

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1319 Thomas Avenue

SUMMARY OF REQUEST: Accessory building

APPLICANT: Diane Hopper

Details of Proposed Request

Existing Context

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 two story accessory dwelling was approved October 8, 2014.

Proposal

The proposal is a one story accessory building in the rear yard. The overall size of the accessory building has been reduced in height and square footage. Exterior siding is wood lap. The structure will have a screened porch on the left side.

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

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.

Staff Analysis

The Commission will determine if an exception should be granted for locating the accessory building in the side yard and if the proposal meets the guidelines for accessory buildings.



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.

Chairman

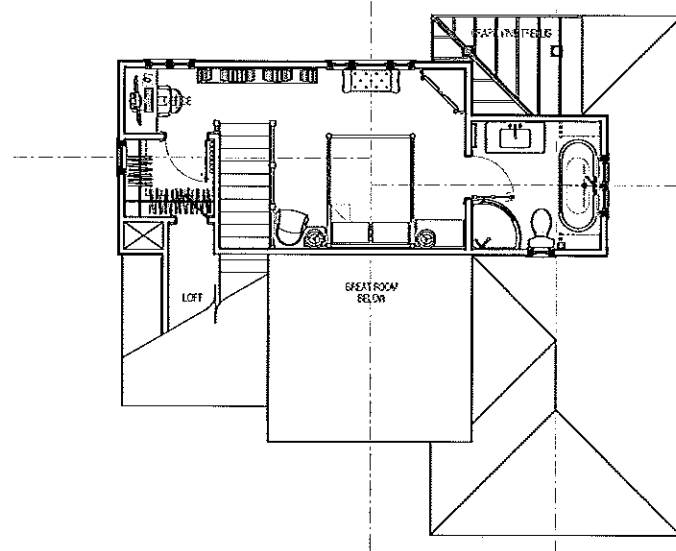
Staff



EXISTING SITE PHOTOS

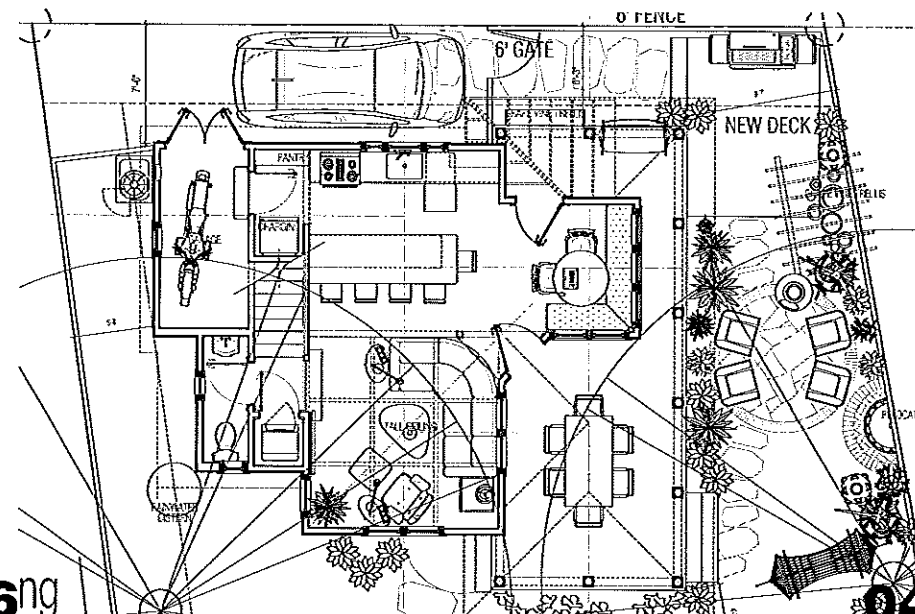
16 17 18

october 2014



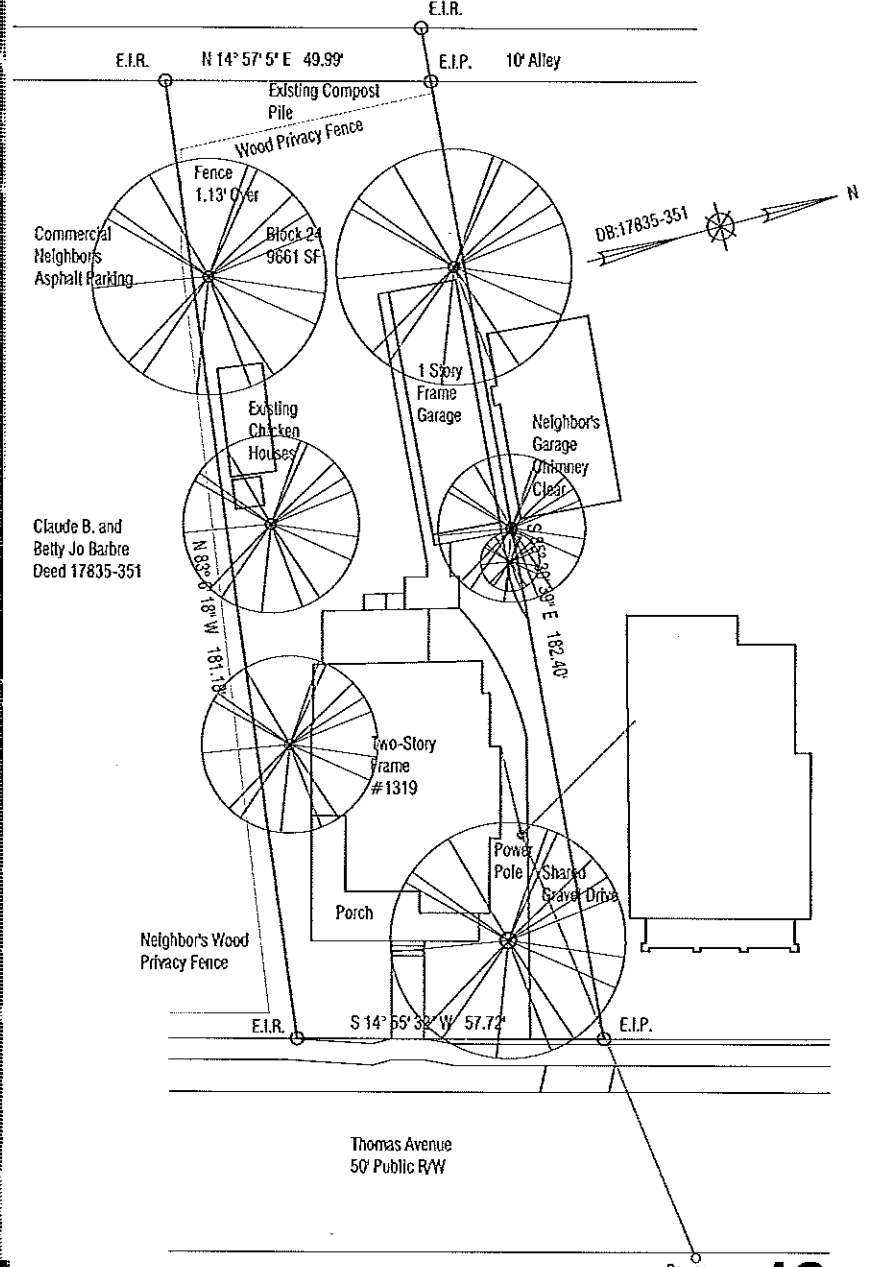
PROPOSED ACCESSORY DWELLING UNIT UPPER PLAN

3/16" = 1'-0"



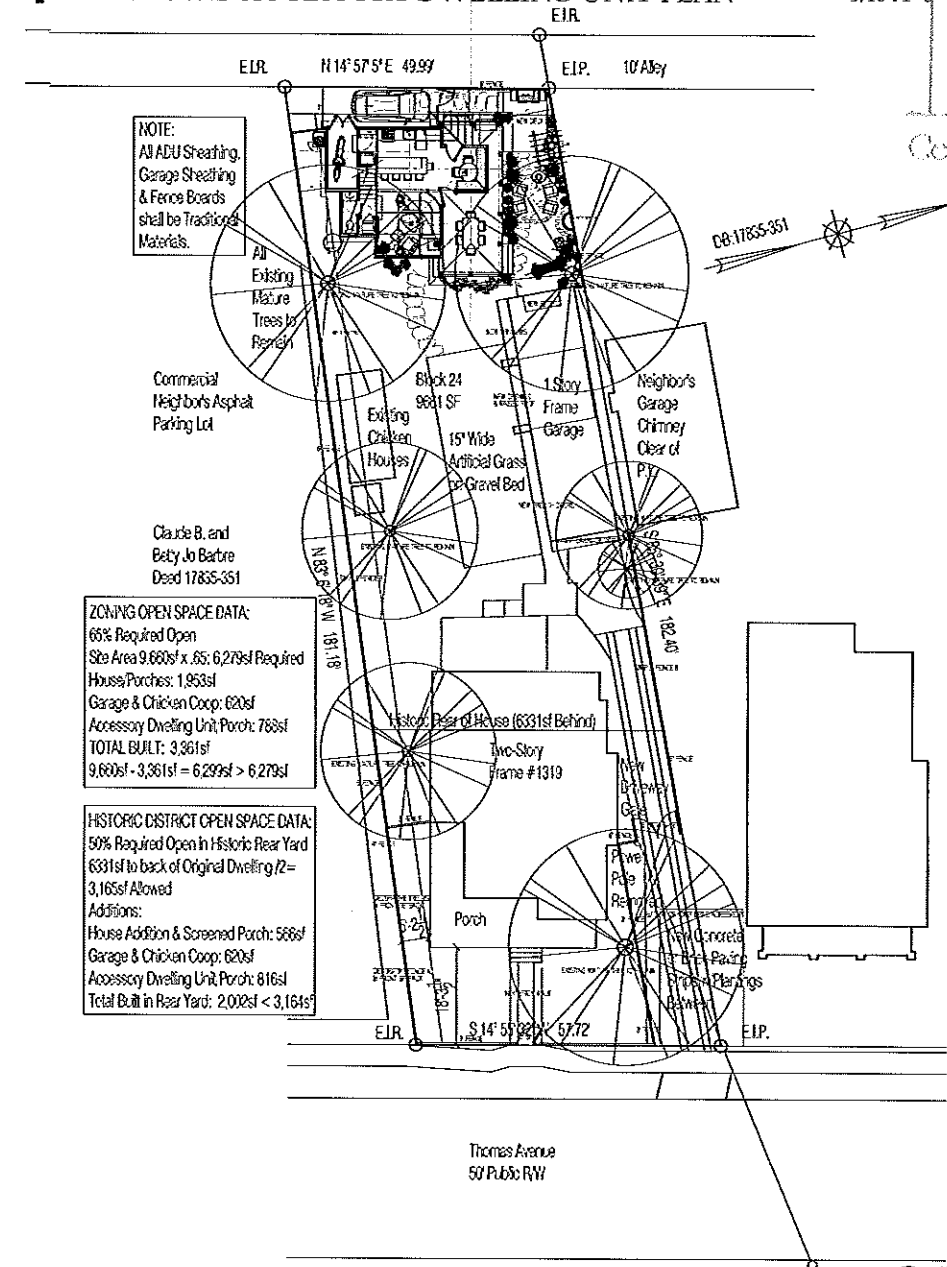
PROPOSED ACCESSORY DWELLING UNIT PLAN

3/16" = 1'-0"



EXISTING SITE PLAN

1/16" = 1'-0"



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

1/16" = 1'-0"

MILLER
ARCHITECTURE
713 NORTH CHURCH STREET SUITE 140
CHARLOTTE NC 28202
704.377.8500
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: CLADU-H100-SitePlan.dwg
DRAWN BY: TFM
CHECKED BY: TFM

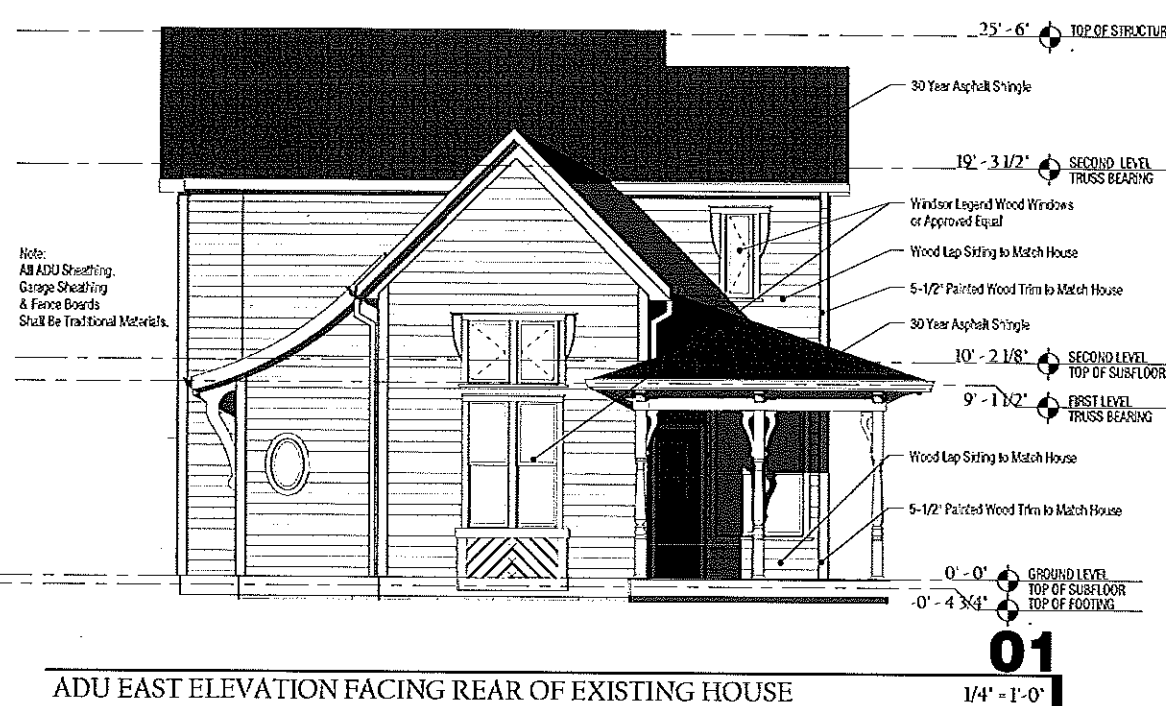
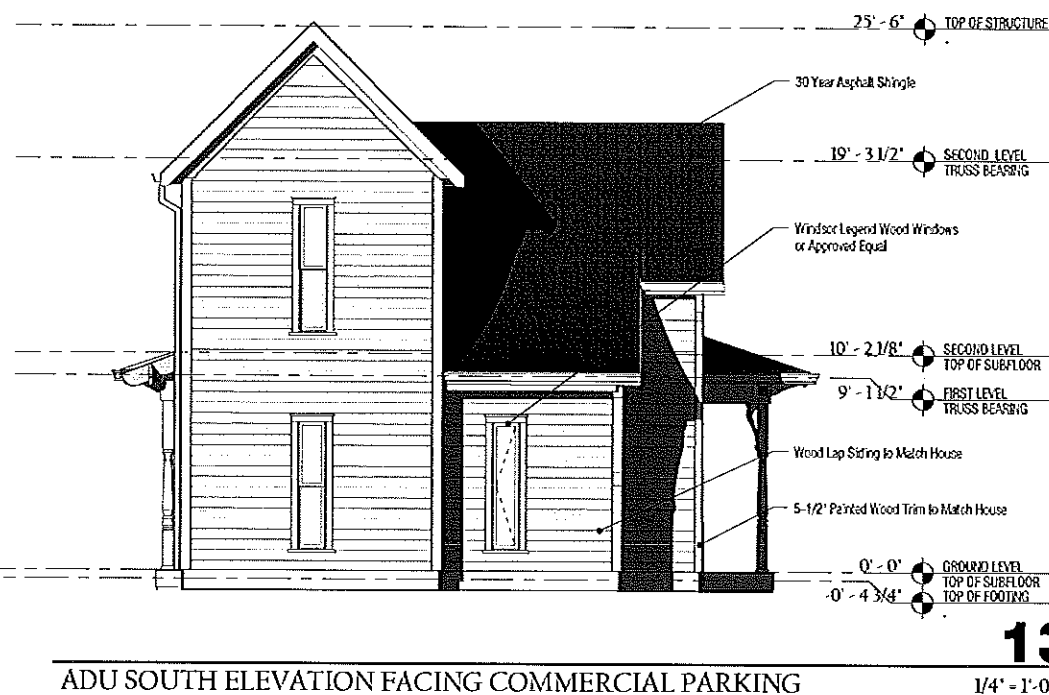
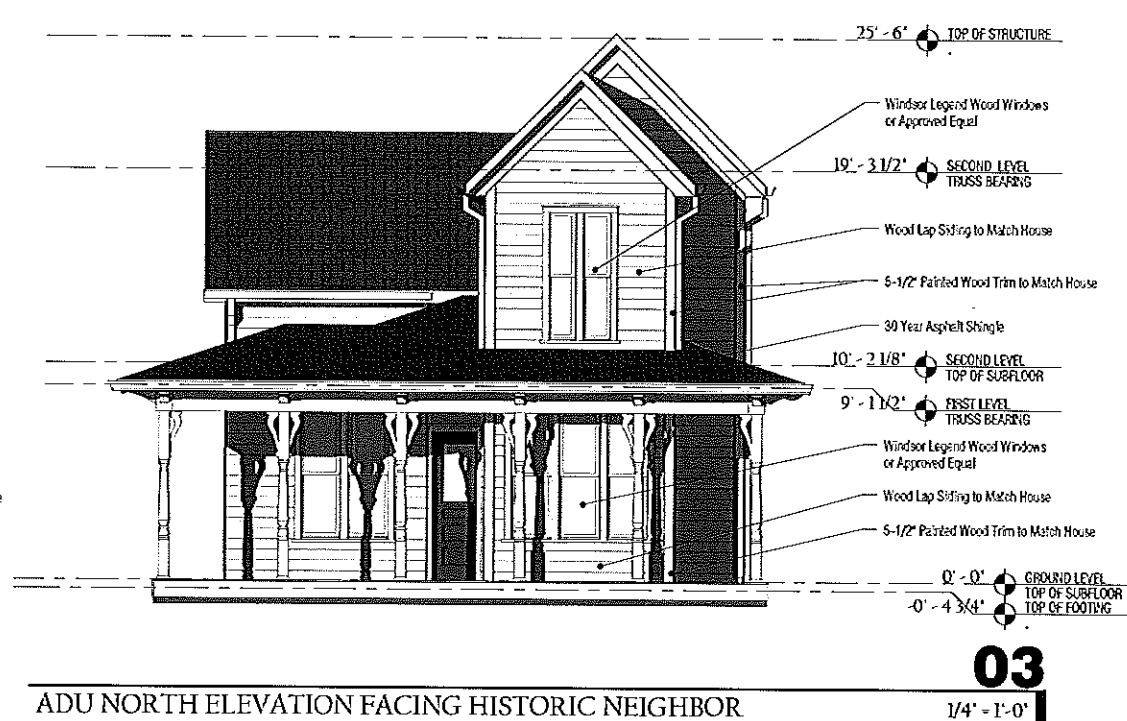
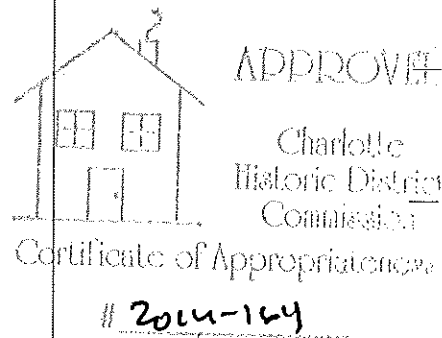
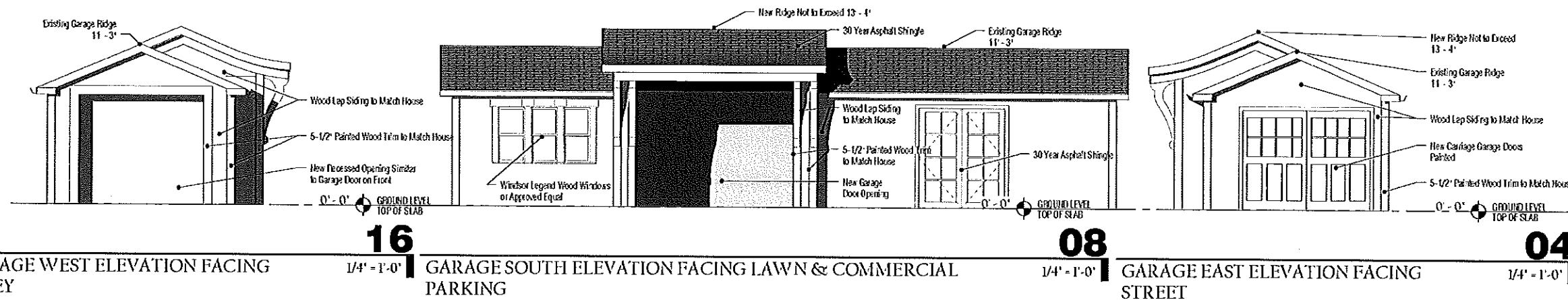
H100



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OCTOBER 2014

ACCESSORY DWELLING

for Diane Hopper 1319
Thomas Avenue Charlotte,
North Carolina

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

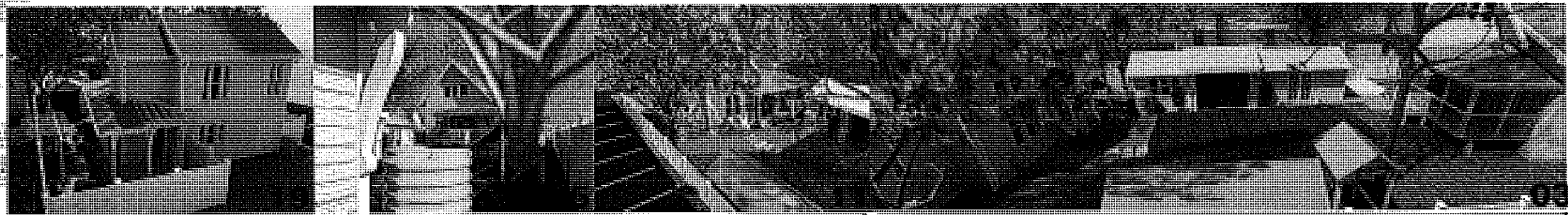
NEW ACCESSORY DWELLING UNIT ELEVATIONS

FILE NAME: CHADU-HX-Elevations
DRAWN BY: KRJ
CHECKED BY: IFM

H201

The Department plans to use the property of the American Red Cross and may not be able to locate a suitable site within a reasonable time. If this occurs, the Department will consider the purchase of a building to house the program. The Department will also consider the use of existing facilities, such as the American Red Cross building, for the program. The Department will also consider the use of existing facilities, such as the American Red Cross building, for the program. The Department will also consider the use of existing facilities, such as the American Red Cross building, for the program.

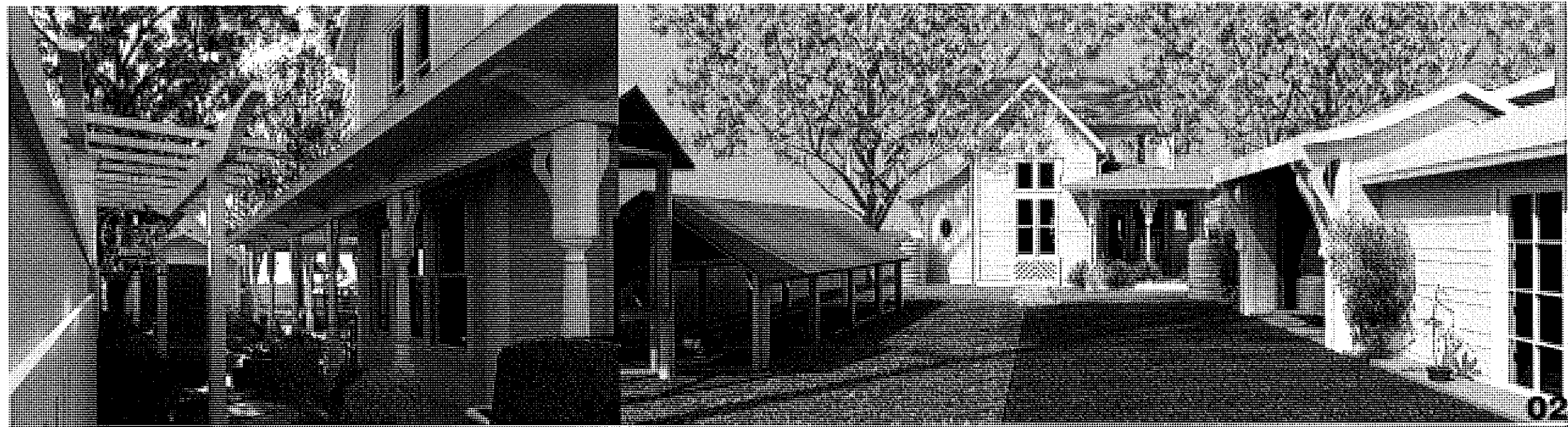
The proposed alterations to the existing garage and the construction of a new accessory dwelling unit are consistent with the historic character of the property and the surrounding neighborhood. The proposed alterations are limited to the exterior of the existing garage and the construction of a new accessory dwelling unit. The proposed alterations are limited to the exterior of the existing garage and the construction of a new accessory dwelling unit.



YARD & GARDEN RELATIONSHIPS of EXISTING & NEW BUILDINGS

Perspective | EXISTING GARAGE NEW SIDE OPENINGS to LAWN

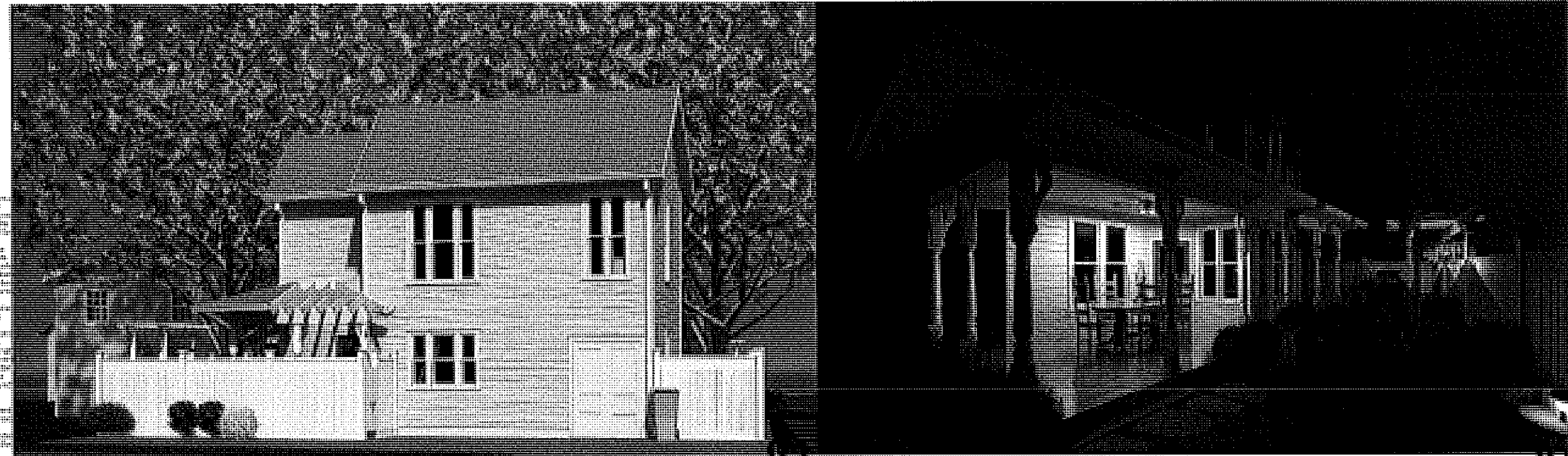
Perspective |



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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 www.millerarchitecture.com



APPROVED

Charlotte
 Historic Landmark
 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: 07/23/14
 HDC Staff Review
 09/02/14
 HDC Staff Review

ILLUSTRATIVE VIEWS
 of
 ACCESSORY DWELLING
 &
 GARAGE ALTERATIONS

FILE NAME: ADU-H202-illustrative.dwg
 DRAWN BY: TEM
 CHECKED BY: TEM

H202

CONTACTS DRAWING INDEX
 FTP DOWNLOAD CENTER
www.millerarchitecture.com/download_center.asp
 Username & Password: Hopper

OWNER
 Diane Hopper
 1319 Thomas Avenue
 diane.hopper@gmail.com

SURVEY
 Betsy Davis
 BetsyDavis.com

ARCHITECTURAL
 Miller Architecture
 715 North Church Street, Suite 140
 Charlotte, North Carolina 28202
 Tony F. Miller, AIA 465017 704-377-8500
 tonyf@mlrarchitect.com

H100 Existing & New Site Plan, Floor Plans
 H201 ADU & Garage Elevations
 H202 ADU & Garage Bathroom Views
 H203 Fence & Gate Elevation Views
 H204 Context Elevations & Marking

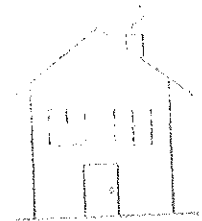
OCTOBER 2014



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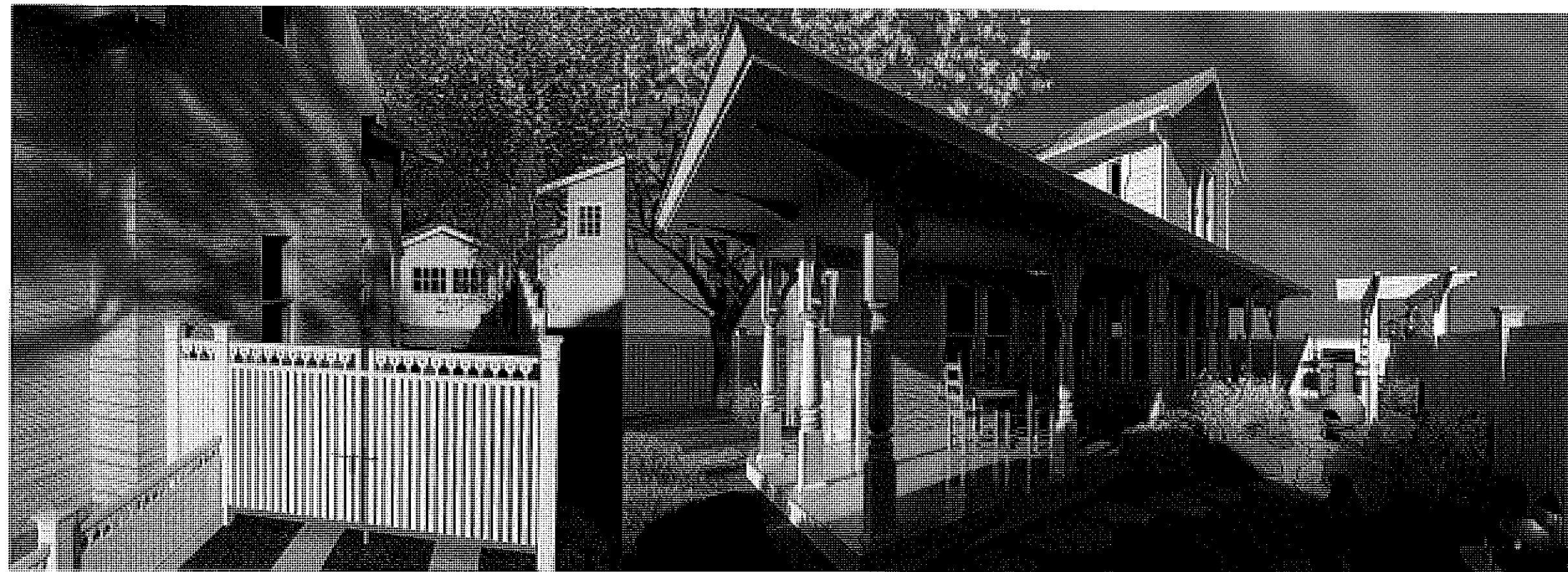


Certificate of Appropriateness

2014-164

ACCESSORY DWELLING

for
 Diane Hopper
 1319 Thomas Avenue
 Charlotte, North Carolina



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

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Document" and take precedence over any other information.

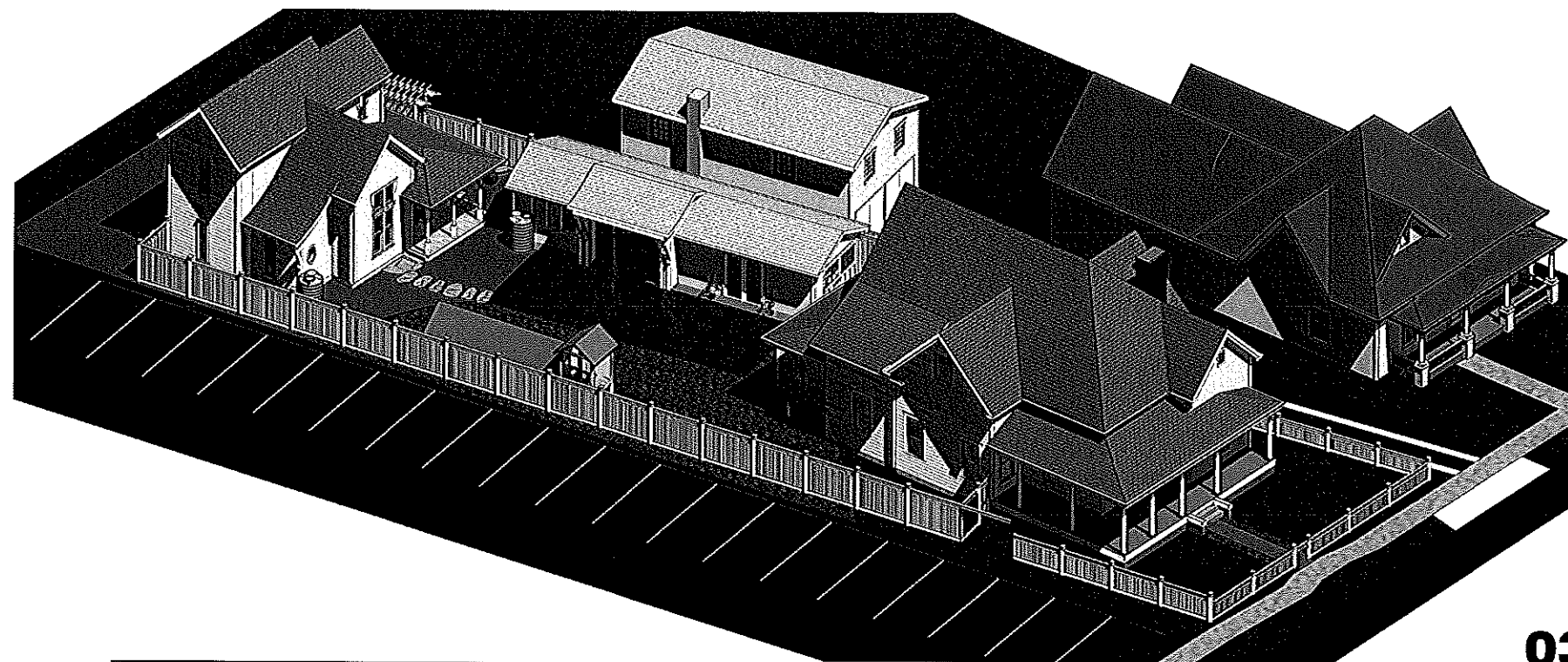
The drawings represent the Owner's interpretation of scope, scale, and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments, and Marketing Considerations.

ISSUED FOR: HISTORIC REVIEW
 ISSUE DATE: 07/01/14
 REVISIONS: 07/23/14
 HDC Staff Review
 09/02/14
 HDC Staff Review

ILLUSTRATIVE VIEWS
 of
 NEW FENCES
 & GATES

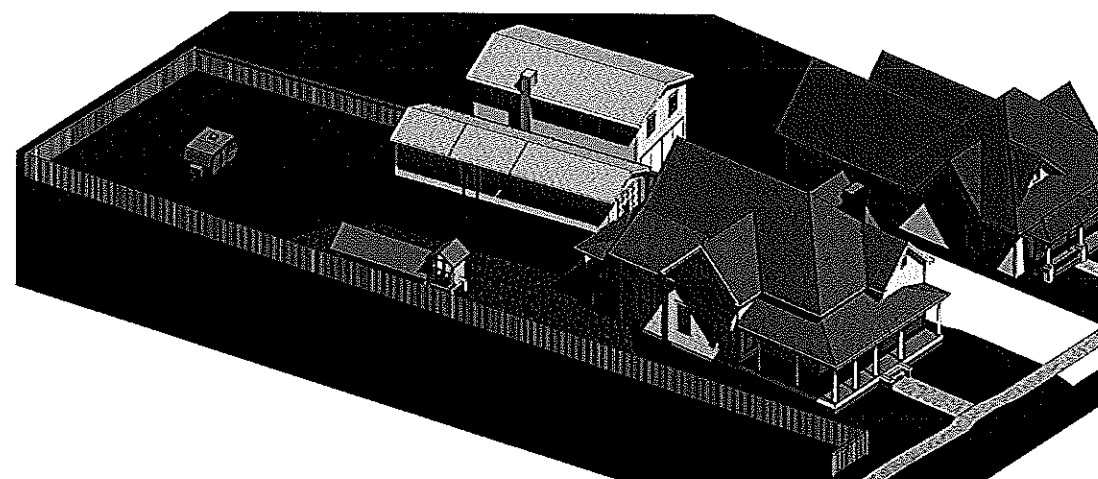
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 DRAWN BY: TFM
 CHECKED BY: TFM

H203



SITE AERIAL (Shown without Trees)

03



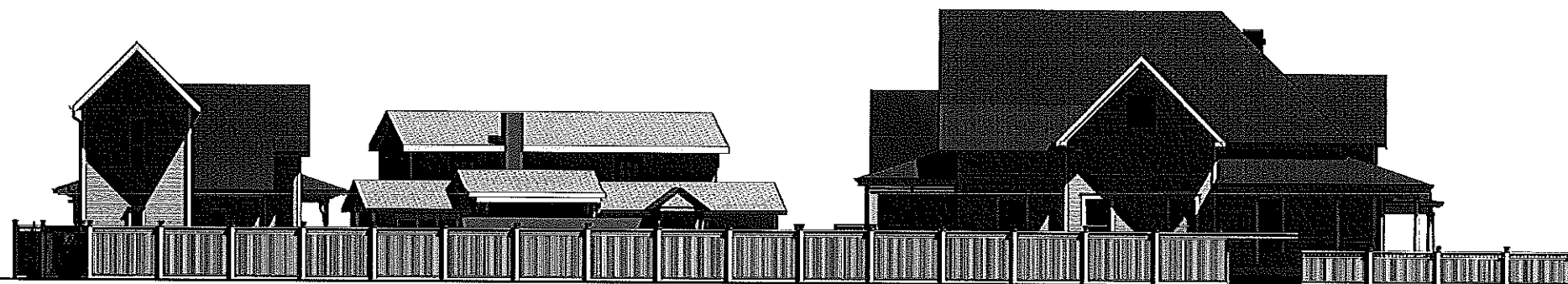
EXISTING SITE AERIAL

14



THOMAS AVENUE MASSING (Shown without Trees)

02

$$1/8'' = 1'-0''$$


COMMERCIAL PARKING MASSING (Shown without Trees)

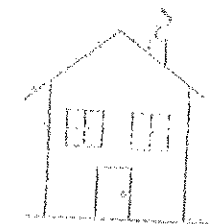
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APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2014-164

ACCESSORY DWELLING

for Diane Hopper 1319
Thomas Avenue Charlotte,
North Carolina

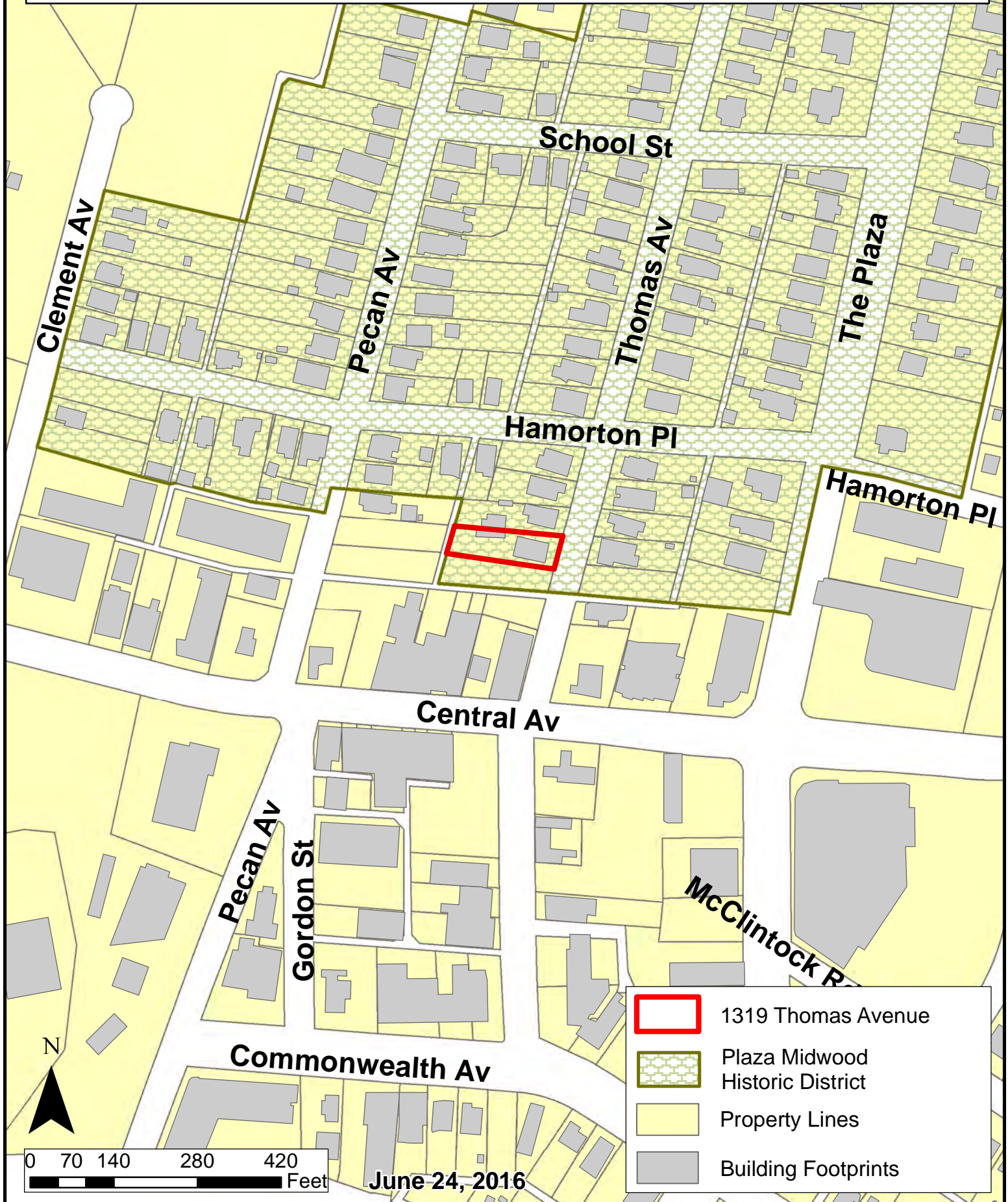
ISSUED FOR: Executive Review
ISSUE DATE: 07/26/14
REVISIONS: 07/25/14
HDC Staff Review
09/02/14
HDC Staff Review
09/22/14
HDC Board Comments

SITE MASSING

FILE NAME: 02-H203-Size Mapping
DRAWN BY: KRJ & JN
CHECKED BY: TFM

H204

Charlotte Historic District Commission - Case 2016-131
HISTORIC DISTRICT: PLAZA MIDWOOD



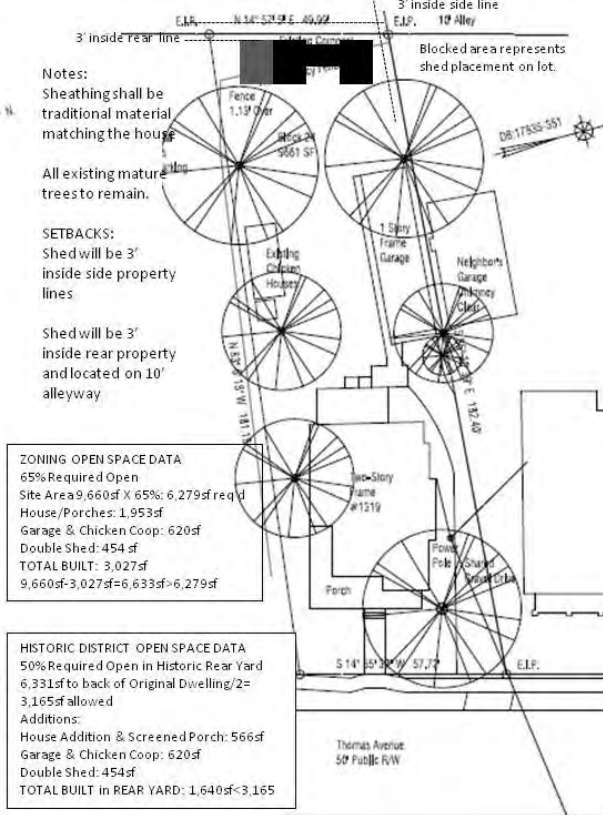
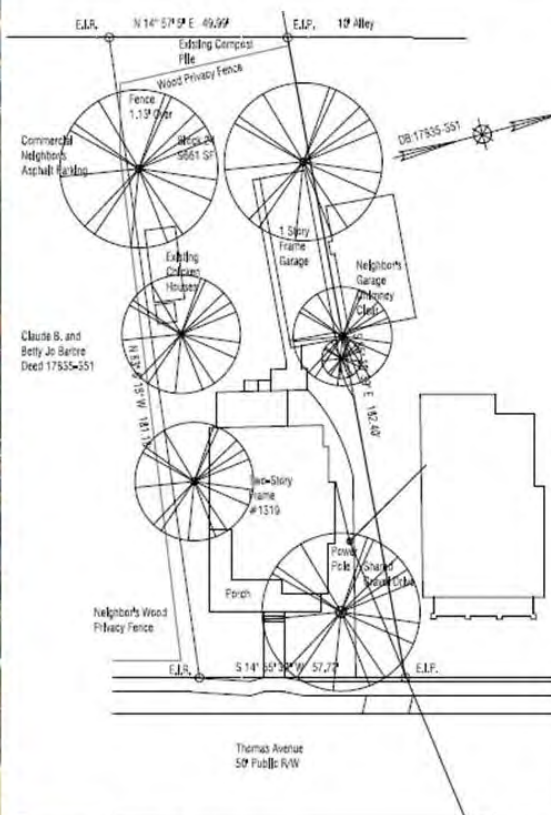


Idea Image:
Differences: shortened height and reduced dimensions on 'sheds', breezeway 10' wide, no transom over door, roof vent to match house, single step without railings.



Two Shed Dimensions: 10'W X 12' D
Breezeway: 10'W X 7' D
Screened Area: 14' W X 12' D

PROPOSED DOUBLE SHED PLAN



Notes:
Sheathing shall be traditional material matching the house.
All existing mature trees to remain.

SETBACKS:
Shed will be 3' inside side property lines.
Shed will be 3' inside rear property and located on 10' alleyway.

ZONING OPEN SPACE DATA
65% Required Open
Site Area 9,660sf X 65%: 6,279sf req'd
House/Porches: 1,953sf
Garage & Chicken Coop: 620sf
Double Shed: 454sf
TOTAL BUILT: 3,027sf
9,660sf-3,027sf=6,633sf-6,279sf

HISTORIC DISTRICT OPEN SPACE DATA
50% Required Open in Historic Rear Yard
6,331sf to back of Original Dwelling/2= 3,165sf allowed
Additions:
House Addition & Screened Porch: 566sf
Garage & Chicken Coop: 620sf
Double Shed: 454sf
TOTAL BUILT IN REAR YARD: 1,640sf<3,165

Rear Yard Shed Plan for 1319 Thomas Ave

Existing Photos, Shed Plan, Existing & Improved Site Plans

Issued for: Historic Review
Administrative Approval
Date: 7/13/2016

Owner: Diane Hopper
1319 Thomas Ave
diane.hopper@gmail.com
704-307-3484

Survey:
Baucom-Davis
Pat@Baucom-Davis.com

EXISTING SITE PLAN

PROPOSED SITE PLAN

FRONT & REAR ELEVATIONS



Total height: 14'
Total length: 44'
Total depth: 12'

Shed & Porch Roofs:
Architectural shingles

Screened Roof:
Architectural shingles
with center section
covered in clear
corrugated plastic.

Wood siding matching
Main house

Wood doors &
windows matching
Main house

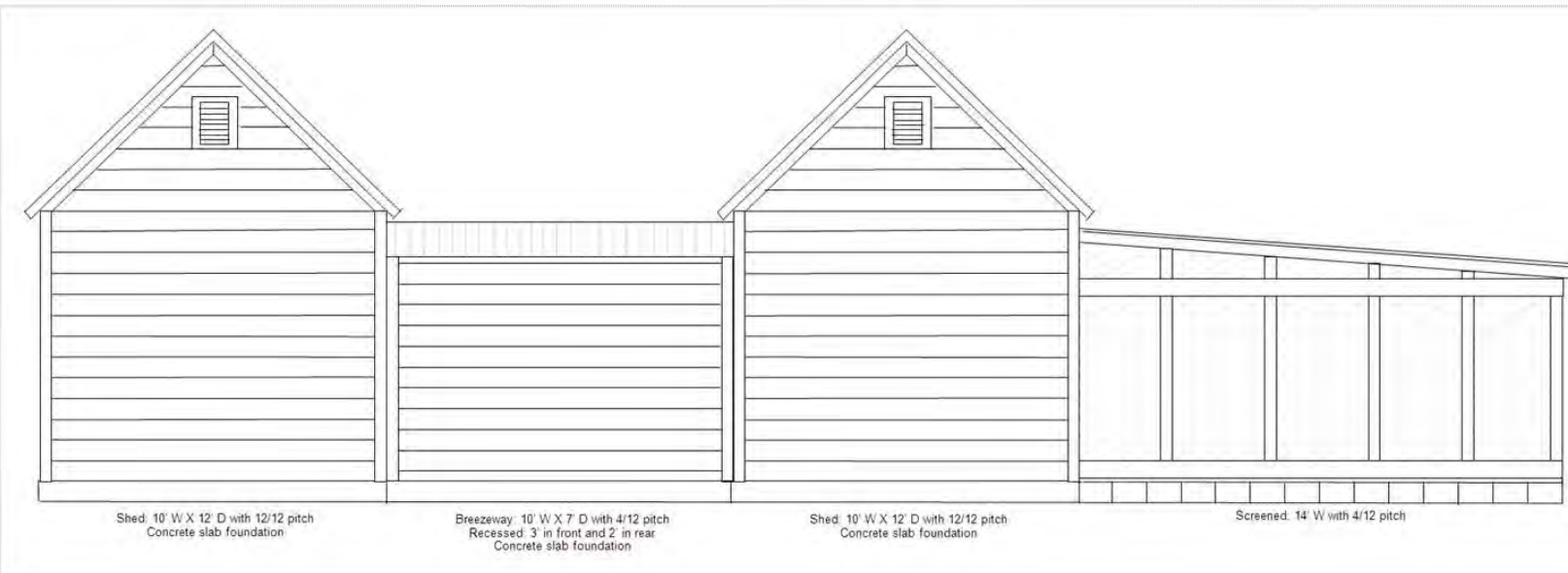
Trim, Vents & Soffits
matching Main House

Shed Walls: 8' H
Breezeway Wall : 7' H
Screened Walls: 7' H

Wood windows in one
over one configuration
matching Main house

Shed & Porches:
Concrete slab
foundation

Screened: Concrete
block foundation



SIDE ELEVATIONS

South Side

Total height: 14'

Shed Roof: 12/12 Pitch
Architectural shingles

Shed wall height: 8'

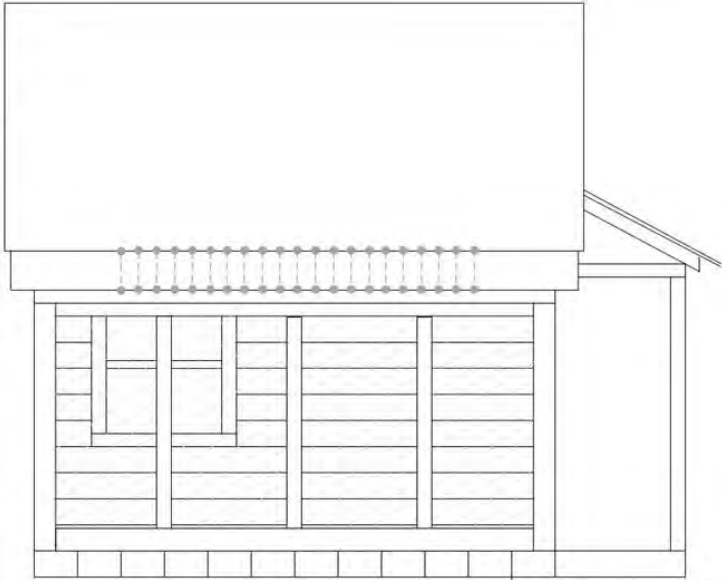
Screened Roof: 4/12
Pitch
Architectural shingles
with corrugated clear in
center portion

Screened wall height: 7'
at lowest point

Wood siding

1 side window:
33" W X 41" H

Concrete slab
foundation



Depth of shed: 12'
Depth of screened: 12'

Concrete slab porch: 6' W X 3' D
with 4' X 4' posts and
simple shed roof over door

North Side

Total height: 14'

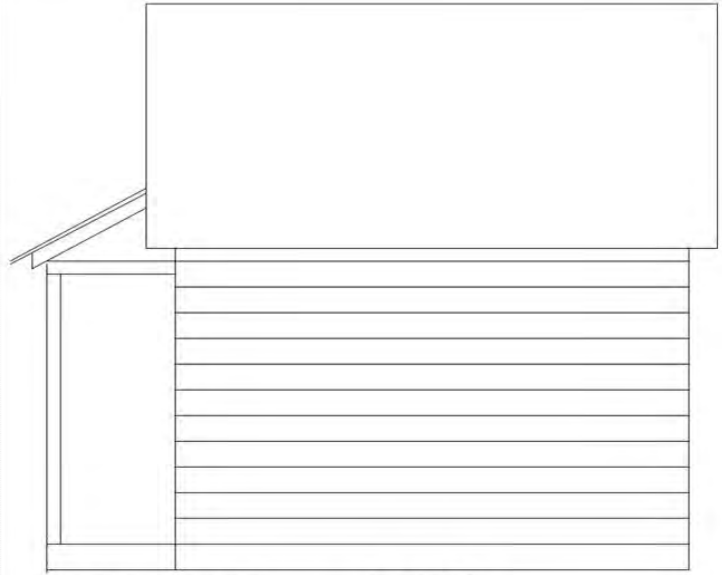
Roof: 12/12 Pitch
Architectural shingles

Wall height: 8'

Wood siding

No side windows

Concrete slab
foundation



Concrete slab porch: 6' W X 3' D
with 4' X 4' posts and
simple shed roof over door

Depth of shed: 12'

FINISHING DETAILS

Sheds shall be traditional materials matching the main house



Sheathing will be wood siding.
Trim to match main house.

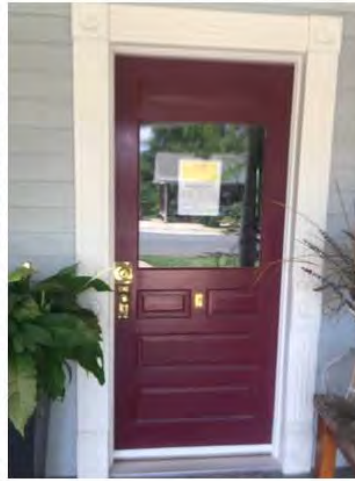
Soffit will be wood and matching
the main house.



Vent in peak of sheds to match
peak on front of house



Windows to be wood in a one over
one configuration and matching
main house



Doors to be wood with single pane
of open glass matching the main
house