

---

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1015 East Boulevard

**SUMMARY OF REQUEST:** Addition, window replacement

**APPLICANT/OWNER:** Todd Collins

---

The application was continued from October for the following items:

1. Save trees in front yard and provide a tree protection plan.
2. Keep the tapered columns.
3. Meet guideline for front entrance and canopy per guideline 4.10, item 6.
4. Relook at an accessible entrance based on guideline 8.10, item 1.
5. Retain existing windows on all elevations.

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is the C. Columbus Harmon House, a 2 story Craftsman frame building constructed in 1922. Architectural features include stuccoed and timbered gables, brackets and an engaged porch with gable projection on tapered stuccoed columns. Siding material is wood lap siding. Adjacent structures are 1-2 story commercial buildings. The lot size is 75' x 200'.

#### *Proposal*

The proposal is a new front porch, ADA ramp, new windows, and a new rear addition. An existing, non-historic rear addition will be removed. The new rear addition will tie in below the existing ridge. Materials include brick columns, metal window system for the front porch area, and wood or clad replacement windows. New roof and window trim details will match the house. There is a mature tree near the front left corner of the existing porch.

### **Design Guidelines – Porches, page 4.8**

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.

7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

### **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.

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 Recommendation**

1. The Commission will determine if the Chinese Fir tree at the right corner of the building should be removed.
2. The proposal is not incongruous with the District and meets the guidelines for new porches and additions.
3. Minor revisions may be reviewed by staff.

*Charlotte Historic District Commission Case 2018-496*  
**HISTORIC DISTRICT: DILWORTH**  
**ADDITION**





**1015 East Blvd**

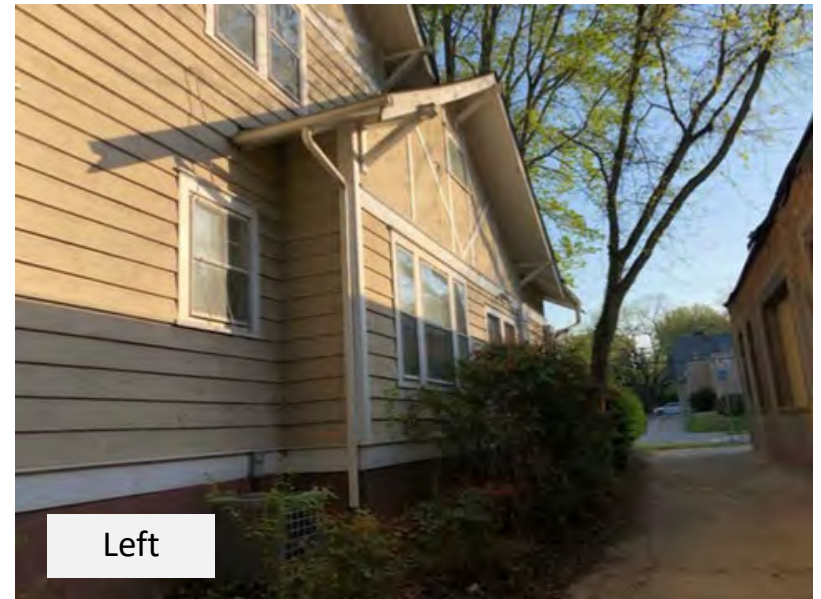
Plan Resubmission

November 2018

## Order of Presentation

1. Existing Conditions
2. Context/Adjacent Structures
3. Plans From the First Review
4. Front Elevation – First Review and Revised Plan
5. Left Elevation – First Review and Revised Plan
6. Rear Elevation – First Review and Revised Plan
7. Right Elevation – First Review and Revised Plan
8. Streetscape Elevations – First Review and Revised Plan
9. Architectural Details – Revised porch section, railings, roof detail, windows, or others as needed
10. Floor Plans
11. Existing Photos

## 1. Existing Conditions





## 2. Context/Adjacent Structures



1001 East Blvd



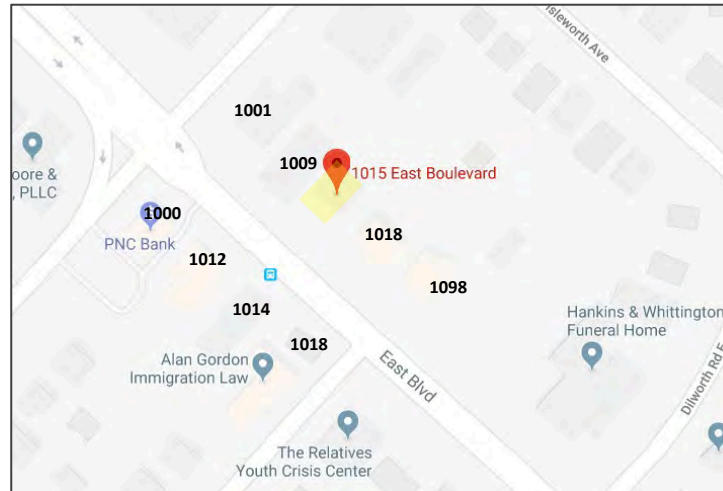
1009 East Blvd



1018 East Blvd



1098 East Blvd



1000 East Blvd



1012 East Blvd



1014 East Blvd



1018 East Blvd

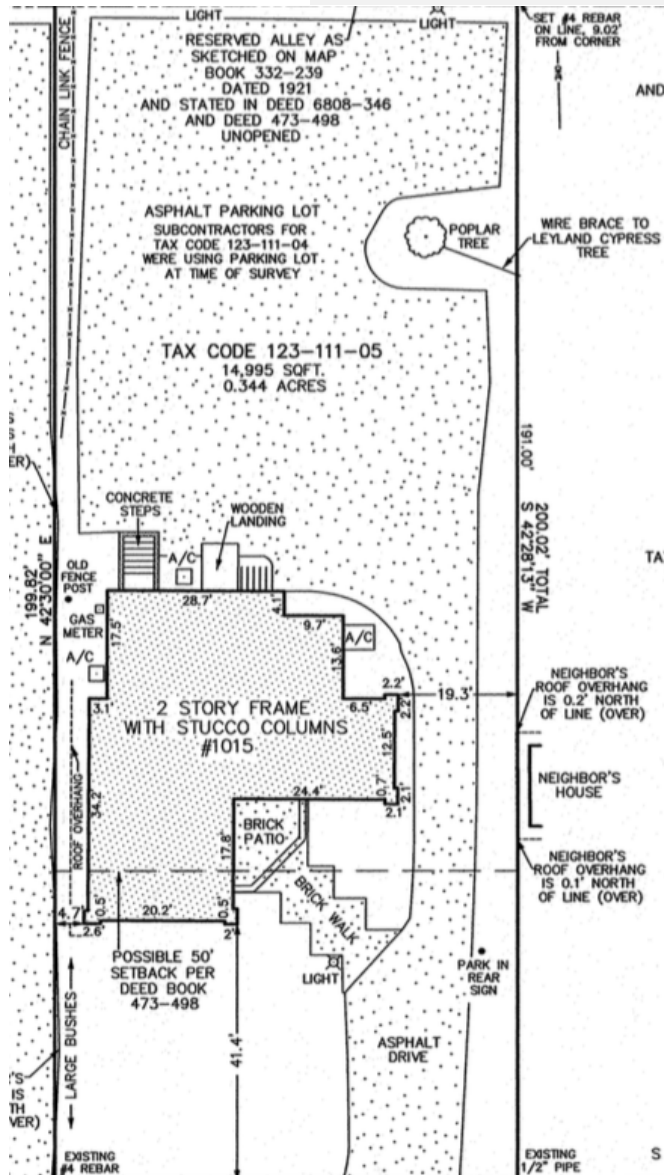


# FIRST PLAN REVIEW

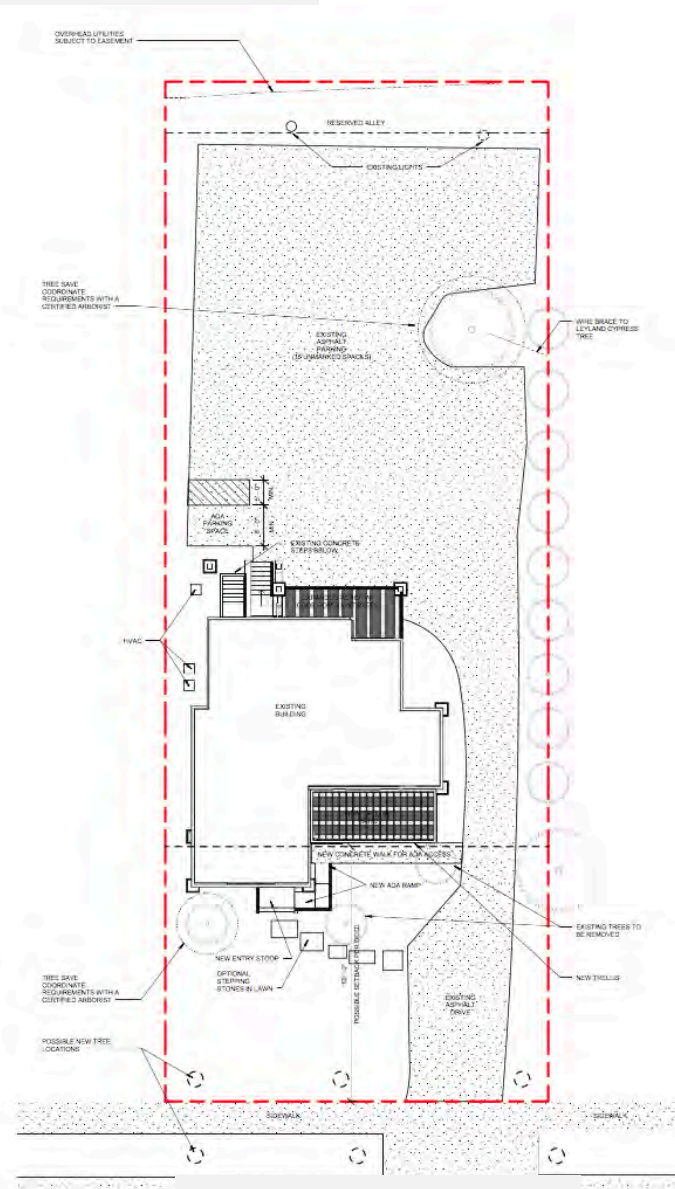
October 2018



### 3. Site Plan / Existing Survey



## Existing Site Plan



## Proposed Site Plan

#### 4. Front Elevation – Existing and Proposed



Existing Front Elevation



Proposed Front Elevation

## 4. Front Elevation – Existing and Proposed cont.



Existing Front Elevation w/ Demo



Proposed Front Elevation



## 5. Left Elevation – Existing and Proposed



Existing Front Left Elevation



Proposed Front Left Elevation



Existing Left Elevation (w/ Demo)



Proposed Left Elevation

## 6. Rear Elevation – Existing and Proposed



Existing Rear Elevation



Proposed Rear Elevation



Existing Rear Elevation (w/ Demo)



Proposed Rear Elevation

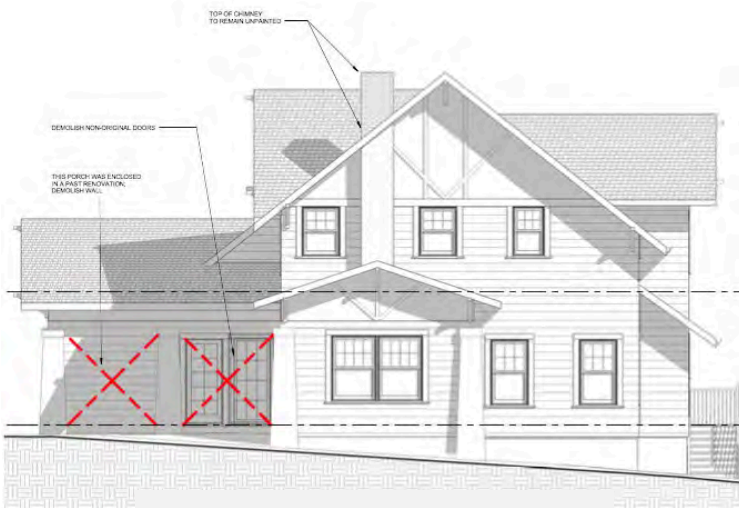
## 7. Right Elevation – Existing and Proposed



Existing Front Right Elevation



Proposed Front Right Elevation



Existing Right Elevation (w/ Demo)



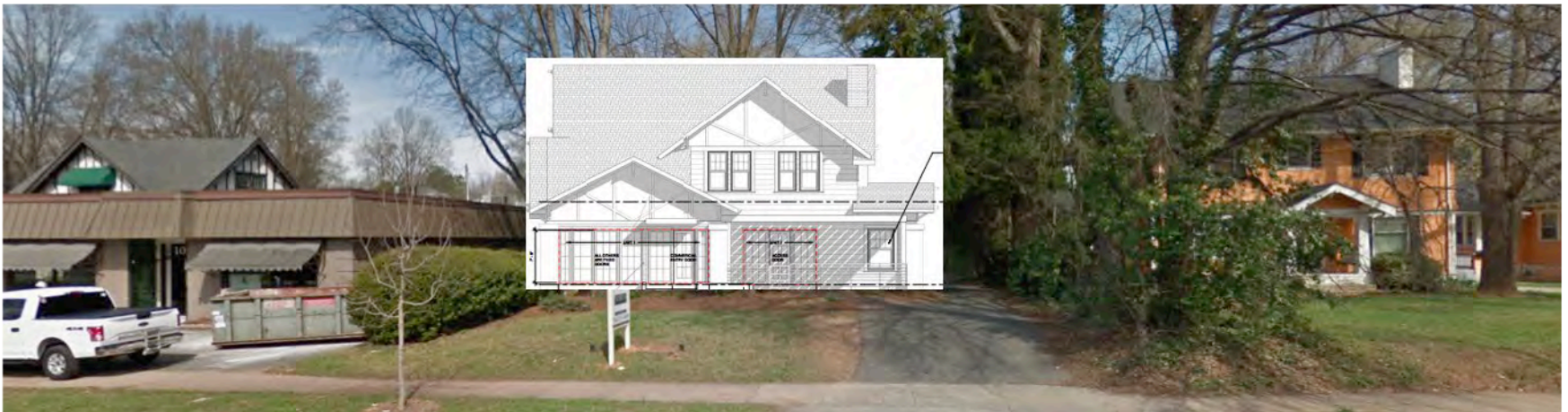
Proposed Right Elevation



## 8. Streetscape Elevation – Existing and Proposed



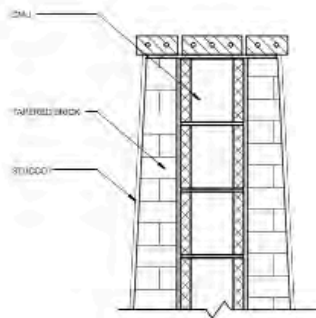
Existing Streetscape



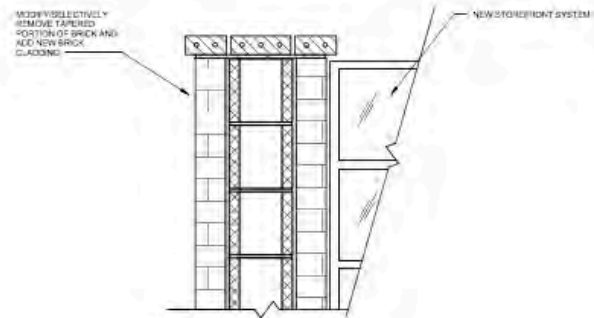
Proposed Streetscape

## 9. Architectural Details

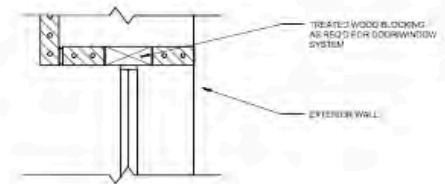
### Columns



EXISTING COLUMNS



NEW COLUMNS



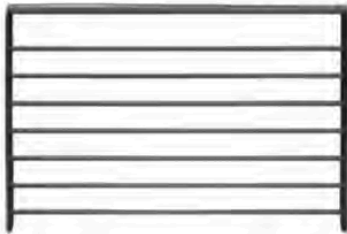
NEW COLUMN SECTION

① COLUMN DETAIL  
1 1/2" = 1'-0"

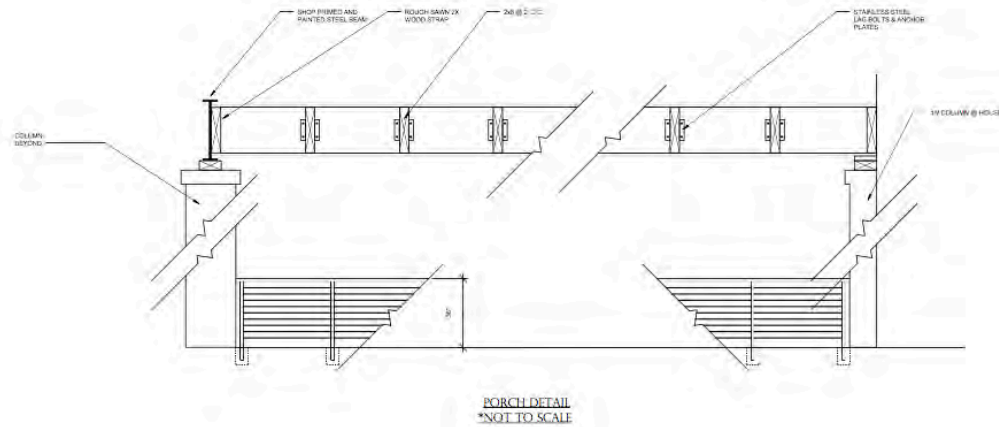


## 9. Architectural Details Cont.

### Porch Detail

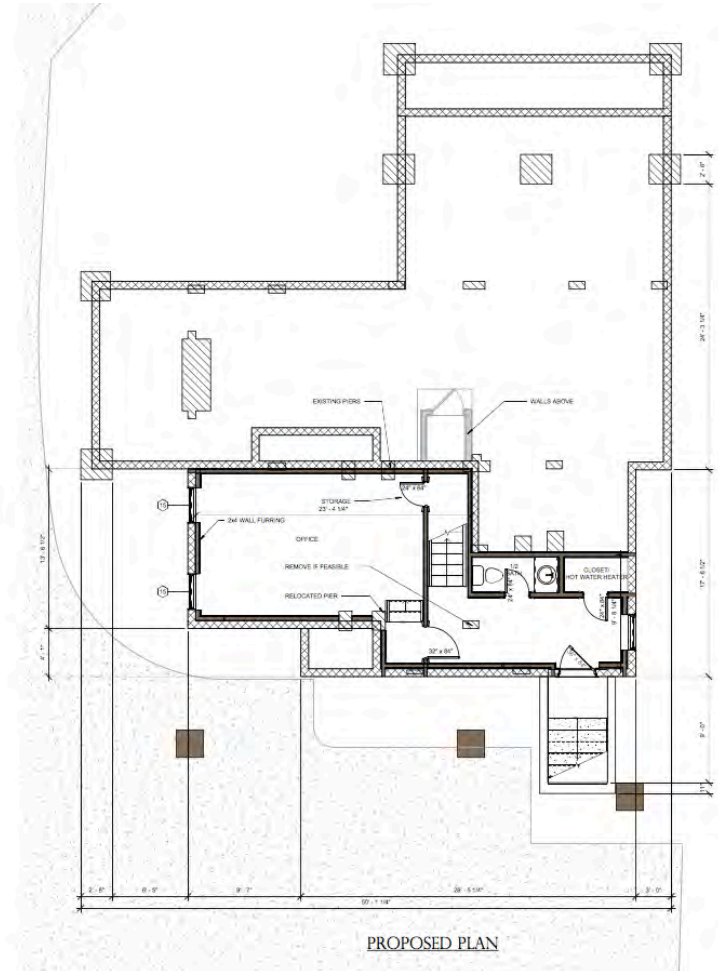
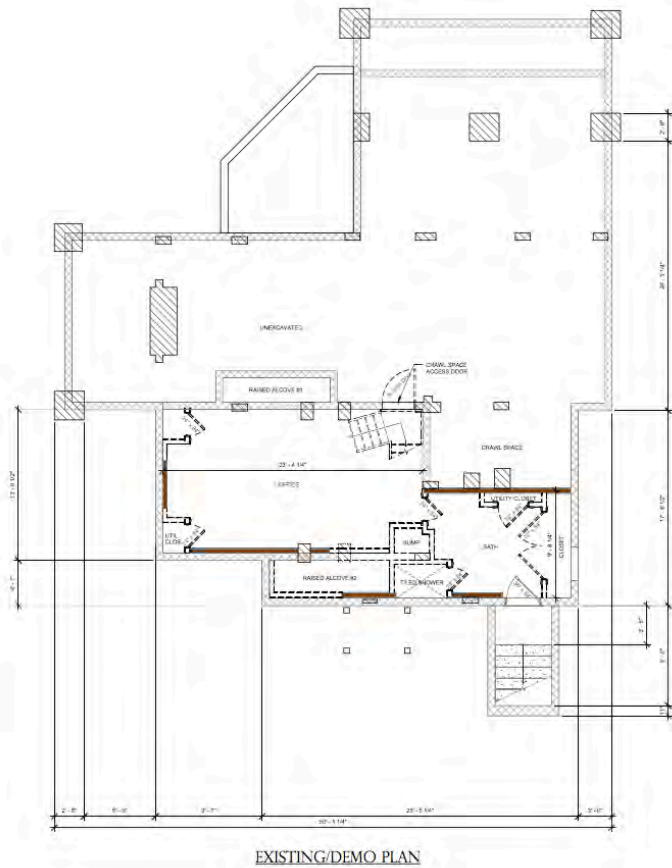


RAILING EXAMPLE



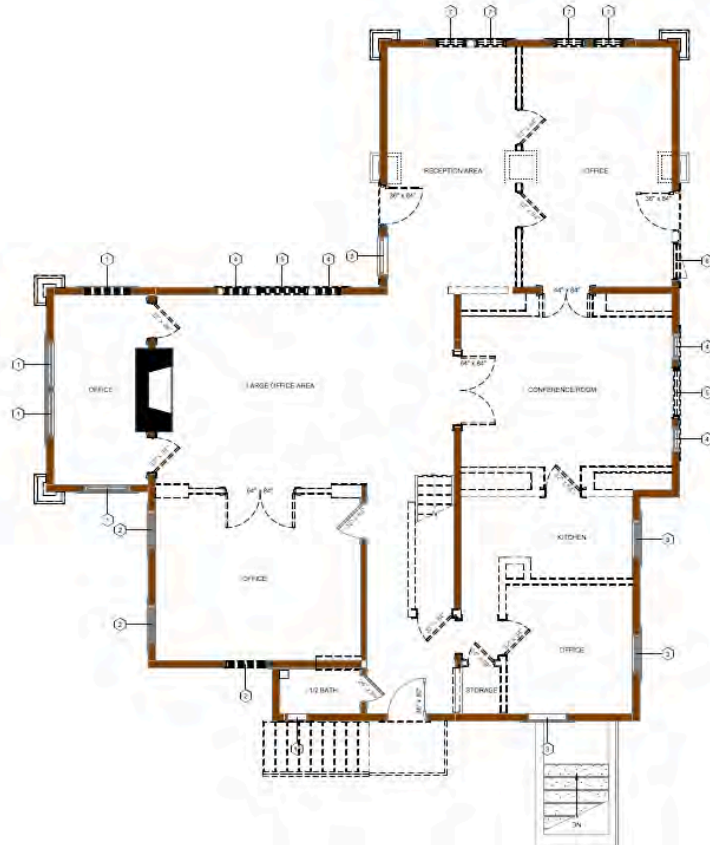


## 10. Floor Plan – Lower Level



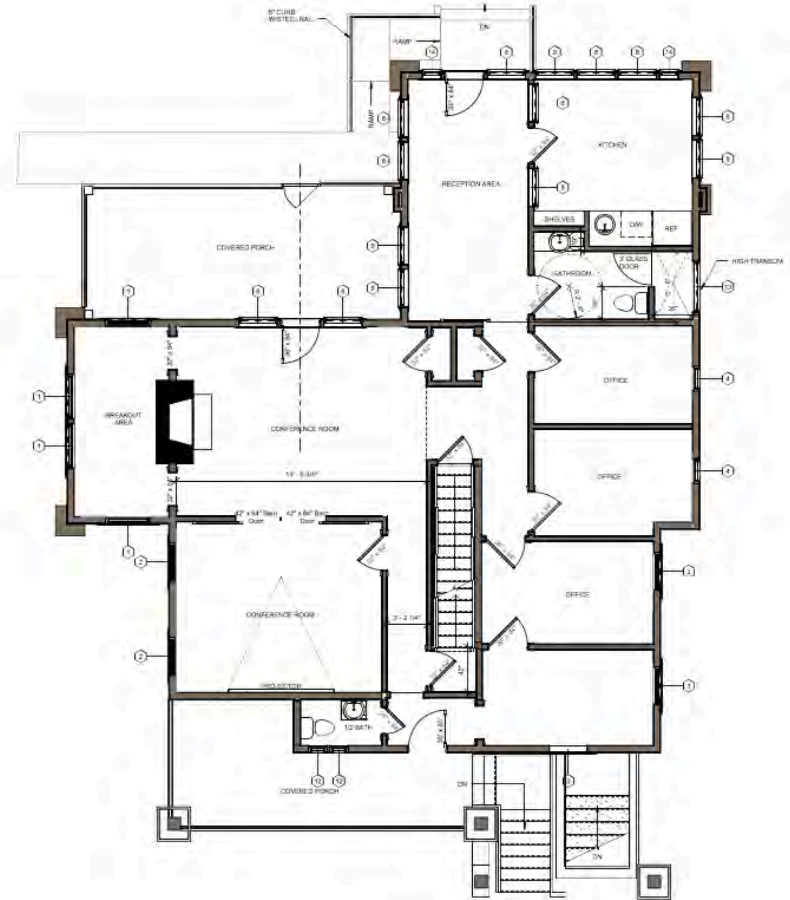
Lower Level (Basement)

## 10. Floor Plan – Main Level



EXISTING/DEMO PLAN

MAIN / FLOOR PLAN / EXISTING

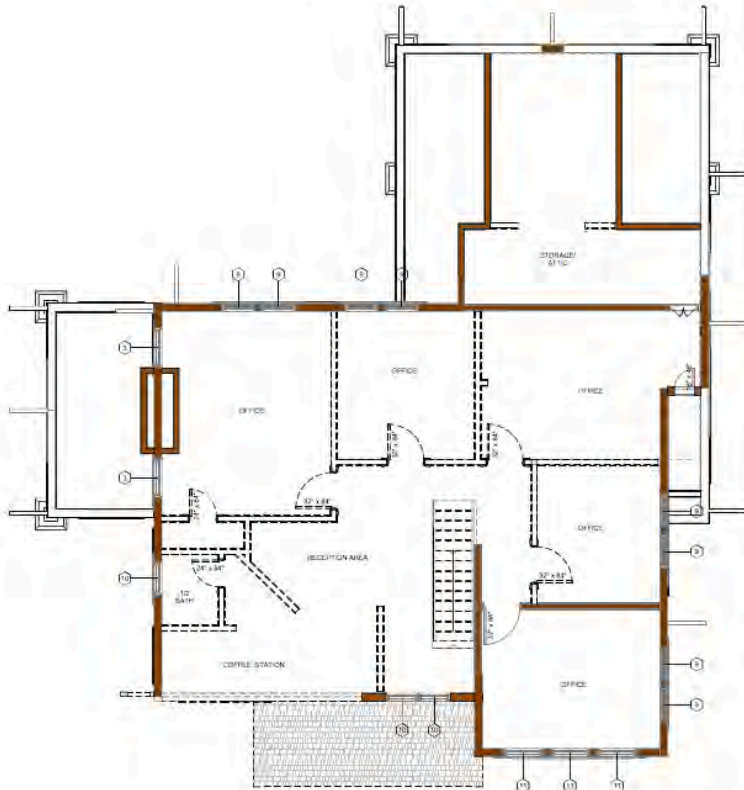


PROPOSED PLAN

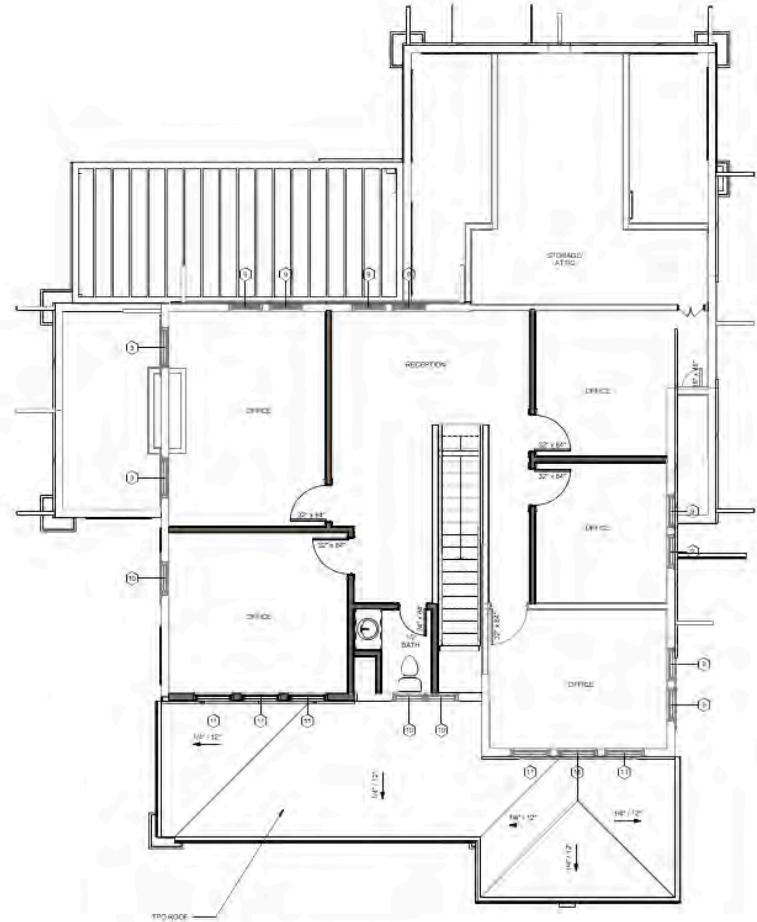
MAIN / FLOOR PLAN / PROPOSED

Main Level

## 10. Floor Plan – Upper Level



EXISTING/DEMO PLAN



PROPOSED PLAN

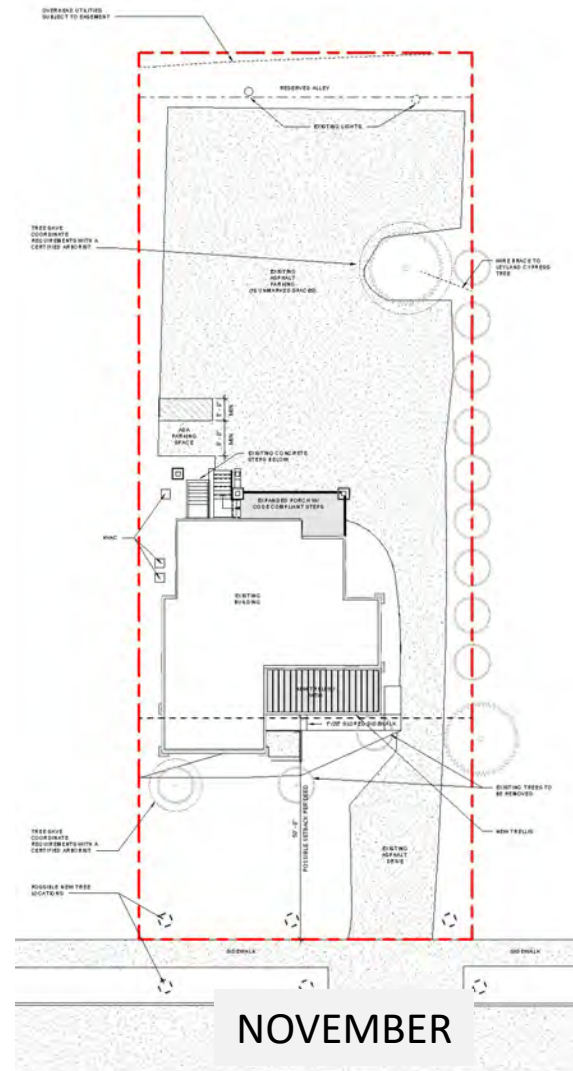
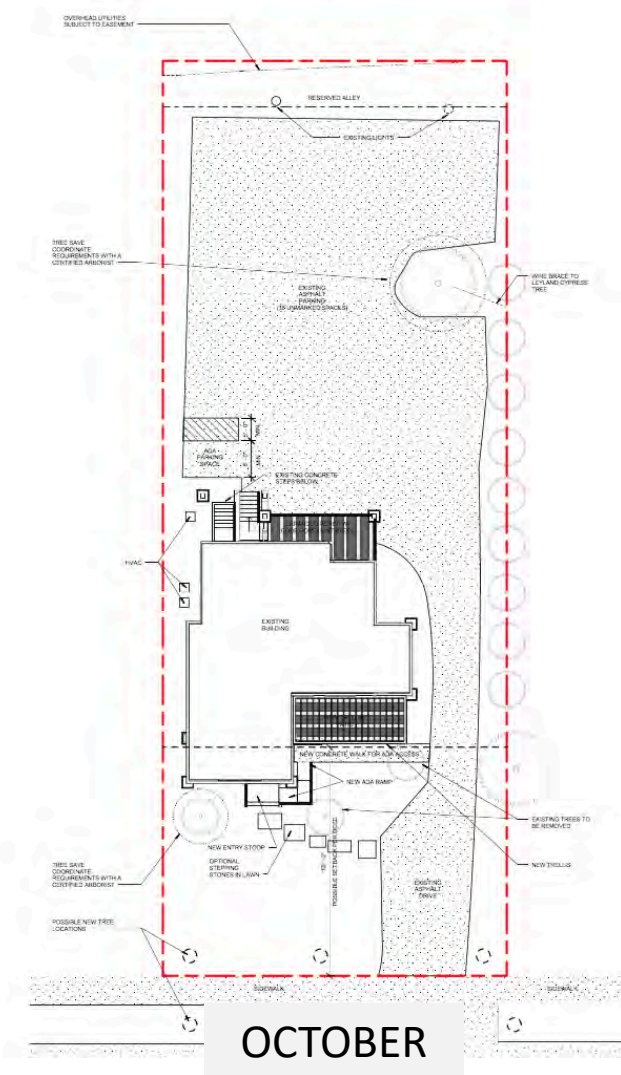
Upper Level



# REVISED PLANS

November 2018

## Site Plan – First Review and Revised Plan



## Front Elevation – First Review and Revised Plan

OCTOBER



NOVEMBER





## Front Elevation – First Review and Revised Plan

OCTOBER



NOVEMBER



## Left Elevation – First Review and Revised Plan

OCTOBER



NOVEMBER



## Rear Elevation – First Review and Revised Plan

OCTOBER



NOVEMBER





## Right Elevation – First Review and Revised Plan

# OCTOBER



NOVEMBER



## Streetscape Elevations



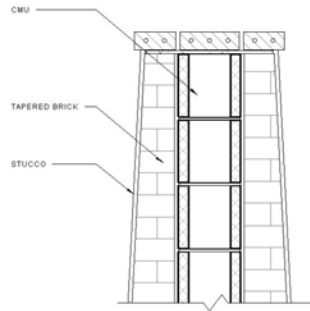
OCTOBER



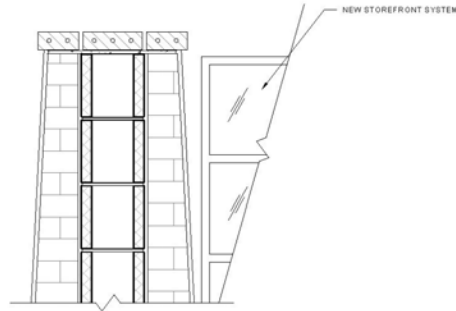
NOVEMBER

# Revised Architectural Details

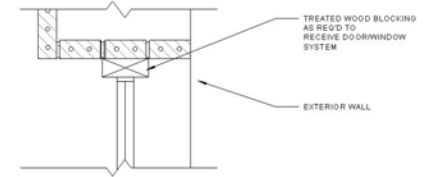
## Columns



EXISTING COLUMNS



COLUMNS W/ NEW DOOR

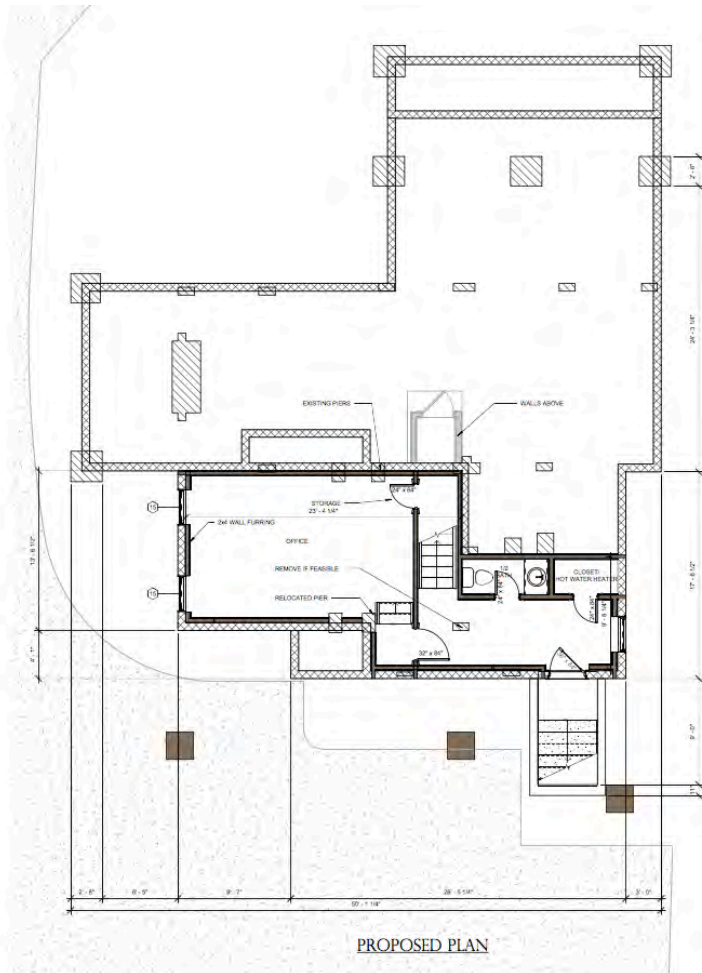


COLUMN SECTION

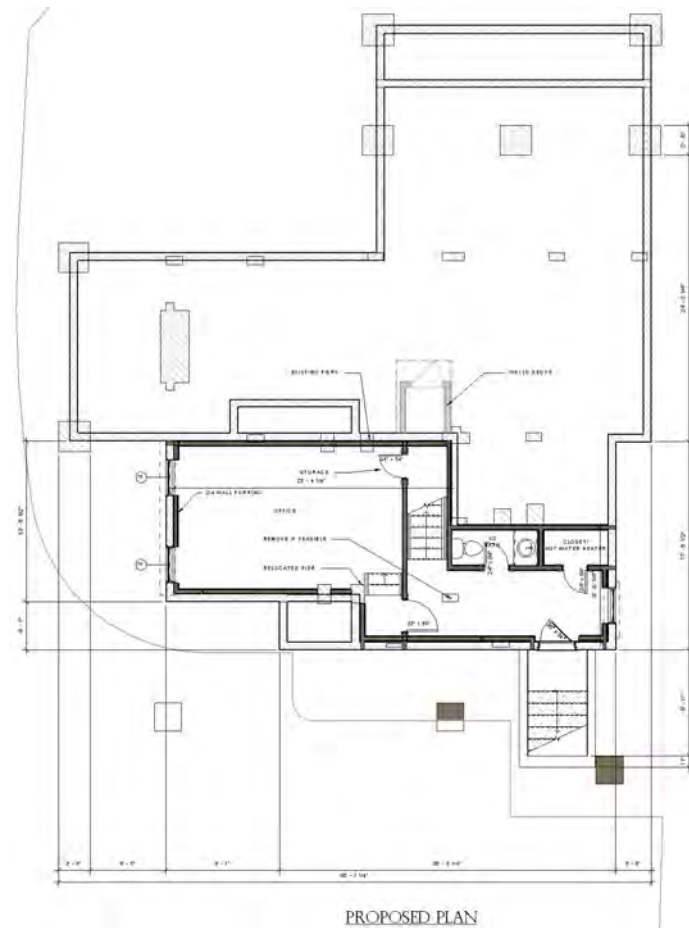




# Revised Floor Plans – Lower Level



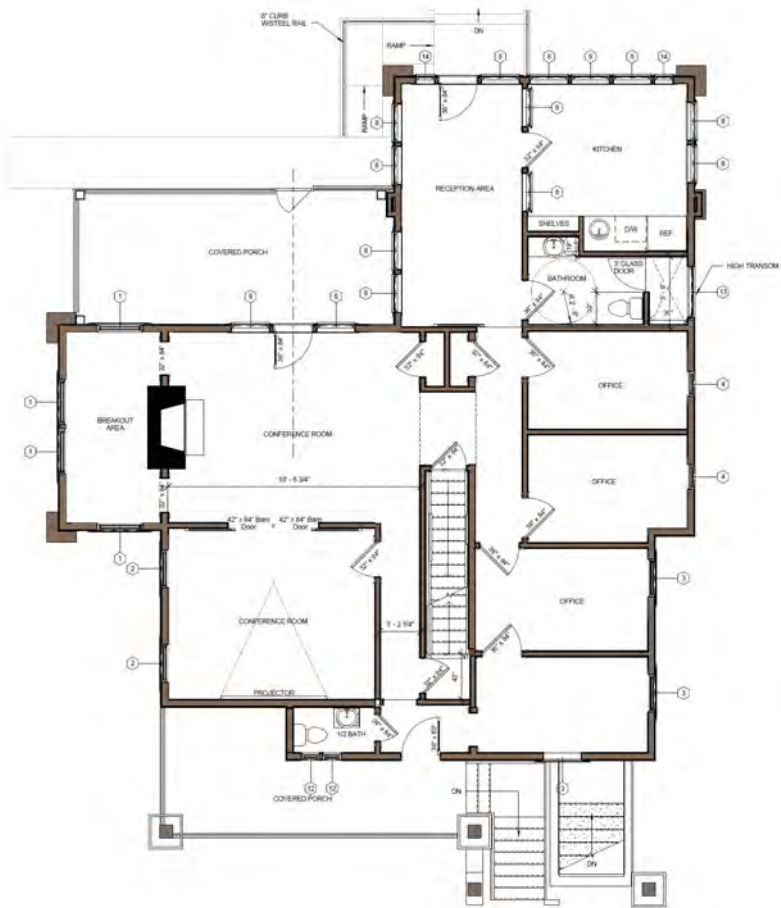
OCTOBER



NOVEMBER



## Revised Floor Plans – Main Level

PROPOSED PLAN

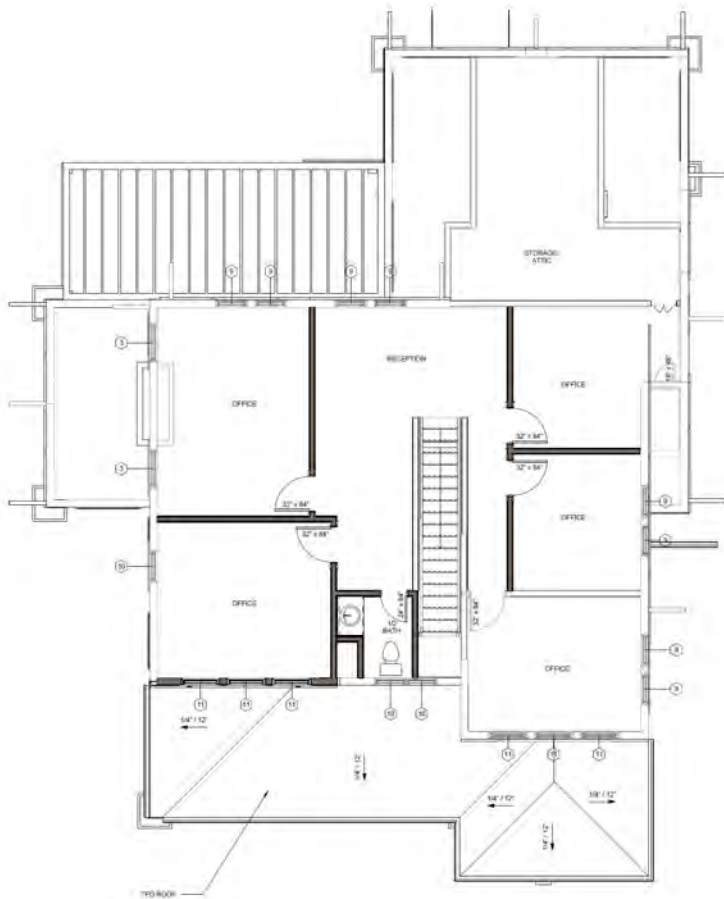
OCTOBER



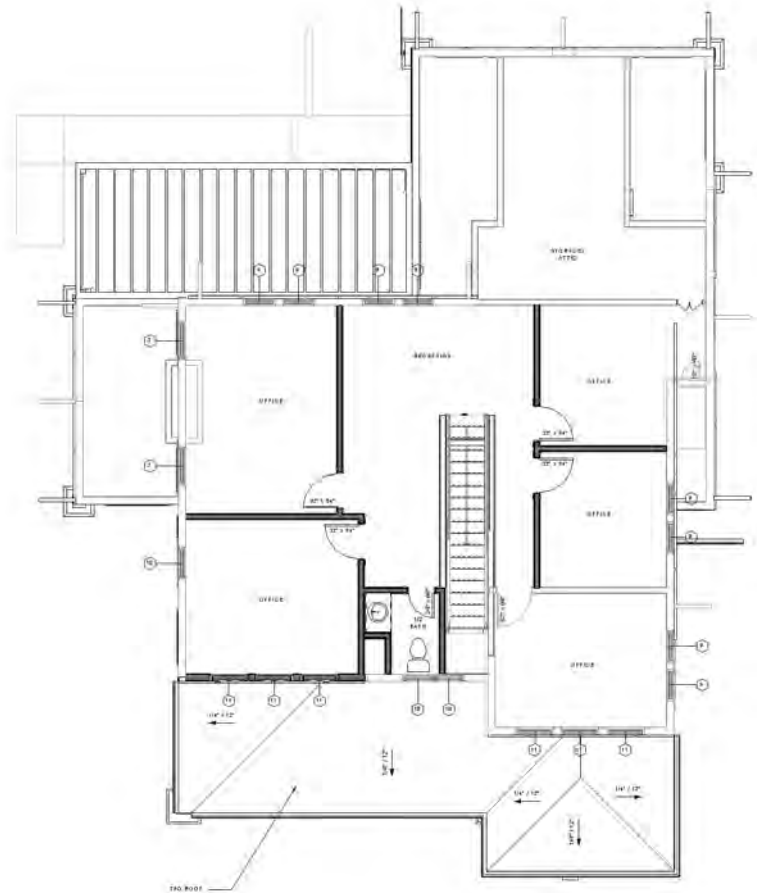
### PROPOSED PLAN

NOVEMBER

## Revised Floor Plans – Upper Level

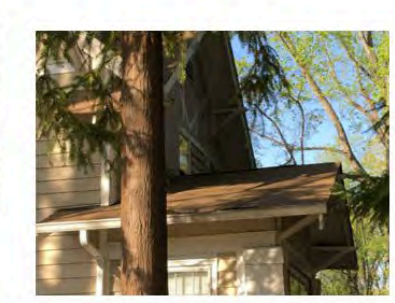
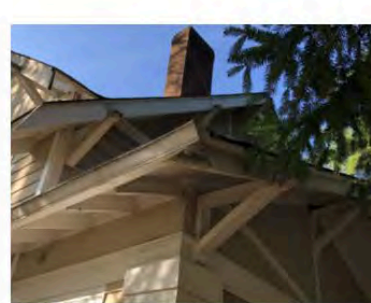
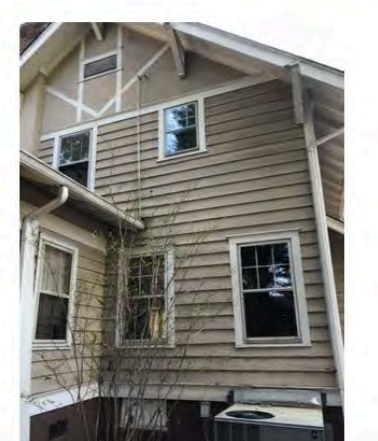
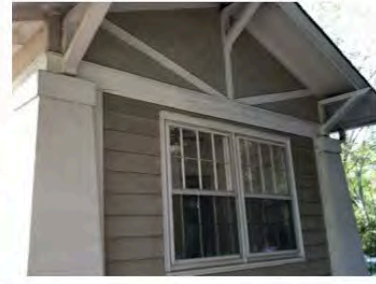
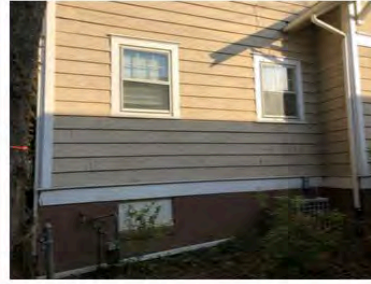


OCTOBER



NOVEMBER

## Existing Photos







## Existing Photos Cont. - Porch



Not Original Windows in Porch Areas







## Existing Photos Cont. – Left Window Damage



## 11. Existing Photos Cont.





Arboguard Tree Specialists  
PO Box 26767  
Charlotte, NC 28221-6767  
Phone: (704) 688-7237 Fax: (704) 688-7238  
Email: bgemberling@arboguard.com



Client	10/25/2018
Red Hill Ventures/1015 East Blvd. LLC Attn: Janelle Collins 1015 East Blvd Charlotte, NC 28203-5713	Proposal #: 20059036-00000770 Account #: 7324561 Mobile: (919) 672-6588 Email: janelle@redhillventures.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Complete work as specified	Fall	\$800.00		\$800.00

For the 2 large Maples located to the immediate left front and central front of the building:

1. Erect barricade fencing beneath their drip-lines to prohibit activities on the critical root zone areas beneath their canopies from drip-line to drip-line.

2. Distribute a layer of at least 4-6" of organic bark mulch over the same root zone areas beneath their canopies from drip-line to drip-line.

<input type="checkbox"/> Complete work as specified	Fall	\$2,100.00		\$2,100.00
---	------	------------	--	------------

For the large Maple located to the immediate left front of the building:

1. Prune to provide light and selective thinning of the extremities to reduce weight; but remove no low or interior limbs and minimize live wood removal to minimize stress.

2. Install 4 brace rods within the trunk areas to stabilize and fortify the defective, weak, "V" crotched stem union at the base of the co-dominant leaders + install 1 cable in the upper crown between the multiple stems.

For the large Chinese Fir located at the immediate right front corner of the building:

1. Take down, cut stump to grade, clean up and remove all resulting limbs, wood and debris.

2. Grind out remaining stump and leave debris for mulch.

<input type="checkbox"/> Inspect & Report	Spring
---	--------

Re-visit to re-examine remaining trees in Spring 2019 after bud break and leaf expansion to monitor their response to our preservation procedures, then prescribe the appropriate course of action moving forward.

NO CHARGE - Complimentary with approval of the above Program.

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbogrow Super Mix	Fall	\$450.00		\$450.00

For the 2 large Maples located to the immediate left front and central front of the building + the large Poplar within the parking lot to the right rear of the building:

Inject critical root zone with Arbogrow Super Mix to provide essential nutrients, biostimulants and mycorrhizae to help improve soil conditions.

Consulting/Prof.Services	Service Period	Price	Tax	Total
--------------------------	----------------	-------	-----	-------



Arboguard Tree Specialists  
PO Box 26767  
Charlotte, NC 28221-6767  
Phone: (704) 688-7237 Fax: (704) 688-7238  
Email: bgemberling@arboguard.com



Client	10/25/2018
Red Hill Ventures/1015 East Blvd. LLC Attn: Janelle Collins 1015 East Blvd Charlotte, NC 28203-5713	Proposal #: 20059036-00000770 Account #: 7324561 Mobile: (919) 672-6588 Email: janelle@redhillventures.com

<input type="checkbox"/> Consultation	Fall
---------------------------------------	------

Consulting Fee for commute to and from site, examination of 5 trees at the site, then preparation of report with recommendations - Value of \$350; but waived or NO CHARGE with approval of above recommendations.

☐ Yes, please schedule the services marked above.

**ACCEPTANCE OF PROPOSAL:** The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Barry Gemberling

Barry Gemberling ISA Certified Arborist SO-0881A


Authorizing Signature

Date



## Harpst, Kristina

---

**From:** Janelle Collins <janelle@redhillventures.com>  
**Sent:** Wednesday, October 31, 2018 1:41 PM  
**To:** Harpst, Kristina  
**Cc:** bryan@marchd.com; TJC   
**Subject:** [EXT] Fwd: Tree Assessment for Building/Property Renovation Site at 1015 East Boulevard, Charlotte, NC 28203

**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please forward all suspicious email to [bad.mail@charlottenc.gov](mailto:bad.mail@charlottenc.gov).

Kristi,

Please read below for more details (part C). Let me know if that will suffice.

Thanks again!

Janelle

Begin forwarded message:

Hi Janelle,

It was my pleasure to meet you this morning and thank you for this opportunity.

As per our communication and your request on Thursday 10/18/18; we arranged to meet on Monday morning 10/22/18 to mutually survey and discuss trees at the building and property renovation site at 1015 East Boulevard and, based on this; I submit the following observations and recommendations:

- A. Large, maturing, double-stemmed Red Maple at the immediate left front corner of the building; does not exhibit any significant or advanced symptoms of decline or decay, is not digressed beyond the point of recovery, can and should be preserved; and should receive the following preservation procedures –
  - 1. Erection of barricade fencing beneath the drip-line to prohibit any activities on the critical root zone areas beneath the canopy from drip-line to drip-line - \$225
  - 2. Distribution of a layer of at least 4-6" of organic mulch over the same root zone areas beneath the canopy from drip-line to drip-line - \$175
  - 3. Soil injection therapy treatment for the same root zone areas beneath the canopy with our organic material to strengthen the root system and improve vigor - \$150
  - 4. Install 4 brace rods within the trunk areas to stabilize and fortify the defective, weak, "V" crotched stem union at the base of the co-dominant leaders + 1 flexible, steel cable in the upper crown between the multiple stems to support the weak stem union beneath - \$125 per brace rod = \$500 + \$250 for the cable = Total \$750



5. With regard to pruning; this tree already had excessive low limbs and excessive interior limbs improperly and inappropriately removed; but still requires light and selective thinning of the extremities to reduce weight - \$350 to perform at the same time as above
- B. Large, maturing Red Maple at the immediate central front of the building; exhibits no significant or advanced symptoms of decline or decay, is not digressed beyond the point of recovery, can and should be preserved; and should receive the following preservation procedures –
1. Erection of barricade fencing, same as above - \$225
  2. Distribution of organic mulch, same as above - \$175
  3. Soil injection therapy treatment, same as above - \$150
  4. Needs no additional pruning at this time; but already received improper and inappropriate excessive removal of low limbs and interior limbs; and has barely enough foliage left in its crown to sustain itself.
- C. Large, maturing Chinese Fir at the immediate right front corner of the building; does not exhibit any significant or advanced symptoms of decline or decay; but excessive lower limbs were improperly and inappropriately removed, its root system is covered by driveway and walkway, it is an evergreen that prefers full sunlight to thrive and the huge Poplar immediately adjacent on the neighboring property + the 2 large Maples also immediately adjacent cause excessive shading that will predispose this tree to decline in the future; therefore it is recommended to –
1. Take down, cut stump to grade, clean up and remove all resulting limbs, wood and debris; then grind out the remaining stump and leave the debris for mulch - \$825 for Removal + \$175 for Stump Grinding = Total \$1,000
- D. Huge Poplar at the far right rear of the property; exhibits a defective, multi-stemmed crown which has received improper and inappropriate plus excessive pruning, the trunk is covered with excessive vegetation preventing proper evaluation for symptoms of decline and decay, the root system has been damaged and compromised by the paved parking lot; this tree should be considered a hazard capable of injuring persons or damaging property and should be removed. It is recommended that you contact Duke Energy, explain that this tree is immediately adjacent to their utility lines and transformer, and should be considered a “danger tree” for their sub-contractor to remove.
- E. Huge Poplar within the parking lot to the right rear of the building; does not exhibit enough significant or advanced symptoms of decline or decay to be considered a hazard to be removed at this time; but the crown was improperly and inappropriately pruned with excessive removal of limbs + the root system has been damaged by the paved parking lot over its root zone; and this tree should receive –
1. Soil injection therapy treatment, same as above, for the available soil areas adjacent to the trunk - \$150 to perform at the same time as the above recommended procedures
- F. Re-visit to re-examine all above (remaining) trees in Spring 2019 after bud break and leaf expansion to monitor their response to our preservation procedures, then prescribe the appropriate course of action moving forward – NO CHARGE with the above Program

The cumulative total investment for ALL of the Procedures for ALL of the trees as outlined and specified above = \$3,350

Our Consulting Fee for the above to include Commute Time (NO CHARGE with other inspections in the area as a professional courtesy due to referral from Henry DeBoer, DeSignia) + Examination Time (1 hour) + Report Preparation Time (1 hour) = 2 hours x \$175 = \$350; but this will be waived if the above recommendations are approved.

Please advise me how to proceed.

Sincerely, Barry

Barry Gemberling  
ISA Certified Arborist, ASCA Consulting Arborist  
Senior Corporate Arborist – The Carolinas  
Vice President & Branch Manager  
Arborguard Tree Specialists  
704-578-5662