



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

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ADDRESS OF PROPERTY	1612 Thomas Avenue, Plaza Midwood Local Historic District HDC 2011-024
SUMMARY OF REQUEST	Construction of New Garage
OWNER	Greg Mark
APPLICANT	Greg Mark

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### **Details of Proposed Request**

This application seeks approval for the demolition of the current garage on this property and to construct a new garage with upstairs space in the same location.

### **Current Status and Context of Property**

This house sits at the corner of Thomas Avenue and Kensington Drive in the Plaza Midwood Local Historic District. According to Mecklenburg County Tax Records, The house was constructed in 1938. The house is a two story structure with a Victorian form and Bungalow style detailing. The second floor is contained in a large double shed dormer.

The existing garage sits at the rear of the lot adjacent to an alley, and is accessed from Kensington Avenue.

### **Relevant HDC Design Guidelines**

- *Accessory Buildings – Garages*
- *Demolition*

### **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**

As with any demolition proposal, the HDC must make a finding on whether or not the existing garage is a contributing structure to the overall character of the Plaza Midwood Local Historic District.

Should the HDC find that the building is contributing, the HDC then has the authority to delay the issuance of a demolition approval for the structure for a period not to exceed 365 days. The Commission can also impose a shorter delay period or no delay at all, taking into account any evidence presented regarding the condition of the structure or other factors that may be presented before the HDC.

The application filed for this project states in part that the existing garage is “unsafe for use”.

It also states that the applicant is seeking to “at the same location... install a 2 car garage with flex space above. Garage will mimic the architecture of house and will also mimic current project two doors down (see picture)”.

The attached photographs were provided. Staff has not received any other plans for the new garage.



**\*NOTE- interior of the garage is delapated and only standing up with assistance of wires to pull straight up.**



**\*NOTE-** This is neighbor's garage which we are attempting to mimic for our proposed build.









NO  
THRU  
TRAFFIC





# Charlotte Historic District Commission - Case 2011-023

