

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 508 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Thomas W. Goebel

Details of Proposed Request

Existing Context

The existing home is a one story Colonial style residence constructed in 1930. It is listed as a Contributing structure in the Dilworth National Register of Historic Places.

Proposal

The project is an addition to front and rear of the house. The front addition includes a new shed dormer on the right side, a new porch roof and columns, and a front gable that extends to the rear. The new ridge height is +/- 3'-4". The rear addition includes shed dormers on side elevations, a covered rear porch and outdoor chimney. Windows and other trim details will match the house. Mature trees will remain.

Policy & Design Guidelines – Additions, page 36

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission Case 2017-052
HISTORIC DISTRICT: DILWORTH
ADDITION





EXISTING COLUMN DETAILS



EXISTING RAKE-EAVE DETAILS



EXISTING SIDEWALK RELATIONSHIP



EXISTING DRIVEWAY SIDE ELEVATION



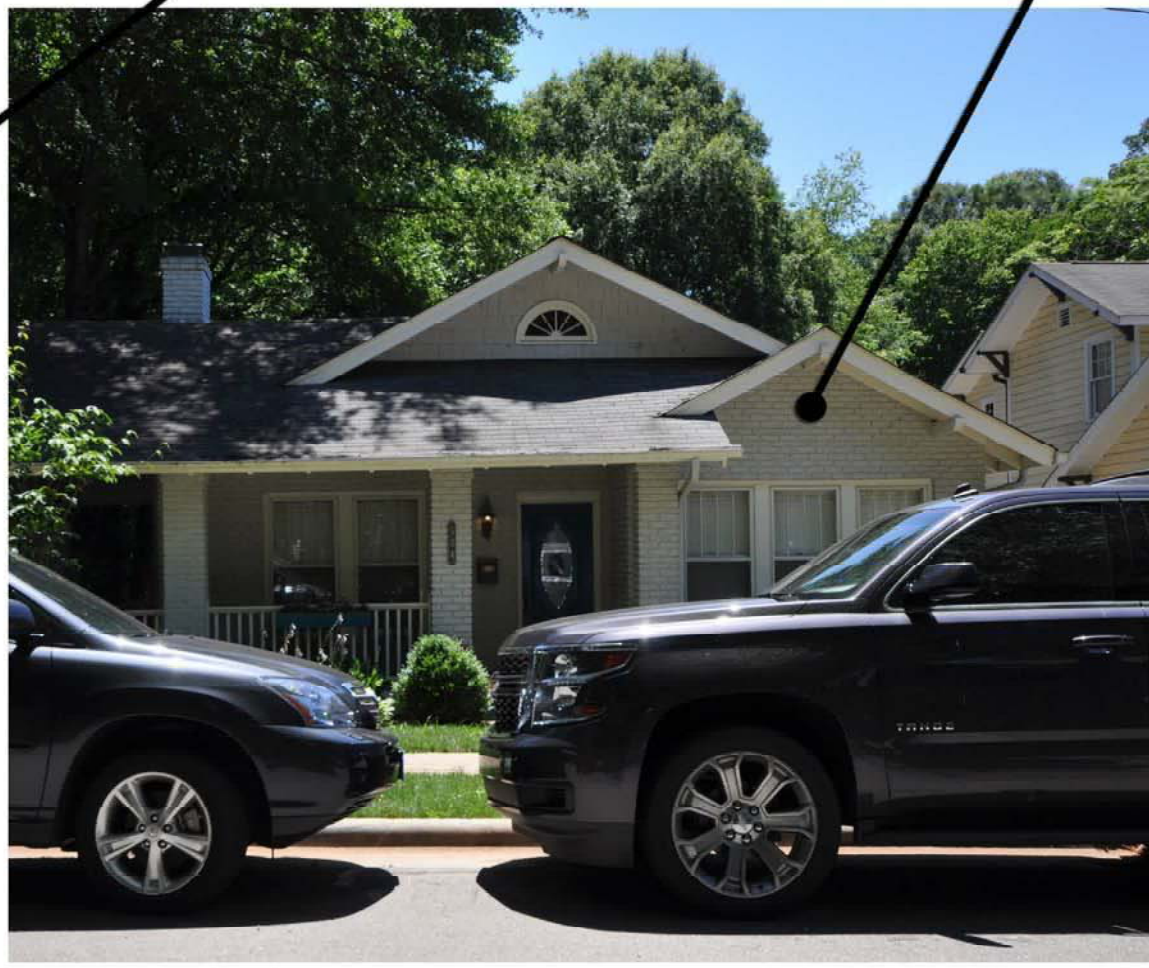
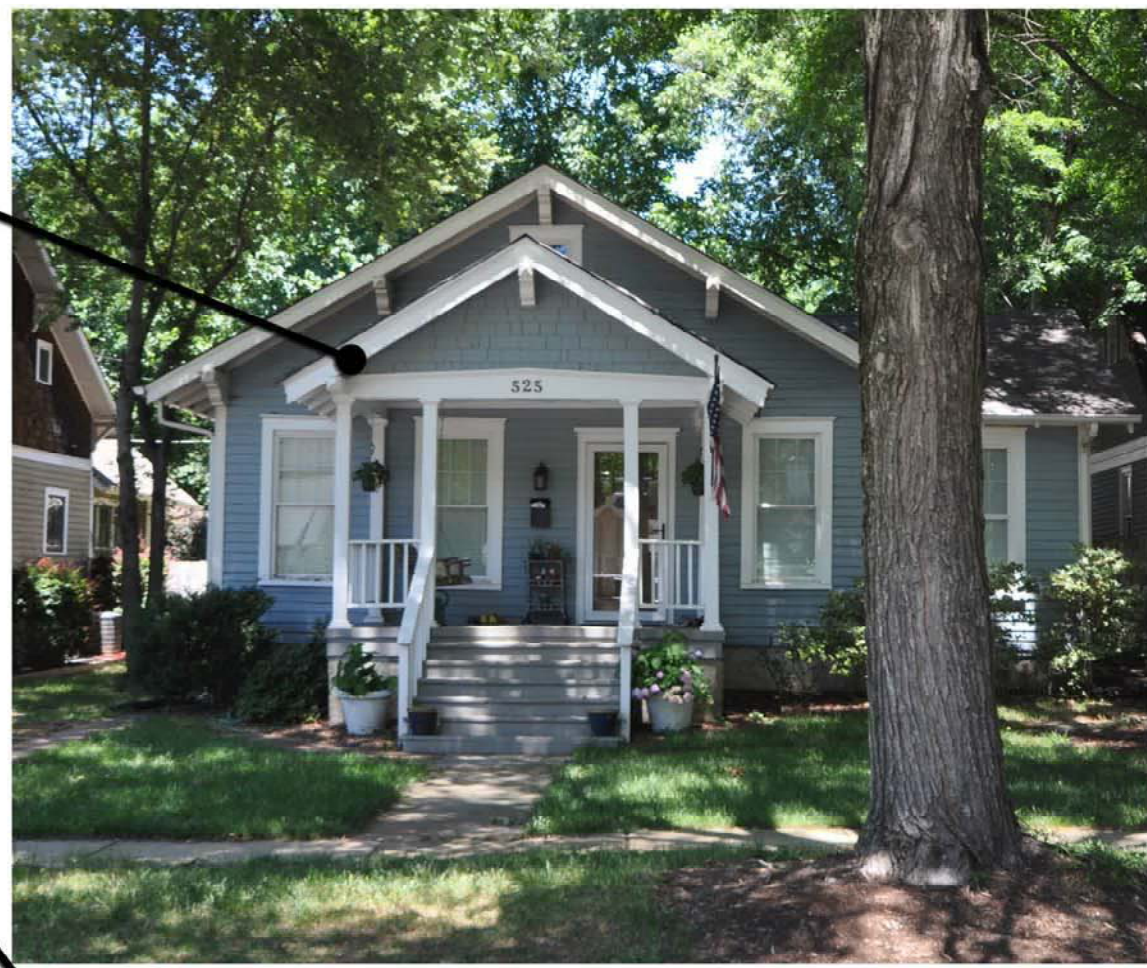
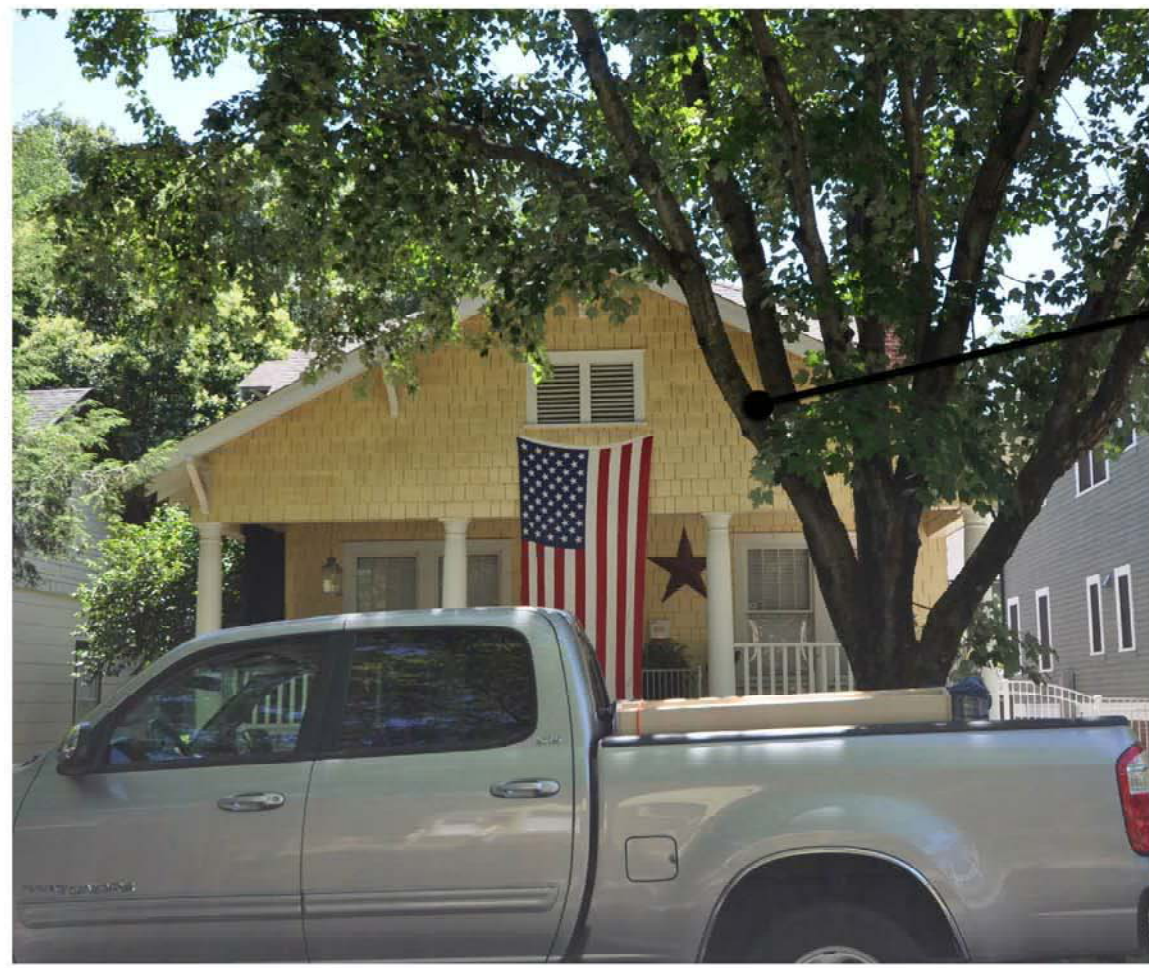
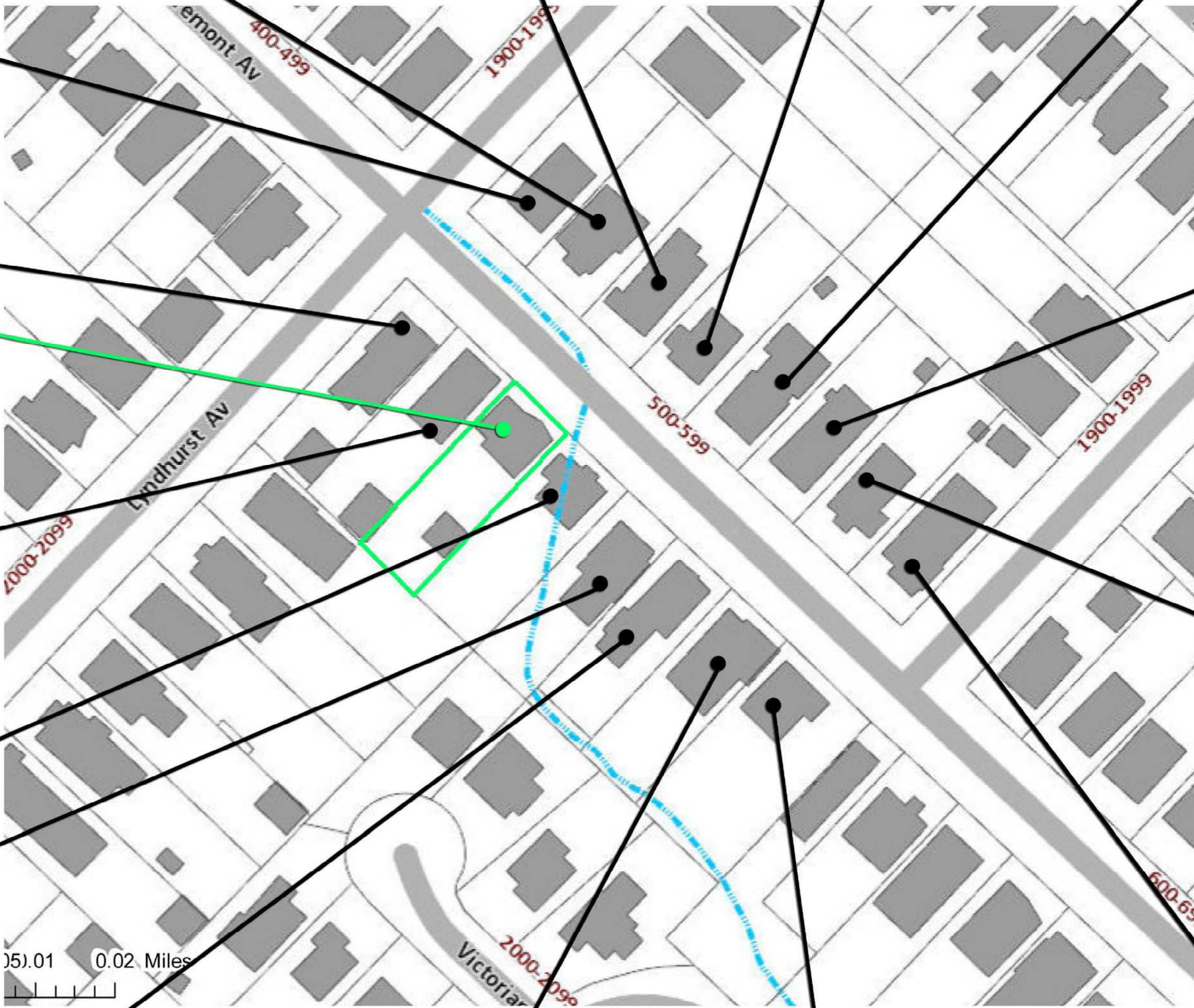
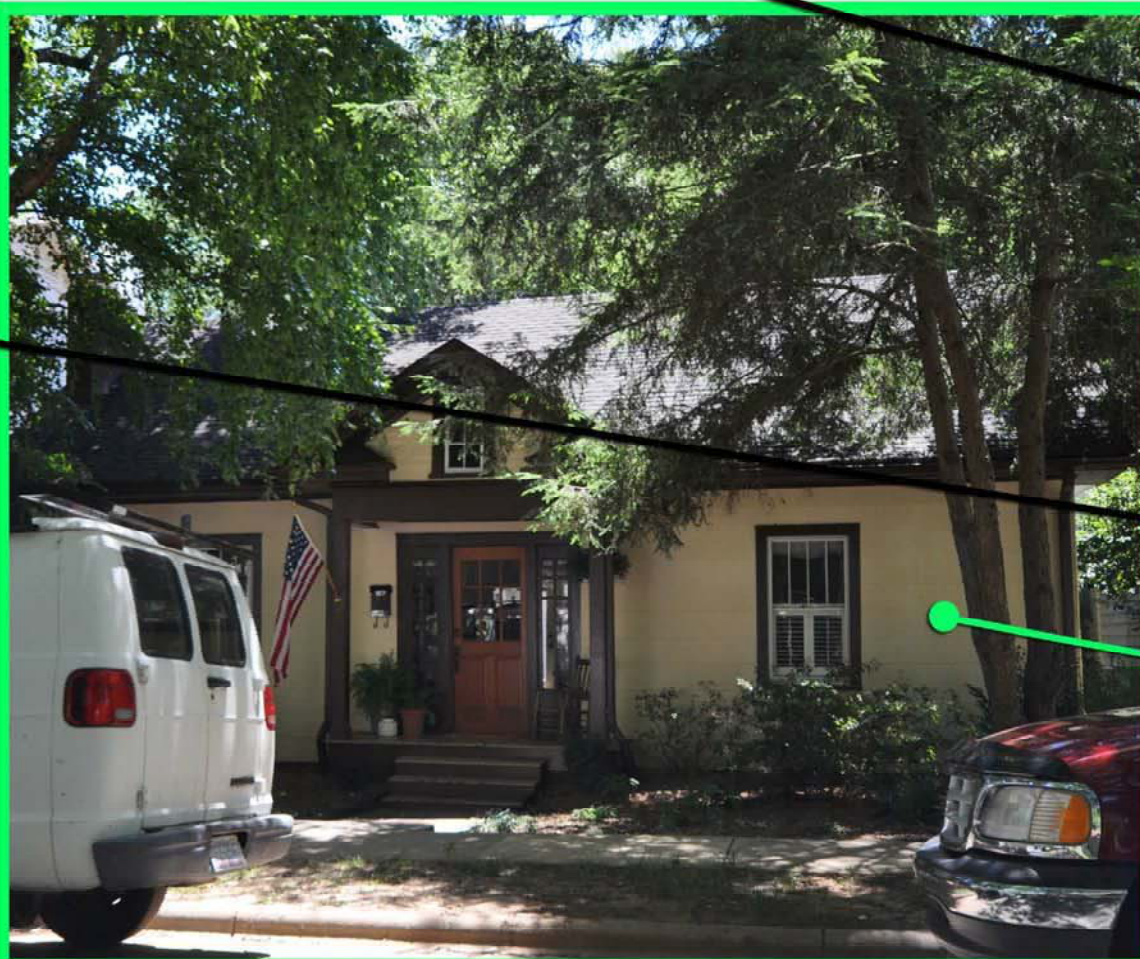
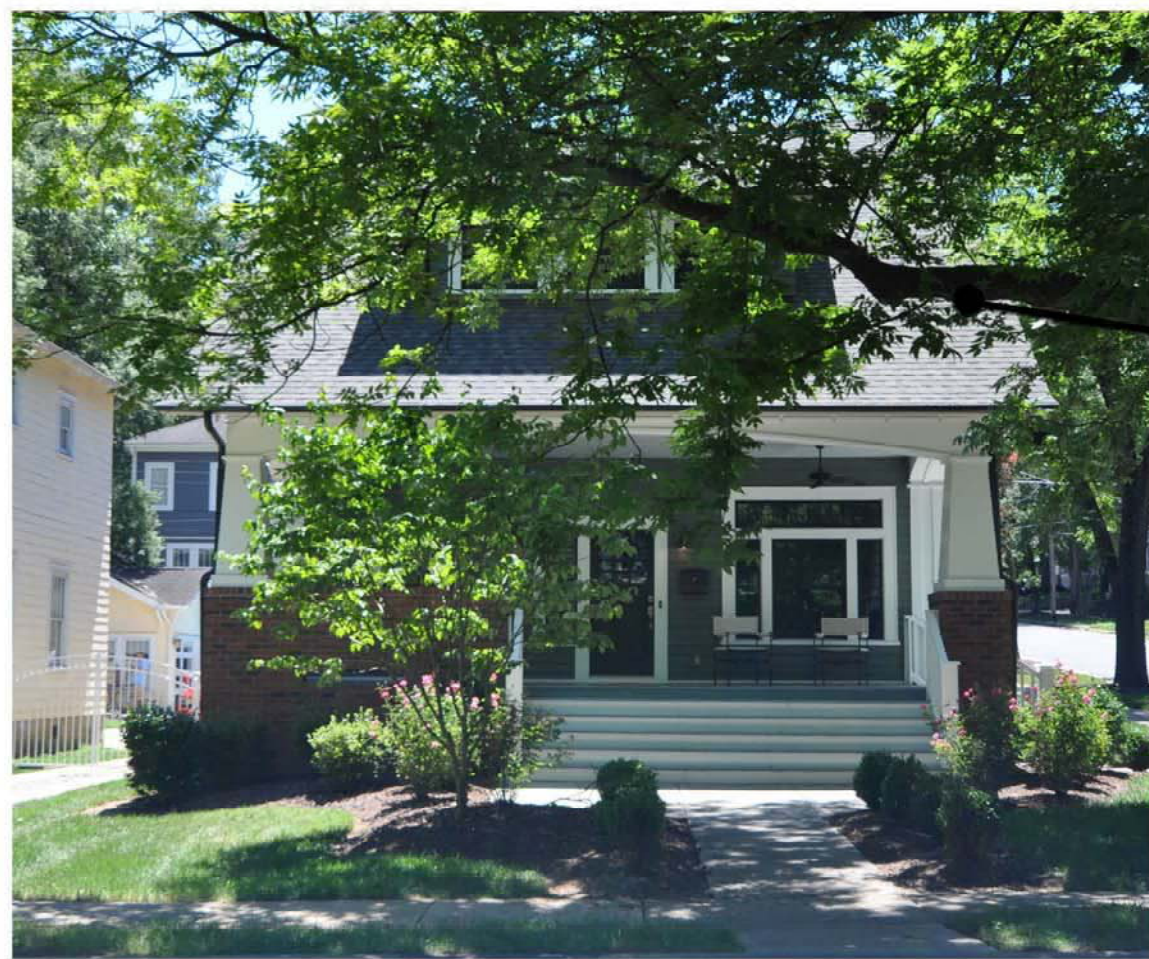
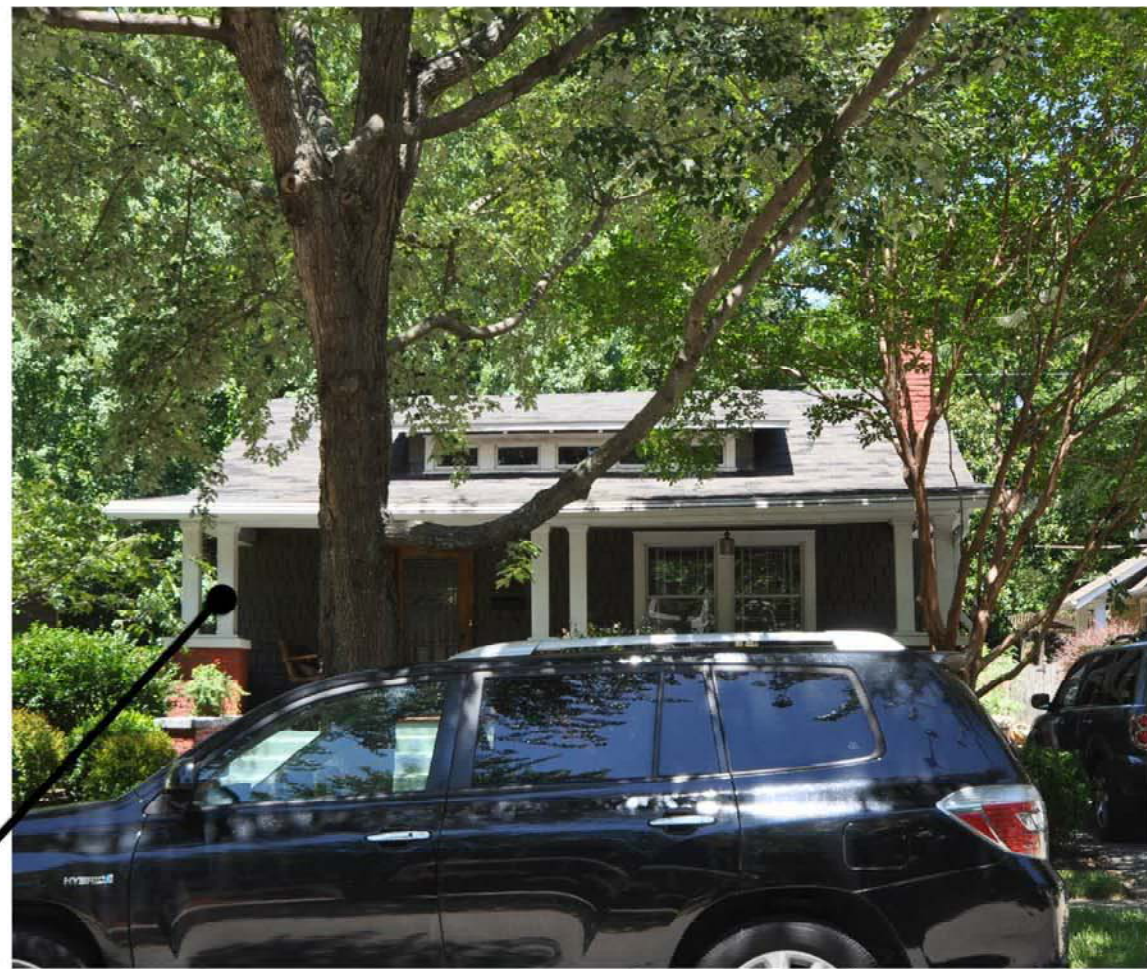
EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



GOEBEL ADDITION / RENOVATION

526 E. Tremont Ave.
Charlotte, NC 28203

DATES:

- Existing 2011
- Schematics 11 May 2011
- Progress Drawings 20 June 2011
- Historic District Application 21 June 2011
- Preliminary Pricing 28 June 2011
- NOT FOR CONSTRUCTION
- Progress Drawings
- Final Pricing
- Revisions

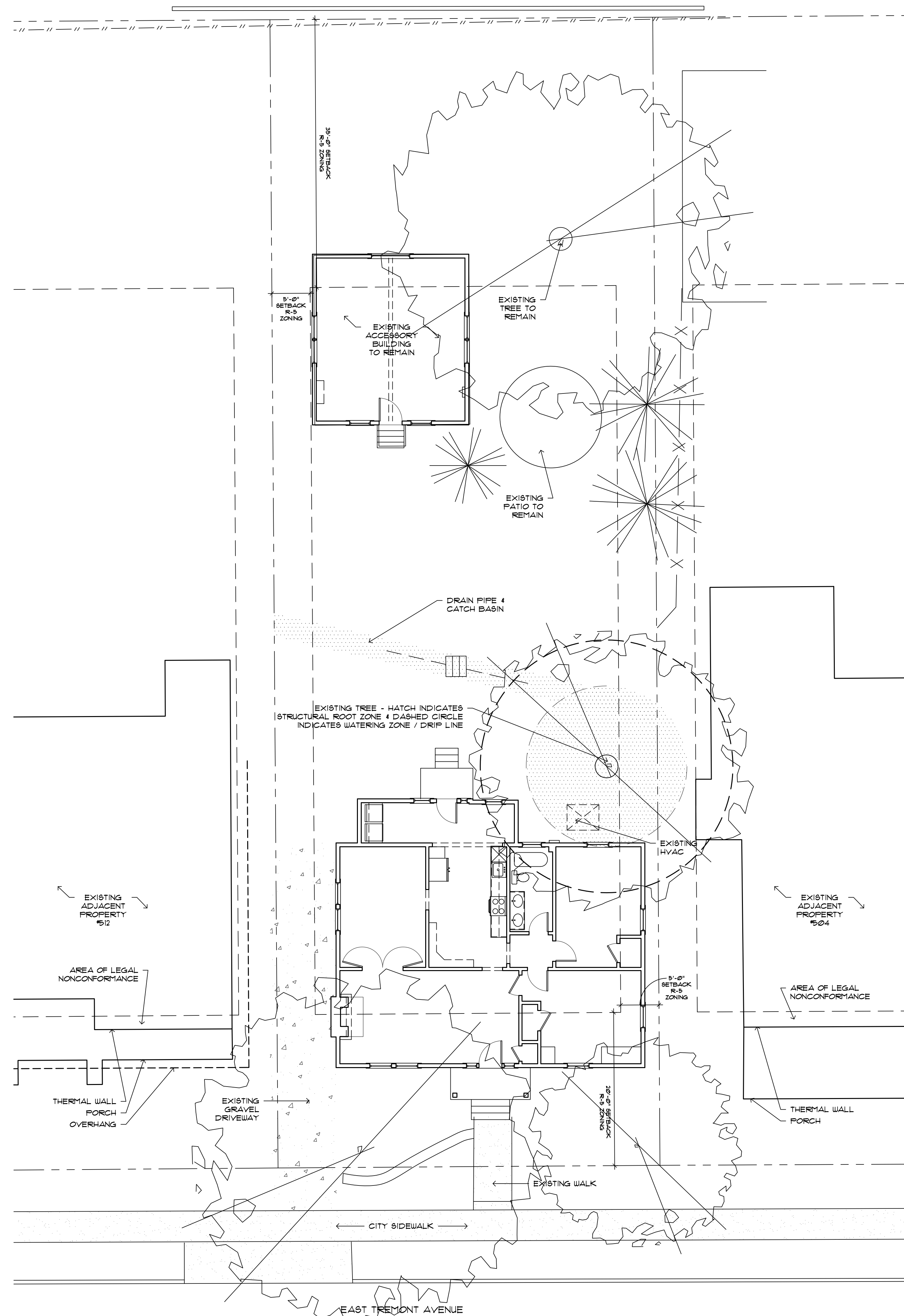
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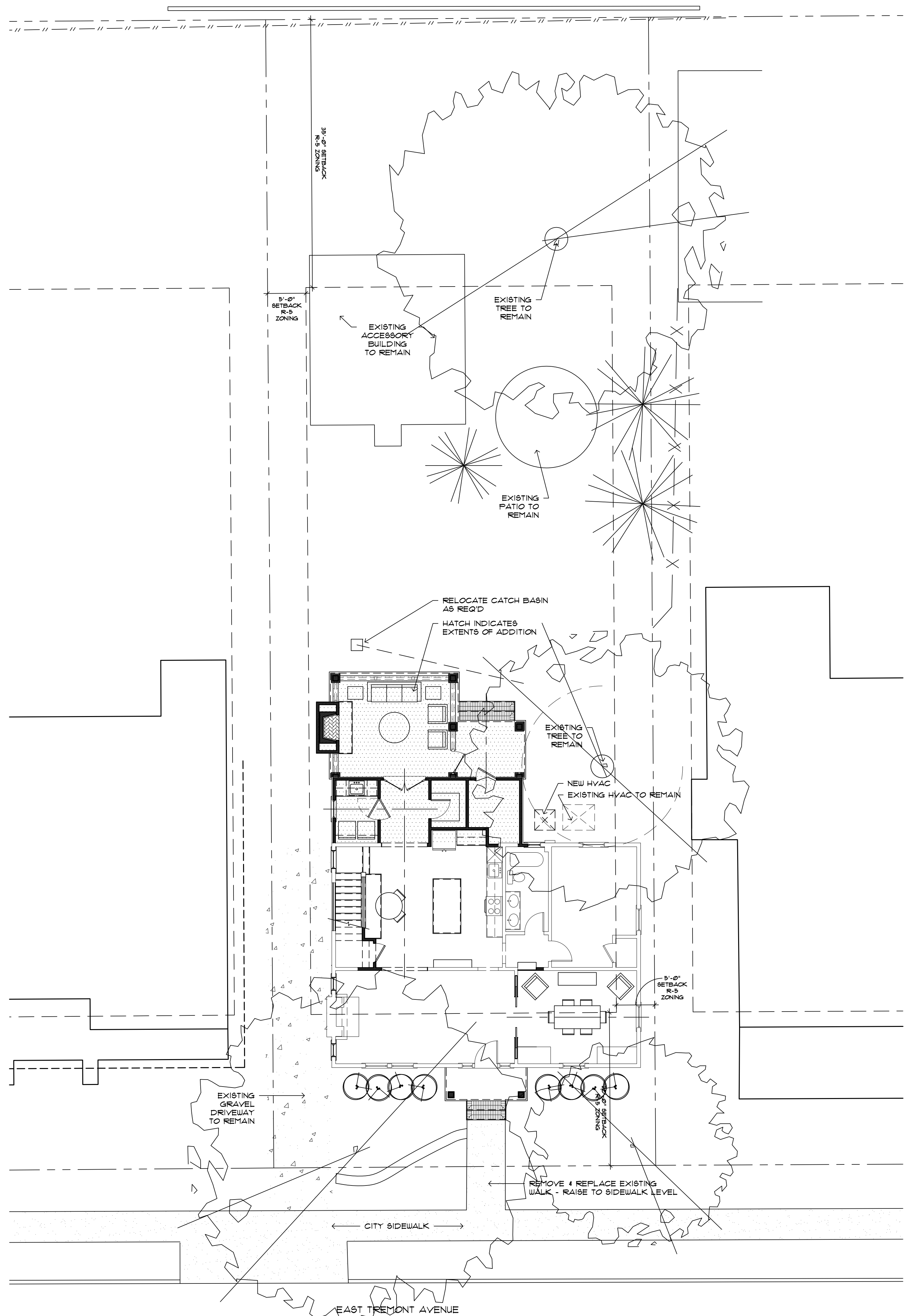
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CONTEXT /
ADJACENT
STRUCTURES

A0.2



1 EXISTING SITE PLAN
A01 SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN
A01 SCALE: 1/8"=1'-0"

0 2 4 8 16

GOEBEL ADDITION / RENOVATION

528 E. Tremont Ave.
Charlotte, NC 28203

DATES:

- Existing: 6 March 2011
- Schematics: 11 May 2011
- Progress Drawings: 20 June 2011, 21 June 2011, 26 June 2011
- Historic District Application: 30 June 2011
- Preliminary Pricing: NOT FOR CONSTRUCTION
- Progress Drawings:
- Final Pricing:
- Revisions:

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SITE PLANS

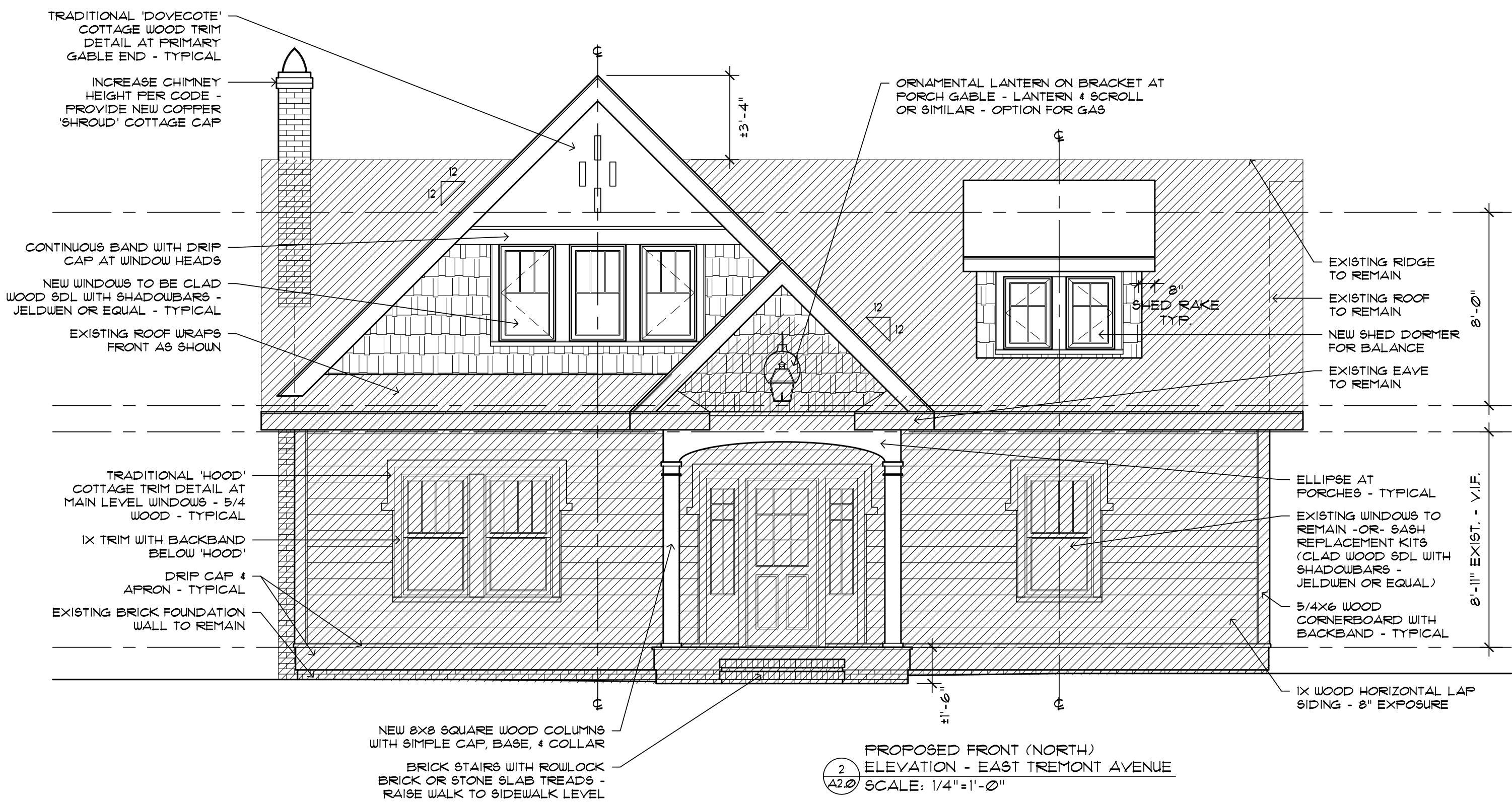
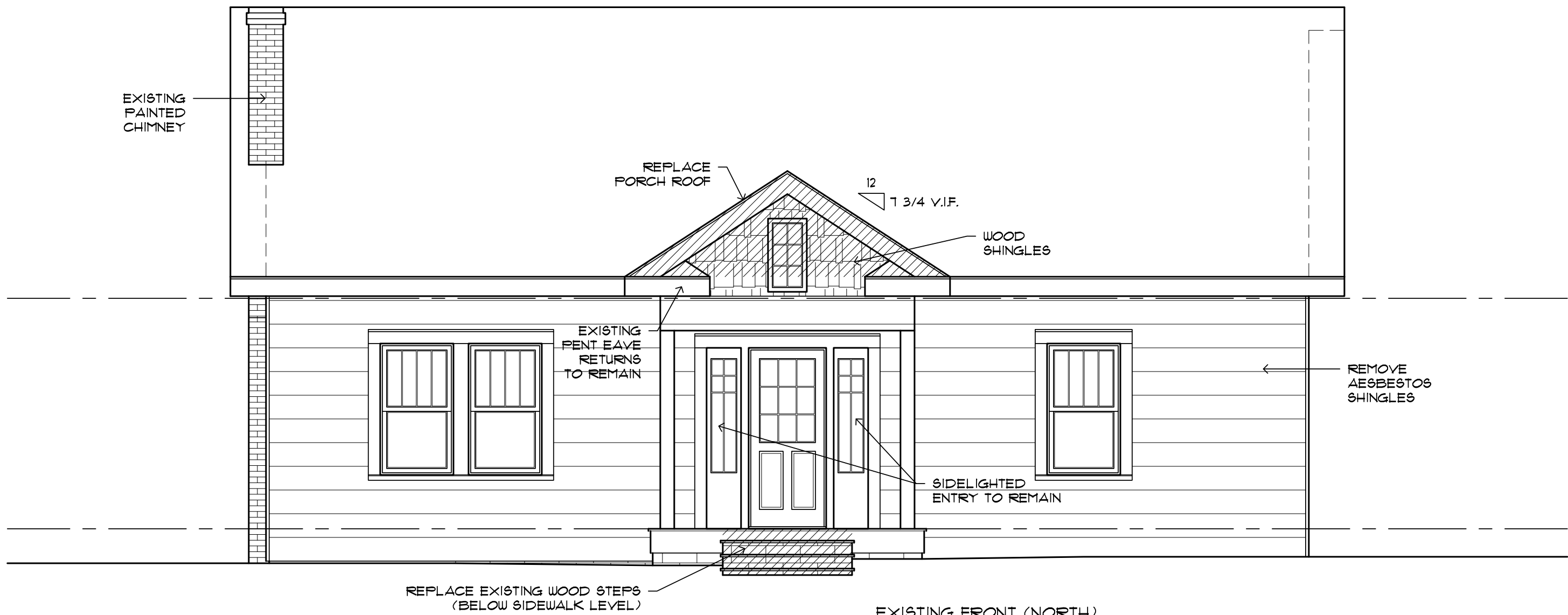
A0.3

GOEBEL
ADDITION /
RENOVATION

526 E. Tremont Ave.
Charlotte, NC 28203

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Existing
6 March 2011
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ELEVATIONS

A2.0

GOEBEL
ADDITION /
RENOVATION

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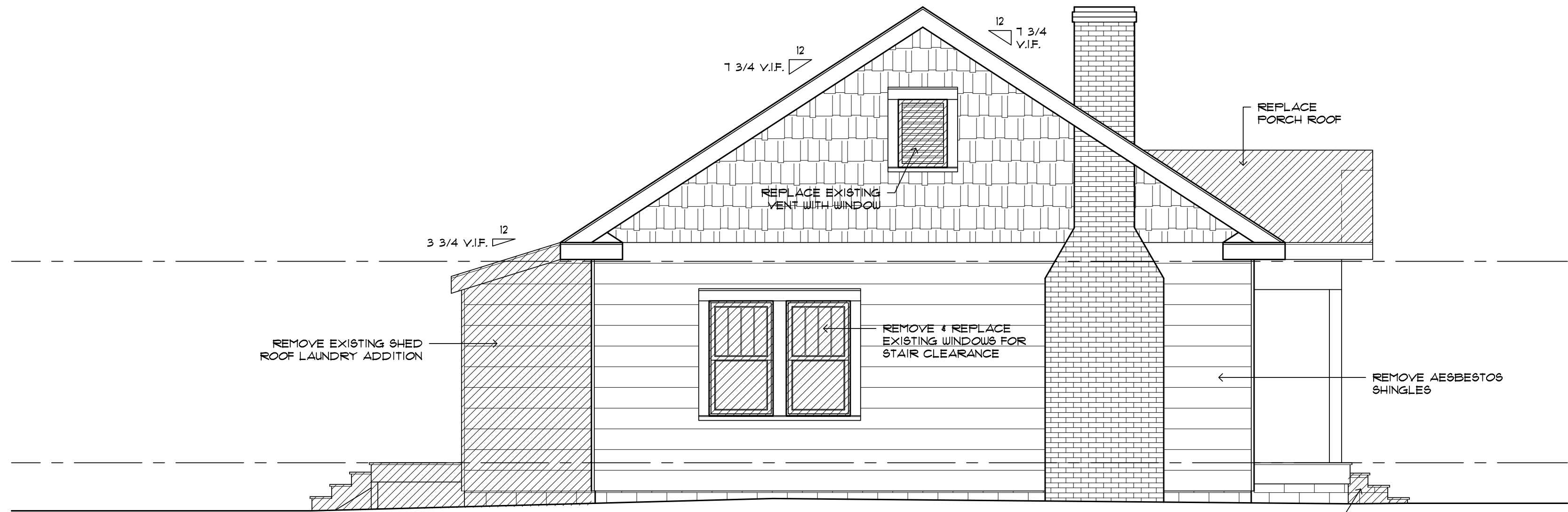
Historic District Application
30 June 2011

Preliminary Pricing
NOT FOR CONSTRUCTION

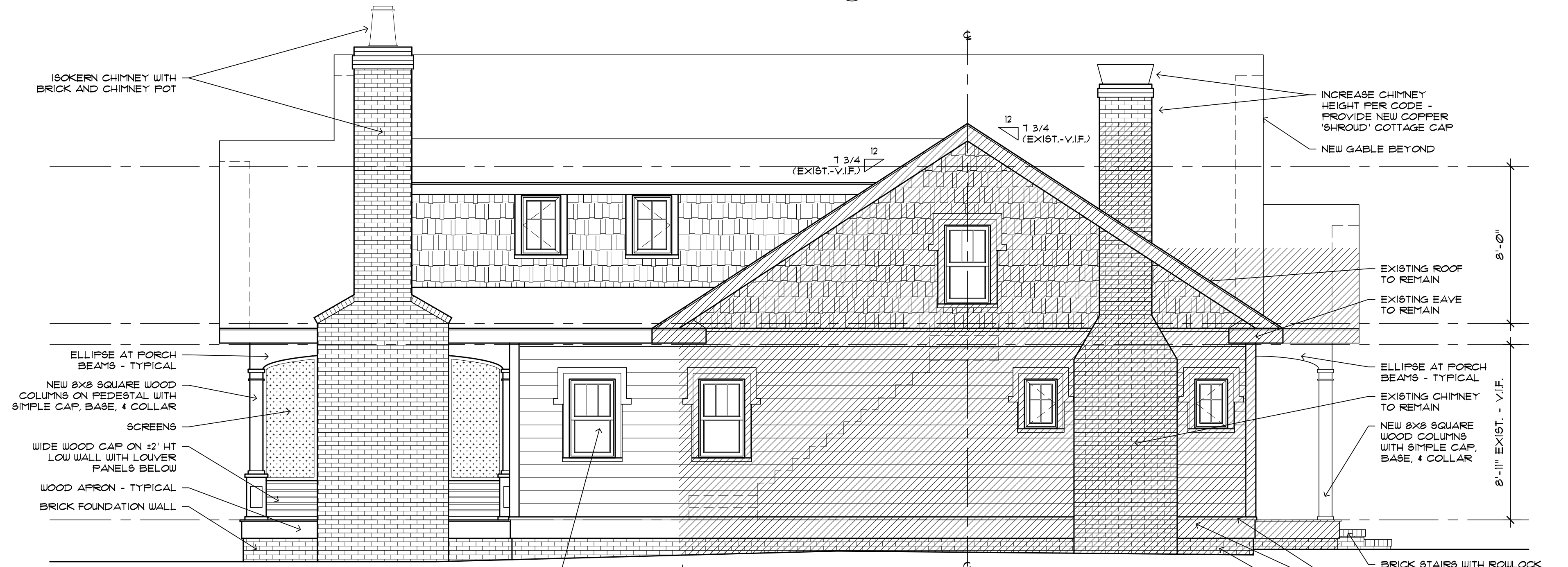
Progress Drawings

Final Pricing

Revisions



1
A2.1
EXISTING LEFT SIDE (EAST) ELEVATION
SCALE: 1/4"=1'-0"



2
A2.1
PROPOSED LEFT SIDE (EAST) ELEVATION
SCALE: 1/4"=1'-0"



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ELEVATIONS

A2.1

GOEBEL
ADDITION /
RENOVATION

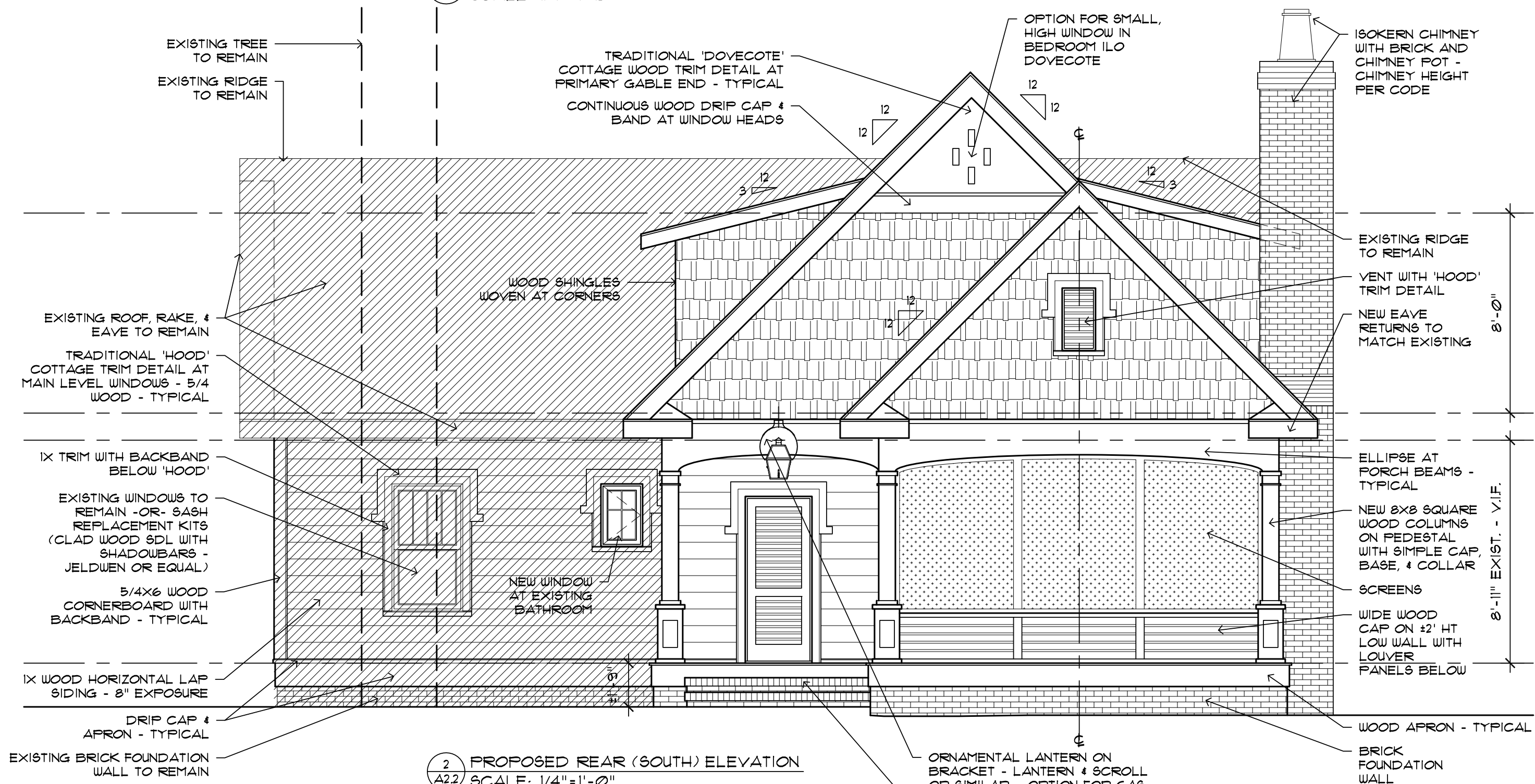
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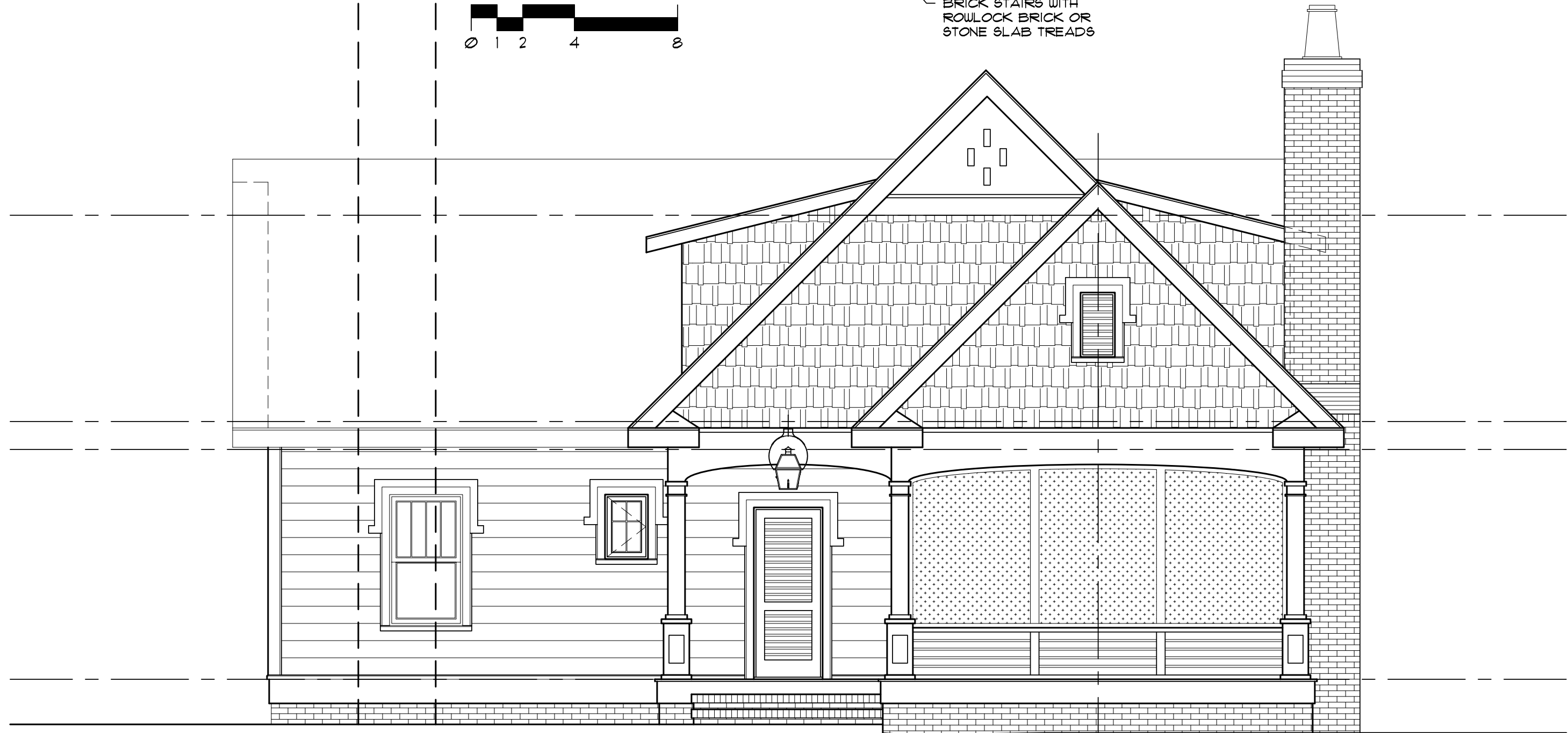
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1 EXISTING REAR (SOUTH) ELEVATION
A2.2 SCALE: 1/4"=1'-0"



2 PROPOSED REAR (SOUTH) ELEVATION
A2.2 SCALE: 1/4"=1'-0"



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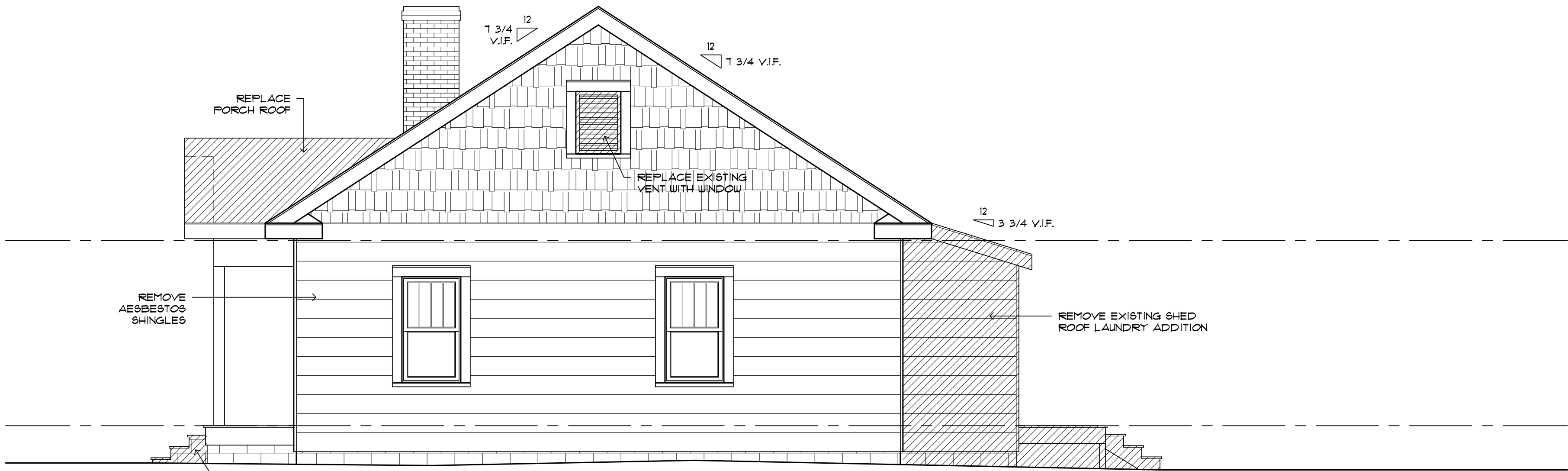
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ELEVATIONS

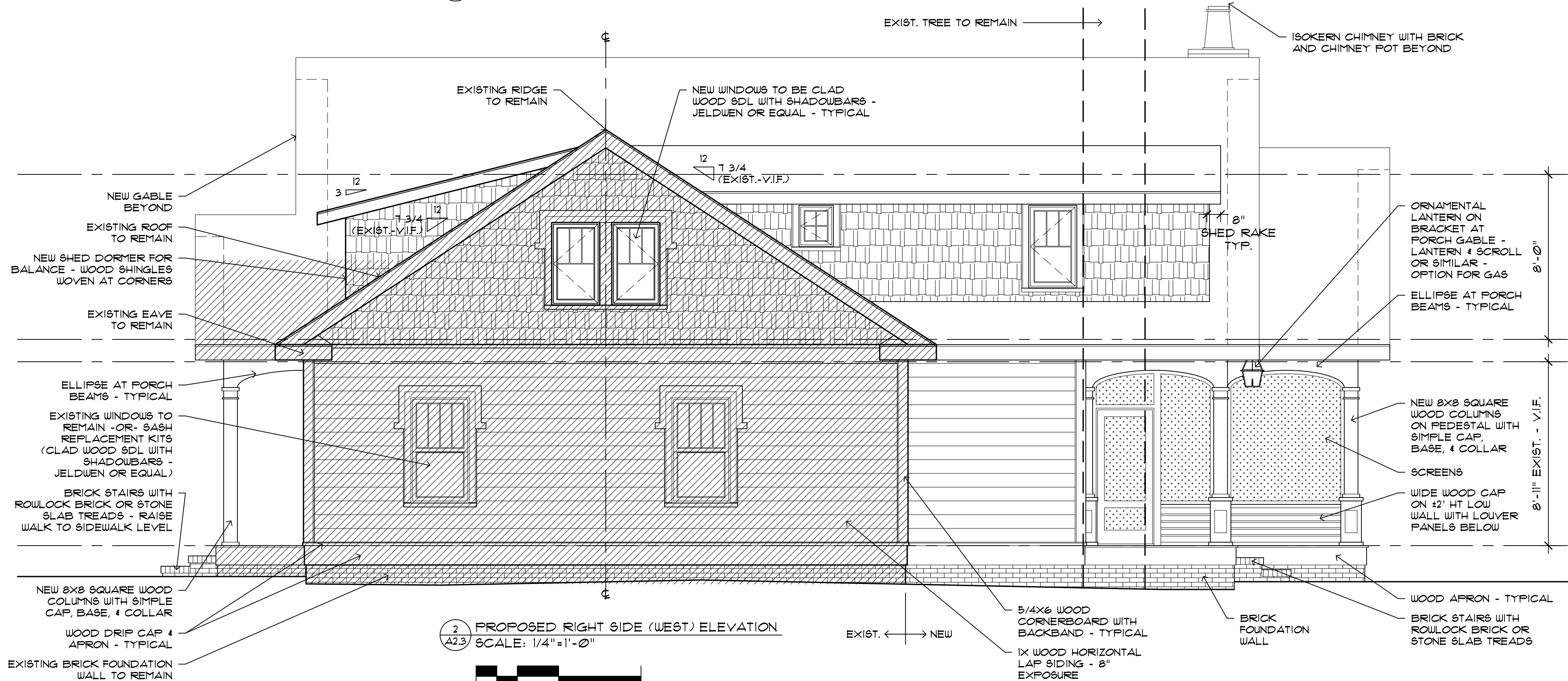
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1 EXISTING RIGHT SIDE (WEST) ELEVATION
A2.3 SCALE: 1/4"=1'-0"

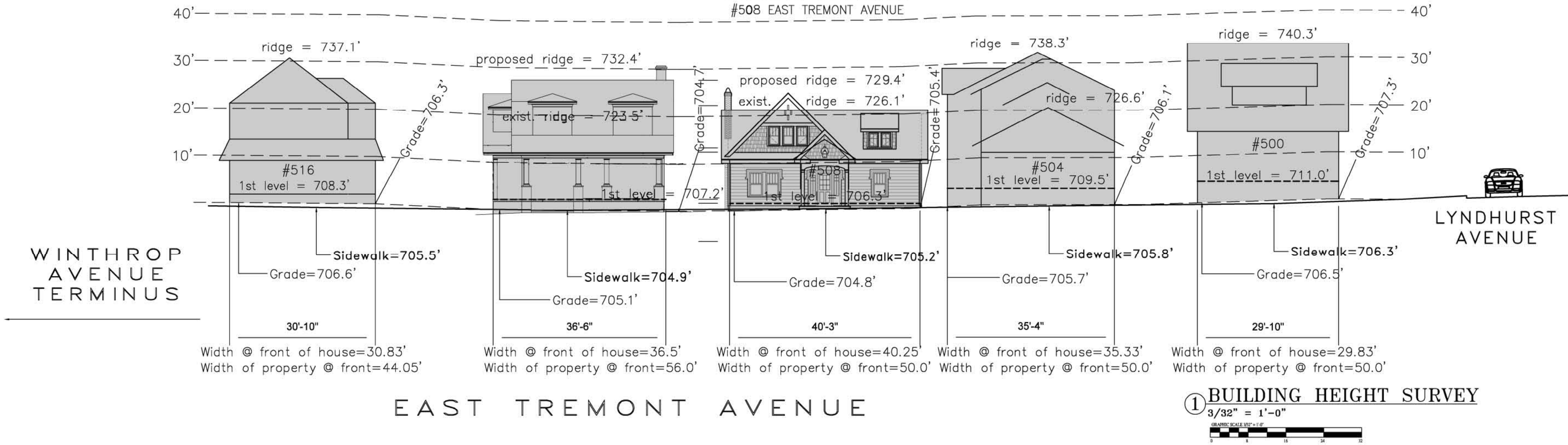


2 PROPOSED RIGHT SIDE (WEST) ELEVATION
A2.3 SCALE: 1/4"=1'-0"





SUBJECT PROPERTY
#508 EAST TREMONT AVENUE



GOEBEL
ADDITION /
RENOVATION

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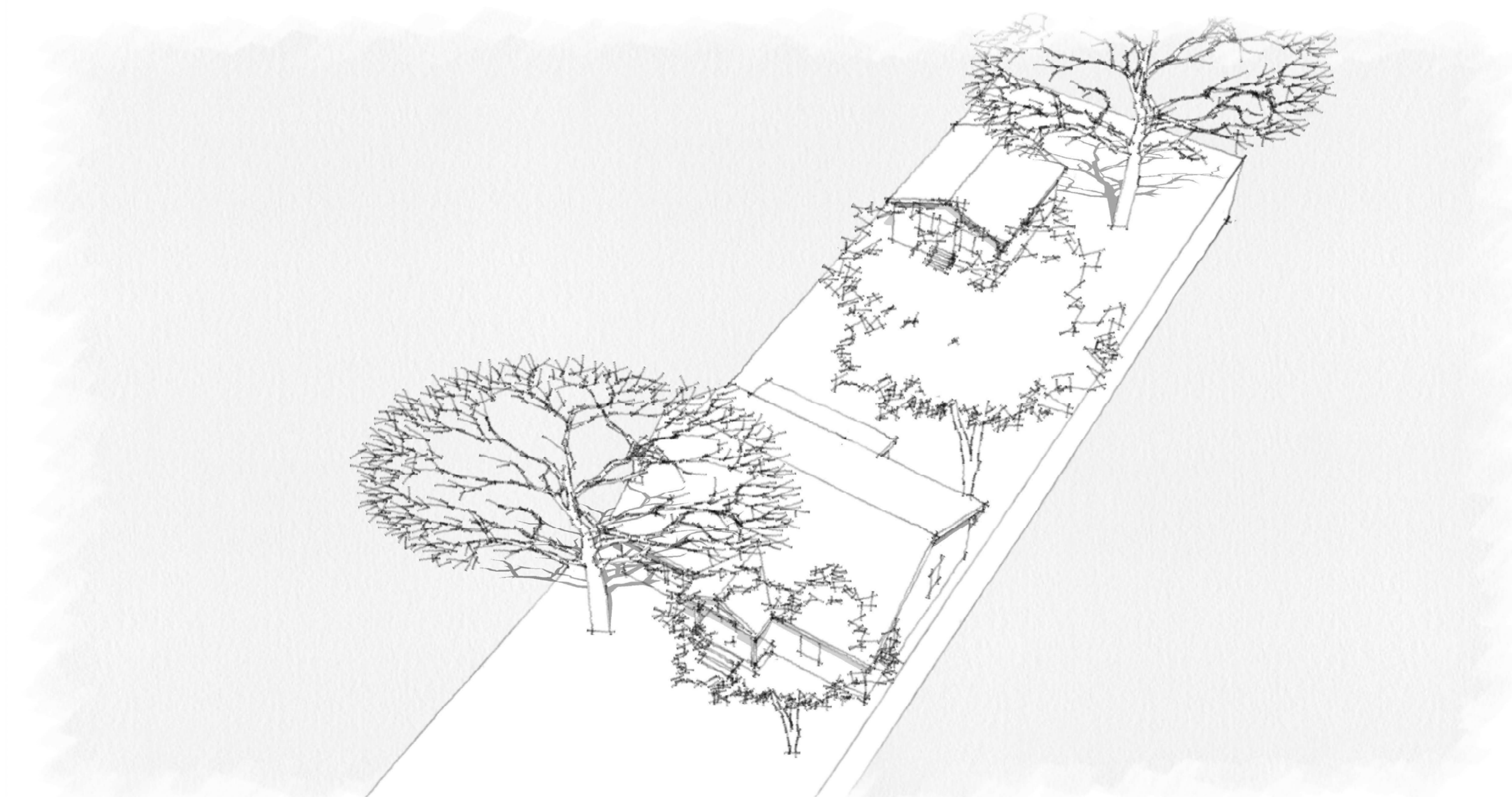
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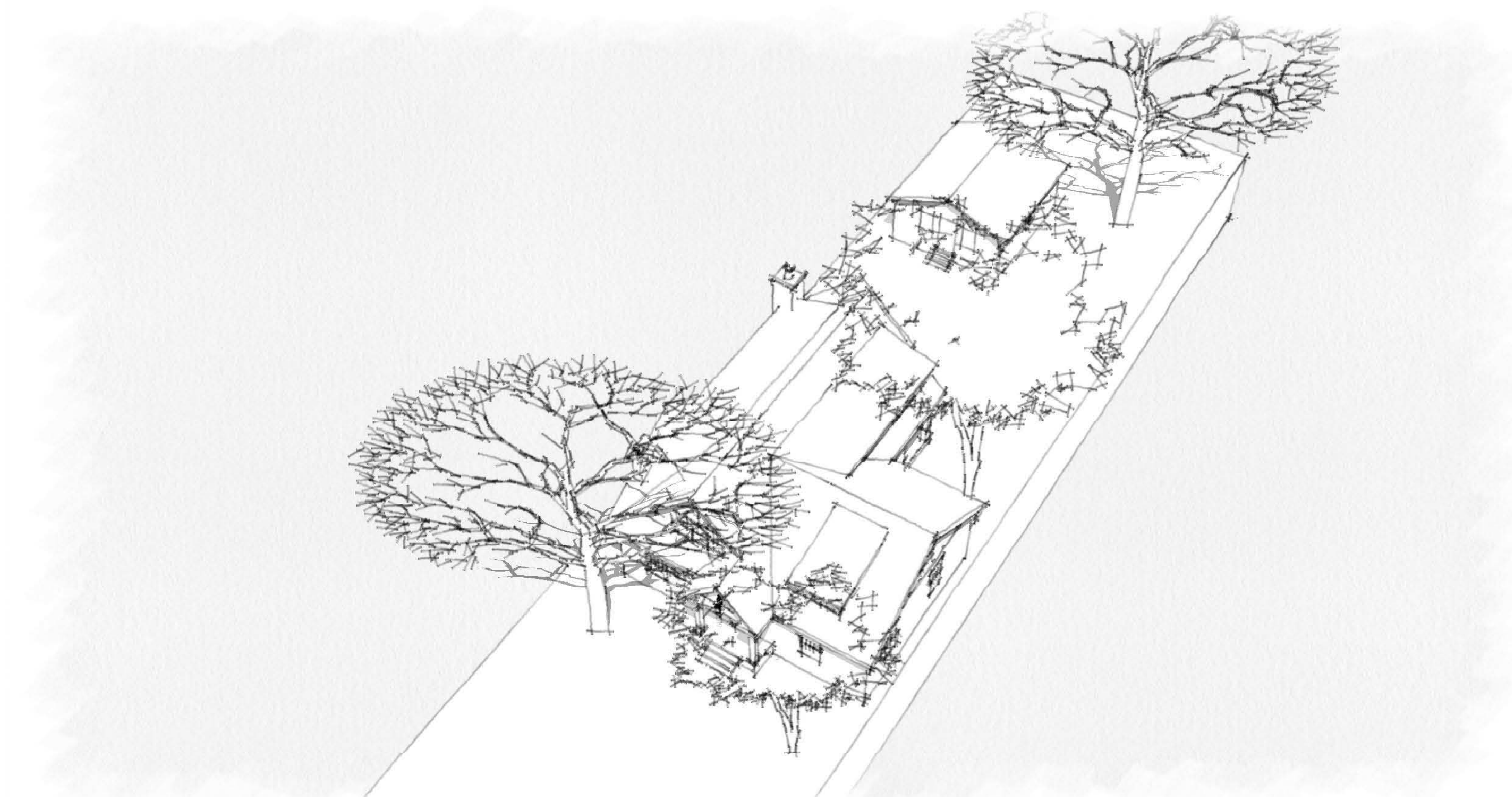
PERSPECTIVE

IMAGES

A4.0



EXISTING BIRDSEYE VIEW



PROPOSED BIRDSEYE VIEW

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PERSPECTIVE
IMAGES

A4.1



EXISTING FRONT-LEFT PERSPECTIVE



PROPOSED FRONT-LEFT PERSPECTIVE

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PERSPECTIVE
IMAGES

A4.2



EXISTING REAR-LEFT PERSPECTIVE



PROPOSED REAR-LEFT PERSPECTIVE

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PERSPECTIVE

IMAGES

A4.3



EXISTING REAR-RIGHT PERSPECTIVE



PROPOSED REAR-RIGHT PERSPECTIVE

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EXISTING FRONT-RIGHT PERSPECTIVE

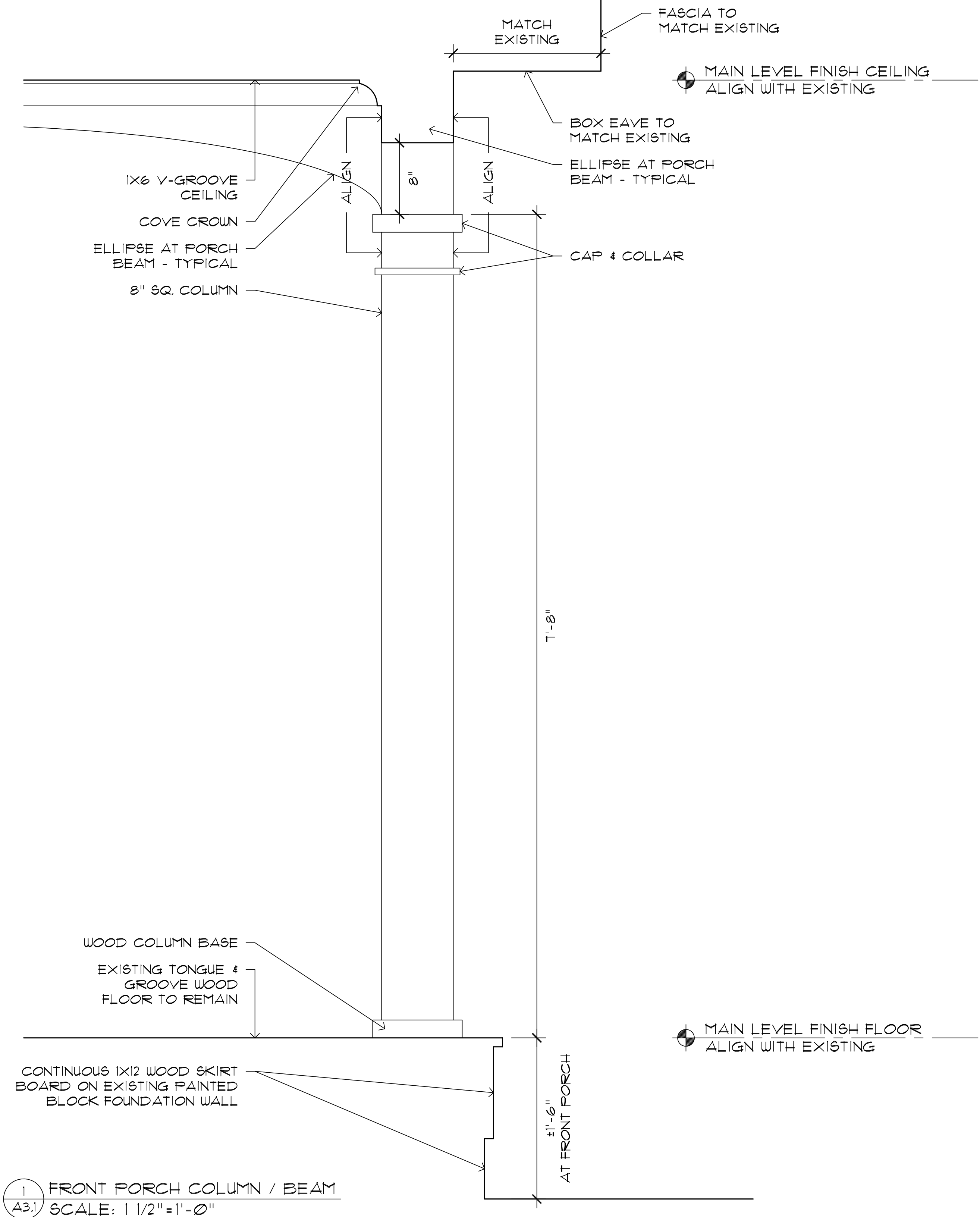
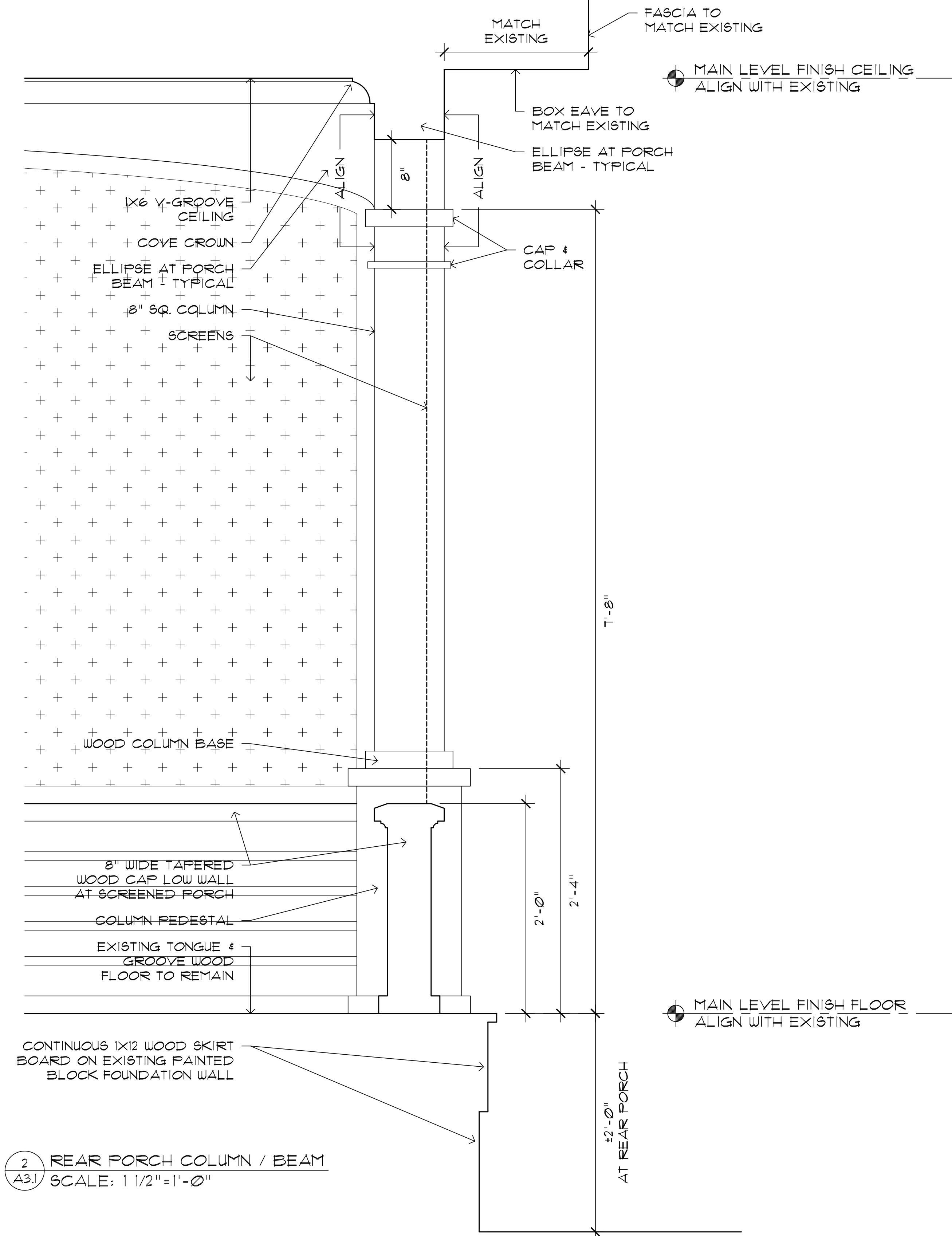


PROPOSED FRONT-RIGHT PERSPECTIVE

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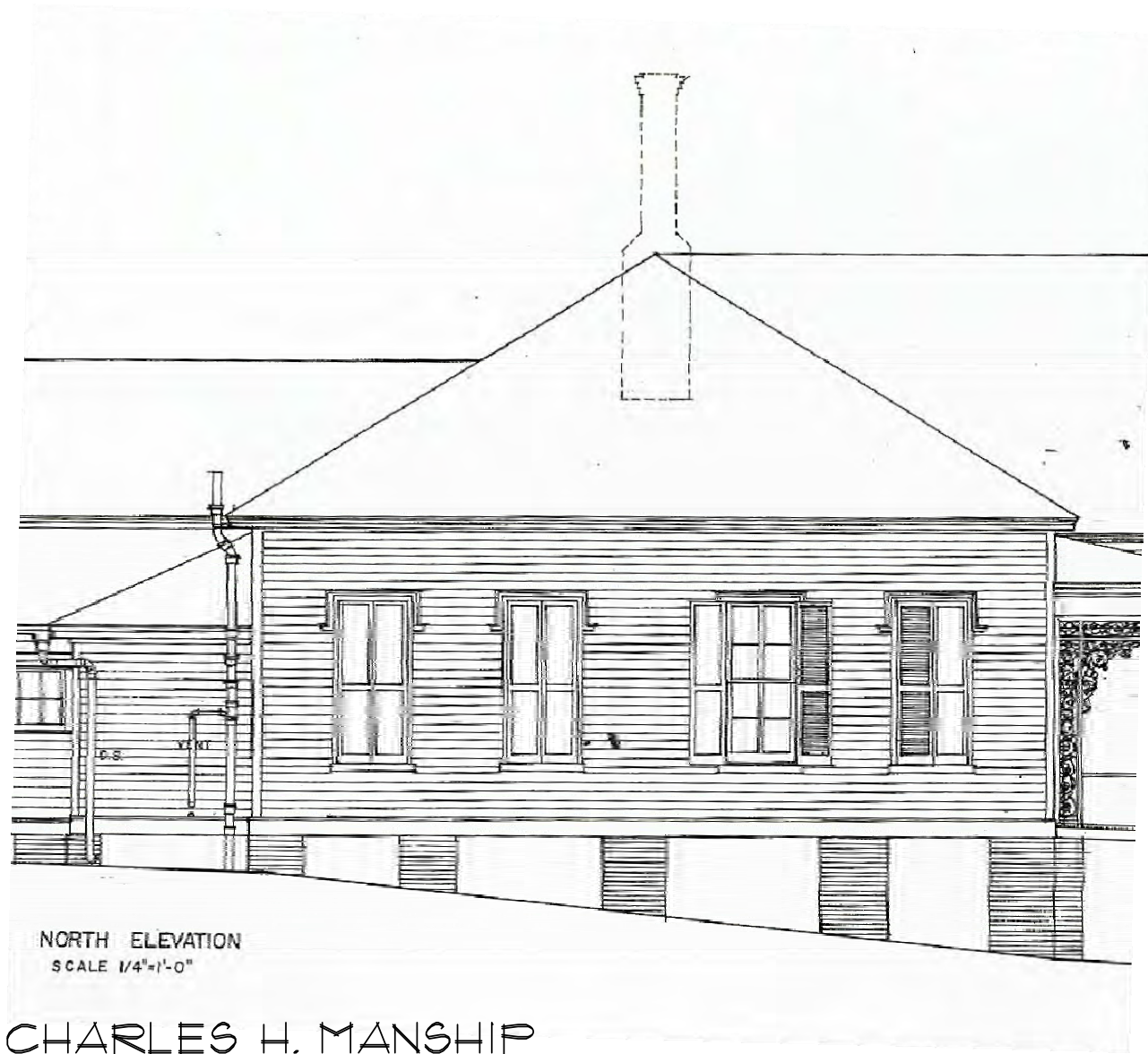
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WINDOW
TRIM
DETAILS

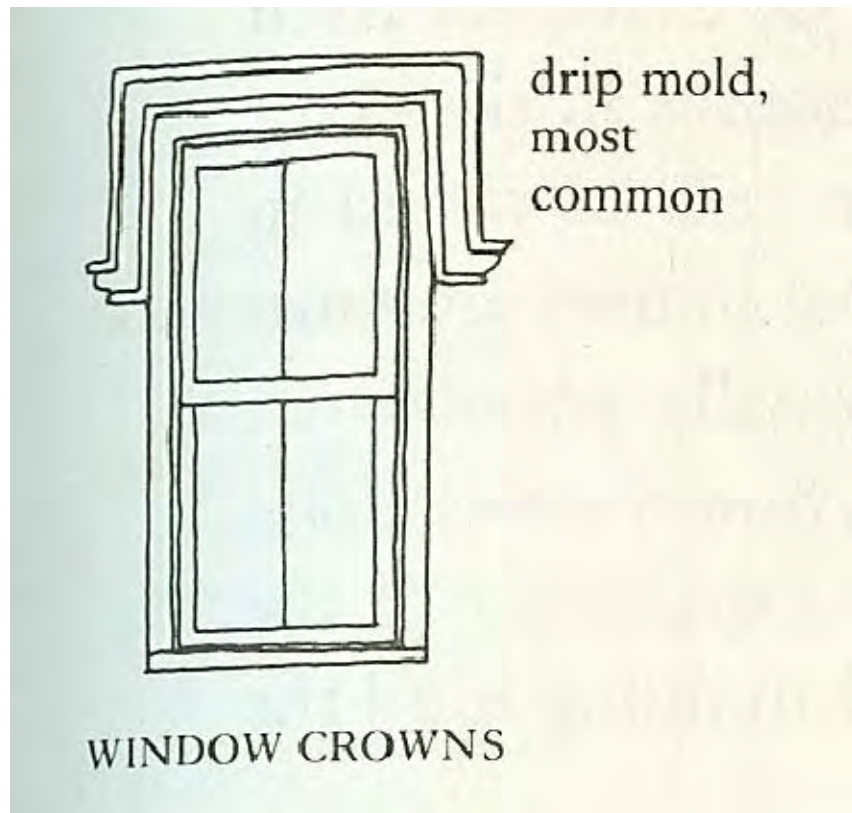
A3.2



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HOUSE, MS - C.1861



RICHARD HATCH
HOUSE, NY - C.1861



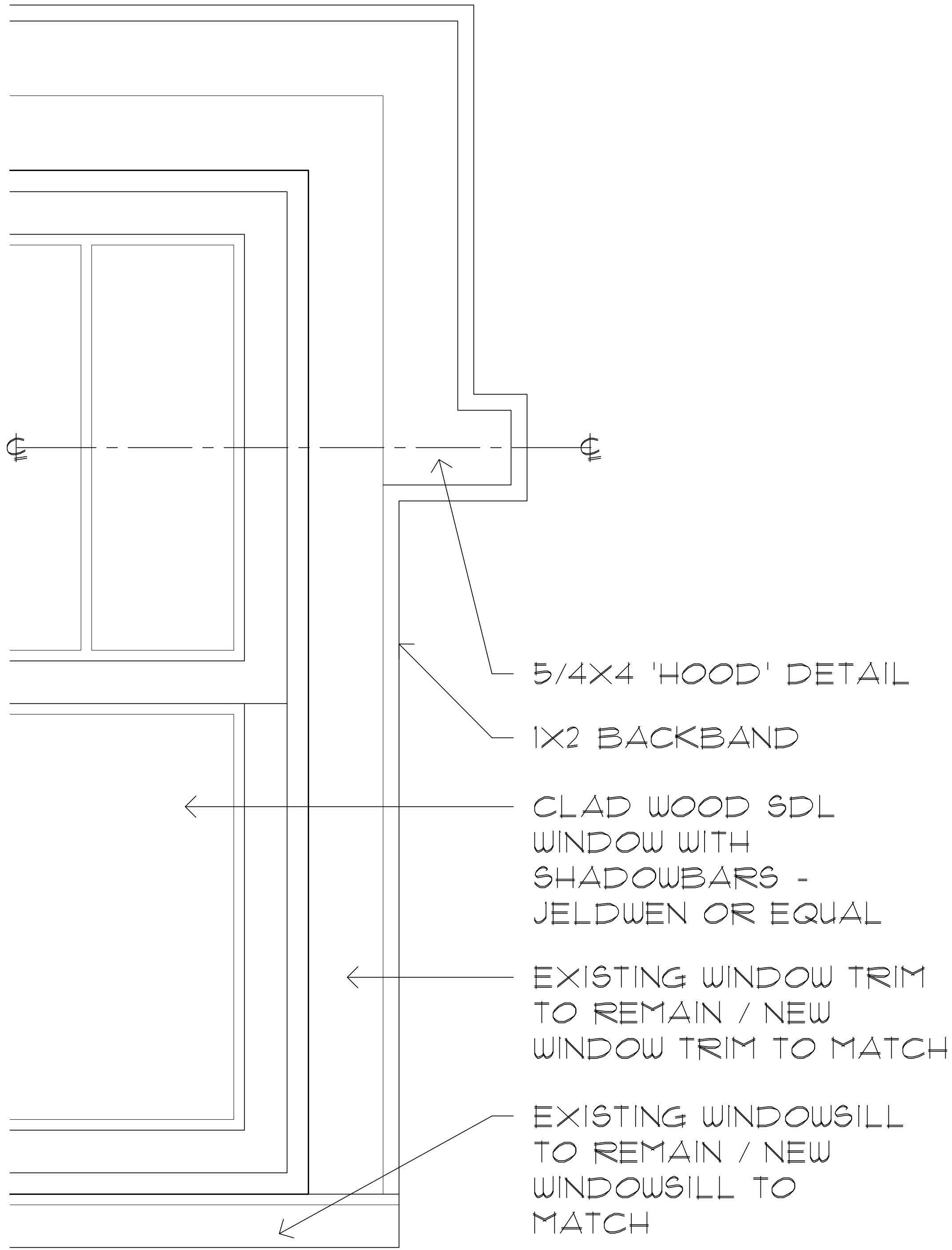
MCALESTER, A FIELD GUIDE
TO AMERICAN HOUSES - P.199



ROSE HILL HOUSE,
SC - C.1860



(UNKNOWN) PA



HOOD MOLD
DETAIL AT WINDOWS
SCALE: 3"=1'-0"