LOCAL HISTORIC DISTRICT:  Plaza Midwood

PROPERTY ADDRESS:  1823 Thomas Avenue

SUMMARY OF REQUEST:  Detached Garage

OWNER:  Zeb Moser

Details of Proposed Request

Existing Context
The site is a corner lot at Thomas Avenue and Haywood Court. The existing structure is a one story Bungalow constructed in 1922. Features include exposed rafters, eave brackets, cedar shake siding and a low front dormer. An alley easement exists from Haywood Court.

Proposal
The proposal is a detached garage in the rear yard. The footprint is 28’ x 30’ and located +20’ from the right of way along Haywood Court. The garage height is approximately 20’-6”. Design features include wood siding, exposed rafters and eave brackets. Garage doors are carriage style.

Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.
Policy & Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction of accessory buildings.
Charlotte Historic District Commission Case 2017-308
HISTORIC DISTRICT: PLAZA MIDWOOD
ACCESSORY STRUCTURE
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of ______________ 2017.

Andrew S. Zoutewelle
Professional Land Surveyor
NC License No. L-3528

Haywood Court
Terminates

THOMAS AVENUE

HAYWOOD COURT

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Firm License Number C-1054

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Building Heights Sketch of
1400-1500 BLOCK of HAYWOOD COURT
FACING NORTH — ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 29, 2017

Scale 1" = 20’

0’ 20’ 40’ 60’ 80’

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade (“Grade”), fall line, and ridge line of the houses depicted herein. No restricted or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.