

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1816 Wickford Place, Lot 4 (corner)

SUMMARY OF REQUEST: New Construction

APPLICANT: Craig Calcasola

The application was continued from May for the following items: 1) Revised front and left elevations of the porch roof, 2) Add notes that the footings for the porch roof will be hand dug and a barrier around the tree shall be at least one foot between the footings and tree, 3) Provide a drawing of the footing at the perimeter of the front porch per the arborist letter.

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 4 is a front gable design with a shed dormers and wraparound porch
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
6. A large mature tree in the front yard will be preserved

Revised Proposal – May 10

1. *Landscaping* – A tree protection plan has been provided.
2. *Materials* – Material notes have been updated.
3. *Fenestration* – Window trim detail has been updated.
4. *Other* – Roof eave design (open rafters) and section detail have been revised.

Revised Proposal – June 14

1. The elevations have been revised to reflect the new porch roof design
2. Details of the porch footings are being updated

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.

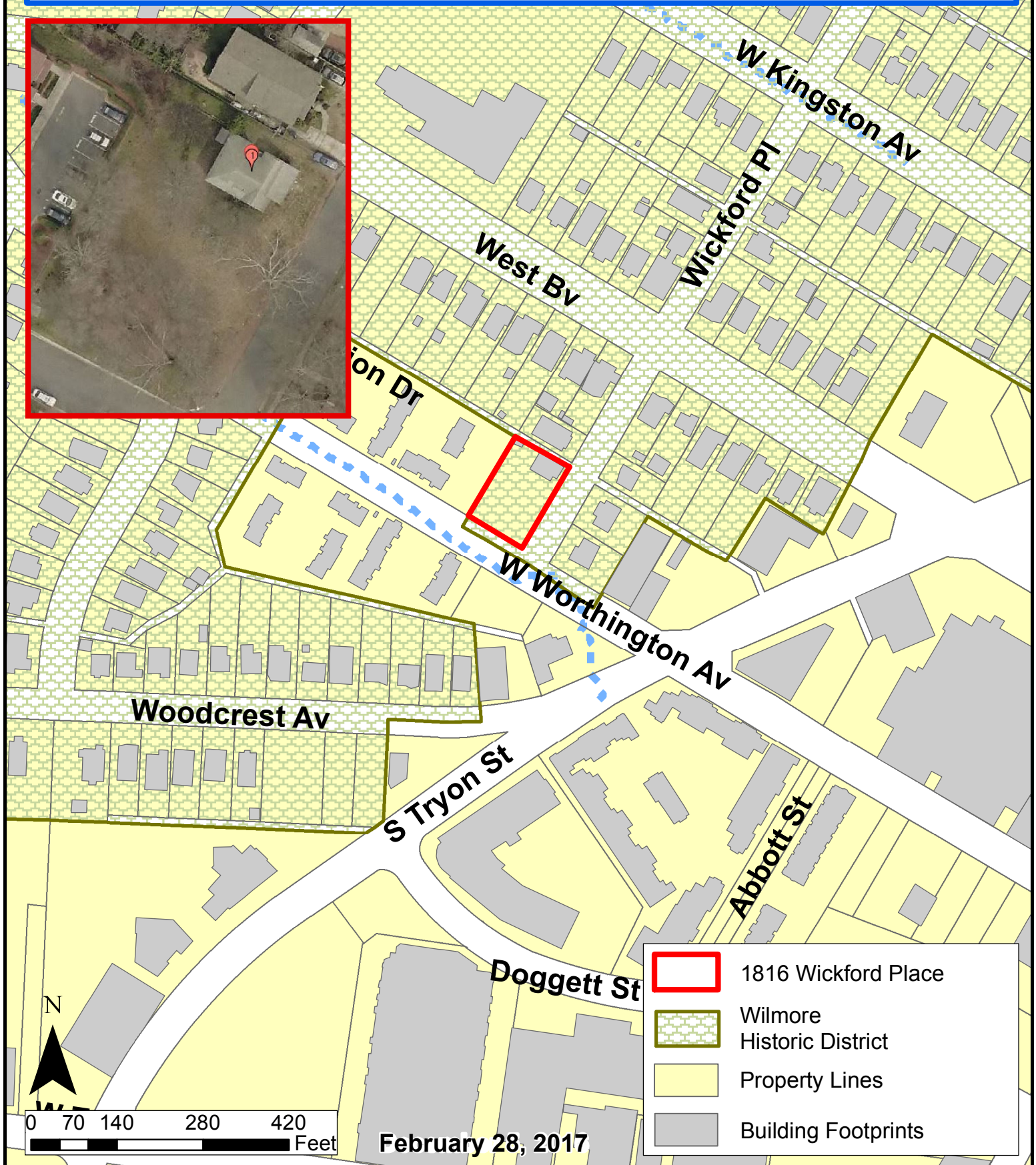
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<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

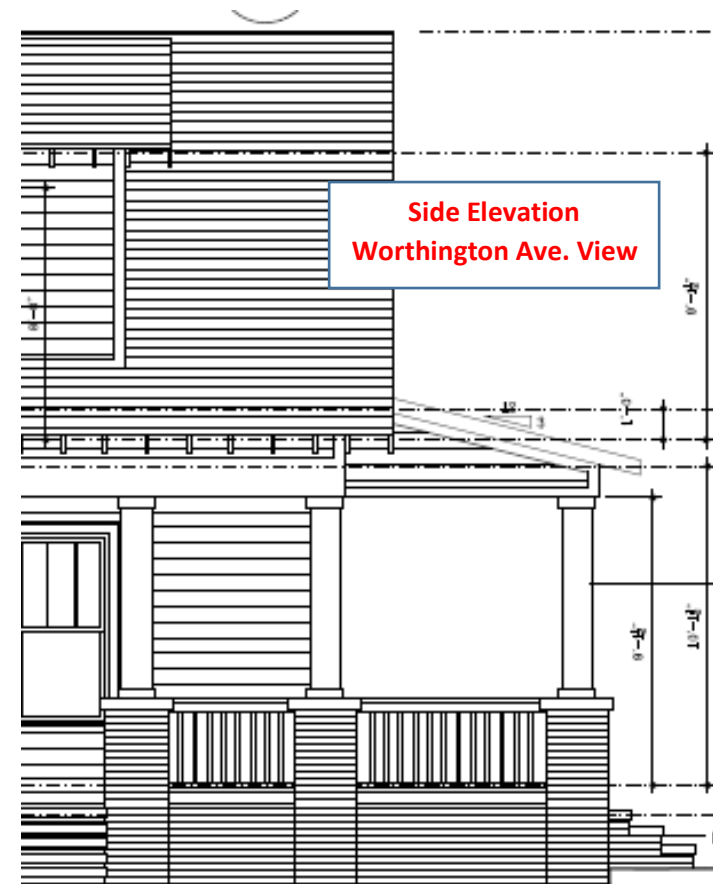
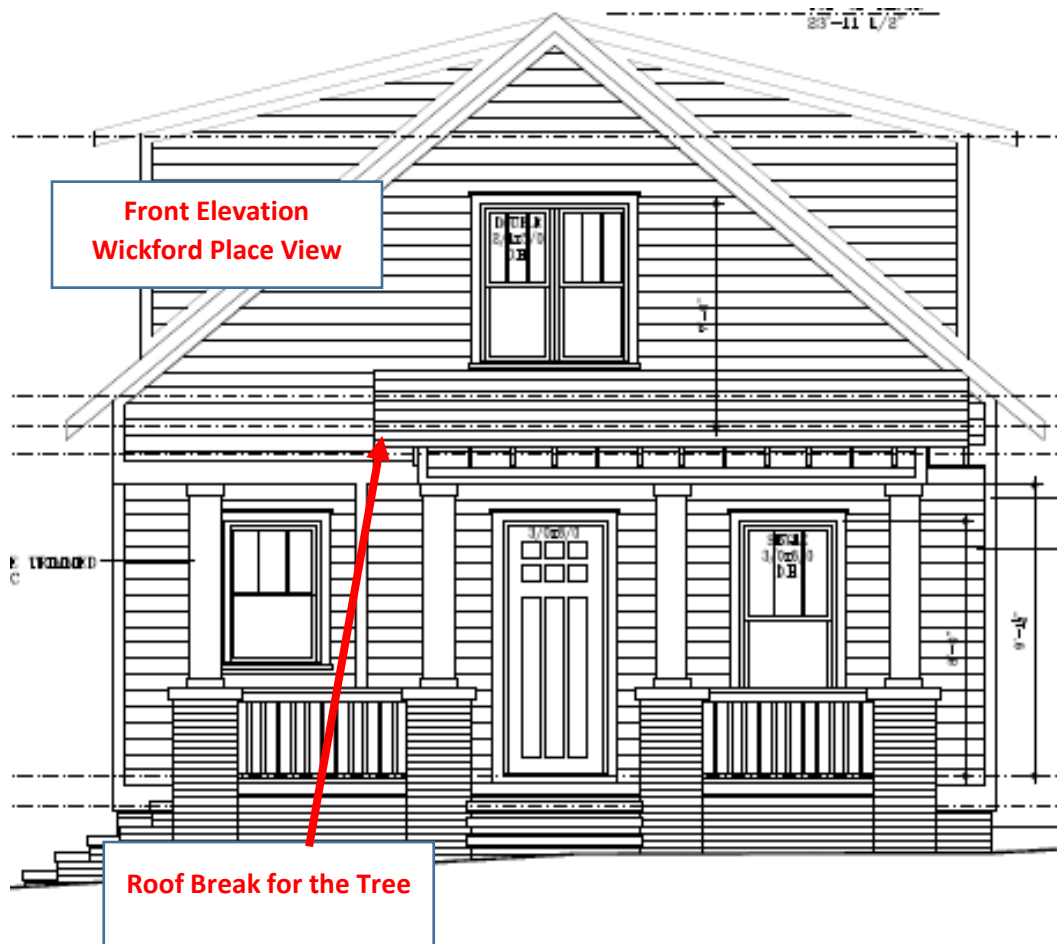
The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2016-324
HISTORIC DISTRICT: Wilmore
NEW CONSTRUCTION (LOT 4)

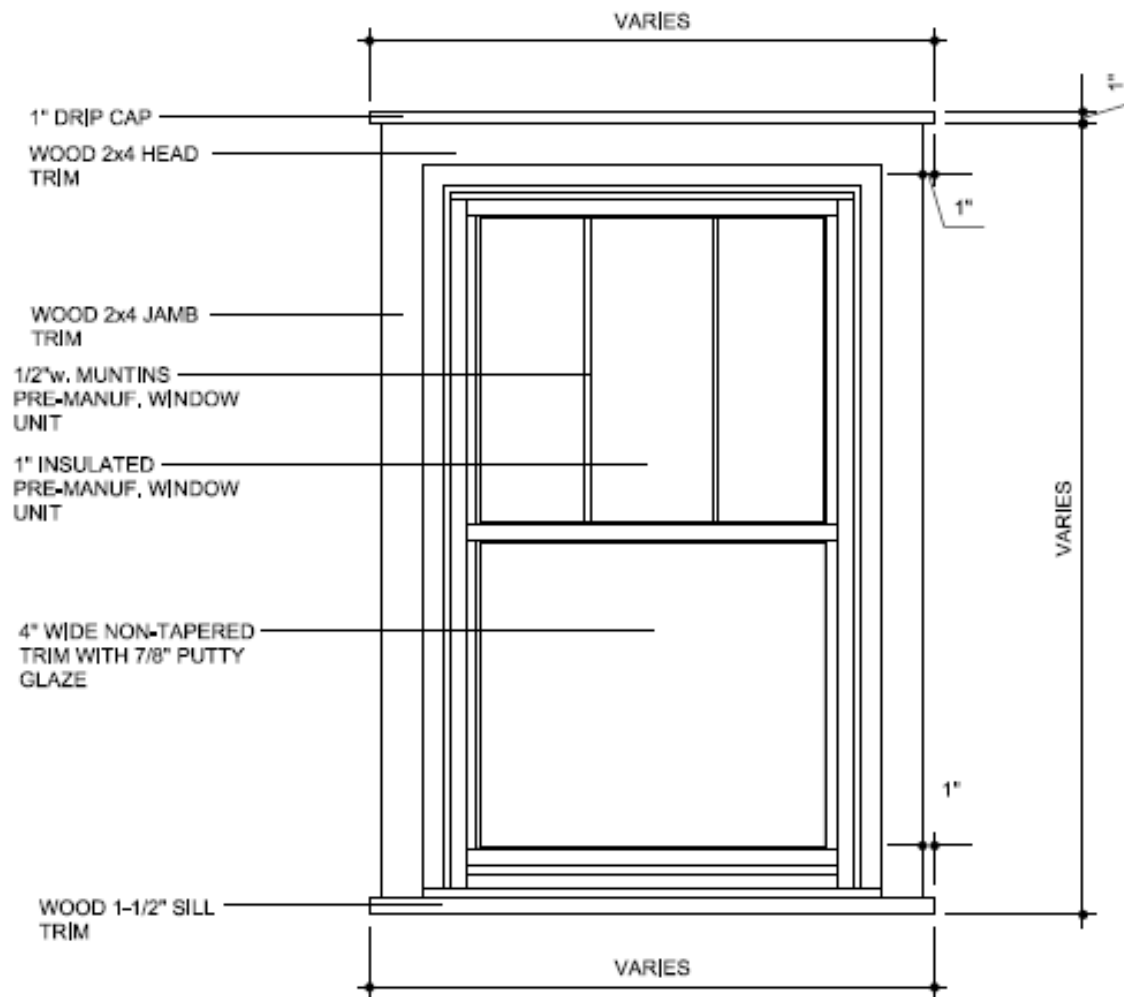


UPDATED ITEMS (JUNE MEETING)

1. **TREE PRESERVATION**– the corner Willow Oak Tree will have a protection fence the duration of construction and the fence will be located one (1') foot from the positioning of the foundation / house.
2. **FLOATING FOUNDATION** – provided is documentation from our engineer Matthys Barker (President, Sustainable Engineering and Efficient Designs, PLLC).
3. **UPDATED FRONT ELEVATION** – the roofline of the front porch has been updated.



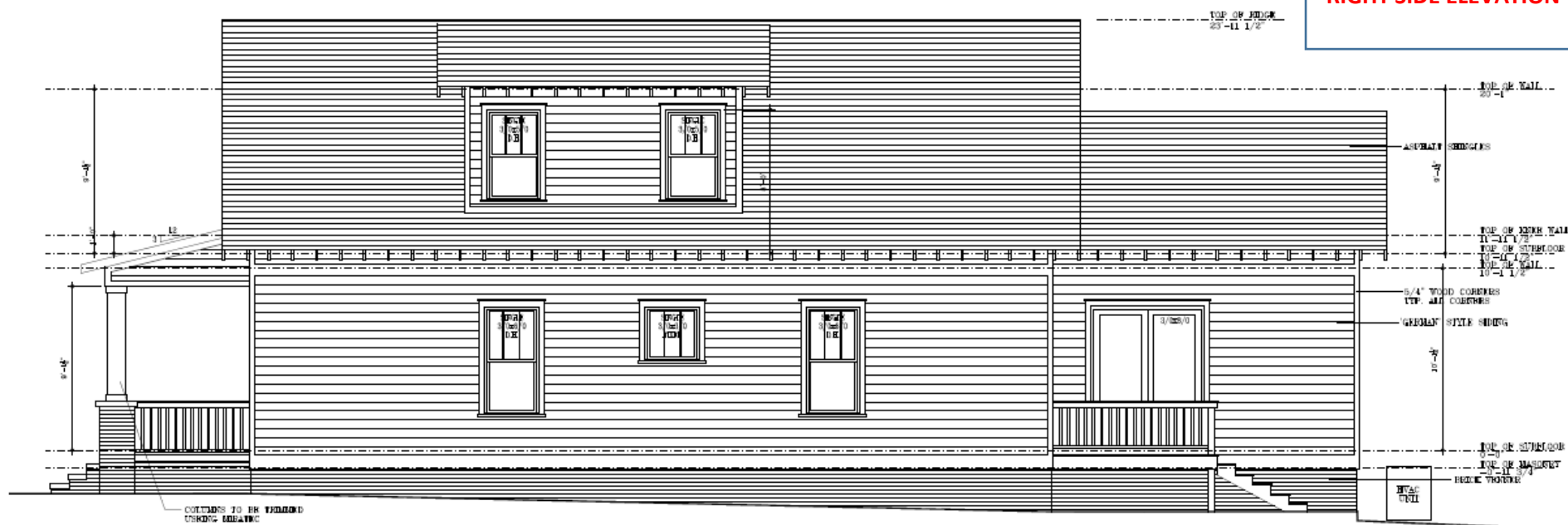
4. WINDOW DETAIL – the window casing and trim design was added to all of the elevations.



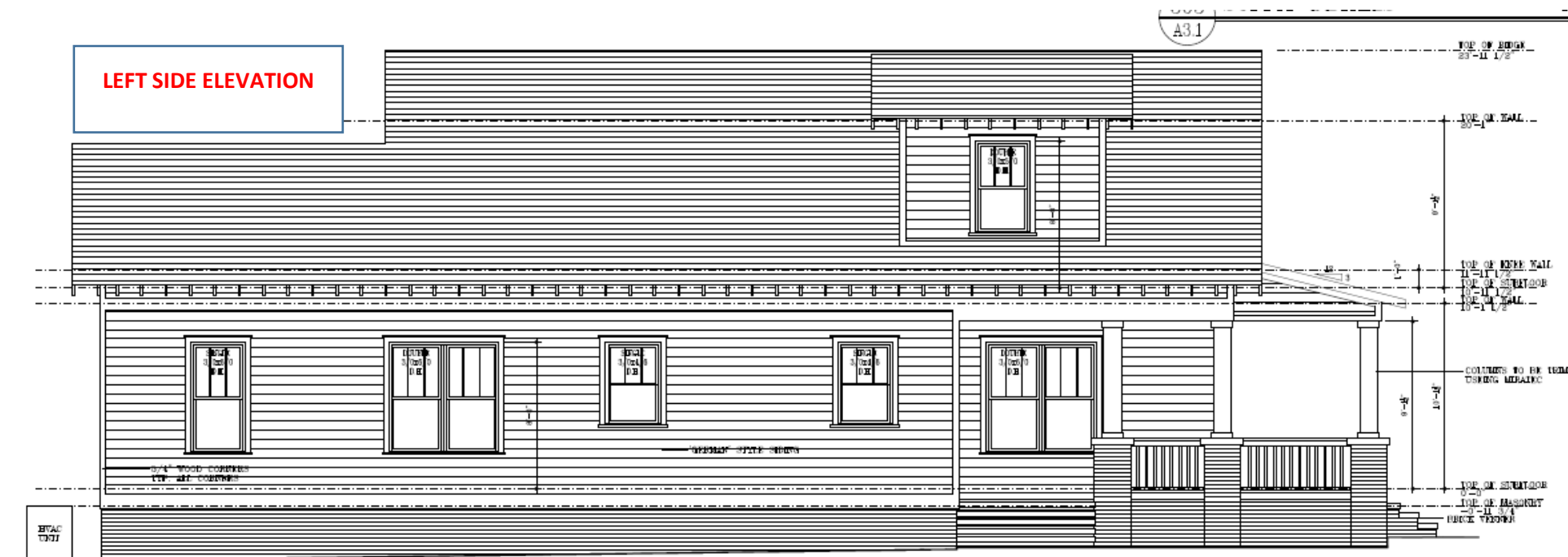
Architectural elevation drawing of a two-story house. The drawing includes the following details and dimensions:

- Roof:** Gabled roof with a ridge line. Dimension: $23'-11 \frac{1}{2}"$ (TOP OF RIDGE).
- Second Floor:**
 - Window: Double window with a label "DOUBLE 2/0x6/0 D.H.". Height dimension: $7'-0"$.
 - Wall: Horizontal siding. Dimension: $9'-1 \frac{1}{2}"$ (TOP OF WALL).
- First Floor:**
 - Left side: Window with a label "3/0x6/0".
 - Center: Door with a label "3/0x6/0".
 - Right side: Window with a label "SINGLE 3/0x6/0 D.H.". Height dimension: $10'-1 \frac{1}{2}"$.
 - Wall: Horizontal siding. Dimension: $10'-1 \frac{1}{2}"$ (TOP OF KNEE WALL).
 - Subfloor: Dimension: $1'-0"$ (TOP OF SUBFLOOR).
 - Base: Brick veneer. Dimension: $0'-0"$ (TOP OF MASONRY).
- Front Porch:**
 - Columns: Four columns flanking the door and windows. Label: "COLUMNS TO BE TRIMMED USING MIRATEC".
 - Trim: $5/4"$ WOOD CORNERS TYP. ALL CORNERS.
 - Siding: "GERMAN" STYLE SIDING.
 - Height: $9'-1 \frac{1}{2}"$.
- Foundation:** Brick veneer. Label: "BRICK VENER".

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



30
A3

301
A3.1

REAR ELEVATION

1/4" = 1'-0"

PRIOR MEETING (MAY) - OVERVIEW OF UPDATED ITEMS on LOT 4:

1. **TREE SAVE** – attached is a letter from Barry Gemberling (Arborguard) in regard to his recommendations on how to keep the LOT 4 (Willow Oak) tree safe prior and during construction.
2. **MIRATEK** – to be installed on all columns, corners and fascia with corner boards being 5.5 inches
3. **OPEN TAILS / SOFFITS** – roof to extend 24 inches at right angle to siding, with $\frac{3}{4}$ v-groove bead board and 2x8" rafters with bed mold installed base
4. **WINDOWS** – 4" wide non-tapered trim with $\frac{7}{8}$ putty glaze, removed brick casing

#4 – Window Trim – non-tapered 4"

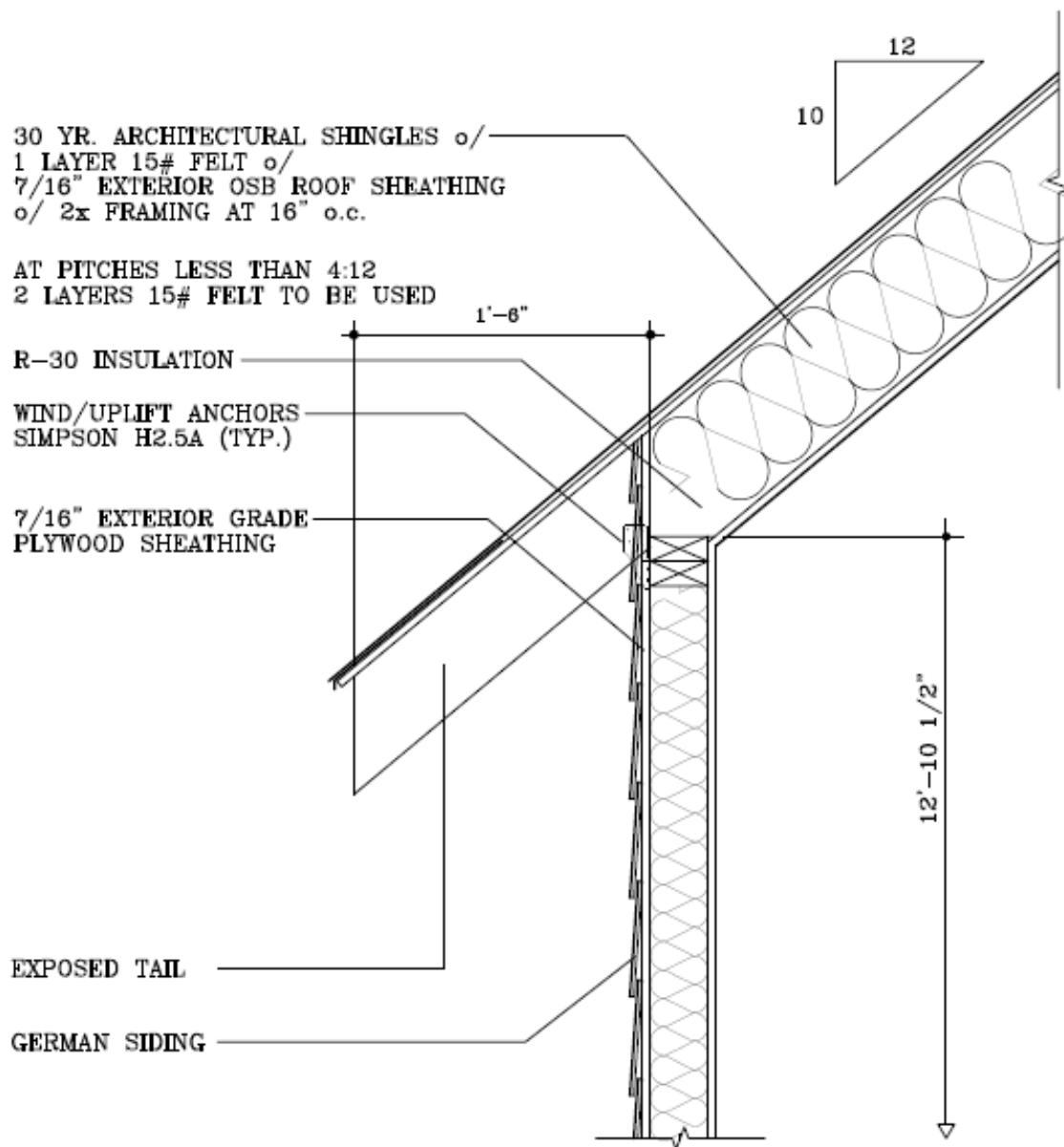
#3 – Open Tail – 24" with bead board & 2x8" rafters



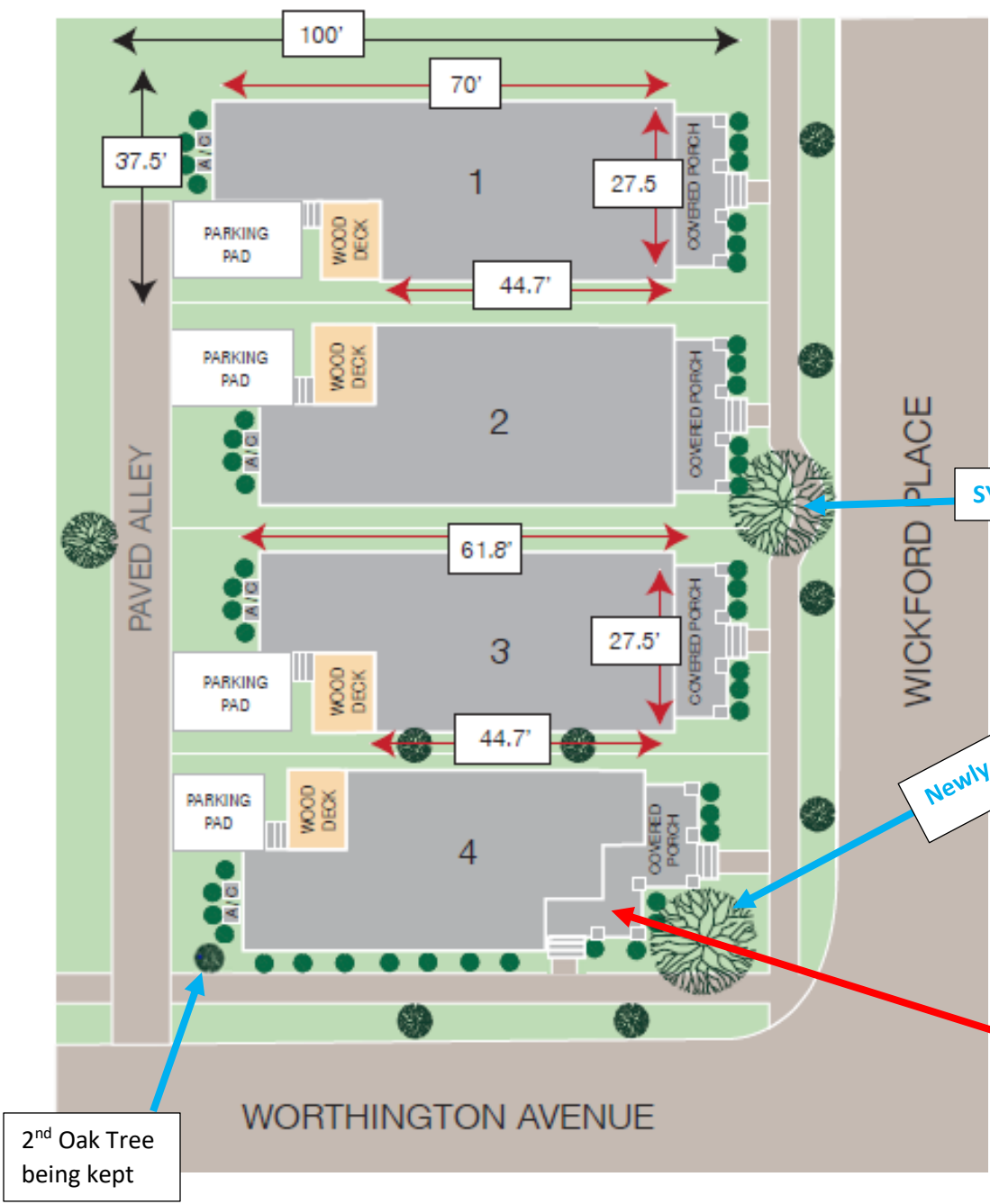
#2 – Miratec – Columns, Fascia, and Corners

#1 – Tree Save Letter for the Sycamore Tree

SOFFIT DETAIL – UPDATED OPEN TAIL

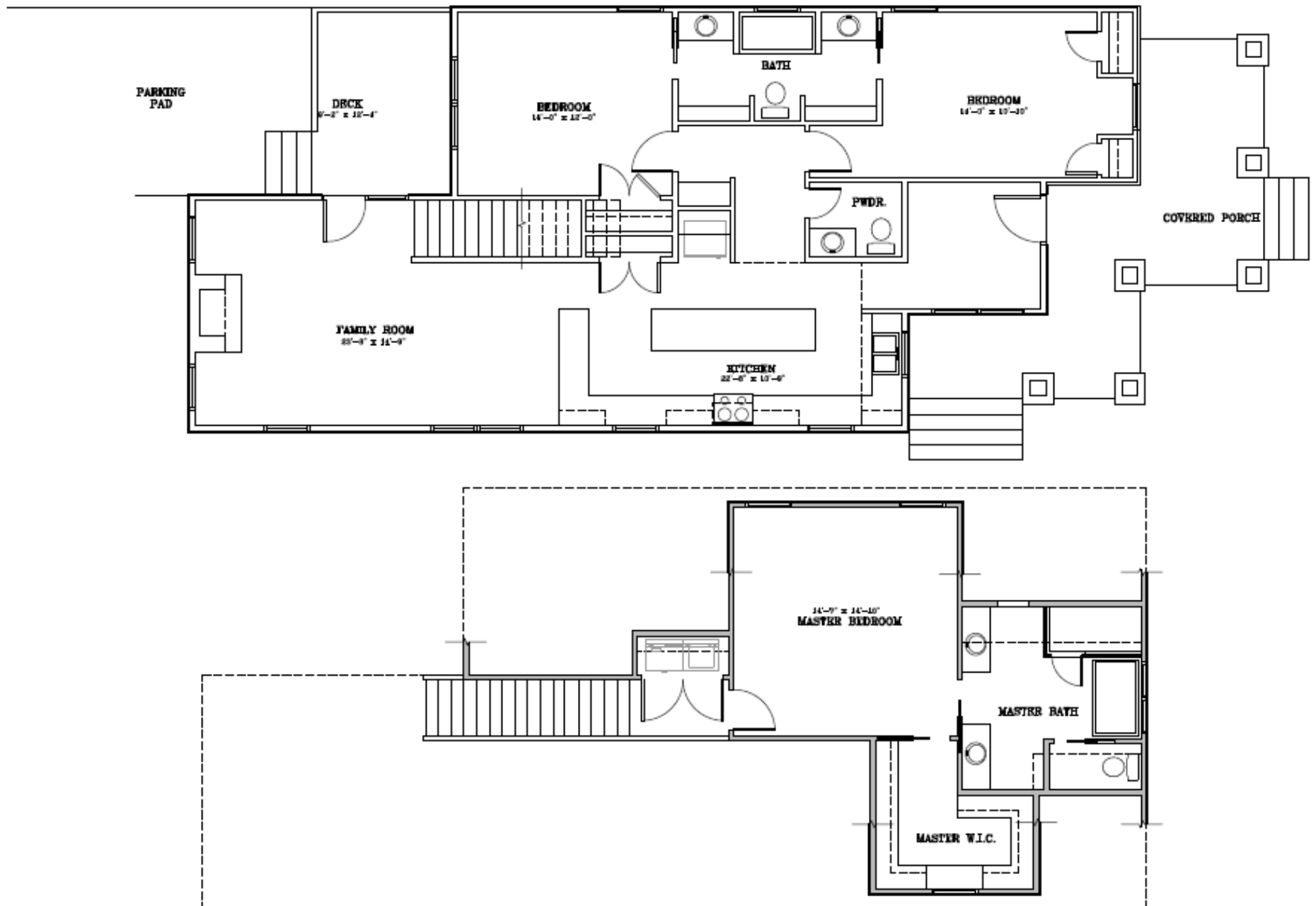


SITE PLAN – (UPDATED)

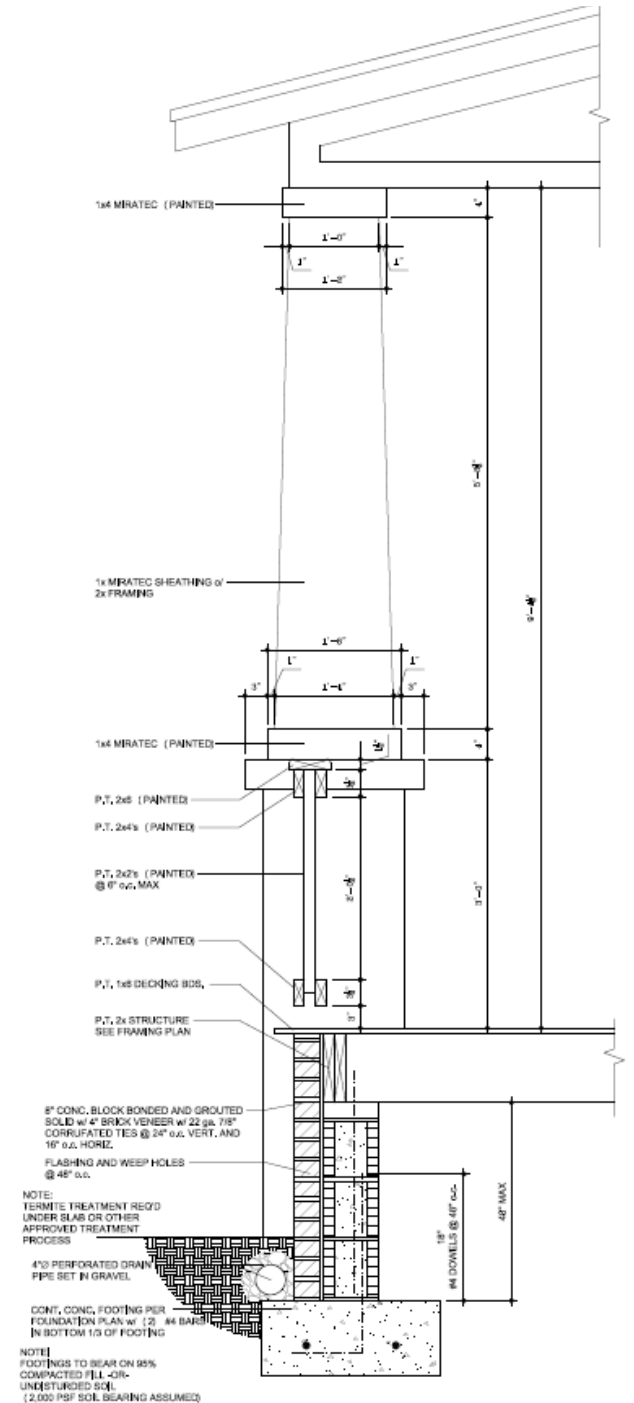
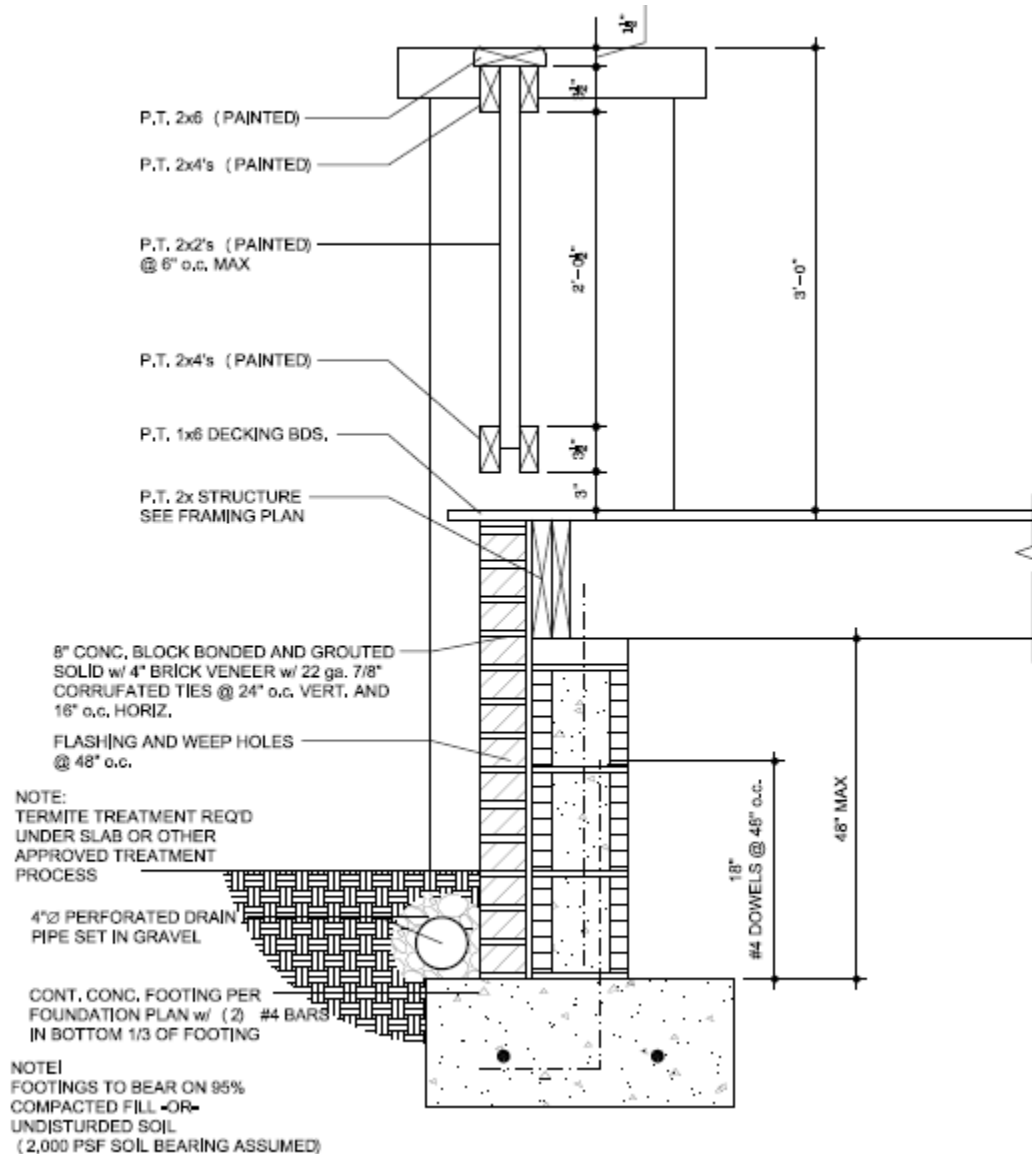


LOT 4 – created a wrap-around porch that runs along Worthington Ave for more curb appeal at the Worthington & Wickford corner. Added stairs on the Worthington Ave. side as well. Pushed the house slightly back to be able to keep the Oak Tree.

LOT 4 FLOORPLAN



PORCH RAILING & COLUMN DETAIL



SURVEY

