

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 2208 Wilmore Drive

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jennifer Benson

Details of Proposed Request

Existing Conditions

The existing house is a one story American Small house constructed in 1938 with a slight grade decrease from front to rear. Surrounding single family houses are 1-1.5 stories in height. The lot dimensions are 50' x 160'.

Proposal

The proposal is an addition on toward the rear of the house. The addition is not taller or wider than the house but the addition is more than 50% in square footage of the original house. The footprint of the addition is 24' x 26'. Original windows, materials and details to remain are noted on the elevations. New siding is wood lap. The rear deck is wood. Window design are 1/1 to match existing where noted.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.

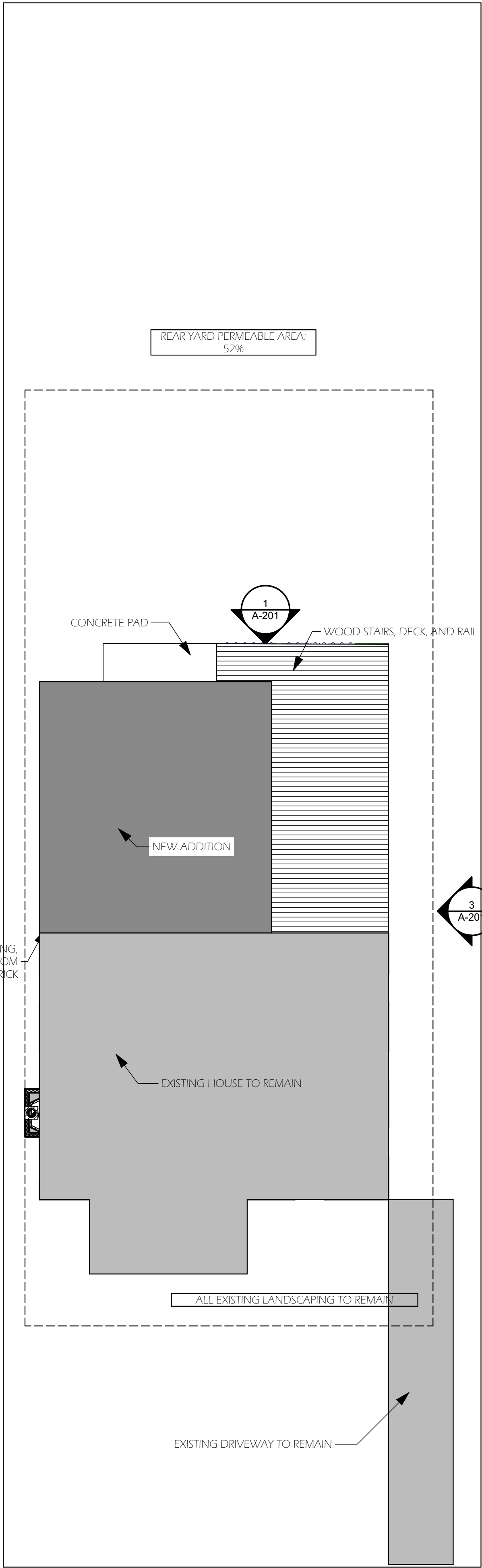
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Staff Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for additions.

Charlotte Historic District Commission Case 2018-389
HISTORIC DISTRICT: WILMORE
ADDITION

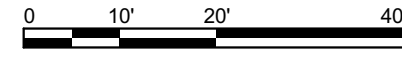




1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 NEIGHBORHOOD PLAN
SCALE: 1" = 20'



PRELIMINARY DWGS - NOT FOR CONSTRUCTION

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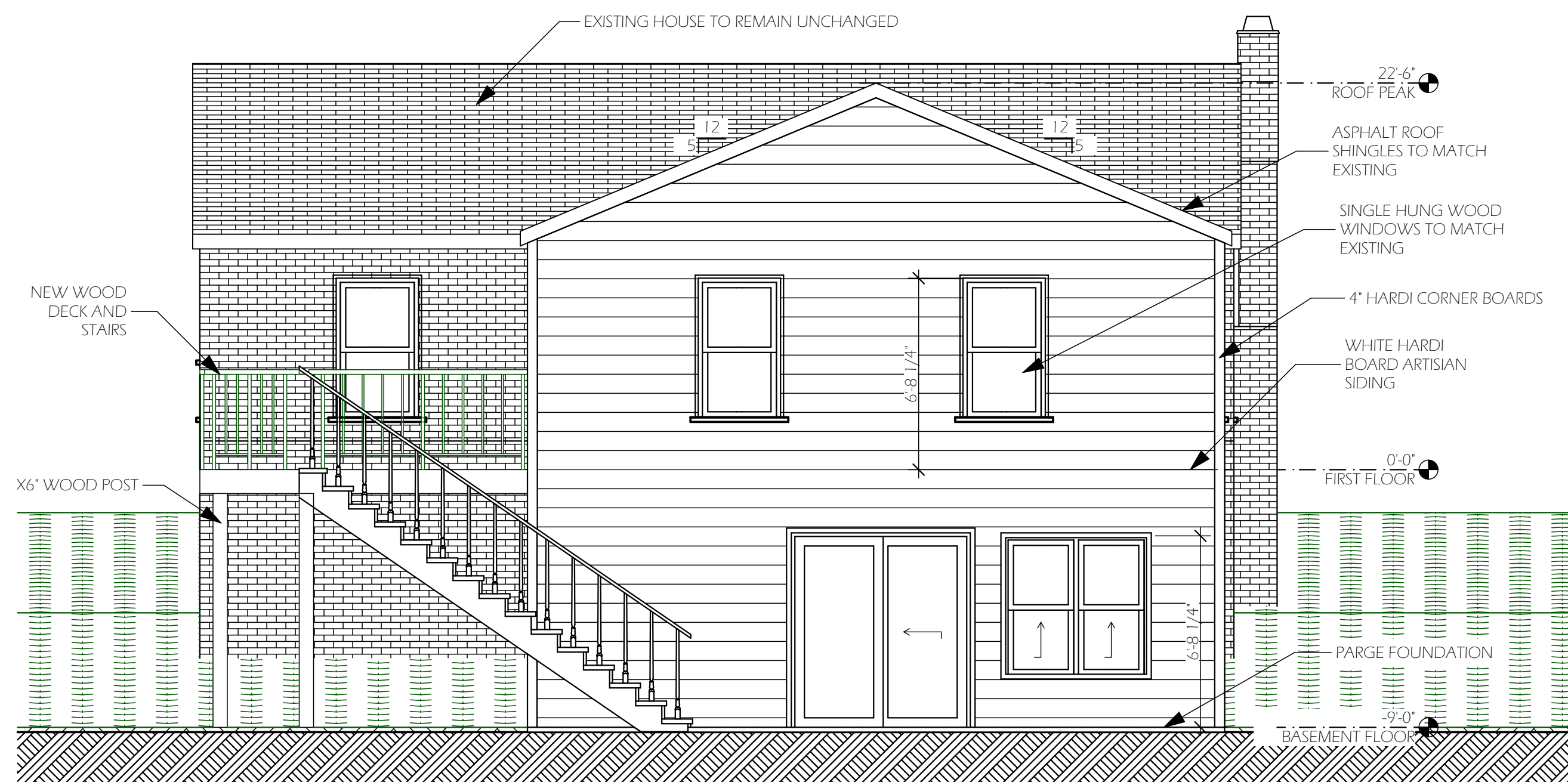
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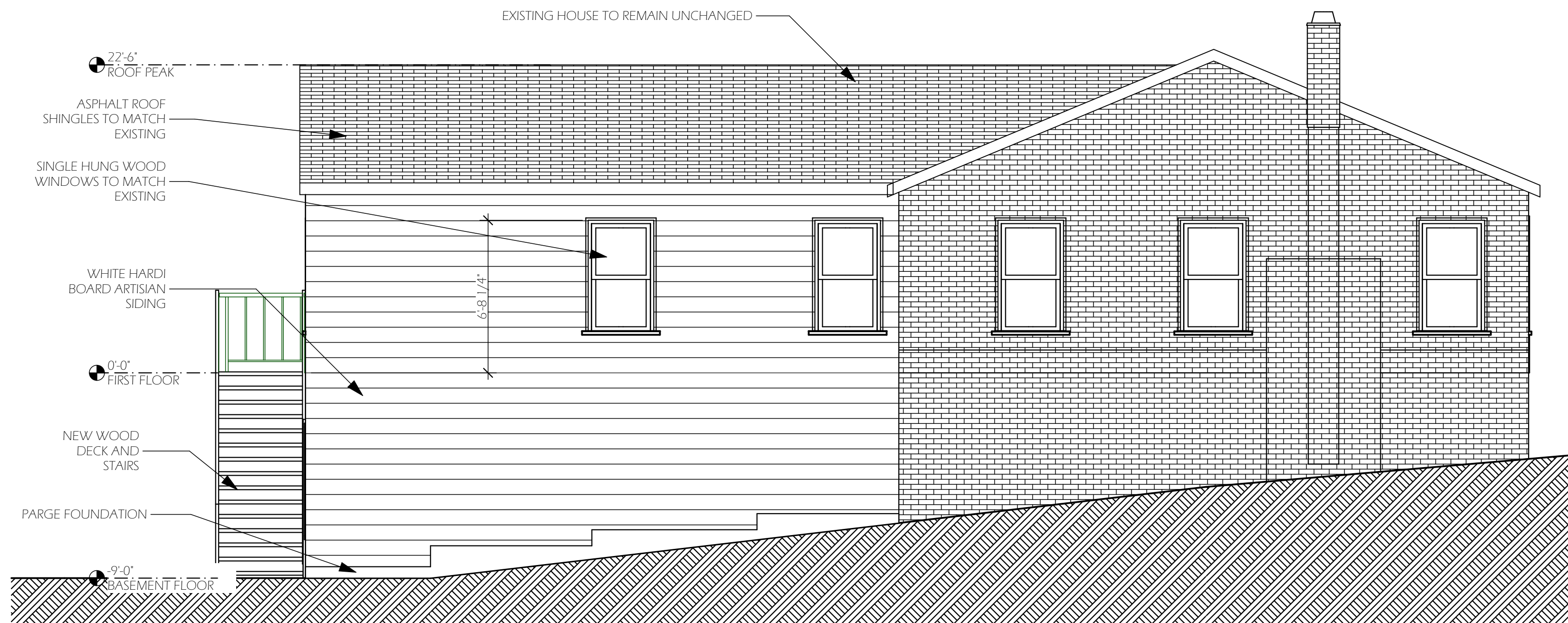
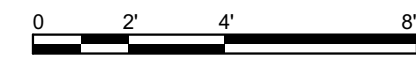
DATE: 7/25/2018	DRAWN BY: JAB
SCALE:	PROJECT NO: 18.040

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SITE PLAN
SHEET NUMBER:

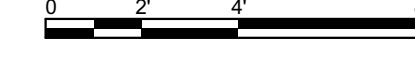
A-101



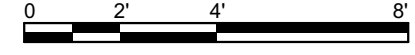
1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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



3 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



COCHRAN RESIDENCE
 2208 WILMORE DR.
 CHARLOTTE, NC 28203

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-201

COCHRAN RESIDENCE
2208 WILMORE DR.
CHARLOTTE, NC 28203

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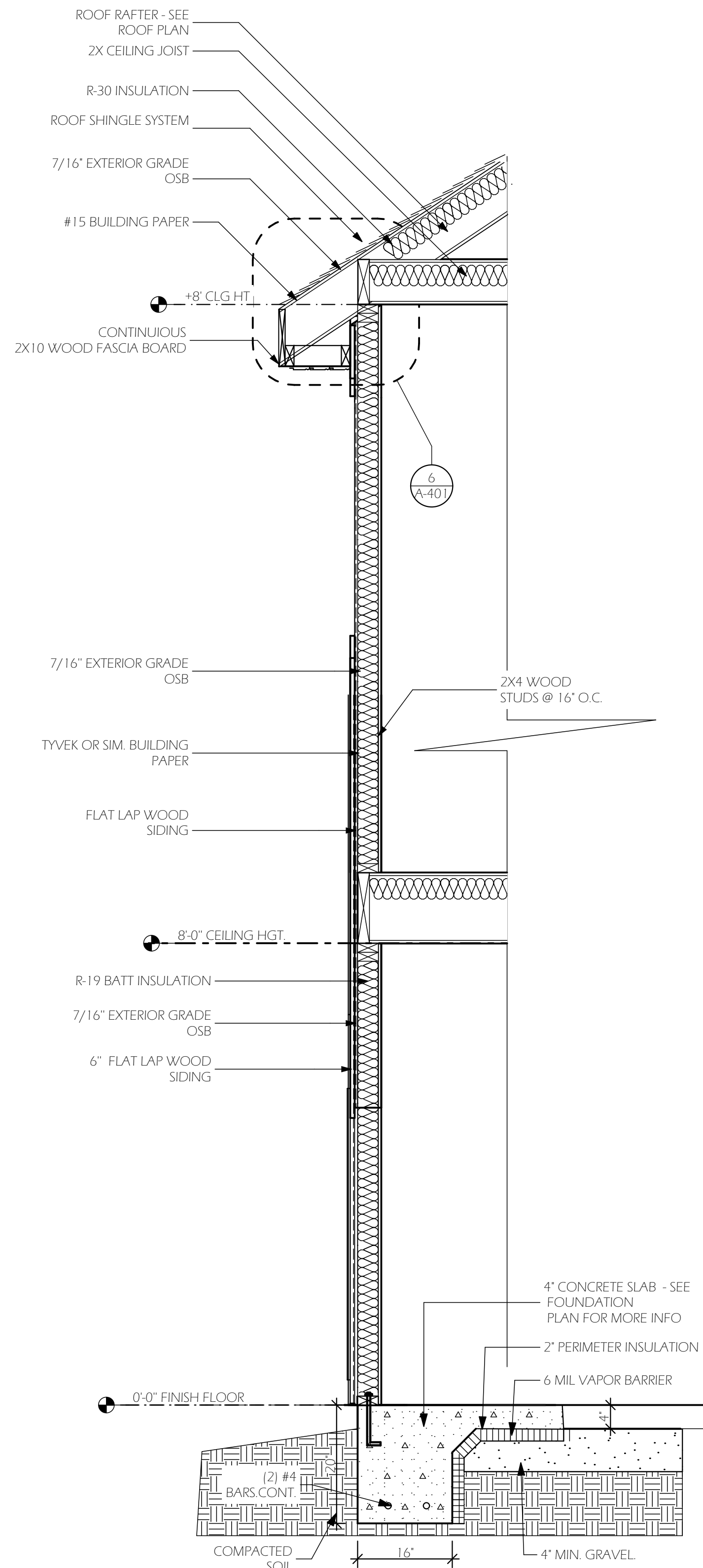
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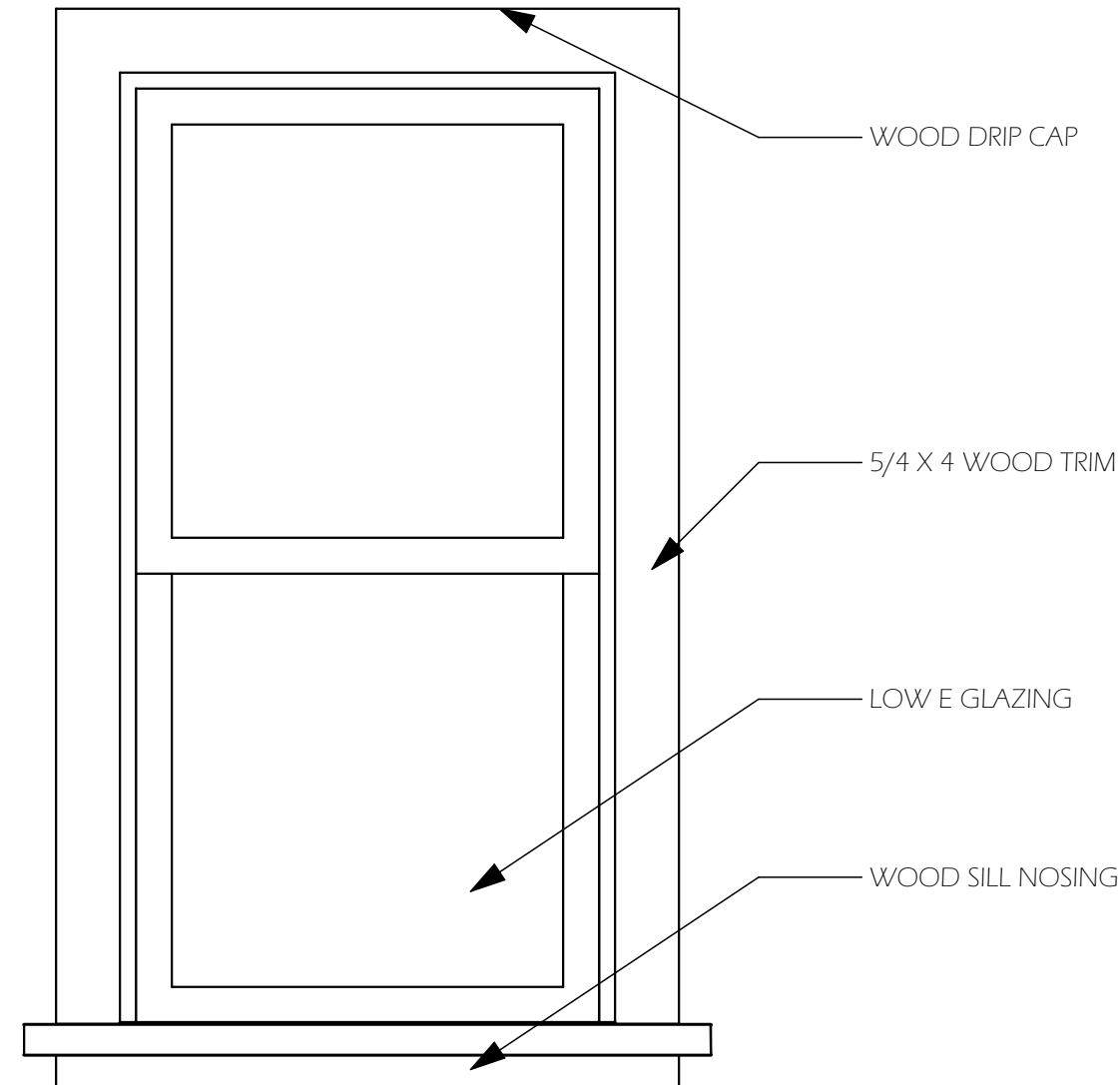
SHEET TITLE:
DETAILS

SHEET NUMBER:

A-301

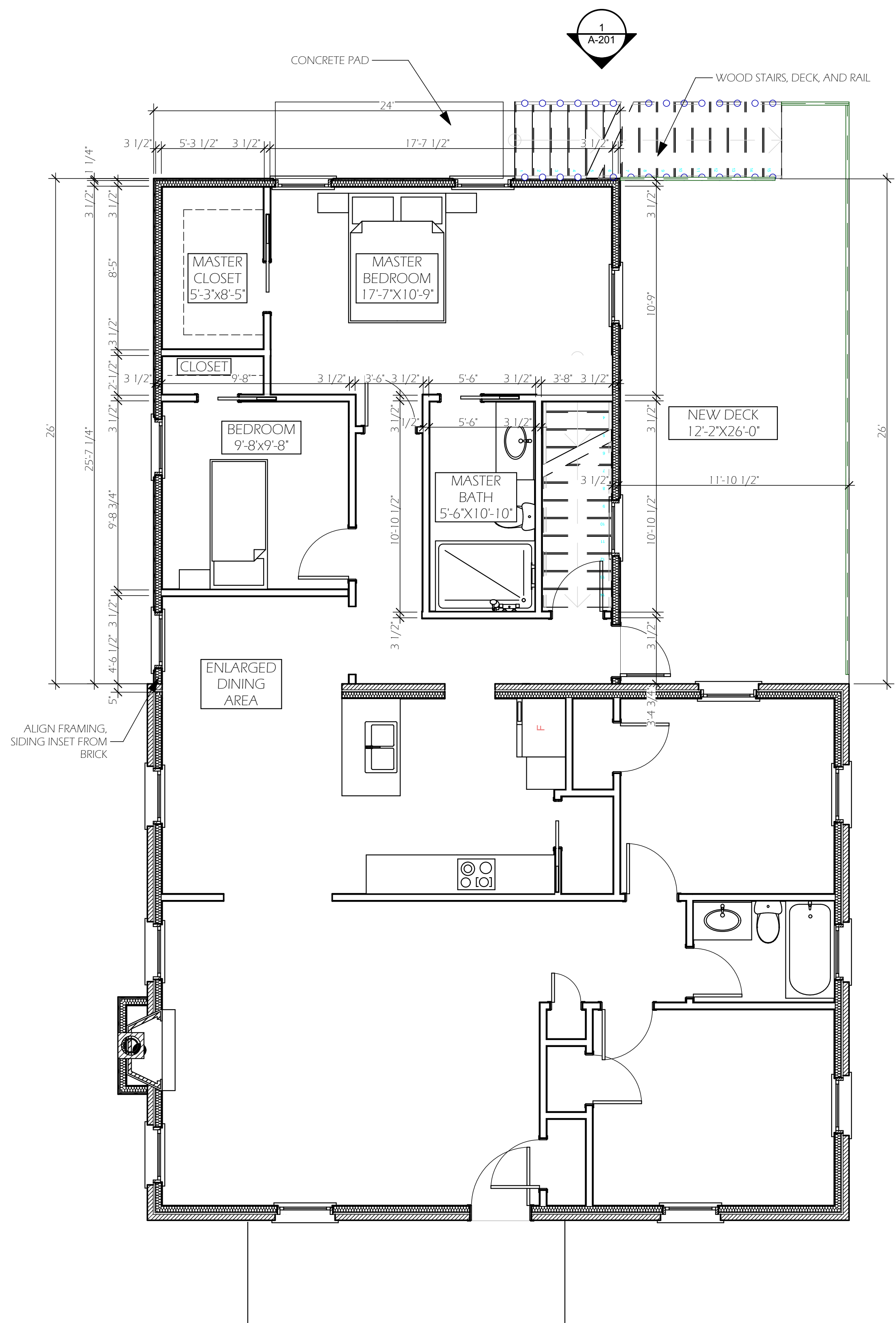


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



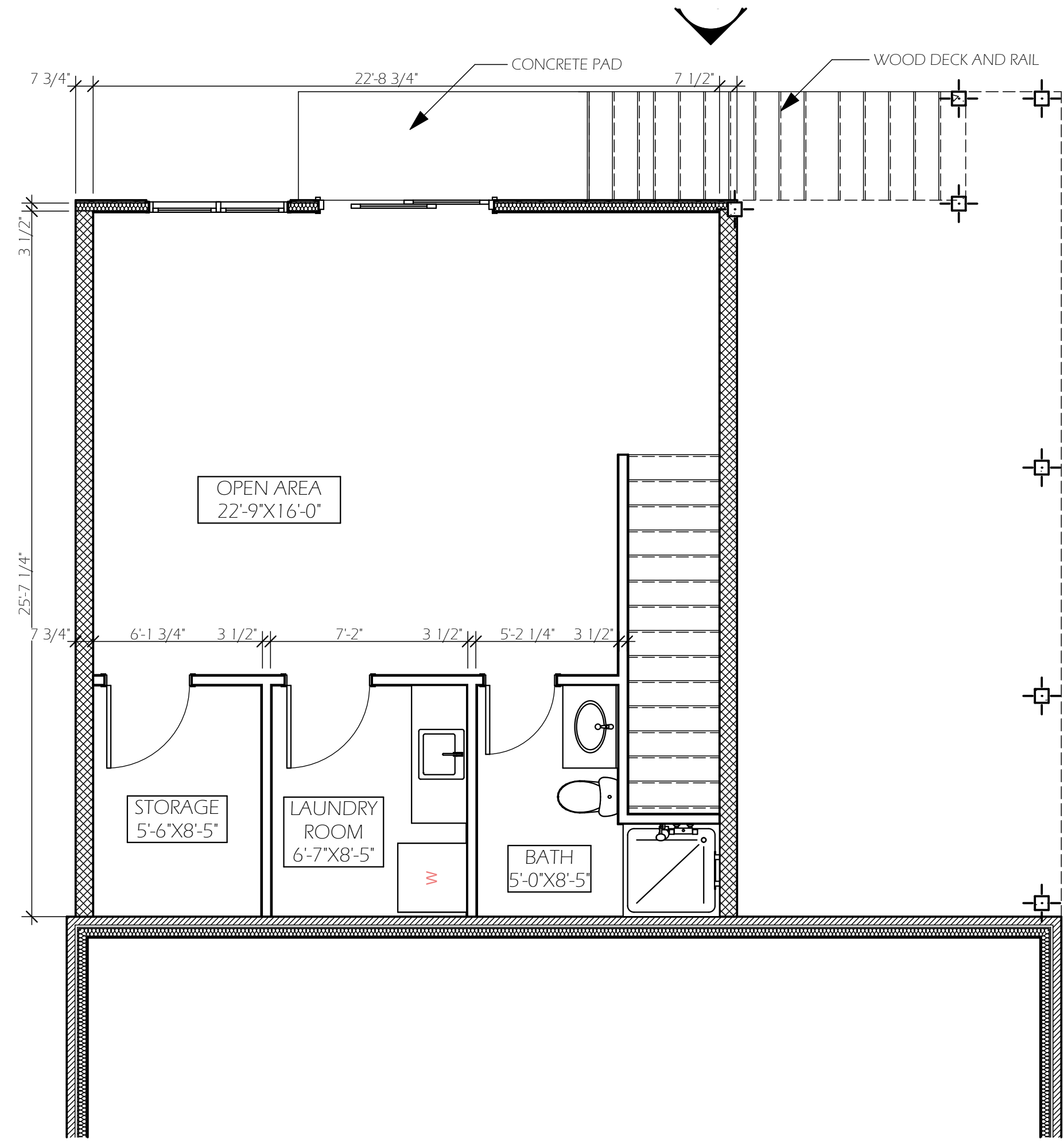
NOTE: TWIN UNITS HAVE 5 1/2" MULLION

2 WINDOW DETAIL
SCALE: 1" = 1'-0"

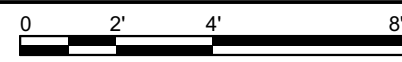


1 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
EXISTING SQUARE FOOTAGE: 1657 SF
1008 SF HEATED
FIRST FLOOR HEATED: 621 SF
UNFINISHED BASEMENT



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



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SHEET TITLE:
1st FLOOR PLAN

SHEET NUMBER:

A-102