

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1508 School St.

SUMMARY OF REQUEST: Addition

OWNER: Frederick Begley

APPLICANT: Frederick Begley

Details of Proposed Request

Existing Conditions

The existing structure is a one story single family home c. 1929. Exterior features include roof brackets, exposed rafter tails, small 'eyebrow' vents and 4/1 windows. Adjacent properties are primarily one story.

Proposal

The proposal is an addition at the rear of the home that will tie into the existing ridge. A portion of the addition will extend to the right, behind the port cochere and visible from the street. Features of the addition include:

1. Exterior materials to match the existing structure.
2. Roof details to match existing.
3. New full size windows to match existing.
4. Additional work includes the removal of a side deck and stoop, construction of a new stoop and repair of existing siding.

Policy & Design Guidelines

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>

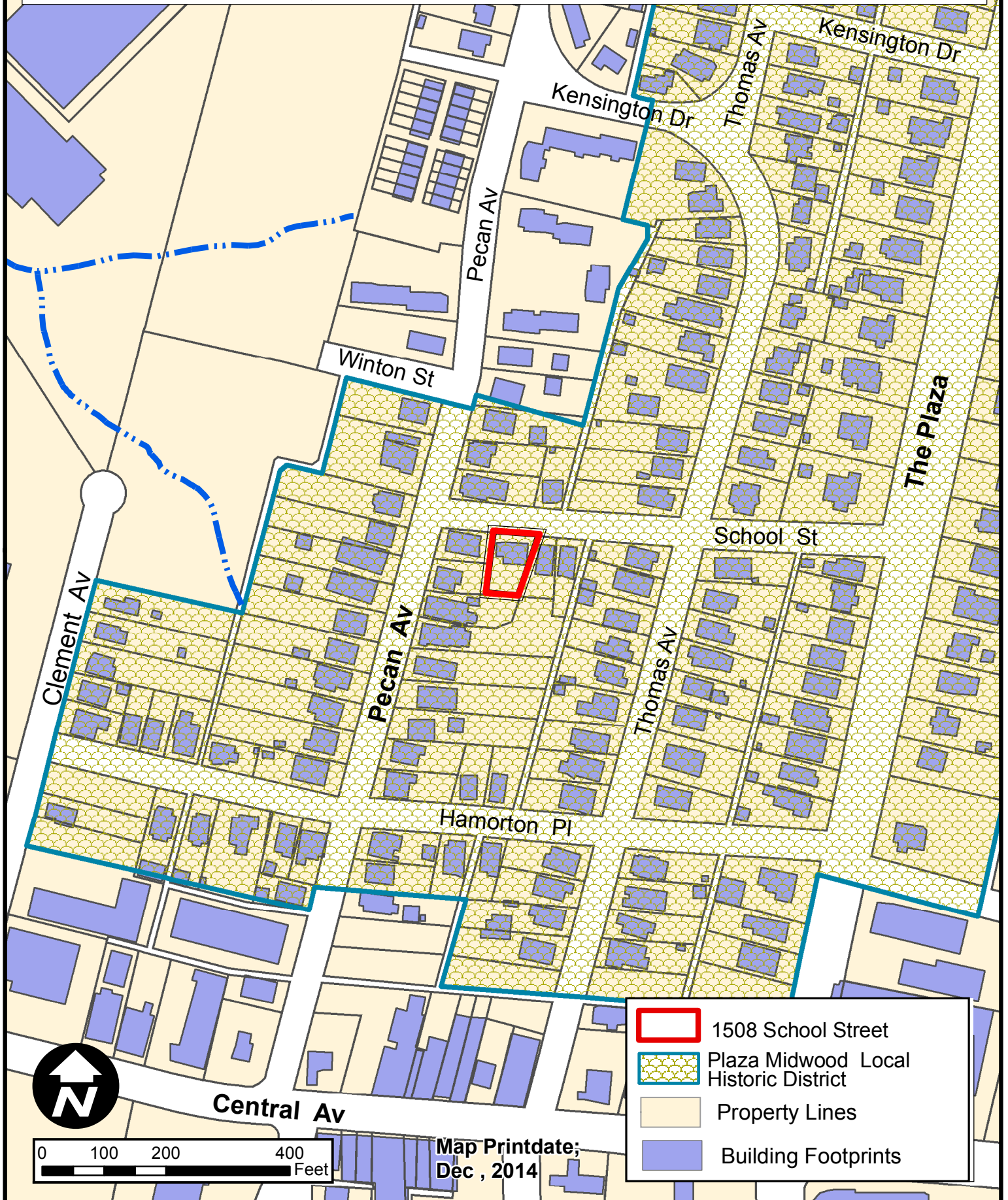
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The Commission shall determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2014-256

Historic District; Plaza Midwood



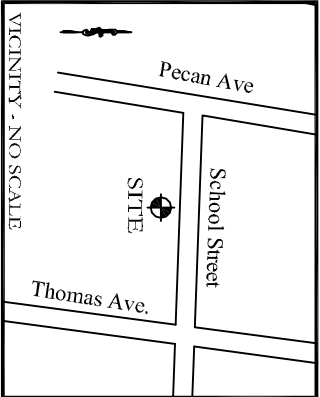
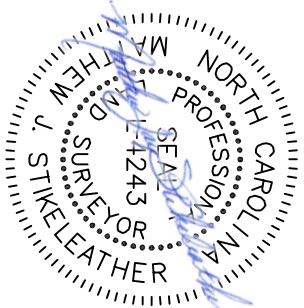
CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION FOUND IN PLAT G-PAGE 857); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

This 30th Day of October 2014,

Martin Wilkinson
PROFESSIONAL LAND SURVEYOR

REGISTRATION NUMBER: L-4243



GRAPHIC SCALE:



Martin Wilkinson
Deed 24117 Page 384
Tax # 08117226

Adjoiner's
Wood Fence is 0.4' Off P/L

(IN FEET)
1 inch = 20 ft.

DEED-10980-702

Adjoiner's
Wood Fence is on P/L
Adjoiner's
Chain Link Fence
is 0.4' Off P/L

Pipe Found

Old Wire Fence
Meadors with P/L

Pearl Properties
Deed 10980 Page 702
Tax # 08117205

Adjoiner's Corner of Wood
Fence is 0.2' Off P/L

Tire Iron Found

Corner of Column
is 2.5' Off P/L

Ben Lengacher
Deed 25879 Page 915
Tax # 08117204

Corner of Column
is 0.8' Off P/L

Adjoiner's Wood Fence
is 0.4' Off P/L

Concrete Curbing

Lawrence Nabatoff
Deed 26533 Page 485
Tax # 08117202

Adjoiner's Corner of
Chain Link Fence
is on P/L

Adjoiner's Corner of Gravel
Drive is on P/L

Adjoiner's Corner of
Gravel Drive is
1.5' Over P/L

Rebar Found

Water
Meter ☐

Concrete Curbing
Pavement

School Street

50' Public R/W - Referenced to Deed 25879 Page 915

NOTES

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT A FULL TITLE SEARCH. PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OR UNRECORDED.

UNDERGROUND UTILITIES WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

DASHED LINES WERE COMPILED FROM DEED INFORMATION.

ADJOINING OWNER INFORMATION TAKEN FROM MECKLENBURG COUNTY TAX OFFICE AND IS CONSIDERED NOW OR FORMERLY.

CURRENT ZONING: R-5 - FRONT SETBACK: 32' FROM BACK OF CURB - SIDE SETBACK: 5' - REAR SETBACK: 35'

THE EXISTING HOUSE HAS A BRICK FOUNDATION WITH WOOD SIDING. THE LINES SHOWN AND THE DIMENSIONS LISTED ARE TO THIS WOOD SIDING. THE OVERHANG IS AN AVERAGE OF 18".

PROPERTY IS LOCATED WITHIN UPPER LITTLE SUGAR WATERSHED. IMPERVIOUS RESTRICTIONS MAY APPLY.

SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

P/L = PROPERTY LINE

PHYSICAL SURVEY FOR:
Fredrick Begley
0.126 Acres

SCALE	CITY	COUNTY	STATE	DATE
1" = 20'	CHARLOTTE	MECKLENBURG	N.C.	10-30-14

#1508 SCHOOL STREET CHARLOTTE, N.C. 28205

TAX # 08117203 - Reference Deed 19980 Page 207 - Portion Lot 8 & 9 Map Book 3 Page 2

DEED RECORDED

SURVEYOR:

MAP RECORDED	195-28
SURVEYED	CJS
MAPPED	MJS

PROVIDENCE LAND GROUP, PLLC
3716 PROVIDENCE ROAD SOUTH
WAXHAW NC 28175
704-400-0117
NC FIRM # P-0910



Project:

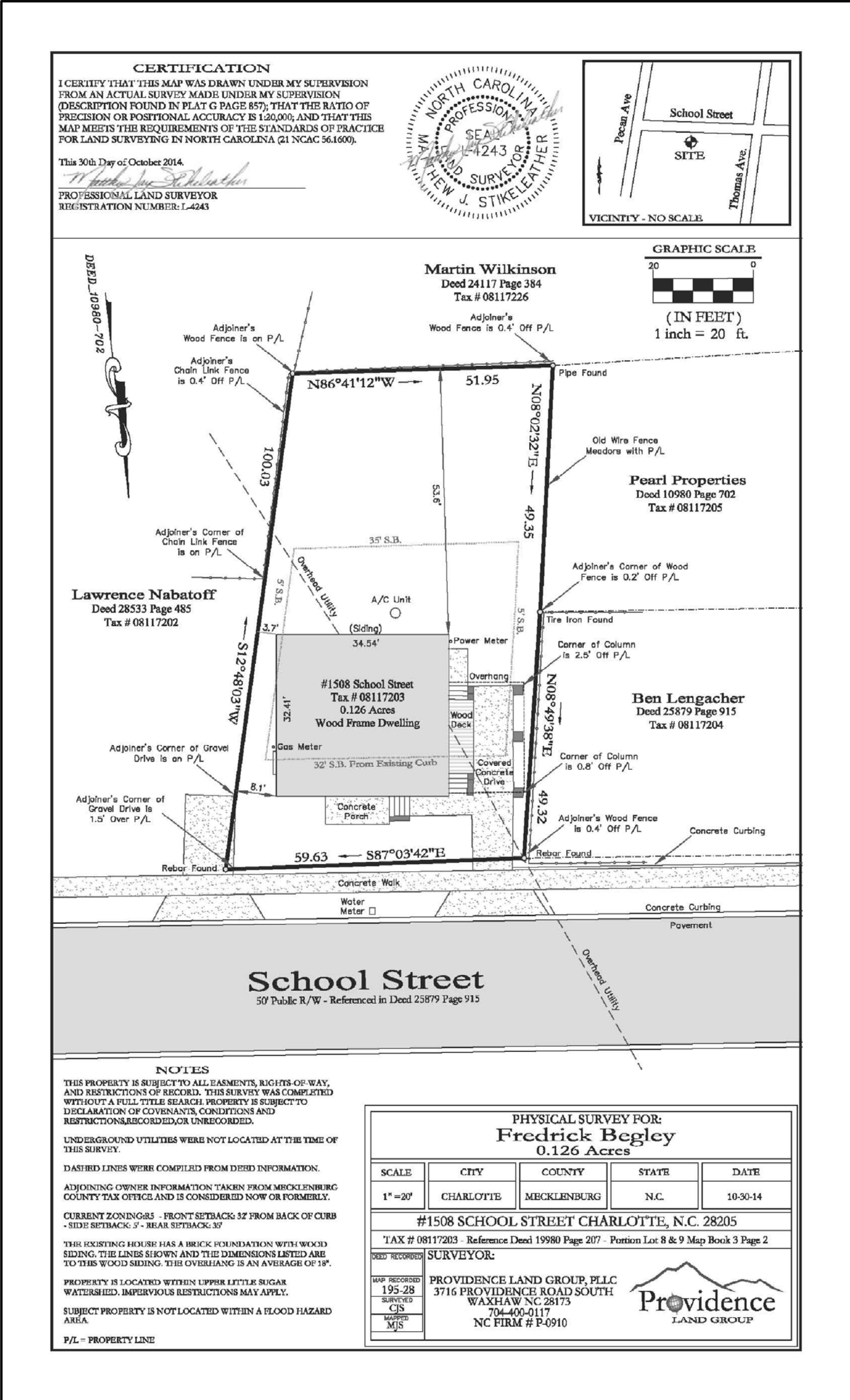
ALTERATION/ADDITION @ 1508 School Street Charlotte NC, 28205

For:

Fredrick Begely, EQVision, LLC
8344 Meadow Lakes Drive
Charlotte NC, 28210
tel: 704 604 0293

Peter Anthony Brooks
Architect

5501 Robinhood Road
Charlotte, NC 28211
704 756 5087
peterbrooks@carolina.rr.com



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Drawing:

SITE SURVEY
PROJECT PHOTOS

Date:

Nov. 14, 2014

Scale:

AS NOTED

Proj. Code.

School St - SD

**A1
OF 7**



NORTH (OPPOSITE) SIDE



SUBJECT HOUSE

SOUTH SIDE



SUBJECT HOUSE

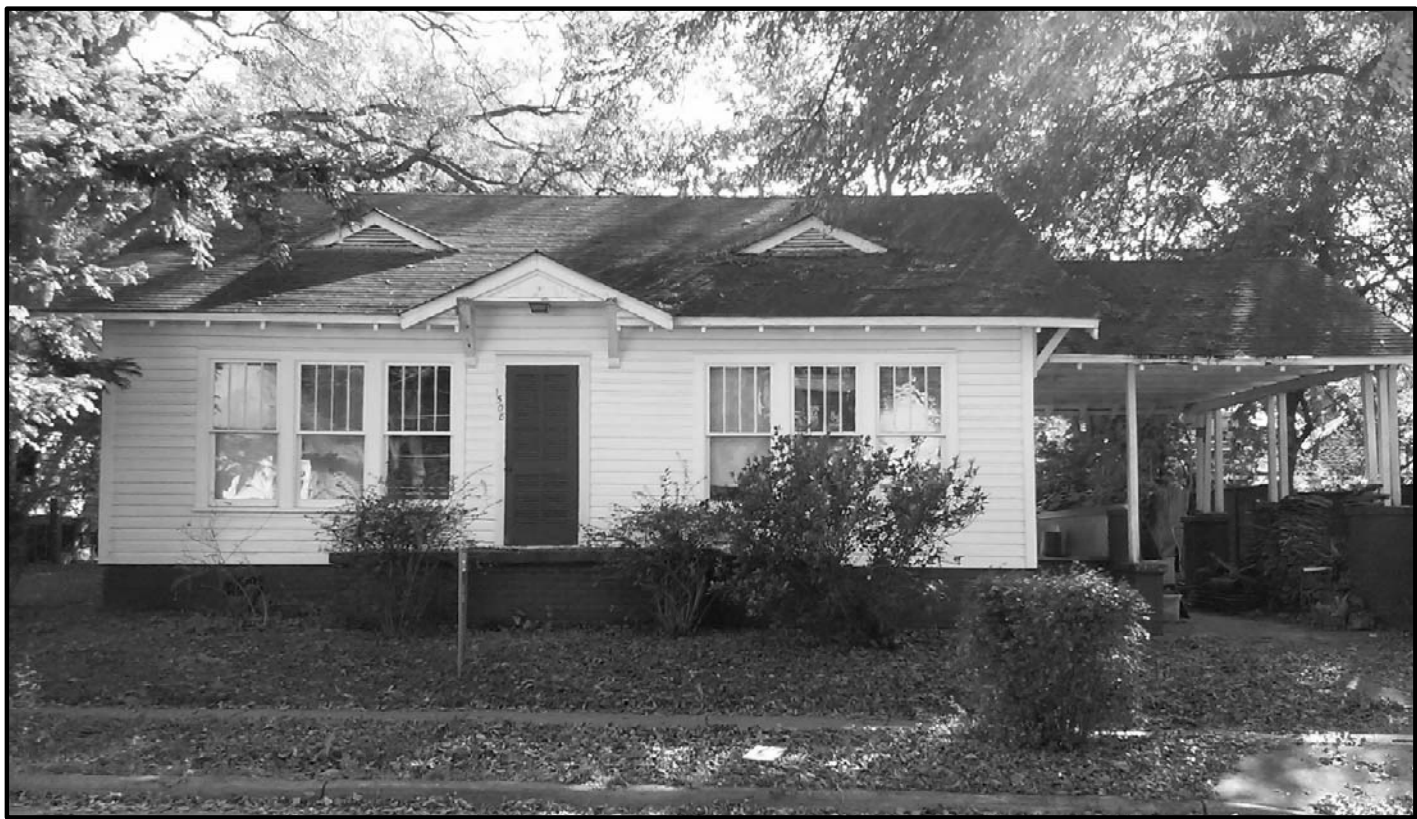
SOUTH SIDE



TWO HOUSES TO LEFT OF SUBJECT



HOUSE TO LEFT OF SUBJECT



SUBJECT HOUSE



ACROSS THE STREET

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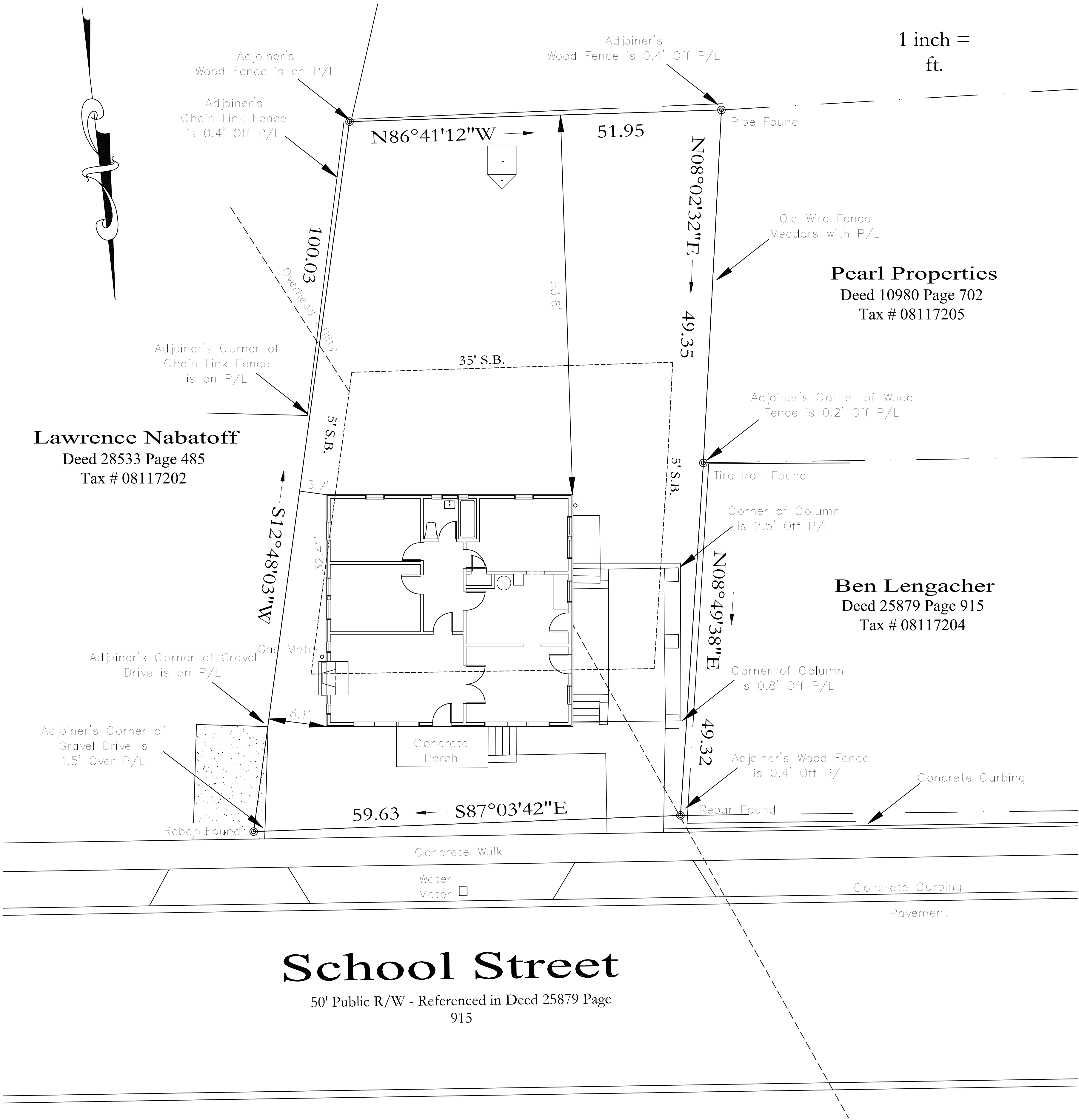
For:
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8344 Meadow Lakes Drive
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Drawing:
STREET PHOTOS

Date:
Nov. 14, 2014
Scale:
AS NOTED
Proj. Code:
School St - SD

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Drawing:
EXISTING FLOOR PLAN

Date:
Nov. 14, 2014
Scale:
1/8" = 1'-0"
Proj. Code:
School St - SD

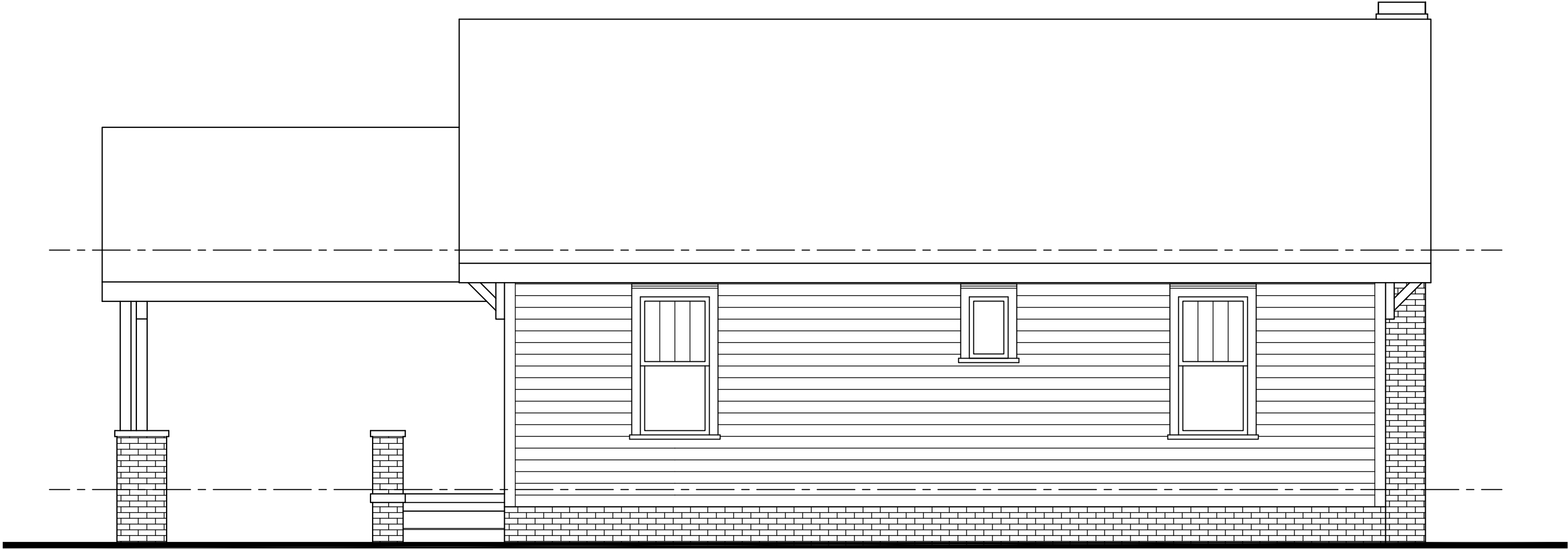
A3
OF 7

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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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Drawing:
EXISTING ELEVATIONS

Date:
Nov. 14, 2014
Scale:
1/4" = 1'-0"
Proj. Code:
School St - SD

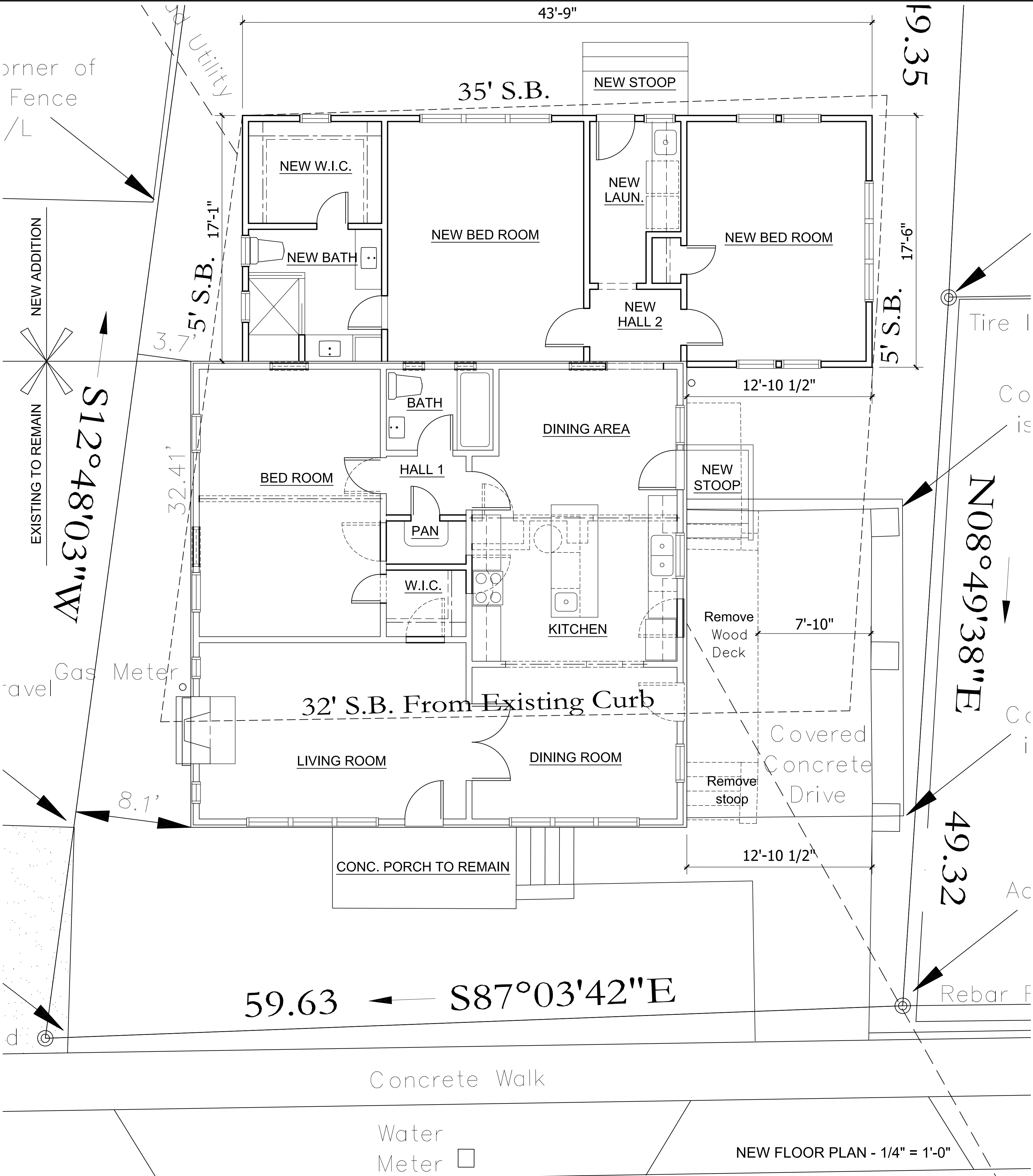
A4
OF 7

LOT AREA = 5,507 SF.
45% ALLOWED
COVERAGE = 2,478 SF.

TOTAL
COVERAGE =
2,338 SF.

2,338 SF. < 2,478 SF.

ZONING AREA CALCULATION - 1/8" = 1'-0"



EXISTING HEATED TO REAMAIN = 1,116 SF.
NEW ADDITION = 753 SF.
TOTAL HEATED FOOTAGE = 1,869 SF.

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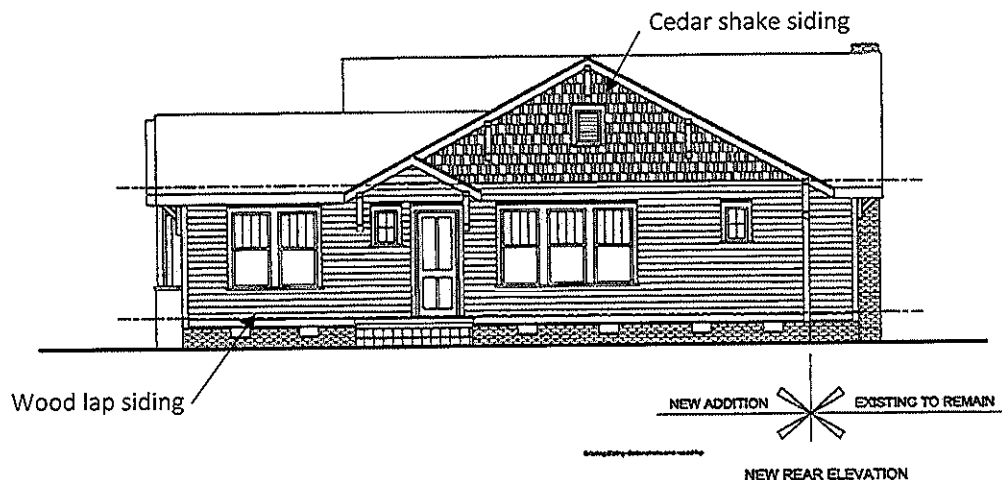
Drawing:
NEW FLOOR PLAN
ZONING AREA CALCULATION

Date:
Nov. 14, 2014
Scale:
AS NOTED
Proj. Code:
School St - SD

A5
OF 7

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LEGEND

EXISTING TO REMAIN



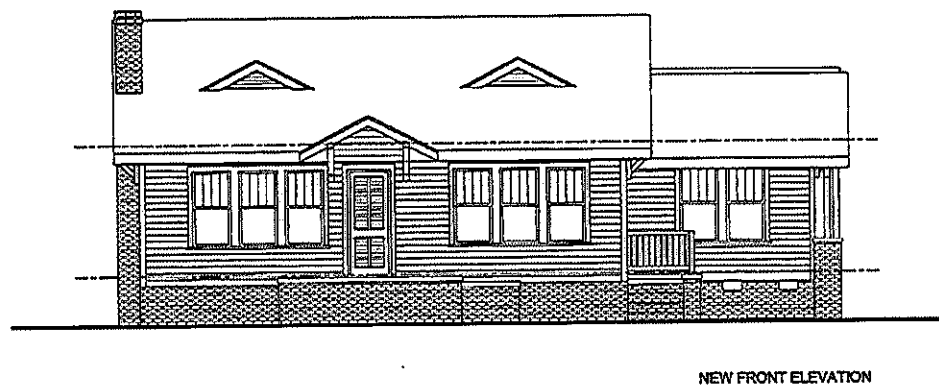
SALVAGE & REUSE SIDING
TO PATCH EXIST.



NEW SIDING ON
NEW ADDITION



NOTE:
ALL NEW EXTERIOR FINISH MATERIALS,
TO MATCH EXISTING.
BRICK, WINDOWS, SIDING, BRACKETS,
ROOFING & RAILINGS.



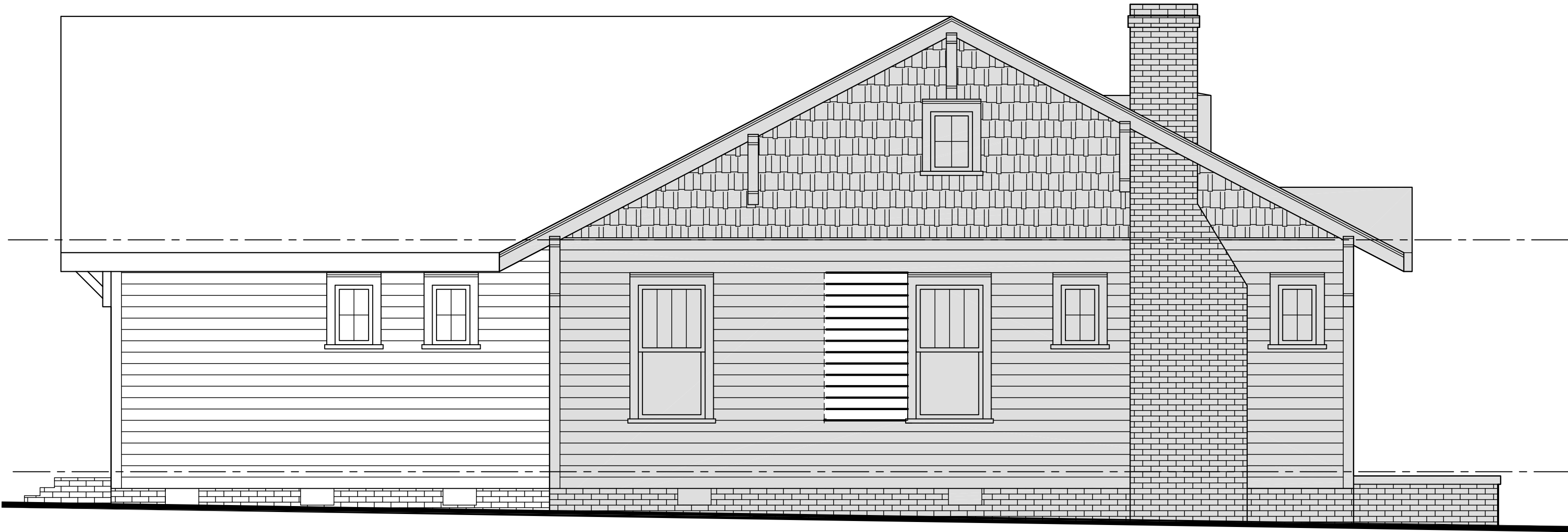
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Drawing:
NEW FRONT ELEVATION
NEW REAR ELEVATION

Date:
Nov. 14, 2014
Scale:
1/4" = 1'-0"
Proj. Code:
School St - SD

A6
OF 7



NEW ADDITION

EXISTING HOUSE

NEW LEFT SIDE ELEVATION

LEGEND

- EXISTING TO REMAIN
- SALVAGE & REUSE SIDING
TO PATCH EXIST.
- NEW SIDING ON
NEW ADDITION

NOTE:
ALL NEW EXTERIOR FINISH MATERIALS.
TO MATCH EXISTING.
BRICK, WINDOWS, SIDING, BRACKETS,
ROOFING & RAILINGS.



EXISTING HOUSE

NEW ADDITION

NEW RIGHT SIDE ELEVATION

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Drawing:
NEW RIGHT SIDE ELEVATION
NEW LEFT SIDE ELEVATION

Date:
Nov. 14, 2014

Scale:
1/4" = 1'-0"

Proj. Code.
School St - SD