

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 2231 Wilmore Drive

**SUMMARY OF REQUEST:** Addition, renovation, fenestration changes

**APPLICANT:** Brad Long

This application was continued from August for a current survey, detailed site plan, demolition plan, window details, hand rail detail and removal of ridge vents.

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story duplex constructed in 1933 at the corner of Wilmore Drive and South Mint Street. Adjacent structures include a mix and one and two story single family houses.

*Proposal*

The proposal is a conversion of the duplex to a single family house. Project features include a new front porch, changes to window and door openings, repair and replacement of wood siding under the vinyl, wood trim and STDL windows. Two chimneys would be removed. The new roof will tie into the existing ridge.

*Revised Proposal – September 9, 2015*

Revisions to the previous plans include the following:

1. Inclusion of demolition plans.
2. Removal of ridge vents on hips.
3. Additional notes on window trim.
4. Revised hand rail design and notes.

**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. <b>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>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>

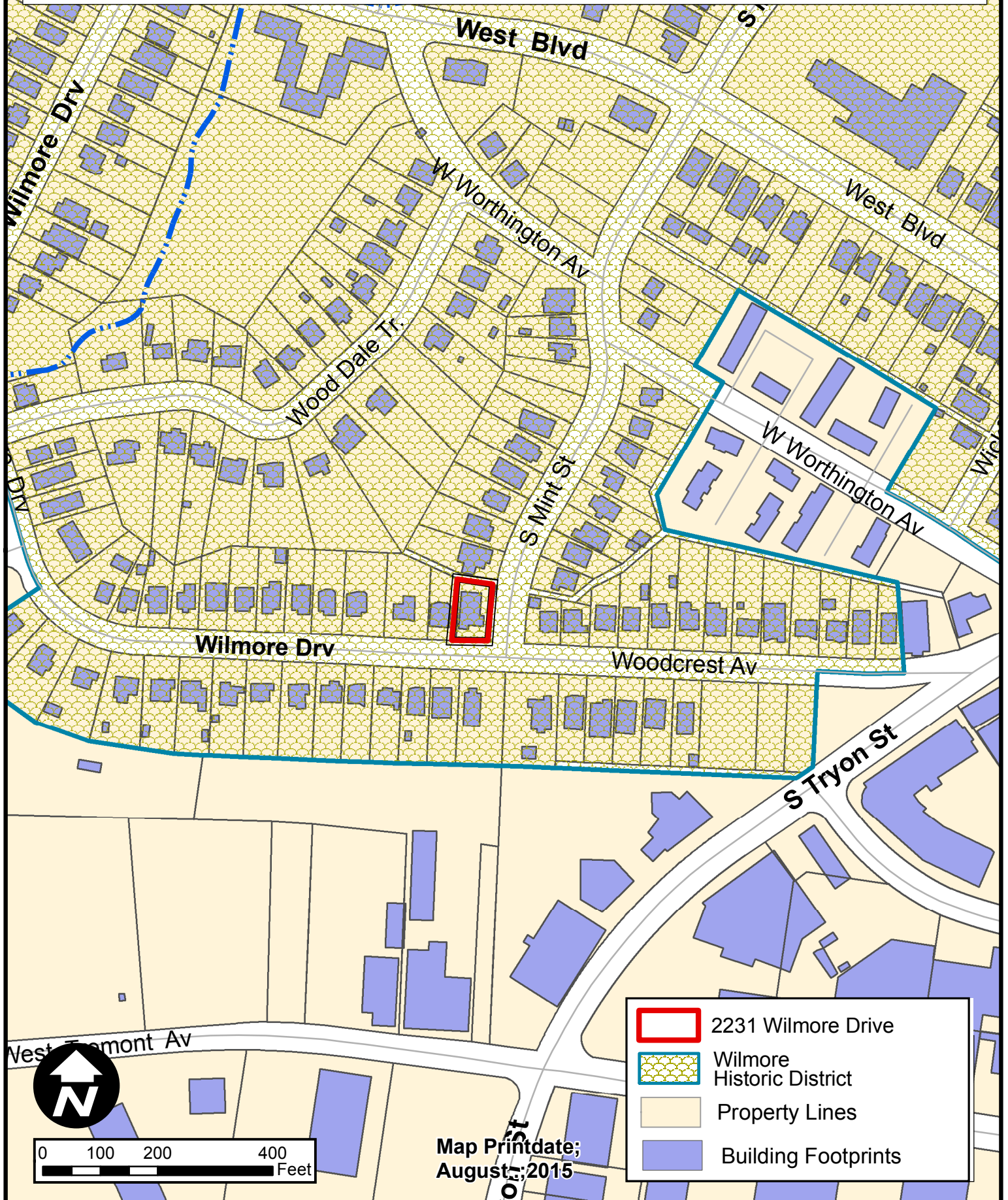
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

**Staff Analysis**

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

# Charlotte Historic District Commission - Case 2015-152

## Historic District; Wilmore

















## **EXISTING PHOTOS OF WINDOWS AND SIDING**















LEGEND

STUD FRAMED WALL  
FRAMED WALL W/ 3" SOUND INSULATION

EXST. FRAMED WALL  
EXST. TO DEMOLISH

TH. MARBLE THRESHOLDS @ BATH DOORS  
ALUM. THRESHOLDS @ EXT. DOORS

TEMPERED GLASS WINDOW

WINDOW/DOOR SIZES

C.O. CASSED OPENING

ELEVATION

DIMENSION FACE TO FACE

DIMENSION TO CENTERLINE

F.D. FLOOR DRAIN  
H.B. HOSE BIB  
C.J. CONCRETE JOINTS W/ SEALANT



WALL SECTION

GENERAL NOTES:

. ALL NEW INTERIOR FRAMED WALLS ARE DIMENSIONED FROM FACE OF STUD -3/2" TYP.

. ALL NEW EXTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF EXT. SHEATHING -4" TYP.

. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS. CONTACT DESIGNER IF THERE ARE DISCREPANCIES.

. CONTRACTOR SHALL FIELD VERIFY EXST WINDOWS ROUGH-IN DIMENSIONS BEFORE ORDERING REPLACEMENT.

SIDING NOTES:

. REMOVE ALL VINYL SIDING.

. REPAIR EXISTING WOOD SIDING AS NEEDED. PATCH TO MATCH EXST. -PTD.

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WILMORE RESIDENCE  
RENOVATION  
2231 WILMORE DR.  
CHARLOTTE, NC

JOCELYN HONORATE  
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Charlotte, NC 28262  
jhonorate@gmail.com  
980 298 3980

Note: See Designer Liability Limits

DATE:

02/22/15	REVIEW
03/31/15	REVIEW
04/05/15	PRICING
04/20/15	PRICING
06/12/15	PERMIT

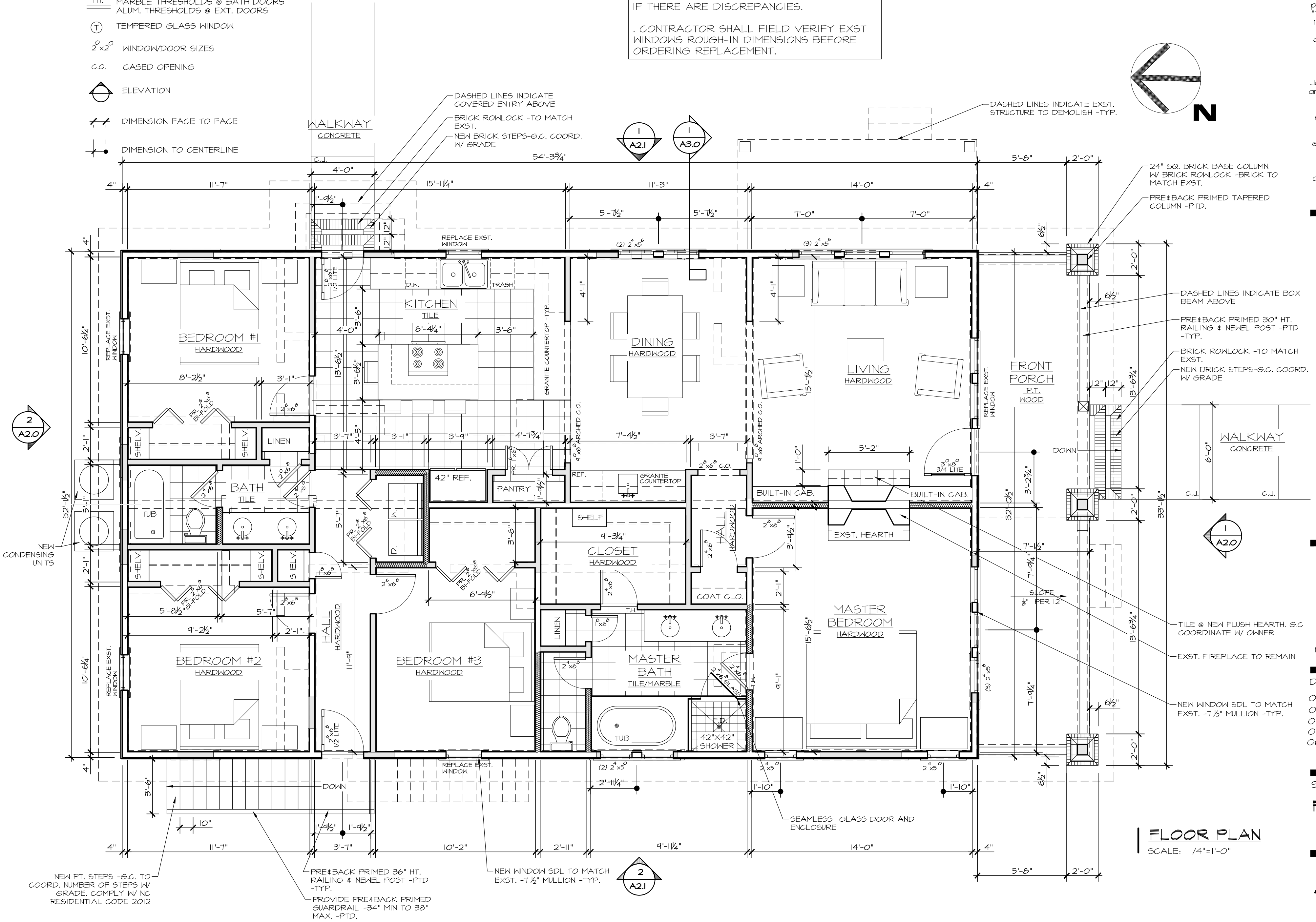
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FLOOR PLAN

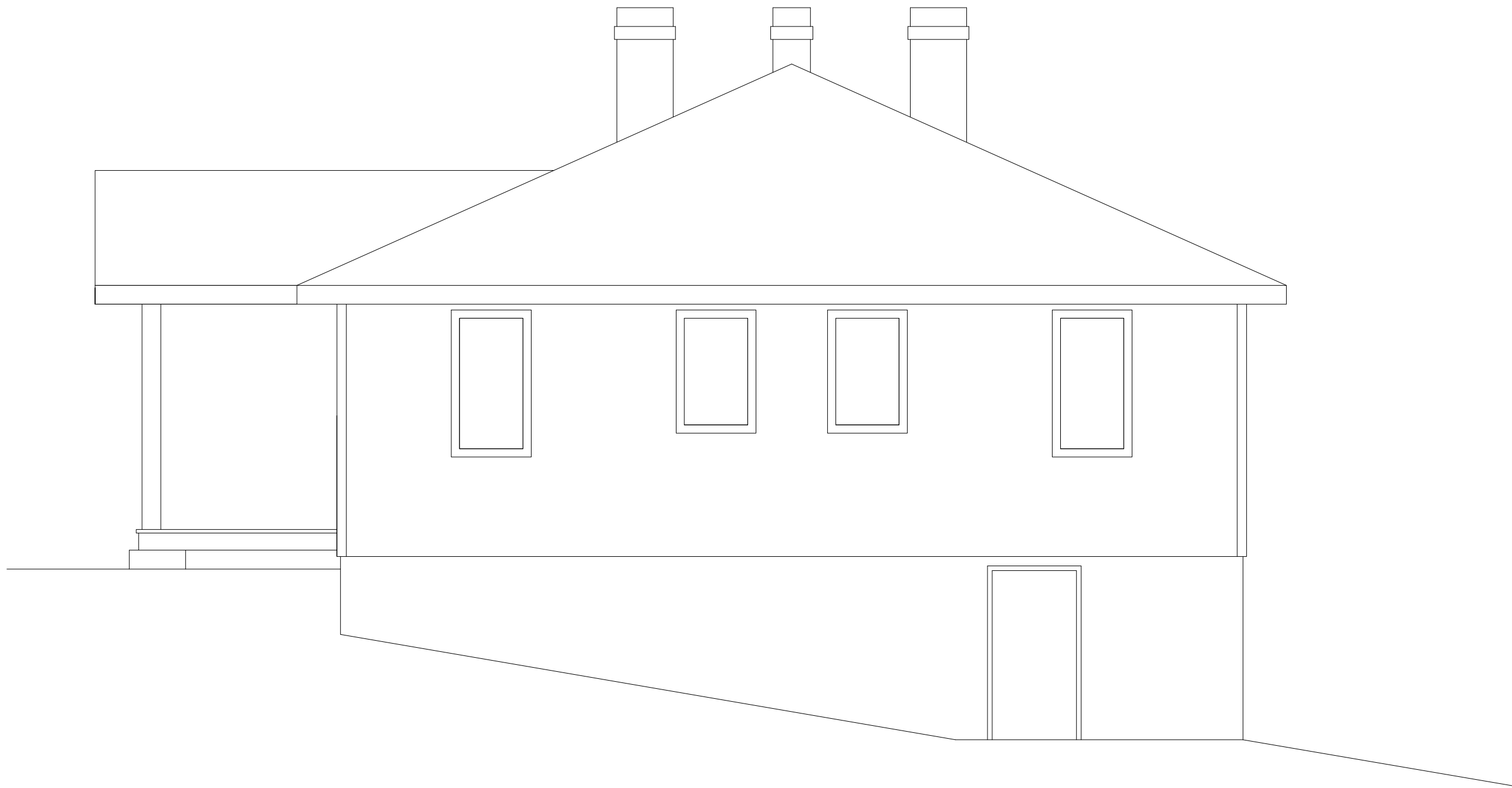
FLOOR PLAN

SCALE: 1/4"=1'-0"

A1.0







2 REAR ELEVATION  
SCALE: 1/4"=1'-0"



FRONT ELEVATION  
SCALE: 1/4"=1'-0"

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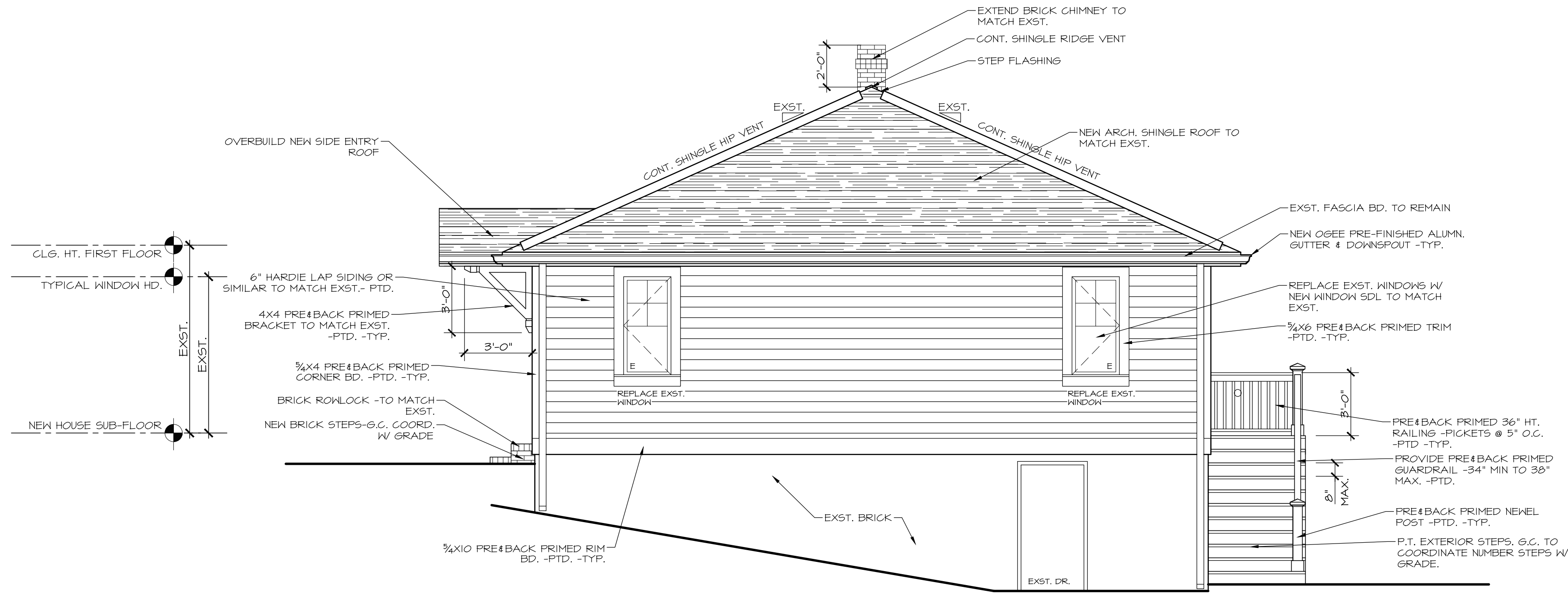
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04/20/15	PRICING
06/12/15	PERMIT

SHEET TITLE:

AS-BUILTS  
ELEVATIONS

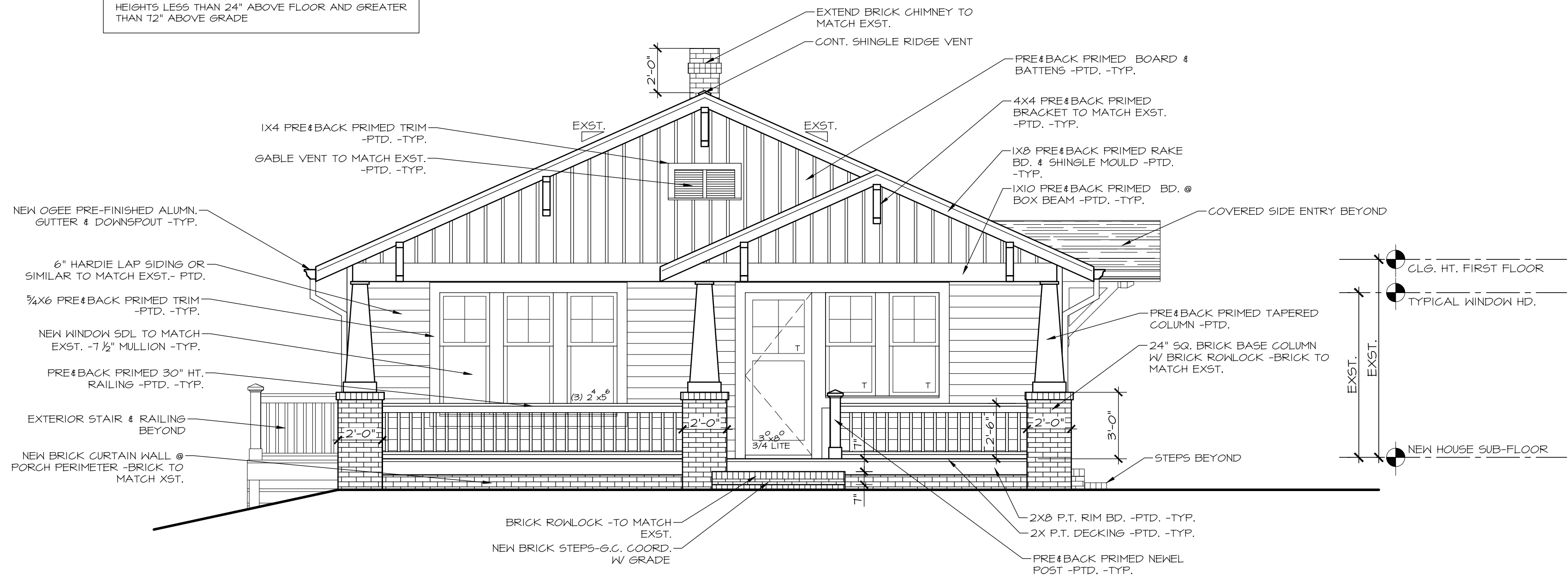
AB-2.0





2 REAR ELEVATION  
SCALE: 1/4"=1'-0"

GENERAL WINDOW NOTE:  
E - INDICATES EGRESS REQUIRED  
T - INDICATES TEMPERED REQUIRED  
-PROVIDE FALL PROTECTION FOR WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE FLOOR AND GREATER THAN 12" ABOVE GRADE



FRONT ELEVATION  
SCALE: 1/4"=1'-0"

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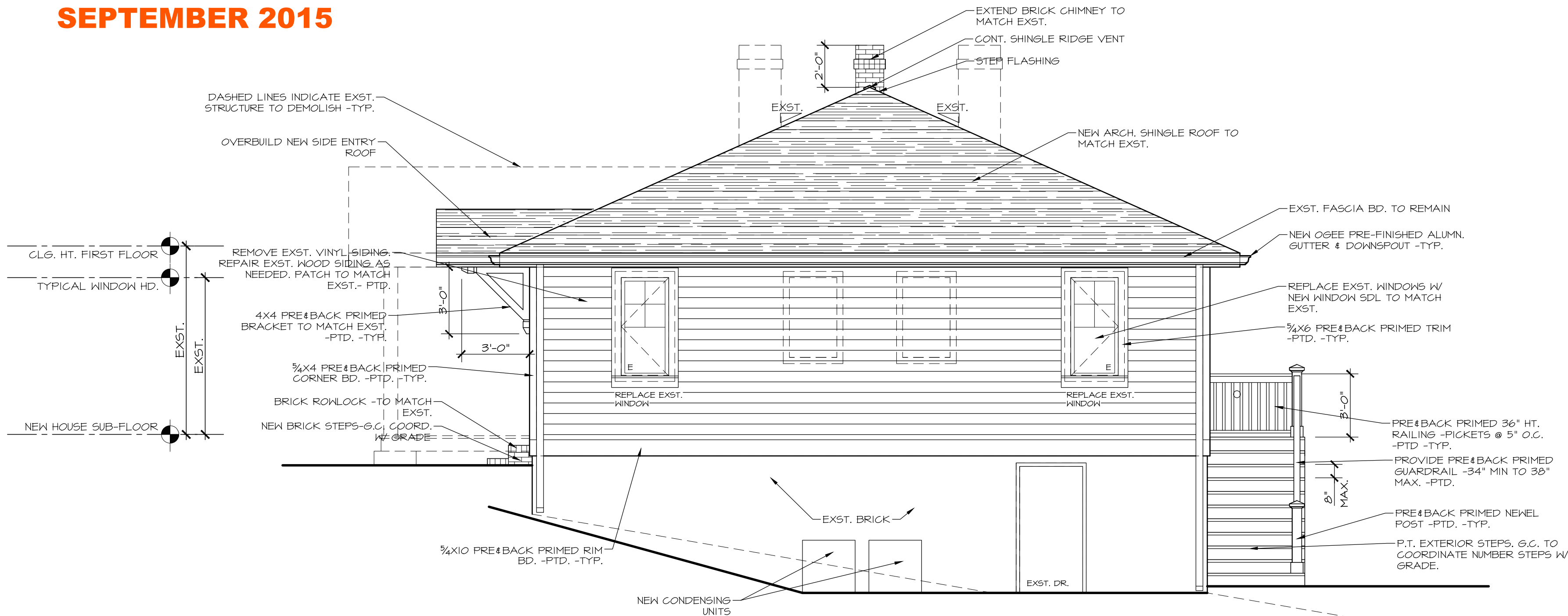
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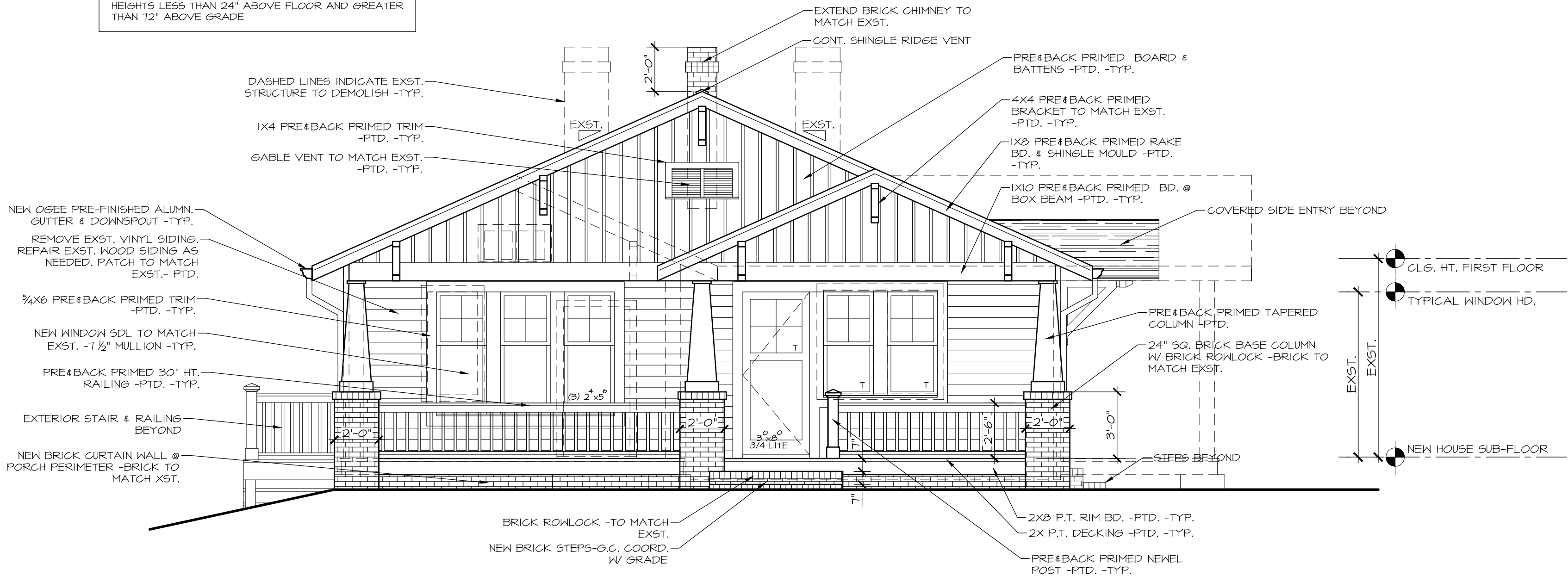


SEPTEMBER 2015



2 REAR ELEVATION  
SCALE: 1/4"=1'-0"

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FRONT ELEVATION  
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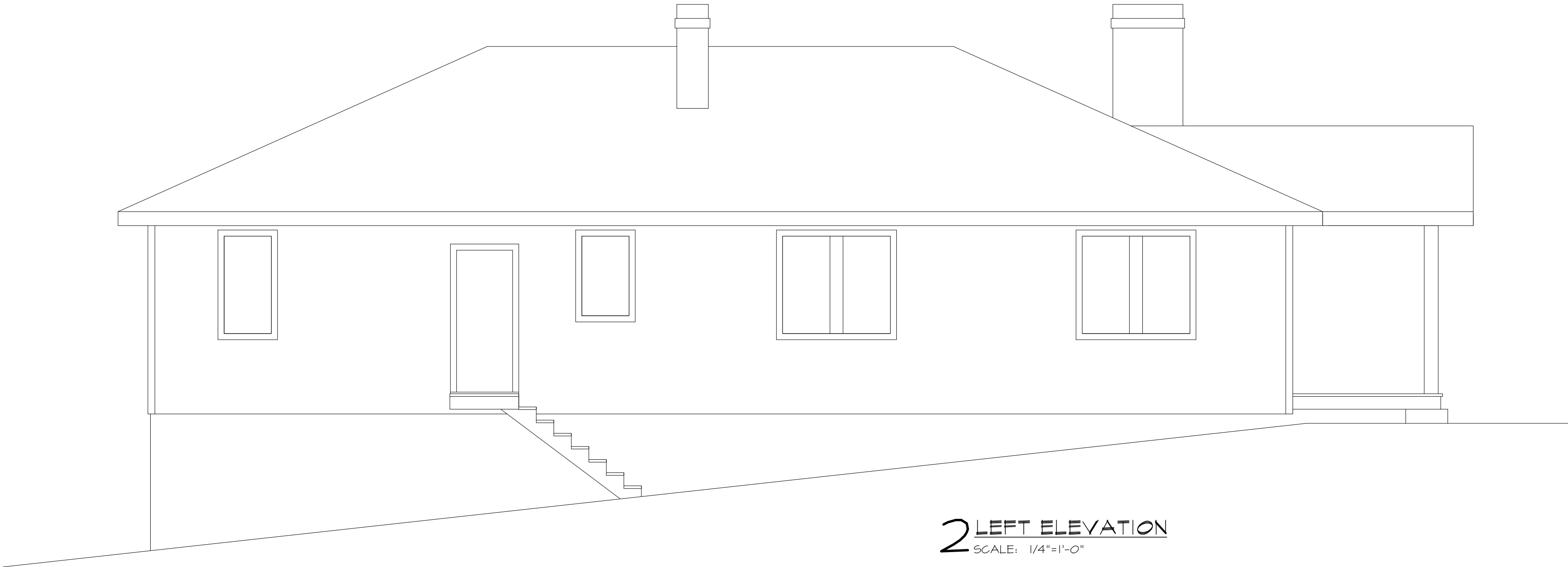
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SHEET TITLE:

AS-BUILTS  
ELEVATIONS

AB-2.1





AUGUST 2015

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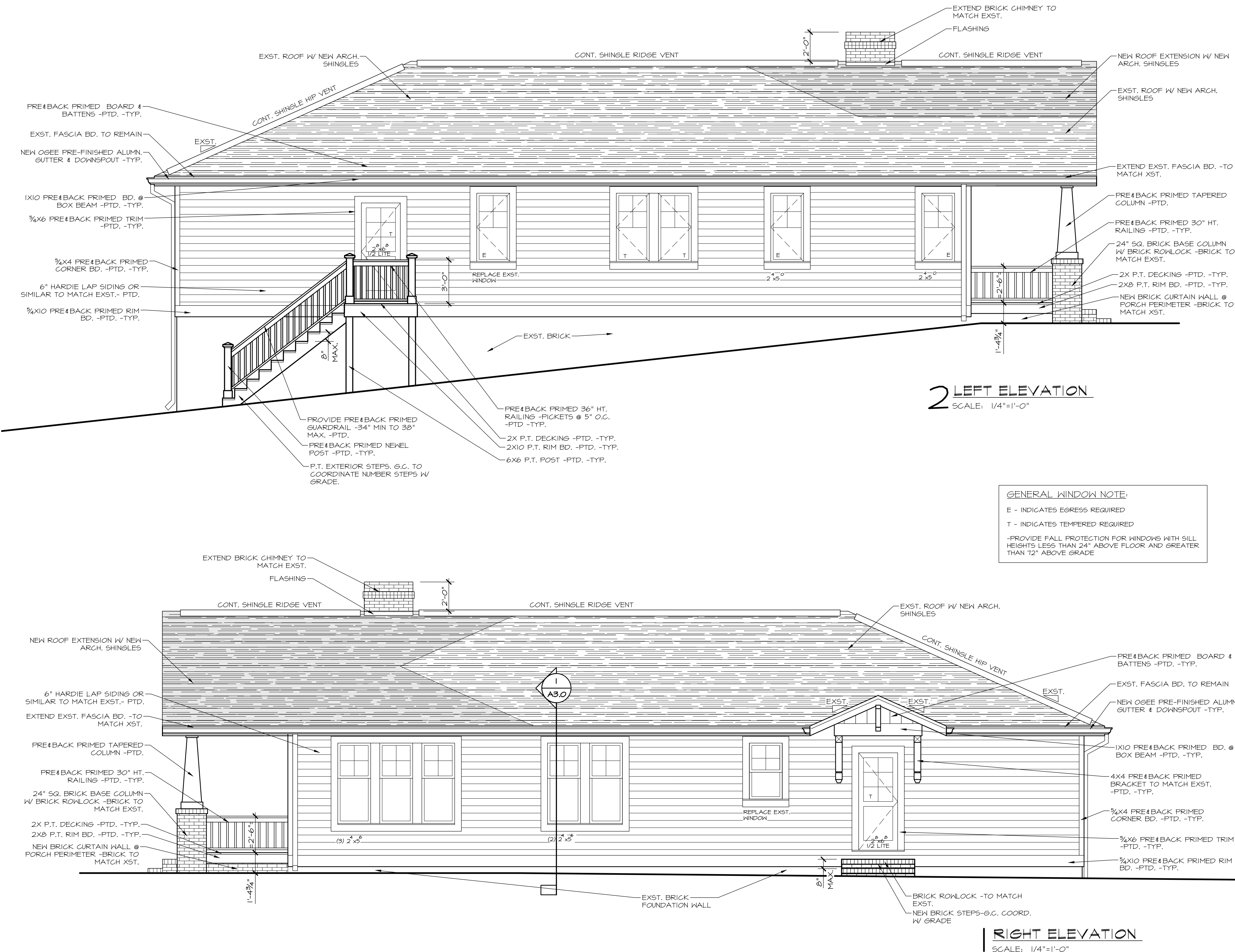
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ELEVATIONS

A2.1





# SEPTEMBER 2015

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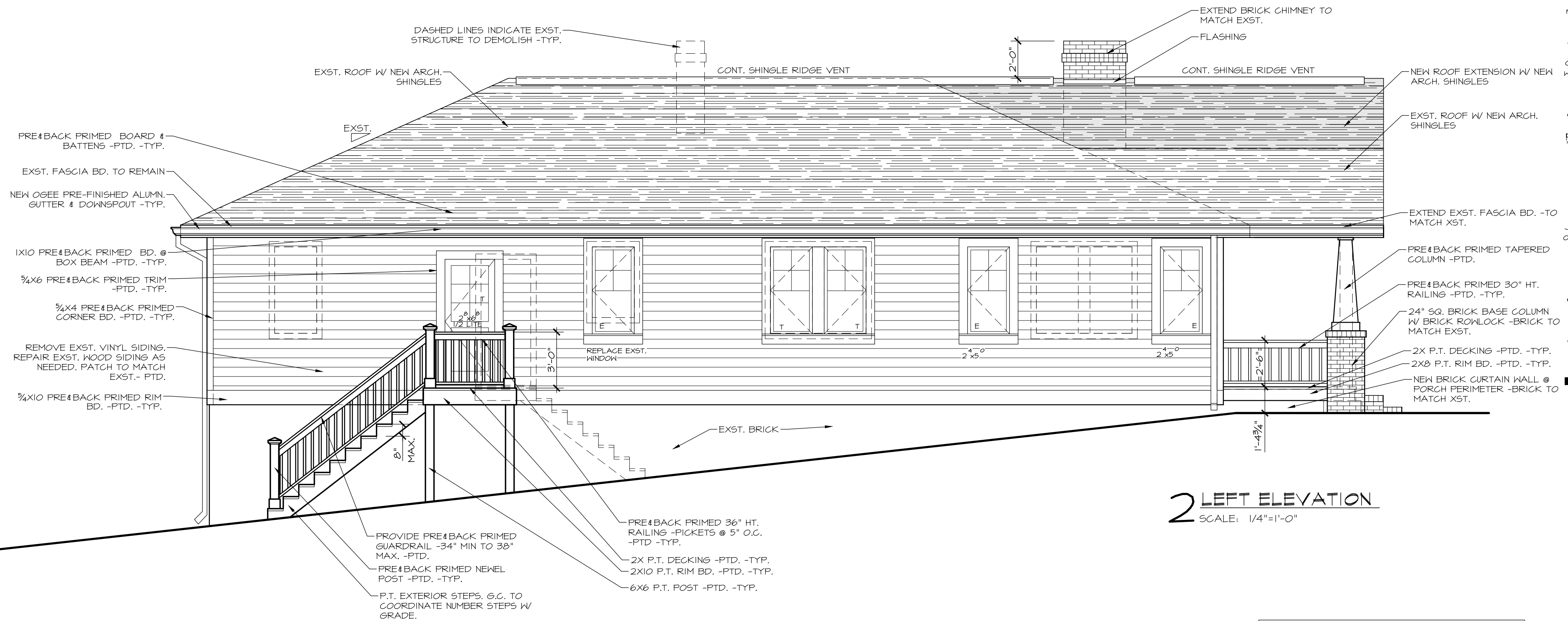
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06/12/15	PERMIT

SHEET TITLE:

## ELEVATIONS

## A2.1



## 2 LEFT ELEVATION

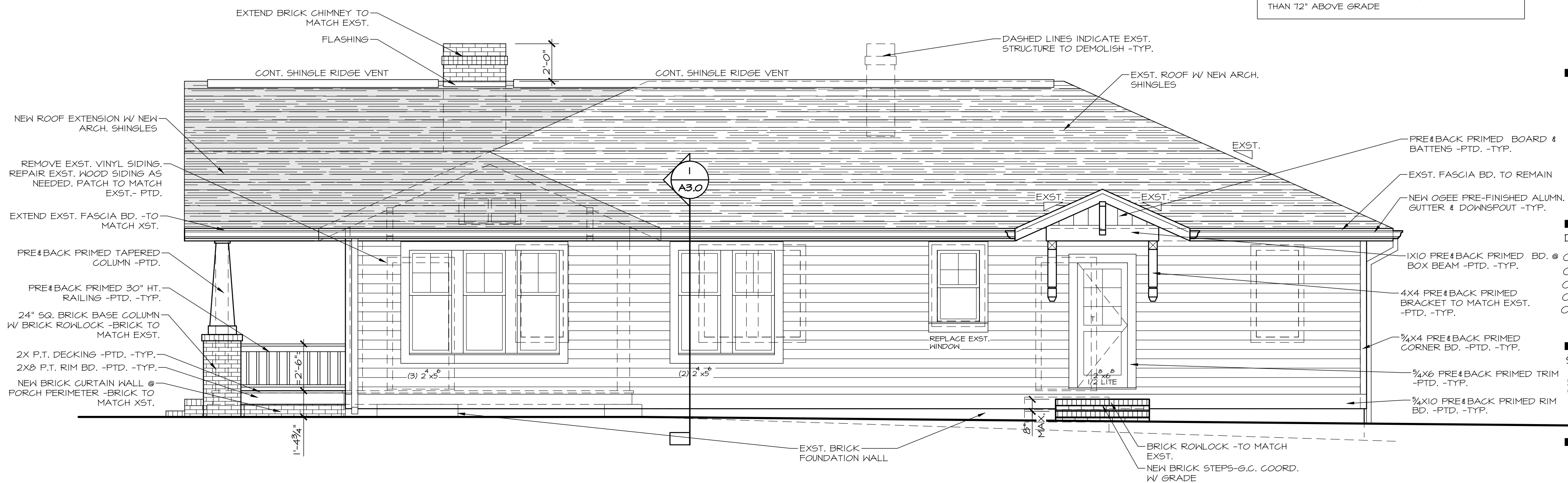
SCALE: 1/4"=1'-0"

GENERAL WINDOW NOTE:

E - INDICATES EGRESS REQUIRED

T - INDICATES TEMPERED REQUIRED

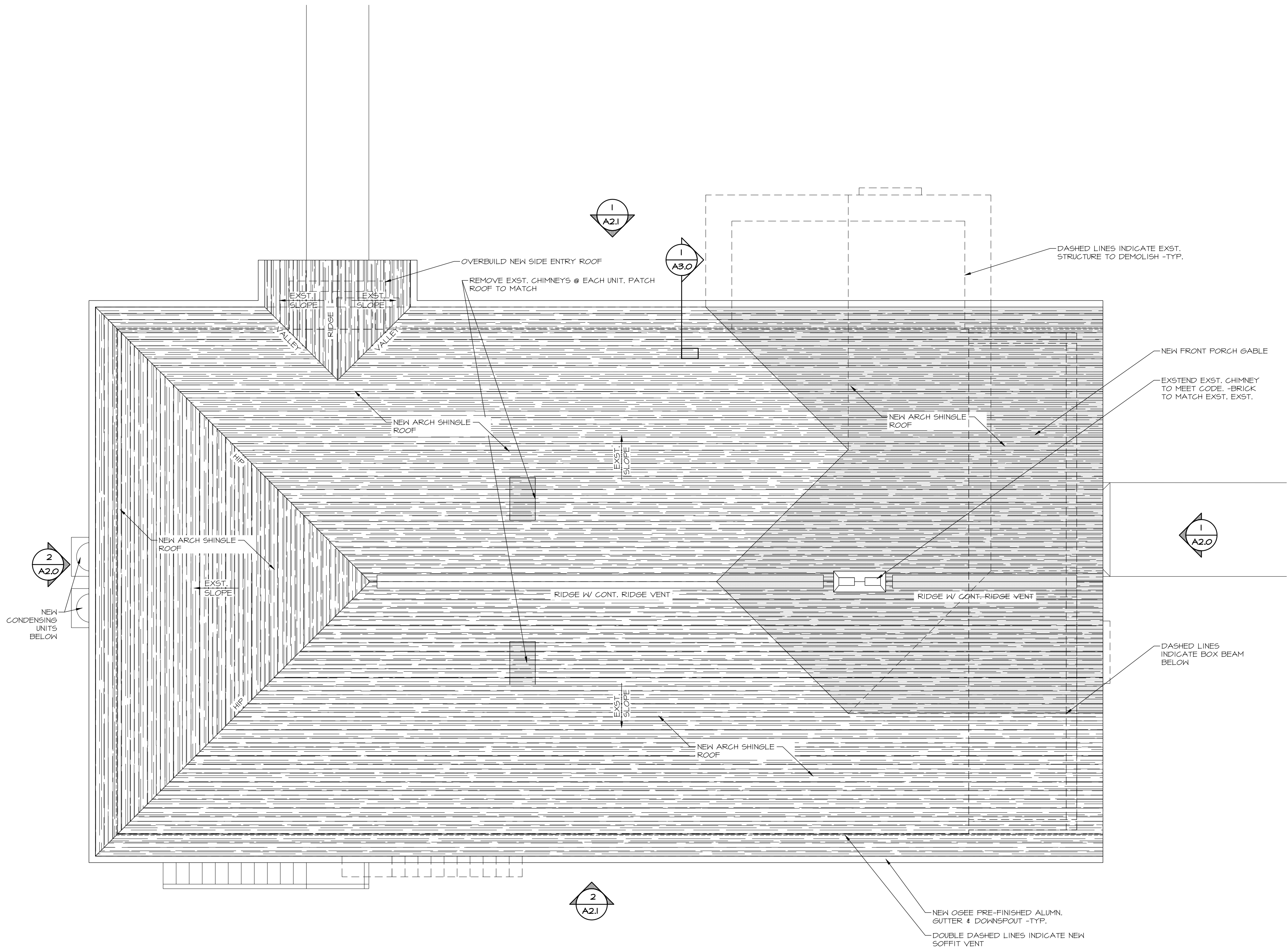
-PROVIDE FALL PROTECTION FOR WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE FLOOR AND GREATER THAN 72" ABOVE GRADE



### RIGHT ELEVATION

SCALE: 1/4"=1'-0"





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SHEET TITLE:

ROOF PLAN

ROOF PLAN

SCALE: 1/4"=1'-0"

A.I.I



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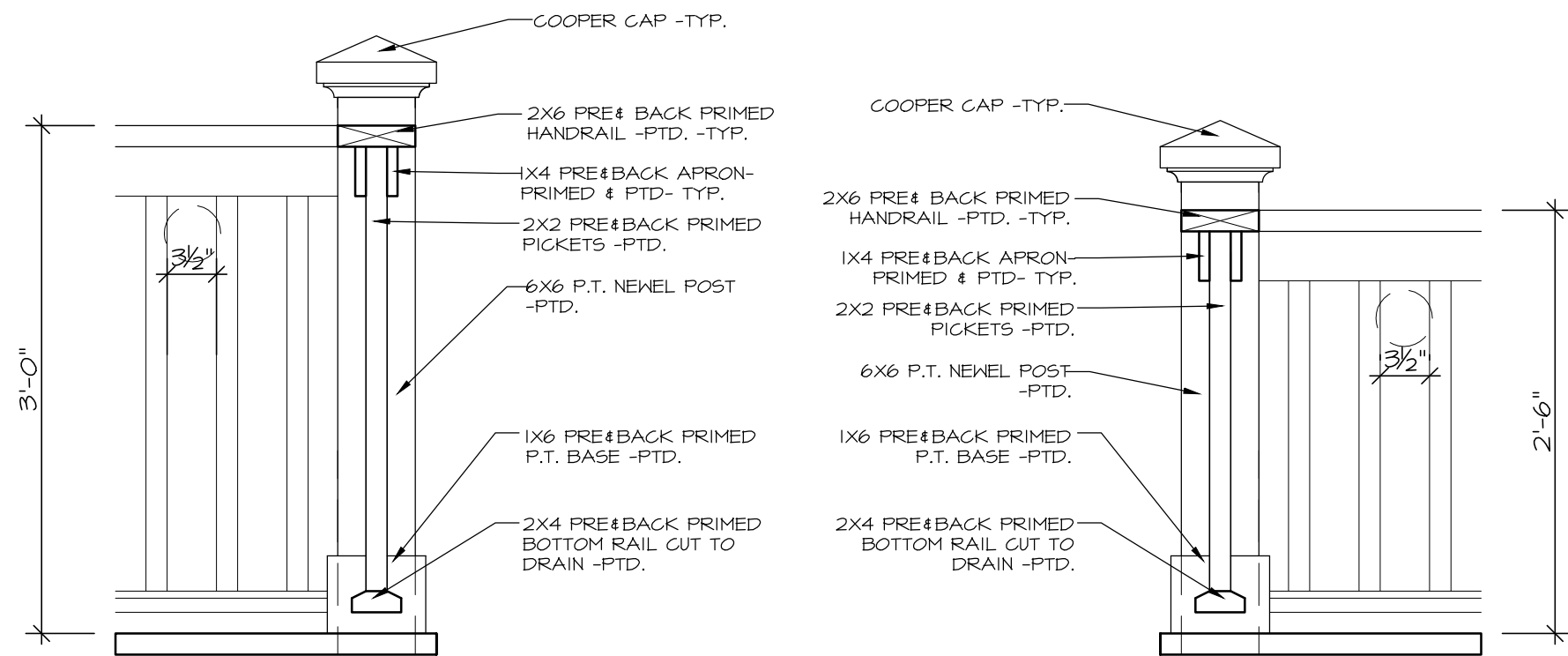
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06/12/15	PERMIT

WALL SECTION

# A3.0



### 3 SIDE ENTRY RAILING DETAIL

SCALE: 1"=1'-0"

## 2 FRONT PORCH RAILING DETAIL

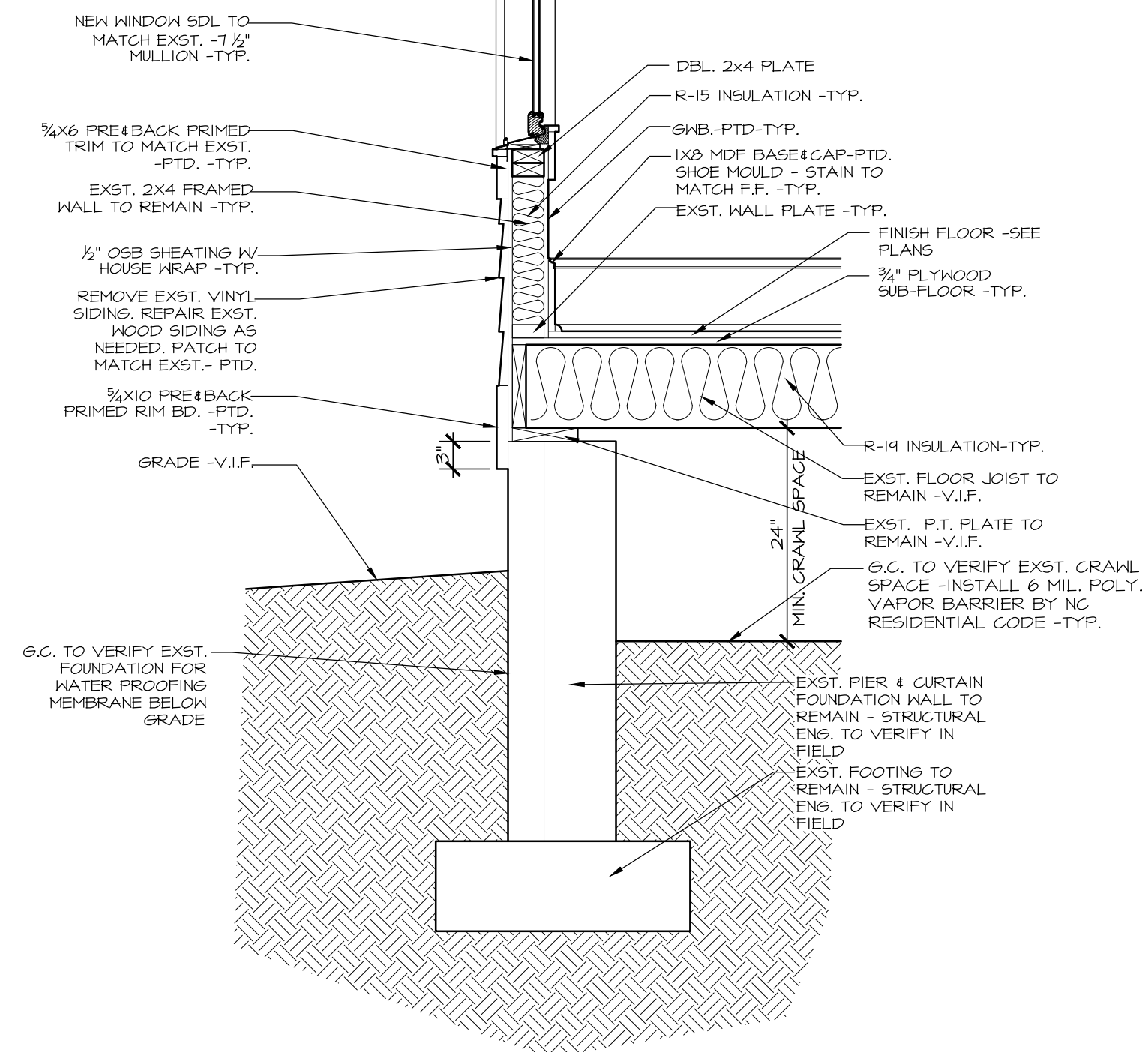
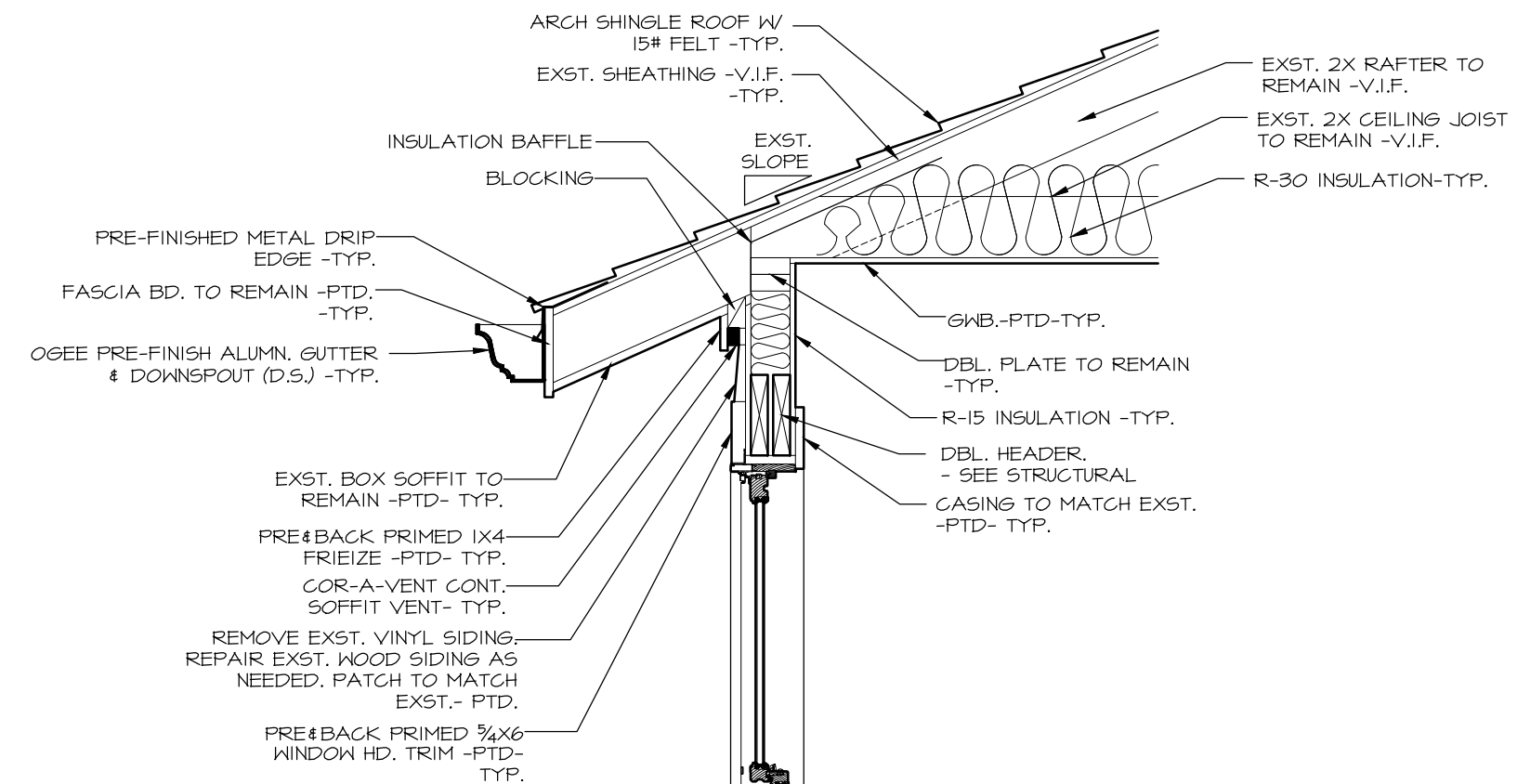


FIG. 1

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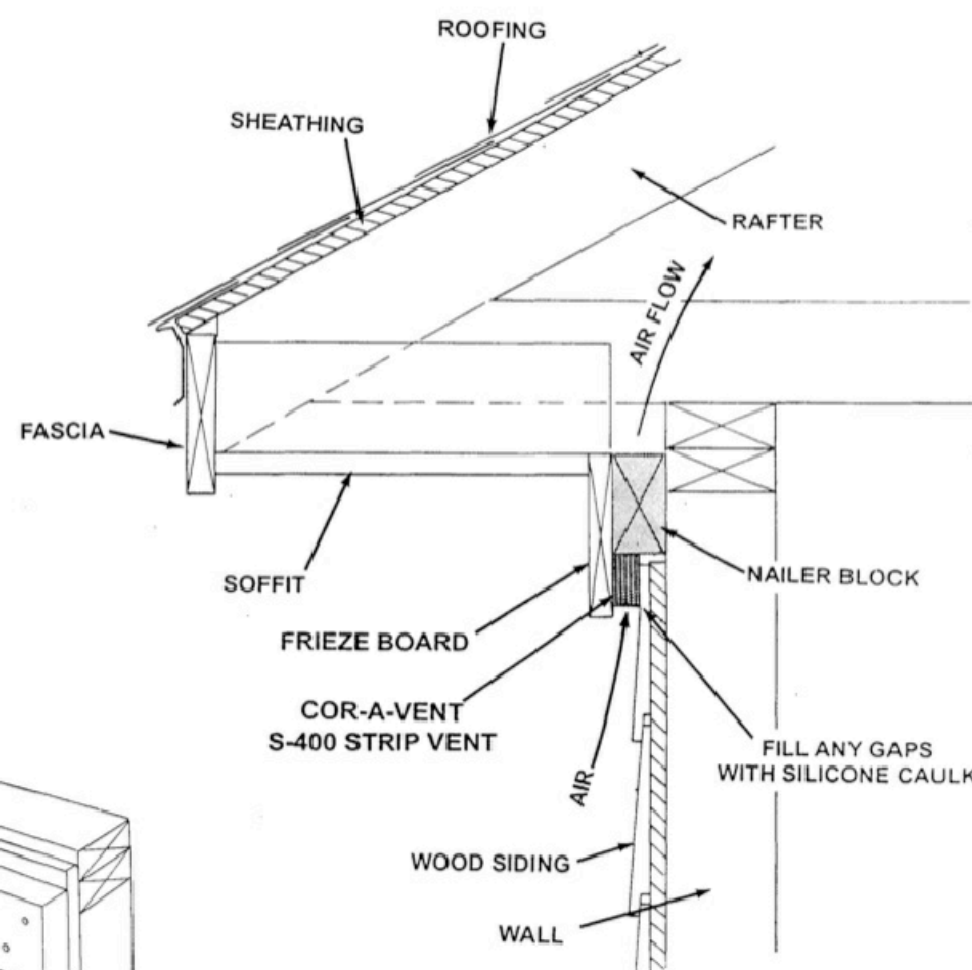


FIG. 2

COR-A-VENT, INC. P.O. BOX 428, MISHAWAKA, IN 46546-0428 800-837-8368		
SCALE: DATE: 05-31-06	APPROVED BY G. SELLS	DRAWN BY
COR-A-VENT S-400 STRIP VENT FRIEZE BOARD APPLICATION WITH WOOD SIDING		
ARCHITECT REFERENCE DRAWING		DRAWING NUMBER COR-SQF1

TYP. WALL SECTION  
SCALE: 3/4"=1'-0"