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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1508 Dilworth Road

**SUMMARY OF REQUEST:** Detached garage addition, tree removal and tree replacement

**APPLICANT/OWNER:** Audry Barber, applicant

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**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. An application for the detached garage and tree removal was reviewed in August. The applicant submitted additional design options that would save the two trees. The options were not optimal for the property owner or there were building separation or setback conflicts. The application was denied in August.

*Project*

The revised project is a detached garage in the rear yard, removal of two trees to accommodate the garage and a proposal to plant four new trees on site and two trees on a neighboring property. 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.

**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.

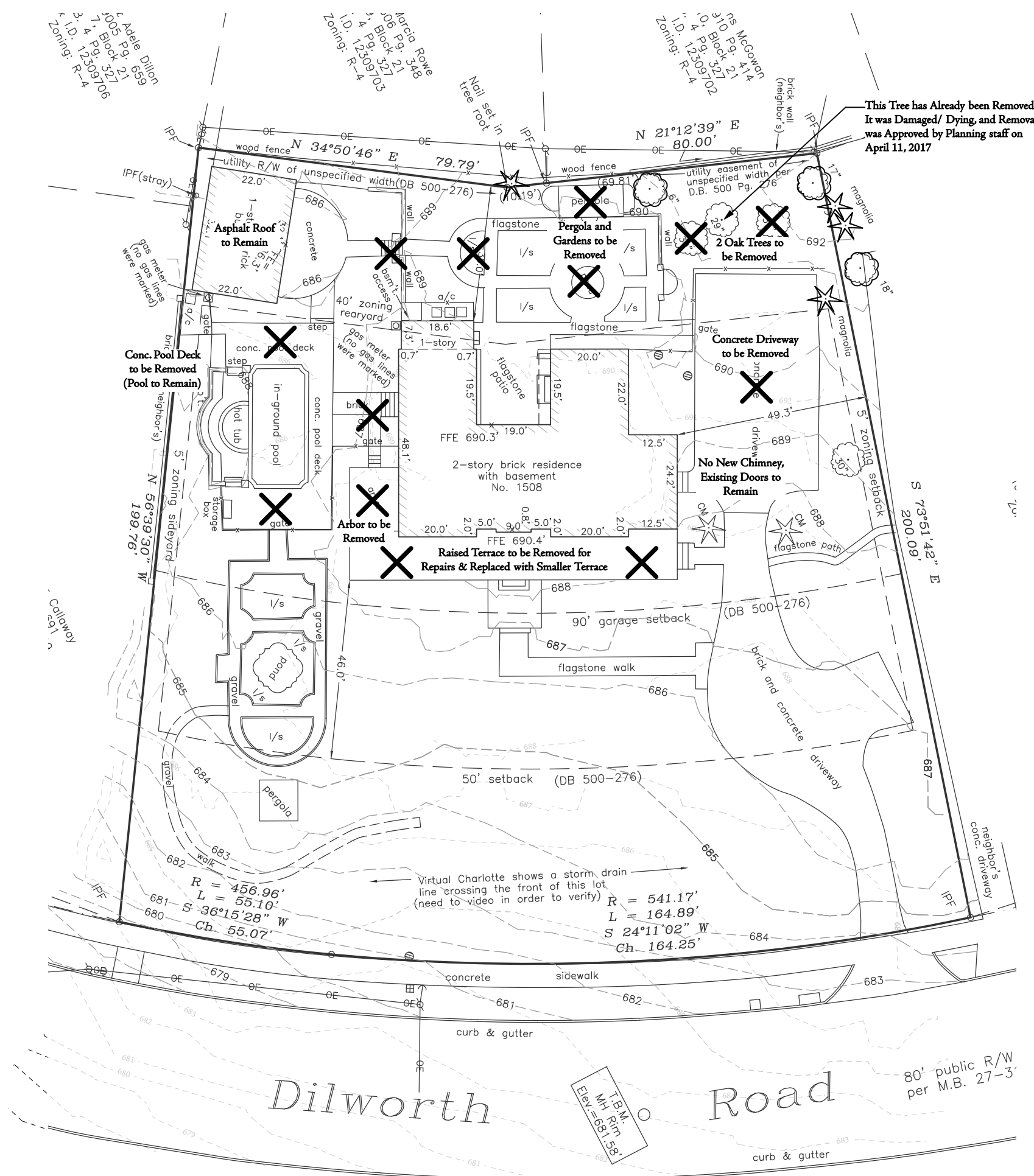
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building 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 Analysis** - The Commission will determine if the proposal meets the guidelines for accessory buildings.

*Charlotte Historic District Commission Case 2017-653*  
**HISTORIC DISTRICT: DILWORTH**  
**ACCESSORY STRUCTURE**





EXISTING SITE PLAN

1" = 30'-0"





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)

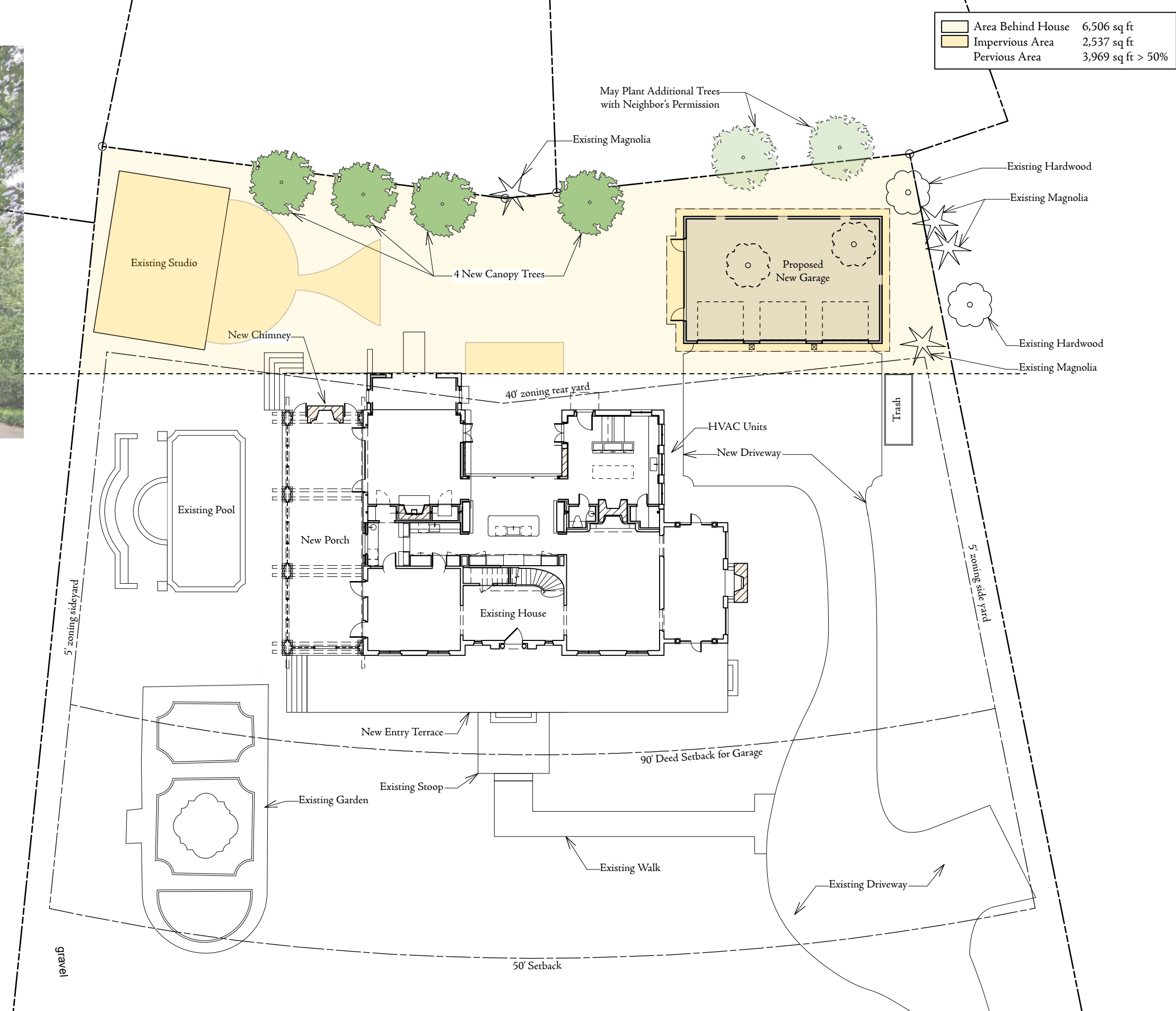
Context Photos



2 Oak Trees to be Removed



Existing Magnolia to Remain

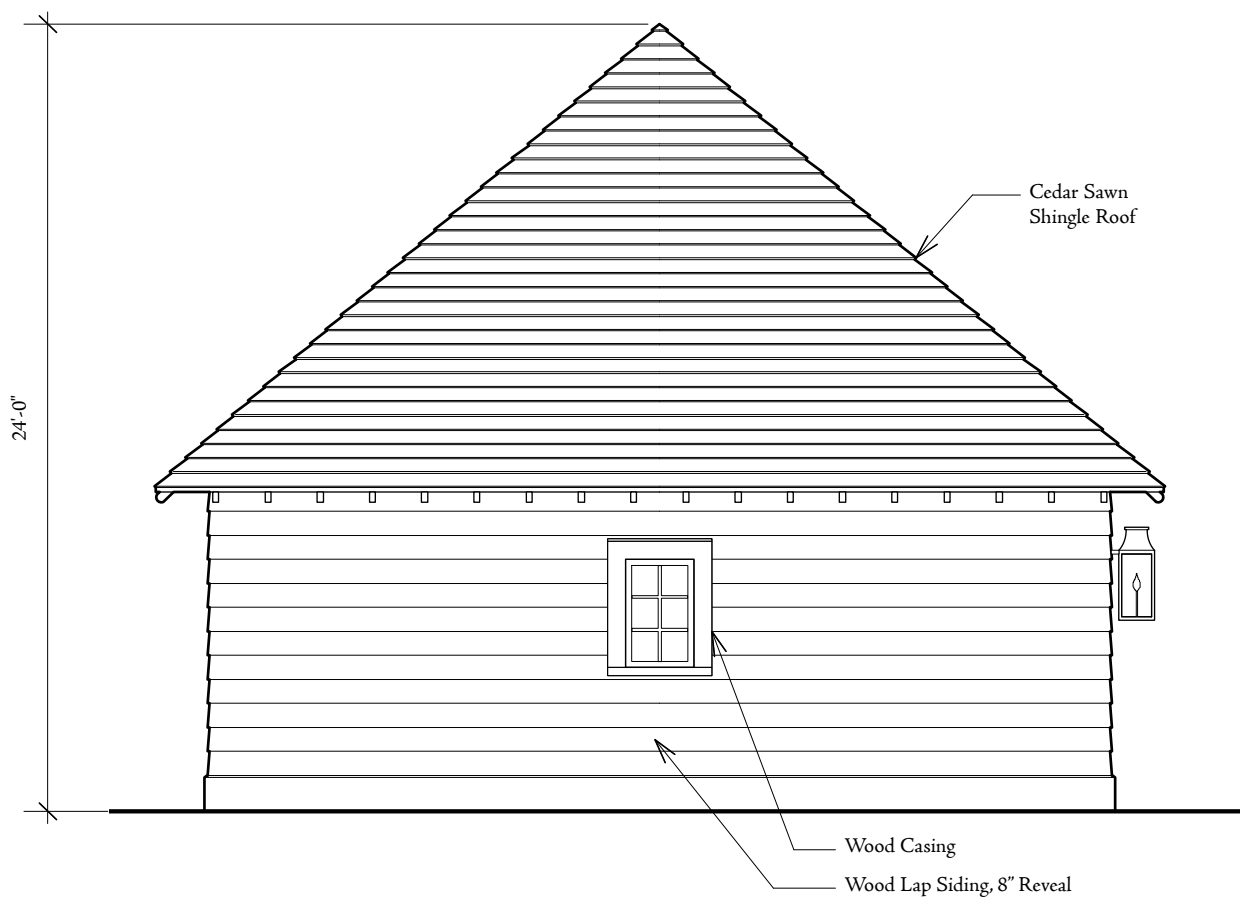


## PROPOSED SITE PLAN

1" = 20'-0"



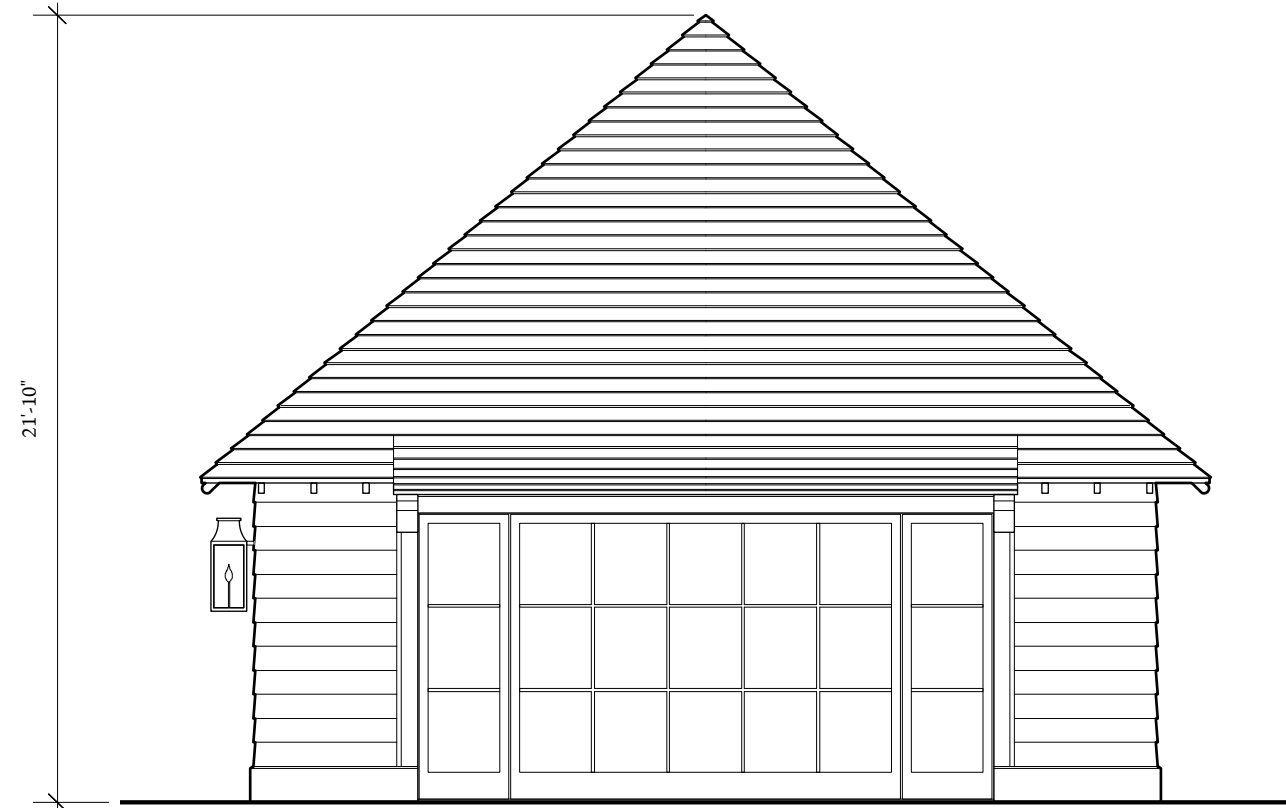
1 FRONT ELEVATION  
1/8" = 1'-0"



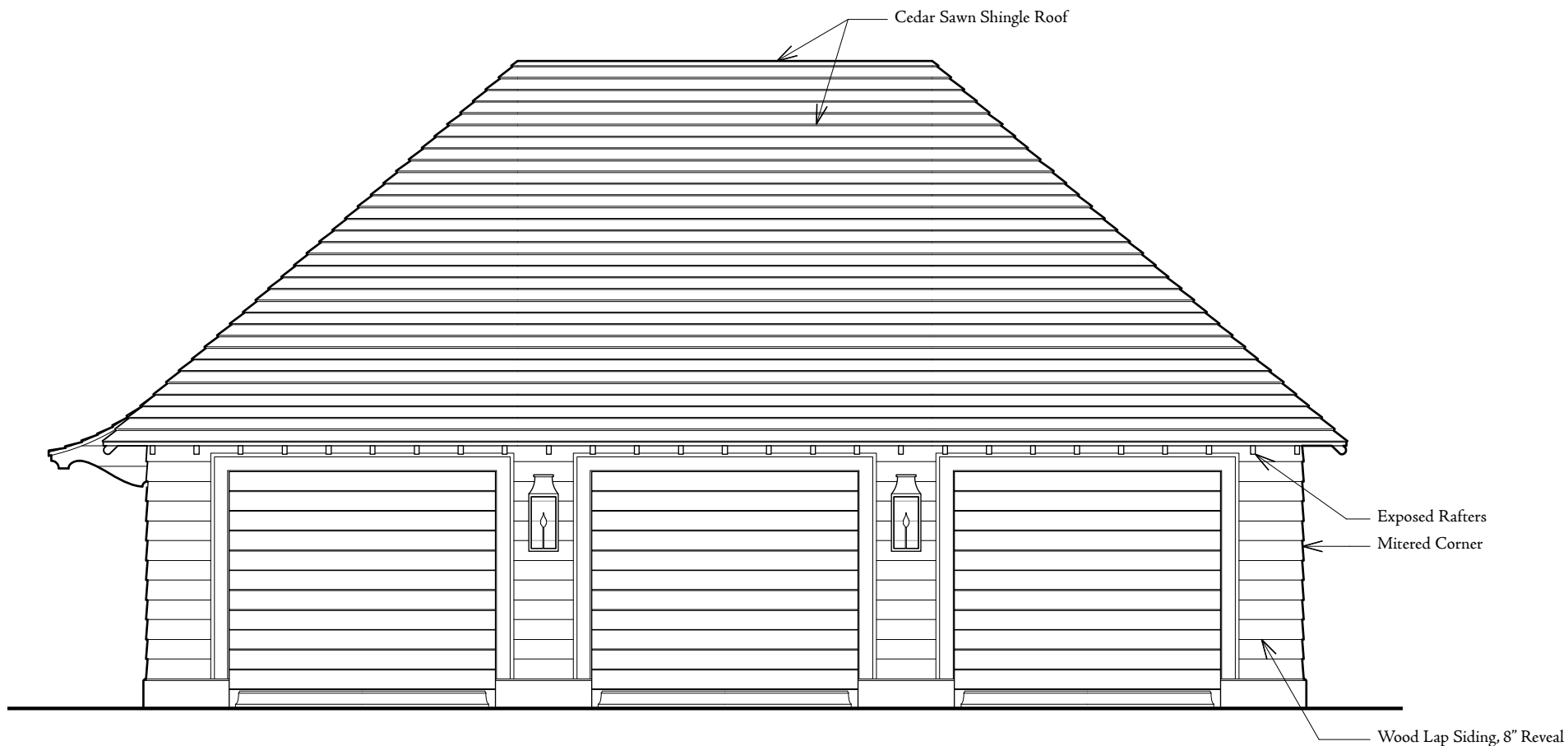
2 RIGHT SIDE GARAGE ELEVATION  
3/16" = 1'-0"



3 REAR GARAGE ELEVATION  
1/8" = 1'-0"



4 LEFT SIDE GARAGE ELEVATION  
3/16" = 1'-0"



5 FRONT GARAGE ELEVATION  
1/8" = 1'-0"

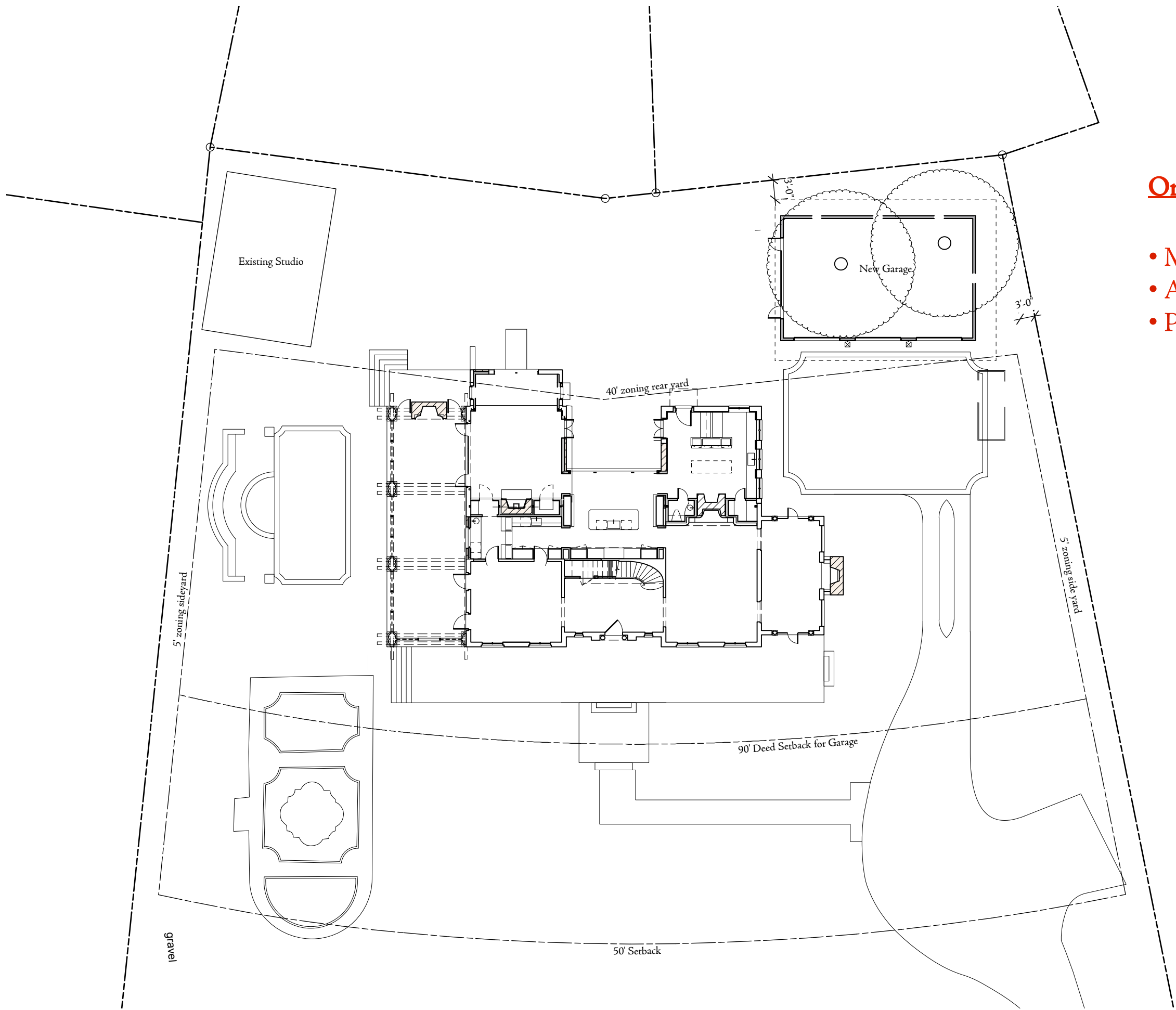


6 STREETSCAPE  
1" = 20'-0"



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 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.

Alternate Location 1

Alternate Location 2

Alternate Location 3