

**Charlotte Historic District Commission**  
**Application for a Certificate of Appropriateness**

**November 9, 2011**

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<b>ADDRESS OF PROPERTY</b>	1401 The Plaza, Plaza Midwood Local Historic District	HDC 2011-118
<b>SUMMARY OF REQUEST</b>	Rear Addition	
<b>OWNER</b>	Jacqueline Jeffries	
<b>APPLICANT</b>	Jacqueline Jeffries	

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**Details of Proposed Request**

This request is for the addition of a rear covered porch on this house.

**Current Status and Context of Property**

This house sits at the intersection of The Plaza and Hamorton Place. It is a one story bungalow structure with a multi-gabled roof and an entrance porch that wraps the left corner of the front elevation. The site contains an older one car garage in very poor condition, and a paved parking area off of Hamorton Place. This garage and parking area are being removed and replaced under a separate administrative approval being issued by HDC Staff.

The area around this site is a mixture of residential, commercial and institutional uses of varying scales.

**Relevant HDC Design Guidelines**

- *Additions*
- *Building Materials*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Analysis of Proposal**

The proposed covered porch addition on the rear of this house would be constructed in the location of a existing wooden deck. A new gable would be added to the rear of the existing house, extending toward Hamorton Place and creating a roof for the new porch. A pier and column system designed to match the ones at the front elevation of the house would be used to support the new gable over the porch. A traditional porch rail system would be installed between these columns.

The building materials and over design appear to be consistent with both the existing structure and current HDC policy.









Scale: 1/2" = 1'-0"



Scale: 1/4" = 1'-0"



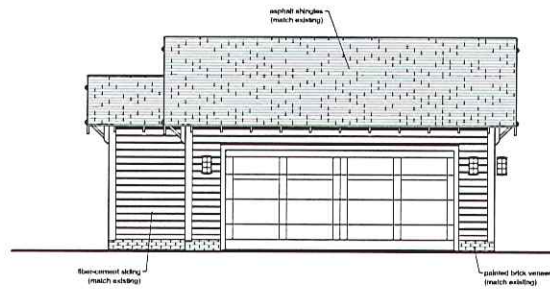
Scale: 1/4" = 1'-0"

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**HomeStyle**  
**H Solutions**  
Residential Designs by Chris Boush

Project No:	05-011-11
Date:	07/09/2011
Printed:	10/16/2011
<b>Design Development</b>	
Title:	Elevations
Revisions:	
Drawn by:	GM
Checked by:	ss

Sheet No.,  
**3**  
Of 4



**Front Elevation**

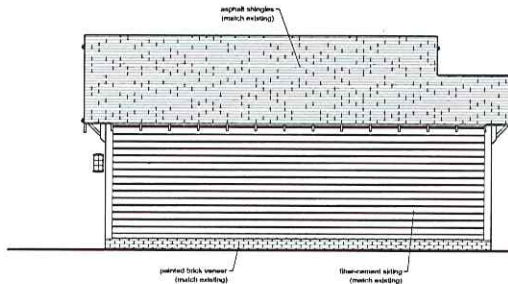
Scale: 1/4" = 1'-0"



**Right Side Elevation**

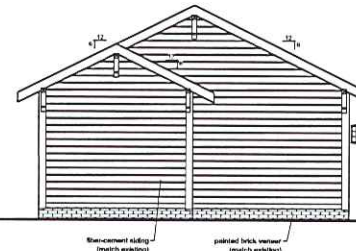
Scale: 1/4" = 1'-0"

## Detached Garage Elevations



**Rear Elevation**

Scale: 1/4" = 1'-0"



**Left Side Elevation**

Scale: 1/4" = 1'-0"

**Jeffries Residence**  
1401 The Plaza  
Charlotte, NC

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Residential Design by Chris Boush

Project No: 05-011-11  
Date: 07/09/2011  
Revision: 10/15/2011  
Title: Garage Elevations  
Designer:  
Drawn by: GH  
Checked by: m

Sheet No.  
**4**

Of 4

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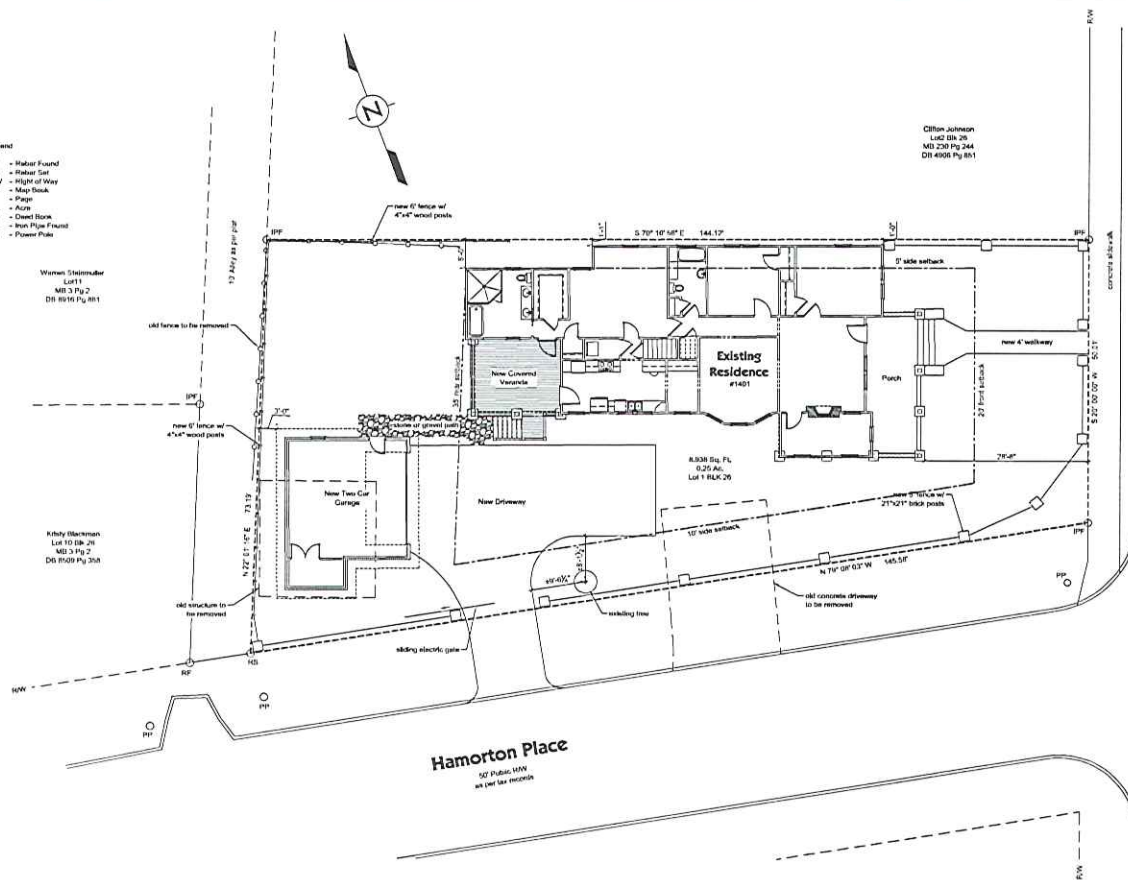
# Legend

- RF - Water Found
- RS - Water Set
- WM - Right of Way
- MB - Map Book
- PG - Page
- AC - Acre
- DS - Dead Stock
- WPF - Water Pipe Found
- PP - Power Pole

Women's Storefront  
Lot 1  
MB 3 Pg 2  
DB 8509 Pg 881

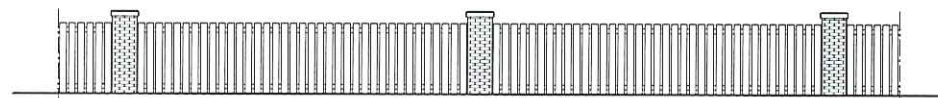
Kathy Blackman  
Lot 10 DB 26  
MB 3 Pg 2  
DB 8509 Pg 358

Offen Johnson  
Lot 8 DB 26  
MB 3 Pg 244  
DB 4906 Pg 811



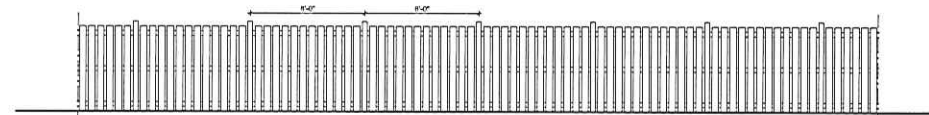
Hamorton Place  
10' Public HWY  
see lot survey records

The Plaza  
10' Public HWY  
see lot survey records



Brick Posts Fence Elevation

Scale: 1/4" = 1'-0"



Wood Posts Fence Elevation

Scale: 1/4" = 1'-0"

## Site Plan

Scale: 1" = 10'-0"

**Jeffries Residence**  
1401 The Plaza  
Charlotte, NC

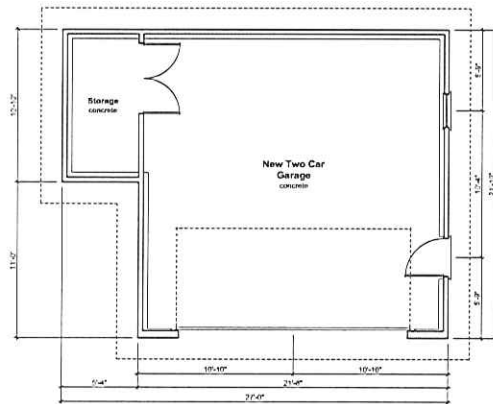
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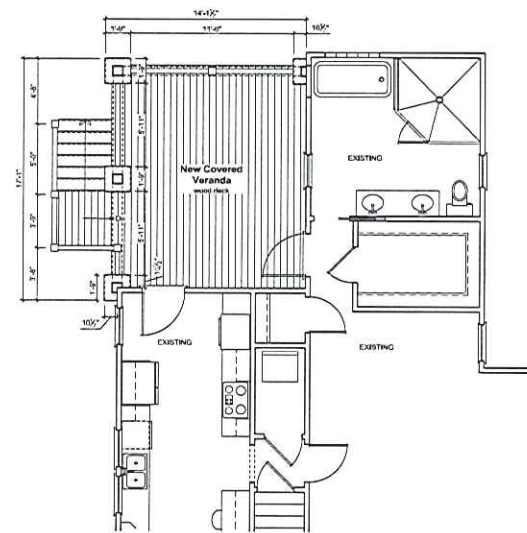
Project No:	09-011-11
Date:	07/09/2011
Revised:	10/02/2011
Design Development	
Title:	Site Plan
Revisions:	
Drawn by:	GH
Checked by:	GH

Sheet No.  
**1**  
OF 4



**Detached Garage Floor Plan**

Scale: 1/4" = 1'-0"



**Main Level Floor Plan**

Scale: 1/4" = 1'-0"

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**Jeffries Residence**  
1401 The Plaza  
Charlotte, NC

Project No:	050211-11
Date:	07/09/2011
Revised:	10/10/2011
Design Development:	
Title:	Main Level Floor Plan
Revisions:	
Drawn by:	GH
Checked by:	

Sheet No.

**2**

Of 4















# Charlotte Historic District Commission - Case 2011-118

