

LOCAL HISTORIC DISTRICT: Plaza Midwood
PROPERTY ADDRESS: 1915 Thomas Avenue
SUMMARY OF REQUEST: Addition
OWNER: Susan Stallings
APPLICANT: David Young

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1925 located mid-block along Thomas Avenue.

Proposal

The proposal is a small extension to the right side elevation. The extension width is approximately 4'-2" and will be visible from Thomas Avenue. Siding, foundation and window design will match existing.

Policy & Design Guidelines

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.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

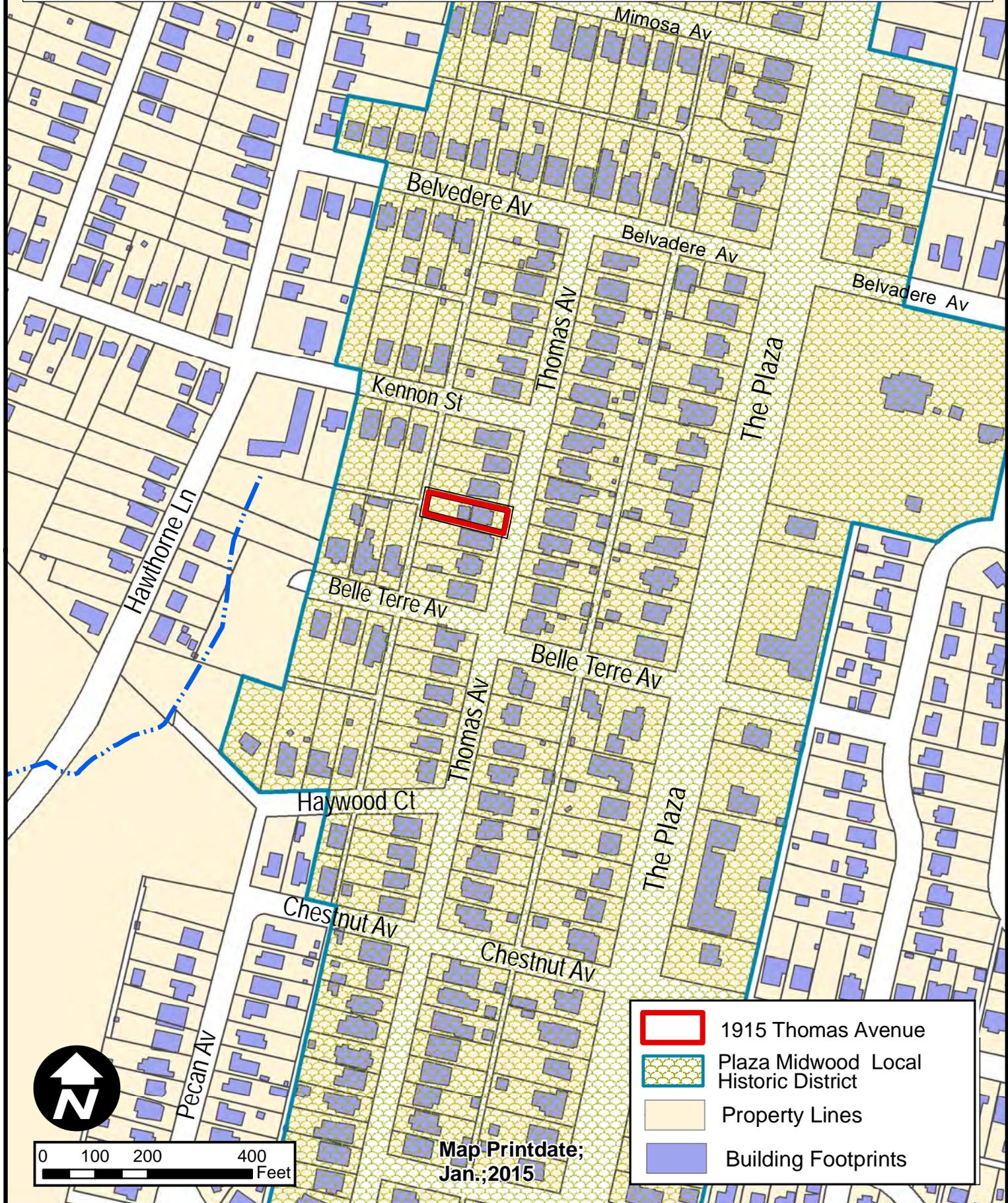
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

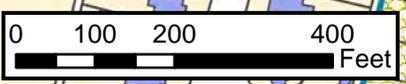
The Commission will determine if the project meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-001

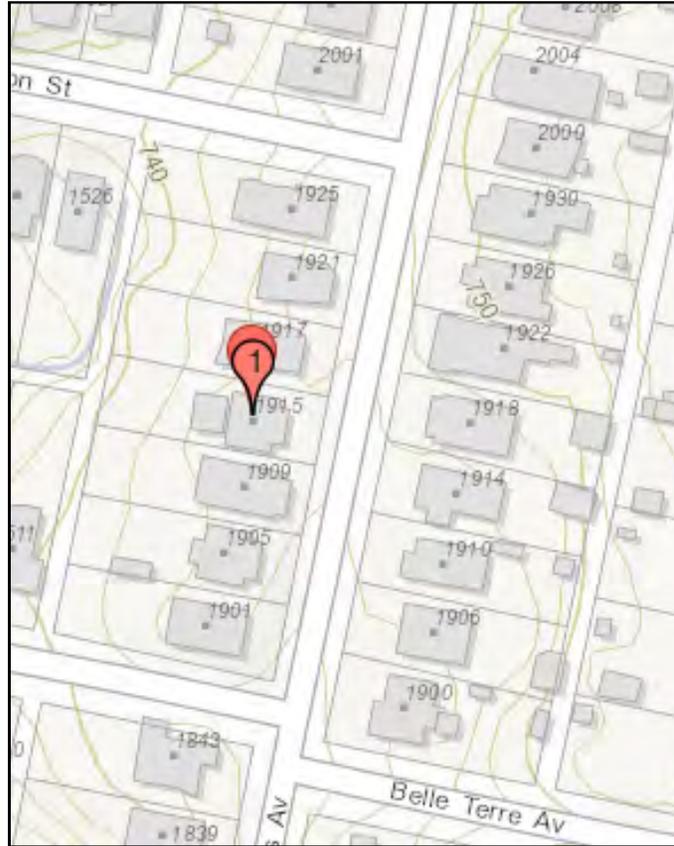
Historic District; Plaza-Midwood



	1915 Thomas Avenue
	Plaza Midwood Local Historic District
	Property Lines
	Building Footprints

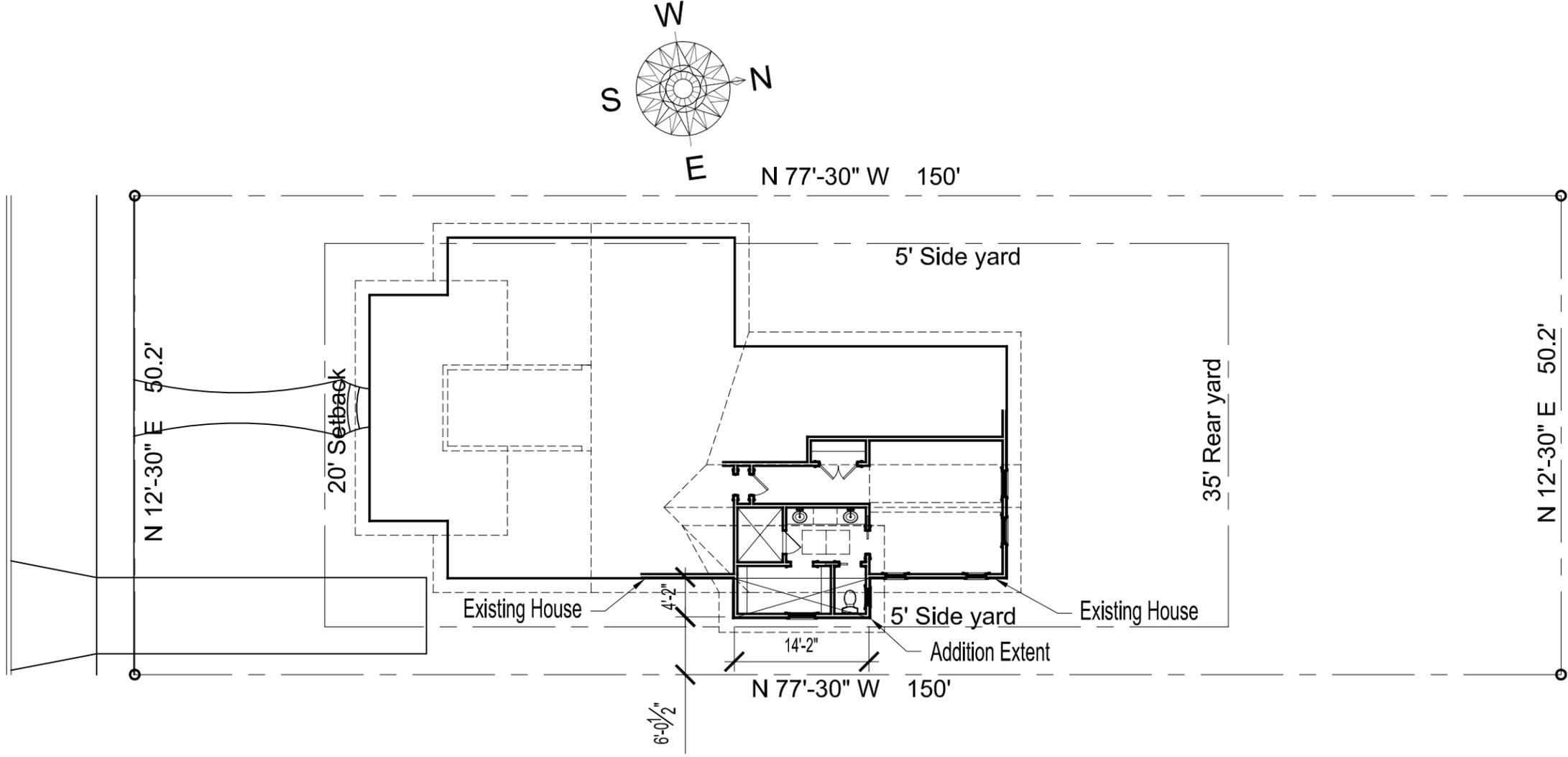


Map Printdate:
Jan., 2015



50' ROW

1915 Thomas Avenue



SITE PLAN

01
1"=20'-0"

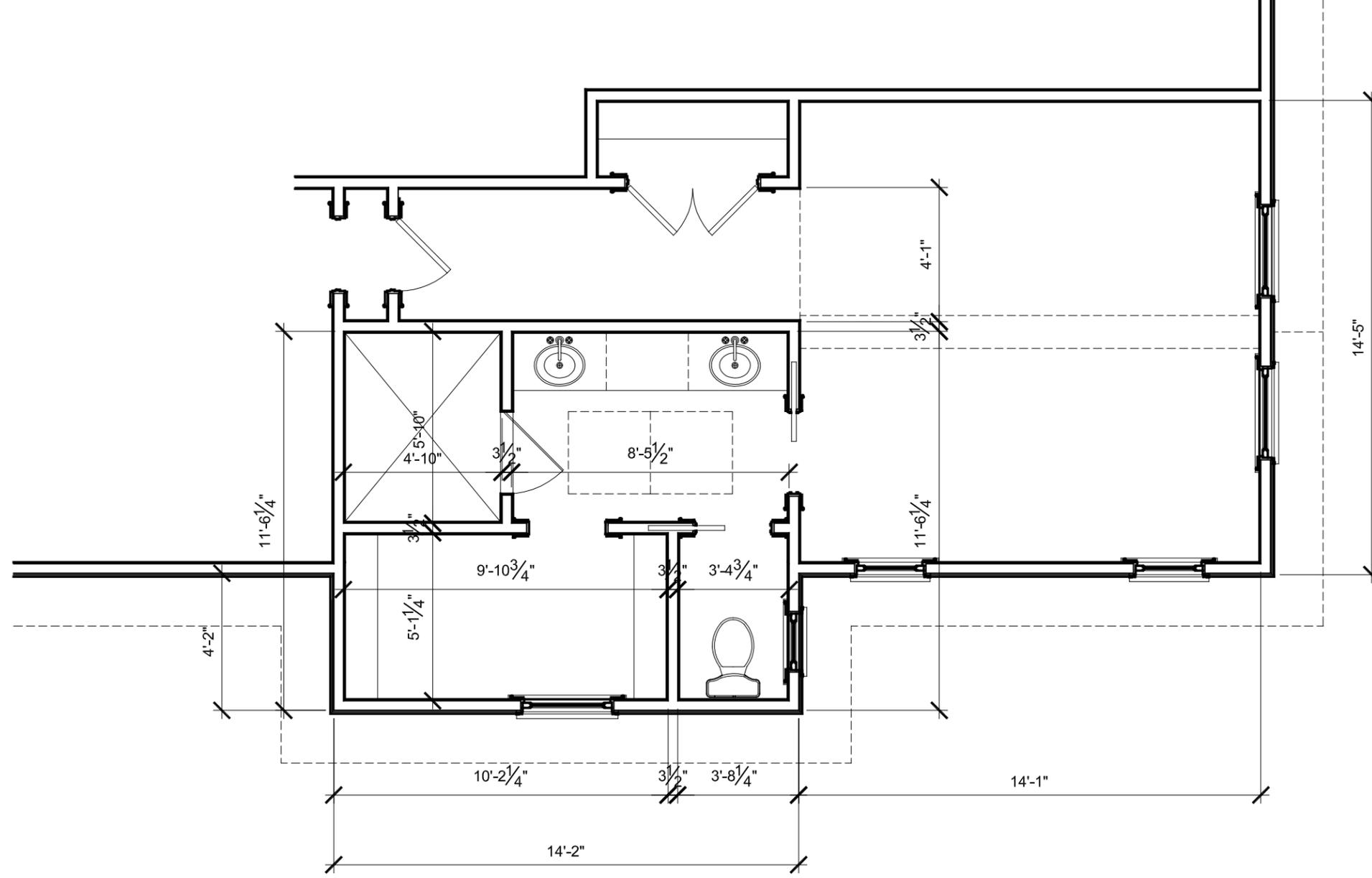
A1

Site Plan
Stallings Residence A1.dwg
Drawn By: PBP Checked By: PBP

Used For: Historic Commission Review
Date of Use: December 11, 2014
Revisions: XXXX

Stallings Residence
1915 Thomas Avenue, Charlotte NC 28205

Tri-Square Construction
1906 East Boulevard Charlotte, North Carolina 28203



FLOOR PLAN

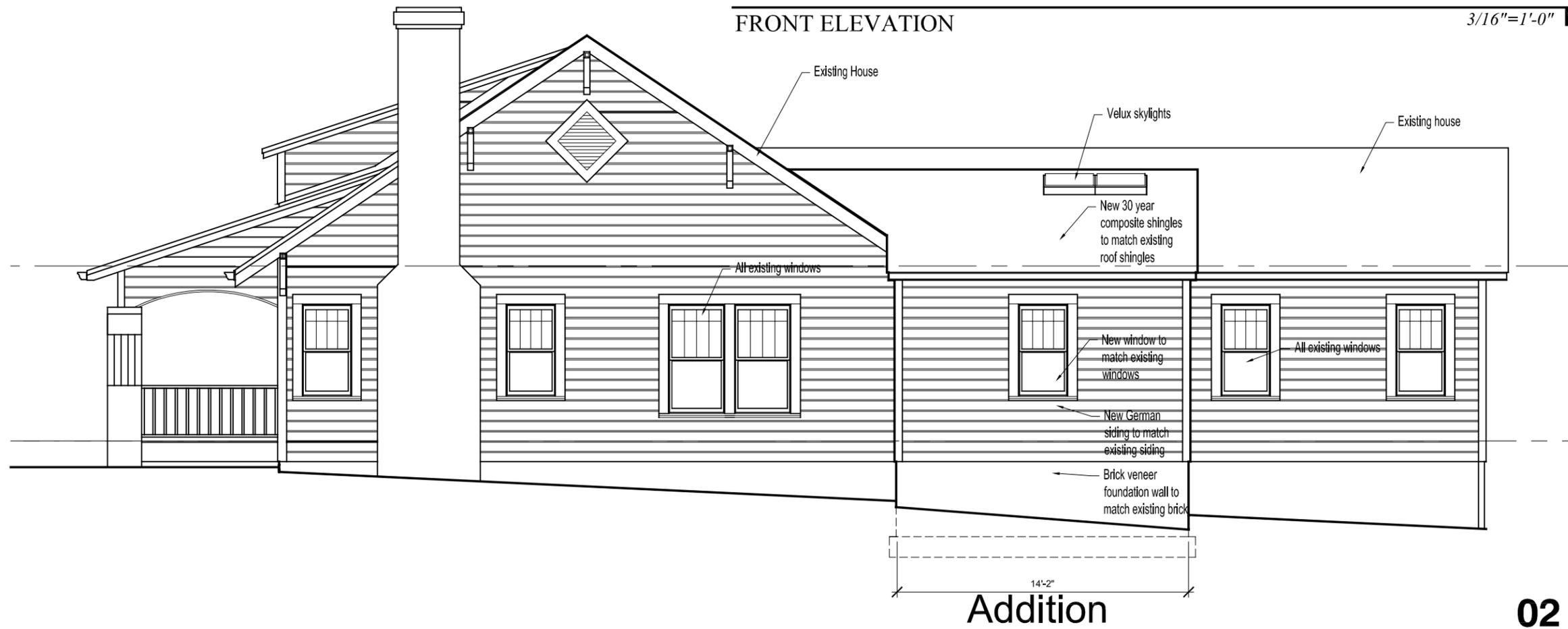
01
1/4"=1'-0"



FRONT ELEVATION

01

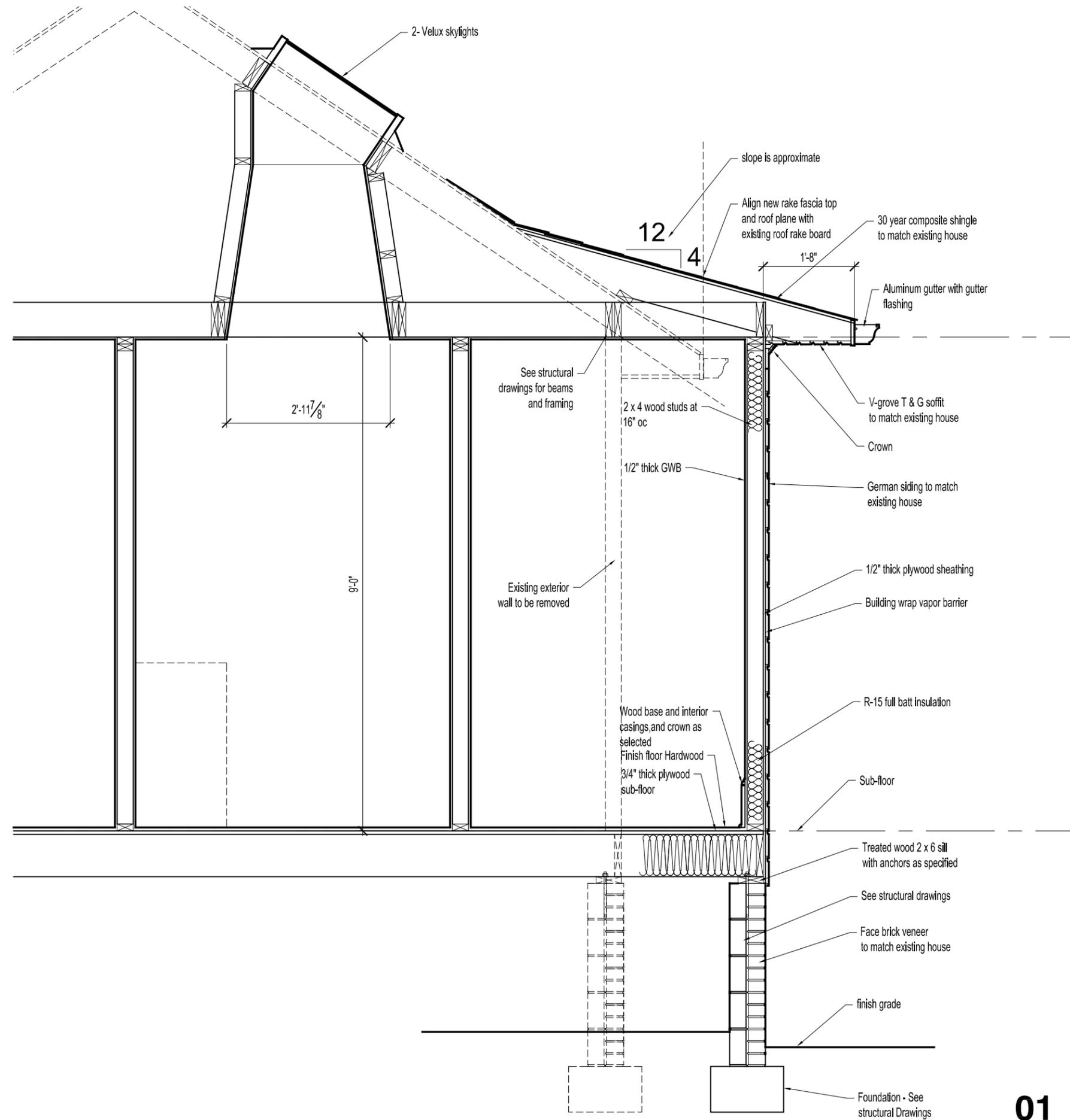
3/16"=1'-0"



RIGHT SIDE ELEVATION

02

3/16"=1'-0"



WALL SECTION

01
1/2"=1'-0"















DEAD
END



Thomas Ave 1800
Belle Terre Ave 1500





1909



1915

WARNING
CPI
PROPERTY



1917

1917









