LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1827 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT: Samuel and Morgan Walker

Details of Proposed Request

Existing Context
The existing structure is a one story Bungalow constructed in 1929. Adjacent structures are also one story in height. Exterior material is horizontal wood lap in the front gable and vertical wood siding on the remaining elevations.

Proposal
The proposal is an addition to the right side and rear. The right side is expanded approximately 8 feet. New materials, windows and roof trim will match existing.

Policy & Design Guidelines for Additions, page 36
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 proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.
IMMEDIATE CONTEXT ON THOMAS AVE.
THOMAS AVENUE
(50' Public R/W)

PHYSICAL SURVEY OF
LOT 5 BLOCK 5 JOHNSTON COURT
CHARLOTTE, MECKLENBURG COUNTY, N.C.
Certified only to
MORGAN GERICK WALKER & SAMUEL WALKER
Description Taken From Map Book 3 - 39
Scale 1" = 30 June 13, 2016
Leo J. Zoutewelle, PLS L-1129, 2136 Malvern Road, Charlotte, NC 28207
PROJECT SITE:
1827 THOMAS AVENUE
CHARLOTTE, NC 28205

Walker Residence
1827 Thomas Ave
Charlotte, NC 28205

OVERALL SITE PLANS

SITE PLAN - NEW CONSTRUCTION

SITE PLAN - EXISTING

Site Vicinity Map
NEW SHINGLE ROOF; MATCH EXISTING SHINGLE COLOR

NEW SIDING TO MATCH EXISTING HOUSE

NEW WOOD WINDOWS; SILL DETAIL TO MATCH EXISTING

NEW ROOF SOFFIT AND FASCIA DETAIL TO MATCH EXISTING WHERE POSSIBLE
EXTERIOR ELEVATIONS - SIDE

**Proposed Side Elevation:**
- New siding painted to match existing shingle roof.
- Foundation wall color TBD.
- Existing sloped land grade to remain.

**Existing Side Elevation:**
- Existing T-111 siding.
- Painted to match existing shingle roof.
- Brick foundation wall.

Address: 1927 Thomas Ave, Charlotte, NC 28205
1925 Thomas Ave
One Story Home that was expanded to two story home with steeper pitched roof and dormers coming off the second story.

1921 Thomas Ave
Two Story Home with varying scale and pitched roofs. Full two story side elevation.

1917 Thomas Ave
One and a Half Story Home with front facing gable and perpendicular gable at midline.

2022 Thomas Ave
One story home that has addition but kept similar front elevation detailing.

2004 Thomas Ave
Two Story Home with similar scale and detailing on front and side elevations.

1910 Thomas Ave
Two Story Home with similar scale and detailing on front and side elevations.

PRECEDENT ADDITION PROJECTS
RECENT ONE STORY HOMES THAT HAVE RECEIVED SIMILAR ADDITIONS ON THOMAS AVENUE
1/4" = 1'-0" A2.11

First Floor Plan - Existing and Demolition

First Floor - New Construction

Walker Residence
1837 Thomas Ave
Charlotte, NC 28205

A2.11