## Charlotte Historic District Commission  
**Application for a Certificate of Appropriateness**

**Staff Review**  
**HDC 2014-153**

**LOCAL HISTORIC DISTRICT:** Dilworth  
**PROPERTY ADDRESS:** 536 E. Tremont Avenue  
**SUMMARY OF REQUEST:** New Construction  
**OWNER:** William Fitzgerald  
**APPLICANT:** William Fitzgerald

The application was denied May 2014 for non-compliance with the guidelines on Scale and Context.

### 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.

#### Revised Proposal – August 13, 2014

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. The overall height has been reduced from 31’-8” to 26’-4”
2. The front porch has been redesigned to be full width
3. The second floor features a shed dormer in the front
4. The fenestration pattern on the front elevation is centered and symmetrical
5. The side elevations introduce a gable roof toward the front
6. The first floor elevation features wood lap siding and wood shingles on the second floor

### 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.

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

**Staff Analysis**
1. The Commission will determine if substantial change has been made.
2. If substantial change has been made, the Commission will determine if the changes meet the unresolved design guidelines.
DENIED IN MAY

The Fitzgerald Residence
600 Tremont
Charlotte, North Carolina

Glazing Requirements
As specified by window manufacturer. Tempered glass as required by code in all habitational areas.
Glazing shall be Clear E. ladded.

GENERAL NOTES:
1. ALL WINDOWS TO BE JELD-WEN WOOD SIEV 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 LOUVERED ATTIC VENTS
6. ARCHITECTURAL ASPHALT SHINGLE ROOF (30 YEAR)
7. PRE-FINISHED ALUMINUM GUTTER

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

LEFT ELEVATION
1/8" = 1'-0"
AUGUST 2014

The FitzGerald Residence
536 East Tremont Ave.
Charlotte, North Carolina

Front Elevation

General Notes:
1. All windows to be JELD-WEN
Wood Sel. 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
   Front Dormer & Second Level Above House Band
6. Architectural Asphalt
   Shingle Roof (30 Year)
7. Pre-Finished Aluminum
   Gutter

Glazing Requirements:
As specified by client representative. Tempered
glass as required by code at all hazardous areas.
Glazing shall be 1/4" max.
AUGUST 2014

The Fitzgerald Residence
536 East Tremont Ave
Charlotte, North Carolina

1" QUARTER ROUND W/ 1/4" THICK BOARD ON TOP OF WINDOW & DOOR CASINGS

5 1/2".

TYPICAL WALL DETAIL

1 1/2" = 1'-0"

A-3.1
AUGUST 2014

The Fitzgerald Residence
536 East Tremont Ave.
Charlotte, North Carolina

1. GARAGE MAIN FLOOR
   1/8" = 1'-0"
   4,500 HEATED SQUARE FOOTAGE

2. GARAGE SECOND FLOOR
   1/8" = 1'-0"
   401 HEATED SQUARE FOOTAGE

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