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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 930 Berkeley Avenue

**SUMMARY OF REQUEST:** Accessory Structure

**APPLICANT/OWNER:** Madison McNabb and Eric Binder, applicants/Joel Lanik, owner

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**Details of Proposed Request**

*Existing Conditions*

Historically known as the Wilson L. Stratton house, the existing structure is a 2-story Colonial Revival building constructed in 1938. A two-story rear addition was added under previous guidelines. Adjacent structures are two-story residential buildings. Lot dimensions are approximately 75' x 160'. Per HDC records, the existing garage is believed to have been constructed at the same time as the house.

*Proposal*

The project is the demolition of the existing two-vehicle garage and a portion of an existing concrete driveway to allow for the construction of a 1.5 story detached accessory building at the rear left corner of the property. The accessory building footprint measures approximately 25'-11" x 37'-3", with a one-story element on the rear. The building height is approximately 23'-5" and is substantially lower than the ridge of the main house which measures 34'-10 5/8". The exterior material requested is Hardie Artisan smooth lap siding with a 6" exposure and mitered corners. All trim will be wood. Other details to match existing on main house. The project includes the removal small leaning tree, located at the front right corner of the existing garage (sheet L-1.0). A new canopy tree is proposed in the front yard. Post-construction, the rear yard will be 43.5% impervious coverage.

**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**

Staff has the following concerns with the proposal:

1. Overall, the proposal is not incongruous with the District and meets the guidelines for Accessory Buildings, 8.9 above.
2. Front elevation window design.
3. Details on the condition of the existing garage.
4. Minor revisions may be reviewed by staff.



HDC-2019-00360

PID: 12309617

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ACCESSORY STRUCTURE

July Meeting 2019





# Existing Site Conditions

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The Lanik Residence  
930 Berkeley Avenue  
Charlotte, North Carolina



1 Existing Garage to be Demolished  
1/4" = 1'-0"

2 Existing Main House Conditions  
1/4" = 1'-0"



3 Existing Site Conditions  
1/4" = 1'-0"

## FOR HDC REVIEW ONLY

Existing Site Conditions	Revisions:
July 1, 2019	
EJB	
19001	
	L-1.0

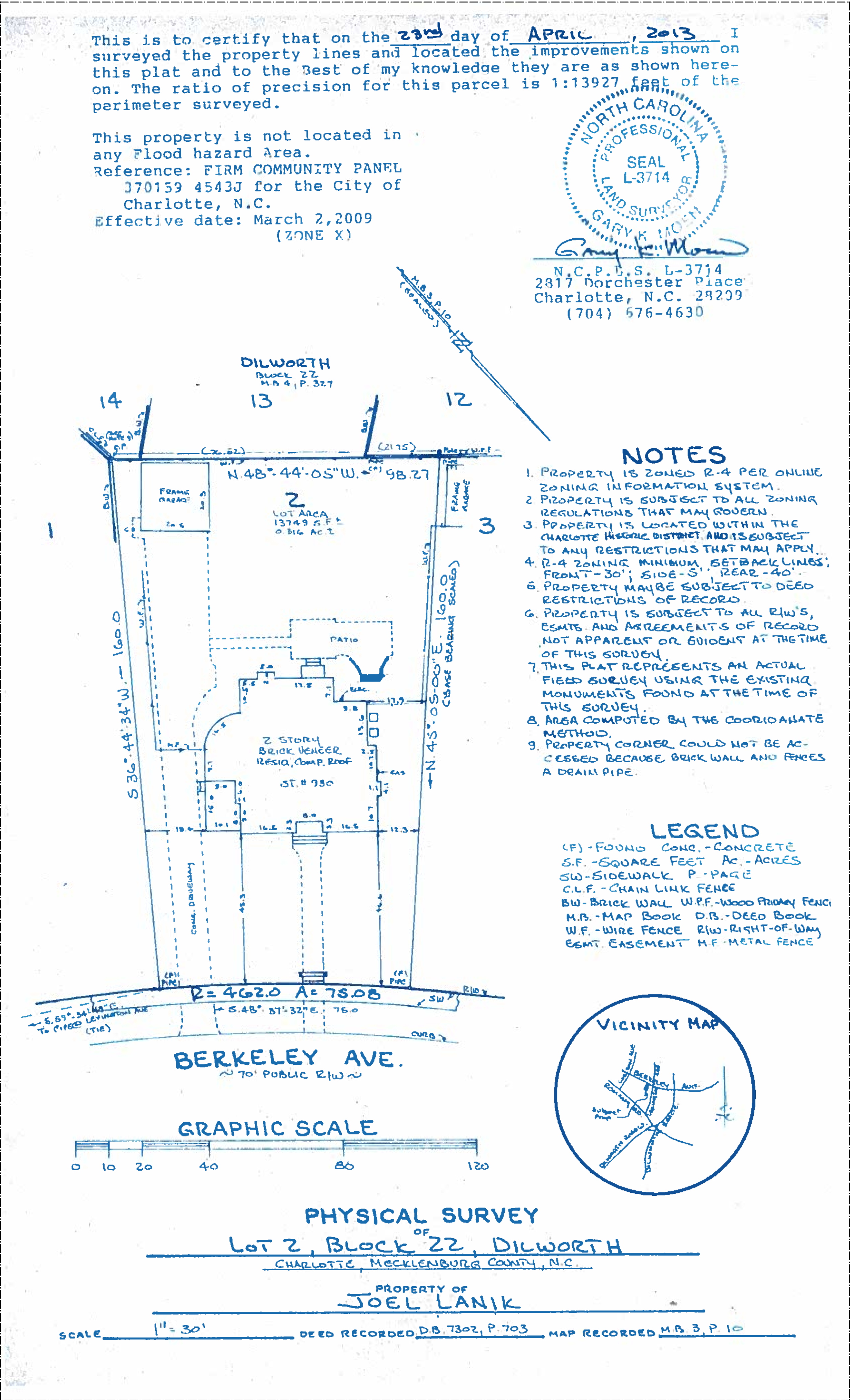


Existing Site Survey

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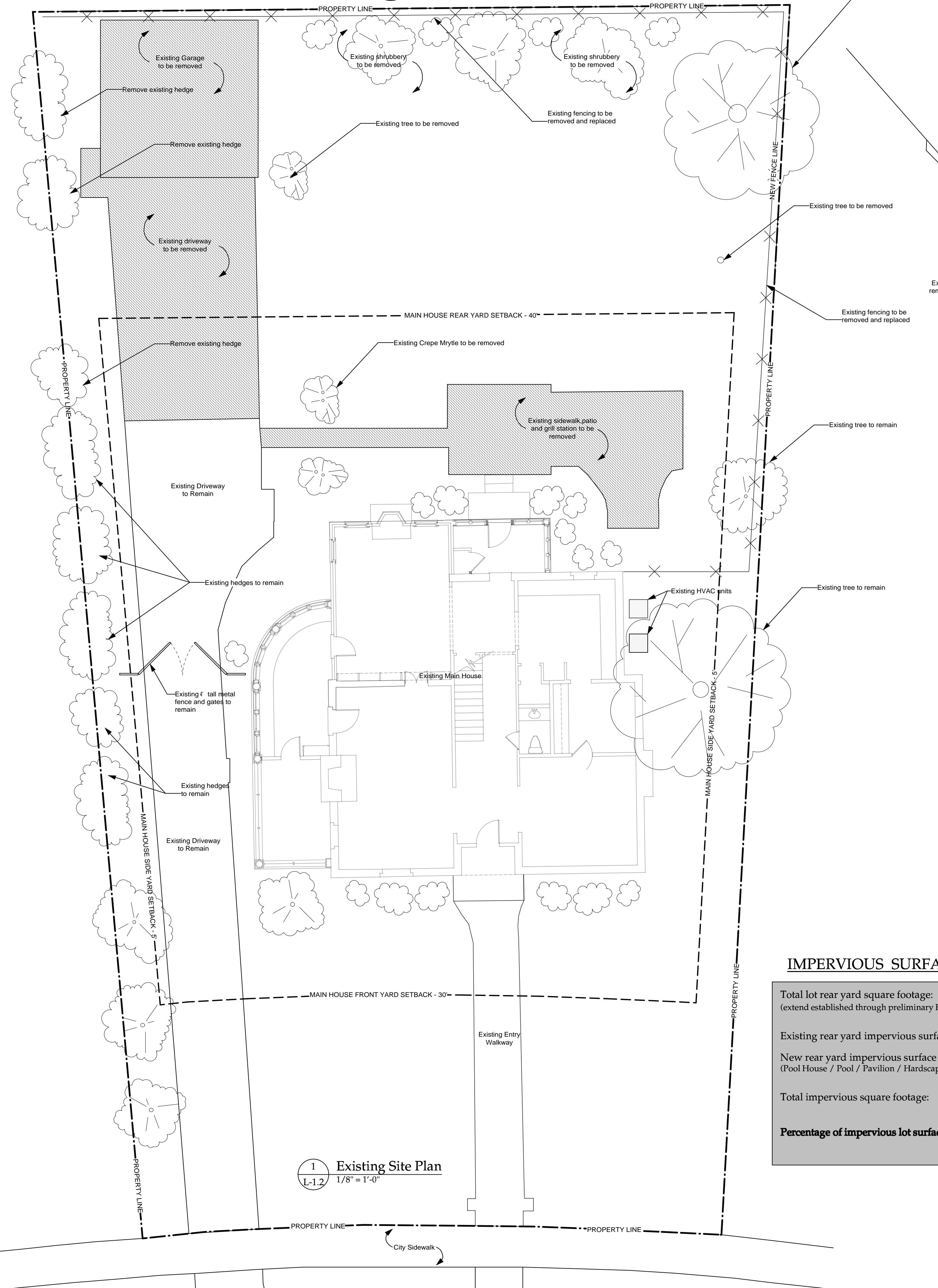
1 Original Site Survey  
L-1.1 1" = 20 ft

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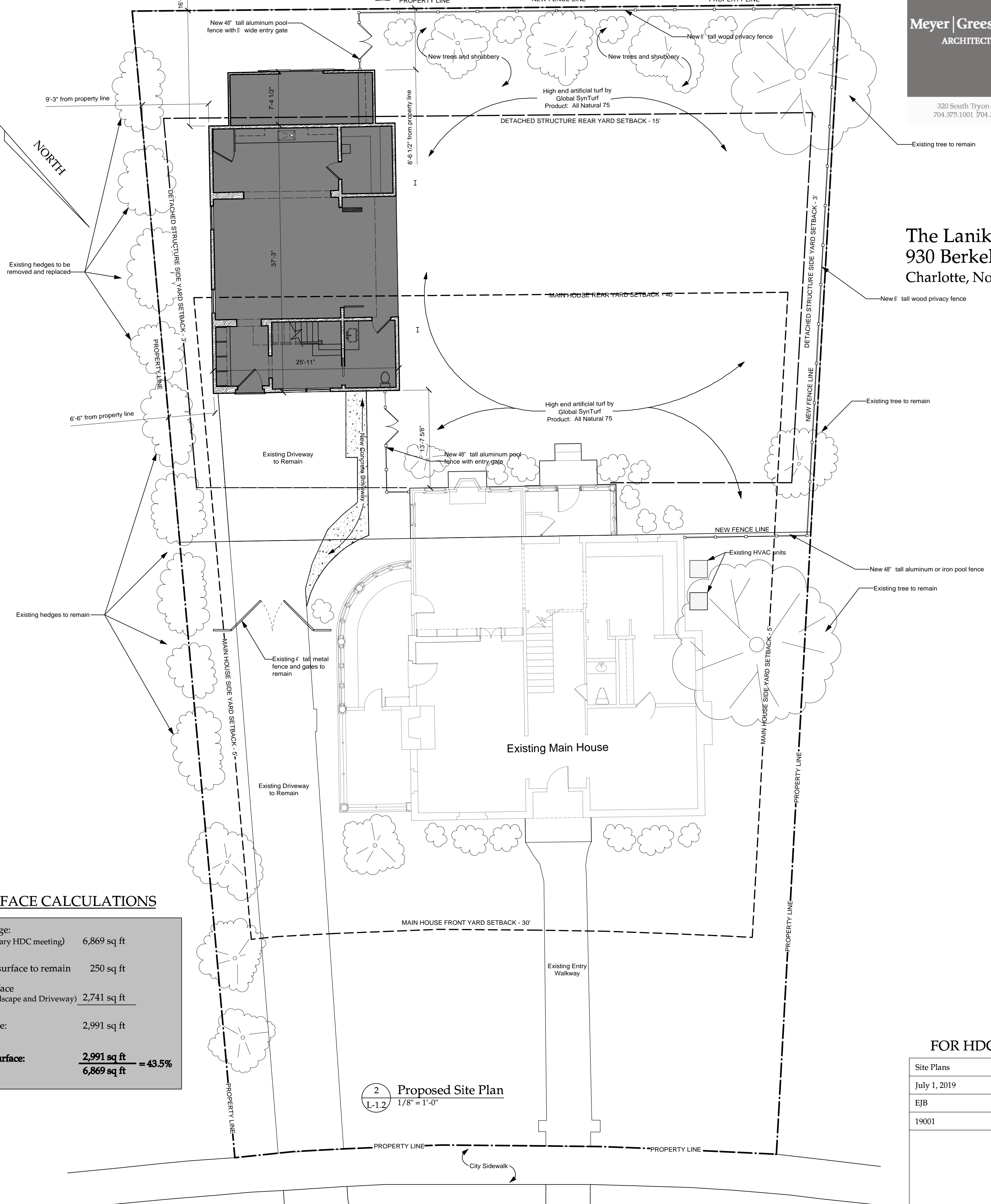
Existing Site Survey	Revisions:
July 1, 2019	
EJB	
19001	
	L-1.1



# Existing Site Plan



# Proposed Site Plan



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### IMPERVIOUS SURFACE CALCULATIONS

Total lot rear yard square footage:  
(extend established through preliminary HDC meeting) 6,869 sq ft

Existing rear yard impervious surface to remain	250 sq ft
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New rear yard impervious surface  
(Pool House / Pool / Pavilion / Hardscape and Driveway) 2,741 sq ft

Total impervious square footage:	2,991 sq ft
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Percentage of impervious lot surface:  $\frac{2,991 \text{ sq ft}}{6,869 \text{ sq ft}} = 43.5\%$

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

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Site Plans	Revisions:
July 1, 2019	
EJB	
19001	
	L-1.2

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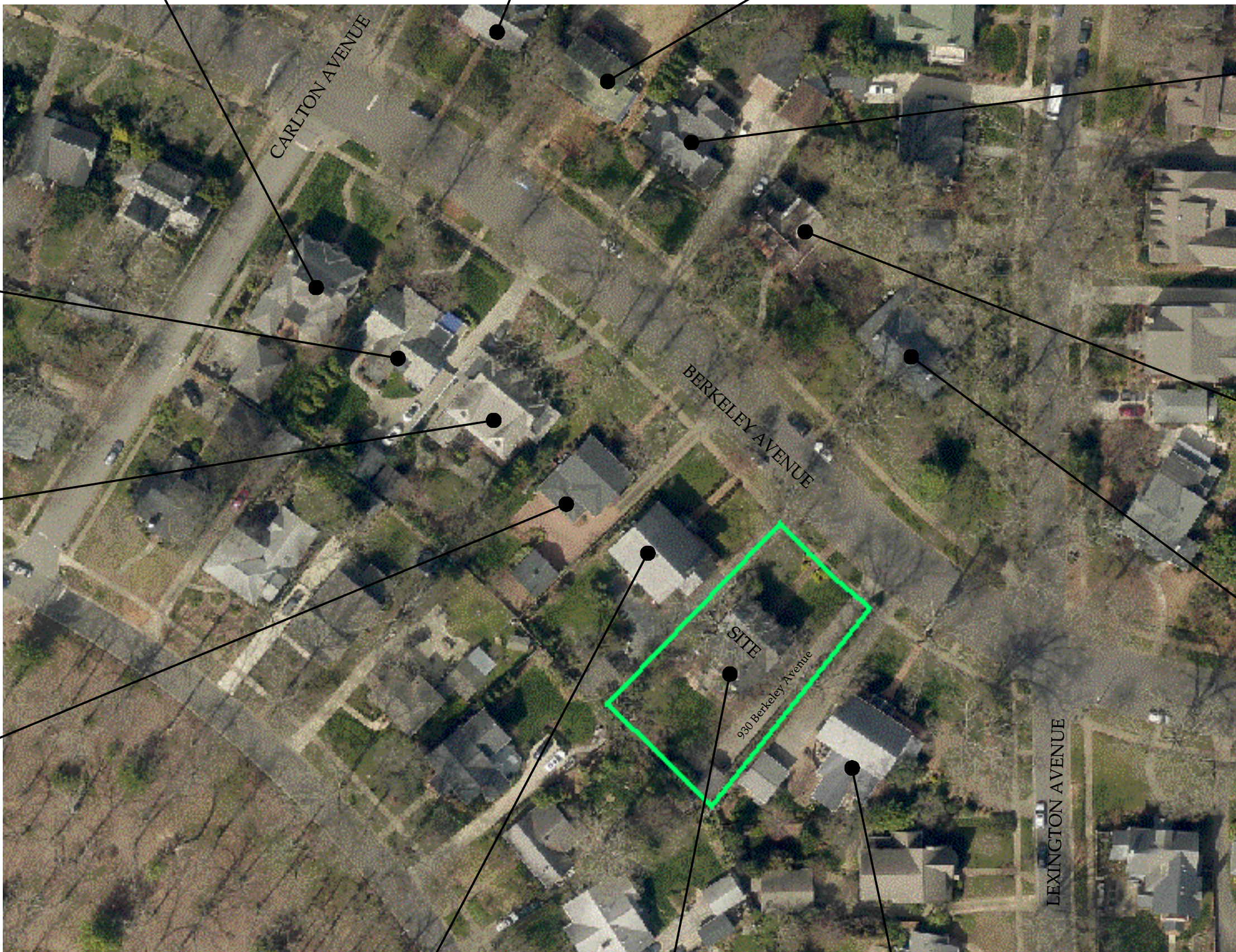


# Existing Street Context

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Existing Street Context	Revisions:
July 1, 2019	
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19001	
	L-1.3

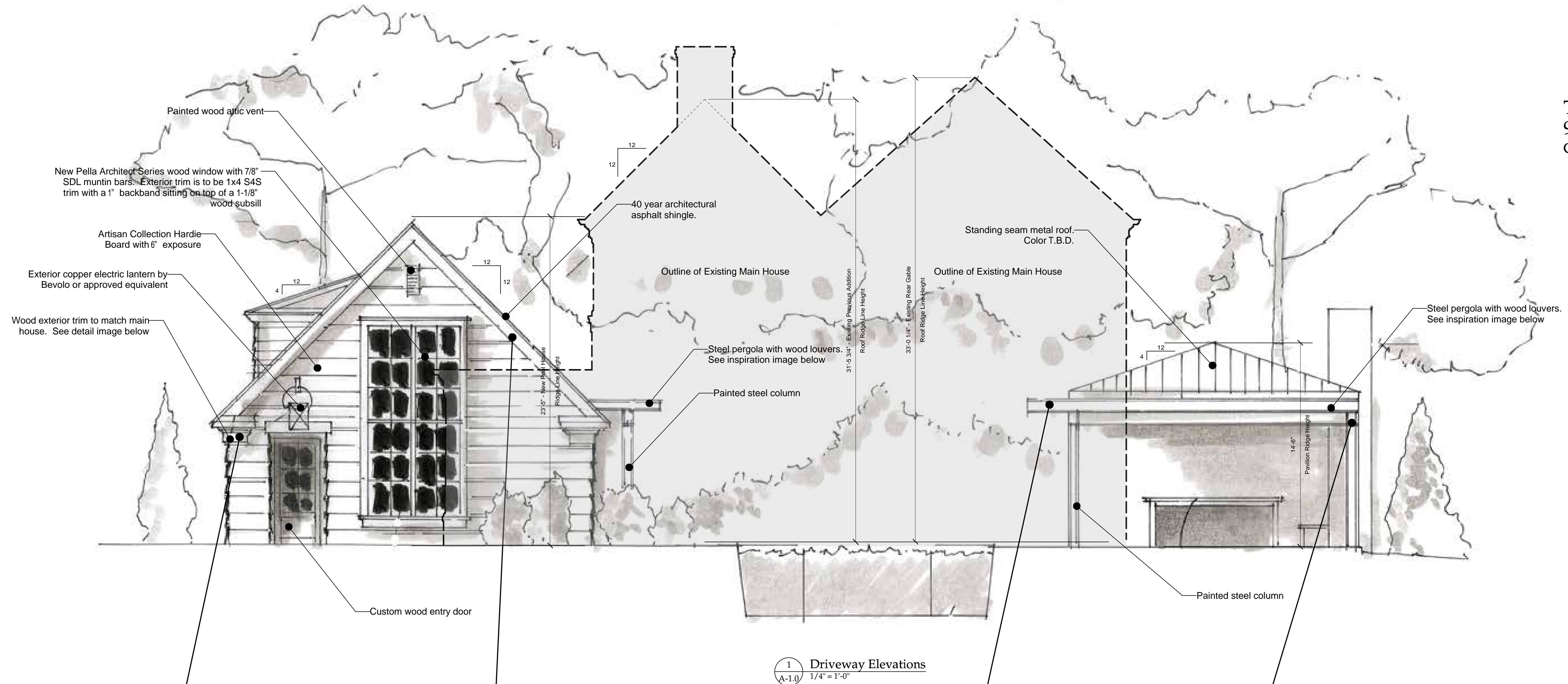


# Proposed Street View Elevation

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2 Exterior Trim and Soffit Details  
1/4" = 1'-0"  
(matches main house details)



3 Pergola and Structure Inspiration Images  
1/4" = 1'-0"

## FOR HDC REVIEW ONLY

Street View Elevations	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.0

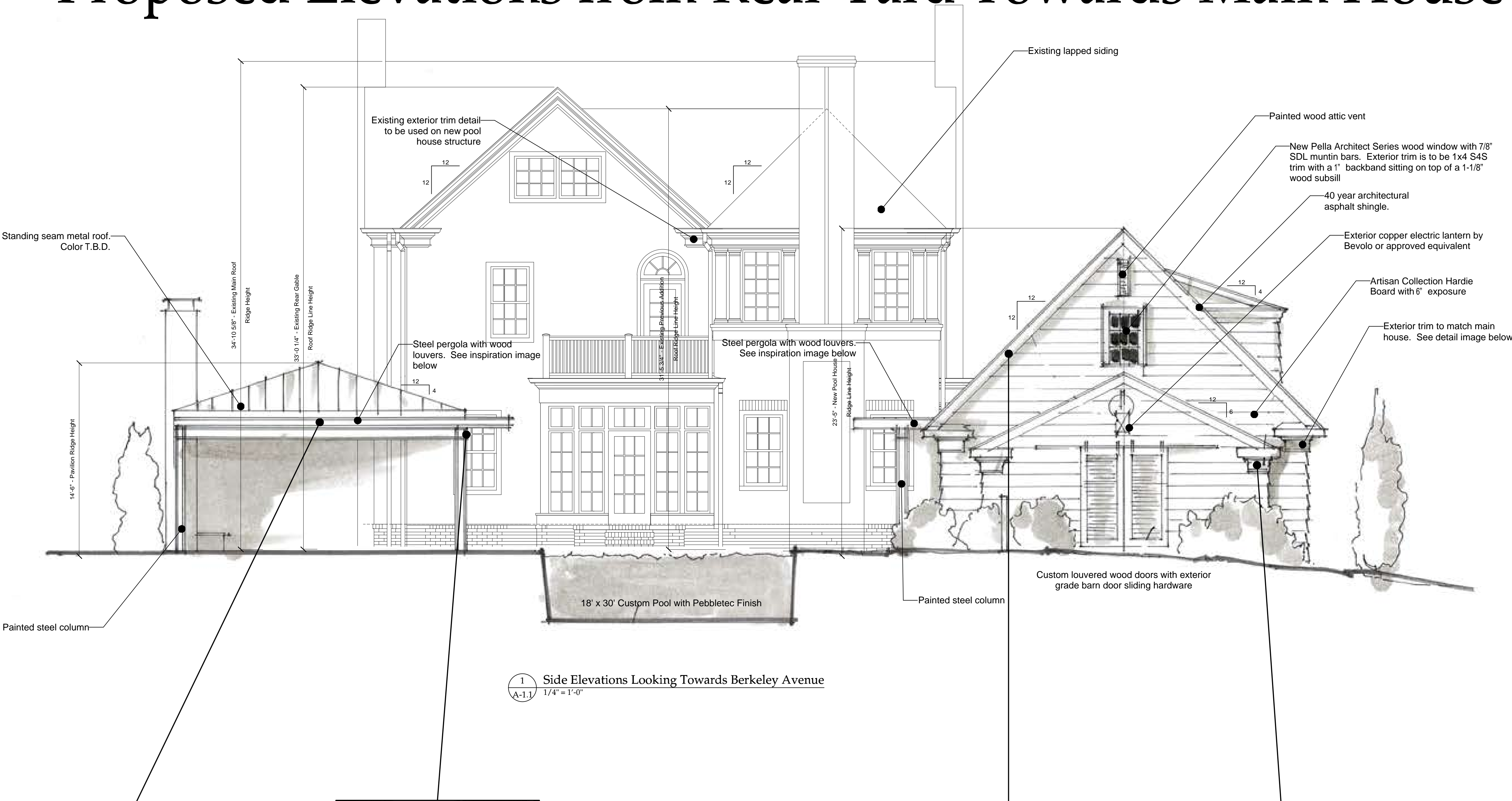


# Proposed Elevations from Rear Yard Towards Main House

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2 Pergola and Structure Inspiration Images  
1/4" = 1'-0"

3 Exterior Trim and Soffit Details  
1/4" = 1'-0"  
(matches main house details)

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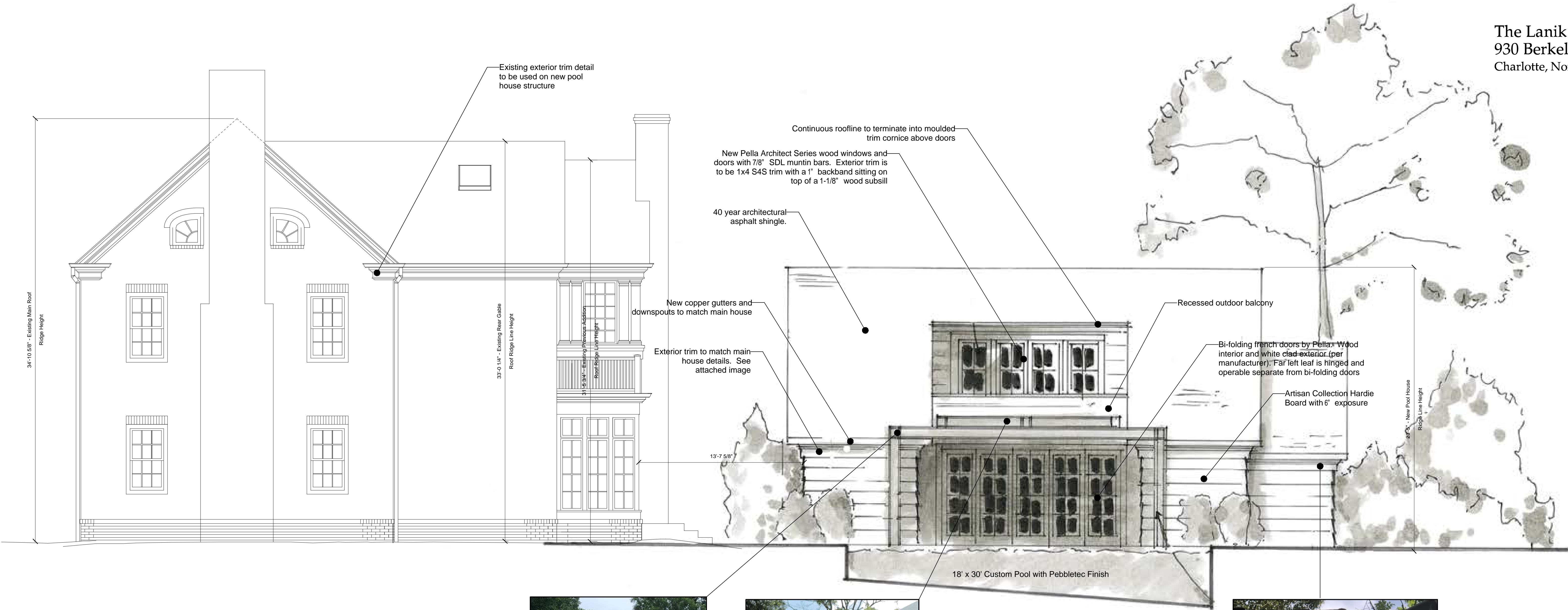
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Elevations Towards Berkeley	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.1



# Proposed Pool House Front Elevation

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1 Pool House Front Elevation  
A-1.2 1/4" = 1'-0"



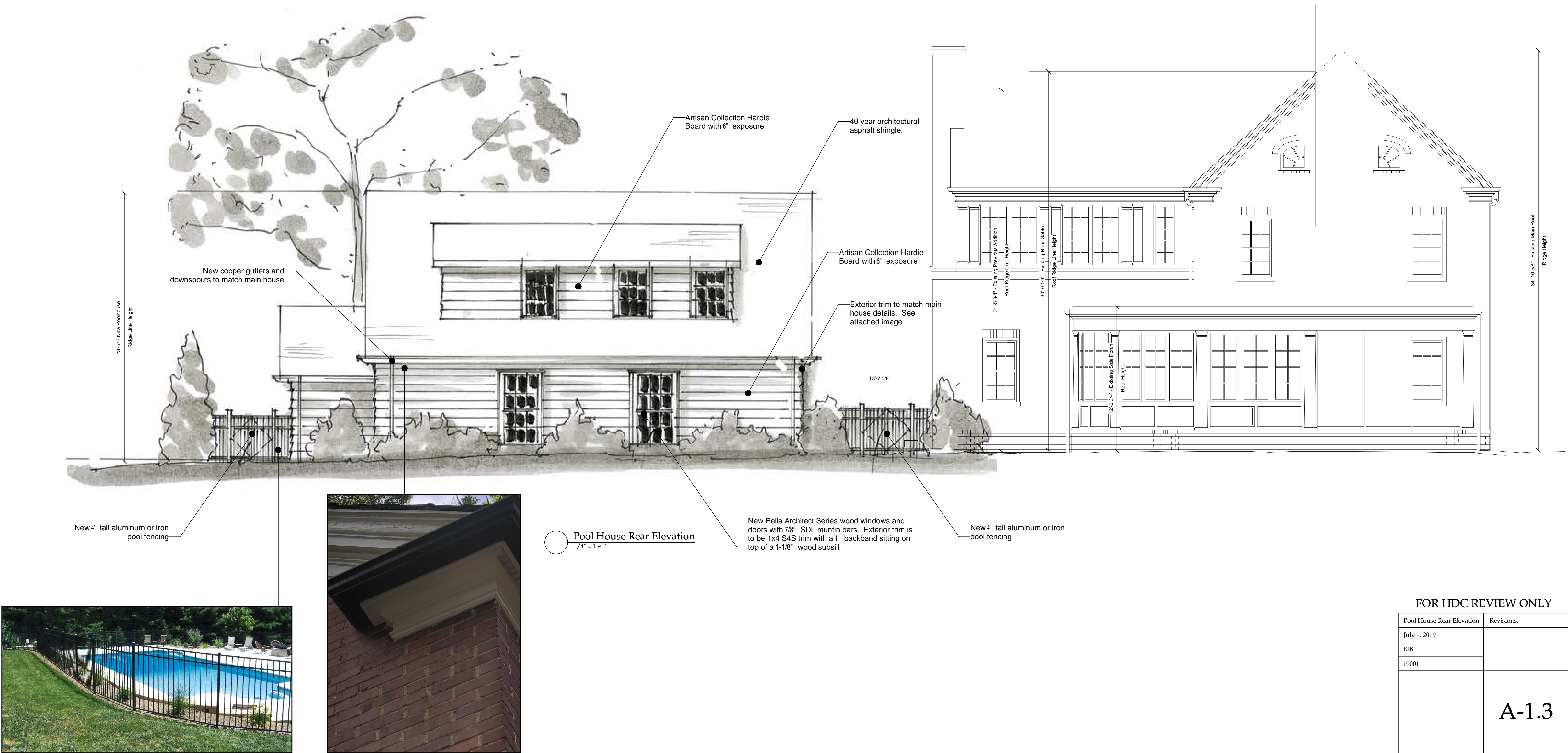
## FOR HDC REVIEW ONLY

Pool House Front Elevation	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.2



# Proposed Pool House Rear Elevation

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## FOR HDC REVIEW ONLY

Pool House Rear Elevation	Revisions:
July 1, 2019	
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19001	
	A-1.3



# Architectural Details

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All new exterior trim is to be wood with profiles to match the existing conditions on the main house

1 New Cornice and Soffit Details  
A-1.4 1/4" = 1'-0"

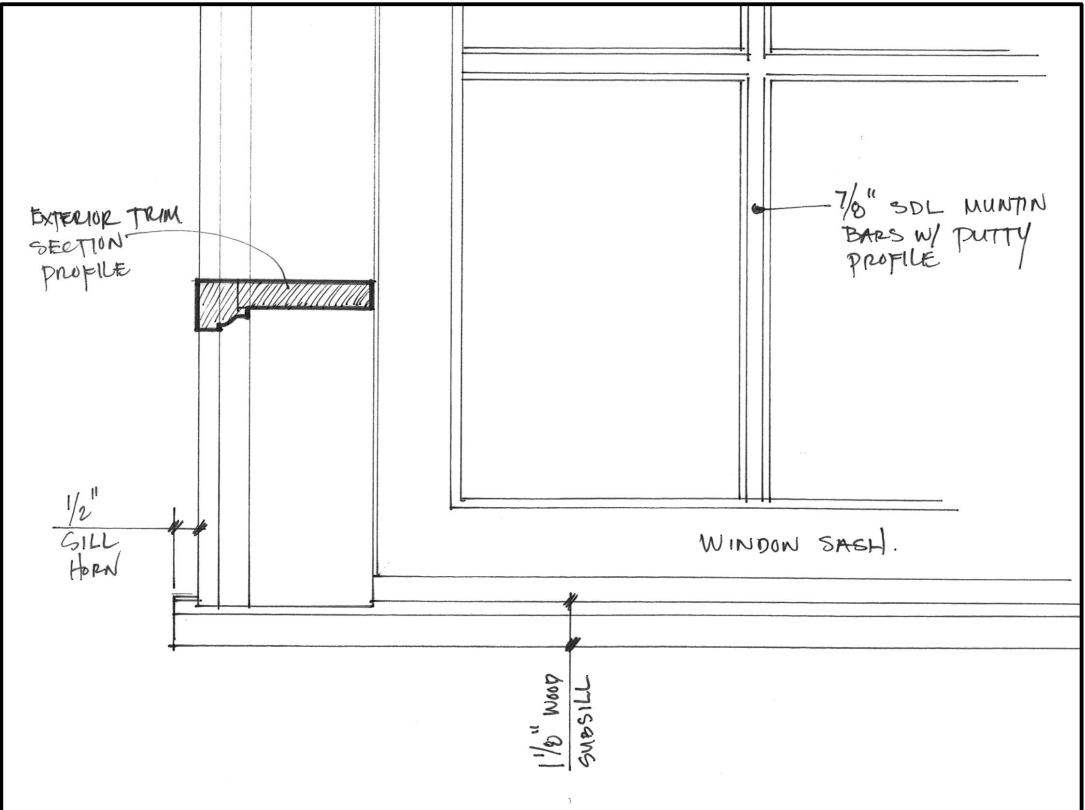


All new exterior trim is to be wood with profiles to match the existing conditions on the main house

2 New Rake Board Trim Details  
A-1.4 1/4" = 1'-0"



3 Existing Window and Door Exterior Trim Detail  
A-1.4 1/4" = 1'-0"



4 New Window and Door Exterior Trim Detail  
A-1.4 1/4" = 1'-0"



5 Steel and Wood Pergola Inspiration Image  
A-1.4 1/4" = 1'-0"

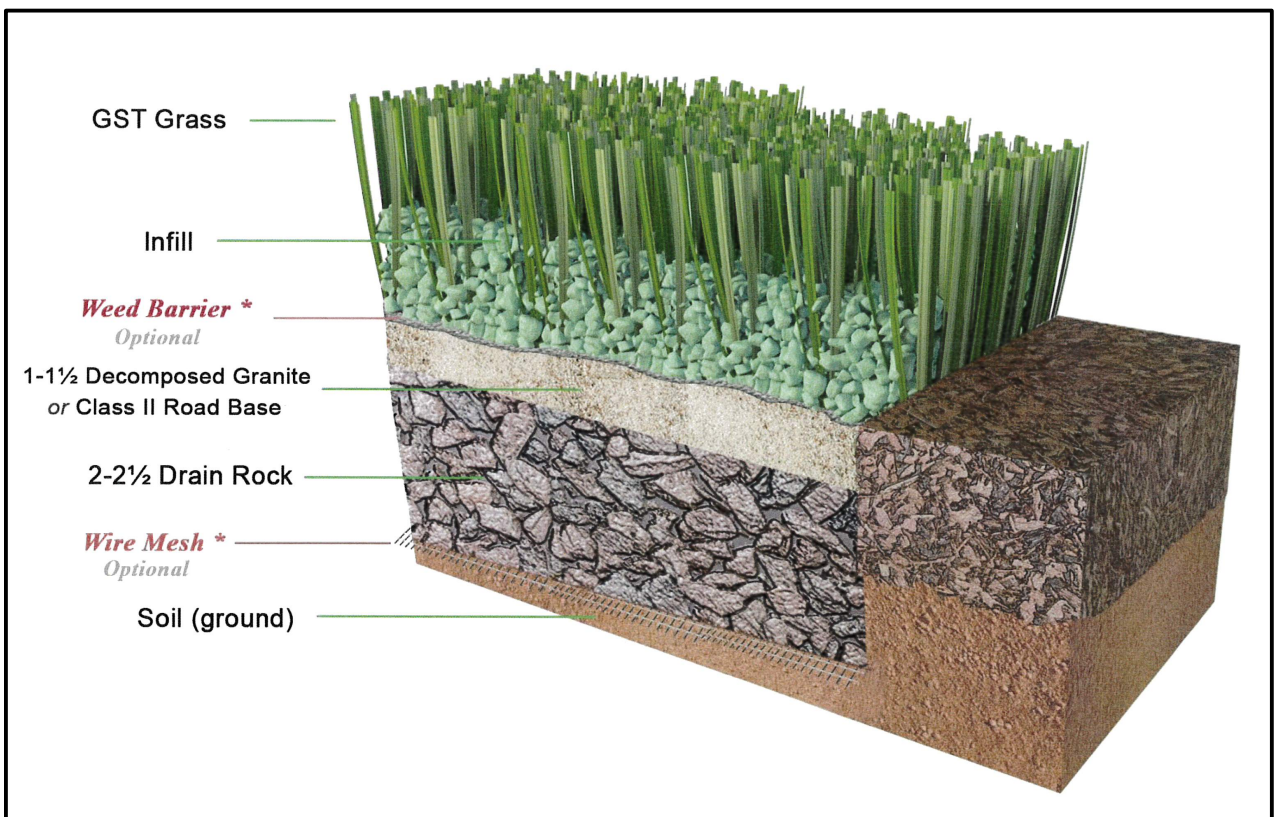


6 Wide Flange Structure Inspiration Image  
A-1.4 1/4" = 1'-0"



7 Proposed Pool Coping  
A-1.4 1/4" = 1'-0"

18" x 30" pool coping by Hartstone



8 Artificial Grass Assembly and Drainage Specification  
A-1.4 1/4" = 1'-0"



Artificial Grass Specification  
Global SynTurf - All Natural 75

9 Artificial Grass Specification  
A-1.4 1/4" = 1'-0"



Exterior electric copper lantern by Bevolo  
or approved equivalent

10 Typical Exterior Hanging Light Fixture  
A-1.4 1/4" = 1'-0"

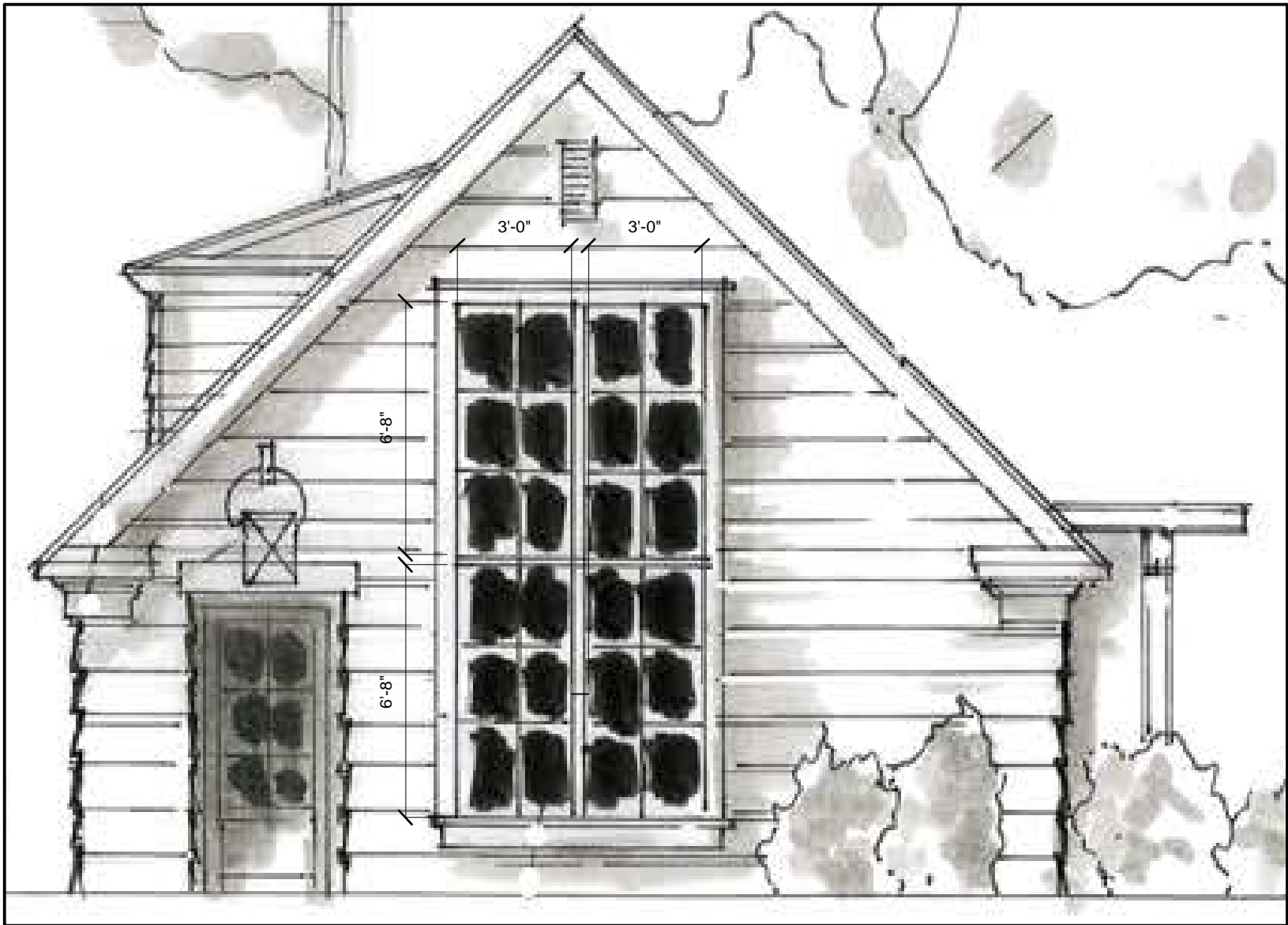
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Architectural Details	Revisions:
July 1, 2019	
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19001	
	A-1.4

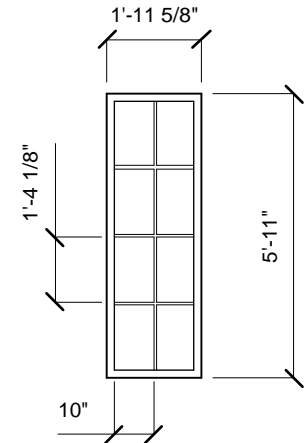


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# Architectural Details



1 New Pool House Stair Hall Window Size and Proportions  
A-1.5 1/4" = 1'-0"



2 Existing Sun Room Window Size and Proportions  
A-1.5 1/4" = 1'-0"



3 Proposed 6' Tall Wood Privacy Fence Concept  
A-1.5 1/4" = 1'-0"



4 Proposed 4' Tall Iron or Aluminum Pool Fence Concept  
A-1.5 1/4" = 1'-0"

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Architectural Details	Revisions:
July 1, 2019	
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	A-1.5



# Neighborhood Precedent

(highly visible accessory structures from the street)

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Neighborhood Precedents	Revisions:
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19001	
	A-1.6