LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1843 Thomas Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Kent Lineberger

Details of Proposed Request

Existing Conditions
The existing structure is a one story house constructed in 1930. Exterior finish is stucco. Site features include an alley easement in the rear yard and privacy fence.

Project
The project is the construction of an arbor over the front paired windows, removal of a secondary door on the front/side and rear addition. The rear addition ties into the ridge and includes a smooth stucco finish to match the house, rear porch and roof, bay window and wood trim. Side elevations include new windows and roof design to match existing, and removal of a side exterior door and stairs on the right. A secondary chimney is also proposed for removal. The rear addition length varies but the max. +/- 34'.

Design Guidelines – Replacement Windows, page 4.14

10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary.
12. If only the original sash are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior of historic sash.
13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.
14. Match window replacements to the height and width of the original openings.
15. Retain the appearance of a double-hung window whether one or both sashes are operable.
16. Do not reduce the glass surface area.
17. Maintain the original number and arrangement of panes.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntins and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum-clad wood, or fiberglass windows that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

20. Use translucent or low-e-glass.
21. Paint windows in a historically appropriate paint color.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions.

Charlotte Historic District Commission Case 2018-025
HISTORIC DISTRICT: PLAZA MIDWOOD
REAR ADDITION

Kennon St

Thomas Av

Kilgo Wy

Belle Terre Av

Belle Terre Av

Haywood Ct

Plaza

N

Chestnut Av

Feet
0   50 100   200   300

1/25/2018

1843 Thomas Av

Plaza Midwood Historic District

Property Lines

Building Footprints

1901

1843

1843

1836

1900

Left Survey (Existing with Notes and Demolition)

PARKWOOD AVE

SITE

THE PLAZA

CENTRAL AVE

LOCATION MAP
NOT TO SCALE

NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
SEAL
L-4661
G. KEMP MILLER

I certify that this survey was completed under my direct supervision (as recorded in DB 32134, PG 357); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:83127; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
This 5th day of December, 2017.

G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

NOTE:
ONLY BAMBOO AND SMALL (<6"d) SCRUB TREES TO BE CLEARED FOR THE PROPOSED NEW ADDITION

EXISTING WOOD FENCE ALONG BELLE TERRE TO BE REMOVED

NOTE THAT EXISTING HOME IS NON-COMPLIANT W/ CURRENT ZONING SETBACK THIS SIDE

SIDE STOOP/DOOR TO BE REMOVED

15' ALLEY (not open) MB 3, PG 39

S 14°01'27" W 50.02'

corner of fence encroaches 0.3' onto neighbor

wood fence

LOT 1 7498.01 Sq. Feet 0.17 Acres

35' SETBACK (zoning)

10' SETBACK (zoning)

NOTES:
1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5
4. EIP = EXISTING IRON PIN UP = UTILITY POLE — ∞ — = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710455400K, DATED 2/19/14.
6. HOUSE WAS BUILT IN 1930 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.

neighbor's driveway encroaches 0.3'

1 STORY STUCCO

LOT 2 MB 3, PG 39

20' SETBACK (zoning)

patio

BELLE TERRE AVE 50' PUBLIC RIGHT OF WAY

EIP

N 14°30'22" E 49.85'

walk S 13°43'00" W 50.02'

EIP

EXISTING PAINTED CONCRETE FRONT TERRACE & STEPS

THOMAS AVE. 50' PUBLIC RIGHT OF WAY

EXISTING WITH NOTES AND DEMOLITION

NORTH PER MB 3, PG 39

PHYSICAL SURVEY OF
LOT 1, BLOCK 5 of JOHNSTON COURT

PROPERTY OF MORAN RENOVATIONS, LLC

SCALE: 1"=30'   CHARLOTTE, MECKLENBURG CO., NC   DATE: 12/5/2017
AS RECORDED IN: MB 3, PG 39   PID# 081-193-23
FILE # 03059_Moran   1843 THOMAS AVE.   EOC >=1:10,000

Middle Survey (Proposed with Additions)

PARKWOOD AVE

SITE

THE PLAZA

CENTRAL AVE

LOCATION MAP
NOT TO SCALE

NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
SEAL
L-4661
G. KEMP MILLER

I certify that this survey was completed under my direct supervision (as recorded in DB 32134, PG 357); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:83127; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
This 5th day of December, 2017.

G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

NOTE:
UTILITIES TO BE RUN UNDER GROUND TO HOUSE

NOTE:
SEE REAR YARD COVERAGE %'S BELOW RE; HDC REQUIREMENTS

15' ALLEY (not open) MB 3, PG 39

S 14°01'27" W 50.02'

arbor

corner of fence encroaches 0.3' onto neighbor

wood fence

LOT 1 7498.01 Sq. Feet 0.17 Acres

35' SETBACK (zoning)

10' SETBACK (zoning)

BAY FACE

BAY FACE

NOTES:
1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5
4. EIP = EXISTING IRON PIN UP = UTILITY POLE — ∞ — = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710455400K, DATED 2/19/14.
6. HOUSE WAS BUILT IN 1930 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.

OVERLAPS EXIST

neighbor's driveway encroaches 0.3'

1 STORY STUCCO

LOT 2 MB 3, PG 39

20' SETBACK (zoning)

patio

BELLE TERRE AVE 50' PUBLIC RIGHT OF WAY

EXIST FACE

EIP

N 14°30'22" E 49.85'

walk S 13°43'00" W 50.02'

EIP

NEW ARBOR OVER LEFT SIDE OF TERRACE, NEW BLUESTONE PAVERS ON TERRACE & STEPS

THOMAS AVE. 50' PUBLIC RIGHT OF WAY

PROPOSED WITH ADDITIONS

REAR YARD COVERAGE
2951.18 SF EXIST'G REAR YARD
1475.6 SF (50%) MAXIMUM COV'G
837.1 SF OR 28.3% OF REAR YARD COVERAGE PROPOSED

NORTH PER MB 3, PG 39

PHYSICAL SURVEY OF
LOT 1, BLOCK 5 of JOHNSTON COURT

PROPERTY OF MORAN RENOVATIONS, LLC

SCALE: 1"=30'   CHARLOTTE, MECKLENBURG CO., NC   DATE: 12/5/2017
AS RECORDED IN: MB 3, PG 39   PID# 081-193-23
FILE # 03059_Moran   1843 THOMAS AVE.   EOC >=1:10,000

Right Column

LINEBERGER
ARCHITECTURE

KENT LINEBERGER / AIA
2108 S BLVD #103
CHARLOTTE NC 28203

704.334.6366

1843 THOMAS AVENUE
PLAZA-MIDWOOD HISTORIC DISTRICT
RENOVATIONS + ADDITIONS

MORAN RENOVATIONS
1843 THOMAS AVE
CHARLOTTE NC 28205

2-14-2018
HDC REVIEW SET

NORTH

0 10 20 30   60

SP   1

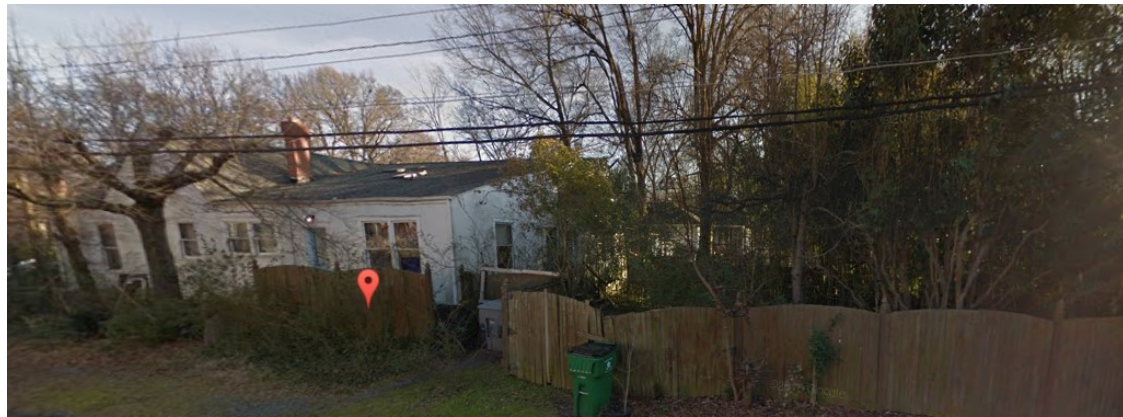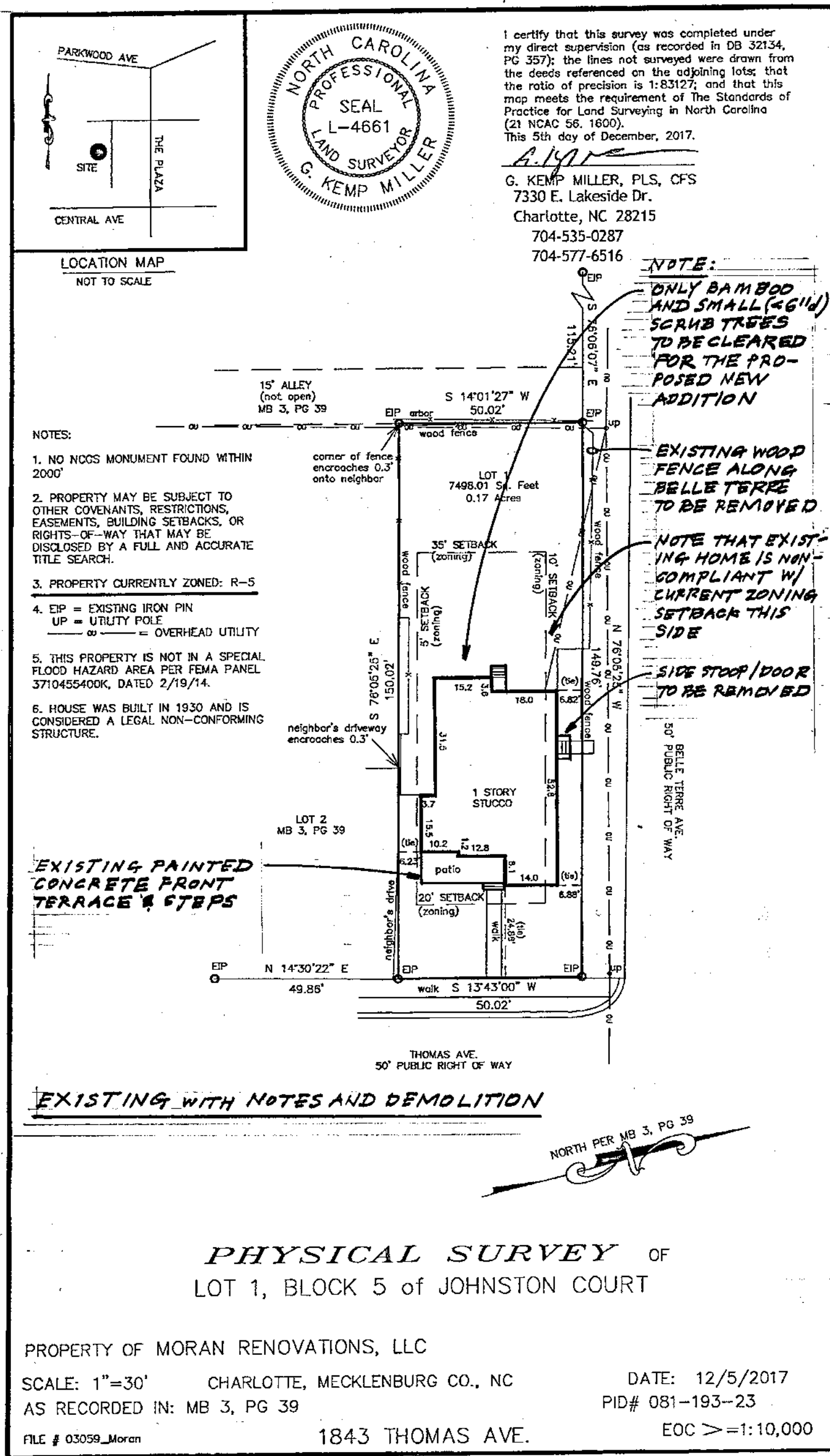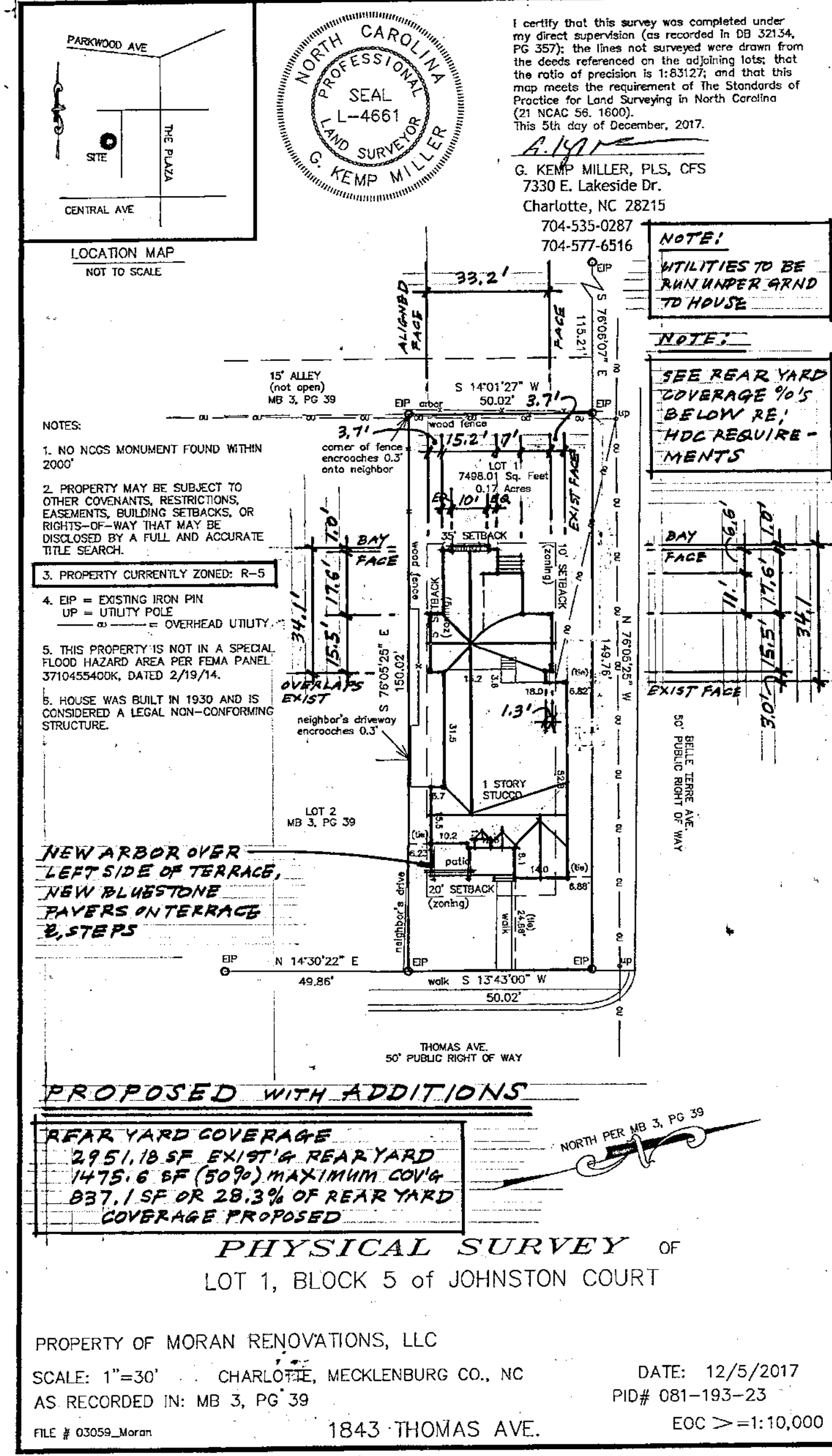
HDC REVIEW SET / INDEX OF DRAWINGS

SP-1   COVER SHEET / SITE PLANS

A-1   MAIN LEVEL FLOOR PLANS
A-2   ROOF PLANS
A-3   FRONT & REAR ELEVATIONS / DETAILS
A-4   LEFT SIDE ELEVATIONS
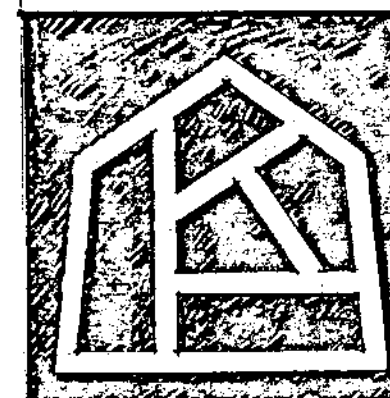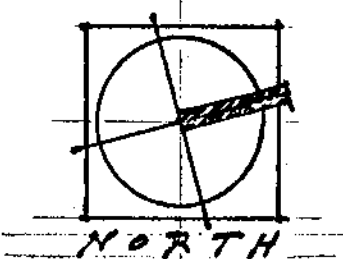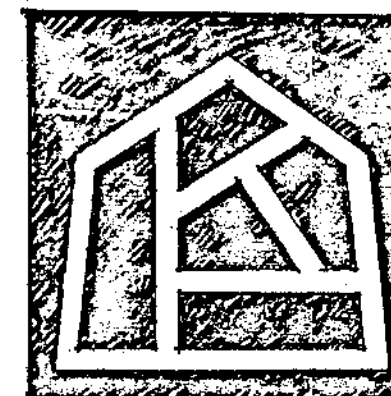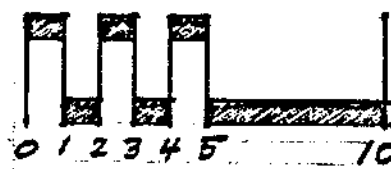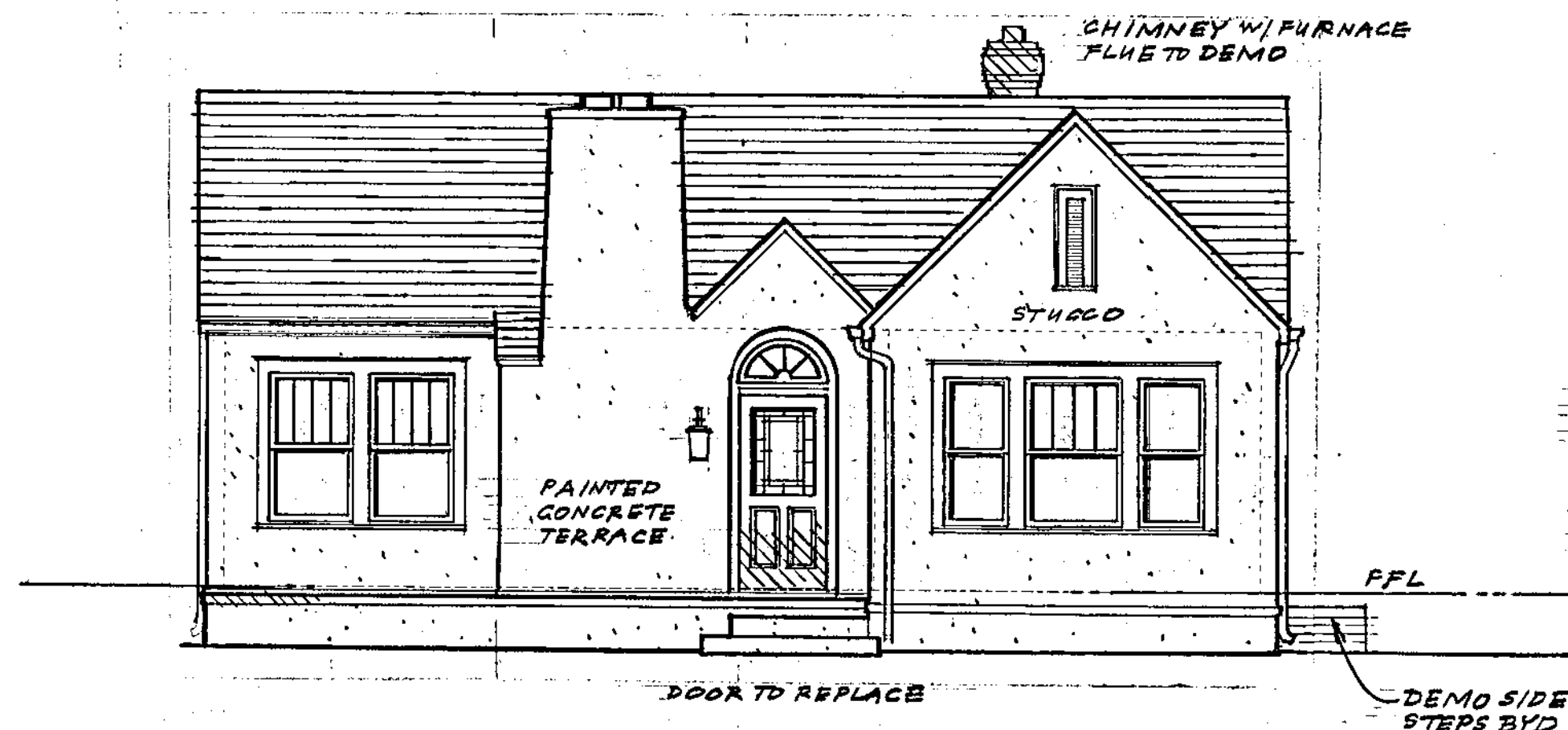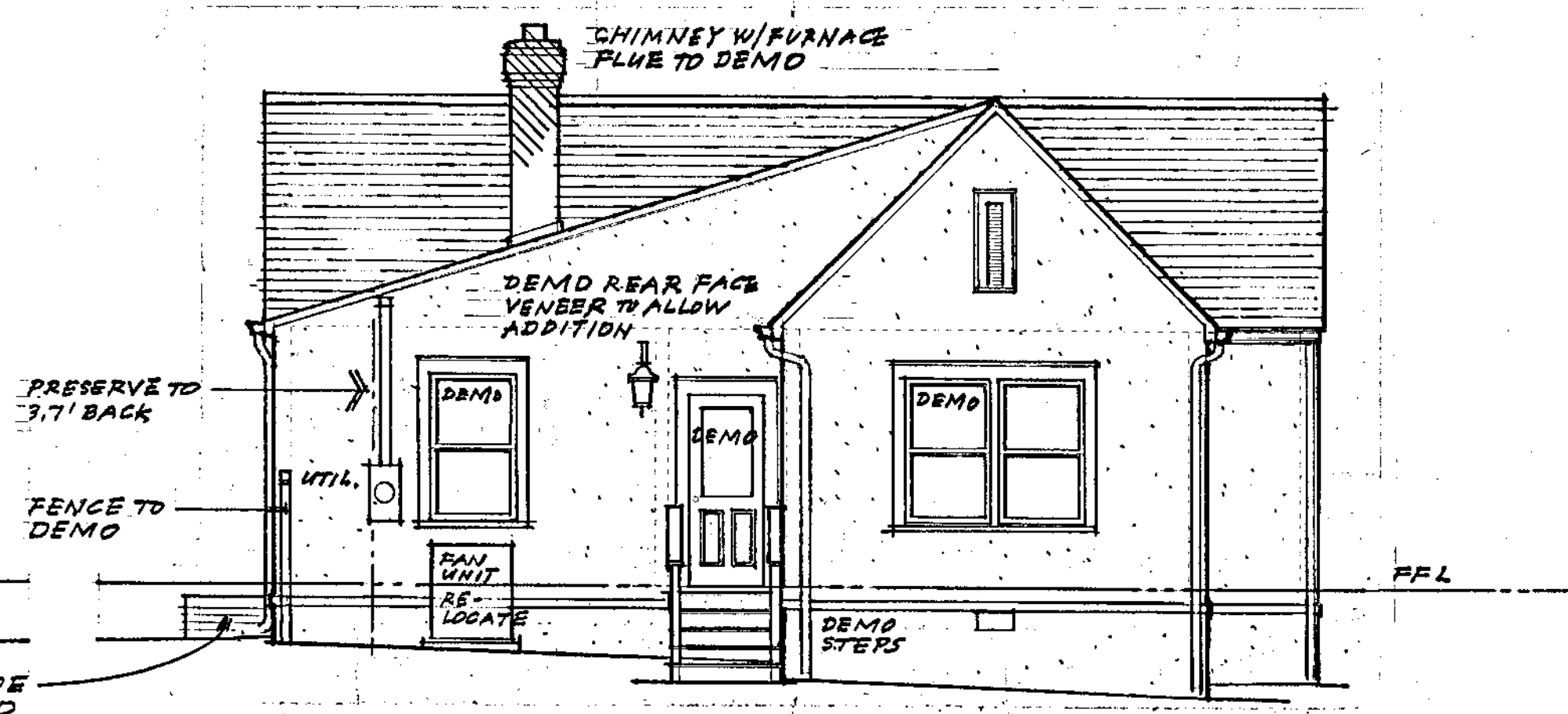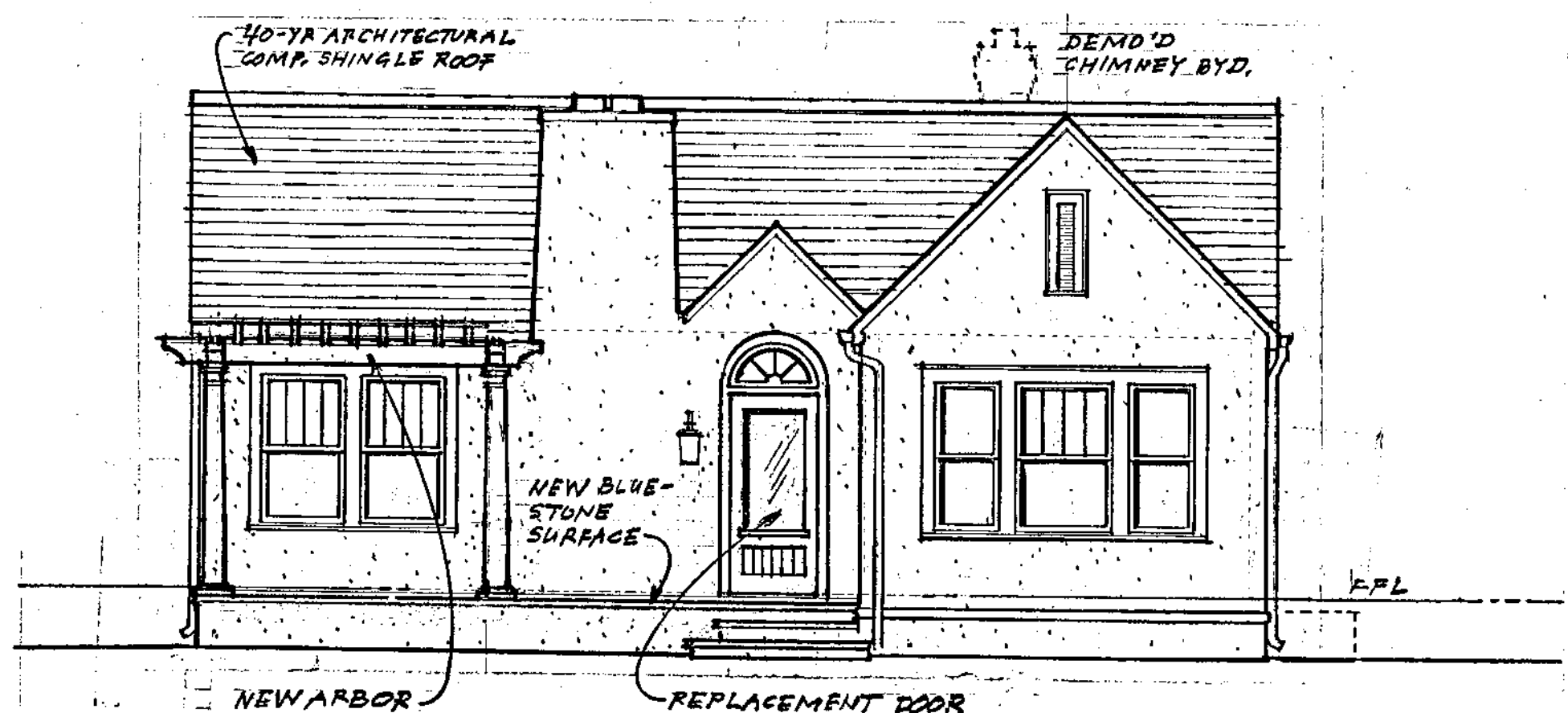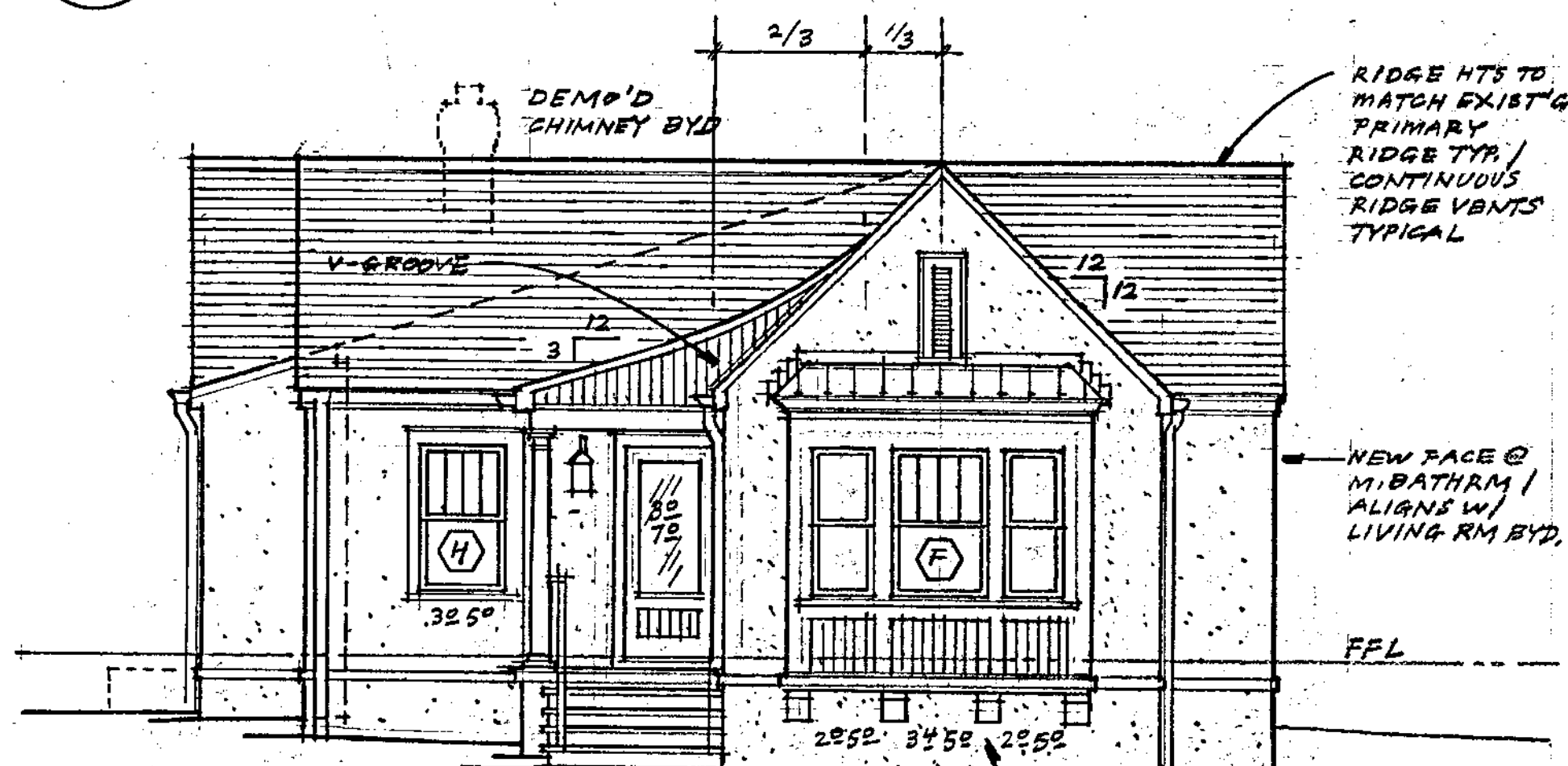A-5   RIGHT SIDE ELEVATIONS

OPEN SPACE % CALCULATIONS

R-5 ZONING REQUIRES 65% OPEN SPACE / 35% MAXIMUM COVERAGE

7498.01 SF EXISTING LOT (.17 ACRES)
4873.7 SF REQUIRED OPEN SPACE
2624.3 SF MAXIMUM COVERED AREA

1698.3 SF EXISTING COVERAGE (22.6%)
926 SF MAXIMUM NEW SF ALLOWABLE

898.9 SF PROPOSED NEW AREA WITH ADDITIONS

2597.2 SF TOTAL PROPOSED COVERAGE (34.6%)

CHIMNEY W/ FURNACE FLUE TO DEMO

STUCCO

PAINTED CONCRETE TERRACE

PRESERVE TO 3.7' BACK

FENCE TO DEMO

DOOR TO REPLACE

DEMO SIDE STEPS BYD.

FFL

EX 1 / A3 EXISTING W/ DEMOLITION FRONT ELEVATION (WEST) 3/16" = 1'-0"

CHIMNEY W/ FURNACE FLUE TO DEMO

DEMO REAR FACE VENEER TO ALLOW ADDITION

DEMO

UTIL.

FAN UNIT RE-LOCATE

DEMO

DEMO

DEMO STEPS

FFL

EX 2 / A3 EXISTING W/ DEMOLITION REAR ELEVATION (EAST) 3/16" = 1'-0"

40-YR ARCHITECTURAL COMP. SHINGLE ROOF

DEMO'D CHIMNEY BYD.

NEW BLUE-STONE SURFACE

NEW ARBOR

REPLACEMENT DOOR

FFL

1 / A3 PROPOSED FRONT ELEVATION (WEST) 3/16" = 1'-0"

2/3   1/3

DEMO'D CHIMNEY BYD

V-GROOVE

12 / 12

3 / 12

RIDGE HTS TO MATCH EXIST'G PRIMARY RIDGE TYP./ CONTINUOUS RIDGE VENTS TYPICAL

NEW FACE @ M. BATHRM / ALIGNS W/ LIVING RM BYD.

.325°

2052 3452 2052

FFL

WINDOW BAY 12" O.H. OFF REAR FACE, PAINTED HARDIE OR AZEK TRIM / V-GROOVE / CROWN, SHAPED CEDAR CORBELS, S.S. MTL ROOF
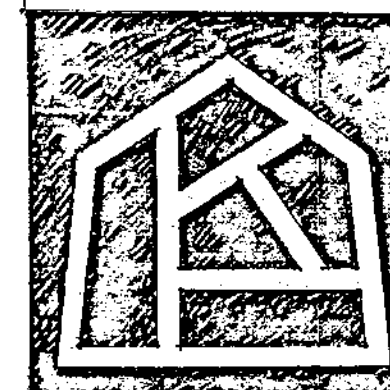
2 / A3 PROPOSED REAR ELEVATION (EAST) 3/16" = 1'-0"
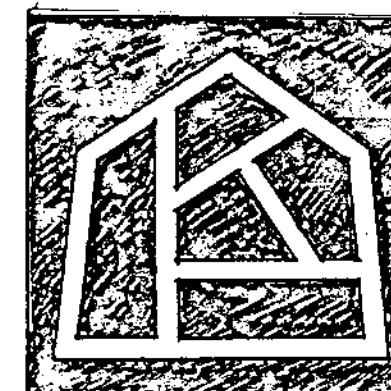
1843 THOMAS AVENUE
PLAZA-MIDWOOD HISTORIC DISTRICT
RENOVATIONS + ADDITIONS

MORAN RENOVATIONS
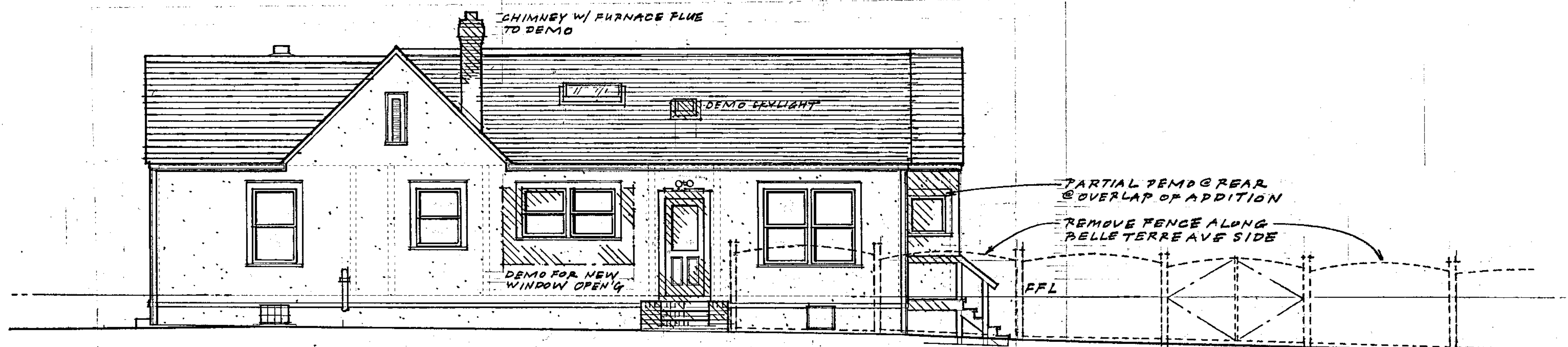1843 THOMAS AVE
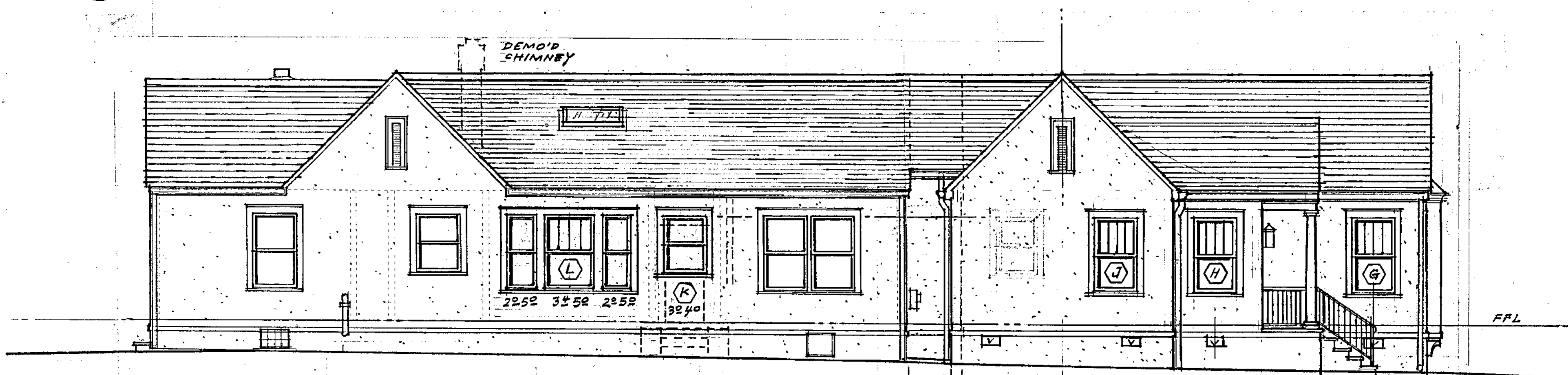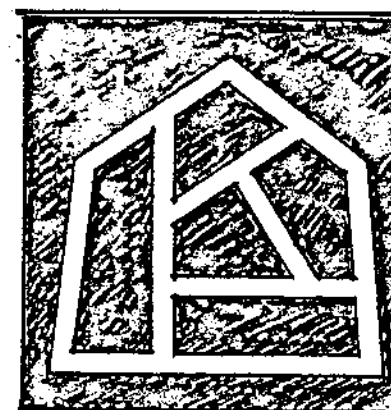CHARLOTTE NC 28205

2-14-2018
HDC REVIEW SET

0 1 2 3 4 5   10

A 3

PARTIAL DEMO @ REAR FACE & CORNER WHERE ADDITION WILL OVERLAP

DEMO STEPS BEYOND

DEMO FOR SHIFTED WINDOW OPENING

STUCCO

DEMO DOOR & INCREASE HD OP'G HT FOR NEW WINDOW

FFL

PARTIAL DEMO PREP FOR NEW SURFACE @ TERRACE &, STEPS
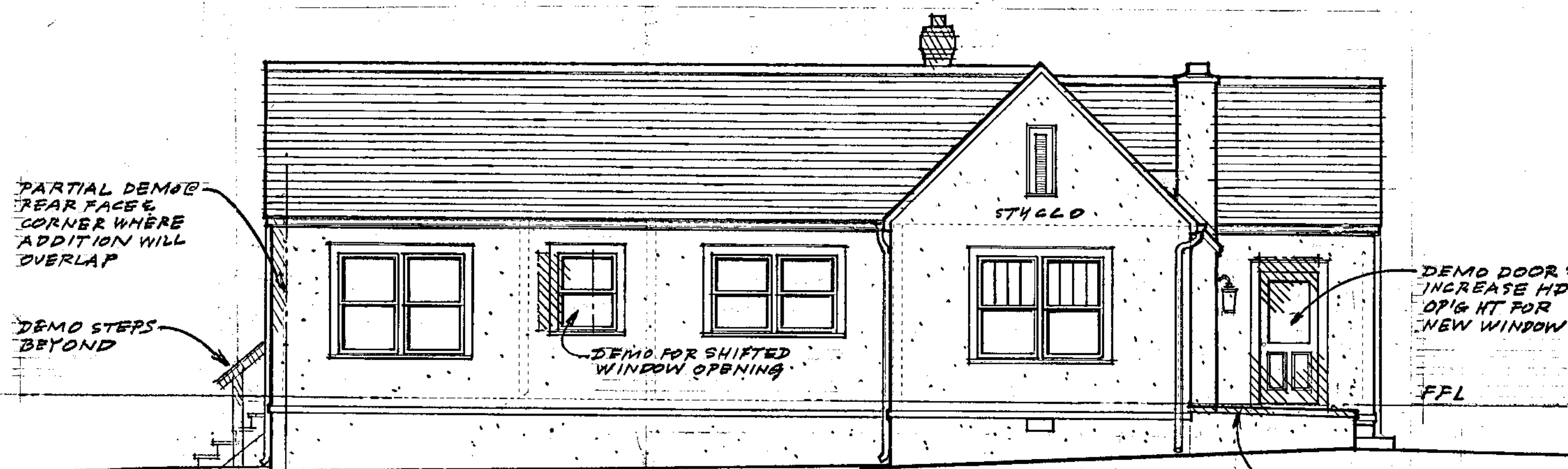
EX / A4 EXISTING W/ DEMO LEFT SIDE ELEVATION (SOUTH) 3/16" = 1'-0"

NEW ADDITION

CONTINUOUS RIDGE VENT TYP.

ALIGN/ MATCH EXIST'G

EXIST'G REAR PROFILE

STUCCO TO MATCH EXIST'G

3°5°   3°5°   3°5°

NEW ACCESS HATCH W/ V-GROOVE

SHIFT EXIST'G WINDOW UNIT (OUT OF TUB/SHWR)

NEW LOCATION FOR HVAC UNIT(S)

NEW WINDOW TO REPL. EXIST'G DOOR, ALIGN HD. W/TYP. UNITS

NEW PAINTED CEDAR ARBOR/ CORBELS W/ 8" PAINTED FIBERGLASS ARCHITECTURAL COLUMNS

NEW BLUESTONE PAVER TERRACE & STEP TREADS

3°5°

FFL

1 / A4 PROPOSED LEFT SIDE ELEVATION (SOUTH) 3/16" = 1'-0"

0 1 2 3 4 5   10

A   4

CHIMNEY W/ FURNACE FLUE
TO DEMO

DEMO SKYLIGHT

PARTIAL DEMO @ REAR
@ OVERLAP OF ADDITION

REMOVE FENCE ALONG
BELLE TERRE AVE SIDE

DEMO FOR NEW
WINDOW OPEN'G

FFL

DEMO SIDE ENTRY AND
SIDE STEPS

EX / A5 EXISTING W/ DEMO
RIGHT SIDE ELEVATION (NORTH)
3/16" = 1'-0"

DEMO'D
CHIMNEY

11 7/1

L 2²52 3⁴52 2²52

K 32⁴0

J

H

G

FFL

NEW ADDITION

1 / A5 PROPOSED
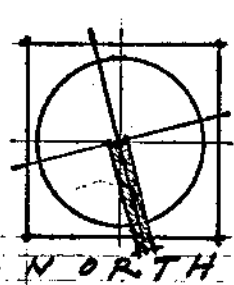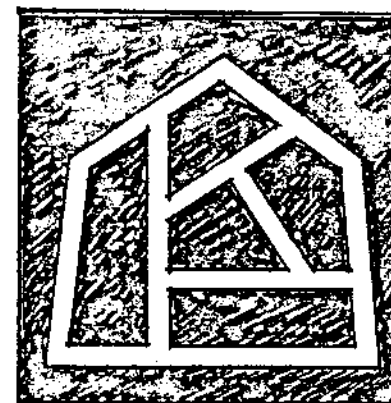RIGHT SIDE ELEVATION (NORTH)
3/16" = 1'-0"

1843 THOMAS AVENUE
PLAZA-MIDWOOD HISTORIC DISTRICT
RENOVATIONS + ADDITIONS

MORAN RENOVATIONS
1843 THOMAS AVE
CHARLOTTE NC 28205

2-14-2018
HDC REVIEW SET

0 1 2 3 4 5   10

A 5

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ARCHITECTURE

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PLAZA-MIDWOOD HISTORIC DISTRICT
RENOVATIONS + ADDITIONS

MORAN RENOVATIONS
1843 THOMAS AVE
CHARLOTTE NC 28205

2-14-2018
HDC REVIEW SET

NORTH

0 1 2 3 4 5   10

A   1

Existing with Demolition — Main Level Plan

DEMO WINDOW UNITS & EXTERIOR STUCCO @ REAR AREAS WHERE ADDITION WILL OVERLAP

DEMO STOOP & STEPS

DEMO

REAR YARD ZONING SETBACK 35 FT FROM ALLEY

ZONING SETBACK 10 FT FROM BELLE TERRE AVE

UTILITIES

ENLARGE FOR TRIPLE-WINDOW

DEMO STOOP/STEPS

EX 1
A-1
EXISTING WITH DEMOLITION
MAIN LEVEL PLAN
3/16" = 1'-0"

Proposed — Main Level Plan

EXIST'G FENCE

NEW

RE-USE EXIST'G OR MATCH / LOCATION SHIFTED
3° 4° D.H.

3° 5° D.H.

3° 5° D.H.

3° 5° D.H.

LIVING ROOM

KITCHEN

BEDRM 1

M BATH

M CLOSET

M BEDRM

TERRACE
NEW BLUEST. PAVERS

PP

REPLACE W/ NEW 3°x-7° ENTRY DOOR

3° 5° D.H.

SKYLT.

CENTER HALL

BACK ENTRY

3°7°

BLUESTONE STOOP

FAMILY RM

BAR

DINING

BATH 2

BEDRM 2

UTILITY

MUDR

2° 5° /3° D.H. UNITS FRONT

5° /2° 5° SIM TO @ OF FAM RM,

3° 5° D.H.

NEW

ZONING SETBACK

1
A-1
PROPOSED
MAIN LEVEL PLAN
3/16" = 1'-0"

EXISTING SKYLIGHT

PARTIAL ROOF EDGE DEMO WHERE PROPOSED ADDITION TO OCCUR

REMOVE FORMER FURNACE CHIMNEY FLUE

REMOVE SKYLIGHT

EX 1 / A2
EXISTING W/ DEMOLITION
ROOF PLAN - EXISTING
3/16" = 1'-0"

FENCE BELOW

REAR YARD ZONING SETBACK 35 FT FROM ALLEY

NEW ARBOR BELOW 4X8 PRIMARY BEAMS W/ 2X6 TOP @12" O.C.

FRONT ZONING SETBACK 20 FT FROM THOMAS AVE

TERRACE BELOW

12:12

AT EXISTING & NEW RIDGES, CONTINUOUS RIDGE VENT TYPICAL

EXISTING SKYLIGHT

PROFILE OF EXIST'G REAR ROOFLINE

PROFILE OF CHIMNEY FLUE TO DEMO

PROFILE OF SKYLIGHT TO DEMO

FLARES OUT FROM 12:12 TO 3:12 MIN

S.S. METAL ROOF ON BAY BELOW

COVERED STOOP BLW.

ZONING SETBACK 10 FT FROM BELLE TERRE AVE

NORTH

0 1 2 3 4 5   10

1 / A2
PROPOSED
ROOF PLAN - PROPOSED
3/16" = 1'-0"

A-9