LOCAL HISTORIC DISTRICT: Plaza Midwood
PROPERTY ADDRESS: 2001 Thomas Avenue
SUMMARY OF REQUEST: Accessory Building
OWNER/APPLICANT: Chris Barth, applicant

Details of Proposed Request

Existing Context
The main building is a 1-story Colonial Revival style bungalow house constructed in 1932. Existing materials include asbestos siding over wood, a painted brick foundation, vinyl windows, and tile over the original concrete porch. Original architectural features include decorative cornice returns, original wood siding in the front pediment, wood front door, wood vents, and brick chimney. Adjacent structures are 1 and 1.5 story single family homes. The lot size is 50’ x 150’.

Project
The proposal is the demolition of an existing 12’ x 16’ shed building from the mid-1990s and the construction of a new one-story accessory building. The new accessory building is 16’-11” in height as measured from grade to ridge, which is significantly shorter than the primary structure. The footprint measures approximately 13’ x 24’. Siding material is Hardie Artisan lap siding with a 7” reveal and mitered corners, wood windows, and wood carriage-style doors. The ‘driveway’ material is crushed slate chosen for both visual and permeability reasons. The addition of a pergola over and existing wood deck is also proposed. The pergola material is painted wood and will be approximately 9’-6” in height tying in well below the existing ridge of the house.

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, 8.9 above.
2. Hardie siding should be smooth finish.
3. Minor revisions may be reviewed by staff.
LOCAL HISTORIC DISTRICT: PLAZA MIDWOOD
PROPOSED PROJECT: ACCESSORY STRUCTURE

4 February 2019
Building Heights Sketch of KENNON STREET at THOMAS AVENUE FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 5, 2019

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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"), 1st floor, and ridge line of the houses depicted herein. No rear yard or side yard 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 (NAD88, sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.