LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1425 Thomas Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: David Wales

**Details of Proposed Request**

**Existing Conditions**
The existing structure is a one story Bungalow house constructed in 1929. Lot dimensions are 50’x132’.

**Proposal**
The proposal is a one story addition that is not taller or wider than the house but greater than 50% in sq. footage. Exterior materials are cedar shake siding and stone foundation, all to match existing. Trim and window materials are wood. The new addition is defined by a vertical trim band.

**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.

**Staff Analysis**

1. The proposed addition is not incongruous with the District and meets the guidelines for additions.
Charlotte Historic District Commission Case 2018-276
HISTORIC DISTRICT: PLAZA MIDWOOD ADDITION

1425 Thomas Av

Plaza Midwood
Historic District
Property Lines
Building Footprints
Existing Conditions
Existing Conditions

Left Rear
Attic Dormer
Front Porch
Front Steps
Left Rear
Left
Front Steps
Left
**Existing Site Plan**

**Proposed Site Plan**

**CURRENT REAR YARD:** 3,010 SF

**PROPOSED NON-PERVIOUS SURFACE:** 1,379 SF

45.8%
Rear Elevations

EXISTING

NEW

- Stone veneer foundation to match existing
- Anderson A-Series wood window
- (4) Anderson A-Series awning window
- Stone paving on CP concrete steps
- Siding - paint SW 0077 Classic French Gray
- Wall mounted light fixture
- Andersen hinged patio doors
- Fasade:Pearl Paint SW 0050 Classic Light Buff
- Accent item - paint SW 0087 Chinese Red
- Existing meter and electrical panel
- Concrete stair
- Laundry addition to be demolished
- Concrete block foundation
- 2x4 wood railing
- EXISTING
- NEW
Side Elevation (Right)

**EXISTING**

**NEW**