

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1422 The Plaza

SUMMARY OF REQUEST: Side porch addition

APPLICANT: Karey Digh

The application was continued for the following information: 1) Revised foundation drawing and screen specs.

Details of Proposed Request

Existing Context

The existing structure is a single family house constructed in 1941. Adjacent structures are also single family with lots that are 192.5' in depth. The setback of the house is approximately 48 feet from right of way. The site is approximately 4-5 feet above the sidewalk. A COA for a second floor addition was issued March 14, 2014 (2013-048).

Proposal

The project is a right side screen porch addition at the rear of the house over an existing patio. The addition extends 3' beyond the house on the right side. The topography of the site, location of the addition (approx. 86' from the sidewalk) and landscaping make the addition not highly visible from public right of way.

Revision – January 11

1. The plans include a section of the porch footing and deck and the footings are indicated on the elevations.

Revision – February 8

1. The applicant has submitted revised foundation design and screen specs

Policy & Design Guidelines for Additions, page 36

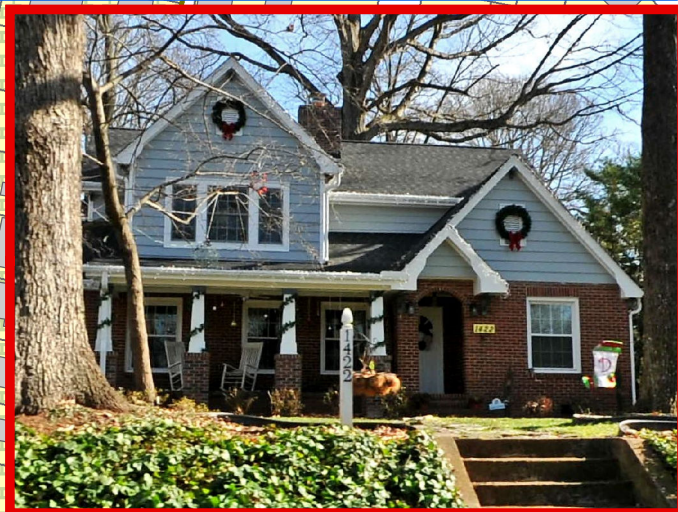
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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.

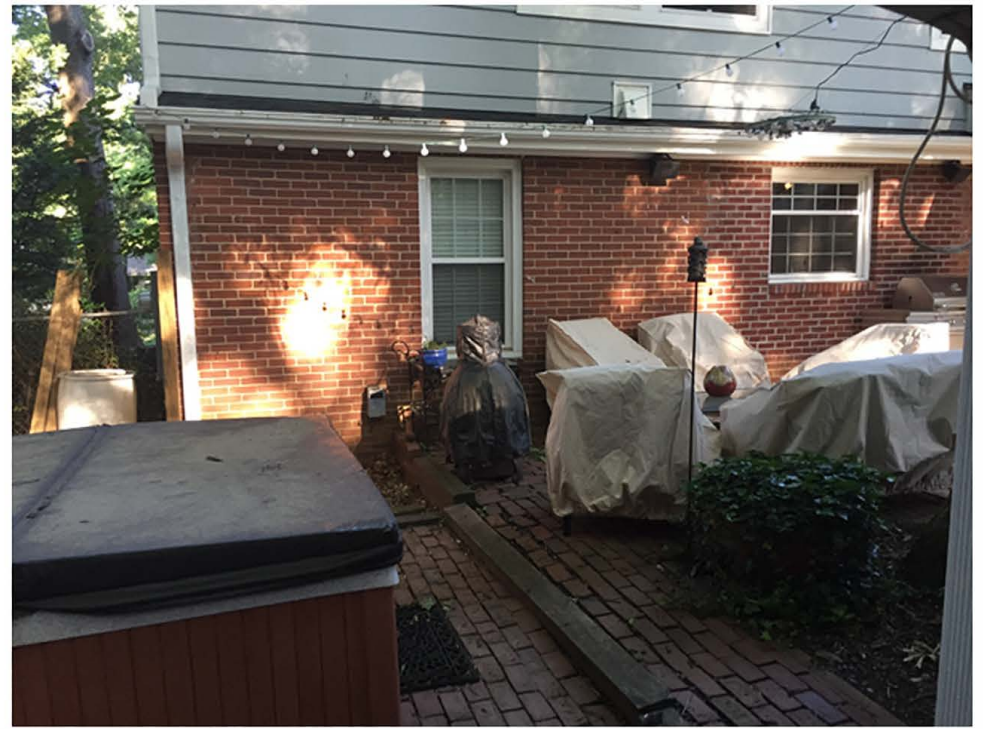
Staff Analysis -The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

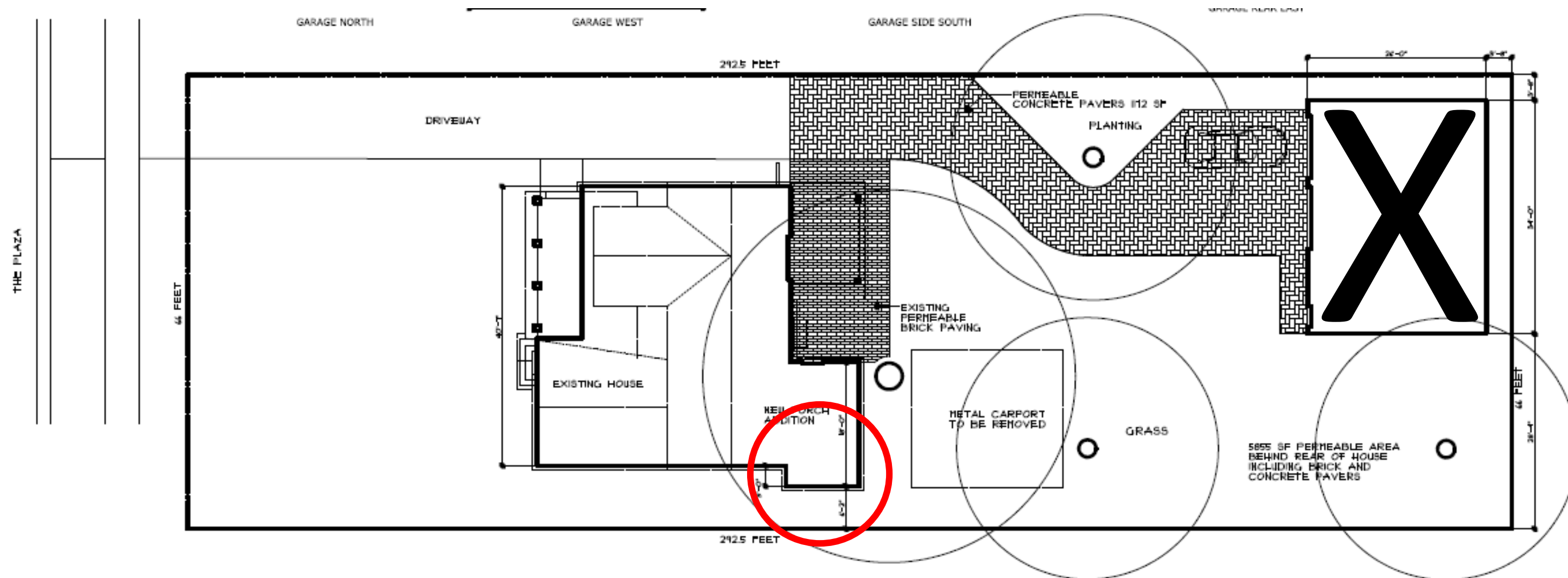
Charlotte Historic District Commission - Case 2016-299
HISTORIC DISTRICT: Plaza Midwood
ADDITION











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 104.511.2110

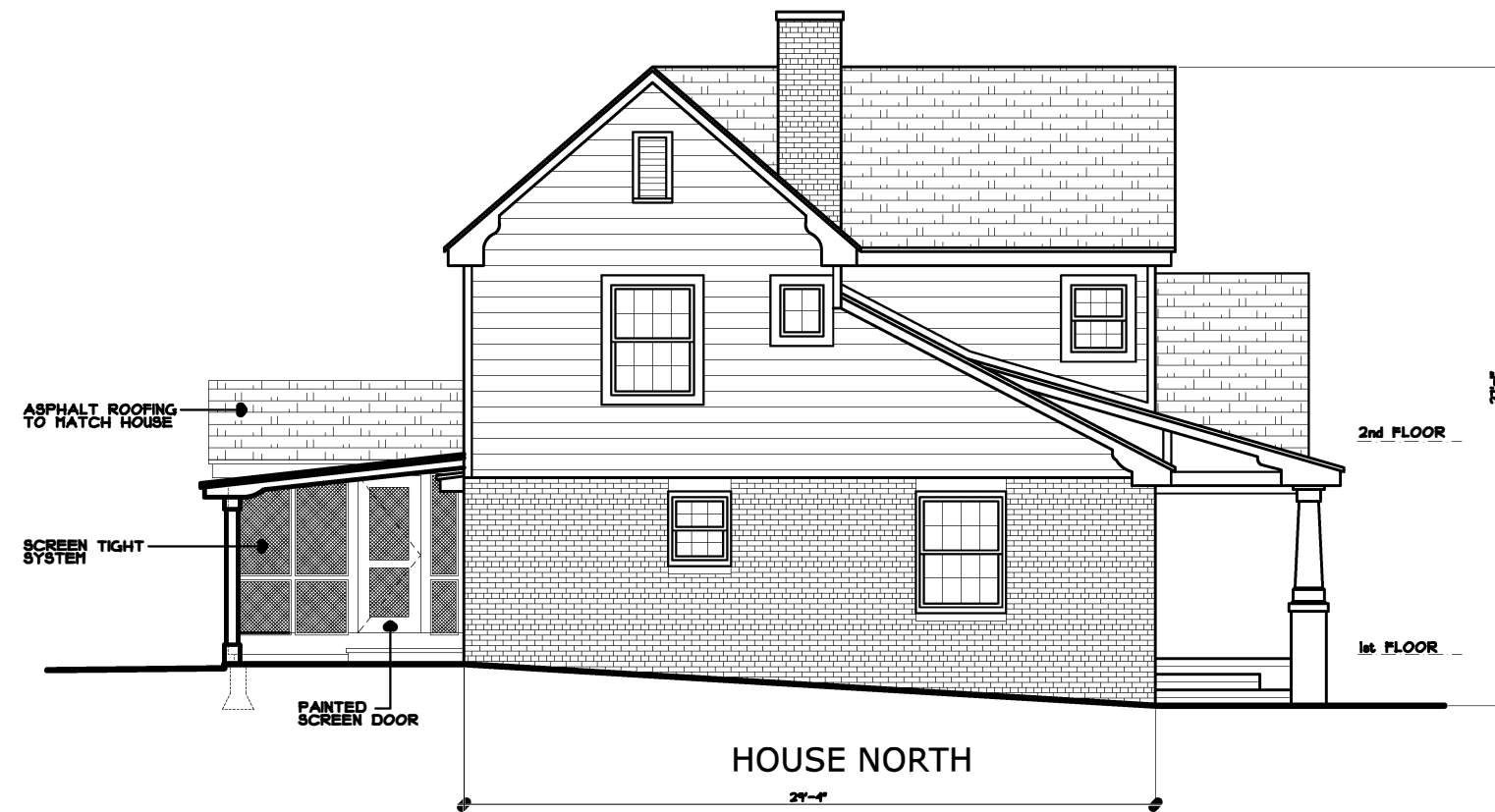
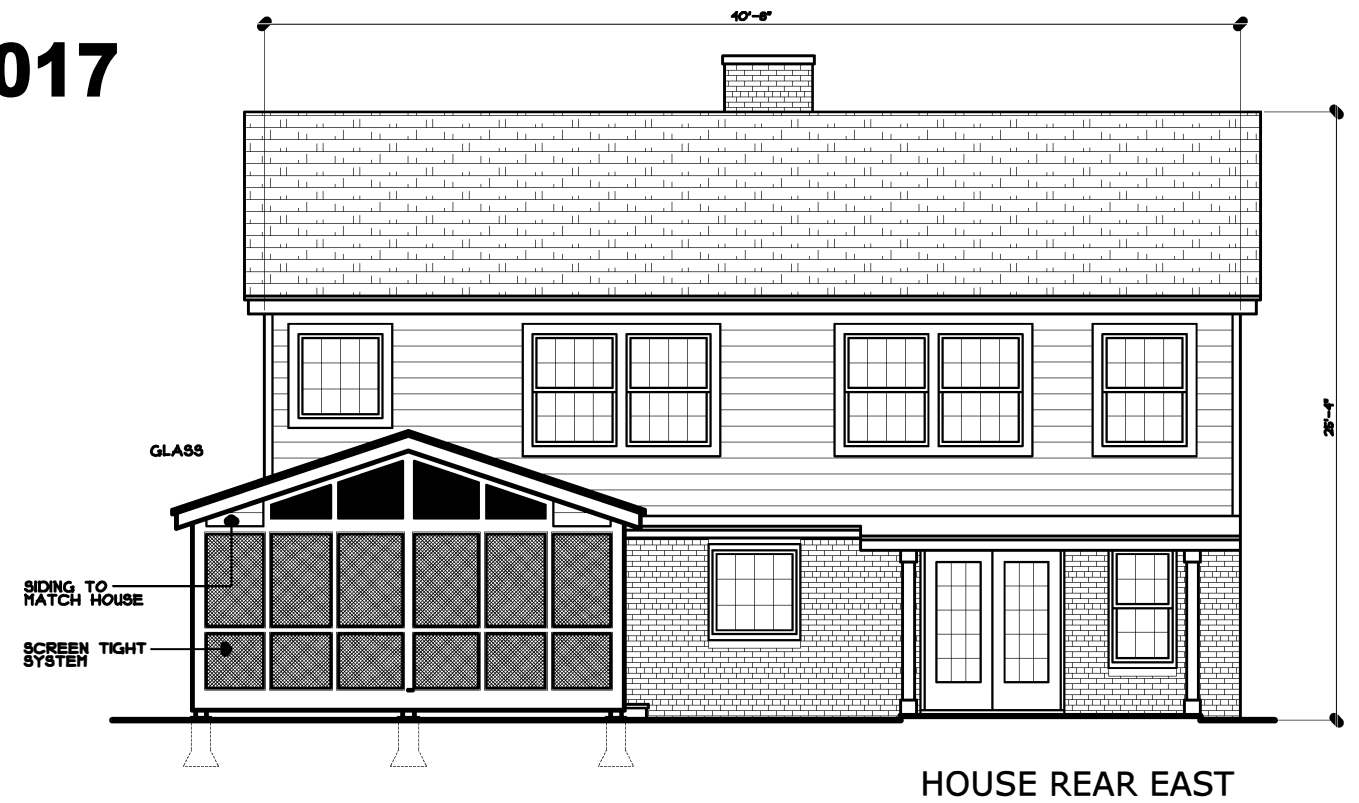
Digh Residence Additions
 1422 THE PLAZA
 CHARLOTTE, NC 28205

ARCHITECT'S # 2804
 DATE MAY 20, 2014
 REVISIONS MAY 11, 2014
 MAY 31, 2014
 JUNE 20, 2014
 JUNE 30, 2014
 AUGUST 29, 2014
 AUGUST 30, 2014

Site Plan

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JANUARY 2017



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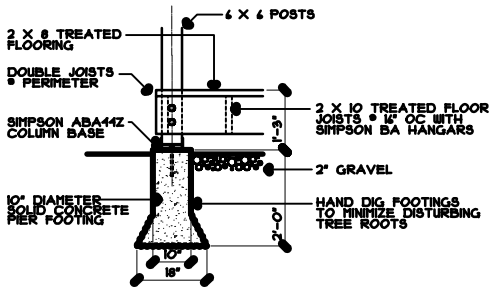
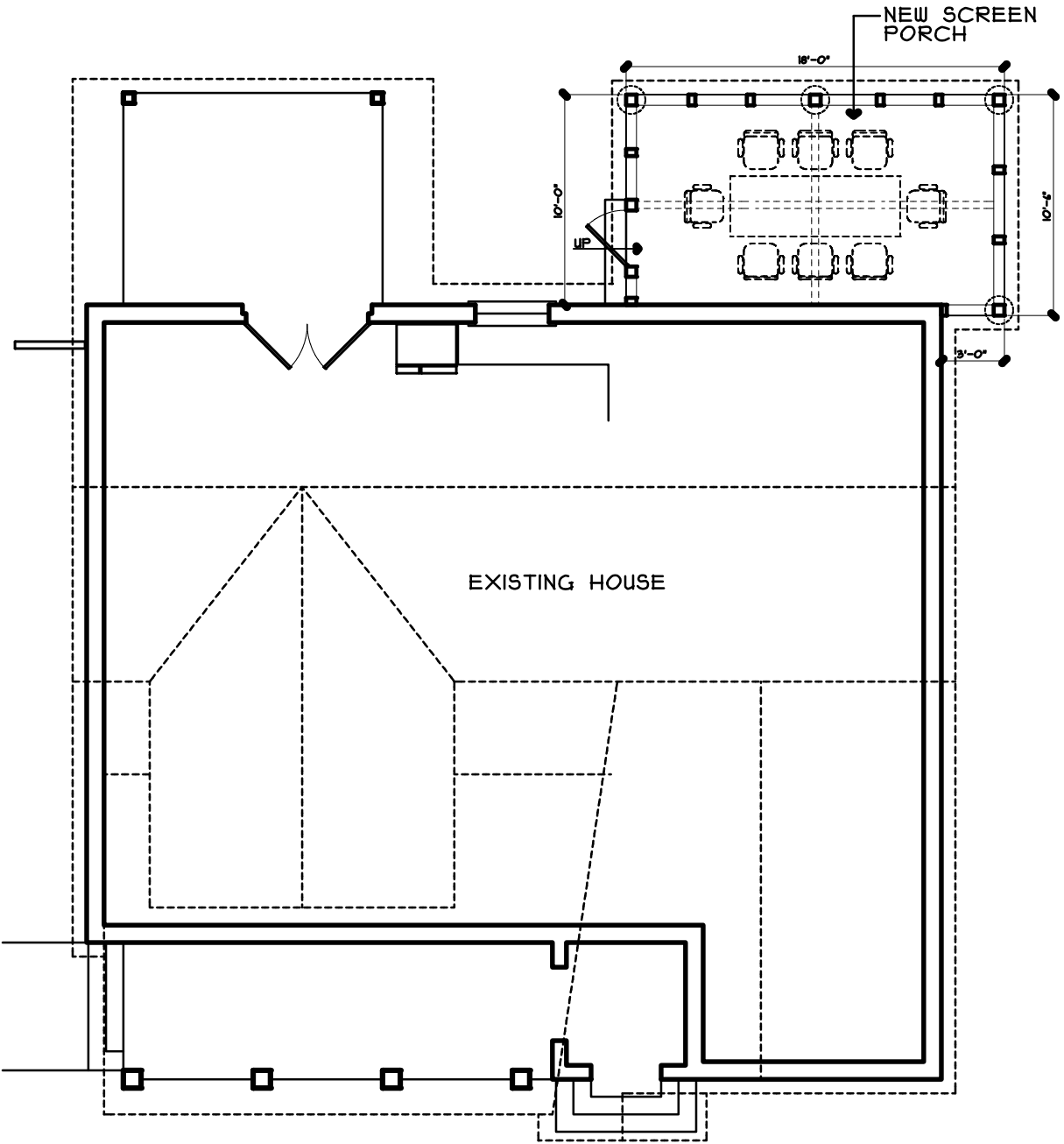
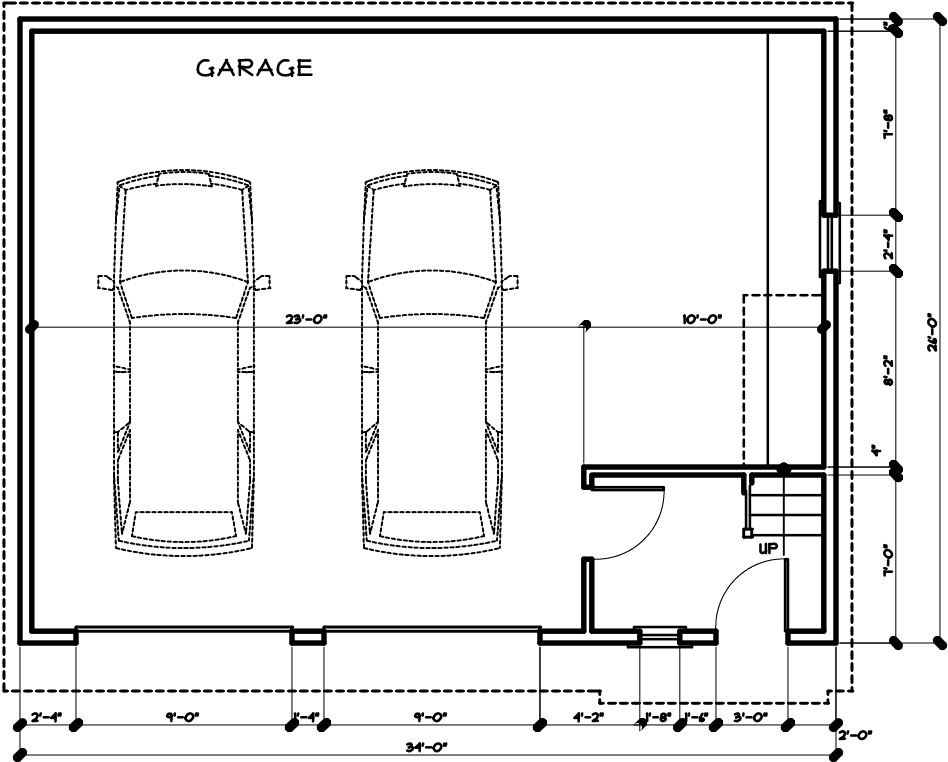
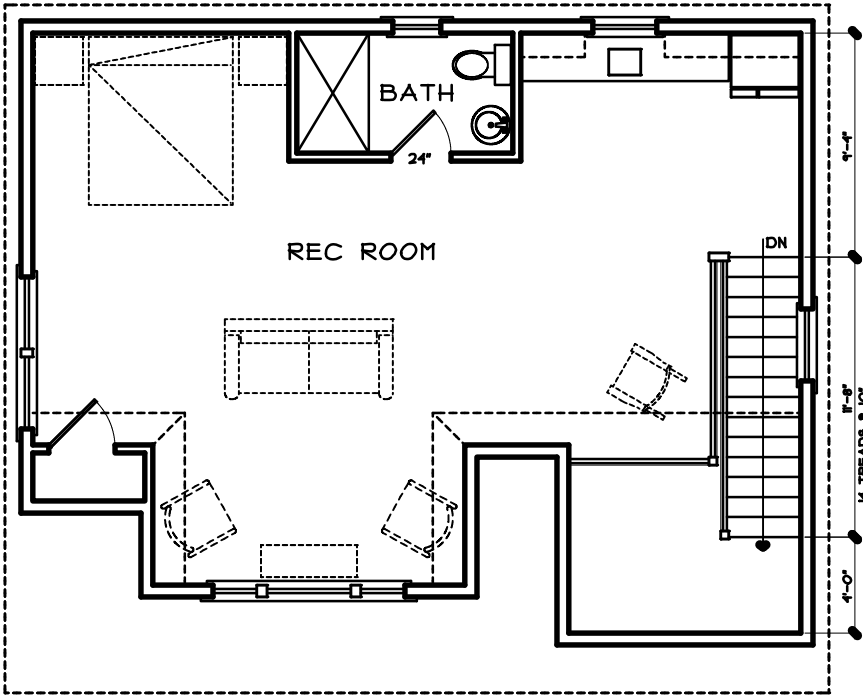
Digh Residence Additions
1422 THE PLAZA
CHARLOTTE, NC 28205

ARCHITECT'S \$ 21604
DATE MAY 2016
REVISIONS MAY 11, 2016
JANUARY 3, 2011
JANUARY 4, 2011

House Elevations
SCALE 1/8" = 1'-0"
A3

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**Digh Residence
Additions**
1422 THE PLAZA
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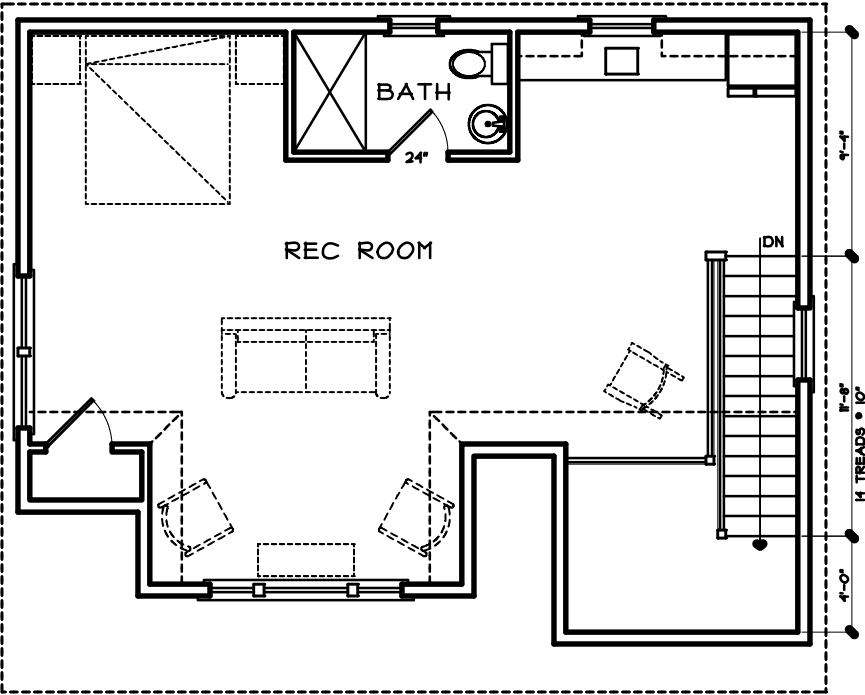
ARCHITECT'S # 21604
DATE OCTOBER 19, 2016
REVISIONS OCTOBER 25, 2016
JANUARY 3, 2017
JANUARY 4, 2017



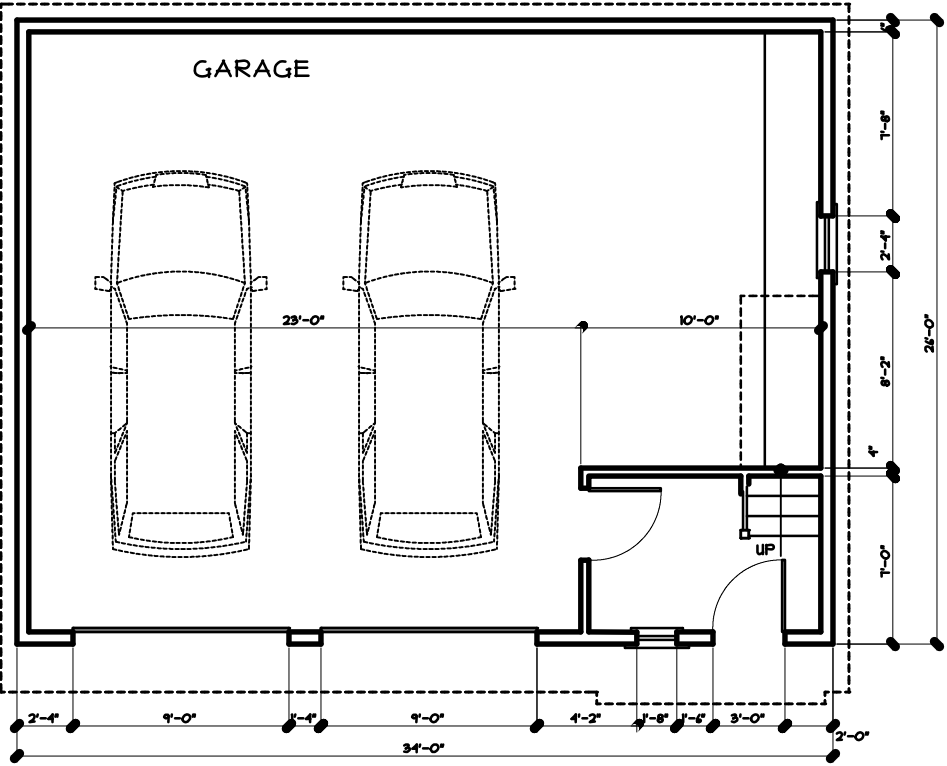
Plans
SCALE 1/4" = 1'-0"
A1

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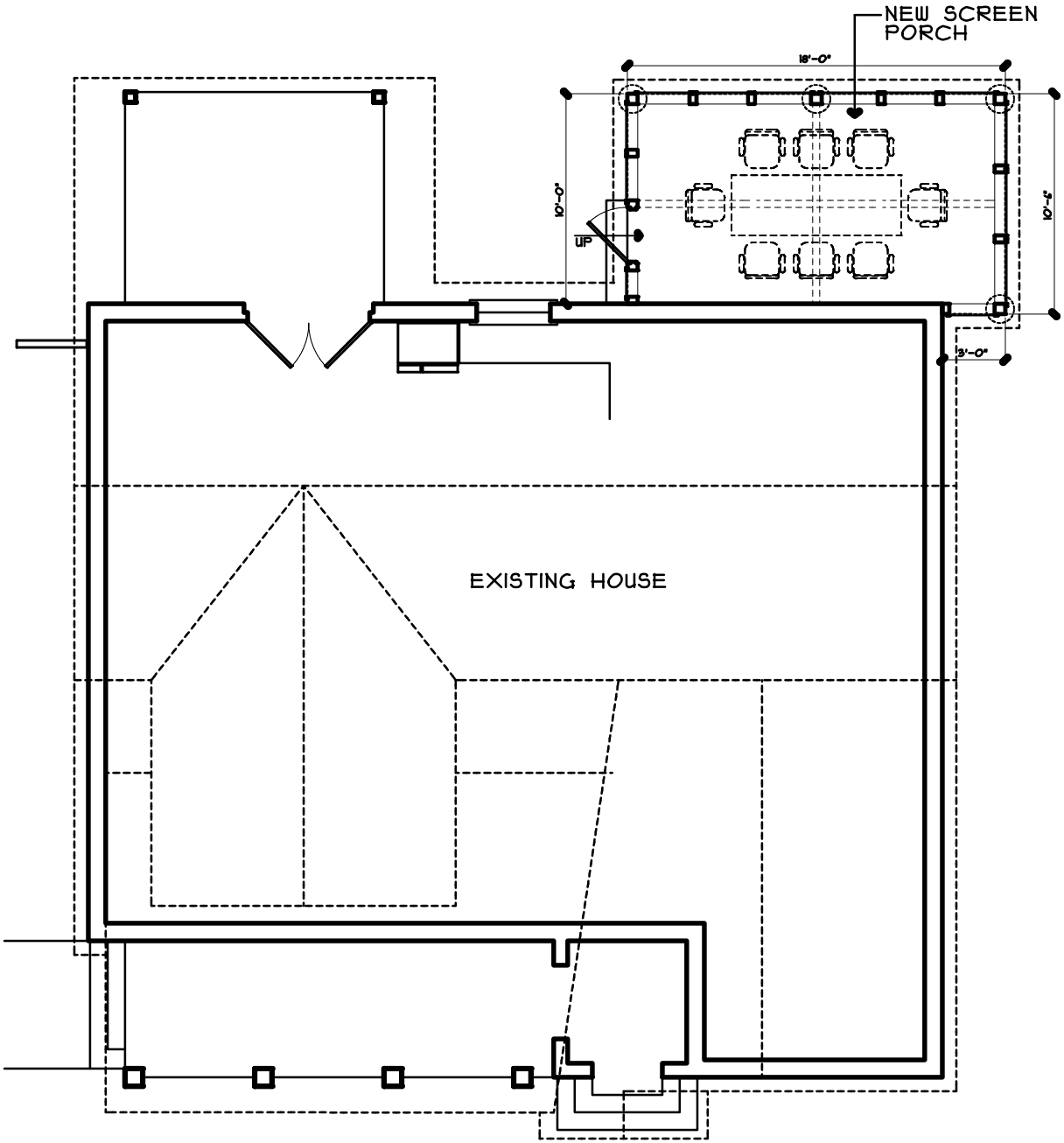
FEBRUARY 2017



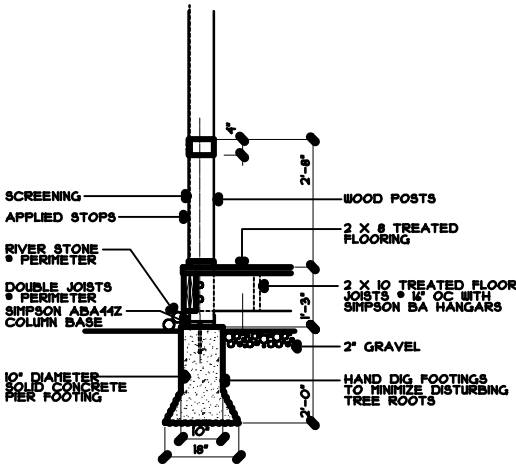
UPPER LEVEL GARAGE PLAN
116 GSF



LOWER LEVEL GARAGE PLAN
884 GSF



HOUSE & PORCH PLAN



PORCH FOOTING
DETAIL

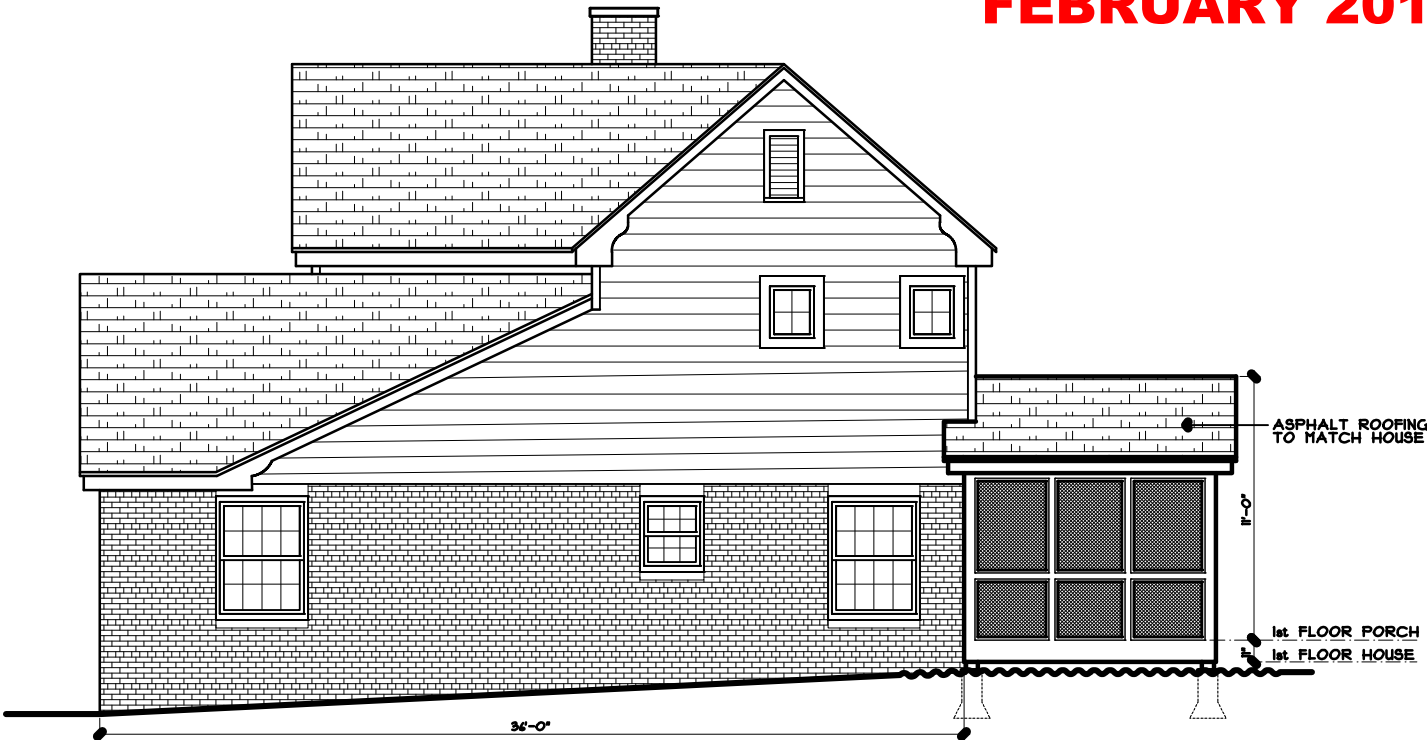
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**Digh Residence
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CHARLOTTE, NC 28205
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DATE OCTOBER 19, 2016
REVISIONS OCTOBER 25, 2016
JANUARY 3, 2017
JANUARY 4, 2017
FEBRUARY 1, 2017



Plans
SCALE 1/4" = 1'-0"
A1

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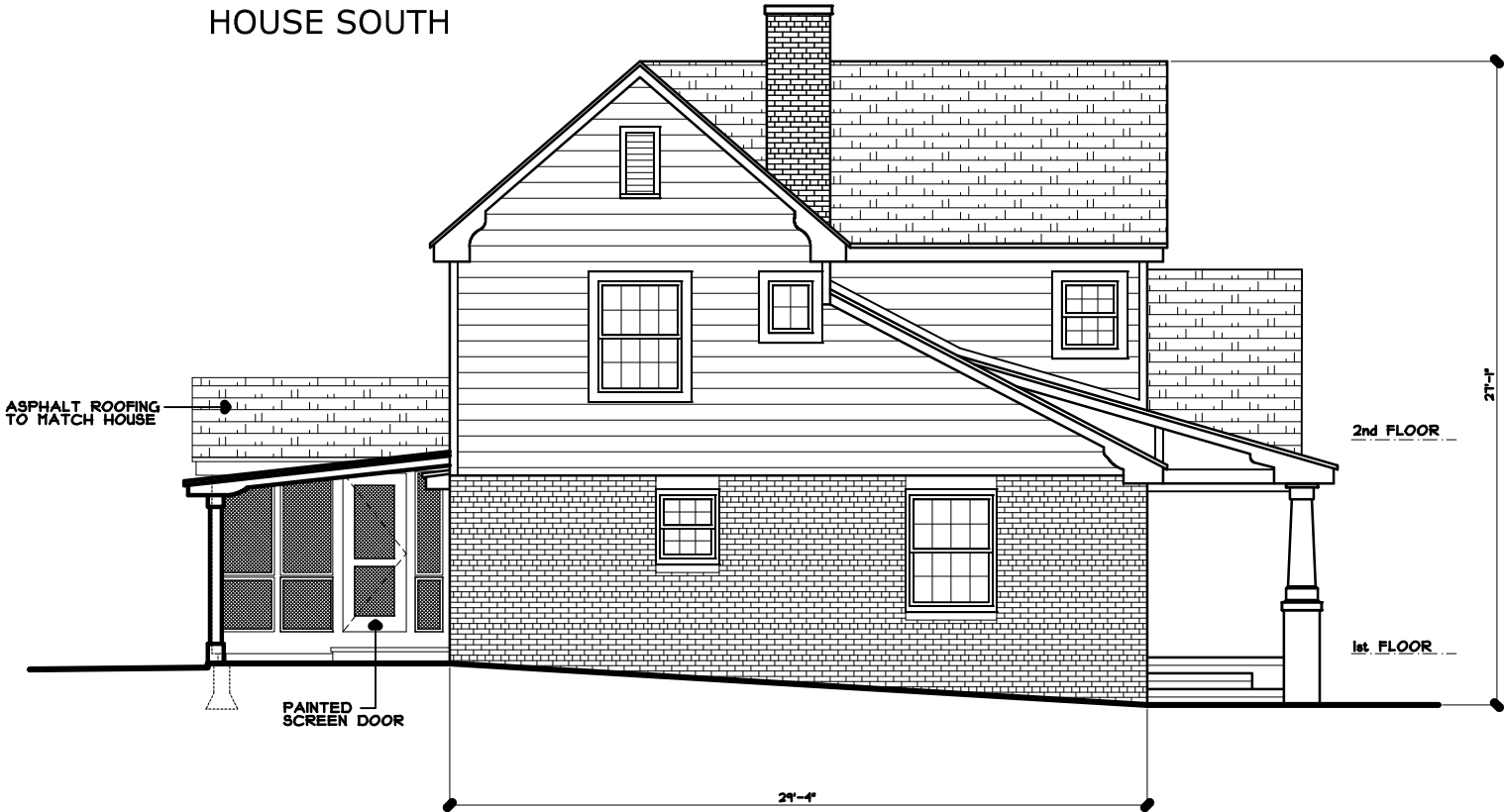
FEBRUARY 2017



HOUSE SOUTH



HOUSE REAR EAST



HOUSE NORTH



HOUSE FRONT WEST

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Digh Residence Additions
1422 THE PLAZA
CHARLOTTE, NC 28205

ARCHITECT'S # 21404
DATE MAY 2016
REVISIONS MAY 11, 2016
JANUARY 3, 2011
JANUARY 4, 2011
JANUARY 14, 2011
FEBRUARY 1, 2011

Elevations
SCALE 1/8" = 1'-0"
A3

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Screen Tight®
One Better Way
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Screen Tight®

- Affordable
- Easy to Install & Repair
- Low Maintenance UV Protected Vinyl
- Fits 2"x4" & 4"x4" Construction
- Screen Stays Tight
- No Painting
- Screen Large Openings, up to 40 sq. ft.
- No Mitering
- UV Protected
- U.S. Patent #4899797
- [5 year warranty](#)

The Perfect Fit

You and your family can now enjoy all of the lifestyle advantages of an attractive, open-air screen porch with a perfect, no-sag fit that can be easily installed in hours. Developed and patented by a remodeling contractor who was convinced there had to be "a better way" to design, install and maintain screen porches, the revolutionary Screen Tight® system has proven itself second-to-none among do-it-yourself homeowners, handymen and professional builders alike.

No More Staples

Conventional screening methods usually consist of staples, which secure the screen, and painted wood lattice, which serves as trim and covers the staples. The lattice is usually replaced each time the screen is repaired. With Screen Tight®, the screen is rolled into place similar to the method used by window and door manufacturers. The external cap snaps onto the base component and evenly tightens the screen. When rescreening, the cap temporarily pops off, allowing a quick and efficient replacement.



- A. Base attaches to a 2" x 4" x 4" wooden frame.
B. Screen spline rolls into the spline groove.
C. Cap snaps onto base.

Ideal for both new construction and remodeling projects, Screen Tight® is cost effective and affordable. Everything you need to screen your porch usually costs approximately \$1.00 per square foot. This would include fiberglass screen, spline, all Screen Tight® components and screws.

Easy to Install

The unique Screen Tight® system is easily adapted to most screen porches. The base component attaches to existing 2" x 2" and 4" x 4" framing with wood screws or roof tacks. Pre-punched holes on 8" centers result in a quick and consistent attachment. Both base and cap components can be cut with hand held shears. Once the base is attached, the screen is rolled into place with the "Roller Knife" or a standard screen spline roller. The excess screen is cut and removed. The cap snaps into the base completing the installation.

Large Openings

The Screen Tight® system easily accommodates openings of up to 40 square feet with a secure, tight grip, giving even large openings a no-sag appearance. No mitering is needed. And screen-stretching mistakes can be corrected in no time simply by removing the spline and reattaching the screen.

All exposed materials for the Screen Tight® system are manufactured from weather-proof, UV-resistant window grade vinyl. The base and cap components come in widths of 1.5" and



Screen Tight® is the maintenance free, easy to install, durable and patented spline screening system.

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3.5" and are stocked in 8' lengths. The cap is made in longer lengths of 12' for 1.5" and 10' for 3.5". Pre-punched fastener slots are on 8" center. Caps are available in white, beige, gray and brown.

Available Colors



Download Documents

» [Porch Screening System Worksheet](#) 

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