



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: 2016-131

DATE: January 17, 2017

May 30, 2017 – AMENDED

July 11, 2017 – AMENDED

November 16, 2017 – AMENDED

ADDRESS OF PROPERTY: 1319 Thomas Avenue

TAX PARCEL NUMBER: 08117419

HISTORIC DISTRICT: Plaza Midwood

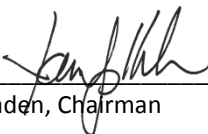
OWNER(S): Diane Hopper

DETAILS OF APPROVED PROJECT: The project is a one-story accessory building in the rear yard to be used as an art studio; see the site survey and site plan. Exterior siding is wood lap and the roof is standing seam metal. The structure will have a screened porch on the left side. A chicken coop, measuring 6'-6" wide x 4'-0" deep and 5'-6" in height at its tallest point, will be built off of the screen porch, see attached exhibit labeled 'Site Plan – July 2017.' An outdoor shower and fence/gate will be located on the rear; all materials are wood. The height is approximately 17 feet as measured from grade. The project meets HDC permeability requirements. See attached plans.

The project was approved by the HDC July 13, 2016.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

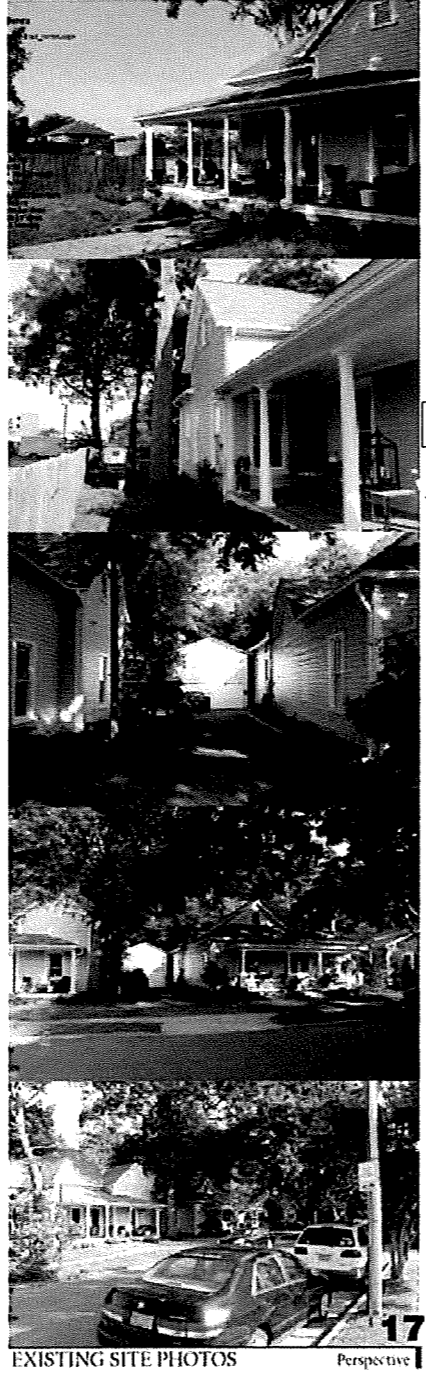
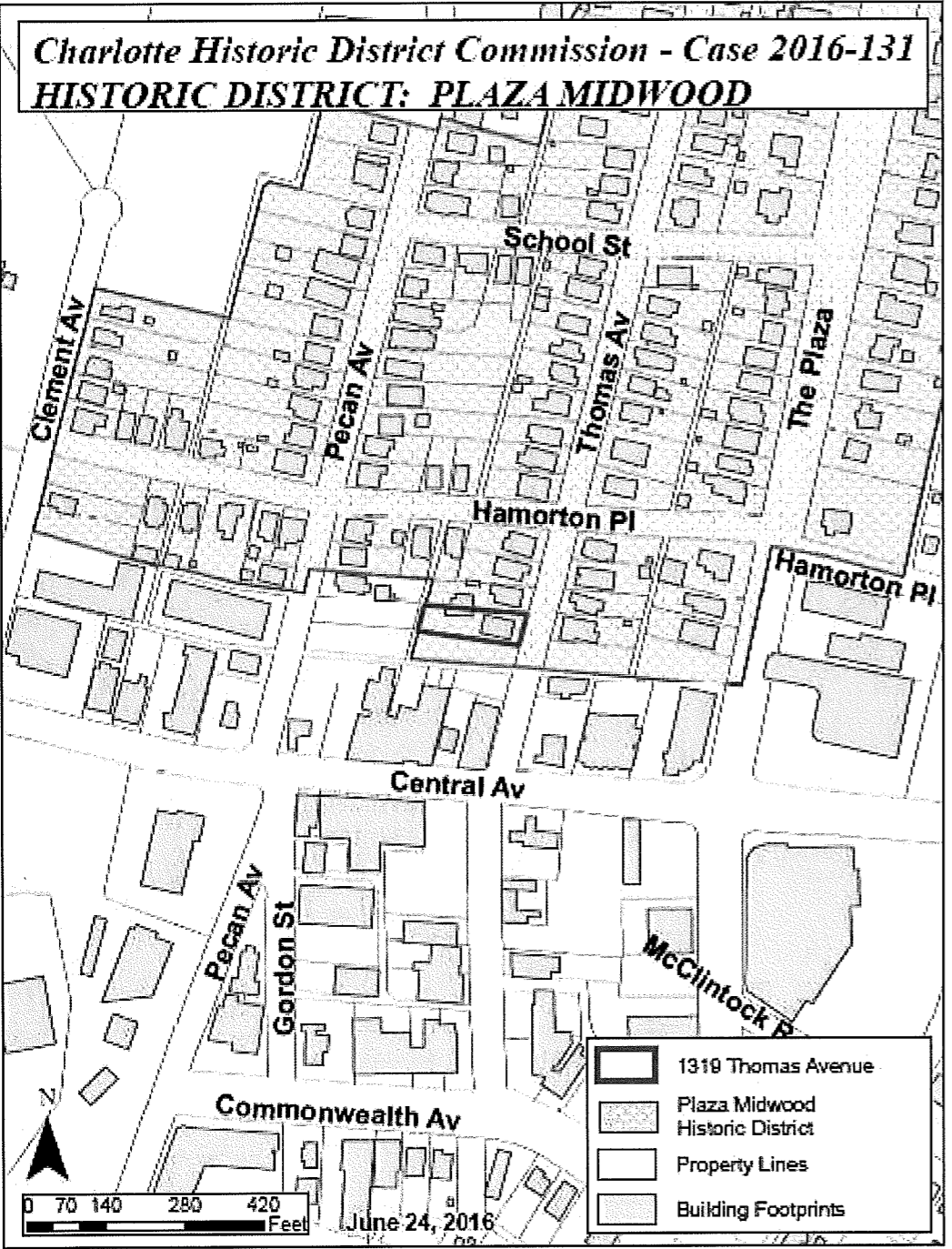

James Haden, Chairman


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

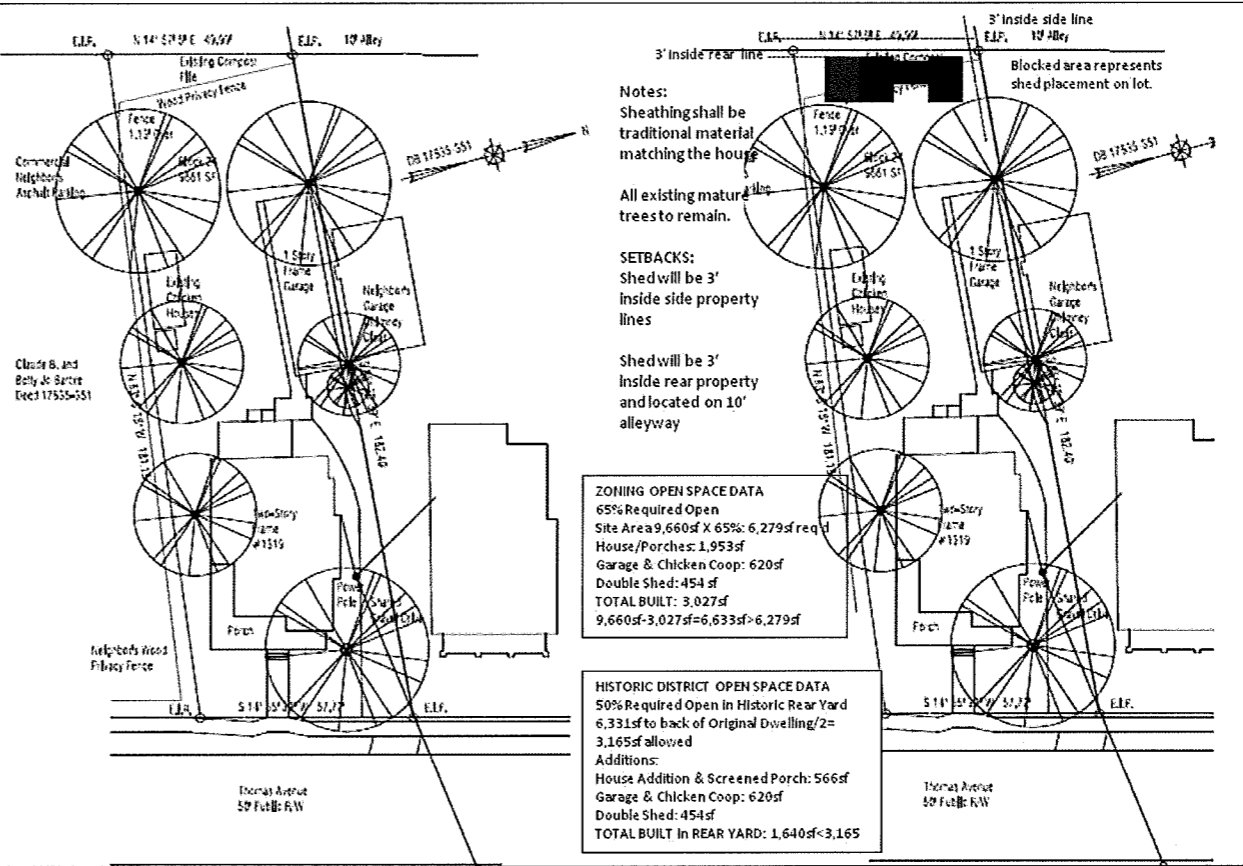
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



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.

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PROPOSED DOUBLE SHED PLAN



Rear Yard Shed Plan
 for
 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
 704-307-3484

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

EXISTING SITE PLAN **PROPOSED SITE PLAN**

Art Studio

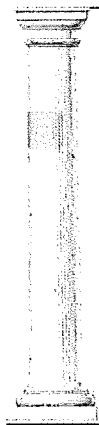
SOUTH SIDE

NORTH SIDE

All roofs metal
17-18' height of sheds approximately.
Must be below 26' previously
approved for ADU.

4" off 1'
Overhang

Tuscan
columns to
replace 4 X 4
on sheds



Door: 3'W
80" H

Door: 3'W
96" H

Windows:
28" W
36" H

Door: 3'W
96" H

Screened: 12' W with 4/12 pitch with screen door entry/access

Screened doors 1' off ground
Chicken coop floor- gravel down and dirt on top

Shed: 10' W X 12' D with 12/12 pitch
Concrete slab porch: 6' W X 3' D with Tuscan columns (a)
and simple shed roof over door
Concrete slab foundation

Breezeway: 10' W X 7' D with 4/12 pitch
Recessed: 3' in front and 2' in rear
Solid wood windows with vinyl clad
Concrete slab foundation

Shed: 8.5' W X 12' D with 12/12 pitch
Concrete slab porch: 6' W X 3' D with Tuscan columns (a)
and simple shed roof over door
Concrete slab foundation (1.5' to remain on side)

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South Side

All roofs metal
 17-18' height of sheds
 approximately. Must be
 below 26' previously
 approved for ADU.

Remove overhang in
 rear on both sheds to
 correct setback on
 North building. Add
 fascia board and little
 dressing (roof lip).

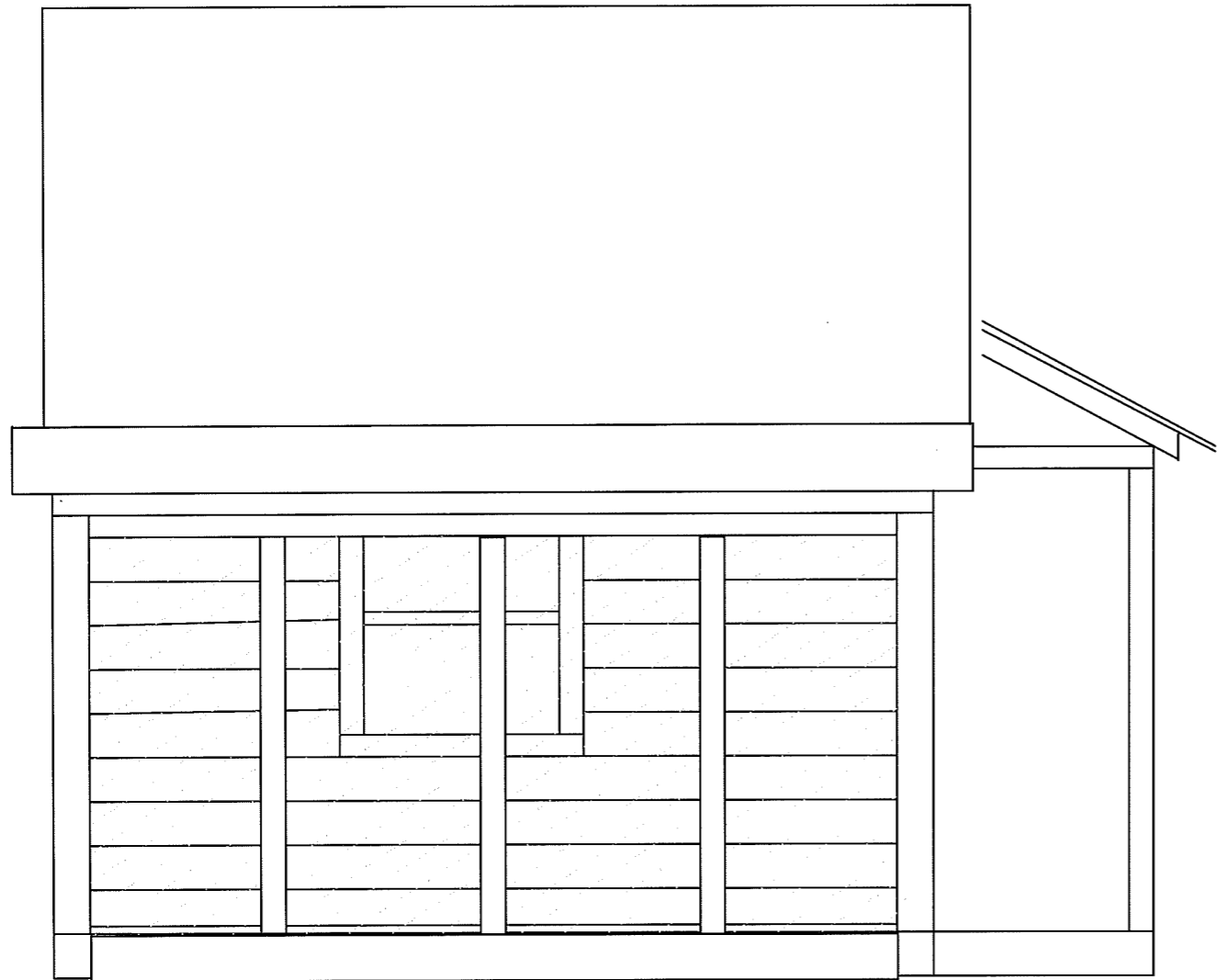
Screened area roofline
 within setback
 requirements. Rear
 overhang may stay as
 is or be removed.

Screened Roof:
 4/12 Pitch

Wood siding

1 side window:
 33" W X 41" H
 All Wood

Concrete slab
 foundation



Depth of shed: 12'
 Depth of screened area: 12'

Concrete slab porch: 6' W X 3' D
 with Tuscan columns (a) and
 simple shed roof over door

Tuscan
 columns to
 replace 4 X 4
 on sheds





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North Side

All roofs metal
17-18' height of sheds
approximately. Must be
below 26' previously
approved for ADU.

Remove overhang in
rear on both sheds to
correct setback on
North building. Add
fascia board and little
dressing (roof lip).

Wood siding

No side windows

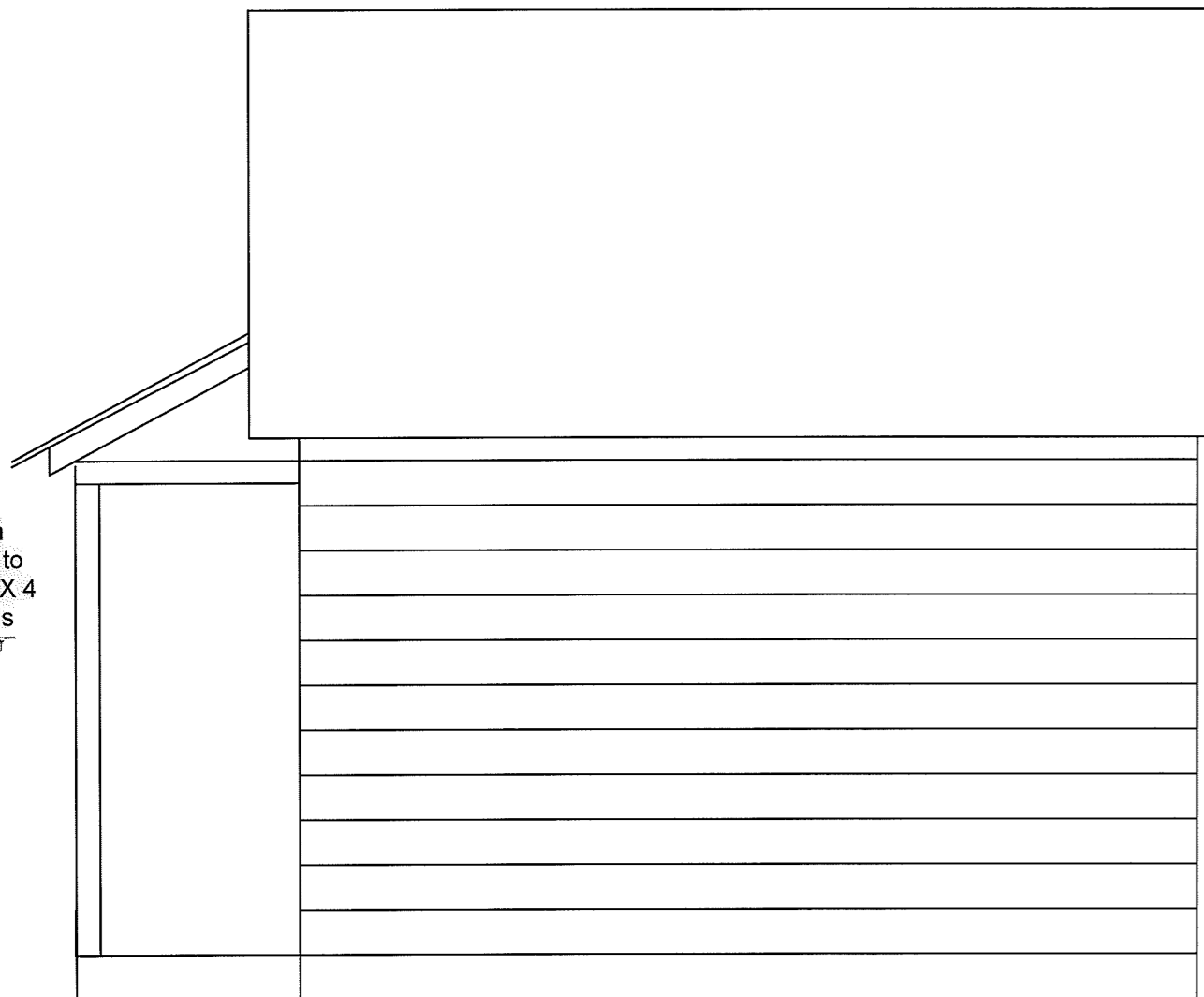
Concrete slab
foundation with 1.5'
exposed on this side on
structure.

Tuscan
columns to
replace 4 X 4
on sheds



Concrete slab porch: 6' W X 3' D
with Tuscan columns (a) and
simple shed roof over door

Depth of shed: 12'

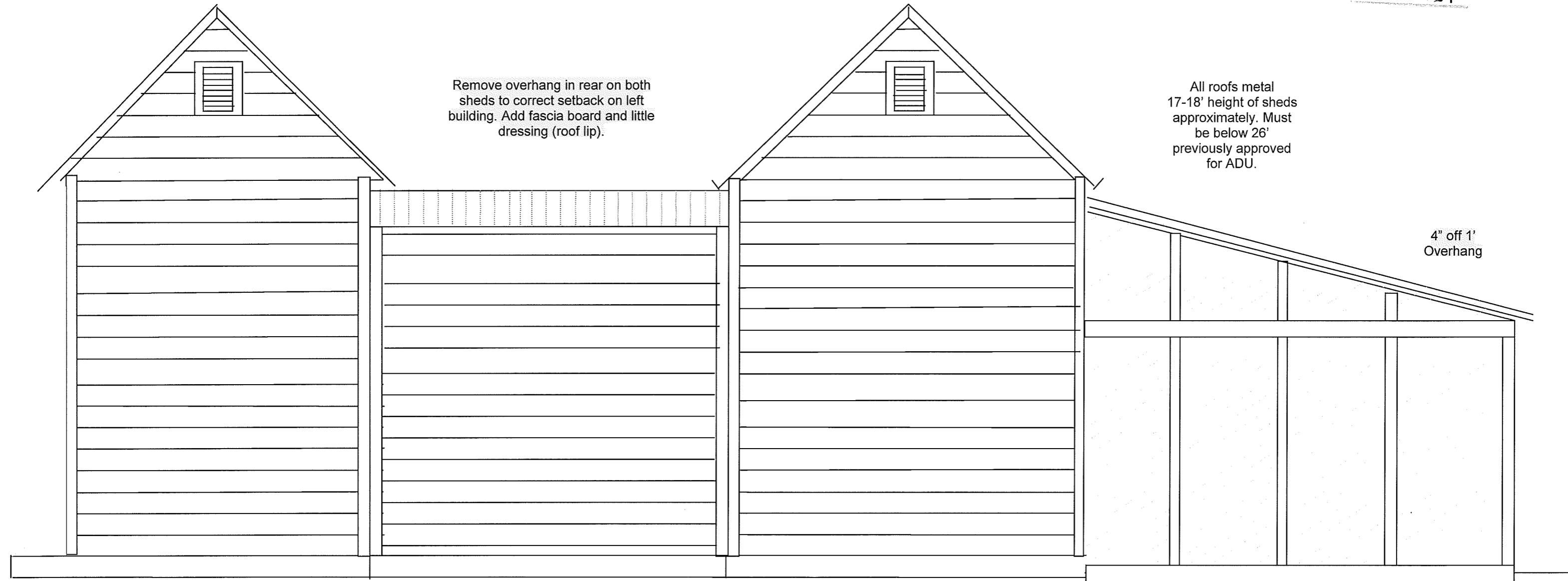



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Remove overhang in rear on both sheds to correct setback on left building. Add fascia board and little dressing (roof lip).

All roofs metal
 17-18' height of sheds
 approximately. Must
 be below 26'
 previously approved
 for ADU.

4" off 1'
 Overhang



Shed: 8.5' W X 12' D with 12/12 pitch
 Concrete slab foundation (1.5' to remain on side)

Breezeway: 10' W X 7' D with 4/12 pitch
 Recessed: 3' in front and 2' in rear
 Concrete slab foundation

Shed: 10' W X 12' D with 12/12 pitch
 Concrete slab foundation

Screened: 14' W with 4/12 pitch

Original Finishing Details

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



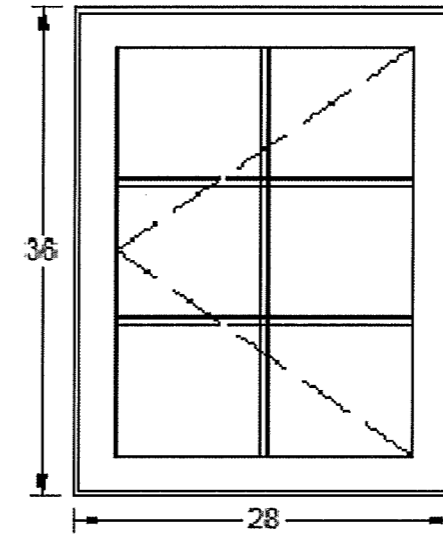
Doors to be wood with single pane
of open glass matching the main
house

Updated Doors and Windows

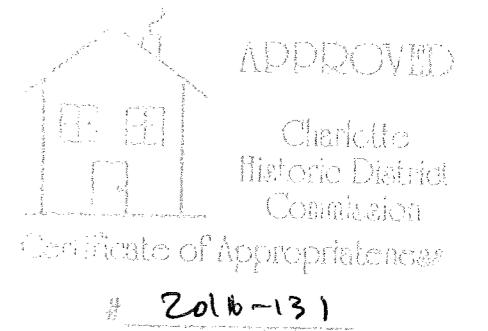


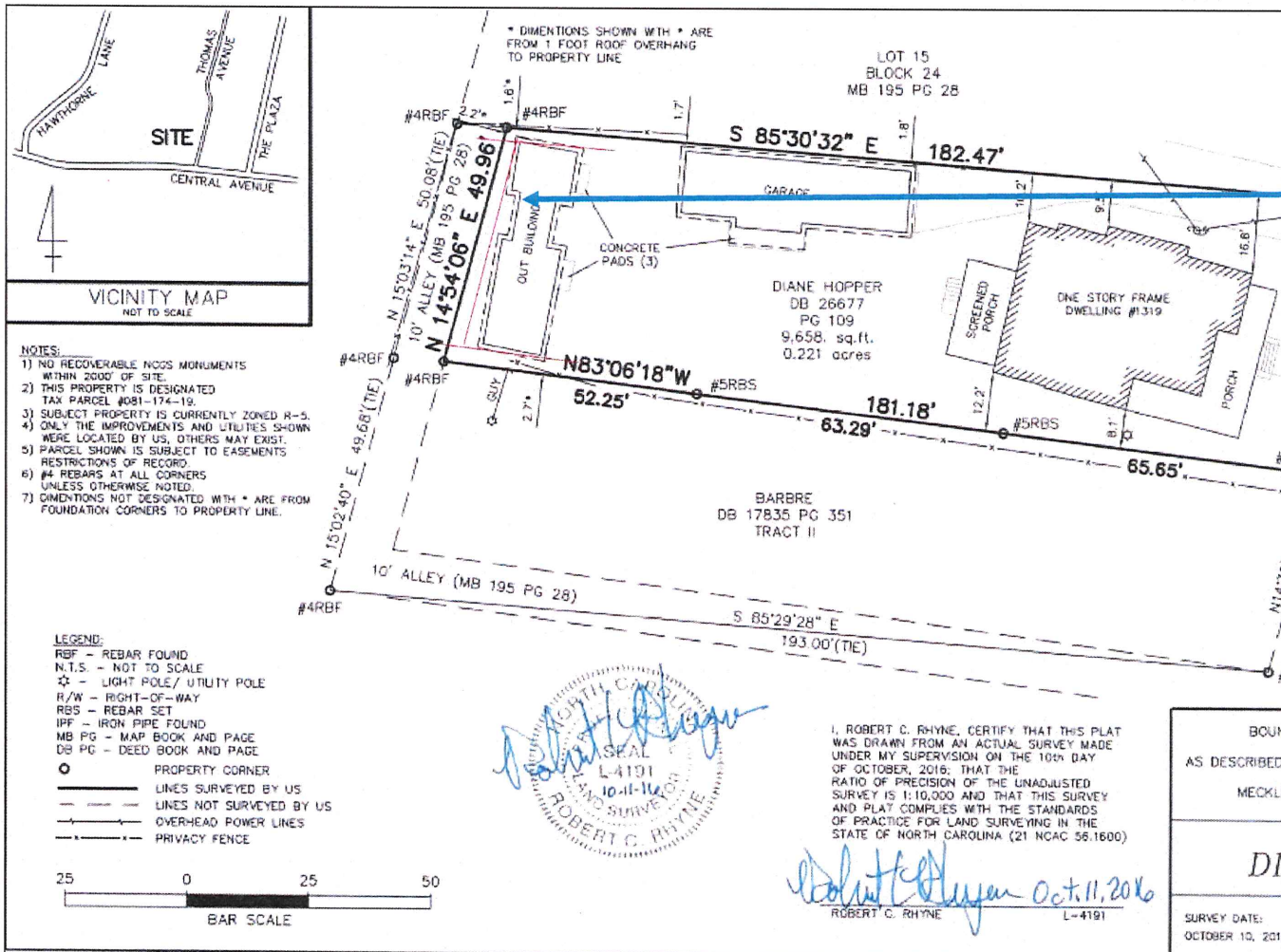
Solid wood doors with 6 lites.

Solid wood windows with vinyl-clad exterior with 6 lites



- Dimensions: WIDTH (IN/CO)=28
HEIGHT (IN/CO)=36
EXACT MANUFACTURED
SIZE
- Specifications: CASEMENT
NEW CONST W/INTG NAIL
FIN & J-CHAN
EUROPEAN WHITE
HINGE LEFT
OSLI - OUTSIDE LOOKING
IN
PAINT OUTSIDE FACING
GREY RB-7001
NFRC CPD
(1)=7-00214-00002
- Glass: SOFT COAT LOW E/CLEAR
ARGON FILLED
- Grids: 6 LITE (1 VERT 2 HORZ)
5/8" FLAT GRID MATL
- Screen: CHARCOAL ALUMINUM
SCREEN WIRE





Original shed rear roofline with survey:
Indicates inside corner of 1' roofline was within 3' setback.
Garden trellis rails could protrude 1' past building and to allow for 3' setback to rear property line at most narrow point

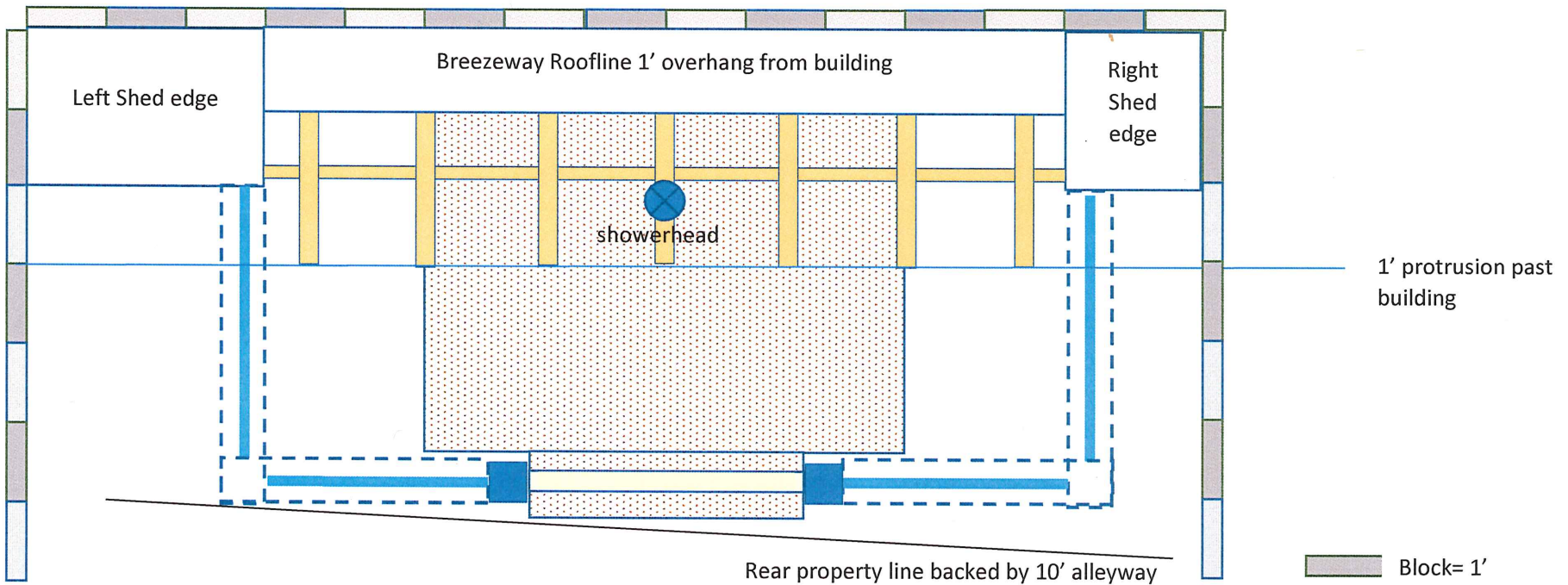
Robert C. Rhyne
SEAL
L-4191
10-11-2016
ROBERT C. RHYNE

I, ROBERT C. RHYNE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF OCTOBER, 2016; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AND THAT THIS SURVEY AND PLOT COMPLIES WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA (21 NCAC 56.1600)

Robert C. Rhyne Oct. 11, 2016
ROBERT C. RHYNE L-4191

BOUND AS DESCRIBED MECKLE
DL
SURVEY DATE: OCTOBER 10, 2016

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Outdoor shower: 10'1" x 5' 6" space

Left shed side: Indention 2'2" D total (1'8" siding) includes 1' breezeway roof overhang

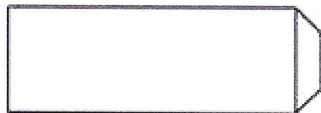
Right shed side: Indention 2' D total (1'6" siding) includes 1' breezeway roof overhang

Fence: 6" width with wood siding on both sides and a mirrored top board. ~4' off building. 6' height uniform.

Gate posts: 6' x 6' with similar treatment to photo (right above) without top ball. Gate 40-42" width.

Garden trellis: 2'6" band board with 4" x 6" rails: ~2' in length. Allows for 3' setback to rear line.

Rail end treatment.



Treated wood deck 6' x 5'6" with simple French drain and plantings along both sides.





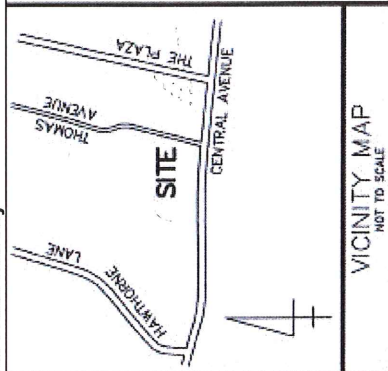
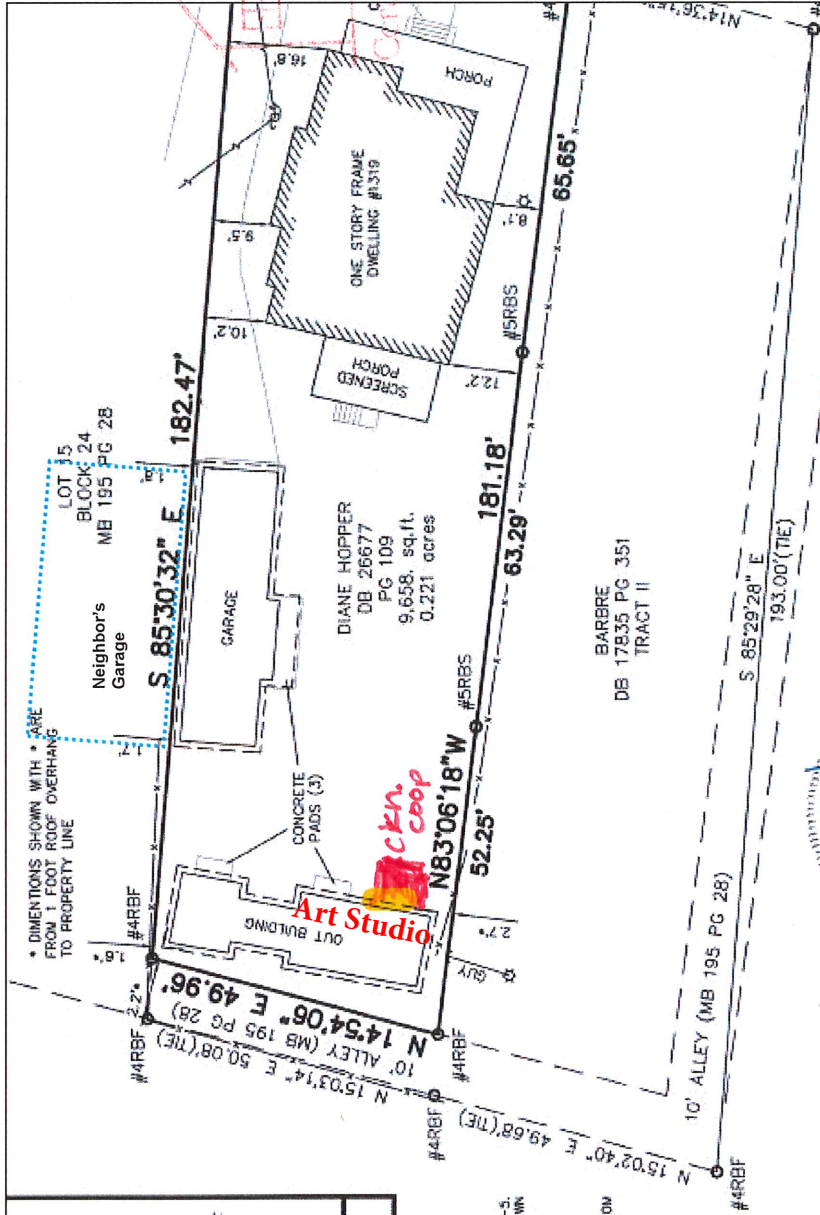
Left Photo: Overhead showerhead off 4" x 6" rails. Plantings within space.

Right photo: wood sided fence with sturdy columns and wide top board. Plantings inside and out to tie into landscape.

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Site Plan - July 2017

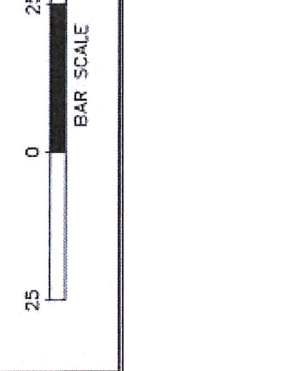
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VICINITY MAP
 NOT TO SCALE

NOTES:
 1) NO RECOVERABLE NCDS MONUMENTS WITHIN 2000' OF SITE.
 2) THIS PROPERTY IS DESIGNATED TAX PARCEL #081-174-19.
 3) SUBJECT PROPERTY IS CURRENTLY ZONED R-5. ONLY THE IMPROVEMENTS AND UTILITIES SHOWN WERE LOCATED BY US, OTHERS MAY EXIST.
 4) PARCEL SHOWN IS SUBJECT TO EASEMENTS RESTRICTIONS OF RECORD.
 5) #4 REBARS AT ALL CORNERS.
 6) DIMENSIONS NOT DESIGNATED WITH * ARE FROM FOUNDATION CORNERS TO PROPERTY LINE.

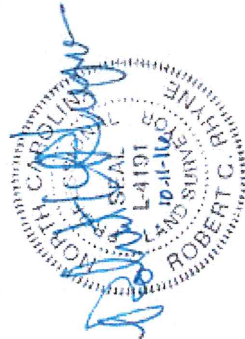
LEGEND:
 REF - REBAR FOUND
 N.T.S. - NOT TO SCALE
 ☆ - LIGHT POLE/ UTILITY POLE
 R/W - RIGHT-OF-WAY
 R/S - REBAR SET
 I/P - IRON PIPE FOUND
 MB PG - MAP BOOK AND PAGE
 DB PG - DEED BOOK AND PAGE
 ○ - PROPERTY CORNER
 ——— LINES SURVEYED BY US
 - - - LINES NOT SURVEYED BY US
 --- OVER-HEAD POWER LINES
 - · - · - PRIVACY FENCE



BOUNDARY	AS DESCRIBED	MECKLE	DL
SURVEY DATE:			OCTOBER 10, 2016

I, ROBERT C. RHYNE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE 10th DAY OF OCTOBER, 2016; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AND THAT THIS SURVEY AND PLAT COMPLIES WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA (21 NCAC 56.1600)

Robert C. Rhyme
 Robert C. Rhyme
 L-4191
 Oct. 11, 2016



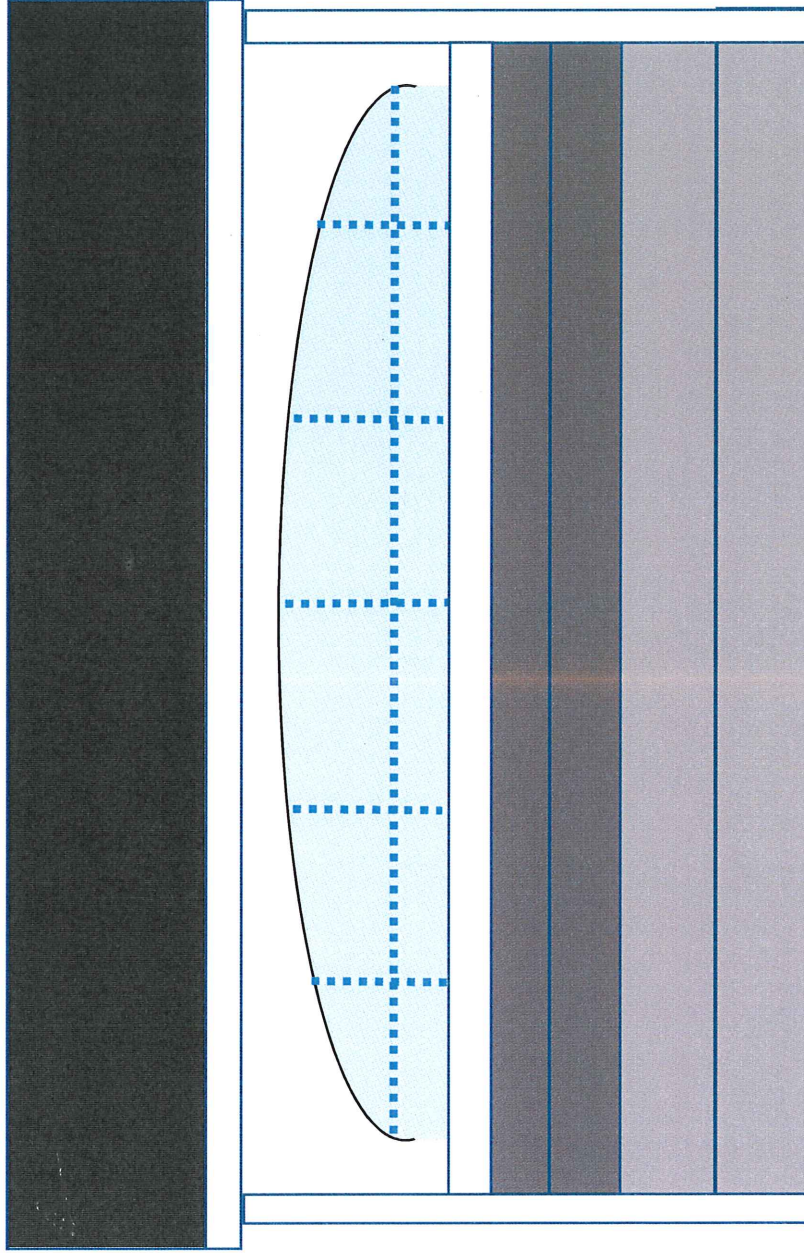
HEN HOUSE @

Front Elevation

Hen House Front: ~6'6" w X ~4' h in front X ~4' d
~5'6" h in rear

Placement: Adjoining chicken coop to left of double sheds. Front facing yard.

All materials match sheds.

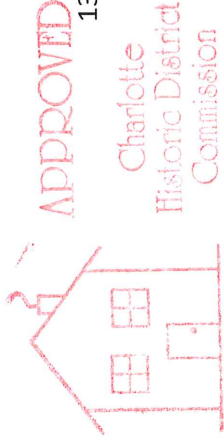


Metal Roof matching double sheds

Window = 14" sides and 21" h in center. Window would have been transom over double entry doors.

2 rows wood siding = 9-10" H

2 rows pressure treated board to align to coop edge = 1' H



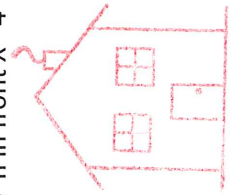
1319 Thomas Avenue

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Side Elevations

Hen House Side: ~4' h in front X ~4' d
~5'6" h in rear



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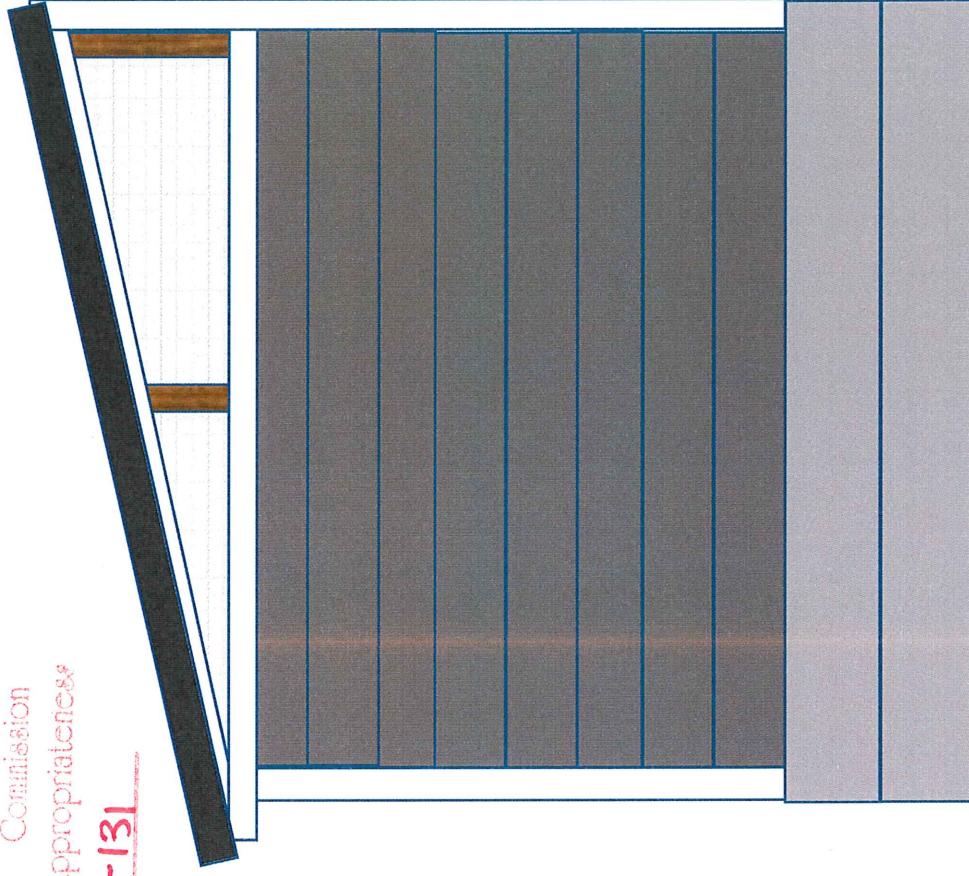
2016-131

ZONING OPEN SPACE DATA
65% Required Open
Site Area 9,660sf X 65%: 6,279 sf req'd
House/Porches: 1,953sf
Double Shed: 436 sf
Garage ADU: 790 sf
TOTAL BUILT: 3,179 sf
9,660sf - 3,179 sf = 6,481 sf > 6,279sf

HISTORIC DISTRICT OPEN SPACE DATA
50% Required Open in Historic Rear Yard
6,331 sf to back of Original dwelling/2 = 3,165 sf allowed
House Addition & Screened Porch: 566 sf
Double Shed: 436 sf
Garage ADU: 790 sf
TOTAL BUILT in REAR YARD: 1,792 < 3,165 sf

ZONING OPEN SPACE DATA:
Plus Hen House: 26 sf
Total Built: 3,205 sf
9,660sf - 3,205 sf = 6,455 sf remaining
open space
6,455 sf > 6,279 sf open space
required

HISTORIC DISTRICT OPEN SPACE DATA
Plus Hen House: 26 sf
Total Built in Rear Yard: 1,818 sf
1,818 sf < 3,165 sf allowed



Rear attaches to coop

Ventilation: 1' - 1'6"

Wood siding: 7-8 rows

3' H

2 rows pressure treated
board forms coop
surround = 1' H

Hen house sits on edge in
rear and opens into coop