LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1511 The Plaza

SUMMARY OF REQUEST: Addition

OWNER: Larry Nabatoff & Kelly Katterhagen

APPLICANT: Kent Lineberger

Details of Proposed Request

Existing Conditions
This is a large two story bungalow with a porte cochere and full front porch on two lots.

Proposed
A two story rear addition with a hipped roof will tie back to house below existing ridge. New addition will accommodate a master suite above a porch and outdoor dining room. Pool in back yard will be removed with the thought of adding another one in a different location sometime in the future. Materials (including shakes, roofing, brick, windows, etc.) and details (including window configuration, rafter tails, corner boards, soffit/fascia treatment, overhang, material execution, etc.) will match existing.

Policy & Design Guidelines
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.
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**
The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is *Policy & Design Guidelines* compliant or if an exception is warranted.
Charlotte Historic District Commission - Case 2014-191
Historic District; Plaza-Midwood

Map Printdate; Sept, 2014
THE PLAZA (100' Public R/W)

EXISTING SITE PLAN

one sixteenth of an inch equals a foot
LOT 2
0.361 acres

20' front setback (zoning)

NOTES:
- All existing front landscaping & hardscaping to remain.
- Trees to be removed.
- Bury existing overhead utility lines underground.
- Landscape & alterations to fence to be designed by others.
- The Plaza (100' Public R/W)

PROPOSED SITE PLAN

one sixteenth of an inch equals a foot
PROPOSED PARTIAL EAST ELEVATION

one eighth of an inch equals a foot