Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: September 11, 2019***
HDCRMA 2019-00393	***PID# 11908114***

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1617 Wilmore Drive

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Shawn and Alyssa Cox

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Bungalow constructed in 1936. Architectural features include an engaged full-width front porch, front gable roof supported by stone piers and wood tapered columns, and decorative brackets. Siding material is wood German lap. Existing brick chimney is painted. Windows are replacement vinyl windows. A rear addition and deck was approved by the HDC in on June 4, 2010 (COA# 2010-062). Adjacent structures are 1 and 1.5 story single-family buildings. Lot size is approximately 50' x 155'. House height is approximately 18'-2".

Proposal

The proposal is a second story addition that begins just behind the front rooms of the house. Height increase is approximately 5'-6". Materials include German lap wood siding, wood trim and a painted brick foundation to match existing. No changes proposed to existing windows on the front, left and right elevations. No impacts to mature canopy trees.

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.

	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.

Staff Analysis

Staff has the following concerns with the proposal:

1. Height increase from 18'-2' to 23'-8 ½".
2. Addition is co-planer on left, right, and rear elevations creating two-story walls.
3. Roof form on right elevation.
4. Rear yard open space calculations not provided.

HDCR MA 2019-00393

PID: 11908114

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: ADDITIONS

September Meeting 2019

Existing Conditions

FRONT

LEFT

REAR

RIGHT

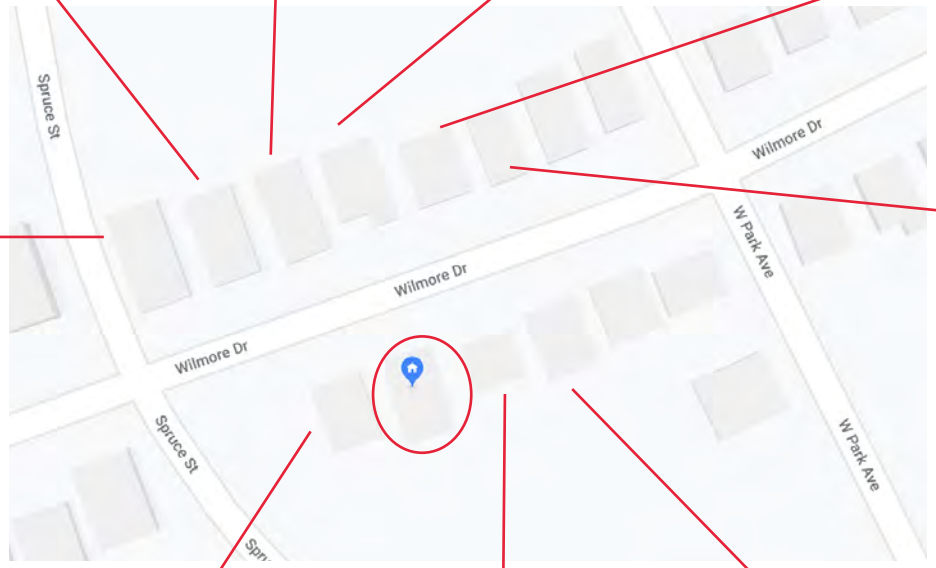
1624 Wilmore Drive

1620 Wilmore Drive

1616 Wilmore Drive

1612 Wilmore Drive

1628 Wilmore Drive



1608 Wilmore Drive

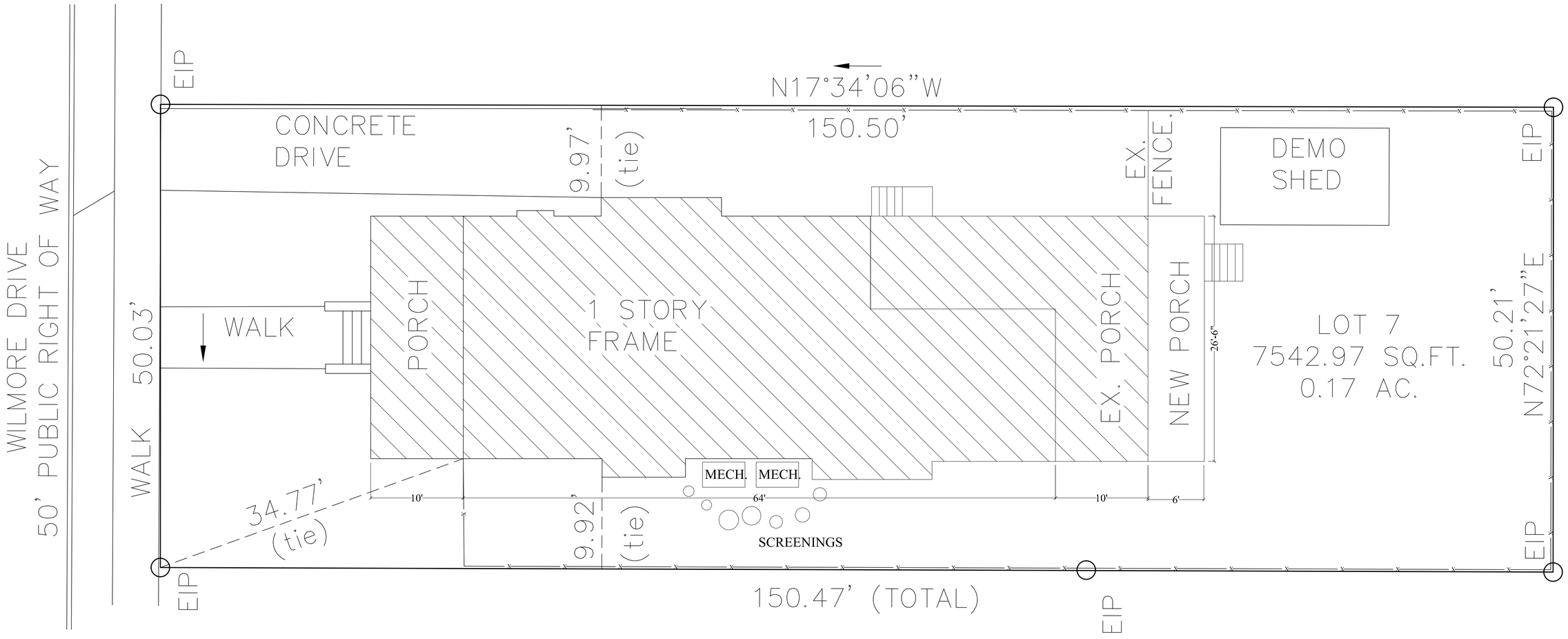
Context/Adjacent Structures

1621 Wilmore Drive

1613 Wilmore Drive

1609 Wilmore Drive

Site Plan - Existing and Proposed



1 / ST1 SITE PLAN
SCALE: 3/16" = 1'-0"

2440 SF HOUSE FOOTPRINT
1215 SF IMPERVIOUS
7543 SF LOT

2³ DRAFTSMAN + DESIGN
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HISTORIC STUDY
COX FAMILY RESIDENCE
1617 WILMORE DRIVE
CHARLOTTE, NC 28203

SHEET:
ST1

APRIL 2019

REV:

Front & Rear Elevations - Existing and Proposed

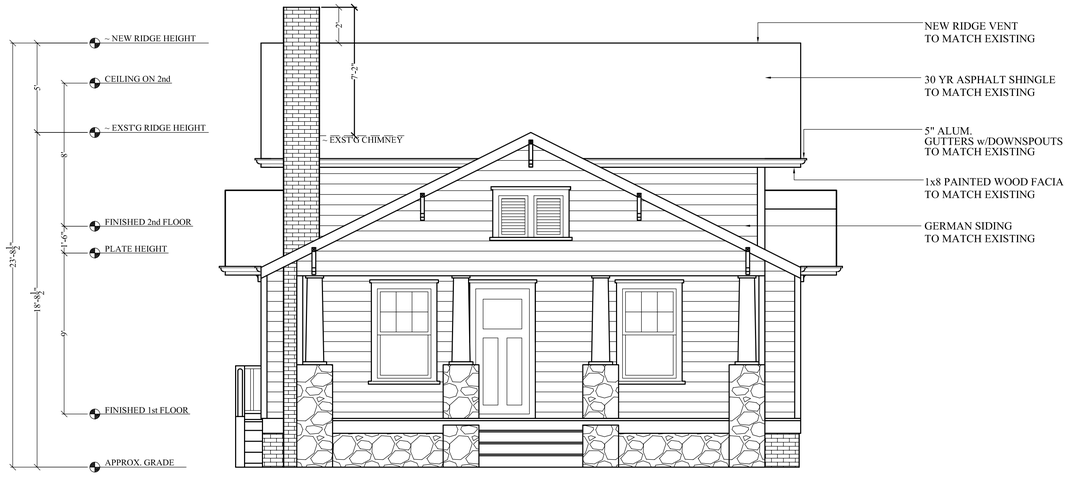
1/A3 FRONT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

1617 WILMORE
ca. 1936

3/A3 REAR ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. 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.
2. 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.
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



2/A3 FRONT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

1617 WILMORE
ca. 2019

4/A3 REAR ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

2³
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A3

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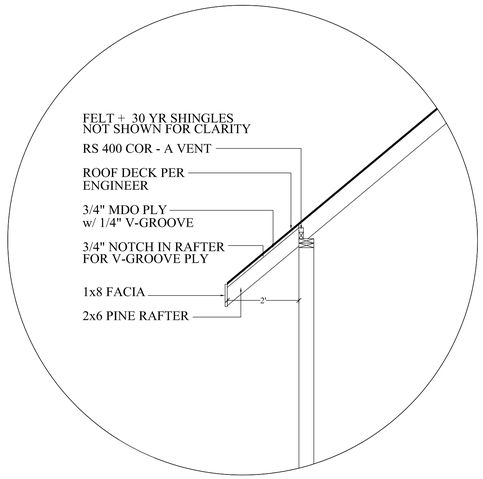
Left Elevations - Existing and Proposed



3 / A4 EAVE DETAILS
SCALE: 1/2" = 1'-0"

1 / A4 LEFT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

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2 / A4 LEFT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

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SHEET:
A4

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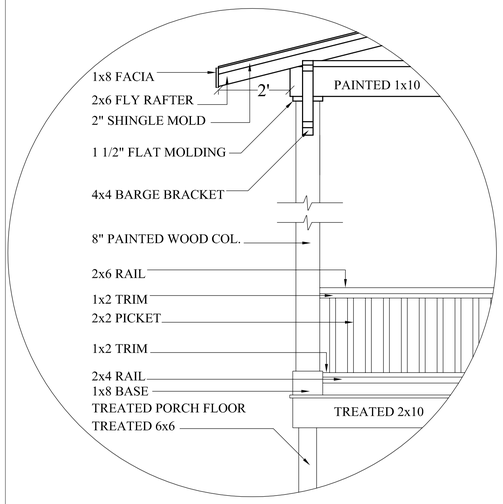
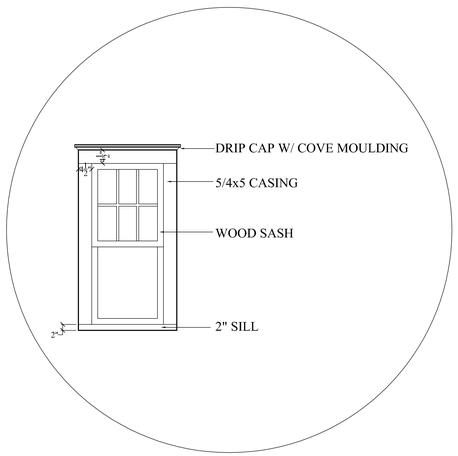
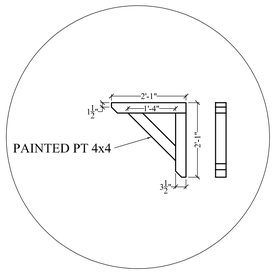
Architectural Details



3 / A5 REAR PORCH DETAILS
SCALE: 1/2" = 1'-0"

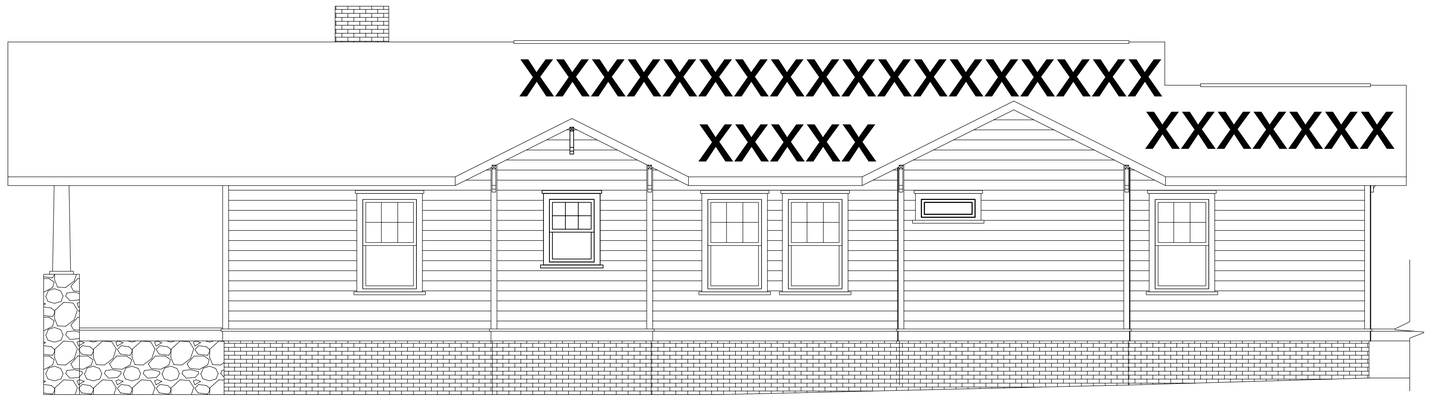


4 / A5 DOUBLE HUNG/FXD WDW DETAILS
SCALE: 1/2" = 1'-0"



6 / A5 BRACKET DETAILS
SCALE: 1/2" = 1'-0"

Right Elevations - Existing and Proposed



1 / A5 RIGHT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

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2 / A5 RIGHT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

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SHEET:
A5

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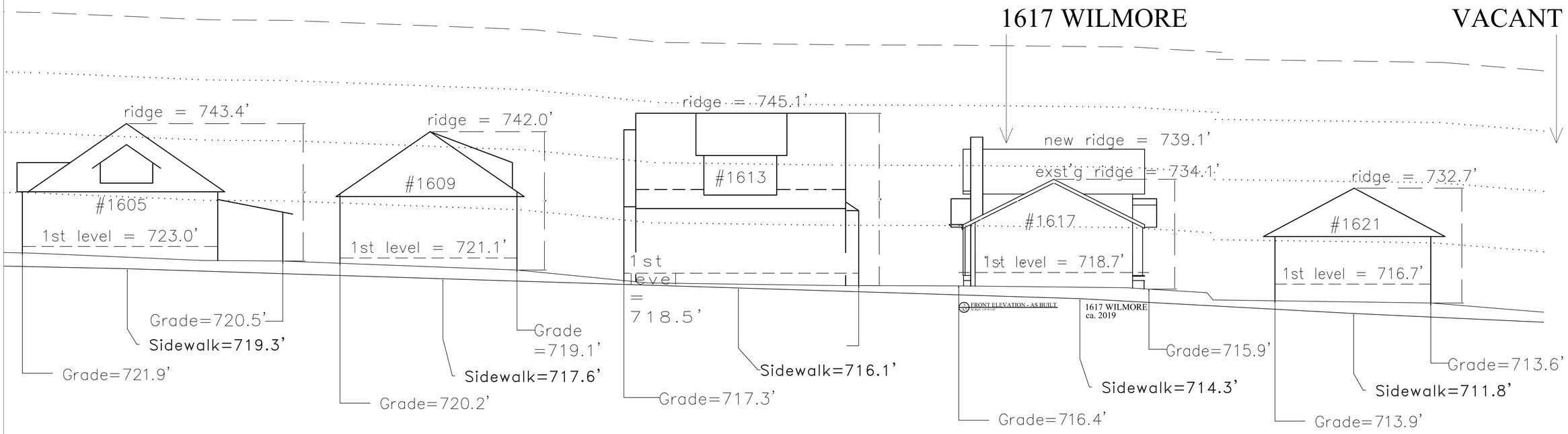
Streetscape Elevations - Existing and Proposed



W I L M O R E D R .

1/ST2 STREET VIEW

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

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SHEET:
ST2

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