
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1511 The Plaza

SUMMARY OF REQUEST: Addition

OWNER: Larry Nabatoff & Kelly Katterhagen

APPLICANT: Kent Lineberger

Details of Proposed Request

Existing Conditions

This is a large two story bungalow with a porte cochere and full front porch on two lots.

Proposed

A two story rear addition with a hipped roof will tie back to house below existing ridge. New addition will accommodate a master suite above a porch and outdoor dining room. Pool in back yard will be removed with the thought of adding another one in a different location sometime in the future. Materials (including shakes, roofing, brick, windows, etc.) and details (including window configuration, rafter tails, corner boards, soffit/fascia treatment, overhang, material execution, etc.) will match existing.

Policy & Design Guidelines

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.

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>

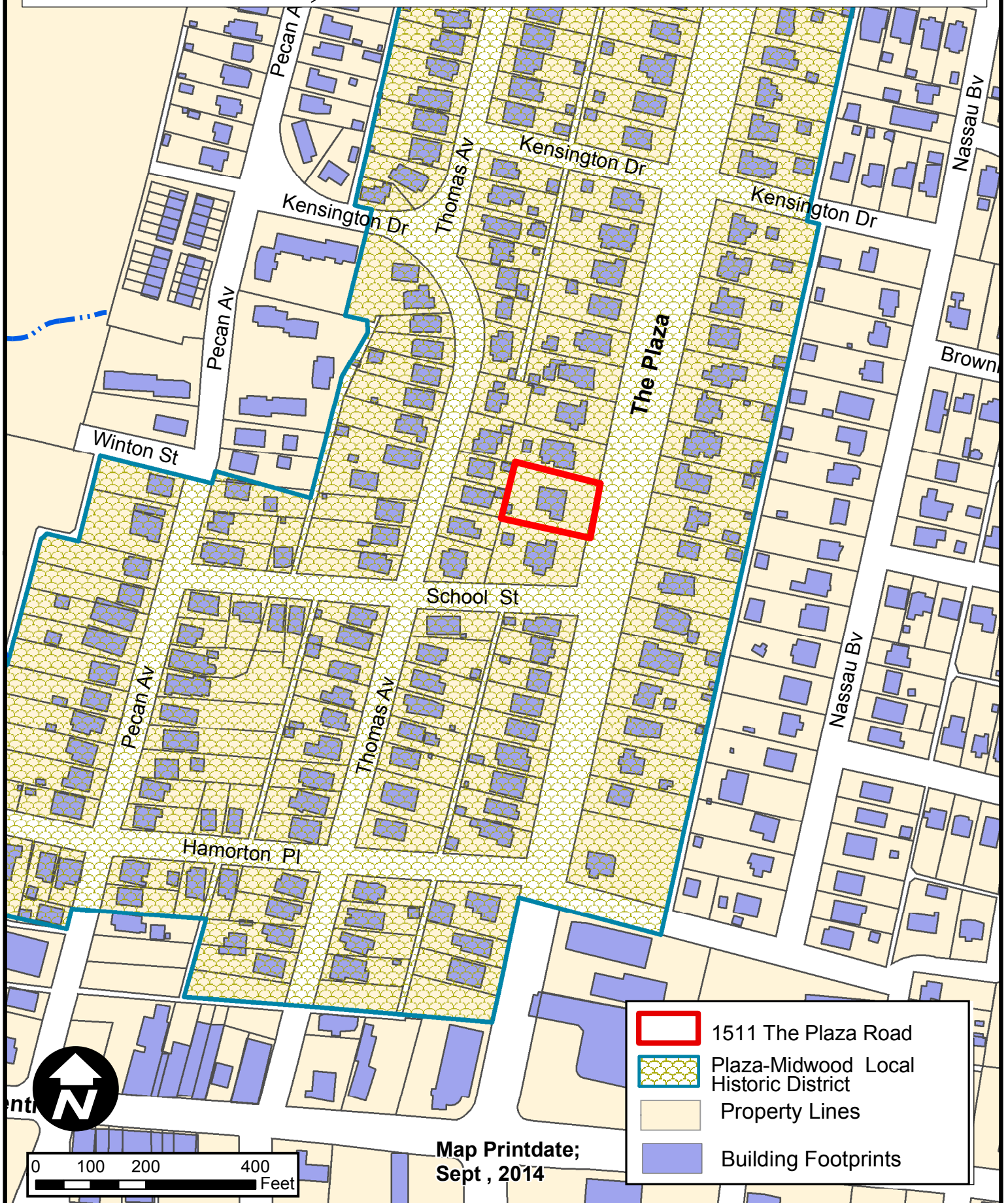
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for Scale, Massing, Fenestration and Rhythm. Commission will determine if the proposed addition is ***Policy & Design Guidelines*** compliant or if an exception is warranted.

Charlotte Historic District Commission - Case 2014-191

Historic District; Plaza-Midwood





1511 The Plaza - East Elevation (Front View)



1511 The Plaza - Porch & Material Detail



1511 The Plaza - East Elevation (Front View)
From Street Median



1511 The Plaza - East Elevation (Front View)
From Across the Street



1511 The Plaza - Context Front View
From Sidewalk



1511 The Plaza - Context Front View
From Sidewalk



1511 The Plaza - Context Front View
From Sidewalk



Existing Hemlock Tree to Remain



1511 The Plaza - North Elevation (Right Side)



1511 The Plaza - South-West Elevations (Rear & Left Side)



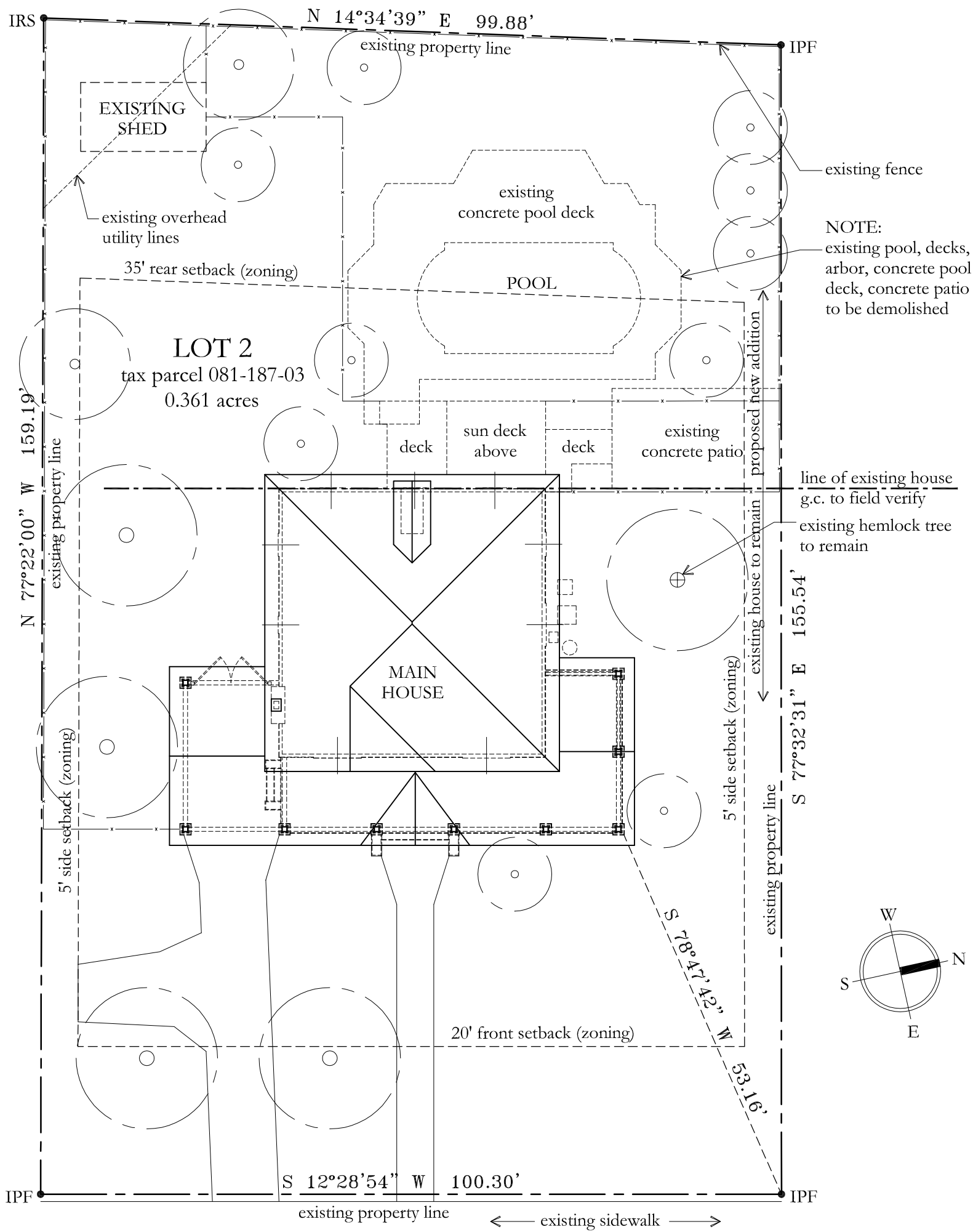
1511 The Plaza - West Elevation (Rear View)



Existing Pool - to be Removed



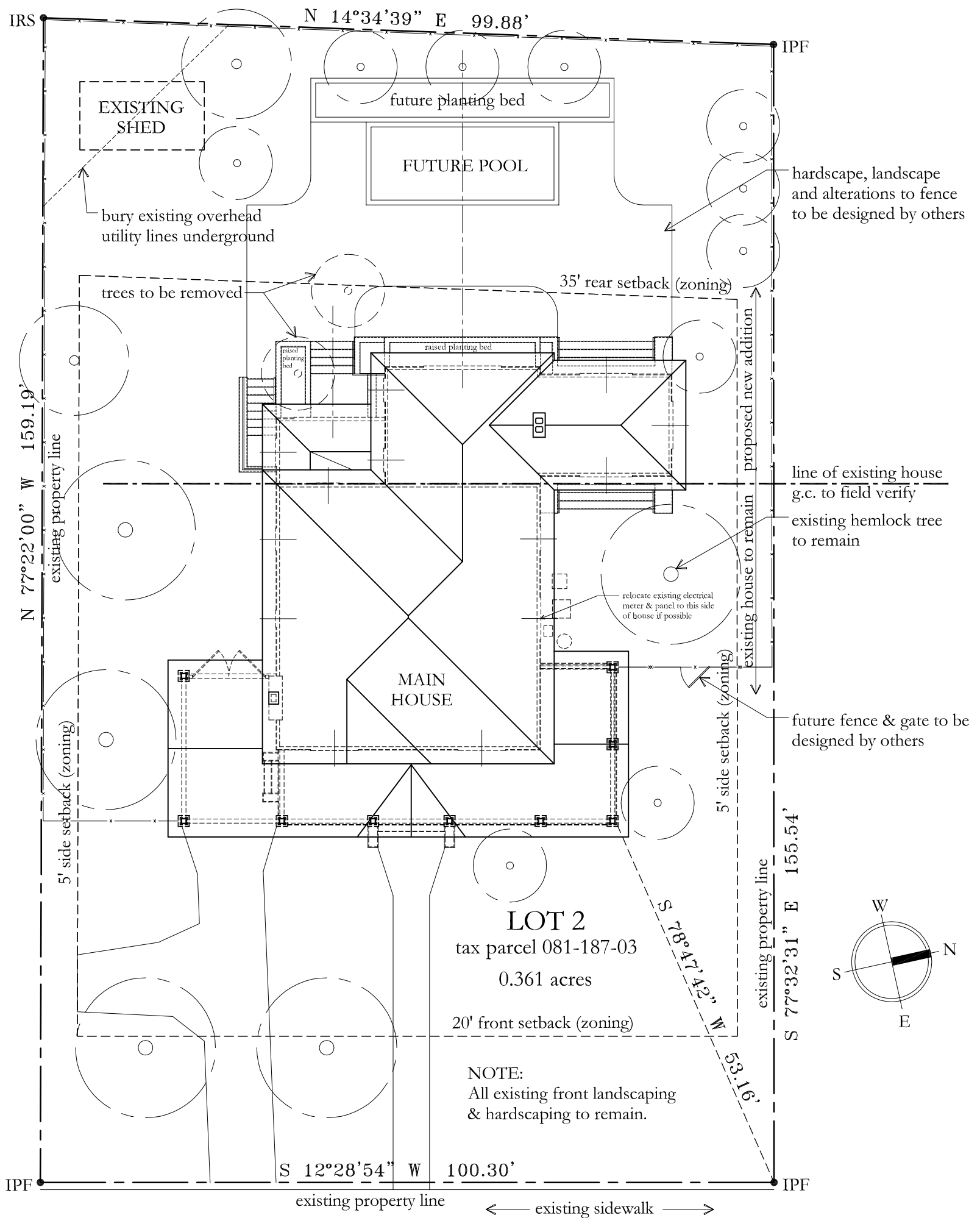
Existing Pool - to be Removed



THE PLAZA (100' Public R/W)

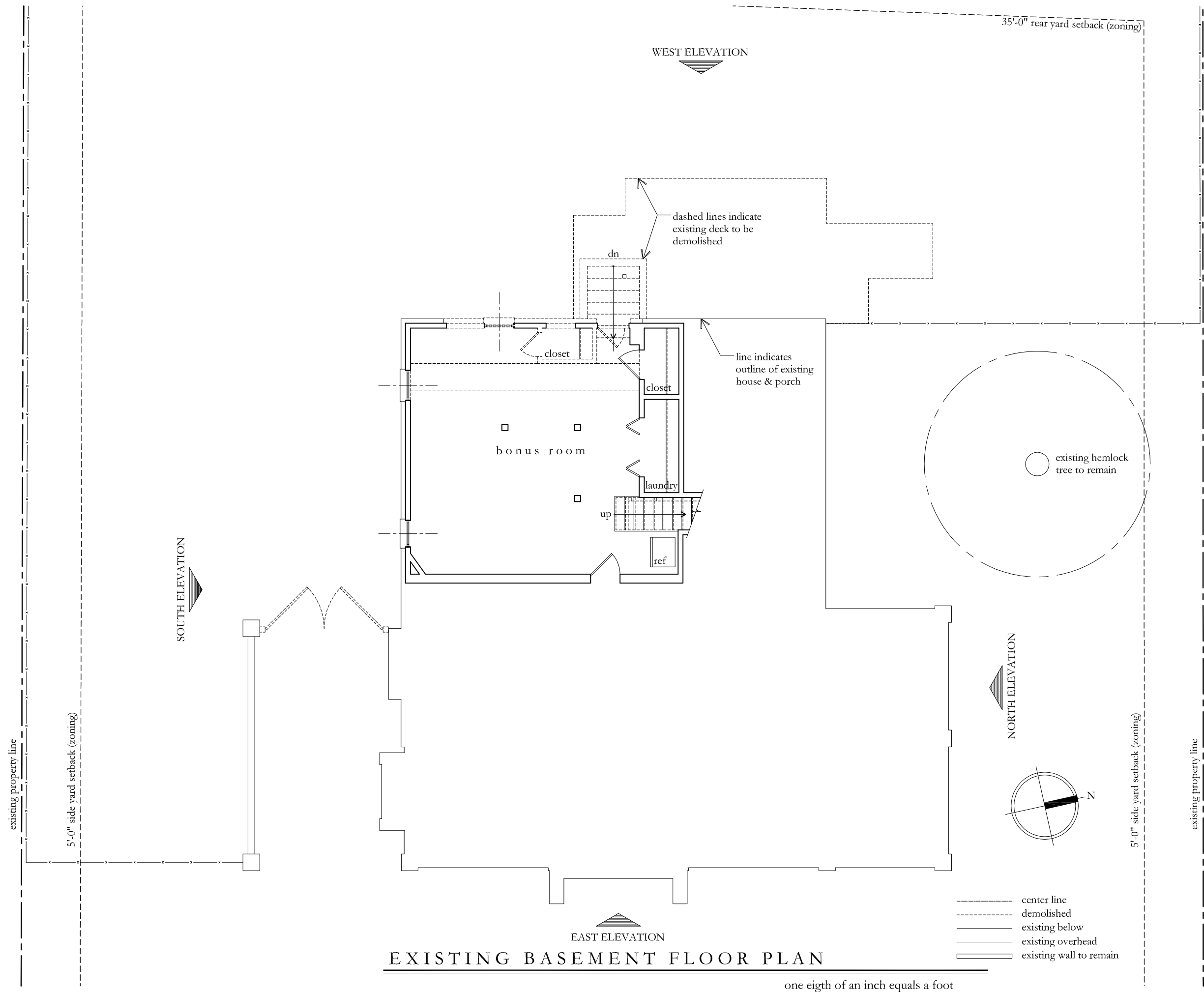
EXISTING SITE PLAN

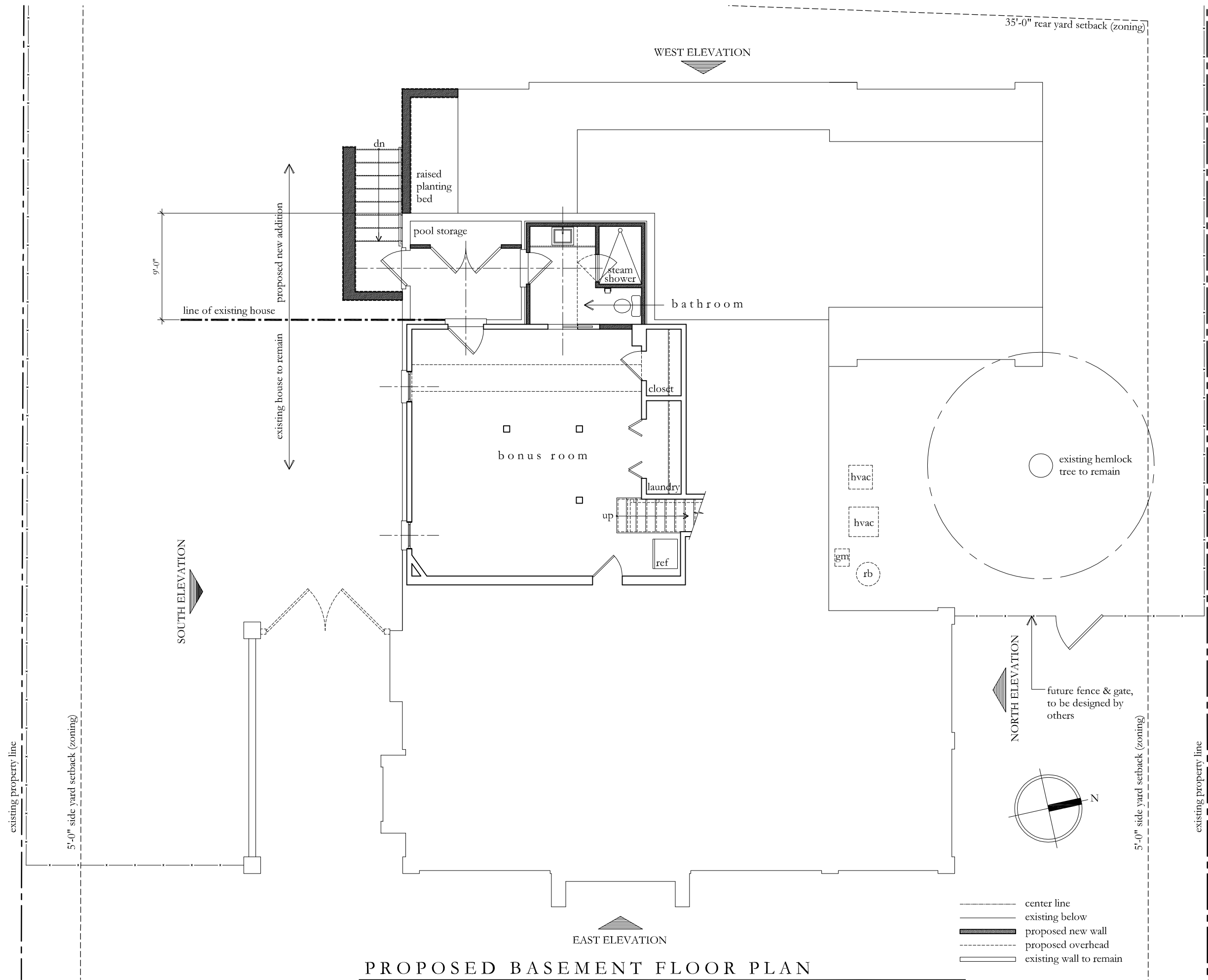
one sixteenth of an inch equals a foot



PROPOSED SITE PLAN

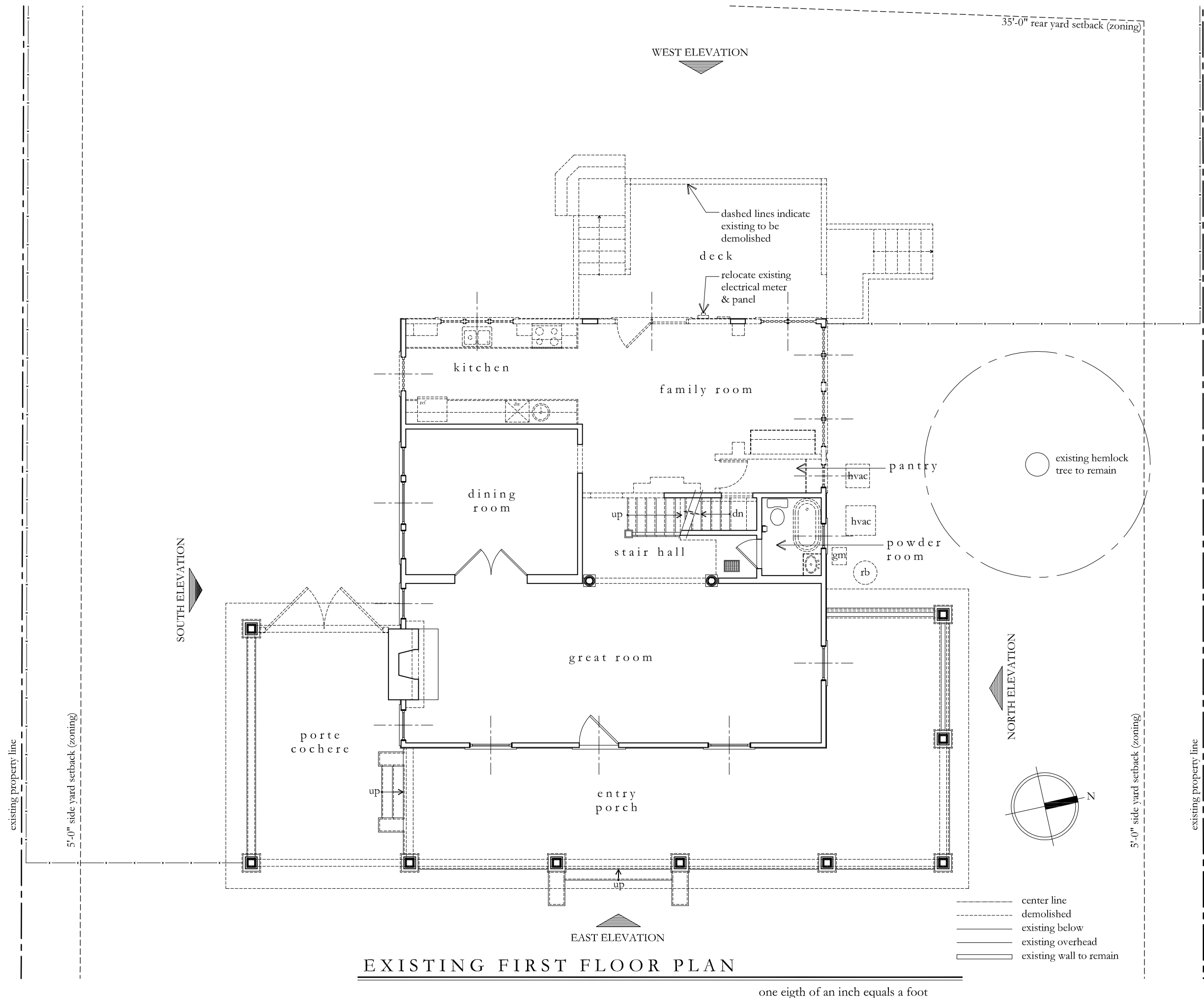
one sixteenth of an inch equals a foot





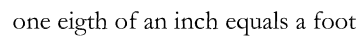
PROPOSED BASEMENT FLOOR PLAN

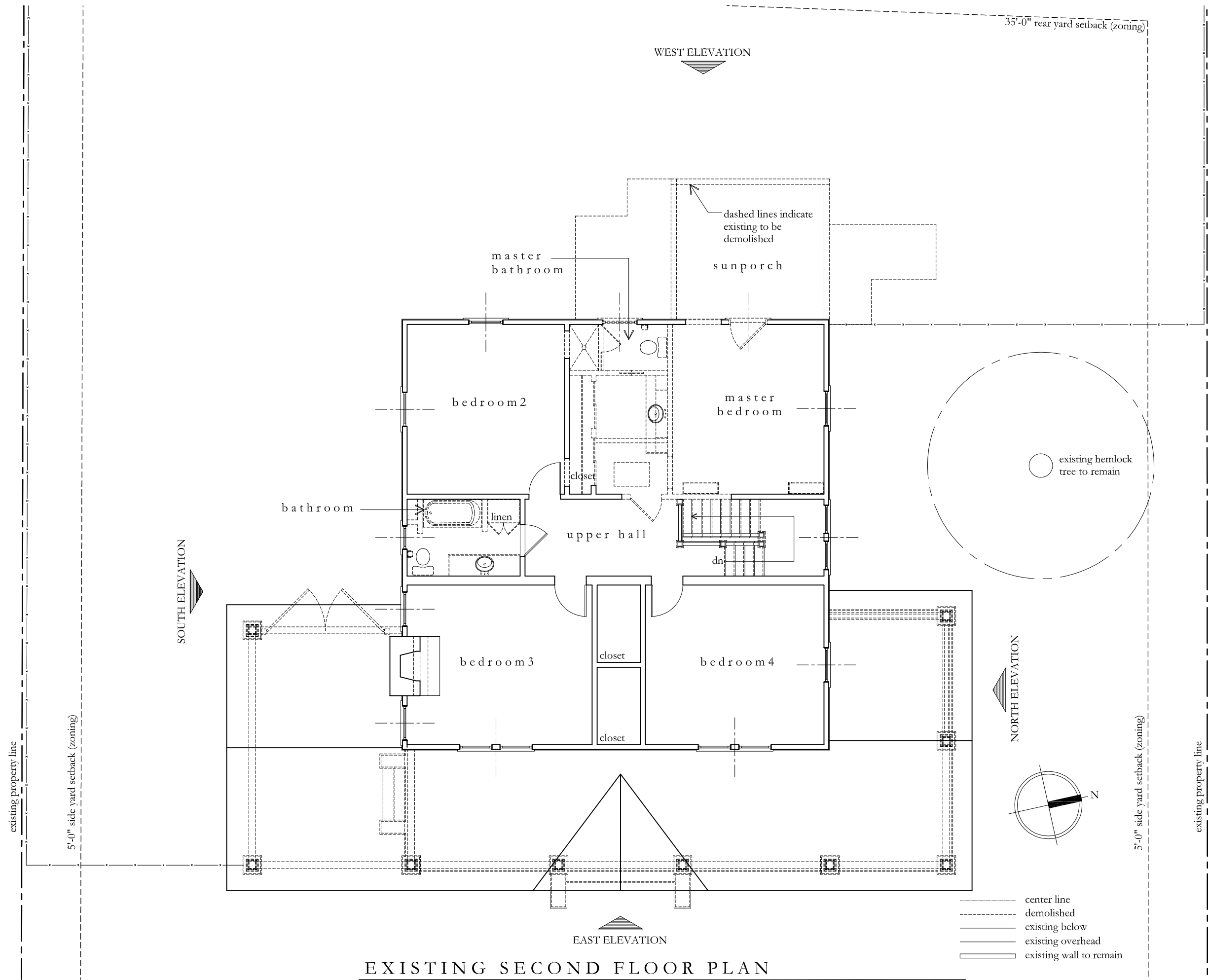
one eighth of an inch equals a foot



EXISTING FIRST FLOOR PLAN

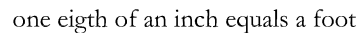
one eighth of an inch equals a foot

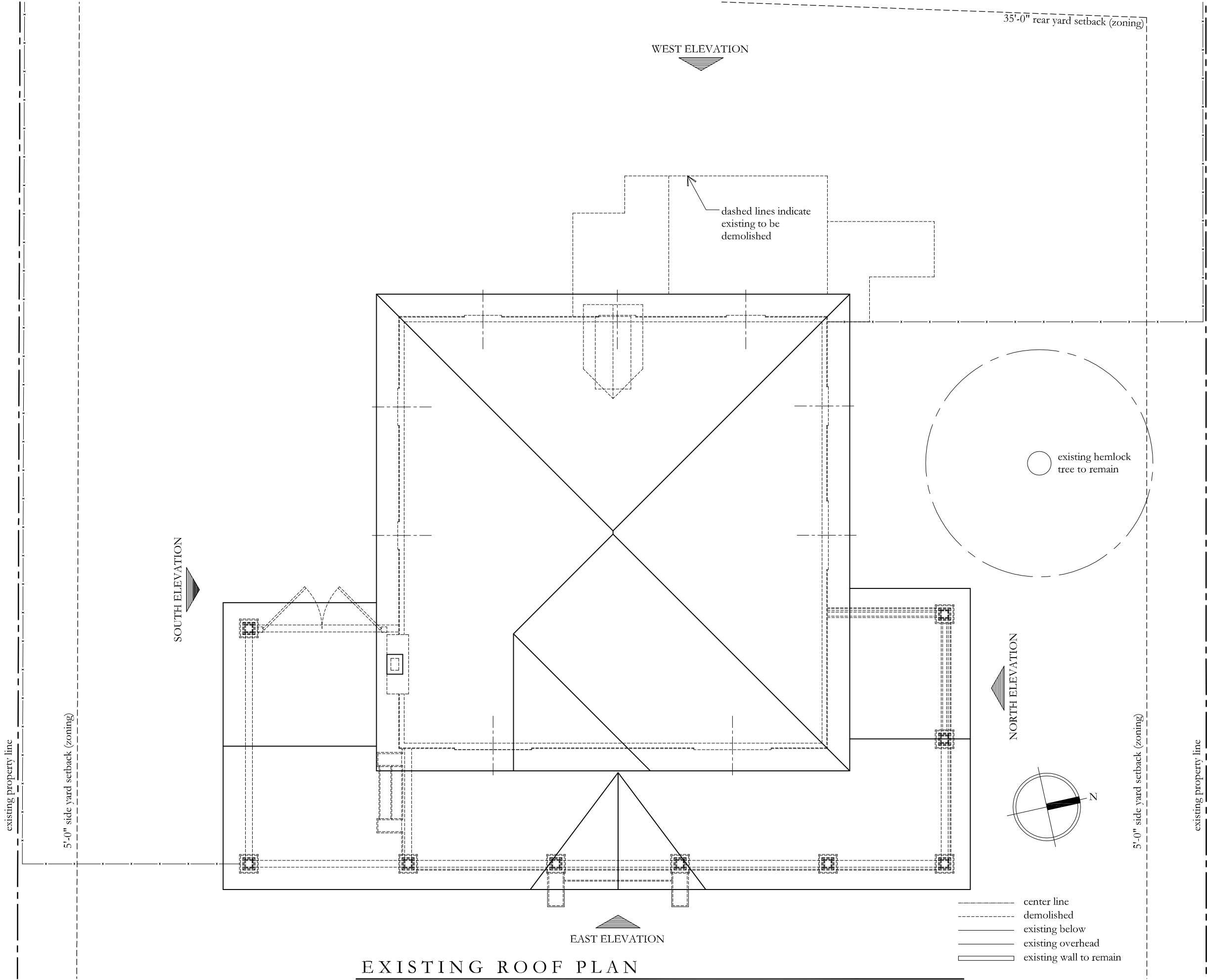


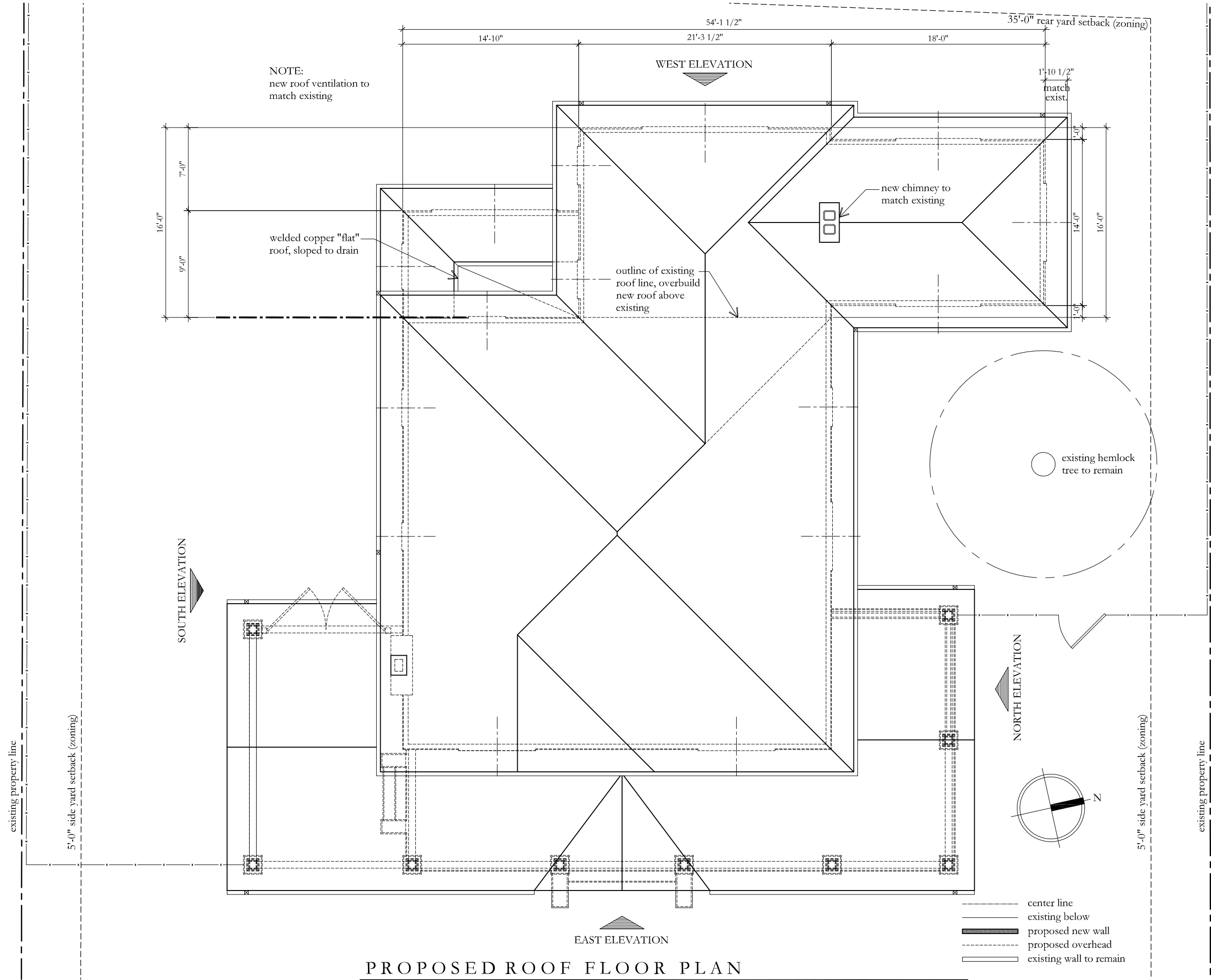


EXISTING SECOND FLOOR PLAN

one eighth of an inch equals a foot









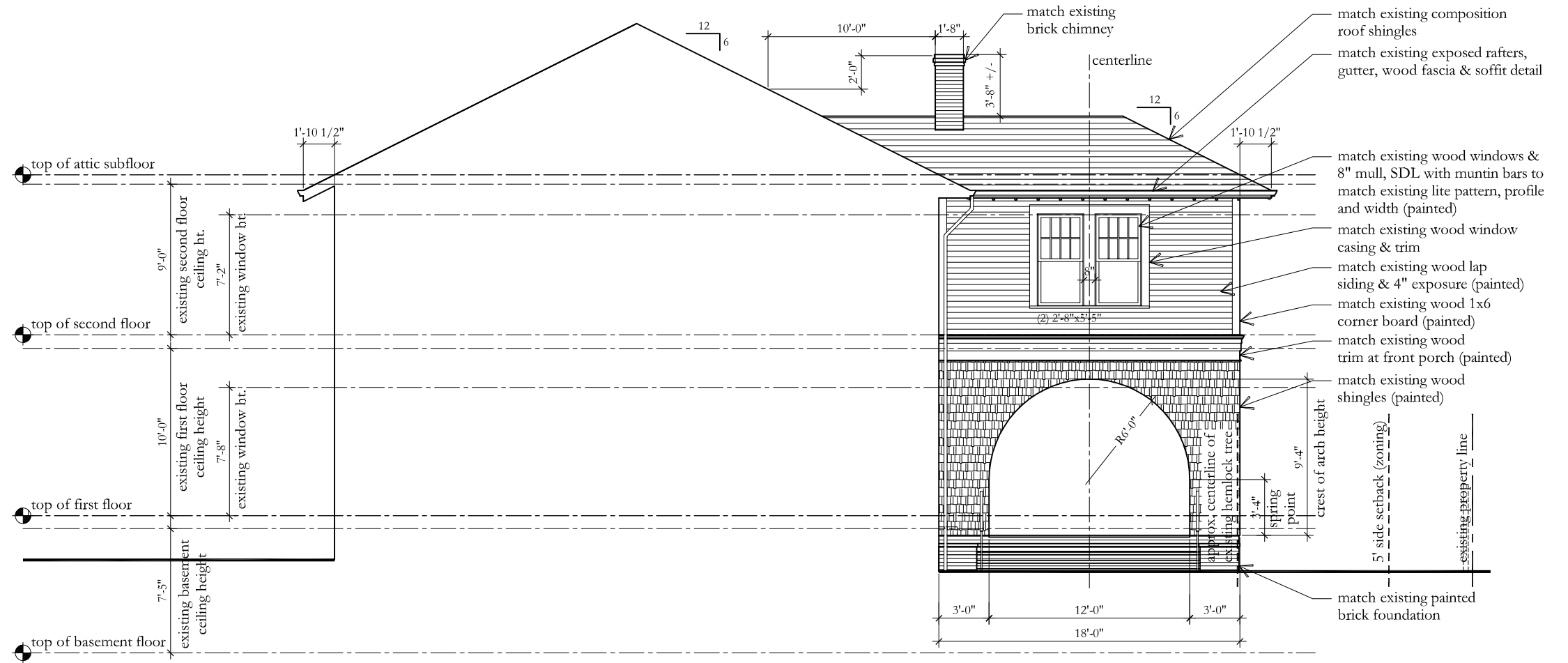
PROPOSED EAST ELEVATION

one eighth of an inch equals a foot



EXISTING EAST ELEVATION

one eighth of an inch equals a foot



PROPOSED PARTIAL EAST ELEVATION

one eighth of an inch equals a foot



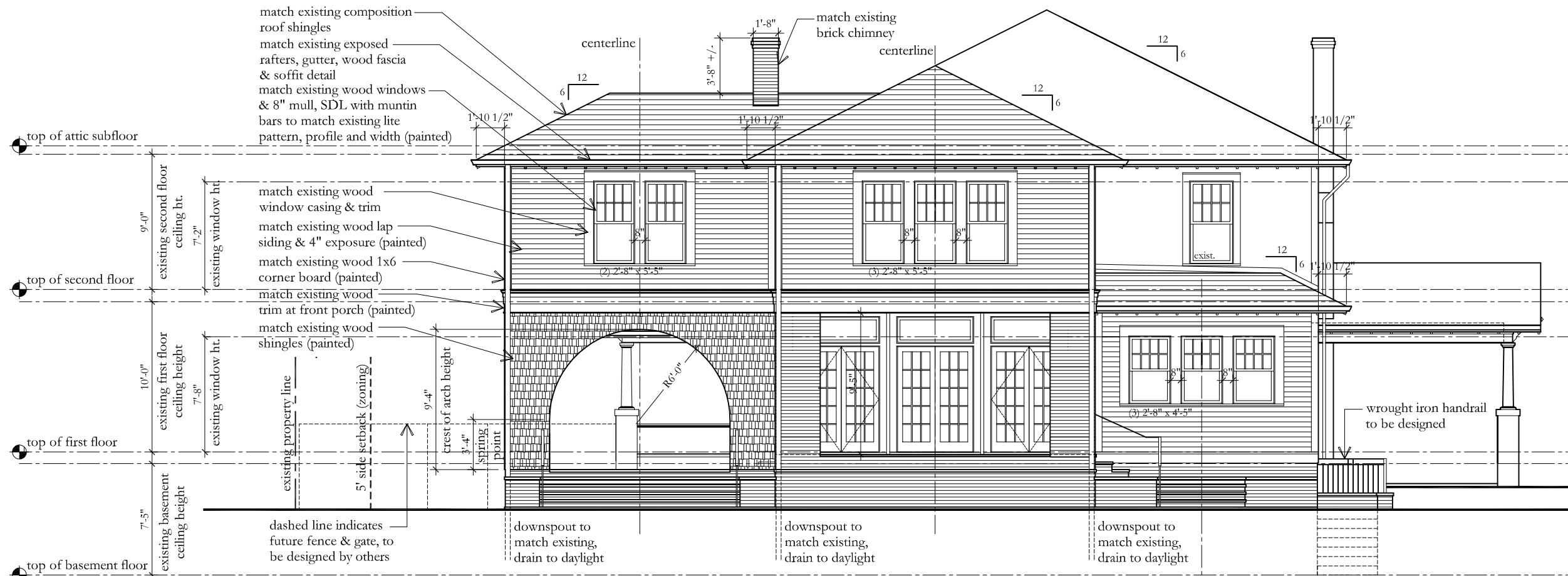
PROPOSED NORTH ELEVATION

one eighth of an inch equals a foot



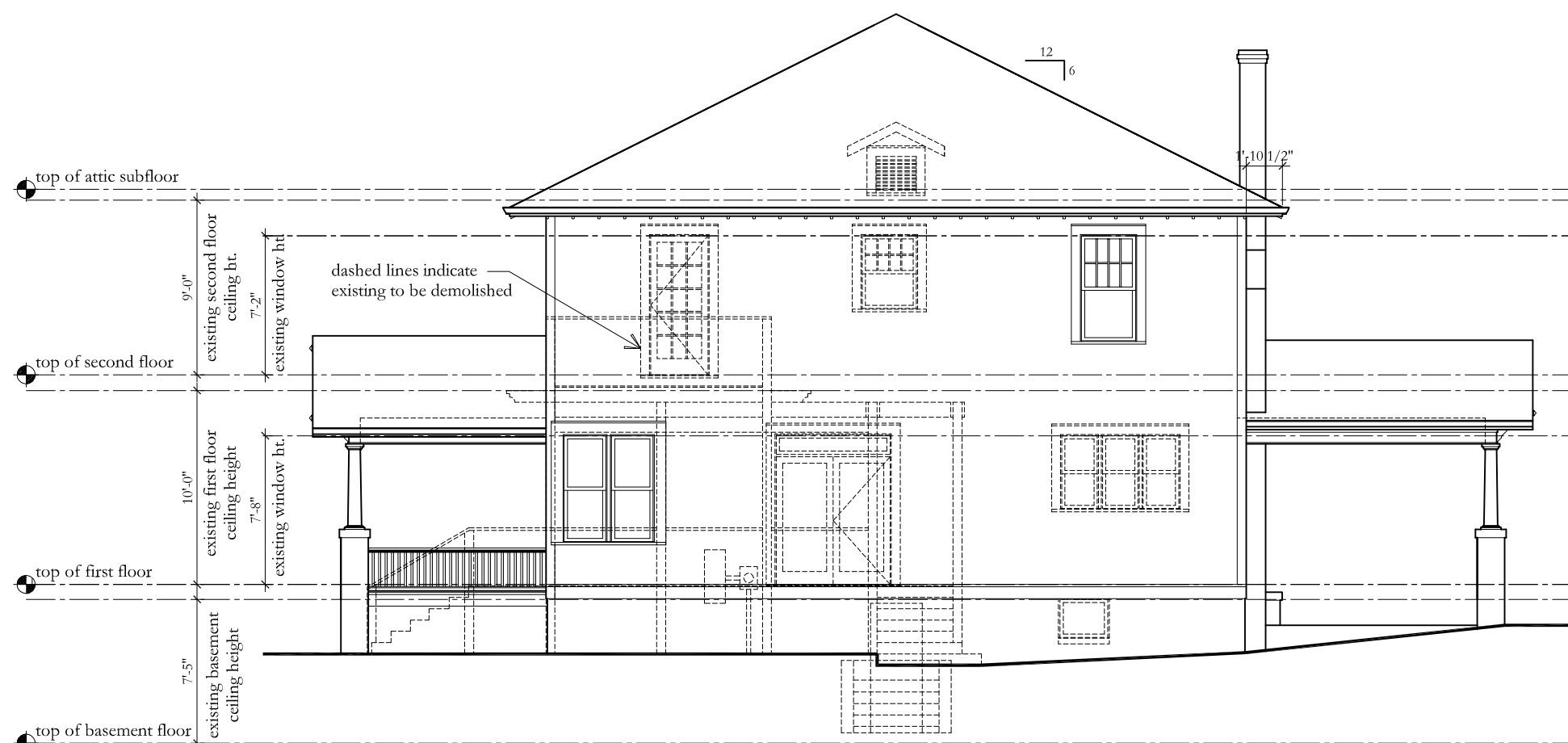
EXISTING NORTH ELEVATION

one eighth of an inch equals a foot



PROPOSED WEST ELEVATION

one eighth of an inch equals a foot



EXISTING WEST ELEVATION

one eighth of an inch equals a foot



one eighth of an inch equals a foot



one eighth of an inch equals a foot



East Boulevard (Dilworth Neighborhood)



East Worthington (Dilworth Neighborhood)



East Worthington (Dilworth Neighborhood)



East Worthington (Dilworth Neighborhood)



1918 Park Road (Dilworth Neighborhood)



1918 Park Road (Dilworth Neighborhood)



1915 Park Road (Dilworth Neighborhood)