CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-164 **DATE:** October 13, 2014

ADDRESS OF PROPERTY: 1319 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood **TAX PARCEL NUMBER:** 08117420

OWNER(S): Diane Hopper

DETAILS OF APPROVED PROJECT: The project is construction of an accessory dwelling unit (ADU), driveway, fence, installation of an artificial grass surface in the rear yard and improvements to the existing garage. The ADU height is approximately 25'-6" with materials and design details to reflect the principal dwelling. The existing alley will provide access to the ADU. The existing garage will have new siding and windows. A new canopy will be constructed over the garage door. The new fence will be detailed as drawn and will not exceed 6' and 4' along the rear and side yard. See attached plans for details.

The project was approved by the HDC October 8, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Tom Egan

Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
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FAX: (704)-336-5123

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dianehopper@gmail.com

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Fang Baugess-Dalis.com

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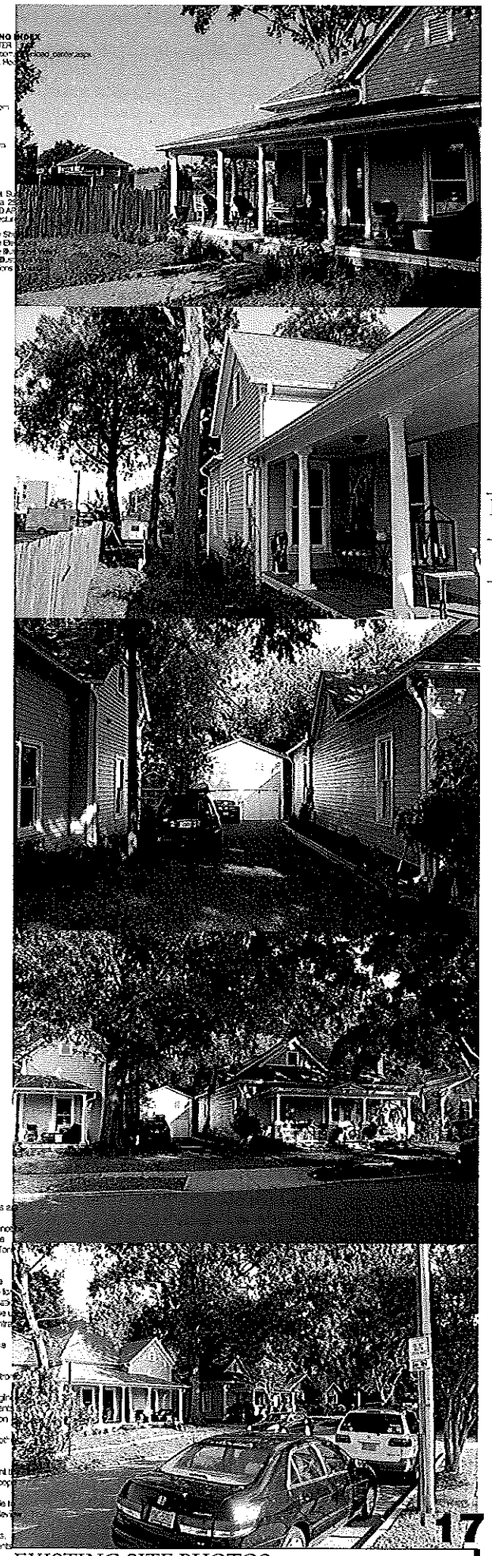
Tony E. Miller, AIA LEED AP
tony.miller@millerarchitecture.com

H100 Existing & New Site
H201 ADU & Garage Elev
H202 ADU & Garage Pl
H203 Fence & Gate Elev
H204 Context Elevations



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sealed written document
part of the "Construction
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precedence over any ot
information.

The drawings represent t
Owner's intention of scop
scale and materials.
Changes may be made t
comply with Historic Rev
Board Comments,
Community Comments,
Planning Staff Comments
and Marketing
Considerations.

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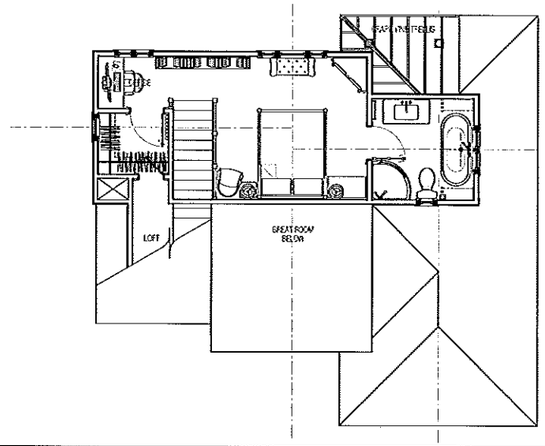
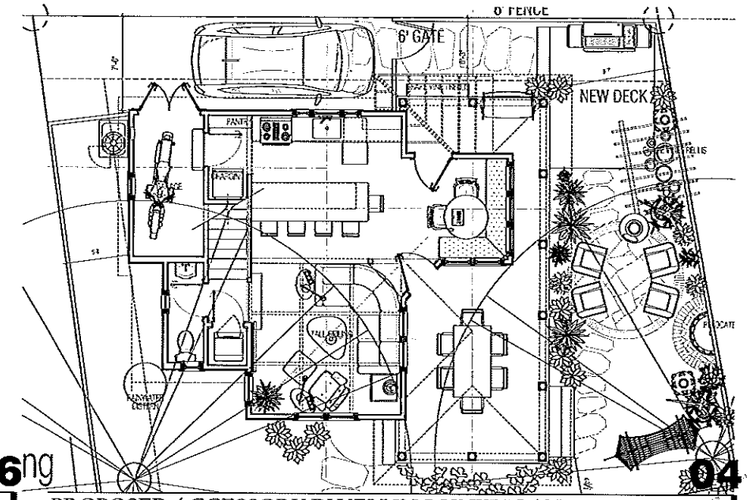
EXISTING SITE PHOTOS Perspective

october 2014



16ng

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



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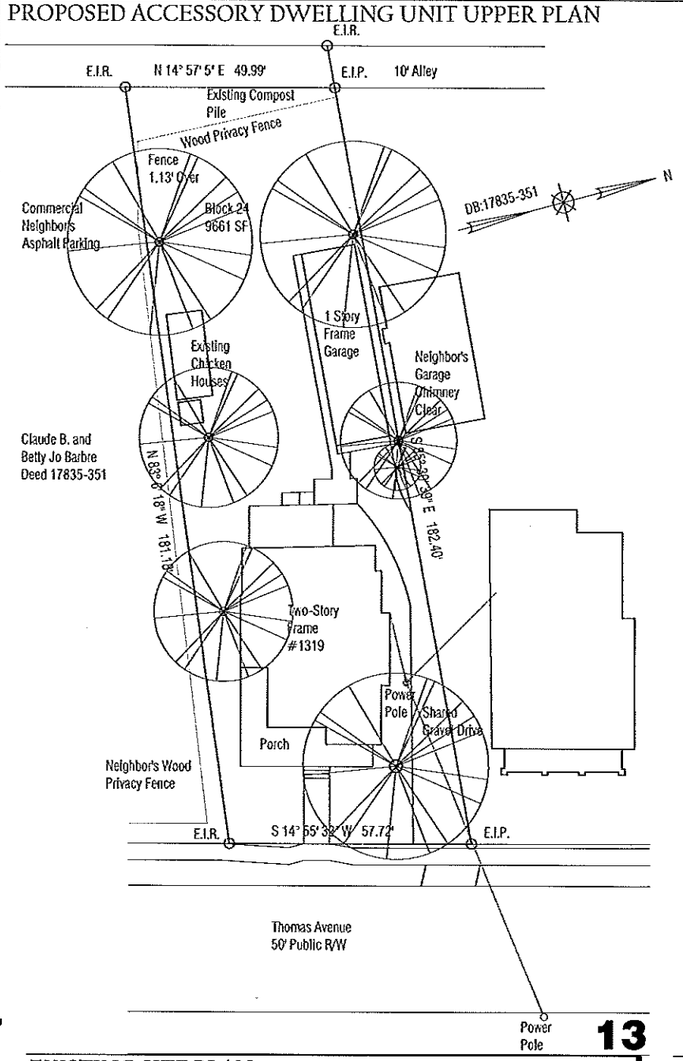
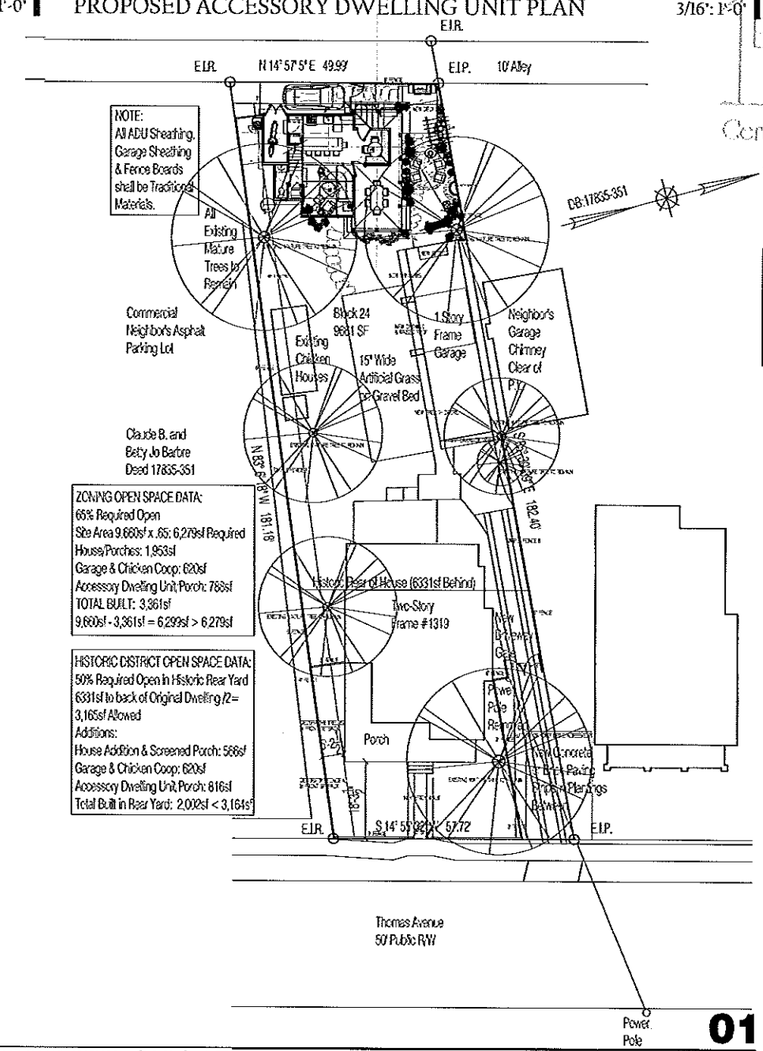
PROPOSED ACCESSORY DWELLING UNIT PLAN 3/16": 1'-0"



13

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



01

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

MILLER ARCHITECTURE
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CHARLOTTE NC 28202
704 377 8300
www.millerarchitecture.com

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2014-164

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

EXISTING PHOTOS, ADU PLANS, EXISTING & IMPROVED SITE PLANS

FILE NAME: ch-ADU-H100-SitePlan.dwg
DRAWN BY: TFM
CHECKED BY: TFM

H100

CONTACTS/DRAWING INDEX
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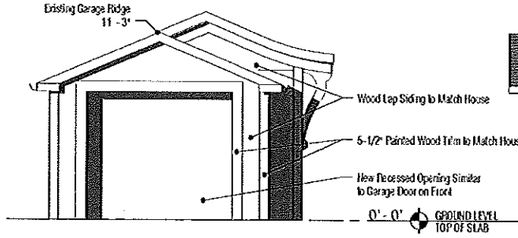
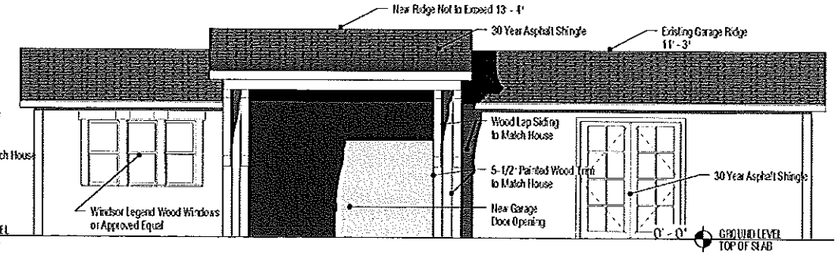
Troy F. Miller, AIA LEED AP (704) 377-8500
troy@millerarchitecture.com

H100	Existing & New Site Plan, Floor Plans
H201	ADU & Garage Elevations
H202	ADU & Garage Illustrative Views
H203	Fence & Gate Illustrative Views
H204	Contour Elevations & Massing



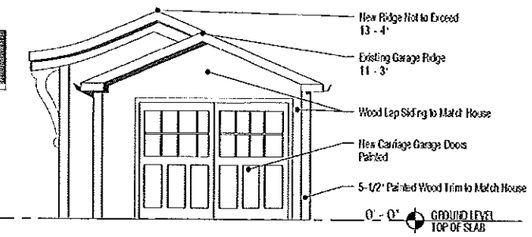
16

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"

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OCTOBER 2014

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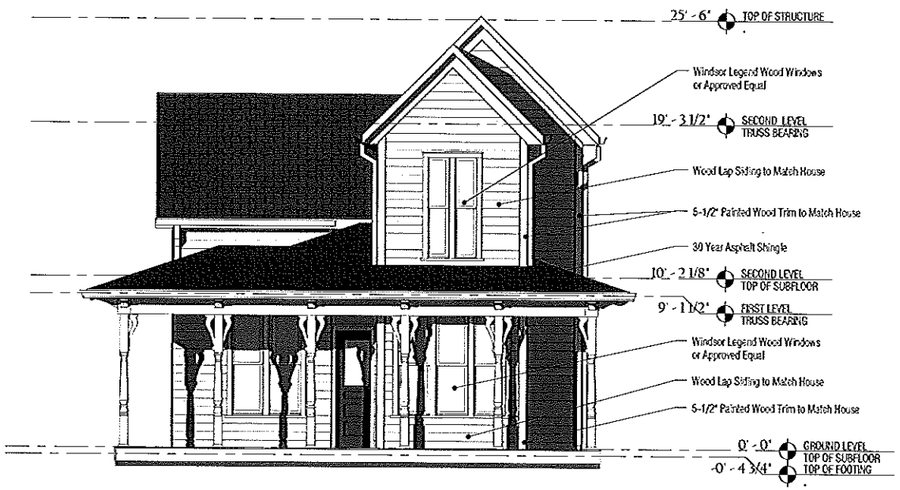
ADU WEST ELEVATION FACING ALLEY 1/4" = 1'-0"

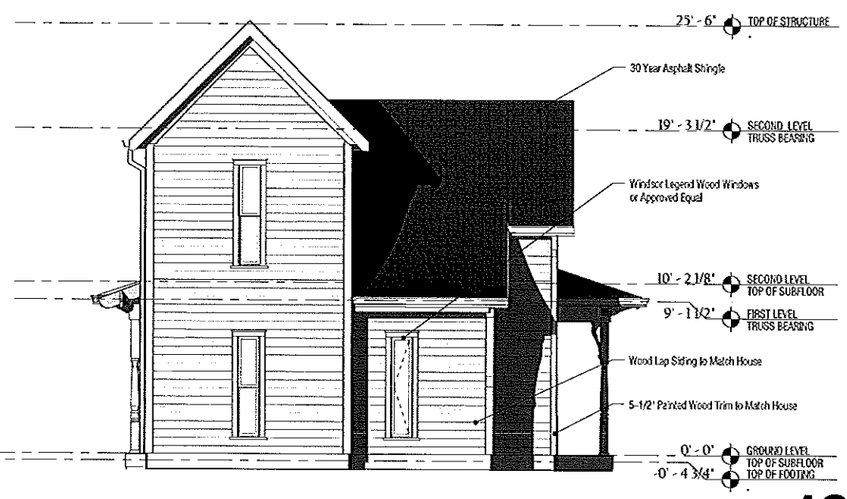


03

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

ACCESSORY DWELLING

for Diane Hopper 1319 Thomas Avenue Charlotte, North Carolina



13

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

01

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

ISSUED FOR:	HISTORIC REVIEW
ISSUE DATE	07/15/14
REVISONS	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	CHADU-H201-Elevations
DRAWN BY	KRJ
CHECKED BY	TFM

H201

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Fred Bagger@bdfs.com

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H100	Existing & New Si
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H202	ADU & Garage Pl
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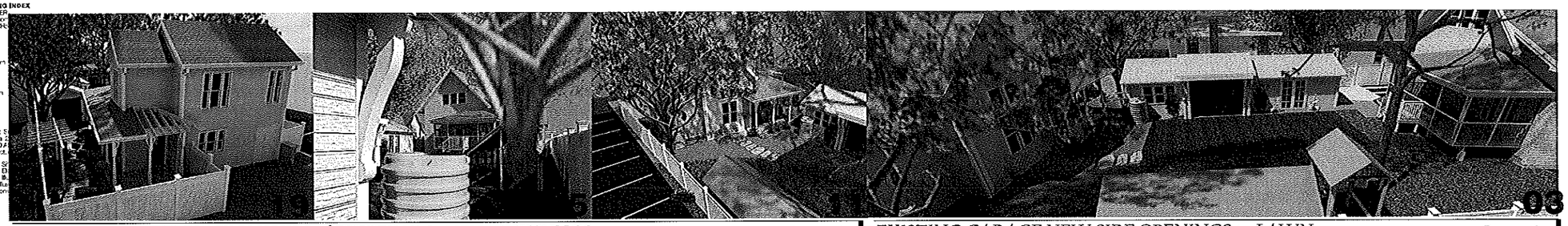
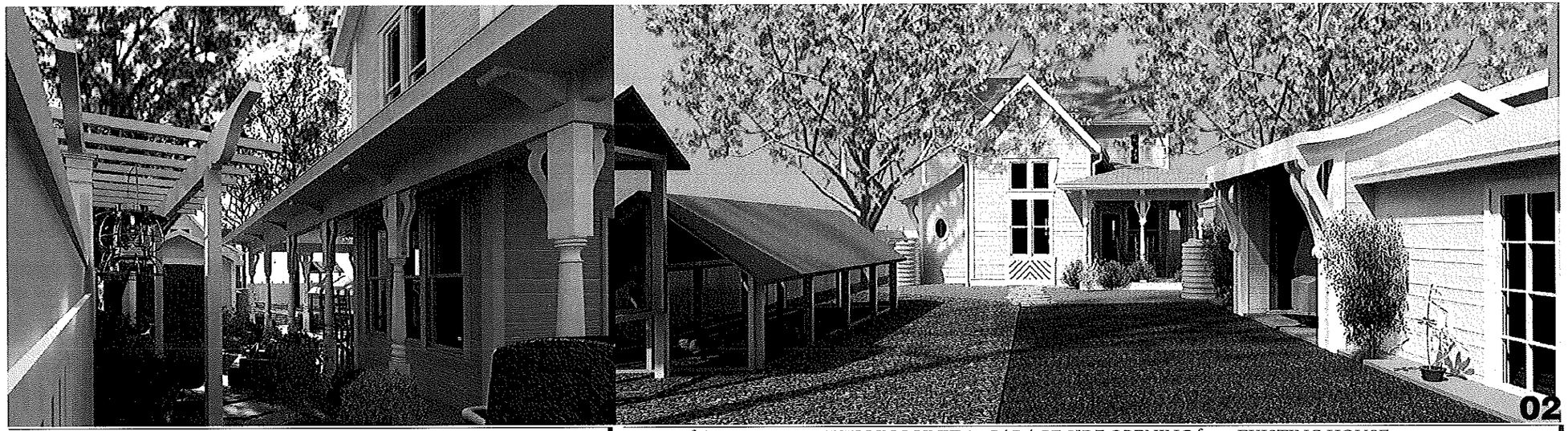
H204	Context Elevation



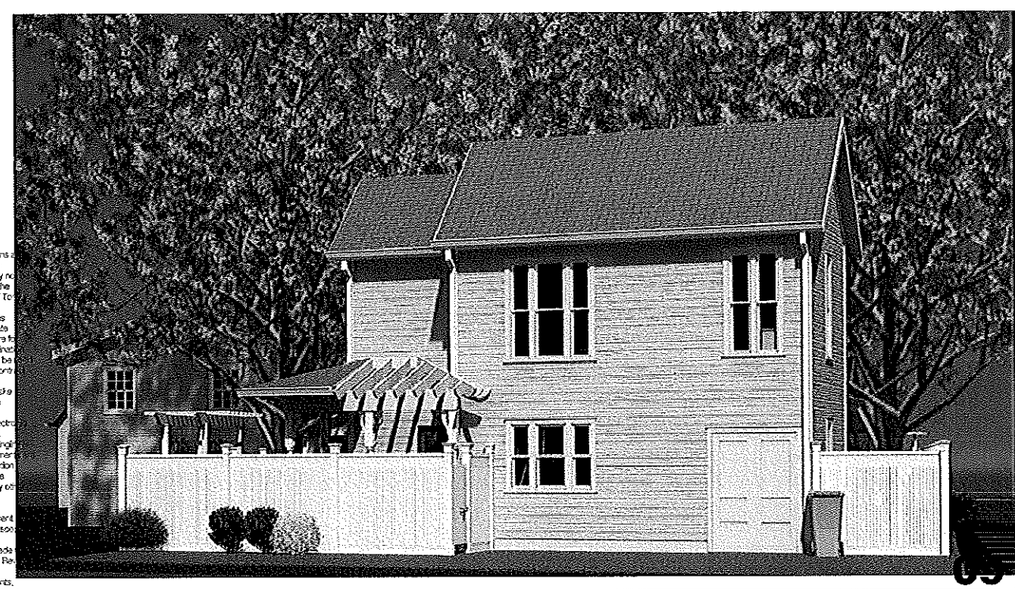
YARD & GARDEN RELATIONSHIPS of EXISTING & NEW BUILDINGS — Perspective

EXISTING GARAGE NEW SIDE OPENINGS to LAWN — Perspective

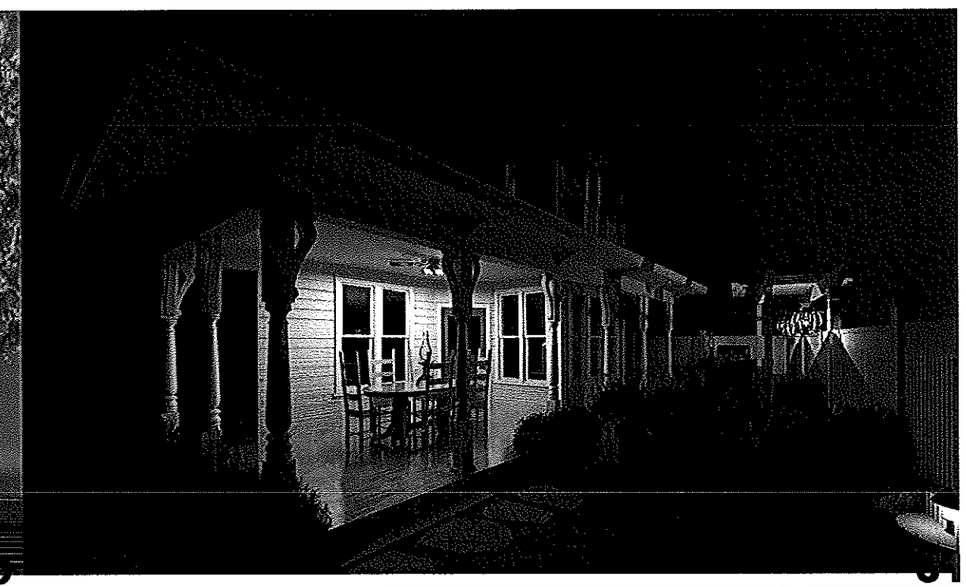


NEW RECESS in REAR OF EXISTING GARAGE — Perspective

VIEW of ACCESSORY DWELLING UNIT & GARAGE SIDE OPENING from EXISTING HOUSE — Perspective



ALLEY SIDE of ACCESSORY DWELLING UNIT with GARAGE — Perspective



ACCESSORY DWELLING UNIT, CHARLESTON GARDEN & FENCE — Perspective

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ILLUSTRATIVE VIEWS
of
ACCESSORY DWELLING
&
GARAGE ALTERATIONS

FILE NAME: ADU-H202-IllustrativeVi.dwg
DRAWN BY: TFM
CHECKED BY: TFM

H202

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tonymiller@millerarchitecture.com

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OCTOBER 2014

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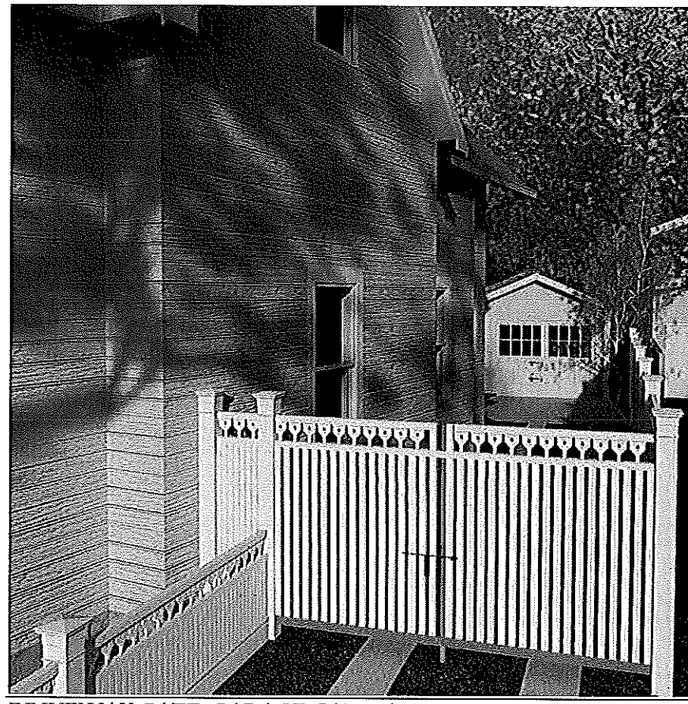
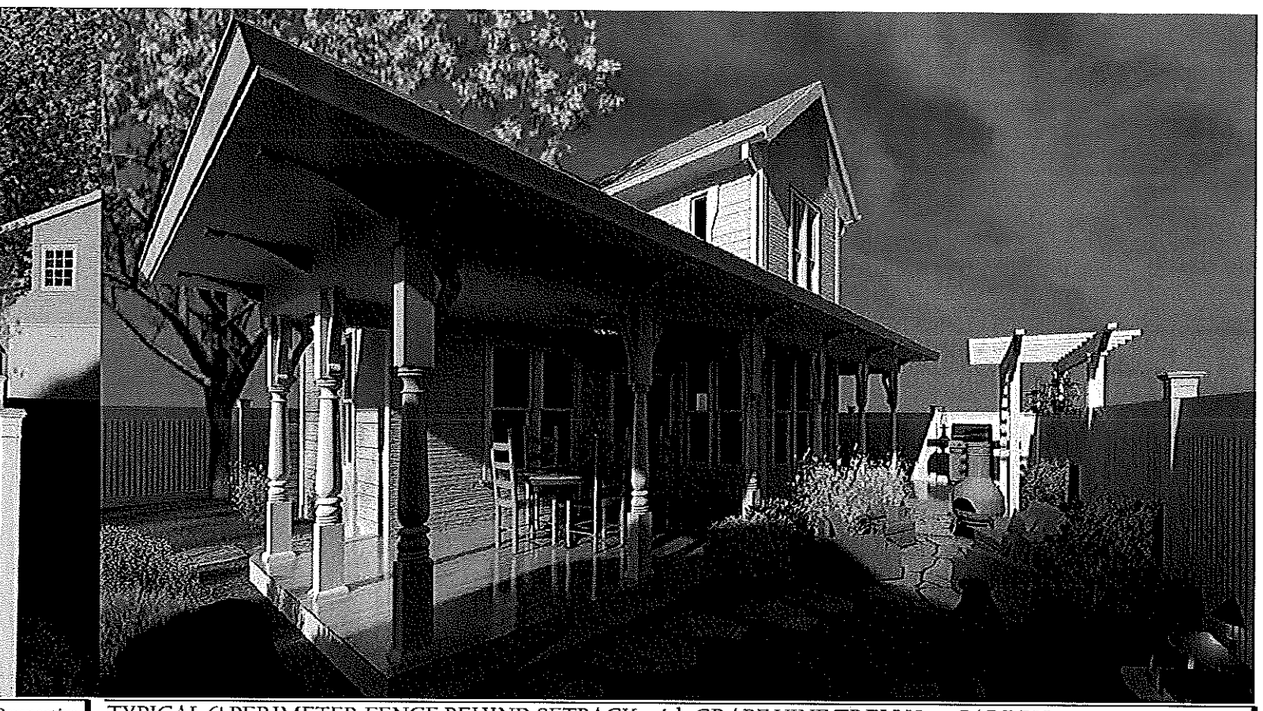
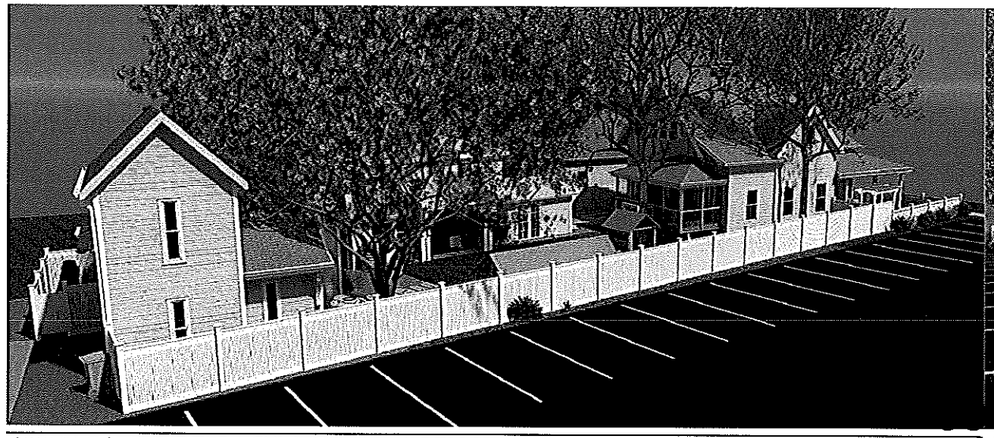


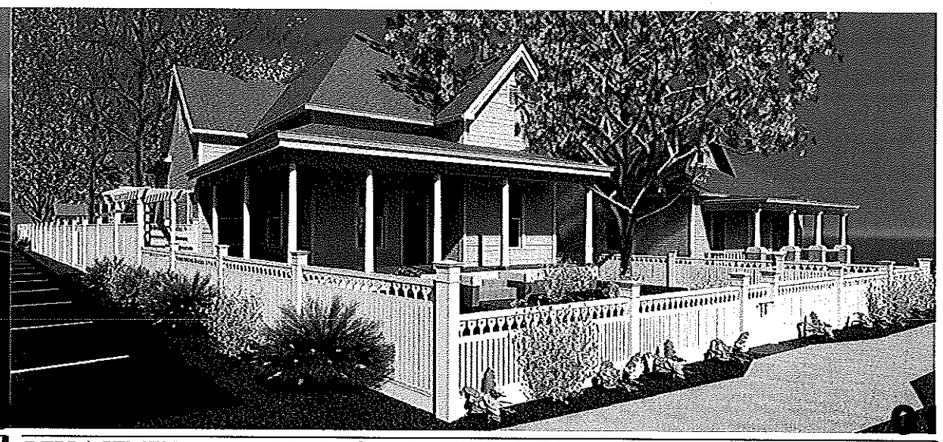
DRIVEWAY GATE, GARAGE CARRIAGE DOORS & PAVERS Perspective



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



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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The drawings represent the Owner's intention of scope scale and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments and Marketing Considerations.

Charlotte Historic District Commission
Certificate of Appropriateness
2014-164

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

ILLUSTRATIVE VIEWS of NEW FENCES & GATES

FILE NAME: ADU-H203-Elevations.dwg
DRAWN BY: TFM
CHECKED BY: TFM

H203

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Diane Hopper

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Tracy F. Miller, AIA LEED AP (704) 377 8500
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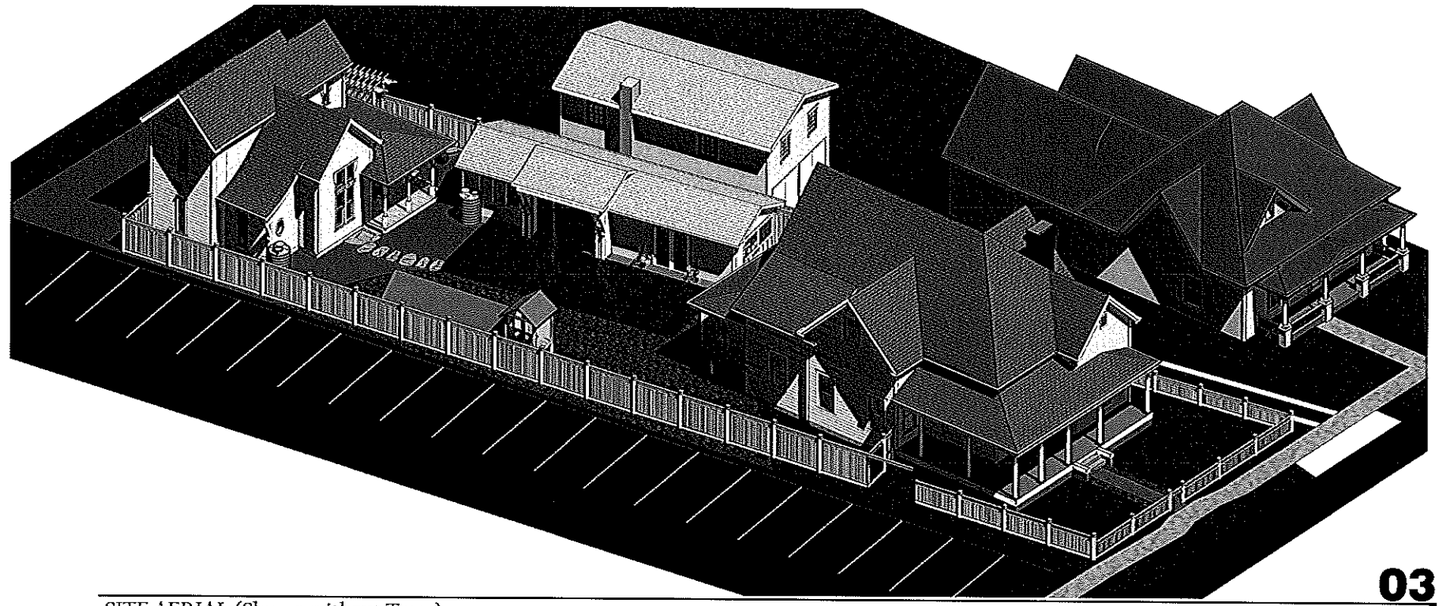
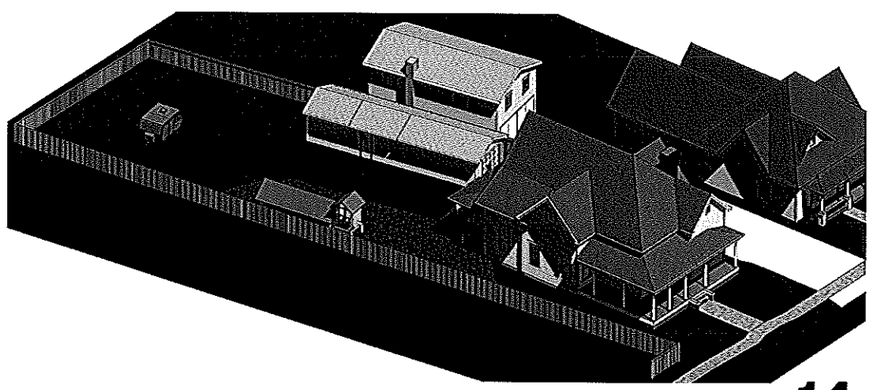
H000 Existing & New Site Plan, Floor Plans
H201 ADU & Garage Elevations
H202 ADU & Garage Perspective Views
H203 Fence & Gate Elevative Views
H204 Concept Elevation & Massing

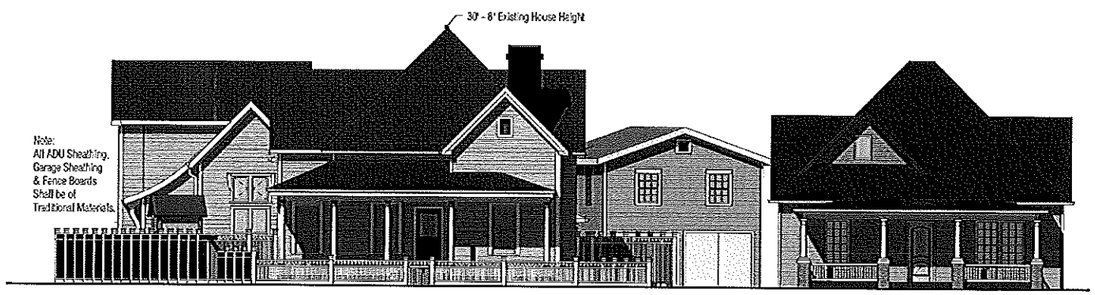
OCTOBER 2014



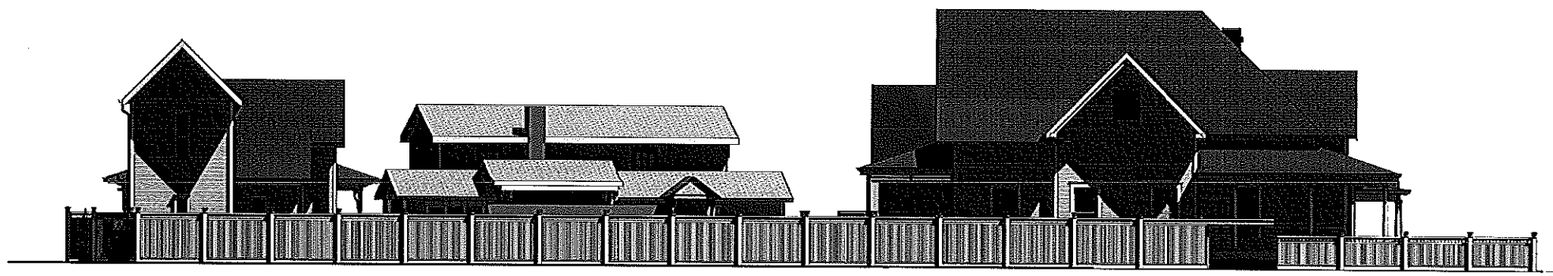
SITE AERIAL (Shown without Trees) **03**



EXISTING SITE AERIAL **14**



THOMAS AVENUE MASSING (Shown without Trees) **02**
1/8" = 1'-0"



COMMERCIAL PARKING MASSING (Shown without Trees) **01**

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Initial Electricity Plan provided as conceptual design intent and for the allowance and coordination only. Plans are not to be used for construction or contract pricing. The general Accessory Dwelling plan provided on the Electrical Plan. Reproduction of electronic files are not allowed.
Only Architect and Engineer model water documents as part of the "Construction Documents" and shall provide one set of the above information.

The firm has represented the Owner as a maximum timeline of assist. The General Contractor is responsible to be sure all subcontractors comply with Code Provisions and all applicable Building Codes and governing authorities and shall show the criteria shown in the current drawings.
The General Contractor is responsible to insure all subcontractors comply with product warranties.
The contractor shall bring any conflicts, errors or omissions to the attention of Tracy F. Miller AIA at the time of bidding/pricing prior to proceeding with construction.
All Dimensions shall be taken to Good Building Practice and practice.
Miller Architecture shall not be responsible for any performance/conflicts that are not described in the drawings or specifications.
The Owner has the authority to approve equal substitutions. Contractor shall work to the plans when deviating by the provided "or equal" stipulation.

Changes should be avoided in making changes from these drawings. Only Tracy F. Miller AIA may approve material substitutions or any other changes. Could lead to more significant problems or additional expenses in other trades.
Proposed value engineering suggestions shall be submitted to the Owner to evaluate with a change order separate specifying proposed cost and time change.

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HDC Staff Review
09/22/14
HDC Board Comments

SITE MASSING

FILE NAME 03 H203-Site Massing
DRAWN BY KRJ & JN
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H204