



Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 11, 2009

ADDRESS OF PROPERTY	404 East Tremont Avenue, Dilworth Dilworth Local Historic District
SUMMARY OF REQUEST	Construction of New Single Family Home
OWNERS	Mr. & Mrs. Thomas P. Reilly
APPLICANT	John Fryday

Details of Proposed Request

This application seeks approval for the construction of a new house on a site on East Tremont Avenue.

The proposed house is a one and one-half story structure with a front facing gable and long side gables that accommodate the second floor living space. The house as proposed has lapped wood siding on the first floor, with wooden shale siding on the gables and in a rear-facing shed dormer. There is a substantial front porch centered on the façade of the house.

The house is taller in elevation to the adjacent houses, but the overall roof design and variety of heights along Tremont Avenue largely mitigate this difference. The house does extend further back into the lot than its neighbors, which is in keeping with the massing encouraged by current HDC policy.

The detailing and materials are all well within current HDC policy, and are typical of this section of the Dilworth Local Historic District.

Current Status and Context of Property

The existing house on the lot was the subject of a demolition request by the property owner in March of 2008. At that time, the Commission found that the house was a contributing structure to the character of the Dilworth Local Historic District, and imposed a 365 day Delay of Demolition. The demolition delay expires on March 12th of this year.

The houses to either side of this site are one story structures that share the architecture style and materials of the proposed new house. There are other houses of this scale on the street, as shown in the attached photographs provided by the applicant.

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Relevant HDC Design Guidelines

- *New Construction*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

Overall, the house appears to meet the current design guidelines of the HDC.

There are no notes on the plans regarding the materials of the windows, although the window style is appropriate to this building and to Dilworth.

The house is somewhat taller than its immediate neighbors, but does not appear to be out of scale to the overall streetscape. The Commission will have to make a determination on the overall contextual scale of this house. It must be noted that houses of both similar and larger scale have been approved in the recent past by the HDC.

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

ADDRESS OF PROPERTY: 404 E. TREMONT AVE

HISTORIC DISTRICT: ☒ Dilworth ☐ Fourth Ward ☐ Hermitage Court ☐ Plaza-Midwood ☐ Wesley Heights

TAX PARCEL NUMBER: 12106821

OWNER: MR. + MRS. THOMAS P. REILLY

ADDRESS: 404 E. TREMONT AVE

DAY PHONE: MOBILE 704-277-8992

APPLICANT: JOHN B. FRYDAY, AIA EMAIL: john@ Fryday-doyne.com

MAILING ADDRESS: 2923 S. TRYON ST. SUITE 320, CHARLOTTE 28203

DAY PHONE: 704-372-0001 FAX: 704-372-2517

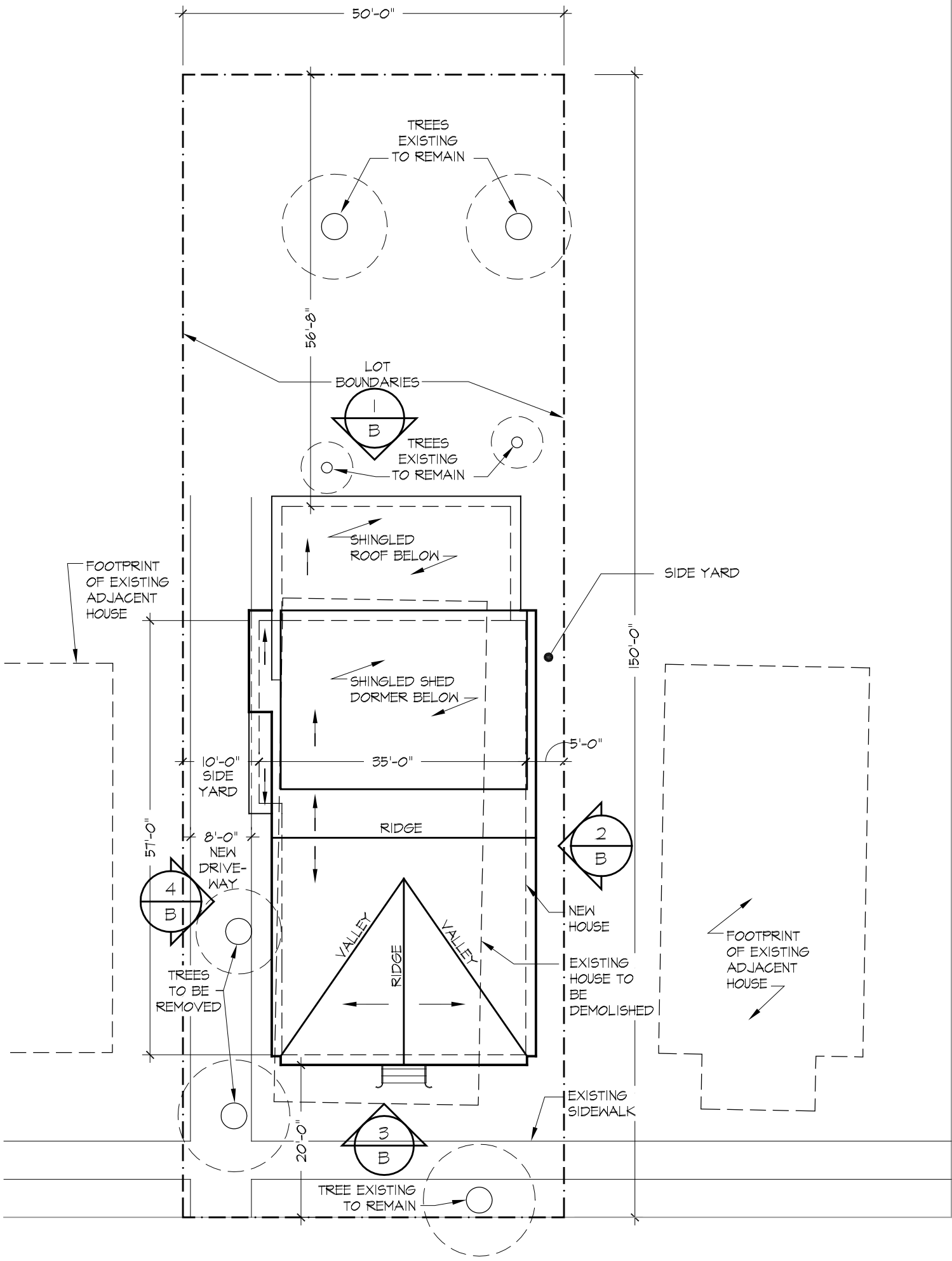
DETAILS OF PROPOSED PROJECT: (TO REPLACE A HOUSE PREVIOUSLY PLANNED TO BE DEMOLISHED DUE TO MAJOR FOUNDATION ISSUES - 1 YEAR UP IN MARCH)
NEW HOME REPLACEMENT, PLANNED TO BE IN SCOPE + CHARACTER WITH THE NEIGHBORHOOD AND TREMONT AVENUE.

Attach additional sheets if necessary.

APPLICATION REQUIREMENTS

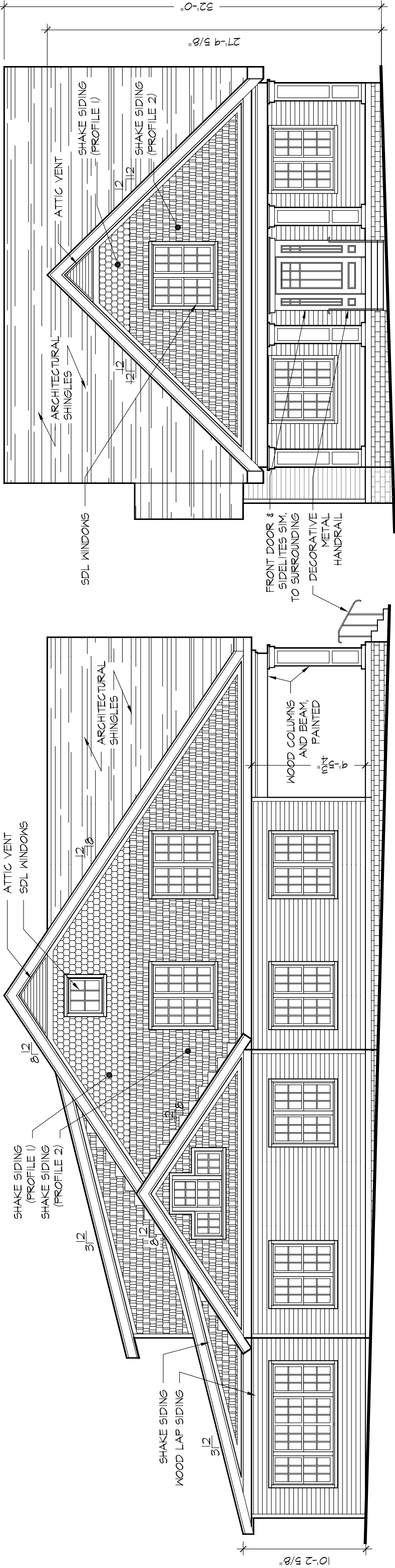
Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE: FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.



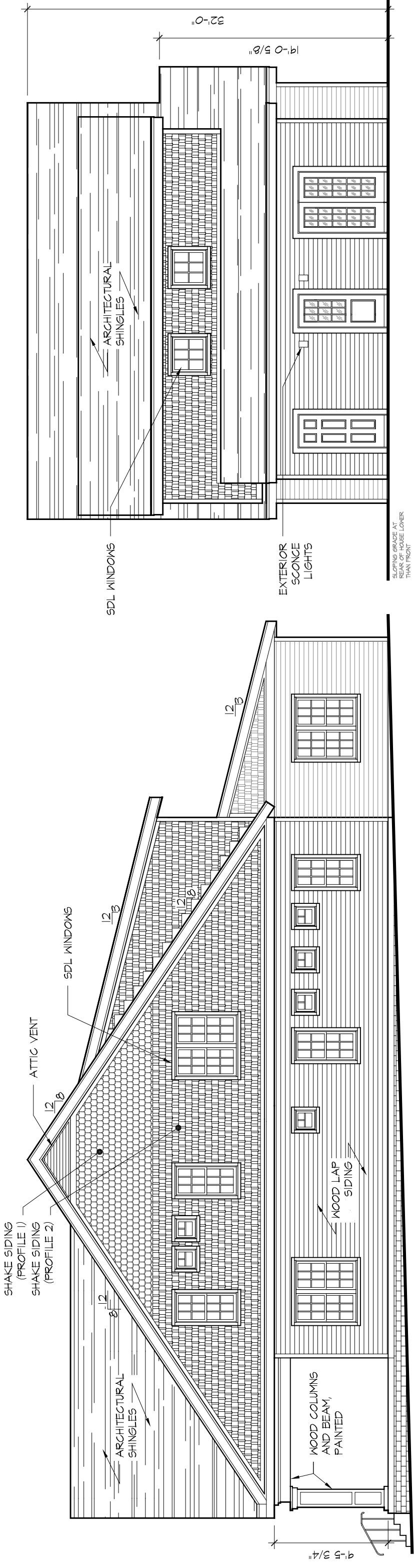
E. TREMONT AVENUE

EUCLID AVENUE



ELEVATION 4

ELEVATION 3



ELEVATION 2

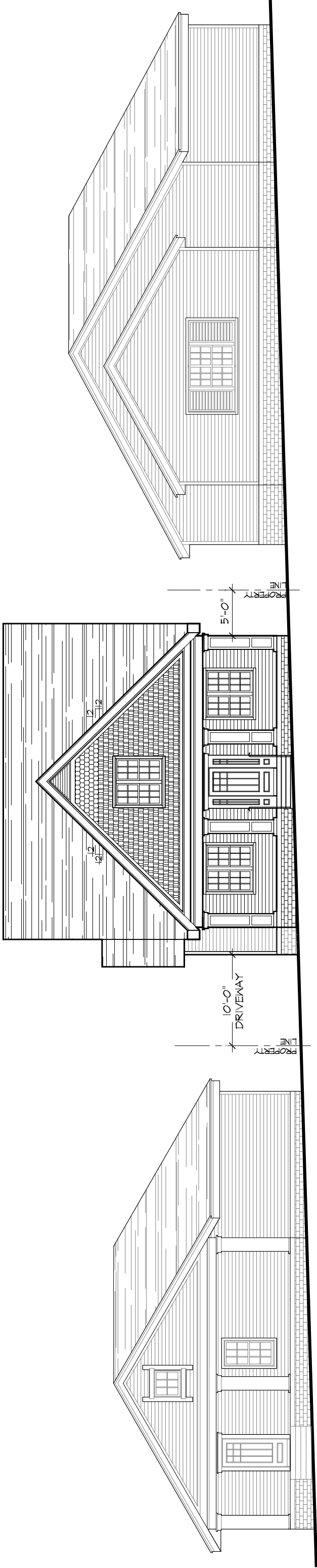
ELEVATION 1



2823 South Tryon Street
Charlotte, NC 28203
Tel: 704-372-0001
Fax: 704-372-2517
www.fryday-doyne.com

PROJECT NAME:
REILLY RESIDENCE
404 E. TREMONT AVE. CHARLOTTE, NC 28203

DATE: 1/14/04
REVISION:
DETAIL:
DRAWN BY:
SHEET NO: **B**



SCALE: 3/32" = 1'-0"

"STREETSCAPE" VIEW FACING TREMONT AVENUE



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REILLY RESIDENCE
404 E. TREMONT AVE. CHARLOTTE, NC 28203

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Fax: 704-372-2517
www.fryday-doyne.com

DATE: 1/14/09
REVISION:
DETAIL:
DRAWN BY:
SHEET NO: C



Existing House to be Replaced

**404 E. Tremont Ave.
Charlotte, NC 28203**

Photo taken 1/13/09



View from opposite side of 404 E. Tremont Avenue

Photo taken 1/13/09



408 E. Tremont Avenue



410 E. Tremont Avenue



502 E. Tremont Avenue

Aquired from Google Maps on 1-14-09



516 E. Tremont Avenue

Aquired from Google Maps on 1-14-09



600 E. Tremont Avenue

Aquired from Google Maps on 1-14-09



Home at intersection of Tremont and Lyndhurst

Aquired from Google Maps on 1-14-09



Home at intersection of Tremont and Winthrop

Aquired from Google Maps on 1-14-09



Comperable Home on Tremont Avenue



Comperable Home on Tremont Avenue