
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1823 Thomas Avenue

SUMMARY OF REQUEST: Detached Garage

APPLICANT/OWNER: Samuel Walker/Zeb Moser

The project was continued for the following: Height, width and scale with the request that the dormers be brought in off the thermal wall and meet below the ridge and the second floor windows be smaller.

Details of Proposed Request

Existing Context

The site is a corner lot at Thomas Avenue and Haywood Court. The street slopes downward from Thomas Avenue to 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. A previous application for a two story garage was denied June 2017.

Project

The project is a detached garage in the right corner of rear yard. Access to the garage is through the alley easement. Garage height is approximately 20'-6". The building is set back from the principal structure and adjacent house. Design features include wood lap and cedar shake siding, exposed rafters and eave brackets. Garage doors are carriage style. Because of the topography the numerical building height is slightly more than the house, but the relative height of the garage is lower than the house.

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.

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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for accessory buildings.

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Charlotte Historic District Commission Case 2017-594
HISTORIC DISTRICT: PLAZA MIDWOOD
ACCESSORY STRUCTURE









1823 Thomas Av



1511 Haywood Court



1815 Thomas Av (Across street)



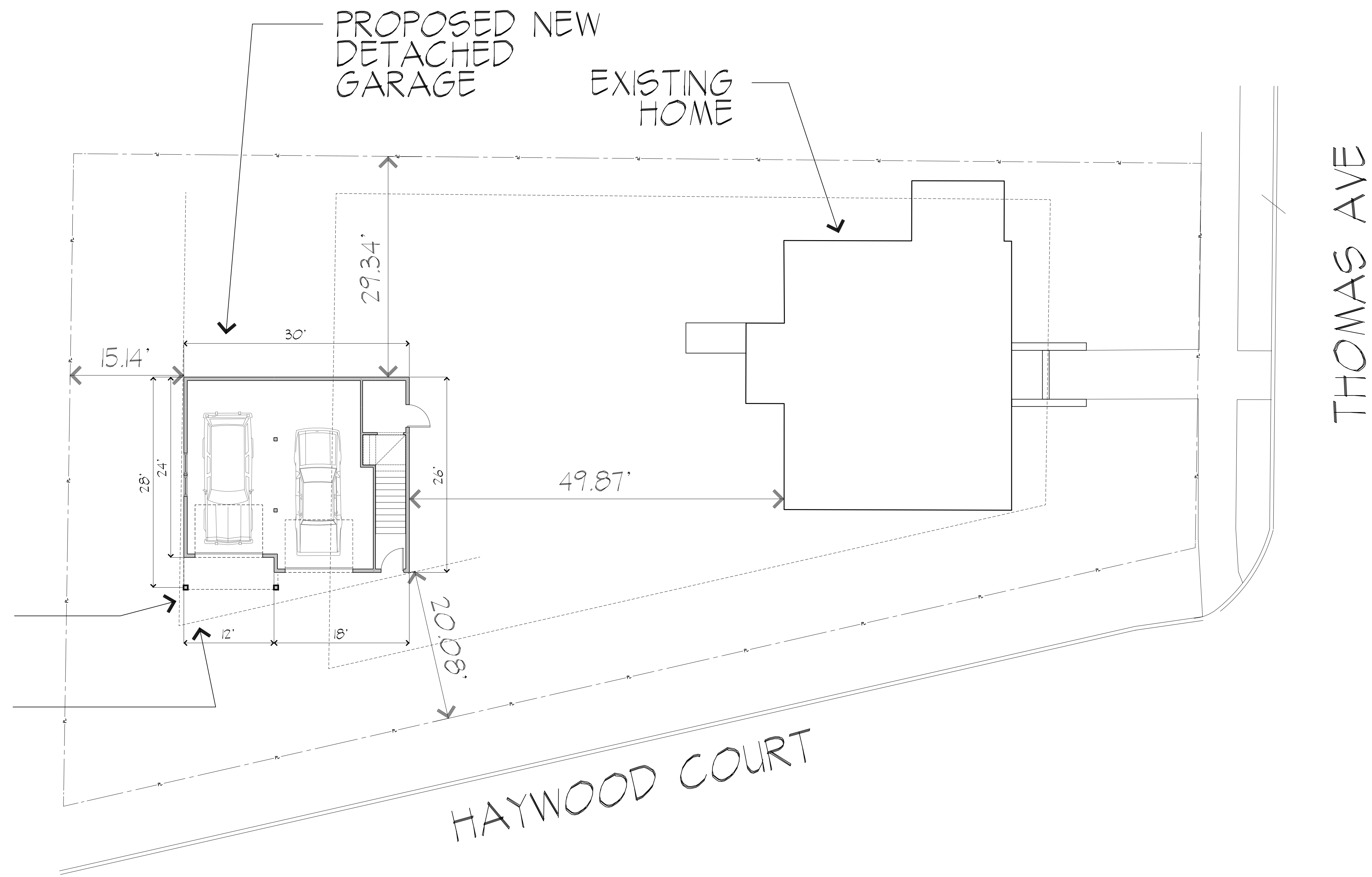
1823 Thomas Av



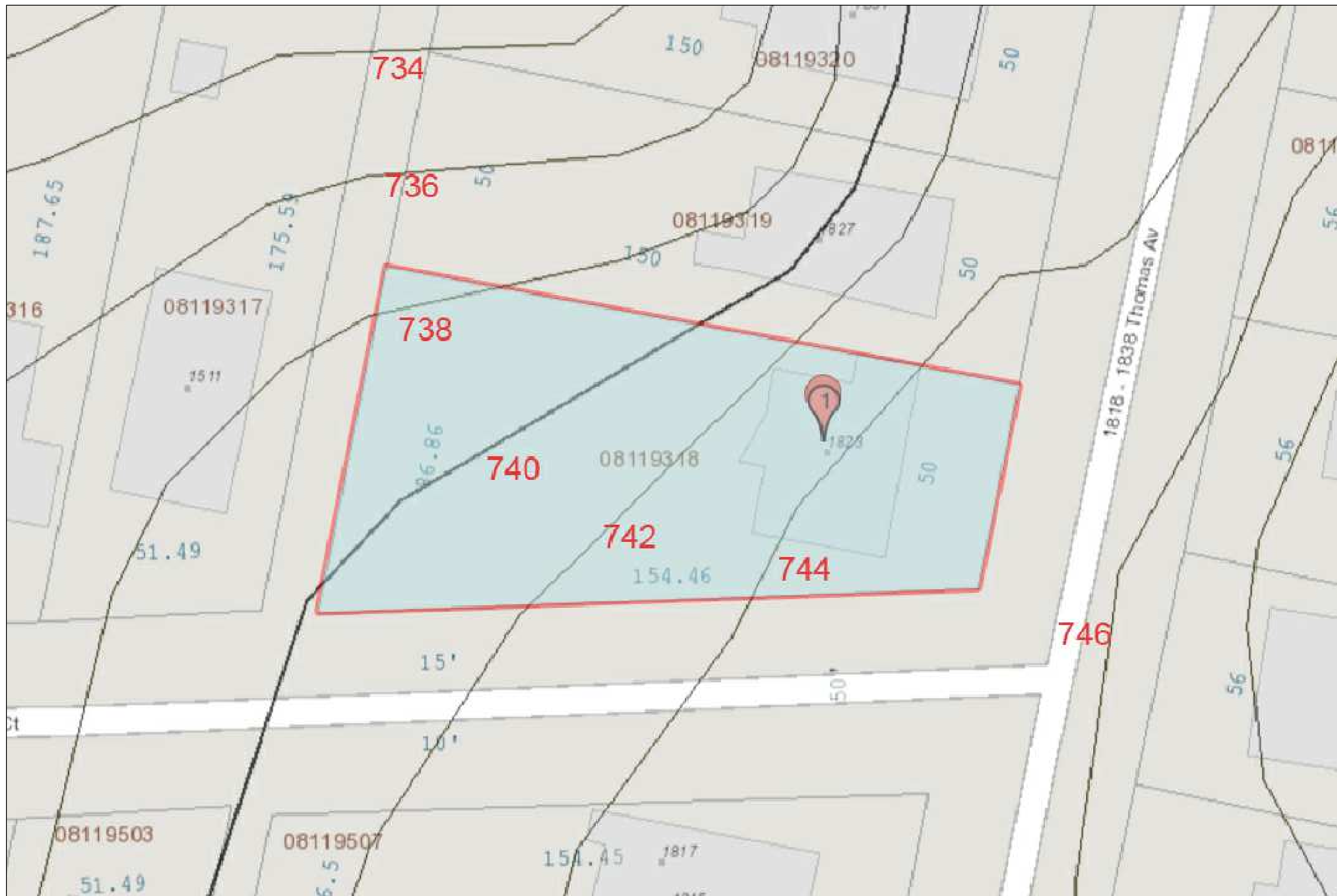
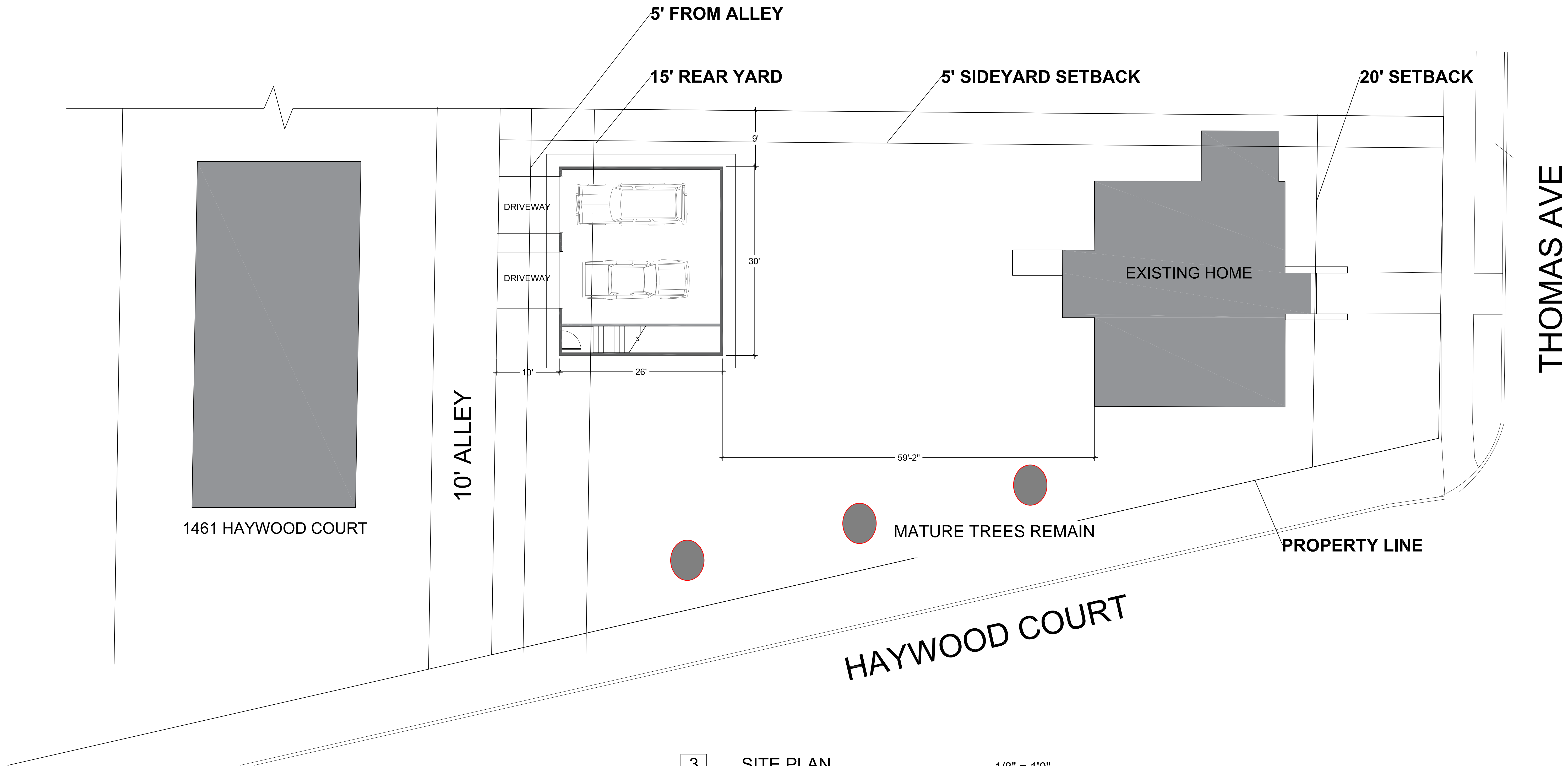
1511 Haywood Ct

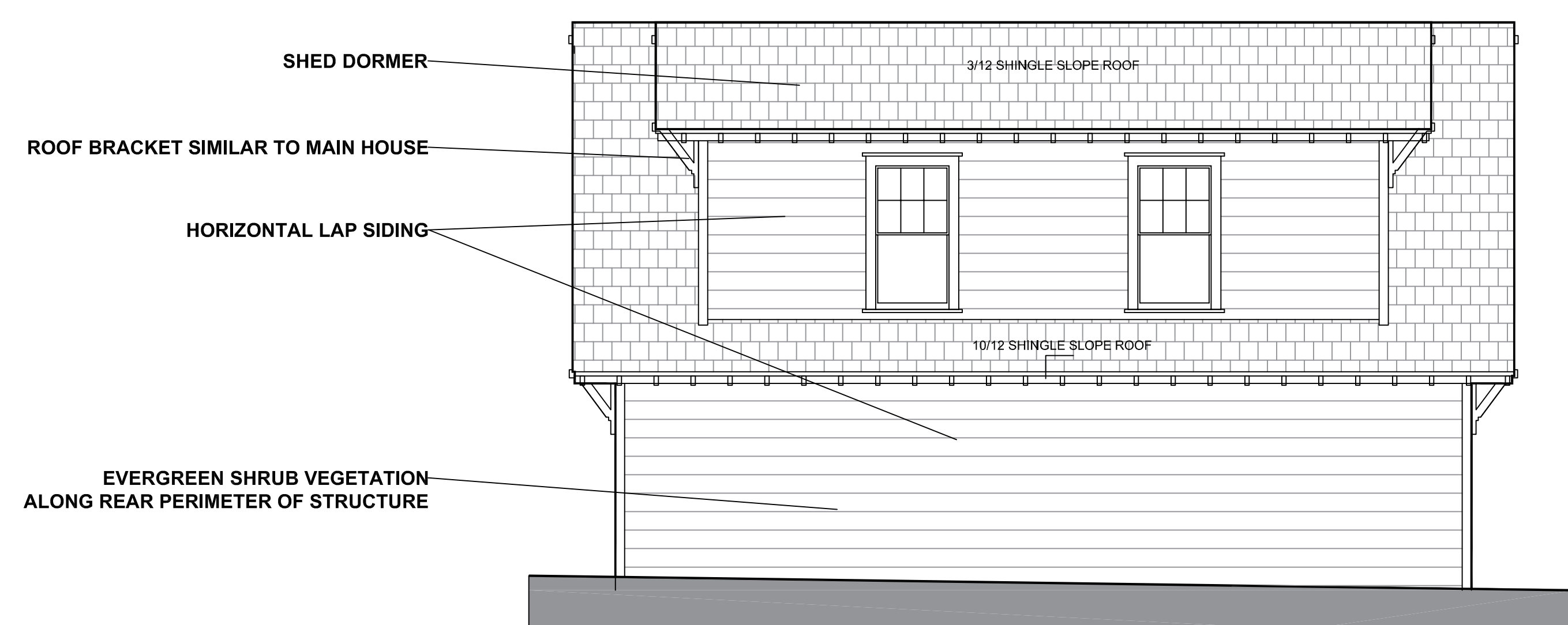
Alley

Haywood Ct



PREVIOUS SITE PLAN

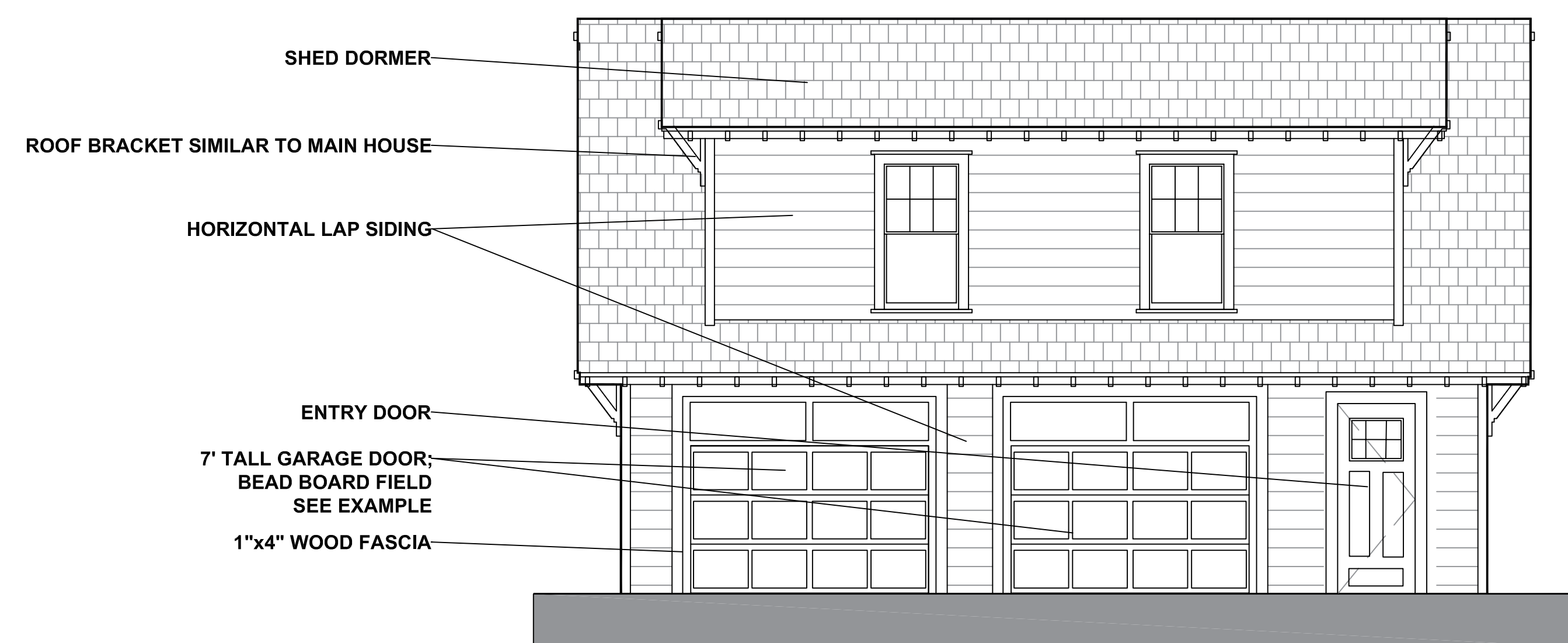




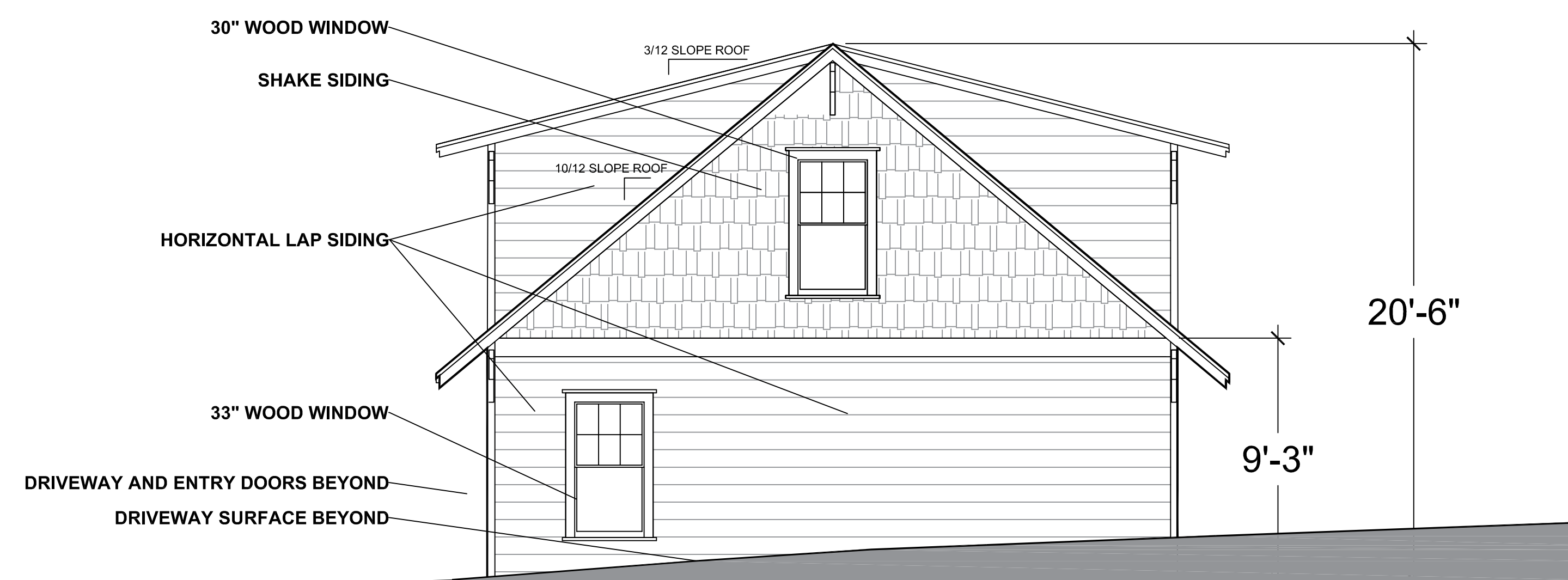
5 REAR ELEVATION $1/4" = 1'0"$



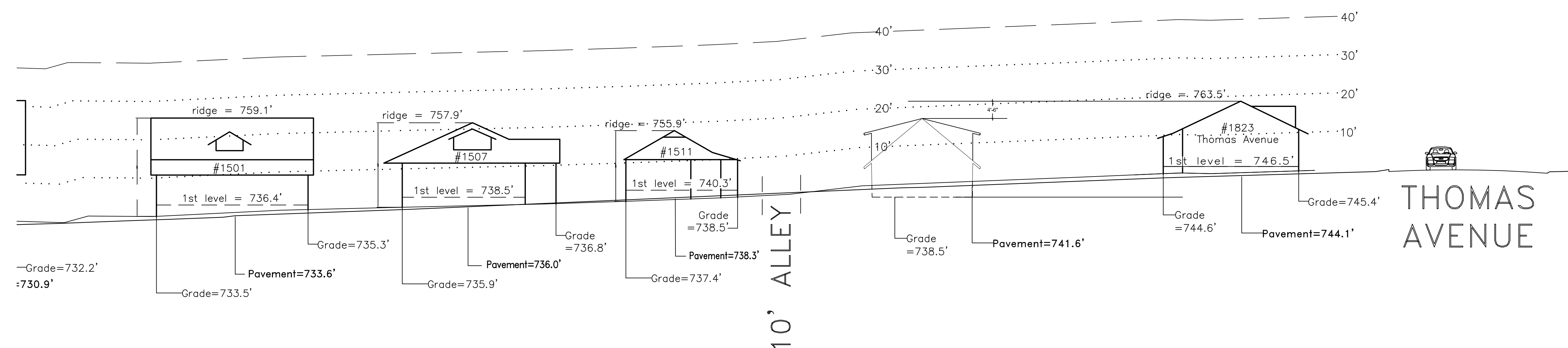
4 SIDE ELEVATION 1/4" = 1'0"



3 ALLEY / FRONT ELEVATION 1/4" = 1'0"

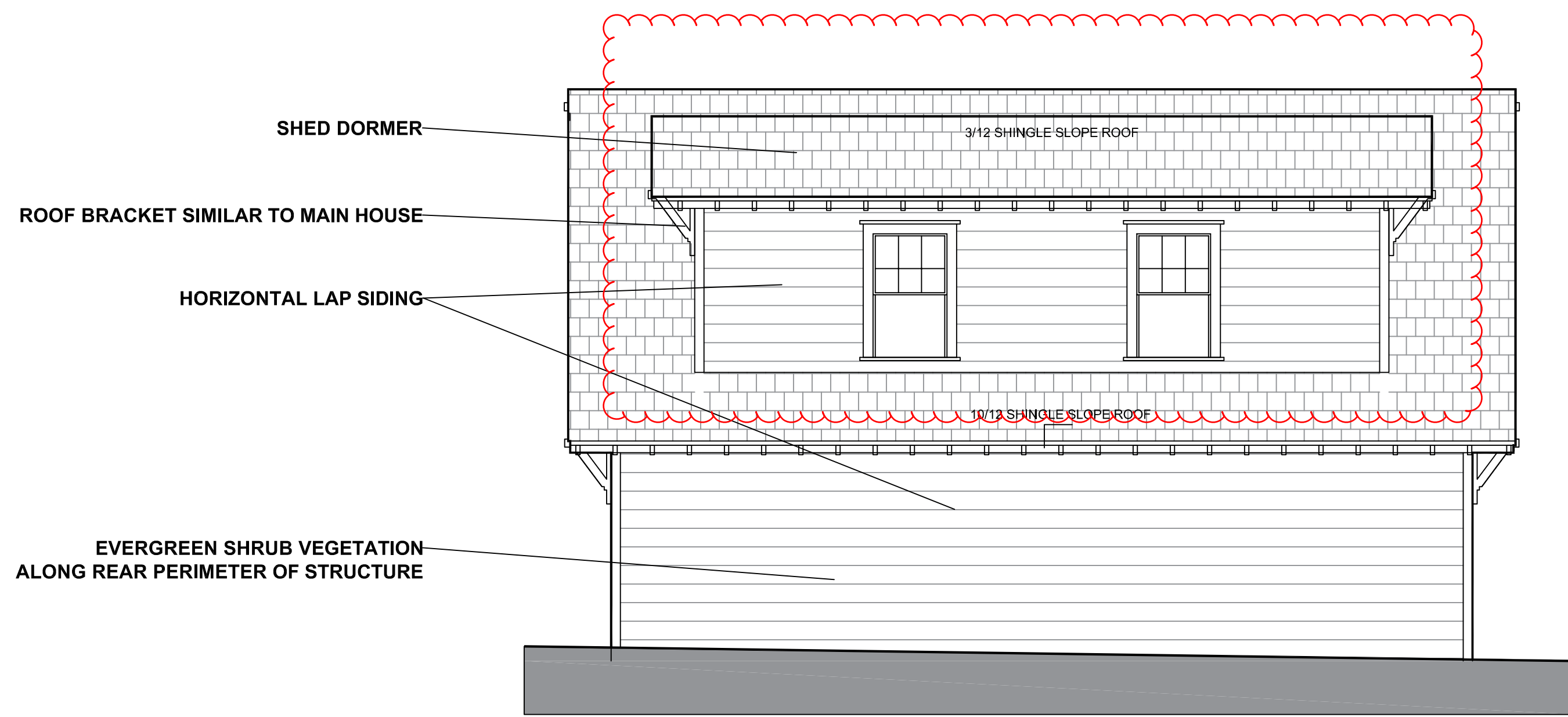


2 HAYWOOD ELEVATION 1/4" = 1'0"

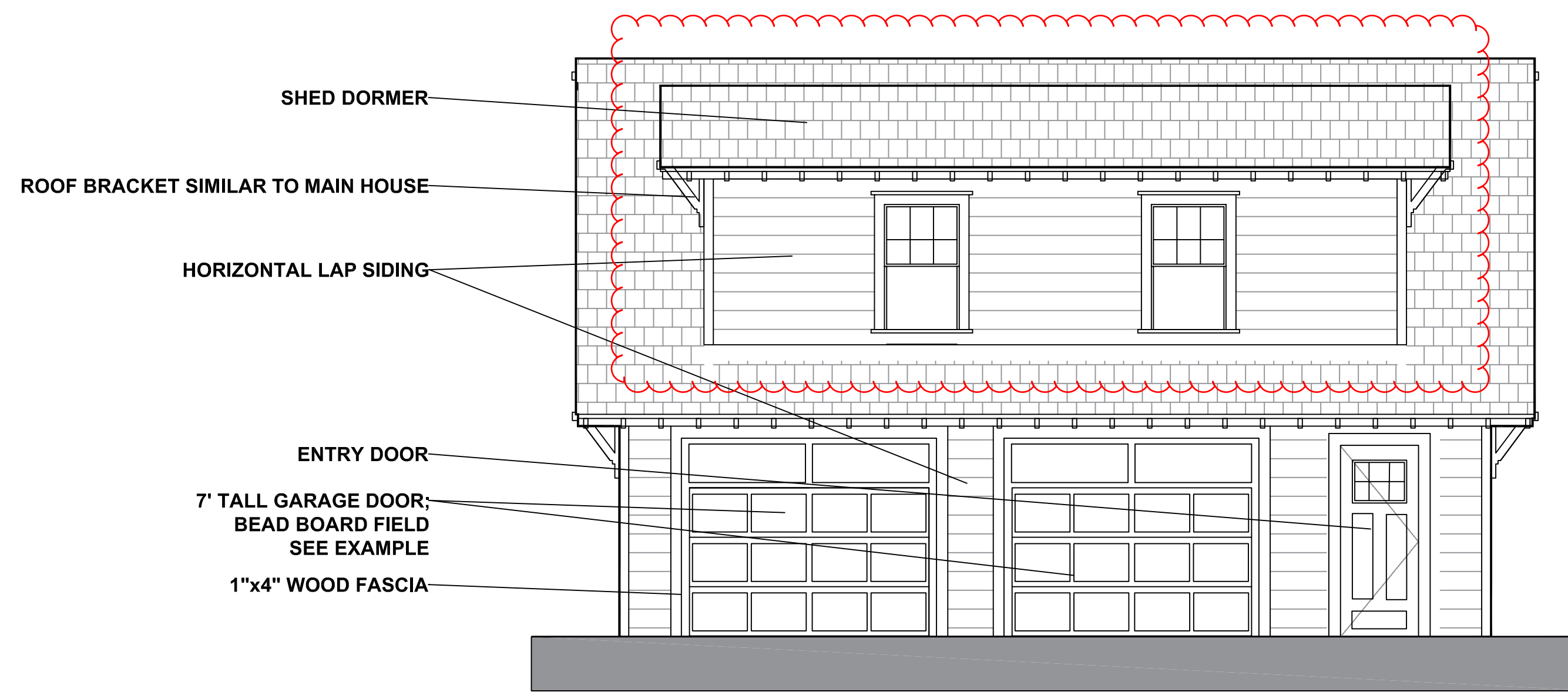


1 STREET ELEVATION 1/16" = 1'0"

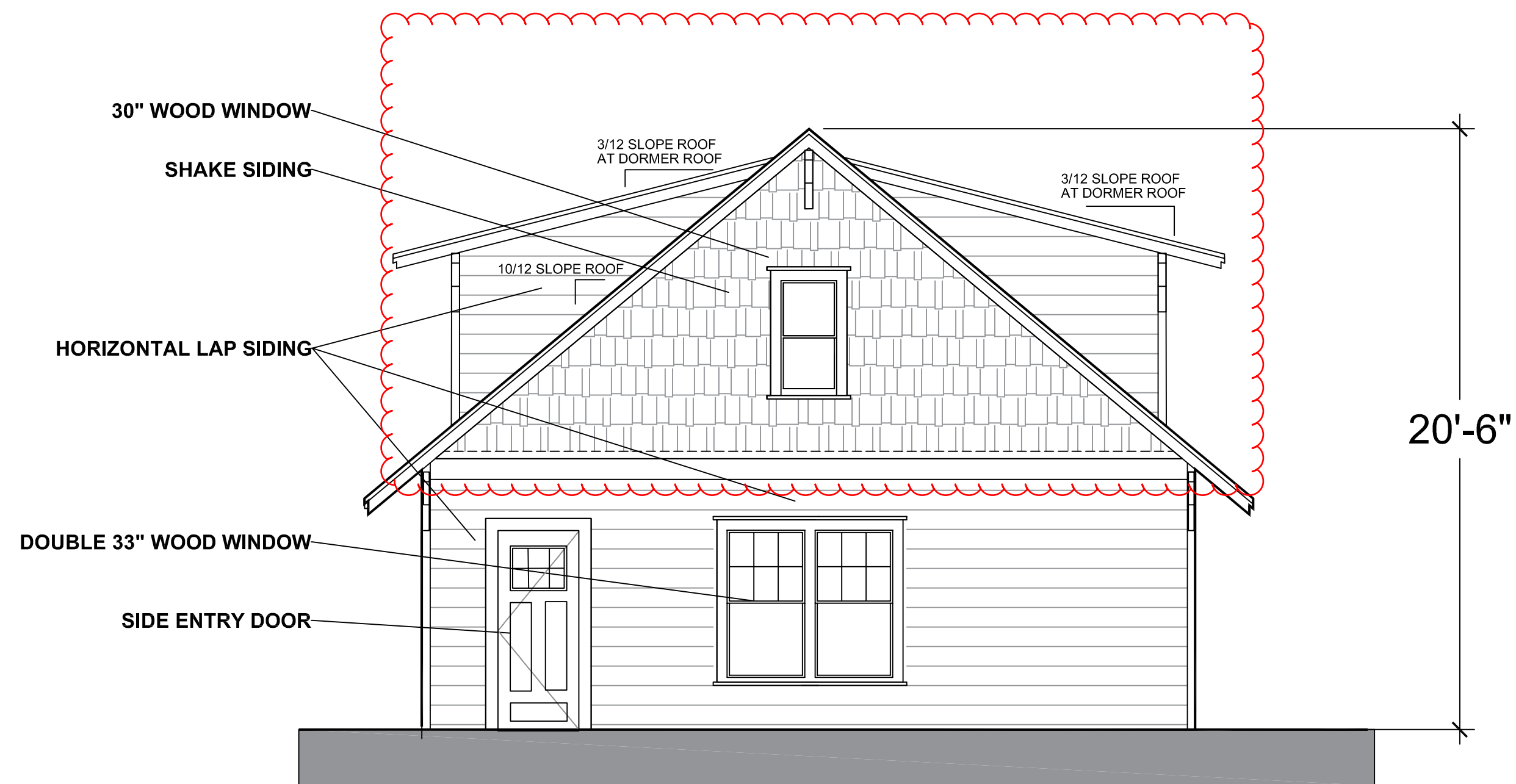
OCTOBER ELEVATIONS



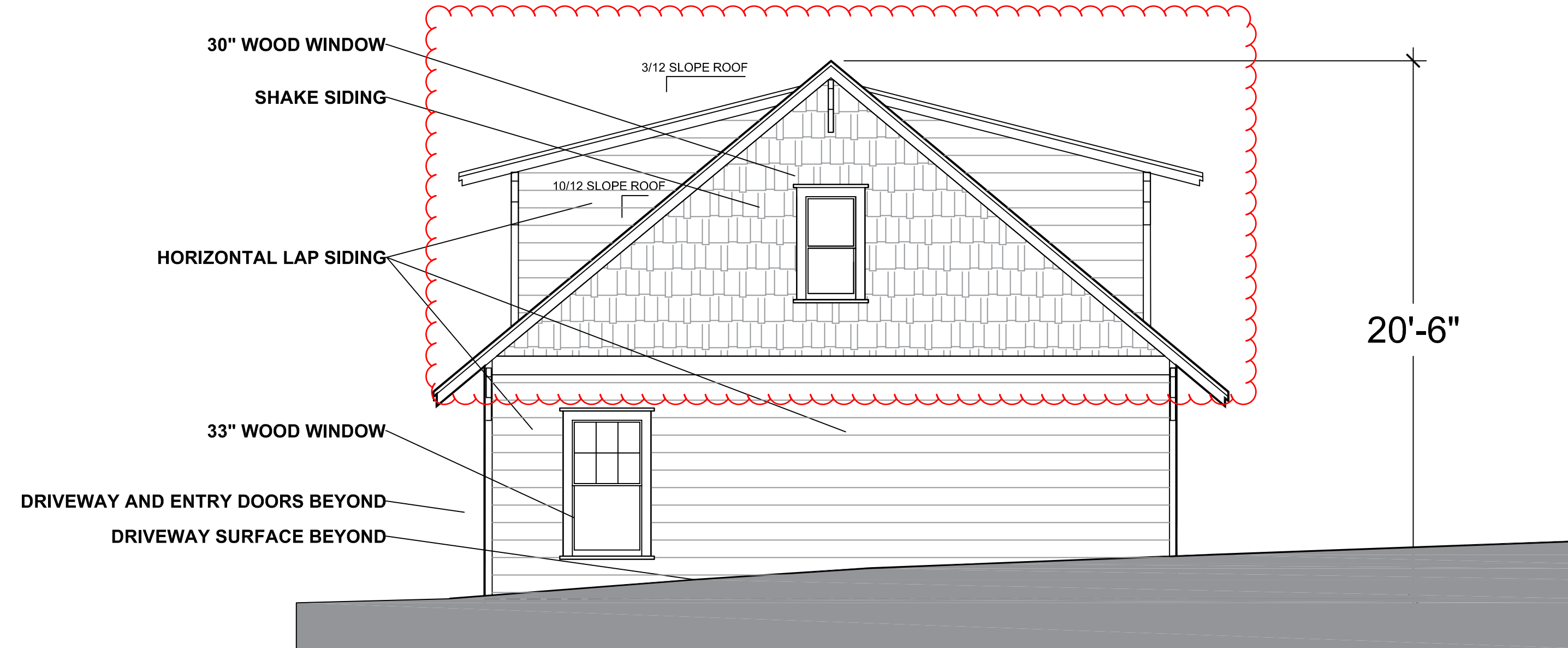
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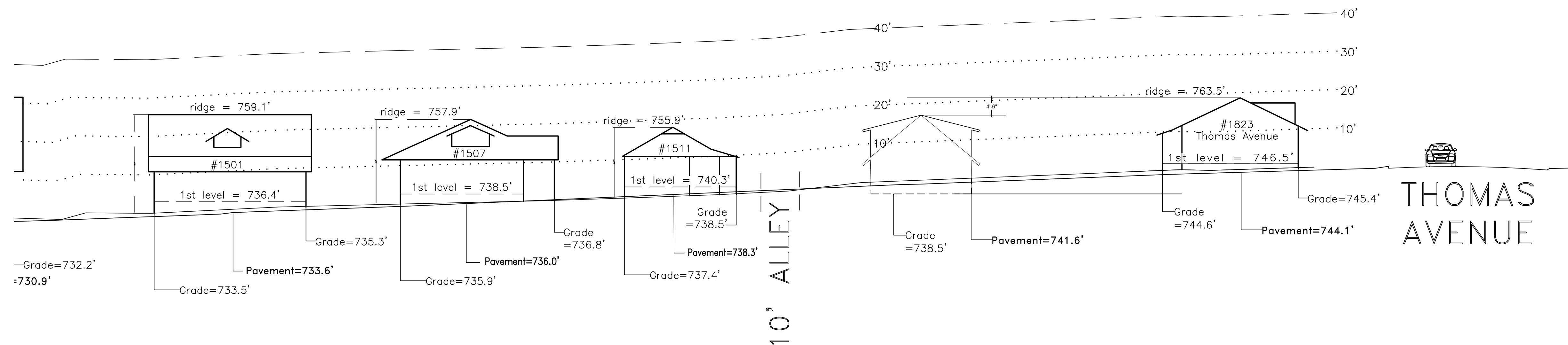


2 HAYWOOD ELEVATION 1/4" = 1'0"

DECEMBER ELEVATIONS

Proposed Changes:
Dormers have been brought off of the thermal wall and lowered from the ridge

Windows on the gable ends have been reduced in size to be more proportional with the building mass



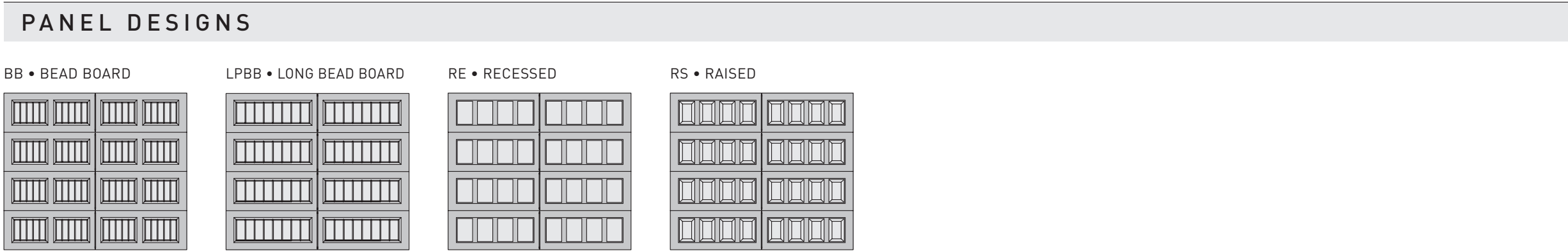
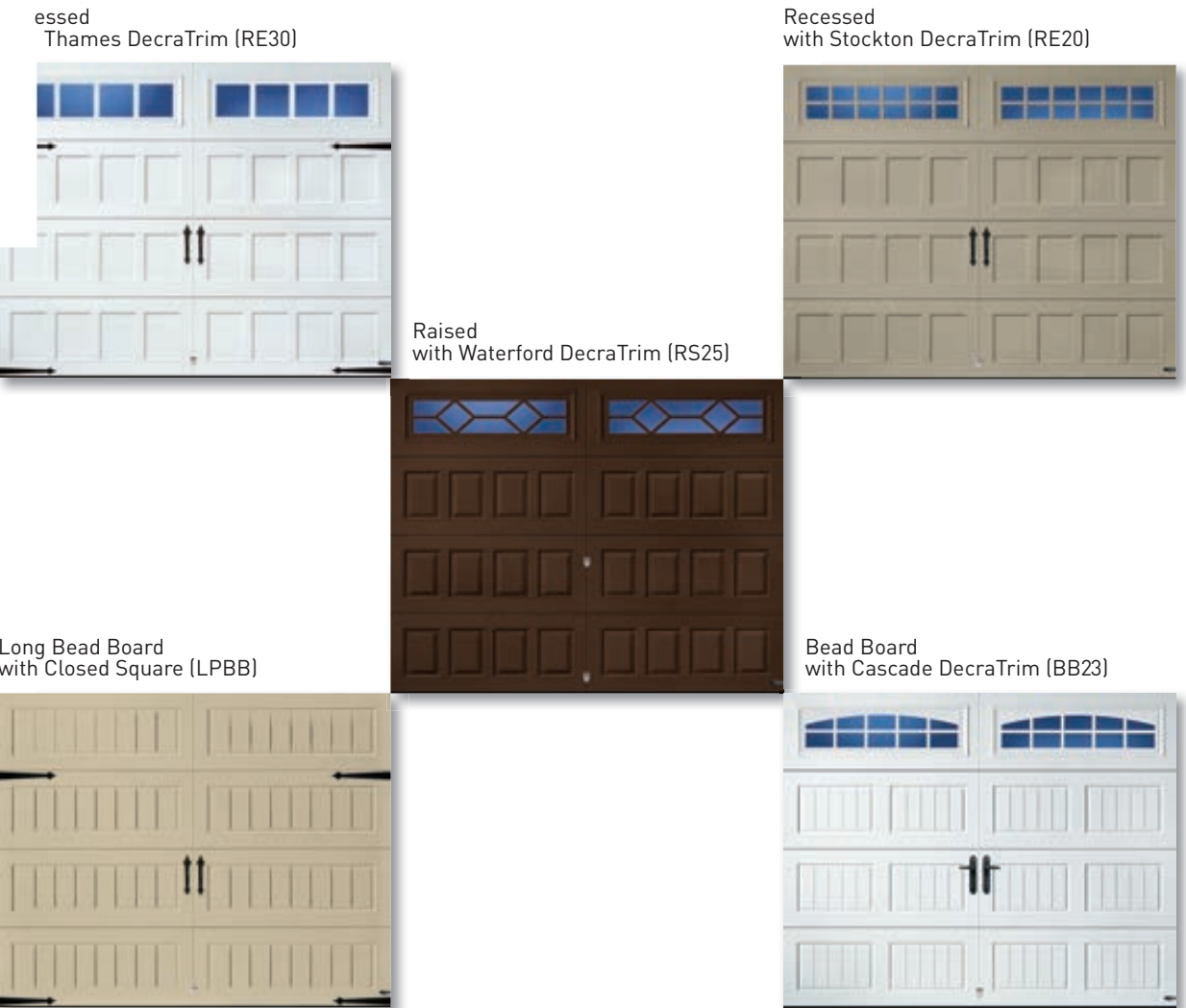
1 STREET ELEVATION 1/16" = 1'0"

Amarr® Hillcrest
Value Steel Carriage House Garage Doors



Beauty that's more than skin deep. With the Amarr Hillcrest collection, you get more than a custom carriage house look with a wide range of colors, decorative hardware and window styles. You get exceptional style and durability with conventional hardware at a competitive price.

The Amarr Hillcrest collection. Value is a beautiful thing.



ENTRE/MATIC

Amarr® Hillcrest

Construction

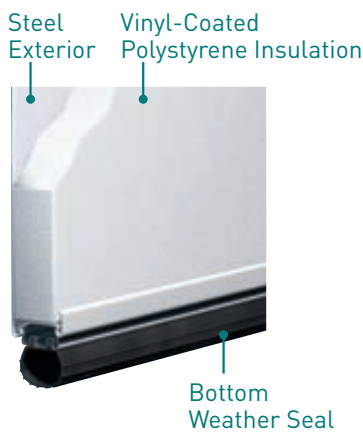


STEEL

HI1000

Single-Layer: Steel

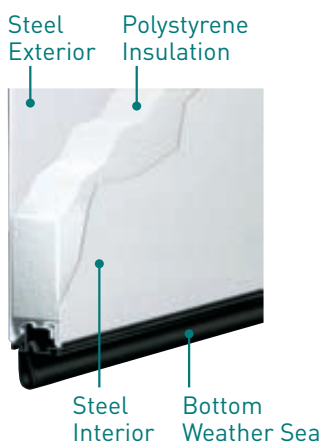
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



HI2000

Double-Layer: Steel + Insulation

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



HI3000

Triple-Layer: Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Superior Energy Efficiency
- Extra Quiet Operation

Specifications

	AMARR HILLCREST HI1000	AMARR HILLCREST HI2000	AMARR HILLCREST HI3000
PANEL DESIGNS			
Bead Board	•	•	•
Long Bead Board	•	•	•
Recessed	•	•	•
Raised	•	•	•
INSULATION¹			
R-VALUE²		Polystyrene 6.64	Polystyrene 9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga
WINDOW GLASS OPTIONS			
3/32" Single Strength	•	•	•
Insulated Glass	•	•	•
Obscure	•	•	•
DECORATIVE HARDWARE OPTIONS			
•	•	•	•
WIND LOAD³ AVAILABLE			
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years

¹ Insulation has passed self-ignition, flame spread and smoke developed index fire testing.

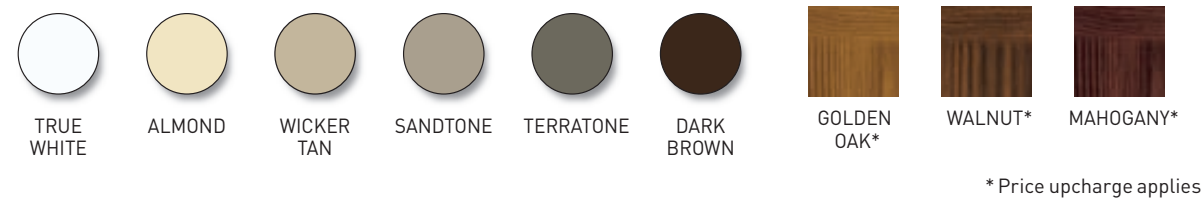
² Calculated door section R-value is in accordance with ASTM E 90-10.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Amarr steel doors are pre-painted; for custom colors, exterior latex paint must be used. Visit amarr.com for instructions on painting. Actual paint colors may vary from samples shown.



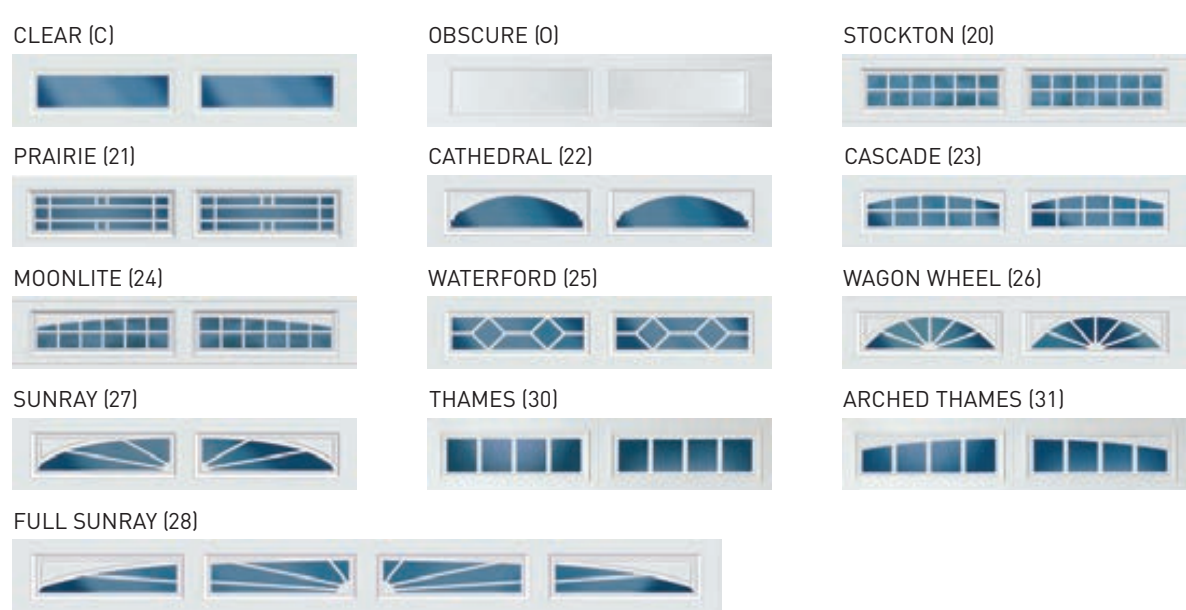
Door specifications and technical data subject to change without notice.

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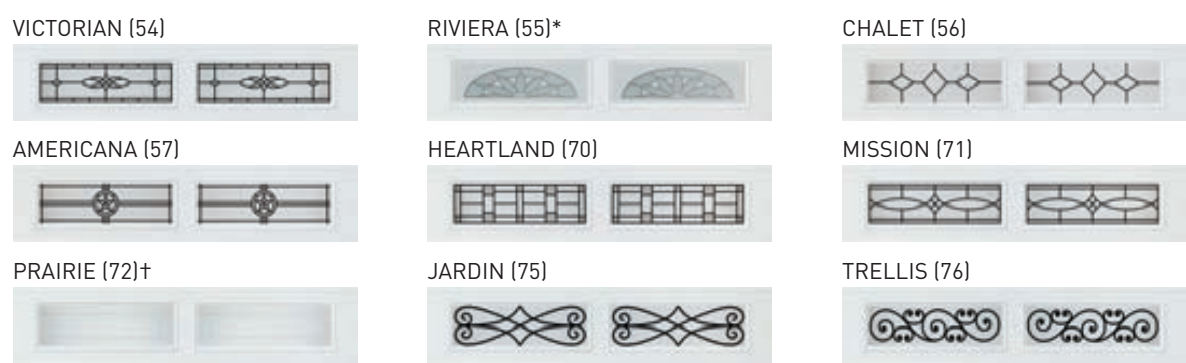
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DecraTrim Window Inserts



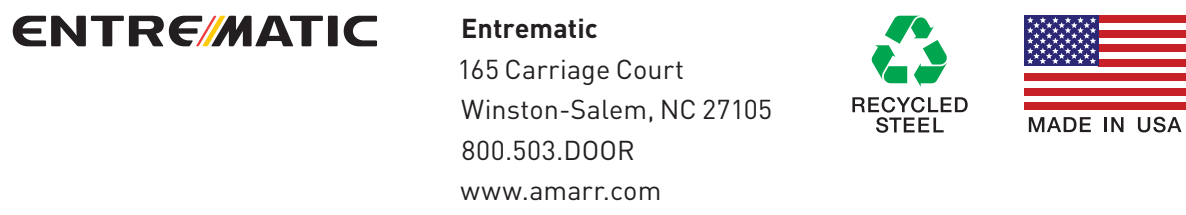
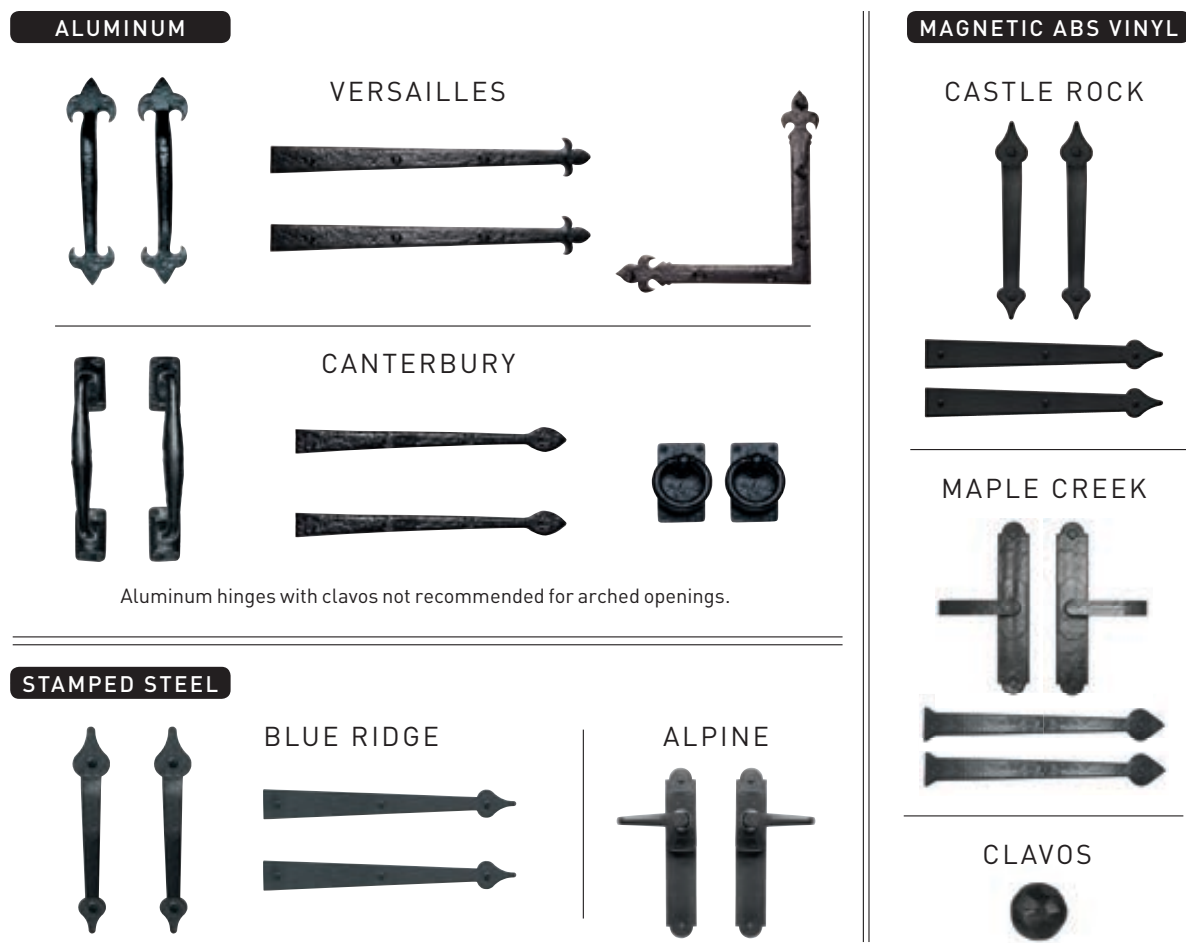
DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs.



* Clear glass with printed front pattern.
† Obscure glass with v-groove.

Decorative Hardware



YOUR LOCAL AMARR DEALER:

Samuel Walker
ARCHITECTURE

1827 Thomas Ave
Charlotte, NC 28205

PROJECT NO
1823-2017

DRAWN BY: SDW

SHEET ISSUE:
NO. DATE DESCRIPTION BY
REV. 1 OCTOBER 2017

1823 THOMAS
AVENUE
GARAGE
STRUCTURE

REVISED SITE PLAN