
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1400 Pecan Avenue

SUMMARY OF REQUEST: Addition

OWNER: Brian Woods

APPLICANT: Ryan DeRuby

Details of Proposed Request

Existing Conditions

The existing structure is a one story home on a corner lot. The home was constructed in 1925.

Proposal

The proposal is a small one story addition to the rear right corner. The siding and trim details will match the existing home. A small glass block window and stoop overhang will also be added.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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>

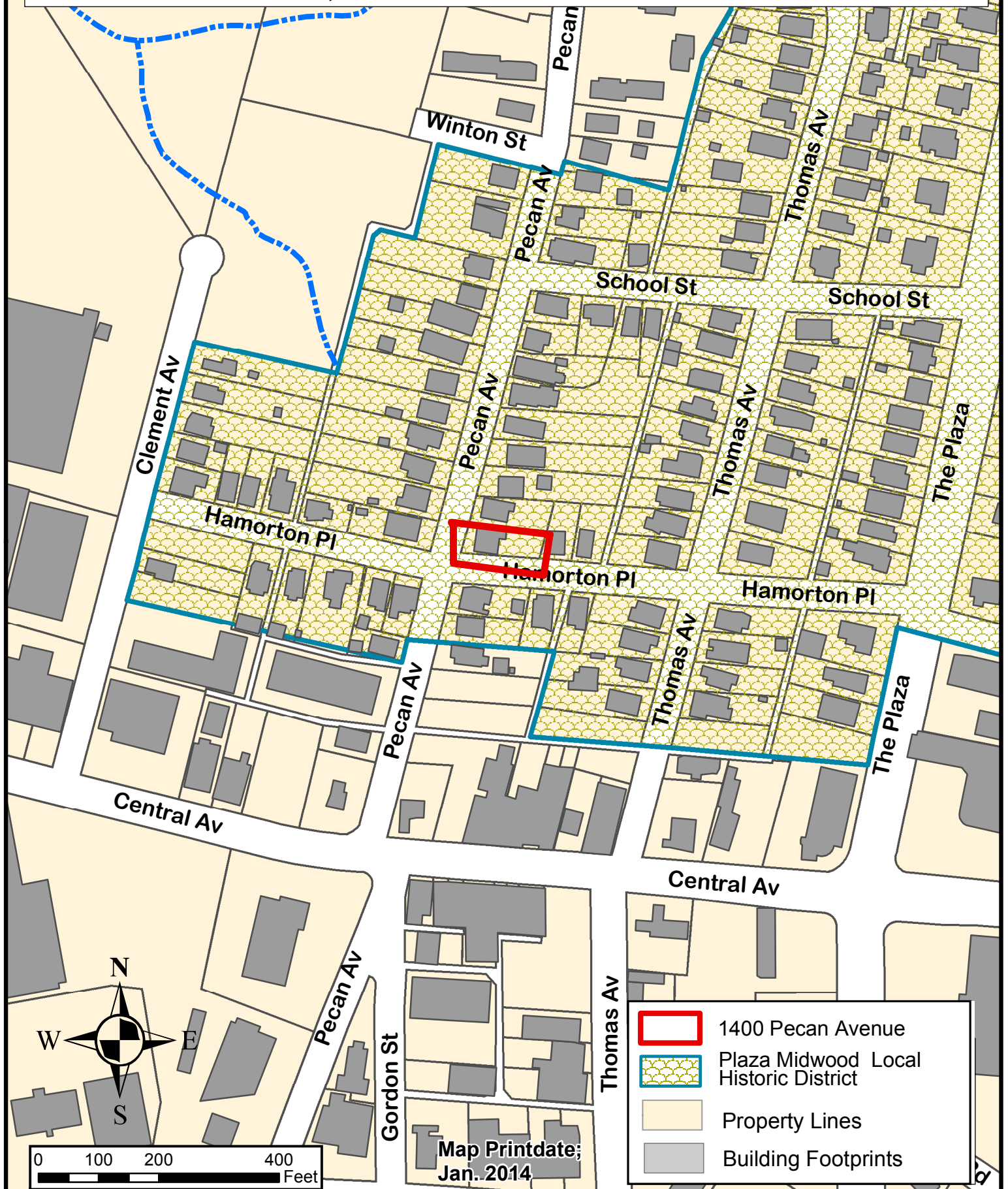
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

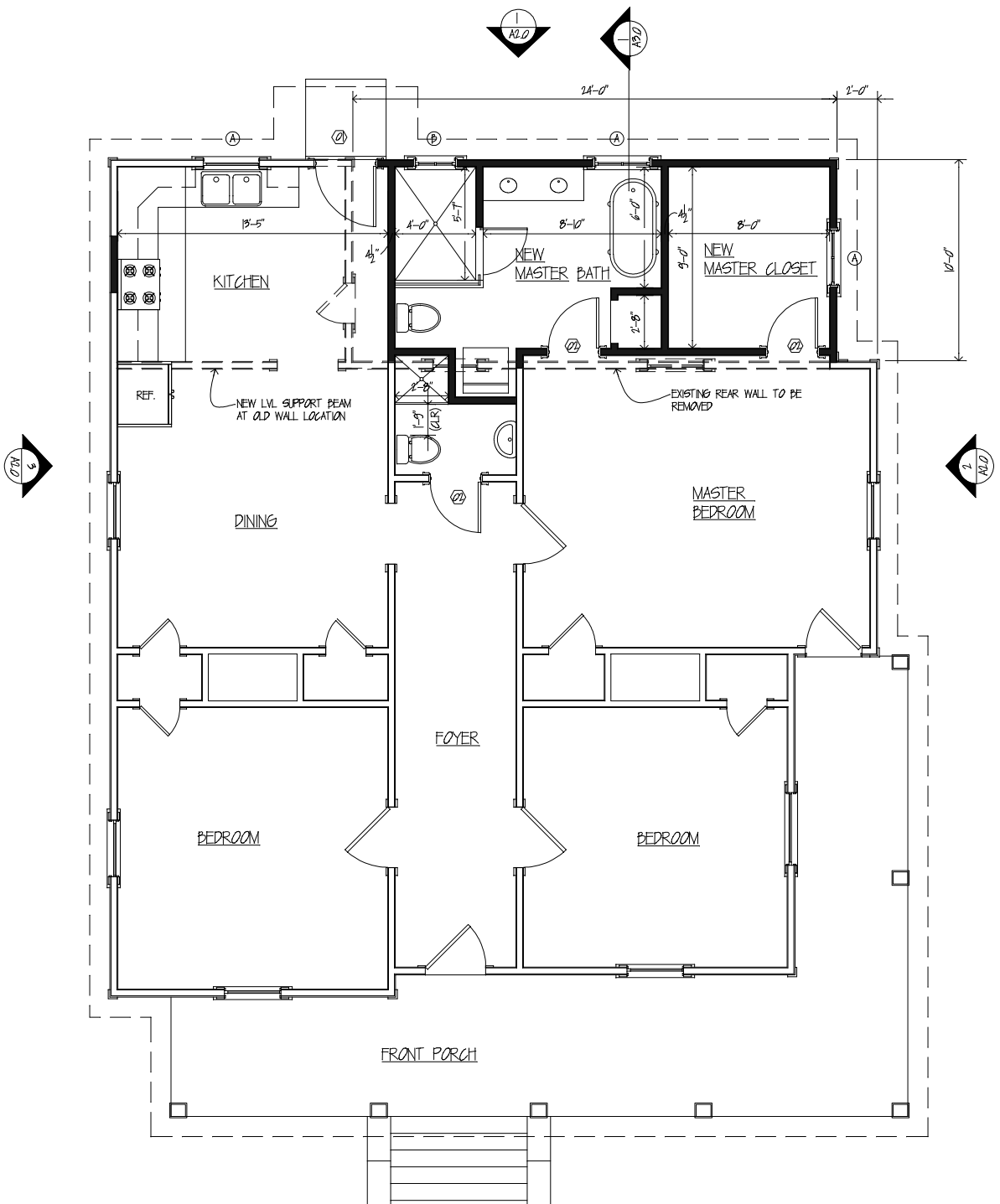
Staff Analysis

The proposal meets the guidelines for additions.

Charlotte Historic District Commission - Case 2014-069

District Location; PLAZA MIDWOOD





FLOOR PLAN
 A-10 SCALE: 1/4" = 1'-0"

- NEW 2x4 STUD WALL. SEE FRAMING PLANS FOR ADDITIONAL INFORMATION.
- ▬ EXISTING WALL TO REMAIN WITH NEW R-19 INSULATION AND 1/2" GWD.
- - - EXISTING TO BE REMOVED



FRONT ELEVATION



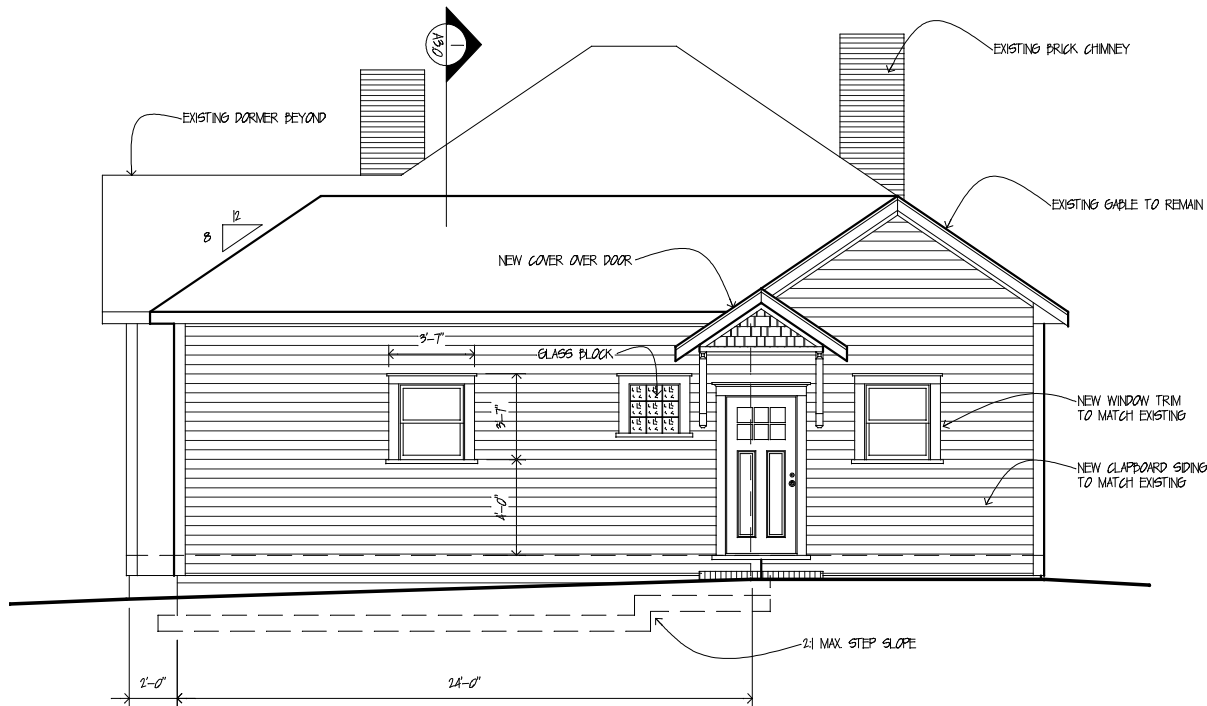




3 NEW LEFT ELEVATION
A-1.0 SCALE: 1/4" = 1'-0"







EXTERIOR FINISH SCHEDULE				
COMPONENT	MANUFACTURER/MODEL	MATERIAL	FINISH	COMMENTS
SIDING	NA	WOOD CLAPBOARD (MATCH EXISTING PROFILE)	PAINT	MATCH EXISTING 4-3/4" REVEAL
TRIM	NA	5/4" x 5" No. 1 SOUTHERN YELLOW PINE	PAINT	3/4" QUARTER ROUND AT CORNERS TO MATCH EXISTING
WINDOW TRIM	NA	5/4" x 5" No. 1 SOUTHERN YELLOW PINE	PAINT	HEAD TRIM AND SILL TO MATCH EXISTING
FASCIA	NA	3/4" No. 1 SOUTHERN YELLOW PINE	PAINT	DEPTH OF FASCIA TO MATCH EXISTING
SOFFIT	JAMES HARDIE	VENTED CEMENT BOARD	PAINT	
ROOFING		32yr. ARCHITECTURAL SHINGLE	NA	MATCH EXISTING COLOR

1 NEW REAR ELEVATION
A-2.0 SCALE: 1/4" = 1'-0"





2
 A-2.0
 NEW RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"