

LOCAL HISTORIC DISTRICT: Plaza Midwood

ADDRESS OF PROPERTY: 1700 The Plaza

SUMMARY OF REQUEST: Addition and Window Replacement

OWNER: Andrea & Gennaro Lorusso

APPLICANT: Jessica Hindman, Architect

Details of Proposed Request:

Existing Conditions

The existing bungalow style home was built in 1928. It is located on a corner lot along The Plaza. The home is a 1.5 storey structure with a wide front porch and even fenestration.

Proposal

The proposal is an addition to the left side of the house and replacement of two full size windows with clerestory type windows. The proposed right elevation replaces two full size windows with two half size windows. The rear exterior door on the right side will be replaced by a window. All new windows will be wood Single Divided Light (SDL) with shadow bars.

The siding for the addition will be wood to match existing.

Policy & Design Guidelines for Additions

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

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

Policy & Design Guidelines for Windows and Doors (applicable from page 26)

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

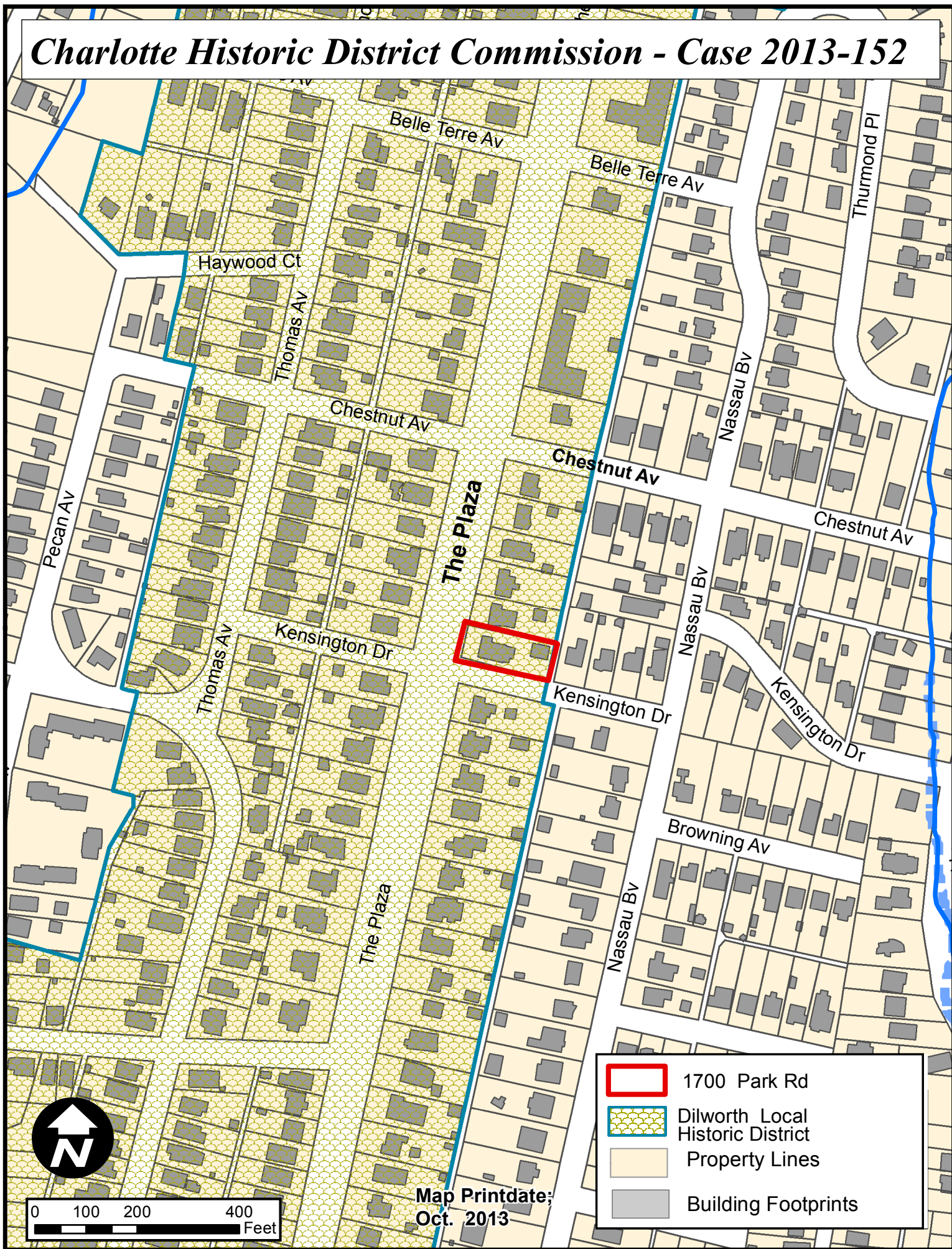
1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

Staff Analysis:

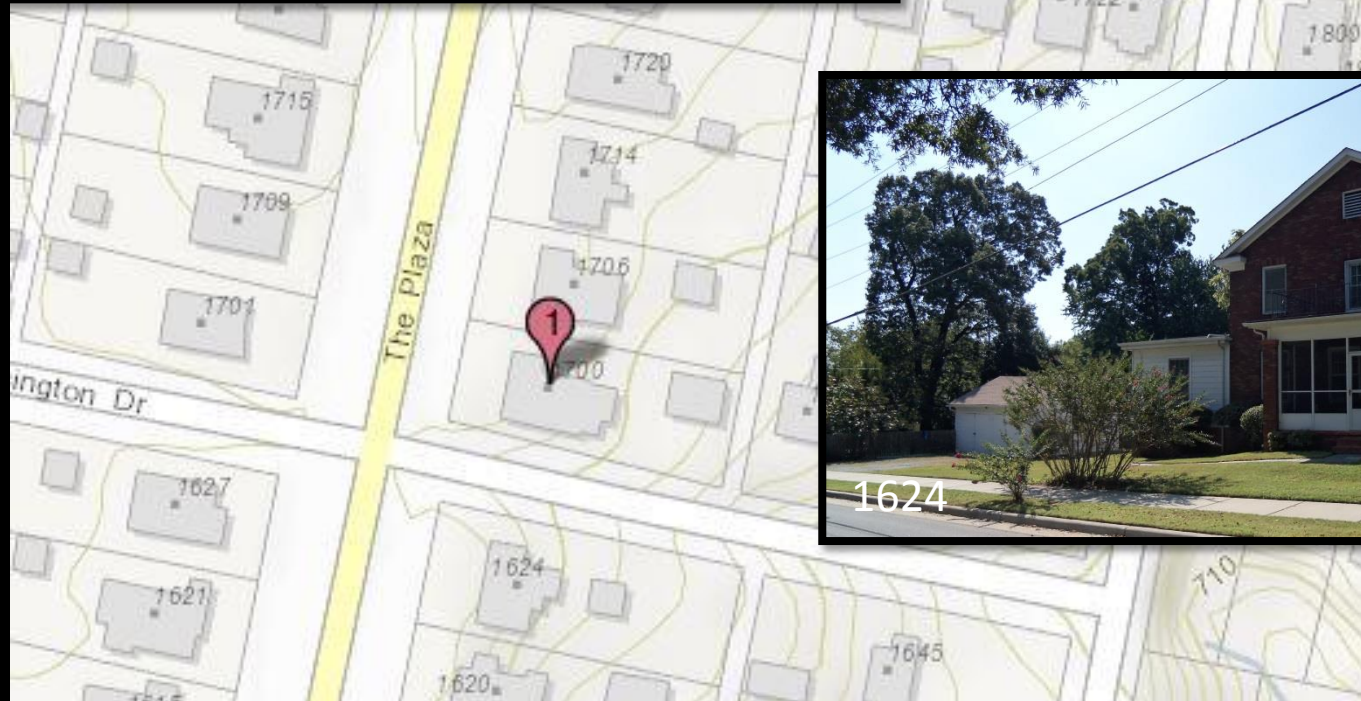
Staff believes the addition meets the applicable guidelines for Size, Scale Massing, Setback, Materials and Context. However, the following issues remain regarding windows and rhythm.

Fenestration – The guidelines do not promote reducing or enlarging window size. However, interior renovations to improve livability within the home should be considered. The current pattern and rhythm of windows on the side elevations is balanced. The proposed window arrangement disrupts the current rhythm. The front and rear elevations are improved by the changes.

Charlotte Historic District Commission - Case 2013-152



1700 The Plaza



LORUSSO
ADDITION /
RENOVATION
1700 The Plaza
Charlotte, NC
28205

DATES:

EXISTING
5 JUNE 2013

SCHEMATICS
18 JULY 2013

HISTORIC DIST.
30 SEPT 2013

PROGRESS

PRELIM. PRICING

FINAL PRICING

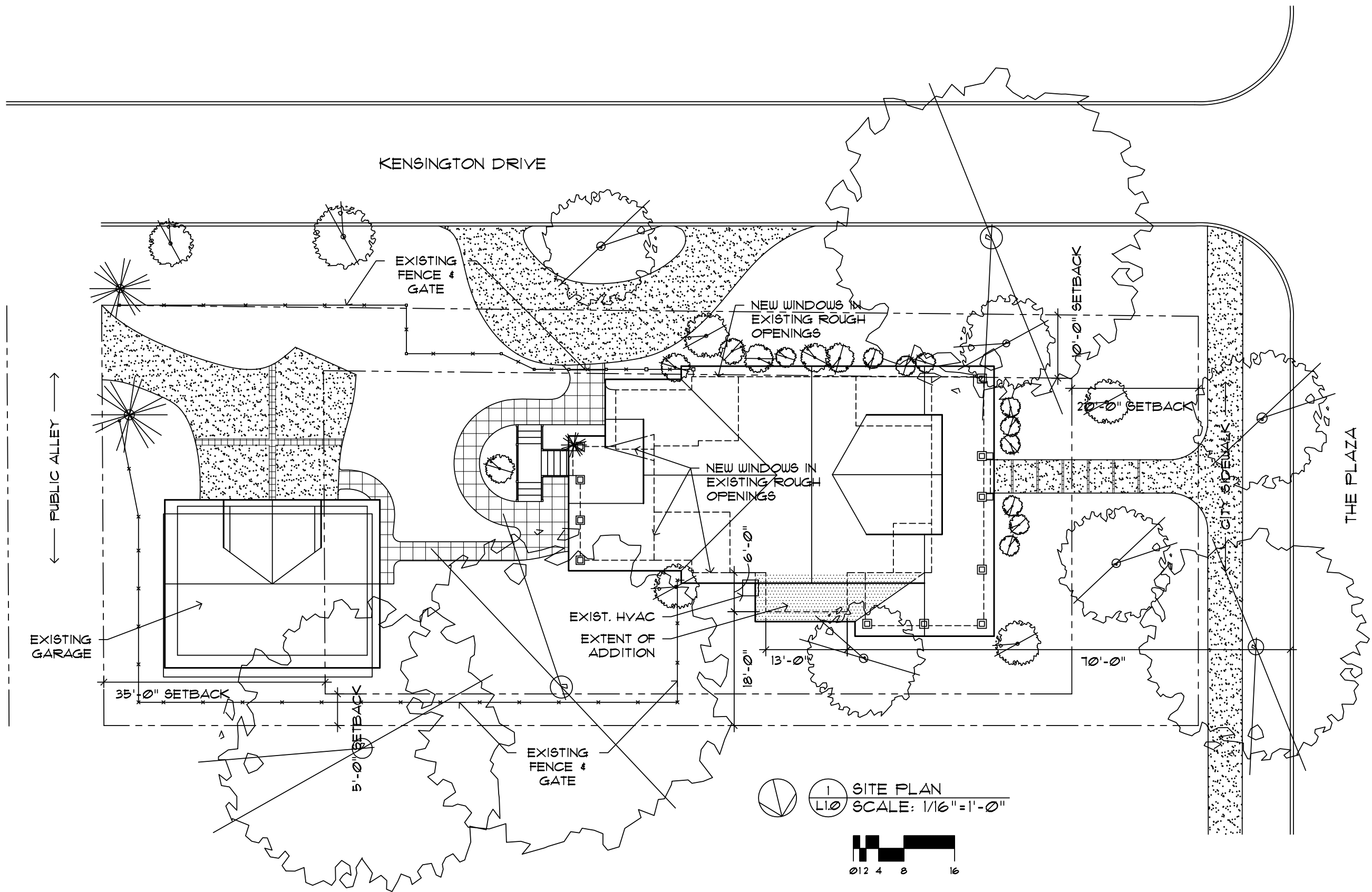
REVISIONS

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design

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SITE PLAN

L1.0



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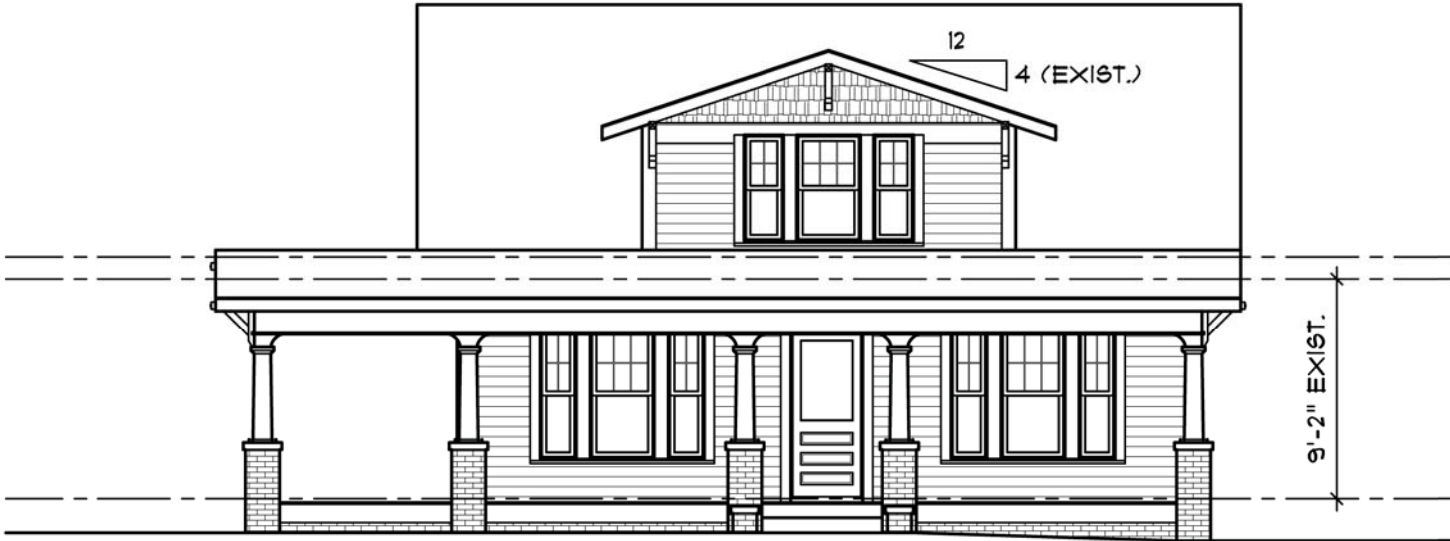
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THE PLAZA
(FRONT)
ELEVATION
(WEST)

A2.0

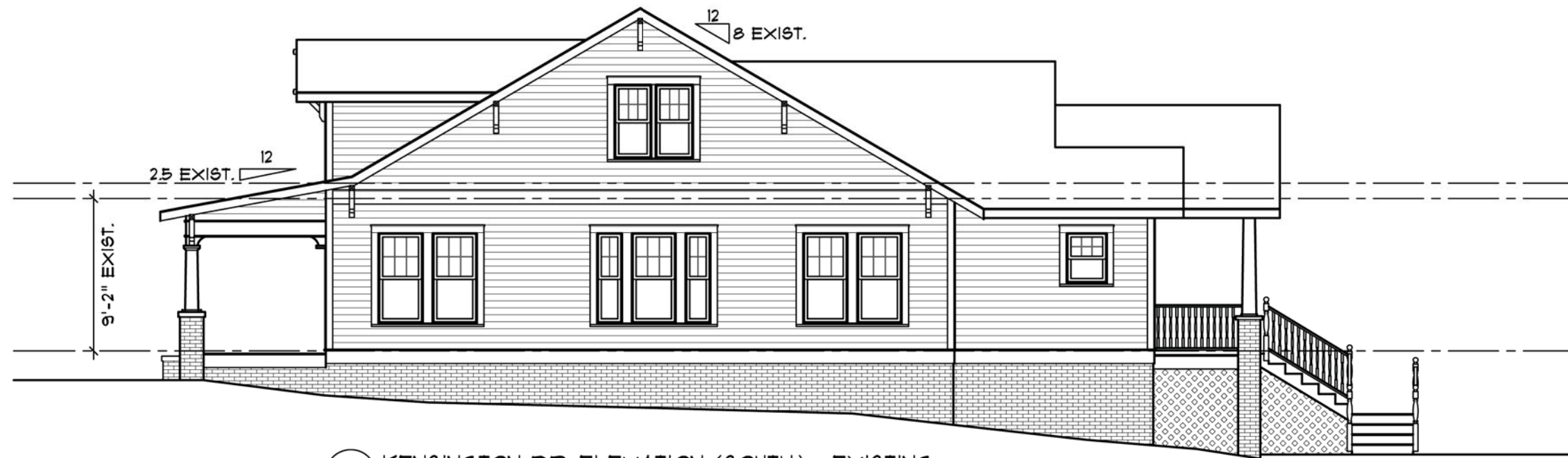


1 THE PLAZA ELEVATION (WEST) - EXISTING
A2.0 SCALE: 1/8"=1'-0"

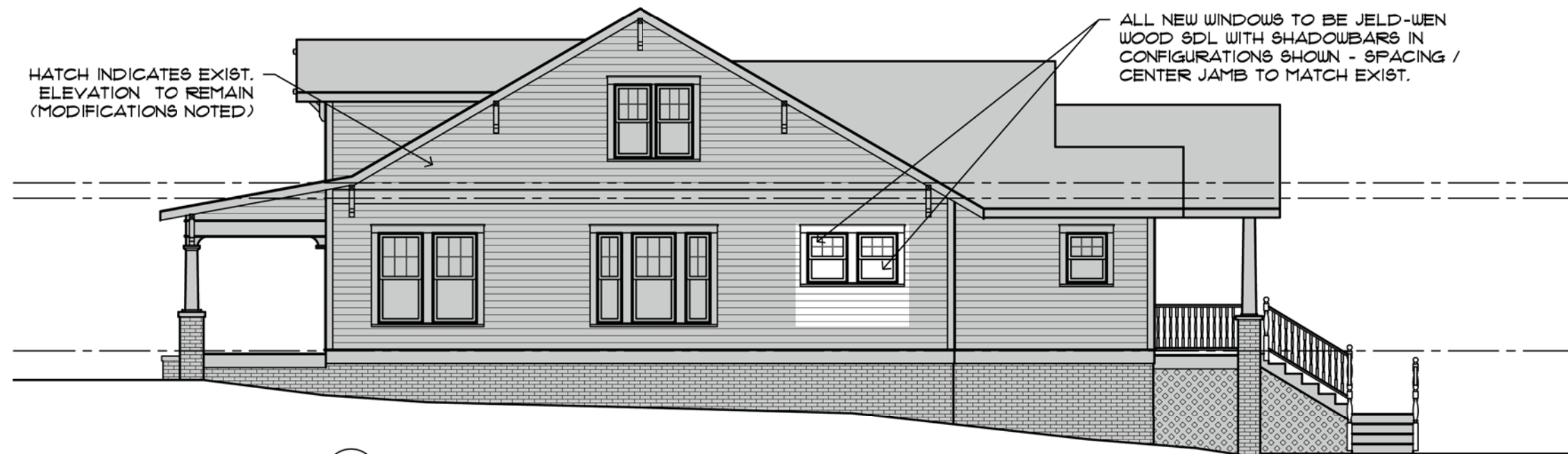


2 THE PLAZA ELEVATION (WEST) - PROPOSED
A2.0 SCALE: 1/8"=1'-0"





1 KENSINGTON DR. ELEVATION (SOUTH) - EXISTING
A2.1 SCALE: 1/8" = 1'-0"



2 KENSINGTON DR. ELEVATION (SOUTH) - PROPOSED
A2.1 SCALE: 1/8" = 1'-0"



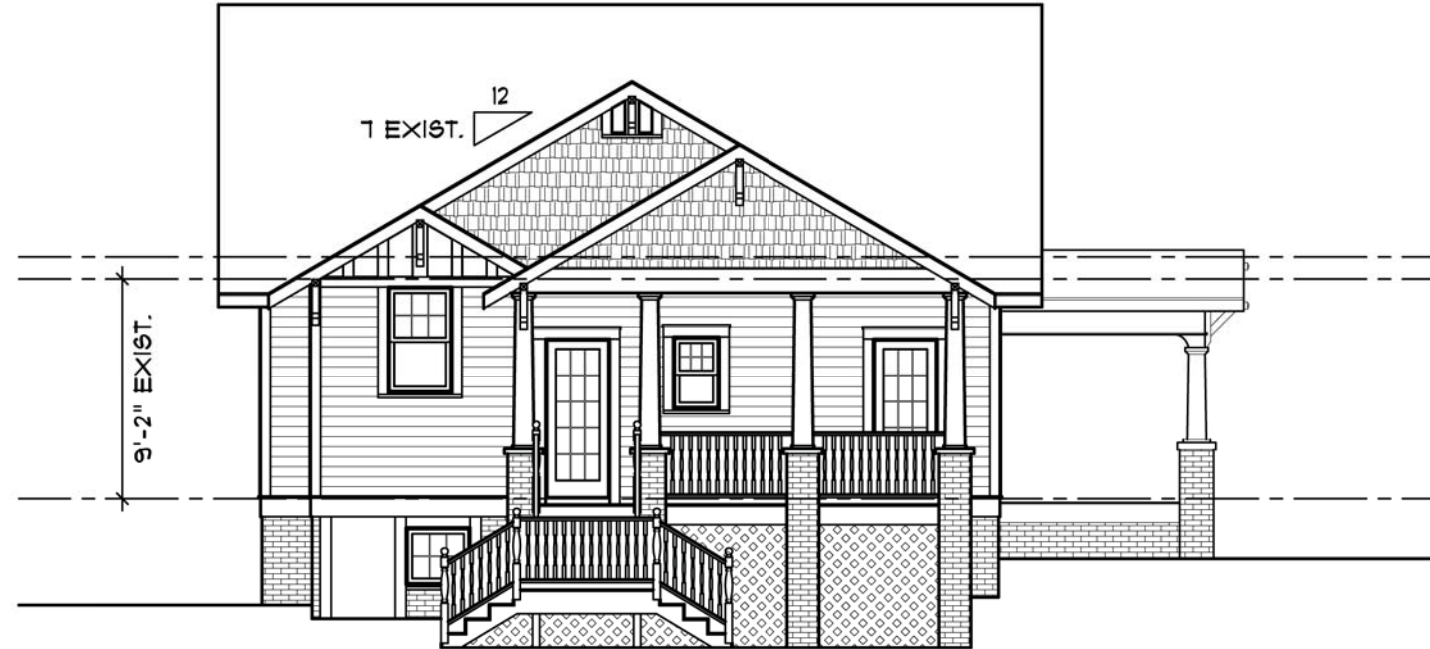
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FINAL PRICING
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KENSINGTON
DR. (SIDE)
ELEVATION
(SOUTH)

A2.1



1 REAR ELEVATION (SOUTH) - EXISTING
A2.2 SCALE: 1/8"=1'-0"



2 REAR ELEVATION (SOUTH) - PROPOSED
A2.2 SCALE: 1/8"=1'-0"



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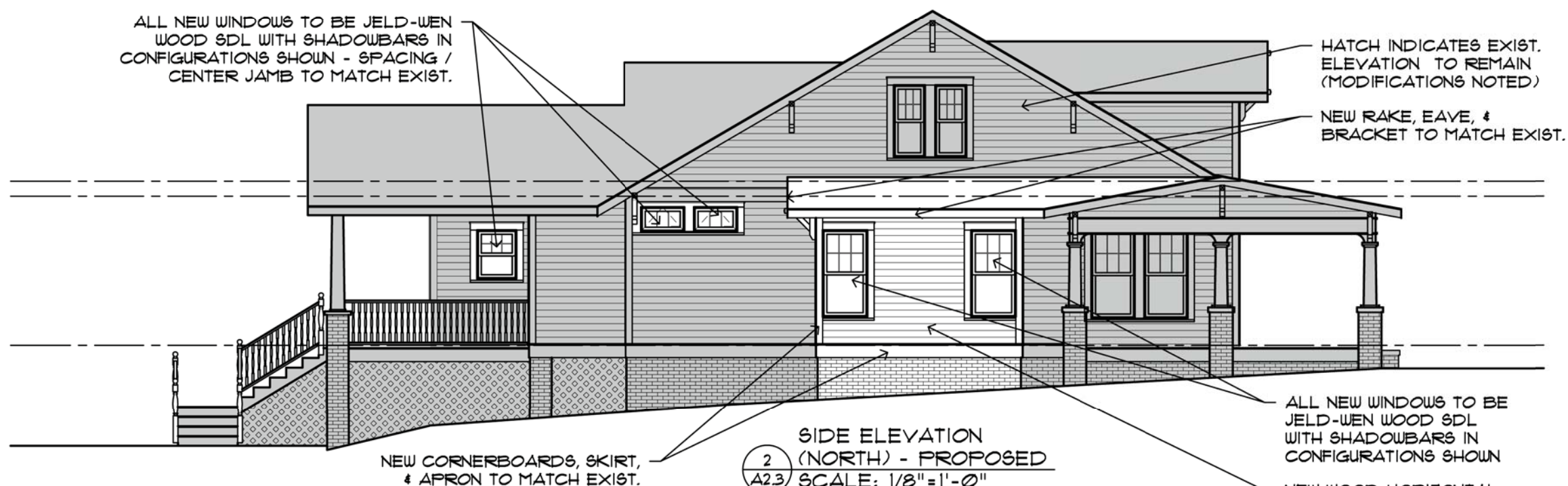
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REAR
ELEVATION
(EAST)

A2.2



1 SIDE ELEVATION (NORTH) - EXISTING
A2.3 SCALE: 1/8"=1'-0"



2 SIDE ELEVATION (NORTH) - PROPOSED
A2.3 SCALE: 1/8"=1'-0"



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FINAL PRICING

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SIDE
ELEVATION
(NORTH)

A2.3



1 THE PLAZA STREETSCAPE
A4.0 NO SCALE



4 KENSINGTON DR. STREETSCAPE - ENLARGED
A4.0 NO SCALE

2 THE PLAZA STREETSCAPE - ENLARGED
A4.0 NO SCALE



3 KENSINGTON DR. STREETSCAPE
A4.0 NO SCALE

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STREETSCAPES

A4.0