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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 2100 The Plaza

**SUMMARY OF REQUEST:** Accessory Building

**APPLICANT/OWNER:** Don Duffy, applicant / Joshua and Abby Brant, owners

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two-story single-family house constructed in 1915, with a blend of Colonial Revival and Craftsman elements. Located at the corner of The Plaza and Belvedere Avenue, the house is known as the Bishop John C. Kilgo House and is a designated Local Historic Landmark. Adjacent structures are 1-2 story single family residential and commercial uses. The lot size is 96' x 170' and there is an existing garage in the rear yard.

*Project*

The proposal is an addition to the existing garage. The garage addition includes a new bay and storage space. The footprint of the proposed new bay measures approximately 13'-6 15/16" x 22' with a height of 12'-9 9/16", as measured from grade to ridge. The new bay will connect to the existing garage by storage room. All materials are to match existing. The new bay will be connected to the main house with an open breezeway. Post-construction the rear yard open space will be 66%.

**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.*

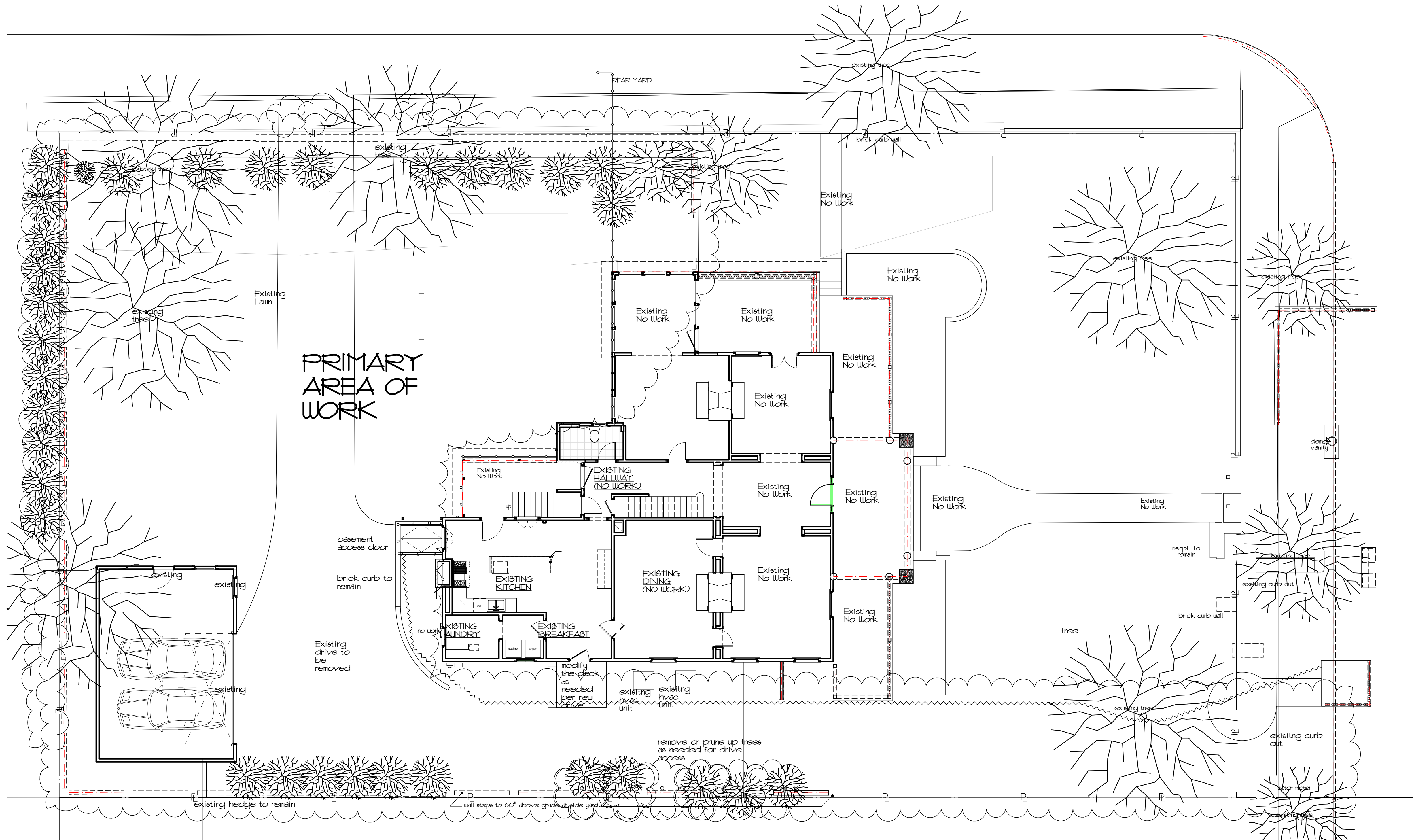
### **Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for Accessory Buildings, 7.2 above.
2. Minor revisions may be reviewed by staff.

***Charlotte Historic District Commission Case 2018-00596***  
***HISTORIC DISTRICT: PLAZA MIDWOOD***  
***ACCESSORY BUILDING + FENCE***







1 FIRST FLOOR PLAN  
A-2 SCALE: 1/8" = 1'-0"

Brant Residence  
2100 The Plaza  
Charlotte, NC

PRELIMINARY  
NOT FOR CONSTRUCTION

DonDuffy  
Architecture

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- Revisions:
- Drawn By:
- Sheet: A-2  
Brant Residence



This architectural site plan illustrates a residential property with a focus on a 'PRIMARY AREA OF WORK' indicated by a red dashed line. The property is bounded by a 'REAR YARD' at the top and a 'New Cedar Block Drive' at the bottom. The existing house on the left features a 'garage', 'living area', 'kitchen', and 'bedrooms'. The plan includes numerous annotations for 'EXISTING' and 'NEW' construction, as well as 'NO WORK' areas. Landscaping details include 'planting bed', 'lawn', and various trees and shrubs. A 'New 8' inch brick wall' is shown along the bottom boundary, and a 'New 6' inch brick wall' is indicated on the left. The plan also shows a 'New 12' inch brick wall' and a 'New 18' inch brick wall'. The overall layout suggests a renovation or expansion project within a well-defined residential lot.

■ Date: 11/7/2018

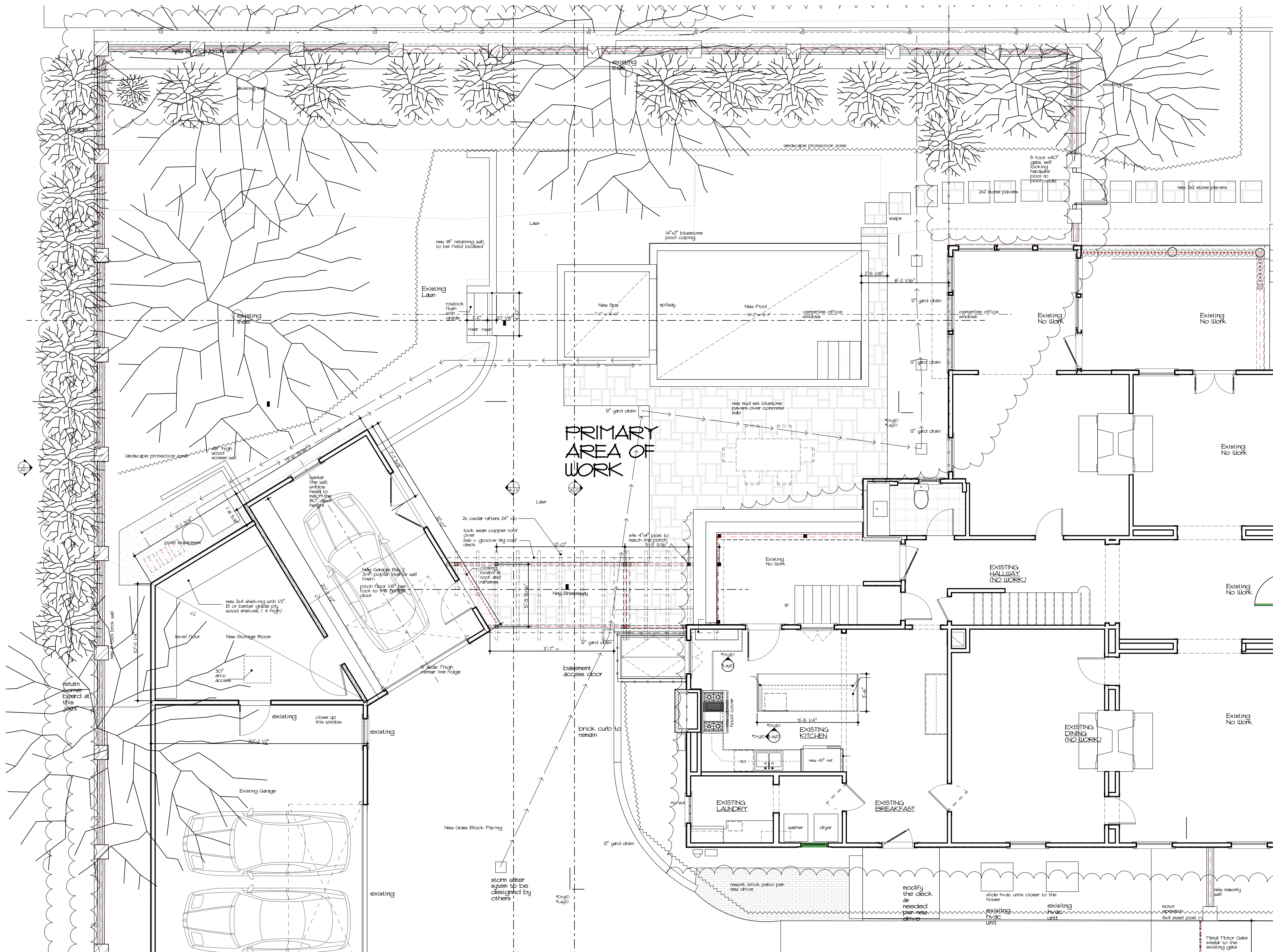
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Brant Residence





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**Back Stair**



**3 Gate Location**



**2 Belvedere View**



**4 Garage End at  
Addition**



**5 wooden gate from the  
plaza**





**5 wooden gate from the Plaza**



**11 curb cut from the Plaza**



**12 Plaza View**

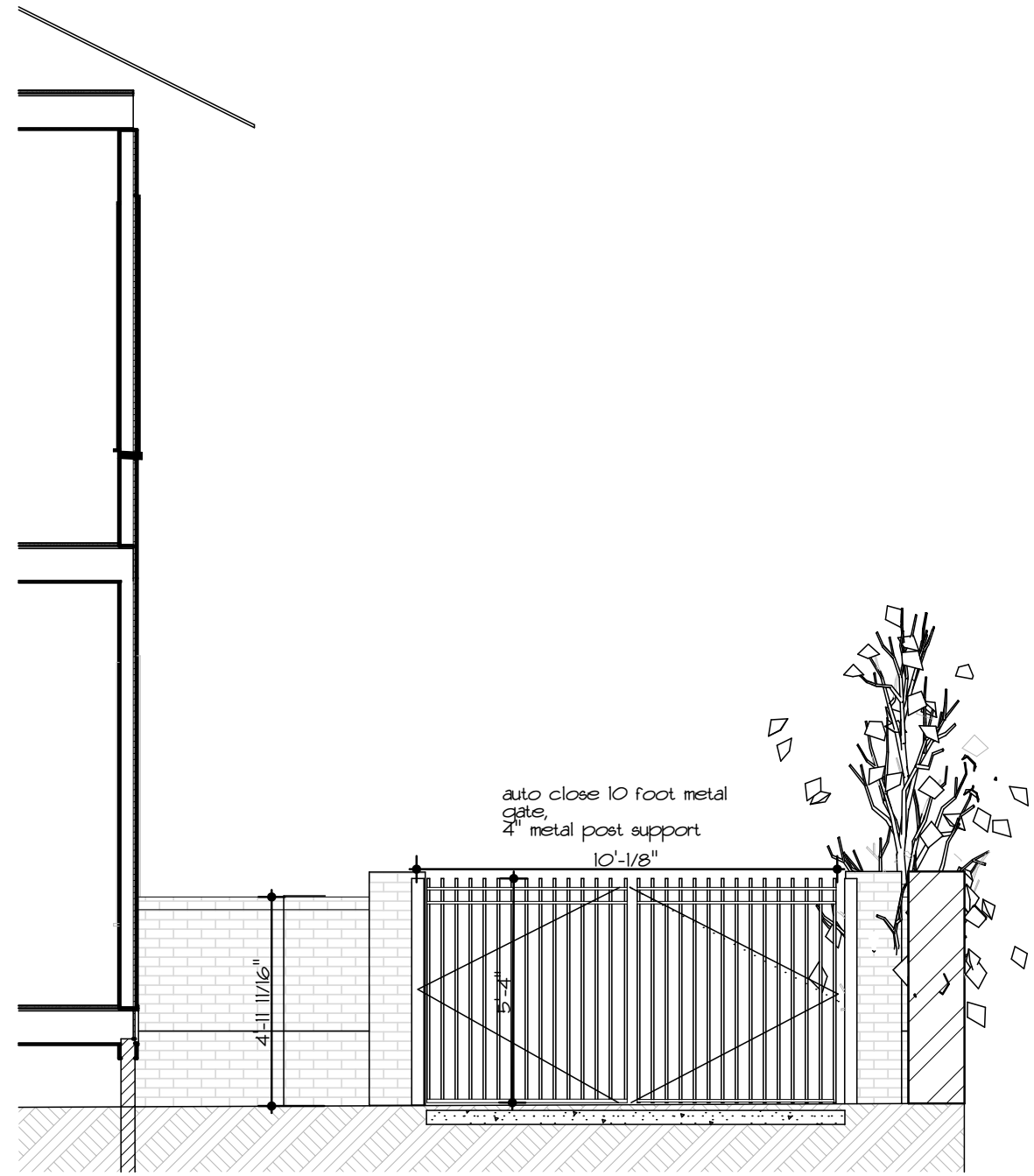


**13 Belvedere to The Plaza**









1 MOTOR GATE SECTION  
SCALE: 1/4" = 1'-0"



2 SPA SECTION  
SCALE: 1/4" = 1'-0"



3 BELVEDERE ELEVATION  
SCALE: 1/4" = 1'-0"

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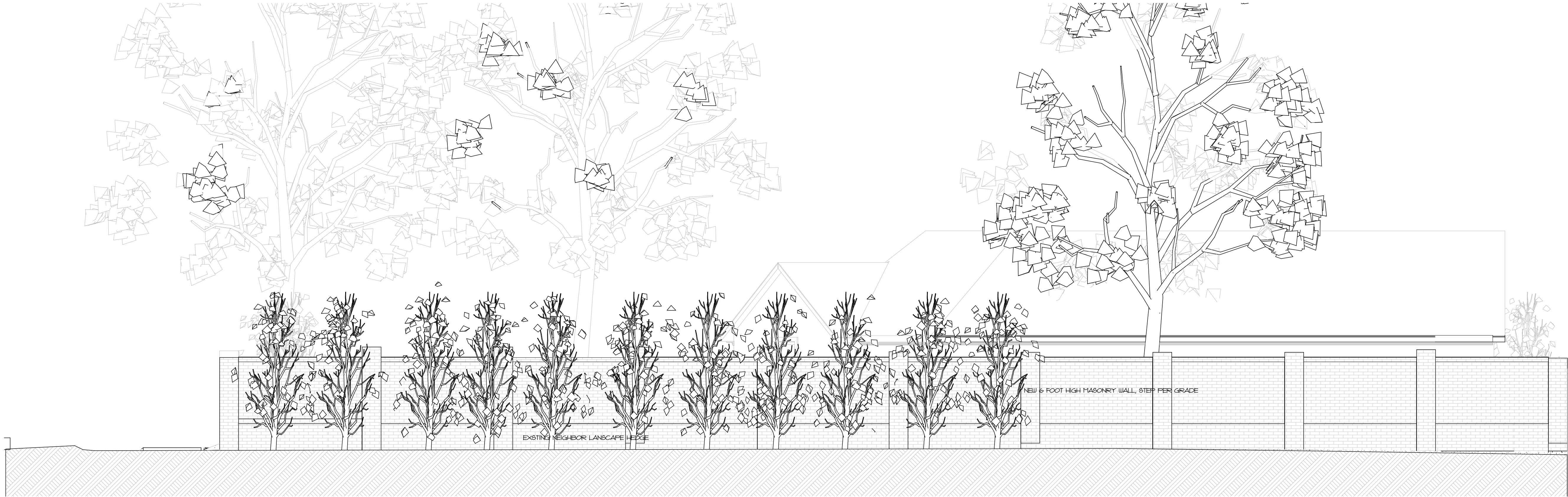
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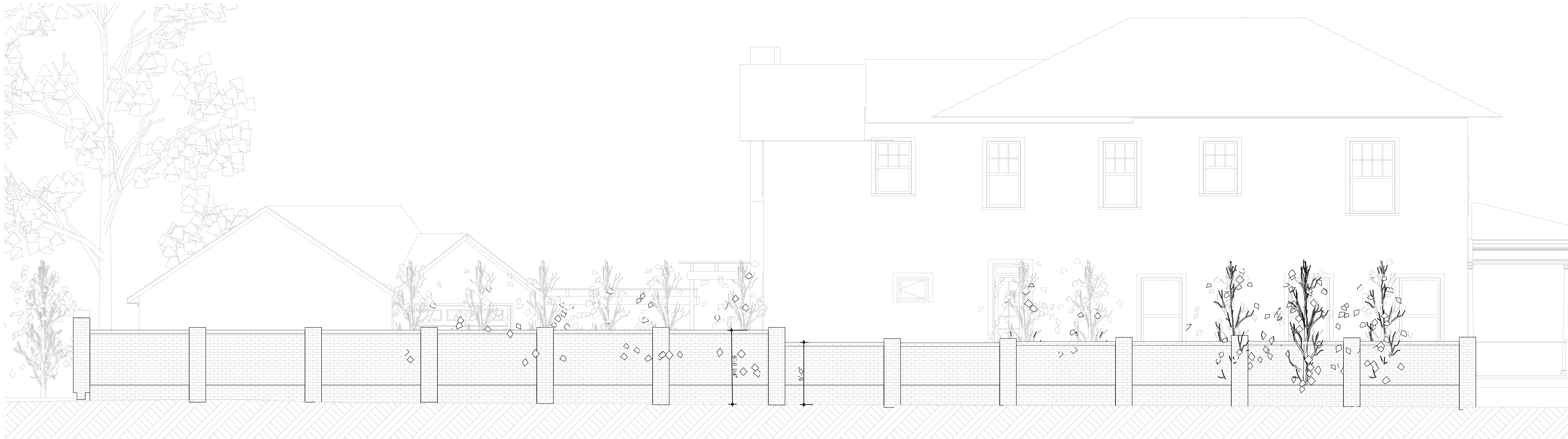
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2 REAR ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"



3 LEFT INTERIOR ELEVATION  
A2.1 SCALE: 1/4" = 1'-0"

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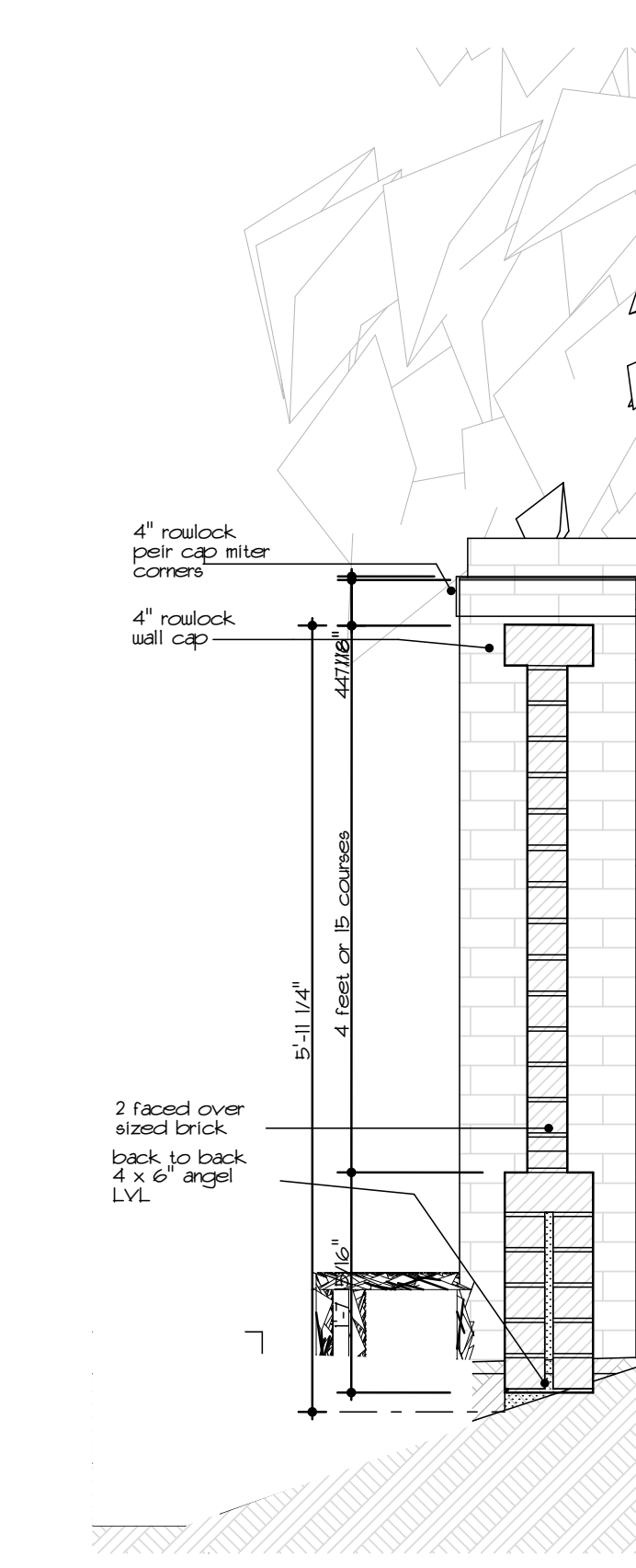
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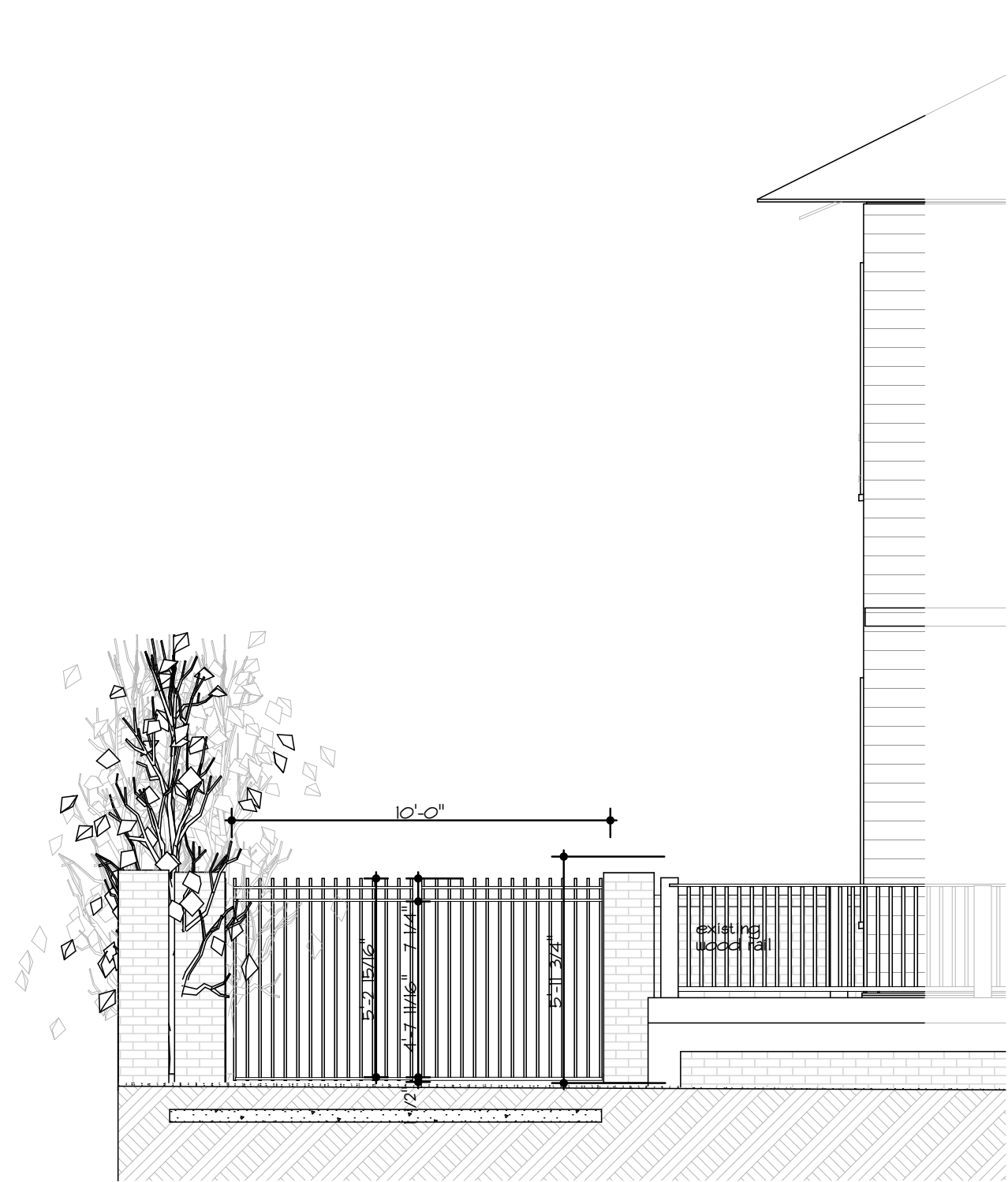




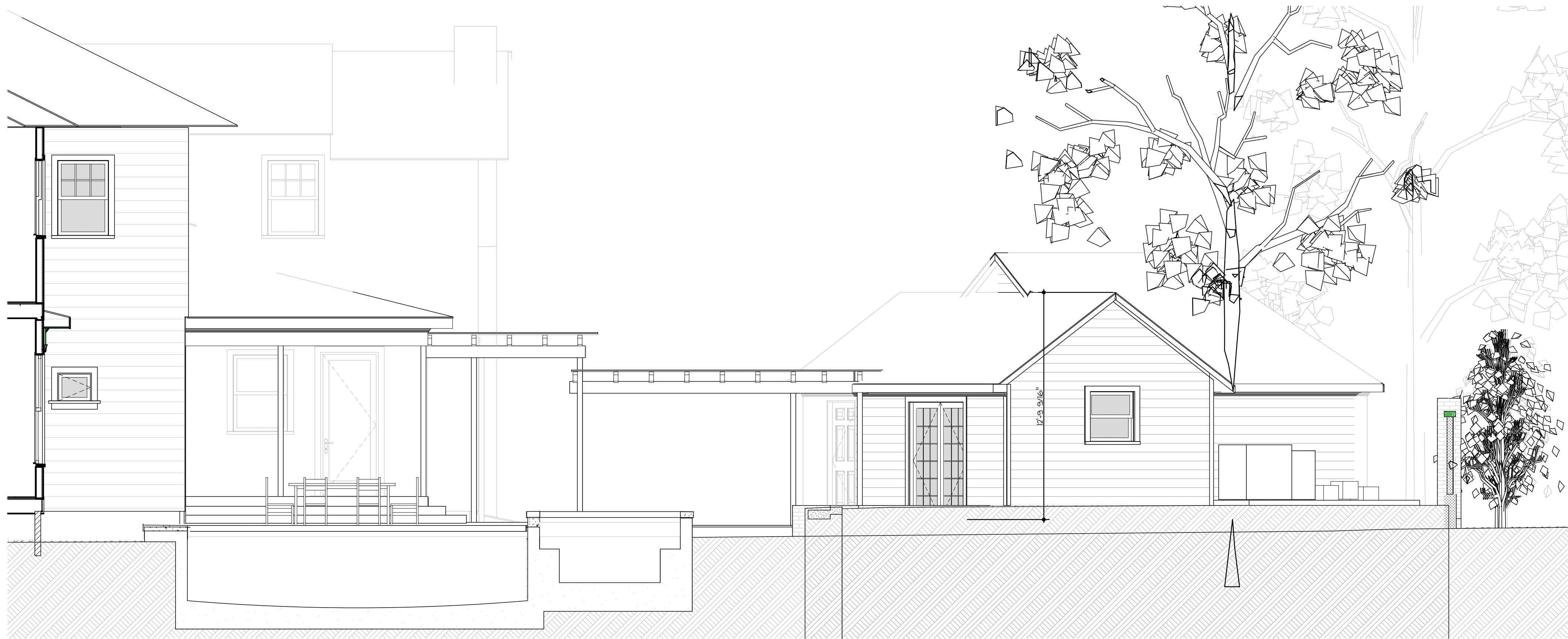
1 GARAGE FACING THE HOUSE  
A-2.2 SCALE: 1/4" = 1'-0"



3 BRICK WALL SECTION  
A-2.2 SCALE: 3/4" = 1'-0"



2 THE PLAZA GATE ELEVATION  
A-2.2 SCALE: 1/4" = 1'-0"



4 POOL SECTION  
A-2.2 SCALE: 1/4" = 1'-0"

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