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.

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

September 6, 2017

505 E. Tremont Av
Dilworth
Historic District
Property Lines
Building Footprints
12105820
MATTHEW E. WELCH
MARIA WELCH
DB 27856-188
1919 LYNDHURST AV

12105803
VICTOR C. CAUTHEN
CAROLINE S. CAUTHEN
DB 19443-862
509 E TREMONT AV

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 3710454330 L WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2015.

4. THIS PROPERTY IS IN THE CHARLOTTE HISTORIC DISTRICT

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
OE OVERHEAD ELECTRICAL
OT OVERHEAD TELEPHONE
STOCKADE FENCE

IRON PIPE 1" FOUND
NC GRID NAD 83 (2011)
N=535474.92 (FT)
E=1,445836.11 (FT)
GSP = 0.99984579

PHYSICAL SURVEY

OF LOT 19 IN BLOCK 49
NOVEMBER ELEVATIONS

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

FRONT ELEVATION - SCALE 1/8" = 1'

NOVEMBER
OCTOBER

SCALE - 1/45" = 1'

SIDEWALK

E. TREMONT AVENUE

TO SOUTH BLVD

30' 26' 22' 30' 21' 16.5' 21' 22' 21.5' 22'
PORCH DETAIL

SCALE - 1/4" = 1'
PORCH DETAIL
SCALE - 1/4" = 1'

NOVEMBER
Privacy

Enjoy the elegance of Square Lattice in Privacy spacing, with narrow 1 15/16" openings.

Choose Your Options: reset options

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11/16 in. x 8 in. x 96 in. Wood Cedar Bevel Siding (Actual: 11/16 in. x 7.5 in. x 96 in.) (6-Piece per Bundle)

$65.24 /bundle
Owens Corning Oakridge 32.8 Sq Ft Estate Gray Laminated Architectural Roof Shingles

Item # 10076 Model # HL20

$26.00

Manufacturer Color/Finish

Estate Gray

Please enter a quantity of 9 or more.

ADD TO CART

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314 available today at E. Charlotte Lowe's!