LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1408 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Fred Matrulli

Details of Proposed Request

Existing Conditions
The existing property is a 1.5 story Colonial Revival cottage constructed in 1942. Architectural features include a pair of small dormers on the front elevation, a full-width front porch, and a brick chimney on the right elevation. Siding material is brick on the first level and aluminum over wood on the second level. Lot dimensions are 66’ x 192’.

Proposal
The proposal is a rear addition that is not taller or wider than the original house, but increases the square footage by more than 50%, changes to the front porch, a new front dormer, and a material change request on the main house gable ends.

- Proposed materials of the rear addition include brick foundation to match existing, Hardie Artisan siding with a 7” reveal and mitred corners, wood trim, and vinyl windows.
- The proposal also includes the addition of a center dormer on the front elevation to match the existing dormers. All aluminum siding and trim will be removed from the dormers and the original wood siding/trim will be repaired.
- The proposal also includes changes to the front porch including new Miratec columns (to replace 8” aluminum fluted columns), new wider brick steps, and brick cheek walls.
- Siding on the gable ends and existing rear dormers is aluminum over wood. Existing siding is proposed to be replaced with new Hardie Artisan lap siding.
- No trees will be impacted by this project. Post-construction, rear yard impermeable coverage will be 43%.

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.
Staff Recommendation

Staff has the following concerns with the project:

1. An application for vinyl replacement windows with Simulated True Divided Light (STDL) muntins in a 6/1 pattern was submitted to HDC staff in March 2013 (HDC 2013-045). A COA was not issued because the proposed material (vinyl) was not approvable. (Note: The Policy & Design Guidelines in 2013 gave staff authority to issue COAs for replacement windows).

2. Window material and apron trim detail on the proposed addition.


4. The proposal for the dormer addition and front porch changes is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.

5. Minor revisions may be reviewed by staff.
Existing Streetscape Adjacent to Subject Property

1331 The Plaza

Intersection at Hamorton Pl.

1401 The Plaza

1405 The Plaza
Exterior Finishes:
- Roof shingles - To match existing
- Brick Veneer - To match existing
- Lap Siding - Hardi Artisan Lap Siding w/ 7" exposure & compound corners - typ.
- Trim-Gutters - White - To match existing
- Porch Columns - Miratec - Paint to match trim

Note - Existing siding is replaced with new Hardi Artisan Lap Siding

Note - Existing porch columns are 8" dia. aluminum

New Dormer

Existing Dormer Notes:
- Existing damaged gutters are removed.
- Alum. wraps are removed, existing wood is repaired/replaced, and painted
- New Dormer will match existing dormers

Dormer Detail

New 5/4x4 window head/jamb trim
New, Slope sill

New Brick Cheek Walls & Brick Steps

Storm Door is removed - new entry door

New Porch Columns
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PROPOSED RIGHT-SIDE ELEVATION

EXISTING
PROPOSED ADDITION

TYPICAL WINDOW DETAIL
AT LAP SIDING LOCATIONS
NO WINDOW CHANGES AT EXISTING BRICK VENEER

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Addition/Alterations to Existing Home
Matrull Residence
1408 The Plaza, Charlotte, NC
03.01.19