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 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.
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

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