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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1609 The Plaza

**SUMMARY OF REQUEST:** Accessory Building

**APPLICANT/OWNER:** Tom Hanchett and Carol Sawyer

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### **Details of Proposed Request**

#### *Existing Conditions*

The property is a 1.5 story Craftsman bungalow was constructed c. 1930. Architectural features include an asymmetrical three-bay facade entry, full-width engaged front porch with exposed rafters supported by brick piers and tapered columns, shake siding and brackets, and original front door and original windows with 6/1 pattern. The lot size is approximately 66' x 170'. Surrounding structures are 1, 1.5, and 2-story single family houses.

#### *Proposal*

The proposal is the demolition of an existing non-historic garage structure and the construction of a new one-story accessory building. As measured from grade to ridge the new building is approximately 16' in height. The new building will be setback 5' from the side property line and meet the 15' setback requirement from the rear property line. The proposed footprint of the heated area is 23'-4" x 40' with a 12' x 12' screen porch and a covered entry off the rear. A small unheated storage area, approximately 68 square feet in area, is located at the front of the building. All materials are wood to match existing (siding, window/door trim, corner boards, etc.) Proposed windows are aluminum clad. No canopy trees are proposed for removal.

### **Design Guidelines – Accessory Buildings, page 8.9**

For Accessory Buildings:

1. Retain and repair historic outbuildings. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval.
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. 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.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

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 project is not incongruous with the District and meets guidelines for Accessory Buildings, page 8.9.
2. The fencing changes and screening for the trash receptacles may be approved at the staff level.
3. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
4. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
5. Minor revisions may be reviewed by staff.



Application to  
Historic Districts Commission  
Submitted September 30, 2019

**For permission to demolish rear garage  
and construct an accessory dwelling unit (ADU)**

1609 The Plaza  
Plaza Midwood Historic District

Property owners:  
Carol Sawyer and Thomas Hanchett  
704.641.2009 / 704.577.5103  
[Tom@HistorySouth.org](mailto:Tom@HistorySouth.org)







**The owners request permission to demolish the existing detached garage, located near the rear of the property, and replace it with a one-story Accessory Dwelling Unit.**

**The existing garage** was built well after the circa-1928 main house. The garage's low roof and massing and its wide clapboards all have a Ranch Style aesthetic, suggesting that it dates from the 1950s-1970s. The garage's south facade originally had an aluminum-frame window and a door that both appeared to be salvaged from a 1950s era structure. In the 2000s, Sawyer and Hanchett replaced those with wood-look units and also re-sided the front and south facades of the garage with wood-shingle siding, more in keeping with the main house. Today the garage is experiencing significant rot, especially where wooden structural posts were placed directly in the ground.

**The new Accessory Dwelling Unit (ADU)** will be sited where the garage now stands, shifted south about 6 feet in compliance with lot-line requirements. From the street it will look similar to the existing garage, with wood-shingle siding and a pitched roof. Windows will be aluminum-clad wooden units, from the Lincoln Windows: Innovation Collection which supplied the windows for the recent re-building of the front dormer in the main house – but the ADU windows will not have mullions, a subtle signal that this is new construction. The ADU's massing will be slightly taller than the garage, less like a 1950s Ranch and more like a 1920s outbuilding. Overall size will be 800 heated square feet, as permitted by Charlotte's ADU zoning. The ADU will be designed by Charlotte architect Stanley Russell, who also designed the rear upstairs addition to the main house approved by HDC in the 2000s.



Subject Property











## STREET ELEVATION

Top – Existing detached garage, built mid 20<sup>th</sup> century. (Main house was built about 1928)

Bottom – Proposed ADU, shown at roughly the same scale. Basic similarities are strong: single-story, pitched roof, wood shingle siding to match main house. It will be slightly taller, slightly wider, & sited slightly south (in order to meet lot-line requirements).



## ELEVATIONS NOT VISIBLE FROM THE STREET



**Existing garage**, constructed mid 20<sup>th</sup> century. Top: south (side) elevation. Bottom: rear elevation.

It originally had wide clapboards; we replaced with wood shingles on the east and south walls, mid 2000s

It originally had an aluminum-frame window and a door, both of which appeared to be salvaged from a mid-20<sup>th</sup> century demolition site; we replaced with a wooden-look door and a wooden window, both on sale at Lowes in the mid 2000s.





## ELEVATIONS NOT VISIBLE FROM THE STREET



**Existing garage**, constructed mid 20<sup>th</sup> century.

Top: north elevation.

Bottom: northeast corner, showing original wide clapboards and the replacement wood shingles from the 2000s.

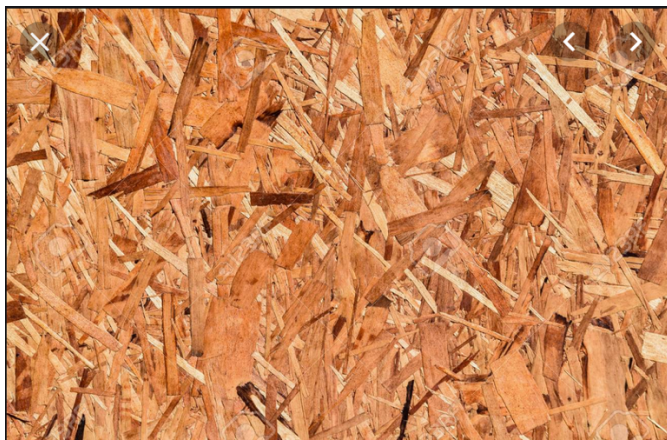


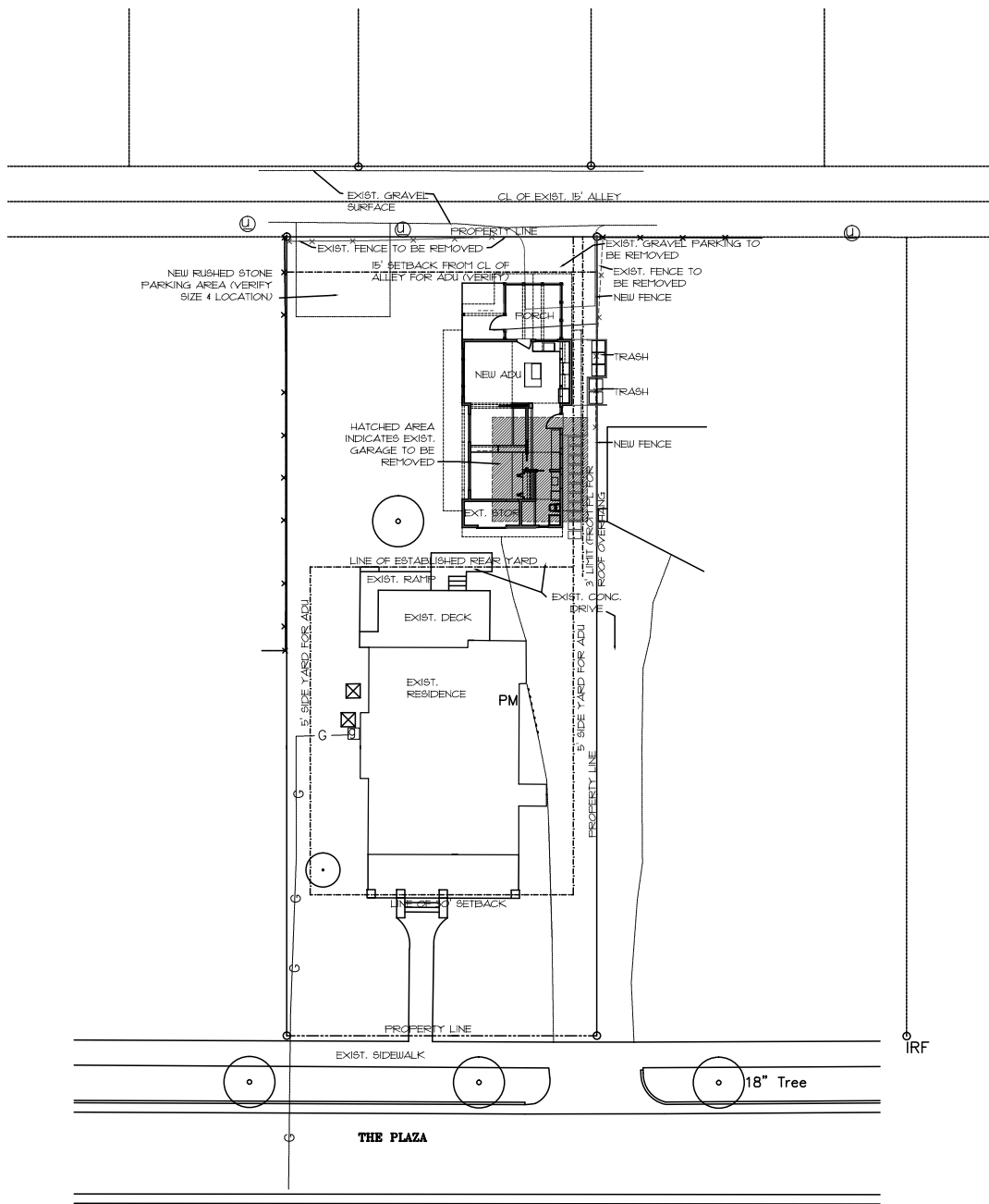




**Existing garage**, constructed mid 20<sup>th</sup> century.

Interior view shows studs (size and spacing are consistent with mid-20<sup>th</sup> century construction) covered by particle board of the type common in the 1990s. (stock photo of similar particle board is below)





## SITE PLAN

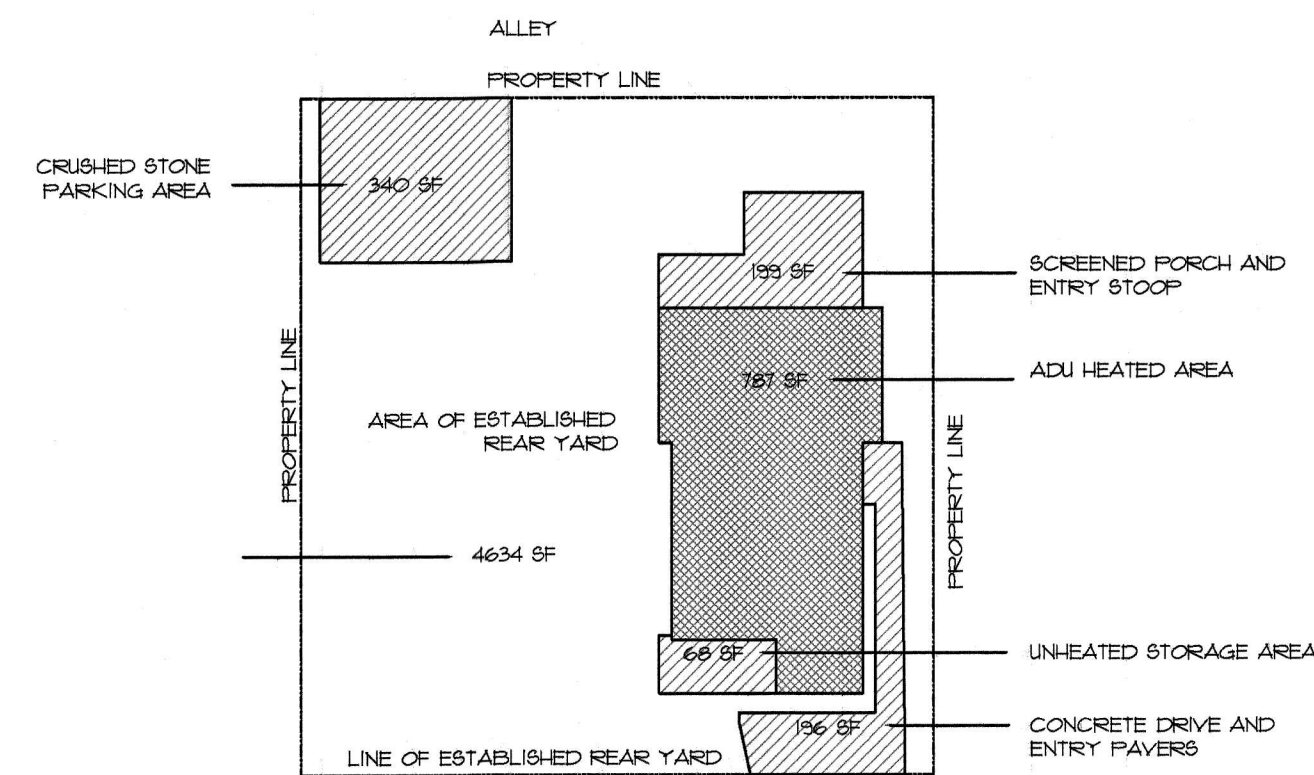
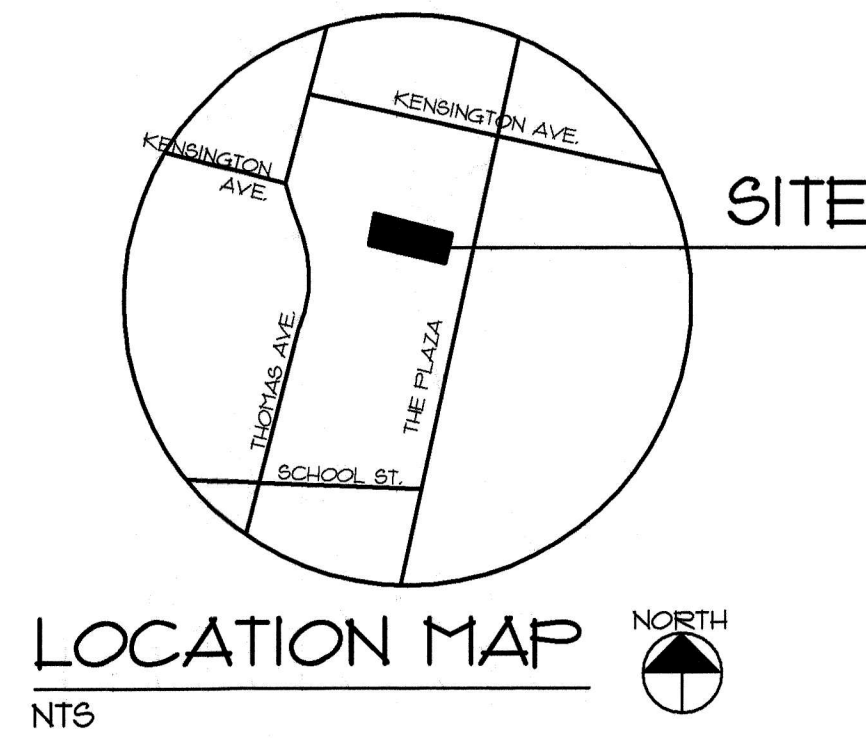
SCALE: 1" = 20'-0"

W. STANLEY  
RUSCILL  
ARCHITECT  
1506 A CENTRAL AVE  
CHARLOTTE, NC 28205  
TEL 704.372.1116

PRELIMINARY :: NOT FOR CONSTRUCTION

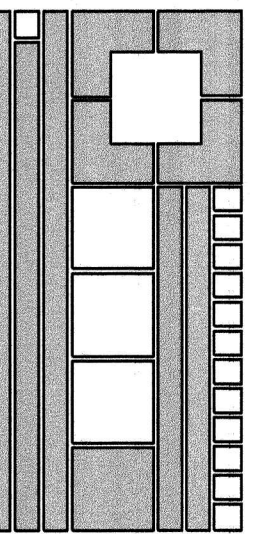
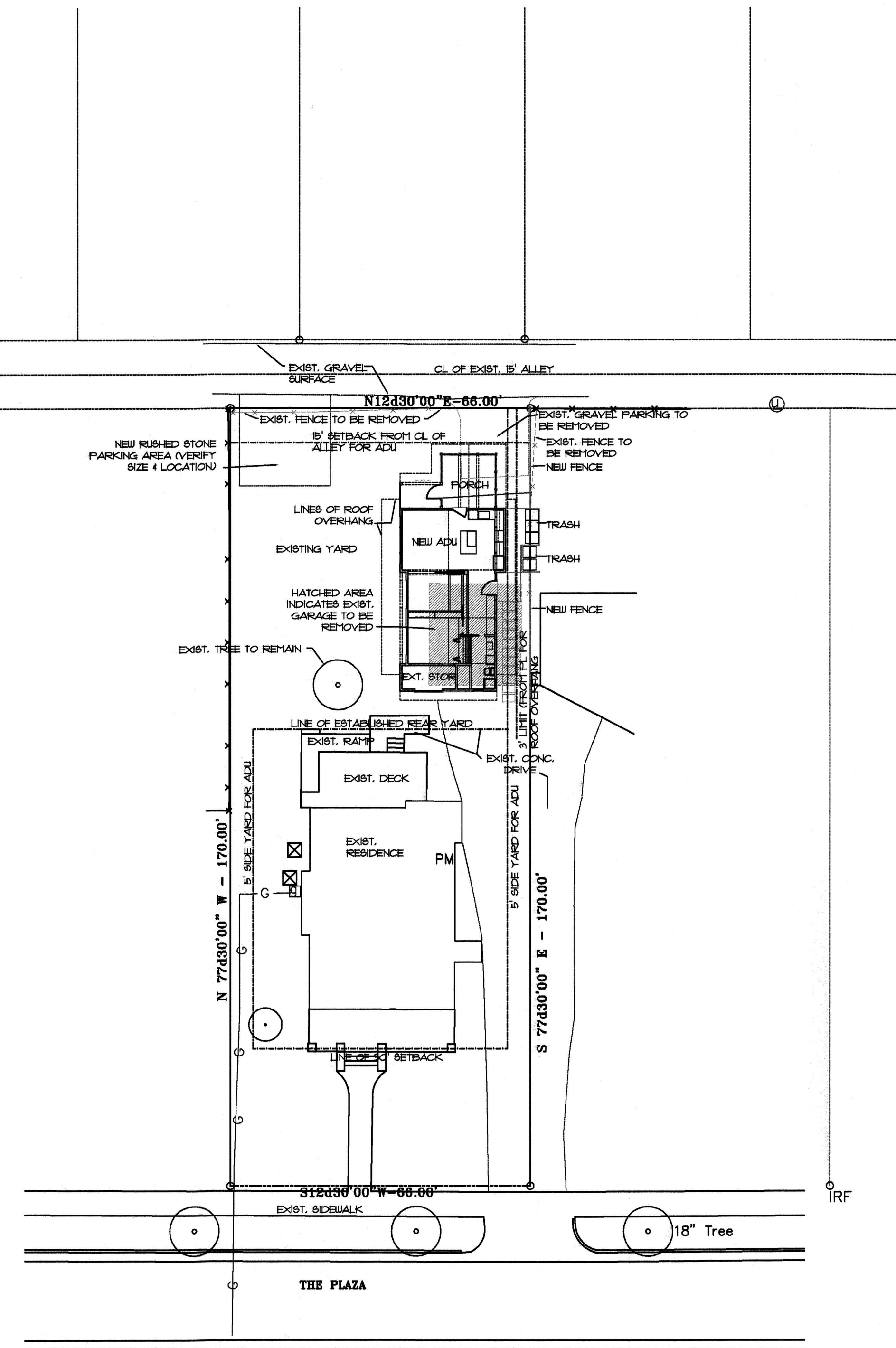
ADDITION TO THE  
HANCHETT  
SAWYER  
RESIDENCE  
1609 THE PLAZA  
CHARLOTTE, NC

SEPT. 4, 2019



### BUILDING / SITE INFORMATION

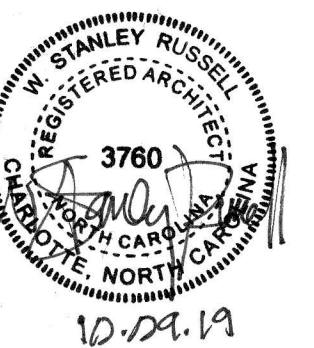
CHARLOTTE ZONING CLASSIFICATION: R5  
 NEW HEATED BUILDING AREA: 787 S.F. +/-  
 NEW BUILDING FOOTPRINT AREA (INCLUDING SLAB, PORCH AND UNHEATED STORAGE): 1053 S.F. +/-  
 AREA OR PARTIAL EXISTING CONCRETE DRIVE AND NEW WALK: 196 S.F. +/-  
 AREA OF NEW GRAVEL PARKING AREA: 340 S.F. +/-  
 TOTAL IMPERVIOUS AREA IN ESTABLISHED REAR YARD: 1590 S.F. +/-  
 AREA OF ESTABLISHED REAR YARD: 4634 S.F. +/-  
 PERCENTAGE OF ESTABLISHED REAR YARD WHICH IS IMPERVIOUS (PROPOSED): 34 %



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ACCESSORY  
DWELLING UNIT  
HANCHETT  
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RESIDENCE  
1609 THE PLAZA  
CHARLOTTE, NC

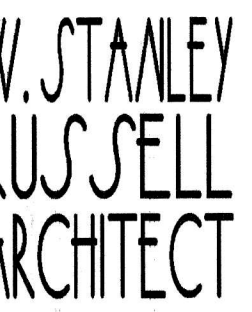


HDC  
SUBMISSION

A1

OCTOBER 9, 2019





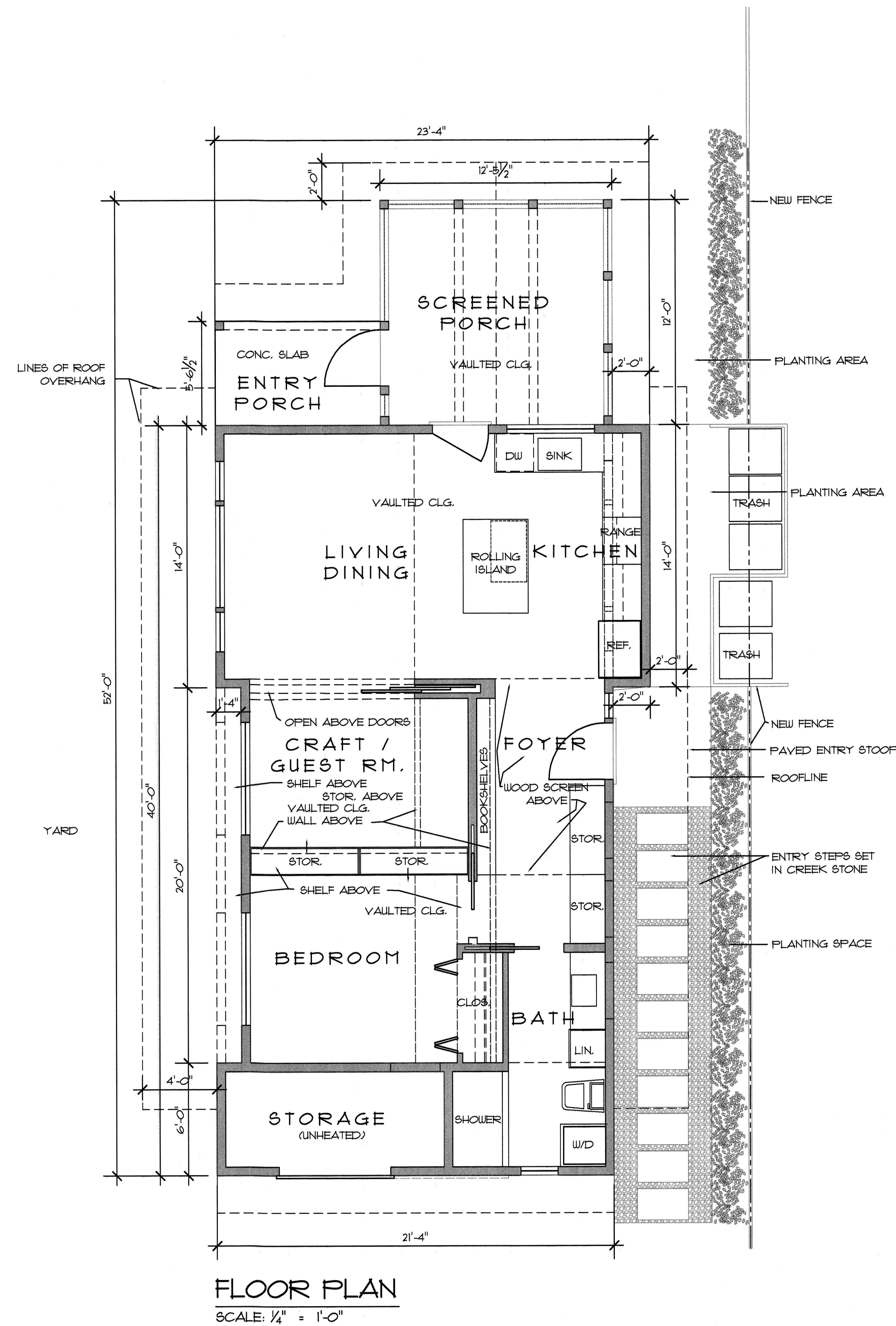
06 A CENTRAL AVE  
CHARLOTTE NC 28205  
EL 704.372.1116  
AX 704.372.1428

CESSORY  
WELLING UNIT  
ANCHETT  
SAWYER  
ESIDENCE  
509 THE PLAZA  
CHARLOTTE, NC

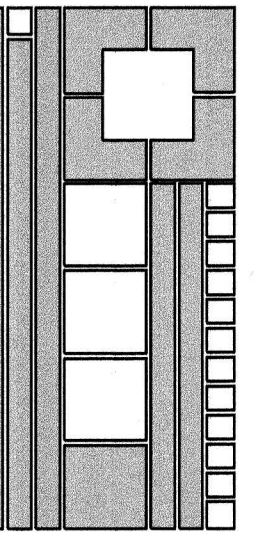
HDC  
SUBMISSION

## A2

OCTOBER 9, 2019



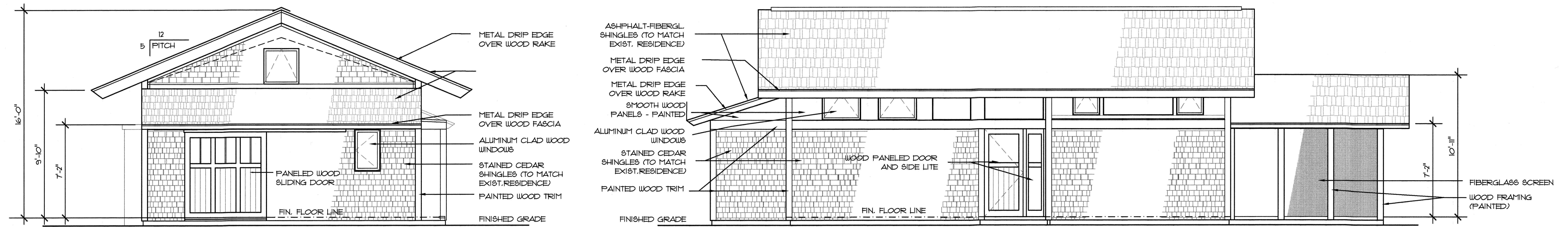




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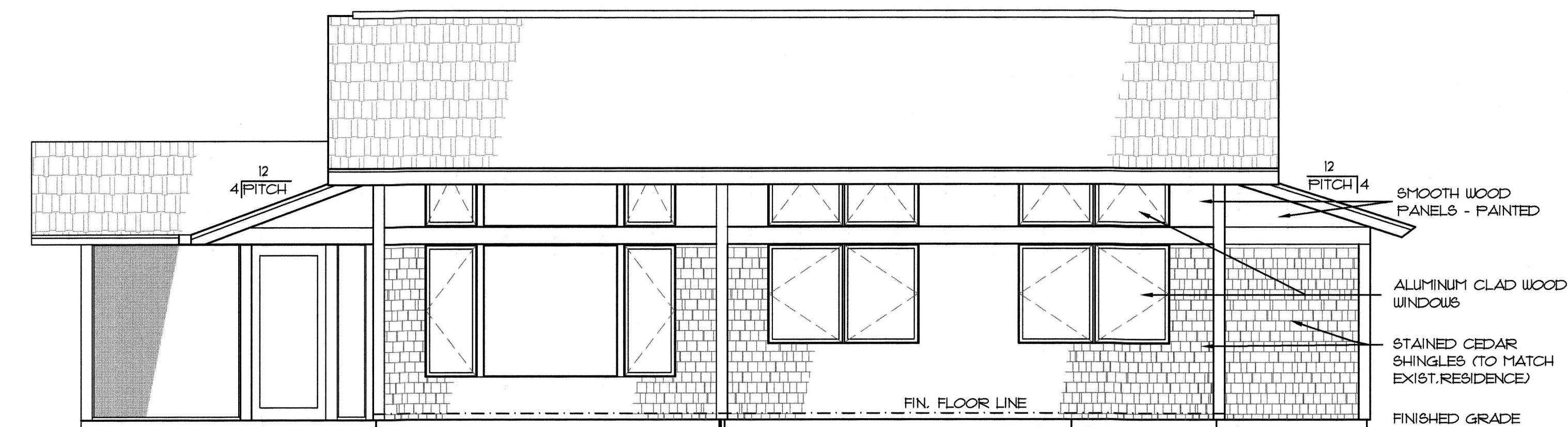


EAST ELEVATION

SCALE: 1/4" = 1'-0"

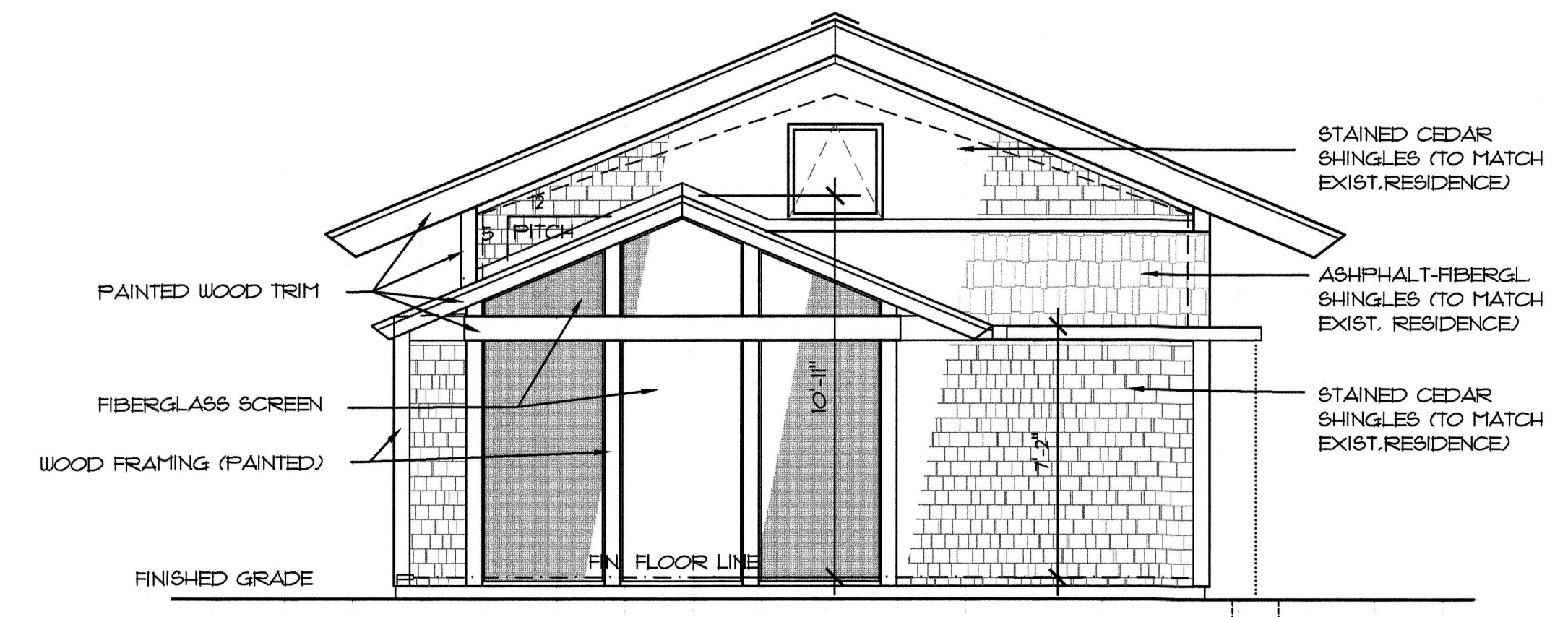
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



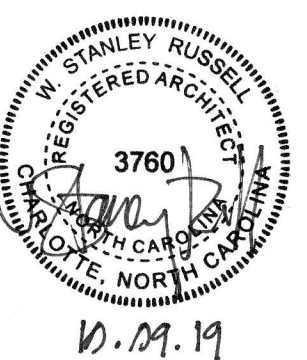
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



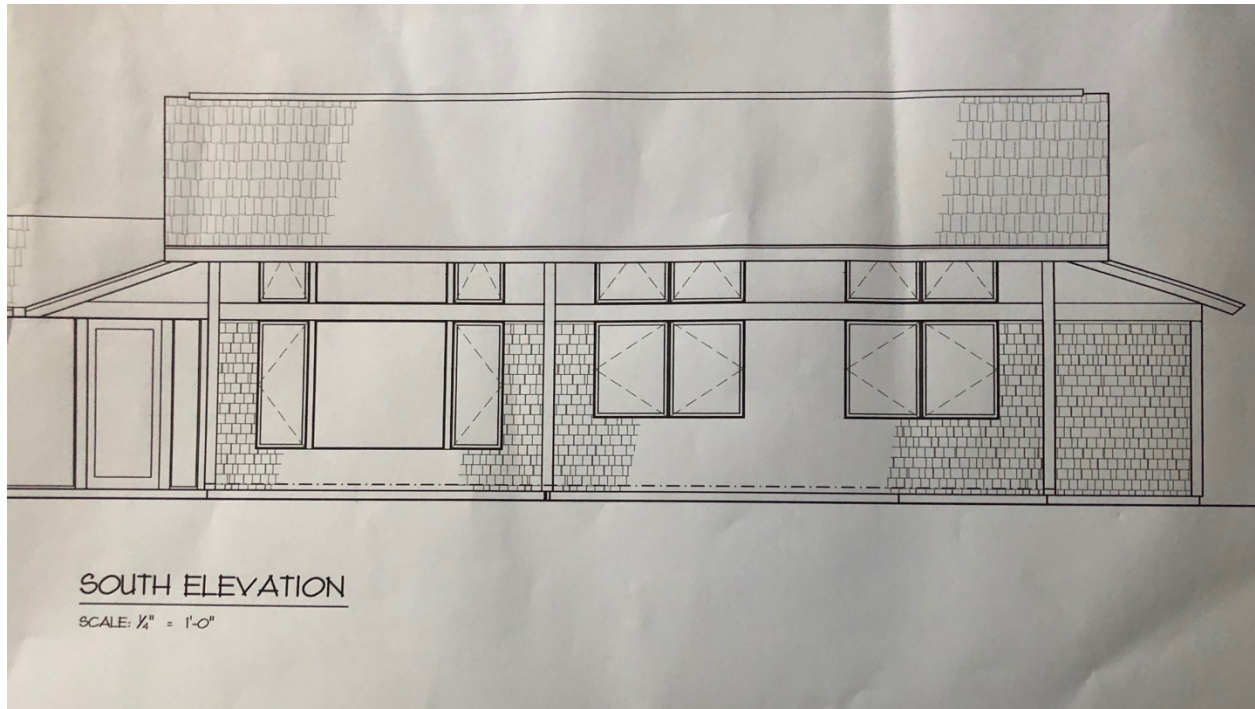
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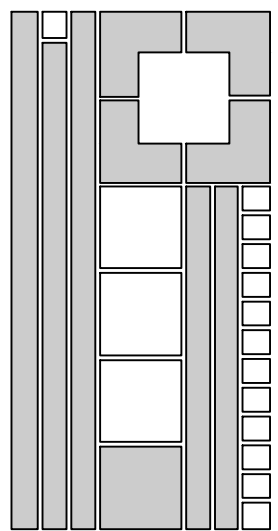
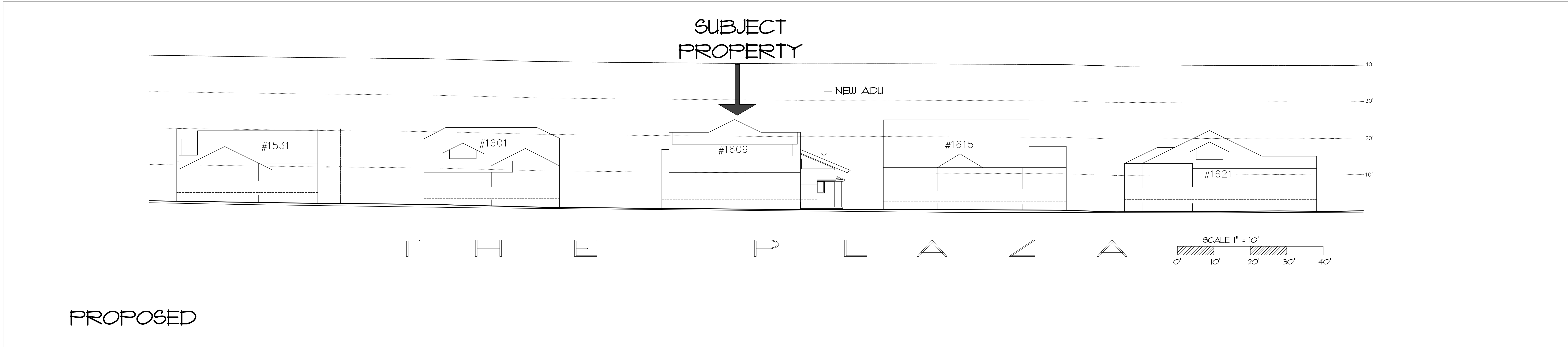
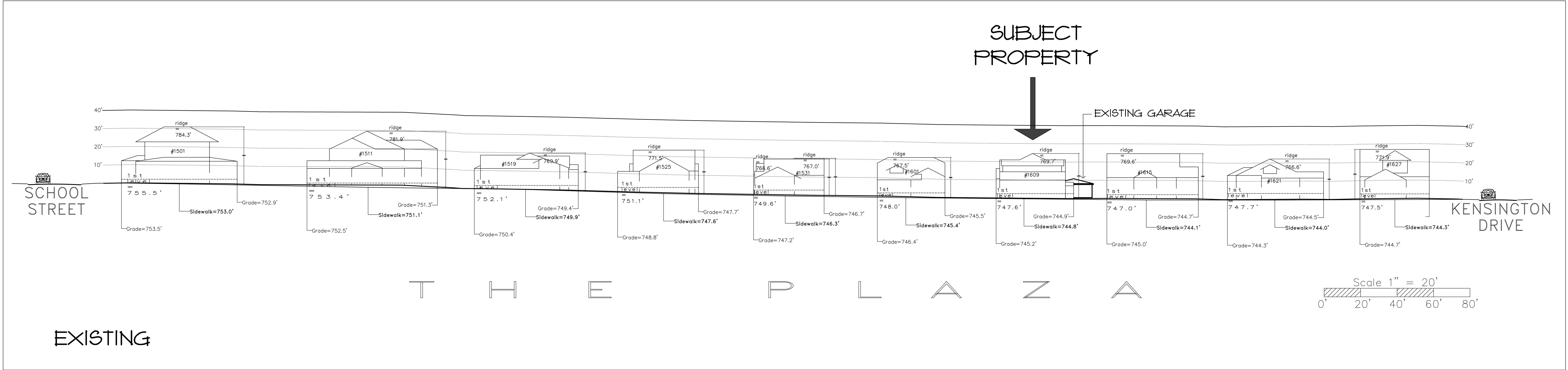
A3

OCTOBER 9, 2019



Side elevations, not visible from the street. Below are the south elevations of the existing garage (400 square feet) and the proposed ADU (800 square feet) at roughly similar scale.





W. STANLEY  
RUSSELL  
ARCHITECT



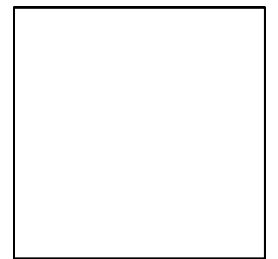
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PRELIMINARY



NOVEMBER 24, 2019

Architect Stanley Russell will specify double-glazed windows from Lincoln Windows: Innovation Collection, the same firm that provided the windows approved by HDC for the recent rebuilding of the front dormer in the main house. Windows in the ADU will not have mullion dividers – a subtle signal that this is new construction.

