
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 300 Westwood Avenue

SUMMARY OF REQUEST: Second Story Addition

OWNER: Allen & Deanelle Lockwood

APPLICANT: Allen & Deanelle Lockwood

Details of Proposed Request

Background-Denied June 12, 2013

This project is located within the Wilmore Local Historic District. The previous application (2013-65) was denied at the June HDC meeting. Reasons for denial of the addition based on HDC Guidelines were Massing, Fenestration and Scale.

The applicant has resubmitted revised plans under application 2013-125 for consideration of approval. In order for a denied application to be heard by the HDC before the 6 month restriction, the project proposal must have been “substantially redesigned”, Section II.F.3(1) in the Rules and Procedures manual. Staff believes the project has been substantially redesigned from the most recent submittal in the following manner:

Scale

1. Scale has changed due to changes in massing and fenestration, particularly along the side street.

Massing

2. New shed dormer on the front façade
3. Ridge of the front addition raised approximately 4 feet
4. Lower roof in the middle section of the addition (right side elevation)
5. Chimney has been extended to reflect the taller roof
6. Removal of separate gable over side porch
7. Removal of hip roof over entrance on right elevation
8. Simplified massing of first and second story at the front and rear of the right elevation and

Fenestration

9. Wider trim around windows
10. Addition of windows and French door on second story (right side elevation)
11. Replaced oversized second story window (right side elevation inset)

In addition, the Rhythm and Context have improved because of the aforementioned changes.

Policy & Design Guidelines for Garages

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

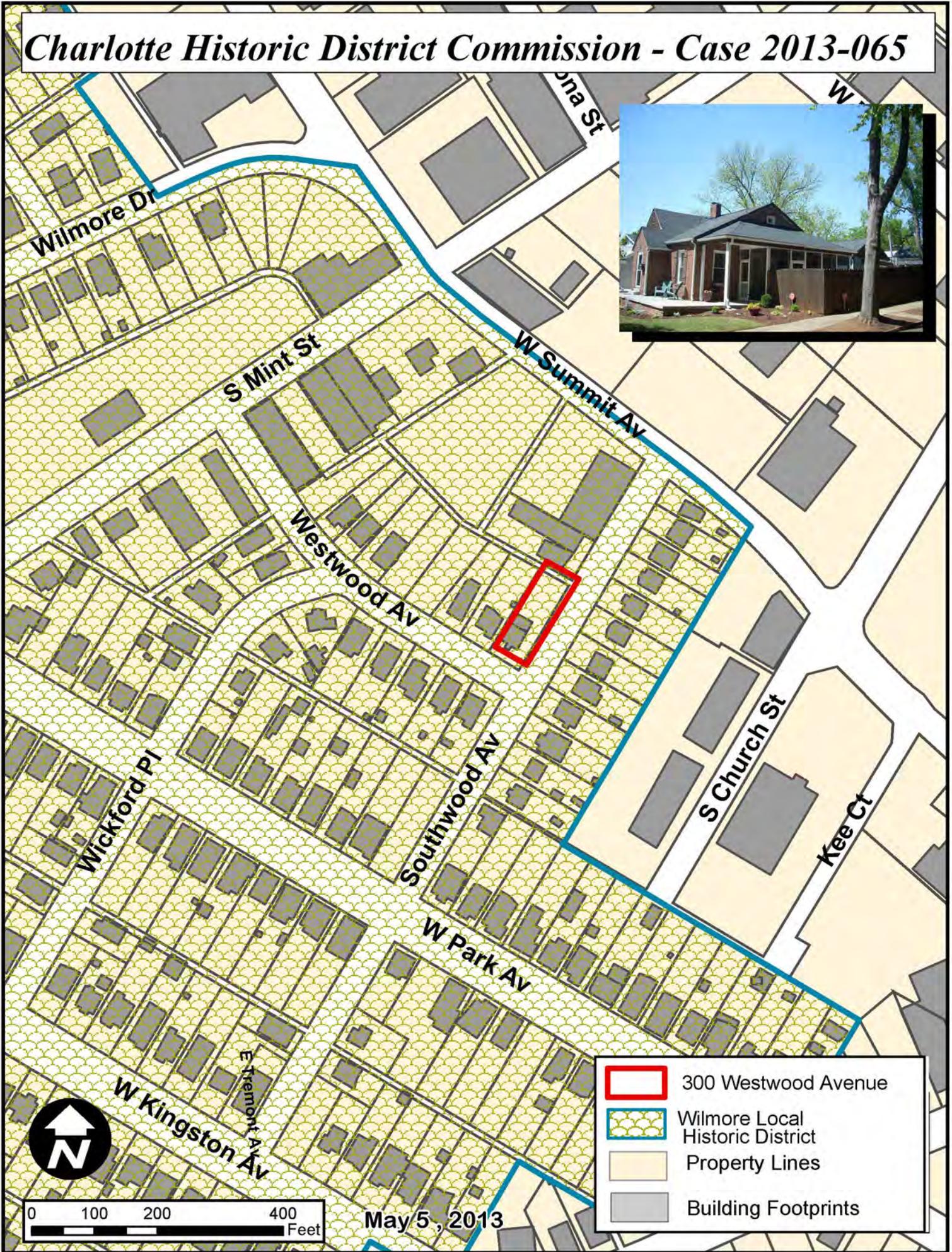
<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

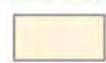
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

Staff believes the proposal meets the Guidelines for additions.

Charlotte Historic District Commission - Case 2013-065



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

May 5, 2013

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
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 P.O. BOX 1139
 MATTHEWS, N.C. 28106
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 FAX (704) 847-5188
 TOLL FREE 1 800 287-8978

SIGNED

PROFESSIONAL LAND SURVEYOR
 SAMUEL P. MALONE JR. # 2610



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



SOUTHWOOD AVE.

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 _____

POLARIS

Property Ownership Land Records Information System

Date Printed: Mon Apr 15 12:55:44 EDT 2013

300 Westwood



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



300 WESTWOOD AVENUE



EXISTING AT CORNER OF WESTWOOD
AVE/SOUTHWOOD AVE.

EXISTING REAR YARD & SOUTHWOOD
AVE.





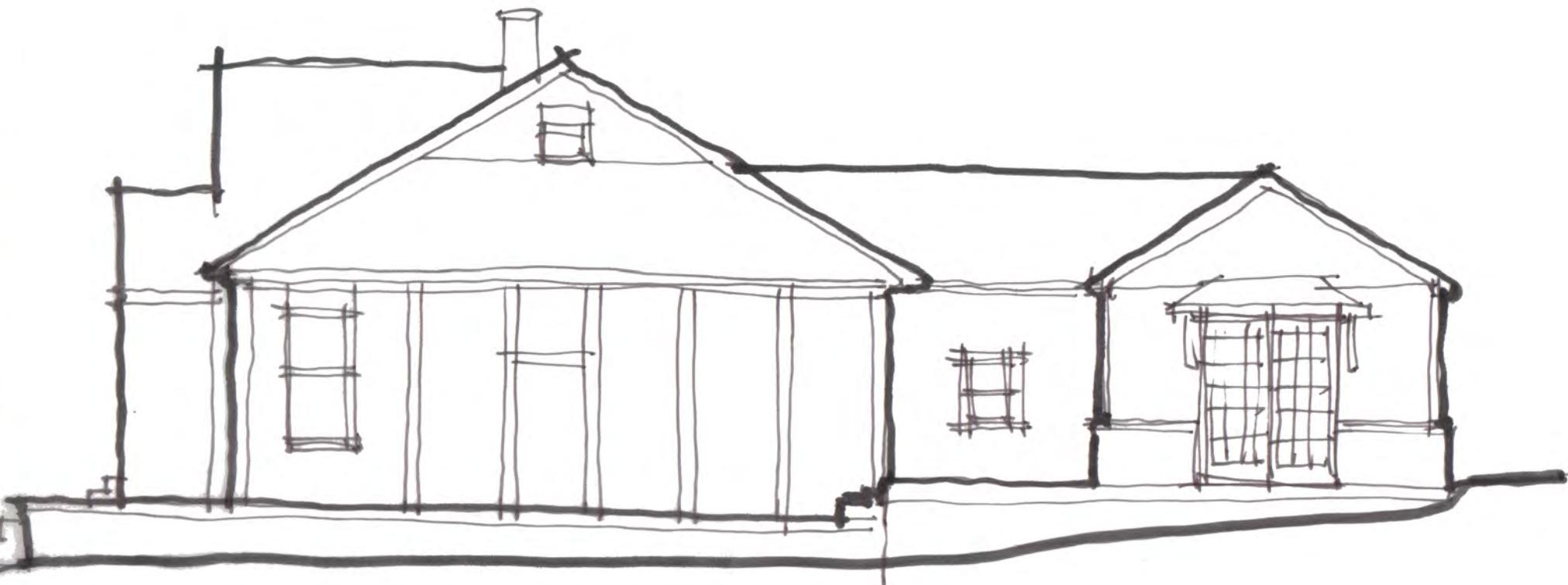
STREET SCAPE STUDY



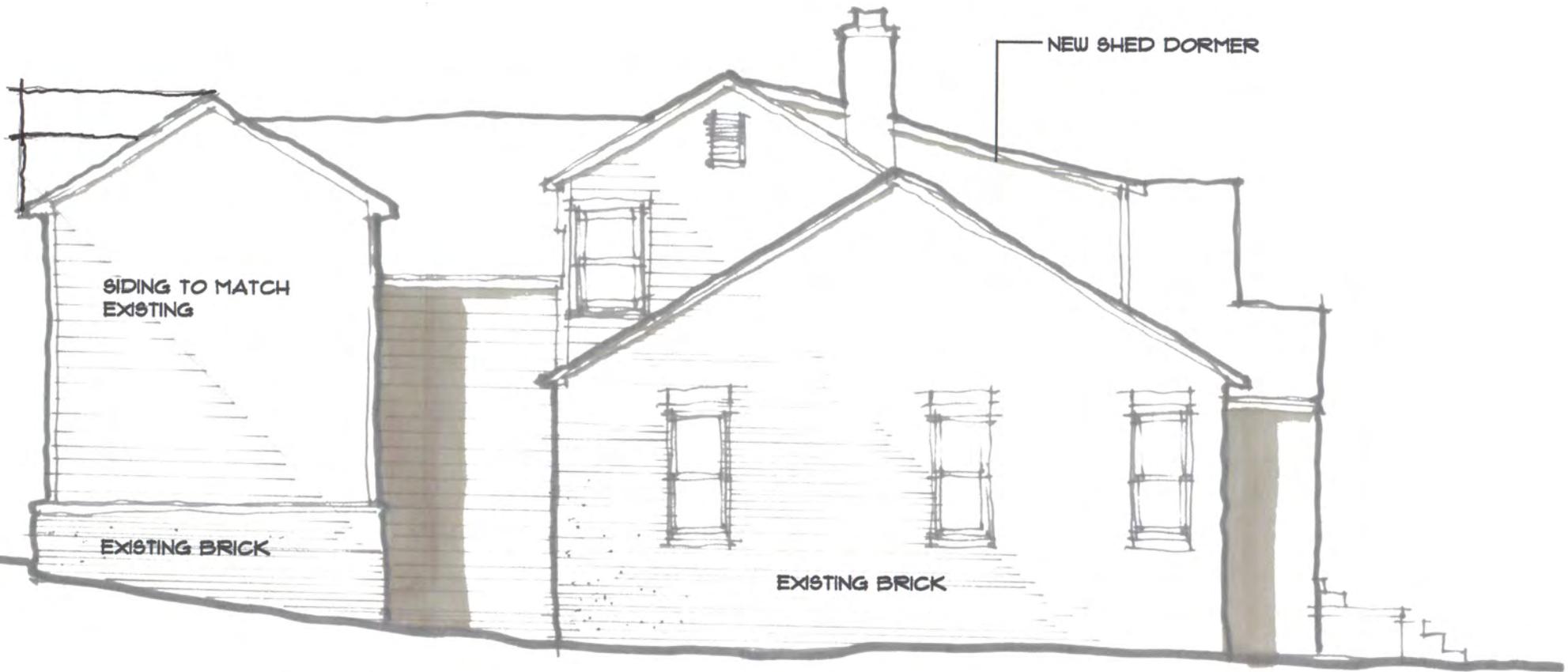
EXISTING FRONT ELEVATION



FRONT ELEVATION



EXISTING SIDE ELEVATION



SIDING TO MATCH
EXISTING

NEW SHED DORMER

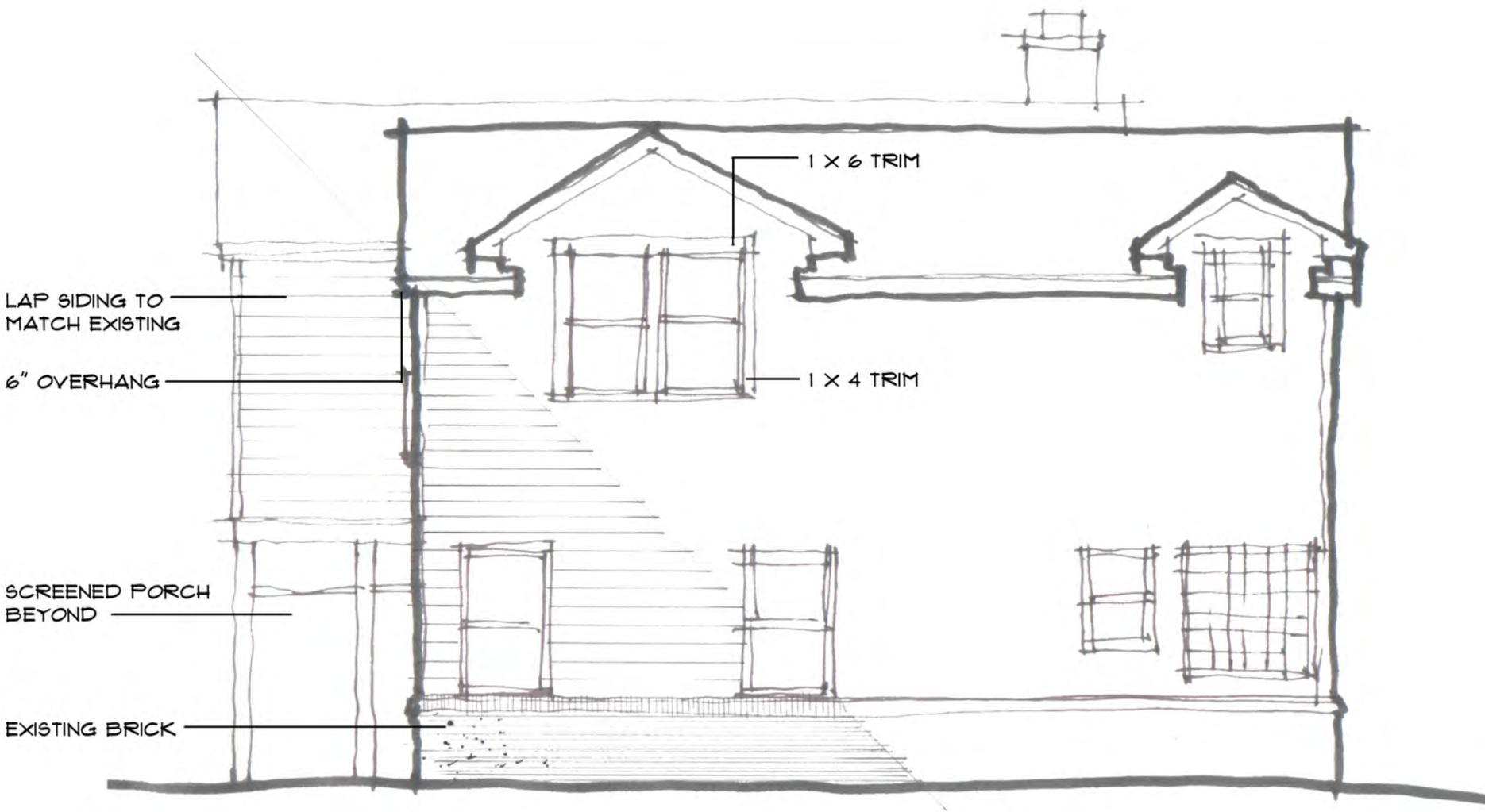
EXISTING BRICK

EXISTING BRICK

SIDE YARD ELEVATION



STREET SIDE ELEVATION



LAP SIDING TO
MATCH EXISTING

6" OVERHANG

SCREENED PORCH
BEYOND

EXISTING BRICK

1 X 6 TRIM

1 X 4 TRIM

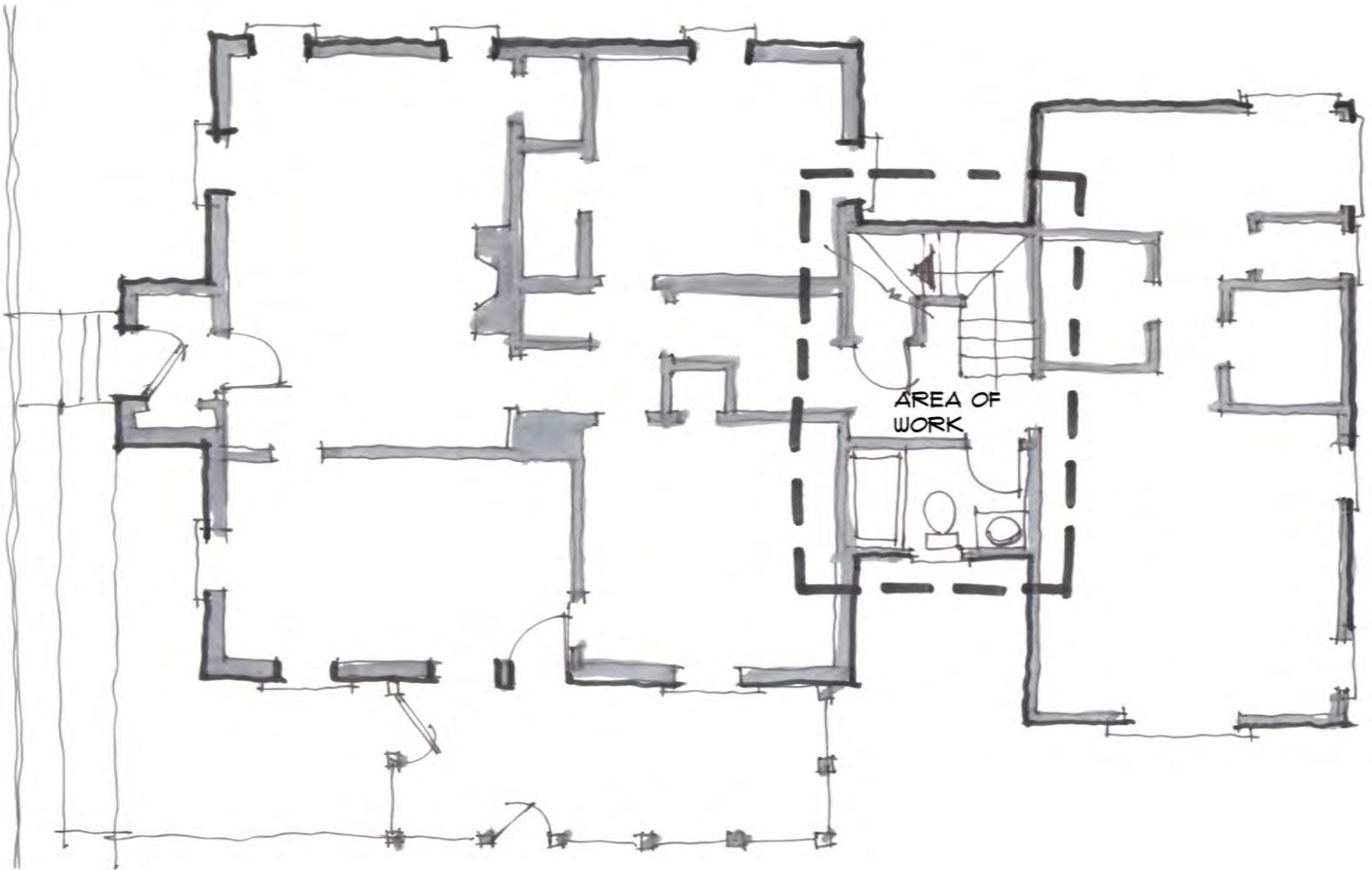
REAR ELEVATION



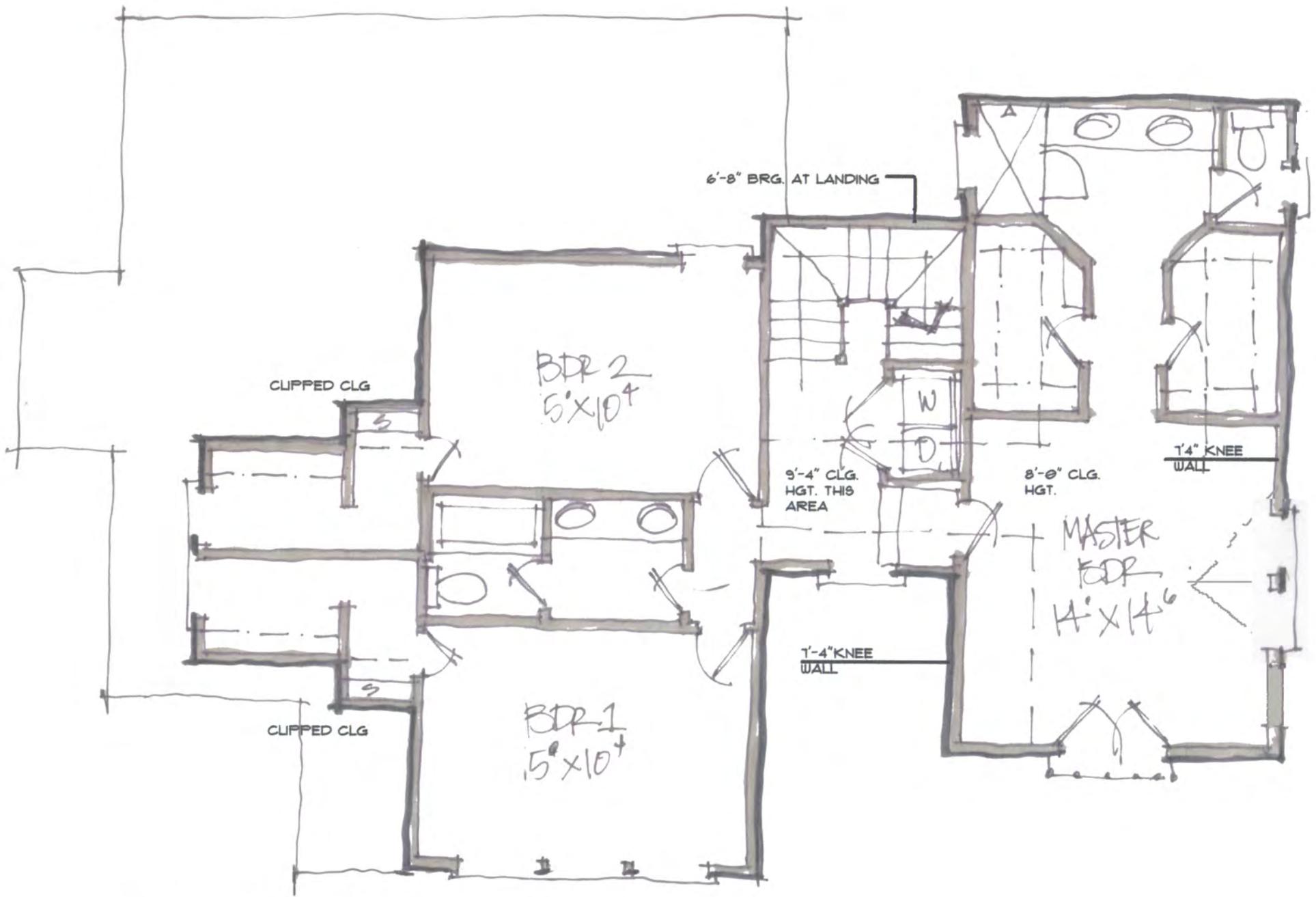
SOUTH
WEST

PERSPECTIVE AT STREET CORNER

WESTWOOD AVENUE



FLOOR PLAN



SECOND FLOOR PLAN



VIEW OF WEST STREET FACING PROPERTY

300 WEST AVENUE



VIEW OF WEST AVENUE OPPOSITE SIDE OF PROPERTY