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.

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

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

Map Printdate: Jan., 2015