
ADDRESS OF PROPERTY: 300 Westwood Avenue, *Wilmore Heights Local Historic District* *HDC 2013-065*

SUMMARY OF REQUEST: Addition

OWNER: *Daedalus Properties*

APPLICANT: *Daedalus Properties*

Details of Proposed Request:

Existing one story brick home will be increased in size with the addition of a rear second story. The Commission recently deferred the application for additional information. Revised submission includes a streetscape exhibit, context photographs, material notes, dimensions, a site plan, all elevations – existing vs. proposed.

Relevant HDC Design Guidelines

- Addition

Staff Analysis:

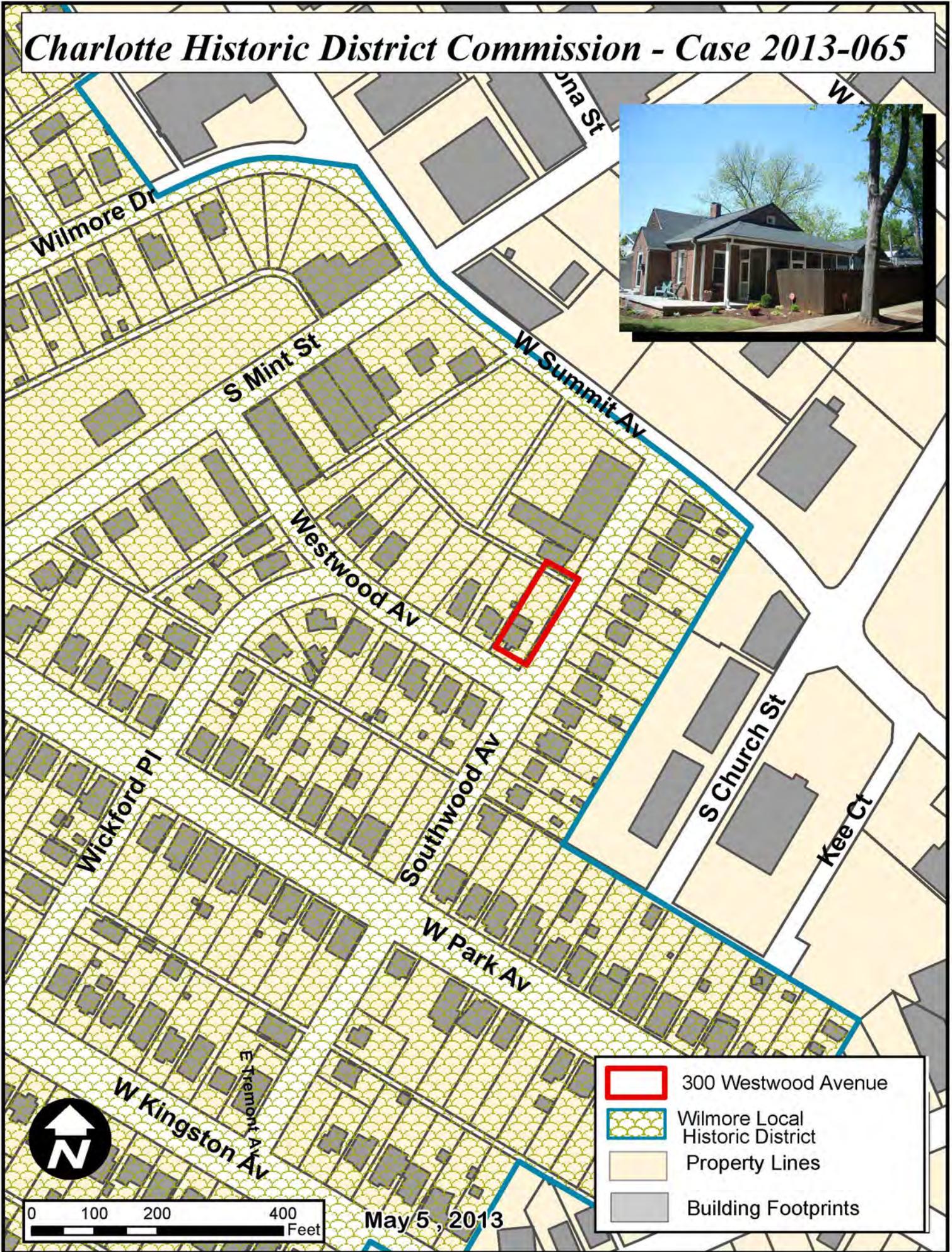
The Commission will determine if THIS addition is appropriate in this particular location and to this particular house. Appropriate mass, scale, size, and materials execution will be considered.

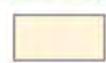
HDC Design Policy on Additions requires that additions be evaluated according to the following:

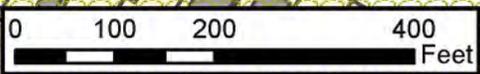
1. All additions will be reviewed for compatibility by the following criteria:

a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

Charlotte Historic District Commission - Case 2013-065



-  300 Westwood Avenue
-  Wilmore Local Historic District
-  Property Lines
-  Building Footprints



May 5, 2013



300

CPI



Streetscape



STREET SCAPE

Daedalus Properties
 Charlotte, NC
 704-890-3907 Office 704-377-8412 fax

STREET SCAPE

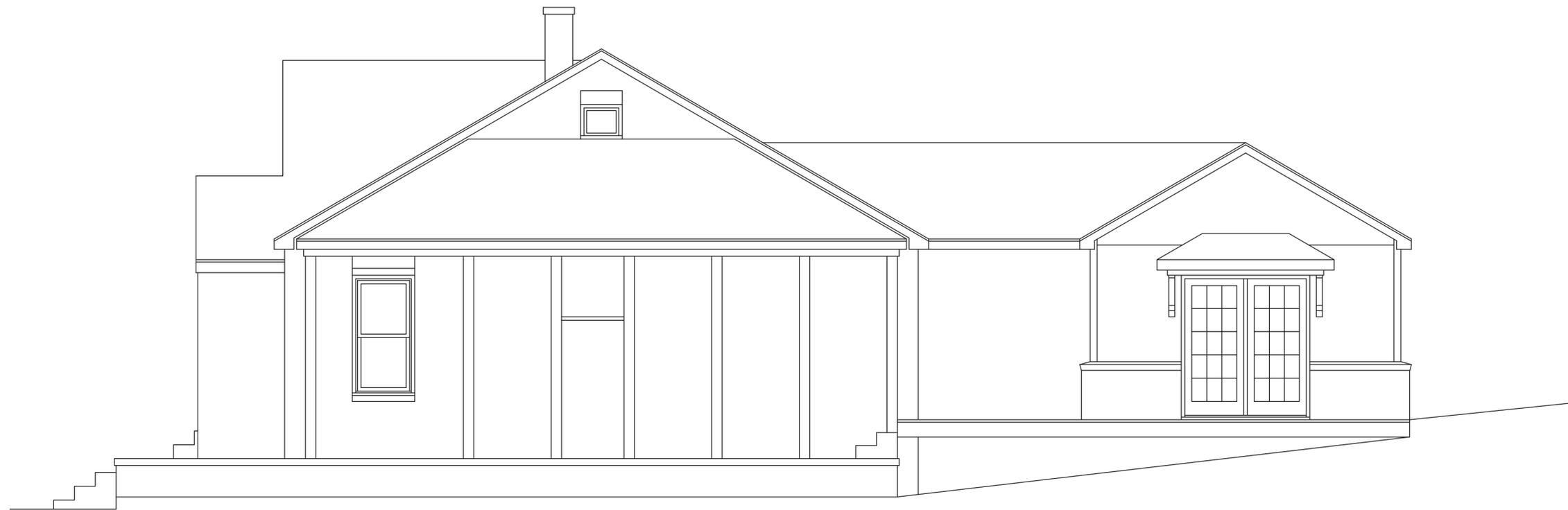
Renovations and Additions at
300 Westwood Drive
 Charlotte, NC

DATE:
 5-20-13

SHEET
7



FRONT EXISTING



EXISTING RIGHT SIDE ELEV.



EXISTING FRONT ELEV.

Daedalus Properties

Charlotte, NC

704-890-3907 Office

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EXISTING FRONT & RIGHT
SIDE ELEVATION

Renovations and Additions at
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Charlotte, NC

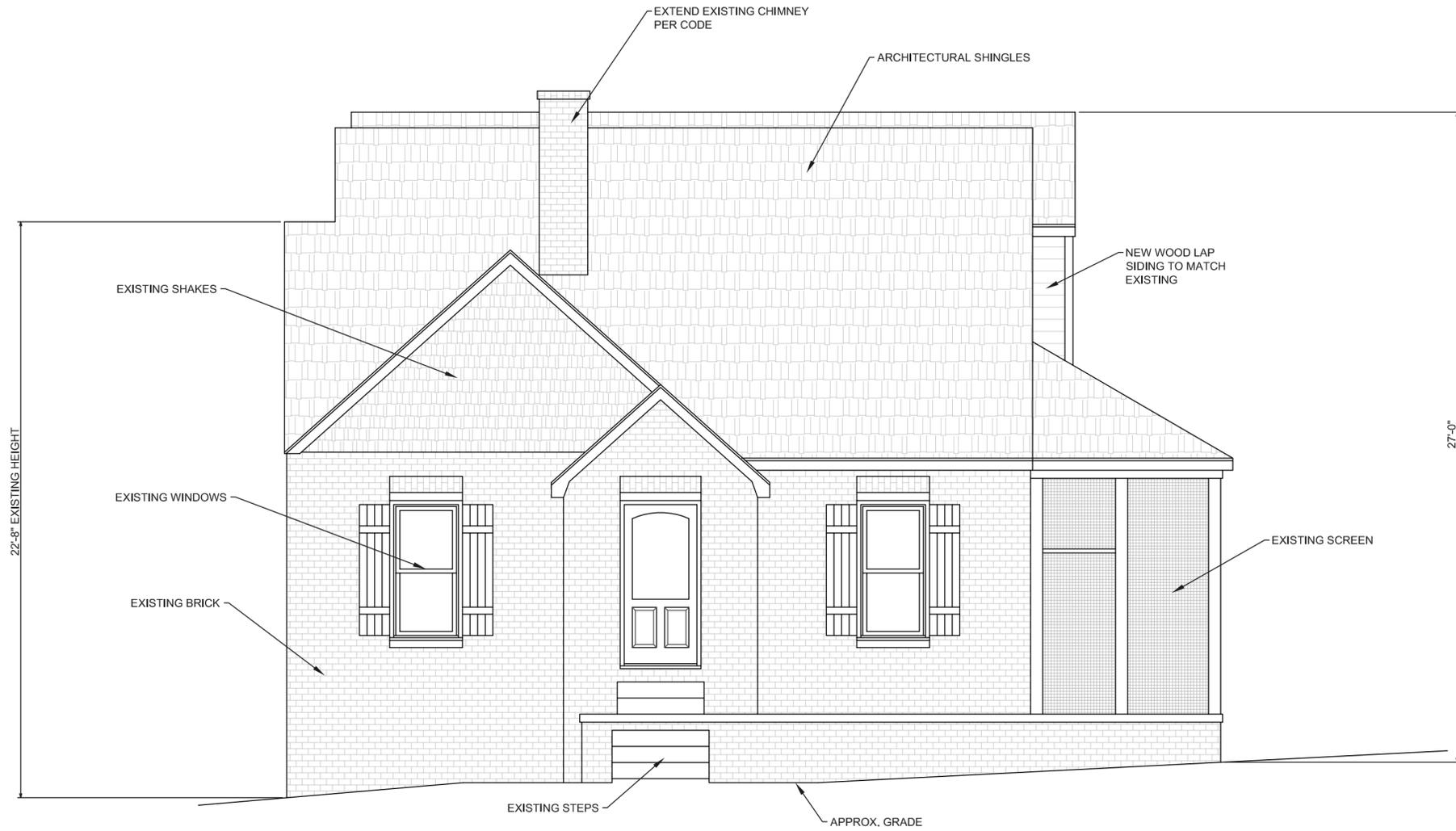
DATE:

5-20-13

SHEET

Ex2

OF 2



FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$

FRONT ELEVATION

Renovations and Additions at
300 Westwood Drive
 Charlotte, NC

DATE:
 5-20-13

SHEET

3



LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$

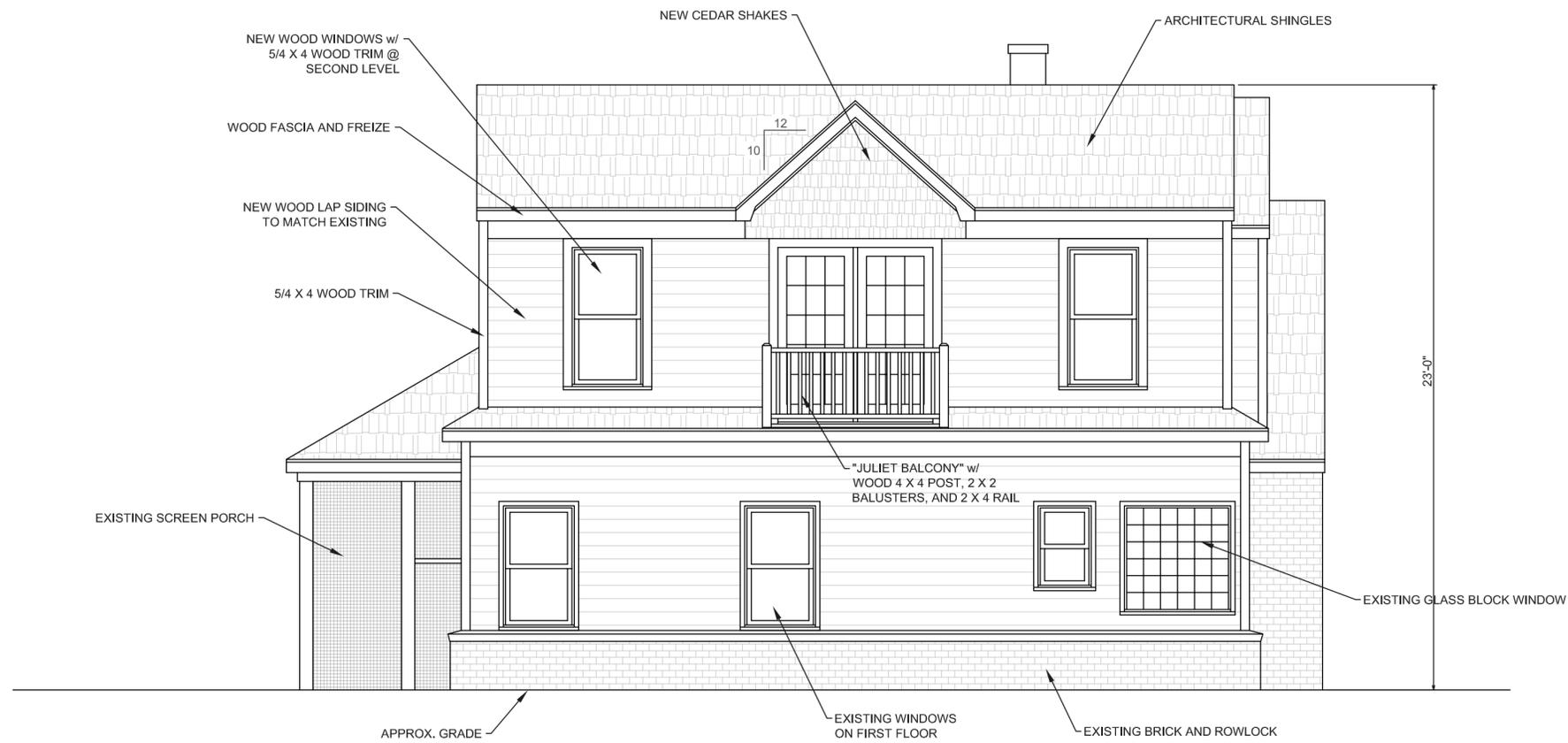
Daedalus Properties
 Charlotte, NC
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LEFT SIDE ELEVATION

Renovations and Additions at
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 Charlotte, NC

DATE:
 5-20-13

SHEET
6



REAR ELEVATION $\frac{1}{4}'' = 1'-0''$

REAR ELEVATION

Renovations and Additions at
300 Westwood Drive
 Charlotte, NC

DATE:
 5-20-13

SHEET

4



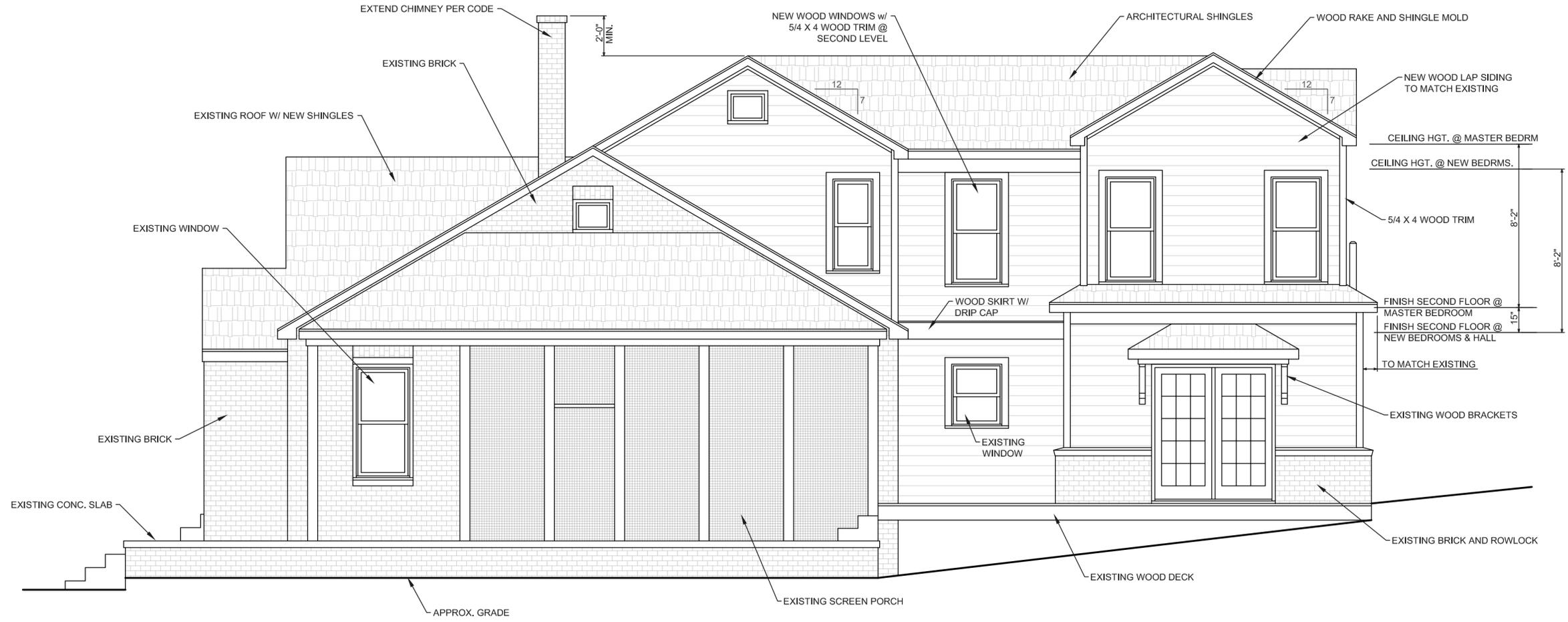
RIGHT SIDE EXISTING

RIGHT SIDE ELEVATION

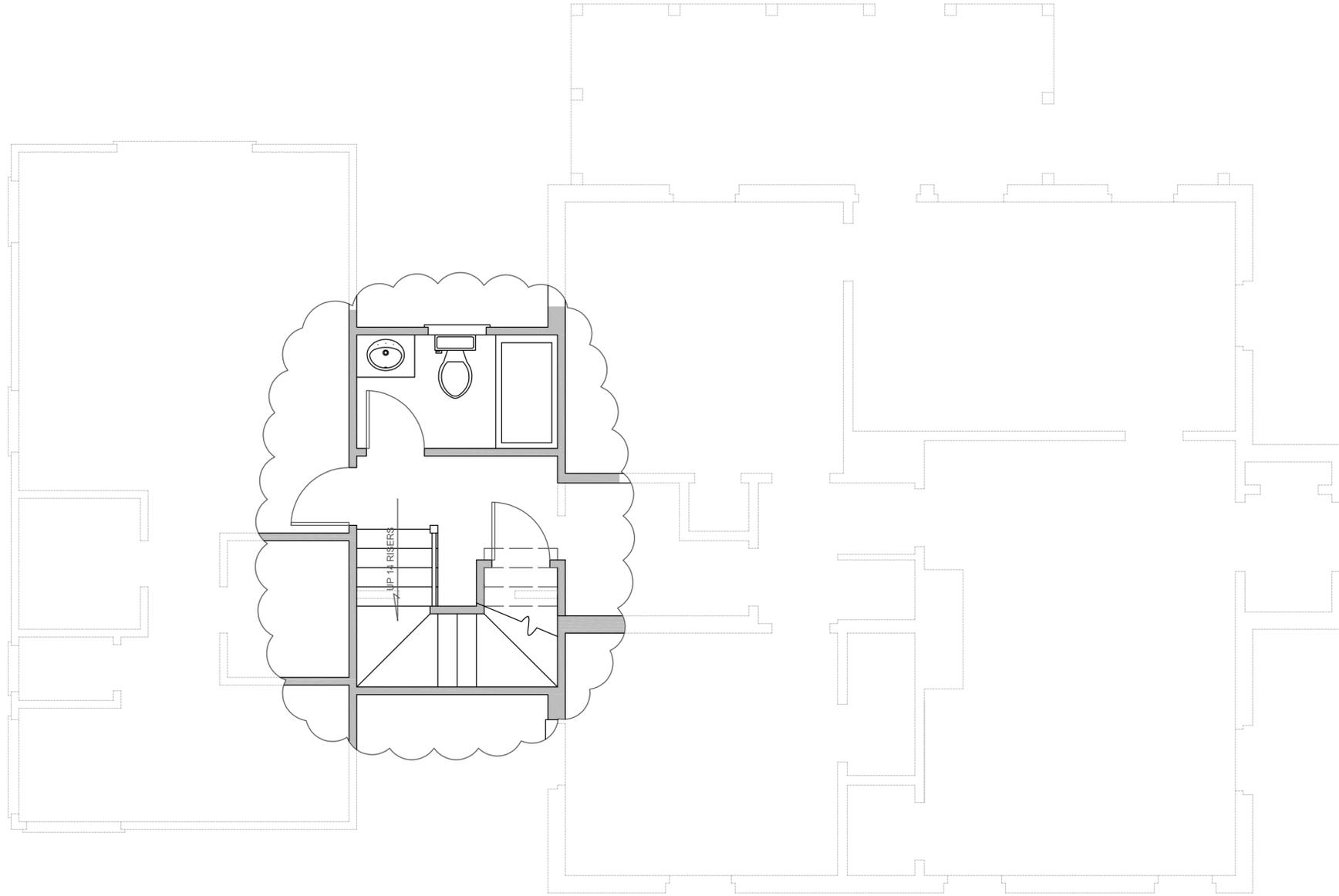
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 5-20-13

SHEET
 5



RIGHT SIDE ELEVATION 1/4" = 1'-0"



FIRST FLOOR PLAN $\frac{1}{4}'' = 1'-0''$
 1540 SQUARE FEET

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PROPOSED FIRST FLOOR PLAN

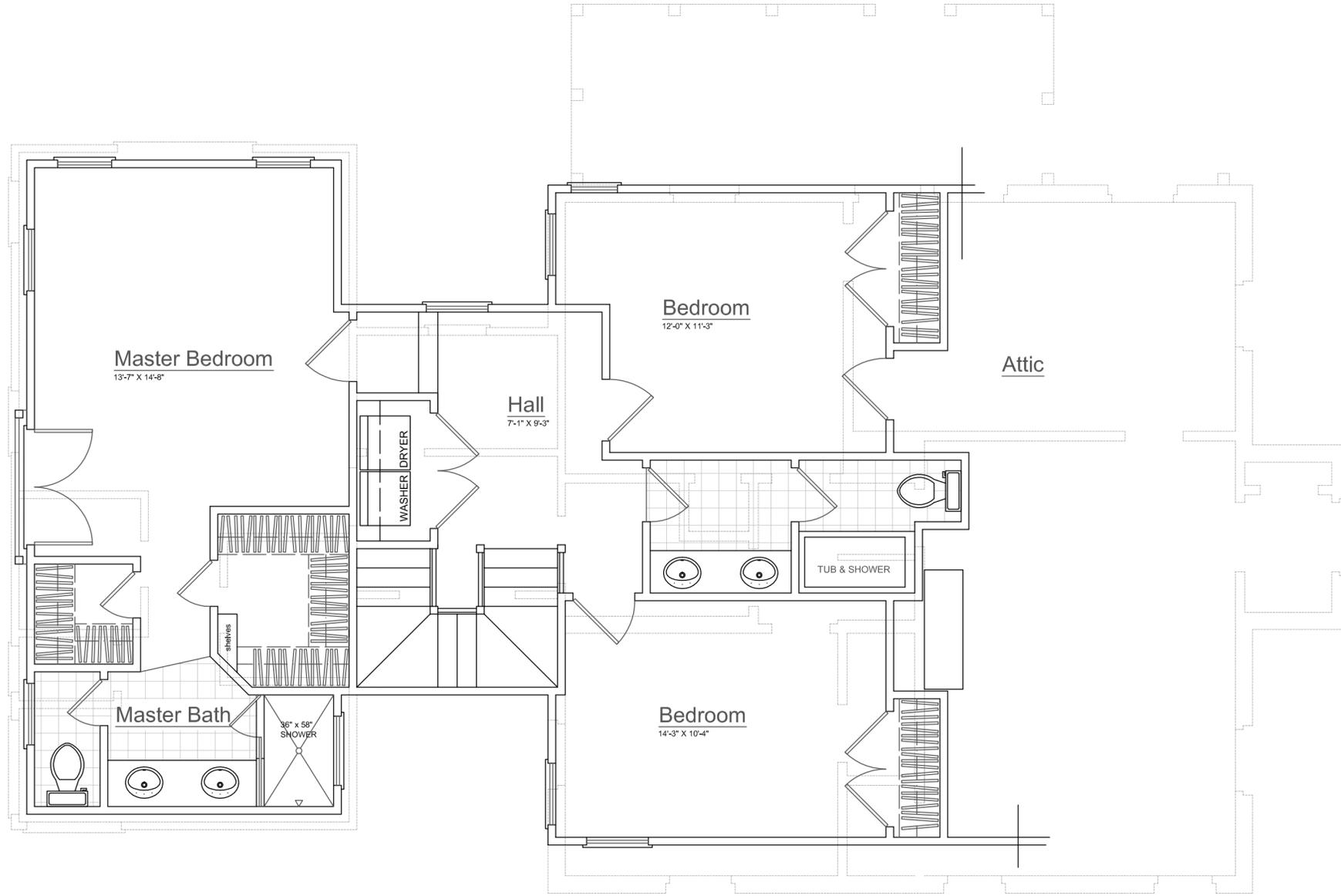
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DATE:
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SHEET

1

OF 7



SECOND FLOOR PLAN 1/4" = 1'-0"
1041 SQUARE FEET