
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.

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, 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



1822 THOMAS AVENUE (FLAT ROOF)

#1



1822 HALL AVENUE (FLAT ROOF)

#2



1824 CLUB ROAD (STEEL WINDOWS)

#3



1600 THOMAS AVENUE (FLAT ROOF)

#4



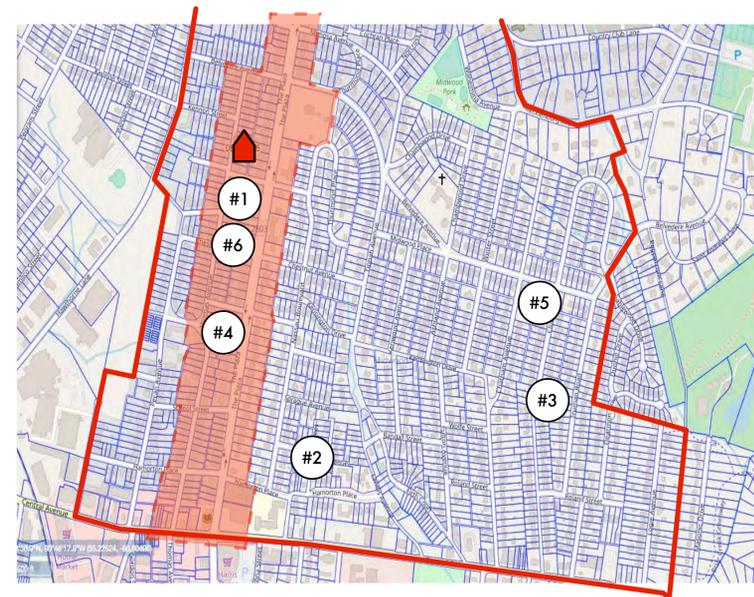
2420 CLUB ROAD (STEEL WINDOWS)

#5



1820 THOMAS AVE (SHALLOW ARCHES)

#6



A3 Proposed Accessory Building - Reference Illustrations
N.T.S.

alter
ARCHITECTS

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1821 Logie Avenue
Charlotte, NC 28205
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ph: 704.577.3632



1914 Thomas Ave

Prepared for: Sarah Jernigan

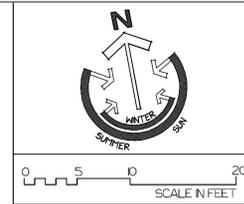
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Mark	Date	Description
01	10/02/2018	Design Concept
02	11/14/2018	DD / HDC Proposal

Neighborhood Precedent

A103

-  Up light
-  Wall washer lamp
-  Path light

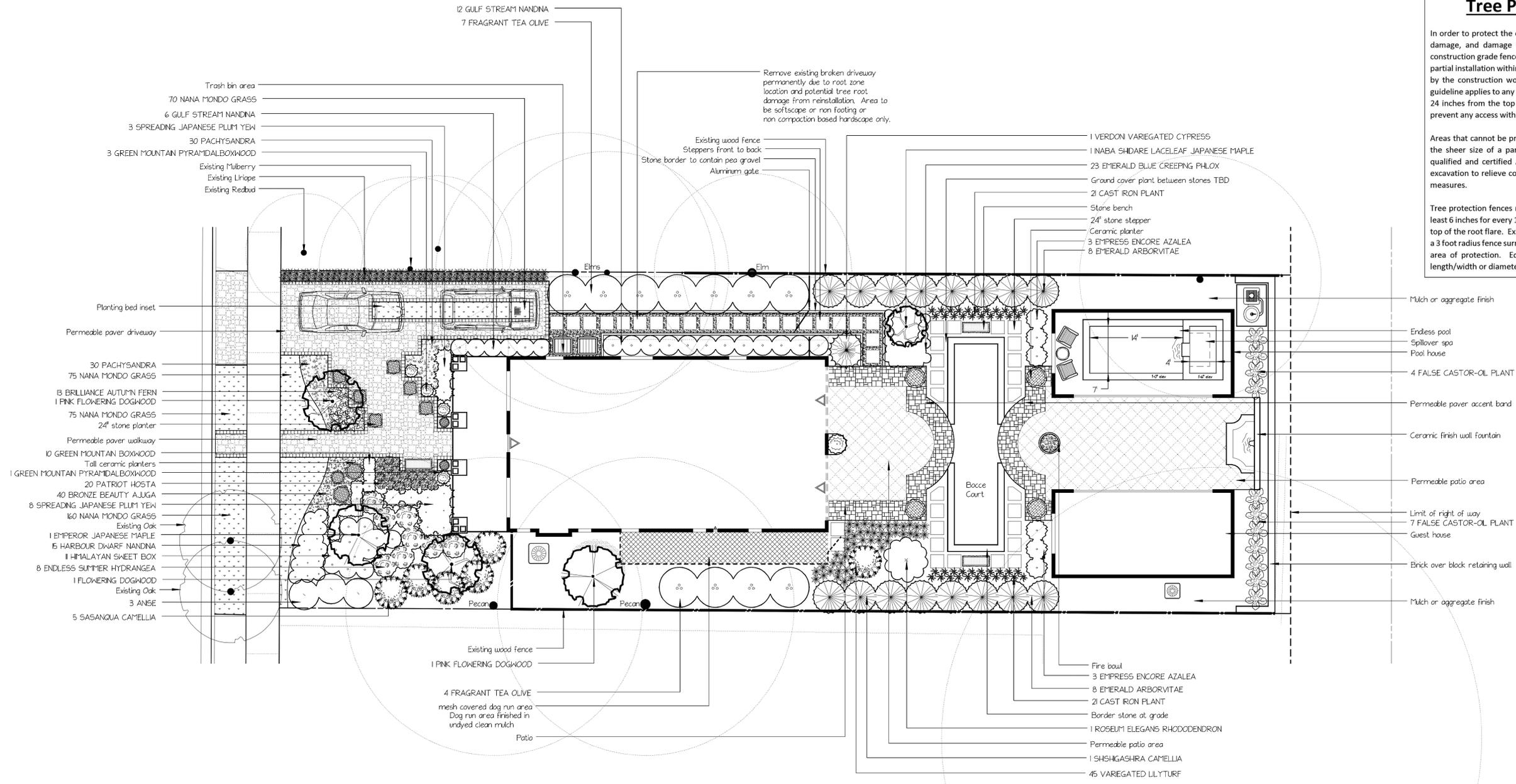


Tree Protection Guideline

In order to protect the existing trees on the site from root compaction, root damage, and damage to trunks and lower branches, a minimum 3 foot construction grade fence must be installed around each tree on the site and a partial installation within the confines of the property for every tree impacted by the construction work that is not located on the site. This protection guideline applies to any tree that is more than 3 inches in caliper as measured 24 inches from the top of the root flare. The purpose of the fencing is to prevent any access within the tree protection area including foot traffic.

Areas that cannot be protected due to building or other proximity issues, or the sheer size of a particular tree will be subject to the assessment of a qualified and certified Arborist for remedial recommendations such as air excavation to relieve compaction, root feeding, pruning or other restorative measures.

Tree protection fences must issue out from the trunk of a protected tree at least 6 inches for every 1 inch of trunk caliper as measured 24 inches from the top of the root flare. Example: A tree with a 6 inch diameter caliper will need a 3 foot radius fence surrounding it which is a 6 foot square or 6 foot diameter area of protection. Equation = trunk caliper in inches x 6 x 2 = overall length/width or diameter of the protection area in inches.



Landscape Plan View

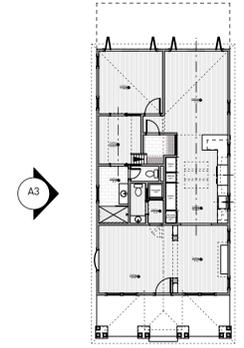
The Jernigan Residence		
1914 Thomas Avenue Charlotte, NC 28205		
client:	date:	revision:
scale: 1 inch = 8 feet	9-12-2018	
drawn by: M. Selles	checked by:	drawing #: L18-36



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Exterior Elevations

A201

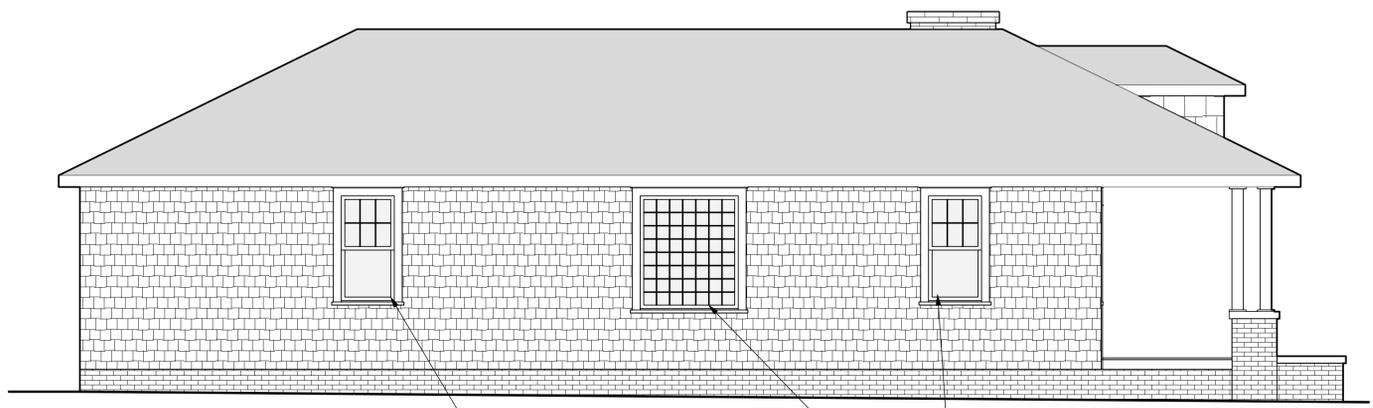


C1 Existing Front Elevation
 Scale: 1/4" = 1'-0"

NO CHANGE @ FRONT ELEVATION
NO CHANGE @ FRONT ELEVATION



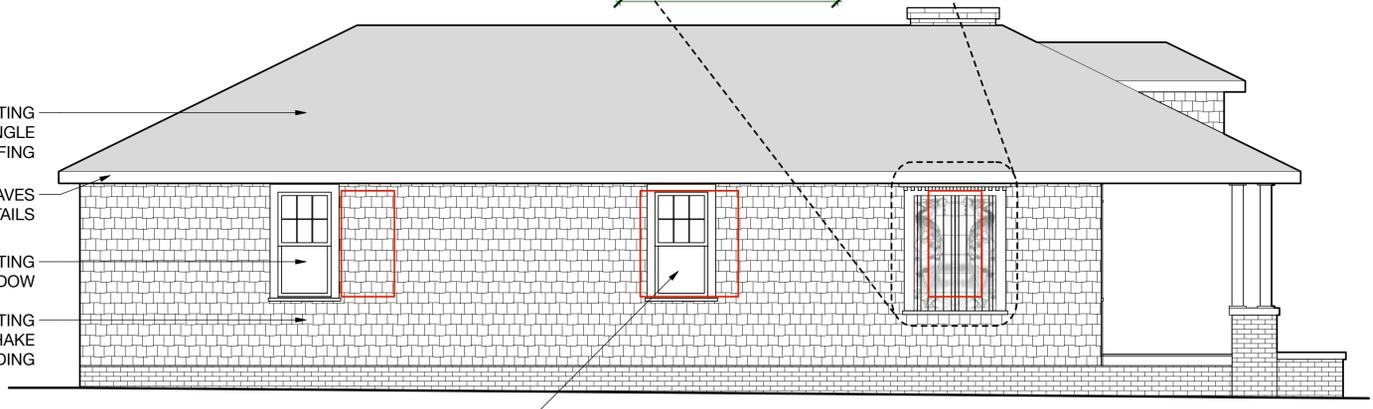
A1 Proposed Front Elevation
 Scale: 1/4" = 1'-0"



C3 Existing Left Elevation
 Scale: 1/4" = 1'-0"

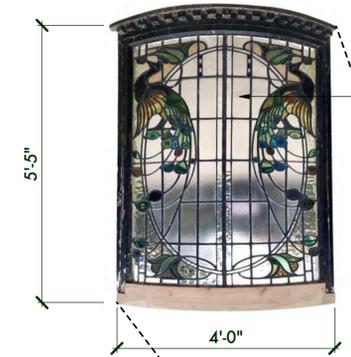
EXISTING
PROPOSED

RED SHAPES INDICATE PREVIOUS WINDOW LOCATIONS, FOR REFERENCE



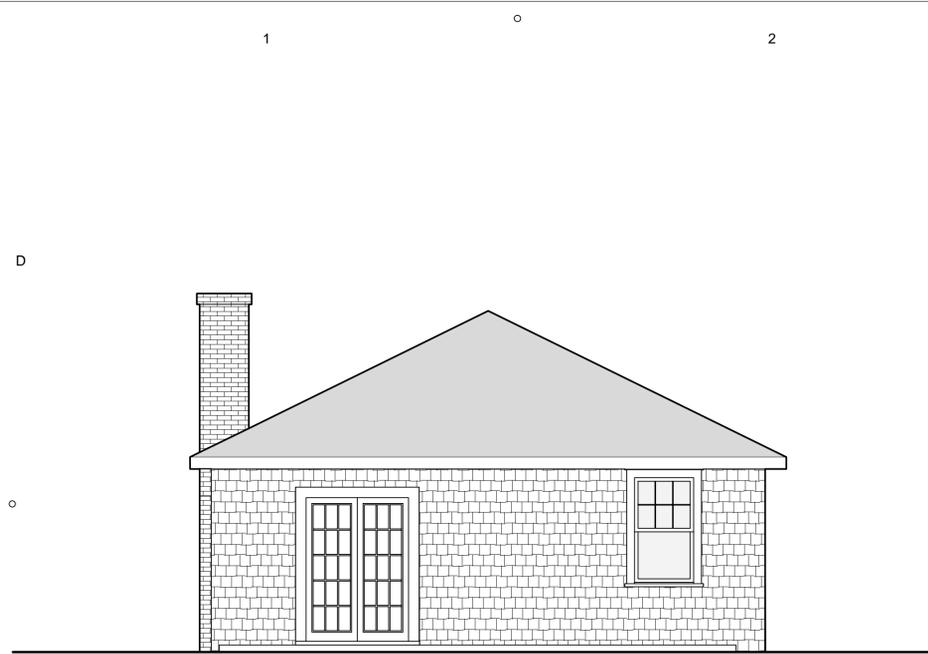
- MATCH EXISTING ASPHALT SHINGLE ROOFING
- MATCH EXISTING EAVES AND OVERHANG DETAILS
- RELOCATE EXISTING WINDOW
- MATCH EXISTING PAINTED SHAKE SIDING
- RELOCATE EXISTING WINDOW

C3 Proposed Left Elevation
 Scale: 1/4" = 1'-0"

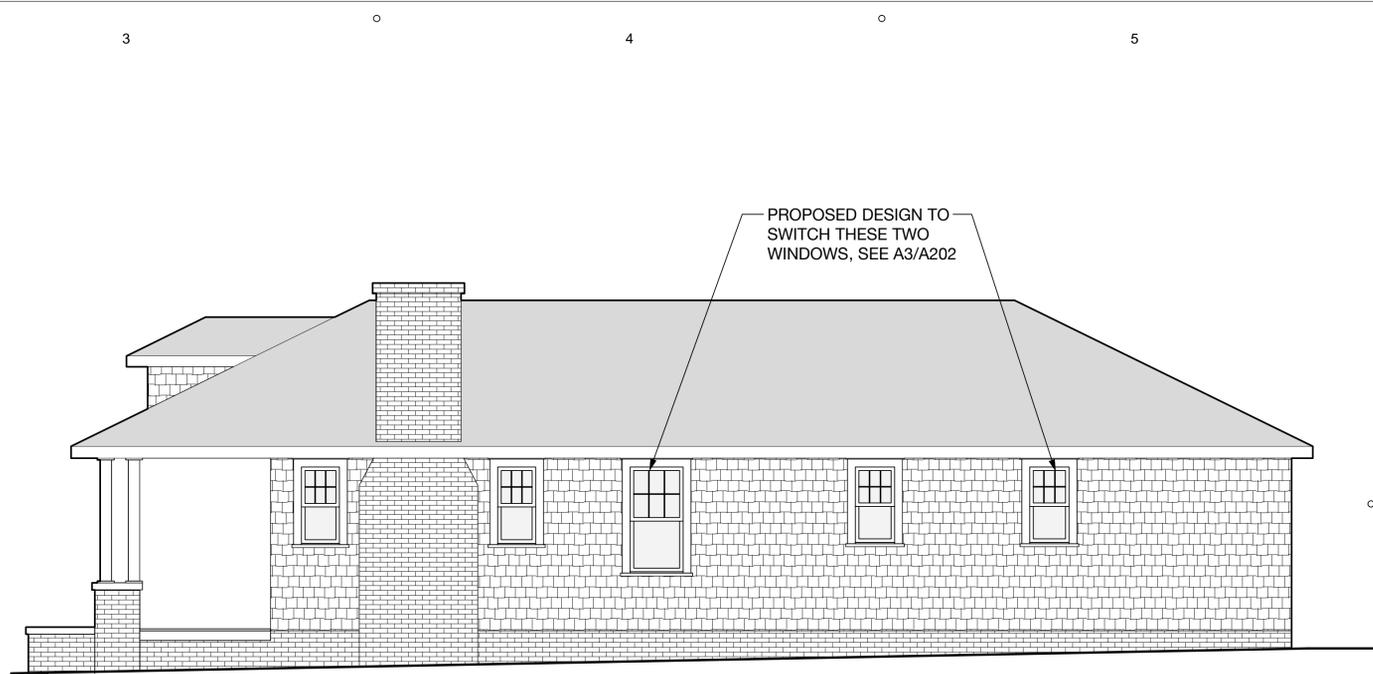


REFURBISHED ANTIQUE BOWED STAINED GLASS WINDOW W/ DENTAL MOULDING. BOWS OUT 6" FROM FACE OF WINDOW OPENING, TO TUCK UNDER EXISTING EAVE/OVERHANG

- REMOVE EXISTING DOUBLE-HUNG WINDOW SALVAGE FOR REUSE IN NEW LOCATION ALONG SAME WALL. PREPARE AREA FOR NEW, LARGER WINDOW OPENING.
- REMOVE EXISTING GLASS-BLOCK WINDOW AND PREPARE AREA FOR NEW, SMALLER, WINDOW OPENING
- REMOVE EXISTING DOUBLE-HUNG WINDOW SALVAGE FOR REUSE IN NEW LOCATION ALONG SAME WALL.



C1 Existing Rear Elevation
Scale: 1/4" = 1'-0"



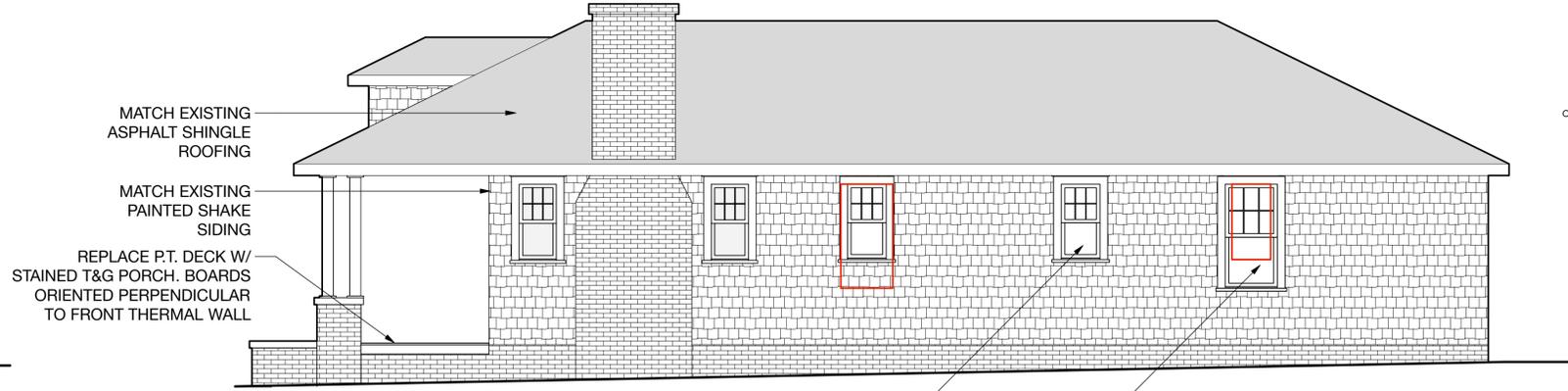
C3 Existing Right Elevation
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED

RED SHAPES INDICATE PREVIOUS WINDOW LOCATIONS, FOR REFERENCE



C1 Existing Rear Elevation
Scale: 1/4" = 1'-0"



- MATCH EXISTING ASPHALT SHINGLE ROOFING
- MATCH EXISTING PAINTED SHAKE SIDING
- REPLACE P.T. DECK W/ STAINED T&G PORCH. BOARDS ORIENTED PERPENDICULAR TO FRONT THERMAL WALL
- RELOCATE EXISTING WINDOW

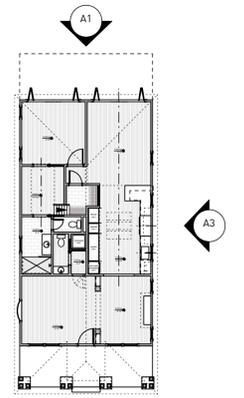
C3 Existing Right Elevation
Scale: 1/4" = 1'-0"



1914 Thomas Ave

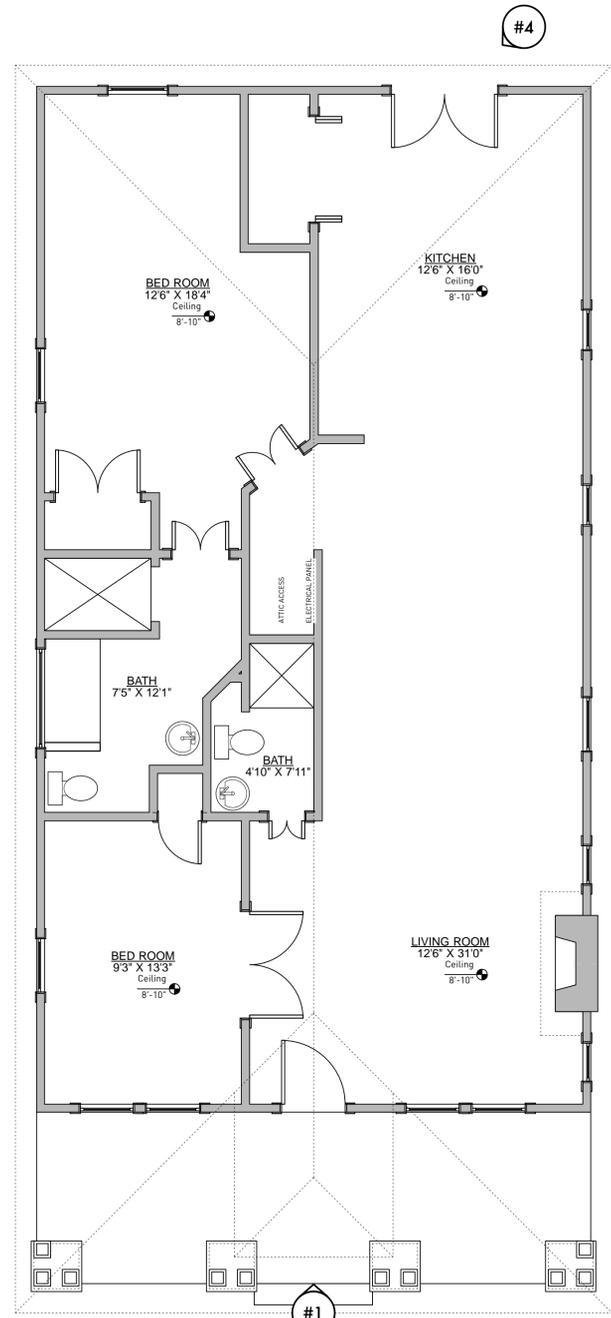
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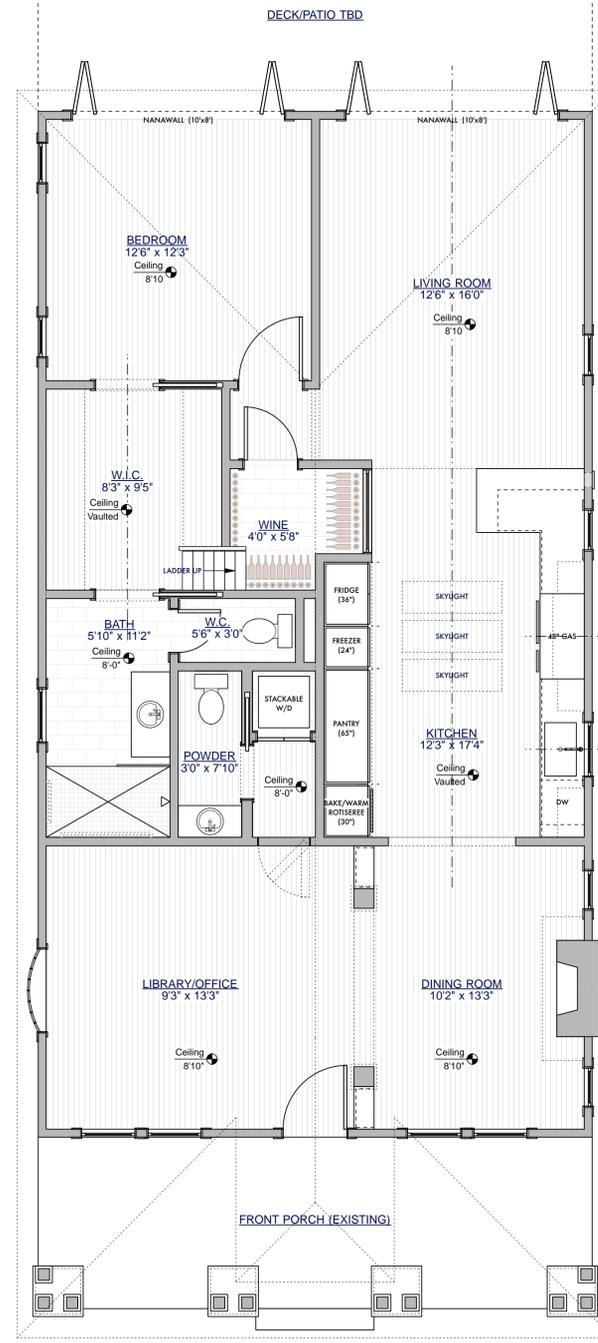
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Exterior Elevations

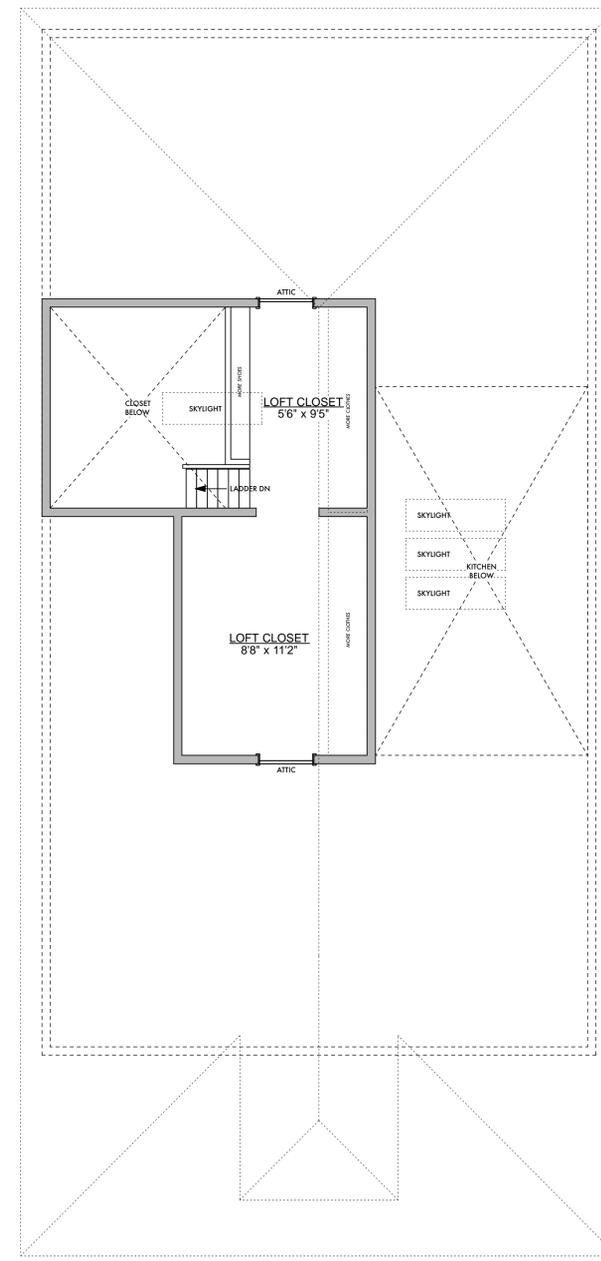


A1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED



A3 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



A5 Proposed Storage Loft / Attic
Scale: 1/4" = 1'-0"

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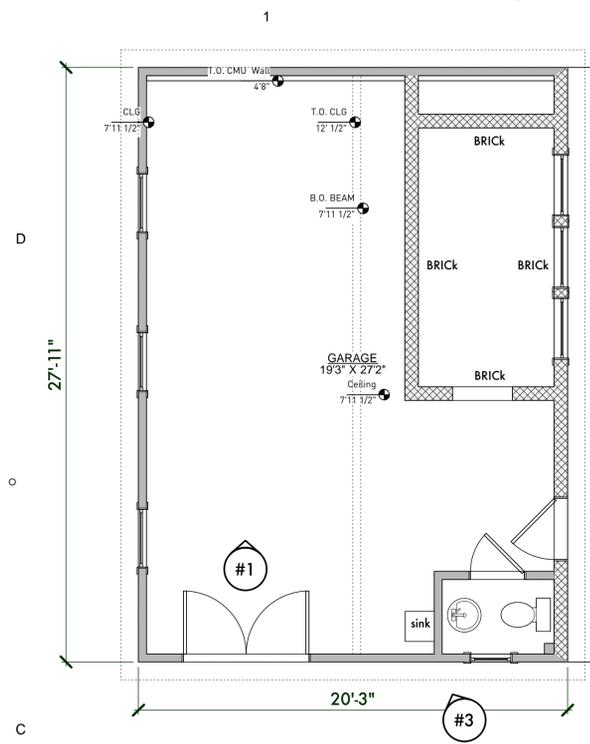
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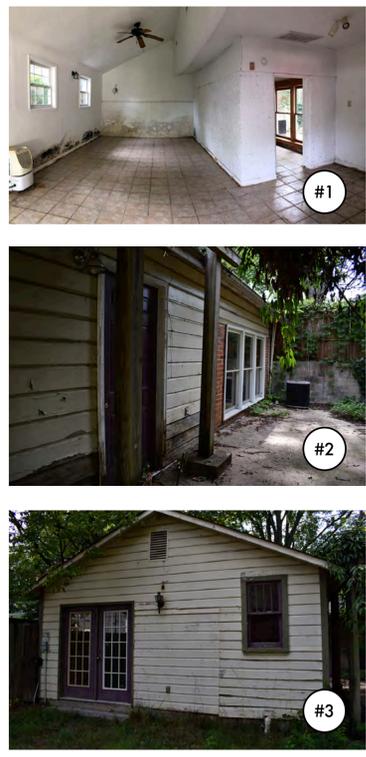
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Architectural Plans

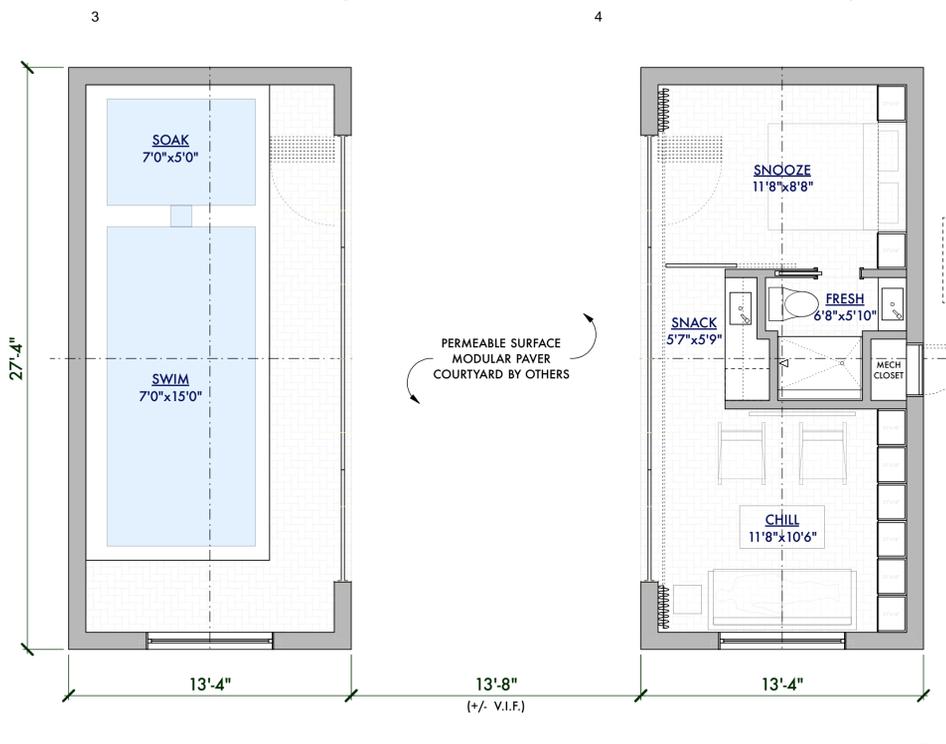
A101



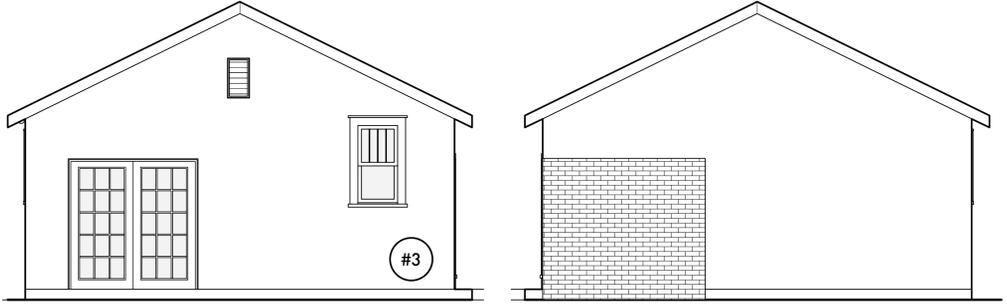
C1 Existing Accessory Building
Scale: 1/4" = 1'-0"



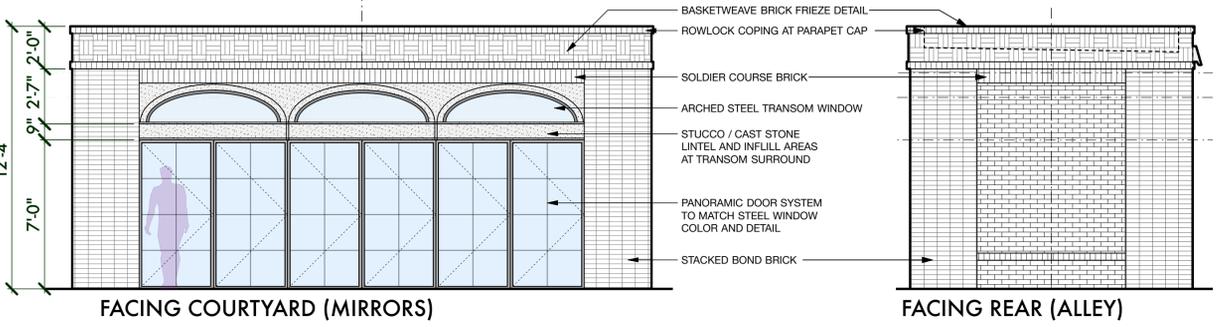
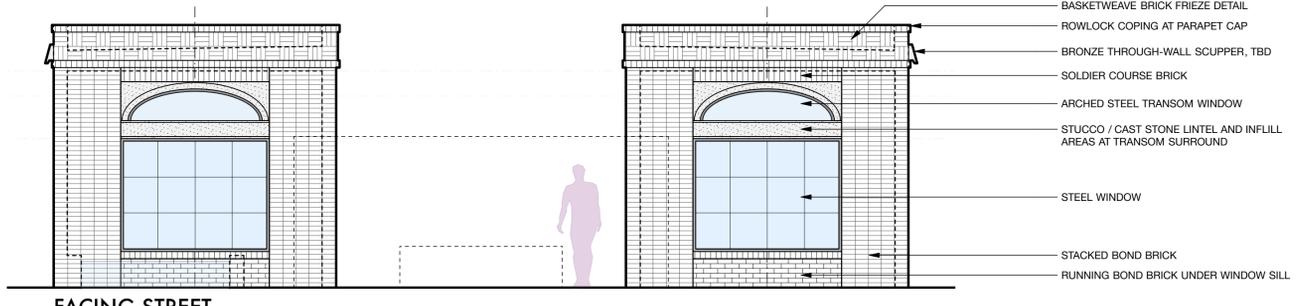
EXISTING
PROPOSED



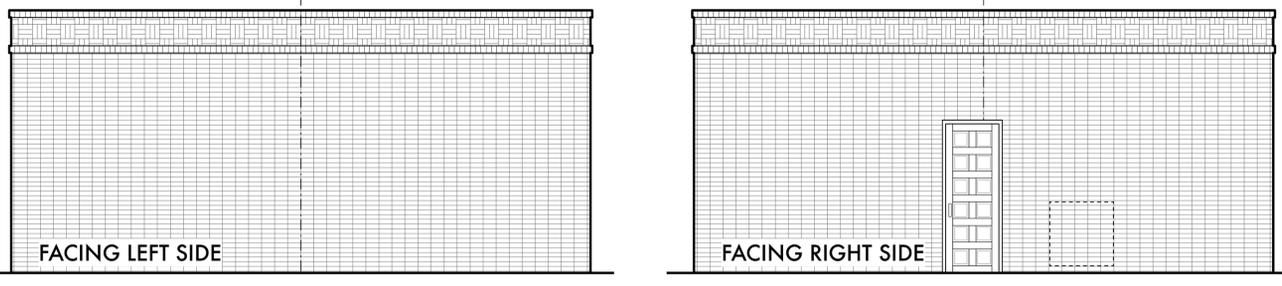
C3 Proposed Accessory Building
Scale: 1/4" = 1'-0"



A1 Existing Accessory Building - Elevations
Scale: 1/4" = 1'-0"



A3 Proposed Accessory Building - Elevations
Scale: 1/4" = 1'-0"



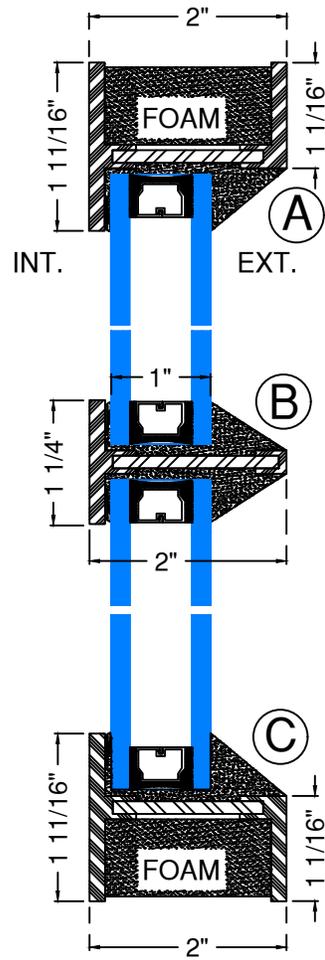
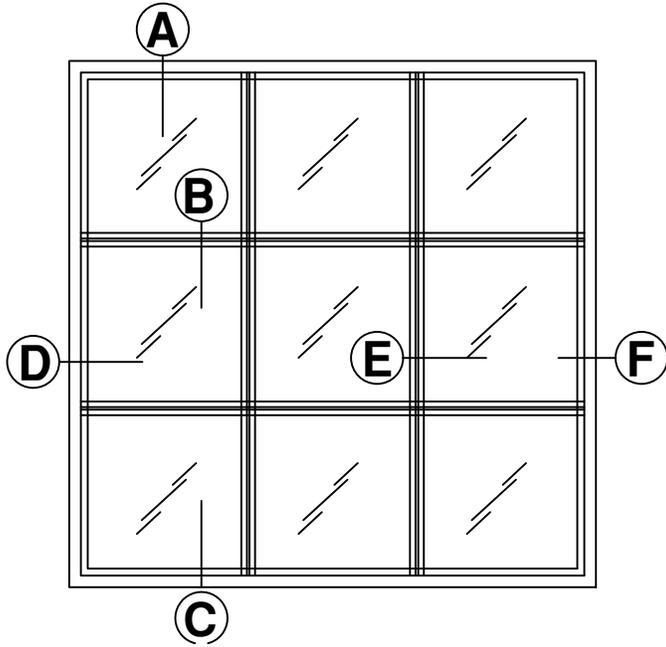
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Rear Yard Accessory Structure



SPECIFICATIONS

ATB1000

FIXED
Carbon Steel (Optional Stainless Steel and Bronze)

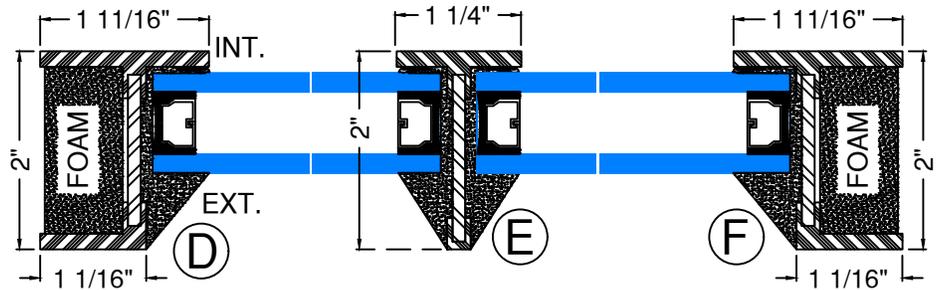
Glazing:
Type: Double (Single and Triple Available)
Glass: Cardinal 366 over clear Tempered
(other options available)
NFRC ratings vary based on glass type
Spacer: Black
Thickness: 1" Overall
Glazing Orientation: Exterior
Stop Type: Factory Wet Glazed (Metal Stop available)
Muntin: 1-1/4" for TDL

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 Acrylic 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 mullied.Refer to "Mull Section"details.