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
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
**EXISTING SITE PLAN**

1" = 20'-0"

- Existing Pool to be Removed
- Cracked Concrete Driveway to be Removed
- Existing Wood Arbor to be Removed
- 3 Oak Trees to be Removed
- Pergola and Gardens to be Removed
- Pool and Terrace to be Removed
- Arbor to be Removed
- Existing Studio

**PROPOSED SITE PLAN**

1" = 20'-0"

- New Driveway
- Existing Garden
- New Lawn
- New Garage
- New Porch
- New Chimney
- 3 Oak Trees to be Removed
- Hidden

- Area Behind House 6,506 sq ft
- Impervious Area 3,089 sq ft
- Pervious Area 3,417 sq ft > 50%

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

**EXISTING ROOF**

- Existing Material: 3 Tab Asphalt Shingles
- Proposed Material: Cedar Sawn Shingle Roof

**NEW ROOF**

- Proposed Material: Cedar Sawn Shingle Roof
- Replace Existing 3 Tab Asphalt Shingles
Changes to Proposed Site Plan

1. 
    - Asphalt roof on outbuilding to be removed
    - asphalt roof on outbuilding to be removed
    - asphalt roof on outbuilding to be removed

2. 
    - Pool and associated hardscaping to be removed.
    - Pool and associated hardscaping to be removed.
    - Pool and associated hardscaping to be removed.

3. 
    - Front Terrace to Remain
    - New Entry Terrace to be Removed
    - No New Chimney to be Added @ Driveway side; Existing Doors to Remain

4. 
    - Flagstone Walk to Remain
    - existing walk to Remain
    - existing walk to Remain

5. 
    - New Chimney to Remain
    - Existing Pool - Concrete Pool Deck to be Removed
    - Existing Pool - Concrete Pool Deck to be Removed

6. 
    - Existing Wood Arbor to be Removed
    - 3 Trees to be Removed
    - 2 Trees to be Removed

Note: This Tree has Already been Removed. It was Damaged/Dying, and Removal was Approved by Planning staff on April 11, 2017.

August 9

Asphalt roof on outbuilding to Remain
Pool to remain; concrete pool deck only to be removed.
Front Terrace to be removed for repairs, and replaced with smaller terrace
Flagstone Walk to Remain
No New Chimney to be Added @ Driveway side; Existing Doors to Remain
2 Trees to be Removed

Area Behind House 6,506 sq ft
Impervious Area 3,089 sq ft
Pervious Area 3,417 sq ft > 50%
General Notes:
1. The purpose of this Building Heights Sketch is to show existing
   building heights relative to the elevation points of the public
   sidewalk or top of curb, front yard grade ("Yard"), 1st floor, and
decking of the house described herein. No re-located or shifted
   measurements were made. The heights shown herein were derived
   from the vertical measurements and are not intended for structural
   design.
2. The vertical datum for these elevation measurements is the North
   American Vertical Datum of 1988 (NAVD 88). All other information
   on this sketch is approximate and is not intended to represent accurate architectural or landscape features.
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 of 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.

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
Existing Terrace Conditions

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

View of Terrace from Driveway; Side Walkway to be Removed

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

Existing Walk to Front Door will Remain

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

Michael W Todd, PE, LEED® AP