
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1508 Dilworth Road

SUMMARY OF REQUEST: Tree removal, detached garage

APPLICANT: Audry Barber

This application was continued from June for the following: Consider other design or site options that would not require removal of the three trees in the rear yard. The other projects on the house will be reviewed administratively. The side porch and front entry was approved by the HDC in June.

Details of Proposed Request

Existing Context

The existing house is a 2.5 story Colonial Revival/Georgian style home with a brick side porch and crenellated roof line, constructed in 1927. The house is listed as a Contributing Structure in the Dilworth National Register of Historic Places. The site has a pool, pond and other landscape features in the left and rear yards. The lot size is approximately .875 acres.

Project

The project is a detached garage in the rear yard and the removal of two trees to accommodate the garage. Three large trees will remain. A porch on the left side is also proposed. The detached 1.5 story garage is approximately 24' in height. Exterior materials are wood lap siding and trim, cedar shake roof and wood garage doors. Windows and trim will match the house. The applicant has submitted additional design options that were considered.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings. All New

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.

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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction of accessory buildings.

This application was continued for the following:

- Consider other design site options that would not require removal of the three trees in the rear yard.
- The other projects on the house will be reviewed administratively. The side porch and front entry was approved by HDC in June.

Charlotte Historic District Commission Case 2017-364
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE

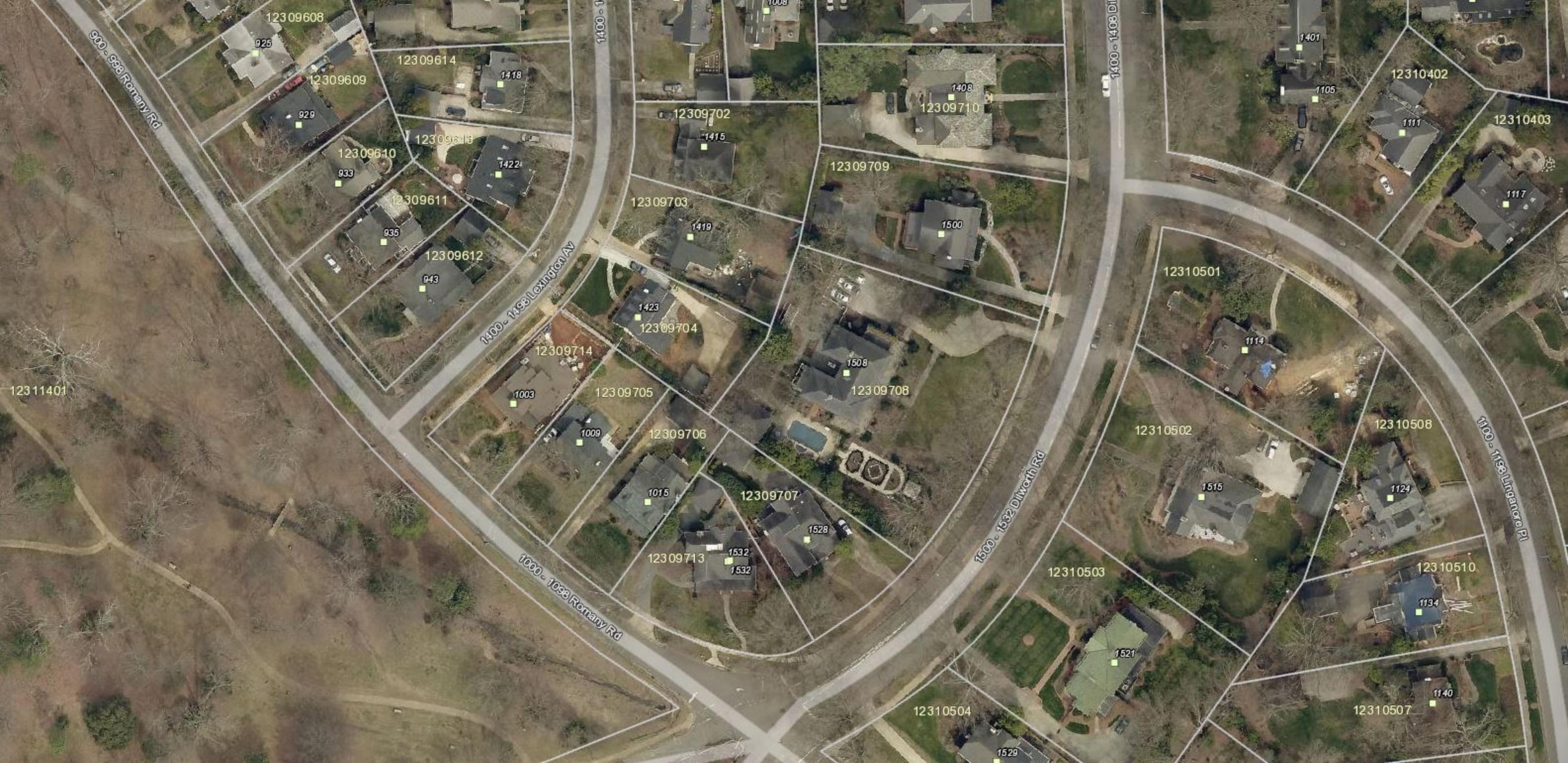


-  1508 Dilworth Rd
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

June 5, 2017





123 09608

925

123 09609

929

123 09614

1418

123 09613

1422

123 09610

933

123 09611

935

123 09612

943

123 09702

1415

1408

123 09710

123 09709

1500

123 09703

1419

1400 - 1498 Lexington Av

1423

123 09704

123 09714

1003

123 09705

1009

123 09706

1015

123 09707

1528

123 09713

1532

1532

123 09708

1508

1000 - 1098 Romany Rd

1500 - 1598 Dilworth Rd

123 10501

1114

123 10502

1515

123 10508

1124

123 10503

1521

123 10510

1134

123 10504

1529

123 10507

1140

123 10402

1105

123 10403

1117

123 11401

1100 - 1198 Llanganor Pl



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

Existing Conditions Photos



1532 Dilworth Rd



1528 Dilworth Rd



1500 Dilworth Rd



1408 Dilworth Rd



1529 Dilworth Rd
(Across Street)

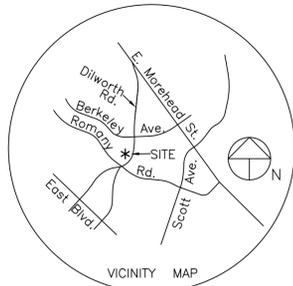


1521 Dilworth Rd
(Across Street)



1515 Dilworth Rd
(Across Street)

Context Photos

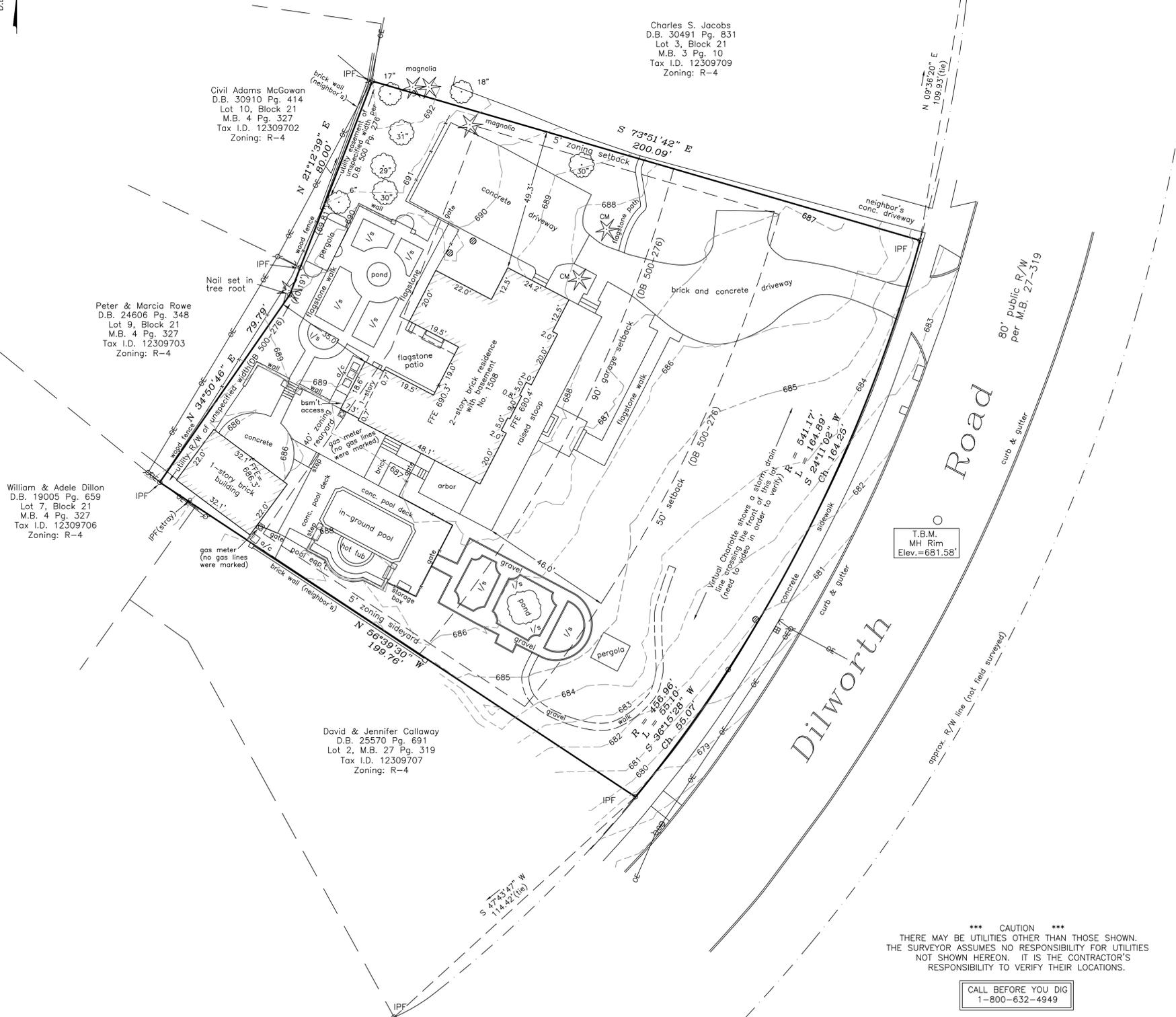


D.B. 31422-776 (2015)



LEGEND

- MB, DB record map and deed
- conc. concrete
- a/c air conditioner
- IRF/IRS iron rebar found/set
- PKS P.K. nail set
- IPF iron pipe found
- CMF concrete monument found
- △ landscape light
- light pole/lamp
- utility pole
- gas valve
- guy anchor
- catch basin
- water meter
- water valve
- fire hydrant
- gas meter
- electric manhole
- storm drain manhole
- sanitary sewer manhole
- traffic vault
- electric transformer
- san. sewer cleanout
- irrigation control valve
- CW Charlotte Water Dep't.
- SS- sanitary sewer line
- UE- underground electric line
- TV- cable TV/telecomm. line
- W- water line
- G- gas line
- l/s landscaped area
- CM crape myrtle
- coniferous tree
- deciduous tree



Civil Adams McGowan
D.B. 30910 Pg. 414
Lot 10, Block 21
M.B. 4 Pg. 327
Tax I.D. 12309702
Zoning: R-4

Charles S. Jacobs
D.B. 30491 Pg. 831
Lot 3, Block 21
M.B. 3 Pg. 10
Tax I.D. 12309709
Zoning: R-4

Peter & Marcia Rowe
D.B. 24606 Pg. 348
Lot 9, Block 21
M.B. 4 Pg. 327
Tax I.D. 12309703
Zoning: R-4

William & Adele Dillon
D.B. 19005 Pg. 659
Lot 7, Block 21
M.B. 4 Pg. 327
Tax I.D. 12309706
Zoning: R-4

David & Jennifer Callaway
D.B. 25570 Pg. 691
Lot 2, M.B. 27 Pg. 319
Tax I.D. 12309707
Zoning: R-4

T.B.M.
MH Rim
Elev.=681.58'

I hereby certify to only Ruard Veltman Architecture, Inc.:
that this survey is based upon my best knowledge, information and belief;
that this map was drawn under my supervision from an actual survey
made under my supervision (deed description recorded in Deed Book
31422 Page 776 and Map Book 3 Page 10);
that the ratio of precision or positional accuracy is 1:10,000;
that this map meets the requirements of The Standards of Practice
for Land Surveying in North Carolina (21 NCAC 56.1600).
This map is not intended to meet G.S. 47-30 recording requirements.
Actual ground elevations are within 1/2 contour interval of the contour
lines shown across 90% of the surveyed area.

This ____ day of _____, 2017.

**PRELIMINARY ELECTRONIC FILE.
FOR PURPOSES ONLY.**

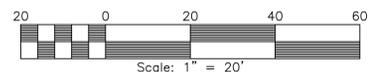
Andrew G. Zoutewelle
Professional Land Surveyor
N.C. PLS No. L-3098

GENERAL NOTES

- 1.) Source of title for this property is recorded in Deed Book 31422 Page 776. See also plat recorded in Map Book 3 Page 10. This property is known as all of Lots 4 and 5, Block 21 DILWORTH, Mecklenburg County Tax Parcel I.D. No. 12309708.
- 2.) The total area of this property is 0.8754 acre (or 38,134 S.F.), as computed by coordinates.
- 3.) This survey was done without the benefit of a complete title examination. There may be additional easements, restrictions or other matters of title not shown.
- See restrictions in Deed Book 500 Page 276. 50' setback and 90' garage setback are shown; utility R/W of unspecified width along rear property line not shown.
- 4.) This property is zoned R-4 per Mecklenburg County GIS. Standard R-4 setbacks for residential uses are:
Front - 30' Side - 5' Rear - 40'
This survey does not reflect a complete zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
- 5.) Utilities shown hereon are based upon: (1) observed, above-ground surface indications, (2) Charlotte Water customer service maps and (3) paint markings by the NC ONE-CALL Utility Locating Center. It is the developer's responsibility to contact NC ONE-CALL before beginning any design, excavation or construction. As of the date of this survey, NC ONE-CALL locators had not designated any utilities.
- 6.) This property is not located within a designated Flood Hazard Area (lies within Zone X) per graphic scaling from Flood Insurance Rate Map Community Panel No. 3710454300K dated September 2, 2015.
- 7.) Only those trees as requested by the client were located for this survey. There are other trees not shown.
- 8.) Elevations shown are based upon a spot elevation taken from the "Virtual Charlotte" website and should be considered approximately NAVD88.

*** CAUTION ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN.
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES
NOT SHOWN HEREON. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949



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TOPOGRAPHIC SURVEY
1508 Dilworth Road
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for RUARD VELTMAN ARCHITECTURE, INC.
Date of Survey: March 29, 2017

**A.G. ZOUTEWELLE
SURVEYORS**
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054



Exterior View of Front Entrance



Exterior View of Side Entrance



Exterior View of Back Entrance



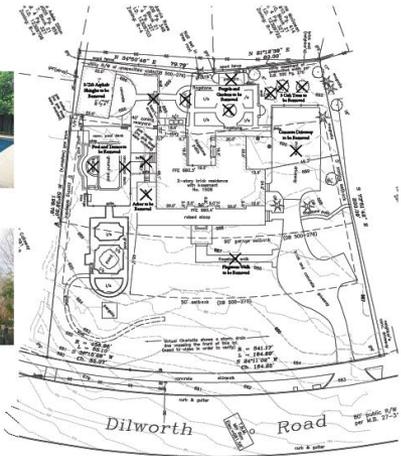
Roofline View of Gable End



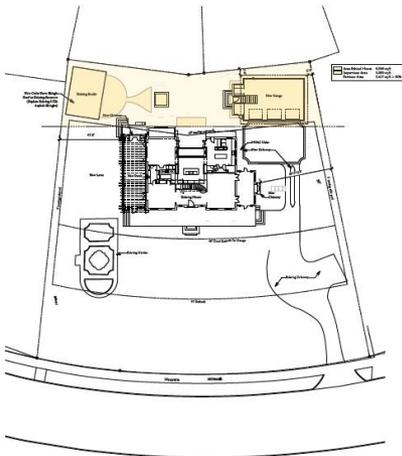
Swimming Pool Area



Front Porch View



1. EXISTING SITE PLAN



2. PROPOSED SITE PLAN



Exterior View of Front Entrance



Exterior View of Side Entrance



Exterior View of Back Entrance



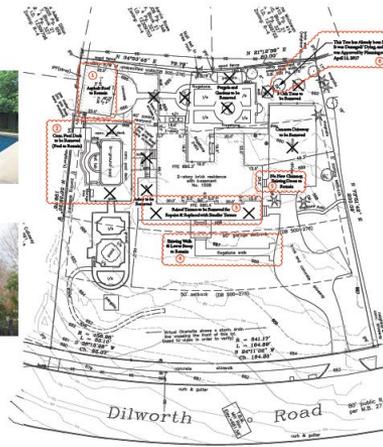
Roofline View of Gable End



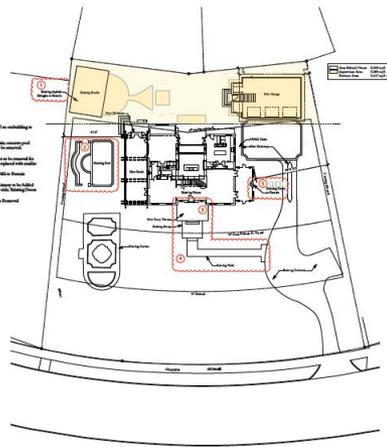
Swimming Pool Area



Front Porch View



1. EXISTING SITE PLAN



2. PROPOSED SITE PLAN

- Changes to Proposed Plan**
1. Additions to existing structure
 2. Removal of existing structure
 3. New structure to be added
 4. New driveway to be added
 5. New pool to be added
 6. New landscaping to be added
 7. New site plan to be added
 8. New site plan to be added
 9. New site plan to be added
 10. New site plan to be added



Remove 3-Tab Asphalt Shingles from Existing Roof



Remove 3-Tab Asphalt Shingles from Existing Roof



Cracked Concrete Driveway to be Removed



Example of Cedar Sawn Shingle Roof
(Proposed Material for Garage & Existing Studio)

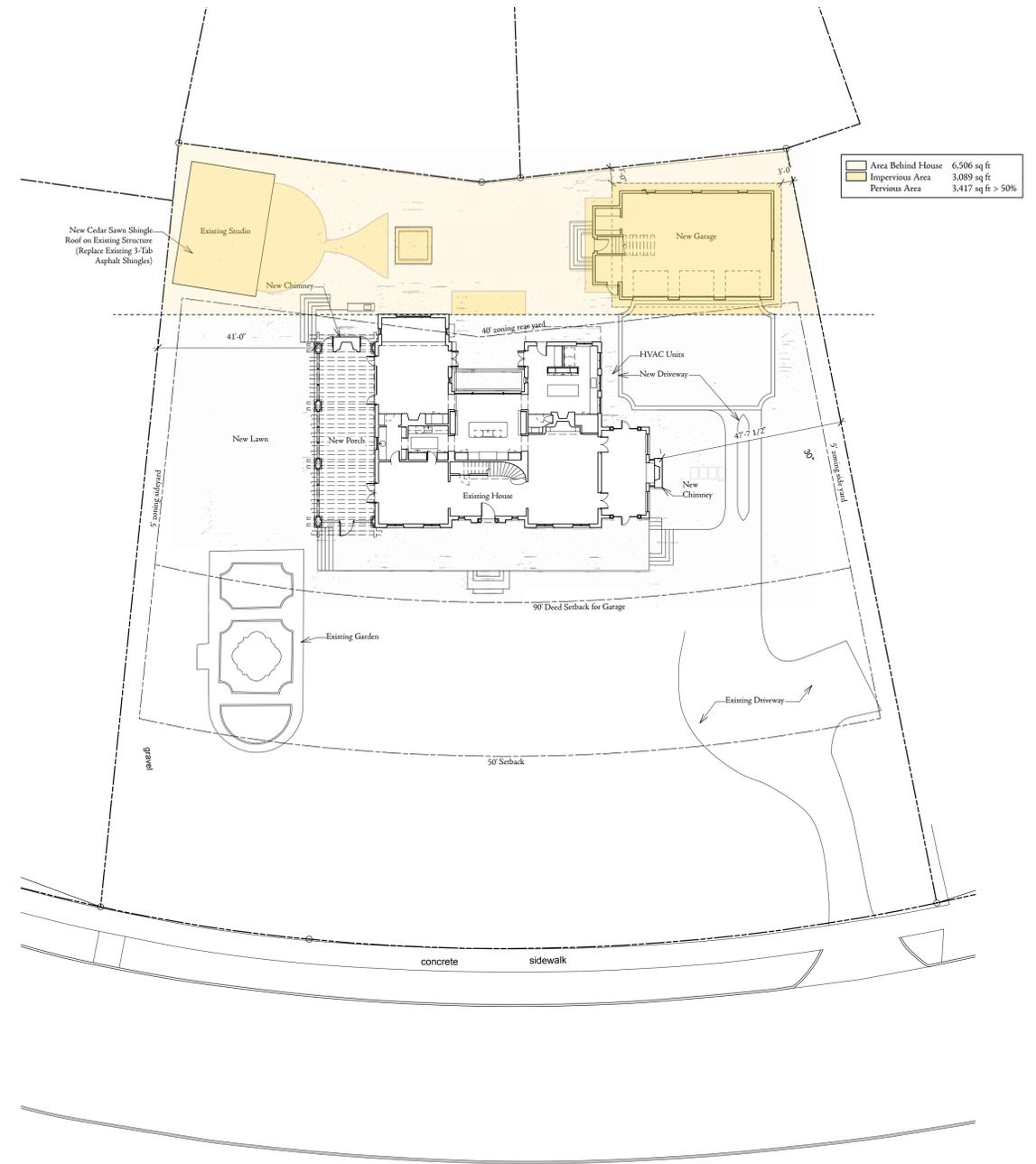
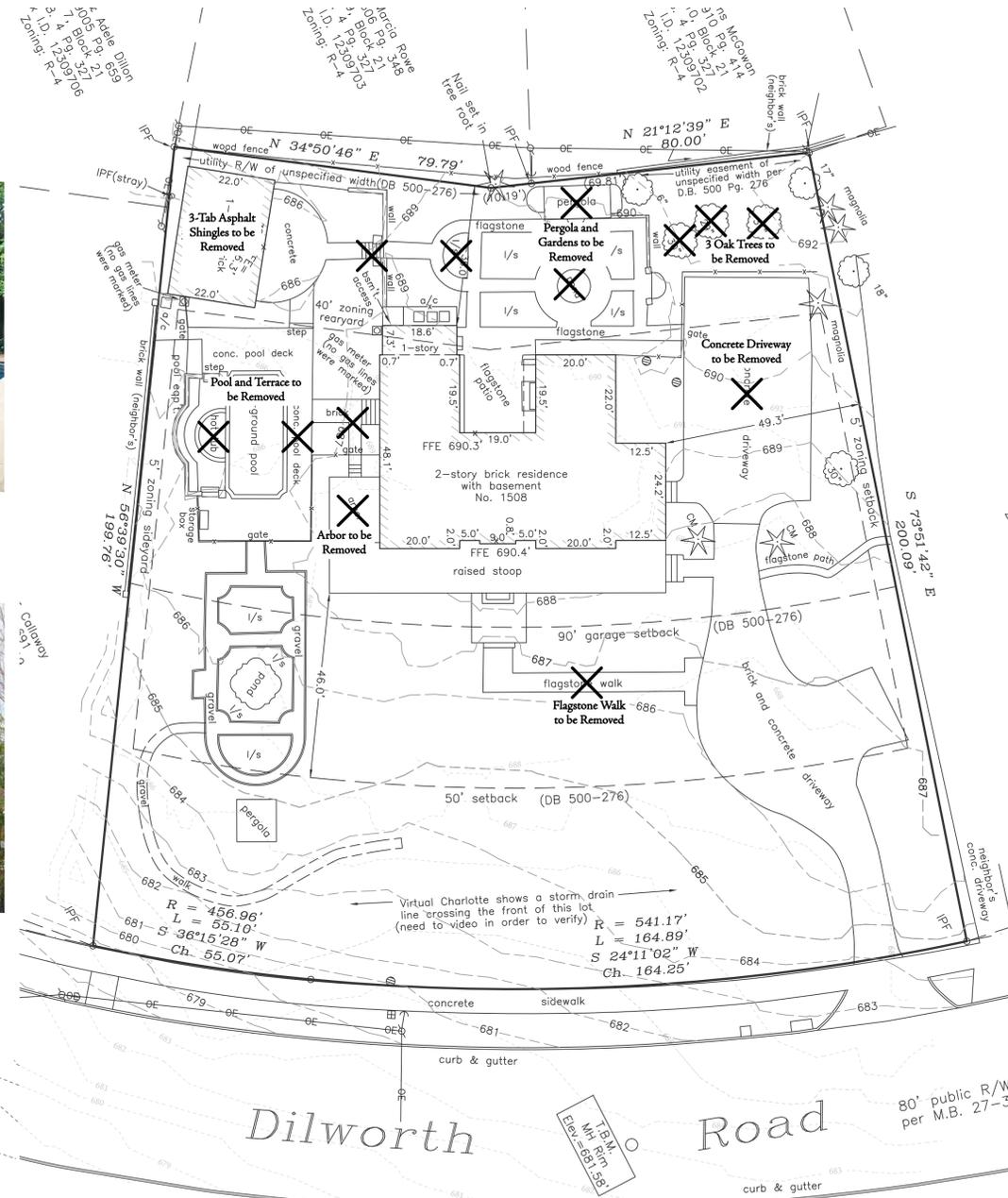
D.B. 31422-776 (2015)



Existing Pool to be Removed



Existing Wood Arbor to be Removed





3-Tab Asphalt Shingles to Remain



3-Tab Asphalt Shingles to Remain



Cracked Concrete Driveway to be Removed



Example of Cedar Sawn Shingle Roof
(Proposed Material for Garage)

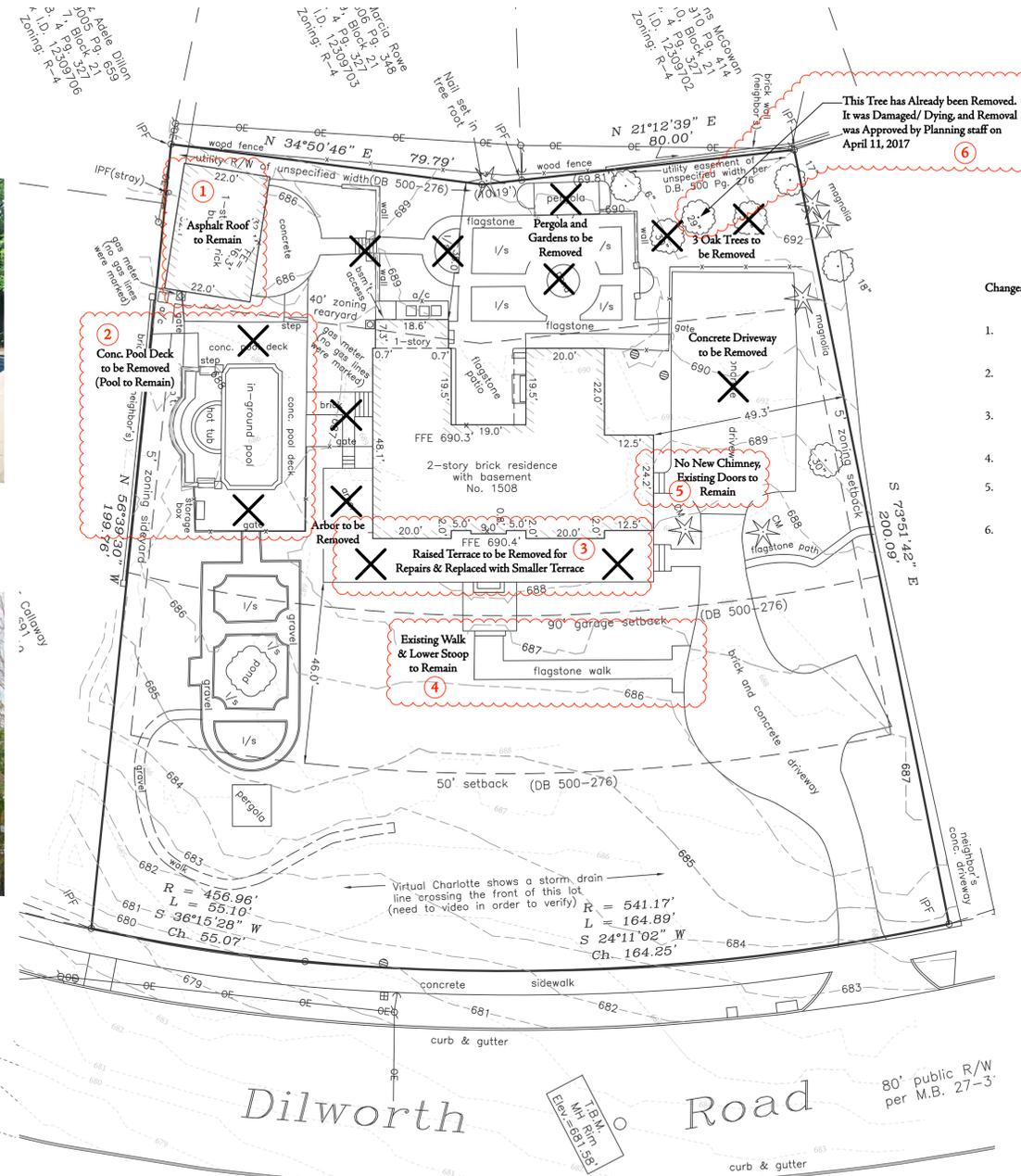
D.B. 31422-776 (2015)



Existing Pool - Concrete Pool Deck to be Removed



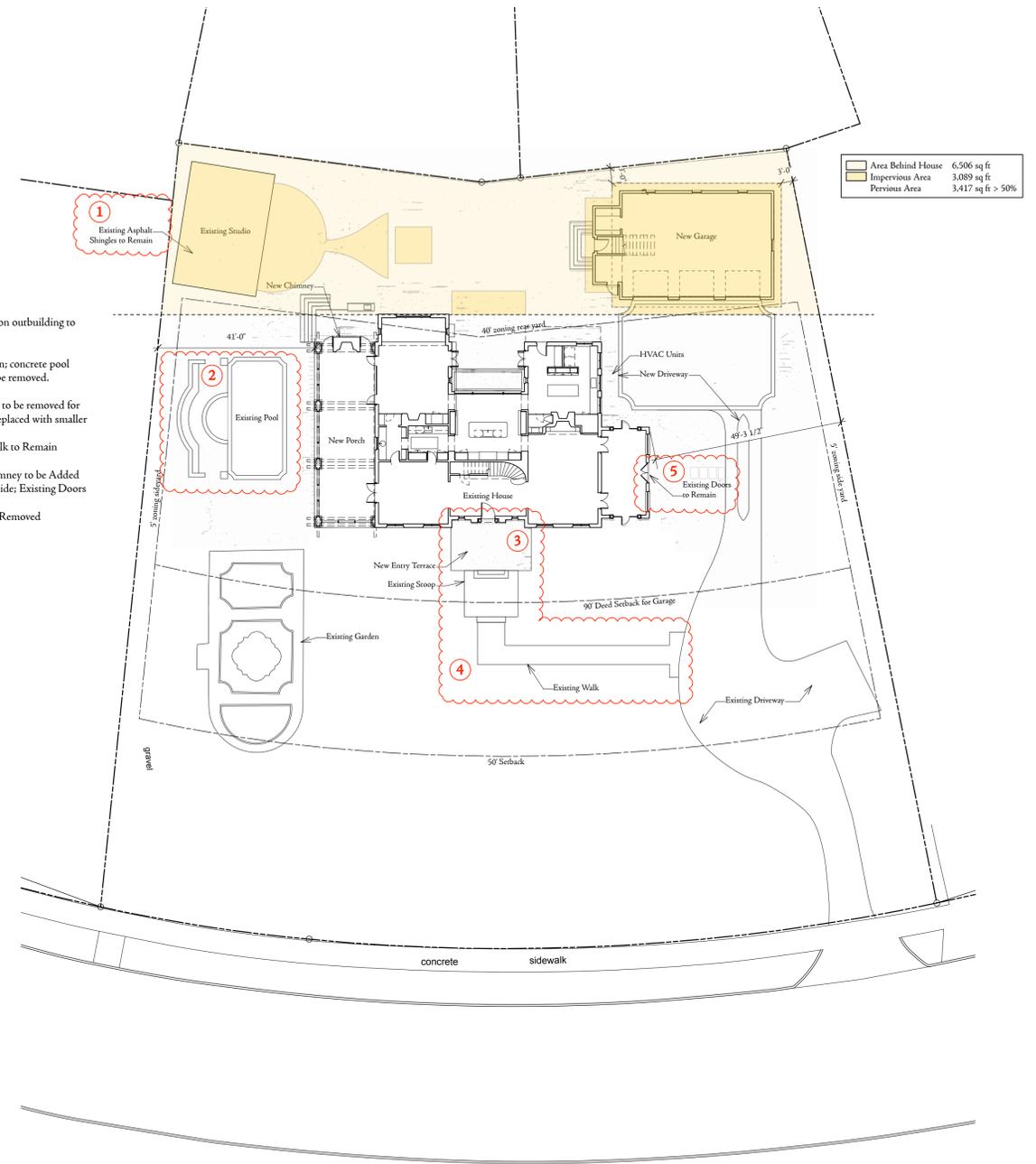
Existing Wood Arbor to be Removed



1 EXISTING SITE PLAN
1" = 20'-0"

Changes to Proposed Site Plan

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. June 14 Replace Asphalt roof on outbuilding with Wood Shakes 2. Pool and associated hardscaping to be removed. 3. Front Terrace to Remain 4. Flagstone Walk to be Removed 5. New Chimney to be Added @ Driveway side 6. 3 Trees to be Removed | <ol style="list-style-type: none"> 1. August 9 Asphalt roof on outbuilding to Remain 2. Pool to remain; concrete pool deck only to be removed. 3. Front Terrace to be removed for repairs, and replaced with smaller terrace 4. Flagstone Walk to Remain 5. No New Chimney to be Added @ Driveway side; Existing Doors to Remain 6. 2 Trees to be Removed |
|---|---|



2 PROPOSED SITE PLAN
1" = 20'-0"

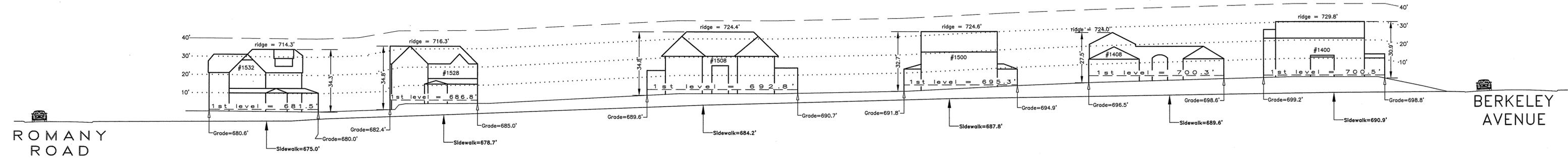
REVISED 7-27-17

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 5th day of June, 2017.



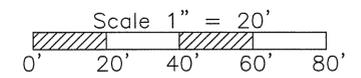
A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



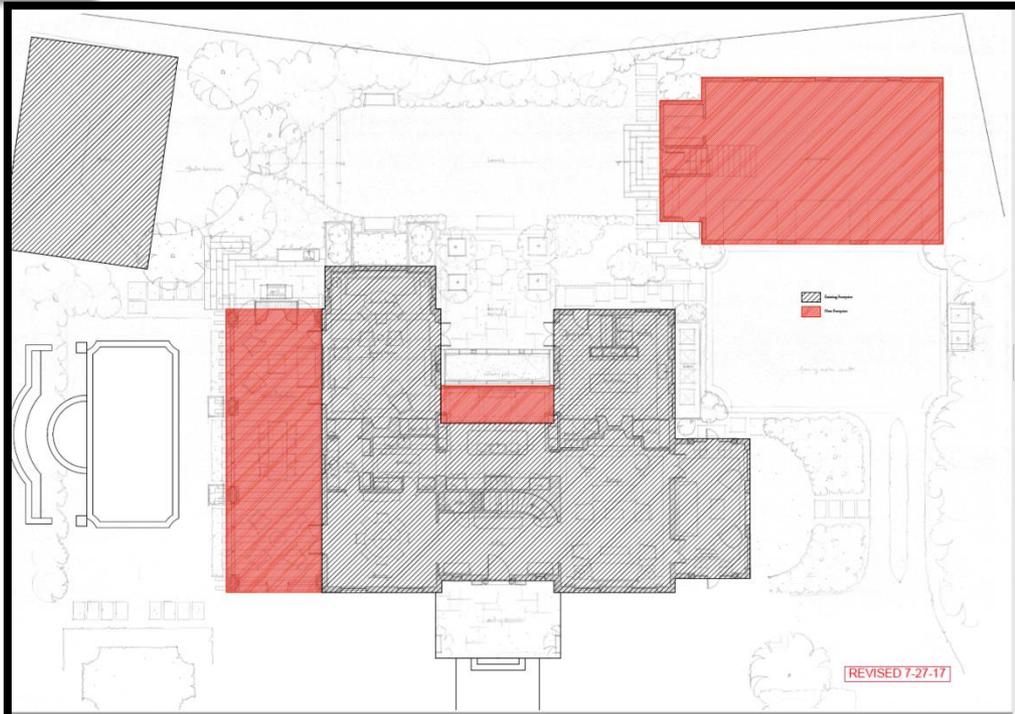
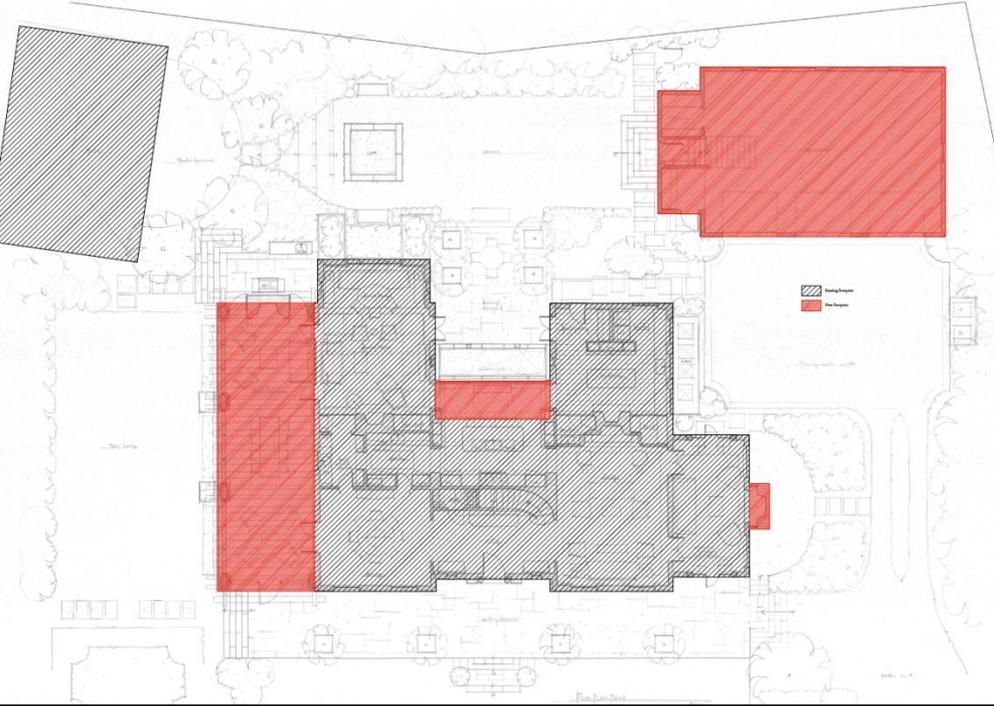
D I L W O R T H R O A D

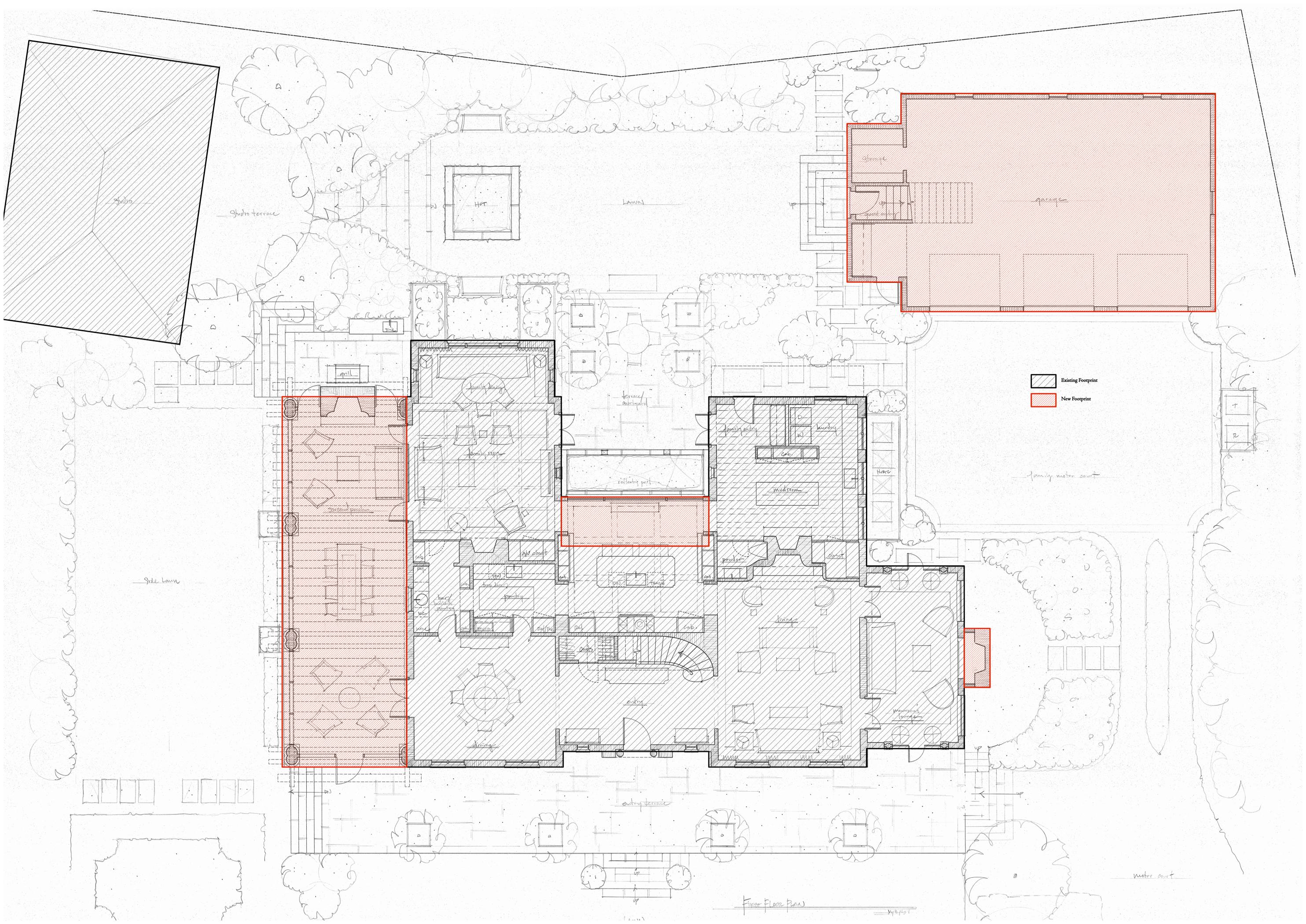
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
1400-1500 BLOCK of DILWORTH ROAD
FACING WEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 1, 2017



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 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.





Studio

Studio terrace

HOT

LAWN

Storage

Garage

Grill

Terrace/Deck

Reclining pool

Midroom

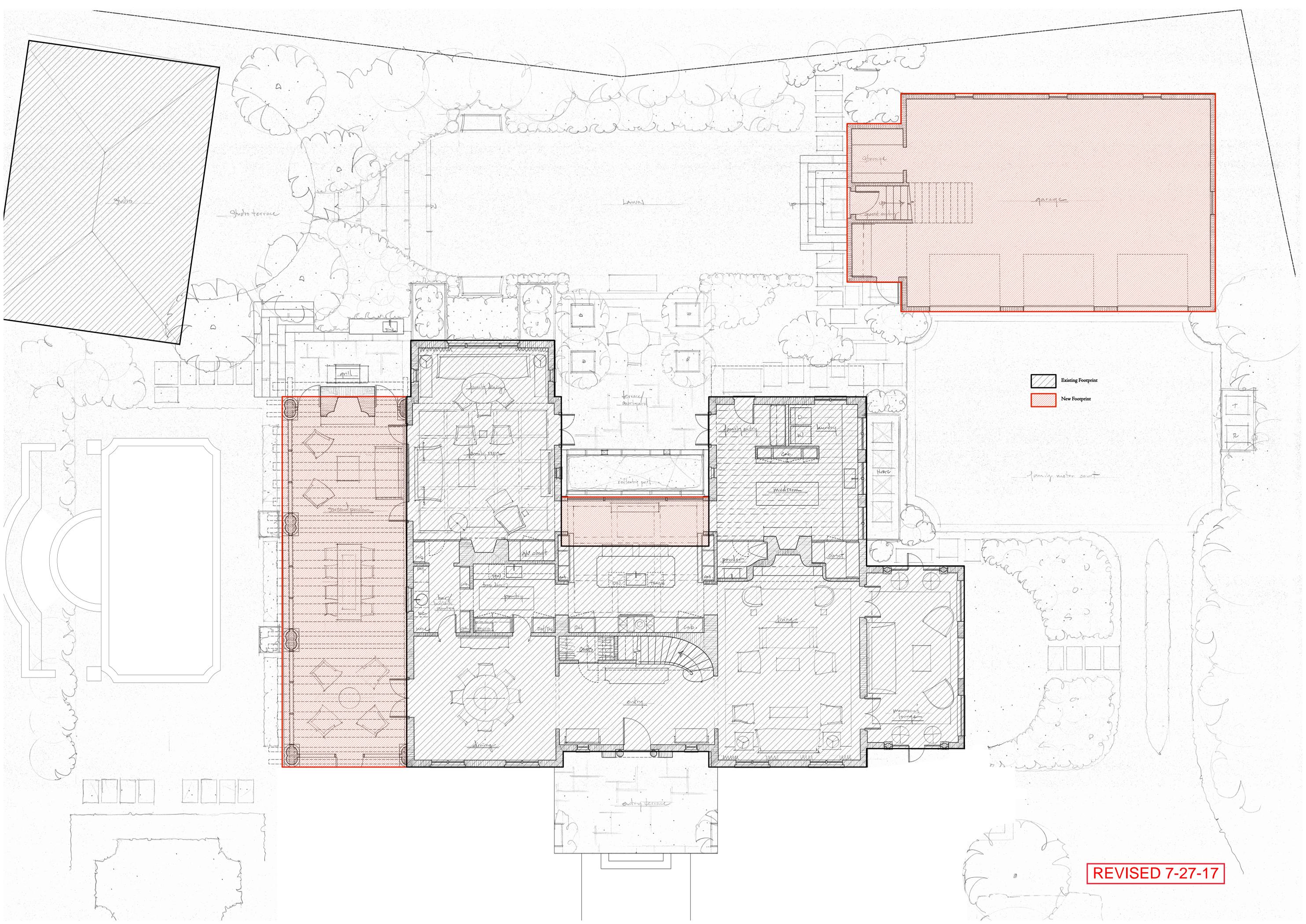
Family motor court

Side lawn

First Floor Plan

Existing Footprint
New Footprint

Water court



Existing Footprint
New Footprint

REVISED 7-27-17



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

Existing Conditions Photos



1532 Dilworth Rd



1528 Dilworth Rd



1500 Dilworth Rd



1408 Dilworth Rd



1529 Dilworth Rd
(Across Street)

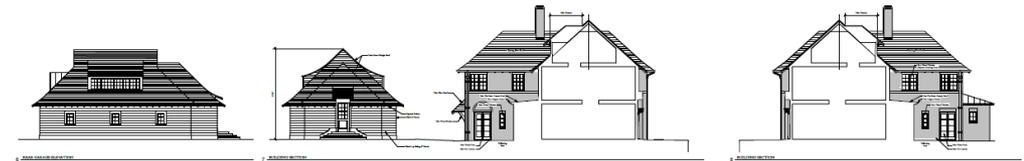
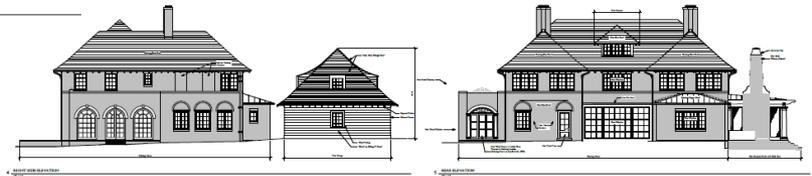
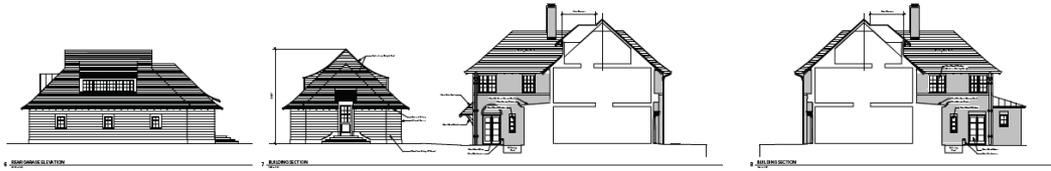
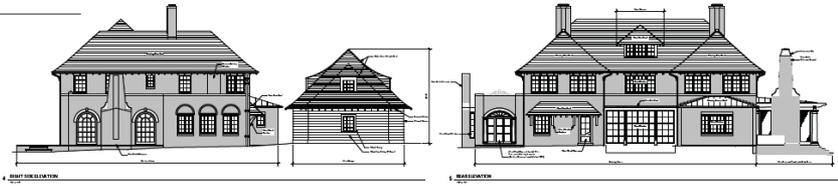


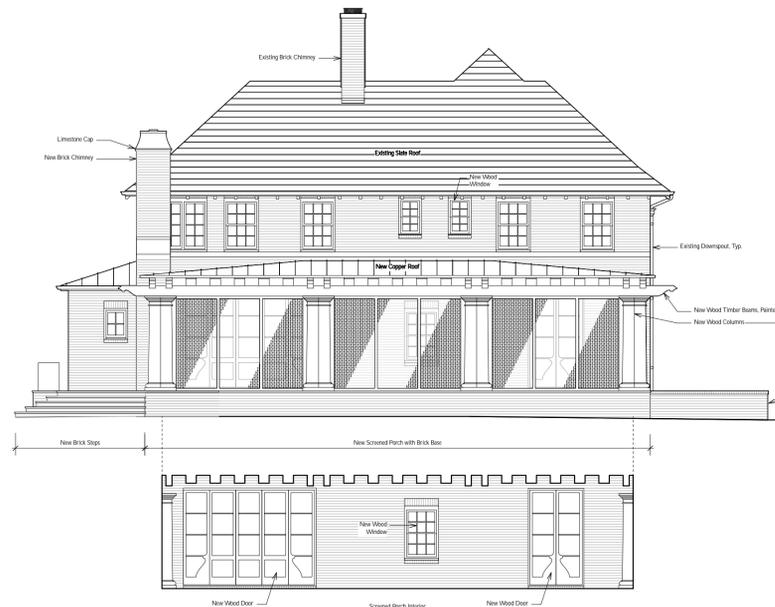
1521 Dilworth Rd
(Across Street)



1515 Dilworth Rd
(Across Street)

Context Photos





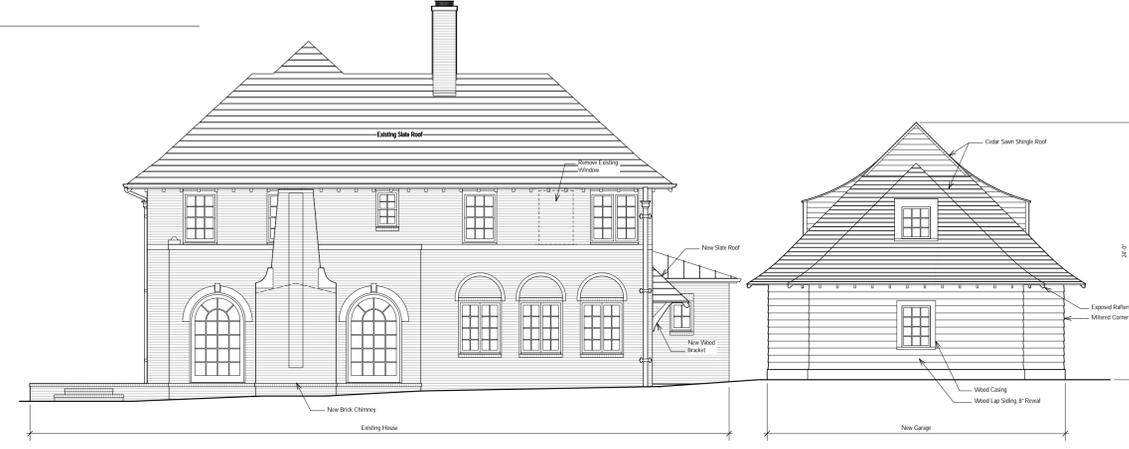
1 LEFT SIDE ELEVATION
1/8" = 1'-0"



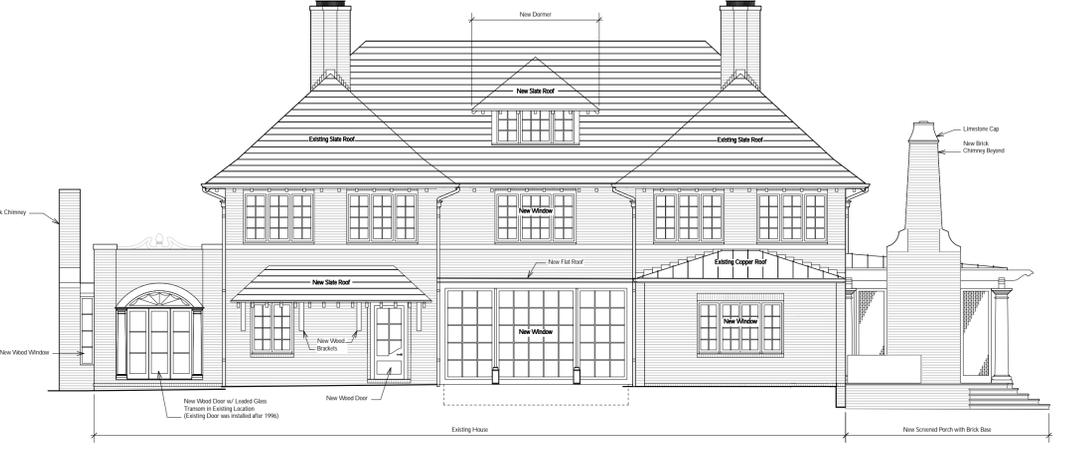
2 FRONT ELEVATION
1/8" = 1'-0"



3 FRONT GARAGE ELEVATION
3/16" = 1'-0"



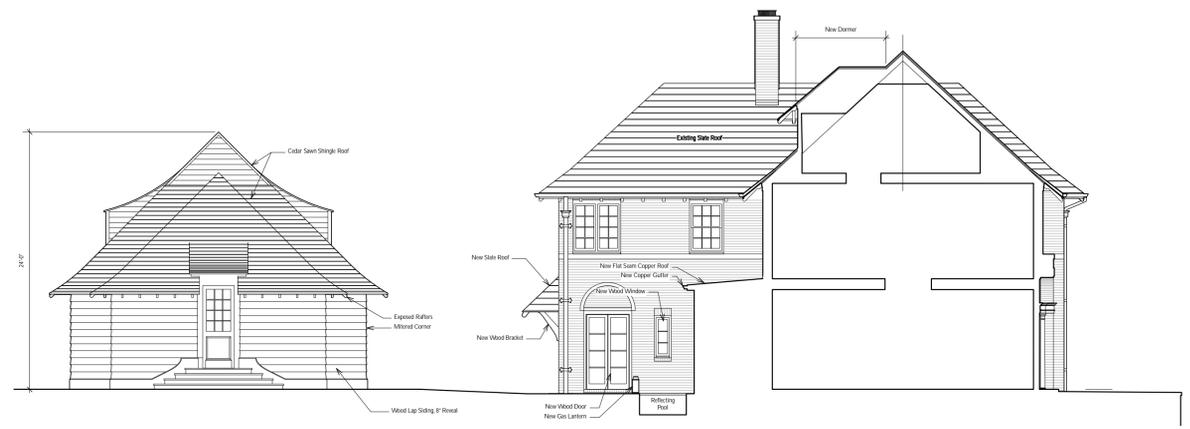
4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



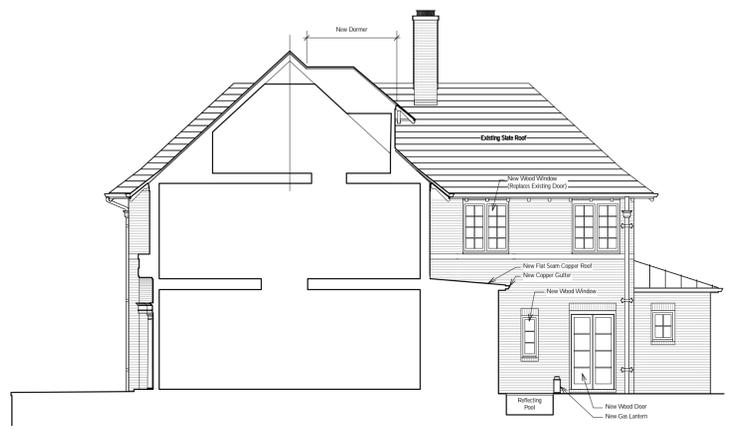
5 REAR ELEVATION
1/8" = 1'-0"



6 REAR GARAGE ELEVATION
3/16" = 1'-0"



7 BUILDING SECTION
1/8" = 1'-0"



8 BUILDING SECTION
1/8" = 1'-0"



9 STREETSCAPE
1" = 20'-0"



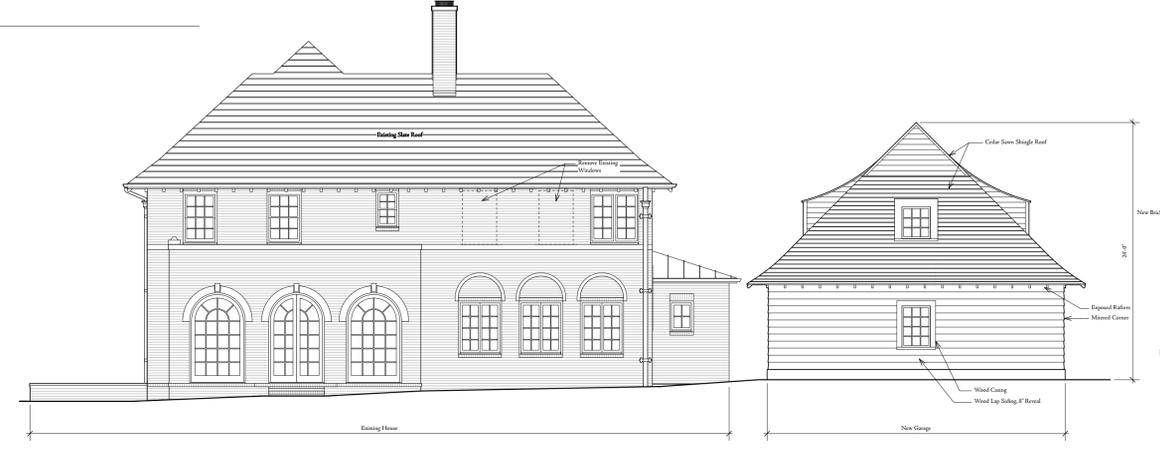
1 LEFT SIDE ELEVATION
1/8" = 1'-0"



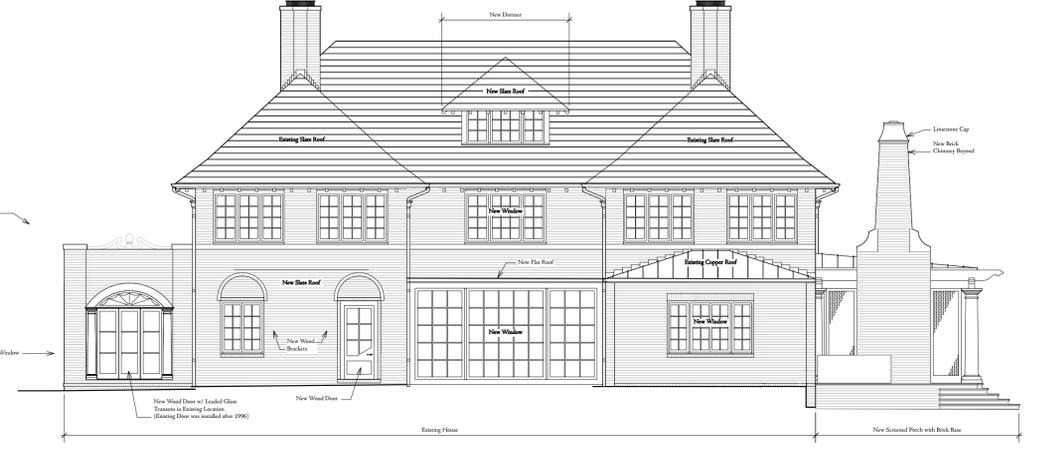
2 FRONT ELEVATION
1/8" = 1'-0"



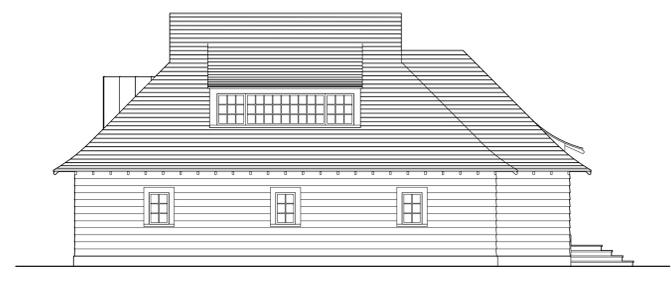
3 FRONT GARAGE ELEVATION
3/32" = 1'-0"



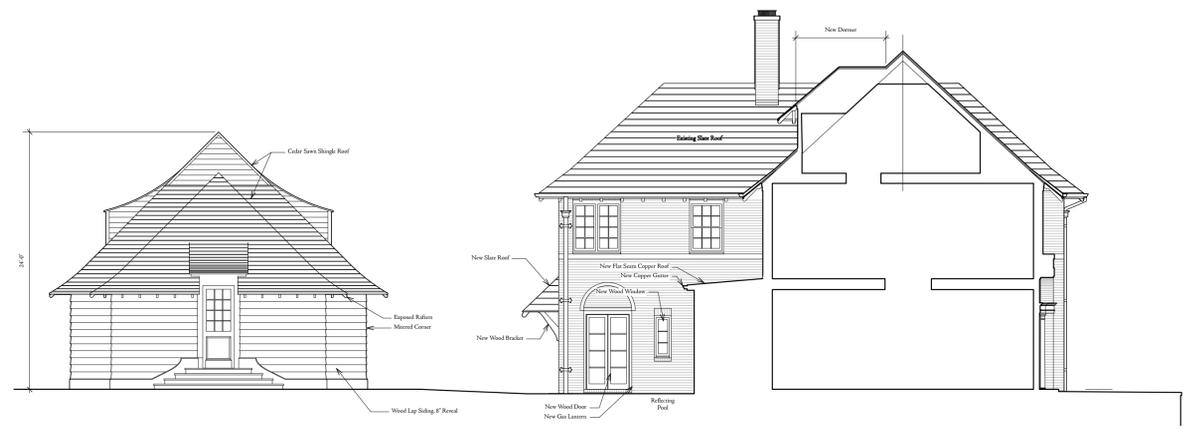
4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



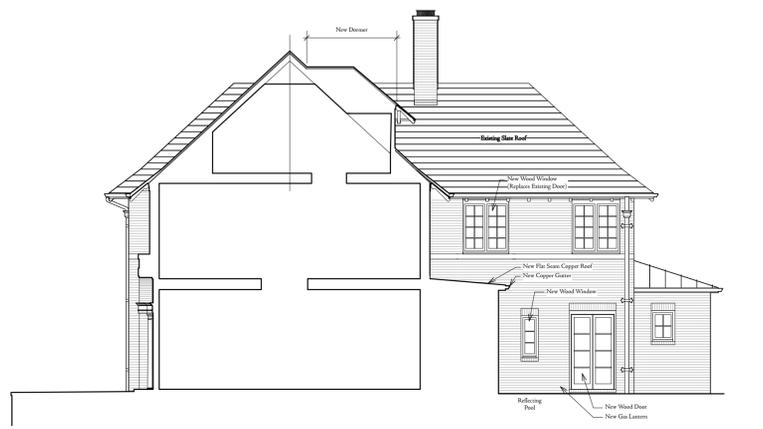
5 REAR ELEVATION
1/8" = 1'-0"



6 REAR GARAGE ELEVATION
3/32" = 1'-0"



7 BUILDING SECTION
1/8" = 1'-0"



8 BUILDING SECTION
1/8" = 1'-0"

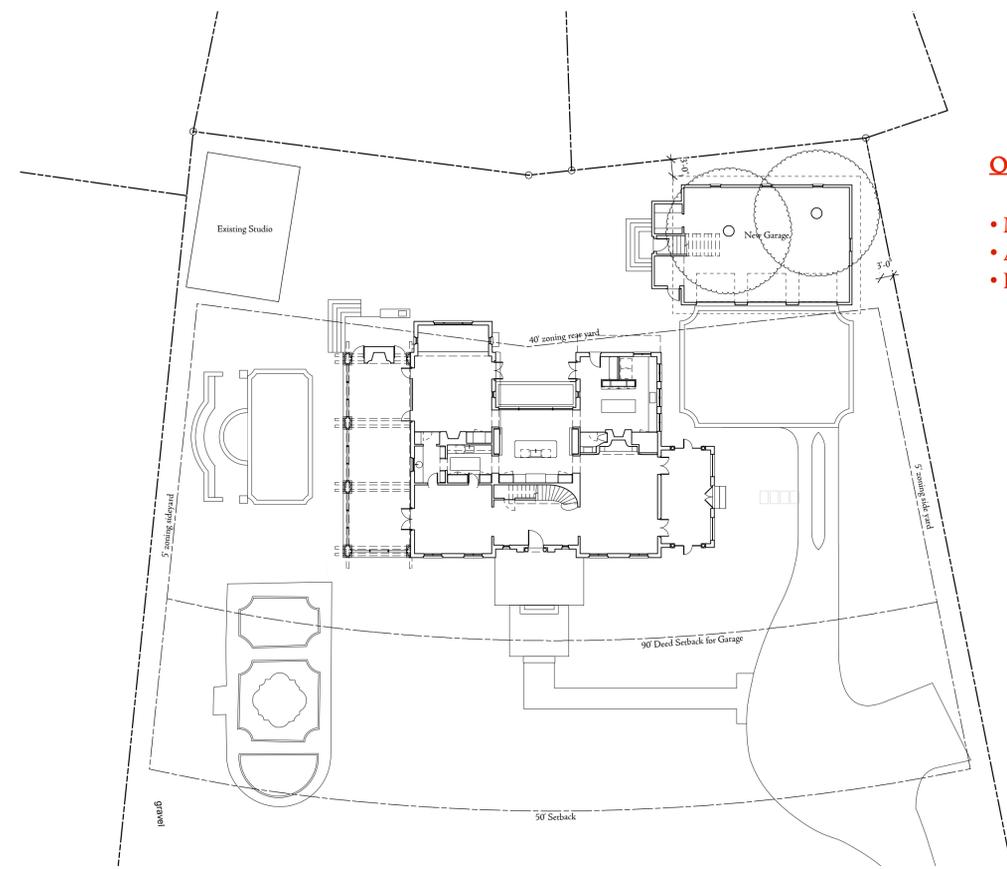


9 STREETSCAPE
1" = 30'-0"

REVISED 7-27-17

Original Proposed Garage Location

- Meets all required setback and required separation
- Appropriate distance from house to avoid crowding
- Places motor court in a less visible location

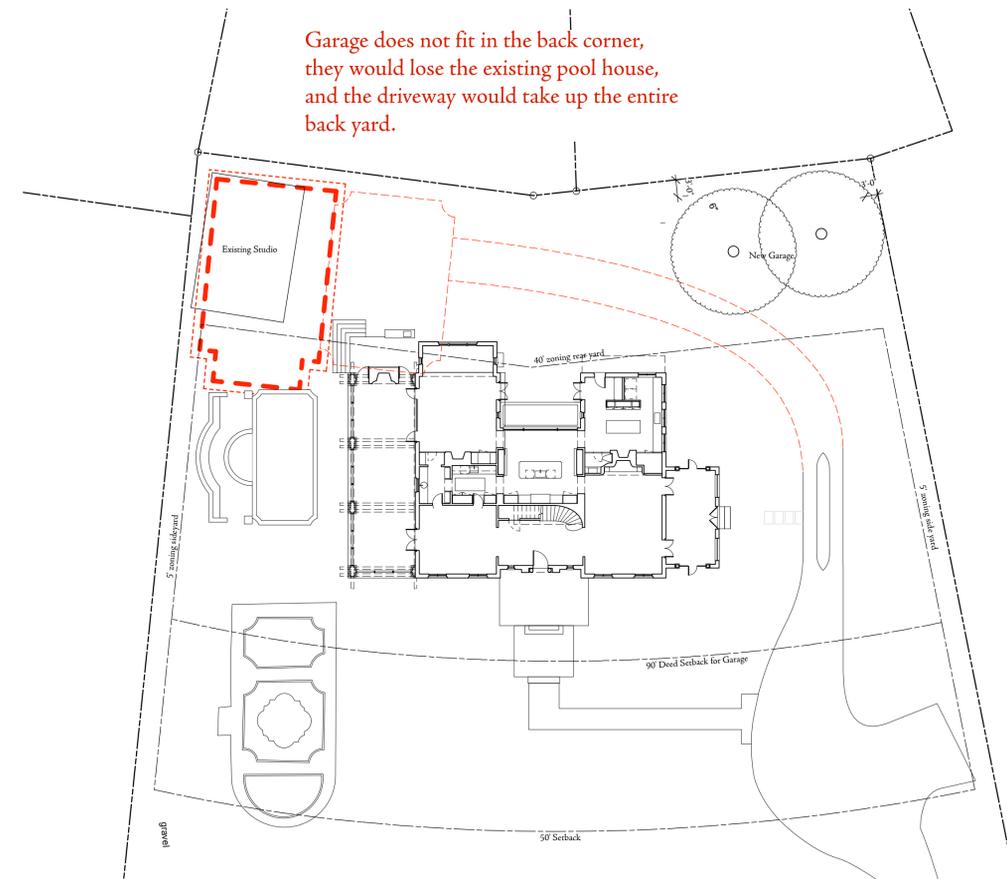
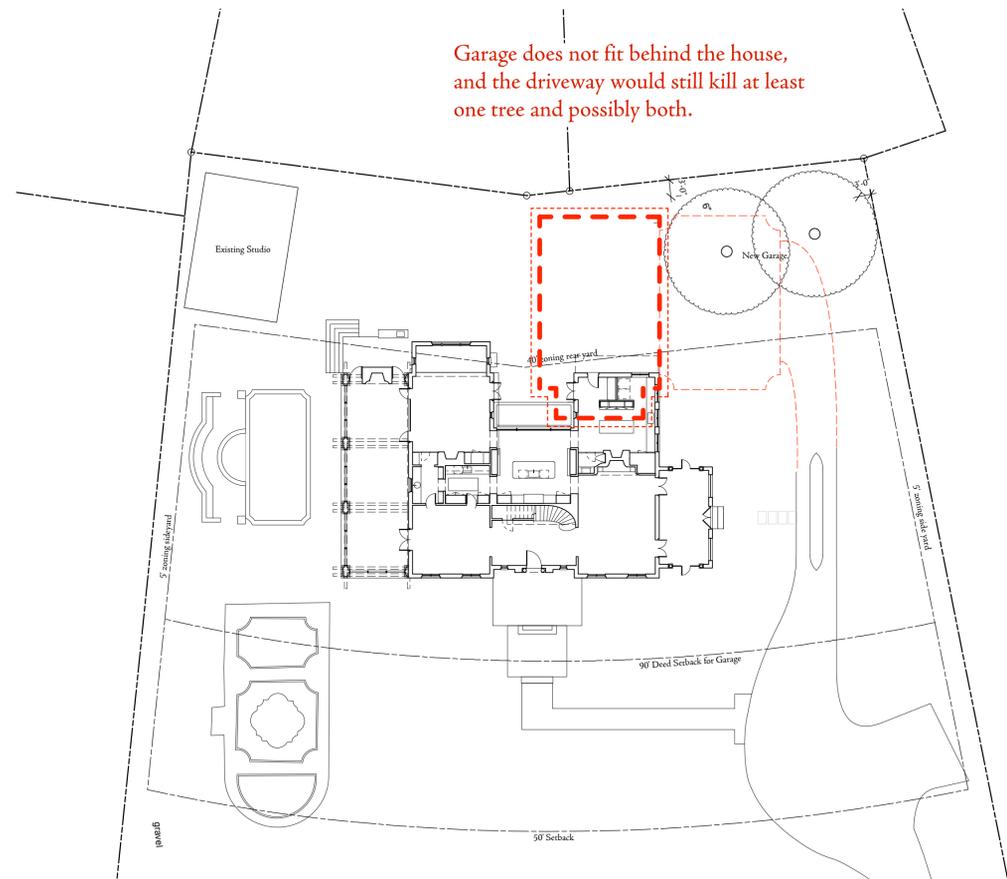
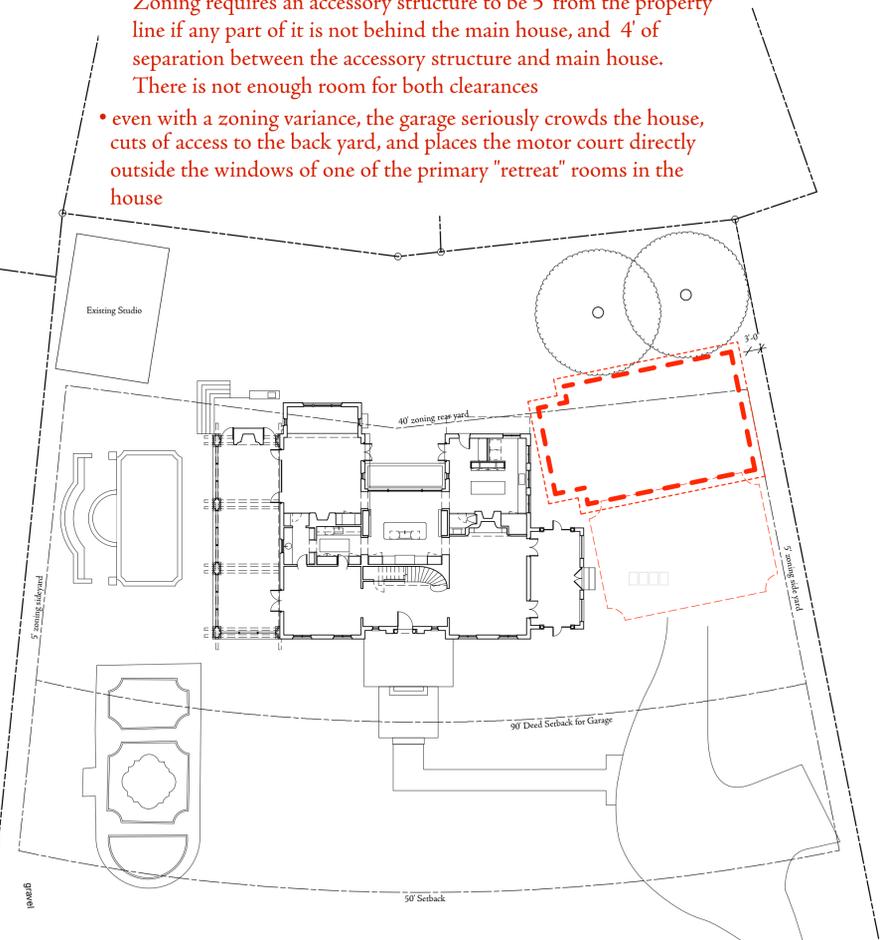


This is the only alternate location that physically fits on the site. However, it is not a feasible solution for several reasons:

- too close to house
Zoning requires an accessory structure to be 5' from the property line if any part of it is not behind the main house, and 4' of separation between the accessory structure and main house. There is not enough room for both clearances
- even with a zoning variance, the garage seriously crowds the house, cuts off access to the back yard, and places the motor court directly outside the windows of one of the primary "retreat" rooms in the house

Garage does not fit behind the house, and the driveway would still kill at least one tree and possibly both.

Garage does not fit in the back corner, they would lose the existing pool house, and the driveway would take up the entire back yard.



Alternate Location 1

Alternate Location 2

Alternate Location 3



View of Terrace from Driveway;
Side Walkway to be Removed



View of Terrace from Driveway;
Existing Walk to Fron Door will Remain



Existing Walk and Lower Stoop to Remain;
New Terrace Will Look the Same from Here

Existing Terrace Runs the Full Width
of the Front of the House;
Red Lines indicate Approx. Extent of New Terrace

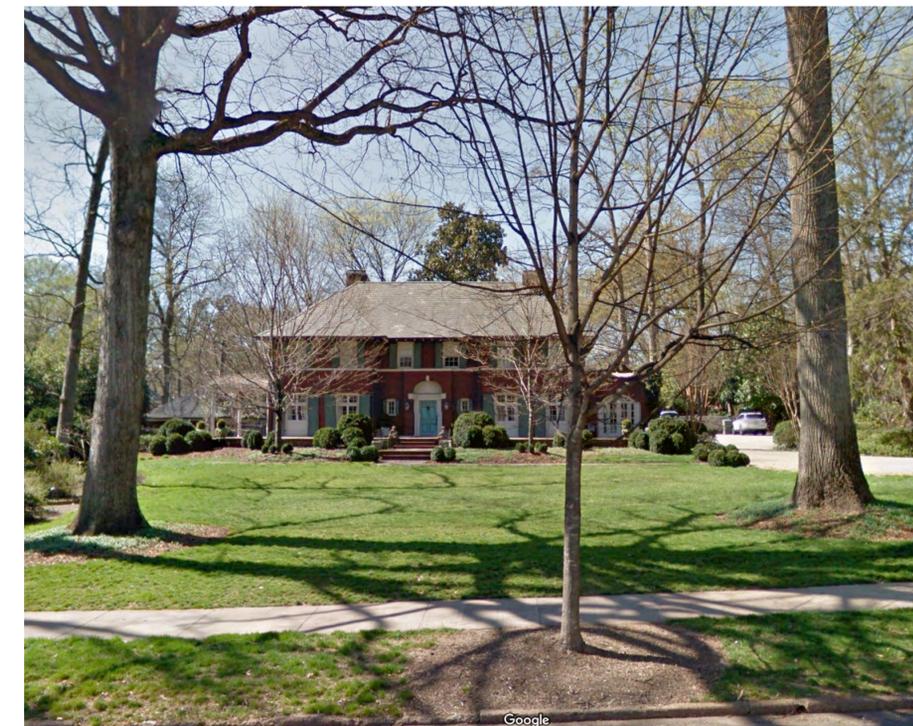
Existing Terrace Conditions



Charlotte Property Tax Card Photo



Recent Photo by Architect



Google Street View

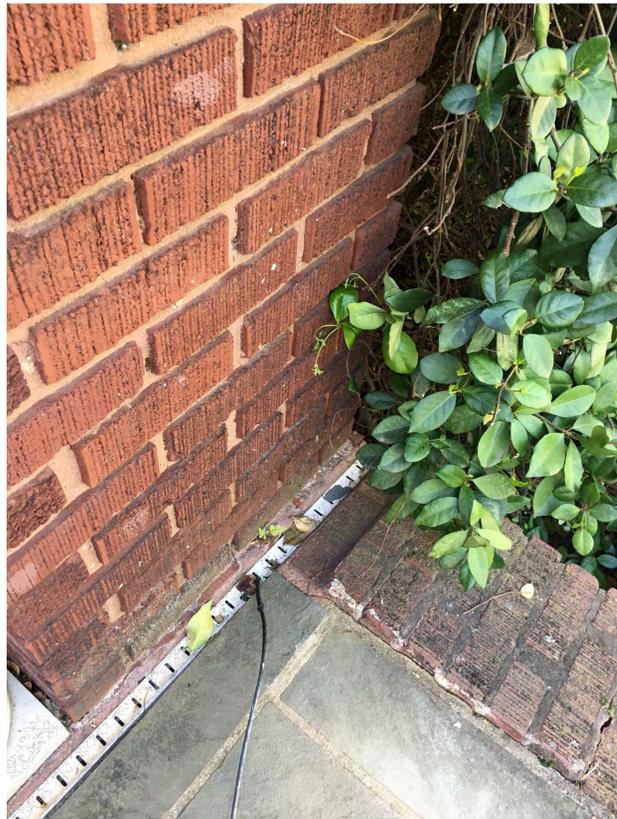
Existing Damage and Structural Problems



Terrace Slopes Toward House



Point Loads Next to Windows are Sinking into the Floor, Indicating Structural Damage Below



Drain Installed to Alleviate Water Problems



Downspouts Bypass Integrated Drains, Indicating Previous Drainage Problems



Structural Damage in Brick Terrace Wall



Wood Band (Behind Ledger) is Severely Decayed

July 28, 2017

Audry Barber, RA
Ruard Veltmann Architecture, Inc.
104 Baldwin Avenue
Charlotte, NC 28204

Stockton Residence
1508 Dilworth Road
Charlotte, NC 28203

Subject: Stockton Residence Renovation
Water damage to framing along exterior terrace

Tripp Bulla and I visited the project on June 21, 2017 for an initial assessment. There is an existing uncovered terrace along the entire south face of the building and returning approximately 18 feet along the west side. The existing terrace has a brick veneer perimeter wall with soil fill and stone pavers. The top of terrace elevation at the building wall is approximately 5 inches below the existing interior finish floor. The terrace does not slope adequately away from the house to drain properly, and in some cases actually slopes to direct water back against the building walls. Additionally, there are roof downspouts that discharge at this vulnerable location with no effective means to direct their water away from the house. The front and side building / foundation walls are multi-wythe brick to the floor joist bearing elevation. The interior floor system is non-preservative treated 2x10 joists spanning North to South with a continuous, non-preservative treated, beam at the exterior face of wall stud. The joists are covered by 1X decking planks and hardwood flooring. The exterior wall face is brick veneer backed up by wood studs. The stud walls are platform framed on the floor. The floor system depth is approximately 11 inches. The typical crawl space grade is eight to 11 inches below the bottom of the floor framing.

The result of this construction is that the wood floor construction is buried below the level of the exterior terrace surface. We cannot find any evidence of waterproofing between the brick veneer and the stone pavers. We do see evidence of water infiltration through the foundation wall. This wet condition can cause deterioration of the wood framing that is in contact with the masonry and below the exterior paving elevation. We cannot directly access the south wall rim beam to observe damage. However, there are large vertical deformations in the floor below the window jack studs. This indicates deterioration and softening of the rim beam that must be repaired during the renovation.

As part of the renovation, the damaged framing will have to be repaired. However, unless other measures are undertaken to remove the causes of the damage, the issue will resurface. We

Audry Barber, RA
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recommend that any conditions with terraces or exterior grades that are above or within 8 inches vertically from the bottom of the lowest adjacent framing inside the crawl space be very carefully considered. In such cases, a very high quality waterproofing system should be installed with an appropriate freely draining subdrainage system to allow any water reaching the waterproofing to be drained away from the building. The joints between any terraces / sidewalks and the building should have a sealant installed to prevent water infiltration. Grades must slope away from the building to direct surface water away from the building. All sources of point discharge of water must be piped away from the building through watertight piping systems.

A handwritten signature in black ink that reads "Michael W Todd". The signature is written in a cursive, flowing style.

Michael W Todd, PE, LEED® AP