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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1816 Wickford Place, Lot 1 and 3

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Craig Calsacola

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story single family house constructed in 1938. The parcel is zoned R-43 Multi-Family and is approximately .34 acres. Adjacent properties are multi-family (not in the district) and single family residences, primarily 1 and 1.5 stories in height. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. There are mature trees on the site, those to be saved or removed are identified on the plans.

*Proposal*

The proposal is the construction four single family structures on the site which is currently in the subdivision and rezoning process. There are two models being proposed and will be identified as Lot/Plan 1, 2, 3 and 4. The setback of the proposed house for Lot 1 is the same as the existing structure which will set the location for Lots 1-3. All homes are 1.5 stories (approx. 25' to 28' in height), and feature front porches 8' in depth, wood siding, wood windows, brick foundations, and wood corner boards. The applicant is requesting cementitious siding for the porch columns and soffits. Plans 1 and 3 feature a front shed dormer and cross gable. Plans 2 and 4 feature a front gable with shed dormers on either side.

The underlying zoning will require an 8' planting strip and 6' sidewalk. New landscaping and tree save opportunities are shown on the site plan. Included in the plan is a new private alley at the rear for the four houses.

**Policy & Design Guidelines for New Construction, page 34**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

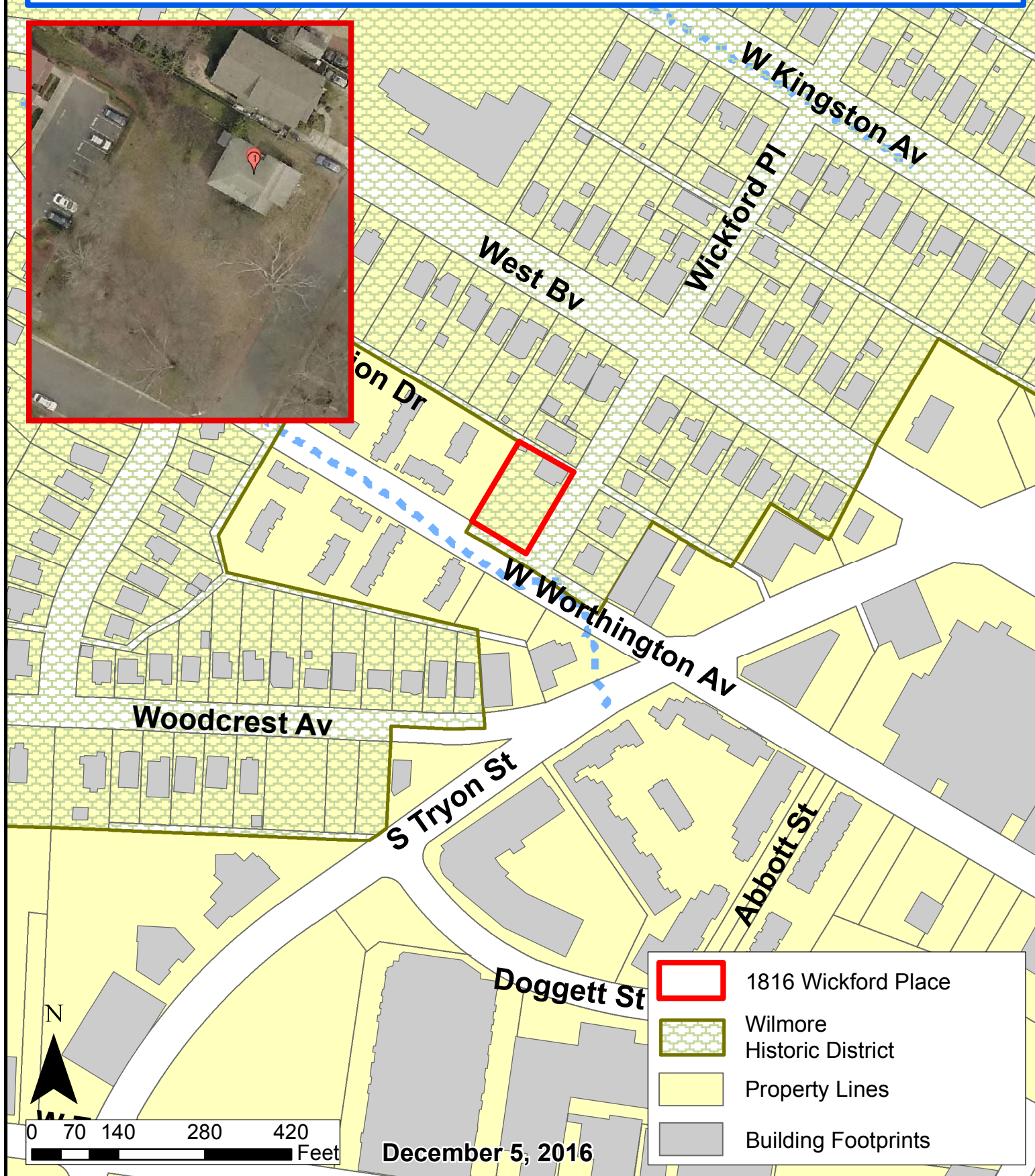
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<i>as a tool to soften and blend the project with the district</i>

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for new construction.

***Charlotte Historic District Commission - Case 2016-177***  
***HISTORIC DISTRICT: Wilmore***  
***NEW CONSTRUCTION***





## EXISTING CONDITIONS – LOT 1

Front



Right Side



Rear



Left Side

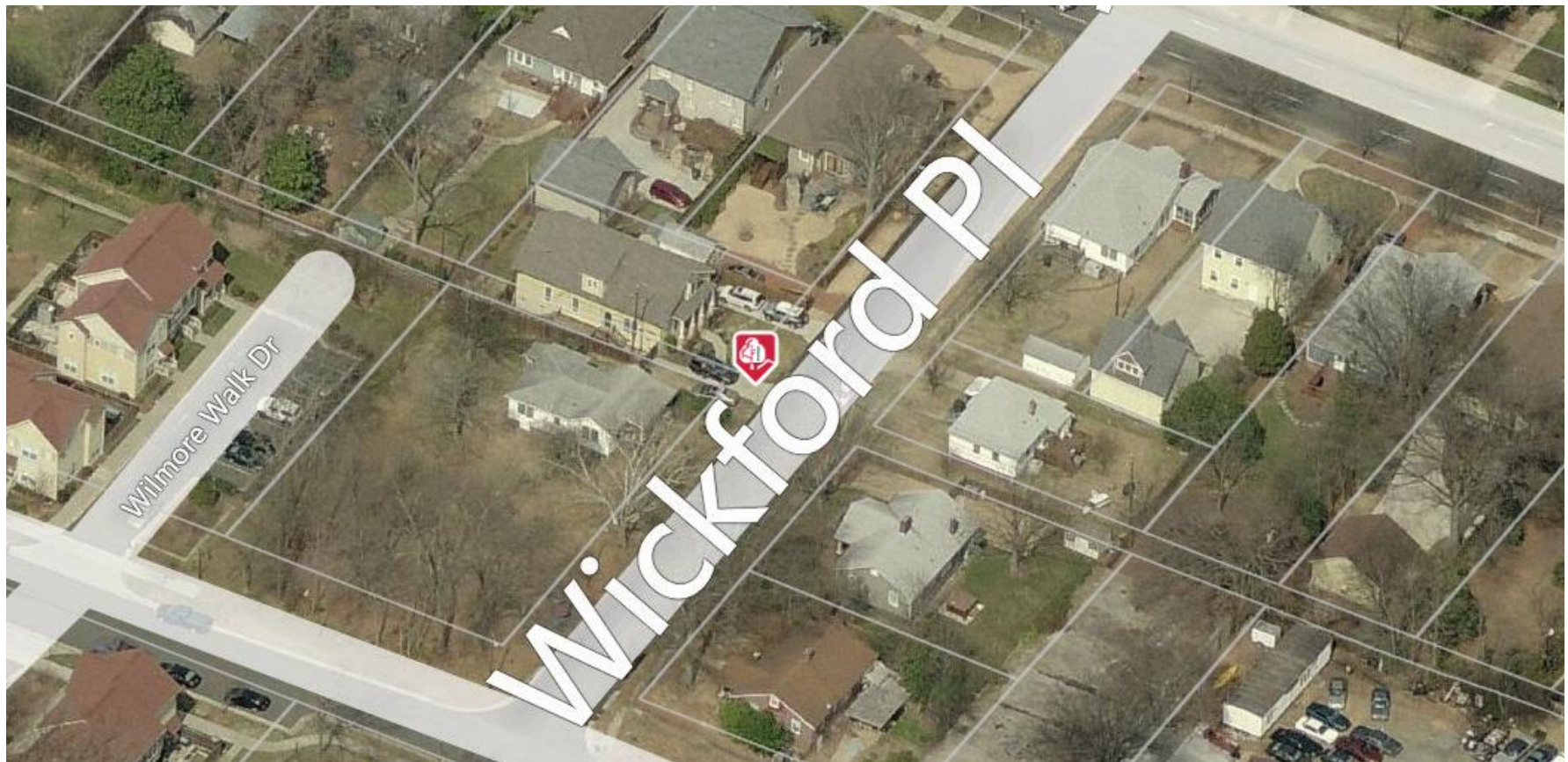




## CONTEXT / ADJACENT STRUCTURES

### Our Initiatives:

1. **REDUCE DENSITY** – build Single Family Residence rather than Multi-Family
2. **ARCHITECTURE** - maintain the Architecture, Look & Feel, and Character of the Neighborhood
3. **HISTORICAL SOCITEY** – use Approved Materials (German Siding, Wood Corners, Etc.)
4. **PARKING** - Parking Pads in the Rear of each house to cut down on Street Parking
5. **IMPROVEMENTS** - add an Alley, Sidewalks, and additional Trees
6. **GRADE** - keep to the best of our ability the Current Grade of the Land





ADJACENT STRUCTURES (Larger View)



#1





#2



#3



#4



#5





#6



#7



#8

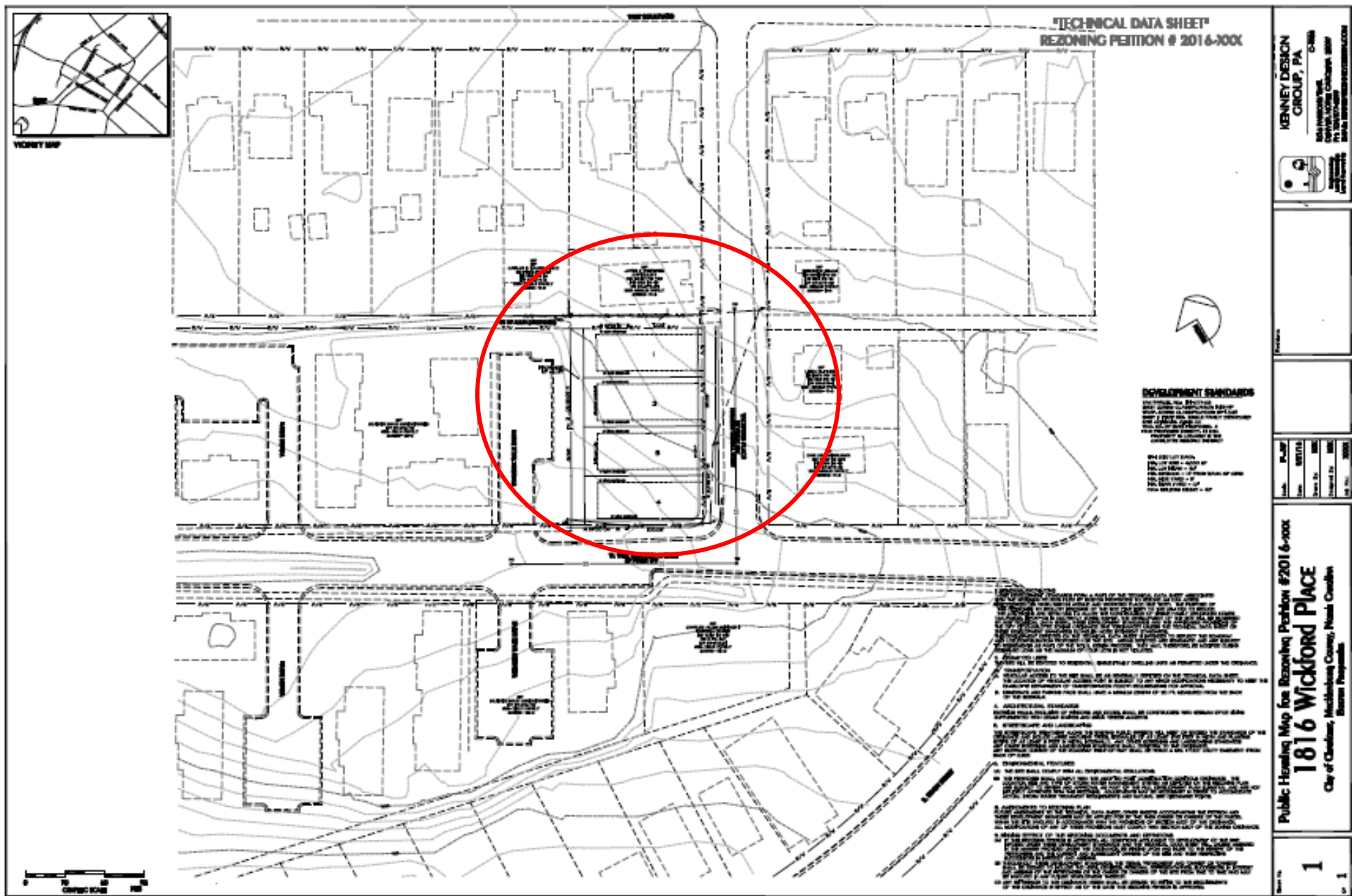


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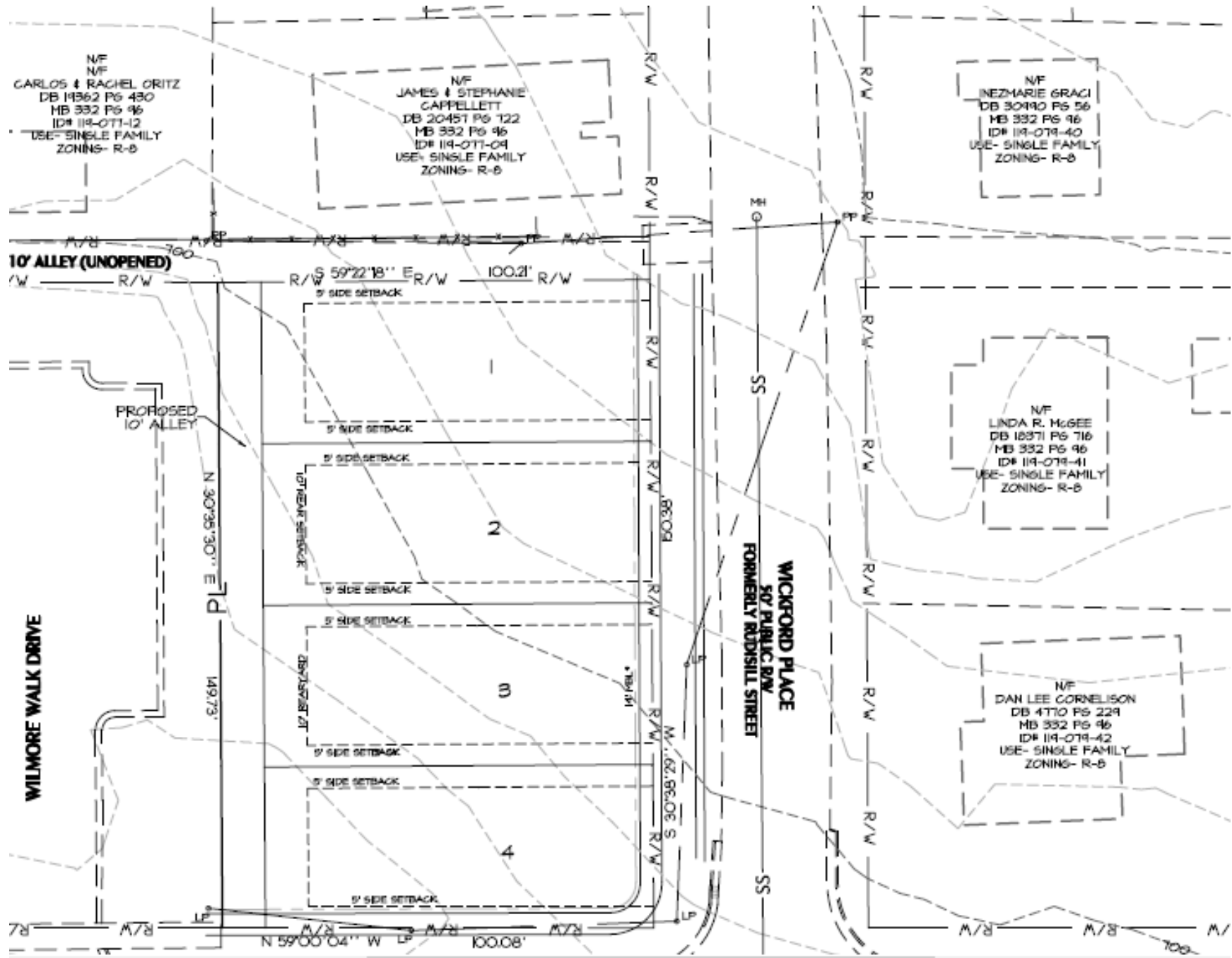




FULL SITE PLAN

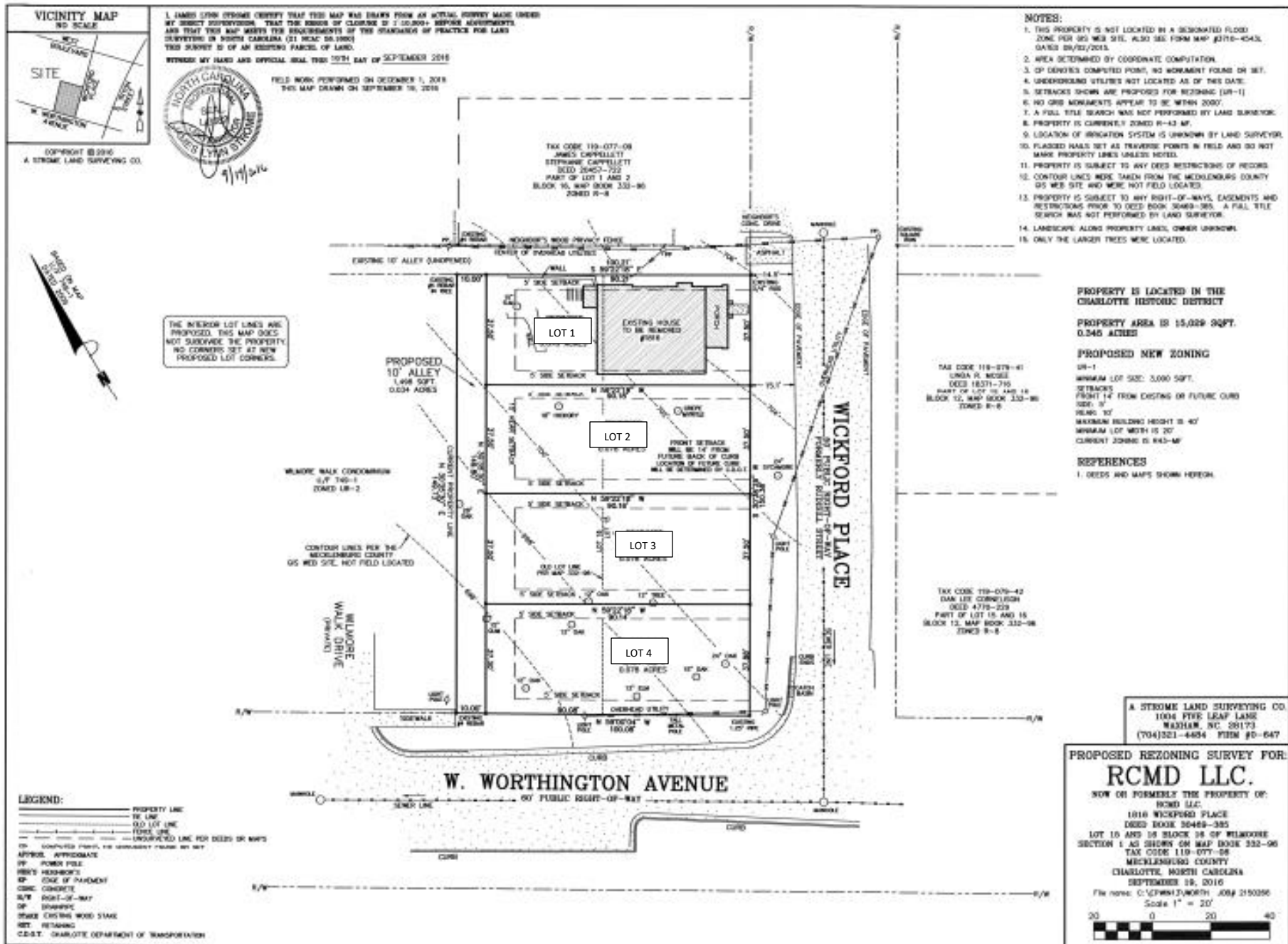


## SITE PLAN ZOOM-IN





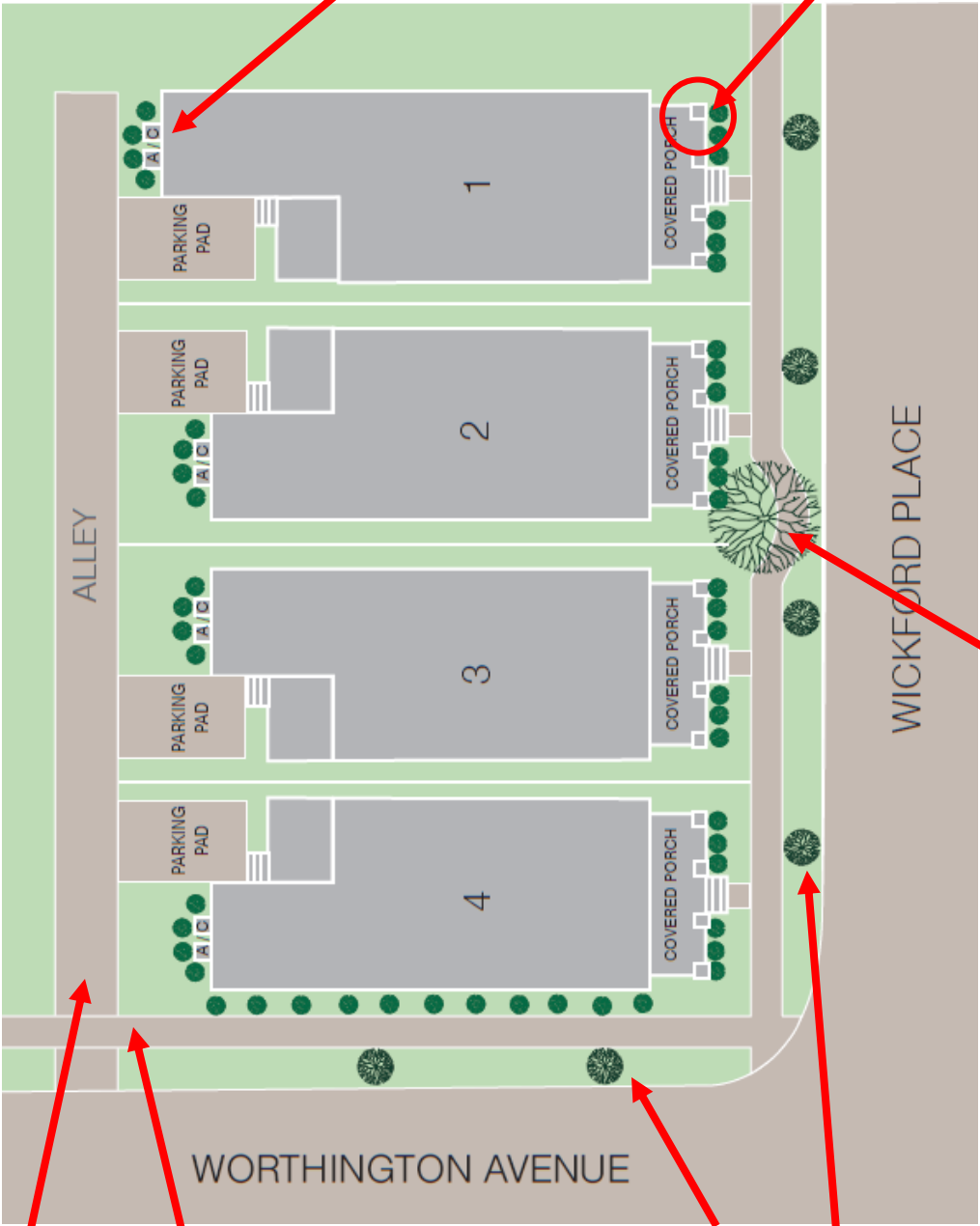
# SURVEY



**COLOR SITE PLAN**

All Mechanical in Rear  
and Shielded w/ Shrubs

Front Corner of Porch  
in the same place as  
Existing Porch



Adding Alley and Sidewalks

Planting Oaks Trees  
along the Street Beds



**Sycamore Tree (On-Site)**



FRONT ELEVATION (house is in Grayscale)

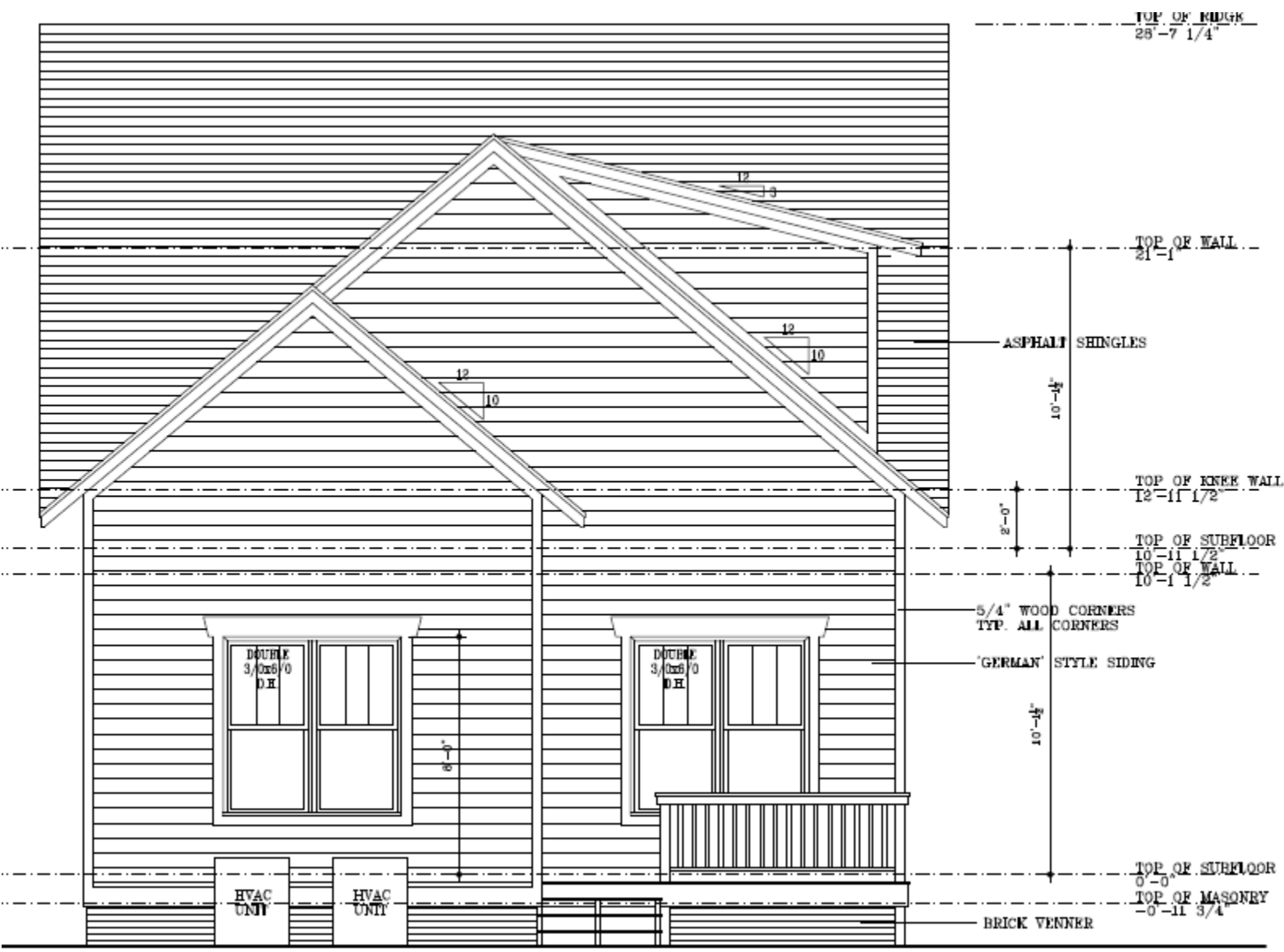


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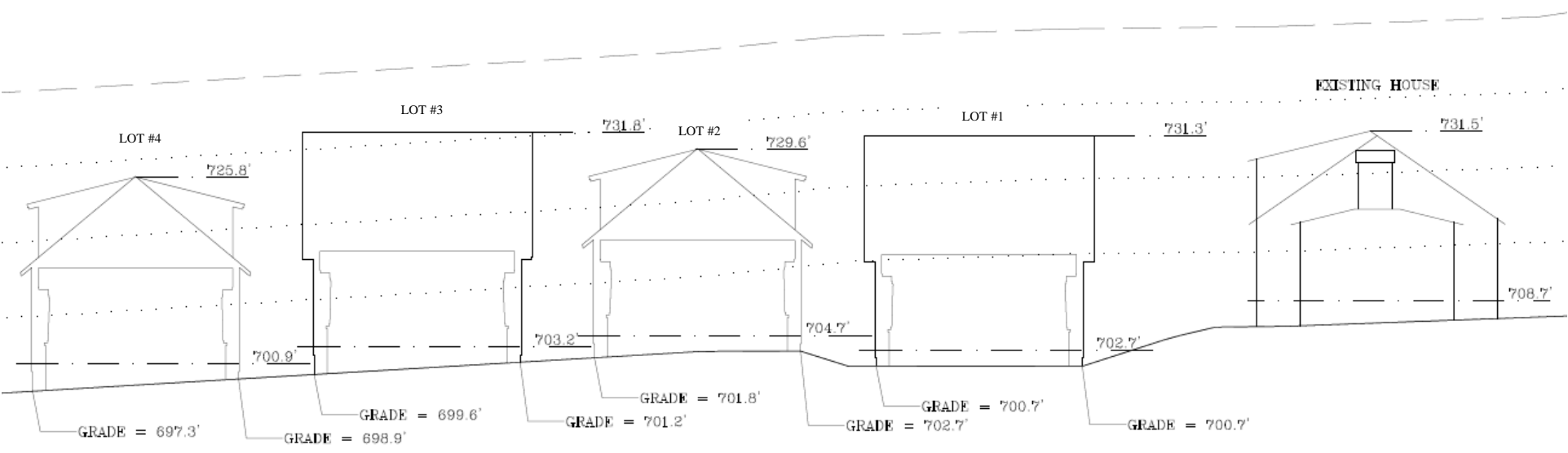
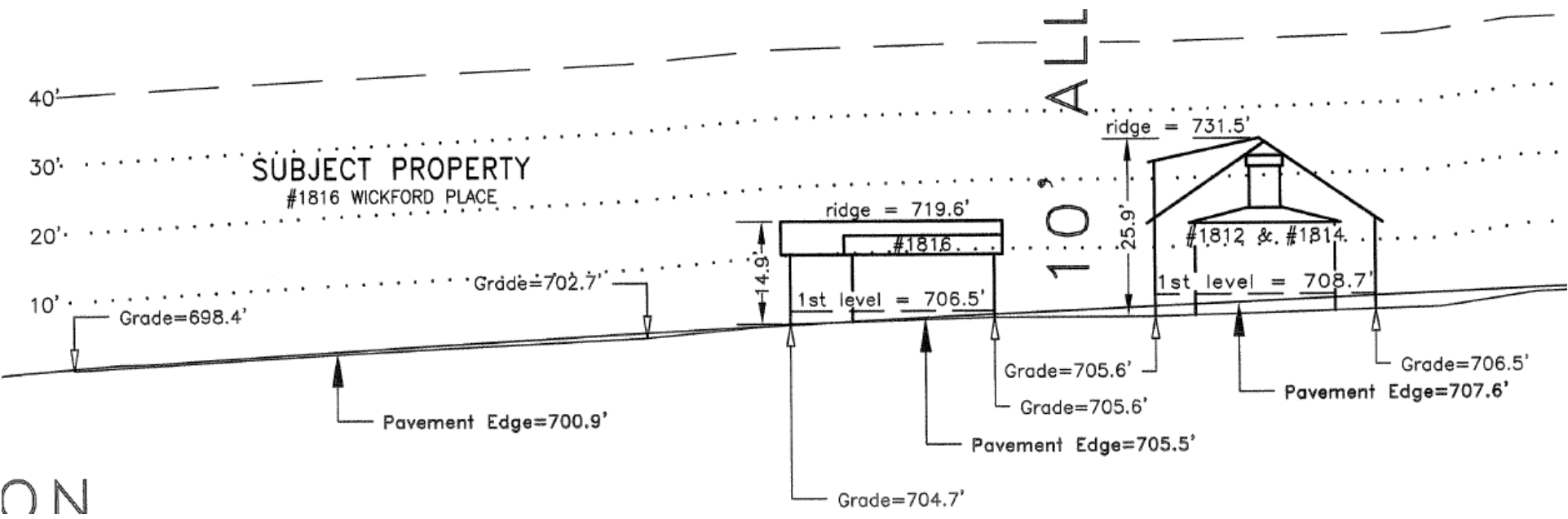
REAR ELEVATION





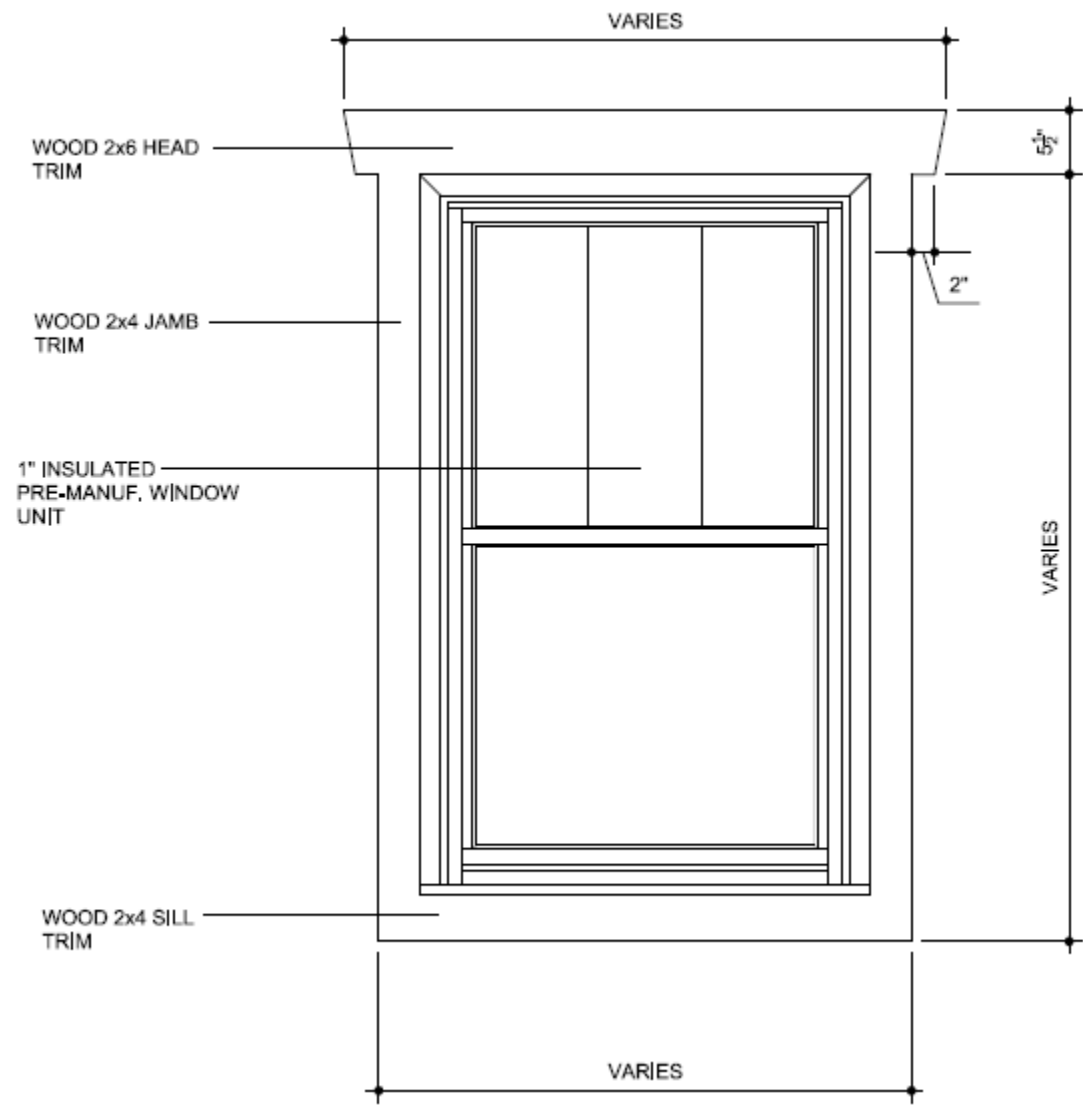
Architectural elevation drawing of the front of a house. The drawing shows a two-story structure with a gabled roof. The main body of the house has horizontal siding. The gable end features a large window with a decorative pediment. The front porch has a railing and is supported by columns. The drawing includes various annotations such as 'TOP OF ROOF', 'TOP OF SECOND FLOOR', and 'TOP OF PORCH'. Dimensions are provided for the roof pitch and the height of the porch. The drawing is oriented with the front of the house on the left and the back on the right.

STREETSCAPE ELEVATIONS

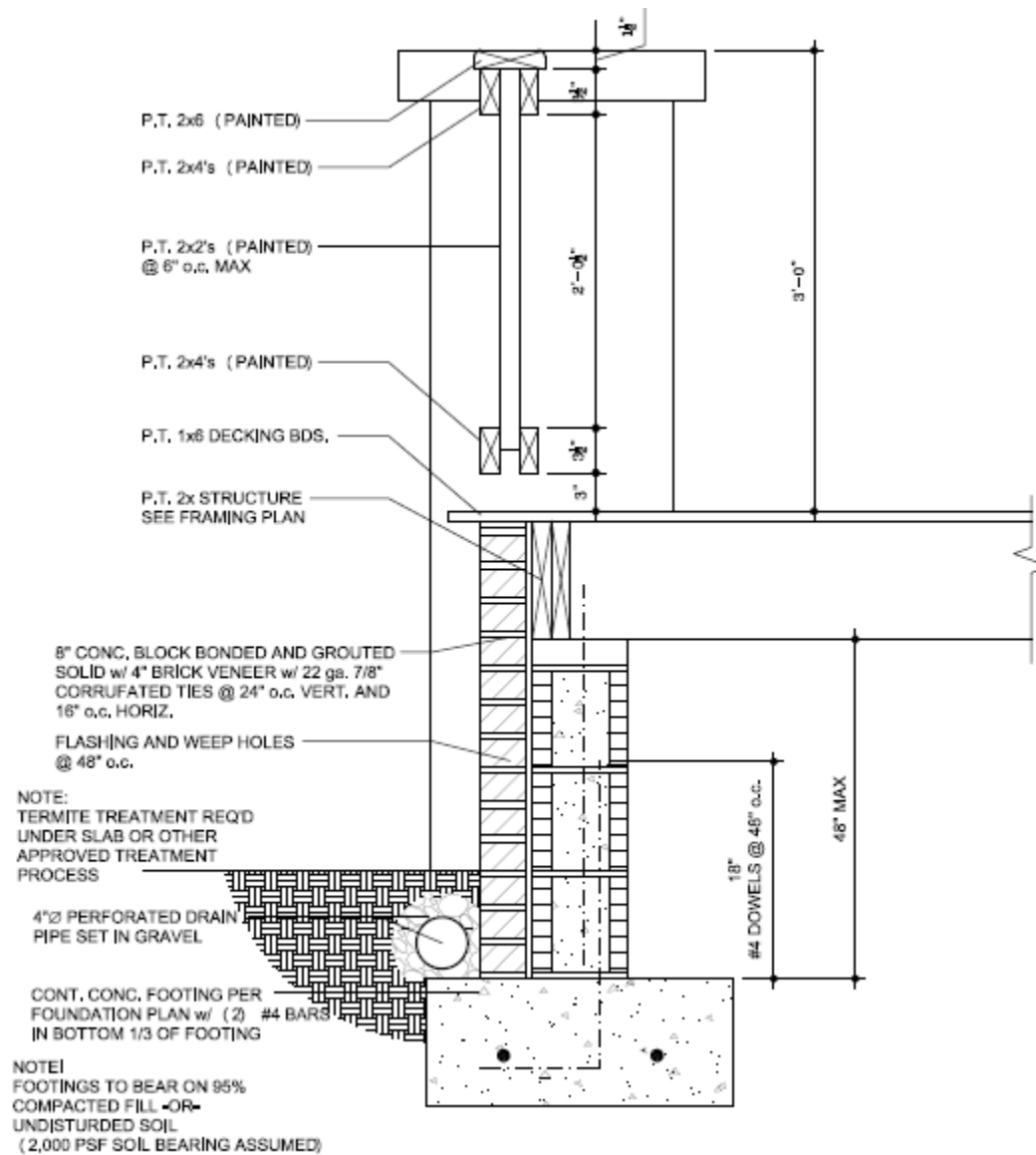




WINDOW DETAIL



# PORCH RAILING DETAIL





SOFFIT DETAIL

