
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.

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

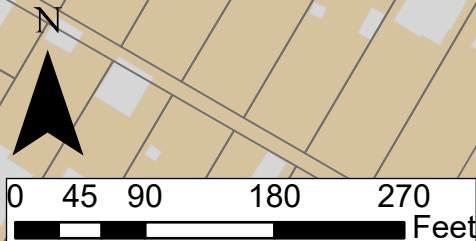
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation





Staff has the following concerns with the application:

1. Roof Form, Massing, Doors and Windows, Rhythm and Materials.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-00575
HISTORIC DISTRICT: WILMORE
ADDITION



Wednesday, October 31, 2018

-  305 Westwood Av
-  Wilmore
-  Property Lines
-  Building Footprints

SOUTHWOOD AVENUE



301



305 [SUBJECT PROPERTY]



309



313



317
SOUTH SIDE OF STREET

WESTWOOD AVENUE



300



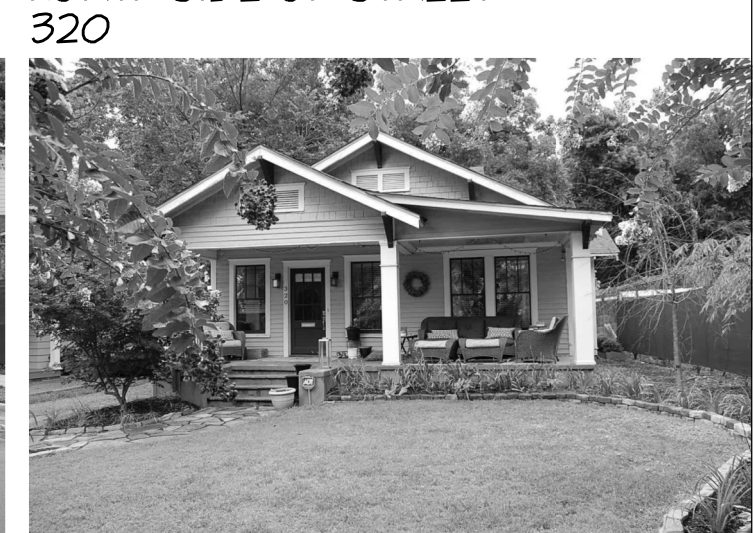
304



308



312/ 316



NORTH SIDE OF STREET
320



305 WESTWOOD AVENUE

BRIAN G. LOPOINTE
ARCHITECT

1160 MARKET STREET
FORT MILL, SC 29708
phone 704-584-0248

HDC SUBMITTAL DATE:
5 NOVEMBER 2018

HILL RESIDENCE
HOME RENOVATION & EXPANSION

Patrick & Shanna Hill / 305 Westwood Ave. / Charlotte, NC 28203

PHOTOS

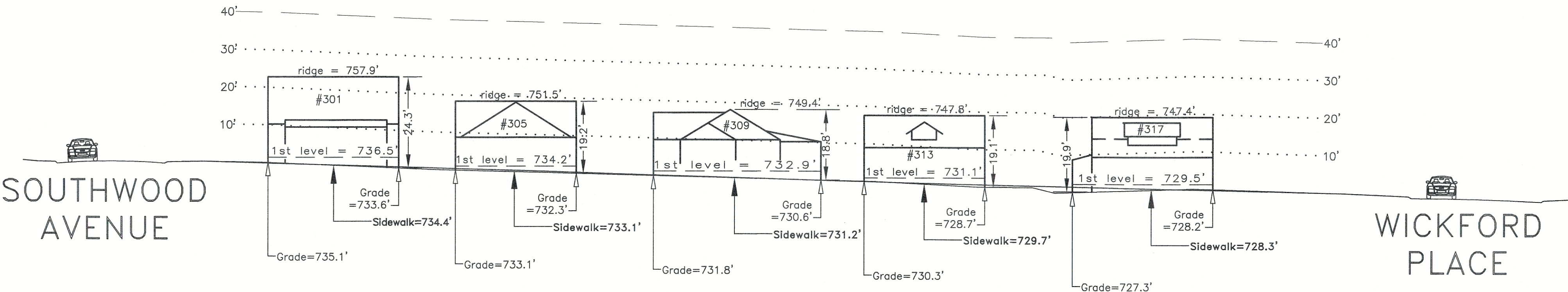
A=O

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of November, 2018.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

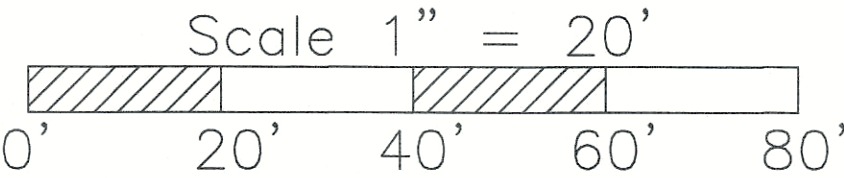


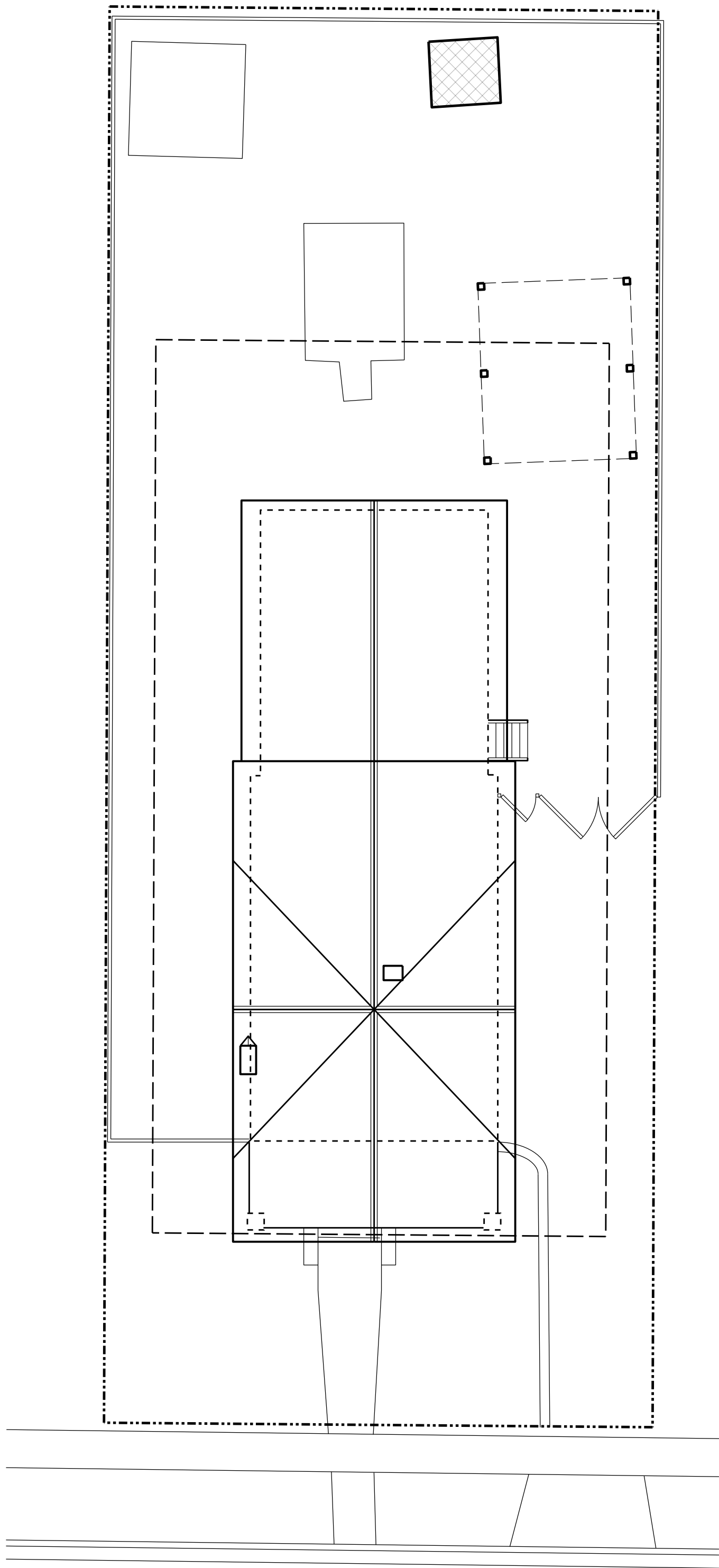
W E S T W O O D A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

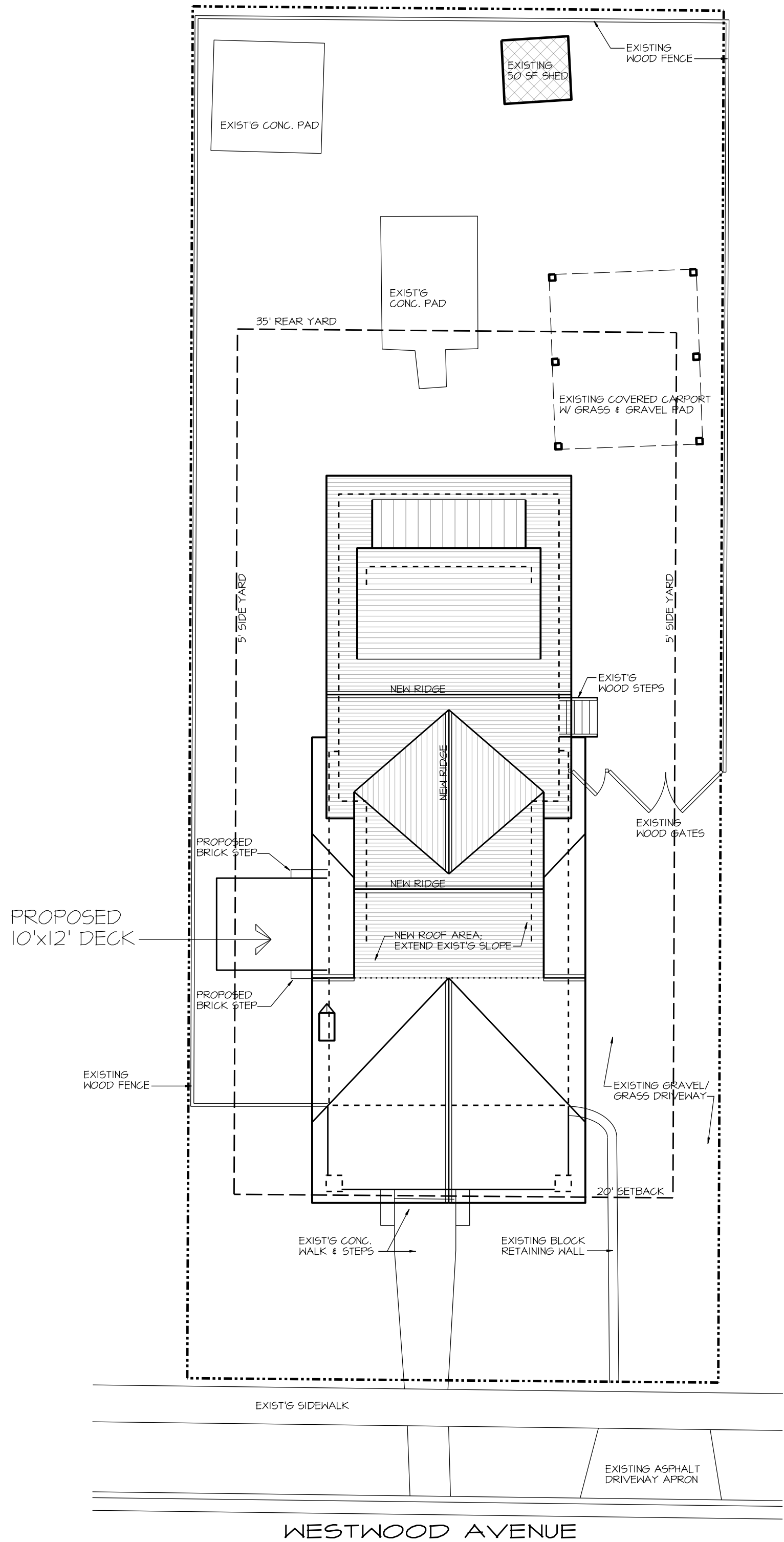
Building Heights Sketch of
300 BLOCK of WESTWOOD AVE
FACING SOUTHWEST – ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 29, 2018

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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.





EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

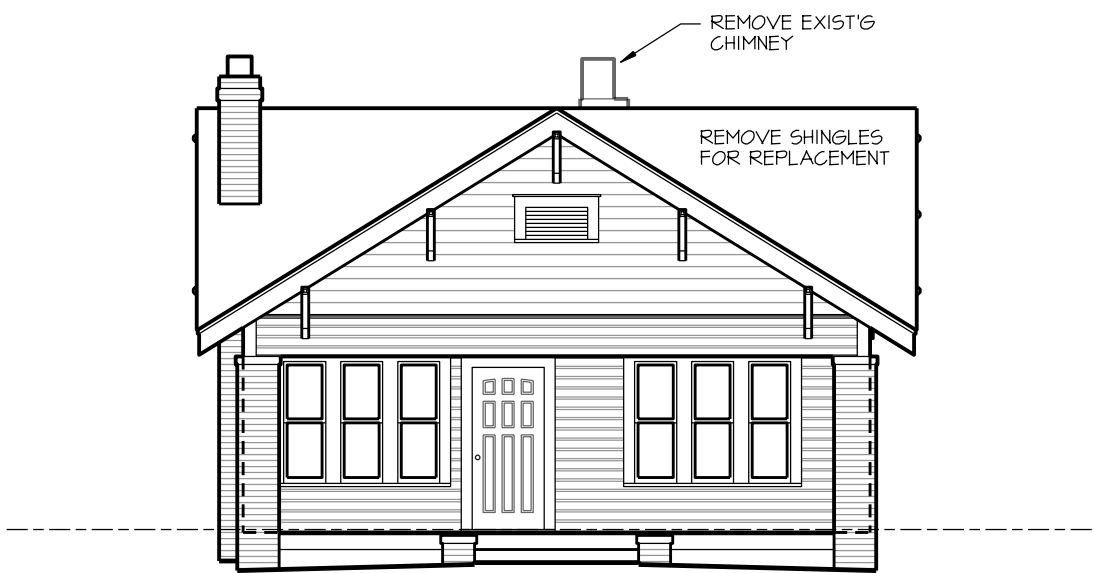
BRIAN G. LoPOINTE
ARCHITECT

1160 MARKET STREET
FORT MILL, SC 29708
phone 704-589-0298

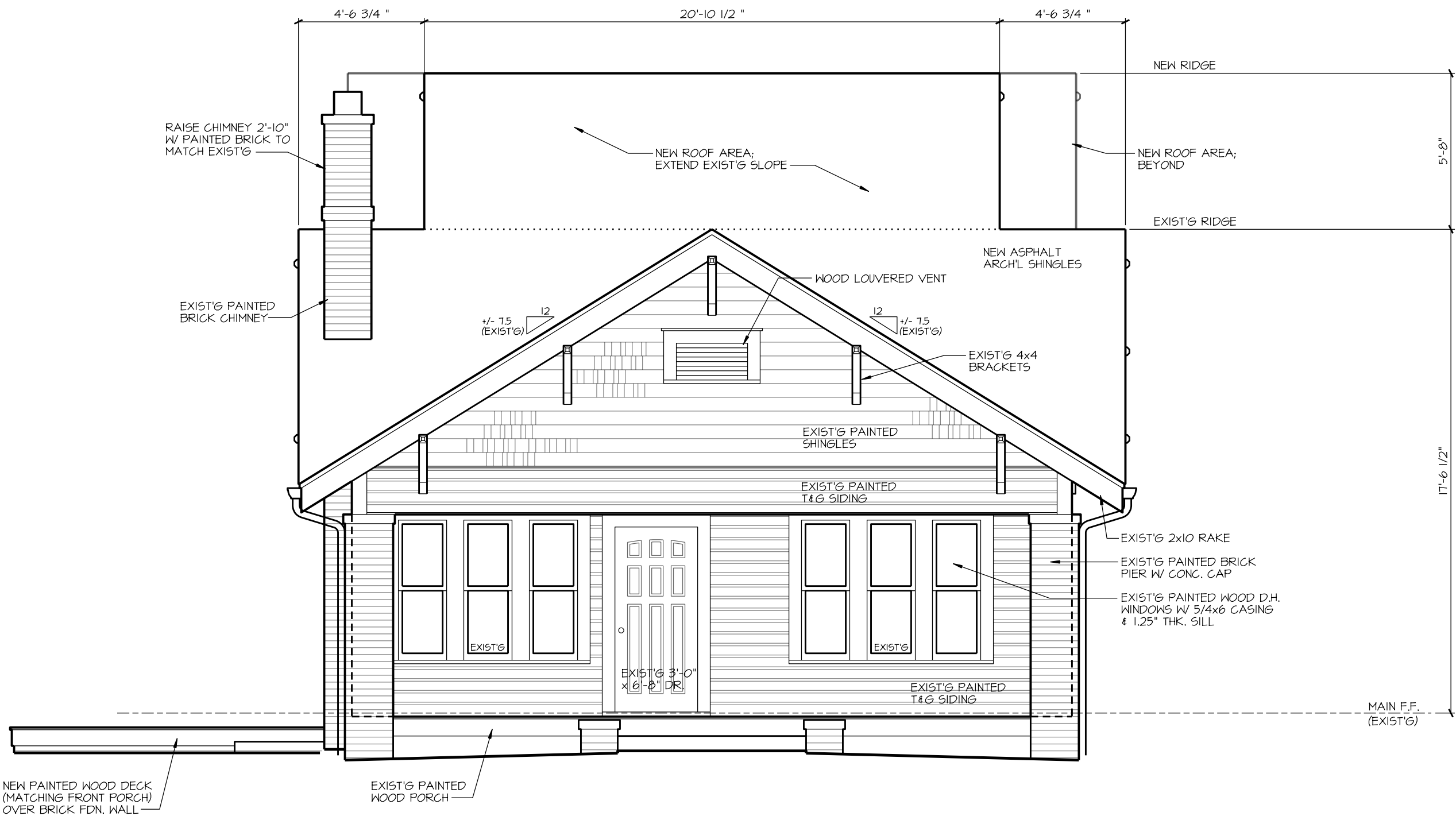
HDC SUBMITTAL DATE:
5 NOVEMBER 2018

HILL RESIDENCE
HOME RENOVATION & EXPANSION
Patrick & Shanna Hill / 305 Westwood Ave. / Charlotte, NC 28203

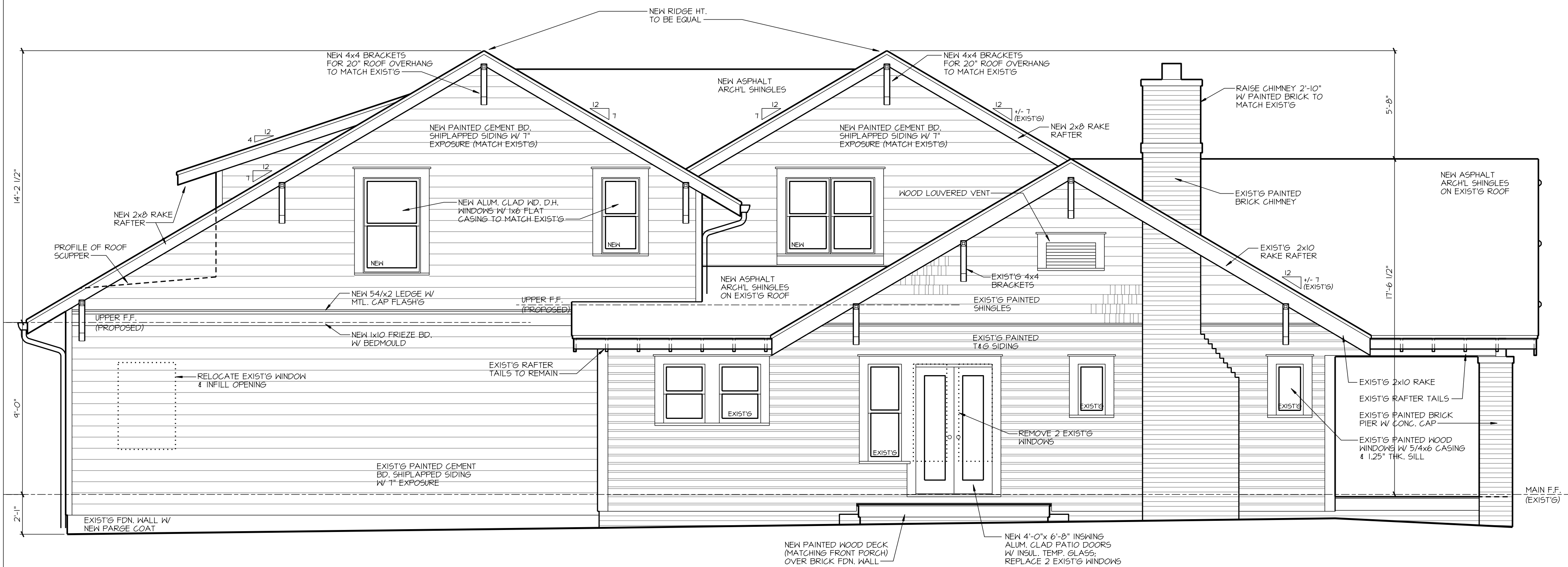
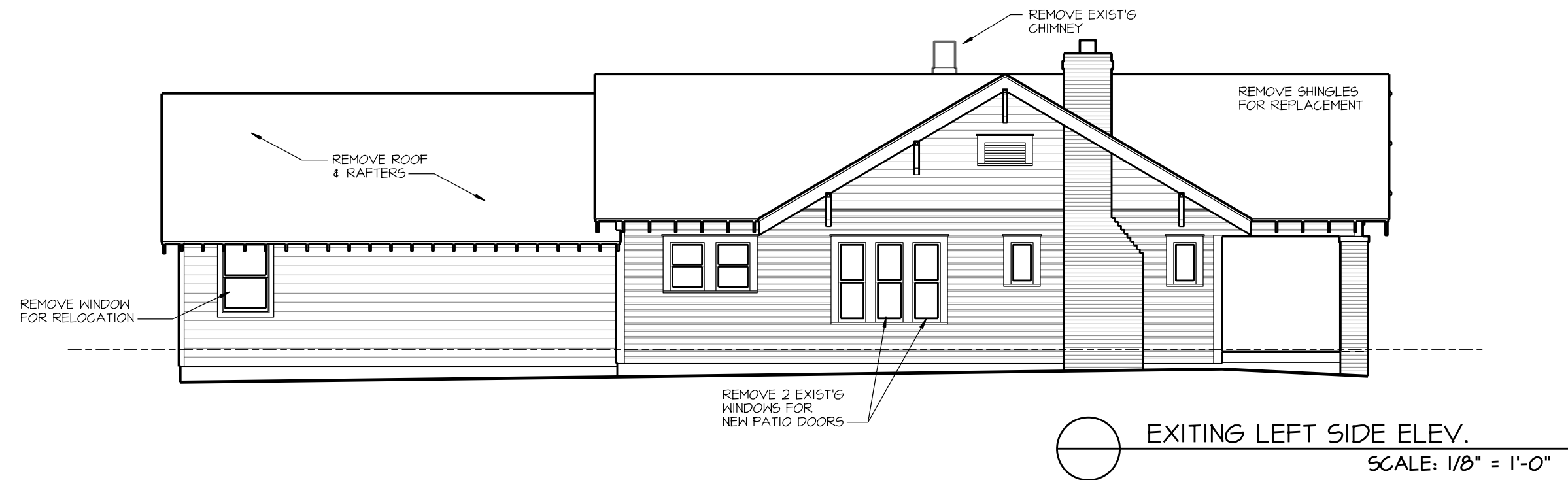
SITE PLANS

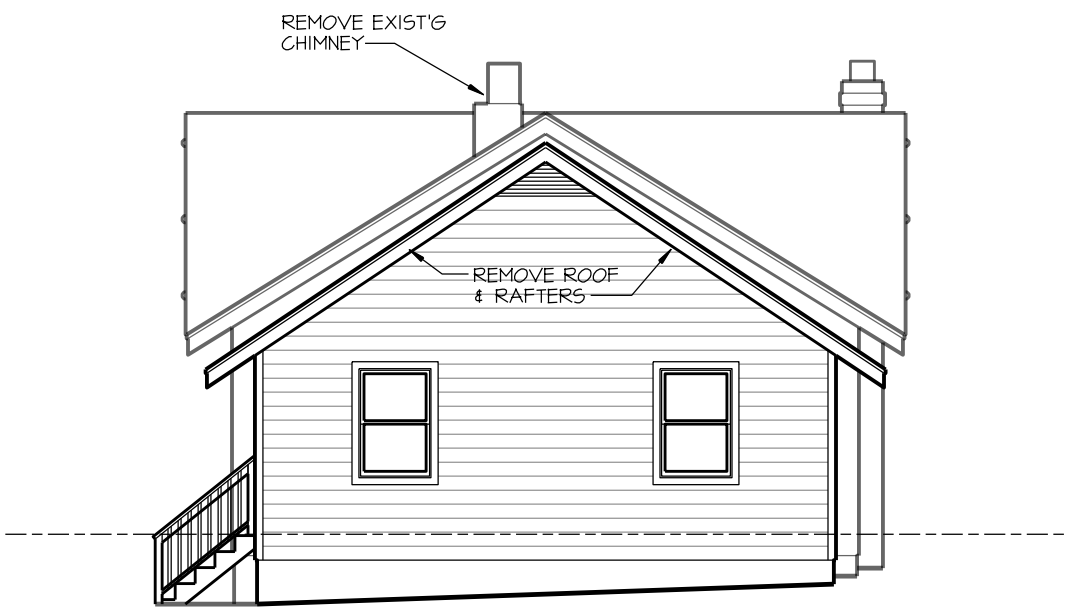


EXISTING FRONT ELEV.
SCALE: 1/8" = 1'-0"

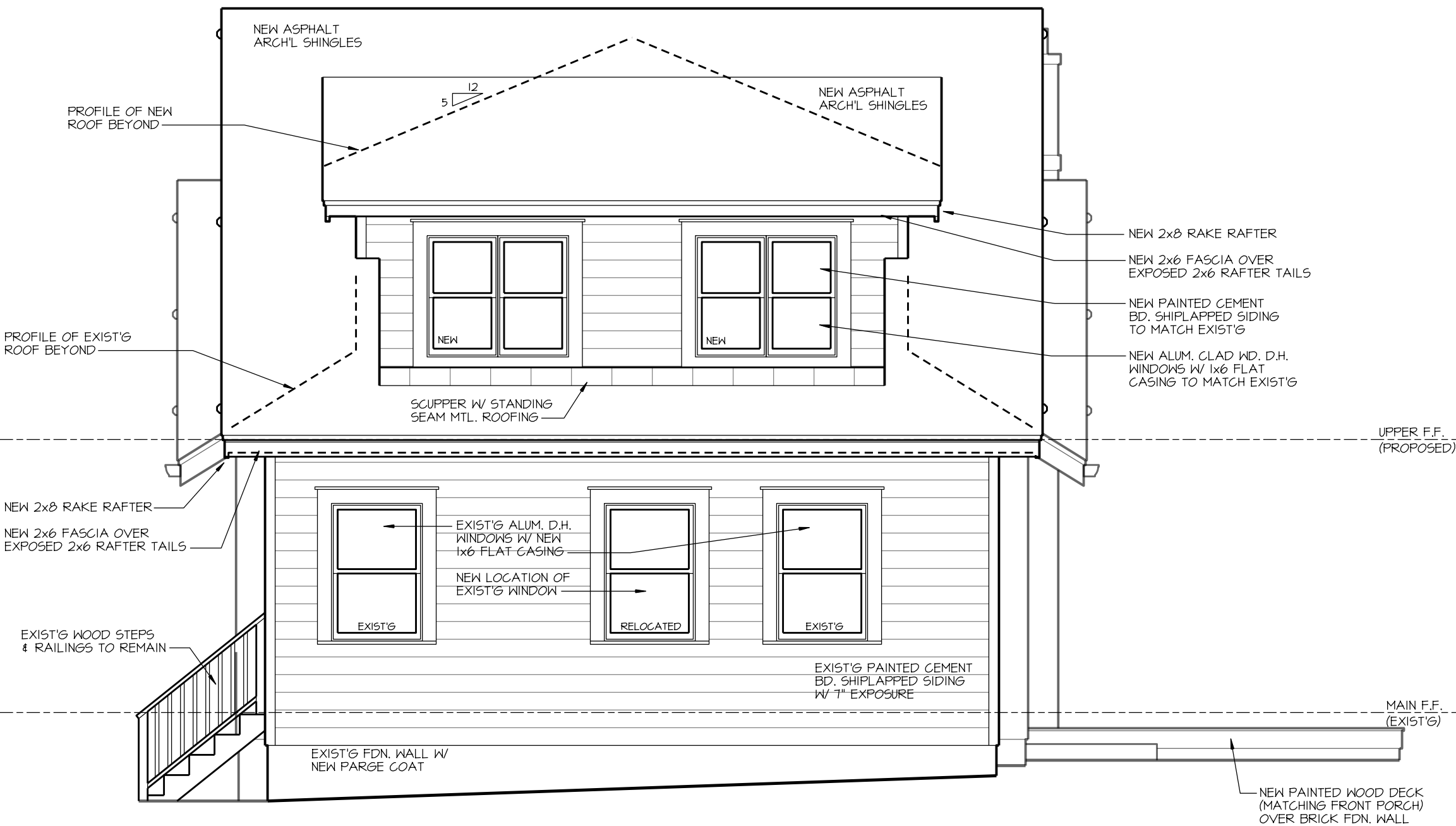


PROPOSED FRONT ELEV.
SCALE: 1/4" = 1'-0"



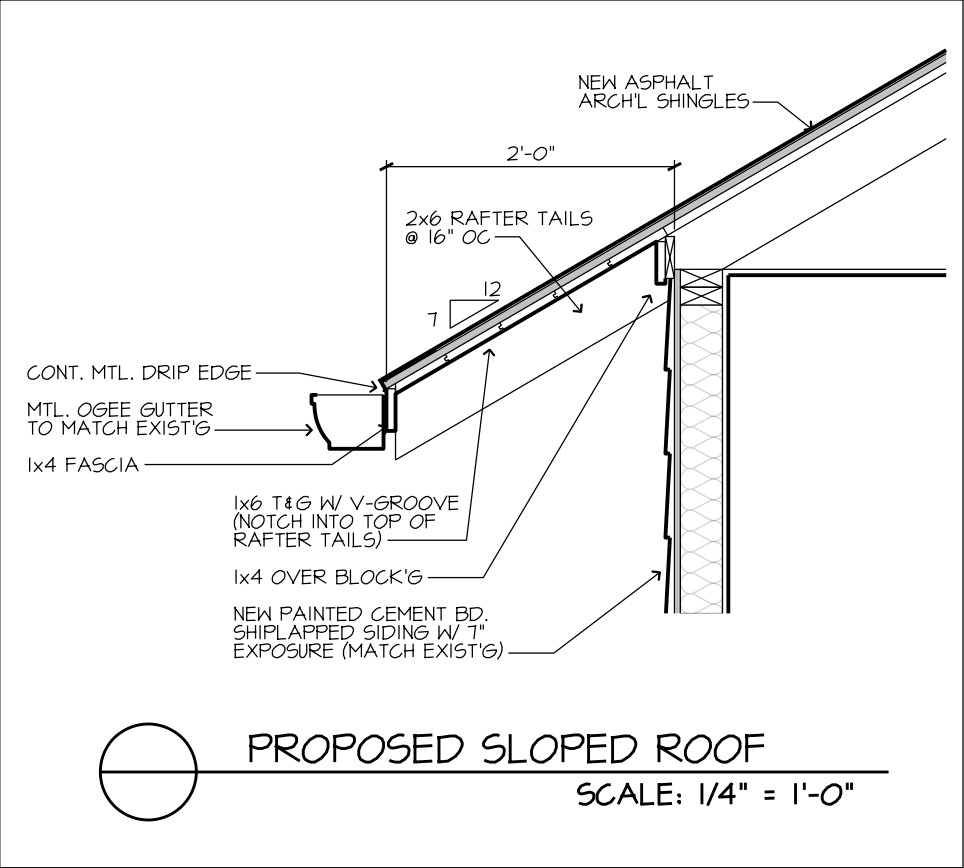
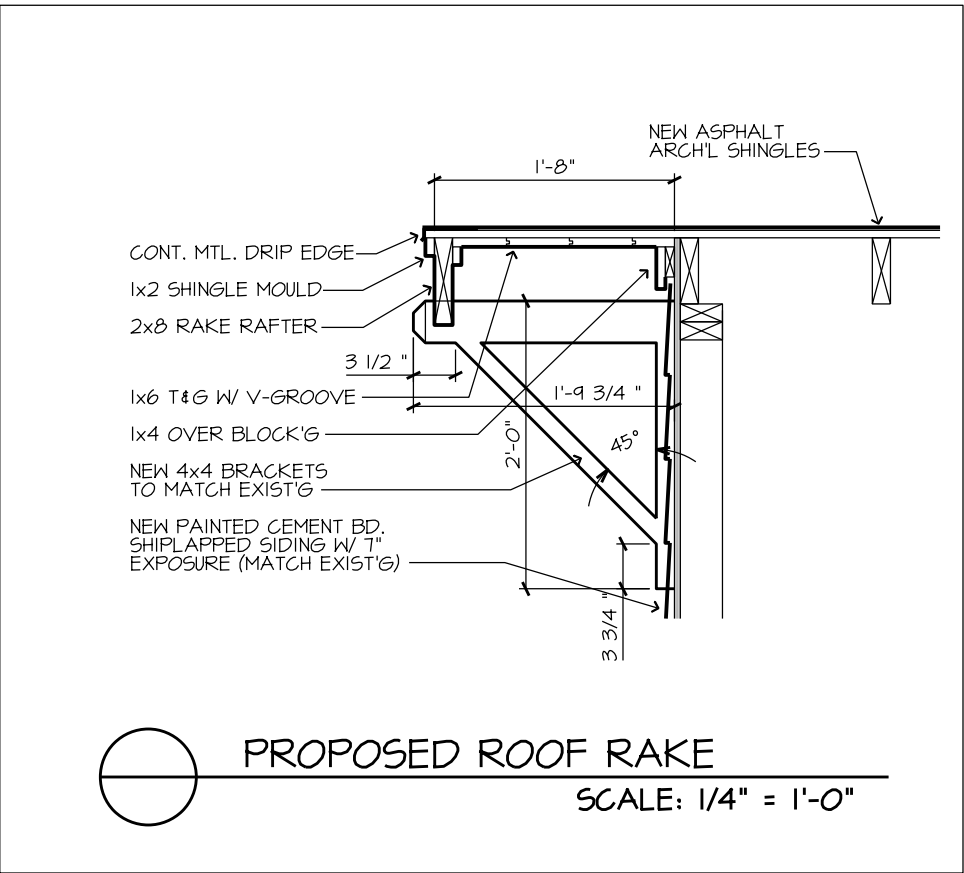


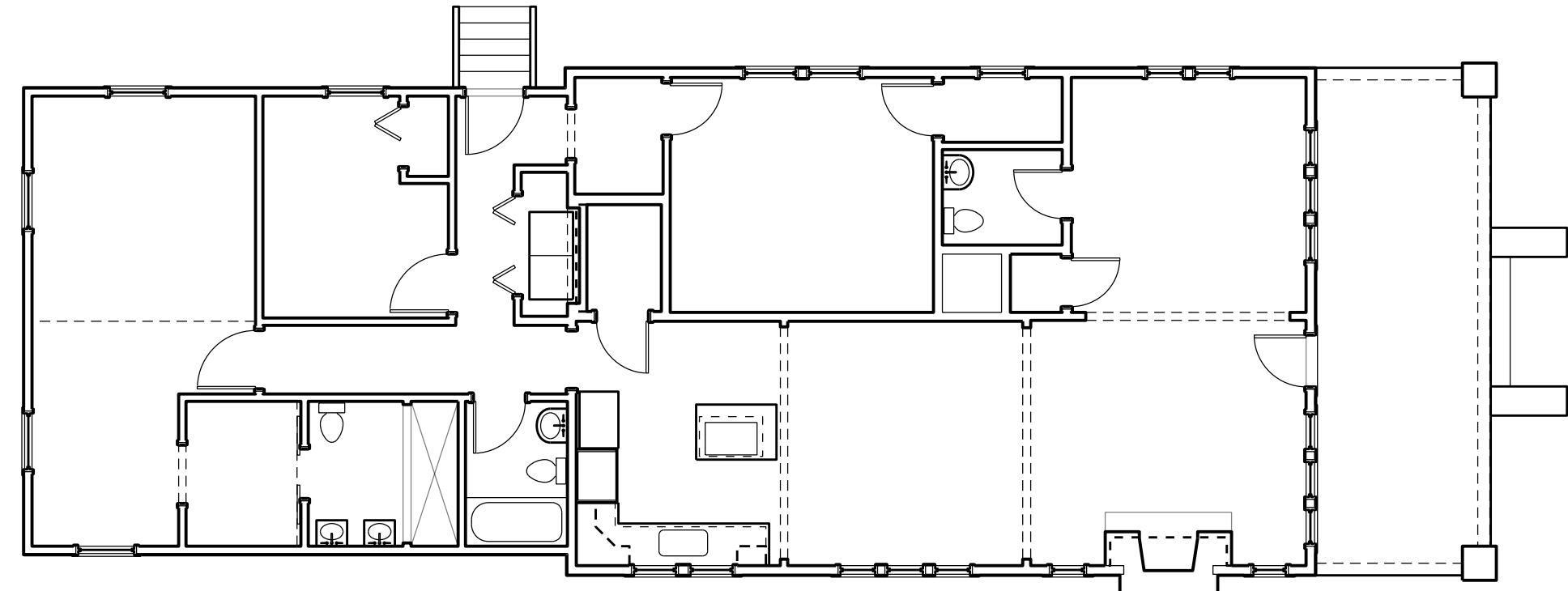
EXITING REAR ELEV.
SCALE: 1/8" = 1'-0"



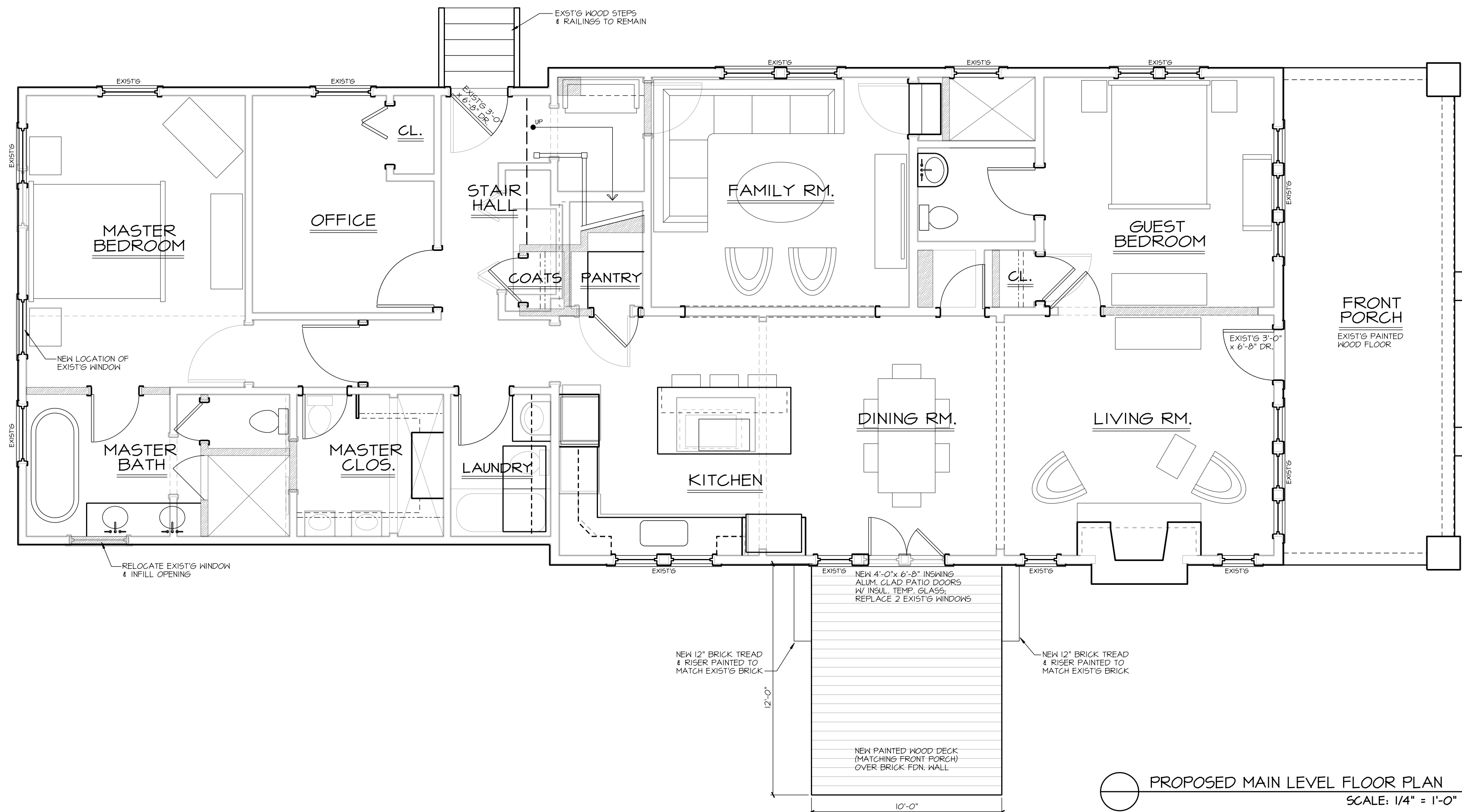
PROPOSED REAR ELEV.
SCALE: 1/4" = 1'-0"







EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRIAN G. LoPOINTE
ARCHITECT

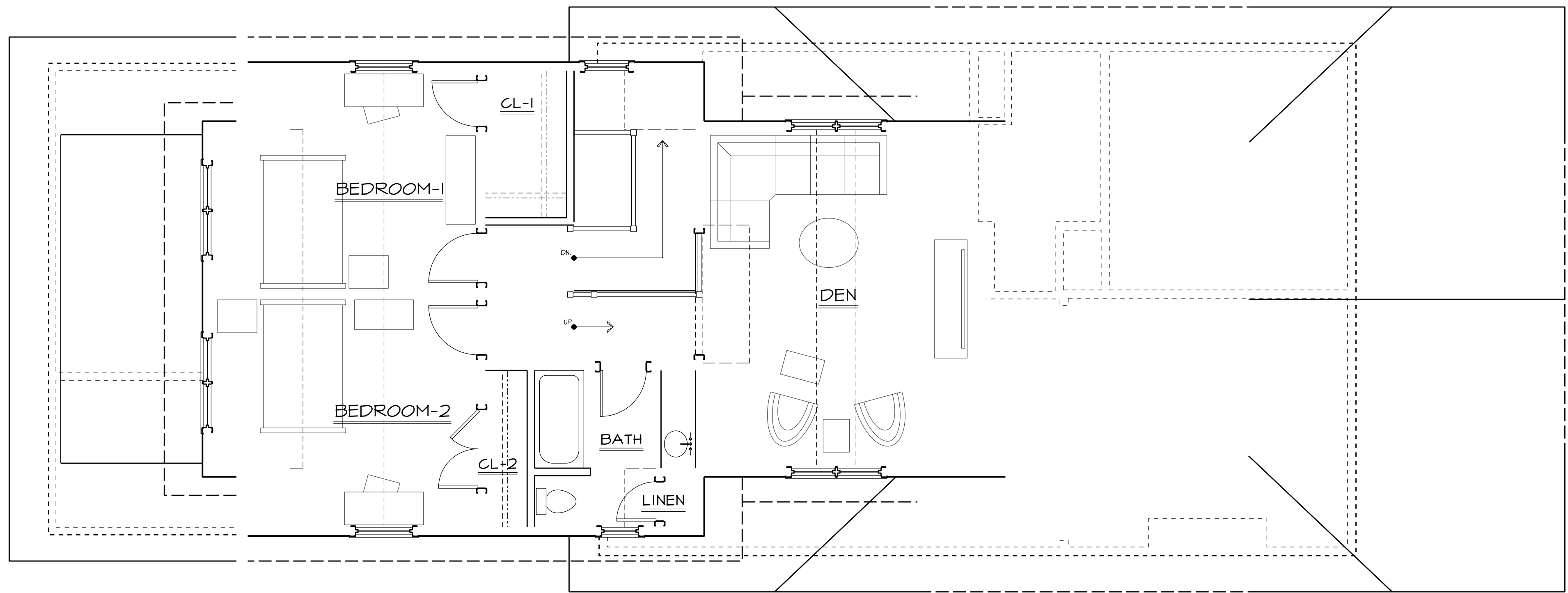
1160 MARKET STREET
FORT MILL, SC 29708
phone 704-589-0298

HDC SUBMITTAL DATE:
5 NOVEMBER 2018

HILL RESIDENCE
HOME RENOVATION & EXPANSION
Patrick & Shanna Hill / 305 Westwood Ave. / Charlotte, NC 28203

MAIN LEVEL
FLOOR PLANS

6



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

BRIAN G. LOPOINTE
ARCHITECT

1160 MARKET STREET
FORT MILL, SC 29708
phone 704-589-0298

HDC SUBMITTAL DATE:
5 NOVEMBER 2018

HILL RESIDENCE
HOME RENOVATION & EXPANSION
Patrick & Shanna Hill / 305 Westwood Ave. / Charlotte, NC 28203

UPPER LEVEL
FLOOR PLAN

