

LOCAL HISTORIC DISTRICT: Plaza Midwood

ADDRESS OF PROPERTY: 1611 Mimosa Avenue

SUMMARY OF REQUEST: Addition

OWNER: Chris Bishop

APPLICANT: Peter Brooks

Details of Proposed Request

Existing Conditions

The existing home is a 1.5 story Cape Cod style built in 1950. Adjacent structures are primarily 1.5 story single family homes of various styles.

Proposal

The proposal is a one story addition to the rear and partially to the left and right side. The side extensions accommodate interior space for a mud room on the left side and bathroom on the right. The remainder of the addition will not be visible from the street. The front façade will feature a new front porch.

Proposal-Updated for November 13

At the October meeting the project was Approved with Conditions. Commission member stated the dormers would have to remain. After the meeting, the applicant contacted staff with the request to remove the dormers and stated the dormers are not original. Page 39 of the Policy & Design Guidelines reads:

In many cases, buildings and sites in Local Historic Districts have been altered over the years in ways that compromised their historic design. Often, photographic, physical or other evidence exists that can guide interested property owners in restoring a building's original appearance and character. The Historic District Commission wants to encourage and support property owners taking this approach.

- 1. In cases where properly documented restoration work consists of removing added elements to a building or site, the HDC Staff can grant administrative approval.*
- 2. In cases where properly documented restoration work consists of adding removed elements to a building, the HDC policy on Additions and other relevant policies will apply.*

Staff Analysis

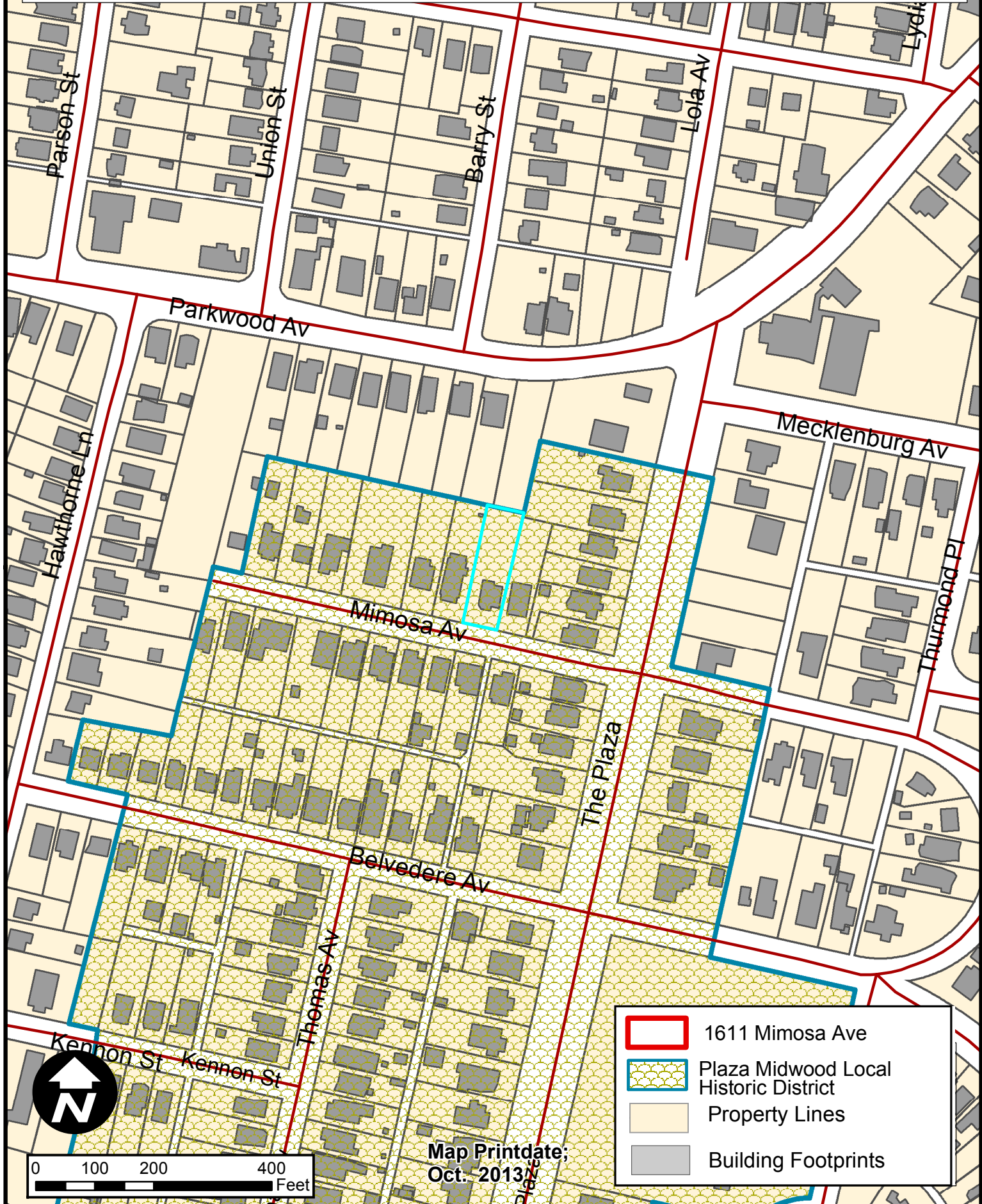
It is the opinion of staff that the proposed addition meets all of the applicable Guidelines. However, the Commission shall determine whether the dormers should remain based on evidence presented by the applicant and if the removal would affect the building's fenestration, massing and rhythm.

Policy & Design Guidelines for Additions

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

Charlotte Historic District Commission - Case 2013-150



ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205

Chris Bishop
2026 Belvedere Avenue
Charlotte, NC 28205
704 905 2388



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<div>Peter Anthony Brooks, Architect</div> <div>5501 Robinhood Road, Charlotte, NC 28211</div> <div>P: 704 756 5087 - peterbrooks @ carolina.rr.com</div>	ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205			
	<div>Chris Bishop</div> <div>2026 Belvedere Avenue</div> <div>Charlotte, NC 28205</div> <div>704 905 2388</div>	COVER	SCHEMATIC DESIGN HRC REVIEW September 15, 2013	A1 1 of 8



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STREET PHOTOS
SCALE: N.T.S.

SCHEMATIC DESIGN
HRC REVIEW
September 15, 2013

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THIS IS TO CERTIFY THAT ON THE 21ST DAY OF OCTOBER, 2013 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.

COMMUNITY PANEL NO: 3710455400J; ZONE 'X'

SIGNED



Ed Clark

SEAL

L-3212

NORTH CAROLINA PROFESSIONAL SURVEYOR C. CLARK NELSON

VICINITY MAP - NTS

ACP of Charlotte LLC

D.B. 20026, PG. 725

Lot 9, Block 1

M.B. 3, PG. 16

PIN: 081-191-51

ACP of Charlotte LLC

D.B. 20026, PG. 710

Lot 8, Block 1

M.B. 3, PG. 16

PIN: 081-191-50

Brian A. Williams & Jamison P.H. Williams

D.B. 26172, PG. 638

Lot 4, Block 1

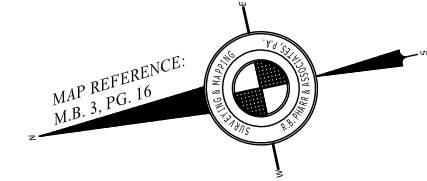
M.B. 3, PG. 16

PIN: 081-191-46

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30.45 AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- SUBJECT PROPERTY ZONING: R-5
SETBACK=32' (FROM EXISTING OR FUTURE BACK OF CURB); SIDE YARD=5'; REAR YARD=35'
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

Nancy Hofstetter
D.B. 22035, PG. 469
Lot 18, Block 1
M.B. 3, PG. 16
PIN: 081-191-39



MAP REFERENCE:
M.B. 3, PG. 16

LEGEND:

- D.B. - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EN - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- HVAC - AIR CONDITIONING
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PG - PAGE
- PM - POWER METER
- PP - POWER POLE
- R/W - RIGHT-OF-WAY
- WM - WATER METER
- SSMH - SANITARY SEWER MANHOLE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK



SURVEY FOR:

CHRISTOPHER C. BISHOP & SHANNON BISHOP
1611 MIMOSA AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: BOOK 4563, PAGE 609
MAP REFERENCE: BOOK 3, PAGE 16
TAX PARCEL: 081-191-40

R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING
LICENSE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
KD	NM		1" = 30'	OCT 21, 2013	80419

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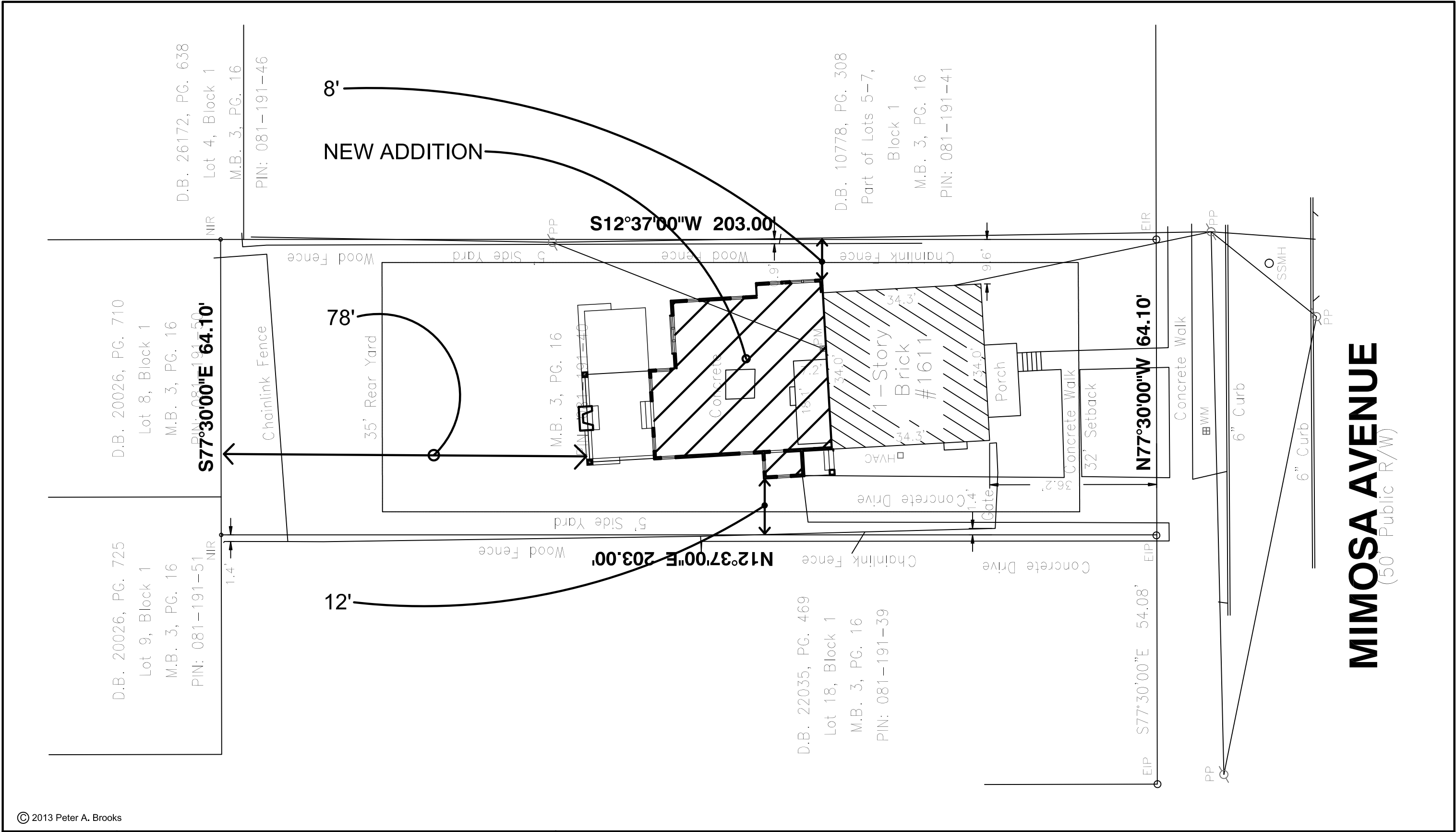
Chris Bishop
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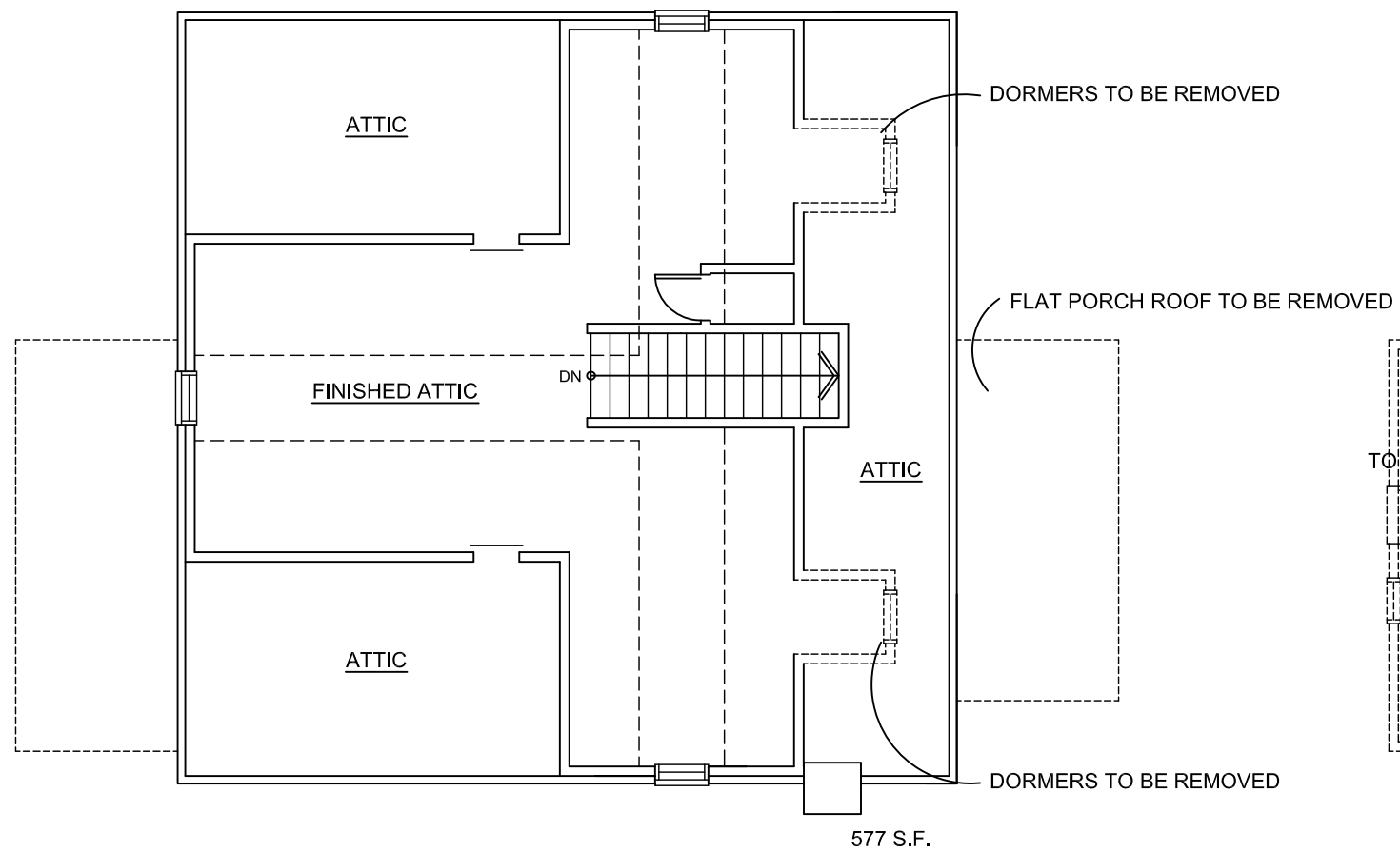
ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205

PLOT PLAN
SCALE: 1" = 20'

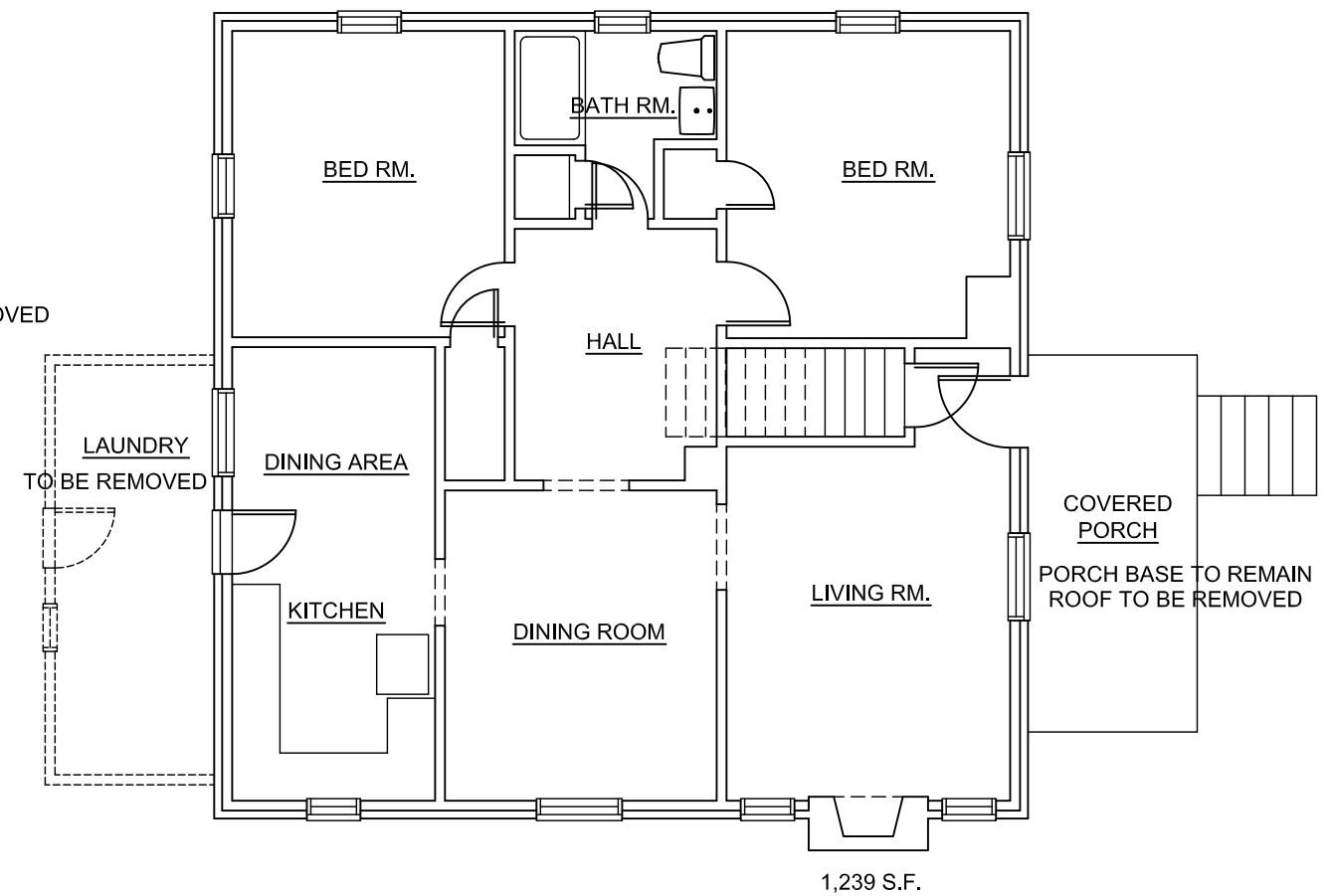
SCHEMATIC DESIGN
HRC REVIEW
November 1, 2013

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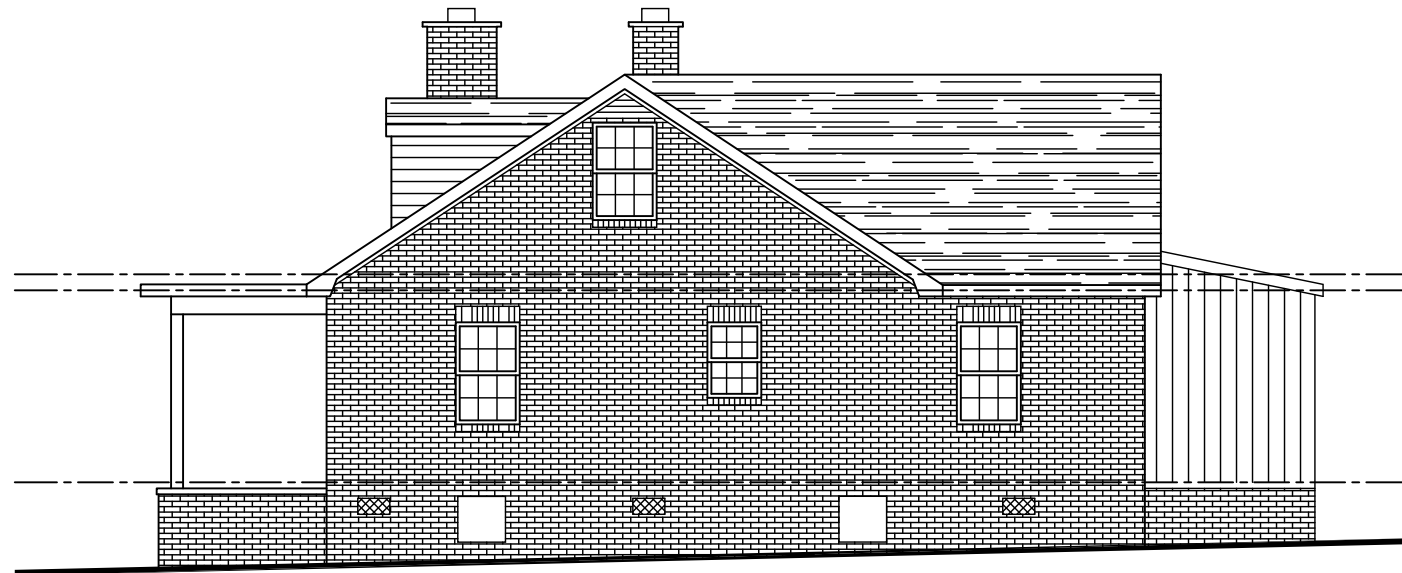




SECOND FLOOR



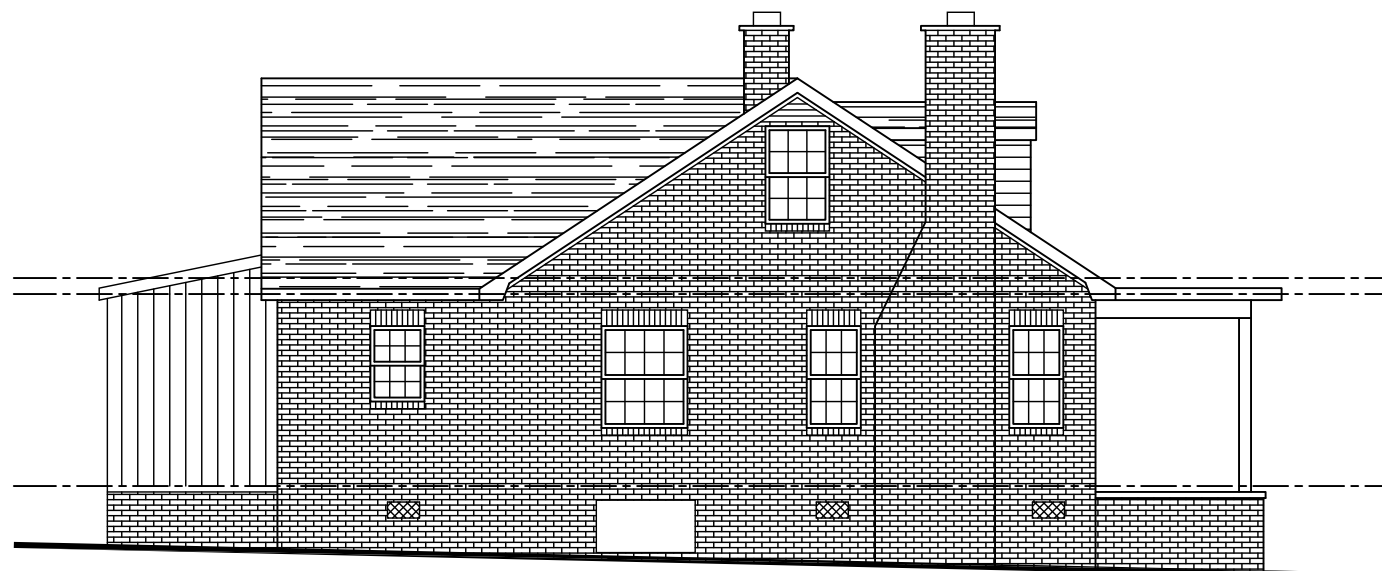
FIRST FLOOR



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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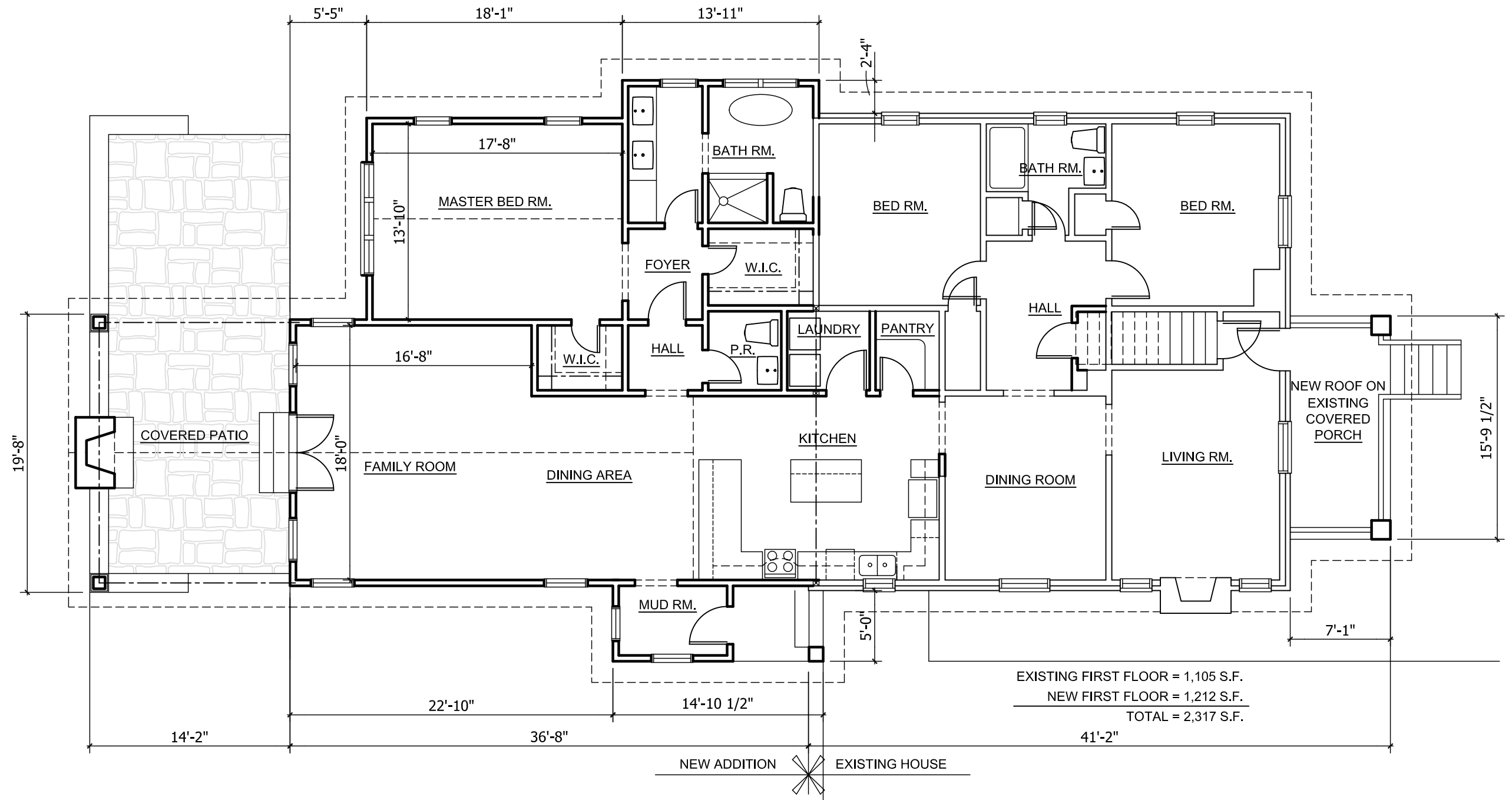
ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205

ELEVATIONS

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN
HRC REVIEW
September 15, 2013

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ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205

NEW FLOOR PLAN

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN
HRC REVIEW
October 12, 2013

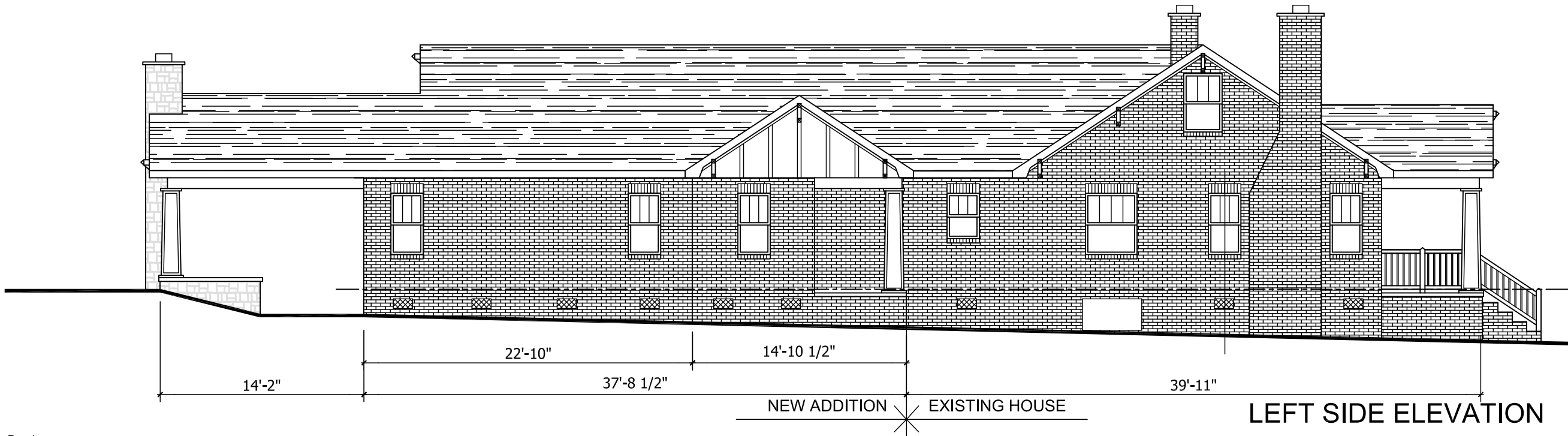
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OCTOBER 16, 2013

RAILINGS & COLUMNS TO BE PAINTED WOOD
TRIM TO BE PAINTED WOOD
ROOFING TO BE ASPHALT SHINGLES
BOARD AND BATTEN AREAS TO BE PAINTED WOOD.
ALL WINDOWS TO BE NEW SIMULATED DIVIDED LIGHT
FIREPLACE TO BE STACK STONE VENEER
NEW BRICK TO MATCH EXISTING



FRONT ELEVATION



LEFT SIDE ELEVATION

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

SCHEMATIC DESIGN
HRC REVIEW
October 12, 2013

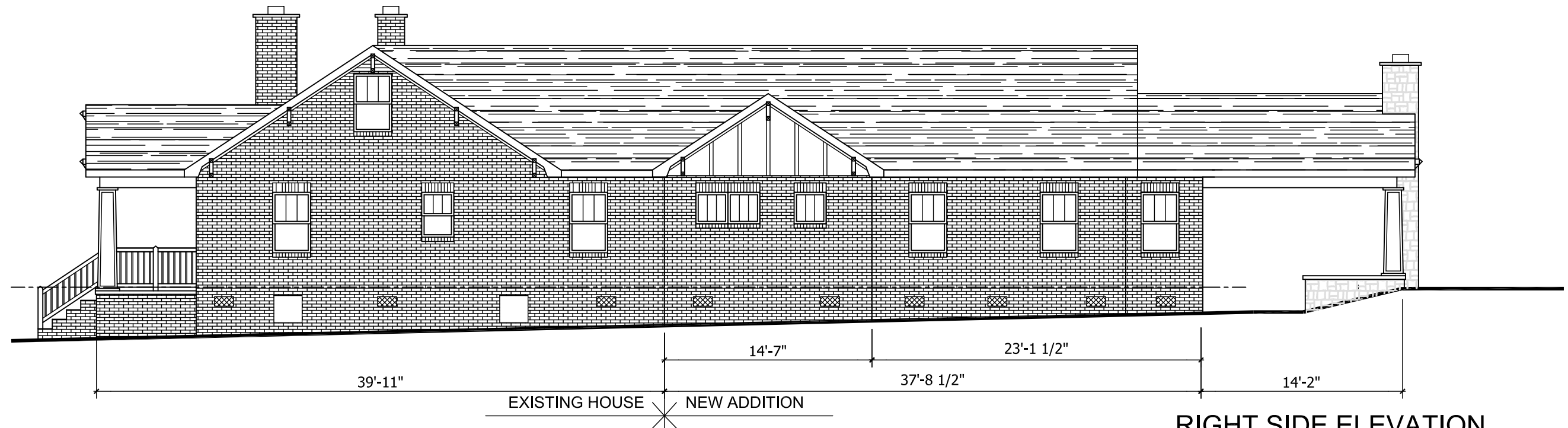
A7
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OCTOBER 16, 2013

RAILINGS & COLUMNS TO BE PAINTED WOOD
TRIM TO BE PAINTED WOOD
ROOFING TO BE ASPHALT SHINGLES
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FIREPLACE TO BE STACK STONE VENEER
NEW BRICK TO MATCH EXISTING



REAR ELEVATION



RIGHT SIDE ELEVATION

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

SCHEMATIC DESIGN
HRC REVIEW
October 12, 2013

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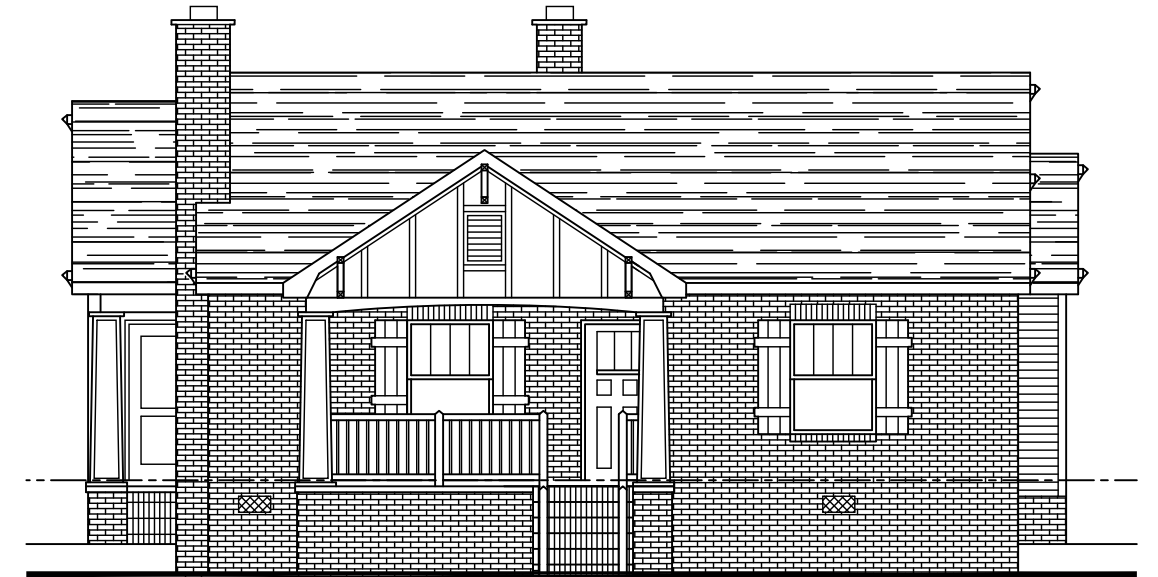
NOVEMBER 11, 2013



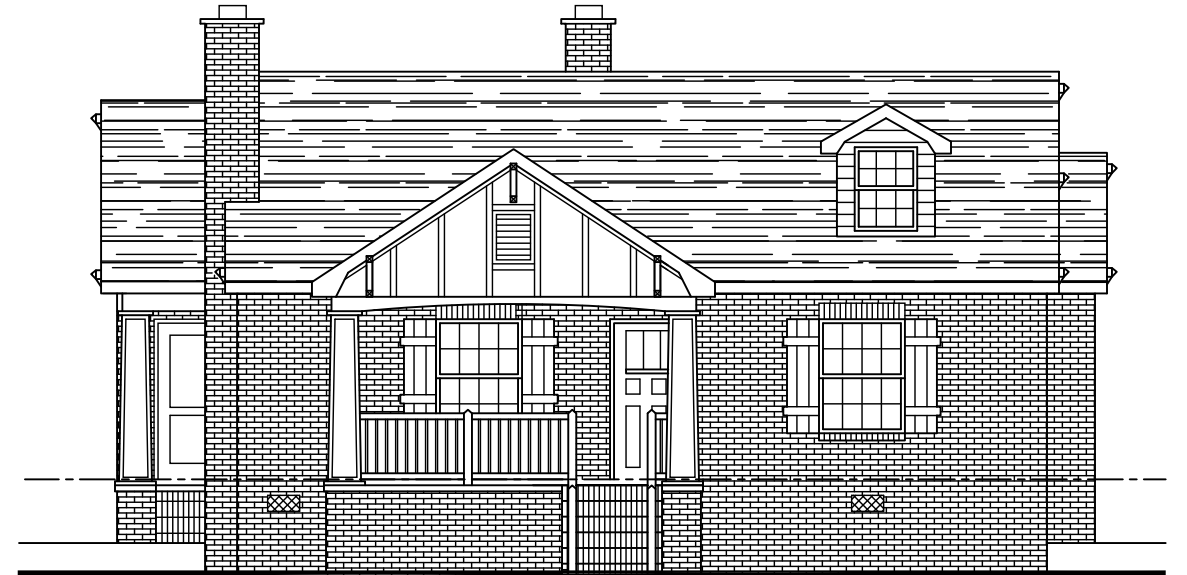
Exist. flat roof on exist porch



3' head room at exist. dormers



FRONT ELEVATION - A



FRONT ELEVATION - B

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ALTERATION / ADDITION @ 1611 Mimosa Avenue, Charlotte, NC 28205

ELEVATION STUDY

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN
HRC REVIEW
November 1, 2013

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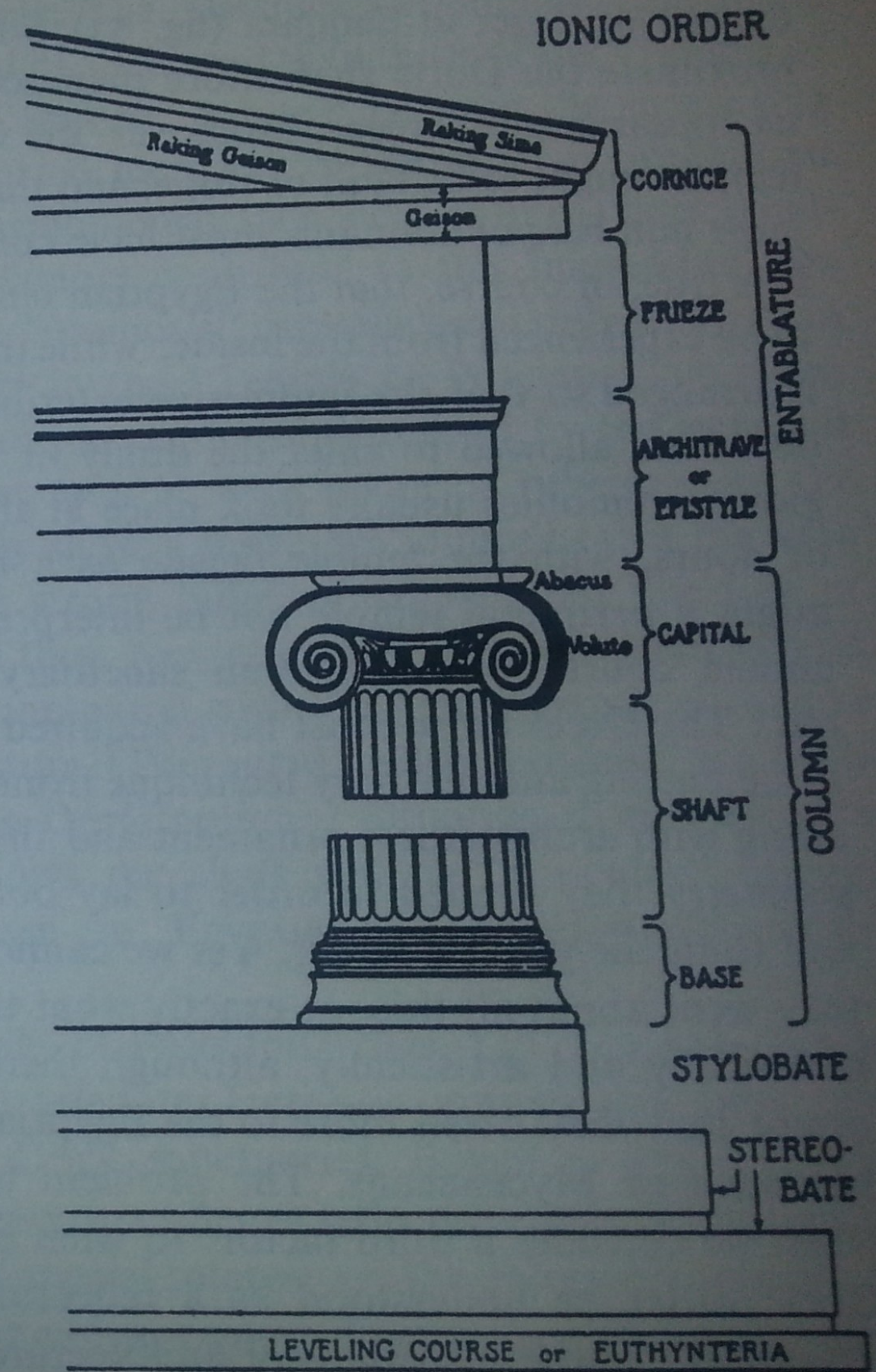
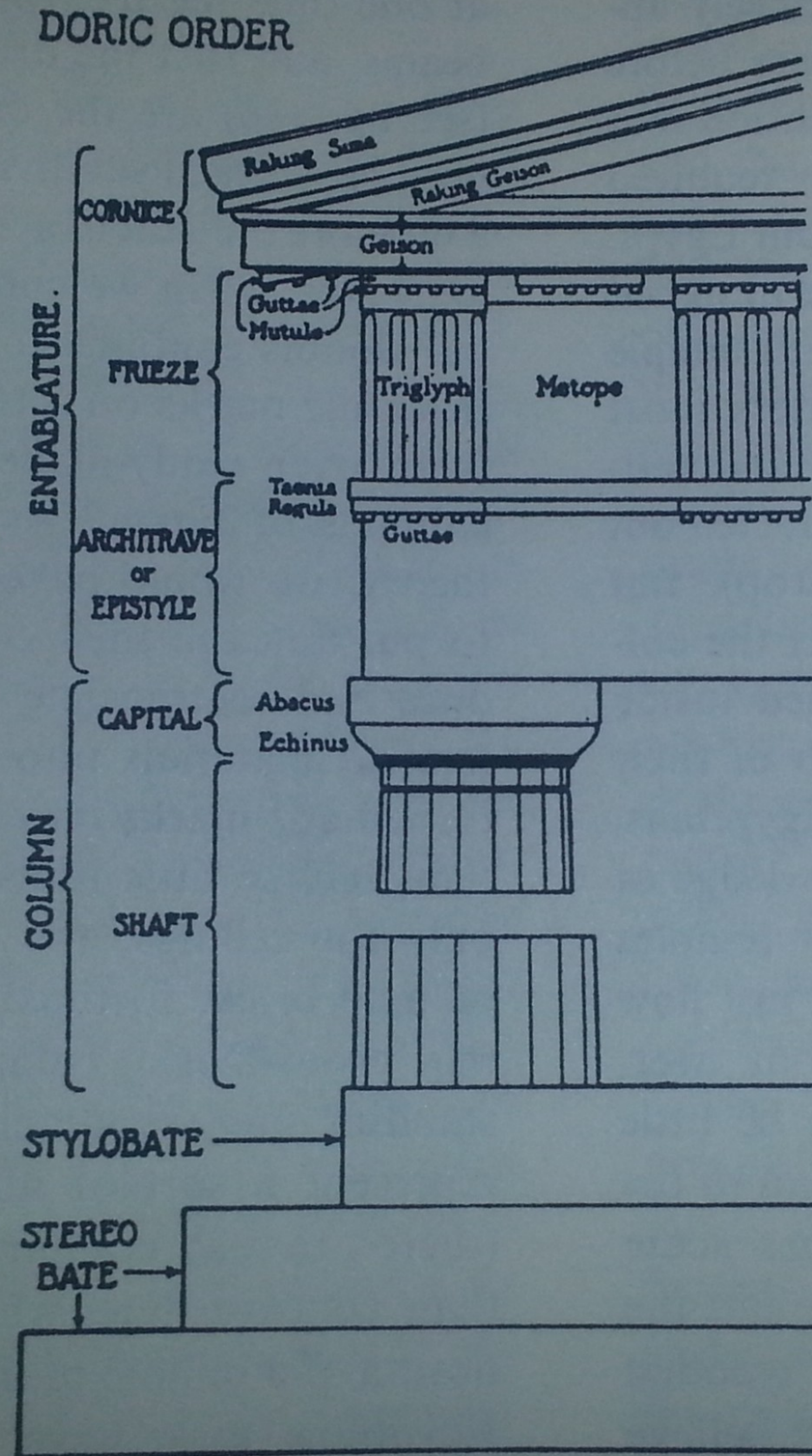
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146. The Doric and Ionic Orders
(after Grinnell)





152. ICTINUS and CALLICRATES. The Parthenon (view from the west). 448–432 B.C. Acropolis, Athens







