
ADDRESS OF PROPERTY	<i>500 East Tremont Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-088</i>
SUMMARY OF REQUEST	<i>New Construction – Single Family House</i>	
OWNER	<i>TMP Properties</i>	
APPLICANT	<i>Saussy Burbank, Inc.,</i>	

Details of Proposed Request

- Construction of new single family house on a corner lot
- Demolition of existing triplex on site already acted on by HDC
- Proposed plans attached

Relevant HDC Design Guidelines

- *New Construction*
- *Setbacks*
- *Building Materials*

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.

Smith Residence



NOT FOR CONSTRUCTION
FOR HDC SUBMISSION ONLY

THE SMITH RESIDENCE

Leigh & William Smith
417/419 East Kingston Avenue
Charlotte, NC 28203

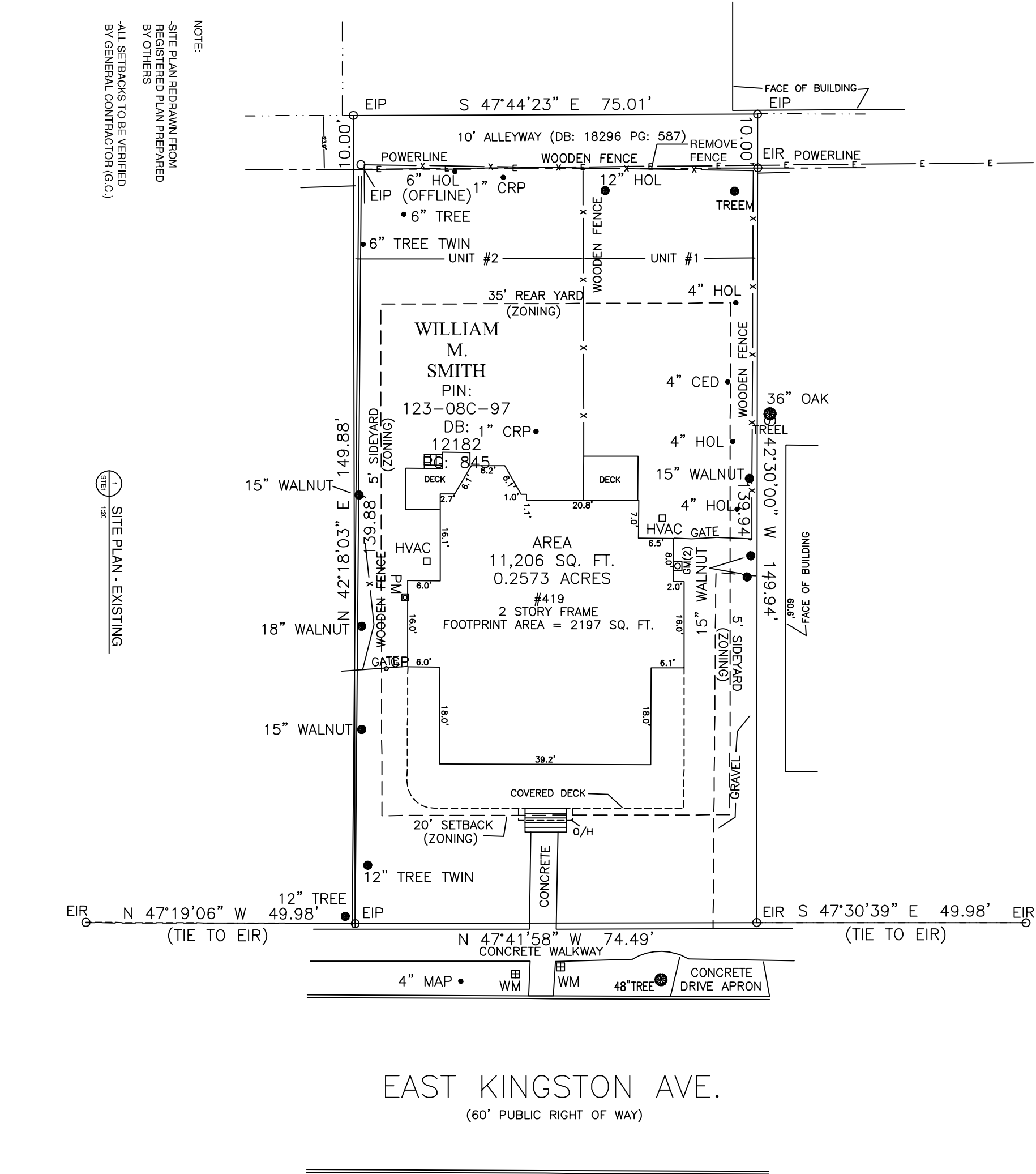
KAREN G. BARTON
A R C H I T E C T

2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207

704.661.6085

DATE: 05-29-12

SHEET NUMBER:



EAST KINGSTON AVE.
(60' PUBLIC RIGHT OF WAY)

SURVEY OF:
WILLIAM M. SMITH

419 EAST KINGSTON AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 12182-845
TAX PARCEL: 123-08C-97

R.B. PHARR AND ASSOCIATES, P.A.
SURVEYING AND MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, NC 28204
TEL. (704) 376-2186

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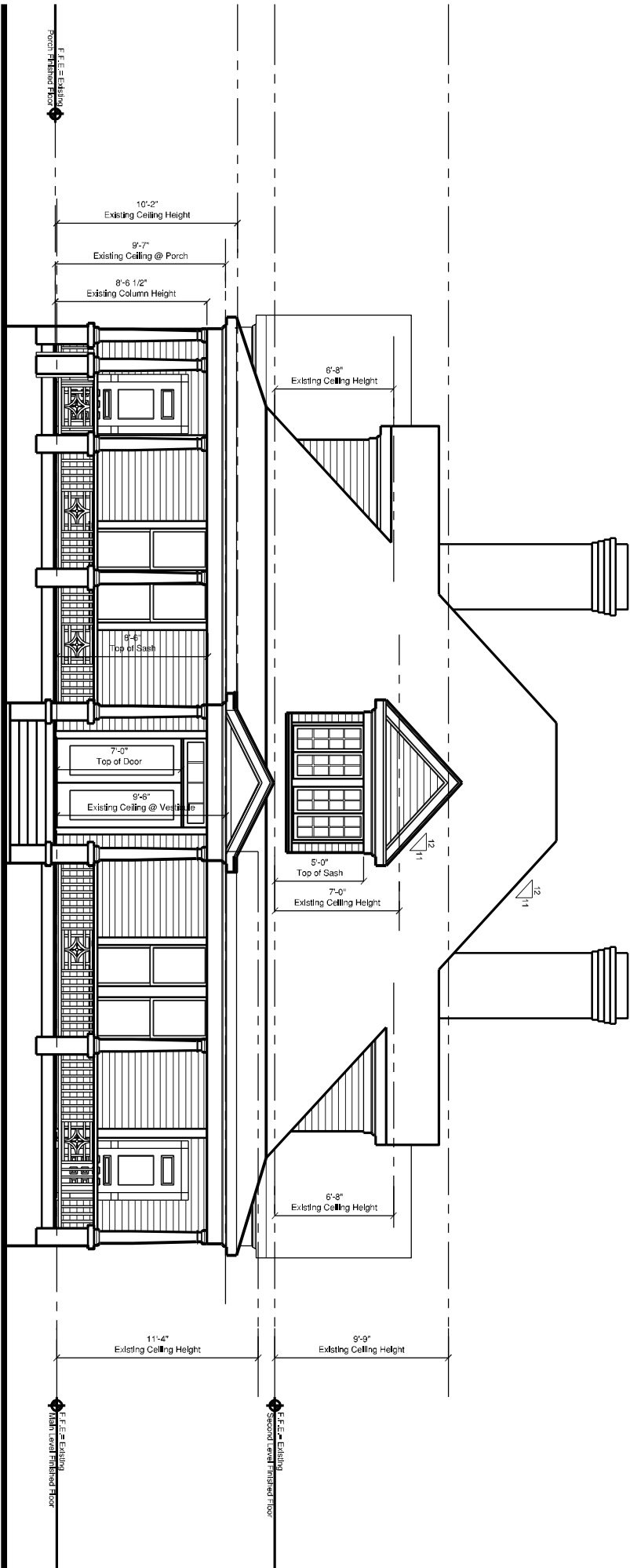
KAREN G. BARTON
ARCHITECT

2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207
704.661.6085

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STE1



1
EX3 FRONT ELEVATION - EXISTING

0 5' 10'

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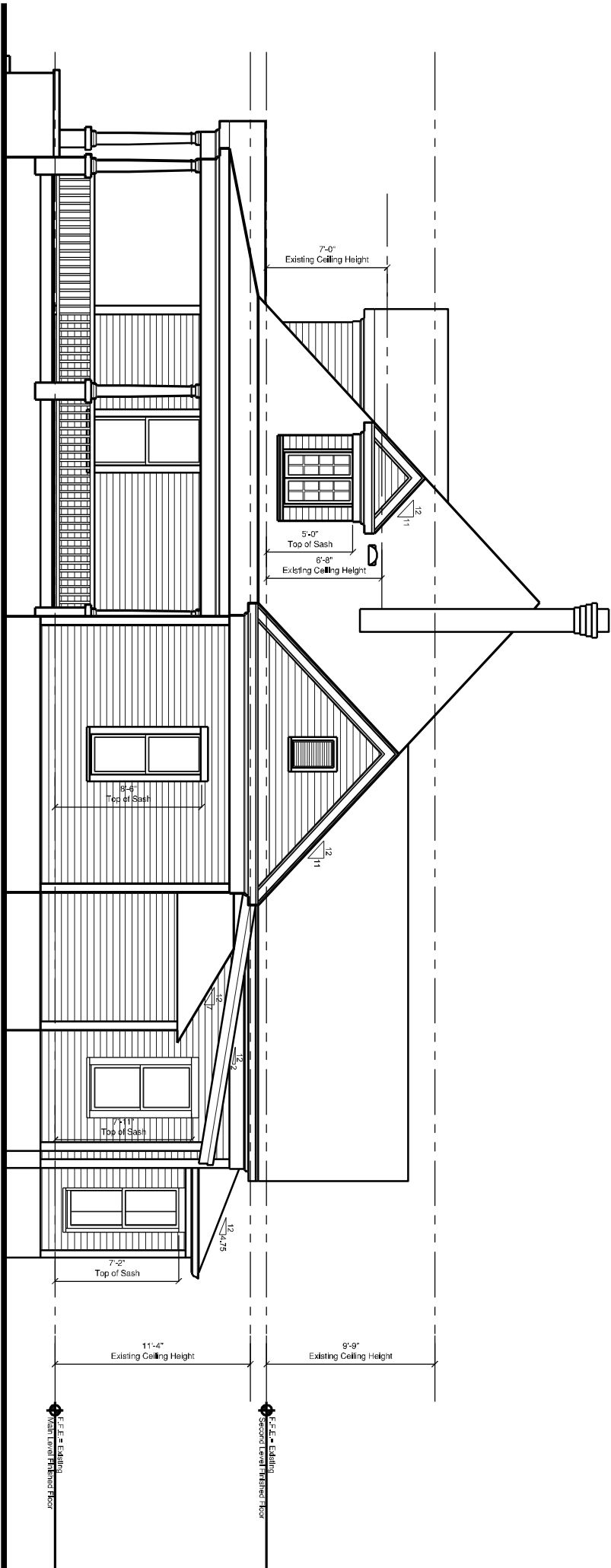
2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207

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SHEET NUMBER:

EX3



1
EX4
RIGHT SIDE ELEVATION - EXISTING

0 5' 10'

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EX4

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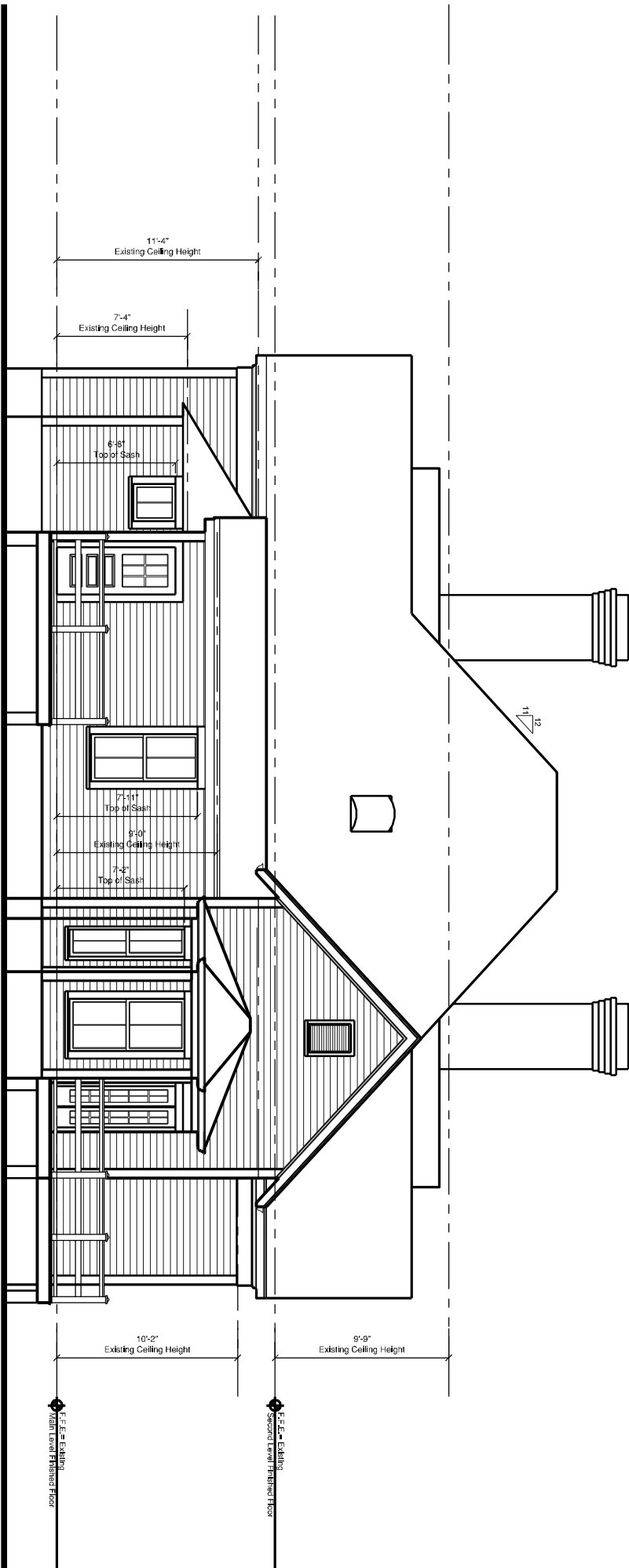
THE SMITH RESIDENCE

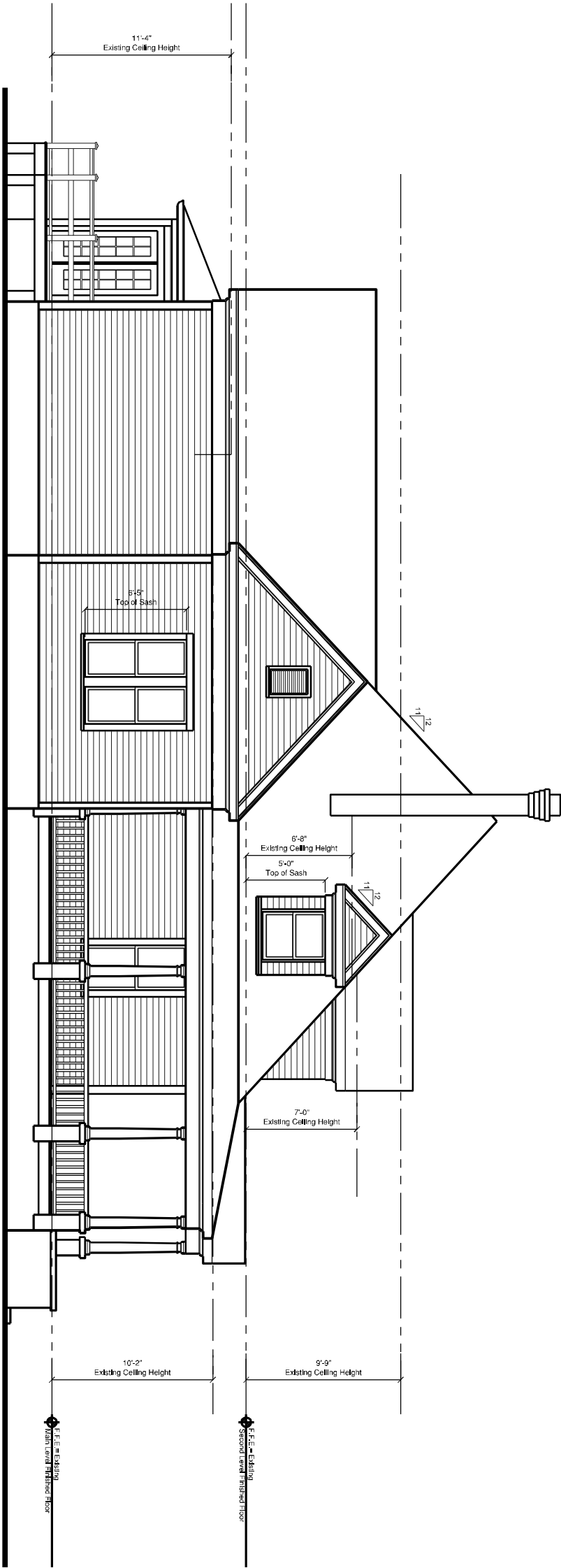
Leigh & William Smith
417/419 East Kingston Avenue
Charlotte, NC 28203

DATE: 05-29-12

SHEET NUMBER:

EX5





1
EX6 LEFT SIDE ELEVATION - EXISTING

0 5' 10'

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THE SMITH RESIDENCE

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Charlotte, NC 28203

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SHEET NUMBER:

EX6

KAREN G. BARTON
A R C H I T E C T
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CHARLOTTE, NC 28207
704.661.6085



Existing windows and exterior casing



Existing front door



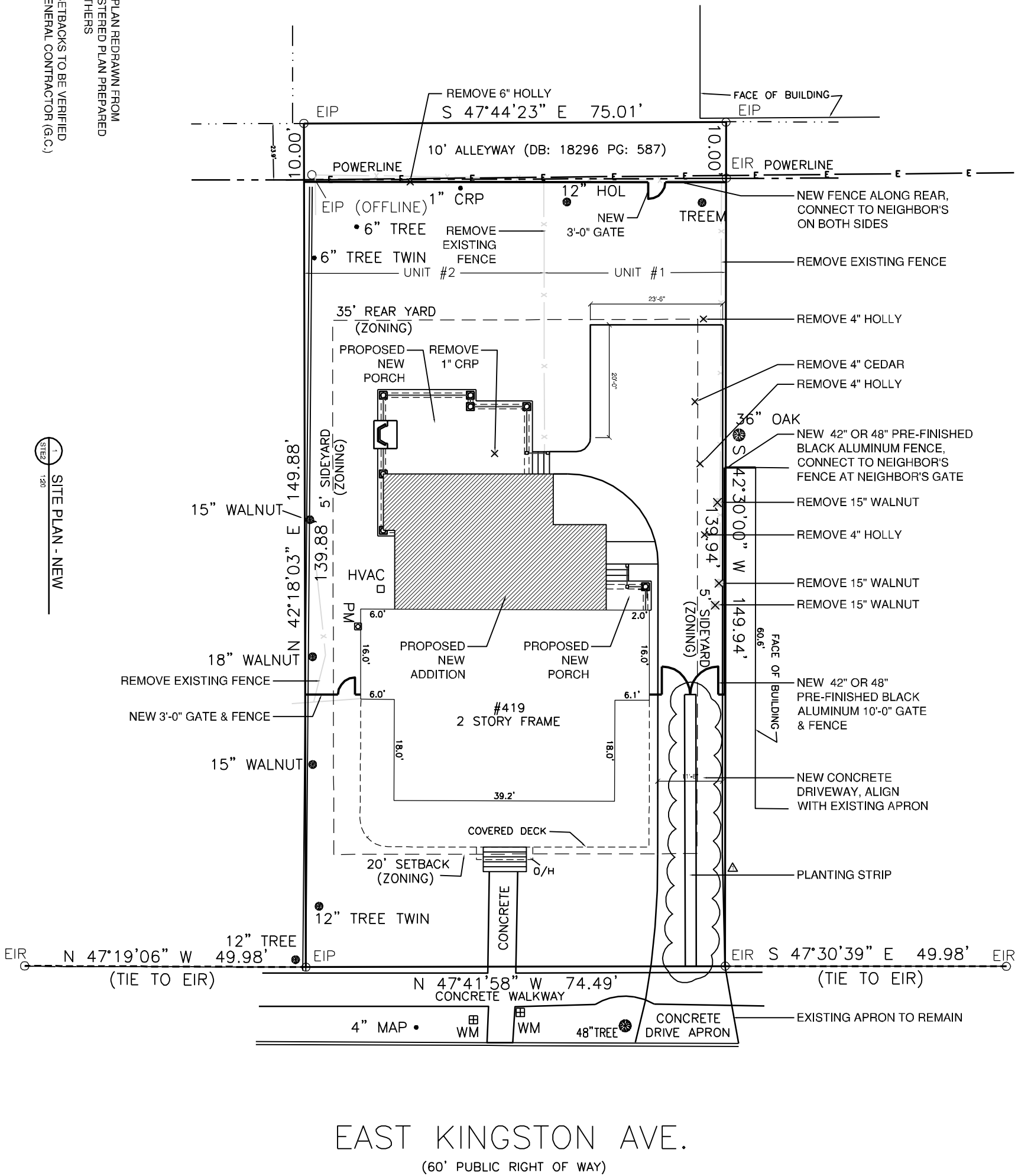
Existing left side entry door



Existing right side entry door

NOT FOR CONSTRUCTION
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NOTE:
-SITE PLAN REDRAWN FROM
REGISTERED PLAN PREPARED
BY OTHERS
-ALL SETBACKS TO BE VERIFIED
BY GENERAL CONTRACTOR (G.C.)



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07-24-12 Driveway revision

STE2

SHEET NUMBER:

DATE: 05-29-12

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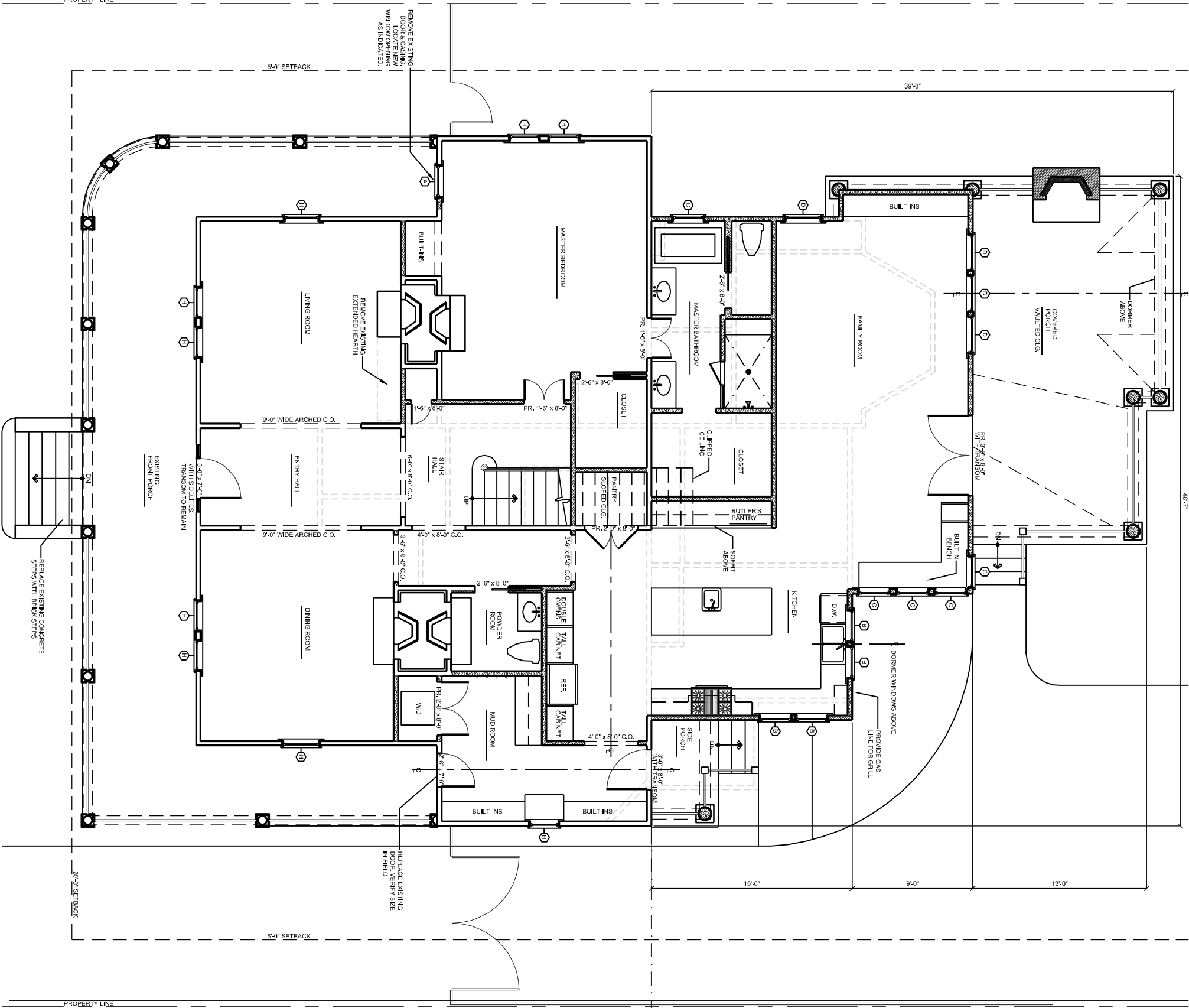
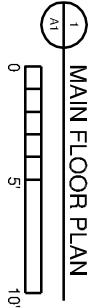
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A1



Window Schedule	
TYPE	FRAME SIZE
A	WOOD DOUBLE HUNG, 1/1 SGL, 2'-3 3/8" x 8'-4 1/2"
B	WOOD DOUBLE HUNG, 1/1 SGL, 2'-3 3/8" x 5'-4 1/2"
C	WOOD DOUBLE HUNG, 1/1 SGL, 2'-3 3/8" x 6'-0 1/2"
D	WOOD DOUBLE HUNG, 1/1 SGL, 2'-9 3/8" x 7'-4 1/2"
E	WOOD DOUBLE HUNG, 1/1 SGL, 3'-1 3/8" x 5'-0 1/2"
F	WOOD CASEMENT, 2/3 SGL, 2'-0" x 4'-0"
G	WOOD CASEMENT, 2/3 SGL, 1'-2" x 2'-3 1/2"
H	REPLACEMENT SASHES TO MATCH EXISTING SIZE AND STYLE (VARIES W/LF)

NOTES:
-SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS & CONFIGURATIONS
-FINAL WINDOW & DOOR ORDER TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION
-GLASS TO COORDINATE W/ WINDOW REP. TO VERIFY LOCATIONS OF
-WINDOW MANUFACTURER TO VERIFY WINDOW SIZE MEETS EGRESS REQUIREMENTS WHERE REQUIRED BY CODE

Legend	
	Existing construction to remain
	Existing wall to be removed
	New stud wall construction
	New brick construction

New Hardwood Main Floor	= 333 sq. ft.
Second Floor	= 1125 sq. ft.
New Side Porch w/ steps	= 52 sq. ft.
New Rear Porch w/ steps	= 421 sq. ft.
Existing to be Renovated (Heated)	= 1903 sq. ft.
Main Floor	= 300 sq. ft.
Second Floor	= 4066 sq. ft.

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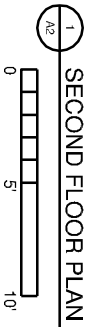
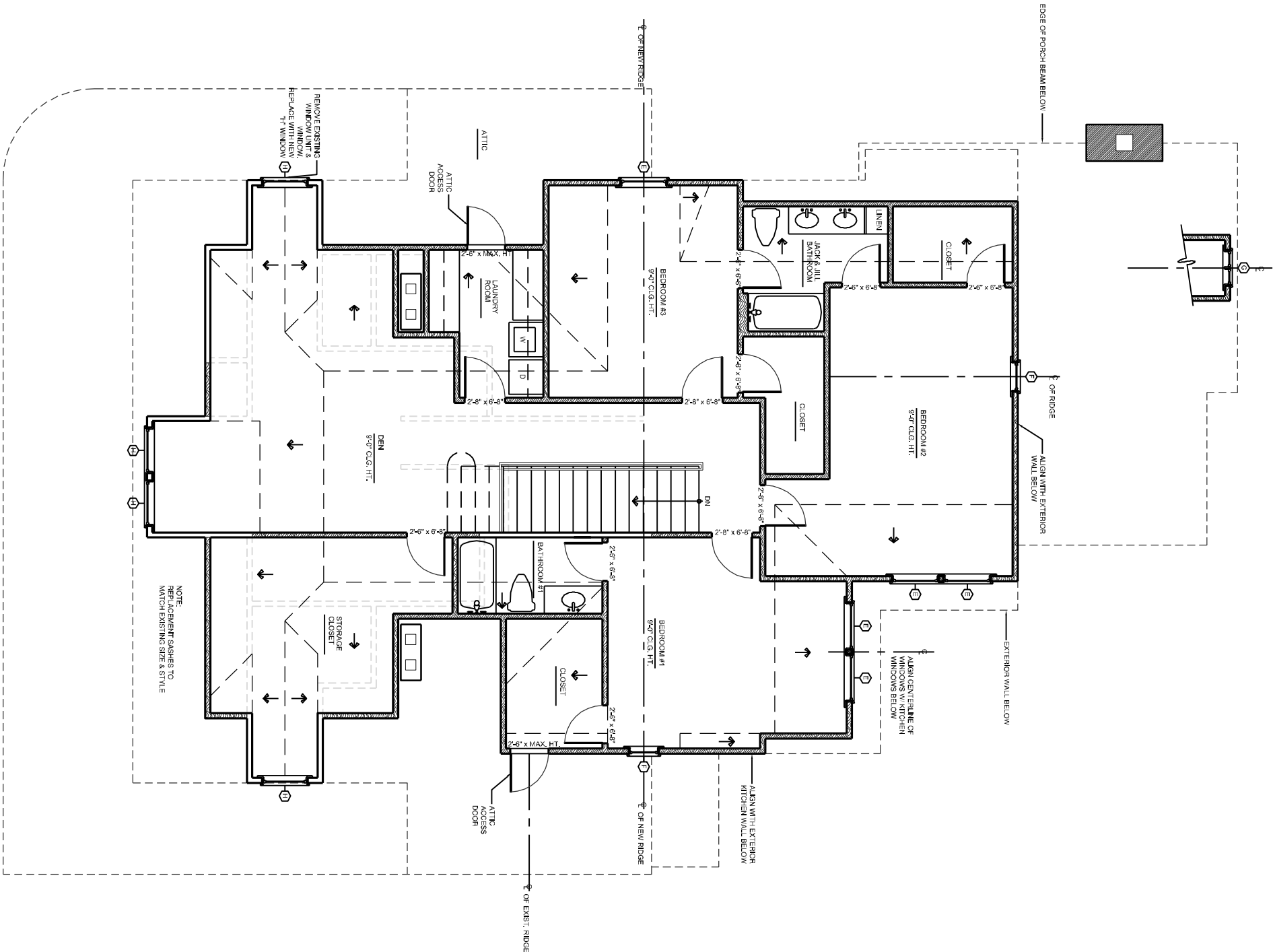
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SHEET NUMBER:

A2



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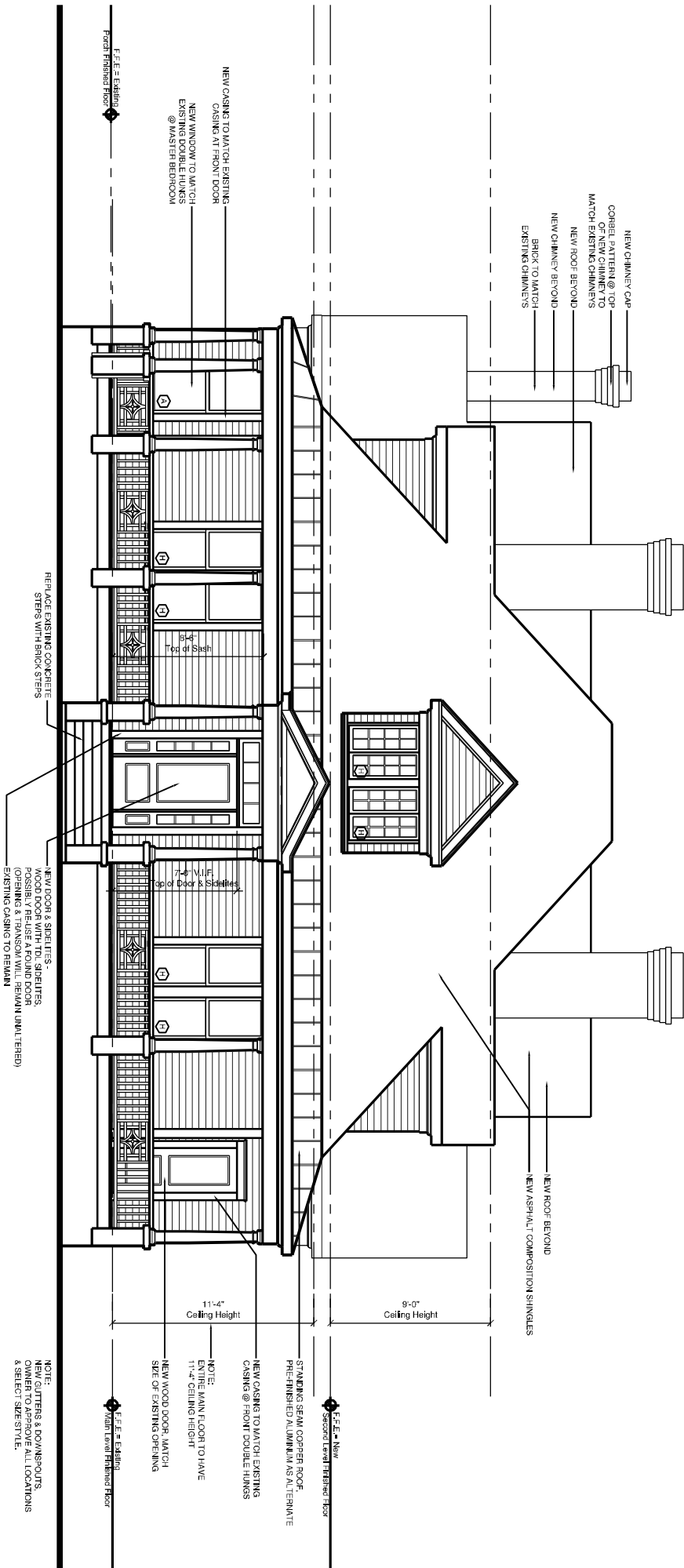
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DATE: 05-29-12

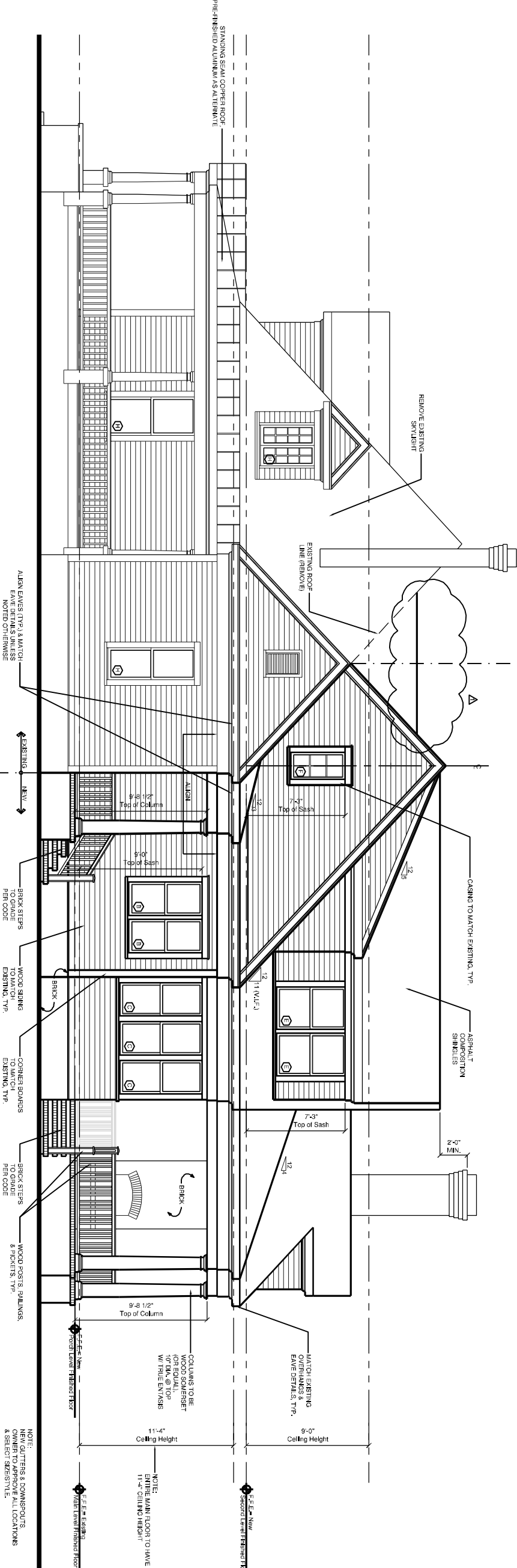
SHEET NUMBER:

A3



1
AS
FRONT ELEVATION
0 5 10'

NOT FOR CONSTRUCTION
OR HDC SUBMISSION ONLY



A vertical number line with tick marks at 0, 5, and 10.

SHEET NUMBER:

DATE: 05-29-12

THE SMITH RESIDENCE

Leigh & William Smith
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Charlotte, NC 28203

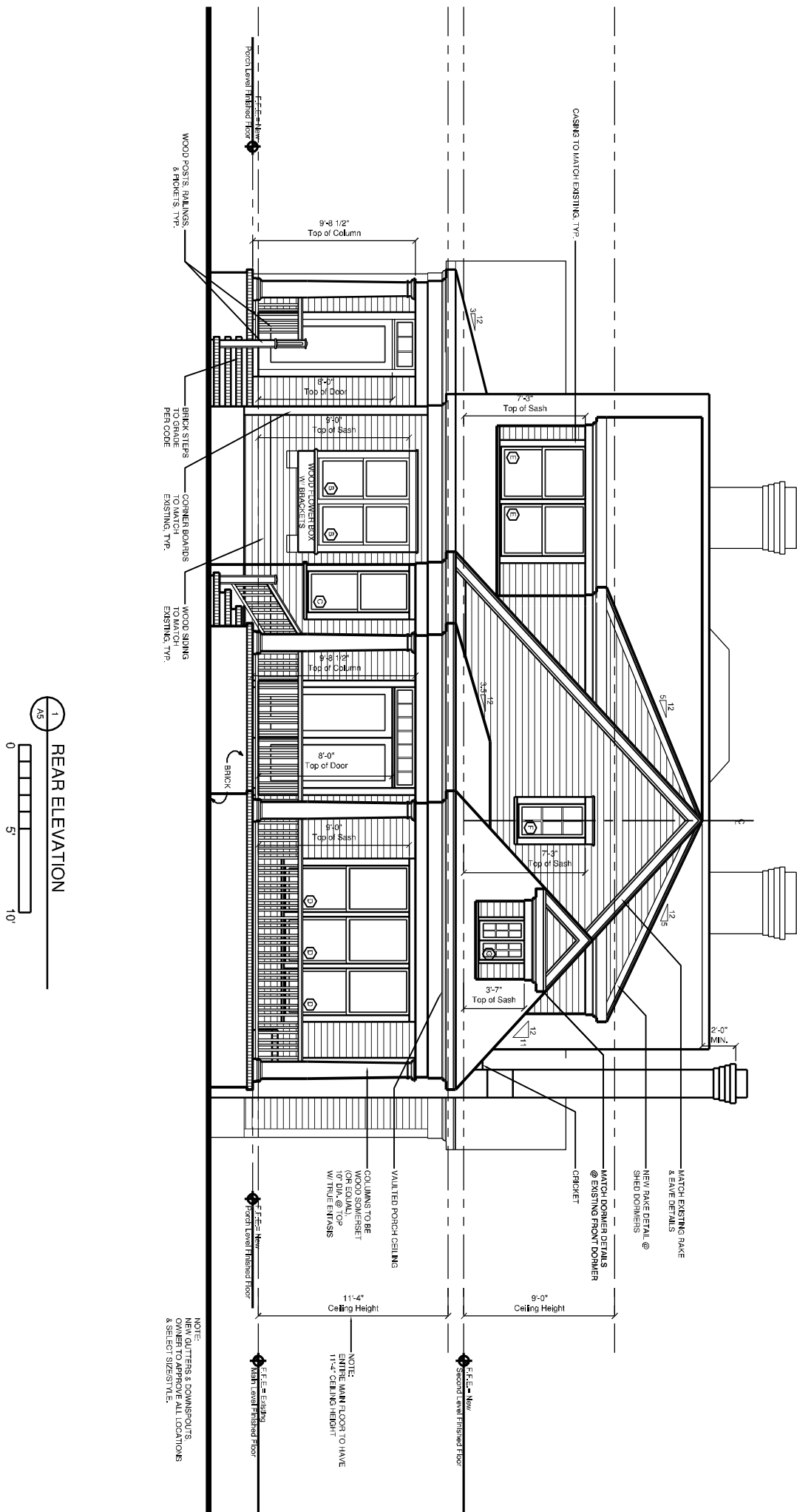
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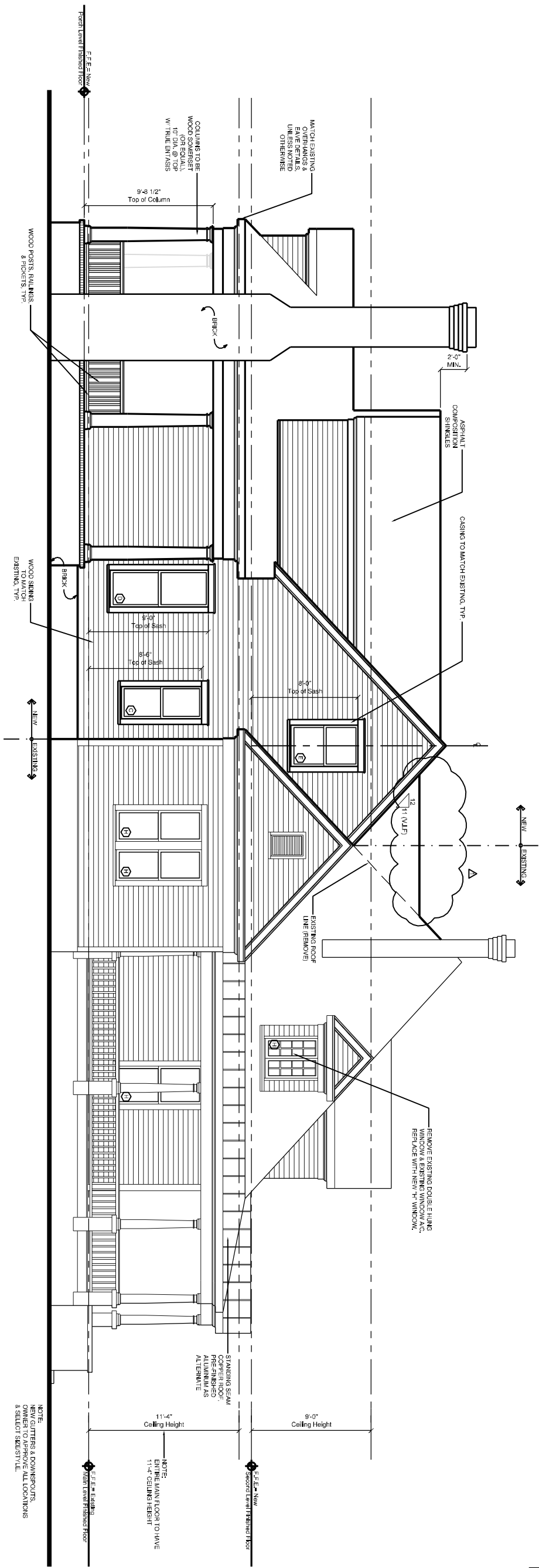
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A5

NOT FOR CONSTRUCTION
FOR HDC SUBMISSION ONLY



NOT FOR CONSTRUCTION
FOR HDC SUBMISSION ONLY



LEFT SIDE ELEVATION

SHEET NUMBER:

DATE: 05-29-12

THE SMITH RESIDENCE

Leigh & William Smith
417/419 East Kingston Avenue
Charlotte, NC 28203

9A



The Davey Tree Expert Company
 6039 Mc Daniel Ln
 Charlotte, NC 28213-6399
 Phone: (704) 596-8065 Fax: (704) 596-1475
 Email: Allen.Jakab@davey.com



Client	7/24/2012
LEIGH SMITH 419 E Kingston Ave Charlotte, NC 28203-5137	Proposal #: 20000723-0000374 Account #: 2250161 Home: (704) 231-0189 Mobile: (704) 953-9584 HUSBAND Email: LEIGHTAYLORSMITH@YAHOO.COM

Tree Pruning and Surgery

- | | | |
|--------------------------|---|------------|
| <input type="checkbox"/> | Svcs Perf-Tree Surgery
<i>Remove 1 elm 2 pecans ,medium prune oak elevate to 35' by removing 2 low limbs cleanup debris \$1720.00</i>

<i>grind 5 stumps leave grindings not responsible for underground repairs \$250.00</i> | \$1,970.00 |
| <input type="checkbox"/> | Svcs Perf-Tree Surgery
<i>Remove hackberry @ sidewalk do to unhealthy base clear roof by 12'-15' remove 1 pecan and 1 mimosa and 1 crape in back,2hollies 1 juniper and 1cherry laurel rt rear elevate and shear 2 privit back left cleanup debris \$1720.00</i>

<i>grind 8 stumps leave grindings not responsible for underground repairs 300.00</i> | \$2,020.00 |

Plant Health Care

- | | | | |
|--------------------------|--|-----------|----------|
| <input type="checkbox"/> | Borer Treatment(*)
<i>oak back rt</i> | Mar - Apr | \$175.00 |
| <input type="checkbox"/> | Borer Treatment(*) | Jul - Aug | \$175.00 |

Tree and Shrub Fertilization

- | | | | |
|--------------------------|--|-----------|----------|
| <input type="checkbox"/> | Fert w/ Arbor GreenPRO (1yr)(*)
<i>oak and pecan for construction stress ASAP</i> | Sep - Dec | \$225.00 |
|--------------------------|--|-----------|----------|

(*) Please note these services continue year after year. By signing you agree to the terms appended to this form.

☐ Yes, please schedule the services marked above.

No Deposit required upon acceptance	Credit Card #: _____	(or) Check # _____
\$ _____ Deposit Amt. Required	Exp. Date _____	
\$ _____ Deposited	Name as it appears on card: _____	
Upon completion of work, please charge balance to credit card <input type="checkbox"/> Yes <input type="checkbox"/> No		



ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

<u>Allen Jakab</u> Your Arborist: Allen Jakab	_____ Authorizing Signature	_____ Date
--	--------------------------------	---------------

By signing, I agree that beginning next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification every year which will include any price changes which I agree as part of this contract. The company will also make suggested service/treatment changes which I can receive by notifying you to perform these services. Should I wish to add, change or cancel any contracted services, it is my responsibility to inform the company of these changes in writing prior to the scheduled service being performed.

Client Care Guarantee

We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships with our professional programs.

Tree Pruning and Surgery

PRUNING: Performed by trained arborists who, through related training and on-the-job experience, are familiar with techniques and risks of this work including trimming, maintenance, repairing or removal, and the equipment used in such operations.

TREE REMOVAL: Complete removal of the tree within 6" of ground level and clean up of all debris (unless otherwise stated on proposal).

STUMP REMOVAL: Mechanical grinding of the visible tree stump to just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available for an additional charge.

CLEAN-UP: Logs, brush, leaves, and twigs large enough to rake are removed. Excess sawdust and other debris not able to be raked up will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential only. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization

Davey's advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insect and disease, greater tolerance to drought stress, increased vigor, and healthier foliage.

Plant Health Care

The foundation of Plant Health Care is the natural defense system of the plant. In much the same manner as human health care systems, Plant Health Care is a proactive, holistic approach to preventative maintenance by promoting those practices which improve health. Healthy plants are less affected by and recover more quickly from insects and diseases and environmental stresses. The resulting landscape is more aesthetically appealing and less costly. There is less potential for environmental concern through the reduction in the use of chemicals.

INSECT AND DISEASE MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests and diseases.

Pesticides are applied only when pests or diseases are present or the potential exists, and only to the plants affected.

EPA approved materials will be applied by licensed and insured operators and notices provided in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed controls are spot-applied or blanket applied depending on the severity of your weed problem. We also offer pre-emergent and post emergent crabgrass control. Surface and root-zone insect controls are recommended as needed. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications during the growing season.

Working Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES: The client warrants that all trees listed in this contract are located on their property, and if not, that they have obtained permission from the owner to allow us to work on them. Should any tree be mistakenly identified as to ownership, the client agrees to indemnify the company for any costs or damaged incurred as a result thereof.

ARBORIST DISCLOSURE STATEMENT: Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled.

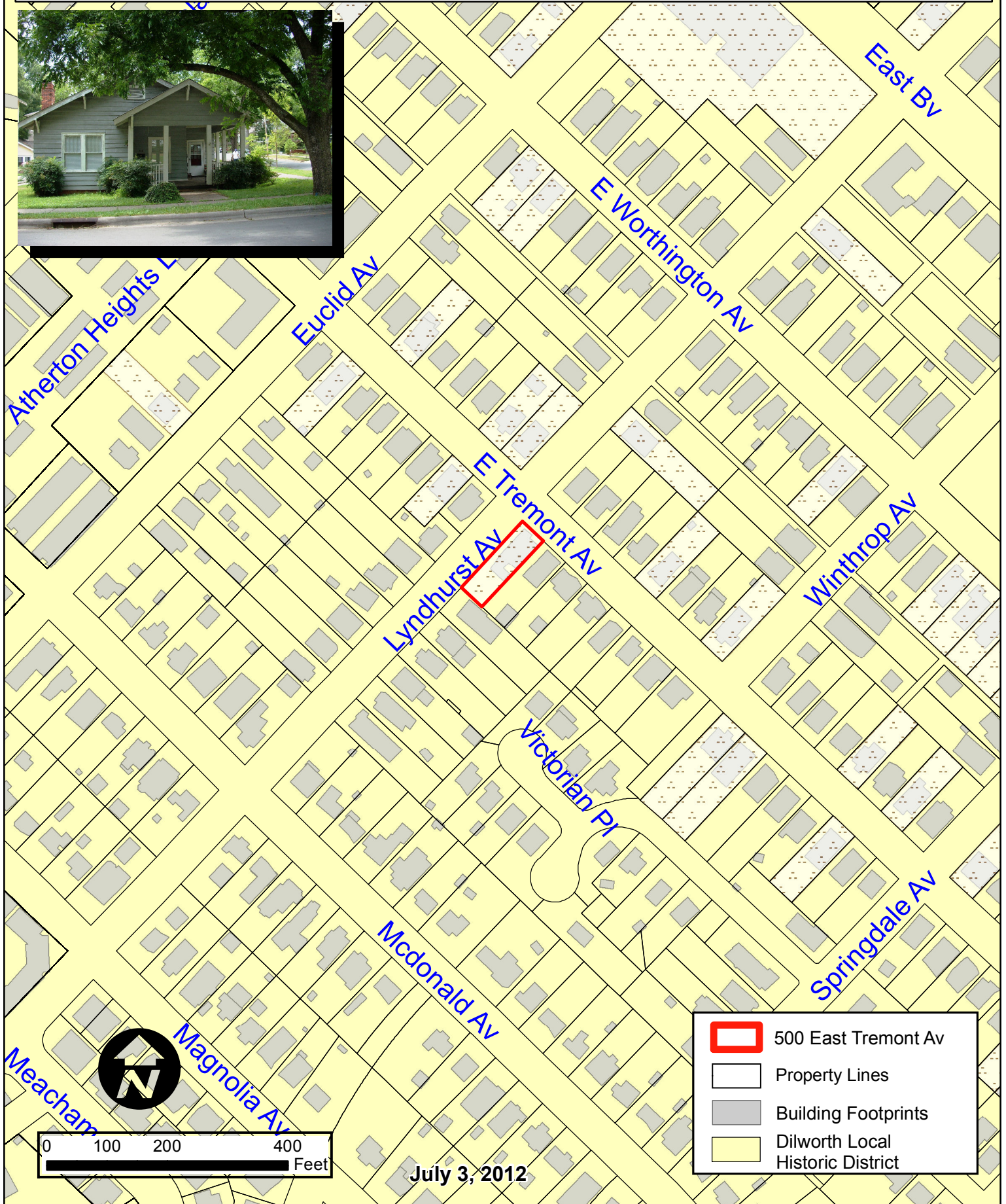
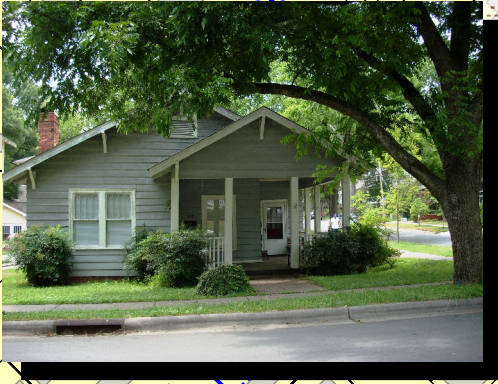
TREE RISK: When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. We will not assume liability for any accident, damage or injury that may occur on the ground or on any other object or structure. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days. Additional services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming tax exempt status must submit a copy of their official tax exempt status form including their tax exempt number in order to waive the sales tax. Clients claiming capital improvement tax exemption must also submit a copy of their official capital improvement certificate.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check electronically to your bank for payment. You will not receive your cancelled check back, because the original check will be destroyed and an image maintained in our records. If we cannot post the transaction electronically, you authorize us to present a copy of your check for payment.

Charlotte Historic District Commission - Case 2012-088



- 500 East Tremont Av
- Property Lines
- Building Footprints
- Dilworth Local Historic District

July 3, 2012