Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: September 13, 2017***
HDC 2017-407	***PID# 12112510***

LOCAL HISTORIC DISTRICT:	Dilworth
PROPERTY ADDRESS:	2116 Charlotte Drive
SUMMARY OF REQUEST:	Detached Garage
OWNER/APPLICANT:	Craig Isaac

The application was continued for the following: The front elevation of the garage should reference the original details on the front elevation of the house.

Details of Proposed Request

Existing Context

The main building is a 1.5 story Colonial style brick house constructed in 1930. It is listed as a contributing structure in the Dilworth National Register of Historic Places. It is further described as having a side gable with lower front gable. Combination shed and hip roof porch (screened), one story rear ell and detached garage. The rear addition was approved in 1992.

Project

The project is the demolition of the existing one story garage and construction of a 1.5 story detached garage in the rear left corner of the property. The garage height is approximately 22'. Windows will match those on the house, exterior siding requested is cementitious lap. The front of the garage has a gabled dormer to match the rear of the house.

Revised Plans – September 13, 2017

1. The front dormer roof on the garage has been revised to reflect the dormer on the house.
2. An updated site section has been included.

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 Analysis - The Commission will determine if the proposal meets the guidelines for accessory buildings.

Charlotte Historic District Commission Case 2017-407
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE

Dilworth Rd East
E Worthington Av
Ideal Wy
Carling Av
Charlotte Dr
Sarah Marks Av
Kenilworth Av
Lattimore St
Scott Av
Hemlock St
Floral Av
Ordermore Av

N

0 70 140 280 420 Feet

July 28, 2017

2116 Charlotte Dr
Dilworth Historic District
Property Lines
Building Footprints


1

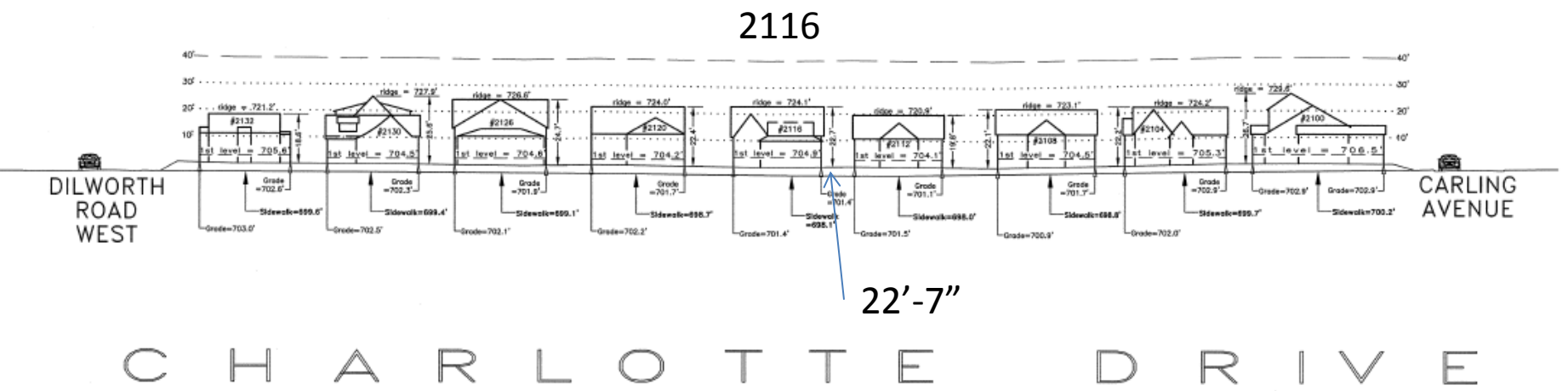

2116


VOLVO
7B7-0N6


2116

This 2nd day of August, 2017.

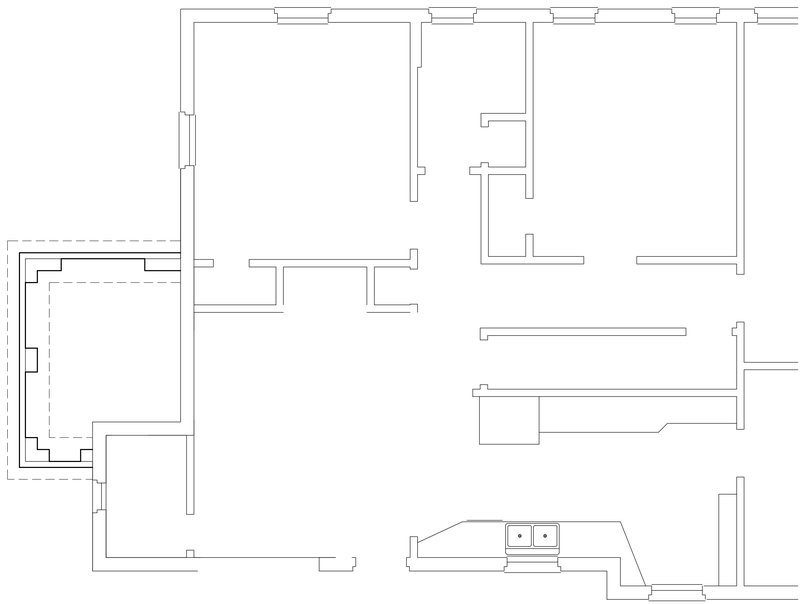
Andrew G. Zoutewelle
Professional Land Surv
NC License No. L-30



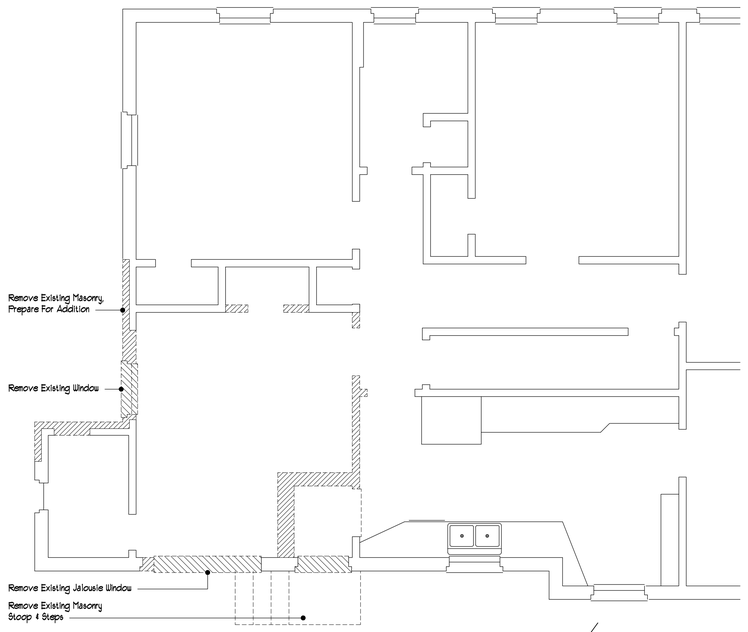
AUGUST 2017

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

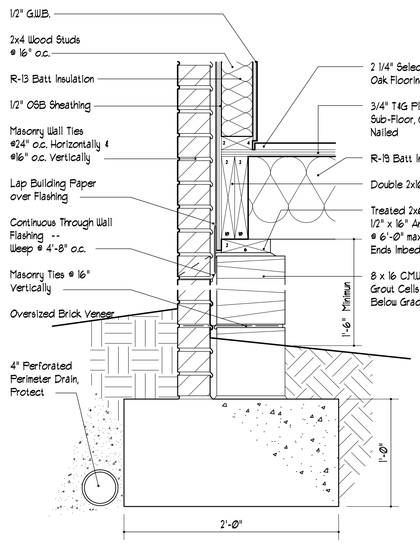
CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
7/29/17



1 A-1 Foundation Plan
1/4" = 1'-0"



1 A-1 Demolition Plan
1/4" = 1'-0"



4 A-1 Typical Wall Detail
1 1/2" = 1'-0"

2116 Charlotte Drive

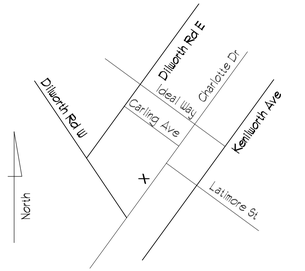
Rear Yard Summary

Existing Rear Yard = 5245 Sq Ft

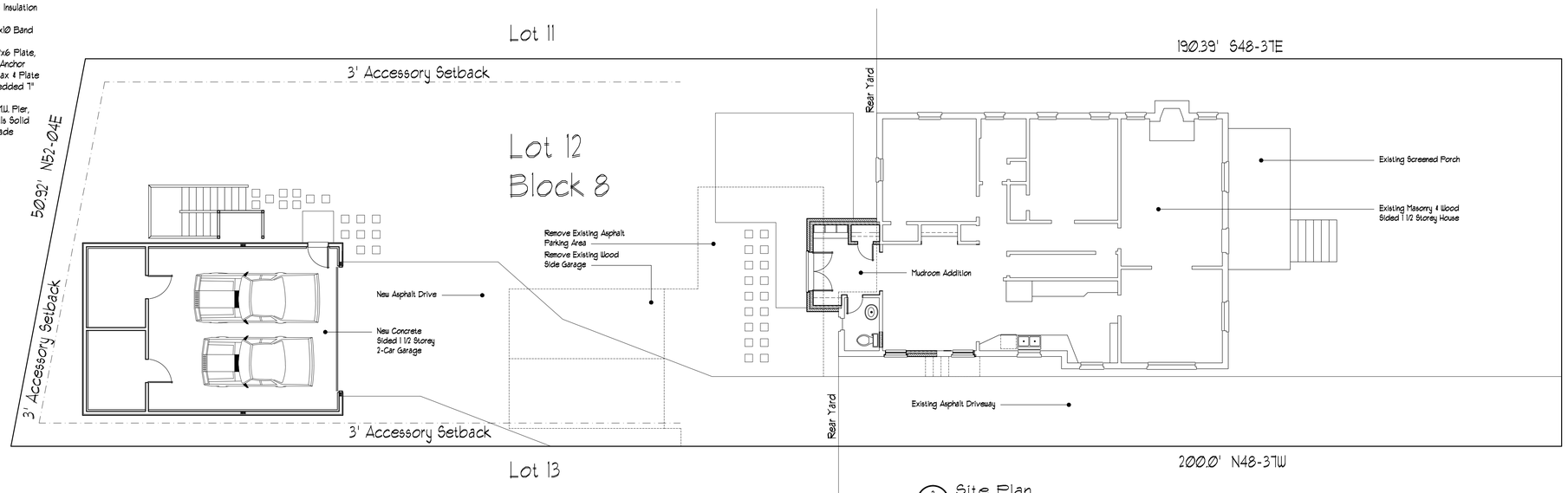
Existing Impervious = 1002.5 Sq Ft 19%
Renovated Impervious = 1757.7 Sq Ft 33%

Square Footage Summary

Mudroom Addition = 93 Sq Ft
Detached Garage
Garage/ Storage = 732 Sq Ft
Upper Heated = 543 Sq Ft



6 A-1 Vicinity Map
No Scale



2 A-1 Site Plan
1/8" = 1'-0"

Jenkins
Garage/
Addition

2116
Charlotte
Drive

Charlotte
NC

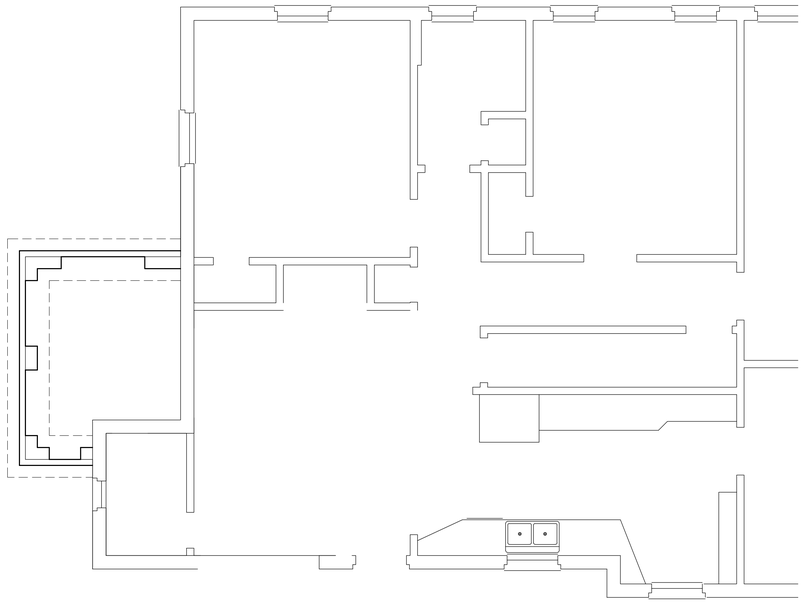
July 29, 2017

A-1

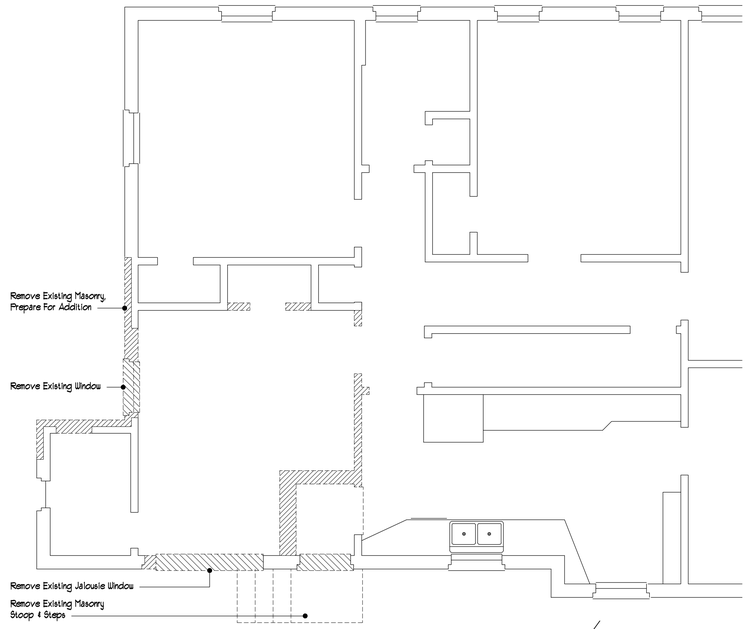
SEPTEMBER

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

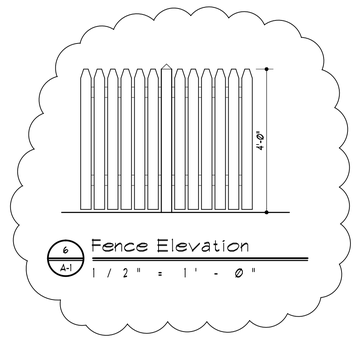
CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
9/6/17



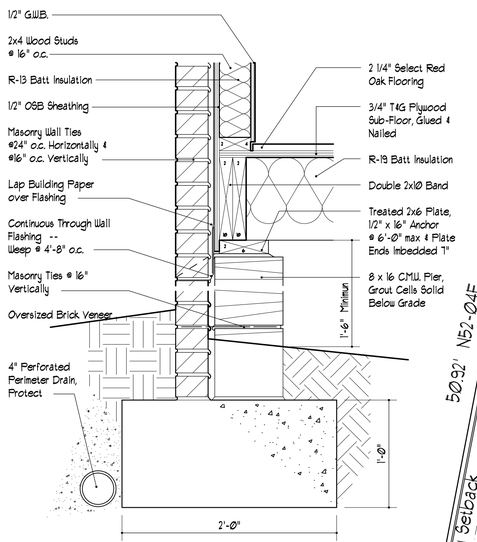
4 A-1 Foundation Plan
1/4" = 1'-0"



3 A-1 Demolition Plan
1/4" = 1'-0"



6 A-1 Fence Elevation
1/2" = 1'-0"



5 A-1 Typical Wall Detail
1 1/2" = 1'-0"

2116 Charlotte Drive

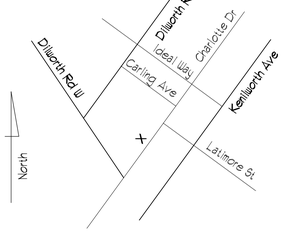
Rear Yard Summary

Existing Rear Yard = 5245 Sq Ft

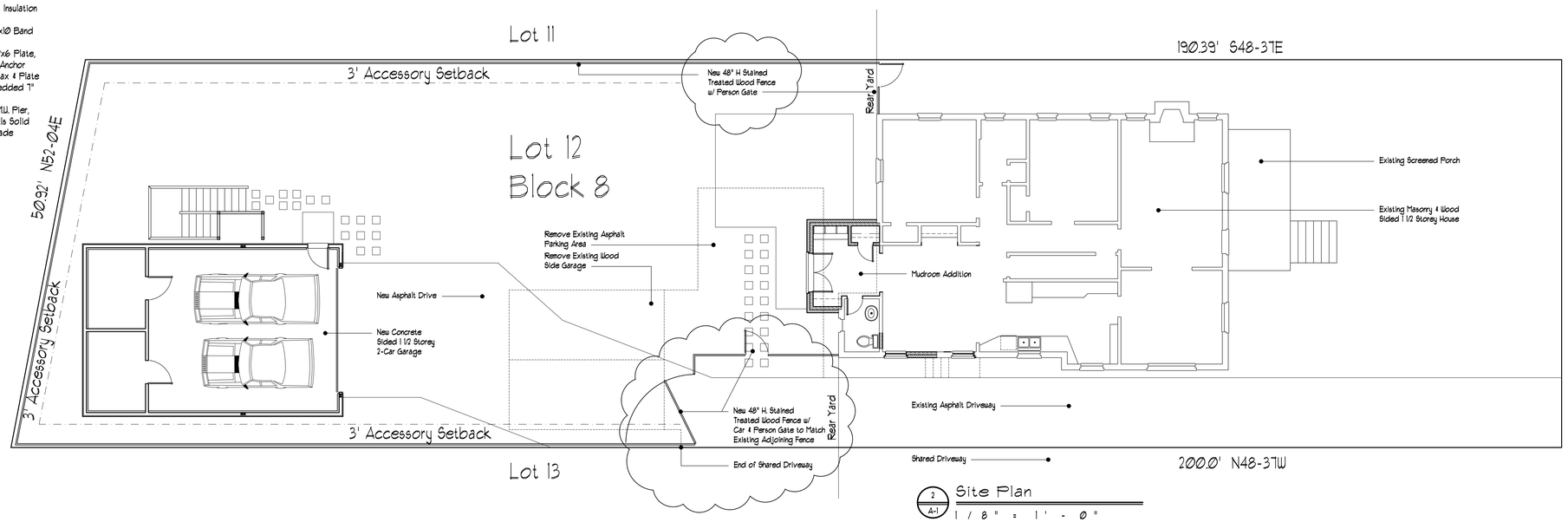
Existing Impervious = 1002.5 Sq Ft 19%
Renovated Impervious = 1757.7 Sq Ft 33%

Square Footage Summary

Mudroom Addition = 95 Sq Ft
Detached Garage
Garage/ Storage = 732 Sq Ft
Upper Heated = 543 Sq Ft



1 A-1 Vicinity Map
No Scale



2 A-1 Site Plan
1/8" = 1'-0"

Jenkins
Garage/
Addition

2116
Charlotte
Drive

Charlotte
NC

July 29, 2017
September 6, 2017

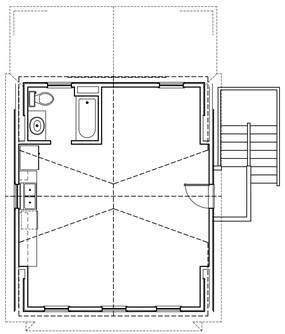
A-1

6 A-3 Side Elevation
1 / 4 " = 1 ' - 0 "

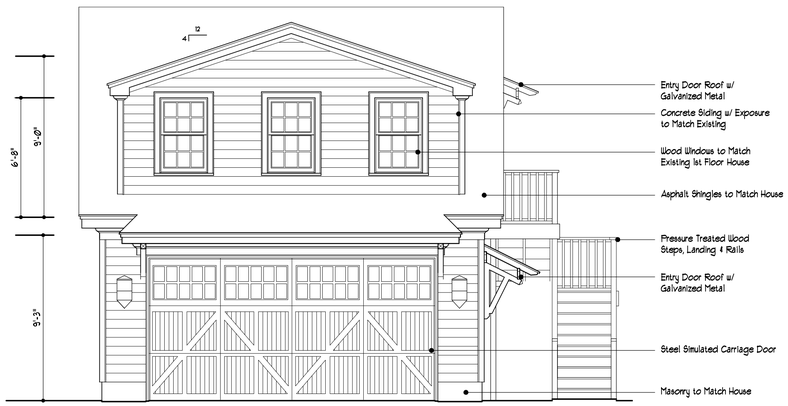
7 A-3 Rear Elevation
1 / 4 " = 1 ' - 0 "

8 A-3 Yard Elevation
1 / 4 " = 1 ' - 0 "

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365



4 A-3 Roof Plan
1 / 8 " = 1 ' - 0 "



5 A-3 Front Elevation
1 / 4 " = 1 ' - 0 "

AUGUST 2017

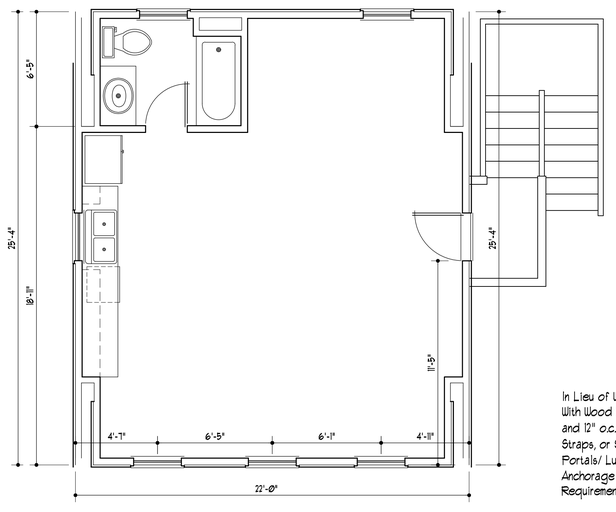
Framing Notes

All Floor Joists are 2x10 @ 16" o.c. SPF #2 U.N.O.
All Exterior Headers are 2-2x8 SPF #2 U.N.O.
All Interior Headers are 2-2x8 SPF #2 U.N.O.
All Ceiling Joists are 2x6 @ 16" o.c. SPF #2 U.N.O.
Dbl Joists Under All Parallel Walls
(3) 2x10 SYP #2 Flush Girders U.N.O.
(2) 2x10 SYP #2 Band Girder U.N.O.

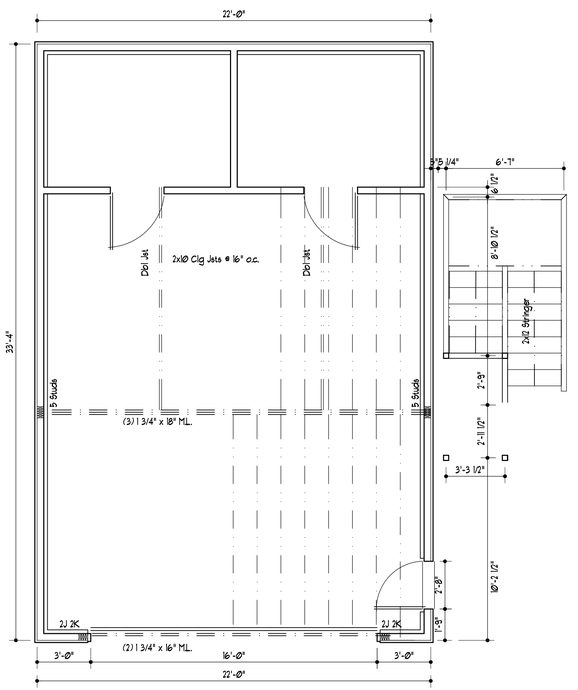
Steel Beams require 3- 2x4 Studs Under Each End Support U.N.O.
LVL Beams require 3- 2x4 Studs Under Each End Support U.N.O.
Headers Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support U.N.O.
Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max)
(2) 1 3/4 x 14 LVL	HU 416 (max)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 5.50/10

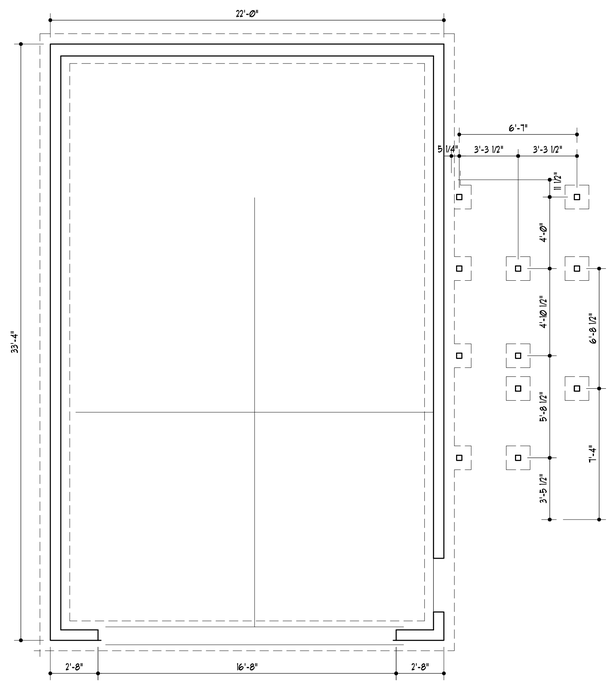
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns Are Required if Sheatehd as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.



3 A-3 Upper Plan
1 / 4 " = 1 ' - 0 "



2 A-3 Garage Plan
1 / 4 " = 1 ' - 0 "



1 A-3 Foundation Plan
1 / 4 " = 1 ' - 0 "

Jenkins
Garage/
Addition

2116
Charlotte
Drive

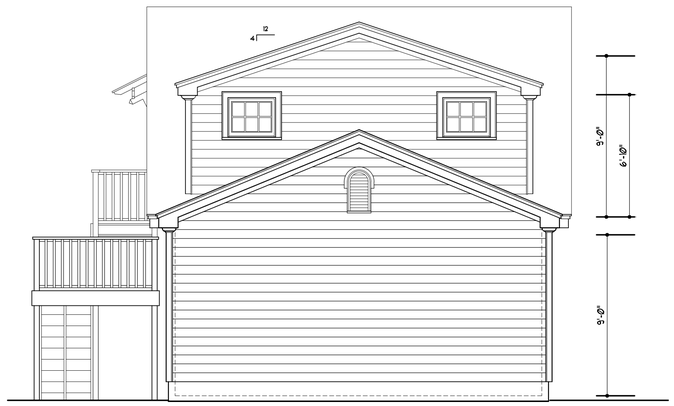
Charlotte
NC

July 29, 2017

A-3

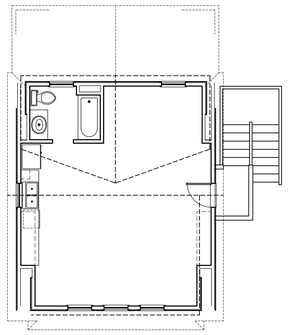
CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

6 A-3 Side Elevation
1 / 4 " = 1 ' - 0 "

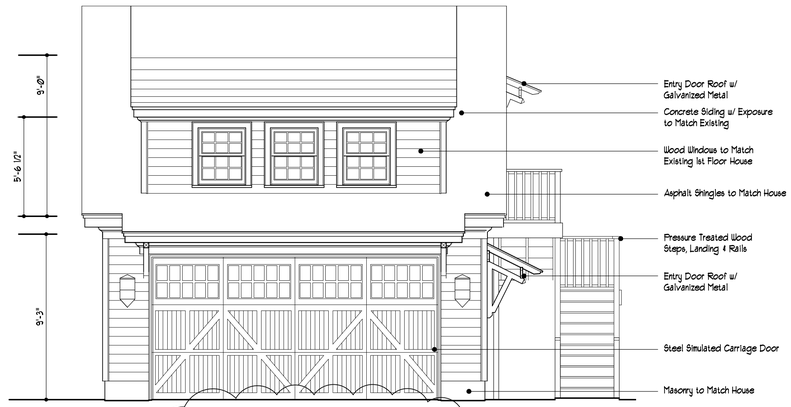


7 A-3 Rear Elevation
1 / 4 " = 1 ' - 0 "

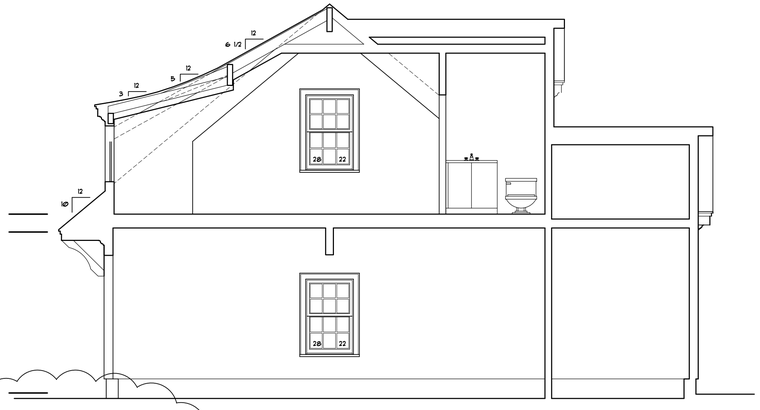
8 A-3 Yard Elevation
1 / 4 " = 1 ' - 0 "



4 A-3 Roof Plan
1 / 8 " = 1 ' - 0 "



5 A-3 Front Elevation
1 / 4 " = 1 ' - 0 "



9 A-3 Section
1 / 4 " = 1 ' - 0 "

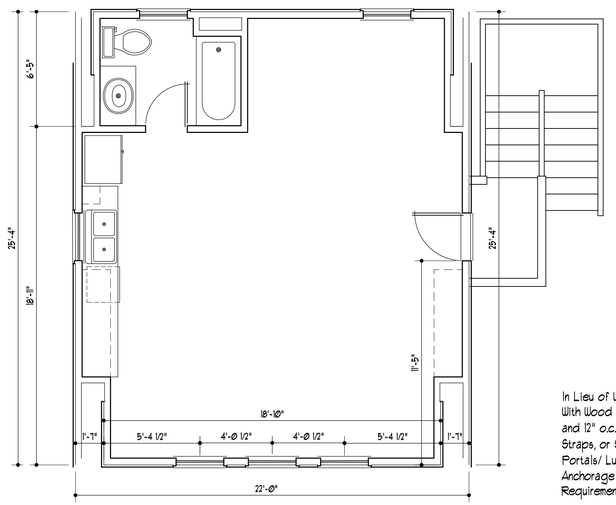
Framing Notes

All Floor Joists are 2x10 @ 16" o.c. SPF #2 U.N.O.
All Exterior Headers are 2-2x8 SPF #2 U.N.O.
All Interior Headers are 2-2x8 SPF #2 U.N.O.
All Ceiling Joists are 2x6 @ 16" o.c. SPF #2 U.N.O.
Dbl Joists Under All Parallel Walls
(3) 2x10 SYP #2 Flush Girders U.N.O.
(2) 2x10 SYP #2 Band Girder U.N.O.

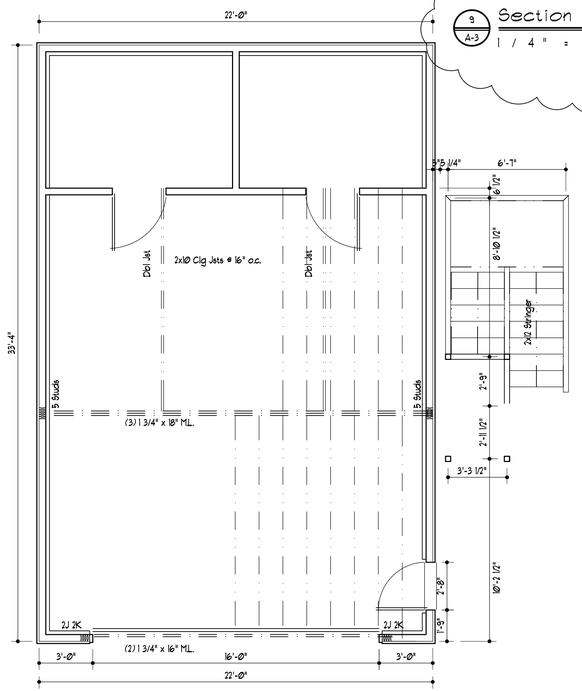
Steel Beams require 3- 2x4 Studs Under Each End Support U.N.O.
LVL Beams require 3- 2x4 Studs Under Each End Support U.N.O.
Headers Under 6'-0" require 1 King & 1 Jack Stud Under Each End Support U.N.O.
Headers over 6'-0" require 2- 2x4 Studs Under Each End Support U.N.O.

Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max)
(2) 1 3/4 x 14 LVL	HU 416 (max)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 5.50/10

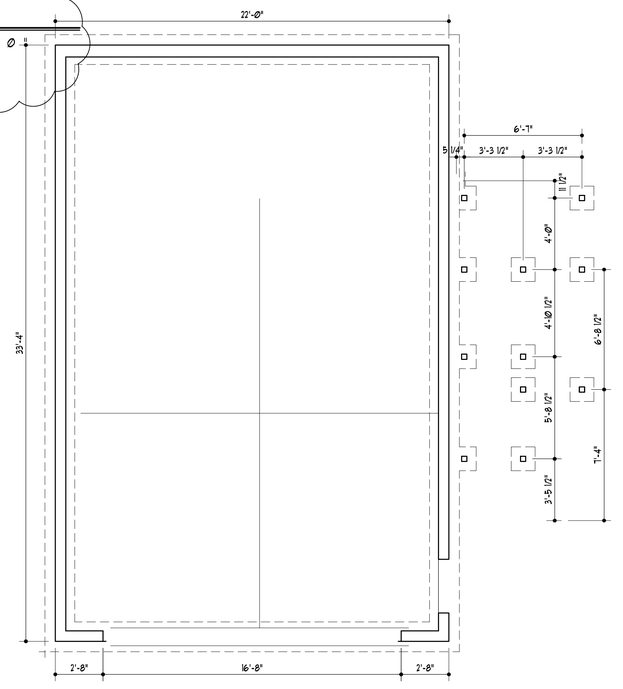
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns Are Required if Sheatehd as Described Above. Garage Door Portals/ Lugs Shall Be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per The Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements Will Be Shown on The Drawings.



3 A-3 Upper Plan
1 / 4 " = 1 ' - 0 "



2 A-3 Garage Plan
1 / 4 " = 1 ' - 0 "



1 A-3 Foundation Plan
1 / 4 " = 1 ' - 0 "

SEPTEMBER

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
9/6/17

Jenkins
Garage/
Addition

2116
Charlotte
Drive

Charlotte
NC

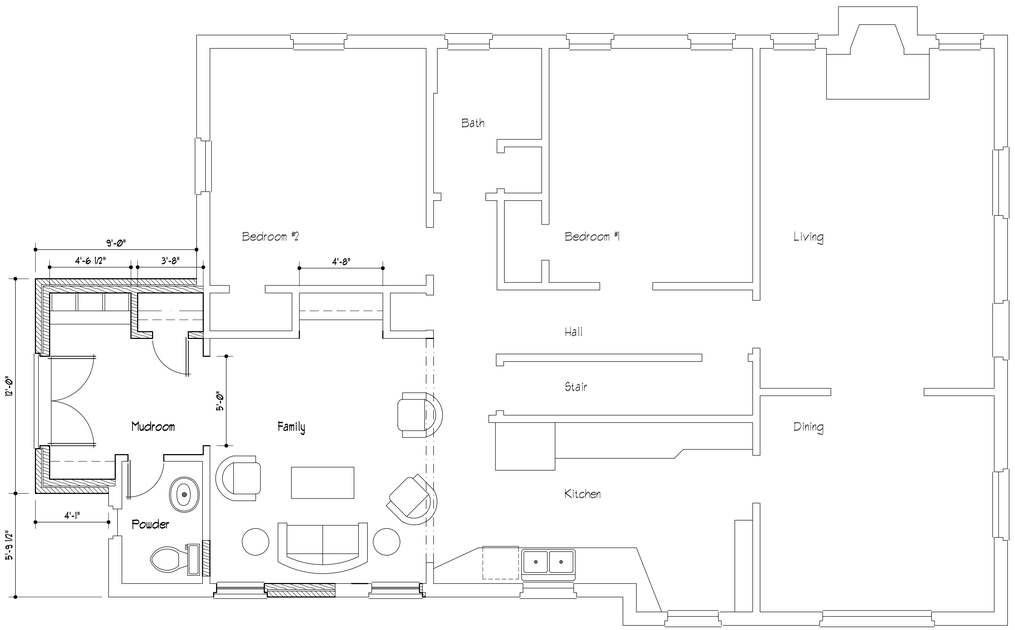
July 29, 2017
September 6, 2017

A-3

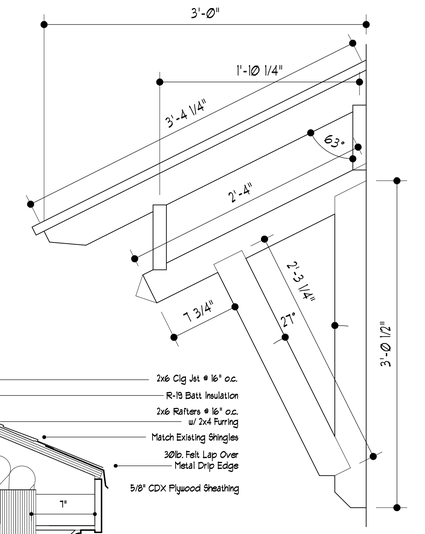
AUGUST 2017

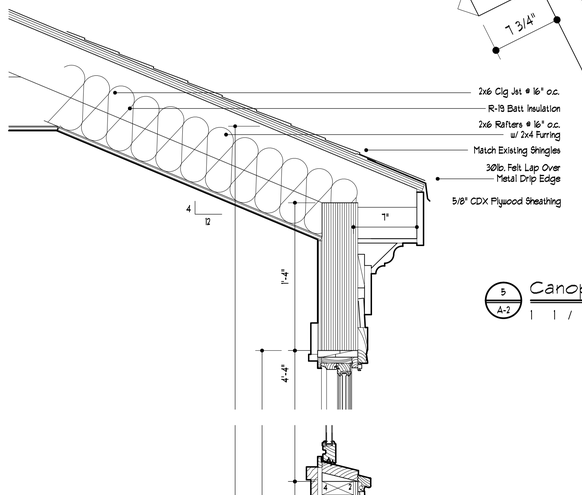
CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
7/29/17

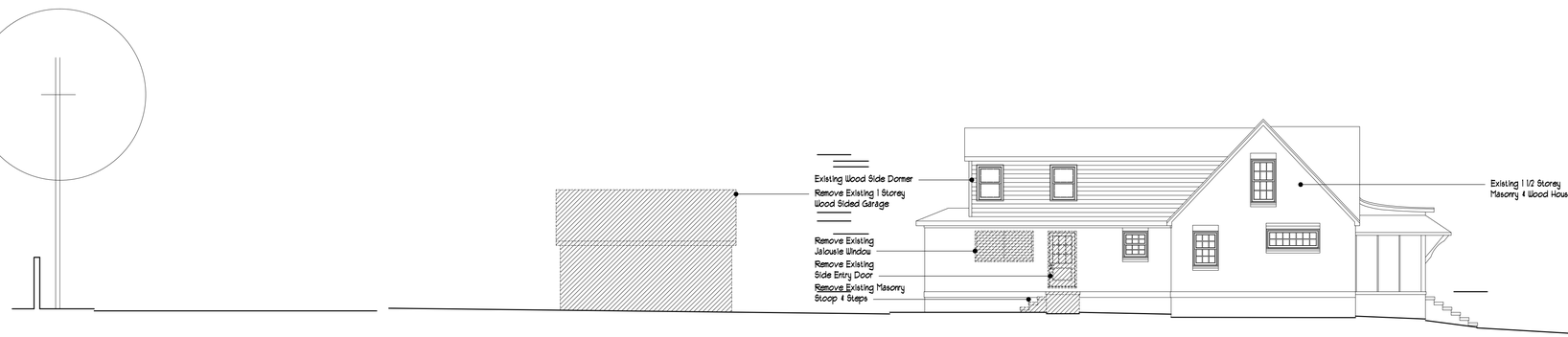


1 / A-2 Renovation Plan
1 / 4 " = 1 ' - 0 "

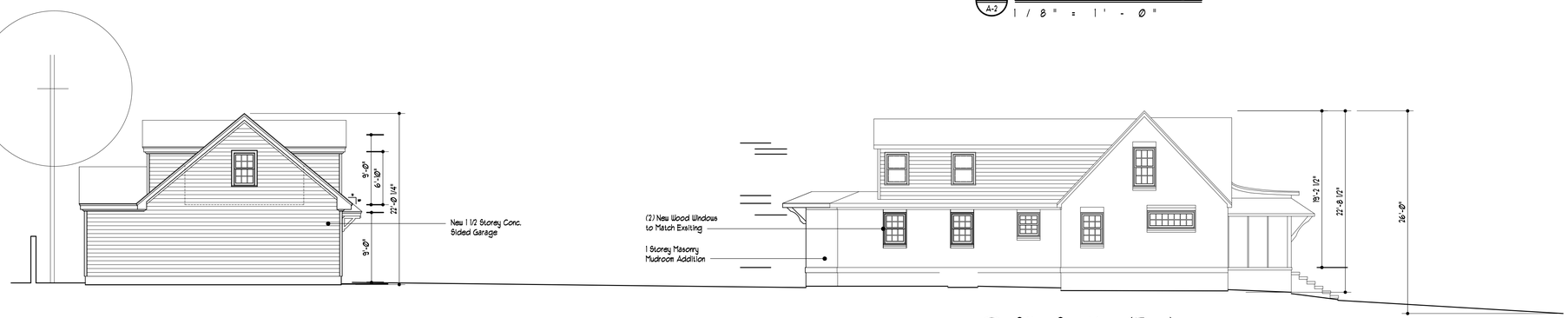




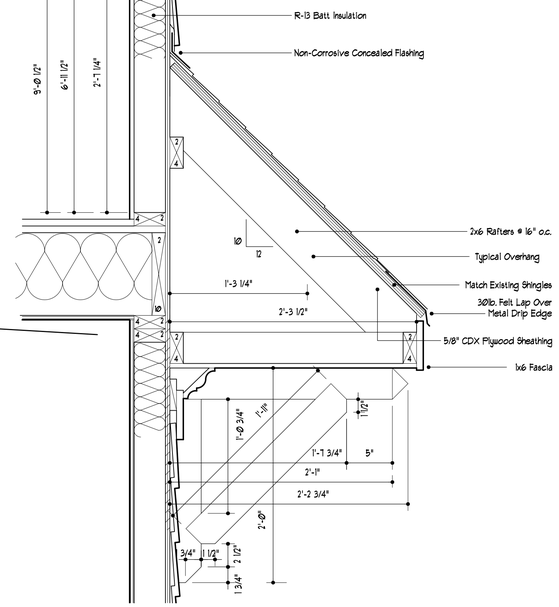
5 / A-2 Canopy Detail
1 1 / 2 " = 1 ' - 0 "



2 / A-2 Site Section (Exst'g)
1 / 8 " = 1 ' - 0 "



3 / A-2 Site Section (Ren)
1 / 8 " = 1 ' - 0 "



4 / A-2 Typical Garage Detail
1 1 / 2 " = 1 ' - 0 "

Jenkins
Garage/
Addition

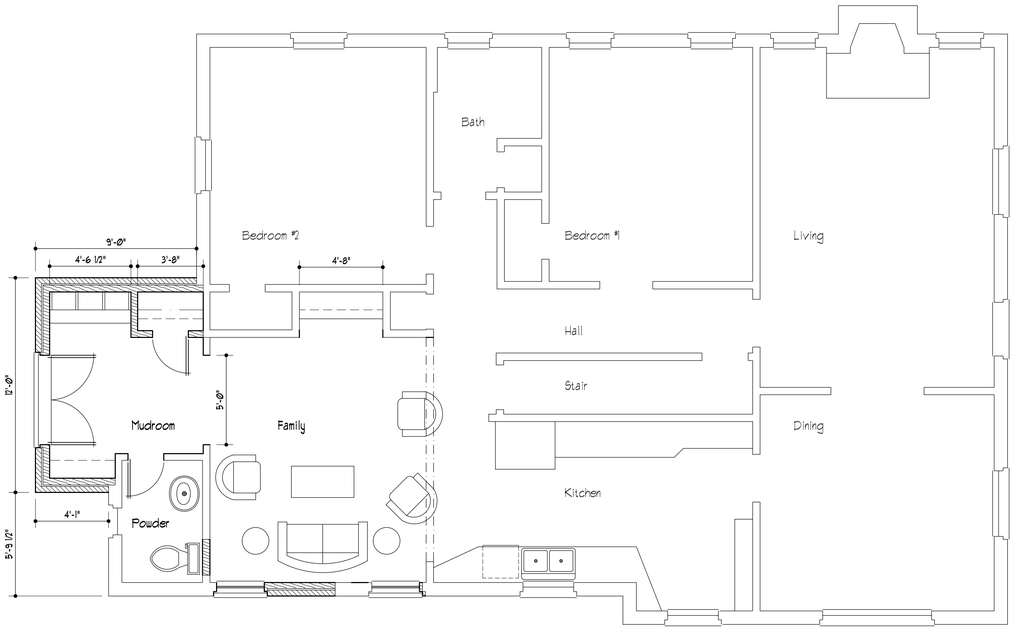
2116
Charlotte
Drive

Charlotte
NC

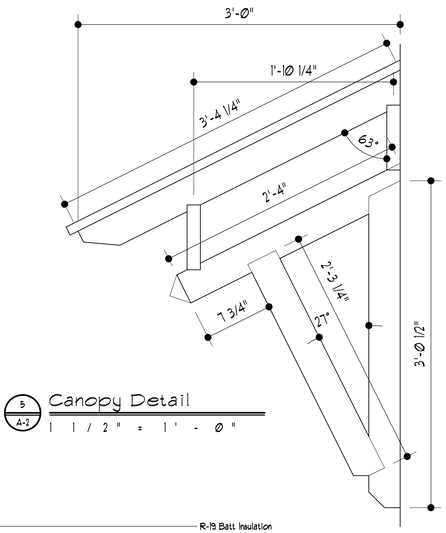
July 29, 2017

A-2

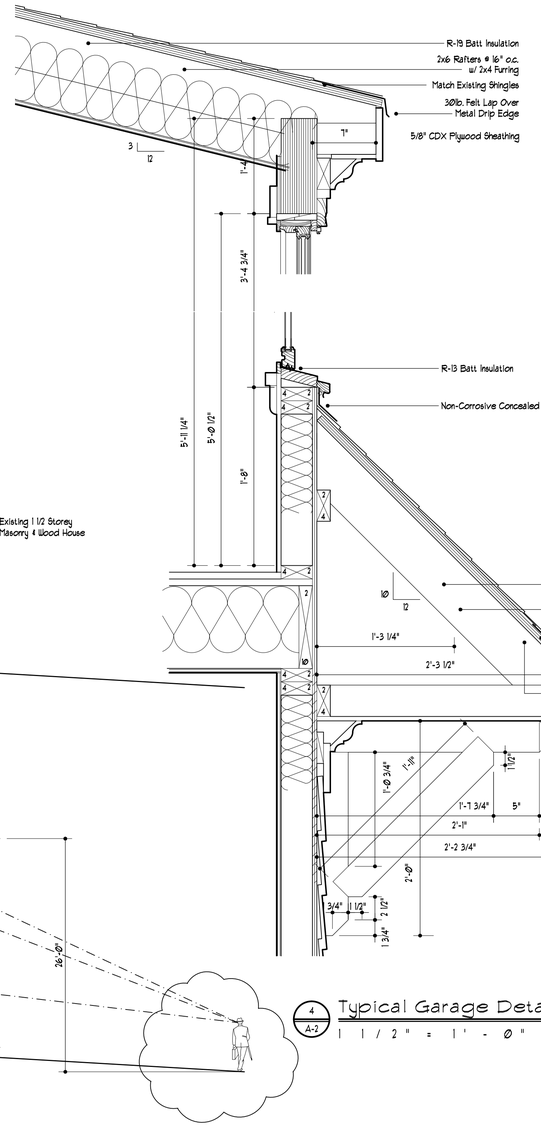
SEPTEMBER



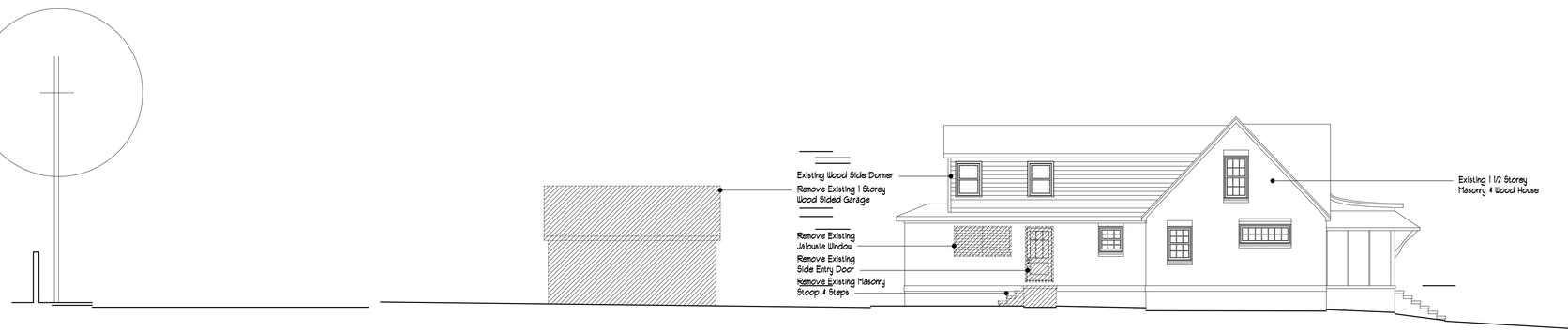
1 / A-2 Renovation Plan
1 / 4 " = 1 ' - 0 "



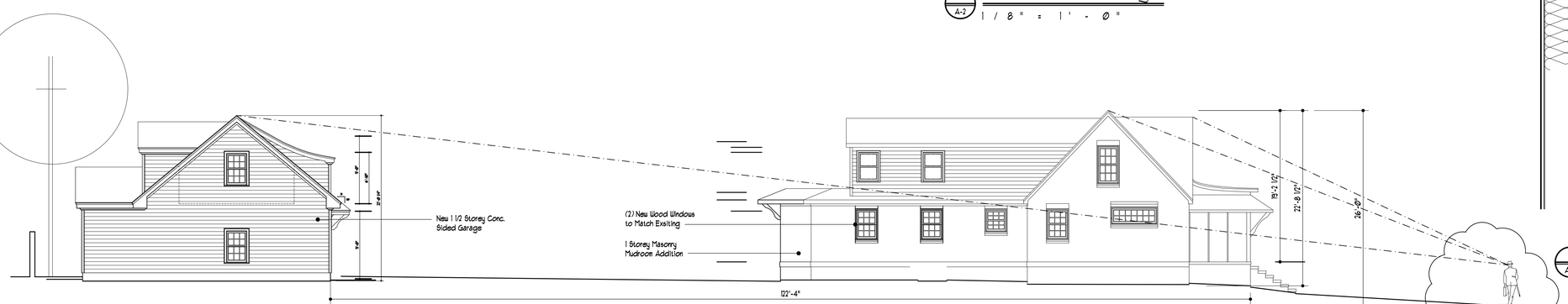
5 / A-2 Canopy Detail
1 1 / 2 " = 1 ' - 0 "



4 / A-2 Typical Garage Detail
1 1 / 2 " = 1 ' - 0 "



2 / A-2 Site Section (Exst'g)
1 / 8 " = 1 ' - 0 "



3 / A-2 Site Section (Ren)
1 / 8 " = 1 ' - 0 "

CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

CRAIG WILLIAM ISAAC
REGISTERED ARCHITECT
6429
NORTH CAROLINA
CHARLOTTE, N.C.
9/6/17

Jenkins
Garage/
Addition

2116
Charlotte
Drive

Charlotte
NC

July 29, 2017
September 6, 2017

A-2