
ADDRESS OF PROPERTY	1513 Kennon Street, Plaza Midwood Local Historic District	HDC 2012-058
SUMMARY OF REQUEST	Restoration of Relocated House	
OWNER	Magnolia Properties of Charlotte	
APPLICANT	Magnolia Properties of Charlotte	

Details of Proposed Request

In May of this year, the Historic District Commission approved the relocation of a house from Seventh Street, where it was slated for demolition, to a vacant lot in the Plaza Midwood Local Historic District. At that time, the HDC also required that the Applicant fully document the existing structure before the brick veneer was removed to accommodate the moving of the structure. HDC Staff has received this documentation, as well as a site plan and architectural renderings of the house. The structure has now been relocated to its new site on Kennon Street. At the July 2012 HDC meeting, the Commission requested full elevations of the restored house and deferred the application for one month. The plans are attached.

Current Status and Context of Property

This site is a vacant lot on Kennon Avenue. It is the last lot in the Plaza Midwood Local Historic District along Kennon Street near the intersection with Hawthorne Lane. The block consists primarily of homes of similar scale to the proposed relocated house, and range in vintage from the 1920's to the 1990's.

Relevant HDC Design Guidelines

- ***New Construction***

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.



2505

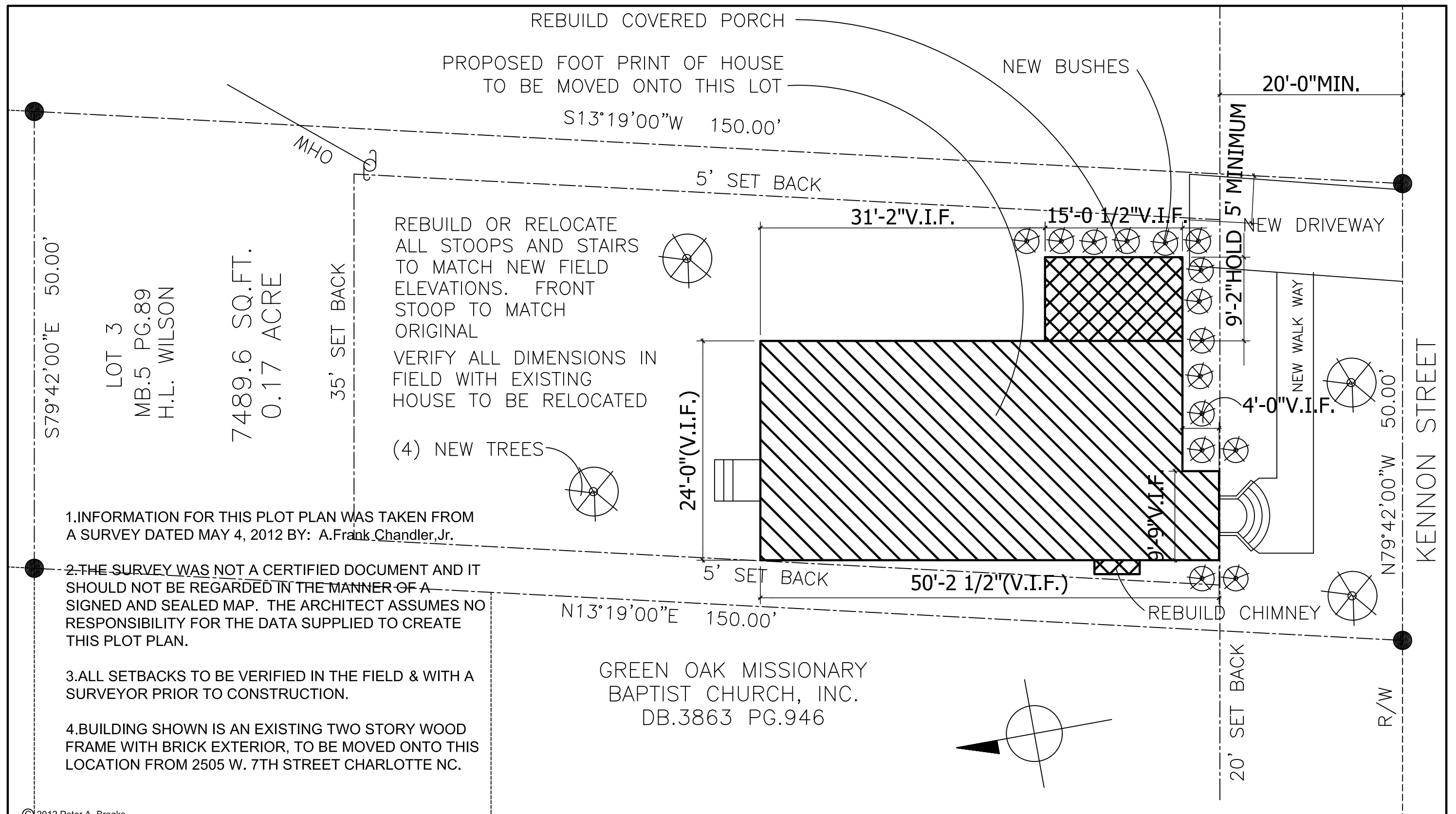
ADT





2505





Peter Anthony Brooks, Architect
5501 Robinhood Road, Charlotte, NC 28211
P: 704 756 5087 - peterbrooks @ carolina.rr.com

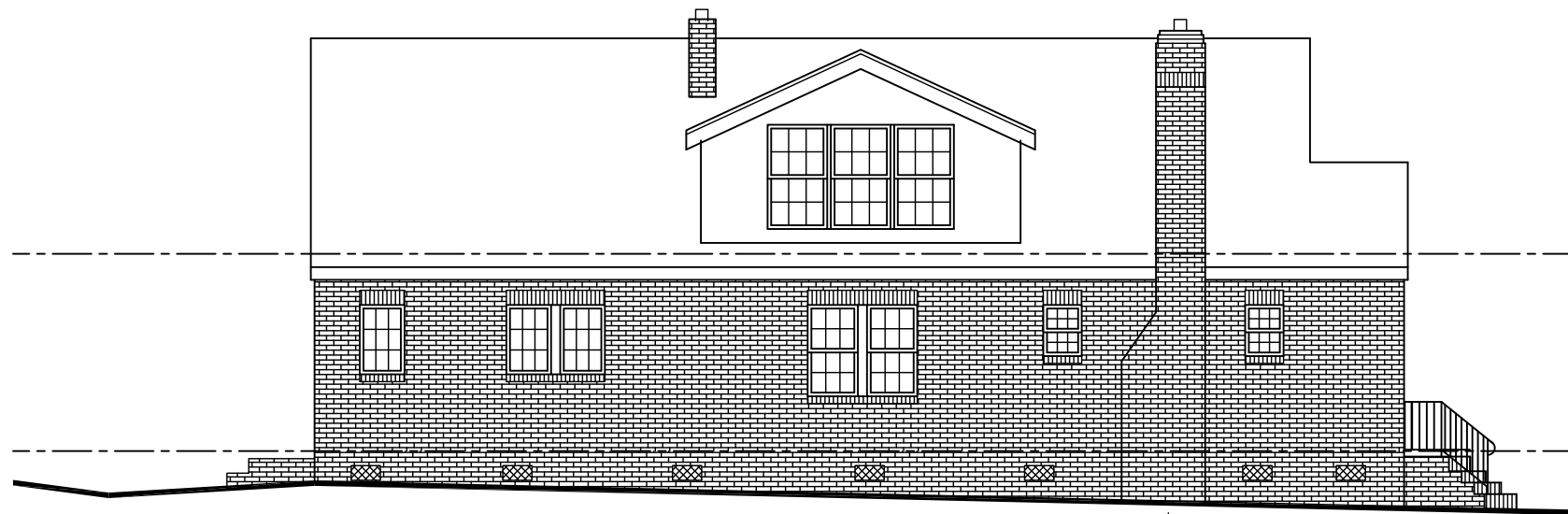
HOUSE RELOCATION: to 1513 Kennon Street, Charlotte, NC 28205

MAGNOLIA PROPERTIES OF CHARLOTTE LLC
628 OAKLAND AVE
Charlotte, NC 28205
704 904 9893

PLOT PLAN
SCALE: 1" = 10'

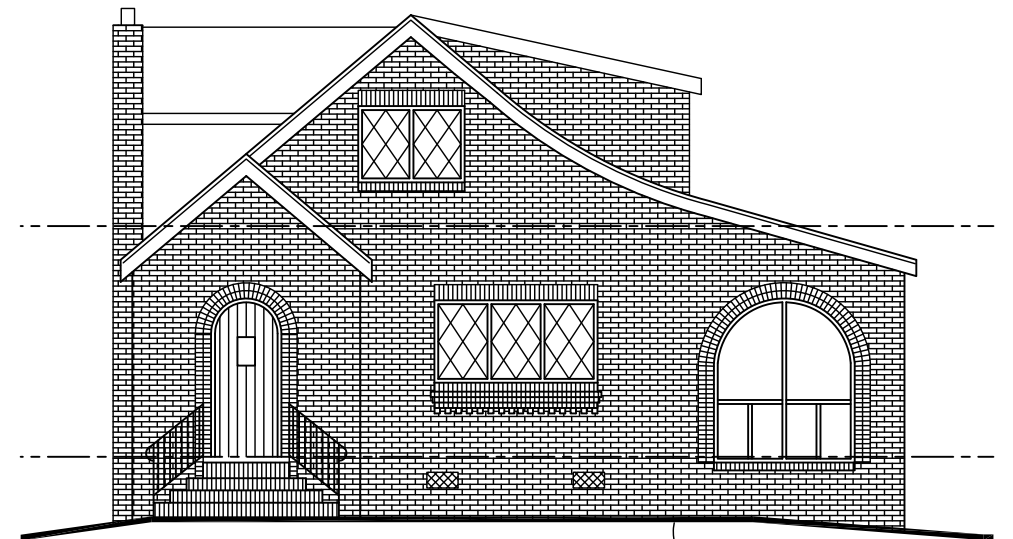
SCHEMATIC DESIGN
JULY 17, 2012

A2
2 of 6



LEFT SIDE

PROPOSED GRADE @ 1513
KENNON STREET



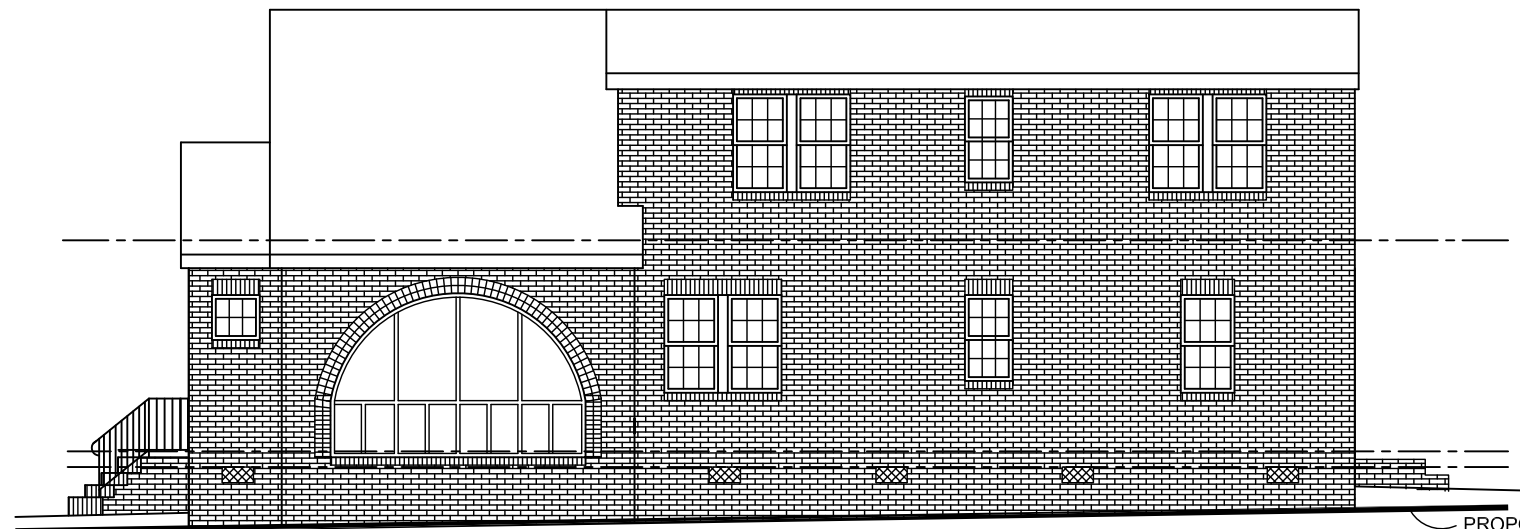
FRONT

PROPOSED GRADE @ 1513
KENNON STREET



REAR

PROPOSED GRADE @ 1513
KENNON STREET



RIGHT SIDE

PROPOSED GRADE @ 1513
KENNON STREET

© 2012 Peter A. Brooks

Peter Anthony Brooks, Architect
5501 Robinhood Road, Charlotte, NC 28211
P: 704 756 5087 - peterbrooks @ carolina.rr.com

HOUSE RELOCATION: to 1513 Kennon Street, Charlotte, NC 28205
MAGNOLIA PROPERTIES OF CHARLOTTE LLC
628 OAKLAND AVE
Charlotte, NC 28205
704 904 9893

NEW ELEVATIONS
SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN
JULY 17, 2012

A7
7 of 7

Charlotte Historic District Commission - Case 2011--058

