
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 536 E Tremont Avenue

SUMMARY OF REQUEST: New Construction

OWNER: William Fitzgerald

APPLICANT: William Fitzgerald

Details of Proposed Request

Existing Conditions

The vacant parcel is a through lot with frontage on East Tremont Avenue and Dilworth Mews Court. The subdivision ordinance allows a home to be constructed because it meets the street frontage requirements on Dilworth Mews Court. The slope of the lot falls significantly from East Tremont Avenue. The surrounding context is a mix 1, 1.5 and 2 story homes. Setbacks along the subject block are varied. However, the setbacks from the 600-630 side of East Tremont are generally deeper than the 502-528 side.

Proposal

The proposal is a new two story home fronting East Tremont Avenue with a detached garage on Dilworth Mews Court. Because of the lot configuration the width of the home is 20' and the height is approximately 31' - 8.5". The front porch will be full width. Siding will be wood and cedar shingles in the gables. All windows will be Simulated Divided Light. The setback will be in line with the homes further from the street. The garage will have similar details as the home.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

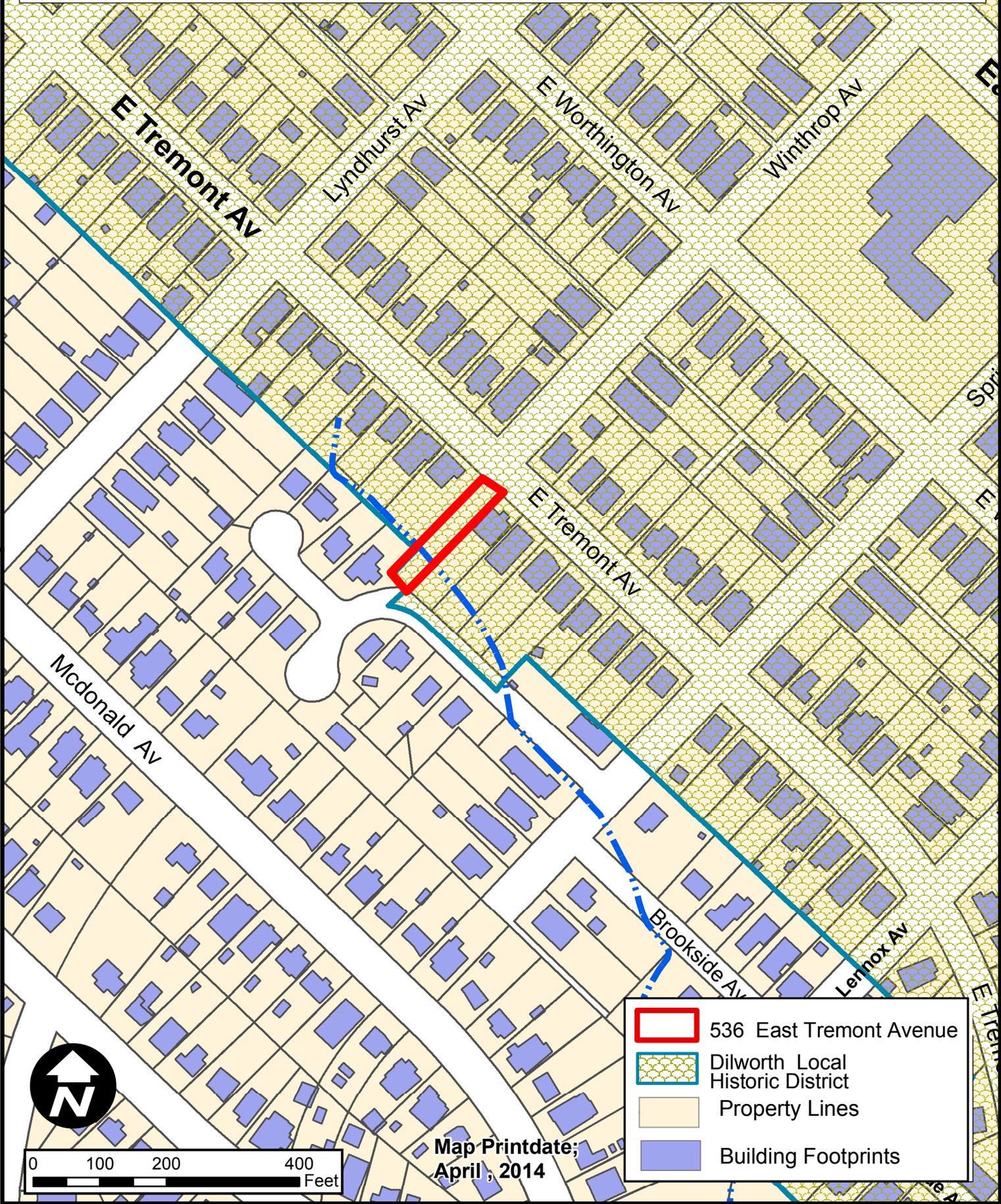
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

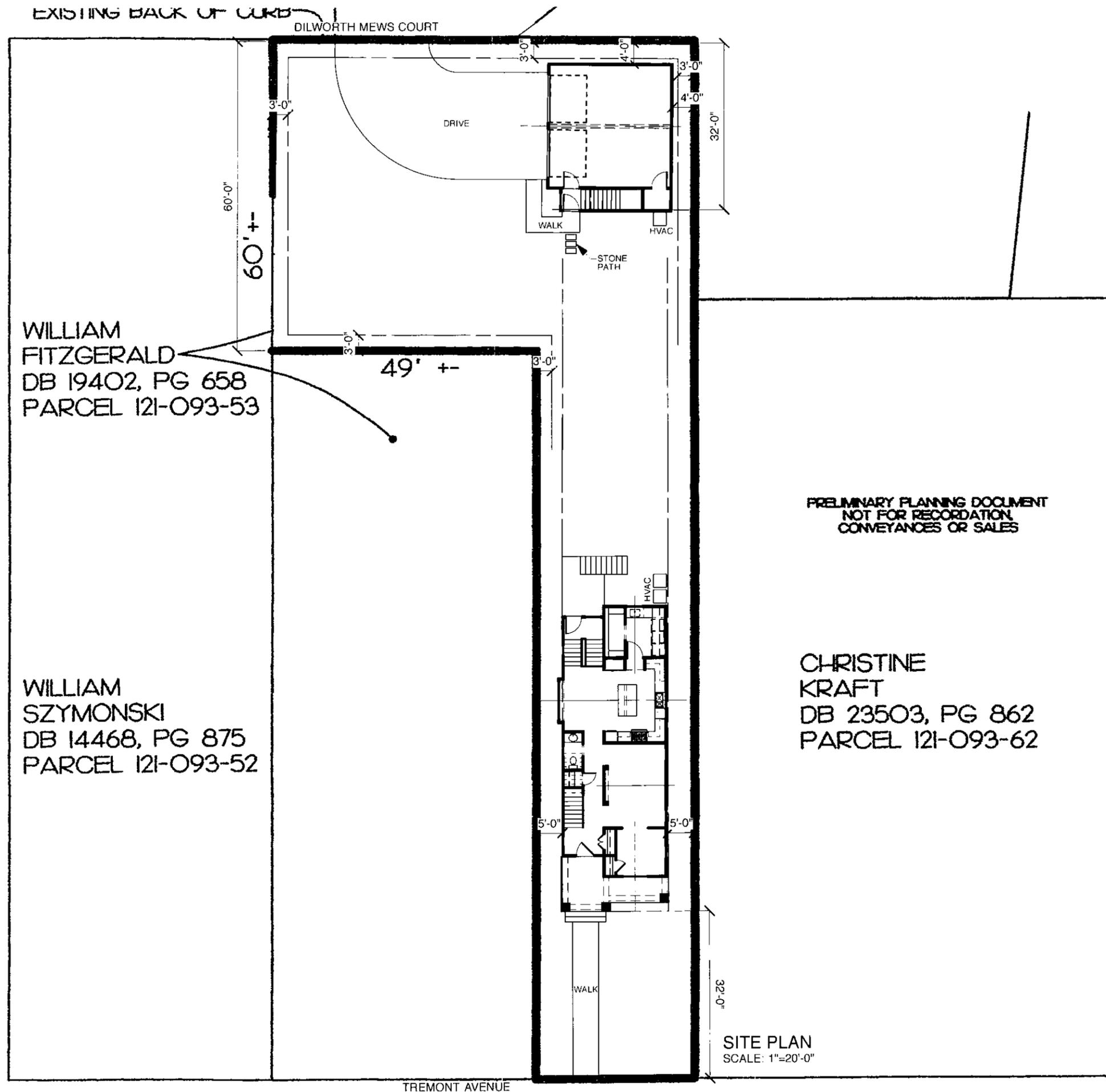
The Commission should discuss Scale, Massing, Fenestration Rhythm and Context. The guidelines for Size, Setback and Materials are met.

*Charlotte Historic District Commission - Case 2014-061
Historic District -Dilworth*

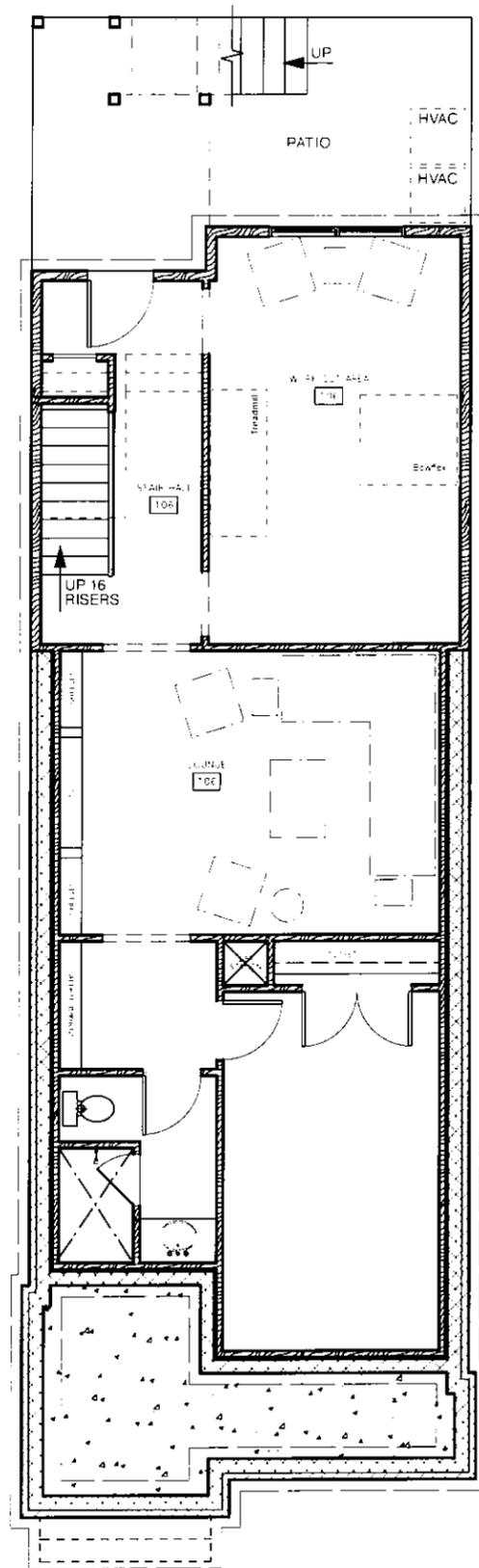


	536 East Tremont Avenue
	Dilworth Local Historic District
	Property Lines
	Building Footprints

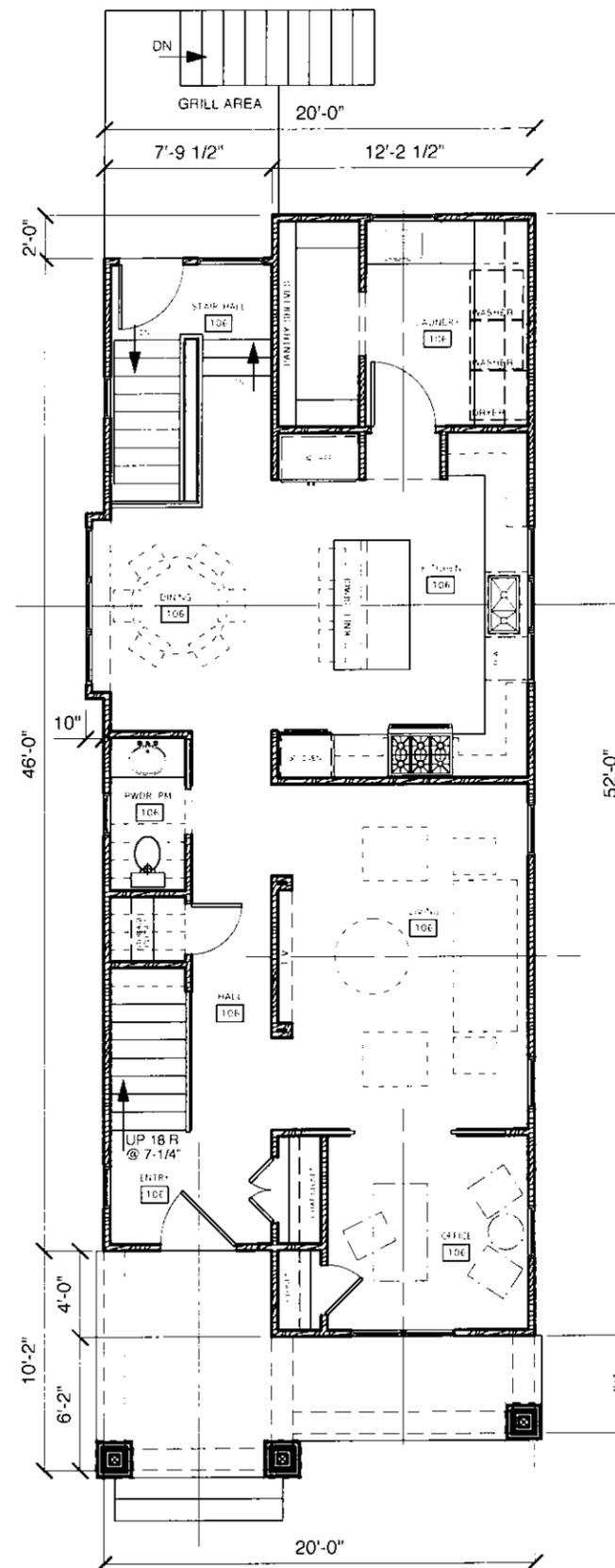
Map Printdate:
April, 2014



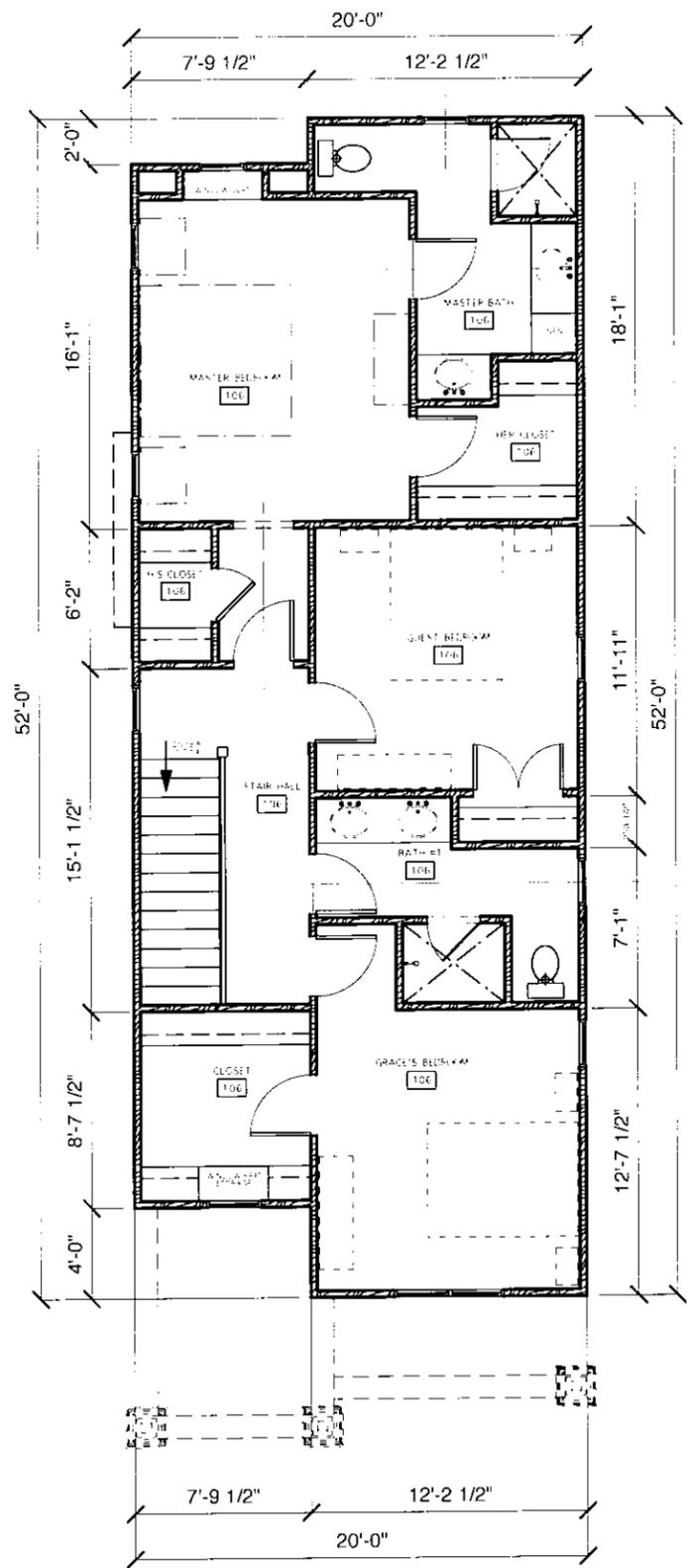




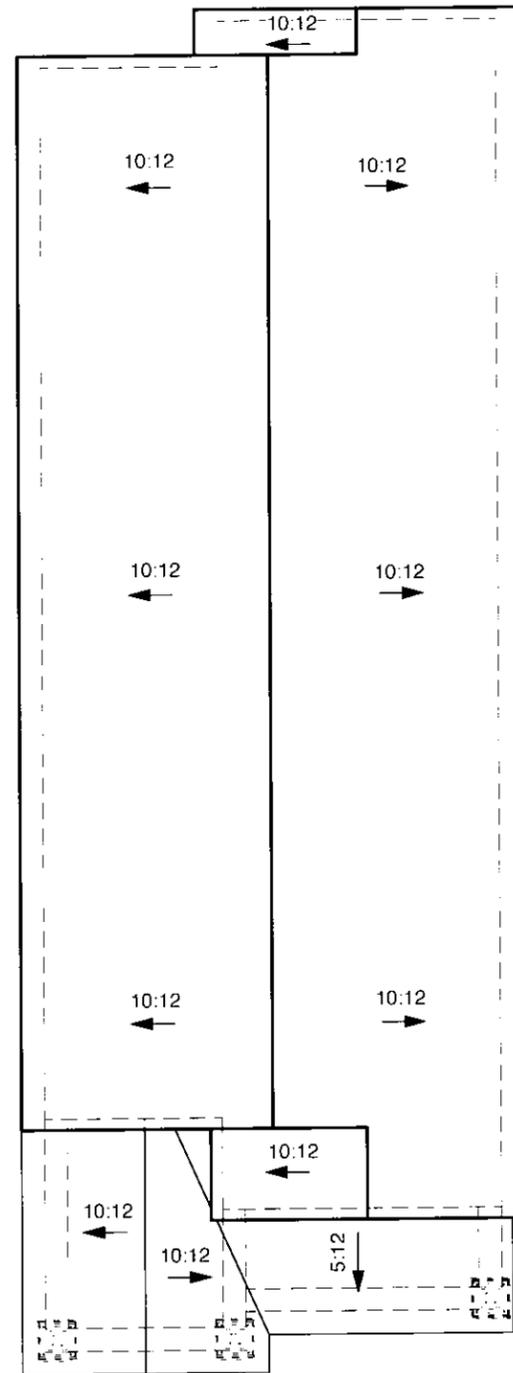
1 LOWER FLOOR PLAN
 1/8" = 1'-0"
 874 HEATED SQUARE FEET



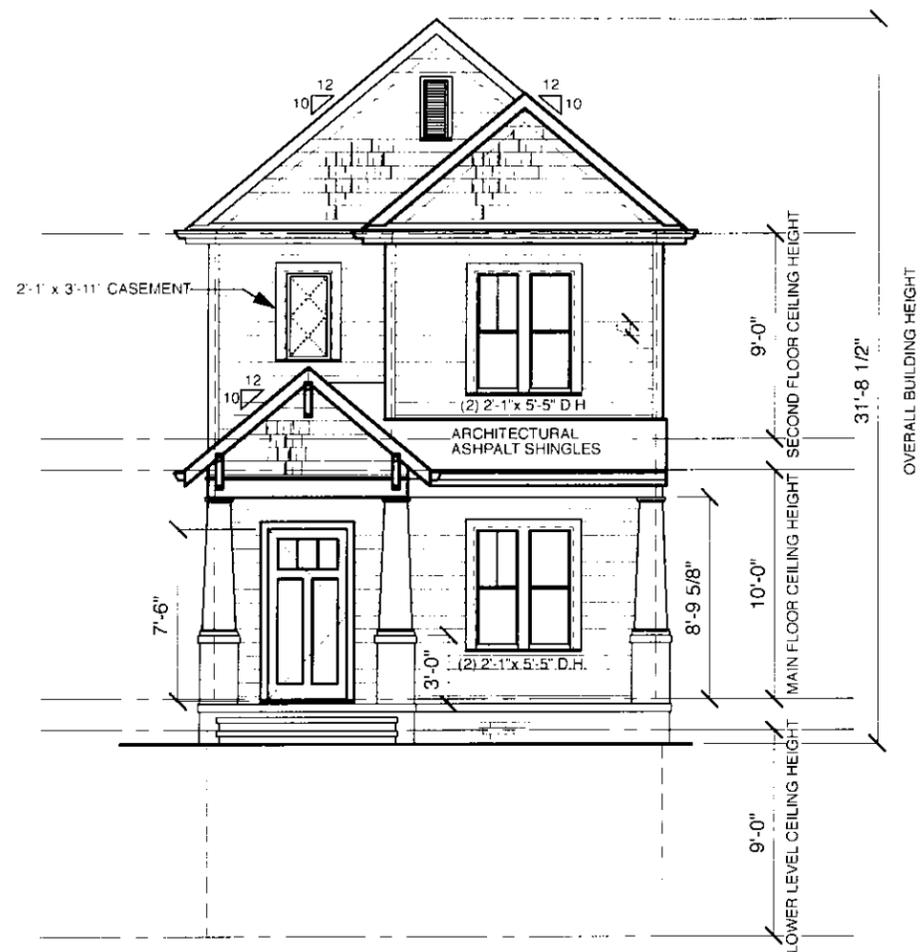
2 MAIN FLOOR PLAN
 1/8" = 1'-0"
 1000 HEATED SQUARE FEET



1 SECOND FLOOR PLAN
 A-1.1 1/8" = 1'-0"
 993 HEATED SQUARE FEET



2 ROOF PLAN
 A-1.1 1/8" = 1'-0"

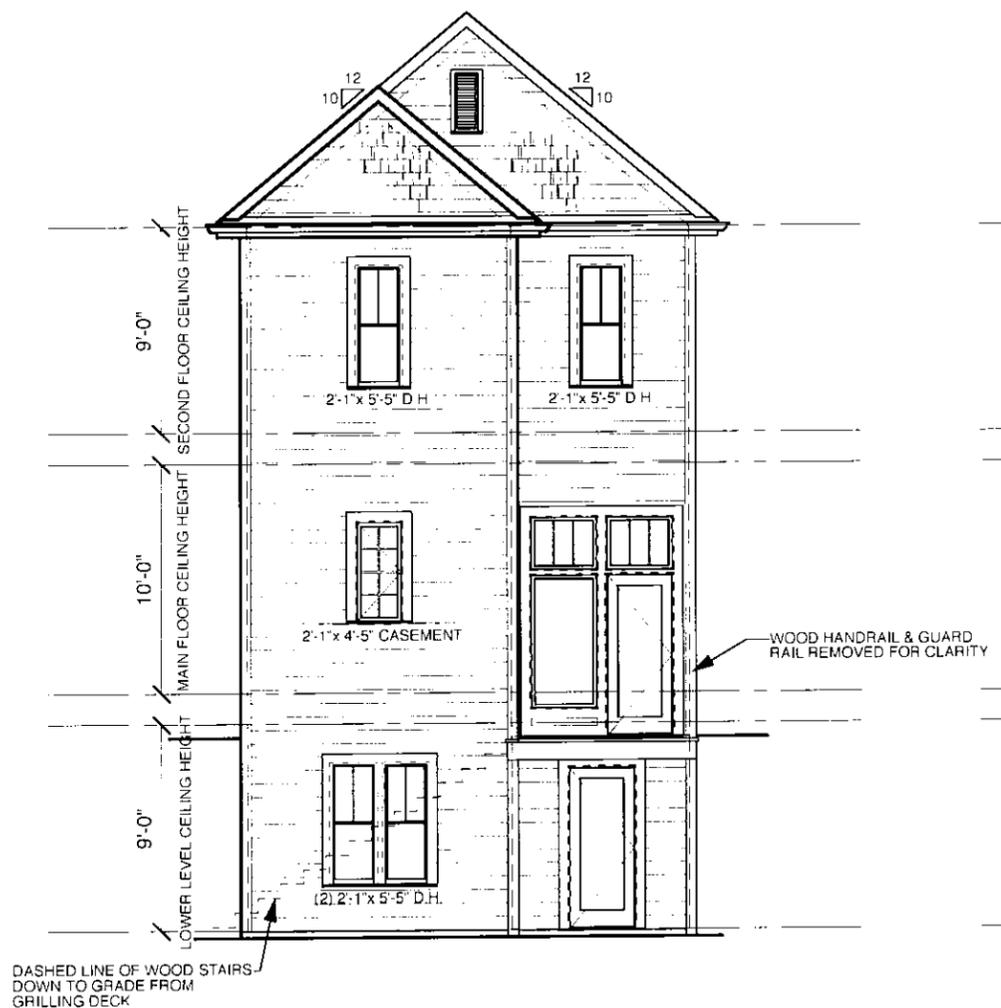


Glazing Requirements
 As specified by window representative. Tempered glass as required by code at all hazardous areas. Glazing shall be Low-E insulated.

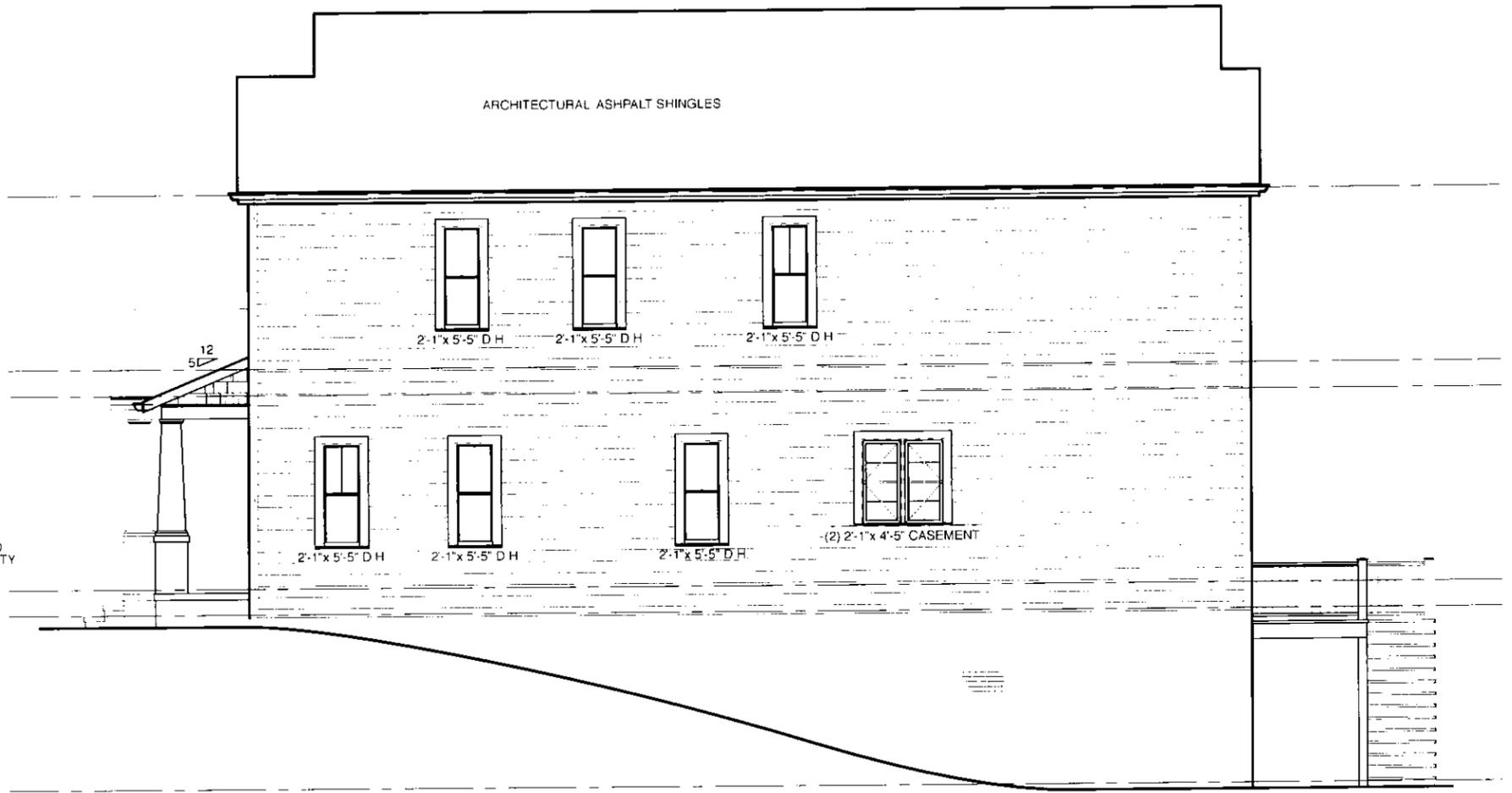
1 FRONT ELEVATION
 A-2.0 1/8" = 1'-0"

2 LEFT ELEVATION
 A-2.0 1/8" = 1'-0"

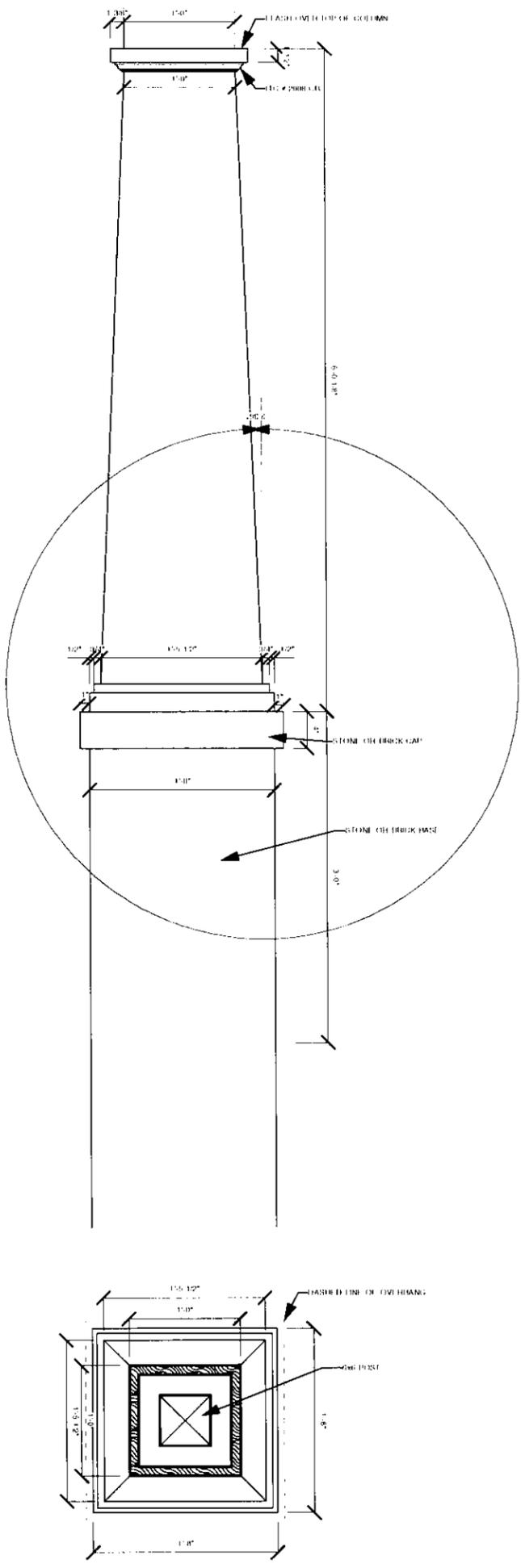
- GENERAL NOTES:**
1. ALL WINDOWS TO BE JELD-WIN WOOD SDL W/ WOOD TRIM.
 2. CUSTOM WOOD FRONT DOOR.
 3. BRICK VENEER FOUNDATION.
 4. WOOD LAP SIDING W/ 7" EXPOSURE.
 5. CEDAR SHINGLE SIDING IN GABLES W/ WOOD LOUVRED ATTIC VENTS.
 6. ARCHITECTURAL ASPHALT SHINGLE ROOF (30 YEAR)
 7. PRE-FINISHED ALUMINUM GUTTER



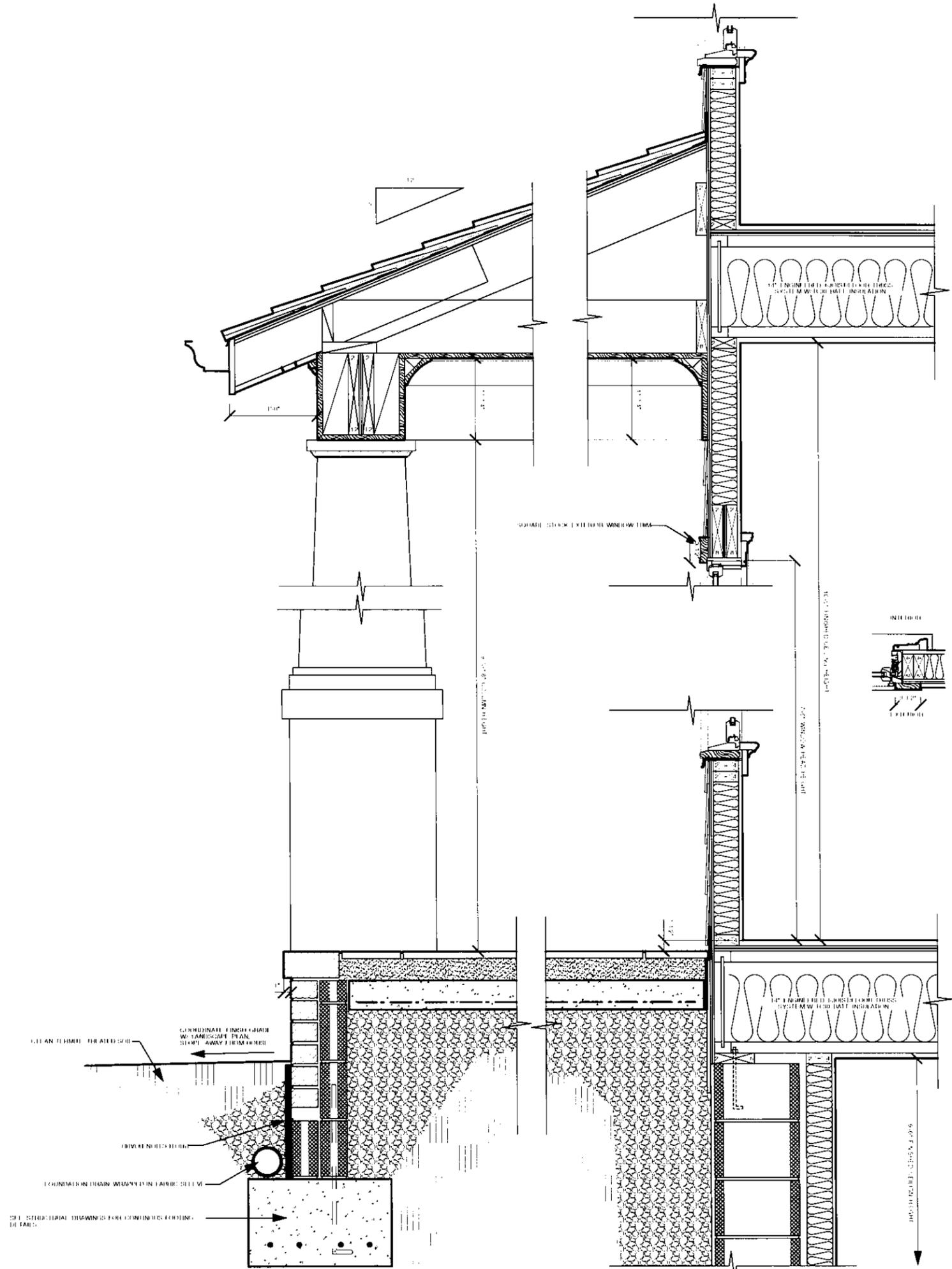
1 REAR ELEVATION
 A-2.1 1/8" = 1'-0"



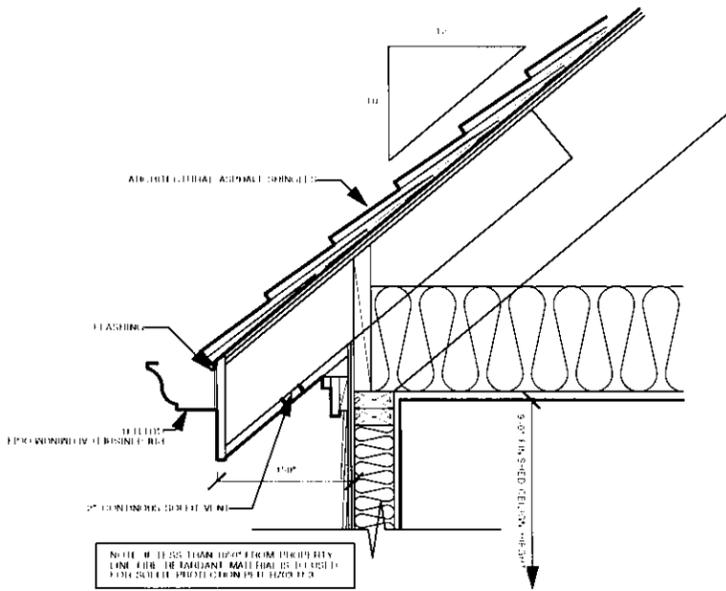
2 RIGHT ELEVATION
 A-2.1 1/8" = 1'-0"



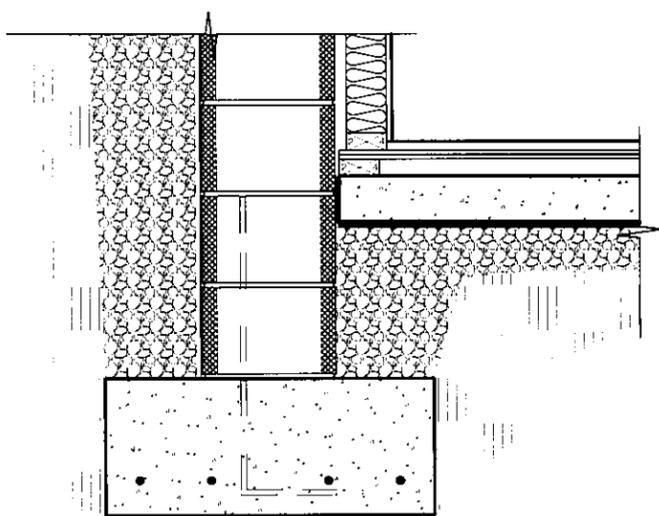
1 FRONT COLUMN DETAIL
 A-3.0 3/4" = 1'-0"



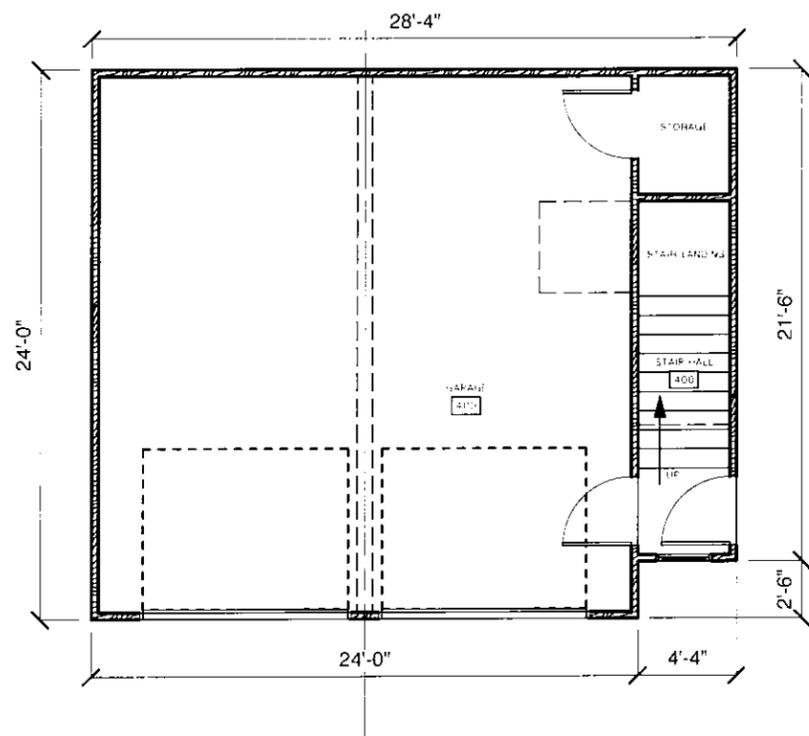
2 FRONT PORCH DETAIL
 A-3.0 3/4" = 1'-0"



4 FRONT PORCH DETAIL (cont.)
 A-3.0 3/4" = 1'-0"

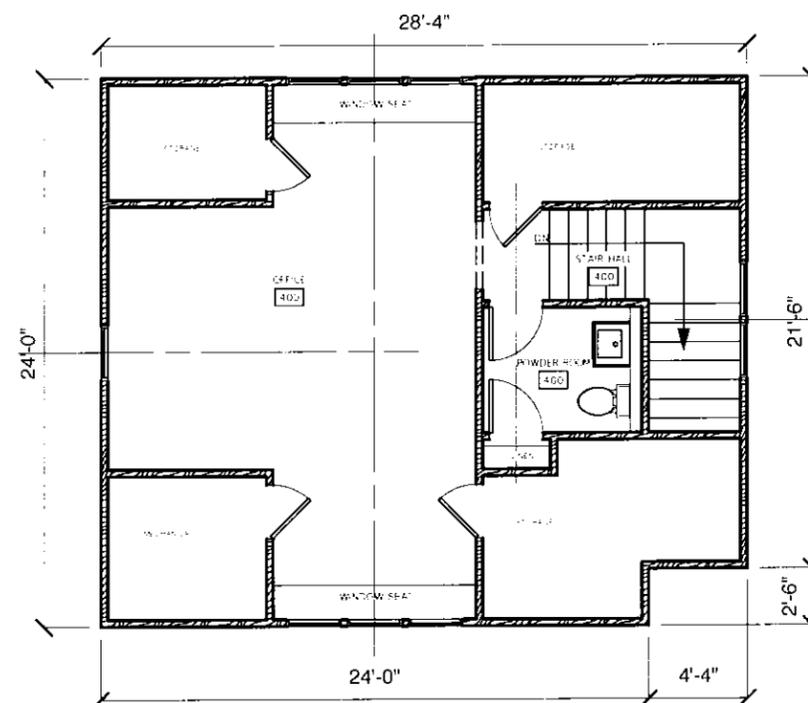


3 FRONT PORCH DETAIL (cont.)
 A-3.0 3/4" = 1'-0"



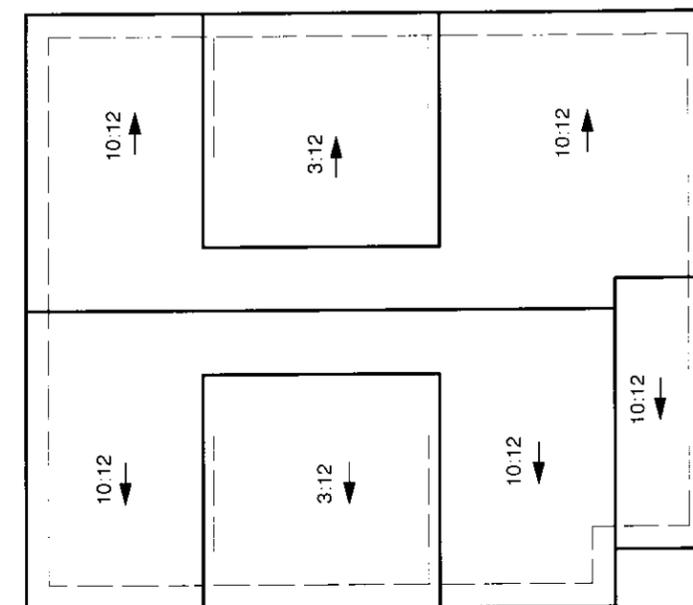
1 GARAGE MAIN FLOOR
 A-5.0 1/8" = 1'-0"

62 HEATED SQUARE FOOTAGE

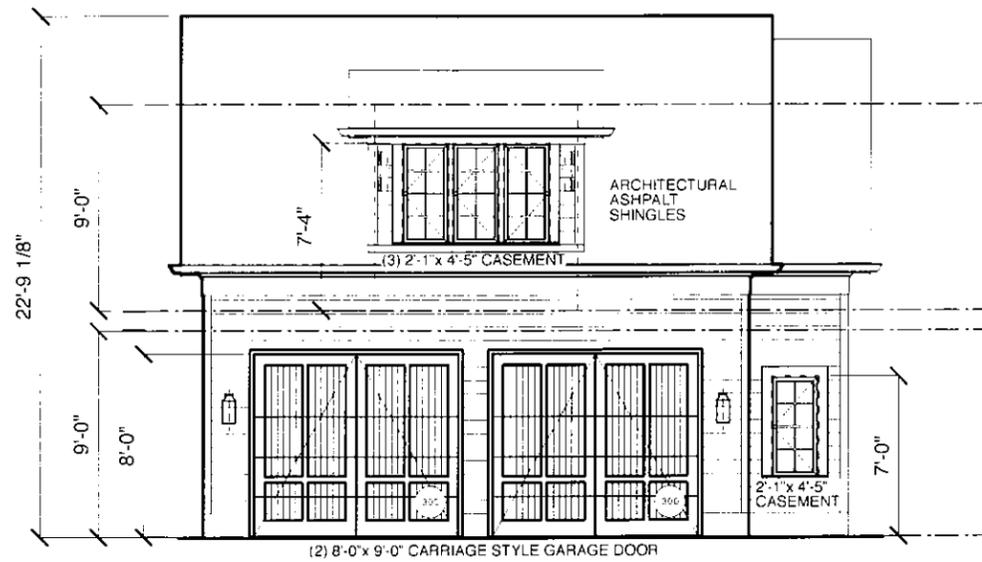


2 GARAGE SECOND FLOOR
 A-5.0 1/8" = 1'-0"

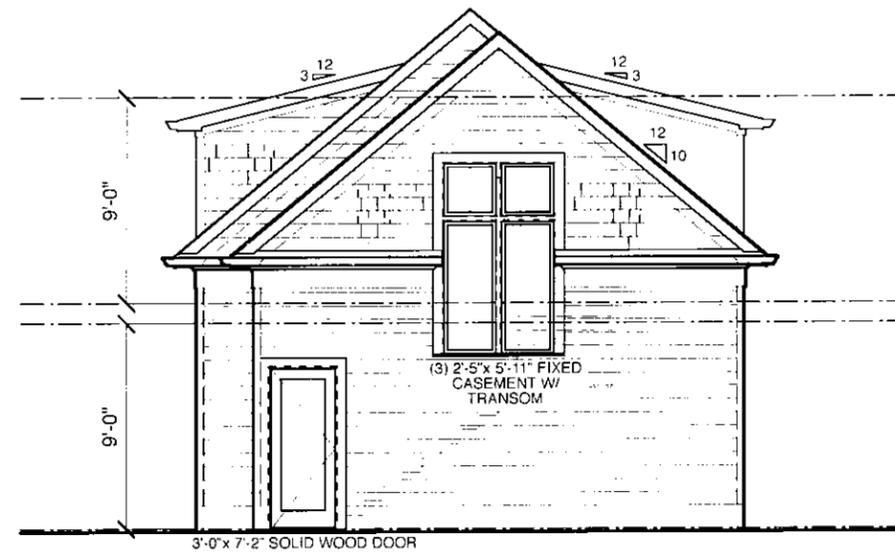
441 HEATED SQUARE FOOTAGE



3 GARAGE ROOF PLAN
 A-5.0 1/8" = 1'-0"



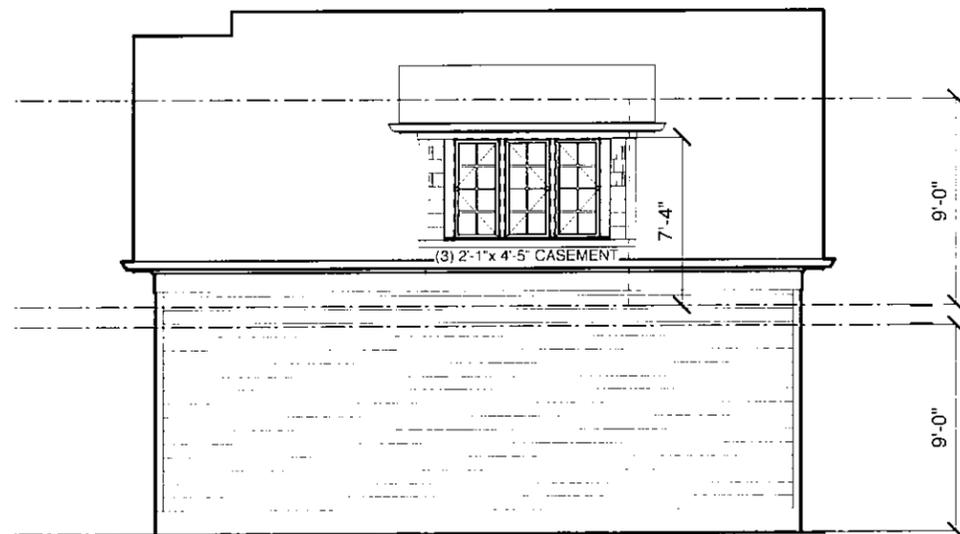
1 GARAGE-FRONT ELEVATION
 A-5.1 1/8" = 1'-0"



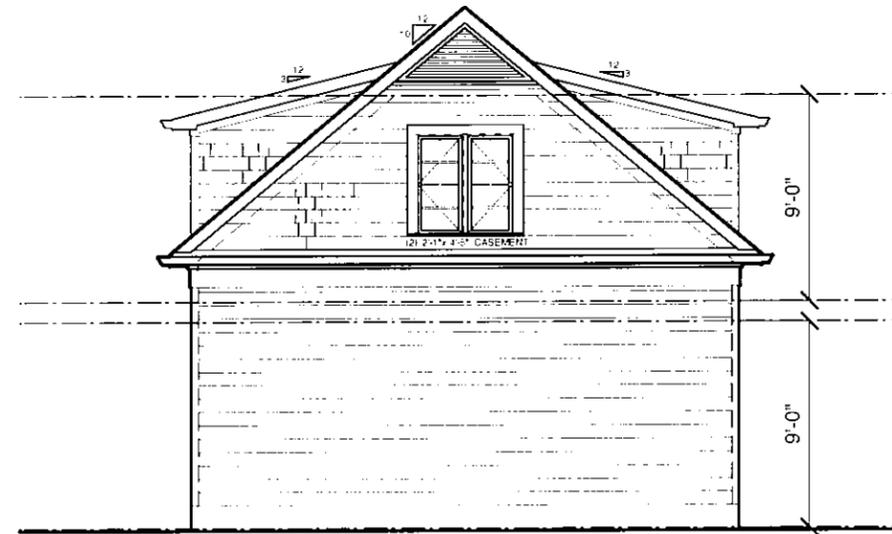
2 GARAGE-RIGHT ELEVATION
 A-5.1 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOWS TO BE JELD-WIN WOOD SDL W/ WOOD TRIM.
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7. PRE-FINISHED ALUMINUM GUTTER



3 GARAGE-REAR ELEVATION
 A-5.1 1/8" = 1'-0"



4 GARAGE-LEFT ELEVATION
 A-5.1 1/8" = 1'-0"