

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

March 14, 2012

ADDRESS OF PROPERTY	<i>1432 Pecan Avenue, Plaza Midwood Local Historic District</i>	<i>HDC 2012-028</i>
SUMMARY OF REQUEST	<i>Installation of Skylights</i>	
OWNERS	<i>Benjamin and Krista Lengazher</i>	
APPLICANTS	<i>Benjamin and Krista Lengazher</i>	

Details of Proposed Request

The applicants are seeking approval for the installation of two Velux flat 45" x 22" skylights on the School Street side of the corner lot house. The skylights are to accommodate a master bedroom that has been created in the former attic space without the installation of new side gable elements.

Current Status and Context of Property

The existing house on this lot dates from 1929, according to Mecklenburg County Tax Assessment records. The house sits on a small lot at the intersection of Pecan Avenue and School Street.

Relevant HDC Design Guidelines

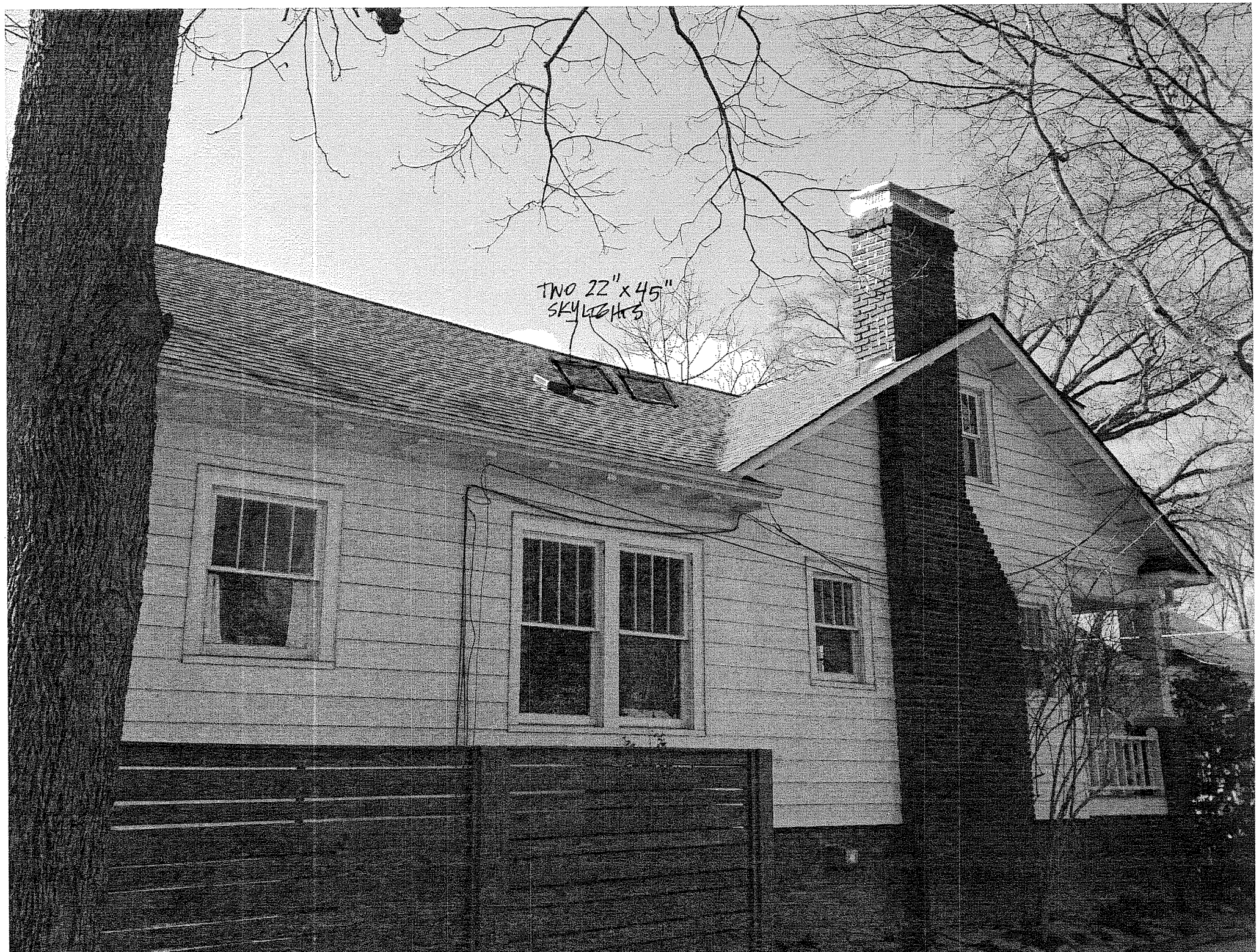
- ***Additions***

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.





TWO 22" x 45"
SKYLIGHTS

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