

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1527 Southwood Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Fred Floyd

Details of Proposed Request

Existing Conditions

The subject property is a one story house built in 1936. The house appears to have been altered with a removal of porch and a front enclosure. Existing siding is vinyl.

Proposal

The proposal is the addition of a porch and fenestration changes. The new porch will be an expansion of the existing deck, new piers and wood columns. The porch roof is an extension of the existing gable. The proposal also includes a new gable vent and window, front door and window design. The vinyl siding will be removed and the wood siding underneath will be repaired.

Policy & Design Guidelines - Additions

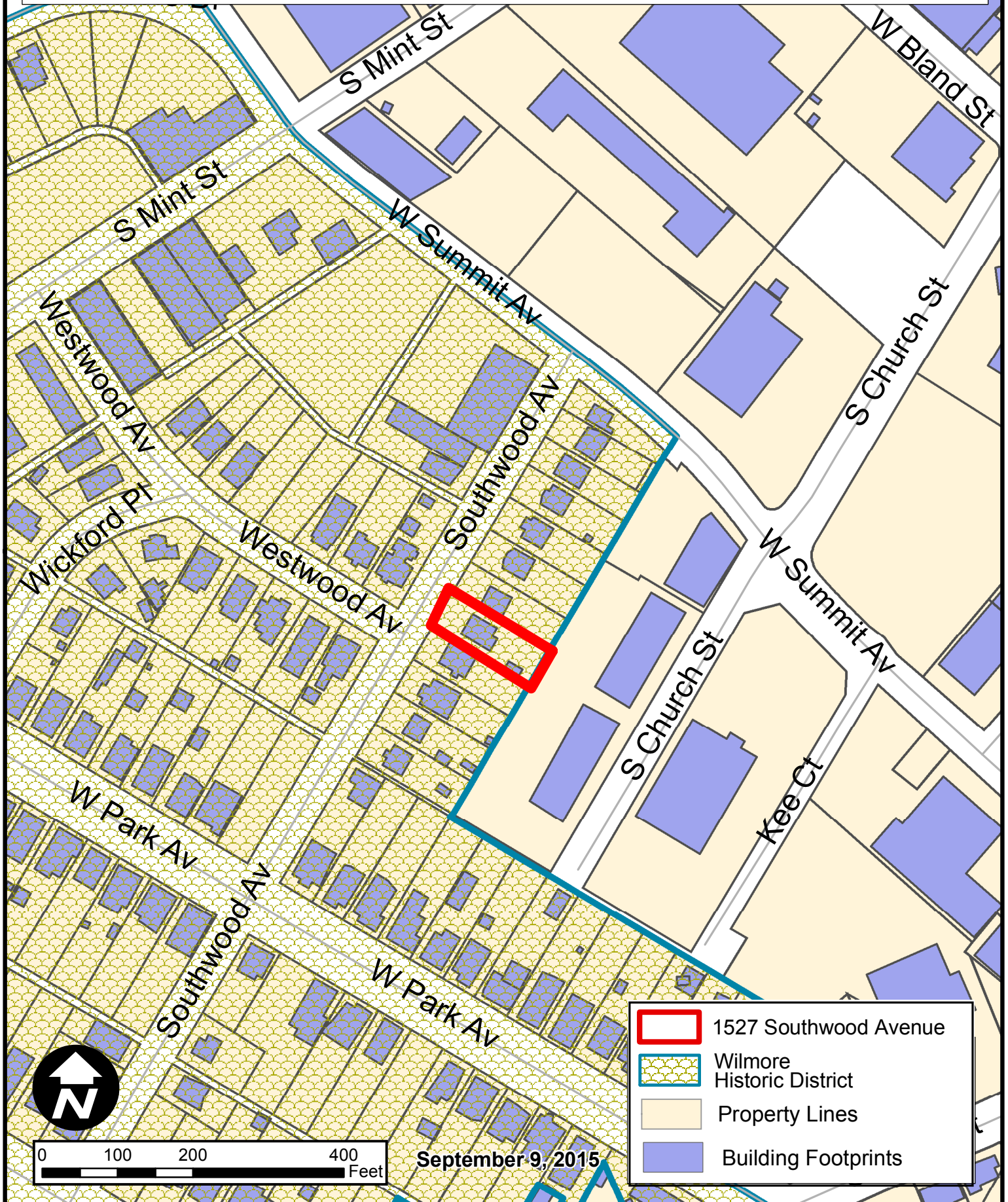
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

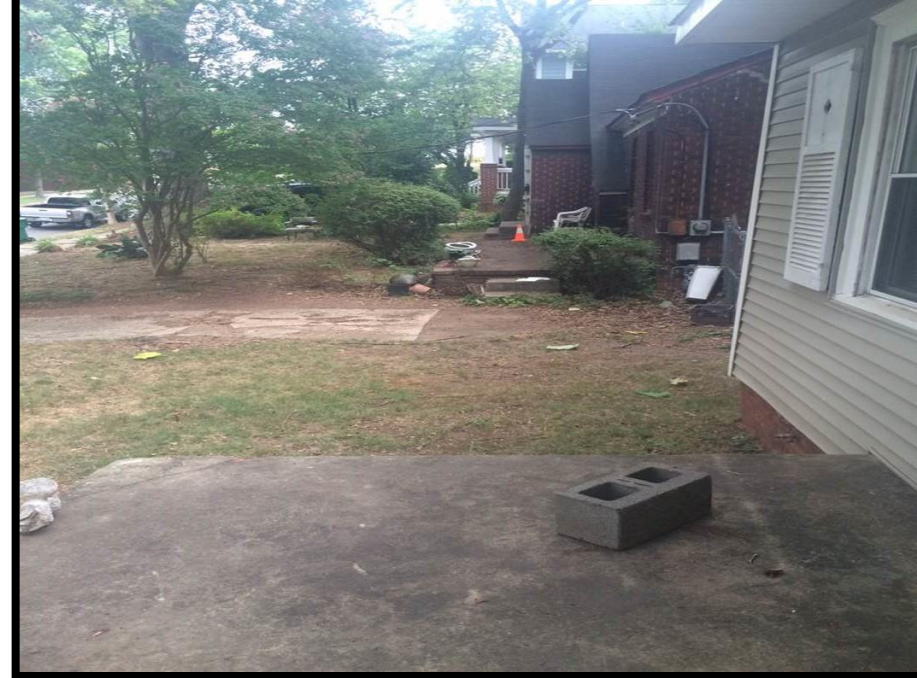
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

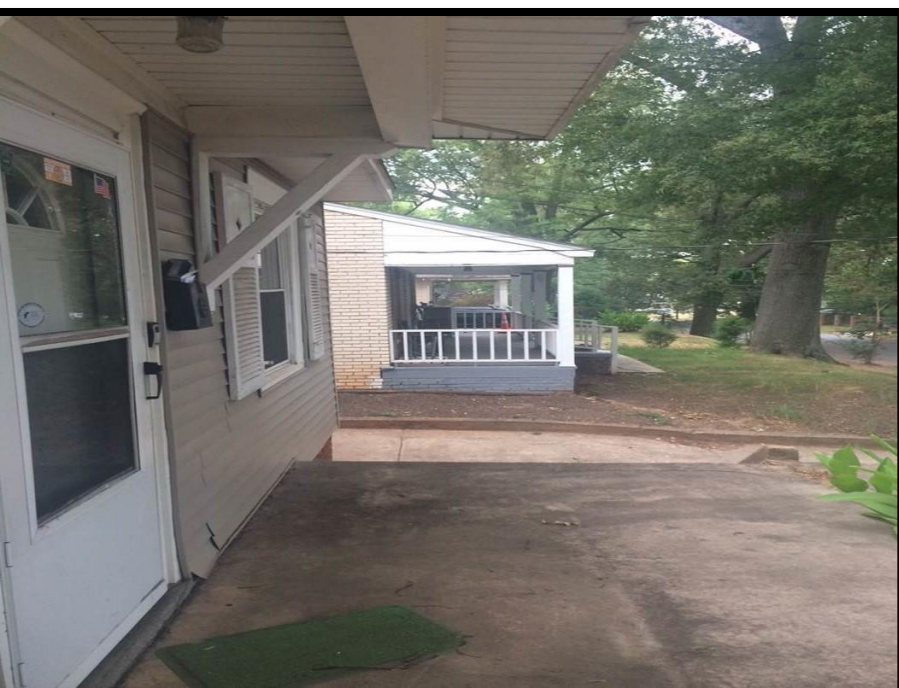
Staff Analysis - The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-183
Historic District; Wilmore





Thermal wall and Porch Photos



Thermal wall and Porch Photos





Streetscape Photos







**View Across
the Street**

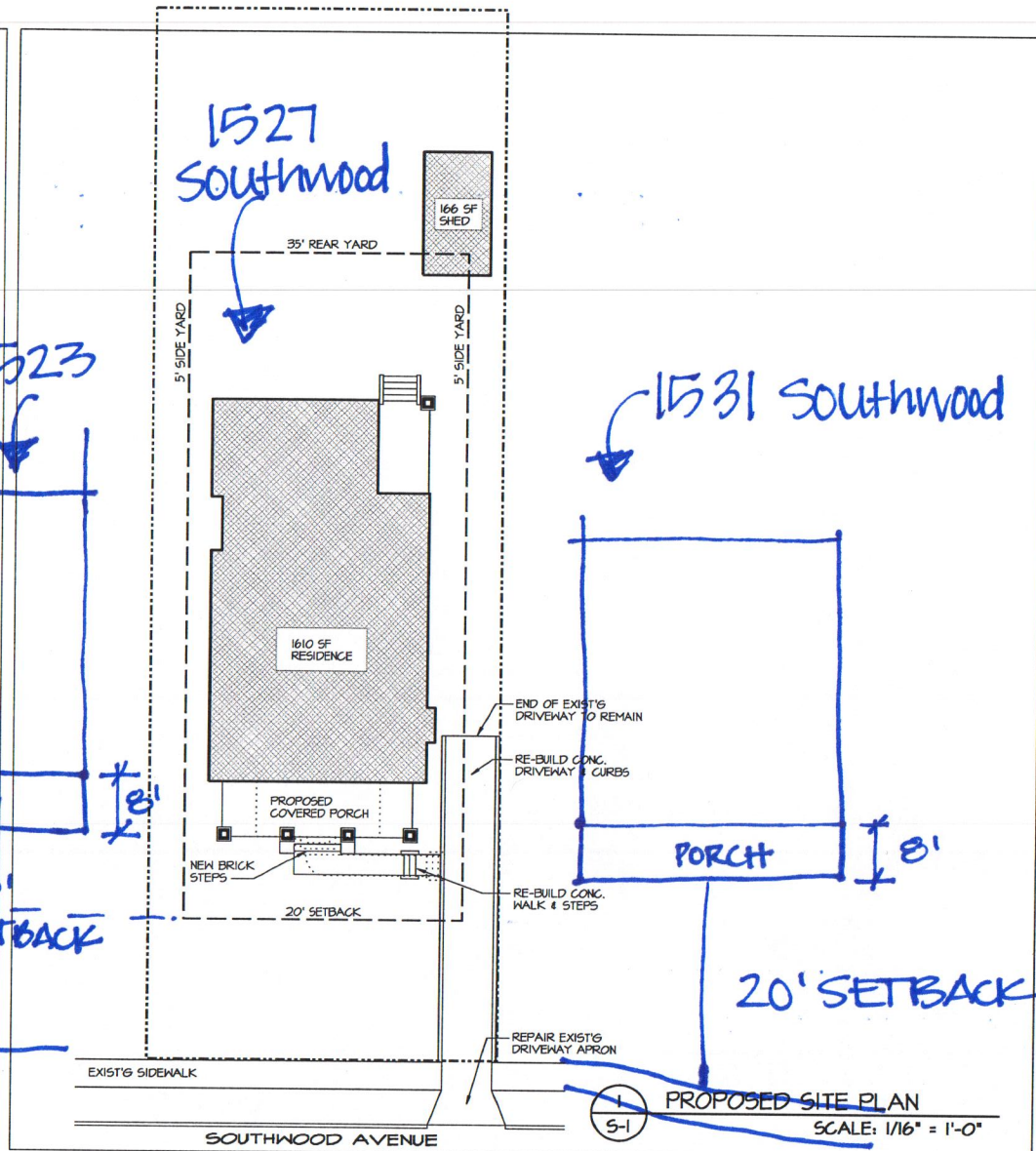
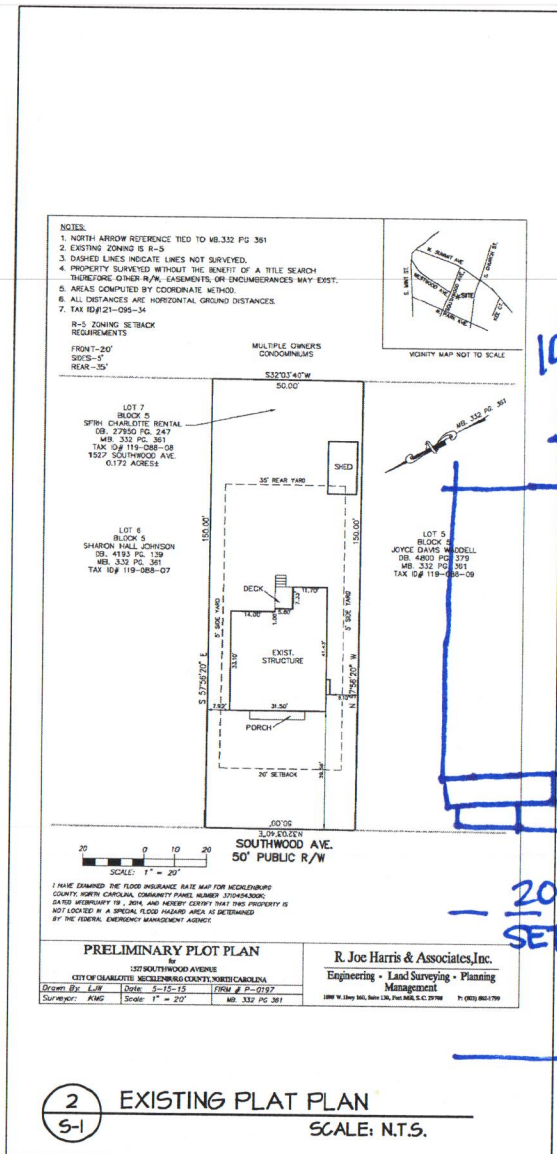




Street Views



Neighboring Thermal Walls



BRIAN G. LaPOINTE
ARCHITECT



1160 MARKET STREET
FORT MILL, SC 29708
phone 704-584-0298

GENERAL CONTRACTOR:

NEW OLD LLC

1920 ABBOTT STREET
SUITE 300
CHARLOTTE, NC 28203
phone 704-975-3710
newold.com

BARRICK RESIDENCE
HOME RENOVATION & EXPANSION
Laura Barrick / 1527 Southwood Avenue / Charlotte, NC 28203

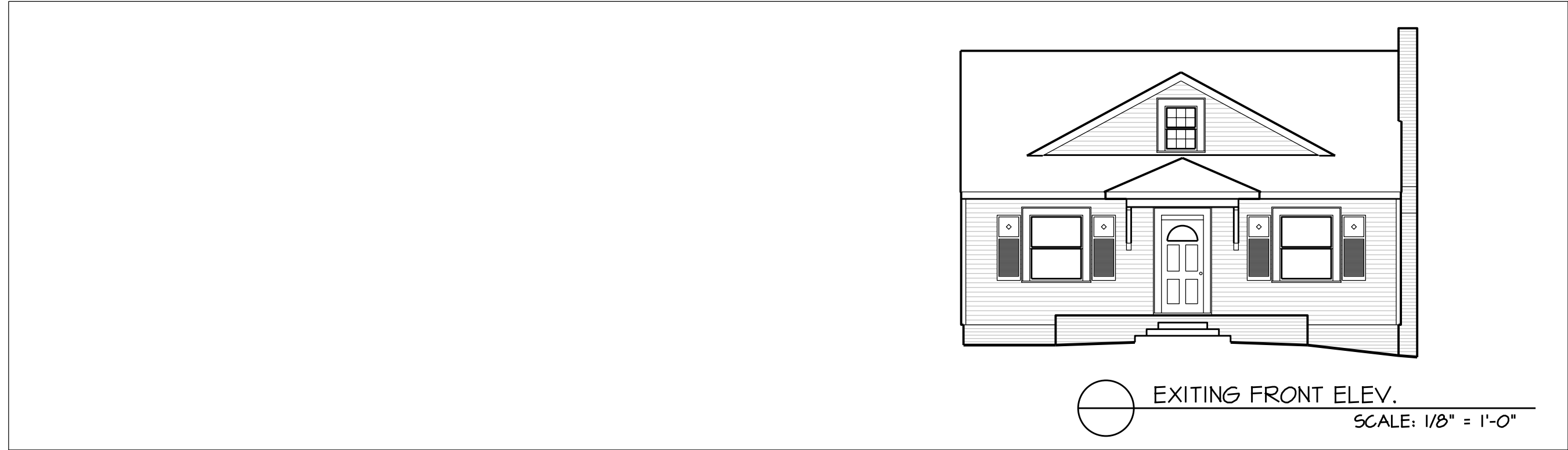
PROPOSED SITE PLAN

S-



Existing house elevations





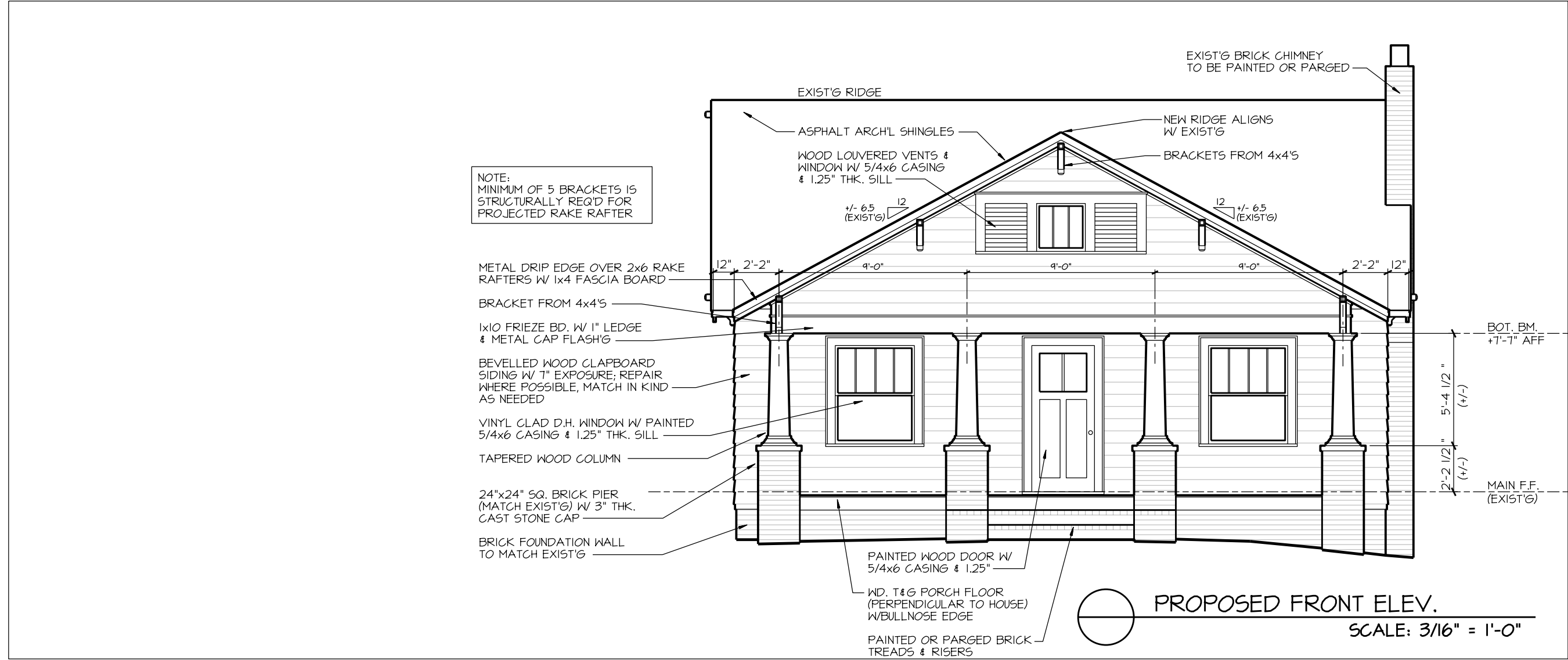
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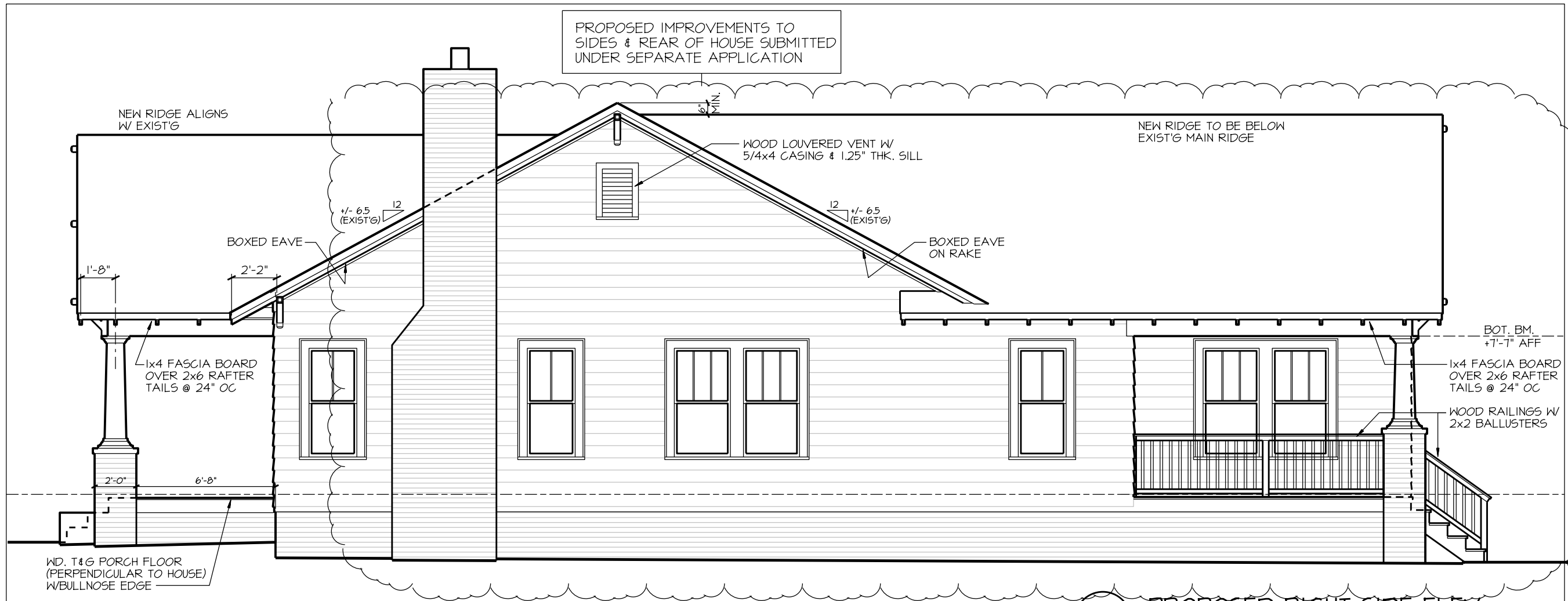
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FRONT

A-3



EXITING RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEV.
SCALE: 3/16" = 1'-0"

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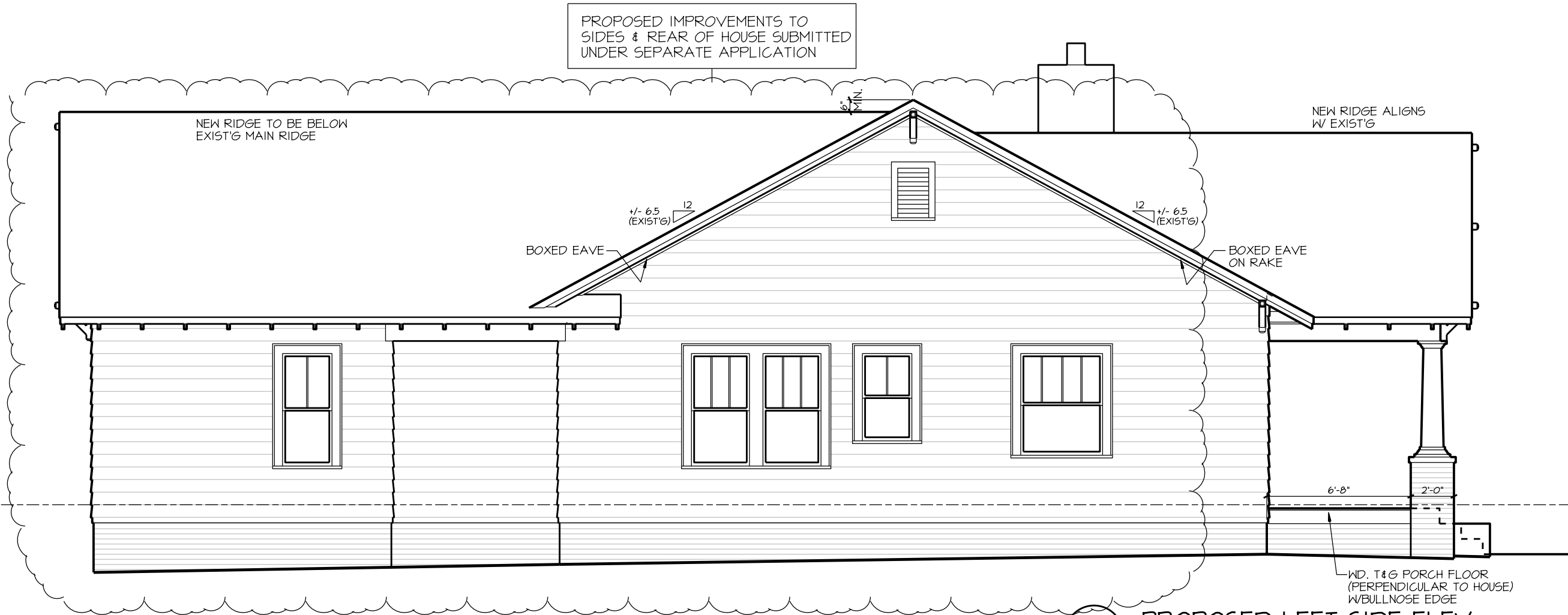
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RIGHT SIDE

A-4



EXITING LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



PROPOSED LEFT SIDE ELEV.
SCALE: 3/16" = 1'-0"

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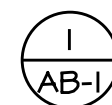
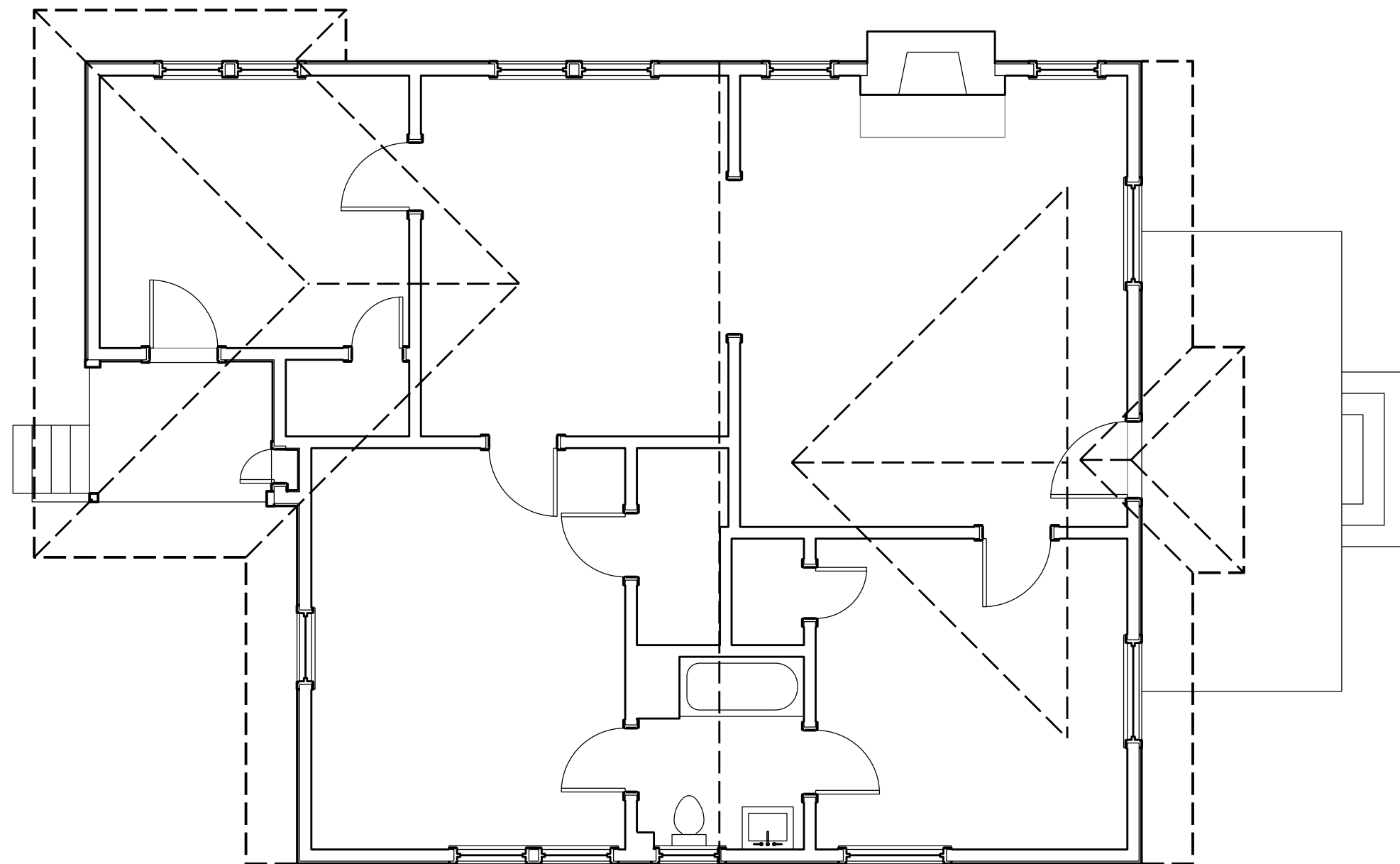
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LEFT SIDE

A-6



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

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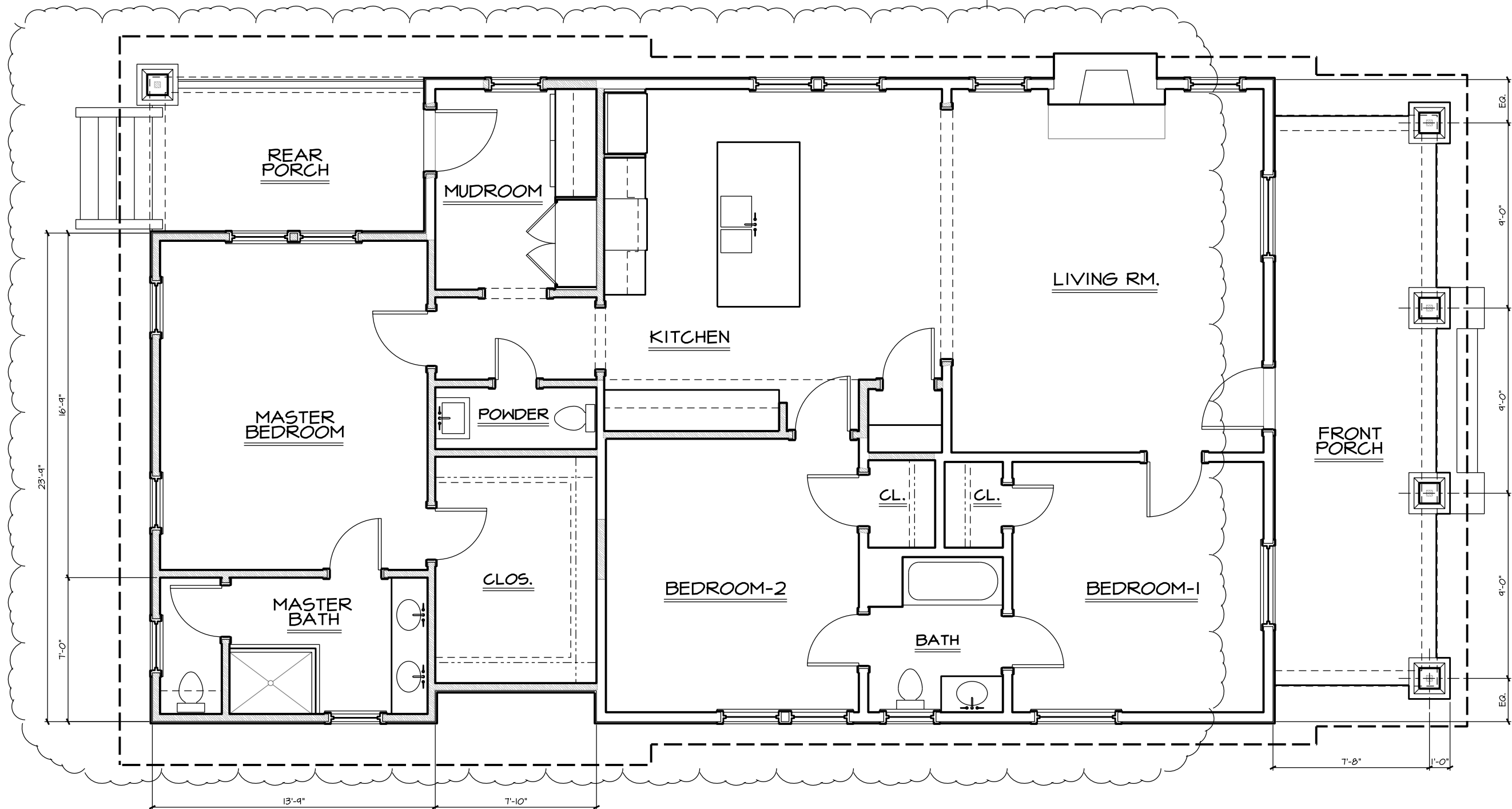
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EXISTING
FLOOR PLAN

AB-1

PROPOSED IMPROVEMENTS TO
SIDES & REAR OF HOUSE SUBMITTED
UNDER SEPARATE APPLICATION



1
A-1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

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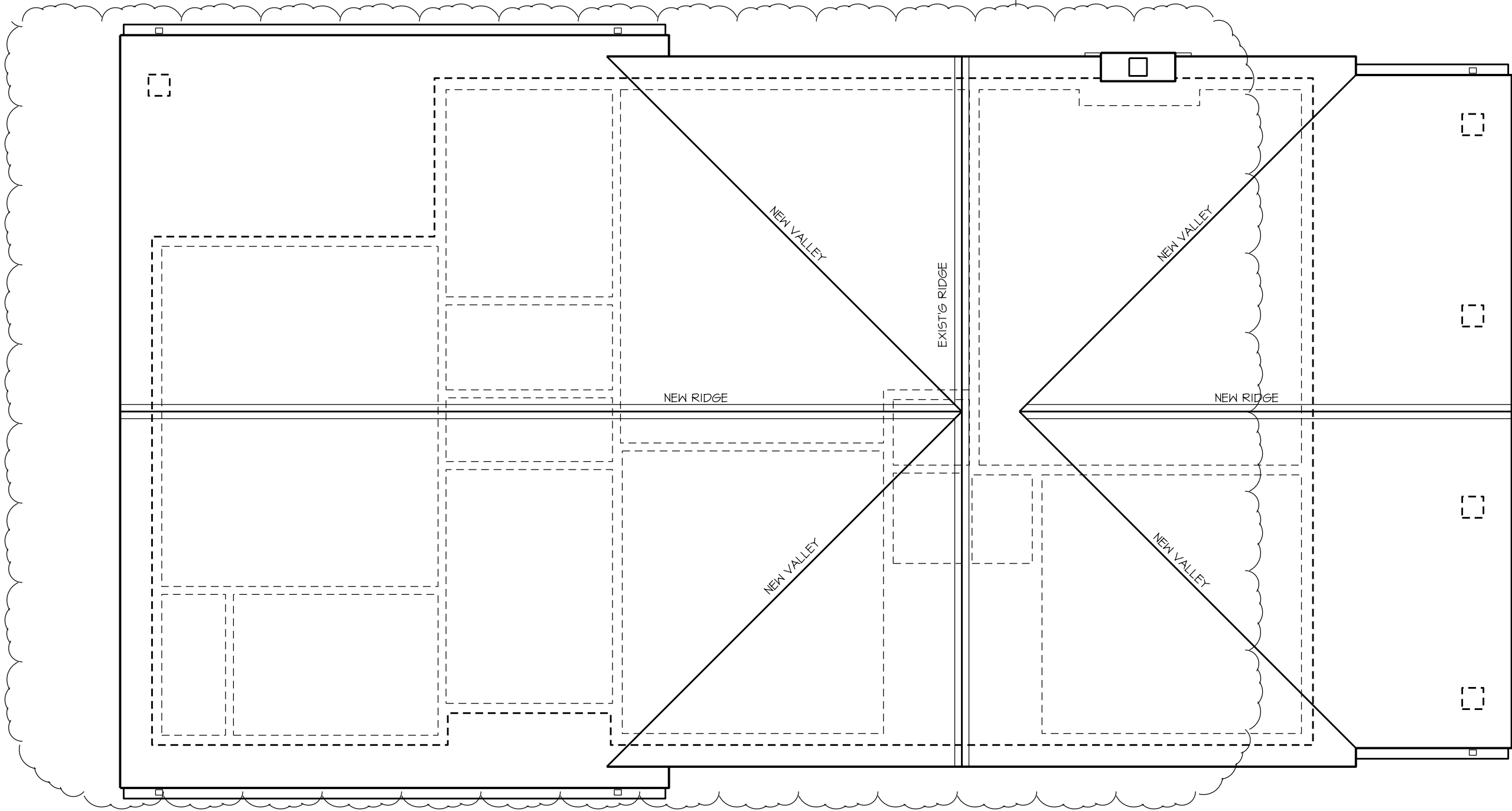
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PROPOSED
FLOOR PLAN

A-1

PROPOSED IMPROVEMENTS TO
SIDES & REAR OF HOUSE SUBMITTED
UNDER SEPARATE APPLICATION



1
A-2

PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

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PROPOSED
ROOF PLAN

A-2