

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 2112 Wilmore Drive

**SUMMARY OF REQUEST:** Addition

**OWNER:** Hassan Alrumaih

**APPLICANT:** Michael Hudson

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story cottage ranch type home constructed in 1940 with a full width front porch. Adjacent structures are primarily 1 and 1.5 story cottage style homes.

*Proposal*

The proposal is a second story addition within the existing building footprint. Project details include wood lap and cedar shake siding, new porch columns, standing seam metal porch roof, wood trim, and aluminum clad STDL windows. Proposed height from finished floor elevation (FFE) is approximately 29'.

**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.

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

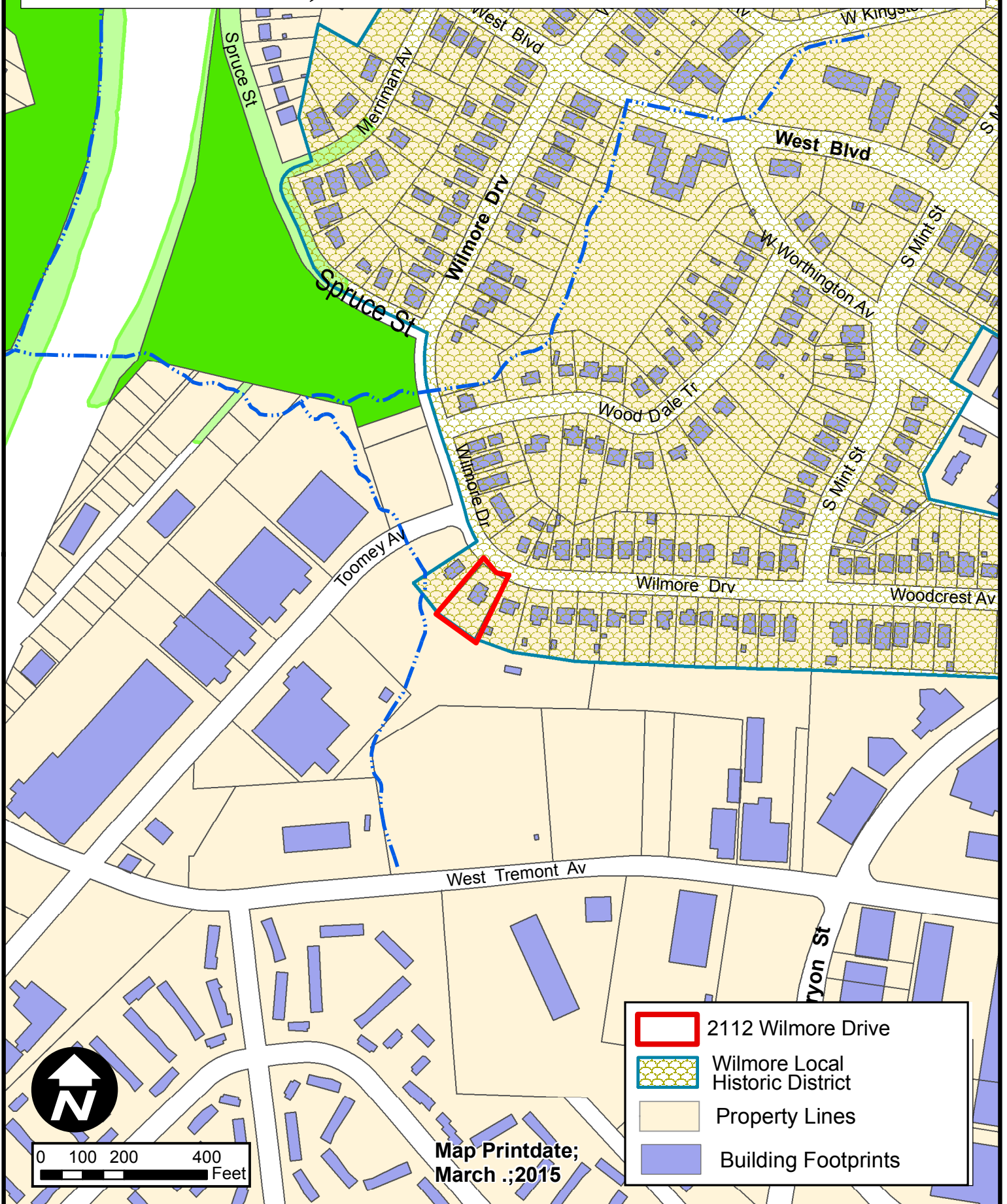
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

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

# Charlotte Historic District Commission - Case 2015-059

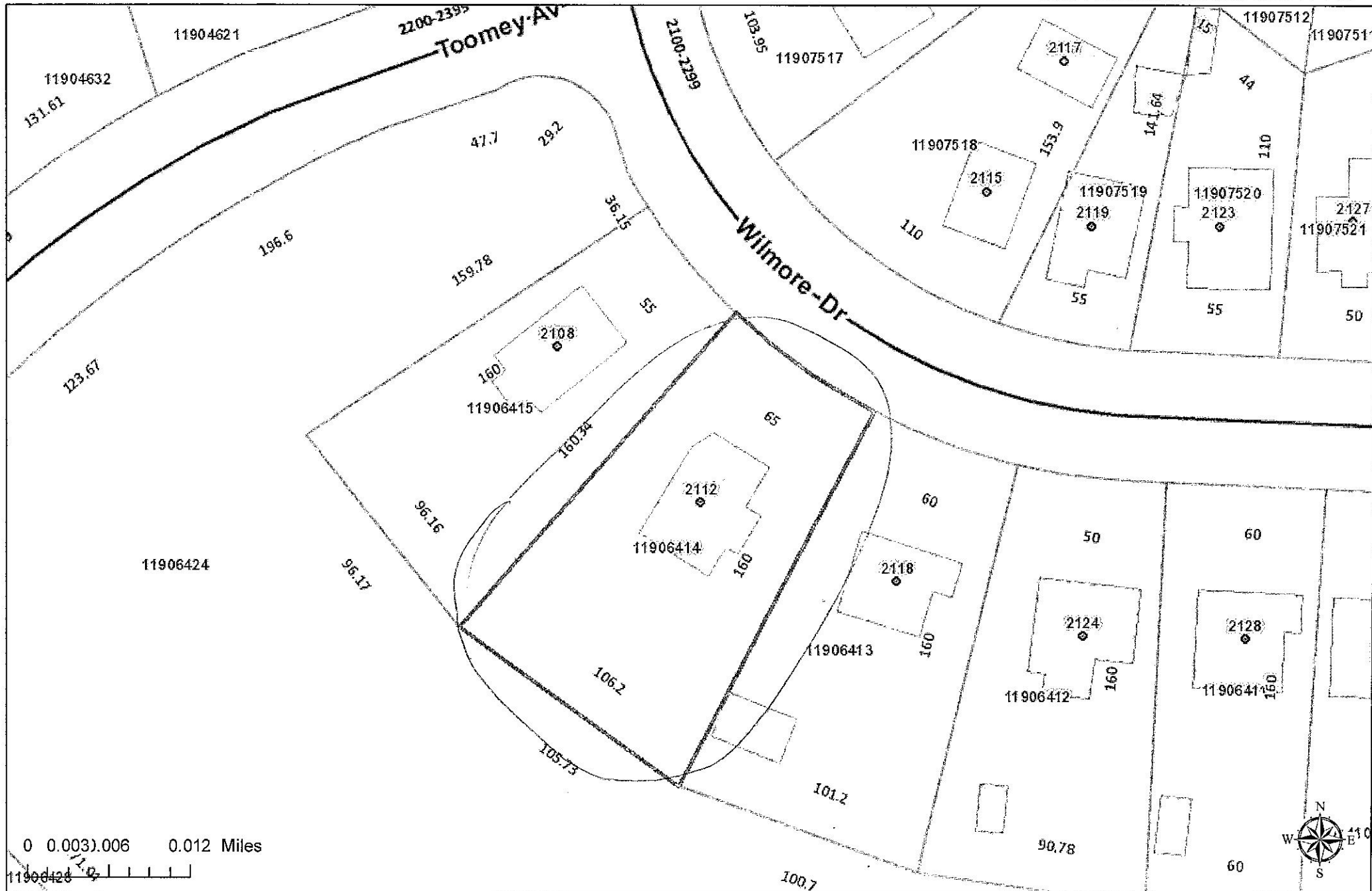
## Historic District; Wilmore



# Polaris 3G Map – Mecklenburg County, North Carolina

## 2112 Wilmore Dr

Date Printed: 3/30/2015 1:56:47 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





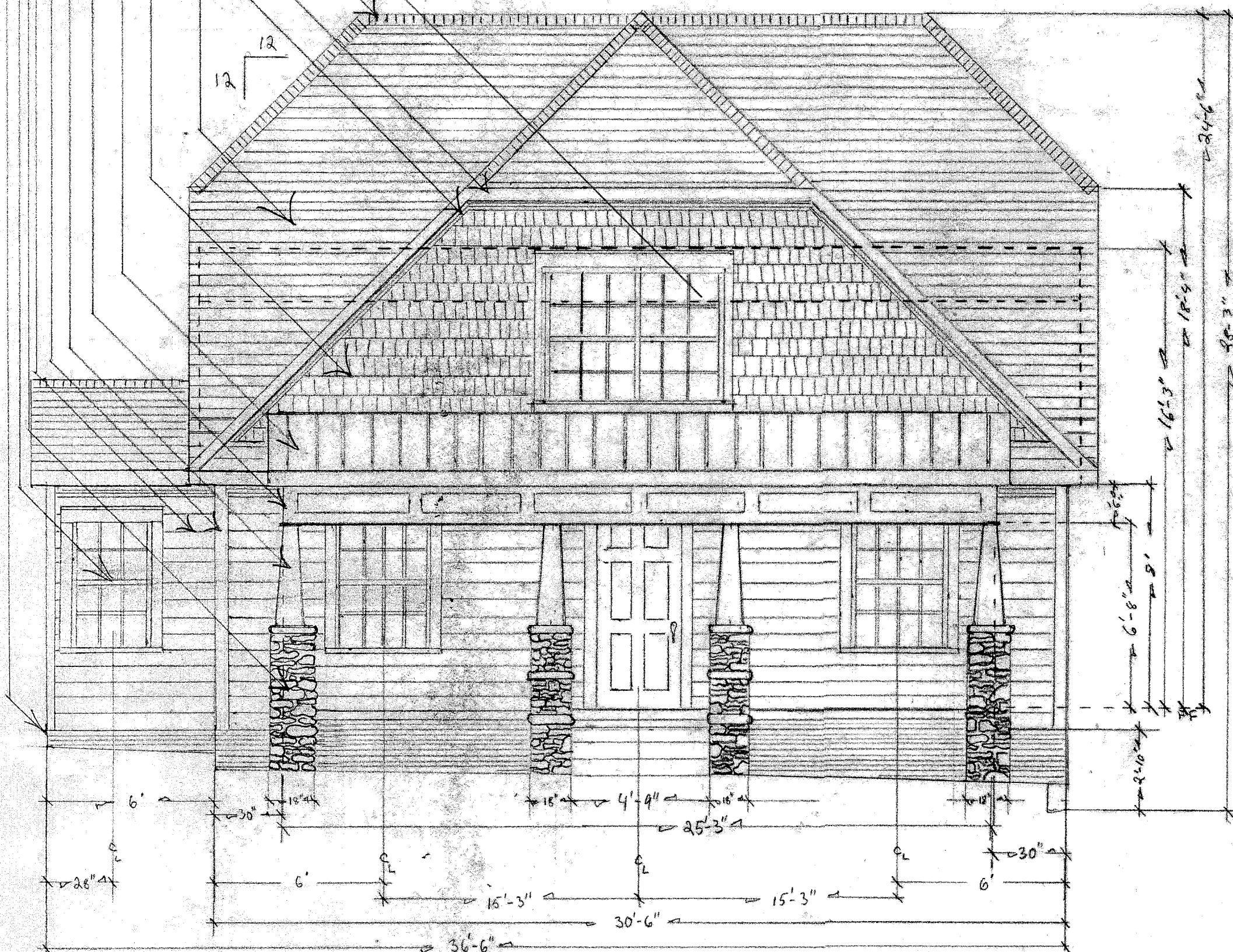






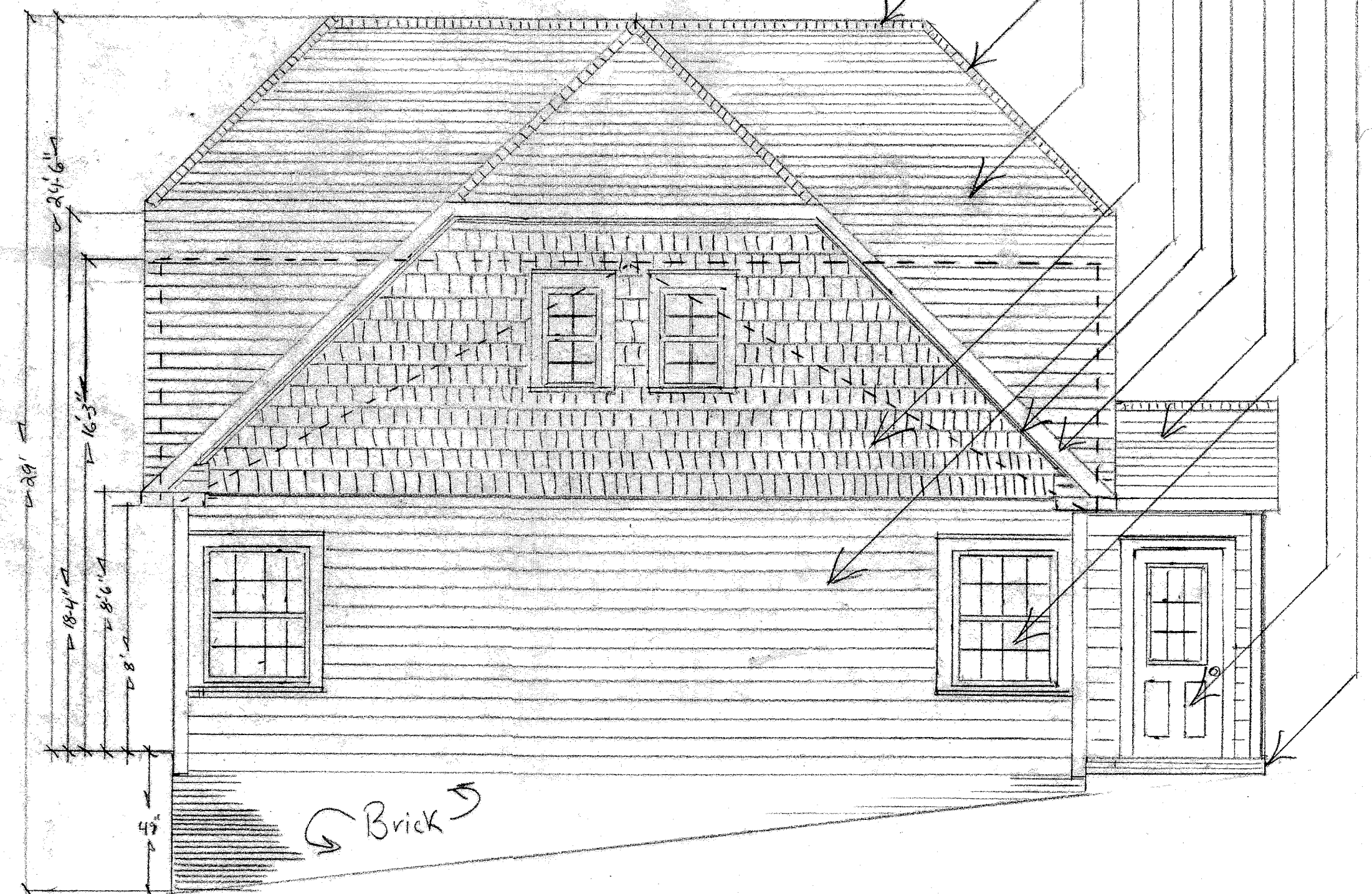
Front Elevation, 1/4" = 1'

- Existing brick foundation
- Existing ~~Alum. clad~~ windows (GBG)
- NEW stone veneer columns (cultured)
- NEW 1"x8" pine siding (wood)
- NEW 1"x5" pine trim (wood)
- NEW 6"x12" Tapered Post (wood)
- Existing porch Beam w/Existing detail (wood)
- NEW standing Seam metal Roof (Metal)
- NEW Cedar shake siding (wood)
- NEW Lifetime Architectural shingles (Asphalt/Fibers)
- NEW 2 3/4" crown Molding (wood)
- NEW 1"x6" Facia (wood)
- Cobra III Shingle over Ridgeway (Plastic w/shingles over)
- NEW Alum. Clad/vinyl windows (to match Existing)



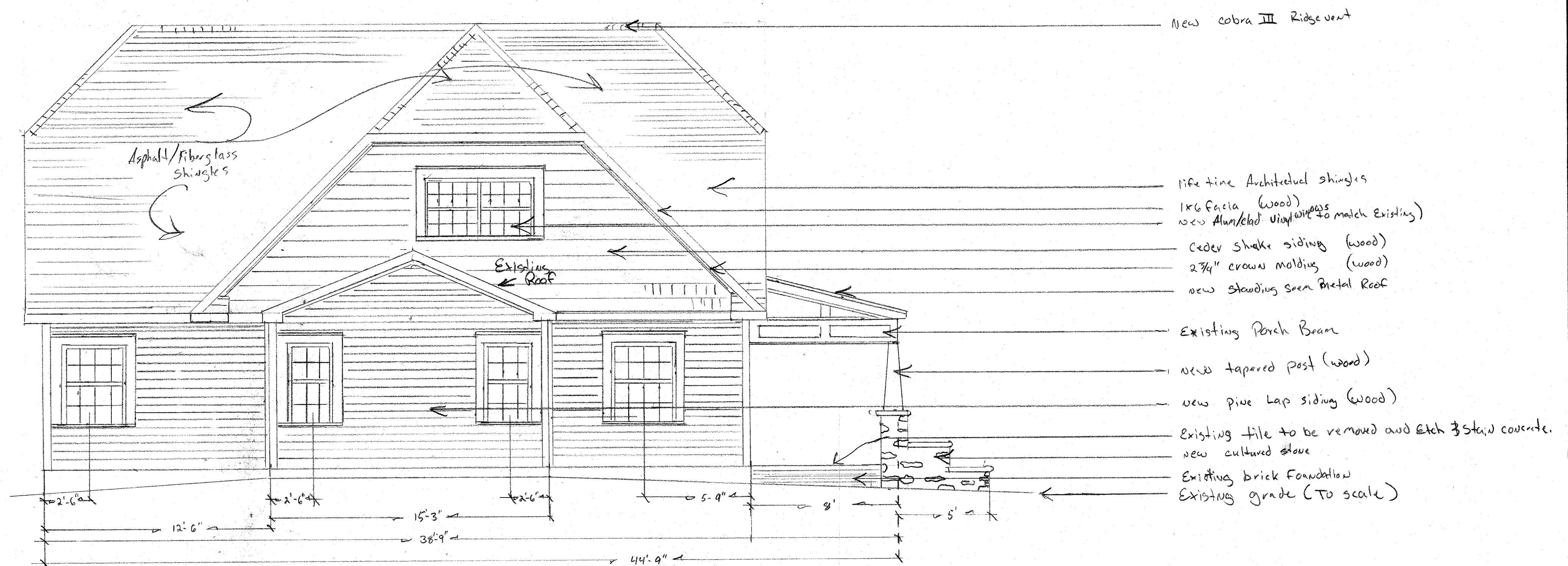
Rear Elevation, 1/4" = 1'

- Existing Brick foundation
- NEW 3'-0"x6'-8" 9 lite door (steel)
- Existing vinyl windows (GBG)
- Existing side Roof
- NEW 1"x6" Facia (wood)
- NEW 2 3/4" crown molding (wood)
- NEW 1"x8" pine lap siding (wood)
- NEW Cedar shake siding (wood)
- NEW Lifetime Architectural shingles
- NEW Ridge Cap (Asphalt/Fiber)
- NEW Cobra III Shingle over Ridge vent



Prepared By MD Hudson Builders / 803-325-5630		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: MCH
DATE: 3/26/2015		REVISED:
Project Proposed Renovation at 2112 Wilmore Dr		
Charlotte NC		DRAWING NUMBER 1-

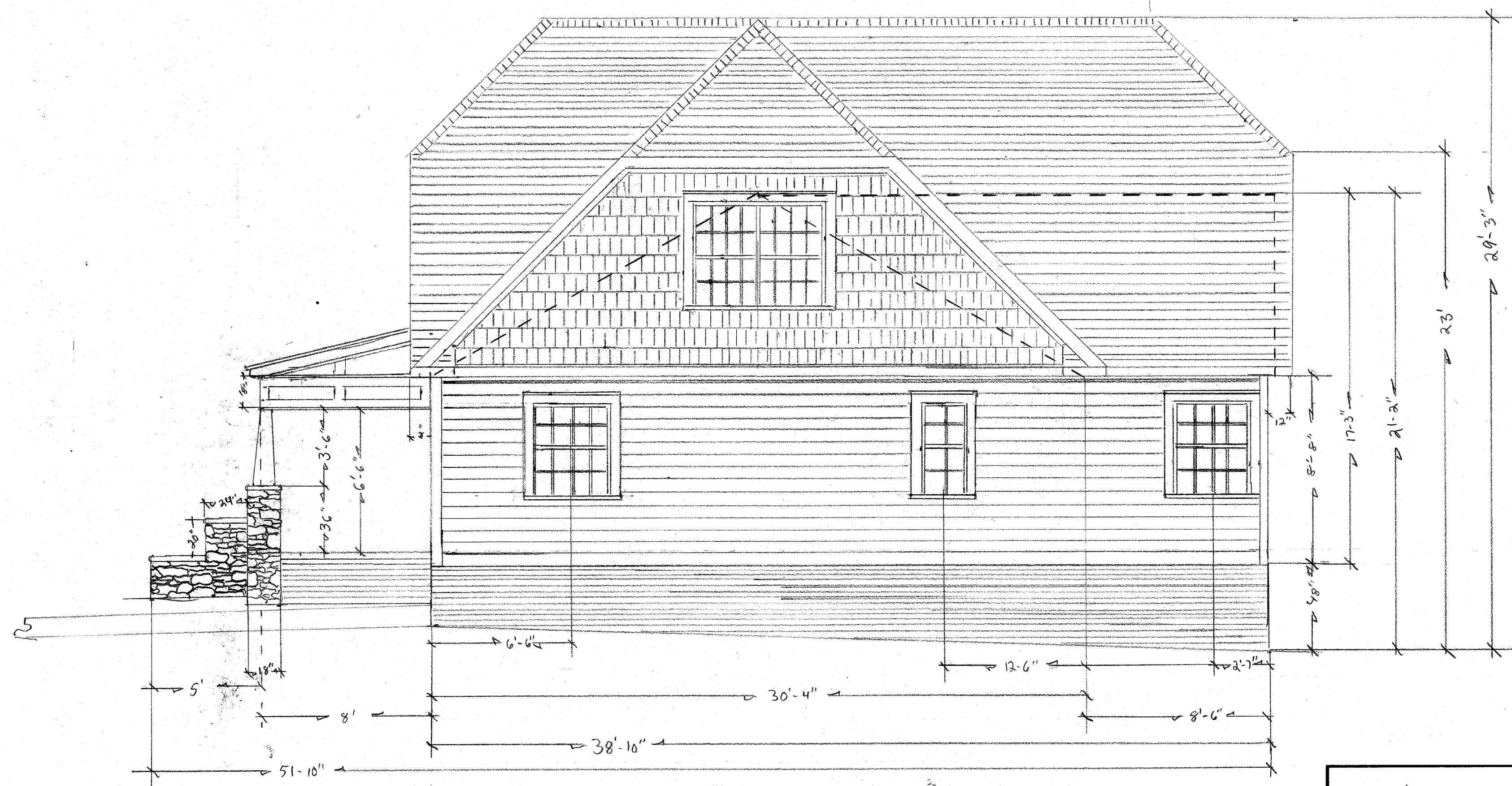




Left Side Elevation 1/4" = 1'

MD Hudson Builders / 803-325-5630		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY MDH
DATE: 4/7/2015		REVISED
Project 2112 Wilmore Dr		
Charlotte NC		DRAWING NUMBER 2

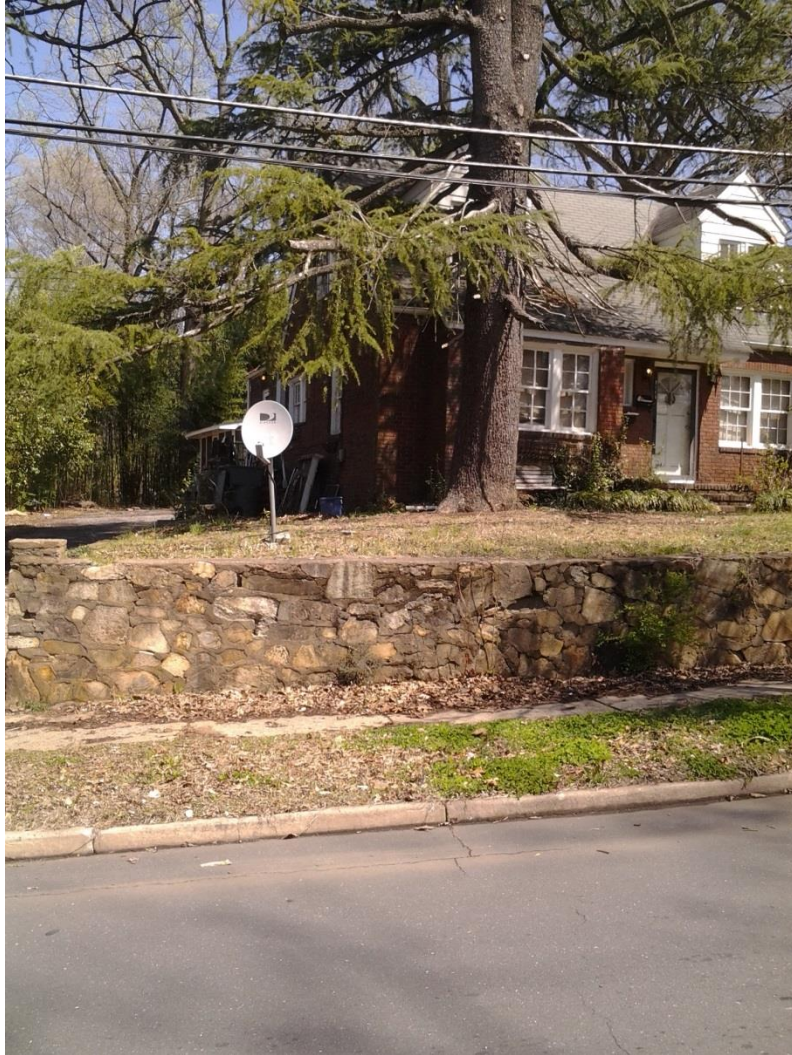




Right Side Elevation  $\frac{1}{4}" = 1'$

MD Hudson Builders / 803-325-5630		
SCALE: $\frac{1}{4}" = 1'$	APPROVED BY:	DRAWN BY MDH
DATE: 4/27/2015		REVISED
Project 2112 Wilmore Dr Charlotte NC		
		DRAWING NUMBER 3





Wilmore house across the street

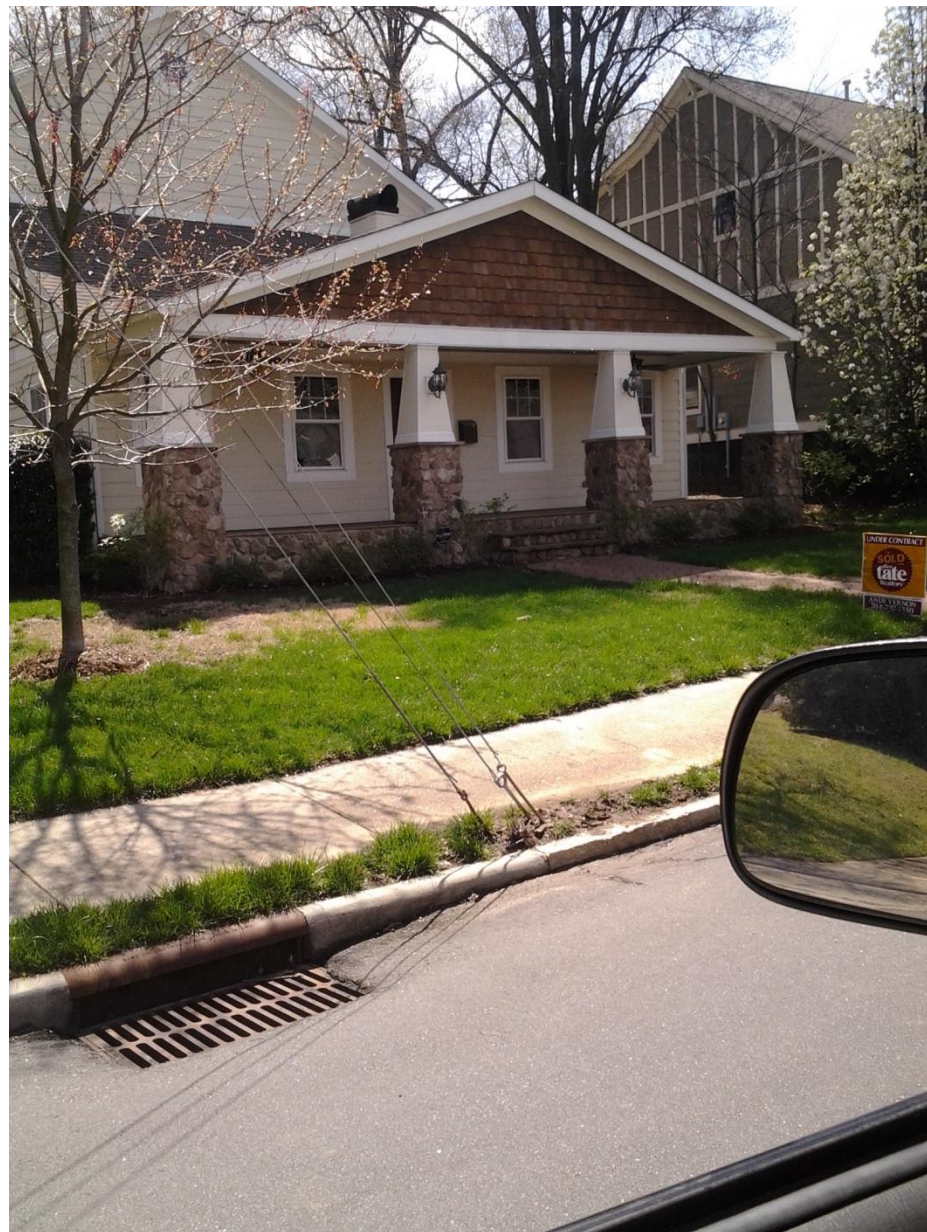


Wilmore house to the right





Wilmore house with boston hip  
roof similar to proposed , 1705 Wilmore Drive



Wilmore house with similar post, columns and materials  
1539 Merriman Avenue





House with similar appearance  
and materials as proposed,  
2000 Woodale Terrace



House with similar style and  
materials as proposed,  
1900 Worthington Avenue