
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1927 The Plaza

SUMMARY OF REQUEST: Front porch columns and handrails

APPLICANT/OWNER: Ben Aycock

Details of Proposed Request

Existing Conditions

The existing structure is a one story ranch style home constructed in 1950. The front setback is 37'. Original porch supports were metal. A Notice of Violation was issued for work completed without a COA.

Project

The project is the replacement of the metal porch supports with squared wood columns, one centered and on the right corner. Column dimensions are 9" x 7". The handrails are an administrative review and will be corrected to meet the guidelines.

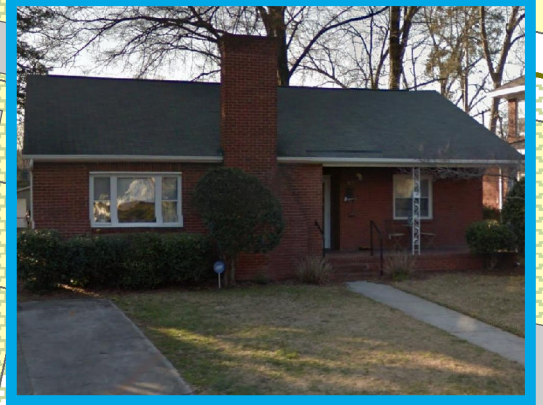
Design Guidelines - Porches, page 6.14

1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contains a porch.
2. Design new porches to complement the size, proportion, placement and rhythm of existing historic porches within its context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

Staff Analysis

The Commission will determine if the project meets the guidelines for porches.

Charlotte Historic District Commission Case 2017-744
HISTORIC DISTRICT: PLAZA MIDWOOD
FRONT PORCH CHANGES







Column trim (top and bottom) is 11" x 8 1/4"

Column is 9 1/4" x 7 1/4"

All pressure treated pine
WILL PAINT ALL WHITE TO MATCH TRIM

25"

137"

36"

Balusters 30 1/2"

Balusters 32" x 1.3" x 1.3"

Bottom rail is 3 1/2" tall. 1 3/4" from bottom

Top rails are 3 1/2" x 1 3/4"

Side railing is 60" long



