



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDMENT

CERTIFICATE NUMBER: HDCRMI-2018-00583

DATE: 1 February 2019

8 February 2019

11 March 2019

ADDRESS OF PROPERTY: 1914 Thomas Avenue

TAX PARCEL NUMBER: 08119705

HISTORIC DISTRICT: Plaza Midwood

APPLICANT: Zack K. Alsentzer, Alter Architects Studio, PLLC OWNER: Sarah Jernigan

DETAILS OF APPROVED PROJECT: The project fenestration changes on the primary structure. Some window openings on the side and rear elevations are removed or changed in size. One of the most major changes is to an existing glass block window on the left elevation that will be changed to a smaller window opening to match those on the rest of the house. On the rear an existing double-hung window will be changed to a set of French doors to match existing. On the front porch, the existing pressure treated wood deck boards will be changed to tongue and groove oriented perpendicular to the front thermal wall of the house. No changes the driveway, walkways, or landscaping approved at this time. AMENDMENT 2/8/19: Demolition of non-historic secondary structure in the rear yard. AMENDMENT 3/11/2019: Flush-mount skylights will be added behind and existing chimney on the right-side roof. See attached Plans.

The project was approved by the HDC December 19, 2018

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

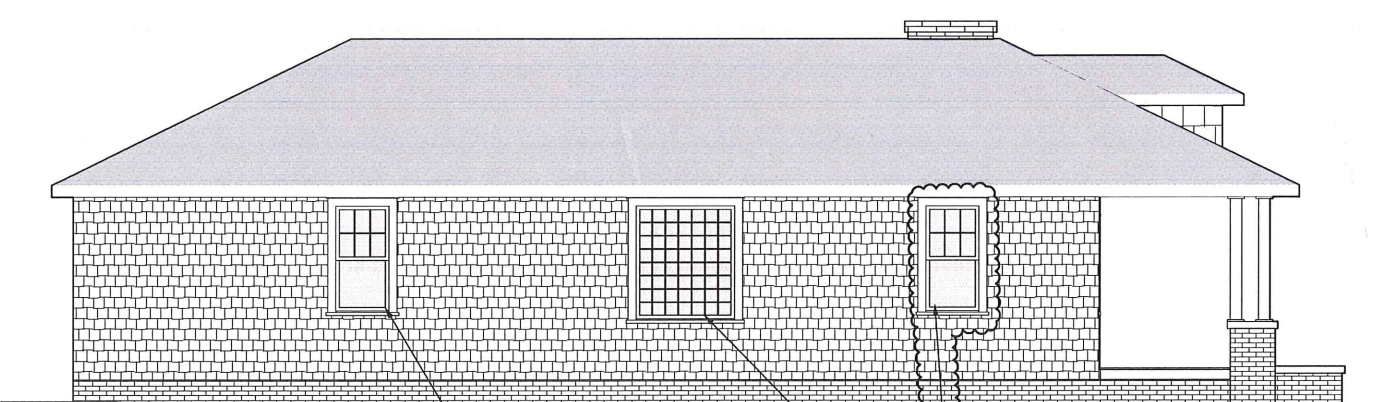
Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123



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



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

REBUBBISH/RESTORE
EXISTING DOUBLE HUNG
WINDOW

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.

NO CHANGE @ FRONT ELEVATION

EXISTING

NO CHANGE @ FRONT ELEVATION

PROPOSED

RED SHAPES INDICATE
PREVIOUS WINDOW
LOCATIONS, FOR REFERENCE

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness
HDCEMI-2018-60583
MARCH 2019



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

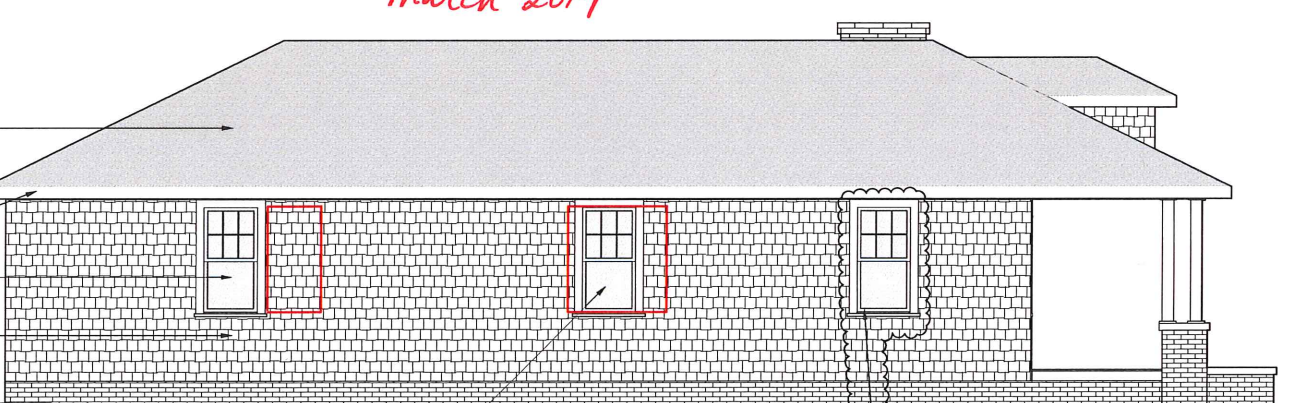
MATCH EXISTING
ASPHALT SHINGLE
ROOFING

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"

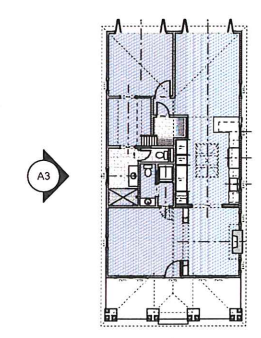
REBUBBISH/RESTORE
EXISTING DOUBLE HUNG
WINDOW



1914 Thomas Ave

Prepared for: Sarah Jernigan

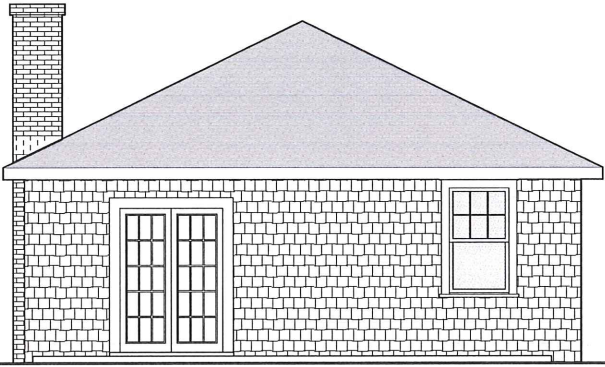
Project name/#: 018010
CAD File Name: 1914_ThomasAve.vwx
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC, and
Zacharias K. Alsentzer, RA, LEED AP, Copyright 2018.



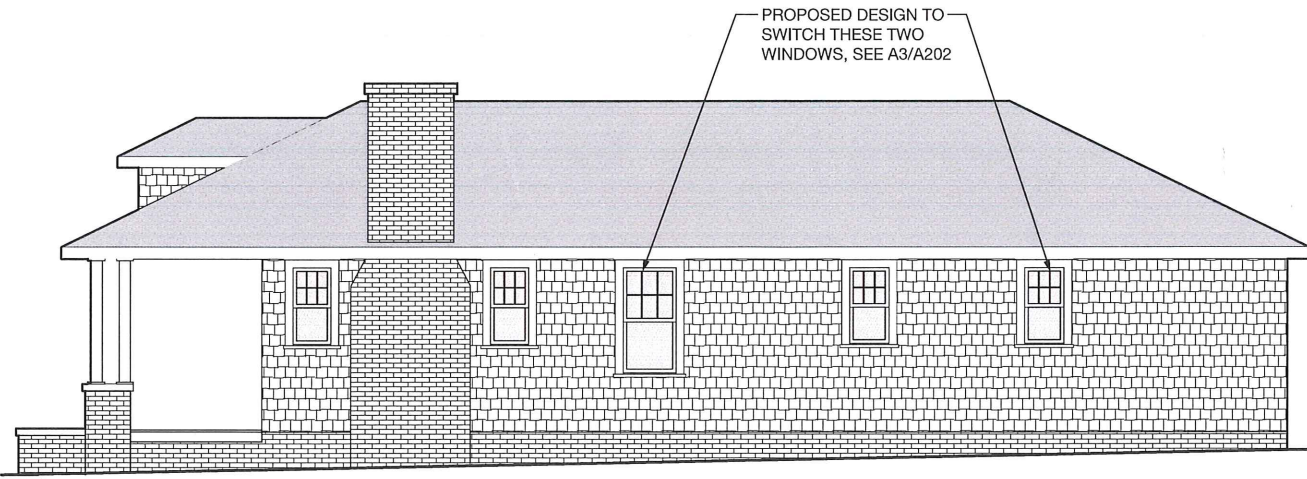
Mark	Date	Description
04	02/12/2019	Structural Coordination

Exterior Elevations

A201



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

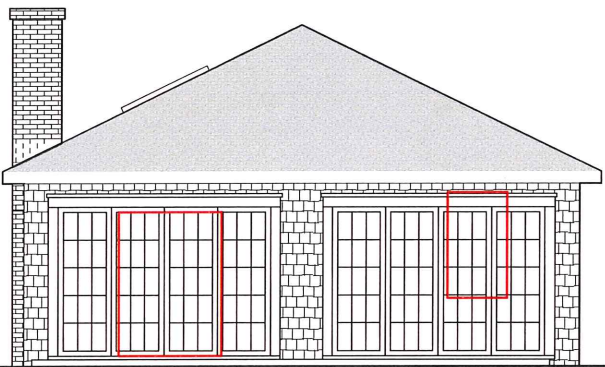


C3 Existing Right Elevation
Scale: 1/4" = 1'-0"

EXISTING

PROPOSED

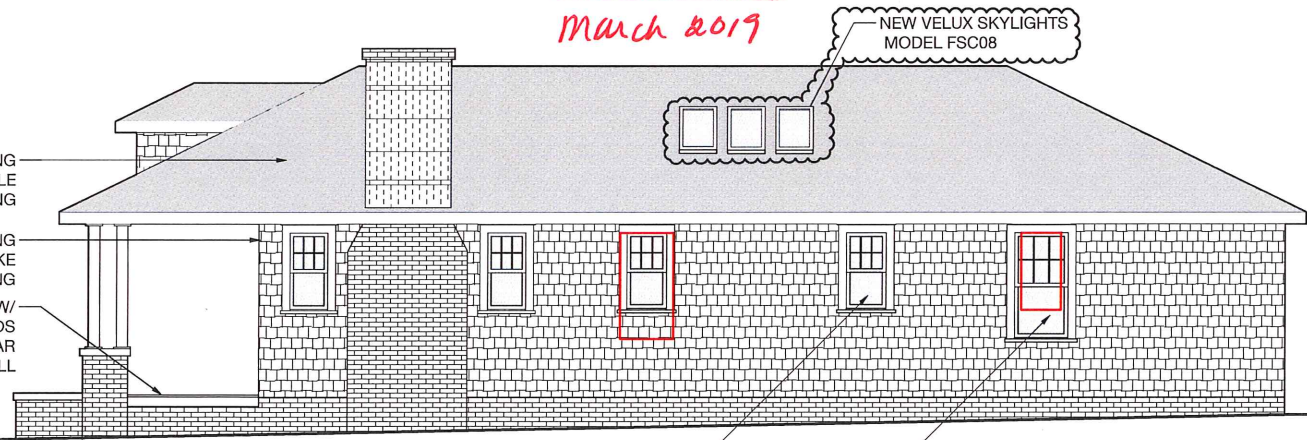
RED SHAPES INDICATE
PREVIOUS WINDOW
LOCATIONS, FOR REFERENCE



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"



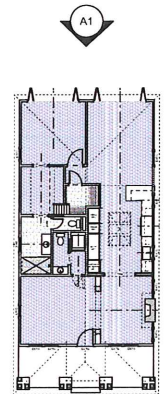
NEW VELUX SKYLIGHTS
MODEL FSC08



1914 Thomas Ave

Prepared for: Sarah Jernigan

Project name/#: 018010
CAD File Name: 1914_ThomasAve.vwx
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC, and
Zacharias K. Absentzer, RA, LEED AP. Copyright 2018.



Mark	Date	Description
04	02/12/2019	Structural Coordination

Exterior Elevations

A202