
ADDRESS OF PROPERTY: 621 East Tremont Avenue, *Dilworth Local Historic District* *HDC 2013-068*

SUMMARY OF REQUEST: Second-story Addition

OWNER: *Angela Cardone*

APPLICANT: *Angela Cardone*

Details of Proposed Request

This is a c. 1915 house that is located mid-block on Tremont. It is one story and to be completely transformed by adding a second story. New elements include two steep gables on the front – one for the second floor and the other as an entry element with a swoop on one side. A shed dormer will be added to side of new primary front facing gable. Many new design elements and new materials will be introduced. The Commission Deferred the application due lack of sufficient information regarding the context of the street and the immediate context. Also an approvable application would be a little more modest.

Relevant HDC Design Guidelines

- Addition

Staff Analysis

Though materials and details and style elements shown are appropriate to several of the Local Historic Districts, it will be up to the Commission to determine if THIS transformation is appropriate to this particular location and to this particular house.

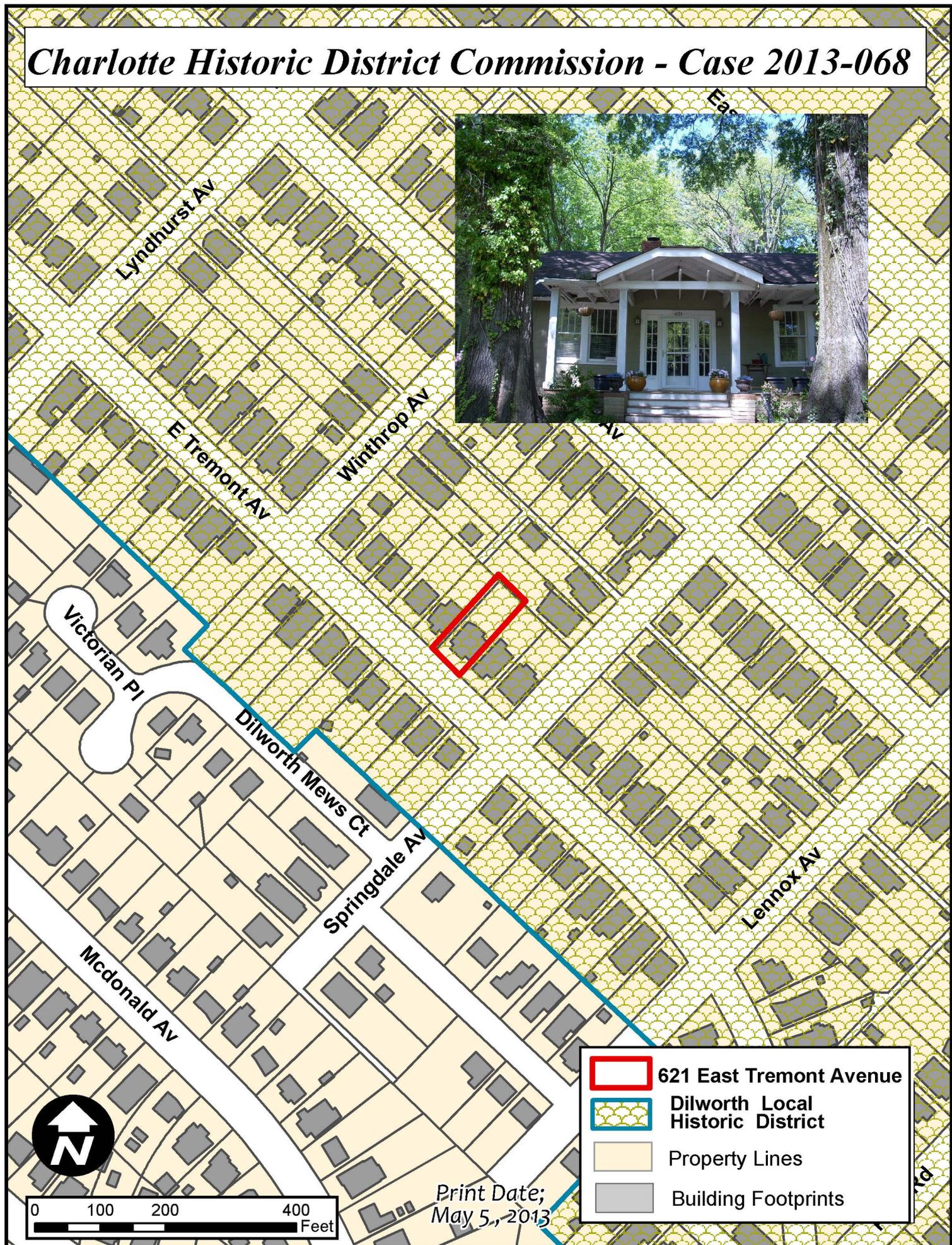
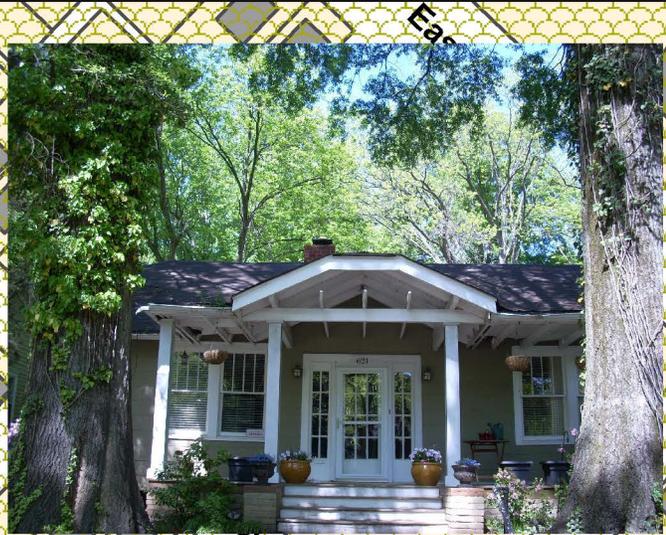
ADDITION

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:

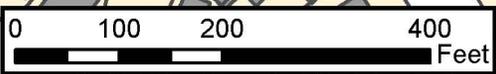
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the 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>

Charlotte Historic District Commission - Case 2013-068



-  621 East Tremont Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Print Date;
May 5, 2013





621

DEWORTH



Existing Left Neighbors



Existing Front Elevation



Existing Right Neighbors

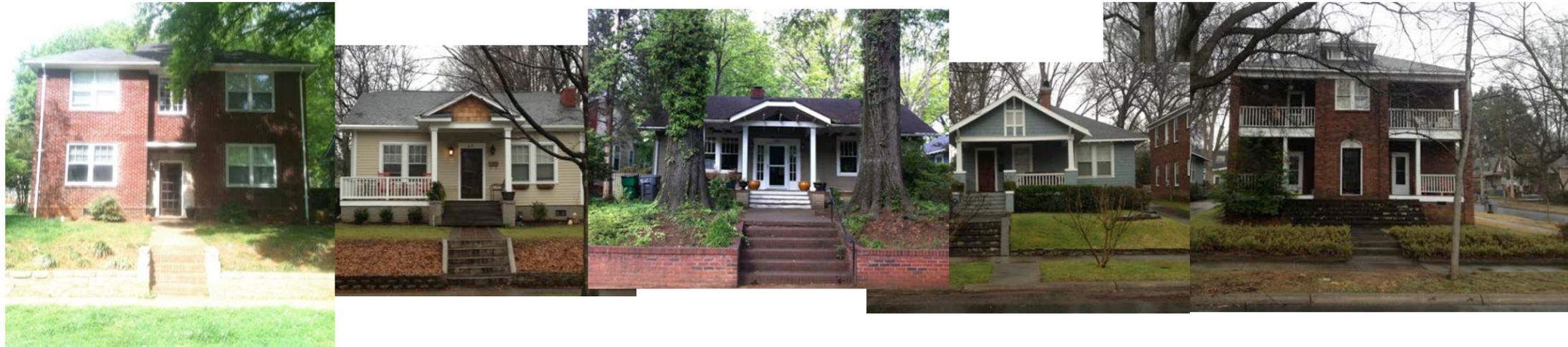


Context Photos

621 East Tremont Avenue

Date: 06.12.2013 | Project #: 12_106

HDC Review Package



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cluck
DESIGN COLLABORATIVE



600 E. Tremont Ave.



701 E. Tremont Ave.

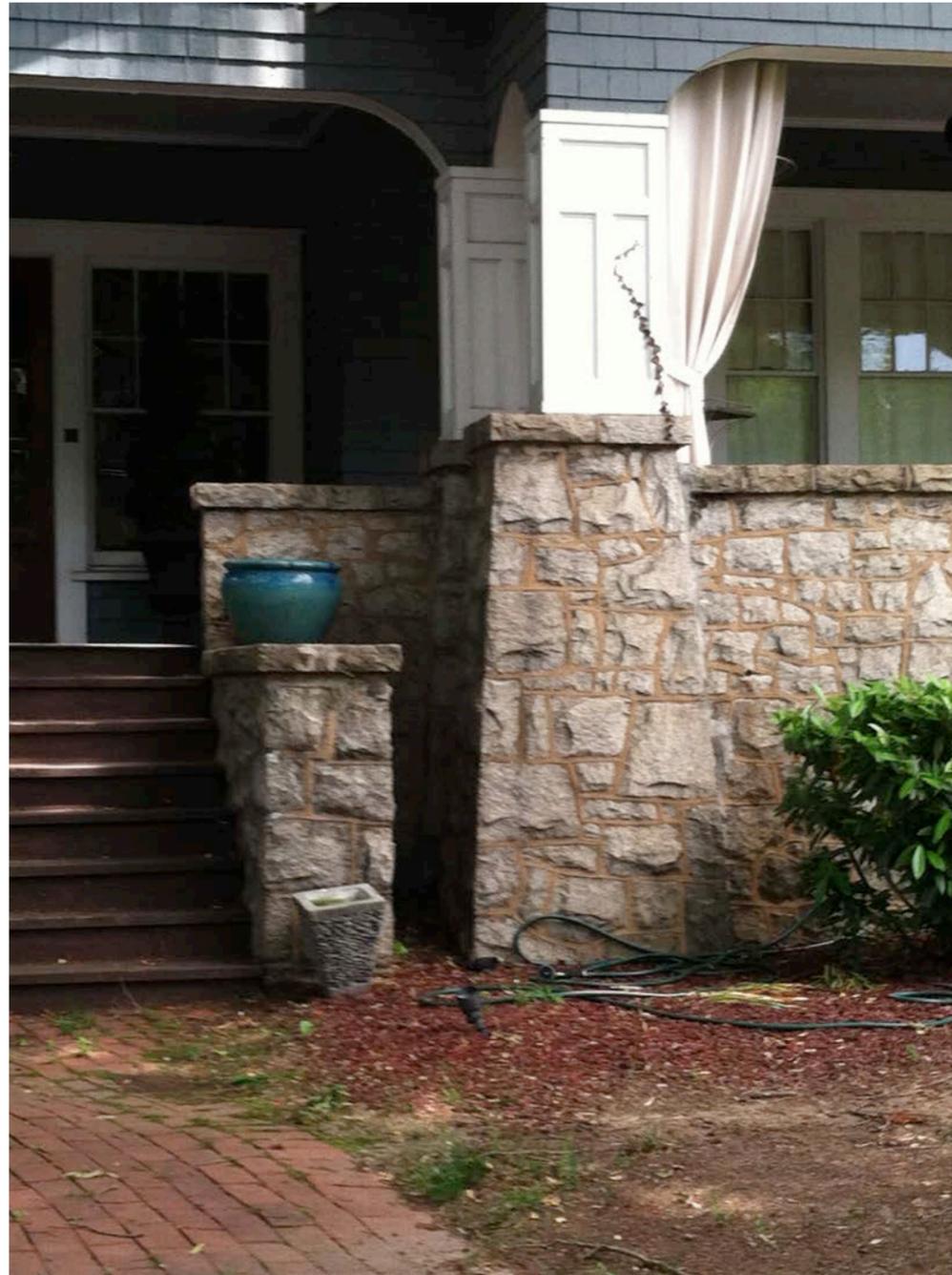
Style Precedents



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815 E. Worthington Ave



815 E. Worthington Ave



621 E. Tremont Ave

Materials



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2000 Dilworth Rd. West



2033 Charlotte Ave.



2400 Charlotte Ave.

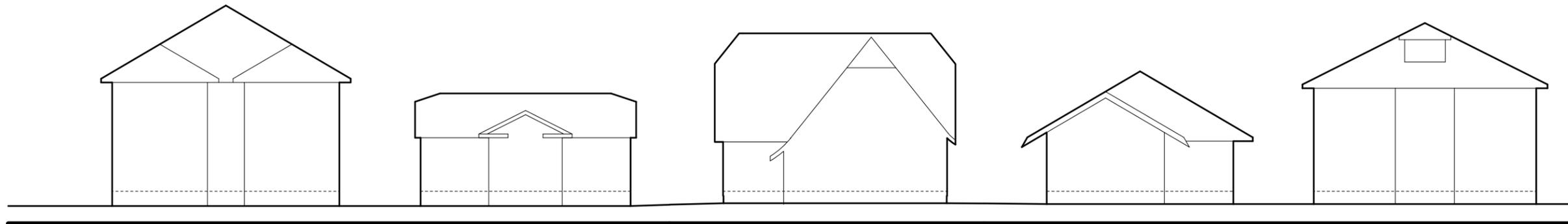
Style Precedents



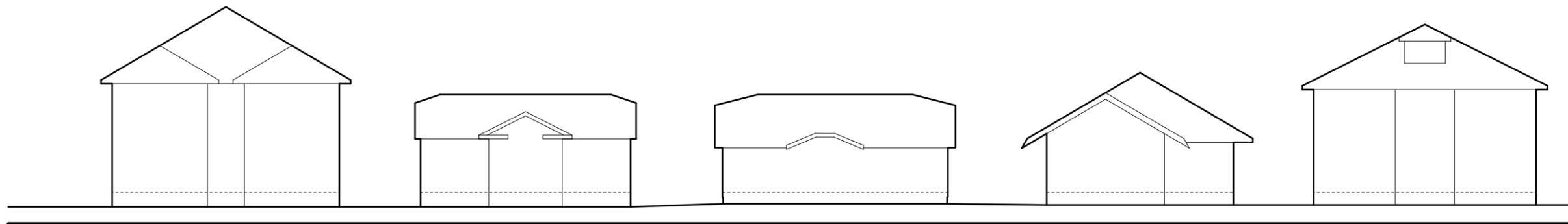
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Proposed



Existing

Street Composite Drawing



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DESIGN COLLABORATIVE

ZONING SETBACKS:

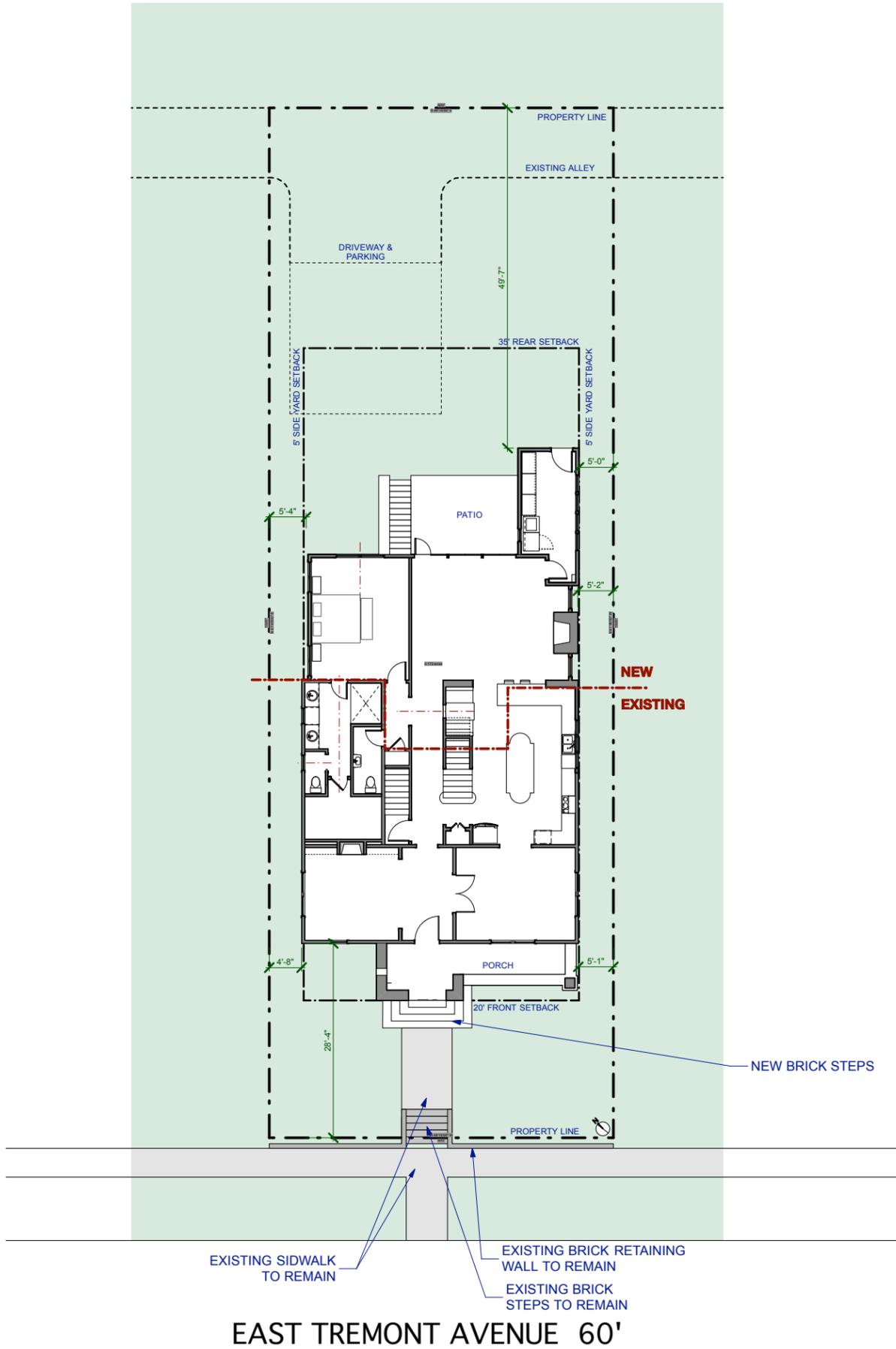
R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

BUILDING COVERAGE CALCULATIONS Table 9.205(1)(i)

LOT SIZE - 7,500 SQ FT (40% Coverage for lots 6,500 - 8,500 sf)
40% of 7,500 sq ft = **3,000 sq ft ALLOWED**

BUILDING FOOTPRINT - 2,600 sq ft (including porches & drives under roof)

LOT COVERAGE = **2,600 sq ft PROPOSED**



Site Plan

621 East Tremont Avenue
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Proposed - May Presentation

FIBERGLASS SHINGLE
ROOF

SHAPED WOOD
BRACKETS SIMILAR TO
EXISTING, TYPICAL

NEW WINDOWS, TO
MATCH STYLE OF
EXISTING

CEDAR SHAKE SIDING TO
MATCH EXISTING,
TYPICAL

PAINTED TAPERED WOOD
COLUMN

STONE PORCH BASE
WALL, TO MATCH 815 E.
WORTHINGTON AVE.



EXISTING ASPHALT
SHINGLES

ASBESTOS SHAKE SIDING
OVER EXISTING CEDAR
SHAKE SIDING

EXISTING DOUBLE HUNG
WINDOWS WITH PAINTED
WOOD TRIM

EXISTING BRICK BASE



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DESIGN COLLABORATIVE

- Reduced pitch of cross gable from 12:12 to 11:12. Lowered ridgeline 8".
- Reduced pitch of front gable from 16:12 to 15:12.
- Increased size of cross gable clips.
- Reduced amount of stone at entry.
- Removed one tapered wood column.
- Added clip to front gable.
- Removed projected face in front gable; simplified ornamental brackets.



Proposed - June Presentation

FIBERGLASS SHINGLE ROOF

SHAPED WOOD BRACKETS SIMILAR TO EXISTING, TYPICAL

NEW WINDOWS, TO MATCH STYLE OF EXISTING

CEDAR SHAKE SIDING TO MATCH EXISTING, TYPICAL

PAINTED TAPERED WOOD COLUMN

STONE PORCH BASE WALL, TO MATCH 815 E. WORTHINGTON AVE.



Existing

EXISTING ASPHALT SHINGLES

ASBESTOS SHAKE SIDING OVER EXISTING CEDAR SHAKE SIDING

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING BRICK BASE



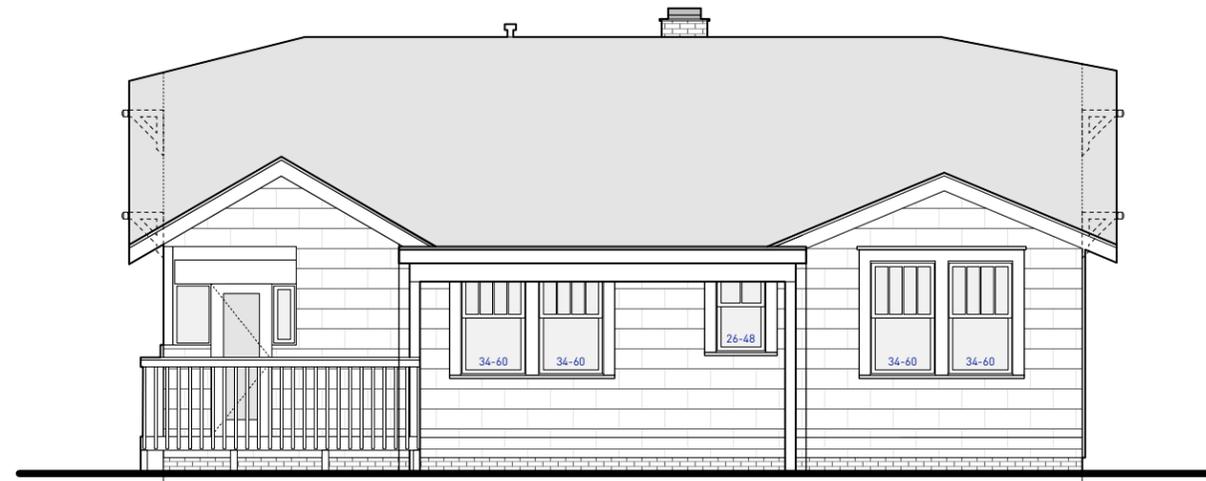
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Proposed



Existing

Rear Elevation



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Proposed



Existing

Right Elevation



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Proposed



Existing

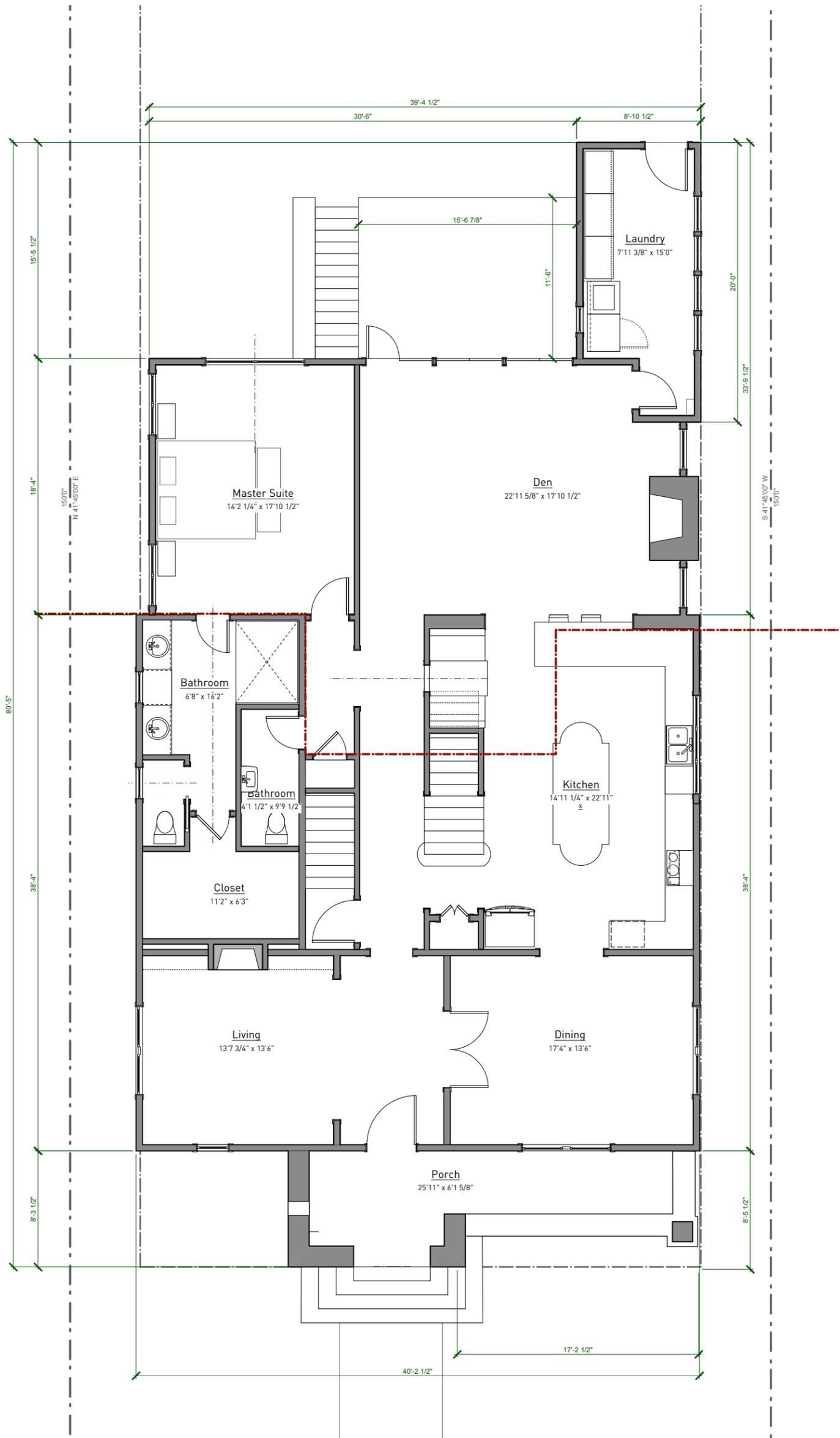
Left Elevation



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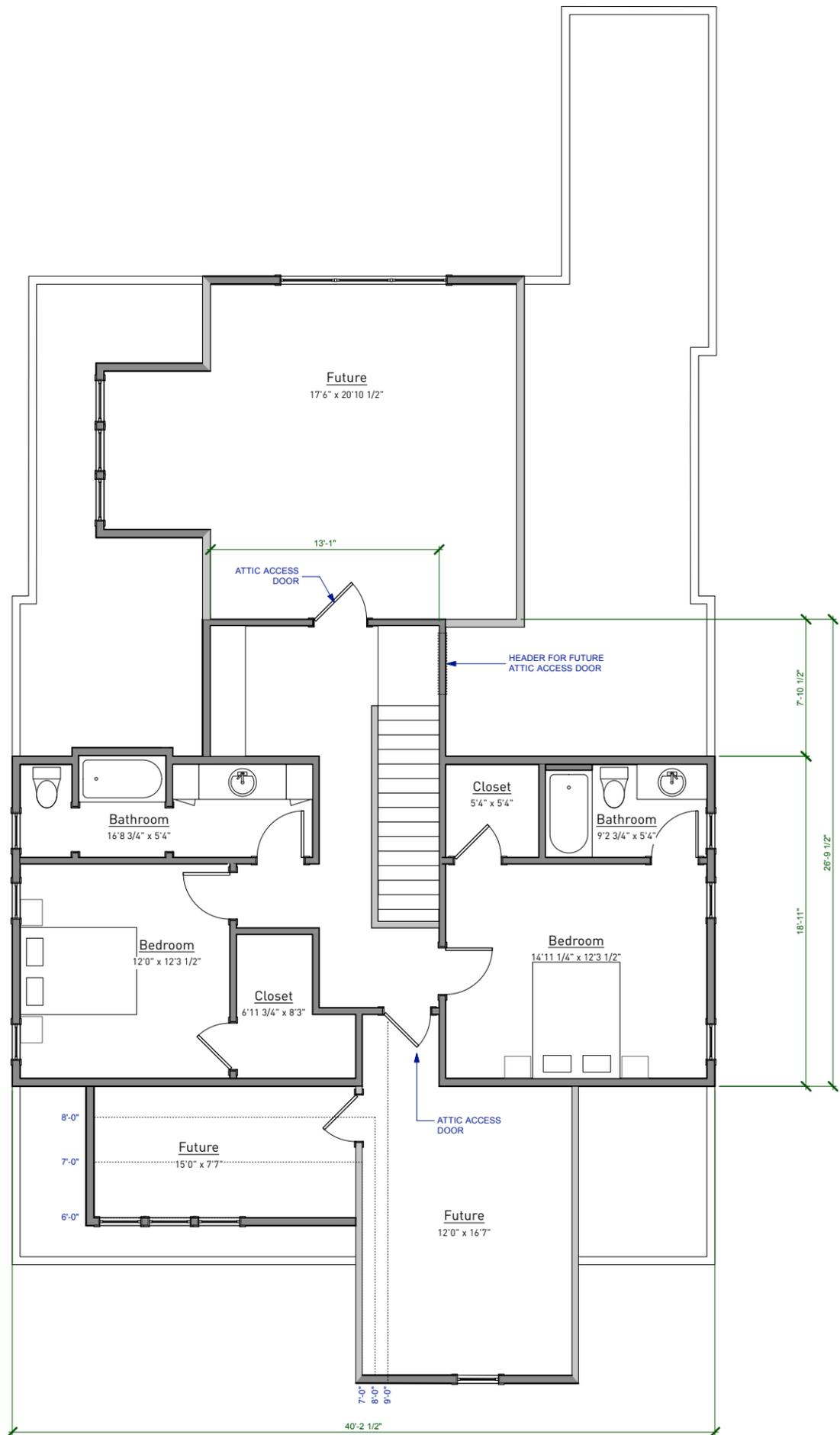


1st Floor Plan

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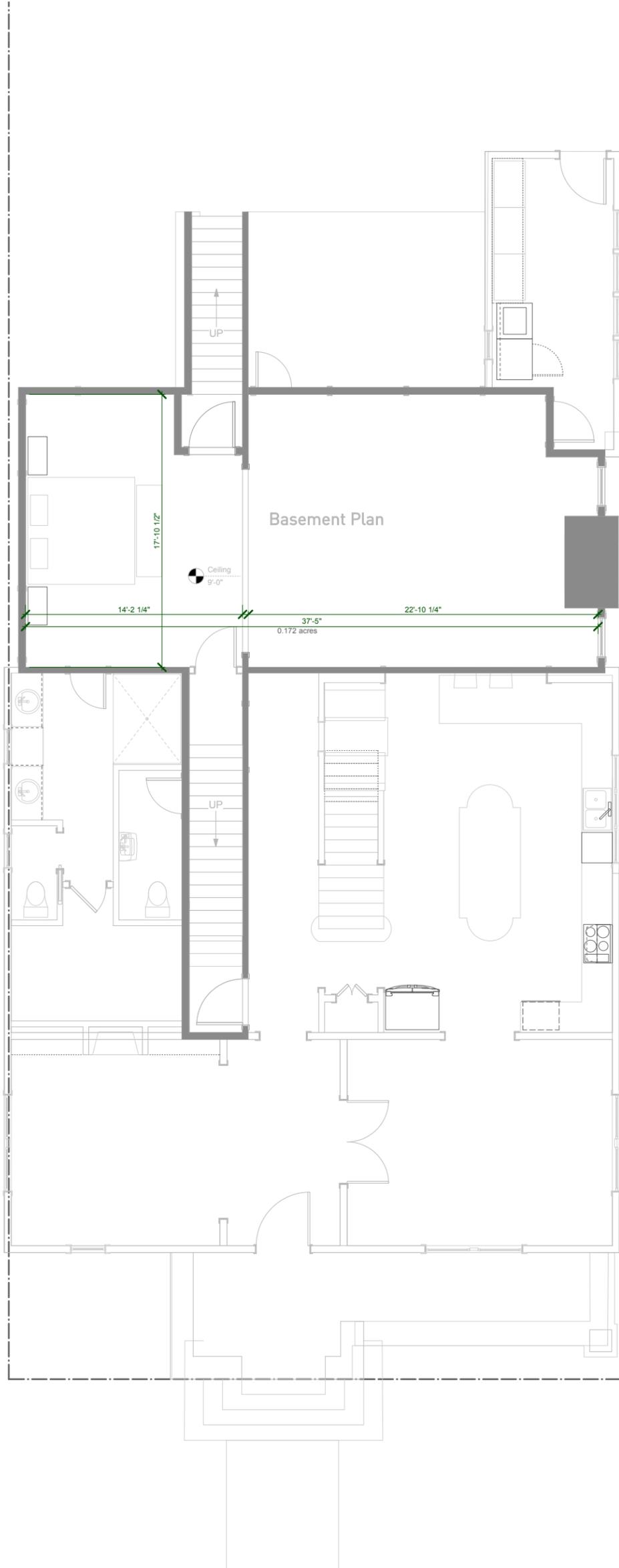
2nd Floor Plan

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150'0"
N 41°45'00"E

S 41°45'00"W
150'0"

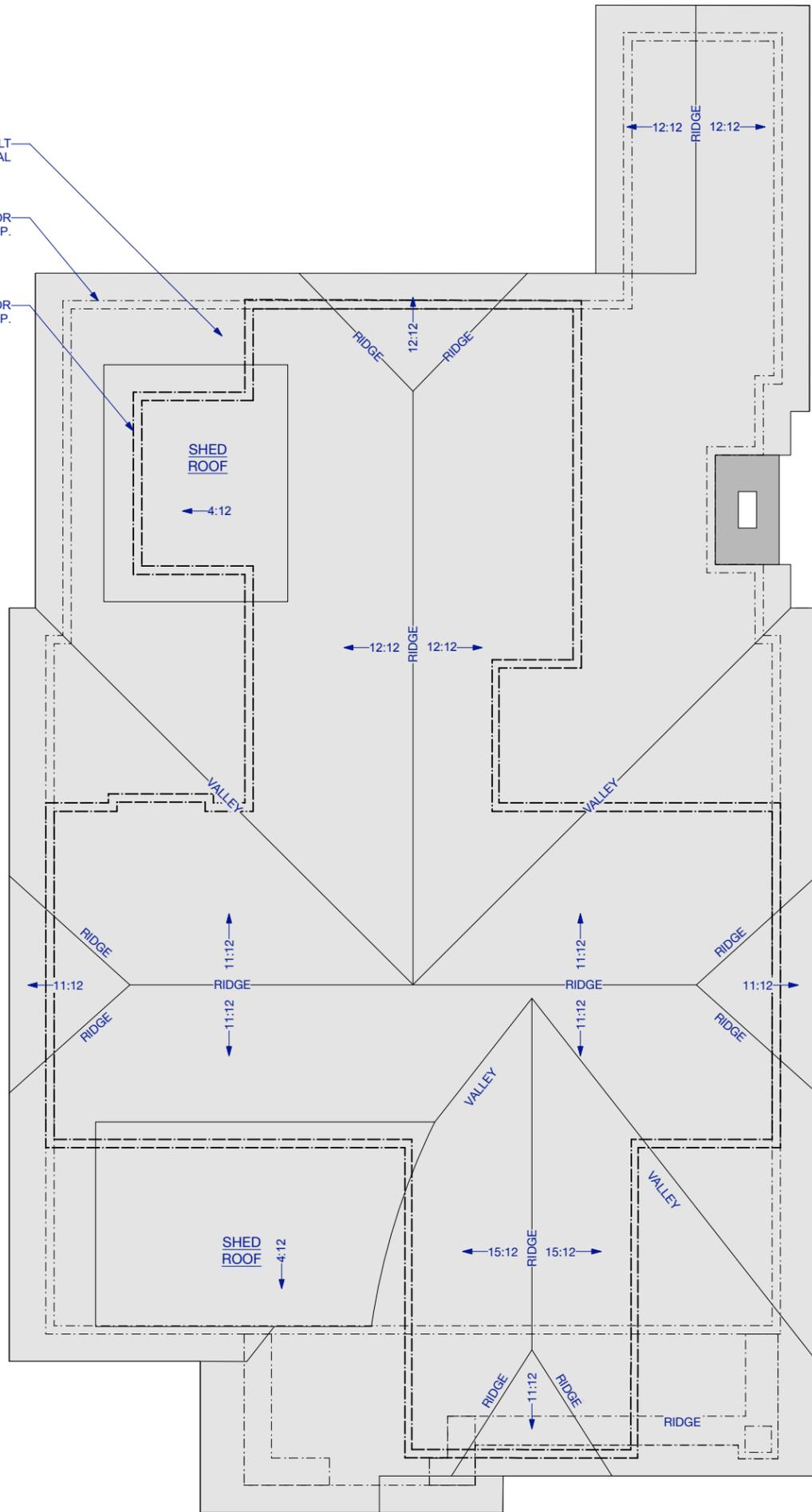


Basement Plan

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NEW ASPHALT SHINGLES, TYPICAL
1st LEVEL EXTERIOR WALL BELOW, TYP.
2nd LEVEL EXTERIOR WALL BELOW, TYP.



Roof Plan

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