

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 943 Romany Road

SUMMARY OF REQUEST: Detached garage

APPLICANT: Keith Lehr

Details of Proposed Request

Existing Context

The site is a corner lot at Romany Road and Lexington Avenue. There is a one story garage in the rear yard. The existing one story house was constructed in 1951.

Proposal

The proposal is a detached one story garage to replace the existing garage. Garage height is approximately 15 feet. Materials include a brick façade, metal roof and stucco to reflect the material palette of the house. Other design features include French doors and circular vent that also reflect elements of the house.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

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.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for garages.

Charlotte Historic District Commission - Case 2016-088
HISTORIC DISTRICT: DILWORTH



Charlotte Historic District Commission

Application for a Certificate of Appropriateness



The Lehr Garage

April 17th, 2016

Owner:

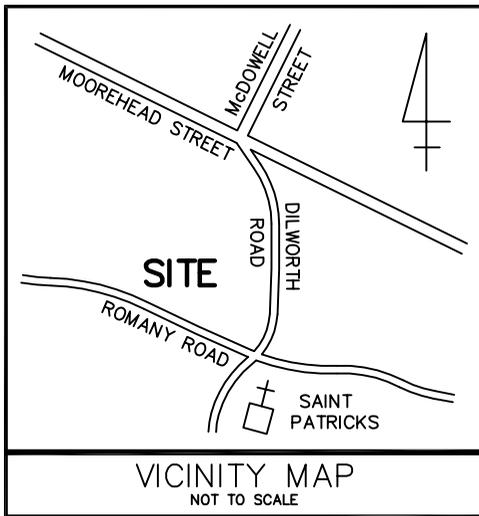
Mr. Keith Lehr
943 Romany Road
Charlotte, NC 28203
704-236-5068

Architect:

R. Andrew Woodruff
2301 Greenway Avenue
Charlotte, NC 28204
704-953-5994

Table of Contents:

- Cover Sheet
- Table of Contents
- Survey - Existing
- First Floor Plan – Existing
- First Floor Plan – NEW GARAGE
- South Elevation – NEW GARAGE
- East Elevation – NEW GARAGE
- North Elevation – NEW GARAGE
- West Elevation – NEW GARAGE
- Photograph – PHOTO 1. (Left of Lehr Residence - Romany)
- Photograph – PHOTO 2. (Lehr Residence - Romany)
- Photograph – PHOTO 3. (Looking up Lexington Avenue – Romany)
- Photograph – PHOTO 4. (Right of Lehr Residence - Romany)
- Photograph – PHOTO 5. (Side Yard Lehr Residence – Lexington)
- Photograph – PHOTO 6. (Garage Access - Lexington)
- Photograph – PHOTO 7. (Rear of Lehr Residence - Lexington)
- Photograph – PHOTO 8. (Existing Architecture)
- Photograph – PHOTO 9. (Existing Architecture)



LOT 17
BLOCK 22
MB 4 PG 327

LOT 19
BLOCK 22
MB 4 PG 327

LOT 18
BLOCK 22
MB 4 PG 327
9,074. sq.ft.
0.208 acres

I, ROBERT C. RHYNE, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE 9th DAY OF FEBRUARY, 2016; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AND THAT THIS SURVEY AND PLAT COMPLIES WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF NORTH CAROLINA (21 NCAC 56.1600)

**PRELIMINARY MAP
NOT FOR CONSTRUCTION
CONVEYANCE OR SALES**

ROBERT C. RHYNE L-4191

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY ROBERT C. RHYNE L-4191, ON JANUARY 12, 2016. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

NOTES:

- 1) NO RECOVERABLE NCGS MONUMENTS WITHIN 2000' OF SITE.
- 2) THIS PROPERTY IS DESIGNATED TAX PARCEL #123-096-12.
- 3) SUBJECT PROPERTY IS CURRENTLY ZONED R-4. SETBACKS PER ZONING:
FRONT - 30'
SIDE - 5'
REAR - 40'
- 4) ONLY THE IMPROVEMENTS AND UTILITIES SHOWN WERE LOCATED BY US, OTHERS MAY EXIST.
- 5) PARCEL SHOWN IS SUBJECT TO EASEMENTS RESTRICTIONS OF RECORD.
- 6) #4 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.

- LEGEND:**
 RBF - REBAR FOUND
 N.T.S. - NOT TO SCALE
 R/W - RIGHT-OF-WAY
 IPF - IRON PIPE FOUND
 MB PG - MAP BOOK AND PAGE
 DB PG - DEED BOOK AND PAGE
 ○ PROPERTY CORNER
 ——— LINES SURVEYED BY US
 - - - LINES NOT SURVEYED BY US

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	27.24	252.36	27.23	S32°57'59"W
C2	67.21	1239.09	67.20	N50°50'31"W

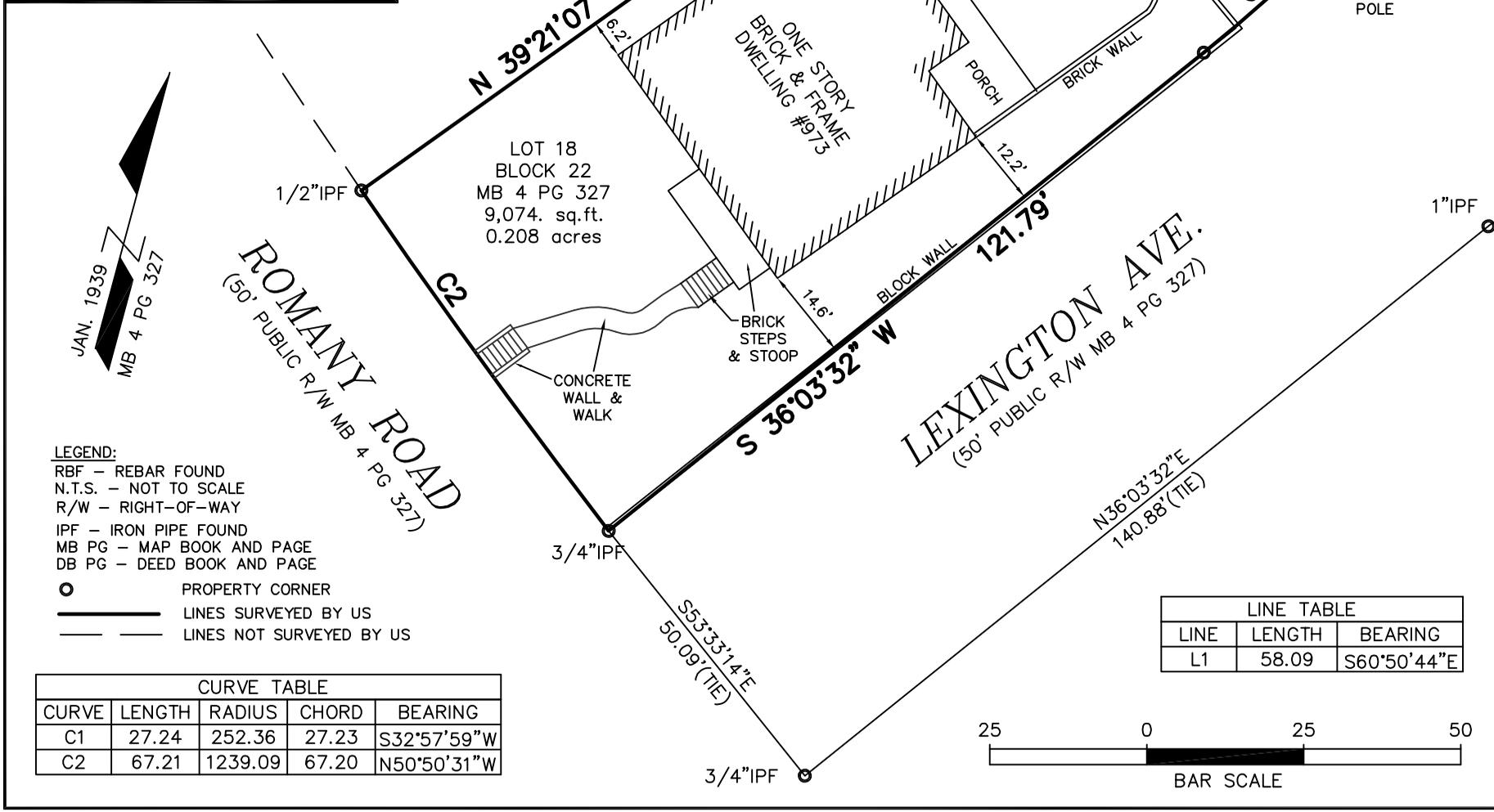
LINE TABLE		
LINE	LENGTH	BEARING
L1	58.09	S60°50'44"E



BOUNDARY AND PHYSICAL SURVEY OF LOT 17, BLOCK 22 OF A SECTION OF DILWORTH AS SHOWN ON MAP RECORDED IN MB 4 PG 327 CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
KEITH LEHR

SURVEY DATE: FEBRUARY 9, 2016	SCALE: 1" = 25'	ROBERT C. RHYNE, PLS 7023 STREAMSIDE DRIVE CHARLOTTE, NC 28212 PHONE (704) 333-0169
----------------------------------	-----------------	--



The Lehr Garage

April 17th, 2016



Photograph – PHOTO 1. (Left of Lehr Residence - Romany)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 2. (Lehr Residence - Romany)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 3. (Looking up Lexington Avenue – Romany)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 4. (Right of Lehr Residence - Romany)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 5. (Side Yard Lehr Residence – Lexington)

n.t.s.

The Lehr Garage
April 17th, 2016



Photograph – PHOTO 6. (Garage Access - Lexington)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 7. (Rear of Lehr Residence - Lexington)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 8. (Existing Architecture)

n.t.s.

The Lehr Garage

April 17th, 2016



Photograph – PHOTO 9. (Existing Architecture)

n.t.s.

The Lehr Garage

May 18th, 2015

Tie into existing brick walls
End gable materials & detailing
to match existing house



8" offset in brick veneer

sliding, pocket French doors - leafs to
match existing house - Doors pocket
into walls of garage

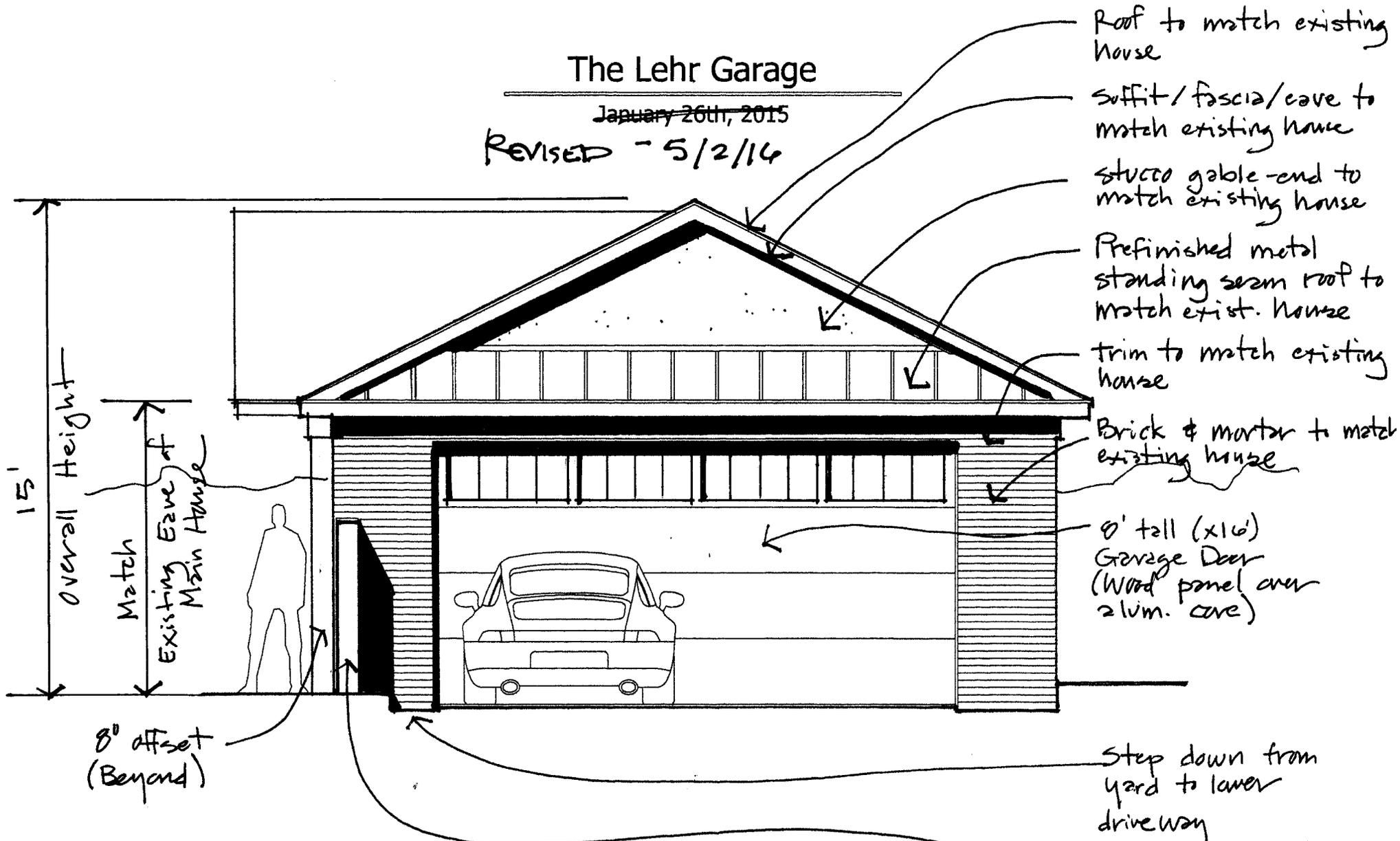
Redux South Elevation - FACING HOUSE

1/4" = 1'-0"

The Lehr Garage

January 26th, 2015

REVISED - 5/2/14



Redux East Elevation - FACING SIDE STREET

1/4"=1'-0"

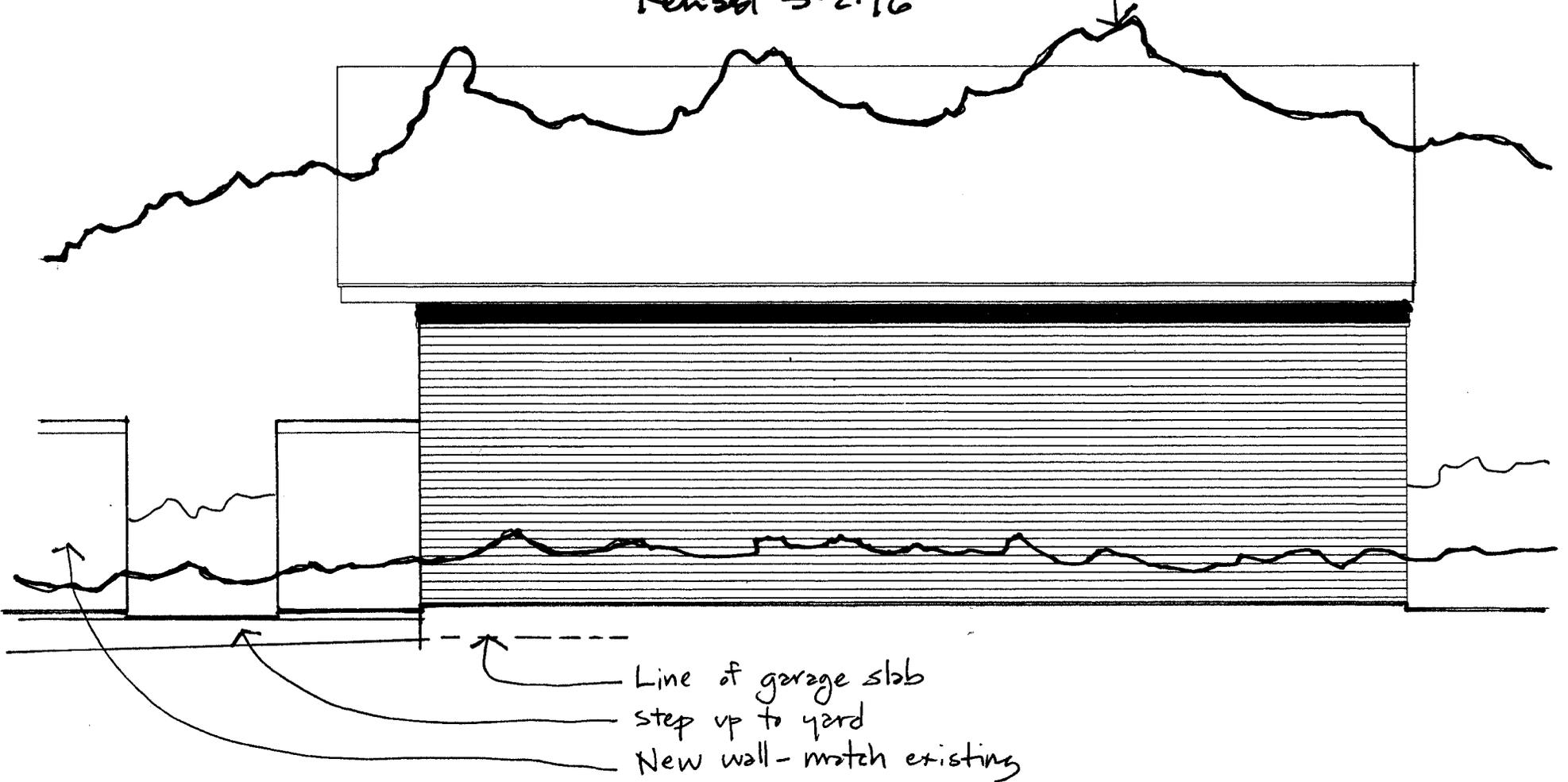
(Lexington Avenue)

The Lehr Garage

January 26th, 2014

Revised 5-2-16

Line of border hedge
& property line (Approx)



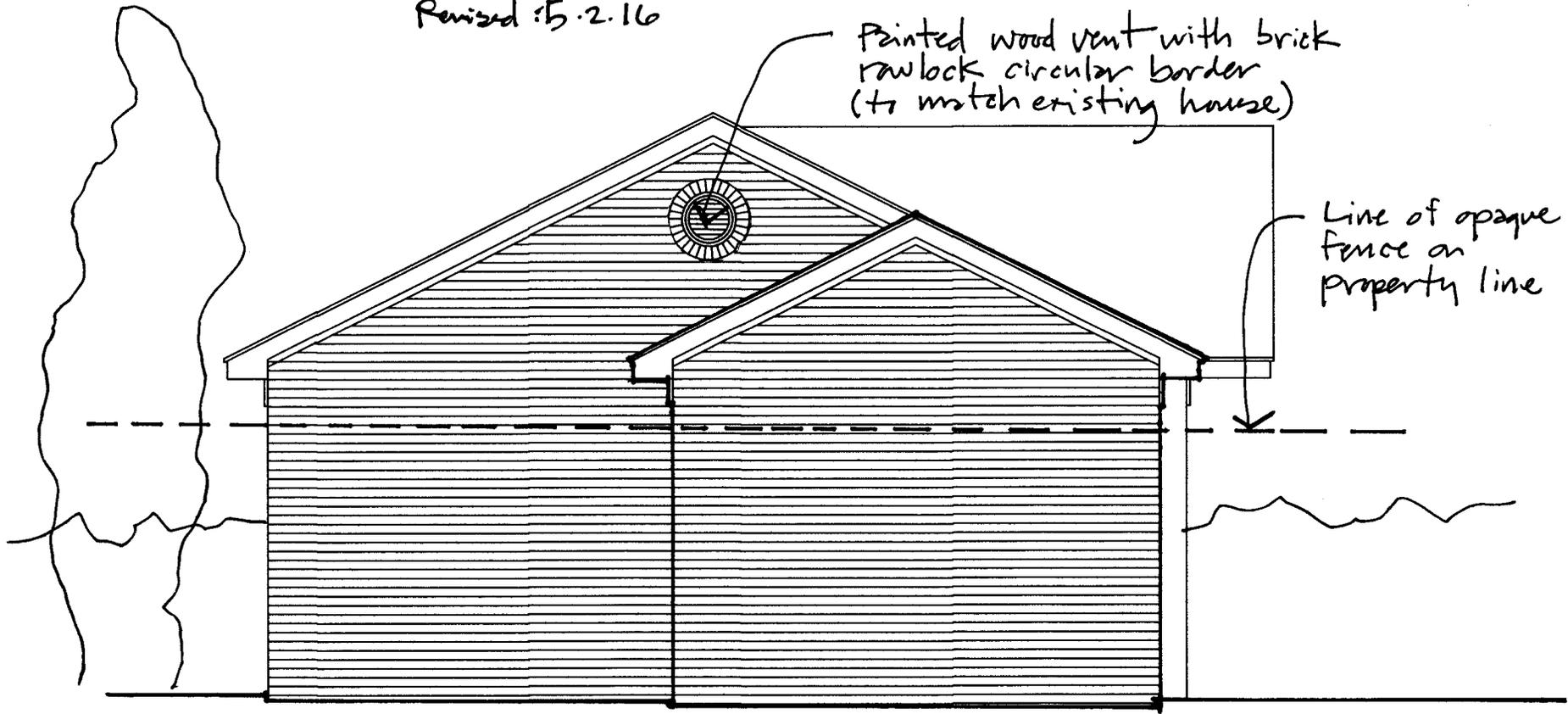
Redux North Elevation - FACING NEIGHBOR

1/4"=1'-0"

The Lehr Garage

January 26th, 2014

Revised: 5.2.16



Redux West Elevation - FACING NEIGHBOR

1/4" = 1'-0"

The Lehr Garage

April 17th, 2016



AREA MAP – Photo Map

n.t.s.

The Lehr Garage

April 17th, 2016

DEMOLISH EXISTING GARAGE

- Non-repairable
- structurally deficient
- Non-conforming to Zoning

Protect existing large oak tree

GARAGE

STORAGE

EXISTING HOUSE

Protect existing brick wall

Match existing architecture

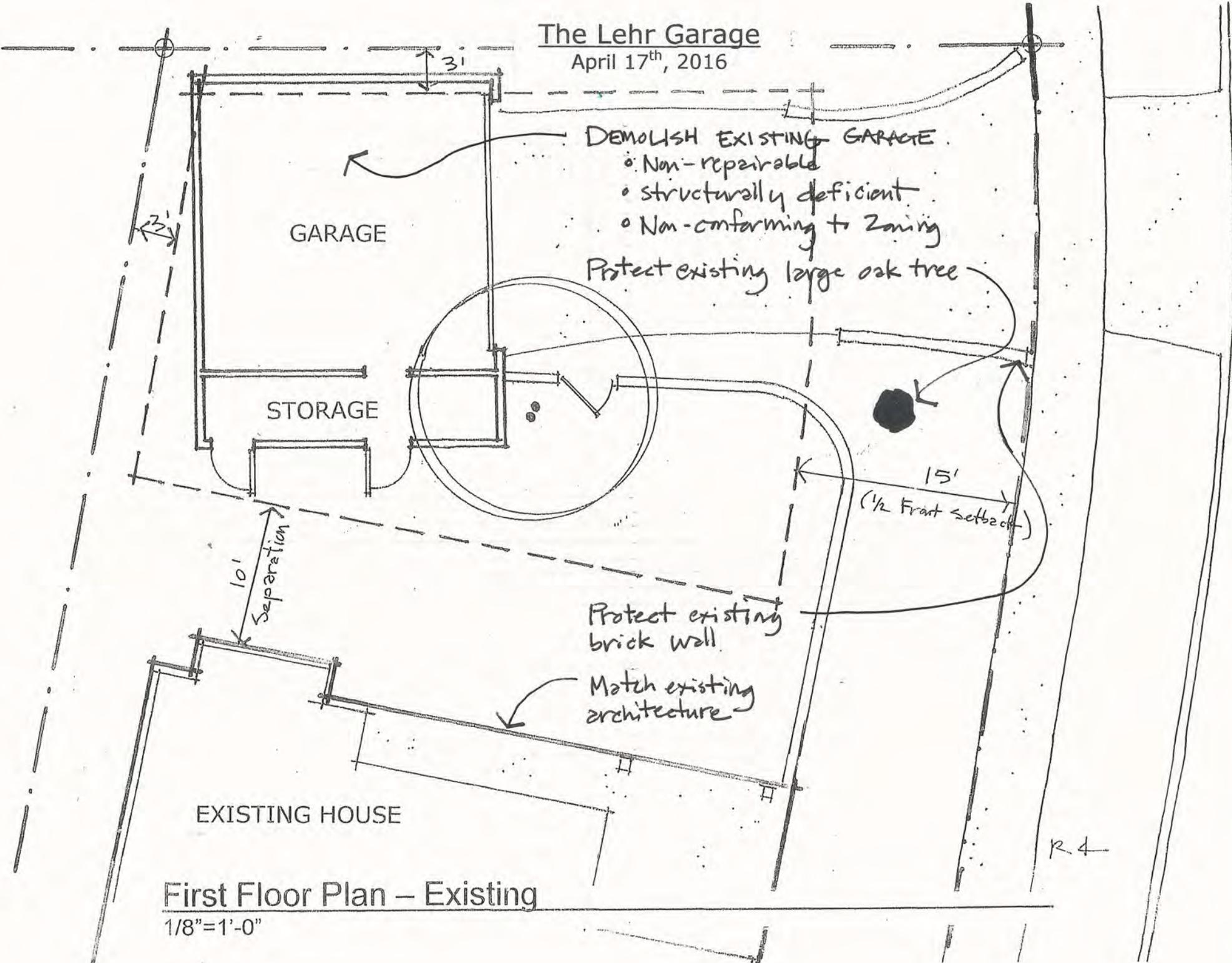
15'
(1/2 Front setback)

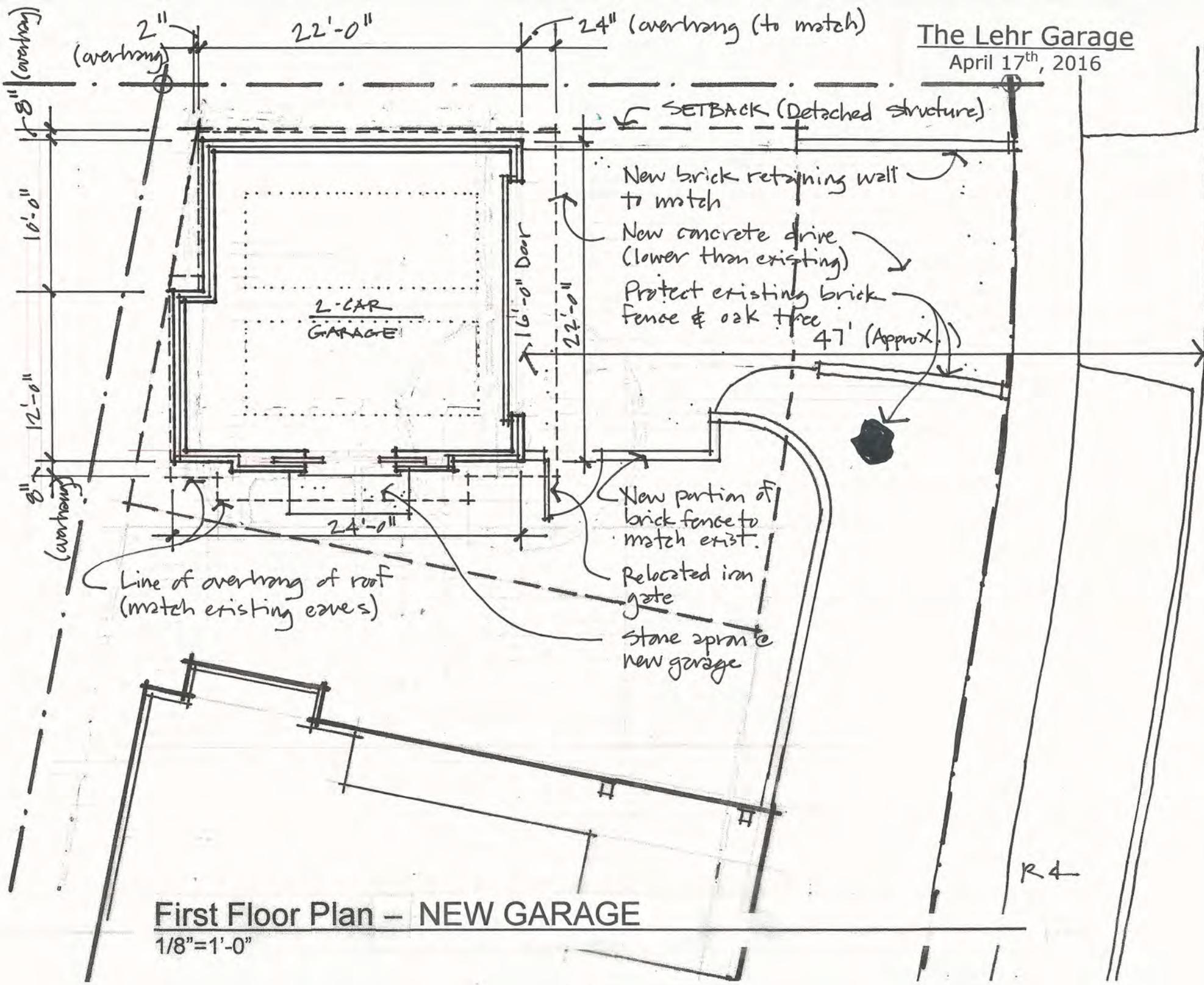
10'
Separation

First Floor Plan – Existing

1/8" = 1'-0"

R-4





First Floor Plan - NEW GARAGE

1/8"=1'-0"