

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1325 Dilworth Road (Lot 1, part of lot 2 and 13, block 32)

SUMMARY OF REQUEST: New Construction

APPLICANT: Kraig Magas (Kenneth and Rush Coe, Owner)

The application was continued from January for the following: 1) Additional large maturing trees on the property, 2) a sample of the proposed brick.

Details of Proposed Request

Existing Context

The existing site is a vacant parcel on Berkeley Avenue, behind 1325 Dilworth Road West. Existing homes on the block are 1 to 2.5 stories and range in height from 22' to 37'. The property has been surveyed for recordation as a separate parcel.

Proposal

The proposal is a new single family house and detached garage. Materials include cedar shingles siding, wood trim details, brick foundation, copper trim and wood STDL windows with aluminum cladding. Height is approximately 29' from finished floor to ridge. The detached garage is one story with brick façade. Four trees will be removed due to construction and will be replaced with new trees and landscaping. The front setback is approximately 43' from the right of way.

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

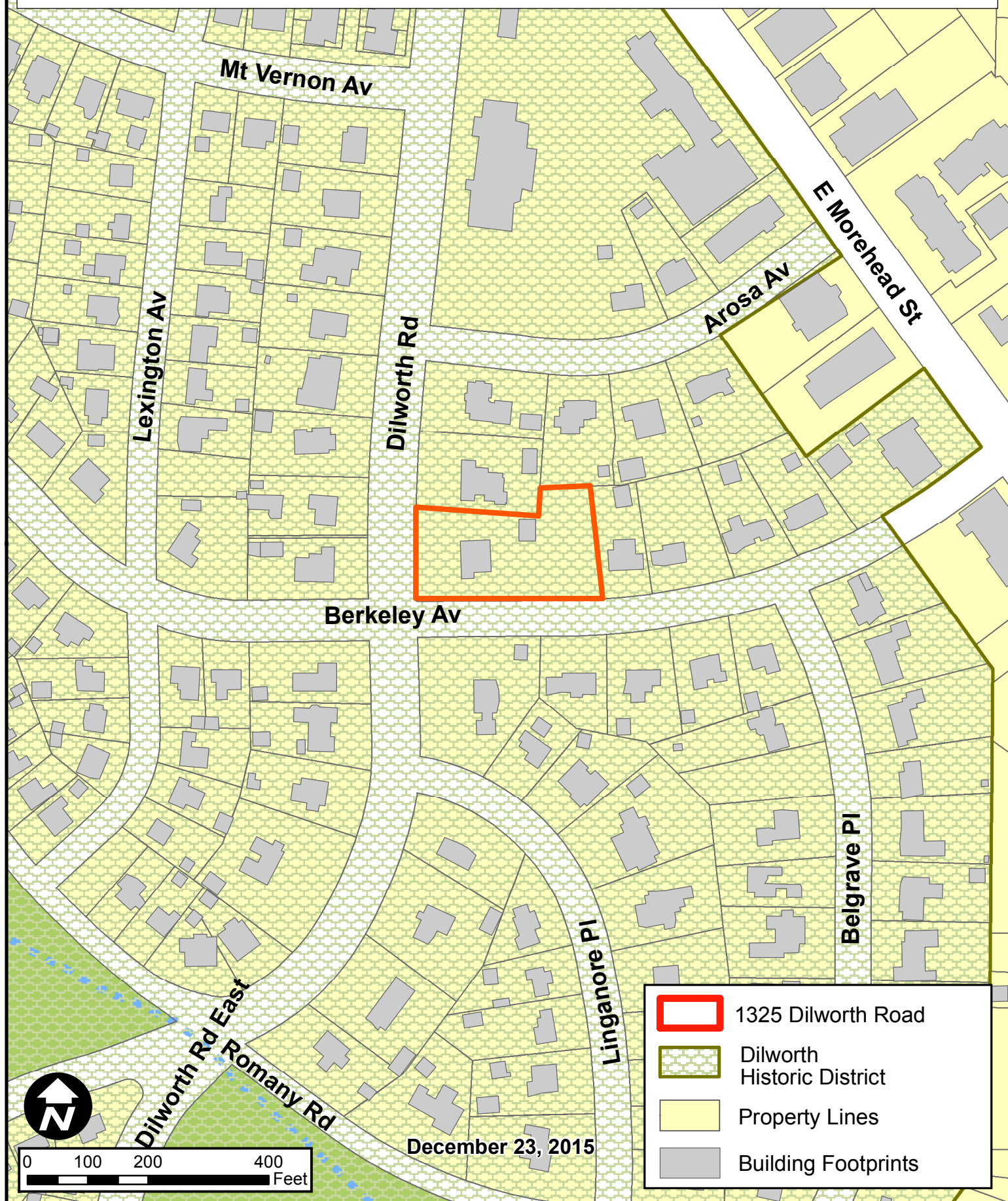
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<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 Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-280

HISTORIC DISTRICT: DILWORTH





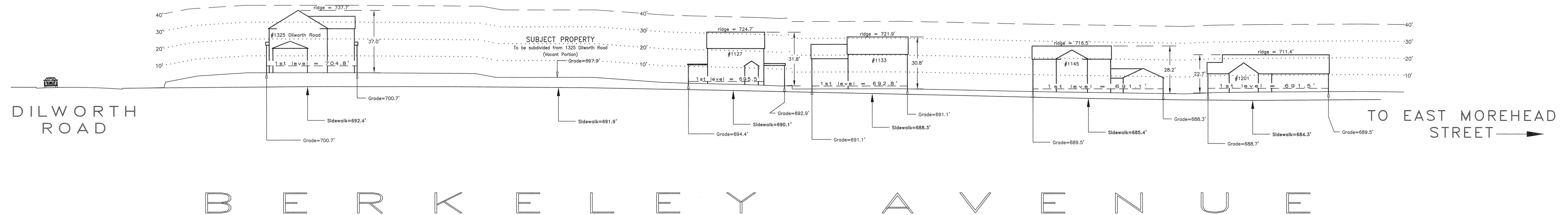
Swan Quarter ▪ Modular, Queen Modular, Engineer Modular

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 31st day of December, 2015.

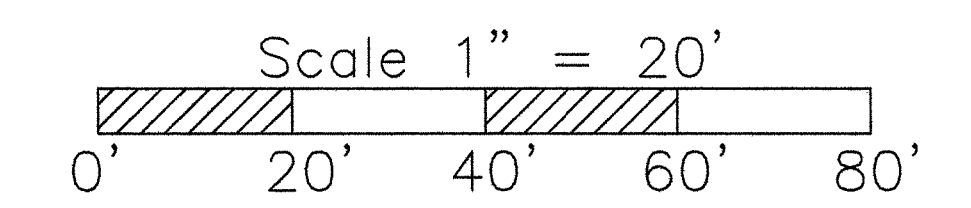


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
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Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
1100 BLOCK of BERKELEY AVENUE
FACING NORTH - ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
December 31, 2015



General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

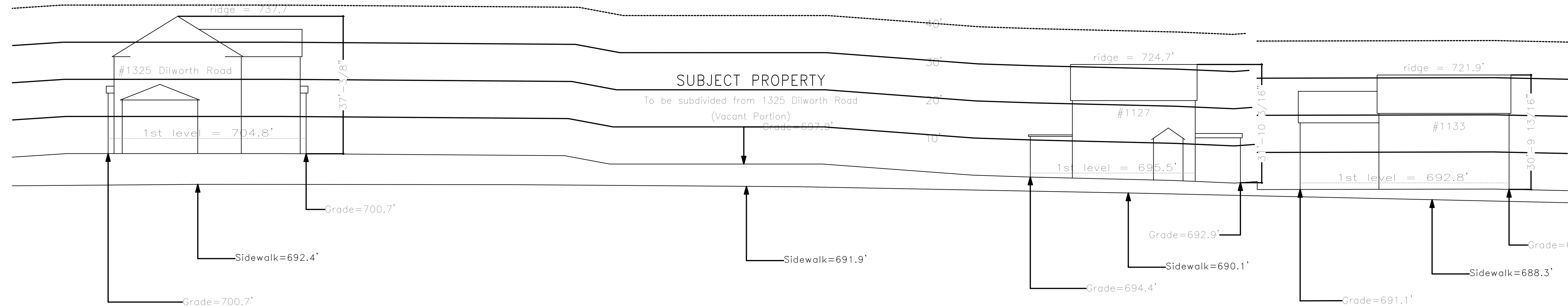
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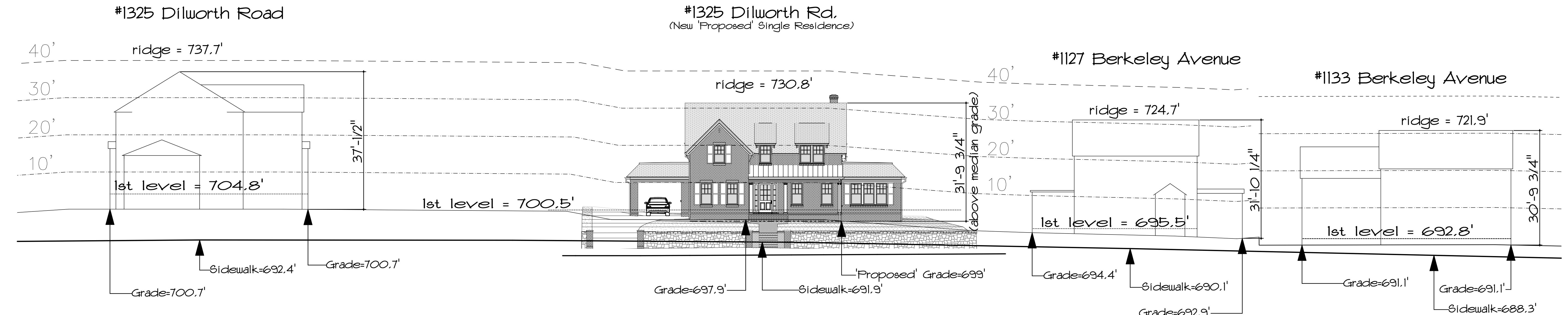
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■ Date: 2/1/2016
■ Revisions:
■ Drawn By: KCM
■ Sheet: A2.0
Coe Residence



2
A2.0 Existing Street Survey
NOT TO SCALE

Berkeley Avenue



1
A2.0 Street Scape
NOT TO SCALE

ALLOWABLE 'PERMEABLE' CALCULATIONS

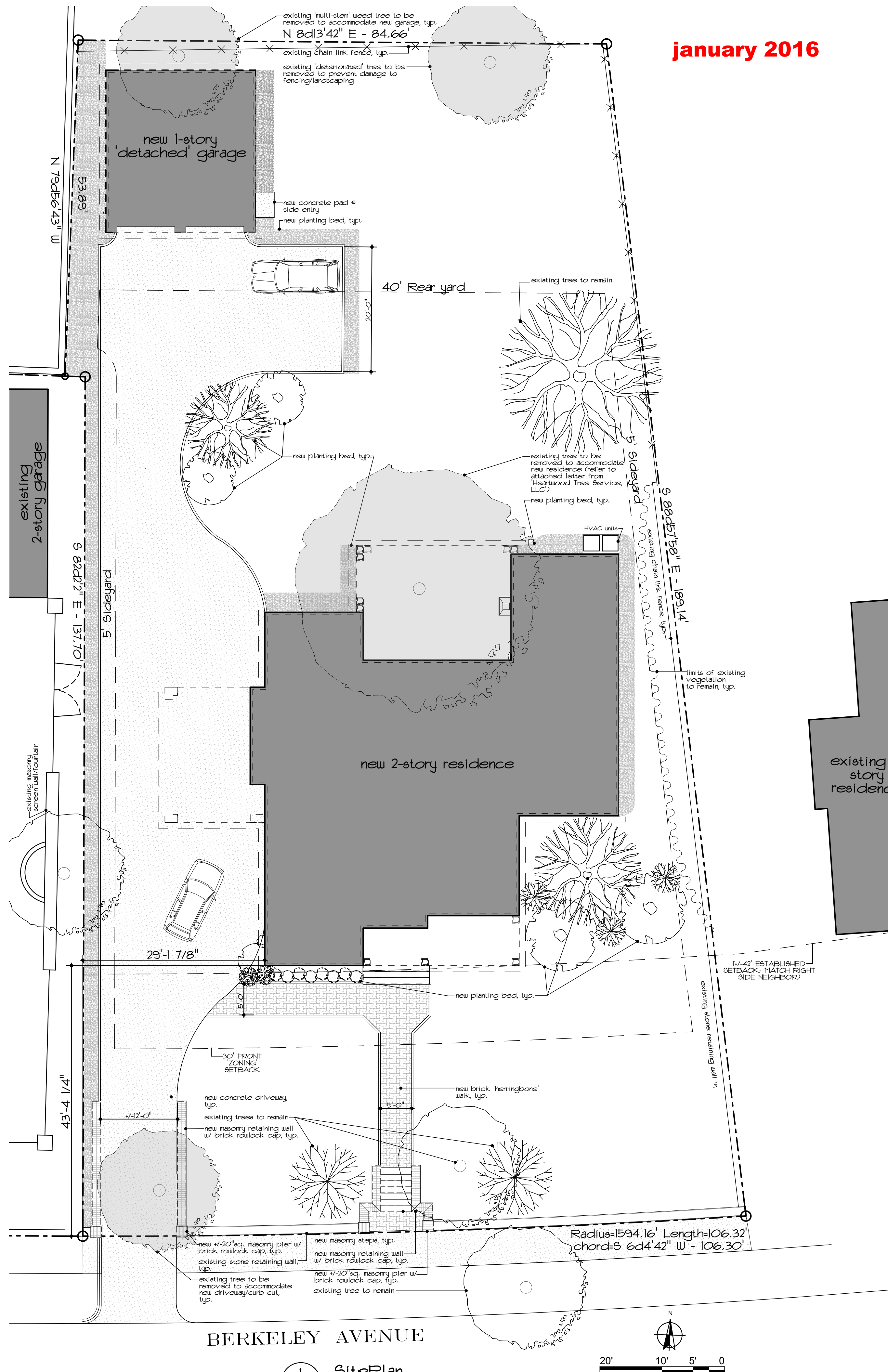
- TOTAL REAR YARD AREA OF 'NEW' HOUSE: 7,246 S.F.
[ALLOWABLE 'PERMEABLE' AREA = 1/2 OF TOTAL REAR YARD AREA OF 'NEW' HOUSE: 3,624 S.F.]
- 'NEW' GARAGE (IMPERMEABLE AREA): 624 S.F.
- 'NEW' DRIVEWAY (IMPERMEABLE AREA): 1,302 S.F.
- TOTAL 'NEW' IMPERMEABLE AREA REAR YARD AREA OF 'NEW' HOUSE: 1,926 S.F.

SQUARE FOOTAGE CALCULATIONS

- FIRST FLOOR ('NEW' HOUSE HEATED S.F.): 2,667
- (SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SHEATHING)



2 Plot Plan
CV1.1 SCALE: 1" = 50'



1 Site Plan
CV1.1 SCALE: 1" = 10'

january 2016

Coe Residence
Part of Lot 13 - Block 32 Dilworth Road
Charlotte, NC

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ALLOWABLE 'PERMEABLE' CALCULATIONS

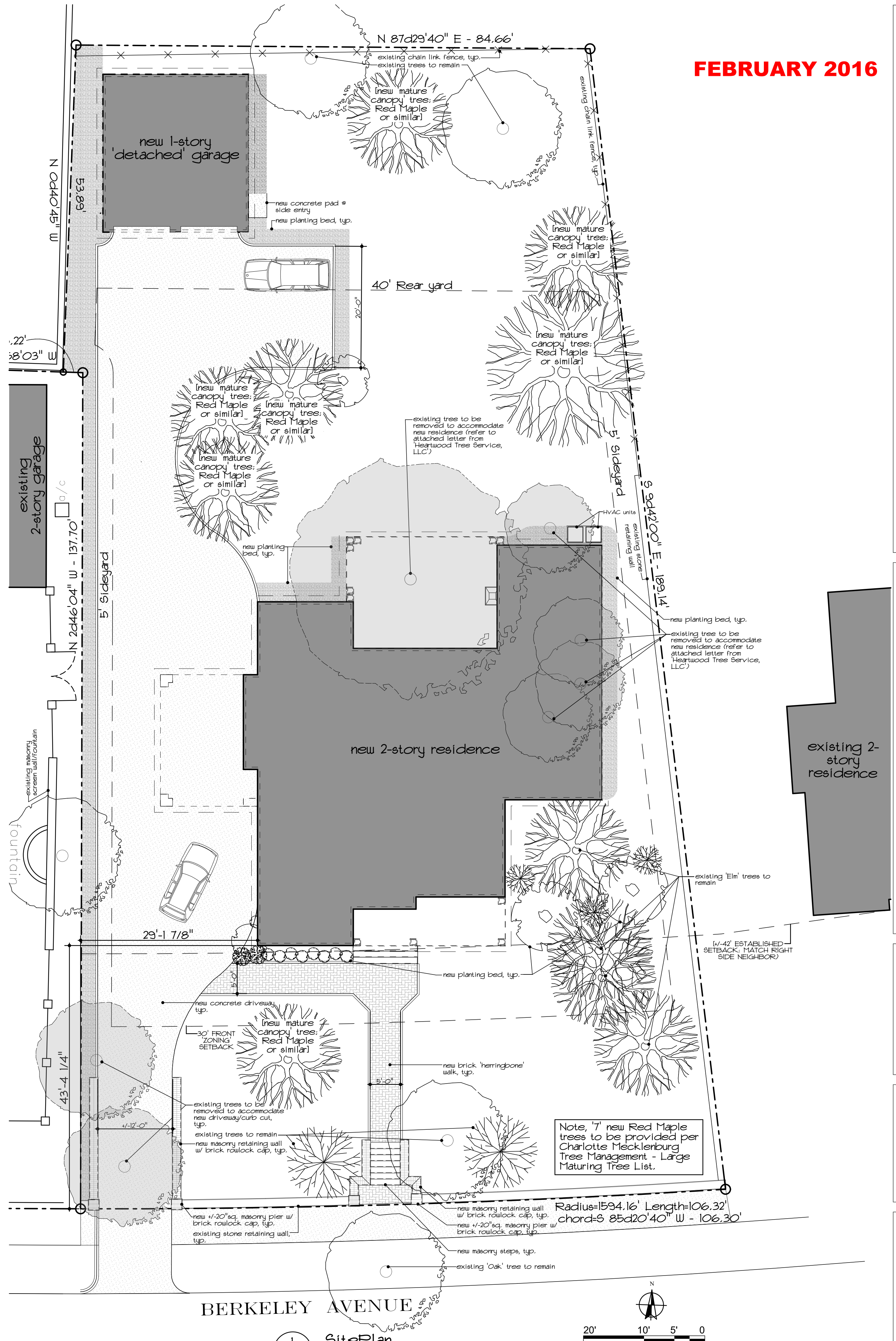
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2 Plot Plan
CV1.1
SCALE: 1" = 50'



1 Site Plan
CV1.1
SCALE: 1" = 10'

FEBRUARY 2016

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Coe Residence



Street View of West
Adjacent House



West Side of Site



West Side of Site



Northwest Corner



'Proposed' Site
(Looking to Street)



'Proposed' Site
(Looking to Back)



Street View of 'Proposed' Site



East Side of Site



Back Side of Site

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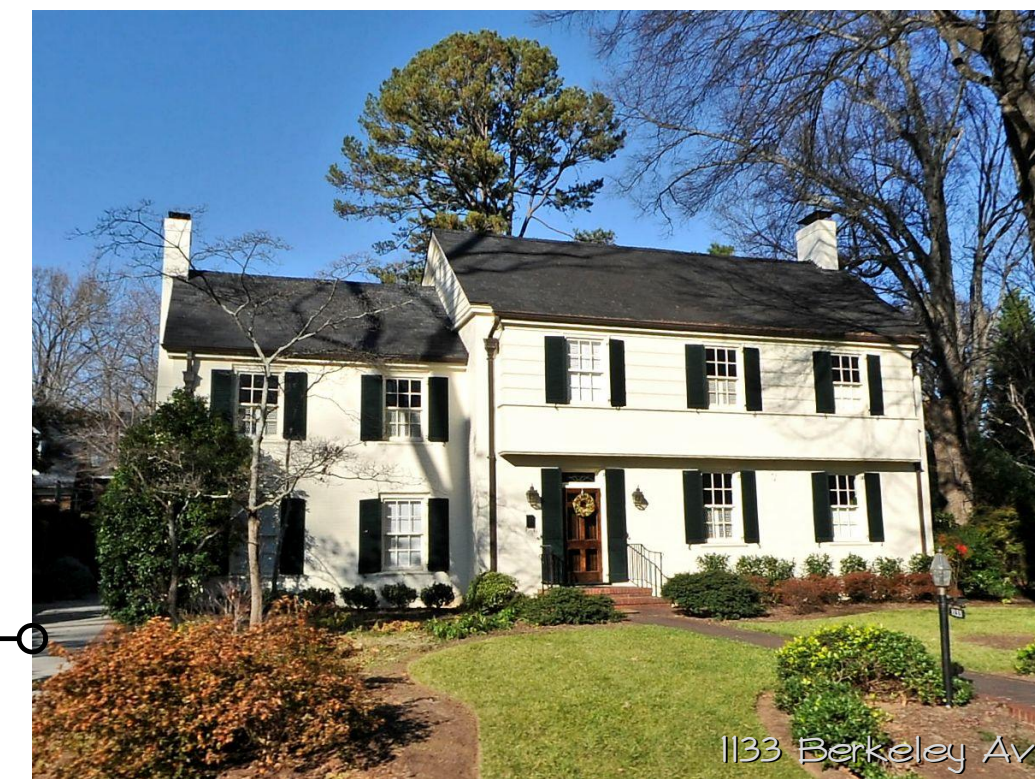
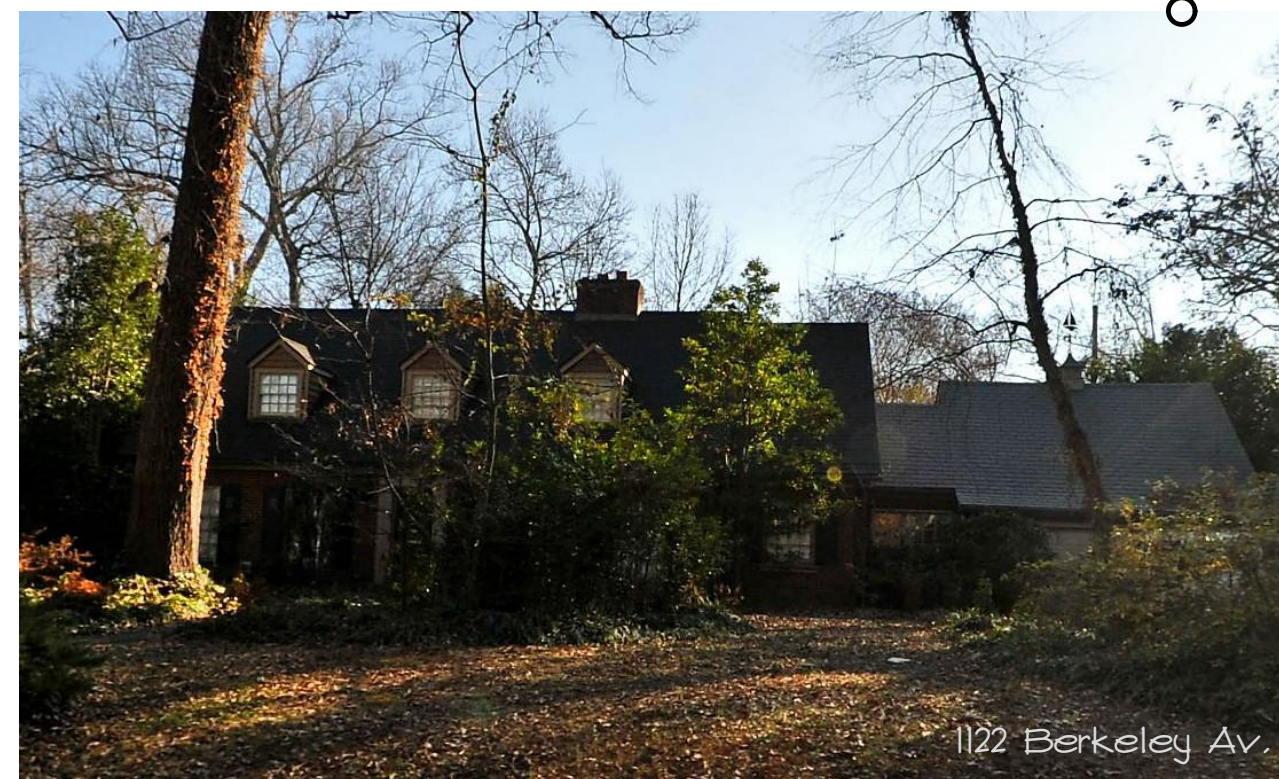
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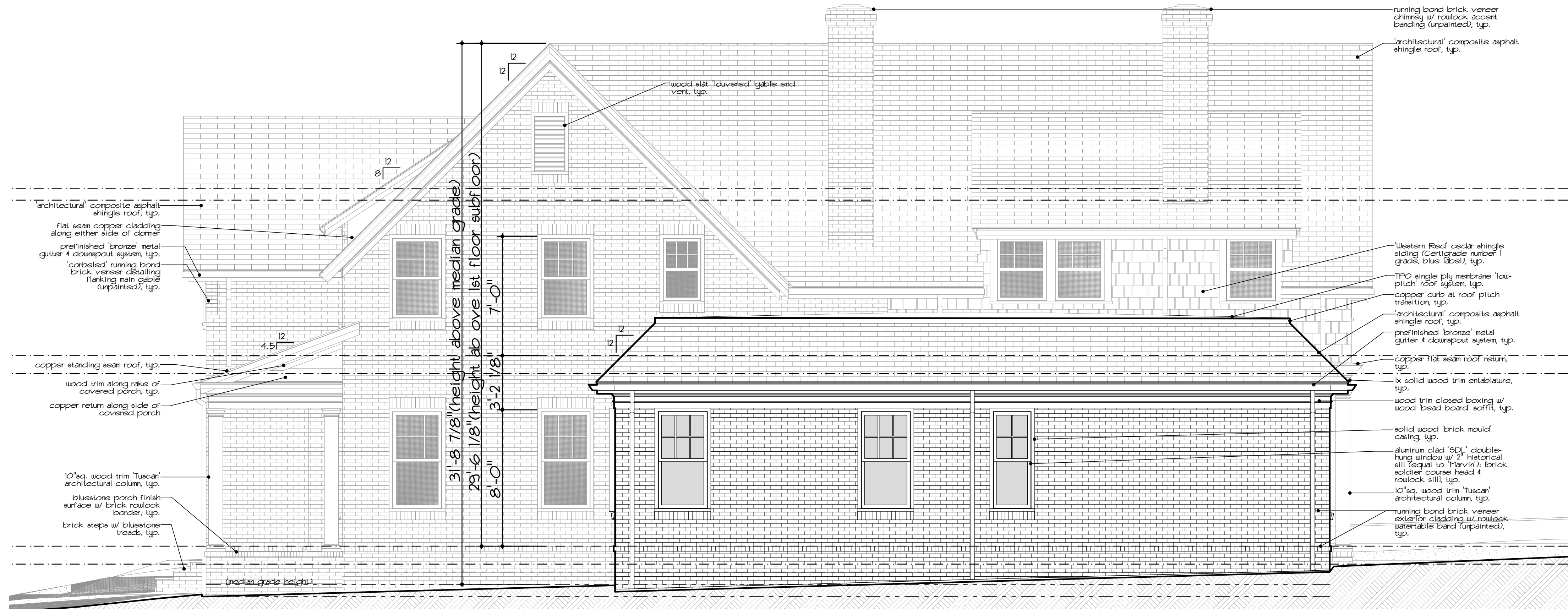
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2 Left Side Elevation
A2.1 SCALE: 1/4" = 1'-0"

3 Section Thru Boxing
A2.1 SCALE: 1/2" = 1'-0"

1 Front Elevation
A2.1 SCALE: 1/4" = 1'-0"

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2
A2.2 Right Side Elevation
SCALE: 1/4" = 1'-0"



1
A2.2 Rear Elevation
SCALE: 1/4" = 1'-0"

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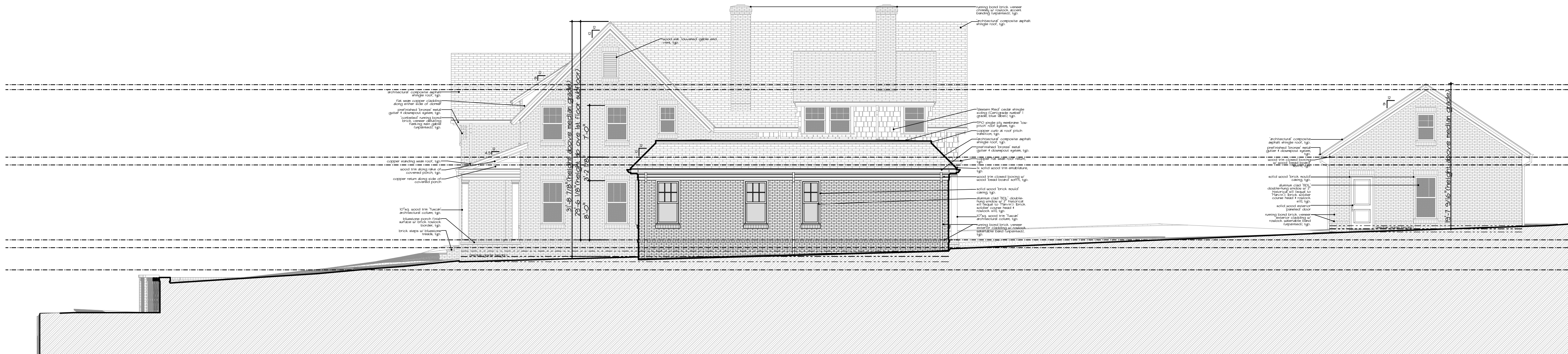
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6 Front Elevation - Overall
SCALE: 1/8" = 1'-0"



5 Right Side Elevation - Overall
SCALE: 1/8" = 1'-0"

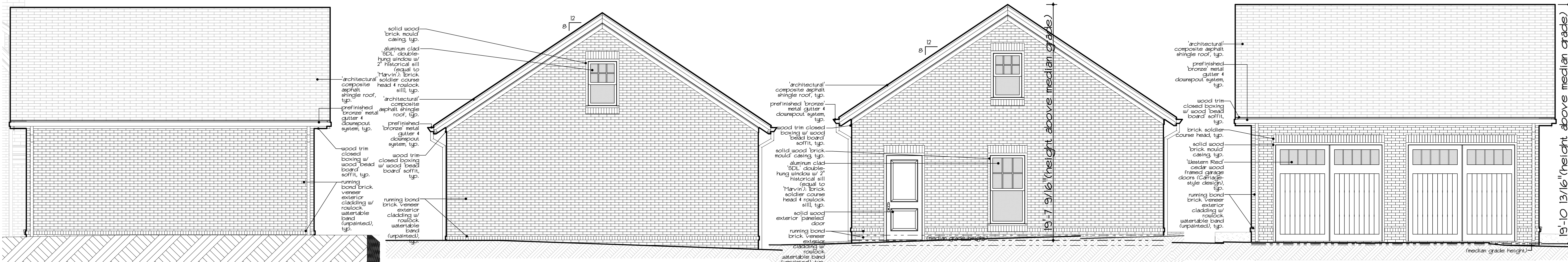
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Coe Residence



4 Rear Elevation - Garage
SCALE: 1/4" = 1'-0"

3 Left Side Elev - Garage
SCALE: 1/4" = 1'-0"

2 Right Side Elev. - Garage
SCALE: 1/4" = 1'-0"

1 Front Elevation - Garage
SCALE: 1/4" = 1'-0"

Heartwood Tree Service, LLC
P.O. Box 240881
Charlotte, NC 28224
Office: 704-525-3066
Fax: 704-521-8831



Good Morning Rush,

It was a pleasure seeing you and Ken last week. While I appreciate your wish to extend the life of the large Willow Oak in the center of the back lot, I could offer little more than perhaps the piece of mind that it's not a threat to your home but it could hit the garage which is no small thing. We've done pruning and fertilization to the tree over the years and my notes show that in 2009 that the tree was in decline then and I recommended not investing in it any further.

It appears that this summer's drought and heat have pushed it past the tipping point. There's significant die back throughout the crown and off color leaders apparent on the back side. My recommendation would be to remove the tree before it fails on it's own and causes any damage. Feel free to call with any questions or concerns.

Thank you for your consideration,

Patrick George, Proprietor
Heartwood Tree Service LLC
"Helping trees outlive humans."