LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 630 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Andrew Woodruff/Sheena Patterson

Details of Proposed Request
Existing Conditions
The existing structure is a 1.5 story brick cottage-style house constructed in 1925. Design features include a steep side gable block with steeply pitched front gable projection, engaged front porch on square columns. Adjacent structures are one to two story houses and multi-family dwellings. Lot size is approximately 50’ x 150’.

Proposal
The proposal is a new covered porch to replace an existing deck. Design features include a new brick chimney, square wood columns to match existing, and a brick foundation. To accommodate the new porch roof, a pair of double-hung windows on the main house will be replaced with smaller windows to match existing. An alternate proposal includes enclosing the porch with Simulated True Divided Light (STDL) wood casement windows and painted wood panels. All traditional materials to match existing. The existing deck is over a concrete pad. No changes made to the existing landscape wall around the tree or the paver patio in the rear yard. No changes to rear yard permeability.

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.
### Staff Recommendation

1. The proposal for the rear porch is not incongruous with the District and meets the guidelines for Additions, 7.2 and New Construction above.
2. Minor revisions may be reviewed by staff.
HDC-2019-00264
PID: 12109346
LOCAL HISTORIC DISTRICT: DILWORTH
PROPOSED PROJECT: ADDITIONS
June Meeting 2019
The Patterson Porch

PROJECT INFORMATION:

FIRST FLOOR: 360 SF (Un-heated)
BASEMENT FLOOR: 360 SF (Un-heated)

TOTAL GROSS: 720 SF

OWNER: Todd and Shenna Patterson
R. Andrew Woodruff, R.A.
630 E. Tremont Avenue
Charlotte, NC 28203
336-423-7340

ARCHITECT: Woodruff Architecture (#53240)
R. Andrew Woodruff, R.A. (#6682)
2301 Greenway Avenue
Charlotte, NC 28204
704-953-5994

Project Description

New two-story porch to replace existing elevated wood deck. Existing deck to be demolished and new elevated covered porch to align with main floor. Lower covered porch at existing walk-out basement. Alternate will enclose covered porch into heated square footage.

All materials and detailing to comply with Charlotte Historic District Guidelines.

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Patterson Porch Project

Backyard view of porch – Visible from Springdale
New 2-story covered porch & existing rear of house.
(Footprint to match approximate size of existing deck in same location.)
The Patterson Residence
March 15th, 2019

Remove exist. deck
Remove exist. stairs
Remove retaining walls as reqd.

Rear Perspective Sketch – EXISTING
n.t.s.
The Patterson Residence
March 28th, 2019

Brick chimney
 beyond
 painted wood beams, columns w/ simple trim
 Painted wood railings

Rebuild steps & tie into existing base
Brick walls & porches & porch base

New porch floor. Tie into existing

Rear Perspective Sketch – PORCH
n.t.s.
First Floor Plan - EXISTING

1/4" = 1'-0"
Remove existing wood retaining wall & excavate exist. ground as req'd.

Remove existing wood deck columns as req'd.

Remove portions of exist. concrete slab as req'd for new construction

Remove deck alone

Remove existing wall as required

Remove existing stairs as req'd.

Protect existing terrace & landscape/hardscape elements not disturbed by construction (HVAC)

Basement Floor Plan - EXISTING

1/4" = 1'-0"
Existing dormer

Existing house

Remove existing wood deck/rail/structure

Remove existing retaining wall & excavate as req'd. for new construction

Protect existing terrace during construction & demolition

Side Elevation - EXISTING

1/4" = 1'-0"
Rear Elevation - EXISTING

1/4" = 1'-0"
First Floor Plan — NEW PORCH

1/4" = 1'-0"

ALTERNATE: New full-masonry brick fireplace (wood burning) with stone hearth - G.C. to coord. A/V requirements (gas starter)

New porch floor - t&g. stained wood or stone.

Stained wood beams above W/ t&g. painted ceiling (two weather-proof fans & 4 w/p cas on Rh side) - Slanted ceiling with cavity for storm窗口s. R.30 insul.

New painted wood screened door W/ 2 panels for historic profile

Painted wood steps & railings as per code

Wood rail 36" with 2x2 pt. wood pickets @ 5" o.c.

Line of screen - black, flexible insert screen W/ pt. wood steps

Structural p.t. posts with painted wood column covers with historic base & cap trim to match front porch

R. Andrew Woodruff
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2301 Greenway Avenue
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The Patterson Porch
630 E. Tremont Avenue
Charlotte, NC 28203

5/10/2019
Basement Floor Plan - NEW PORCH

1/4" = 1'-0"

Brick retaining wall to match existing house
Masonry opening (see elevations)
Brick/masonry base of fireplace above. ALTERNATE
Patch existing concrete floor or new concrete floor at basement level.
Box out structural beam as req'd with painted wood.
T&G wood ceiling with recessed weather-proof cans on each side. (Painted or stained)
New brick opening
New wood stair by code (7½" riser w/ 11" tread w/ 1½" nosing) F.I.V.
Brick arch above
Protect existing terrace as req'd.
New valley at existing roof/new roof connection w/full metal flashing

New chimney - cricket & metal step flashing as req'd

Continuous non-corrode metal flashing e. roof/wall connection (typ.)

New roof with shingles to match existing house with curb, weather & ice shield under-layment (or ALTERNATE standing seam metal roof to be approved by Charlotte Historic)

Painted wood fascia/eave/soffit to match existing house in dimension & detail

Roof Plan - NEW PORCH

1/4" = 1'-0"
Existing dormer/roof

Brick chimney with redlock &
solder course cap with 1" projection (ALTERNATE)
Painted wood soffit/fascia/cove
to match existing house
Painted wood siding to match existing house

Painted wood beam cover w/ 6" height
P.T. wood posts with p.t. wood
column covers - simple historic
profile cap & base to match front porch

New wood guard rail e 34"
A.I.F. (e.g., wood pickets w/ square edges e $10.00)

Flexible black insect screen
w/ low profile painted wood
steps

Brick foundation/retaining wall with brick & mortar to
match existing house

Field verify final finish grade
to slope away from house
Existing terrace to remain.

Side Elevation - NEW PORCH

1/4" = 1'-0"
ALTERNATE to include walls & windows to enclose porch into heated square footage.

New windows are painted wood s.i.d. fixed with historic putty profile - low-e, thermally-insulated glass.

New painted wood paneling with JLC frame & marine-grade plywood.

Side Elevation - NEW PORCH (Alternate)

1/4" = 1'-0"
New pair smaller d.h. windows to match exist. size & trim. Painted wood s.d.H. - Patch siding as req'd.

New roof to match exist. house - cont. non-corrosive metal flashing & roof/wall connection

Eave, soffit, fascia to match exist. house - (ptl. wood) painted wood beam covers painted wood column covers with simple cap & base with historic profile

New painted wood rail & 36" Apr w/ 2x2 ptl. wood pickets & 2x4 oc.

New painted wood stair & rail as per code

New brick base wall for foundation & retaining - brick, mortar, & master joint to match existing house

Flat brick arch w/ raw edge. (cont.)

ALTERNATE: Full-masonry brick wood-burning fireplace to match existing house
Rear Elevation - NEW PORCH (Alternate)

1/4" = 1'-0"