LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1624 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Adam Bolinger / Anthony and Andrea Tremble

The application was continued from September for the following items:

- **Doors and Windows**, page 6.12, number 1 (a) through (d), restudy fenestration on the right elevation and rear elevation, and provide additional details on the bay window.
- **Transition**, restudy for an offset to transition between the addition and the existing building.

Details of Proposed Request

Existing Conditions
The existing structure is a two-story Colonial Revival style house constructed in 1934. Architectural features include a one-story screen porch on the left elevation, front portico, front door with transom and sidelights, and 8/8 double-hung wood windows. Siding material is unpainted brick. Lot size is 73’ x 192.5’. Adjacent structures are 1-2 story single family houses.

Proposal
The proposal the reconfiguration of a small one-story rear addition, which is not believed to be original to the house. The addition’s new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include Hardie Artisan smooth finish lap siding, wood corner boards and trim. The foundation is brick piers, new horizontal wood lattice will be installed between the piers. New roof and window trim details will match the house. There no impacts to mature trees.

Revised Proposal – October 9

- Window sizes changed on left and rear elevations
- Bay window detail provided
- Trim board added to create transition between the brick and siding
- Foundation detail provided and brick to siding transition detail 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.

<table>
<thead>
<tr>
<th>All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Setback</td>
<td>In relationship to setback of immediate surroundings</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
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<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
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<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
</tr>
<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
</tr>
<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
</tr>
<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
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<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
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<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
</tr>
<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district</td>
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<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
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<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
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<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
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<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
</tr>
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</table>

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis**

1. The proposal for the rear addition is not incongruous with the District and meets the guidelines for Additions 7.2 and New Construction above.
2. Minor revisions may be reviewed by staff.
Existing Conditions
Architectural Detail

Existing front portico

Proposed rear portico style consistent with the existing

Existing roof detail

Proposed roof details consistent with the existing
Existing porch railing

Proposed rear railing consistent with the homes existing

Architectural Detail
**NEW ROOF LINE TIED INTO EXISTING TRIM BOARD**

**NEW PORTICO OVER MUDROOM DOOR TO MATCH EXISTING PORTICO OVER FRONT DOOR**

**LINE DIVIDING EXISTING ADDITION BELOW, NEW ADDITION ABOVE MATCH EXISTING**

**NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED**

**WINDOW SCHEDULE**

**VF ALL WINDOW SIZES**

- **A**
  - PINNACLE 3-UNIT 30° BAY WINDOW, 8'5" OVERALL WIDTH

- **B**
  - 9' x 56.75" PINNACLE DOUBLE-HUNG, WOOD

- **C**
  - 30" x 60.75" PINNACLE DOUBLE-HUNG, WOOD

- **D**
  - 24" x 56.75" PINNACLE DOUBLE-HUNG, WOOD

- **E**
  - 30" x 57.5" PINNACLE DOUBLE-HUNG, WOOD

- **F**
  - 76" x 64.75" PINNACLE 3-WIDE DOUBLE-HUNG, WOOD

- **G**
  - 25" x 56.75" PINNACLE DOUBLE-HUNG, WOOD

- **H**
  - 25" x 36.75" PINNACLE FIXED, WOOD
OCTOBER

WINDOW SCHEDULE
V1F ALL WINDOW SIZES

A  SERRA PACIFIC 3-UNIT 30" BAY WINDOW, PAINT-GRADE WOOD, 94" OVERALL WIDTH
B  37"X 56.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD
C  30"X 60.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD
D  24"X 56.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD
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F  76"X 64.75" SERRA PACIFIC 3-WIDE DOUBLE-HUNG, PAINT-GRADE WOOD
G  25"X 56.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD
H  25"X 56.75" SERRA PACIFIC FIXED, PAINT-GRADE WOOD

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED.
EXISTING HOUSE

WOOD STAIRS DOWN TO GRADE (10 RISERS TOTAL, VERIFY IN FIELD)
RISER HEIGHT - 7 1/8" (7 3/4" MAX.); TREAD DEPTH - 11" (10" MIN.), SEE FRAMING PLAN FOR CONSTRUCTION

LATTICE ENCLOSURE, T.B.D.

17'-6" 36" HIGH MIN. METAL HAND/GUARDRAIL, T.B.D.

ASPHALT ARCHITECTURAL SHINGLES, T.M.E.
RIDGE VENT & SHINGLE CAP

NEW ROOF LINE TIED INTO EXISTING

JAMES HARDIE SMOOTH, LAP SIDING

TOP OF SUB-FLR.

TOP OF TYP. HDR.

BLACK MTL. ROOF OVER BAY WINDOW

6" SPHERE OPENING LIMITATION, SEE NCRC R312.3

4" SPHERE OPENING LIMITATION, SEE NCRC R312.3

EX. GUTTER TRIM BOARD

TRIM BOARD

A-202
1/4" = 1'0"
1624 THE PLAZA
CHARLOTTE, NC 28205

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED

WINDOW SCHEDULE
VIF ALL WINDOW SIZES

A  PINNACLE 3-UNIT 50° BAY WINDOW, 8'5" OVERALL WIDTH
B  30"X 56.75" PINNACLE DOUBLE-HUNG, WOOD
C  30"X 60.75" PINNACLE DOUBLE-HUNG, WOOD
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G  25"X 56.75" PINNACLE DOUBLE-HUNG, WOOD
H  25"X 36.75" PINNACLE FIXED, WOOD

SEPTEMBER
EXISTING HOUSE

WOOD STAIRS DOWN TO GRADE (10 RISERS TOTAL, VERIFY IN FIELD) RISER HEIGHT = 7 1/8" (7 3/4" MAX.); TREAD DEPTH = 11" (10" MIN.), SEE FRAMING PLAN FOR CONSTRUCTION

LATTICE ENCLOSURE, T.B.D.

36" HIGH MIN. METAL HAND/GUARDRAIL, T.B.D.

ASPHALT ARCHITECTURAL SHINGLES, T.M.E.

RIDGE VENT & SHINGLE CAP

NEW ROOF LINE TIED INTO EXISTING MATCH EXISTING MATCH EXISTING MATCH

JAMES HARDIE SMOOTH, LAP SIDING

10'-9" TOP OF SUB-FLR.

TOP OF TYP. HDR.

BLACK MTL. ROOF OVER BAY WINDOW

6" SPHERE OPENING

4" SPHERE OPENING

LIMITATION, SEE NCRC R312.3

LINE DIVIDING NEW ADDITION BELOW, NEW ADDITION ABOVE

EX. GUTTER

TRIM BOARD

TRIM BOARD

WINDOW SCHEDULE

A SERRA PACIFIC 3-UNIT 30° BAY WINDOW, PAINT-GRADE WOOD, 94" OVERALL WIDTH

B 37"X 56.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD

C 30"X 60.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD

D 24"X 36.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD

E 30"X 64.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD

F 3-WIDE DOUBLE-HUNG, PAINT-GRADE WOOD

G 30"X 64.75" SERRA PACIFIC DOUBLE-HUNG, PAINT-GRADE WOOD

H 25"X 36.75" SERRA PACIFIC FIXED, PAINT-GRADE WOOD

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED

1/4" = 1'0"

1624 THE PLAZA
CHARLOTTE, NC 28205

OCTOBER
Note: All new windows to have 3 1/2" trim and standard sills unless otherwise specified.
JAMES HARDIE SMOOTH, LAP SIDING

TOP OF SUB-FLR.

TOP OF TYP. HDR.

TOP OF TYP. HDR.

17'-6"

5'-1"

VIF

5'-11"

VIF

EXISTING HOUSE BEYOND

12

7

5" PREFIN. MTL. GUTTER, TYP.

BLACK MTL. ROOF OVER BAY WINDOW

36" HIGH MIN. METAL

HAND/GUARD RAIL, TO

MATCH EXISTING ON SIDE PORCH

WOOD STAIRS DOWN TO GRADE (10 RISERS TOTAL, VERIFY IN FIELD) RISER HEIGHT-

7

1

8

(7

3

4"

MAX.);

TREAD DEPTH-

11" (10" MIN.), SEE FRAMING PLAN

FOR CONSTRUCTION

NEW BLACK MTL. ROOF OVER

EXISTING BASEMENT DOOR

TO MATCH BAY WINDOW

NEW PORTICO OVER MUDROOM

DOOR TO MATCH EXISTING

PORTICO OVER FRONT DOOR

ASPHALT ARCHITECTURAL SHINGLES, T.M.E.

RIDGE VENT & SHINGLE CAP

LINE DIVIDING EXISTING ADDITION

BELOW, NEW ADDITION ABOVE

LATTICE ENCLOSURE, T.B.D.

6" SPHERE OPENING

LIMITATION, SEE NCRC R312.3

4" SPHERE OPENING

LIMITATION, SEE NCRC R312.3

TRIM BOARD

TRIM BOARD

EX. GUTTER

GABLE VENT, TO MATCH EXISTING GABLE ENDS

36"X 79.5" SIERRA PACIFIC

INSWING 3W3H, PAINT-GRADE WOOD

DOOR SCHEDULE

SIERRA PACIFIC 3-UNIT 30° BAY

WINDOW, PAINT-GRADE WOOD, 94" OVERALL WIDTH

37"X 56.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

30"X 60.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

24"X 56.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

30"X 57.5" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

76"X 64.75" SIERRA PACIFIC

3-WIDE DOUBLE-HUNG,

PAINT-GRADE WOOD

29"X 56.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

29"X 56.75" SIERRA PACIFIC

FIXED, PAINT-GRADE WOOD

H 25"X 36.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

G 30"X 57.5" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

E 30"X 60.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

D 24"X 36.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

C 30"X 57.5" SIERRA PACIFIC

FIXED, PAINT-GRADE WOOD

B 37"X 56.75" SIERRA PACIFIC

DOUBLE-HUNG, PAINT-GRADE WOOD

A 36"X 79.5" SIERRA PACIFIC

INSWING SWISH, PAINT-GRADE WOOD

NOTE: ALL NEW WINDOWS TO HAVE

3 1/2" TRIM AND STANDARD SILLS

UNLESS OTHERWISE SPECIFIED

OCTOBER
1. **FOUNDATION DETAIL**

- 1/2" GYP. BOARD, TAPED & MUDDED
- 2X4 SPF STUDS @ 16" O.C.
- 3/4" PLYWOOD SUB-FLOOR
- R-19 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- 7 16" OSB WALL SHEATHING
- JAMES HARDIE SMOOTH, LAP SIDING, INSTALL PER MFR. SPECS.
- WATER RESISTIVE BARRIER
- R-15 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- EX. PERIMETER BAND
- METAL FLASHING W/DRIP EX. FOUNDATION WALL
- 2X10 FLR. JSTS. @ 16" O.C.
- 2X10 P.T. SILL PLATE
- FINISHED GRADE
- EX. CONC. FOOTING BELOW GRADE

2. **BRICK TO SIDING DETAIL**

- 1/2" GYP. BOARD, TAPED & MUDDED
- 2X4 SPF STUDS @ 16" O.C.
- R-19 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- 7 16" OSB WALL SHEATHING
- JAMES HARDIE SMOOTH, LAP SIDING, INSTALL PER MFR. SPECS.
- WATER RESISTIVE BARRIER
- R-15 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- EX. PERIMETER BAND
- METAL FLASHING W/DRIP EX. FOUNDATION WALL
- 2X10 FLR. JSTS. @ 16" O.C.
- 2X10 P.T. SILL PLATE
- FINISHED GRADE
- EX. CONC. FOOTING BELOW GRADE

3. **BAY WINDOW DETAIL**

- 1/2" GYP. BOARD, TAPED & MUDDED
- 2X4 SPF STUDS @ 16" O.C.
- R-19 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- 7 16" OSB WALL SHEATHING
- JAMES HARDIE SMOOTH, LAP SIDING, INSTALL PER MFR. SPECS.
- WATER RESISTIVE BARRIER
- R-15 FACED BATT INSULATION
- MIN. (FACING INSTALLED TOWARD CONDITIONED SPACE)
- EX. PERIMETER BAND
- METAL FLASHING W/DRIP EX. FOUNDATION WALL
- 2X10 FLR. JSTS. @ 16" O.C.
- 2X10 P.T. SILL PLATE
- FINISHED GRADE
- EX. CONC. FOOTING BELOW GRADE

**Details**

- TREMBLE HOME ADDITION
- JAMIE CYRUS 10/1/19
- 1/4" = 1'0"
- 1624 THE PLAZA
- CHARLOTTE, NC 28205
- A-501