
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1640 Dilworth Road East

SUMMARY OF REQUEST: Accessory Building

APPLICANT/OWNER: Jon Burkindine, Applicant

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story brick Colonial Revival, with Tudor Revival elements, constructed in 1930. Architectural features include an asymmetrical sloped gable entry, one-story side porch (now enclosed), and 6/6 double-hung windows with a keystone header detail. The lot size is an irregular pie shape measuring 171 x 177 x 71 x 88. The former garage structure was approved for removal the Administrative level in 2015.

Proposal

The proposed project is a new one-story accessory building with a footprint of 24' x 24' and an overall height of 21.2'. A breezeway roof will connect the garage to a former rear addition on the primary structure. The lot currently has two curb cuts and driveway entrances, one off Dilworth Road East and one off Isleworth Avenue. Per zoning, the front yard faces Dilworth Road East. Proposed materials are brick to match the house, wood garage doors, wood or composite trim to match existing, and double-hung windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. The project also includes the removal of concrete in the side yard adjacent to Dilworth Road East, rebuilding the berm and replanting grass. There are no impacts to mature canopy trees; ornamental trees may have to be removed to construct the garage.

Design Guidelines – Accessory Buildings, page 8.9

For Accessory Buildings:

1. Retain and repair historic outbuildings. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval.
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. 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.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

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 Analysis

Staff has the following concerns with the proposal:

1. The unique shape of the lot provides challenges for locating the garage to meet all HDC requirements.
If the garage is pushed to the corner, it will be partially located in the side yard.
2. Replanting ornamental trees to screen the breezeway and as a separation between the garage and the single-family residential house at 1029 Isleworth.
3. Minor revisions may be reviewed by staff.

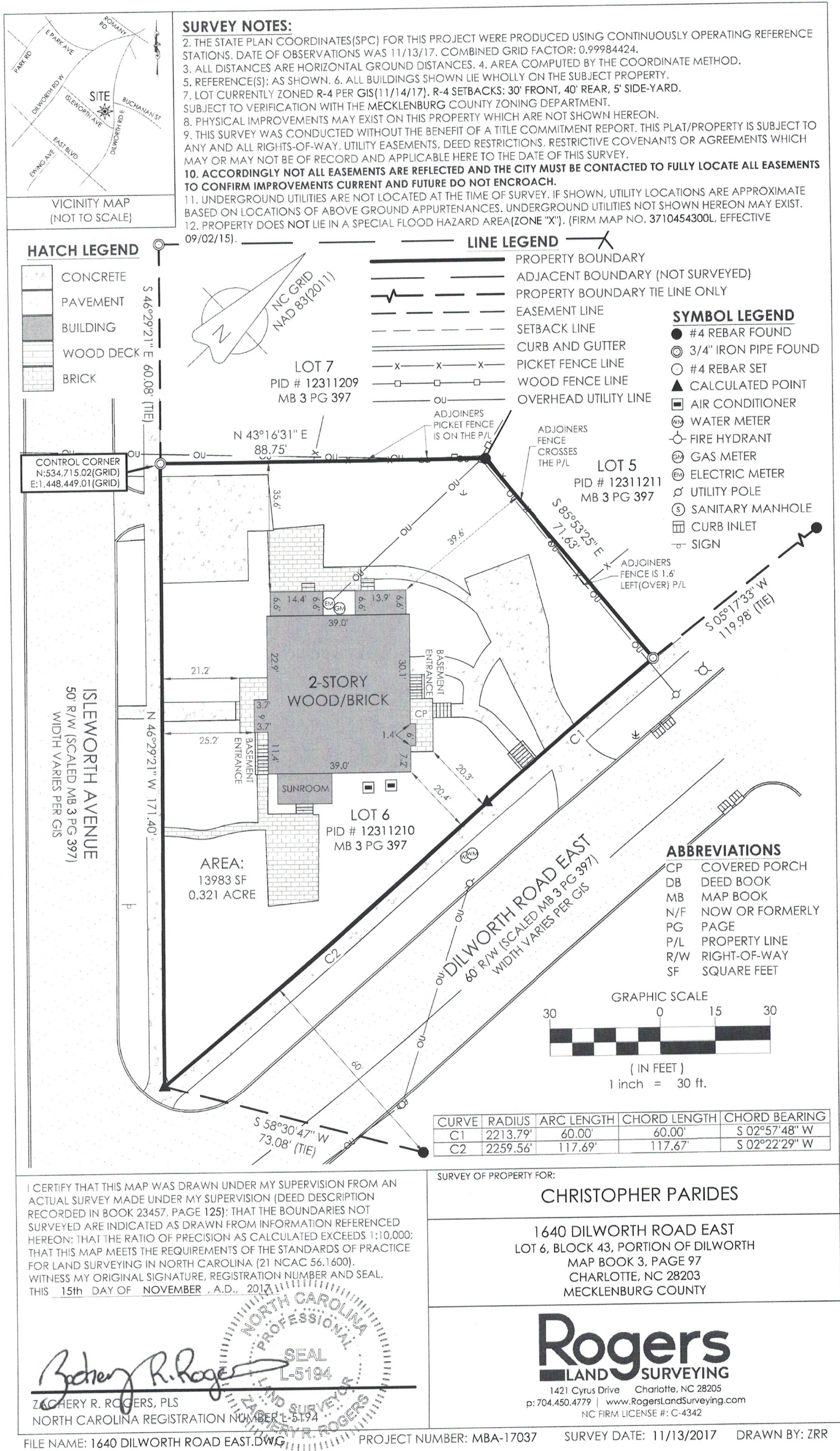


PURPOSE:

- CONSTRUCTION OF A 2-CAR GARAGE
- CREATION OF USABLE YARD SPACE
- REVERSAL OF THE IMPACT OF PREVIOUS CONSTRUCTION TO BETTER ALIGN WITH THE HISTORICAL CHARACTER OF THE NEIGHBORHOOD

SCOPE:

- CONSTRUCTION OF NEW GARAGE
- NEW BREEZEWAY CONNECTION FROM GARAGE TO HOUSE
- REWORKING OF ISLEWORTH AVE DRIVEWAY
- REMOVAL OF DILWORTH RD EAST DRIVEWAY
- REMOVAL OF WALKWAY CONNECTIONS TO DILWORTH RD EAST DRIVEWAY IN FRONT, SIDE AND REAR OF HOUSE
- REBUILD OF BERM AT DILWORTH RD EAST DRIVEWAY/SIDEWALK



1640 Dilworth Rd. East



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Design 7/26/19

Cover & General Notes



DILWORTH RD E. FACING



DILWORTH RD E. FACING



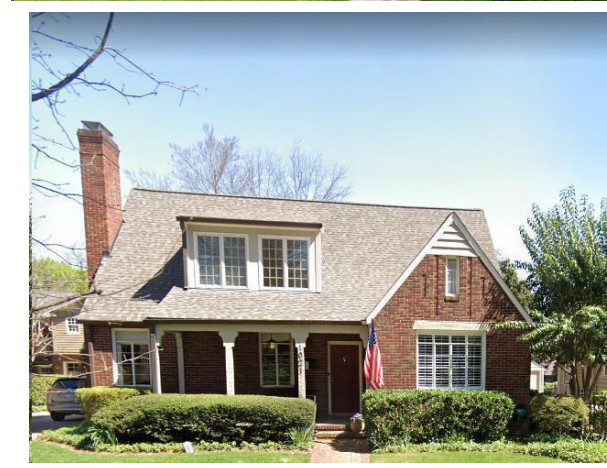
REAR FACING



ISLEWORTH RD FACING



1017 Isleworth



1021 Isleworth



1025 Isleworth



1020 Isleworth



1024 Isleworth



1028 Isleworth



1032 Isleworth



1640 Dilworth Rd E



1636 Dilworth Rd E



1632 Dilworth Rd E



1621 Dilworth Rd E



1701 Dilworth Rd E



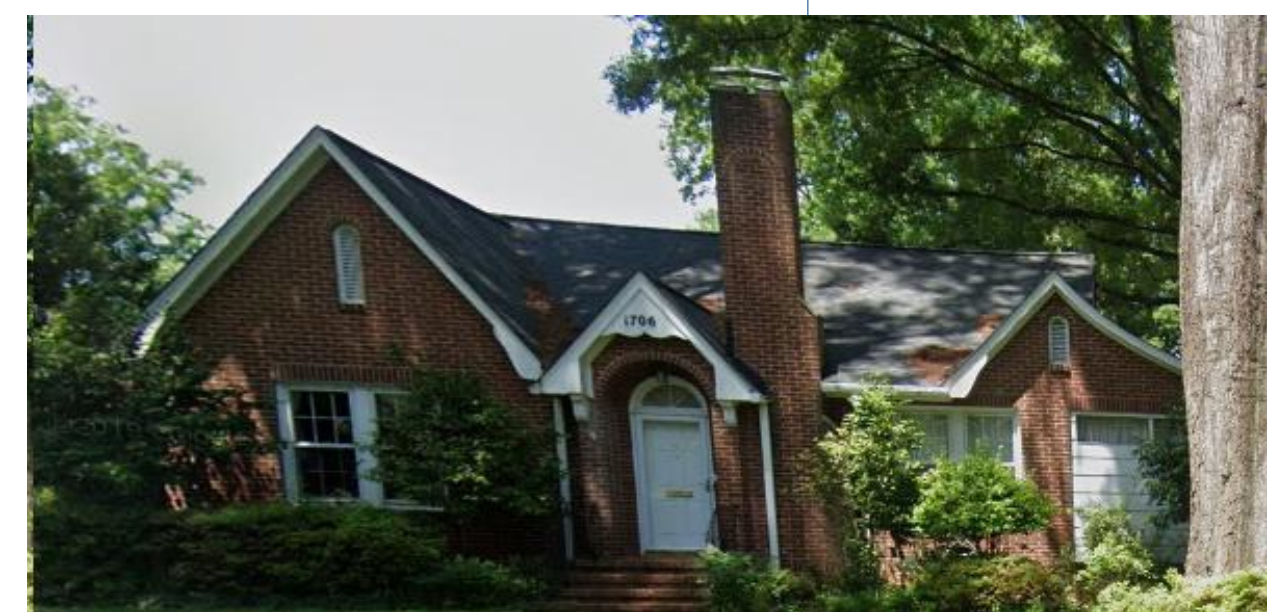
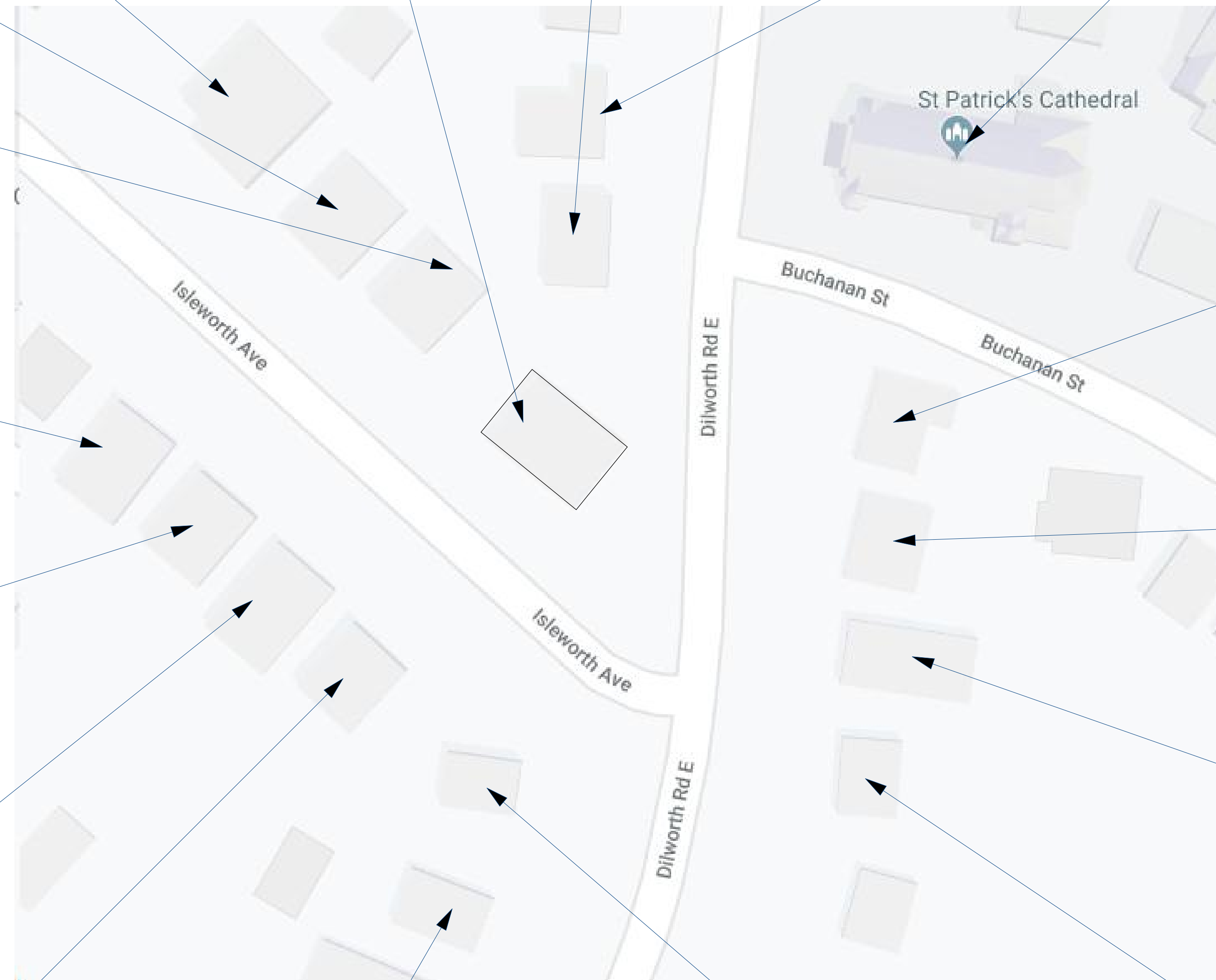
1707 Dilworth Rd E



1711 Dilworth Rd E



1715 Dilworth Rd E



1706 Dilworth Rd E



1700 Dilworth Rd E

NO SCALE

PROJECT OWNER:

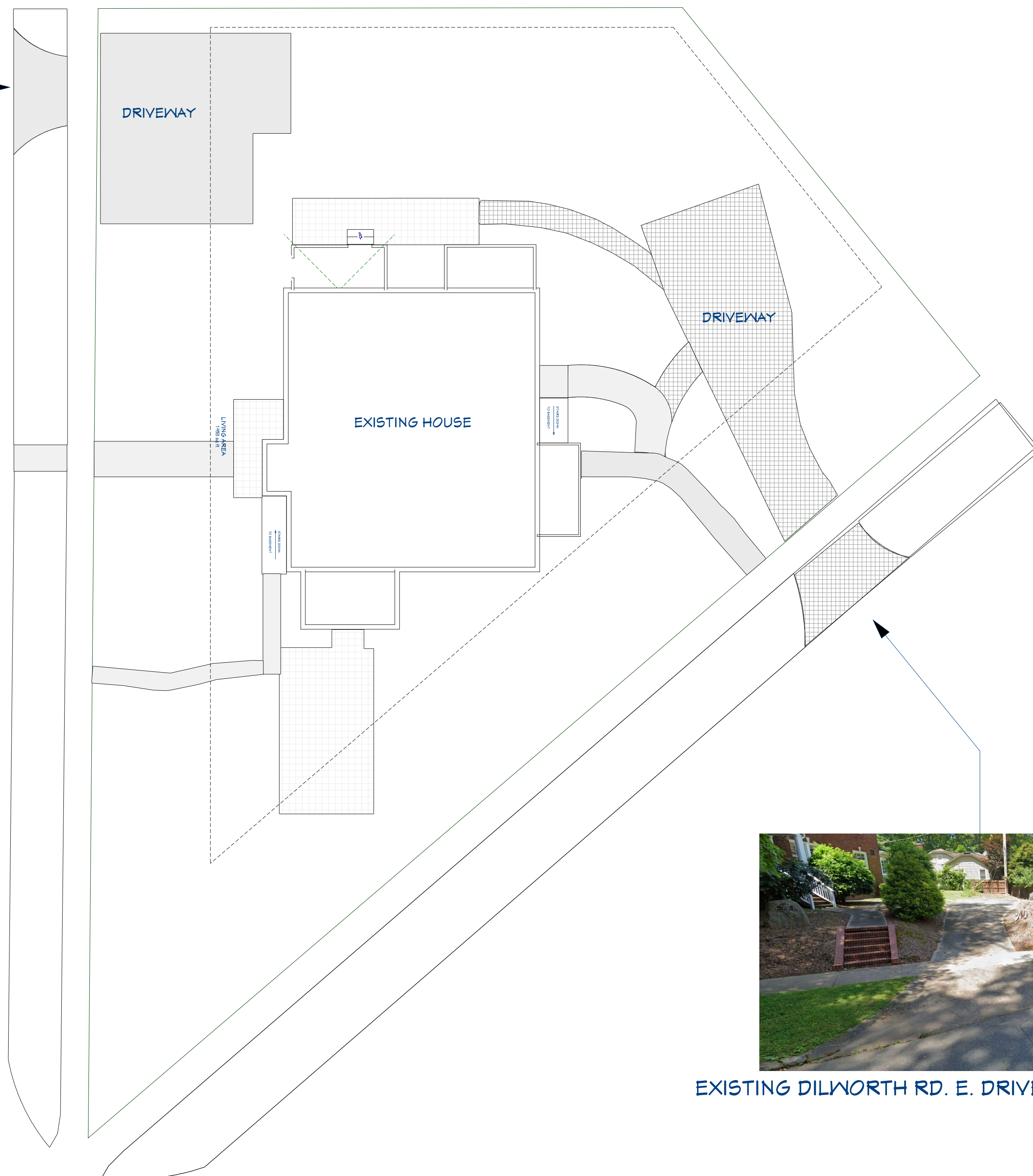
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SURROUNDING
HOUSES



EXISTING ISLEWORTH DRIVEWAY ENTRANCE

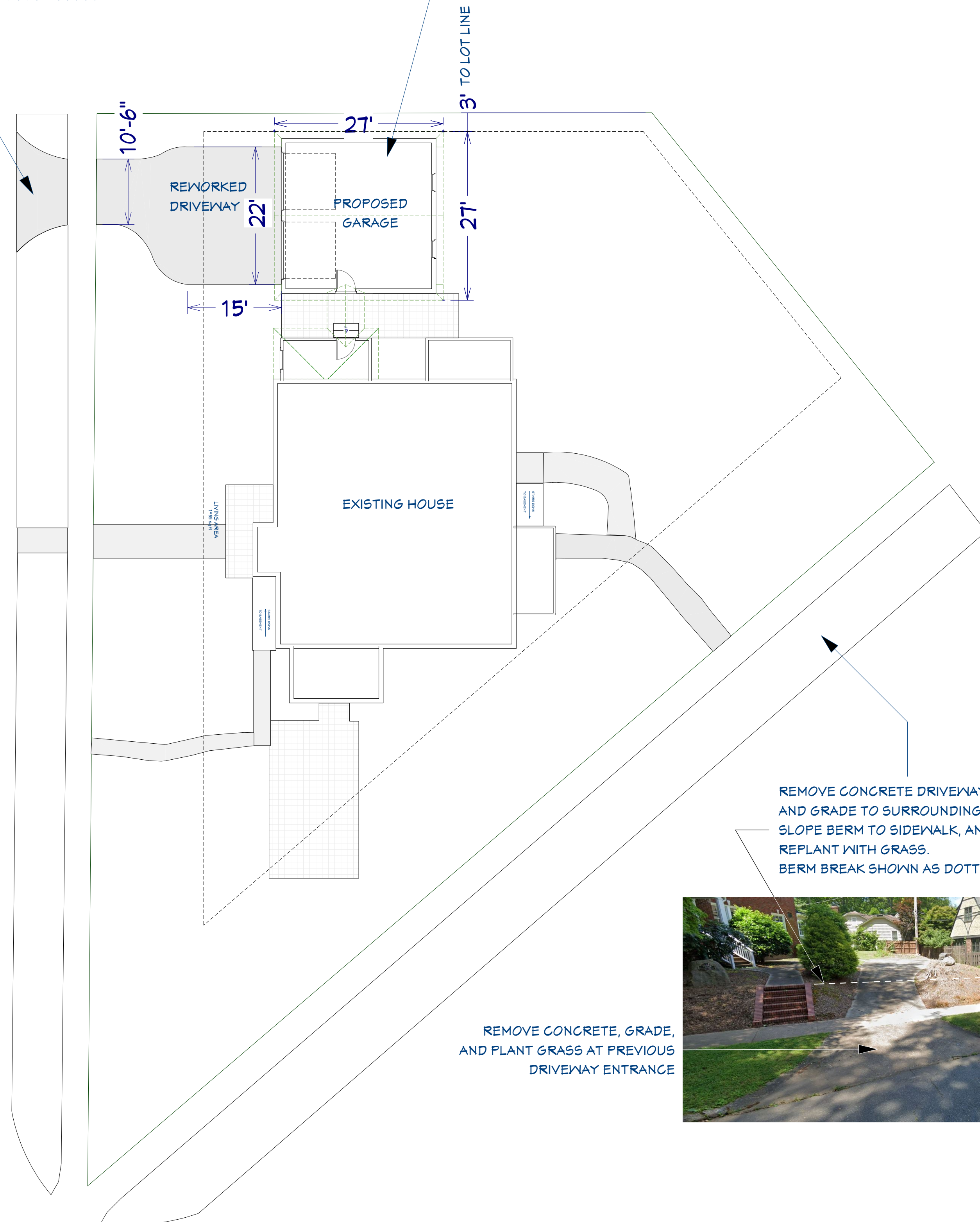


EXISTING DILWORTH RD. E. DRIVEWAY ENTRANCE

EXISTING SITE PLAN

NEW CONCRETE DRIVEWAY TO BE CREATED. DRIVEWAY ENTRANCE TO BE REPLACED/REPAIRED, BRICK REMOVED AND GRASS TO BE REPLANTED IN THE CURB STRIP WHERE NEEDED.

NEW GARAGE TO BE PLACED FOLLOWING REQUIRED ZONING SET BACKS AS SHOWN. STRUCTURE TO ALIGN WITH THE PORCH WHICH ALLOWS A MIN. 1' OFF SET FROM THE PREDOMINANT LINE OF THE HOUSE ON THE ISLEWORTH SIDE.



REMOVE CONCRETE DRIVEWAY, FILL AND GRADE TO SURROUNDING LEVEL, SLOPE BERM TO SIDEWALK, AND REPLANT WITH GRASS. BERM BREAK SHOWN AS DOTTED LINE.

REMOVE CONCRETE, GRADE, AND PLANT GRASS AT PREVIOUS DRIVEWAY ENTRANCE



PROPOSED SITE PLAN

NO SCALE

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**SITE PLANS,
EXISTING AND
PROPOSED**



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 CROSS HATCH AREA
INDICATED CONCRETE TO
BE REMOVED



Screening trees may have to be removed to build garage. Care will be taken to remove as few as possible. No other trees in the yard will be removed to construct the garage.

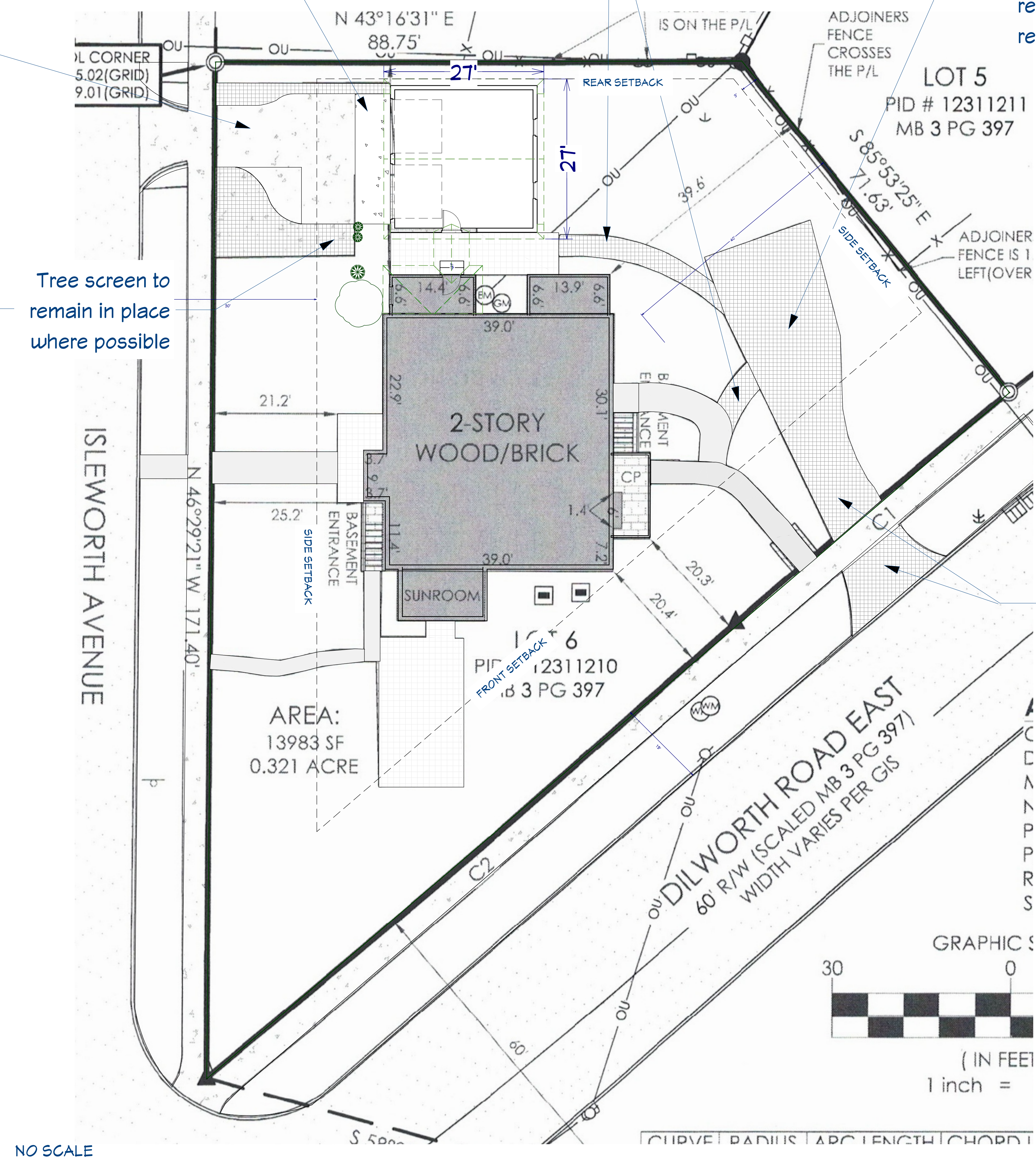
Sidewalks from rear and side of house to Dilworth Rd driveway to be removed and replaced with lawn

New concrete driveway

Tree screen to remain in place where possible

Existing driveway on
Dilworth Rd E to be
removed and
replaced with lawn

Berm at the sidewalk
to be reformed after
driveway removal



NO SCALE

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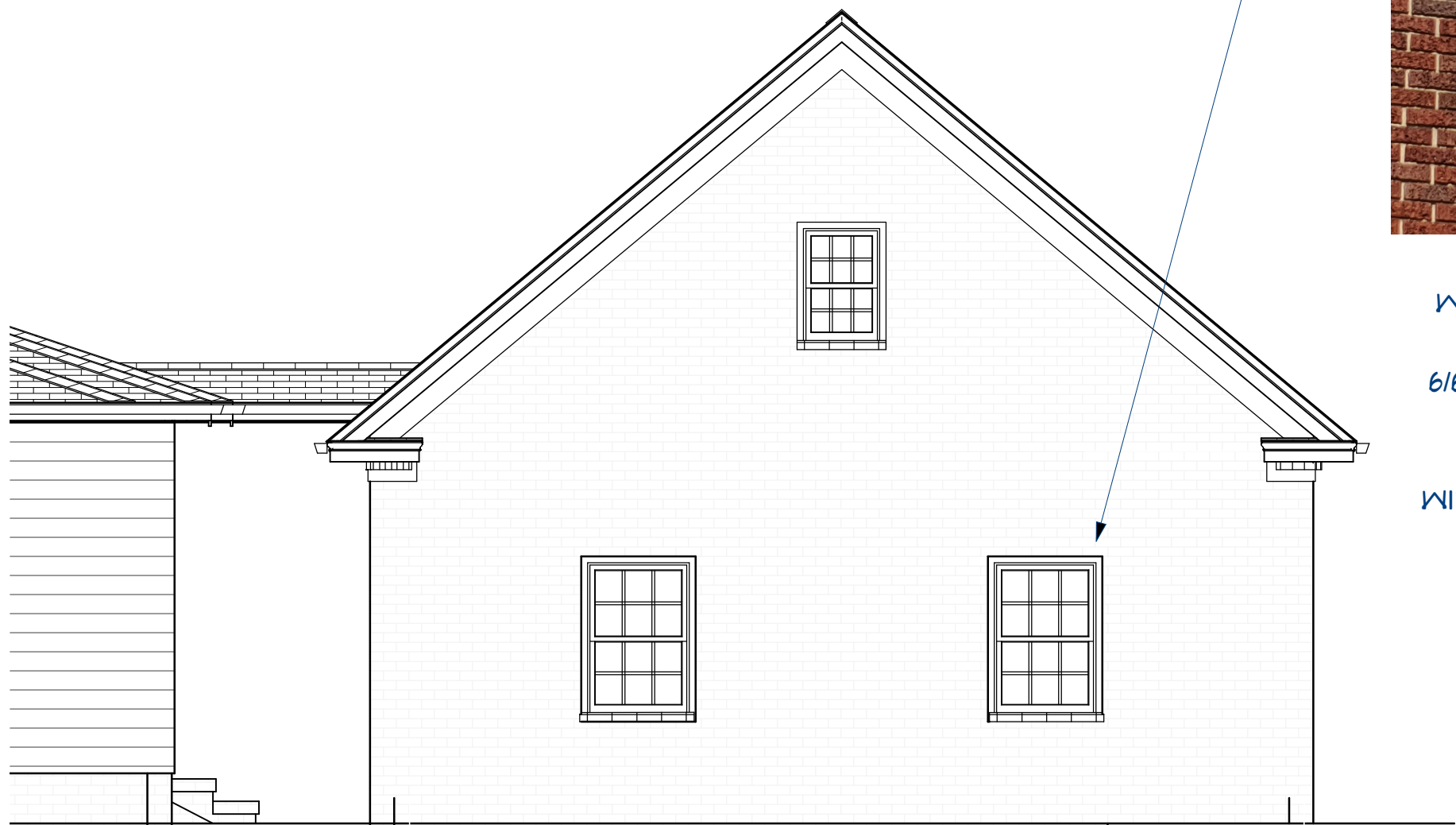
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PROPOSED
PLOT PLAN,
DEMO AND
LANDSCAPE

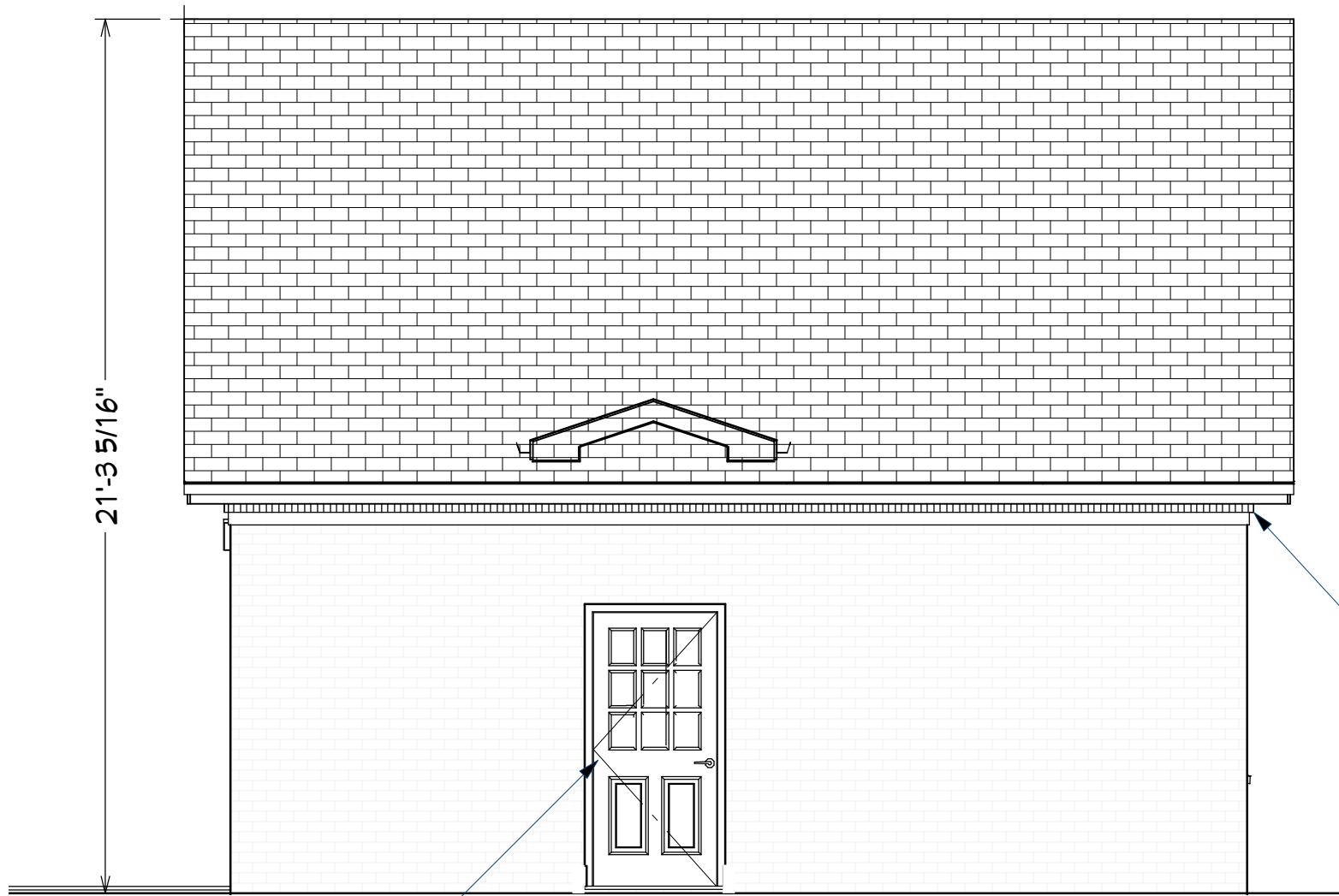
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WINDOWS TO BE DOUBLE-HUNG,
WOOD WINDOWS
6/6 SDL GRID PATTERN TO MATCH
THE HOUSE
BRICK MOULDING TRIM AND
WINDOW PROFILE TO MATCH TYPE
AND COLOR ON THE HOUSE



Right Elevation

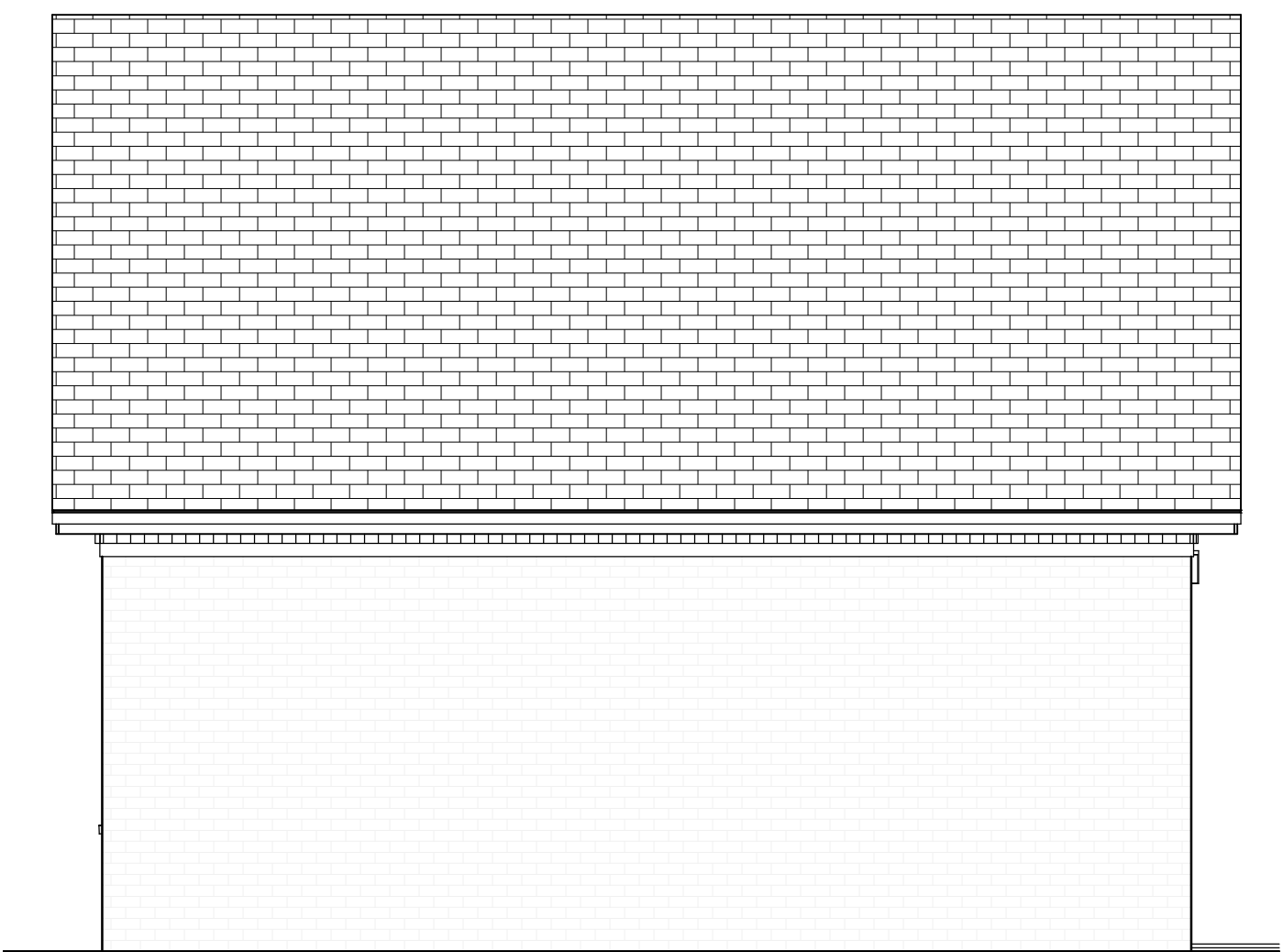


SOLID OR 1/2-GLASS
WOOD COLONIAL DOOR

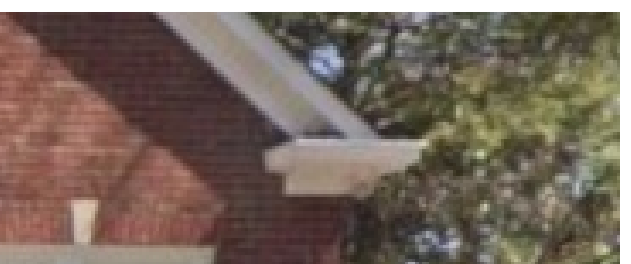
Front Elevation



DENTIL MOULDING ON EAVES TO
MATCH HOUSE



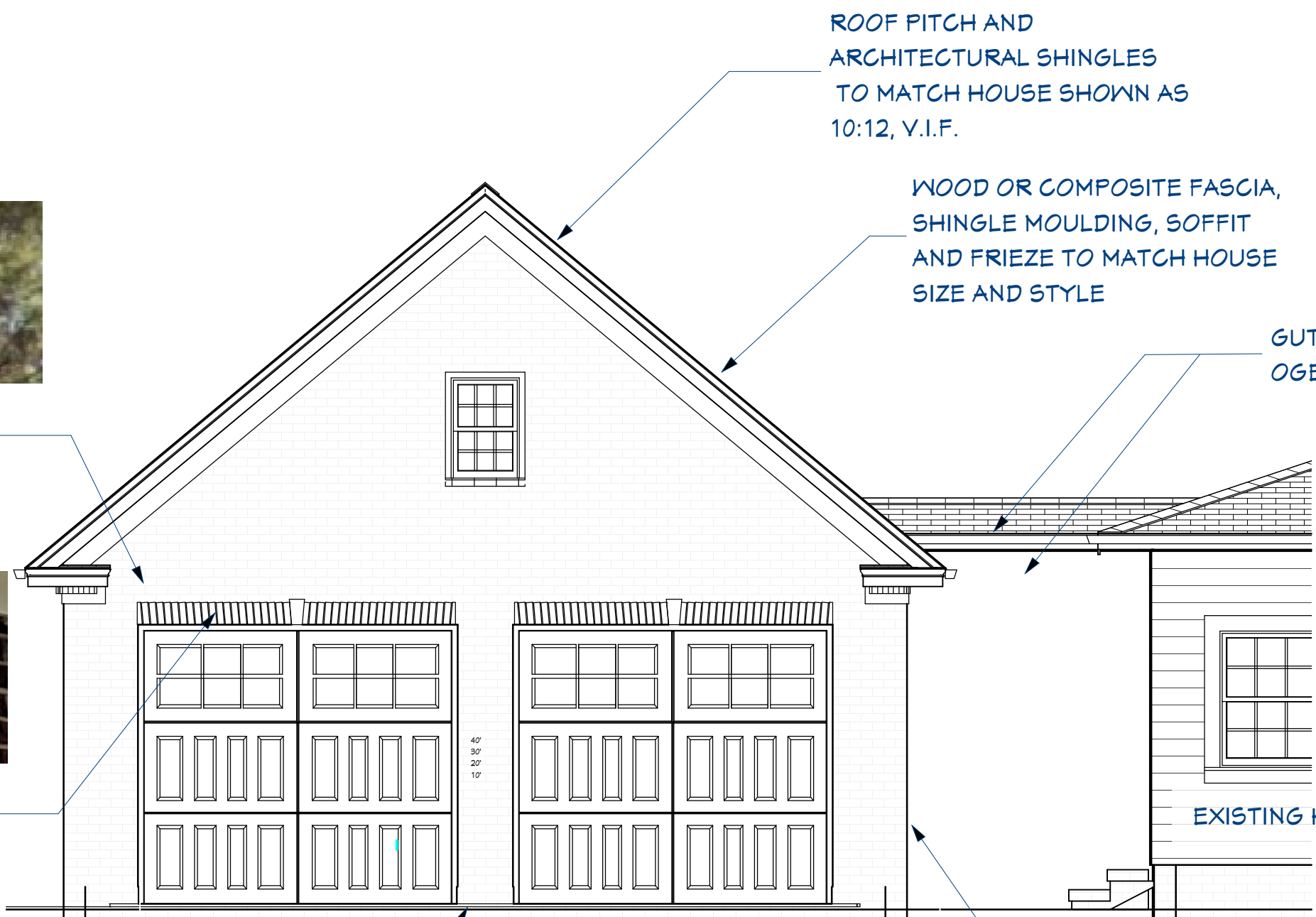
Rear Elevation



ROOF RETURN TO MATCH
SIZE AND STYLE OF
ISLEWORTH AVE GABLE END



BRICK MASONRY JACK ARCH AND
KEYSTONE TO MATCH EXISTING HOUSE



ROOF PITCH AND
ARCHITECTURAL SHINGLES
TO MATCH HOUSE SHOWN AS
10:12, V.I.F.

WOOD OR COMPOSITE FASCIA,
SHINGLE MOULDING, SOFFIT
AND FRIEZE TO MATCH HOUSE
SIZE AND STYLE

GUTTERS, IF DESIRED, TO MATCH
OGEE STYLE ON EXISTING HOUSE

EXISTING HOUSE

Left Elevation

BRICK VENEER ON FOUNDATION AND
WALLS TO BEST MATCH HOUSE
BRICK



WOOD GARAGE DOOR, SIMILAR STYLE TO BEST
MATCH THE HOUSE AND WINDOWS

SCALE = 1/4" = 1'

PROJECT OWNER:

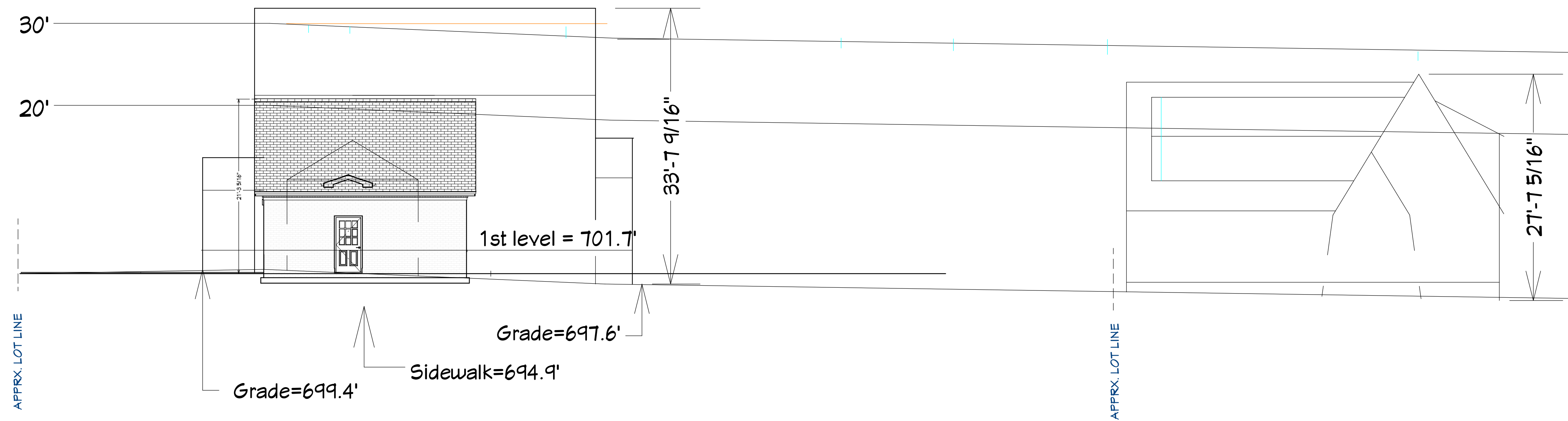
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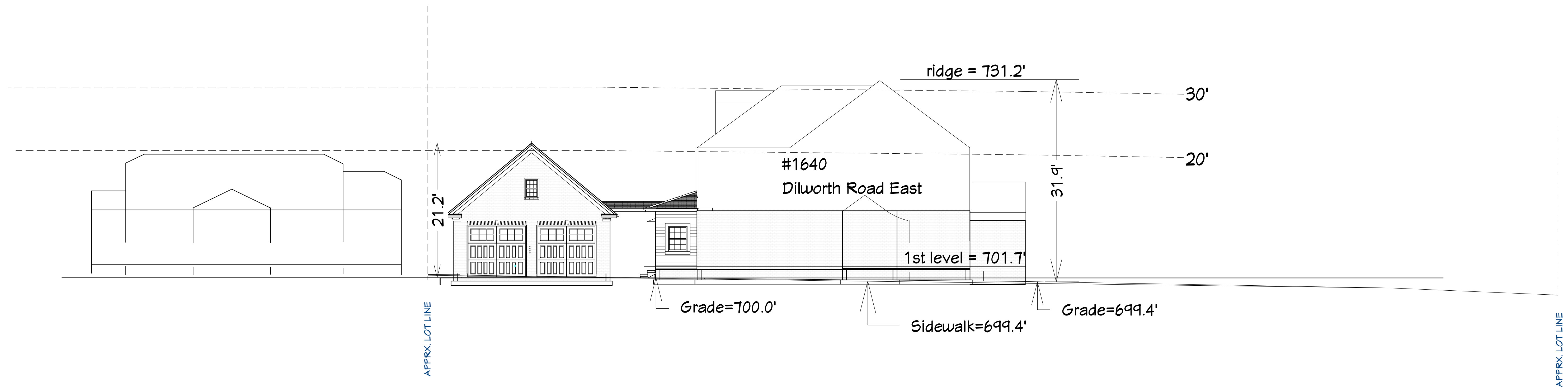
ELEVATIONS



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Dilworth Rd. E. Elevation



Isleworth Rd Elevation

SCALE = 1/8" = 1'

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ELEVATIONS ON
STREETSCAPE



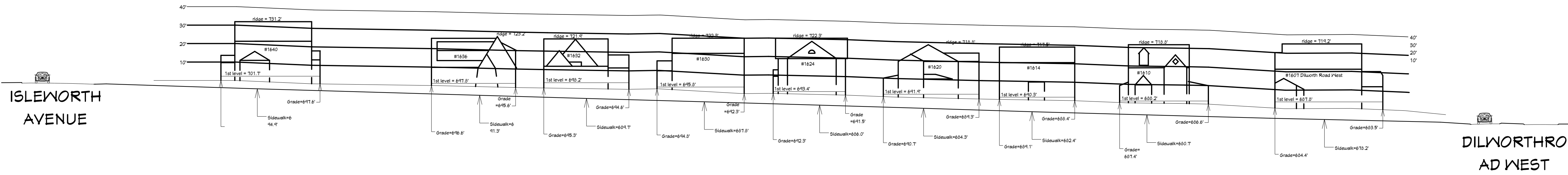
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I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2019.

NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED October 7, 2019

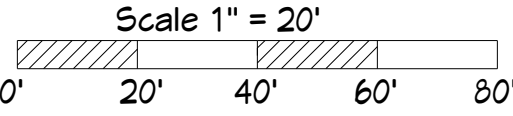
Andrew G. Zoutselle
Professional Land Surveyor
NC License No. L-3096



DILWORTH ROAD EAST

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Phone: 704-312-4444 Fax: 704-312-4555
Firm Licensure Number C-1054

Building Heights Sketch of
1600 BLOCK of DILWORTH ROAD EAST
FACING WEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 3, 2019



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 ridge line of the houses depicted hereon. No rear yard or side yard 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.

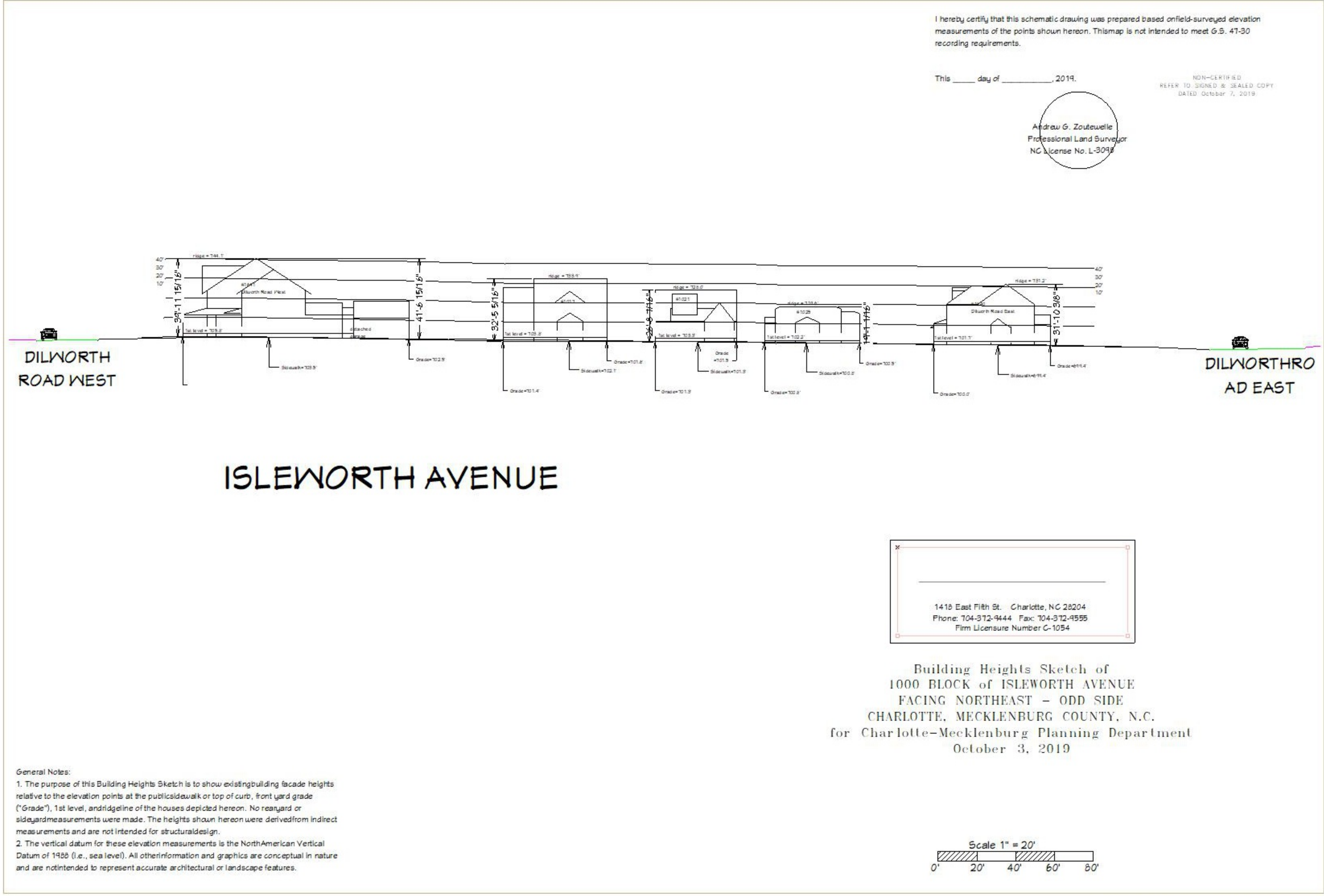
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STREETSCAPE



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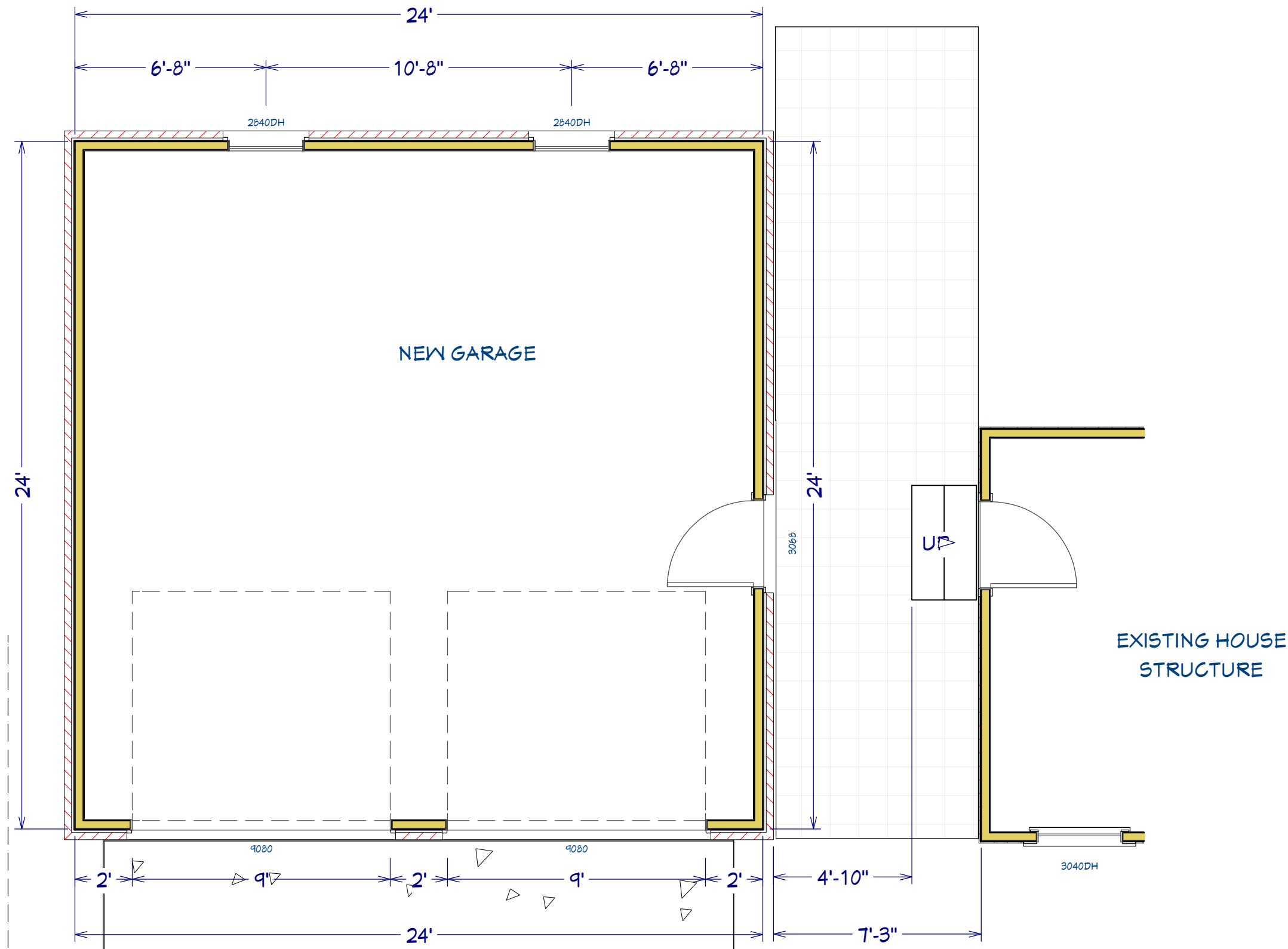
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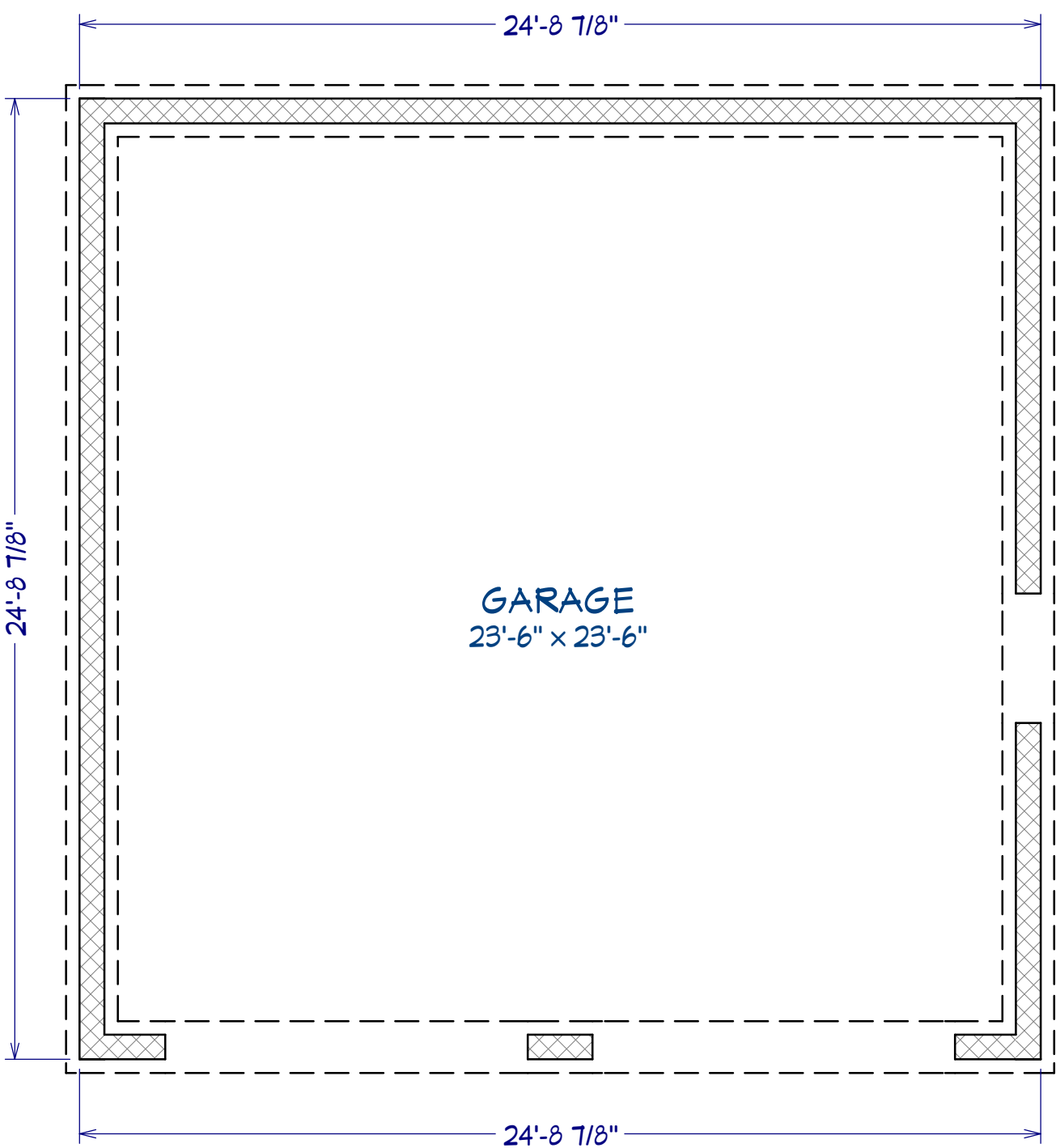
STREETSCAPE

NOTES:

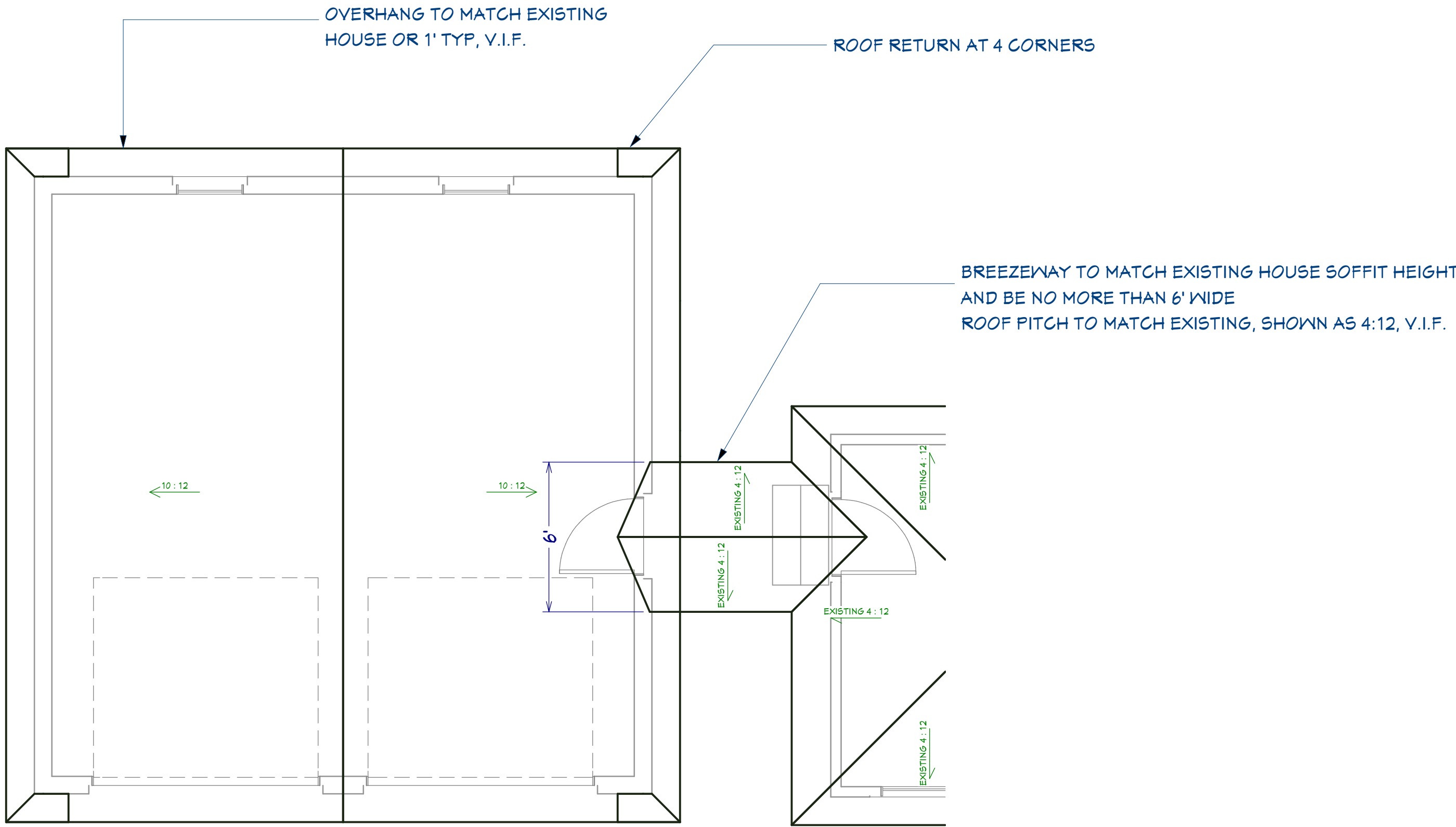
1) DIMENSIONS TO OUTSIDE OF FRAMING MEMBERS U.N.O.



Garage Floor Plan



Foundation



1st Floor

SCALE = 1/4" = 1'

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FLOOR & ROOF PLAN