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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1400 Pecan Avenue

**SUMMARY OF REQUEST:** Chimney Removal

**OWNER:** Brian Woods

**APPLICANT:** Ryan DeRuby

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story home on a corner lot. The home was constructed in 1925. The exterior features twin chimneys that originally serviced interior private spaces.

*Proposal*

The proposal is to remove one chimney due to an interior renovation.

**Policy & Design Guidelines for Chimneys (p. 44)**

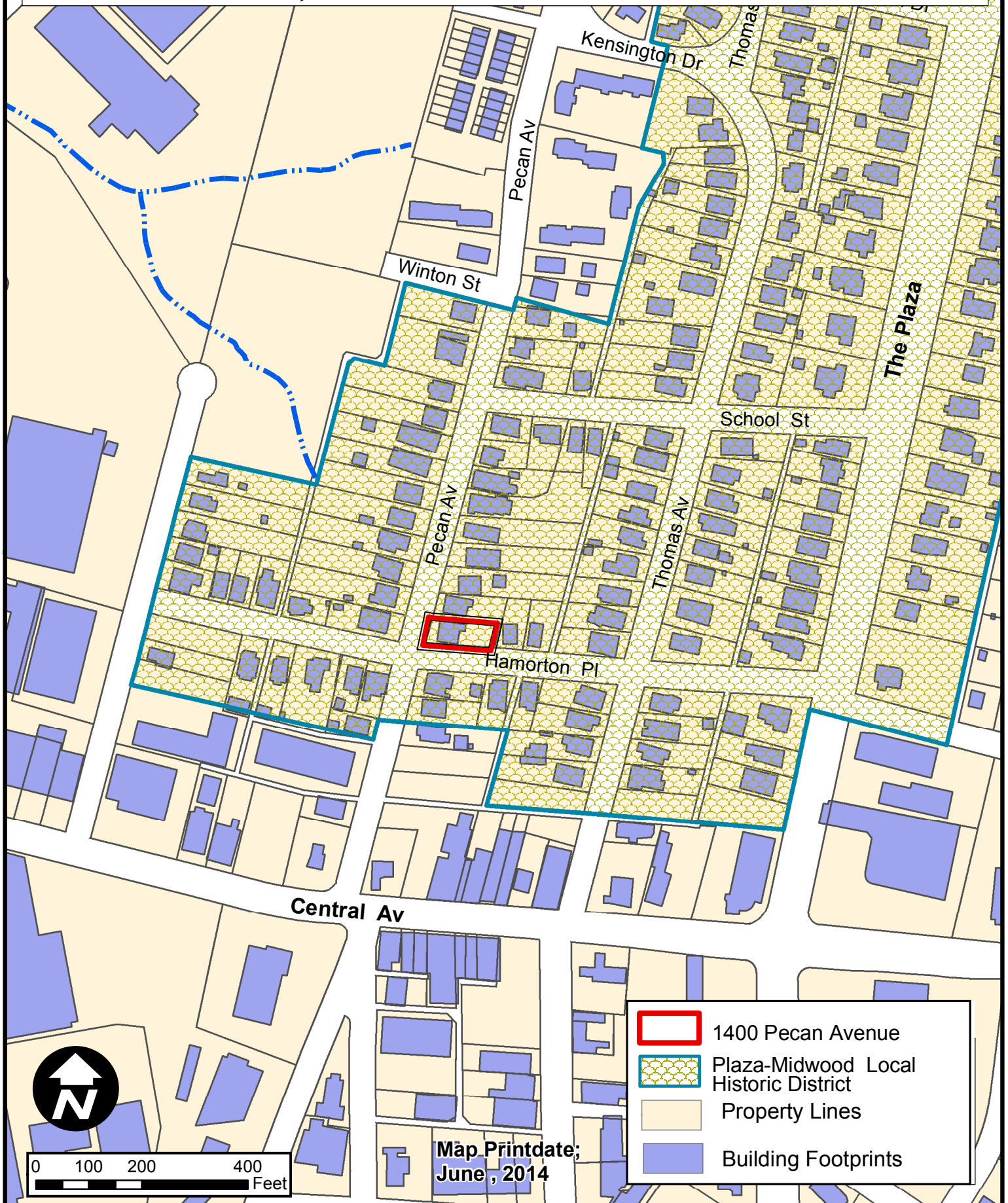
1. The removal or addition of any masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the streetscape will be reviewed by the full Historic District Commission.
2. The removal or installation of vent hoods and other similar structures in commercial uses are eligible for administrative approval, provided the proposal otherwise meets Historic District Commission design criteria.

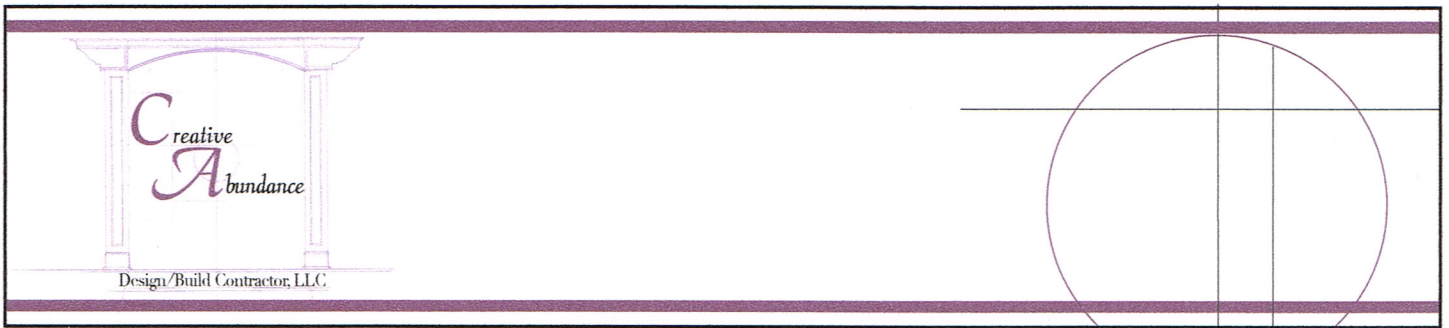
**Staff Analysis**

The Commission will determine if the removal of one chimney negatively impacts the character of the streetscape.

# *Charlotte Historic District Commission - Case 2014-131*

## *Historic Distric; Plaza Midwood*





## 1400 Pecan Avenue Chimney/fireplace removal request:

As per plans documented with Mecklenburg County the homeowner of 1400 Pecan Avenue, (Brian Woods) and designer Ryan DeRuby decided to terminate the Chimney/fireplace(s) and flanking closets for the following reasons:

- Chimney is deteriorating and not capable of original use as wood burning.
- Original mantles and hearths were removed by a previous owner probably due to a fire discovered in the framing.
- Closet to right had been opened as a pass through.
- Closet to left had been turned into a utility closet; (water heater, hvac)
- Engineer has provided LVL beams to support roof system which is in line of chimney stack.

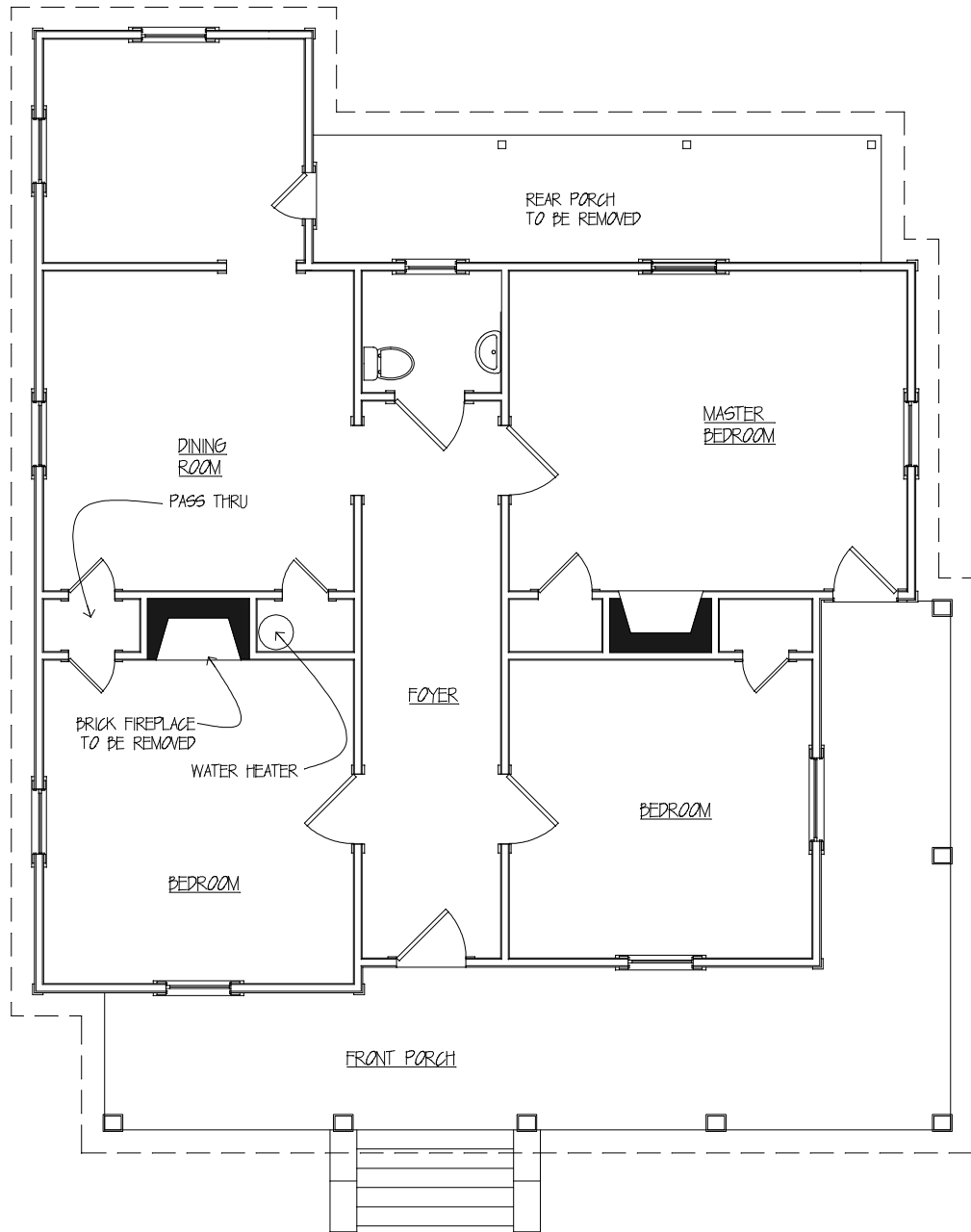
The open floor plan is an important element of the new interior design for current remodel as per plan.



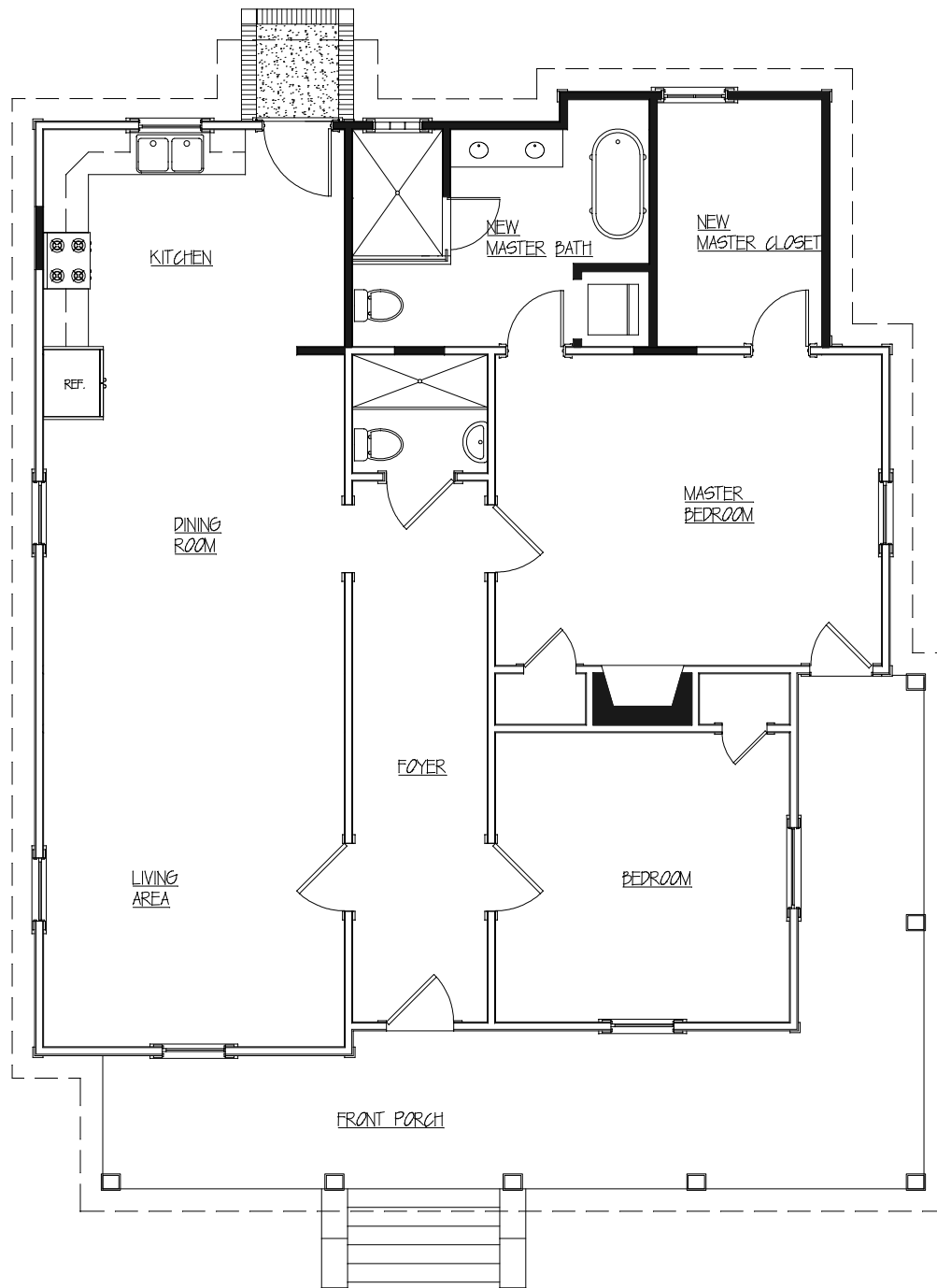
1400

Design: David  
General Contractor: J. J.  
Phone: 704.564.7884





1  
A-1.0  
SCALE: 1/8" = 1'-0"



2  
A-1.0  
SCALE: 1/8" = 1'-0"

1400 PECAN AVENUE  
GARAGE PROJECT  
1400 PECAN AVENUE  
CHARLOTTE, NORTH CAROLINA

CREATIVE ABUNDANCE  
Design/ Build Contractor, LLC  
PHONE: 704.363.7804

DATE:

07/24/2014

NAME:

FLOOR  
PLANS

SHEET:

A  
1.0