

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1827 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT: Samuel and Morgan Walker

Details of Proposed Request

Existing Context

The existing structure is a one story Bungalow constructed in 1929. Adjacent structures are also one story in height. Exterior material is horizontal wood lap in the front gable and vertical wood siding on the remaining elevations.

Proposal

The proposal is an addition to the right side and rear. The right side is expanded approximately 8 feet. New materials, windows and roof trim will match existing.

Policy & Design Guidelines for Additions, page 36

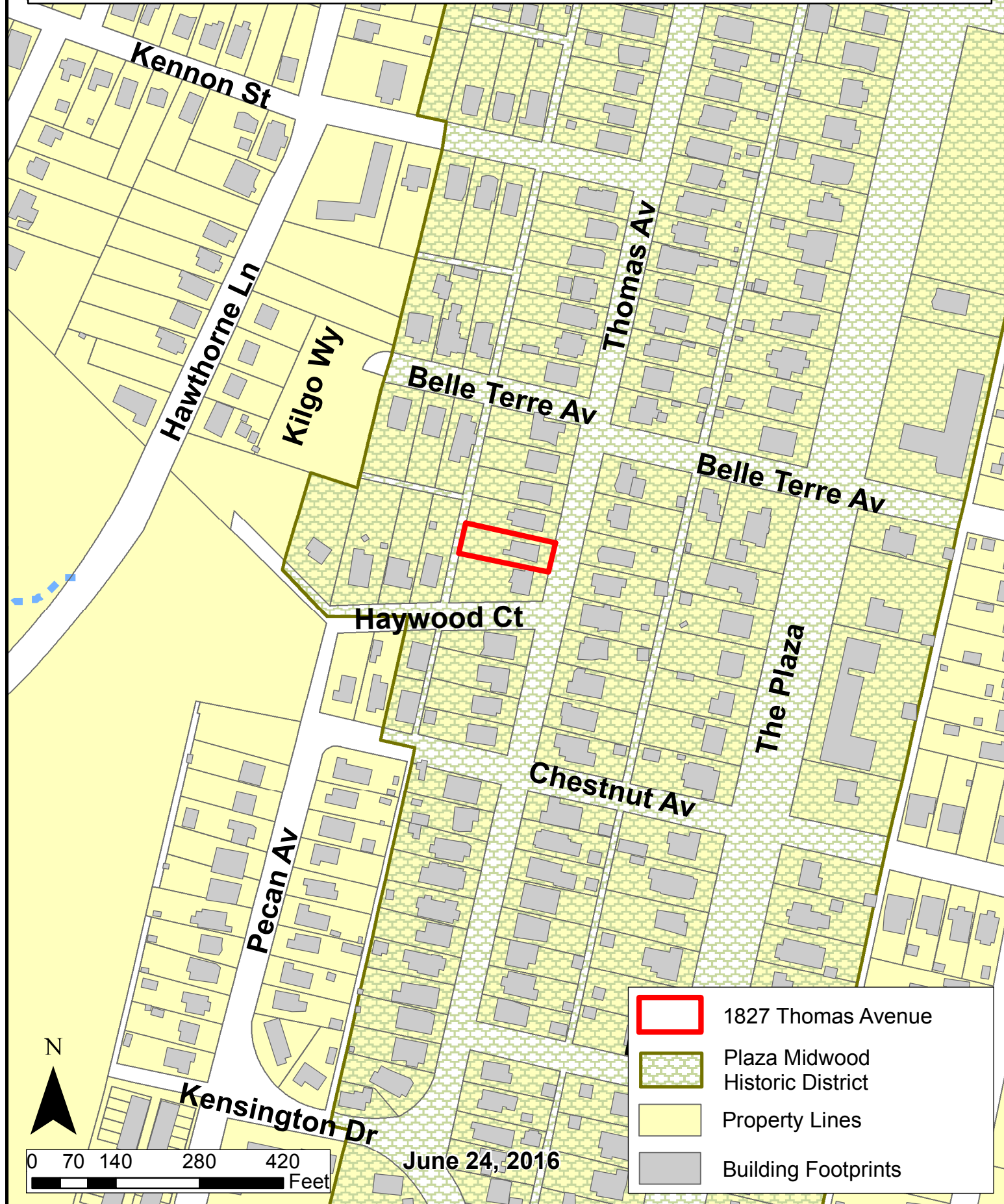
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

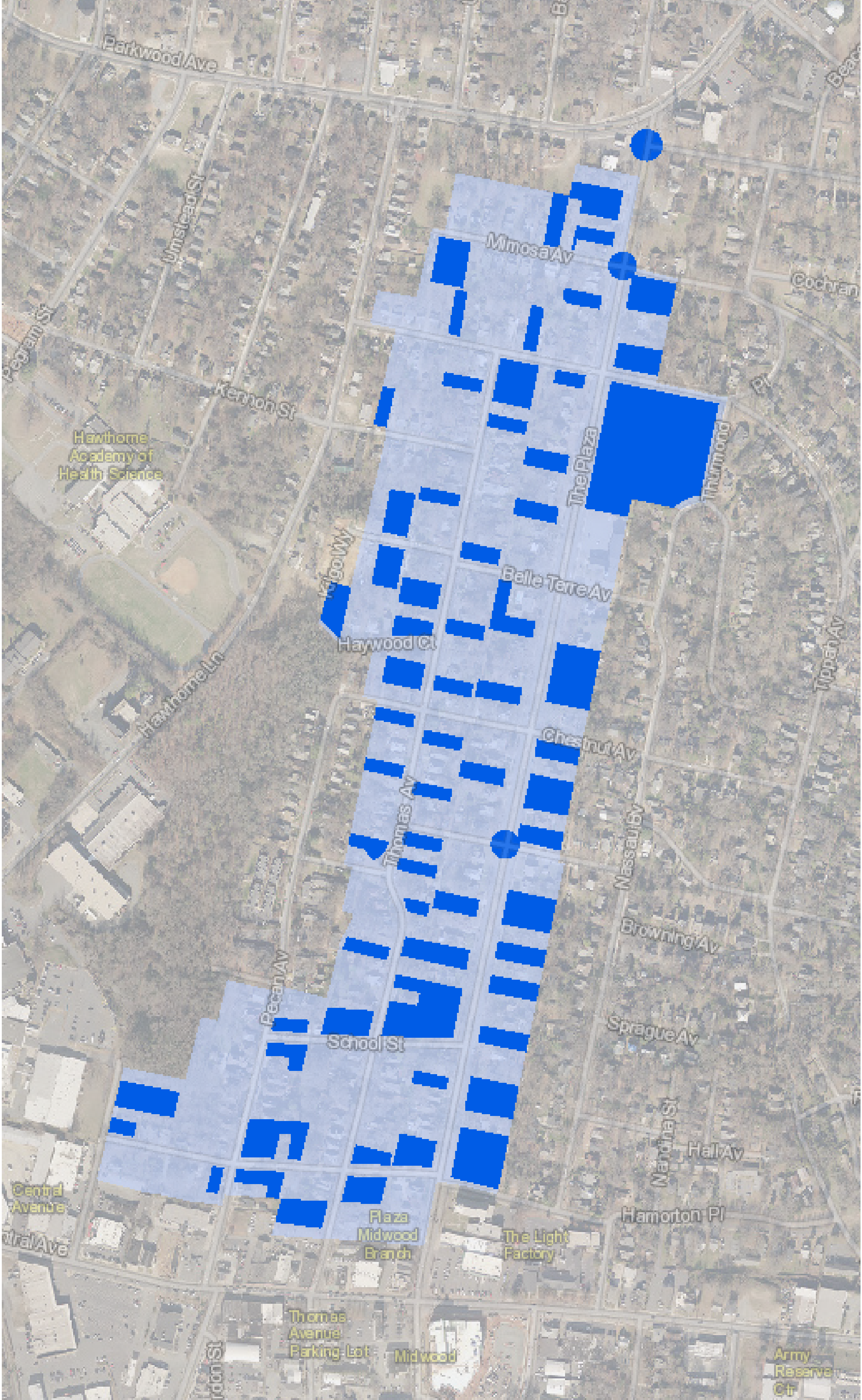
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-148
HISTORIC DISTRICT: PLAZA MIDWOOD







FRONT



REAR



FRONT SIDE



FRONT SIDE



REAR SIDE

EXISTING HOUSE ELEVATIONS



1835 Thomas Ave



1839 Thomas Ave



1843 Thomas Ave



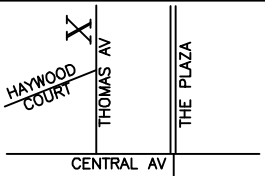
1831 Thomas Ave



1823 Thomas Ave

IMMEDIATE CONTEXT ON THOMAS AVE.

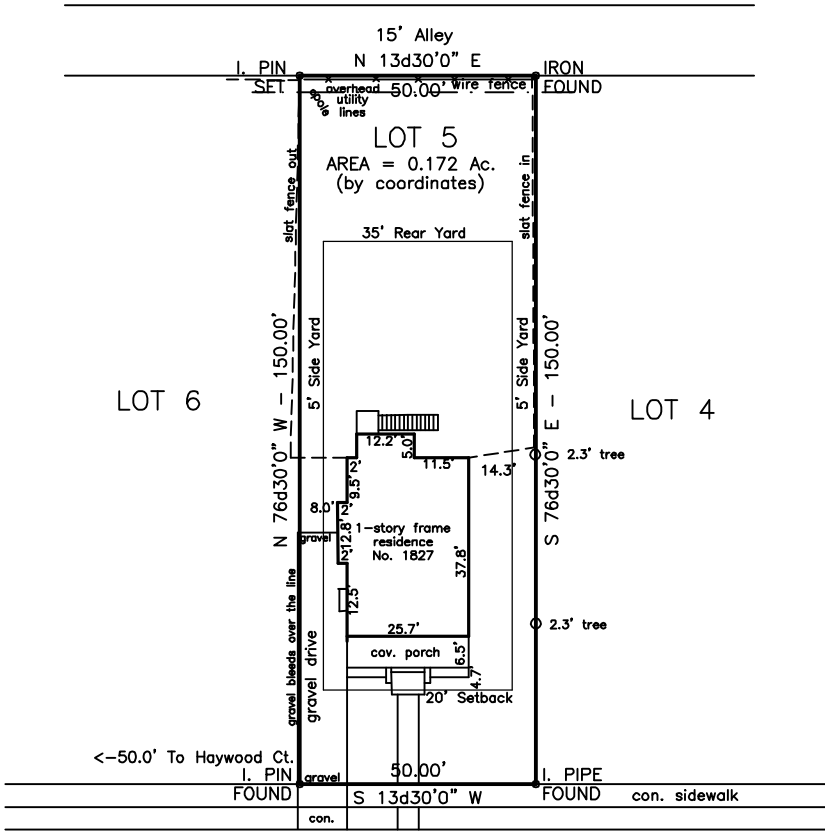
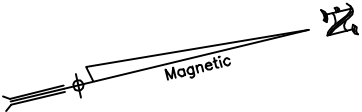




I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 13th day of June, 2016

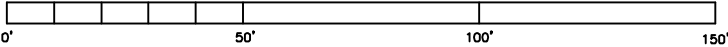
Leo J. Zoutewelle, PLS L-1129

Note: Zoning = R-5.
Deed restrictions recorded
in DB 321-157.

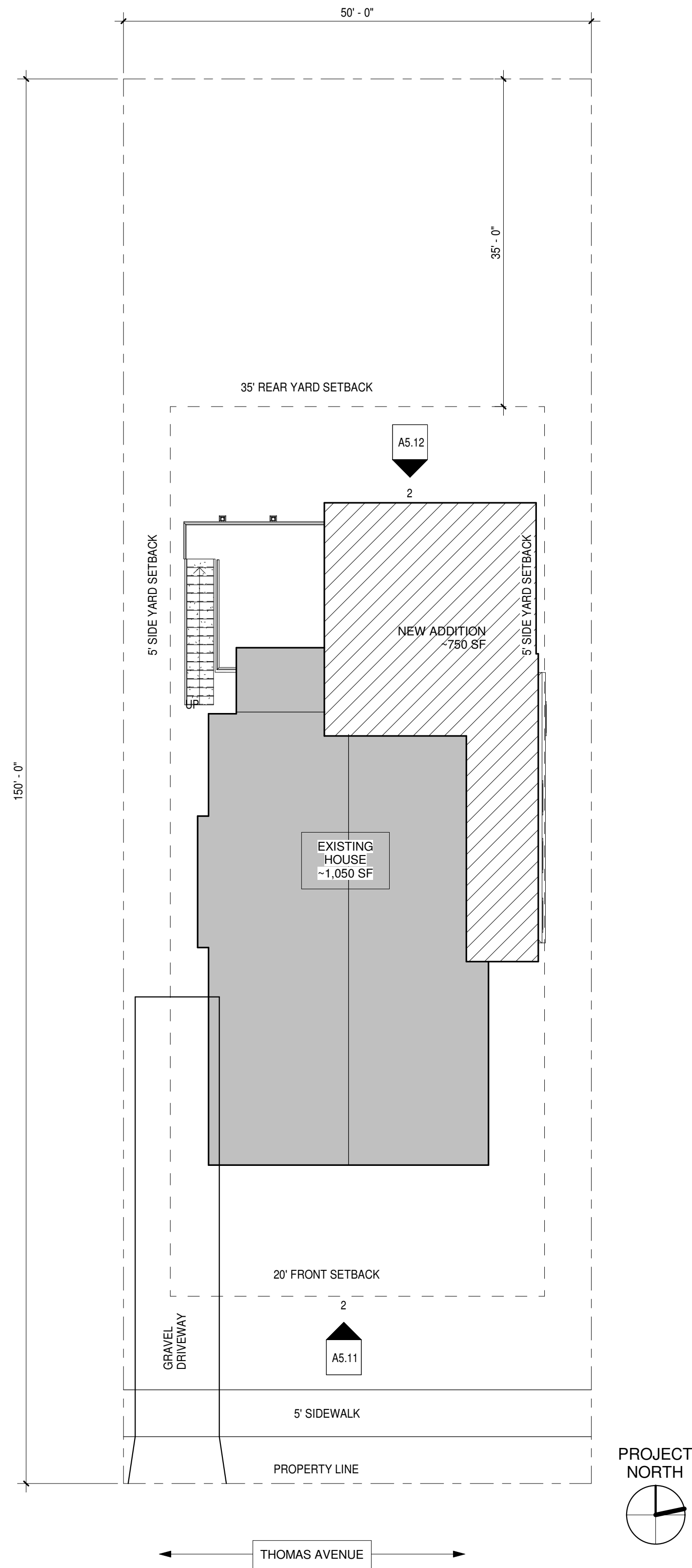


THOMAS AVENUE
(50' Public R/W)

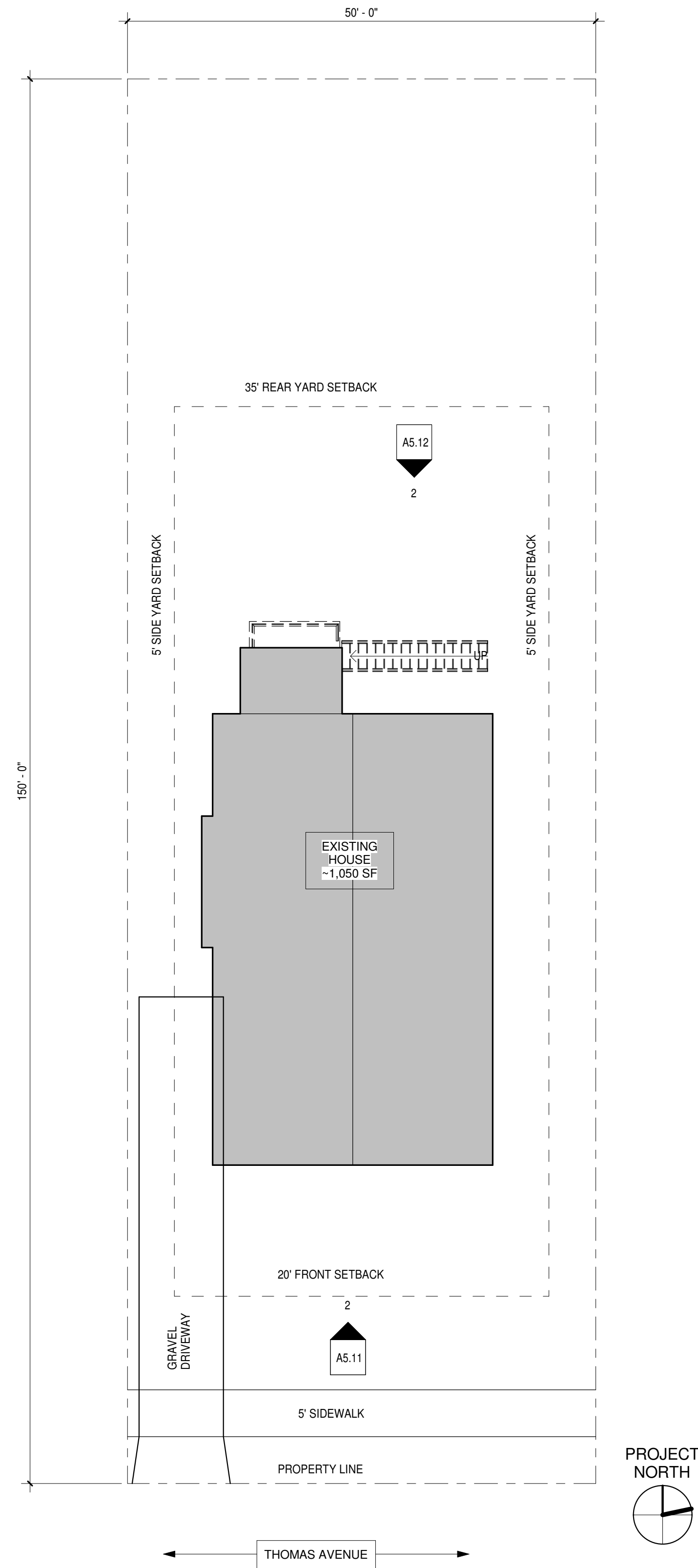
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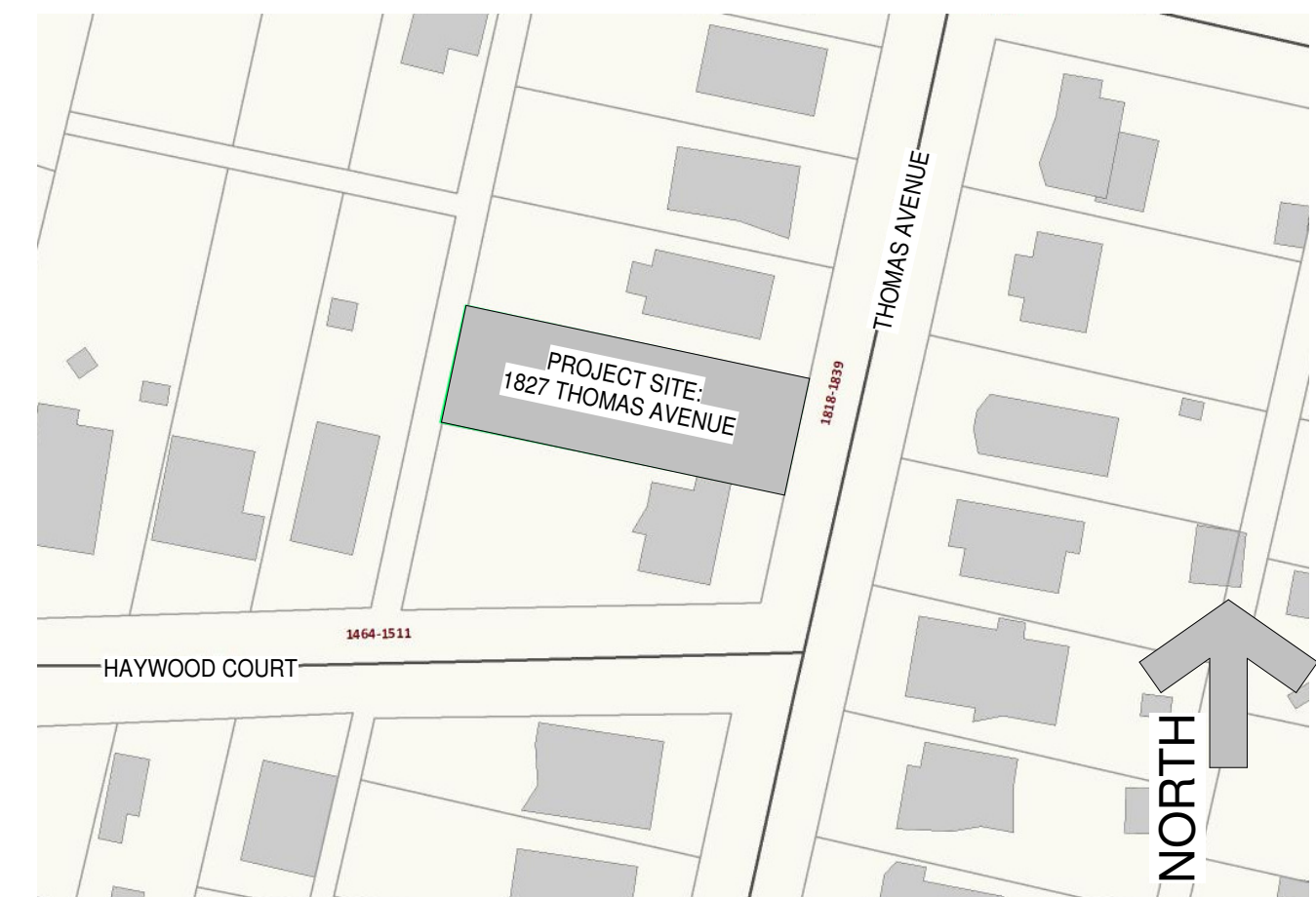
PHYSICAL SURVEY OF
LOT 5 BLOCK 5 JOHNSTON COURT
CHARLOTTE, MECKLENBURG COUNTY, N.C.
Certified only to
MORGAN GERICK WALKER & SAMUEL WALKER
Description Taken From Map Book 3 - 39
Scale 1" = 30 June 13, 2016
Leo J. Zoutewelle, PLS L-1129, 2136 Malvern Road, Charlotte, NC 28207



1 SITE PLAN - NEW CONSTRUCTION
A1.11 1" = 10'-0"



A1 SITE PLAN - EXISTING
A1.11 1" = 10'-0"



2 Site Vicinity Map
A1.11 1" = 80'-0"

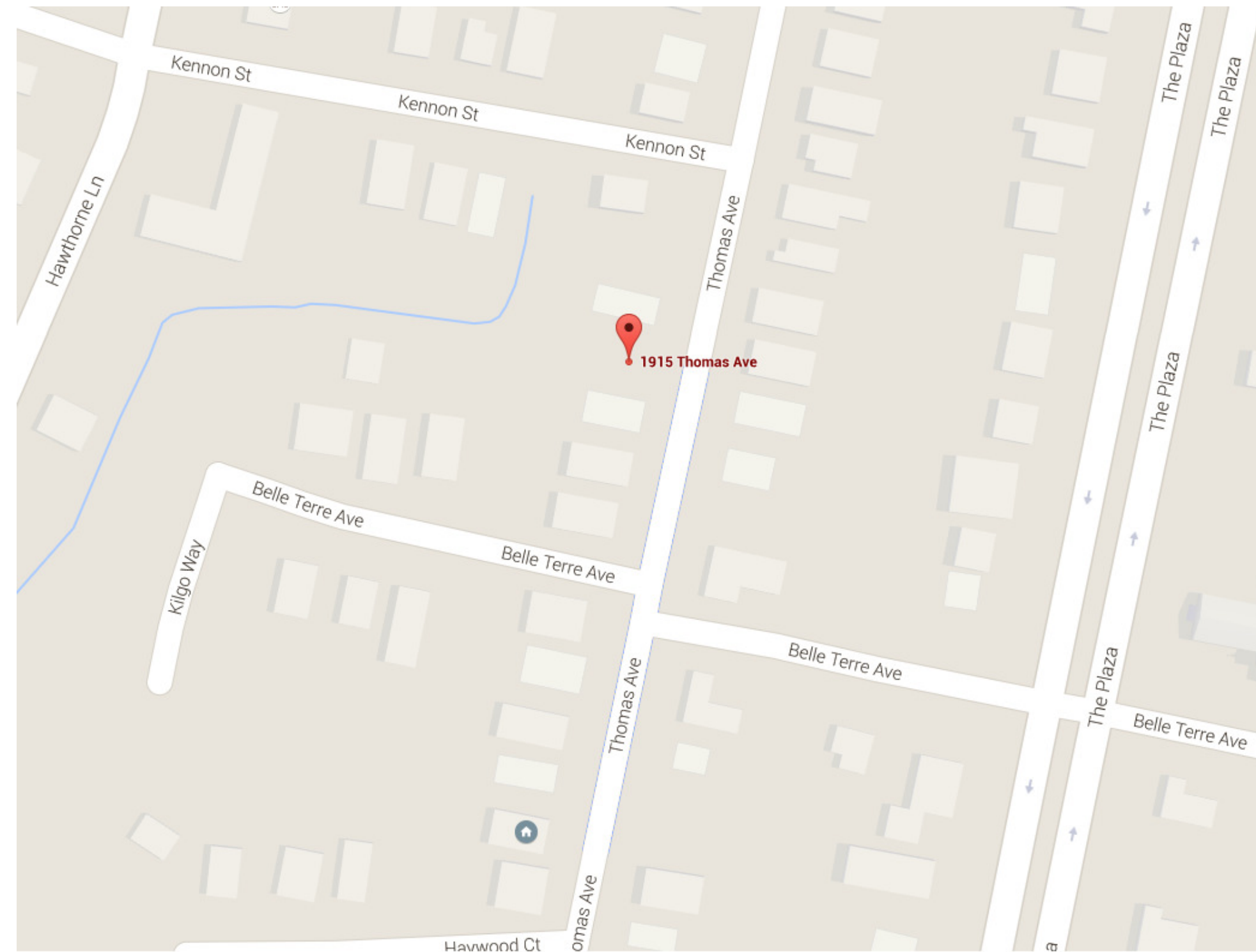
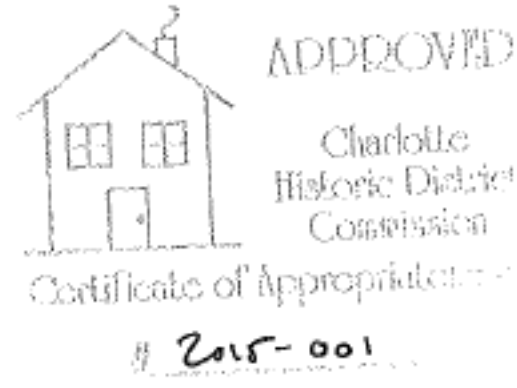
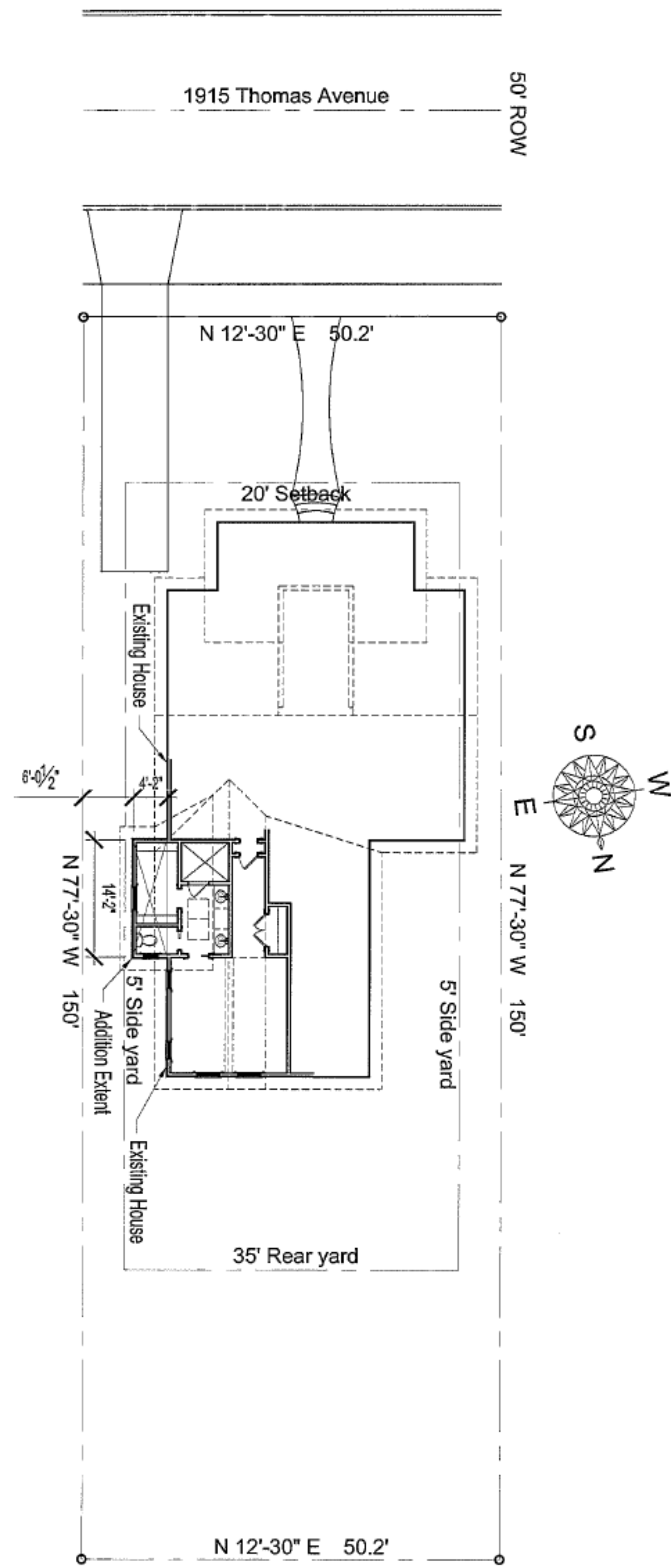
A1 Site Plan

Source: City of Charlotte
Date of Survey: December 1, 2014
Reference: 2014-001

Stallings Residence
1915 Thomas Avenue, Charlotte NC 28205

Tri-Square Construction
1906 East Boulevard Charlotte, North Carolina 28203

SITE PLAN
1"=20'-0"



**A3
ELEVATIONS**
1915 Thomas Avenue, Charlotte NC 28205

Stallings Residence
1915 Thomas Avenue, Charlotte NC 28205

Tri-Square Construction
1906 East Boulevard Charlotte, North Carolina 28203

Walker Residence
1827 Thomas Ave
Charlotte, NC 28205

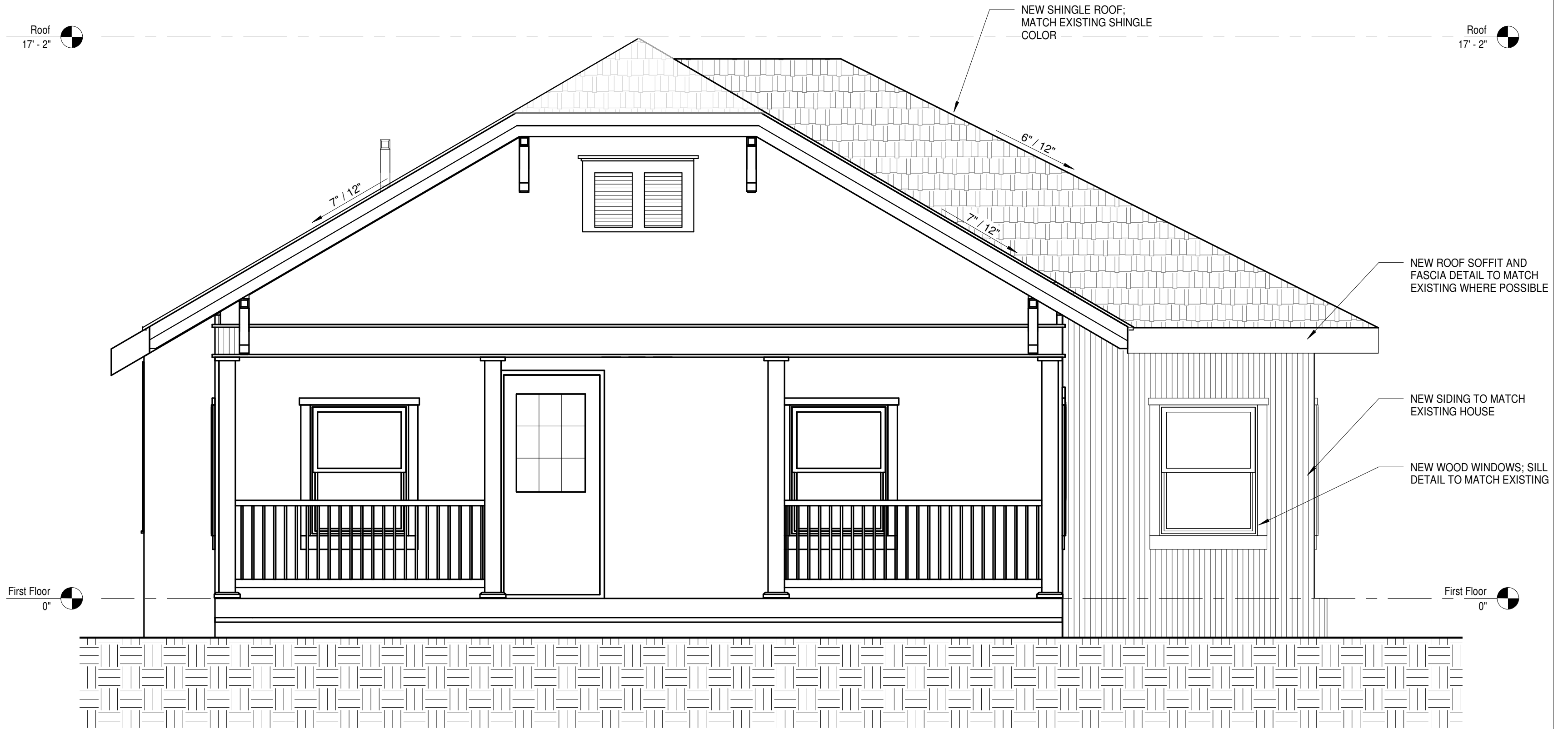
**PRECEDENT
ANALYSIS**

A1.12

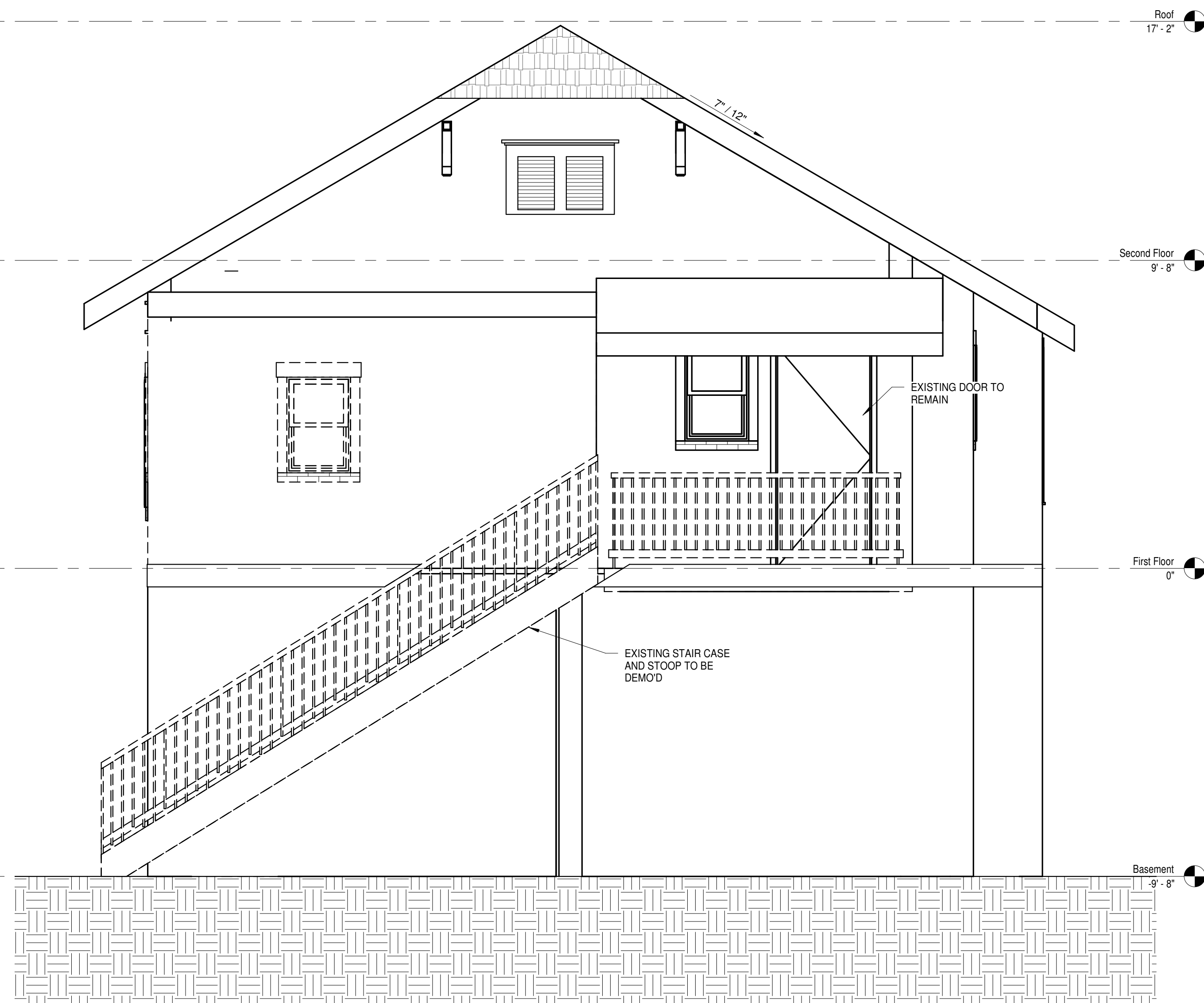




1
A5.11
EXISTING FRONT ELEVATION
3/8" = 1'-0"

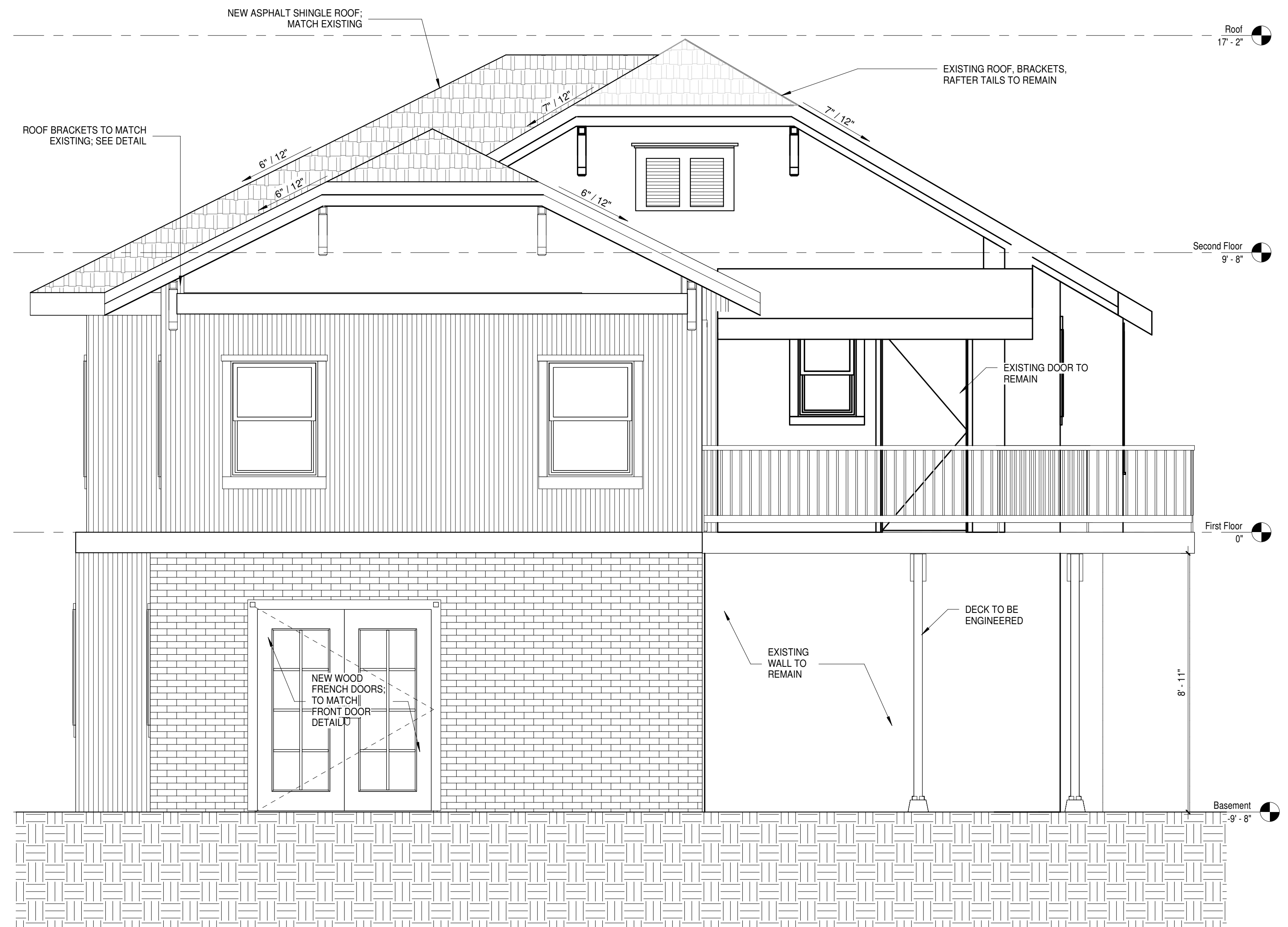


2
A5.11
PROPOSED FRONT ELEVATION
3/8" = 1'-0"



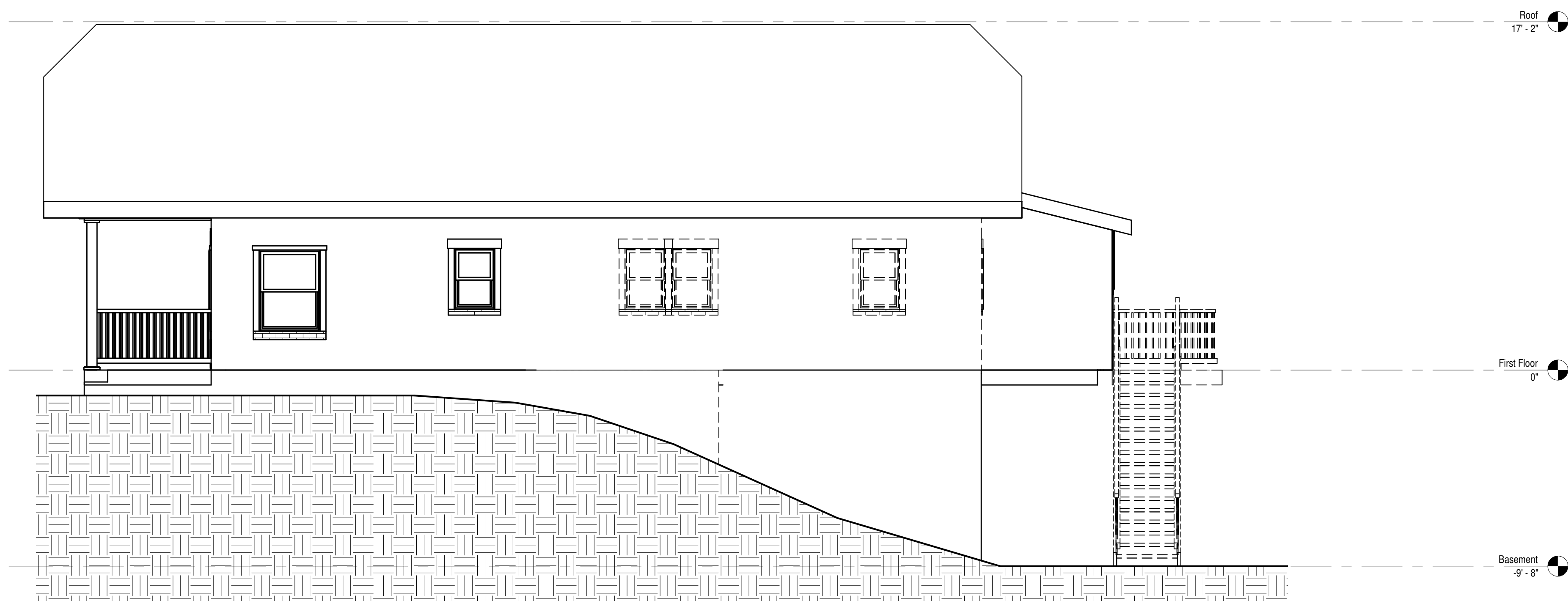
2
A5.12 / 3/8" = 1'-0"

EXISTING REAR ELEVATION

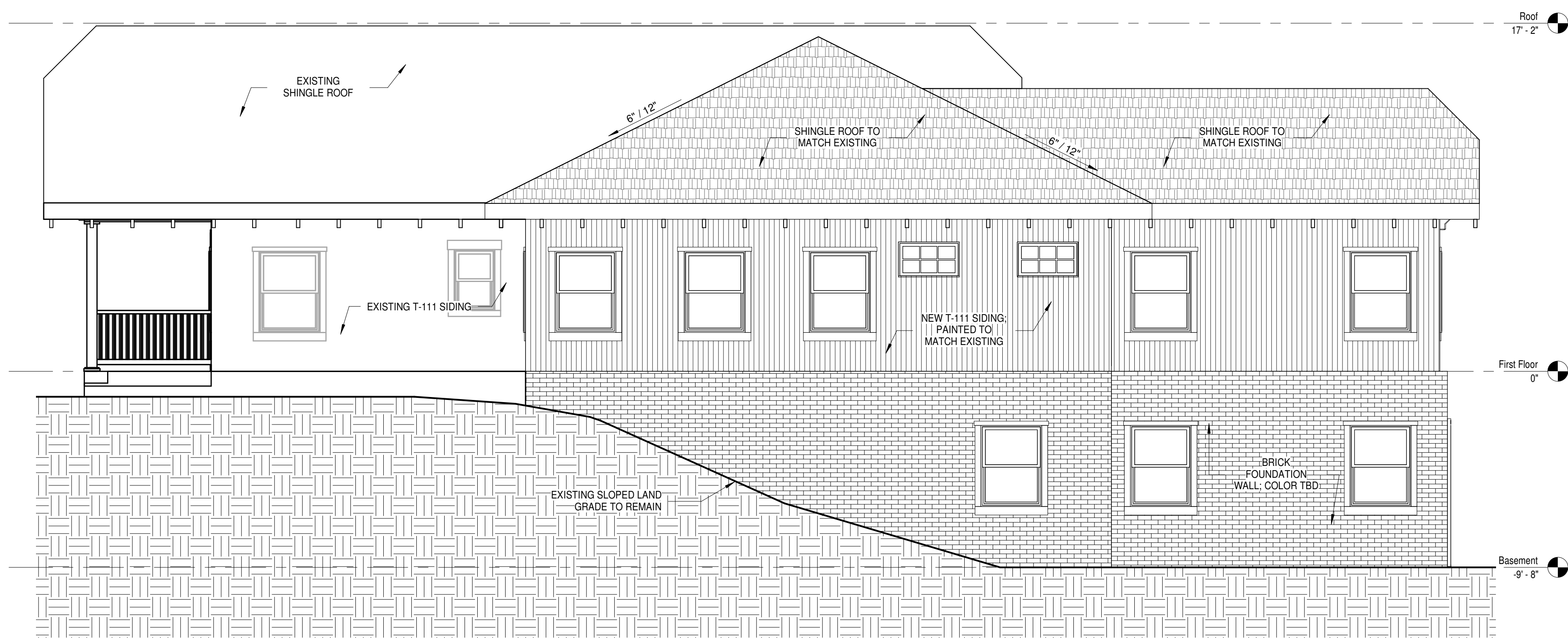


1
A5.12 / 3/8" = 1'-0"

PROPOSED REAR ELEVATION



2
A5.13
EXISTING SIDE ELEVATION
1/4" = 1'-0"



1
A5.13
PROPOSED SIDE ELEVATION
1/4" = 1'-0"

Walker Residence
1827 Thomas Ave
Charlotte, NC 28205

EXTERIOR
ELEVATIONS
- SIDE

A5.13



BEFORE



AFTER

1925 Thomas Ave

One Story Home that was expanded to two story home with steeper pitched roof and dormers coming off the second story



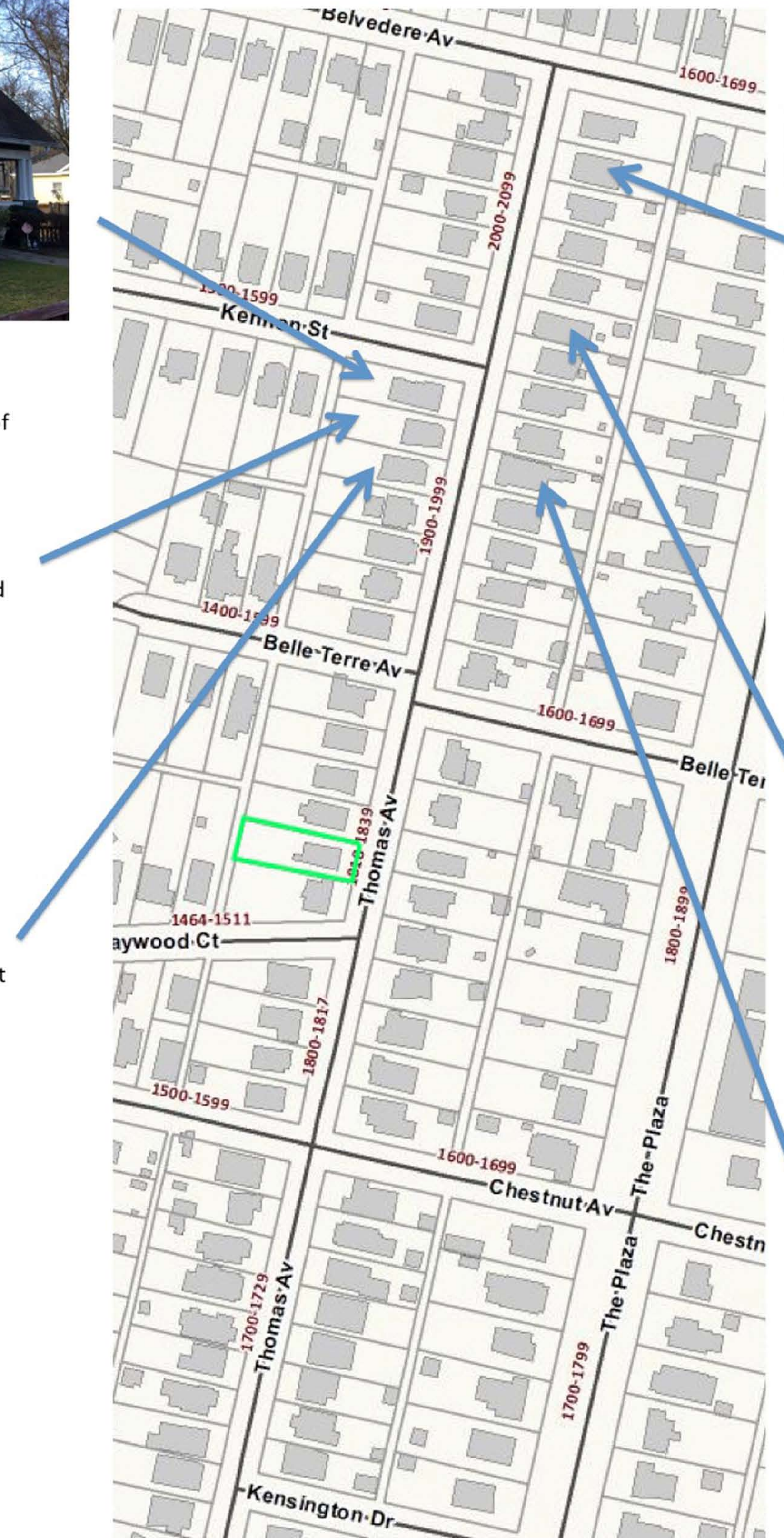
1921 Thomas Ave

Two Story Home with varying scale and pitched roofs. Full two story side elevation.



1917 Thomas Ave

One and a Half Story Home with front facing gable and perpendicular gable at midline



2022 Thomas Ave

One story home that has addition but kept similar front elevation detailing.



08119716 001

2004 Thomas Ave

Two Story Home with similar scale and detailing on front and side elevations



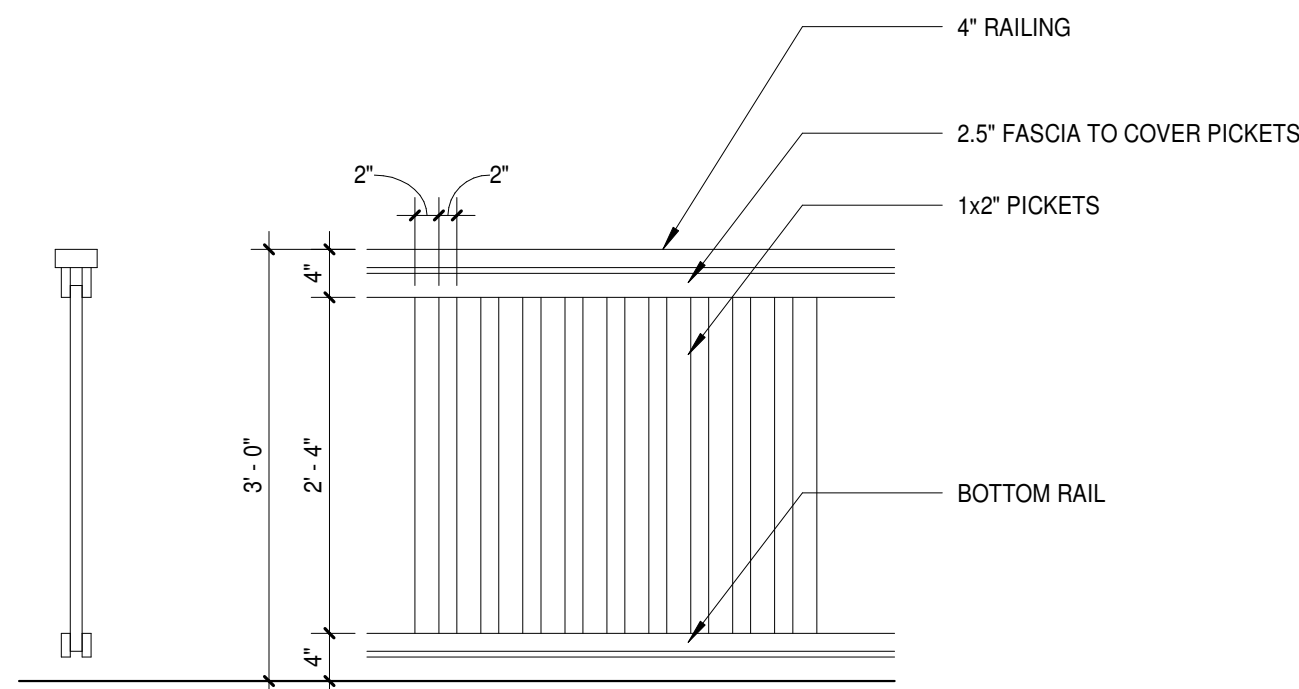
1910 Thomas Ave

Two Story Home with similar scale and detailing on front and side elevations

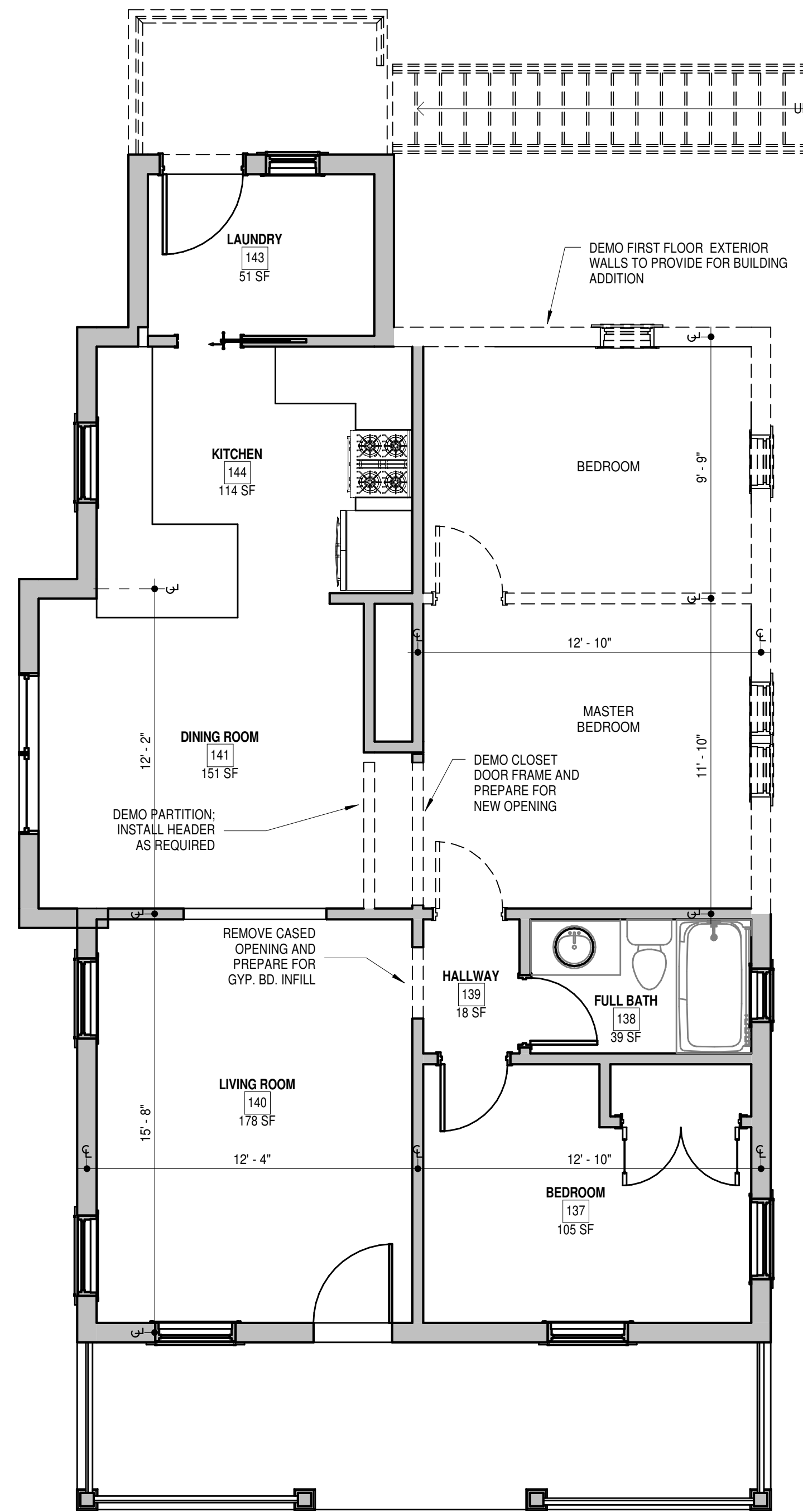


PRECEDENT ADDITION PROJECTS

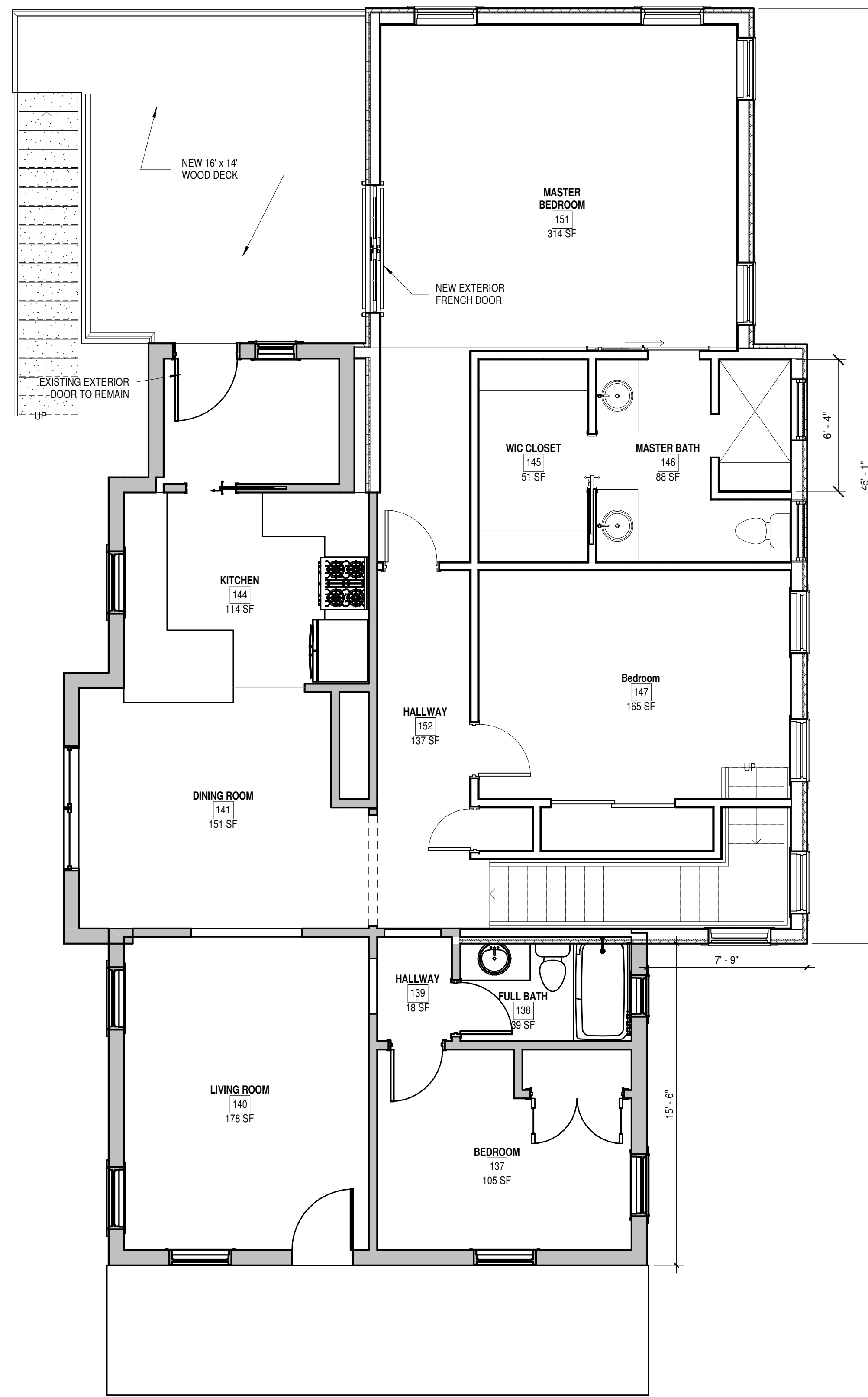
RECENT ONE STORY HOMES THAT HAVE RECEIVED
SIMILAR ADDITIONS ON THOMAS AVENUE



2
A2.11 Railing Detail
3/4" = 1'-0"



B4
A2.11 First Floor Plan - Existing and Demolition
1/4" = 1'-0"



1
A2.11 First Floor - New Construction
1/4" = 1'-0"

