

**LOCAL HISTORIC DISTRICT:** Plaza Midwood  
**PROPERTY ADDRESS:** 1422 The Plaza  
**SUMMARY OF REQUEST:** Detached garage and side addition  
**APPLICANT:** Karey Digh

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The application was denied June 8, 2016 for its failure to meet the guidelines for Deny for Size because the proposed garage is wider than the house, for scale because the proposed garage is taller than the rear elevation of the main house, for context because it appears to be the largest garage in Plaza Midwood in the historic area at this time and because it does not read as a secondary structure to the main house. Deny the screen porch addition because it fails to meet our guidelines for massing and rhythm by punching out 3 feet on the side it becomes a featured element on the right side elevation and our guidelines would call for it to be less substantial.

The Commission will first determine if the revised proposal has been substantially redesigned and/or if there is a change of circumstance before allowing the application to be heard.

#### **Details of Proposed Request**

##### *Existing Context*

The existing structure is a single family house constructed in 1941. Adjacent structures are also single family with lots that are 192.5' in depth. There are two accessory buildings in the rear yard that will be removed. A COA for a second floor addition was issued March 14, 2014 (2013-048).

##### *Revised Proposal*

The project is a detached garage in the rear yard and a side addition toward the rear of the house and not highly visible from the street. The following items have changed from June:

##### A: Detached garage

1. The garage height is has been reduced from 25'-10" to 22'-9"
2. The roof over the front entrance has been removed
3. The front dormer has been modified
4. The massing of the roof has been reduced (see south elevations)
5. Paired windows in the side elevations are single double hung
6. The rear gabled dormer has been changed to a shed dormer

##### B: Side addition

1. The design has not changed. The applicant has submitted past HDC approvals of side additions

#### **Policy & Design Guidelines for Additions, page 36**

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.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<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.

**Policy & Design Guidelines – Accessory Buildings: Garages, page 50**

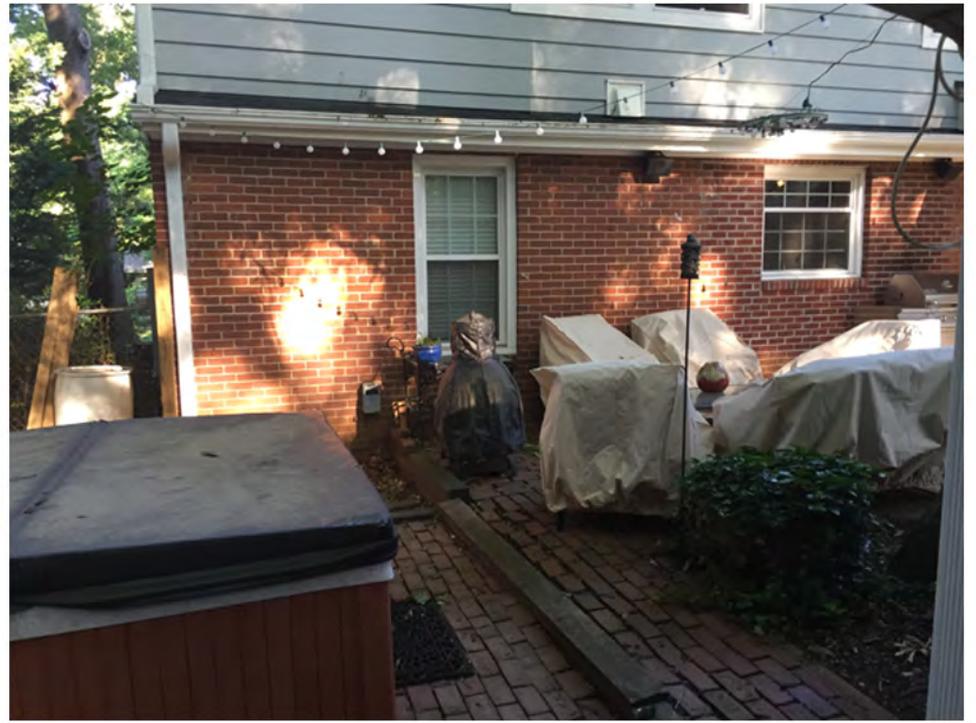
Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for garages and additions.







GARAGE REAR EAST



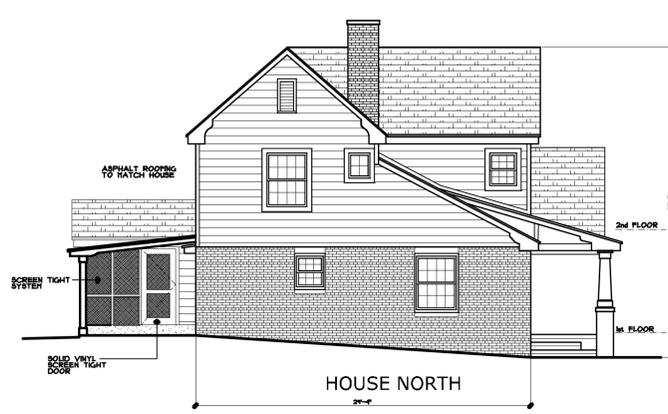
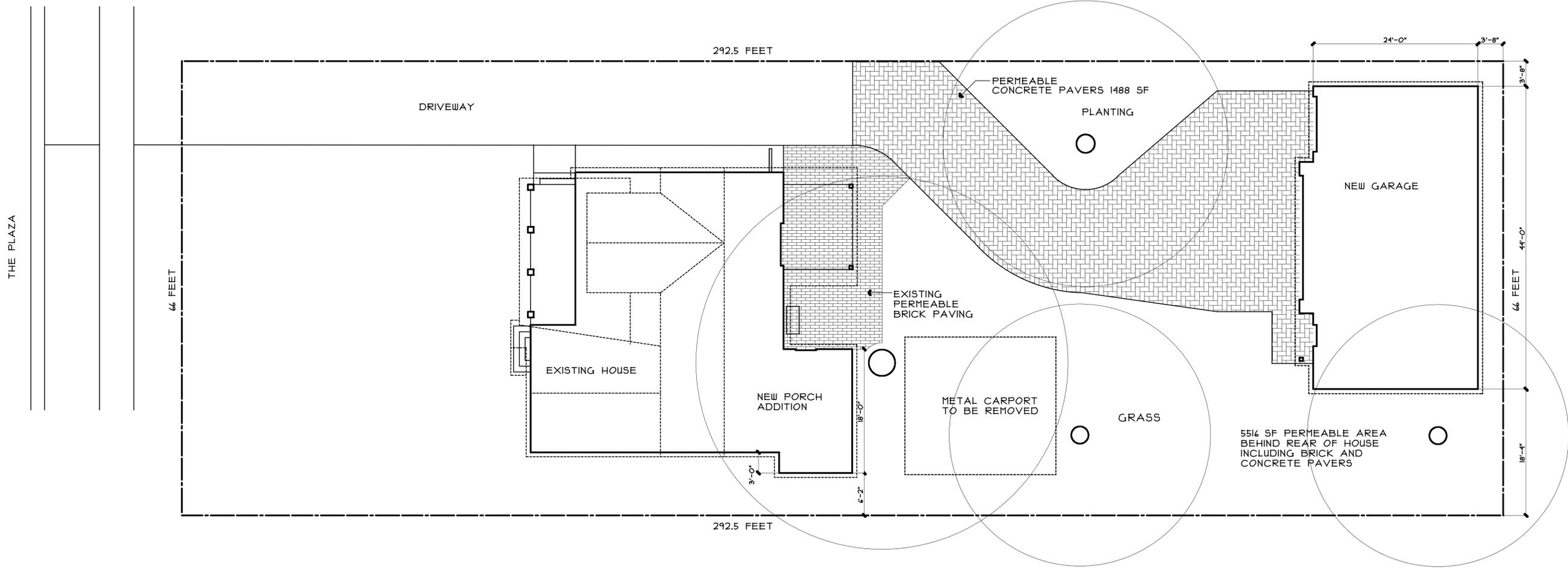
GARAGE NORTH



GARAGE WEST



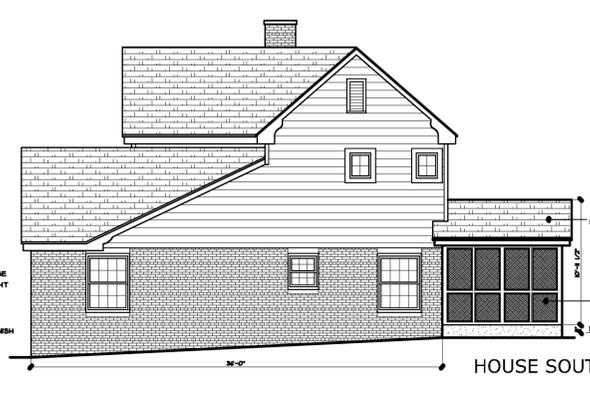
GARAGE SIDE SOUTH



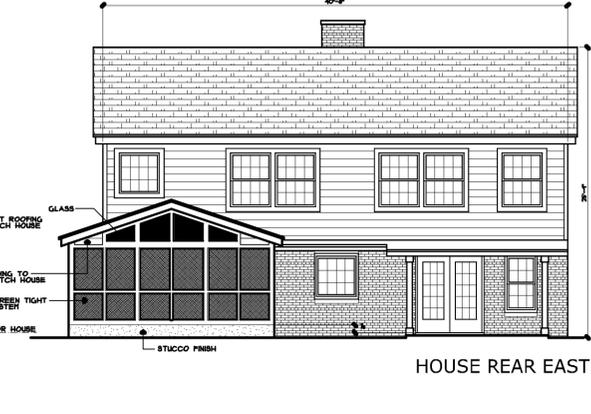
HOUSE NORTH



HOUSE FRONT WEST



HOUSE SOUTH



HOUSE REAR EAST

**Franceschi Architects**  
 340 SLOANE SQUARE WAY  
 CHARLOTTE, NC 28211  
 704.511.2170

**Digh Residence Additions**  
 1422 THE PLAZA  
 CHARLOTTE, NC 28205

ARCHITECT'S # 21404  
 DATE MAY 2016  
 REVISIONS MAY 11, 2016  
 MAY 31, 2016

**Site Plan**  
 SCALE 1/8" = 1'-0"



GARAGE NORTH



GARAGE WEST



GARAGE SIDE SOUTH



GARAGE REAR EAST

*Franceschi*  
**Architects**  
 340 SLOANE SQUARE WAY  
 CHARLOTTE, NC 28211  
 704.511.2110

**Digh Residence**  
**Additions**  
 1422 THE PLAZA  
 CHARLOTTE, NC 28205

ARCHITECT'S # 21604  
 DATE MAY 2016  
 REVISIONS MAY 11, 2016  
 MAY 13, 2016

**Garage**  
**Elevations**  
 SCALE 1/4" = 1'-0"  
**A2**



HOUSE SOUTH



HOUSE REAR EAST



HOUSE NORTH



HOUSE FRONT WEST

*Franceschi Architects*  
 340 SLOANE SQUARE WAY  
 CHARLOTTE, NC 28208  
 704.511.2110

**Digh Residence Additions**  
 1422 THE PLAZA  
 CHARLOTTE, NC 28205

ARCHITECT'S # 21604  
 DATE MAY 2014  
 REVISIONS MAY 18, 2014  
 MAY 24, 2014

House Elevations  
 SCALE 1/8" = 1'-0"  
 A3

COPYRIGHT FRANCESCO ARCHITECTS PLLC

June 2016



GARAGE WEST

July 2016



40'-0"  
GARAGE WEST

June 2016



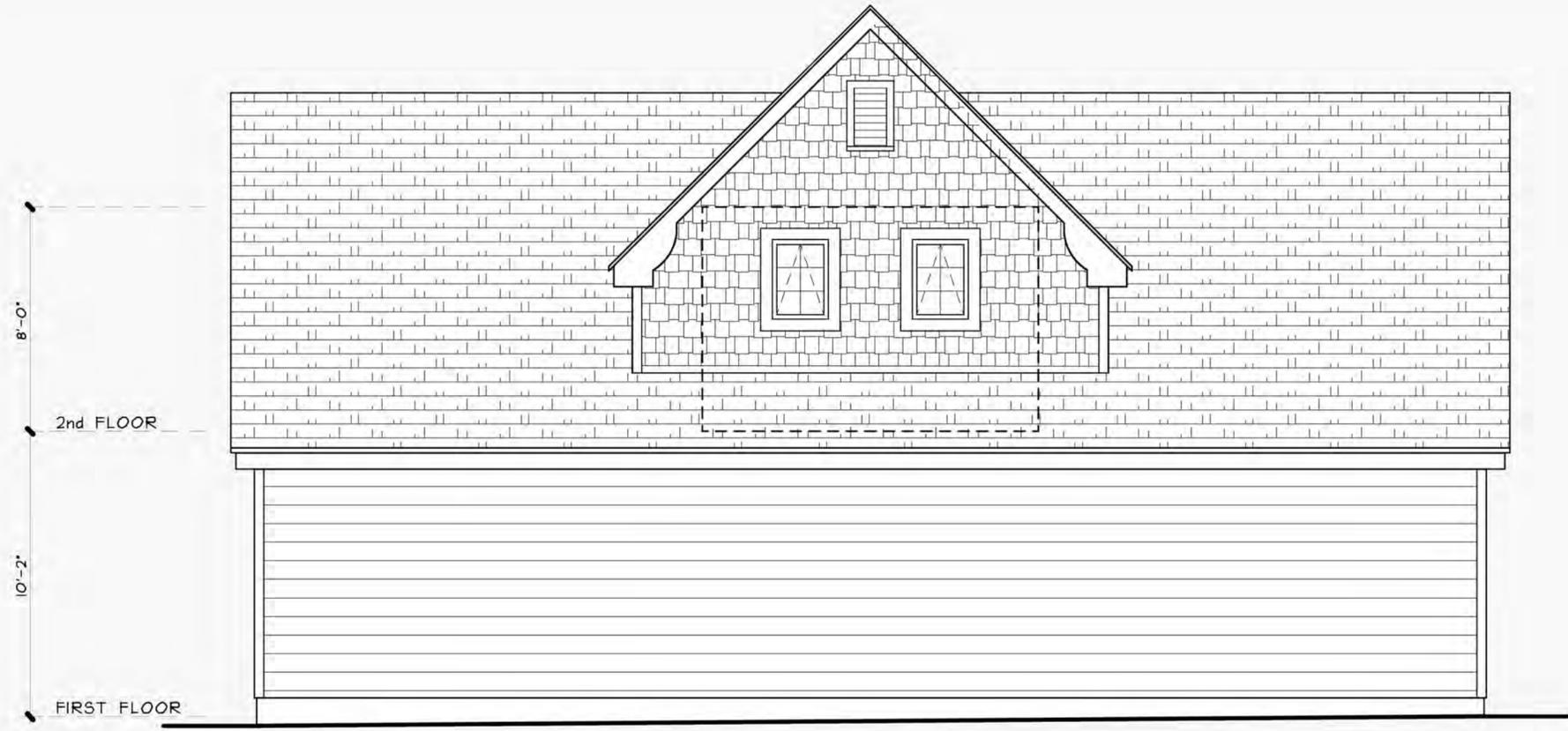
GARAGE NORTH

July 2016



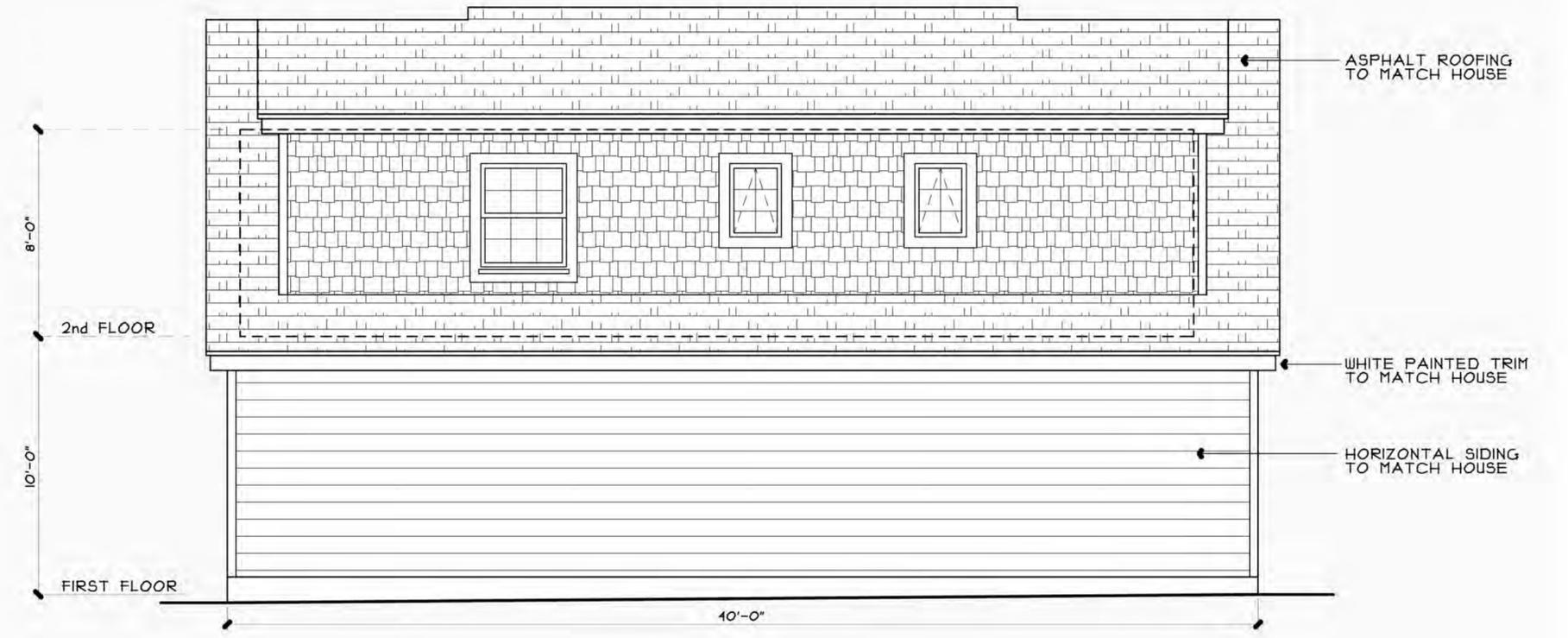
GARAGE NORTH

June 2016



GARAGE REAR EAST

July 2016



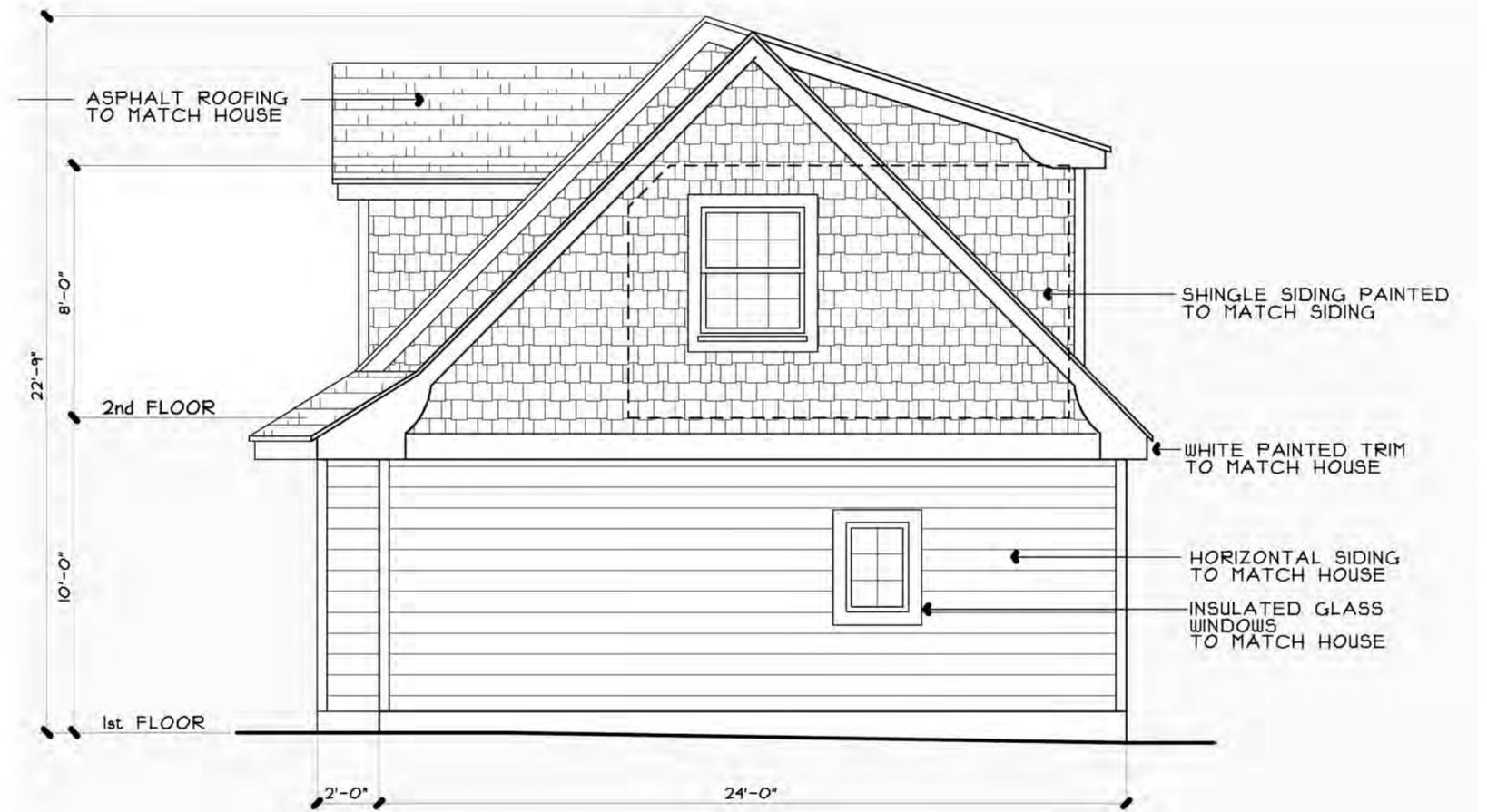
GARAGE REAR EAST

June 2016

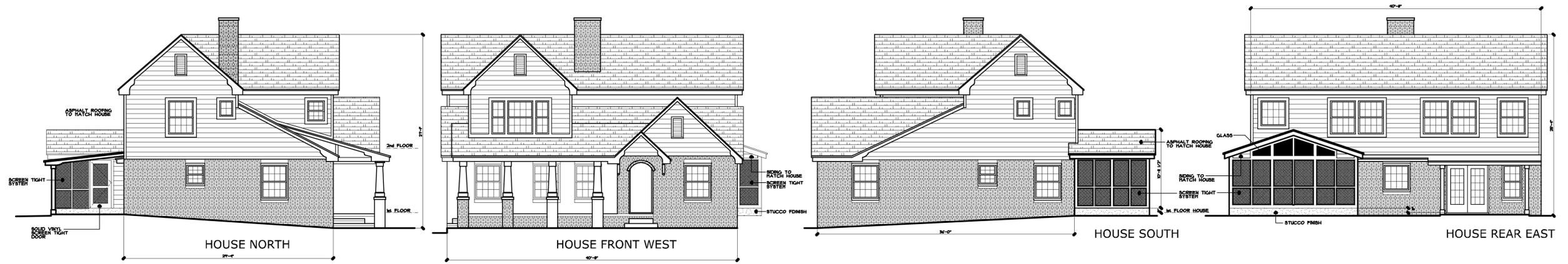
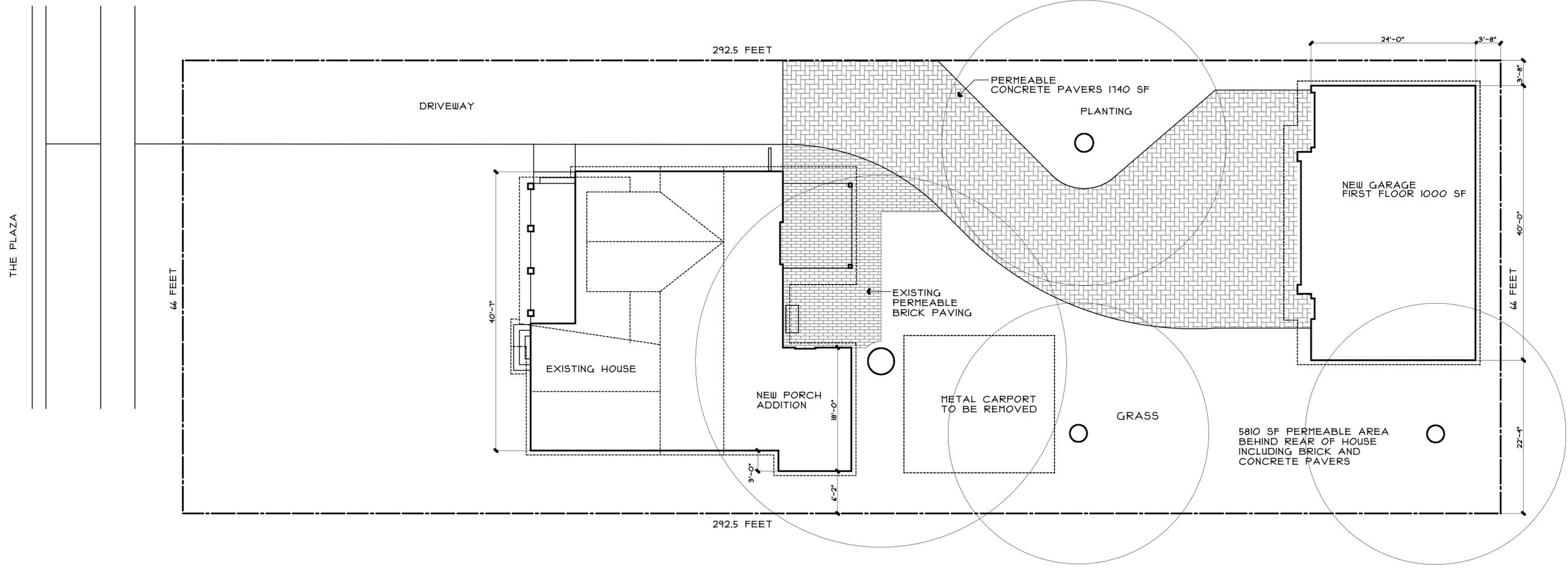
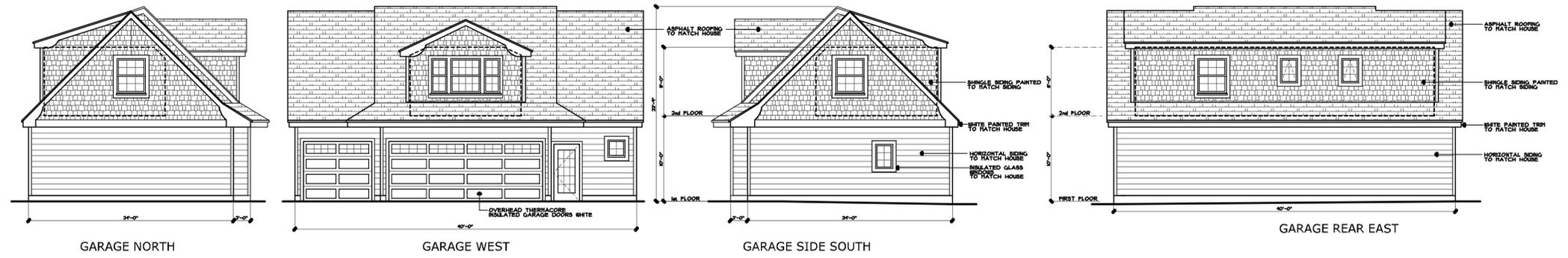


GARAGE SIDE SOUTH

July 2016



GARAGE SIDE SOUTH



*Franceschi Architects*  
 340 SLOANE SQUARE WAY  
 CHARLOTTE, NC 28211  
 704.511.2170

**Digh Residence Additions**  
 1422 THE PLAZA  
 CHARLOTTE, NC 28205

ARCHITECT'S # 21604  
 DATE MAY 2016  
 REVISIONS MAY 11, 2016  
 MAY 31, 2016  
 JUNE 20, 2016  
 JUNE 30, 2016

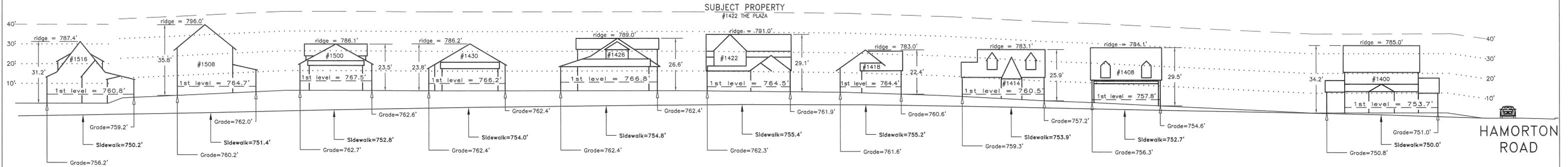
**Site Plan**  
 SCALE 1/8" = 1'-0"

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6<sup>th</sup> day of June, 2016.



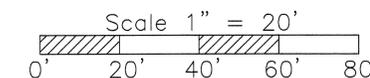
*A.G.Z.*  
 Andrew G. Zoutewelle  
 Professional Land Surveyor  
 NC License No. L-3098



T H E P L A Z A

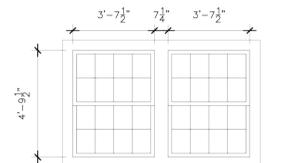
**A.G. ZOUTEWELLE**  
**SURVEYORS**  
 1418 East Fifth St. Charlotte, NC 28204  
 Phone: 704-372-9444 Fax: 704-372-9555  
 Firm Licensure Number C-1054

Copyright 2016  
 Building Heights Sketch of  
**1400-1516 THE PLAZA**  
 FACING EAST  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 for Charlotte-Mecklenburg Planning Department  
 June 06, 2016



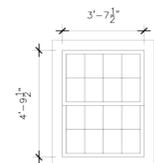
General Notes:  
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





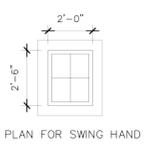
NOTE: WINDOW SIZE IS APPROXIMATE - MATCH EXISTING WINDOW AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES

**A** DOUBLE-HUNG



NOTE: WINDOW SIZE IS APPROXIMATE - MATCH EXISTING WINDOW AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES

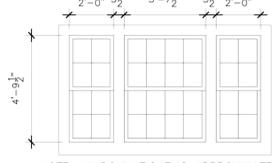
**B** DOUBLE-HUNG



SEE PLAN FOR SWING HAND

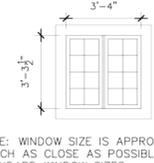
NOTE: WINDOW SIZE IS APPROXIMATE - MATCH AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES.

**C** CASEMENT



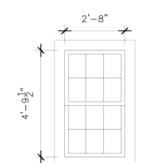
NOTE: WINDOW HEIGHT IS APPROXIMATE - MATCH EXISTING WINDOW AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES. CENTER WINDOW TO MATCH TYPE B.

**D** DOUBLE-HUNG



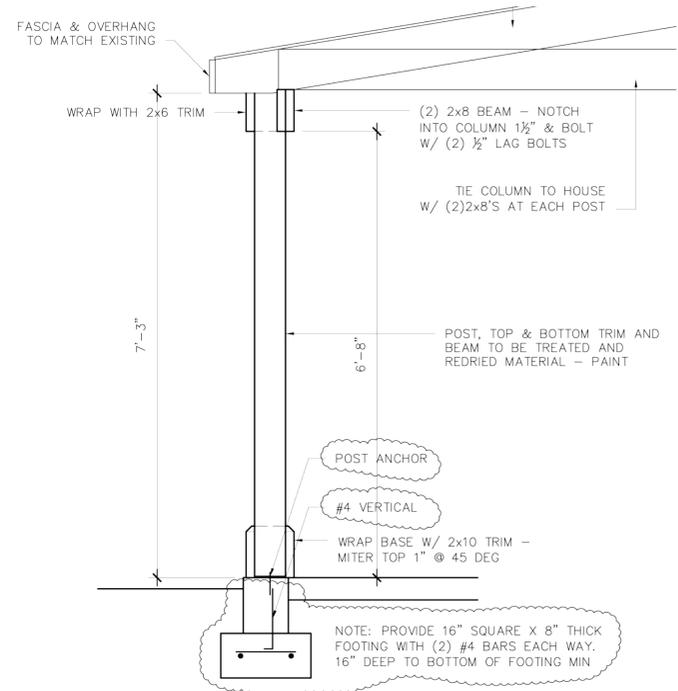
NOTE: WINDOW SIZE IS APPROXIMATE - MATCH AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES.

**E** CASEMENT

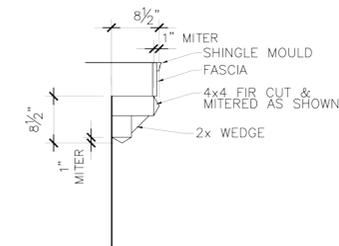


NOTE: WINDOW SIZE IS APPROXIMATE - MATCH AS CLOSE AS POSSIBLE WITH STANDARD WINDOW SIZES

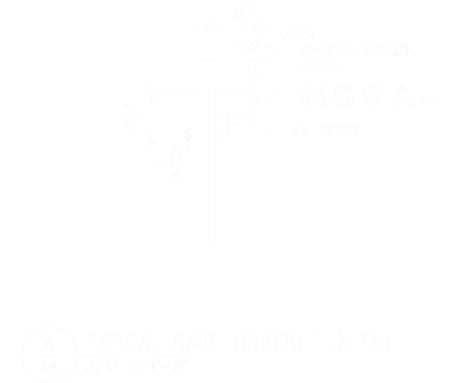
**F** DOUBLE-HUNG



**1** REAR PORCH COLUMN DETAIL  
A6 3/4" = 1'-0"



**6** TYPICAL RAKE BRACKET DETAIL  
A4 3/4" = 1'-0"



**6** TYPICAL RAKE BRACKET DETAIL  
A4 3/4" = 1'-0"





704.771.1020  
MOEN  
FRANK  
PLUMBING PLUMBING  
Mechanical.com 541  
7194









# PRECEDENTS



**CHARLOTTE**

**CHARLOTTE HISTORIC DISTRICT COMMISSION**

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDC 2012-113

**DATE:** 29 November 2012

**ADDRESS OF PROPERTY:** 1525 Thomas Avenue

**HISTORIC DISTRICT:** PLAZA MIDWOOD

**TAX PARCEL NUMBER:** 081.184.09

**OWNER(S):** Karen Van Sickler

**DETAILS OF APPROVED PROJECT:** Rear deck and screened porch. Both are wider than the existing house on one side. Cross gable screened porch will have siding to match house in gable above screening and be built over existing deck. Rear facing gable over porch will be supported by wooden columns atop stone piers to match front of house. SEE ATTACHED PLANS.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

*Mary Ellen George*  
Chairman WB

*Wanda Birmingham*  
Staff







## HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2007-56-PM-08

DATE: July 19, 2007

ADDRESS OF PROPERTY: 1428 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08117102

OWNER: Barbara Morgan

**DETAILS OF APPROVED PROJECT:**

Addition to Existing house,  
as shown on the attached plans

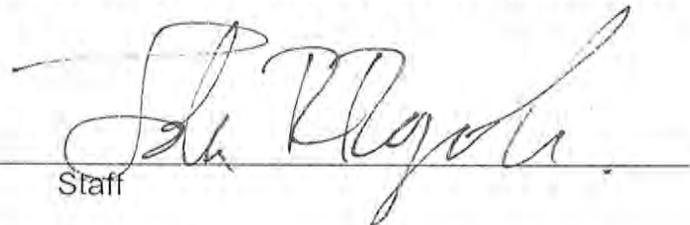
- All detailing, including materials, trim, windows and doors will meet current HDC policy
- This approval also includes the construction of a new garage as shown on the attached plans

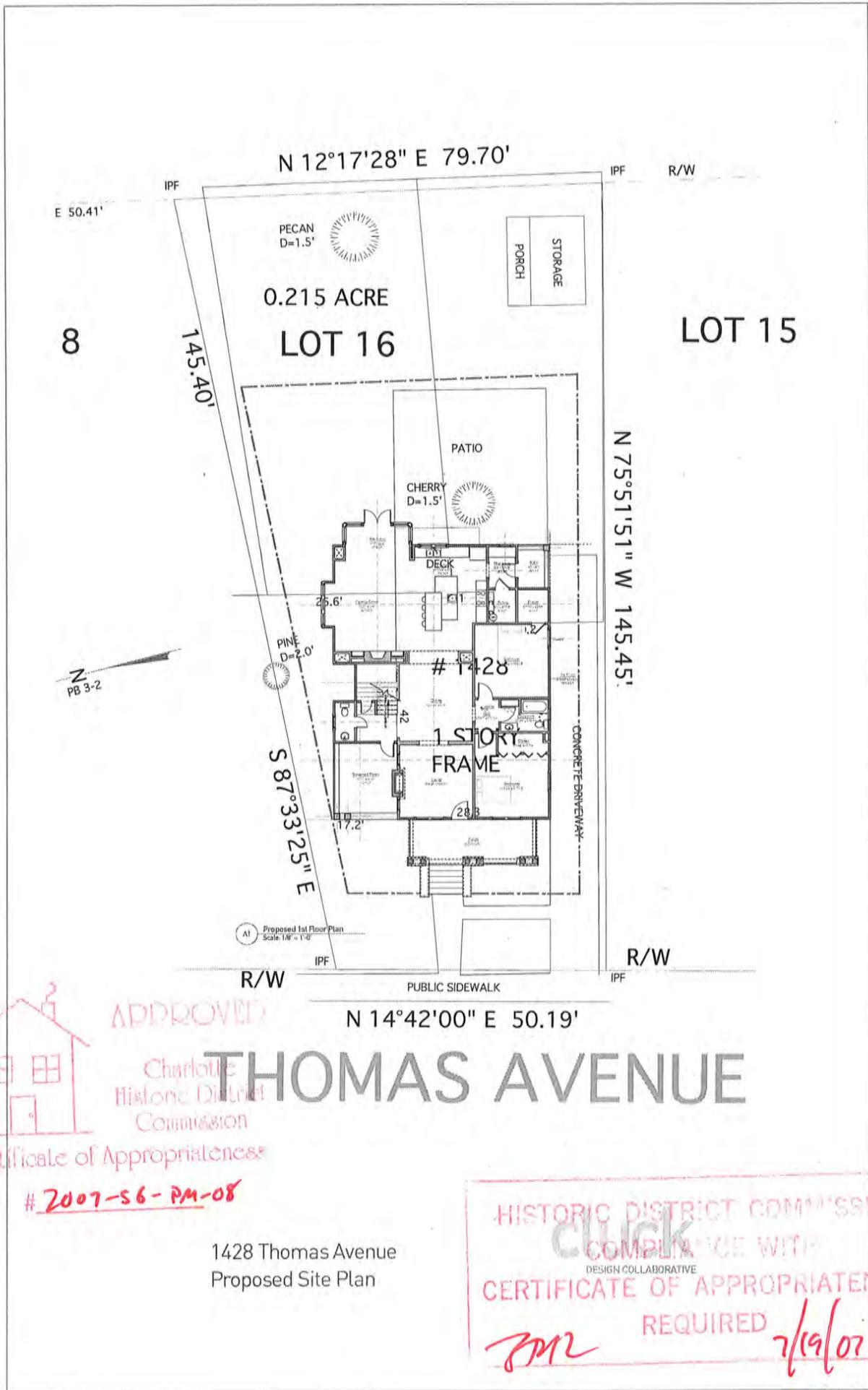
This Certificate of Appropriateness indicates that the project proposal submitted to the Historic District Commission has been determined to comply with the standards and policies of the Charlotte Historic District Commission. No other approvals are to be inferred. All work must be completed in accordance with all other applicable state and local codes.

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Chairman

  
Staff



N 12°17'28" E 79.70'

E 50.41'

IPF R/W

PECAN  
D=1.5'

0.215 ACRE  
**LOT 16**

STORAGE  
PORCH

**LOT 15**

145.40'

N 75°51'51" W 145.45'

PATIO

CHERRY  
D=1.5'

DECK

# 1428

1 STORY  
FRAME

CONCRETE DRIVEWAY

S 87°33'25" E

PIN  
D=2.0'

7.2'

25.6'

1.2'

42'

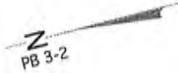
28.8'

IPF R/W

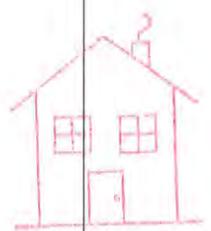
R/W IPF

PUBLIC SIDEWALK

N 14°42'00" E 50.19'



A1 Proposed 1st Floor Plan  
Scale: 1/8" = 1'-0"



APPROVED

Charlotte  
Historic District  
Commission

# THOMAS AVENUE

Certificate of Appropriateness

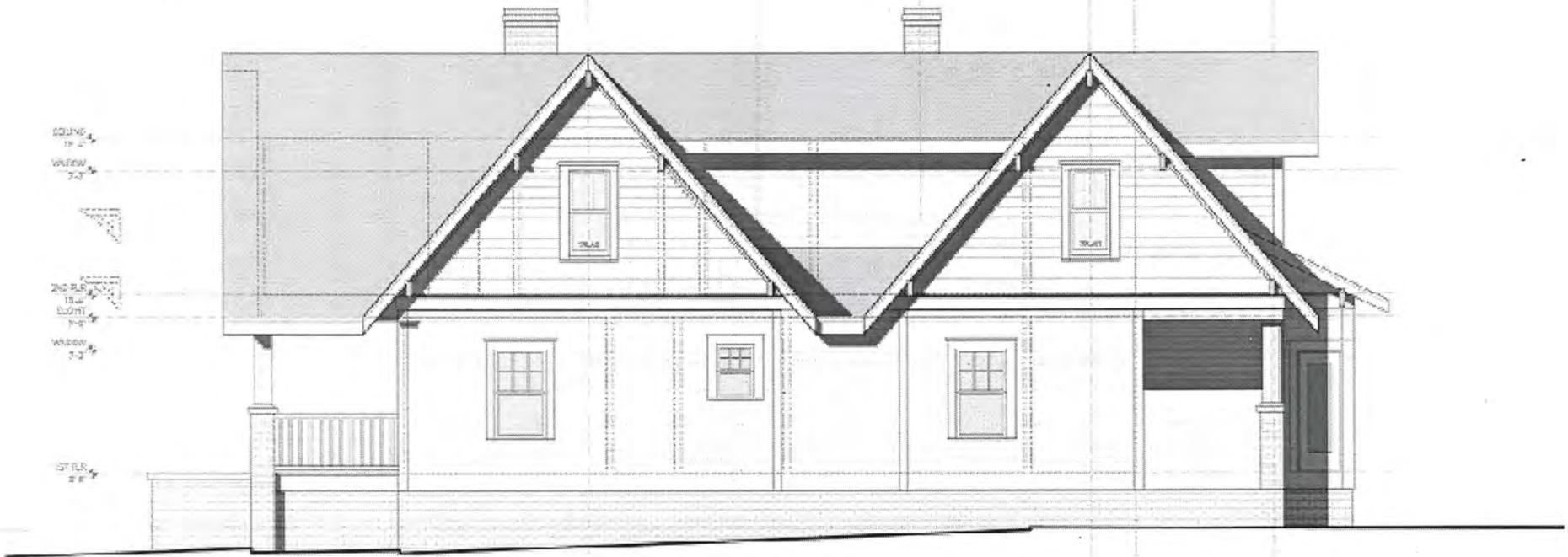
# 2007-56-PM-08

1428 Thomas Avenue  
Proposed Site Plan

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
DESIGN COLLABORATIVE  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED  
*JM* 7/19/07







Proposed Right Elevation  
Scale: 1/4" = 1' 0"



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2007-56-PM-08

1428 Thomas Avenue  
Right Elevation

cluck  
DESIGN COLLABORATIVE

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

JER

7/15/07



PM Proposed Rear Elevation  
Scale 1/8" = 1'-0"



1428 Thomas Avenue  
Rear Elevation

**cluck**  
DESIGN COLLABORATIVE



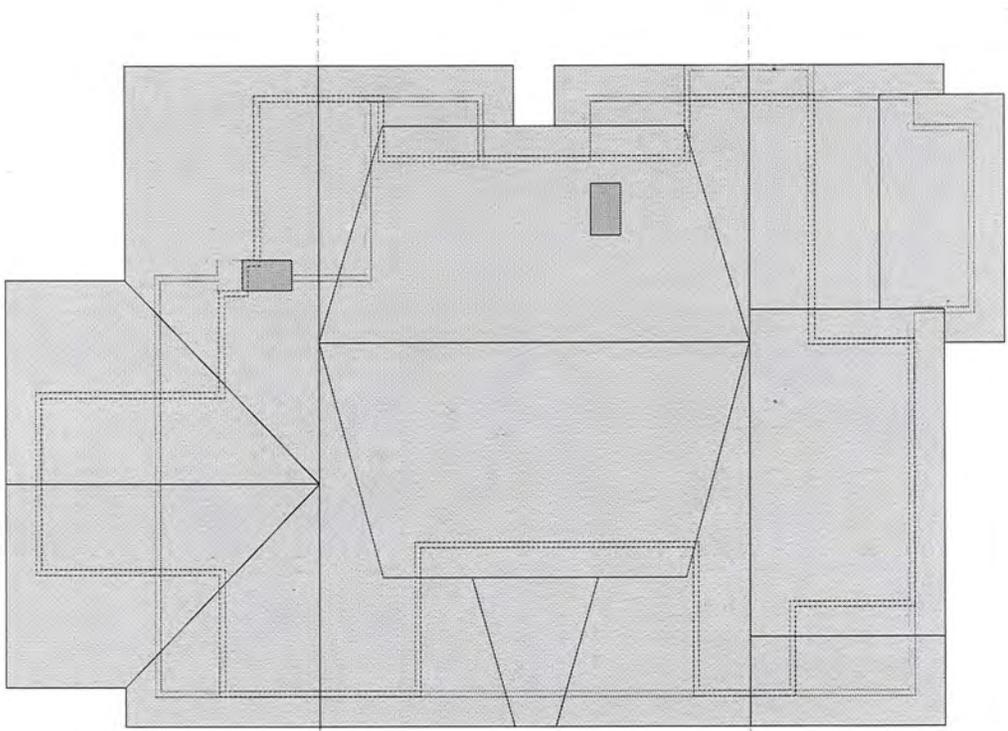
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2007-56-PM-08

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED  
*SJM* 7/19/07



**APPROVED**  
 Proposed Historic Roof Plan  
 Scale: 1/8" = 1'-0"



Charlotte  
 Historic District  
 Commission

Call No. of 428 Thomas Avenue

Proposed Roof Plan  
 # 2007-58-PM-08

HISTORIC DISTRICT COMMISSION  
**click**  
 DESIGN COLLABORATIVE  
 COMPLIANCE UNIT

CERTIFICATE OF APPROPRIATENESS  
 REQUIRED

*SPR*  
 7/19/07



APPROVED

Charlotte  
Historic District  
Commission

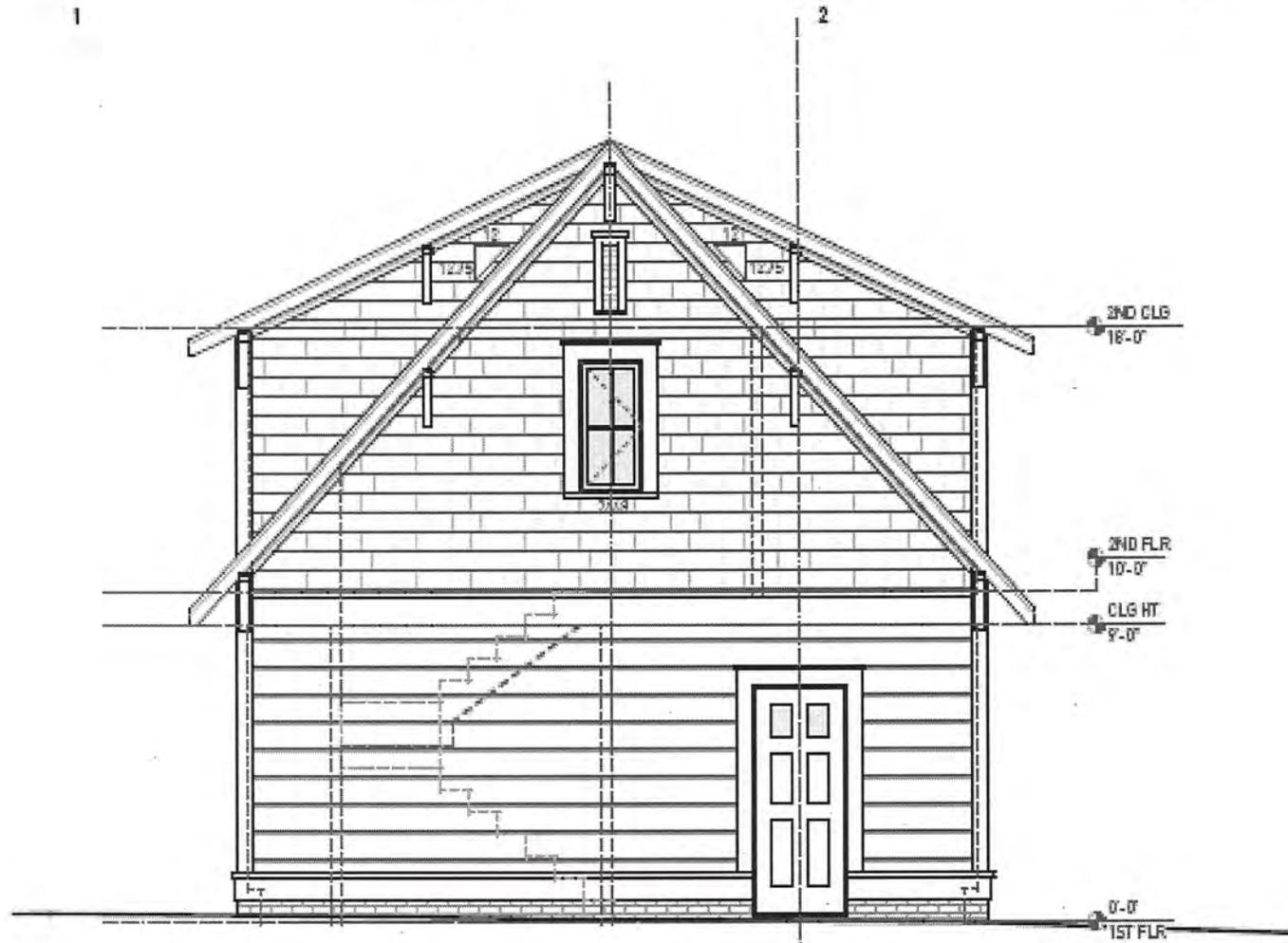
C4 Proposed Front Elevation  
Scale: 1/4" = 1'-0"

Certificate of Appropriateness

# 2007-S6-PM-08

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

*JPR* 7/19/07



C1 Proposed Left Elevation  
Scale: 1/4" = 1'-0"



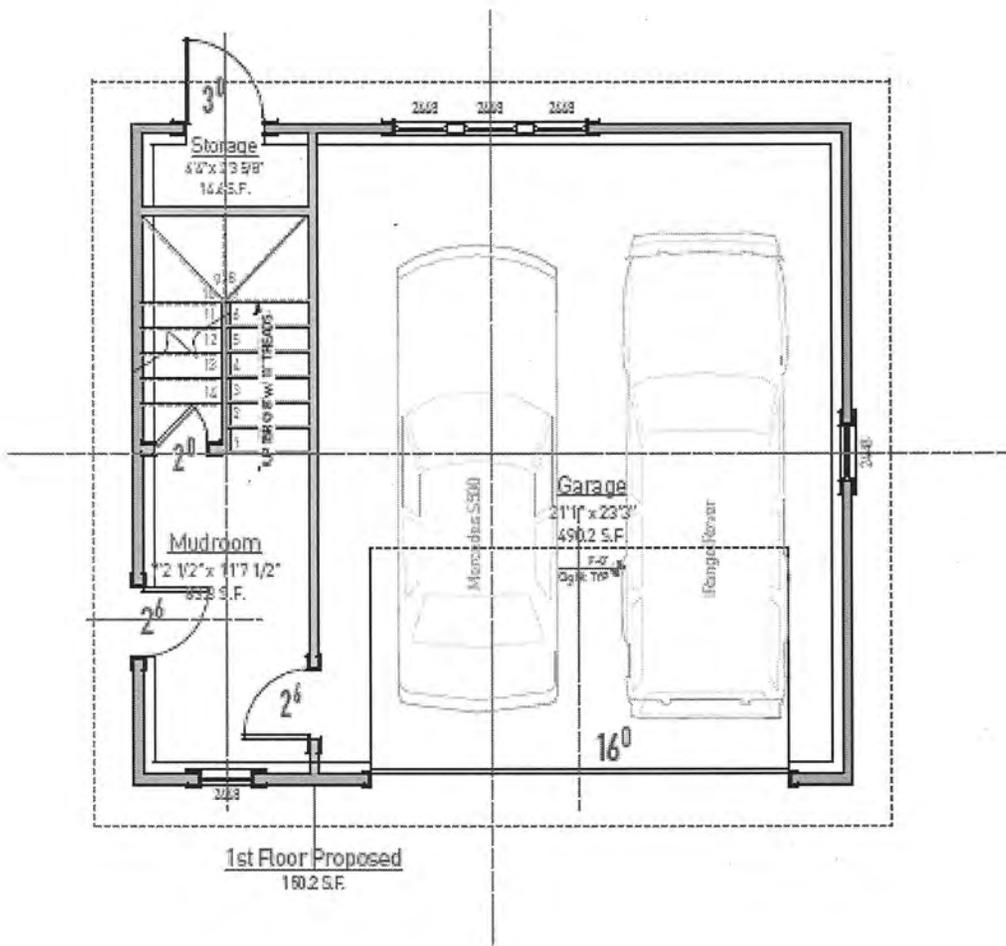
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2007-SB-PM-08

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED  
JPR 7/19/07



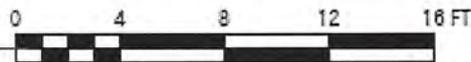
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2007-56-RM-05

A1 1st Floor Plan  
Scale: 1/4" = 1'-0"



1

2

HISTORIC DISTRICT COMMISSION  
COMPLIANCE T.L.  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

*ETP*

3

7/19/07



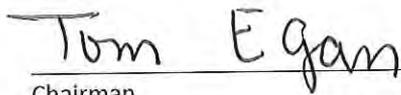
CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2013-152      DATE: April 11, 2014  
ADDRESS OF PROPERTY: 1700 The Plaza  
HISTORIC DISTRICT: Plaza Midwood      TAX PARCEL NUMBER: 09506206  
OWNER(S): Andrea & Gennaro Lorusso

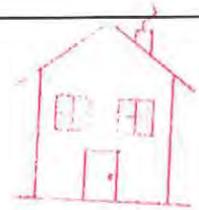
**DETAILS OF APPROVED PROJECT:** Addition to the left side with new windows on all three sides with siding to match the existing home. Replacement of paired windows on the left elevation at the rear, behind the addition, with smaller pair of windows. Addition of a full size window on the left side of the rear porch. Removal of right door on rear porch to be replaced with a window.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
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Chairman

  
Staff



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDC 2013-152

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

OK

4/11/2014

LORUSSO  
ADDITION /  
RENOVATION  
1100 The Plaza  
Charlotte, NC  
28205

DATES:

EXISTING  
5 JUNE 2013

SCHEMATICS  
18 JULY 2013  
18 SEPT 2013

HISTORIC DIST.  
30 SEPT 2013  
10 MARCH 2014

PROGRESS  
20 NOV 2013

PRELIM. PRICING  
03 DEC 2013

FINAL PRICING

REVISIONS

studio  
home  
design

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

SITE PLAN

L1.0

KENSINGTON DRIVE

PUBLIC ALLEY

EXISTING GARAGE

35'-0" SETBACK

5'-0" SETBACK

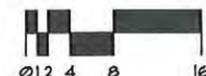
EXISTING FENCE & GATE

EXIST. HYAC  
EXTENT OF ADDITION

EXISTING FENCE & GATE

NEW WINDOWS IN  
EXISTING ROUGH  
OPENINGS

1 SITE PLAN  
L1.0 SCALE: 1/16" = 1'-0"



10'-0" SETBACK

20'-0" SETBACK

69'-2"

CITY SIDEWALK

THE PLAZA



CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-001

DATE: January 16, 2015

ADDRESS OF PROPERTY: 1915 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119336

OWNER(S): Susan Stallings

**DETAILS OF APPROVED PROJECT:** The project is an addition to the right side of the house. The addition will project approximately 4 feet into the side yard. New materials will match the traditional materials on the existing structure including the brick foundation and wood siding. New windows will match existing in trim details and design. See attached plans and notes.

The project was approved by the HDC January 14, 2015.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff



APPROVED

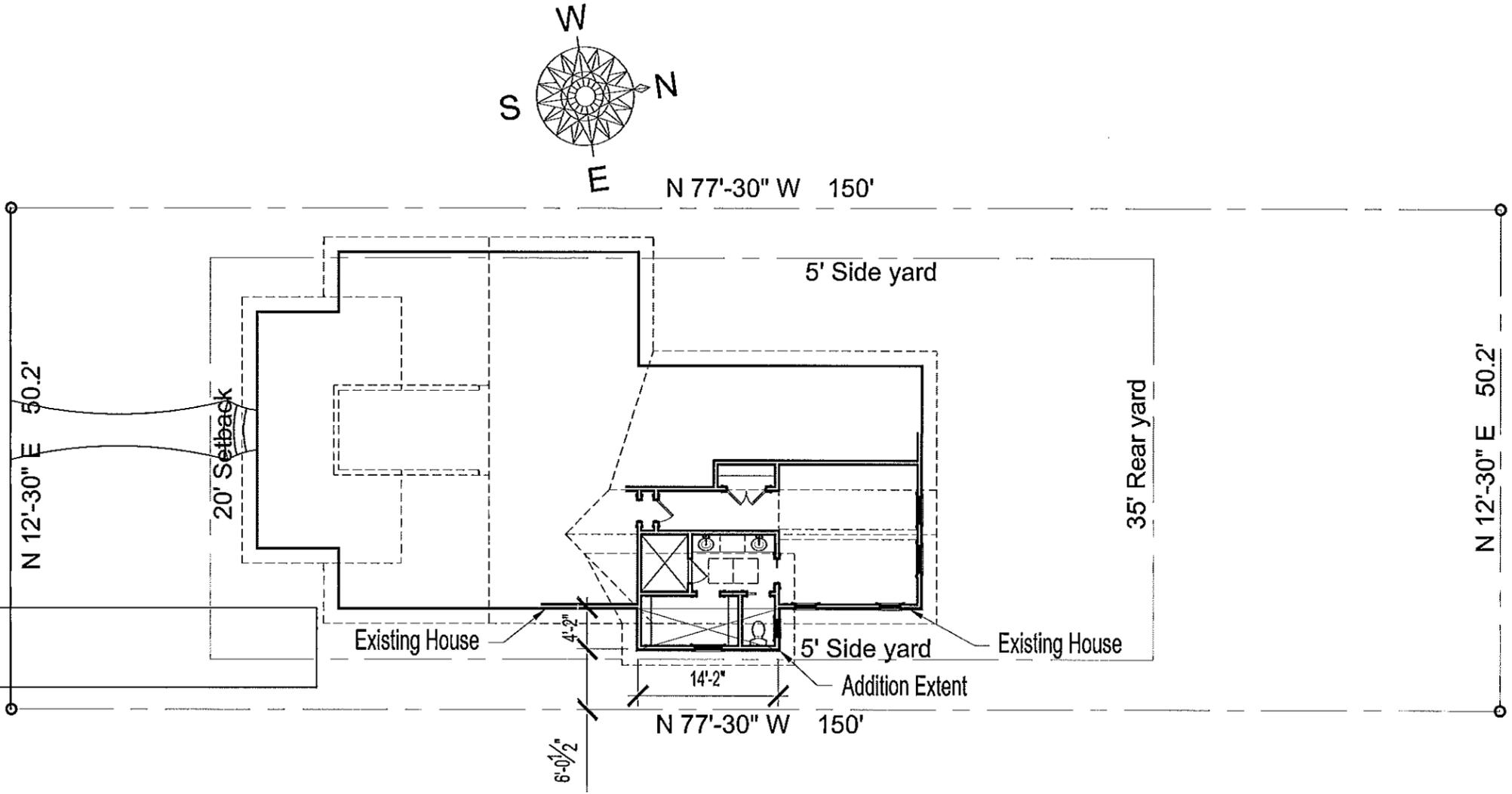
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2015-001

50' ROW

1915 Thomas Avenue



SITE PLAN

01  
1"=20'-0"

A1

Site Plan

Stallings Residence A1.dwg  
Drawn By: PBF Checked By: PBF

Issued For: Historic Commission Review  
Date of Issue: December 4, 2014  
Revision: XXXX

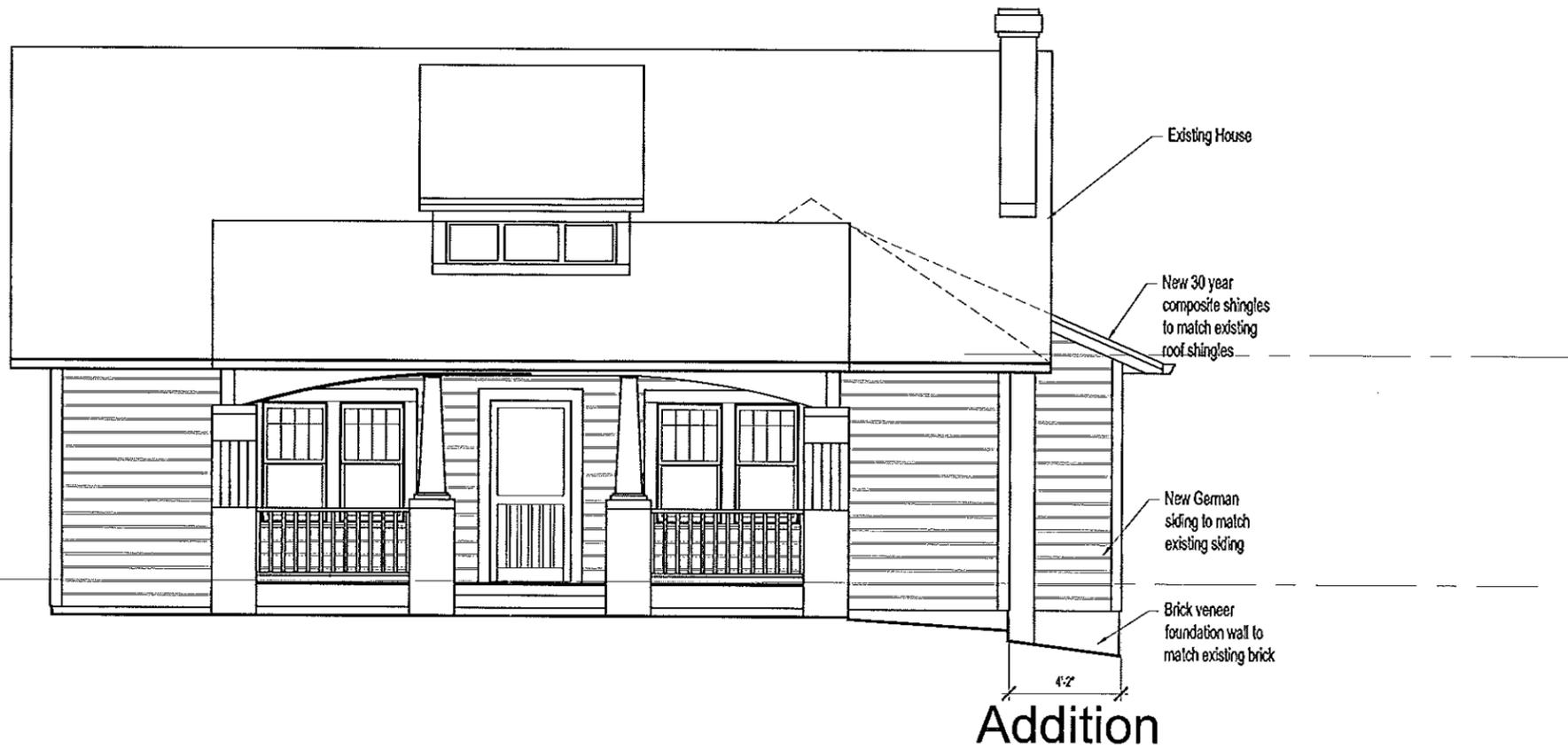
Stallings Residence

1915 Thomas Avenue, Charlotte NC 28205

Tri-Square Construction

1906 East Boulevard Charlotte, North Carolina 28203


 APPROVED  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 # 2015-001

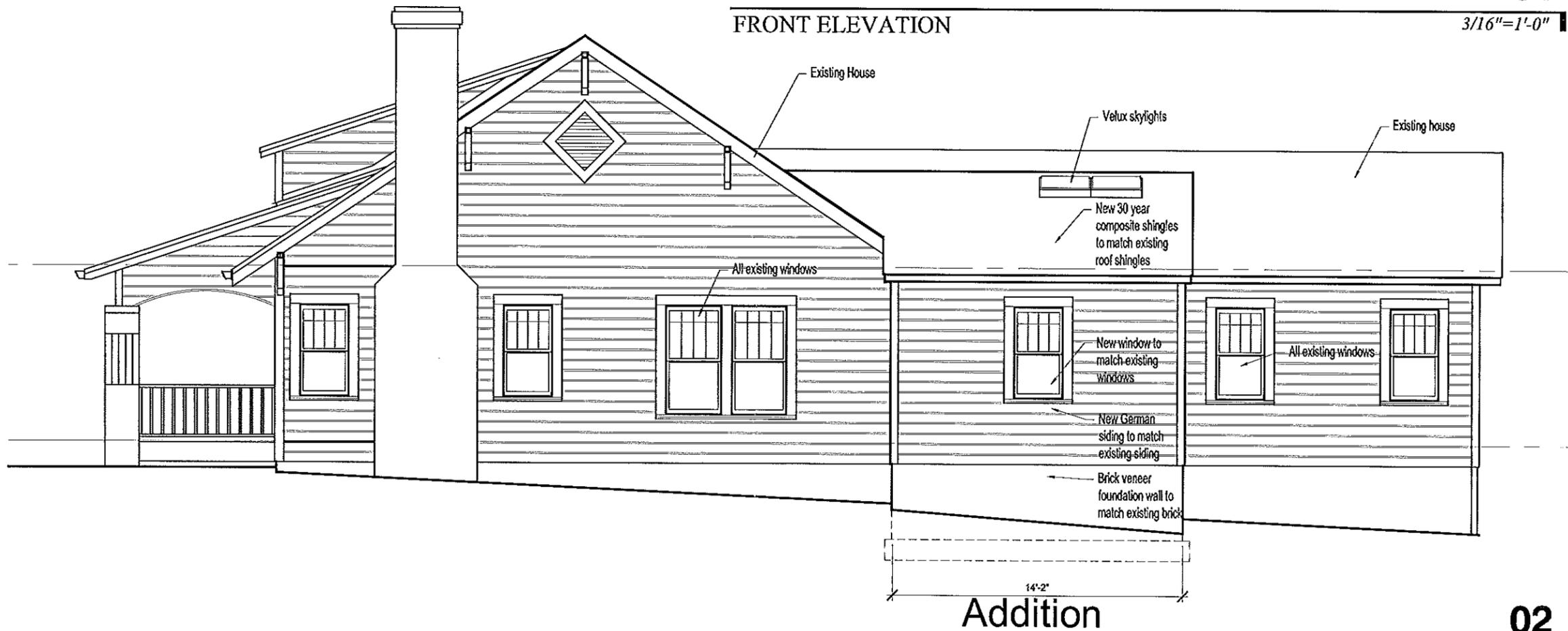


**Addition**

**01**

FRONT ELEVATION

3/16"=1'-0"



**Addition**

**02**

RIGHT SIDE ELEVATION

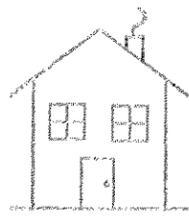
3/16"=1'-0"

Tri-Square Construction  
 1906 East Boulevard Charlotte, North Carolina 28203

Stallings Residence  
 1915 Thomas Avenue, Charlotte NC 28205

Issued For: Historic Commission Review  
 Date of Issue: December 4, 2014  
 Revision: 0000

**A3**  
 ELEVATIONS  
 Stallings Residence A1.dwg  
 Drawn By: PBP Checked By: PBP

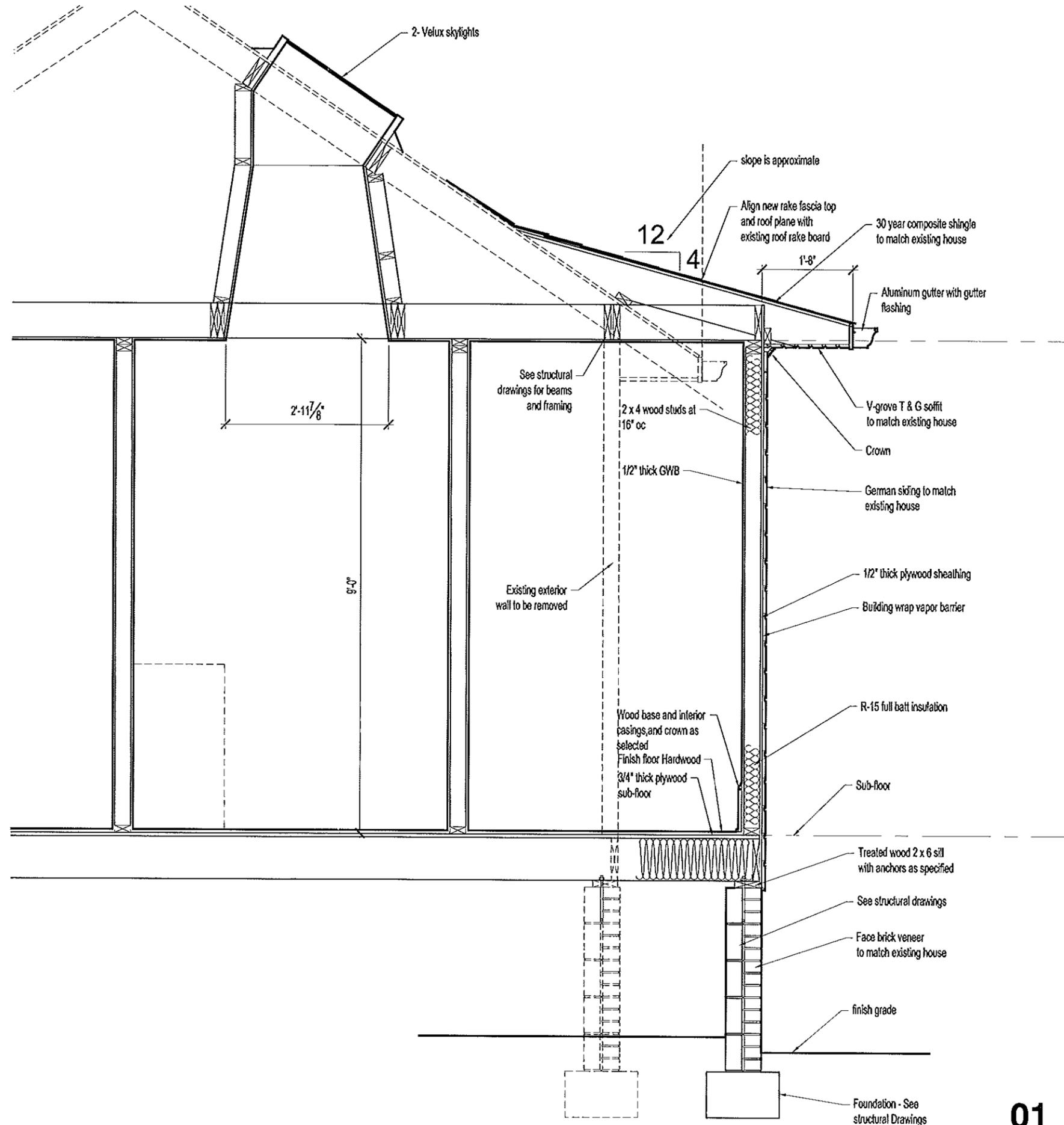


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Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2015-001



WALL SECTION

01  
1/2"=1'-0"

Tri-Square Construction  
 1906 East Boulevard Charlotte, North Carolina 28203  
 Stallings Residence  
 1915 Thomas Avenue, Charlotte NC 28205  
 A4 Wall Section  
 Stalling Residence A1.dwg  
 Drawn By: PBP Checked By: PBP  
 Issued For: Historic Commission Review  
 Date of Issue: December 4, 2014  
 Revision: 0001

LORUSSO  
ADDITION /  
RENOVATION  
1700 The Plaza  
Charlotte, NC  
28205

DATES:

EXISTING  
5 JUNE 2013

SCHEMATICS  
18 JULY 2013  
18 SEPT 2013

HISTORIC DIST.  
30 SEPT 2013  
10 MARCH 2014

PROGRESS  
20 NOV 2013

PRELIM. PRICING  
03 DEC 2013

FINAL PRICING  
-

REVISIONS  
-



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



APPROVED

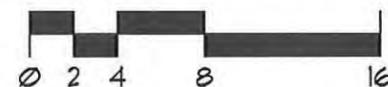
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDC 2013-152



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



HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS

OK REQUIRED 4/11/2014

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home  
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704-995-3605  
studioh-design.com

THE PLAZA  
(FRONT)  
ELEVATION  
(WEST)

A2.0

LORUSSO  
ADDITION /  
RENOVATION  
1700 The Plaza  
Charlotte, NC  
28205

DATES:

EXISTING  
5 JUNE 2013

SCHEMATICS  
18 JULY 2013  
18 SEPT 2013

HISTORIC DIST.  
30 SEPT 2013  
10 MARCH 2014

PROGRESS  
20 NOV 2013

PRELIM. PRICING  
03 DEC 2013

FINAL PRICING  
-

REVISIONS  
-



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

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS

RK REQUIRED 4/11/2014

HATCH INDICATES EXIST.  
ELEVATION TO REMAIN  
(MODIFICATIONS NOTED)



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

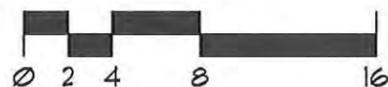


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDC 2014-152



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charlotte, nc 28203  
704-995-3605  
studioh-design.com

KENSINGTON  
DR. (SIDE)  
ELEVATION  
(SOUTH)

A2.1

LORUSSO  
ADDITION /  
RENOVATION  
1700 The Plaza  
Charlotte, NC  
28205

DATES:  
EXISTING  
5 JUNE 2013  
SCHEMATICS  
18 JULY 2013  
18 SEPT 2013  
HISTORIC DIST.  
30 SEPT 2013  
10 MARCH 2014  
PROGRESS  
20 NOV 2013  
PRELIM. PRICING  
03 DEC 2013  
FINAL PRICING  
-  
REVISIONS  
-

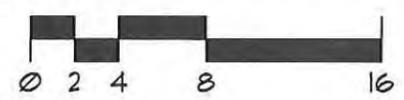


1 REAR ELEVATION (SOUTH) - EXISTING  
A2.2 SCALE: 1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED  
OK  
4/11/2014



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



APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
#HDC 2013-152

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

REAR  
ELEVATION  
(EAST)

A2.2

LORUSSO  
ADDITION /  
RENOVATION  
1100 The Plaza  
Charlotte, NC  
28205

DATES:

EXISTING  
5 JUNE 2013

SCHEMATICS  
18 JULY 2013  
18 SEPT 2013

HISTORIC DIST.  
30 SEPT 2013  
10 MARCH 2014

PROGRESS  
20 NOV 2013

PRELIM. PRICING  
03 DEC 2013

FINAL PRICING  
-

REVISIONS  
-



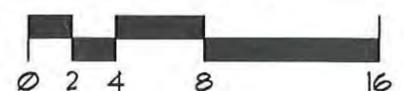
1 SIDE ELEVATION (NORTH) - EXISTING  
A2.3 SCALE: 1/8"=1'-0"

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED 4/11/2014

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
#HDC 2013-152



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



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SIDE  
ELEVATION  
(NORTH)

A2.3



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-191

DATE: September 15, 2014

ADDRESS OF PROPERTY: 1511 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118703

OWNER(S): Larry Nabatoff and Kelly Katterhagen

**DETAILS OF APPROVED PROJECT:** The project is an addition to the rear and right of the principal dwelling. A one story addition will be constructed at the left-rear corner. The two story addition to the right-rear will include a covered rear porch and living space above. The dining porch and second story above will be visible from the street. Details include painted brick foundation, wood siding or cedar shingles, roof trim to match existing, wood windows and slate flooring on the porch. See attached plans.

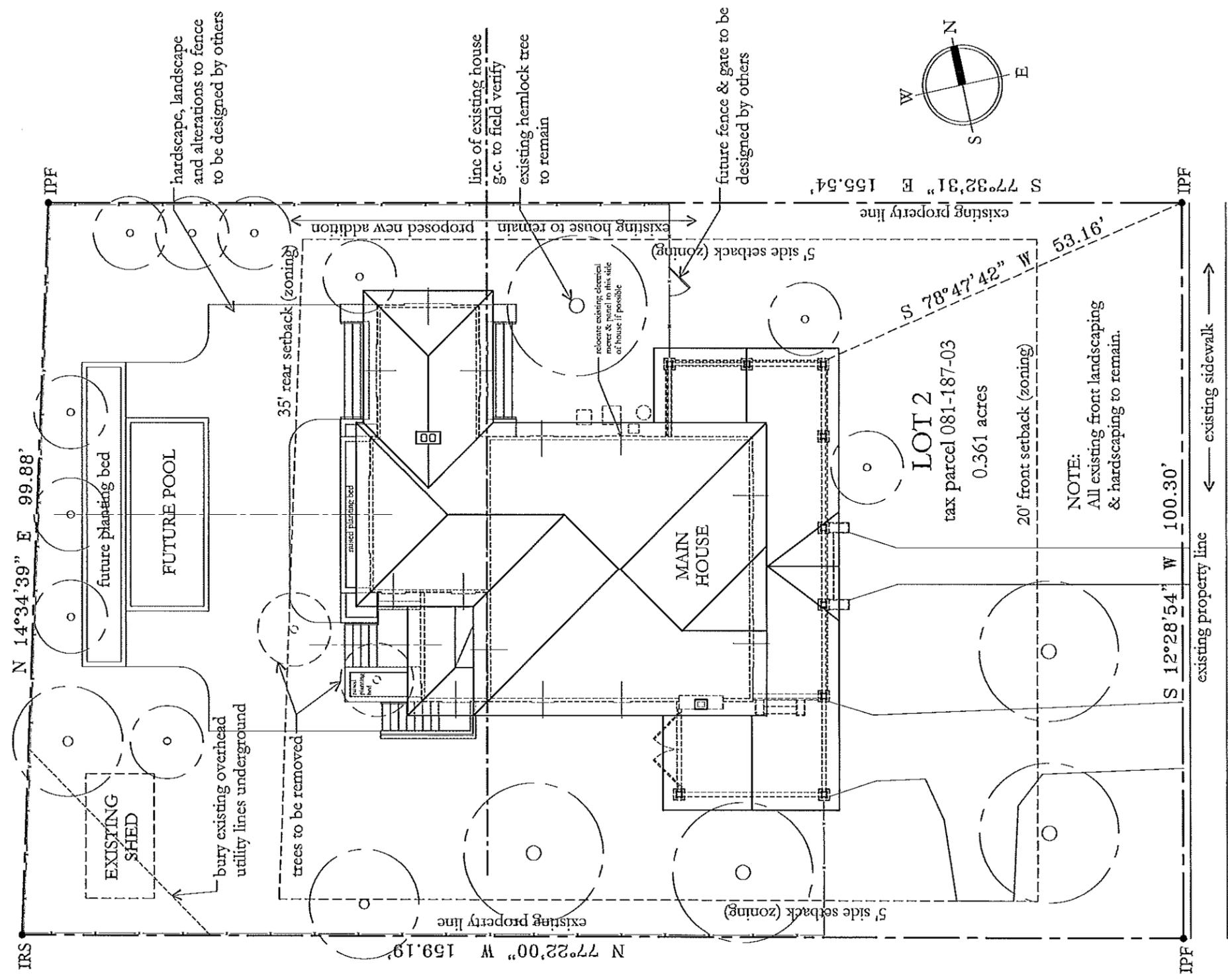
The project was approved by the HDC September 10, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

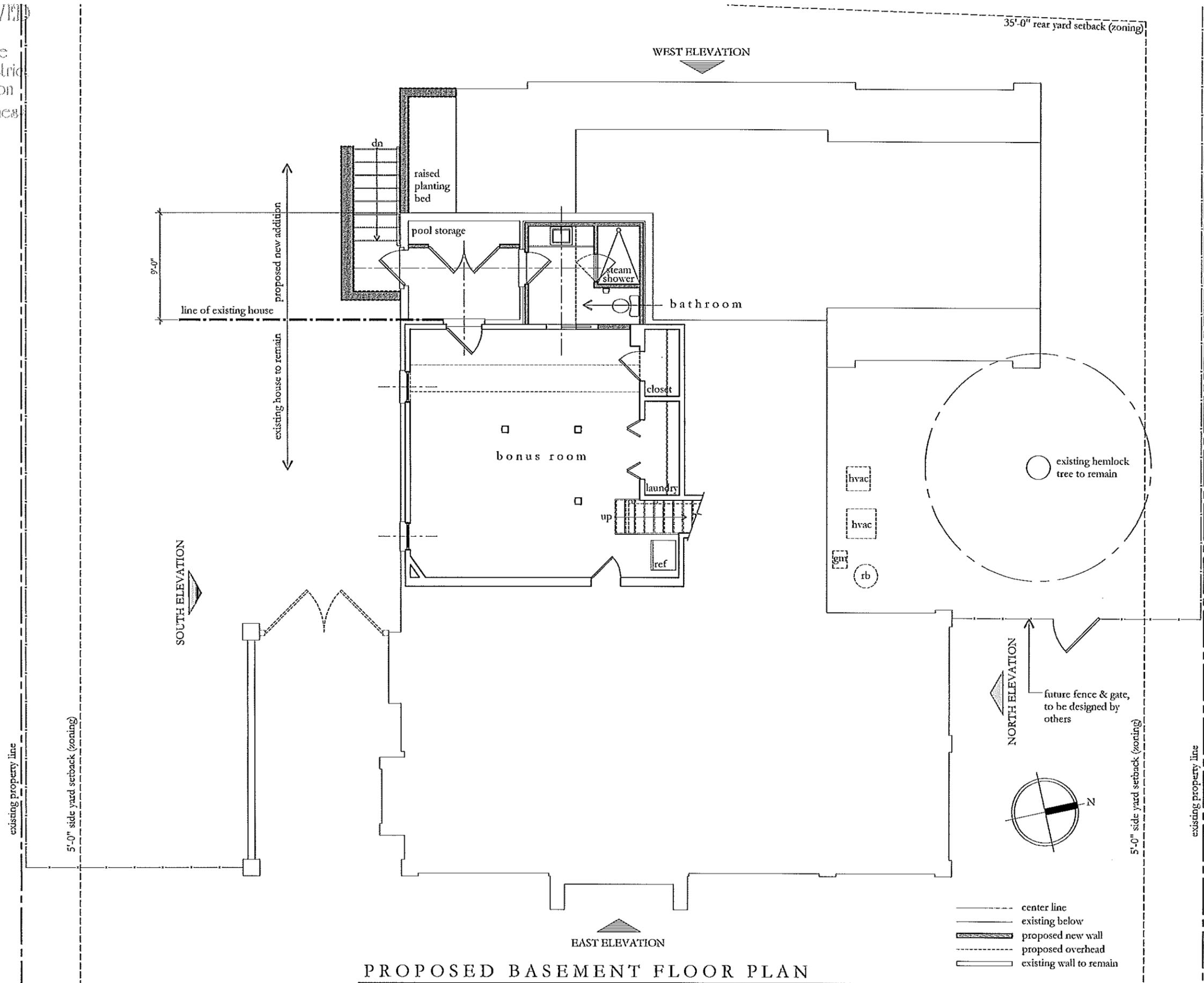


THE PLAZA (100' Public R/W)

PROPOSED SITE PLAN

one sixteenth of an inch equals a foot

# 2014-191

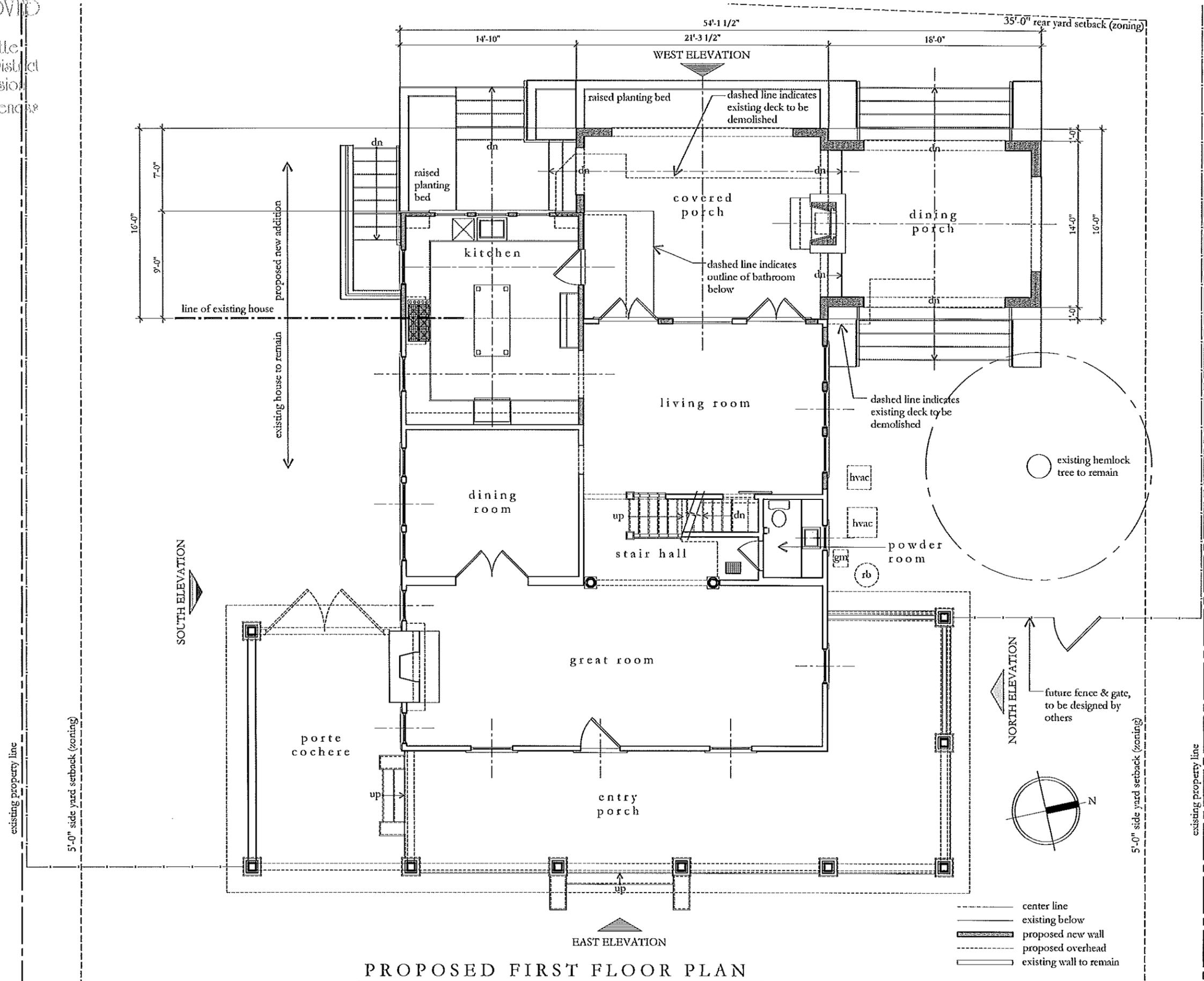


PROPOSED BASEMENT FLOOR PLAN

one eighth of an inch equals a foot

- center line
- existing below
- ▬ proposed new wall
- ⋯ proposed overhead
- ▬ existing wall to remain

# 2014-101

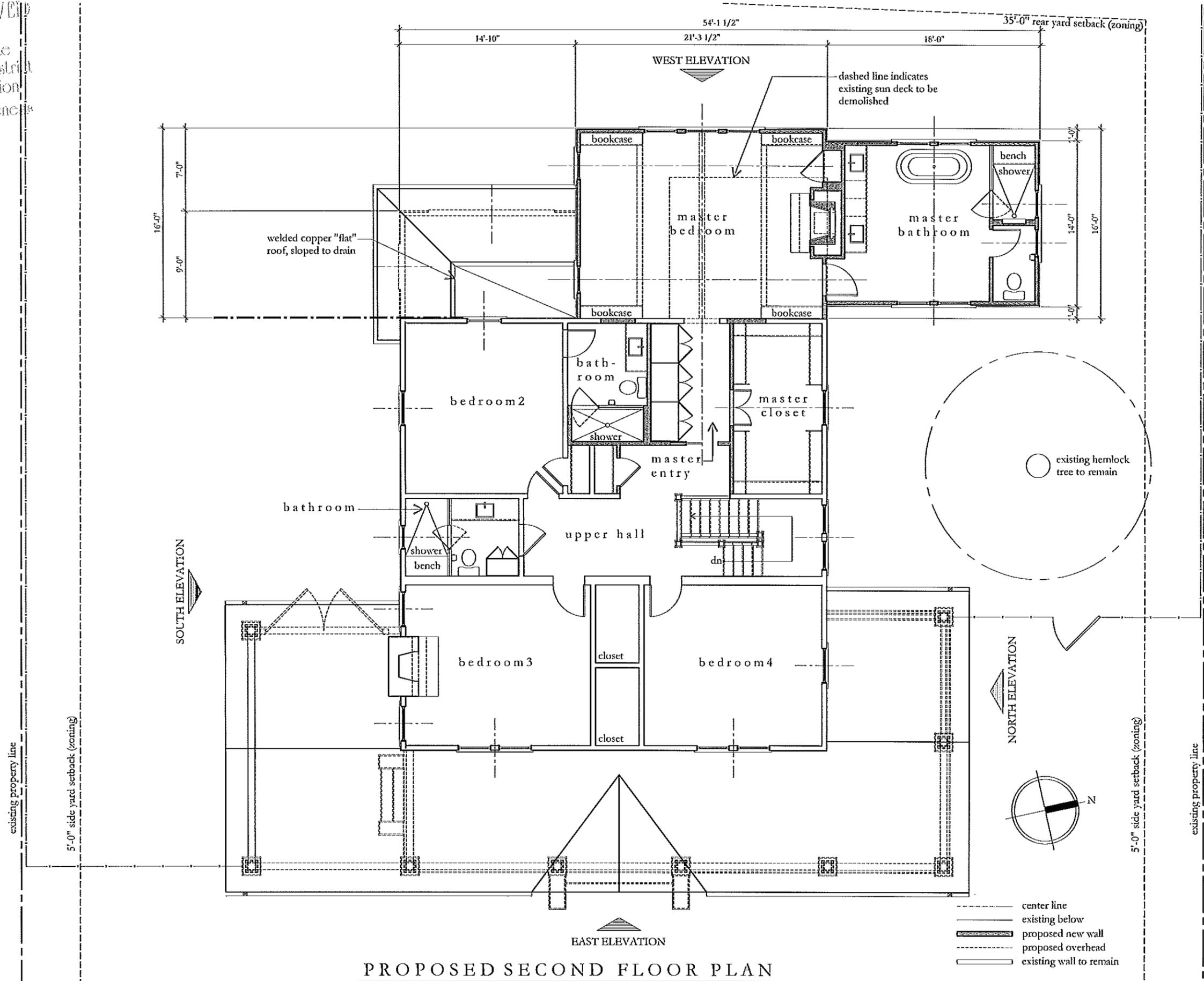


PROPOSED FIRST FLOOR PLAN

one eighth of an inch equals a foot



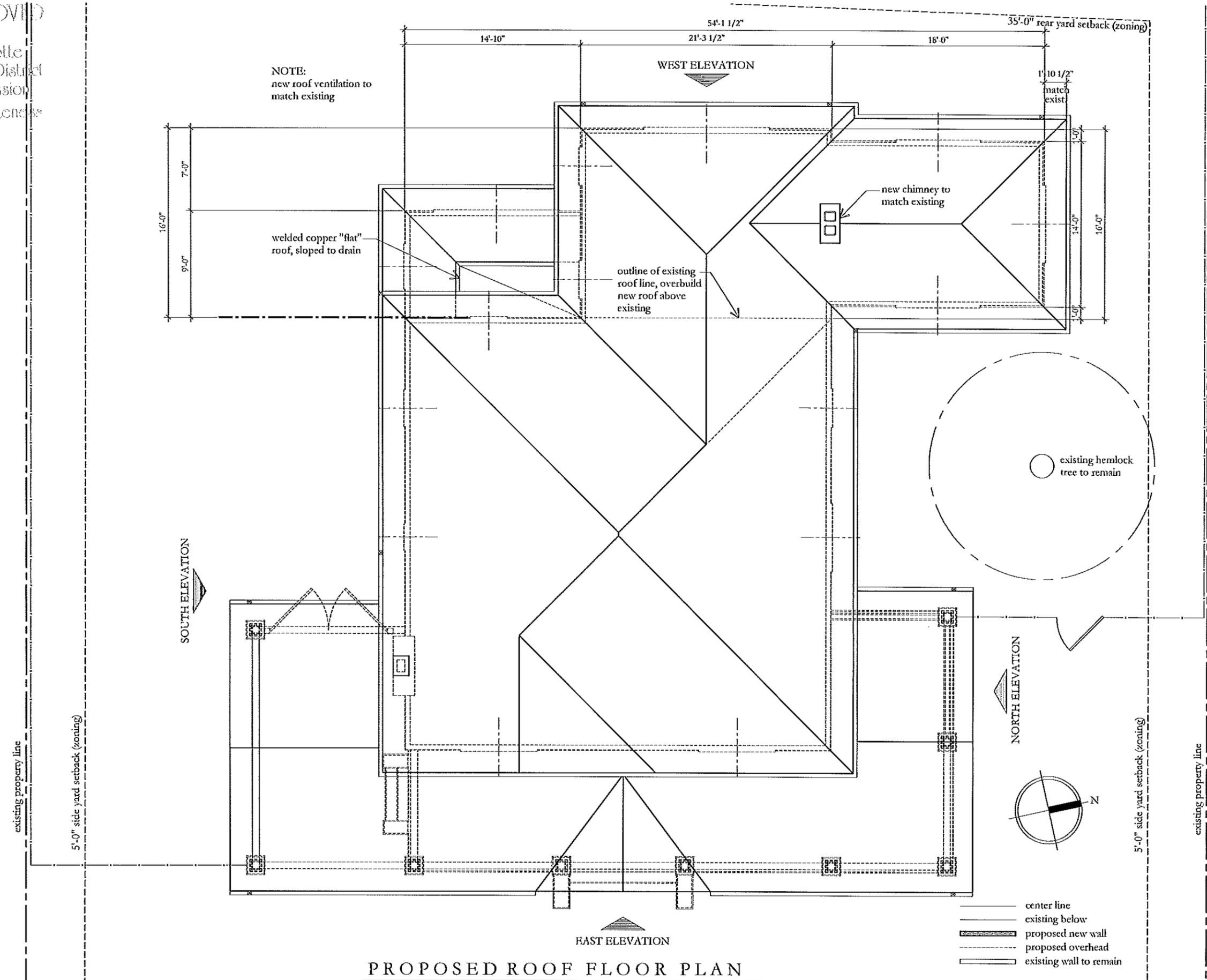
# 2014-191



**PROPOSED SECOND FLOOR PLAN**

one eighth of an inch equals a foot

# 2019-191



**PROPOSED ROOF FLOOR PLAN**

one eighth of an inch equals a foot

- center line
- - - existing below
- ▨ proposed new wall
- - - proposed overhead
- ▭ existing wall to remain

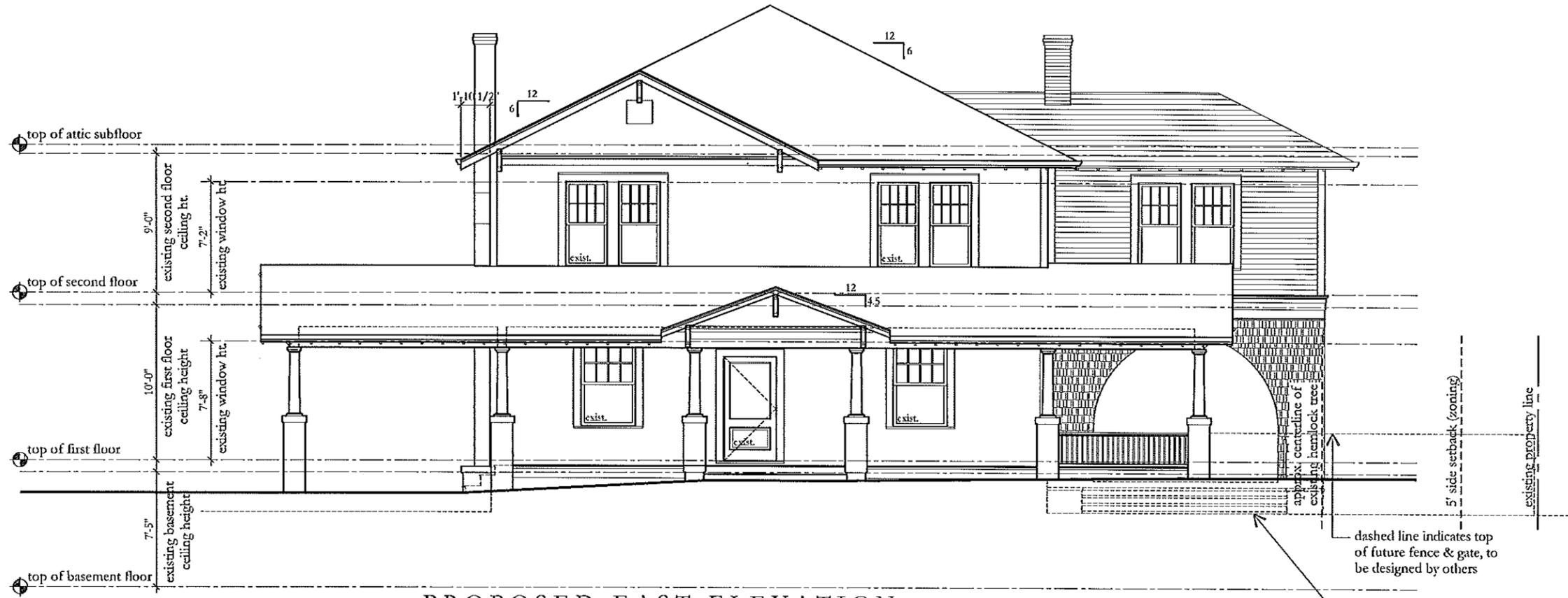


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

11 2014-191

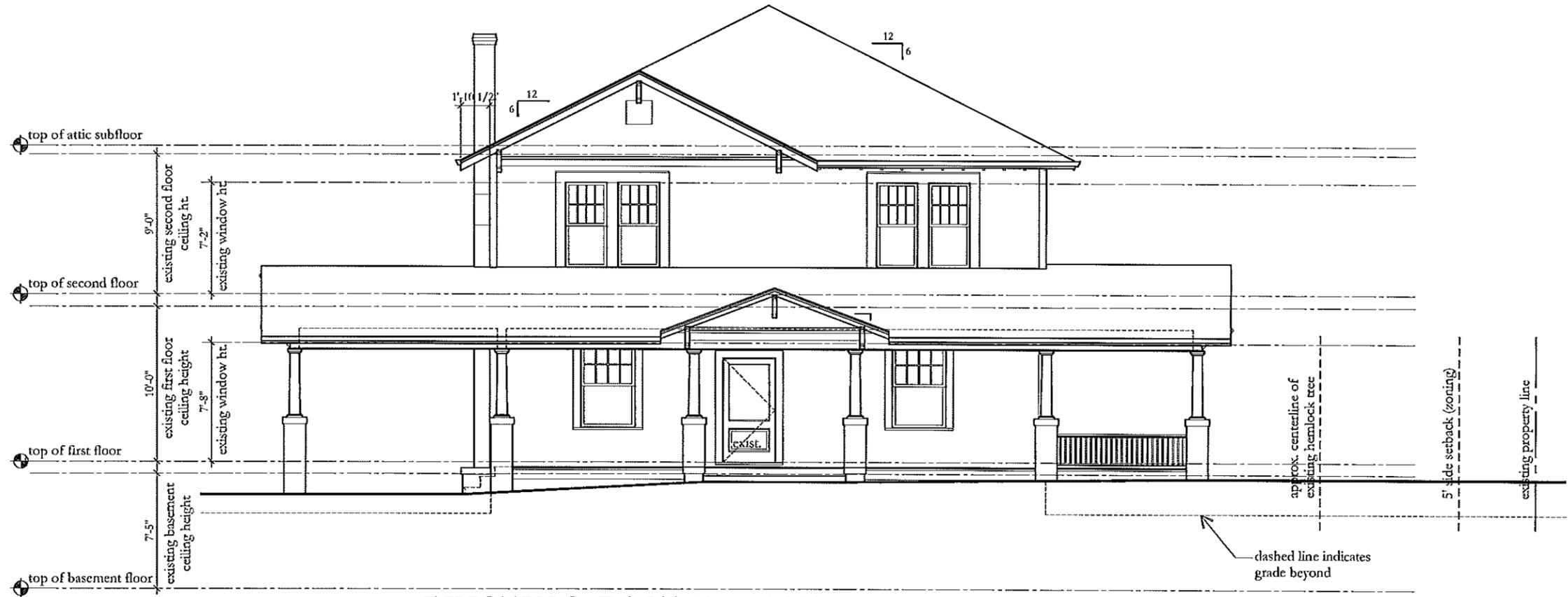


PROPOSED EAST ELEVATION

one eighth of an inch equals a foot

dashed line indicates top of future fence & gate, to be designed by others

dashed lines indicate steps & grade beyond

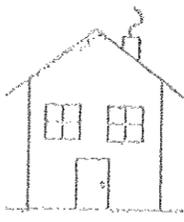


EXISTING EAST ELEVATION

one eighth of an inch equals a foot

approx. centerline of existing hemlock tree

dashed line indicates grade beyond

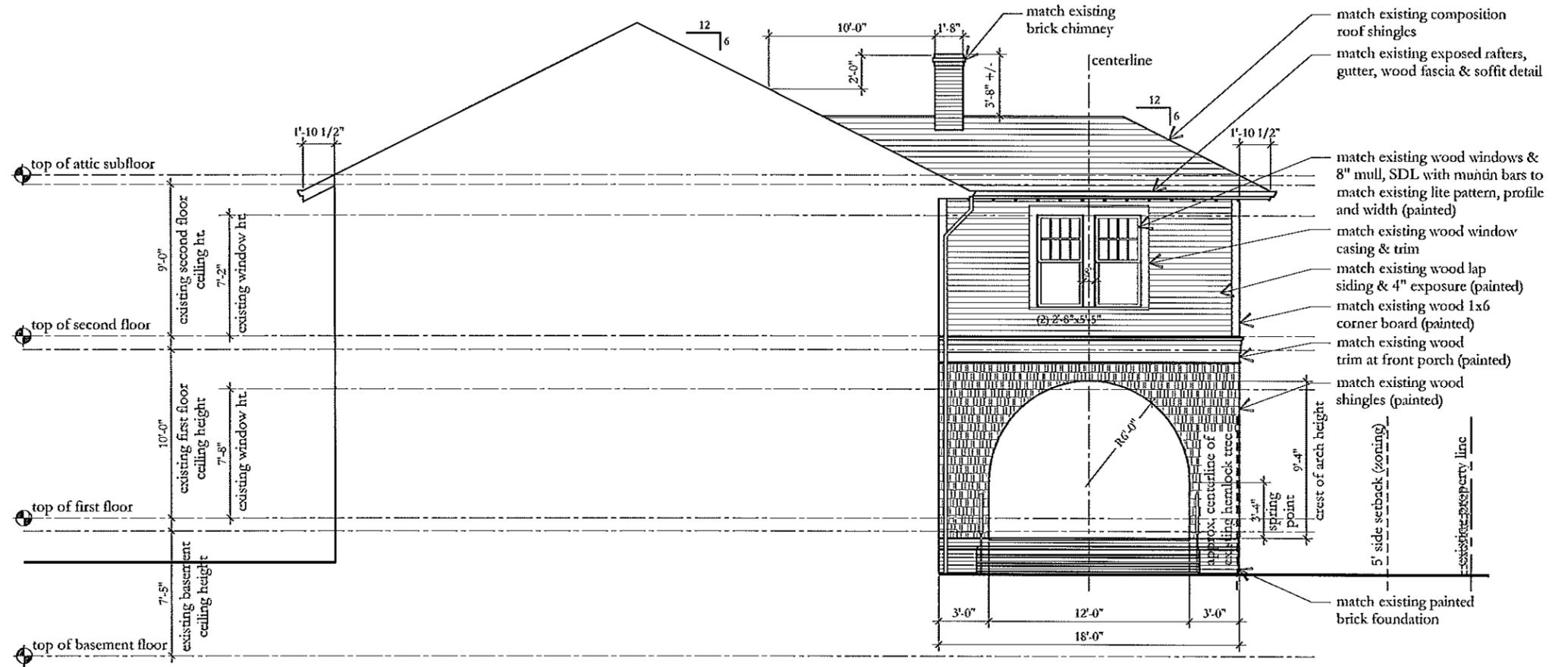


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

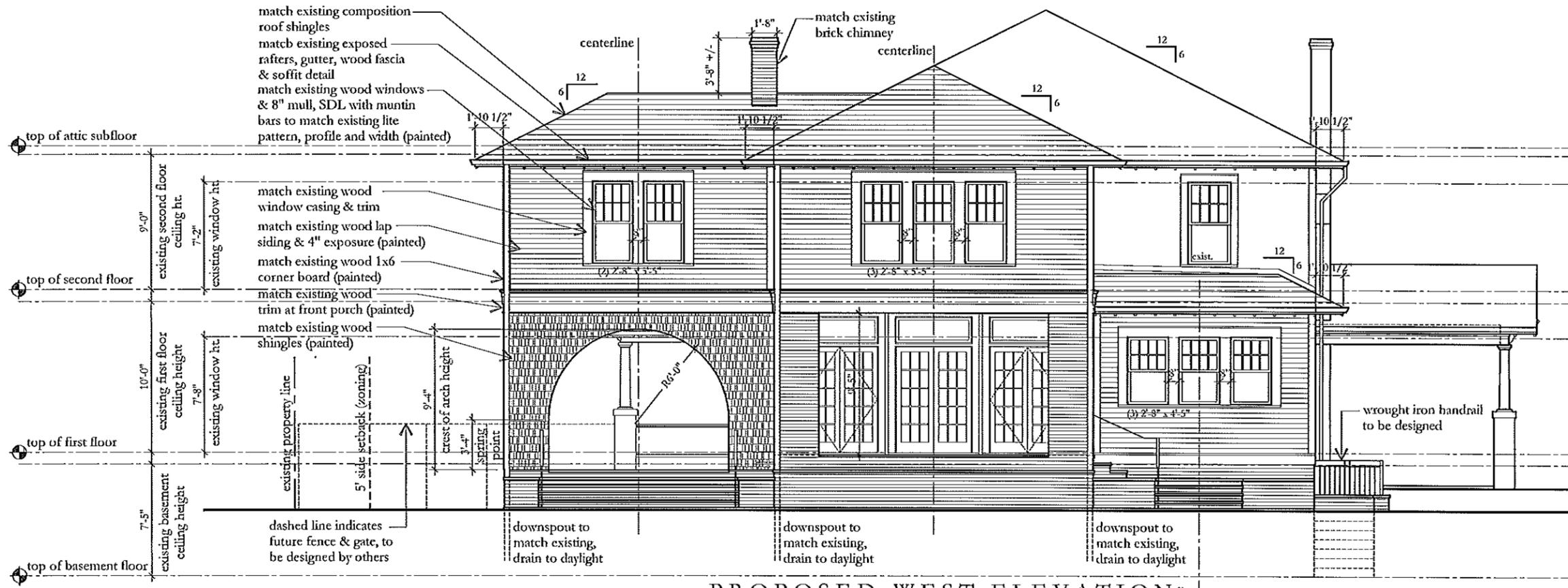
# 2014-191



PROPOSED PARTIAL EAST ELEVATION

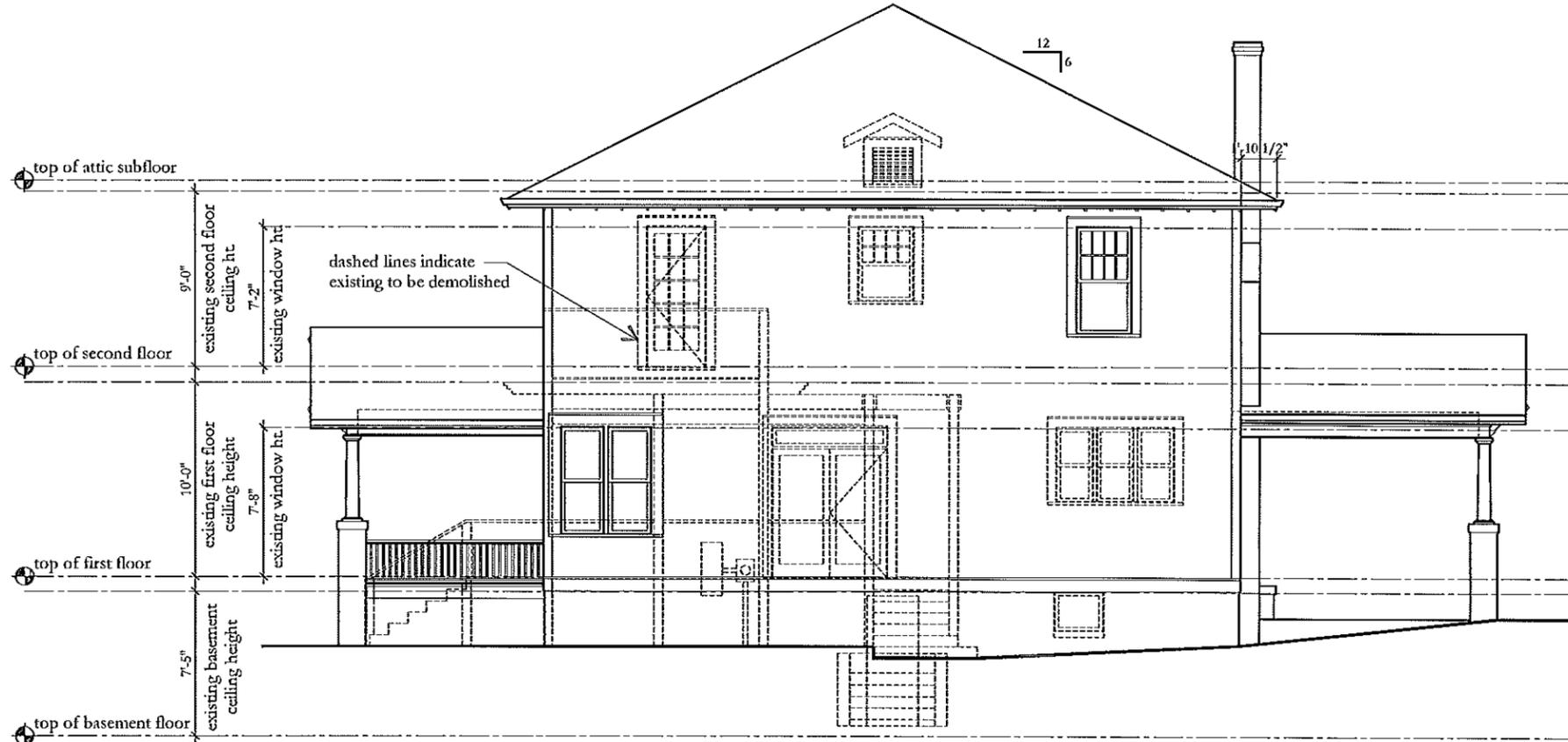
one eighth of an inch equals a foot





PROPOSED WEST ELEVATION

one eighth of an inch equals a foot



EXISTING WEST ELEVATION

one eighth of an inch equals a foot

APPROVED  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 # 217-191

