
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1507 Southwood Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Angie Lauer

Details of Proposed Request

Existing Conditions

The existing structure is a one story ranch style home constructed in 1936. The surrounding context is a variety of one and two story homes. Across the street is a commercial structure. The 365-Day Stay of Demolition was approved by the HDC on March 11, 2015.

Proposal

The proposal is a new 1.5 story single family house and detached garage. Features of the house include a full brick façade, front and rear shed dormers, wood trim and wood windows. The front setback will match the existing house. The height from finished floor to the ridge is approximately 27'-11".

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

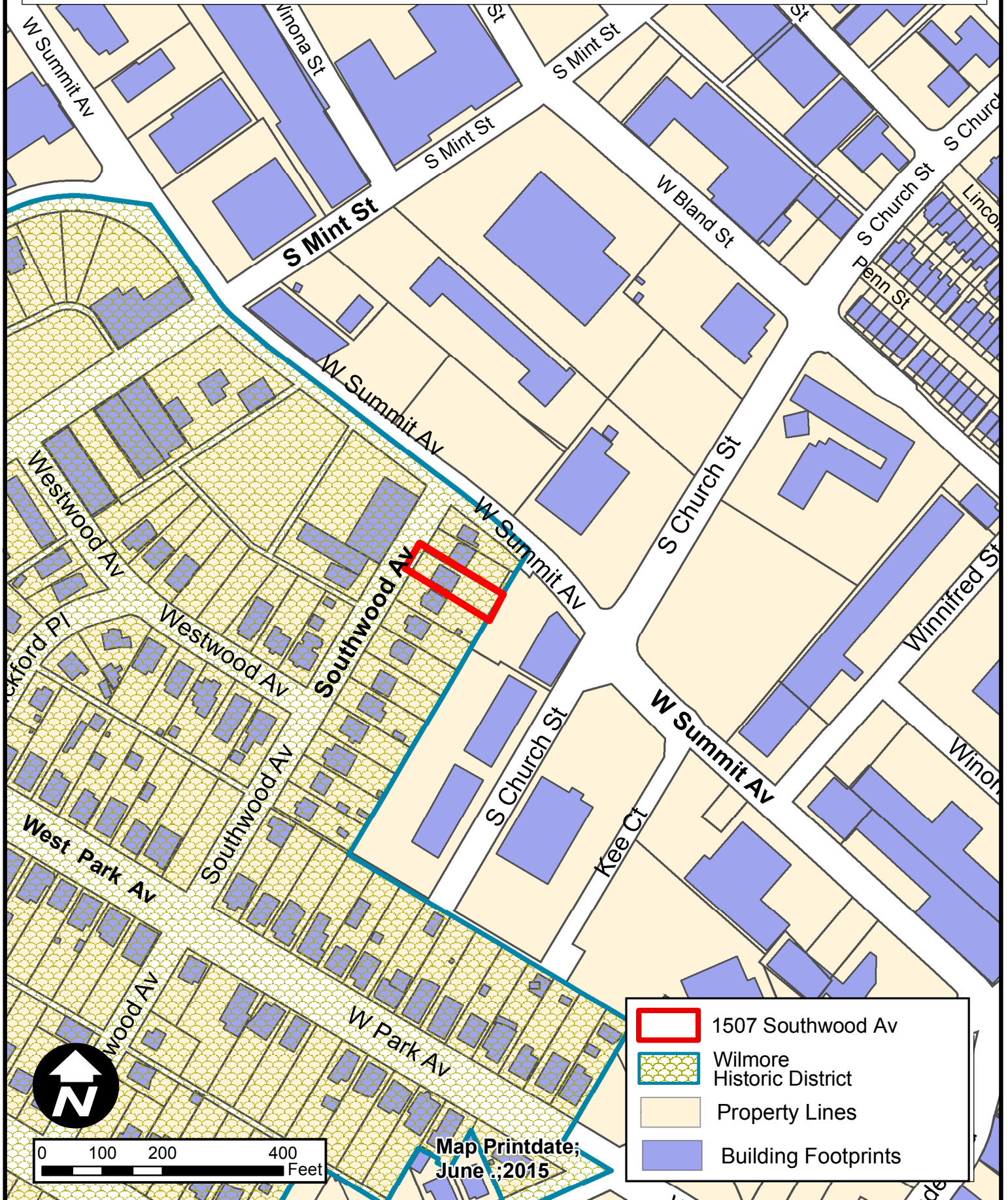
All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-100

Historic District; Wilmore





VICINITY MAP

INDEX OF DRAWINGS

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A-7	Building Section
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NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

SQUARE FOOTAGE CALCULATIONS

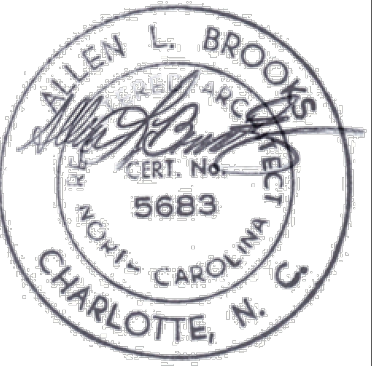
	Heated	Unheated
Proposed First Floor:	1255 S.F.	252 S.F.
Proposed Second Floor:	899 S.F.	0 S.F.
Total:	2,154 S.F.	252 S.F.
Total Under Roof:	2.406 S.F.	

Proposed Garage First Floor:	0 S.F.	400 S.F.
Proposed Second Floor:	400 S.F.	0 S.F.
Total:	400 S.F.	400 S.F.
Total Under Roof:	800 S.F.	



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PROJ. NO. : 15009
ISSUED : 20 MAY 2015
REVISIONS :

COVER SHEET

A-0

OF : NINE



1501 SOUTHWOOD AVENUE



1505 SOUTHWOOD AVENUE



1507 SUBJECT HOUSE
(TO BE DEMOLISHED)



1507 SUBJECT HOUSE
(TO BE DEMOLISHED)



1511 SOUTHWOOD AVENUE



1515 SOUTHWOOD AVENUE



1519 SOUTHWOOD AVENUE



1523 SOUTHWOOD AVENUE

STREET SCAPE IN LINE WITH SUBJECT PROPERTY



300 WESTWOOD AVENUE



1512 SOUTHWOOD AVENUE



1512 SOUTHWOOD AVENUE



310 W SUMMIT AVENUE



310 W SUMMIT AVENUE

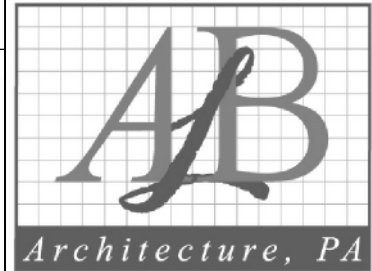
STREET SCAPE ACROSS FROM SUBJECT PROPERTY



SOUTHWOOD AVENUE LOOKING
FROM W SUMMIT AVENUE



SOUTHWOOD AVENUE LOOKING
TOWARD W SUMMIT AVENUE



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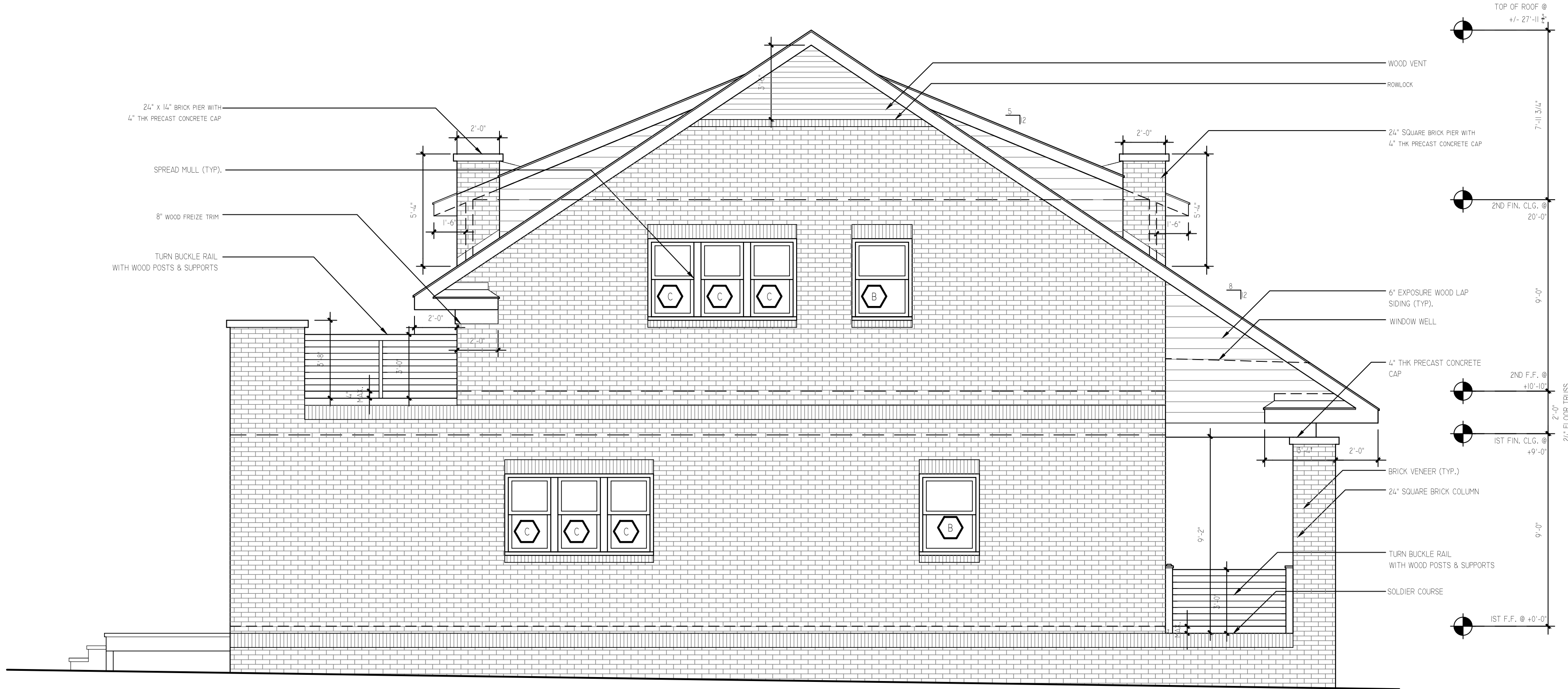
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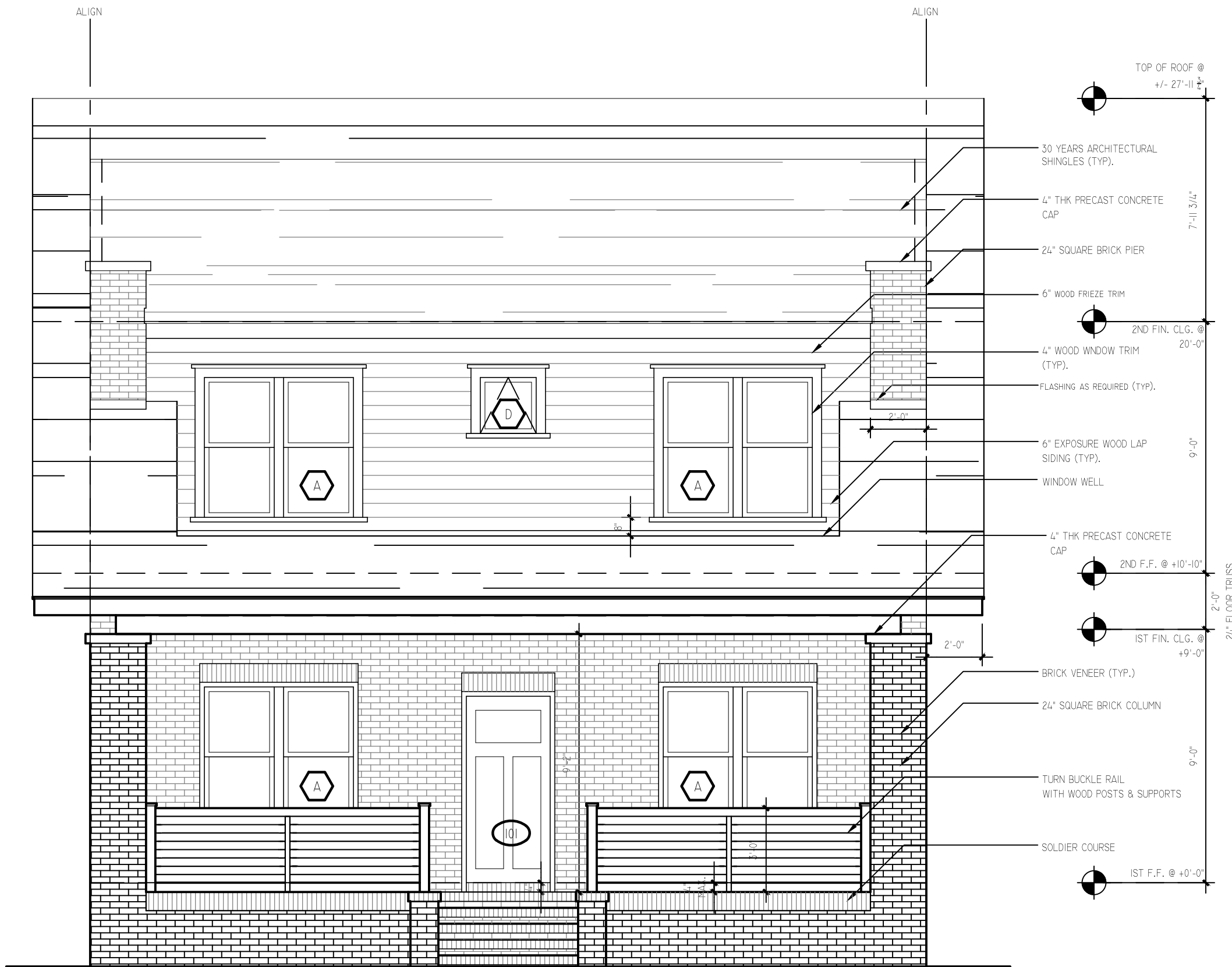
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STREET SCAPE

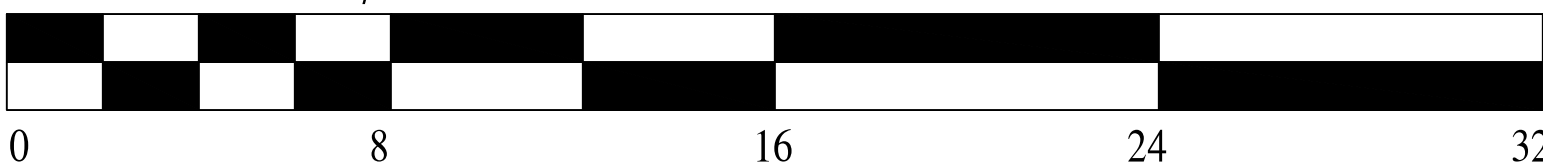
OF : EIGHT



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0"	7'-0"	SINGLE HUNG
B	2'-6" X 5'-6"	7'-0"	SINGLE HUNG
C	2'-0" X 5'-6"	7'-0"	SINGLE HUNG
D	2'-0" X 2'-0"	7'-0"	FIXED OR AWING

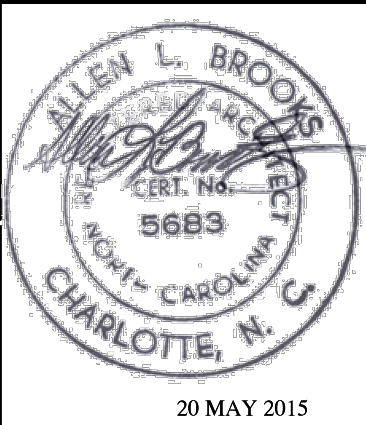
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 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 - SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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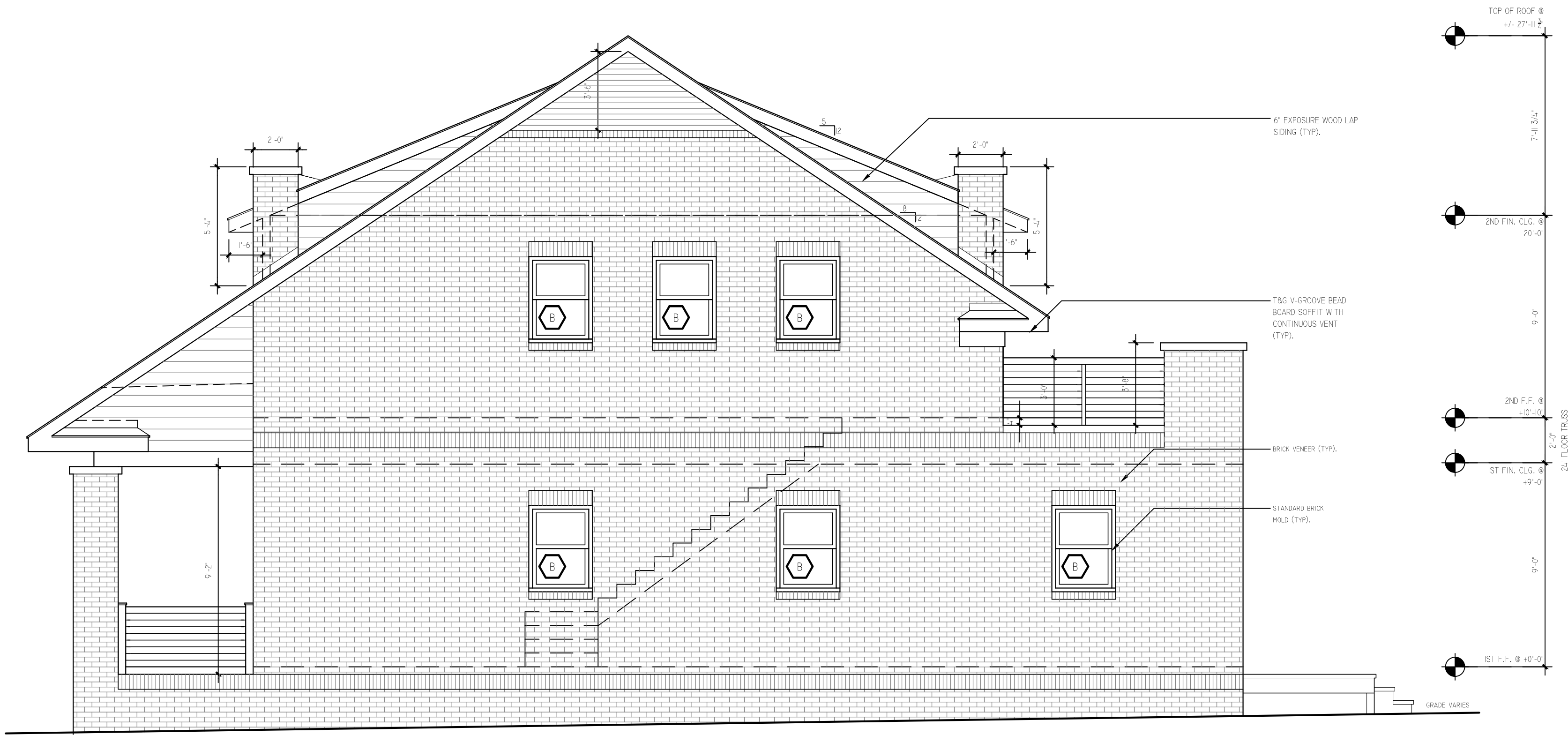
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 - FACE OF STUD TO ALIGN WITH FACE OF BLOCK U.N.O
 - BEAD BOARD FINISH ON PORCH CEILING.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - WATER PROOF MEMBRANE- TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12- FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

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PROPOSED ELEVATIONS

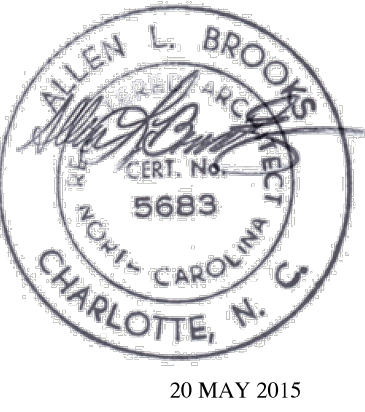
A-4
OF : NINE



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0"	7'-0"	SINGLE HUNG
B	2'-6" X 5'-6"	7'-0"	SINGLE HUNG
C	2'-0" X 5'-6"	7'-0"	SINGLE HUNG
D	2'-0" X 2'-0"	7'-0"	FIXED OR AWING

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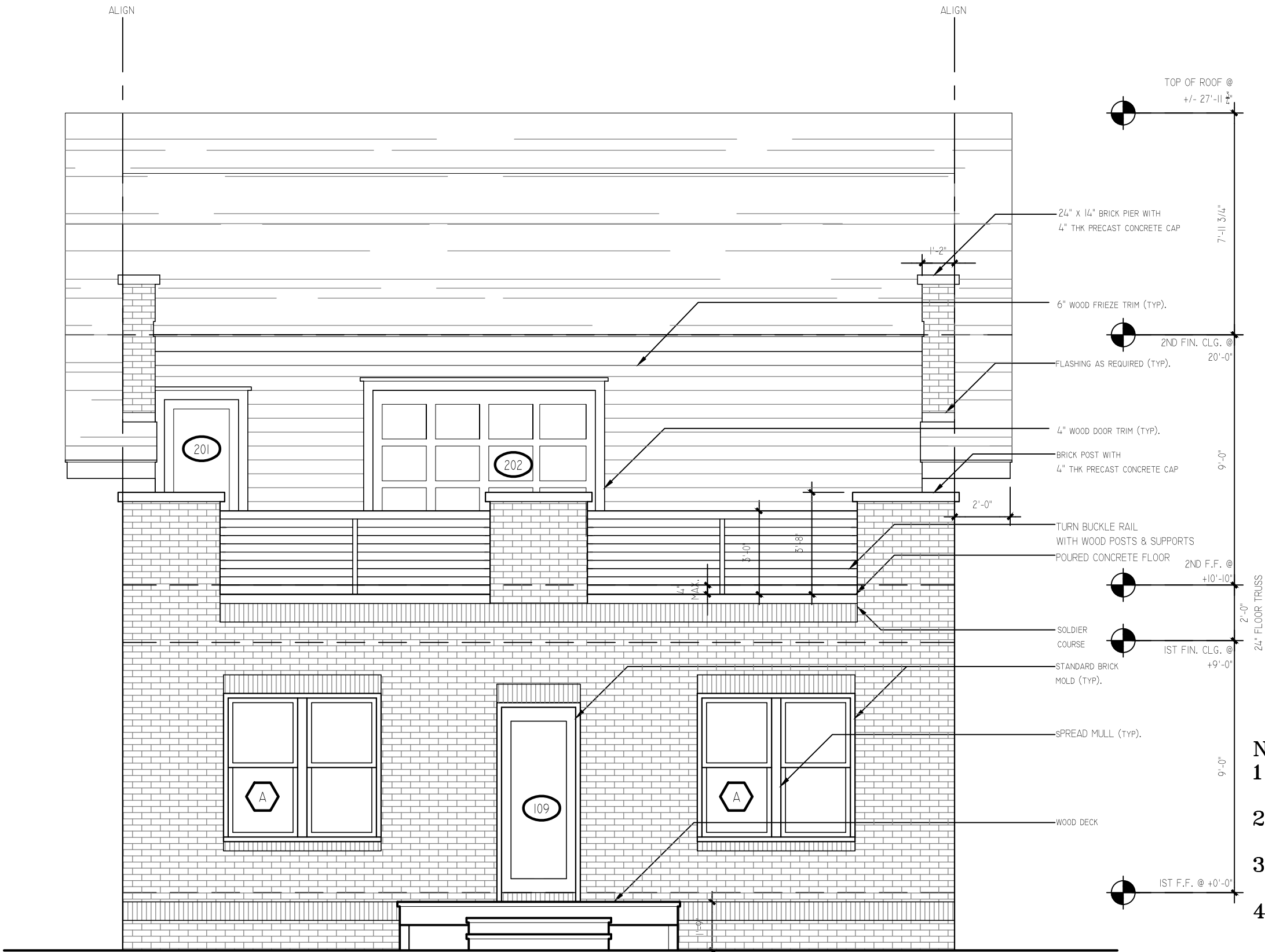
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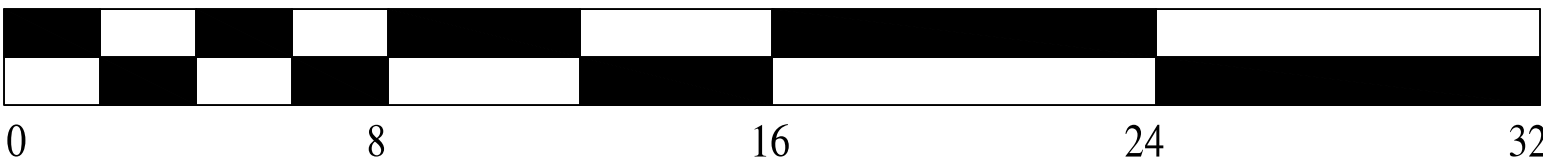
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② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



- NOTE:
1. ALL FOUNDATION DIMENSIONS ARE TO FACE OF BLOCK.
 2. FACE OF STUD TO ALIGN WITH FACE OF BLOCK U.N.O
 3. BEAD BOARD FINISH ON PORCH CEILING.
 4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
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GRAPHIC SCALE 1/4" = 1'-0"



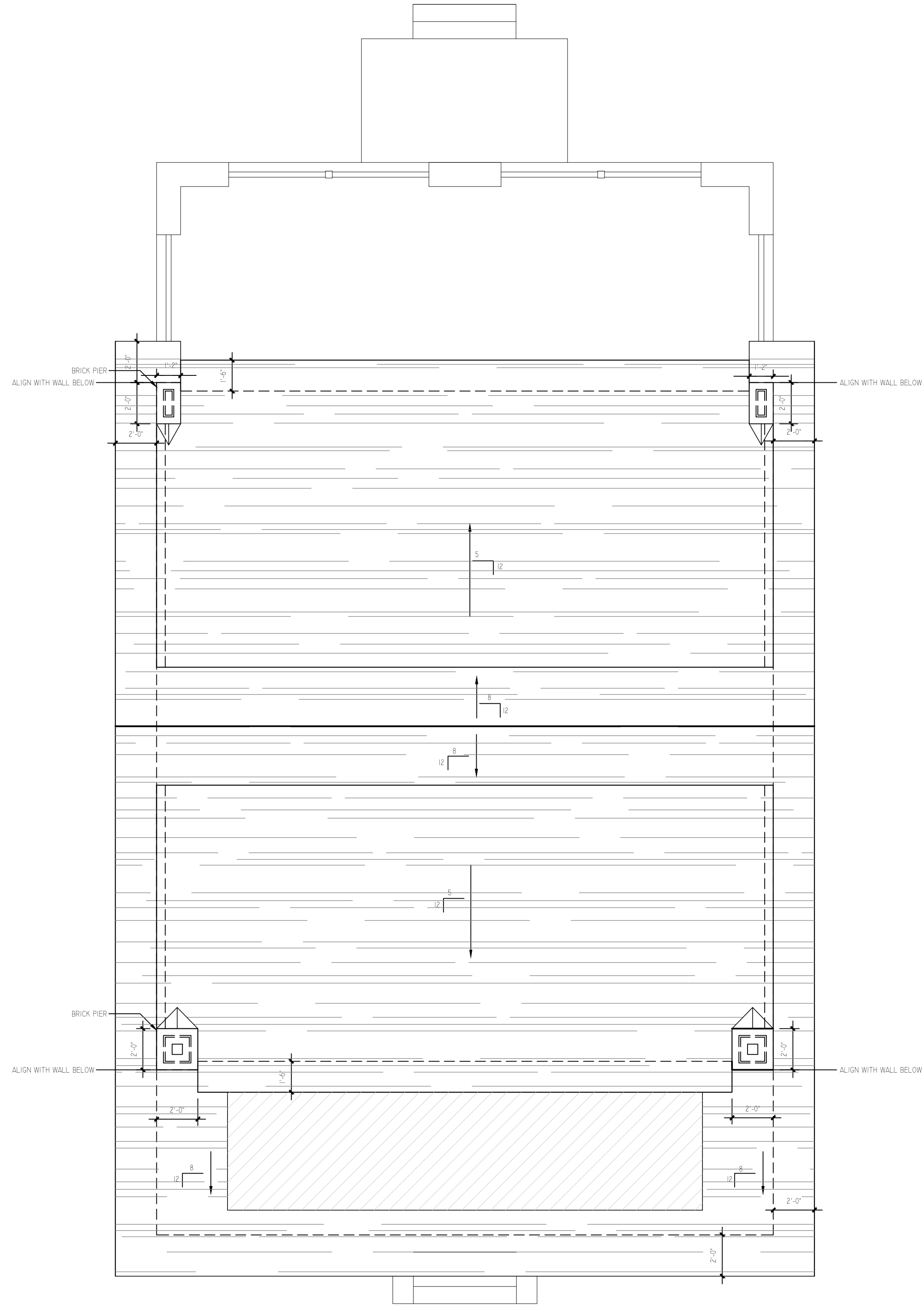
① PROPOSED REAR ELEVATION
1/4" = 1'-0"

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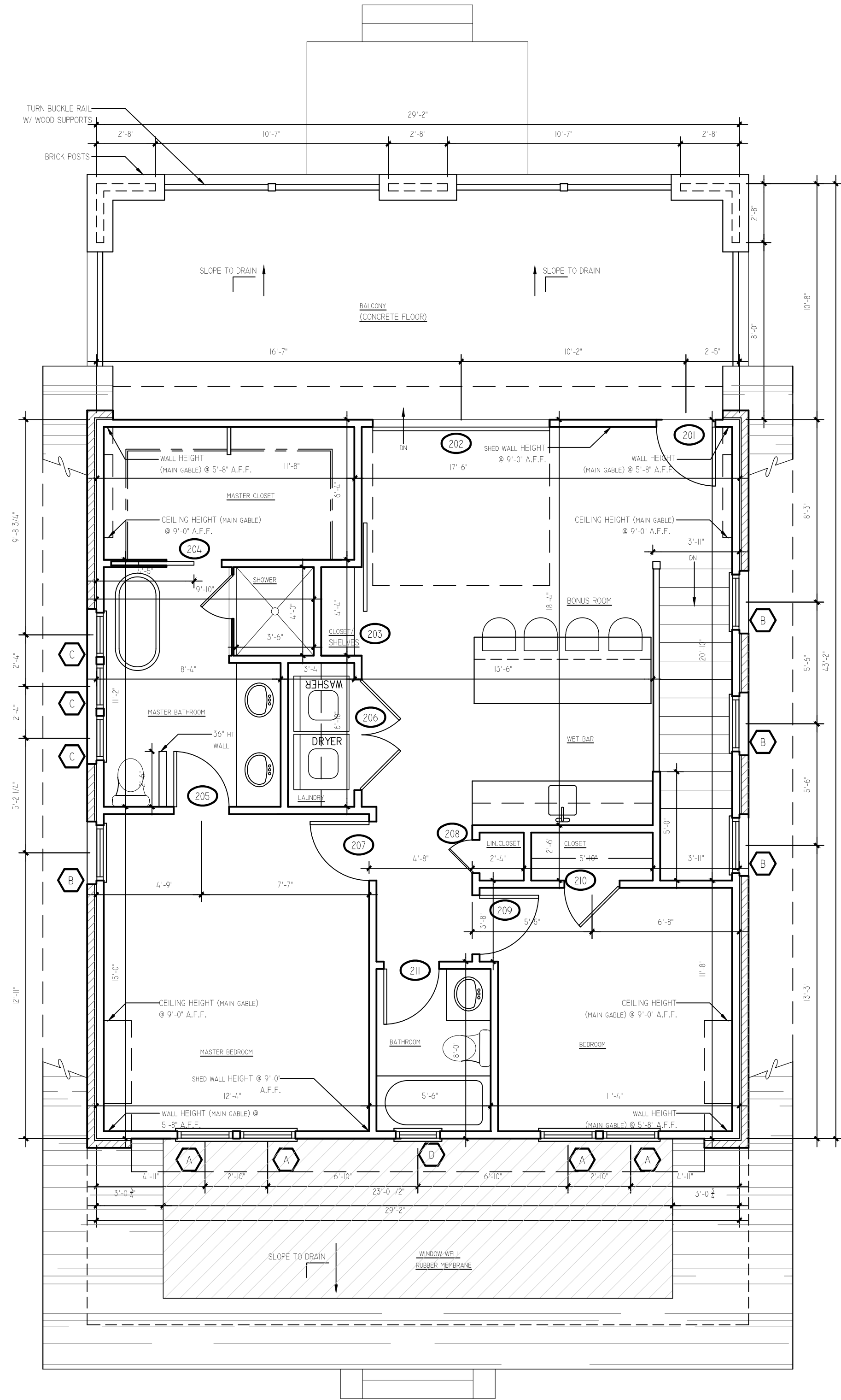
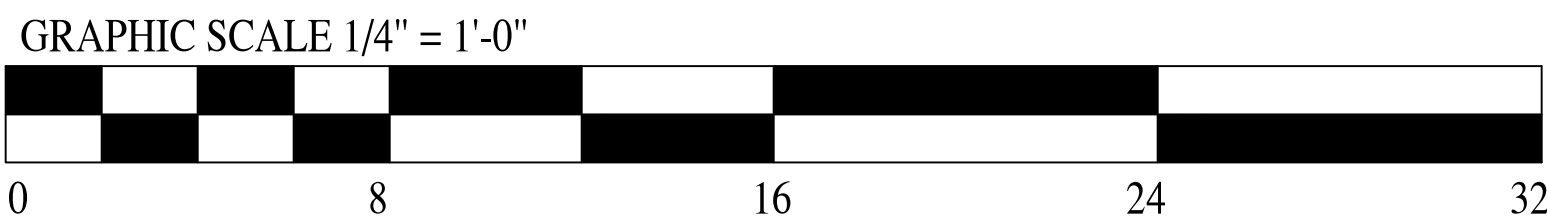
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PROPOSED ELEVATIONS

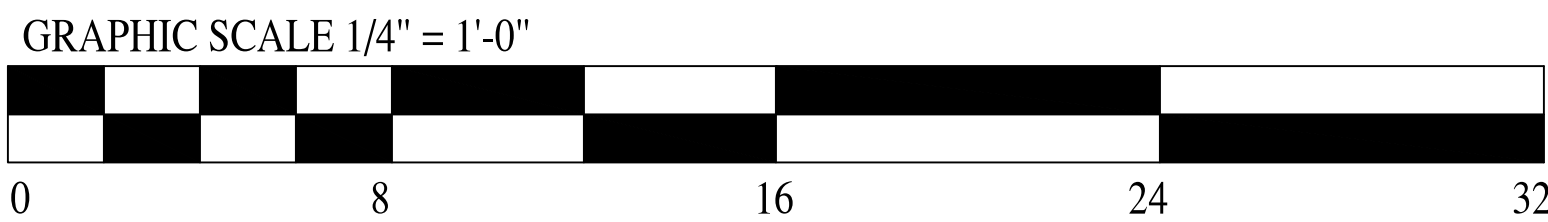
A-5
OF : NINE



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0"	7'-0"	SINGLE HUNG
B	2'-6" X 5'-6"	7'-0"	SINGLE HUNG
C	2'-0" X 5'-6"	7'-0"	SINGLE HUNG
D	2'-0" X 2'-0"	7'-0"	FIXED OR JAWING

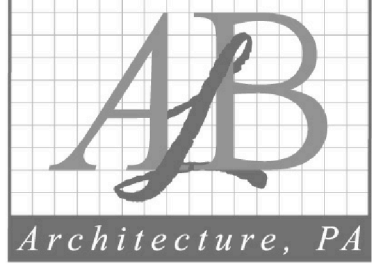
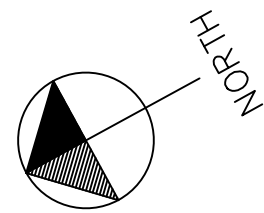
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NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (IMP.)

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" X 6'-8"	BONUS ROOM TO BALCONY
202	8'-0" X 7'-0"	BONUS ROOM TO BALCONY
203	4'-0" X 6'-8"	BONUS ROOM CLOSET
204	2'-0" X 6'-8"	MASTER CLOSET
205	2'-4" X 6'-8"	MASTER BATHROOM
206	PR 2'-4" X 6'-8"	LAUNDRY
207	2'-8" X 6'-8"	MASTER BEDROOM
208	1'-6" X 6'-8"	LINEN CLOSET
209	2'-8" X 6'-8"	BEDROOM
210	2'-4" X 6'-8"	CLOSET
211	2'-4" X 6'-8"	BATHROOM

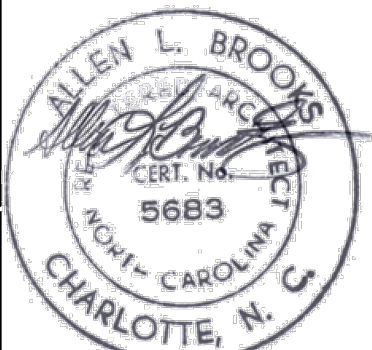
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 - FACE OF STUD TO ALIGN WITH FACE OF BLOCK U.N.O
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NOTE:
NEW WALL
NEW BRICK VENEER
NEW MASONRY WALL



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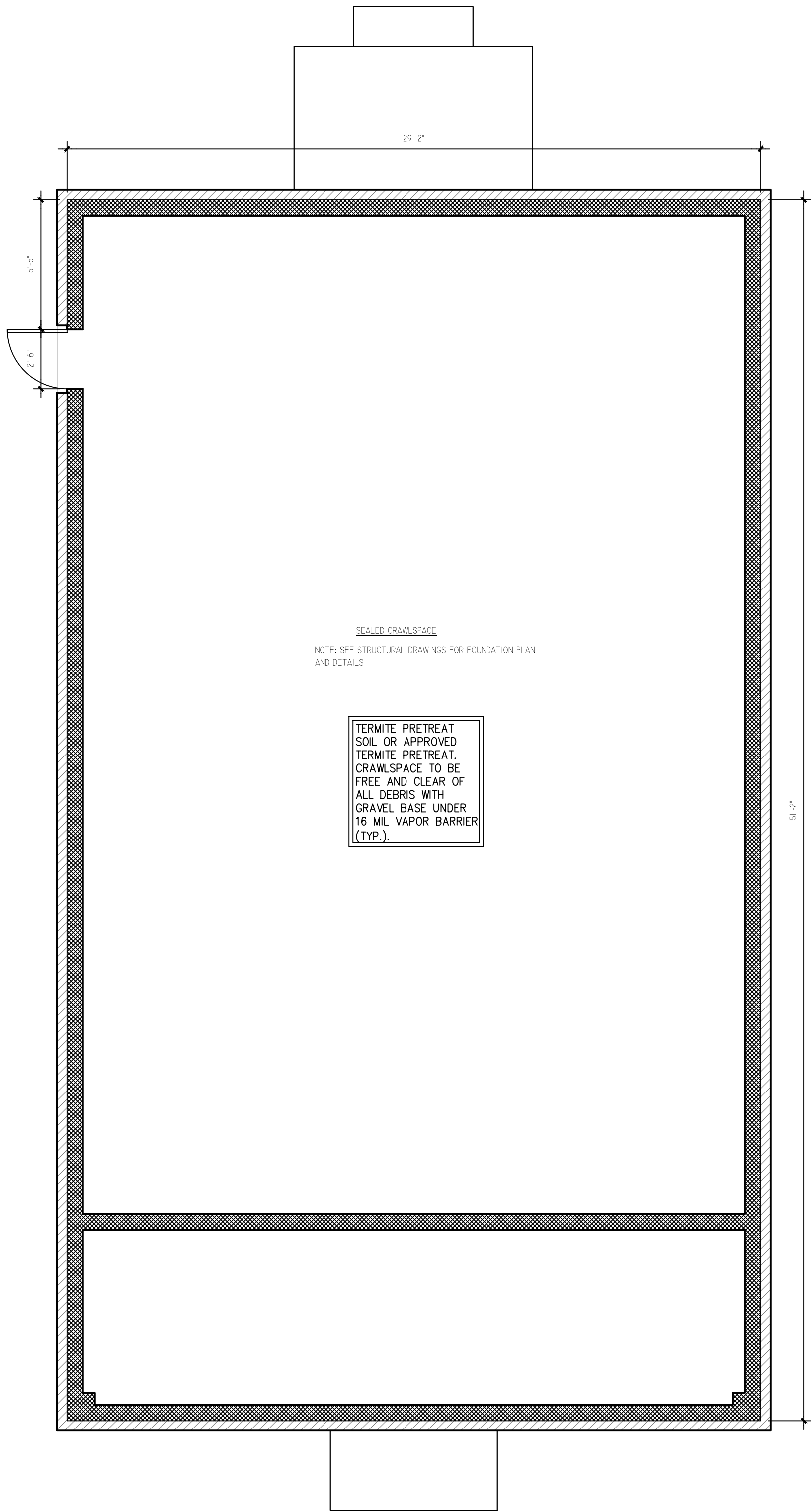
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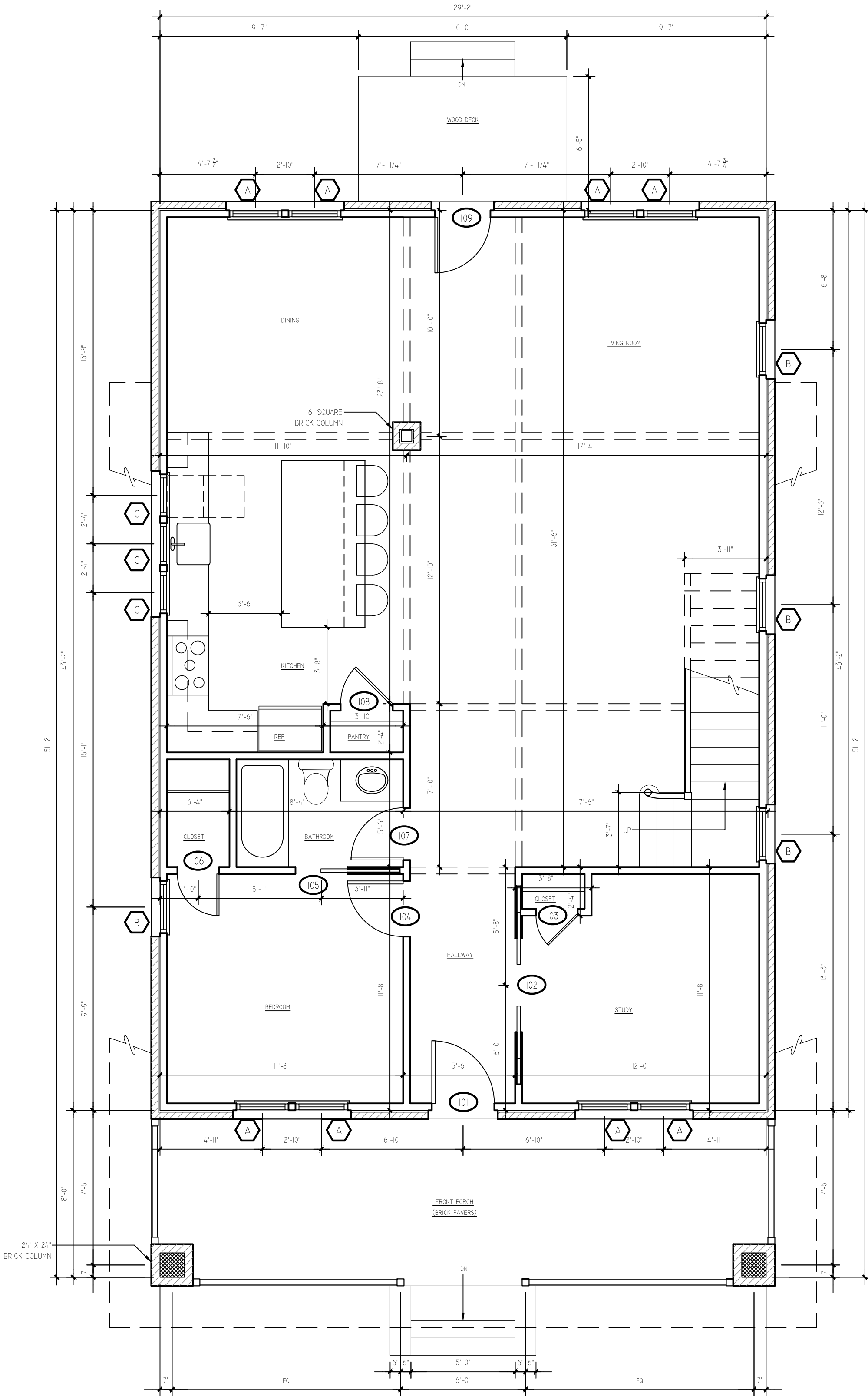
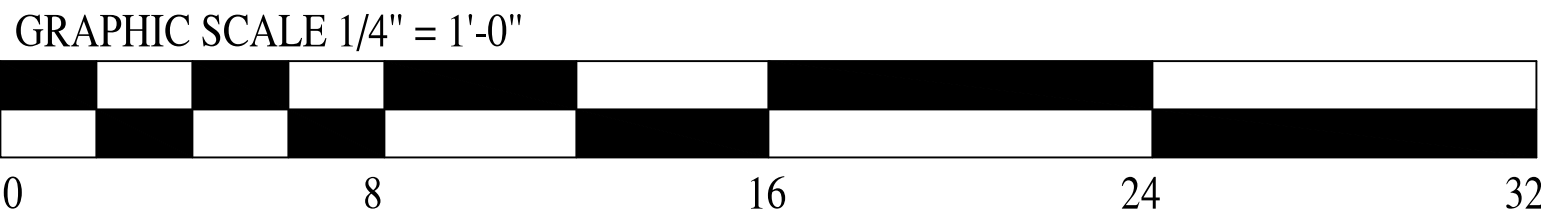
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PROPOSED PLANS

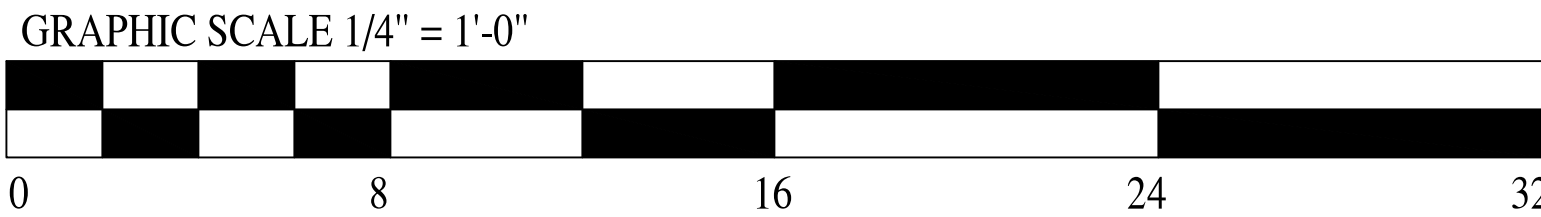
A-3
OF : NINE



② PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0"	7'-0"	SINGLE HUNG
B	2'-6" X 5'-6"	7'-0"	SINGLE HUNG
C	2'-0" X 5'-6"	7'-0"	SINGLE HUNG
D	2'-0" X 2'-0"	7'-0"	FIXED OR JAWING

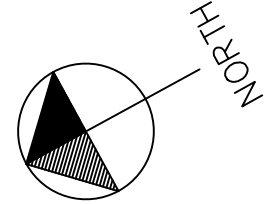
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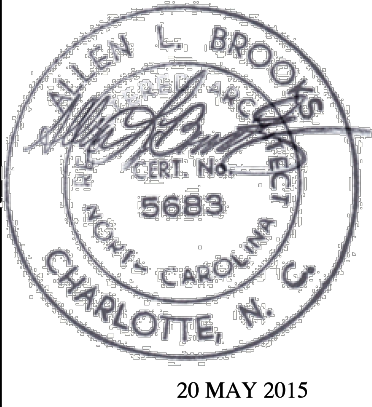
FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
101	3'-0" X 6'-8"	MAIN ENTRY
102	PR 2'-6" X 6'-8" POCKET DOOR	STUDY
103	2'-0" X 6'-8"	STUDY CLOSET
104	2'-8" X 6'-8"	BEDROOM
105	2'-6" X 6'-8" POCKET DOOR	BATHROOM
106	2'-0" X 6'-8"	BEDROOM CLOSET
107	2'-6" X 6'-8"	BATHROOM
108	2'-6" X 6'-8"	PANTRY
109	2'-8" X 6'-8"	REAR ENTRY

- NOTE:
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NOTE:
NEW WALL:
NEW BRICK VENEER:
NEW MASONRY WALL:



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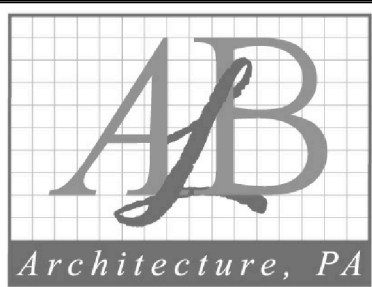
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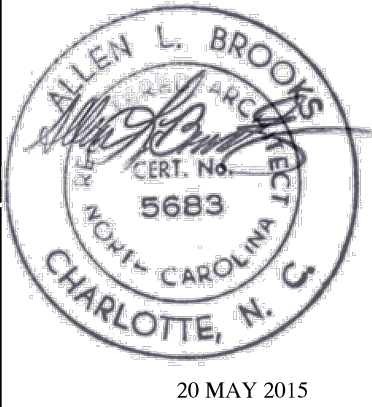
PROPOSED PLANS

A-2
OF : NINE



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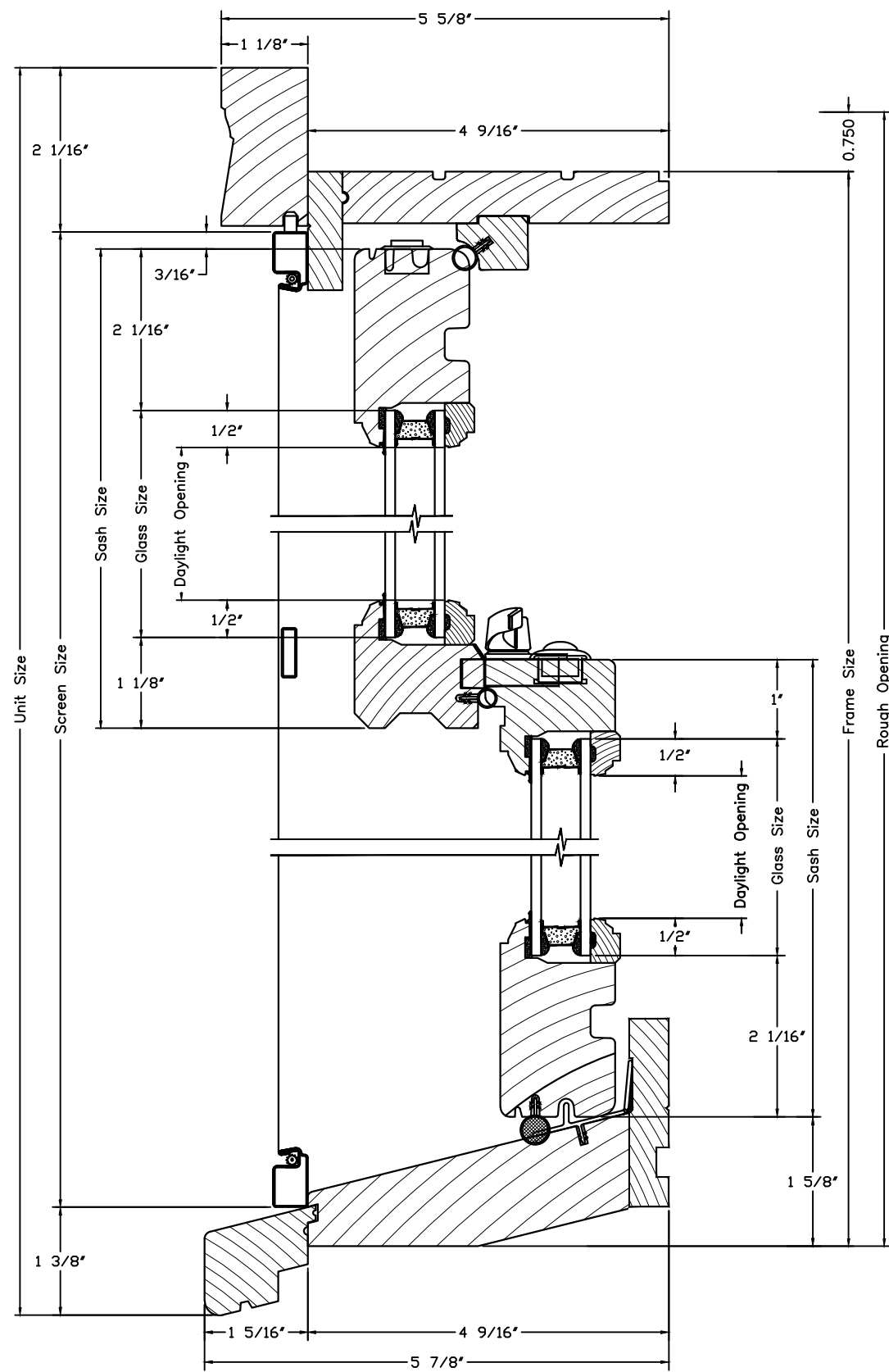


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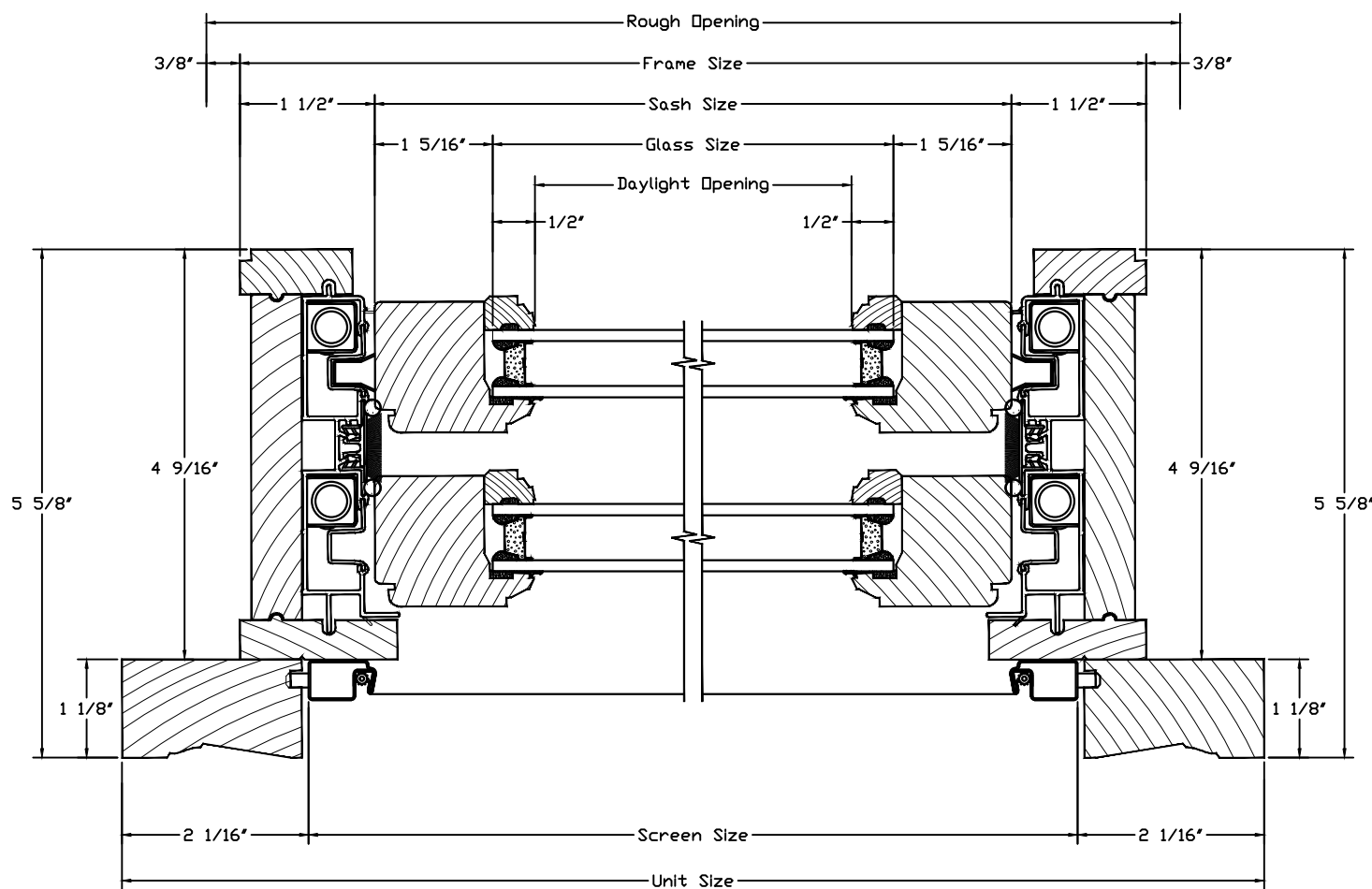
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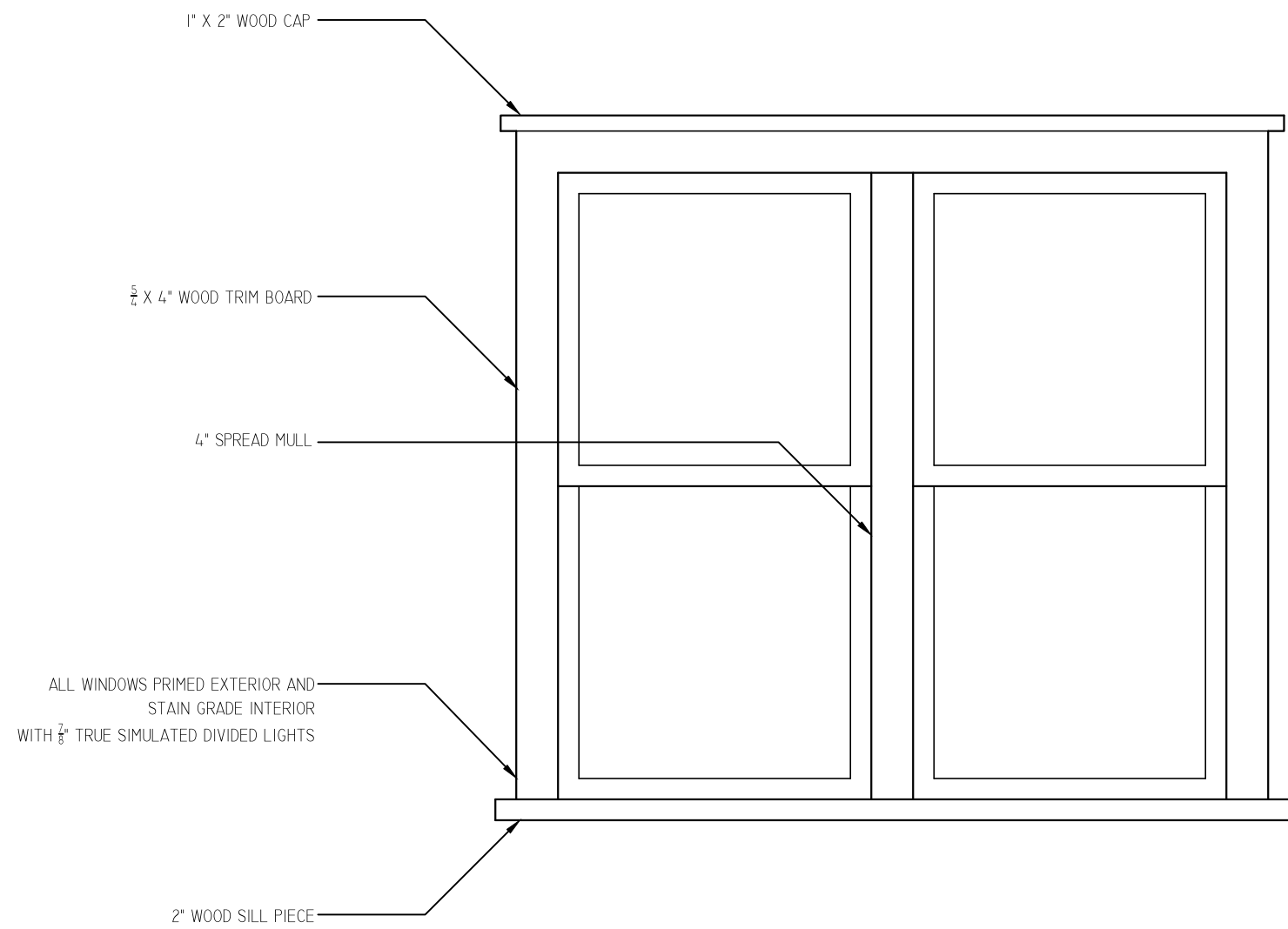


Vertical Section

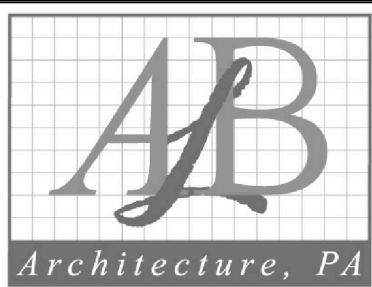


Horizontal Section

② TYPICAL DETAIL OF JELDWEN SINGLE HUNG WINDOW
BRICK MOLD DETAIL FOR BRICK VENEERED SURFACES
SITELINE EX WOOD DOUBLE HUNG, PAINT TO BE SELECTED BY OWNER

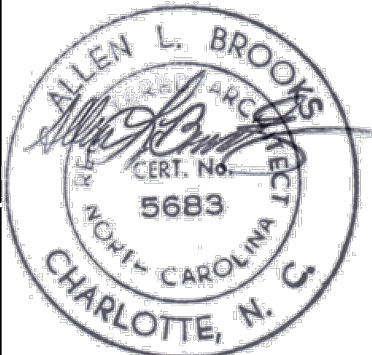


① TYPICAL EXTERIOR WINDOW DETAIL
FOR AREAS FACED WITH SIDING



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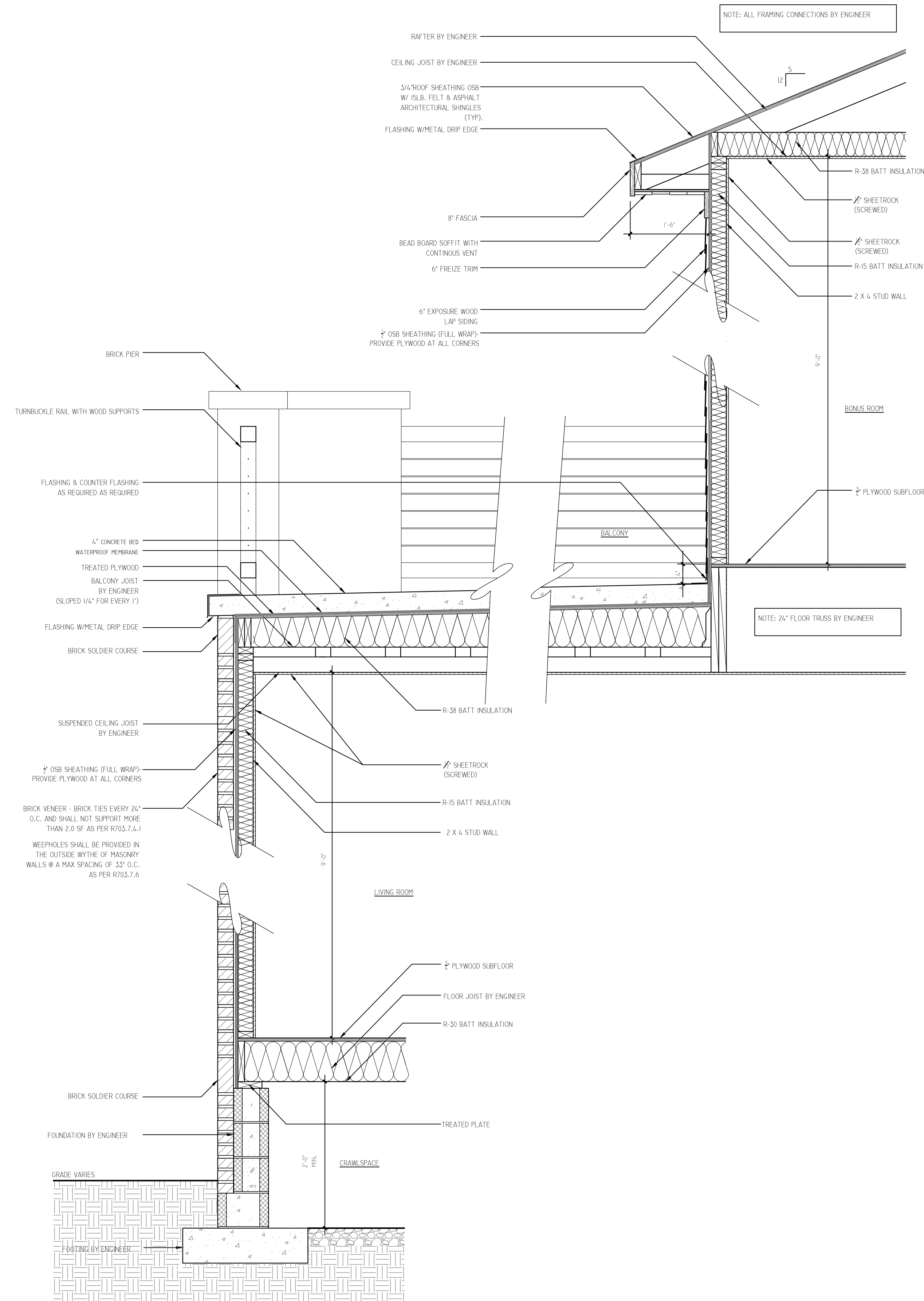
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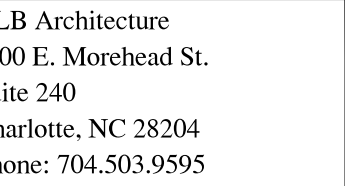
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SECTION
A-7
OF : NINE



① SECTION THROUGH REAR BALCONY



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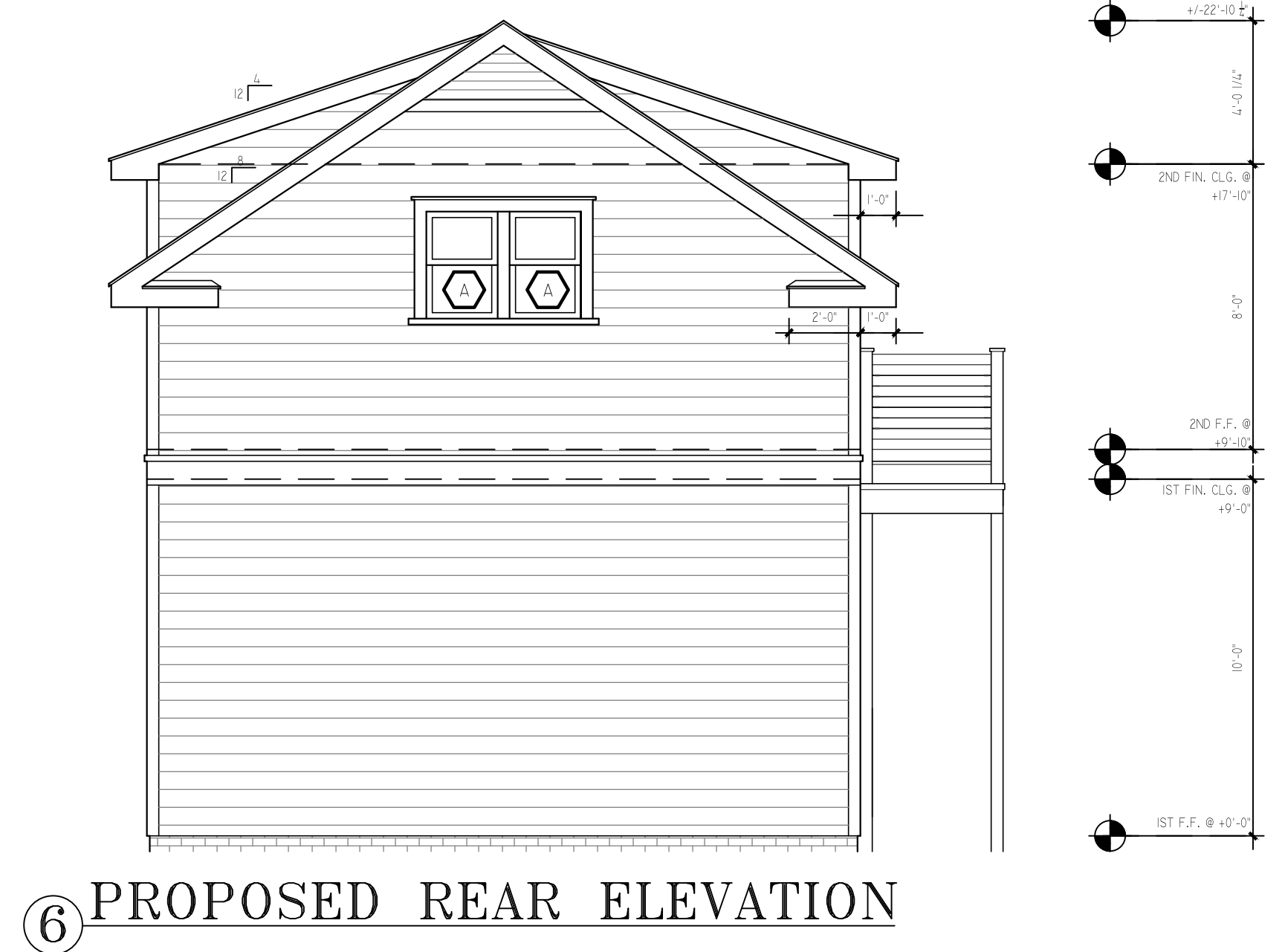
1507 Southwood Avenue, Charlotte, NC 28203

ROJ. NO. -	15009
ISSUED -	20 MAY 2015
REVISIONS -	

PROPOSED GARAGE PLANS AND ELEVATIONS

A-8

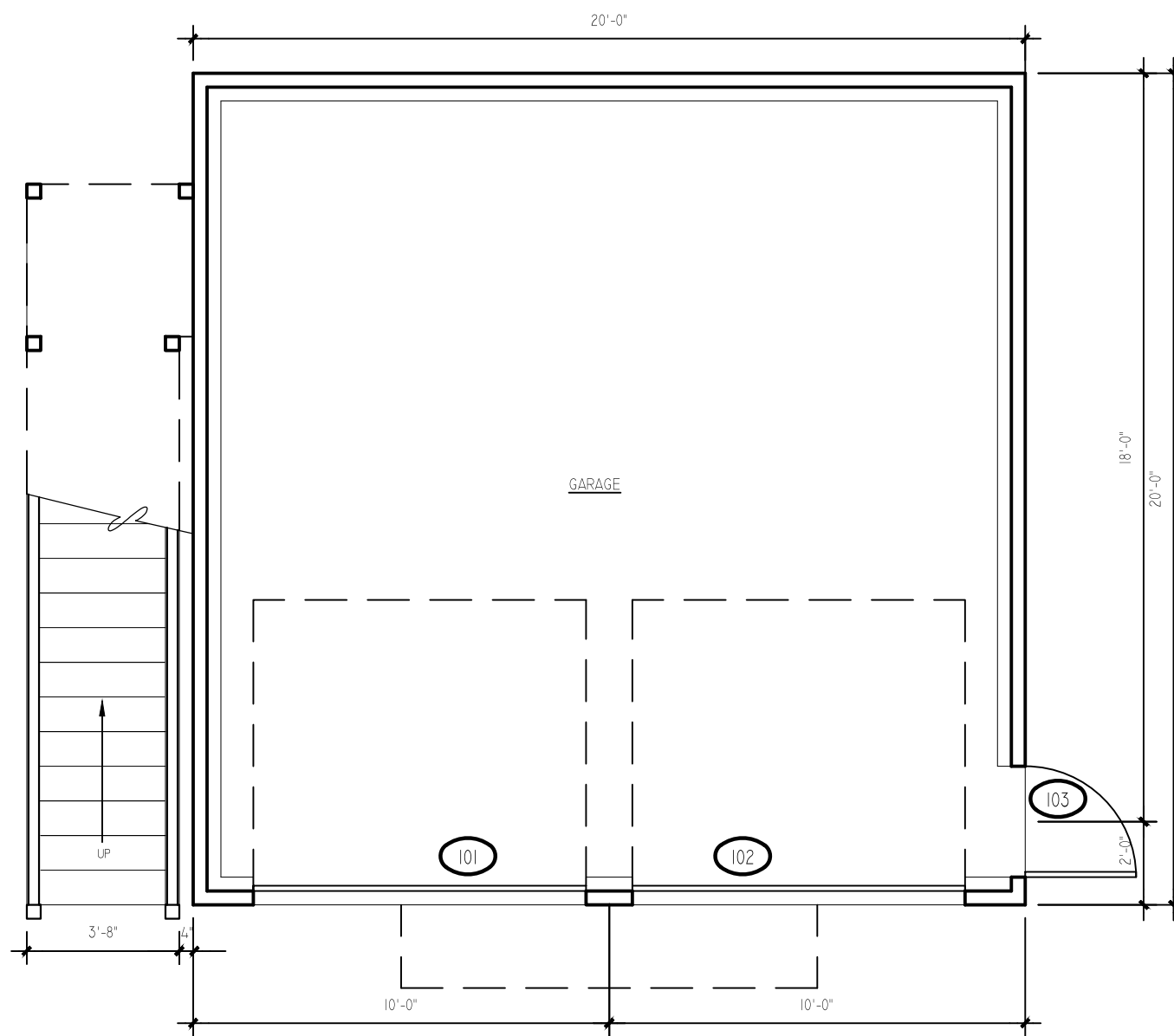
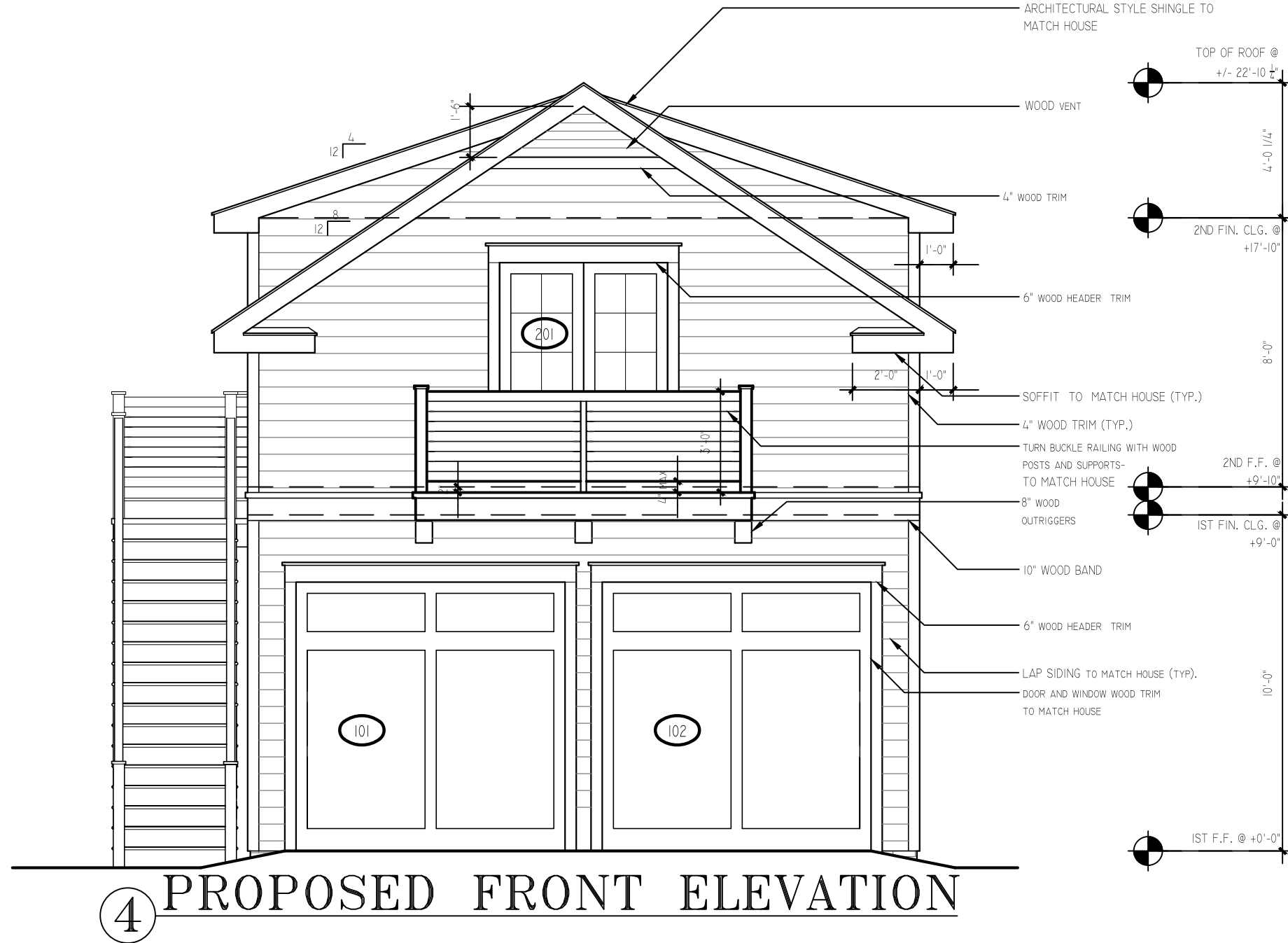
E : NINE



GARAGE FIRST FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
101	8'-0" X 8'-0"	OVERHEAD DOOR
102	8'-0" X 8'-0"	OVERHEAD DOOR
103	2'-8" X 6'-8"	SECONDARY ENTRY DOOR

<u>GARAGE SECOND FLOOR DOOR SCHEDULE</u>		
NO.	OPENING	LOCATION
201	PR 2'-6" X 6'-8"	DOOR TO BALCONETTE
202	PR 2'-0" X 6'-8"	CLOSET
203	2'-6" X 6'-8"	BATHROOM
204	2'-8" X 6'-8"	ENTRY

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0"	8'-0"	DOUBLE HUNG



③ PROPOSED ROOF PLAN
1/4" = 1'-0"

② PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE:

1. GARAGE FOUNDATION TO BE CONCRETE SLAB ON GRADE
2. LAP SIDING TO MATCH HOUSE
3. ARCHITECTURAL SHINGLES TO MATCH HOUSE
4. SOFFIT DETAIL TO MATCH HOUSE

