Charlotte Historic District Commission

Application for a Certificate of Appropriateness August 10, 2011

ADDRESS OF PROPERTY 2026 Thomas Avenue, Plaza Midwood Local Historic District HDC 2011-079

SUMMARY OF REQUEST Rear Deck

OWNERS Irene Schwarz

APPLICANTS Irene Schwarz

Details of Proposed Request

This application seeks approval for the installation of a rear yard deck. The deck wraps around the left rear corner of the house, and is therefore not eligible for Administrative Approval.

Current Status and Context of Property

The house is a bungalow style structure, with a full-facade engaged front porch under a front facing gable. According to Mecklenburg County Tax Records, the house was constructed in 1928. The house sits on the corner of Thomas and Belyedere Avenues.

Relevant HDC Design Guidelines

Additions

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.

2026 Thomas Avenue

Page 2

Outstanding Issues

The proposed new rear deck is on the rear corner of the house closest to Belvedere Avenue. As planned, it wraps around this rear corner of the house to take advantage of an existing exterior door on the left rear of the house.

There are no details proposed for the deck, but these details, such as the style of railing used, can be handled by HDC Staff as part of the final approval.

Although the proposed deck is wider than the existing house, the rear yard is fenced with a wooden semiprivacy fence, and the deck should not be substantially visible from either street.







