LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1914 Thomas Avenue

SUMMARY OF REQUEST: Accessory Buildings

OWNER/APPLICANT: Zack Alsentzer, applicant / Sarah Jernigan, owner

Details of Proposed Request

Existing Context
The main building is a 1-story Craftsman bungalow house constructed in 1923. Architectural features include unpainted brick foundation, wood shake shingle siding, a full width engaged front porch with brick piers and paired wood columns, and a small hipped dormer. Adjacent structures are 1-2 story single family homes. The lot size is 50’ x 150’.

Project
The project is the demolition of an existing one-story accessory building and the construction of two new accessory buildings in the rear yard. Due to the visibility of the accessory structures from the street the project requires full Commission review. The accessory buildings will be nearly identical on the exterior. The footprint of each building measures approximately 13’-4” x 27’-4”. Both buildings are 12’-4” in height as measured from grade to ridge. Materials are brick siding with steel windows and doors. Post-construction, the rear yard will be 78% permeable. The proposal also includes changes to windows on the primary structure.

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 Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for Accessory Buildings, 8.9 above.
2. The Commission shall determine if the proposed window changes meet the guidelines.
3. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-00583
HISTORIC DISTRICT: PLAZA MIDWOOD
ACCESSORY BUILDING/ADU

1914 Thomas Av
Plaza-Midwood
Property Lines
Building Footprints

Wednesday, October 31, 2018
NO CHANGE @ FRONT ELEVATION

EXISTING

PROPOSED

RELOCATE EXISTING WINDOW

MATCH EXISTING PAINTED SHANK SEPIA

MATCH EXISTING ASPHALT SHINGLE ROOFING

MATCH EXISTING EAVES AND OVERHANGS DETAILS

RELOCATE EXISTING WINDOW

MATCH EXISTING GLASS-BLOCK WINDOW AND PREPARE AREA FOR NEW, SMALLER WINDOW OPENING.

REMOVE EXISTING DOUBLE-HUNG WINDOW SASHES FOR REUSE IN NEW LOCATION ALONG SAME WALL.

PREPARE AREA FOR NEW, LARGER WINDOW OPENING.

REMOVE EXISTING GLASS-BLOCK WINDOW SASHES FOR REUSE IN NEW LOCATION ALONG SAME WALL.

REFURBISHED ANTIQUE BOWED STAINED GLASS WINDOW W/ DENTAL MOLDING. BOWS OUT 6" FROM FACE OF WINDOW OPENING, TO TUCK UNDER EXISTING EAVE/OVERHANG.

EXISTING

NO CHANGE @ FRONT ELEVATION

EXISTING

RELOCATE EXISTING WINDOW

MATCH EXISTING ASPHALT SHINGLE ROOFING

MATCH EXISTING EAVES AND OVERHANGS DETAILS

RELOCATE EXISTING WINDOW

MATCH EXISTING GLASS-BLOCK WINDOW AND PREPARE AREA FOR NEW, SMALLER WINDOW OPENING.

REMOVE EXISTING DOUBLE-HUNG WINDOW SASHES FOR REUSE IN NEW LOCATION ALONG SAME WALL.

PREPARE AREA FOR NEW, LARGER WINDOW OPENING.

REMOVE EXISTING GLASS-BLOCK WINDOW SASHES FOR REUSE IN NEW LOCATION ALONG SAME WALL.

REFURBISHED ANTIQUE BOWED STAINED GLASS WINDOW W/ DENTAL MOLDING. BOWS OUT 6" FROM FACE OF WINDOW OPENING, TO TUCK UNDER EXISTING EAVE/OVERHANG.

EXISTING

NO CHANGE @ FRONT ELEVATION

EXISTING

RELOCATE EXISTING WINDOW

MATCH EXISTING ASPHALT SHINGLE ROOFING

MATCH EXISTING EAVES AND OVERHANGS DETAILS

RELOCATE EXISTING WINDOW

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Architectural Plans

Existing

Bedroom 12'6" x 18'4"
Ceiling 8'-10"

Bathroom 7'5" x 12'1"

Living Room 12'6" x 31'0"
Ceiling 8'-10"

Bedroom 9'3" x 13'3"
Ceiling 8'-10"

Proposed

Living Room 12'6" x 16'0"

Bathroom 4'10" x 7'11"

Dining Room 10'2" x 13'3"

Library/Office 9'3" x 13'3"
Ceiling 8'-10"

Proposed Storage Loft/Attic

Existing First Floor Plan

Proposed First Floor Plan

Proposed Garage Plan

Project Location: Charlotte, NC
Prepared for: Sarah Jernigan

CAD File Name: 1914_ThomasAve.vwx

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NOT FOR CONSTRUCTION
SPECIFICATIONS

ATB1000

FIXED
Carbon Steel (Optional Stainless Steel and Bronze)

Glazing:
Type: Double (Single and Triple Available)
Glass: Cardinal 366 over clear Tempered (other options available)
NFRC ratings vary based on glass type
Spacer: Black
Thickness: 1" Overall
Glazing Orientation: Exterior
Stop Type: Factory Wet Glazed (Metal Stop available)
Muntin: 1-1/4" for TDL

Weather Strip:
N/A

Frame Depth: 2"

Finish:
Thermally Bonded Galvanized
Paint Finish Options Specify Color
2 coats of epoxy Base Primer
2 coats of Acrillic Lacquer Paint
3 coats of Clear Polyurethane

Coastal Finish Available

*For Installation Flange Details-Refer to Installation Flange options pages.
*Windows exceeding 11"in width or 15" in height will ship in separate sections to be site mulled.Refer to "Mull Section"details.