
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 304 Westwood Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: John Dietrich and Beth Peterson

Details of Proposed Request

Existing Conditions

The existing structure is one-story American Small House constructed in 1936, wrapped in aluminum siding. All windows and doors appear to be replacements. The front porch columns were replaced prior to Wilmore's designation as a local historic district. The front porch is concrete with brick foundation. Lot size is approximately 54' x 150'. Adjacent structures are 1-1.5 story single-family houses.

Proposal

1. The proposal is changes to the front porch. Front porch changes include a metal roof and a brick tile overlay on the concrete front porch floor.
2. The new driveway is run up to the foundation of the house. Staff suggested removing a portion of the concrete that abuts the foundation; however, upon further investigation and discussion with the concrete installer, attempts to remove a portion of the drive will damage the foundation of the house.
3. The new driveway gate is approvable at the Administrative level. The owner is also working with staff to bring the new storage shed up to compliance for the doors and siding.

Design Guidelines – Roofs, page 4.5

1. Retain original or early roof materials, such as slate, clay tile, or standing-seam metal whenever possible.
2. Preserve original roof shapes.
3. Retain architectural features including dormers, cornices, exposed rafter tails, and chimneys. New dormers should be appropriately designed for the style of the structure in massing and material. Do not add skylights unless placed inconspicuously.
4. Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.
5. Replace historic roof coverings when necessary, using new material that matches the original roof covering closely in composition, size, shape, color, and texture. If the slate on a roof has deteriorated severely, replace it with matching new slate. Artificial slate replacement may be considered on a case-by-case basis.

Design Guidelines – Porches, page 4.8

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.

4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

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 Analysis

Staff has the following concerns with the proposal:

1. Brick tile installed over original concrete front porch floor.
2. Minor revisions may be reviewed by staff.



HDCADMRM 2019-00287

PID: 11908309

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: ADDITION

November Meeting 2019





304 Westwood Avenue
July 2011



304 Westwood Avenue
March 2016



304 Westwood Avenue
February 2019





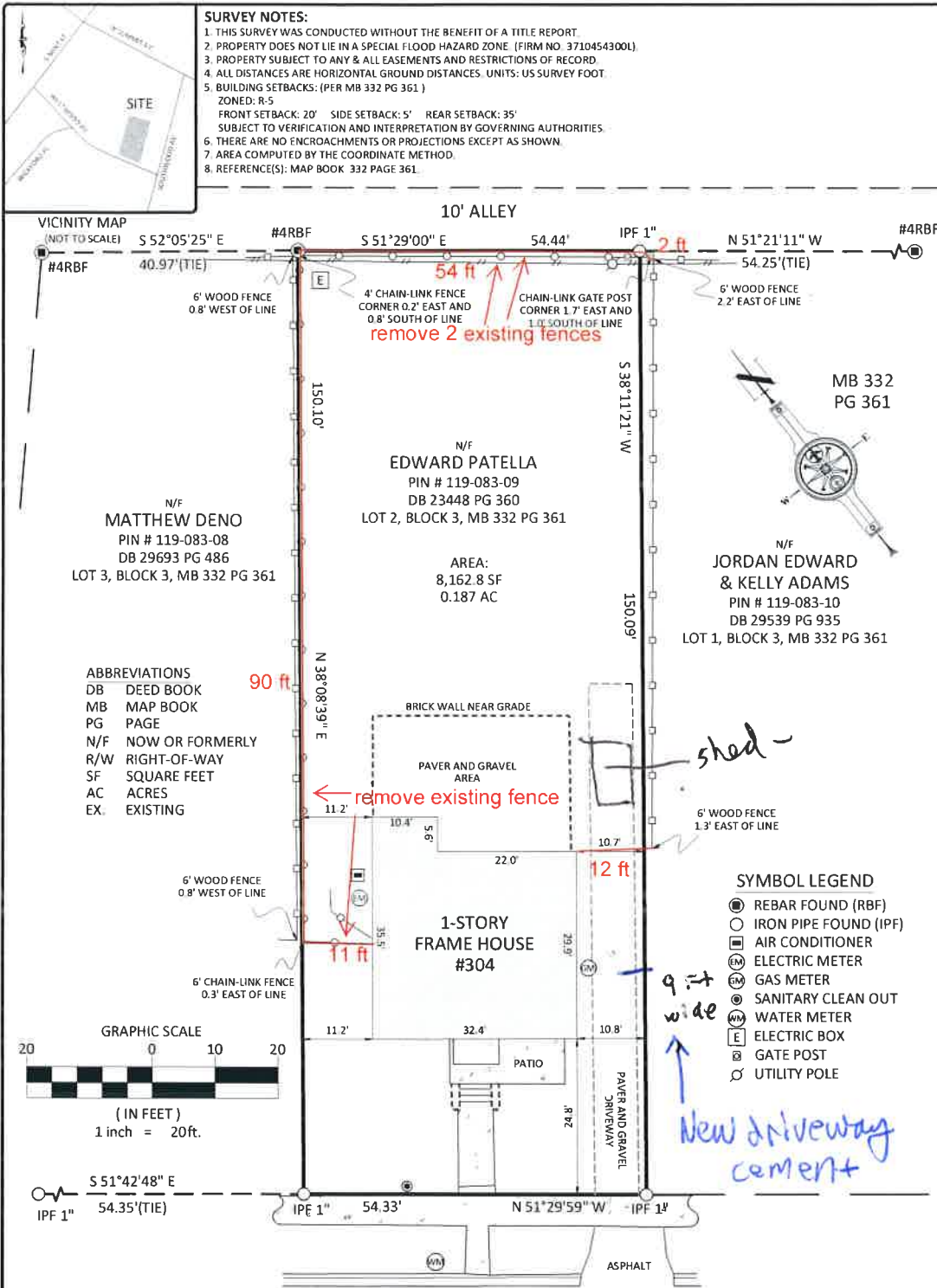






304 Westwood Av

Rear Yard



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 23448, PAGE 360); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS:

15TH DAY OF JANUARY, A.D., 2019

TIMOTHY S. GUISEWHITE, PLS

NORTH CAROLINA REGISTRATION NUMBER L-4912



SURVEY OF PROPERTY for:
CITY VIEW BUILDING GROUP
304 WESTWOOD AVENUE
LOT 2, BLOCK 3, BLOCK 1 WESTWOOD PARK
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC

**GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC**

GPLS

P.O. BOX 680385
CHARLOTTE, NC 282 16
(704) 530-1700 NC FIRM #C-4411

Harpst, Kristina

To: Kochanek, Cynthia
Subject: RE: [EXT] FW: concrete

From: Kochanek, Cynthia
Sent: Thursday, October 3, 2019 12:19 PM
To: Harpst, Kristina <kharpst@ci.charlotte.nc.us>
Subject: FW: [EXT] FW: concrete

See below.

Cindy Kochanek
Planner, Historic District Division

Charlotte Planning, Design + Development Department

City of Charlotte
600 E. Fourth Street, 8th Floor, Charlotte, NC 28202
D: 704.336.1477
Cynthia.Kochanek@charlottenc.gov

Creating Great Places for Our Community



From: Beth Peterson [<mailto:beth@navfinds.com>]
Sent: Wednesday, October 2, 2019 4:01 PM
To: Kochanek, Cynthia <Cynthia.Kochanek@ci.charlotte.nc.us>
Subject: [EXT] FW: concrete

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Cynthia,
My conversion with my concrete contractor was that if we jack hammer this out it could compromise the brick crawl space foundation. It could crack, cave it inward or pull it out if it adhered to the new concrete and there is no way to know if it will or not. Could jeopardize foundational structure of home on that side.
I will continue to try and get this in writing
Thanks

Beth Peterson

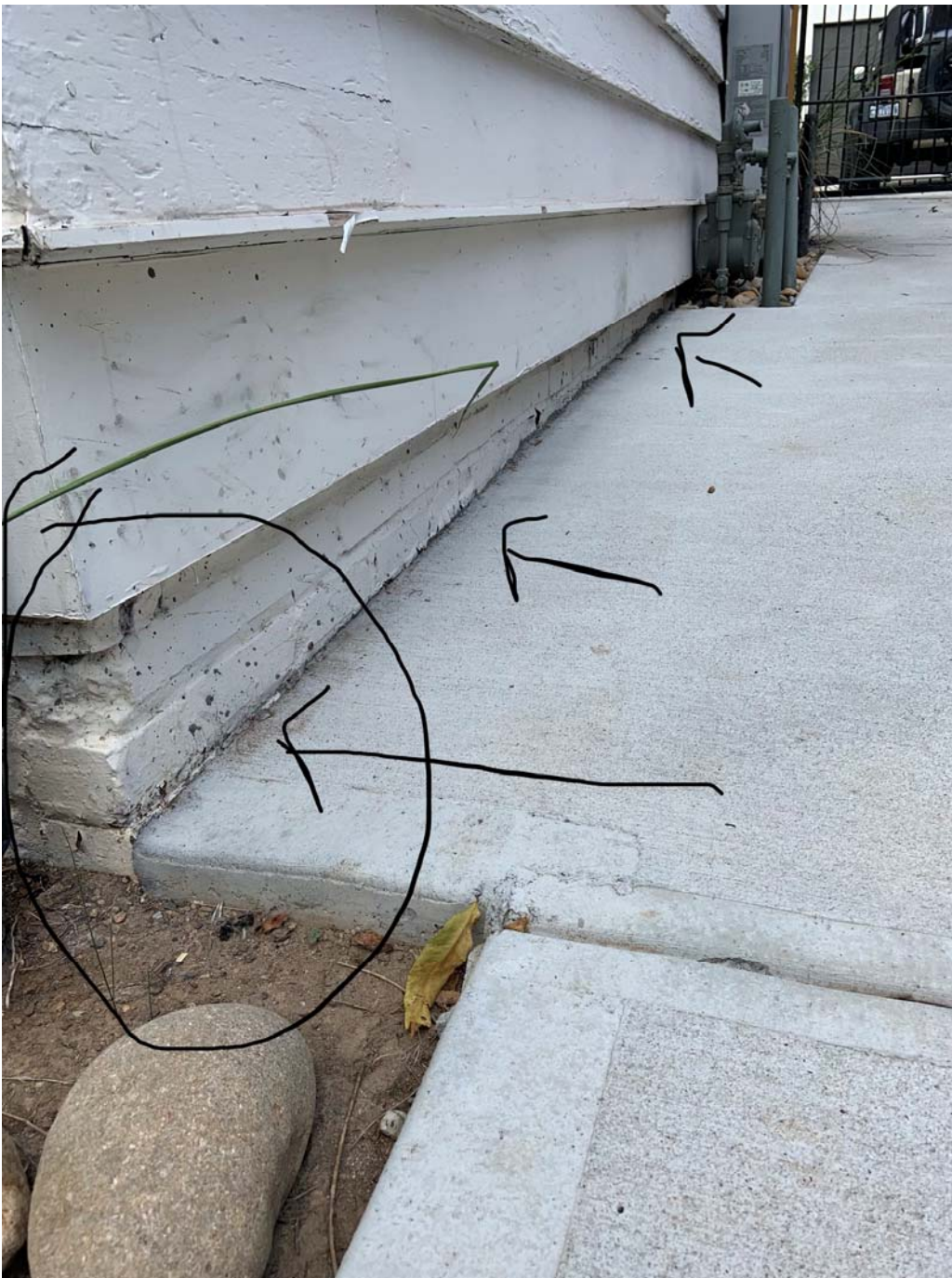
321.258.8555
2928 Rozzelles Ferry Rd
Charlotte NC 28208
Beth@navfinds.com

From: mbpeterson11@gmail.com <mbpeterson11@gmail.com>

Sent: Wednesday, October 2, 2019 3:56:47 PM

To: Beth Peterson <beth@navfinds.com>

Subject:



Sent from Beths i Phone :)