**LOCAL HISTORIC DISTRICT:** Plaza Midwood  

**PROPERTY ADDRESS:** 1319 Thomas Avenue  

**SUMMARY OF REQUEST:** Accessory building  

**APPLICANT:** Diane Hopper  

### Details of Proposed Request  

**Existing Context**  
The existing house was constructed in 1920. The site is on the edge of the Plaza Midwood Local Historic District and located adjacent to a commercial parking lot on one side. An alley exists for access to multiple properties. A two story accessory dwelling was approved October 8, 2014.

**Proposal**  
The proposal is a one story accessory building in the rear yard. The overall size of the accessory building has been reduced in height and square footage. Exterior siding is wood lap. The structure will have a screened porch on the left side.

---

**Policy & Design Guidelines for New Construction, page 34**  
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.
Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

1. **New garages cannot be located in front or side yards.**
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

**Staff Analysis**
The Commission will determine if an exception should be granted for locating the accessory building in the side yard and if the proposal meets the guidelines for accessory buildings.
CERTIFICATE NUMBER: 2014-164

DATE: October 13, 2014

ADDRESS OF PROPERTY: 1319 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08117420

OWNER(S): Diane Hopper

DETAILS OF APPROVED PROJECT: The project is construction of an accessory dwelling unit (ADU), driveway, fence, installation of an artificial grass surface in the rear yard and improvements to the existing garage. The ADU height is approximately 25'-6" with materials and design details to reflect the principal dwelling. The existing alley will provide access to the ADU. The existing garage will have new siding and windows. A new canopy will be constructed over the garage door. The new fence will be detailed as drawn and will not exceed 6' and 4' along the rear and side yard. See attached plans for details.

The project was approved by the HDC October 8, 2014.

This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.

No other approvals are to be inferred.

No demolition other than that specifically indicated on any attached plans is authorized under this approval.

All work must be completed in accordance with all other applicable state and local codes.

Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Tom Everhart
Staff

Chairman

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
Ph: (704) 336-2205
Fax: (704) 336-6123
ROSELL
1319 Thomas Ave

Existing Photos, Shed Plan, Existing & Improved Site Plans

Issued for: Historic Review
Administrative Approval
Date: 7/13/2016

Owner: Diane Hopper
1319 Thomas Ave
diane.hopper@gmail.com
704-307-3494

Survey: Baucom-Davis
Fat@Baucom-Davis.com

PROPOSED DOUBLE SHED PLAN

Two Shed Dimensions: 10' W X 12' D
Breezeway: 10' W X 7' D
Screened Area: 14' W X 12' D

EXISTING SITE PLAN

PROPOSED SITE PLAN

EXHIBITS

Existing Site Plan

Rear Yard Shed Plan

Claude B. and Betty J. Ratner

Shed will be 8' inside side property lines.
Shed will be 3' inside rear property and located on 10' alleyway.

Revised SHEETING shall be traditional material matching the house.

Sheathing to be used:

Notes:

ZONING OPEN SPACE DATA
65% Required Open
Site Area: 4,880 sq. ft.
1,955 sq. ft. of required open space
Houses: 1,003 sq. ft.
Garage & Chicken Coop: 424 sq. ft.
Double Shed: 456 sq. ft.
TOTAL BUILT: 3,027 sf
Balance: 1,853 sq. ft.
3-1/2 X 12-1/2: 6,431 sf
6-1/2 X 12-1/2: 3,273 sf

HISTORIC DISTRICT OPEN SPACE DATA
50% Required Open
Site Area: 4,880 sq. ft.
2,440 sq. ft. of required open space
Houses: 1,003 sq. ft.
Garage & Chicken Coop: 424 sq. ft.
Double Shed: 456 sq. ft.
TOTAL BUILT: 3,027 sf
Balance: 1,853 sq. ft.
3-1/2 X 12: 6,431 sf
6-1/2 X 12: 3,273 sf

Sheathing shall be traditional material matching the house.

All existing mature trees to remain.

Notes:

Setbacks:

Current setbacks are:

NEW SETBACKS:

NORTH PROPERTY LINE:

EAST PROPERTY LINE:

SOUTH PROPERTY LINE:

WEST PROPERTY LINE:

EXISTING SITE PHOTOS

Perspective

Idea Image:

Differences: shortened height and reduced dimensions on 'sheds', breezeway 10' wide, no transom over door, roof vent to match house, single step without railings.
**South Side**

- Total height: 14'
- Shed Roof: 12/12 Pitch
  - Architectural shingles
- Shed wall height: 8'
- Screened Roof: 4/12 Pitch
  - Architectural shingles with corrugated clear in center portion
- Screened wall height: 7' at lowest point
- Wood siding
- 1 side window: 33" W X 41" H
- Concrete slab foundation
- Depth of shed: 12'
- Depth of screened: 12'
- Concrete slab porch: 6' W X 3' D with 4' X 4' posts and simple shed roof over door

**North Side**

- Total height: 14'
- Roof: 12/12 Pitch
  - Architectural shingles
- Wall height: 8'
- Wood siding
- No side windows
- Concrete slab foundation
- Depth of shed: 12'
- Concrete slab porch: 6' W X 3' D with 4' X 4' posts and simple shed roof over door
FINISHING DETAILS

Sheds shall be traditional materials matching the main house.

Sheathing will be wood siding. Trim to match main house.

Soffit will be wood and matching the main house.

Vent in peak of sheds to match peak on front of house

Windows to be wood in a one over one configuration and matching main house.

Doors to be wood with single pane of open glass matching the main house.