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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1726 The Plaza

**SUMMARY OF REQUEST:** Addition

**OWNER:** Courtney and Nathaniel Paul

**APPLICANT:** Jessica Hindman

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**Details of Proposed Request**

*Existing Conditions*

c. 1932. This is a two story, side gable Colonial Revival home with a gabled front entrance porch. The home also has an attached side porch supported by wood columns. Windows are generally 6/1.

*Proposal*

The applicant is proposing a two story addition to the rear and three attic dormers on the front.

**Policy & Design Guidelines for Additions**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

**Charlotte Historic District Commission**

**Property Address: 1726 The Plaza**

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

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

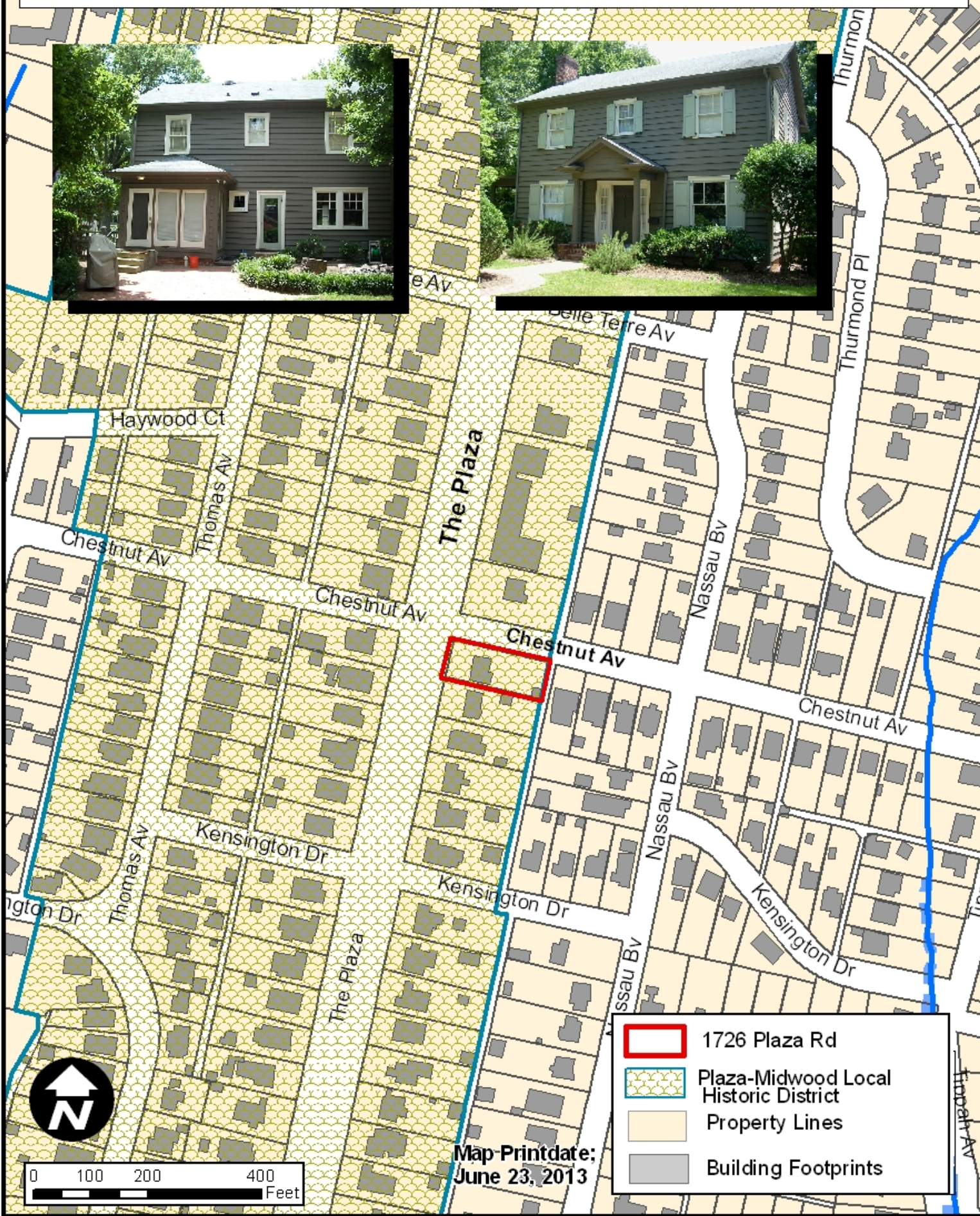
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

Staff believes the proposed additions are appropriate and meet the criteria for additions.



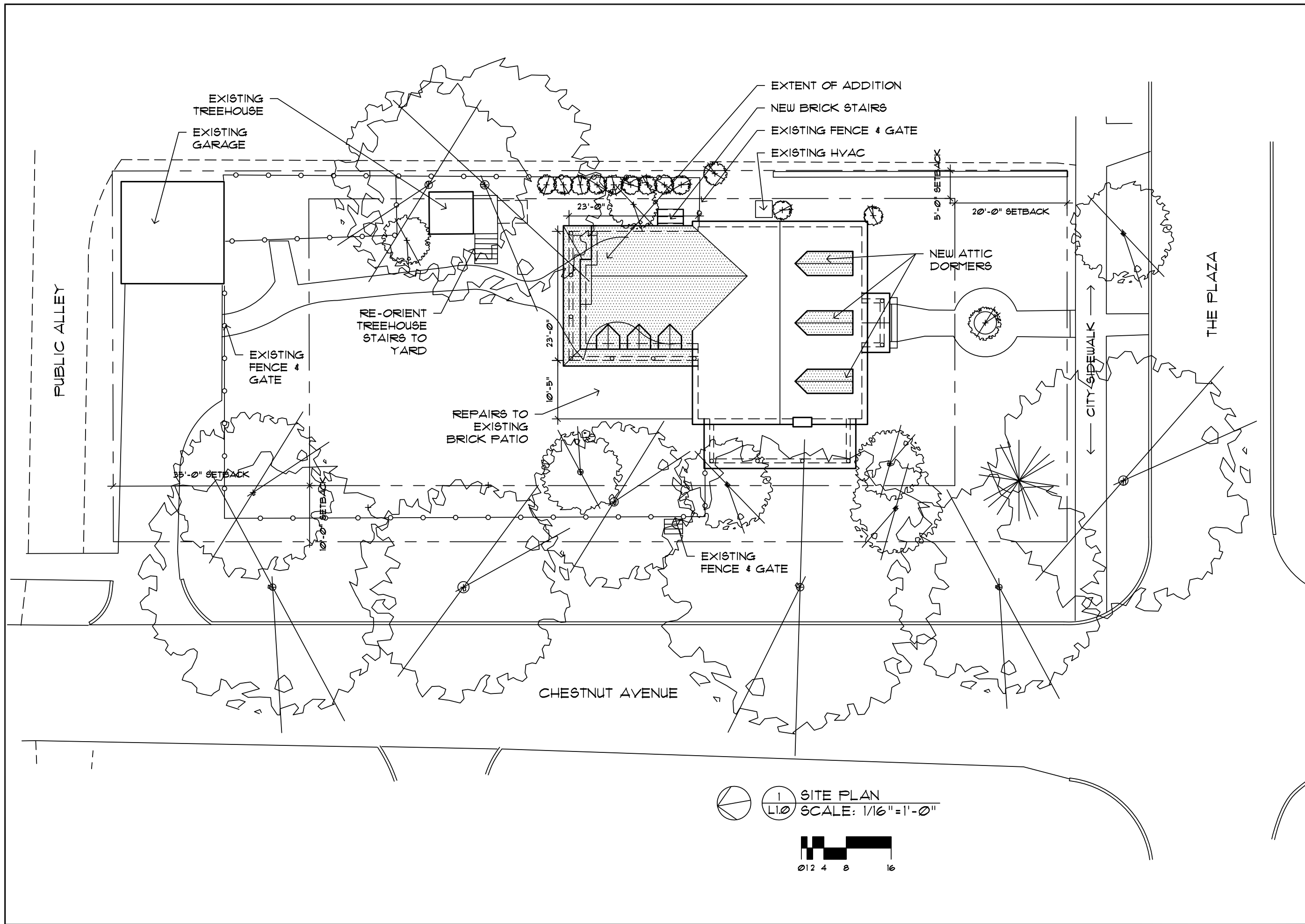
# Charlotte Historic District Commission - Case 2013-115











PAUL  
ADDITION /  
RENOVATION  
1726 The Plaza  
Charlotte, NC  
28205

DATES:  
Existing  
22 May 2013  
Schematics  
27 June 2013  
Progress  
29 June 2013  
1 July 2013  
Historic District  
1 July 2013

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SITE PLAN  
A1.0

PAUL  
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THE PLAZA  
(FRONT)  
ELEVATION  
(WEST)

A2.0



1 THE PLAZA ELEVATION (WEST) - EXISTING  
A2.0 SCALE: 1/8"=1'-0"



2 THE PLAZA ELEVATION (WEST) - PROPOSED  
A2.0 SCALE: 1/8"=1'-0"



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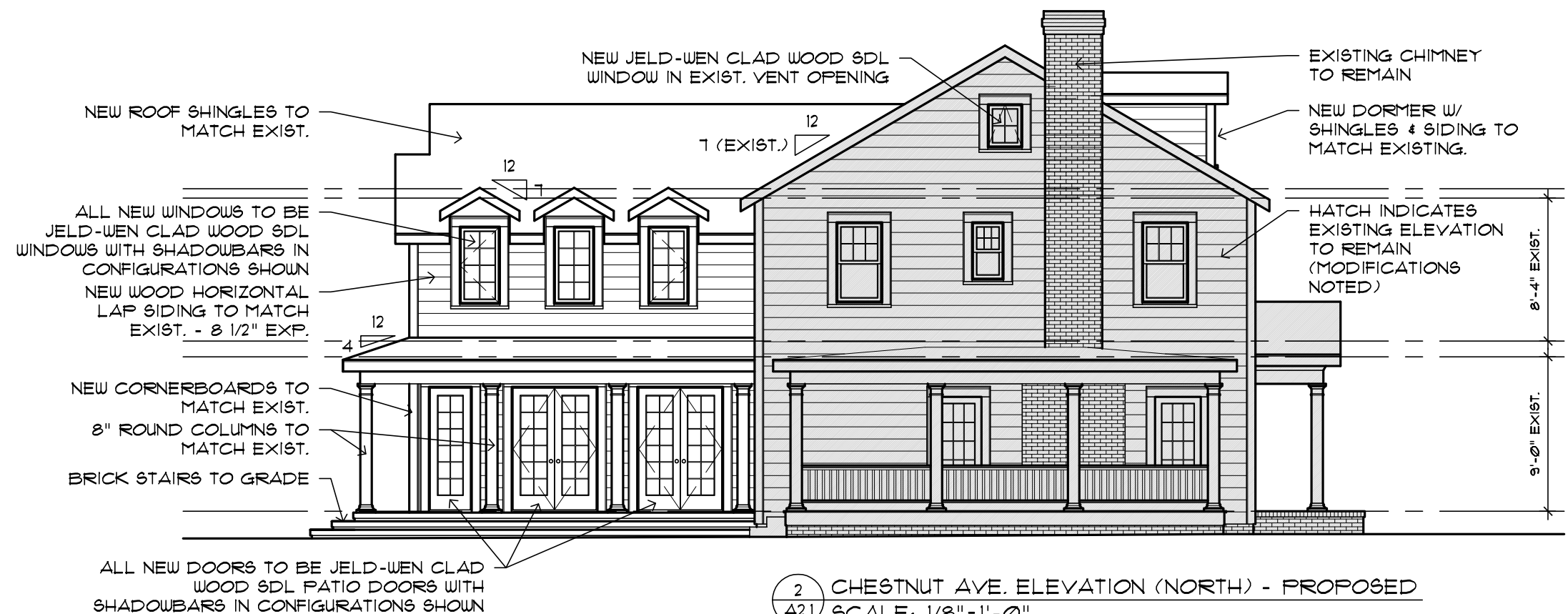
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CHESTNUT AVE.  
(SIDE)  
ELEVATION  
(NORTH)

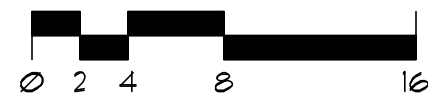
A2.1



1 CHESTNUT AVE. ELEVATION (NORTH) - EXISTING  
SCALE: 1/8" = 1'-0"



2 CHESTNUT AVE. ELEVATION (NORTH) - PROPOSED  
SCALE: 1/8" = 1'-0"



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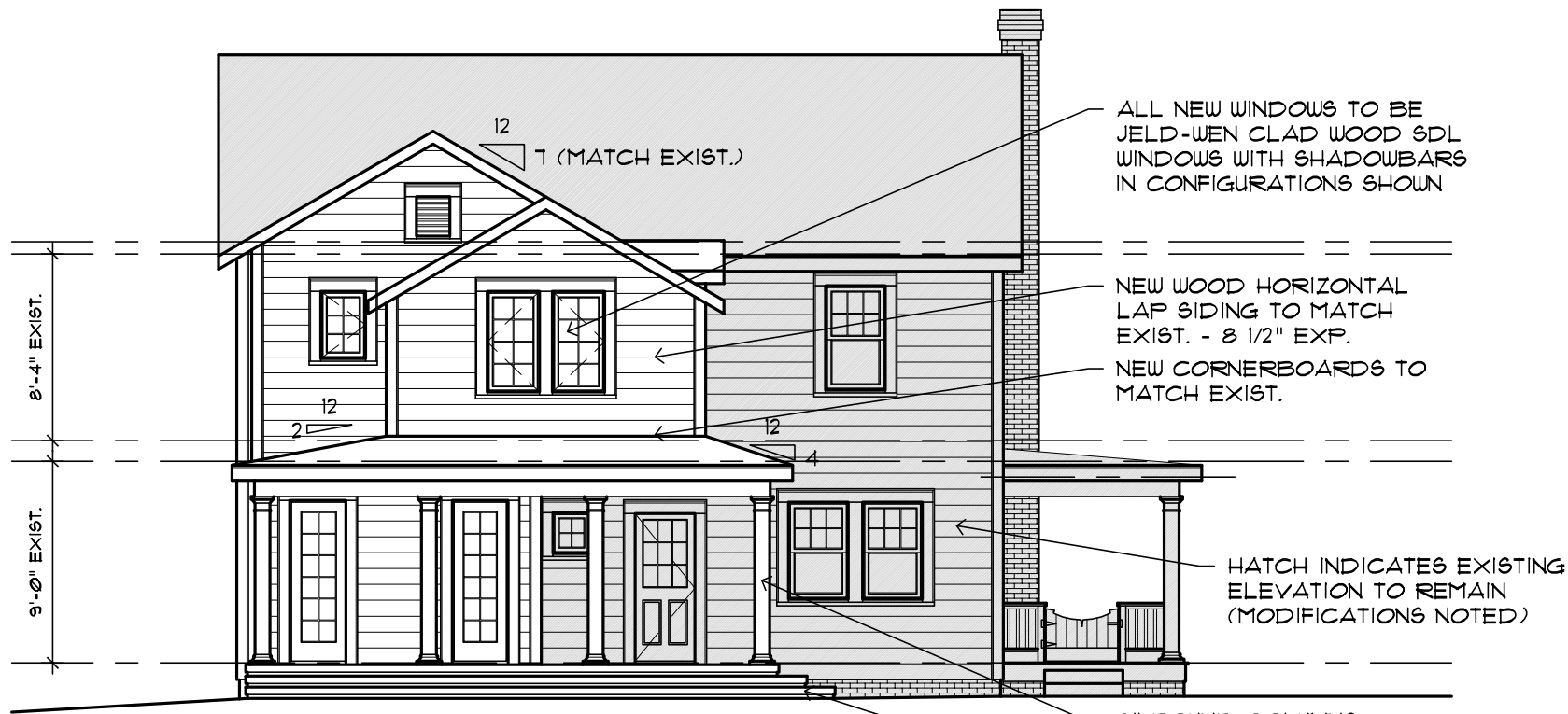
Schematics  
27 June 2013

Progress  
29 June 2013  
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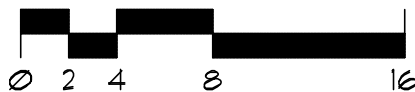
Historic District  
1 July 2013



1 REAR ELEVATION (EAST) - EXISTING  
SCALE: 1/8"=1'-0"



2 REAR ELEVATION (EAST) - PROPOSED  
SCALE: 1/8"=1'-0"



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REAR  
ELEVATION  
(EAST)

A2.2



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SIDE  
ELEVATION  
(SOUTH)

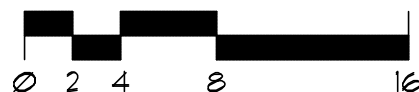
A2.3



1 SIDE ELEVATION (SOUTH) - EXISTING  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION (SOUTH) - PROPOSED  
SCALE: 1/8" = 1'-0"





1 FRONT PERSPECTIVE  
A3.0 NO SCALE



2 REAR PERSPECTIVE  
A3.0 NO SCALE

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3D IMAGES

A3.0





① THE PLAZA STREETSCAPE  
A4.0 NO SCALE



④ CHESTNUT AVE. STREETSCAPE - ENLARGED  
A4.0 NO SCALE



② THE PLAZA STREETSCAPE - ENLARGED  
A4.0 NO SCALE



③ CHESTNUT AVE. STREETSCAPE  
A4.0 NO SCALE

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STREETSCAPES

A4.0