

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

March 14, 2012

ADDRESS OF PROPERTY	<i>1721 The Plaza, Plaza Midwood Local Historic District</i>	<i>HDC 2012-022</i>
SUMMARY OF REQUEST	<i>Addition</i>	
OWNER	<i>Curtis Tutt</i>	
APPLICANT	<i>Ray Sheedy</i>	

Details of Proposed Request

This application is for a rear addition and the installation of a porte cochere to this existing one story cottage style house. The rear addition alone would be eligible for administrative approval, since it meets all current HDC requirements for such an approval. The porte cochere would be on the left side of the house, and takes all of its design elements, including the columns, from the existing structure.

Current Status and Context of Property

This house, constructed in 1930, is a one story wood frame structure with a front patio porch and a centered covered entrance element. There is a front-facing shed dormer centered over the entrance of the house. The house has a low-slope end gabled roof, and a rearward hipped element behind the ridge. This hip would be expanded by the rear addition.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

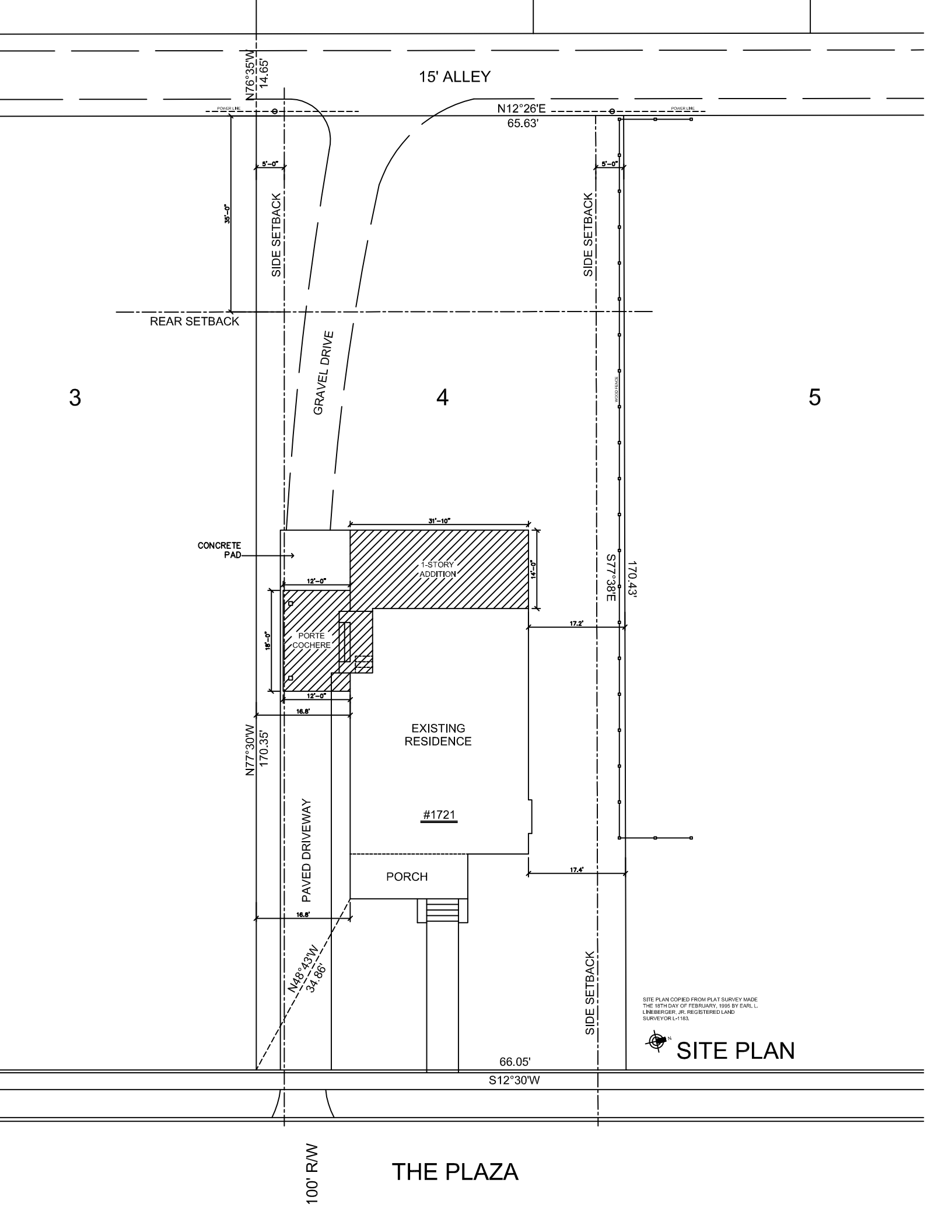
(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (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.







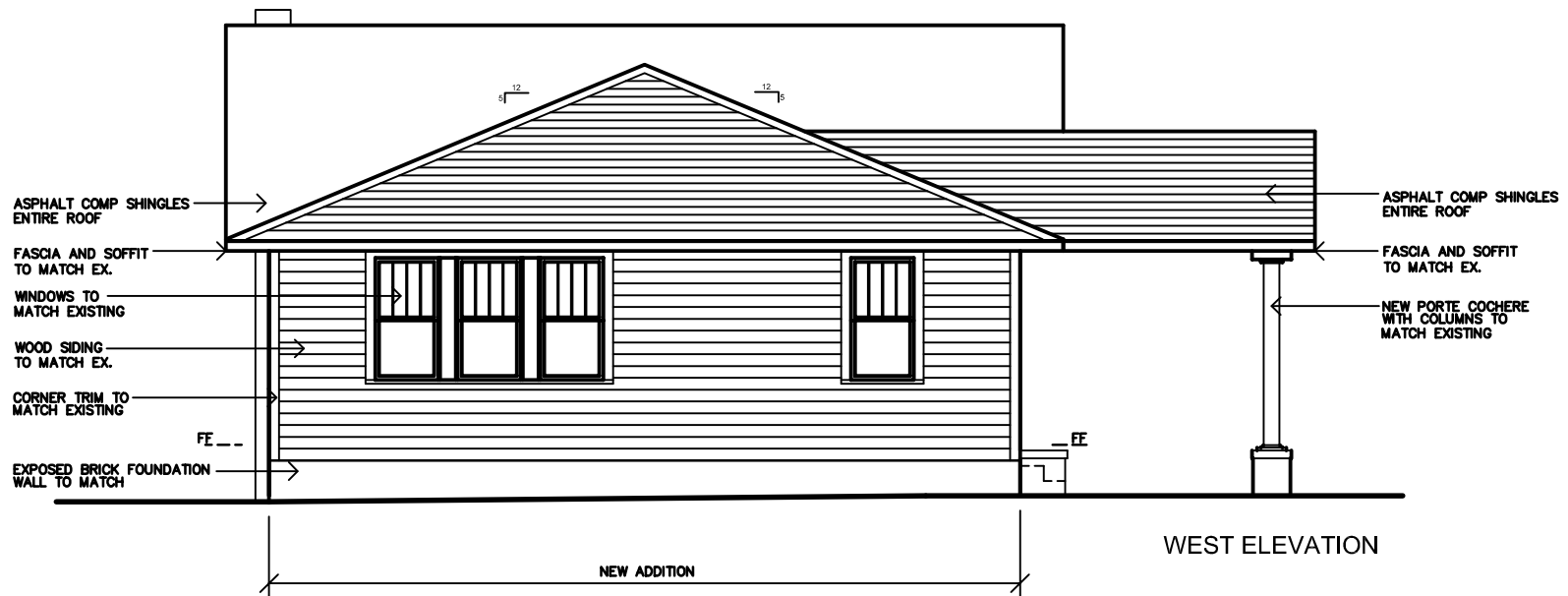


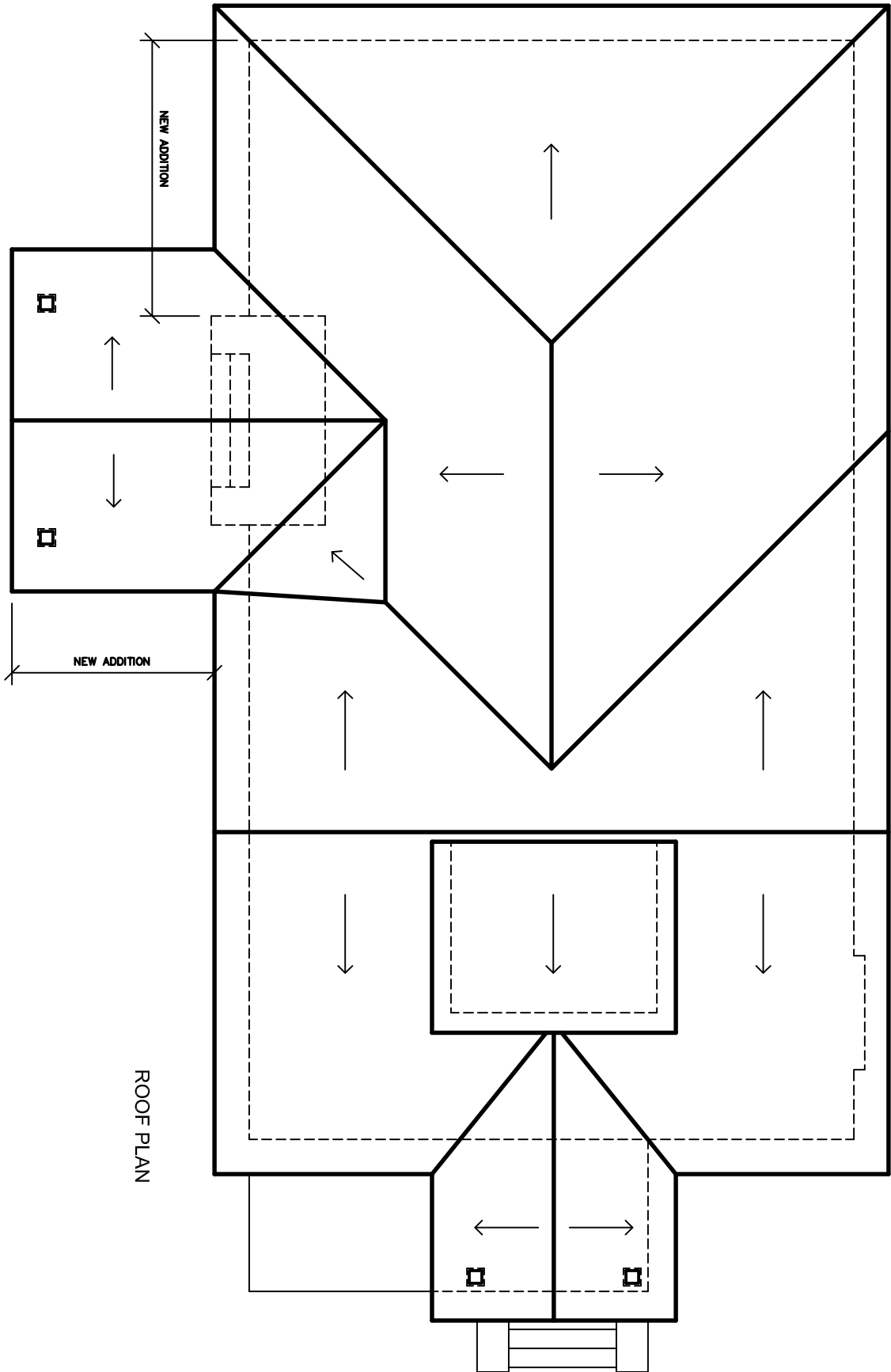


EAST ELEVATION

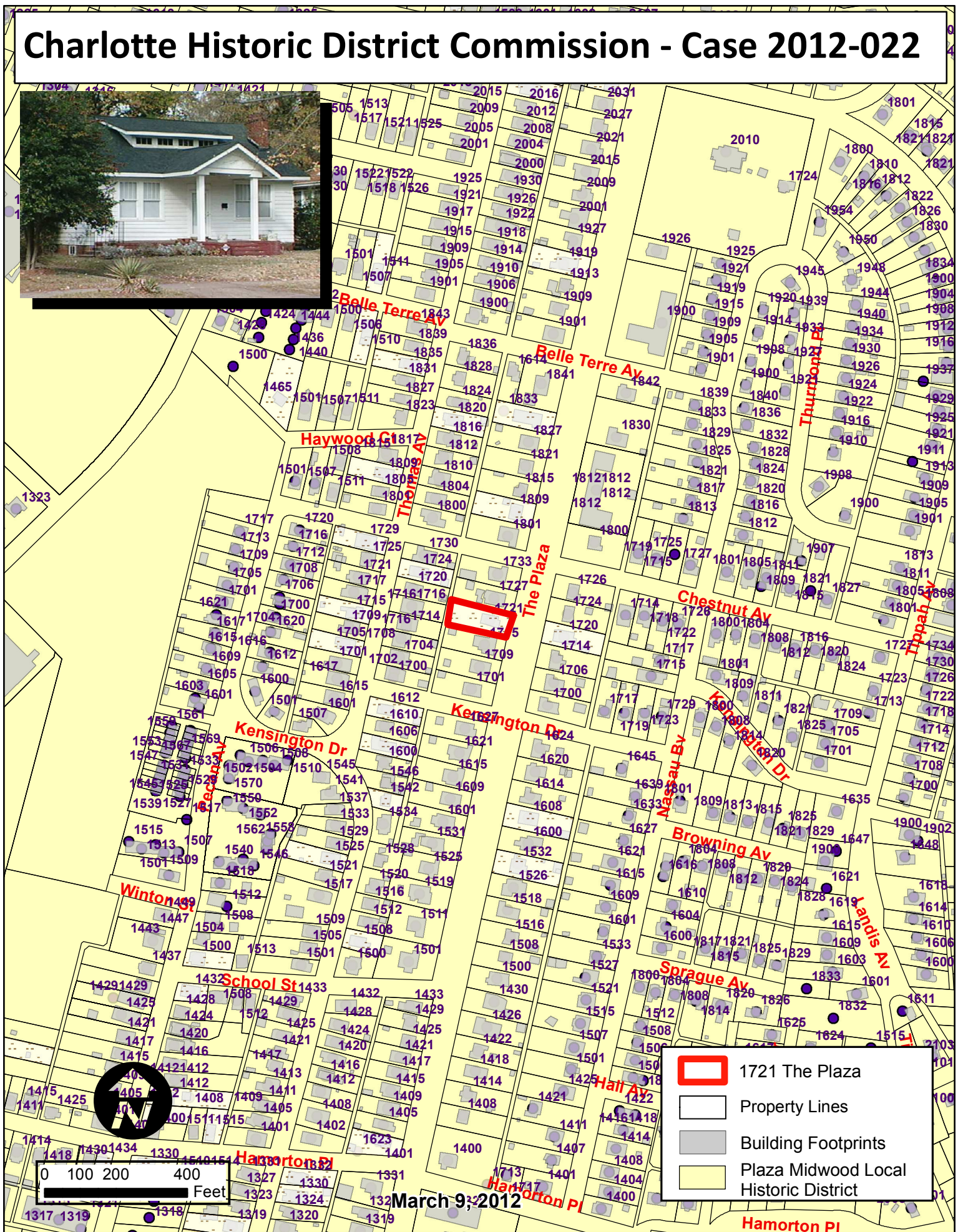












Charlotte Historic District Commission - Case 2012-022



 1721 The Plaza

 Property Lines

 Building Footprints

 Plaza Midwood Local Historic District

March 9, 2012