

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1425 Thomas Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: David Wales

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow house constructed in 1929. Lot dimensions are 50'x132'.

Proposal

The proposal is a one story addition that is not taller or wider than the house but greater than 50% in sq. footage. Exterior materials are cedar shake siding and stone foundation, all to match existing. Trim and window materials are wood. The new addition is defined by a vertical trim band.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. 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.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. 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.
6. 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.

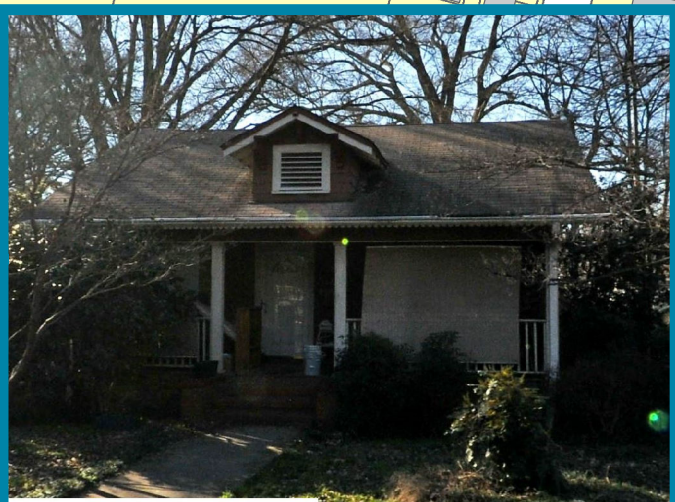
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building 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

1. The proposed addition is not incongruous with the District and meets the guidelines for additions.

Charlotte Historic District Commission Case 2018-276
HISTORIC DISTRICT: PLAZA MIDWOOD
ADDITION



-  1425 Thomas Av
-  Plaza Midwood Historic District
-  Property Lines
-  Building Footprints





1425 Thomas Ave

Plaza Midwood

7
STUDIO
ARCHITECTURE | DESIGN BUILD
4

Existing Conditions



Existing Conditions



Context / Adjacent Conditions



1417

1416



1421

1420



THOMAS

1425

1424

AVENUE



1429

1428

1433

1432



CREPE MYRTLE

FIG

PROPERTY LINE

70' H FENCE

EXISTING GARAGE / WORKSHOP * DEMO *

EXISTING CONCRETE WALKWAY * DEMO *

EXISTING CONCRETE STAIR * DEMO *

EXISTING LAUNDRY ADDITION * DEMO *

NEIGHBOR'S GARAGE

PROPERTY LINE

PROPERTY LINE

70' H FENCE * DEMO *

EXISTING GAS PACK UNIT * DEMO *

36' H FENCE * DEMO *

12' CHERRY

CAMELIA

4' HOLLY

NANDINA

CAMELIA

REMOVE TREE / SHRUB

6' DOGWOOD

4' DOGWOOD

CONCRETE WALKWAY

6' W X 16' H STONE WALL

CONCRETE SIDEWALK

REMOVE REMNANTS OF STONE WALL

FORSYTHIA

6' DOGWOOD

4' DOGWOOD

CONCRETE SIDEWALK

PROPOSED NON-PERVIOUS
SURFACE: 1,379 SF

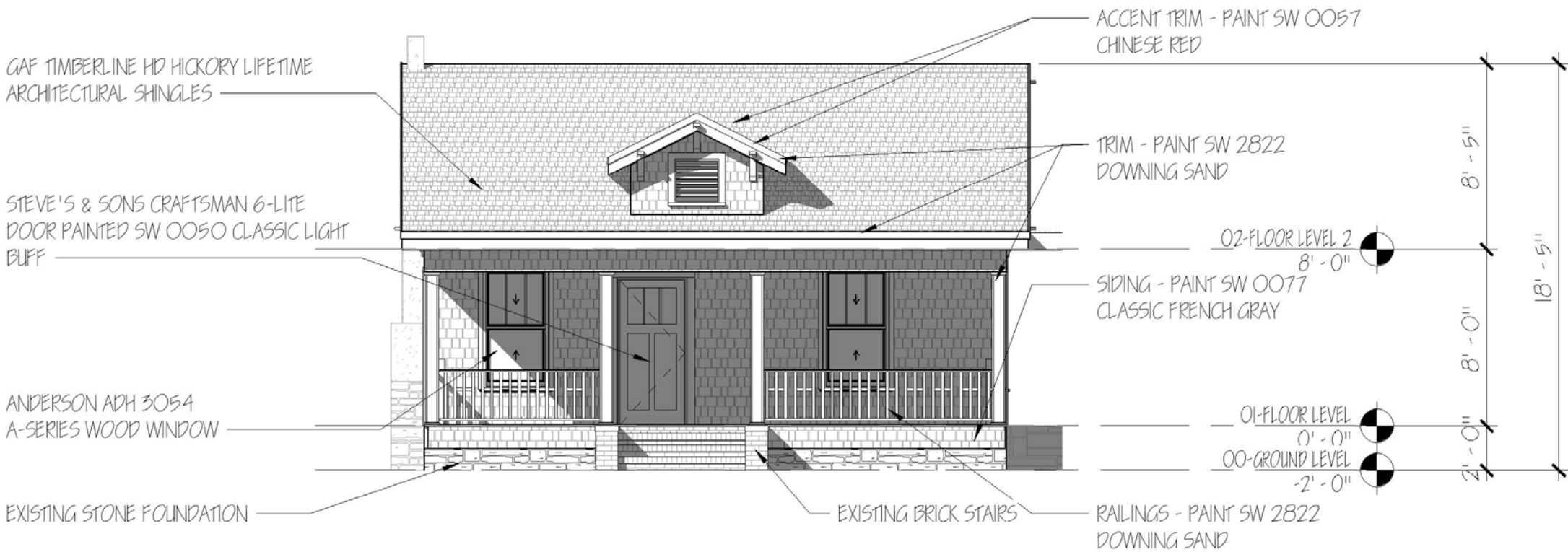
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Front Elevations



EXISTING

NEW



Rear Elevations

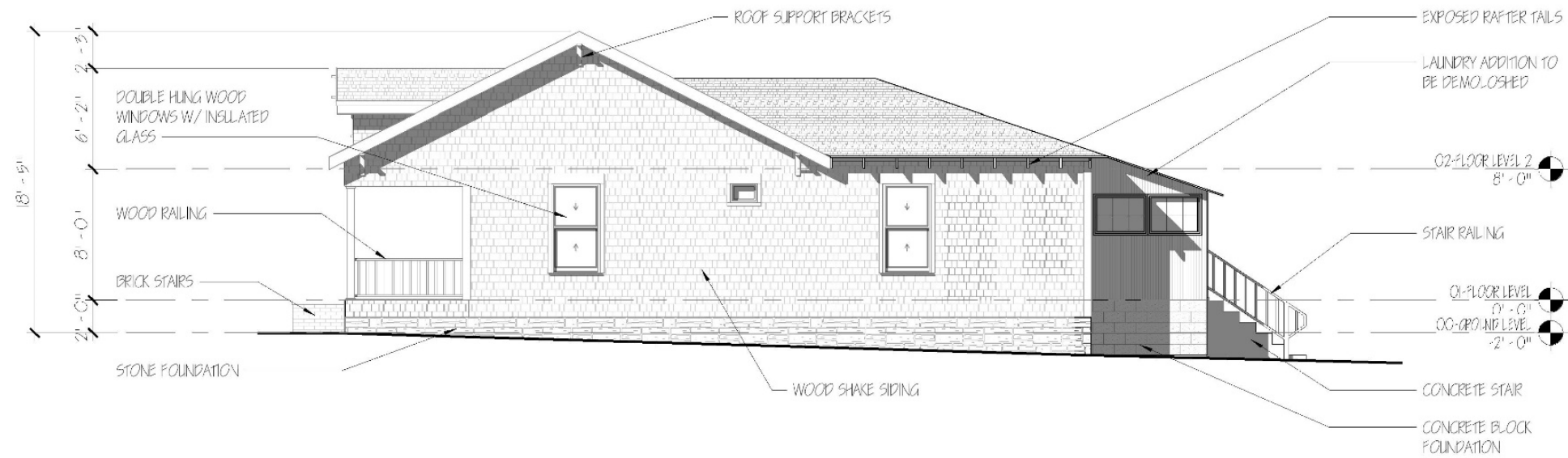
EXISTING



NEW

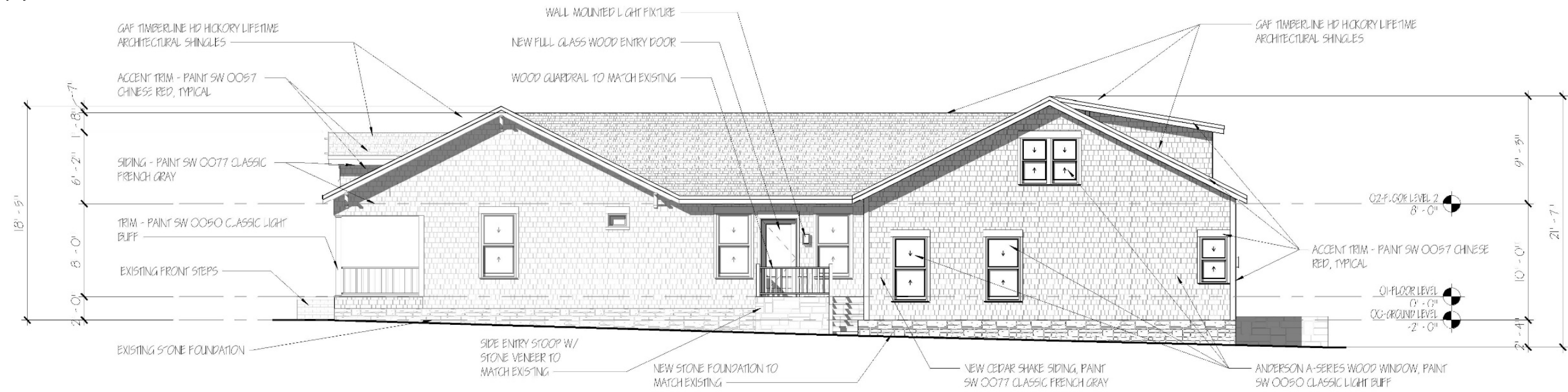


Side Elevation (Right)



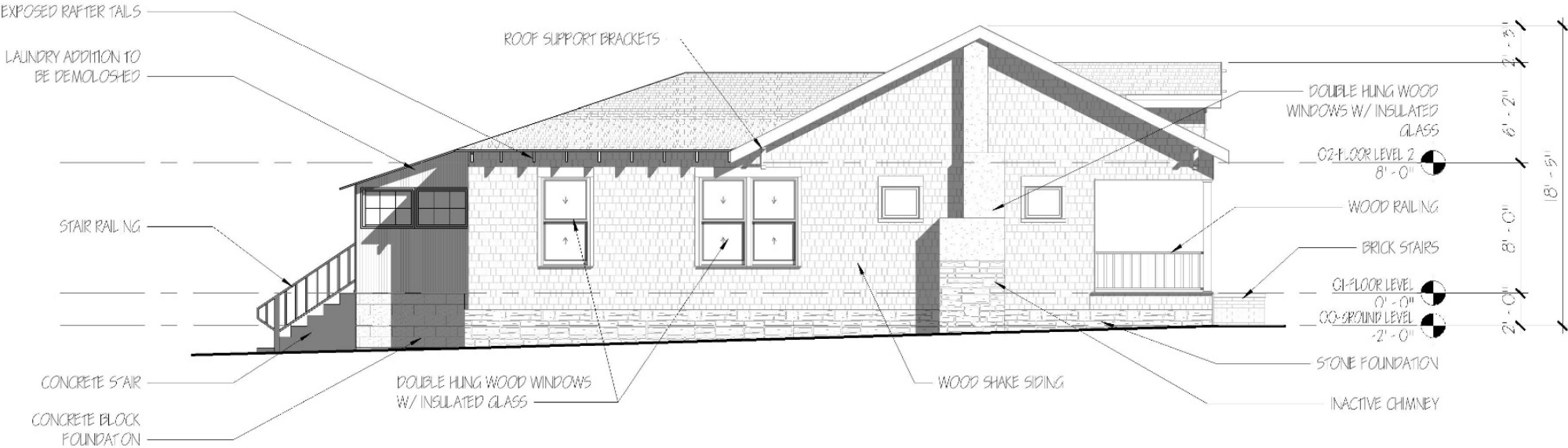
EXISTING

NEW



Side Elevation (Left)

EXISTING



NEW

