore



Proposed Project for 1926 Woodcrest Avenue

1934 Woodcrest Ave



1930 Woodcrest Ave



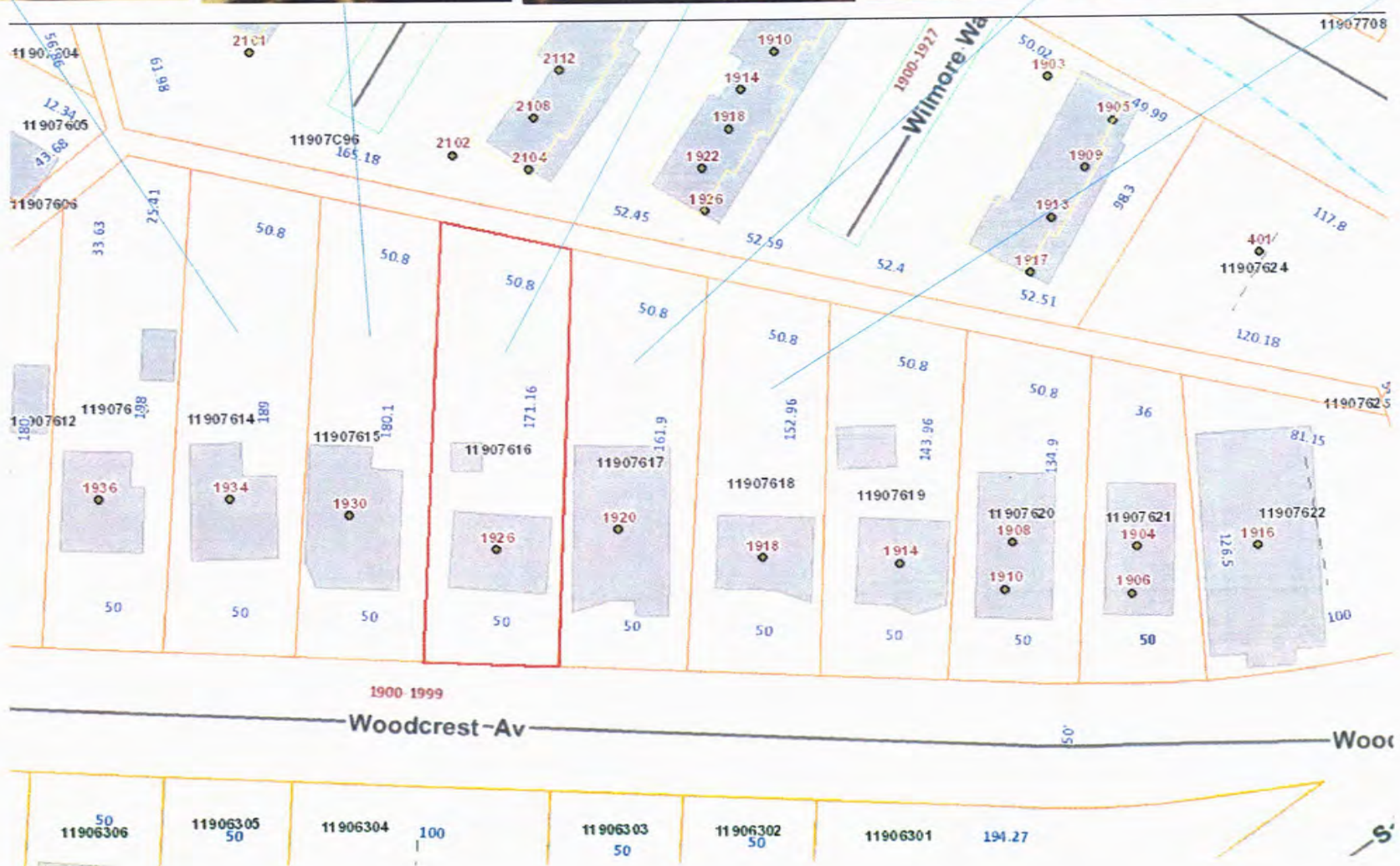
1926 Woodcrest Ave



1920 Woodcrest Ave



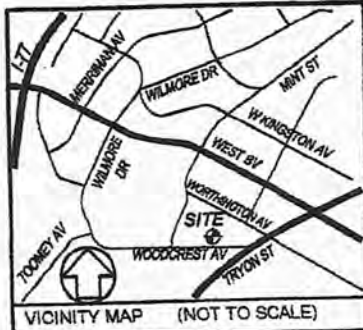
1918 Woodcrest Ave











SURVEY NOTES:

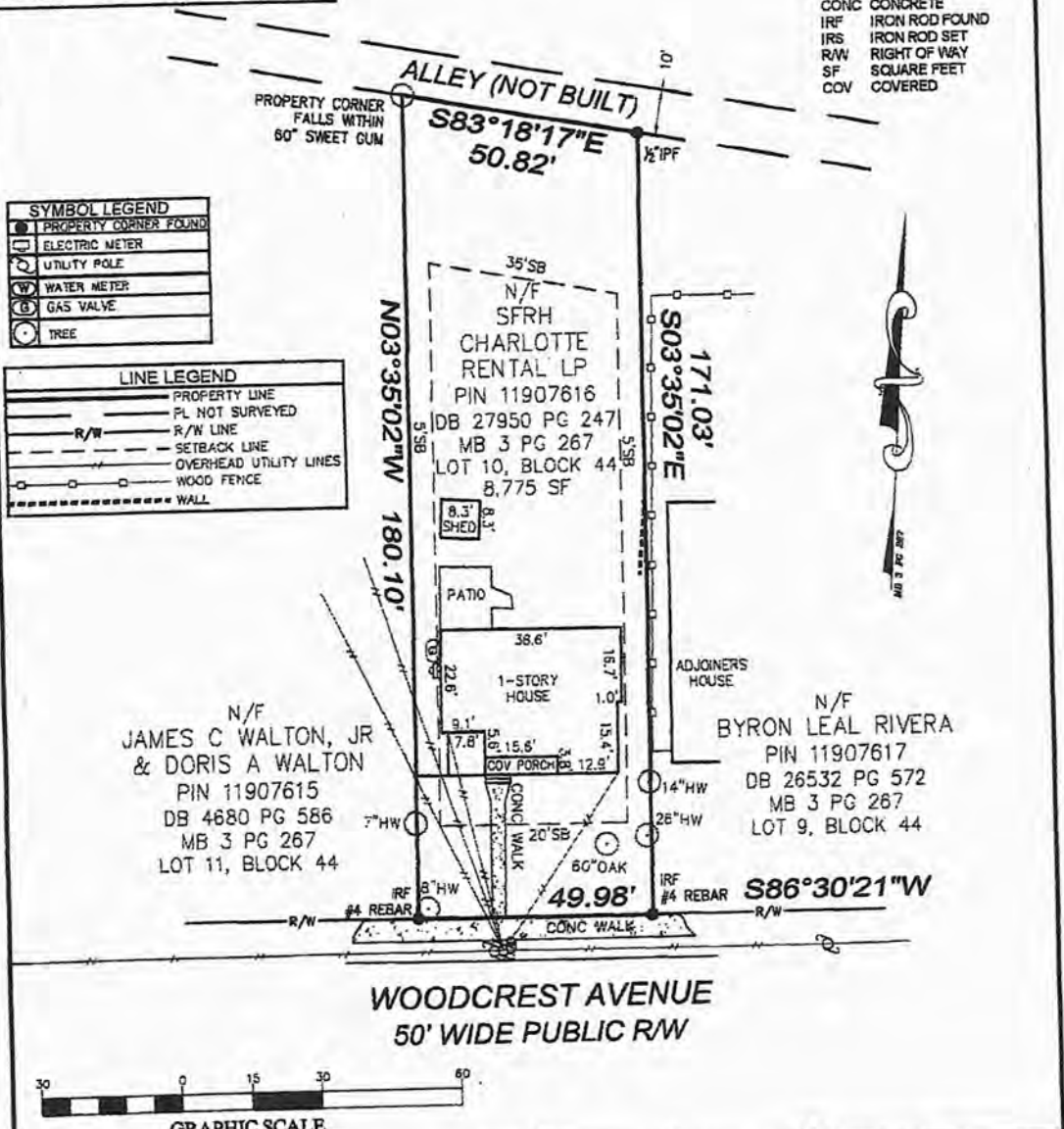
1. AREA COMPUTED BY THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. NO NGS OR NCGS CONTROL WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
4. PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN, AREAS OUTSIDE FUTURE CONDITIONS 1 % ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FIRM MAP NUMBER 3710454400J, PANEL 4544, EFFECTIVE DATE MARCH 2, 2009.
5. PROPERTY ZONED AS R-5 ACCORDING TO MECKLENBURG COUNTY GIS DATA.
6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE WHETHER OF RECORD OR NOT.

ABBREVIATIONS:

MB MAP BOOK
PG PAGE
DB DEED BOOK
N/F NOW OR FORMERLY
SB SETBACK
CONC CONCRETE
IRF IRON ROD FOUND
IRS IRON ROD SET
R/W RIGHT OF WAY
SF SQUARE FEET
COV COVERED

SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	ELECTRIC METER
	UTILITY POLE
	WATER METER
	GAS VALVE
	TREE

LINE LEGEND	
	PROPERTY LINE
	PL NOT SURVEYED
	R/W LINE
	SETBACK LINE
	OVERHEAD UTILITY LINES
	WOOD FENCE
	WALL



<p>GRAPHIC SCALE 1 INCH = 30 FT</p> <p>30 0 15 30 60</p>	
<p>I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM A SURVEY PERFORMED UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION EXCEEDS 1:10,000. ALL BUILDINGS SHOWN LIE WHOLLY ON THE LOT, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2nd DAY OF JUNE, A. D. 2014.</p>	
<p>NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3412 JACKIE G. DUNCAN</p>	
<p>DEED BOOK 27950 PAGE 247 MAP BOOK 3 PAGE 267</p>	
<p>FINAL SURVEY for: SFRH CHARLOTTE RENTAL, LP</p>	
<p>1926 WOODCREST AVENUE LOT 10, BLOCK 44, WILMOORE CHARLOTTE, MECKLENBURG COUNTY, NC</p>	
<p>Jackie G. Duncan, PLS 540 DOGWOOD STREET SE CONCORD, NC 28025 PHONE: (704) 788-1407 - FAX: (704) 788-1540</p>	
<p>SCALE: 1" = 30'</p>	<p>DATE: JUNE 2, 2014</p>
<p>DRAWN BY: JGD</p>	<p>CHECKED BY: JGD</p>
<p>NORTH CAROLINA REGISTRATION NUMBER L-3412</p>	<p>DATE: 14-060</p>
<p>JACKIE G. DUNCAN</p>	<p>SHEET: 1/1</p>







1926 WOODCREST EXISTING FRONT

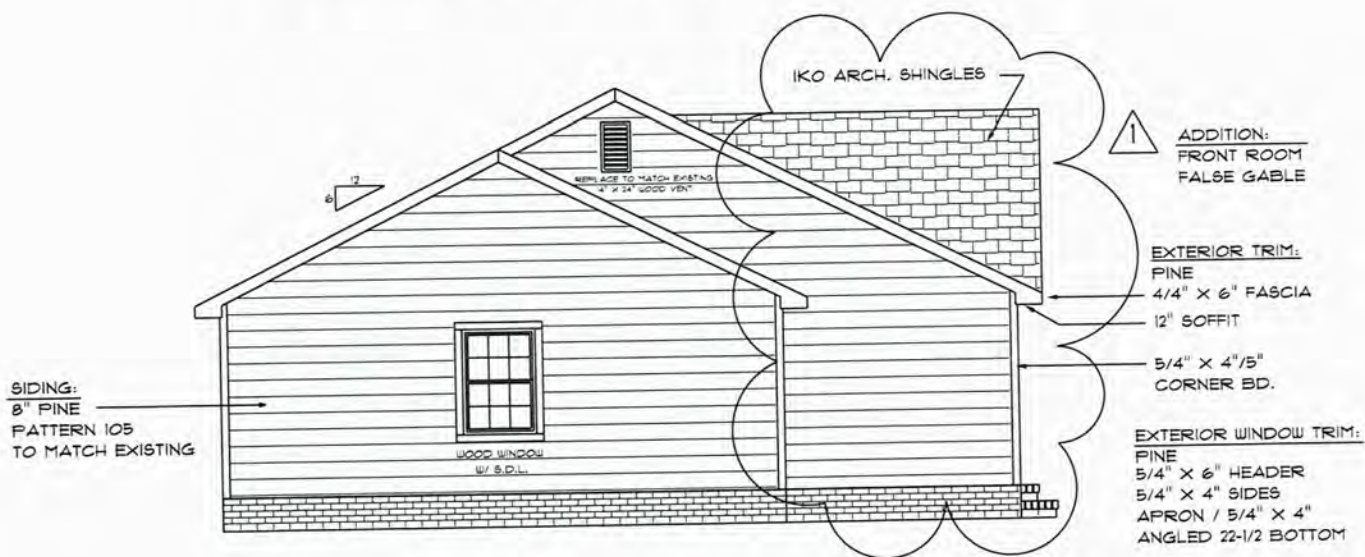


1926 WOODCREST PROPOSED FRONT

FRONT ELEVATION

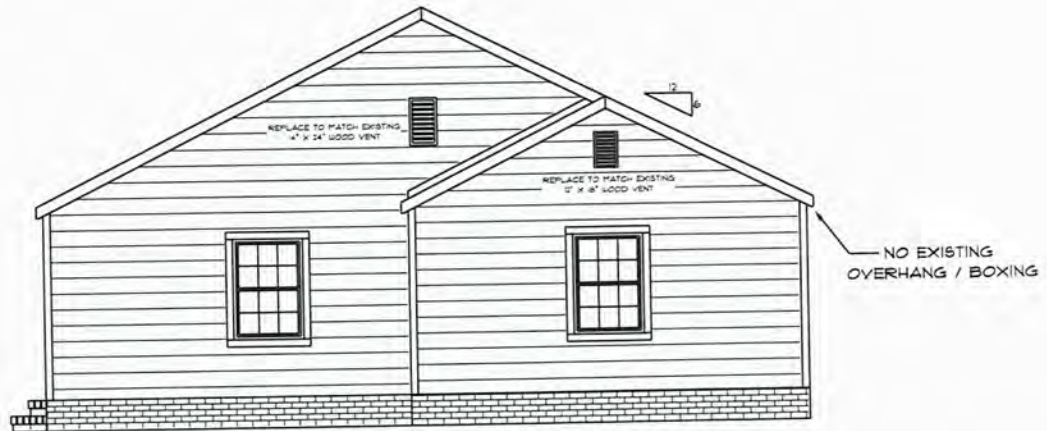


1926 WOODCREST EXISTING LEFT

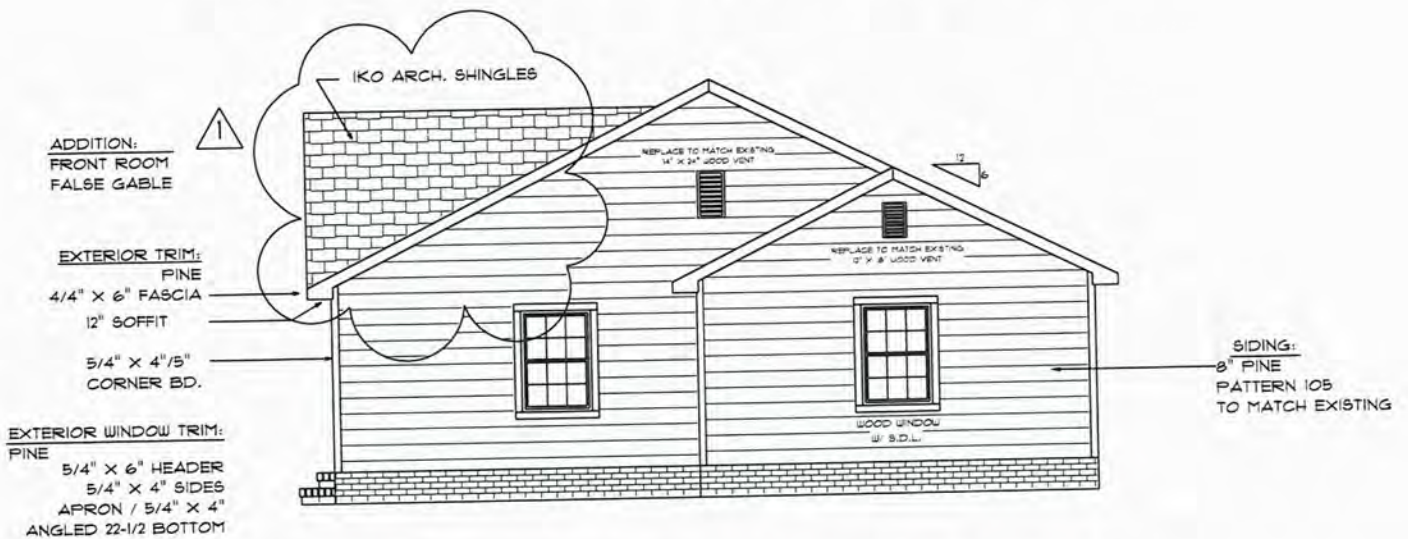


1926 WOODCREST PROPOSED LEFT

LEFT ELEVATION

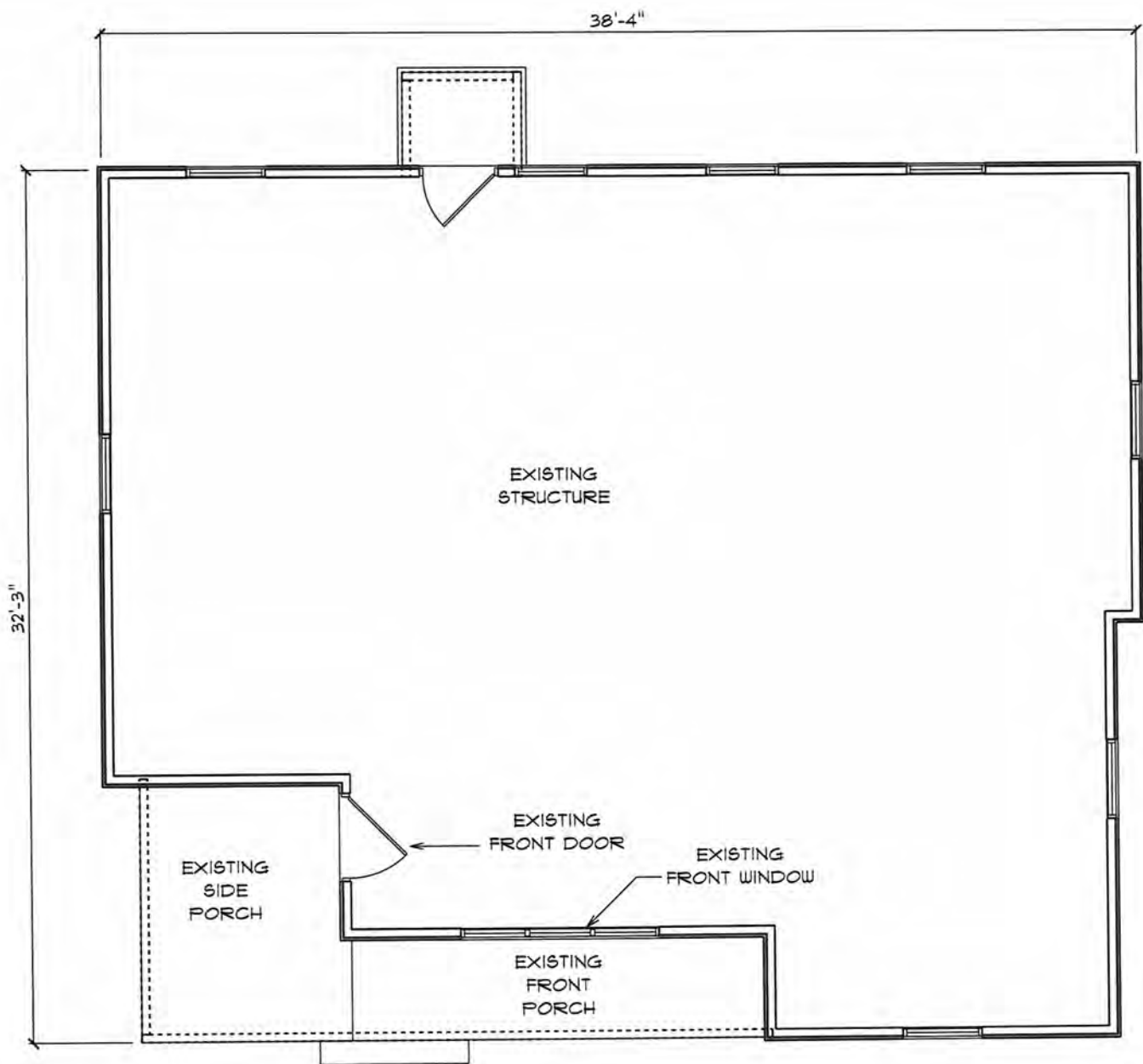


1926 WOODCREST EXISTING RIGHT

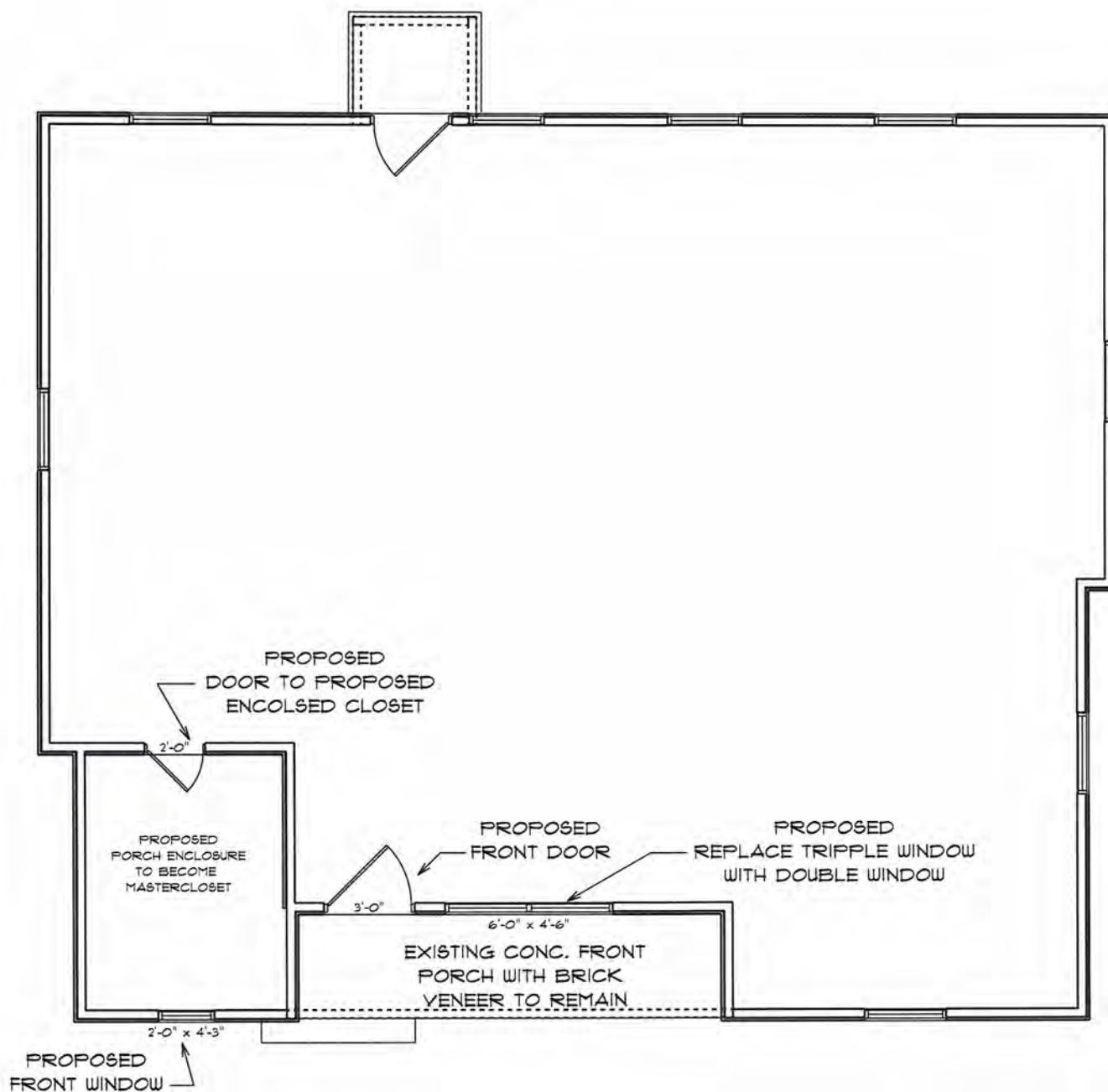


1926 WOODCREST PROPOSED RIGHT

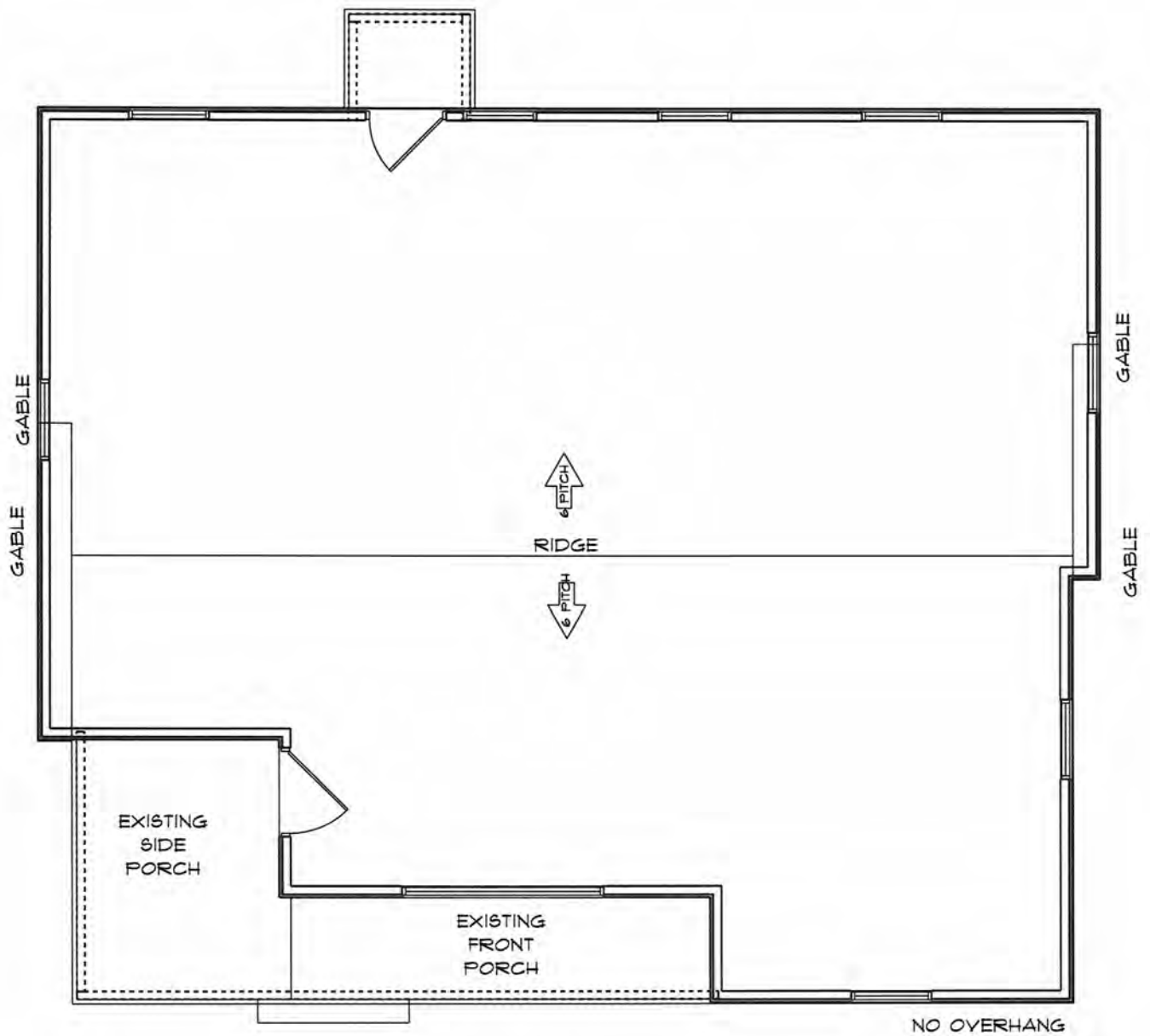
RIGHT ELEVATION



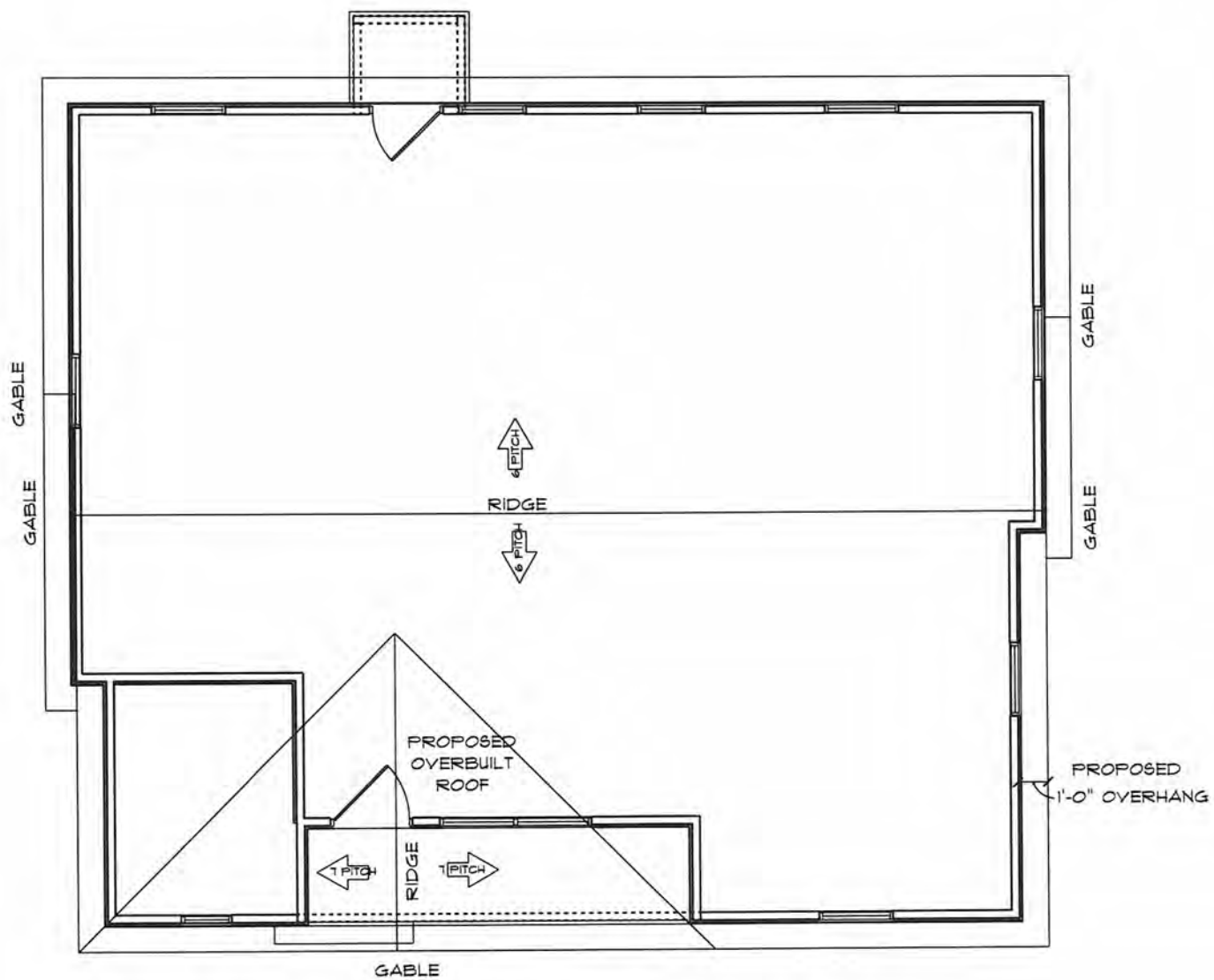
1926 WOODCREST EXISTING



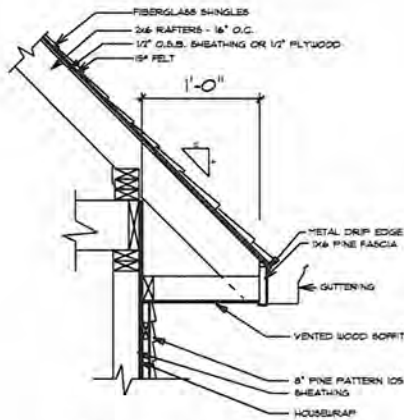
1926 WOODCREST PROPOSED



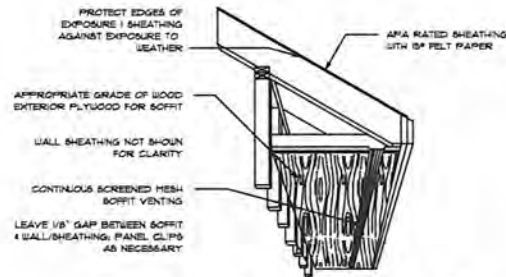
1926 WOODCREST EXISTING ROOF



1926 WOODCREST PROPOSED ROOF

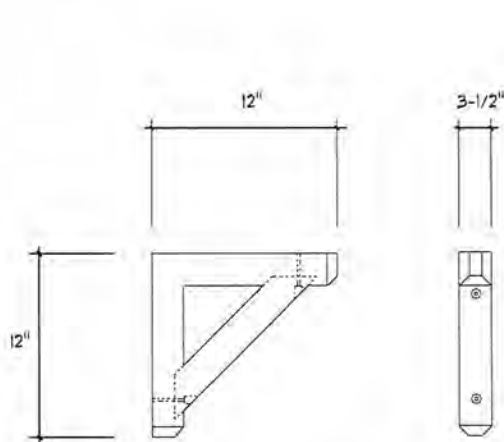


TYPICAL CORNICE DETAIL (SIDING)

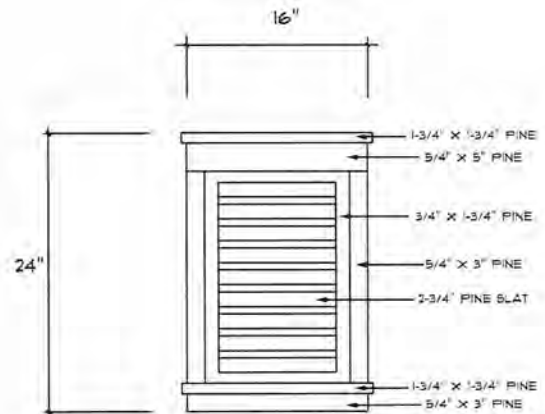


CLOSED SOFFIT W/ CONTINUOUS VENTS

1926 WOODCREST PROPOSED CORNICE

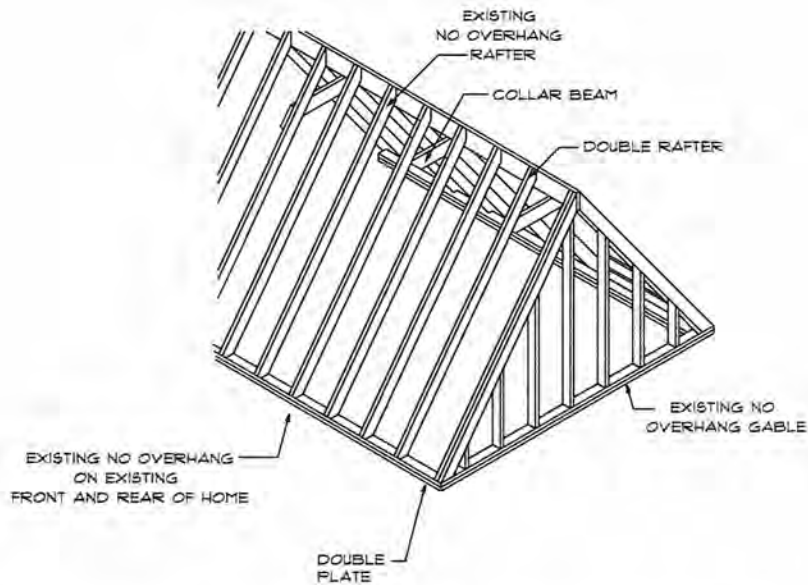


4" x 12" CEDAR
FRONT GABLE
BRACKET

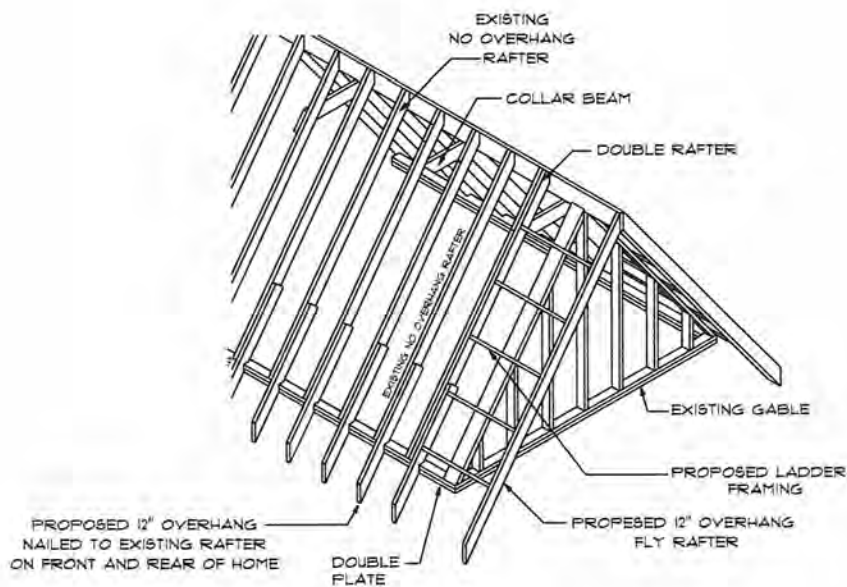


16" x 24" WOODEN
FRONT GABLE VENT

1926 WOODCREST PROPOSED DETAILS

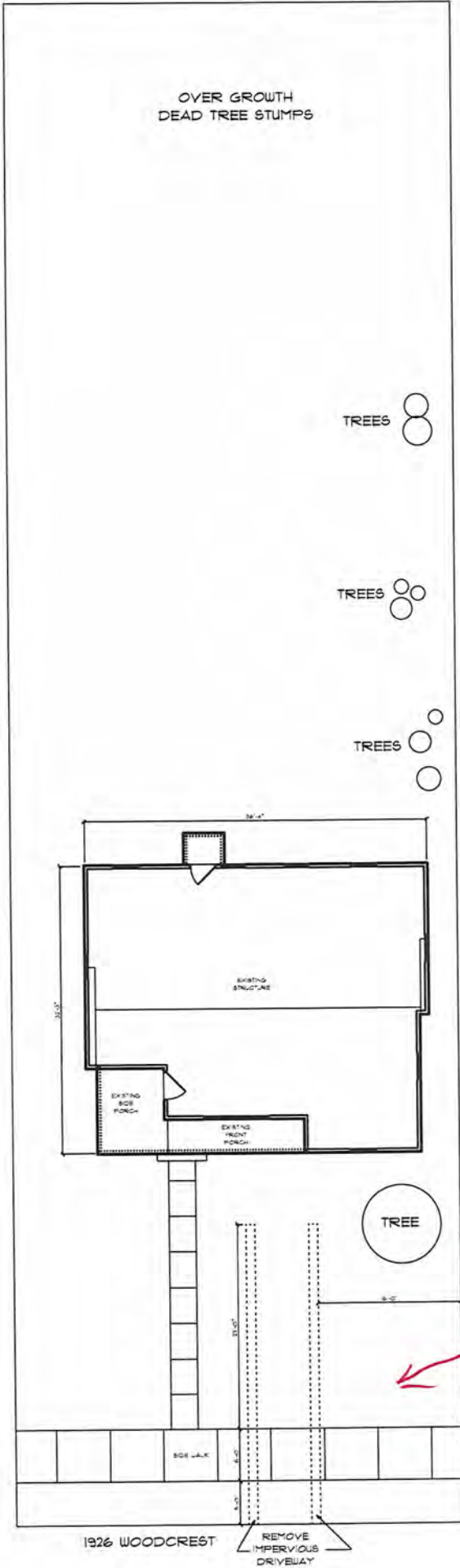


EXISTING GABLE ROOF WITH NO OVERHANG



PROPOSED GABLE ROOF WITH 12" OVERHANG

1926 WOODCREST PROPOSED DETAILS



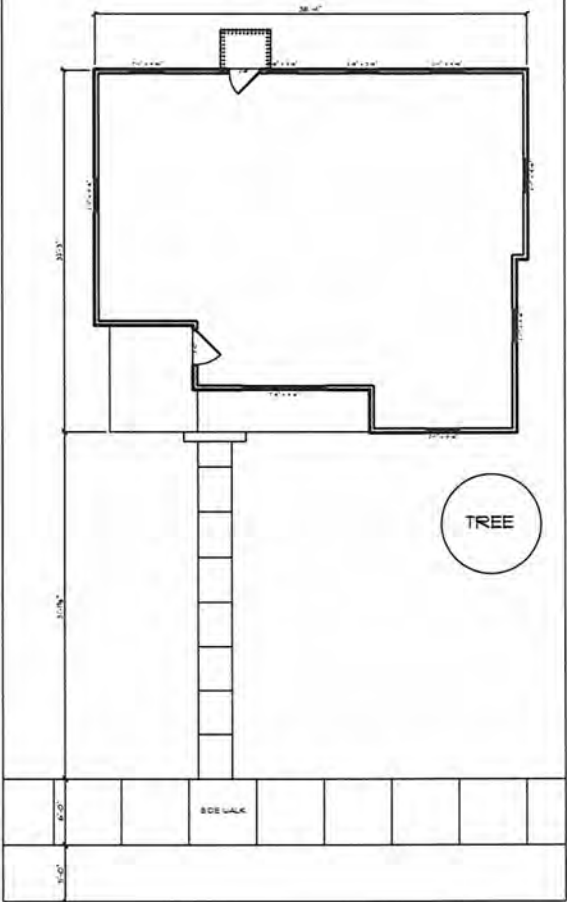
Existing
Drive way

OVER GROWTH
DEAD TREE STUMPS

TREES

TREES

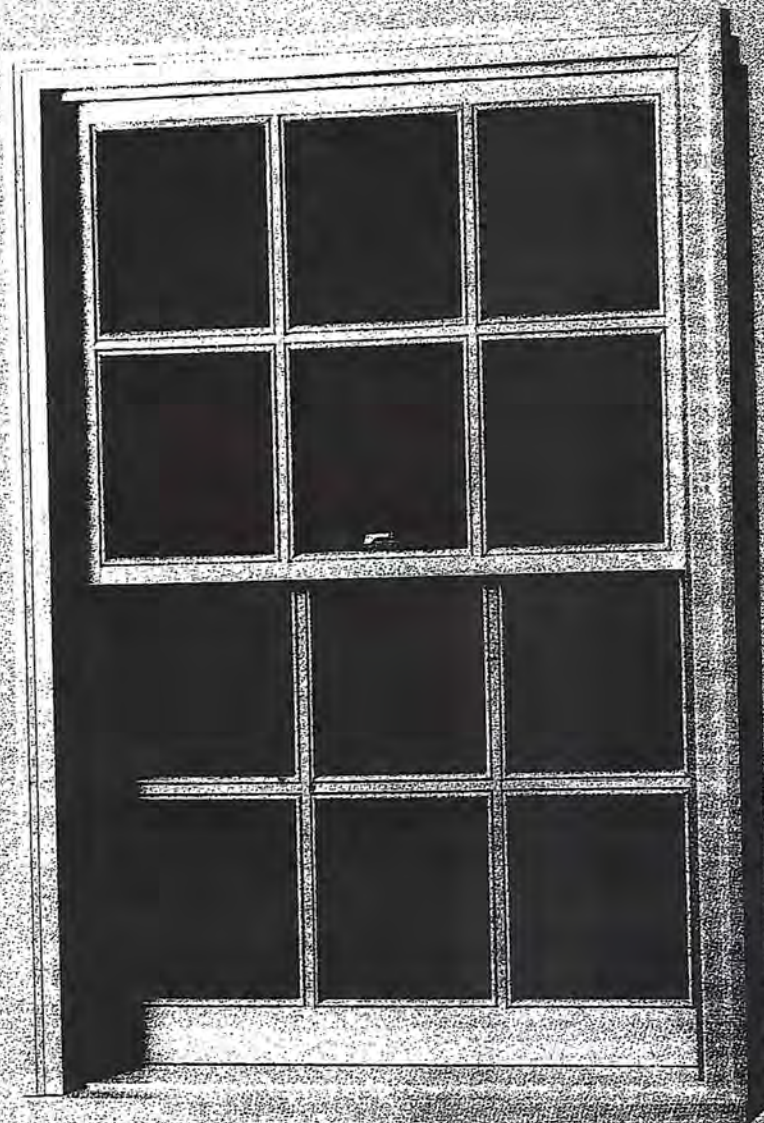
TREES



Proposed
NO
DRIVEWAY
←

102

Victor Bilt Windows: Old Fashioned Beauty



Victor Bilt True Divided Louvered and Casement Windows

Windows are one of the key architectural features of traditional homes and buildings, and now the charm of real multi-pane wood windows are available with all of the insulating qualities of other modern Victor Bilt windows.

So, if you are constructing a new building that borrows its beauty from the charm of earlier architecture, or if you are retrofitting an existing classic, let Victor Bilt provide the beauty and value in quality built windows!



DEALERS SUPPLY AND LUMBER CO., INC.

GREENVILLE, SOUTH CAROLINA

(803) 242-6571

FAX (803) 242-0433

BENEFITS:

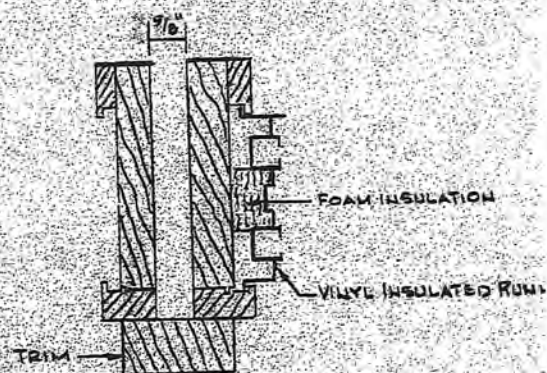
Glass can be cleaned from inside of house.

Beige weather strip will blend with most decor.

IG Glass eliminates need for storm windows.

Strength of 1 3/8" sash & 1 1/4" Muntins assures years of satisfactory service.

Unit comes ready to install in your opening.



2" CENTER MULLION
HORIZONTAL SECTION

OPTIONS:

Square Transoms Available.

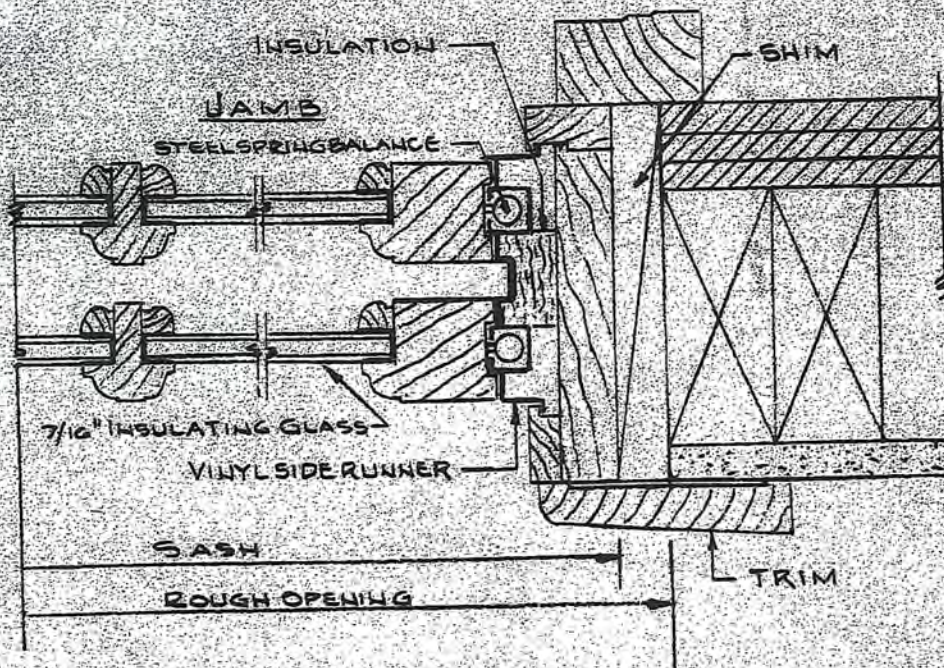
True Divided Half Rounds.

Low E Glass.

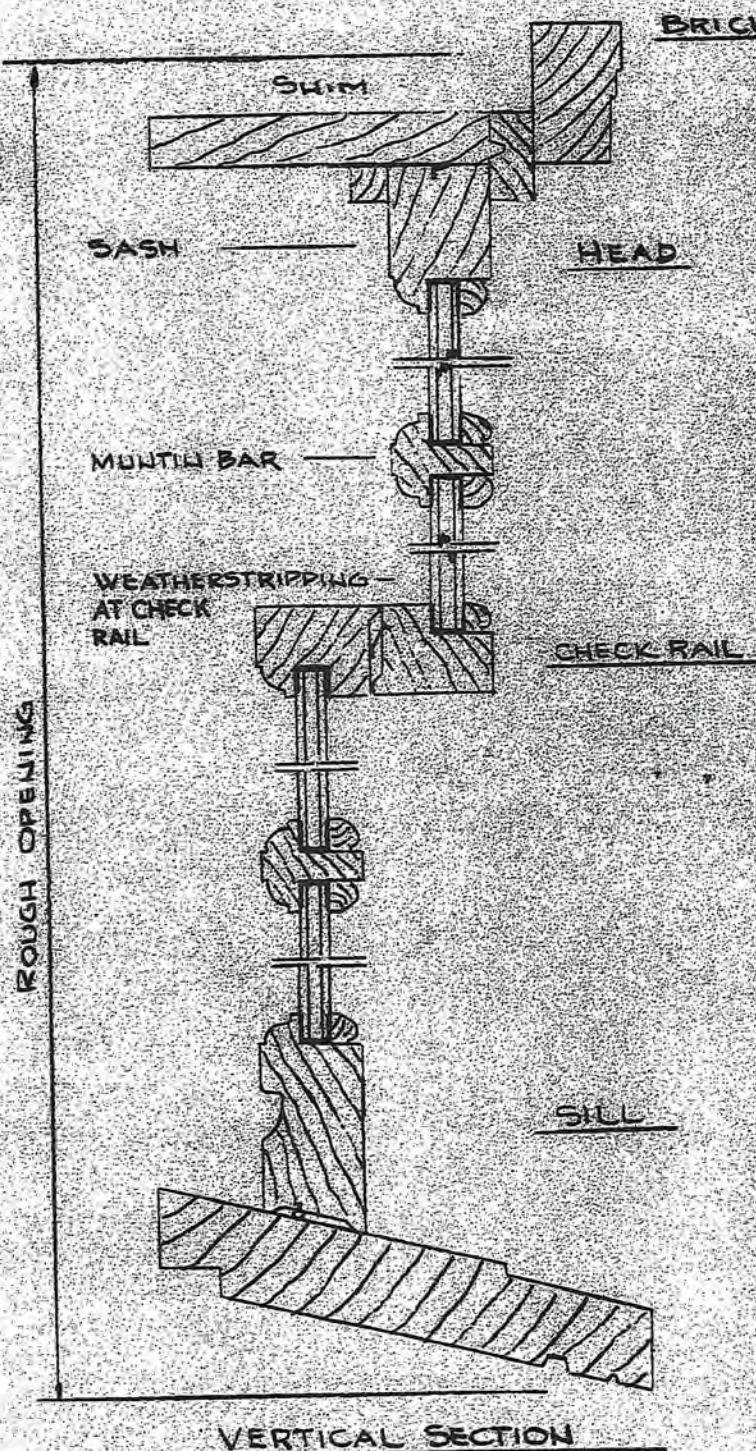
Single pane glass w/wood stop.

Full Frame Screen.

Packaged Interior Trim sets.



HORIZONTAL SECTION



FEATURES:

Tilt Sash Standard

Beige Color Tilt Weatherstrip

7/16" Insulating Glass

Inside Stops Applied

Security Cam Lock Installed

Muntins 1 1/4" Wide

Sash 1 3/8" Thick Ponderosa Pine
Preservative Treated

Frame Constructed of Ponderosa
Pine Preservative Treated

Jamb 4 9/16" or 5 1/4" Standard

Brick Mould 1 1/4 x 2"

ROUGH OPENING
SASH SIZE

1'-10 1/2"
1'-8"

2'-2 1/2"
2'-0"

2'-6 1/2"
2'-4"

2'-10 1/2"
2'-8"

3'-2 1/2"
3'-0"

3'-6 1/2"
3'-4"

3'-6"
3'-2"

4'-2"
3'-10"

4'-10"
4'-6"

5'-6"
5'-2"

5'-10"
5'-6"

6'-6"
6'-2"

ROUGH OPENING
SASH SIZE

3'-2 1/2"
3'-0"

3'-6 1/2"
3'-4"

4'-2 1/2"
4'-0"

5'-2 1/2"
5'-0"

6'-2 1/2"
6'-0"

4'-10"
4'-6"

5'-6"
5'-2"

5'-10"
5'-6"

6'-6"
6'-2"

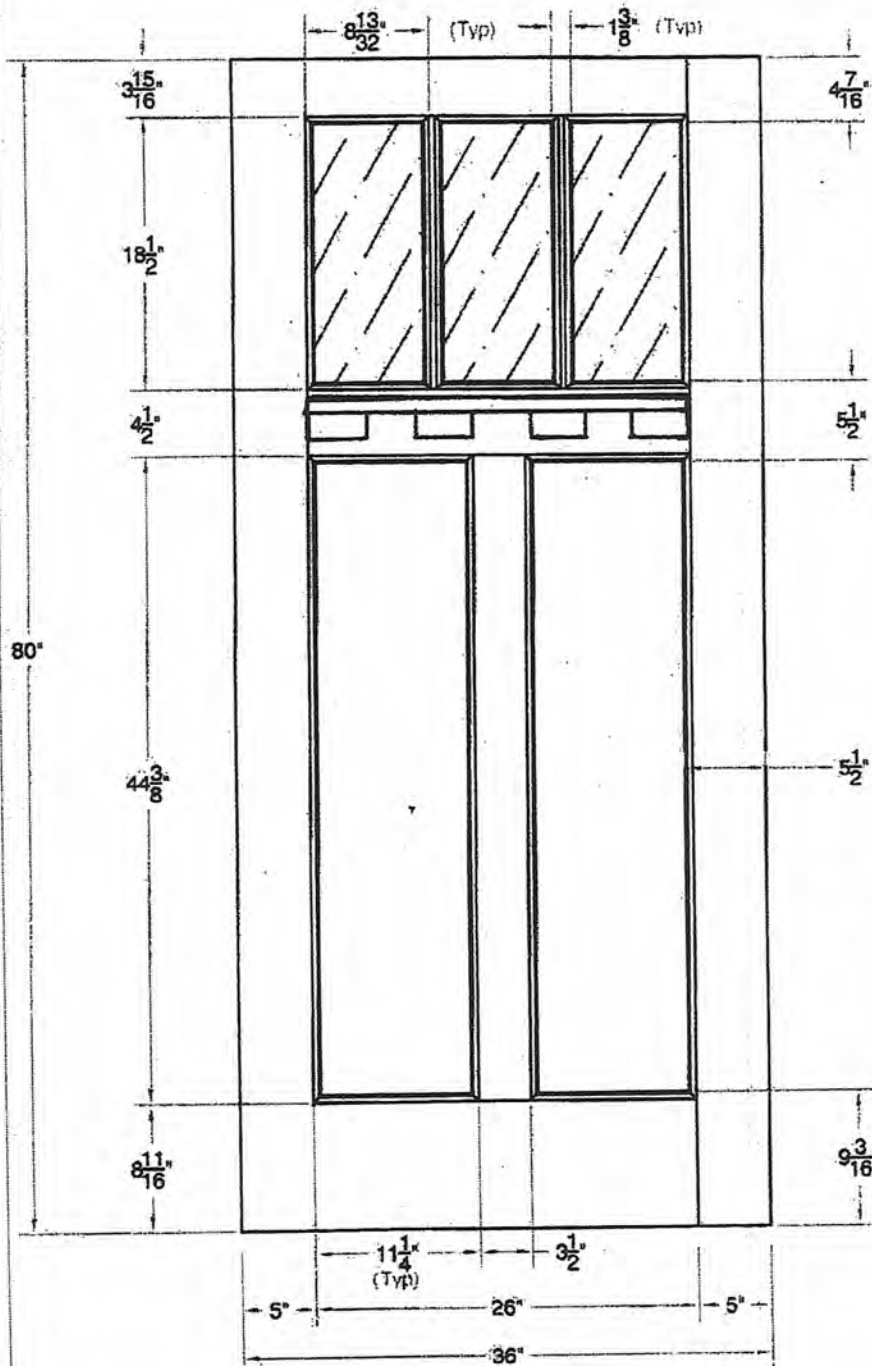


STOCK SIZES SHOWN. Contact office on
availability of special sizes.

DEALERS SUPPLY & LUMBER COMPANY, INC.
P.O. BOX 5025 STATION B, GREENVILLE, S.C. 29606

1-803-242-6571

FAX 1-803-242-0433



Door & Dentil shelf
IN-STOCK
@ Reeb Millwork.

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Revisions

Rev. #	Description	Date	By Whom

TITLE 6803 3/0 x 6/8 Customer Layout			
DRAWING NO. D-6803-390-608-0700			
LAYOUT 00	SCALE NTS	PATTERN # 00	
DRAWN BY: J. Decker		DATE 07/28/05	
Simpson®			

CHARLOTTE CODE
PART 12: TRANSIT ORIENTED DEVELOPMENT DISTRICTS

right-of-way line shall become the minimum setback. If the existing curb line varies, the setback shall be measured from the widest sections. Curb lines are to be determined jointly by the Charlotte Department of Transportation (CDOT) Director, or his designee, and the Planning Director or his designee.

- (c) If the new construction incorporates an existing structure located within the minimum setback, the CDOT Director, or his designee, and the Planning Director or his designee may allow the setback for the addition to be reduced to the established setback.
- (d) For the purposes of this section, the minimum setback applies to all frontages, not just to the street frontage toward which the structure is oriented.
- (e) All above ground, at ground, and below ground utility structures associated with underground electric, natural gas, telecommunications or cable television distribution lines, pipes, or conduits shall be located behind the minimum setback, except as allowed by any City right-of-way ordinances. This includes air vents, vaults, and backflow preventers.
(Petition No. 2009-12 §9.1208(1)(e) 03/19/09)
- (f) No new doors shall be permitted to swing into the minimum setback, except for emergency exit doors.
- (g) One story screened or open air porches and stoops may encroach into the setback up to 8', but shall be behind the required sidewalk. Architectural features such as eaves, steps and cornices may encroach up to an additional 3' into the setback. Fences and walls may also be located in the setback, behind the required sidewalk, but shall not exceed 36 inches in height above grade. All fences and walls shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood posts and planks or metal or other materials specifically designed as fencing materials or any combination thereof.
(Petition No. 2009-12 §9.1208(1)(g) 03/19/09)
- (h) No canopies or signs are permitted in the minimum setback, except as provided for Section 9.1209(6) and Section 9.1209(7).
- (i) Driveways may cross the setback, but shall be as near as possible to perpendicular to the street, so as to minimize intrusion into any landscaped area, and for pedestrian safety.
- (j) Balconies may project up to 2' into the minimum setback, subject to an approved sidewalk encroachment agreement with CDOT. Balconies shall have a minimum clearance of 10' from grade.