

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1505 Thomas Avenue

SUMMARY OF REQUEST: Addition, window replacement

APPLICANT/OWNER: James Onto, applicant

Details of Proposed Request

Existing Conditions

The house is a one story Bungalow style design constructed in 1931. The house has a hipped roof with a large hipped dormer on the front elevation. Existing details include boxed eaves and wood windows. Adjacent structures are one story Bungalow houses.

Proposal

The project is the addition of a shed dormer on the right side and new windows. The dormer will have materials and details to match the existing house. On the left side elevation three windows are replaced with transom windows. The rear addition is not visible from the street.

Policy & Design Guidelines – Additions, page 36

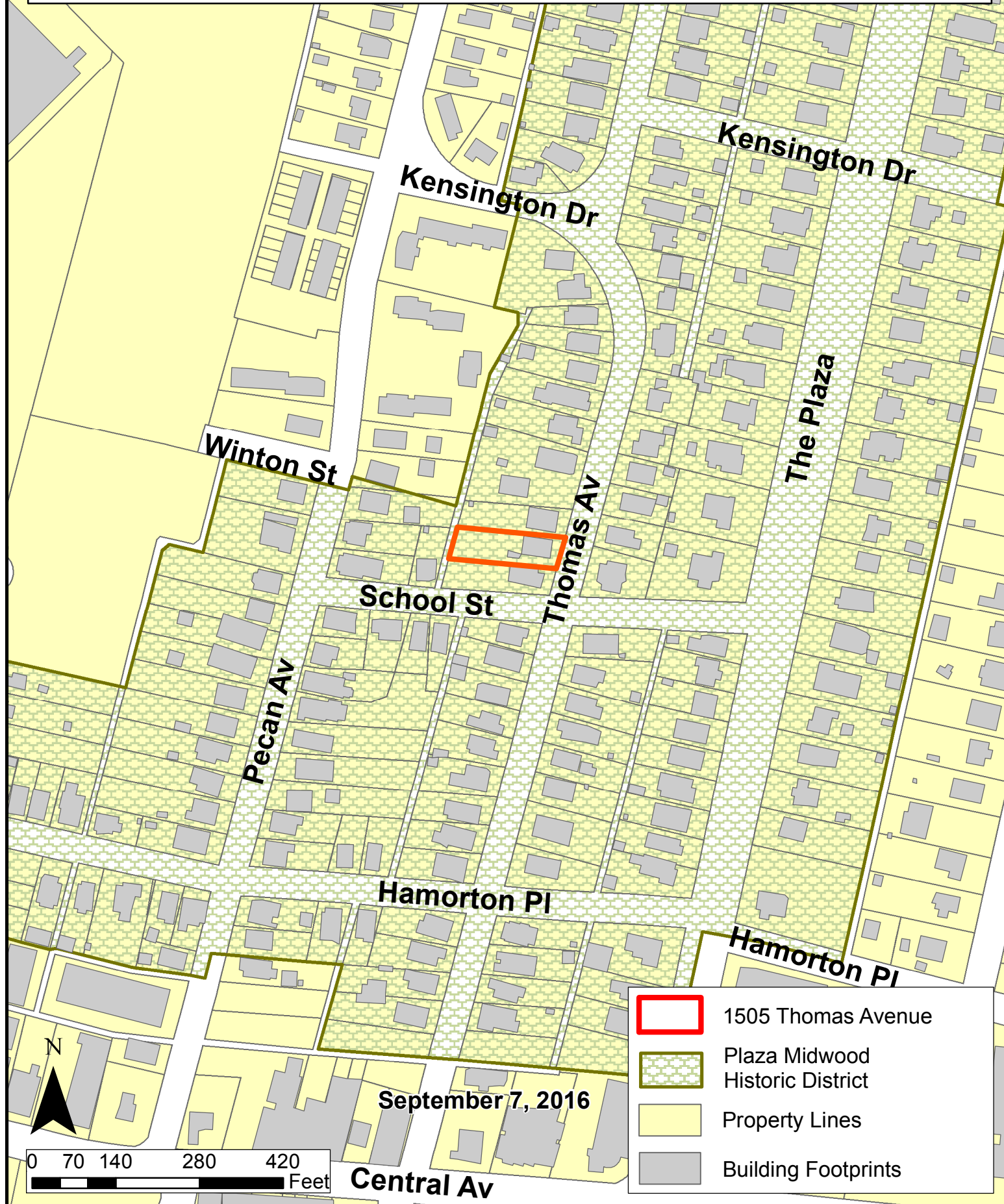
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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 proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2016-199
HISTORIC DISTRICT: PLAZA MIDWOOD

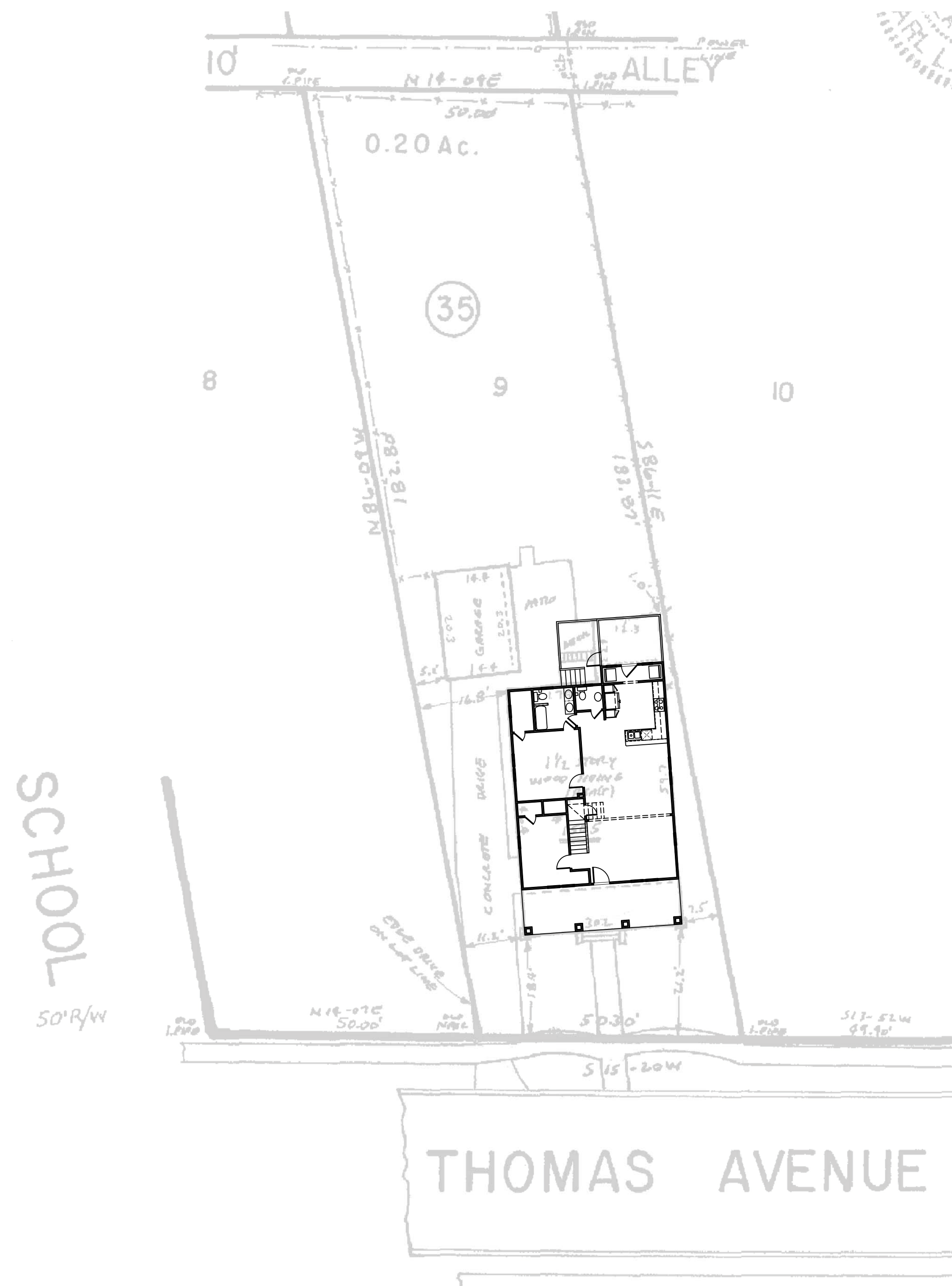


NOT FOR
CONSTRUCTION

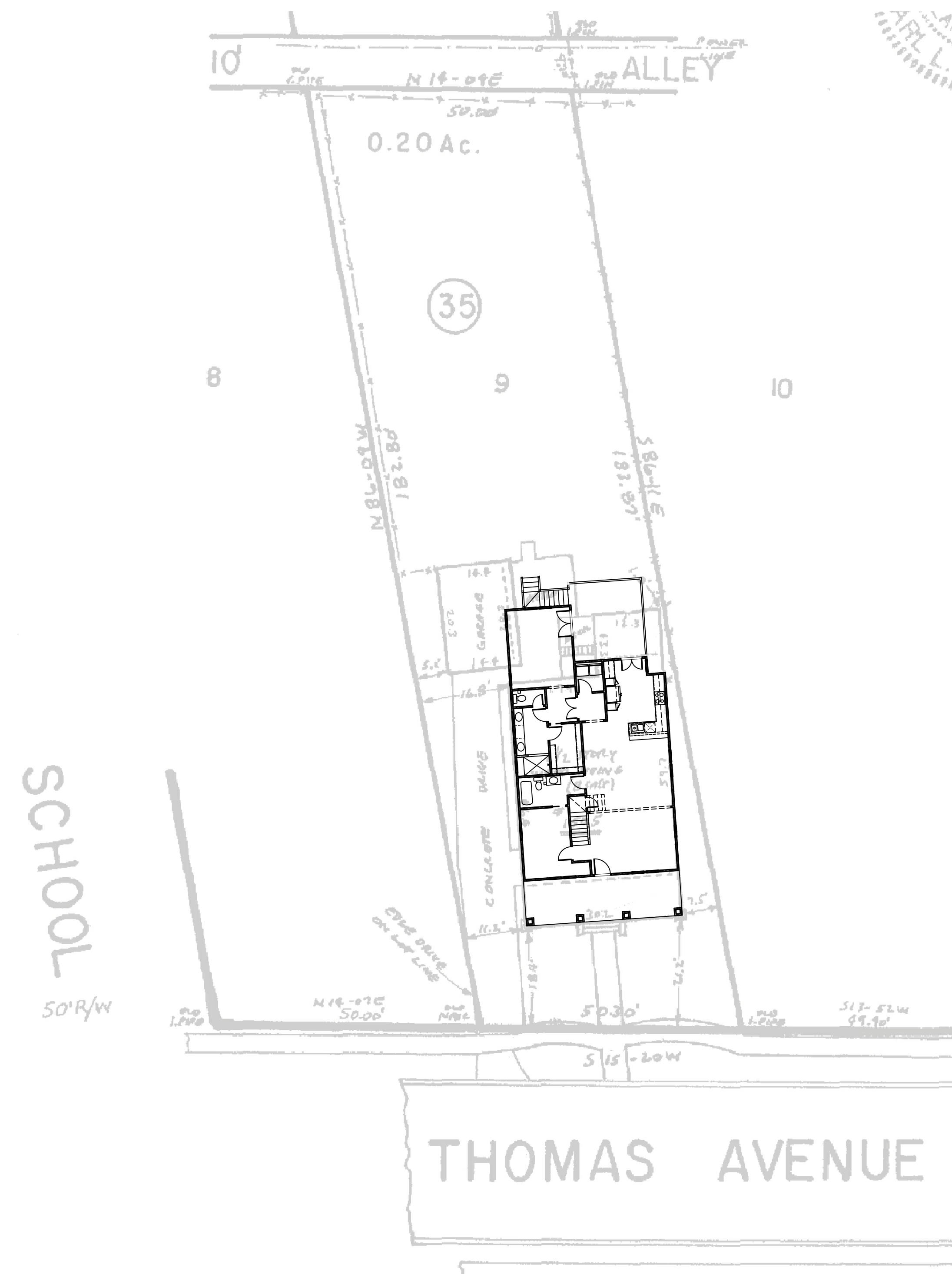
COOK HOUSE
1505 THOMAS AVE.
CHARLOTTE, NORTH CAROLINA

HISTORIC
REVIEW SET
8-30-16

SITE PLANS
HR5



1 EXISTING SITE PLAN
1/16" = 1'-0"



2 PROPOSED SITE PLAN
1/16" = 1'-0"



1501



1505



1509



1517



1500



1508



1512



1516



KEY ELEVATION:
SHADED AREA IS PROPOSED
RENOVATION



1 EXISTING FRONT ELEVATION

1/4" = 1'-0"



2 RENOVATED FRONT ELEVATION

1/4" = 1'-0"



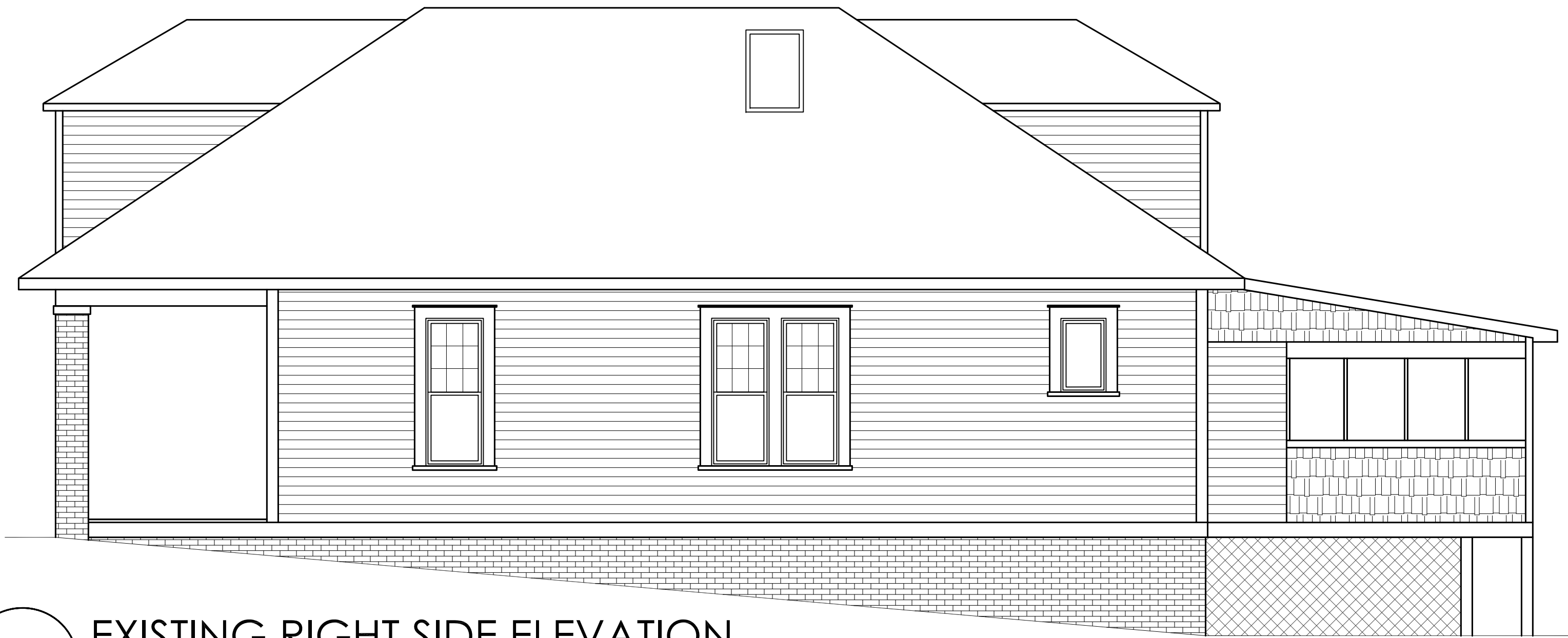
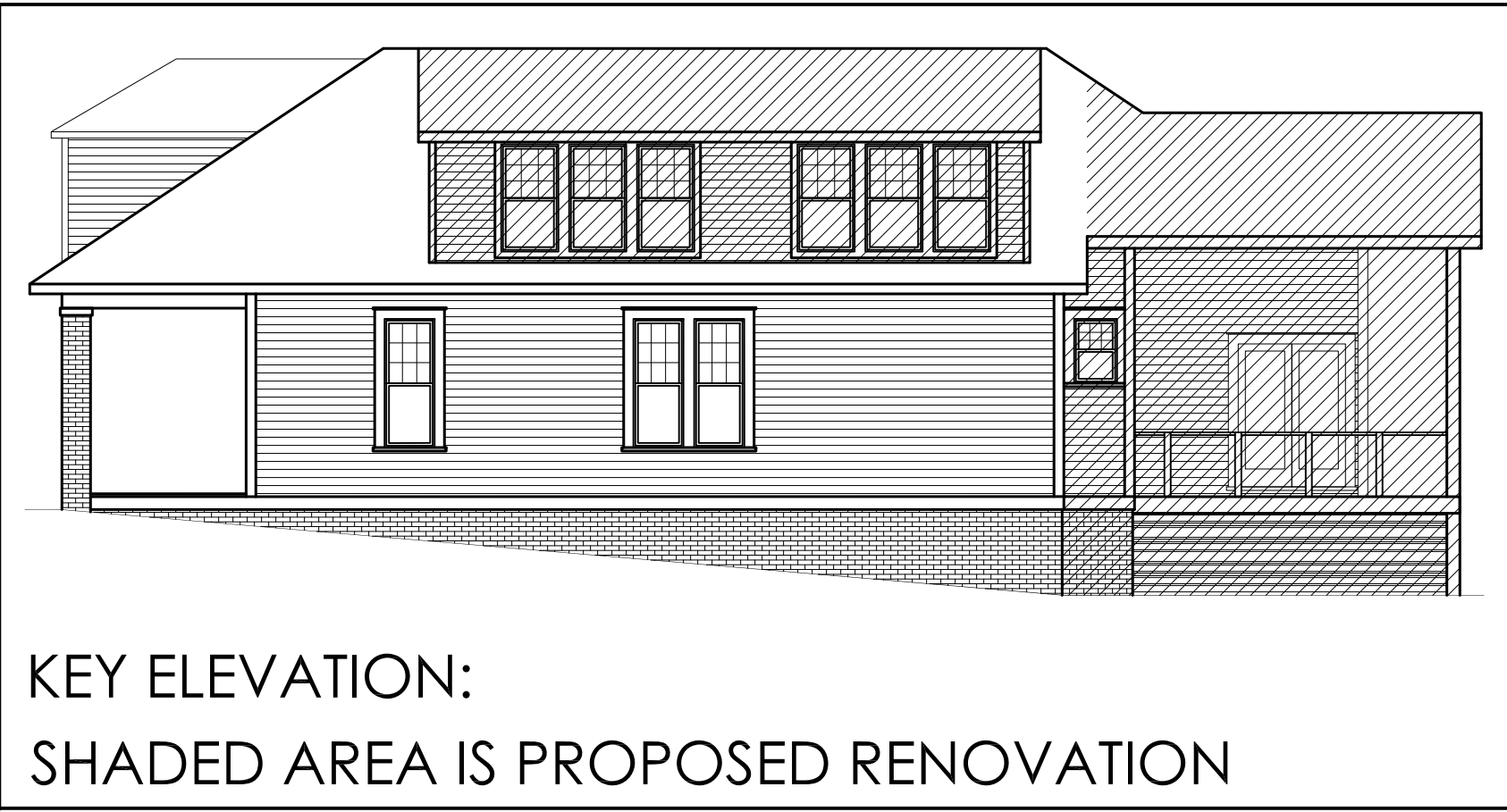
3 EXISTING FRONT ELEVATION WITH GREENERY

1/4" = 1'-0"



4 RENOVATED FRONT ELEVATION WITH GREENERY

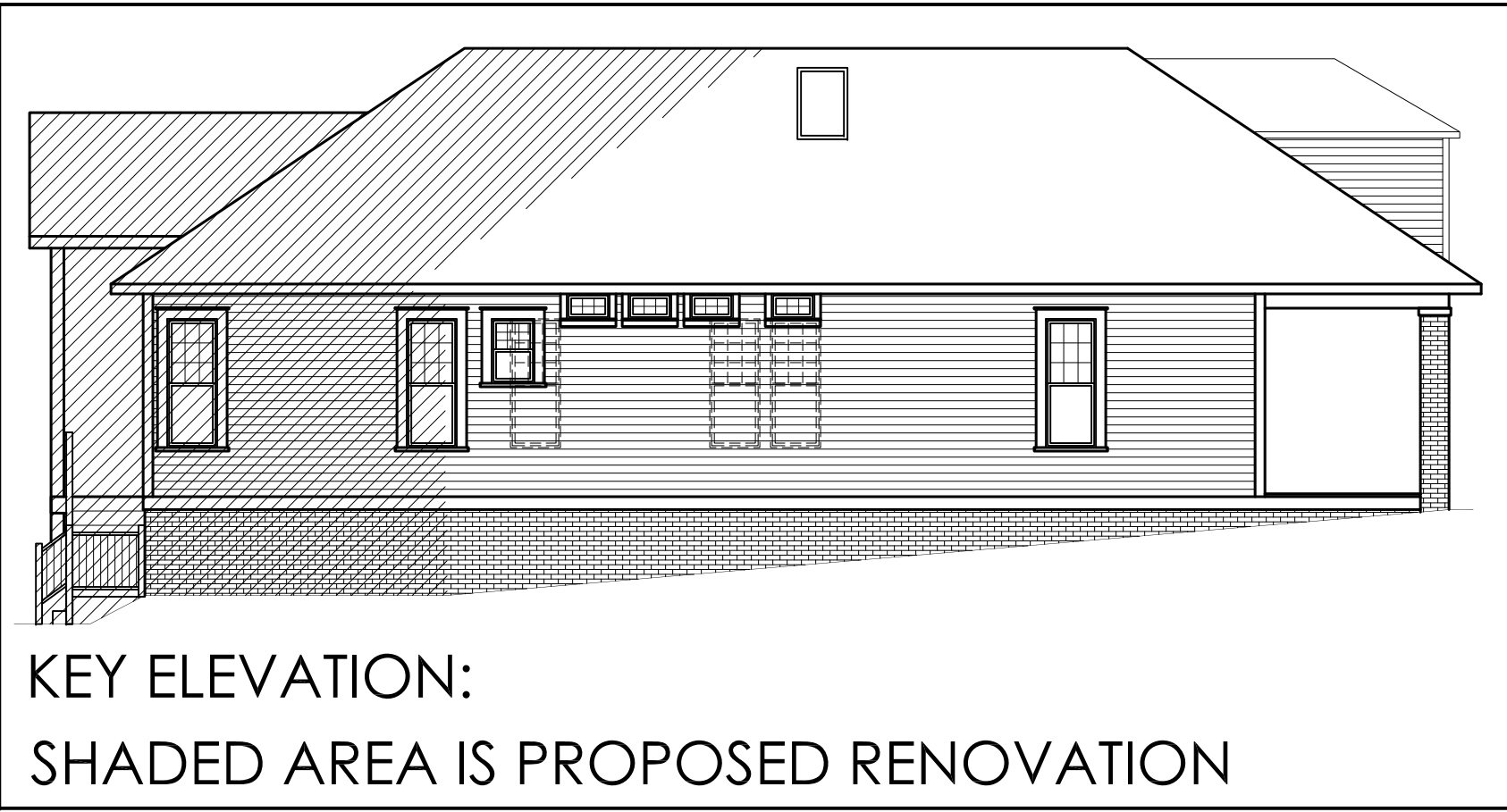
1/4" = 1'-0"



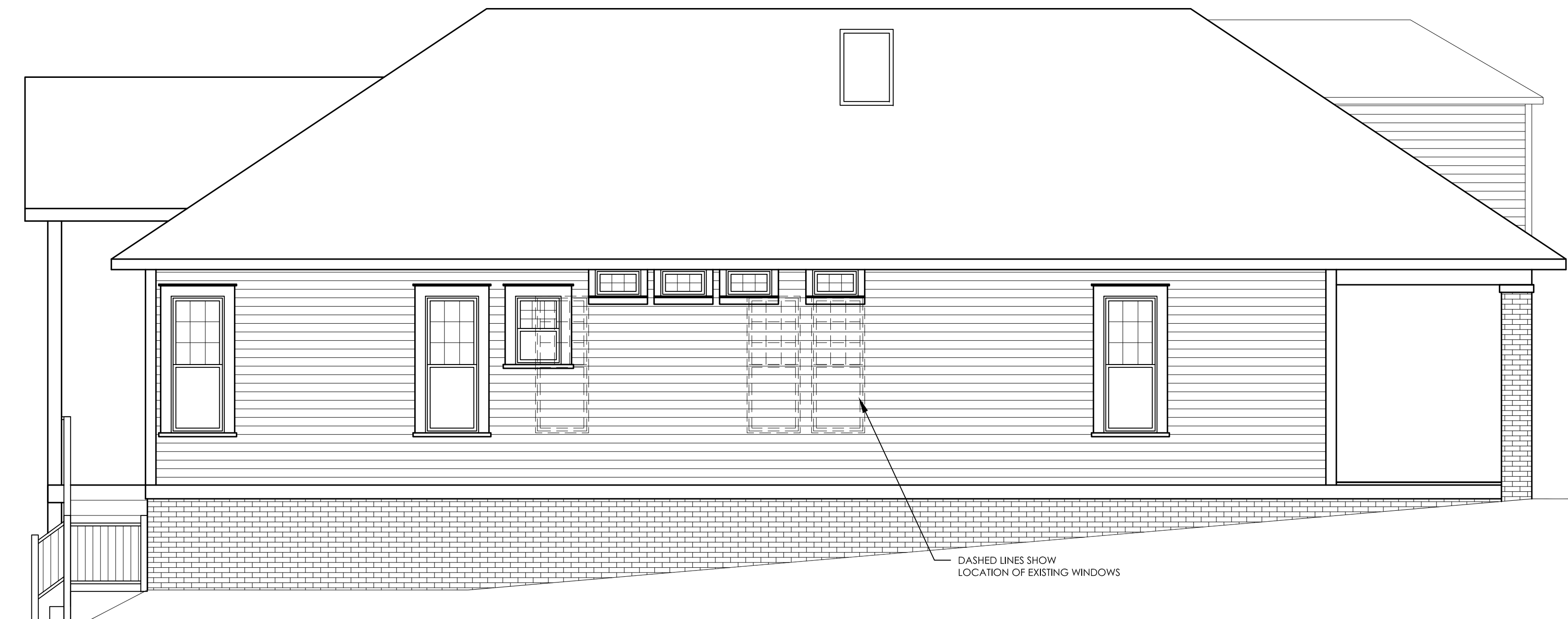
1 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 RENOVATED RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"

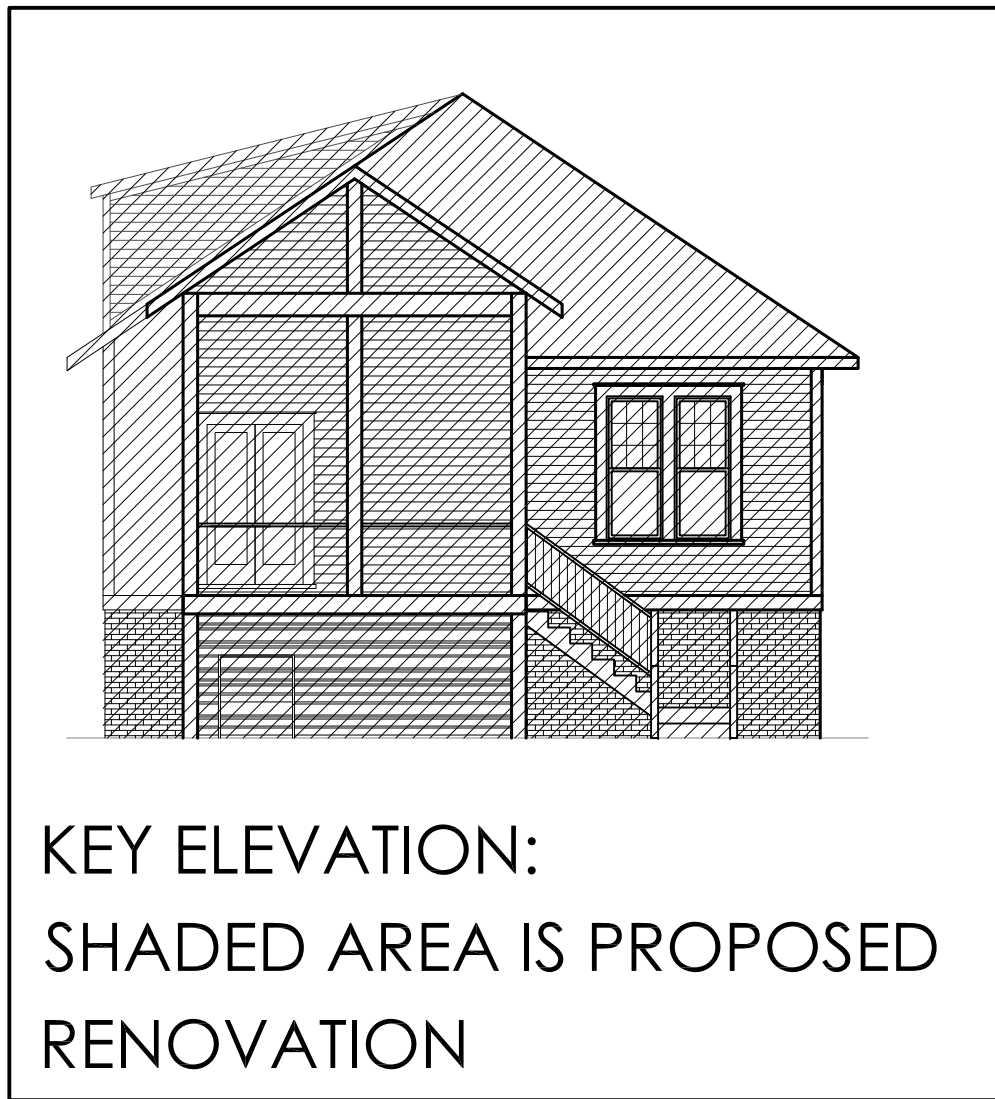


2 RENOVATED LEFT SIDE ELEVATION
1/4" = 1'-0"

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REAR ELEVATIONS
HR4



1 EXISTING REAR ELEVATION
1/4" = 1'-0"



2 RENOVATED REAR ELEVATION
1/4" = 1'-0"