The application was continued for scale, massing and fenestration of the principal structure. No changes were requested for the garage.

**Details of Proposed Request**

**Existing Conditions**
The existing structure was constructed in 1930 and listed as contributing in the Dilworth National Register of Historic Places. It is a one story single family structure with a projecting entry, carport and side porch. The established setback of older homes along the block face is approximately 20 to 23 feet from back of curb. An application for demolition was reviewed February 11, 2015, the HDC placed the maximum 365-Day Stay of Demolition on the property. The 365-Day Stay of Demolition expired February 12, 2016.

**Proposal-April**
The proposal is the construction of a new two story single family house and detached garage. The front setback is approximately 14'-5” from right of way. The height is approximately 25'-2” measured from the finished floor elevation (FFE) to the ridge. Exterior materials are brick, wood shake siding, and windows are wood STDL. The detached garage will retain architectural details from the house.

**Updated Proposal-May 11, 2016**
The revised drawings include the following changes:
1. Horizontal lap siding on the first floor
2. Removal of the gable and hip roofs on the left and right side
3. New window style and rhythm on side elevations
4. Addition of Dutch Colonial style secondary roof design on left side

**Policy & Design Guidelines for New Construction, page 34**
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.
**Staff Analysis**
The Commission will determine if the proposal meets the guidelines for new construction.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td><strong>Scale</strong></td>
<td>the relationship of the building to those around it</td>
</tr>
<tr>
<td><strong>Massing</strong></td>
<td>the relationship of the building’s various parts to each other</td>
</tr>
<tr>
<td><strong>Fenestration</strong></td>
<td>the placement, style and materials of windows and doors</td>
</tr>
<tr>
<td><strong>Rhythm</strong></td>
<td>the relationship of fenestration, recesses and projections</td>
</tr>
<tr>
<td><strong>Setback</strong></td>
<td>in relation to setback of immediate surroundings</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td><strong>Context</strong></td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>as a tool to soften and blend the project with the district</td>
</tr>
</tbody>
</table>
Based on the need for additional information, this application was continued for further design study. The revised drawings will show:

1. Scale and massing. Simplify the overall design of the house
2. Fenestration, related to scale and massing, windows should be proportionate to the massing of the wall planes
Charlotte Historic District Commission - Case 2016-064
HISTORIC DISTRICT: DILWORTH

512 East Tremont Avenue
Dilworth Historic District
Property Lines
Building Footprints

March 29, 2016
701 E. TREMONT AVENUE
2.0 STORY
HEATED SQ.FT= 2156

705 E. TREMONT AVENUE
1.5 STORY
HEATED SQ.FT= 2226

701 E. TREMONT AVENUE
705 E. TREMONT AVENUE
(REAR)
PERMEABILITY CALCULATIONS

<table>
<thead>
<tr>
<th>AREA</th>
<th>ft²</th>
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</thead>
<tbody>
<tr>
<td>EXISTING HOUSE</td>
<td>1280</td>
</tr>
<tr>
<td>DRIVEWAY</td>
<td>150</td>
</tr>
<tr>
<td>GARAGE FOOTPRINT</td>
<td>65</td>
</tr>
<tr>
<td>TOTAL AREA</td>
<td>1495</td>
</tr>
</tbody>
</table>

TYPICAL FLOOR AREA:

- FOOTPRINT OF HOUSE: 1200 ft²
- FOOTPRINT OF GARAGE: 100 ft²
- TOTAL AREA: 1400 ft²
- PERCENTAGE OF OPEN SPACE: 30%

EXISTING SITE PLAN

PROPOSED SITE PLAN

ANNUAL RESIDENCE CALCULATIONS

<table>
<thead>
<tr>
<th>AREA</th>
<th>ft²</th>
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</thead>
<tbody>
<tr>
<td>HOUSE FOOTPRINT</td>
<td>2026</td>
</tr>
<tr>
<td>ACCESSORY BLDG FOOTPRINT</td>
<td>500 SQ.FT</td>
</tr>
<tr>
<td>TOTAL BLDG AREA</td>
<td>2526</td>
</tr>
</tbody>
</table>

MAY 2016
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ___ day of February, 2015.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3098

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**General Notes:**
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No reyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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**Copyright 2015**

**Building Heights Sketch of**

**500-512 EAST TREMONT AVENUE**

**FACING SOUTHWEST**

**CHARLOTTE, MECKLENBURG COUNTY, N.C.**

for Charlotte–Mecklenburg Planning Department

February 5, 2015

Scale 1" = 20'
1. Proposed Garage Plan

2. Proposed Garret Plan

3. Proposed Roof Plan