

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 708 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mike Doyne, Chris Luke (applicants) / Nate Sittema (owner)

The application was continued from April for the following items:

- 1. Windows, page 4.4, item 1:** Retain original windows double ganged windows to the immediate left of the chimney. New windows should match style and dimension of the original.
- 2. Windows, page 4.4, item 8:** Repair windows to match the same dimensions as original.
- 3. Doors and Windows, page 6.12, item 1:** Revisit fenestration on the right side of the addition.
- 4. Bungalows, page 3.16 and Trim, page 4.11:** Rear columns and trim to match dimensions on the front.
- 5. Trees, page 8.5, item 4:** Provide a tree protection plan.

Details of Proposed Request

Existing Conditions

The existing property is a one-story Craftsman bungalow constructed in 1920. The architectural features include a telescoping effect created by a low gabled block, and slightly lower off-center gable with hip roofed porch supported by brick piers and square wood columns. Siding is wood shake. Lot dimensions are 50' x 150'.

Proposal

The proposal is a rear addition that does not raise the original main ridge on the house. The addition ridge is approximately 11" taller than the main ridge and bumps out slightly on the right side. Materials include brick foundation, wood shake siding, wood trim/brackets, and wood windows with Simulated True Divided Lights (STD L) in a 1/1 pattern to match existing. Windows to be re-used, restored, and replaced are noted on the plans. The existing brick foundation and brick foundation on the new addition are proposed to be painted. The proposal also includes the reconstruction of the front left corner of the house which is failing, all new materials (siding, windows, trim, etc.) will match existing. Post-construction the rear yard will be 41% impervious.

Revised Proposal – May 8

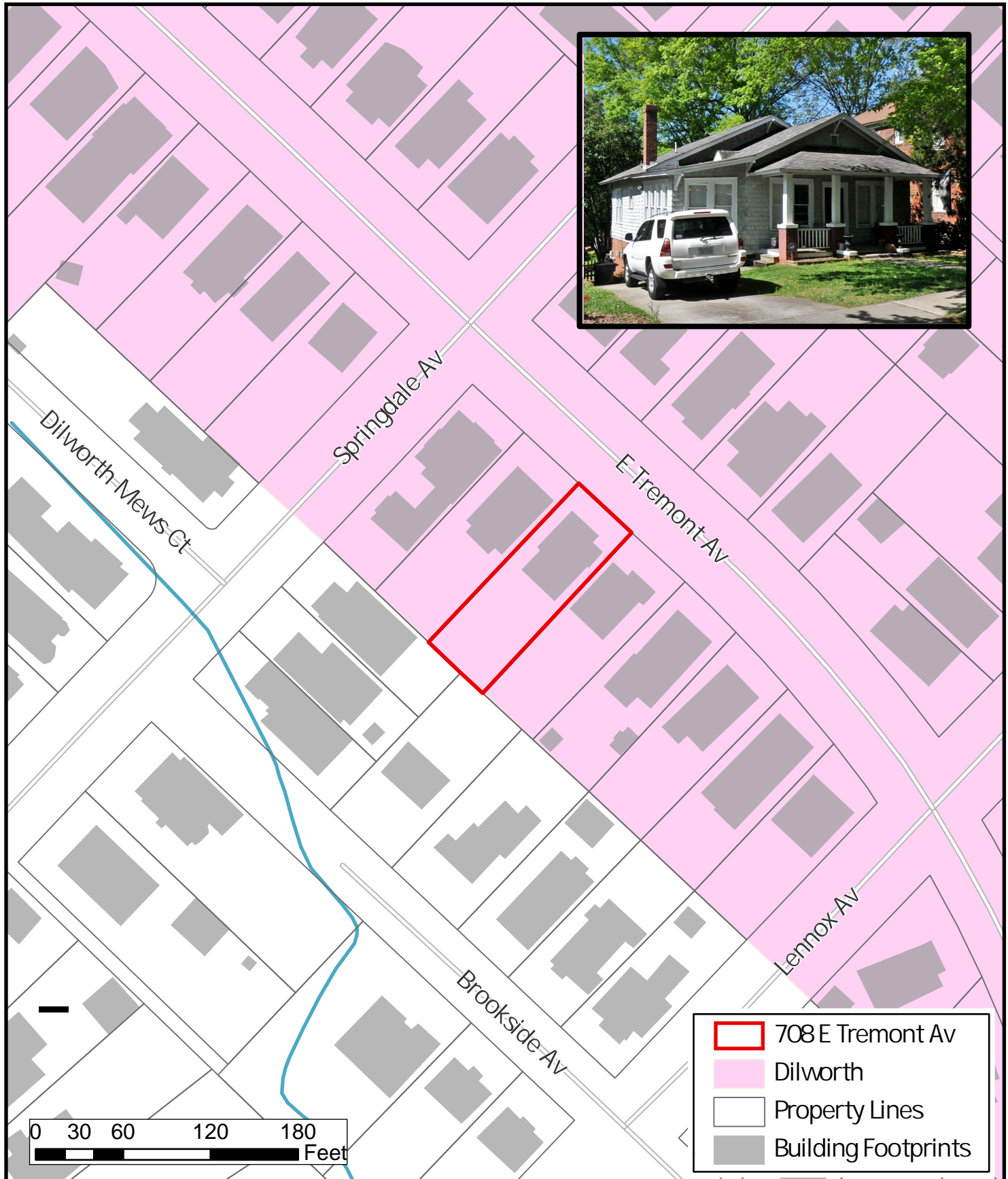
1. Fenestration changed to match the historic windows.
2. Added fenestration to right side of the addition.
3. Rear columns and trim changed to match existing.
4. Tree protection plan provided.

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 proposal 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.



708 EAST TREMONT AVENUE
EXISTING HOUSE PHOTOS



FRONT ELEVATION



FRONT & LEFT SIDE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

HDC-1



RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



FOUNDATION OF SIDE
ENCLOSED PORCH
(LEFT SIDE ELEVATION)



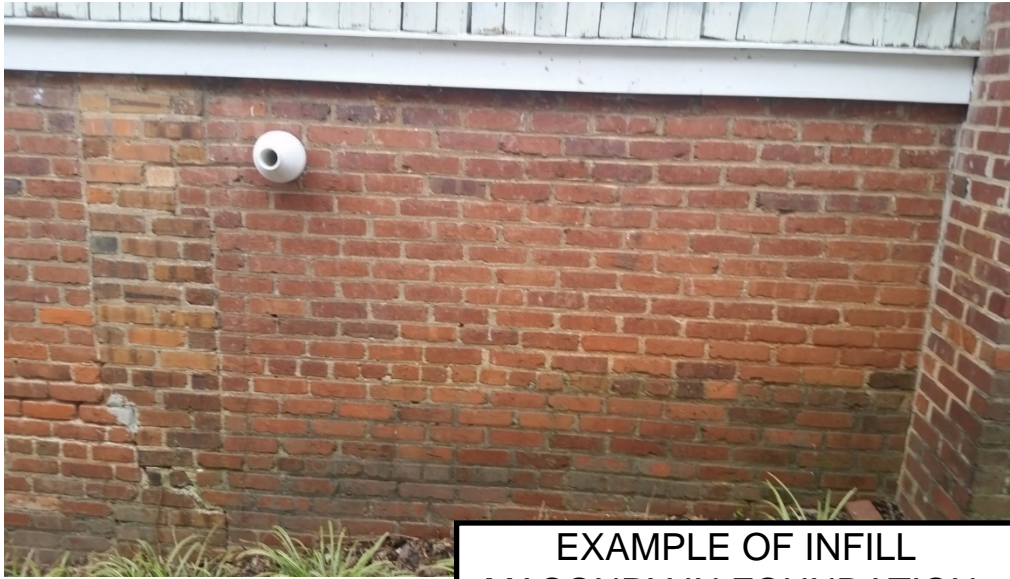
CORNER OF FOUNDATION
OF ENCLOSED PORCH
(DETERIORATION OF
FOUNDATION AND WOOD
BAND)



FOUNDATION AT FRONT OF
ENCLOSED PORCH



SIDE ENCLOSED PORCH AT
ROOF, WALL IS SEPARATING



EXAMPLE OF INFILL
MASONRY IN FOUNDATION,
VARIATION OF BRICK



EXAMPLE OF INFILL
MASONRY IN FOUNDATION,
VARIATION OF BRICK



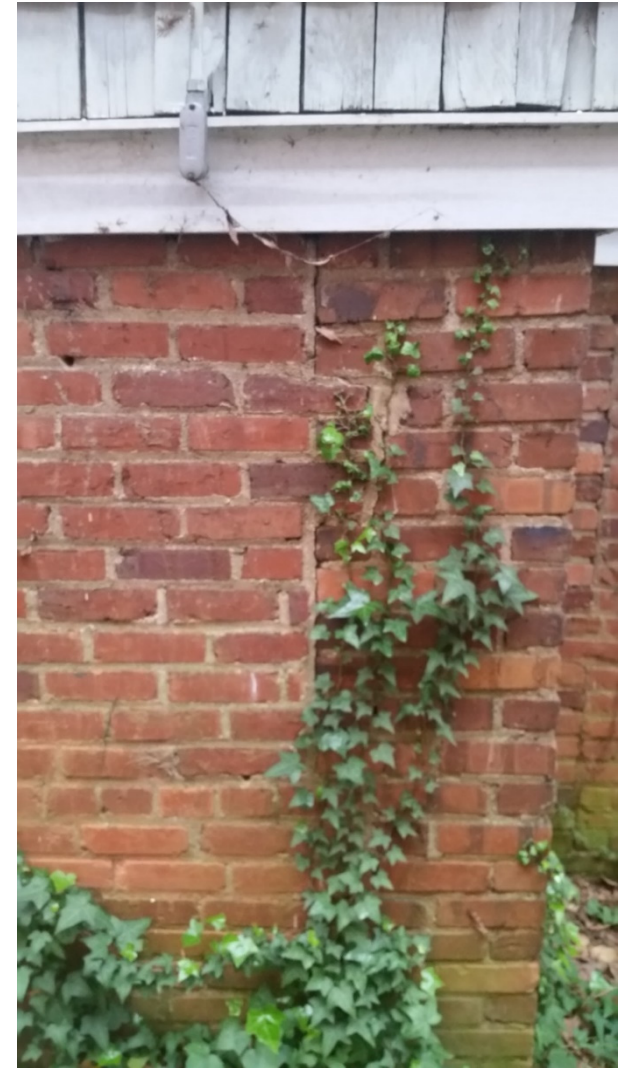
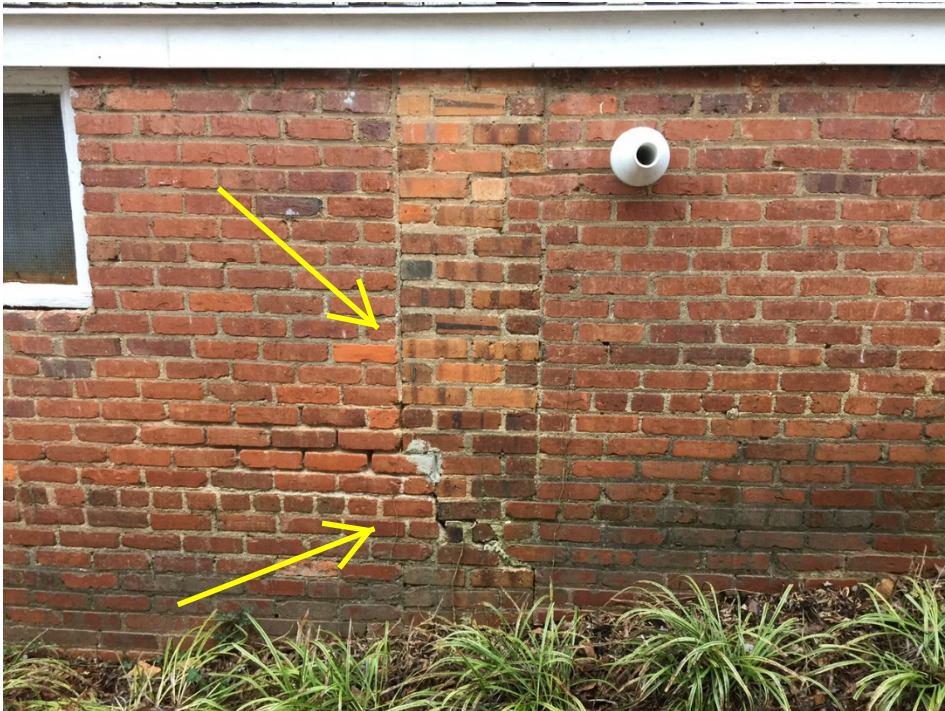
EXAMPLE OF INFILL
MASONRY IN FOUNDATION,
VARIATION OF BRICK

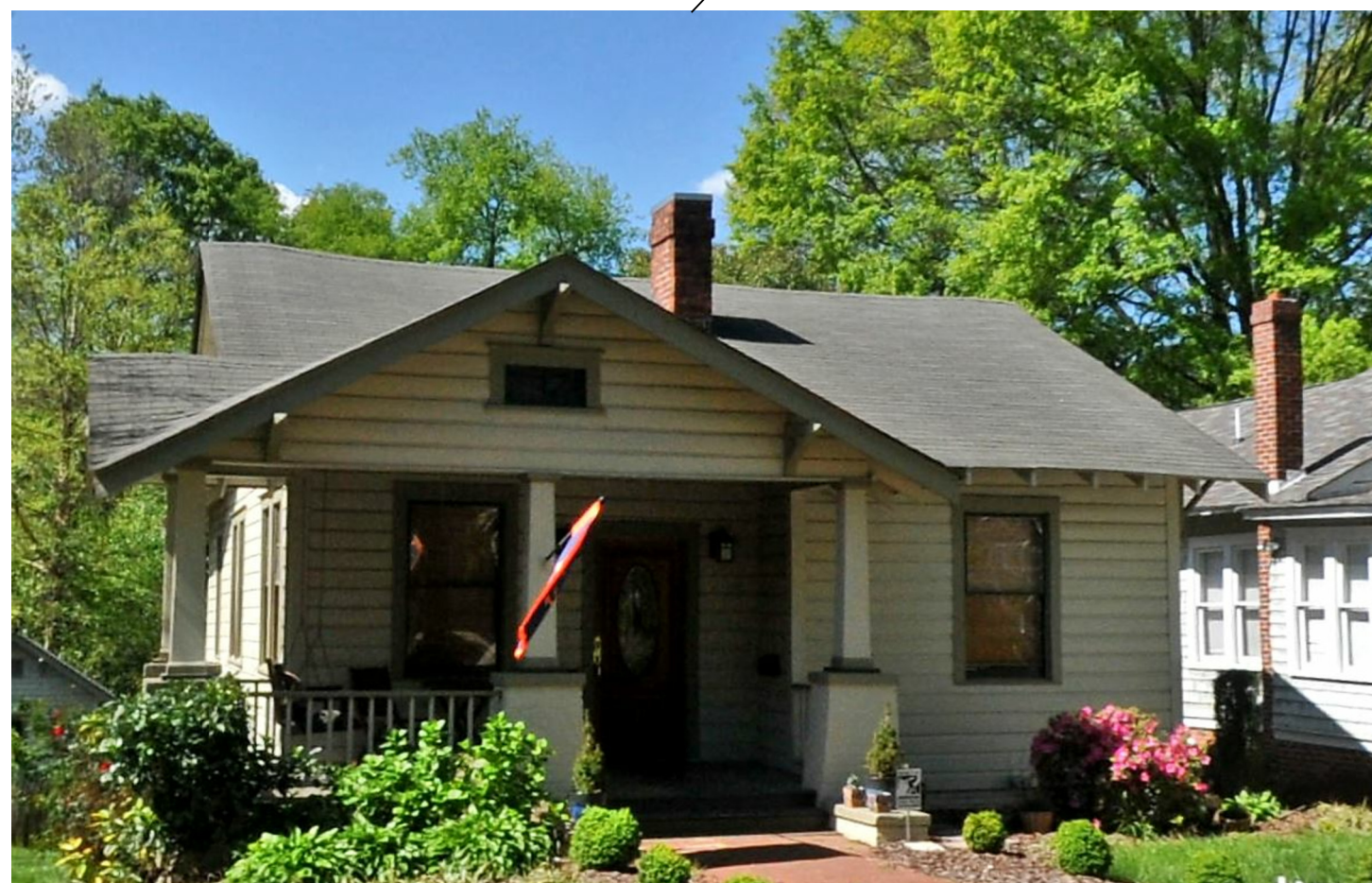
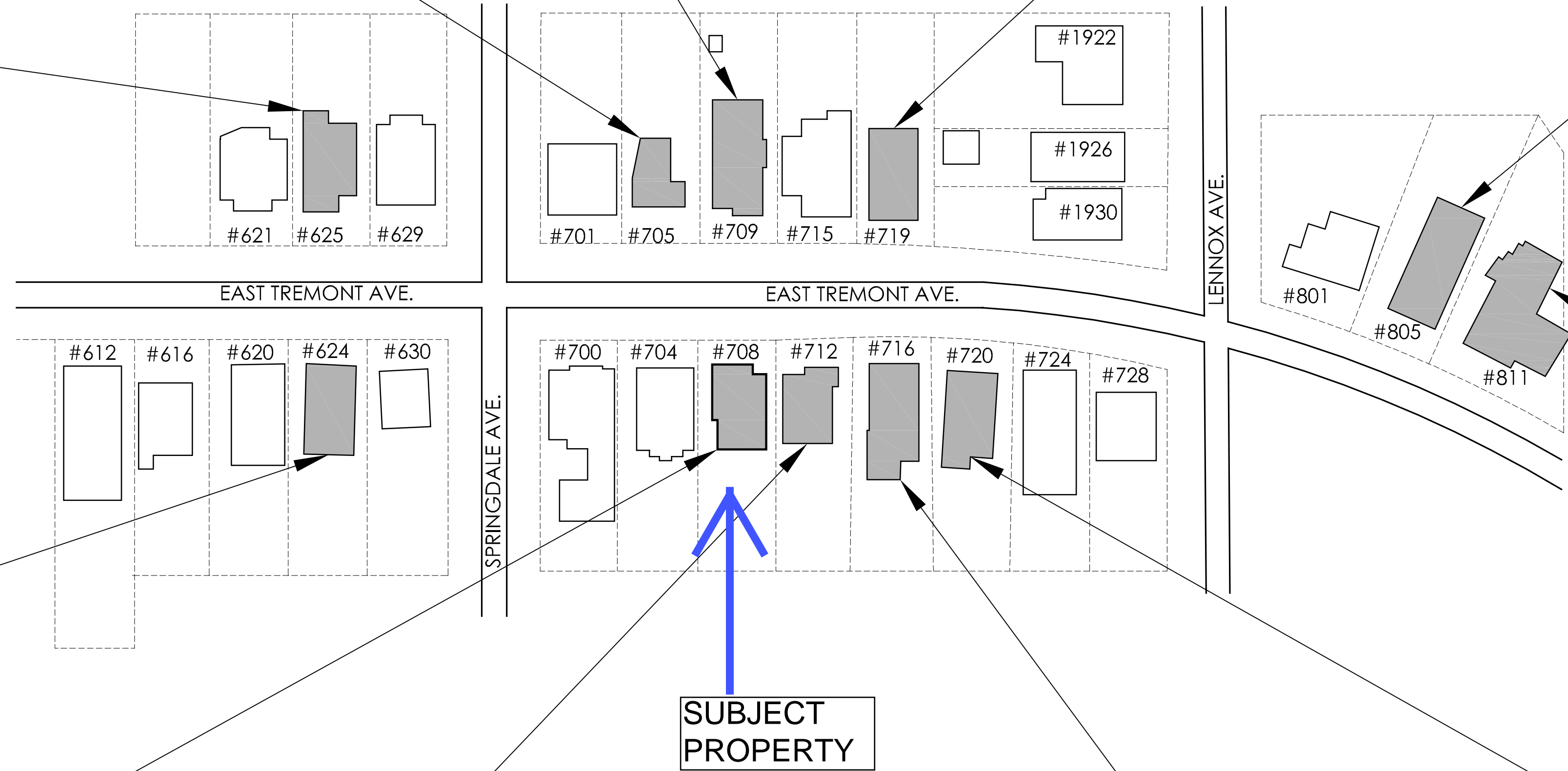


EXAMPLE OF INFILL
MASONRY IN FOUNDATION,
VARIATION OF BRICK

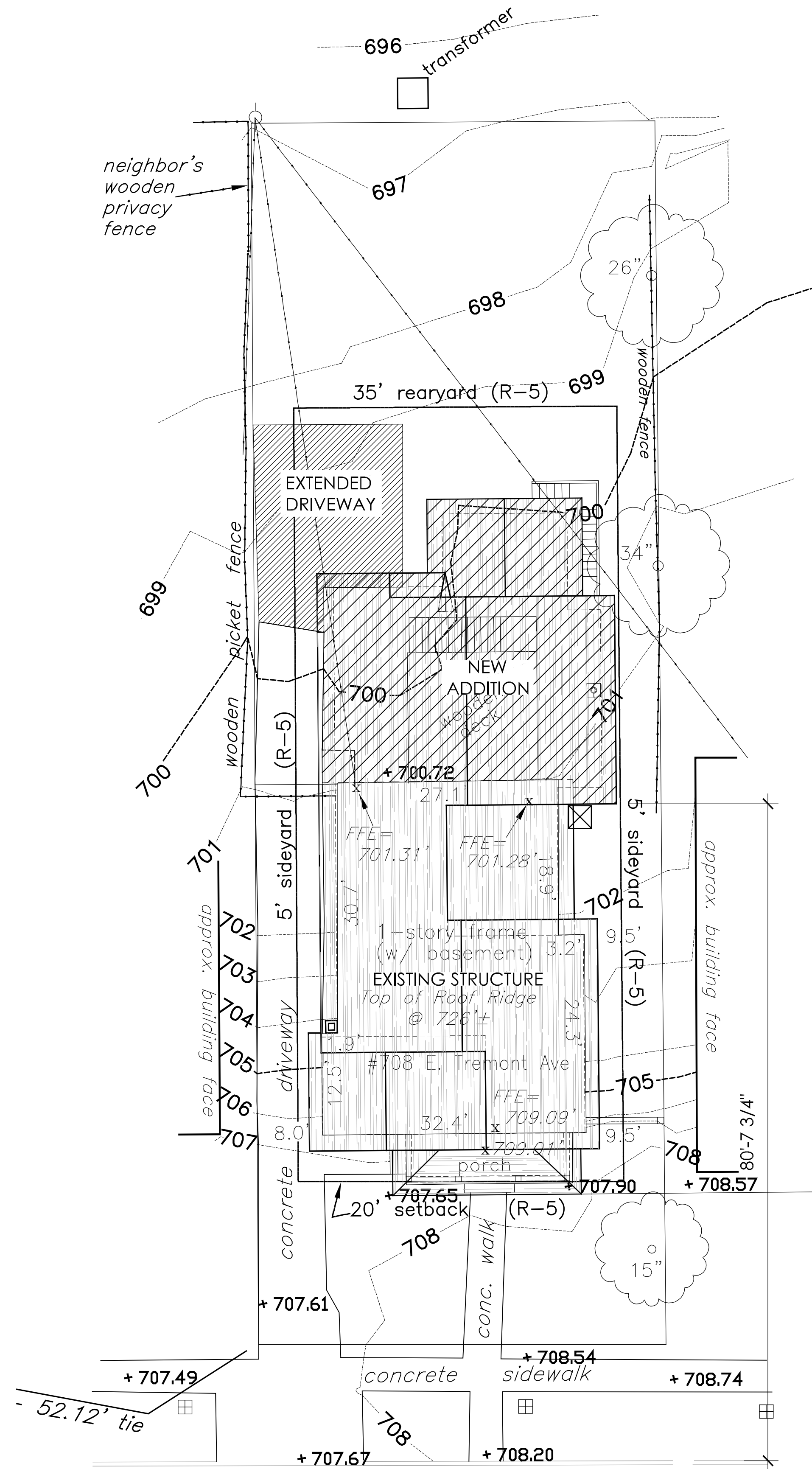


EXAMPLE OF INFILL
MASONRY IN FOUNDATION,
VARIATION OF BRICK





First Plan Review

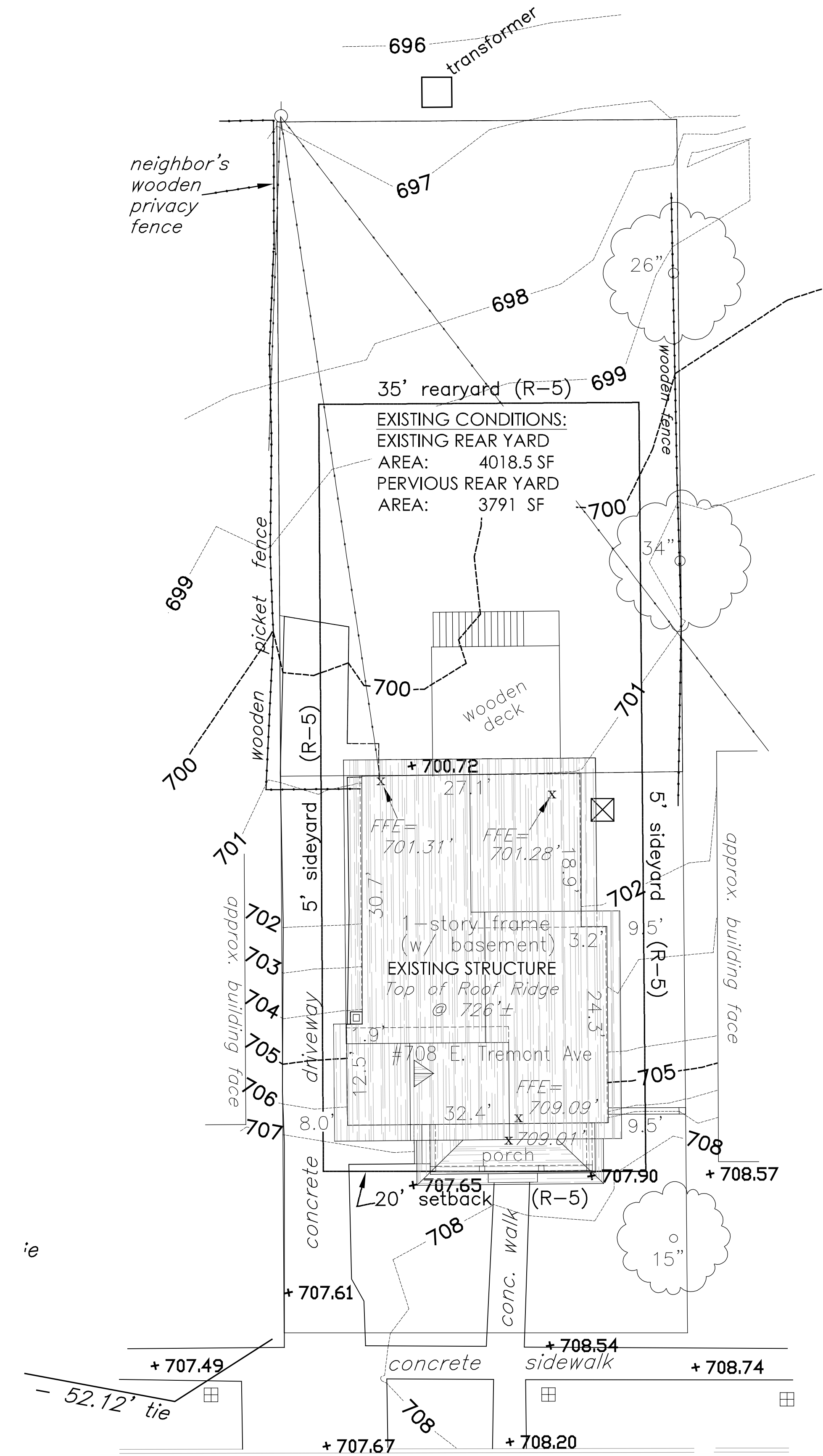


EXISTING CONDITIONS:
 EXISTING REAR YARD AREA: 4018.5 SF
 PERVIOUS REAR YARD AREA: 3791 SF

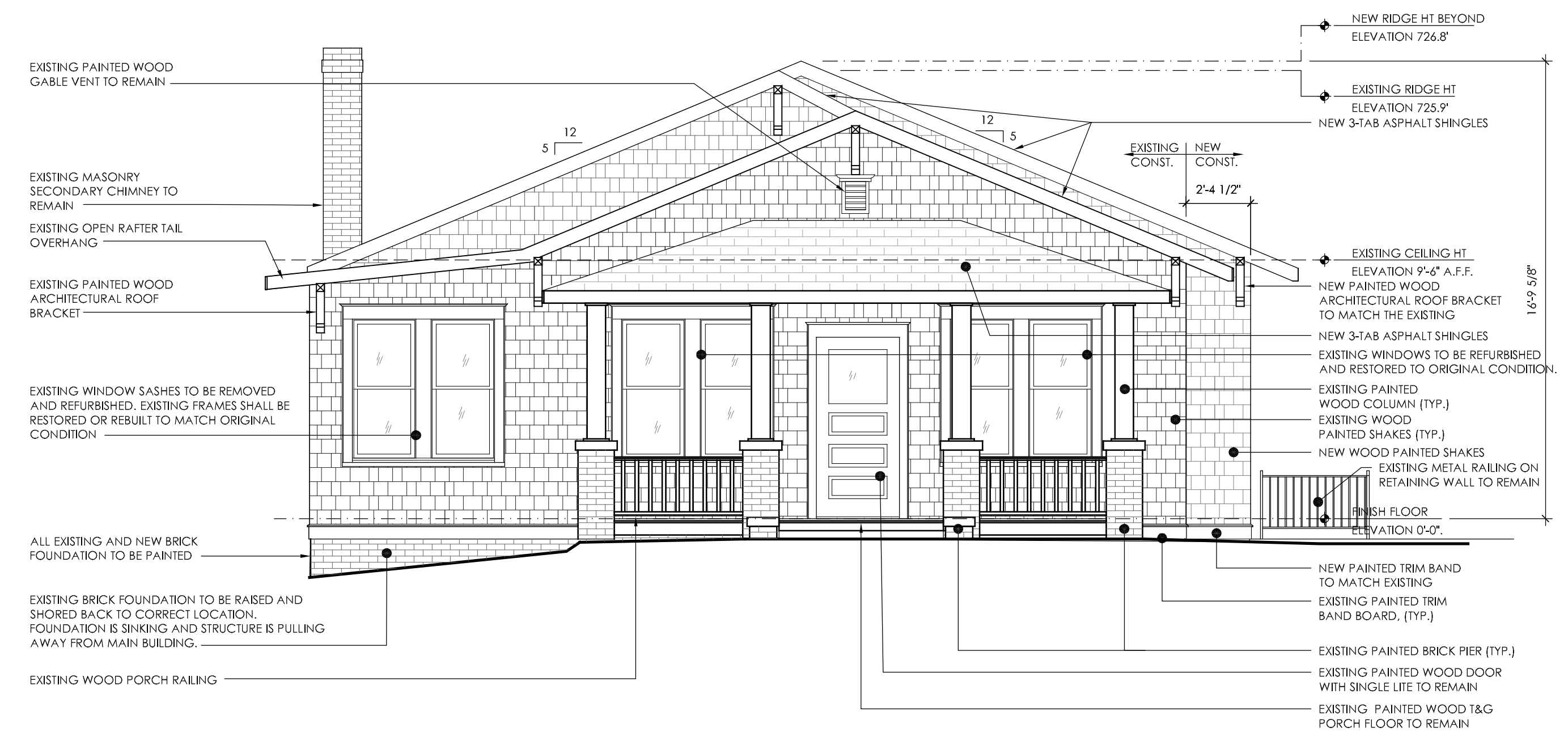
PROPOSED ADDITION AREA: 928.6 SF
 PROPOSED IMPERVIOUS AREA IN REAR YARD:
 ADDITION: 1083 SF
 EXISTING DRIVEWAY: 172.6 SF
 PROPOSED DRIVEWAY: 400.25 SF

TOTAL REAR YARD IMPERVIOUS AREA: 1655.85 SF (41%)

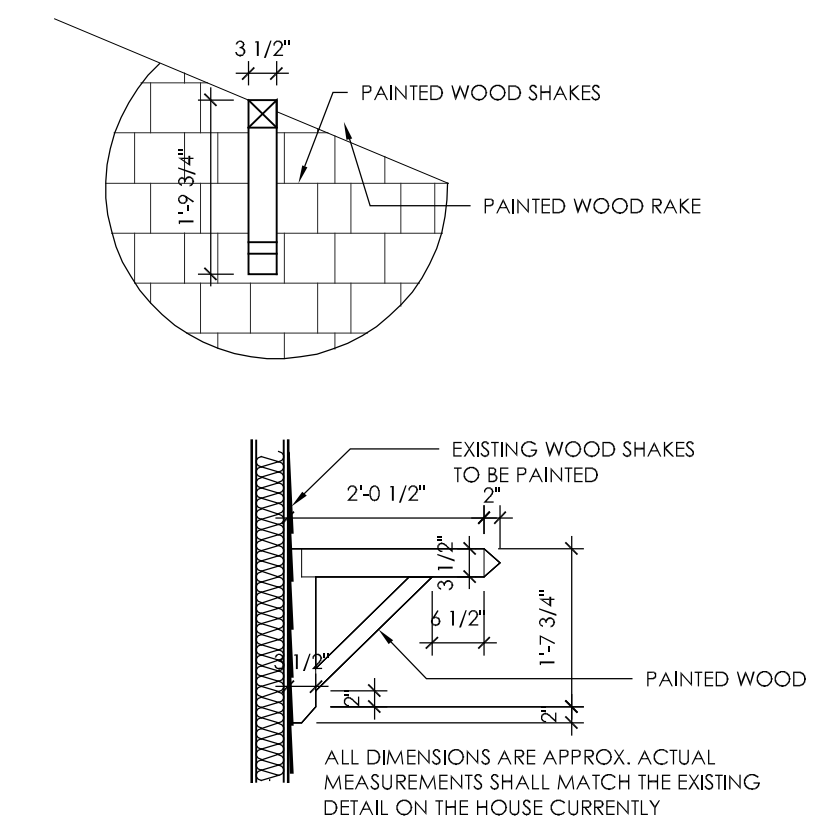
SCALE: 1"=10' PROPOSED SITE PLAN 02



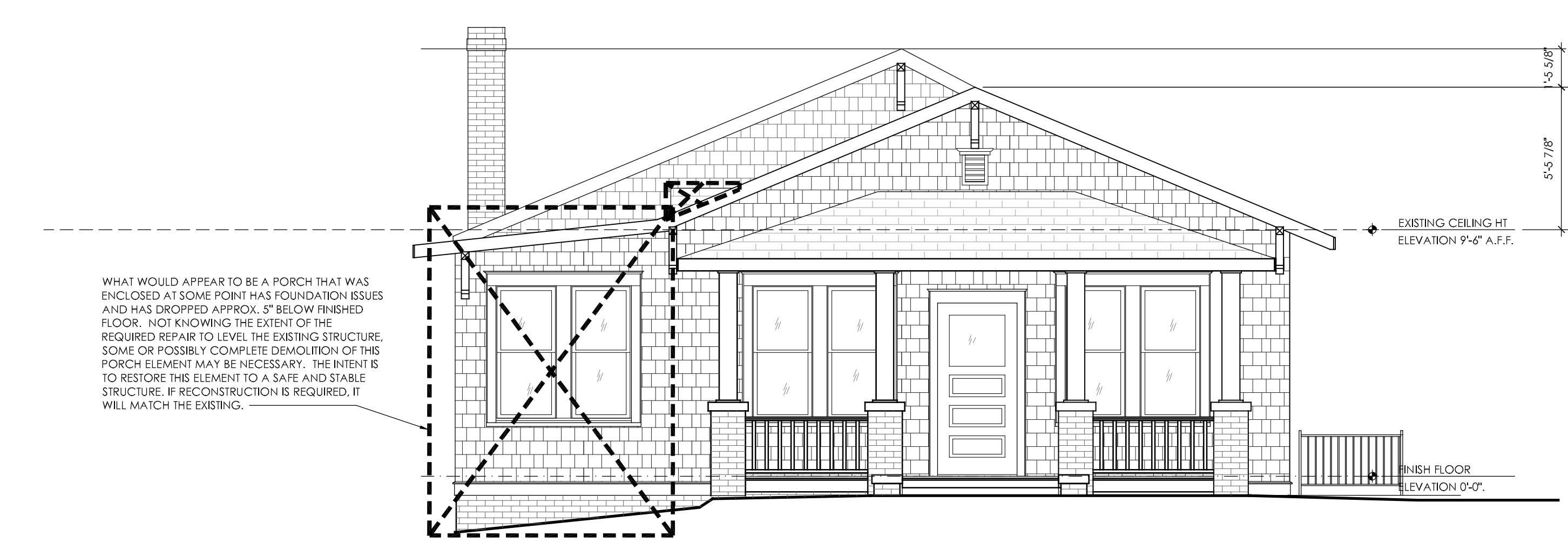
SCALE: 1"=10' EXISTING SITE PLAN 01



SCALE: 1/4" = 1'-0" PROPOSED FRONT ELEVATION 02

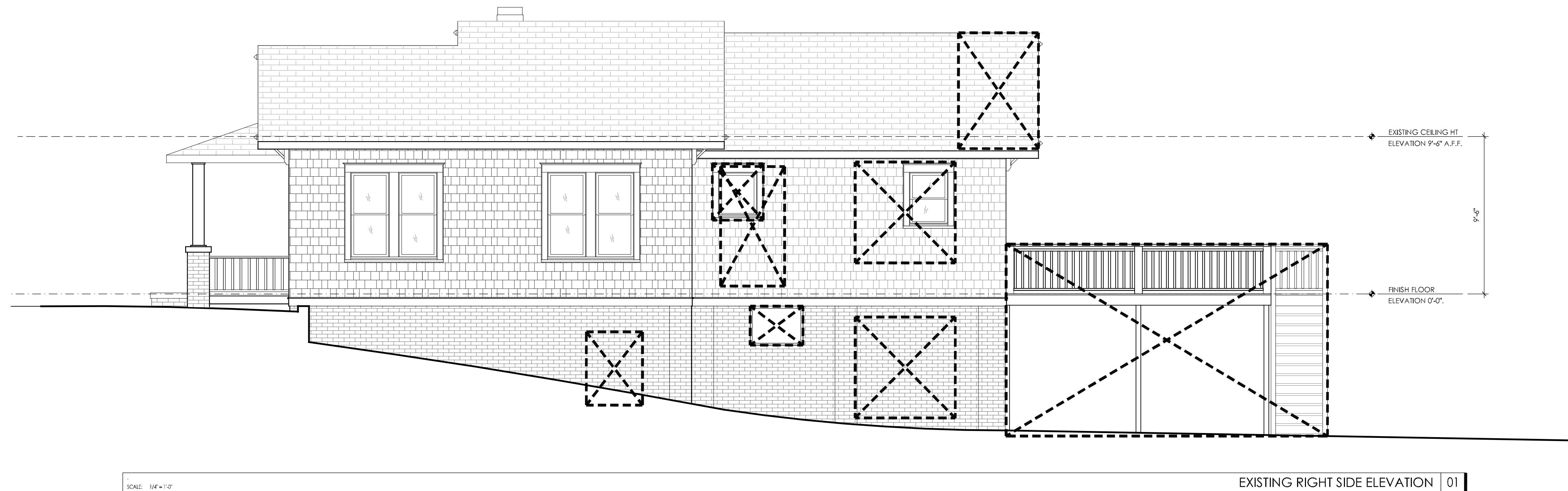
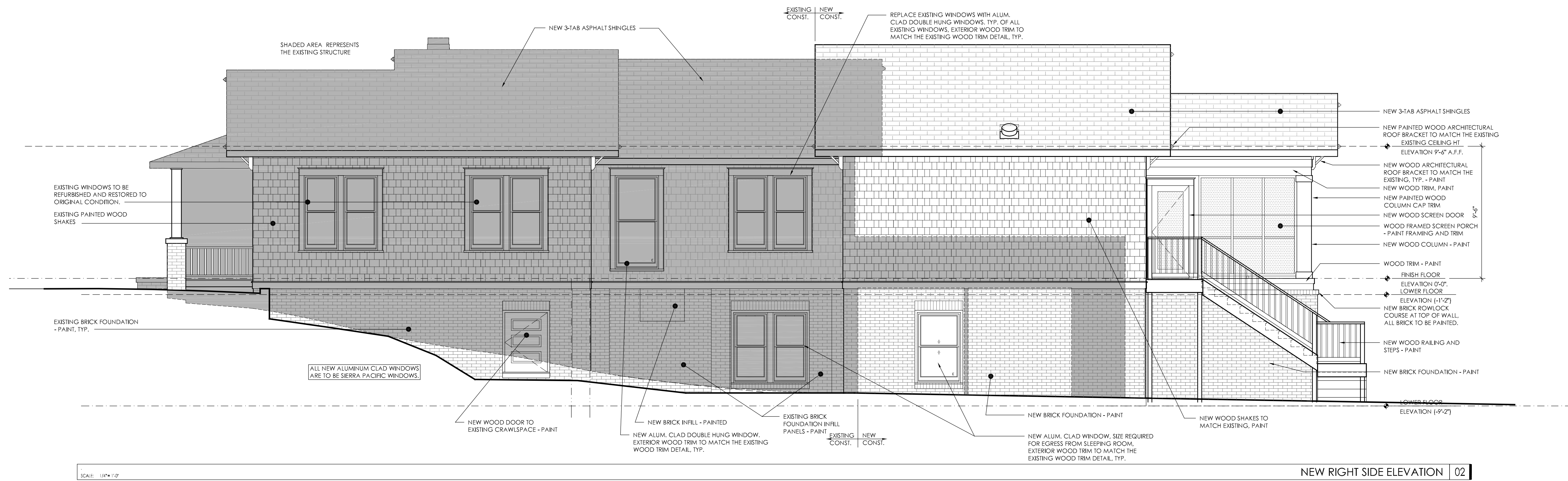


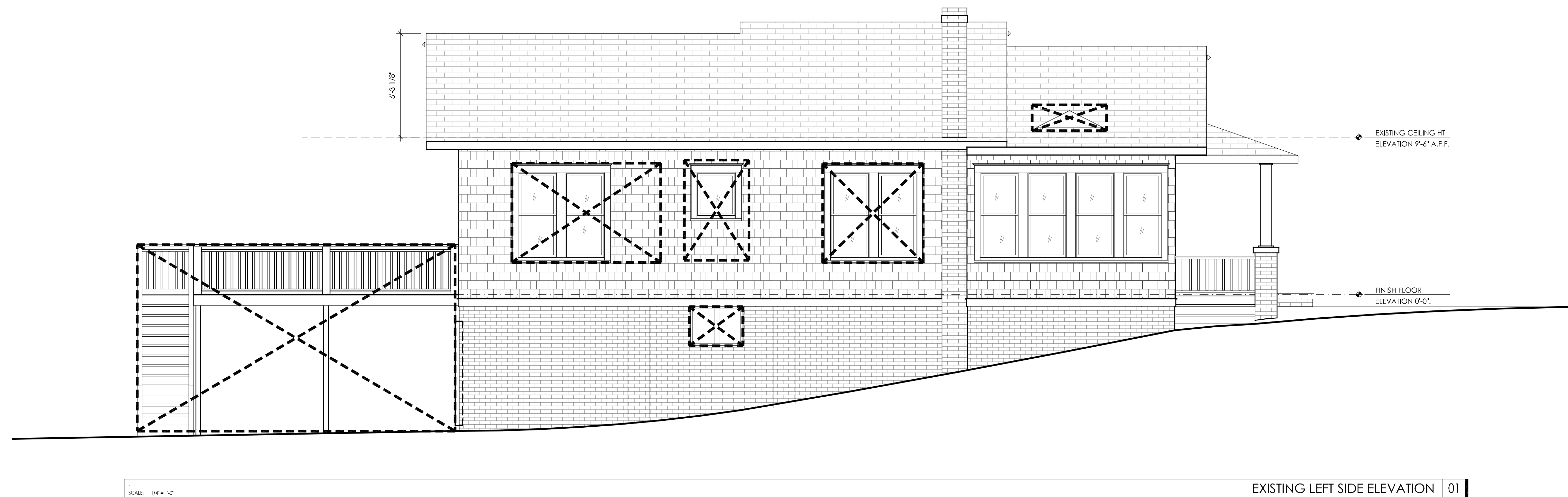
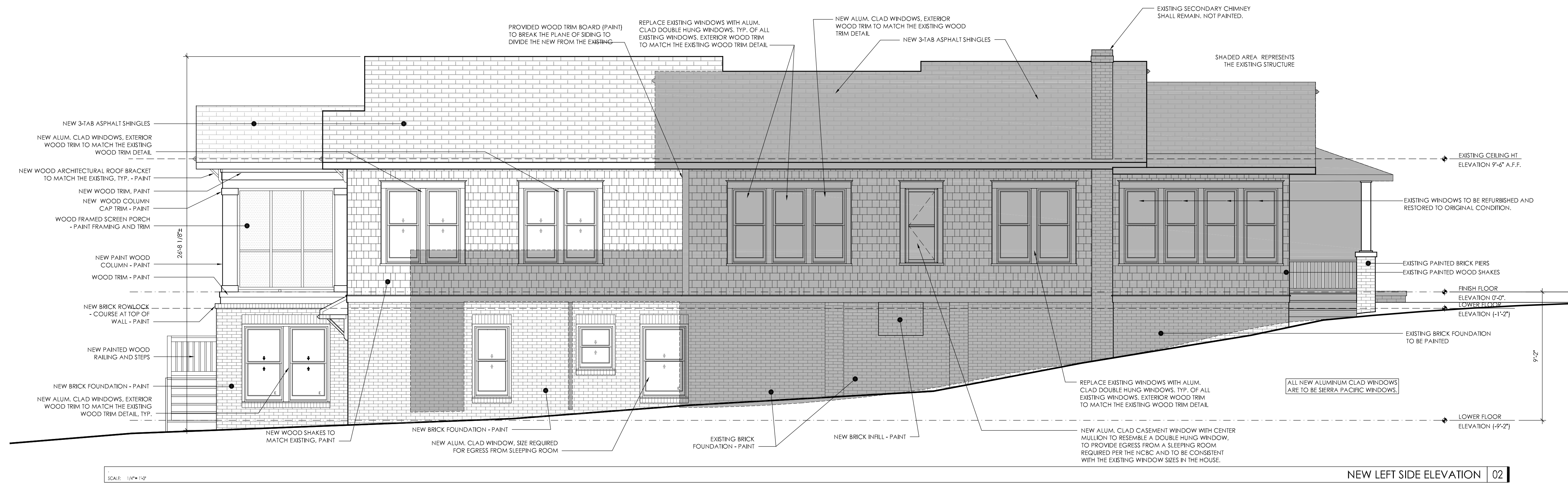
SCALE: 1/2" = 1'-0" EAVE BRACKET 03

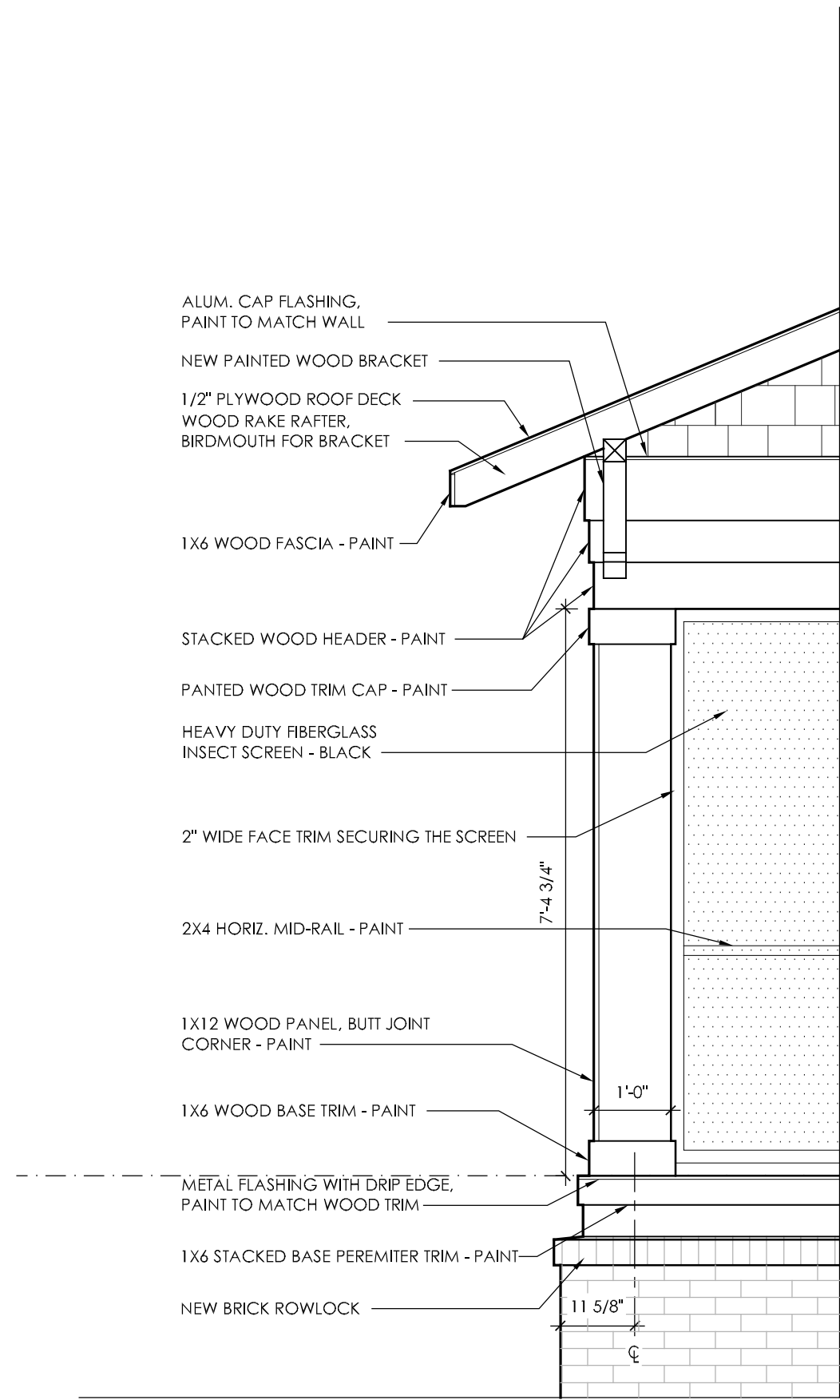


SCALE: 1/4" = 1'-0" EXISTING FRONT ELEVATION 01

WHAT WOULD APPEAR TO BE A PORCH THAT WAS ENCLOSED AT SOME POINT HAS FOUNDATION ISSUES AND HAS DROPPED APPROX. 5" BELOW FINISHED FLOOR. NOT KNOWING THE EXTENT OF THE REQUIRED REPAIR TO LEVEL THE EXISTING STRUCTURE, SOME OR POSSIBLY COMPLETE DEMOLITION OF THIS PORCH ELEMENT MAY BE NECESSARY. THE INTENT IS TO RESTORE THIS ELEMENT TO A SAFE AND STABLE STRUCTURE. IF RECONSTRUCTION IS REQUIRED, IT WILL MATCH THE EXISTING.

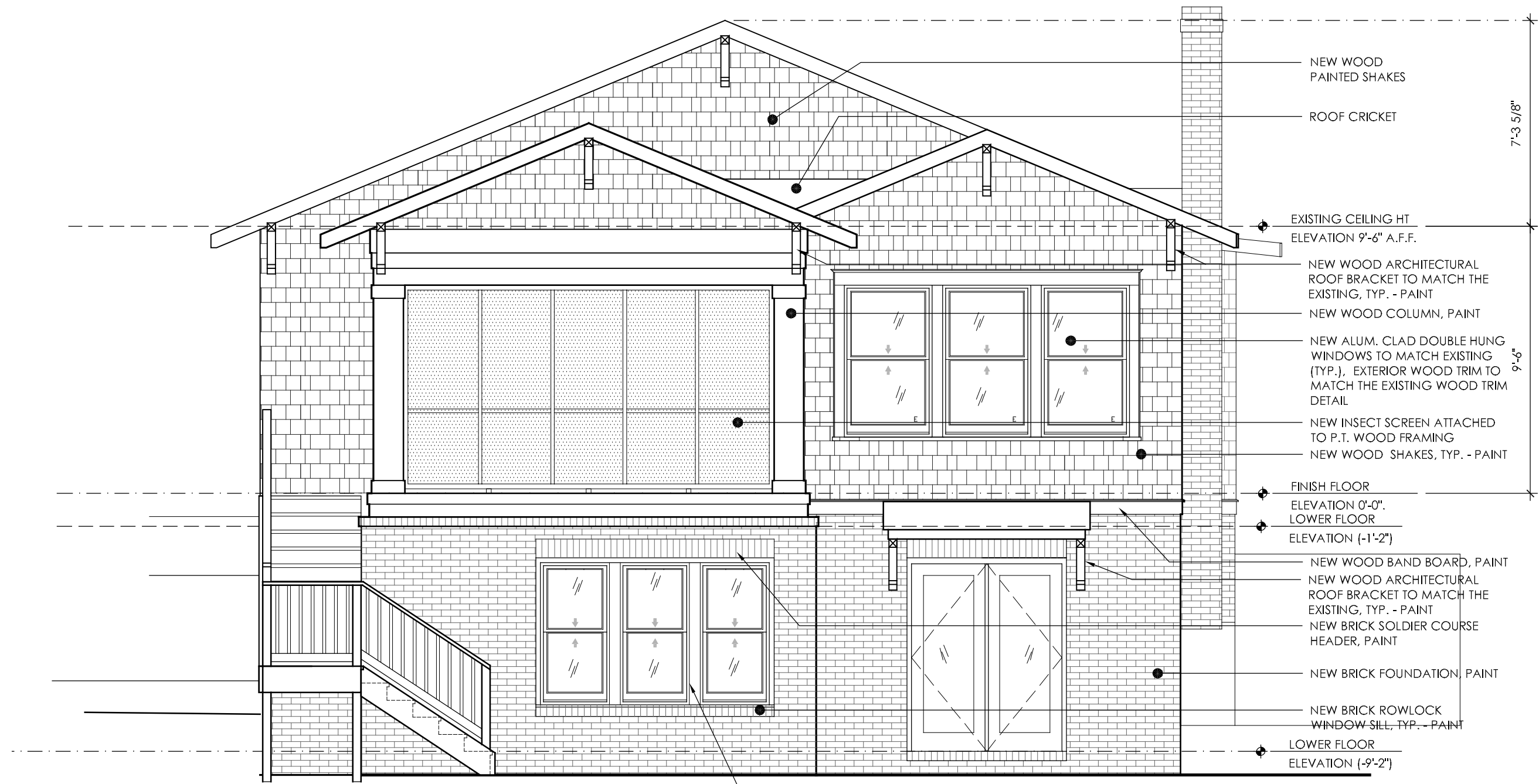






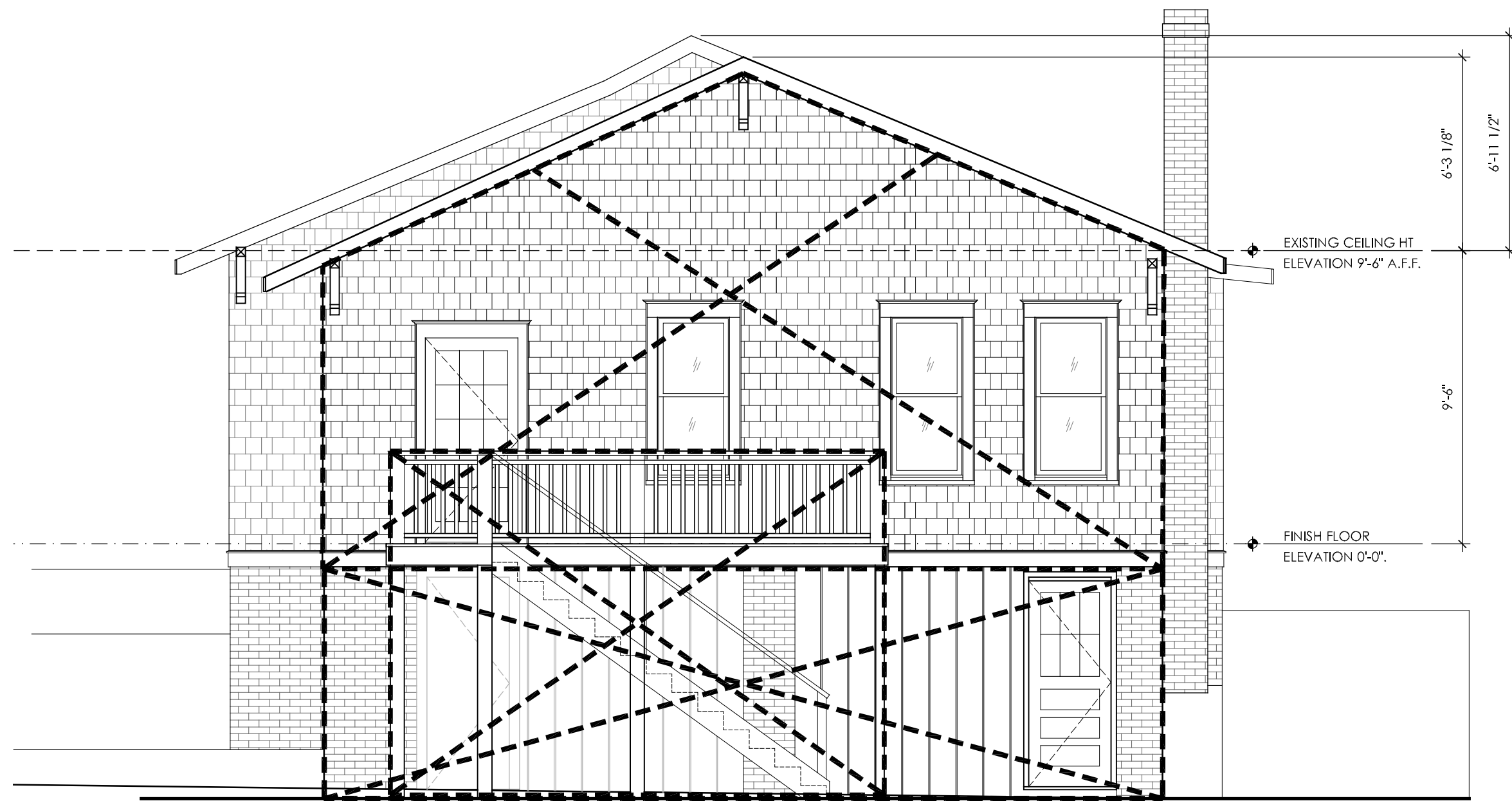
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COLUMN DETAIL 3



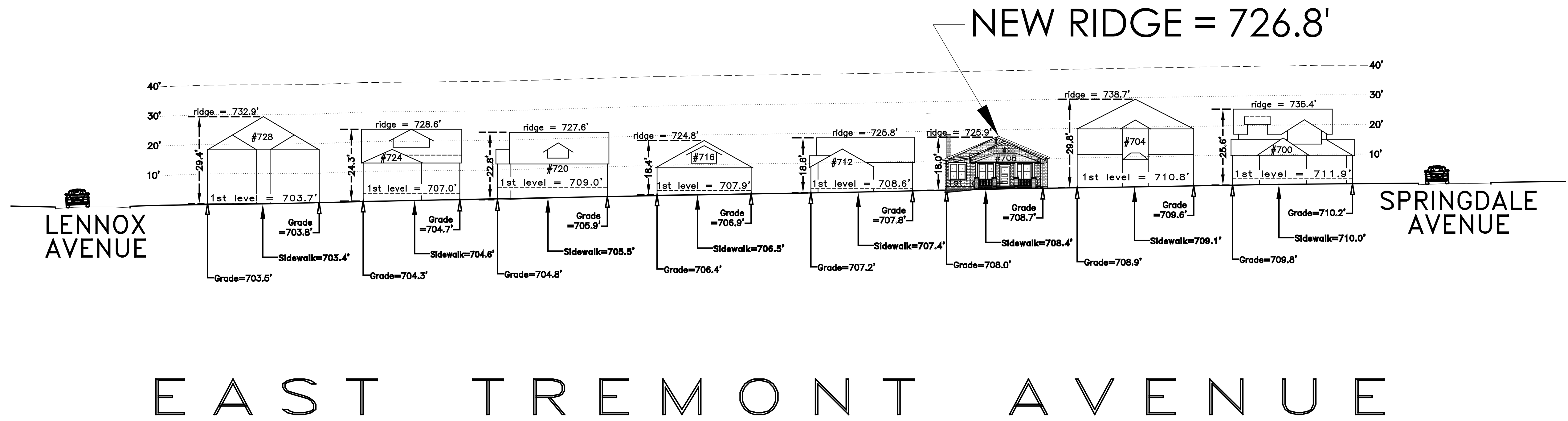
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EXISTING FRONT ELEVATION 01



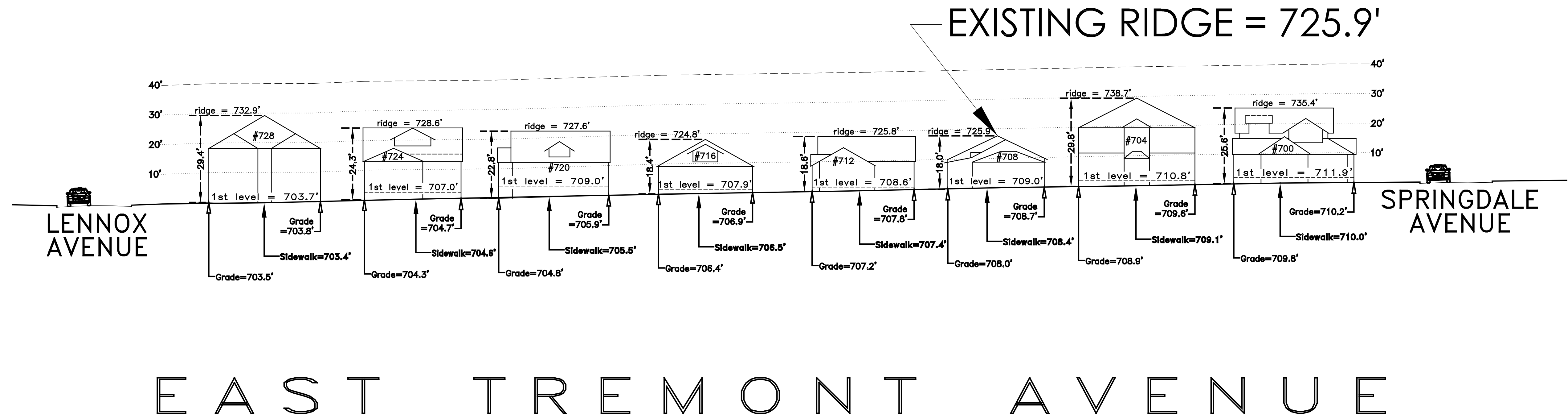
SCALE: 1/4" = 1'-0"

EXISTING FRONT ELEVATION 01



SCALE: 1" = 20'

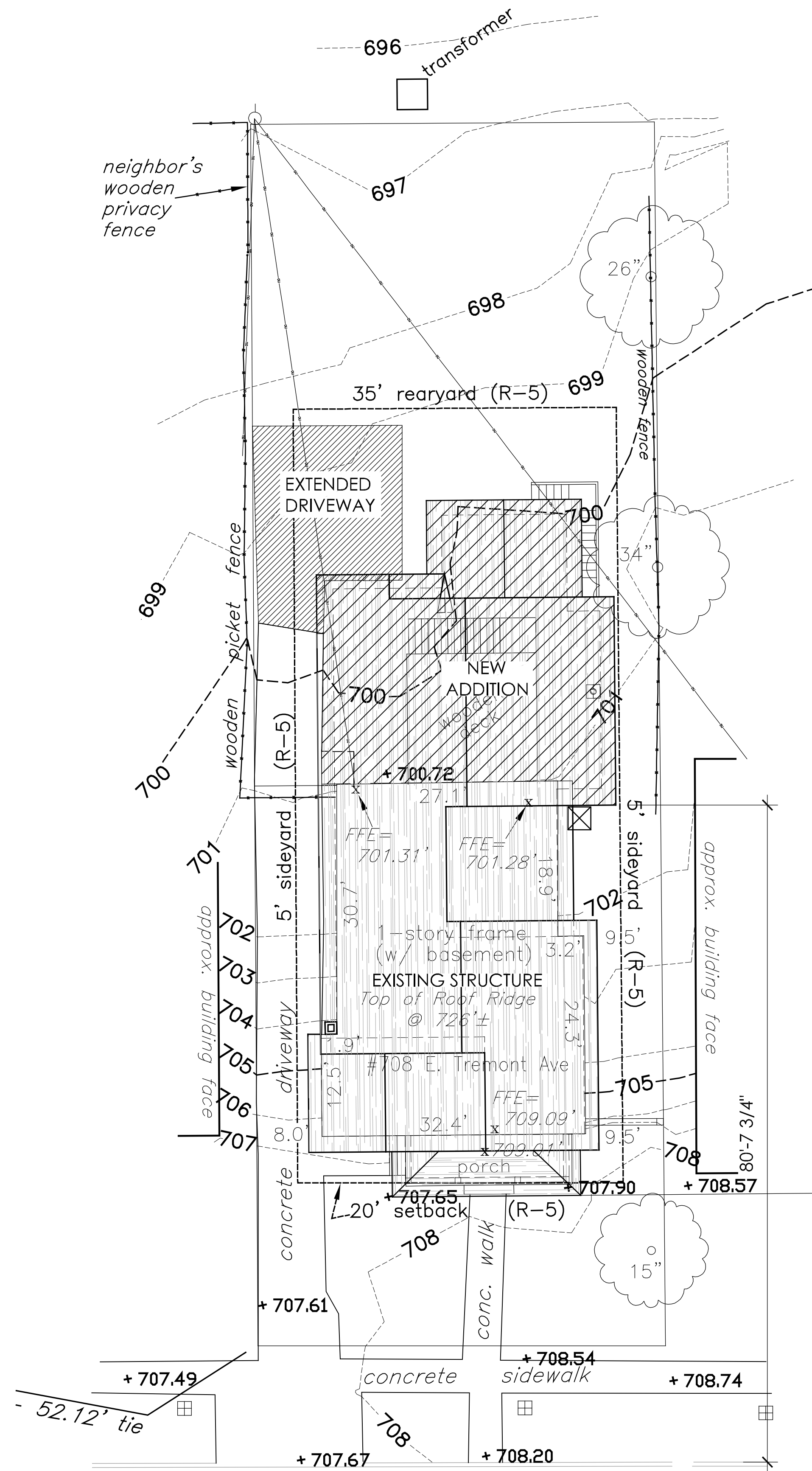
PROPOSED STREETSCAPE | 02



SCALE: 1" = 20'

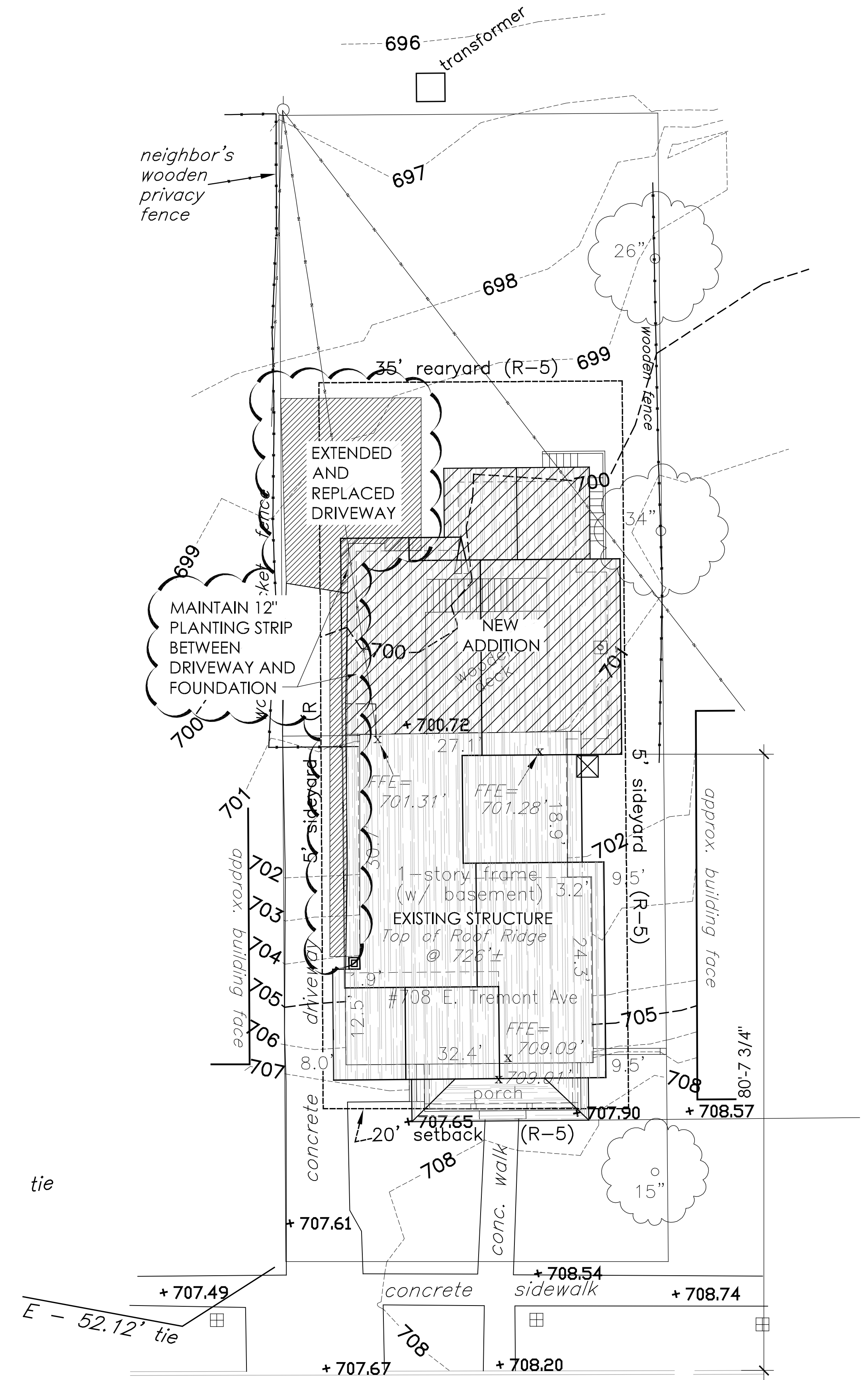
EXISTING STREETSCAPE | 01

REVISED ELEVATIONS - APRIL



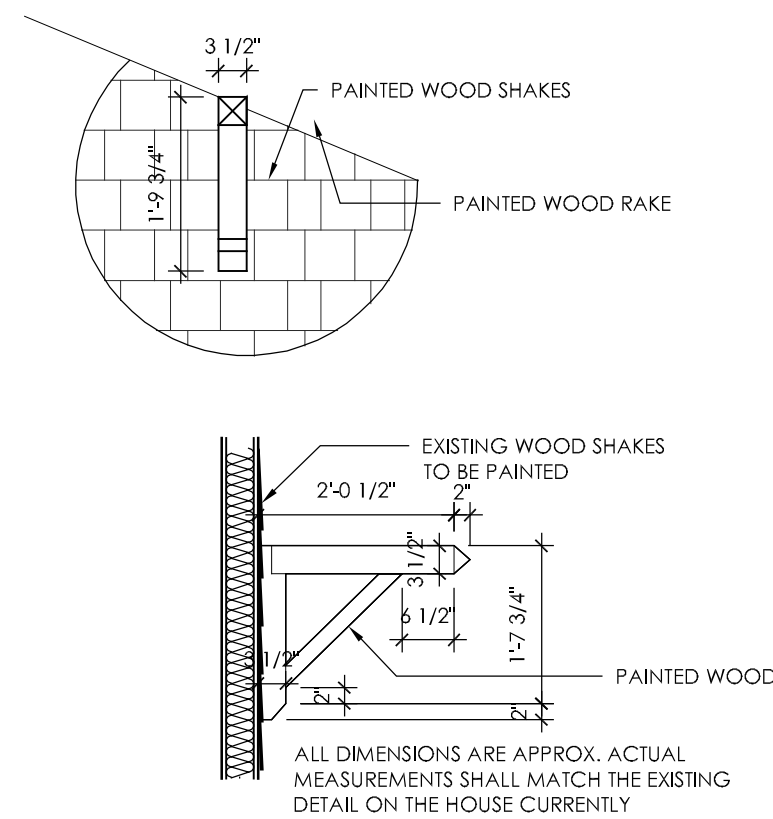
SCALE: 1"=10' PROPOSED SITE PLAN 02

MARCH



SCALE: 1"=10' PROPOSED SITE PLAN 02

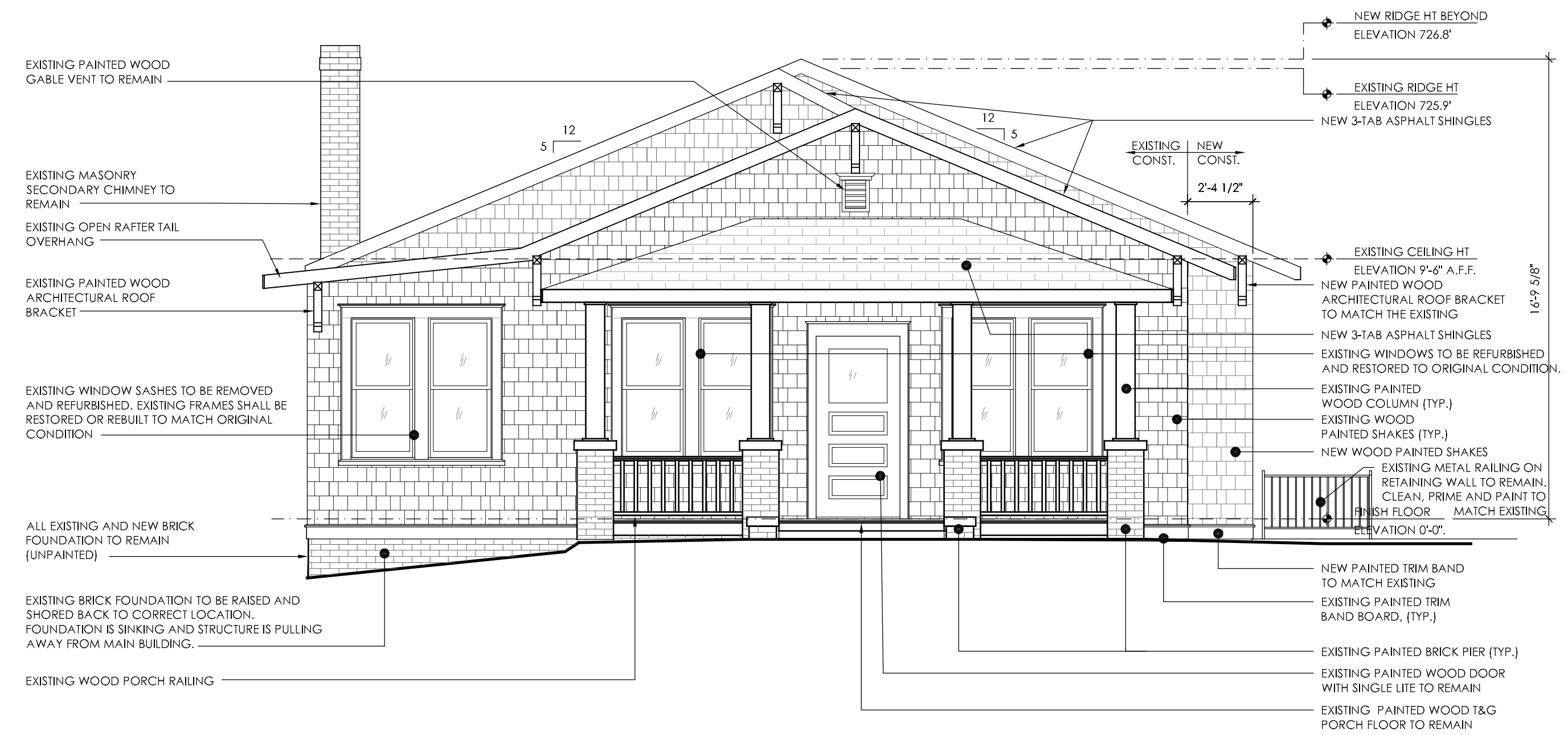
APRIL



SCALE: 1/2" = 1'-0" EAVE BRACKET 03



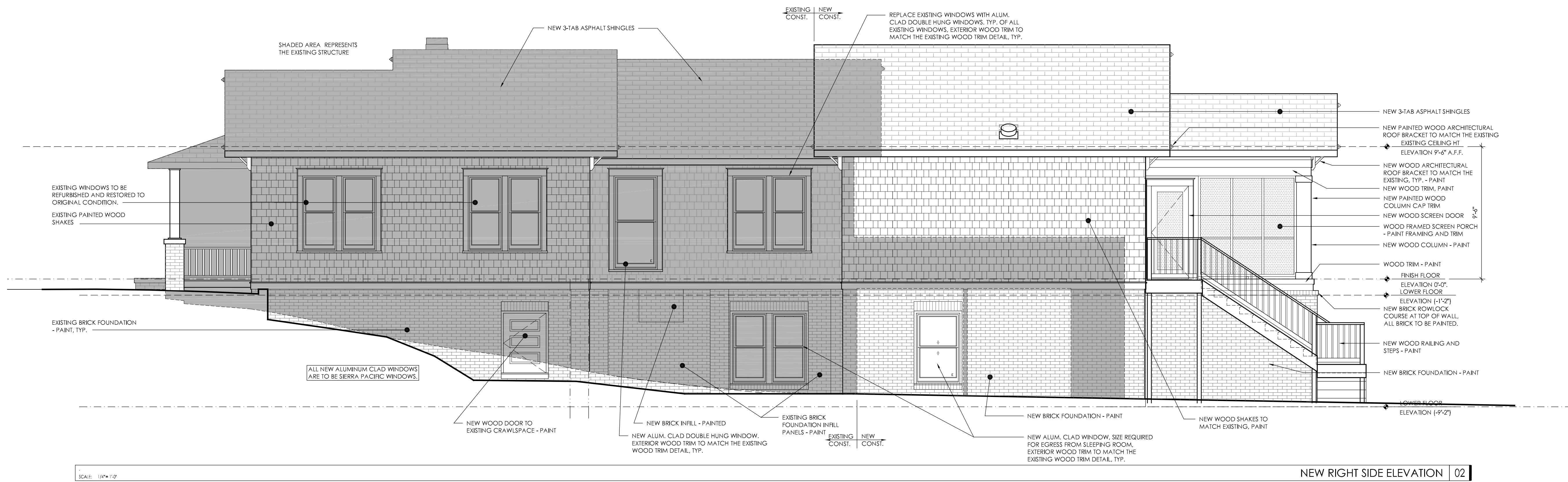
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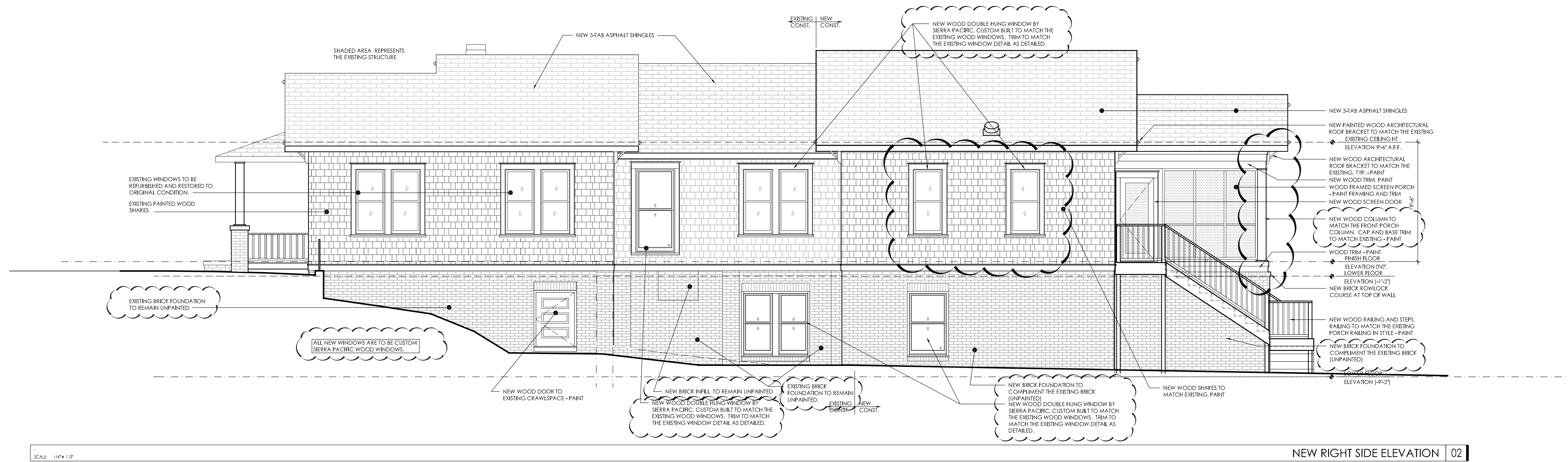
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MARCH

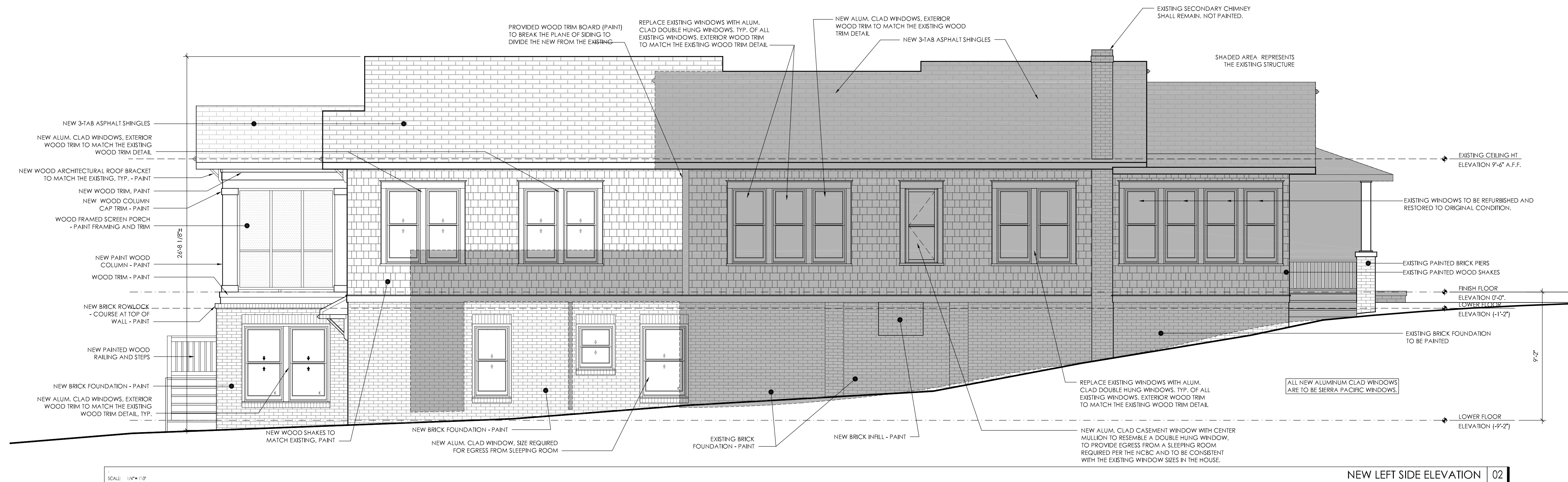
APRIL
NO CHANGES



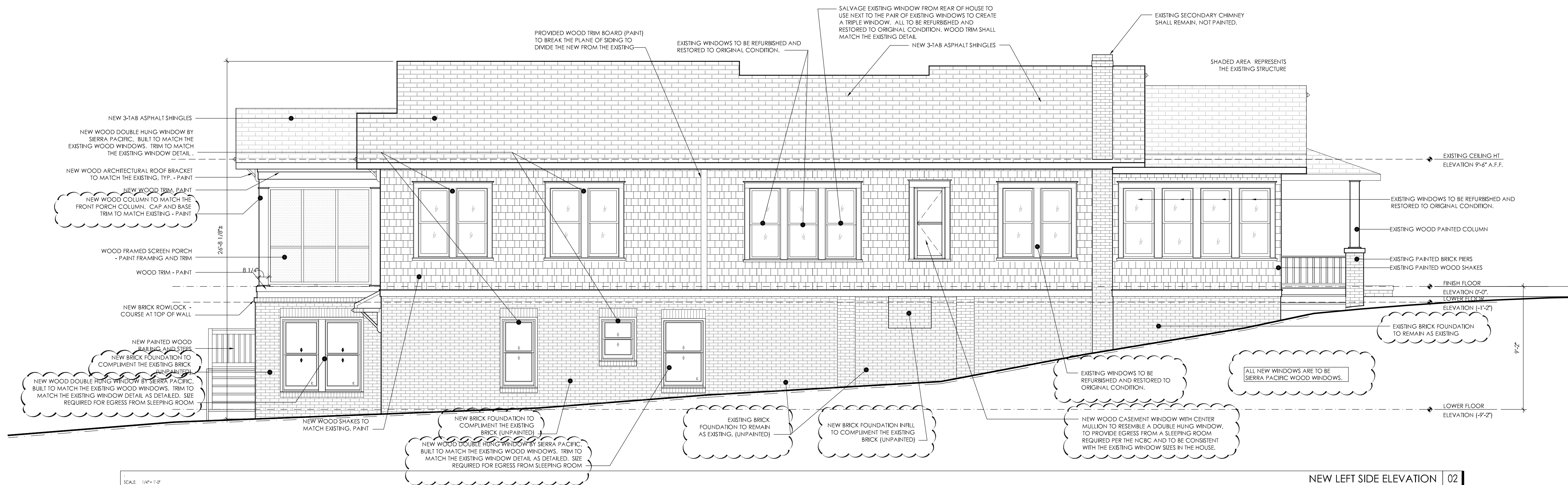
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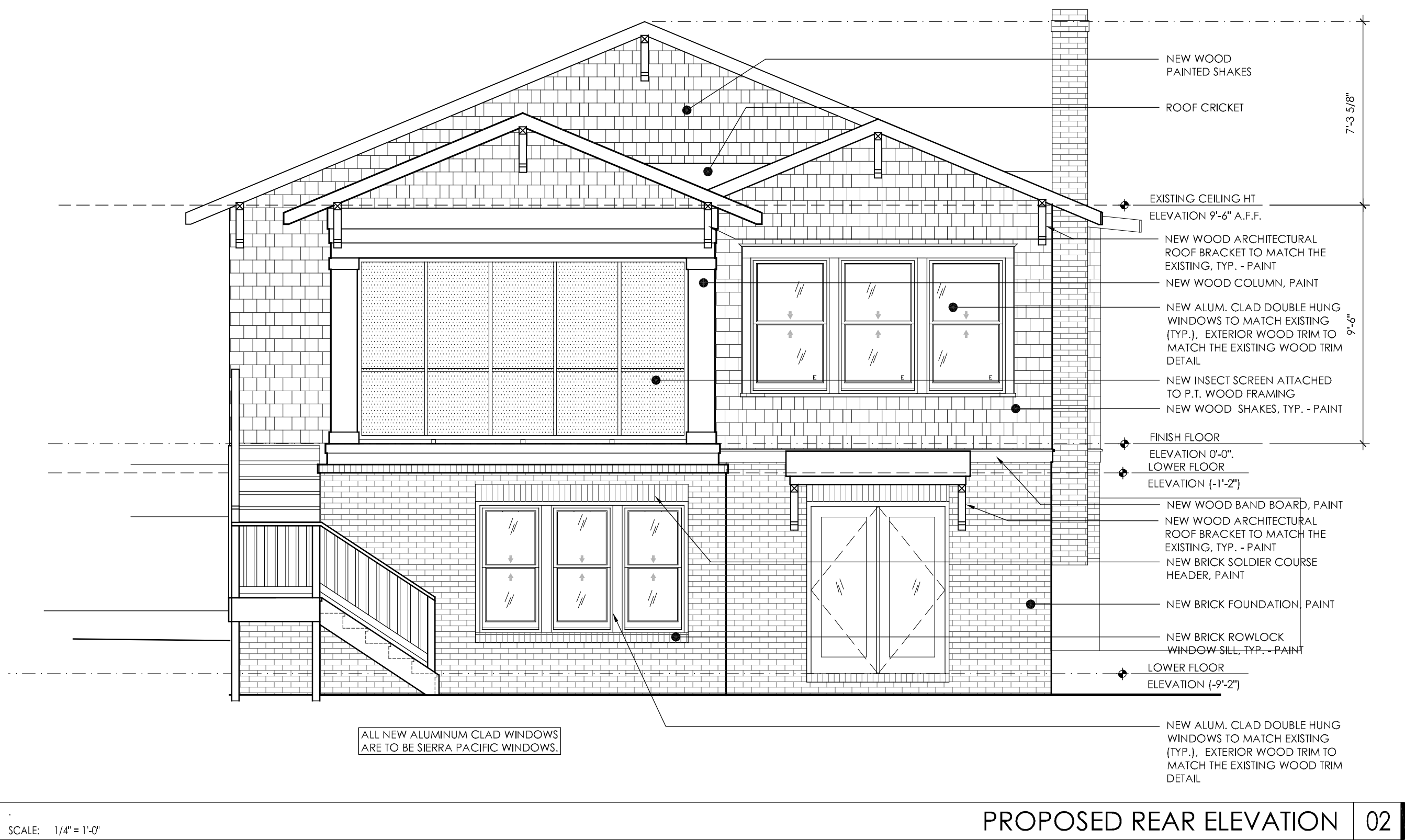
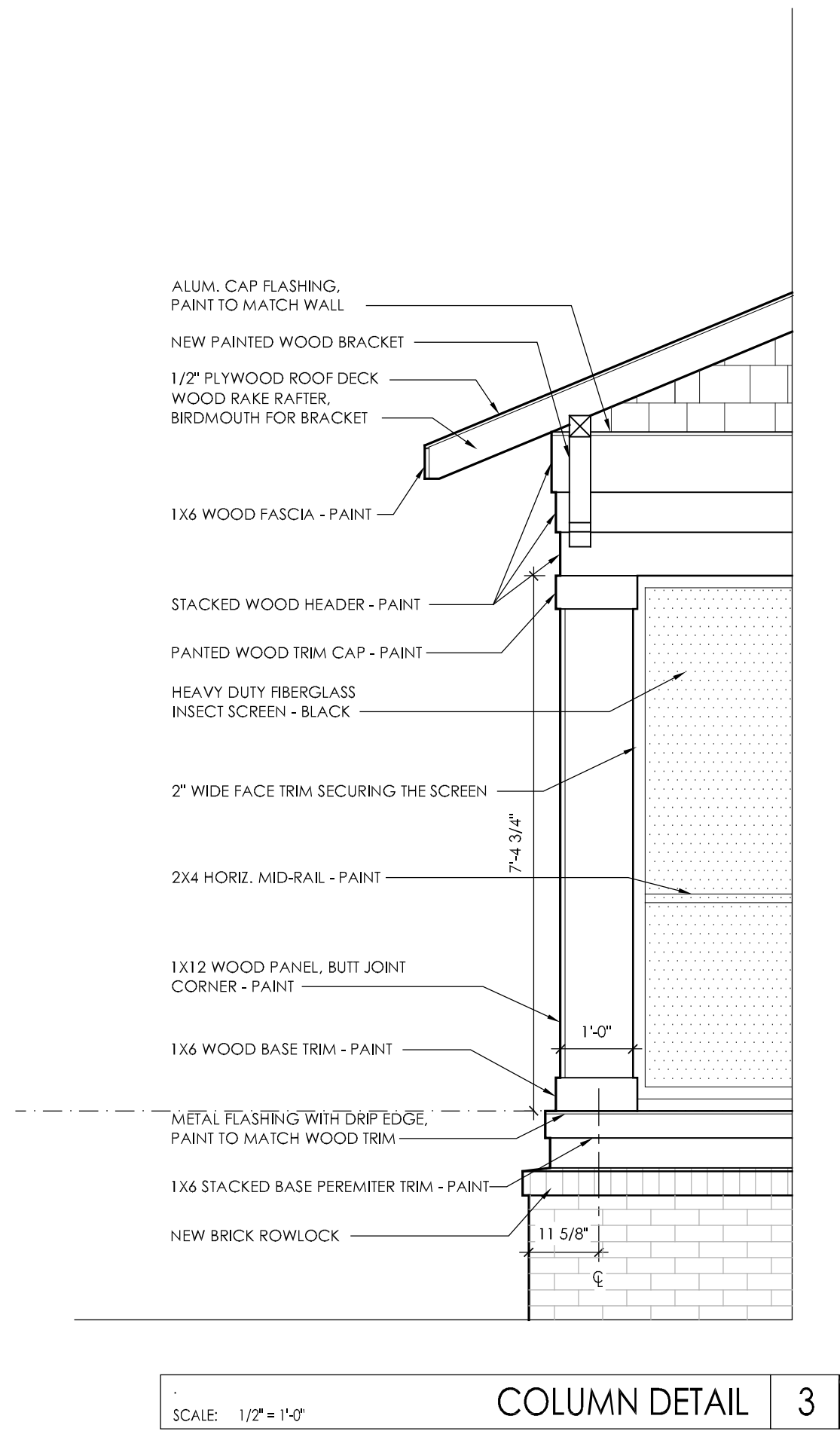


MARCH



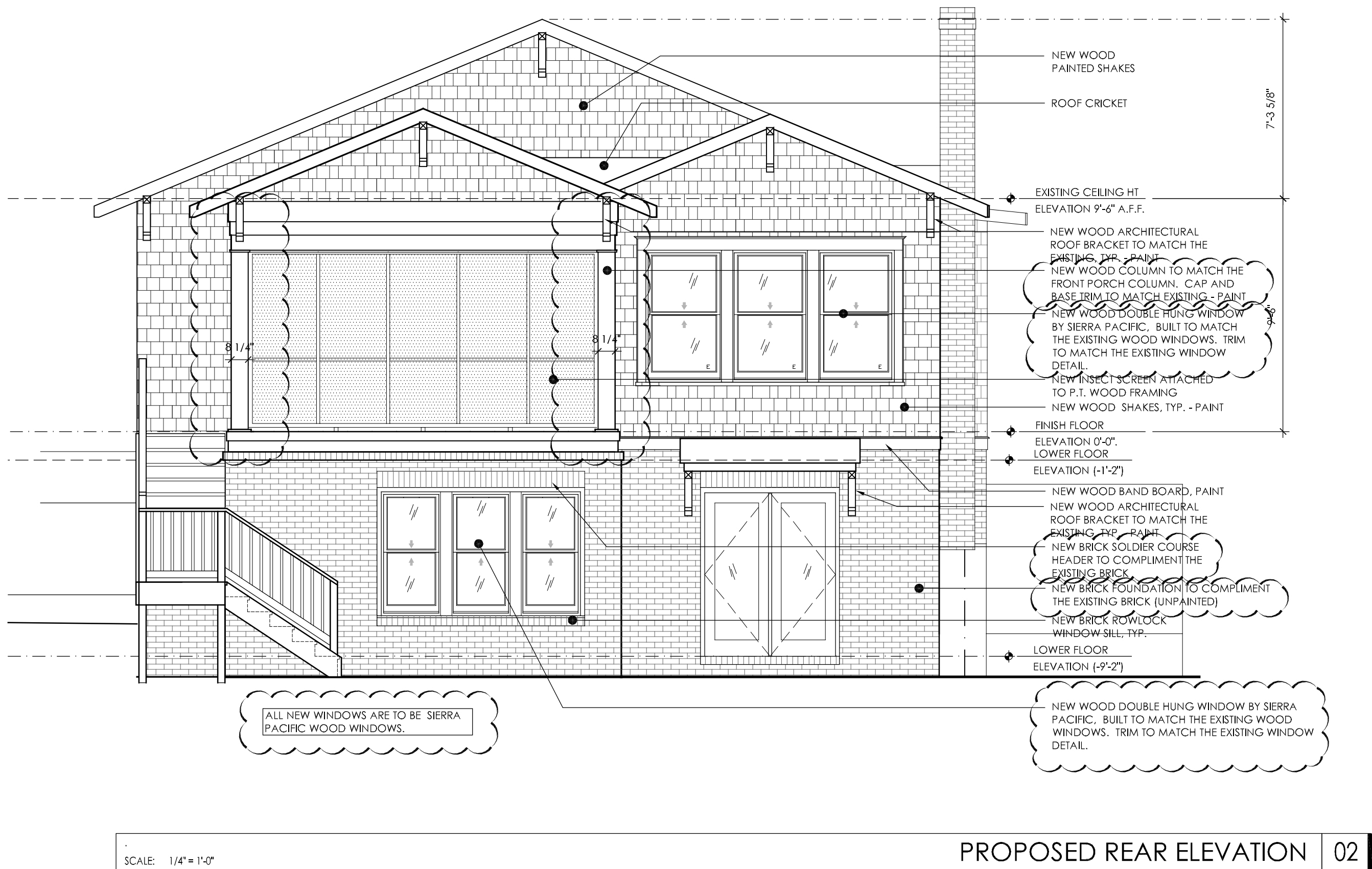
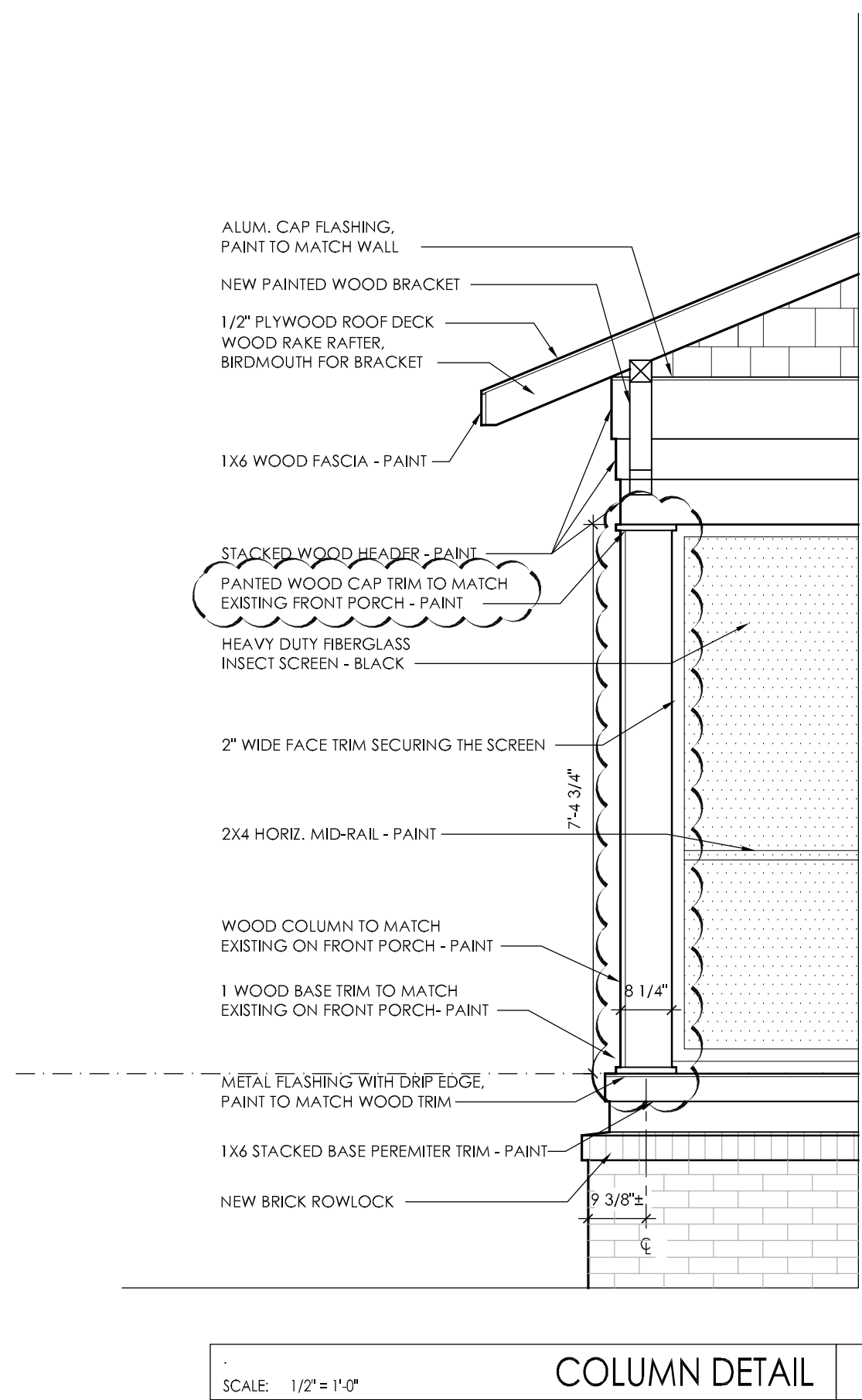
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MARCH



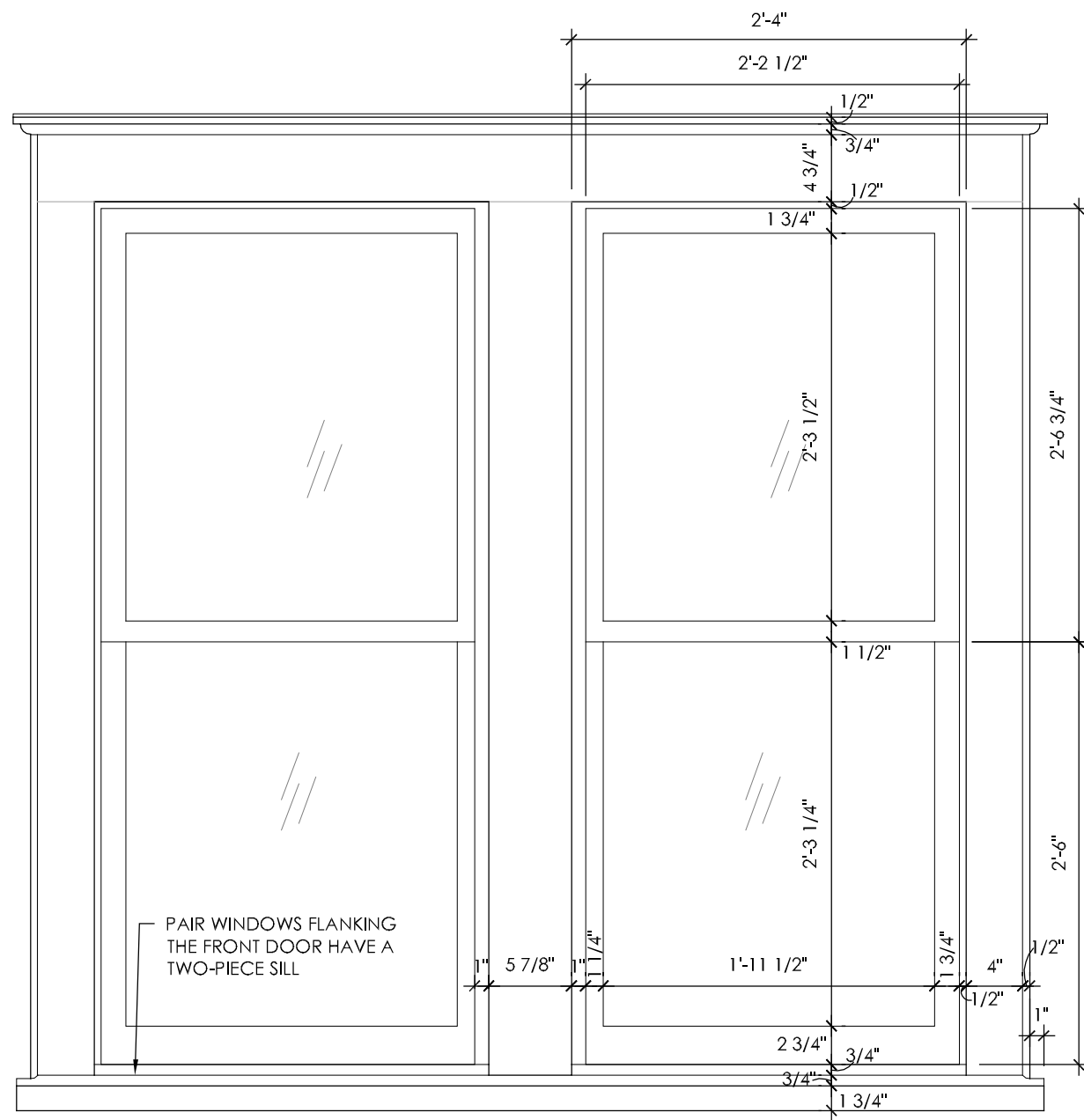
MARCH

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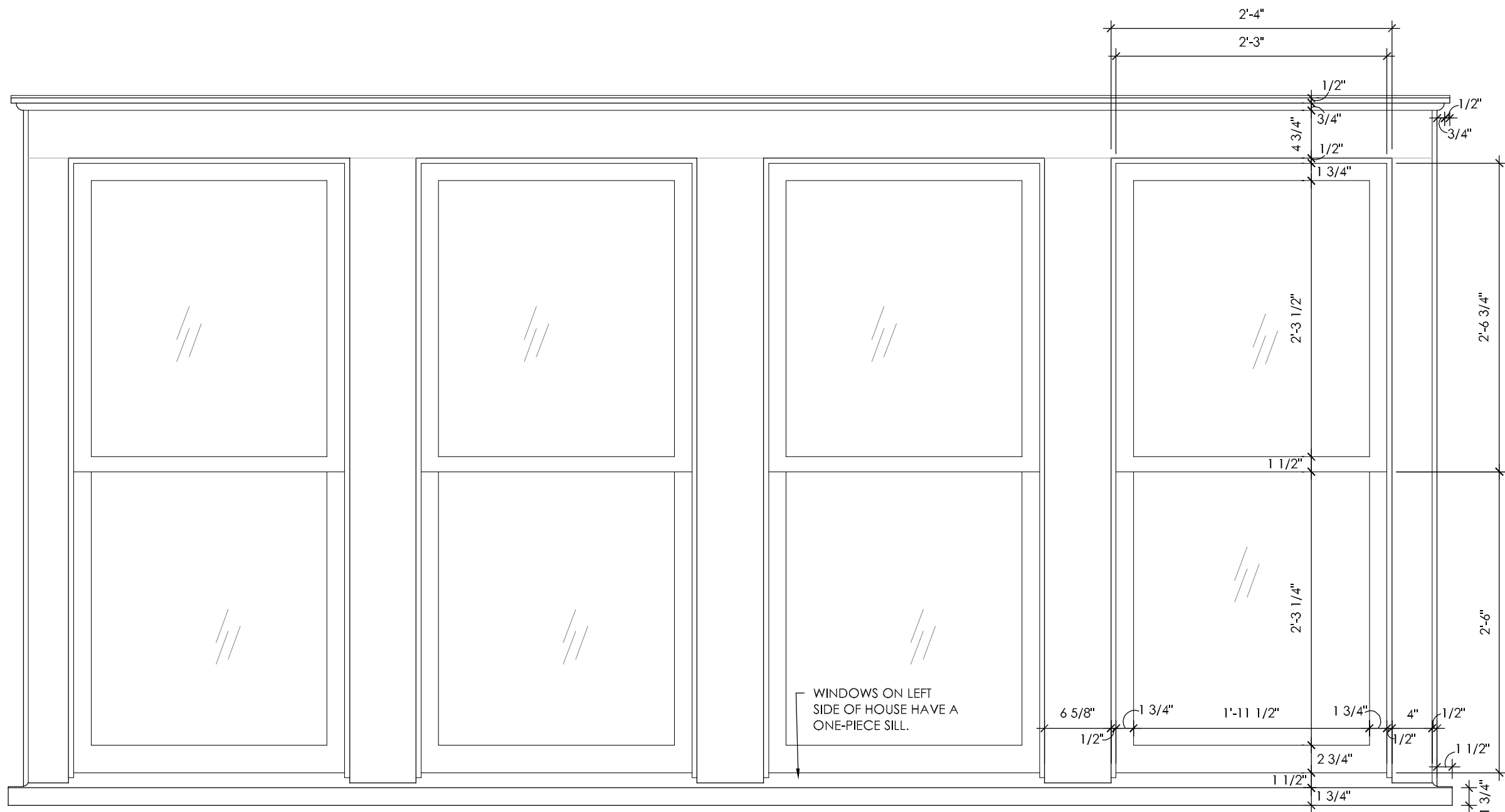
APRIL

APRIL



SCALE: 1" = 1'-0"	EXISTING PAIR FRONT WINDOWS	B
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NOTE: THIS ELEVATION REPRESENTS THE EXISTING WINDOW ON THE FRONT PORCH FACING THE STREET. THE REMAINING EXISTING WINDOWS ON THE SIDES OF THE HOUSE VARY SLIGHTLY IN THE DETAIL AND WIDTH OF MATERIAL



SCALE: 1" = 1'-0" EXISTING SIDE QUAD WINDOW A

NOTE: THIS ELEVATION REPRESENTS THE EXISTING WINDOW ON THE SIDE PORCH FACING THE DRIVEWAY. THE CENTER MULLION TRIM IS WIDER THAN THE TYPICAL TRIM ON THE REST OF THE HOUSE.

APRIL



4/29/19

Dear Historic District of Charlotte,

On Wednesday April 24, 2019, Santigie Kabia (ISA TRAQ Certified Arborist with Heartwood Tree Service) was asked to assess the health and structural integrity of a shared 34" Willow Oak growing along the right rear perimeter of 708 E. Tremont Ave., 28203.

A limited visual inspection revealed a large stressed canopy growing on the assumed property line. The canopy has vigorous growth expanding uniformly to the tips/towards sun exposure; however, there are isolated limbs with aggressive dieback and evidence of Hypoxylon Canker (indicator of severe stress/decline/dead tissue).

Santigie was advised of a potential new home construction project to take place in close proximity of the mature Willow Oak which could severely affect the tree's health and structural integrity. As an attempt to mitigate the potential stresses incurred from construction, Santigie was asked to compose a management plan to preserve the tree's long-term health and structural integrity for as long as possible..

The following mitigation actions and services are strongly recommended (as listed) to assist in the tree's preparation for and recovery from soil and root disturbance:

- In spring 2019, monitor and treat the lower 6' of main stem and root collar for active Ambrosia Beetle populations. This destructive, wood-boring pest is attracted to trees under stress, and has multiple generations/life cycles in a single growing season. Preventative treatment programs are recommended to begin in early-spring (April/Forsythia bloom), and continued at 60-90 day intervals through November.
- In spring 2019, administer a natural, liquid-injected soil conditioner ("ArborPlex") directly to the root zone to support bloom/leaf expansion. Comprised primarily of sea kelp and worm castings, this (low-Nitrogen) material improves the soil structure, alleviates drought stress, and increases plant vigor.
- In spring 2019, apply a systemic tree growth regulator ("Cambistat") soil drench to maximize resource efficiency. This material reallocates energy within the vascular system to produce slightly smaller leaves and shorter annual twig growth, while increasing feeder root (volume) production. This process develops a stronger collection root system with less canopy surface area to support (increasing stored energy/vigor). **This material has a 36-month residual effect and should not be re-applied before spring 2022.**
- Prior to construction, prune lower canopy to provide 6-8' house clearance. Reduce horizontal canopy (weight) to mitigate risk of branch/stem failure (1-3" diameter pruning cuts). Remove hazardous dead branches 2" diameter and larger.



- Prior to construction, install a highly visible barrier fence to protect the critical root zone from root disturbance/soil compaction. The fencing is recommended to protect as much of the calculated 11.5' radius of the root collar.
- Prior to construction, use an "Air Knife" (compressed air tool) to create a trench (12-18" deep) spanning within the **outermost** perimeters of the tree protection fencing (house-side). Prune any exposed roots within the trench and backfill immediately to avoid root system dehydration.
- Prior to construction, install a 2-4" layer of wood chips within the tree's protective barrier fence to buffer the soil and critical root zone from stress during construction.
- In fall 2019, administer a natural, liquid-injected soil conditioner ("ArborPlex") directly to the calculated 11.5' critical root zone to support feeder root production..

The listed recommendations are based on the tree conditions at the time of the assessment. It is advised to have a qualified arborist assess the tree and site conditions throughout the duration of the construction project, annually thereafter, and after any significant weather events that could affect the tree's health or structural integrity. The listed services are recommended as risk mitigation and do not entirely remove risk of tree decline, death, or failure.

Best Regards,
Santigie ("Tig") Kabia
ISA TRAQ Certified Arborist & Municipal Specialist (MA-4553AM)



