



Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 11, 2009

ADDRESS OF PROPERTY	1914 Ewing Avenue, Dilworth Dilworth Local Historic District
SUMMARY OF REQUEST	Change in Approved Plans for Garage
OWNERS	James Doyle
APPLICANT	Allen Brooks

Details of Proposed Request

This application requests an approval for a redesign of a garage proposal that was approved by the Historic District Commission in January of 2008. The original proposal was for the demolition of the existing garage and the construction of a new one story garage farther back on the lot.

The original approval, which included a rear addition to the house that is still planned and that is not part of this application, was submitted to the State Historic Preservation Office for review under the NC Preservation Tax Credit program. As part of their review, the SHPO required that the original garage remain on the site, leading to the current redesign.

The revised proposal keeps the existing one story garage in place and adds a one and one-half story section behind, with a connector between the two structures.

The garage as proposed derives its materials and detailing from both the existing garage and the house.

Current Status and Context of Property

This house is near the intersection of Ewing and East Worthington Avenues in Dilworth, and was built c. 1920, according to the Dilworth National Register Historic District documentation. The house is in an area that is a mixture of one and two story houses, many of which have either original or second generation garages. There is a companion garage next to this garage on the adjacent lot. The two houses do not have a shared driveway.

The house and the associated existing garage are listed as contributing structures within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- *Accessory Buildings – Garages*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

This proposal is designed in response to the comments of the State Historic Preservation Office.

The design shown on the attached plans appears to meet all relevant HDC Design Guidelines.

There are no outstanding issues with this application.



9200 Bob Berry Road
Charlotte, NC 28209
704.498.4400
FAX • 494.4030
albarchitectur@out.com
www.albarchitectur.com

This drawing and the design
it represents are the property of
ALB Architecture and is not to
be reproduced, copied, or
distributed in any form or
manner without the written
consent of ALB Architecture.

© 2008 ALB

HISTORIC DILWORTH RENOVATION & ADDITION
DOYLE RESIDENCE
1914 Erwing Avenue, Charlotte NC 28203

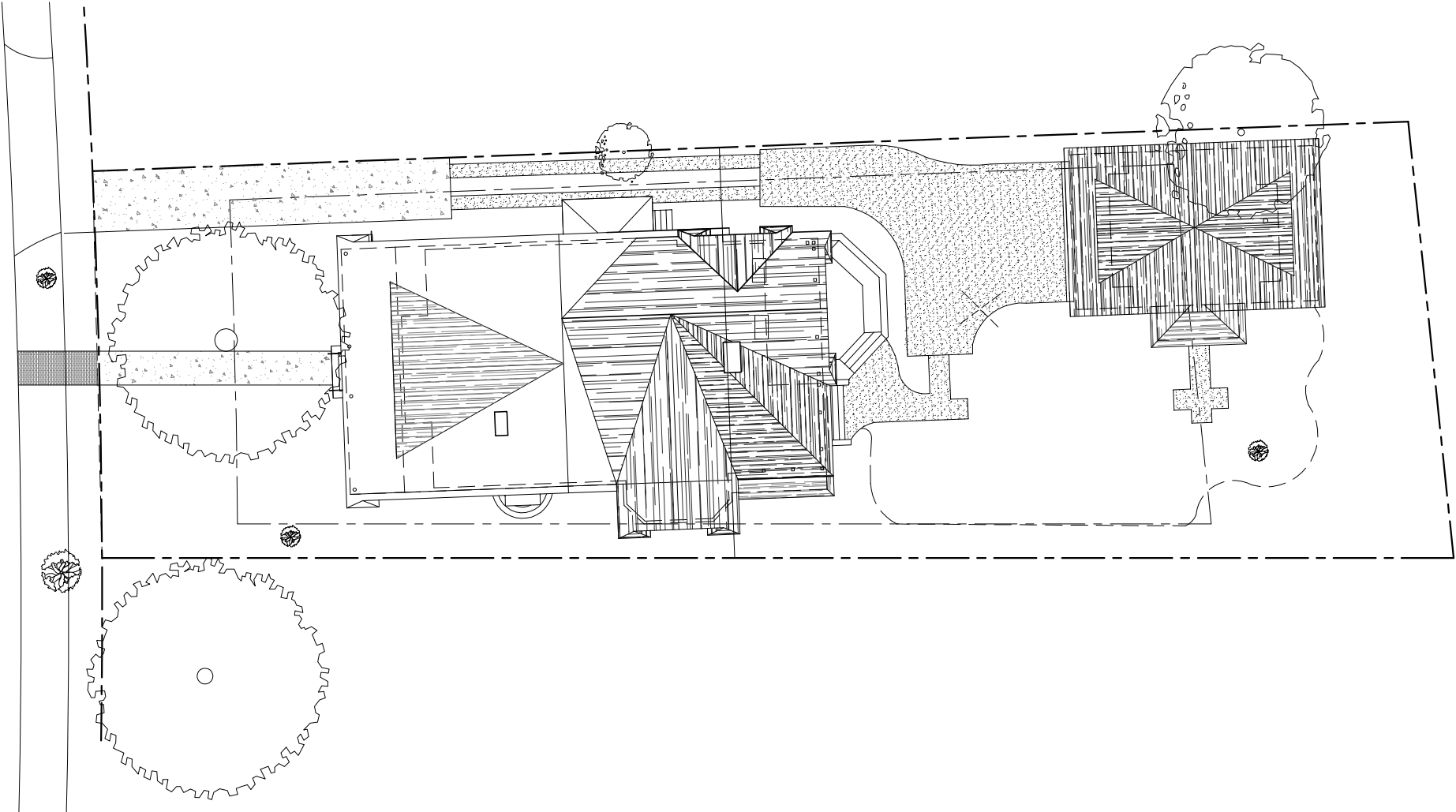
PK01 NO. - 07080
ISSUED - 07 Jan 2008
REVISIONS -

EXISTING & PROPOSED
SITE PLANS

A-1



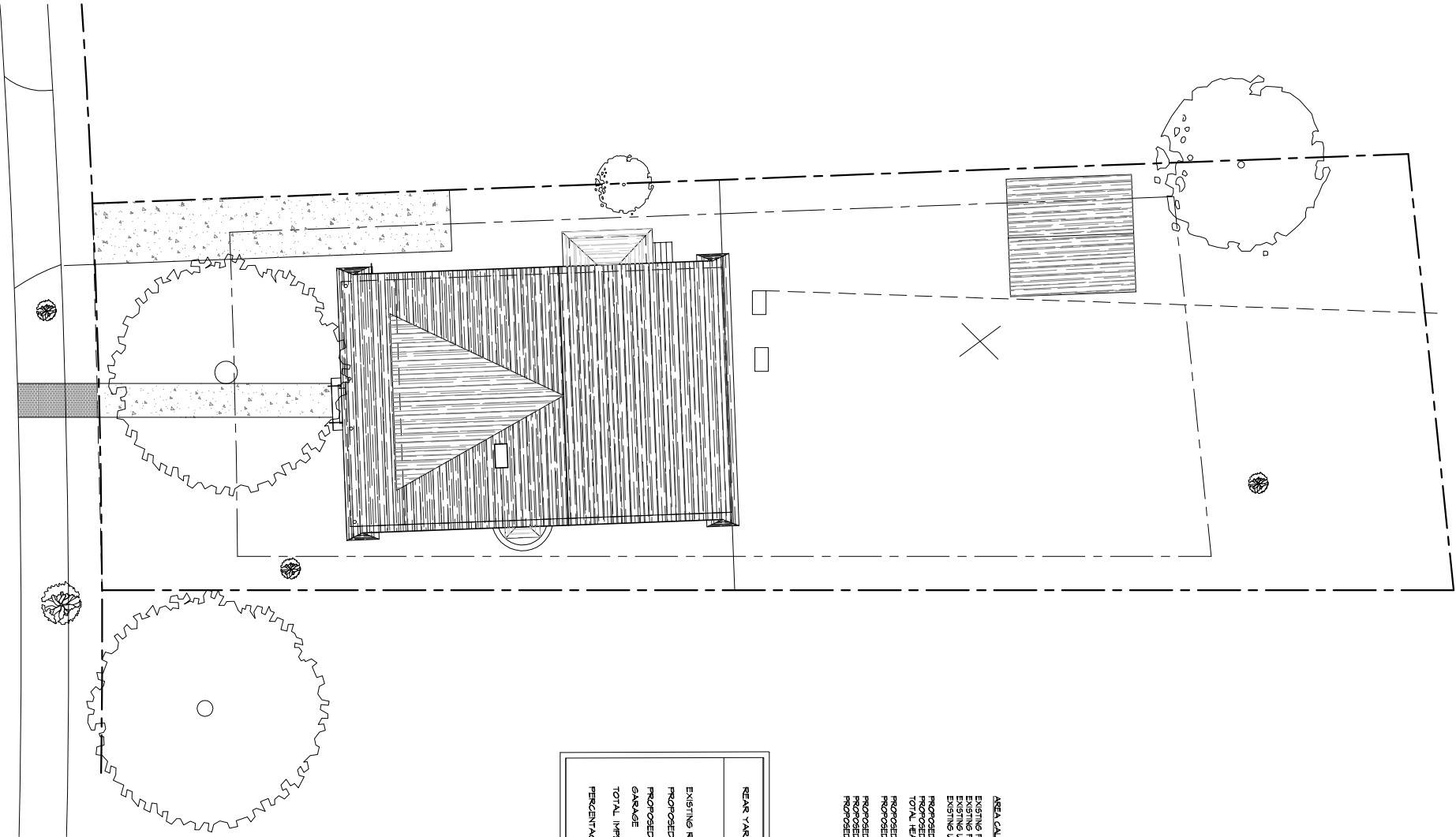
1 PROPOSED SITE PLAN
1" = 10'-0"



AREA CALCULATIONS:
EXISTING FIRST FLOOR HEATED AREA - 1748 S.F.
EXISTING SECOND FLOOR HEATED AREA - 1420 S.F.
EXISTING UNHEATED ATTIC AREA - 1742 S.F.
EXISTING UNHEATED BASEMENT AREA - 572 S.F.
PROPOSED FIRST FLOOR HEATED AREA - 2356 S.F.
PROPOSED SECOND FLOOR HEATED AREA - 1857 S.F.
TOTAL HEATED - 5945 S.F.
PROPOSED FIRST FLOOR UNHEATED - 765 S.F.
PROPOSED GARAGE FIRST FLOOR UNHEATED - 494 S.F.
PROPOSED SECOND FLOOR UNHEATED - 613 S.F.
PROPOSED GARAGE SECOND FLOOR UNHEATED - 512 S.F.

REAR YARD CALCULATIONS

EXISTING REAR YARD = 6477 S.F.
PROPOSED CONCRETE DRIVE = 466 S.F.
PROPOSED ADDITION = 720 S.F.
GARAGE = 812 S.F.
TOTAL INTERVIEWS AREA = 2445 S.F.
PERCENTAGE OF PERMEABLE REAR YARD AREA = 62%



2 EXISTING SITE PLAN
1" = 10'-0"



⑥ PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



④ PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

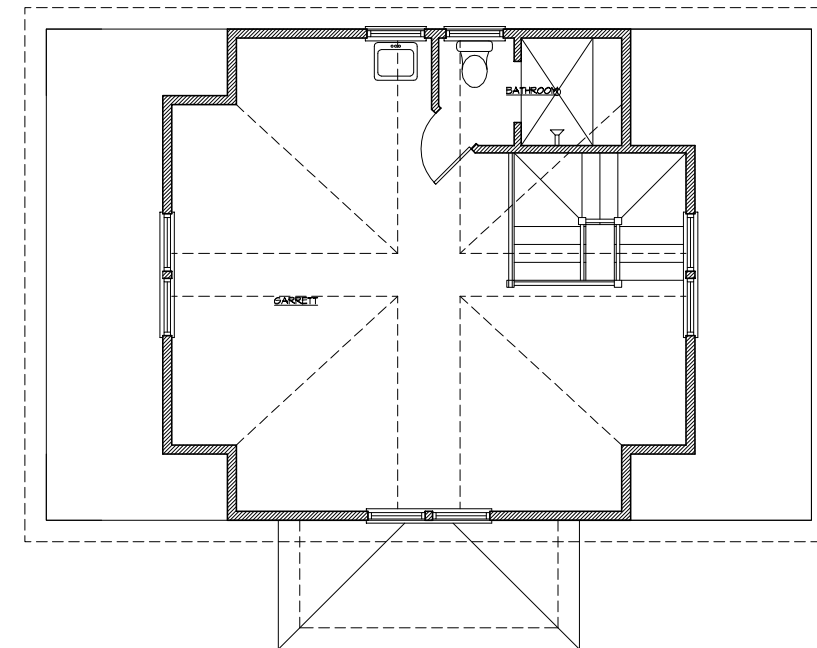
NOTE: ALL MATERIALS TO MATCH HOUSE



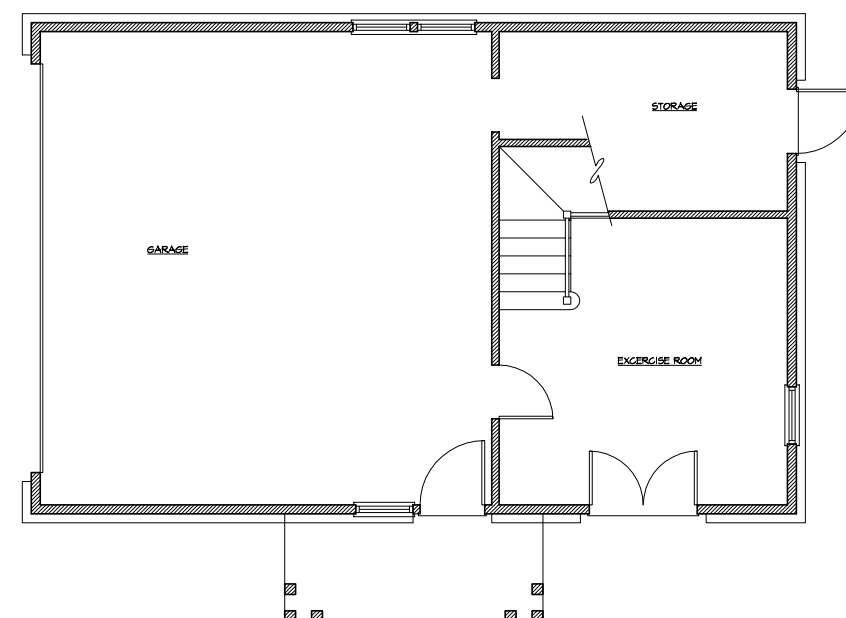
⑤ PROPOSED RIGHT ELEVATION
 1/4" = 1'-0"



③ PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



② PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



9700 Bob Barry Road
Charlotte, NC 28269
704.494.4400
FAX • 494 • 4030
albarb@architecturenc.com
www.albarbarchitecture.com

This drawing and the design
of the project are the property
of A/B Architecture and is not to
be reproduced or used in any
manner without the written
consent of A/B Architecture.
This drawing is to be used
only for the project and is not
to be used for any other
purpose without the written
consent of A/B Architecture.

• TYPED

HISTORIC DILWORTH RENOVATION & ADDITION DOYLE RESIDENCE 1914 Erwing Avenue, Charlotte NC 28203

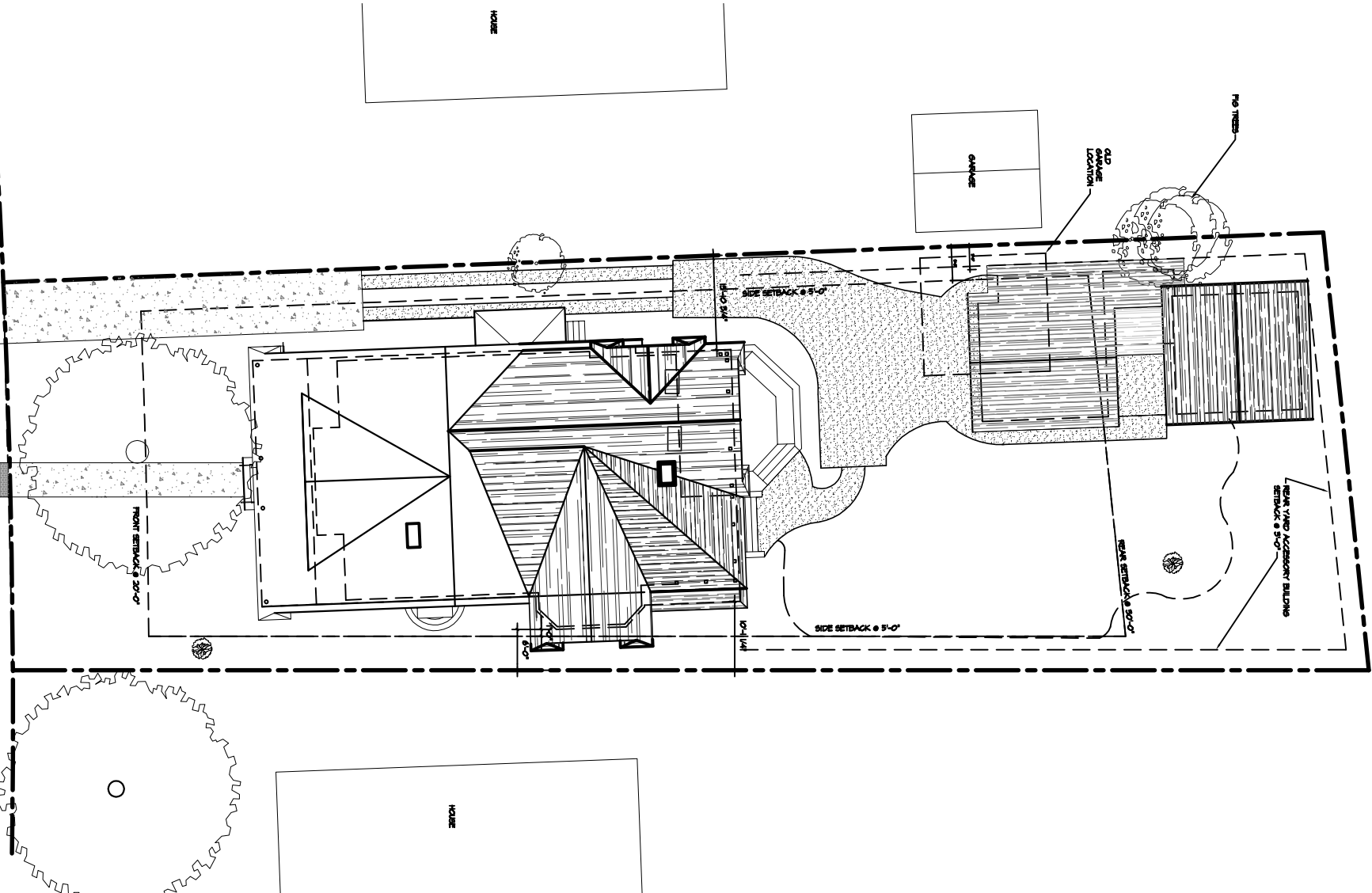
PROJ. NO. - 07080
ISSUED - 06 May 2008
REVISIONS -

EXISTING & PROPOSED
SITE PLANS

A-1

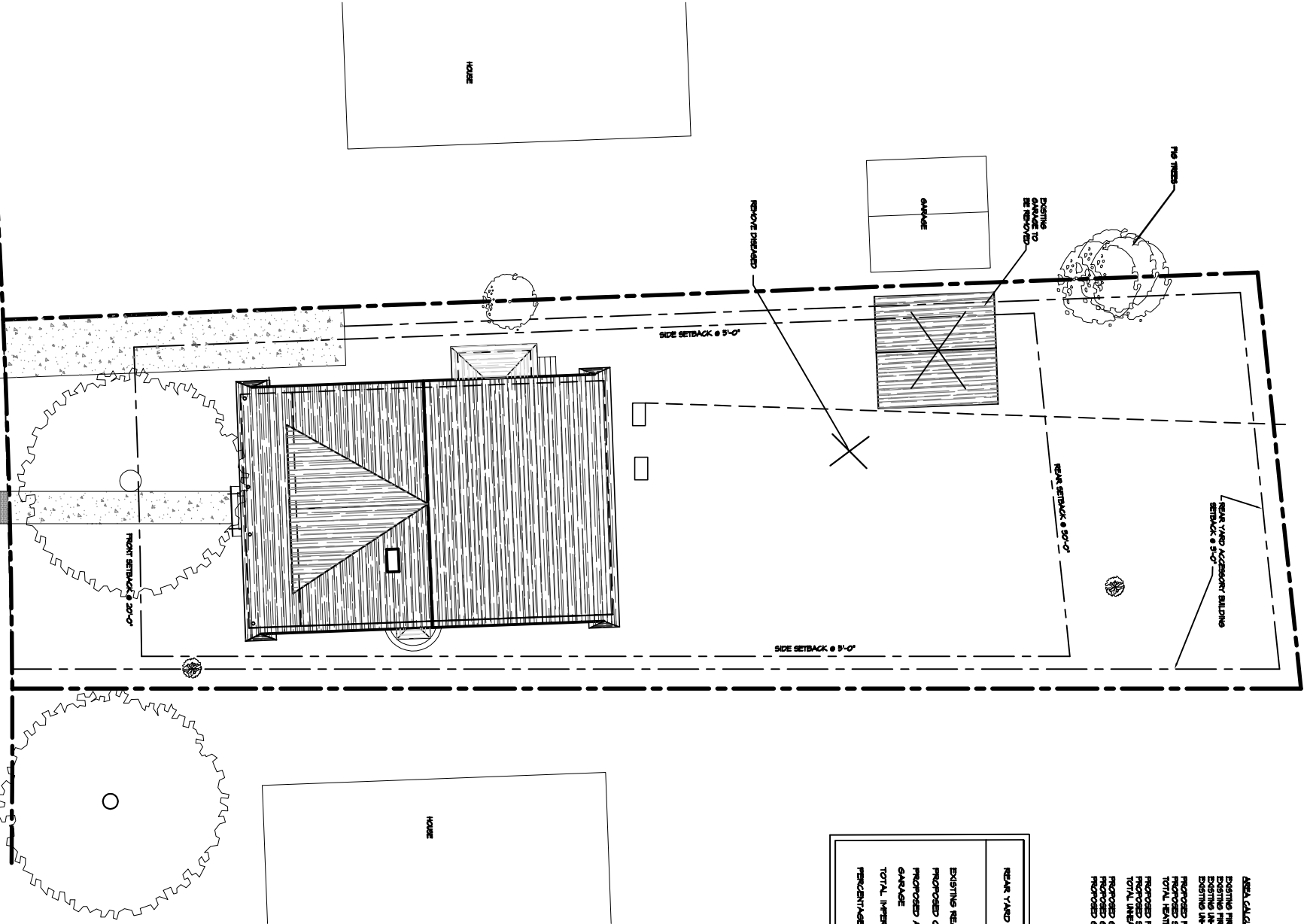


OF TEN



1 PROPOSED SITE PLAN

1" = 10'-0"



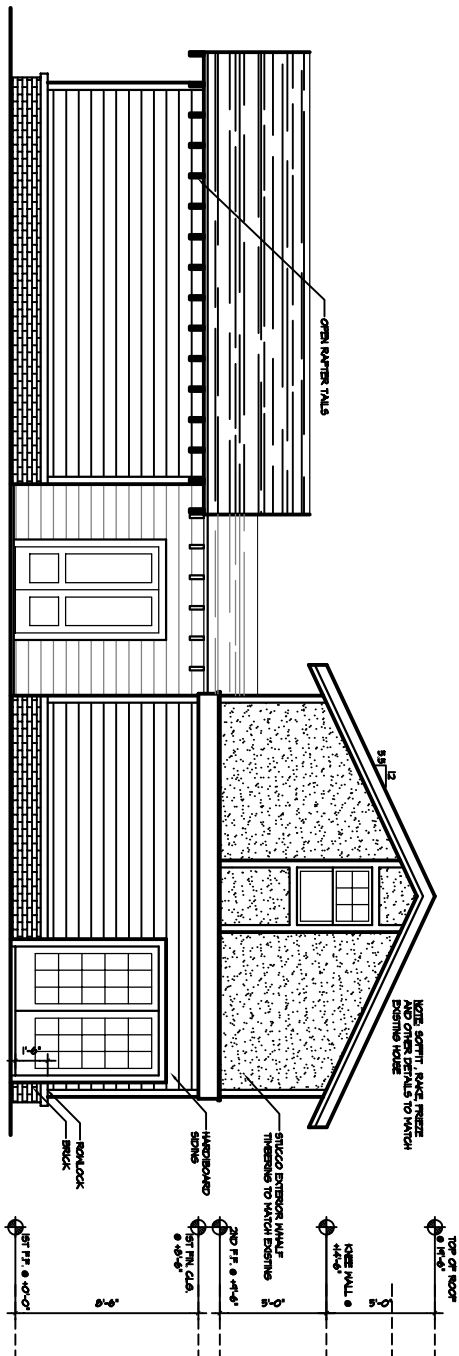
2 EXISTING SITE PLAN

1" = 10'-0"

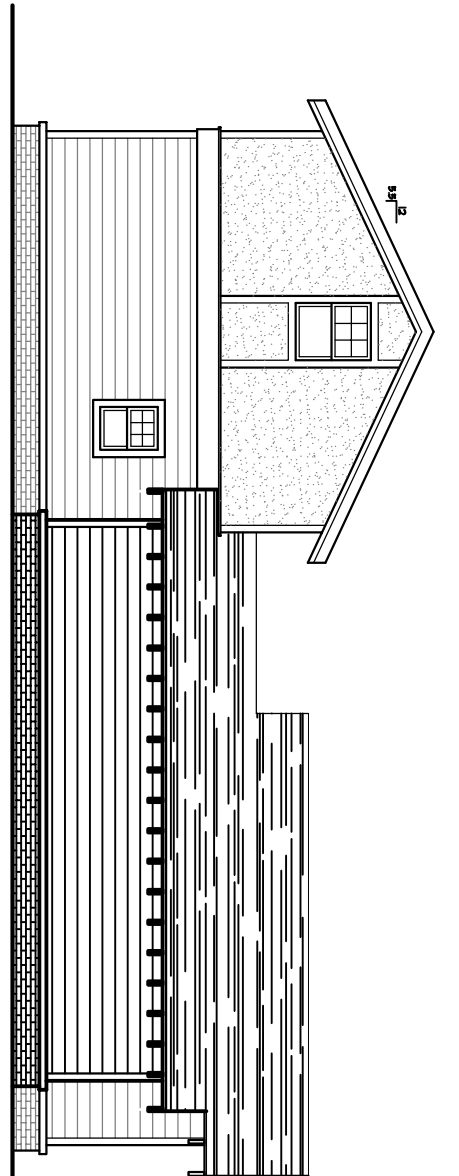
AREA CALCULATIONS:
EXISTING FIRST FLOOR HEATED AREA - 742 S.F.
EXISTING FIRST FLOOR UNHEATED AREA - 290 S.F.
EXISTING UNHEATED ATTIC AREA - 174 S.F.
EXISTING UNHEATED BASEMENT AREA - 572 S.F.
PROPOSED FIRST FLOOR HEATED AREA - 256 S.F.
PROPOSED SECOND FLOOR HEATED AREA - 1807 S.F.
TOTAL HEATED - 3585 S.F.
PROPOSED FIRST FLOOR UNHEATED - 795 S.F.
PROPOSED SECOND FLOOR UNHEATED - 516 S.F.
TOTAL UNHEATED - 1311 S.F.
PROPOSED GARAGE FIRST FLOOR HEATED - 520 S.F.
PROPOSED GARAGE SECOND FLOOR UNHEATED - 445 S.F.
PROPOSED GARAGE SECOND FLOOR HEATED - 520 S.F.

REAR YARD CALCULATIONS

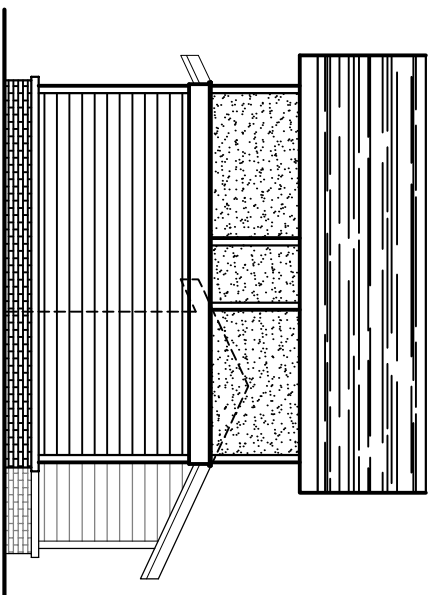
EXISTING REAR YARD = 6404 S.F.
PROPOSED CONCRETE DRIVE = 784 S.F.
PROPOSED ADDITION = 720 S.F.
GARAGE = 464 S.F.
TOTAL INTERIORS AREA = 2468 S.F.
PERCENTAGE OF PERMISSIBLE REAR YARD AREA = 62%



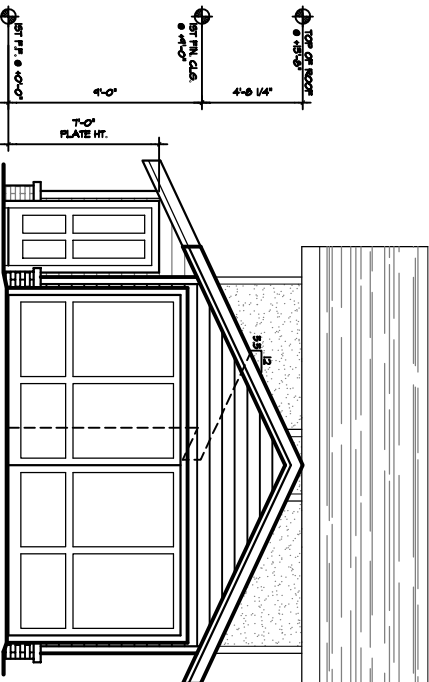
6 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



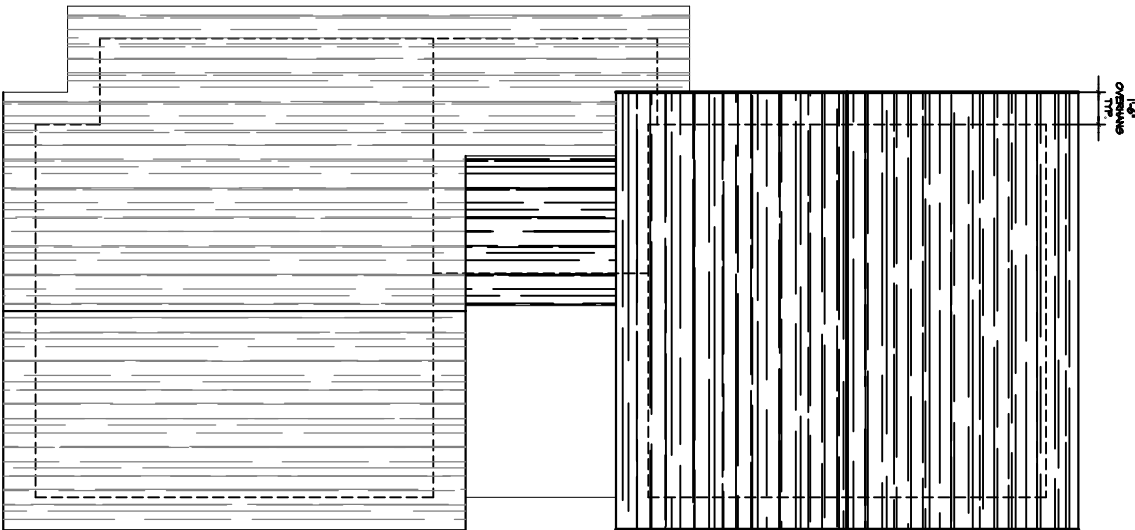
7 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



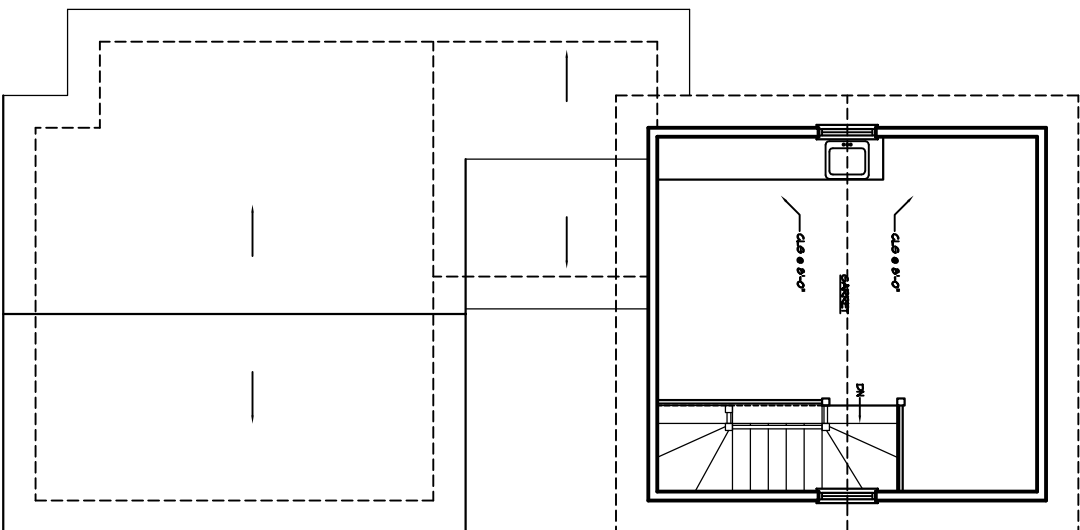
5 PROPOSED REAR ELEVATION
1/4" = 1'-0"



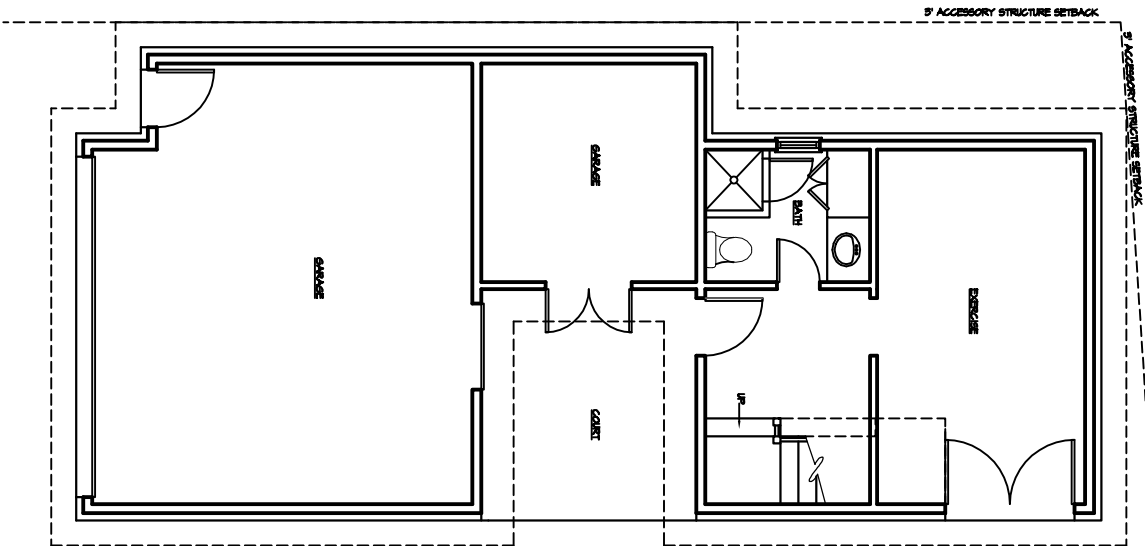
4 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



9200 Bob Berry Road
Charlotte, NC 28209
704.498.4400
FAX • 494.4030
albmichew@out.com
www.abarchitecture.com

This drawing and the design
thereof are the property of
A.B. Architecture and are not to
be reproduced or used in any
manner without the written
consent of A.B. Architecture.
No portion of this drawing may
be used for any other project
without the written consent of
A.B. Architecture.

0 1/4" = 1'-0"

HISTORIC DILWORTH RENOVATION & ADDITION
DOYLE RESIDENCE
1914 Erwing Avenue, Charlotte NC 28203

PROJECT NO. - 07080
ISSUED - 06 May 2008
REVISIONS -

PROPOSED GARAGE
PLANS & ELEVATIONS

A-9

OF TEN