
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1437/1439 Pecan Avenue

SUMMARY OF REQUEST: Door changes

APPLICANT/OWNER: Zachary Kent (applicant)/Majorie Perez Martinez and Jesse Gary (owners)

Details of Proposed Request

Existing Context

The existing structure is a one-story duplex constructed in 1936. Several other duplexes of the same or similar design exist in Plaza Midwood. Features of the structure include a centered chimney, hipped roof, wood lap siding and porches on the left and right side.

The building was approved with a 365-day stay of demolition on September 9, 2015. Through a partnership with the Mecklenburg County Historic Landmarks Commission (HLC) and a willing property owner, this building was saved from demolition and sold to a new owner. The HLC placed preservation covenants on the building to prevent future demolition; however, all design review for proposed changes remains under the Historic District Commission's sole oversight.

Proposal

The proposal is to relocate the front doors. As-built, the front doors are side entry. The project would move the front doors to be a front street-facing entry. The front doors themselves are non-original to the building. One was a slab door and the other a builder grade 6-panel metal door. The proposed doors are wood doors with a six-light window at the top. Muntins will be wood and exterior Simulated True Divided Light (STDL). No other changes or additions are proposed for the building or to the site at this time.

Design Guidelines – Front Doors and Entrances, page 4.10

1. Retain and repair all existing features and materials of the historic entrance and front door.
2. Replace historic doors that are beyond repair with a new door of the same size, design, material, and types as used originally, or sympathetic to the building style, including number and orientation of panel and location and size of any glass. Do not use generic or "stock" doors with details that provide a false sense of historical accuracy.
3. Do not replace original trim with trim that conveys a different period, style, or theme.
4. Do not reduce or enlarge entrances or door openings.
5. A storm door, if used, should meet the following guidelines:
 - a. Construct storm doors of wood, clad, or a composite material that can be sawn and painted, or painted metal.
 - b. Relate openings for screen or glass panels to the proportions of the door. Storm doors should avoid obscuring the design of the front door.
 - c. Paint the storm door the same color as the main door or the trim color.
6. Do not relocate the primary front entrance. Conversions to other uses that require relocation will be evaluated on a case by case basis.

Staff Analysis

1. The Commission will determine if the front doors may be relocated.
2. Minor revisions may be approved by staff.



HDC-2019-00292

PID: 08118315

LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD PROPOSED PROJECT: WINDOW & DOOR CHANGES

July Meeting 2019





Elevations
(clockwise from
top left):
Front, Rear, Left
and Right.



MultiFamily Property Photo Gallery

MLS#: [3436461](#)

1437 Pecan Avenue, Charlotte NC 28205-3413

List Price: \$329,900



<----- Photos on this photo gallery sheet show the left side duplex up close. Original Craftsman door had been removed, dropped down to a 6'8", and replaced with a glass-less door and screen door over the slab door.

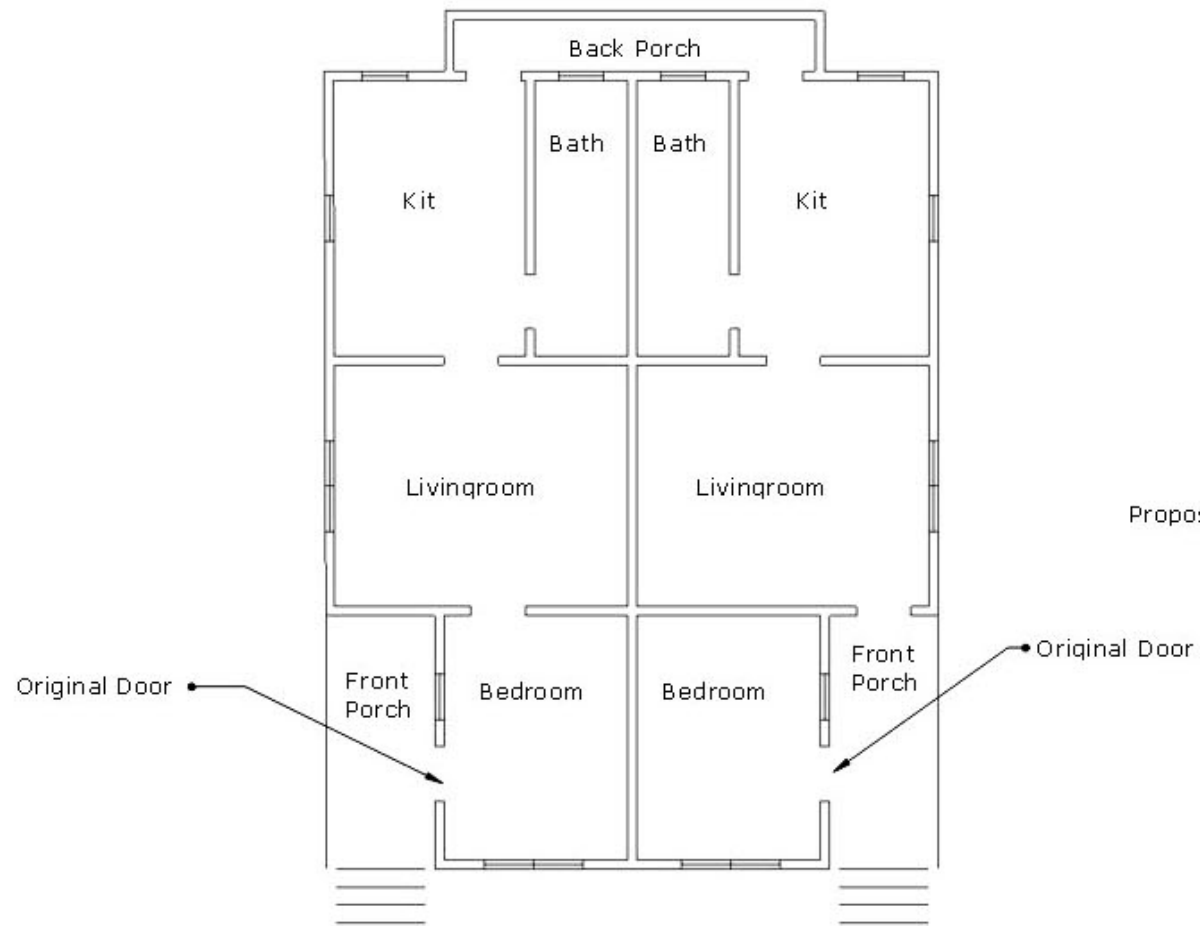


Trim around doors to be matched to existing trim detail and size.

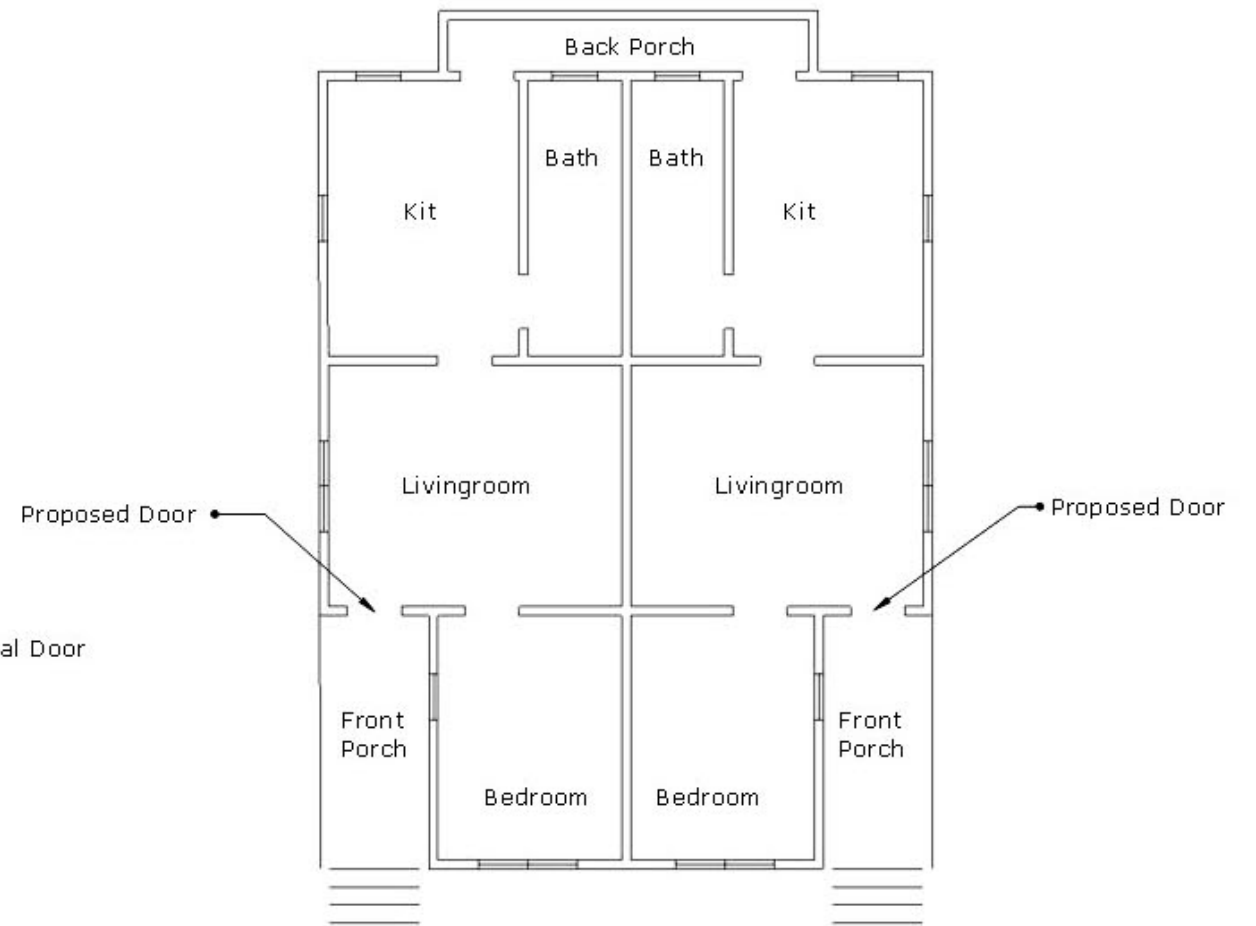


Old Door on right side of the duplex. (door was a replacement 6'8" door that had been modified by a 2" x 4" added to the top of the door. Door is deteriorated and has a split in wood.

1437/1439 Pecan Avenue



Existing



Proposed



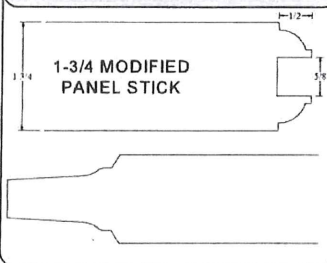
CAD DOORS
SO# 507656
PO# : 61-113664-P

[Created By: SONJAL on 5/31/19 10:28]

Order Info

SO # 507656
Ln # 1
Qty 2
Cust ID DYKE7
Prod Week

Stick & Panel Profiles



Door Info

Species DF
Pattern 4662
Thick 1-3/4
Width 3/0
Height 7/0
Stile Width 5-1/2
Top Rail 4-1/2
Bttm Rail 9-1/8
Panel 1-3/8 HRP
Glass LOW-E IG

SO Line Desc

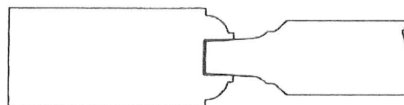
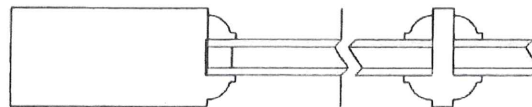
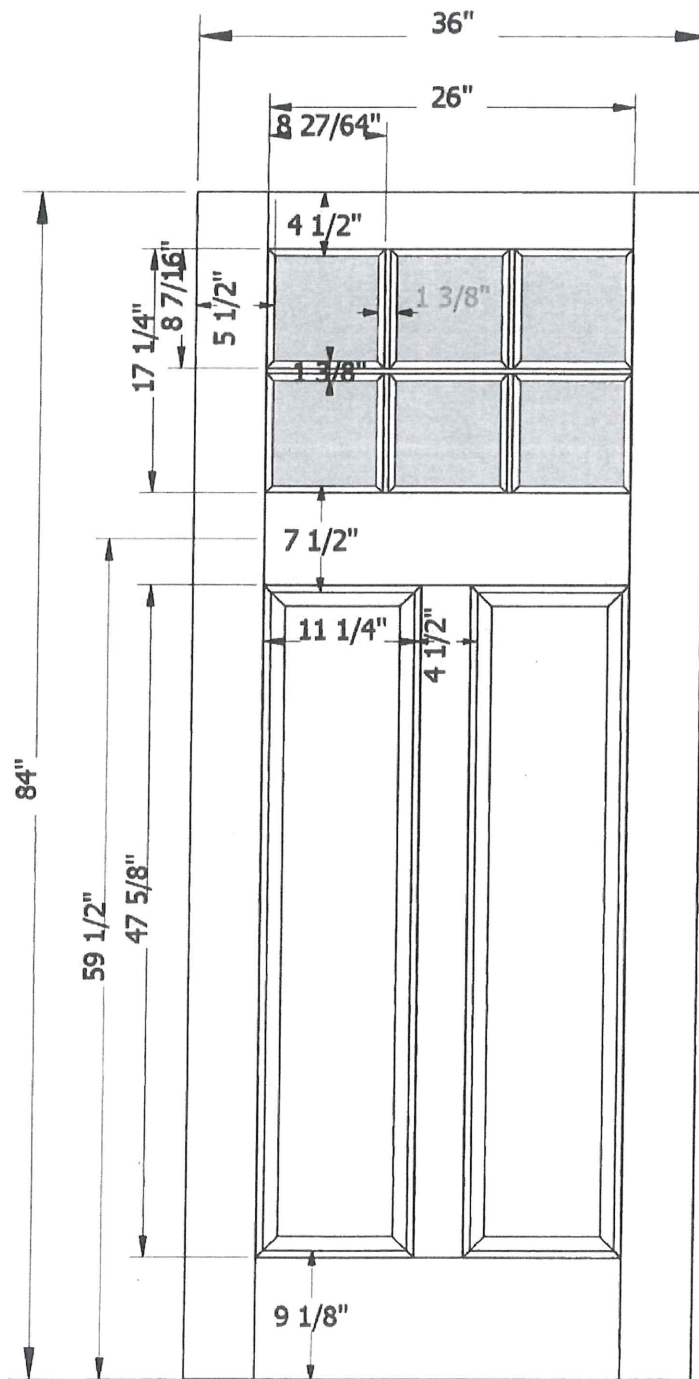
MOD OVOLO STICKING, 1 3/8" TDL

Run Date: 5/31/19 10:28

This is a special order not subject to cancellation. Production on this order will not begin until all CAD drawings are signed and returned.

X

You can also approve your CAD drawings online. Please visit www.roguevalleydoor.com/cadapproval.aspx for more info.



INTERIOR VIEW