LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1418 Hamorton Place

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Benjamin Lippincott, applicant

Details of Proposed Request

Existing Conditions
The existing structure is a 1-story Craftsman bungalow house constructed in 1930. Other features include front clipped gable roof, partial width front porch with a matching clipped gable roof supported by square wood columns atop brick piers, 4/1 windows, exposed rafter and bracket details. House height as measured from grade to ridge is 18'-9". The lot size is approximately 46' x 148'.

Proposal
The proposal is an addition that raises the main ridge approximately 7'-6". The addition adds a cross gable roof that will eliminate the exposed rafters on the left and right elevations. A second story will be added to an existing one-story element on the rear elevation. A two-story covered terrace/deck will be added to the rear. Materials are 5" wood German siding to match existing and wood or aluminum clad windows to match existing. All details (corner boards, brackets, window trim, etc.) will be wood to match existing. A 32" Oak tree is located near the left corner of the addition. No changes to existing window openings on first floor.

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 Recommendation

Staff has the following concerns with the proposal:

1. Height, massing, scale, directional expression, roof form, context.
2. Tree protection plan needed for the 32” Oak.
3. Minor revisions may be reviewed by staff.
Existing Conditions
Context/Adjacent Structures
Site Plan/Survey
HAMORTON PLACE
(formerly Peachtree Street)

LOT 8
Block 23
0.154 Acres

1-Story Frame Residence

WOOD PRIVACY FENCE

WOOD PRIVACY FENCE

LOT 9 & 10

BOUNDARY & PHYSICAL Survey for

BEN LIPPINCOTT

of Lot 8, Block 23 of OAKHURST LAND CO

Recorded in Map Book 195, Page 29, Deed Book 28806 Page 672

City Of Charlotte Mecklenburg County, State of North Carolina

Address: 1418 Hamorton Place Tax Parcel No. 081-175-19

Now or Formerly The Property Of Benjamin E. Lippincott

Graphic Scale: 1" = 20'

Date: 12-03-18

0 20 40 60 80 0 20 40 60 80

Bounded by:

- Existing Iron Rebar
- Existing Iron Pipe
- SR = Set Iron Rebar
- EC = Existing Concrete Monument
- EP = Existing Pipe
- CP = Computor Point
- R / W = Right-Of-Way
- C / J = Centerline
- B / C = Back Of Concrete Curb
- EP = Edge Of Asphalt Pavement
- PP = Power Pole
- OES = Overhead Electric Service
- OUL = Overhead Utility Lines
- OTS = Overhead Telephone Service
- U/G = Underground Utilities (Approximate)
- TeleComm. = Telecommunications Box
- RCP = Reinforced Concrete Drainage Pipe
- Property Line
- Street S / W

Adjoiner Property Line
Not Surveied
Broken Scale <

NOTES:
1. Total Area = 0.1543 Acres (6,722 sq ft)
2. Area Computed By Coordinate Method.
3. Rights-Of-Way, Easements, Building Setback Lines As Shown Hereon Are Per Recorded Map And/Or Deed As Referenced Unless Otherwise Noted.
4. Property May Be Subject To Additional Recorded Or Unrecorded Rights-Of-Way, Easements, Building Setback Lines, Or Other Restrictive Covenants That May Be Revealed By A Complete Title Examination.
5. Any Building Setback Lines Shown Hereon That Are Referenced To Current Zoning Are Subject To Interpretation By The Proper Zoning Administration, And Should Be Verified Prior To Any Planning Or Construction.
6. All Underground Utilities Not Located.
Front & Rear Elevations - Existing and Proposed
Left & Right Elevations - Existing and Proposed
Streetscape Elevations
General Notes:
1. The purpose of the Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public streets or top of curb, front yard grade ("Ordinary"), lot level, and grade line of the houses depicted herein. No surveyed or reliable 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 1889 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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Building Heights Sketch of
1400 BLOCK of HAMORTON PLACE
FACING SOUTHWEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 5, 2019

Scale 1" = 20'
Architectural Details