
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1319 Thomas Avenue

SUMMARY OF REQUEST: Accessory Dwelling Unit

OWNER: Diane Hopper

APPLICANT: Tony Miller

This application was continued from September. Plan revisions include 1) Building heights, 2) Plan note for trees to remain, 3) Traditional building materials, 4) Plan note for a 4' fence height exception, 5) Architectural details to match the house.

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. An alley exists for access to multiple properties. A large rear yard garage/accessory building has been in place for many years. In the staff review, some Code issues became obvious regarding setbacks of the proposed rear yard ADU and this application was pulled from a recent HDC agenda to better understand and correct the issues.

Proposal – September 10, 2014

A two story ADU (Accessory Dwelling Unit) is to be located near the rear property line with access from the alley. The structure will be detailed as a Victorian cottage with a wrap porch. The existing accessory building will be renovated to become a garage for an RV in the middle with auxiliary spaces to each side. Gable end facing street will have a new panelized garage door.

Proposal – October 8, 2014

The revised plans reflect the changes from comments in September. Building heights and notes regarding trees, building materials, details and fencing are included in the plans. The new garage height is approx. 13'-4", the ADU is approximately 25'-6" and the existing home is approximately 30'-8".

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.

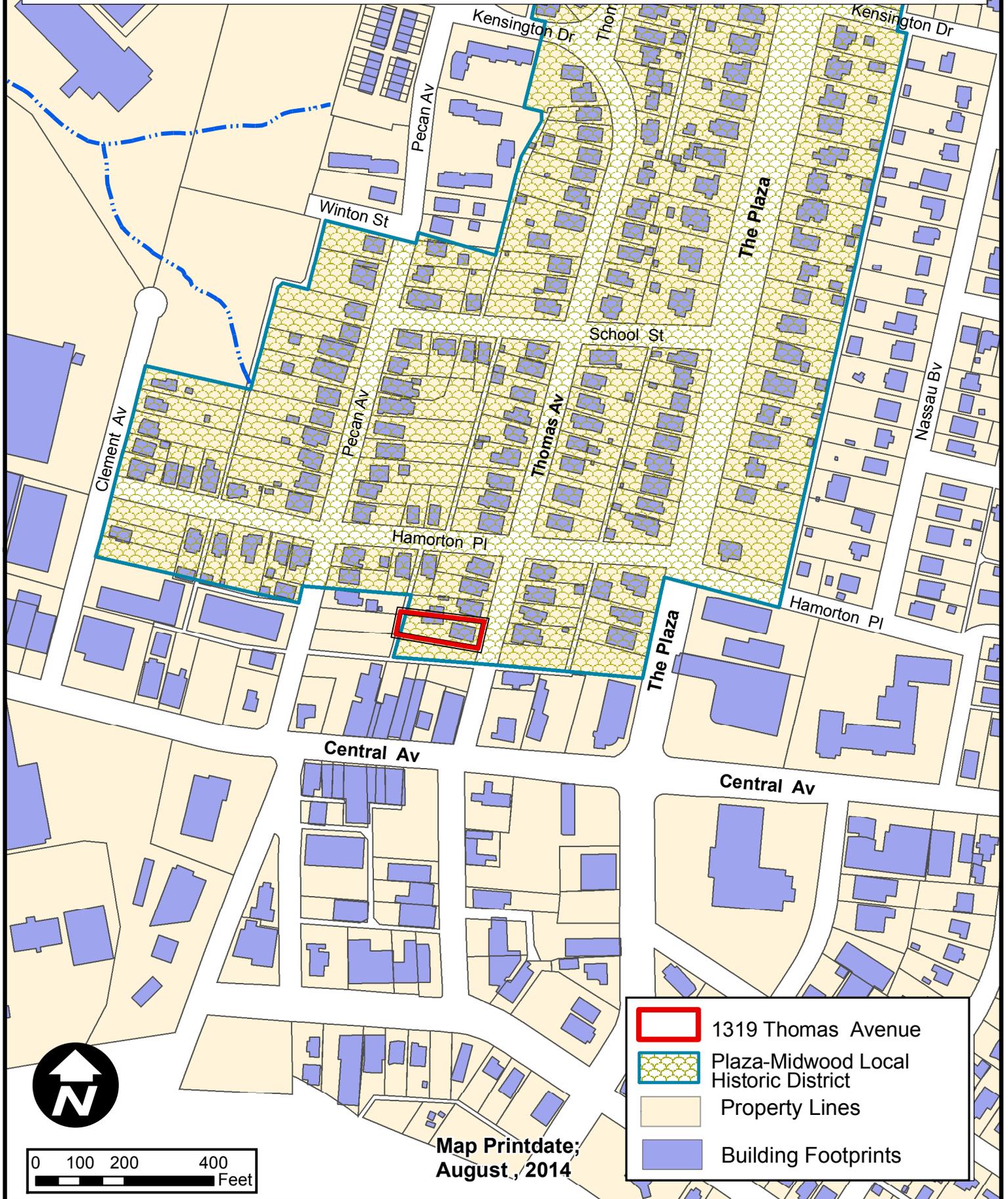
Policy & Design Guidelines for Accessory Buildings (page 53)

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 Structures.

Charlotte Historic District Commission - Case 2014-164 Historic District; Plaza-Midwood



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 H202 ADU & Garage Illustrative Views
 H203 Fence & Gate Illustrative Views
 H204 Context Elevations & Massing

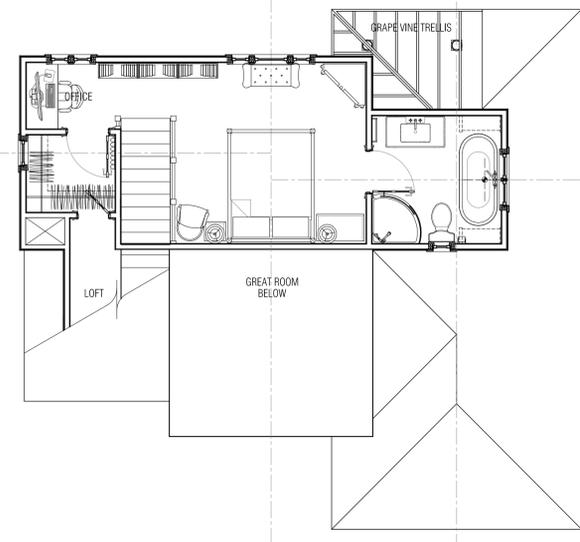


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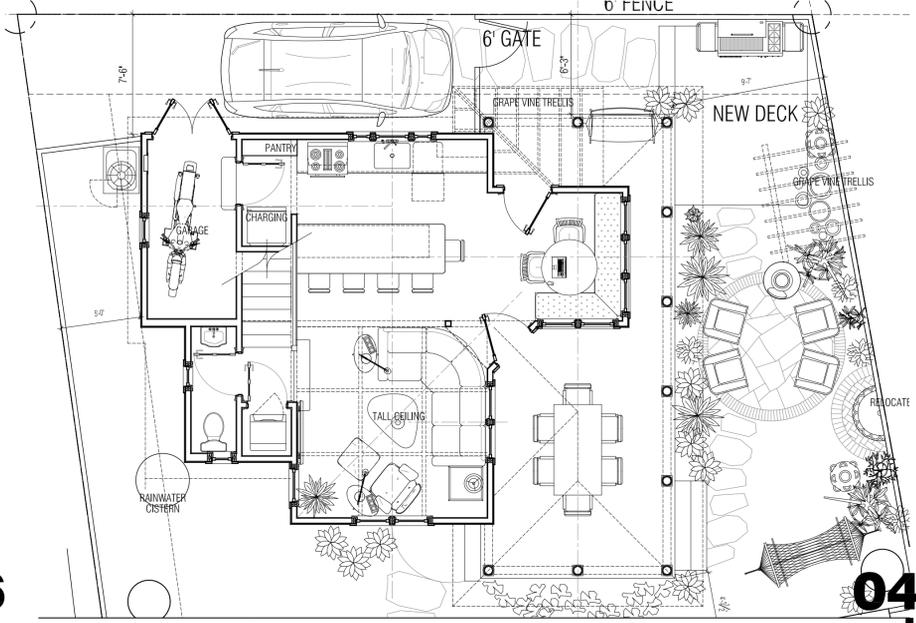
EXISTING SITE PHOTOS Perspective | **17**

september 2014



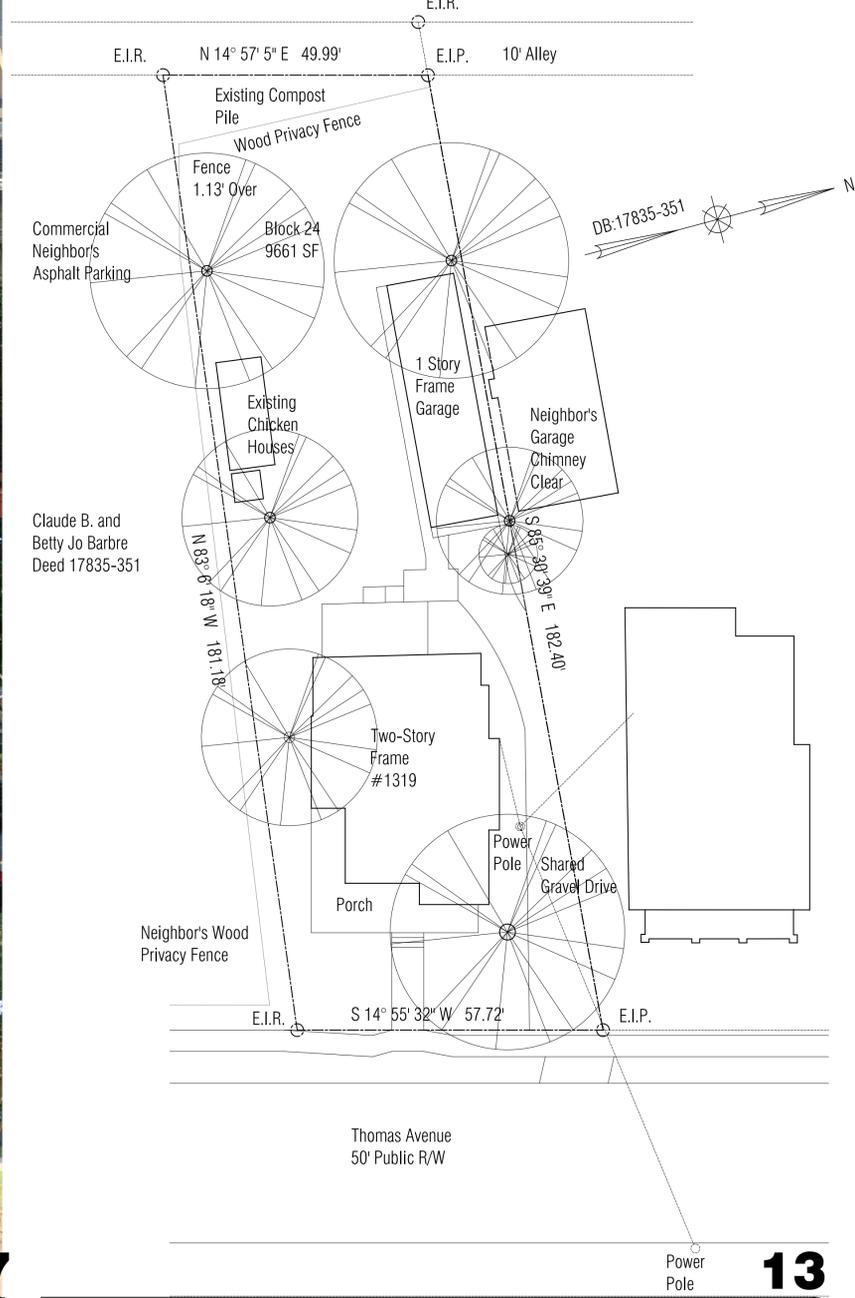
16

PROPOSED ACCESSORY DWELLING UNIT UPPER PLAN 3/16": 1'-0"



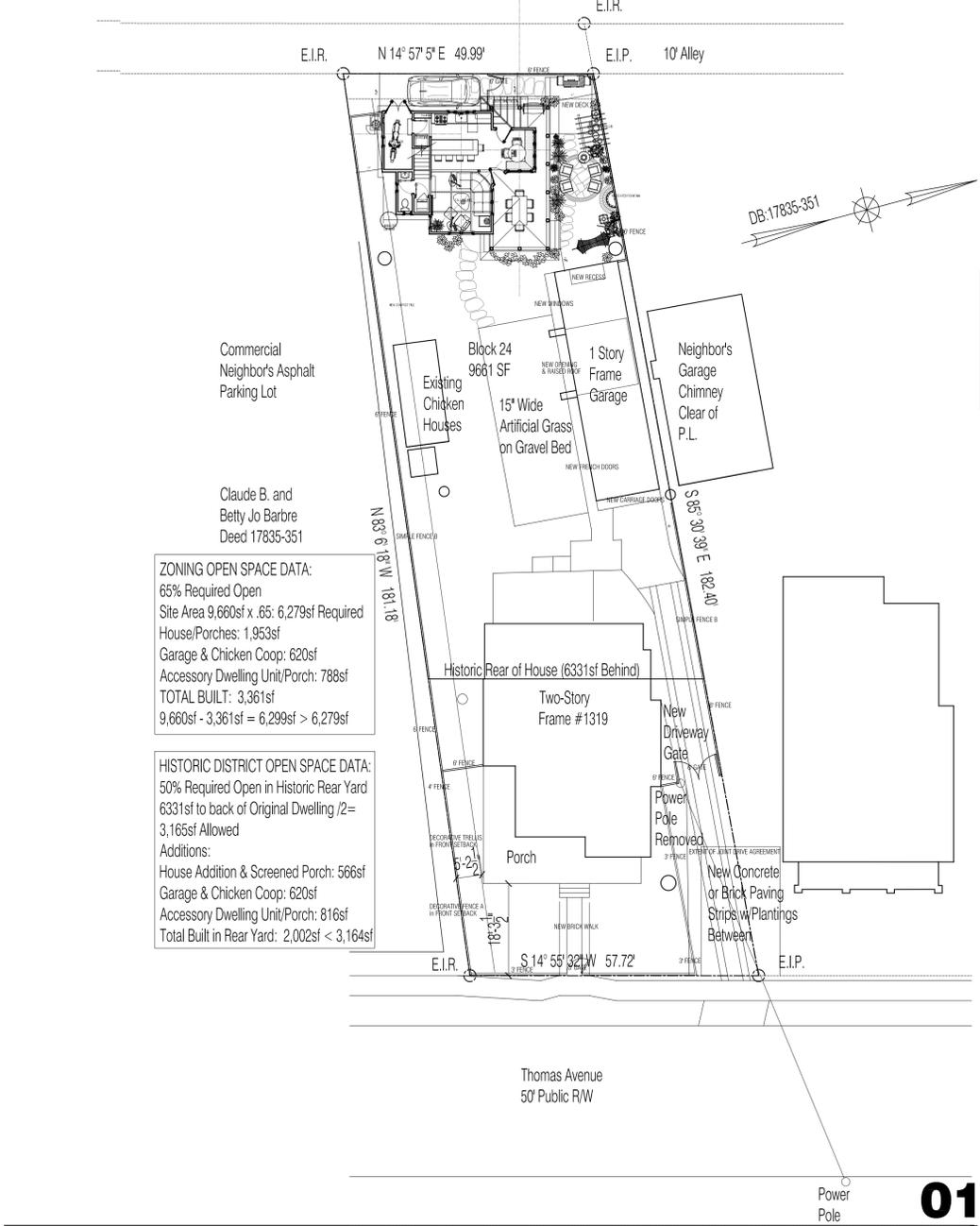
04

PROPOSED ACCESSORY DWELLING UNIT PLAN 3/16": 1'-0"



13

EXISTING SITE PLAN 1/16": 1'-0"



01

PROPOSED SITE (With ADU, Garage Openings, New Fences & Drive) 1/16": 1'-0"

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ACCESSORY DWELLING

for
 Diane Hopper
 1319 Thomas Avenue
 Charlotte, North Carolina

ISSUED FOR: HISTORIC REVIEW
 ISSUE DATE: 07/16/14
 REVISIONS: 07/25/14
 HDC Staff Review
 09/02/14
 HDC Staff Review

EXISTING PHOTOS, ADU PLANS, EXISTING & IMPROVED SITE PLANS

FILE NAME: 01-ADU-H100-SitePlan.dwg
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H100

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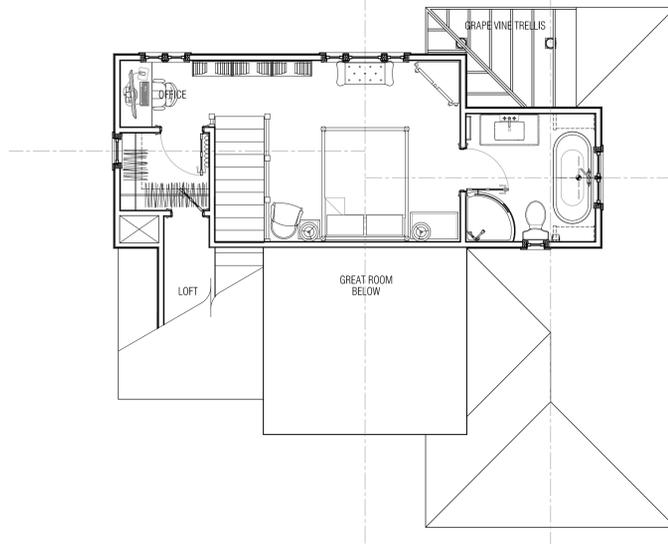
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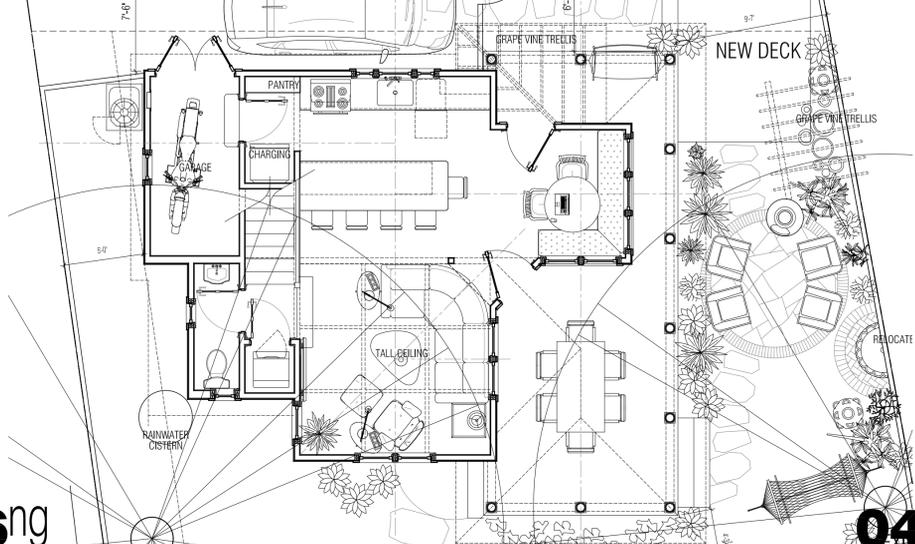
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october 2014



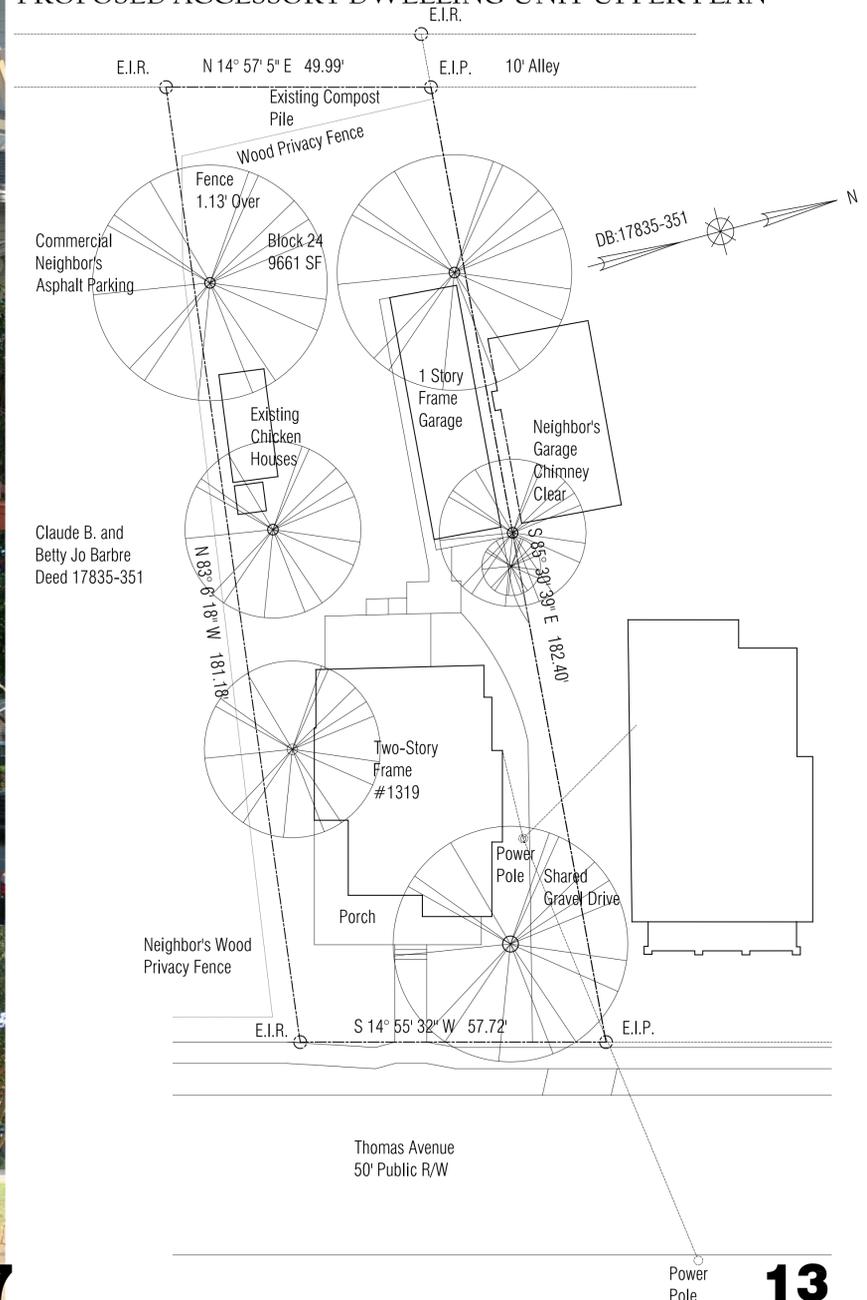
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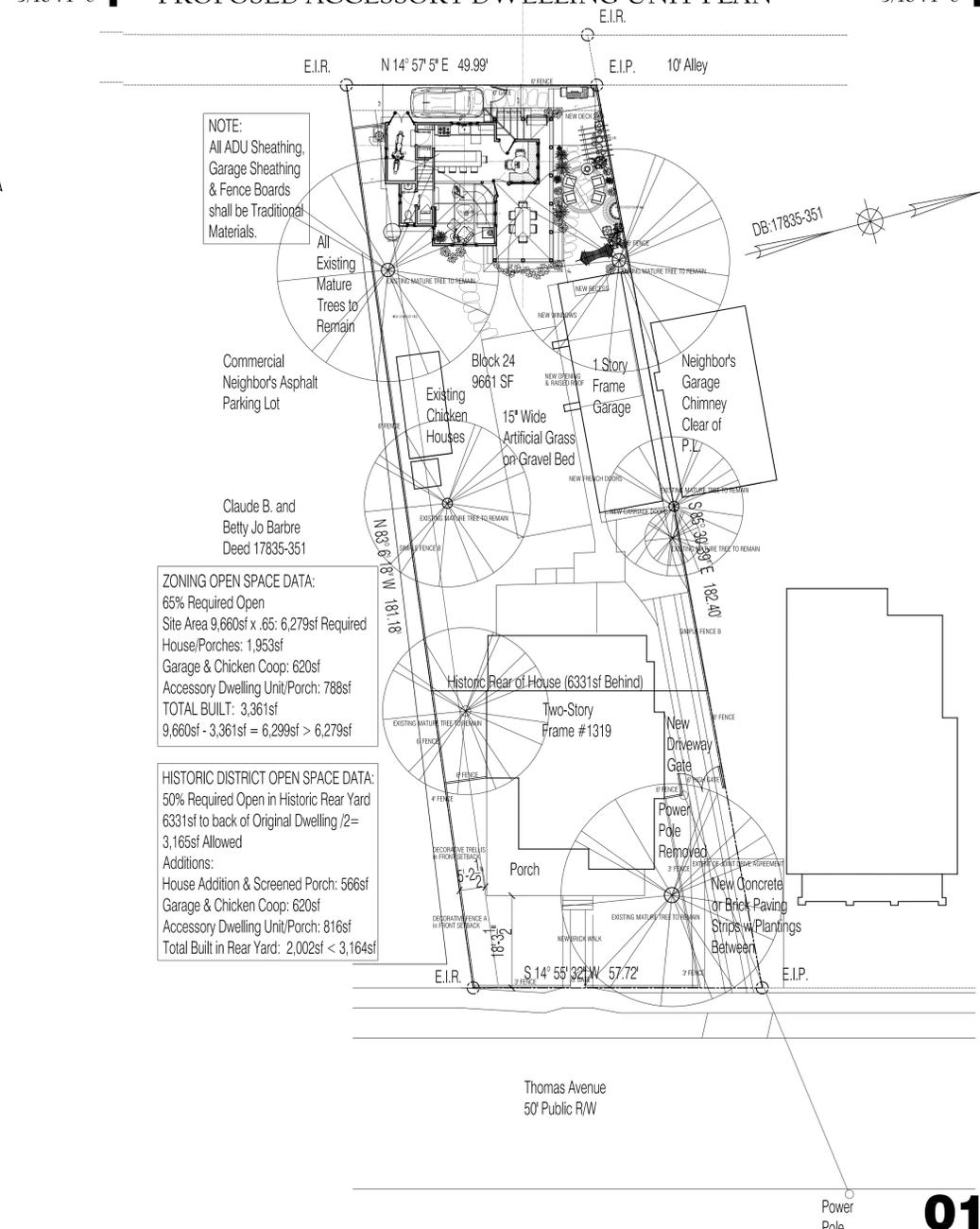
PROPOSED ACCESSORY DWELLING UNIT PLAN

3/16": 1'-0"



EXISTING SITE PLAN

1/16": 1'-0"



PROPOSED SITE (With ADU, Garage Openings, New Fences & Drive)

1/16": 1'-0"

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EXISTING PHOTOS,
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FILE NAME: 01-ADU-H100-SitePlan.dwg
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17

EXISTING SITE PHOTOS

Perspective

13

PROPOSED SITE (With ADU, Garage Openings, New Fences & Drive)

01

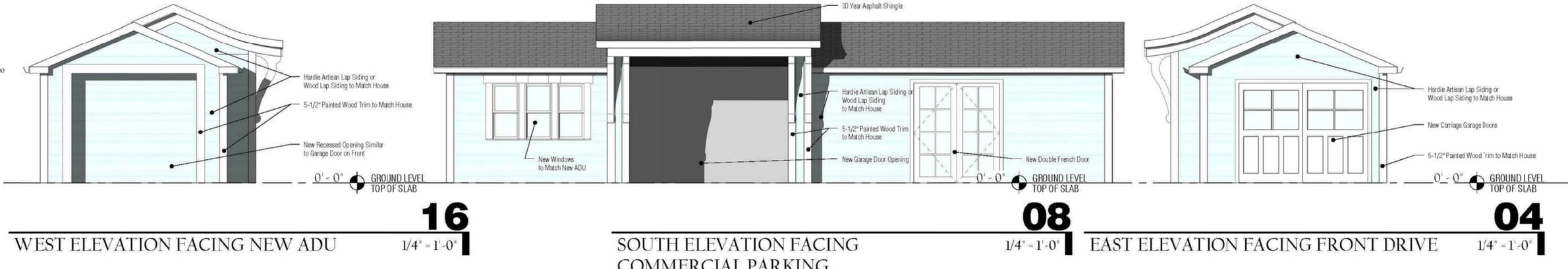
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H100 Site Plan
H201 New ADU Elevations
H202 New ADU Illustrations
H203 Site Massing



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16
WEST ELEVATION FACING NEW ADU
1/4" = 1'-0"

08
SOUTH ELEVATION FACING
COMMERCIAL PARKING
1/4" = 1'-0"

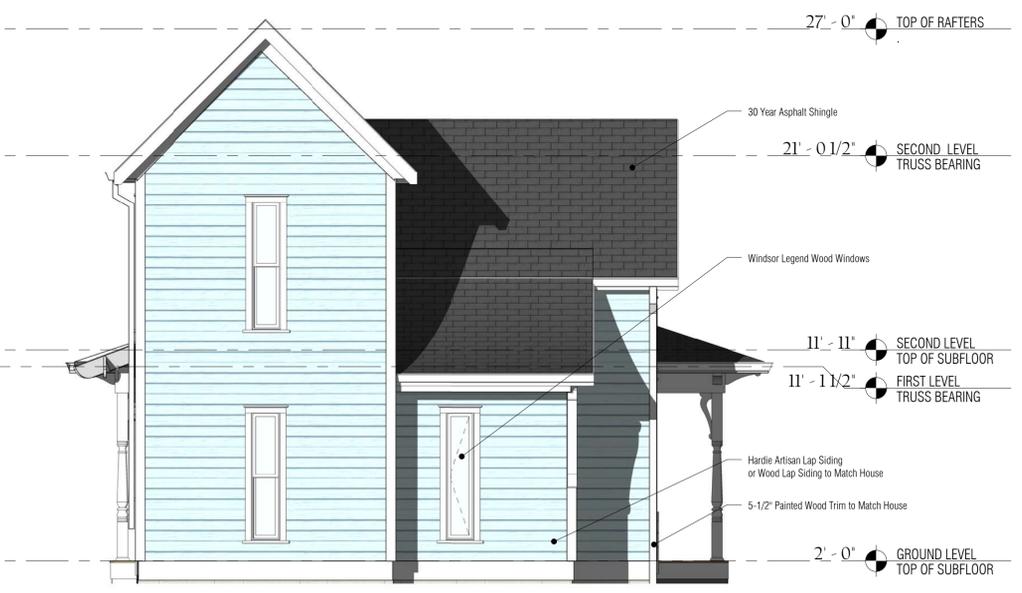
04
EAST ELEVATION FACING FRONT DRIVE
1/4" = 1'-0"



15
WEST ELEVATION FACING ALLEY
1/4" = 1'-0"



03
NORTH ELEVATION FACING HISTORIC NEIGHBOR
1/4" = 1'-0"



13
SOUTH ELEVATION FACING COMMERCIAL PARKING
1/4" = 1'-0"



01
EAST ELEVATION FACING REAR OF EXISTING HOUSE
1/4" = 1'-0"

SEPTEMBER 2014

ACCESSORY DWELLING
for Diane Hopper 1319
Thomas Avenue Charlotte,
North Carolina

ISSUED FOR: HISTORIC REVIEW
ISSUE DATE: 09/02/14
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NEW ACCESSORY DWELLING UNIT ELEVATIONS

FILE NAME: 01-ADU H201 Elevations
DRAWN BY: KRJ
CHECKED BY: TEM

H201

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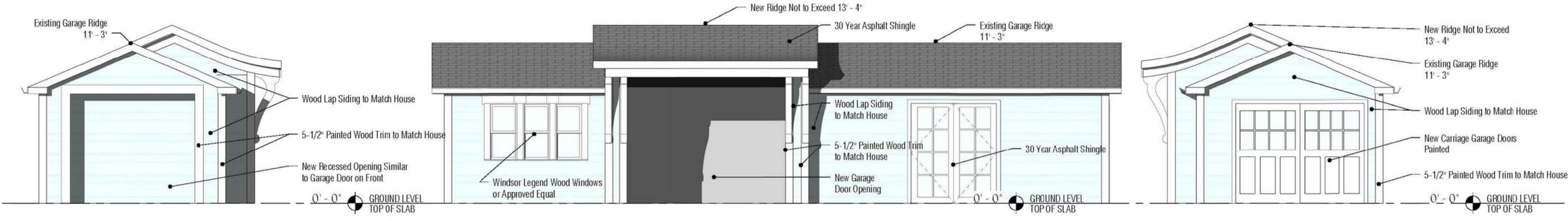
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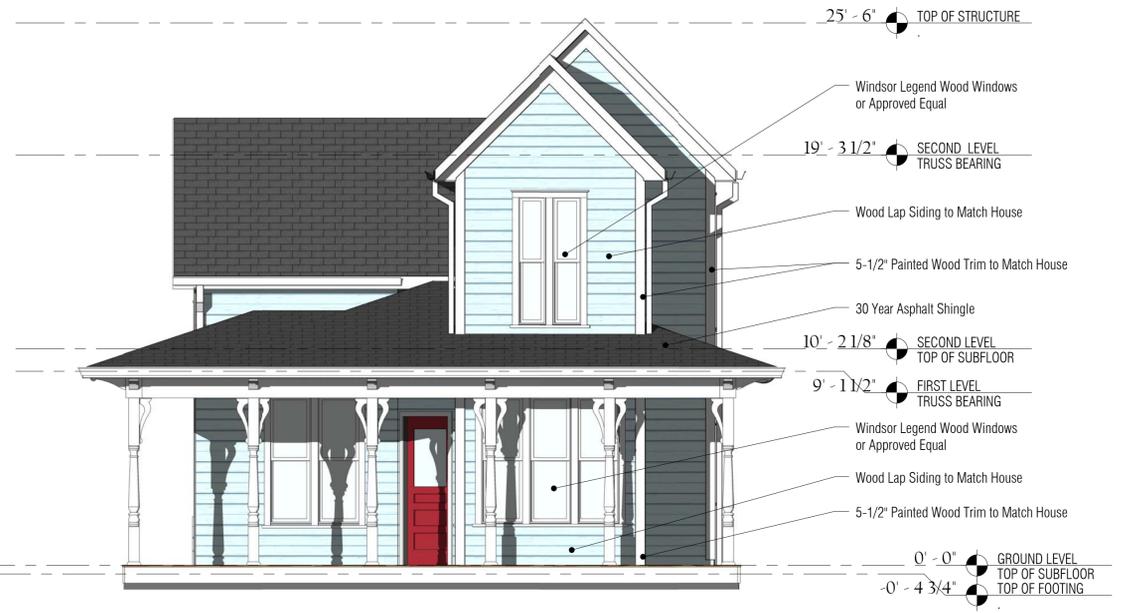
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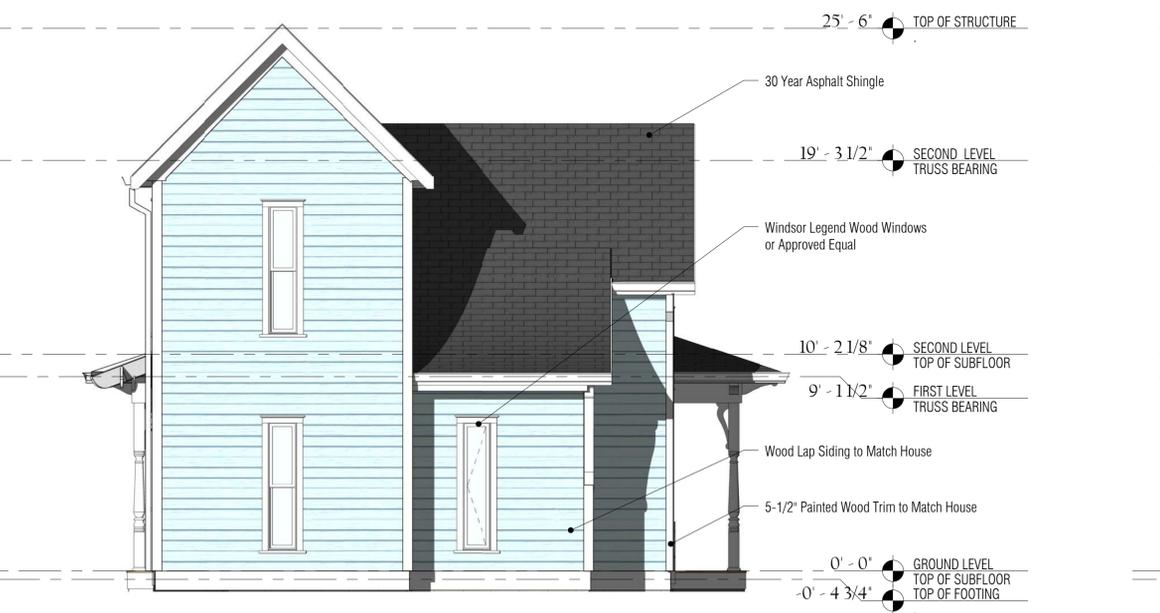
16 GARAGE WEST ELEVATION FACING ALLEY $1/4" = 1'-0"$
08 GARAGE SOUTH ELEVATION FACING LAWN & COMMERCIAL PARKING $1/4" = 1'-0"$
04 GARAGE EAST ELEVATION FACING STREET $1/4" = 1'-0"$



15 ADU WEST ELEVATION FACING ALLEY $1/4" = 1'-0"$



03 ADU NORTH ELEVATION FACING HISTORIC NEIGHBOR $1/4" = 1'-0"$



13 ADU SOUTH ELEVATION FACING COMMERCIAL PARKING $1/4" = 1'-0"$



01 ADU EAST ELEVATION FACING REAR OF EXISTING HOUSE $1/4" = 1'-0"$

Note:
All ADU Sheathing,
Garage Sheathing
& Fence Boards
Shall Be Traditional Materials.

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OCTOBER 2014

ACCESSORY
DWELLING

for Diane Hopper 1319
Thomas Avenue Charlotte,
North Carolina

ISSUED FOR: HISTORIC REVIEW
ISSUE DATE: 07/16/14
REVISIONS: 07/25/14 HDC Staff Review
09/02/14 HDC Staff Review
09/22/14 HDC Board Comments

NEW ACCESSORY
DWELLING UNIT
ELEVATIONS

FILE NAME: 01-ADU-H201-Elevations
DRAWN BY: KRJ
CHECKED BY: TFM

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SEPTEMBER 2014


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DRIVEWAY GATE, GARAGE CARRIAGE DOORS & PAVERS Perspective 14

TYPICAL 6' PERIMETER FENCE BEHIND SETBACK with GRAPE VINE TRELLIS at GARDEN Perspective 02

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ALLEY GATE & REPLACEMENT 6' & 4' FENCE along PARKING LOT with TRELLIS Perspective 09

REPLACEMENT 6' & 4' FENCE along PARKING LOT & NEW 3' STREET FENCE Perspective 01

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ILLUSTRATIVE VIEWS
 of
 NEW FENCES
 & GATES

FILE NAME: ADU-H203-Illustrations.dwg
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 CHECKED BY: TFM

H203

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DRIVEWAY GATE, GARAGE CARRIAGE DOORS & PAVERS Perspective

TYPICAL 6' PERIMETER FENCE BEHIND SETBACK with GRAPE VINE TRELLIS at GARDEN

Perspective

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ALLEY GATE & REPLACEMENT 6' & 4' FENCE along PARKING LOT with TRELLIS Perspective

REPLACEMENT 6' & 4' FENCE along PARKING LOT & NEW 3' STREET FENCE Perspective

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ILLUSTRATIVE VIEWS
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 & GATES

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H203



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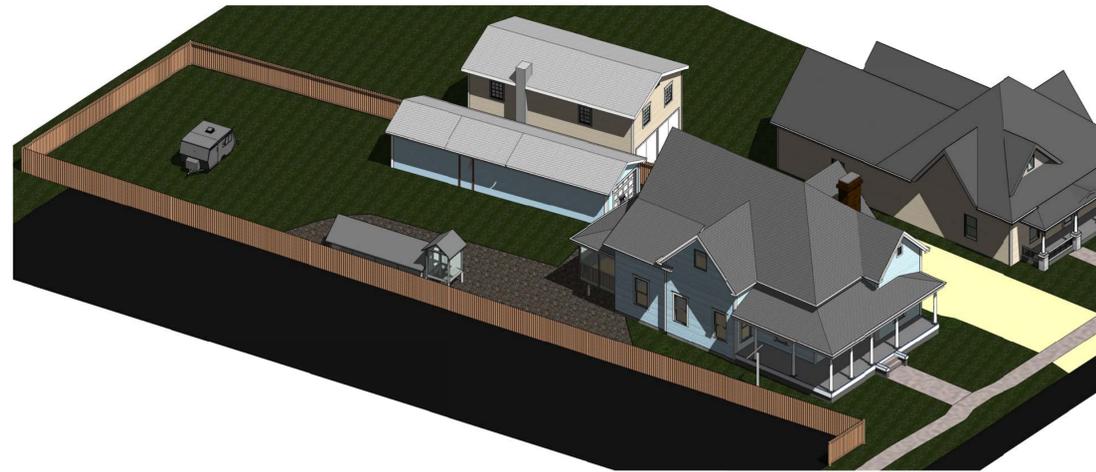
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SITE AERIAL (Shown without Trees)

03

SEPTEMBER 2014



EXISTING SITE AERIAL

14



THOMAS AVENUE ELEVATIONS (Shown without Trees)

02

ACCESSORY
 DWELLING

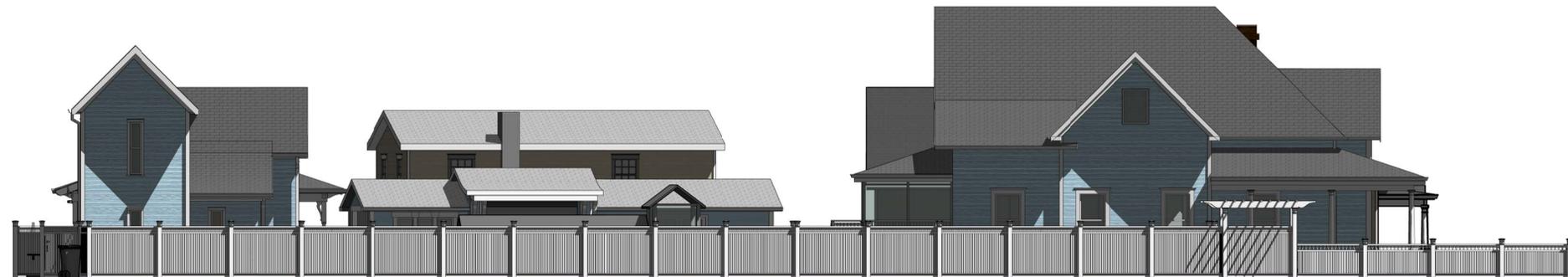
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COMMERCIAL PARKING MASSING (Shown without Trees)

01

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SITE MASSING

FILE NAME: 01-H203-Site Massing
 DRAWN BY: KRJ & JK
 CHECKED BY: TFM

H204



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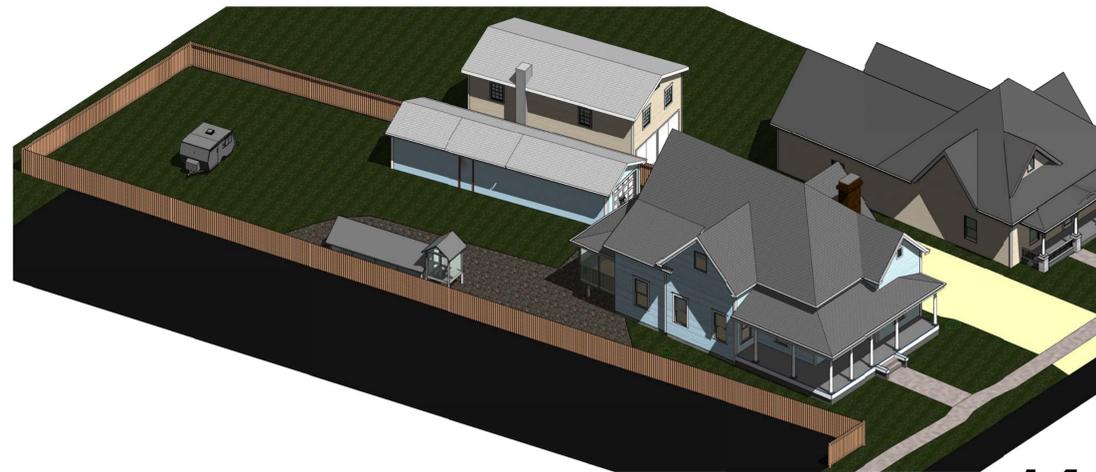
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SITE AERIAL (Shown without Trees)

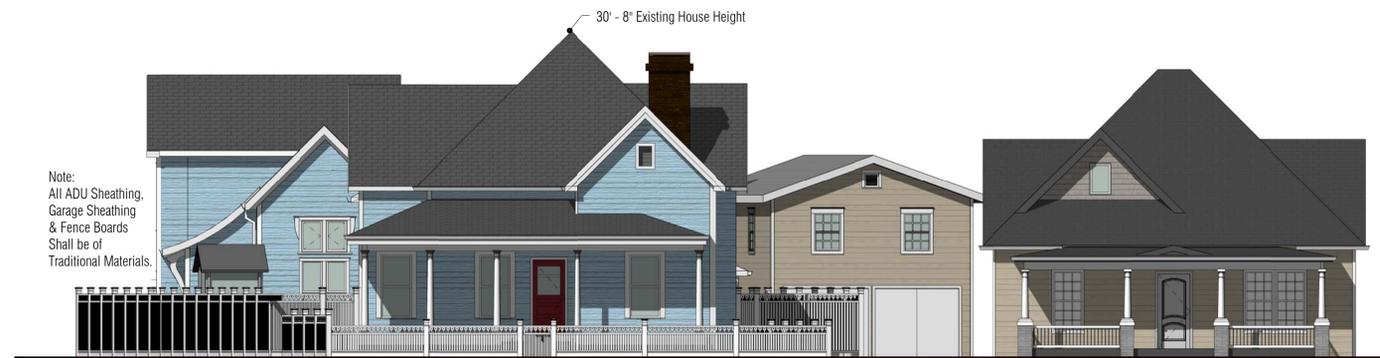
03

OCTOBER 2014



EXISTING SITE AERIAL

14



THOMAS AVENUE MASSING (Shown without Trees)

02

1/8" = 1'-0"

ACCESSORY
 DWELLING

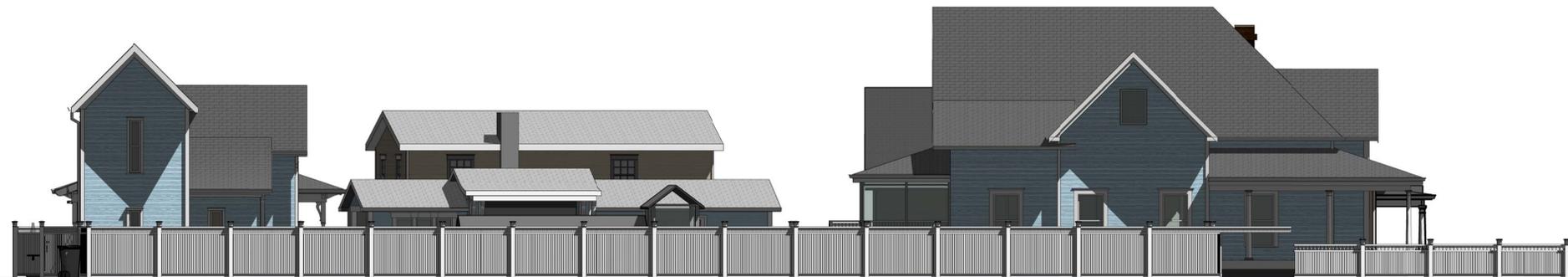
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COMMERCIAL PARKING MASSING (Shown without Trees)

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SITE MASSING

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