
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1920 Dilworth Road East

SUMMARY OF REQUEST: Demolition of shed and construction of new garage

OWNER: Brent and Allison Snyder

APPLICANT: John Fryday

Details of Proposed Request

Existing Conditions

The principal dwelling is a 1.5 story home with a garage built in 1926 and listed as contributing in the National Register. The site is a corner lot.

Proposal

The proposal is the removal of the existing accessory building to be replaced with a detached two car garage. The garage will have design and details similar to the principal dwelling and the height will be approximately 20'-8" which is lower than the house. The upper level will be storage, not an ADU.

Policy & Design Guidelines for Demolition

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

5. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
6. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
7. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
8. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Any project that the Historic District Commission determines would require significant and substantial exterior demolition may, at the discretion of the Commission, be subject to the HDC policy on Demolition.

Garages/New Construction

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.

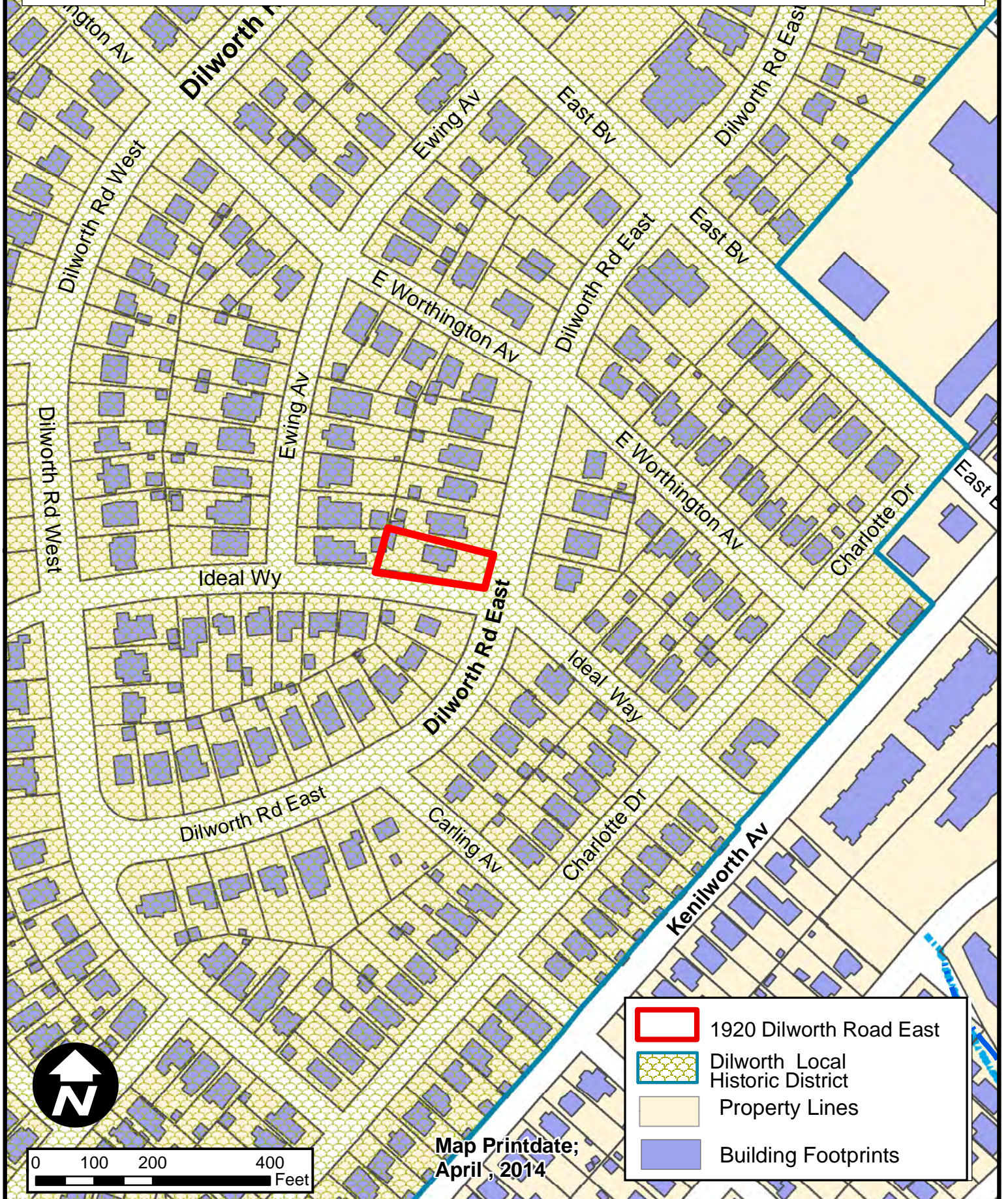
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The proposal meets the guidelines for garages and new construction.

Charlotte Historic District Commission - Case 2014-060

Historic District -Dilworth











ROAD
HUMP

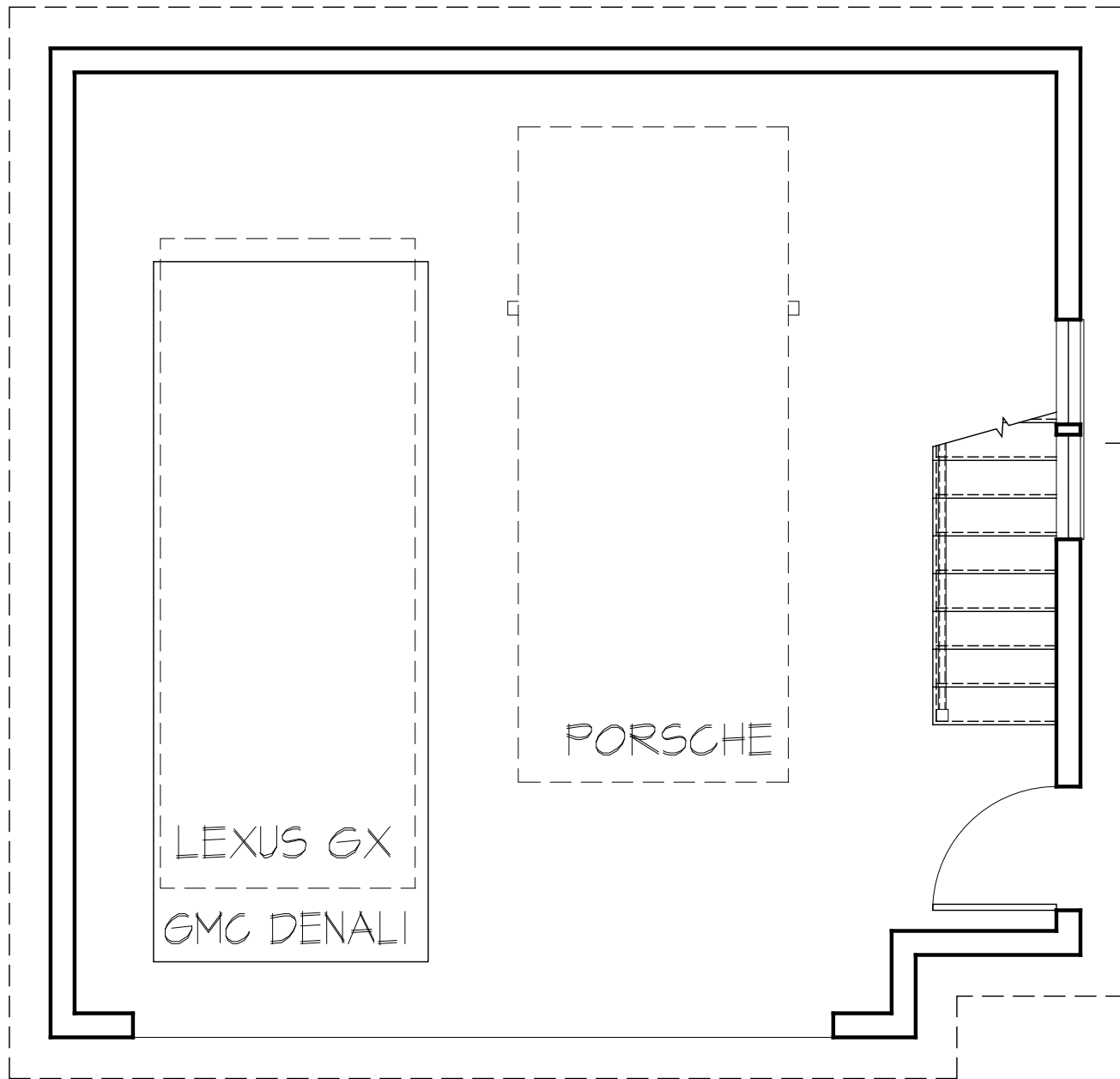
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M.P.H.











MAY 6, 2014
NEW GARAGE
FLOOR PLAN

1920 DILWORTH ROAD EAST,
CHARLOTTE, NC 28203

ARCHITECTURAL SHINGLES TO
MATCH THE EXISTING HOUSE

ROOF RIDGE

ELEVATION 20'-8"

PAINTED WOOD SDL WINDOWS TO
MATCH THE EXISTING ON THE HOUSE

2ND FLOOR CEILING

ELEVATION 8'-0" A.F.F.

PAINTED WOOD WINDOW TRIM TO
MATCH THE EXISTING ON THE HOUSE

TEXTURED STUCCO TO MATCH
EXISTING HOUSE STUCCO

PAINTED WOOD FRIEZE BOARD
TO MATCH THE EXISTING HOUSE

FLARED ROOF TO MATCH
THE EXISTING HOUSE

2ND FLOOR

ELEVATION 9'-0"

GUTTERS AND DOWNSPOUTS
TO MATCH THE EXISTING
HOUSE

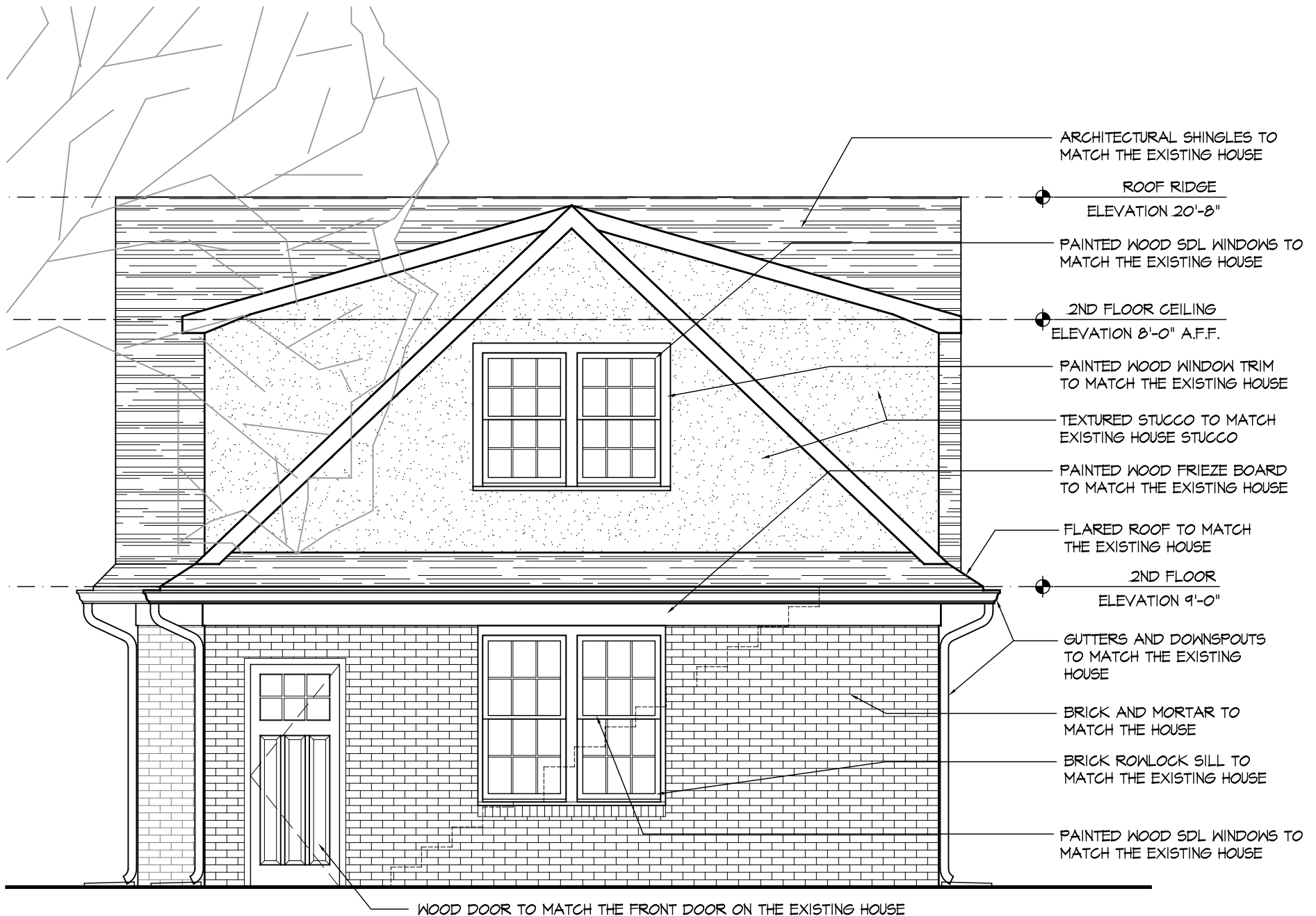
BRICK AND MORTAR TO
MATCH THE HOUSE

CARRIAGE STYLE WOOD
GARAGE DOORS



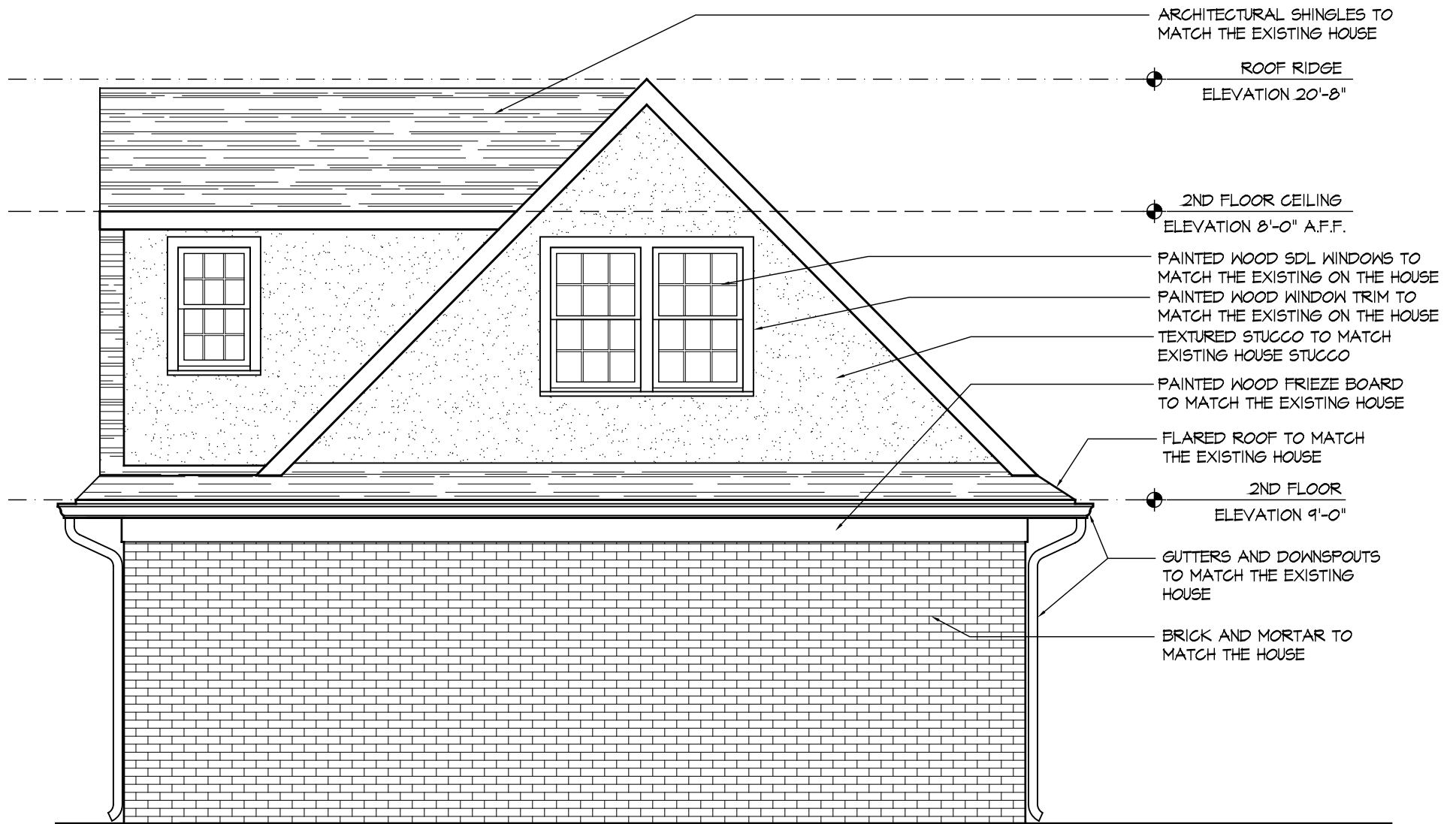
MAY 5, 2014
NEW GARAGE
IDEAL WAY ELEVATION

1920 DILWORTH ROAD EAST,
CHARLOTTE, NC 28203



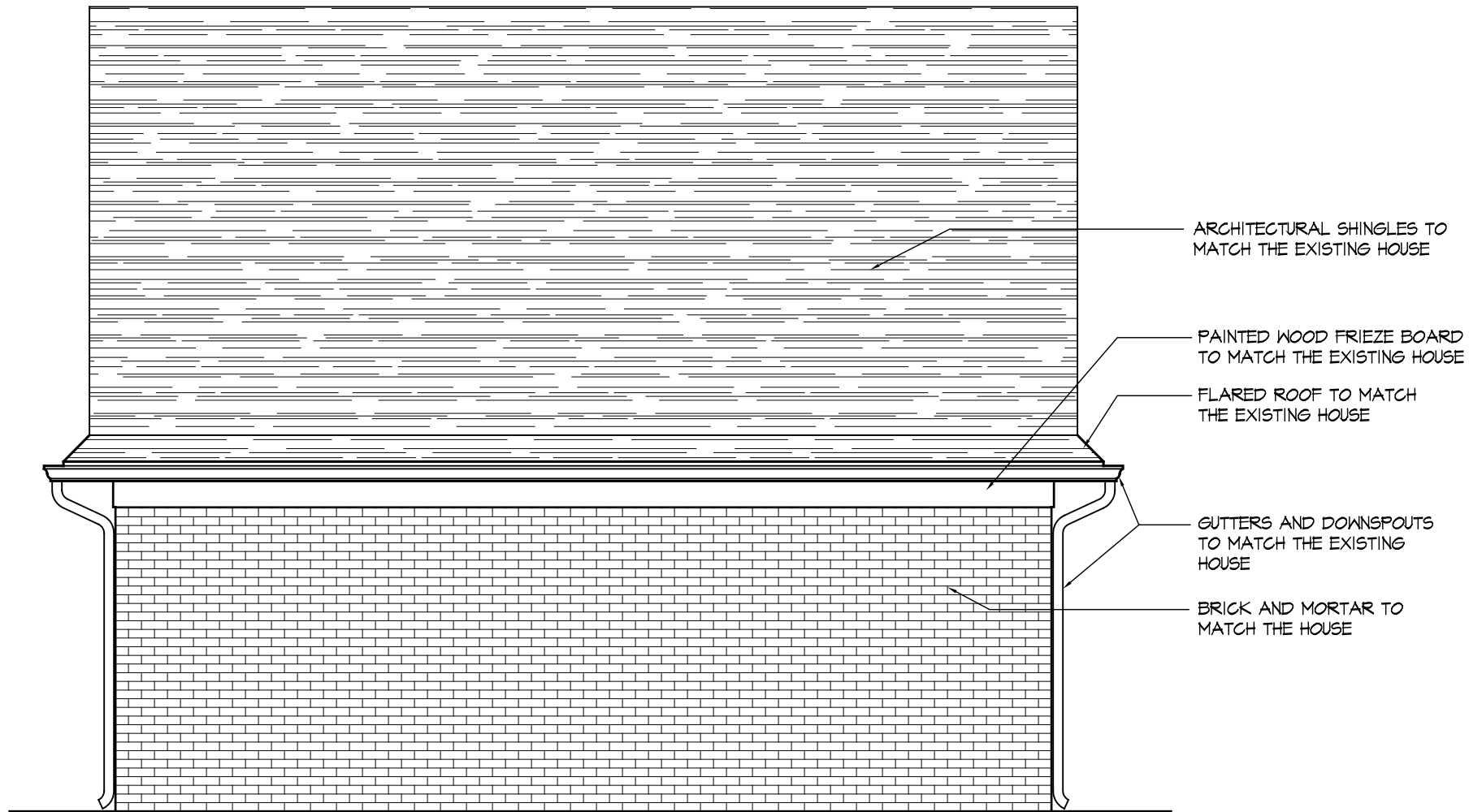
MAY 5, 2014
NEW GARAGE
REAR OF HOUSE ELEVATION

1920 DILWORTH ROAD EAST,
CHARLOTTE, NC 28203



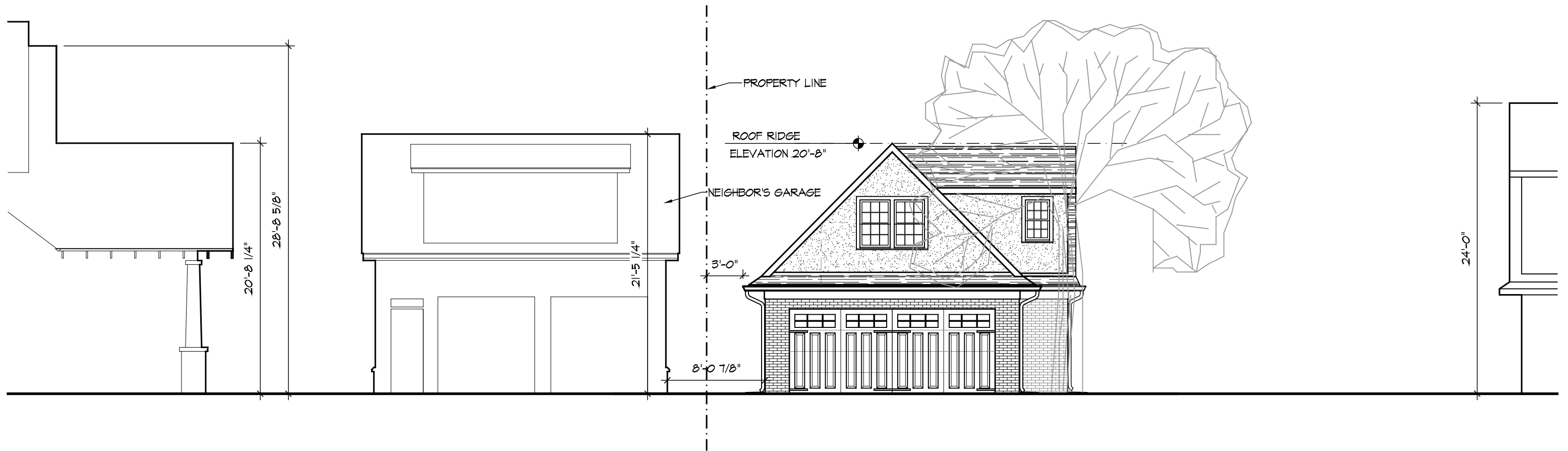
MAY 5, 2014
NEW GARAGE
SIDE NEIGHBOR'S ELEVATION

1920 DILWORTH ROAD EAST,
CHARLOTTE, NC 28203



MAY 5, 2014
NEW GARAGE
REAR NEIGHBOR'S ELEVATION

1920 DILWORTH ROAD EAST,
CHARLOTTE, NC 28203



MAY 5, 2014
 NEW GARAGE
 ELEVATION RELATIONSHIP
 TO NEIGHBORS GARAGE

1920 DILWORTH ROAD EAST,
 CHARLOTTE, NC 28203