
ADDRESS OF PROPERTY	<i>2128 The Plaza, Plaza Midwood Local Historic District</i>	<i>HDC 2012-055</i>
SUMMARY OF REQUEST	<i>Second Story Addition</i>	
OWNERS	<i>Christopher Stigliano and Brandy Hayslett</i>	
APPLICANTS	<i>Christopher Stigliano and Brandy Hayslett</i>	

Details of Proposed Request

The proposed project involves adding a second story master suite of approximately 850 square feet to this existing one story bungalow. The master suite is located towards the front of the home to capture views of the uptown skyline. It is detailed to match the existing structure, and is of the same material palate, as well.

The applicants would like HDC feedback prior to investing further in the details of the design.

This proposal received Conceptual Approval from the Commission in May, 2012. The final plans are attached for the Commission's review.

Current Status and Context of Property

This one story wood frame bungalow sits at the intersection of The Plaza and Mimosa Avenue. The area consists primarily of one and one and one half story single family homes. There is a commercial infill building across Mimosa Avenue from this site.

The house was constructed in 1926. It has a large front facing gable on the right of the façade, with an inset gable over the front door. A porch wraps around the left of the façade from the entrance. The main roof of the house is has a side gable toward Mimosa Avenue that covers a side sitting porch.

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.



STIGLIANO
ADDITION /
RENOVATION

2128 The Plaza
Charlotte, NC
28205

DATES:

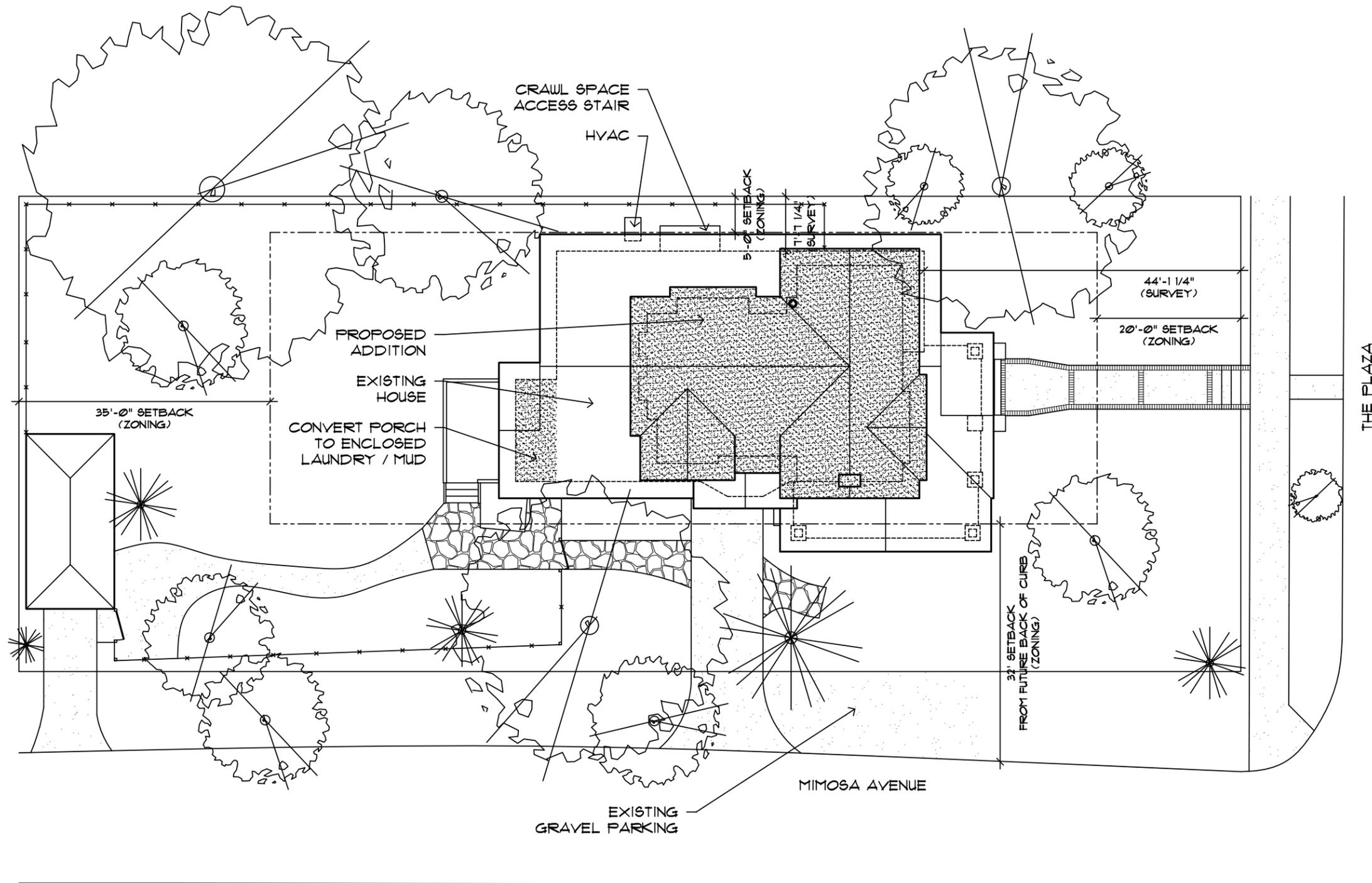
Existing
10 February 2012

Schematics
28 March 2012

Historic District
9 May 2012

Design Dev.
1 June 2012
25 June 2012

Historic District
29 June 2012



1 SITE PLAN
L1.0 SCALE: 1/16" = 1'-0"



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SITE PLAN

L1.0

STIGLIANO
ADDITION /
RENOVATION

2128 The Plaza
Charlotte, NC
28205

DATES:

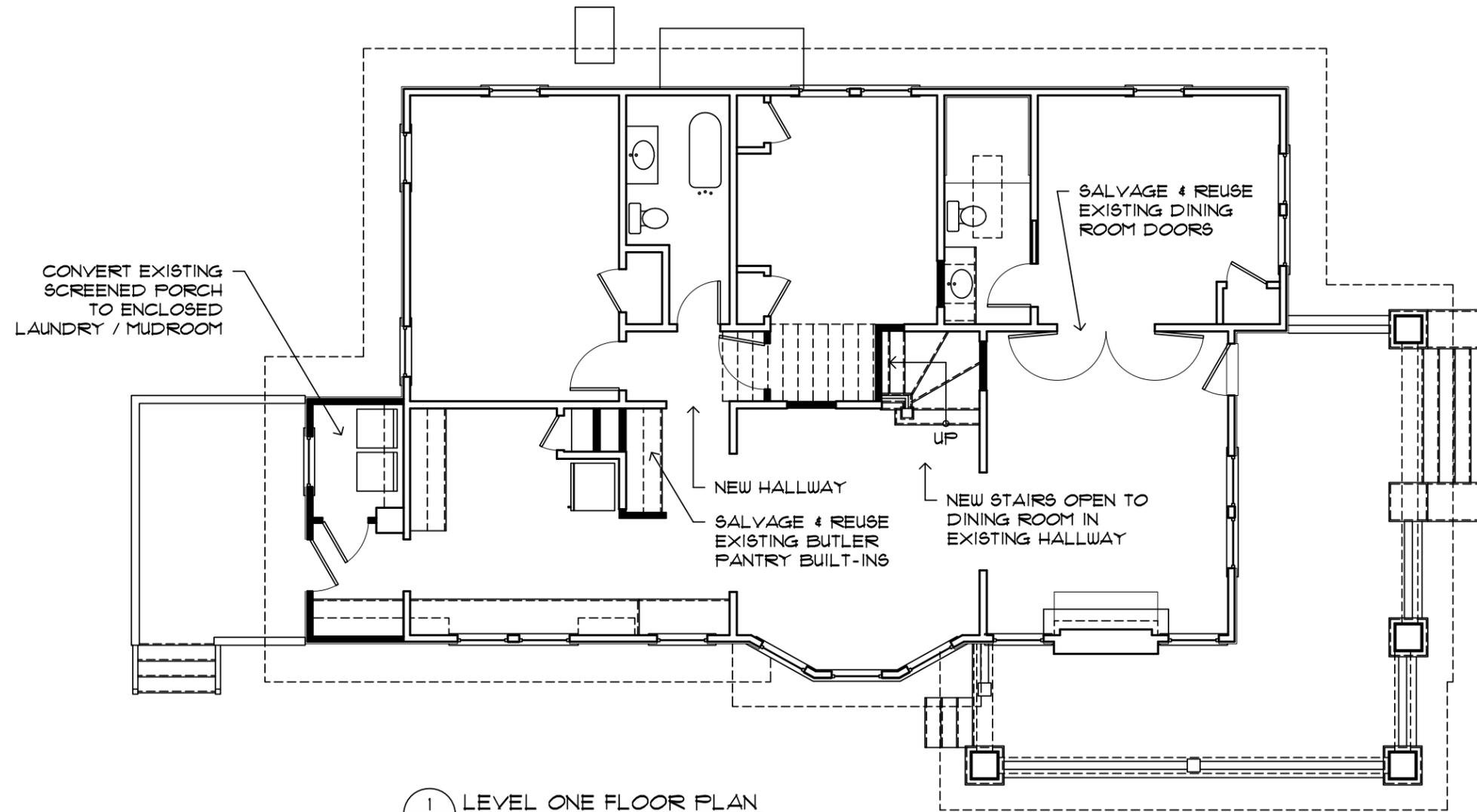
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1 LEVEL ONE FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



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LEVEL ONE
FLOOR PLAN

A1.1

STIGLIANO
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RENOVATION

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DATES:

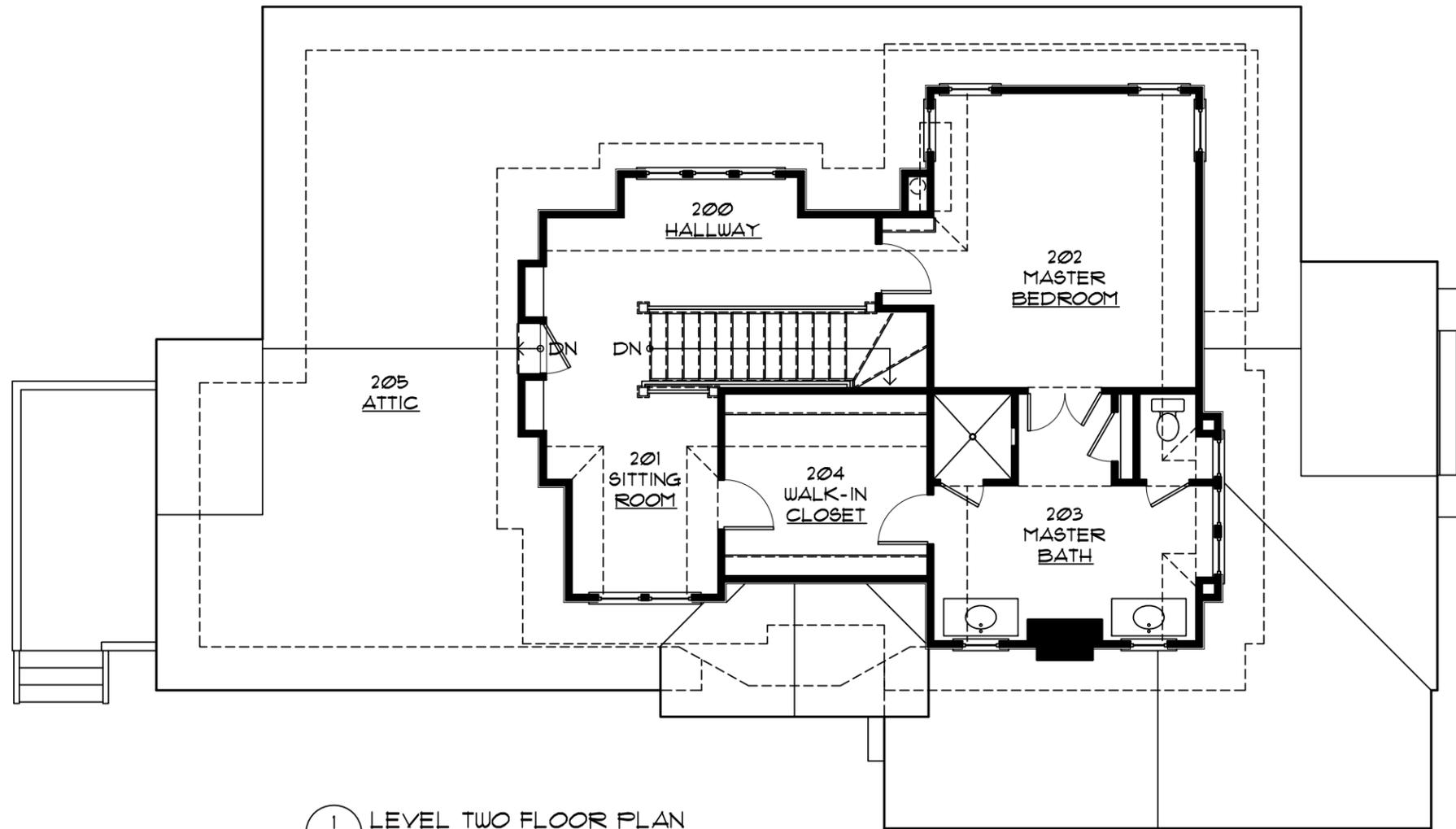
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1 LEVEL TWO FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"



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LEVEL TWO
FLOOR PLAN

A1.2

STIGLIANO
ADDITION /
RENOVATION

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DATES:

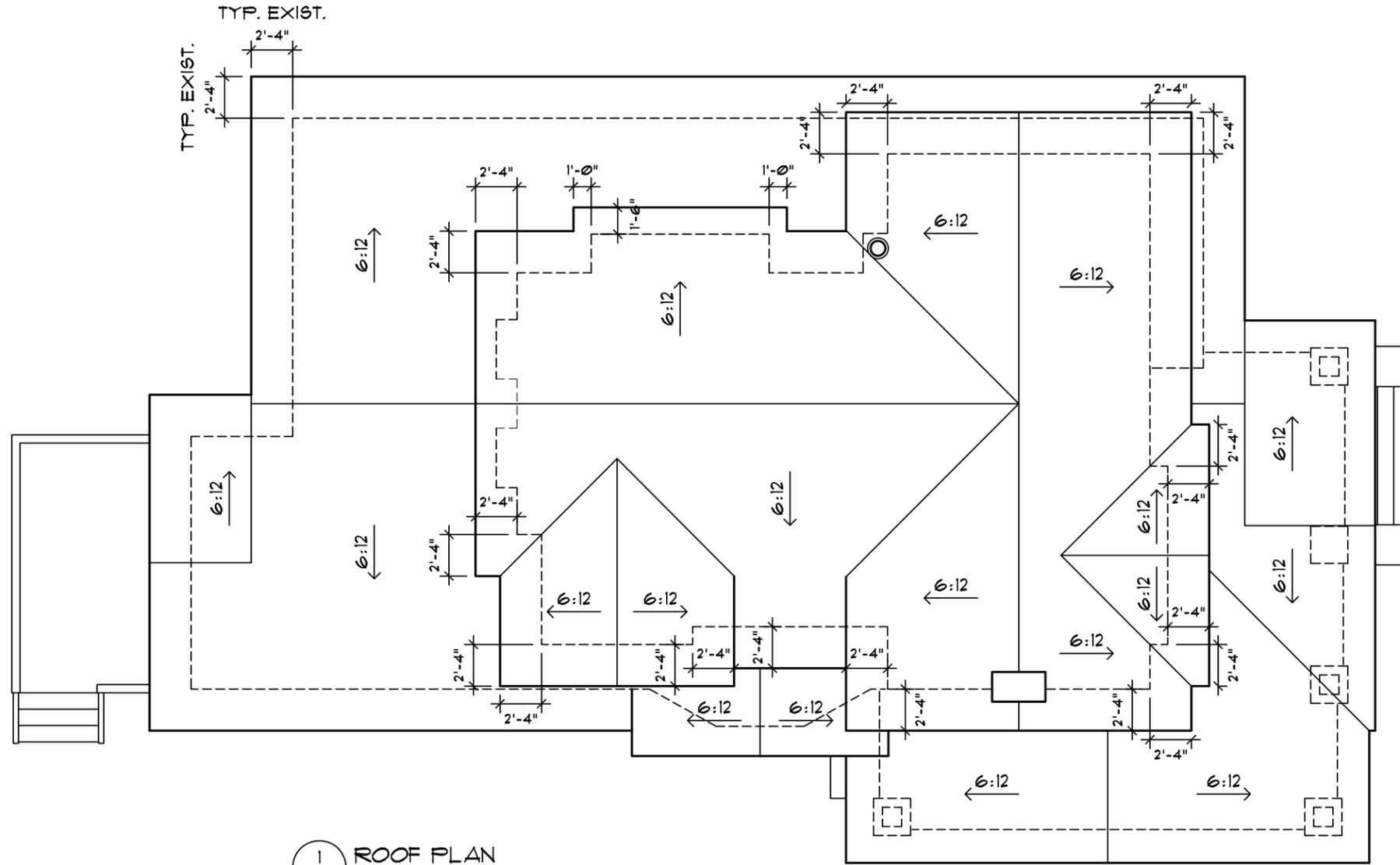
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1 ROOF PLAN
A1.3 SCALE: 1/8" = 1'-0"



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ROOF PLAN

A1.3

STIGLIANO
ADDITION /
RENOVATION

2128 The Plaza
Charlotte, NC
28205

DATES:

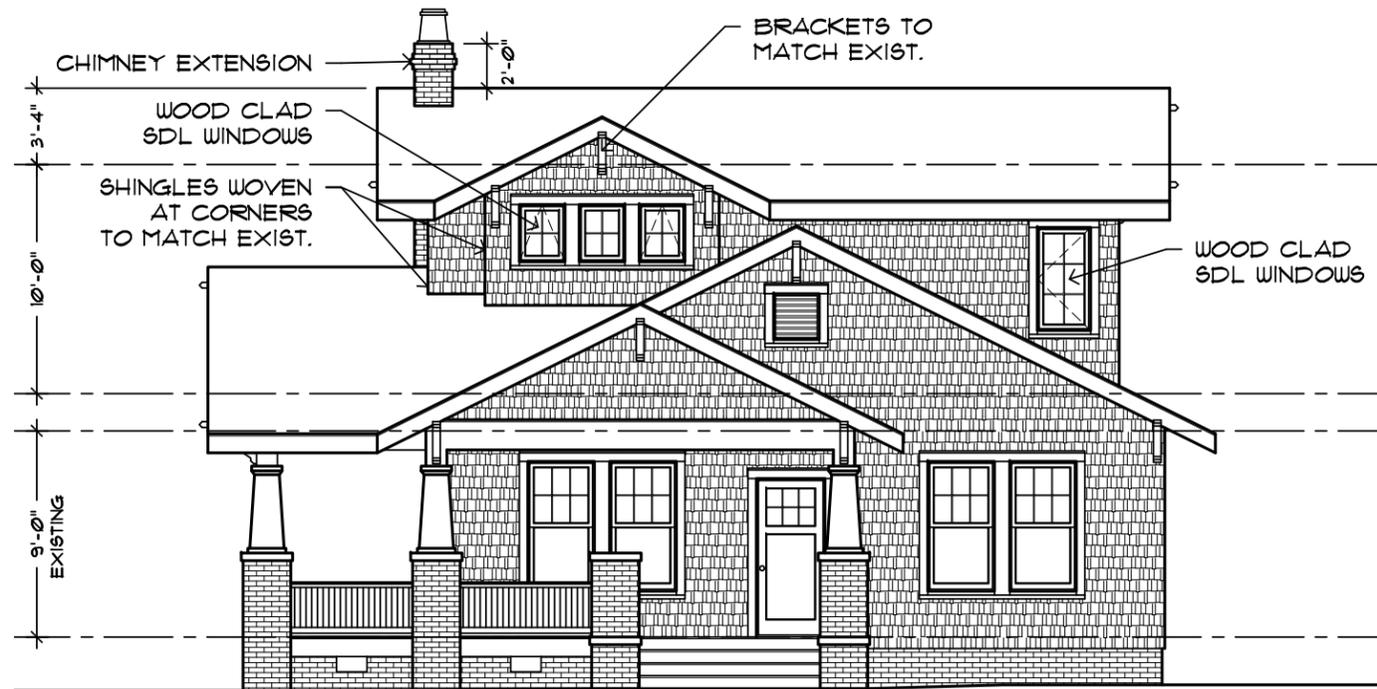
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28 March 2012

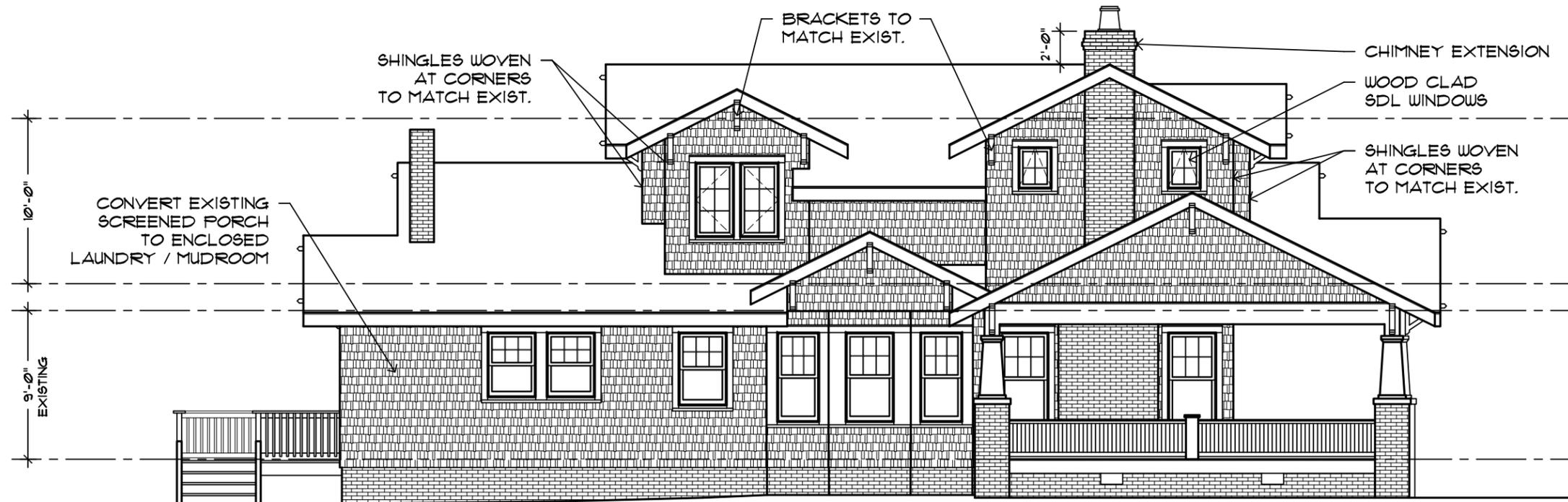
Historic District
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1 FRONT ELEVATION (THE PLAZA)
A2.0 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (MIMOSA AVENUE)
A2.0 SCALE: 1/8" = 1'-0"



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ELEVATIONS

A2.0

STIGLIANO
ADDITION /
RENOVATION

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28205

DATES:

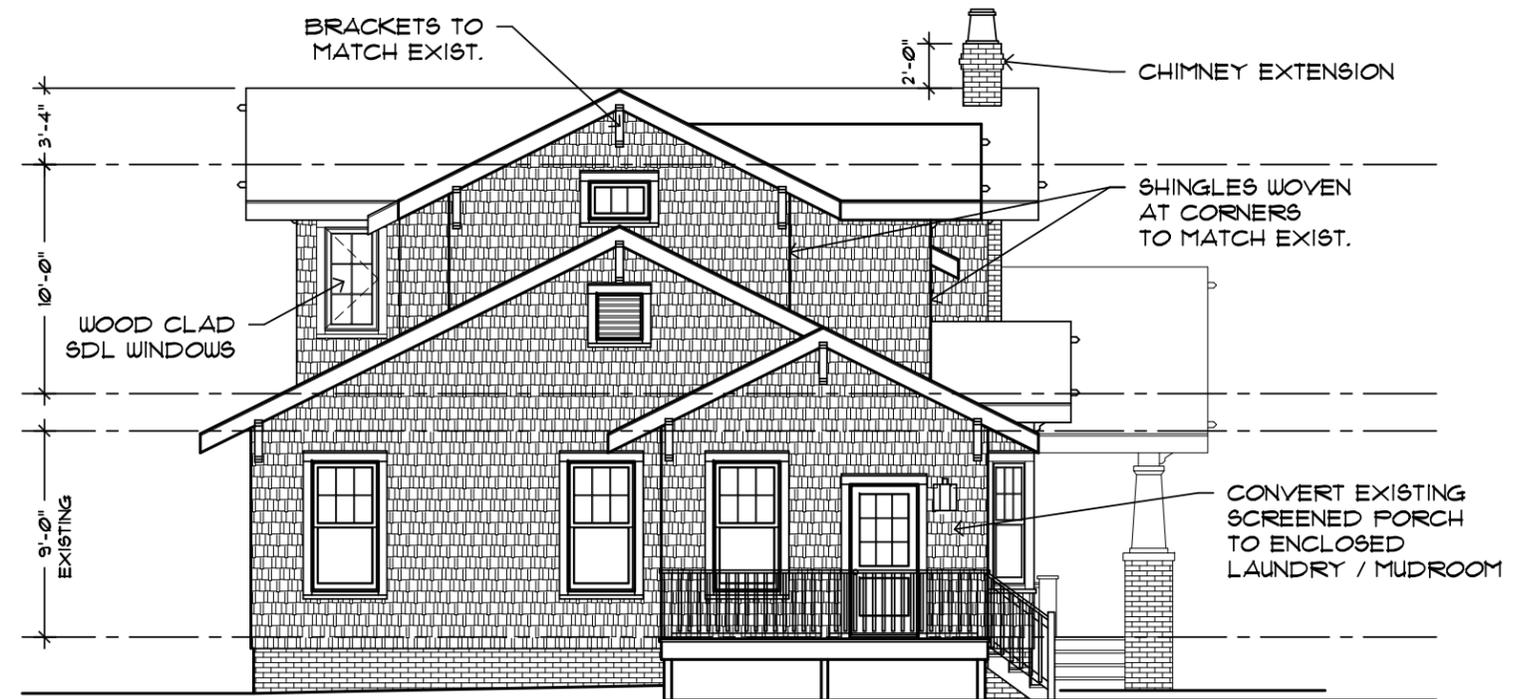
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1 REAR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



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ELEVATIONS

A2.1



Charlotte Historic District Commission - Case 2012-055



	2128 The Plaza
	Property Lines
	Building Footprints
	Plaza Midwood Local Historic District