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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1914 Thomas Avenue

**SUMMARY OF REQUEST:** Accessory Buildings

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

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**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 14'-5" in height as measured from grade to ridge and have hipped roofs that coordinate with the primary structure. Siding material wood lap siding with a 3" reveal, brick foundation, and steel windows and doors. Post-construction, the rear yard will be 78% permeable.

**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. Minor revisions may be reviewed by staff.

LOCAL HISTORIC DISTRICT: PLAZA MIDWOOD  
 PROPOSED PROJECT: ACCESSORY STRUCTURE

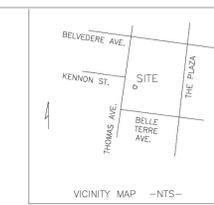
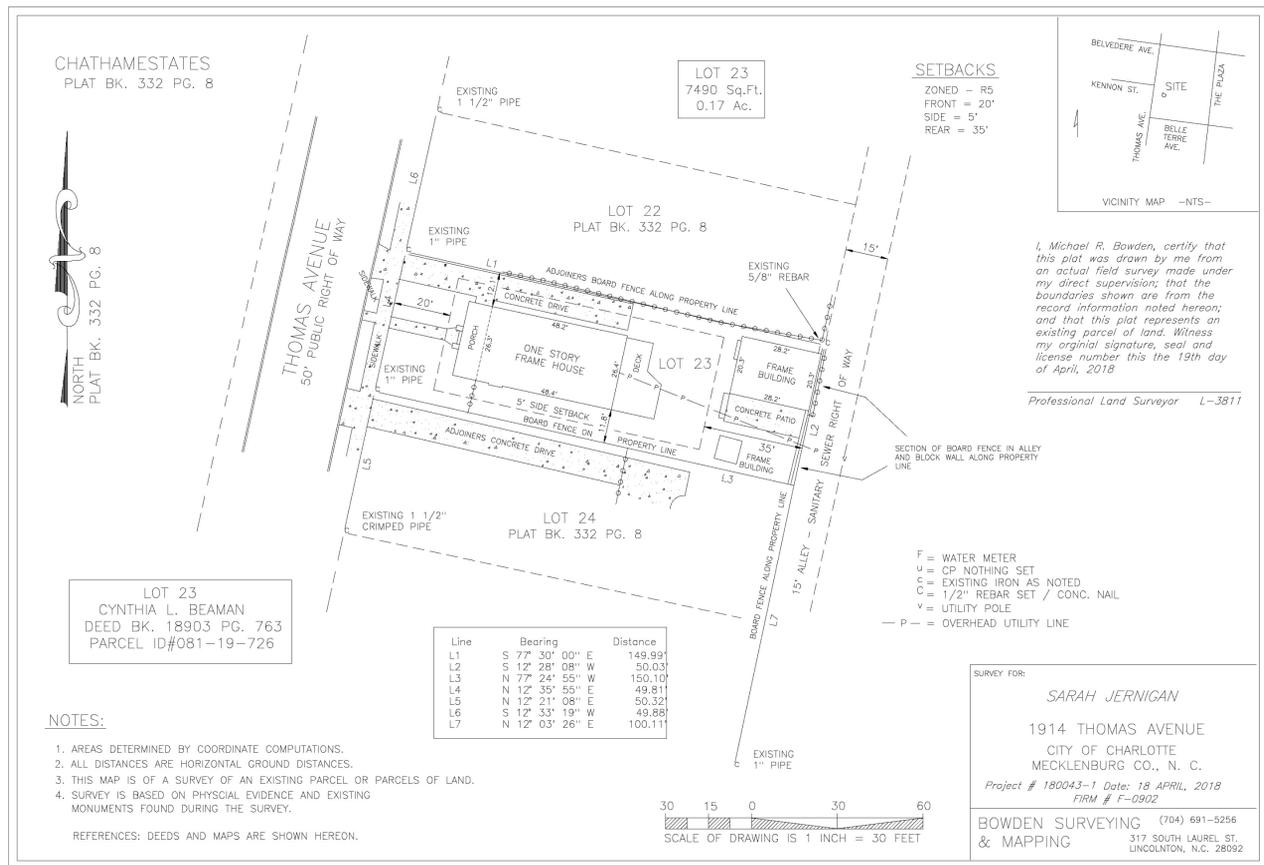
4 February 2019



**1914 Thomas Avenue - REAR YARD PERMEABILITY CALCULATIONS**

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	3,450 sqft	100%
MIN. PERMEABLE SURFACE REQ'D	1,725 sqft	50%
ROOFS, WALKS, SHEDS AS DESIGNED	730 sqft	22%
PERMEABLE AS DESIGNED	2,729 sqft	78%

FROM BACK OF ORIGINAL HOUSE  
**MIN. PERMEABLE (OPEN) REQ'D**  
 COVERED SURFACE AREA DESIGNED  
**PERMEABLE (OPEN) AS DESIGNED**

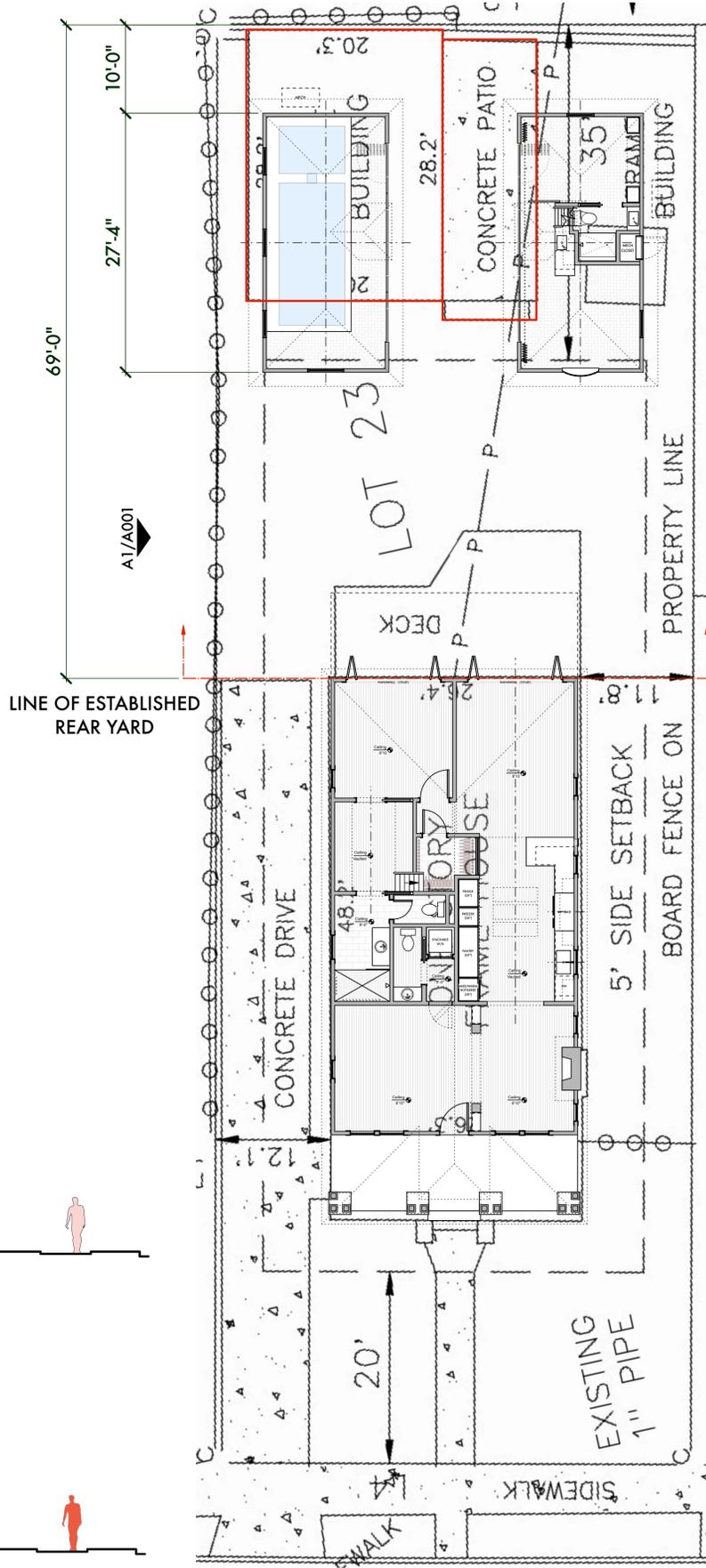


I, Michael R. Bowden, certify that this plat was drawn by me from an actual field survey made under my direct supervision; that the boundaries shown are from the record information noted herein; and that this plat represents an existing parcel of land. Witness my original signature, seal and license number this 19th day of April, 2018.

Professional Land Surveyor L-3811

**SURVEY FOR:**  
 SARAH JERNIGAN  
 1914 THOMAS AVENUE  
 CITY OF CHARLOTTE  
 MECKLENBURG CO., N. C.  
 Project # 180043-1 Date: 18 APRIL, 2018  
 FIRM # F-0902

**BOWDEN SURVEYING & MAPPING** (704) 691-5256  
 317 SOUTH LAUREL ST.  
 LINCOLTON, N.C. 28022



Mark	Date	Description
01	10/02/2018	Design Concept
02	11/14/2018	DD / HDC Proposal
03	01/02/2019	HDC - Revised

**Site Plan & Survey**

**A001**

**alter** ARCHITECTS

The Alter Architect's Studio, PLLC  
 1821 Logie Avenue  
 Charlotte, NC 28205  
 alterarchitects.com  
 ph: 704.577.3632



**1914 Thomas Ave**

Prepared for: Sarah Jernigan

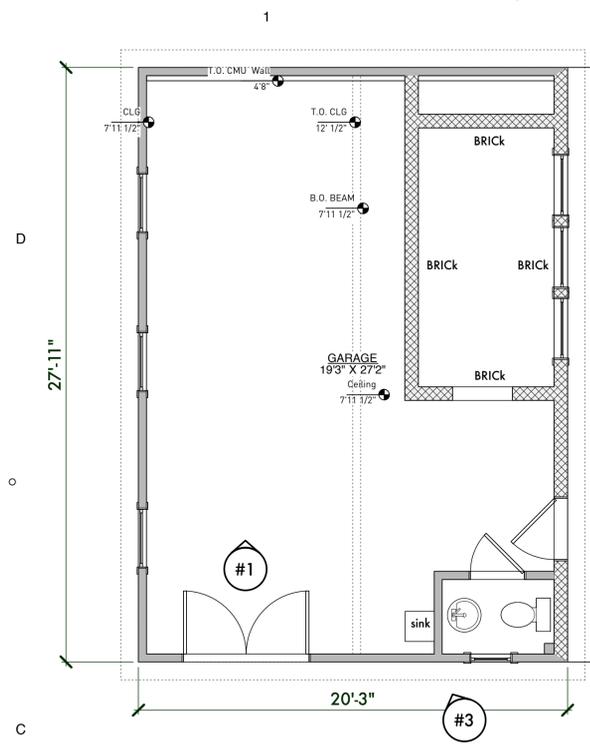
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C1 Survey (By Others)

B1 Site Section / Elevations - EXISTING  
 Scale: 1/8" = 1'-0"

A1 Site Section / Elevations - PROPOSED  
 Scale: 1/8" = 1'-0"

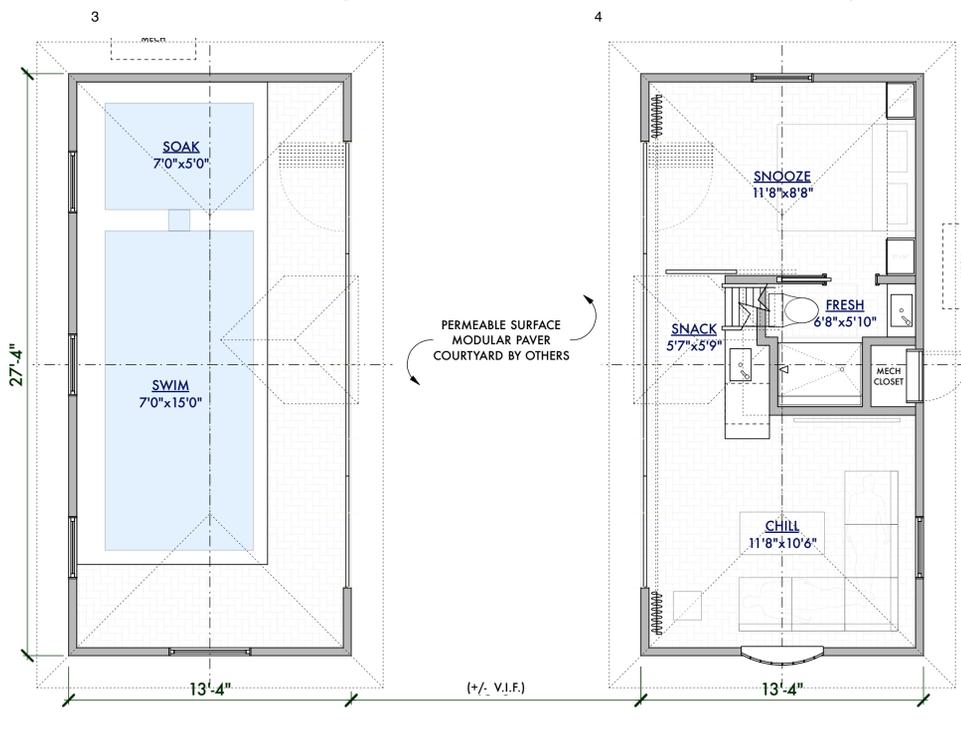
A3 Site Plan  
 Scale: 1/8" = 1'-0"



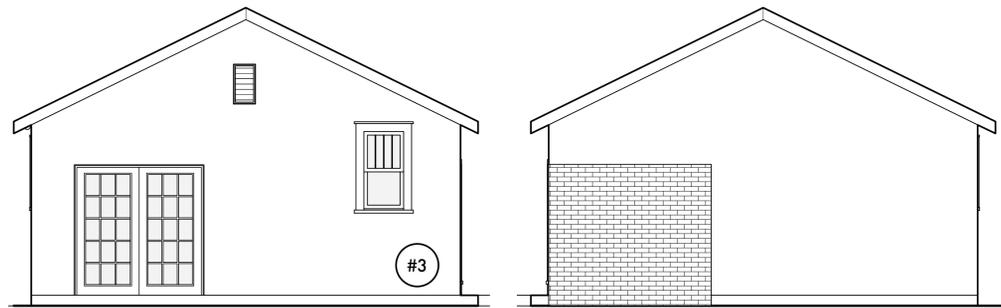
C1 Existing Accessory Building  
Scale: 1/4" = 1'-0"



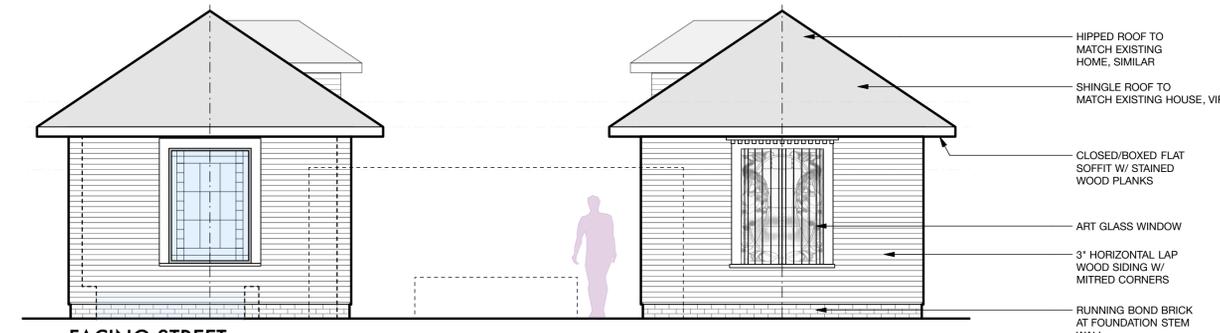
EXISTING  
PROPOSED



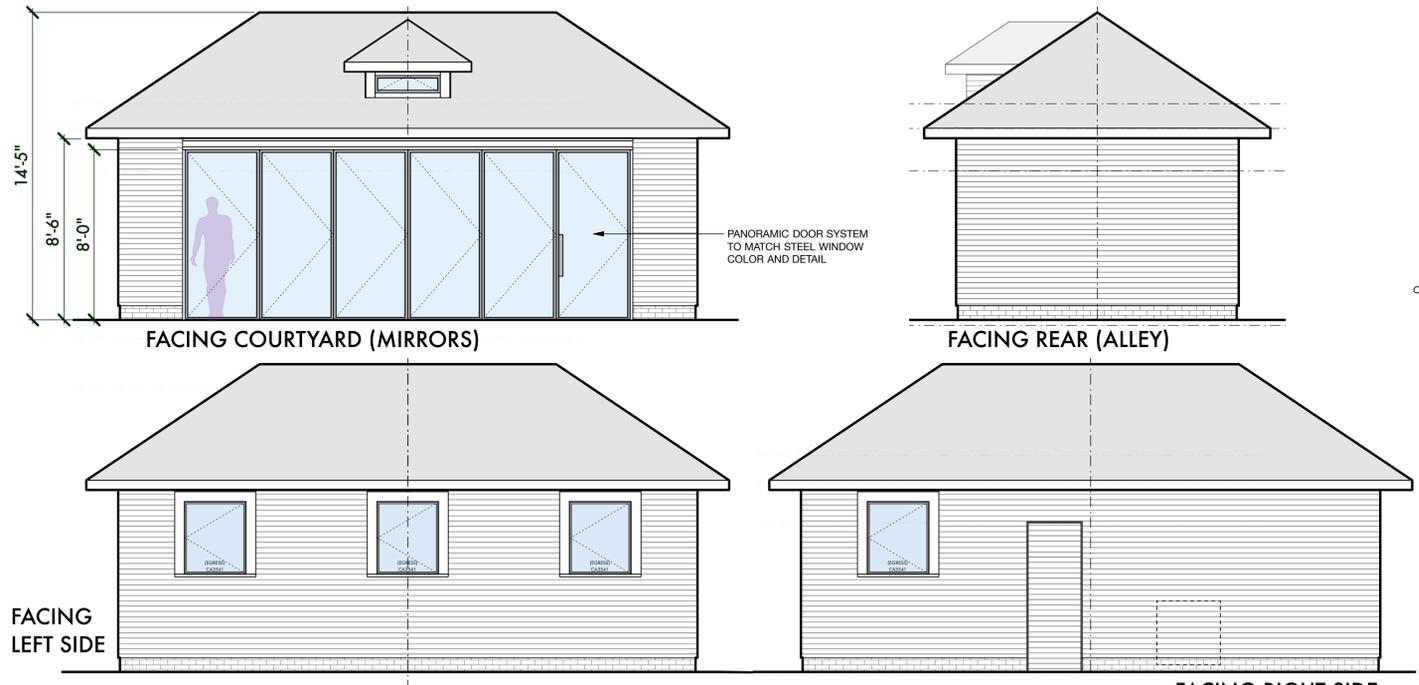
C3 Proposed Accessory Building  
Scale: 1/4" = 1'-0"



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



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



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
03	01/02/2019	HDC - Revised

Rear Yard Accessory Structure

**A102**



## 1914 Thomas Ave

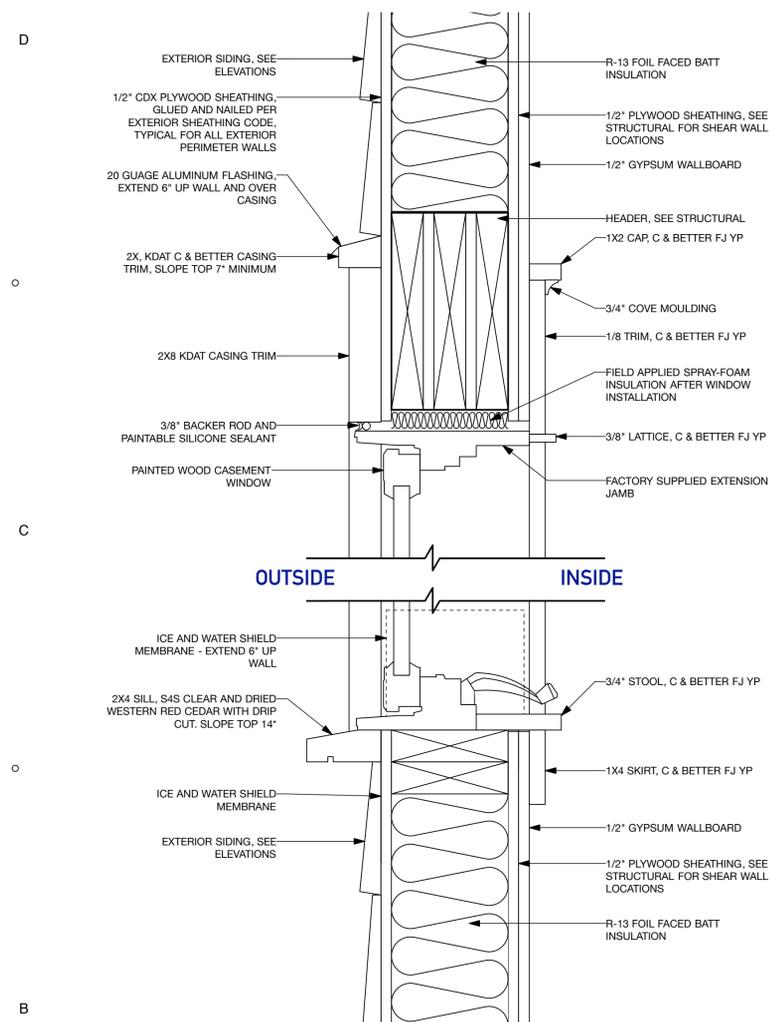
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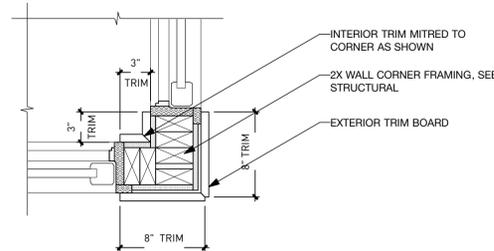
Mark	Date	Description
01	10/02/2018	Design Concept
02	11/14/2018	DD / HDC Proposal
03	01/02/2019	HDC - Revised

## Window Details

# A002

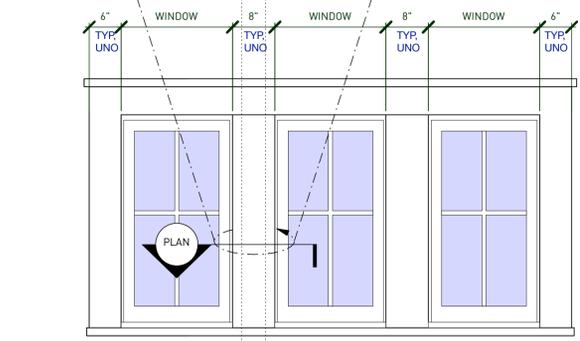
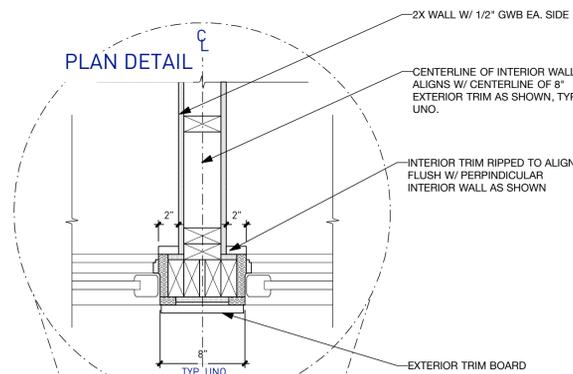


### PLAN DETAIL @ CORNER WINDOW

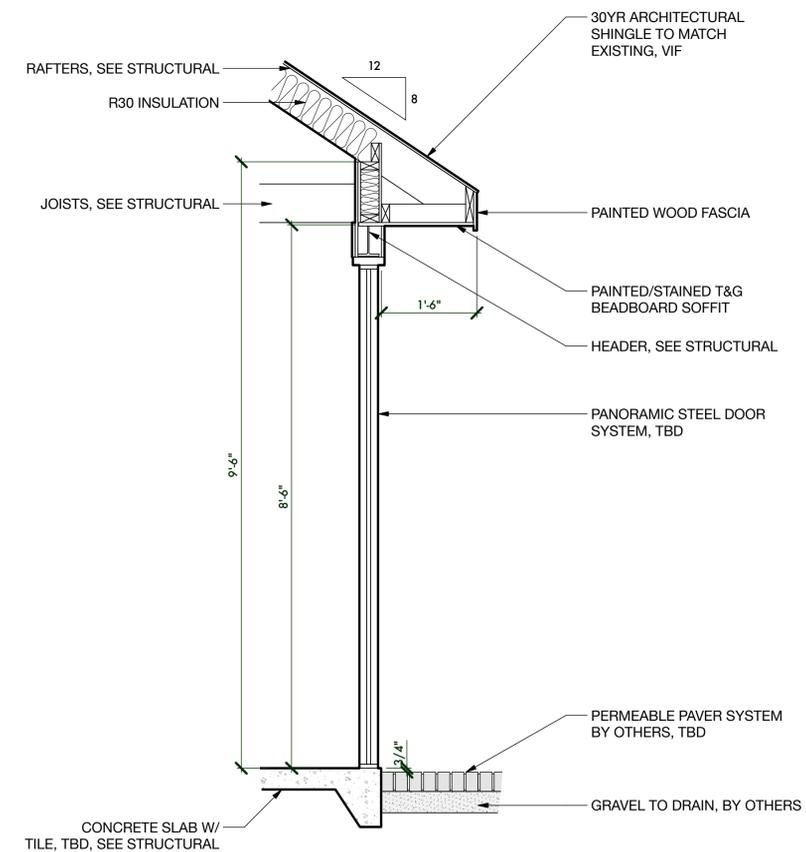


**C3 Typical Corner Window Trim**  
 N.T.S.

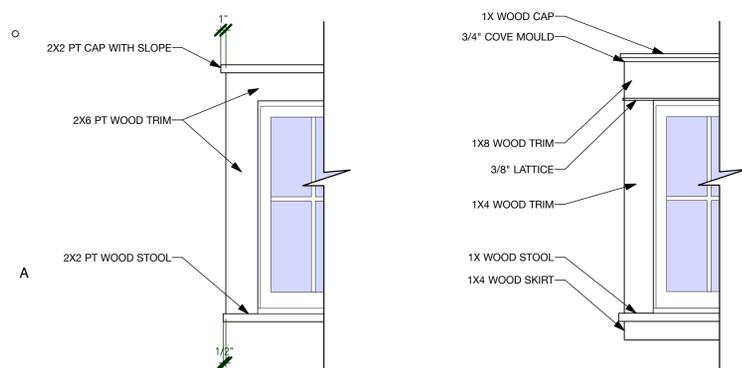
### PLAN DETAIL



**A3 Typical Exterior Window Bay Trim**  
 Scale: 3/4" = 1'-0"



**A5 Typical Wall Section**  
 Scale: 3/4" = 1'-0"



**A1 Exterior Door and Window Trim**  
 Scale: 3/4" = 1'-0"

**A2 Interior Door and Window Trim**  
 Scale: 3/4" = 1'-0"