
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:

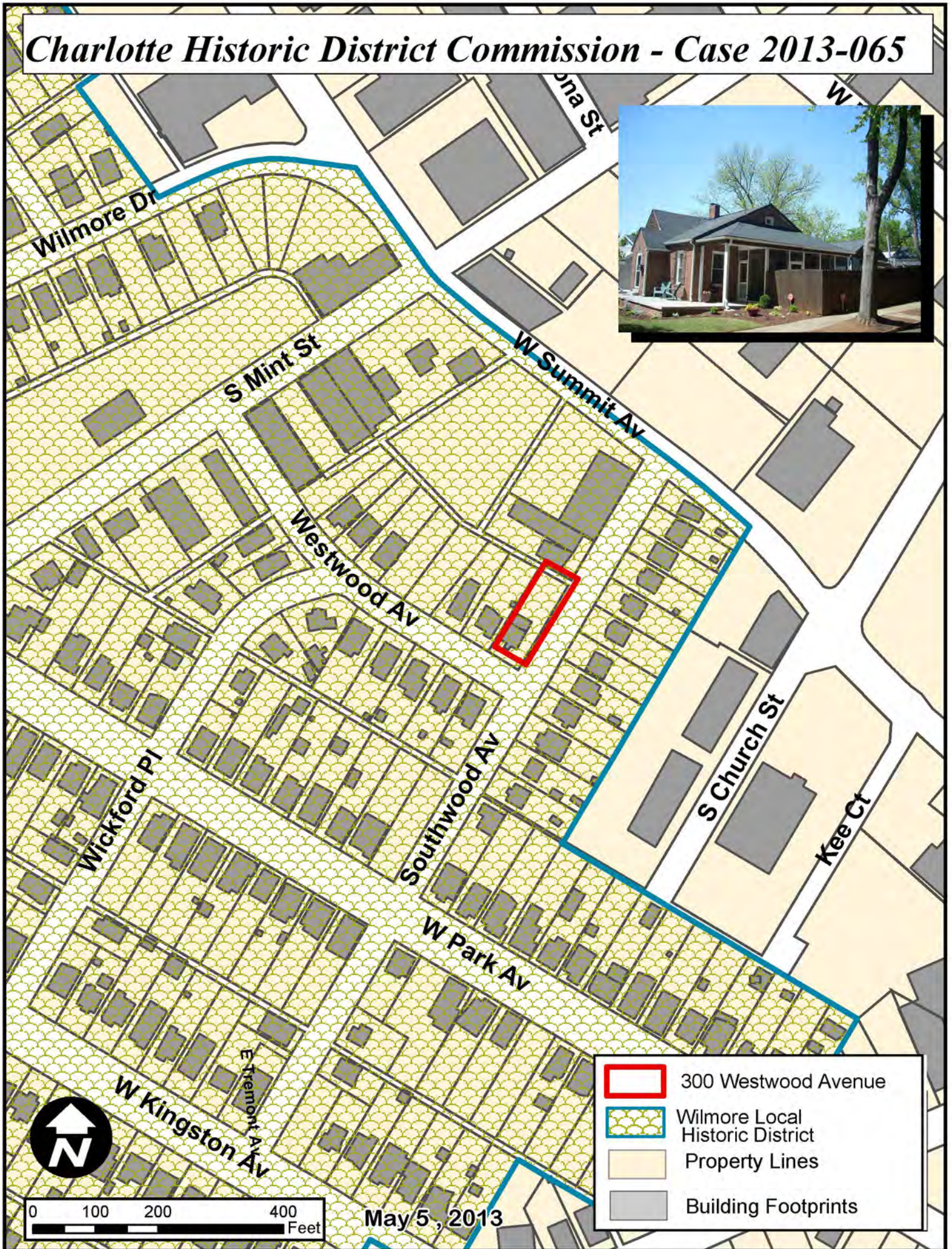
The Commission will determine if THIS addition is appropriate in this particular location and to this particular house. Appropriate mass, scale, size, and materials execution will be considered.

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



THIS IS TO CERTIFY THAT ON THE 13th DAY OF JUNE 2006, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDING IF ANY ARE AS SHOWN HEREON.

SAM MALONE & ASSOCIATES

SIGNED

PROFESSIONAL LAND SURVEYOR
SAMUEL P. MALONE JR. # 2610

Surveying - Design - Planning
P.O. BOX 1139

MATTHEWS, N.C. 28106

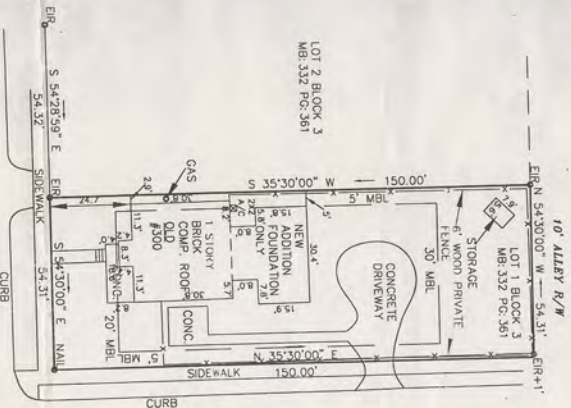
PHONE (704) 847-9026

FAX (704) 847-5188

TOLL FREE 1 800 287-8978

NOTES

1. R/W = RIGHT OF WAY
2. EIR = EXISTING IRON REBAR.
3. NIR = NEW IRON REBAR.
4. ATTORNEY TO VERIFY COMPLIANCE WITH ZONING RESTRICTIVE COVENANTS AND HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD.
5. MBL = MIN BUILDING LINE
6. THIS LOT MAY BE SUBJECT TO OTHER RIGHT-OF-WAY, RESTRICTIONS AND OR EASEMENTS EITHER RECORDED OR IMPLIED.
7. MBL = MIN. BUILDING LINE



WESTWOOD AVE.

FOUNDATION SURVEY

OF:

LOT 1 BLOCK 3, WESTWOOD PARK - MAP 1

CITY OF CHARLOTTE, MECKLENBURG CO., N.C.

SCALE: 1" = 30'

FOR THE BENEFIT OF

RICK OAKLEY CONSTRUCTION

MAP REFERENCE IN BOOK 332 PAGE 361

DEED REFERENCE IN BOOK PAGE

ACAD FILE: C:\DATA\1PR2\300WA.DWG

PLN.DWG: 6th OCTOBER 2004

SOUTHWOOD AVE.



Streetscape



STREET SCAPE

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

STREET SCAPE

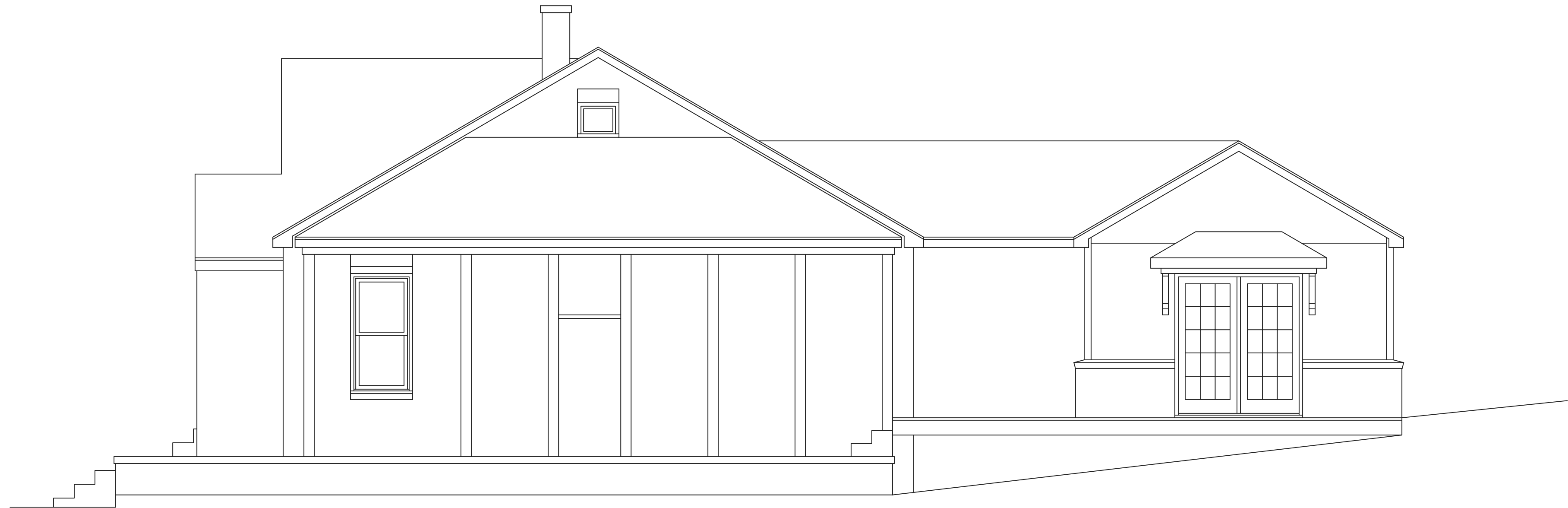
Renovations and Additions at
300 Westwood Drive
Charlotte, NC

DATE:
5-20-13

SHEET
7



FRONT EXISTING



EXISTING RIGHT SIDE ELEV.



EXISTING FRONT ELEV.

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

EXISTING FRONT & RIGHT
SIDE ELEVATION

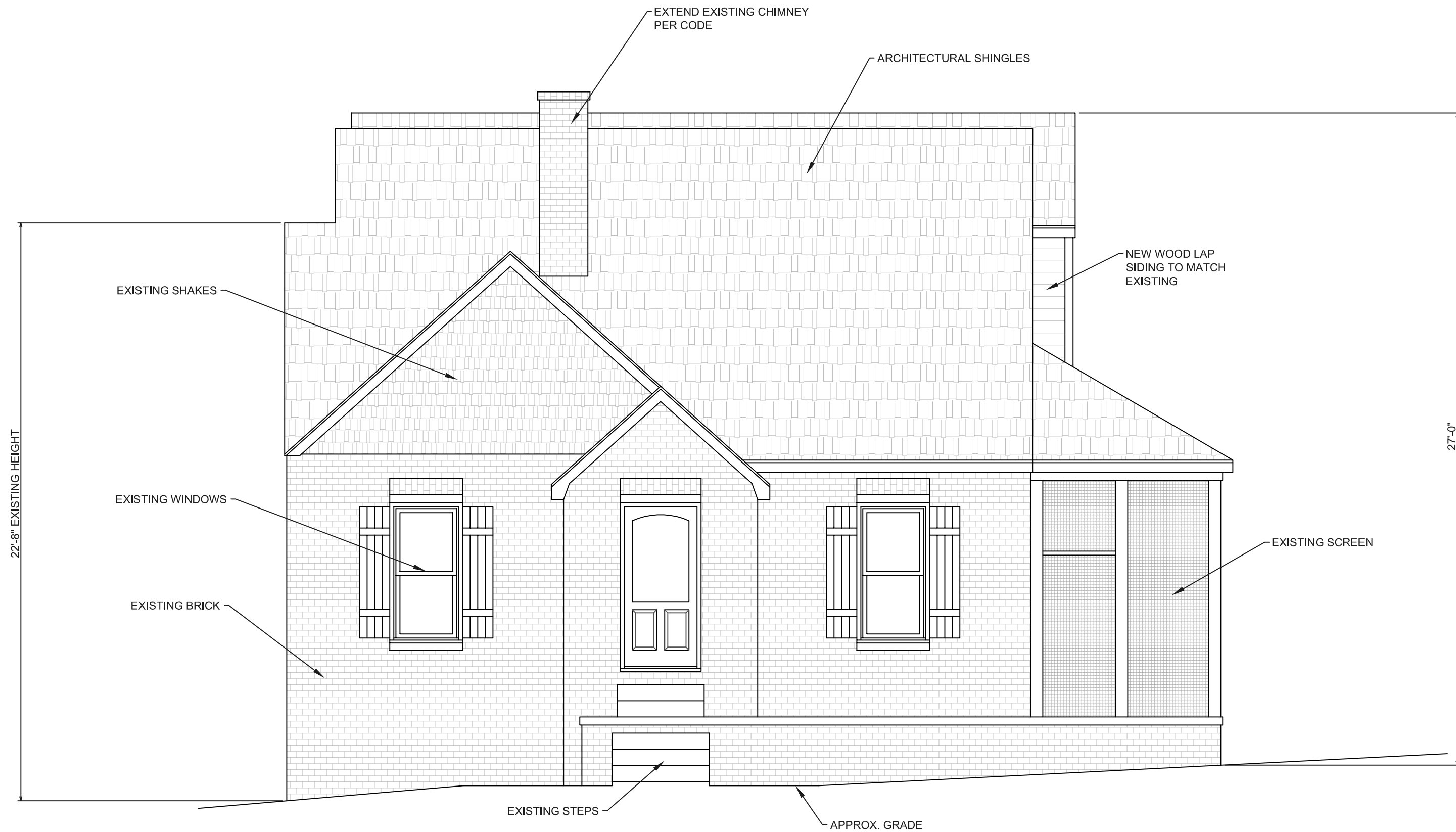
Renovations and Additions at
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DATE :
5-20-13

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 $\frac{1}{4}" = 1'-0"$

LEFT SIDE ELEVATION

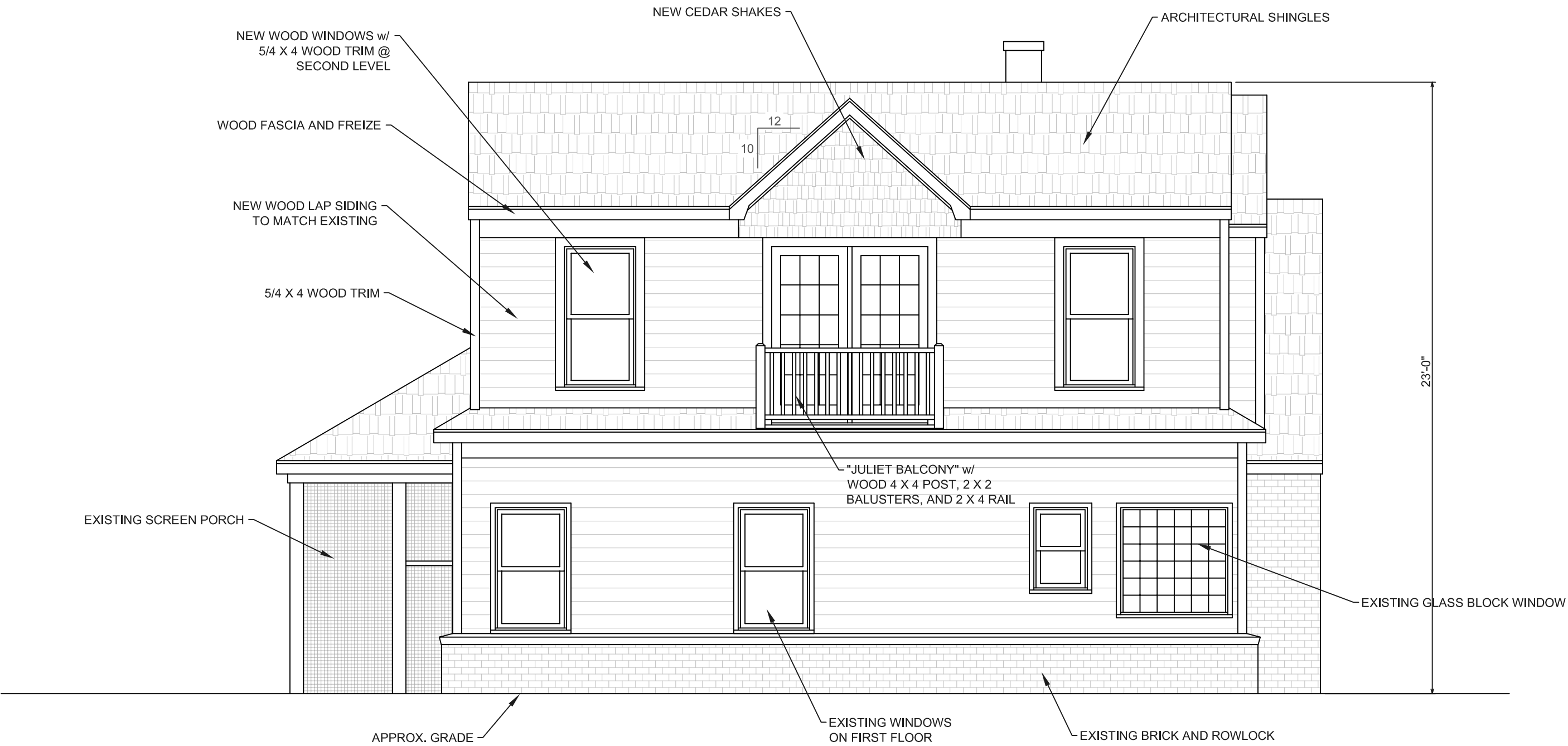
Renovations and Additions at
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Charlotte, NC

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 :

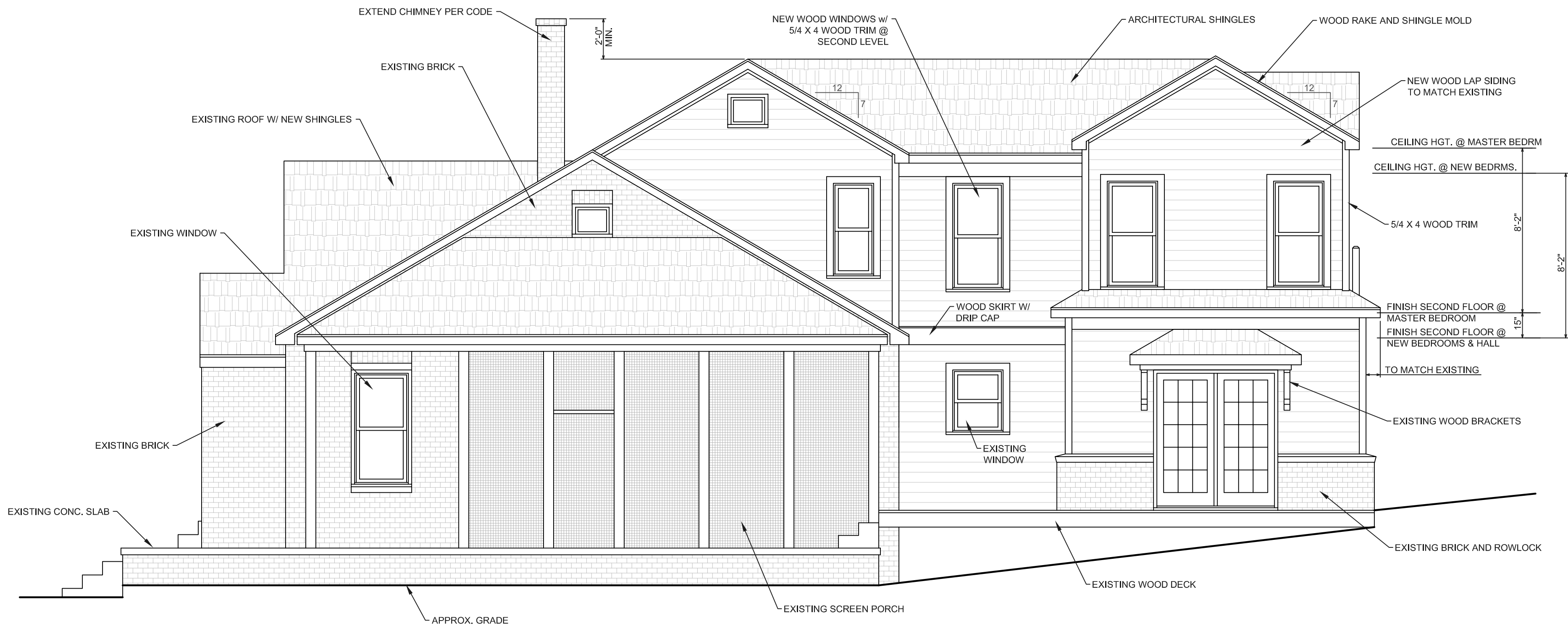
5-20-13

SHEET

4



RIGHT SIDE EXISTING



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

RIGHT SIDE ELEVATION

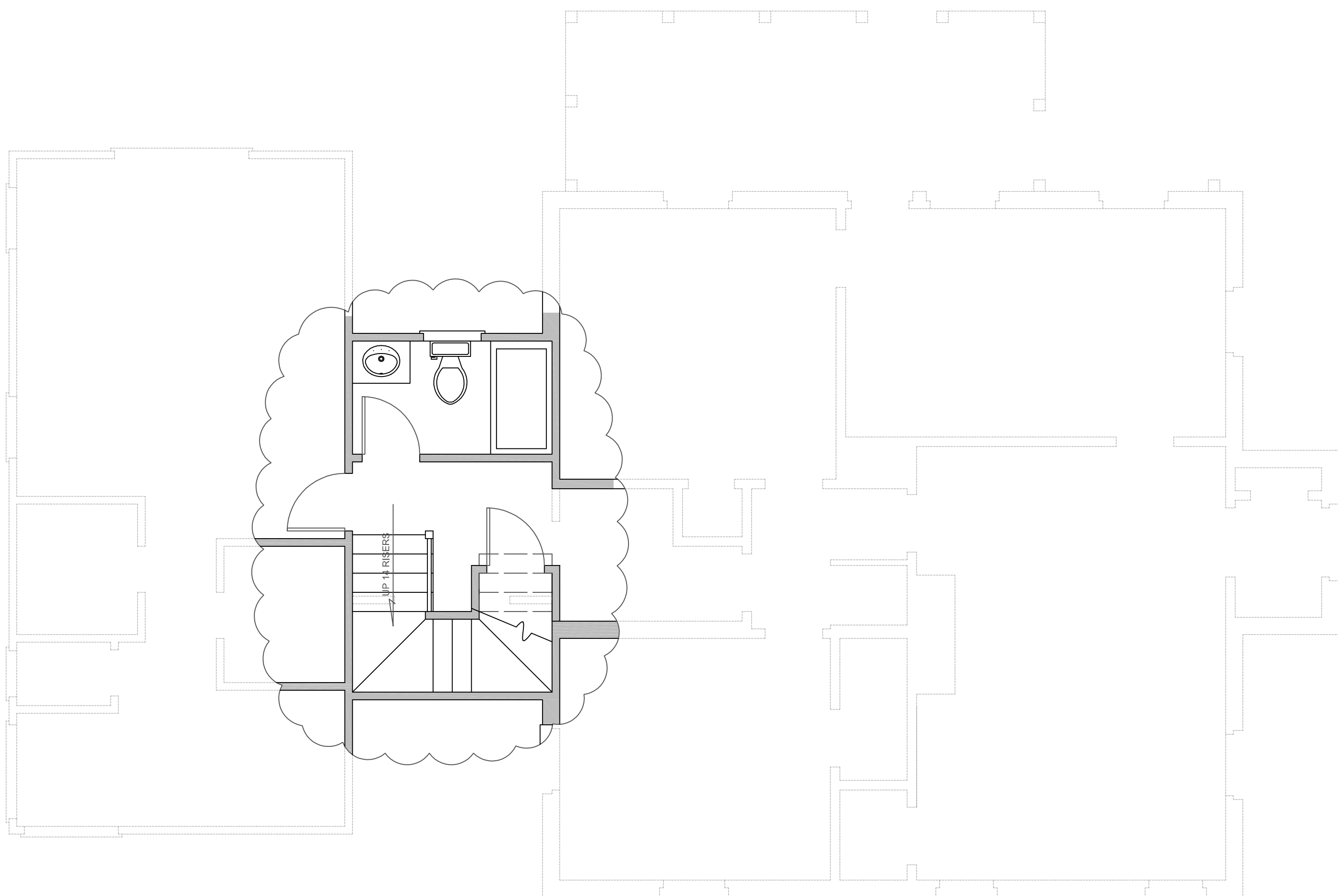
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SHEET

5



FIRST FLOOR PLAN 1/4" = 1'-0"
1540 SQUARE FEET

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

PROPOSED FIRST FLOOR PLAN

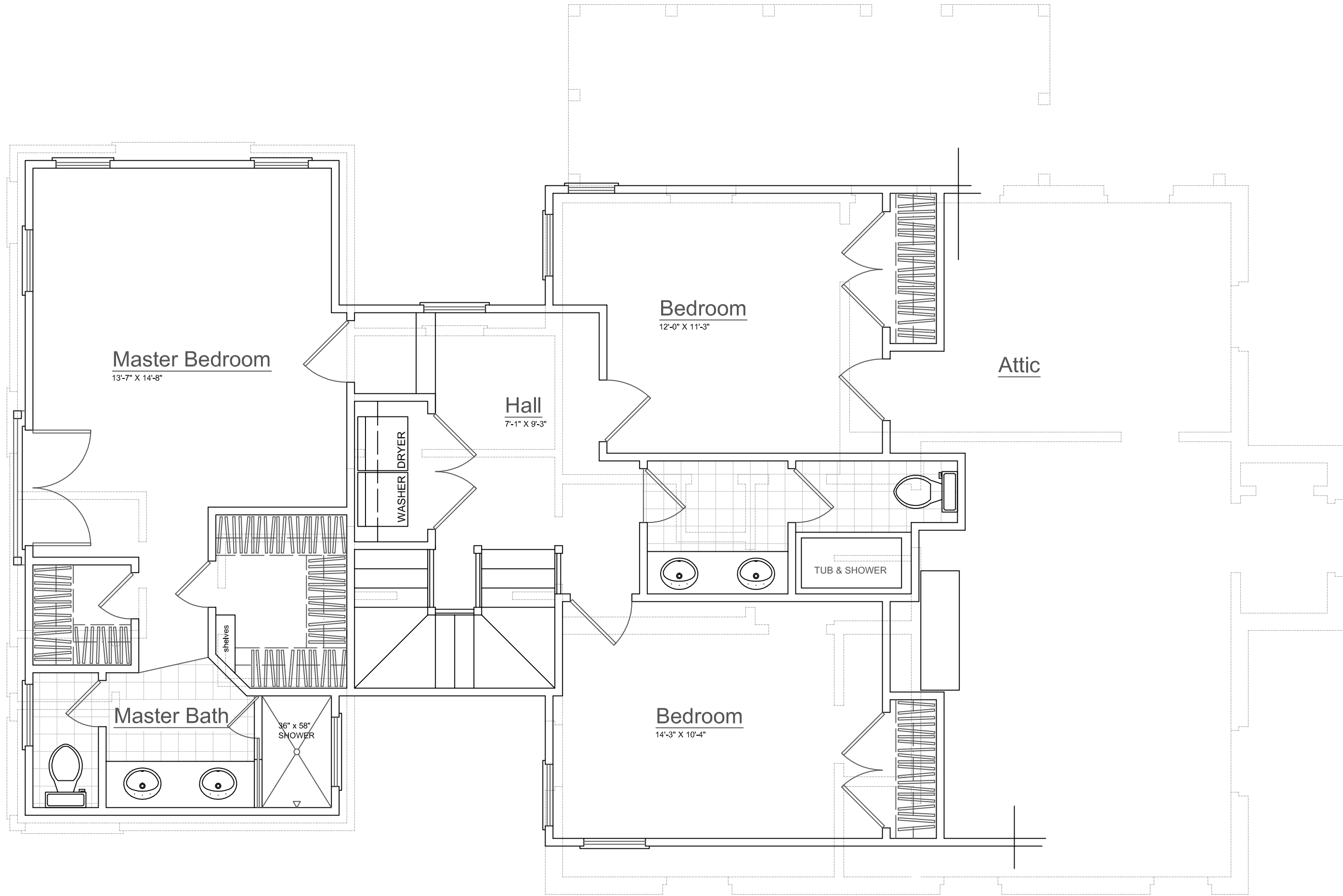
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5-20-13

SHEET

1

OF 7



SECOND FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

1041 SQUARE FEET