
ADDRESS OF PROPERTY:	<i>917 Berkeley Avenue, Dilworth Local Historic District</i>	<i>HDC 2013-004</i>
SUMMARY OF REQUEST:	<i>Replacement of Existing Garage</i>	
OWNERS:	<i>Jo & Michael Rizer</i>	
APPLICANT:	<i>Don Duffy Architecture</i>	

Details of Proposed Request

This application seeks approval for the demolition of the existing garage on this lot and the construction of a new one and one half story garage. The existing garage on this lot does not meet current zoning codes regarding setbacks and building separation, and according to the applicant is in poor condition. The existing garage appears to be contemporary with this 1937 house.

Relevant HDC Design Guidelines

- Demolition
- Accessory Buildings

Staff Analysis

The existing garage on this lot is a combination structure with a closed rear section and an open carport in the front. It is a wood frame structure with brick corner posts. As the attached photos show, the garage is almost directly on the property line, roughly three feet from a garage on the adjacent lot. The existing garage also shows signs of extensive repairs to the brick corner columns, and some deterioration of the German lapped wood siding.

The house on this lot is listed as a contributing structure to the Dilworth National Register Historic District. The garage is noted in the National Register inventory for Dilworth.

Under the current HDC policy on *Demolitions* the Commission must follow the following procedure regarding the current garage:

2. *The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.*

3. *Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.*

The proposed new garage is a one story structure the a steeply pitched roof, accommodating an upper floor space within the roof. The roof is a simple gable-end design, with no dormers. There is a small roof projection on the back yard side of the structure to provide cover for an entrance door. The roof is noted to be of slate, to match the existing house.

The new garage would be a brick structure, sited to meet current zoning setback and building separation requirements. The structure is beveled on a rear corner to meet the rear setback regulations.

The front-facing gable on the plan shows a stucco panel design with Tudor detailing. The double carriage style garage doors are of stained cedar.

HDC Design Guidelines for *Accessory Buildings* say in part:

1. *New garages cannot be located in front or side yards.*
2. *New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.*
3. *Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.*
4. *Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.*
5. *Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.*

The attached plans for this garage appear to meet these guidelines.







S19°13'47"E-81.88'

96.75' decorative trees along the rear lot line
96.77'
96.48'

neighbor's fence is clear outside

IPF in conc.

S78°32' to IPF Lexi

96.41' 6" C.M.

play set (swing)

wooden fence

96.18'

garage eaves are clear inside

6" tree

neighbor's chain link fence

40' R-4 zoning rear yard

28" tree

96.72'

3d-0"

18.0'

96.15'

wood frame garage

neighbor's garage

21'

FFE=96.68'

18.0'

U/G utility service box (unknown)
97.47'

97.25'

97.60'

97.64'

97.97'

97.75'

slate walk

C.M.

96.71'

23.8'

FFE=100.00'

13.0'

98.06'

slate patio

15.1'

FFE=99.80'

catv

6.1'

No. 917

2-story brick & stucco residence

11.9'

14.8'

40' setback

40" willow oak

Bldg. corner is 0.1' clear

(DB 705-362)

26.4'

slate

screen patio

1.4'

6.7'

1.4'

11.3'

14.1'

6.3'

10.1'

6.3'

concrete driveway

gate planter

S39°31'39"W - 154.46' Driveway Easement

5' R-4 zoning sideyard

(per DB 851-465)

ONECALL markings

N40°54'02"E-188.48'

neighbor's wooden picket fence is

3.54'

PM

17.1'

6.1'

11.9'

14.8'

6.3'

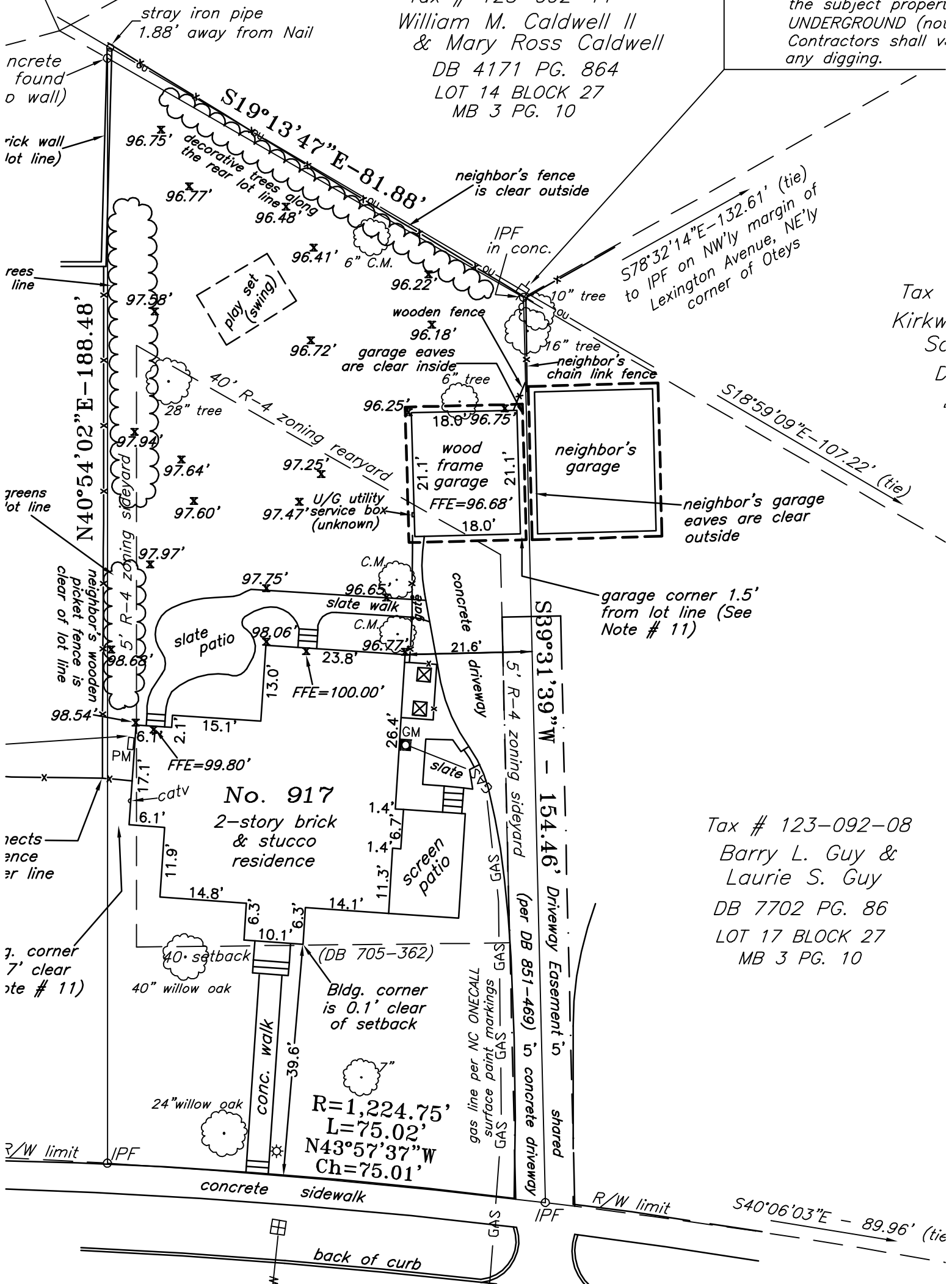
10.1'

6.3'

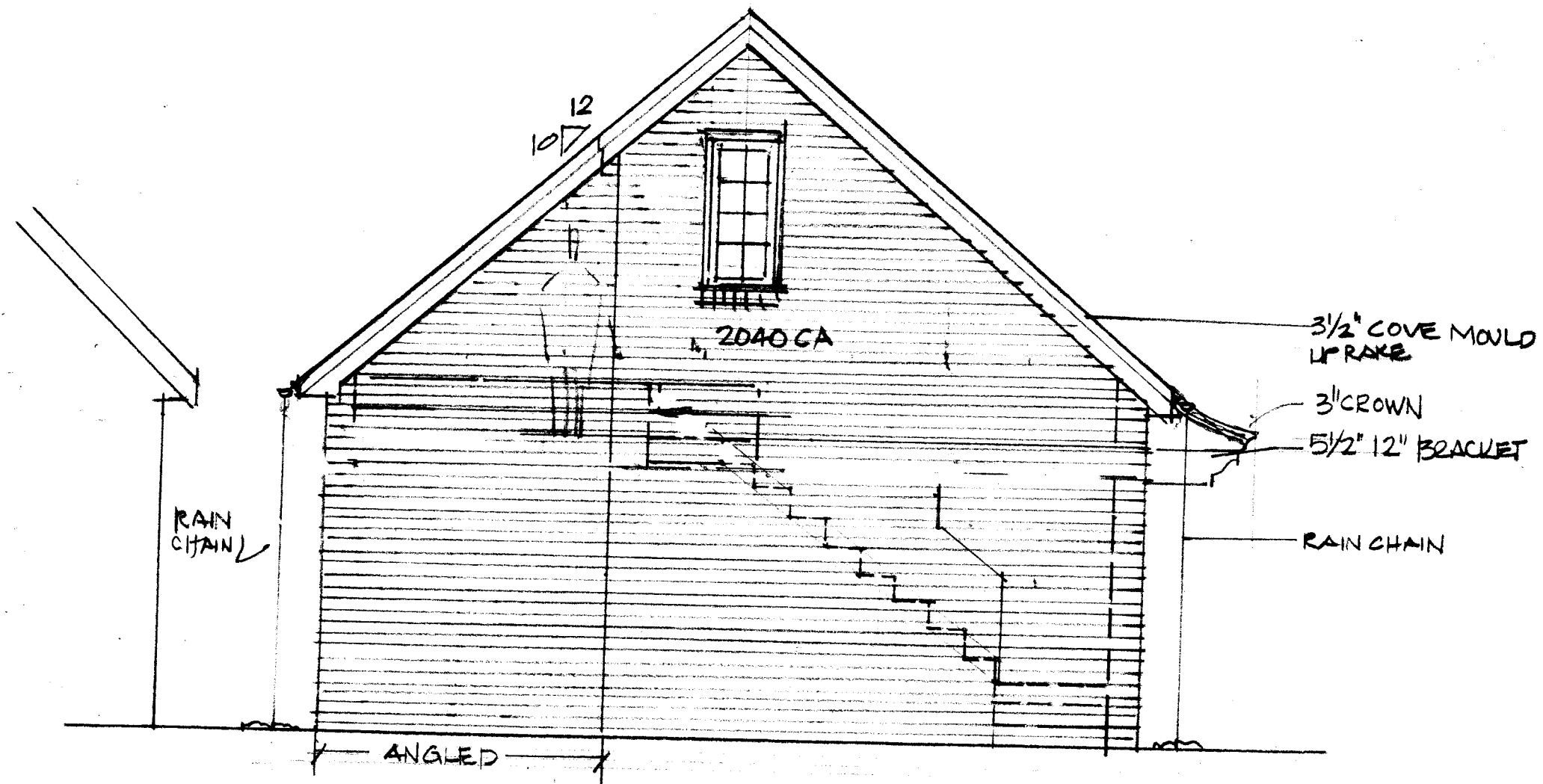
Tax # 123-092-11
William M. Caldwell II
& Mary Ross Caldwell
DB 4171 PG. 864
LOT 14 BLOCK 27
MB 3 PG. 10

NOTE: Electric, telephone,
catv service decen
pole and apparentl
the subject proper
UNDERGROUND (not
Contractors shall v
any digging.

Tax
Kirkw
Sc
L



Tax # 123-092-08
Barry L. Guy &
Laurie S. Guy
DB 7702 PG. 86
LOT 17 BLOCK 27
MB 3 PG. 10



REAR ELEVATION

1/4" = 1'-0"

The Rizer Residence
917 Berkeley Avenue
Charlotte, NC 28203

DonDuffy
Architecture

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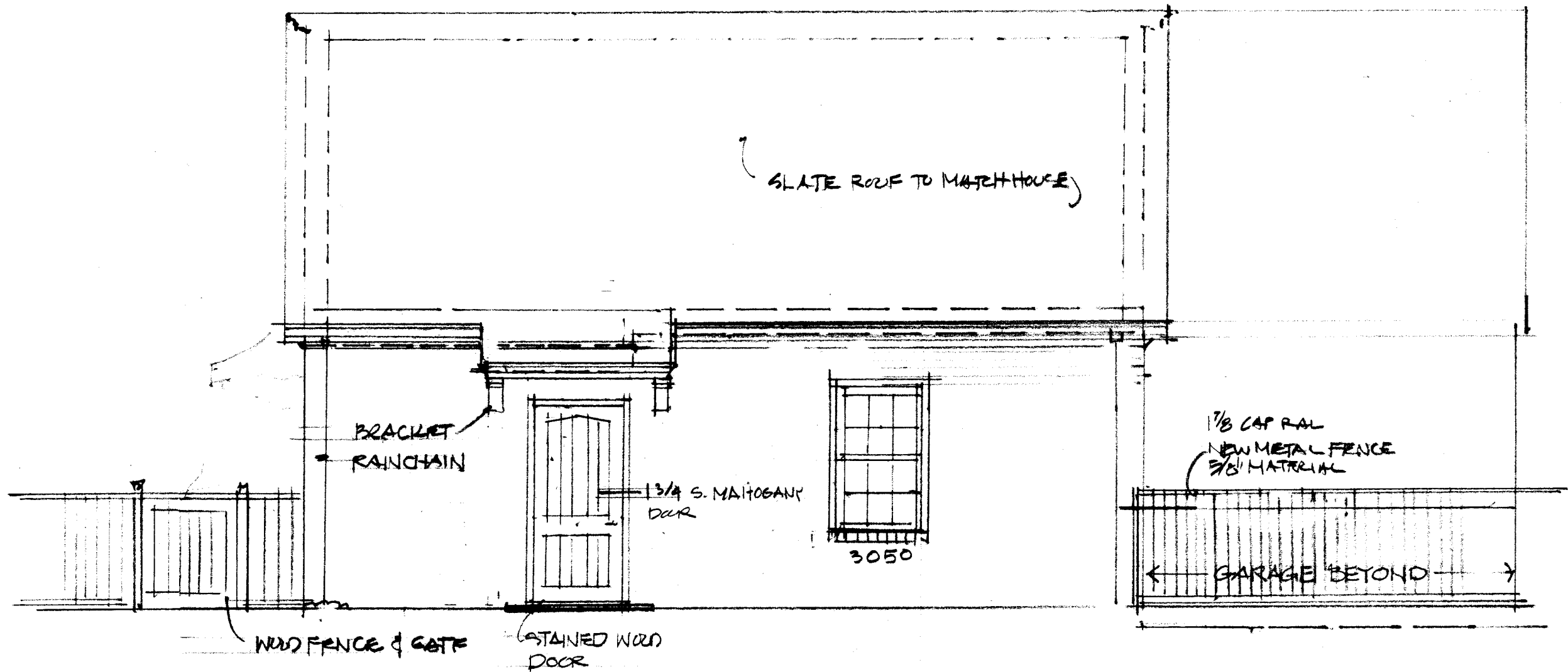
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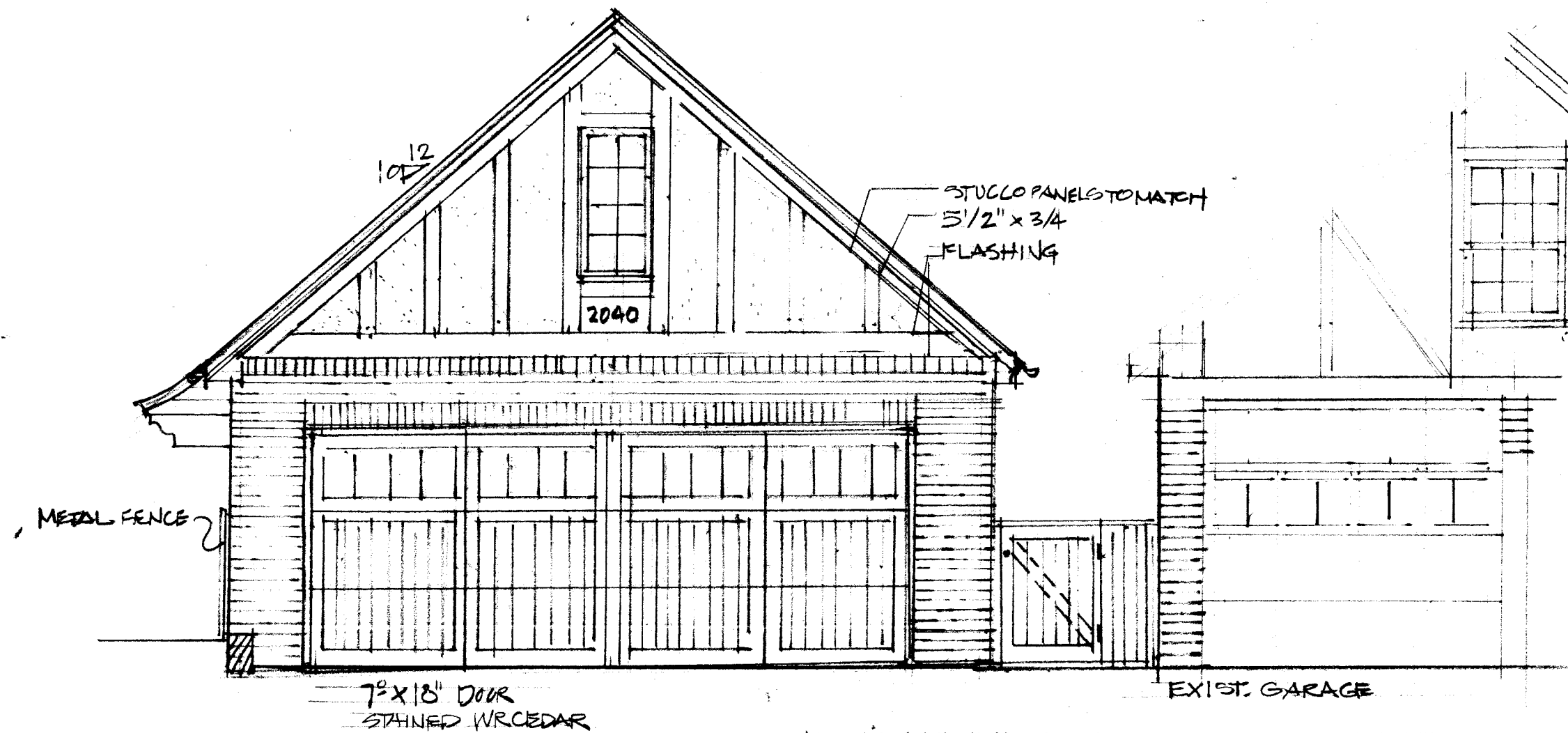
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FRONT ELEVATION

1/4" = 1'-0"

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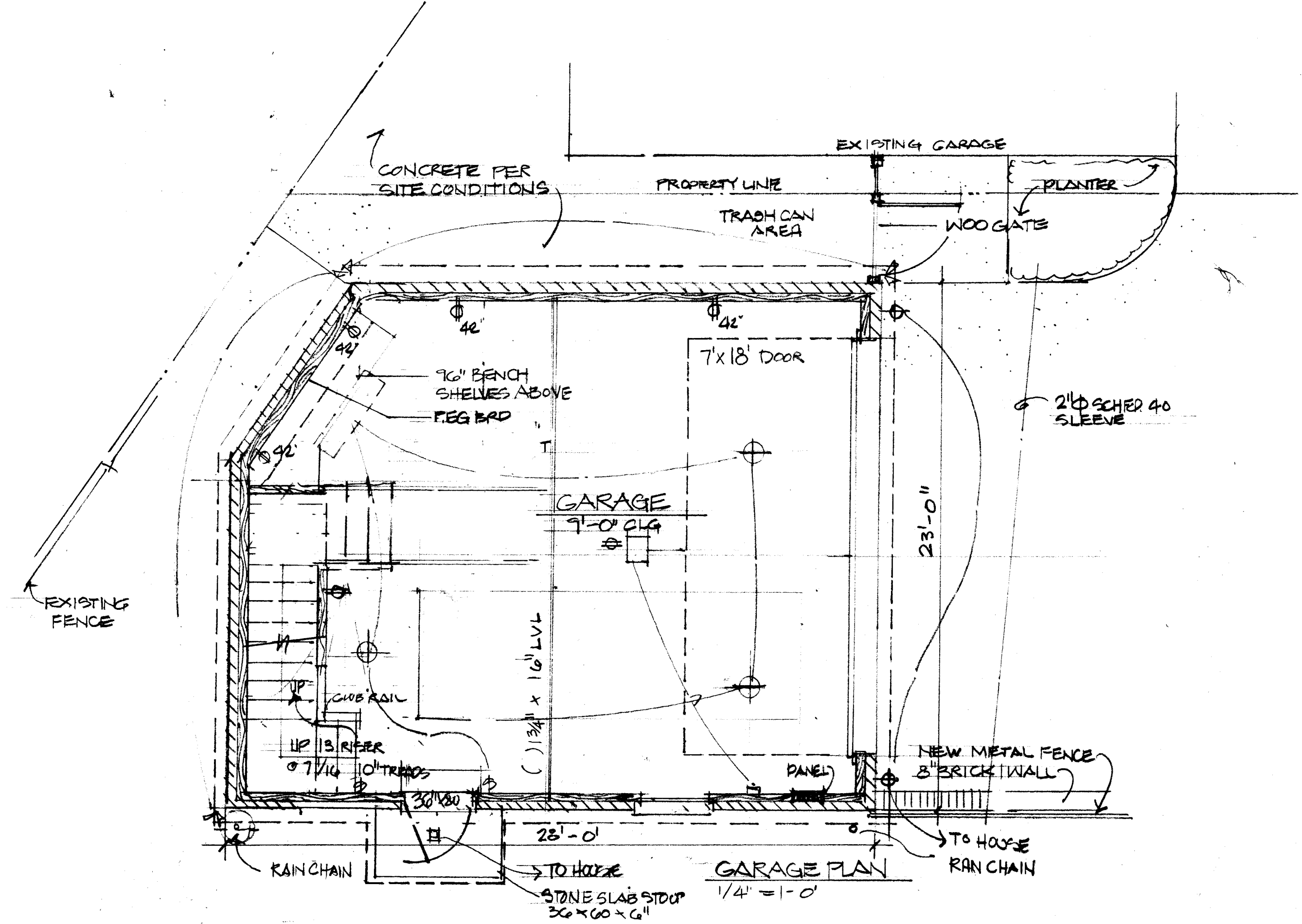
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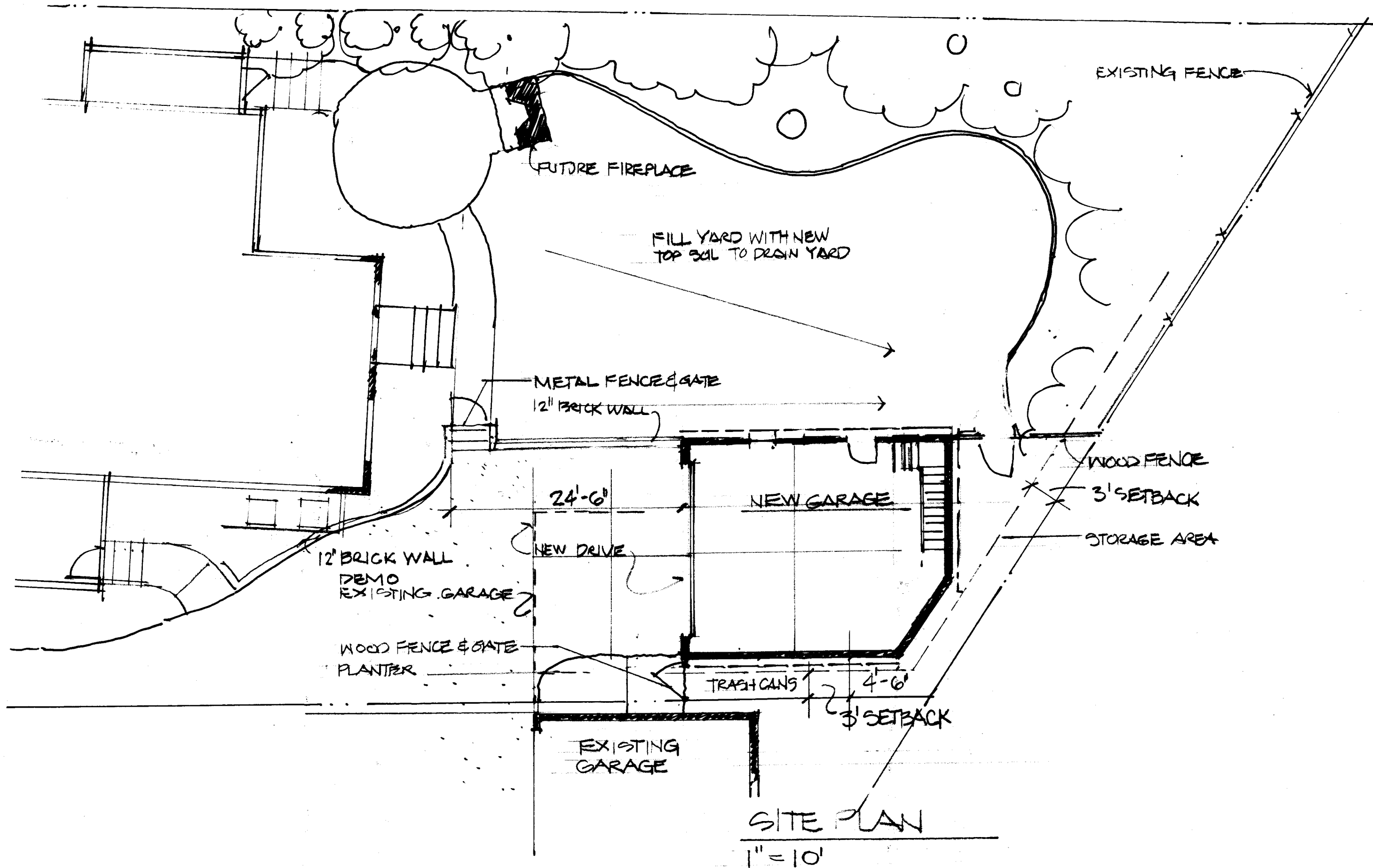


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Charlotte Historic District Commission - Case 2013-005

