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

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.
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.
Existing Site Conditions

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina

Existing Garages to be Demolished
New trees and shrubbery

New 48" tall aluminum pool

Proposed Site Plan

Existing shrubbery

PROPERTY LINE

Remove existing hedge

PROPERTY MAIN HOUSE SIDE YARD SETBACK - 5'

Existing Garage to be removed

Existing driveway to be removed

Existing 4' tall metal fence to remain

Existing driveway, patio removed and replaced

Existing fencing to be removed

Existing hedges to remain

Existing tree to be removed

Existing tree to remain

Main House Rear Yard Setback - 40'

Existing tree to remain

Existing tree to remain

Existing Entry Walkway

Existing sidewalk, patio removed and replaced

Existing HVAC units

New rear yard impervious surface

Existing Rear Yard Impervious Surface to remain

Total impervious square footage:

Total lot rear yard square footage:

IMPERVIOUS SURFACE CALCULATIONS

930 Berkeley Avenue

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina

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Charlotte, North Carolina

July 1, 2019

FOR HDC REVIEW ONLY

Revisions:

Site Plans

EJB

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Site Plans

EJB

FOR HDC REVIEW ONLY

Site Plans

EJB

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Site Plans

EJB

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Site Plans

EJB
Proposed Street View Elevation

Artisan Collection Hardie Board with 6" exposure
Wood exterior trim to match main house. See detail image below

Painted wood attic vent
New Pella Architect Series wood window with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood subsill

Custom wood entry door
Standing seam metal roof. Color T.B.D.

Steel pergola with wood louvers. See inspiration image below
Exterior copper electric lantern by Bevolo or approved equivalent

31'-5 3/4" - Existing Previous Addition Roof Ridge Line Height
33'-0 1/4" - Existing Rear Gable Roof Ridge Line Height
23'-5" - New Pool House Ridge Line Height

40 year architectural asphalt shingle.

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Street View Elevations

Exterior Trim and Soffit Details
Exterior copper electric lantern by Bevolo or approved equivalent
New Pella Architect Series wood window with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood subsill

Pergola and Structure Inspiration Images
Steel pergola with wood louvers. See inspiration image below
Exterior copper electric lantern by Bevolo or approved equivalent

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina
Proposed Elevations from Rear Yard Towards Main House

18' x 30' Custom Pool with Pebbletec Finish

Steel pergola with wood louvers. See inspiration image below

14'-6" Pavilion Ridge Height

33'-0 1/4" - Existing Rear Gable Roof Ridge Line Height

34'-10 5/8" - Existing Main Roof Ridge Height

40 year architectural asphalt shingle.

Painted wood attic vent

Custom louvered wood door with exterior grade barn door sliding hardware

Existing lapped siding

12" siding trim detail to be used on new pool house structure

Exterior copper electric lantern by Bevolo or approved equivalent

New Pella Architect Series wood window with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood sub sill

Extterior trim to match main house. See detail image below

For HDC Review Only

FOR HDC REVIEW ONLY

Elevations Towards Berkeley

Exterior Trim and Soffit Details

Exterior Trim and Soffit Details

Existing exterior trim detail to be used on new pool house structure

Steel pergola louvers. See inspiration image below

Painted steel column

Painted steel column

Painted steel column

Painted steel column

Painted steel column

Painted wood attic vent

Existing exterior trim detail to be used on new pool house structure

Exterior copper electric lantern by Bevolo or approved equivalent

Custom louvered wood door with exterior grade barn door sliding hardware

New Pella Architect Series wood window with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood sub sill

Exterior trim to match main house. See detail image below

Existing lapped siding

Custom louvered wood door with exterior grade barn door sliding hardware

New Pella Architect Series wood window with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood sub sill

Extterior trim to match main house. See detail image below

Existing lapped siding
Proposed Pool House Rear Elevation

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina

Pool House Rear Elevation

- Existing Main Roof Ridge Height: 31'-5 3/4"
- Existing Previous Addition Roof Ridge Line Height: 12'-6 3/4"
- Existing Rear Gable Roof Ridge Line Height: 33'-0 1/4"
- New Poolhouse Ridge Line Height: 23'-5"

- Artisan Collection Hardie Board with 6" exposure
- New Pella Architect Series wood windows and doors with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood subsill
- Exterior trim to match main house details. See attached image
- New copper gutters and downspouts to match main house
- New 4' tall aluminum or iron pool fencing
- New 4' tall aluminum or iron pool fencing to match main house details
- New 40 year architectural asphalt shingle.

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A-1.3
Architectural Details

New Cornice and Soffit Details

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

New Rake Board Trim Details

All new siding to be at eaves with profiles to match the existing conditions on the main house.

Existing Window and Door Exterior Trim Detail

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

New Window and Door Exterior Trim Detail

For HDC Review Only

Painted steel wide flange columns — painted

Exterior electric copper lantern by Bevolo or approved equivalent

Wide Flange Structure Inspiration Image

1/4" = 1'-0"

6

Typical Exterior Hanging Light Fixture

1/4" = 1'-0"

10

Artificial Grass Assembly and Drainage Specification

Global SynTurf - All Natural 75

Artificial Grass Specification

18" x 30" pool coping by Hartstone

Artificial Grass Specification

Global SynTurf - All Natural 75

1/4" = 1'-0"

9

FOR HDC REVIEW ONLY

Steel and Wood Pergola Inspiration Image

Painted steel wide flange columns — painted

Proposed Pool Coping

1/4" = 1'-0"

7

Artificial Grass Specification

Global SynTurf - All Natural 75

1/4" = 1'-0"

8

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1/4" = 1'-0"

4

1/4" = 1'-0"

3

1/4" = 1'-0"

2

1/4" = 1'-0"

1

1/4" = 1'-0"

5

1/4" = 1'-0"

11
Architectural Details

New Pool House Stair Hall Window Size and Proportions

Existing Sun Room Window Size and Proportions

Proposed 6' Tall Wood Privacy Fence Concept

Proposed 4' Tall Iron or Aluminum Pool Fence Concept
Neighborhood Precedent
(highly visible accessory structures from the street)