
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1804 Thomas Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Veronica DeVita/Kelly Jenkins

Details of Proposed Request

Existing Conditions

The existing structure is a 1 story Craftsman bungalow house constructed in 1924. Architectural features include a side gable roof and partial width engaged front porch that warps around the left side of the house. Siding material is brick with wood shake shingle in the front porch gables. Adjacent structures are 1-1.5 story single family houses and duplexes. The lot size is 56' x 150'.

Proposal

The proposal is a rear addition that is no taller than the house and does not increase the square footage of the house more than 50%. The new rear addition includes a small bump-out to the right side, which is slightly wider than the main house and, therefore, requires full Commission review. An existing patio, deck, and rear entry addition will be removed. The new rear addition will tie in below the existing ridge. The addition measures approximately 19'-0" x 37'-0". Materials include brick to match the existing house, wood or aluminum clad windows, and wood brackets and vent to match existing. New roof and window trim details will match the house. An 18" Pecan is located near the right property line and a tree protection plan is included. Post construction the rear yard will have 21.5% impervious coverage.

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 Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-511
HISTORIC DISTRICT: PLAZA MIDWOOD
ADDITION





9/27/18

Dear Charlotte Historic District Commission,

I am composing this letter to officially document the recommended services to protect an 18" Pecan tree growing along the right rear perimeter of 1804 Thomas Ave., 28205. The homeowner, Mrs. Jenkins, advised me of a future home renovation/addition project that could impact the health and/or structural integrity of the tree if not protected initially. A limited visual inspection revealed a vigorous canopy with no visible structural defects/wounds. The following mitigation services are recommended to protect the young Pecan tree before, throughout, and after the construction of the new home addition:

- In fall 2018, administer a natural, liquid-injected (low-Nitrogen) soil conditioner directly to the root zone to support feeder root production, improve the soil structure, alleviate drought stress, and increase plant vigor.
- Prior to construction, install a highly visible barrier fence to protect from root damage/soil compaction. The fencing is recommended to protect a minimum radius of 6' of root zone.
- Prior to construction, use an "Air Knife" (compressed air tool) to create a trench (12-18" deep) spanning along the inside edge of the tree protection fencing. Prune any exposed tree roots within the trench and backfill immediately to avoid root system dehydration.
- Prior to construction, install a 2-4" layer of mulch/wood chips within the tree's protective barrier fence to buffer the soil and protected root zone from stress during construction.
- Beginning in late-winter/early-spring transition 2019, monitor and treat the lower 6' of main stem and root collar for active Ambrosia Beetle populations. This destructive, wood-boring pest is attracted to trees under stress, and has multiple generations/life cycles in a single growing season. Preventative insecticide treatments are recommended to begin in early-spring (April/Forsythia bloom), and continued at 60-90 day intervals.
- In spring 2019, administer a natural, liquid-injected (low-Nitrogen) soil conditioner directly to the root zone to support bloom/leaf expansion.

The listed recommendations are based on the tree conditions at the time of the assessment. It is advised to have a qualified arborist assess the tree and site conditions throughout the duration of the construction project, annually thereafter, and after any significant weather events that could affect the tree's health or structural integrity. The listed services are recommended as risk mitigation and do not entirely remove risk of tree decline, death, or failure. The attached photograph documents the tree and site conditions on 9/11/18. Please advise me with any questions or concerns.

Kind Regards,
Santigie ("Tig") Kabia
ISA TRAQ Certified Arborist & Municipal Specialist (# MA-4553AM)
Heartwood Tree Service





1812 Thomas Avenue



1808 Thomas Avenue - left corner of 1804 visible



1804 Thomas Avenue - Jenkins House



1800 Thomas Avenue - corner property

Jenkins Addition (1804 Thomas Avenue) Houses along same side of street



1801 and 1805 Thomas Avenue



1805, 1809, 1817 Thomas Avenue, directly across street from Jenkins



1809,1817 Thomas with 1823 on other side of Haywood Cir intersection

Jenkins Addition (1804 Thomas Avenue) Houses across the street



1804 Thomas Avenue - Front Elevation



1804 Thomas Avenue - left side



1804 Thomas Avenue - left side toward rear yard



1804 Thomas Avenue - right side rear corner
at existing powder room wall to be removed



1804 Thomas Avenue - right
side rear corner
looking toward rear yard



1804 Thomas Avenue - rear elevation



1804 Thomas Avenue - rear looking toward
side fence



1804 Thomas Avenue - rear yard



Example reference:
1720 Thomas Avenue - rear side addition
projecting past width of existing house

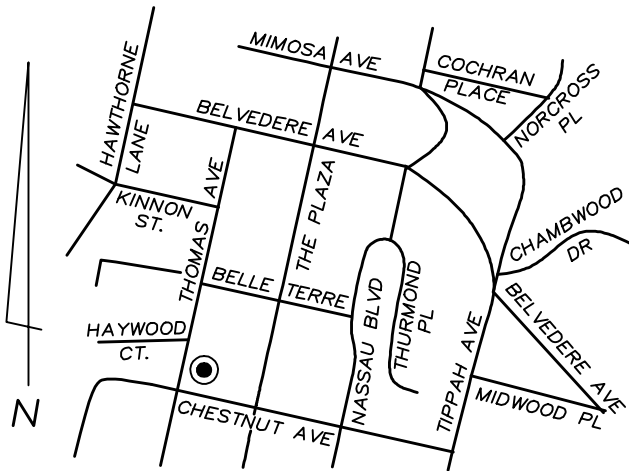


Example reference:
1531 The Plaza - rear side addition
projecting past width of existing house



Example reference:
1531 The Plaza - from front showing rear
side addition

THIS IS TO CERTIFY THAT ON THE 31st DAY OF AUGUST, 2018, I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES, AND THE IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.



VICINITY MAP

SIGNED John A. Christian II
PROFESIONAL LAND SURVEYOR
JOHN A. CHRISTIAN II
JACK R. CHRISTIAN & ASSOCIATES
7811 OLD CONCORD RD, CHARLOTTE, N.C. 28213
PHONE: (704)596-2214
THOMAS1804
FB#331



M.B. 332 PAGE 849

SYMBOL LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER METER
	SEWER CLEAN OUT
	FENCE
	ELECTRIC LINE
	EXISTING IRON PIPE

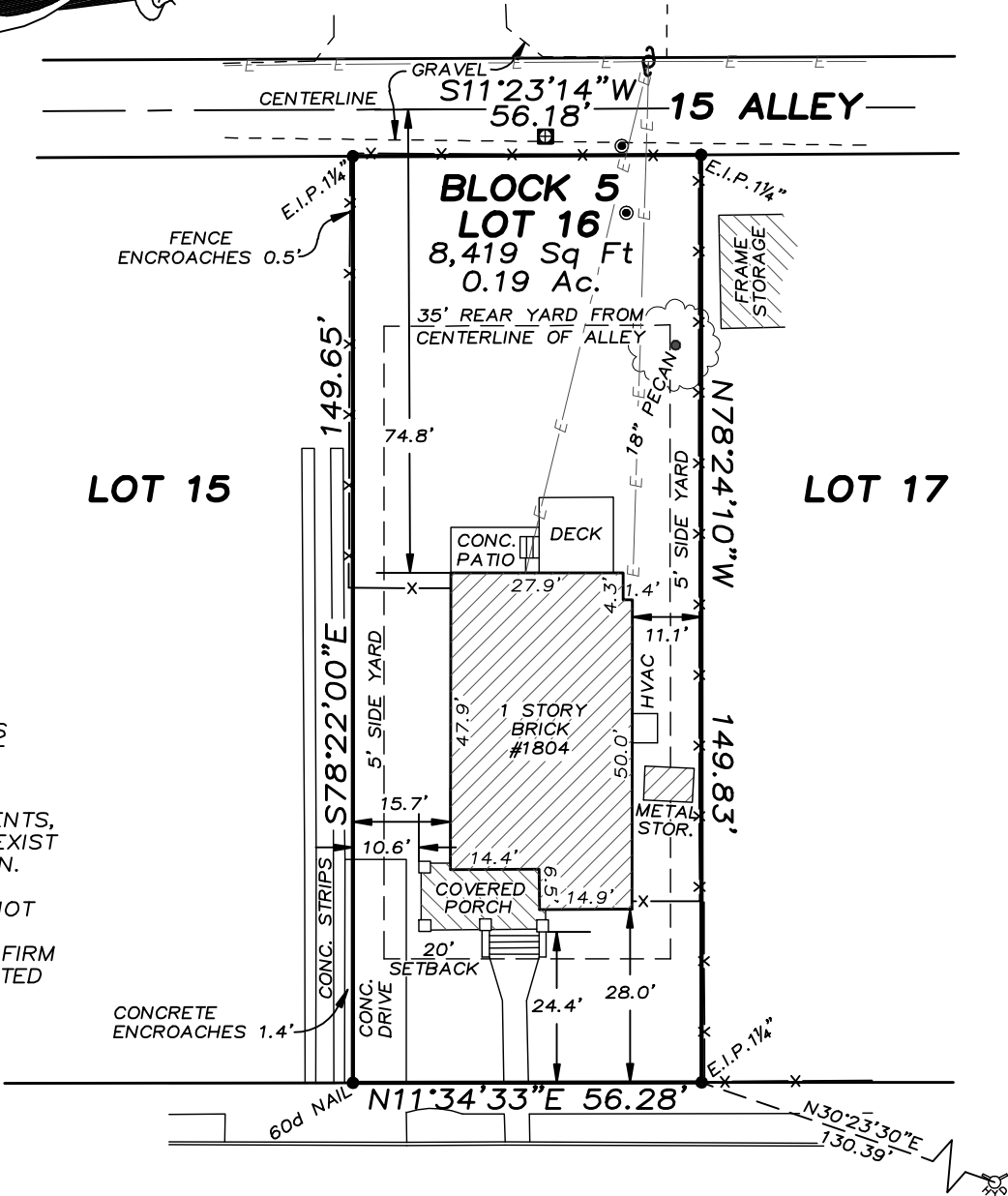
NOTES:

PARCEL ID #081-196-17

ZONING IS R-5. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCE.

OTHER SETBACKS, EASEMENTS, OR RIGHT OF WAYS MAY EXIST WHICH MAY NOT BE SHOWN.

PROPERTY SHOWN DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL #3710455400K, DATED 2/19/14.



THOMAS AVENUE
50' PUBLIC RIGHT OF WAY



SURVEY

OF

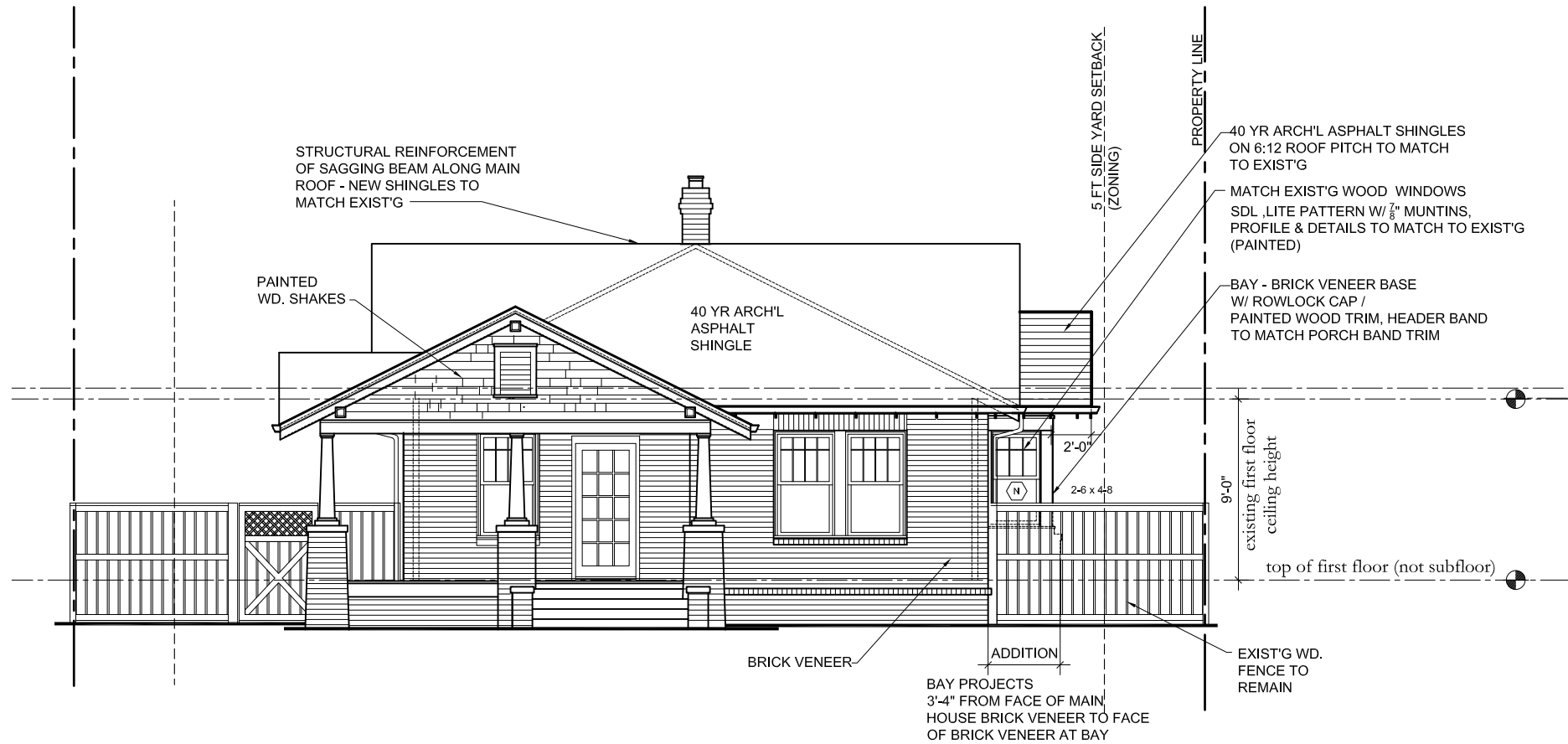
LOT 16, BLOCK 5, CHATHAM ESTATES

SCALE 1"=30'

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

THE PROPERTY OF: KELLY JENKINS

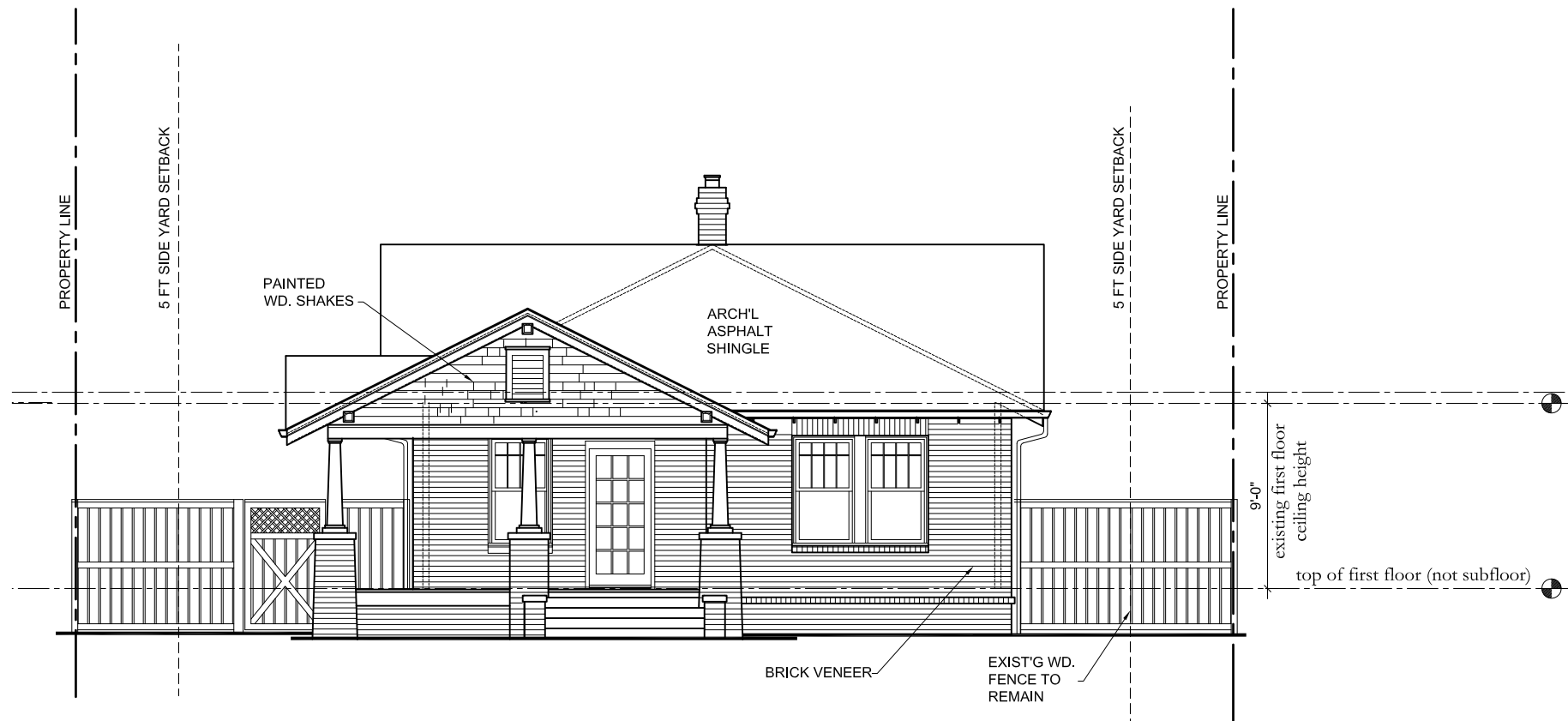
MAP RECORDED IN BOOK 332 AT PAGE 8 & 9 DEED RECORDED IN BOOK 28428 PAGE 80



2 PROPOSED FRONT (WEST) ELEVATION

A3

SCALE: 1/8"=1'-0"



1 EXISTING FRONT (WEST) ELEVATION

A3

SCALE: 1/8"=1'-0"

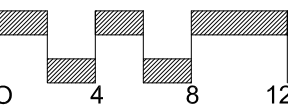
Veronica DeVita
Architect

801 Nottingham Drive
Charlotte, NC 28211
704 . 607 . 7854
verndevisa@gmail.com

JENKINS
MASTER SUITE ADDITION
KELLY JENKINS
1804 THOMAS AVENUE
CHARLOTTE NC 28205

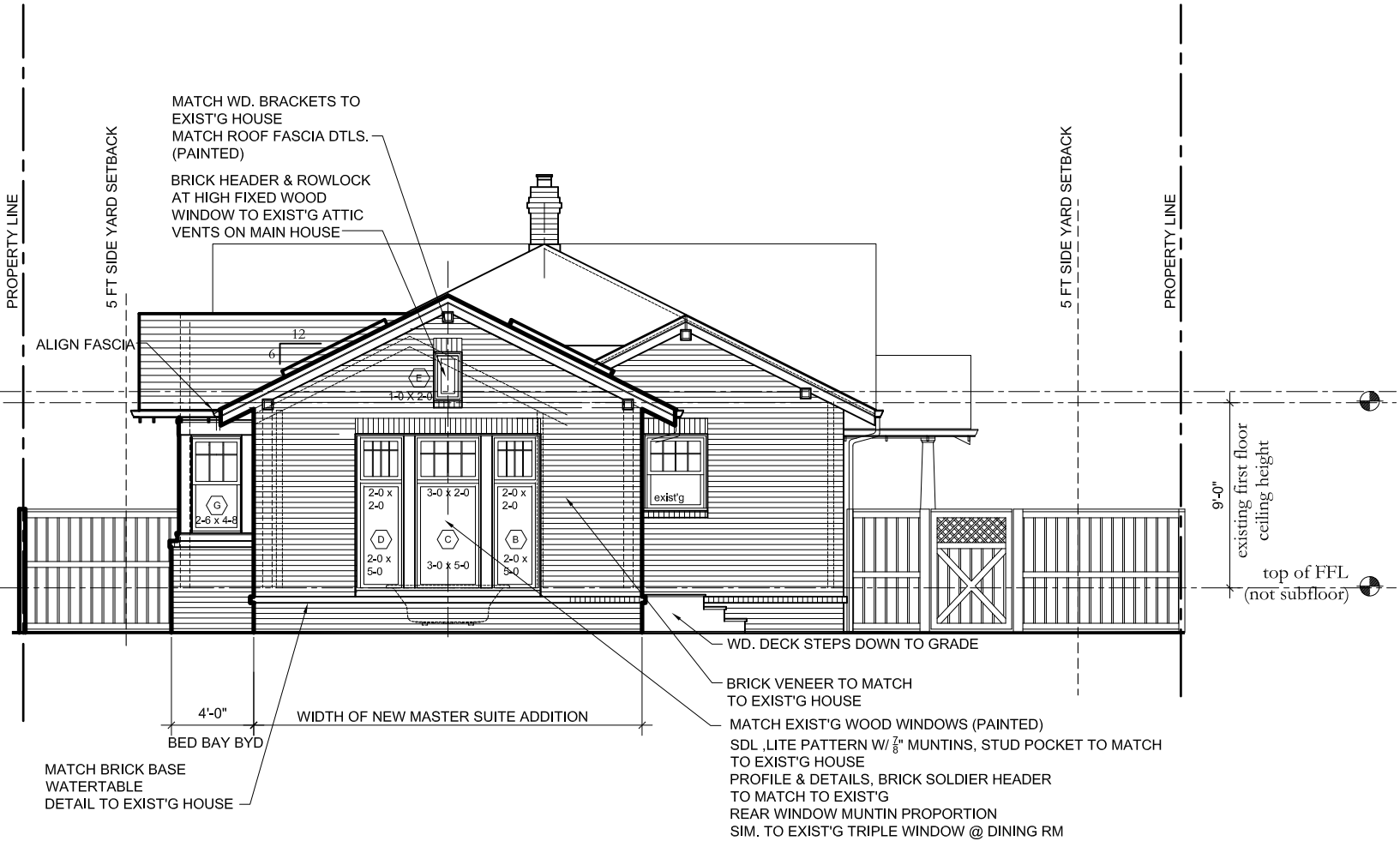
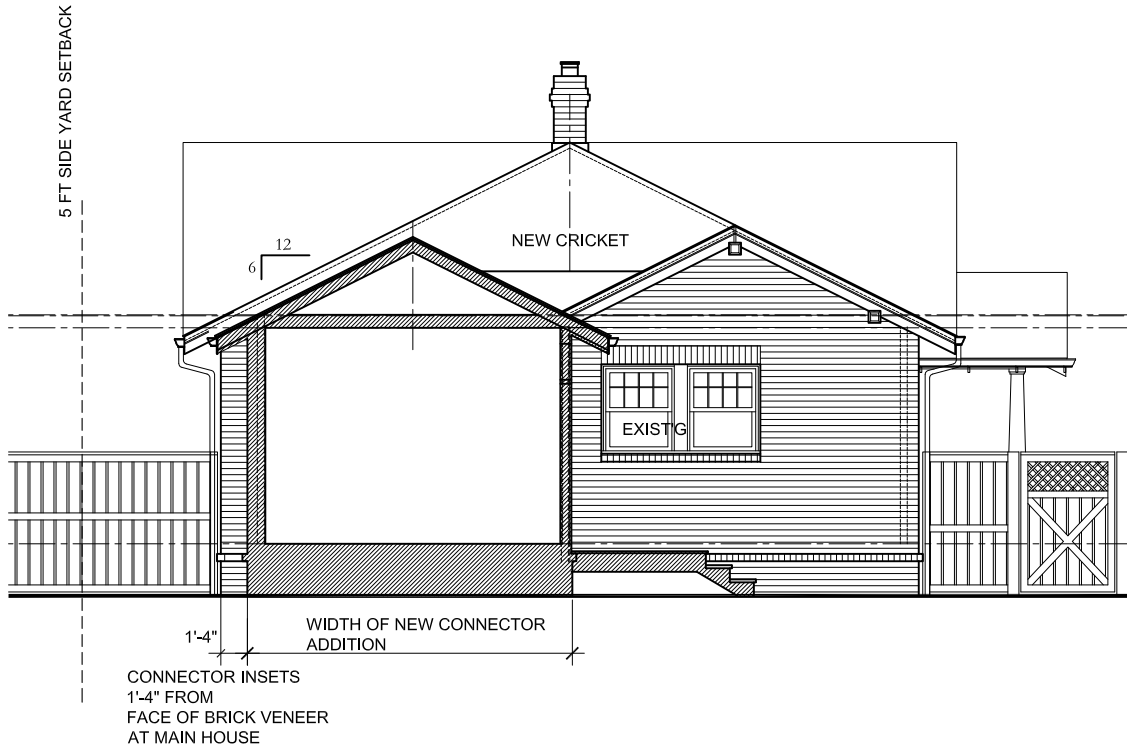
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NOT FOR CONSTRUCTION



FRONT (WEST) ELEVS

A3



3 PROPOSED REAR BUILDING SECTION @ CONNECTOR

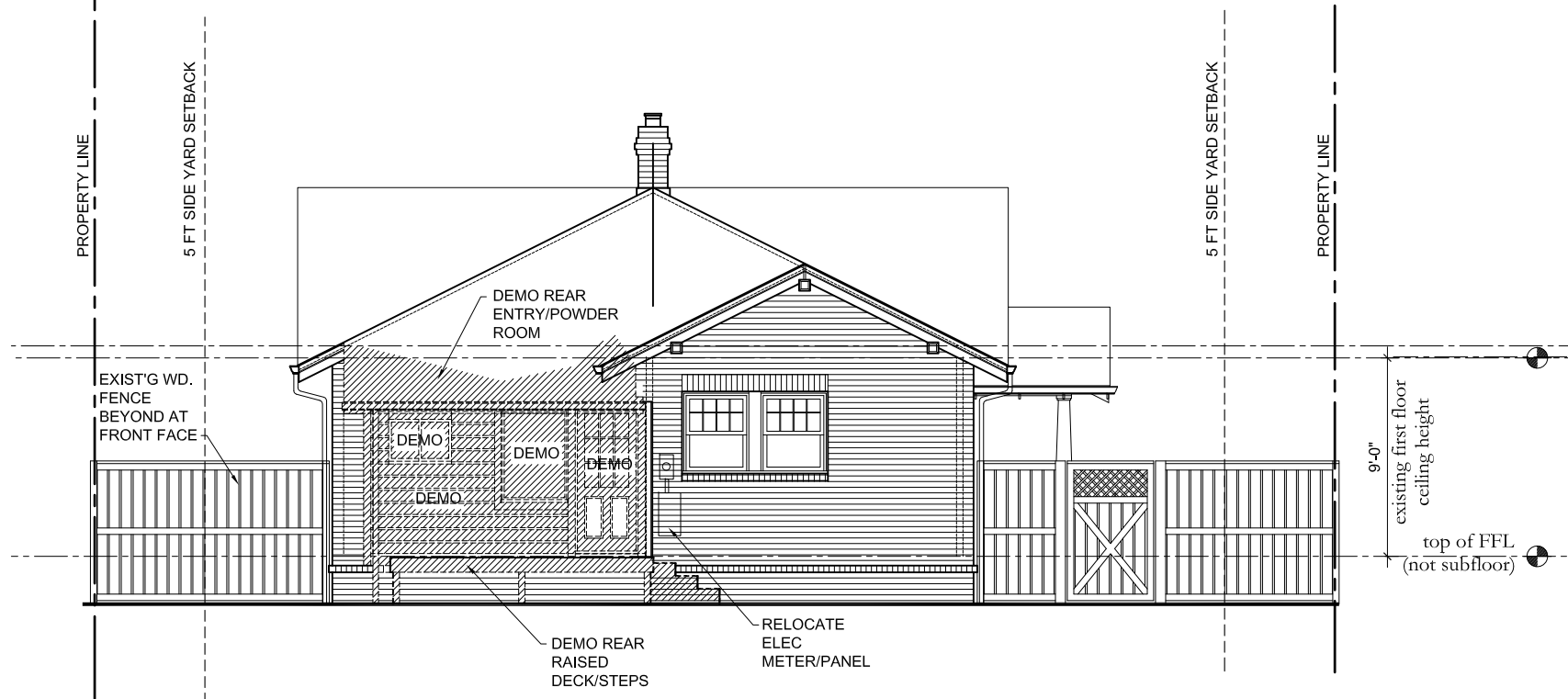
A4

SCALE: 1/8"=1'-0"

2 PROPOSED REAR (EAST) ELEVATION

A4

SCALE: 1/8"=1'-0"



1 EXISTING REAR (EAST) ELEVATION

A4

SCALE: 1/8"=1'-0"

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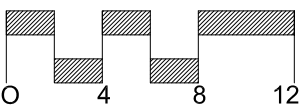
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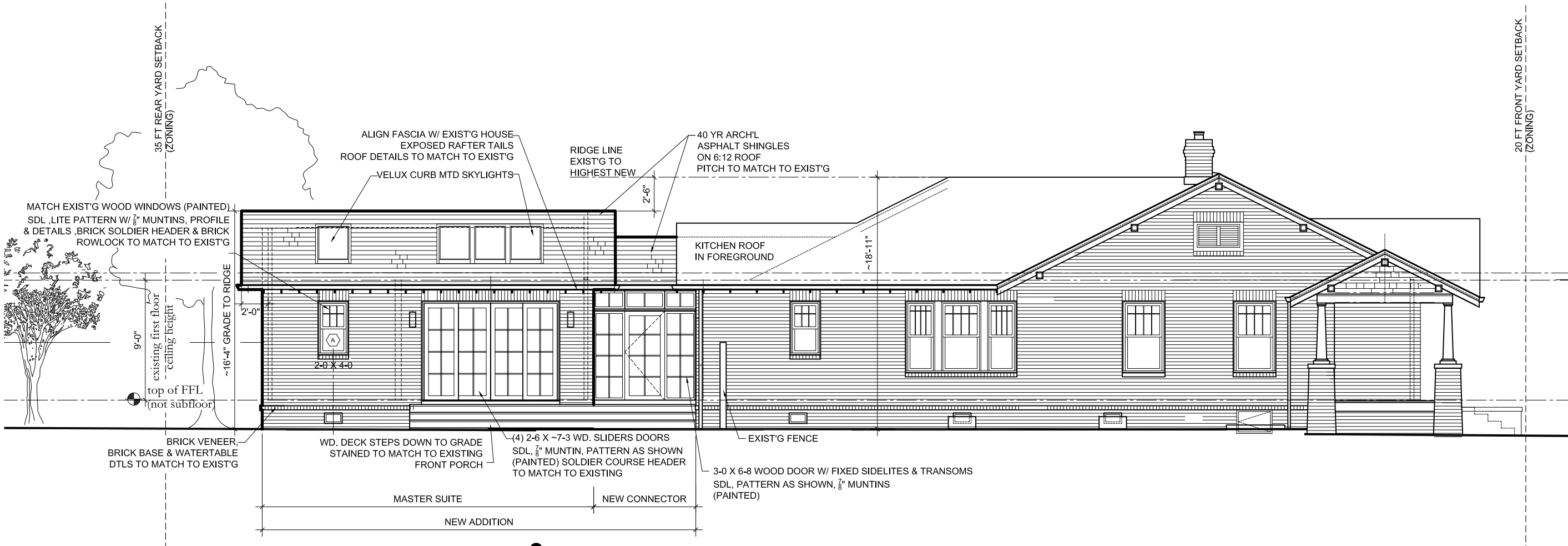
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REAR (EAST) ELEVS

A4



2 PROPOSED SIDE (NORTH) ELEVATION

A5

SCALE: 1/8"=1'-0"



1 EXISTING SIDE (NORTH) ELEVATION

A5

SCALE: 1/8"=1'-0"

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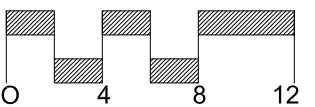
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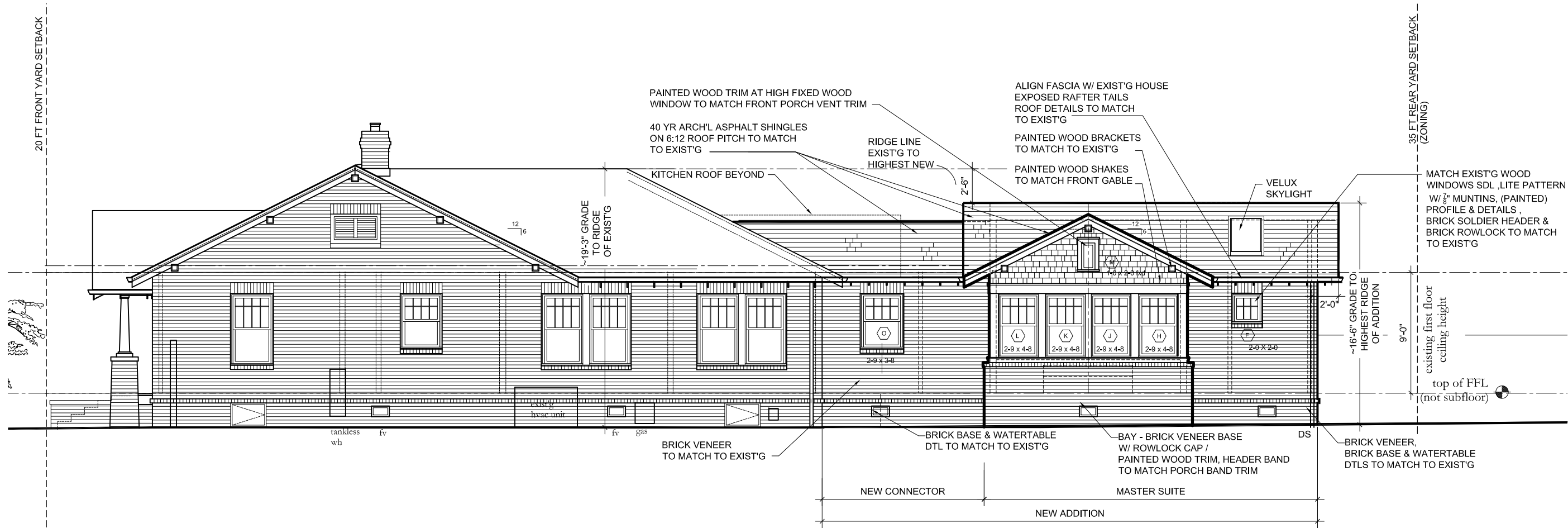
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NOT FOR CONSTRUCTION



SIDE (NORTH) ELEVS

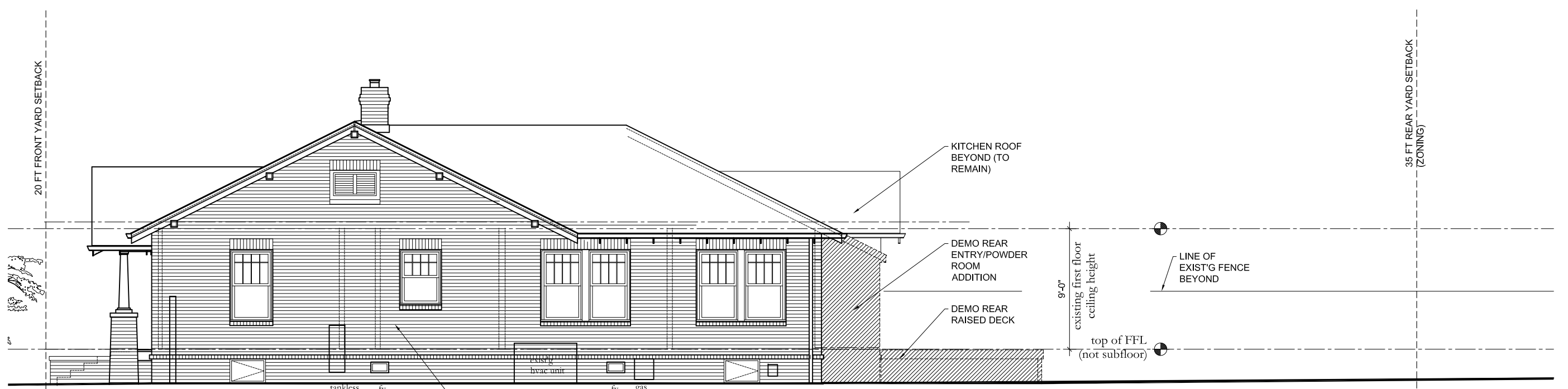
A5



2 PROPOSED SIDE (SOUTH) ELEVATION

A6

SCALE: 1/8"=1'-0"



1 EXISTING SIDE (SOUTH) ELEVATION

A6

SCALE: 1/8"=1'-0"

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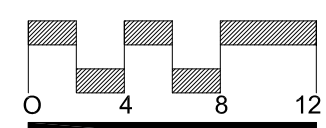
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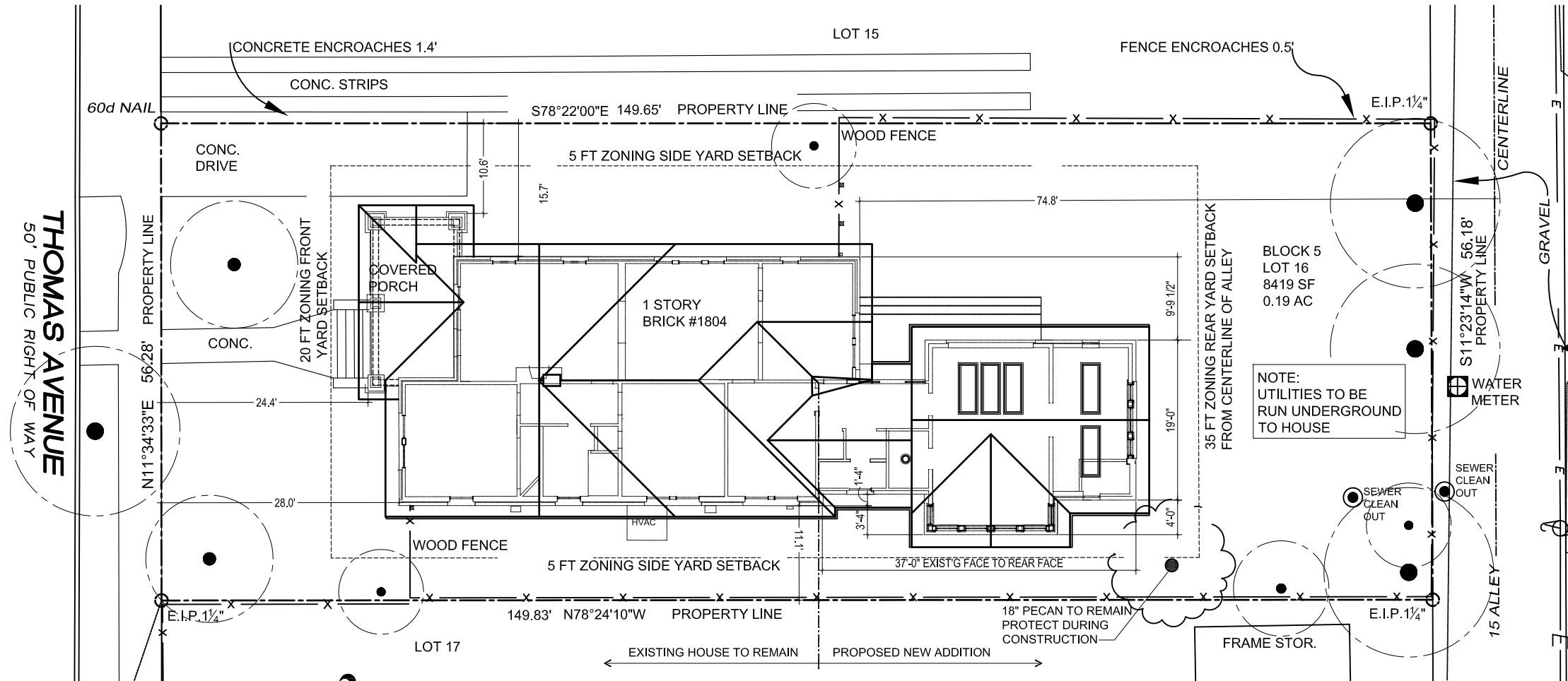
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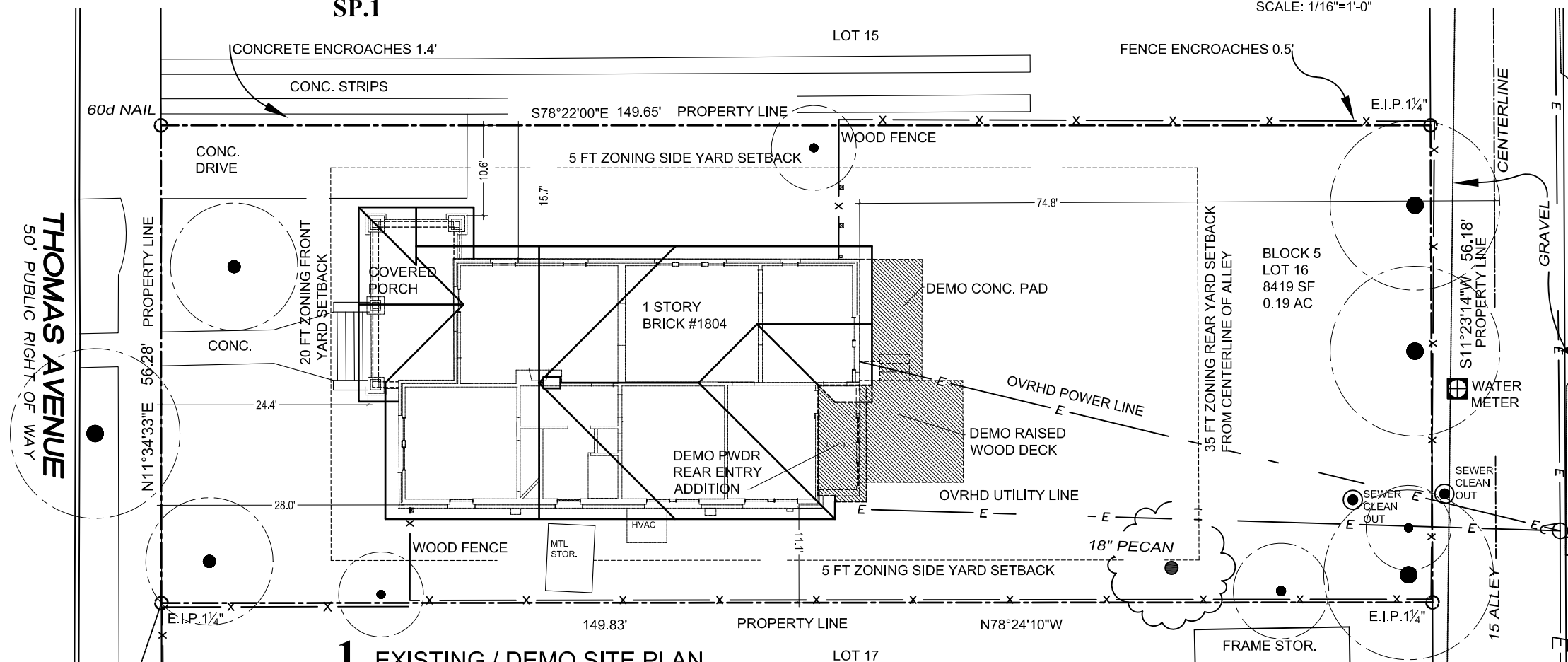
SIDE (SOUTH) ELEVS

A6



2 PROPOSED SITE PLAN

SP.1



1 EXISTING / DEMO SITE PLAN

SP.1

ZONING INFORMATION:

LOT NO. 16
TAX ID#: 081-196-17

ZONING: R-5
SETBACKS:
FRONT YARD: 20FT
SIDE YARD: 5FT
REAR YARD: 35FT

OPEN SPACE CALCULATIONS

Lot Zoned R-5

Min. Open Space : 65% (open) 35% built
0.190 acres = 8,419 square feet
8,419 sf x 35% = 2,947 sf allowed

Existing % Covered:
1947 sf footprint of house, inclu. covered porch

1947/8,419 = 23% covered existing

Proposed % Covered:
2726 sf footprint of house with addition, inclu. covered porches

2726/ 8,419 = 32% covered existing

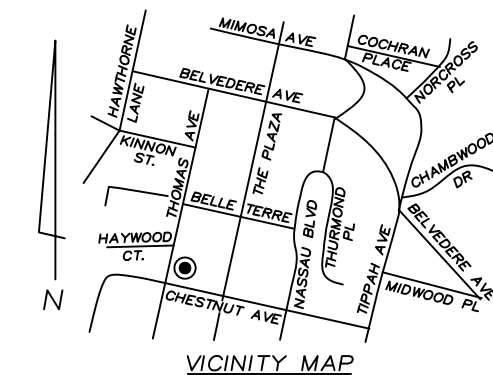
REAR YARD COVERAGE

3785 rear yard sf
50% allowed impervious
1893 sf allowed

total: 814 sf or 21.5% impervious of rear yard coverage proposed

INDEX OF DRAWINGS

- SP-1 SITE PLANS / OPEN SPACE CALCS. COVER SHEET
- AB1 EXISTING / DEMO FLOOR PLAN
- AB2 EXISTING / DEMO ROOF PLAN
- A1 PROPOSED FLOOR PLAN
- A2 PROPOSED ROOF PLAN
- A3 EXISTING FRONT ELEVATION
- A4 REAR (EAST) ELEVATIONS
- A5 SIDE (NORTH) ELEVATIONS
- A6 SIDE (SOUTH) ELEVATIONS



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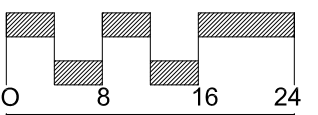
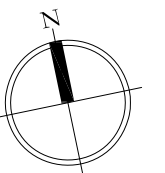
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EXIST'G/DEMO
SITE PLAN

SP1

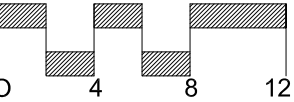
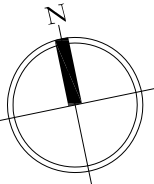
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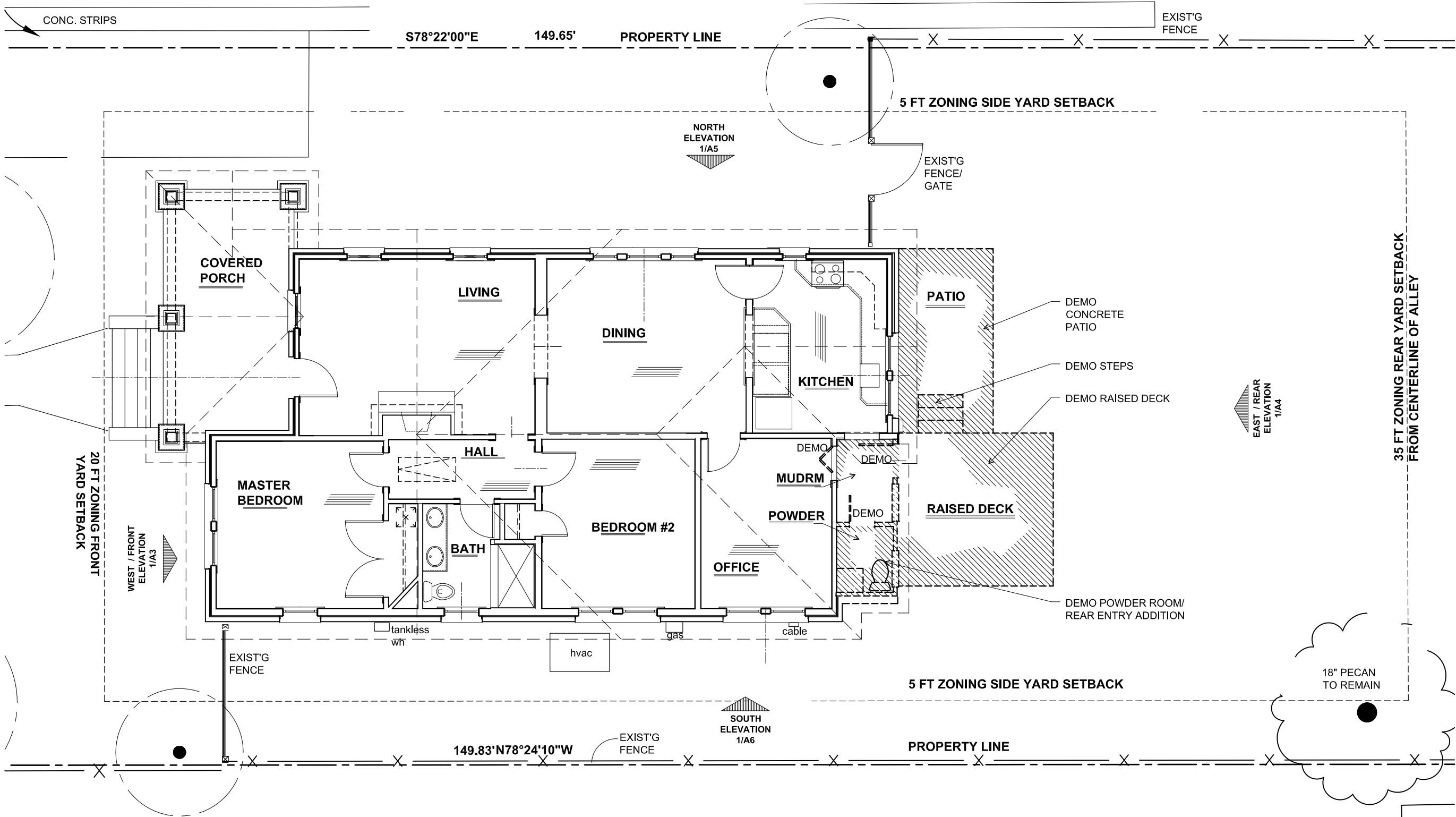
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EXIST'G / DEMO
FLOOR PLN

AB1

SCALE: 1/8"=1'-0"



1 EXIST'G/ DEMO FLOOR PLAN

AB1

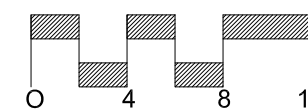
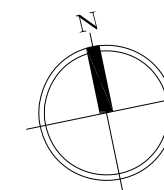
EXIST'G HEATED SF = 1405 SF
HEATED SF TO BE REMOVED = 59 SF
EXIST'G REMAINING HEATED SF = 1346 SF

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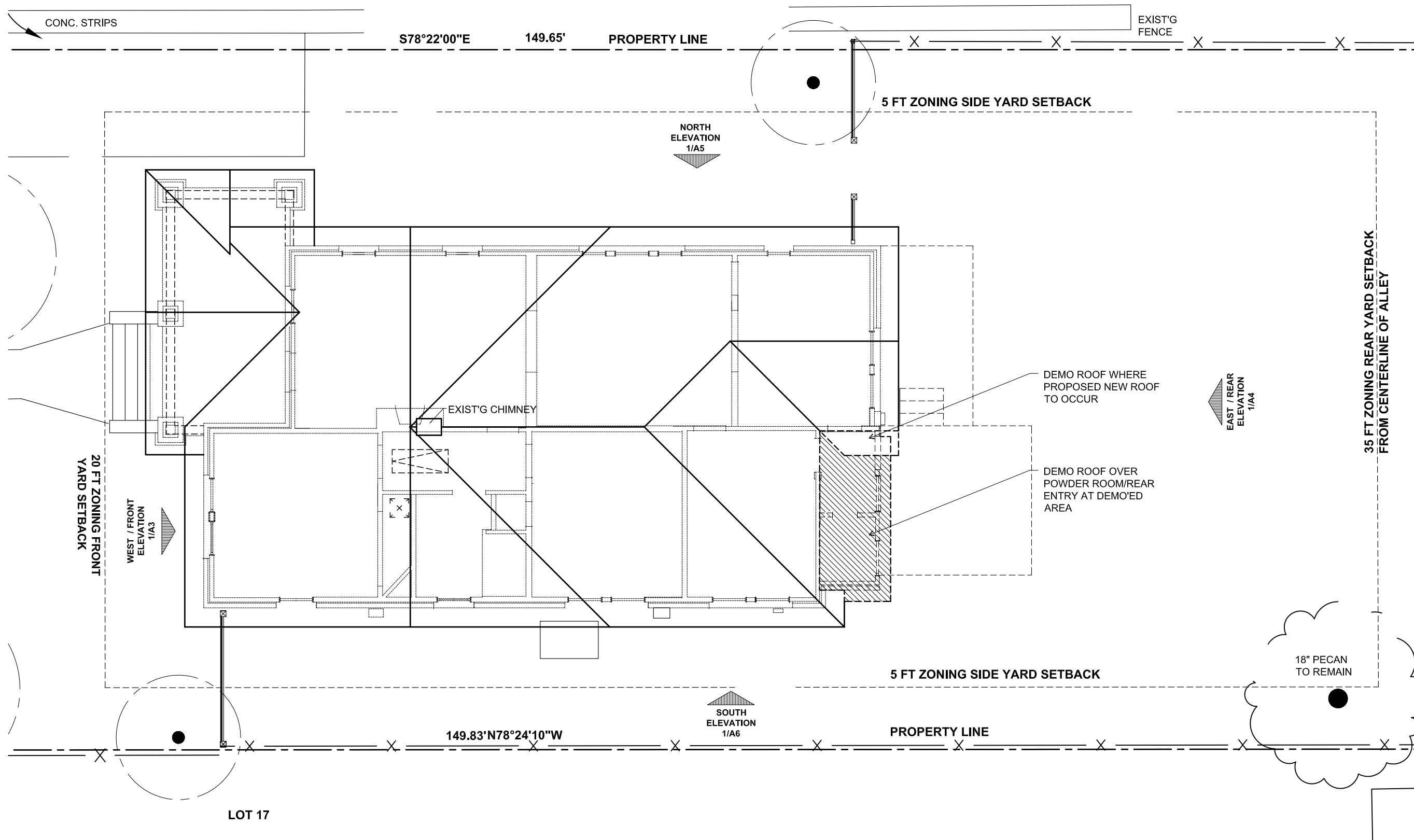
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EXIST'G / DEMO
ROOF PLN

AB2



1 EXIST'G/ DEMO ROOF PLAN

AB2

SCALE: 1/8"=1'-0"

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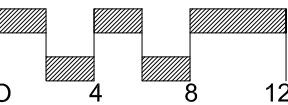
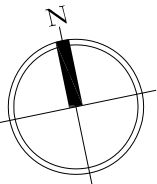
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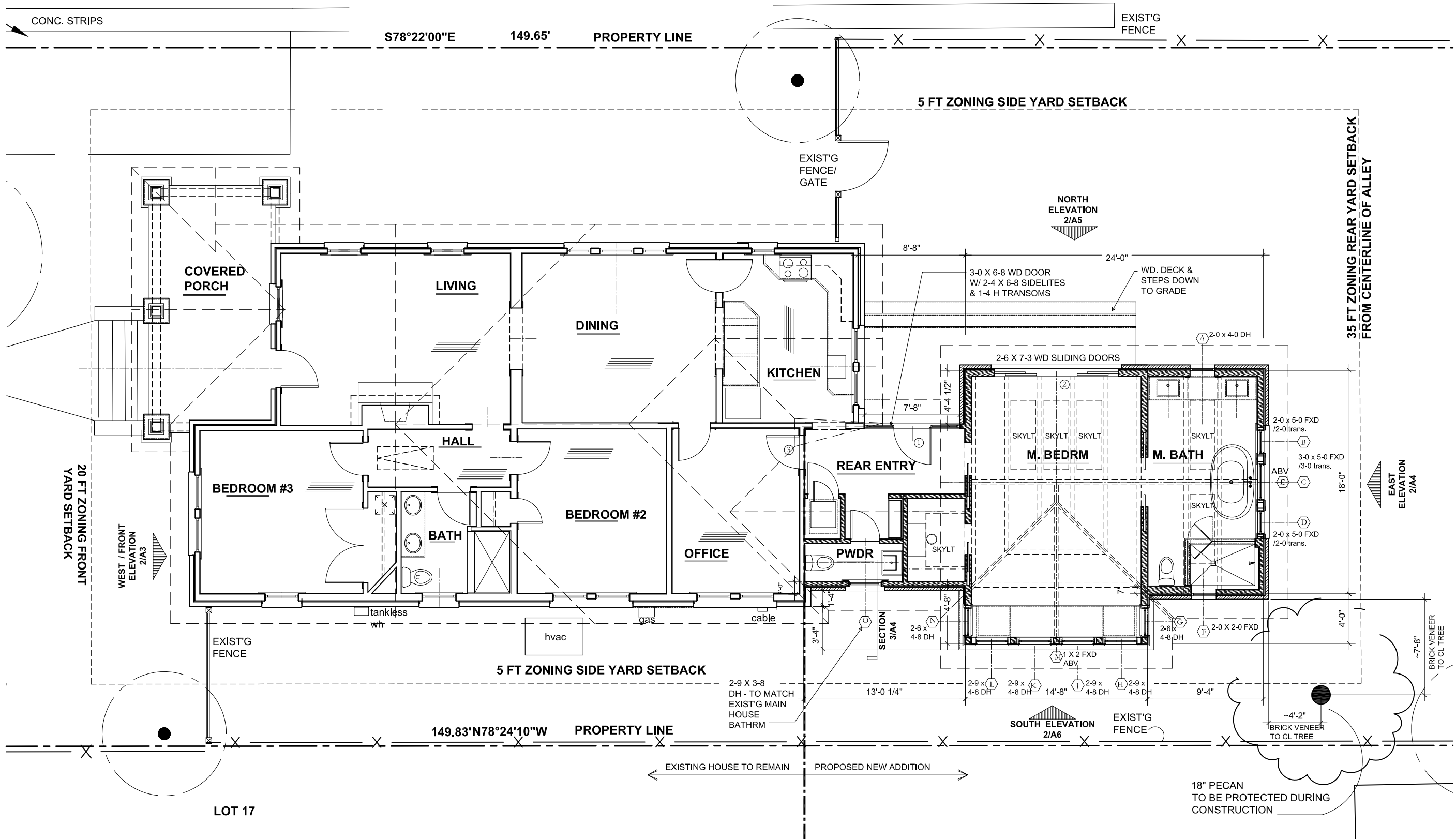
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PROPOSED FLOOR PLN

A1



1 PROPOSED FLOOR PLAN

A1

PROPOSED ADDITION HEATED SF = 658 SF
NEW TOTAL HEATED SF = 1346 + 658 = 2,004 SF

SCALE: 1/8"=1'-0"

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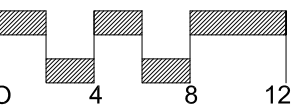
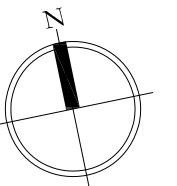
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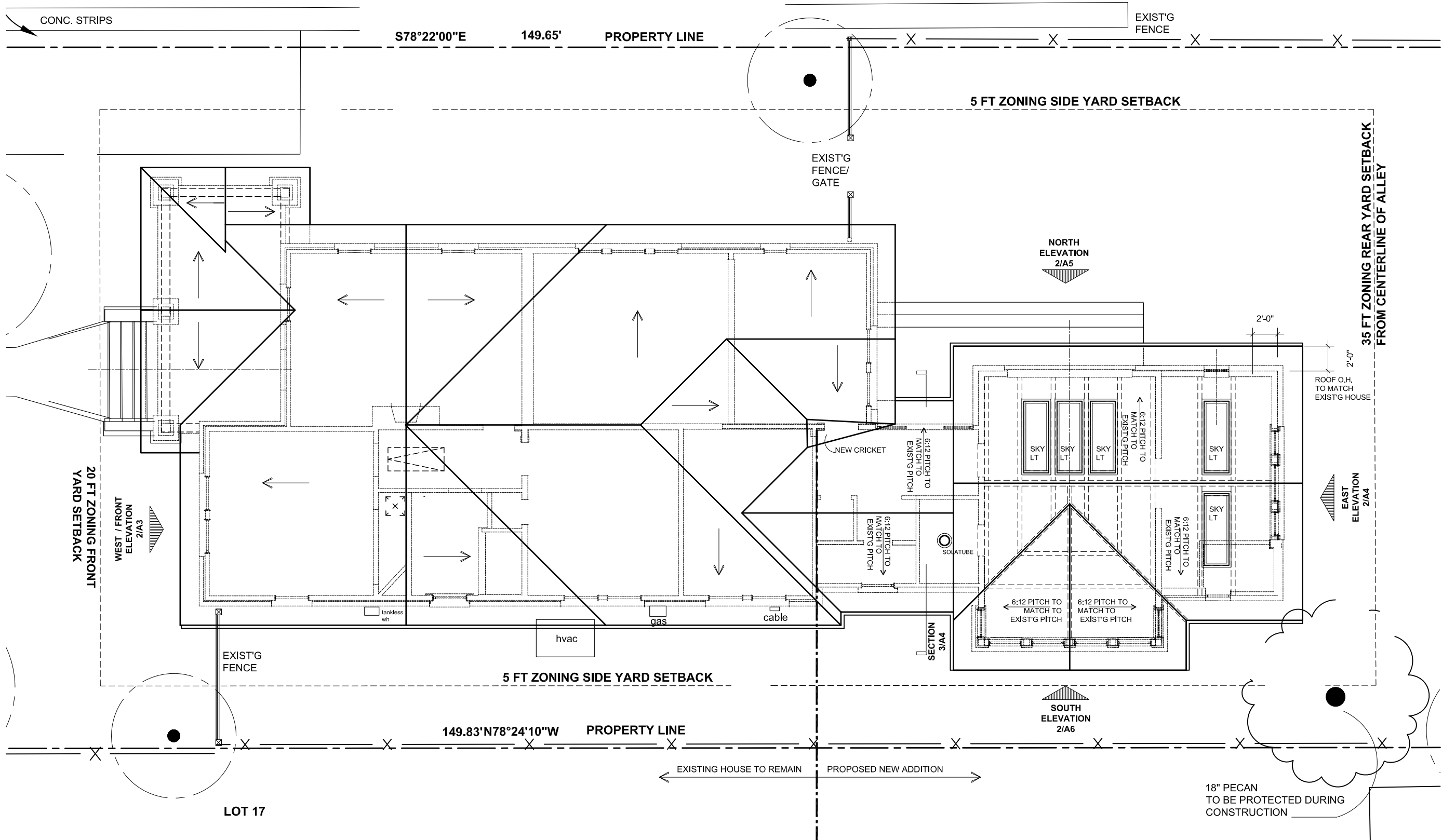
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PROPOSED ROOF PLN

A2



1 PROPOSED ROOF PLAN

A2

SCALE: 1/8"=1'-0"