
ADDRESS OF PROPERTY: *700 East Tremont Avenue, Dilworth Local Historic District* *HDC 2012-162*

SUMMARY OF REQUEST: *Addition/Renovation*

OWNER: *Gautam Natarajan*

APPLICANT: *Jessica Hindman, Architect*

Details of Proposed Request

This application is seeking Final Approval for a revised proposal for an addition/renovation to this single family house. The existing structure is a c. 1915 one story wood sided house, located on a corner lot at East Tremont and Springdale Avenues. It is listed as a Contributing Structure within the Dilworth National Register Survey. The HDC recently reviewed and Approved in Concept the proposed renovation/addition/garage. There was The Commission recently deferred the application again asking that the breezeway become more transparent and that the street side elevation be revisited.

Relevant HDC Design Guidelines

- *Additions*
- *Accessory Structures*
- *Landscaping*

Staff Analysis

HDC would be looking at the revised plans to determine if these plans address all the design and detail issues for Final Approval.

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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

Charlotte Historic District Commission - Case 2012-162



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3 June 2013

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**PROPOSED
STREETSCAPE**

A8.0



① E TREMONT AVE - SOUTH SIDE
A4.0 NOT TO SCALE



② E TREMONT AVE - NORTH SIDE
A4.0 NOT TO SCALE



③ SPRINGDALE AVE - WEST SIDE
A4.0 NOT TO SCALE





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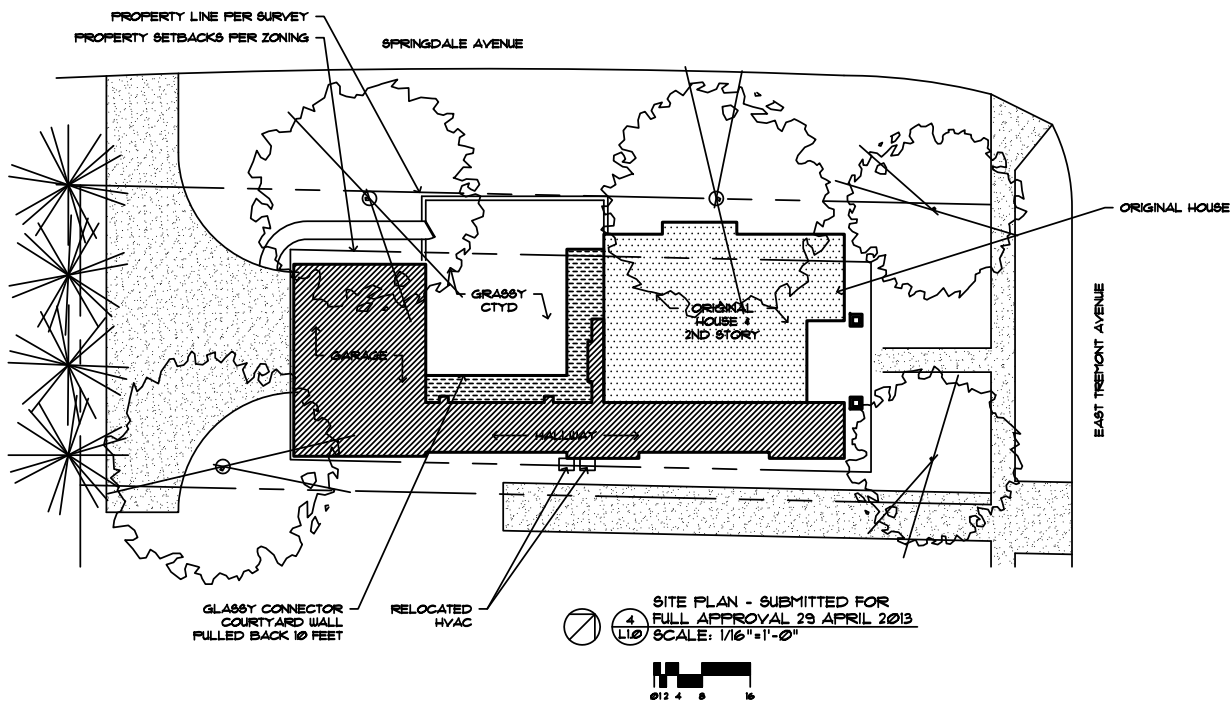
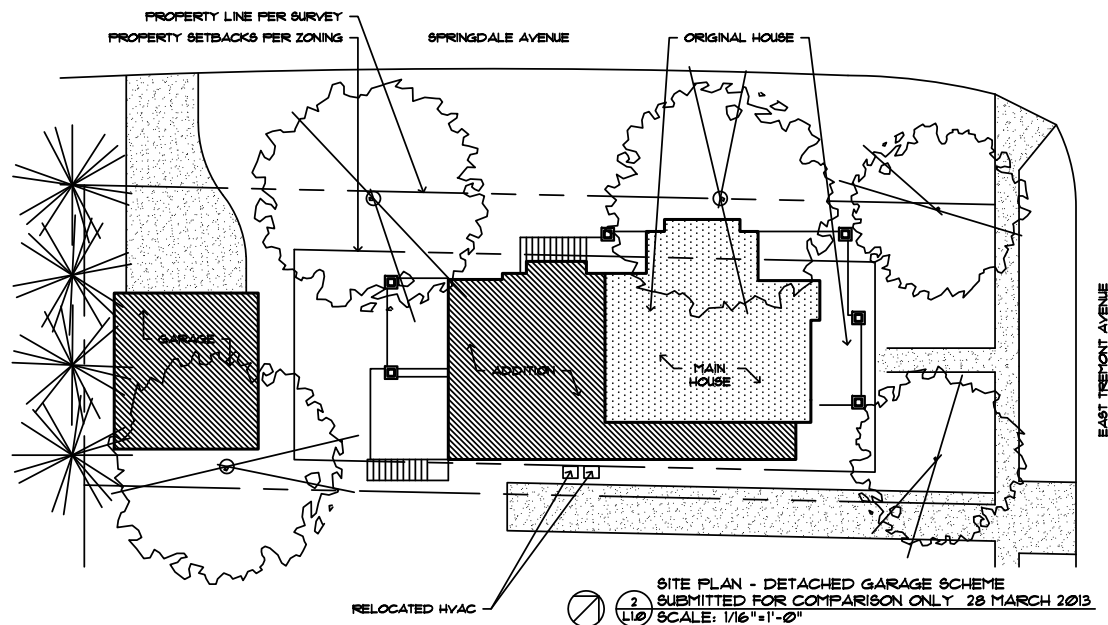
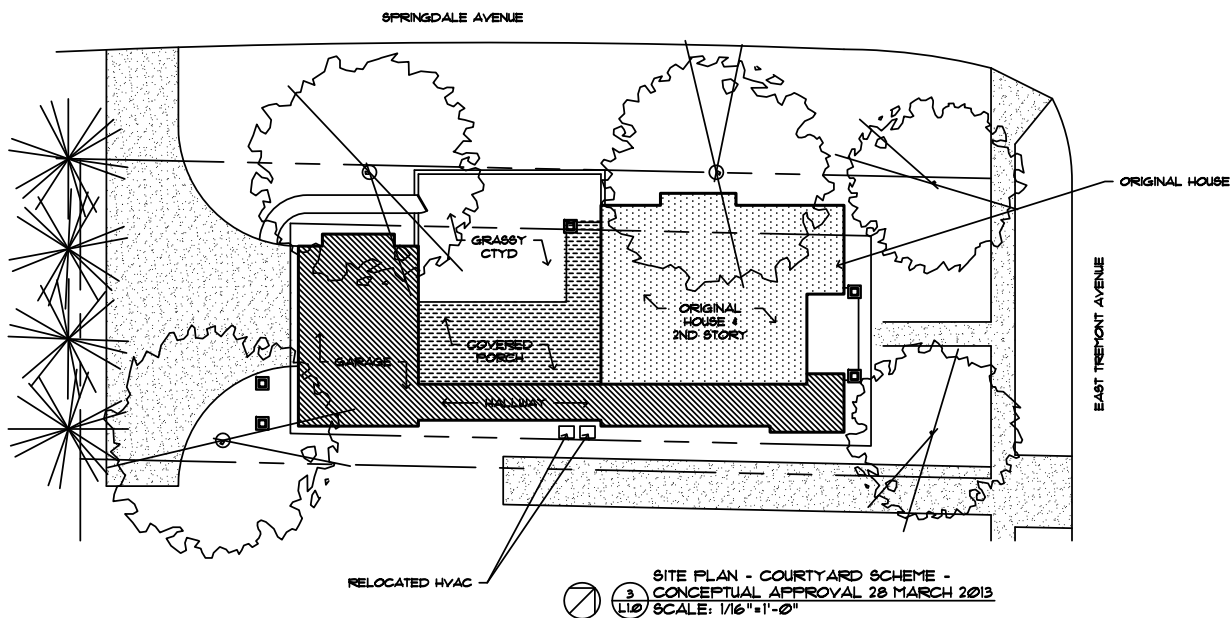
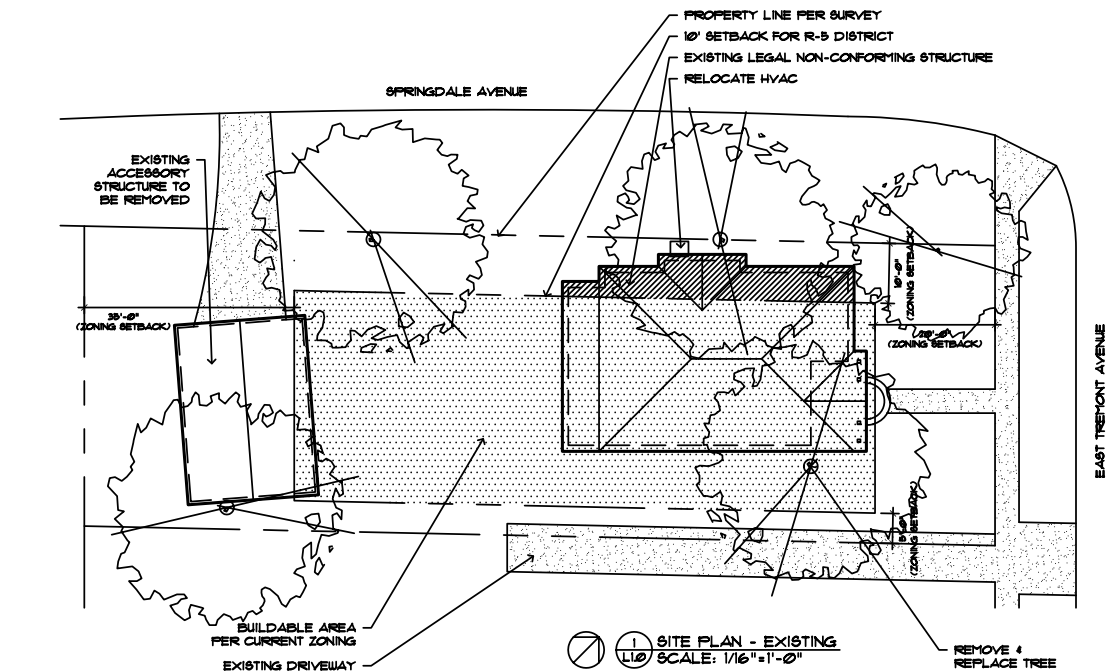
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SITE PLANS

L1.0



1. SIZE RELATIONSHIP OF PROJECT TO SITE

2. SCALE RELATIONSHIP OF BUILDING TO THOSE AROUND IT

3. MASSING RELATIONSHIP OF BUILDING PARTS TO EACH OTHER

4. FENESTRATION PLACEMENT, STYLE, AND MATERIALS OF WINDOWS AND DOORS

5. RHYTHM RELATIONSHIP OF FENESTRATION, RECESSES, AND PROJECTIONS

6. SETBACK RELATION TO SETBACK OF IMMEDIATE SURROUNDINGS

7. MATERIALS PROPER HISTORIC MATERIALS OR APPROVED SUBSTITUTES

8. CONTEXT OVERALL RELATIONSHIP OF PROJECT TO ITS SURROUNDINGS

9. LANDSCAPING TO SOFTEN AND BLEND THE PROJECT WITH THE DISTRICT

ADDITION UTILIZES FOOTPRINT OF EXISTING HOME AND GARAGE AND AIMS TO MINIMIZE ADDITIONAL FOOTPRINT. SECOND STORY IS APPROXIMATELY 55% OF EXISTING MAIN STORY. MAIN LEVEL MASTER IS POCKETED ABOVE GARAGE. GARAGE IS RE-ORIENTED TO FACE BACK OF LOT. SEVEN FEET OF EXISTING HOME CLOSEST TO SPRINGDALE AVE. IS A ZONING LEGAL NONCONFORMANCE. EIGHT FEET ALONG THE SHARED PROPERTY LINE IS RECAPTURED FOR ACCESS TO MASTER AND SUPPORTING FUNCTIONS. THIS STRATEGY ALLOWS FOR PRESERVATION OF THE EXISTING REAR WALL LINE AT THE BACK OF THE ORIGINAL STRUCTURE. IT ALSO MINIMIZES THE PERCEPTION OF ADDED MASS AT THE REAR OF THE STRUCTURE, DUE TO THE ONE STORY DROP IN GRADE ACROSS THE SITE. THIS CONCEPT WAS APPROVED 18 APRIL 2013.

1 1/2 STORY PROJECT INCREASES RIDGE HEIGHT OF ORIGINAL STRUCTURE BY 4'-8" ON PRIMARY FOOTPRINT. GARAGE AND CONNECTOR ARE LIMITED TO 24' CONSISTENT WITH TYPICAL GARAGE PARAMETERS. THREE ADJACENT STRUCTURES ARE FULL 2 STORIES AND FORTH IS 1 1/2 STORY. FURTHER DOWN EACH BLOCK HOMES ARE TYPICALLY 1 1/2 STORY OR 1 STORY. THIS 1 1/2 STORY PROJECT IS CONSISTENT WITH THE SURROUNDING SCALE AT THIS CORNER.

SECOND STORY IS APPROXIMATELY 55% OF EXISTING MAIN LEVEL FOOTPRINT. MAIN LEVEL MASTER IS BUILT INTO DORMERS ABOVE GARAGE. CONNECTOR IS SET BACK FULL WIDTH OF EXISTING HOME IN EIGHT FOOT ADDITION ALONG SHARED PROPERTY LINE.

RELATIVE PROPORTION OF SOLID TO WINDOW IS MAINTAINED THROUGH ADDITION. PROJECT ATTEMPTS TO MAINTAIN PROPORTION OF SIMULATED DIVIDED LITE THROUGHOUT. NEW WINDOWS AND SASH REPLACEMENTS ARE CLAD WOOD SDL WITH SHADOWBARS. WHERE EGRESS CANNOT BE ACHIEVED WITH A MATCHING DOUBLE HUNG WINDOW DUE TO 1 1/2 STORY CONDITION, A CASEMENT WITH SDL TO RESEMBLE DOUBLE HUNG IS USED.

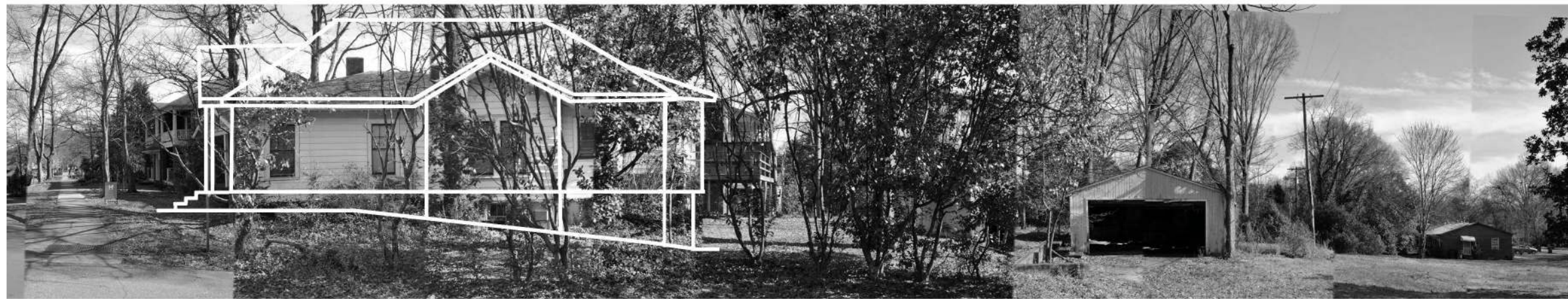
RHYTHM OF ADDITIONS ATTEMPTS TO PROPORTION TO ORIGINAL STRUCTURE AND SURROUNDING STRUCTURES.

SETBACKS SIMILAR TO SURROUND STRUCTURES. SEVEN FEET ALONG SPRINGDALE AVENUE IS ZONING LEGAL NONCONFORMANCE. EIGHT AVAILABLE FEET ALONG SHARED PROPERTY LINE ARE UTILIZED FOR ADDITION OF SUPPORTING FUNCTIONS.

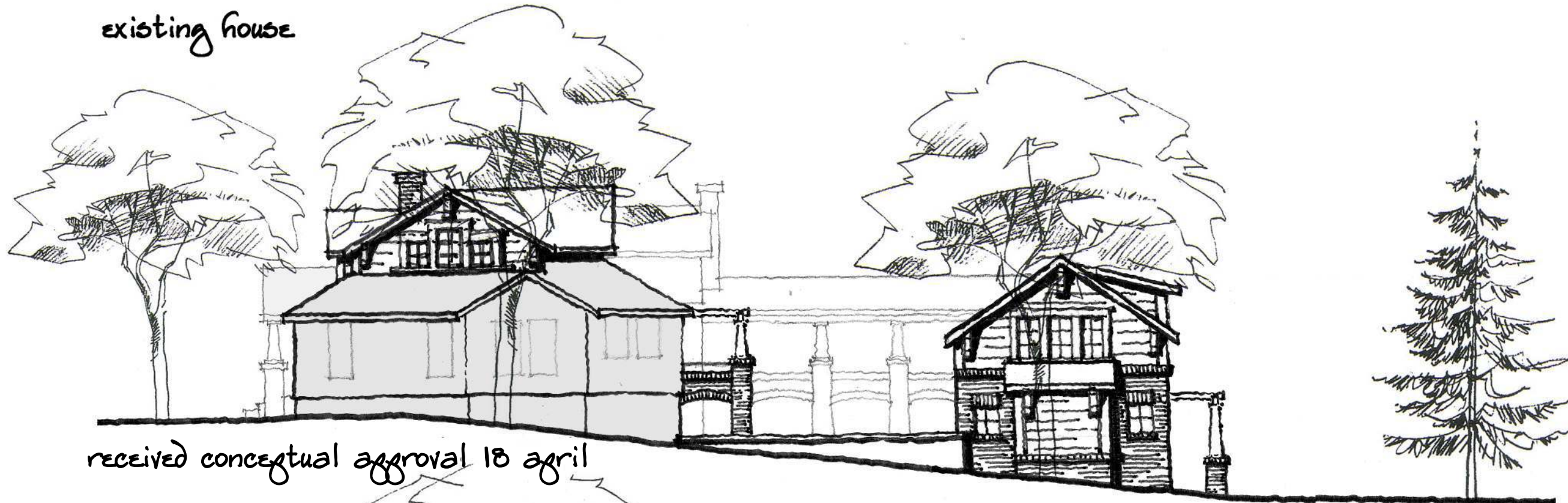
EXISTING HOME IS CLAD IN ALUMINUM SIDING. ALUMINUM SIDING TO BE REMOVED AND REPLACED WITH WOOD HORIZONTAL LAP SIDING AND WOOD SHINGLES AS SHOWN. CORNERBOARD, HEAD, JAMB, SILL, RAKE, AND EAVE DETAILS IN TYPICAL CRAFTSMAN STYLE ARE PROVIDED.

COURTYARD CONCEPT ALLOWS FOR ADDITION / RENOVATION TO ORIGINAL STRUCTURE WHILE MINIMIZING PERCEPTION OF ADDED MASS FROM STREET CORNER.

OWNER WILL PROVIDE NEW STREET TREES ALONG SPRINGDALE AVENUE (IN CONCERT WITH CDOT AND CITY ARBORIST) TO SOFTEN EDGE AND FILL EXISTING GAP IN TREE CANOPY. TWO TREES MUST BE REMOVED PER HEARTWOOD TREEST SERVICE AND COMPLIANT WITH HDC GUIDELINES. OWNER WILL PRESERVE EXISTING MAPLES, CHERRY, AND PECAN.



existing house



received conceptual approval 18 april



hdc - requested alternate
not for approval

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ELEVATIONS

A2.0a

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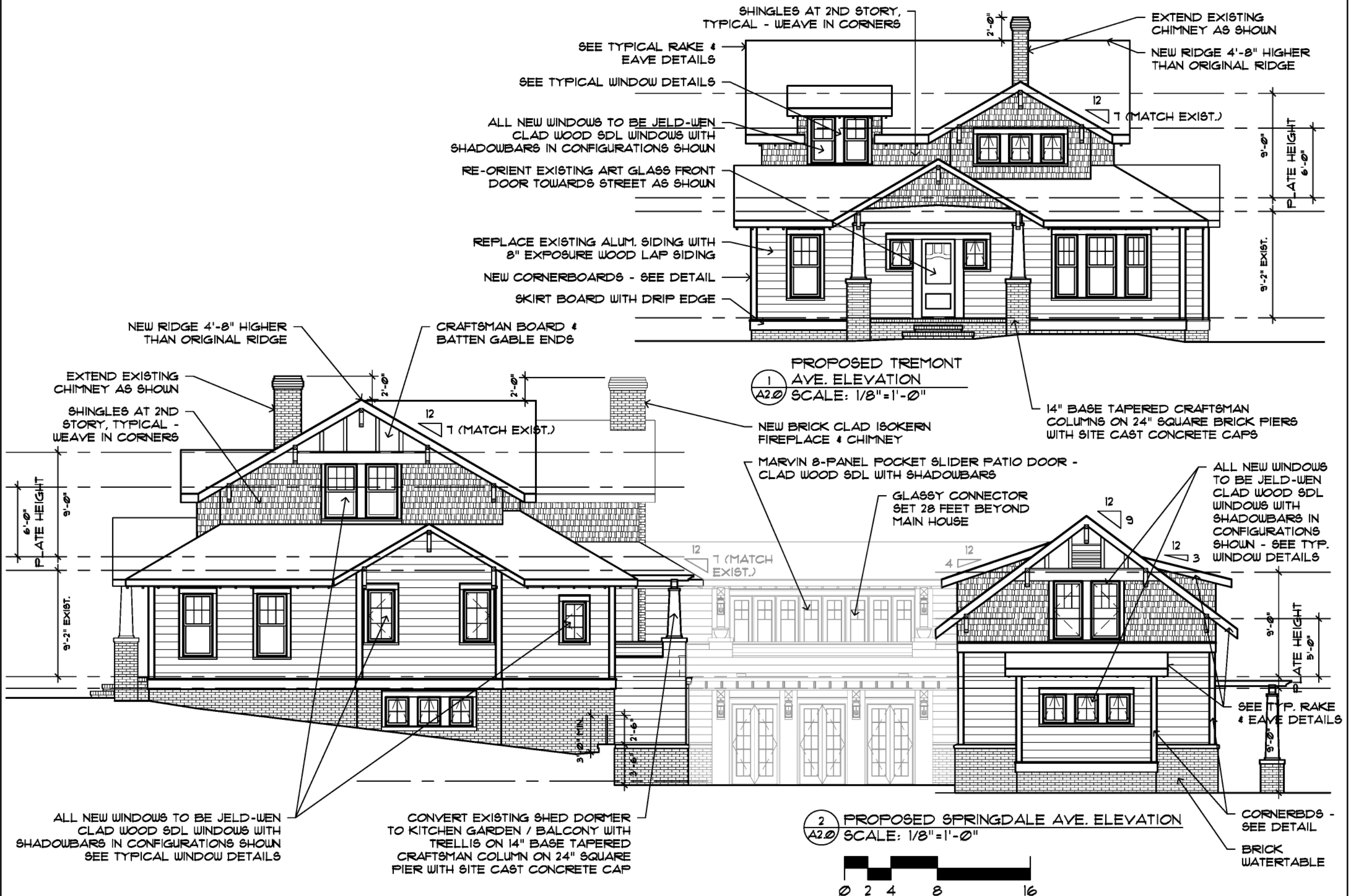
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ELEVATIONS

A2.0b



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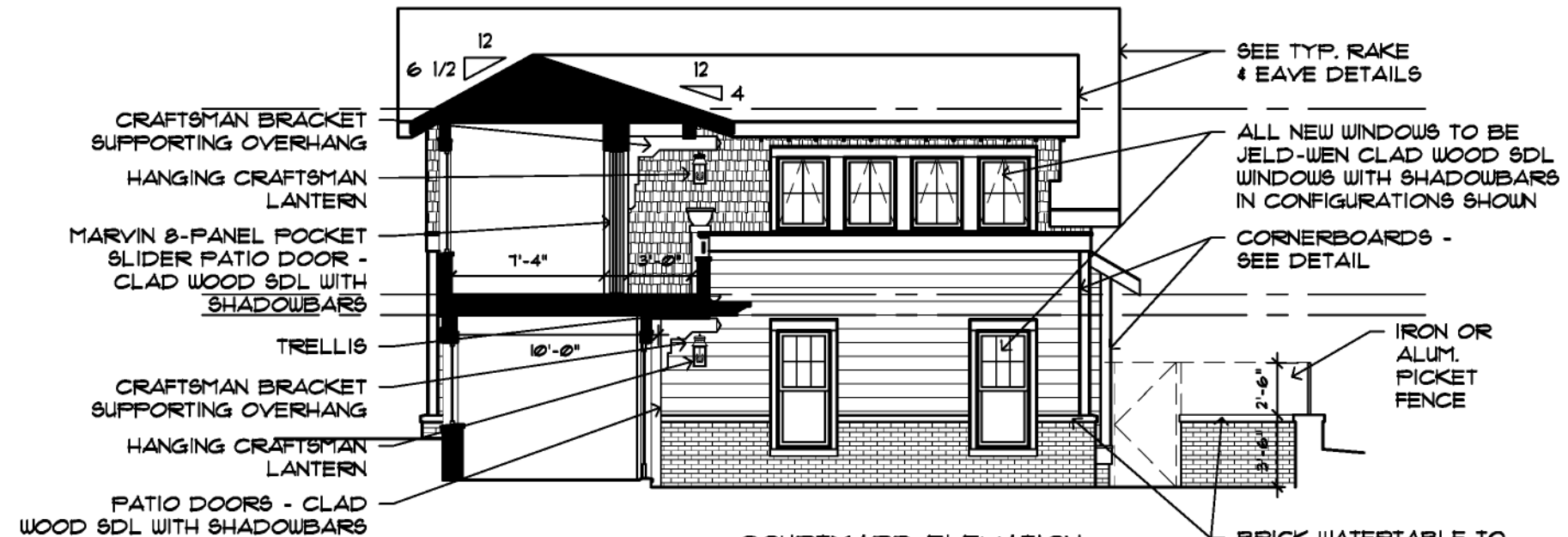
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ELEVATIONS

A2.2



1
A2.2 COURTYARD ELEVATION
FACING GARAGE
SCALE: 1/8" = 1'-0"

CONVERT EXIST. SHED
DORMER TO KITCHEN
GARDEN / BALCONY

TRELLIS ON 14" BASE
TAPERED CRAFTSMAN
COL. ON 24" SQ. SITE
CAST CONC. CAP

6'-0" PLATE HEIGHT
9'-0"

BRICK WATERTABLE
TO ALIGN
WITH BRICK
LANDSCAPING
WALL

IRON OR
ALUM. PICKET
FENCE

3'-0" MIN.
2'-6"

SCUPPERS, CONDUCTOR HEADS,
AND DOWNSPOUTS TO DRAIN
BALCONY - DRAIN TO DAYLIGHT
AT BASE OF PECAN TREE

ALL NEW WINDOWS TO BE
JELD-WEN CLAD WOOD SDL
WINDOWS WITH SHADOWBARS
IN CONFIGURATIONS SHOWN

NEW BRICK CLAD ISOKERN
FIREPLACE & CHIMNEY

7 (MATCH
EXIST.) 12 12 7 (MATCH
EXIST.)

7 (MATCH
EXIST.) 12 12 6 1/2

SHINGLES AT 2ND
STORY, TYPICAL -
WEAVE IN CORNERS

ALL NEW WINDOWS TO BE
JELD-WEN CLAD WOOD SDL
WINDOWS WITH SHADOWBARS
IN CONFIGURATIONS SHOWN

SEE TYP. RAKE
& EAVE DETAILS

CRAFTSMAN BRACKET
SUPPORTING OVERHANG
HANGING CRAFTSMAN
LANTERN

MARVIN 8-PANEL POCKET
SLIDER PATIO DOOR -
CLAD WOOD SDL WITH
SHADOWBARS

TRELLIS
CRAFTSMAN
BRACKET
SUPPORTING
OVERHANG

PATIO DOORS - CLAD
WOOD SDL W SHADOWBARS

HANGING CRAFTSMAN
LANTERN

IRON OR ALUM.
PICKET FENCE

ALL NEW WINDOWS TO BE
JELD-WEN CLAD WOOD SDL
WINDOWS WITH SHADOWBARS
IN CONFIGURATIONS SHOWN



MAIN HOUSE
BEYOND



2
A2.2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16

3
A2.2 COURTYARD ELEVATION
FACING TREMONT AVE
SCALE: 1/8" = 1'-0"

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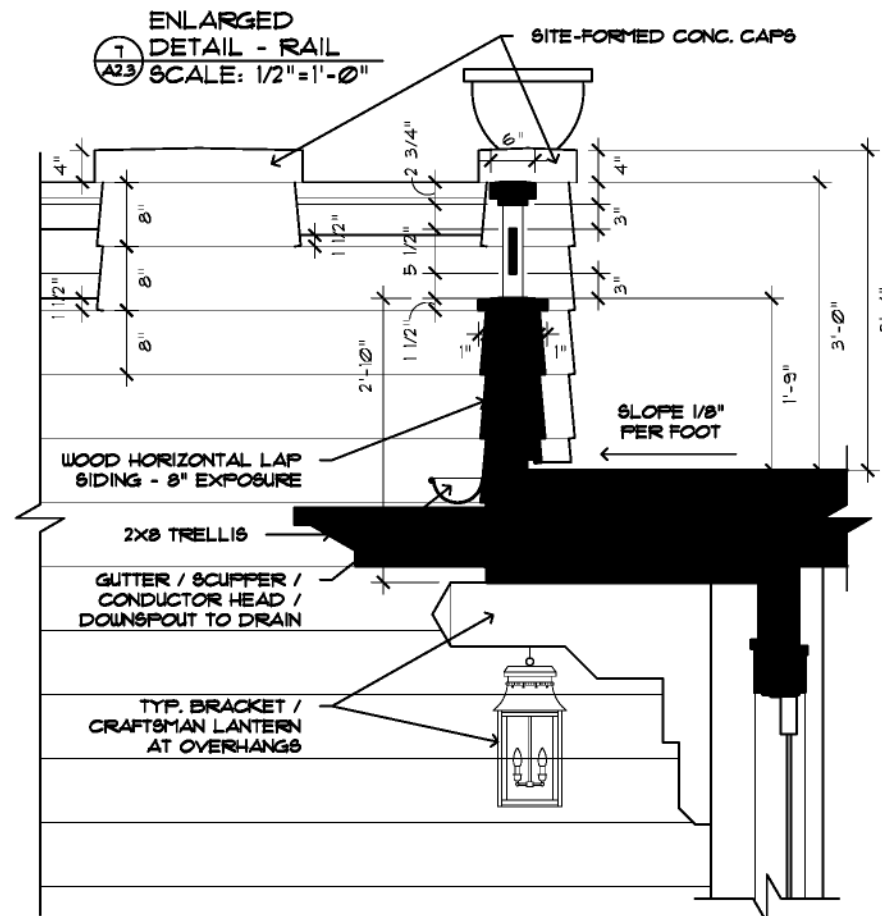
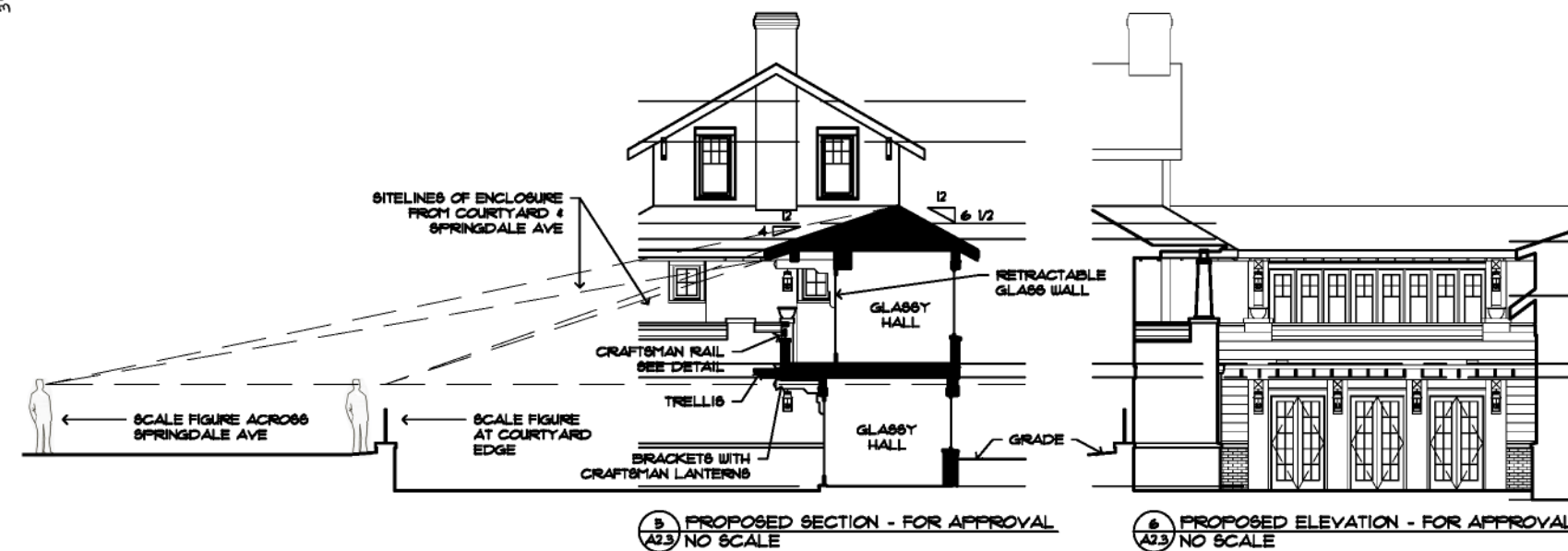
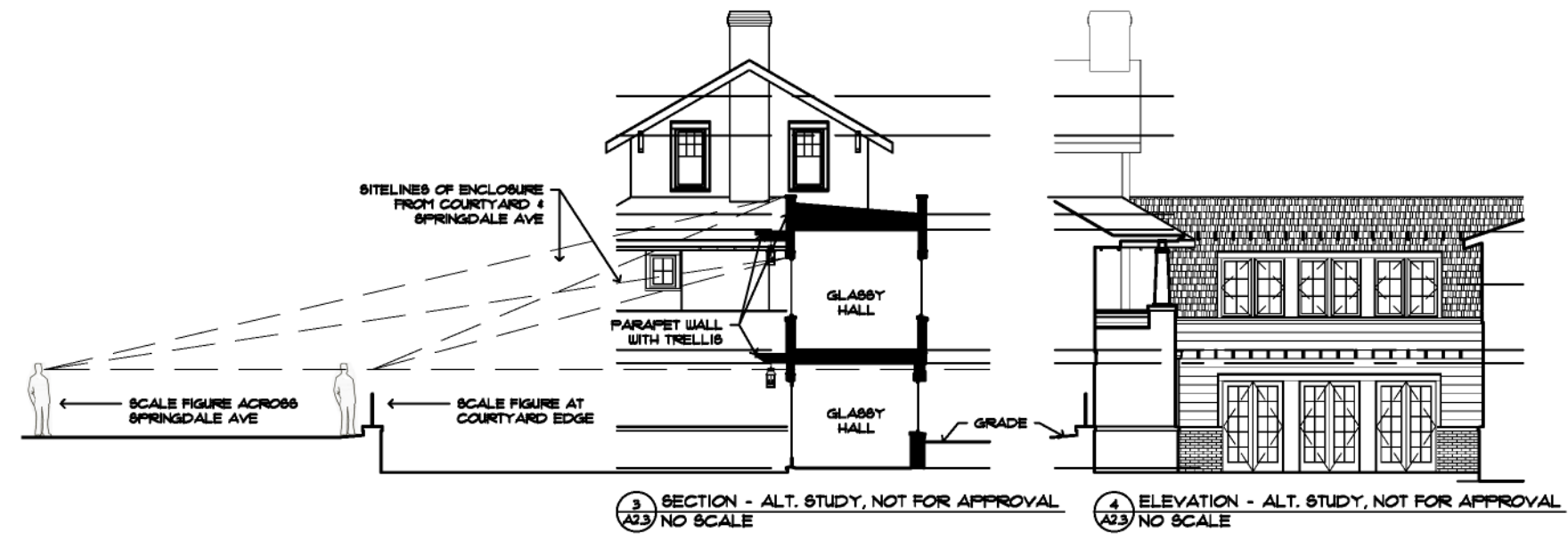
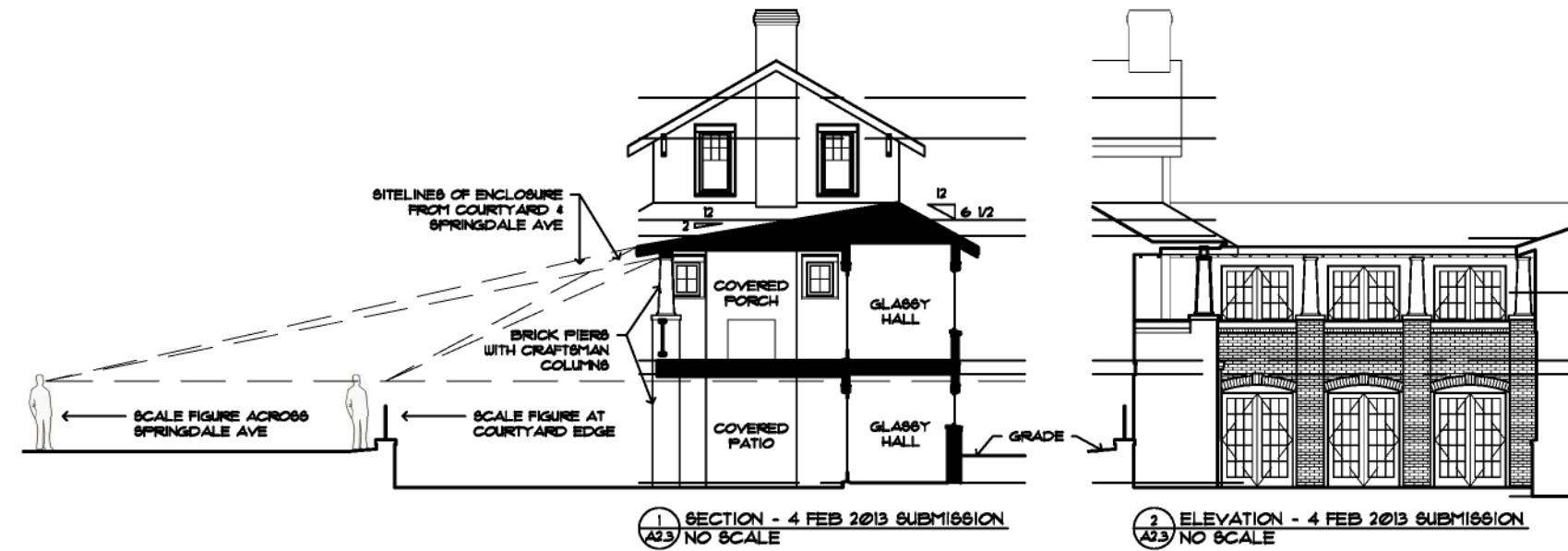
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WALKWAY
STUDIES

A2.3





existing



proposed

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3D
SKETCHES

A3.0



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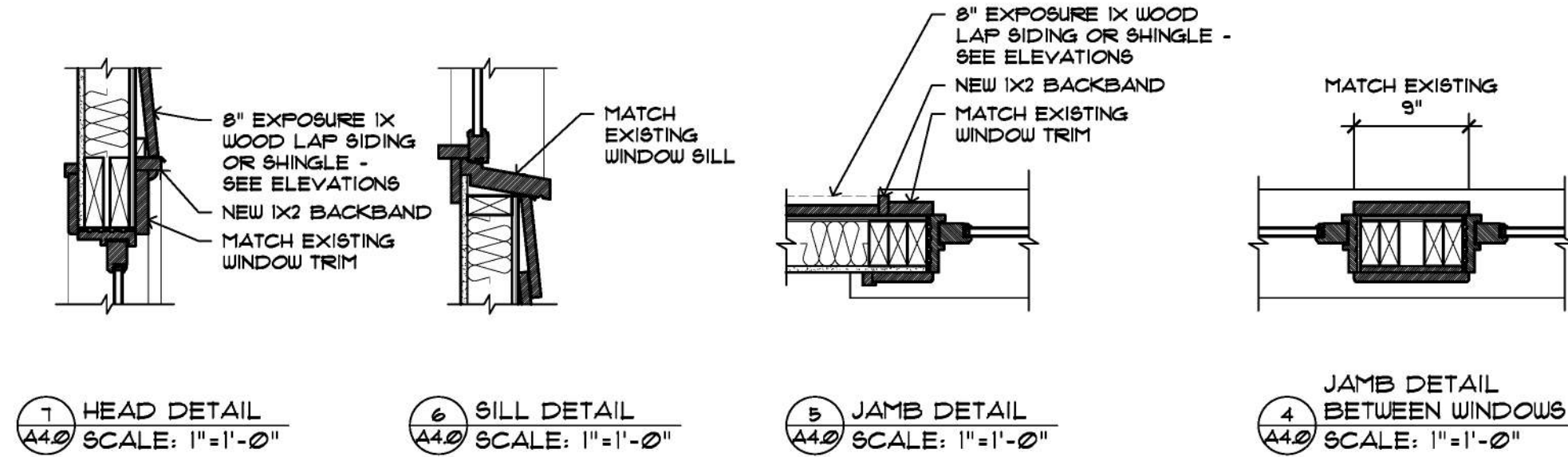
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3D
SKETCHES

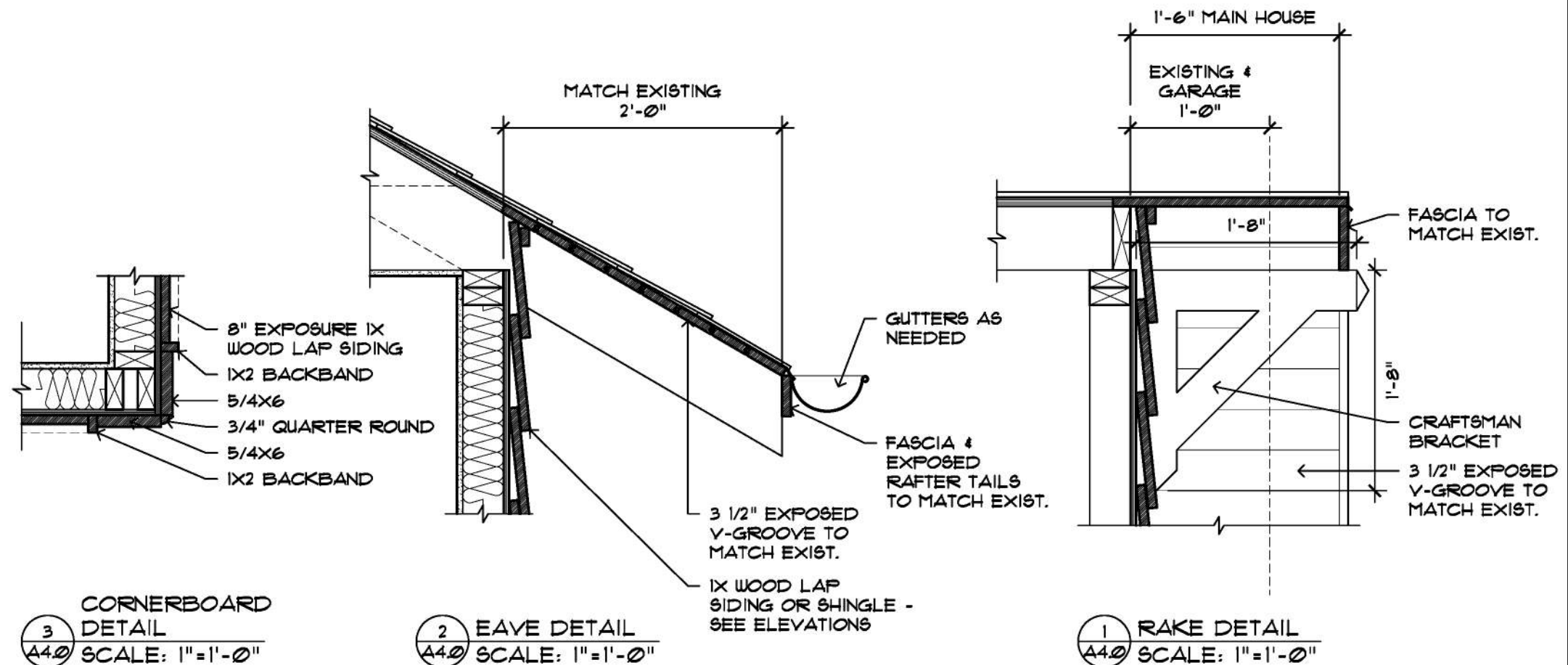
A3.1



jeld-wen s&l detail



marvin s&l detail



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TYPICAL
DETAILS

A4.0

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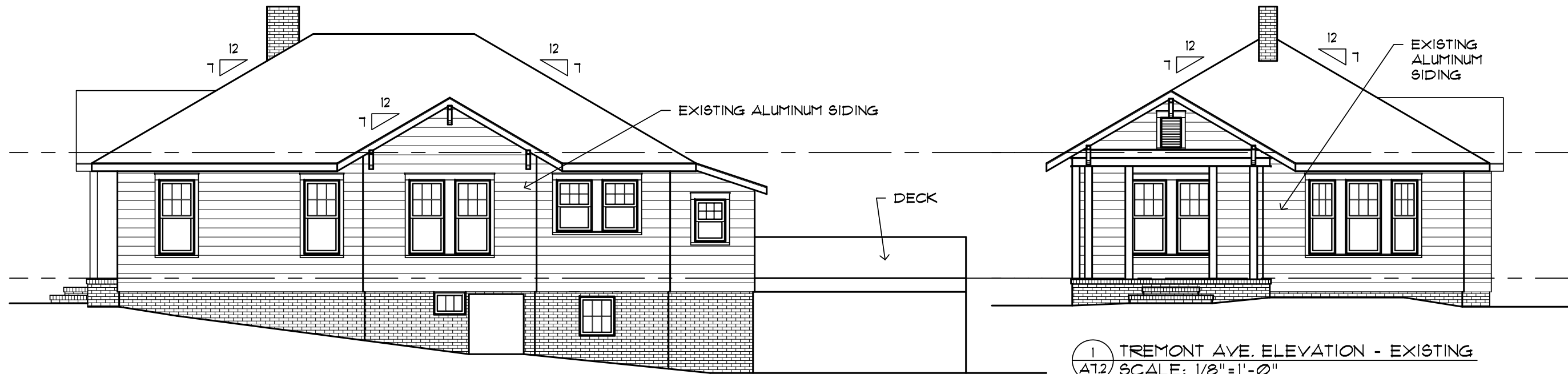
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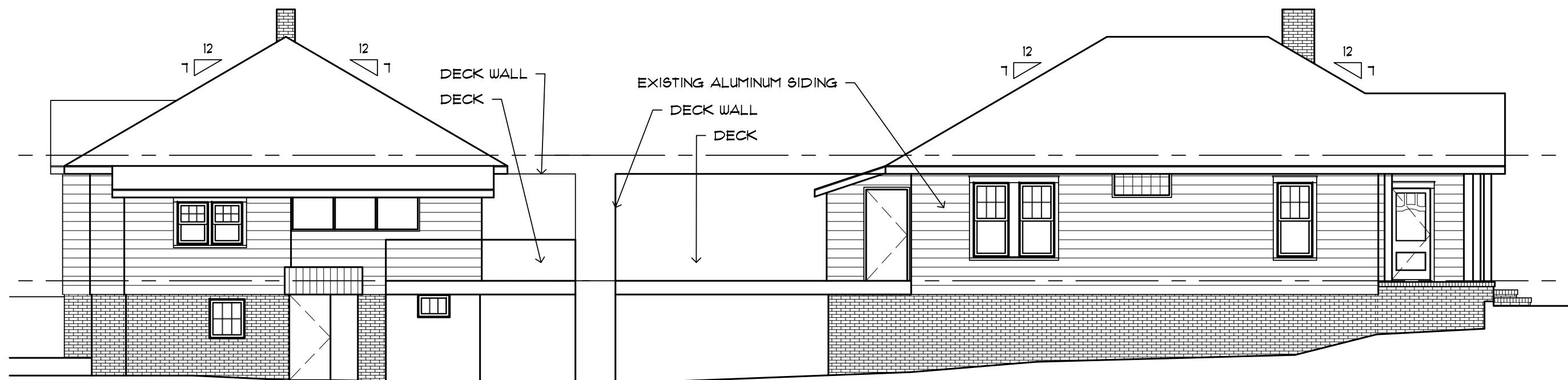
EXISTING
ELEVATIONS

A7.2



2 SPRINGDALE AVE. ELEVATION - EXISTING
A7.2 SCALE: 1/8" = 1'-0"

1 TREMONT AVE. ELEVATION - EXISTING
A7.2 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - EXISTING
A7.2 SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION - EXISTING
A7.2 SCALE: 1/8" = 1'-0"

