LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 2100 The Plaza

SUMMARY OF REQUEST: Accessory Building

APPLICANT/OWNER: Don Duffy, applicant / Joshua and Abby Brant, owners

Details of Proposed Request

Existing Conditions
The existing structure is a two-story single-family house constructed in 1915, with a blend of Colonial Revival and Craftsman elements. Located at the corner of The Plaza and Belvedere Avenue, the house is known as the Bishop John C. Kilgo House and is a designated Local Historic Landmark. Adjacent structures are 1-2 story single family residential and commercial uses. The lot size is 96’ x 170’ and there is an existing garage in the rear yard.

Project
The proposal is an addition to the existing garage. The garage addition includes a new bay and storage space. The footprint of the proposed new bay measures approximately 13’-6 15/16” x 22’ with a height of 12’-9 9/16”, as measured from grade to ridge. The new bay will connect to the existing garage by storage room. All materials are to match existing. The new bay will be connected to the main house with an open breezeway. Post-construction the rear yard open space will be 66%.

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 Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for Accessory Buildings, 7.2 above.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-00596
HISTORIC DISTRICT: PLAZA MIDWOOD
ACCESSORY BUILDING + FENCE

Wednesday, October 31, 2018
Brant Residence
2100 The Plaza
Charlotte, NC

PRELIMINARY
NOT FOR CONSTRUCTION

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NEW 6 FOOT HIGH MASONRY WALL, STEP PER GRADE

EXISTING NEIGHBOR LANDSCAPE HEDGE

5'-11 1/4"  
5'-0"

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

LEFT INTERIOR ELEVATION

Brant Residence
Charlotte, NC