

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1624 The Plaza

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Adam Bolinger / Anthony and Andrea Tremble

The application was continued from August for the following items:

- *Doors and Windows, page 6.12, number 1 (a) through (d), restudy fenestration on the right elevation and rear elevation, and provide additional details on the bay window.*
- *Transition, restudy for an offset to transition between the addition and the existing building.*

Details of Proposed Request

Existing Conditions

The existing structure two-story Colonial Revival style house constructed in 1934. Architectural features include a one-story screen porch on the left elevation, front portico, front door with transom and sidelights, and 8/8 double-hung wood windows. Siding material is unpainted brick. Lot size is 73' x 192.5'. Adjacent structures are 1-2 story single family houses.

Proposal

The proposal the reconfiguration of a small one-story rear addition, which is not believed to be original to the house. The addition's new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include Hardie Artisan smooth finish lap siding, wood corner boards and trim. The foundation is brick piers, new horizontal wood lattice will be installed between the piers. New roof and window trim details will match the house. There are no impacts to mature trees.

Revised Proposal – September 11

- Window sizes changed on left and rear elevations
- Bay window detail provided
- Trim board added to create transition between the brick and siding

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following concerns with the proposal:

1. Left elevation: Fenestration configuration.
 - Windows labeled “G” and “F” have horizontally oriented panes.
 - Windows labeled “F” have square panes.
2. Rear elevation: Fenestration configuration
 - a. Windows labeled “D” have horizontally oriented panes.
 - b. Windows labeled “A” and “E” have square panes.
3. All proposed windows:
 - a. Drip edge + sill appear to be the same dimension.
 - b. Windsor Pinnacle line is not a full wood window. The only wood on the exterior is the upper and lower sash. Muntins, casing, tracks, etc. are all a PVC material.
4. Minor revisions may be reviewed by staff.



HDCRMI 2019-00416

PID: 09507901

LOCAL HISTORIC DISTRICT: PLAZA MIDWOOD

PROPOSED PROJECT: CONTINUED CASE

September Meeting 2019



Existing Conditions



FRONT



LEFT

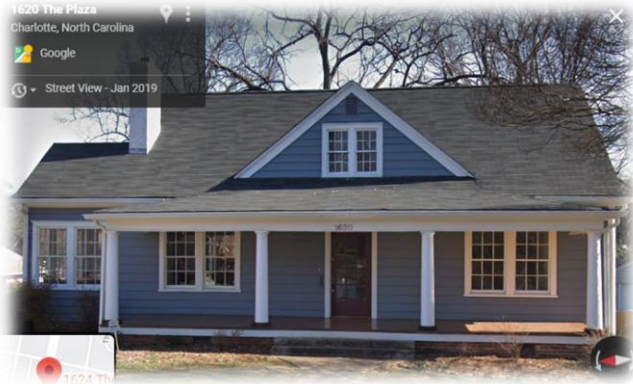


REAR



RIGHT

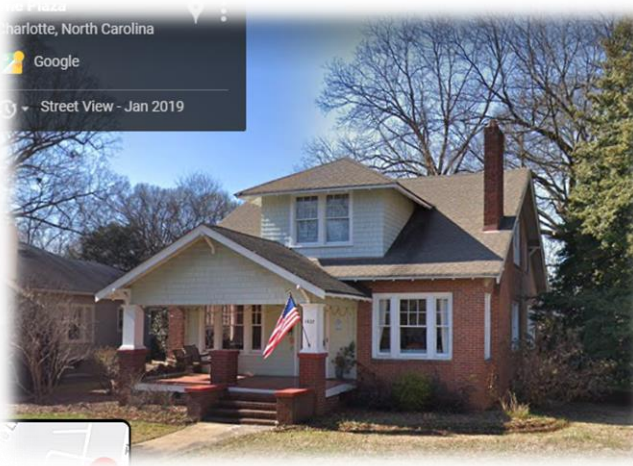
Context/Adjacent Structures



1620 The Plaza



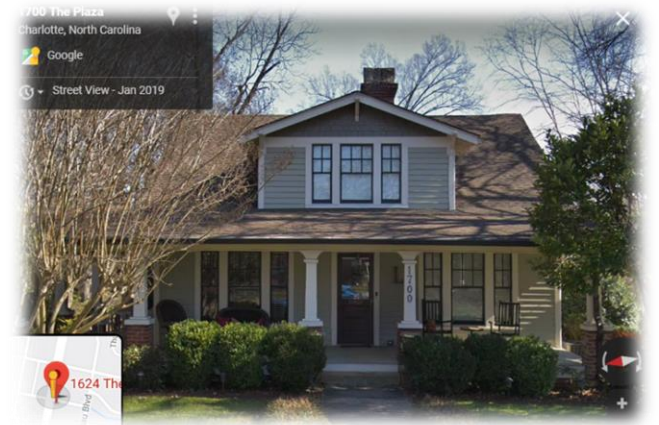
1645 Nassau



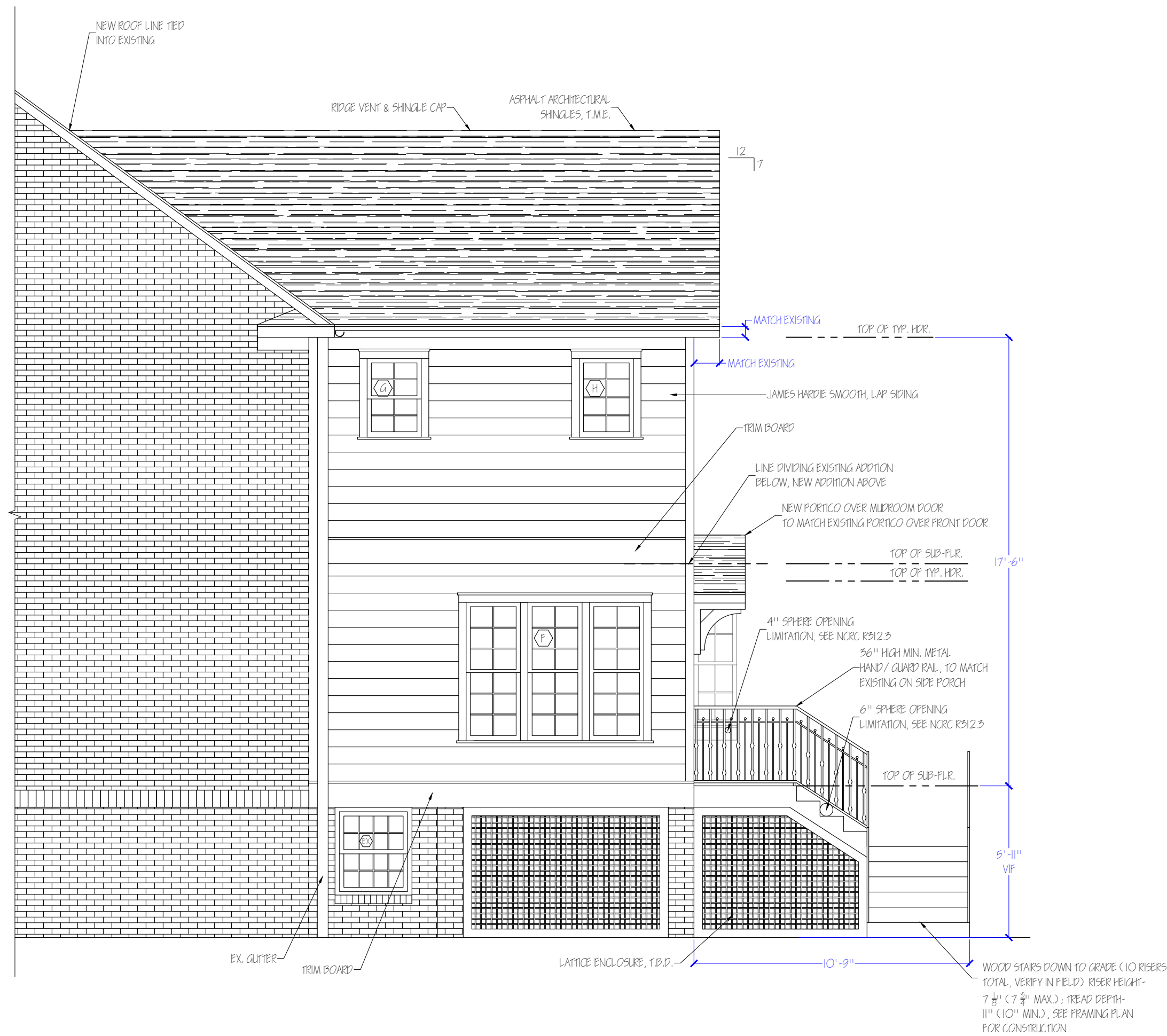
1627 The Plaza



1717 Kensington Garage



1700 The Plaza



WINDOW SCHEDULE

VIF ALL WINDOW SIZES

- A PINNACLE 3-UNIT 30° BAY WINDOW, 8'5" OVERALL WIDTH
- B 37"X 56.75" PINNACLE DOUBLE-HUNG, WOOD
- C 30"X 60.75" PINNACLE DOUBLE-HUNG, WOOD
- D 24"X 36.75" PINNACLE DOUBLE-HUNG, WOOD
- E 30"X 57.5" PINNACLE DOUBLE-HUNG, WOOD
- F 76"X 64.75" PINNACLE 3-WIDE DOUBLE-HUNG, WOOD
- G 25"X 36.75" PINNACLE DOUBLE-HUNG, WOOD
- H 25"X 36.75" PINNACLE FIXED, WOOD

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED

Site Address: 1624 THE PLAZA CHARLOTTE, NC 28205		Drawing Name: NORTH ELEVATION	
Scale: 1/4" = 1'-0"		Project Name: TREMBLE HOME ADDITION	
Sheet No: A-201	Drawn by: JAMIE CYRUS	Date: 8/20/19	



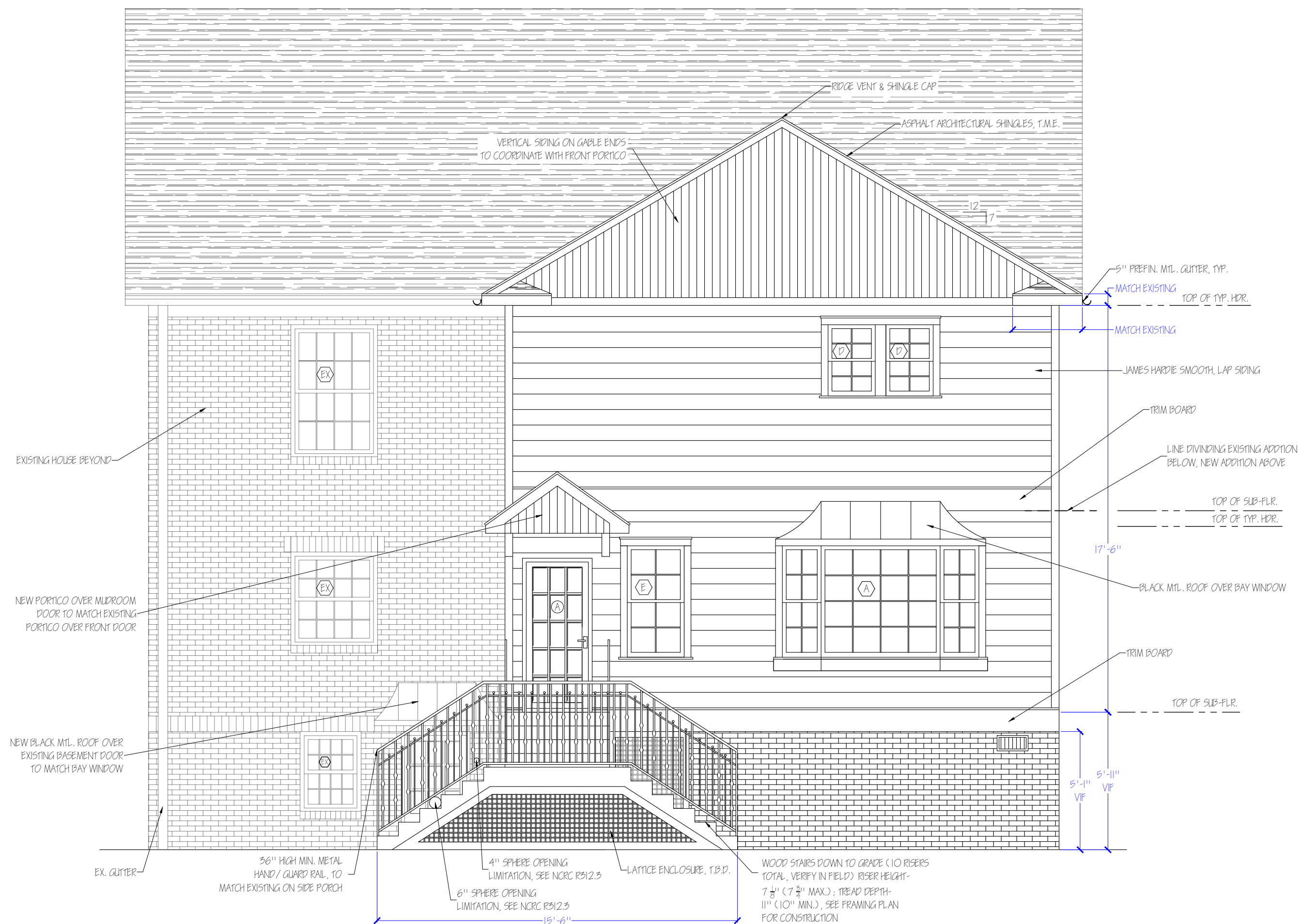
WINDOW SCHEDULE

VIF ALL WINDOW SIZES

A	PINNACLE 3-UNIT 30° BAY WINDOW, 8'5" OVERALL WIDTH	E	30"X 64.75" PINNACLE DOUBLE-HUNG, WOOD
B	37"X 56.75" PINNACLE DOUBLE-HUNG, WOOD	F	76"X 64.75" PINNACLE 3-WIDE DOUBLE-HUNG, WOOD
C	30"X 60.75" PINNACLE DOUBLE-HUNG, WOOD	G	25"X 36.75" PINNACLE DOUBLE-HUNG, WOOD
D	24"X 36.75" PINNACLE DOUBLE-HUNG, WOOD	H	25"X 36.75" PINNACLE FIXED, WOOD

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED

Site Address: 1624 THE PLAZA CHARLOTTE, NC 28205		Drawing Name: SOUTH ELEVATION	
Scale: 1/4" = 1'-0"		Project Name: TREMBLE HOME ADDITION	
Sheet No: A-202	Drawn by: JAMIE CYRUS	Date: 8/20/19	



NOTE: ALL NEW WINDOWS TO HAVE
3 1/2" TRIM AND STANDARD SILLS
UNLESS OTHERWISE SPECIFIED

WINDOW SCHEDULE

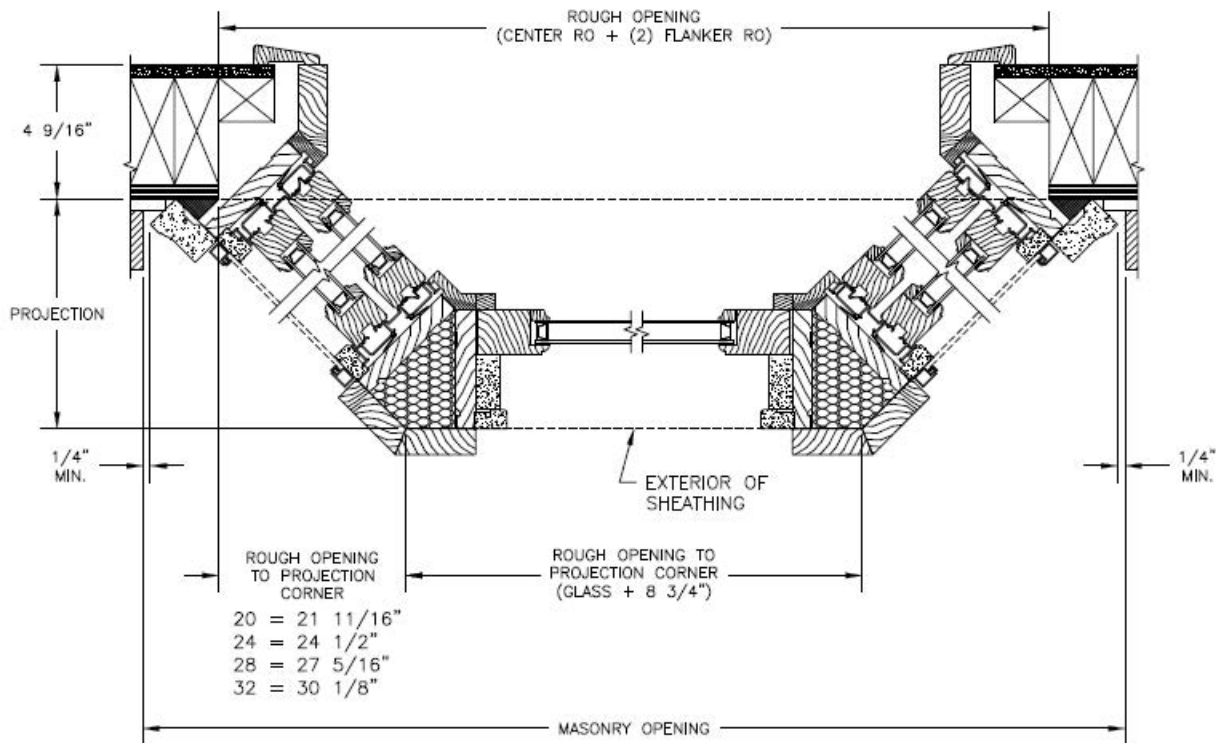
VIF ALL WINDOW SIZES

- A Pinnacle 3-UNIT 30° BAY WINDOW, 8'5" OVERALL WIDTH
- B 37"X 56.75" Pinnacle DOUBLE-HUNG, WOOD
- C 30"X 60.75" Pinnacle DOUBLE-HUNG, WOOD
- D 24"X 36.75" Pinnacle DOUBLE-HUNG, WOOD
- E 30"X 57.5" Pinnacle DOUBLE-HUNG, WOOD
- F 76"X 64.75" Pinnacle 3-WIDE DOUBLE-HUNG, WOOD
- G 25"X 36.75" Pinnacle DOUBLE-HUNG, WOOD
- H 25"X 36.75" Pinnacle FIXED, WOOD

DOOR SCHEDULE

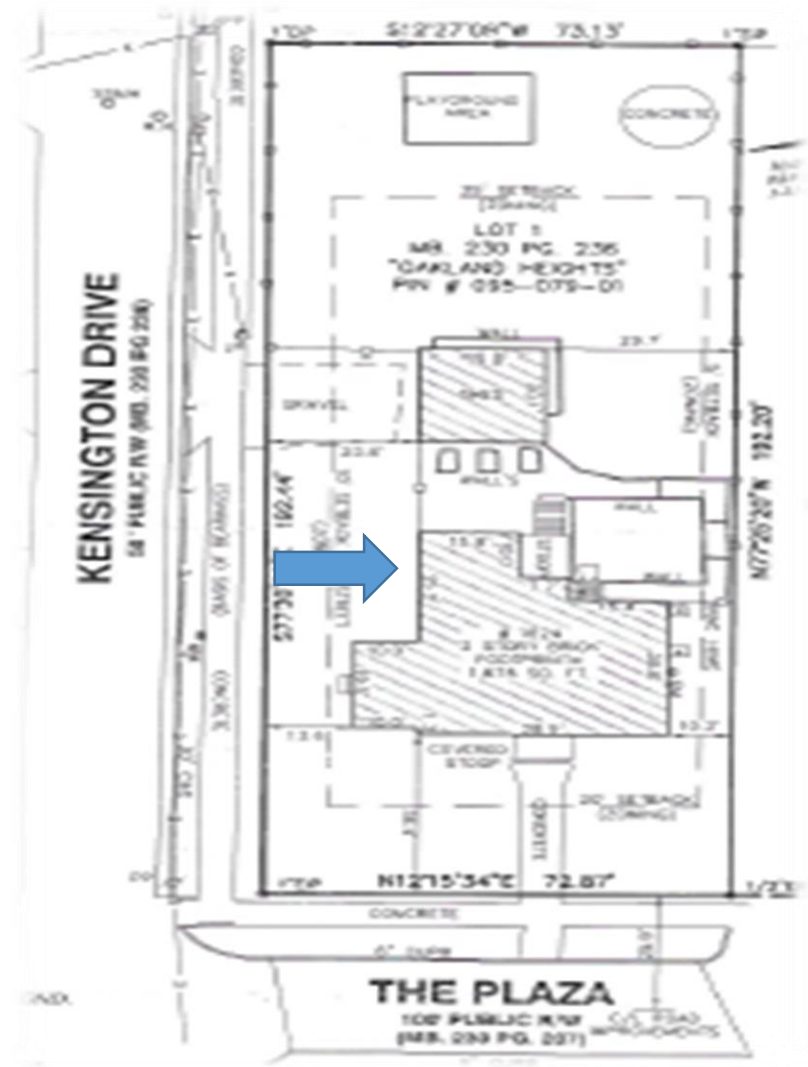
- A 36"X 79.5" Pinnacle INSWING 3W3H, WOOD

Site Address: 1624 THE PLAZA CHARLOTTE, NC 28205		Drawing Name: WEST ELEVATION	
Scale: 1/4" = 1'-0"		Project Name: TREMBLE HOME ADDITION	
Sheet No: A-203	Drawn by: JAMIE CYRUS	Date: 8/20/19	

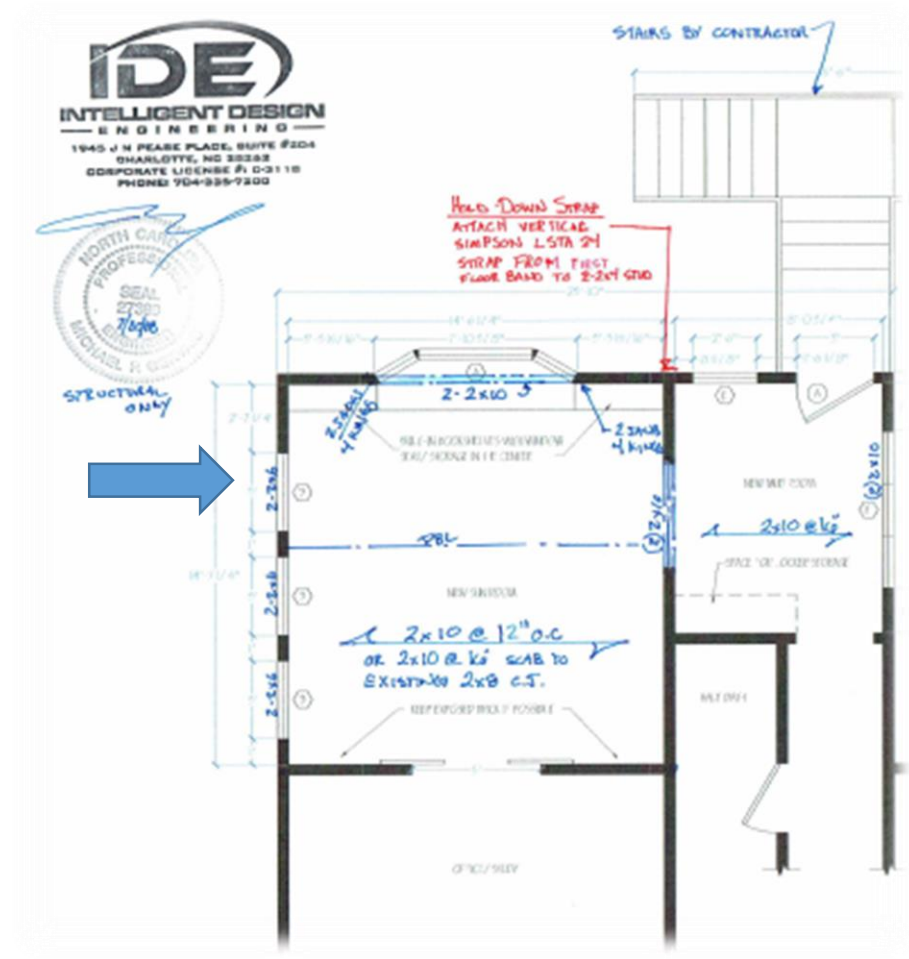


45 DEGREE BAY

Site Plan



Existing



Proposed

Left Elevation



Existing

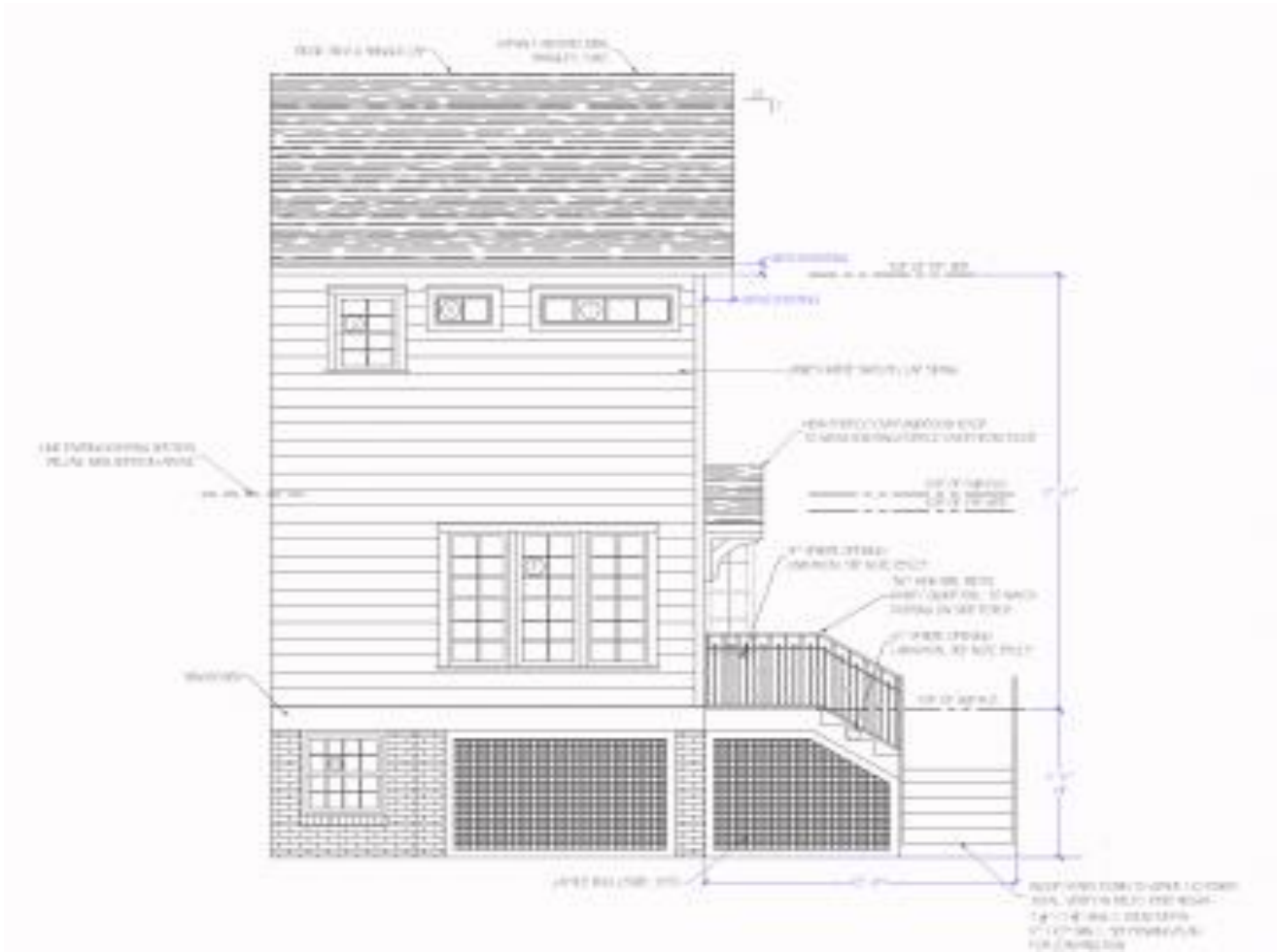


Proposed

Right Elevation



Existing

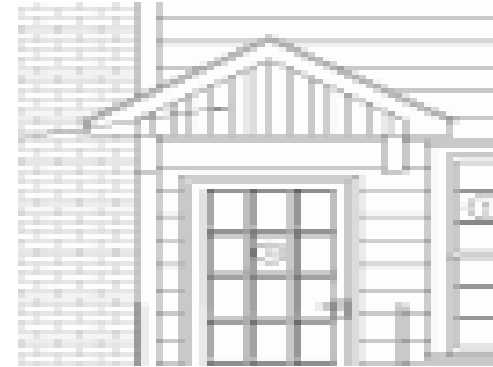


Proposed

Architectural Detail



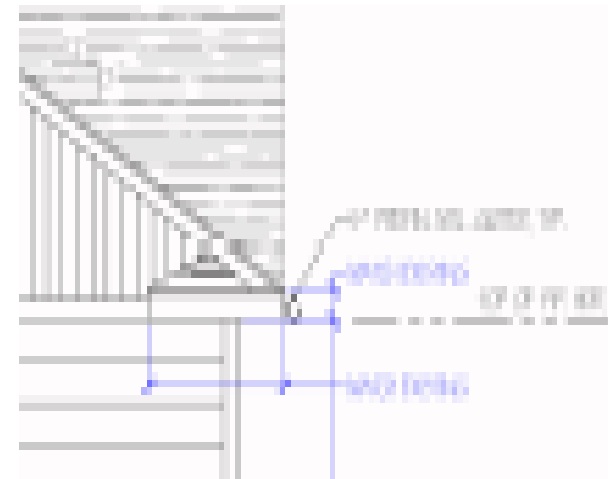
Existing front
portico



Proposed rear portico style
consistent with the existing



Existing roof detail

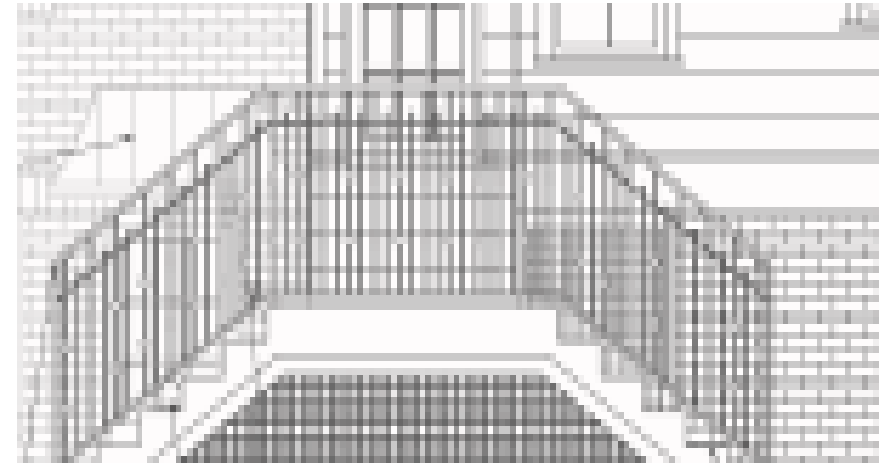


Proposed roof details
consistent with the existing

Architectural Detail



Existing porch
railing



Proposed rear railing consistent
with the homes existing

AUGUST SUBMITTAL



WINDOW SCHEDULE

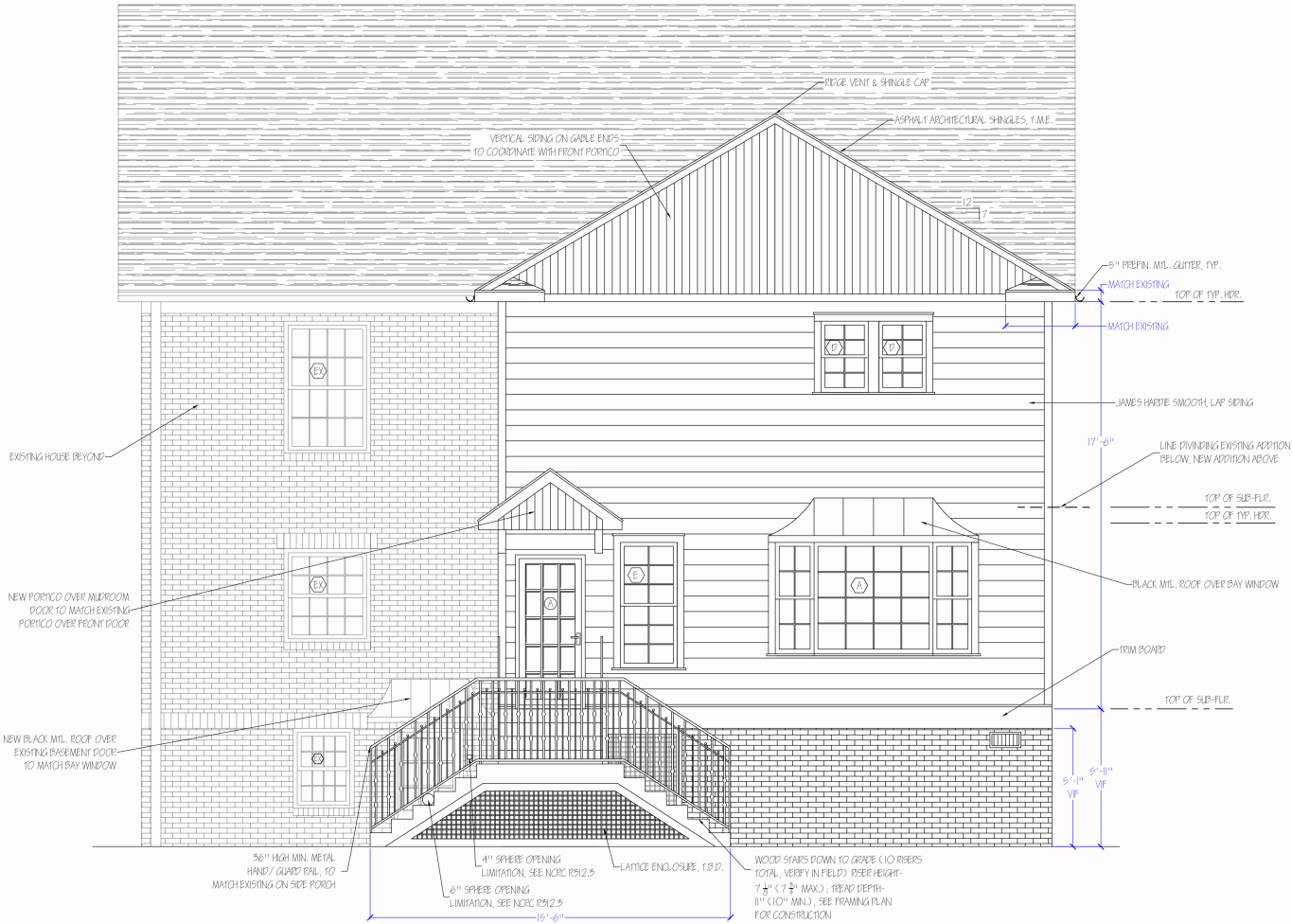
VIF ALL WINDOW SIZES

(A)	PINNACLE 3-UNIT 30° BAY WINDOW, 8'5" OVERALL WIDTH	(E)	30"X 64.75" PINNACLE DOUBLE-HUNG, WOOD
(B)	37"X 56.75" PINNACLE DOUBLE-HUNG, WOOD	(F)	76"X 64.75" PINNACLE 3-WIDE DOUBLE-HUNG, WOOD
(C)	30"X 60.75" PINNACLE DOUBLE-HUNG, WOOD	(G)	25"X 36.75" PINNACLE DOUBLE-HUNG, WOOD
(D)	24"X 36.75" PINNACLE DOUBLE-HUNG, WOOD	(H)	24"X 14" PINNACLE TRANSOM, WOOD
		(I)	55"X 14" PINNACLE TRANSOM, WOOD

NOTE: ALL NEW WINDOWS TO HAVE 3 1/2" TRIM AND STANDARD SILLS UNLESS OTHERWISE SPECIFIED

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Sheet No:	A-202	Drawn by:	JAMIE CYRUS
		Date:	8/1/19

AUGUST SUBMITTAL



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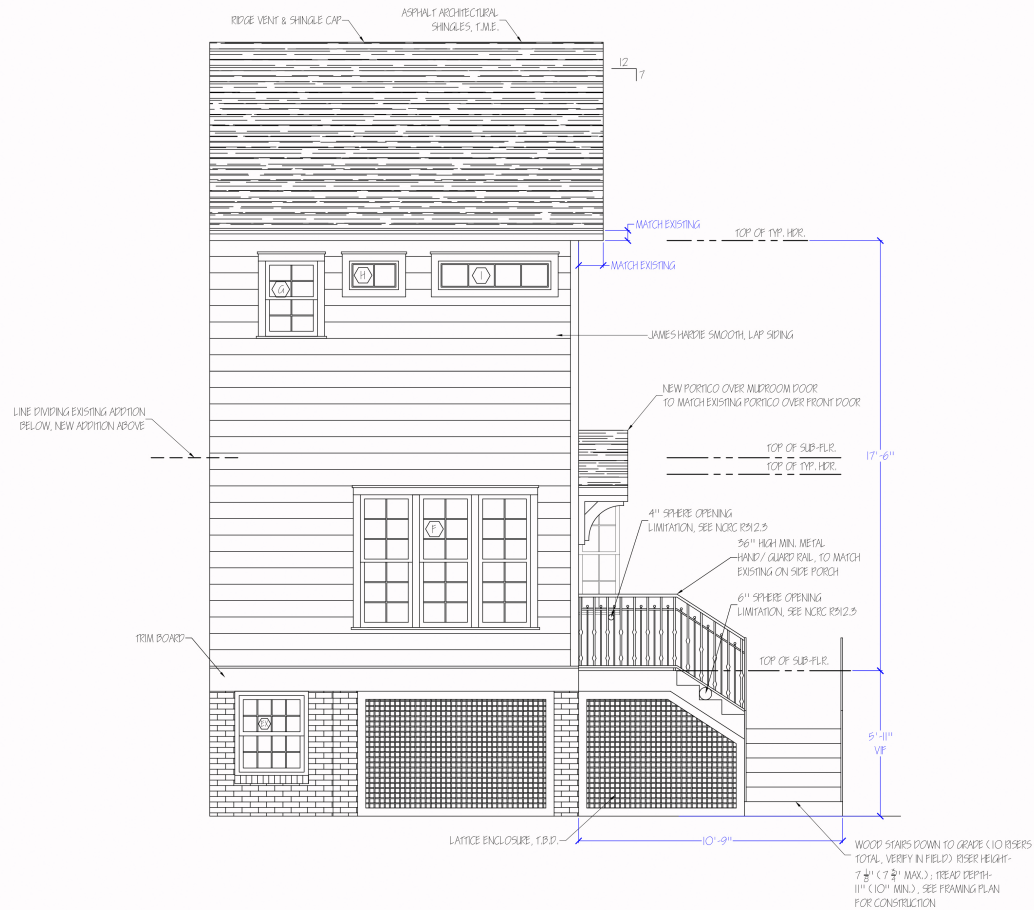
VIF ALL WINDOW SIZES

- | | |
|---|---|
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| B | 37"X 56.75" PINNACLE DOUBLE-HUNG, WOOD |
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| I | 55"X 14" PINNACLE TRANSOM, WOOD |

DOOR SCHEDULE

- (A) 36"X 79.5" PINNACLE INSWING
3W3H, WOOD

AUGUST SUBMITTAL



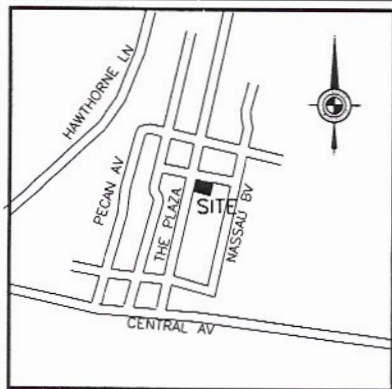
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A-201		JAMIE CYRUS	
		Date:	
		8/1/19	



VICINITY MAP - NTS

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF JULY, 2018 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

FLOOD CERTIFICATION

SIGNED

C. Clark Neilson

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
COMMUNITY PANEL NO: 3710455400K



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

6. SUBJECT PROPERTY ZONING: R-5

7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

8. (THE PLAZA) IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2005 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.

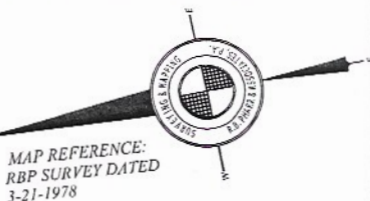
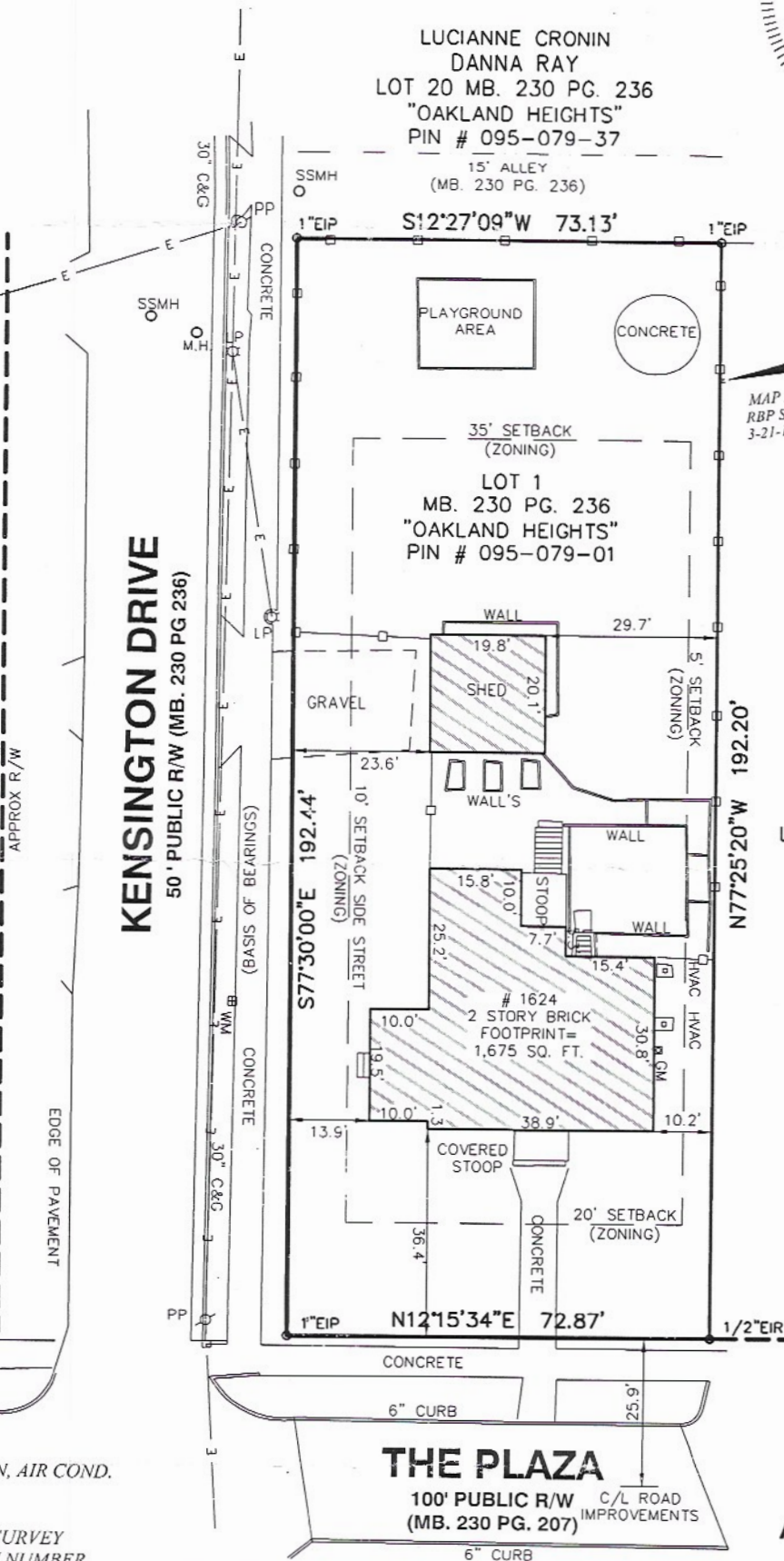
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

LEGEND:

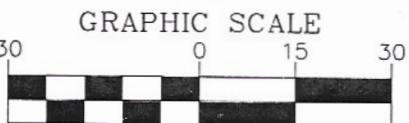
C&G - CURB & GUTTER
DB - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
GM - GAS METER
HVAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
MB - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
PIN - PARCEL IDENTIFICATION NUMBER
PP - POWER POLE
PG - PAGE
R/W - RIGHT-OF-WAY
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
WOOD FENCE



CAROLINA CAPITAL RESERVE FUND LLC
LOT 2 MB. 230 PG. 236
"OAKLAND HEIGHTS"
PIN # 095-079-02



(IN FEET)
1 inch = 30 ft.

AREA: 14,040 SQ. FT.
OR 0.3223 ACRES

SURVEY OF:
LOT 1, "OAKLAND HEIGHTS"
FOR:
ANTHONY & ANDREA TREMBLE

RE: 1624 THE PLAZA
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 29074-776
MAP REFERENCE: 230-236
TAX PARCEL: 095-079-01

R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

CREW: NM	DRAWN: PJH	REVISED:	SCALE: 1" = 30'	DATE: JULY 2ND, 2018	JOB NO. 88744
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