
ADDRESS OF PROPERTY: *520 East Tremont Av, Dilworth Local Historic District HDC 2013-019*

SUMMARY OF REQUEST: *Addition*

OWNER: *Robert Lore*

APPLICANT: *Susan Pfahl, Architect*

Details of Proposed Request

A rear addition was recently deferred for further design study regarding mass, scale, details. The original house has been added onto in the past with a cross gable beyond the cross gable. This proposed addition is to tie onto the cross gable addition below the ridge. Due to a mistake on behalf of staff, revised plans were not seen but are included this month. The revisions are based on the Commission MOTION and conversation.

Relevant HDC Design Guidelines

- *Additions*

Staff Analysis

If the Commission determines that the revised plans adequately address the concerns, an approval is in order.

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

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





VIEW FROM FRONT LEFT

VIEW FROM FRONT RIGHT

LORE RESIDENCE

520 E. TREMONT
CHARLOTTE, NC

LORE
RENOVATION & ADDITION
520 E TREMONT AVE
CHARLOTTE, NC 28203

Square Footage:

1st Floor Existing:	1575
1st Floor New:	320
2nd Floor New:	1680
TOTAL (FINISHED):	3575
Screened Porch	415
Front Porch	272
Garage	732
Garage Bonus	482

I S S U E D A T E

16 JANUARY 2013

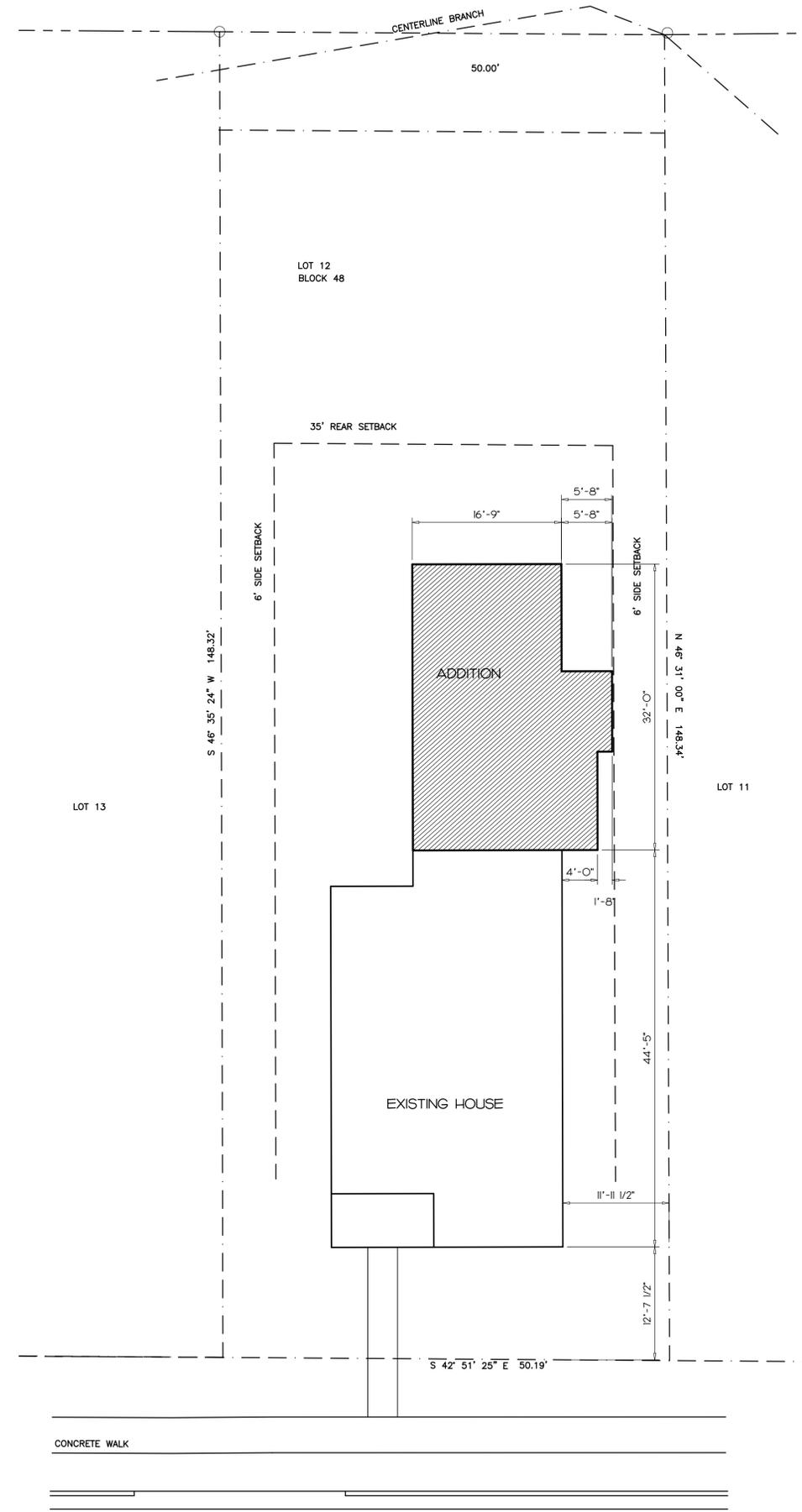
S H E E T T I T L E

SITE PLAN

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S H E E T N U M B E R

SP1

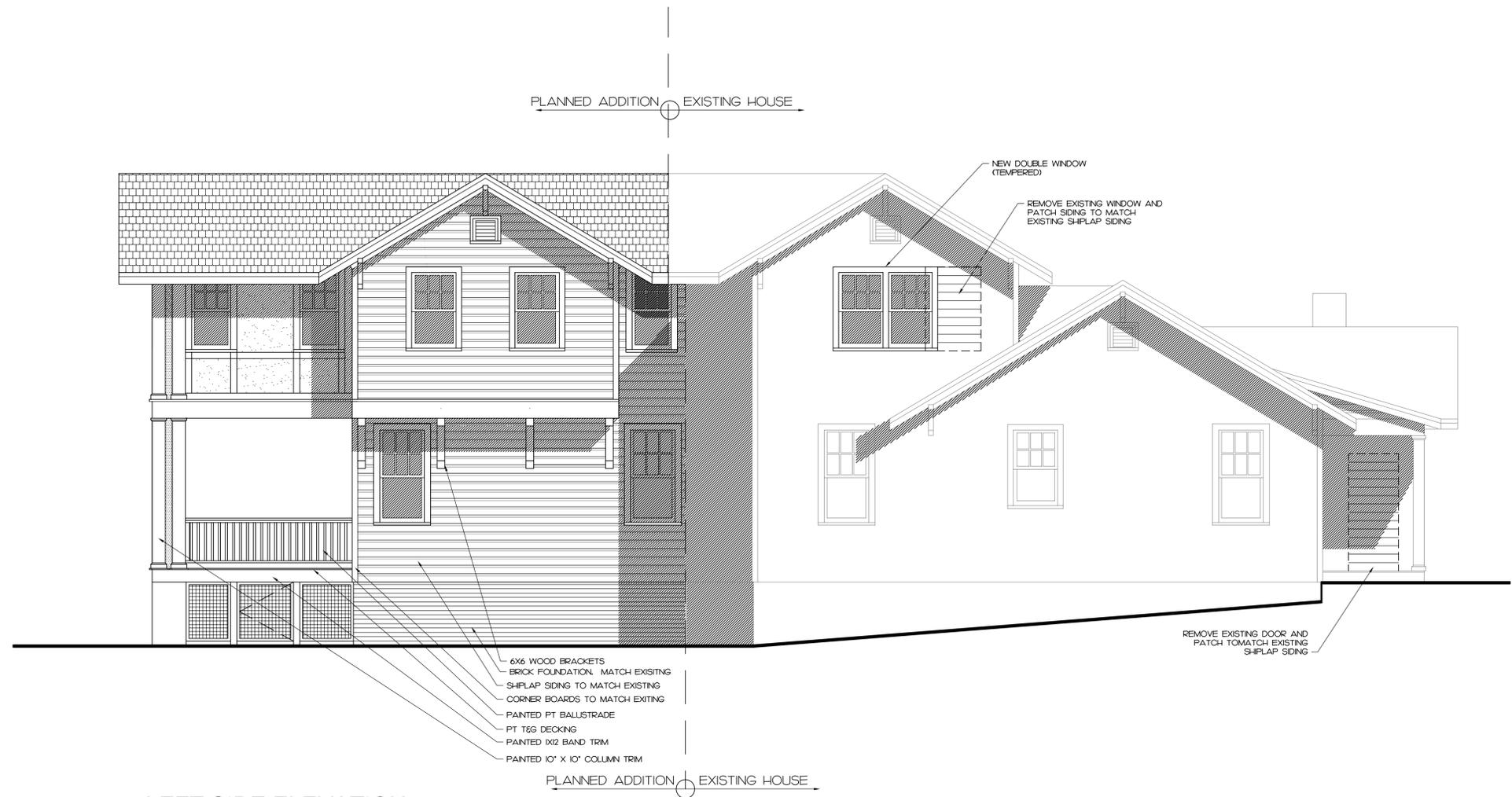


CONCRETE WALK

EAST TREMONT AVENUE

1 SITE PLAN
SP1 1/8"=1'-0"

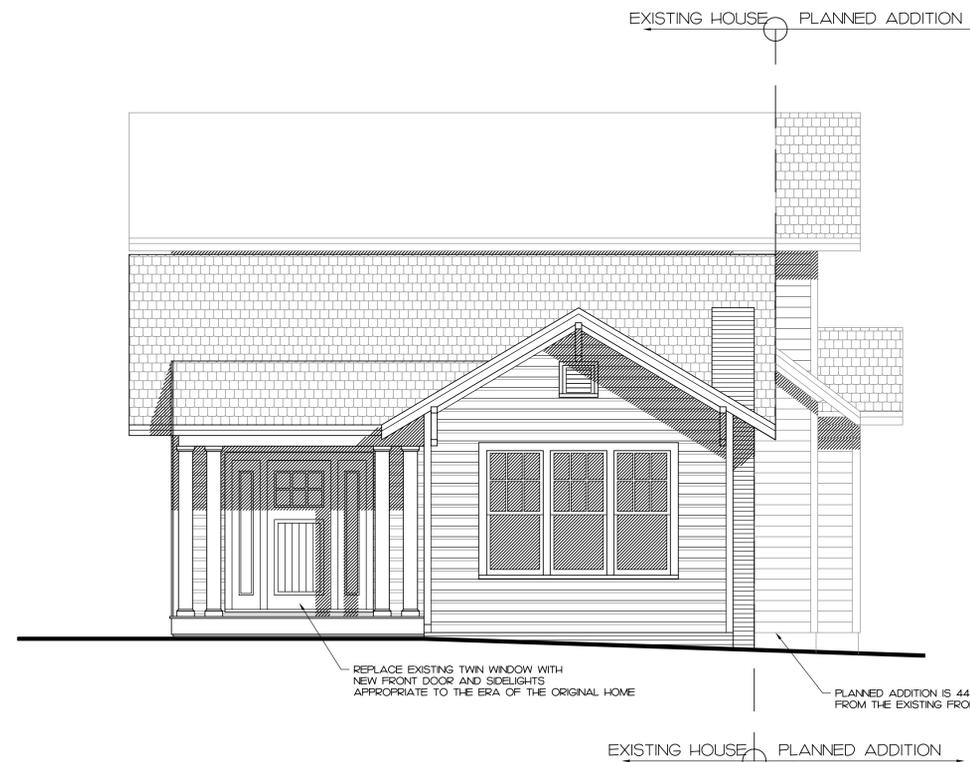
LORE
RENOVATION & ADDITION
520 E TREMONT AVE
CHARLOTTE, NC 28203



2 LEFT SIDE ELEVATION
A2 1/4" = 1'-0"



3 REAR ELEVATION
A2 1/4" = 1'-0"



1 FRONT ELEVATION
A2 1/4" = 1'-0"

Square Footage:

1st Floor Existing:	1064
1st Floor New:	436
2nd Floor Existing:	486
2nd Floor New:	638
TOTAL (FINISHED):	2624
Covered Porch	168

ISSUE DATE

20 FEBRUARY 2013

SHEET TITLE

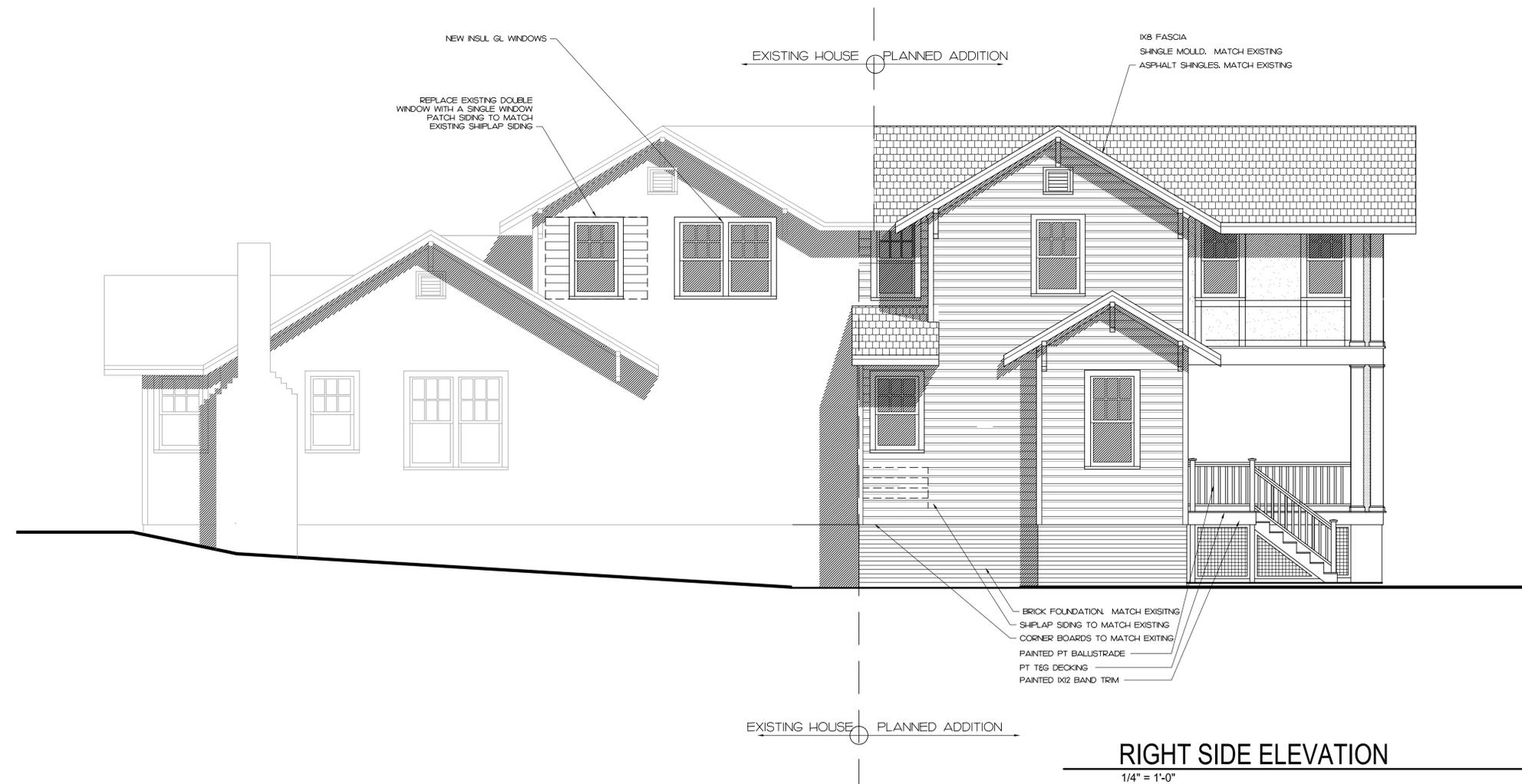
ELEVATIONS

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SHEET NUMBER

A2

LORE
RENOVATION & ADDITION
520 E TREMONT AVE
CHARLOTTE, NC 28203



Square Footage:

1st Floor Existing:	1064
1st Floor New:	436
2nd Floor Existing:	486
2nd Floor New:	638
TOTAL (FINISHED):	2624
Covered Porch	168
Garage	

ISSUE DATE

16 JANUARY 2013

SHEET TITLE

ELEVATIONS

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SHEET NUMBER

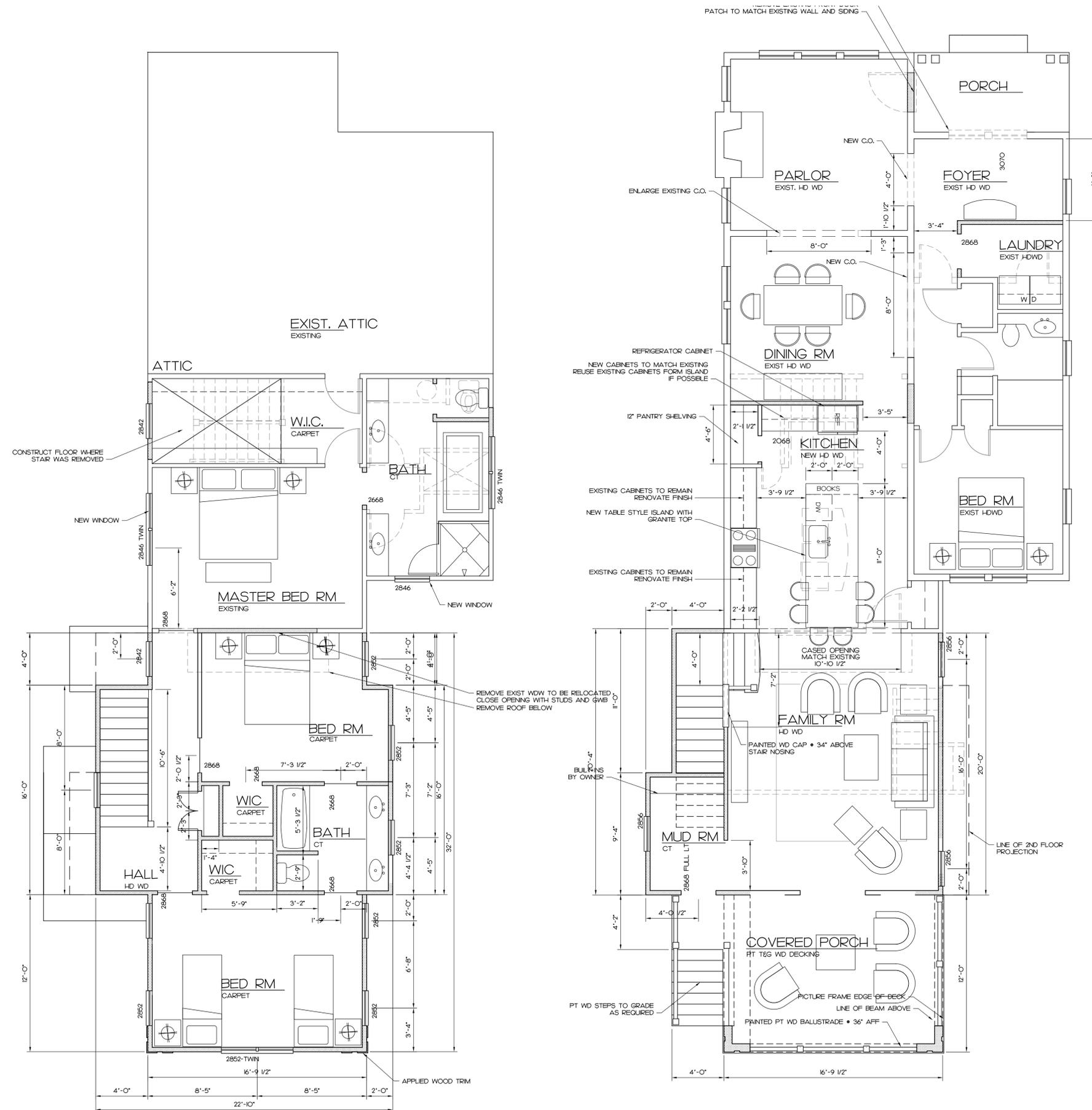
RIGHT SIDE ELEVATION

1/4" = 1'-0"

A3

M:\PROJETS\012 PROJETS\LORE\LORE\SLEEPING PORCH OPTION 1 XTRA.WDW 11/9/2009 12:30:35 PM RICK

LORE
RENOVATION & ADDITION
520 E TREMONT AVE
CHARLOTTE, NC 28203



Square Footage:

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SHEET TITLE

FLOOR PLANS

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SHEET NUMBER

A1

Charlotte Historic District Commission - Case 2013-019



-  520 E Tremont Av
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

0 100 200 400 Feet

March 18, 2013