LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 508 East Boulevard

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant / David Furman, owner

The application was continued from February for the following items:

1. Additions, page 7.2, item 6. Not meeting compatibility with the existing building related to massing, form, directional expression, and fenestration.

2. The HDC review was limited to the above, and all other factors are still on the table for review.

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story Colonial Revival structure constructed c.1900. Architectural features include a large front gable pediment with Palladian-inspired three-part window, a wraparound porch (partially enclosed) with Doric columns, a decorative front entrance with a transom and sidelights, corner trim detailed as square columns, wood lap siding, and 6/1 windows. The house shares a lot with 500 East Boulevard, with the lot measuring approximately 150’ x 140’.

Proposal

The proposal is an addition no taller or wider than the existing structure but will increase the square footage greater than 50%. The new addition will connect at an existing one-story element at the rear. The addition is shorter than the main ridge by 1’-6”. Materials are Hardie Artisan siding with an exposure to match existing, wood shingle siding in the rear gable to match existing, and a combination of fixed and casement aluminum clad windows. All roof and trim details will be wood to match existing. The proposal includes the removal of one canopy tree.

Revised Proposal – March 13

1. Reduced the size, altered directional expression, and re-designed massing to be compatible with the existing building

2. Fenestration changed to match the historic windows
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

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

### Staff Recommendation

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Minor revisions may be reviewed by staff.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet O.S. 47-30 recording requirements.

This _____ day of __________ 2017.

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

WINTHROP AVENUE

EAST BOULEVARD

LYNDHURST AVENUE

A.G. ZOUTEVELLE
SURVEYORS
1418 East 5th St. Charlotte, NC 28204
Phone: 704-372-3444 Fax: 704-372-9555
Firm License No. C-1054

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Building Heights Sketch of
500 BLOCK of EAST BOULEVARD
FACING SOUTHWEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
September 1, 2017

Scale: 1" = 20'

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 or top of curb, front yard grade ("Street"), 1st level, and rooftop of the houses depicted herein. No reworkyard or sideyard measurements were made. The heights shown herein 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.