

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1533 Wilmore Drive

SUMMARY OF REQUEST: Rear addition more than 25%

APPLICANT: Matt Johnson

Details of Proposed Request

Existing Context

The existing structure is a 1 story Bungalow constructed in 1931. The original foundation is brick, siding materials are wood lap and cedar shake.

Proposal

The project is a 1 story addition to the rear that ties into the existing ridgeline. Rear yard open space exceeds 50%. Siding materials will match existing wood lap and cedar shake. The addition will be visually defined with vertical band boards. Windows and roof trim details will match existing.

Policy & Design Guidelines for Additions, page 36

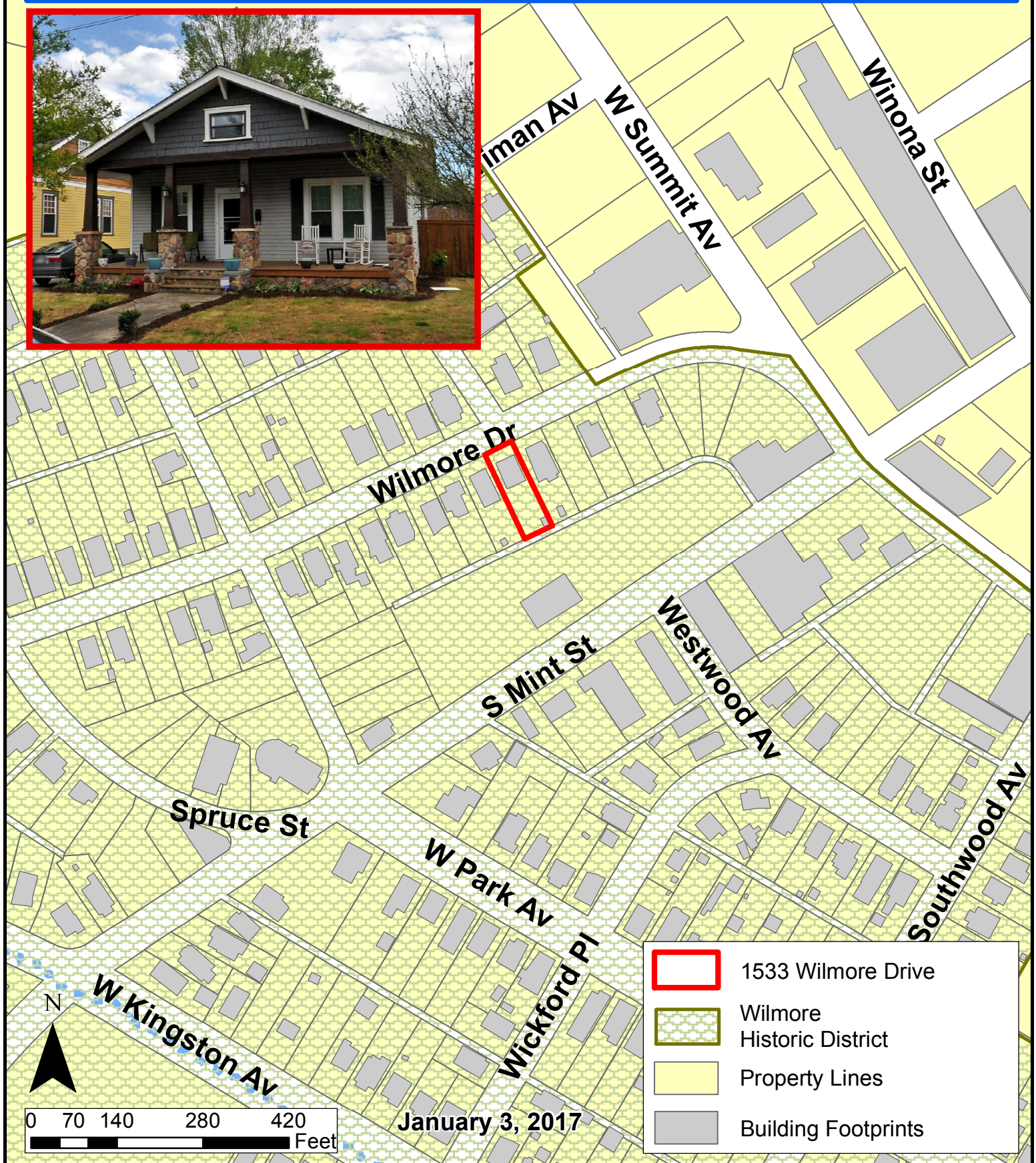
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

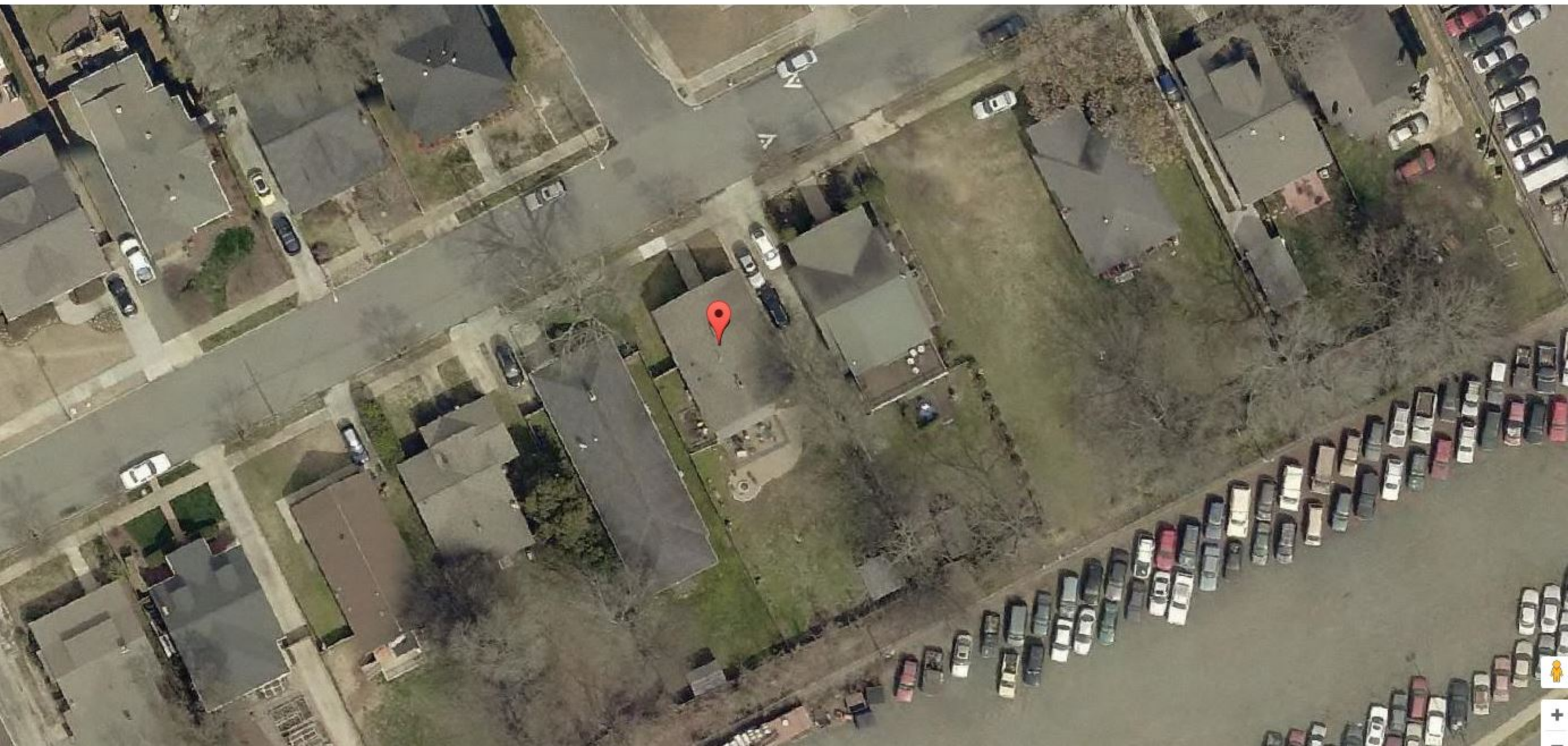
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2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing 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 guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2016-307
HISTORIC DISTRICT: Wilmore
ADDITION









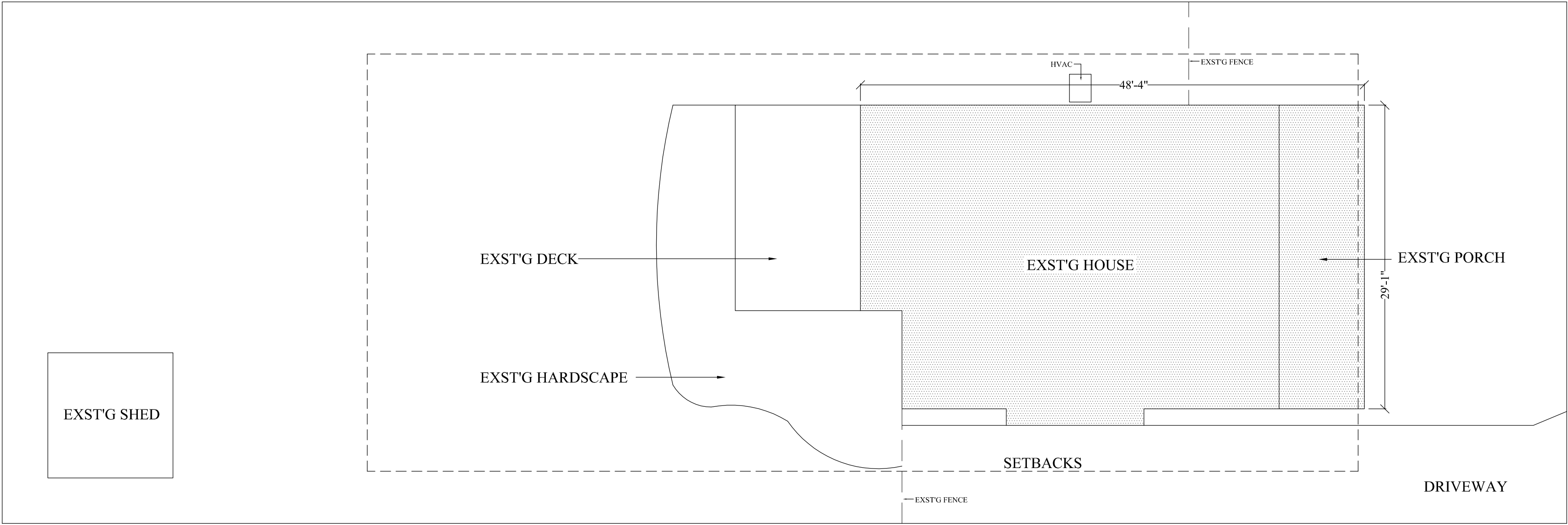
LEFT

REAR

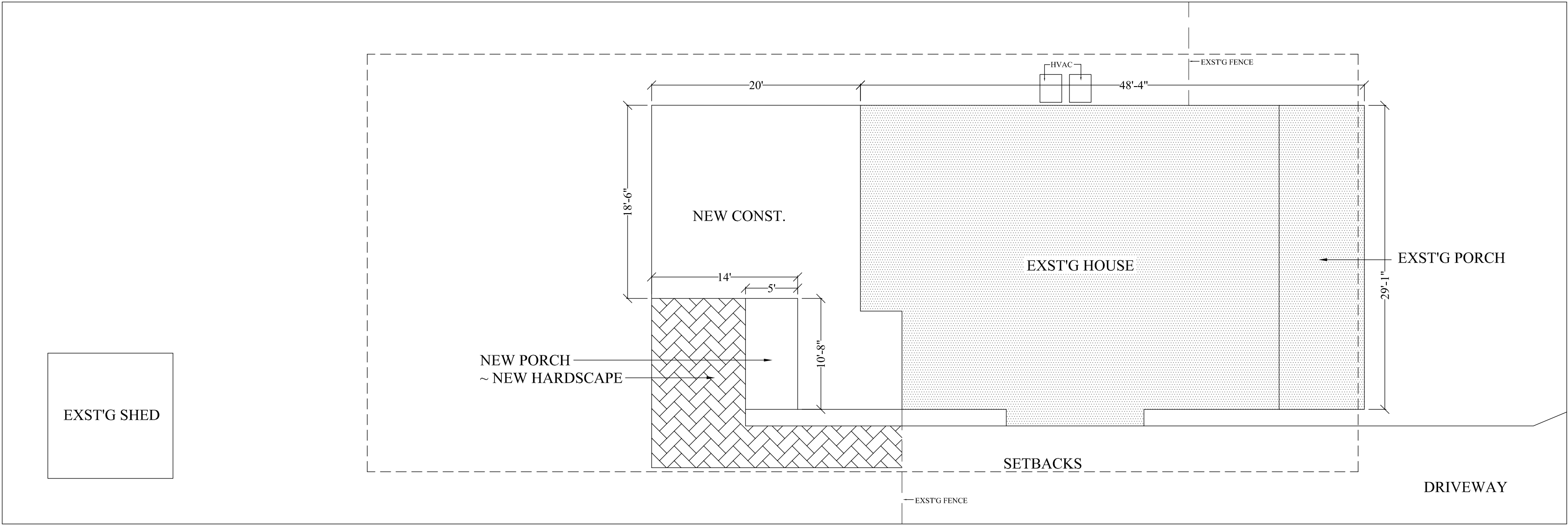
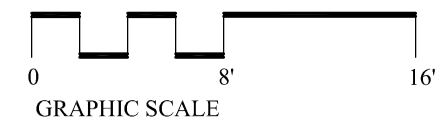




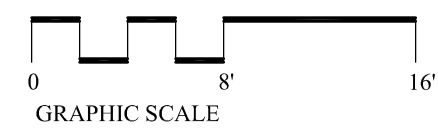
RIGHT



1 EXST'G SITE PLAN
ST1 SCALE: 1/4" = 1'-0"

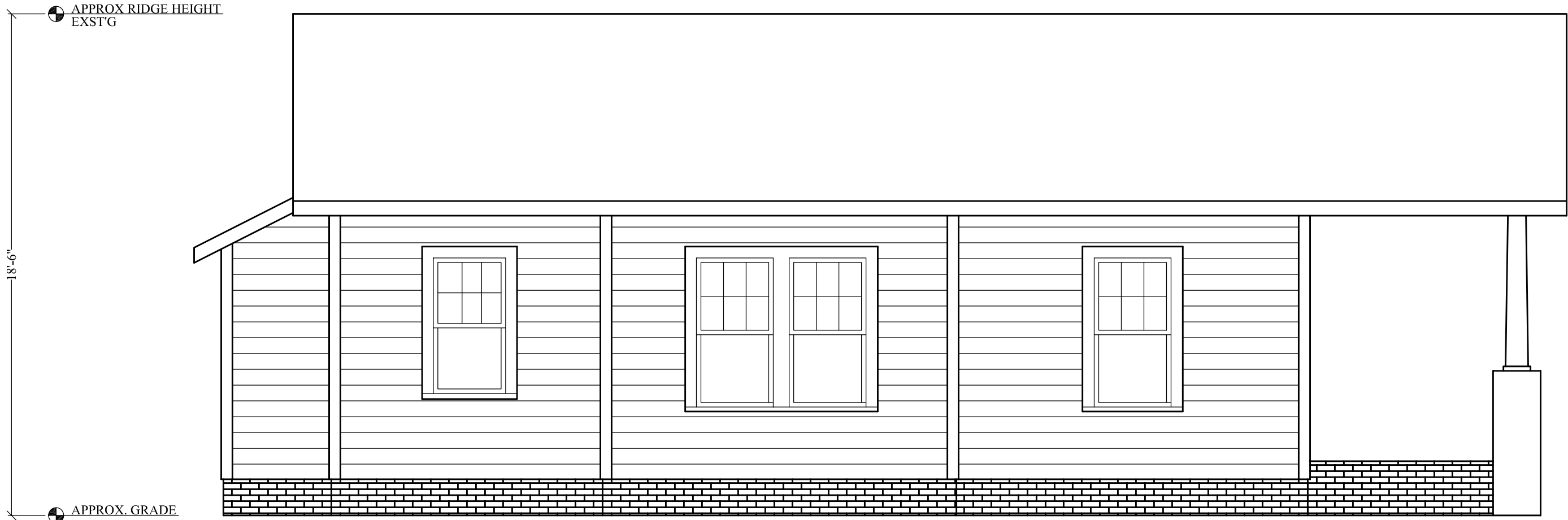


2 PROPOSED SITE PLAN
ST1 SCALE: 1/4" = 1'-0"



ELEVATION NOTES

- GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
- WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
- DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
- PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
- USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

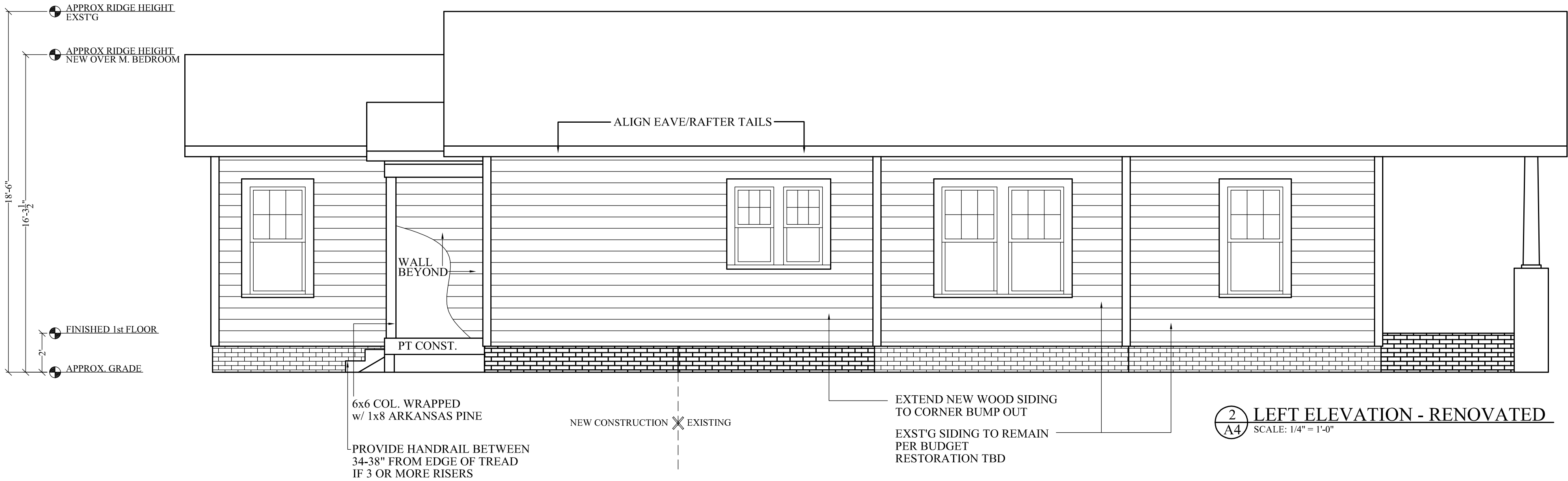


1

A4

LEFT ELEVATION - AS BUILT

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



2

A4

LEFT ELEVATION - RENOVATED

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

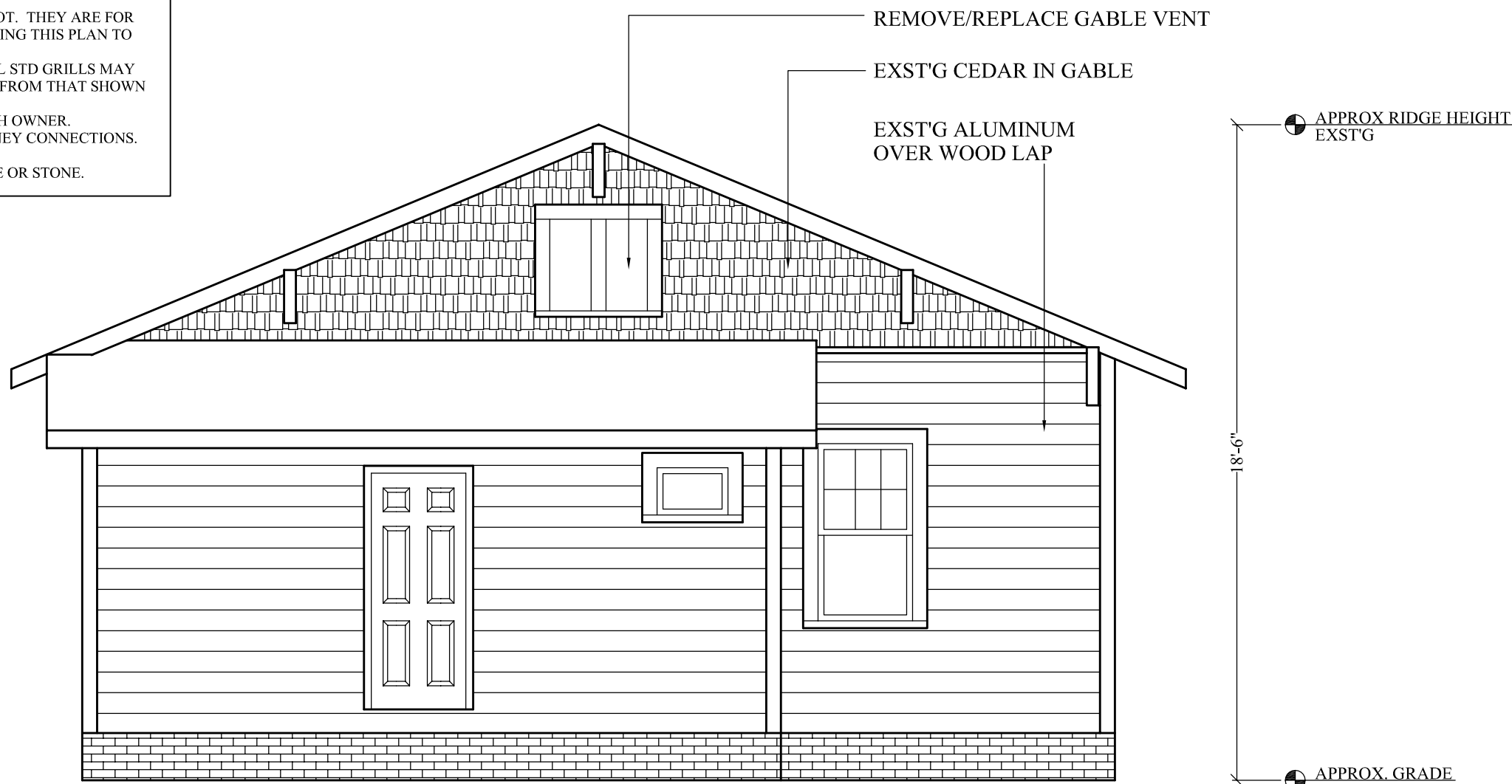
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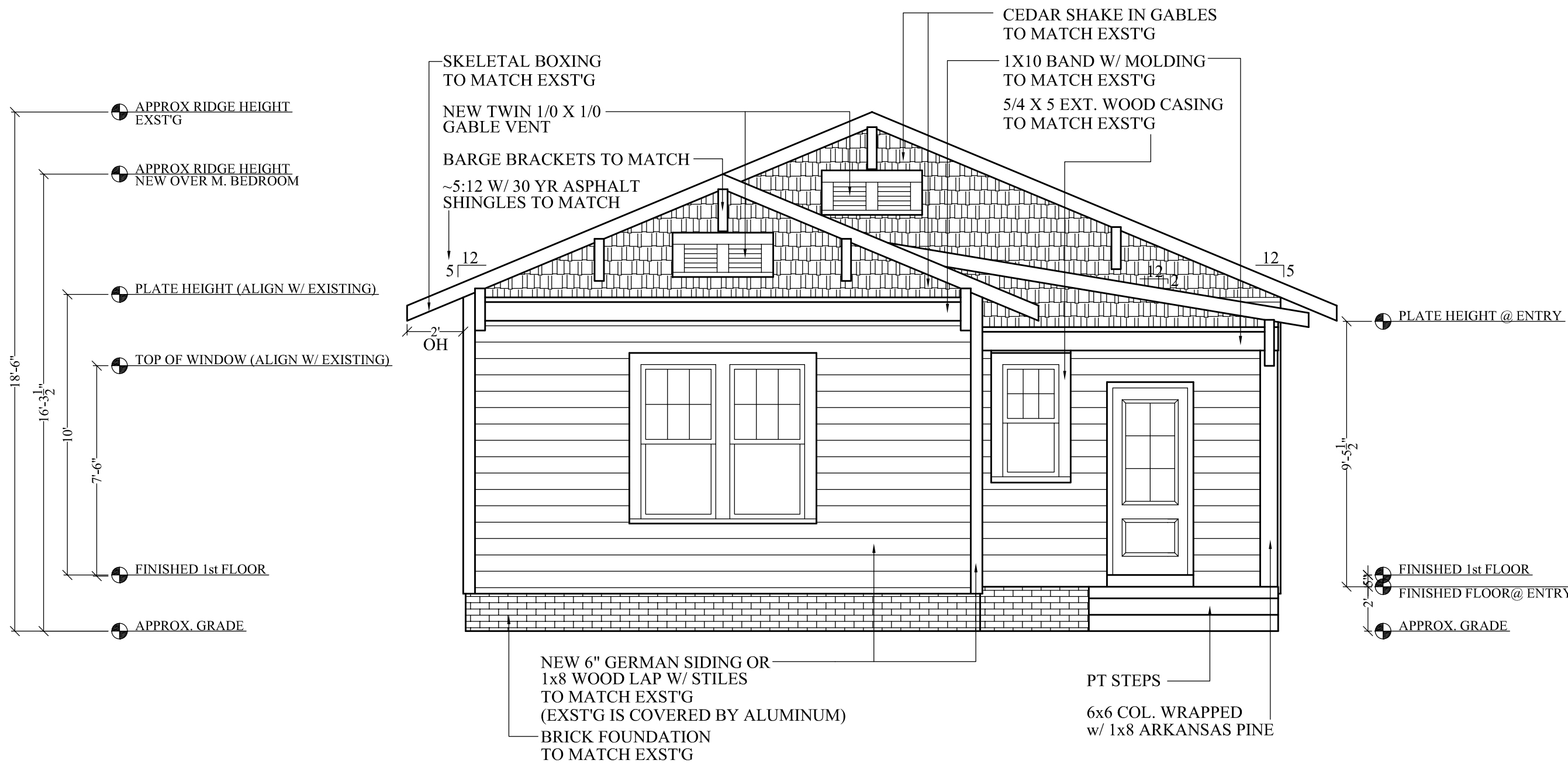


1

A3

REAR ELEVATION - AS BUILT

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



2

A3

REAR ELEVATION - RENOVATED

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

NOTE: ALL NEW WDWS/ EXT. DOORS TO BE WOOD W/ TDL TO MATCH EXISTING.

PROPOSED RENOVATIONS/ADDITIONS
WICHMANN MOSEMAN RESIDENCE
1533 WILMORE DR
CHARLOTTE, NC 28203

SHEET:
A3

OCT. 2016

REV:

2³

DRAFTSMAN

+DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

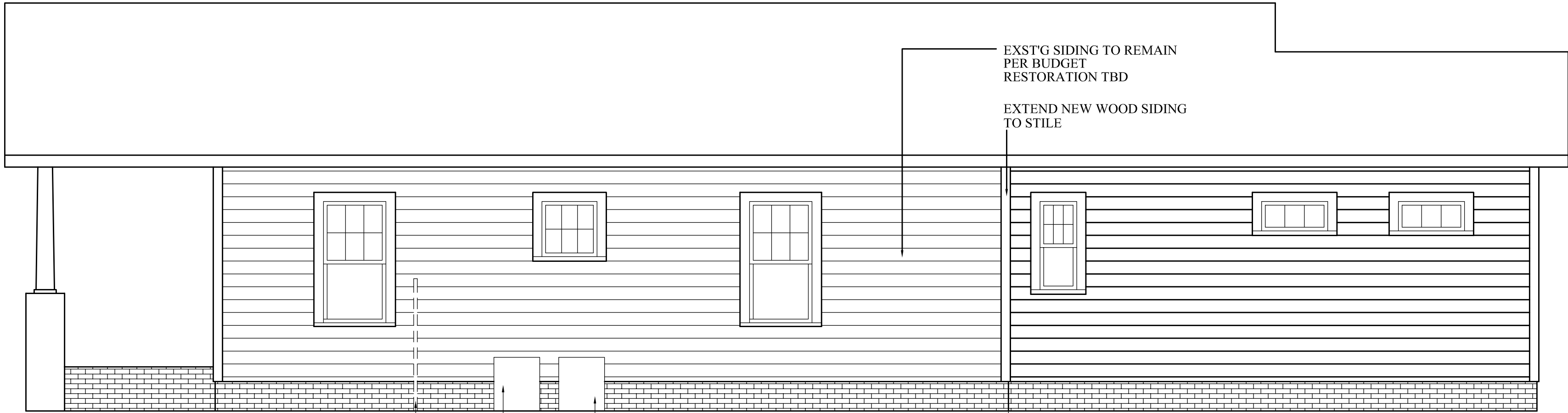
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1
A5 RIGHT ELEVATION - AS BUILT

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



2
A5 RIGHT ELEVATION - RENOVATED

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

2³

DRAFTSMAN
+ DESIGN

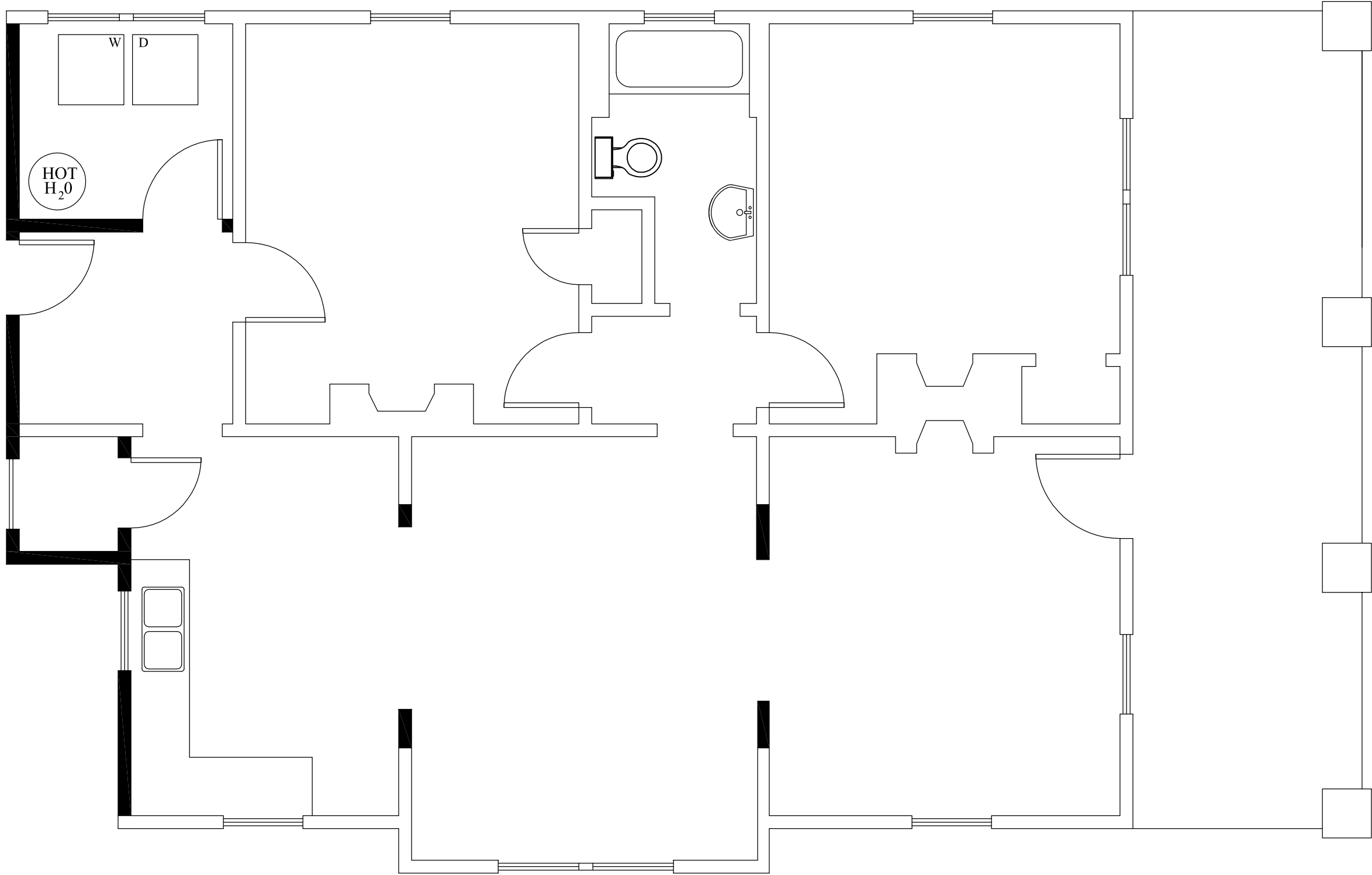
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CHARLOTTE, NC 28203

SHEET:
A5

OCT. 2016

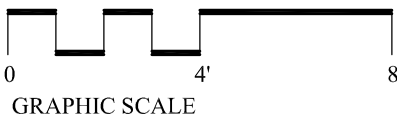
REV:



1
A1

1st FLOOR PLAN - AS BUILT

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



HEATED AREA:

**APPROX.

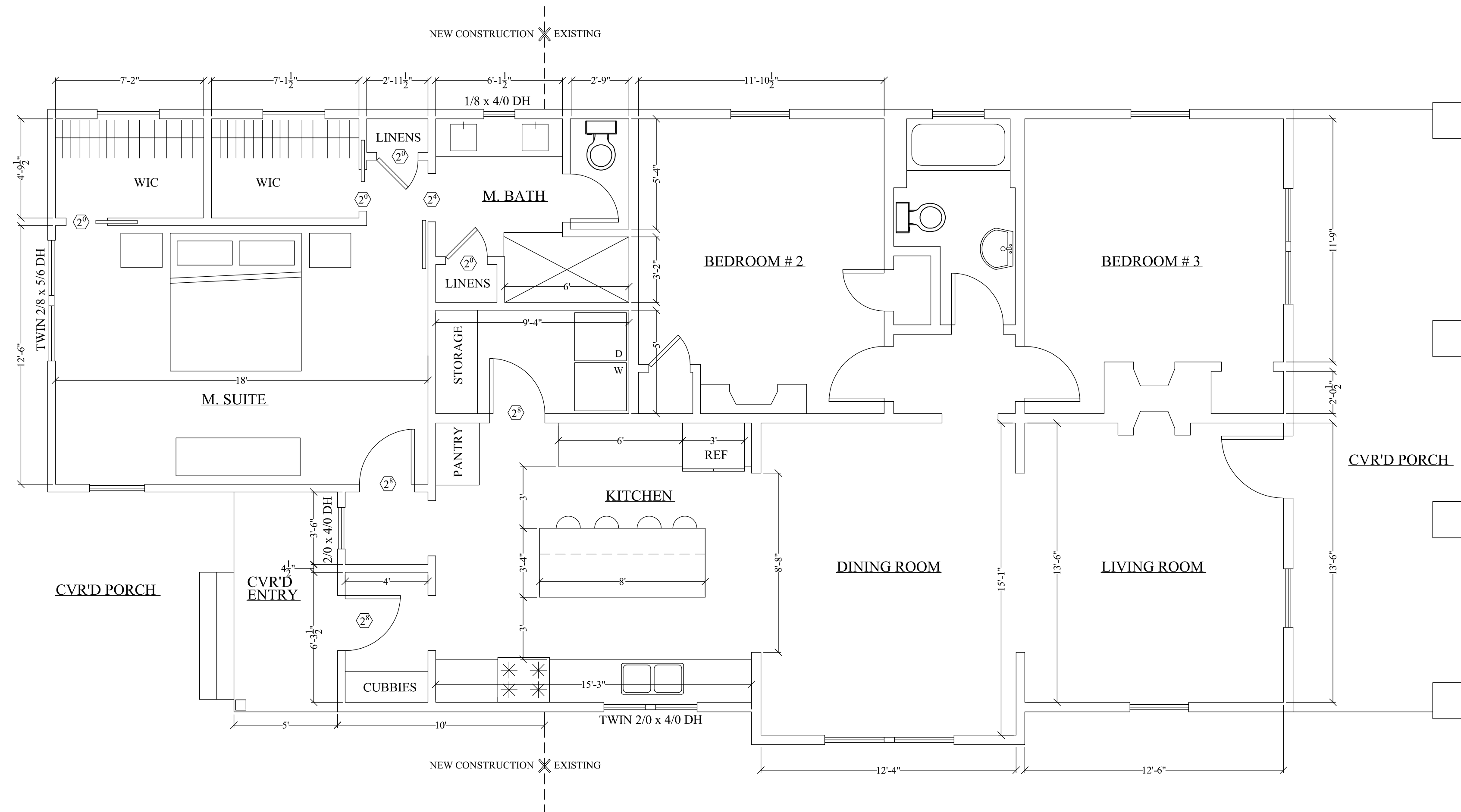
EXIST.

MAIN: 1152

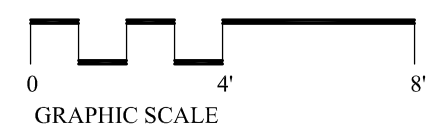
LEGEND:

2X4 WALL CONST.

TO BE REMOVED



1
A2 1st FLOOR PLAN - RENOVATED
SCALE: 1/4" = 1'-0"



NOTE: ALL NEW WINDOWS TO BE WOOD TDL
TO MATCH EXISTING.

HEATED AREA:

**APPROX.

	EXIST.		NEW		TOTAL
MAIN:	1152	+	472	=	1624

NOTE:
MEASUREMENTS ARE +/-
CONTRACTOR TO FIELD VERIFY
ALL MEASUREMENTS.
WALLS ARE MEASURED TO ASSUMED
FINISHES. WDW & DOOR RO'S
NOT PROVIDED. CONTACT
MANUFACTURER/SUPPLIER FOR RO'S.