
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1726 The Plaza

SUMMARY OF REQUEST: Addition

OWNER: Courtney and Nathaniel Paul

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

c. 1932. This is a two story, side gable Colonial Revival home with a gabled front entrance porch. The home also has an attached side porch supported by wood columns. Windows are generally 6/1.

Proposal

The applicant is proposing a two story addition to the rear and three attic dormers on the front.

Policy & Design Guidelines for Additions

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.

Charlotte Historic District Commission

Property Address: 1726 The Plaza

HDC Design Policy on Additions requires that additions be evaluated according to the following:

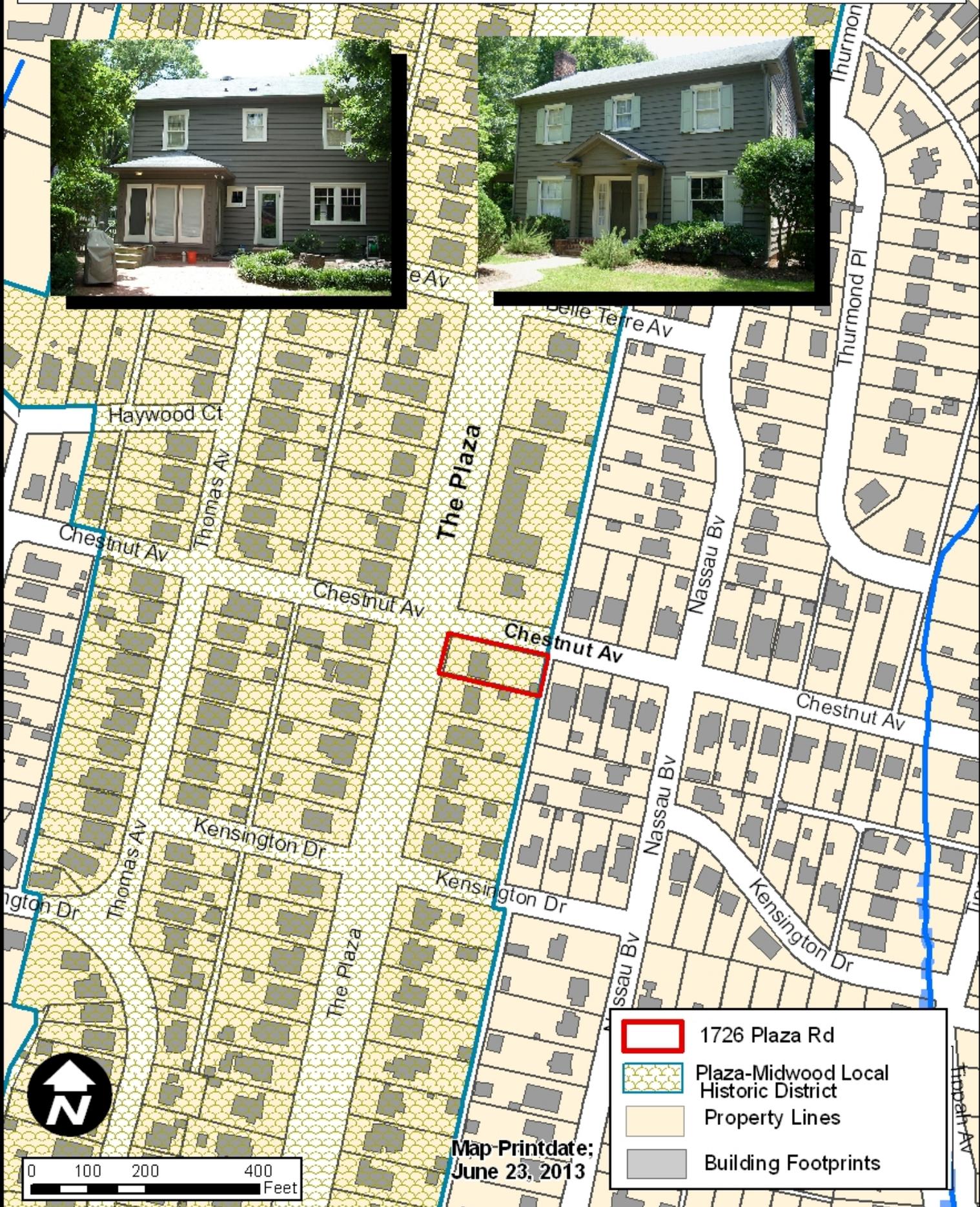
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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

Staff believes the proposed additions are appropriate and meet the criteria for additions.

Charlotte Historic District Commission - Case 2013-115



The Plaza

-  1726 Plaza Rd
-  Plaza-Midwood Local Historic District
-  Property Lines
-  Building Footprints

Map-Printdate:
June 23, 2013

0 100 200 400 Feet



1726

PAUL
ADDITION /
RENOVATION
1726 The Plaza
Charlotte, NC
28205

DATES:

Existing
22 May 2013

Schematics
27 June 2013

Progress
29 June 2013
1 July 2013

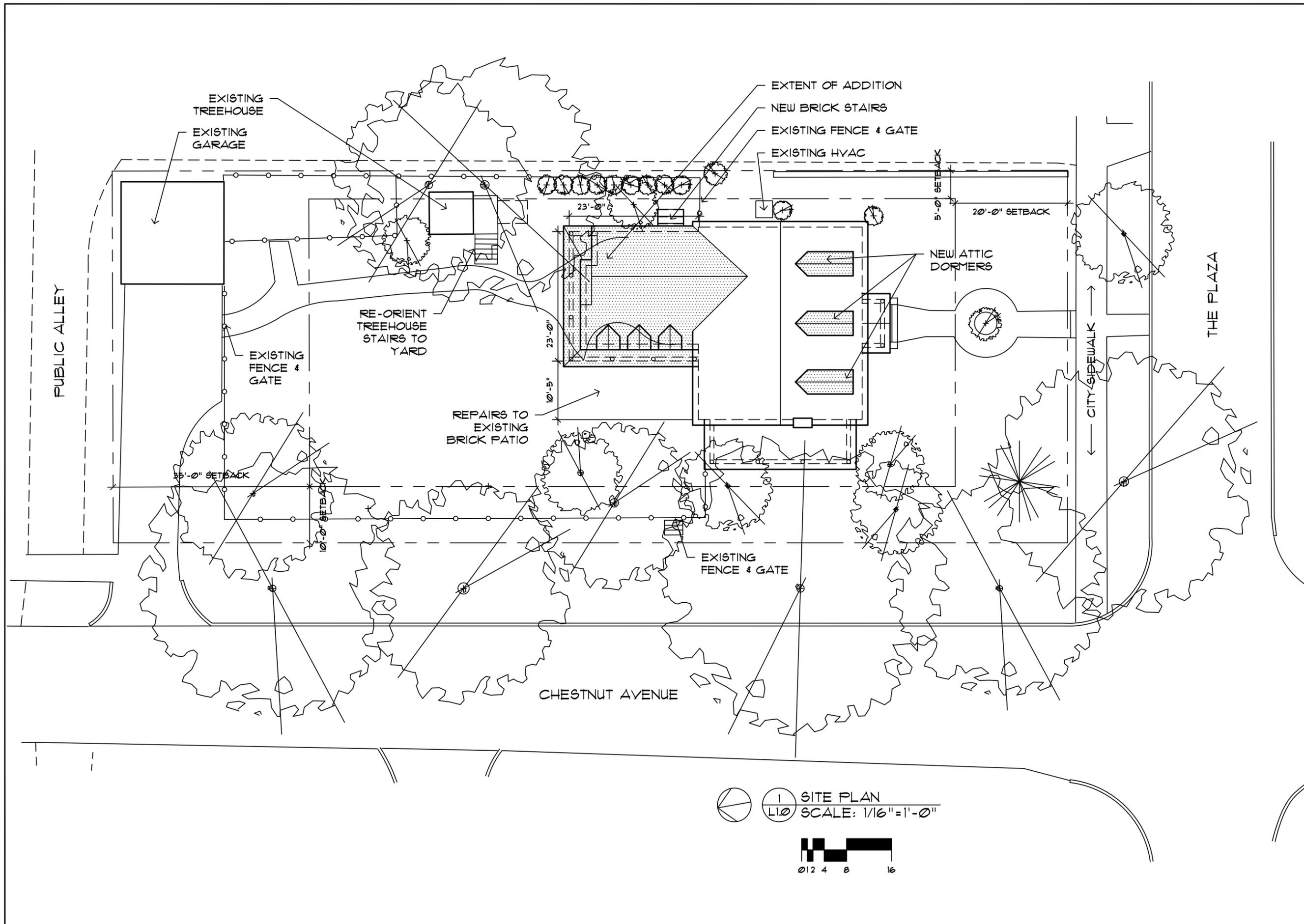
Historic District
1 July 2013

studio
H
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

SITE PLAN

A1.0



PAUL
 ADDITION /
 RENOVATION
 1726 The Plaza
 Charlotte, NC
 28205

DATES:

Existing
 22 May 2013

Schematics
 27 June 2013

Progress
 29 June 2013
 1 July 2013

Historic District
 1 July 2013



1 THE PLAZA ELEVATION (WEST) - EXISTING
 A2.0 SCALE: 1/8" = 1'-0"



2 THE PLAZA ELEVATION (WEST) - PROPOSED
 A2.0 SCALE: 1/8" = 1'-0"



studio
 home
 design

jessica hindman
 720 e tremont ave
 charlotte, nc 28203
 704-995-3605
 studioh-design.com

THE PLAZA
 (FRONT)
 ELEVATION
 (WEST)

A2.0

PAUL
ADDITION /
RENOVATION
1726 The Plaza
Charlotte, NC
28205

DATES:

Existing
22 May 2013

Schematics
27 June 2013

Progress
29 June 2013
1 July 2013

Historic District
1 July 2013



1 CHESTNUT AVE. ELEVATION (NORTH) - EXISTING
A2.1 SCALE: 1/8" = 1'-0"



2 CHESTNUT AVE. ELEVATION (NORTH) - PROPOSED
A2.1 SCALE: 1/8" = 1'-0"



studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

CHESTNUT AVE.
(SIDE)
ELEVATION
(NORTH)

A2.1

PAUL
 ADDITION /
 RENOVATION
 1726 The Plaza
 Charlotte, NC
 28205

DATES:

Existing
 22 May 2013

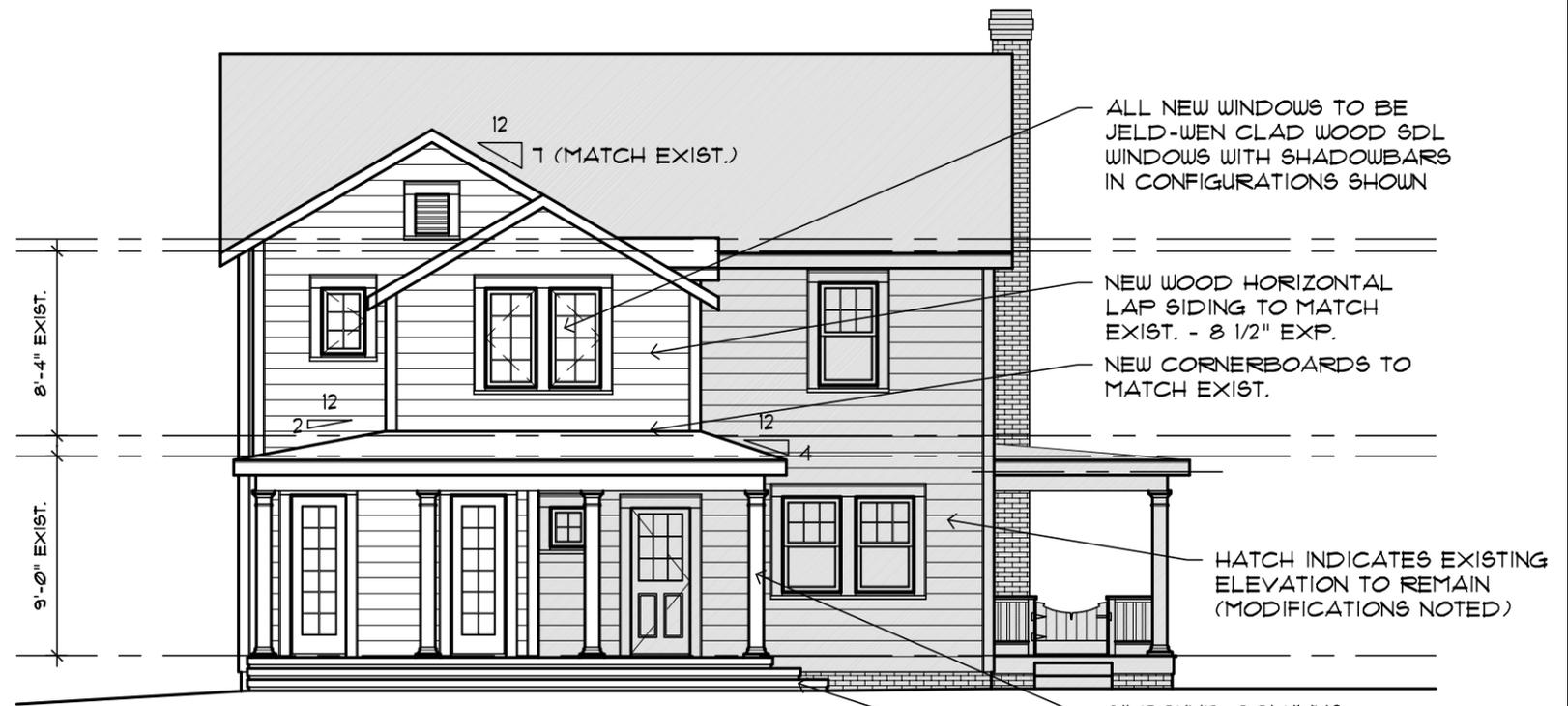
Schematics
 27 June 2013

Progress
 29 June 2013
 1 July 2013

Historic District
 1 July 2013



1 REAR ELEVATION (EAST) - EXISTING
 A2.2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (EAST) - PROPOSED
 A2.2 SCALE: 1/8" = 1'-0"



studio
 home
 design

jessica hindman
 720 e tremont ave
 charlotte, nc 28203
 704-995-3605
 studioh-design.com

REAR
 ELEVATION
 (EAST)

A2.2

PAUL
 ADDITION /
 RENOVATION
 1726 The Plaza
 Charlotte, NC
 28205

DATES:

Existing
 22 May 2013

Schematics
 27 June 2013

Progress
 29 June 2013
 1 July 2013

Historic District
 1 July 2013



1 SIDE ELEVATION (SOUTH) - EXISTING
 A2.3 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH) - PROPOSED
 A2.3 SCALE: 1/8" = 1'-0"



studio
 home
 design

jessica hindman
 720 e tremont ave
 charlotte, nc 28203
 704-995-3605
 studioh-design.com

SIDE
 ELEVATION
 (SOUTH)

A2.3



1 FRONT PERSPECTIVE
A3.0 NO SCALE



2 REAR PERSPECTIVE
A3.0 NO SCALE

PAUL
ADDITION /
RENOVATION
1726 The Plaza
Charlotte, NC
28205

DATES:

Existing
22 May 2013

Schematics
27 June 2013

Progress
29 June 2013
1 July 2013

Historic District
1 July 2013

studio
H
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

3D IMAGES

A3.0

PAUL
ADDITION /
RENOVATION
1726 The Plaza
Charlotte, NC
28205



1 THE PLAZA STREETSCAPE
A4.0 NO SCALE

DATES:

Existing
22 May 2013

Schematics
27 June 2013

Progress
29 June 2013
1 July 2013

Historic District
1 July 2013



4 CHESTNUT AVE. STREETSCAPE - ENLARGED
A4.0 NO SCALE



2 THE PLAZA STREETSCAPE - ENLARGED
A4.0 NO SCALE



3 CHESTNUT AVE. STREETSCAPE
A4.0 NO SCALE

studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

STREETSCAPES

A4.0