LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1545 Thomas Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Bryan Alenky/Angie Lauer

The application was continued from January for the following items:
1. A front elevation that accurately shows the slope of the land with the front steps.
2. Landscaping/tree re-planting plan shown on site plan
3. Site plan that includes the subject property and the setbacks of the three houses to the left.
4. Survey including at least five houses to the left of the subject property on Thomas Avenue.

Details of Proposed Request
Existing Conditions
The site is a vacant lot located at the edge of the Plaza Midwood local historic district. The lot is zoned for multi-family, R-22 MF.

Proposal
The proposal is the construction of a new duplex structure. Per covenants on the property the front setback is required to be a minimum of 20’. Height as measured from grade to ridge is +/- 32’-8”. Materials include brick siding and columns, Hardie Artisan lap siding, Hardie boxing and soffit, and wood windows. Post construction the rear yard will have 51% permeable open space. The removal of a tree along the right property line is requested.

Revised Proposal – February 13
1. Front elevation with topography changes shown
2. Site plan that includes landscaping/tree re-planting plans and setback of the 3 houses to the left of the subject property.
3. Zoutewelle Survey of 1541-1529 Thomas Avenue

Policy & Design Guidelines for New Construction, page 6.1
Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.
The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

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

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

**Staff Recommendation**

1. The proposal for the new construction is not incongruous with the District and meets all guidelines for New Construction, Chapter 6.
2. Minor revisions may be reviewed by staff.
ALIGNMENT OF ACTUAL SURVEY AND GIS PROVIDED INFORMATION ARE AS BEST POSSIBLE TO DEPICT PLACEMENT OF PROPOSED DUPLEX IN AREAL OVERVIEW AT THE INTERSECTION OF THOMAS AVE AND KENSINGTON DRIVE. SEE A1.0 FOR SPECIFIC LOT SURVEY.
PHYSICAL SURVEY

LOT 18, BLOCK 35, REVISION OF LOTS 17 & 18, BLOCK 35 "DAKHURST"
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
MAP BOOK 3, PAGE 409

PREPARED FOR

BRYAN ALENKY

THIS PROPERTY IS NOT GRAPHICALLY LOCATED WITHIN ANY FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON COMMUNITY PANEL 6701593701054400K, DATED 2-19-14.

ALL ERS & SRS ARE FLUSH WITH EXISTING GROUND LEVEL UNLESS OTHERWISE NOTED.

AREA DETERMINED BY COORDINATE COMPUTATION

PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 860 PG 419 AND DEED BOOK 690 PG 94.

THIS SURVEY NOT INTENDED TO MEET GO 47-50 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE THAT MEETS MINIMUM STANDARD OF 1:10,000.

LOT 17 IS ZONED R-5
LOT 18 IS ZONED R-22NF

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL AND LEGAL TITLE SEARCH.

DATE OF FIELD SURVEY: 12-11-18.
OWNER AT TIME OF SURVEY: CHARLES S. SEVICK, DB 8492 PG 950

THIS PLAT IS SUBJECT TO ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.

SCALE: 1" = 40'

EXISTING SITE PLAN

PREPARED BY:

DELTA LAND SERVICES, INC.
Firm License # C-7335
608-C Matthews Mint Hill Road
Matthews, North Carolina 28105
(704) 847-4700

REVISED: ADDED FIELD LOCATED TREE - JDA - 12-11-18
DWN: JDA CKD: DATE: 09/21/18

NOT CERTIFIED AS TO THE ORIGINAL DOCUMENT, ONLY AS TO THE REVISIONS STATED BELOW.
EXISTING QUADRUPLEX 2
SEE A.8 FOR SITE ELEVATION DETAILS

PROPOSED FRONT ELEVATION
1/8"=1'-0"

JANUARY AND FEBRUARY SUBMISSION

A.4
I hereby certify that the schematic drawing was prepared based on field-surveyed elevation measurements at the points shown herein. This map is not intended to meet G.S. 47-3.3 recording requirements.

[Signature]

February __, 2019

A.G. ZOUTEWELLE
Professional Land Surveyor
NC License No. L-1094

Building Heights Sketch of
THOMAS AVENUE at KENSINGTON DRIVE
FACING EAST & SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February __, 2019

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalks or top of curb, front yard grade ("Onsite"). At all levels, and
   ridgeline of the houses depicted herein. No rearyard or slope movements were made. The heights shown herein were derived
   from indirect measurements and are not intended for structural
   design.
2. The vertical datum for these elevation measurements is the North
   American Vertical Datum of 1988 (e.g., sea level). All other information
   and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
The DUMONT DUPLEX

The Dumont is hard to surpass as a double house, and will make homes of exceptional advantages for those whose experience and education have taught them the value of good fellowship and neighborly kindness. Learning to cooperate with our fellow creatures is the secret of overcoming selfishness and all of its poisonous effects upon our better selves.
Two-Apartment Home No. M-2010

Here is a two-family building which has been evolved from ideas and suggestions we have been collecting for some time. A building of this kind is a much better investment than two separate houses. All of the unpleasant features of the ordinary two-flat building have been carefully avoided. A building of this kind will rent quickly and stay rented. The owner can live in one of the apartments and collect good rental from the other.

The combination of bevel siding and wood shingles, with the slate coated shingles specified for the roof, produces substantial and artistic effects. The porch is unusually handsome and impressive, and it is just as practical as it is impressive. The arrangement of rooms is novel and original, too. On the first floor, direct access to all rooms and the basement is facilitated by the well planned central hall. The spacious living room and dining room are connected by a wide cased opening. The back porch has been well planned, leading directly downward to the basement.

The interior has beautiful doors and trim. Complete plans for this building are offered as fully explained in the first page of this book.
$3,340.00 Builds Complete Ready for Occupancy

This Large Twelve-Room Double House in Frame Construction.

Without the use of our building plans and material at our low prices you could not complete this building for less than $5,000.00. We offer these plans without cost to you. See Page 8.

MODERN HOME No. 129

The arrangement of rooms for each family is as follows:

FIRST FLOOR
- Parlor, 11 feet 6 inches by 13 feet.
- Living Room, 13 feet 6 inches by 12 feet 6 inches.
- Kitchen, 11 feet 6 inches by 12 feet.
- Pantry, 4 feet by 7 feet 6 inches.
- Entrance.
- Front Porch, 5 feet by 6 inches by 12 feet.
- Two Rear Porches, 9 feet by 9 feet.

SECOND FLOOR
- Chamber, 13 feet by 16 feet.
- Chamber, 14 feet by 13 feet 6 inches.
- Chamber, 9 feet by 10 feet 6 inches.
- Bath, 5 feet by 9 feet.

The Entire Measurement of This House
- 33 feet 9 inches by 40 feet 6 inches, but in building plans, allow for the steps, columns, stairways, laundry, and porches. The rooms on the first floor are 9 feet from floor to ceiling and the rooms on the second floor are 8 feet 6 inches from floor to ceiling. As an investment it will pay you ten times, bringing its return on a small outlay of money.

Complete Hot Air Heating Plant, for rent, cash out.
Complete Hot Air Heating Plant, but must cost extra.

Sears, Roebuck & Co., Chicago, Ill.

$164.00
189.00

BOOK OF MODERN HOMES
The ATLANTA

Honor Bill

$4,447.00

No. 367 Not Cut or Fitted.

At the above price we will furnish all the material to build this twenty-room, four-apartment building. Price does not include cement, brick or plaster.

First and Second Floors

A good quality door with glass leads to a verandah, opposite which stair leads to second floor. Doors lead to the first floor living rooms, and on second floor to dining rooms. Each living room has a mantel and two windows and glazed door leading to private porch. Rooms are 9 feet from floor to ceiling.

Basement

Excavated basement with concrete floor under the entire house. 1 feet from floor to finish.

Options

Sheet Plaster and Plaster Finish to take the place of wood lath, $841.00 extra. See page 114.

Oak Doors, Trim and Floors for living rooms and dining rooms, $1,275.00 extra.

Clear Maple Flooring furnished for kitchen, pantry, and bathroom, instead of yellow pine, no extra charge.

Our Guarantee Protects You—Order Your House From This Book—Prices Include Plans and Specifications.

Sears, Roebuck and Co.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. The map is not intended to meet G.S. 47-30 recording requirements.

This ___ day of ___ , 2015.

[Signature]
Professional Land Surveyor
NC License No. L-5098

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Copyright 2015
Building Heights Sketch of
1700 BLOCK of THOMAS AVENUE
EVEN SIDE - FACING EAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 01, 2015

Scale 1' = 20'

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It hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet G.S. 47-30 recording requirements.

This 25th day of August, 2017.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3068

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building house heights relative to the elevation point in the public sidewalks or top of curb, from grade grade ("Grade"), 1st level, and 2nd level elevations. Only indirect measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2017
Building Heights Sketch of
1400 BLOCK of PECAN AVENUE
FACING EAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Meckenburg Planning Department
August 17, 2017

Scale 1” = 20’