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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 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***





1822 THOMAS AVENUE (FLAT ROOF)

#1



1822 HALL AVENUE (FLAT ROOF)

#2



1824 CLUB ROAD (STEEL WINDOWS)

#3



1600 THOMAS AVENUE (FLAT ROOF)

#4



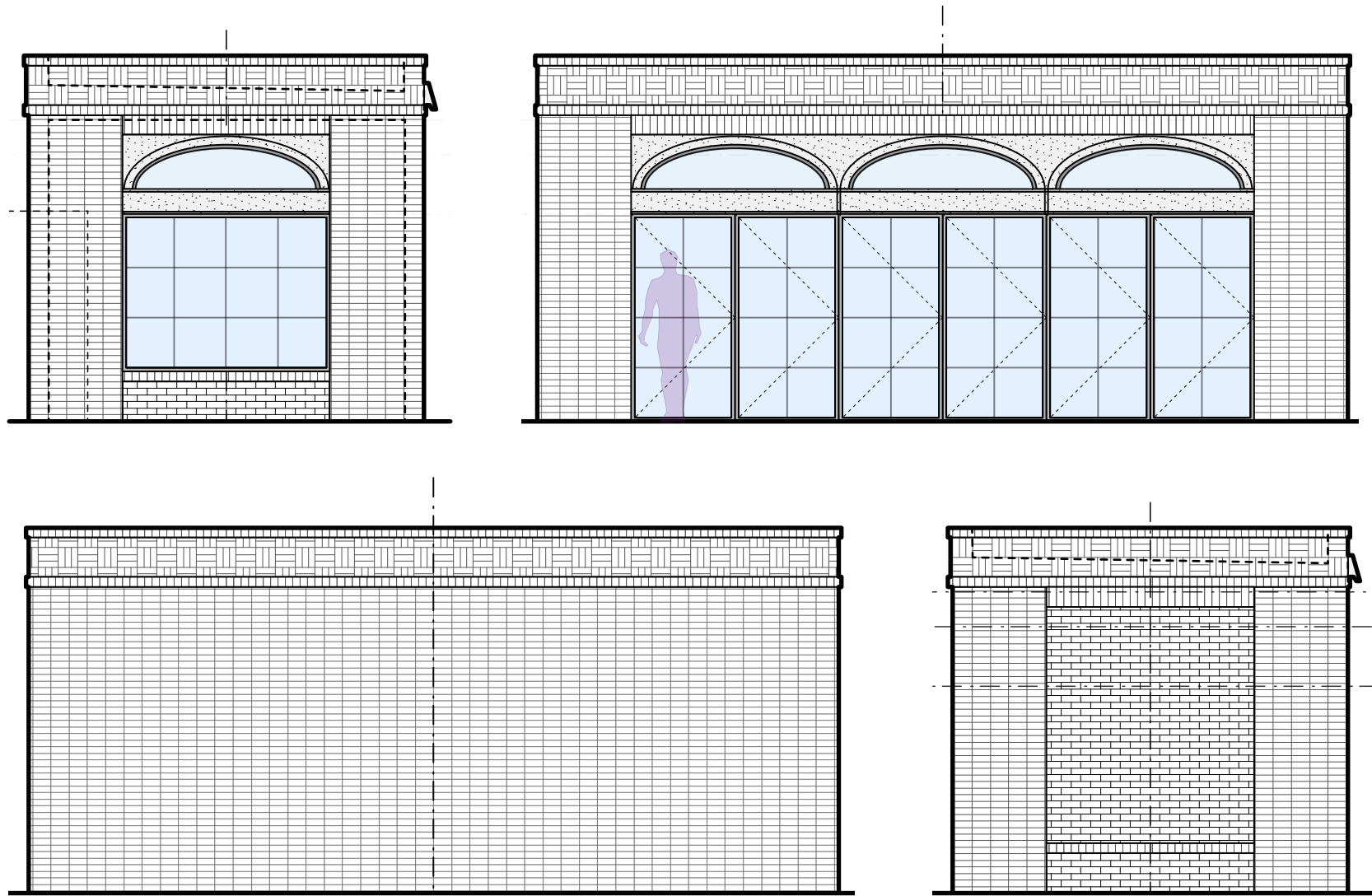
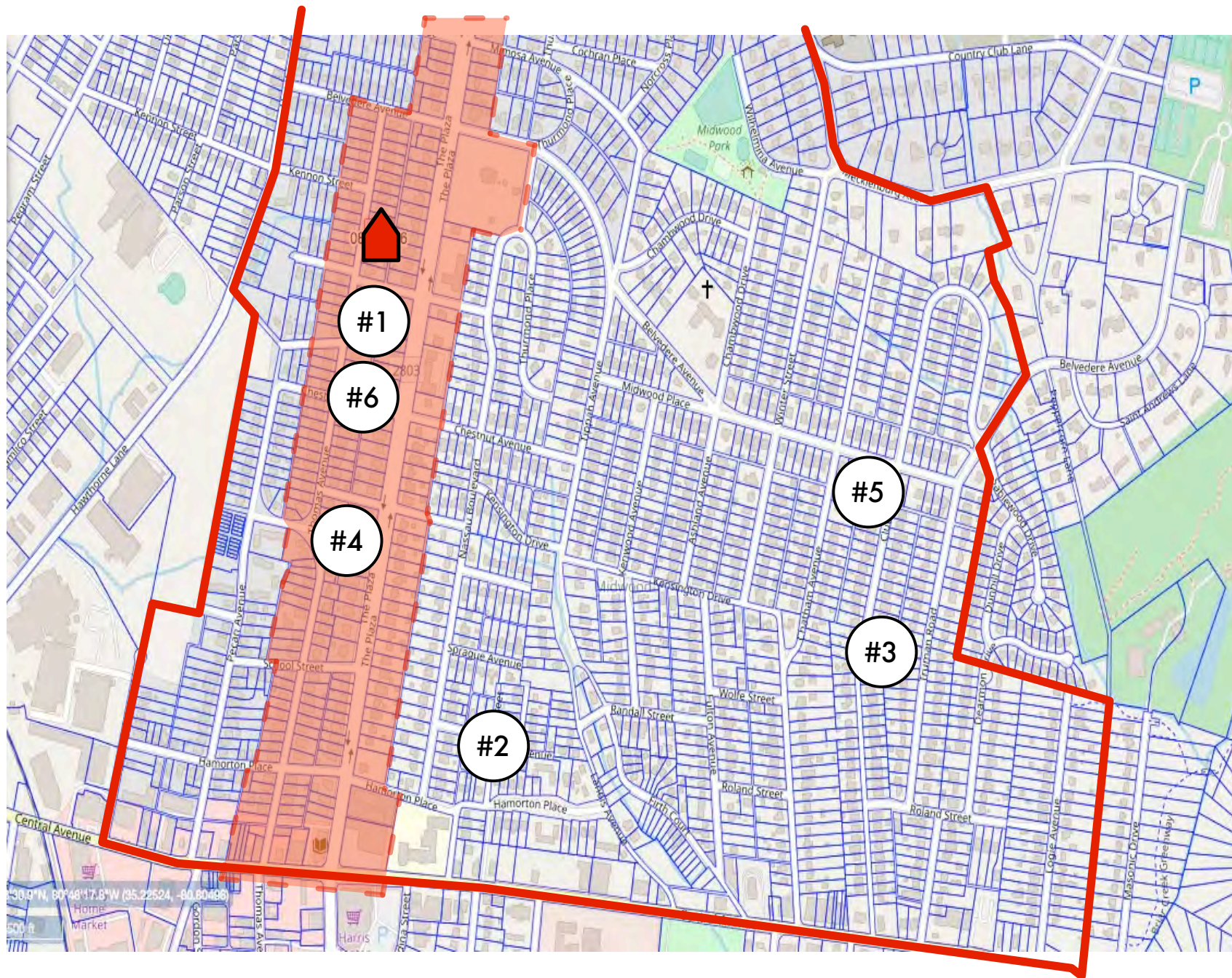
2420 CLUB ROAD (STEEL WINDOWS)

#5



1820 THOMAS AVE (SHALLOW ARCHES)

#6



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

**alter**  
ARCHITECTS

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Charlotte, NC 28205  
alterarchitects.com  
ph: 704.577.3632



## 1914 Thomas Ave

Prepared for: Sarah Jernigan

Project name/#: 018010  
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Mark	Date	Description
01	10/02/2018	Design Concept
02	11/14/2018	DD / HDC Proposal

Neighborhood Precedent

A103

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	3,450 sqft	100% FROM BACK OF ORIGINAL HOUSE
MIN. PERMEABLE SURFACE REQ'D	1,725 sqft	<b>50%</b> <b><i>MIN. PERMEABLE (OPEN) REQ'D</i></b>
ROOFS, WALKS, SHEDS AS DESIGNED	730 sqft	22% COVERED SURFACE AREA DESIGNED
PERMEABLE AS DESIGNED	2,729 sqft	<b>78%</b> <b><i>PERMEABLE (OPEN) AS DESIGNED</i></b>



1. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
4. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTS FOUND DURING THE SURVEY.

REFERENCES: DEEDS AND MAPS ARE SHOWN HEREON.

SCALE OF DRAWING IS 1 INCH = 30 FEET

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 SU  
& MAPPING

NG (704) 691-5256  
317 SOUTH LAUREL ST.  
LINCOLNTON, N.C. 28092

C1



Scale:  $1/8" = 1'-0"$



Scale:  $1/8" = 1'-0"$

Age	Number of people
0	2
1	1
2	2
3	1
4	4
5	2
6	4
7	2
8	4



Scale:  $1/8" = 1'-0"$



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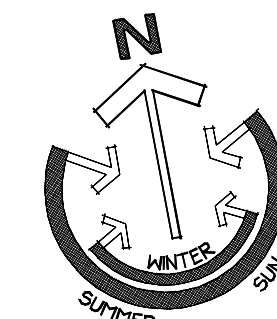
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## Site Plan & Survey

# A001

- Up light
- Wall washer lamp
- Path light



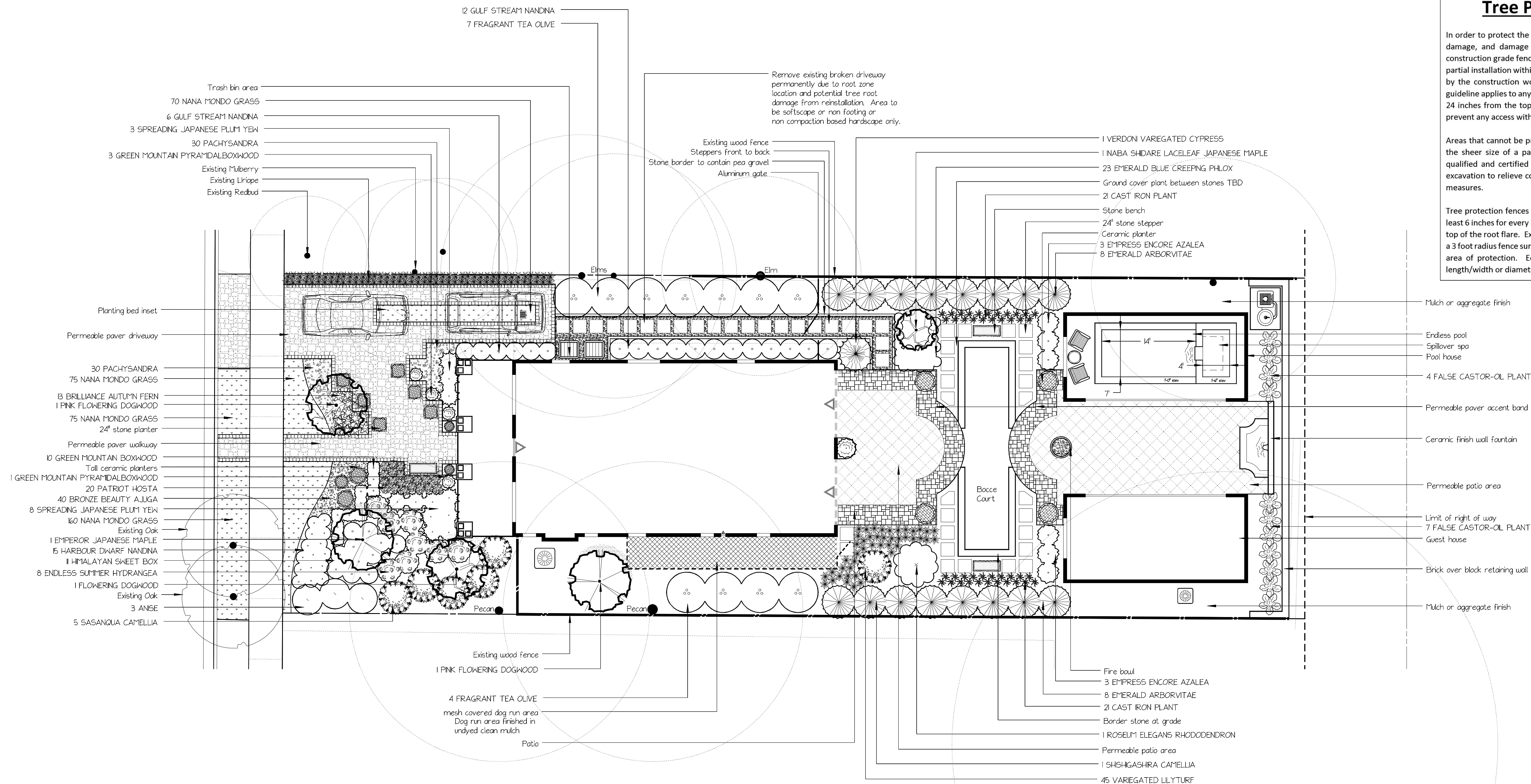
0 5 10 20  
SCALE IN FEET

### 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 be 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

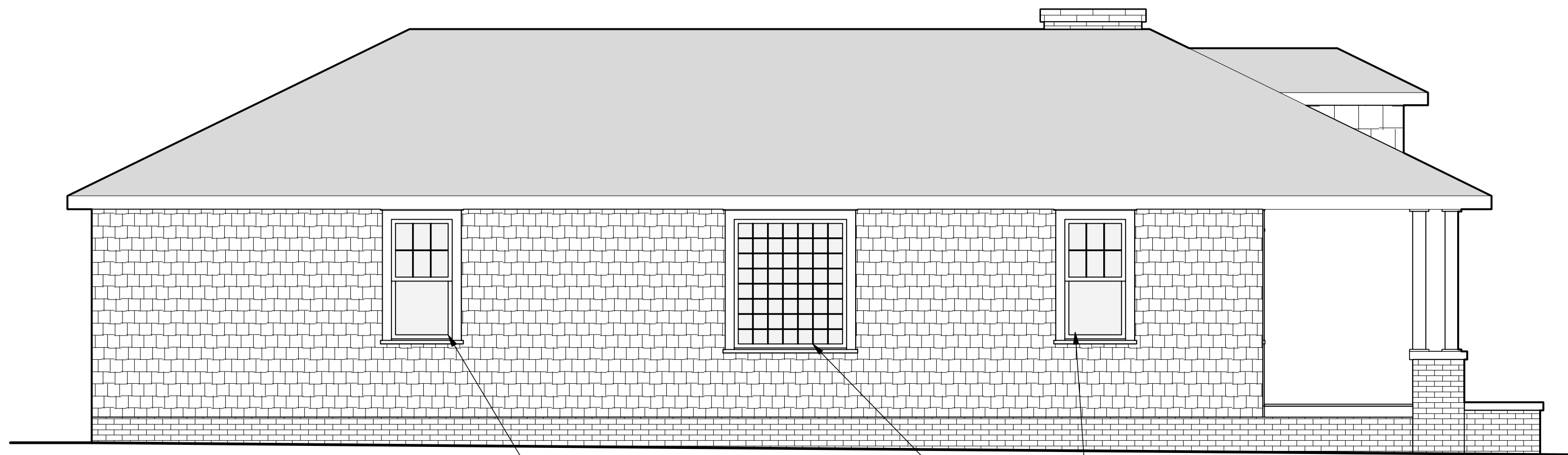
### The Jernigan Residence

1914 Thomas Avenue  
Charlotte, NC 28205

client:	date	revision
scale	9-12-2018	
drawn by	checked by	drawing #
M. Selles		L18-36



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



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

- 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.

NO CHANGE @ FRONT ELEVATION  
NO CHANGE @ FRONT ELEVATION

EXISTING  
PROPOSED

RED SHAPES INDICATE  
PREVIOUS WINDOW  
LOCATIONS, FOR REFERENCE

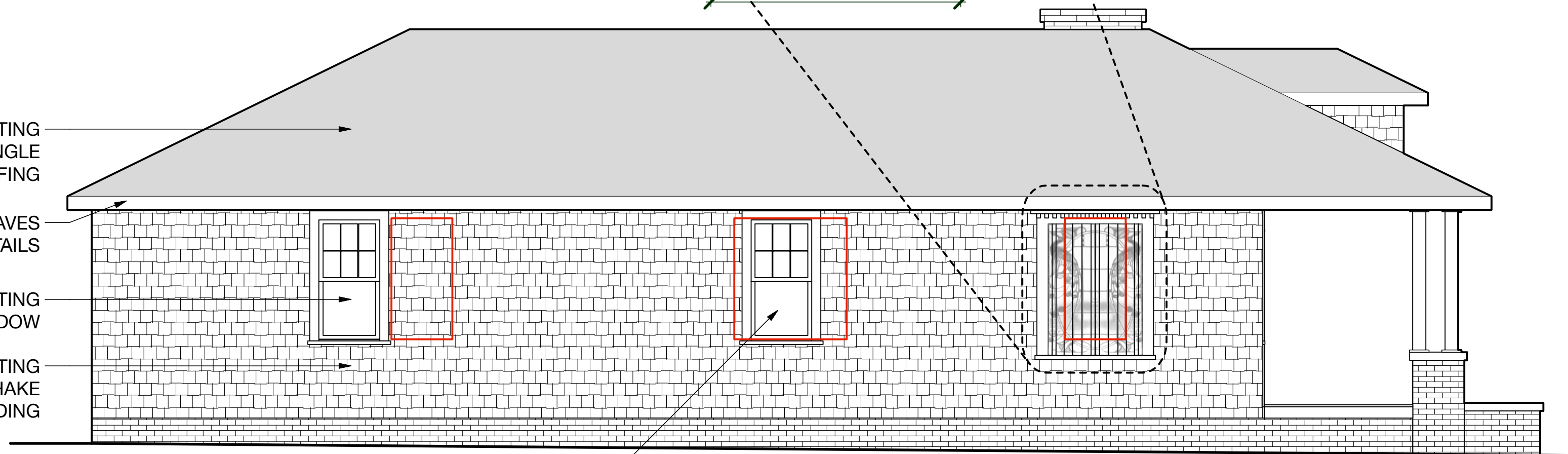


REFURBISHED ANTIQUE  
BOWED STAINED GLASS  
WINDOW W/ DENTAL MOULDING.  
BOWS OUT 6" FROM FACE  
OF WINDOW OPENING, TO  
TUCK UNDER EXISTING  
EAVE/OVERHANG



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"

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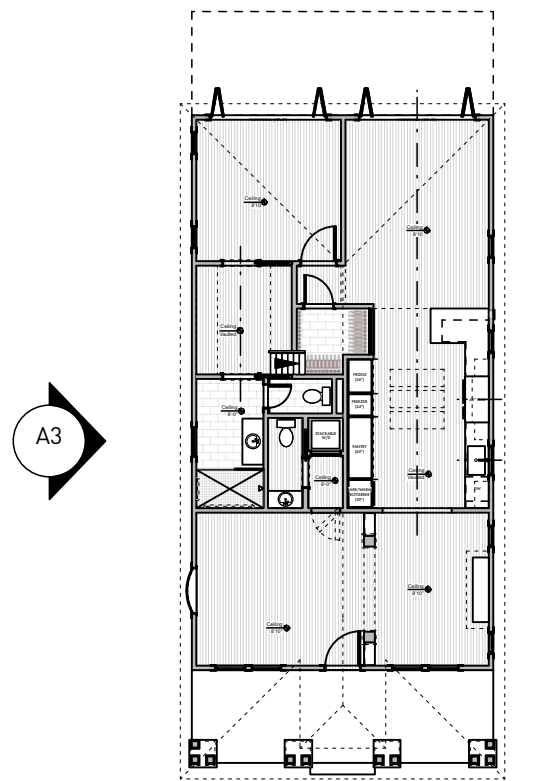
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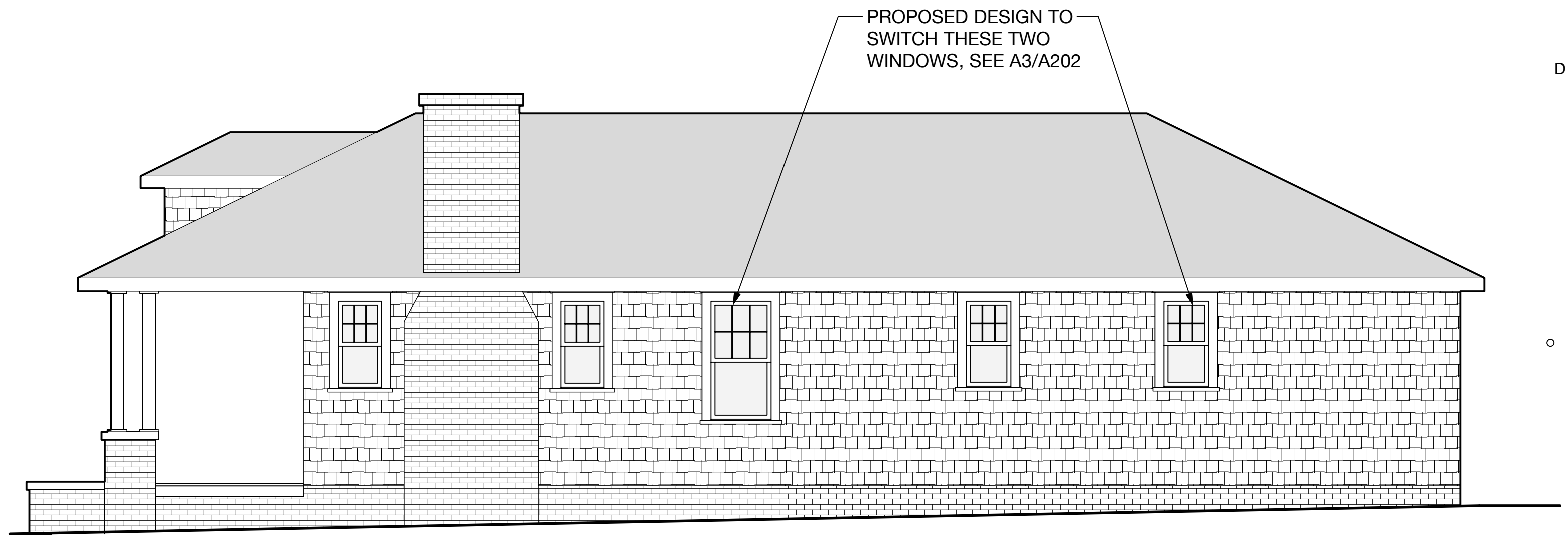
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Exterior Elevations

A201



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



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

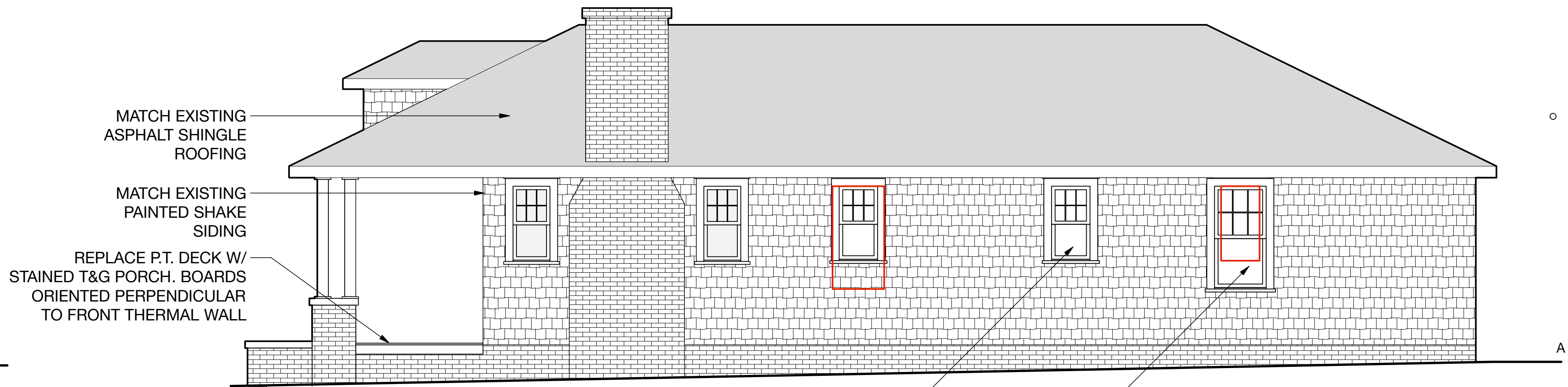
EXISTING

PROPOSED

RED SHAPES INDICATE  
PREVIOUS WINDOW  
LOCATIONS, FOR REFERENCE



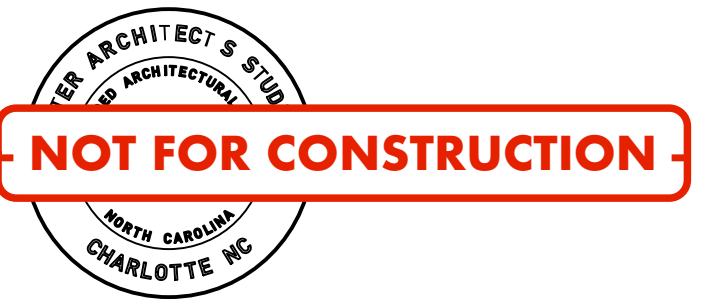
C1 Existing Rear Elevation  
Scale: 1/4" = 1'-0"



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

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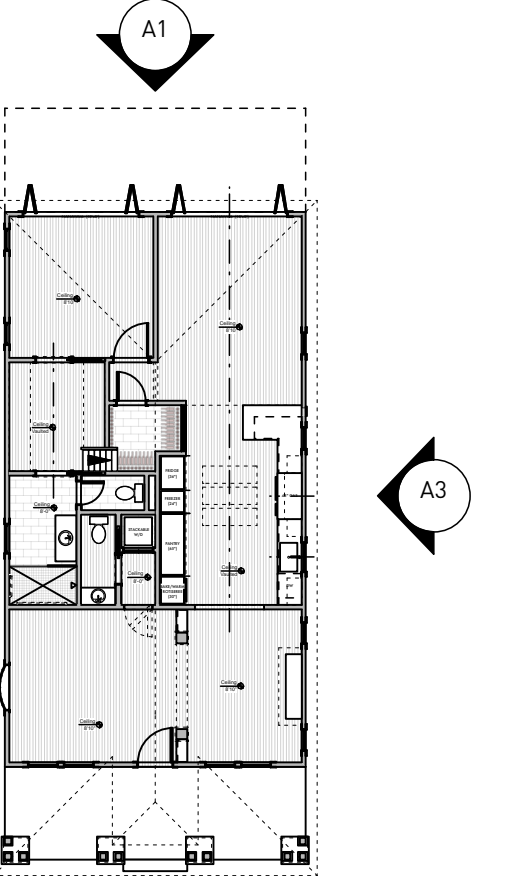
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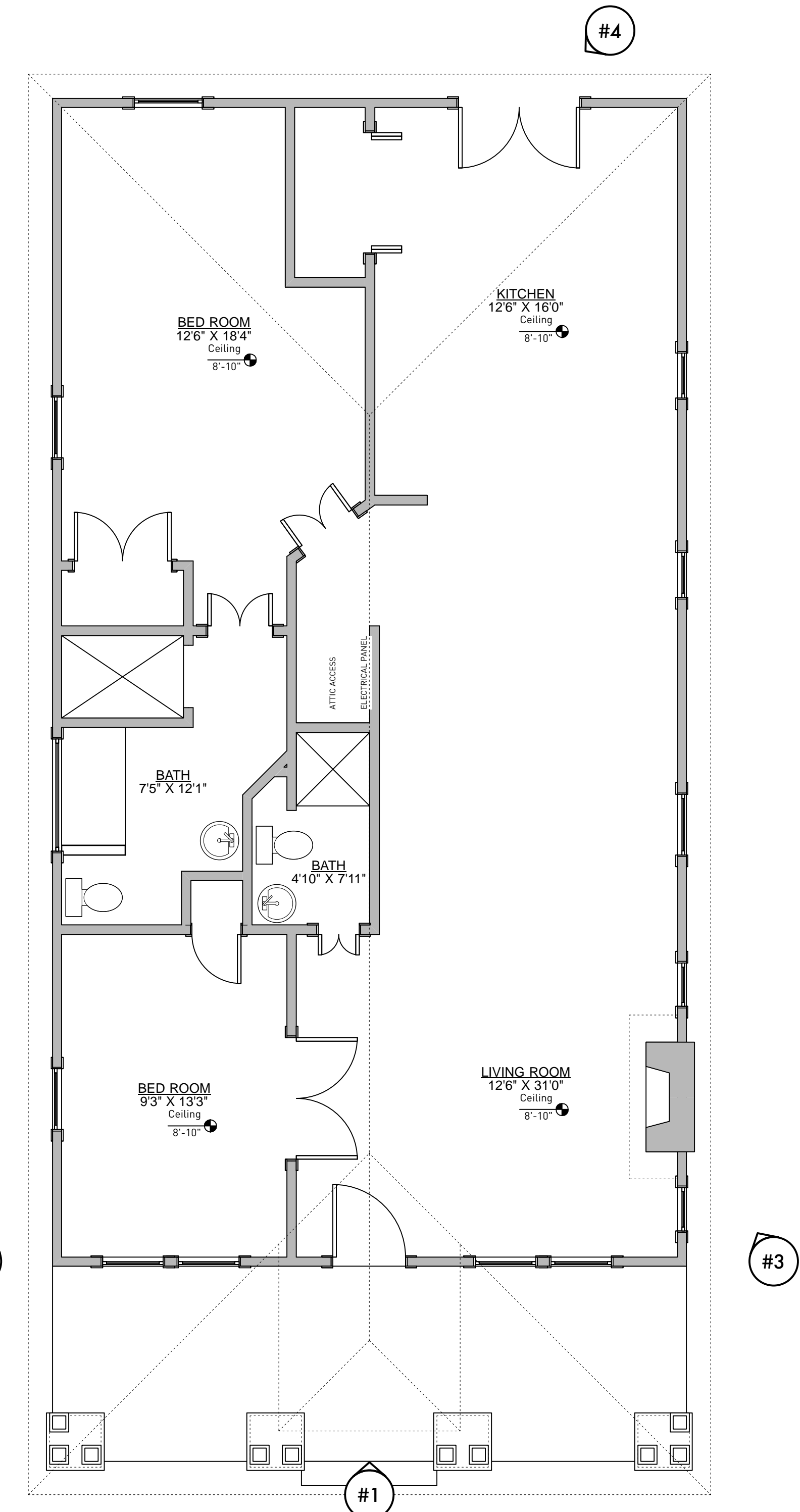
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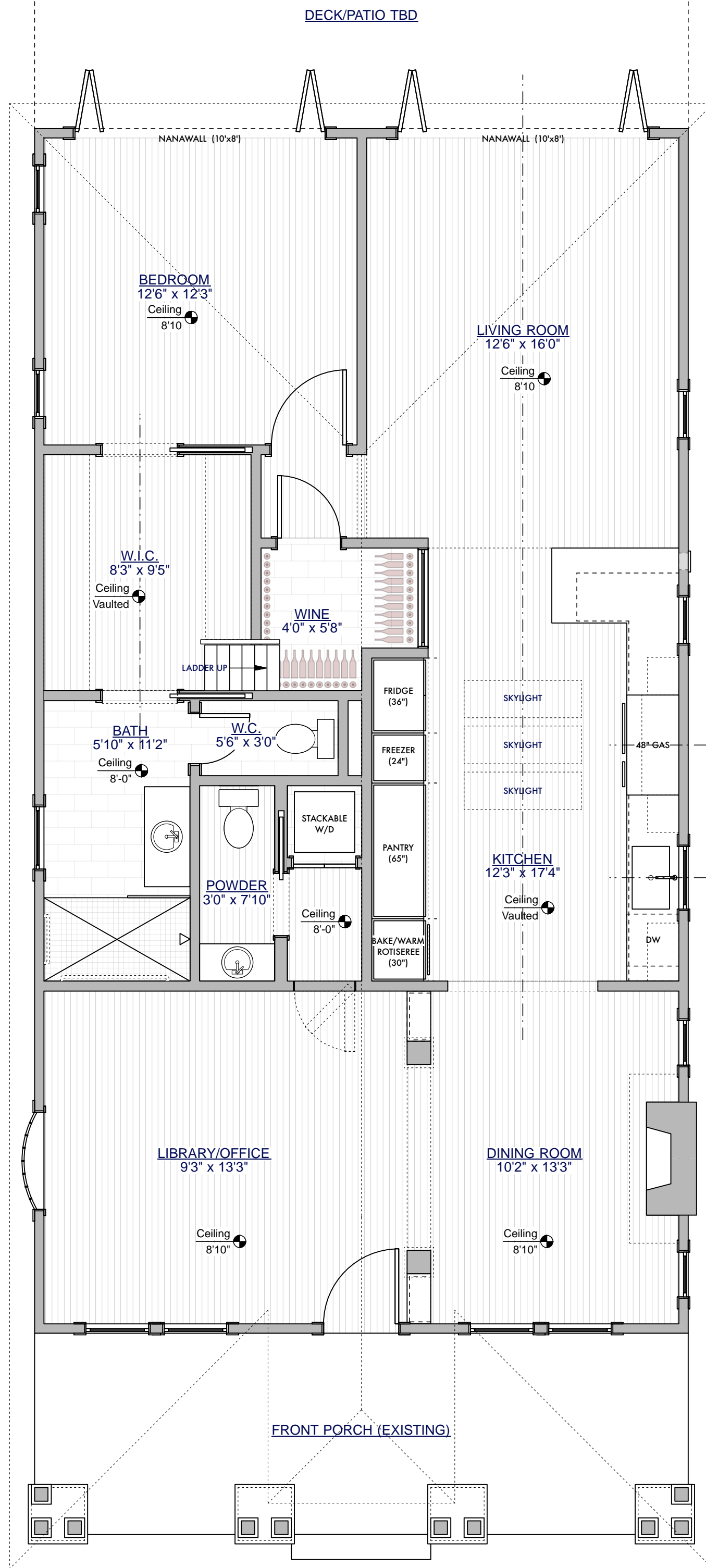
Exterior Elevations

A202

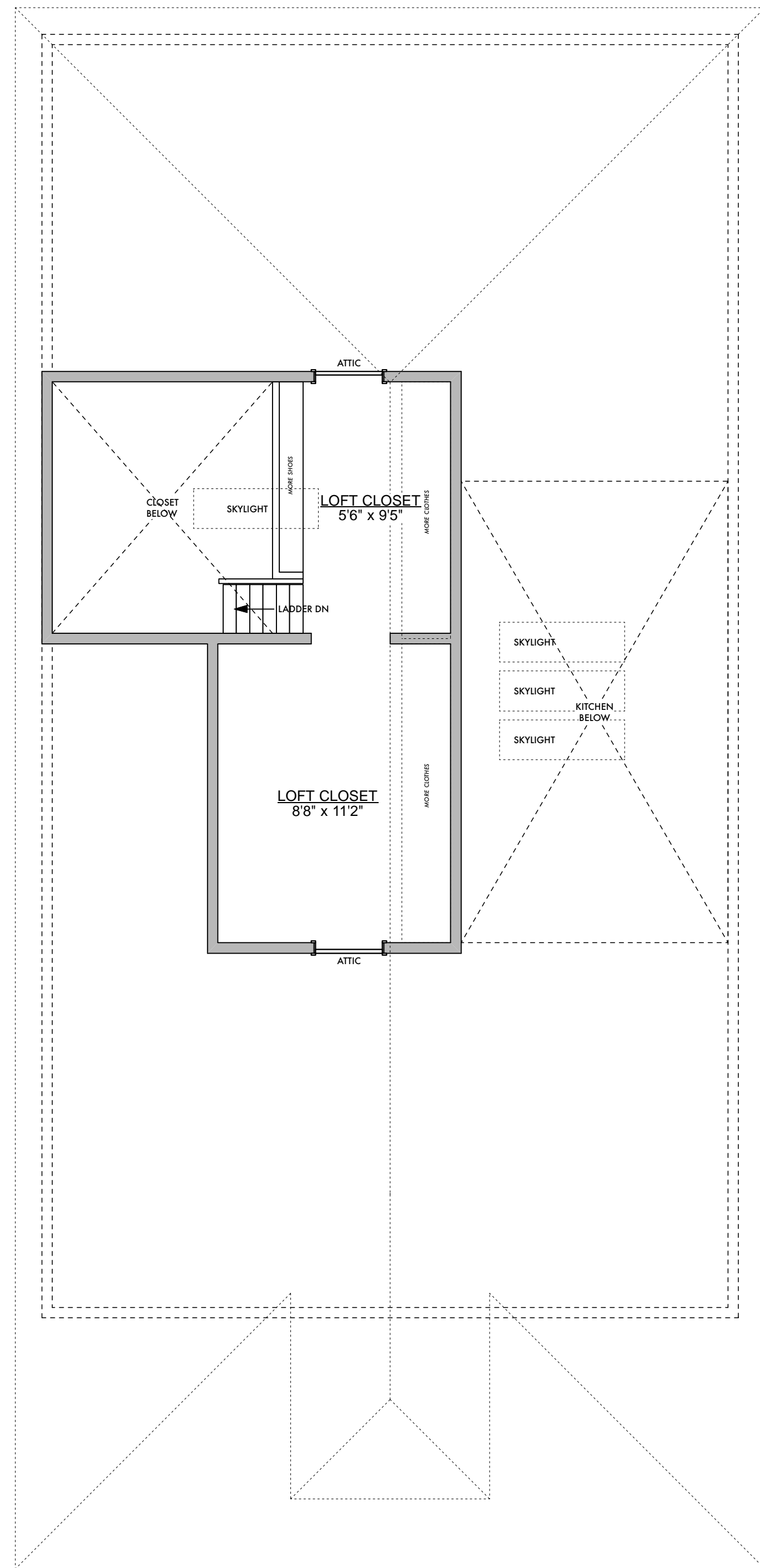


A1 Existing First Floor Plan  
Scale: 1/4" = 1'-0"

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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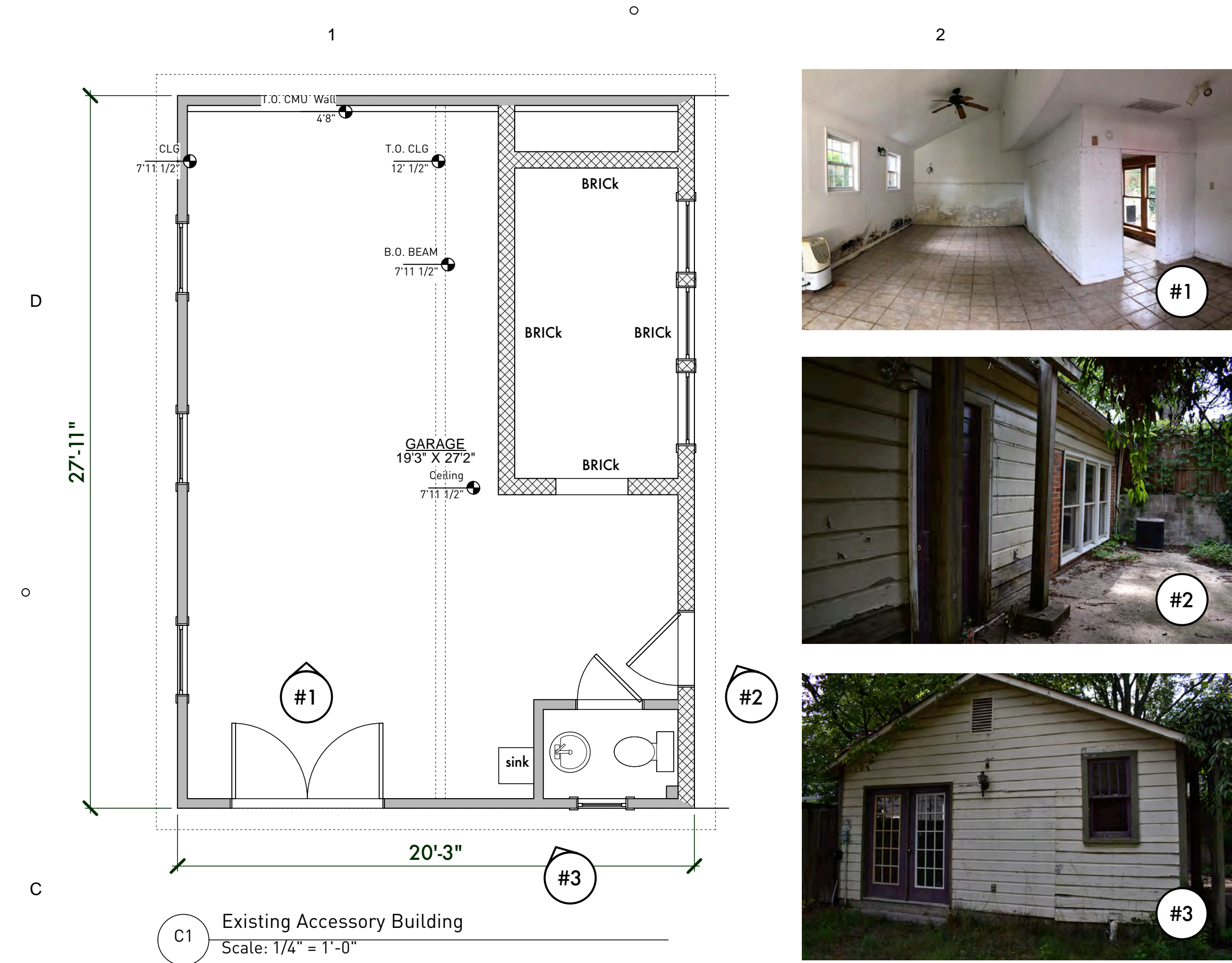
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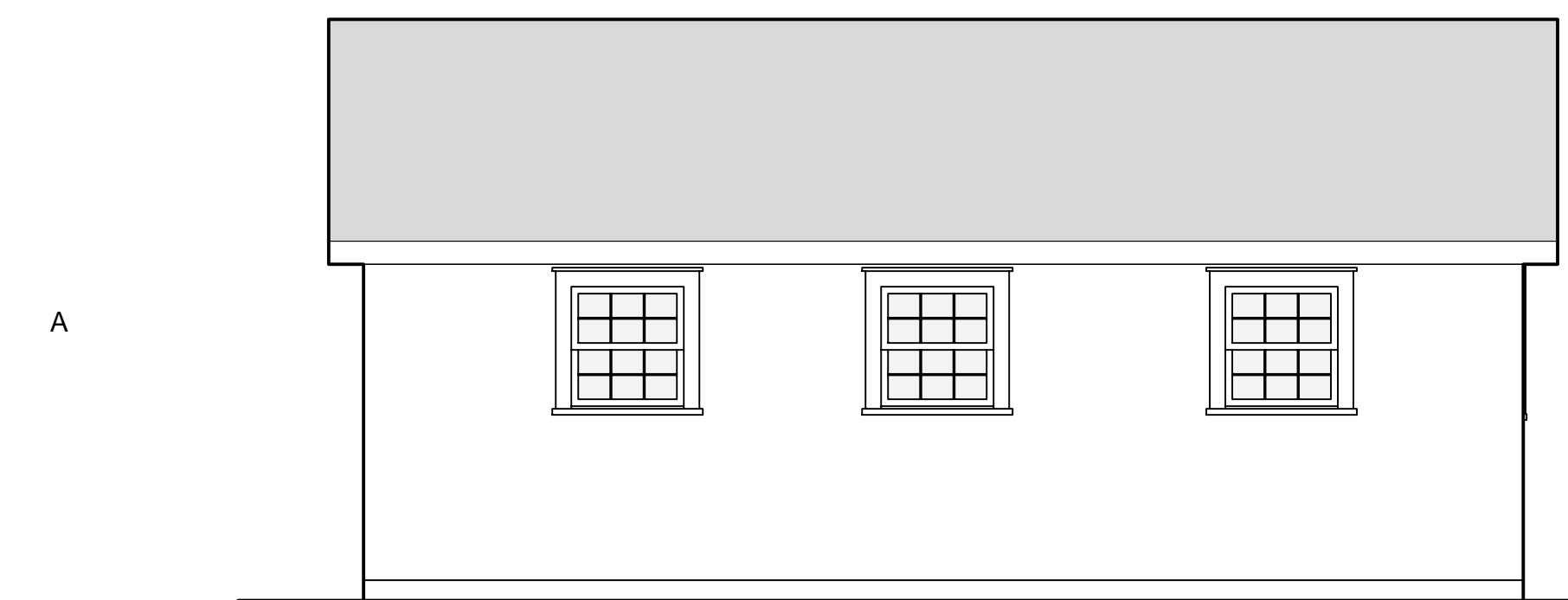
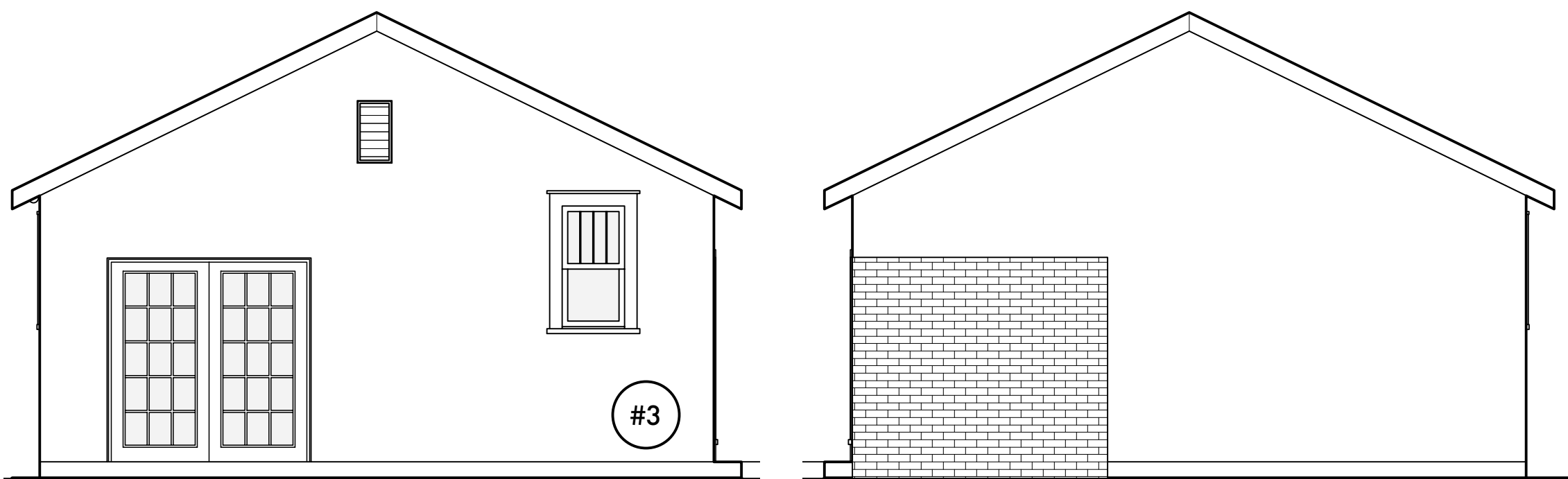
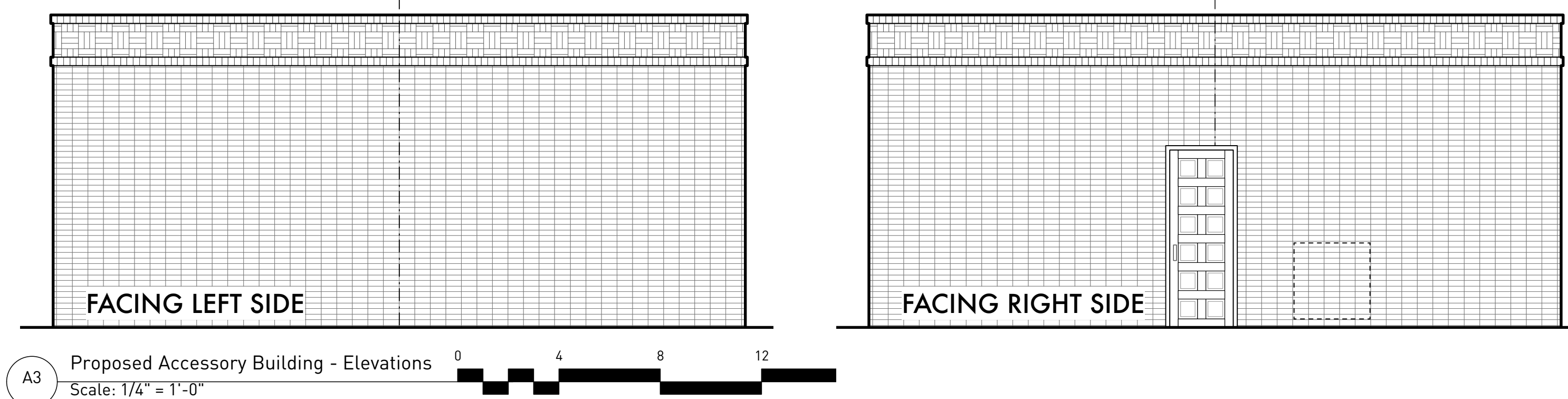
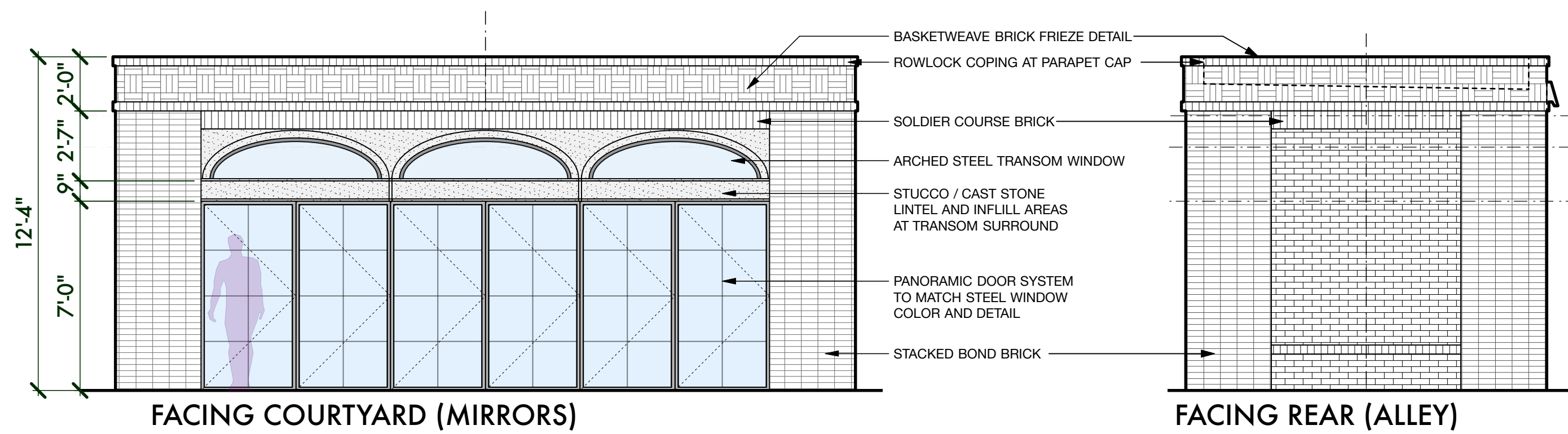
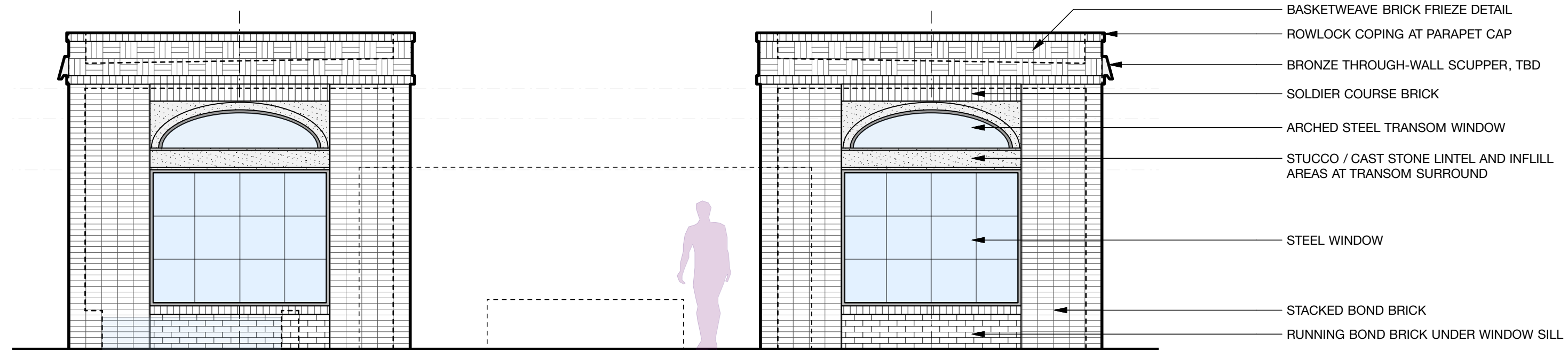
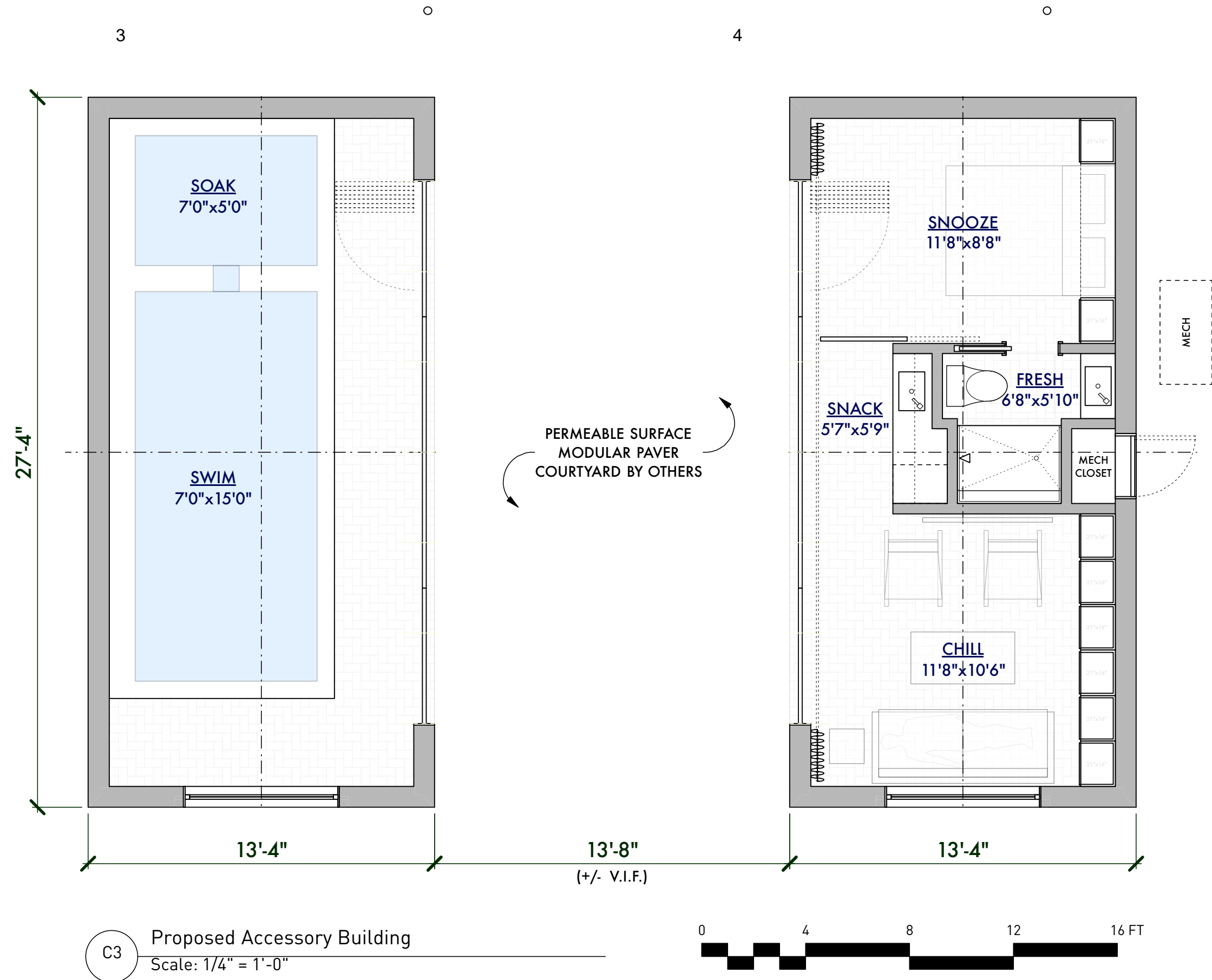
Architectural Plans

A101



EXISTING

PROPOSED



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

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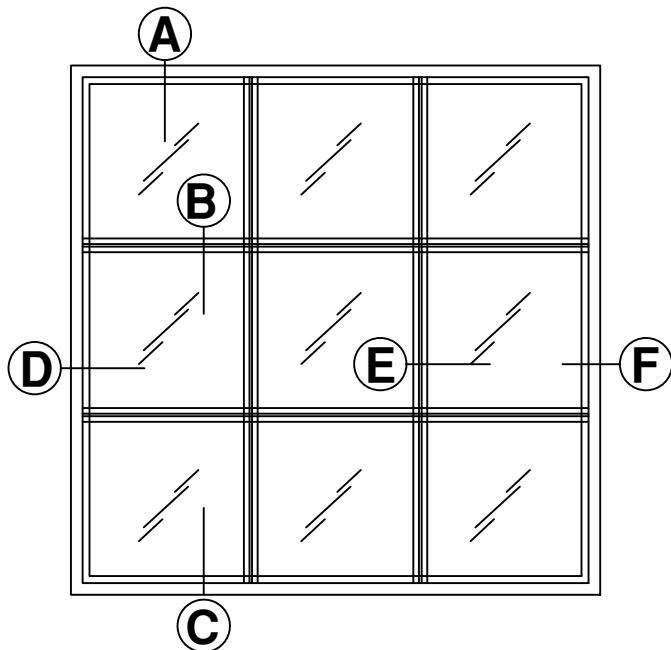
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Rear Yard Accessory Structure

A102



**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:**

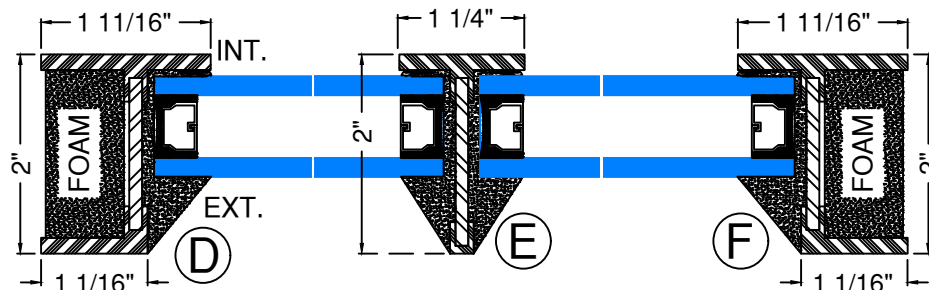
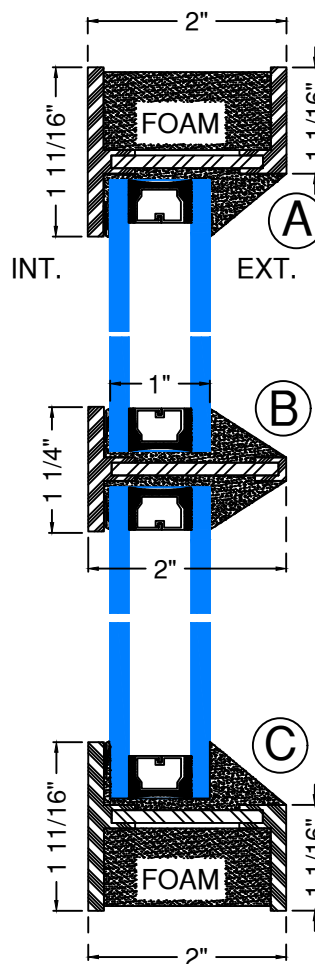
N/A

**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.**