

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 2219 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT: Michelle Sutton

The application was continued for additional details on materials and massing of the addition. Reduce the massing of the second floor by bringing the walls in and not repeating the stucco and board and batten on the walls but only in the gable, or other traditional materials could be proposed in repairing the shape of the gable on back door to match the rest of the house.

Details of Proposed Request

Existing Context

The existing structure is a 1.5 story Bungalow constructed in 1930. Adjacent structures are 1 and 1.5 homes. The house is +/-14'-9" measured from the finished floor. Exterior material is painted brick.

Proposal – June 8, 2016

The proposal is an upper level addition. New siding material is wood with roof trim details to match existing. New windows will match existing windows in design and material. The rear porch will be removed. The building footprint does not change.

Revised Proposal

- The roof has been changed to a gable at the rear of the addition.
- The side gable on the right side elevation has been moved toward the front.
- The rear porch roof has been reduced.

Policy & Design Guidelines for Additions, page 36

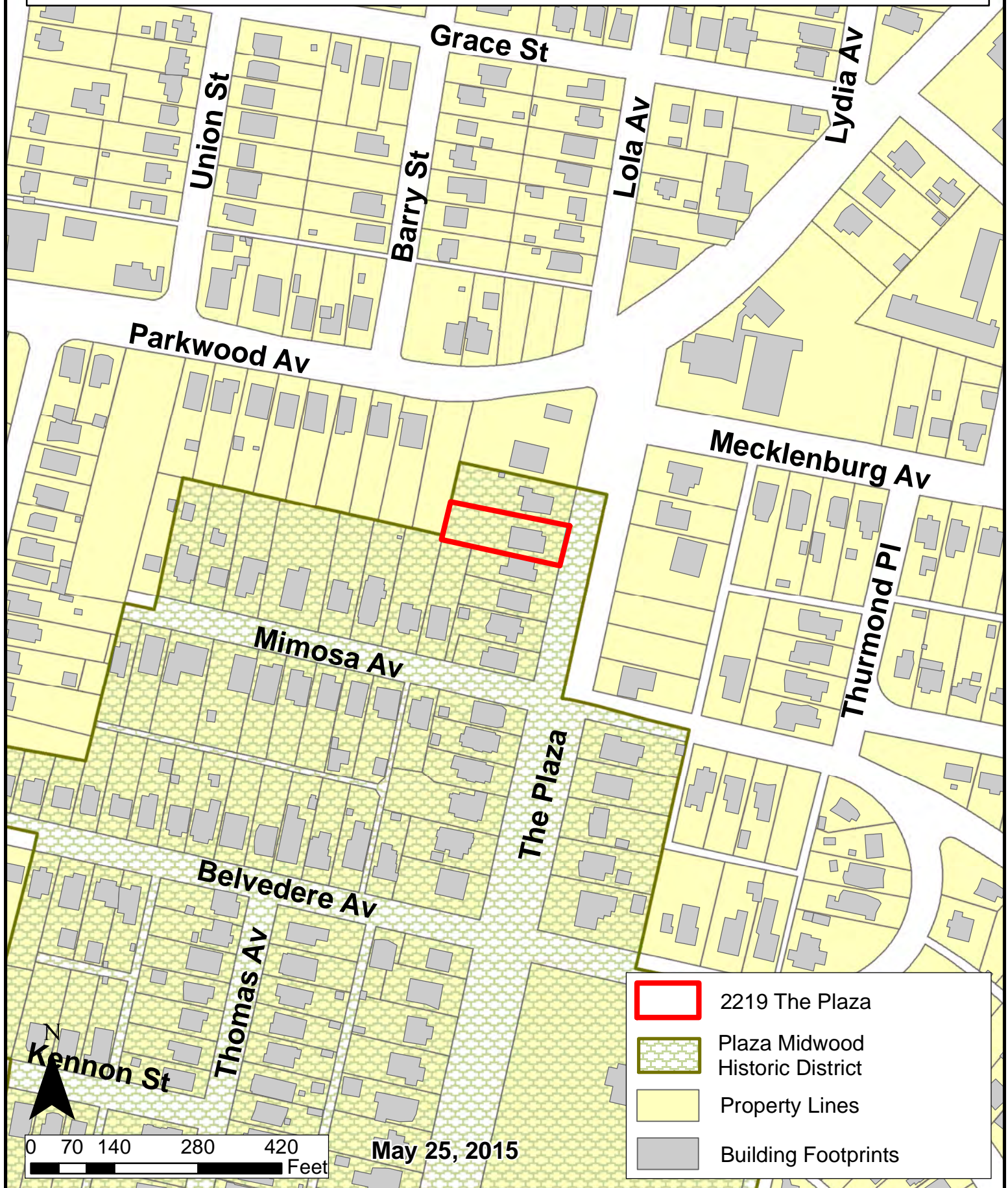
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

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 will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-117
HISTORIC DISTRICT: PLAZA MIDWOOD





2219 THE PLAZA

Historic Plaza Midwood

PID# 08119146

Second Story Addition

JUNE 3, 2016

DRYDEN
DESIGN BUILD

JUNE 2016

AREA PLAN | CONTEXT



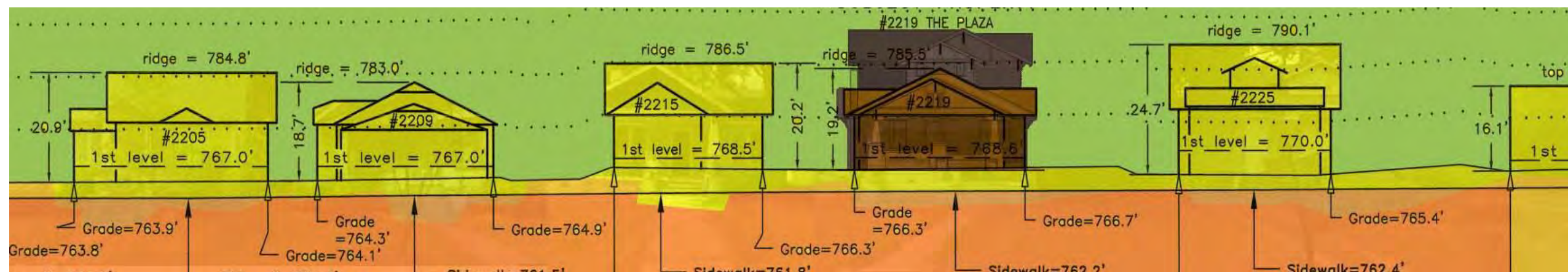
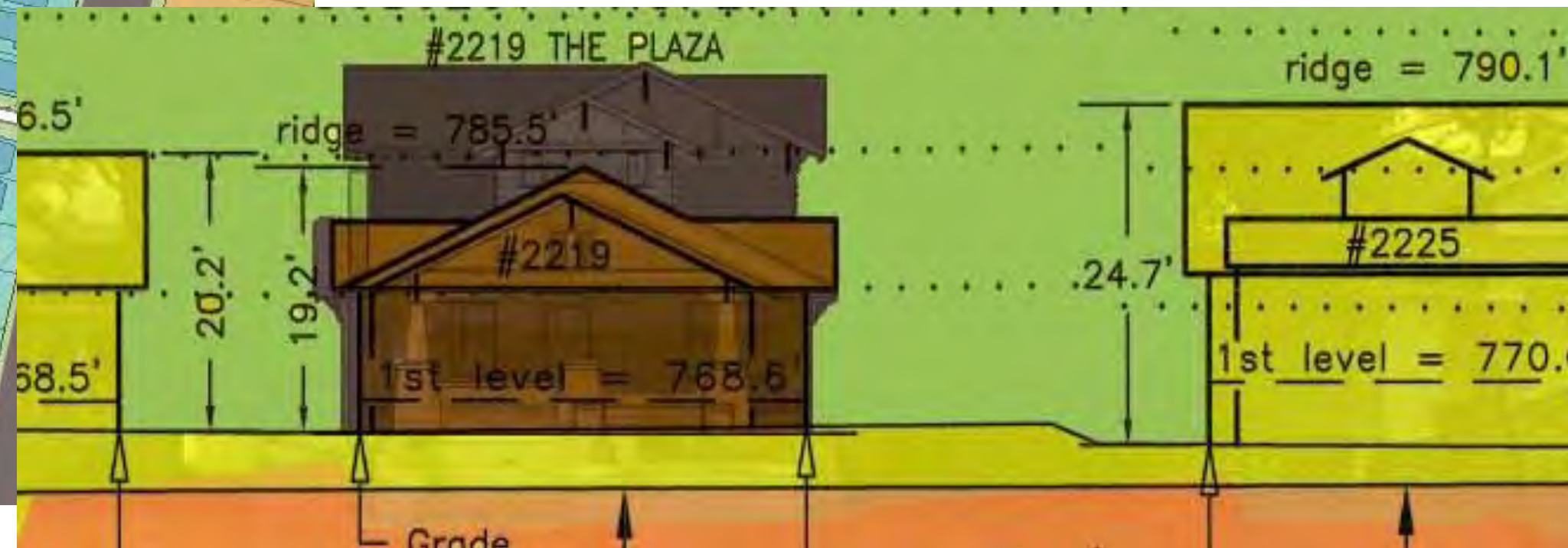
STREET ELEVATION OF RELATIVE BUILDING HEIGHT

JULY 2016

AREA PLAN | CONTEXT



NEW HIGHEST RIDGE @ 792.5'; FOREMOST RIDGE @ 790.6'

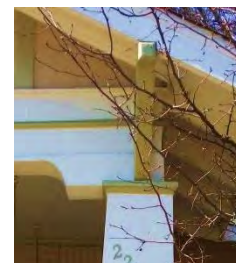
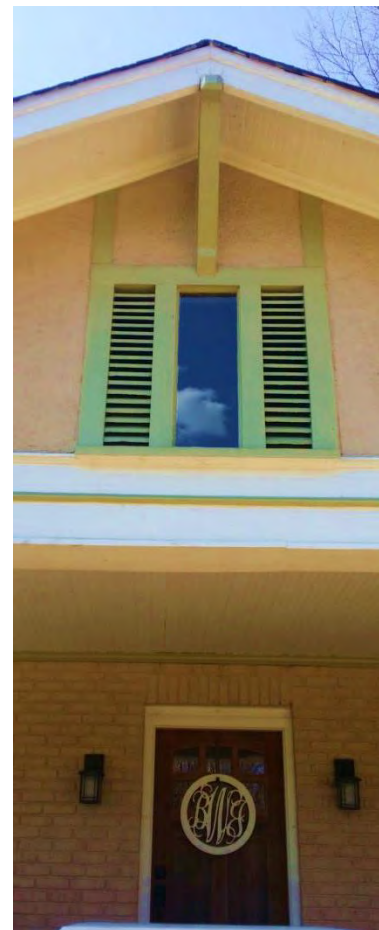


STREET ELEVATION OF RELATIVE BUILDING HEIGHT

JUNE 2016

ARCH | BLDG ADDT'N

EXISTING CONDITIONS & CHARACTERISTICS



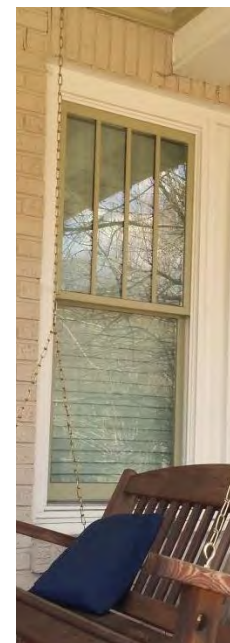
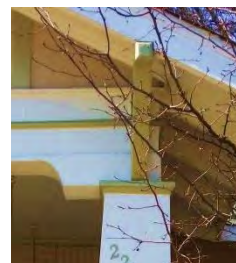
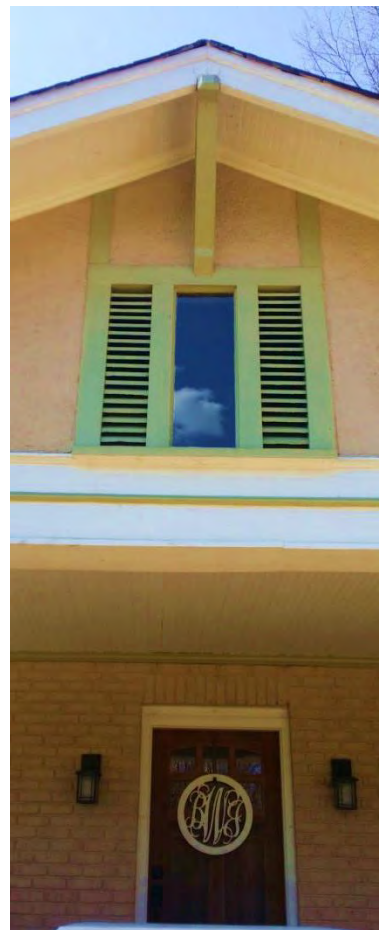
- REMOVE BACK PORCH THAT DOES NOT FIT STYLE OF THE ORIGINAL ARCHITECTURE
- UTILIZE THE EXISTING ARCHITECTURAL LANGUAGE TO INFORM DETAILING DECISIONS AT THE NEW ADDITION AND NEW BACK PORCH
- MATCH ALL NEW WINDOWS TO SIZE AND STYLE OF EXISTING, WOOD SDL WINDOWS.
- MATCH BOARD AND BATTEN STYLE FOUND IN THE FRONT EAVE FOR 2ND STORY ADDITIONS
- MATCH ALL 24" DEEP EAVES

MAINTAIN ARCHITECTURAL LANGUAGE AND STYLE OF EXISTING HOME

JULY 2016

ARCH | BLDG ADDT'N

EXISTING CONDITIONS & CHARACTERISTICS



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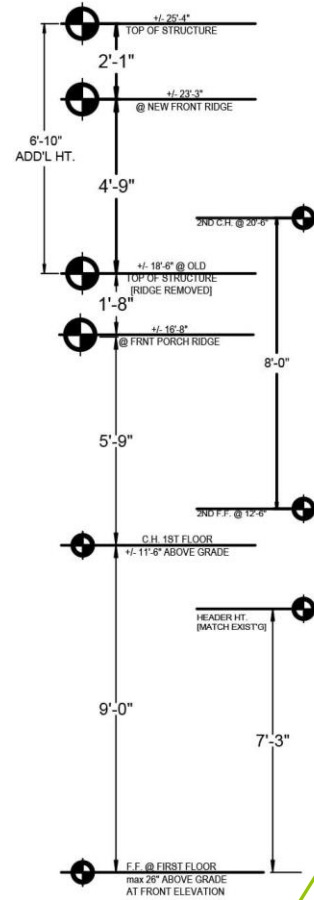
MAINTAIN ARCHITECTURAL LANGUAGE AND STYLE OF EXISTING HOME

JUNE 2016

ARCH | 1 ELEVATIONS

CONSTRUCTION DETAILS AT ADDITION TO
MATCH/SIMILAR TO EXISTING MATERIALITY
AT FRONT PORCH

ELEVATIONS VISABLE APPROACHING PARKWOOD



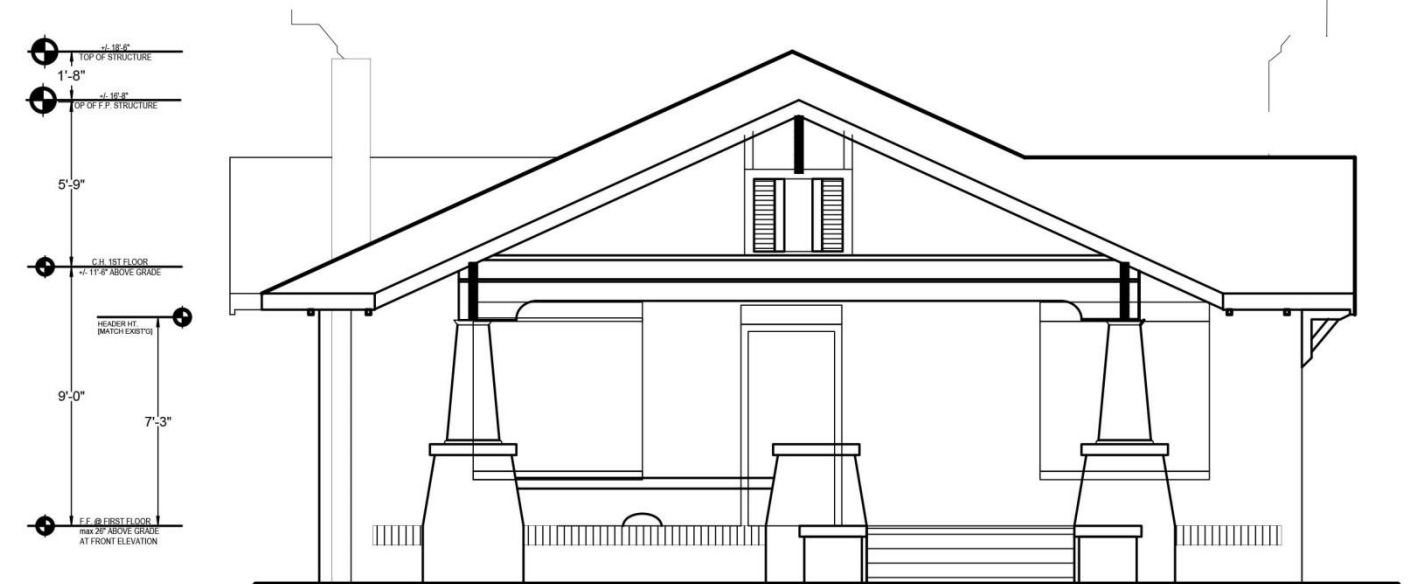
ALL WINDOWS TO
MATCH EXISTING PLYGEM
WOOD SDL DOUBLE
HUNG, 4 OVER CLEAR

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

NEW SHINGLES
ON ENTIRE ROOF



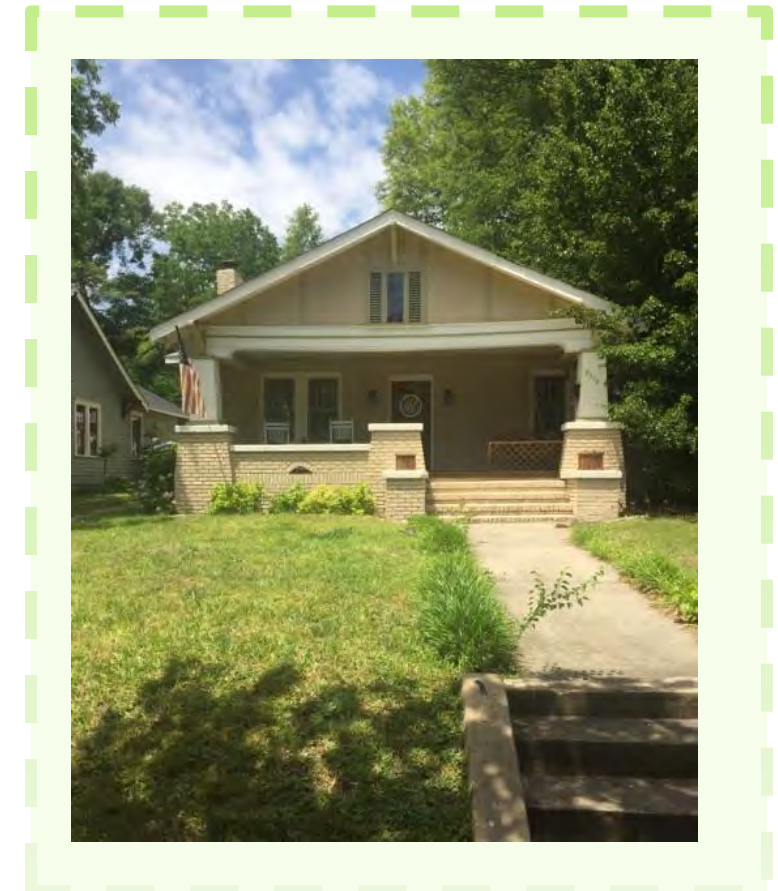
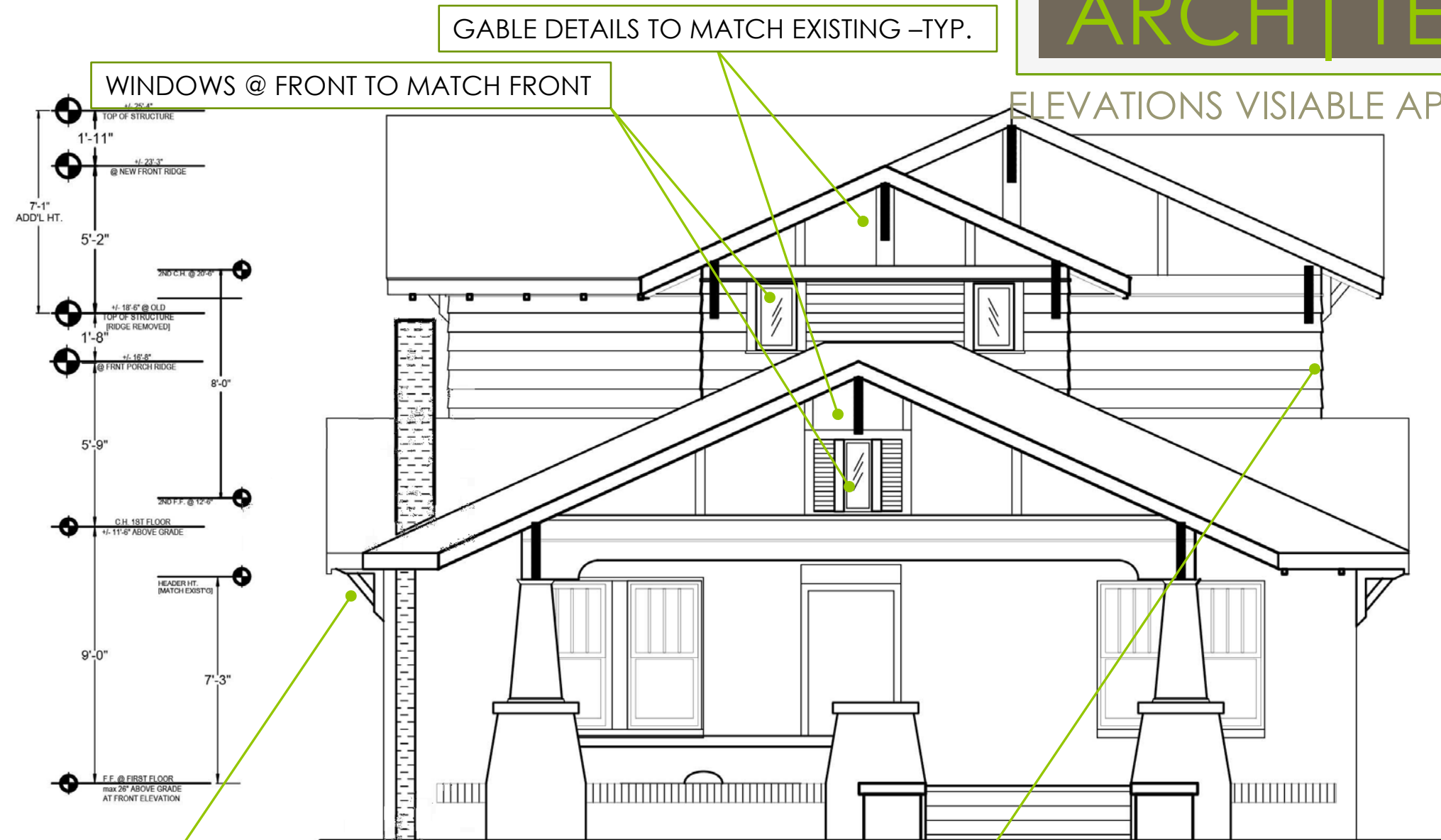
NEW FRONT ELEVATION



JULY 2016

ARCH | 1ELEVATIONS

ELEVATIONS VISIABLE APPROACHING PARKWOOD



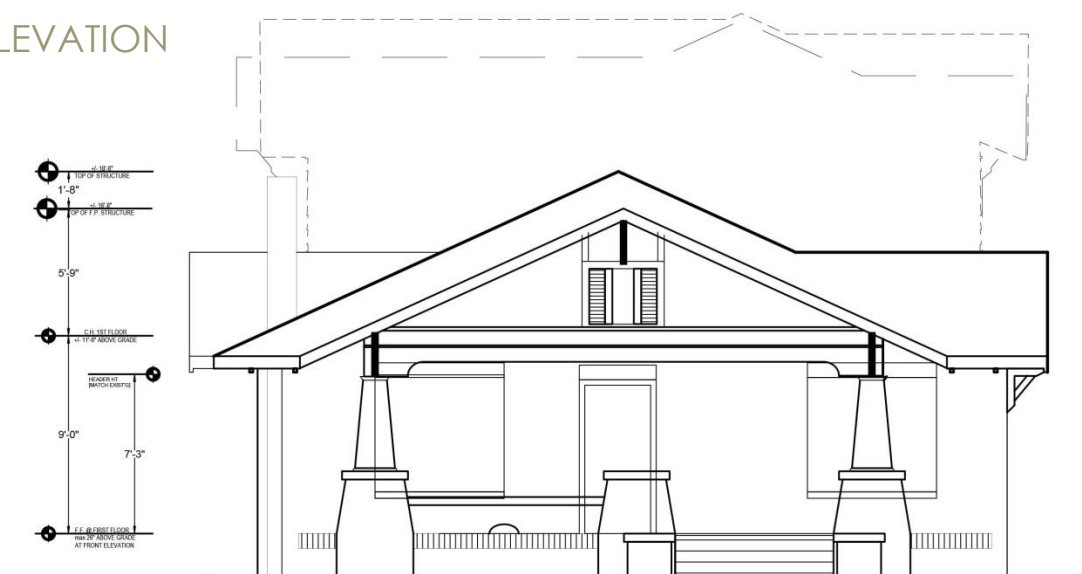
NEW FRONT ELEVATION

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SHINGLES ON ENTIRE ROOF



EXISTING FRONT ELEVATION

JUNE 2016

ARCH | 2ELEVATIONS

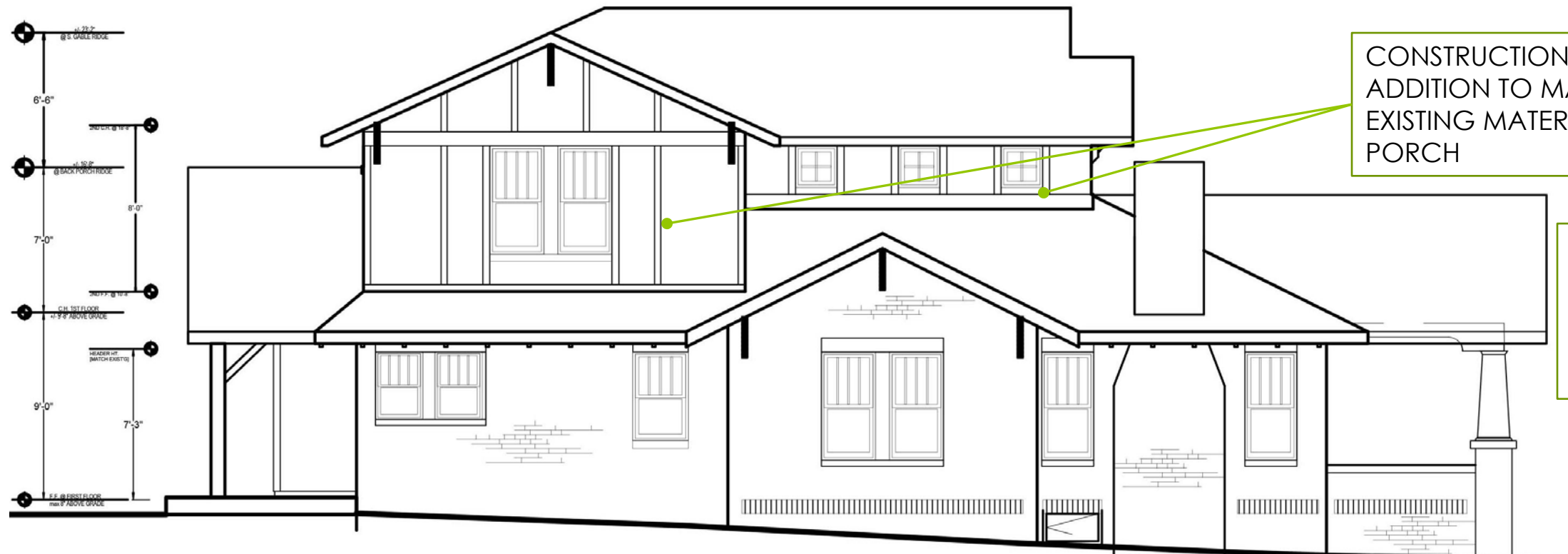
ELEVATIONS VISIABLE APPROACHING PARKWOOD

NEW SHINGLES
ON ENTIRE ROOF

CONSTRUCTION DETAILS AT
ADDITION TO MATCH/SIMILAR TO
EXISTING MATERIALITY AT FRONT
PORCH

NEW ADDITION STEPS BACK AWAY
FROM THE FRONT FAÇADE TO
MAINTAIN THE FEEL OF THE EXISTING
BUILDING. AND MINIMIZE THE IMPACT
OF THE ADDITION

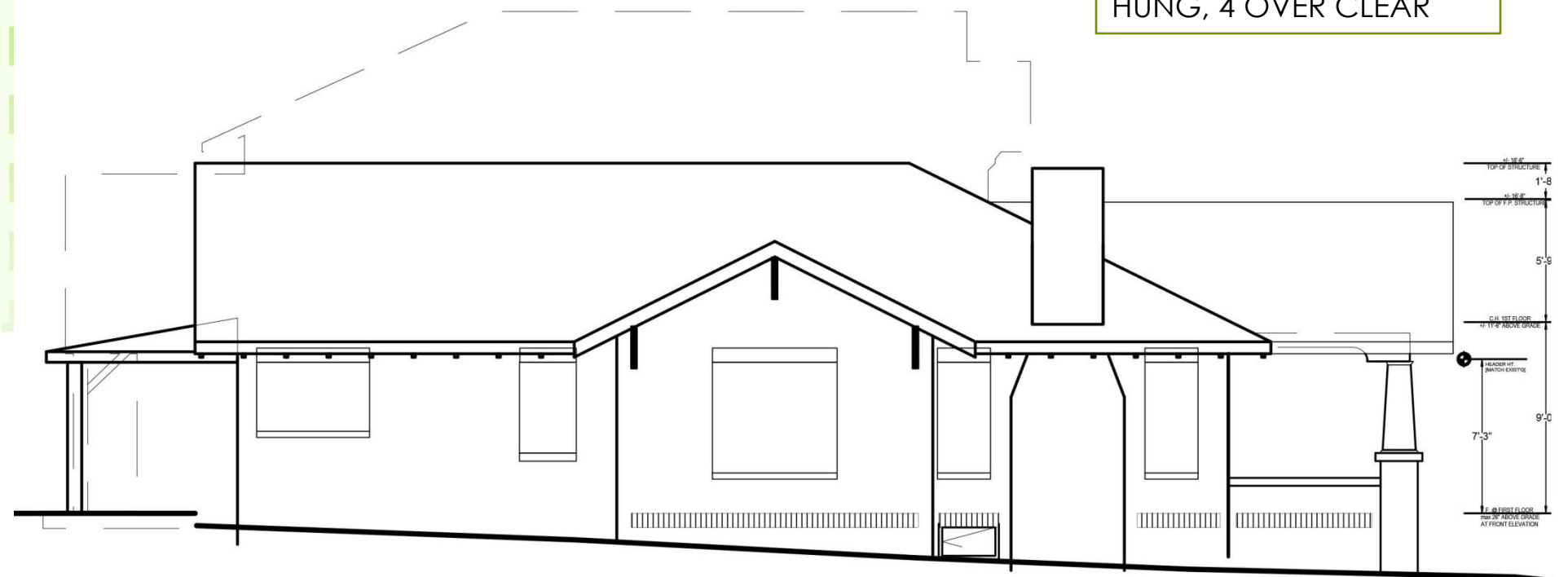
ALL WINDOWS TO
MATCH EXISTING PLYGEM
WOOD SDL DOUBLE
HUNG, 4 OVER CLEAR



NEW DRIVEWAY SIDE ELEVATION



NEW ADDITION TO BE PAINTED TO
MATCH THE EXISTING BRICK
IF REPAINTED TO BE ONLY ONE FIELD
COLOR (BRICK AND SIDING TO MATCH)



EXISTING DRIVEWAY SIDE ELEVATION

JULY 2016

ARCH | 2ELEVATIONS

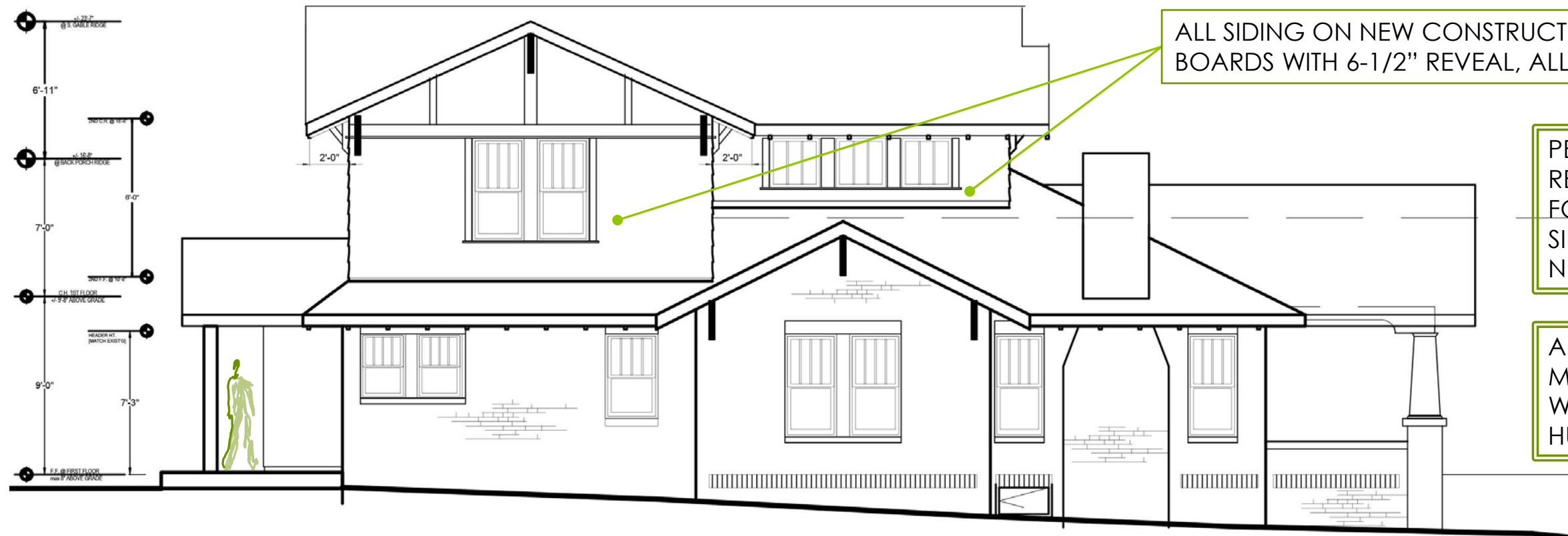
NEW SHINGLES
ON ENTIRE ROOF

ELEVATIONS VISIBLE APPROACHING PARKWOOD

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE
BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

PER JUNE HDC REVIEW:
REDUCED 2ND FLOOR
FOOTPRINT; CHANGED
SIDING DETAILS; REVISED
NEW BACK CANOPY

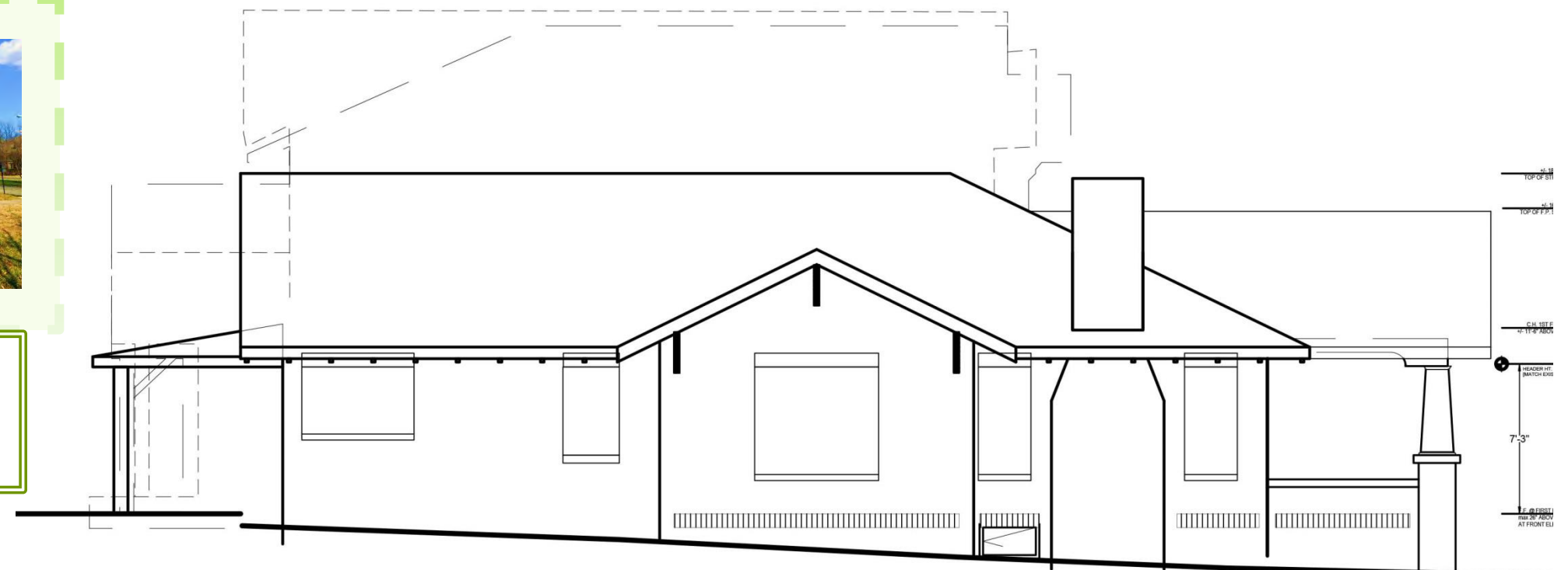
ALL WINDOWS TO
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NEW DRIVEWAY SIDE ELEVATION



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EXISTING DRIVEWAY SIDE ELEVATION

JUNE 2016

ARCH | 3ELEVATIONS

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA



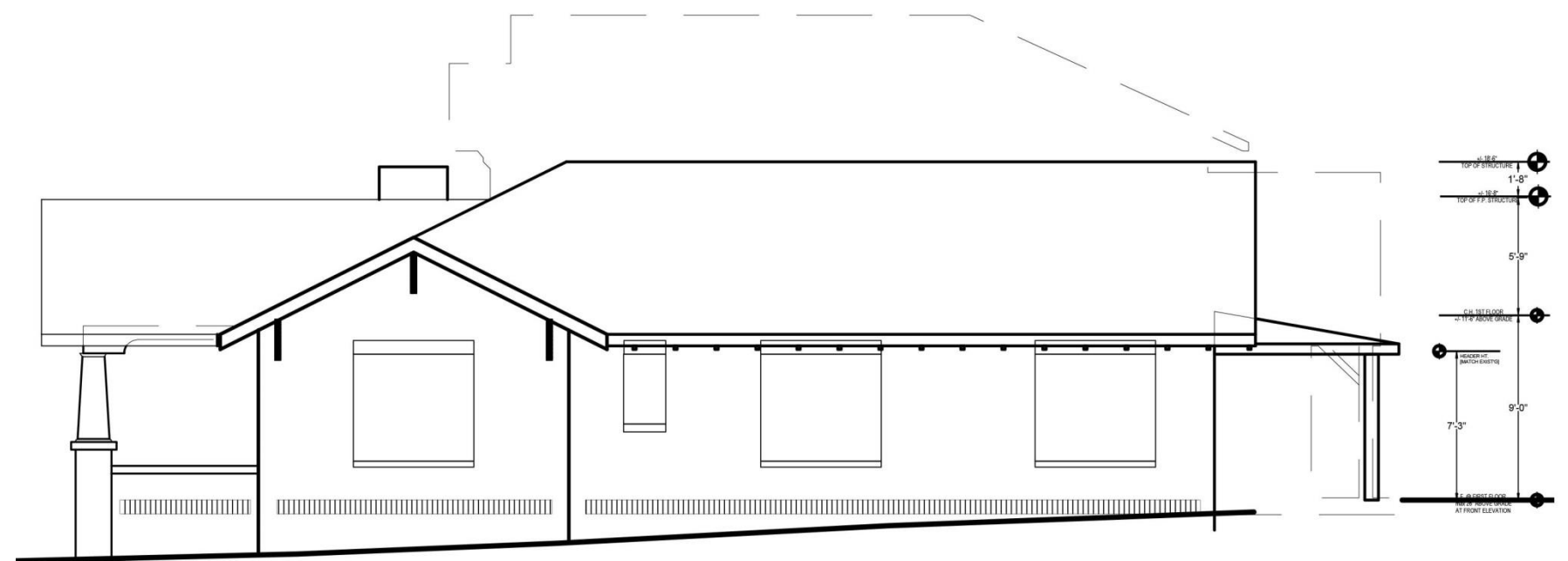
NEW NORTH ELEVATION

SIDING DETAILS TO BE SIMILAR TO EXISTING FRONT GABLE DETAIL, USE OF STUCCO EMBOSSED BOARD AND TRUE 1X4 WOOD BATTENS THROUGHOUT

MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH



EXISTING NORTH ELEVATION

JULY 2016

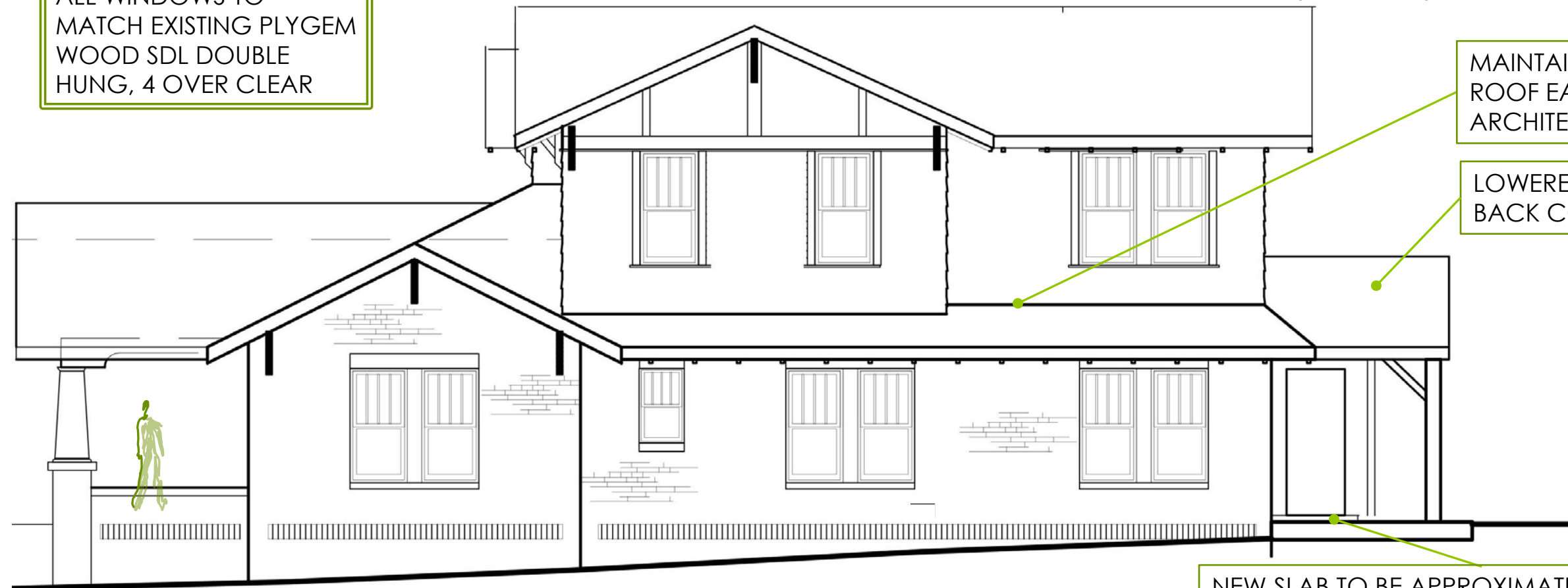
ARCH | 3ELEVATIONS

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

ALL WINDOWS TO
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HUNG, 4 OVER CLEAR

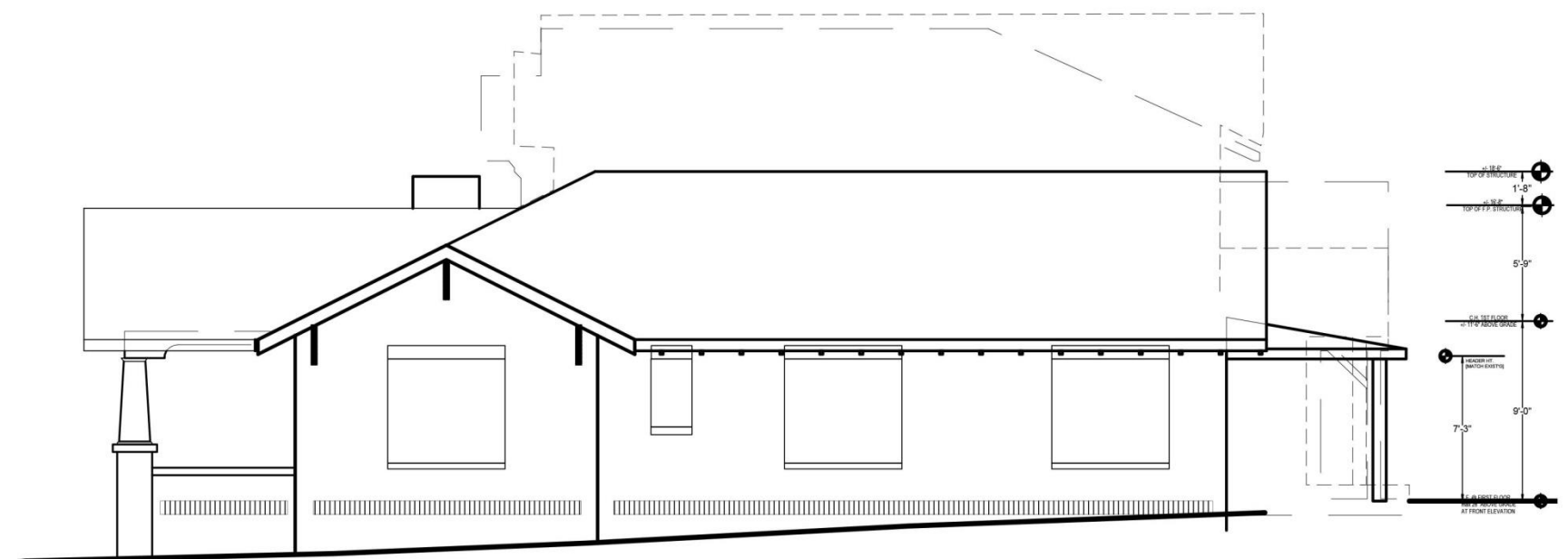
MAINTAIN EXISTING
ROOF EAVES TO PROTECT
ARCHITECTURAL SCALE

LOWERED PITCH ON NEW
BACK COVERED ENTRY



NEW NORTH ELEVATION

NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO
ACCOMMODATE NEW BACK ENTRY PORCH



EXISTING NORTH ELEVATION

JUNE 2016

ARCH | 4ELEVATIONS

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA



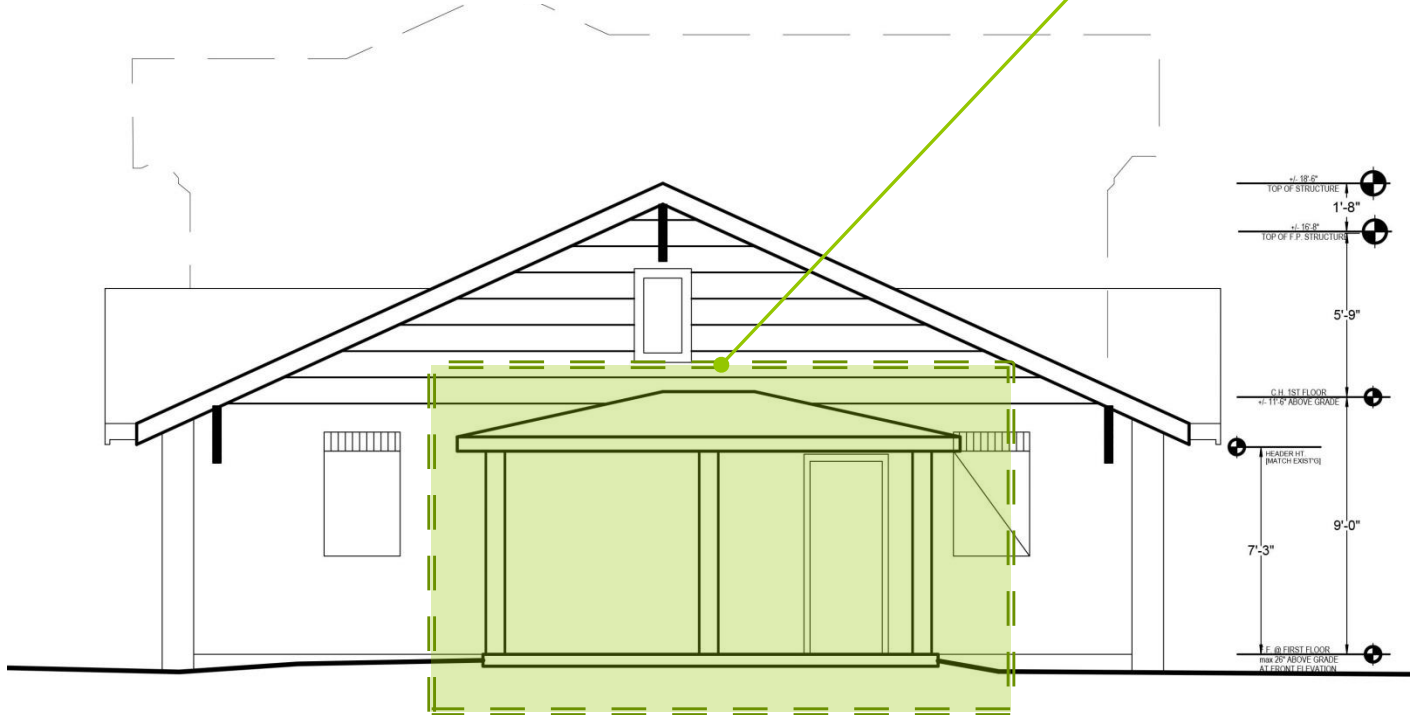
OLD AESBESTOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW BOARD AND BATTEN TO MATCH REST OF ADDITION

EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE REMOVED AND REPLACED,

NEW BACK ELEVATION



EXISTING BACK VIEW



EXISTING BACK ELEVATION

ELEVATION WITH NO VISISIBILITY @ THE PLAZA



OLD AESBESTOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW PINE BOARDS WITH 6-1/2" LAP TO MATCH NEW CONSTRUCTION DETAILS AT 2ND FLOOR

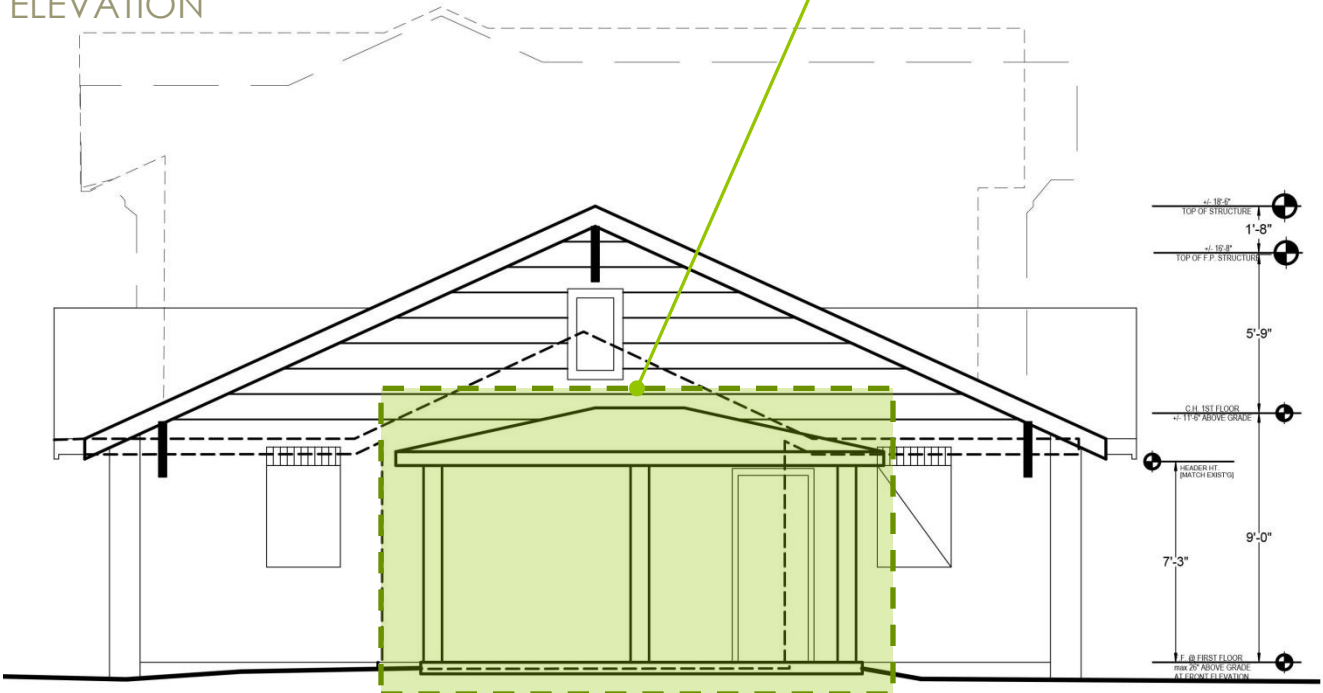
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EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE REMOVED AND REPLACED,

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EXISTING BACK VIEW

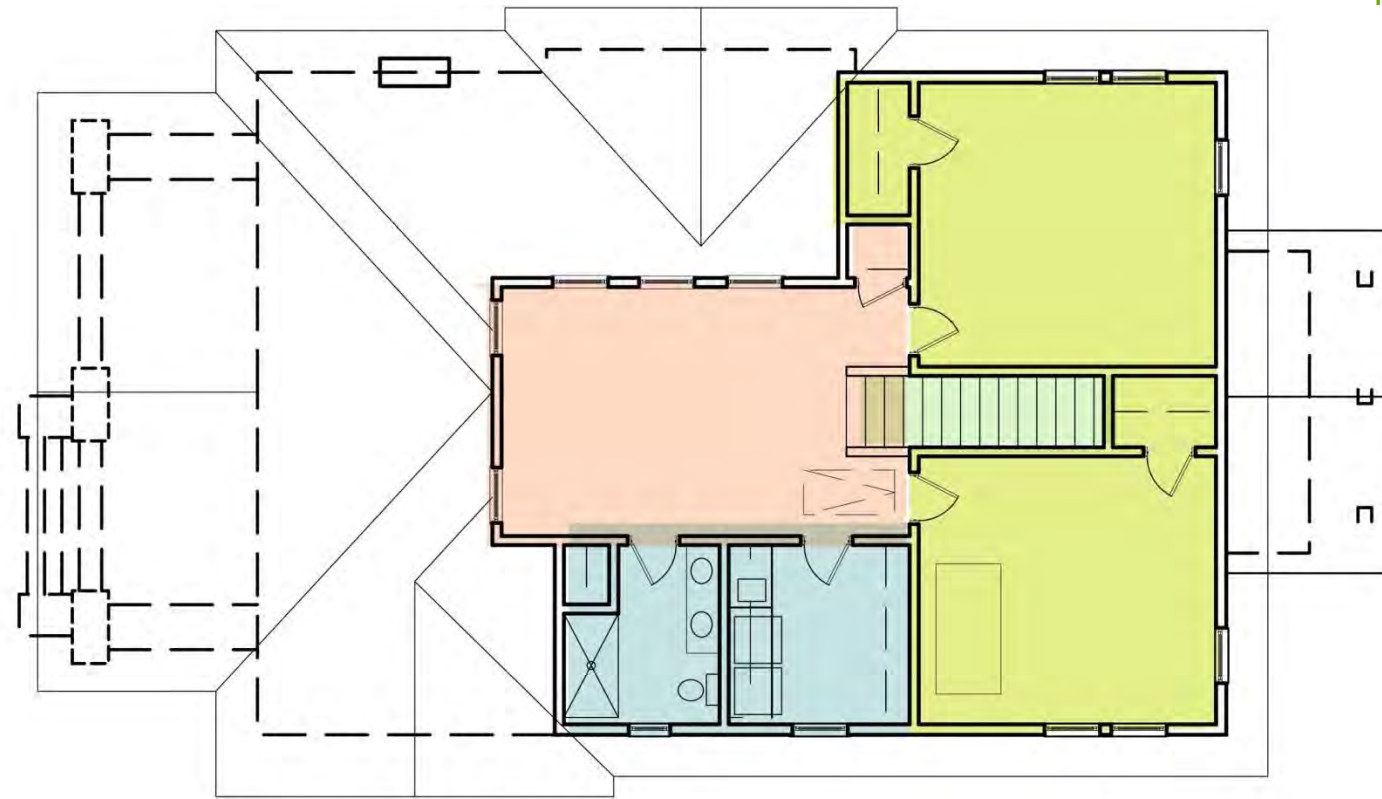


EXISTING BACK ELEVATION

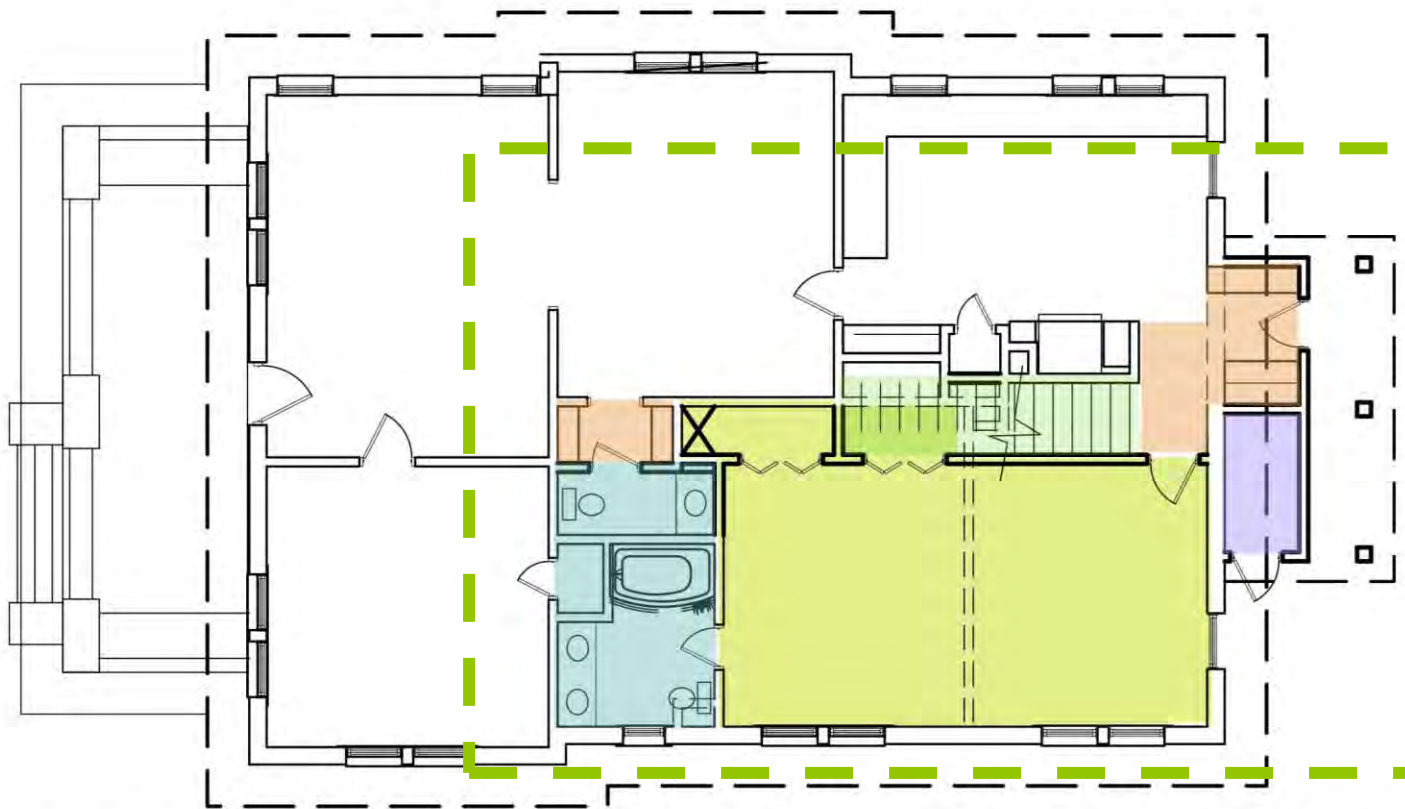
JUNE 2016

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NEW FLOOR PLANS FOR REFERENCE ONLY



NEW SECOND FLOOR PLAN.



NEW FIRST FLOOR PLAN.



- Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building's existing envelop and style
- 2ND Floor Addition includes 2 new bedrooms, family space, kid's bath and laundry room
- Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests
- New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage

JULY 2016

ARCH | BLDG ADDT'N

RENDERED PERSPECTIVE NORTHEAST CORNER



- Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building's existing envelop and style
- 2ND Floor Addition includes 2 new bedrooms, family space, kid's bath and laundry room
- Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests
- New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage



NEW PLANS WITH REDUCTIONS IN 2ND FLR FOOTPRINT



WITH EXISTING VEGETATION SCREENING