Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: April 11, 2018***
HDC 2018-104	***PID# 12311318***

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1630 Dilworth Road West

SUMMARY OF REQUEST: Accessory building

APPLICANT/OWNER: John Zucker, applicant

Details of Proposed Request

Existing Context

The site is a corner lot at Dilworth Road West and East Park Avenue. The existing structure is a 2.5 story house constructed in 2010 and approximately 38' in height measured from grade. There is an existing one story garage at the rear corner and highly visible from the street. Adjacent structures range in height from 26' to 31'. A previous application was denied by the HDC in January.

Project

The project is a new two story accessory building and car port. Materials are cedar shake siding and brick and trim materials are wood. The building height is approximately 22'.

Policy & 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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
	Setback	in relationship to setback of immediate surroundings	6.2
	Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
	Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
	Massing	the relationship of the buildings various parts to each other	6.5
	Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
	Scale	the relationship of the building to those around it and the human form	6.7
	Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
	Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
	Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
	Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
	Doors and Windows	the placement, style and materials of these components	6.12
	Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
	Materials	proper historic materials or approved substitutes	6.15
	Size	the relationship of the project to its site	6.2 & 3
	Rhythm	the relationship of windows, doors, recesses and projections	6.12
	Context	the overall relationship of the project to its surroundings.	6.1-16
	Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

Staff has concerns with the left side elevation (Massing, Doors and Windows). Staff believes the proposal meets other applicable guidelines for accessory buildings.

Charlotte Historic District Commission Case 2017-636
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE

1700

1660

1652

1630

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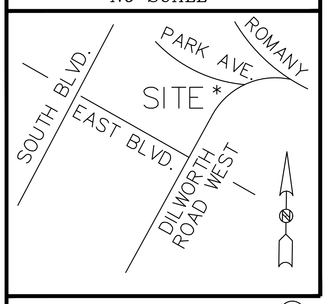
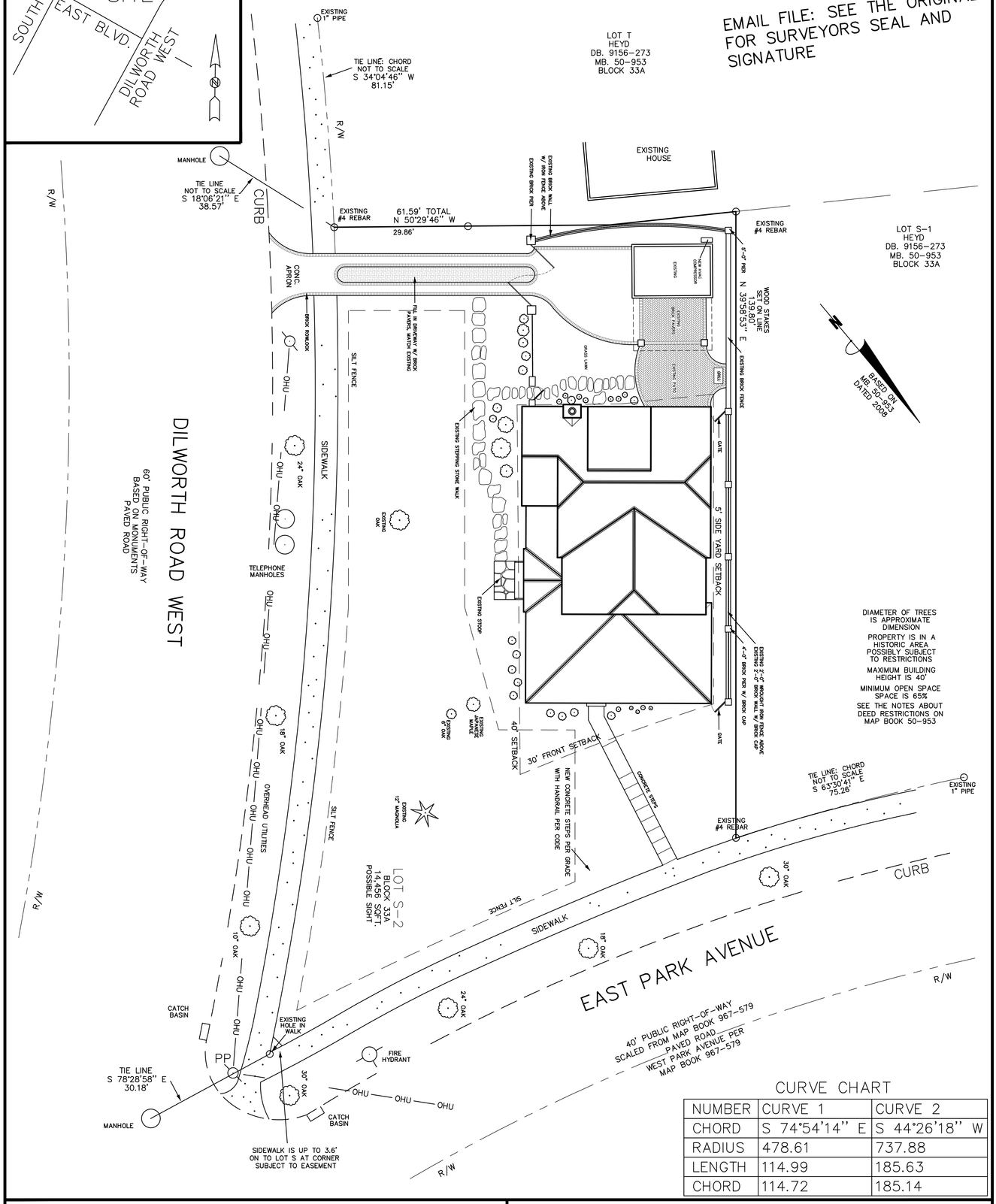
VICINITY MAP
NO SCALE



I, JAMES LYNN STROME CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE ERROR OF CLOSURE IS 1':10,000+ BEFORE ADJUSTMENTS; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. MAP BOOK 50-953

WITNESS MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF SEPTEMBER 2009

EMAIL FILE: SEE THE ORIGINAL FOR SURVEYORS SEAL AND SIGNATURE



CURVE CHART

NUMBER	CURVE 1	CURVE 2
CHORD	S 74°54'14" E	S 44°26'18" W
RADIUS	478.61	737.88
LENGTH	114.99	185.63
CHORD	114.72	185.14

BOUNDARY/PHYSICAL SURVEY FOR:

NOW OR FORMERLY THE PROPERTY OF:

928 EAST PARK AVENUE: LOT S-2, BLOCK 33A OF THE REVISION OF DILWORTH, MAP BOOK 50-953 DEED BOOK 9156-273, TAX ID: 123-113-18
CHARLOTTE TOWNSHIP, MECKLENBURG CO.
CHARLOTTE, NORTH CAROLINA

File name: C:\EPSA\EPARK928 JOB# 29236

Scale 1" = 30' SEPTEMBER 10, 2009

30 0 30 60

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER TAXMAP AND RECORD MAP, ALSO SEE FIRM MAP #3710-4543J DATED 3/2/2009.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. SETBACKS SHOWN PER MAP BOOK 50-953.
6. PROPERTY IS SUBJECT TO ANY RESTRICTIONS OF RECORD.
7. PROPERTY IS SUBJECT TO ANY EASEMENTS OR R/Ws OF RECORD.
8. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.
9. A FULL TITLE SEARCH WAS NOT PERFORMED BY STROME SURVEYING.

LEGEND:

PROPERTY LINE
TIE LINE
BACK OF CURB
SETBACK LINE
UNSURVEYED LINE PER DEEDS OR MAPS

CP	COMPUTED POINT, NO IRON FOUND OR SET		
PSDE	PUBLIC STORM DRAINAGE EASEMENT		
SSR	SANITARY SEWER R/W		
PP	POWER POLE	DB	DEED BOOK
MH	MANHOLE	MB	MAP BOOK
CB	CATCH BASIN		
R/W	RIGHT-OF-WAY		

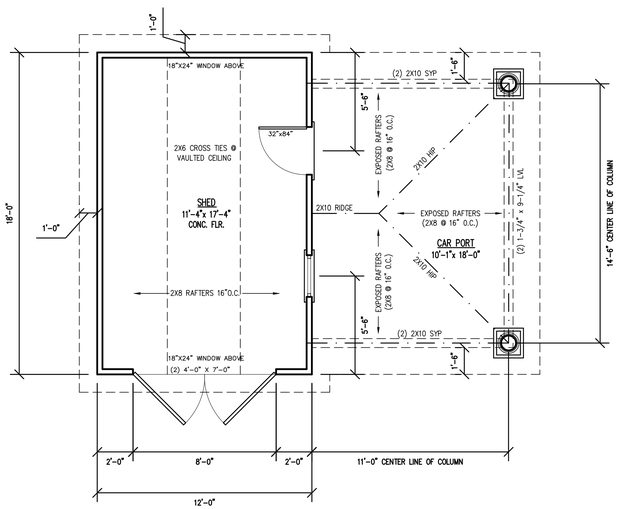
A STROME LAND SURVEYING CO.
8806 SIR BARTON LANE
WAXHAW, NC. 28173
(704)321-4484: FIRM #0647

DATE: 02-27-18
SHEET NO. SP1

SITE PLAN

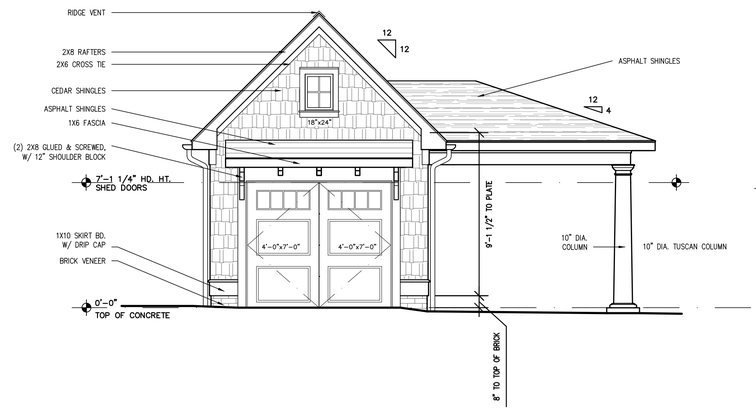
JZ Studio, Inc.

AN ADDITION & RENOVATION FOR:
THE SKEETE FAMILY
1630 DILWORTH RD WEST CHARLOTTE, NORTH CAROLINA



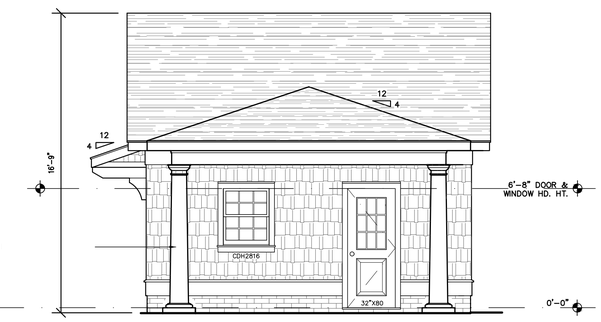
1 AB1 SHED/CARPORT PLAN

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



3 AB1 FRONT ELEVATION, EXISTING

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



4 AB1 SIDE ELEVATION, EXISTING

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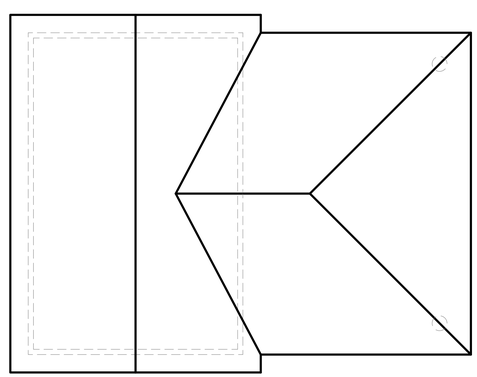

2 AB1 ROOF PLAN, EXISTING

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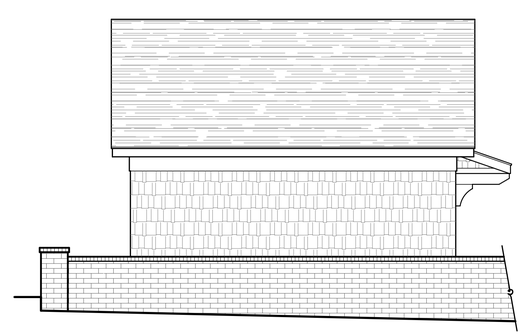

5 AB1 SIDE ELEVATION, EXISTING

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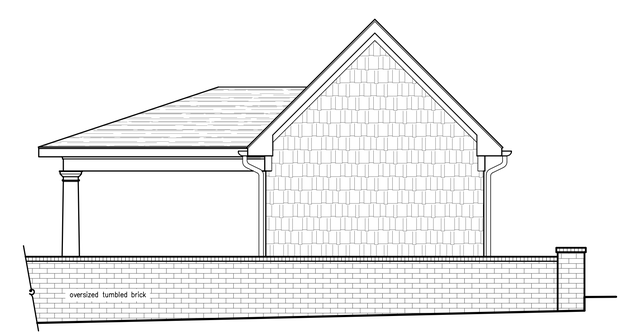


6 AB1 BACK ELEVATION, EXISTING

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

AN ADDITION & RENOVATION FOR:

THE SKEETE FAMILY

1630 DILWORTH ROAD WEST CHARLOTTE, NORTH CAROLINA 28203

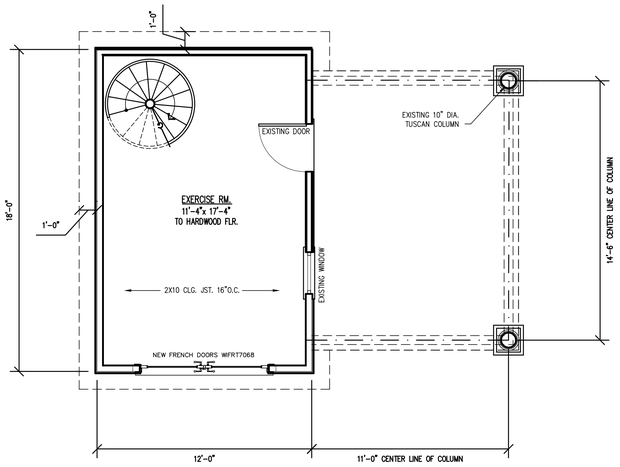
JZ Studio, Inc.

EXISTING STRUCTURE

DATE: 02-27-18

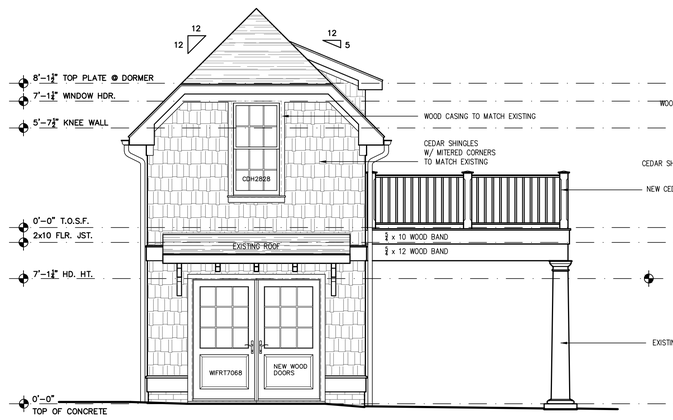
SHEET NO.

AB1



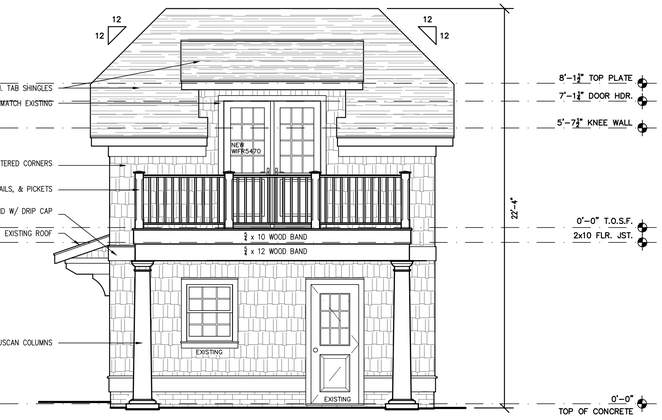
1 / A1 FIRST FLOOR PLAN

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



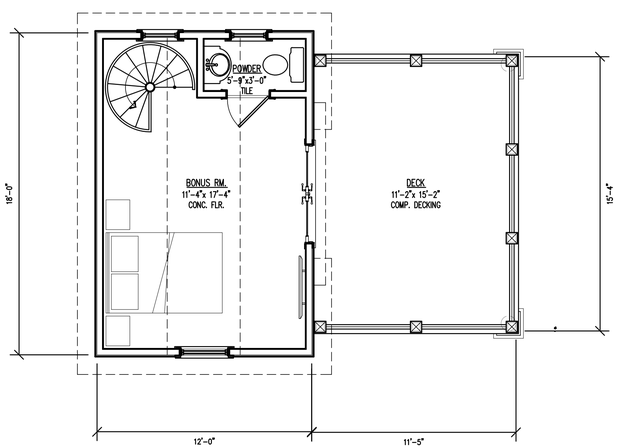
3 / A1 FRONT ELEVATION

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



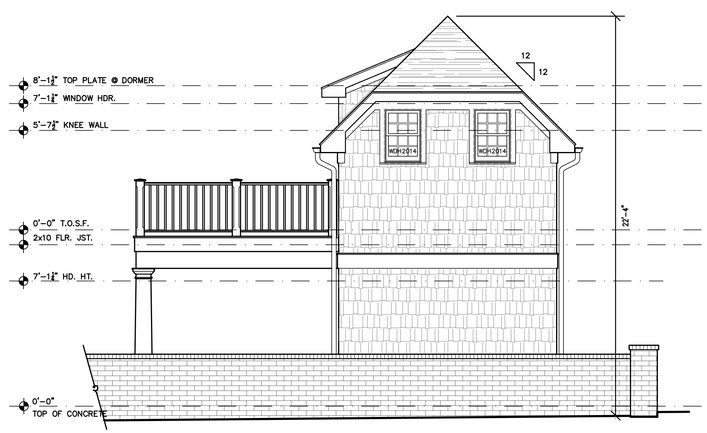
4 / A1

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



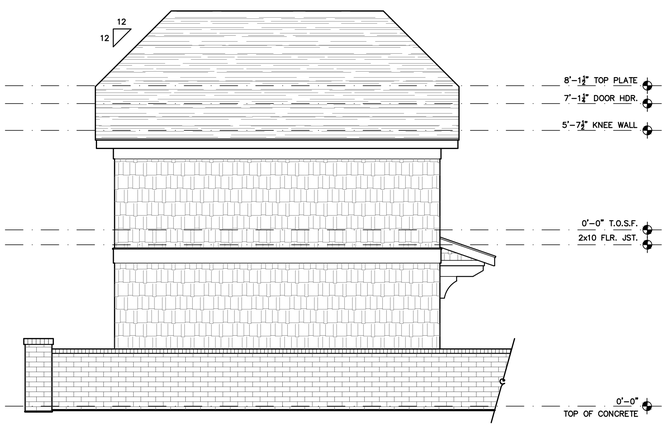
2 / A1 2ND FLOOR PLAN

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



5 / A1 SHED/CARPORT FRONT ELEVATION

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



6 / A1 LEFT SIDE ELEVATION

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

AN ADDITION & RENOVATION FOR:

THE SKEETE FAMILY

1630 DILWORTH ROAD WEST CHARLOTTE, NORTH CAROLINA 28203

JZ Studio, Inc.

PLANS & ELEVATIONS

DATE: 02-27-18

SHEET NO.

A1

1 / A2 EXISTING DILWORTH ROAD WEST ELEVATION

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

2 / A2 PROPOSED DILWORTH ROAD WEST ELEVATION

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

AN ADDITION & RENOVATION FOR:

THE SKEETE FAMILY

1630 DILWORTH ROAD WEST CHARLOTTE, NORTH CAROLINA 28203

JZ Studio, Inc.

BEFORE & AFTER

DATE: 02-27-18

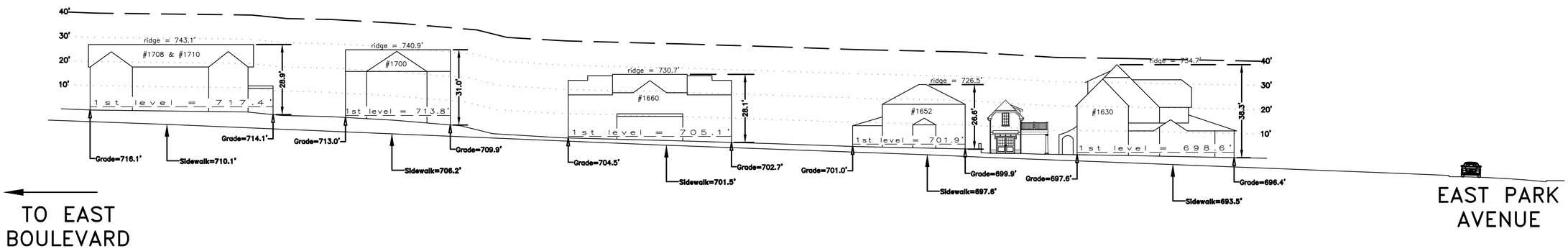
SHEET NO.

A2

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 _____ day of _____, 2017.

NON–CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED November 7, 2017
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L–3098



DILWORTH ROAD WEST

AG ZOUTEWELLE
1418 East Fifth St. Charlotte, NC 28204
Phone: 704–372–9444 Fax: 704–372–9555
Firm Licensure Number C–1054

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Building Heights Sketch of

1600–1700 BLOCK of DILWORTH ROAD WEST

FACING NORTHWEST – EVEN SIDE

CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
November 1, 2017

Scale 1" = 20'
0' 20' 40' 60' 80'

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.

Z:\2017DWGS\ZAC\DILWORTH ROAD WEST 1600–1700 BLOCK EVEN\DILWORTH ROAD WEST 1600–1700 BLOCK EVEN