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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1823 Thomas Avenue

**SUMMARY OF REQUEST:** Detached Garage

**OWNER:** Zeb Moser

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**Details of Proposed Request**

*Existing Context*

The site is a corner lot at Thomas Avenue and Haywood Court. The existing structure is a one story Bungalow constructed in 1922. Features include exposed rafters, eave brackets, cedar shake siding and a low front dormer. An alley easement exists from Haywood Court.

*Proposal*

The proposal is a detached garage in the rear yard. The footprint is 28' x 30' and located +20' from the right of way along Haywood Court. The garage height is approximately 20'-6". Design features include wood siding, exposed rafters and eave brackets. Garage doors are carriage style.

**Policy & Design Guidelines for New Construction, page 6.1 (New Guidelines)**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Policy & 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 Analysis** - The Commission will determine if the proposal meets the guidelines for new construction of accessory buildings.

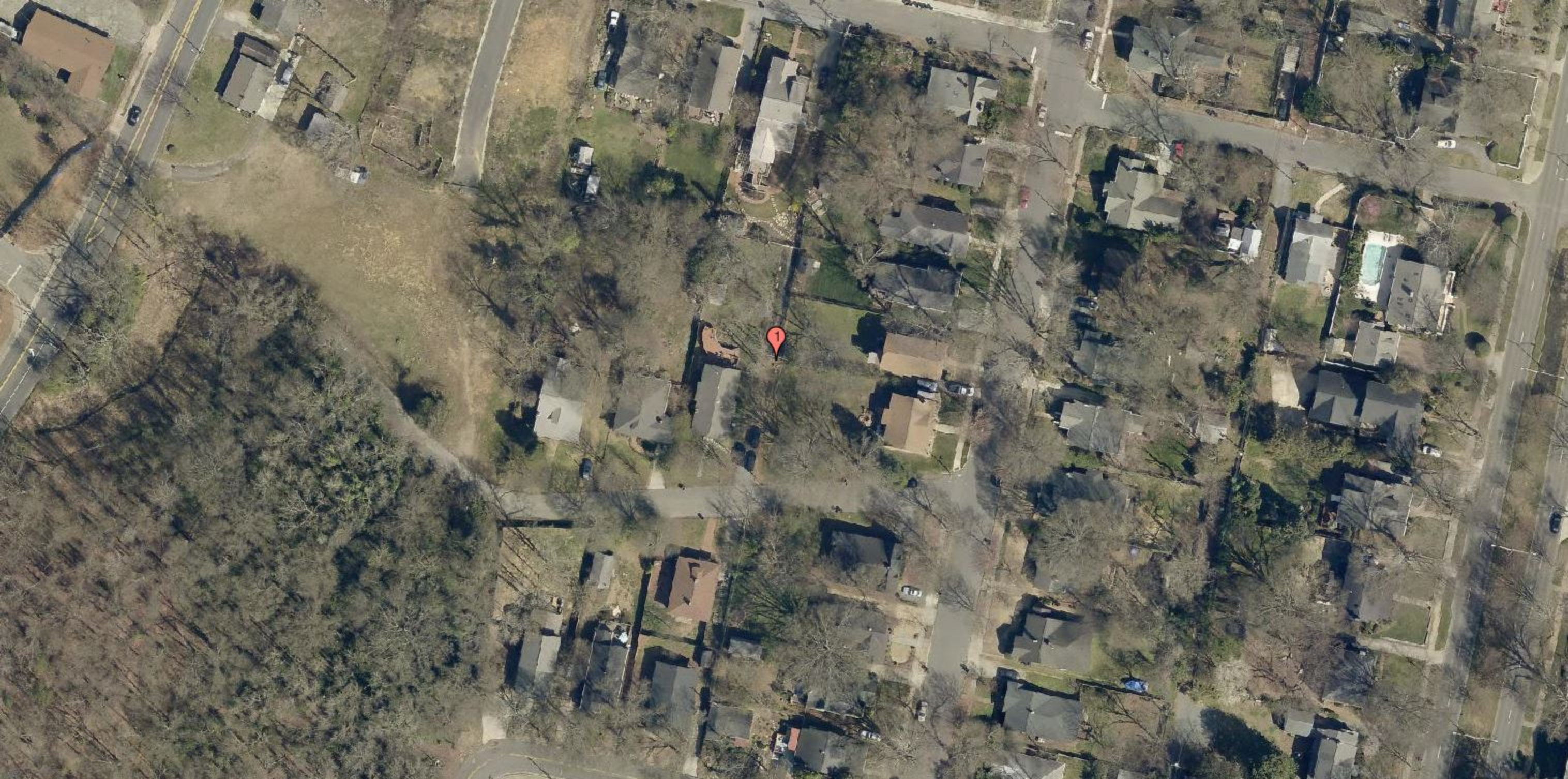
***Charlotte Historic District Commission Case 2017-308***  
***HISTORIC DISTRICT: PLAZA MIDWOOD***  
***ACCESSORY STRUCTURE***















1823 Thomas Av



1511 Haywood Court



1815 Thomas Av (Across street)



1823 Thomas Av





1511 Haywood Ct

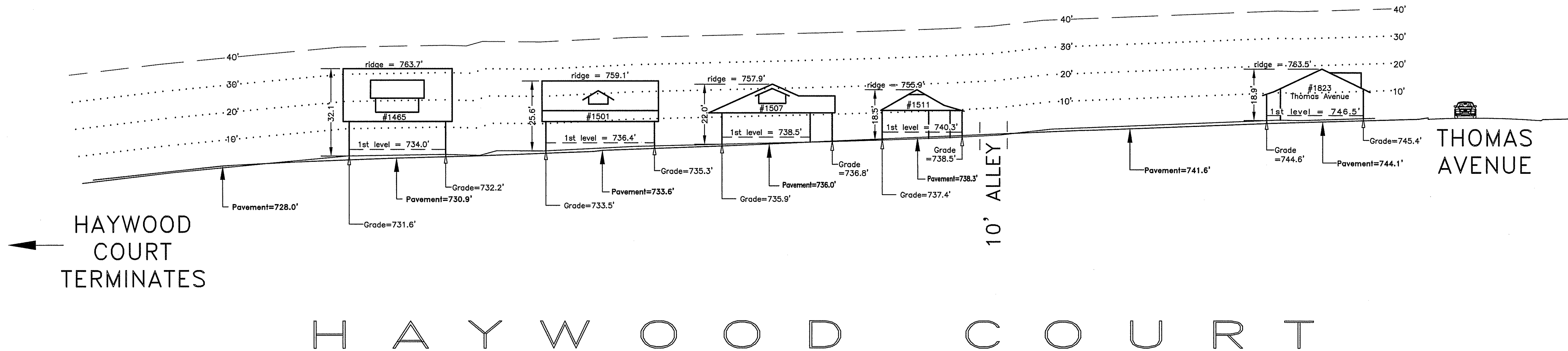
Alley

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6<sup>th</sup> day of June, 2017.

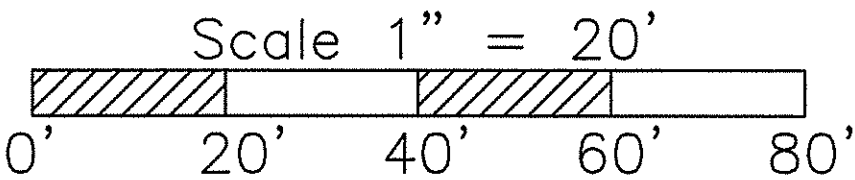


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Firm Licensure Number C-1054

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Building Heights Sketch of  
1400-1500 BLOCK of HAYWOOD COURT  
FACING NORTH - ODD SIDE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
May 29, 2017



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 level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

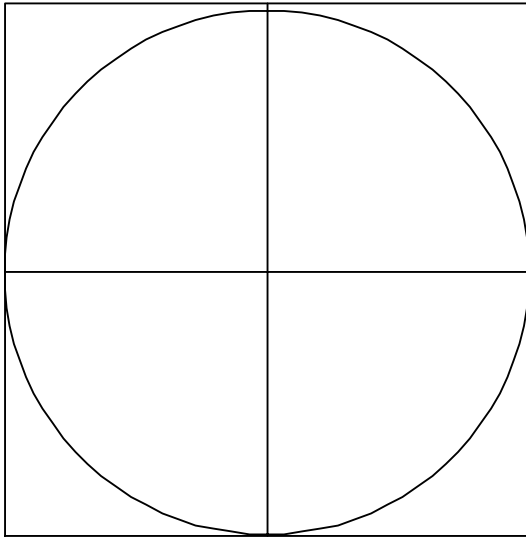


MIKE NOVICK, DESIGNER

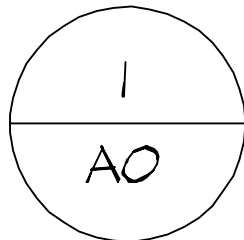
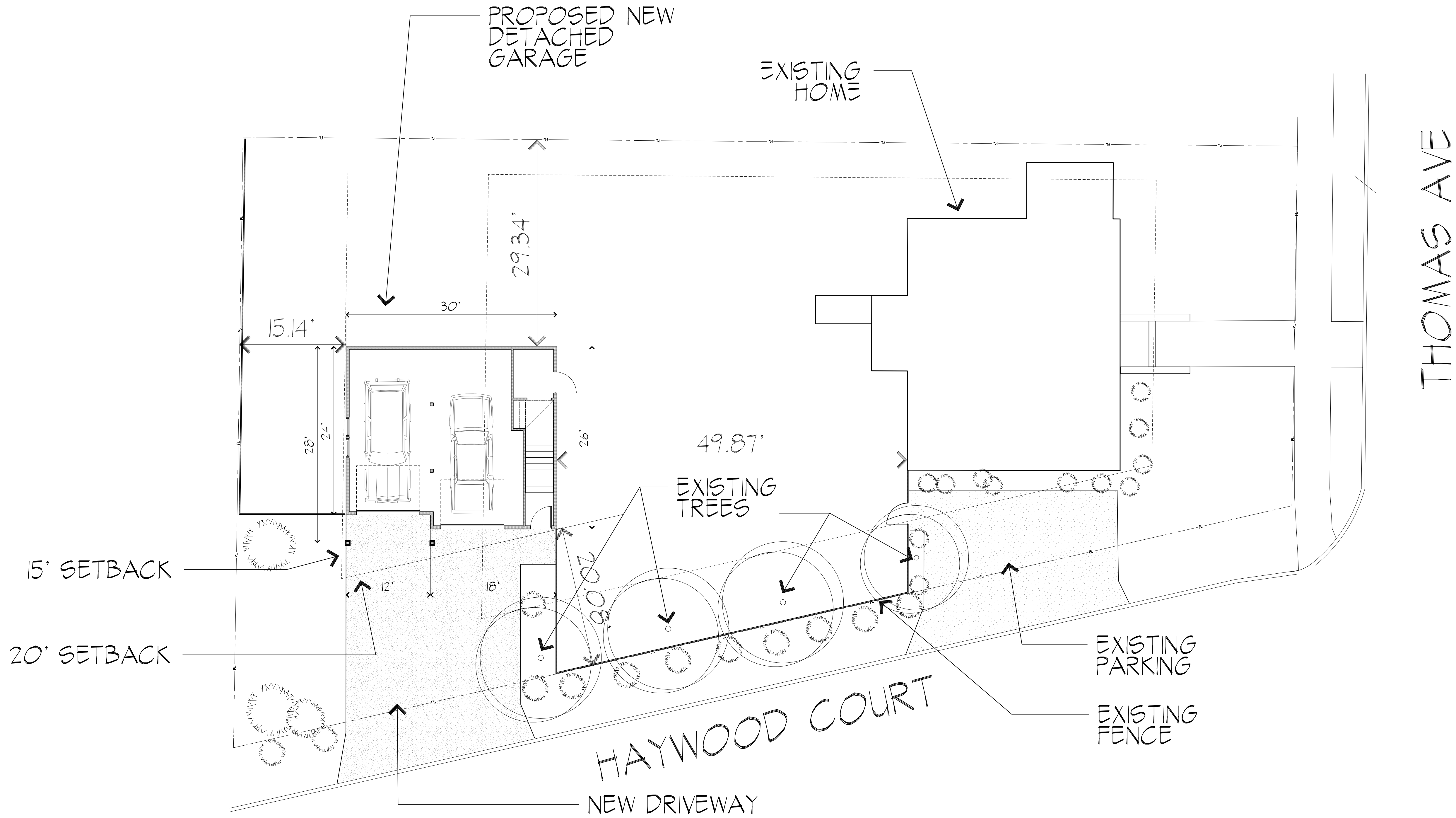
GARAGE/  
BONUS RM PLAN

1823 THOMAS AVE  
CHARLOTTE  
NORTH CAROLINA  
ZIP

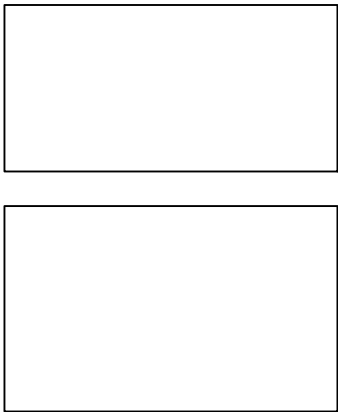
AREA CALCULATIONS	
HEATED SQUARE FOOTAGE	
GARAGE LEVEL STARWAY	903.30
UPPER LEVEL LIVING	397.02
TOTAL HSF	487.32
UNHEATED SQUARE FOOTAGE	
GARAGE AREA	665.74
TOTAL UNHSF	665.74
TOTAL AREA	153.06
FOR CONSTRUCTION 06/04/2017	



SITE PLAN



SITE PLAN  
SCALE 1" = 8'-0"



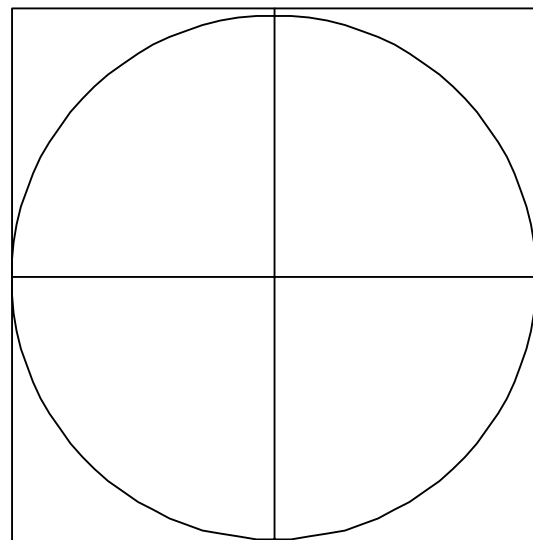


GARAGE/  
BONUS RM PLAN

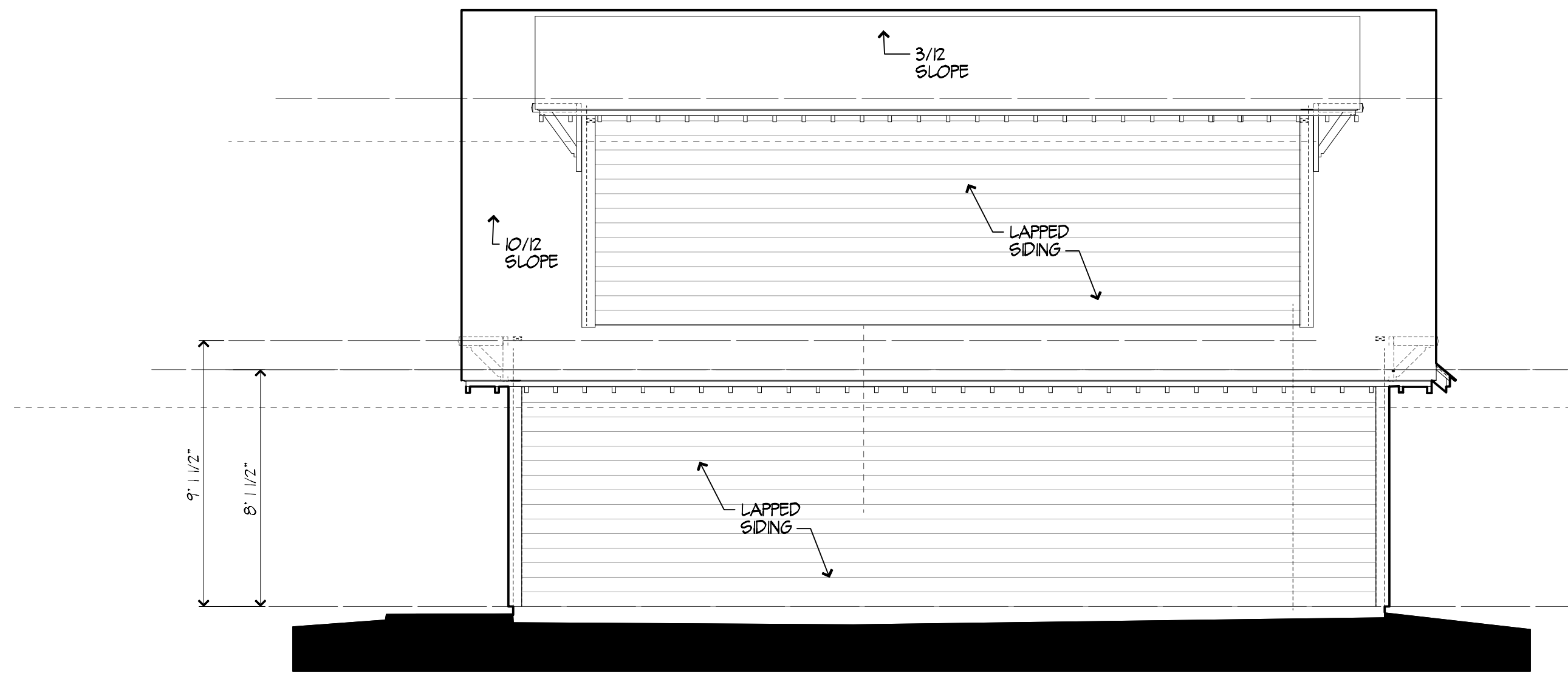
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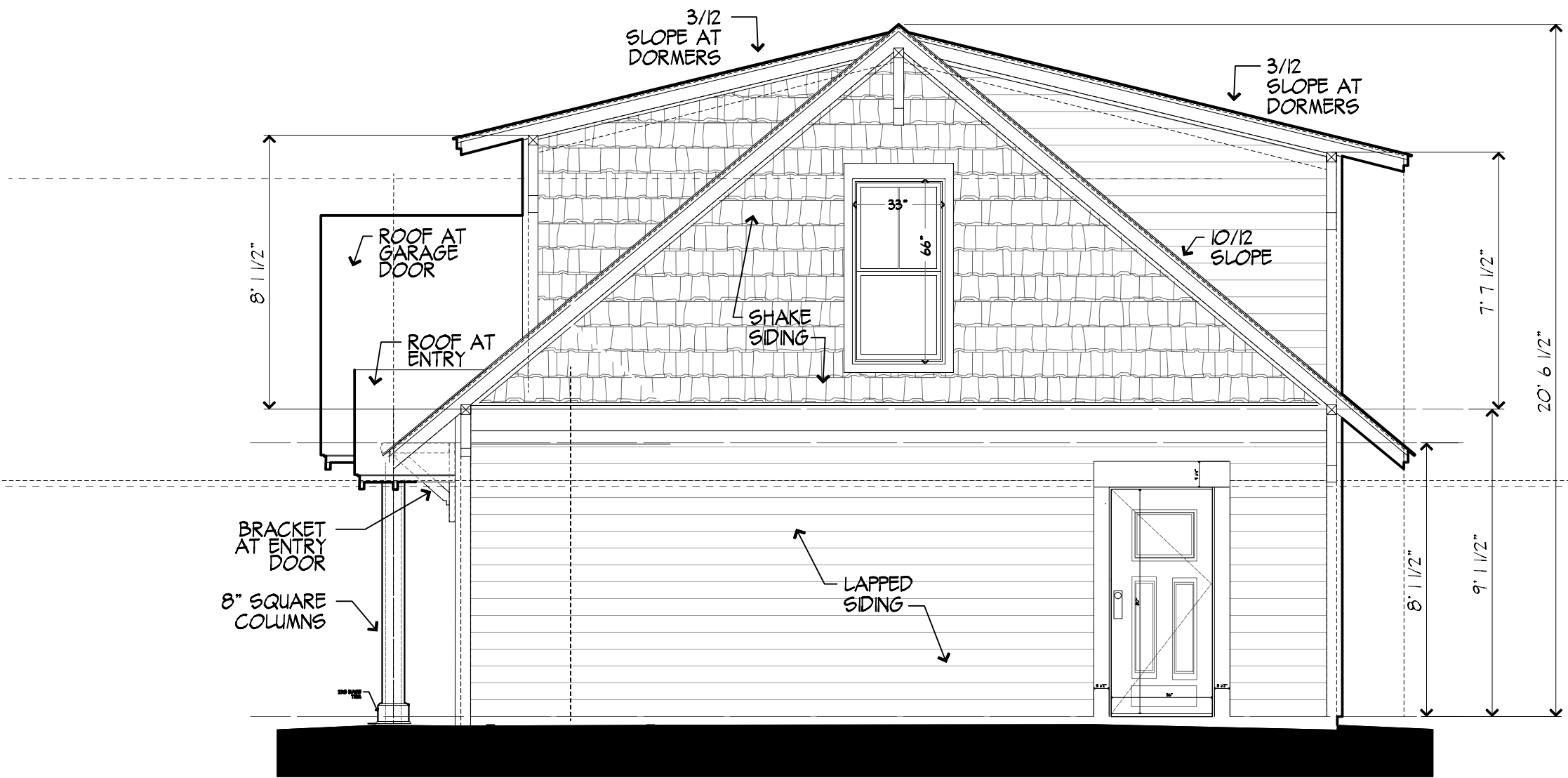
FOR CONSTRUCTION  
06/04/2017



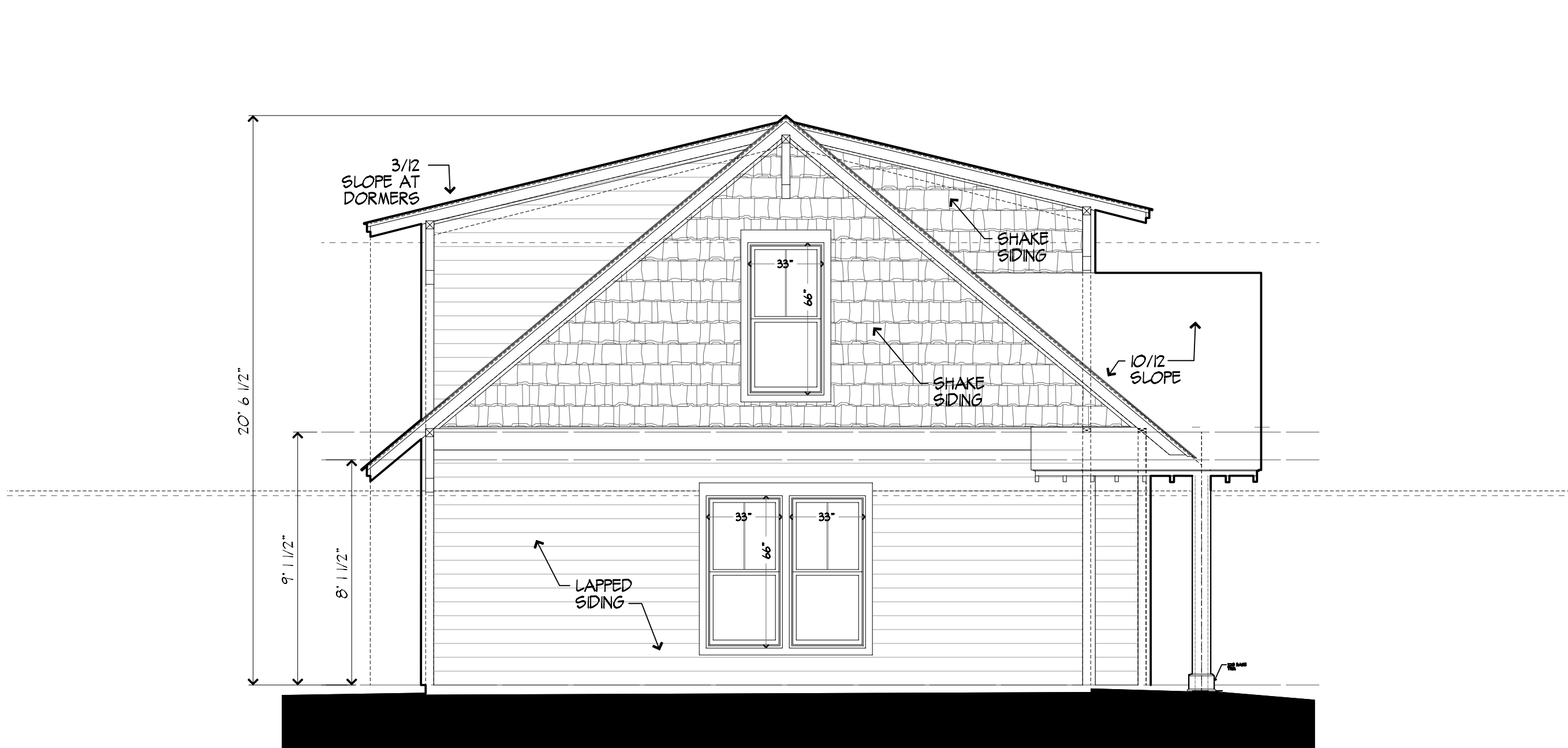
EXTERIOR ELEVATIONS



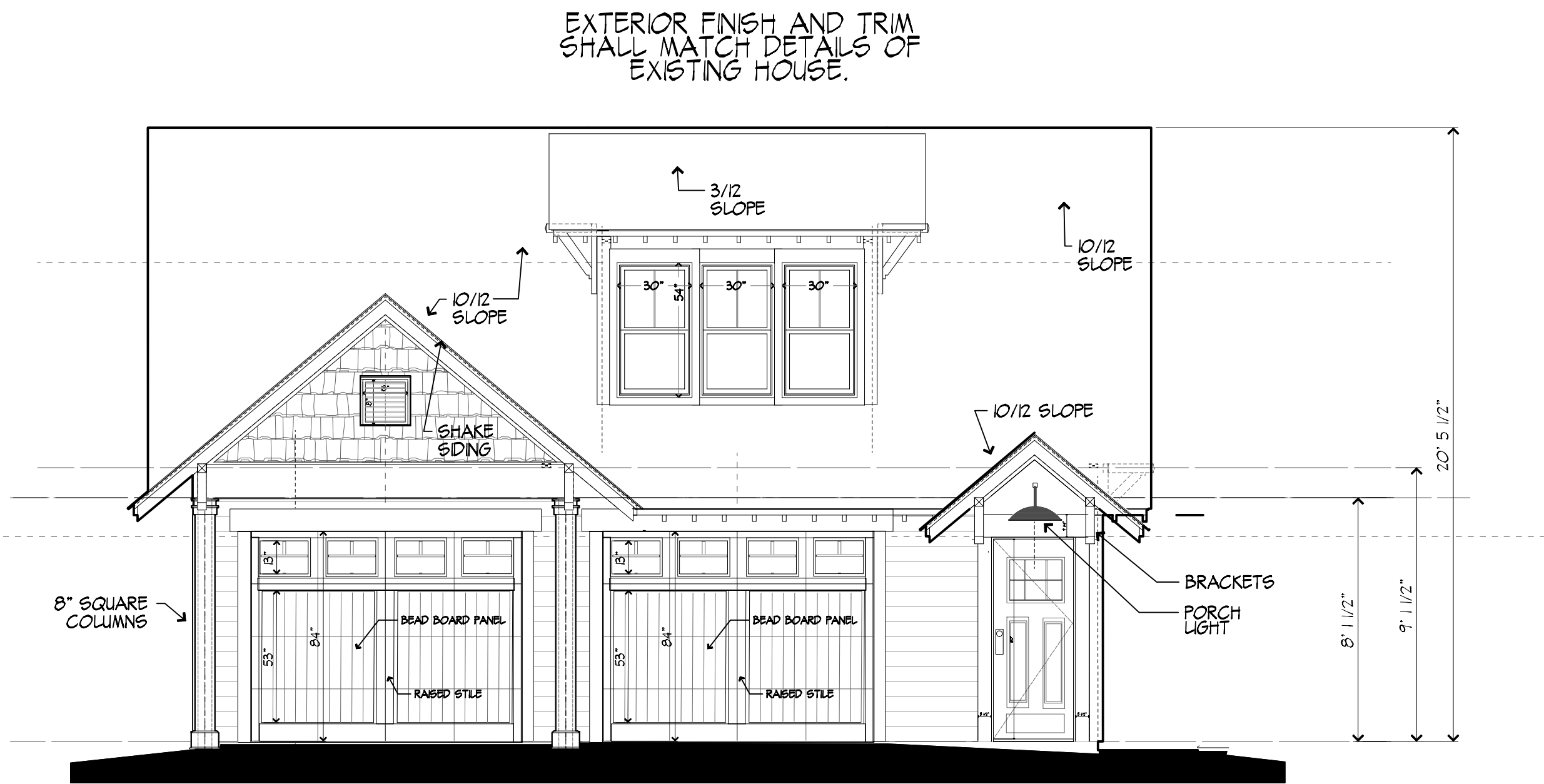
4 REAR ELEVATION  
A6.0 SCALE 1/4" = 1'-0"



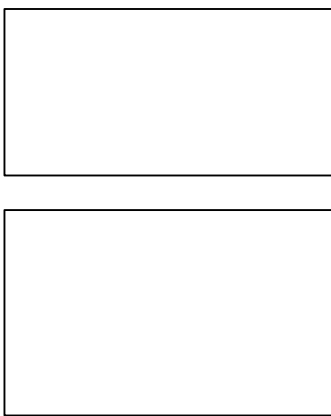
3 RIGHT SIDE ELEVATION  
A6.0 SCALE 1/4" = 1'-0"



2 LEFT ELEVATION  
A6.0 SCALE 1/4" = 1'-0"



1 FRONT ELEVATION  
A6.0 SCALE 1/4" = 1'-0"

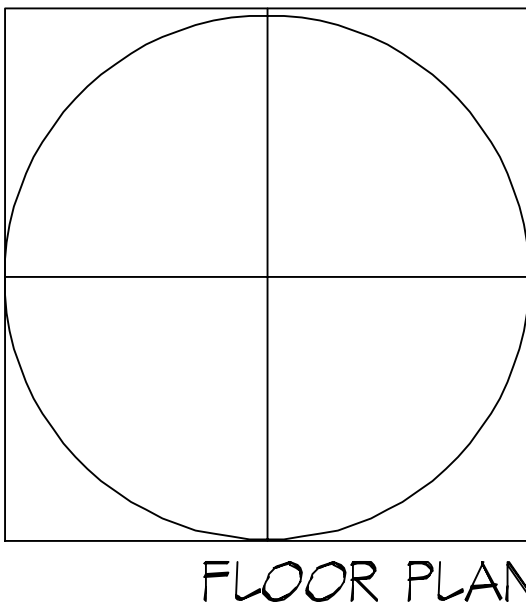




GARAGE/  
BONUS RM PLAN

1823 THOMAS AVE  
CHARLOTTE  
NORTH CAROLINA  
ZIP

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TOTAL UNHSF	665.74
TOTAL AREA	1153.06
FOR CONSTRUCTION 06/04/2017	



2  
A2.0

SECOND LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"    BONUS ROOM PLAN

1  
A2.0

FIRST LEVEL FLOOR PLAN  
SCALE 1/4" = 1'-0"    GARAGE PLAN

