
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 325 East Tremont Avenue/1920 Euclid Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Betsy S. Bullard

APPLICANT: Matt Majors

The application was continued from September for (1) Building materials and, 2) Further design study of the roofline along East Tremont Avenue.

Details of Proposed Request

Existing Conditions

The site is located at the corner of Euclid Avenue and East Tremont Avenue and includes separate parcels. Existing structures include a single family structure and multi family structure. The 365-Day Stay of Demolition has expired. The surrounding context is multi-family and single family development. The site has mature trees to the rear and within the planting strips along public streets.

Proposal

The proposal is a 12 unit townhouse development, 9 units will face public streets and 3 will be located to the rear of the site. Parking will be surface under the residential units. The proposed setback along East Tremont Avenue is consistent with the previously approved Dilworth Terrace multi-family project. The setback along Euclid Avenue is approximate to the existing building, approximately 22' from thermal wall to back of curb. The buildings are generally 2.5 to 3 stories in height. Exterior materials include cast stone, brick, wood siding and smooth fiber cement. The units have useable balconies and porches.

Revised Proposal – August 13, 2014

1. Scale – The height of the corner structure at Euclid Ave. and East Tremont has been reduced from 38' from FFE to approx. 33'-5" from FFE. The elevation of the primary structure along Euclid Ave. is approx. 34'-9".
2. Massing – The dormers along Euclid Ave. are centered above the balconies. The roof height has been lowered slightly.
3. Context – A third material, wood shake, has been introduced on the third floor along E. Tremont Ave. along with entry stoops that address the sidewalk.

Revised Proposal – September 10, 2014

1. Scale – The height of the corner structure at Euclid Ave. and East Tremont has been reduced from 38' from FFE to approx. 33'-5" from FFE. The elevation of the primary structure along Euclid Ave. is approx. 34'-9".
2. Massing – The roof line along East Tremont has been changed to a series of hipped roofs.
3. Traditional siding materials are used on primary wall planes.

Revised Proposal – October 8, 2014

1. Massing – The roof line along East Tremont has been lowered.
2. Traditional materials on primary structure (foundation, façade) are noted.

Policy & Design Guidelines

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.

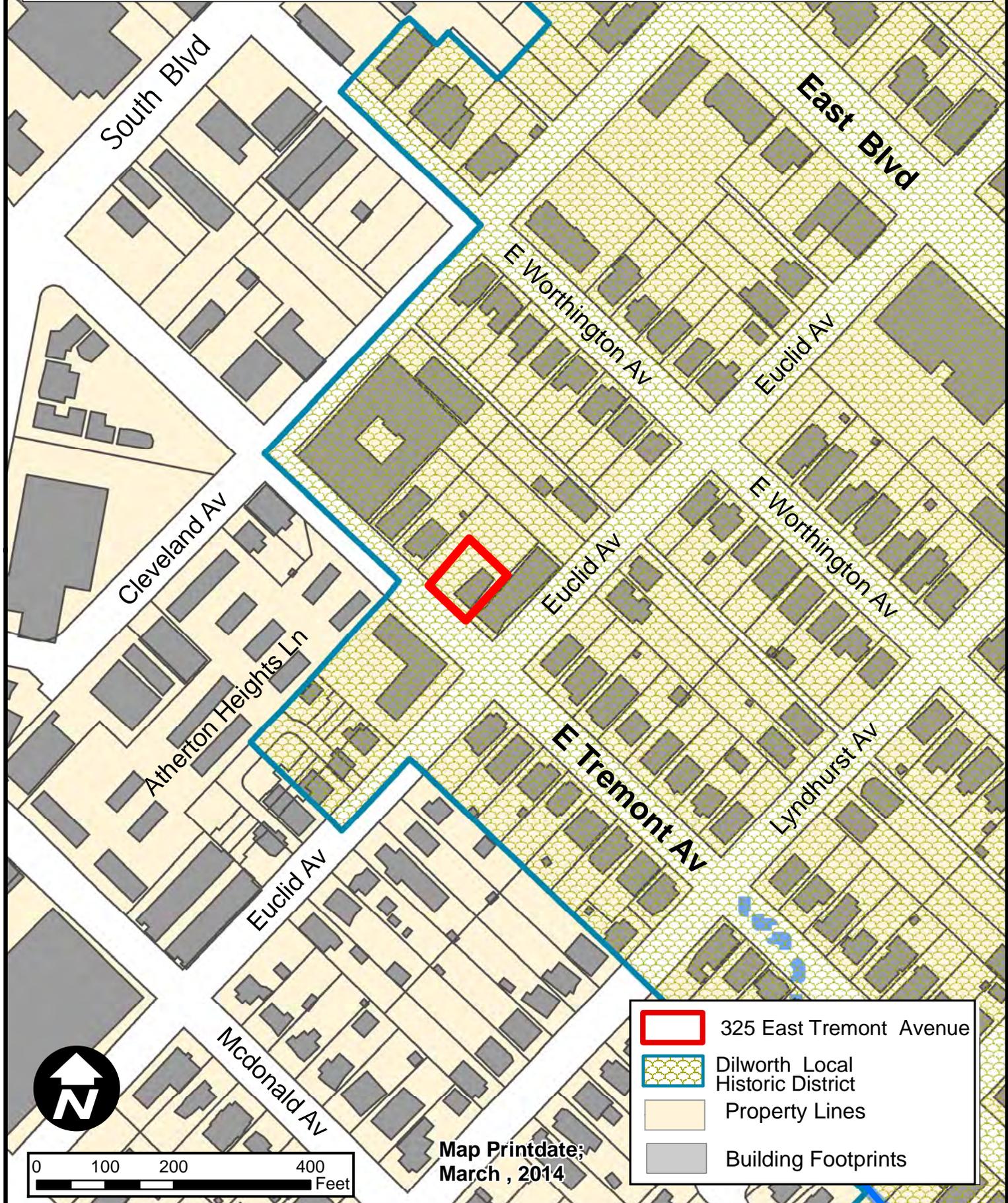
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<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

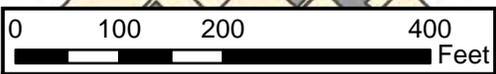
The Commission will determine if the project meets the unresolved design guidelines for Scale and Materials.

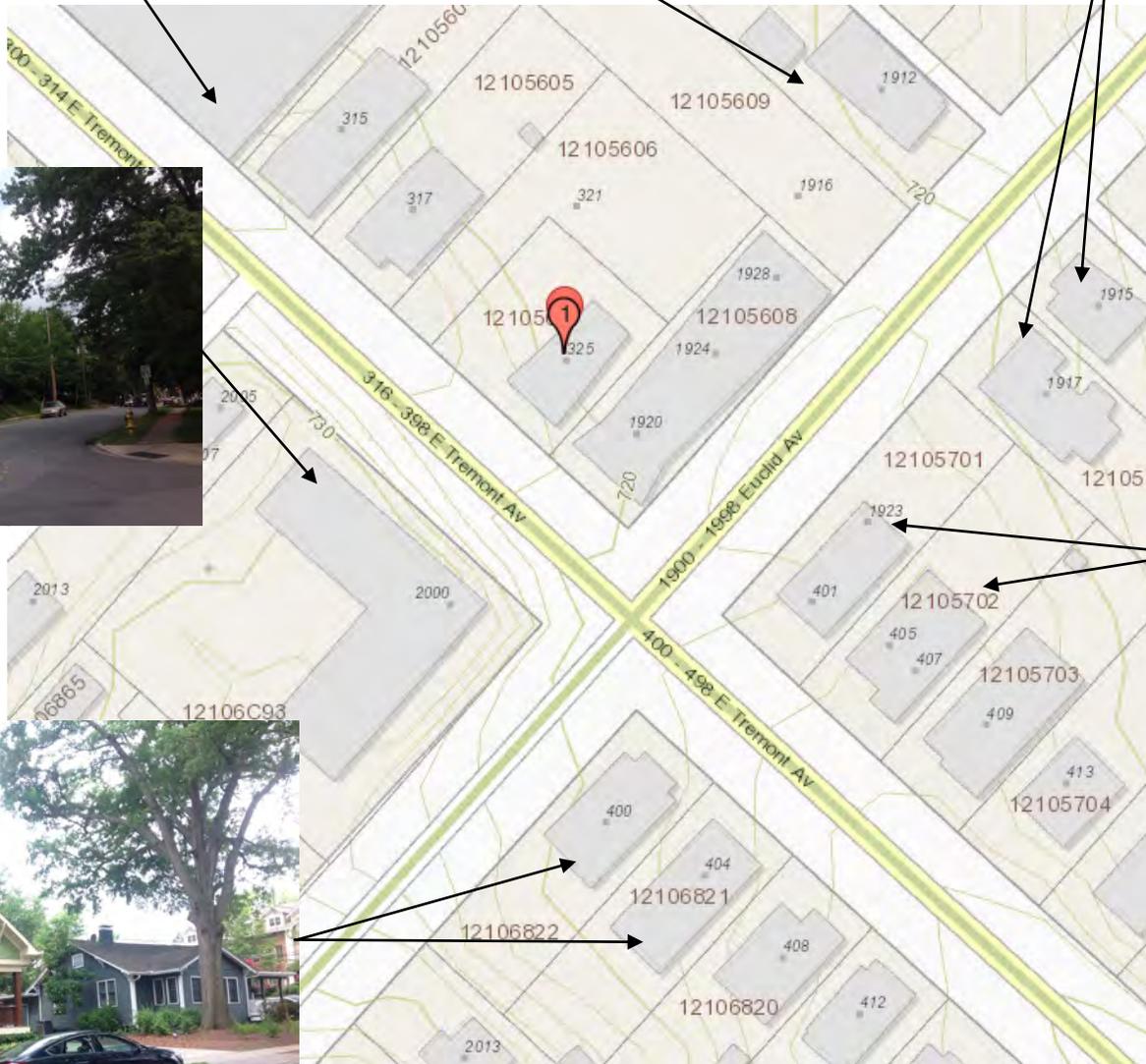
Charlotte Historic District Commission - Case 2014-098
Historic District -DILWORTH



Map Printdate;
March , 2014

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

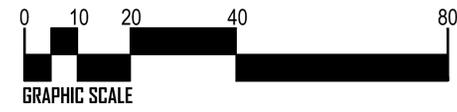




PRELIMINARY
 CONCEPTUAL DESIGN
 SUBJECT TO CHANGE

NOT FOR CONSTRUCTION

DILWORTH COURT TOWNHOMES
 CHARLOTTE, NORTH CAROLINA
 NEW CAROLINA INCOME PROPERTIES



PROJECT A-1405

RENDERED SITE PLAN

AUGUST 13, 2014

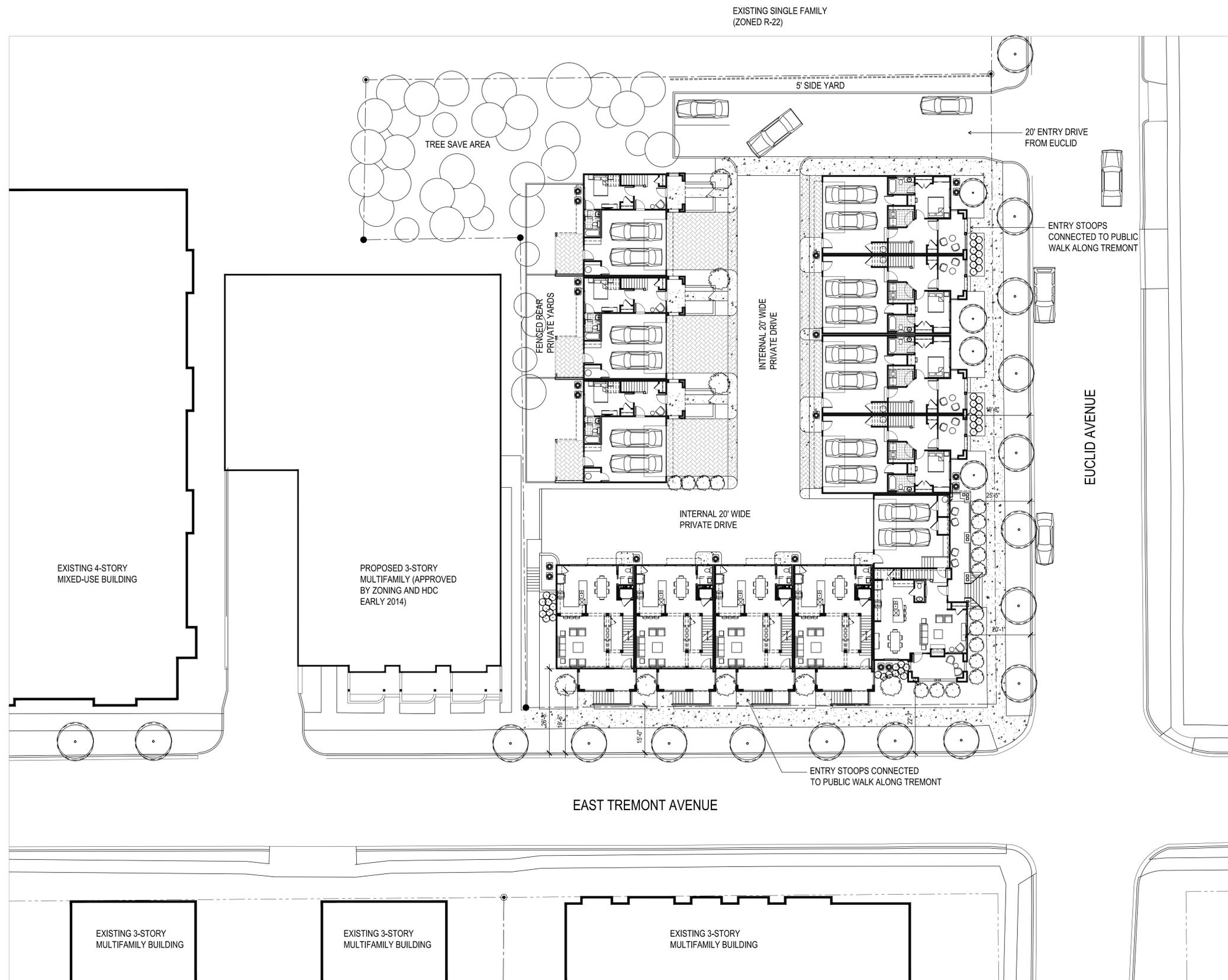
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HDC.01

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1 ARCHITECTURAL SITE PLAN W/ NOTES
 HDC.01a 1/16" = 1'-0"

PROJECT A-1405

SITE PLAN
 WITH NOTES

AUGUST 13, 2014

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JULY 2014



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NEW CAROLINA INCOME PROPERTIES

PROJECT A-1405

PROJECT
RENDERING

MAY 21, 2014

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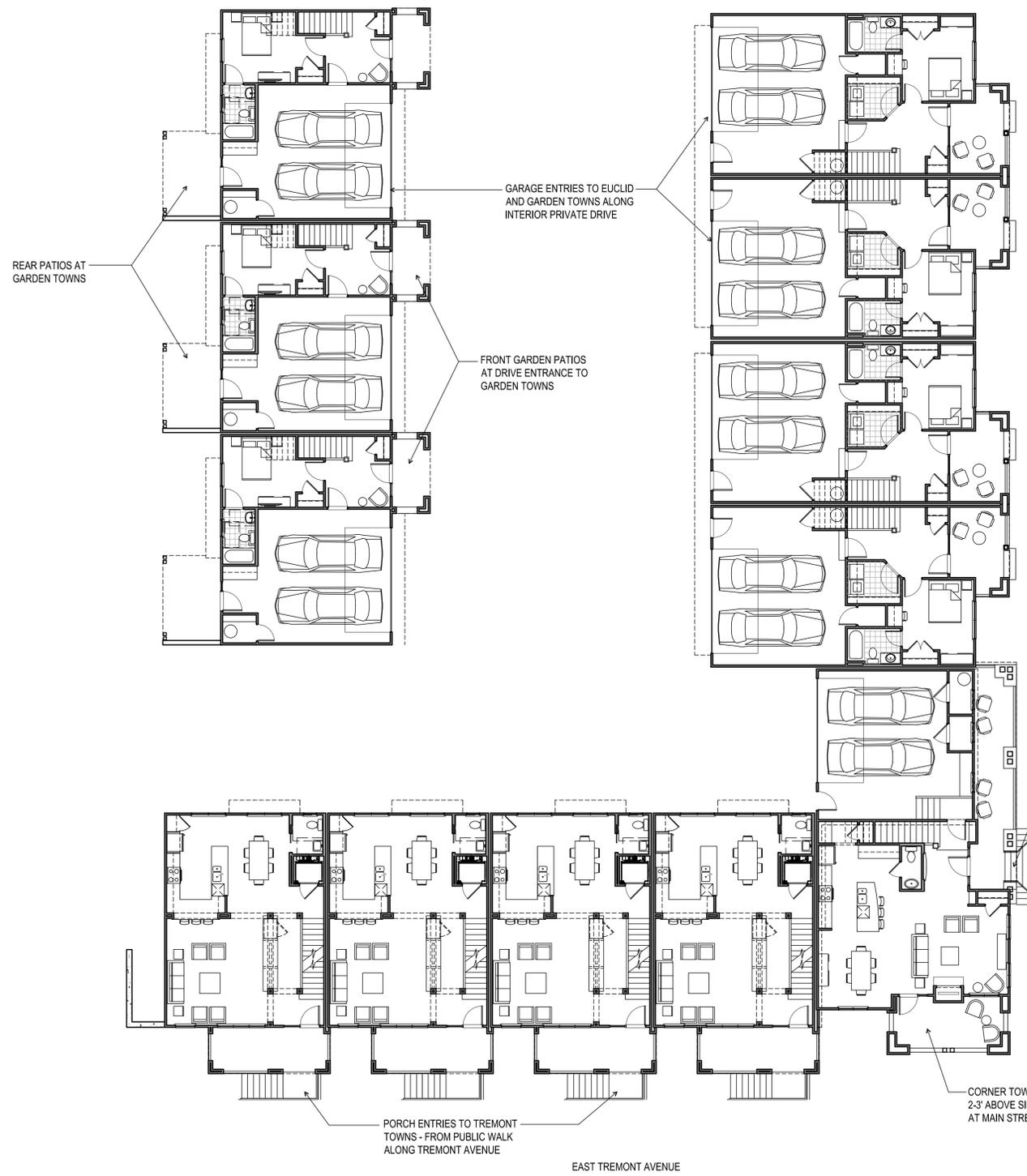
PROJECT A-1405

**BUILDING
 PLANS**

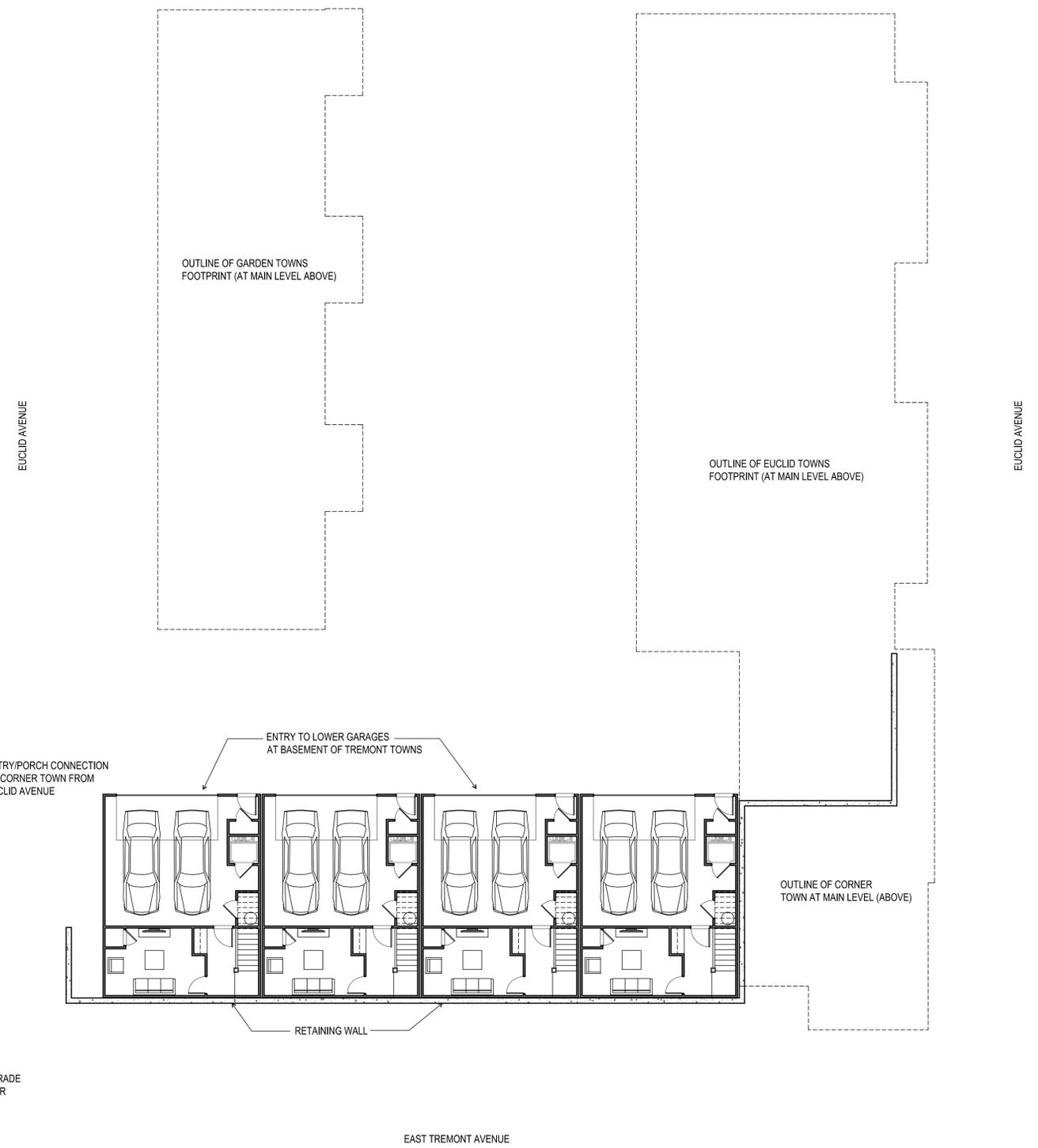
AUGUST 13, 2014

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HDC.03



2 MAIN LEVEL BUILDING FLOOR PLAN
 HDC.03 3/32" = 1'-0"

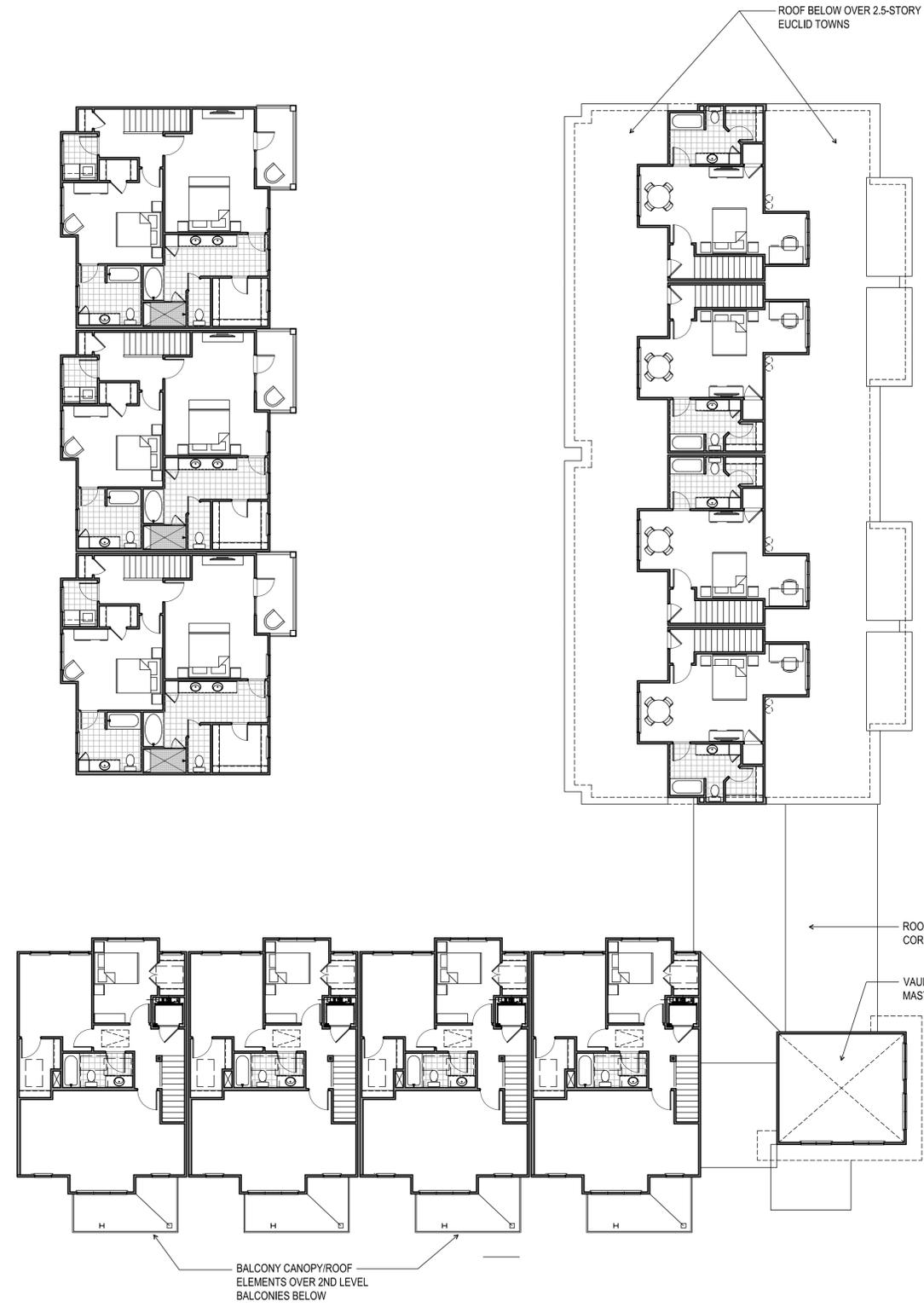


1 LOWER LEVEL GARAGE/BASEMENT FLOOR PLAN
 HDC.03 3/32" = 1'-0"

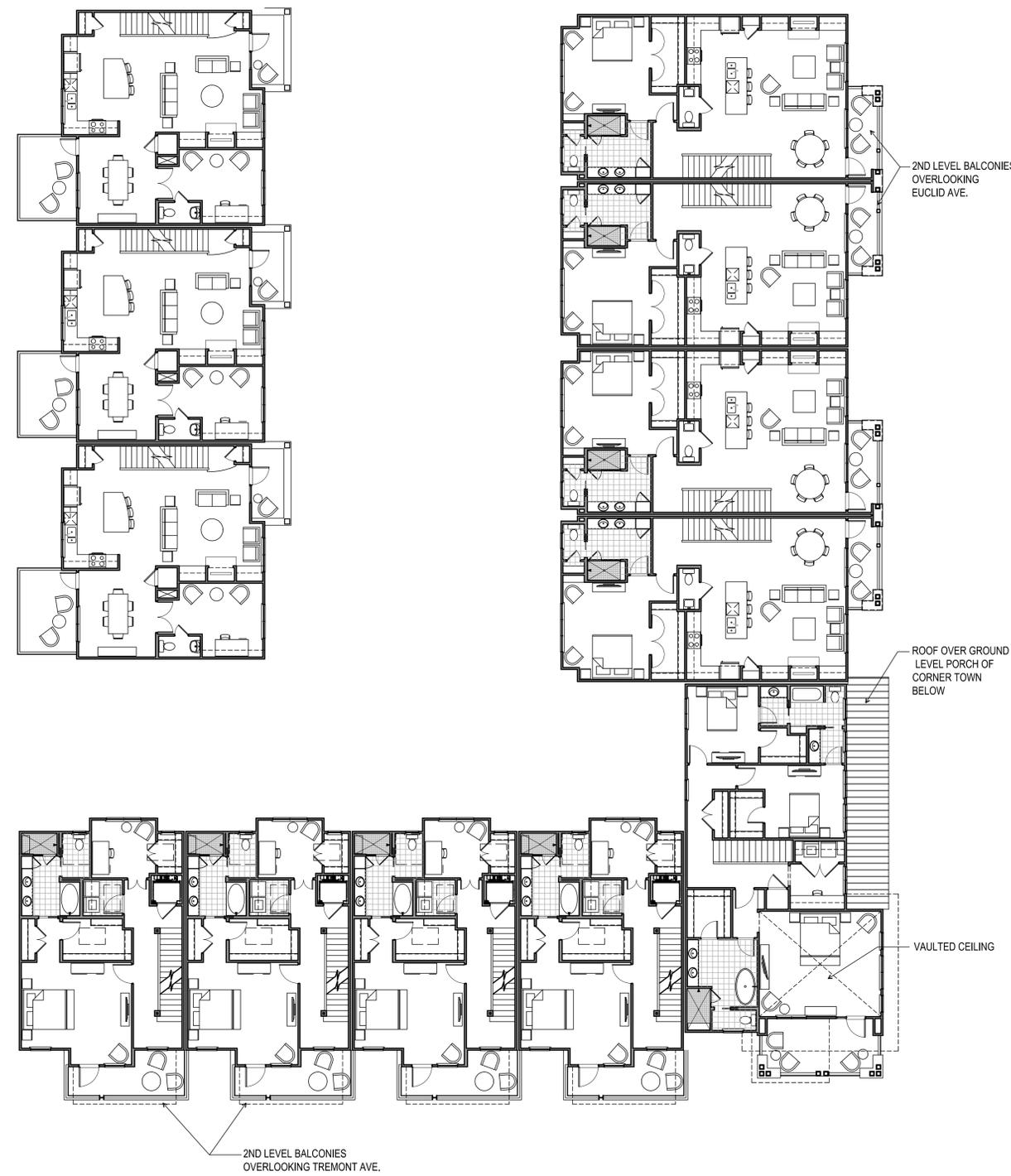
SEPTEMBER 2014

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2 THIRD LEVEL BUILDING FLOOR PLAN
 HDC.04 3/32" = 1'-0"



1 SECOND LEVEL BUILDING FLOOR PLAN
 HDC.04 3/32" = 1'-0"

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BUILDING PLANS

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HDC.04

OCTOBER 2014

A X I O M

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BUILDING
PLANS

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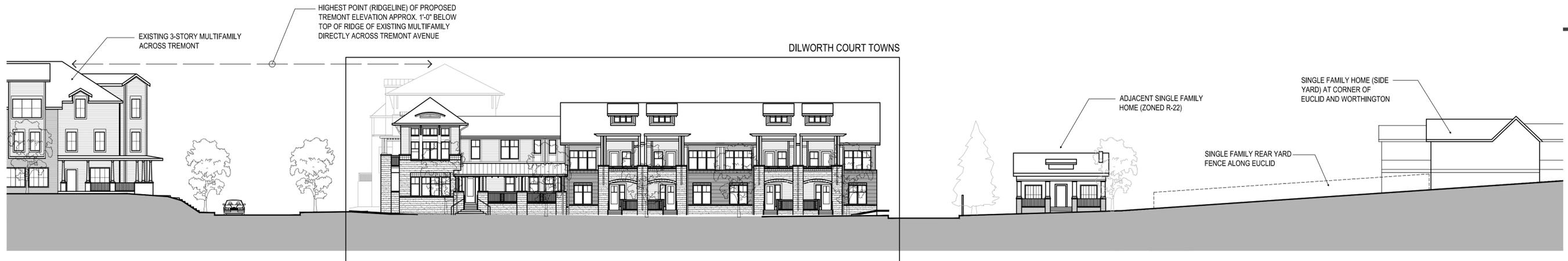
HDC.04



2 THIRD LEVEL BUILDING FLOOR PLAN
HDC.04 3/32" = 1'-0"

1 SECOND LEVEL BUILDING FLOOR PLAN
HDC.04 3/32" = 1'-0"

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2 STREETScape SECTION THROUGH EUCLID
HDC.05 1/16" = 1'-0"



PROJECT A-1405

STREETScape SECTIONS

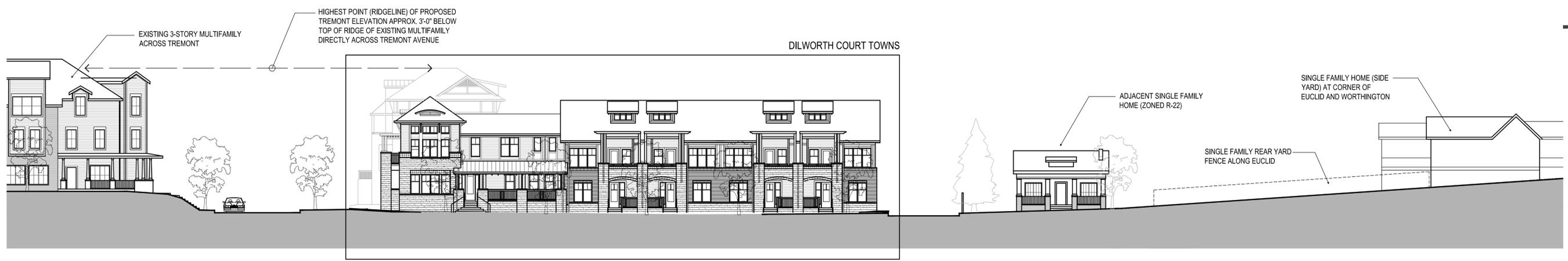
AUGUST 13, 2014

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1 STREETScape SECTION THROUGH TREMONT
HDC.05 1/16" = 1'-0"

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2 STREETScape SECTION THROUGH EUCLID
 HDC.05 1/16" = 1'-0"

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CHARLOTTE, NORTH CAROLINA

NEW CAROLINA INCOME PROPERTIES



1 STREETScape SECTION THROUGH TREMONT
 HDC.05 1/16" = 1'-0"

PROJECT A-1405

STREETScape SECTIONS

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HDC.05

SEPTEMBER 2014



vation.dwg

2 E TREMONT AVENUE ELEVATION
 HDC.06 1/8" = 1'-0"

NOTE: SEE SHEET HDC.07 FOR FULL MATERIAL NOTES AND LABELS



1 EUCLID AVENUE ELEVATION
 HDC.06 1/8" = 1'-0"

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DILWORTH COURT TOWNHOMES

CHARLOTTE, NORTH CAROLINA
 NEW CAROLINA INCOME PROPERTIES

PROJECT A-1405

E TREMONT AVE & EUCLID AVE ELEVATIONS

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HDC.06

SEPTEMBER 2014

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CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

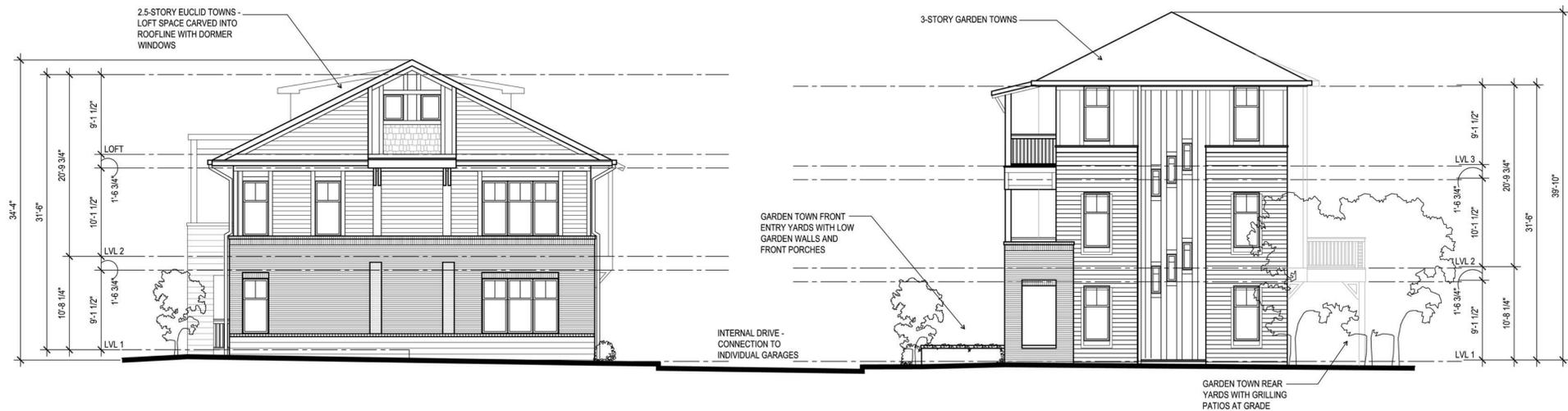


3 ENLARGED ELEVATION
HDC.07 1/4" = 1'-0"



2 GARDEN FRONT ELEVATION
HDC.07 1/8" = 1'-0"

MATERIALS KEY	
①	MASONRY BASE - 8"x24" MODULAR CAST STONE
②	FIELD BRICK - MODULAR BRICK VENEER
③	WOOD LAPPED SIDING - MITERED AT SELECT CORNERS
④	BRACKETS, COLUMNS, ACCENTS, AND RAILINGS - WOOD OR WOOD/FIBER CEMENT BLEND
⑤	WINDOWS: COMPOSITE WOOD, PAINTABLE
⑥	ROOFING: 30-YEAR ARCHITECTURAL SHINGLES ON PRIMARY ROOF - STANDING SEAM METAL ON LOW CORNER PORCH ROOF
⑦	FASICA, UPPER TRIM AND FRIEZE AREAS: SMOOTH FIBER CEMENT TRIM



1 DRIVE ELEVATION
HDC.07 1/8" = 1'-0"

PROJECT A-1405

DRIVE, GARDEN
FRONT & ENLARGED
ELEVATIONS

SEPTEMBER 10, 2014

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OCTOBER 2014

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DILWORTH COURT TOWNHOMES
 CHARLOTTE, NORTH CAROLINA
 NEW CAROLINA INCOME PROPERTIES

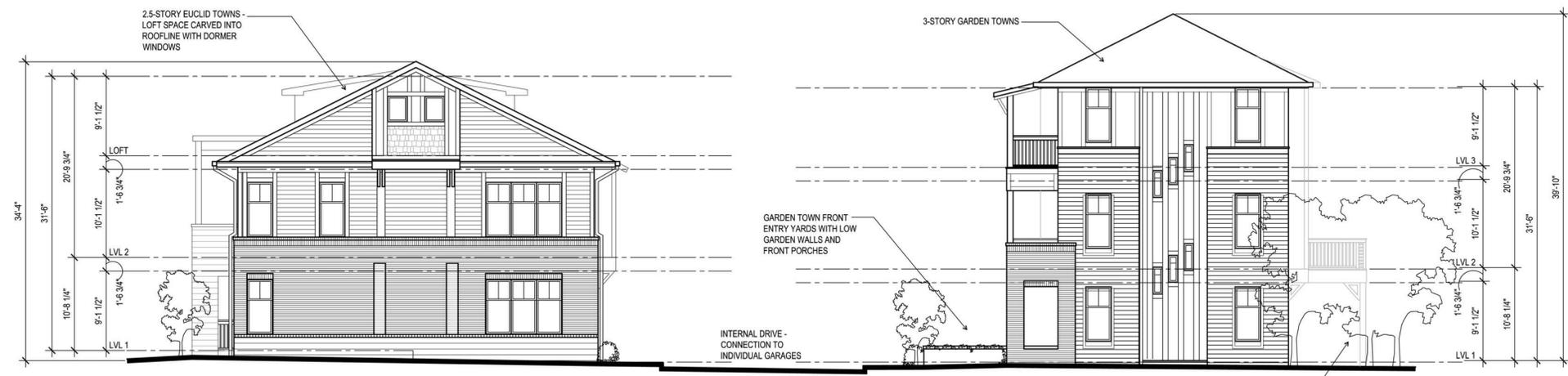


3 ENLARGED ELEVATION
 HDC.07 1/4" = 1'-0"



2 GARDEN FRONT ELEVATION
 HDC.07 1/8" = 1'-0"

MATERIALS KEY	
①	MASONRY BASE - 8"x24" MODULAR CAST STONE
②	FIELD BRICK - MODULAR BRICK VENEER
③	WOOD LAPPED SIDING - MITERED AT SELECT CORNERS
④	BRACKETS, COLUMNS, ACCENTS, AND RAILINGS - WOOD
⑤	WINDOWS: COMPOSITE WOOD, PAINTABLE
⑥	ROOFING: 30-YEAR ARCHITECTURAL SHINGLES ON PRIMARY ROOF - STANDING SEAM METAL ON LOW CORNER PORCH ROOF
⑦	FASICA, UPPER TRIM AND FRIEZE AREAS: WOOD
⑧	CEDAR SHAKES WITH WOOD TRIM



1 DRIVE ELEVATION
 HDC.07 1/8" = 1'-0"

PROJECT A-1405

DRIVE, GARDEN
 FRONT & ENLARGED
 ELEVATIONS

OCTOBER 8, 2014

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HDC.07