



Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 9, 2011

ADDRESS OF PROPERTY	1408 Pecan Avenue, Plaza Midwood Local Historic District	HDC 2011-010
SUMMARY OF REQUEST	Expansion of Existing Garage	
OWNERS	Jeffrey & Jennifer Danesis	
APPLICANT	Angie Lauer, Architect	

Details of Proposed Request

This application seeks approval for a one-half story addition to the existing garage behind this house, and the creation of a covered outdoor patio extension to the garage.

Current Status and Context of Property

The house on this lot was constructed in 2004 under an approval granted by the Charlotte Historic District Commission. It is a two story house with substantial gable ends on the side elevations. The house most impacted by this proposal is also an infill house that is contemporary with this house.

The existing garage is a one story structure that was built at the same time as the house.

Relevant HDC Design Guidelines

- *Additions*
- *Accessory Structures - Garages*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

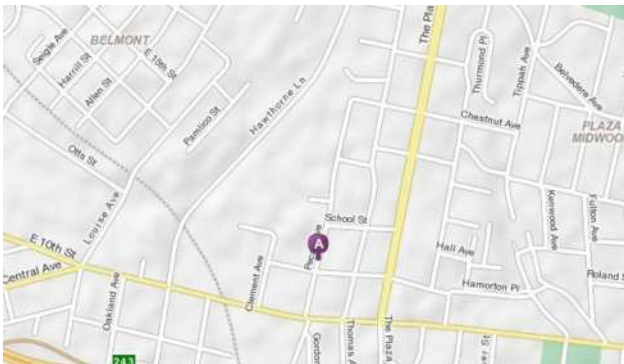
Outstanding Issues

This proposal does not impact any historic resources, and does not appear to have any negative impacts on adjoining properties.

Although the garage would be larger and taller than it is now, it is still smaller in scale to the existing house, and would remain a subordinate structure.







VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans & Elevations
- A-3 Proposed Plans
- A-4 Proposed Elevations



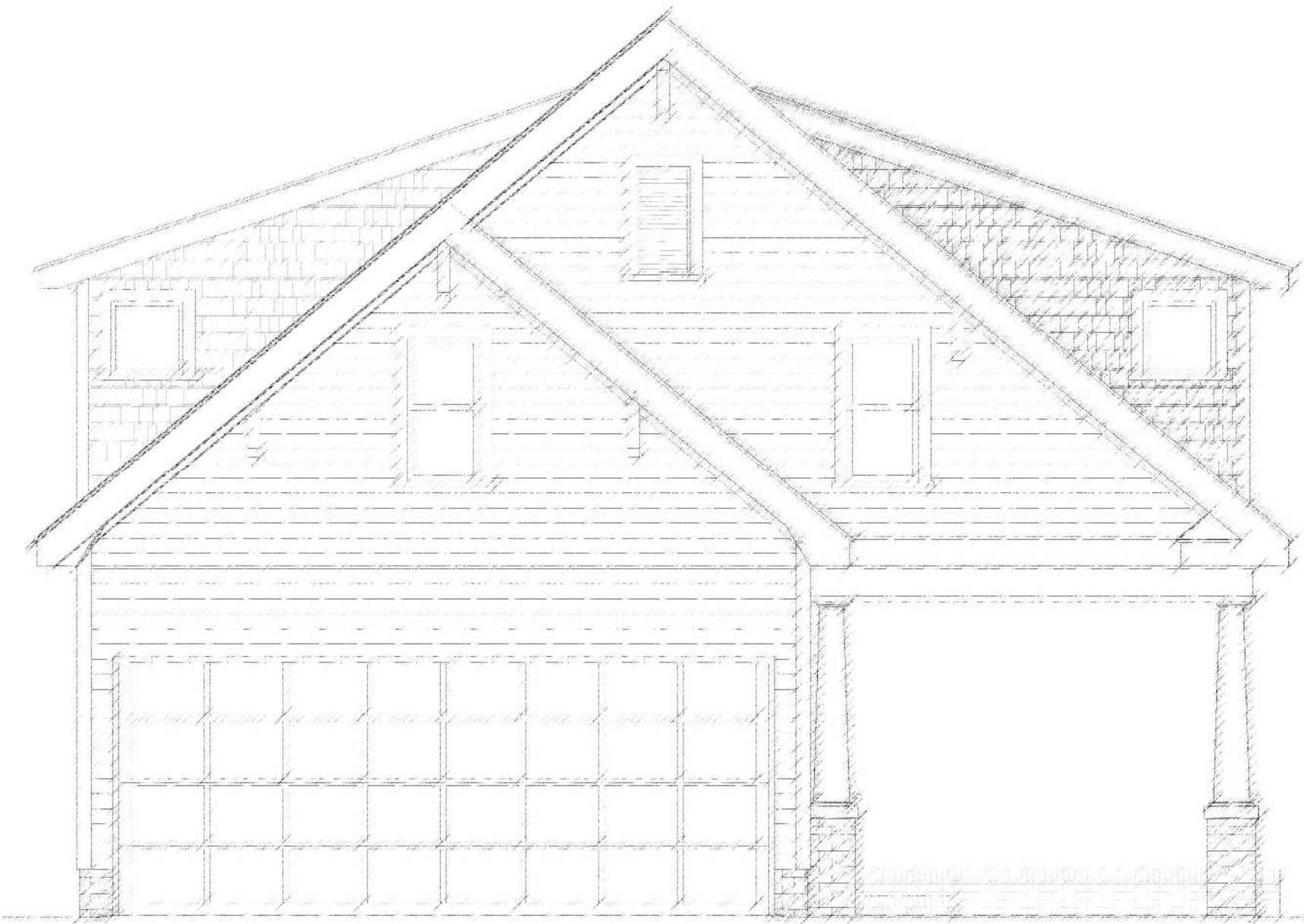
9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 4400
FAX • 494 • 4030
alarchitecture@aol.com
www.alarchitecture.com

Sal

Sal

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© 2010 A.B. Architecture



SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	0 S.F.	413 S.F.
	+	+
Proposed First Floor:	0 S.F.	189 S.F.
Proposed Second Floor:	581 S.F.	0 S.F.
Total:	581 S.F.	602 S.F.
Total Under Roof:	1,183 S.F.	

NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

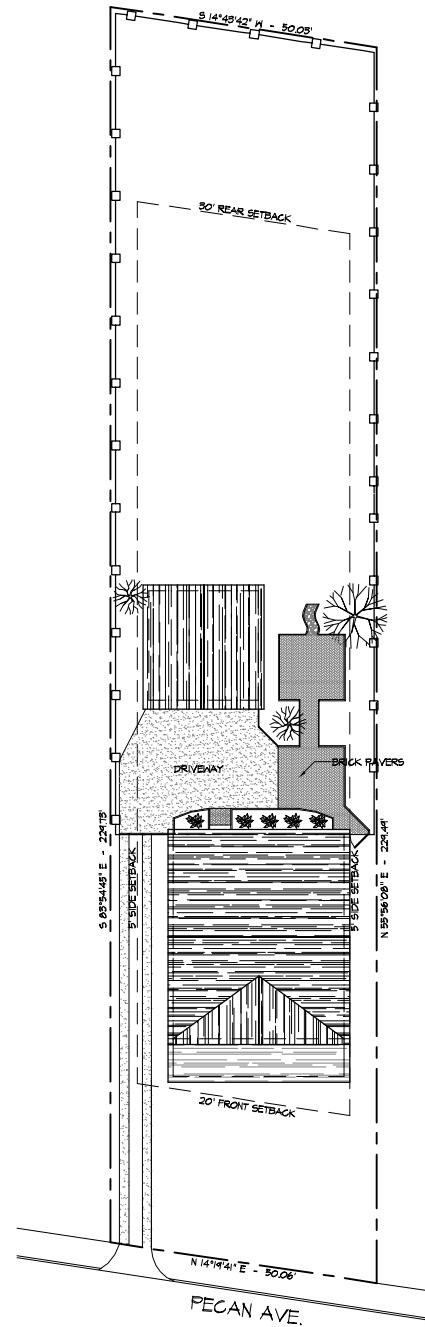
HISTORIC PLAZA-MIDWOOD NEIGHBORHOOD
DANESIS RESIDENCE
1408 Pecan Avenue Charlotte, NC 28205

PROJ. NO. - 10046
ISSUED - 3 Jan 2011
REVISIONS -

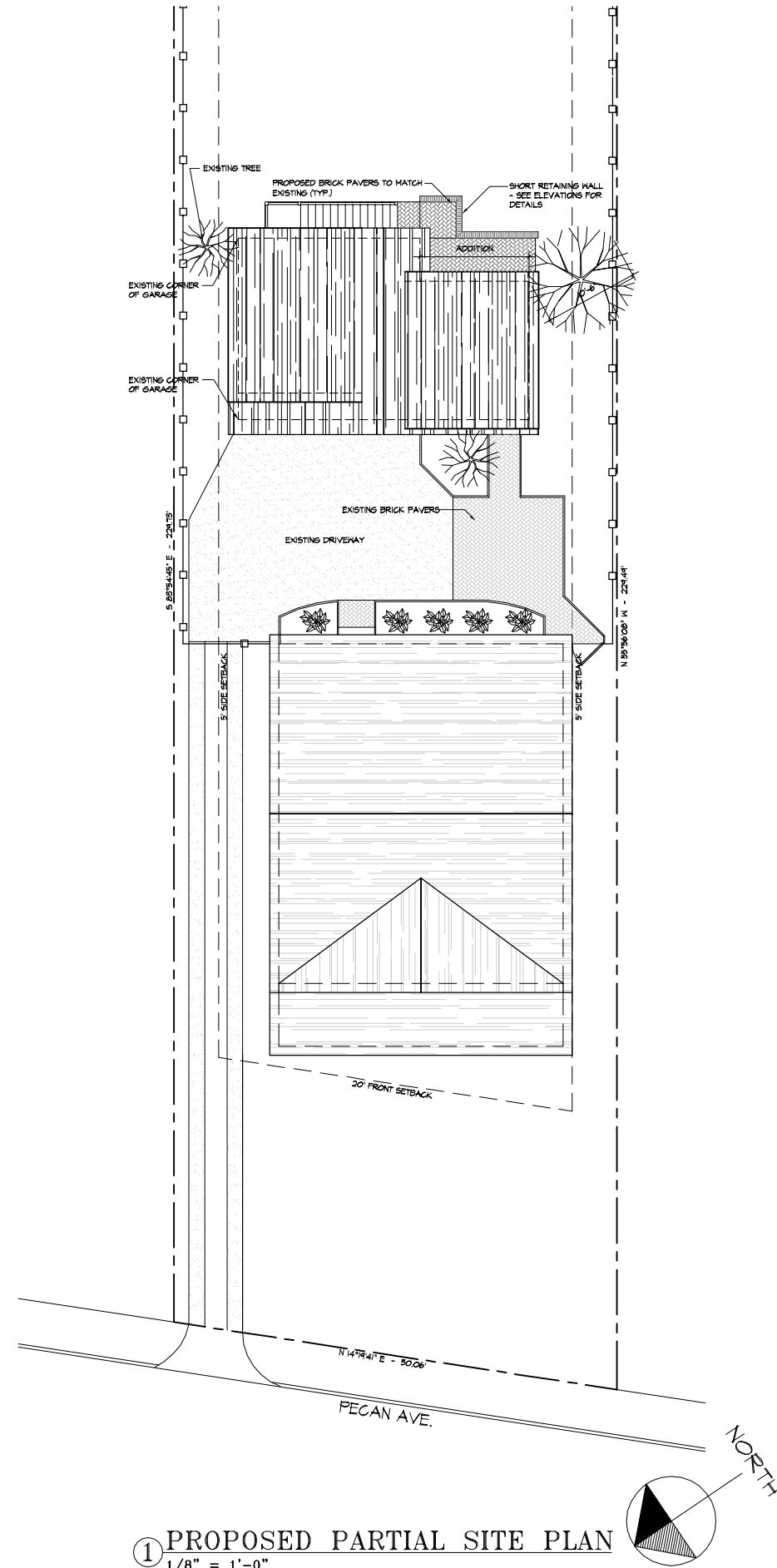
COVER SHEET

A-0

OF: FOUR



② EXISTING SITE PLAN
1/16" = 1'-0"



① PROPOSED PARTIAL SITE PLAN
1/8" = 1'-0"



9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 4400
FAX • 494 • 4030
alarchitecture@aol.com
www.alarchitecture.com

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

HISTORIC PLAZA-MIDWOOD NEIGHBORHOOD
DANESIS RESIDENCE
1408 Pecan Avenue Charlotte, NC 28205

PROJ. NO. - 10046
ISSUED - 3 Jan 2011
REVISIONS -

EXISTING & PROPOSED
SITE PLAN

A-1

OF: FOUR

NOTE: X REMOVE ITEMS



9200 Bob Beatty Road
Charlotte, NC 28269
704 • 494 • 4400
FAX • 494 • 4030
alarchitecture@aol.com
www.alarchitecture.com

Sal

Sal

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© 2011/2012

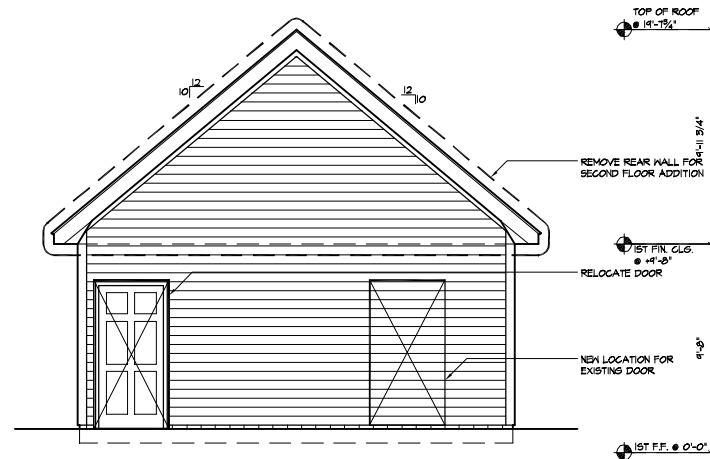
HISTORIC PLAZA-MIDWOOD NEIGHBORHOOD
DANESIS RESIDENCE
1408 Pecan Avenue Charlotte, NC 28205

PROJ. NO. - 10046
ISSUED - 3 Jan 2011
REVISIONS -

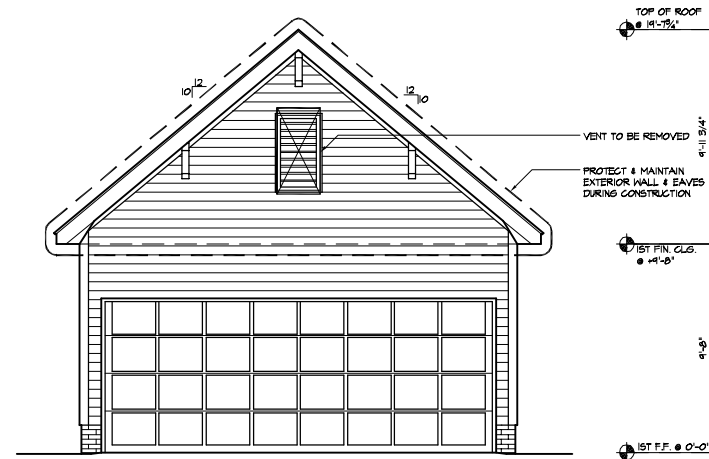
EXISTING PLANS &
ELEVATIONS

A-2

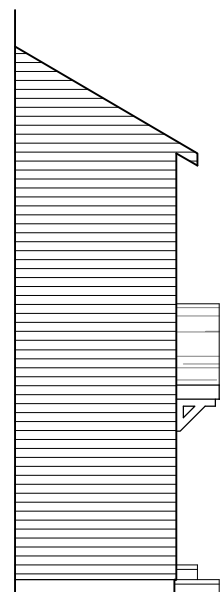
OF: FOUR



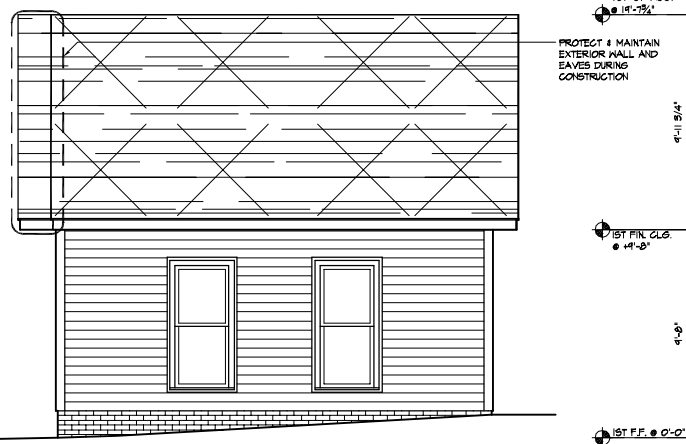
⑥ EXISTING REAR ELEVATION
1/4" = 1'-0"



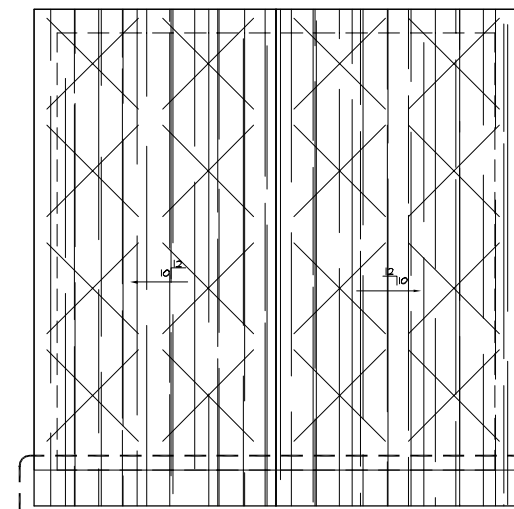
⑤ EXISTING FRONT ELEVATION
1/4" = 1'-0"



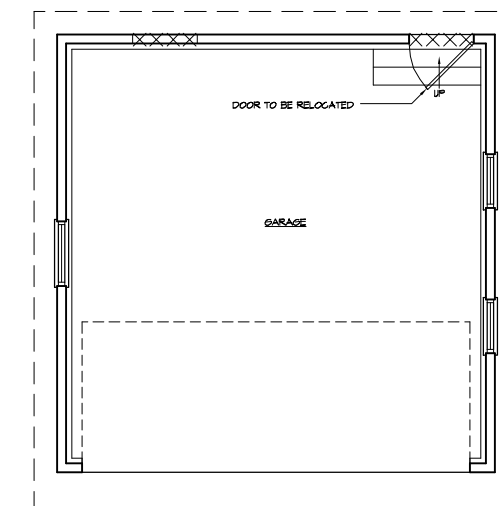
④ EXISTING RIGHT ELEVATION
1/4" = 1'-0"



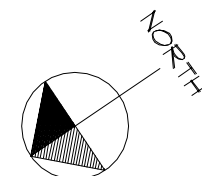
③ EXISTING LEFT ELEVATION
1/4" = 1'-0"

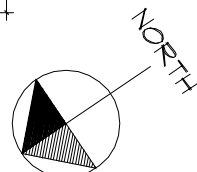


② EXISTING ROOF PLAN
1/4" = 1'-0"



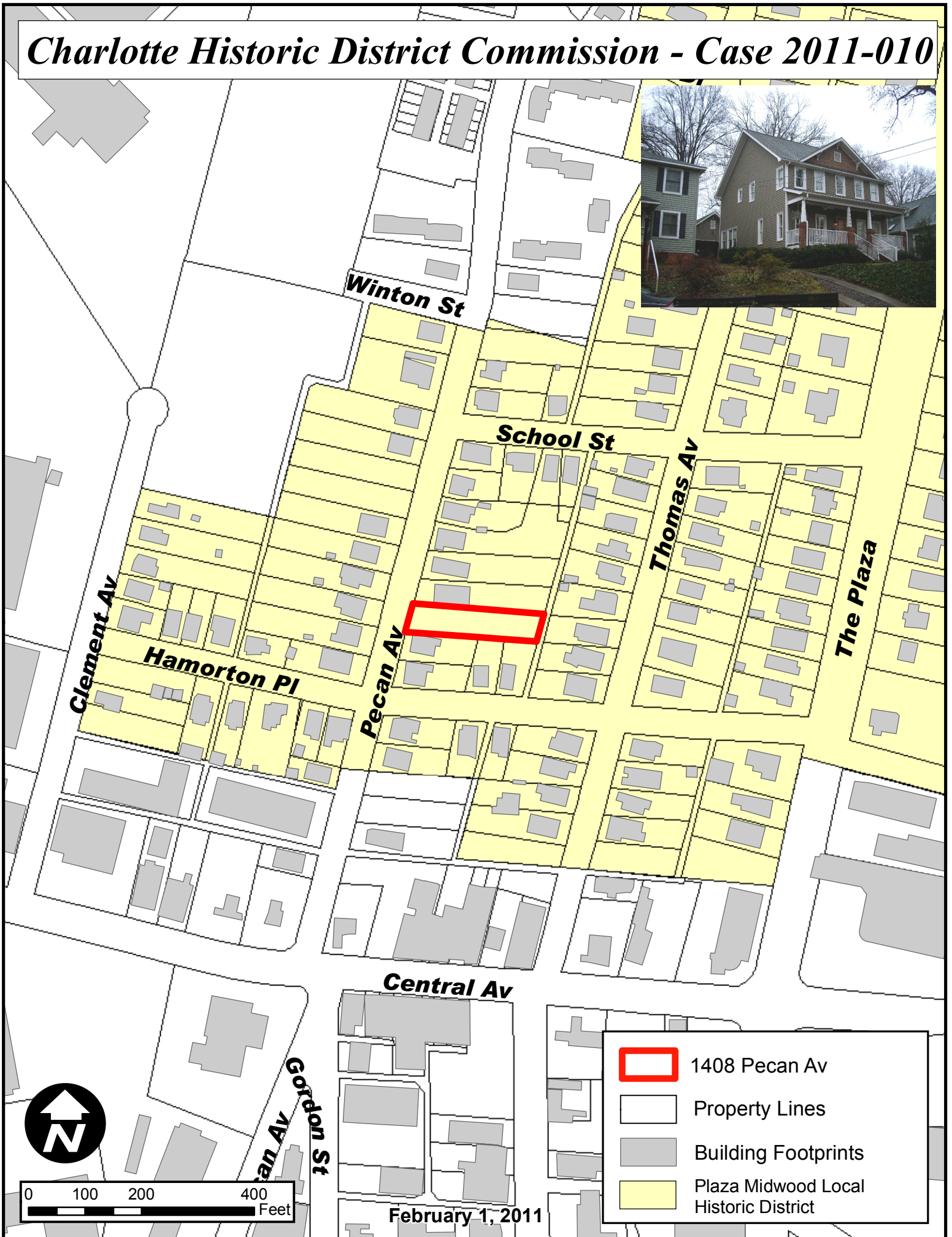
① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"






OF: FOUR

Charlotte Historic District Commission - Case 2011-010



 1408 Pecan Av

 Property Lines

 Building Footprints

 Plaza Midwood Local Historic District

February 1, 2011