

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2215 Dilworth Road West

SUMMARY OF REQUEST: Detached garage

APPLICANT: Kent Lineberger

Details of Proposed Request

Existing Context

The principal structure is a single family Colonial Revival home constructed in 1929 and listed as a contributing structure in the Dilworth National Register of Historic Places. The parcel is irregularly shaped and part of the house is in the rear yard. Adjacent structures are single family houses.

Proposal

The proposal is a new detached garage in the left side yard. Garage height is approximately 13'-5". Primary siding is cedar shingles with trim details to match the house.

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>

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

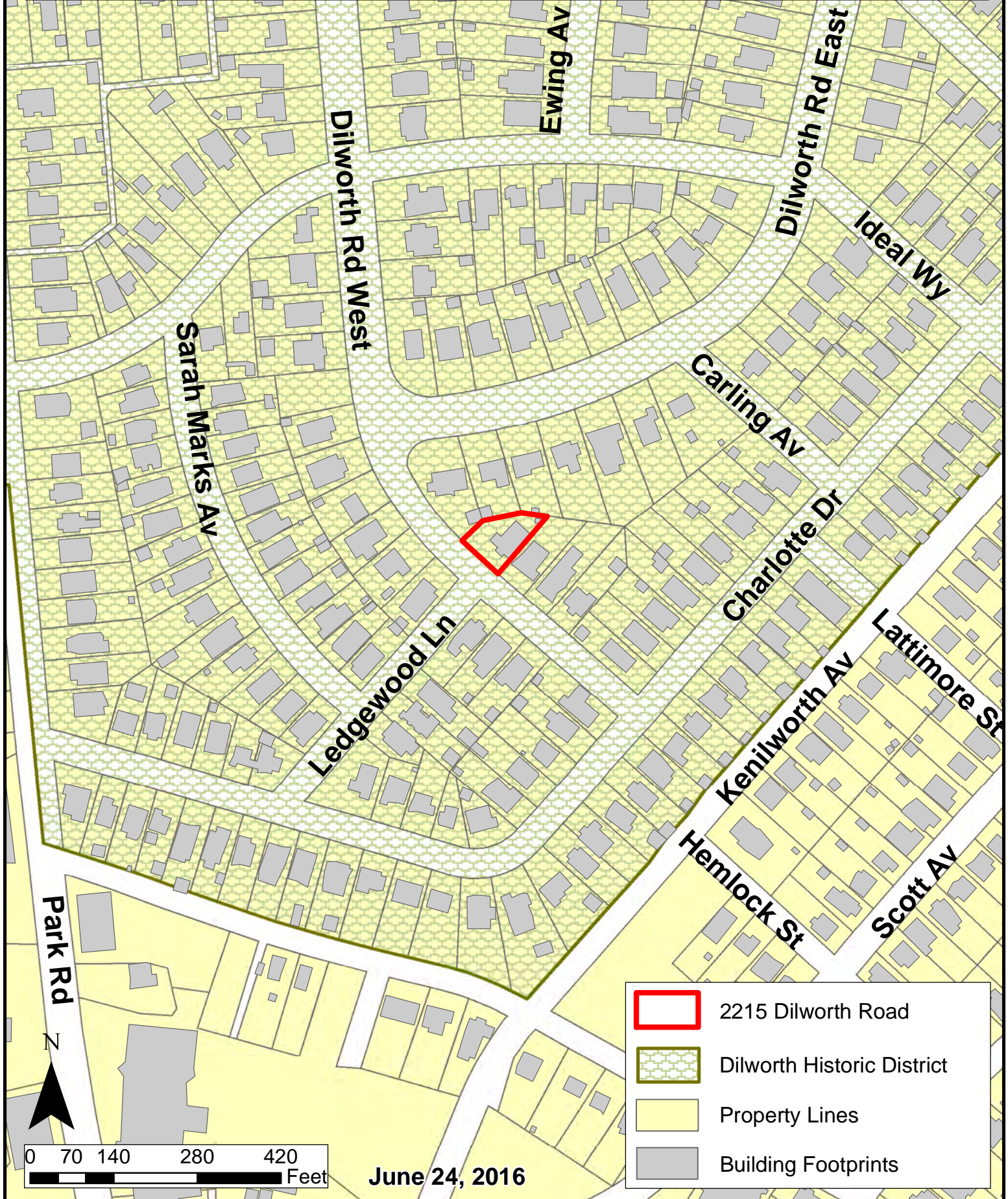
Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

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.

Staff Analysis

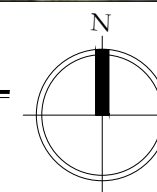
The Commission will determine if an exception should be granted for locating the accessory building in the side yard and if the proposal meets the guidelines for accessory buildings.

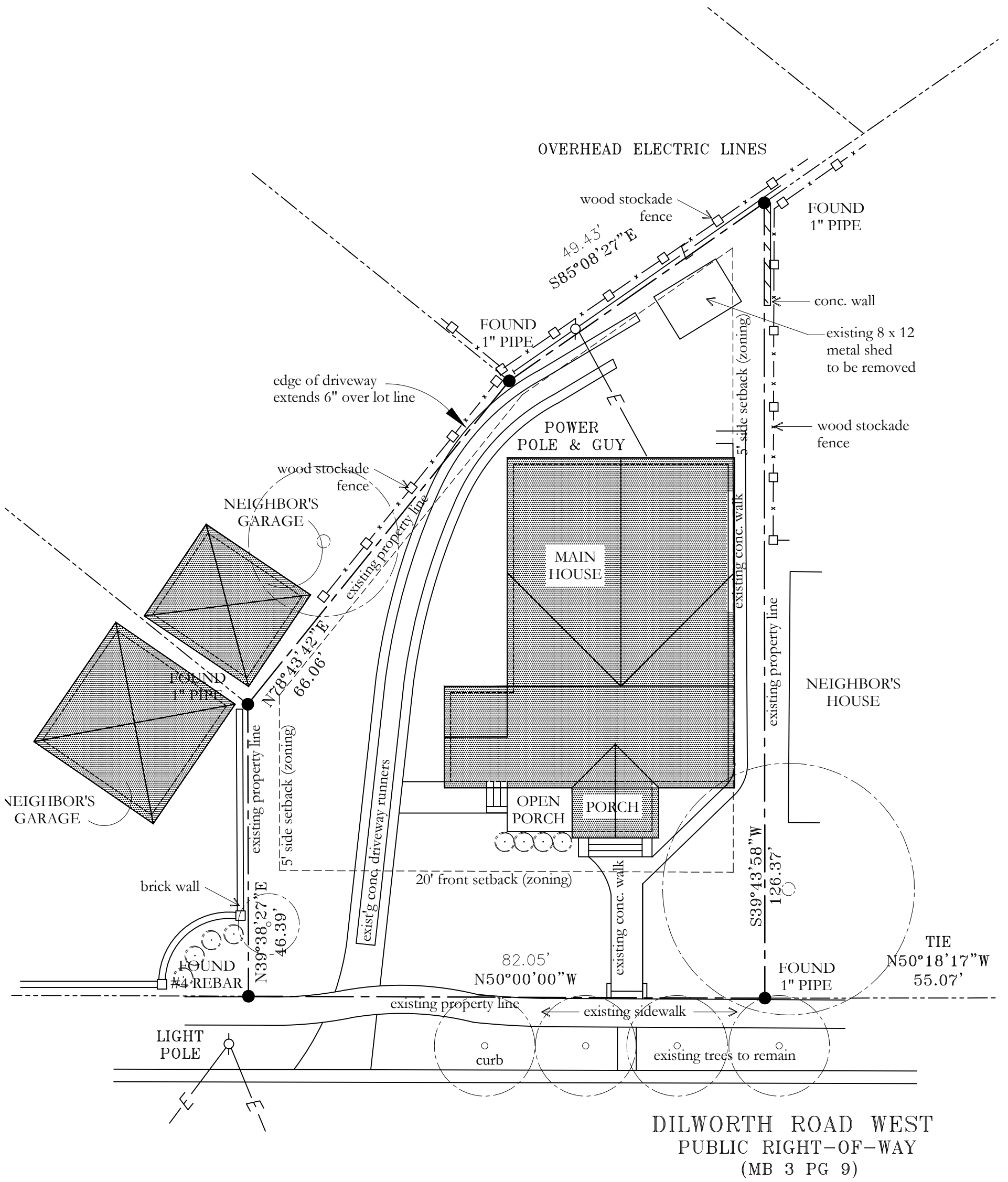
Charlotte Historic District Commission - Case 2016-145
HISTORIC DISTRICT: DILWORTH





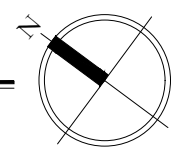
POLARIS SITE PLAN

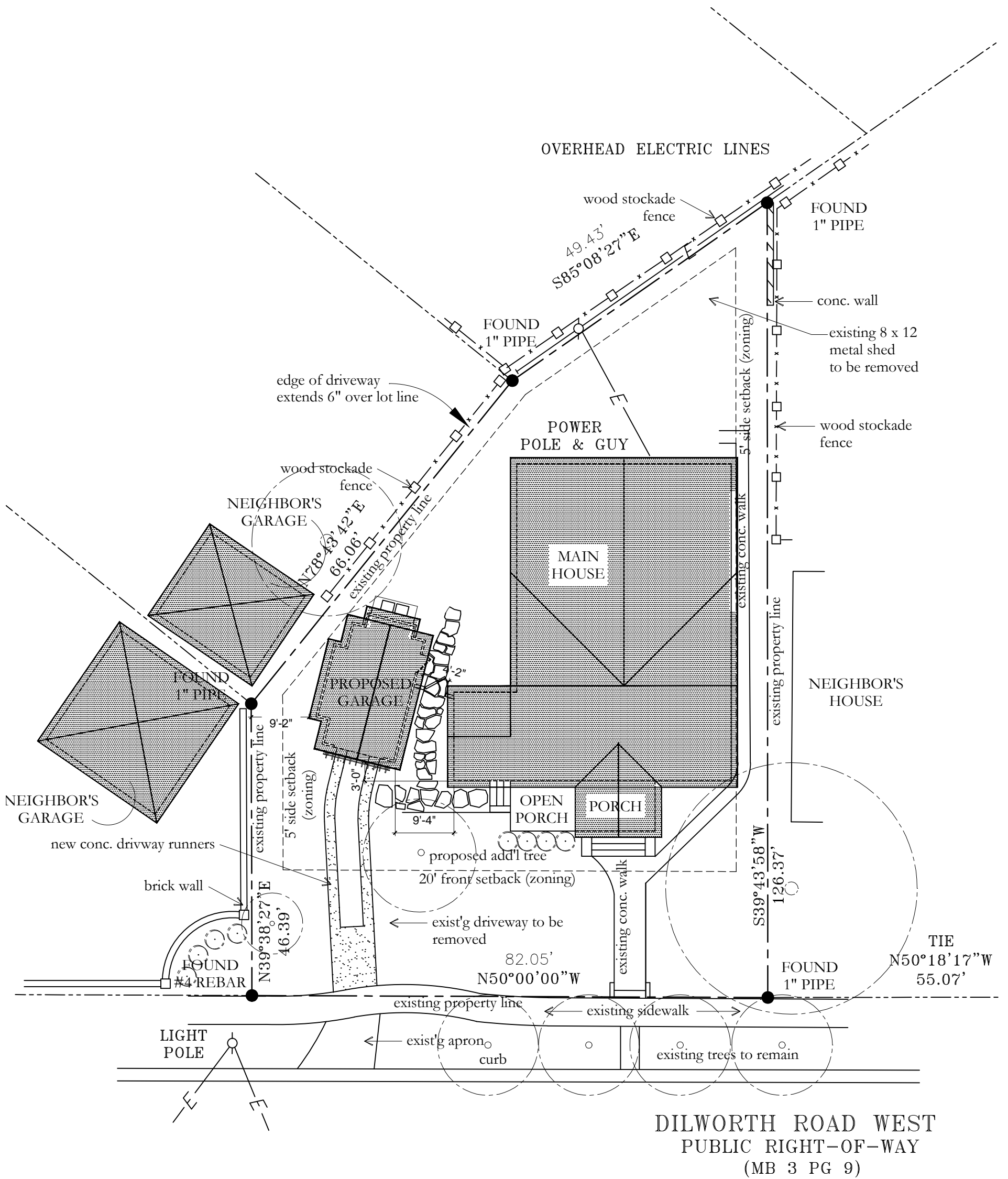




EXISTING SITE PLAN

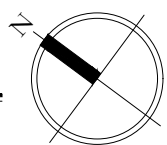
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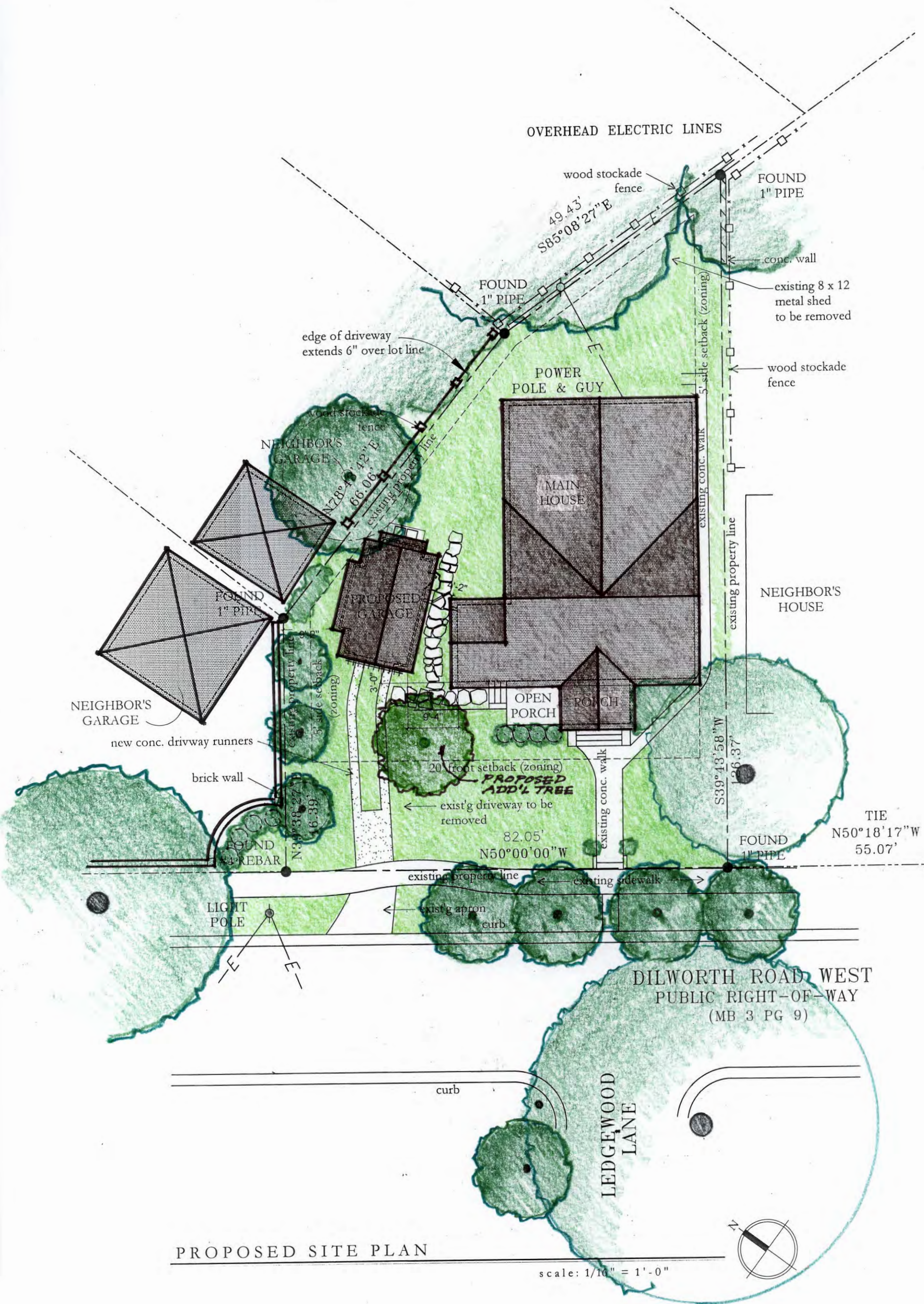


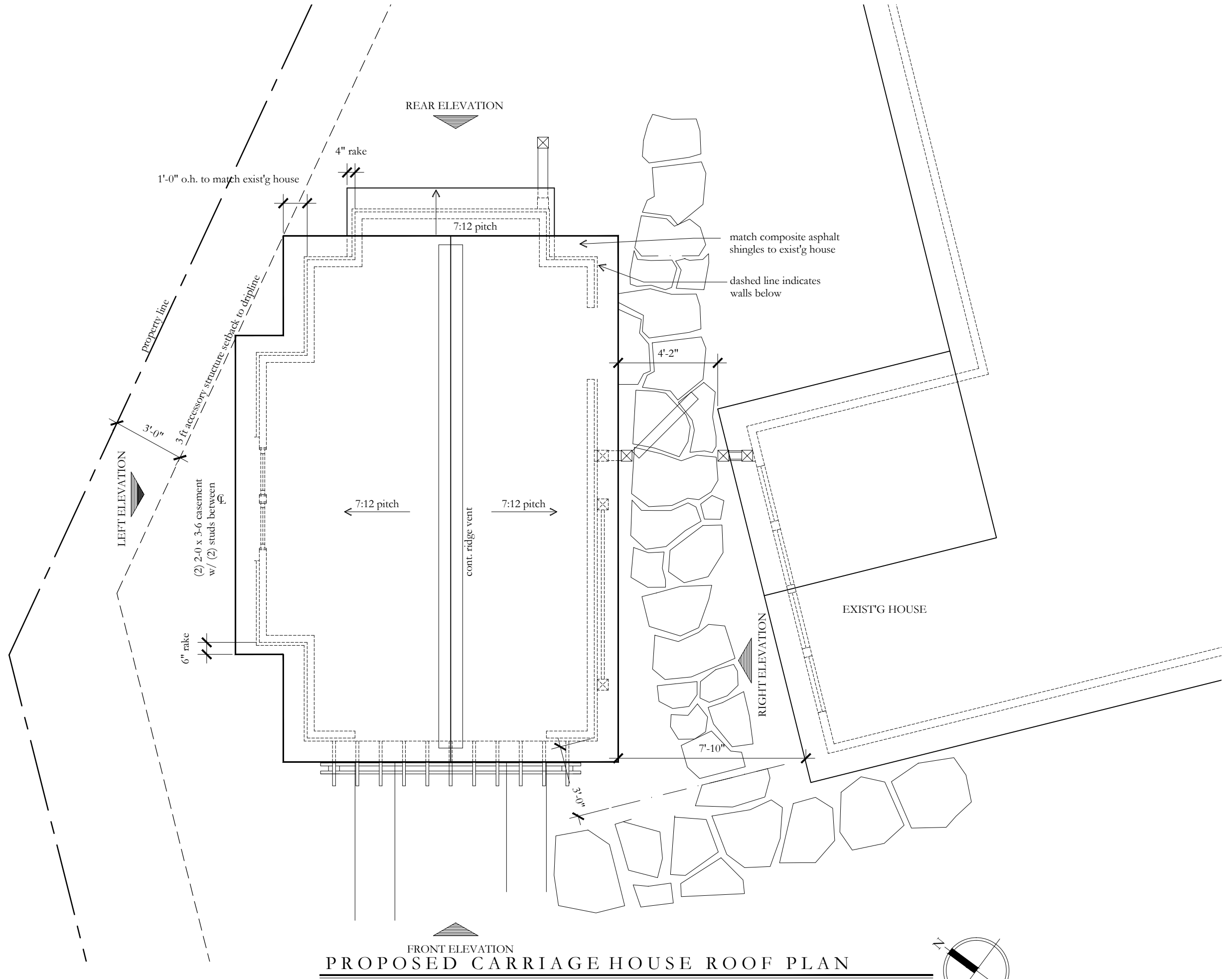


PROPOSED SITE PLAN

scale: 1/16" = 1'-0"

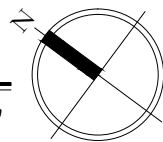






FRONT ELEVATION
PROPOSED CARRIAGE HOUSE ROOF PLAN

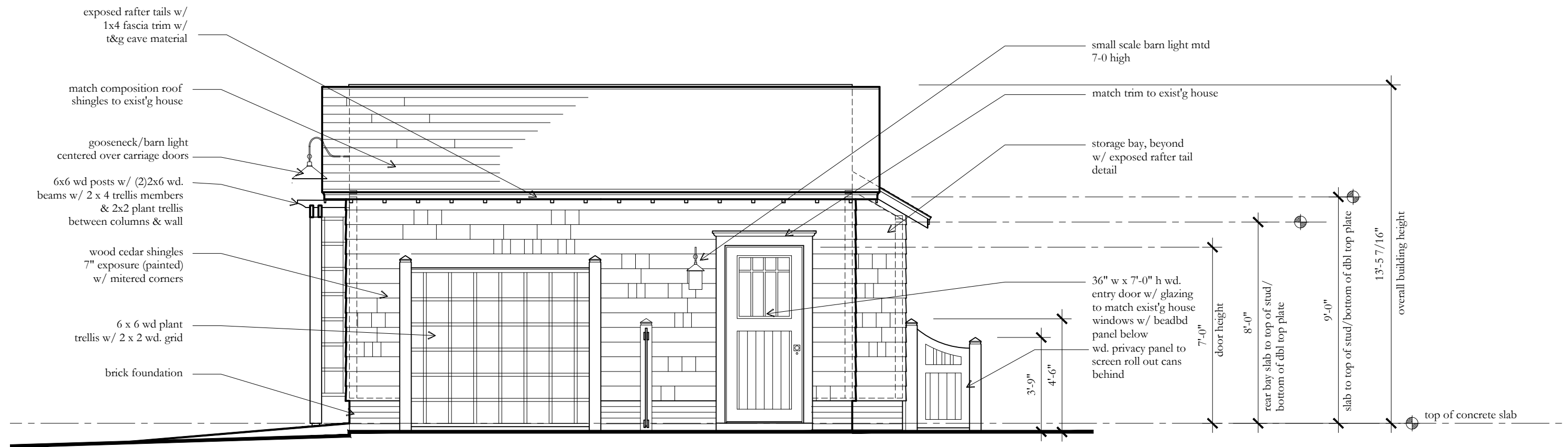
scale: $\frac{1}{4}" = 1'-0"$





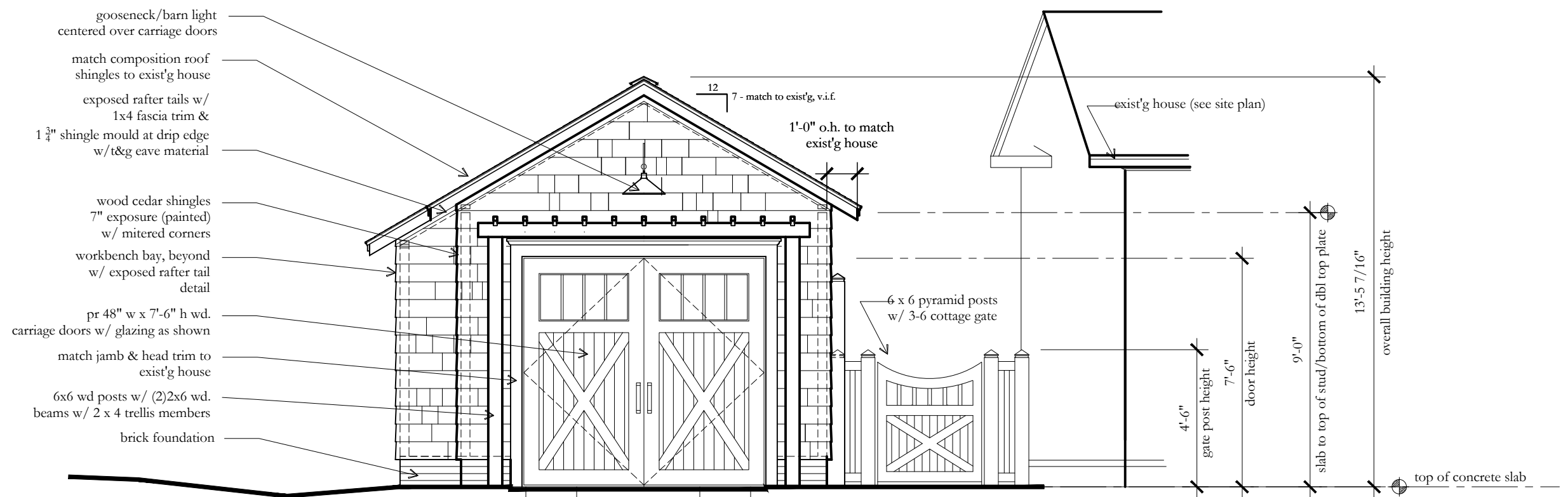
PROPOSED STREET ELEVATION

scale: 1/8" = 1'-0"



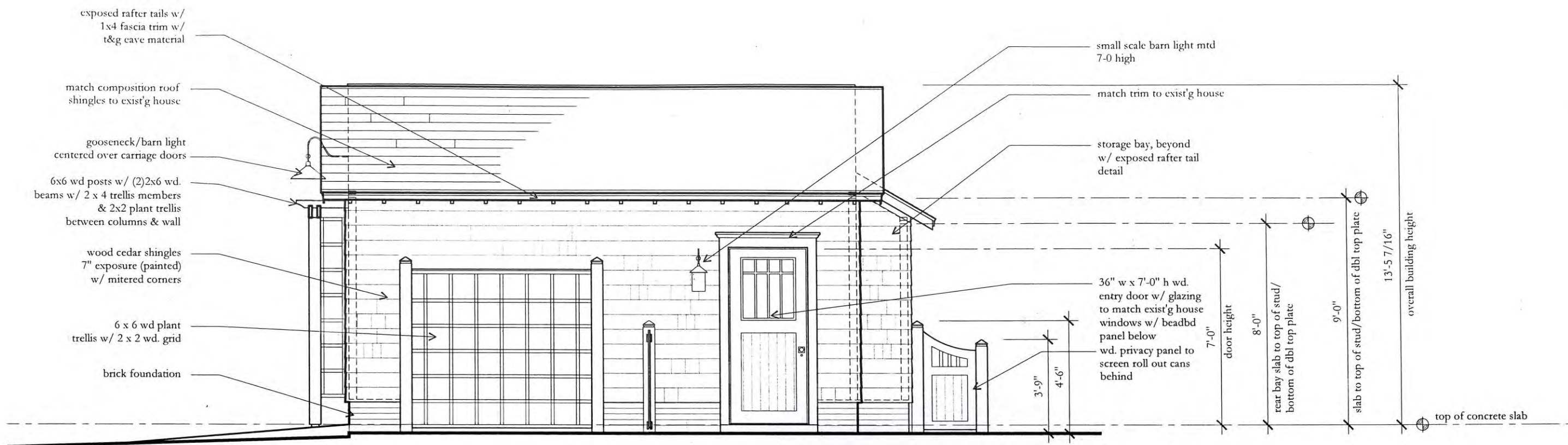
PROPOSED RIGHT ELEVATION

scale: $\frac{1}{4}" = 1'-0"$



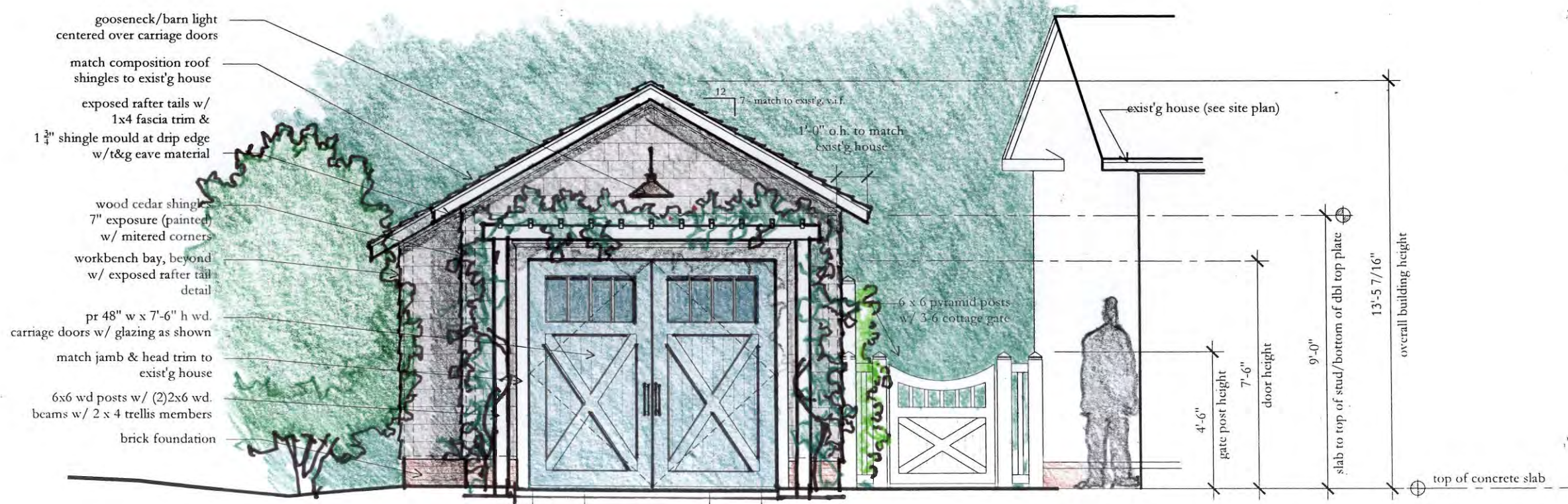
PROPOSED FRONT ELEVATION

scale: $\frac{1}{4}" = 1'-0"$



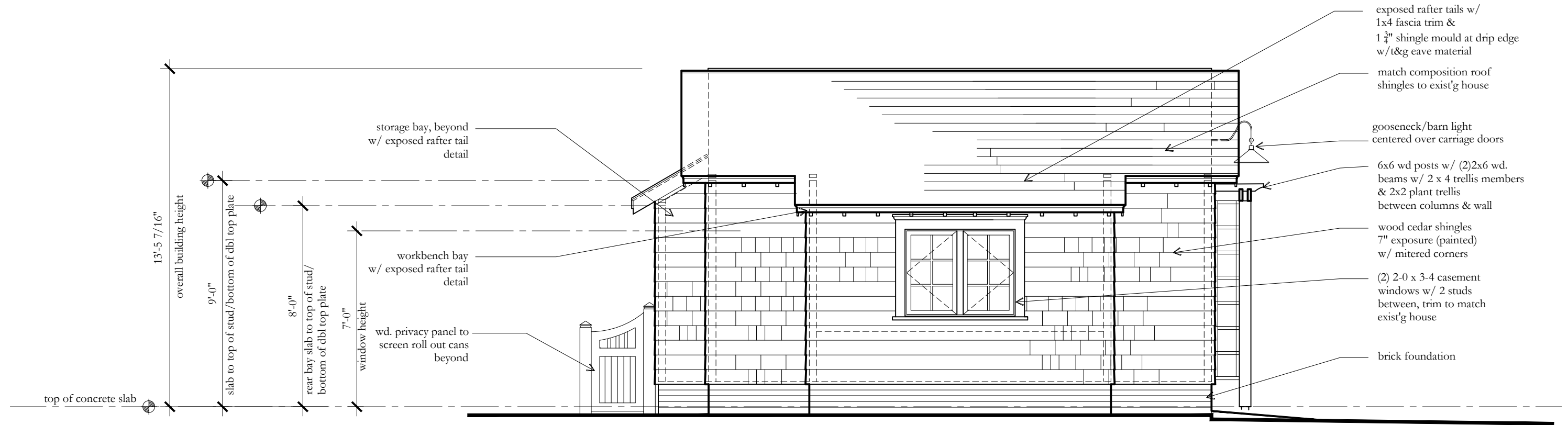
PROPOSED RIGHT ELEVATION

scale: $\frac{1}{4}" = 1'-0"$



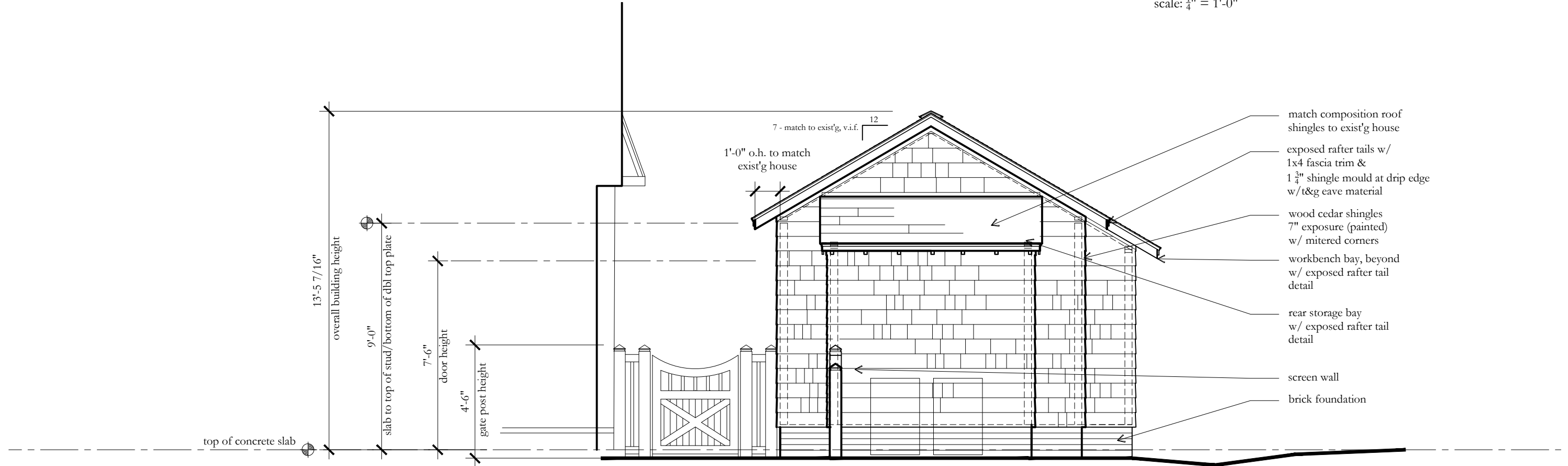
PROPOSED FRONT ELEVATION

scale: $\frac{1}{4}" = 1'-0"$



PROPOSED LEFT ELEVATION

scale: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

scale: 1/4" = 1'-0"



Switzer Garage (2215 Dilworth Road West) - Approach— driveway entrance



Switzer Garage (2215 Dilworth Road West) - Approach - view of neighbor's brick wall



Switzer Garage (2215 Dilworth Road West) - Approach - existing house front corner

KENT LINEBERGER ARCHITECTURE, PLLC, 2108 S. BLVD, SUITE 103,
CHARLOTTE, NC 28203 704-334-6366



Switzer Garage (2215 Dilworth Road West) - Approach from Ledgewood Lane



Switzer Garage (2215 Dilworth Road West) - Approach -view across street to driveway corner



Switzer Garage (2215 Dilworth Road West) -Approach - view from sidewalk to driveway

SWITZER RESIDENCE – A NEW DETACHED CARRIAGE HOUSE
JACKSON + CHRISTINE SWITZER
2215 DILWORTH ROAD WEST - DILWORTH HISTORIC DISTRICT



Switzer Garage (2215 Dilworth Road West) - neighbors' garages



Switzer Garage (2215 Dilworth Road West) - view toward neighbor's garage



Switzer Garage (2215 Dilworth Road West) - existing house - front view



Switzer Garage (2215 Dilworth Road West) - view from rear yard toward neighbor's garages



Switzer Garage (2215 Dilworth Road West) - view of existing house driveway side



Switzer Garage (2215 Dilworth Road West) -closer detail of existing house



1701 Springdale Avenue- case study - garage compact, nice doors, similar pitched roof, shingles, actually closer to the the street, but it is in the "rear yard"



2300-b Dilworth Road West



2325 Charlotte Drive - view along Dilworth Road West



2227 Sarah Marks Drive and 2216 Dilworth Road west



2121 Dilworth Road West



2121 Dilworth Road West