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

**All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria**

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>Size</strong> the relationship of the project to its site</td>
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<tr>
<td>2</td>
<td><strong>Scale</strong> the relationship of the building to those around it</td>
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<tr>
<td>3</td>
<td><strong>Massing</strong> the relationship of the building’s various parts to each other</td>
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<tr>
<td>4</td>
<td><strong>Fenestration</strong> the placement, style and materials of windows and doors</td>
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<td>5</td>
<td><strong>Rhythm</strong> the relationship of fenestration, recesses and projections</td>
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<tr>
<td>6</td>
<td><strong>Setback</strong> in relation to setback of immediate surroundings</td>
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<td>7</td>
<td><strong>Materials</strong> proper historic materials or approved substitutes</td>
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<td>8</td>
<td><strong>Context</strong> the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td>9</td>
<td><strong>Landscaping</strong> as a tool to soften and blend the project with the district</td>
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</tbody>
</table>
Charlotte Historic District Commission - Case 2016-088
HISTORIC DISTRICT: DILWORTH

LATTA COMMUNITY PARK

943 Romany Road

Dilworth Historic District

Property Lines

Building Footprints

April 29, 2016
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)
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.
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)
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n.t.s.
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

Redux South Elevation - FACING HOUSE
1/4" = 1'-0"
The Lehr Garage
January 26th, 2015
Revised - 5/2/14

Roof to match existing house
Soffit/fascia/ceiling to match existing house
Stucco gable-end to match existing house
Prefinished metal standing seam roof to match exist. house
Trim to match existing house
Brick & mortar to match existing house
8' tall (x10') Garage Door (Wood panel over alum. core)

Step down from yard to lower driveway
New brick fence to match & tie into existing brick fence

Redux East Elevation - FACING SIDE STREET
1/4"=1'-0"
(Lexington Avenue)
Redux North Elevation - FACING NEIGHBOR
1/4"=1'-0"
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

Protect existing brick wall

Match existing architecture

First Floor Plan – Existing
1/8"=1'-0"
The Lehr Garage
April 17th, 2016

First Floor Plan – NEW GARAGE
1/8" = 1'-0"