
ADDRESS OF PROPERTY: 1900 Thomas Avenue, *Plaza Midwood Local Historic District* *HDC 2013-078*

SUMMARY OF REQUEST: Front Addition

OWNER: *Dee Blackburn*

APPLICANT: *Dee Blackburn*

Details of Proposed Request: This house has an existing front porch. The shed roof has a bonnet element over the front door. A large chimney is prominent on the front of the house but the new addition will come in front of it with the upper part of a chimney remaining visible. Proposed plans show a front facing gable over the front porch with columns atop masonry piers. An addition to the front will become heated living space. The Commission Deferred the application for additional information. Revised plans now include a floor plan, front and side elevations, dimensions, and an exhibit that shows existing vs. proposed.

Relevant HDC Design Guidelines

- Addition

Staff Analysis: The proposed details and materials and new front porch are appropriate to several Local Historic District neighborhoods. The Commission will have to determine if, on this particular house the proposed addition warrants the loss of the existing elements. It is said that the existing porch is not original to the house.

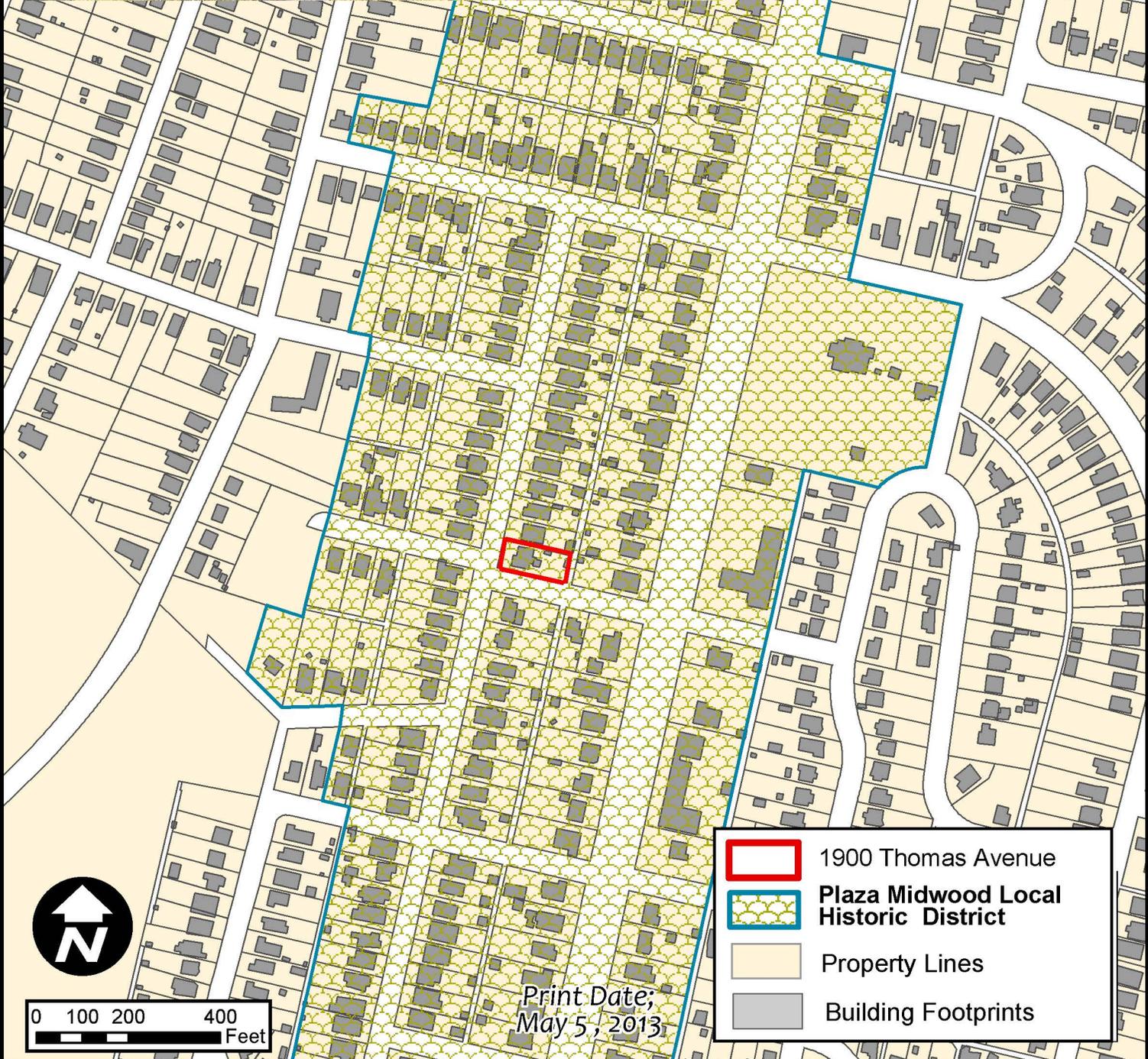
ADDITIONS

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:

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

Charlotte Historic District Commission - Case 2013-078



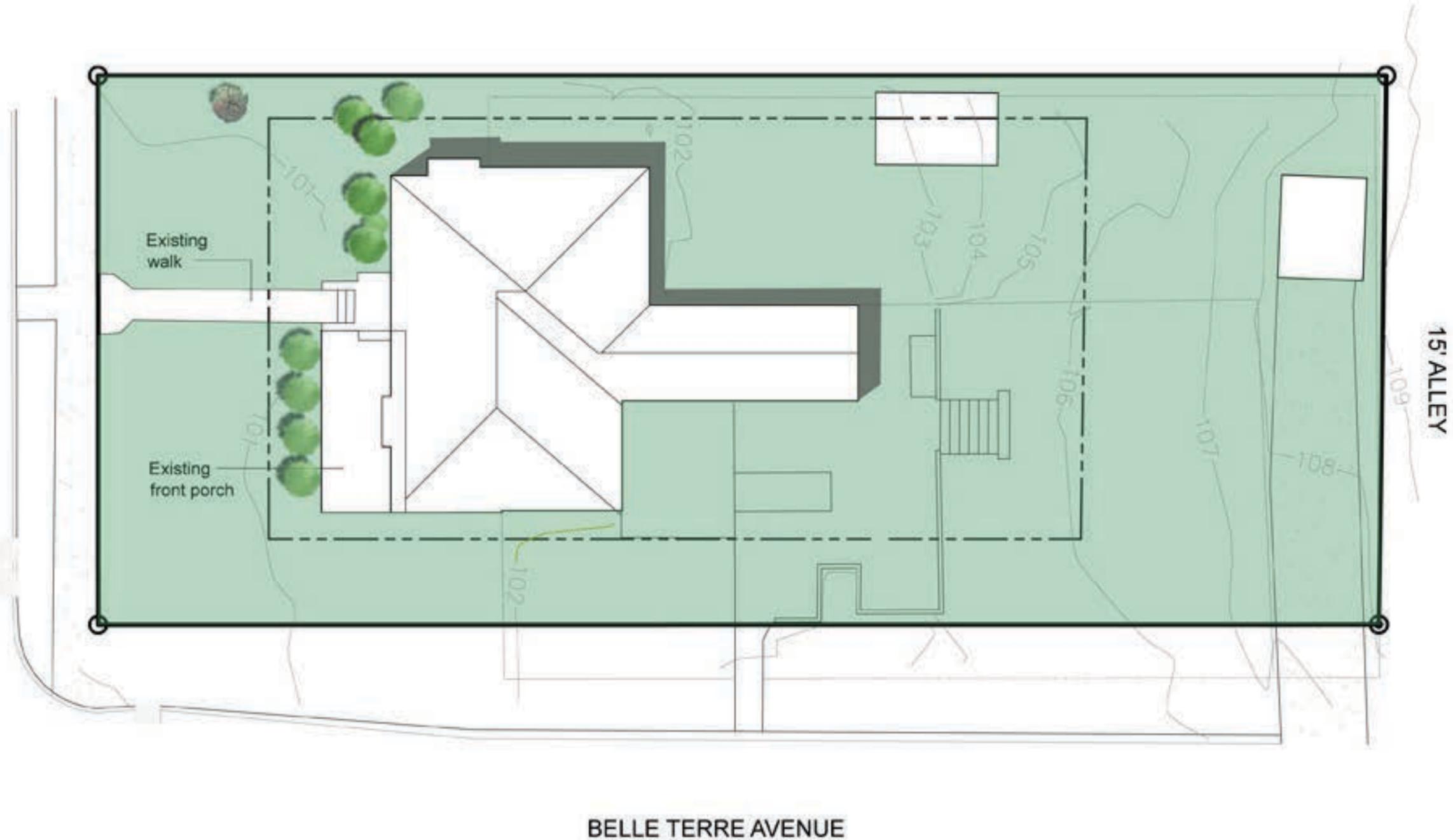
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Print Date;
May 5, 2013

-  1900 Thomas Avenue
-  Plaza Midwood Local Historic District
-  Property Lines
-  Building Footprints



THOMAS AVENUE



BELLE TERRE AVENUE

15' ALLEY



1900 Thomas Ave Existing Site Plan



P.O. Box 5643
Charlotte, NC 28299-5643
704.998.0732
704.526.8004

THOMAS AVENUE

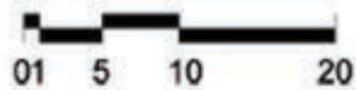
New brick walk
to existing
sidewalk

15' ALLEY

BELLE TERRE AVENUE



1900 Thomas Ave Proposed Site Plan



studio 01
architects

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Charlotte, NC 28299-5643
704 996 0732
704 526 8004



1900 Thomas Ave Existing Elevation

This photo was taken a year ago. Since then the house has been painted and some shakes replaced. The current front porch is too dangerous to use and needs to be re-built. If something is not done soon the porch could collapse.

The current bushes are not sized adequately for where they are located since they tend to grow to tall for the front of the house. This has become a safety issue as well.

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Painted brick col. base
Painted cedar shakes to match existing

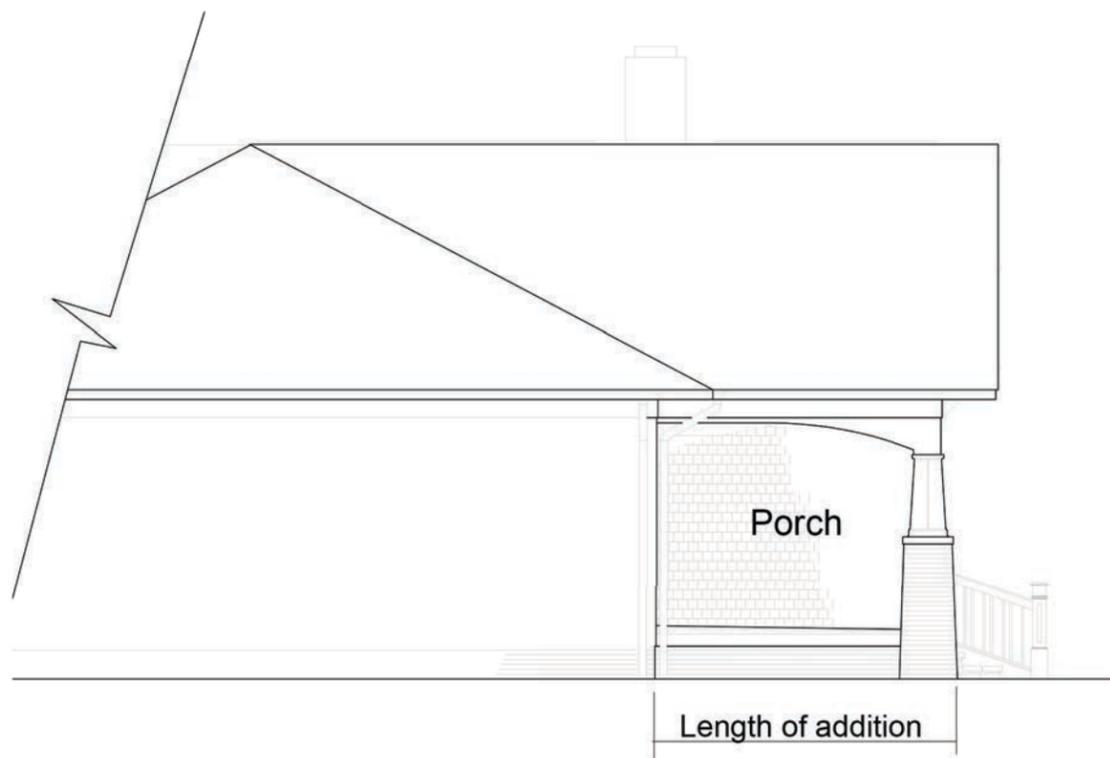
Brick foundation to match existing



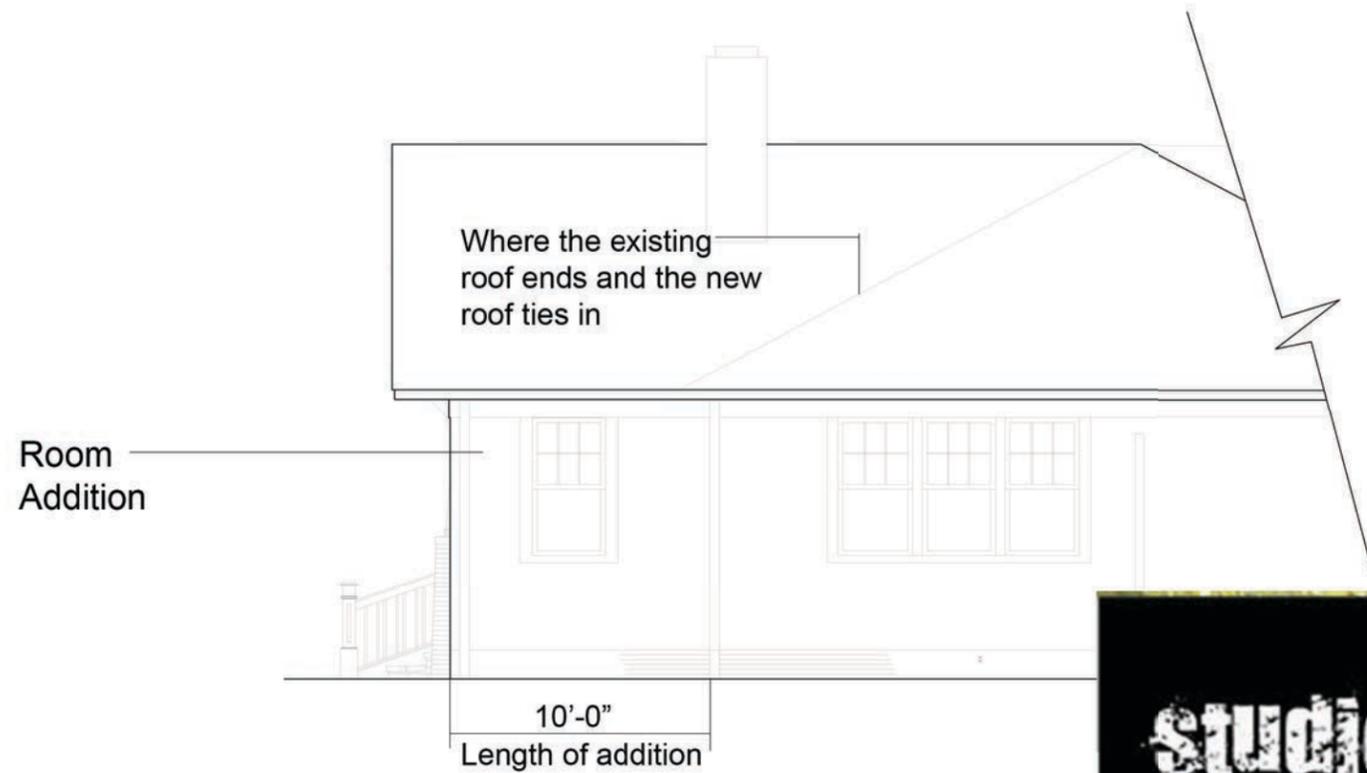
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Charlotte, NC 28216-5643
704.996.0732
704.526.8004



Existing South Elevation



New North Elevation



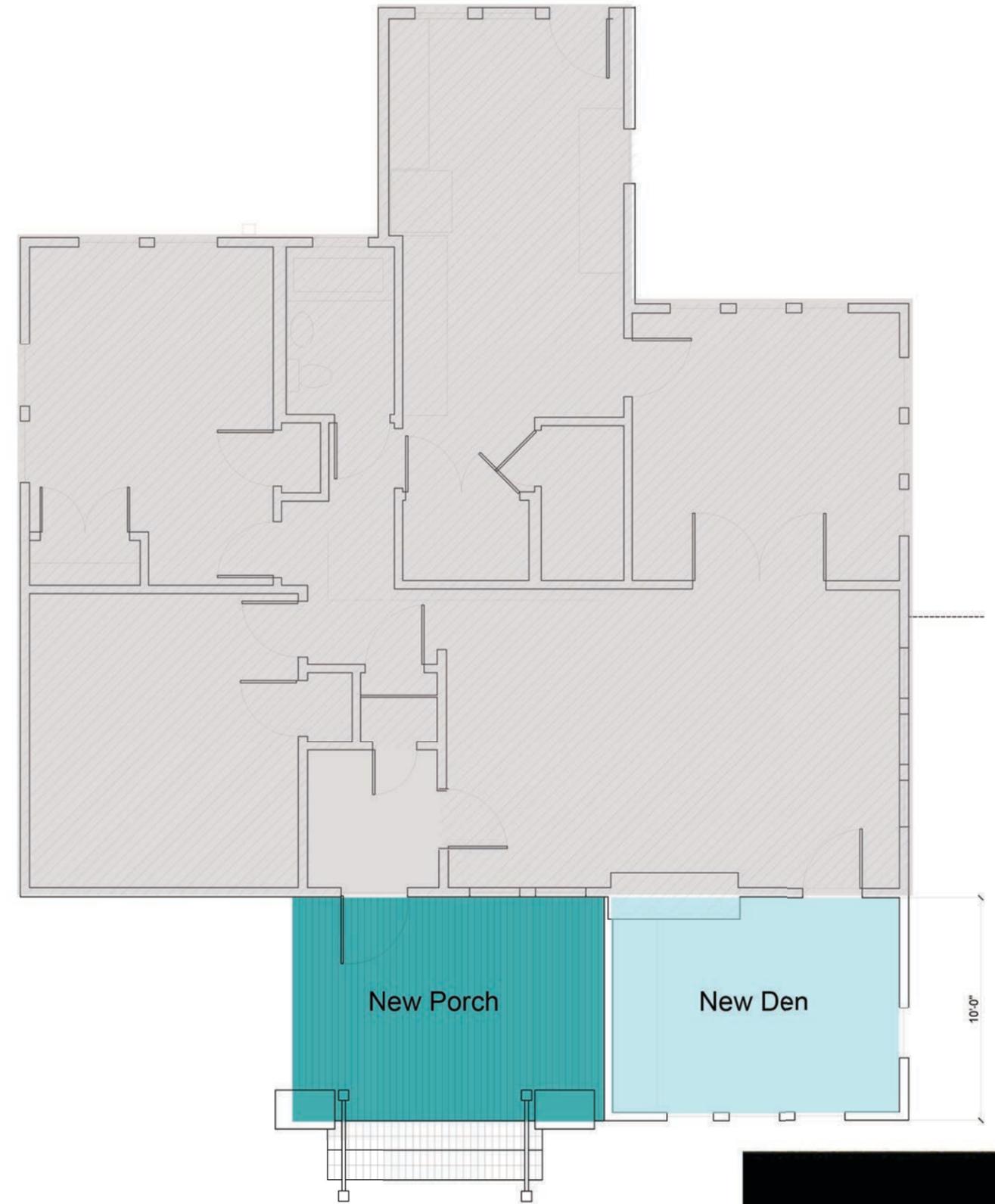
New South Elevation



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Existing Floor Plan



New Floor Plan



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