

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 505 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Thomas Simpson

The application was continued from October for the following: 1) Re-study the column detail and porch configuration, 2) Select a brick color that matches/complements the original brick, 3) Provide a revised column detail cross section that extends the roof.

Details of Proposed Request

Existing Context

The existing structure is a one story brick duplex constructed in 1950. It is listed as non-contributing in the Dilworth National Register of Historic Places.

Project

The project is a front porch addition to the front and side entrances. The front porch dimensions are 8' x 27' and the side is approximately 8' x 8'. The brick steps would be replaced with wood steps. New columns are wood, 10" square, with wood handrails. Siding material in the gable is wood lap and brick crawl space. The applicant has submitted revised drawings of the porch design.

Design Guidelines - Porches, page 6.14

1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contains a porch.
2. Design new porches to complement the size, proportion, placement and rhythm of existing historic porches within its context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

Design Guidelines for Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.

6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis -The Commission will determine if the proposal meets the guidelines for additions.

The application was continued in October for the following:

- **Restudy the column detail and porch configuration**
- **Select a brick color that matches/complements the original brick**
- **Provide a revised column detail and cross section that extends the roof**

Charlotte Historic District Commission Case 2017-507
HISTORIC DISTRICT: DILWORTH
ADDITION



-  505 E. Tremont Av
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

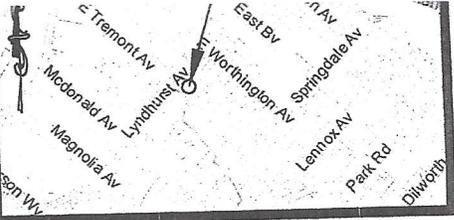
September 6, 2017



Michael M. Ganzer, NCPLS #3000
 2119 Edentory Road
 Charlotte, North Carolina 28211
 704-654-5591

CHAS. M. GANZE SURV.

12105820
 MATTHEW E WELCH
 MARIA WELCH
 DB 27858-188
 1919 LYNDHURST AV



LOCATION MAP
 NOT TO SCALE

4X4 POST ENCROACHING ON
 SUBJECT PROPERTY 0.5 FT

NOTE:

1. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. PROPERTY CURRENTLY ZONED: R5
3. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300 L WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.
4. THIS PROPERTY IS IN THE CHARLOTTE HISTORIC DISTRICT

12105803
 VICTOR C CAUTHEN
 CAROLINE S CAUTHEN
 DB 19443-662
 509 E TREMONT AV

12105801
 BRIAN GRUSHKIN
 LAUREN P GRUSHKIN
 DB 31147-706
 501 E TREMONT AV

LEGEND

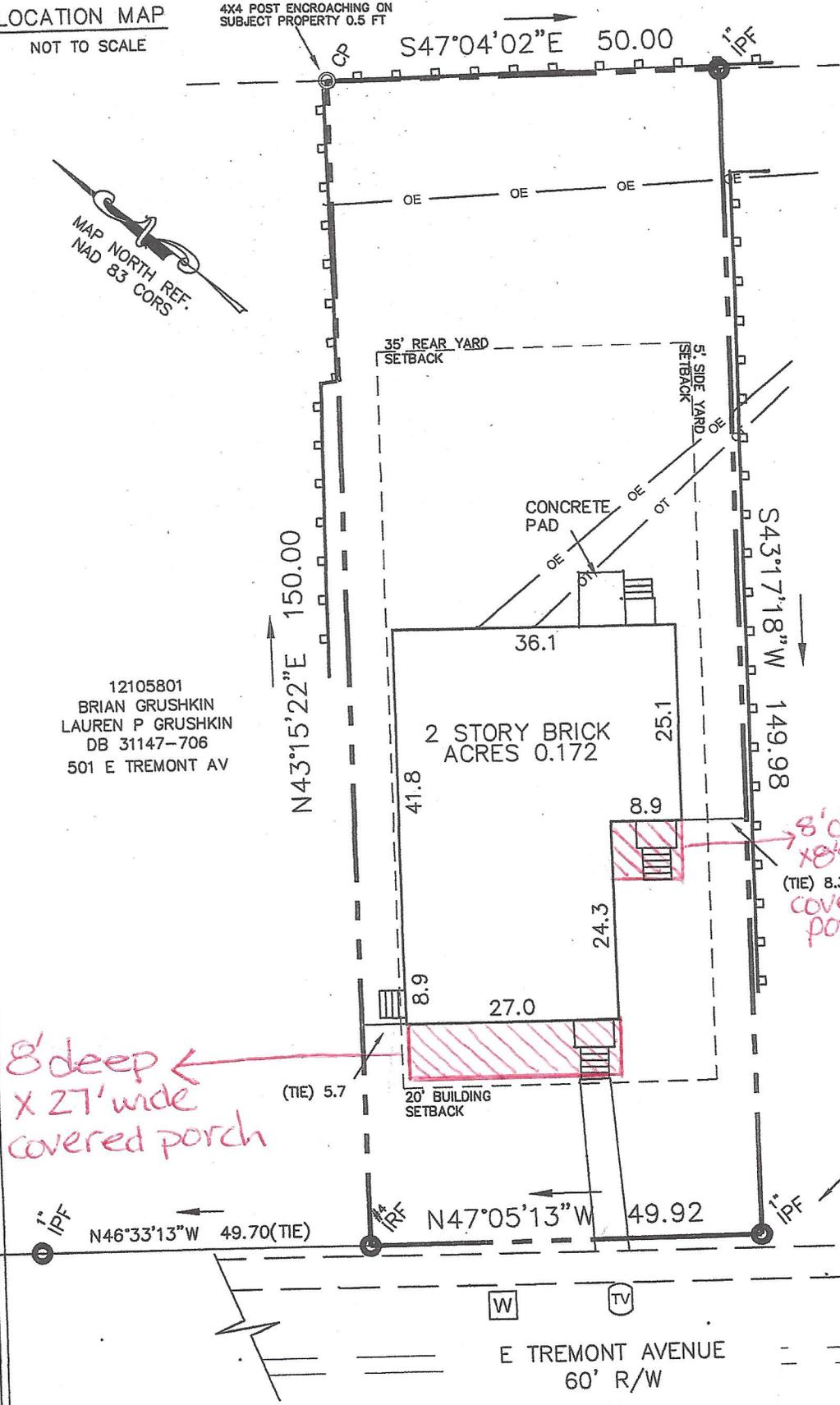
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CP CALCULATED POINT
- R/W RIGHT OF WAY
- DB DEED BOOK
- MB MAP BOOK
- W WATER METER
- TV CATV PEDESTAL

- OVERHEAD ELECTRICAL OE
- OVERHEAD TELEPHONE OT
- STOCKADE FENCE

IRON PIPE 1" FOUND
 NC GRID NAD 83 (2011)
 N=535474.92 (FT)
 E=1,445636.11 (FT)
 CSF = 0.99984379

8' deep
 x 27' wide
 covered porch

8' deep
 x 9' wide
 covered porch



PHYSICAL SURVEY



Small window in the gable.

Window with dark shutters on the left side.

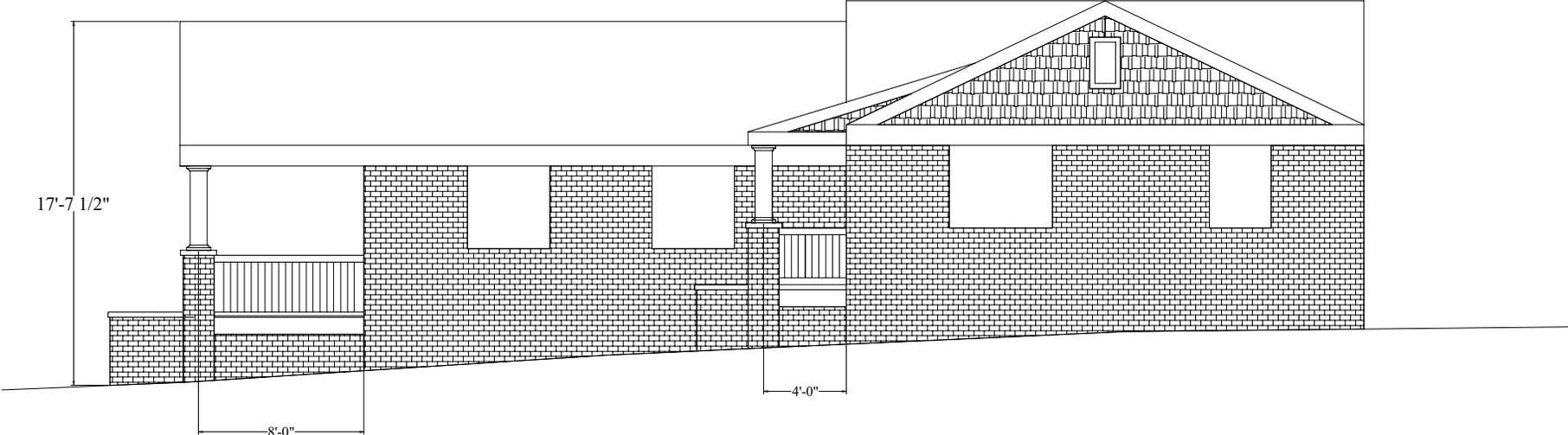
Window with dark shutters in the center.

Blue front door with a small arched window.

White door on the right side of the house.

Small sign on the steps that reads "L56".

OCTOBER



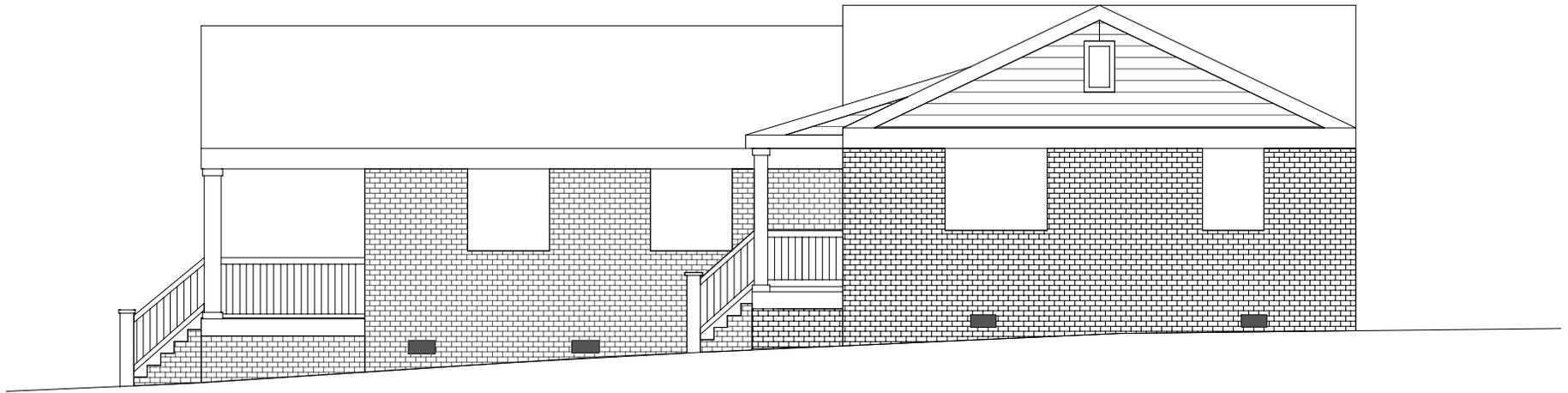
RIGHT SIDE ELEVATION - SCALE 1/8" = 1'



BRICK FOUNDATION

FRONT ELEVATION - SCALE 1/8" = 1'

NOVEMBER



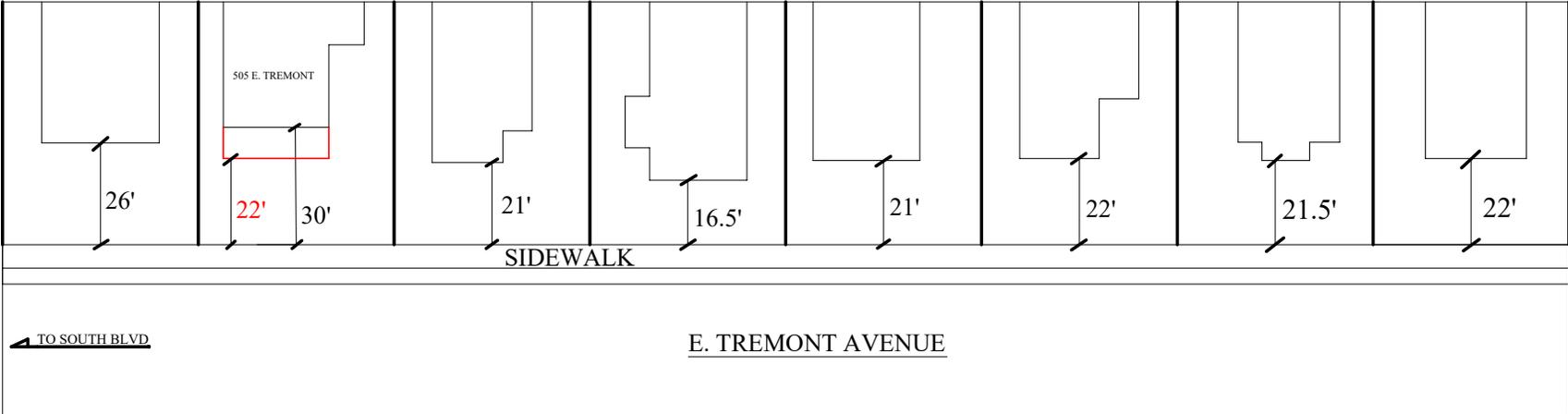
RIGHT SIDE ELEVATION - SCALE 1/8" = 1'



FRONT ELEVATION - SCALE 1/8" = 1'

NOVEMBER ELEVATIONS

OCTOBER



SCALE - 1/45" = 1'

OCTOBER



NOVEMBER



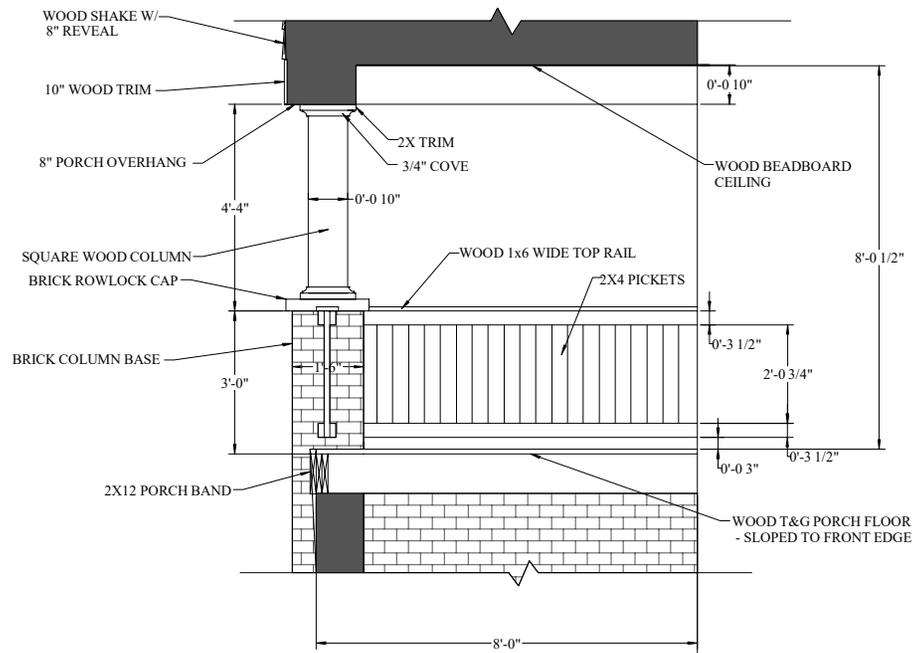
OCTOBER





NOVEMBER

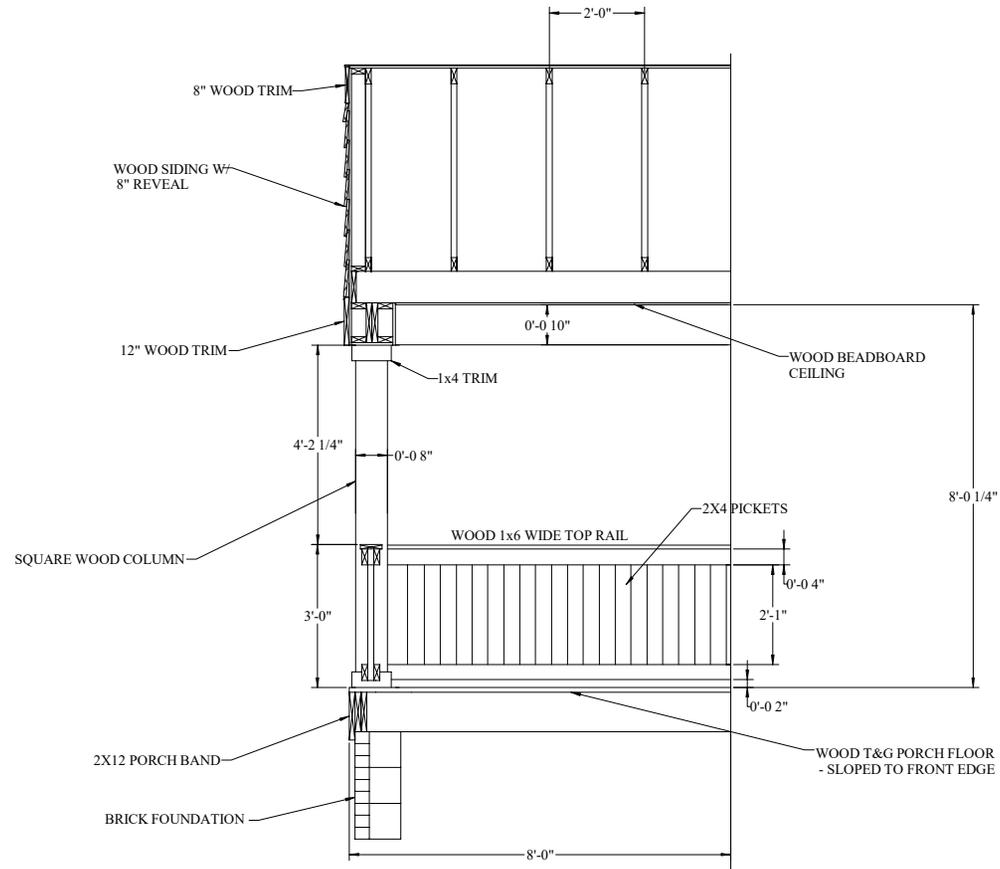
OCTOBER



PORCH DETAIL

SCALE - 1/4" = 1'

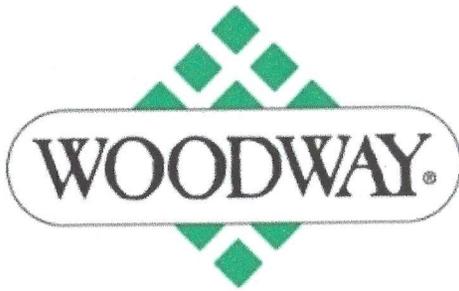
NOVEMBER



PORCH DETAIL

SCALE - 1/4" = 1'

NOVEMBER



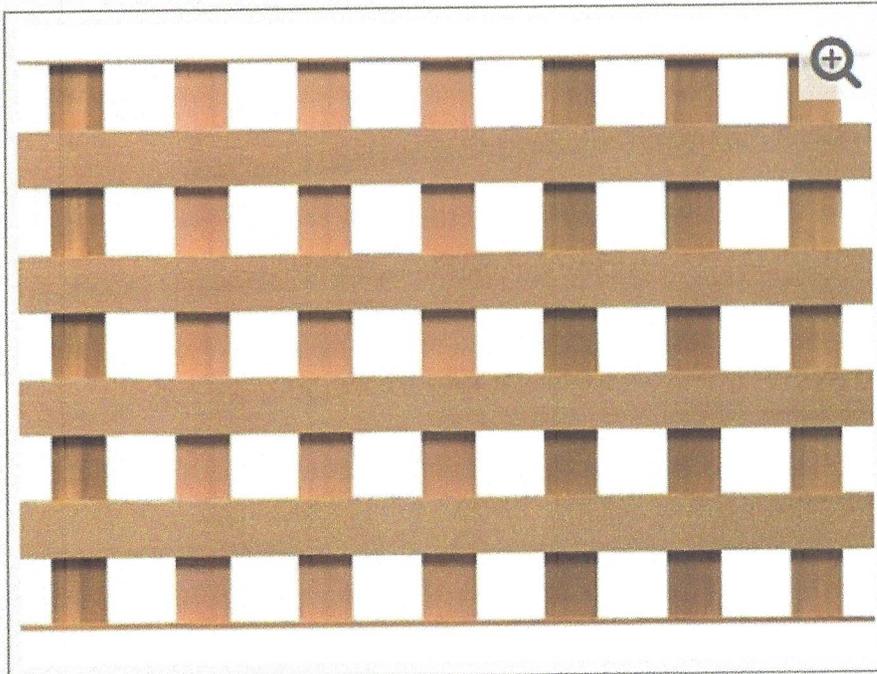
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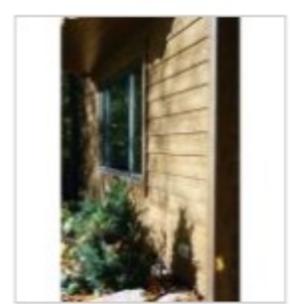
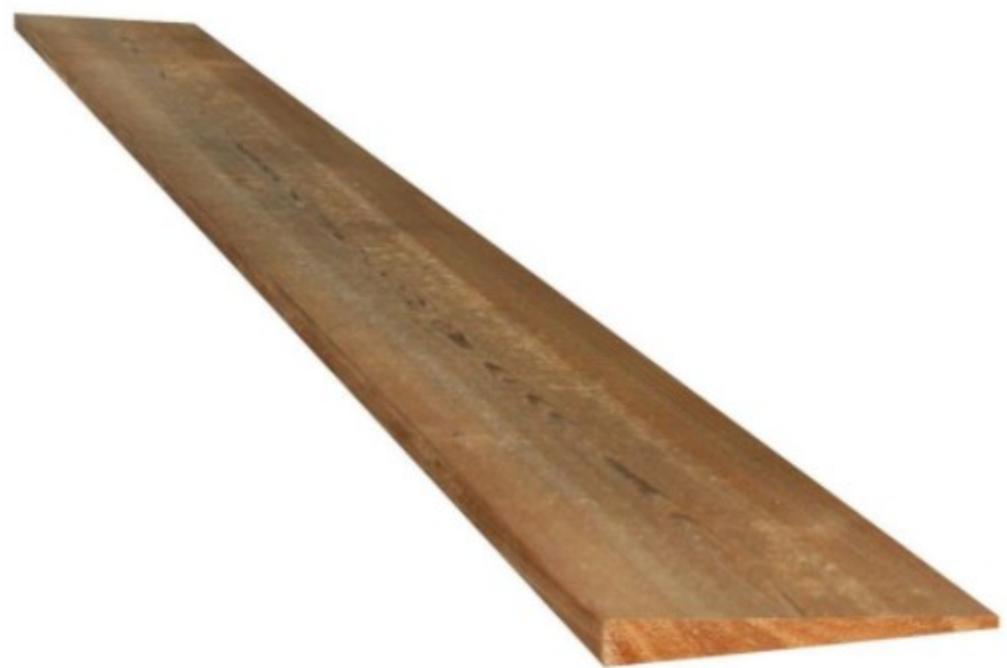
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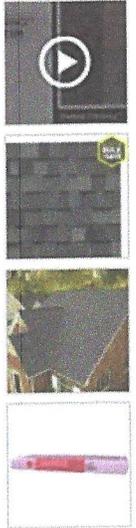
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Item # 10076 Model # HL20

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Manufacturer Color/Finish



Estate Gray

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- 9 +

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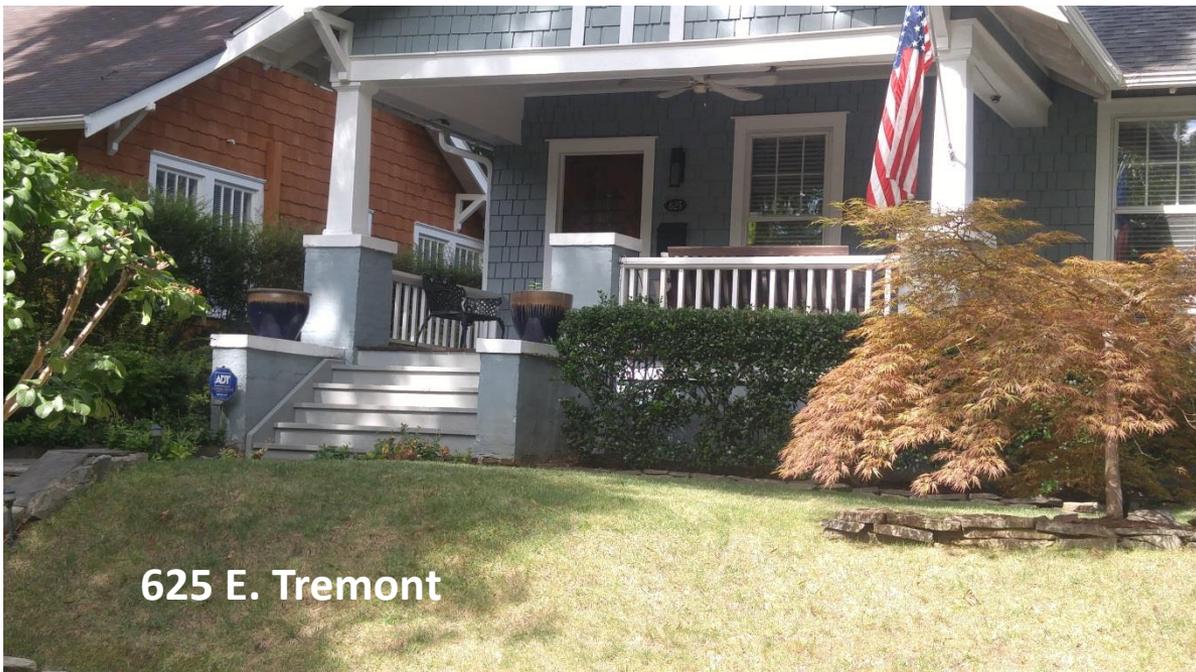
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609 E. Tremont Av