

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1534 Thomas Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Jonathan Stanley

The application was continued from July/September for the following: 1) Provide accurate and detailed drawings with dimensions and architectural features, 2) Provide accurate existing elevations with shed dormer shown on side elevations, 3) Revise dormer roof pitch and/or side wall fenestration to complement the house, 4) Provide a site survey to show the addition will conform to the zoning rear setback requirement

Details of Proposed Request

Existing Context

The existing structure is a one story Bungalow style home constructed in 1930. Exterior features include a screened front porch with original columns in place, a shallow front dormer and stone primary chimney. The lot is non-conforming. The lot depth is 64' and 83' on the sides, the rear yard from house to property line is approximately 16' at the closest point. The alley easement ends at this property. Adjacent structures are a mix of Bungalow style homes.

Proposal

The project is a second floor addition and porch improvements by expanding the front dormer. The addition increases the height of the front dormer and extends to the rear. The increase in height is approximately 5'-10". New dormer material is cedar shake, eave details will match existing. Porch improvements include new handrails and removal of the screens. The chimney will need be extended to accommodate the addition. The applicant is also requesting the removal of a secondary front door, rear door, side doors, and a new window on the rear and left side elevation.

Policy & Design Guidelines for Roof Form and Materials, page 6.10

1. Use roof forms, such as gable or hipped or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.

Policy & Design Guidelines for Additions, page 7.2

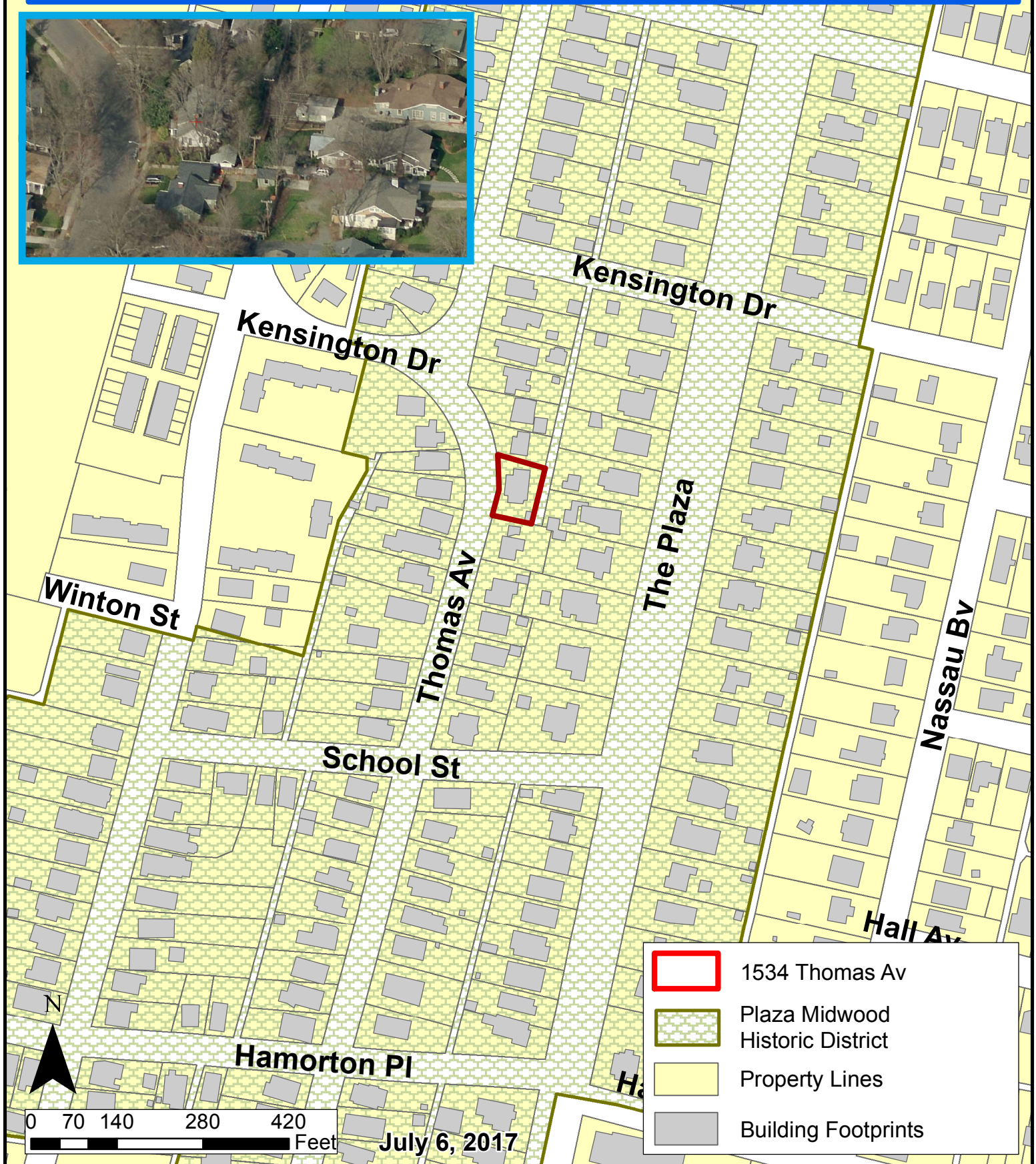
7. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
8. Limit the size of the addition so that it does not visually overpower the existing building.
9. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
10. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
11. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
12. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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 2017-402
HISTORIC DISTRICT: Plaza Midwood
ADDITION



Existing Conditions - Front



Existing Conditions - Rear



Existing Conditions - Sides

Right



Left



Context/Adjacent Structures



1528 Thomas Ave



1534 Thomas Ave (Subject)



1542 Thomas Ave



1612 Thomas Ave

Polaris 3G Map – Mecklenburg County, North Carolina thomas



1546 Thomas Ave



1709 Thomas Ave



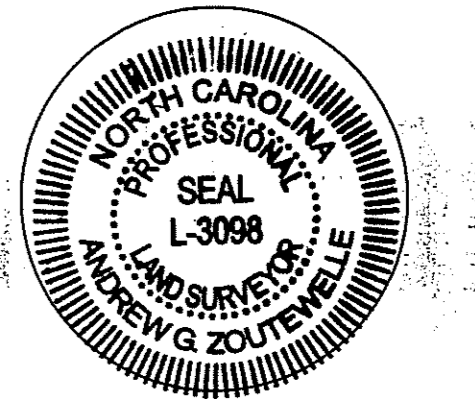
2004 Thomas Ave



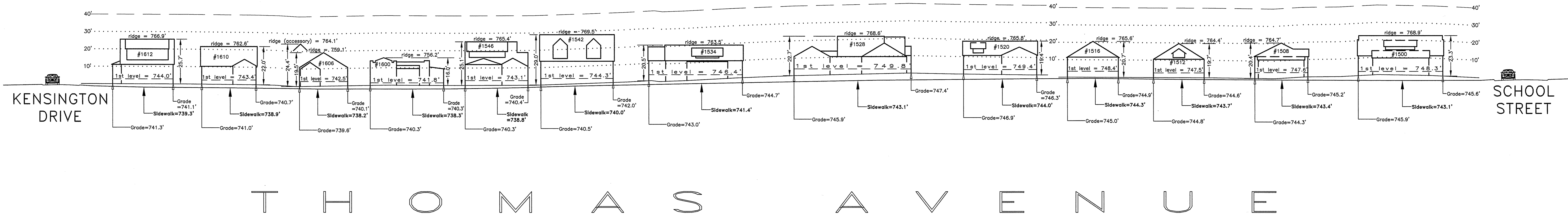
1516 Thomas Ave

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of July, 2017.



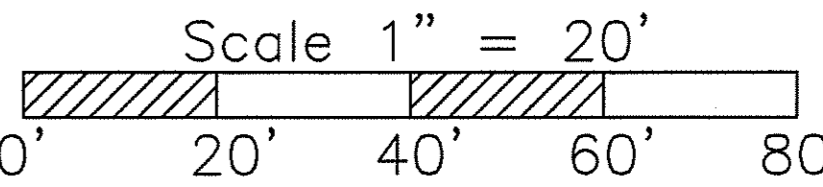
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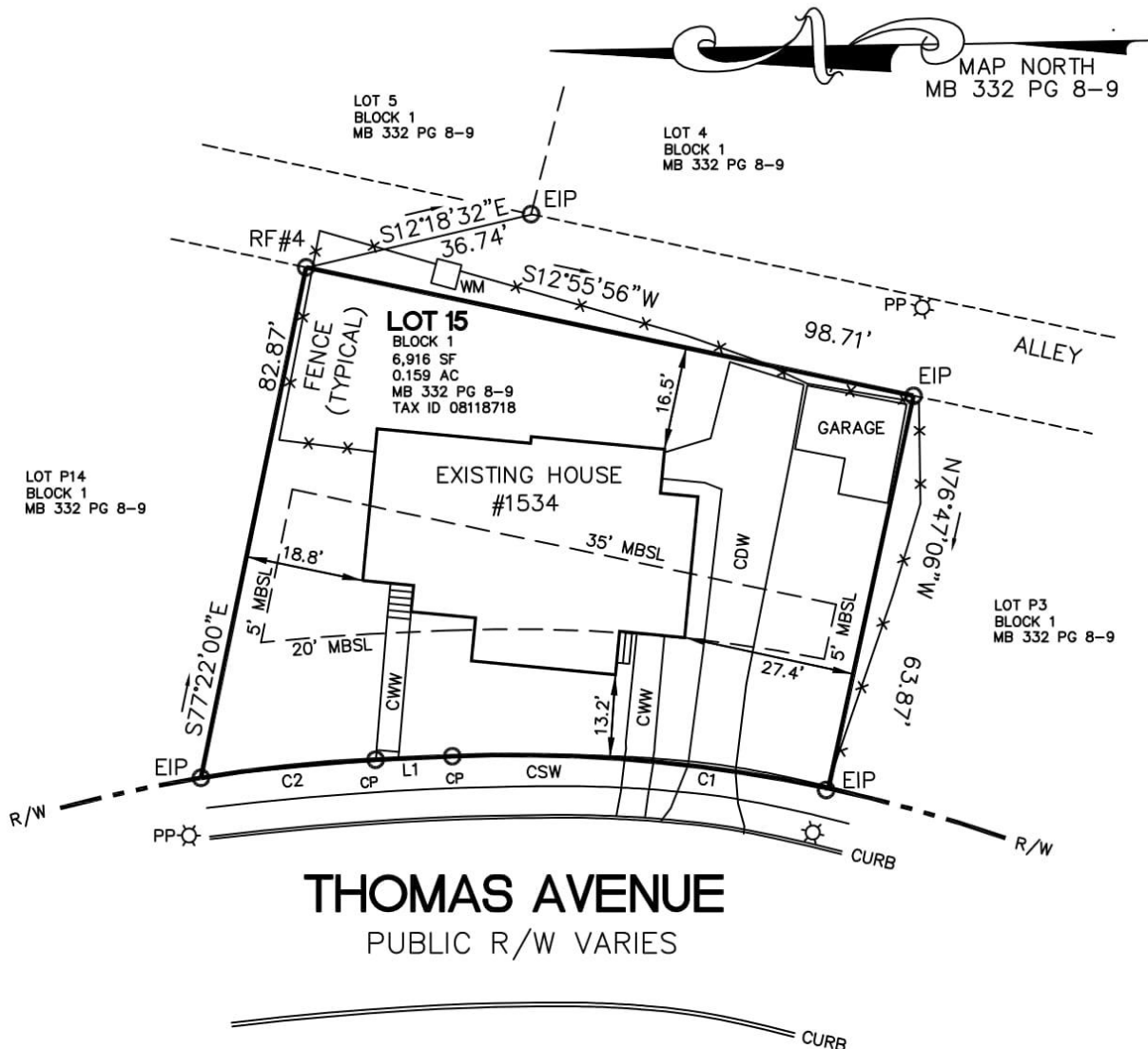
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Building Heights Sketch of
1500-1600 BLOCK of THOMAS AVENUE
FACING EAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 6, 2017



General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Current Survey & Site Plan

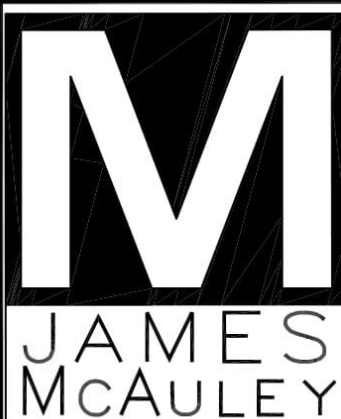
Site Plan to remain unchanged



THOMAS AVENUE
PUBLIC R/W VARIES

NOTE: CURRENT ZONING SETBACKS
SHOWN PER ZONING REGULATION
SECTION 9-12; e1, f and g.

SCALE : 1" = 30'



BOUNDARY AND PHYSICAL SURVEY OF: **1534 THOMAS AVENUE**

LOT 15 BLOCK 1
CHATHAM ESTATES, MB 332 PG 8 AND 9
CURRENT OWNER REF: DB 31947 PG 119
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
Scale: 1" = 30' Date: JULY 31, 2017

300 SOUTH CRAIG STREET, CHESTERFIELD SC 29709
Office: 704-309-3299
James@McAuleyLandSurveying.com NC PLS#4352

Dwg. File: \PROJECTS\5620201THOMASAV1534.DWG

Rev.
8/1/17
MINOR
CHANGES

Drawn By: JML

Front Elevations – Existing and Proposed

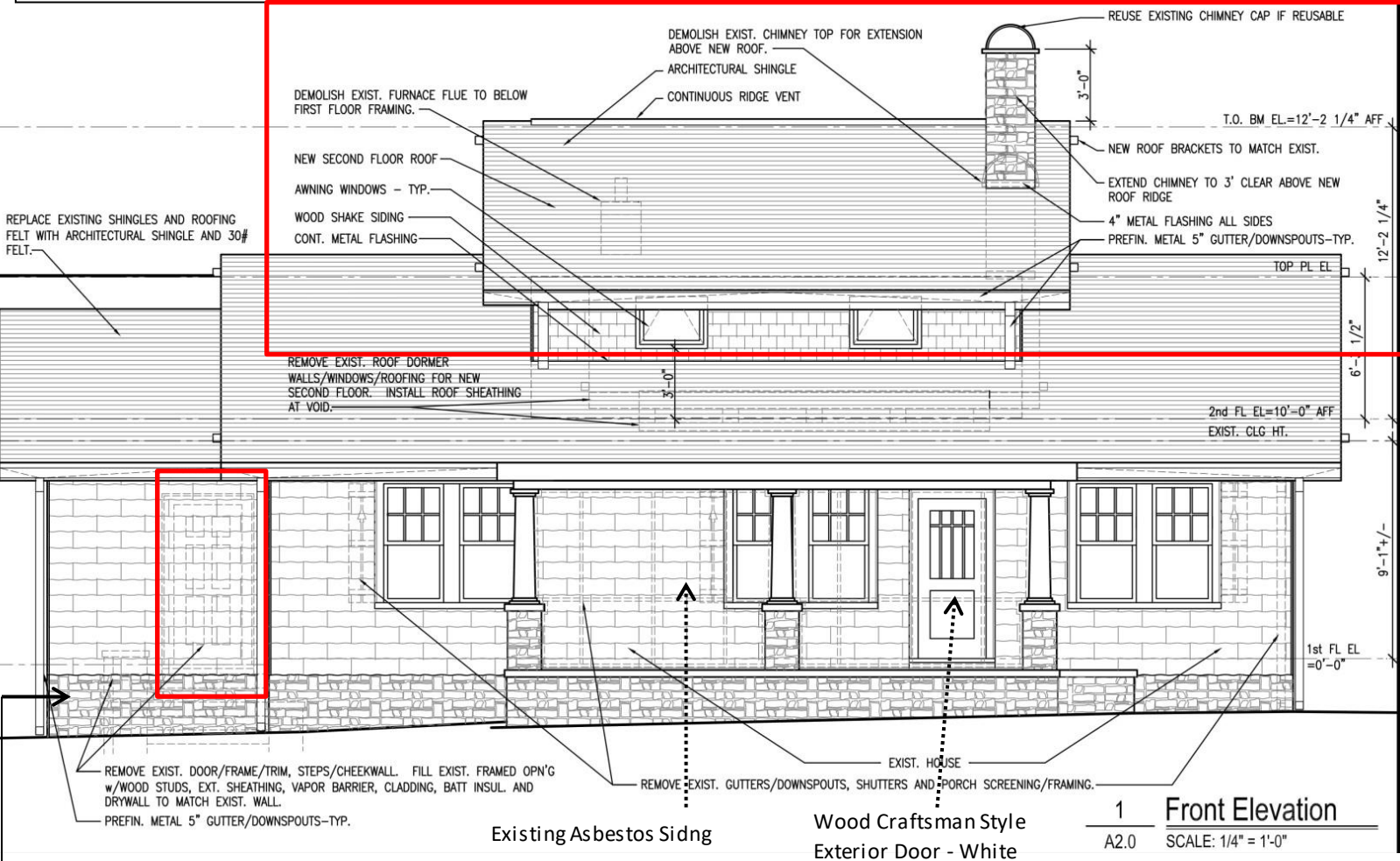


1 Front Elevation
A2.0 SCALE: 1/4" = 1'-0"

8/12 Pitch on Addition Roof to Match Existing
* Architectural Shingles on All Roofing

Existing

Cedar Shake Siding – Mitered Corners



Proposed

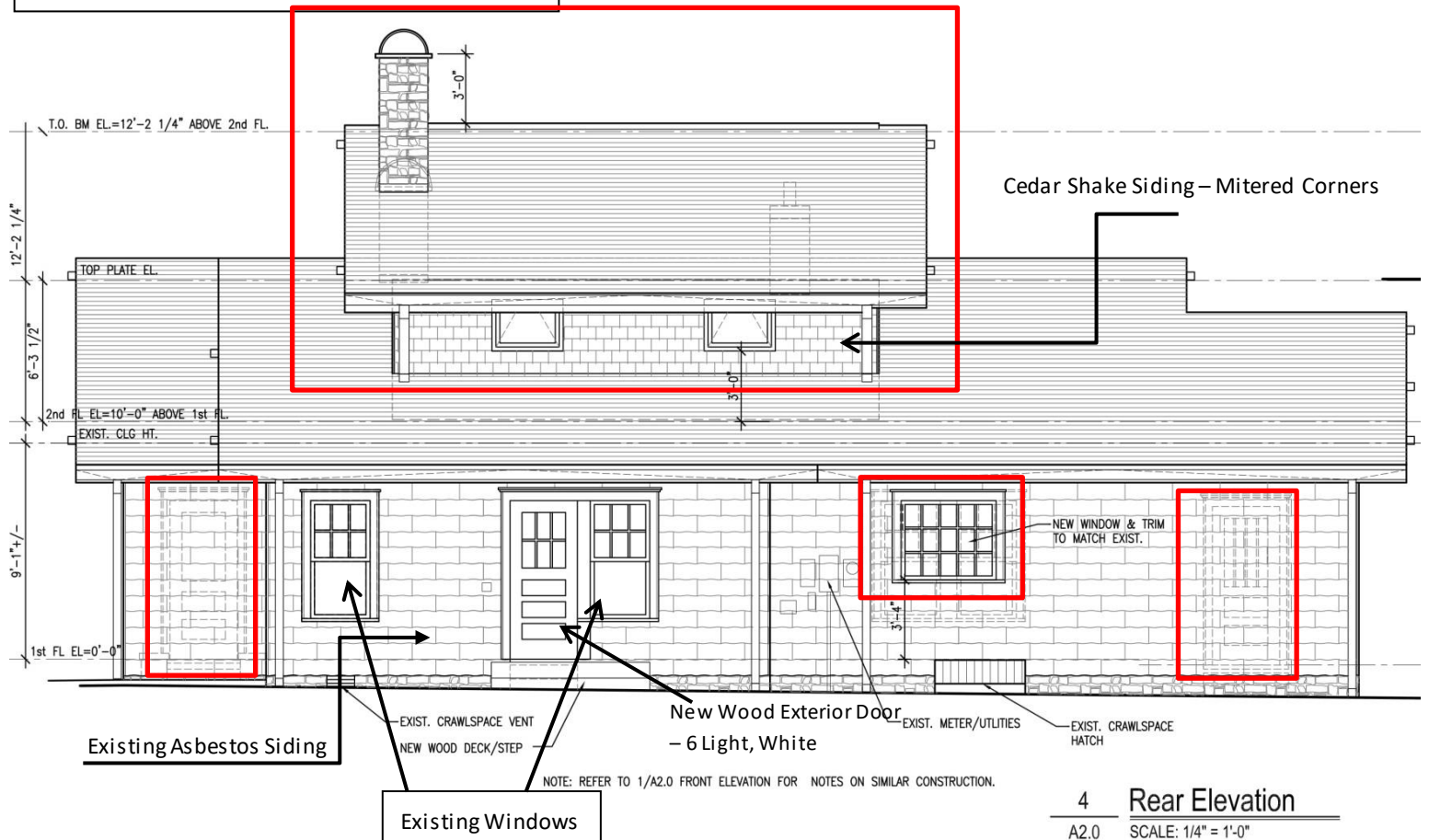
Rear Elevations – Existing and Proposed



4 Rear Elevation
A2.0 SCALE: 1/4" = 1'-0"

Existing

8/12 Pitch on Addition Roof to Match Existing



4 Rear Elevation
A2.0 SCALE: 1/4" = 1'-0"

Proposed

Right Elevations – Existing and Proposed

Top of Roof 17'

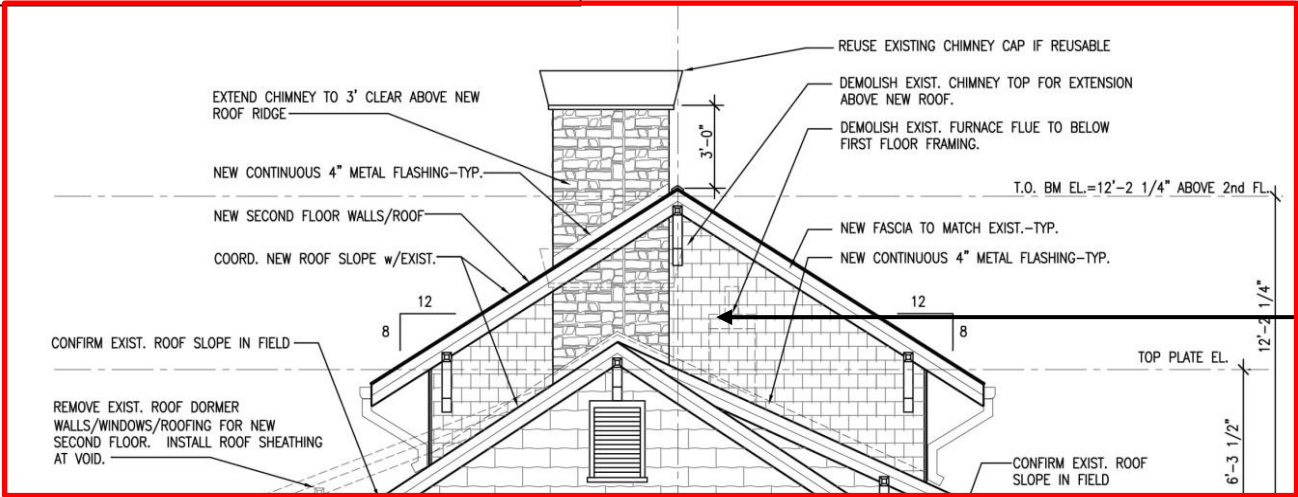


3 Right Side Elevation

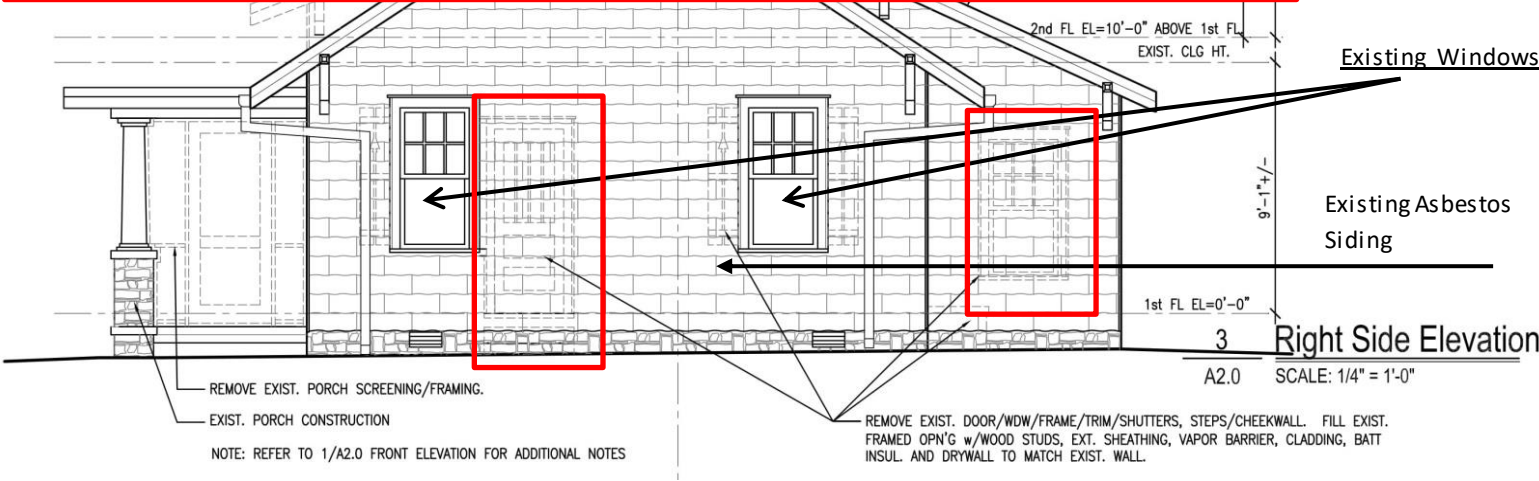
A2.0 SCALE: 1/4" = 1'-0"

8/12 Pitch on Addition Roof to Match Existing
* Architectural Shingles on All Roofing

Existing



Cedar Shake Siding
– Mitered Corners



3 Right Side Elevation

A2.0 SCALE: 1/4" = 1'-0"

Proposed

Left Elevations – Existing and Proposed

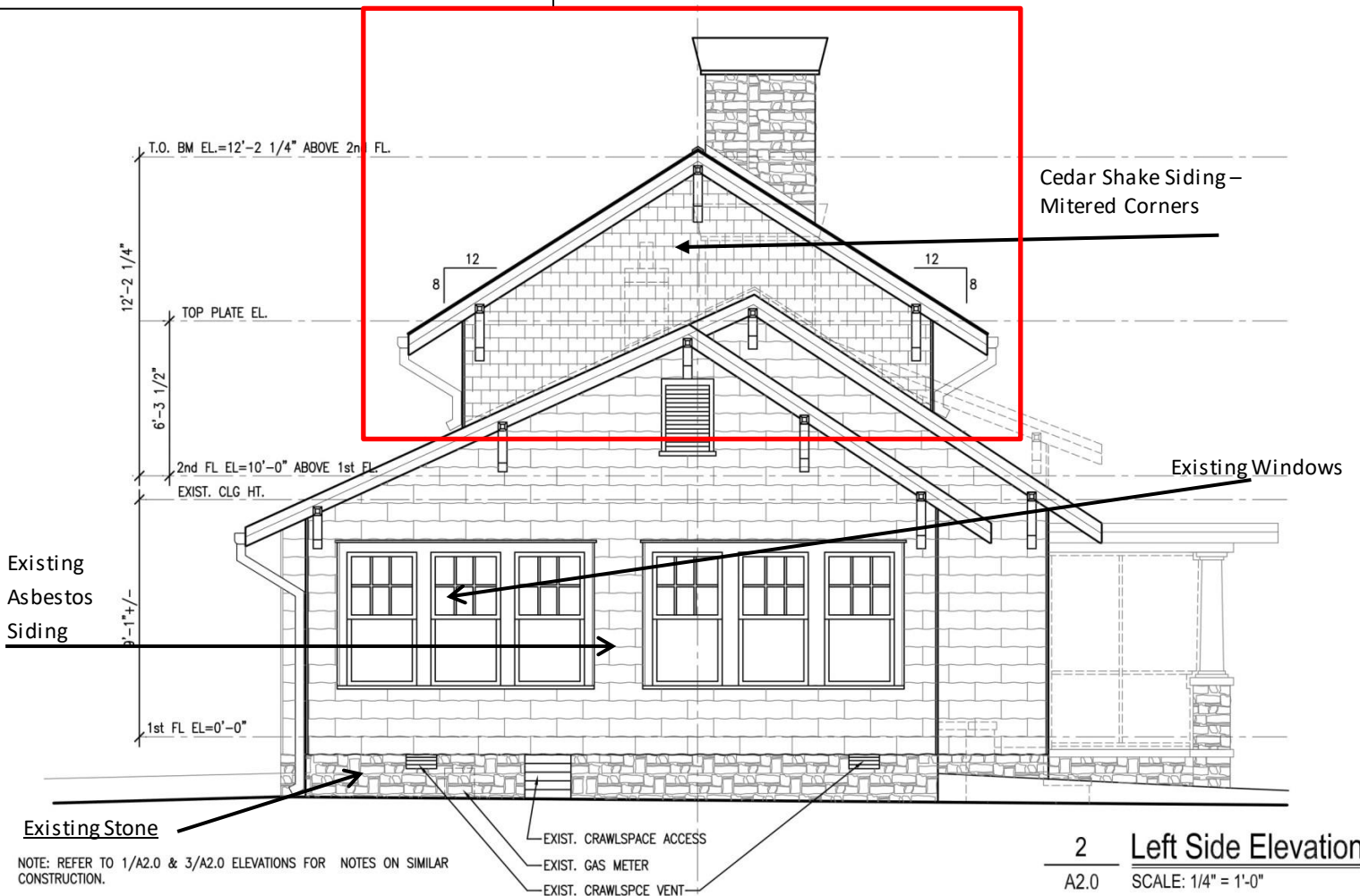
Top of Roof 17'



8/12 Pitch on Addition Roof to Match Existing
* Architectural Shingles on All Roofing

2 Left Side Elevation
A2.0 SCALE: 1/4" = 1'-0"

Existing



2 Left Side Elevation
A2.0 SCALE: 1/4" = 1'-0"

Proposed

Architectural Details

Overhang Details



Remove vinyl soffit

Repair existing brackets

Repair existing overhang & beadboard



Front Door



Rear Door

1534 Thomas Ave Elevations

