

*April 18, 2013*

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|-----------------------------|--|---------------------|
| <b>ADDRESS OF PROPERTY:</b> | <i>1422 The Plaza, Plaza Midwood Local Historic District</i> | <i>HDC 2013-047</i> |
| <b>SUMMARY OF REQUEST:</b>  | <b>Addition</b>  |                     |
| <b>OWNER:</b>               | <i>Karey Digh</i>  |                     |
| <b>APPLICANT:</b>           | Karey Digh   |                     |

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**Details of Proposed Request**

Addition. New side to side gable is to be added beyond existing side to side gable. A new dormer will be added on the front above the new porch roof. New columns and pier details will be added to support new porch roof. Rear will be two story. Lapped wood siding will be above existing first floor brick. Window configuration will be found on existing house.

**Relevant HDC Design Guidelines**

- *Addition*
- *Materials*

**Staff Analysis**

*Commission will determine appropriateness of proposed addition. Addition criteria will be used for consideration of decision.*

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

| <b>1. All additions will be reviewed for compatibility by the following criteria:</b> |   |
|---|---|
| <b>a. Size</b>  | <i>the relationship of the project to its site</i>                    |
| <b>b. Scale</b>   | <i>the relationship of the building to those around it</i>            |
| <b>c. Massing</b>   | <i>the relationship of the building's various parts to each other</i> |
| <b>d. Fenestration</b>  | <i>the placement, style and materials of windows and doors</i>        |
| <b>e. Rhythm</b>  | <i>the relationship of fenestration, recesses and projections</i>     |
| <b>f. Setback</b>   | <i>in relation to setback of immediate surroundings</i>               |
| <b>g. Materials</b>   | <i>proper historic materials or approved substitutes</i>              |
| <b>h. Context</b>   | <i>the overall relationship of the project to its surroundings</i>    |

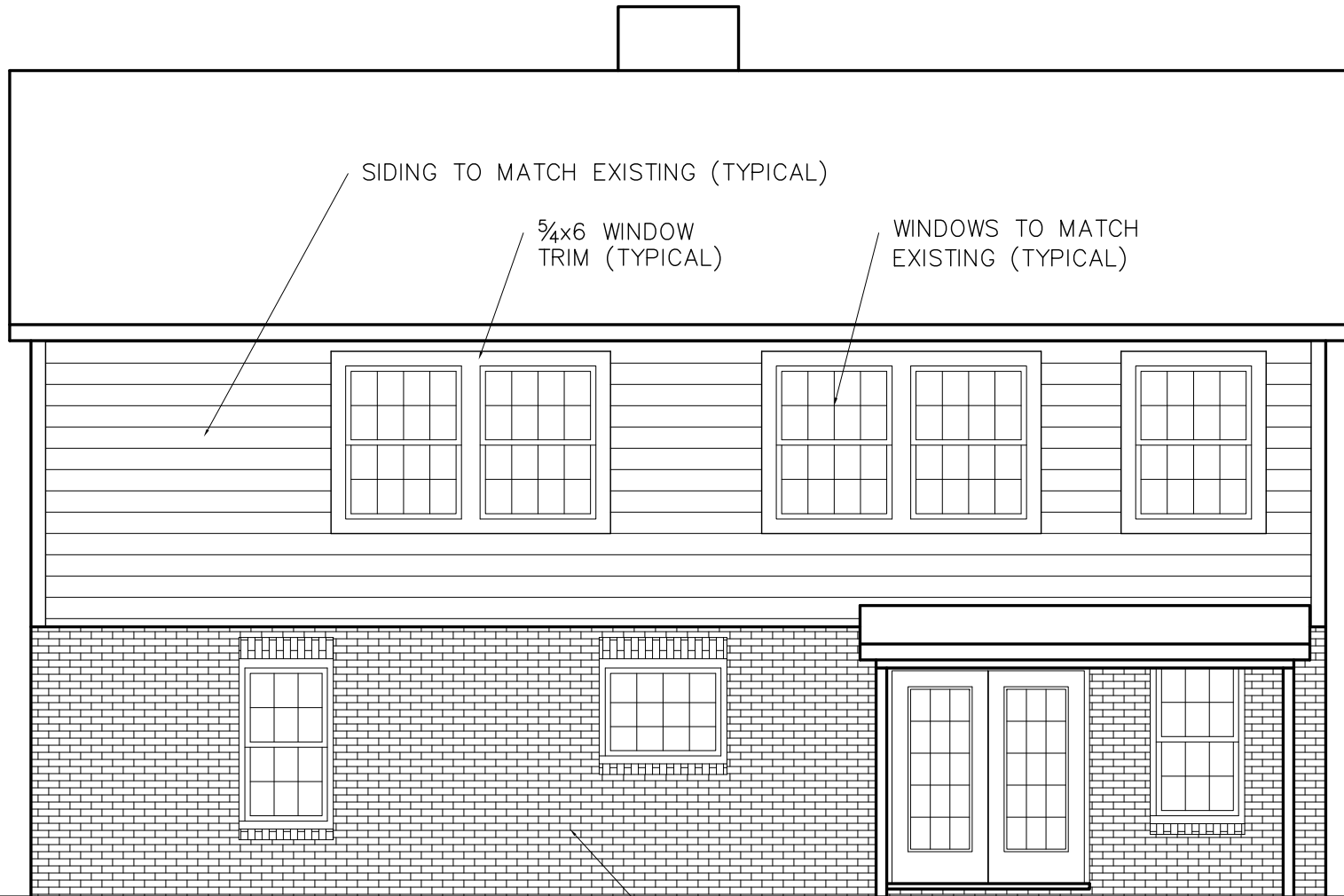




1422







SIDING TO MATCH EXISTING (TYPICAL)

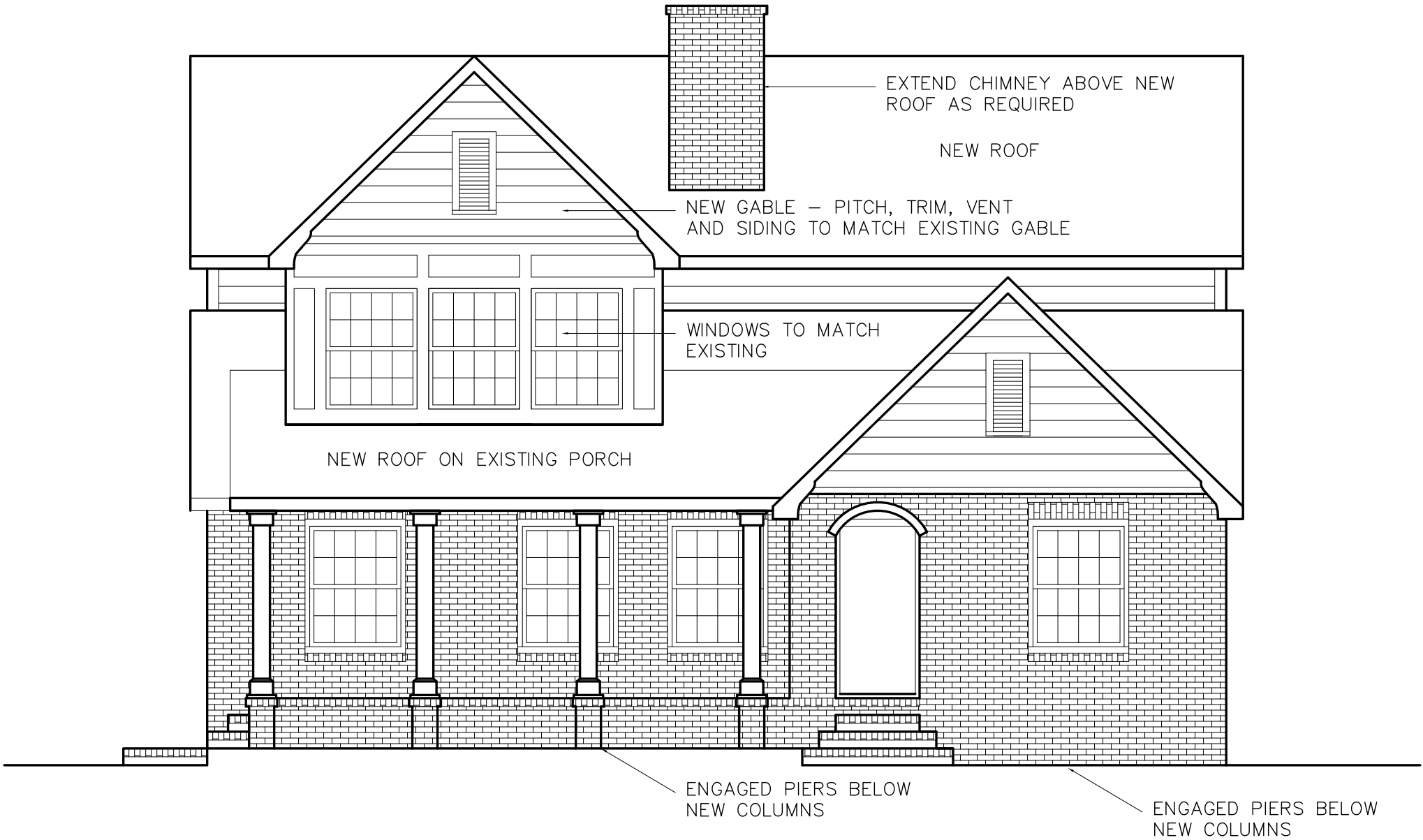
5/4x6 WINDOW  
TRIM (TYPICAL)

WINDOWS TO MATCH  
EXISTING (TYPICAL)

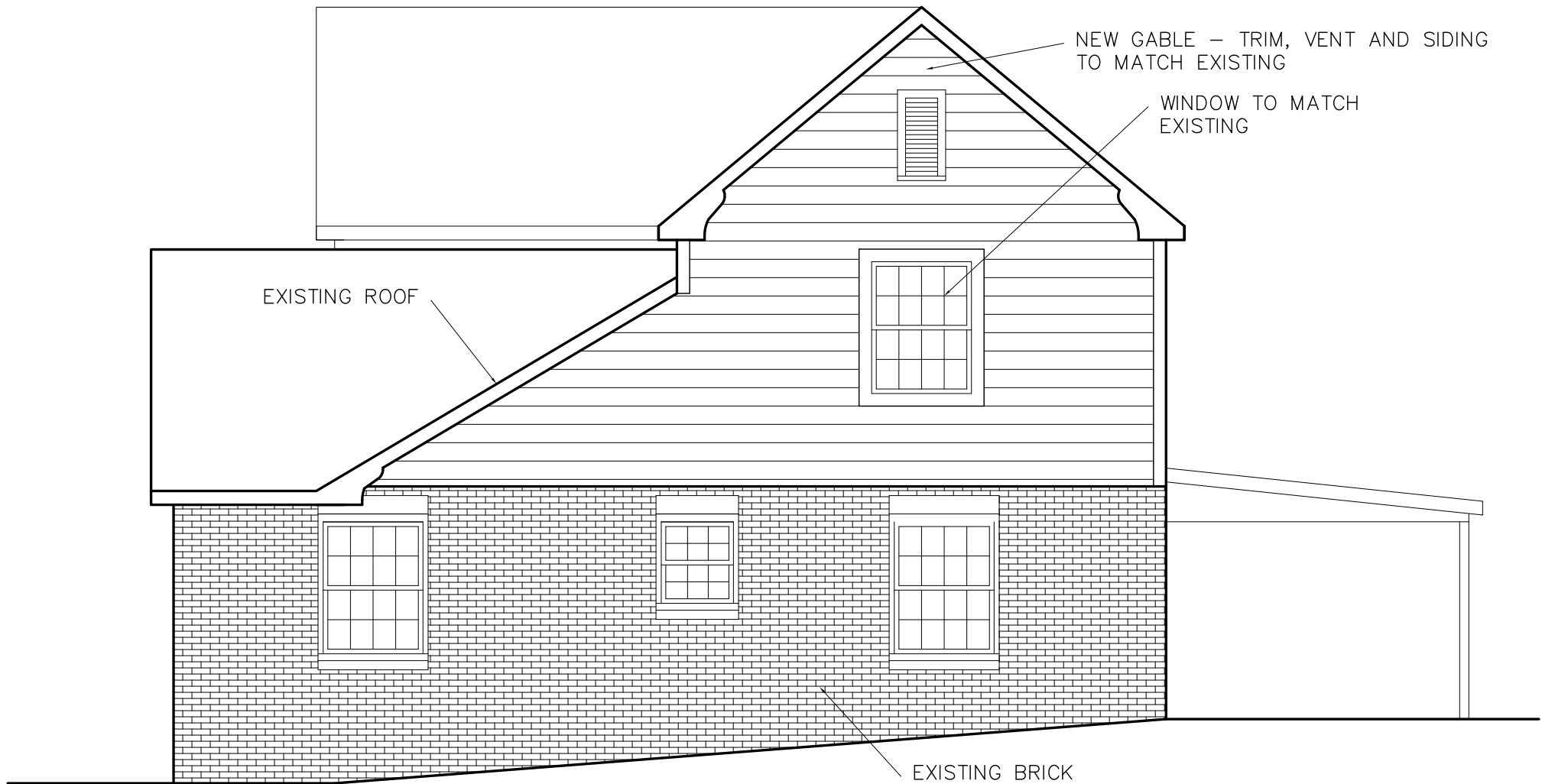
EXISTING BRICK

REAR ELEVATION

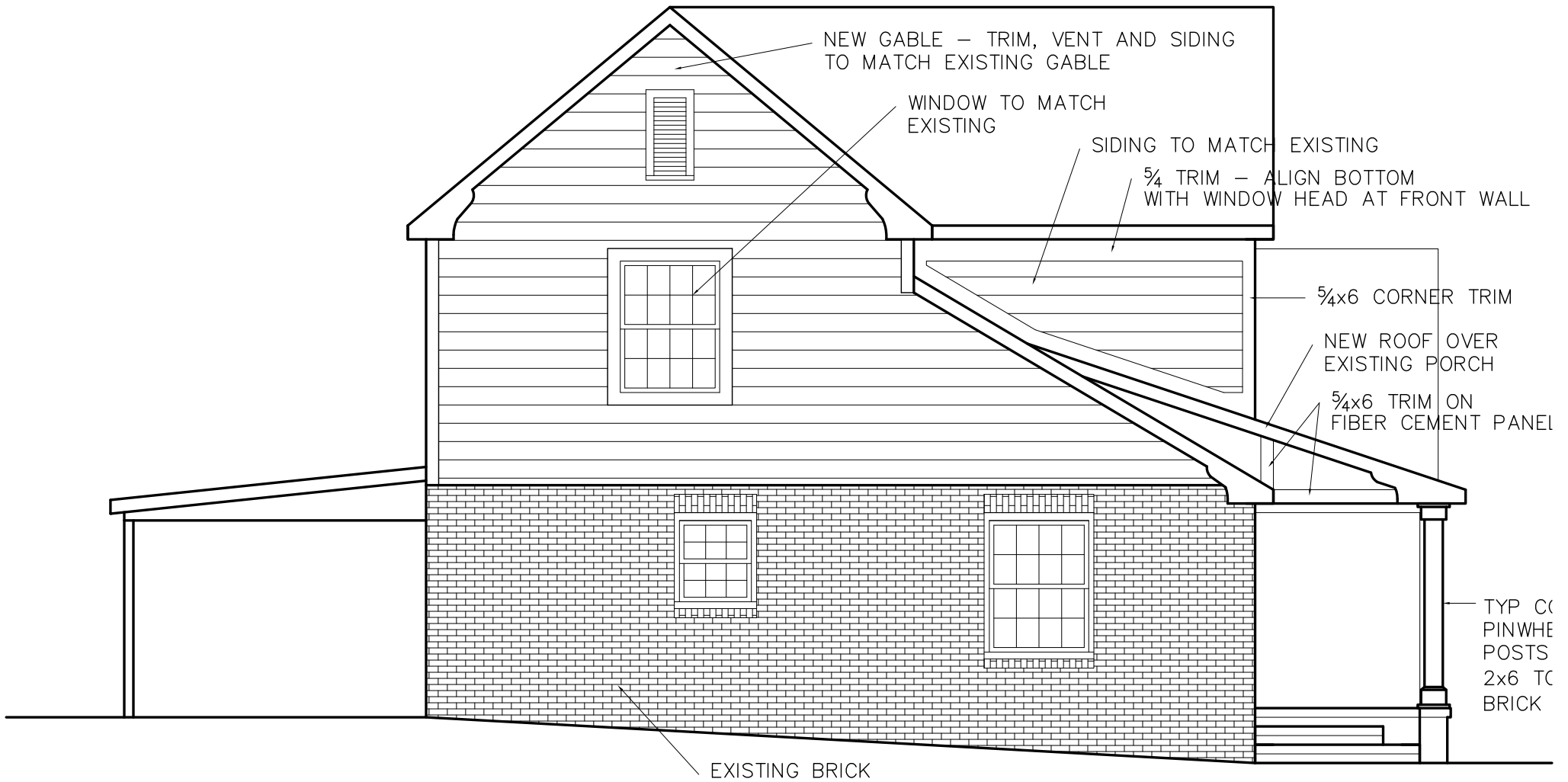
3/16"=1'-0"



FRONT ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

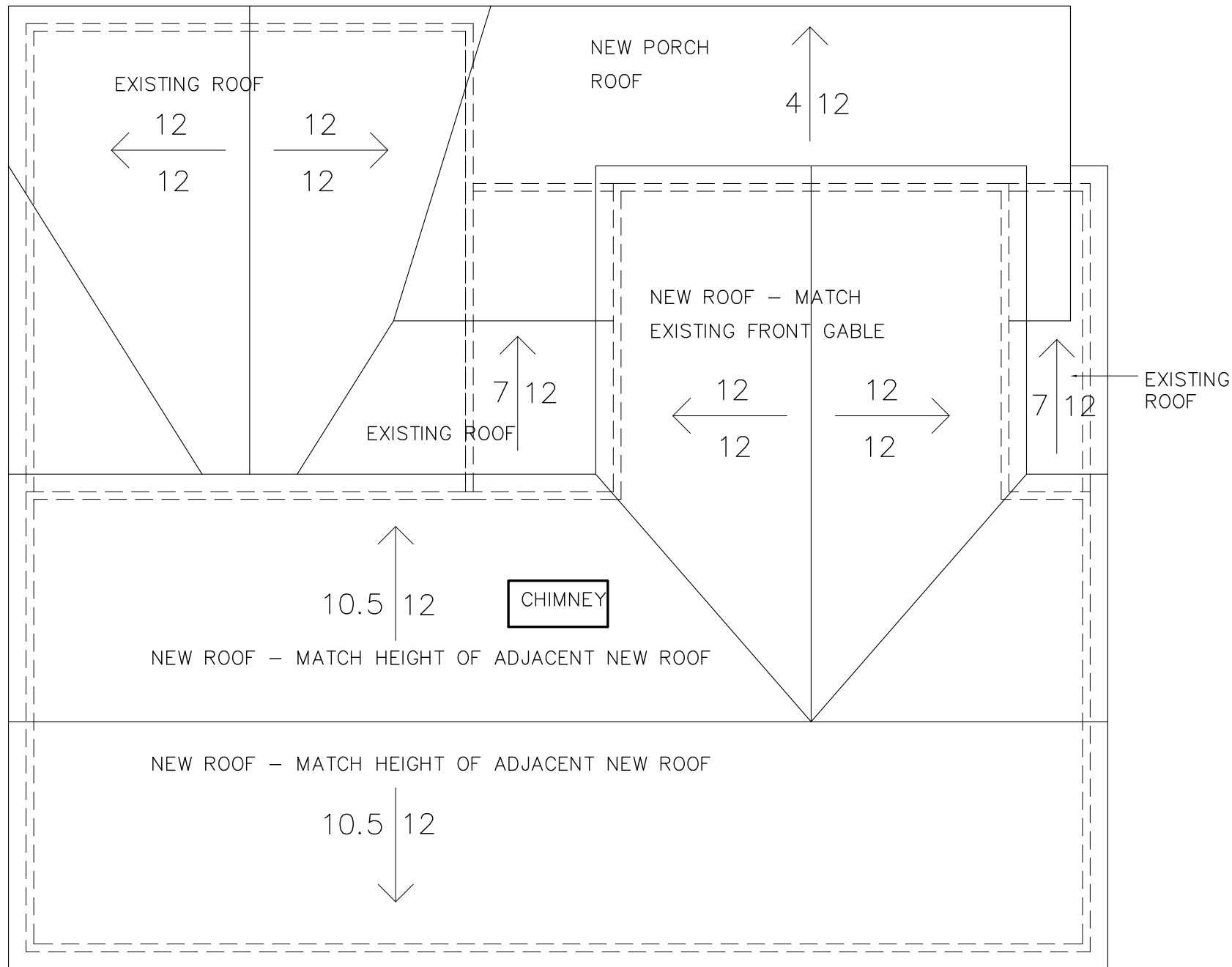


RIGHT SIDE ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

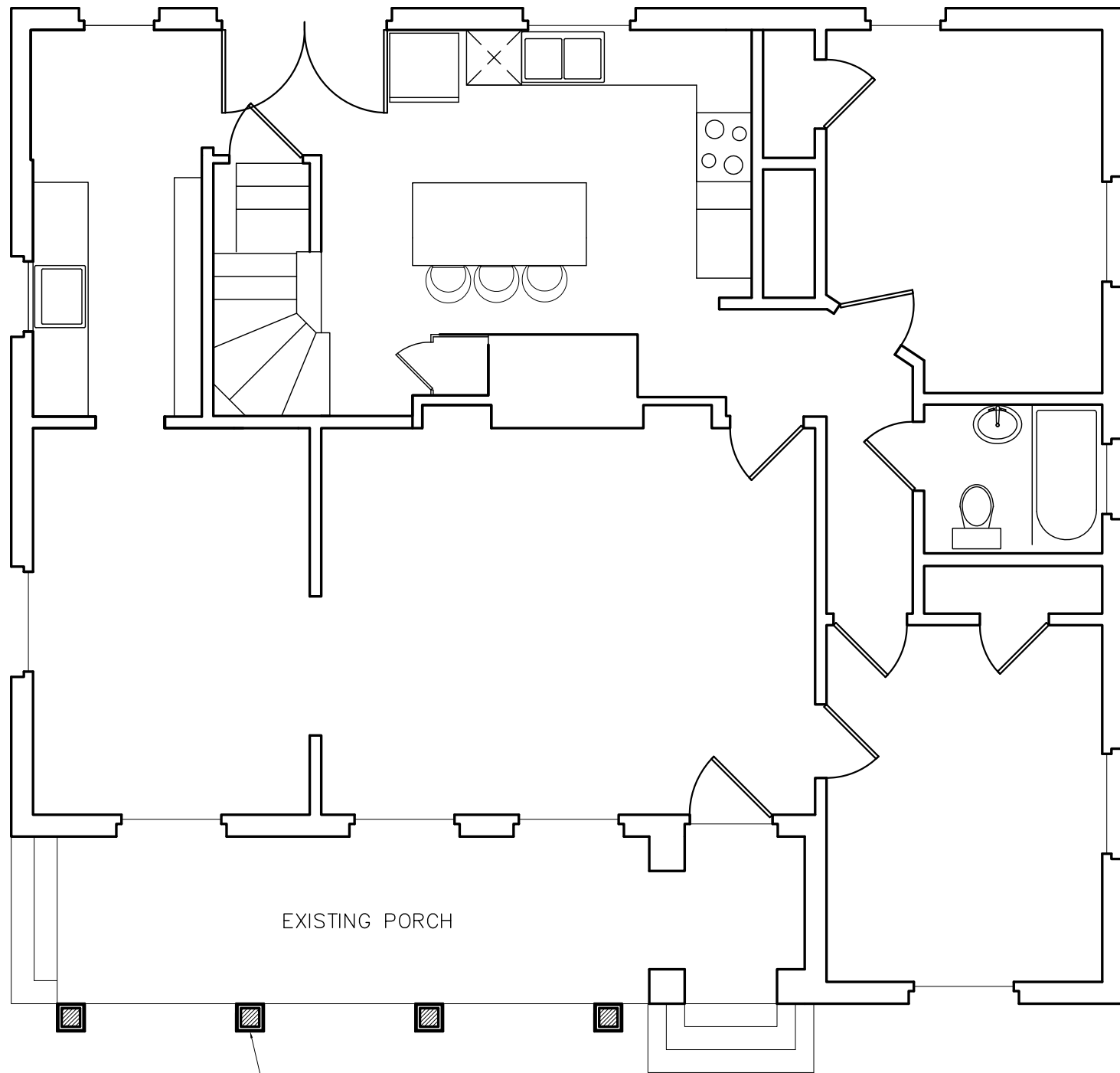


LEFT SIDE ELEVATION  
 3/16"=1'-0"





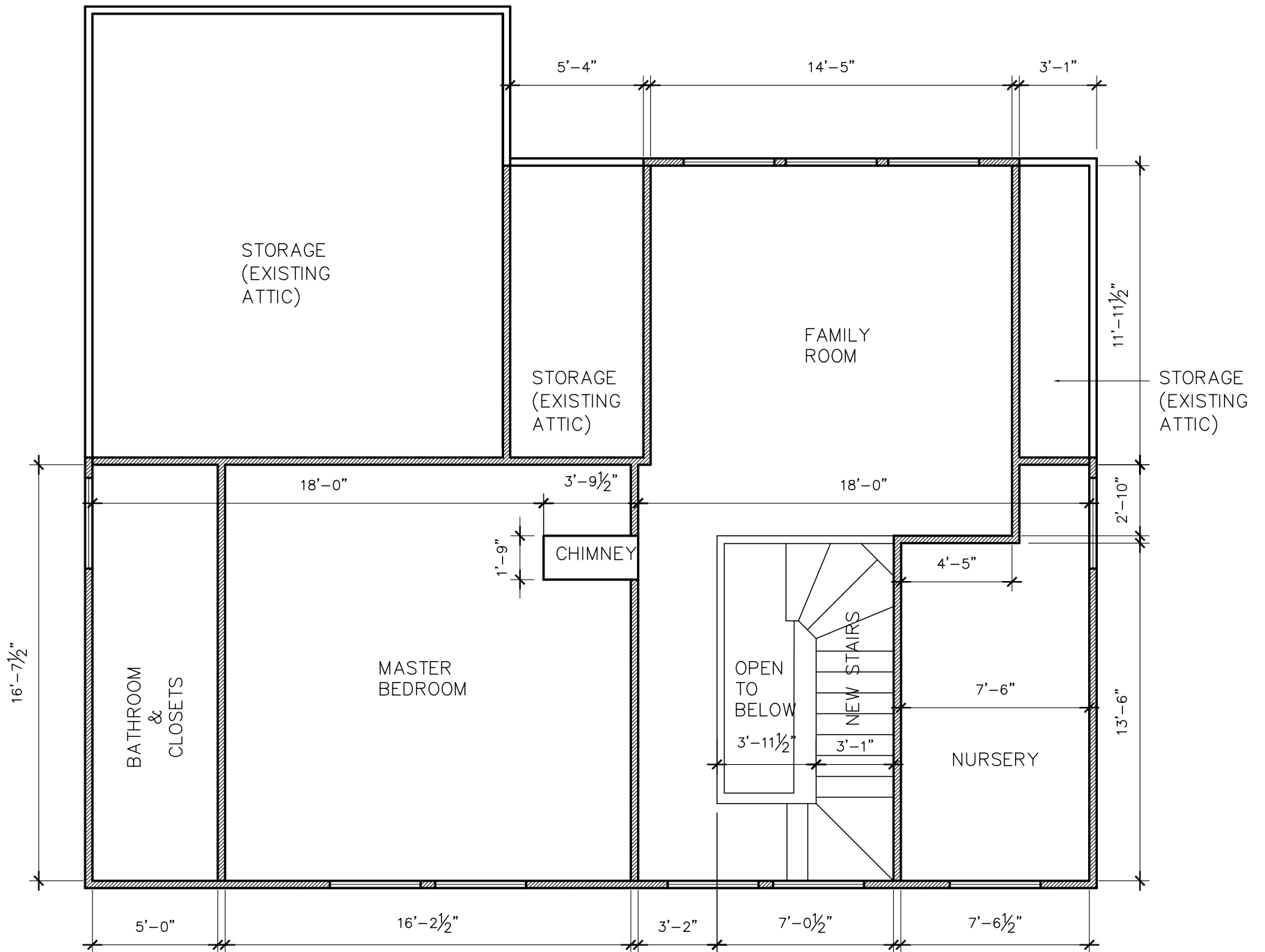
ROOF PLAN  
 3/16"=1'-0"



EXISTING PORCH

NEW ENGAGED PIERS BELOW  
NEW COLUMNS

1ST FLOOR PLAN – EXISTING  
3/16"=1'-0"



2ND FLOOR PLAN

3/16"=1'-0"

# Charlotte Historic District Commission - Case 2012-048



- 1422 The Plaza
- Property Lines
- Building Footprints
- Plaza Midwood Local Historic District

April 10.2-13