
ADDRESS OF PROPERTY:	412 East Tremont Avenue, <i>Dilworth Local Historic District</i>	<i>HDC 2013-032</i>
SUMMARY OF REQUEST:	<i>Side Addition</i>	
OWNER:	<i>Anne Dickerson</i>	
APPLICANT:	<i>John Dickerson</i>	

Details of Proposed Request

Side addition

An addition is planned for the side of this house near the back corner. The c. 1925 house is identified as Contributing in the Dilworth National Register Survey. A new side gable will face the side. A new porch entry will face the front with details to match the front porch. Details will match the existing house. HardiePlank is proposed as the siding to closely match the existing asbestos siding. The driveway will be shortened by the addition but a car can still be in the driveway and out of the front setback.

Relevant HDC Design Guidelines

- Additions
- Substitute siding

Staff Analysis

HDC will review the proposal based on the ***Policy & Design Guidelines – Additions***. Consideration will be discussed about shortening the driveway and the substitute siding material.

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

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>



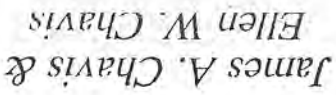






By LK at 9:41 am, Mar 22, 2013

S43°33'33"E 50.00' 30" C&C



RECEIVED

By LK at 9:43 am, Mar 22, 2013



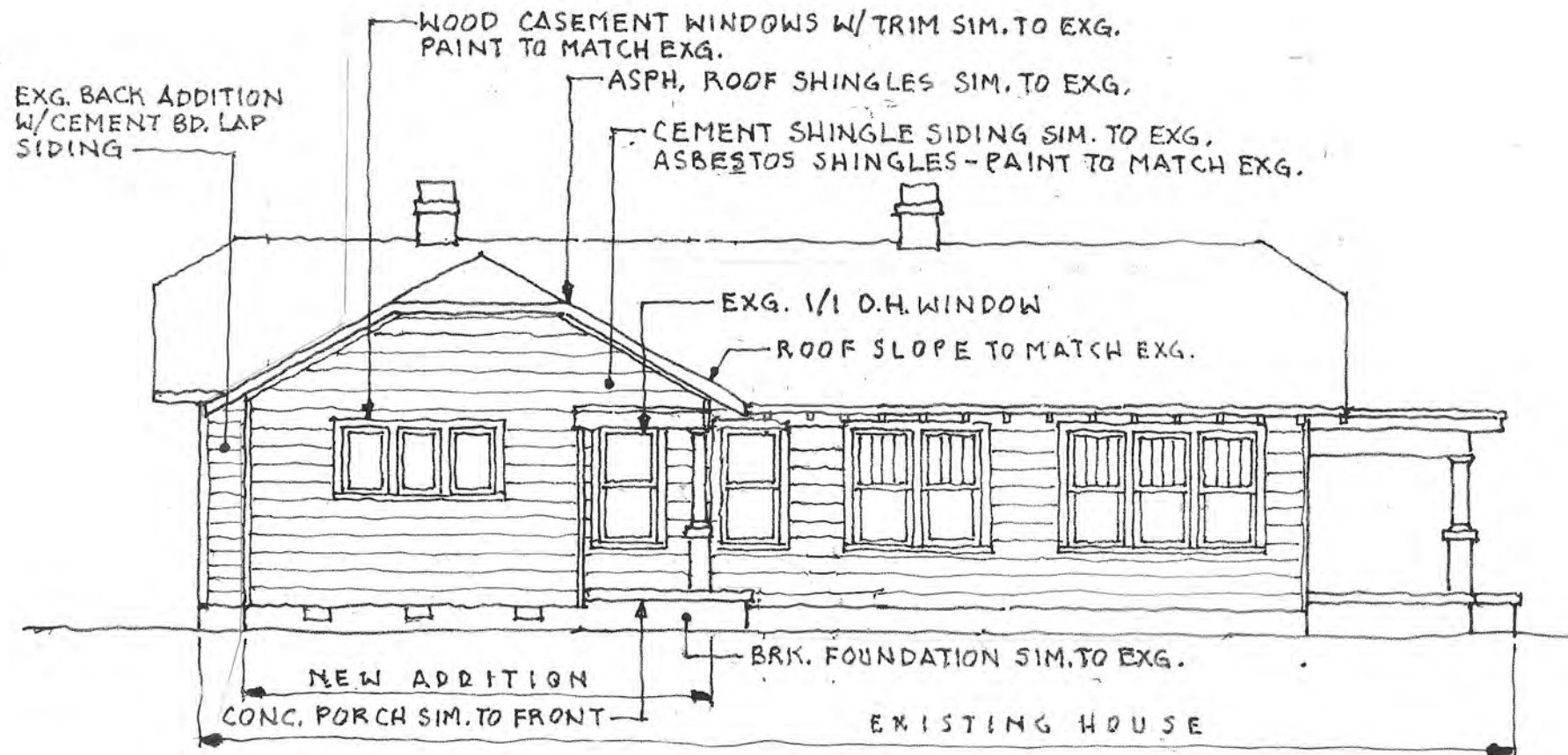
GABLE EAVE DET. SIM. TO EXG.
RAFTER & EAVE DET. SIM. TO
EXG. (ORIGINAL)
1/1 WOOD D.H. WINDOWS W/ WOOD
TRIM SIM. TO EXG. ADJACENT
WINDOW
FIBER DOOR W/
GLASS - PAINT
TAPERED
WOOD COL.
SIM. TO FRONT
PORCH
BRK. "BOOKENDS" AT STEPS
BRK. STEPS SIM. TO FRONT PORCH
TAPERED BRK. PIERS SIM. TO FRONT PORCH

EXG. ASBESTOS SHINGLE SIDING

FRONT ELEVATION • 412 E TREMONT
PROPOSED SIDE PORCH & ROOM ADDITION

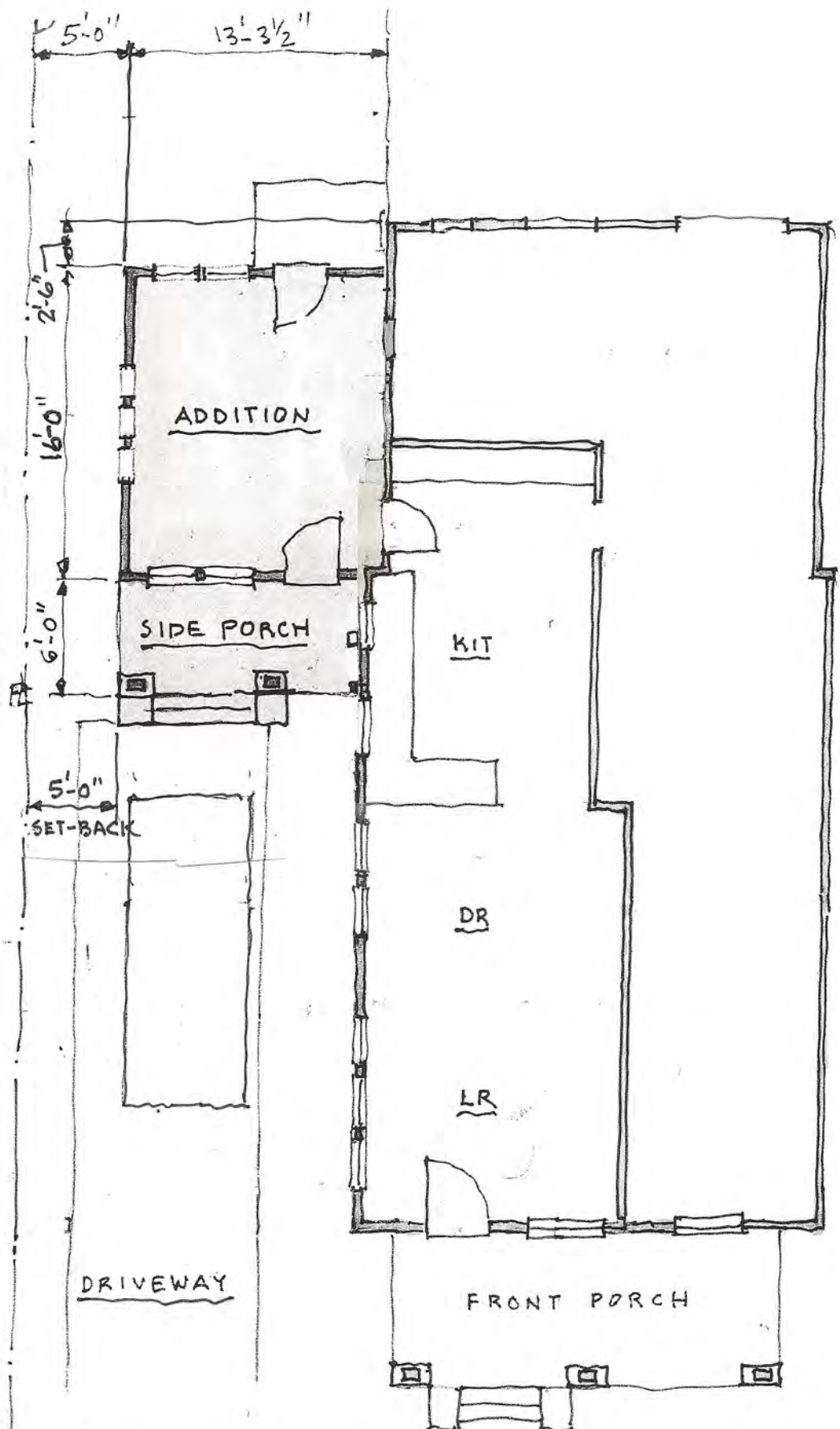
RECEIVED

By LK at 9:39 am, Mar 22, 2013



SIDE ELEVATION

1/8" = 1'-0" REVISED 3/5/13



FLOOR PLAN • 412 E TREMONT

PROPOSED SIDE PORCH & ROOM ADDITION

REVISED 3/5/13

1/8" = 1'-0"

Charlotte Historic District Commission - Case 2013-032

