

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

February 8, 2012

ADDRESS OF PROPERTY	1532 The Plaza, Plaza Midwood Local Historic District	HDC 2012-013
SUMMARY OF REQUEST	Side Porch Addition	
OWNERS	Michael & Julia Aldrich	
APPLICANTS	Michael & Julia Aldrich	

Details of Proposed Request

This request is actually for the recreation of a porch that has long been removed due to poor condition as a new sunroom designed to match the existing architecture of the house.

Current Status and Context of Property

This house was constructed in 1931, according to current Mecklenburg County Tax Assessment Records. It is a one story shingled structure with beveled corners and a hipped end gable roof.

The house is mid-block on The Plaza, and is sits between two larger homes, one of which, Victoria, is a two and one half story relocated Queen Anne Victorian Locally Designated Landmark.

Relevant HDC Design Guidelines

- *Additions*

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

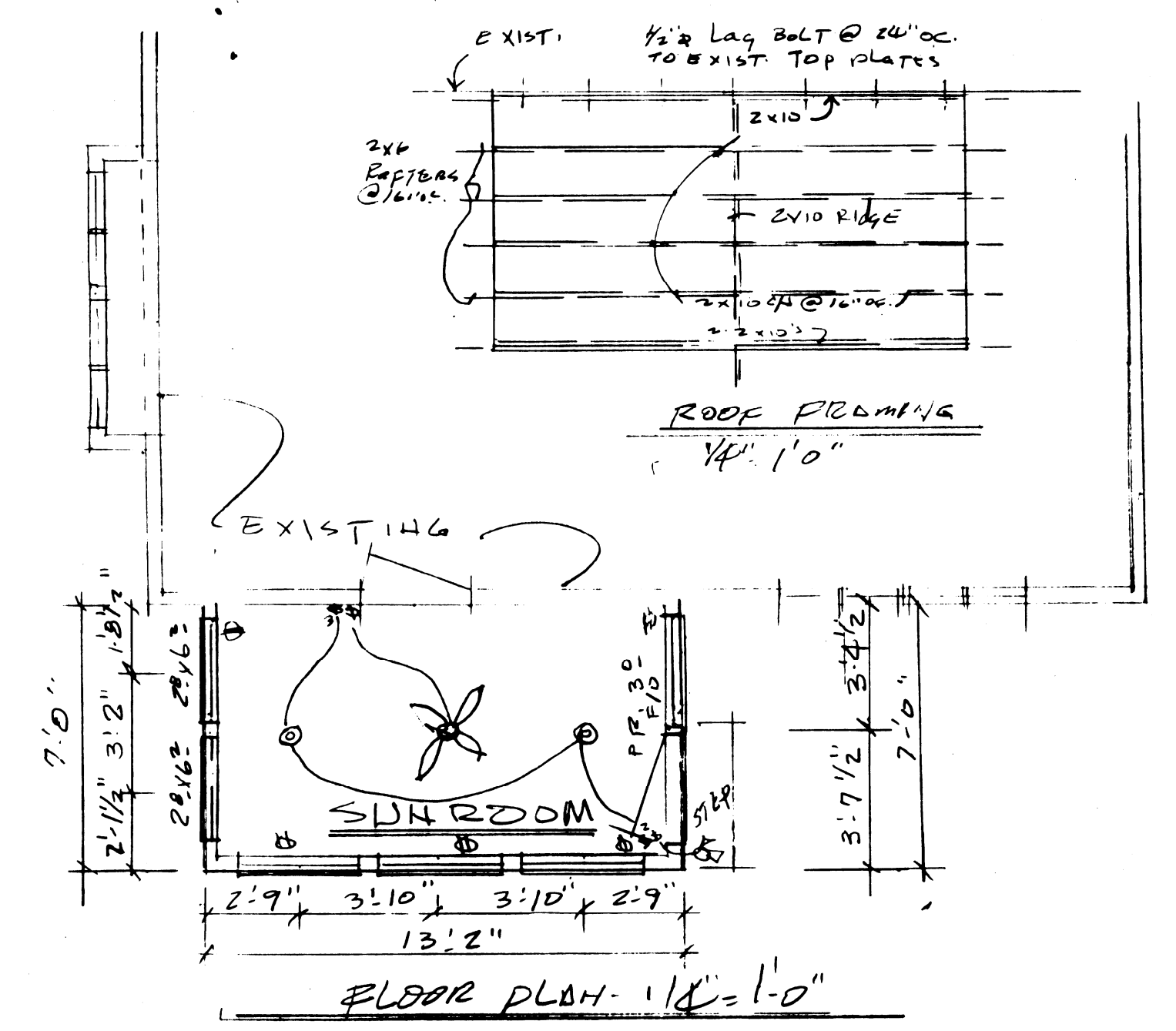
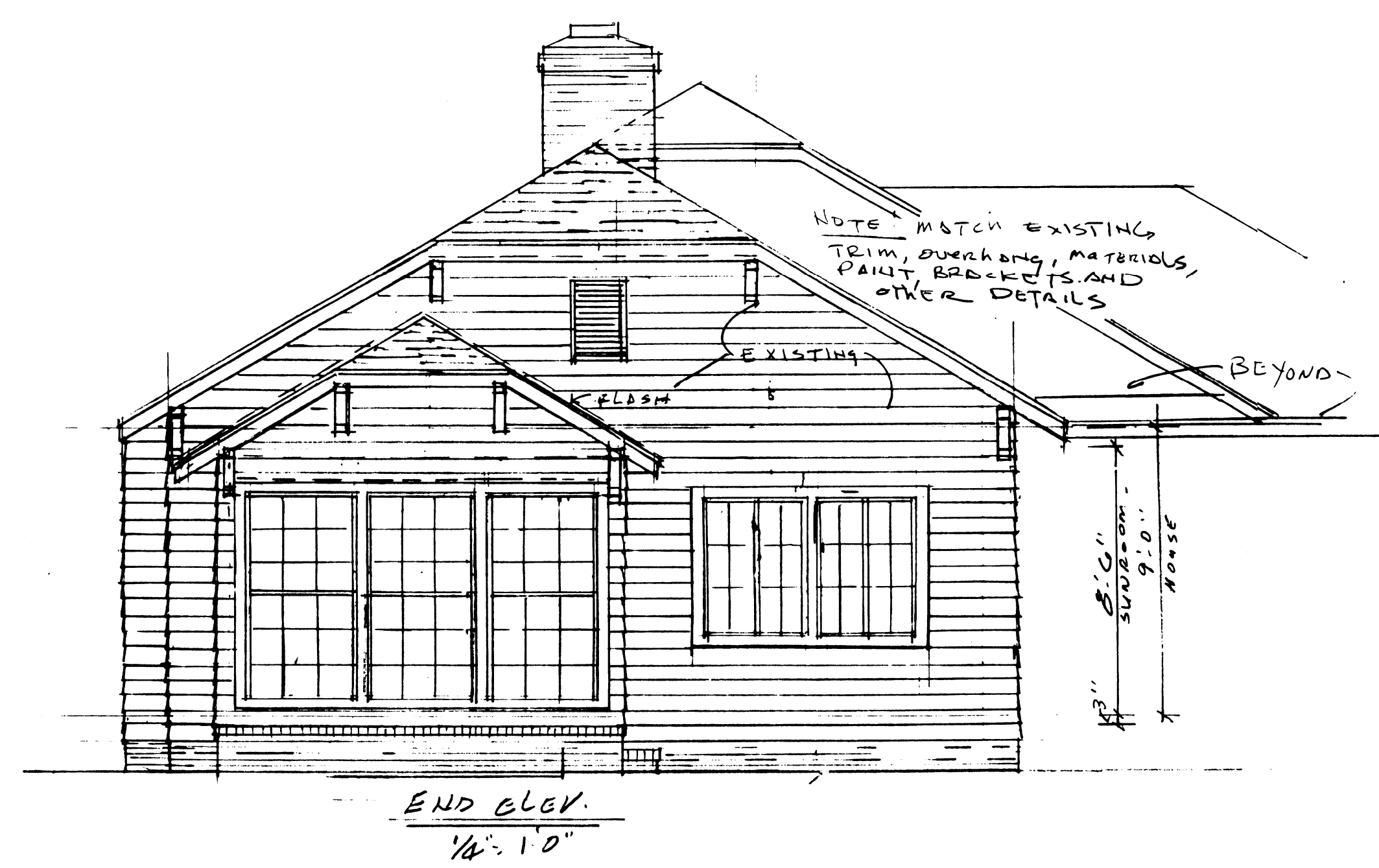
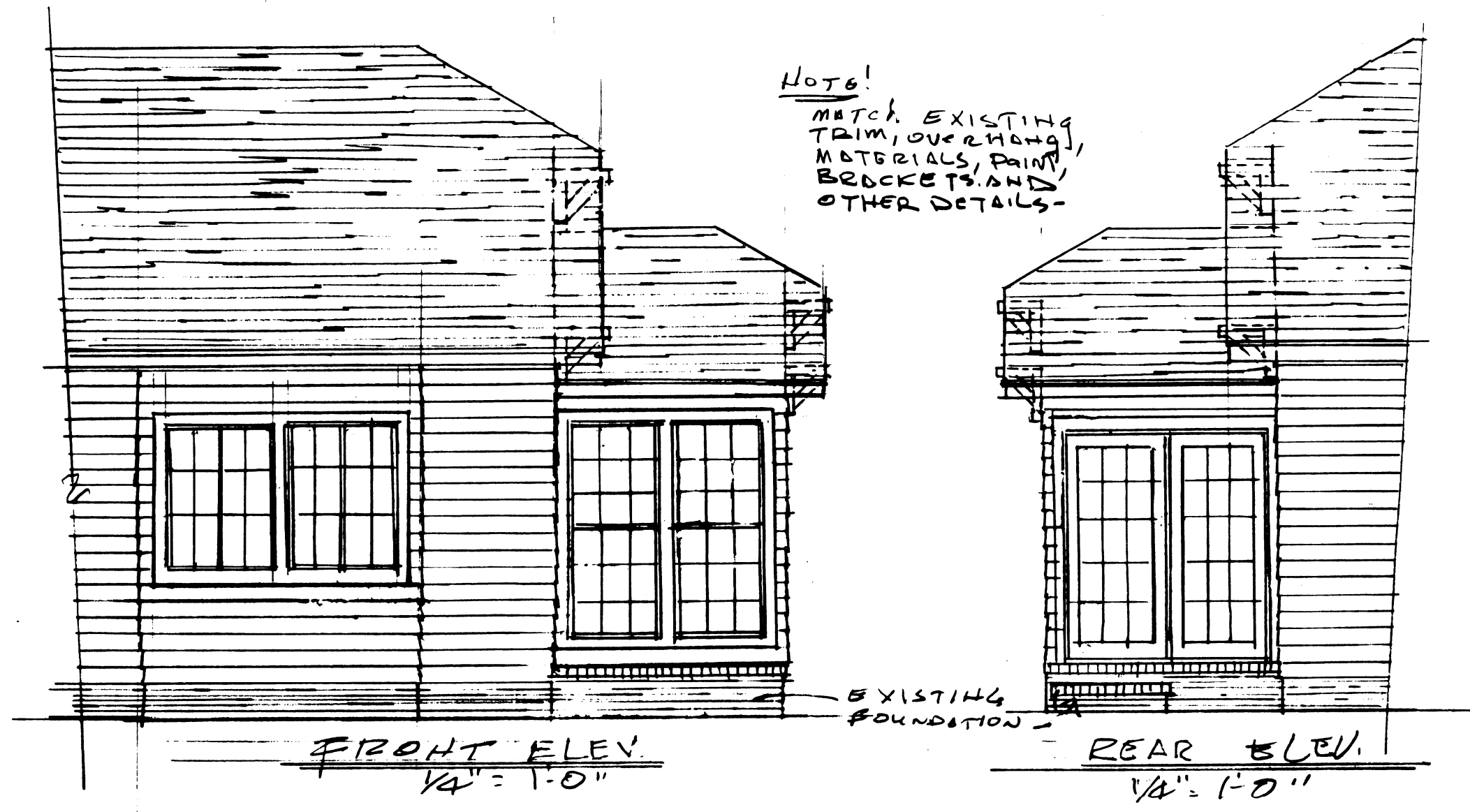
This proposal seeks to reestablish a former side porch on the left side of this house as a sunroom addition. The porch was mostly removed a number of years ago due to severe deterioration, with only two columns and some bracing remaining above the foundation. The original foundation is in place, and would be reused for the sunroom.

As shown on the attached plans, the new construction would match the existing house in materials and detailing, including the shingle siding beveled at the corners and the eave brackets. The windows would match the existing ones, except for being nine over nine rather than six over six, in order to allow sunlight into the new space. The casing and trim would match the existing house. The clipped gables on the house would be reproduced in the roof of this addition.

This proposal appeared before the HDC in April of 2007 with a conceptual sketch. At that time, the HDC approved a motion to defer the application to Design Review, where a full drawing could be reviewed and approved. However, the drawings were not submitted to HDC staff until late last year. After researching the minutes, Staff determined that the authority for a Design Review Committee to make a final determination after the new drawings were received had long since expired.

The attached plans appear to be well in compliance with current HDC policy on additions.





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January 31, 2012