
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1543 Southwood Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Clay Brewer

Details of Proposed Request

Existing Conditions

The existing structure is a 1 story American Small House with Colonial Revival details constructed in 1940. Architectural features include a side gable roof, 6/6 windows, and a small front entry covered stoop. Siding material is brick. Adjacent structures are 1-1.5 story single family houses. The lot size is 50' x 150'.

Proposal

The proposal is a new front porch, new windows, and a new rear addition that is no taller or wider than the house but does increase the square footage of the house more than 50%. An existing deck will be removed. The new rear addition will tie in below the existing ridge. Materials include Hardie Artisan lap siding, wood shake shingles or fiber-cement shake shingles individually applied, and wood or aluminum clad windows. New roof and window trim details will match the house. Post construction the rear yard will have 34.9% impervious coverage. There are no impacts to mature trees.

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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

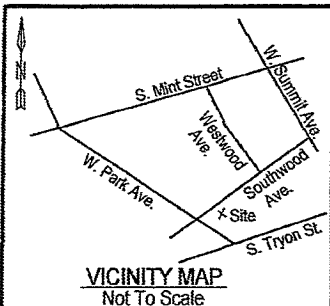
Staff Recommendation

Staff has the following concerns with the application:

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Lack of window openings on the right elevation of the addition.
3. The Commission will determine if the original windows are beyond repair and can be replaced with new wood windows to match existing.
4. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-525
**HISTORIC DISTRICT: WILMORE
ADDITION**

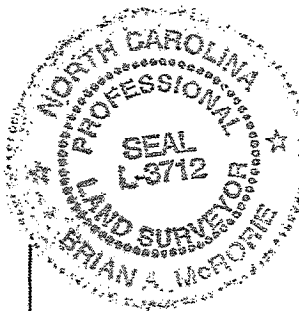




McRorie Land Surveying, P.A.
Firm No. C-4059
712 East 34th Street
Charlotte, N.C. 28205
704-492-5768

I, Brian A. McRorie, certify that this map was drawn under my supervision from an actual survey made under my supervision on the 6th day of September 2017; and that the boundary lines and improvements, if any, are as shown hereon. The ratio of precision as calculated before any adjustments is $1' : 30,000' +$ of perimeter surveyed. This map meets the requirements of the Standards of Practice for Land Surveying in North Carolina.

Brian A. McRorie
N.C. Professional Land Surveyor No. 3712



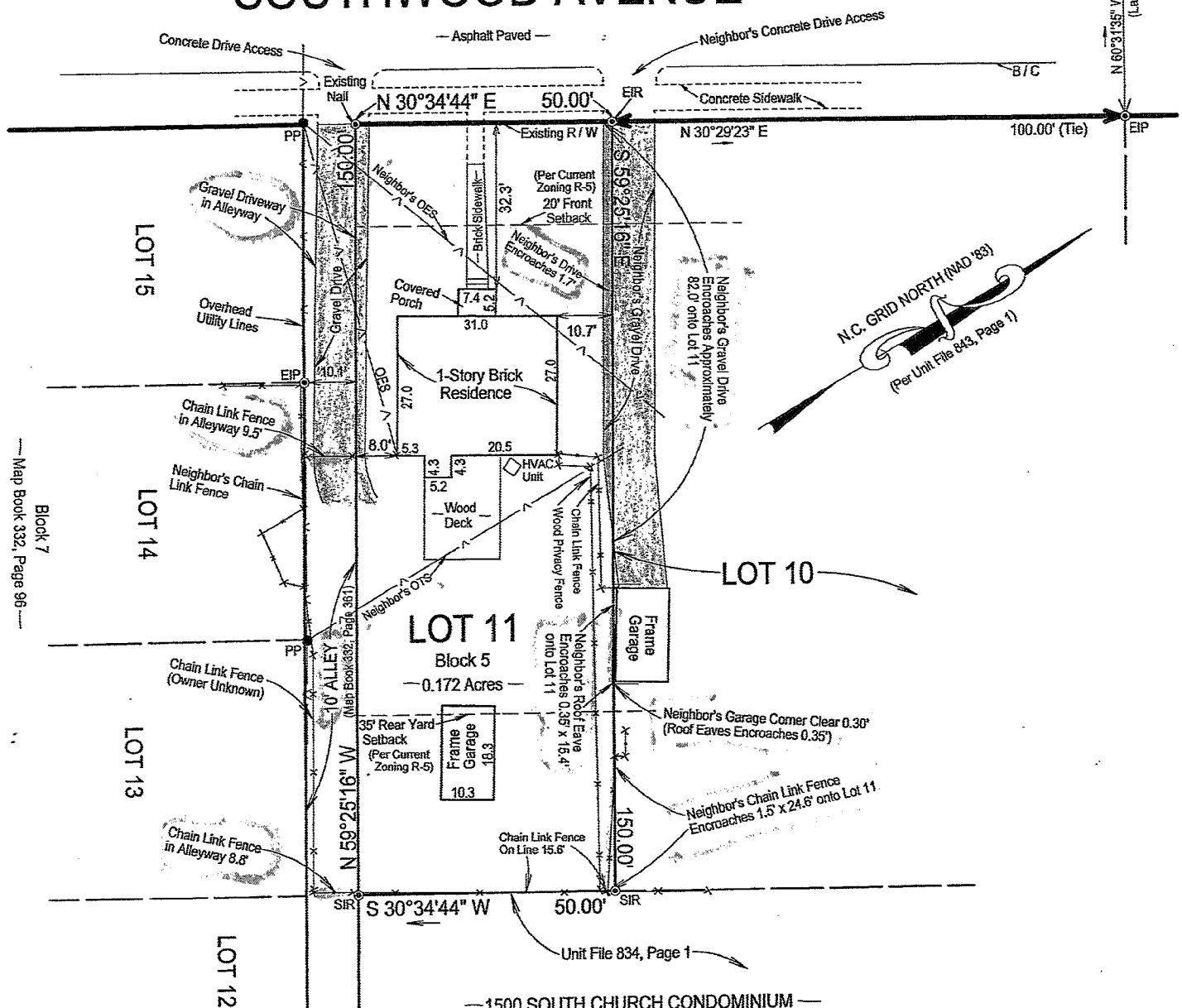
NOTES:

1. Total Area = 0.1722 Acres (7,500.0' sq.ft.)
Area Computed By Coordinate Method.
2. Rights-Of-Way, Easements, Building Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced Unless Otherwise Noted.
3. Property May Be Subject To Additional Recorded Or Unrecorded Rights-Of-Way, Easements, Building Setback Lines, Or Other Restrictive Covenants That May Be Revealed By A Complete Title Examination.
4. Subject Property Currently Zoned R-5
Any Building Setback Lines Shown Hereon That Are Referenced To Current Zoning Are Subject To Interpretation By The Proper Zoning Administration, And Should Be Verified Prior To Any Planning Or Construction.
5. Minimum Side Yard Setback Is 5' Per Current Zoning R-5.

EIP at R/W Intersection
of Westwood Avenue

— 50' Public R / W (Map Book 332, Page 361) —

SOUTHWOOD AVENUE



LEGEND

EIR = Existing Iron Rebar
EIP = Existing Iron Pipe
SIR = Set Iron Rebar
ECM = Existing Concrete Monument
CP = Computed Point
R / W = Right-Of-Way
C / L = Centerline
B / C = Back Of Concrete Curb
EP = Edge Of Asphalt Pavement
PP = Power Pole
OES = Overhead Electric Service
OUL = Overhead Utility Lines
OTS = Overhead Telephone Service
UGU = Underground Utilities (Approximate)
TeleComm. = Telecommunications Box
RCP = Reinforced Concrete Drainage Pipe
Property Line
Street R / W
Adjoiner Property Line
Not Surveyed
Broken Scale

BOUNDARY and PHYSICAL Survey for BREWER INVESTMENTS, INC.

of LOT 11, Block 5 of WESTWOOD PARK, Part of Block 1

Recorded in Map Book 332, Page 361 Deed Book 32179 Page 620

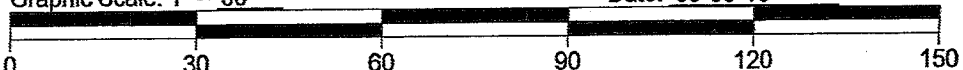
City Of Charlotte Mecklenburg County, State of North Carolina

Address: 1543 Southwood Avenue Tax Parcel No. 119-088-12

Now or Formerly The Property Of RAM Construction, Inc.

Graphic Scale: 1" = 30'

Date: 09-06-18



1. Existing Conditions



1543 Southwood Ave - Front



Left Side



Back



Right Side

2. Context/Adjacent Structures



258 W Park Ave

Garage to the Right



258 W Park Ave

Garage to the Right



258 W Park Ave

Garage to the Right



258 W Park Ave

Garage to the Right of House - Full View



258 W Park Ave

Front of House to the Right



258 W Park Ave

Front and Side of House to the Right



300 W Park Ave

Front of House Across Street and Left



300 W Park Ave

Front and Side of House Across Street and Left



1539 Southwood Ave
House to the Left



1539 Southwood Ave
House to the Left



1535 Southwood Ave
House 2 Doors to Left



1531 Southwood Ave
House 3 Doors to the Left



301 Westwood Ave

House Across Street and to Right

3. Example American Small House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



1829 Mint Street

Example American Small
House Renovation/Addition



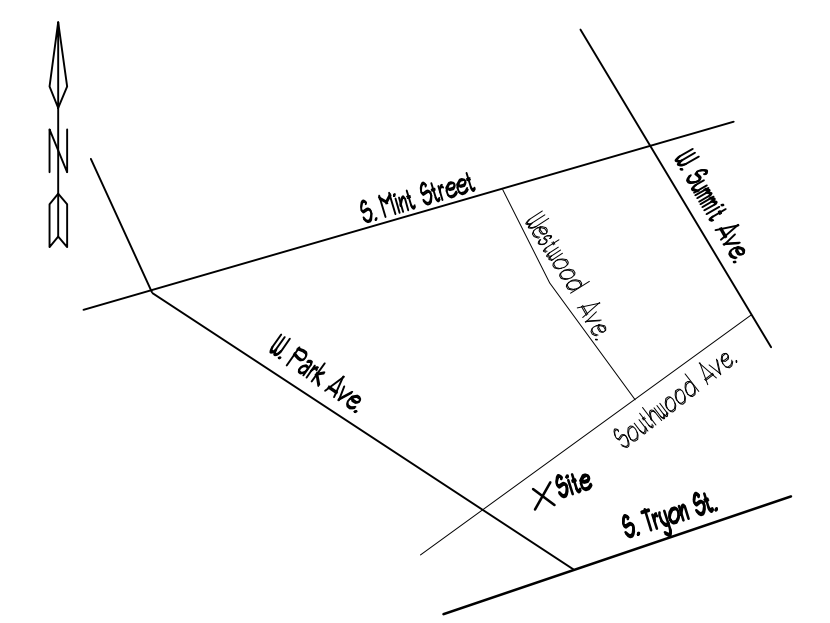
1829 Mint Street

Example American Small
House Renovation/Addition

1543 Southwood Avenue Square Footage Summary

Existing 1st Floor = 833 Sq Ft
1st Floor Addition = 1,080 Sq Ft
Total Heated = 1,913 Sq Ft

Front Porch = 76 Sq Ft
Side Porch = 78 Sq Ft
Rear Porch = 132 Sq Ft
Wood Deck = 120 Sq Ft
New Shed = 32 Sq Ft



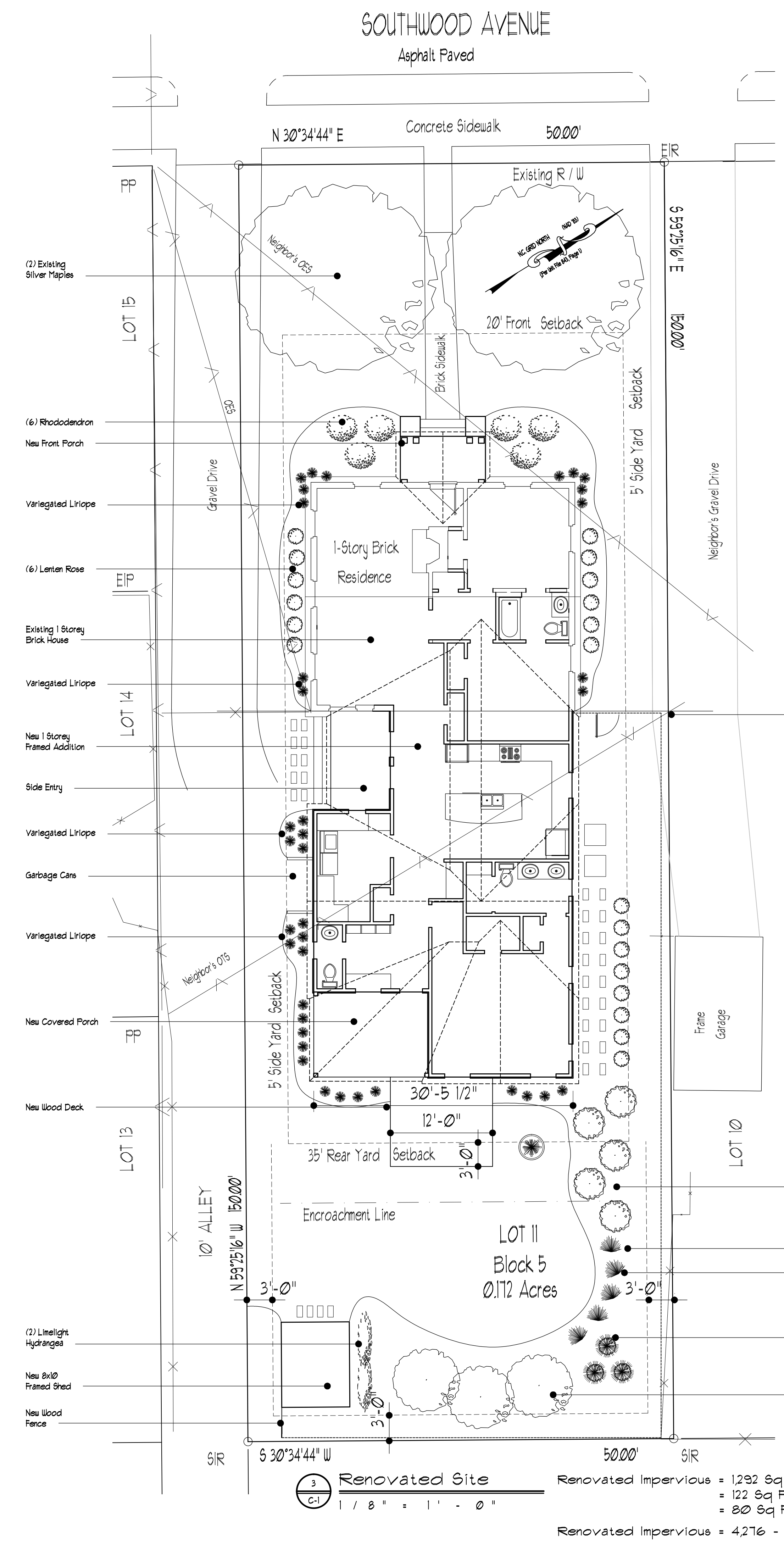
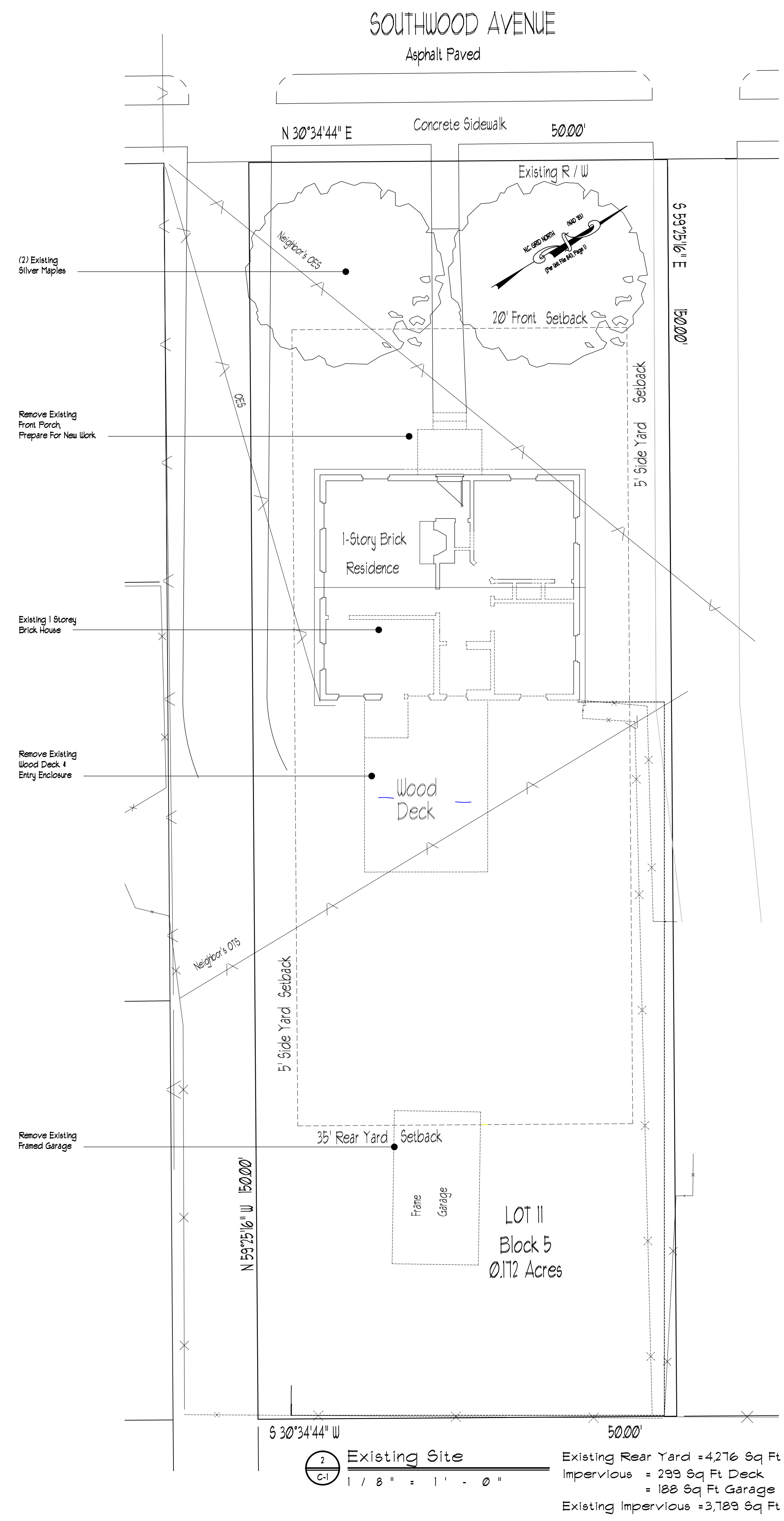
Vicinity Map
No Scale

(3) Certain portions of the required rear yard on a lot used for a single family (attached or detached) duplex, triplex, and quadraplex, may be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions and as illustrated in Figure 12.106:
(Petition No. 2006-117, 12.106(3), 10/18/06)

- (a) No more than 20 % of the area of the required rear yard may be used to accommodate extensions of the principal structure for attached garages, porches, decks, greenhouses, covered patios, or utility rooms;
- (b) No such extension may encroach into the rear yard more than 25 % of the depth of the required rear yard; and
- (c) No such extension may be more than 50 % of the width of the dwelling at the rear building line.

These extensions must observe the same side yard or building separation as that required for the principal structure. If any portion of the required rear yard is used to accommodate an extension of the principal structure as allowed by this Section, no more than 15% of the remaining required rear yard may be occupied by any detached accessory structure.

- (5) Kurume Azalea
- Groundcover - Pachysandra
- (5) Autumn Fern
- (3) Mahonia
- (3) Chindo Viburnum



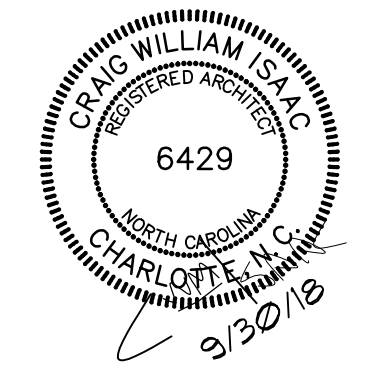
Small Addition/ Renovation

1543
Southwood
Avenue

Charlotte
NC

September 17, 2018
September 30, 2018

C-1



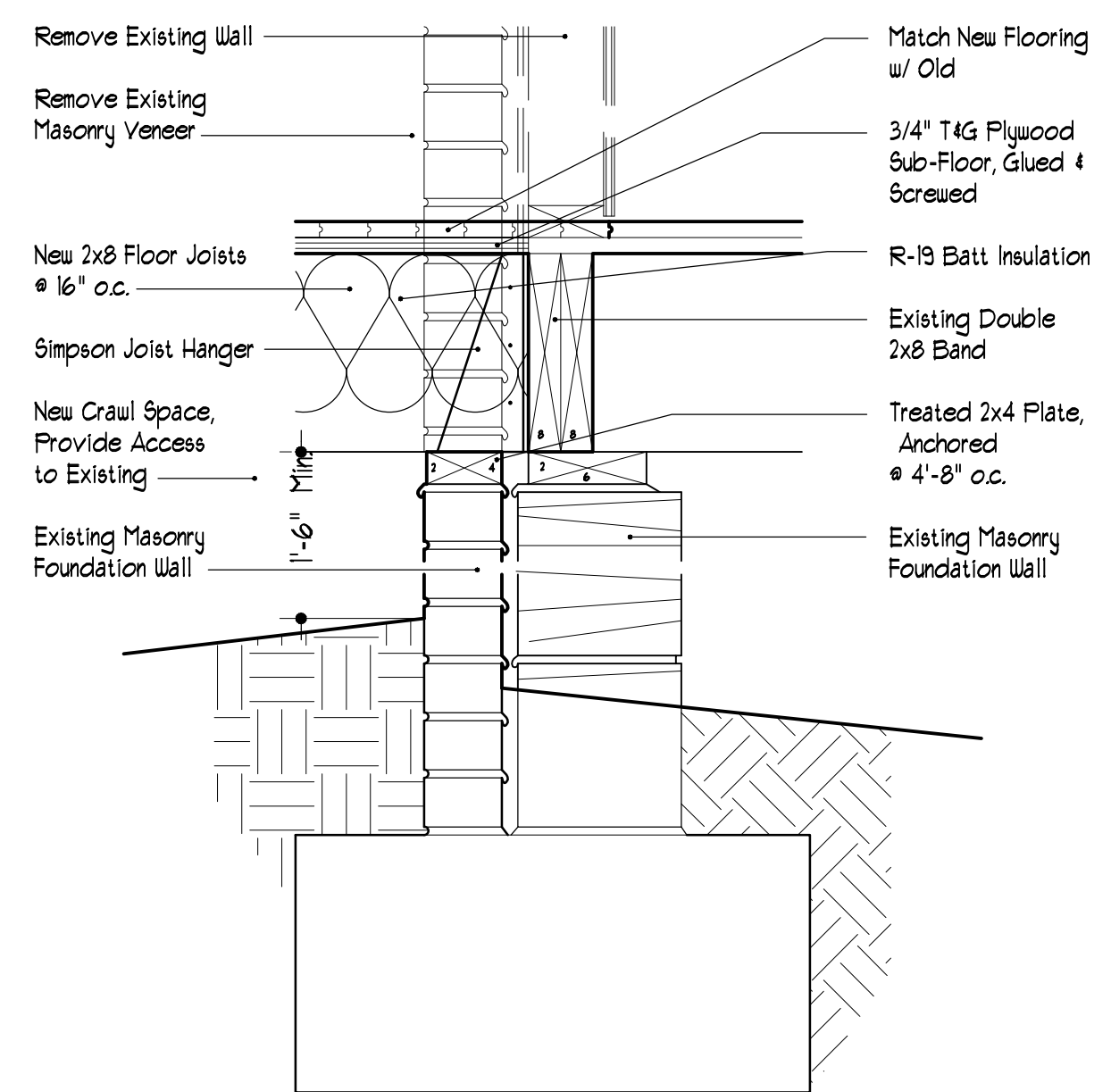
Small
Addition/
Renovation

1543
Southwood
Avenue

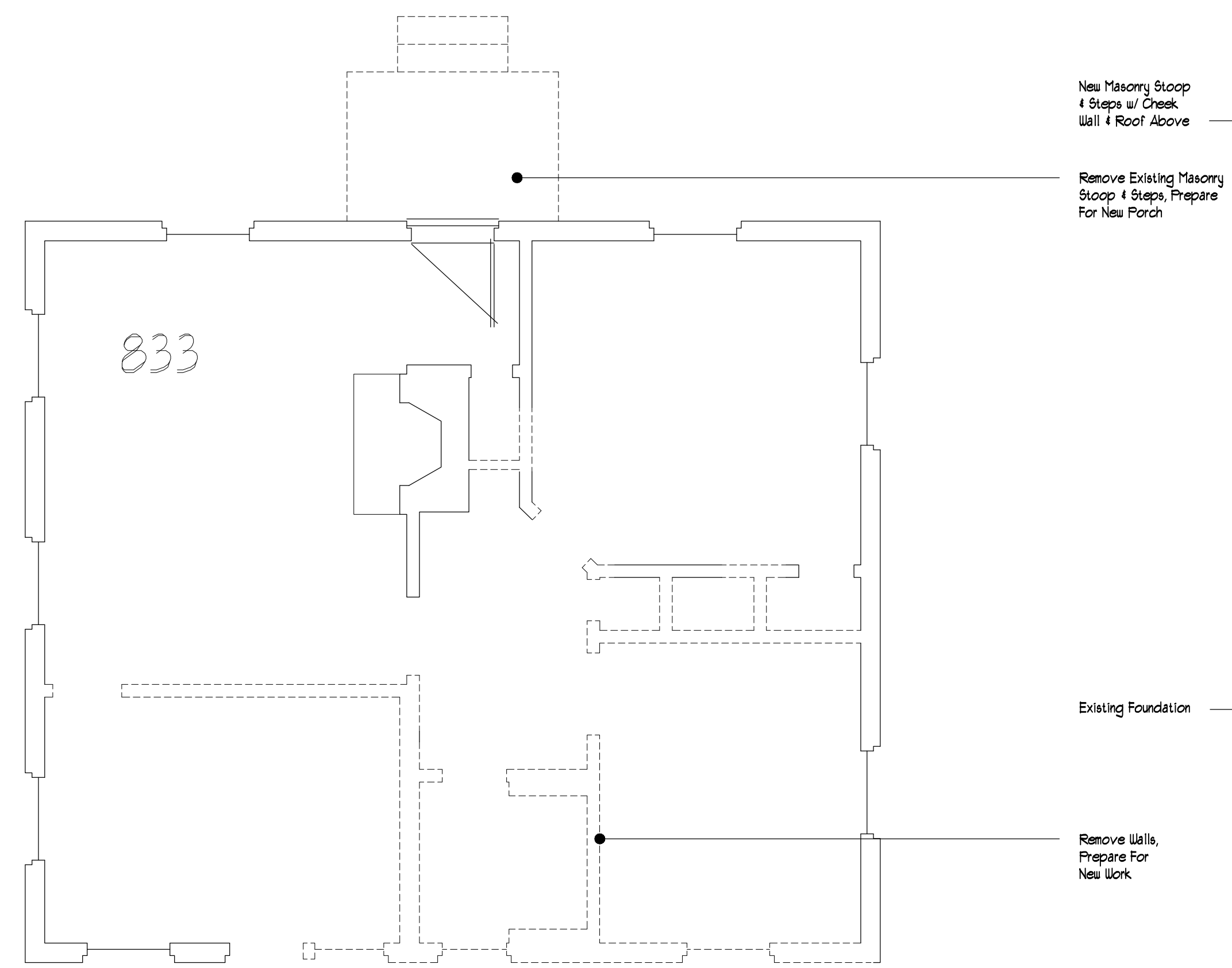
Charlotte
NC

September 17, 2018
September 30, 2018

A-1



3 Existing/ Addition Fdn Detail
1/2" = 1' - 0"



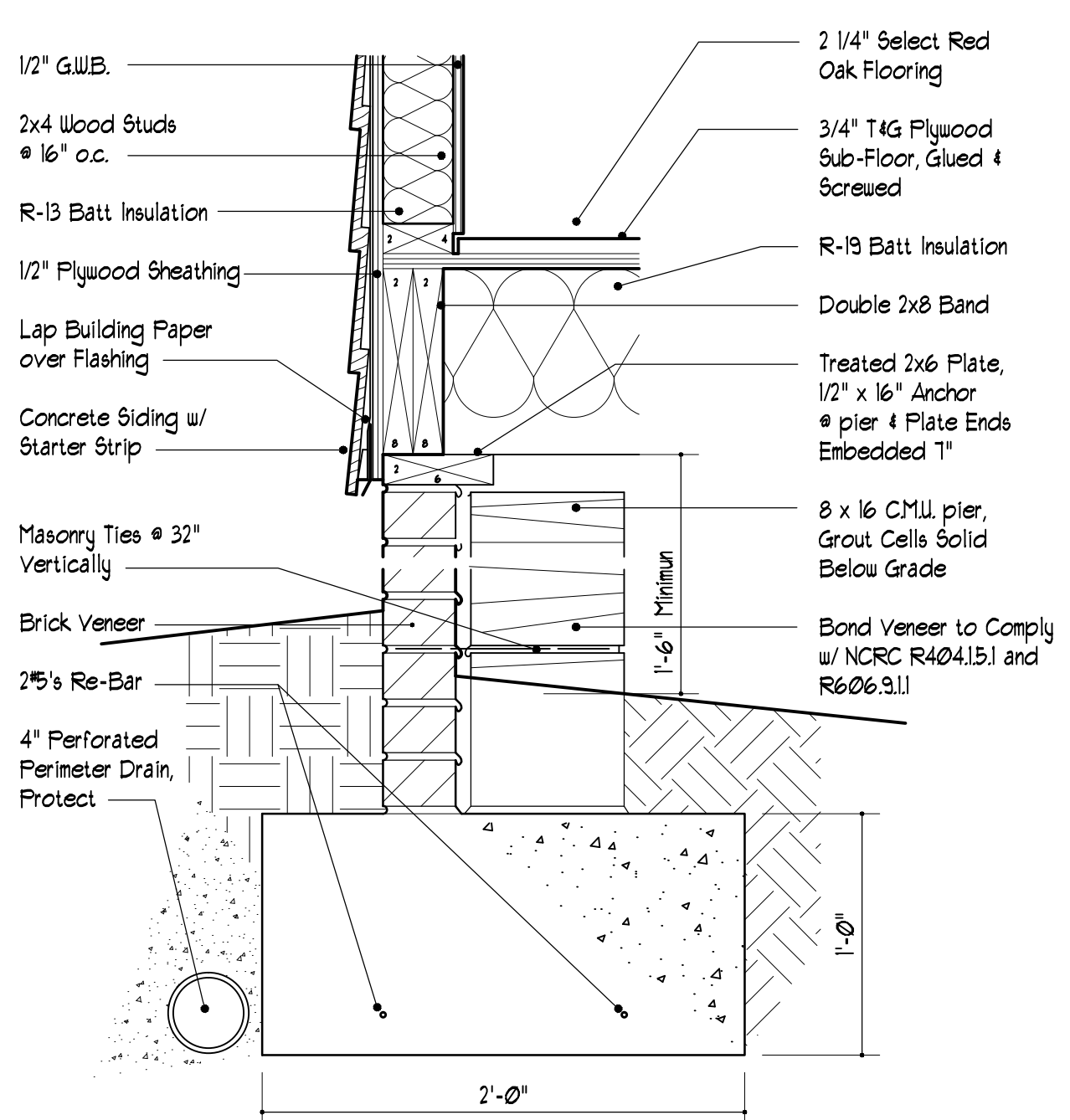
1 Demolition Plan
1/4" = 1' - 0"

Existing Footing Deemed Acceptable
For New Loads From Addition & Changes
From Renovated Existing Plan

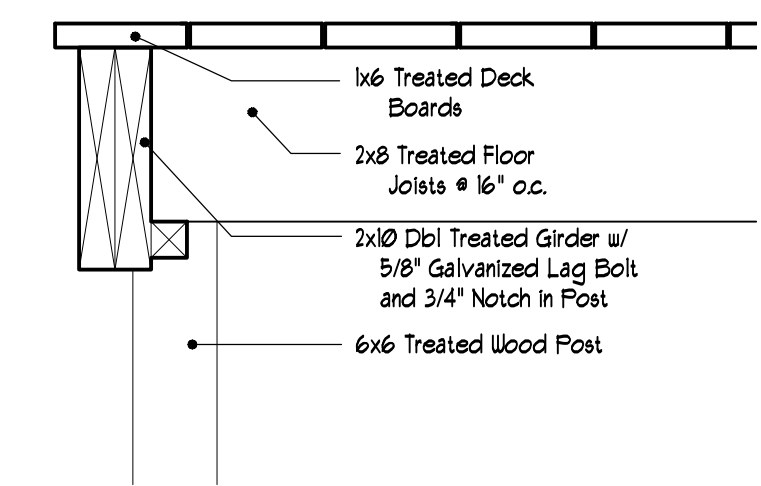
Existing Foundation

Remove Walls,
Prepare For
New Work

New Foundation

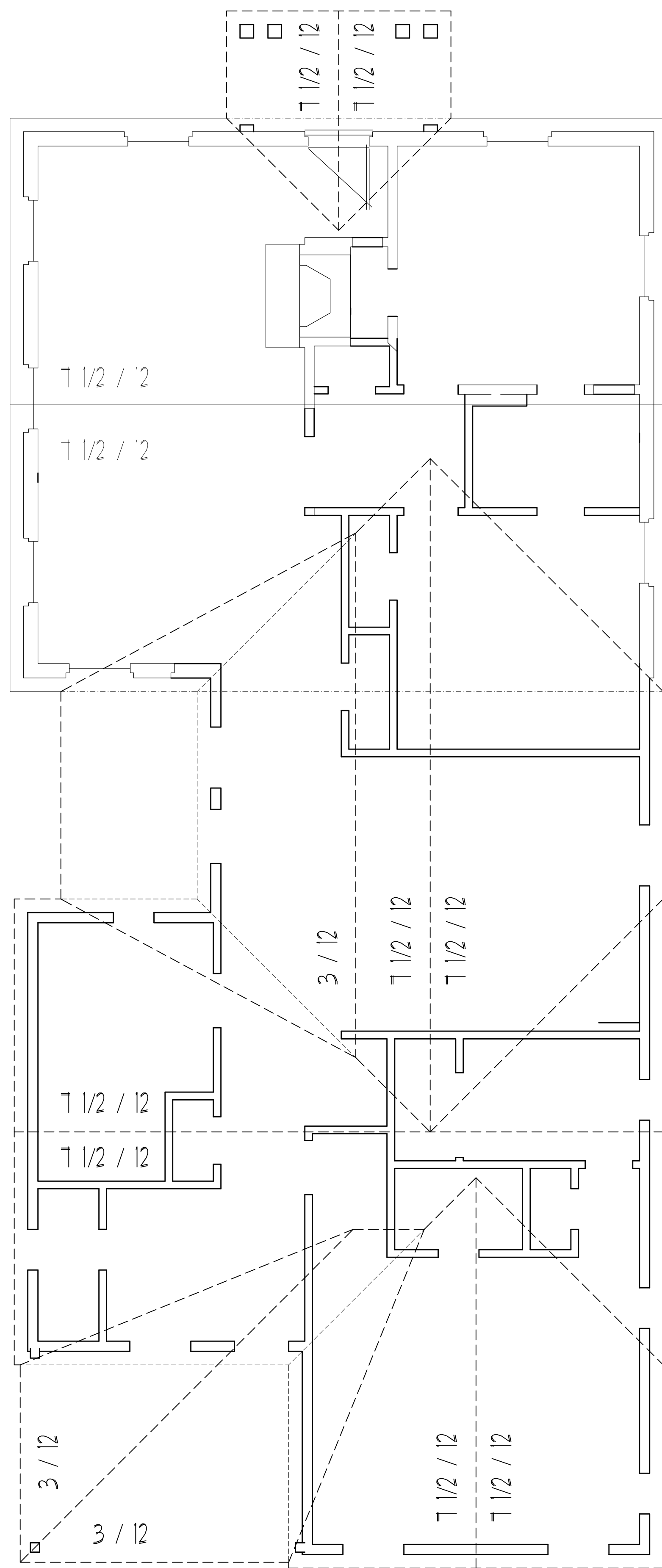


4 Pier & Curtain Wall Detail
1/2" = 1' - 0"



5 Deck Detail
1/2" = 1' - 0"

2 Foundation Plan
1/4" = 1' - 0"



2 Roof Plan
1/4" = 1'-0"

Roof Notes

Rafters Shall be 2x6 @ 16" o.c., SFF #2 Except as Noted
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted
 All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans
 The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.
 To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted

BB = Beam Below
 All Braces are (2) 2x4 Stud "T's" up to 10'
 Braces over 10' are (2) 2x6 Stud "T's" up to 10' Except as Noted
 Roof Designed For Asphalt Shingles

In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed
 With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges
 and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking,

Existing Footing Deemed Acceptable
 For New Loads From Addition & Changes
 From Renovated Existing Plan

Framing Notes

All Floor Joists are 2x8 @ 16" o.c. SFF #2 UNO.
 All Exterior Headers are 2-2x8 SFF #2 UNO.
 All Interior Headers are 2-2x8 SFF #2 UNO.
 All Ceiling Joists are 2x6 @ 16" o.c. SFF #2 UNO.
 DoI Joists Under All Parallel Walls
 (3) 2x10 STF #2 Flush Girders UNO.
 (2) 2x10 STF #2 Band Girder UNO.

Lintel Schedule

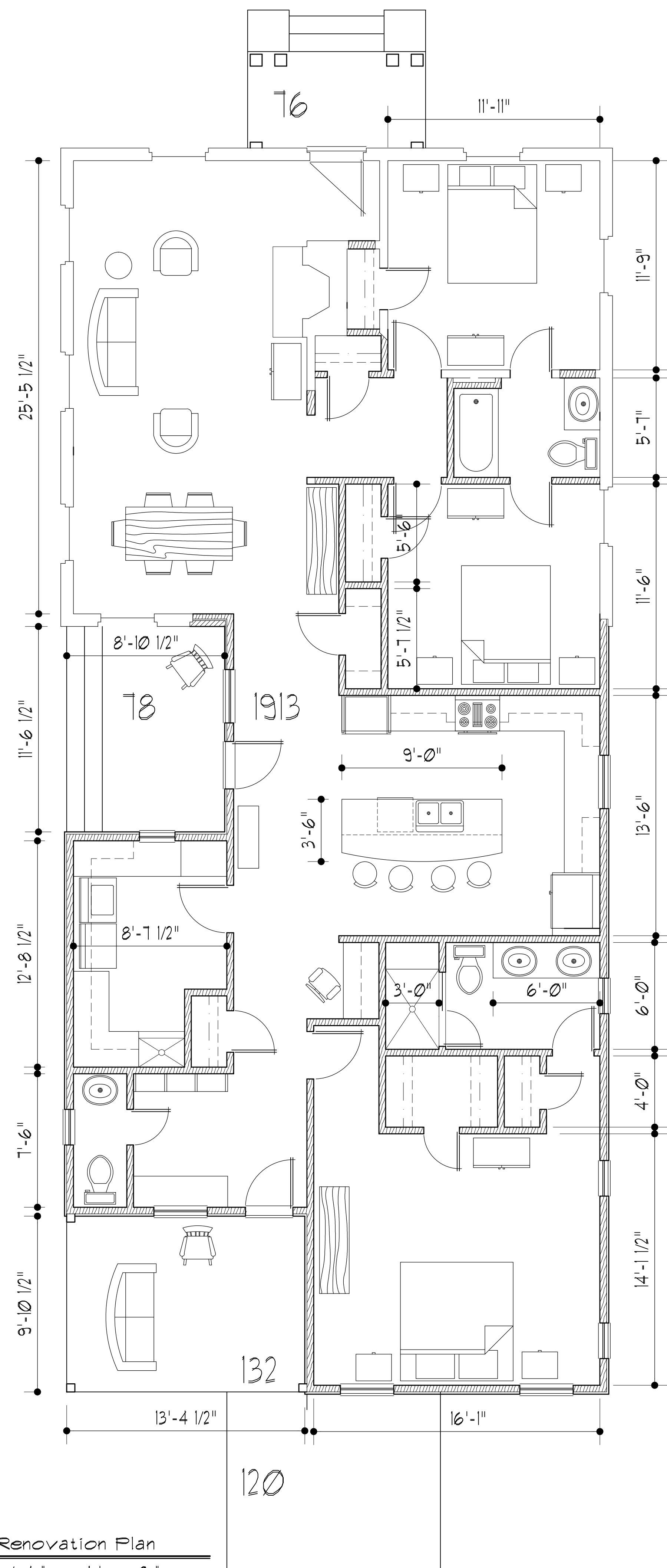
L 3 1/2" x 3 1/2" x 1/4"	Not More Than 3'-6"	4" Bearing
L 5" x 3 1/2" x 5/16" LLV	3'-7" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/16" LLV	8'-1" to 10'-0"	8" Bearing

Jack Stud Schedule

Steel Beams require 5- 2x4 Studs Under Each End Support UNO.
 LVL Beams require 3- 2x4 Studs Under Each End Support UNO.
 Headers Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support UNO.
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support UNO.

Hanger Schedule

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 5.50/10



1 Renovation Plan
1/4" = 1'-0"

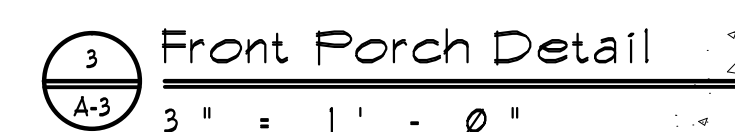
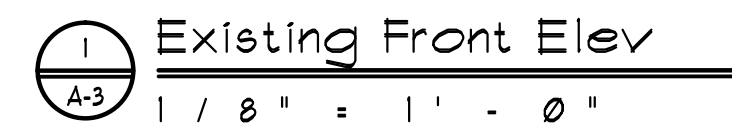
Small
 Addition/
 Renovation

1543
 Southwood
 Avenue

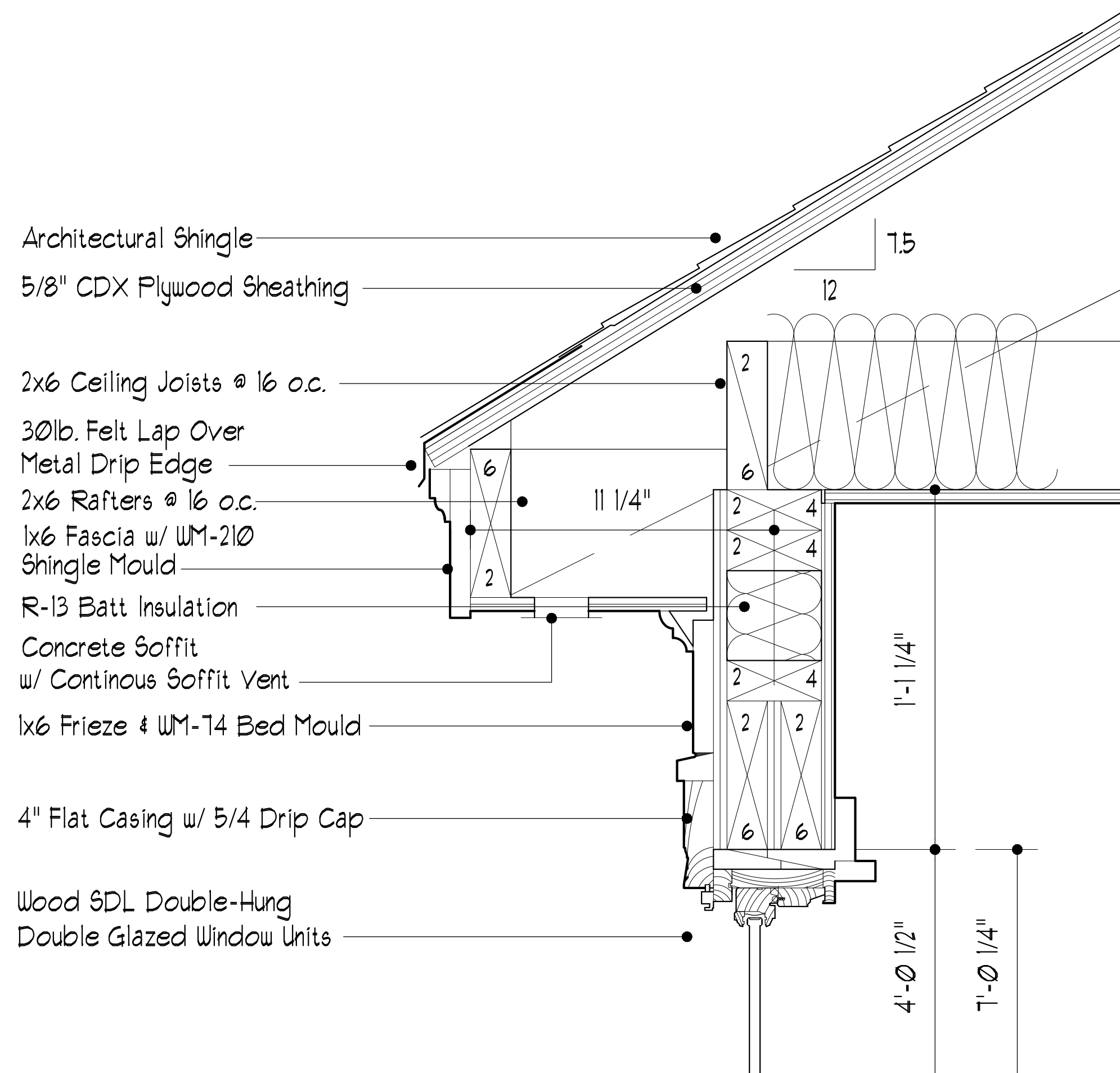
Charlotte
 NC

September 17, 2018
 September 30, 2018

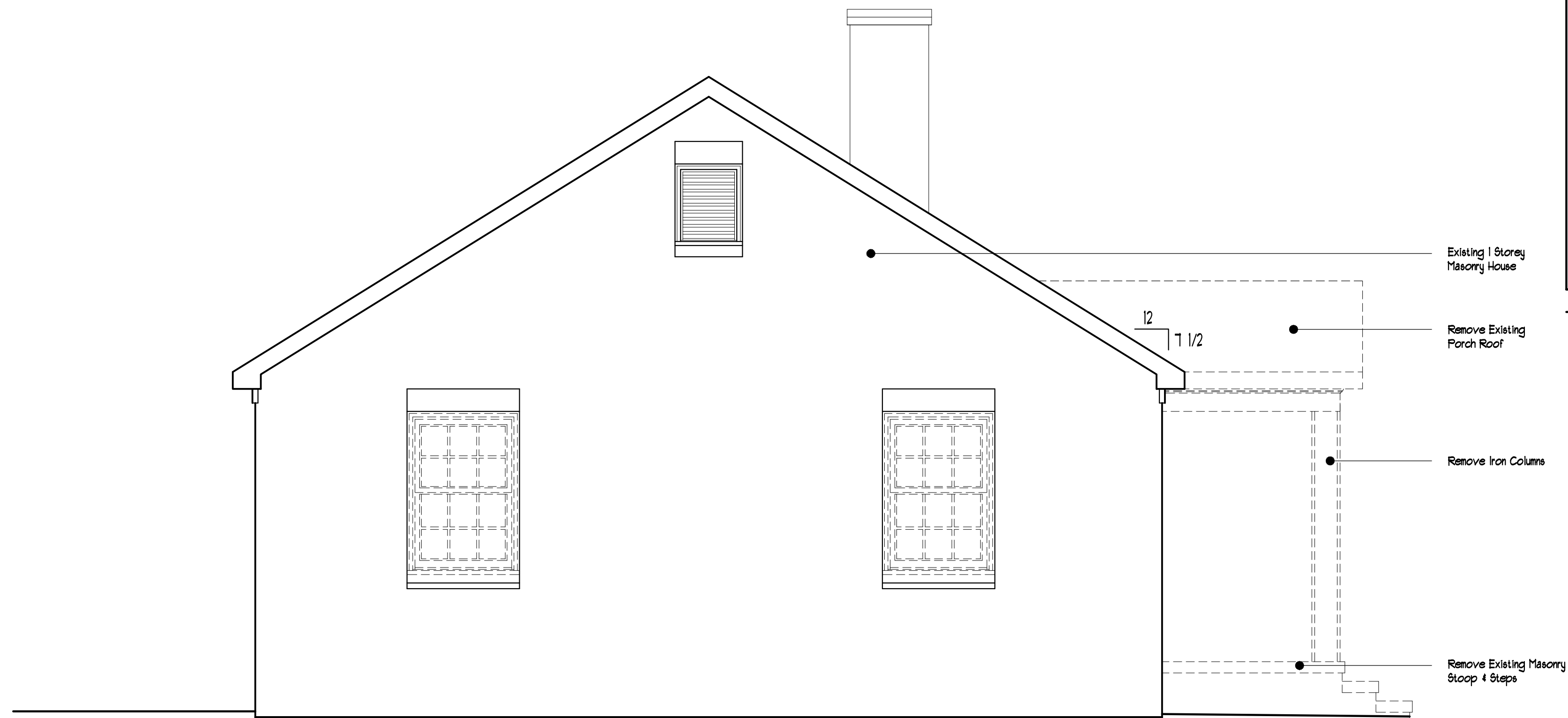
A-2



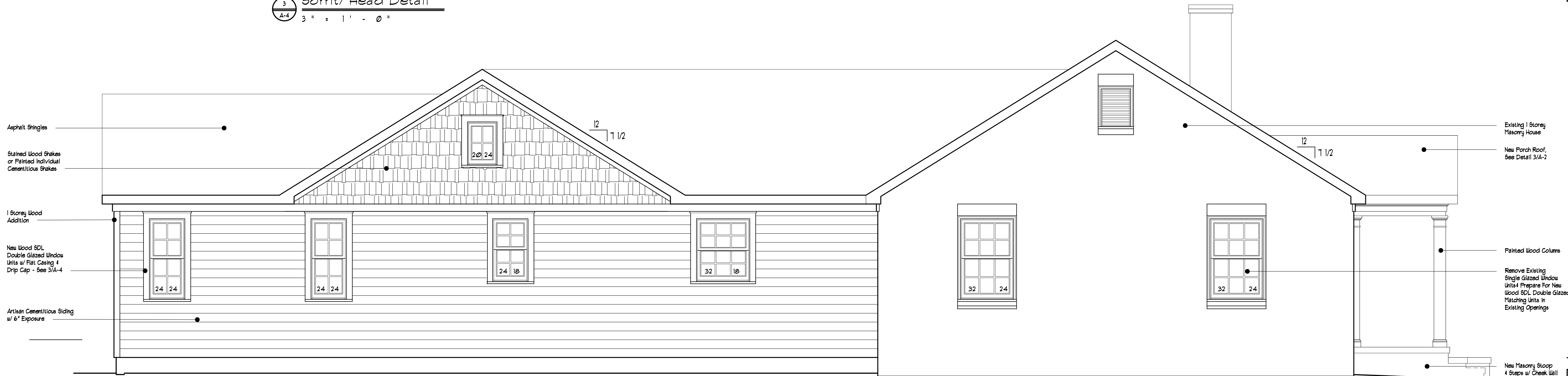
A-3



3 Soffit/ Head Detail
3" = 1' - 0"



1 Existing Side Elev
3 / 8" = 1' - 0"



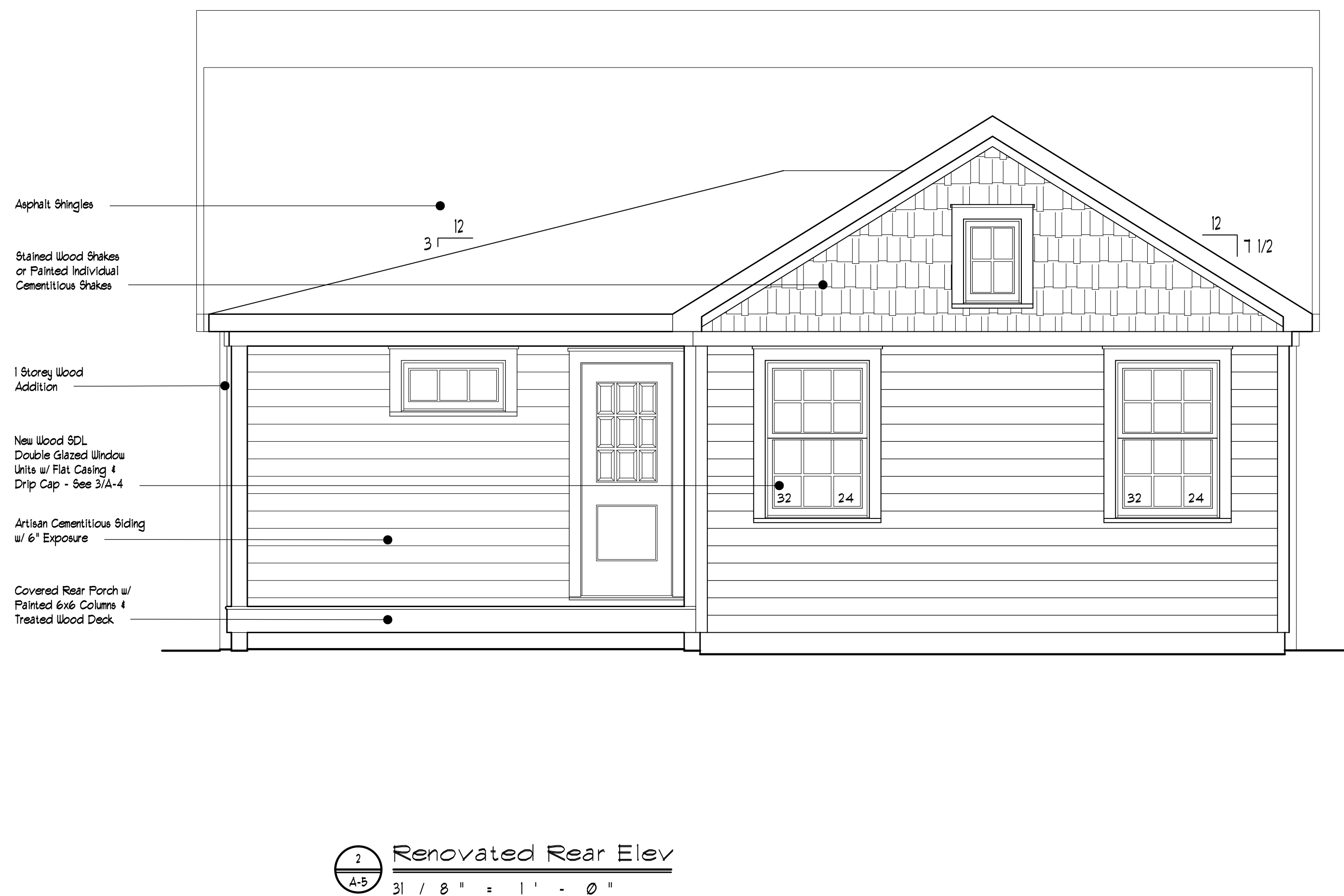
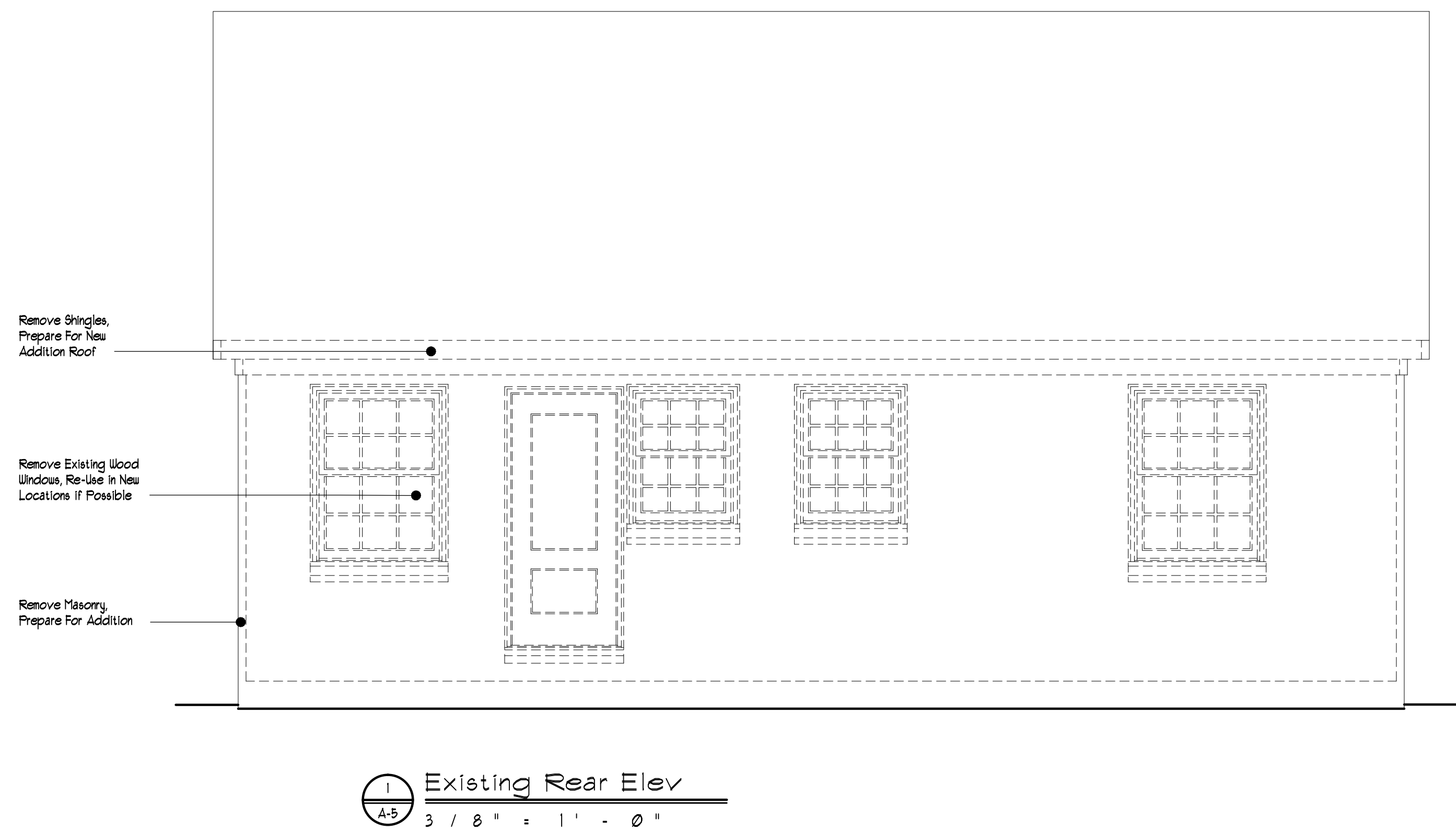
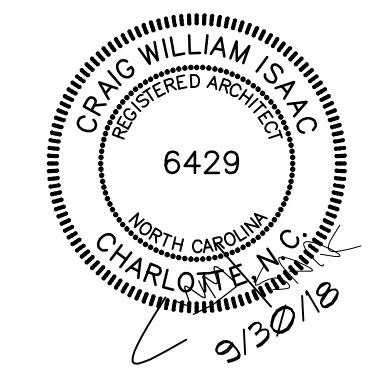
2 Ren Side Elevation
3 / 8" = 1' - 0"

Small
Addition/
Renovation

1543
Southwood
Avenue

Charlotte
NC

September 17, 2018
September 30, 2018



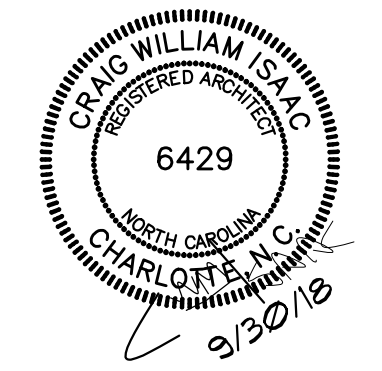
Small
Addition/
Renovation

1543
Southwood
Avenue

Charlotte
NC

September 17, 2018
September 30, 2018

A-5



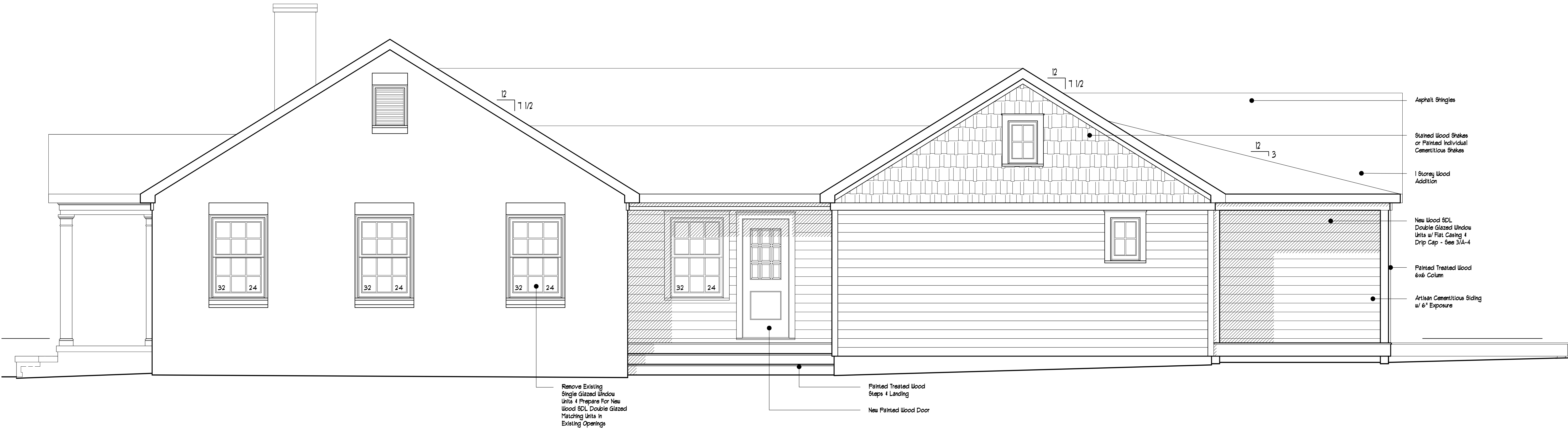
Small
Addition/
Renovation
1543
Southwood
Avenue
Charlotte
NC

September 17, 2018
September 30, 2018

A-6



1 Existing Drive Elev
3 / 8 " = 1 ' - 0 "



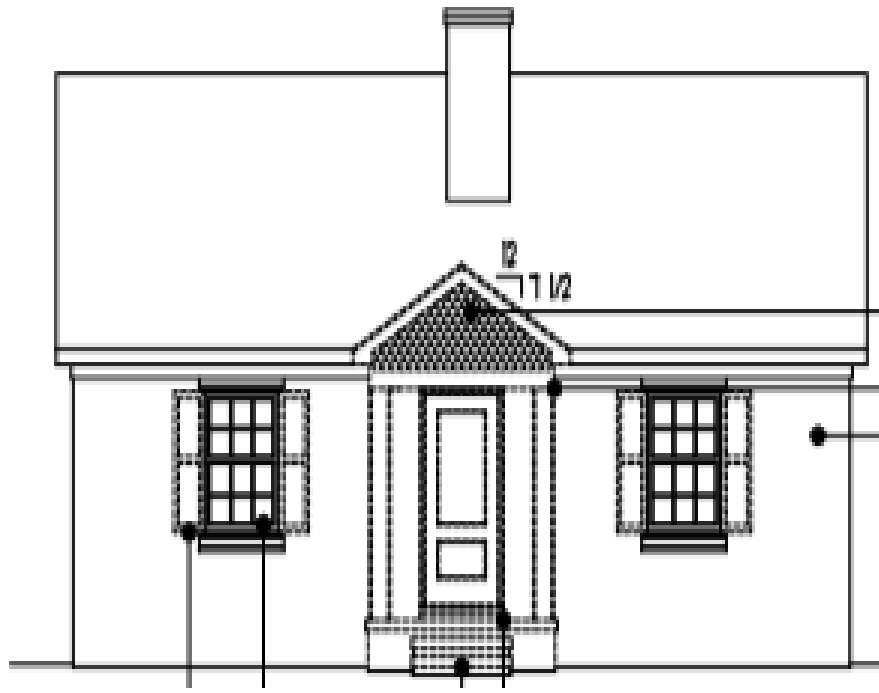
2 Ren Drive Elevation
3 / 8 " = 1 ' - 0 "

1543 Southwood Ave

Review of Windows



Left Front Window



Front

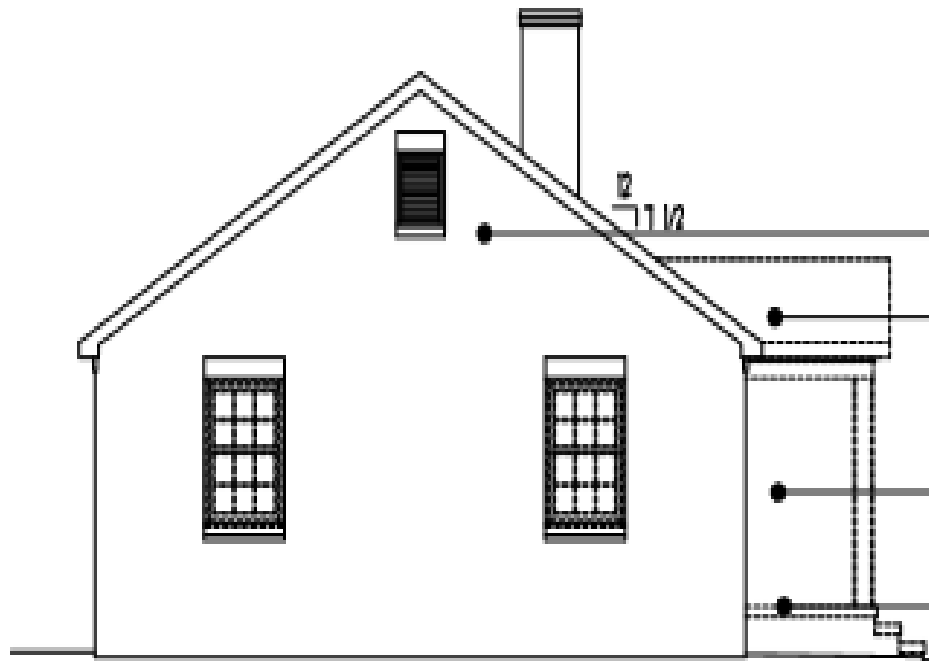


Right Front Window





Left Side
Left
Window



Left Side



Left Side
Right
Window



Right Side
Right Window



Right Side



Right Side
Center Window
Non-Conforming



Right Side
Right Window

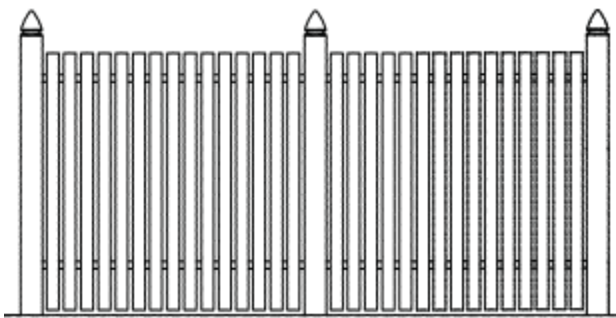
Fence:

The existing fences are solid privacy fencing or chain link.

Example of the existing fences:



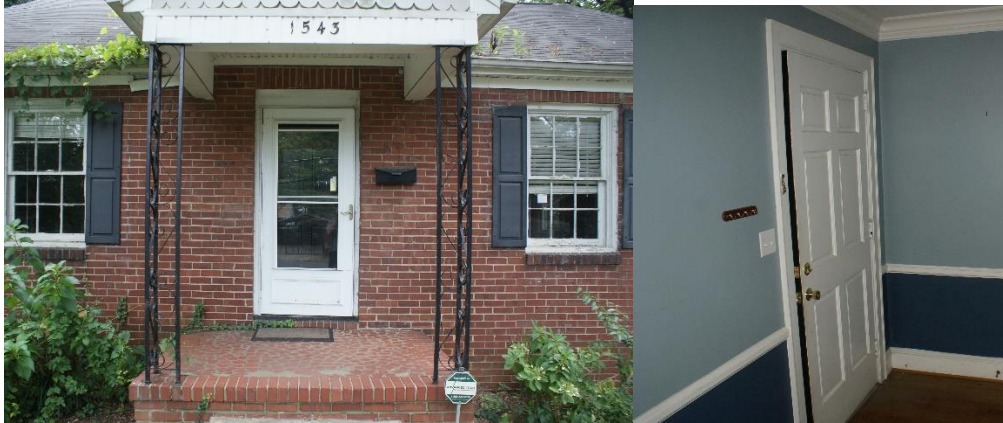
Example of the proposed fence:



Front Door:

The existing front door will be replaced with a new pre-hung wood front Door.

Existing front door:



Proposed front door:



Shutters:

The existing shutters are PVC shutters and will be replaced with new fixed-louver wood shutters (properly sized for the windows) and hardware.

Existing shutters:



Proposed shutters and hardware:

