LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  2215 Dilworth Road West

SUMMARY OF REQUEST:  Detached garage

APPLICANT:  Kent Lineberger

Details of Proposed Request

Existing Context
The principal structure is a single family Colonial Revival home constructed in 1929 and listed as a contributing structure in the Dilworth National Register of Historic Places. The parcel is irregularly shaped and part of the house is in the rear yard. Adjacent structures are single family houses.

Proposal
The proposal is a new detached garage in the left side yard. Garage height is approximately 13’-5”. Primary siding is cedar shingles with trim details to match the house.

Policy & Design Guidelines for New Construction, page 34
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.
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 an exception should be granted for locating the accessory building in the side yard and if the proposal meets the guidelines for accessory buildings.
Charlotte Historic District Commission - Case 2016-145
HISTORIC DISTRICT: DILWORTH

[Map showing Dilworth Historic District and building footprints]

2215 Dilworth Road
Dilworth Historic District
Property Lines
Building Footprints

June 24, 2016
(2) 2.0 x 3.6 casement w/ (2) studs between dashed line indicates walls below

7:12 pitch

3 ft accessory structure setback to dripline

3'-0" 7'-10"

1'-0" o.h. to match exist'g house

4" rake

match composite asphalt shingles to exist'g house

1'-0"

EXIST'G HOUSE

PROPOSED CARRIAGE HOUSE ROOF PLAN

scale: 4" = 1'-0"

SWITZER CARRIAGE HOUSE

2215 Dilworth Road West, Charlotte, NC 28203
HDC REVIEW 6 - 19 - 16
Switzer Garage—Approach—driveway entrance

Switzer Garage (2215 Dilworth Road West) - Approach - view of neighbor’s brick wall

Switzer Garage (2215 Dilworth Road West) - Approach - existing house front corner

Switzer Garage (2215 Dilworth Road West) - Approach from Ledgewood Lane

Switzer Garage (2215 Dilworth Road West) - Approach - view across street to driveway corner

Switzer Garage (2215 Dilworth Road West) - Approach - view from sidewalk to driveway
SWITZER RESIDENCE – A NEW DETACHED CARRIAGE HOUSE

JACKSON & CHRISTINE SWITZER
2215 DILWORTH ROAD WEST - DILWORTH HISTORIC DISTRICT

KENT L INEBERGER ARCHITECTURE, PLLC, 2108 S. BLVD, SUITE 103, CHARLOTTE, NC 28203
704-334-6366
1701 Springdale Avenue - case study - garage
compact, nice doors, similar pitched roof, shingles,
actually closer to the the street, but it is in the "rear yard"

2300-b Dilworth Road West

2325 Charlotte Drive - view along Dilworth Road West

2227 Sarah Marks Drive and 2216 Dilworth Road west

2121 Dilworth Road West