
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1400 Pecan Avenue

SUMMARY OF REQUEST: Chimney Removal

OWNER: Brian Woods

APPLICANT: Ryan DeRuby

Details of Proposed Request

Existing Conditions

The existing structure is a one story home on a corner lot. The home was constructed in 1925. The exterior features twin chimneys that originally serviced interior private spaces.

Proposal

The proposal is to remove one chimney due to an interior renovation.

Policy & Design Guidelines for Chimneys (p. 44)

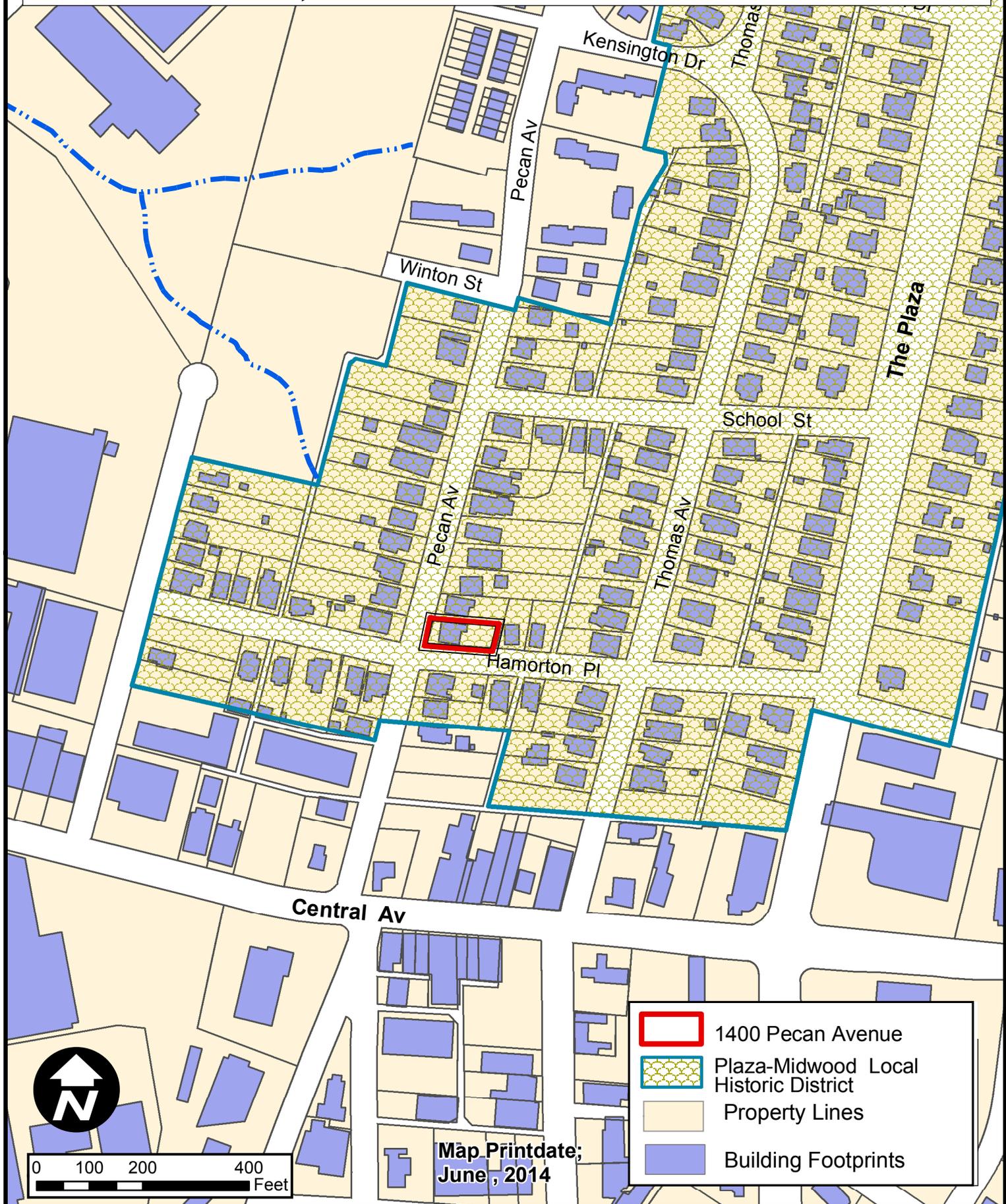
1. The removal or addition of any masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the streetscape will be reviewed by the full Historic District Commission.
2. The removal or installation of vent hoods and other similar structures in commercial uses are eligible for administrative approval, provided the proposal otherwise meets Historic District Commission design criteria.

Staff Analysis

The Commission will determine if the removal of one chimney negatively impacts the character of the streetscape.

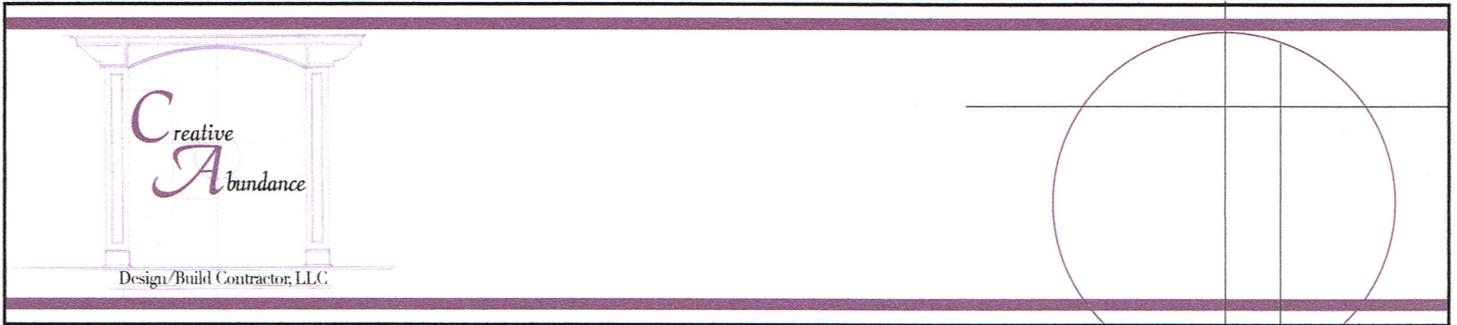
Charlotte Historic District Commission - Case 2014-131

Historic District; Plaza Midwood



	1400 Pecan Avenue
	Plaza-Midwood Local Historic District
	Property Lines
	Building Footprints

Map Printdate:
June, 2014



1400 Pecan Avenue Chimney/fireplace removal request:

As per plans documented with Mecklenburg County the homeowner of 1400 Pecan Avenue, (Brian Woods) and designer Ryan DeRuby decided to terminate the Chimney/fireplace(s) and flanking closets for the following reasons:

- Chimney is deteriorating and not capable of original use as wood burning.
- Original mantles and hearths were removed by a previous owner probably due to a fire discovered in the framing.
- Closet to right had been opened as a pass through.
- Closet to left had been turned into a utility closet; (water heater, hvac)
- Engineer has provided LVL beams to support roof system which is in line of chimney stack.

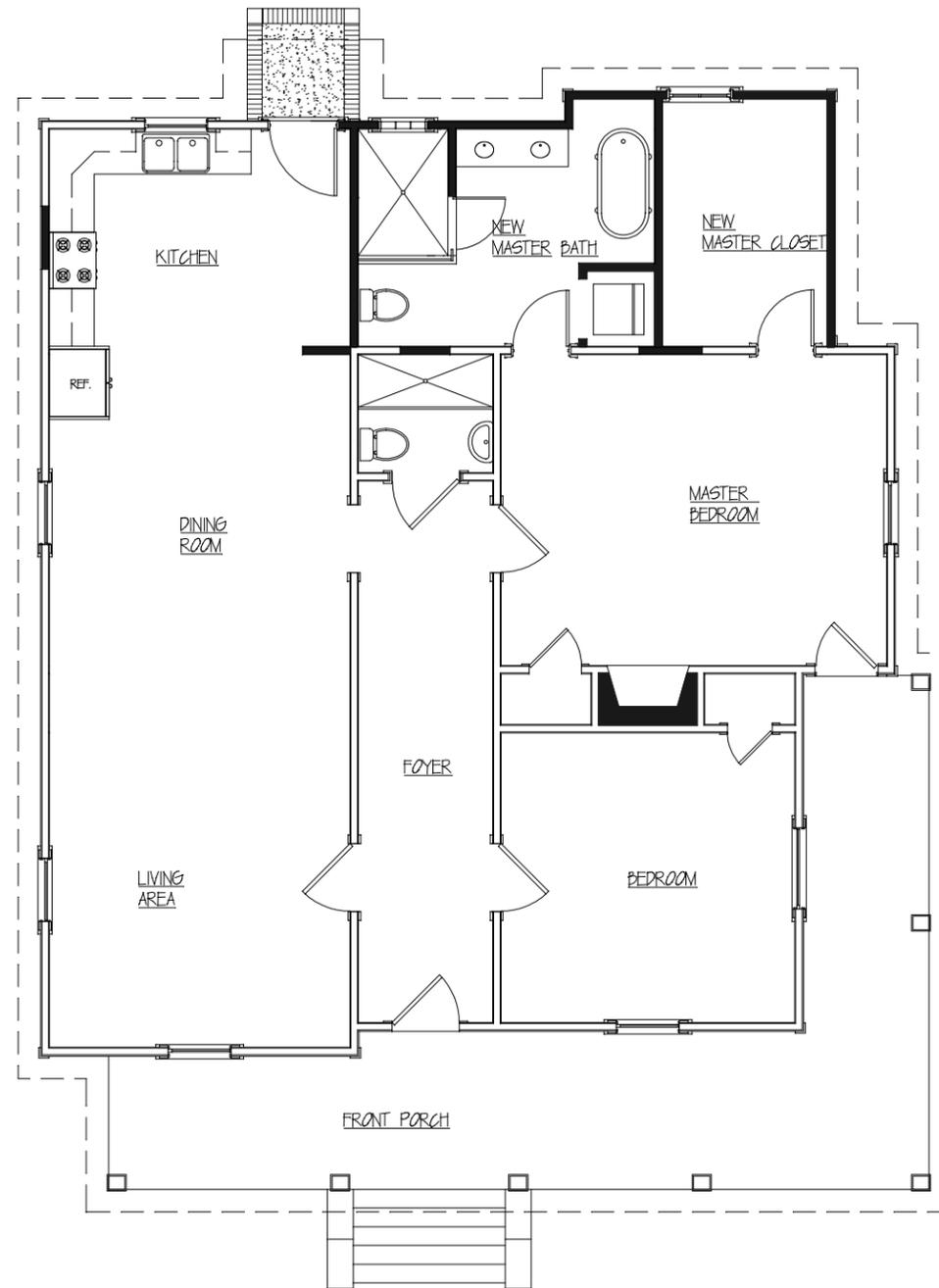
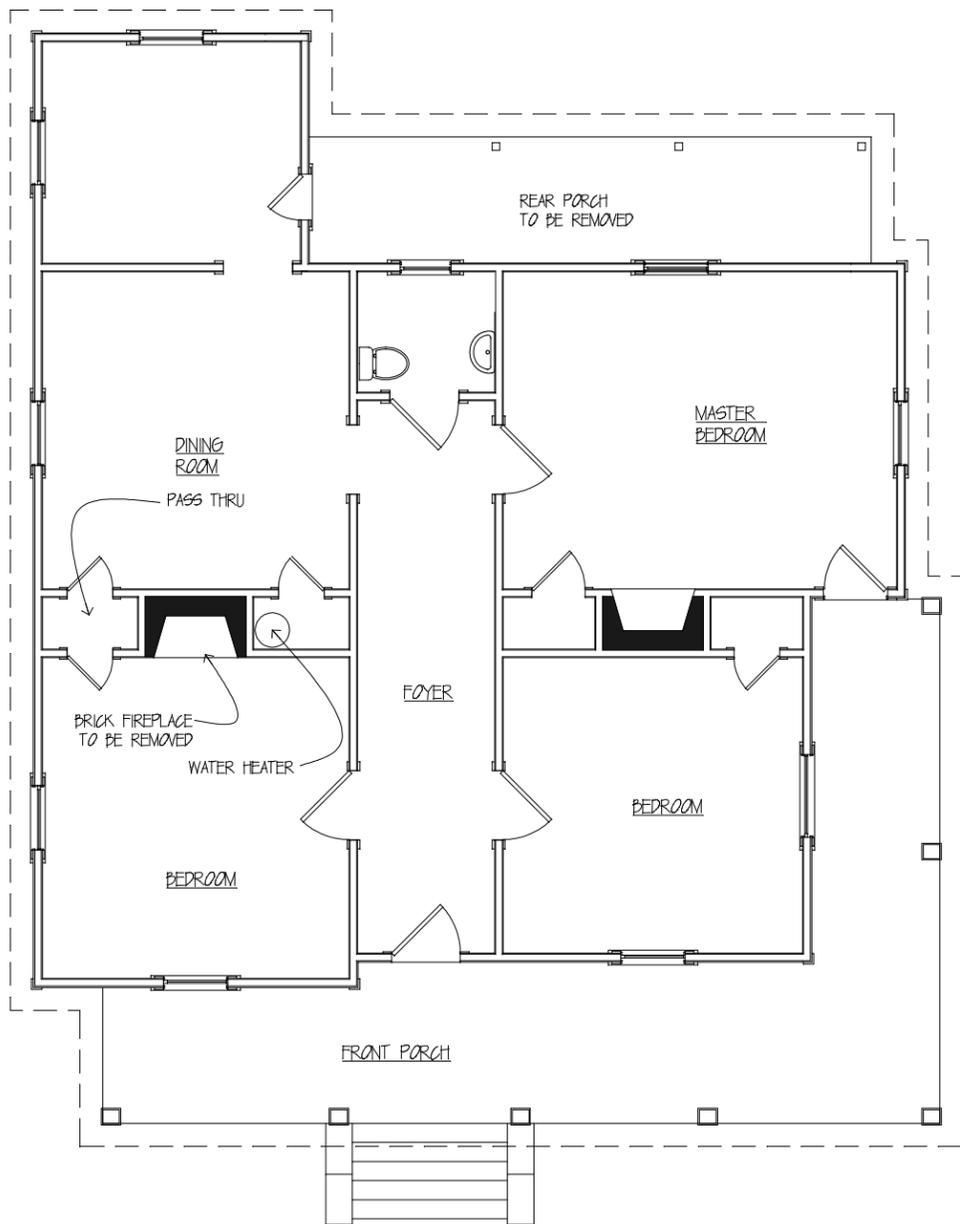
The open floor plan is an important element of the new interior design for current remodel as per plan.



1400

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

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

1400 PECAN AVENUE
 GARAGE PROJECT
 1400 PECAN AVENUE
 CHARLOTTE, NORTH CAROLINA

CREATIVE ABUNDANCE
 Design/ Build Contractor, LLC
 PHONE: 704.363.7804

DATE:
 07/24/2014

NAME:
 FLOOR
 PLANS

SHEET:

A
 1.0