LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1823 Thomas Avenue

SUMMARY OF REQUEST: Detached Garage

APPLICANT/OWNER: Samuel Walker/Zeb Moser

The project was continued for the following: Height, width and scale with the request that the dormers be brought in off the thermal wall and meet below the ridge and the second floor windows be smaller.

Details of Proposed Request

Existing Context
The site is a corner lot at Thomas Avenue and Haywood Court. The street slopes downward from Thomas Avenue to 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. A previous application for a two story garage was denied June 2017.

Project
The project is a detached garage in the right corner of rear yard. Access to the garage is through the alley easement. Garage height is approximately 20'-6". The building is set back from the principal structure and adjacent house. Design features include wood lap and cedar shake siding, exposed rafters and eave brackets. Garage doors are carriage style. Because of the topography the numerical building height is slightly more than the house, but the relative height of the garage is lower than the house.

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.
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria

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<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
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<tr>
<td>Setback</td>
<td>in relationship to setback of immediate surroundings</td>
<td>6.2</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
<td>6.3</td>
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<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
<td>6.4</td>
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<tr>
<td>Massing</td>
<td>the relationship of the buildings to each other</td>
<td>6.5</td>
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<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
<td>6.6</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
<td>6.7</td>
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<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
<td>6.8</td>
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<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
<td>6.9</td>
</tr>
<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
<td>6.10</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
<td>6.11</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
<td>6.12</td>
</tr>
<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building in the district</td>
<td>6.14</td>
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<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
<td>6.15</td>
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<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
<td>6.2 &amp; 3</td>
</tr>
<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
<td>6.12</td>
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<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
<td>6.1.16</td>
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<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
<td>8.1.11</td>
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</table>

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

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for accessory buildings.
The project was continued for the following:

- Height, width and scale with the request that the dormers be brought in off the thermal wall and meet below the ridge and the second floor windows be smaller
Charlotte Historic District Commission Case 2017-594
HISTORIC DISTRICT: PLAZA MIDWOOD
ACCESSORY STRUCTURE

1823 Thomas Av

Plaza Midwood Historic District
Property Lines
Building Footprints

September 28, 2017
1823 Thomas Av
1511 Haywood Court
1815 Thomas Av (Across street)
OCTOBER ELEVATIONS

1. REAR ELEVATION

2. SIDE ELEVATION

3. ALLEY / FRONT ELEVATION

4. HAYWOOD ELEVATION

STREET ELEVATION
DECEMBER ELEVATIONS

Proposed Changes:
Dormers have been brought off of the thermal wall and lowered from the ridge

Windows on the gable ends have been reduced in size to be more proportional with the building mass
Amarr' Hillcrest
Value Steel Carriage House Garage Doors

Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price.

The Amarr Hillcrest collection. Value is a beautiful thing.

Specifications

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<td>Warranties</td>
<td>1 Year</td>
<td>25 Years</td>
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Colors

- White
- Almond
- Brown
- Dark Brown
- Tanned
- Sandstone
- TerraCotta
- Full Sunray
- Blue Ridge Alpine
- Castle Rock
- Maple Creek
- Clavos

Decorative Hardware

- Aluminum
- Stamped Steel
- Magnetic ABS Vinyl
- Castle Rock
- Maple Creek
- Clavos

DecraTrim Window Inserts

- Obscure
- Stockton
- Cathedral
- Cascade
- Waterford
- Wagon Wheel

Obscure glass with v-groove.
Clear glass with printed frost pattern.

Contact your local Amarr dealer for more information.

Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.

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