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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 2101 The Plaza

**SUMMARY OF REQUEST:** Deck addition, door/window changes

**APPLICANT/OWNER:** Cass Bradley, owner

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**The application was continued from June for the following items:**

1. Provide dimensions and materials for the porch and trellis
2. Re-study the fenestration on the rear elevation
3. Provide documentation on any fenestration that is not original on the rear elevation

**Details of Proposed Request**

*Existing Context*

The existing home is a 1.5 story Bungalow constructed in 1930 with a brick foundation and chimney. A front porch with brick columns was approved by the HDC in 2002.

*Proposal*

The rear wood deck is proposed to be replaced with a new, larger deck. The proposed deck will be the width of the entire rear of the house and includes a wood trellis feature on the left side. The existing doors and windows on the rear elevation are proposed to be replaced with three sets of French doors. Door material is aluminum clad. Per the applicant exhibit the French doors and windows on the rear elevation are all sash-kit replacements. While staff agrees that the French doors and paired double-hung windows do not appear to be original to the house, the single double hung windows do appear to be historic windows.

*Revised Proposal – August 14*

1. Dimensions provided for materials only. Total height, width, depth of trellis and deck not provided.
2. Fenestration design unchanged.
3. Some documentation provided.

**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.

### **Design Guidelines –Windows, page 4.14**

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.
5. If a window is no longer needed due to interior renovations, retain the glass screen or shutter the backside so that it appears from the outside to be in use.
6. Avoid adding new openings or changing existing openings on primary elevations.

### **Staff Analysis**

1. Staff would request that the applicant provide dimension information (height, width, depth) for the deck and trellis. Otherwise, the existing deck is a modern addition, and the replacement deck and trellis feature are not incongruous with the District and meets the guidelines for Additions, page 7.2.
2. The Commission will determine if the paired windows and the single windows can be converted to door openings.
3. Minor revisions may be approved by staff.



# HDCRMI 2019-00351

PID: 08119116

LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD

PROPOSED PROJECT: CONTINUED

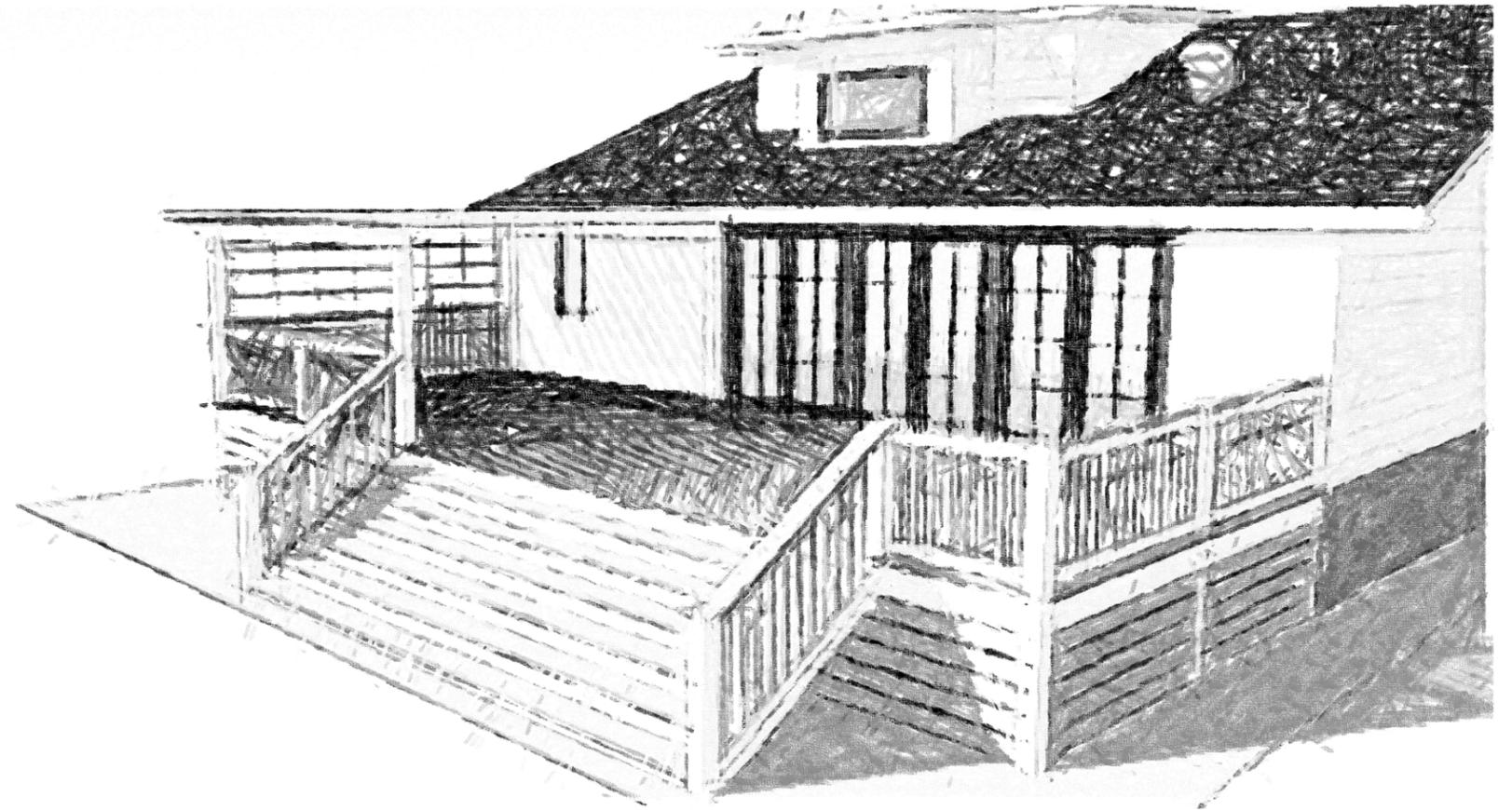
August Meeting 2019



# HISTORIC PLAZA MIDWOOD

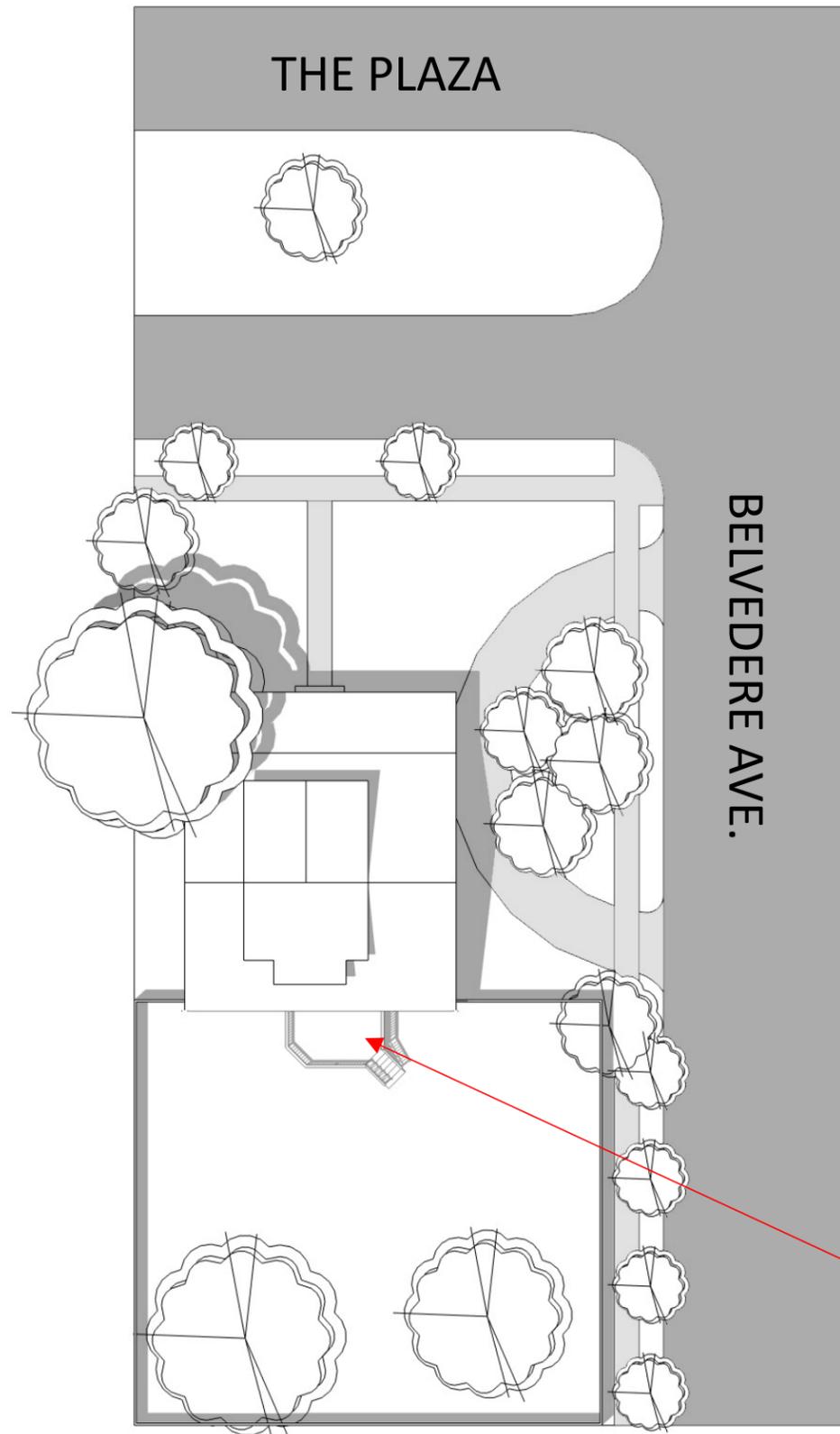
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2101 THE PLAZA

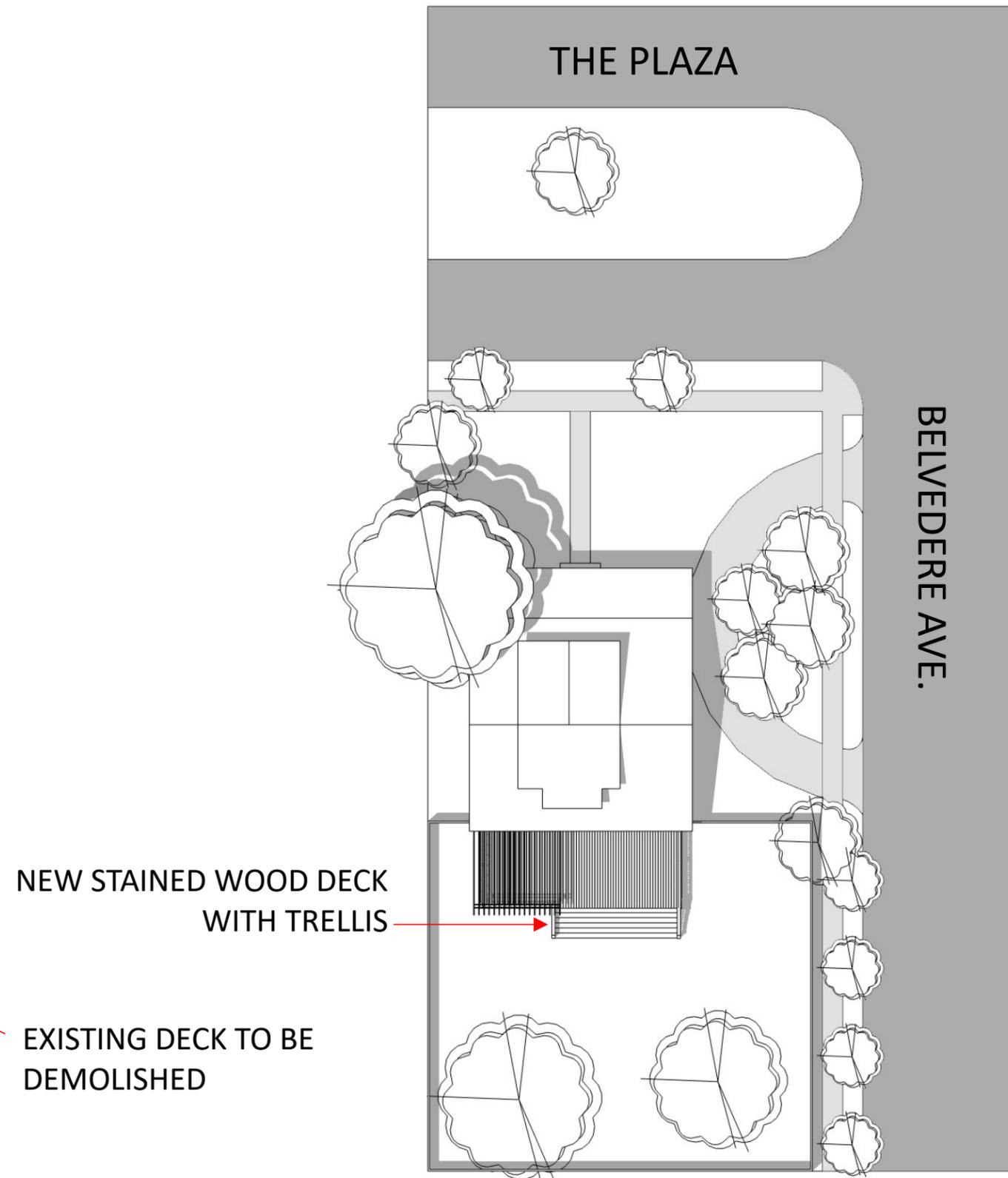


STUDIO  
7  
4

# EXISTING SITE PLAN



# PROPOSED SITE PLAN





REAR



FRONT

# EXISTING CONDITIONS

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2101 THE PLAZA



BELVEDERE AVE. SIDE



PATIO DOORS



WINDOWS

# EXISTING CONDITIONS

2101 THE PLAZA



EXISTING



NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE

PROPOSED

WINDSOR PINNACLE  
ALUMINUM CLAD PATIO  
DOOR X 3

# REAR ELEVATION

2101 THE PLAZA



TRELLIS MATERIALS:  
 (2) 2x10 TREATED SUPPORT BEAM  
 2X6 TREATED WOOD JOISTS @ 12" O.C.  
 6X6 TREATED WOOD POSTS

RAILING MATERIALS:  
 5/4 X 6 TREATED WOOD CAP RAIL  
 (2) 2X4 TREATED WOOD HORIZONTAL RAILS  
 2X2 TREATED WOOD SPINDLES @ 5" O.C.

5/4 X 6 TREATED WOOD  
 HORIZONTAL BOARDS TO  
 ENCLOSE BELOW DECK

1X6 PAINTED WOOD HEAD  
 TRIM BOARD  
 1X4 PAINTED WOOD JAMB  
 TRIM BOARD

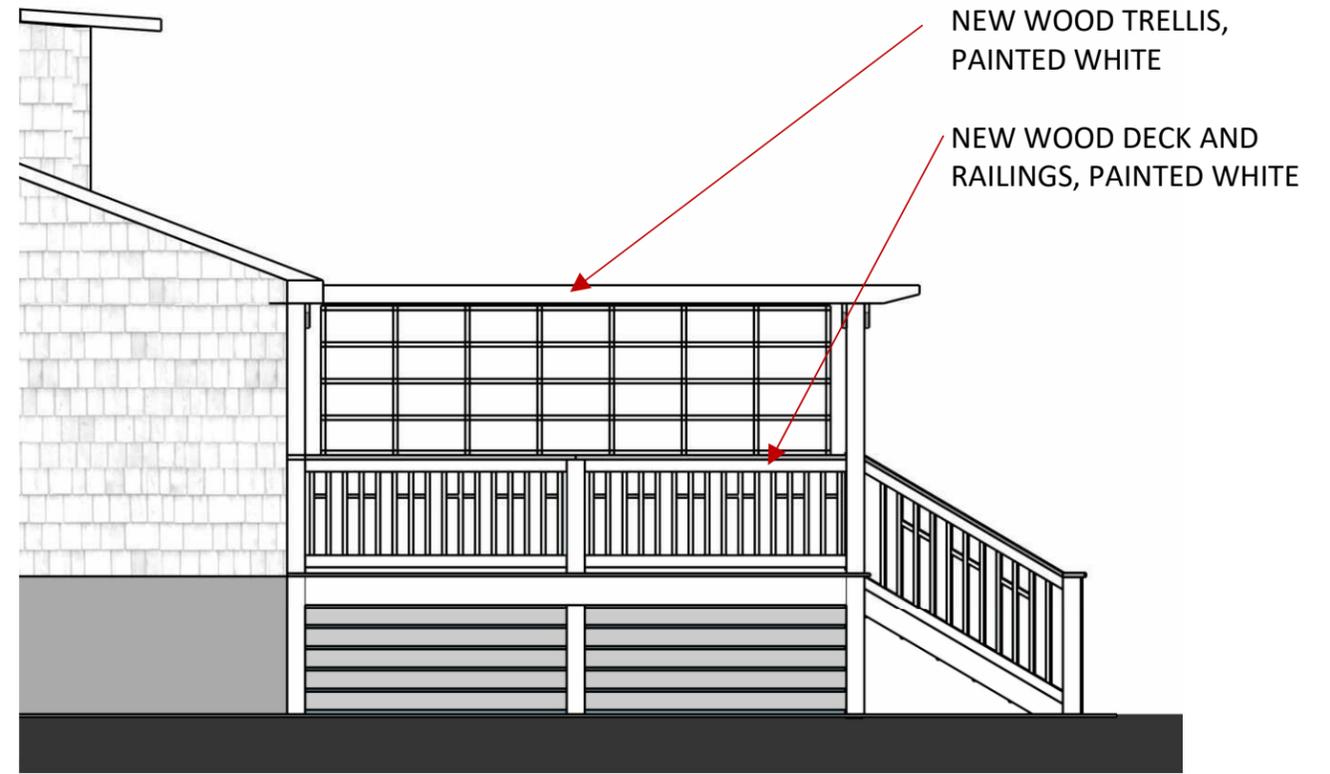
DECKING AND STAIR TREADS  
 AND RISERS: 5/4 X 6 TREATED  
 WOOD DECK BOARDS

# REAR ELEVATION

2101 THE PLAZA



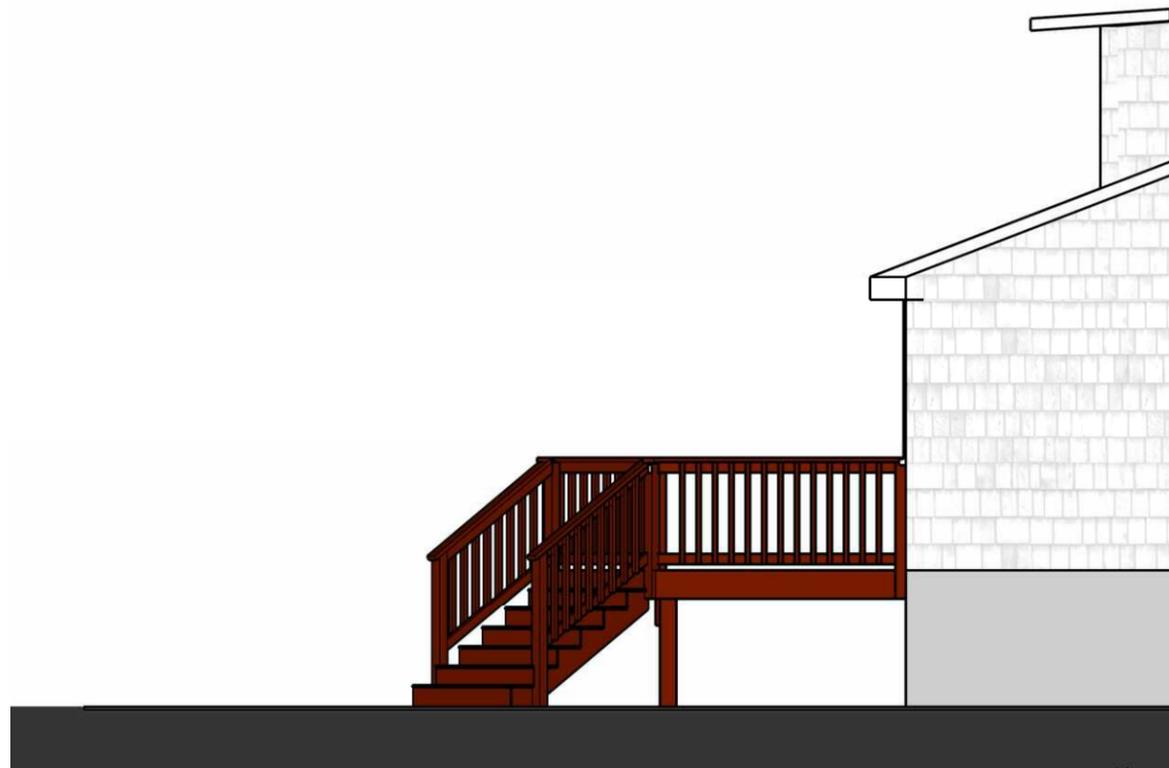
EXISTING



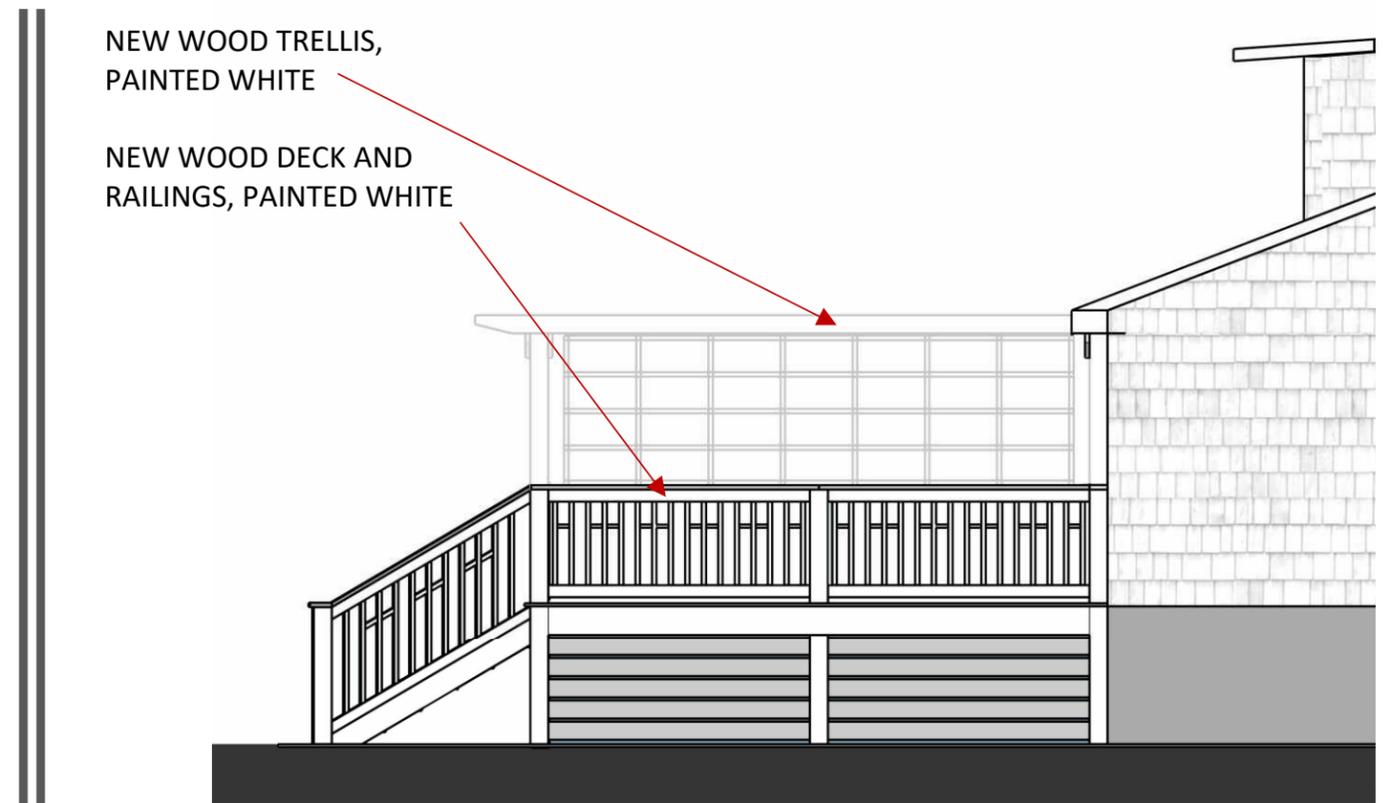
PROPOSED

# LEFT ELEVATION

2101 THE PLAZA



EXISTING



NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE

PROPOSED

# RIGHT ELEVATION

2101 THE PLAZA

# AXON VIEW

2101 THE PLAZA



AUGUST 2019

## Deck replacement

- street view- though corner lot—is very wooded/rear of deck is obscured from street view (photo attache)
- current decking is undersized/rotted and has no historic significance. The proposed deck would be much more consistent with the size and character of home

## Additional sets of French doors:

Original area was an exterior porch that was closed in by the previous owner. (The entire back wall of house off of kitchen is not original and windows are replacement) Doors are also not original. Note: one window is of that period but not original to location. (See photo of framing)

- New French doors would spans 96 sq. ft. (18 additional sq. ft. of current glass) and would be more in line with all other fenestrations on home.
- Examples:
  - **Upstairs windows** 72 sqft. (original windows there were 120 sq ft)
  - **Front windows** (2 sets) are 128 sq ft (excluding front door glass) (Note: original windows were 132 s q ft. of glass)
  - **Kitchen bay** is 54 sq ft. (Note: original front of house had two additional 6 foot windows and side of home 2 additional removed by previous owner/ This design more closely support the original amount of glass/light in home.
- Multiple French doors/orangery are consistent with bungalow time period (examples: Duke Mansion/Vanlandingham) (photos attached)
- Adding the additional door from kitchen would increase homeowner functionality (rear of kitchen directly to new deck)

AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



AUGUST 2019



Demolition an option for historic VanL...  
charlotteobserver.com

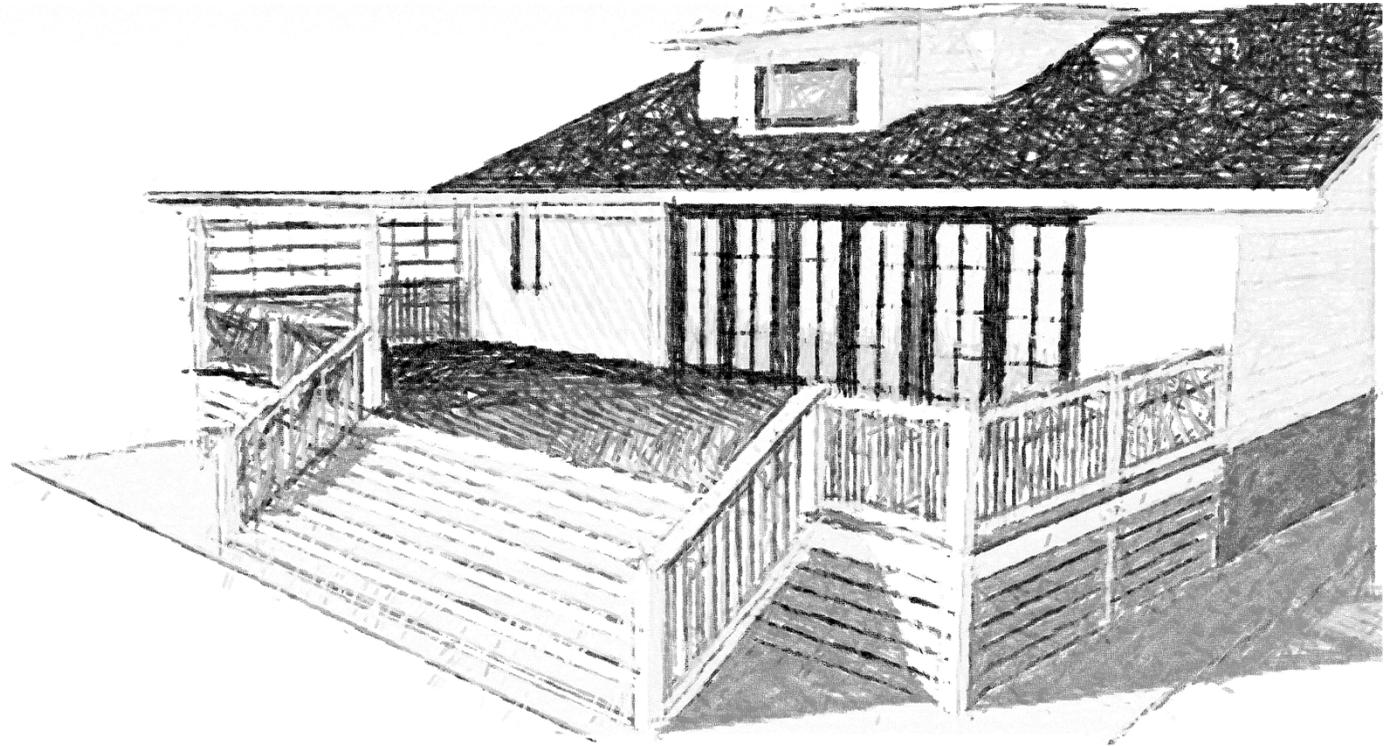


Vanlandingham Estate - spencer archi...  
spencerarchitect.com

JULY SUBMITTAL

# HISTORIC PLAZA MIDWOOD

2101 THE PLAZA



STUDIO 7  
4

JULY SUBMITTAL



REAR



FRONT

# EXISTING CONDITIONS

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2101 THE PLAZA

JULY SUBMITTAL



BELVEDERE AVE. SIDE



PATIO DOORS



WINDOWS

# EXISTING CONDITIONS

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2101 THE PLAZA

JULY SUBMITTAL



JULY SUBMITTAL



JULY SUBMITTAL



Nailed in board to stop more water

JULY SUBMITTAL



Rotted deck/door threshold



EXISTING



NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE

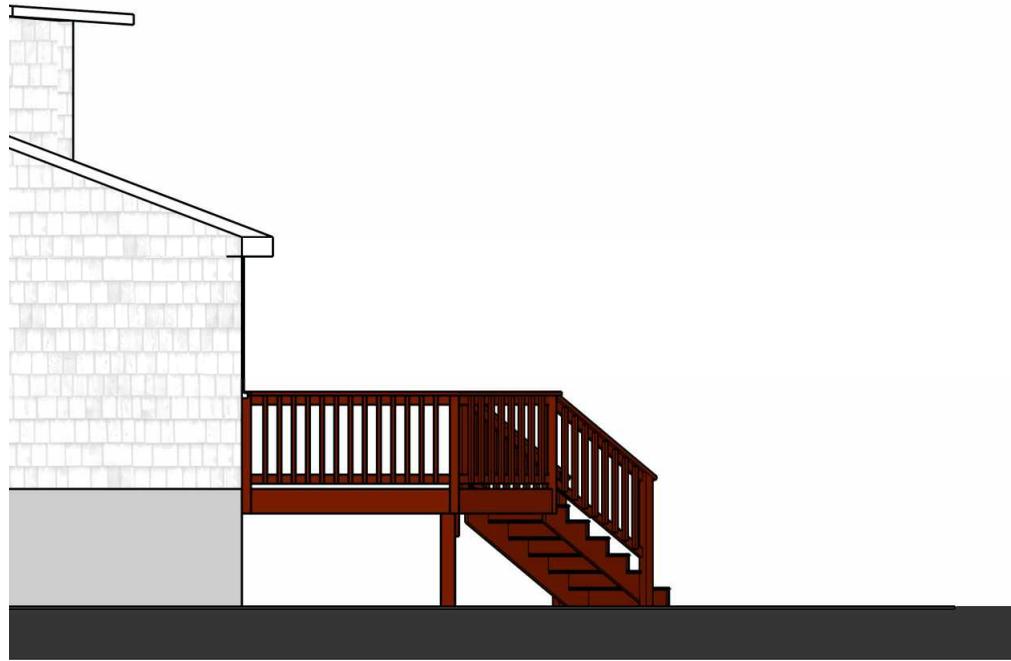
PROPOSED

WINDSOR PINNACLE  
ALUMINUM CLAD PATIO  
DOOR X 3

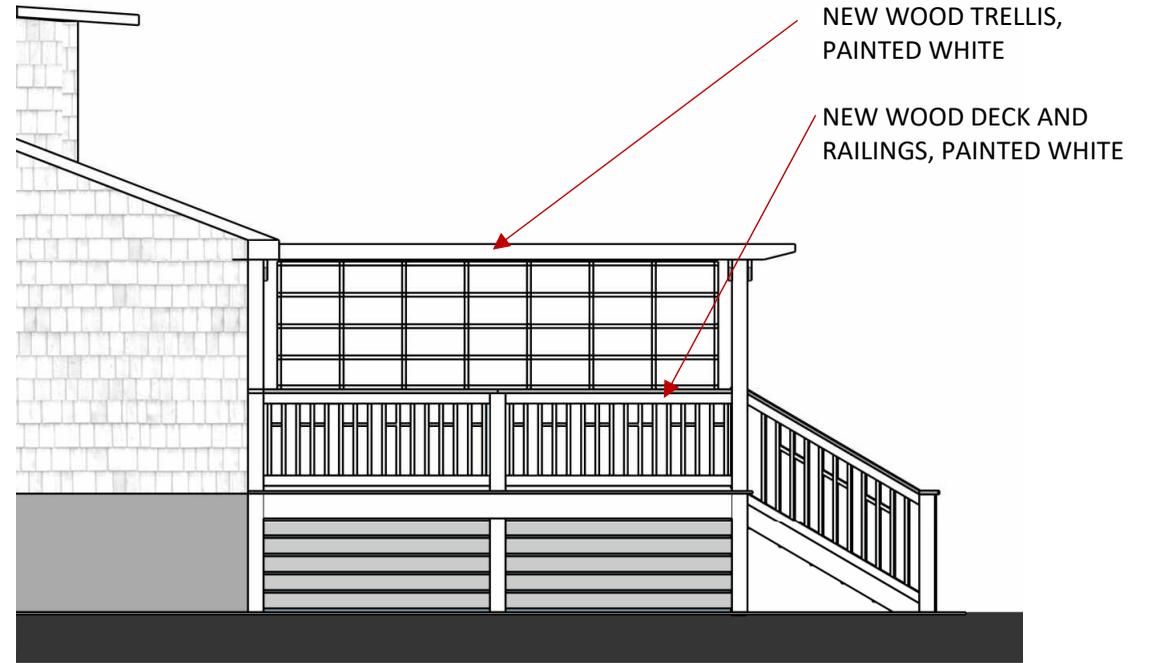
# REAR ELEVATION

2101 THE PLAZA

JULY SUBMITTAL



EXISTING



PROPOSED

# LEFT ELEVATION

2101 THE PLAZA

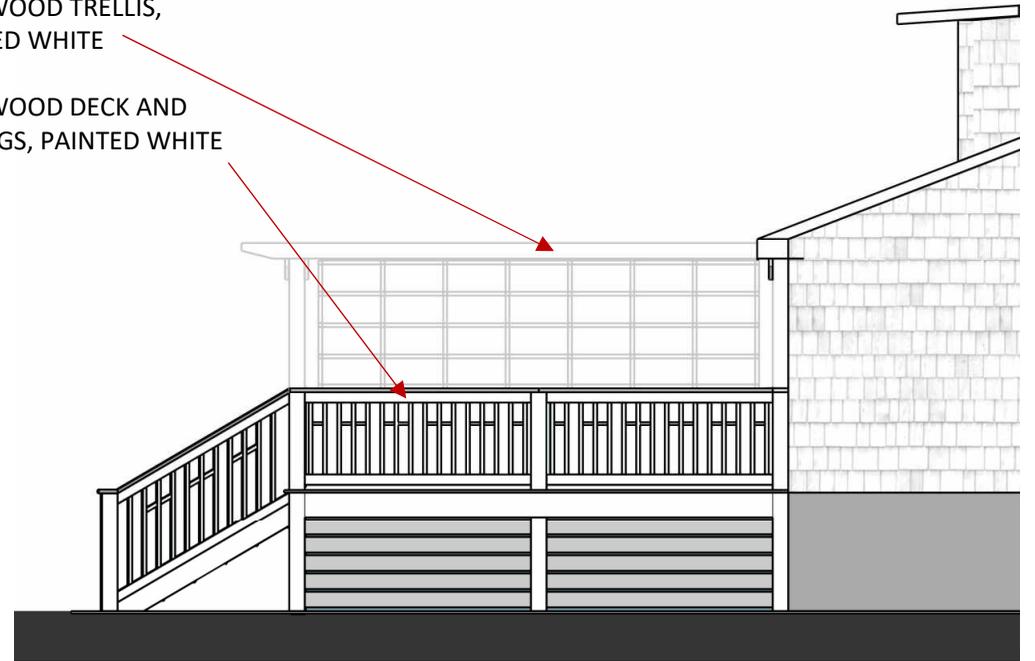
JULY SUBMITTAL



EXISTING

NEW WOOD TRELLIS,  
PAINTED WHITE

NEW WOOD DECK AND  
RAILINGS, PAINTED WHITE



PROPOSED

# RIGHT ELEVATION

2101 THE PLAZA

JULY SUBMITTAL

# AXON VIEW

2101 THE PLAZA

