
ADDRESS OF PROPERTY	<i>1513 Kennon Street, Plaza Midwood Local Historic District</i>	<i>HDC 2012-058</i>
SUMMARY OF REQUEST	<i>Relocation of House into the Plaza Midwood Local Historic District</i>	
OWNER	<i>Magnolia Properties of Charlotte</i>	
APPLICANT	<i>Magnolia Properties of Charlotte</i>	

Details of Proposed Request

This multi-family project was approved by the by the Historic District Commission in December of 2011. Since that approval, the final plans have been submitted to HDC Staff for review and issuance of a Certificate of Appropriateness. The project is also under final review by Planning Department Subdivision Staff. The Applicant is requesting that the Commission approve substitute siding where wood was shown on the plans approved by the HDC

Current Status and Context of Property

This property is located on Euclid Avenue on a series of now-vacant lots that sits between two existing multifamily developments. The project site straddles the historic district boundary. Across Euclid Avenue is a block face of single family homes that range in age from the 1920's to the 1950's.

Relevant HDC Design Guidelines

- ***Building materials***

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.

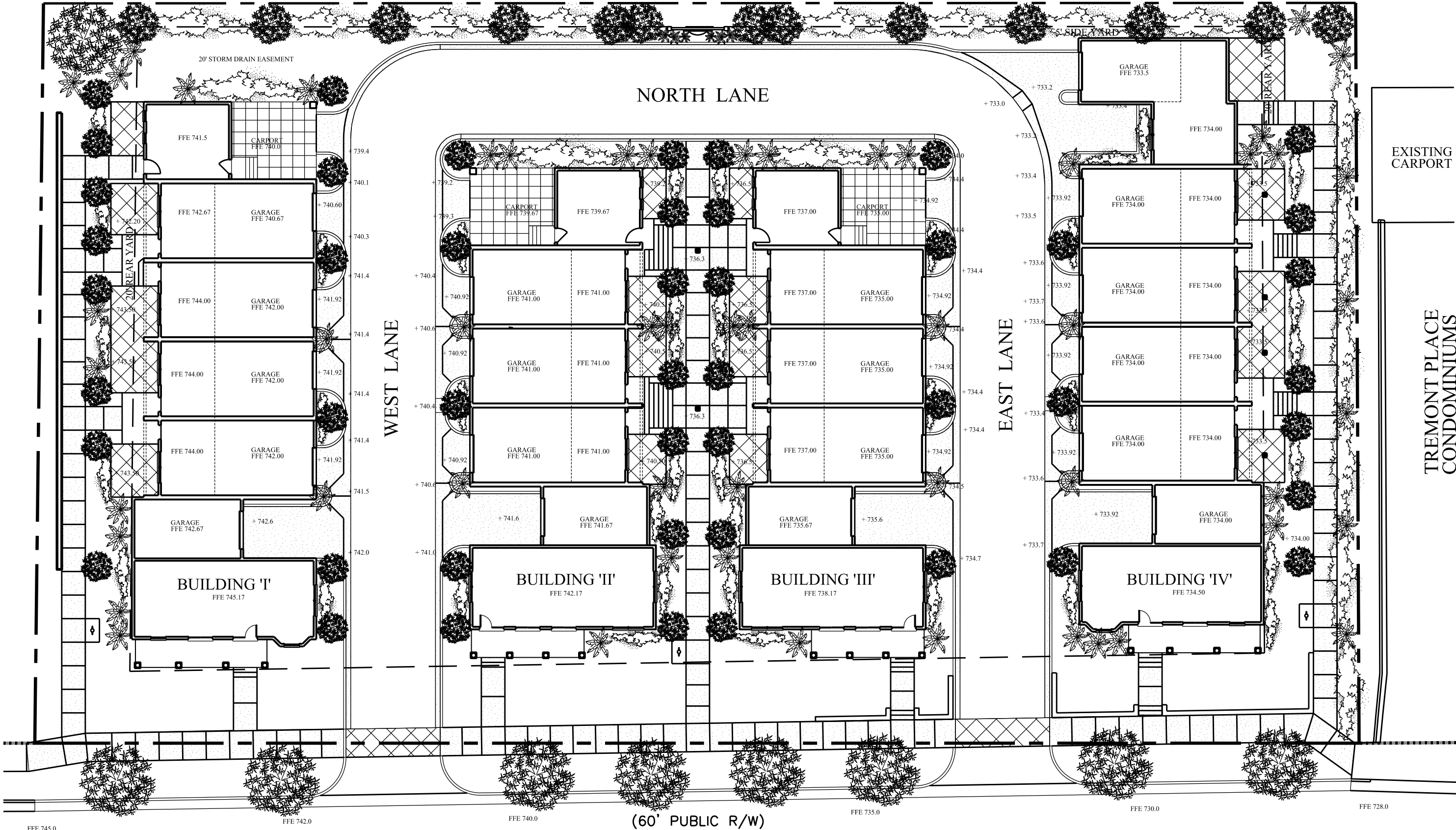




ATHERTON HEIGHTS
CONDOMINIUMS

LOFTS DILWORTH
CONDOMINIUMS

TREMONT PLACE
CONDOMINIUMS



EUCLID AVENUE
CONCEPTUAL SITE PLAN



① Typical Materials & Dimensions
3/16" = 1'-0"



① W Lane West Elevation
3/32" = 1'-0"



② W Lane East Elevation
3/32" = 1'-0"



② Central Promenade East Elevation
3/32" = 1'-0"



① Central Promenade West Elevation
3/32" = 1'-0"



① E Lane West Elevation
3/32" = 1'-0"



② E Lane East Elevation
3/32" = 1'-0"



① W Promenade East Elevation
3/32" = 1'-0"



② E Promenade West Elevation
3/32" = 1'-0"



① Euclid Avenue Elevation
1/16" = 1'-0"



② North Lane Elevation
1/16" = 1'-0"

Charlotte Historic District Commission - Case 2011-097

