
ADDRESS OF PROPERTY:	<i>612 East Tremont Av, Dilworth Local Historic District</i>	<i>HDC 2013-011</i>
SUMMARY OF REQUEST:	<i>Front Porch Replacement</i>	
OWNER:	<i>Michael & Morgan Smith, John & Mary Knauf</i>	
APPLICANT:	<i>Gray Stout, Applicant</i>	

Details of Proposed Request

This proposal is for the replacement of the existing small stoop entrance porch on a single family house. The new design is for an engaged full porch under an extension of the existing front-projecting gable.

Relevant HDC Design Guidelines

- *Additions*
- *Setbacks*

Staff Analysis

This house, a one story wood framed structure with a front facing gable and a cross gable, is a small bungalow with minimal detailing. The house, constructed in 1915, is listed as a contributing structure within the Dilworth national Register Historic District.

The proposed front porch is a full porch, slightly inboard of the existing corner boards of the house. The porch is on a brick raised foundation, with four symmetrically arranged brick piers topped with beveled wood columns supporting the new front gable extension. A centered front entrance door is flanked by a pair of windows to the left and a single window to the right, which match the current design of the existing front windows on the house. The porch is shown as six feet deep, which is a minimal depth for a usable front porch. This dimension is limited, however, by the front setbacks required under the Zoning Ordinance.

The porch design also includes what appears to be a typical Craftsman style porch railing between the brick piers.

Because of the small size of this lot and the existing built setback along this section of East Tremont Avenue, the construction of this porch will require the issuance of a setback variance by the Charlotte Zoning Board of Adjustment. The owners are pursuing this variance.

HDC policy on *Setbacks* says in part:

1. *The established setback of a block shall be respected by new construction and by additions to existing structures. This requirement may be waived in areas where zoning districts are in place that are designed to restore historic urban development patterns. Applicants should consult with HDC staff to determine if an individual property is in such an area.*
2. *In most cases, setbacks must meet the requirements of the Charlotte Zoning Ordinance. However, the HDC may in some cases support a variance request by a property owner when the request is designed to preserve the existing historic streetscape. When a project is required to meet a "build to line" under the Charlotte Zoning Ordinance, the HDC will work to ensure that the historic built setback is respected.*

Because of the existing setback along East Tremont Avenue, the pending zoning variance should be supported by the Commission.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

Overall, this proposal appears to meet these criteria.

A full appraisal of the proposed front porch addition requires review of side elevations. A detail of the proposed railing and brick columns is also needed.

Should the Commission choose to set specific requirements for these elements, Staff could review the final plans to ensure those requirements are met. Otherwise, after comments, the Commission should defer this proposal for final plan review in the future.



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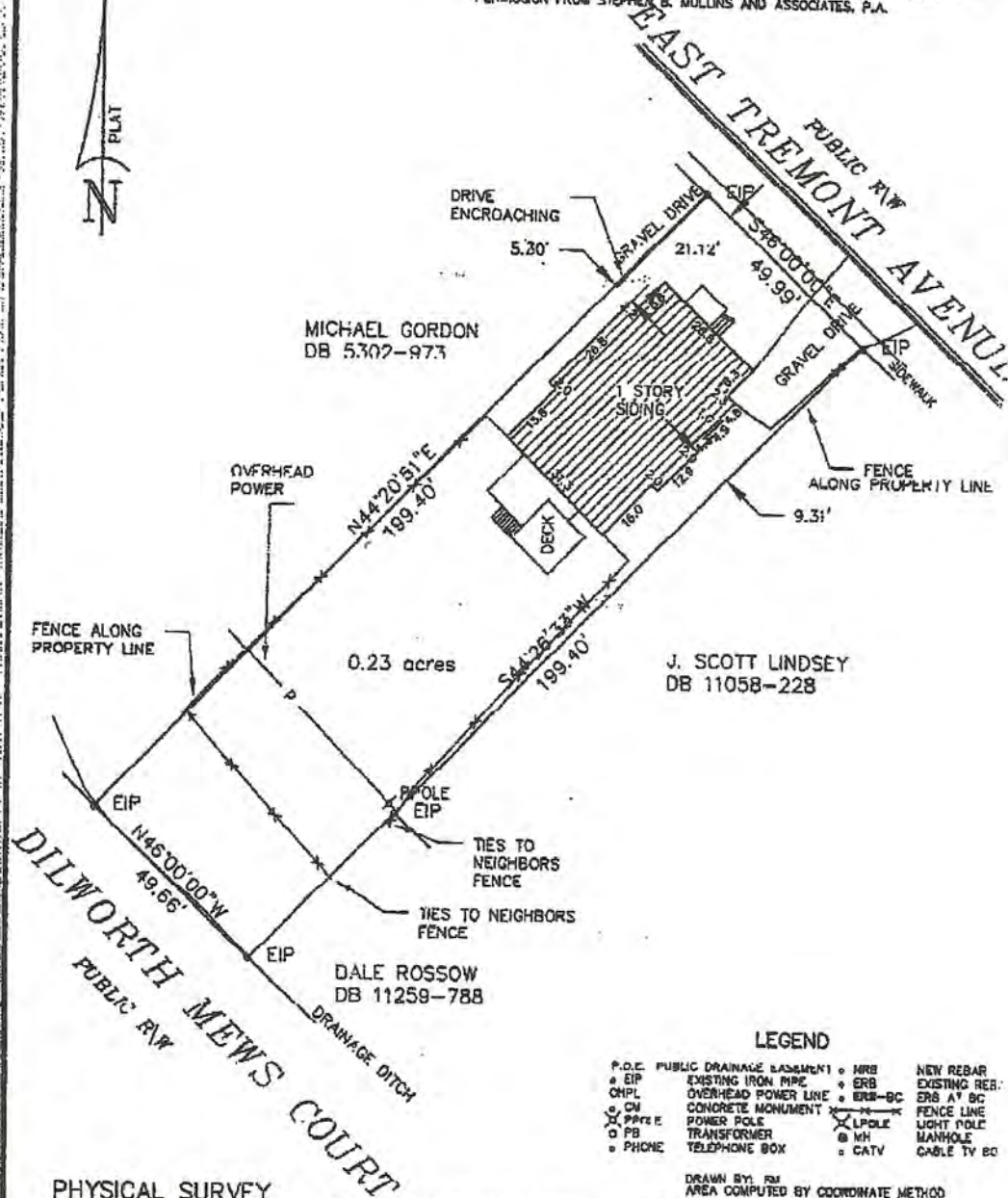
VICINITY MAP



I Stephen B. Mullins, certify that on the 5 Day of JUNE, 2004, this map was drawn under my supervision from an actual survey made under my supervision; that this survey was performed to Class A Urban Land Survey Standards; that the ratio of precision is 1:10,000, and there are no encroachments either way across property lines except as shown.

SIGNED
 STEPHEN B. MULLINS PLS
 N.C.P.L.S. L-3059 S.C.R.L.S. 10780

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PHYSICAL SURVEY

LOT 10 AND A PART OF LOT 6, BLOCK 58
 DILWORTH, CITY OF CHARLOTTE
 MECKLENBURG CO., NORTH CAROLINA

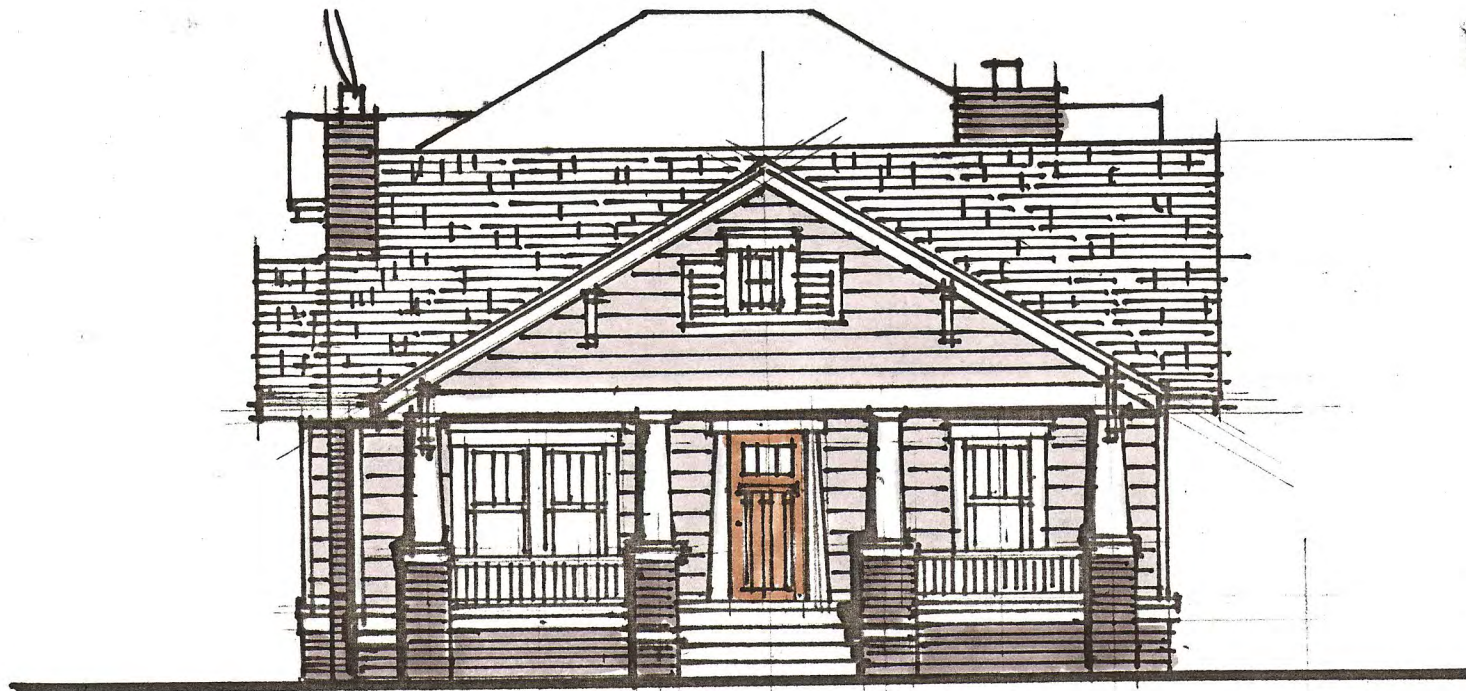
STREET ADDRESS: 612 EAST TREMONT AVENUE
 TAX PIN: 121-093-50
 OWNED BY: JONATHAN B. KALER
 CONVEYED TO: MICHAEL SMITH

RECORDED IN MAP BOOK 332 PAGE 214
 DEED BOOK 11737 PAGE 001

PREPARED BY:
STEPHEN B. MULLINS AND ASSOCIATES, P.A.
REGISTERED LAND SURVEYORS

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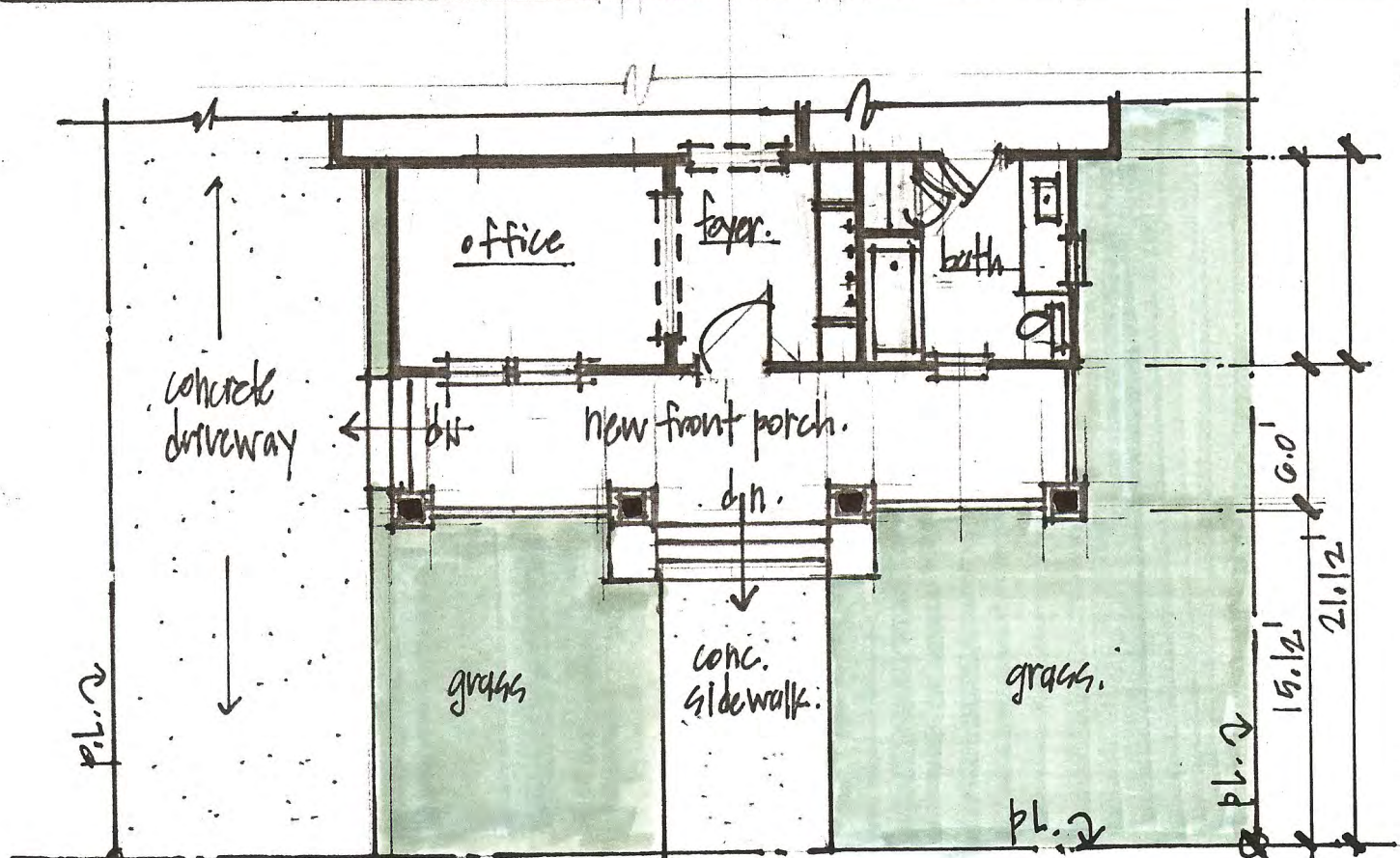


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• 61/2 e. tremont •
front elevation
1/8" = 1'-0" 11.14.12



partial plan
1/8" 11.14.12

Charlotte Historic District Commission - Case 2013-011

