

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1765 Wilmore Drive

SUMMARY OF REQUEST: Addition, chimney removal, window replacement, porch rails

APPLICANT/OWNER: Valerie Grier

Details of Proposed Request

Existing Conditions

The existing house is a one story Bungalow style house constructed in 1933 on a corner lot. Features include cedar shake and wood siding. Windows are wood and the foundation is painted brick. The chimney above the roof has been removed.

Proposal

The proposal is to enclose the rear porch with siding and windows, hand rails, chimney removal and new doors. New siding, windows and hand rails are wood.

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.
2. The HDC will determine the corrective action for the chimney.

1765 Wilmore

Page 1 – Front View

Page 2 – Front Door

Page 3 - Rear View

Page 4 – Rear Door to House

Page 5 – (left side view of missing bathroom window) Re-installing Previously Removed Bathroom Window

Page 6 & 7 – Installing same Type Windows in Bathroom and Sun Porch and Trimming to MATCH current Windows

Page 8 - Rear View of Home (providing view of Porch as it responds to sketch)

Page 9 – Providing view of left wall closed – Enclosure will MATCH current siding and trim

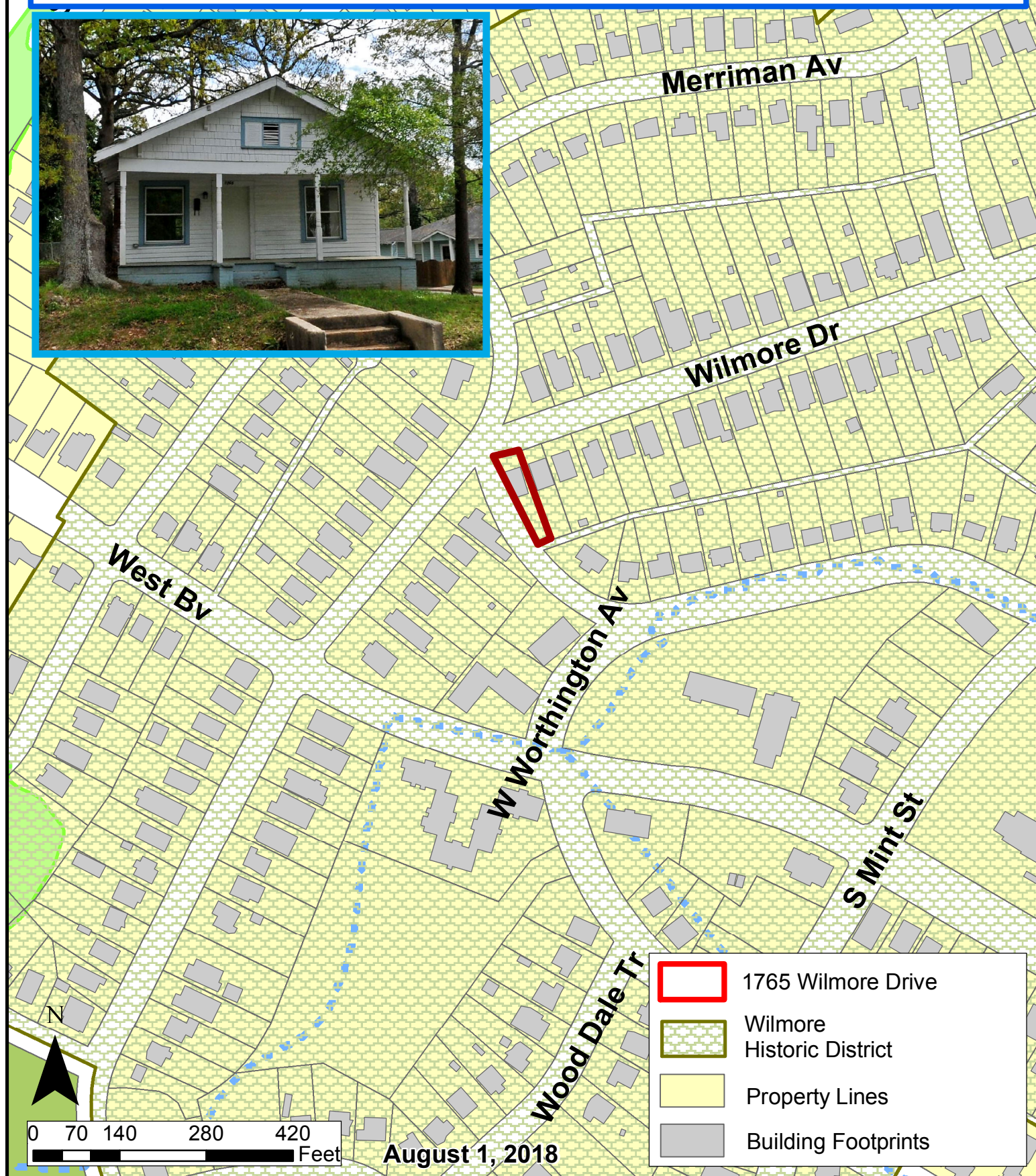
Page 10 – Storm door to be installed on Sun Porch

Page 11 & 12 – Foundation of home to be painted white to MATCH trim of Windows, Color of Front Doors and Fascia Board

Page 13 & 14 – Chimney Before and After – Before Picture shows settling allowed space between Chimney and Roof. Page 14 - Chimney Partially Removed – Request to Remove Chimney and Fill with wood siding to MATCH current siding.

Page 15 – Porch Rails to be installed per Code

Charlotte Historic District Commission Case 2018-397
HISTORIC DISTRICT: WILMORE
ADDITION







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Item # 935582 Model #
TTBS629327

**Therma-Tru Benchmark Doors
Pembroke Craftsman Decorative
Glass Left-Hand Inswing Ready to
Paint Steel Pre-Hung Entry Door
with Insulating Core (Common: 36-in
X 80-in; Actual: 37.5-in x 81.5-in)**

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In-use/lifestyle images – sidelites and transom not
included

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- Steel doors are resistant to shrinking, swelling and warping, making them a perfect low-...
- Therma-Tru Benchmark Doors consist of a complete door system including all necessar...
- 25-gauge steel improves security and resistance against forced entry, and is lockse...



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...

BACK DOOR
TO
INTERIOR OF
HOME



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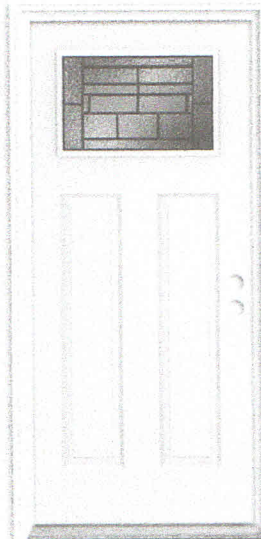
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- 25-gauge steel improves security and resistance against forced entry, and is lockse...



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...

like window
↓





PB211929.JPG



like TRIM
↓





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P7183604.JPG

closing
side
for sketch



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Item # 353939 Model #
37008032

LARSON White Mid-View Storm Door with Self-Storing (Common: 36-in x 81-in; Actual: 35.75-in x 79.875-in)

24 Ratings



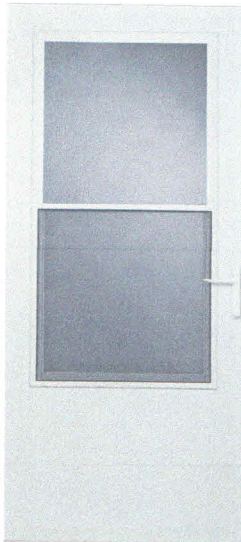
4.5 Average

88%

Recommend this
product



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- Half fixed screen offers built-in ventilation
- Color-matched lever handle adds style and durability
- Inside lock adds security

Common Width (Inches)

36



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Foundation

11



PB211926.JPG

12



←
FOUNDATION



PB211930.JPG

...
(13)



Before



P7183603.JPG

14 ...

After





P7183602.JPG

...



→

← Porch
RAILS

PER CODE
& HDC APPROVE



8 FT

SCREEN DOOR

SCREEN DOOR

12 FT
DECK

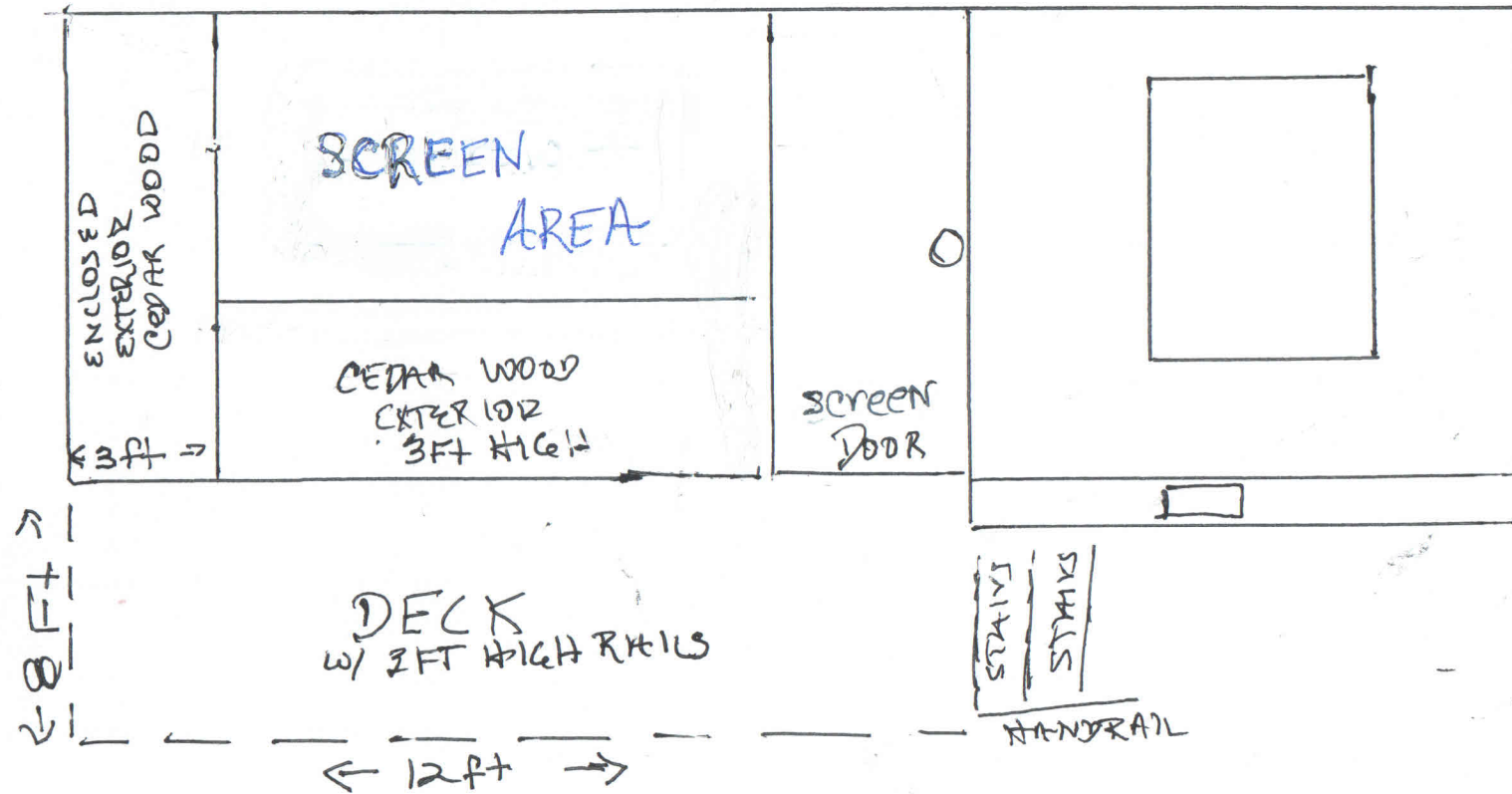
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1

1765 WILMORE

REAR VIEW OF PORCH

STREET



DRIVEWAY

MATERIALS

TREATED WOOD for Deck
CEDAR WOOD for SIDING TO MATCH EXISTING SIDING