



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 9, 2011

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ADDRESS OF PROPERTY	811 East Tremont Avenue, Dilworth Local Historic District	HDC 2011-003
SUMMARY OF REQUEST	Addition	
OWNERS	Dan Koch	
APPLICANT	Allen Brooks, Architect	

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### **Details of Proposed Request**

This application seeks approval for a large addition to this one-story bungalow, in effect converting it from a one to a two story house. The street-facing section of the house would be preserved as is, but the side elevations would become substantially larger, with a full two story rear elevation.

### **Current Status and Context of Property**

This house was constructed c. 1915, according the Nomination Form for the Dilworth National Register Historic District. The house is a wood frame structure, with a nearly pyramidal roof and an engaged front porch. It is listed as a contributing structure within the Dilworth National Register Historic District.

The house has an addition to the right of a carport that engages the front porch. This addition was approved a number of years ago by the HDC.

The immediate area surrounding this house consists of a number of residential structures, primarily consisting of single family houses of varying sizes, but of similar age and style. There is also a small number of multi-family structures that are of a somewhat later vintage.

### **Relevant HDC Design Guidelines**

- *Additions*

### **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**

The proposed addition to this home would transform it from a one story structure to a full two stories in the rear.

The attached plans show the removal of a substantial portion of the existing hipped roof and its replacement with a full side gable roof with a projecting rear gable with a shallow pitch. The existing wood shake siding would be carried into the new side gables, with the rear projecting elements sided "to match existing".

The new cross gable roof would be at the same pitch as the current front roof hip, but would be somewhat taller than the existing ridge, with the rear facing elements springing from the new ridge.

The materials and detailing on the proposed addition are derived from those existing on the house, and are appropriate to the house and to this style of architecture.

The main issue before the HDC on this proposal is a determination on whether the new massing is appropriate for this house in its immediate context.

**UPDATE:**

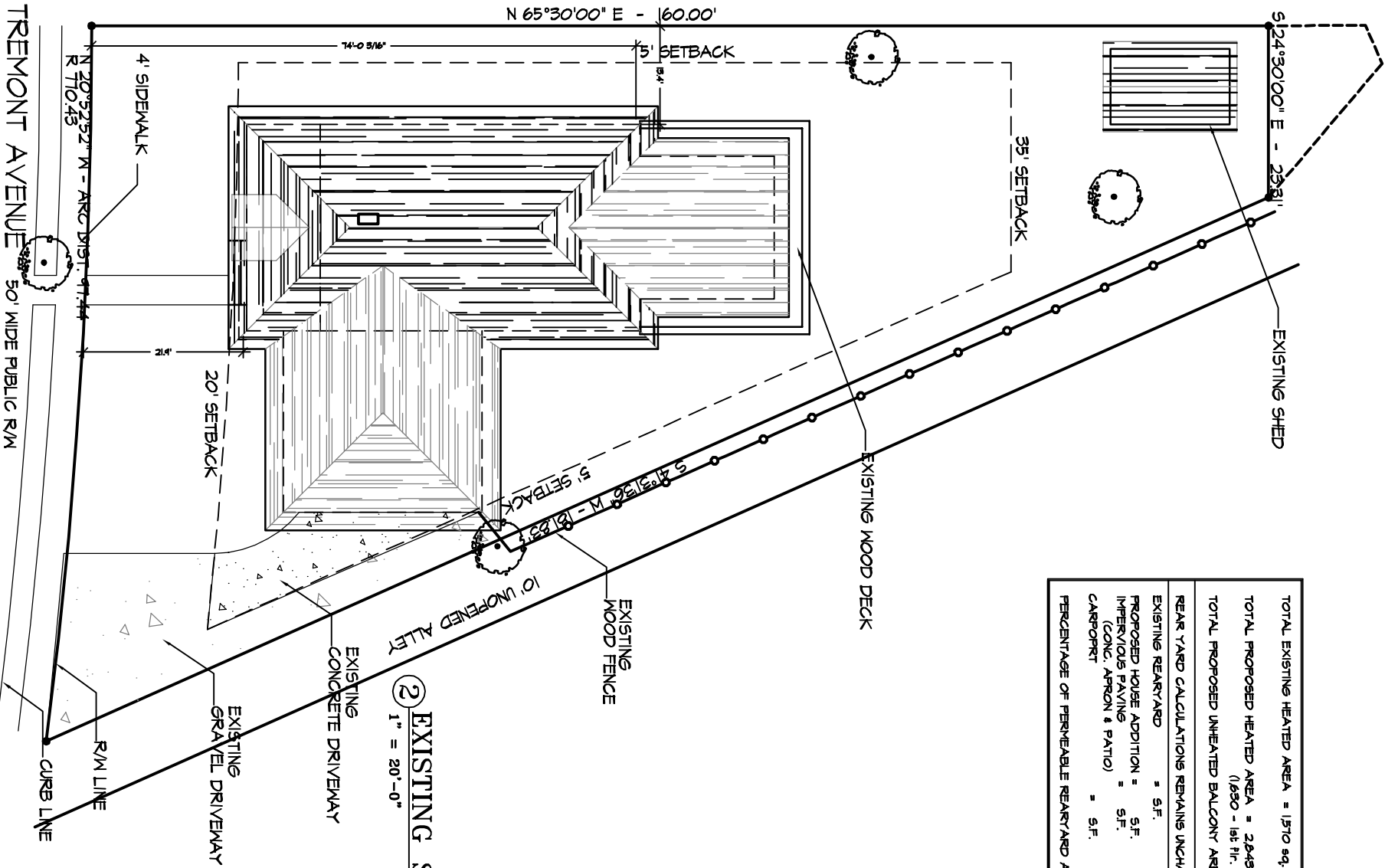
At the January, 2011 HDC meeting, this project was reviewed. After the discussion, when it was apparent that the available plans were not the most updated version and that there were details to the plans that were still evolving, the Commission voted to defer the application.

The attached revised plans clarify these issues.

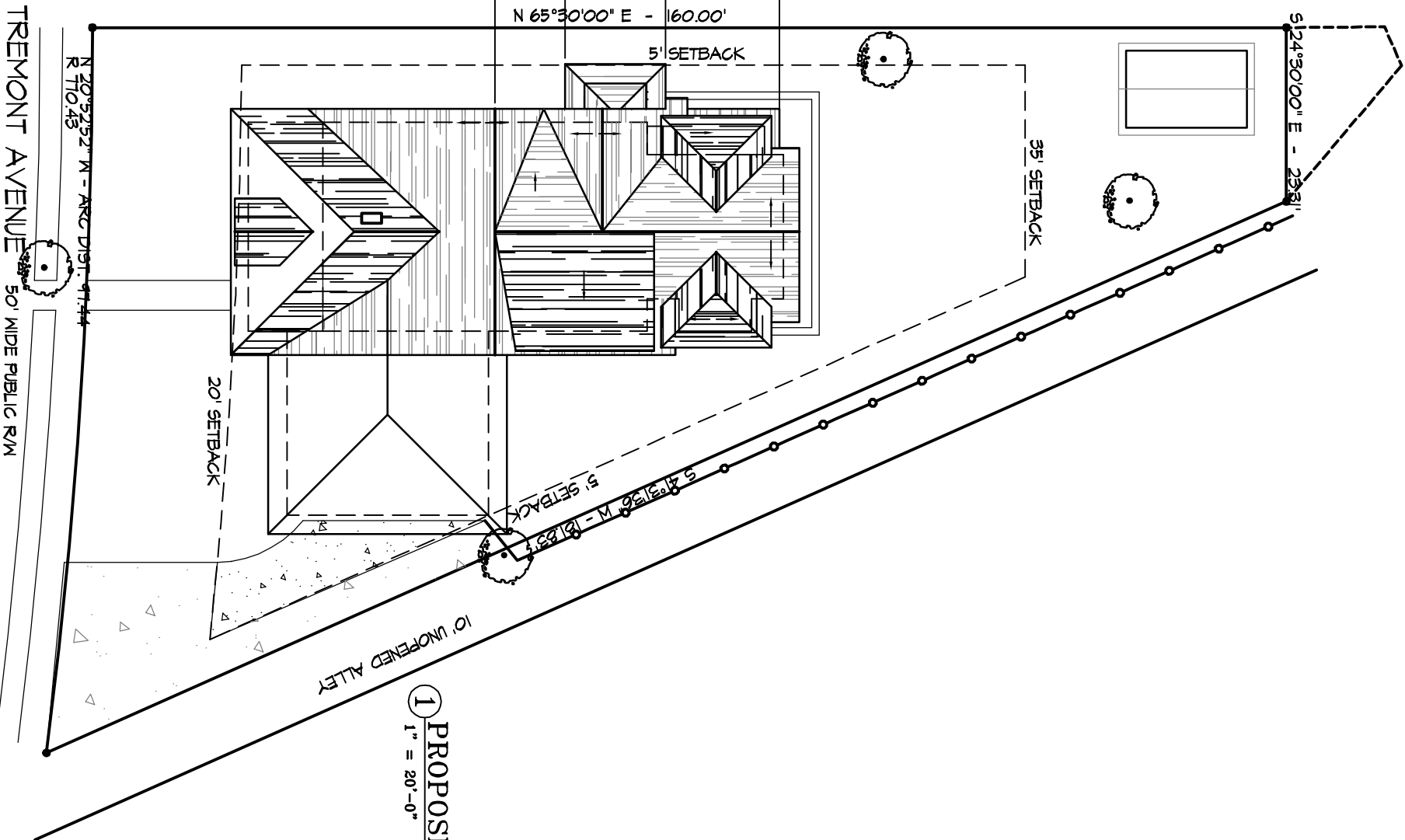


TOTAL EXISTING HEATED AREA = 1570 sq. ft.
TOTAL PROPOSED HEATED AREA = 2645 sq. ft. (1650 - 1st flr. / 1215 - 2nd flr.)
TOTAL PROPOSED UNHEATED BALCONY AREA = 4 sq. ft.
REAR YARD CALCULATIONS REMAINS UNCHANGED
EXISTING REARYARD = S.F.
PROPOSED HOUSE ADDITION = S.F.
INTERVIOUS PAVING (CONC. APRON & PATIO) = S.F.
CARPORT = S.F.
PERCENTAGE OF PERMEABLE REARYARD AREA = %

2 EXISTING SITE PLAN  
1" = 20'-0"



1 PROPOSED SITE PLAN  
1" = 20'-0"



Seal

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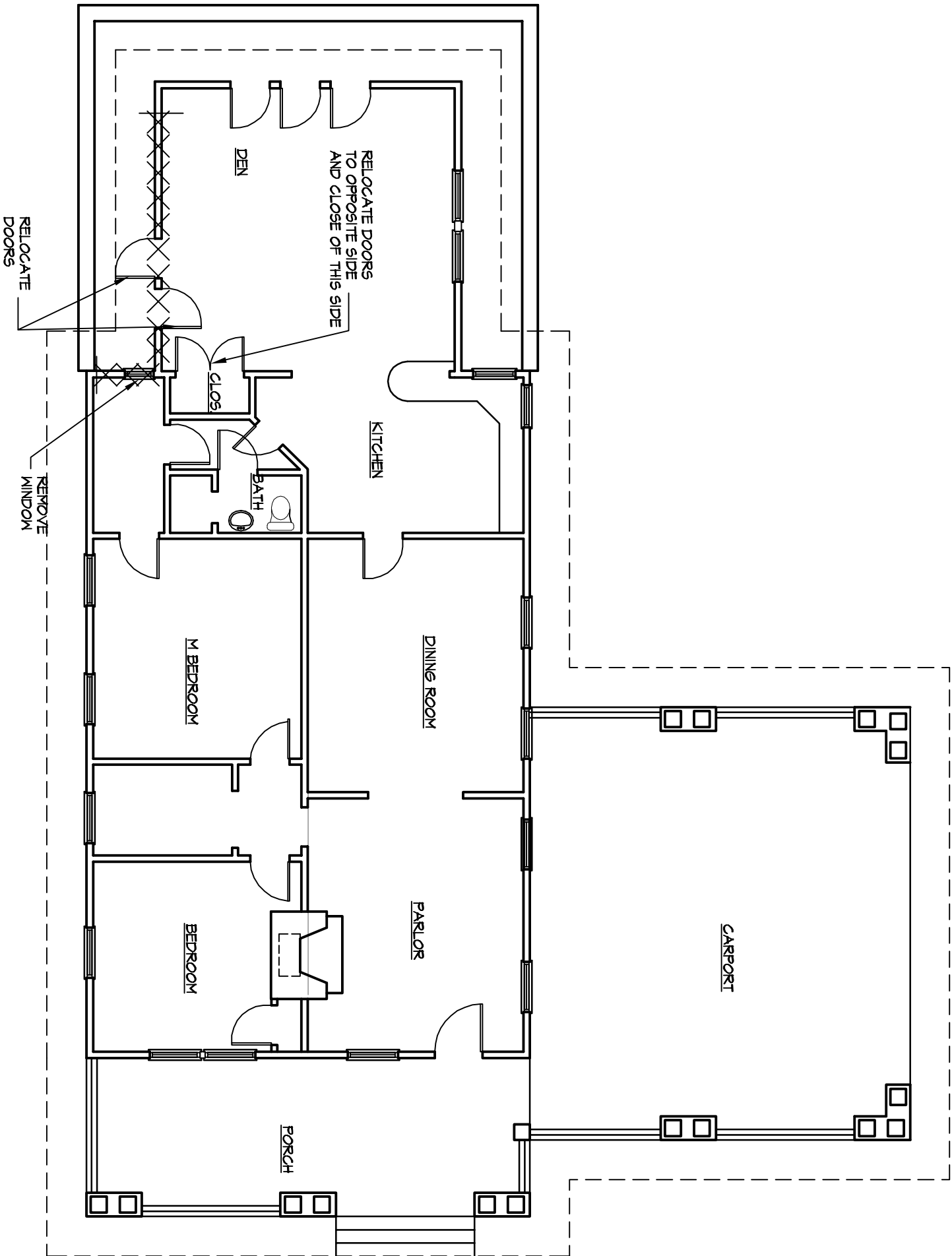
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Historic Dilworth Renovation of  
KOCH RESIDENCE  
811 TREMONT AVE, Charlotte, NC 28203

PROJ. NO. • 10049  
ISSUED - 3 JAN. 2010  
REVISIONS -  
EXISTING AND  
PROPOSED SITE  
PLANS

A-1  
OF EIGHT



1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



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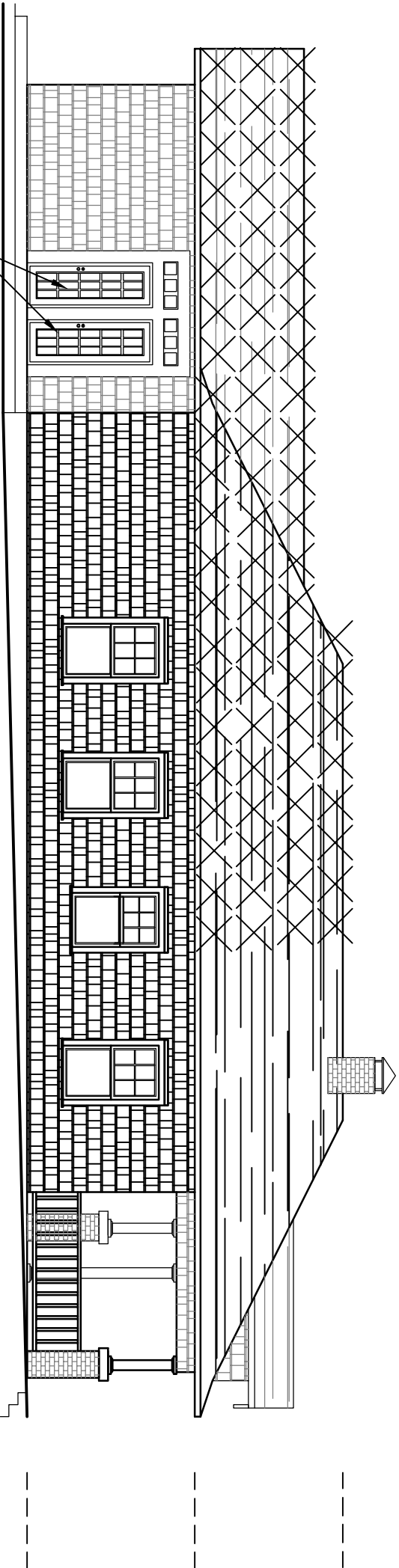
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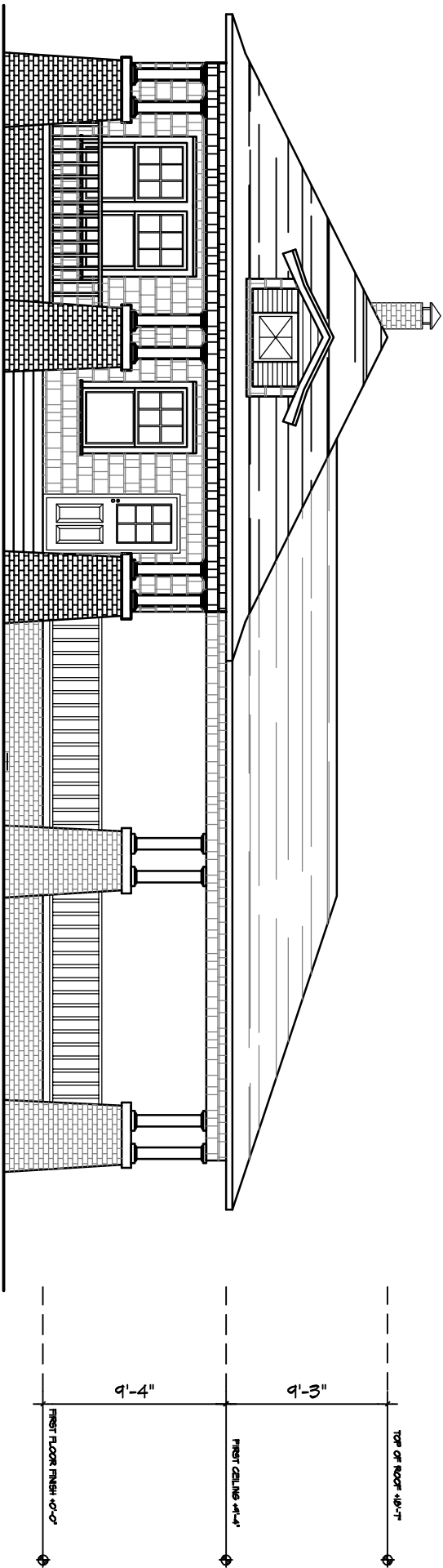
• 1/8" = 1'-0"

Historic Dilworth Renovation of  
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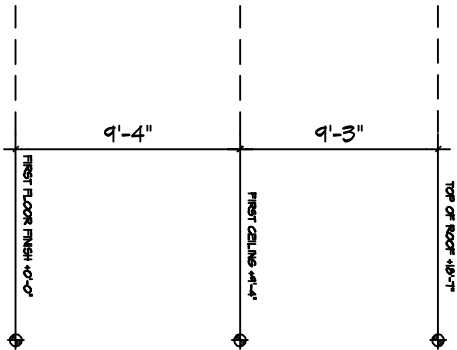
PROJ. NO. • 10049  
ISSUED - 3 JAN. 2010  
REVISIONS -  
EXISTING FLOOR  
PLAN

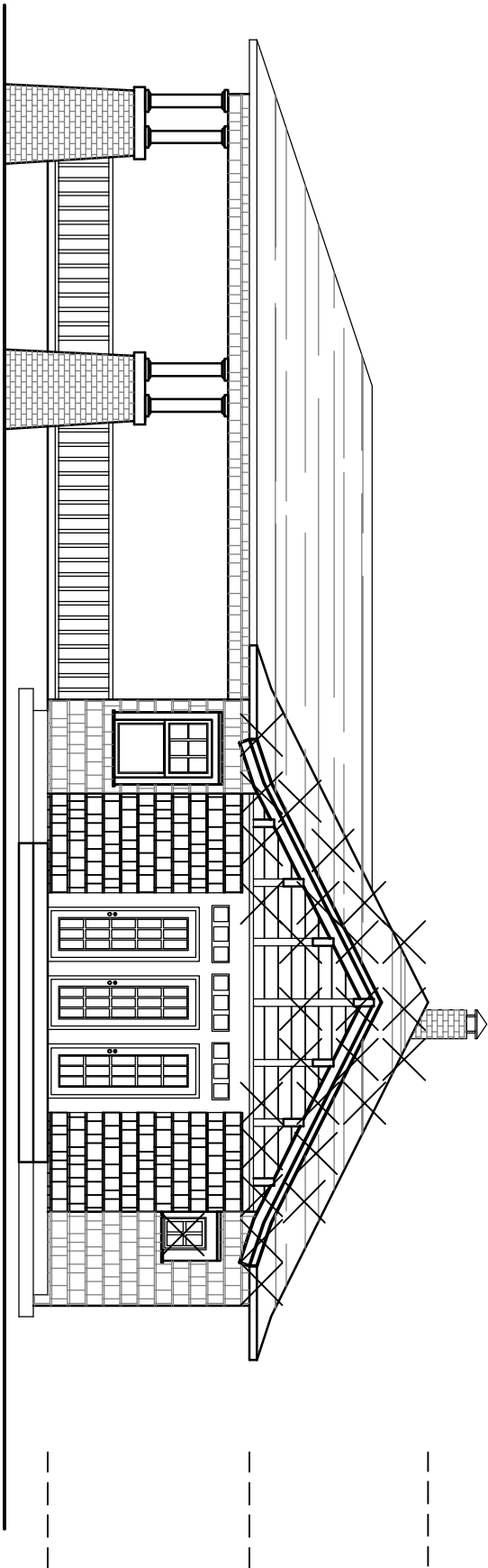


② EXISTING LEFT ELEVATION  
1/8" = 1'-0"



① EXISTING FRONT ELEVATION  
1/8" = 1'-0"

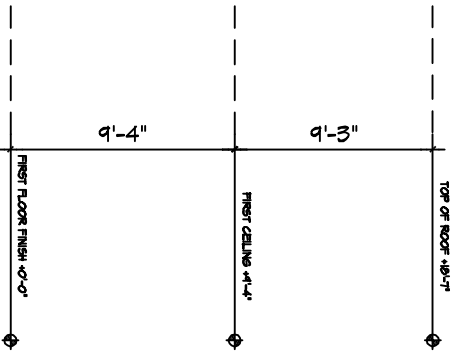




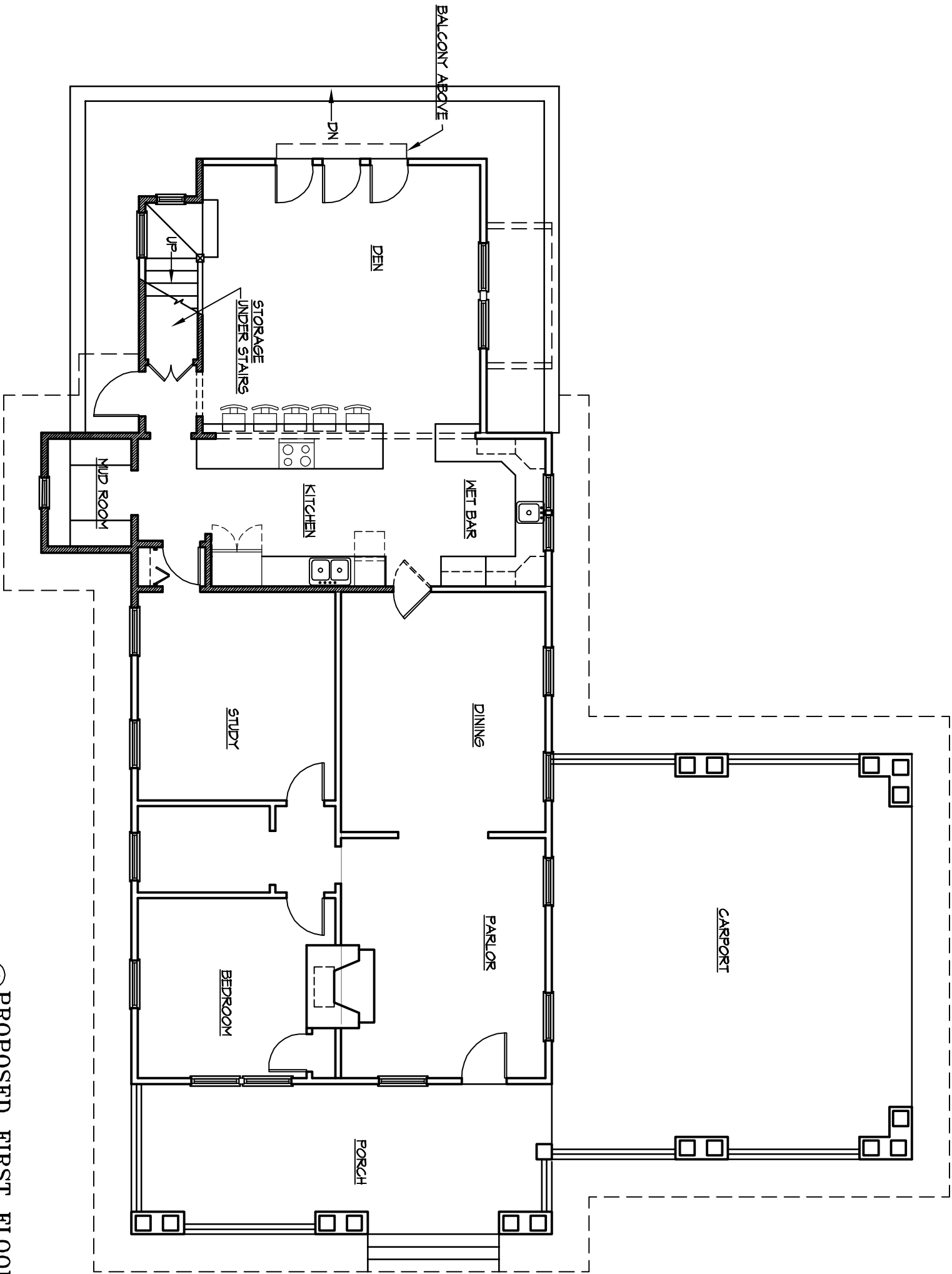
② EXISTING REAR ELEVATION  
1/8" = 1'-0"



① EXISTING RIGHT ELEVATION  
1/8" = 1'-0"







1 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



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• 1/8" = 1'-0"

Historic Dilworth Renovation of  
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ISSUED - 3 JAN. 2010  
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PROPOSED  
FLOOR PLAN

A-5  
OF EIGHT





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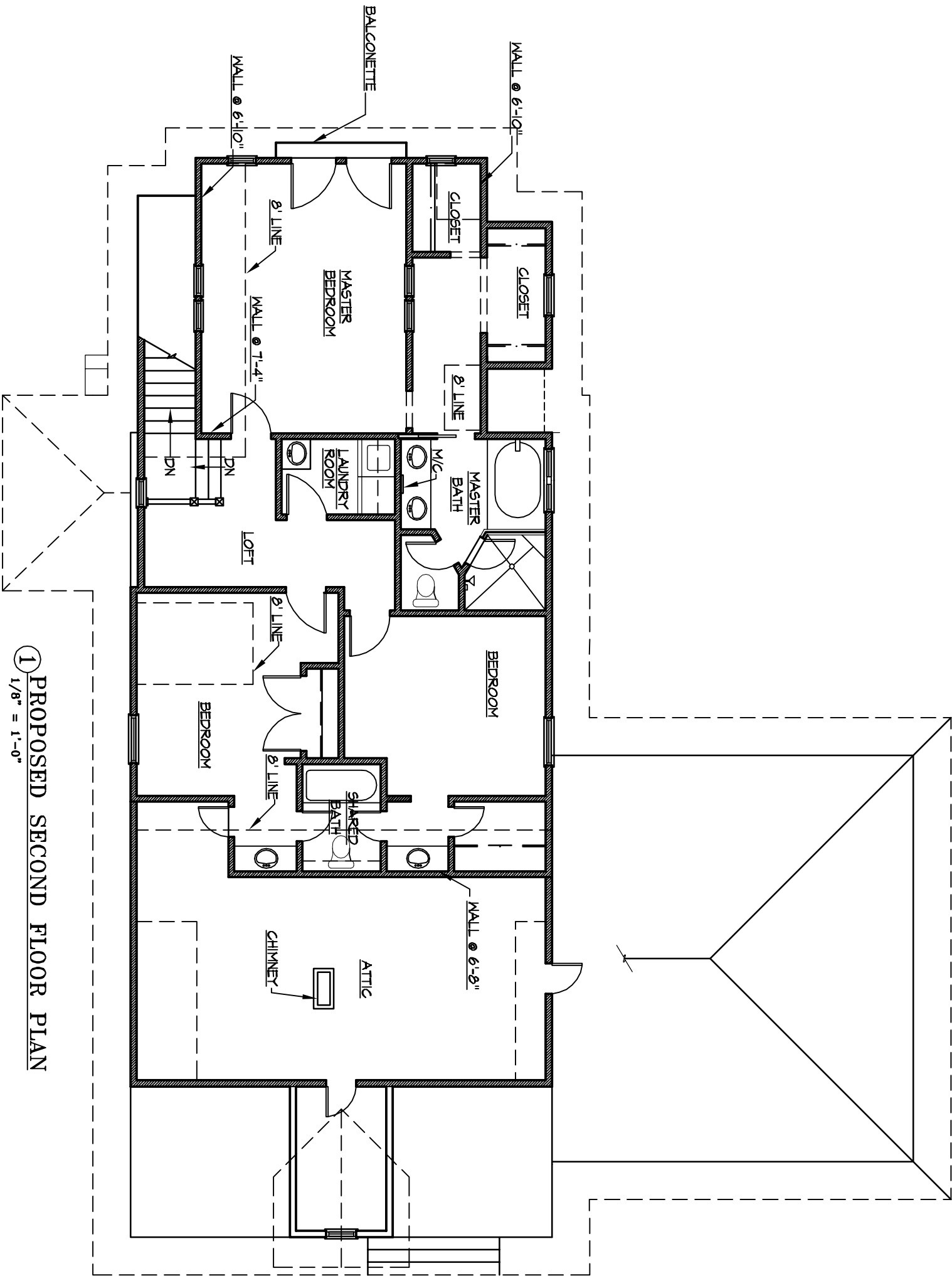
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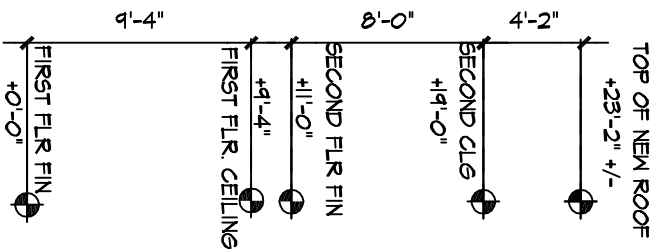
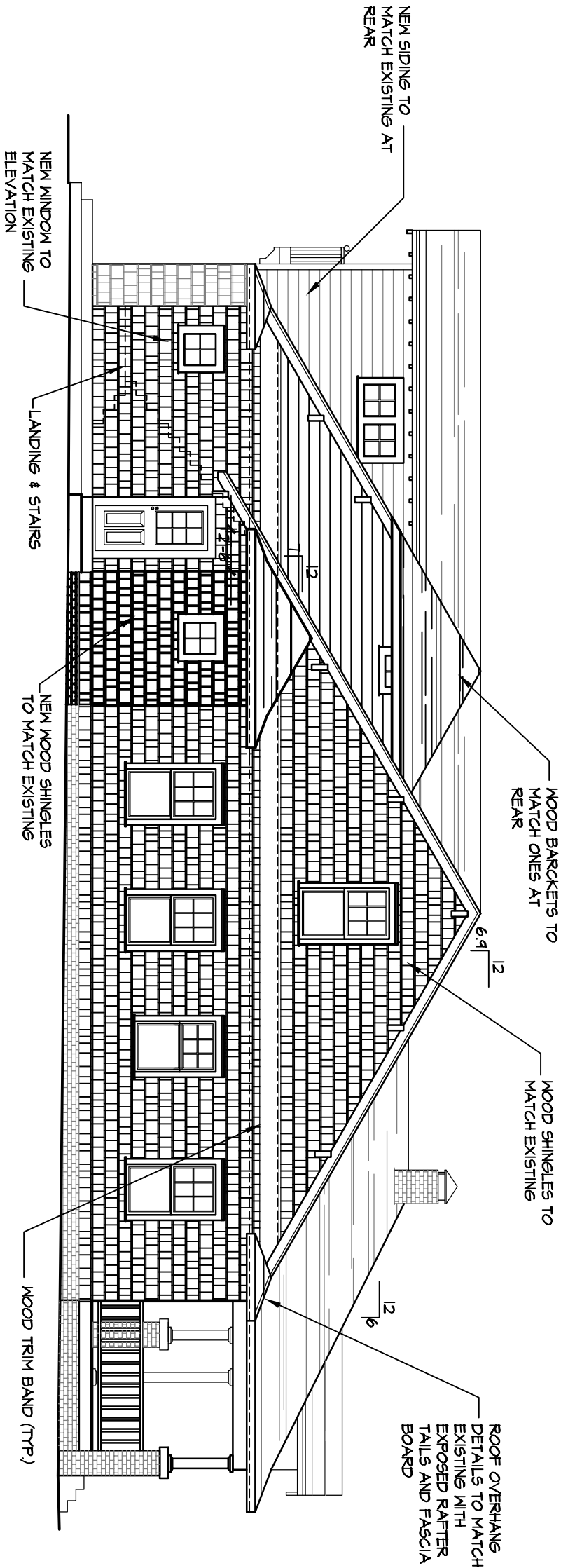
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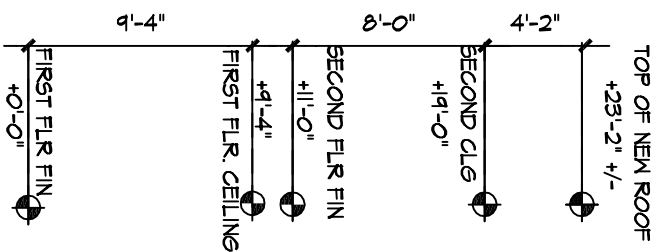
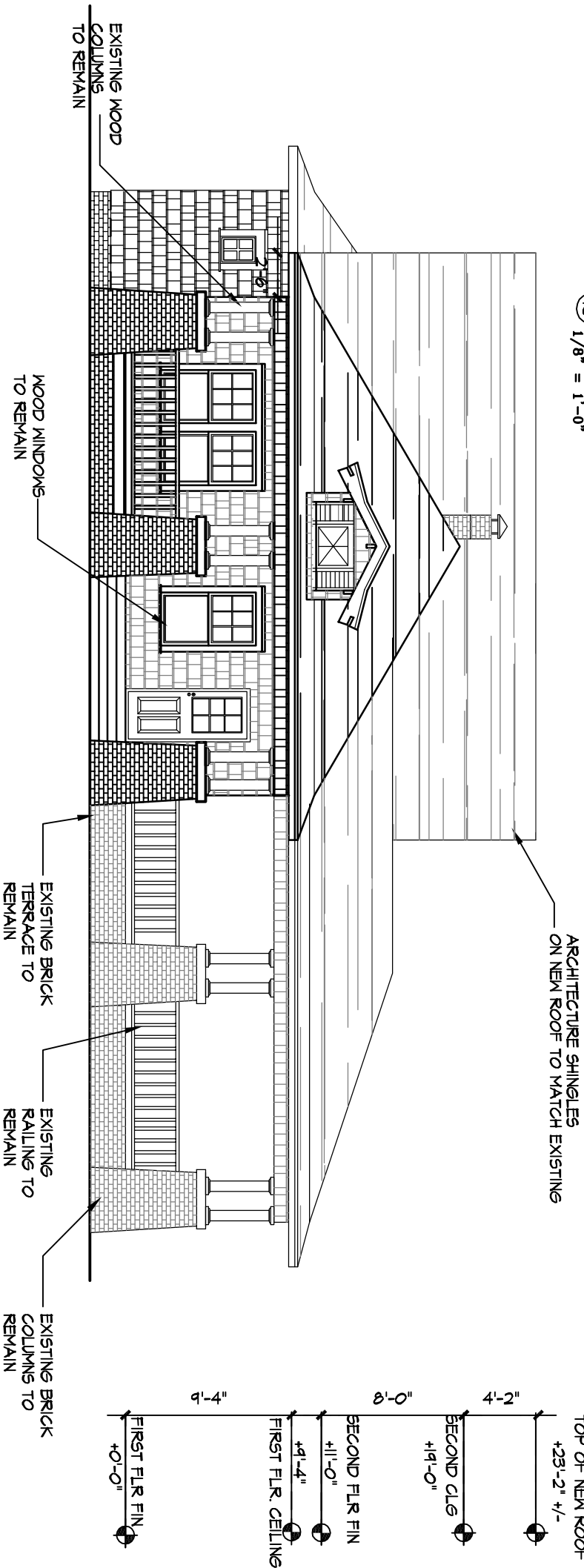
**A-6**

OF: EIGHT





2 PROPOSED LEFT ELEVATION  
1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
1/8" = 1'-0"



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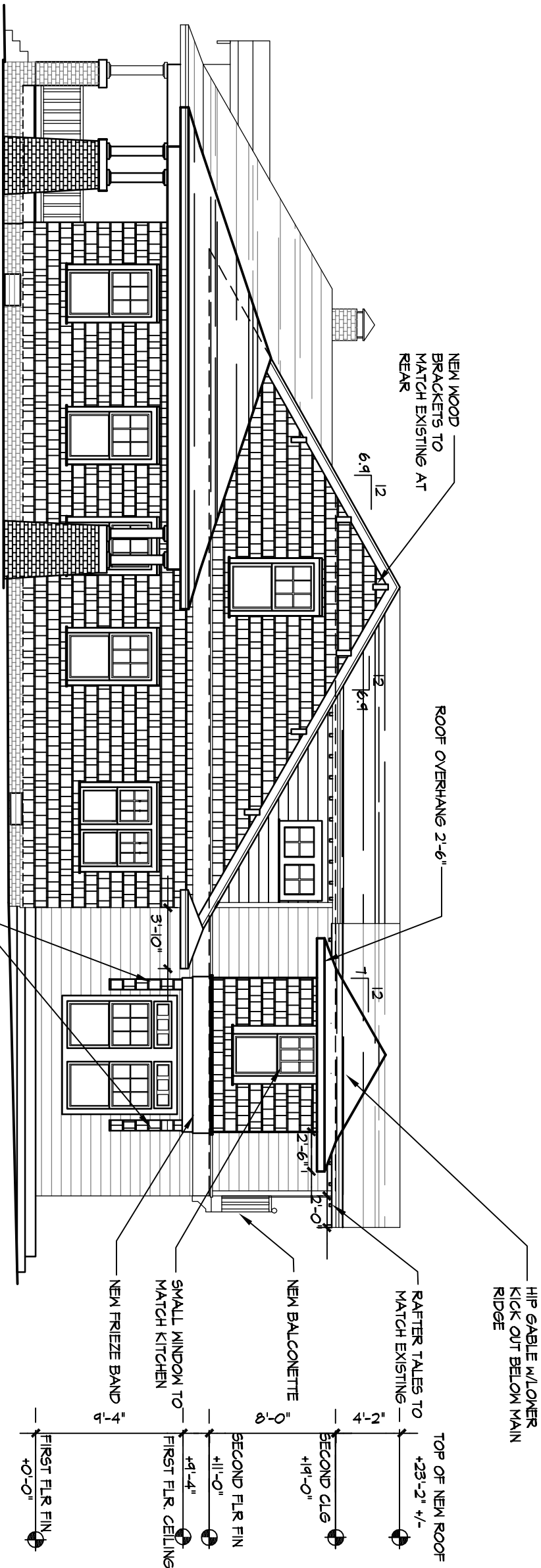
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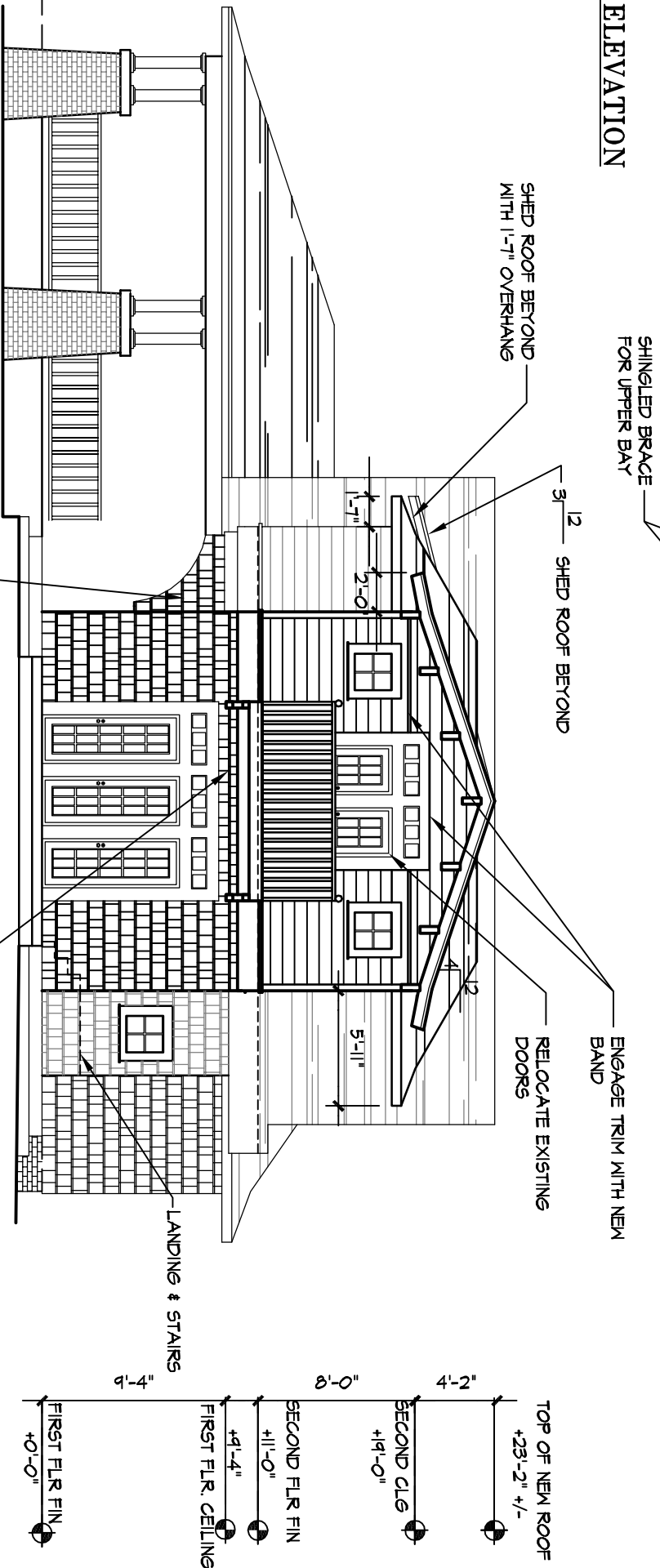
PROPOSED  
ELEVATIONS

A-7

OF: EIGHT



2 PROPOSED RIGHT ELEVATION  
1/8" = 1'-0"



1 PROPOSED REAR ELEVATION  
1/8" = 1'-0"

# Charlotte Historic District Commission - Case 2011-003

