
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1816 Wickford Place, Lot 3

SUMMARY OF REQUEST: New Construction

APPLICANT: Craig Calcasola

The application was continued in March for the following items: 1) *Massing* – Explore more design variations for the interior houses, 2) *Landscaping* – Provide a tree protection plan addressing both pre-construction treatment and structural recommendations where needed, 3) *Materials* – Confirm where smooth Miratek will be used, 4) *Fenestration* – Provide historically accurate window details (head, 4” trim, sill extended past the frame), 5) *Other* – Provide revised roof eave design (open rafters) and section detail.

Details of Proposed Request

Existing Conditions

The existing structure is a one story single family house constructed in 1938 and located on the edge of the District. The HDC placed a 365-day Stay of Demolition on the property January 13, 2016. The parcel is zoned R-43 Multi-Family and is approximately .34 acres in size. The lot dimension is 150’ x 100’. Adjacent uses are multi-family, industrial, commercial and single family. There are mature trees on the site. Trees to be saved, replaced or removed are identified on the plans. The applicant has filed a rezoning application for Urban Residential-1 to construct four single family houses. The required minimum setback is 14’, required minimum rear yard is 10’ and required minimum lot width is 20’. The Floor Area Ratio (FAR) does not apply to single family structures on individual lots.

Proposal

The proposal is the construction of four single family structures with a focus on house plans for lot 1 and the overall site layout for the four structures. Proposed lot dimensions are 37.5’ x 100’. 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 1-4. 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.

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. The revised plans also include numeric evidence of comparable lot coverages in the neighborhood, pervious area more clearly shown on the site plan and updated window design and placement.

Revised Proposal – March 8

1. Lot 3 is a side gable design with a gabled front dormer
2. The height has been reduced 1 foot
3. Window design and proportion has been revised
4. Window details have been revised
5. Vents have been added to rear gables

Revised Proposal – April 12

1. *Massing* – Explore more design variations for the interior houses.
2. *Landscaping* – Provide a tree protection plan addressing both pre-construction treatment and structural recommendations where needed.
3. *Materials* – Confirm where smooth Miratek will be used.
4. *Fenestration* – Provide historically accurate window details (head, 4" trim, sill extended past the frame).
5. *Other* – Provide revised roof eave design (open rafters) and section detail.

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.

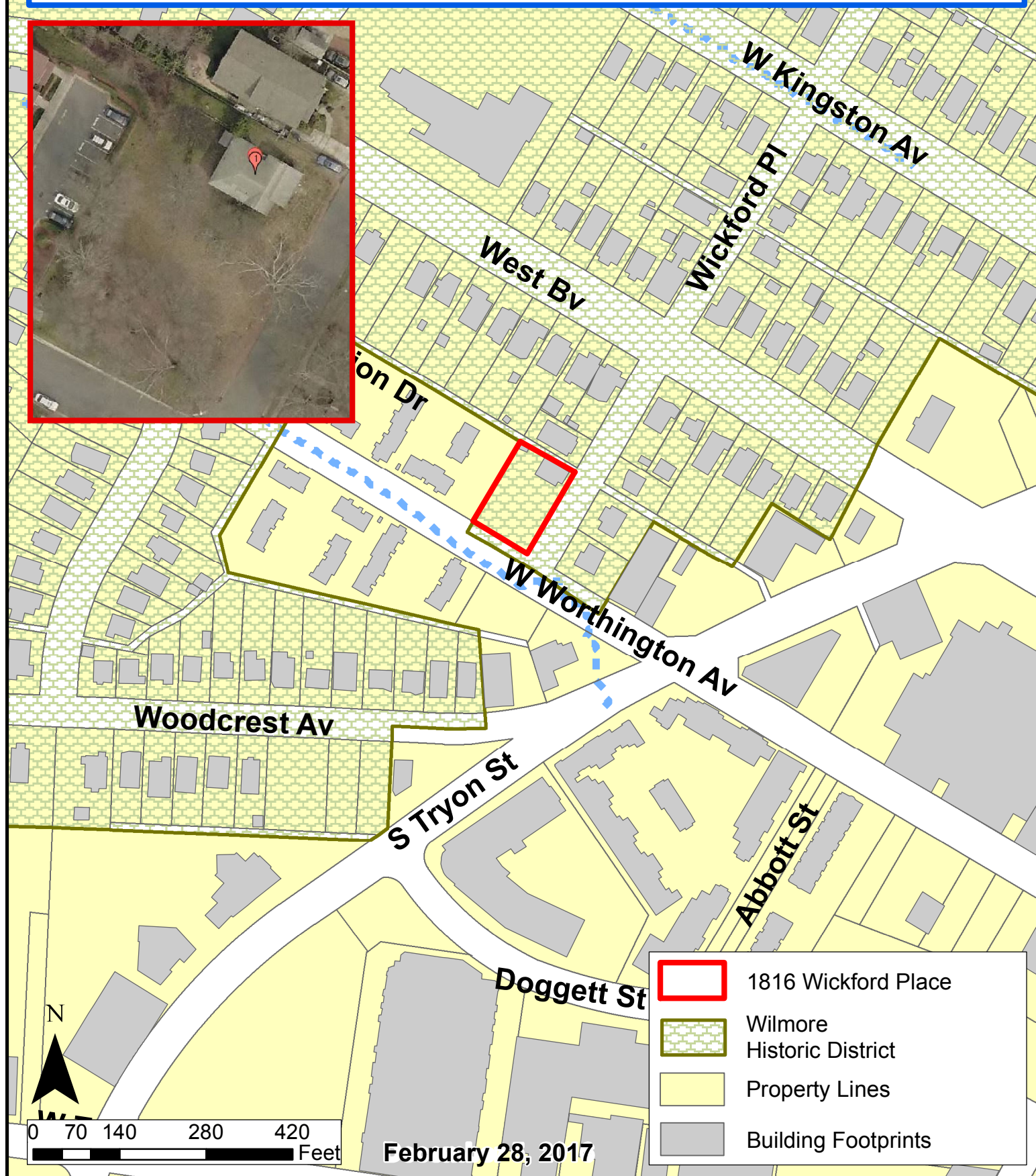
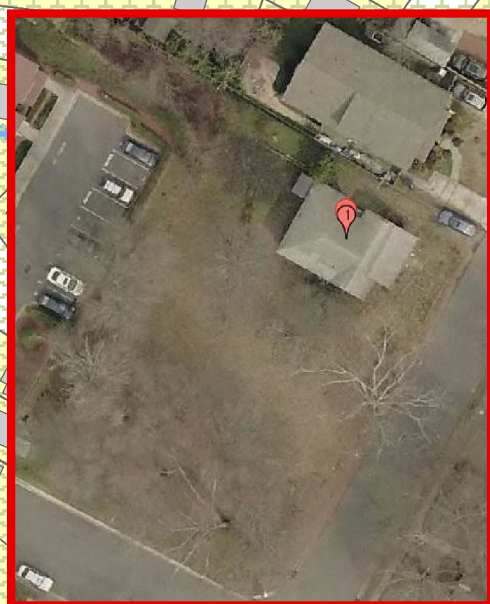
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<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 2016-323
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION (LOT 3)



OVERVIEW of ITEMS REQUESTED TO BE ADDRESSED

- 1. HOUSE VARIATION**
 - 2. MATERIALS DETAIL – Window & Soffit Specs**
 - 3. TREE SAVE**
-

HOUSE VARIATION – on LOT 2, we have taken the columns on the front covered porch from floor to ceiling to create additional variety on the 4 houses.

MATERIAL DETAIL – additional information and specs on the exterior materials. Windows & Open Tails.

TREE SAVE – we are consulting with Arborguard. We are waiting on the report.

STREETSCAPE

UPDATED – LOT 2 added columns from ceiling to floor on the front porch

LOT 4

LOT 3

LOT 2

LOT 1



PREVIOUS



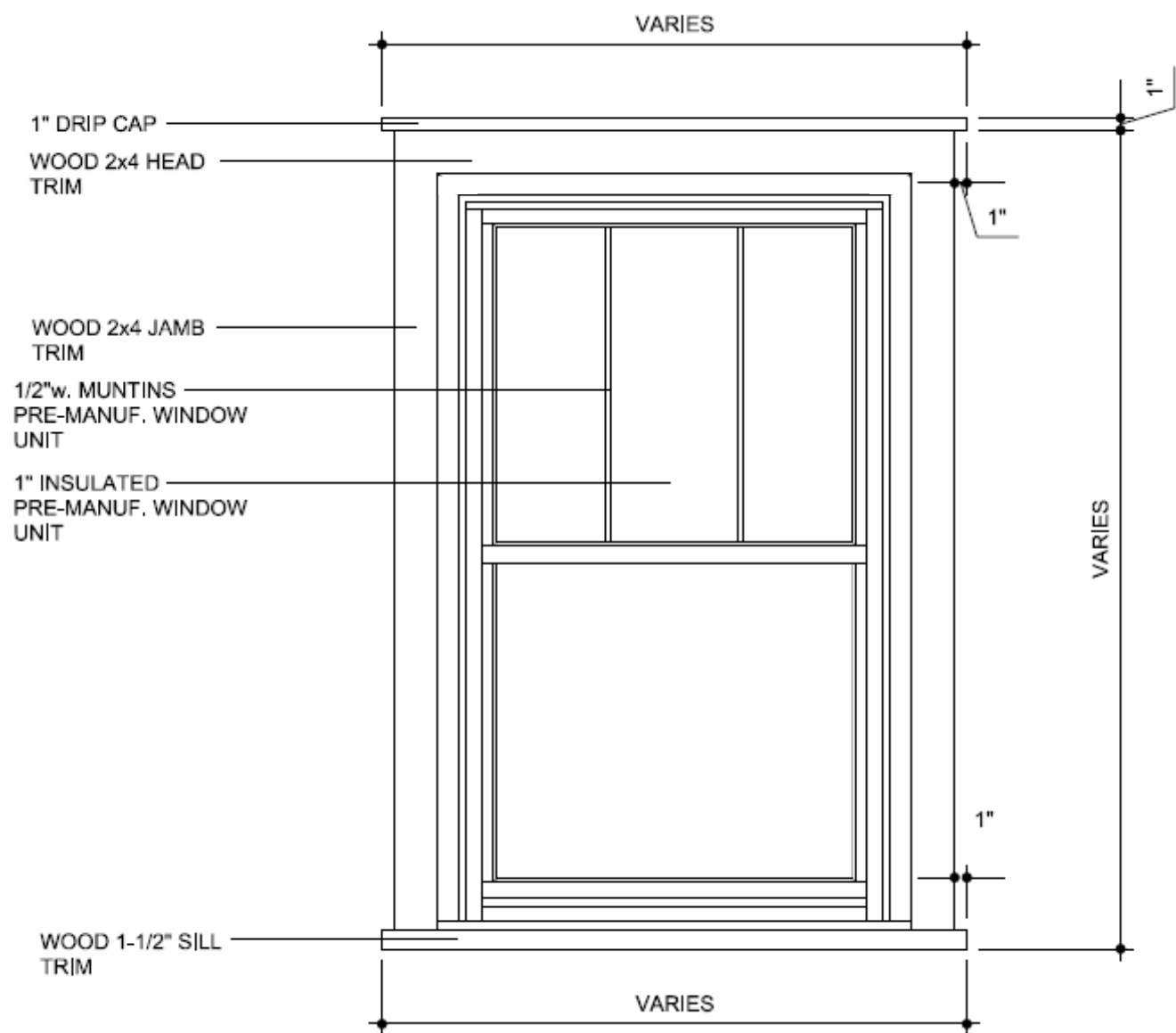
FRONT ELEVATION OF LOT 2 – EXTENDED FRONT PORCH COLUMNS TO THE FLOOR



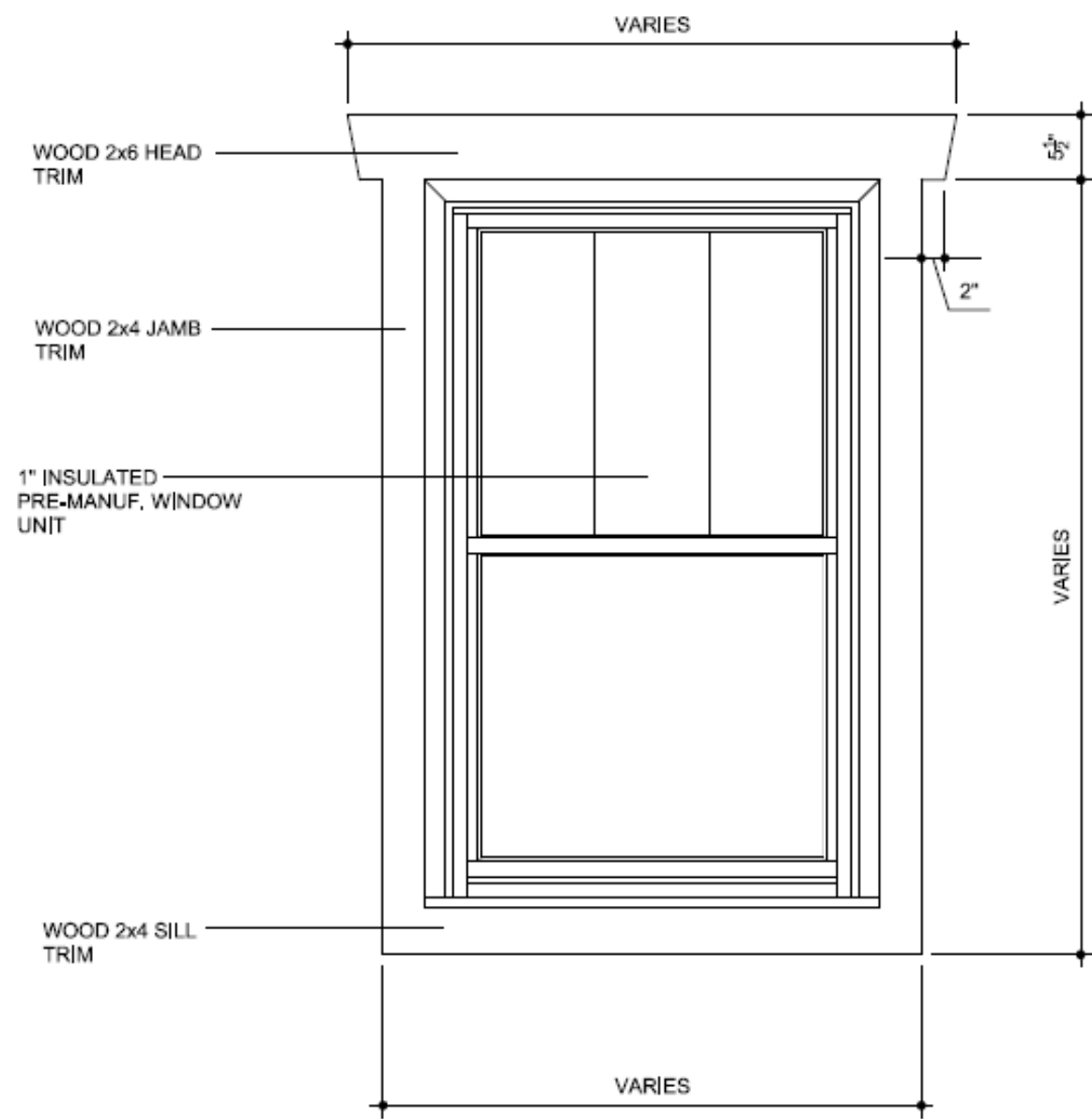
MATERIAL DETAIL – EXAMPLE OF OPEN TAIL, COLUMNS, & BAND



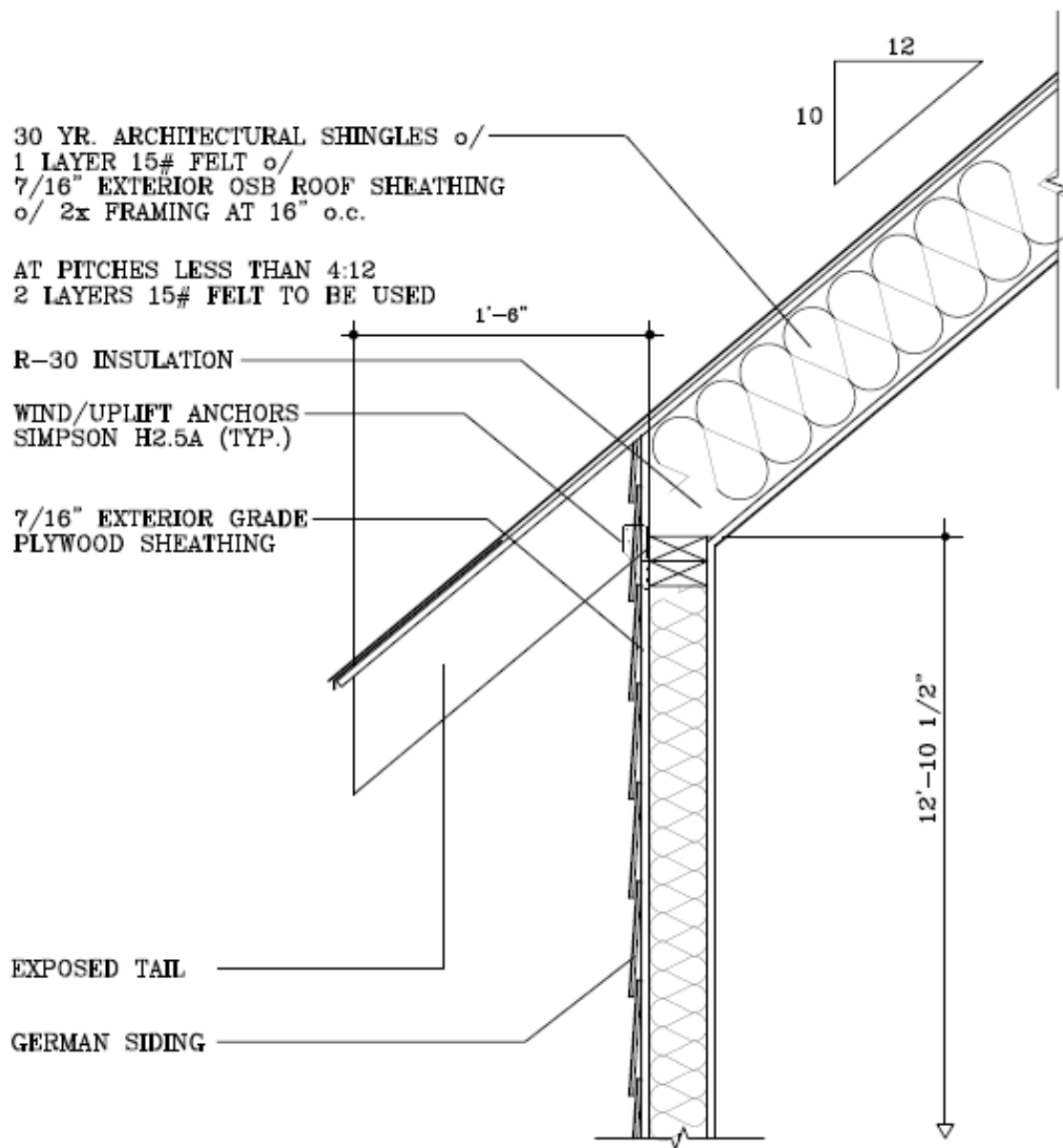
WINDOW DETAIL – **UPDATED**



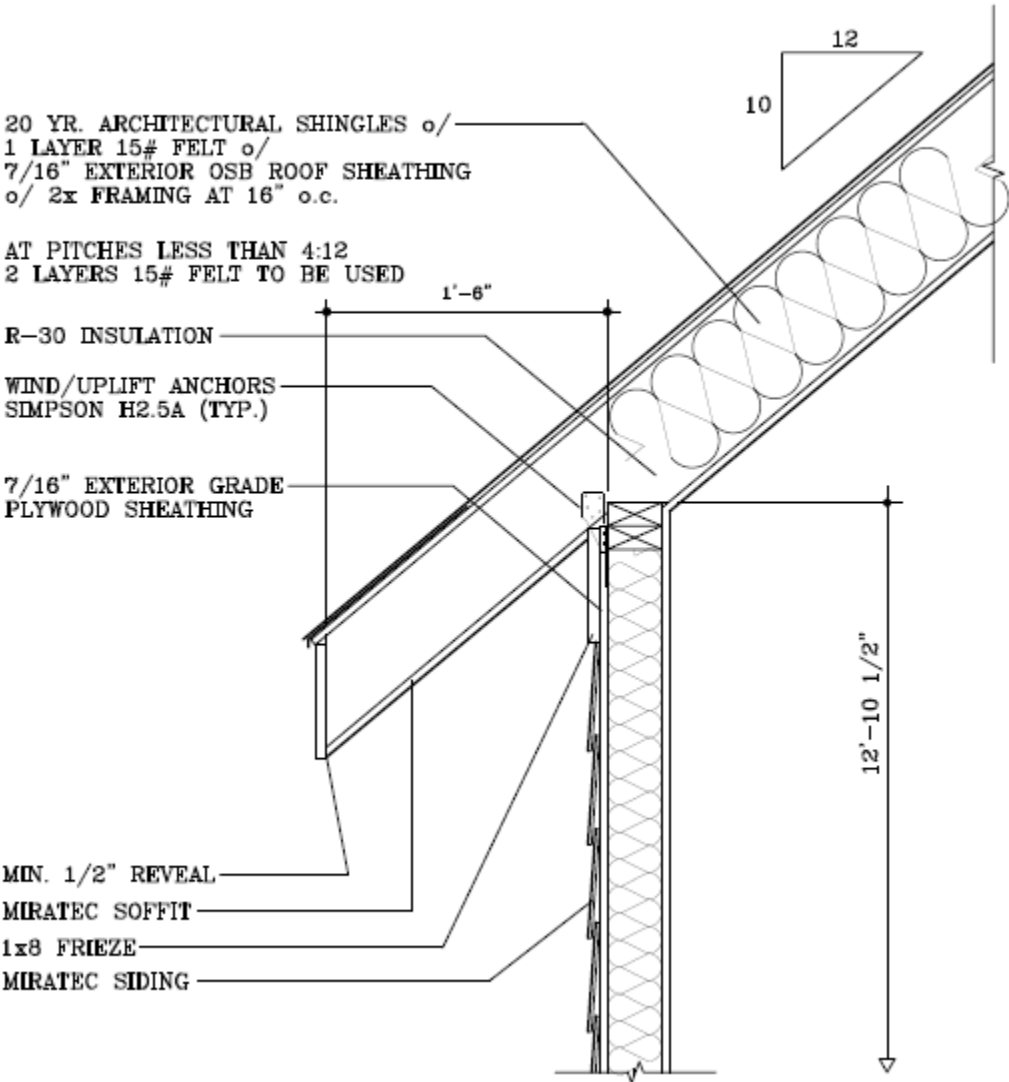
WINDOW DETAIL – PREVIOUS



SOFFIT DETAIL – UPDATED OPEN TAIL



SOFFIT DETAIL – PREVIOUS



PREVIOUS PRESENTATION - OVERVIEW of ITEMS REQUESTED TO BE ADDRESSED

- 1. HOUSE VARIATION**
 - 2. TREE SAVE**
 - 3. HEIGHT / MASSING**
 - 4. STREET SURVEY on WORTHINGTON AVE**
 - 5. WINDOW DETAIL**
-

HOUSE VARIATION – on LOT 3 we gabled the front dormer and LOT 4 we pushed the house further back and created a wrap-around porch, which allows us to keep the large Oak Tree in the left corner. The LOT 4 new house design and positioning allows for better curb appeal on both Worthington & Wickford. With these changes, all 4 houses will have a different design, but in keeping with the same style.

TREE SAVE – with the new house design and positioning we are keeping two additional Oak Trees that were previously slated for removal on LOT 4.

HEIGHT / MASSING – decreased the height of each by 1' – HIP's are - 27' 7.25" & GABLES are 23' 11.5"

STREET SURVEY on WORTHINGTON – provided the survey and heights for the property that borders our property on Worthington Ave.

WINDOW DETAIL – added an interior view of the window, trim, sill, and distance from floor to windows.

HOUSE VARIATION STREETSCAPE

LOT 4

LOT 3

LOT 2

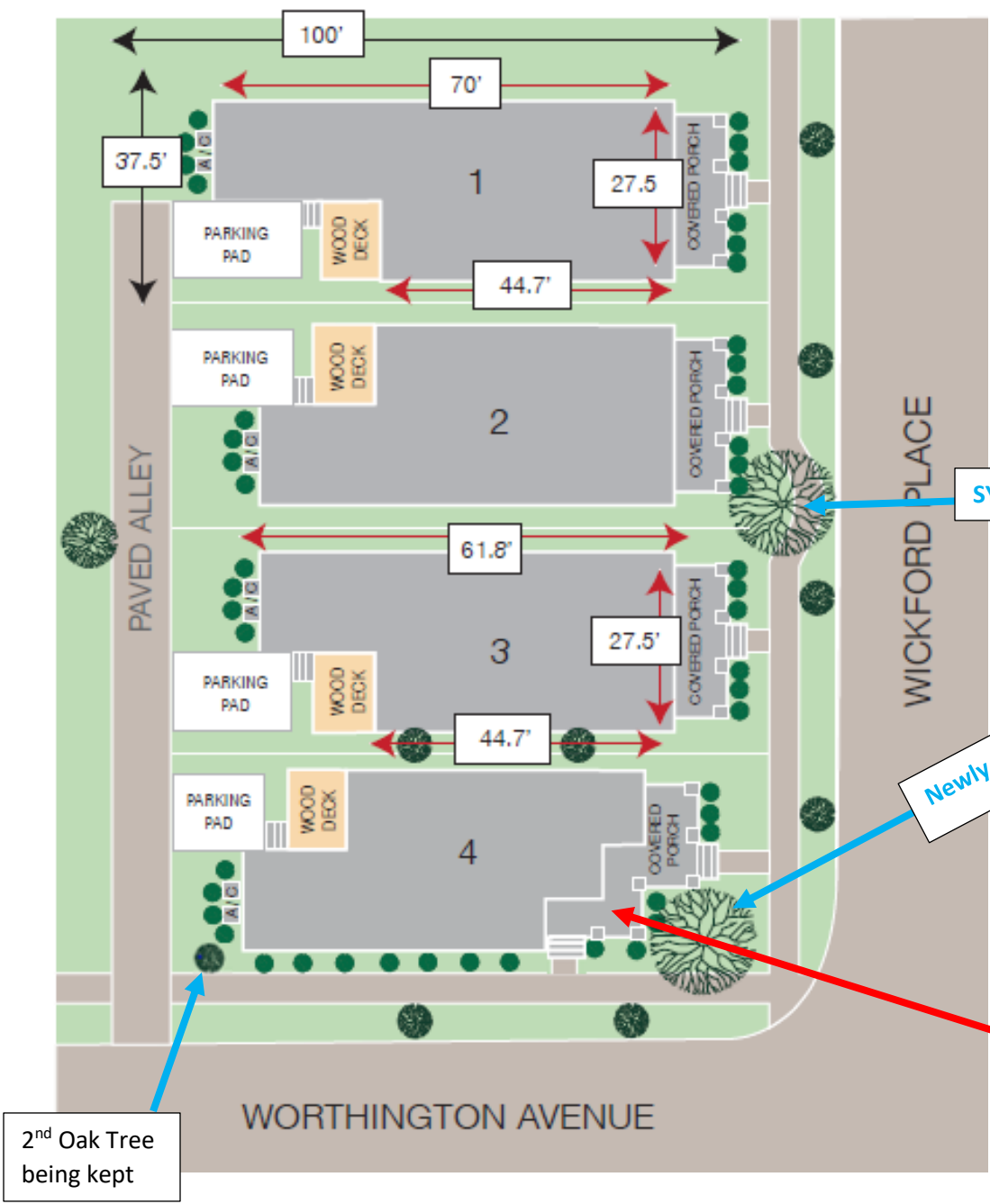
LOT 1



- LOT 1 - stays the same but we have taken the roofline down 1 ft.
- LOT 2 - stays the same but we have taken the roofline down 1 ft.
- LOT 3 – the front dormer has a gable above it, and the roofline came down 1 ft.
- LOT 4 – the front porch wraps-around along Worthington and is positioned for us to save the Oak Tree



SITE PLAN – (UPDATED)

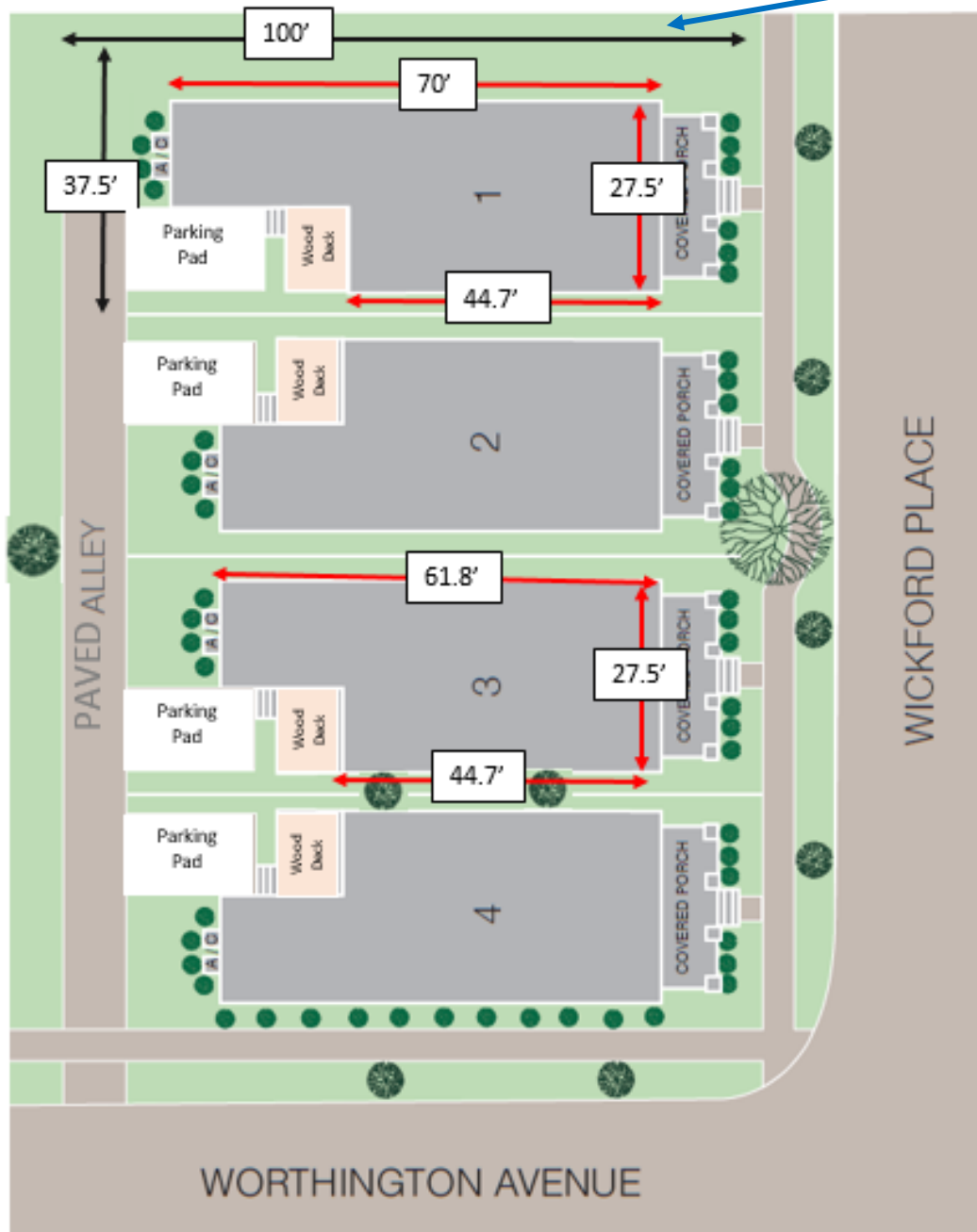


SYCAMORE Tree

Newly Saved OAK Tree

LOT 4 – created a wrap-around porch that runs along Worthington Ave for more curb appeal at the Worthington & Wickford corner. Added stairs on the Worthington Ave. side as well. Pushed the house slightly back to be able to keep the Oak Tree.

SITE PLAN - (PREVIOUS)



There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our

LOT 1 Footprint

- Depth of 70' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT 2 – 4 Footprint

- Depth of 61.8' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT Size 1 – 4

- Depth 100' / 37.5'
- Total Lot Size 3,750 sq. ft.

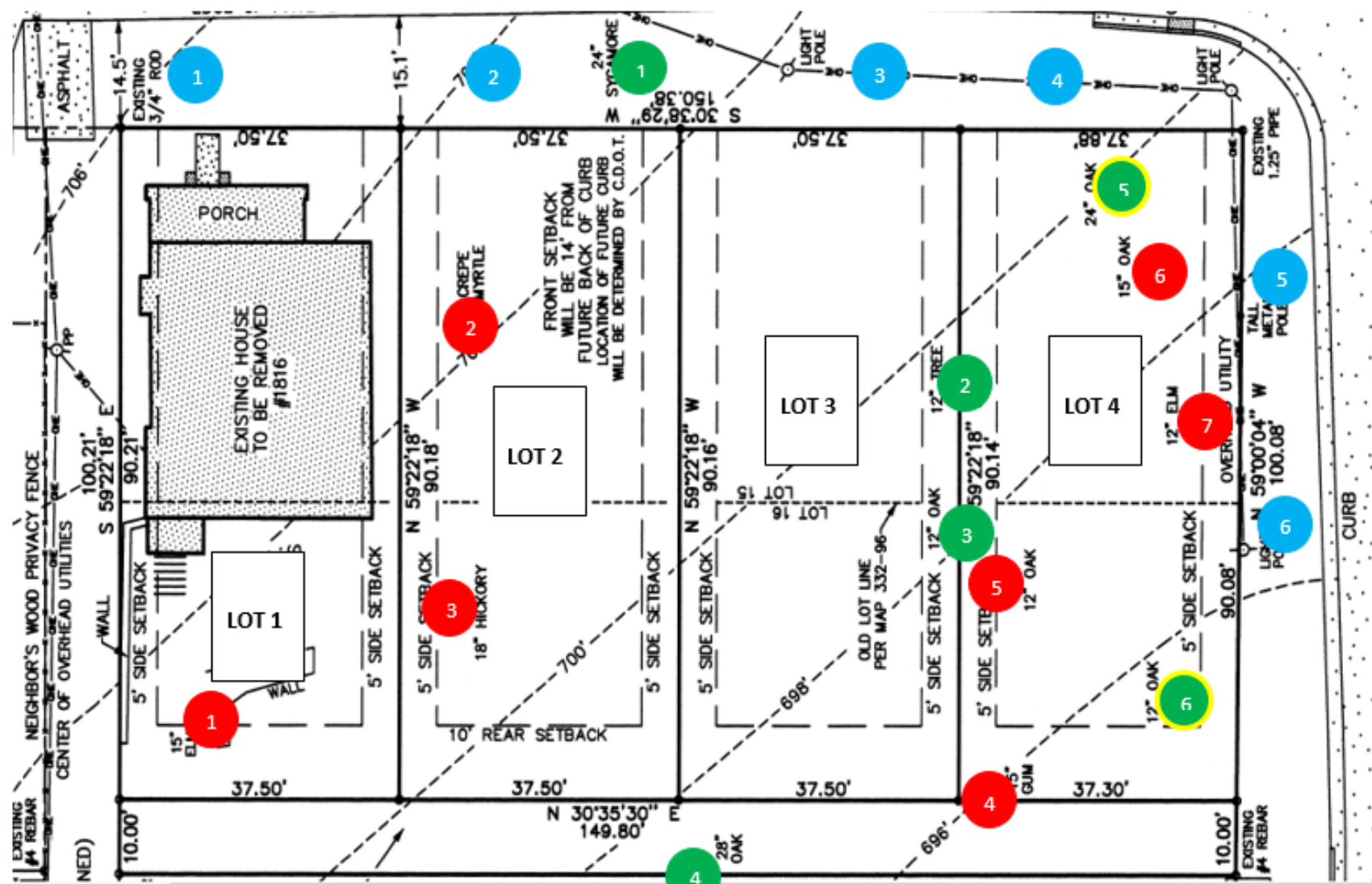
Footprint % to Lot Size / % of Lot that's Permeable

Lot 1 43% heat sq. ft. / 48% is Permeable*

Lot 2-4 39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable

TREE SAVE - (UPDATED)

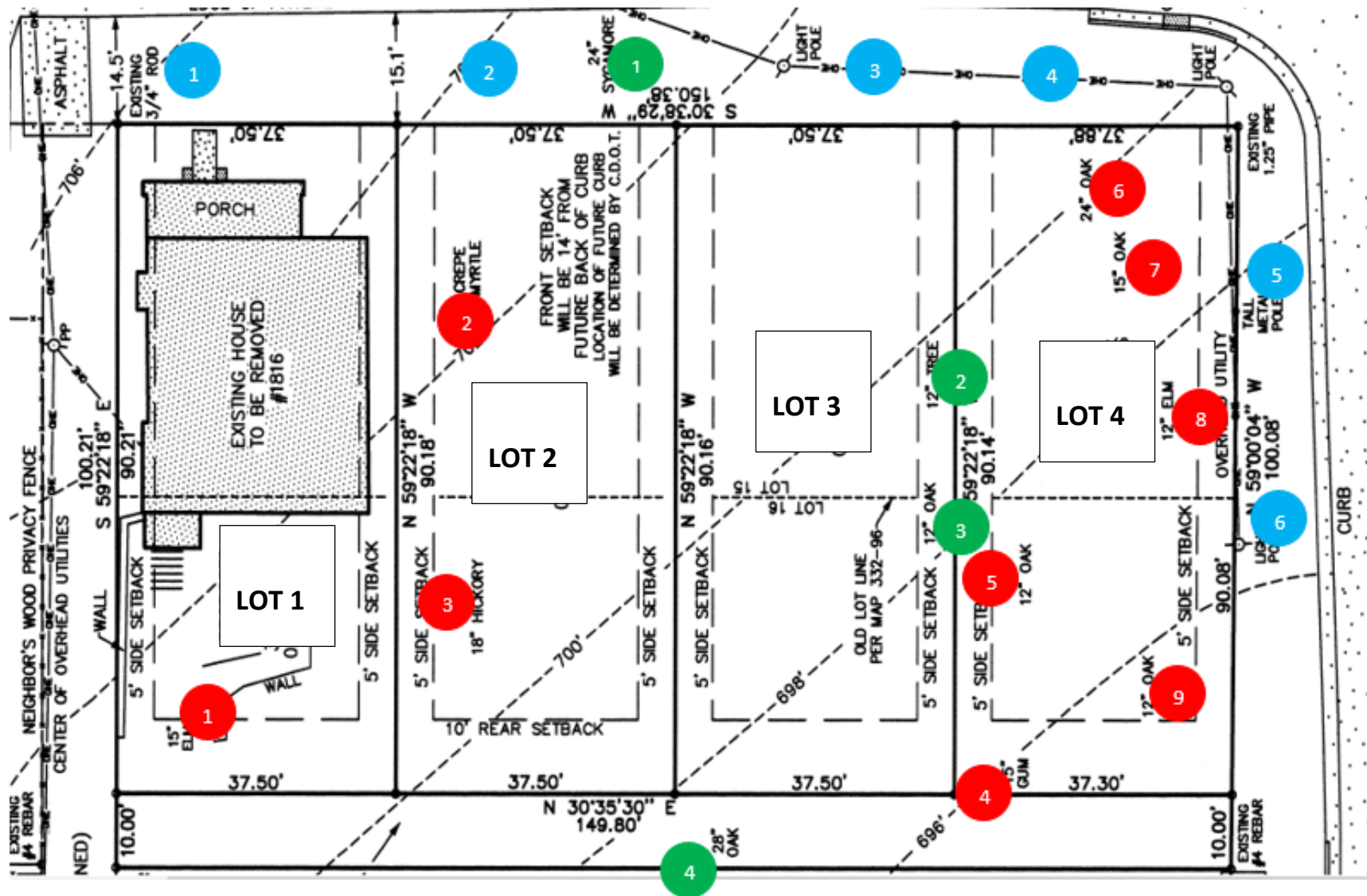


- KEEP**
- 1. 24" Sycamore
 - 2. 12" Oak
 - 3. 12" Oak
 - 4. 28" Oak
 - 5. 24" Oak
 - 6. 12" Oak

- ADD**
- (6) Medium Size Oak Trees

- REMOVE**
- 1. 15" Elm
 - 2. Crepe Myrtle
 - 3. 18" Hickory
 - 4. 15" Gum
 - 5. 12" Oak
 - 6. 15" Oak
 - 7. 12" Elm

(PREVIOUS)



KEEP	1. 24" Sycamore
	2. 12" Oak
	3. 12" Oak
	4. 28" Oak

ADD	(6) Medium Size
	Oak Trees

REMOVE	1. 15" Elm	6. 24" Oak
	2. Crepe Myrtle	7. 15" Oak
	3. 18" Hickory	8. 12" Elm
	4. 15" Gum	9. 12" Oak
	5. 12" Oak	

LOT 3 - HEIGHT / MASSING

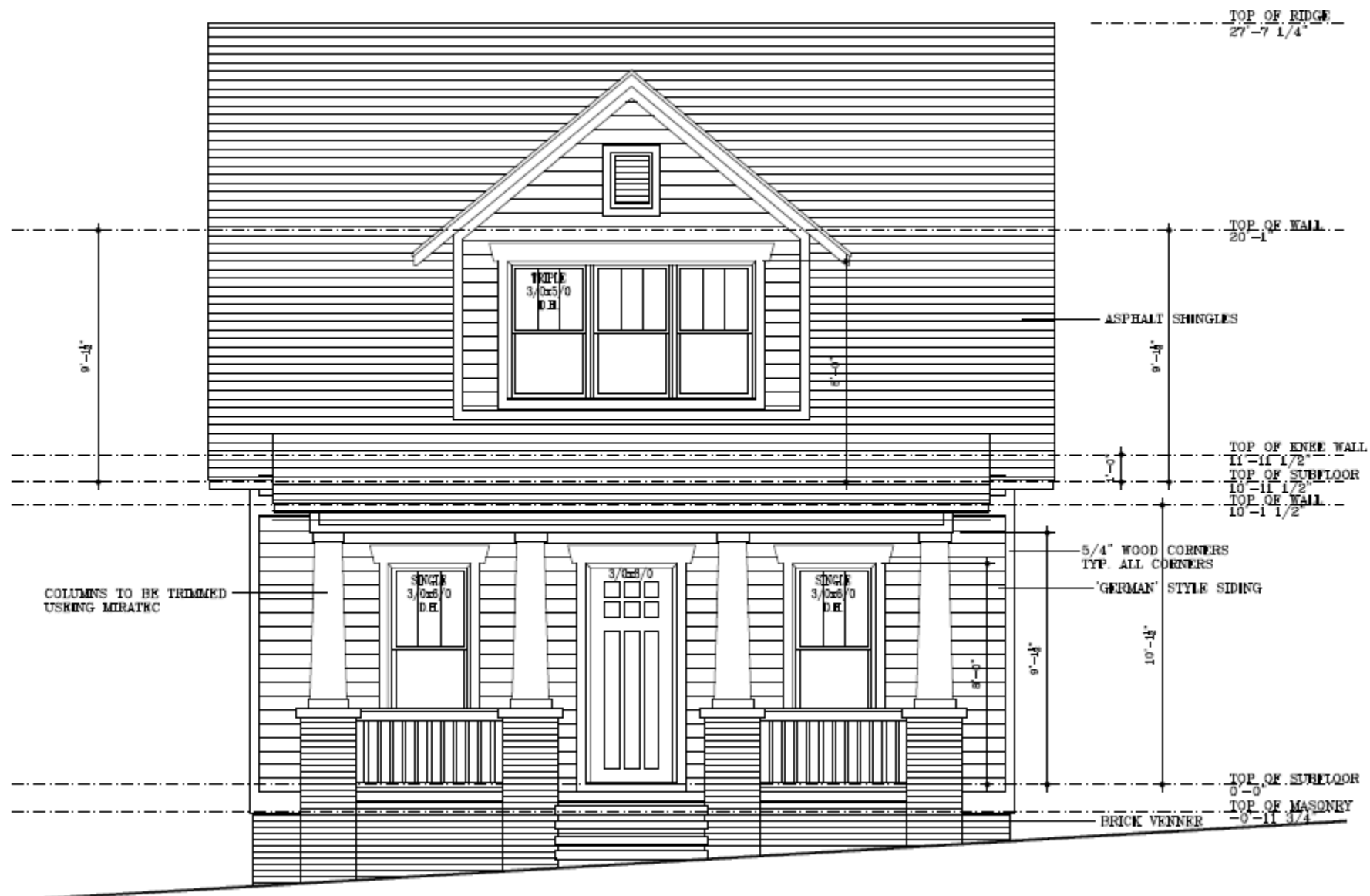
- We have reduced the roofline by 1 foot to 27' 7.25", by making the 2nd Floor 9' ceiling height.



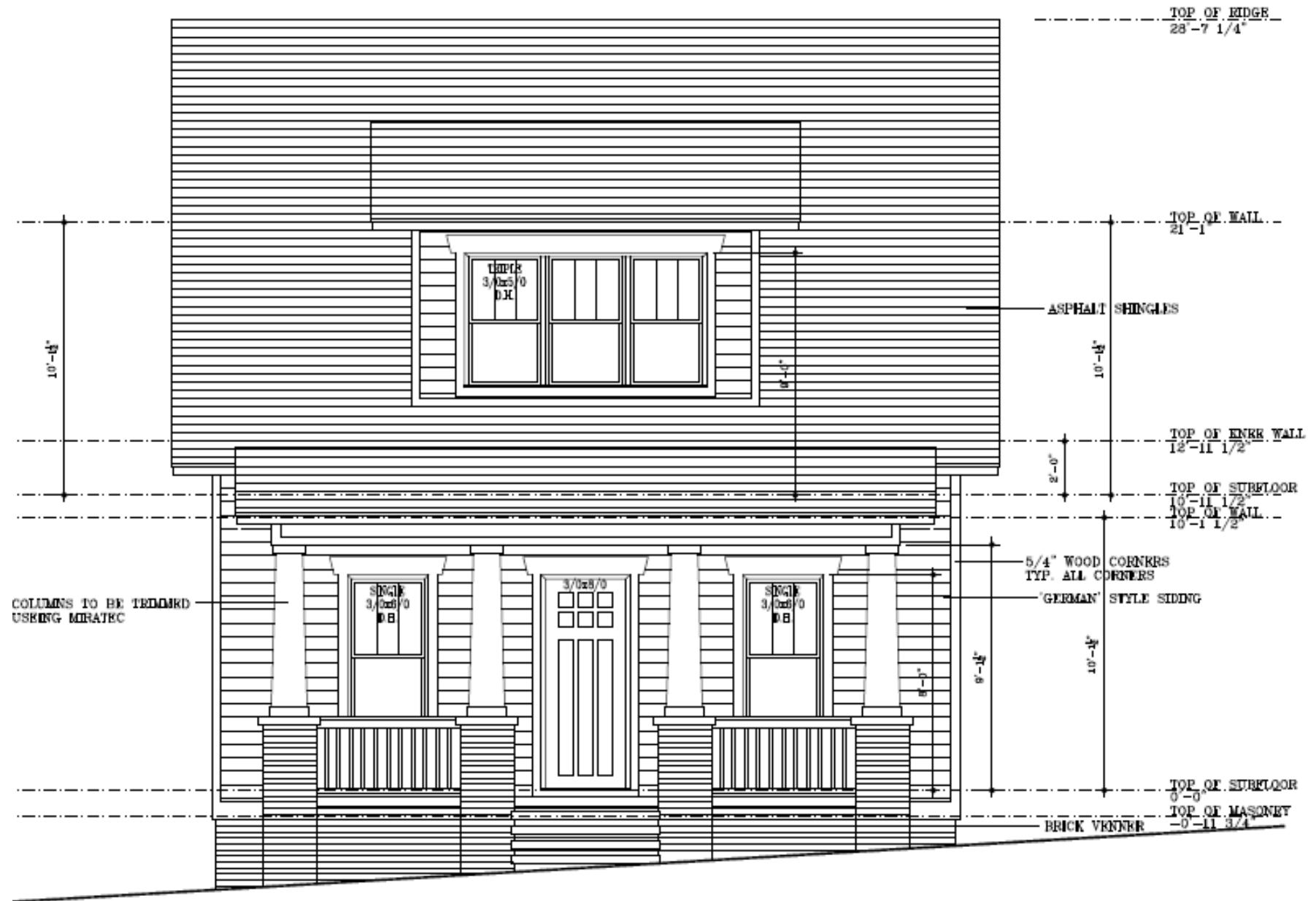
EXAMPLE OF SIMILAR HOUSE



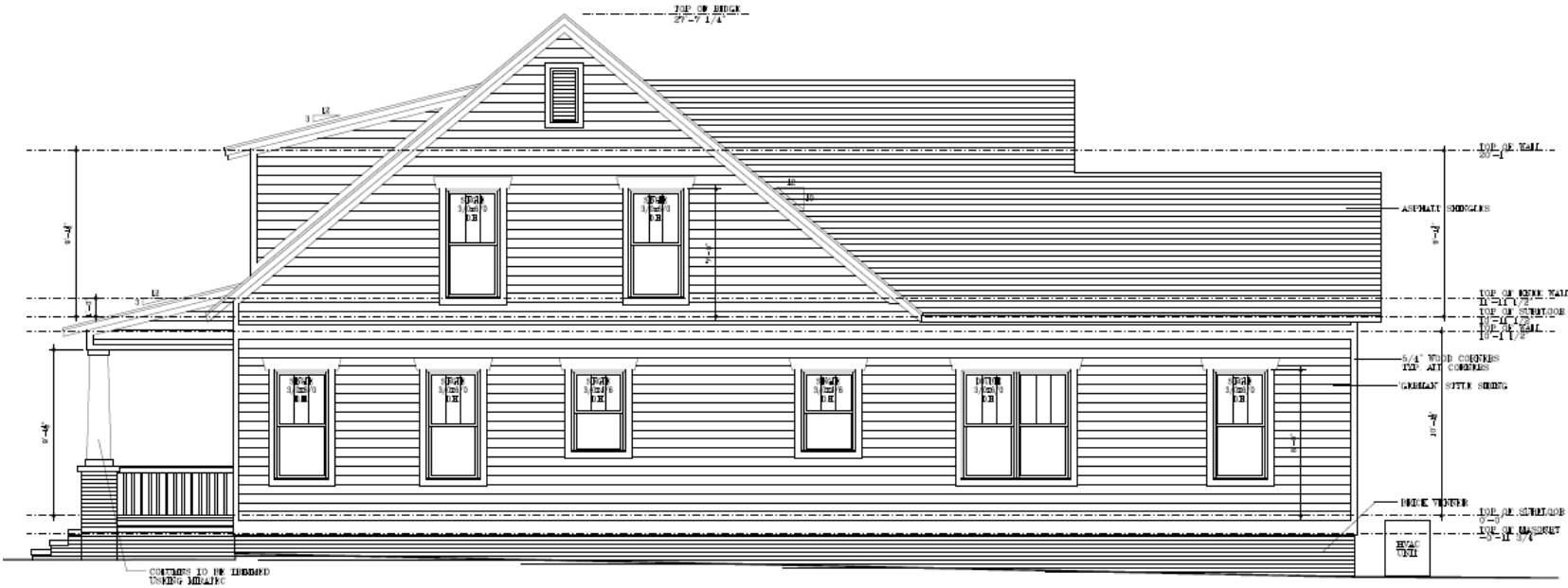
LOT 3 – (UPDATED)



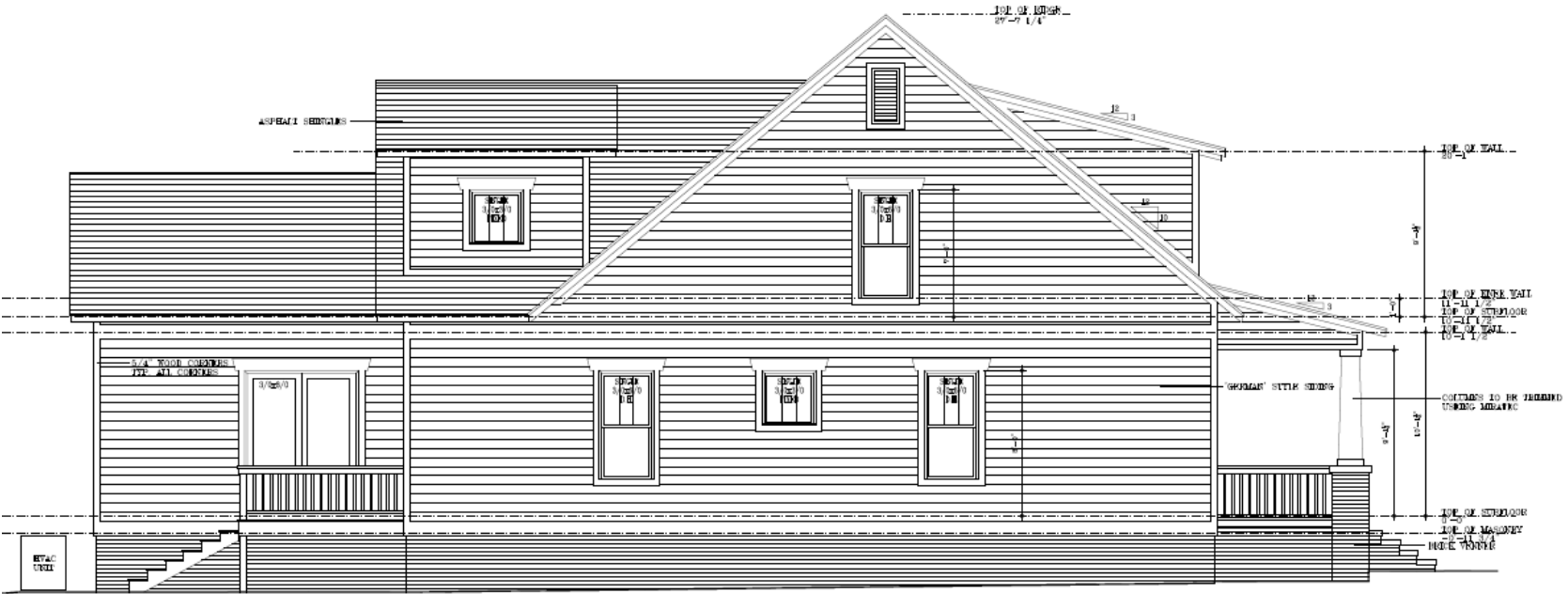
LOT 3 – (PREVIOUS)



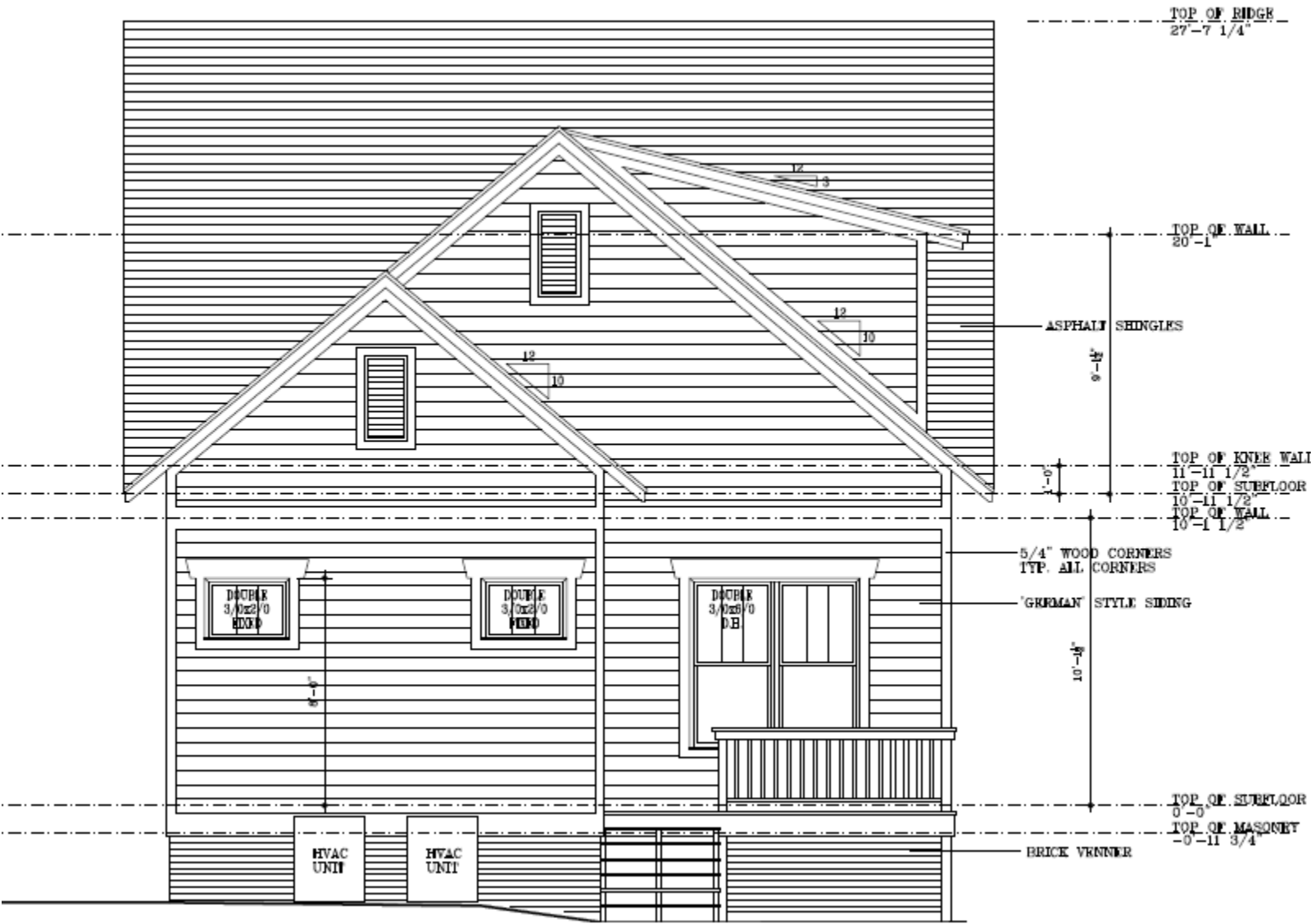
RIGHT (UPDATED)



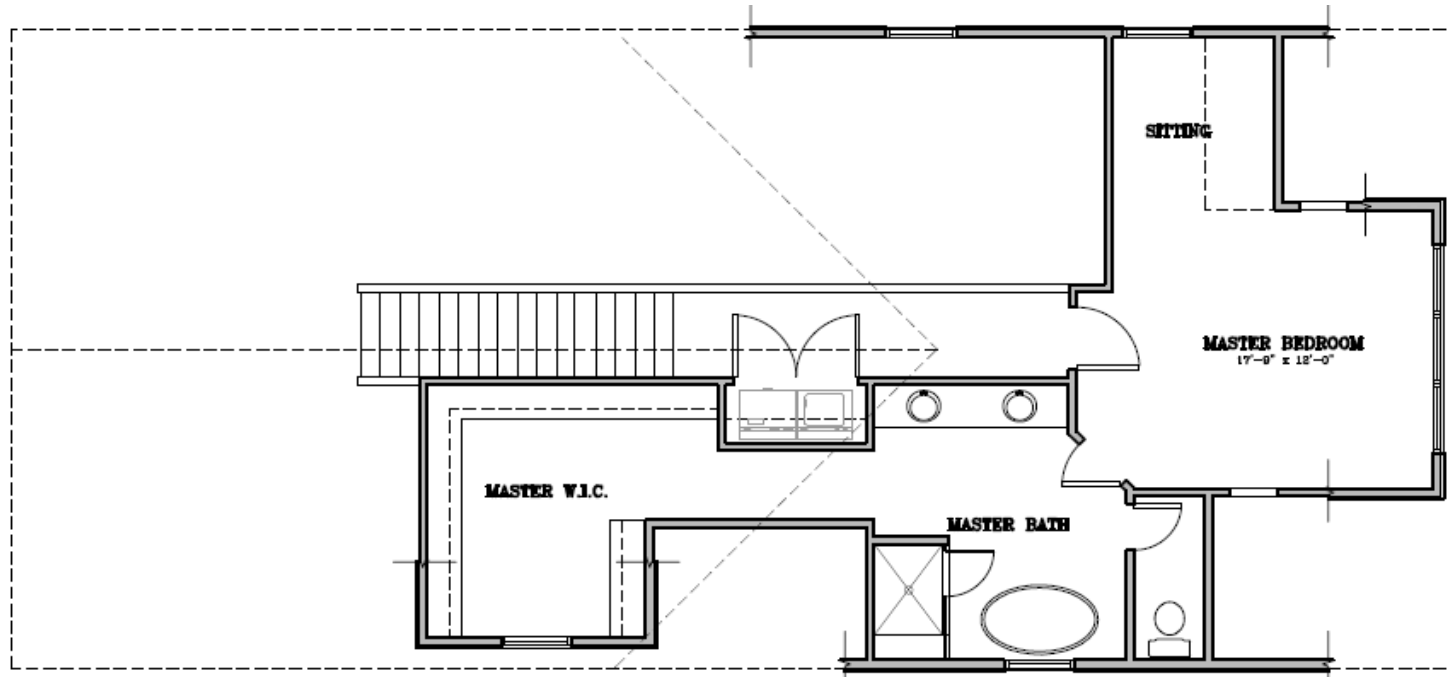
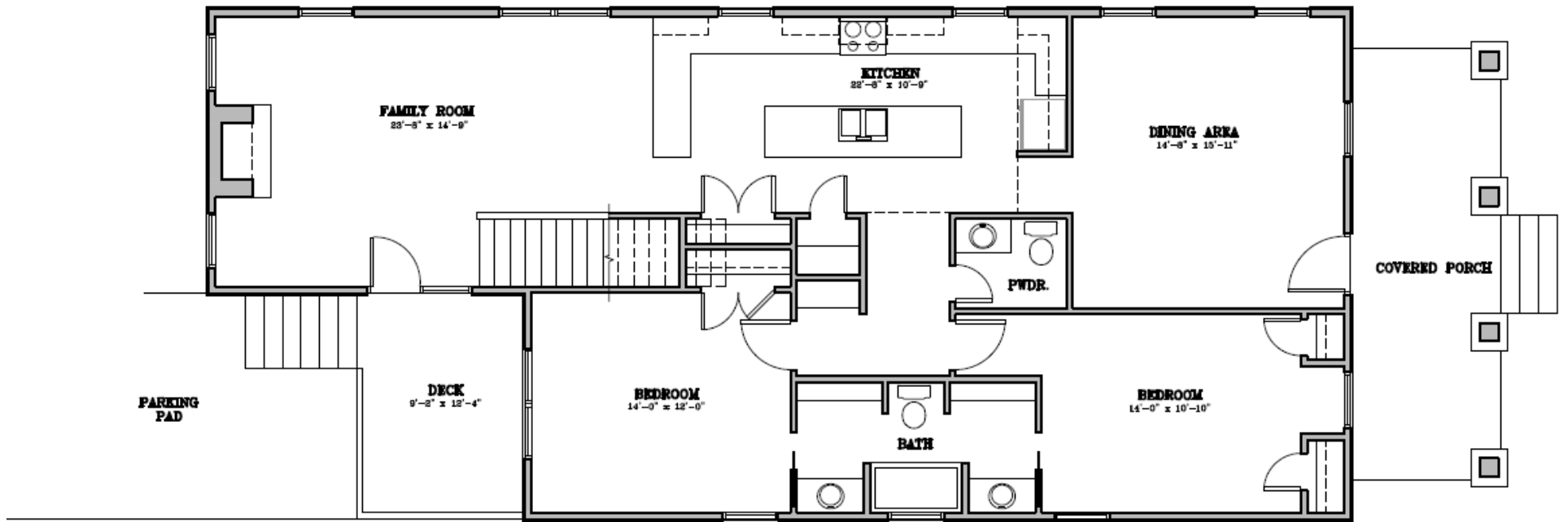
LEFT (UPDATED)



REAR (UPDATED)

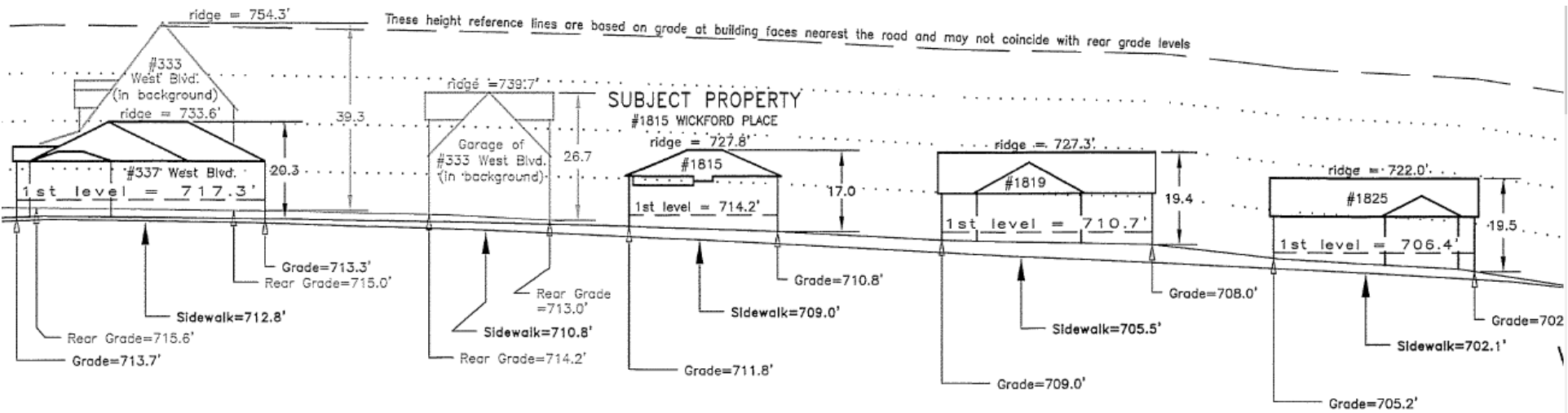


LOT 3 FLOORPLAN

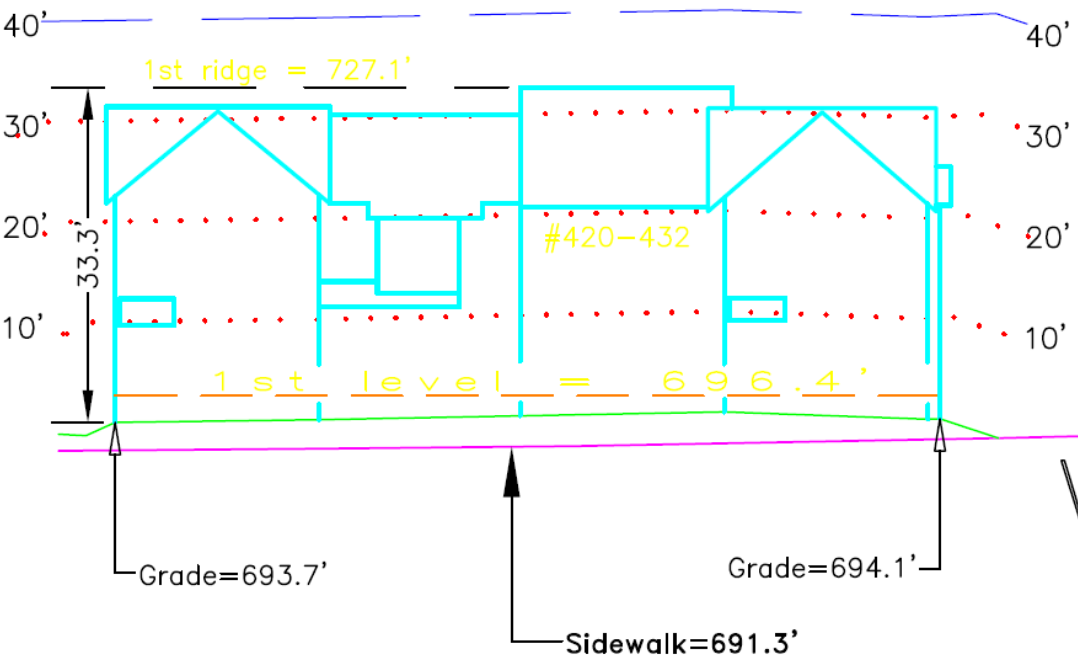


STREET SURVEYS

Wickford Place (across the Street – from West Blvd. to Worthington)

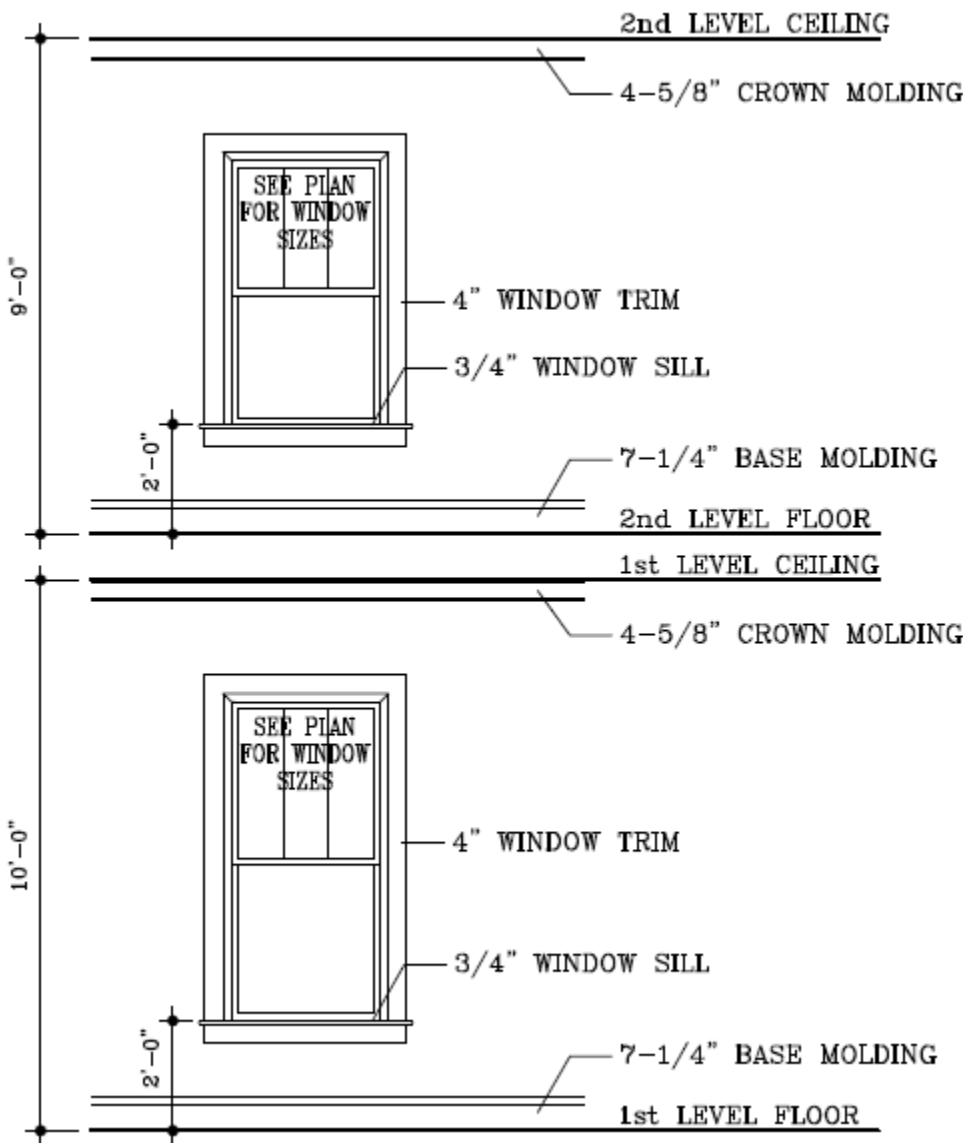


Worthington Ave (Wickford Place)

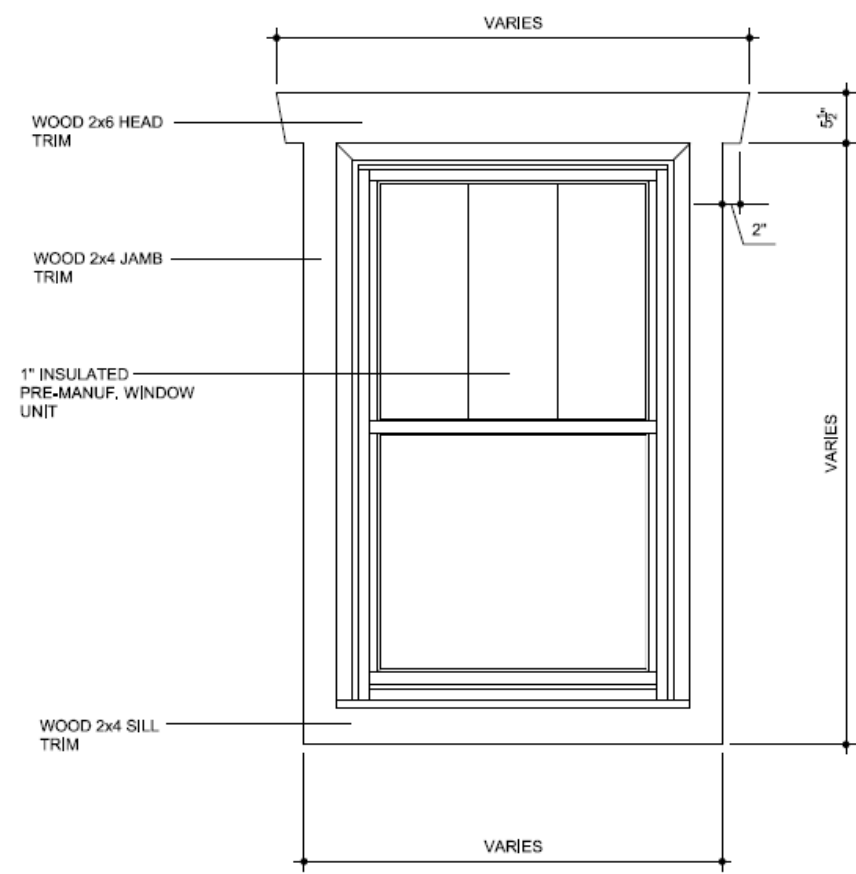


1816 Wickford Place		
LOT #	Roofline	Elevation to Grade
1	27' 7.25"	730.3'
2	23' 11.5"	728.6'
3	27' 7.25"	730.8'
4	23' 11.5"	724.8'

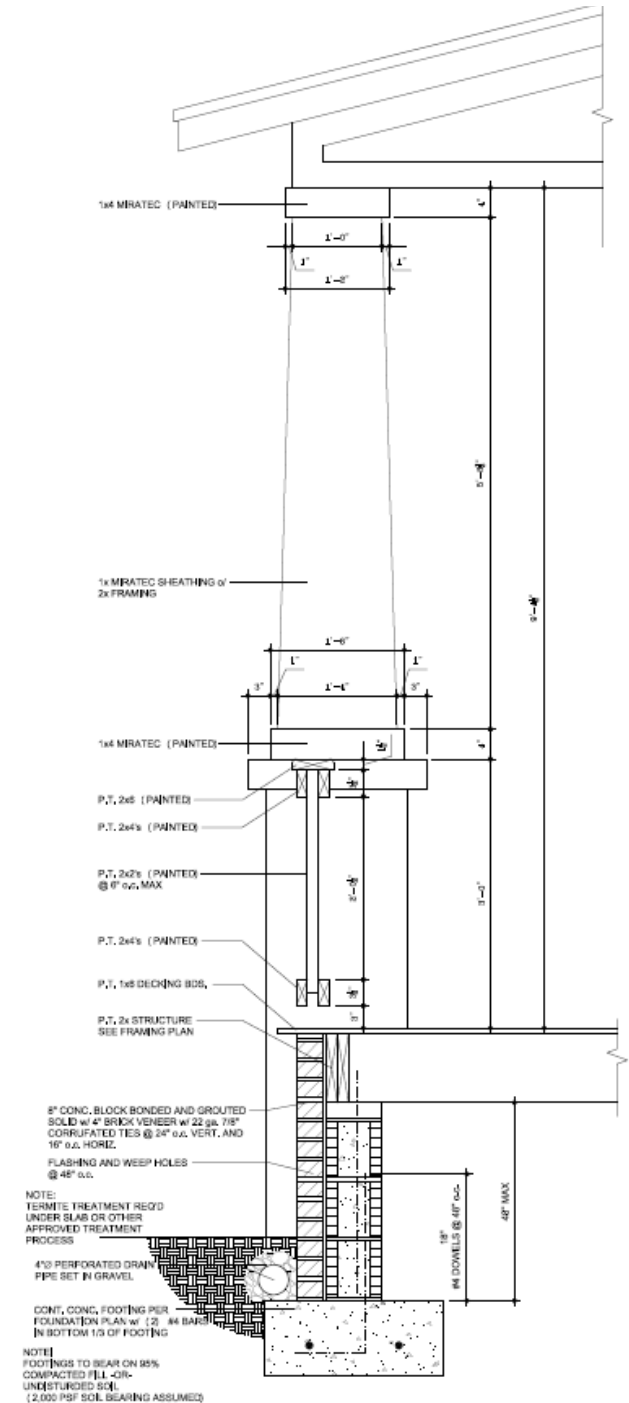
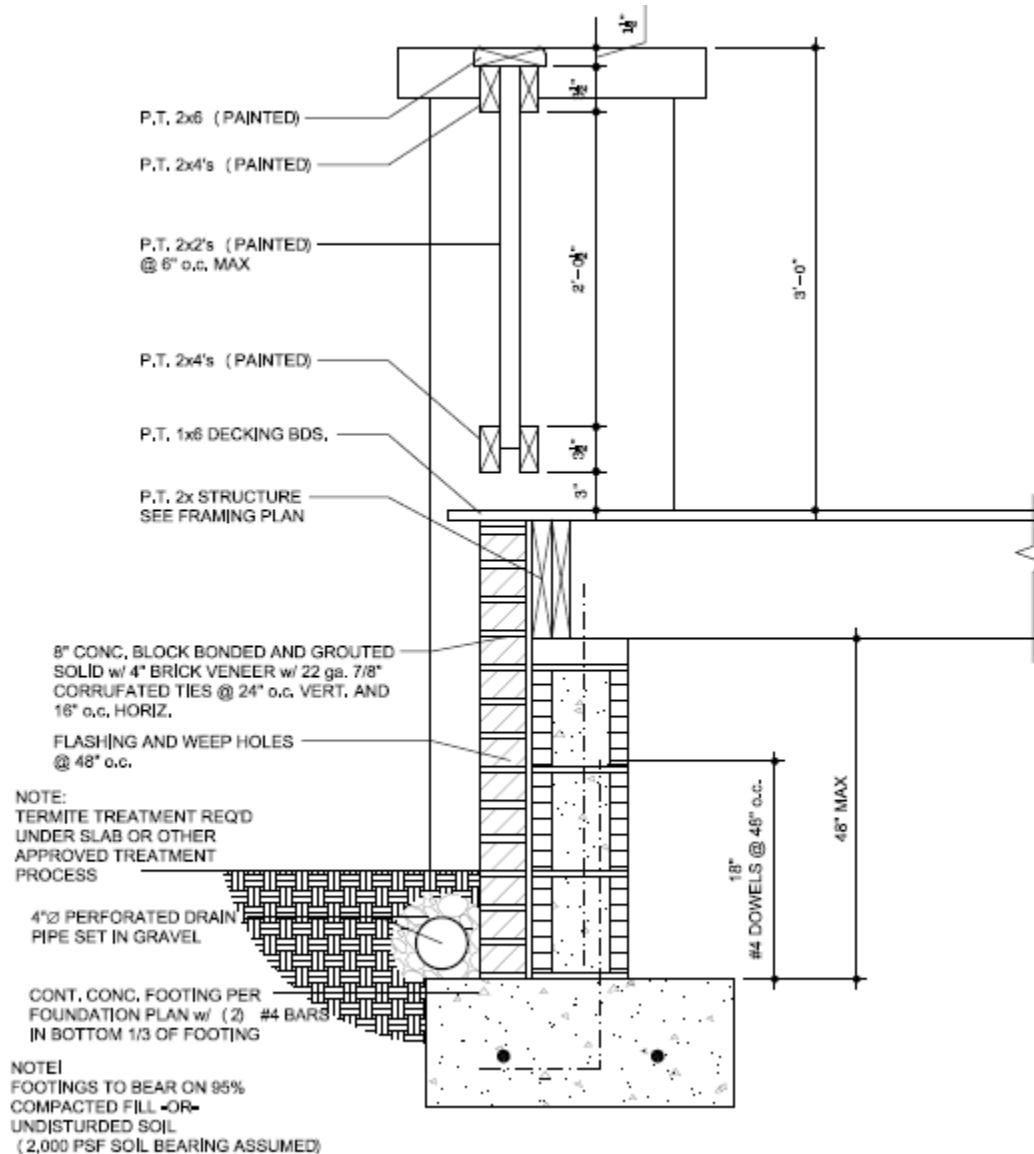
INTERIOR WINDOW HEIGHTS, TRIM, & CROWN



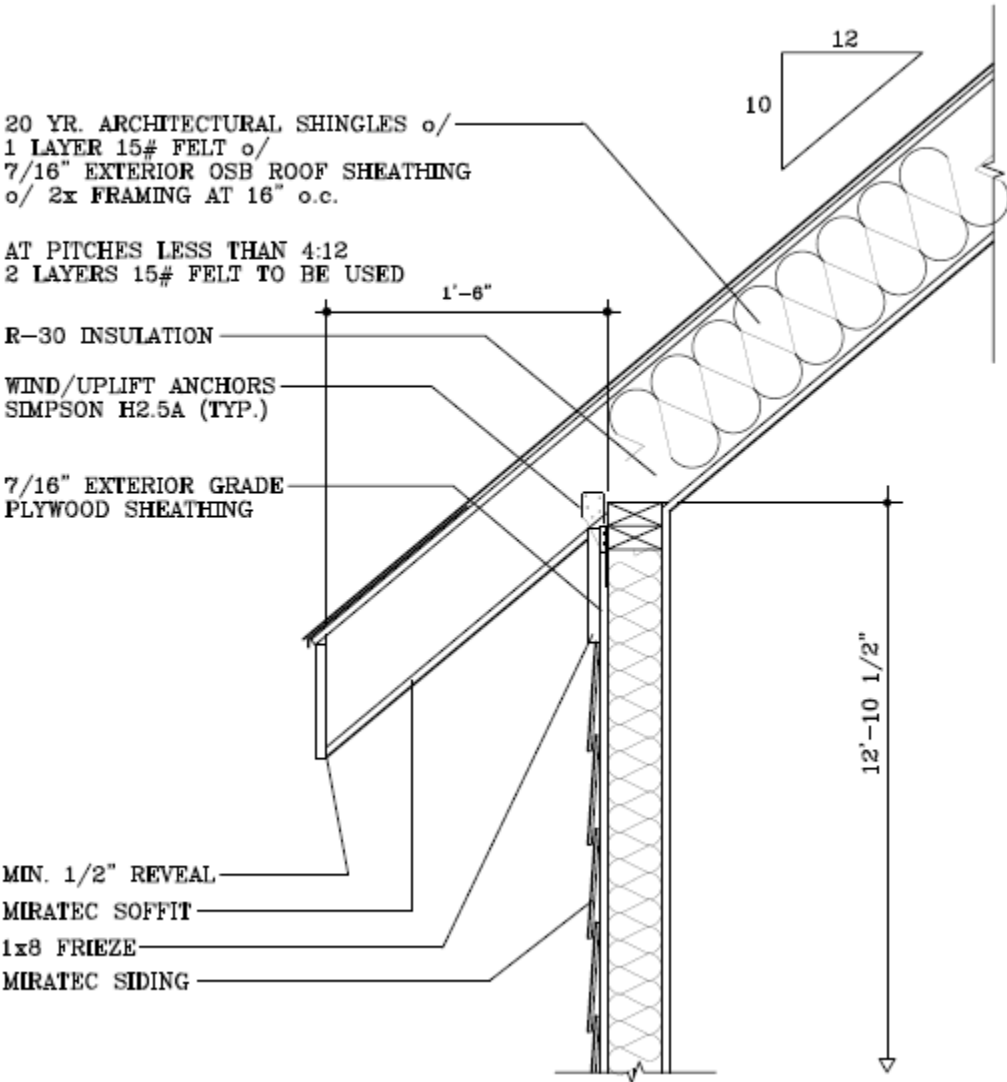
EXTERIOR WINDOW DETAIL



PORCH RAILING & COLUMN DETAIL



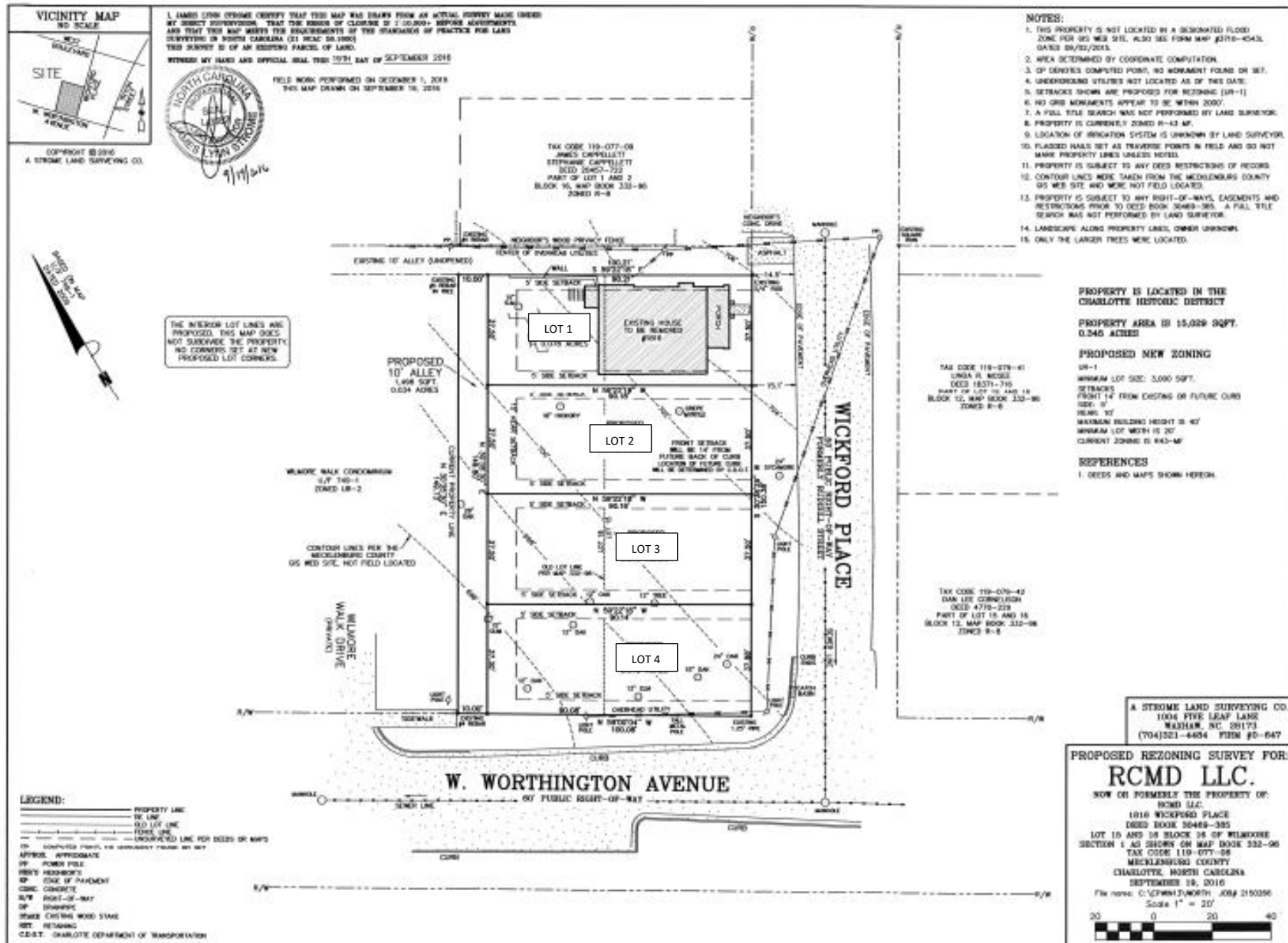
SOFFIT DETAIL



EXISTING CONDITIONS – LOT 3

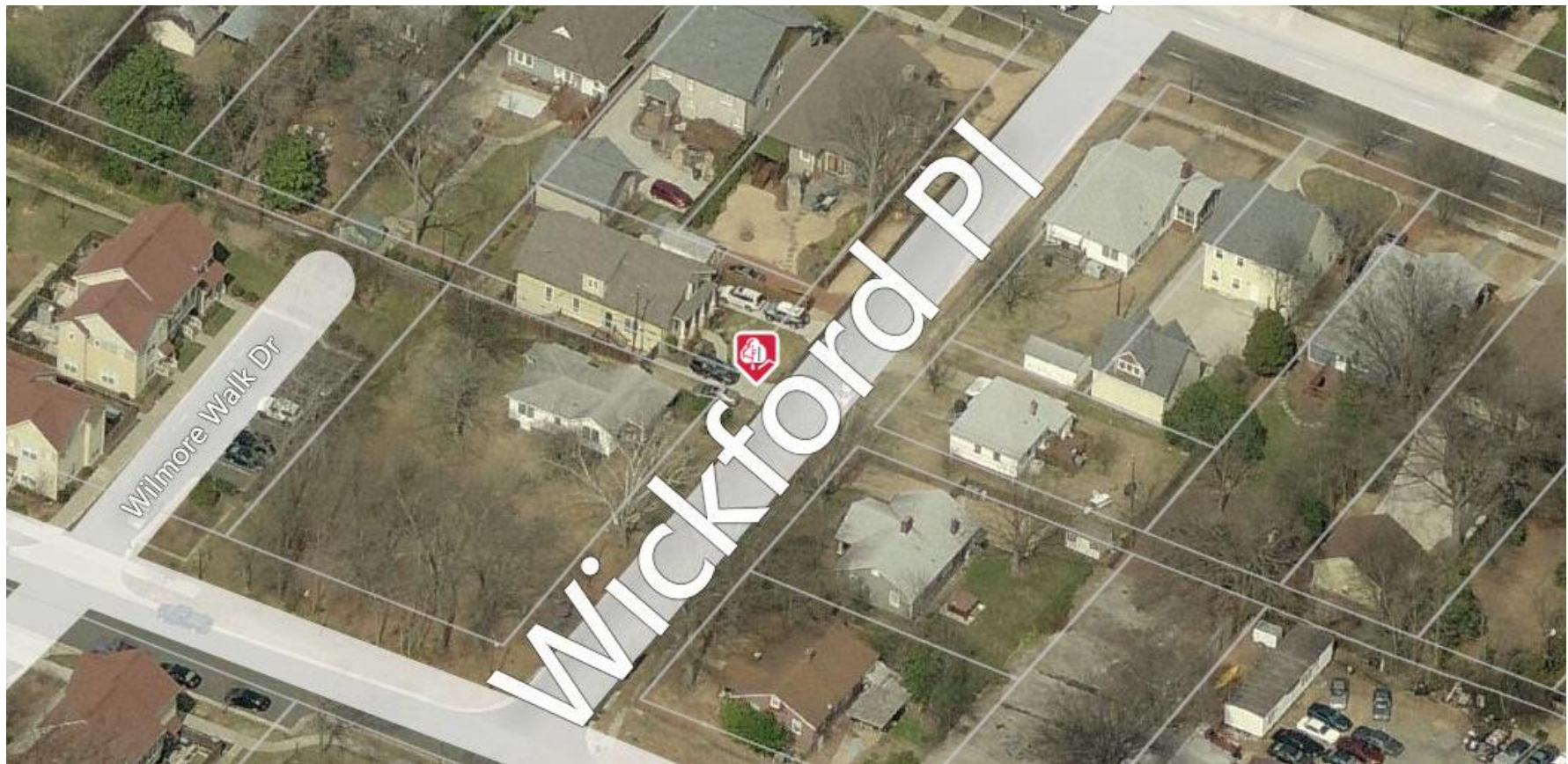


SURVEY



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, Curbing and additional Trees
6. **GRADE** - keep to the best of our ability the Current Grade of the Land



CONTEXT / FOLLOW UP FROM LAST HDC MEETING

In terms of setting a precedent on SIZE & SCALE.

We feel there are two critical points that makes our property unique versus this becoming the norm within the Wilmore Historical District:

1. **ZONING** - we are the only property in ALL of Wilmore Historical District that is Multi-Family R-43. The next highest density Multi-Family is R-22, we are double the density of any other property in Wilmore Historical District. Our zoning has been in place for over 30 years.

With the current zoning of R-43, we are significantly reducing the density that our current zoning allows for (14 units down to 4). It would be very difficult for anyone to replicate this scenario...as zoning would have an issue with increasing density. Zoning views us in a positive light as we are decreasing density, adding sidewalks & curbing, and taking cars off the streets with adding an alley and parking in the rear.

2. **SURROUNDINGS** - half (50%) of our neighbors are Non-Wilmore Historical District. We have Multi-Family and a to be developed Commercial property that make up two of our sides. We feel our property is in a Transitional Area entering into the Wilmore Historical Neighborhood.

We feel our proposed project helps create a gateway/entrance to the Wilmore Historical District at the start of Wickford Place. We are going to help create a consistent feel where currently it is a hodge-podge of property in this location.

These items support the unique nature of our property, and that decisions regarding its development will not set precedent for any other developments in Wilmore. If someone tried to do this in the Future they would be trying to increase density compared to us decreasing it, which would prove very difficult to achieve.

SURROUNDINGS / ADJACENT STRUCTURES – We are located in a transitional area of Wilmore...as two of our sides (50% of overall property lines) border on Non-Historical District boundaries. We are bordered by two story Multi-Family along 150' to the West Side of our Property and along the Southside across W. Worthington we have additional Multi-Family and Commercial.



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10 – Multi-Family Complex that is not in the Wilmore Historical District and borders on 150' along our Western Border and Across the Street to our South.

2204 VISION DR CHARLOTTE NC 28203

Owner Name	Mailing Address
BRIAN M WHITE	2204 VISION DR #15 CHARLOTTE NC 28203


Supplementary Information

Additional Owners, Leaseholds, Condo Complex Areas
may be present on this selected Tax Parcel.

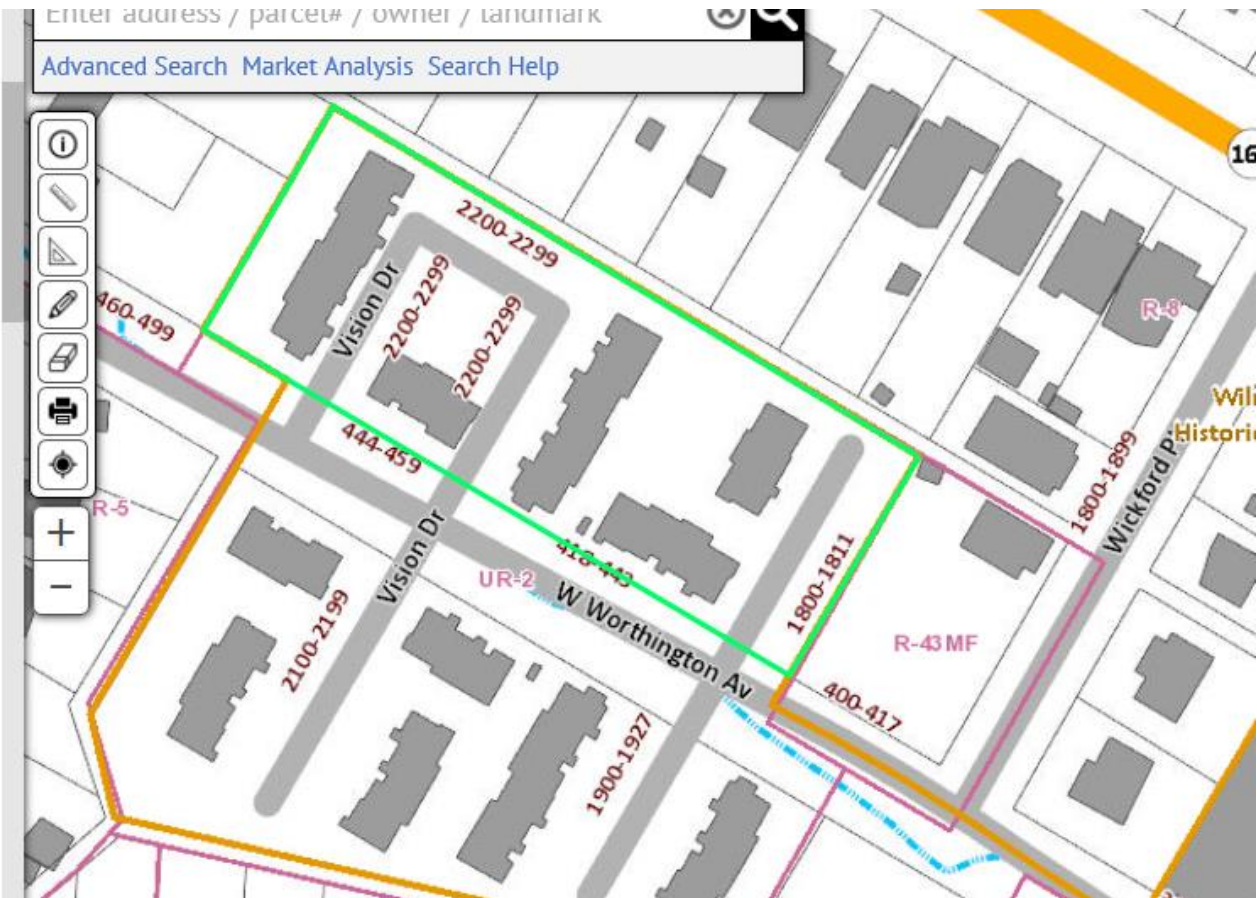
Other Owners tied to Parcel

Unselect Property

Photo: 3 / 4



11907737 001



#11 - The property that borders on the Multi-Family across Worthington (diagonally across from our property) is zoned Commercial and is currently a Car Repair Center.

1190762411907624

Address located on Property

401 W WORTHINGTON AV CHARLOTTE NC 28203

Owner Name

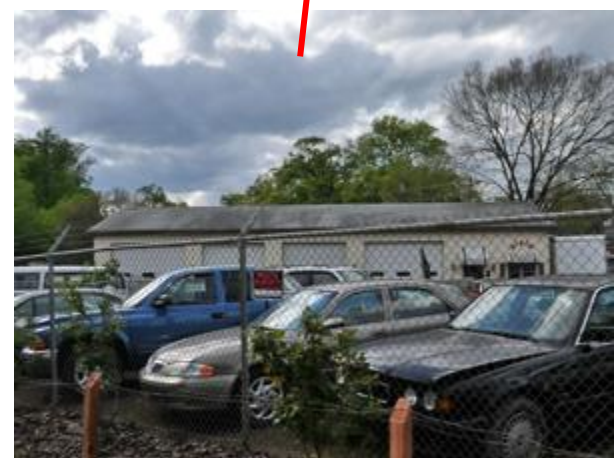
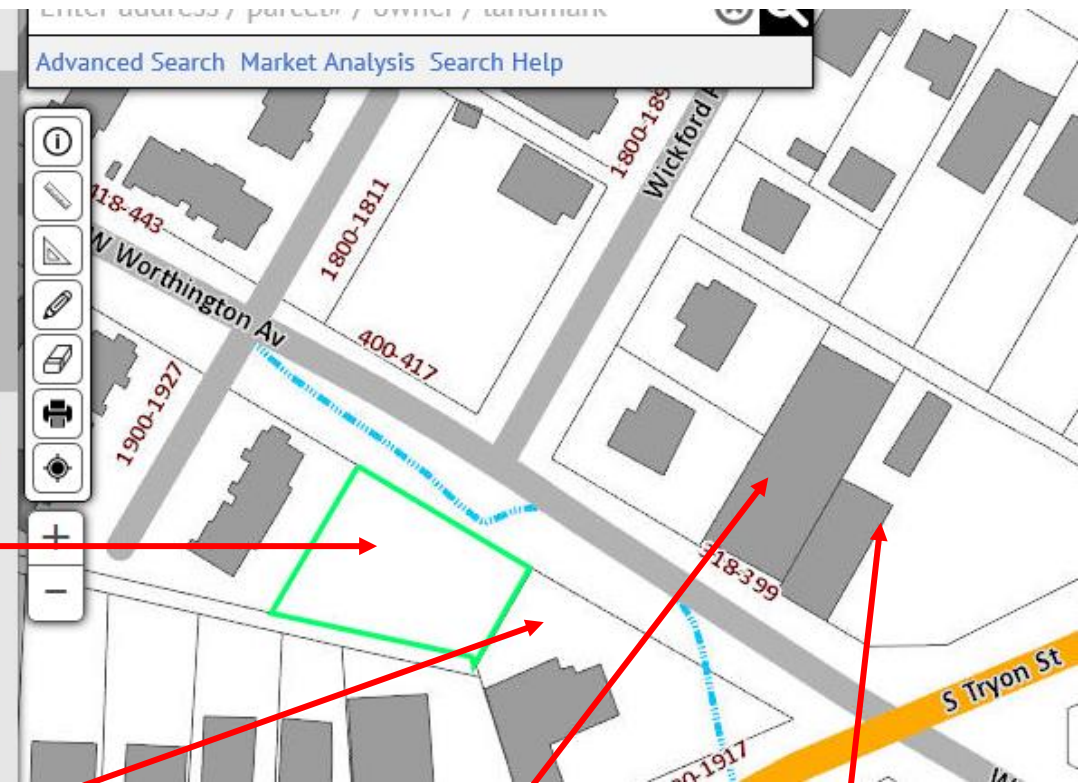
Mailing Address

CHARLES ALLEN GORDON

1231 AUTEN RD
CHARLOTTE NC 28216

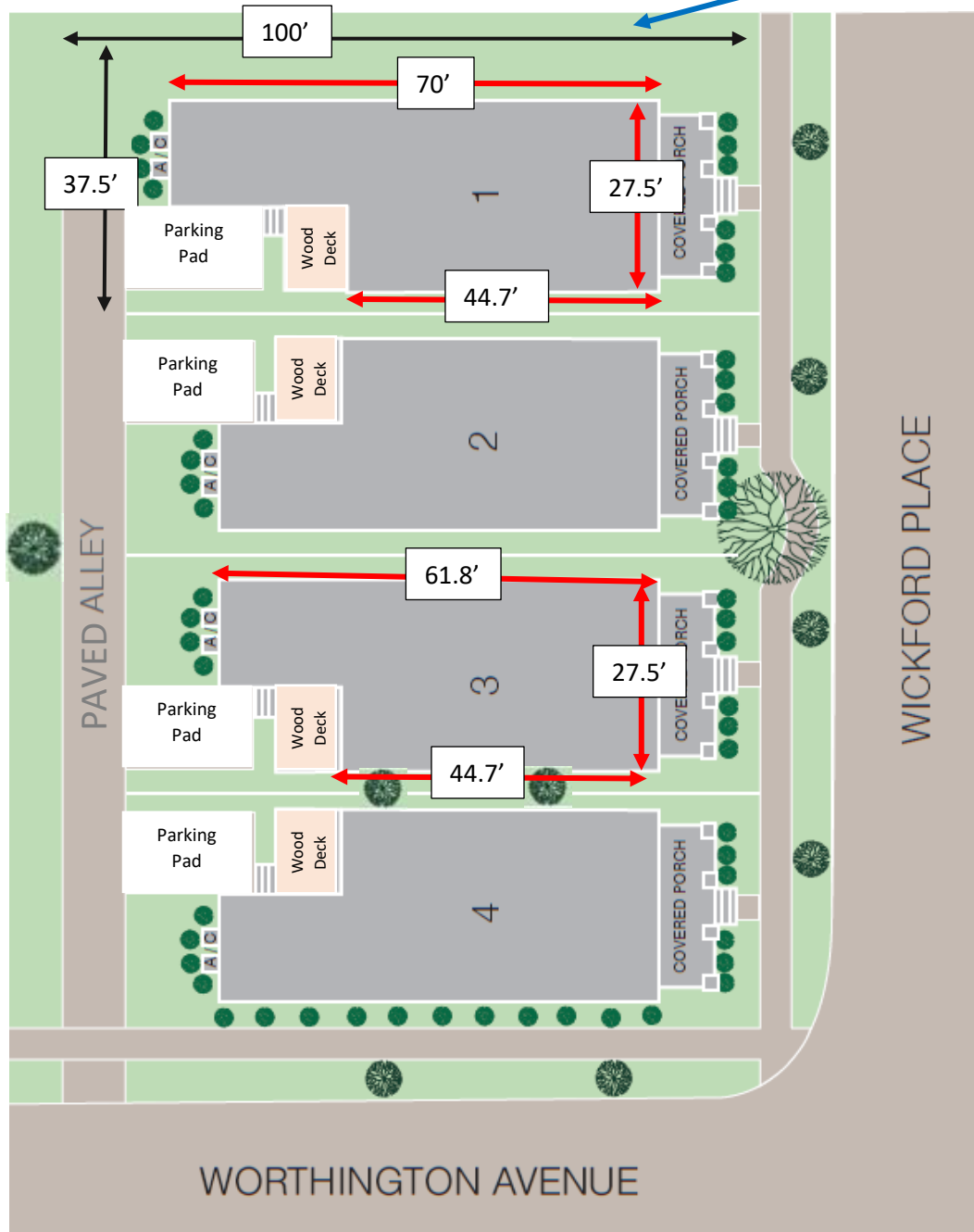
PATRICIA MOORE

1231 AUTEN RD
CHARLOTTE NC 28216



FOOTPRINT / LOT DIMENSIONS / RATIO

There is an additional 10' green space (Unopened Alley) that runs between our property and the neighbor to our



LOT 1 Footprint

- Depth of 70' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,615 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT 2 – 4 Footprint

- Depth of 61.8' & 44.7' heated square feet
- Width of 27.5' heated square feet
- Total 1,487 heated sq. ft. Footprint
- 184' sq. ft. covered porch

LOT Size 1 – 4

- Depth 100' / 37.5'
- Total Lot Size 3,750 sq. ft.

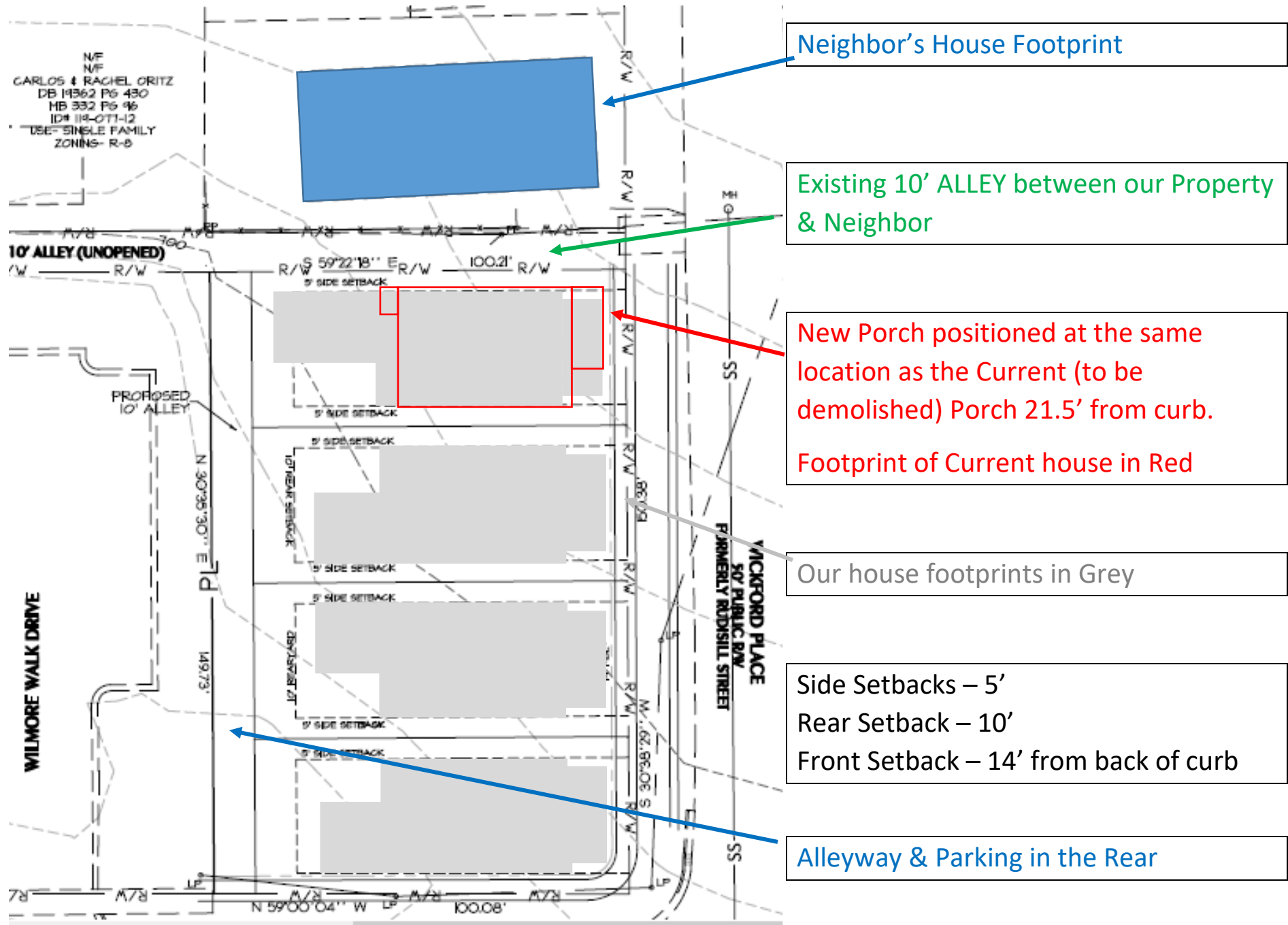
Footprint % to Lot Size / % of Lot that's Permeable

Lot 1 43% heat sq. ft. / 48% is Permeable*

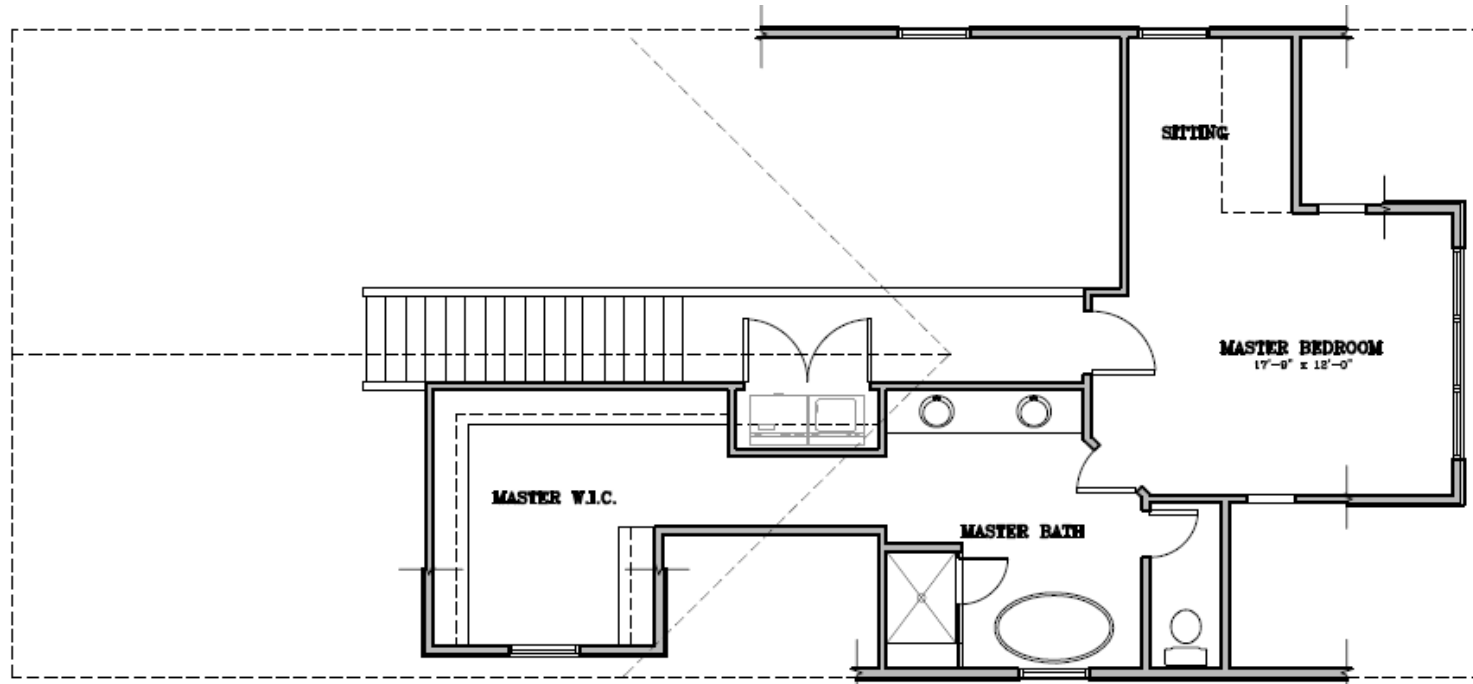
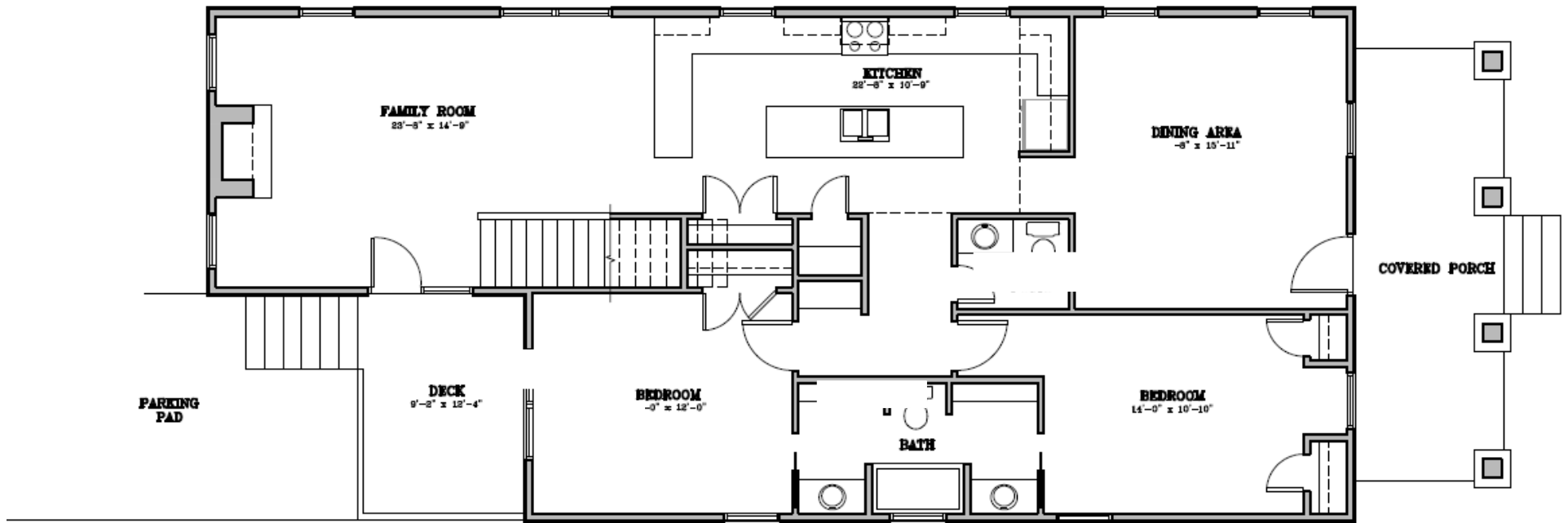
Lot 2-4 39% heat sq. ft. / 45% is Permeable*

*Paved Alley is included as Non-Permeable

SITE PLAN ZOOM-IN



LOT 3 FLOORPLAN



SIZE

The Red Circles shows areas that are within Wilmore Historical District that all have smaller size lots with a larger Footprint to Lot Size Ratio. 1816 Wickford Place is in Green.



#1 – The footprint is 4,187 sq. ft. with a lot size of 7,243 sq. ft. A ratio of 58% of the lot.

1190780711907807

Addresses located on Property

402 WEST BV CHARLOTTE NC 28203

Owner Name


Mailing Address

RBP INVESTMENTS LLC

PO BOX 11113
CHARLOTTE NC 28220

Unselect Property


Photo: 1 / 3



Area Measure

0.10 acres

(4187.57 sq ft)



#2 - This property is Zoned Multi-Family R-22. The footprint of the Building is approximately 2,085 sq. ft. on a lot size of 5,359. It is a 39% Footprint to Lot size ratio. We are looking to build Single Family and not Multi-Family on our Property, but currently we have a higher density zoning of Multi-Family as we are R-43.

Parcel ID	GIS ID
11907945	11907945
Addresses located on Property	
313 WEST BV A CHARLOTTE NC 28203	
Owner Name	Mailing Address
TOP OF THE HILL PROPERTIES LLC	17722 CHESTNUT AVE CHARLOTTE NC 28205

Unselect Property

Photo: 1 / 4



#3 – This property has a footprint of 2,538 sq. ft. on a Lot that is 5,316. A Footprint to Lot Ratio of 48%.

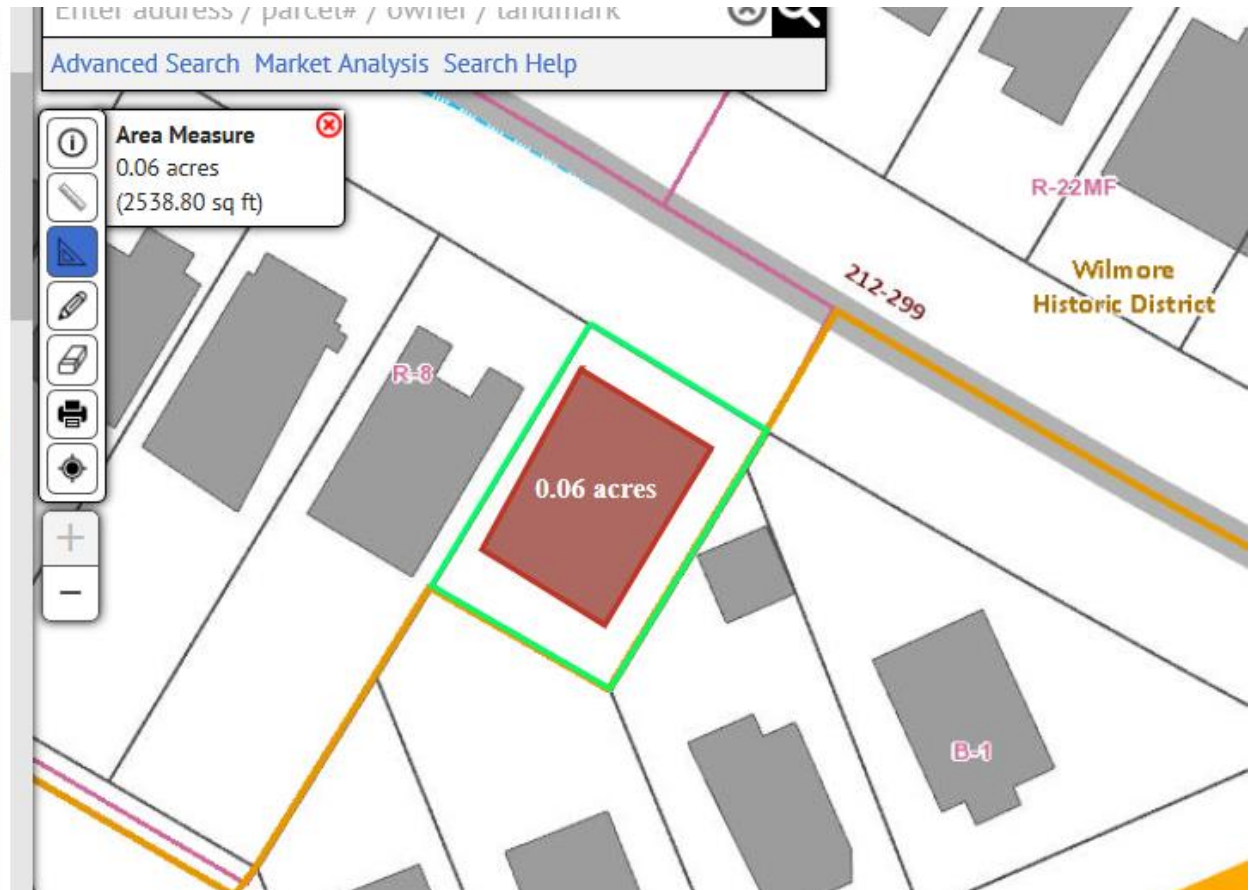
Addresses located on Property

237 W KINGSTON AV CHARLOTTE NC 28203

Owner Name	Mailing Address
DAWN A MAYBECK	235-237 WEST KINGSTON AV CHARLOTTE NC 28203
NANCY C NORMAN	235-237 WEST KINGSTON AV CHARLOTTE NC 28203

Unselect Property

Photo: 1 / 1



#4 – This property has a footprint of 2,016 sq. ft. with a Lot size of 5,751 sq. ft. A ratio of 35%.

Property Key

Parcel ID	GIS ID
11908915	11908915

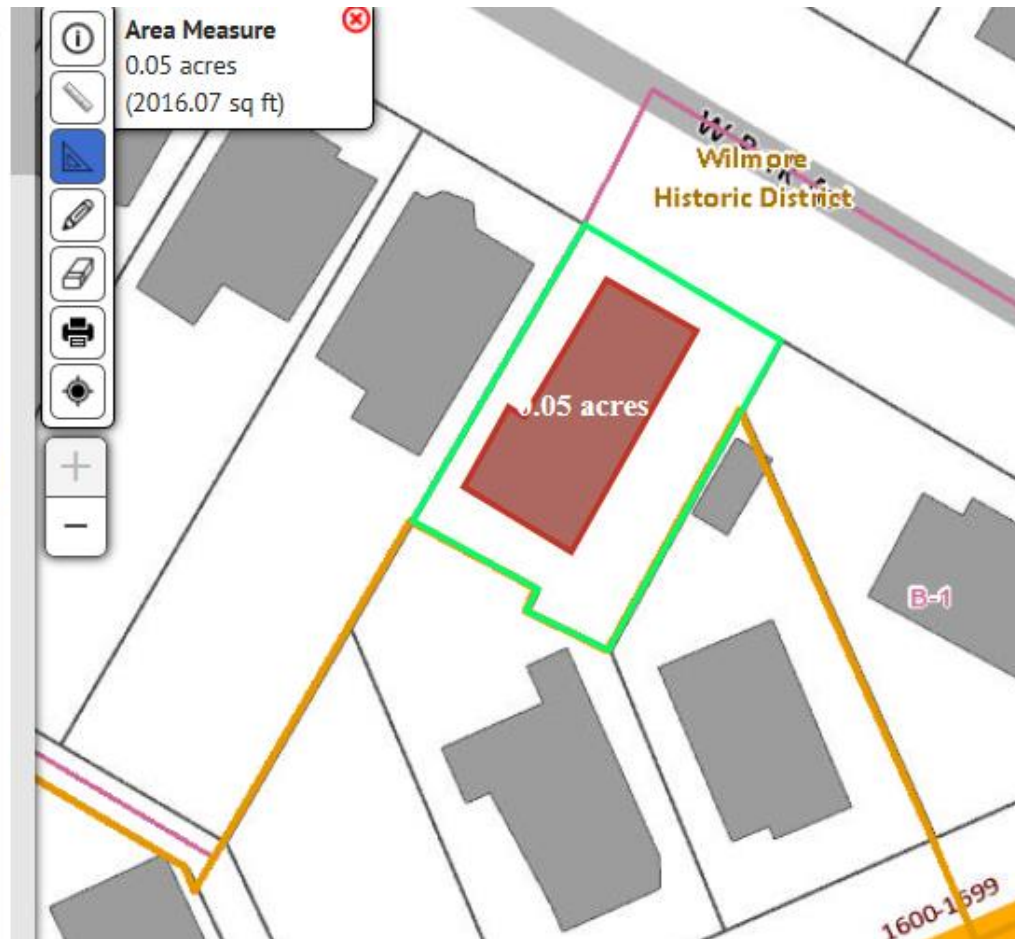

Address located on Property

215 W PARK AV CHARLOTTE NC 28203

Owner Name	Mailing Address
WILLIAM B III DUNSON	1623 LOGIE AVE CHARLOTTE NC 28205

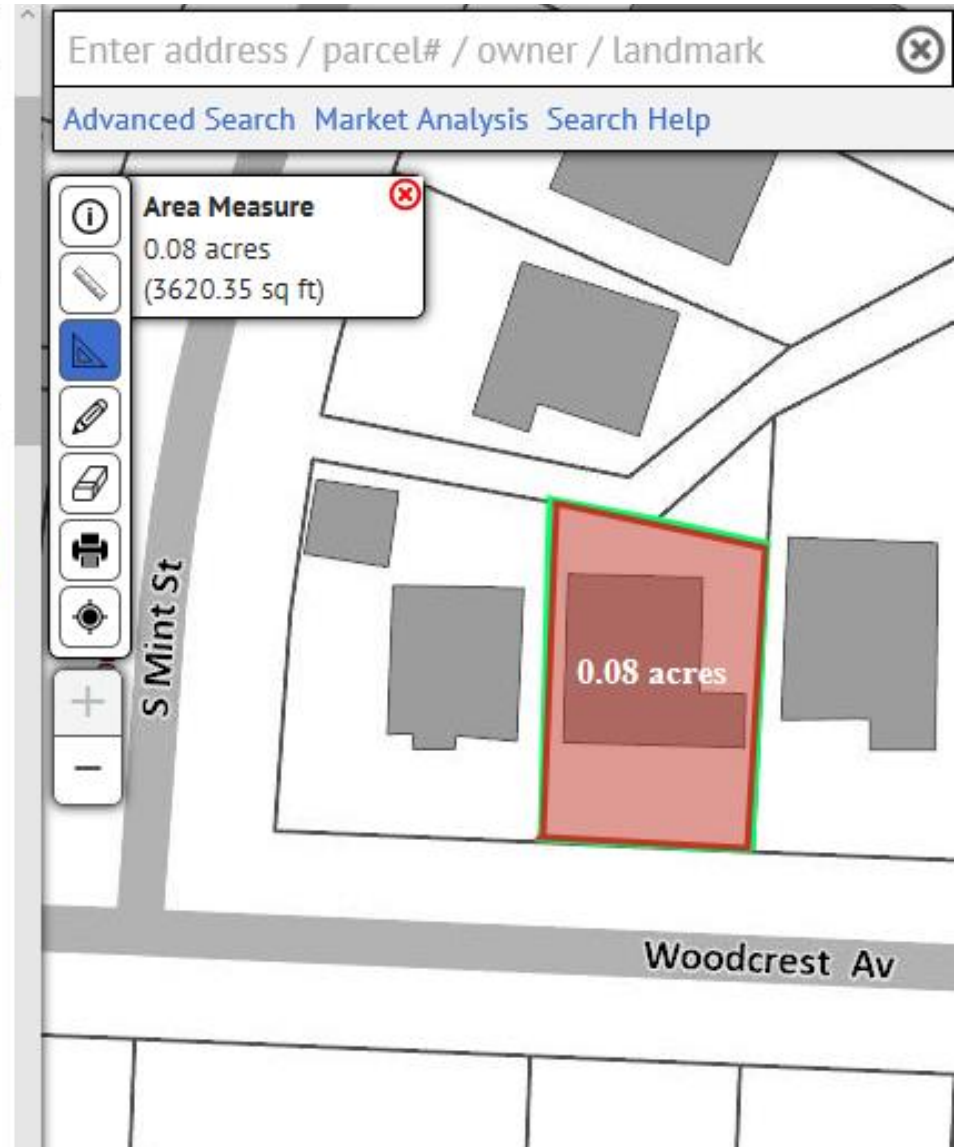
[Unselect Property](#)

Photo: 1 / 2



This property is .08 acres (3,620 sq. ft.).

Photo: 1 / 2



This Property is .08 acres (3,431 square feet).

Property Key

Parcel ID	GIS ID
11909610	11909610

Address located on Property

617 W PARK AV CHARLOTTE NC 28203

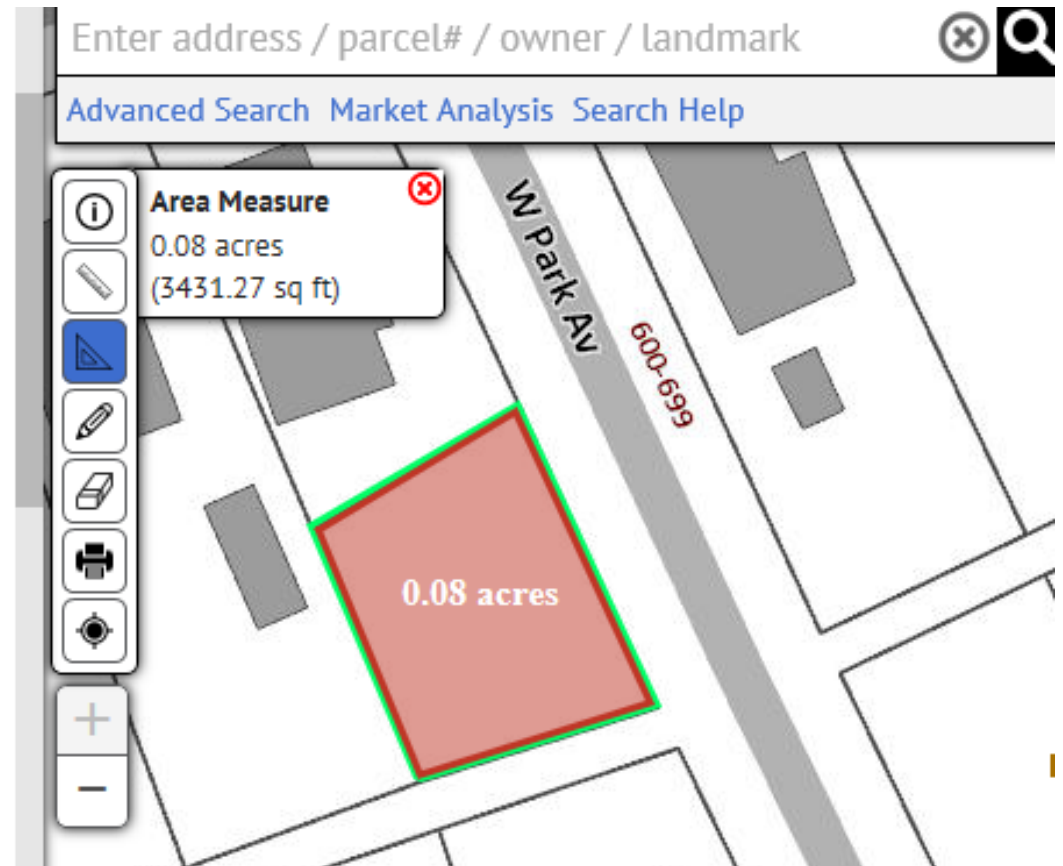
Owner Name	Mailing Address
NORTH START BUILDERS IND	4933 EL MUNDO ST CHARLOTTE NC 28216

Unselect Property

Link To

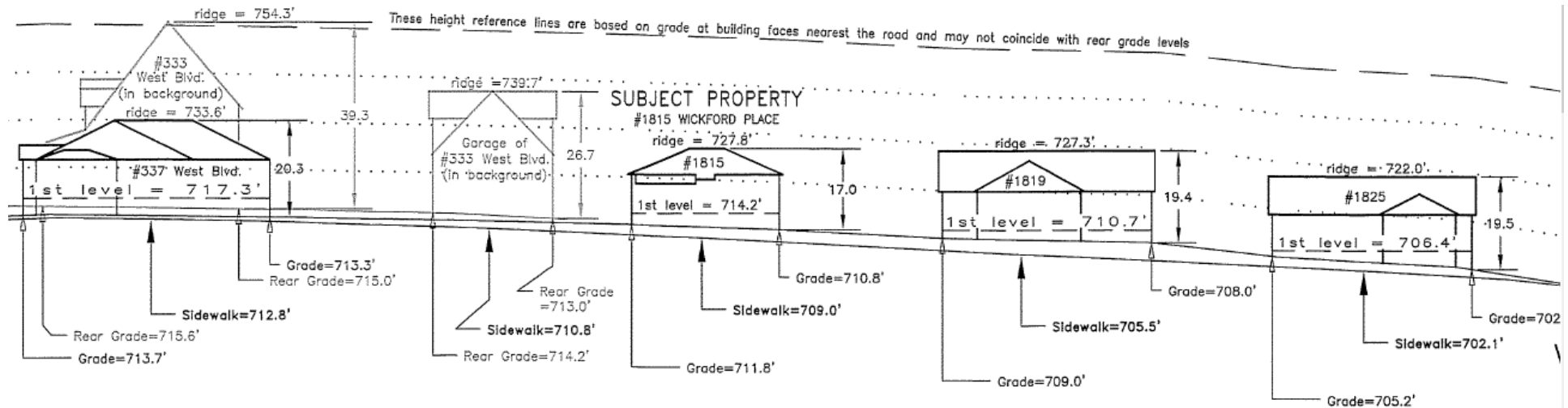
[Google Street View](#)

[Birdseye View maintained by Mecklenburg County](#)

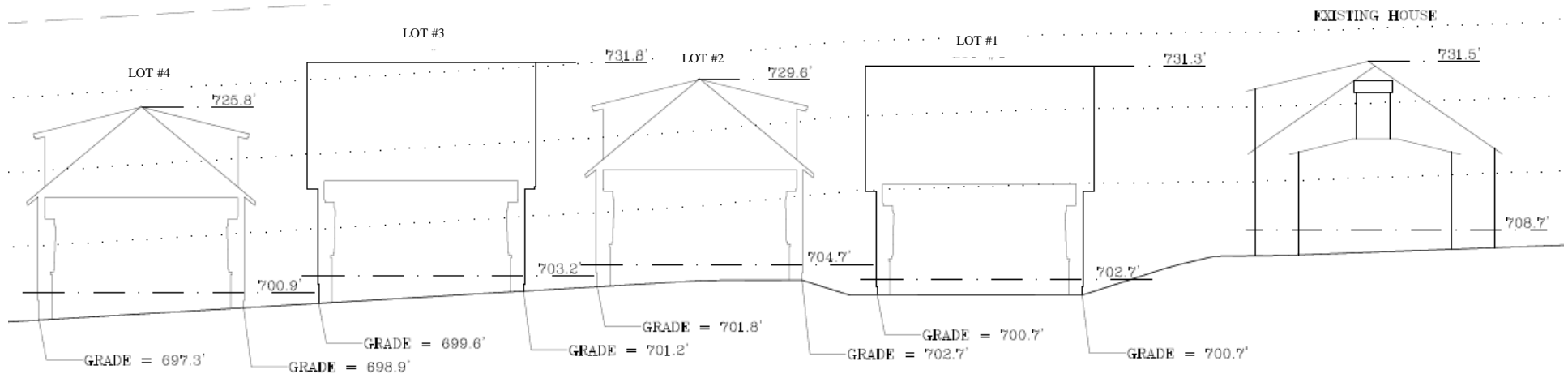


HEIGHT / STREETScape / SCALE

Wickford Place (across the Street – from West Blvd. to Worthington)



Wickford Place (our side including the neighbor's house to the right of our property)



- Our Hip Roof Houses are within 3 inches of our neighbor's roofline and within 4 feet of the roofline across the street.
- Our Gable Style Houses are 2 feet lower than our neighbor's roofline and between 2-3 feet of across the street.



EXAMPLES OF TALL HOUSES – This property is 2 stories plus compared to our 1.5 story home.

Parcel ID	GIS ID
11909608	11909608

Address located on Property
1600 WILMORE DR CHARLOTTE NC 28203

Owner Name	Mailing Address
RACHEL FULLER	1600 WILMORE DR CHARLOTTE NC 28203

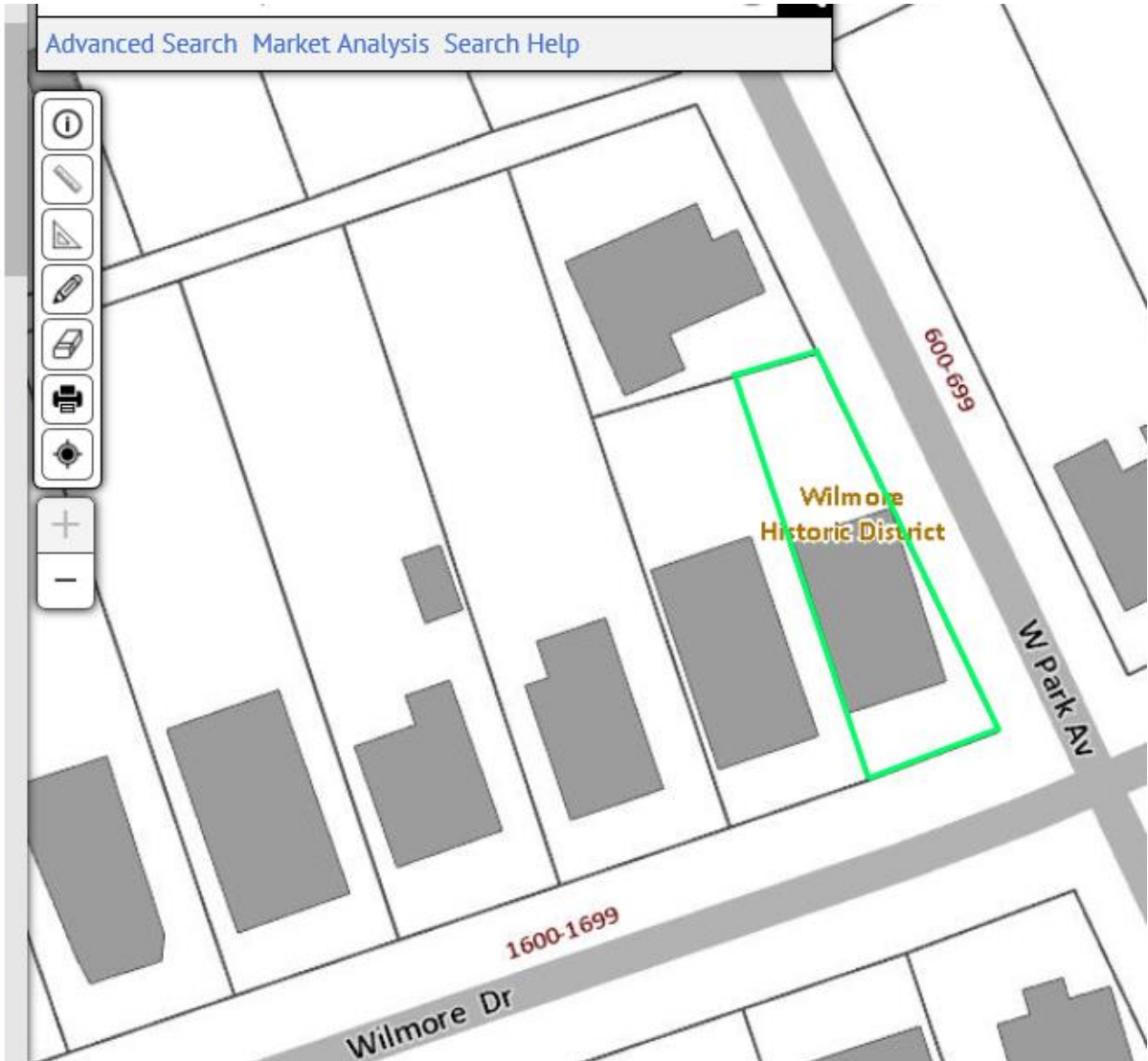
Unselect Property

Photo: 1 / 2



Photo Date: 01/04/2016 Source: Mecklenburg County (iLookAbout)

Link To



This property is 39' ft. tall over 10' taller than our property.

Property Key

Parcel ID

11907938

GIS ID

11907938

Address located on Property

333 WEST BV CHARLOTTE NC 28203

Owner Name

MEHTA PARTNERS LLC

Mailing Address

327 OXFORDSHIRE LN
CHAPEL HILL NC 27517

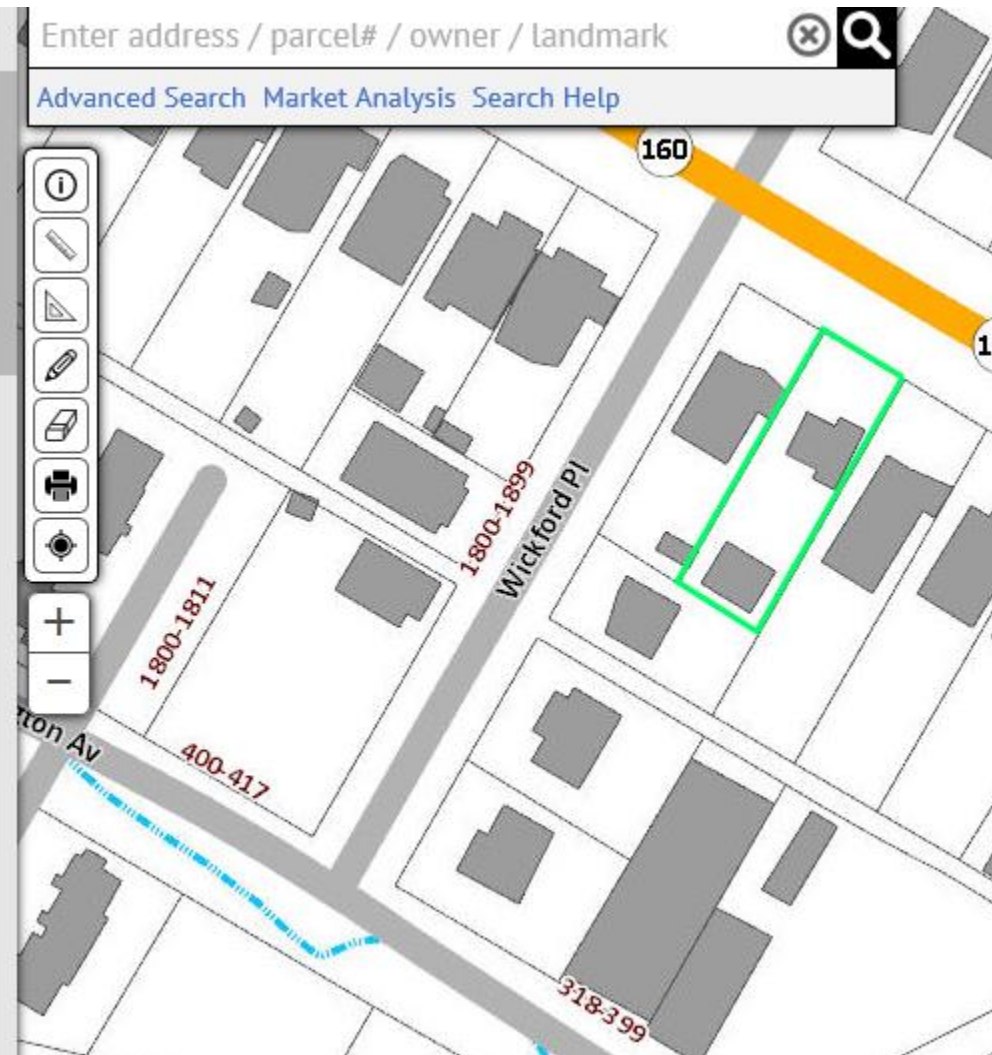
[Unselect Property](#)

Photo: 1 / 2



Enter address / parcel# / owner / landmark

[Advanced Search](#) [Market Analysis](#) [Search Help](#)



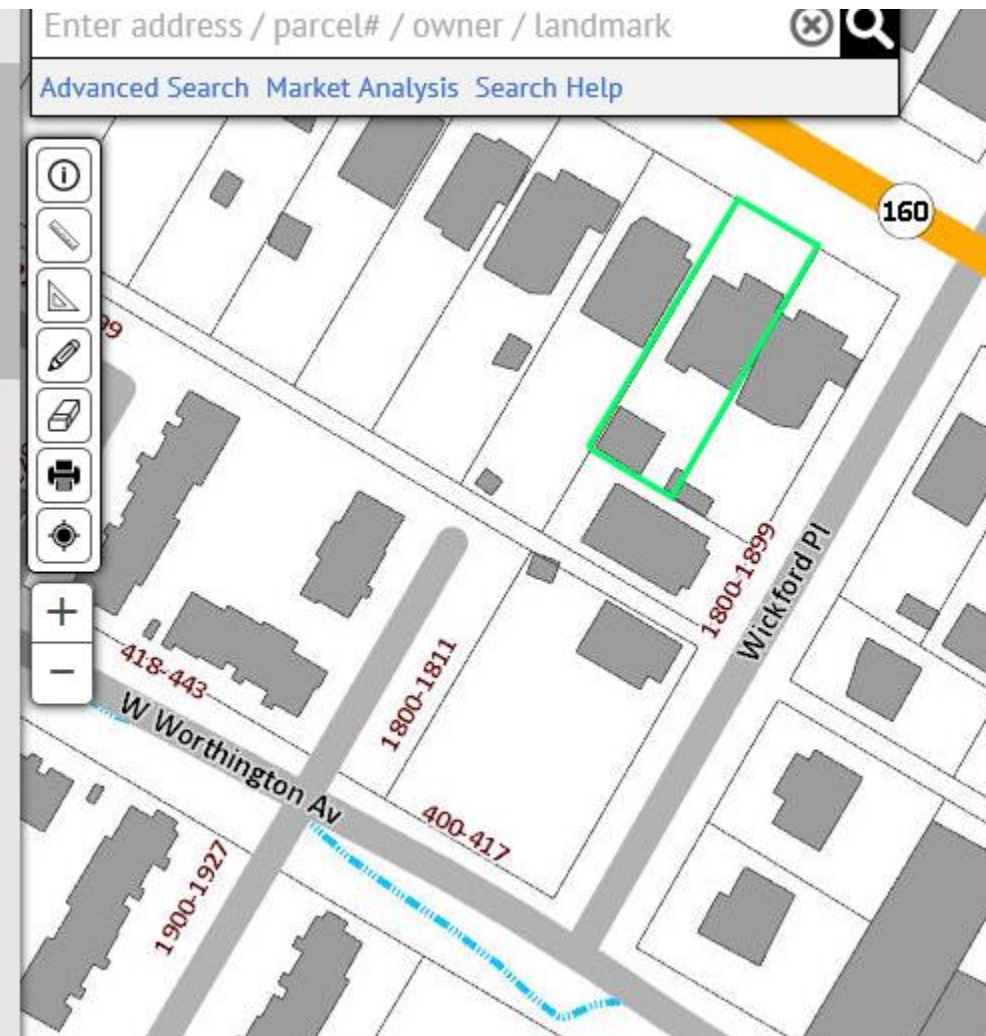
This property is another home very close to ours that is a 2-story house.

Property Key

Parcel ID	GIS ID
11907711	11907711
Address located on Property	
405 WEST BV CHARLOTTE NC 28203	
Owner Name	Mailing Address
MOHAMMAD AMRYIN	405 WEST BLVD CHARLOTTE NC 28203

[Unselect Property](#)

Photo: 1 / 2



The multi-family apartments that border on our property are 2-story and significantly taller than our homes.

2204 VISION DR CHARLOTTE NC 28203

Owner Name

Mailing Address

BRIAN M WHITE

2204 VISION DR #15
CHARLOTTE NC 28203

Supplementary Information

**Additional Owners, Leaseholds, Condo Complex Areas
may be present on this selected Tax Parcel.**

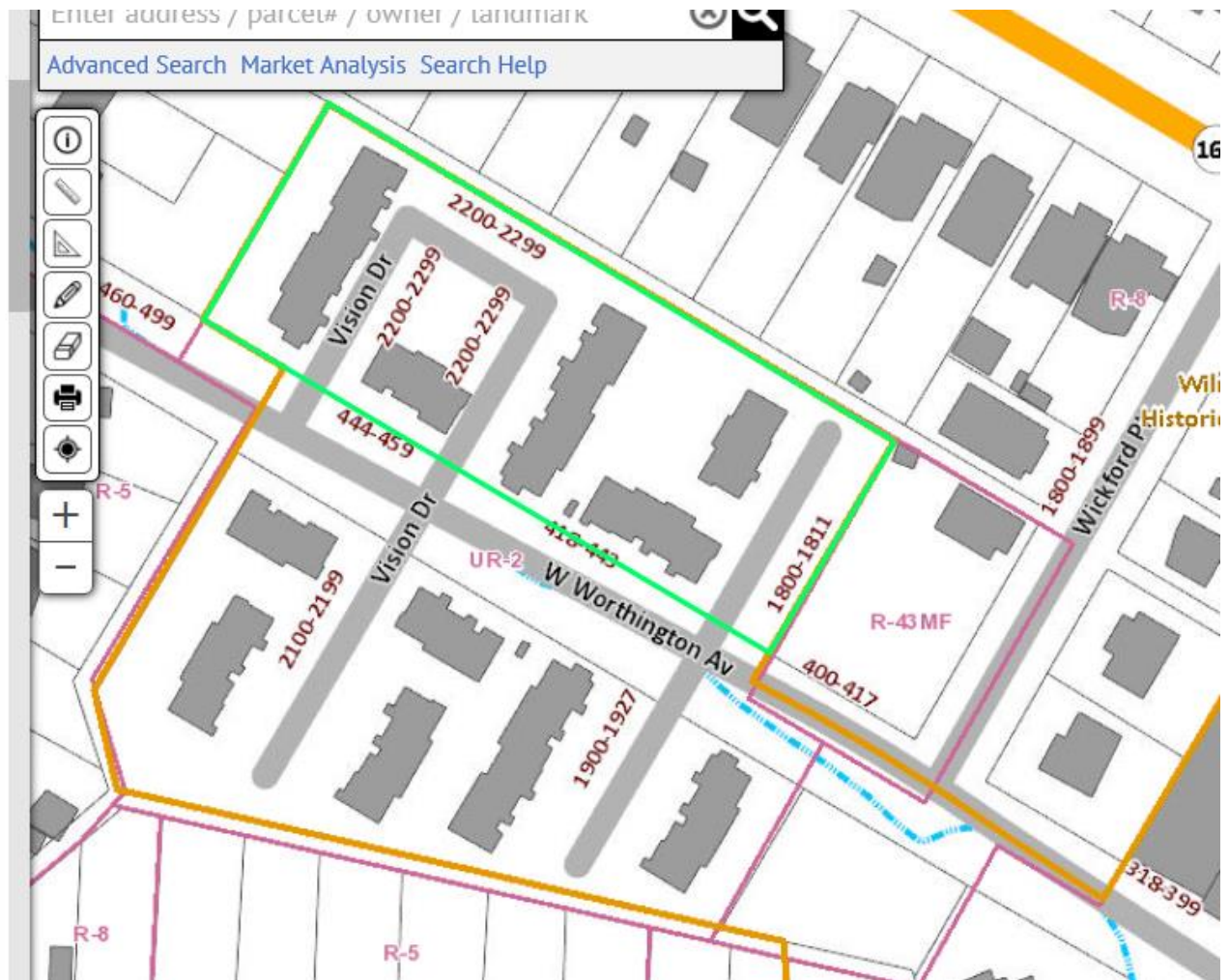
Other Owners tied to Parcel

Unselect Property

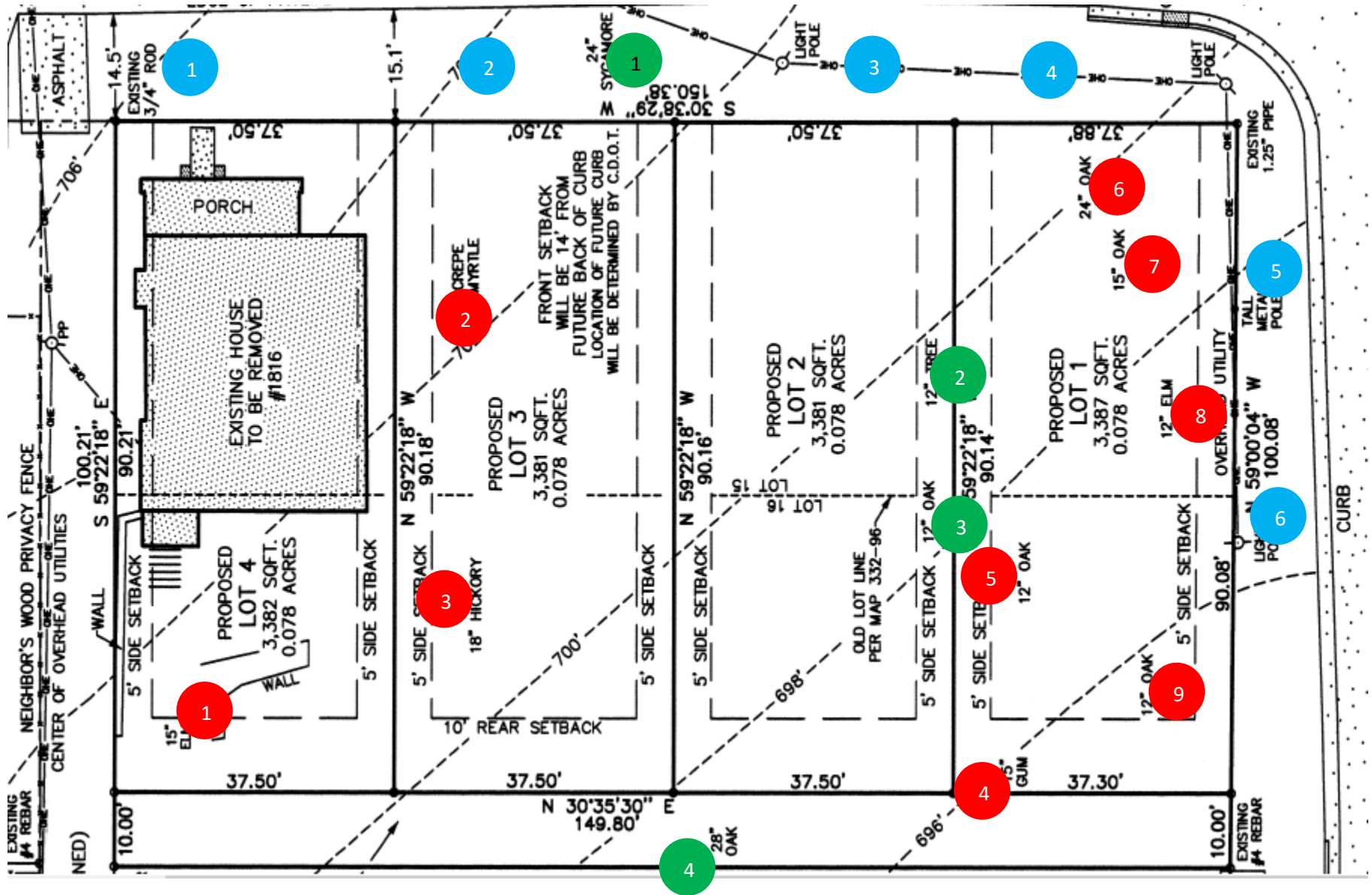
Photo: 3 / 4



Photo Date: 06/19/2007 Source: Mecklenburg County
(Historic)



TREE SAVE



KEEP

1. 24" Sycamore
2. 12" Oak
3. 12" Oak
4. 28" Oak

ADD

- (6) Medium Size Oak Trees

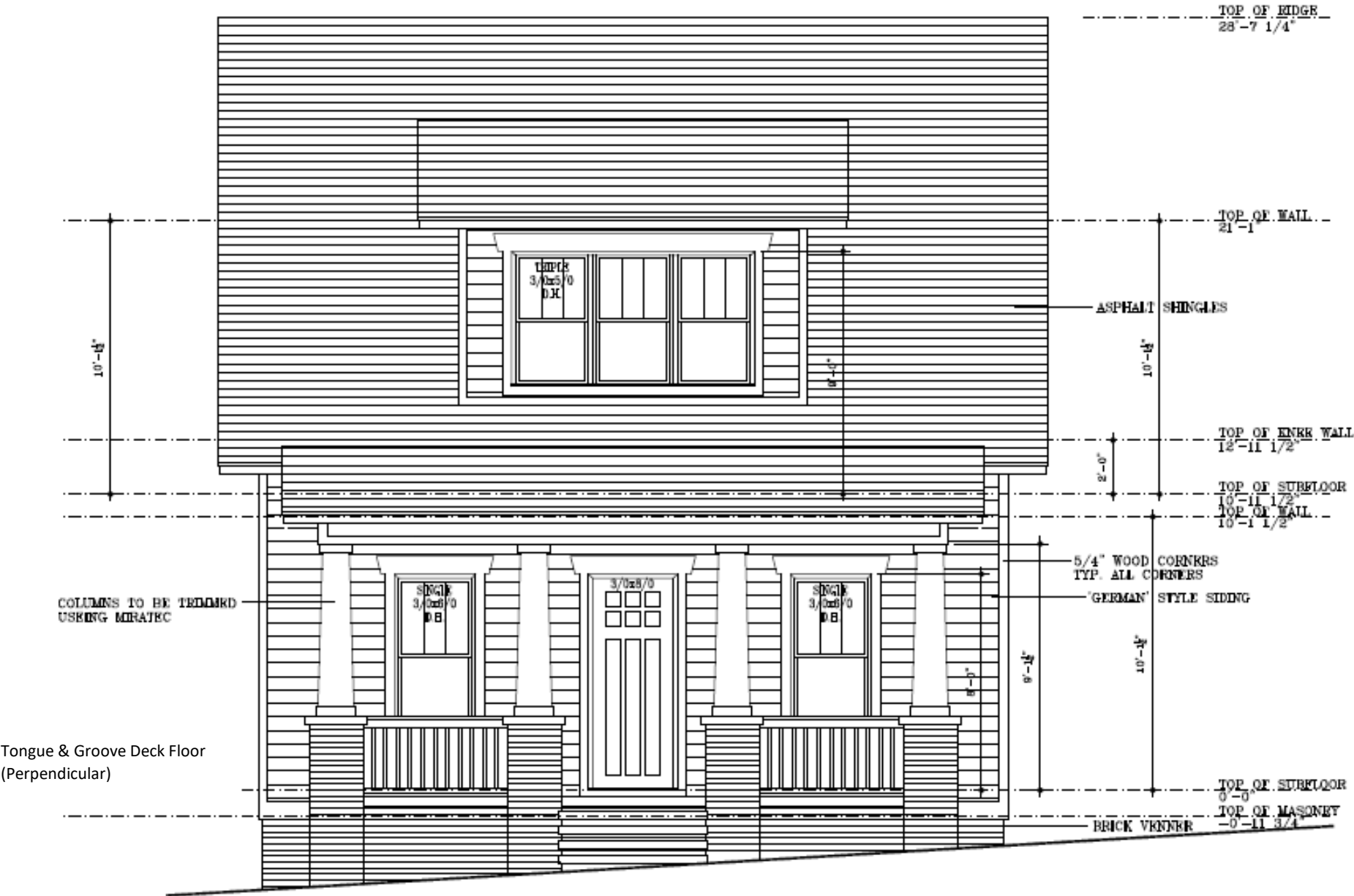
REMOVE

1. 15" Elm
2. Crepe Myrtle
3. 18" Hickory
4. 15" Gum
5. 12" Oak
6. 24" Oak
7. 15" Oak
8. 12" Elm
9. 12" Oak

ELEVATIONS

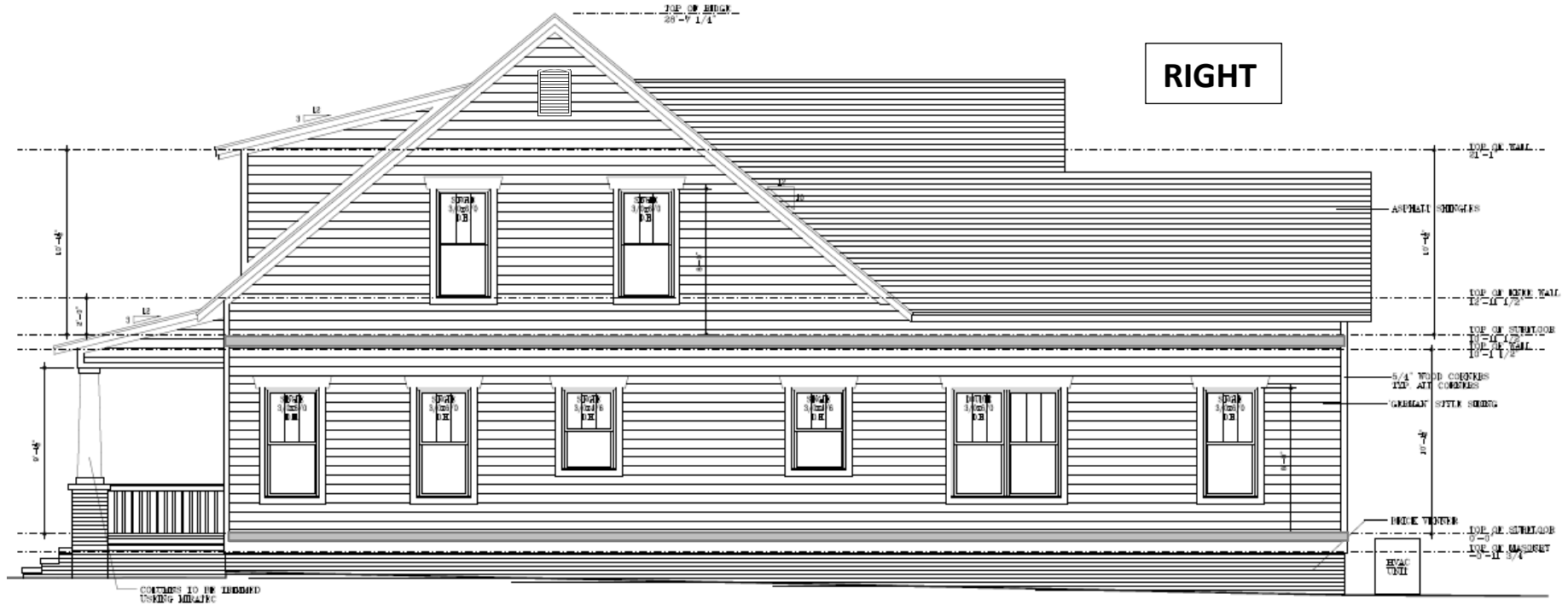


FRONT



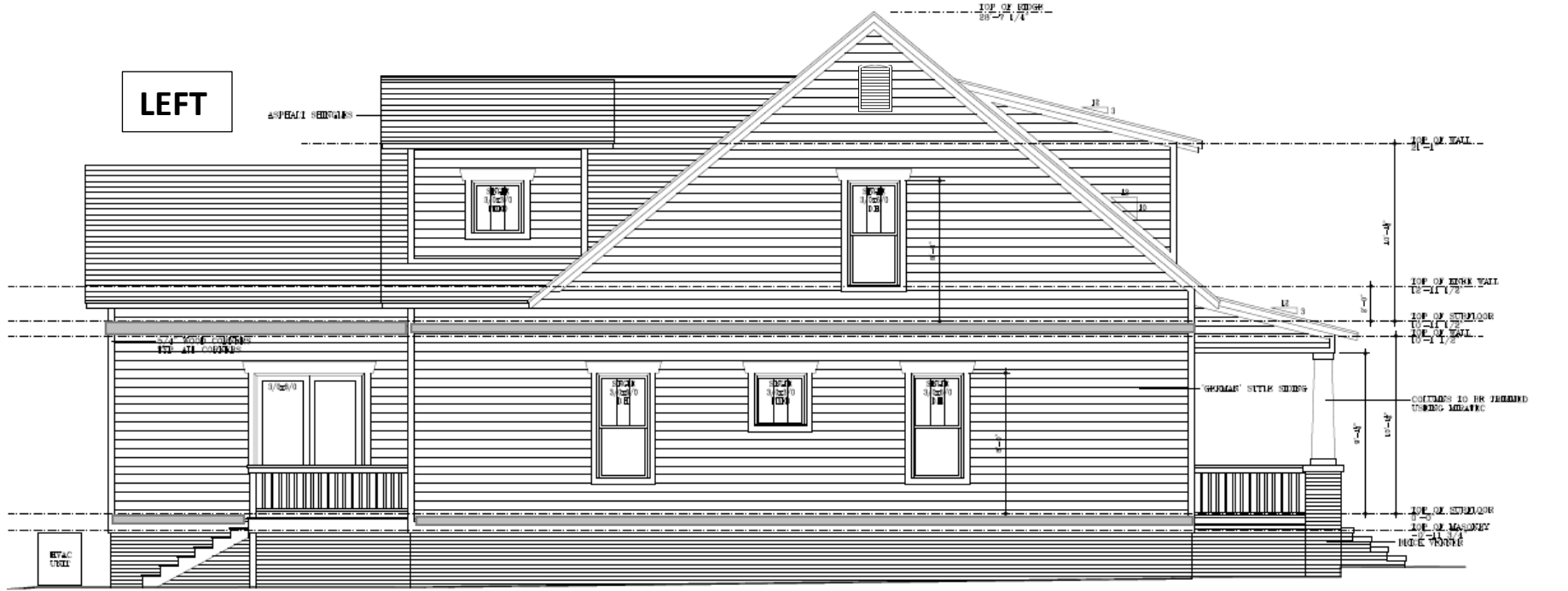
TOP OF RIDGE
28'-0" 1/4"

RIGHT

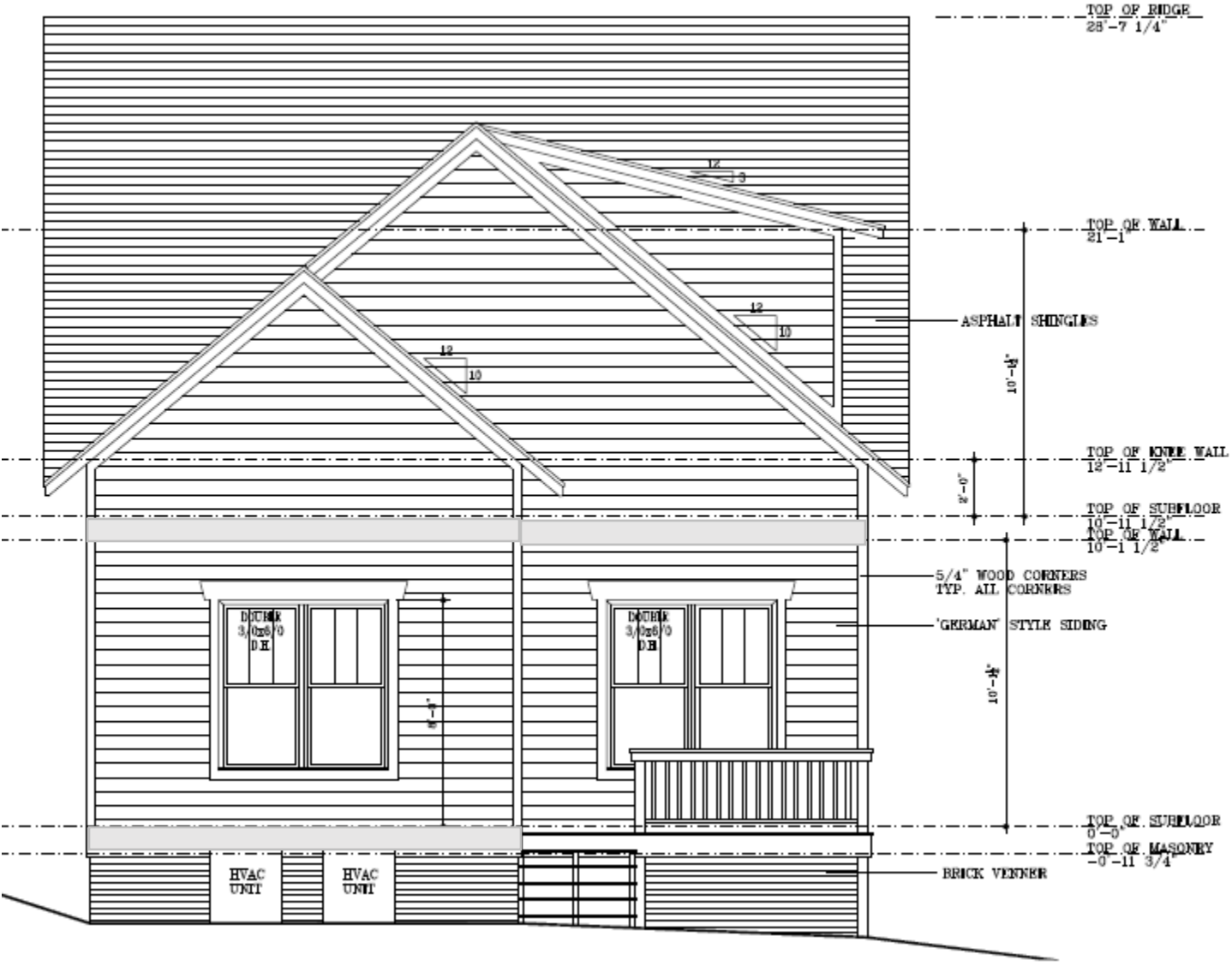


LEFT

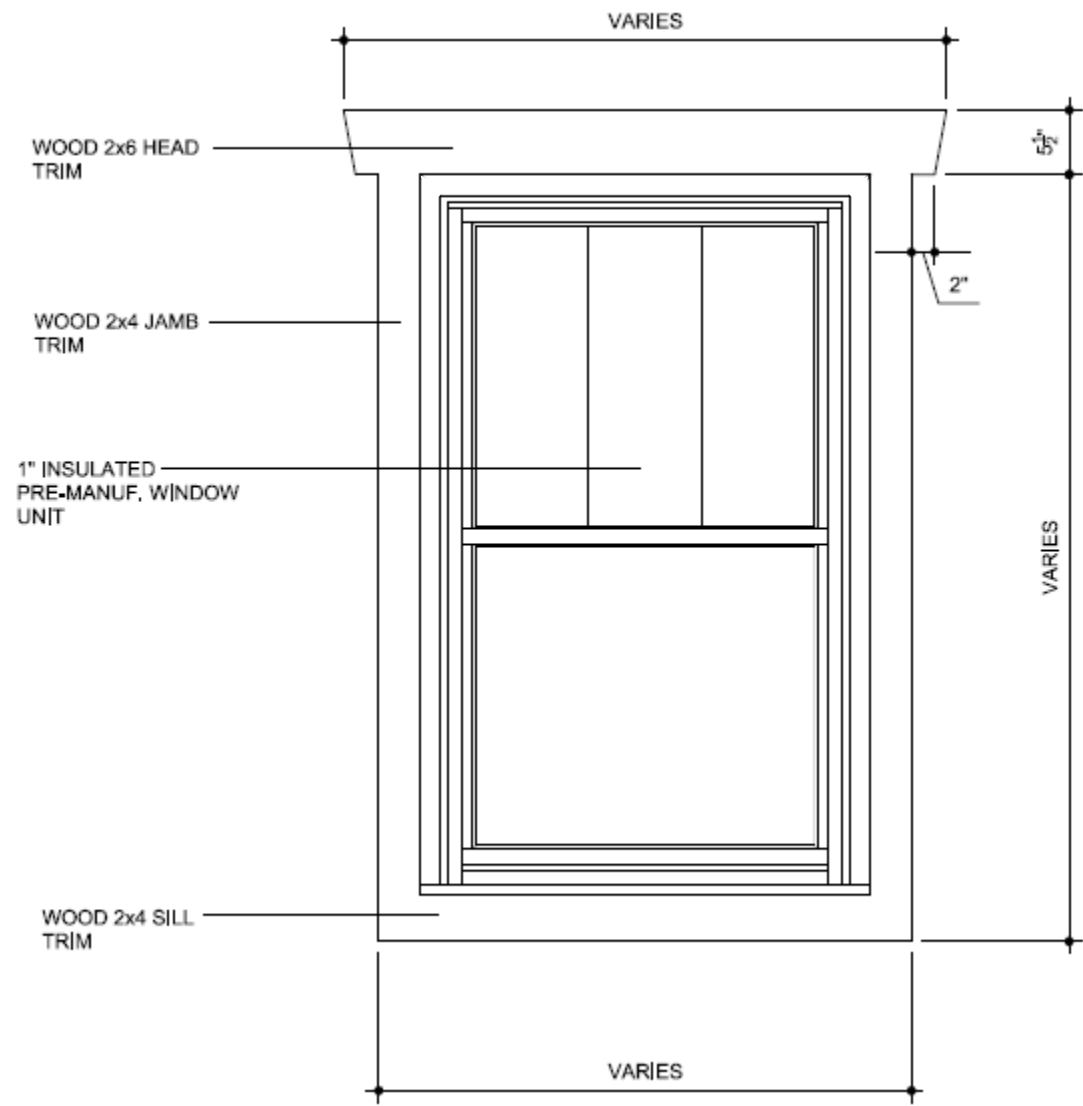
TOP OF RIDGE
28'-0" 1/4"



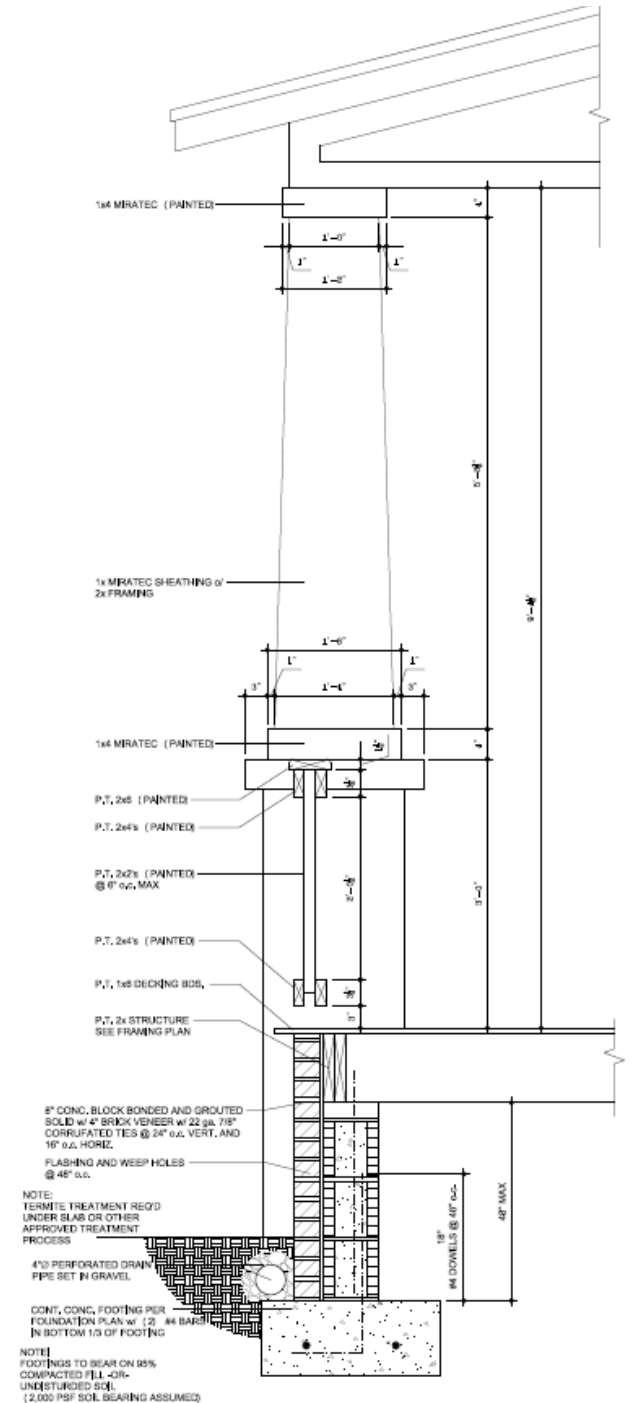
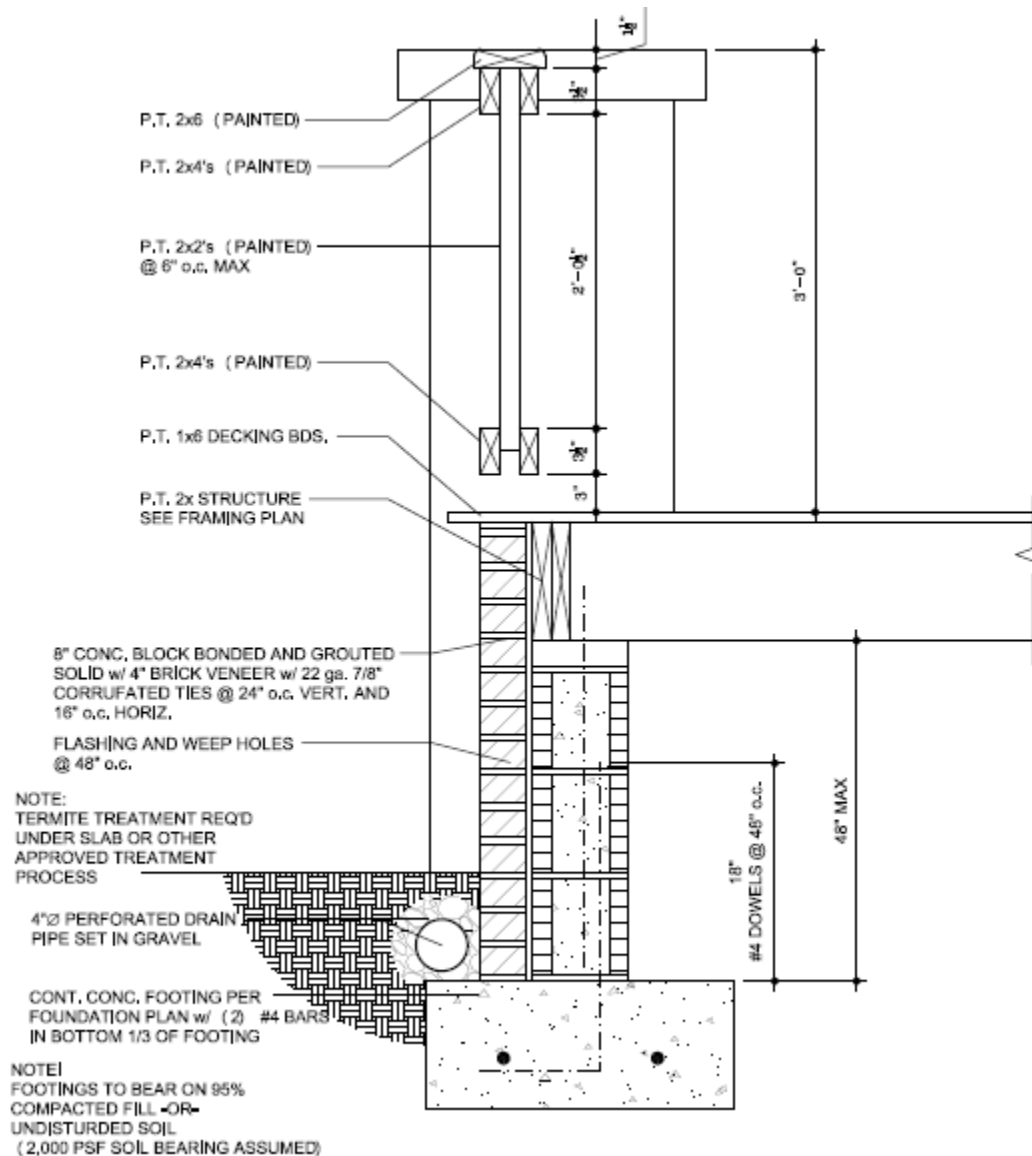
REAR



WINDOW DETAIL



PORCH RAILING & COLUMN DETAIL



SOFFIT DETAIL

