The application was continued for the following: The front elevation of the garage should reference the original details on the front elevation of the house.

**Details of Proposed Request**

*Existing Context*

The main building is a 1.5 story Colonial style brick house constructed in 1930. It is listed as a contributing structure in the Dilworth National Register of Historic Places. It is further described as having a side gable with lower front gable. Combination shed and hip roof porch (screened), one story rear ell and detached garage. The rear addition was approved in 1992.

*Project*

The project is the demolition of the existing one story garage and construction of a 1.5 story detached garage in the rear left corner of the property. The garage height is approximately 22’. Windows will match those on the house, exterior siding requested is cementitious lap. The front of the garage has a gabled dormer to match the rear of the house.

*Revised Plans – September 13, 2017*

1. The front dormer roof on the garage has been revised to reflect the dormer on the house.
2. An updated site section has been included.

**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 accessory buildings.
Charlotte Historic District Commission Case 2017-407
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE

2116 Charlotte Dr
Dilworth
Historic District
Property Lines
Building Footprints

July 28, 2017