LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 620 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks

The application was continued from November for the following items:

1. Roof form - Restudy of the two eight-foot overhang roof elements on the left and right side in accordance with 6.10.

Details of Proposed Request

Existing Conditions
The existing structure is a 1 story Bungalow house constructed in 1915. Architectural features include a hip roof, full width engaged front porch, and centered dormer. Siding material is wood and brick foundation is painted. Adjacent structures are 1-2 story single family houses and multifamily quadruplexes. The house height is approximately 21’-5”. The lot size is 50’ x 150’ and lot topography slopes down away from the street. In the rear yard is a pool that will remain.

Proposal
The proposal is a rear addition that is slightly taller and wider than the existing house. The hip addition ridge height on the left side is located behind a chimney and is approximately 2’ above the existing ridge. The hip roof pitch matches existing. On the right side is a gable addition that ties into the left side hipped roof. Materials include wood siding, wood or aluminum clad windows, wood columns and brackets, and brick to match existing. New roof and window trim details will match the house. Post-construction the rear yard will be 50% permeable. There are no impacts to mature trees.

Revised Proposal – December 12
1. Roof form – revised the two eight-foot overhangs to be dormers, which changes the addition ridge height to 3’ above the existing ridge.
2. Inclusion of 3 roof form studies as alternative options.

Design Guidelines – 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 façade, 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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**All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Setback</td>
<td>6.2</td>
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<td>Spacing</td>
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<td>6.4</td>
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<td>Massing</td>
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<td>6.9</td>
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<tr>
<td>Roof Form and Materials</td>
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<td>Doors and Windows</td>
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<tr>
<td>Materials</td>
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<td>Size</td>
<td>6.2 &amp; 3</td>
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<tr>
<td>Rhythm</td>
<td>6.12</td>
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<tr>
<td>Context</td>
<td>6.1-16</td>
</tr>
<tr>
<td>Landscaping</td>
<td>8.1-11</td>
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</table>

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

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**Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.
ZONING INFORMATION

<table>
<thead>
<tr>
<th>JURISDICTION</th>
<th>CITY OF CHARLOTTE</th>
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<tbody>
<tr>
<td>ZONED</td>
<td>R5</td>
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BUILDING LIMITS

- FRONT SETBACK: 20'-0''
- SIDE YARD: 5'-0''
- REAR YARD: 35'-0''

SQUARE FOOTAGE CALCULATIONS

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<tr>
<th></th>
<th>HEATED SPACE</th>
<th>UNHEATED SPACE</th>
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<td>EXISTING</td>
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<tr>
<td>BASEMENT FLOOR</td>
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<td>292 (FRONT PORCH)</td>
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<tr>
<td>FIRST FLOOR</td>
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<td>PROPOSED</td>
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<tr>
<td>BASEMENT FLOOR</td>
<td>30</td>
<td>602 (REAR PATIO)</td>
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<tr>
<td>FIRST FLOOR</td>
<td>428</td>
<td>54 (SIDE PORCH)</td>
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<td>SECOND FLOOR</td>
<td>1113</td>
<td>19 (REAR ENTRY)</td>
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<tr>
<td>TOTAL</td>
<td>3882</td>
<td>28 (BALKONY)</td>
</tr>
<tr>
<td>TOTAL UNDER ROOF</td>
<td>4695</td>
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REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

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<tbody>
<tr>
<td>REAR YARD AREA</td>
<td>3859</td>
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<tr>
<td>CONCRETE PATH</td>
<td>560</td>
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<tr>
<td>POOL</td>
<td>500</td>
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<tr>
<td>REAR ADDITION</td>
<td>380</td>
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<tr>
<td>TOTAL</td>
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PERCENTAGE OF PERMEABLE AREA (%) 55

OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)

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<tbody>
<tr>
<td>TOTAL AREA OF SITE</td>
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<tr>
<td>FOOTPRINT OF HOUSE</td>
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<td>TOTAL AREA</td>
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PERCENTAGE OF OPENSPACE (%) 67

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EXAMPLES SHOWING SIMILAR ROOF TREATMENTS IN HISTORIC DISTRICT
EXISTING SITE PLAN

PROPOSED SITE PLAN

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #:
18071

ISSUED:
27 NOV 2018

REVISIONS:
OF:

HDC 2018
HDC MEETING DATE:
DEC 12, 2018

620 East Tremont Avenue, Charlotte, NC 28203

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BLUMENTHAL RESIDENCE

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HDC MEETING DATE:
DEC 12, 2018
SIDE PORCH COLUMN TO MATCH THAT AT FRONT
ARCHITECTURAL SHINGLES TO MATCH EXISTING (TYP).
HIP ROOF ADDITION - TO BE SIMILAR TO EXISTING HIP
WOOD RAIL TO MATCH EXISTING (TYP).

9'-2" 1ST FIN. CLG @+9'-2" (EXISTING HT)
1ST F.F @+/- 0'-0" (EXISTING)
BASEMENT F.F. (EXISTING) @ - 8'-1/4"

2ND FIN. CLG @ +18'-0" 7'-3 1/2" BASEMENT FIN. CLG (EXISTING)
@ - 0'-8 3/4"
@
REAR ADDITION 1ST FIN. CLG @ -0'-10" - 8'-0"
2ND F. F @+10'-0" 3'-7 3/4"  TOP OF ROOF @ +21'-7 3/4"

PAINT @ EXISTING BRICK COLUMNS IN FRONT TO BE REMOVED
2 X 12 BARGE RAFTER @ NEW GABLE

GRAPHIC SCALE 1/4" = 1'-0"

A-4.0
OCTOBER
REAR PATIO COLUMNS TO MATCH THAT AT FRONT (TYP).

WINDOW/DOOR TRIM TO MATCH EXISTING (TYP).

ARCHITECTURAL SHINGLES TO MATCH EXISTING (TYP).

9'-2" 1ST FIN. CLG @+9'-2" (EXISTING HT)

1ST F.F @+/- 0'-0" (EXISTING)

BASEMENT F.F. (EXISTING) @ - 8'-1/4"

2ND FIN. CLG @ +18'-0"

BASEMENT FIN. CLG (EXISTING) @ - 0'-8 3/4"

1S FIN. CLG @ -0'-10" - 8'-0"

2ND F. F @+10'-0"

7'-3 1/2" BRICK VENEER (TYP).

BALCONY INACTIVE EXISTING CHIMNEY CHUTE EXTENDED DUE TO ROOF ADDITION

8'-11" 1'-9" REAR PATIO F.F. @ - 9'-1/2"

WOOD BRACKETS @ GABLE END (TYP).

WOOD SHAKE SIDING TO MATCH THAT AT FRONT DORMER (TYP).

CRAWLSPACE ACCESS 2'-0"

ADDITION 3'-6" 1'-2" 9 1/2" 3'-4 3/4" EXISTING BUILDING PROFILE 1'-8" 11'-2"

ADDITION 9'-2" TOP OF ROOF @ +21'-7 3/4"

1ST FIN. CLG @+9'-2"

1ST F.F @+/- 0'-0"

BASEMENT F.F. @ - 8'-1/4"

TOP OF ROOF @ +19'-7 3/4"
REAR PATIO COLUMNS
TO MATCH THAT AT FRONT (TYP).
9'-2"
1ST FIN. CLG @+9'-2"
EXISTING HT
1ST F.F @+/- 0'-0"
EXISTING
BASEMENT F.F.
@ - 8'-1/4"
2ND FIN. CLG
@ +18'-0"
BASEMENT FIN. CLG
EXISTING
@- 0'-8 3/4"
REAR ADDITION
1ST FIN. CLG @ -0'-10"
- 8'-0"
2ND F. F @+10'-0"
3'-7 3/4"
EXISTING BASEMENT WALL
1'-9"
WOOD BRACKETS @ GABLE END (TYP).
WOOD SHAKE SIDING
TO MATCH THAT
AT EXIST. FRONT
DORMER (TYP).
REAR PATIO F.F.
@ - 9'-1/2"
4'-9"
WOOD RAIL TO MATCH
EXISTING (TYP).
EXISTING PROJECTION
3'-10"
CANTILEVERED
BALCONY
M.E
TOP OF ROOF
@ +21'-7 3/4"
3D VIEWS

RIGHT SIDE DRIVEWAY VIEW FROM THE SIDEWALK

NOVEMBER

LEFT SIDE VIEW FROM THE SIDEWALK

DECEMBER

RIGHT SIDE DRIVEWAY VIEW FROM THE SIDEWALK

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LEFT SIDE ELEVATION-OPTION-1

LEFT SIDE ELEVATION-OPTION-2

LEFT SIDE ELEVATION-OPTION-3

EXPLORING OPTIONS