LOCAL HISTORIC DISTRICT:    Wilmore

PROPERTY ADDRESS:            305 Westwood Avenue

SUMMARY OF REQUEST:         Addition

APPLICANT/OWNER:            Brian LaPointe, architect/Patrick Hill, owner

Details of Proposed Request

Existing Conditions
The existing structure is a one-story Bungalow style house constructed in 1933. Architectural features include full width front porch under a gable roof supported by square brick columns. Other features include side gable roof, wood Dutch lap siding with wood shingles in the gables and wood brackets. All brick on the house is painted (foundation, porch columns, chimney). A rear addition with fiber cement siding and a concrete block foundation was added in 2010 just prior to the creation of the Wilmore Local Historic District. A Notice of Violation (NOV) was issued by Code Enforcement in 2016 for the stockade-style wood fence, and compliance is being worked through with staff.

Proposal
The project is an addition that raises the main ridge approximately 5’-8”. No changes will be made to the existing footprint. On the left elevation an existing triple window will be changed to a set of French-style doors that open onto a new wood deck. Request for alternate materials on the second level addition to match the fiber cement siding on 2010 rear addition.

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**

Staff has the following concerns with the application:

1. Roof Form, Massing, Doors and Windows, Rhythm and Materials.
2. Minor revisions may be reviewed by staff.
ARCHITECT
BRIAN G. LaPOINTE
phone 704-589-0298

PHOTOS
5 NOVEMBER 2018

HDC SUBMITTAL DATE:
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet O.S. 97-30 recording requirements.

[Signature]
Andrew S. Zoutevelle
Professional Land Surveyor
NC License No. L-2038

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General Notes:
1. The purpose of this Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Oralonic"), top levee, and ridge line of the house depicted herein. No rear yard or side yard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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SURVEYORS
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Building Heights Sketch of
300 BLOCK of WESTWOOD AVE
FACING SOUTHWEST - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 29, 2018

Scale: 1" = 20'
1. Exist'g +/− 7.5
2. (Exist'g)

ARCL' SHINGLES
NEW ASPHALT
WOOD LOUVERED VENT
EXIST'G
WOOD PORCH
EXIST'G PAINTED
SHINGLES
EXIST'G PAINTED
BRACKETS
EXIST'G 4x4
17'-6 1/2" DR.
EXIST'G 3'-0"
BRICK CHIMNEY
EXIST'G PAINTED
FOR REPLACEMENT
REMOVE SHINGLES
CHIMNEY
REMOVE EXIST'G OVER BRICK FDN. WALL
MATCHING FRONT PORCH
NEW PAINTED WOOD DECK
MATCH EXIST'G W/ PAINTED BRICK TO RAISE CHIMNEY 2'-10" 5'-8"
EXTEND EXIST'G SLOPE
NEW ROOF AREA;
EXIST'G RIDGE BEYOND NEW ROOF AREA;
4'-6 3/4" & 1.25" THK. SILL
WINDOWS W/ 5/4x6 CASING
EXIST'G PAINTED WOOD D.H.
PIER W/ CONC. CAP
EXIST'G PAINTED BRICK
EXIST'G 2x10 RAKE
T&G SIDING
EXIST'G PAINTED
T&G SIDING
EXIST'G PAINTED
FRONT HILL RESIDENCE
Patrick & Shannon Hill / 305 Westwood Ave. / Charlotte, NC 28203
HOME RENOVATION & EXPANSION
EXITING FRONT ELEV.
PROPOSED FRONT ELEV.
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"
ARCHITECT
BRIAN G. LaPOINTE
phone 704-589-0298
FORT MILL, SC 29708
1160 MARKET STREET
5 NOVEMBER 2018
HDC SUBMITTAL DATE:
NEW W/ 7" EXPOSURE
BD. SHIPLAPPED SIDING
EXIST'G PAINTED CEMENT & INFILL OPENING
RELOCATE EXIST'G WINDOW
BRACKETS EXIST'G 4x4
WOOD LOUVERED VENT
ARCH'L SHINGLES
NEW ASPHALT
EXIST'G PAINTED & 1.25" THK. SILL
WINDOWS W/ 5/4x6 CASING
EXIST'G PAINTED WOOD PIER W/ CONC. CAP
EXIST'G PAINTED BRICK
EXIST'G RAFTER TAILS
EXIST'G 2x10 RAKE
REPLACE 2 EXIST'G WINDOWS W/ INSUL. TEMP. GLASS; ALUM. CLAD PATIO DOORS
NEW 4'-0"x 6'-8" INSWING BRICK CHIMNEY
EXIST'G PAINTED WINDOWS
REMOVE 2 EXIST'G FOR REPLACEMENT
REMOVE SHINGLES & RAFTERS
REMOVE ROOF FOR RELOCATION
REMOVE WINDOW FOR NEW PATIO DOORS
WINDOWS FOR REMOVE 2 EXIST'G CHIMNEY
REMOVE EXIST'G OVER BRICK FDN. WALL (MATCHING FRONT PORCH)
NEW PAINTED WOOD DECK
RAFTER NEW 2x8 RAKE TO MATCH EXIST'G FOR 20" ROOF OVERHANG
NEW 4x4 BRACKETS MATCH EXIST'G W/ PAINTED BRICK TO RAISE CHIMNEY 2'-10"
NEW PARGE COAT EXIST'G FDN. WALL W/TAILS TO REMAIN
EXIST'G RAFTER TAILS TO REMAIN
EXIST'G 2x10 RAKE CASING TO MATCH EXIST'G WINDOWS W/ 1x6 FLAT
NEW ALUM. CLAD WD. D.H. (EXIST'G) +/− 7
NEW 54/x2 LEDGE W/ BEDMOULD
NEW 1x10 FRIEZE BD.
NEW RIDGE HT. SCUPPER
PROFILE OF ROOF T&G SIDING
EXIST'G PAINTED H I L L  R E S I D E N C E
P a t r i c k  &  S h a n n a  H i l l / 3 0 5  W e s t w o o d  A v e . / C h a r l o t t e , N C  2 8 2 0 3
H O M E  R E N O V A T I O N  &  E X P A N S I O N
S C A L E : 1 / 8 " = 1 '-0 "
S C A L E : 1 / 4 " = 1 '-0 "
A R C H I T E C T
B R I A N  G. L A P O I N T E
p h o n e  7 0 4 - 5 8 9 - 0 2 9 8
F O R T  M I L L ,  S C  2 9 7 0 8
1 1 6 0  M A R K E T  S T R E E T
EXIST'G
MAIN F.F.
UPPER F.F.
(PROPOSED)

TO MATCH EXIST'G
BD. SHIPLAPPED SIDING
NEW PAINTED CEMENT
W/ 7" EXPOSURE
BD. SHIPLAPPED SIDING
EXIST'G PAINTED CEMENT

RELOCATED & RAILINGS TO REMAIN
EXIST'G WOOD STEPS & RAFTERS
REMOVE ROOF OVER BRICK FDN. WALL
MATCHING FRONT PORCH
NEW PAINTED WOOD DECK
NEW PARGE COAT
EXIST'G FDN. WALL W/ EXIST'G WINDOW
NEW LOCATION OF 1x6 FLAT CASING
WINDOWS W/ NEW EXIST'G ALUM. D.H.
CASING TO MATCH EXIST'G WINDOWS W/ 1x6 FLAT
NEW ALUM. CLAD WD. D.H.
EXPOSED 2x6 RAFTER TAILS
NEW 2x6 FASCIA OVER NEW 2x8 RAKE RAFTER
SEAM MTL. ROOFING
SCUPPER W/ STANDING ARCH'L SHINGLES
NEW ASPHALT ARCH'L SHINGLES
NEW ASPHALT ROOF BEYOND PROFILE OF EXIST'G
ROOF BEYOND PROFILE OF NEW CHIMNEY
REMOVE EXIST'G HILL RESIDENCE
P a t r i c k  &  S h a n n a  H i l l / 3 0 5  W e s t w o o d  A v e . / C h a r l o t t e , N C  2 8 2 0 3
H O M E  R E N O V A T I O N  &  E X P A N S I O N

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

SCALE: 1/4" = 1'-0"
PROPOSED REAR ELEV.
PROPOSED SLOPED ROOF

ARCH'L SHINGLES
NEW ASPHALT
@ 16" OC

PROPOSED ROOF RAKE

1'-8"
2'-0"
12
7

ARCH'L SHINGLES
NEW ASPHALT

1x4 FASCIA
TO MATCH EXIST'G
MTL. OGEE GUTTER
CONT. MTL. DRIP EDGE
SHIPLAPPED SIDING W/ 7"
NEW PAINTED CEMENT BD.
1x4 OVER BLOCK'G
RAFTER TAILS
( NOTCH INTO TOP OF
1x6 T&G W/ V-GROOVE

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HILL RESIDENCE
HOME RENOVATION & EXPANSION
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5 NOVEMBER 2018
HDC SUBMITTAL DATE:
REPLACE 2 EXIST'G WINDOWS W/ INSUL. TEMP. GLASS; ALUM. CLAD PATIO DOORS

NEW 4'-0"x 6'-8" INSWING EXIST'G WINDOW

EXIST'G WINDOW

RELOCATE EXIST'G WINDOW & INFILL OPENING

MATCH EXIST'G BRICK & RISER PAINTED TO NEW 12" BRICK TREAD

NEW 12" BRICK TREAD

EXIST'G WOOD STEPS OVER BRICK FDN. WALL (MATCHING FRONT PORCH)

NEW PAINTED WOOD DECK

MATCH EXIST'G BRICK & RISER PAINTED TO NEW 12" BRICK TREAD

EXIST'G PAINTED WOOD FLOOR

ARCHITECT

BRIAN G. LAROINTE

HILL RESIDENCE

Patrick & Shannon Hill / 305 Westbrook Ave. / Charlotte, NC 28203

PHONE 704-589-0298

FORT MILL, SC 29708

1160 MARKET STREET

6

FLOOR PLANS

MAIN LEVEL

PROPOSED MAIN LEVEL FLOOR PLAN

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

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

5 NOVEMBER 2018

HDC SUBMITTAL DATE:
PROPOSED UPPER LEVEL FLOOR PLAN

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

BEDROOM-1
BEDROOM-2
DEN
BATH
LINEN

ARCHITECT
BRIAN G. LAPONTE

PHONE 704-589-0298

FORT MILL, SC 29708
1160 MARKET STREET

5 NOVEMBER 2018

HDC SUBMITTAL DATE: