
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1319 Thomas Avenue

SUMMARY OF REQUEST: Accessory Building

APPLICANT: Diane Hopper

Details of Proposed Request

Existing Conditions

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. The lot size is approximately 9395 square feet (.216 ac). An alley exists for access to multiple properties. The original plan for the garage was approved by the HDC October 8, 2014. A stop work order was issued in September 2016 for work that exceeded the scope of the COA (siding material and side yard setback). The applicant is resubmitting plans for a new COA based on existing completed work and the addition of accessory dwelling space on the front of the garage.

Proposal

The project is the construction of a detached garage/ADU. The garage is near completion and located in the appropriate location at 5' from the side property line and 30' from the rear property line. The applicant is requesting an exception for 'Hardie' siding. On the accessory dwelling addition the applicant is requesting a metal roof with 'Hardie' siding.

Policy & Design Guidelines for Garages (page 50)

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.

Policy & Design Guidelines for Accessory Buildings (page 53)

1. Accessory buildings cannot be located in front or side yards.
2. Accessory buildings that are visible from the street 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 accessory buildings must be inspired by the main building they serve. Building details must be derived from the main structure.
4. Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.

5. Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.
6. The HDC will give special consideration to the installation of accessory buildings in non-residential uses.
7. Doors of accessory buildings 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

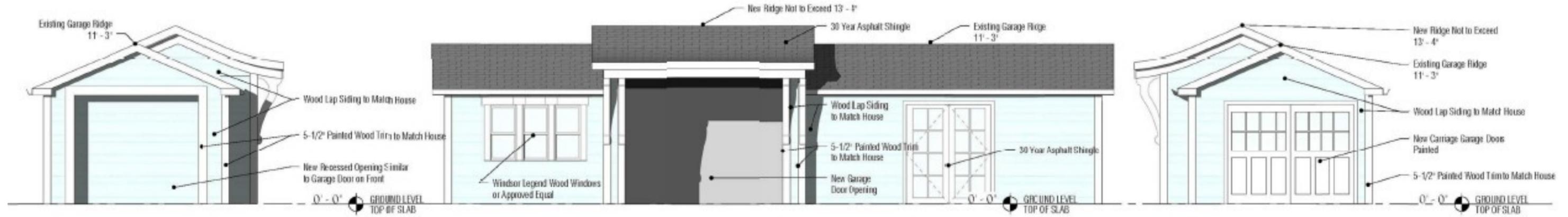
The Commission will determine if the application meets Guidelines for garages and accessory buildings.

Charlotte Historic District Commission Case 2017-00031
HISTORIC DISTRICT: Plaza Midwood
ACCESSORY STRUCTURE



-  1319 Thomas Avenue
-  Plaza Midwood Historic District
-  Property Lines
-  Building Footprints

1319 Thomas Avenue



ORIGINAL COA above:

- ❖ Inadvertent demolition led to rebuild on existing slab. Building complete when non-conforming zoning violation arose. Building is 0.7' off property line from rear overhang.
- ❖ Intend to move building to correct zoning violation and, at same time, will move to total of 5' from property line to allow for change of structure from accessory to ADU.
- ❖ Existing hardi board siding replaced in error. Due to proximity to next door building and potential fire hazard, request to maintain hardi board siding as shown in photos below. Neighbor's grandfathered 2-story ADU is also ~0.7' from property line.



- ❖ Add outdoor base cabinets, sink and light
- ❖ Potential shelving

- ❖ Parge and paint foundation, inside and out, to match house.
- ❖ Add metal roof (charcoal) over new roof, tying in with shed addition in rear and provide greater longevity.
- ❖ Add bed alcove/ bath addition to right side of building along blank wall. Details on subsequent page.



Initial idea photo shown on left.

Add outdoor base cabinets



Add single light, as in photo above, over sink in front of windows.

Potential add of shelving to right of windows



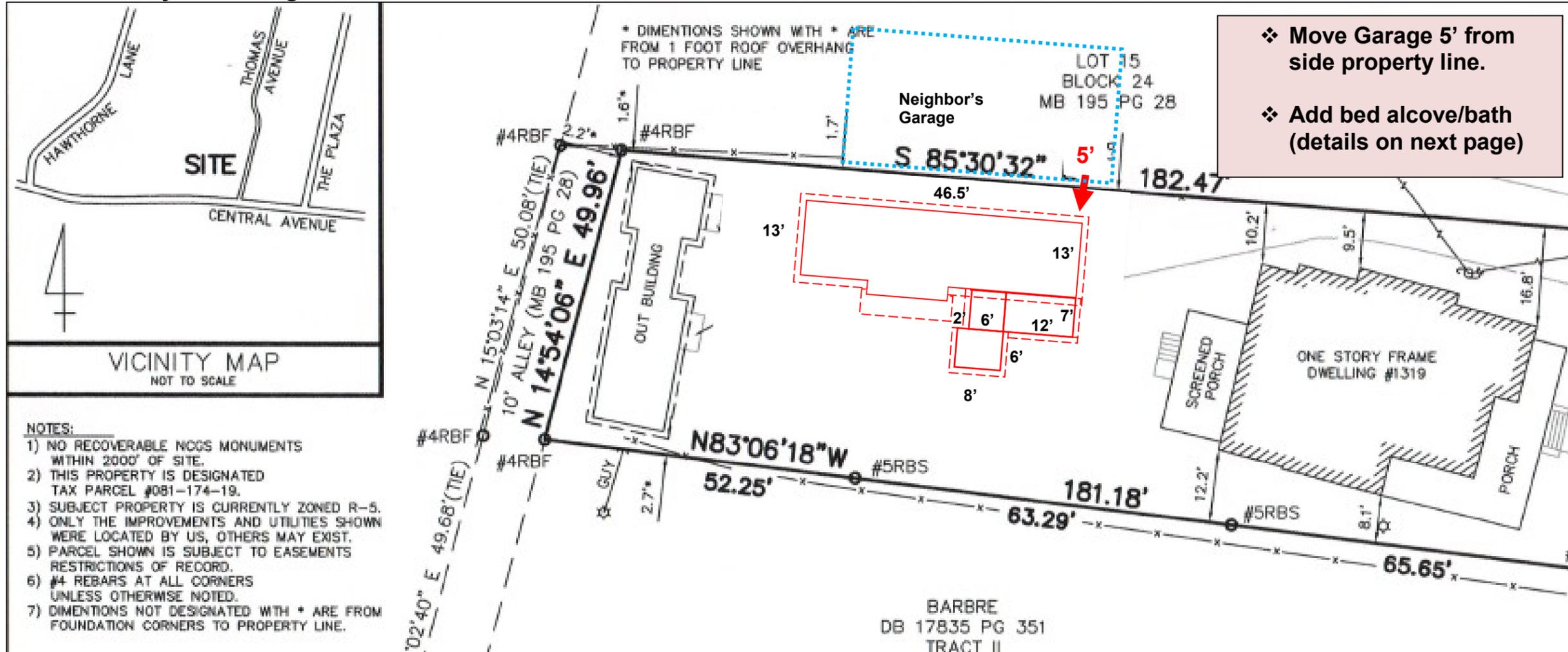
House has parged foundation as shown on left.

On right, image shows height of surrounding buildings compared to 13' garage.

Garage ADU on taller blocks <18' height.



As Built Survey with Garage ADU: Addition of Bed Alcove and Bath



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

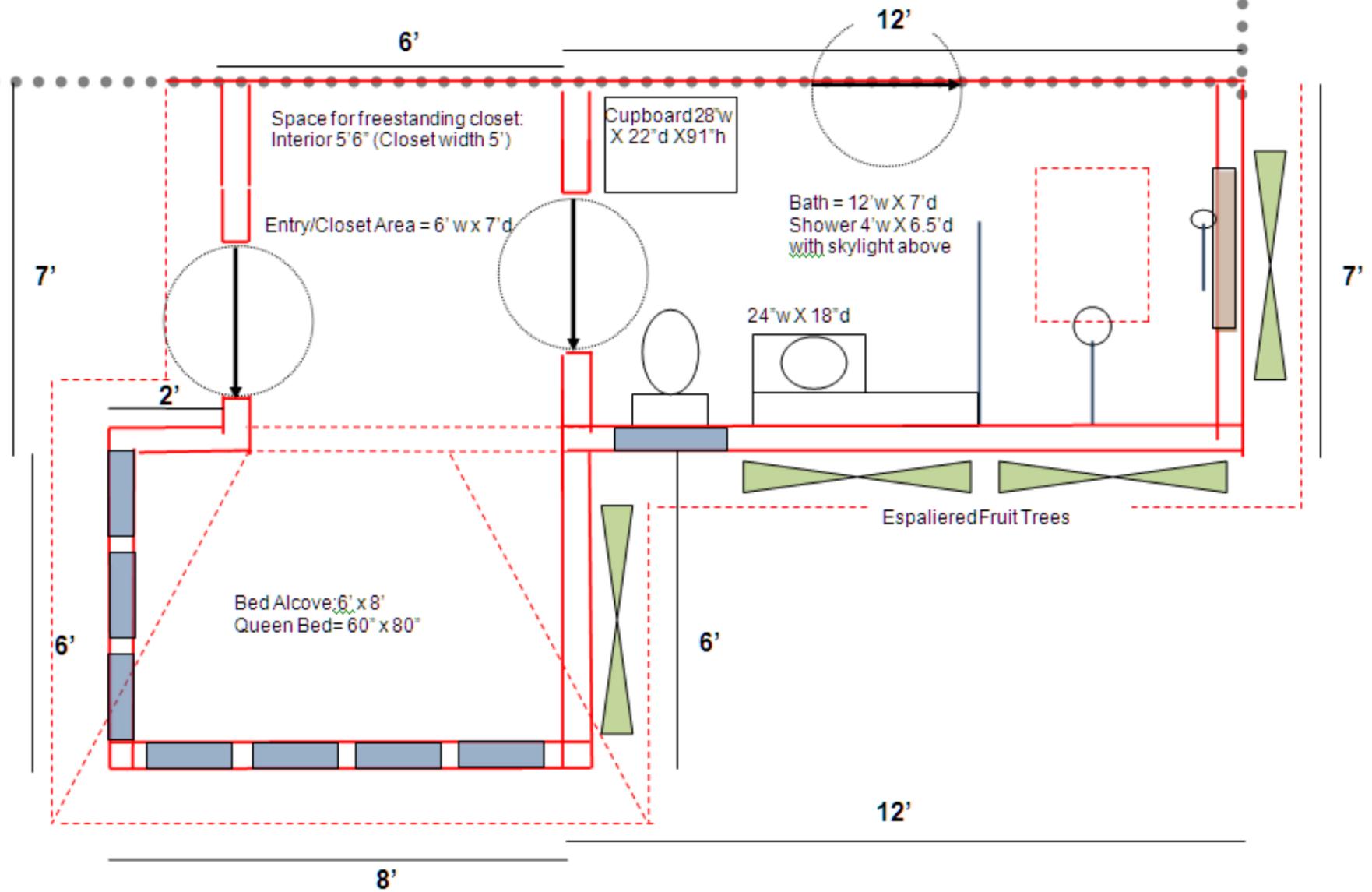
50% Required Open in Historic Rear Yard
 6,331 sf to back of Original dwelling/2 = 3,165 sf allowed
 House Addition & Screened Porch: 566 sf
 Double Shed: 436 sf
 Garage ADU: 790 sf
 TOTAL BUILT in REAR YARD: 1,792 < 3,165 sf

Garage ADU: Bed Alcove and Bath

- ❖ Shed roof to cover Entry Area and Bath
- ❖ Minimize height of bed alcove to reduce impact to yard
- ❖ Area under shed roof potentially < 8' walls.
- ❖ Image shows inspiration of bed alcove exterior



Bed alcove and bath built off the side of garage



Interior:

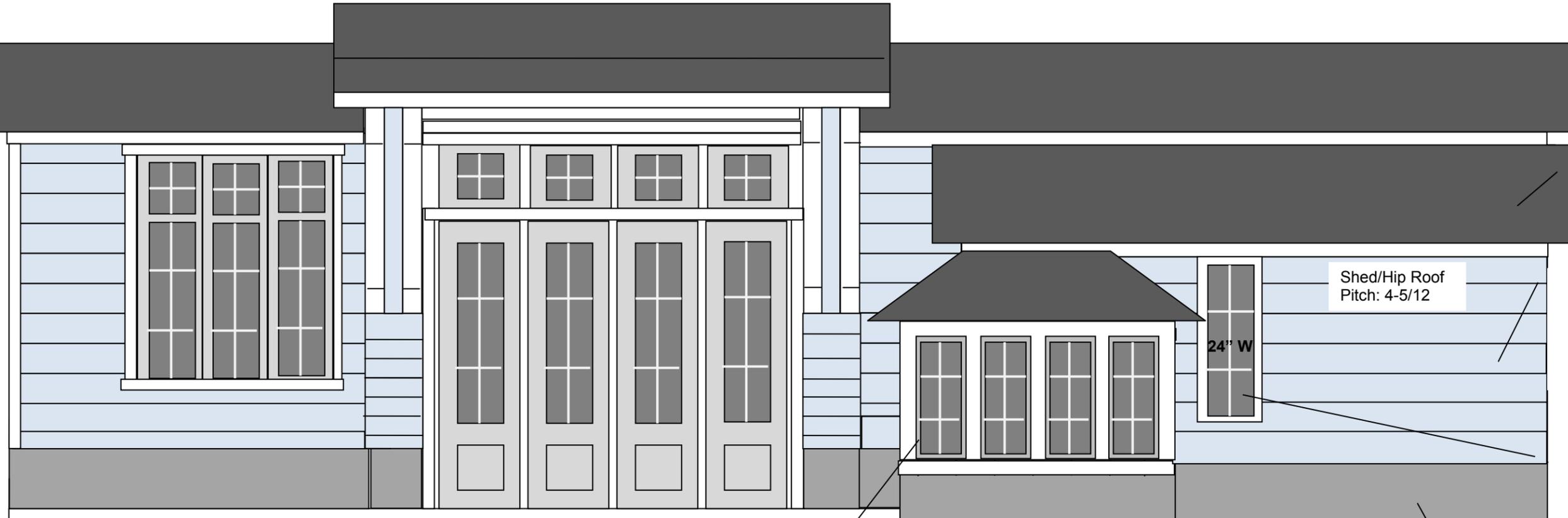
- ❖ Interior ceiling to follow roofline. Skylight in bath.
- ❖ Bathroom floor tiled since wet area.
- ❖ All other floors concrete.

- ❖ Image shows inspiration of bed alcove



FRONT

<18' Height
46.5' Length



11' 3"

13' 9"

21' 6"

Wood windows

Parged and painted foundation

Charcoal metal roof

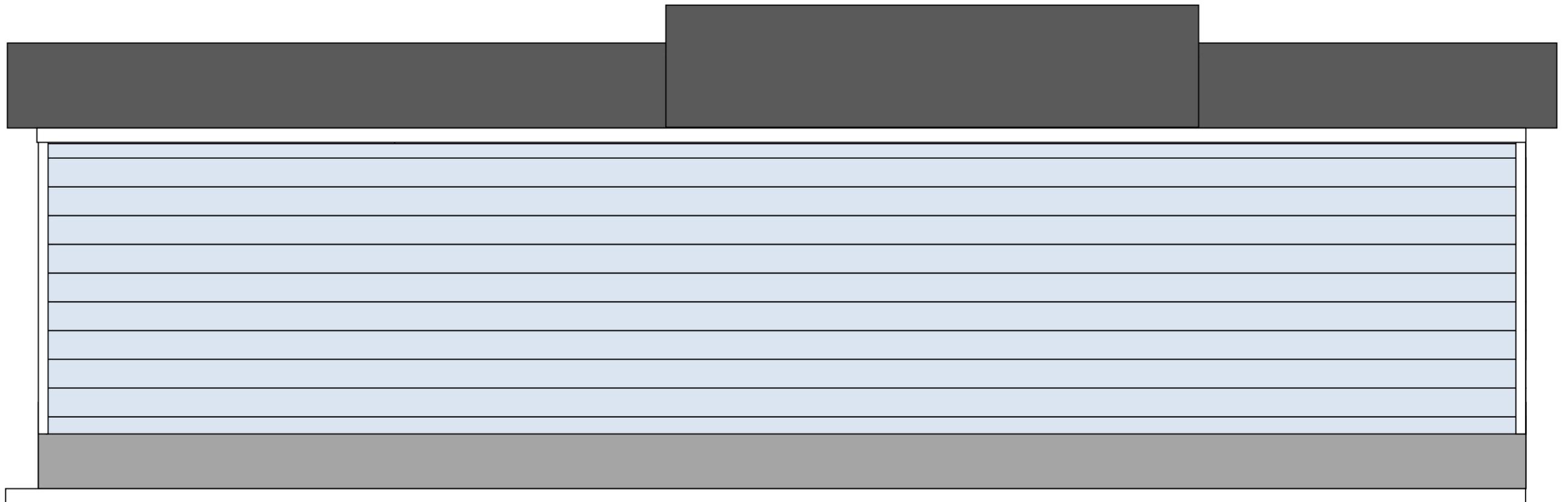
Hardie board siding due to proximity to adjacent structure

Wood windows

Shed/Hip Roof
Pitch: 4-5/12

24" W

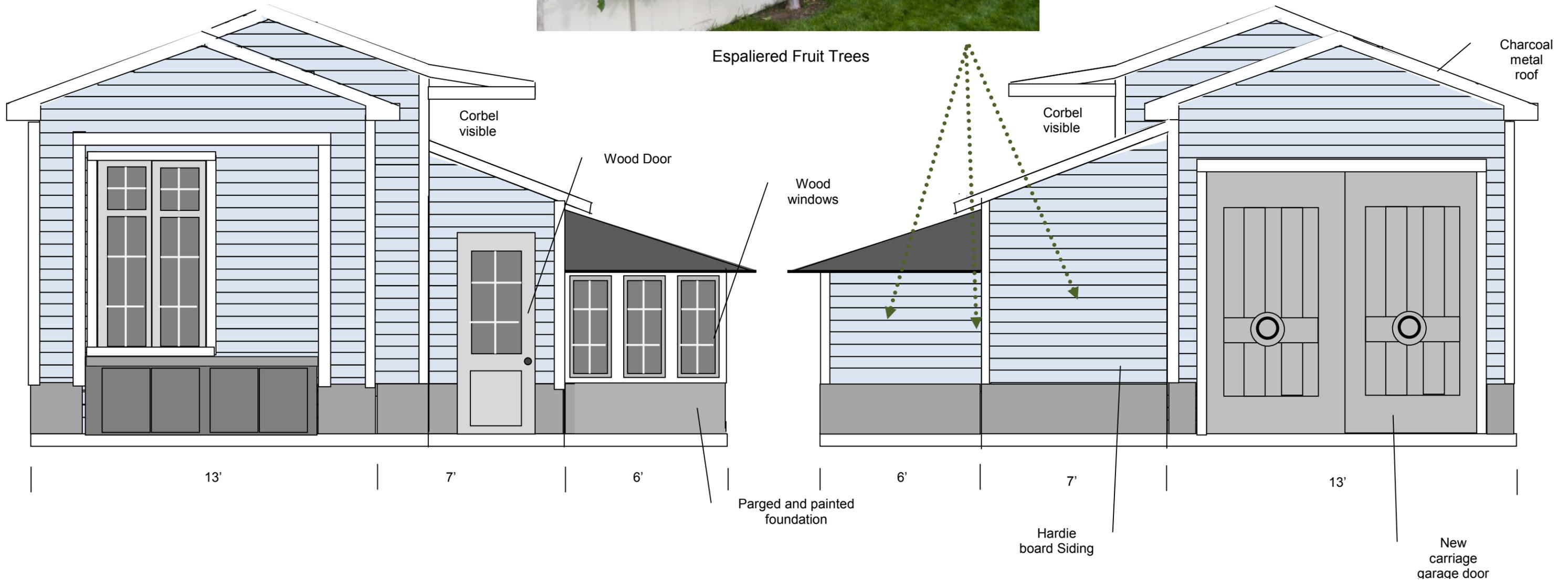
BACK



SIDES



Espaliered Fruit Trees



Corbel visible

Wood Door

Wood windows

Corbel visible

Charcoal metal roof

13'

7'

6'

6'

7'

13'

Parged and painted foundation

Hardie board Siding

New carriage garage door

Siding Detail



Garage Siding:

Thickness: 5/16"
Width: 7"



House Siding:

Thickness: 1/2"
Width: 4.5"

