
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: East Tremont Avenue/Euclid Avenue

SUMMARY OF REQUEST: Demolition/New Construction/Redevelopment

OWNER: Gateway Communities (Dave Ransenberg)

APPLICANT: Matt Majors, Architect

Details of Proposed Request

Existing Conditions

This is an assemblage of parcels at the corner of Euclid and East Tremont Avenues. It consists of six tax parcels and four buildings that will be demolished for the redevelopment. The subject parcels are:

- 315 East Tremont Avenue is identified as a c. 1950 Non Contributing building.
- 317 East Tremont Avenue is identified as a c. 1925 Contributing building.
- 321 East Tremont Avenue has been an empty lot for many years. It is a flag shaped lot.
- 325 East Tremont Avenue is identified as a c. 1915 Contributing building. It sits in the elbow of the flag shaped lot that wraps it.
- 1920 Euclid is an early c. 1900 two story brick multi-unit apartment building. It is recognized as Contributing.
- 1916 Euclid Avenue is an empty lot.

The subject site elevation is lower in elevation than the southern side of East Tremont. The block across the street from the site on East Tremont is developed primarily with 3-story multi-family buildings with a mix of architectural styles, most of which is outside of the Dilworth Historic District. Across the street on Euclid Avenue are single family and duplex dwellings as well as the block diagonally from the subject site. On the corner of East Tremont Ave. and Cleveland Ave. is a newer 3-4 story mixed use building. The remainder of the block on Worthington Ave. is single family in character.

The Commission determined all the existing structures to be Contributing and imposed the maximum 365-Day-Stay-of-Demolition. When plans are approved, the Commission will lift what is remaining of the Delay. Further discussion may be had regarding finding a potential owner to relocate the structures.

Proposal

The proposal is a 54 unit apartment building. The revised design is a two and three story building with the ground level units addressing Euclid and Tremont Avenues with individual porches, landscaping and sidewalk connections. One car per unit will park on a rear surface parking lot. A mixture of finishes includes wood, brick and Hardie. The project has been revised from earlier submittals. Changes include an enhanced Euclid Street elevation, reduction in overall building height, relocated stairwell and variation in roof design.

Policy & Design Guidelines for New Construction

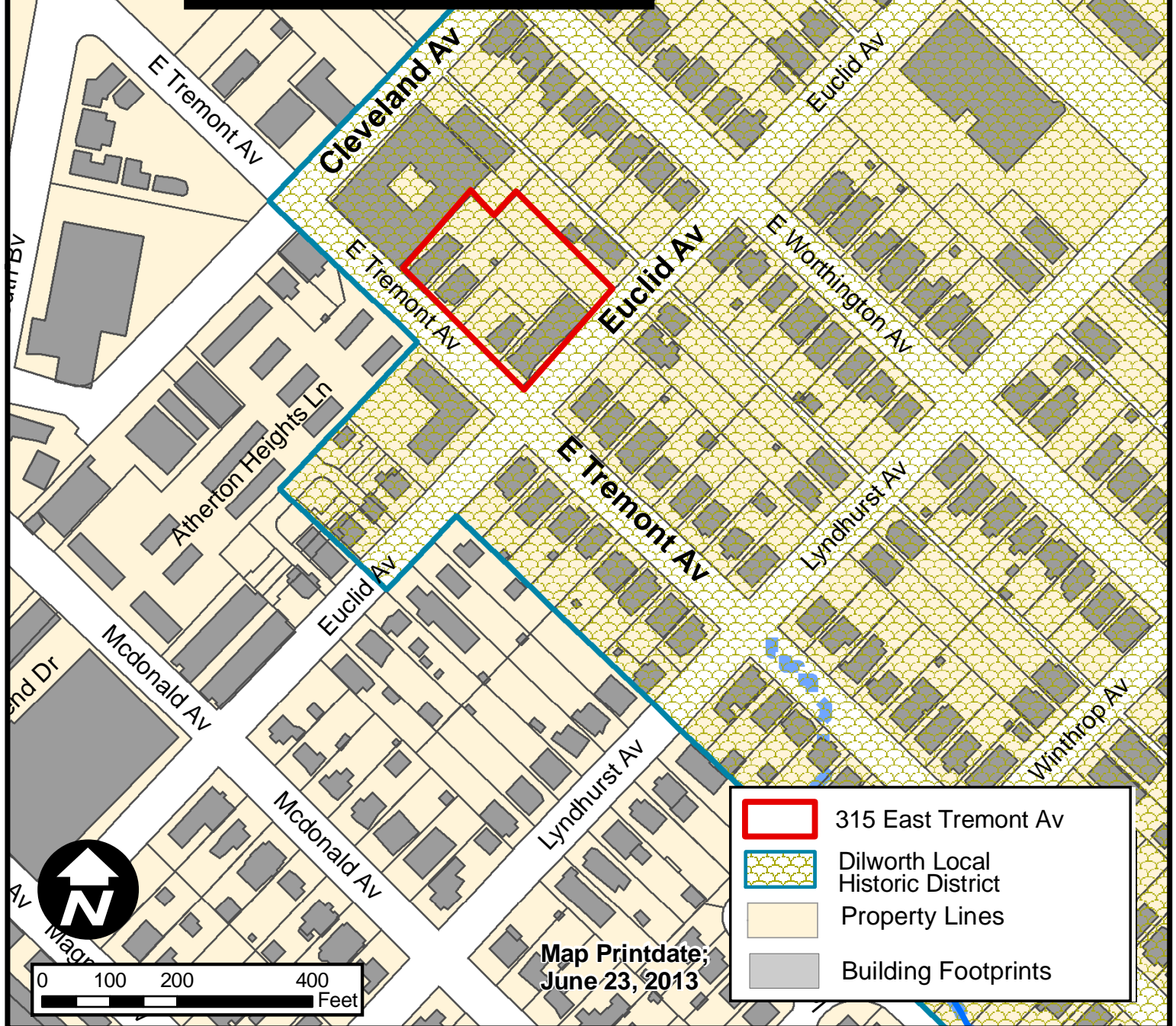
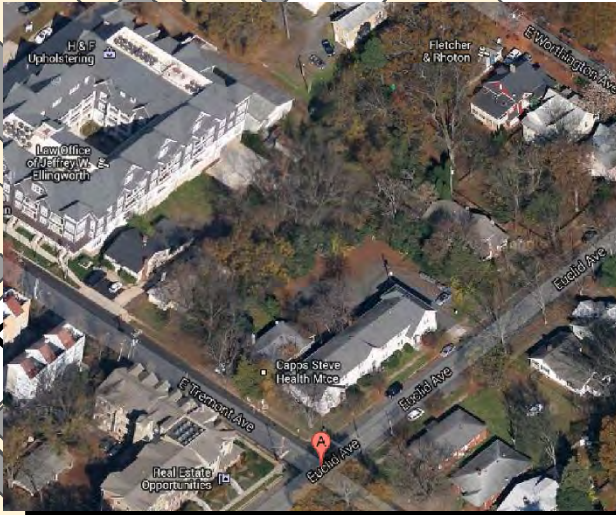
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

Staff believes the proposal meets the criteria for new construction based on the project's residential design details that include generous front porches and balconies, offset façade wall planes, appropriate size and location of windows, and roof planes altered by gables, height change, dormers and balconies. Consideration was also given to the relocated stairwell at the rear, additional vegetative screening and the increased building separation from the abutting single family property.

Charlotte Historic District Commission - Case 2013-035





Cleveland Av

E Worthington Av

Euclid Av

E Tremont Av

Atherton Heights Ln

12105619

12105C97

12105604

12105605

12105606

12105607

12105608

12105610

12105609



Law Office
of Jeffrey W.
Ellingworth

Tremont Ave

ights Ln

E Tremont Ave

Capps Steve
Health Mtce

E Tremont Ave

Real Estate
Opportunities

Euclid Ave

Euclid Ave

Euclid Ave

E Tremont Ave



Walter
Fields Group

Bonterra Dining
& Wine Room

E Worthington Ave

Therapy Hair
Salon and Spa

Walker
Engineering PA

Fletcher
& Rhoton

E Worthington Ave

Euclid Ave

Yoga For Life
Mary Lou Buck

Richa
Graphics

H&F
Upholstering

Cleveland Ave

Law Office
of Jeffrey W.
Ellingworth

Mason
W. John

E Tremont Ave

Dilworth
Billiards

Capps Steve
Health Mtce

Euclid Ave

E Tremont Ave

Real Estate
Opportunities

Euclid Ave

E Tremont Ave

Jafari Studios
Photography



ARCHITECTURAL SITE PLAN
HDC-01 1/16" = 1'-0"

A X I O M

ARCHITECTURE
333 WEST TRADE ST.
SUITE 200
CHARLOTTE, NC 28202
T 704.927.9900
F 704.343.9390
www.axiomarchitecture.com

HDC SUBMITTAL ONLY

TREMONT 54 APARTMENTS
TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

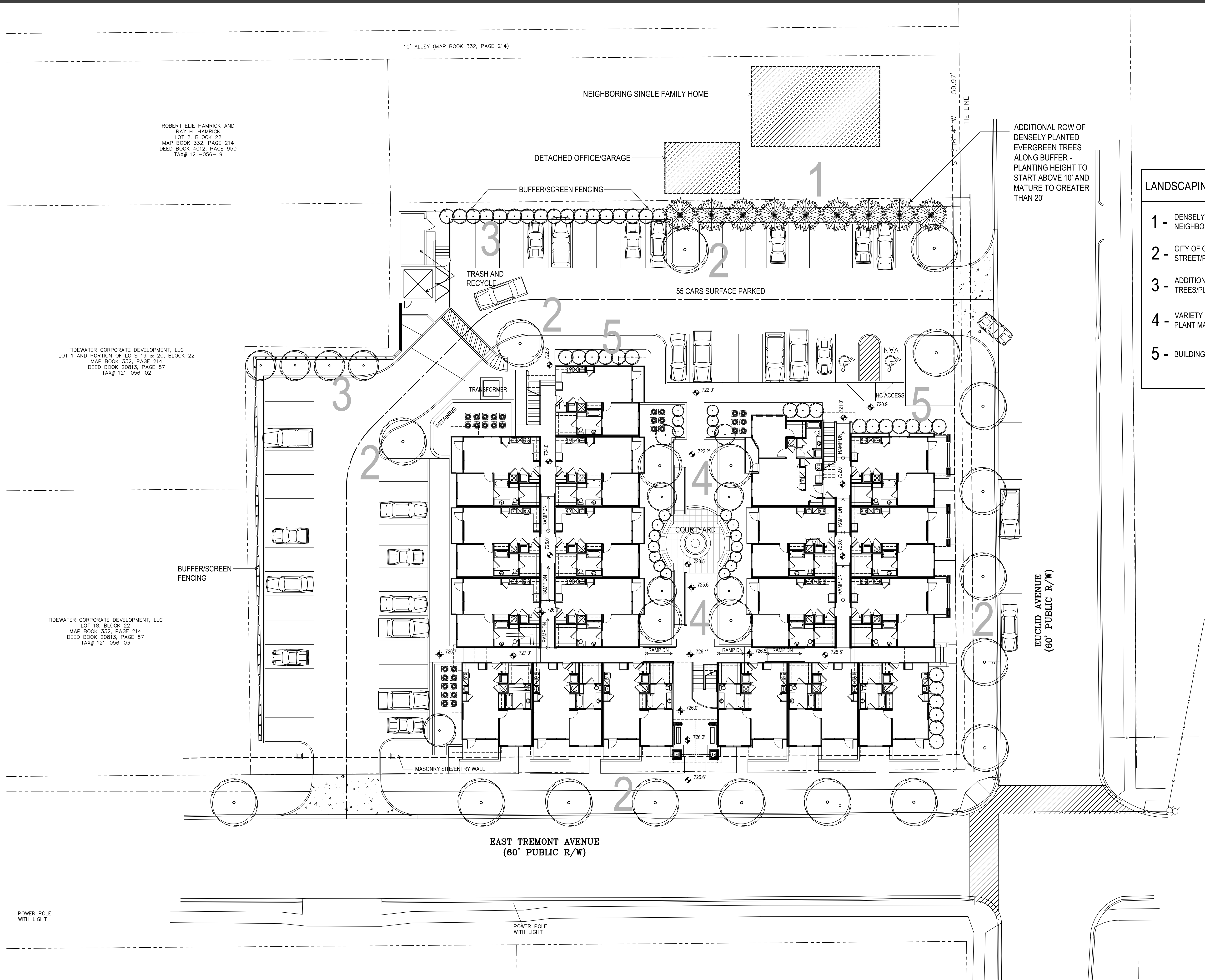
PROJECT A-1259

ARCHITECTURAL
SITE PLAN

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-01



ARCHITECTURAL SITE PLAN
HDC-01 1/16" = 1'-0"

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TREMONT AND EUGLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

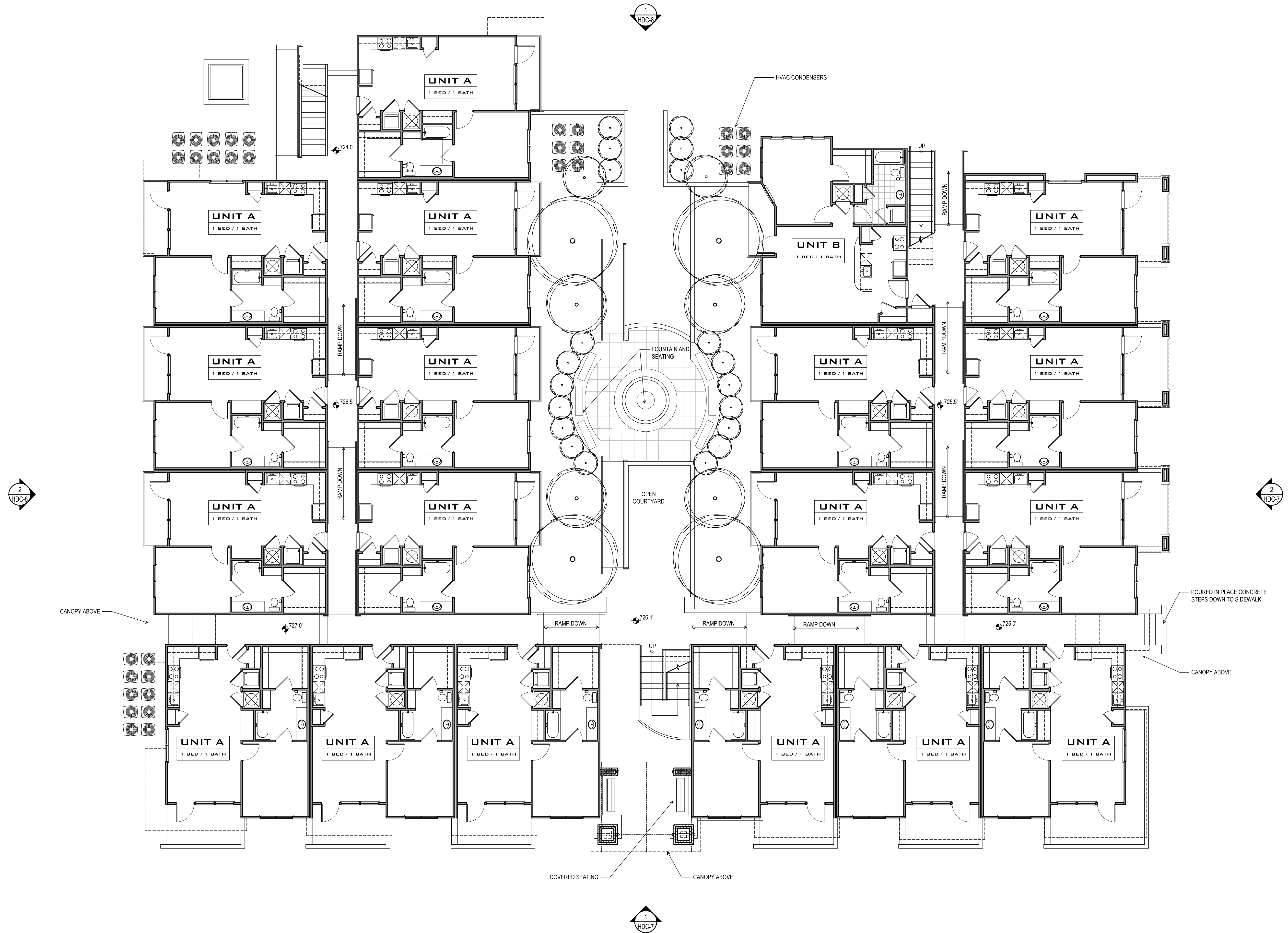
PROJECT A-1259

GROUND LEVEL
BUILDING FLOOR
PLAN

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-02



1
HDC-02 | 1/8" = 1'-0" | GROUND LEVEL BUILDING FLOOR PLAN

HDC SUBMITTAL ONLY

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TREMONT AND EUGLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

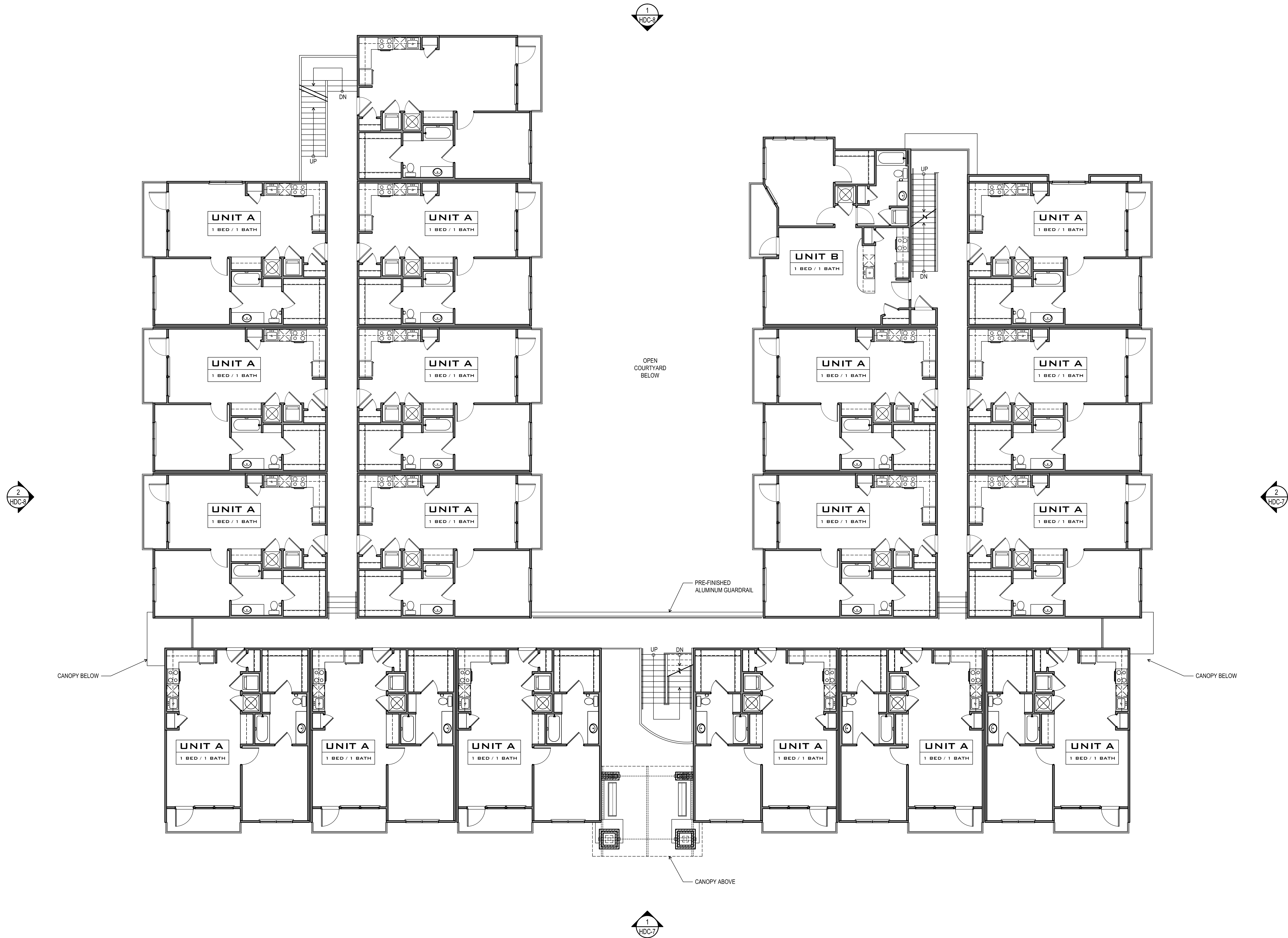
PROJECT A-1259

SECOND LEVEL
BUILDING FLOOR
PLAN

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-03



1
HDC-03 | SECOND LEVEL BUILDING FLOOR PLAN
1/8" = 1'-0"

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TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

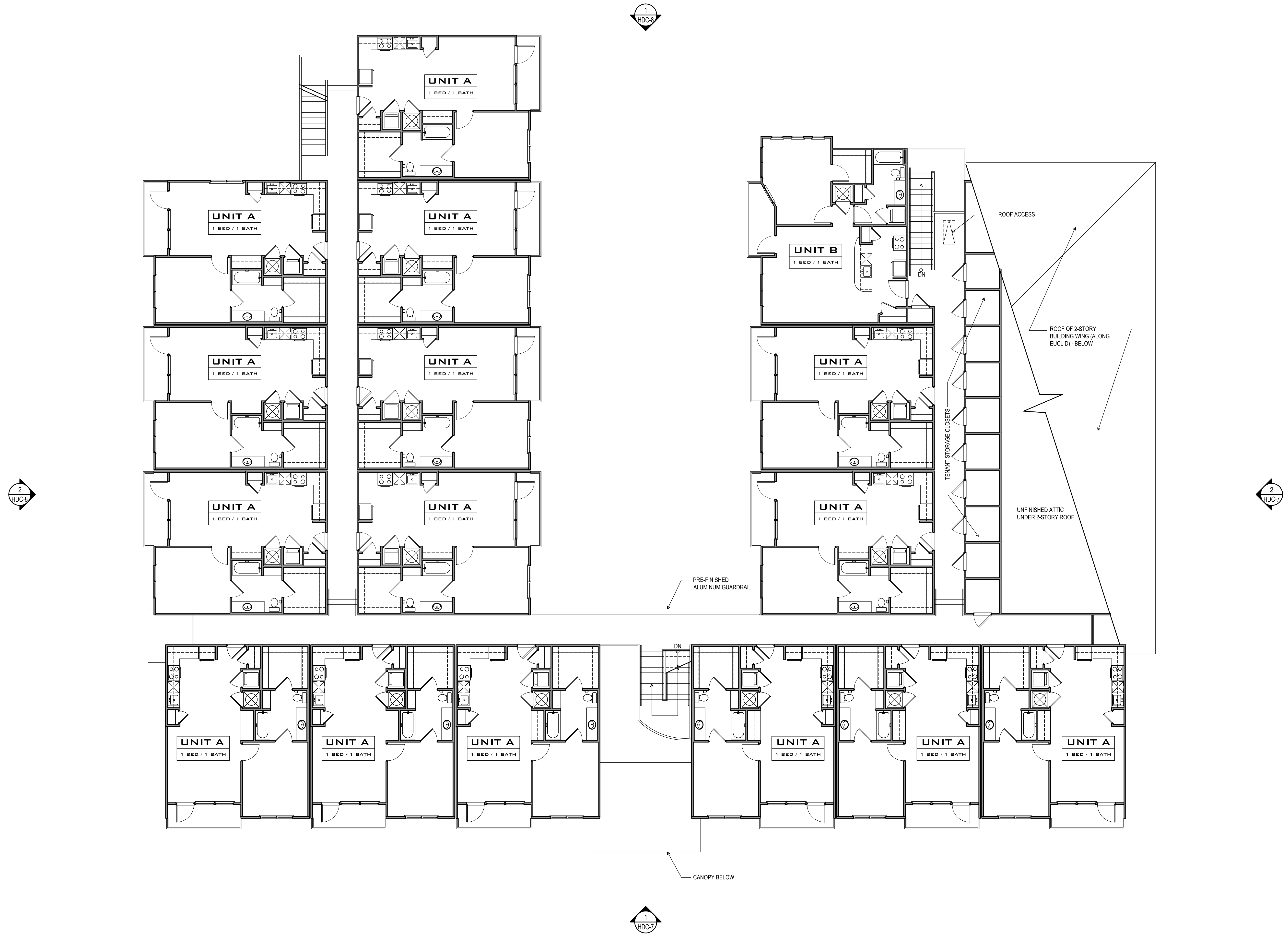
PROJECT A-1259

THIRD LEVEL
BUILDING FLOOR
PLAN

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-04



1
HDC-04 1/8" = 1'-0" THIRD LEVEL BUILDING FLOOR PLAN

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TREMONT 54 APARTMENTS

TREMONT AND EUGLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

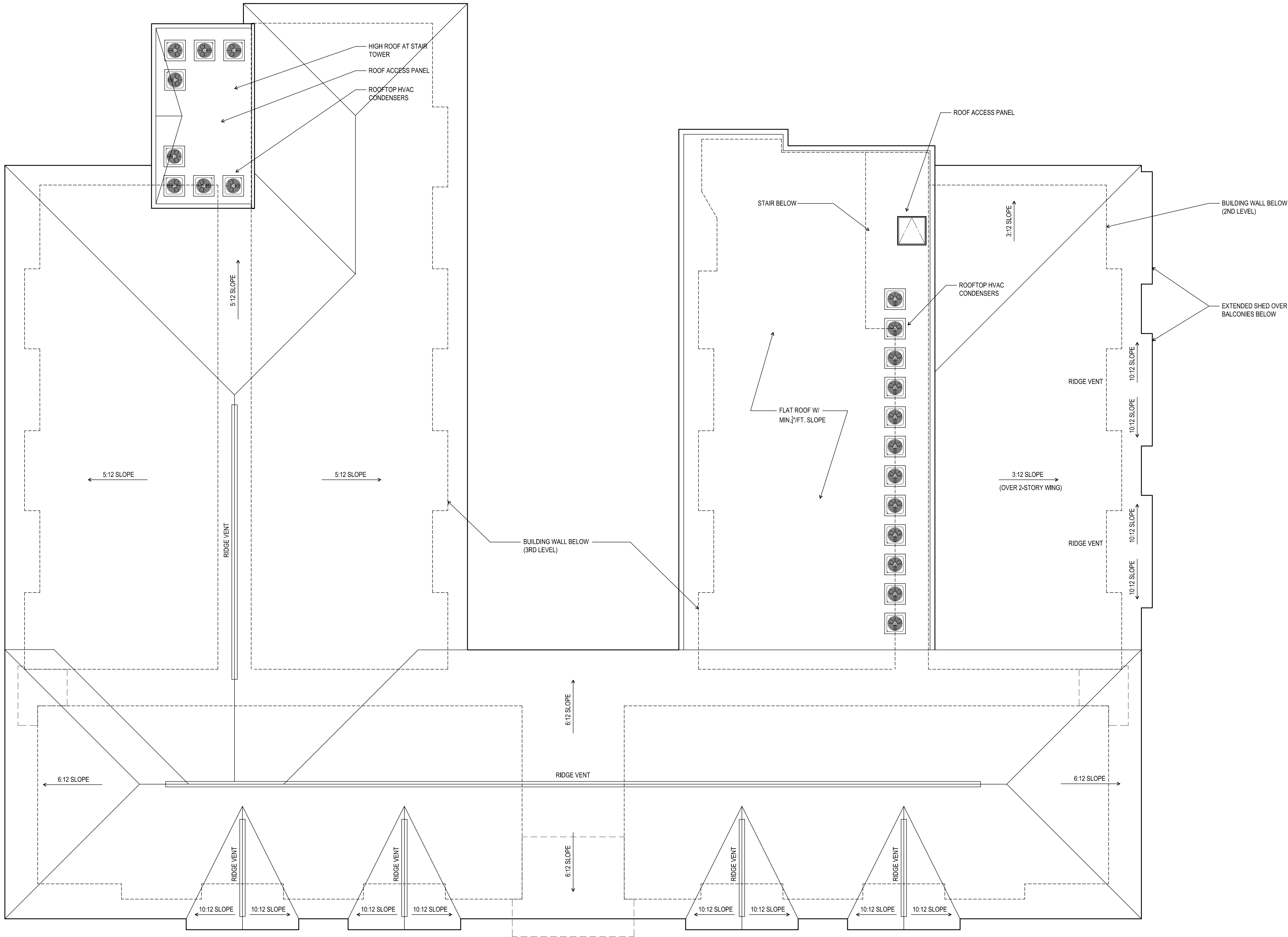
PROJECT A-1259

BUILDING ROOF PLAN

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-05



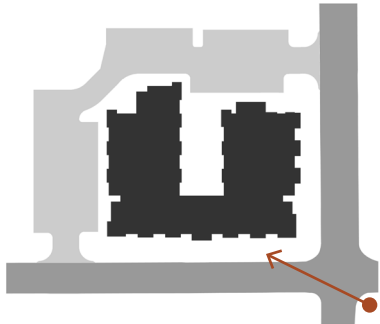
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HDC-05

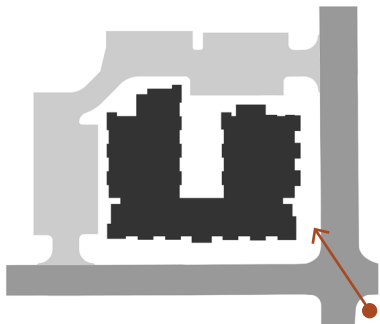
BUILDING ROOF PLAN

1/8" = 1'-0"

TREMONT 54
APARTMENTS



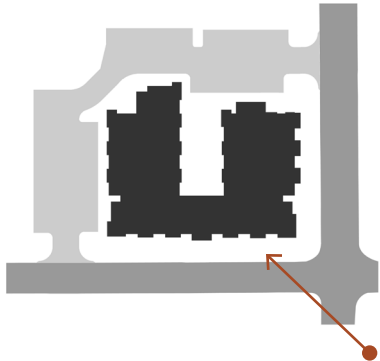
FROM OPPOSITE CORNER AT
INTERSECTION - TREMONT



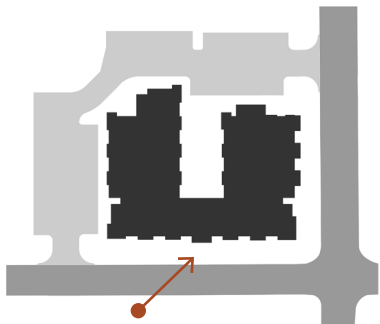
FROM OPPOSITE CORNER AT
INTERSECTION - EUCLID



TREMONT 54
APARTMENTS

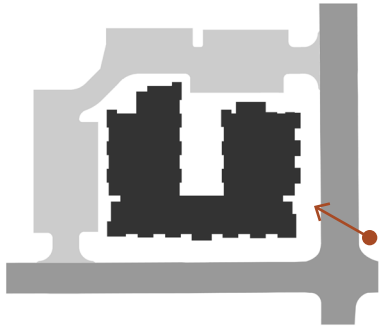


100 FEET DOWN EUCLID -
TREMONT FACADE

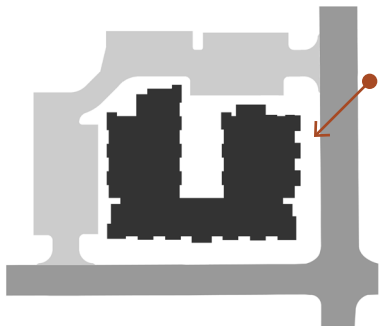


FROM OPPOSITE SIDE OF
TREMONT





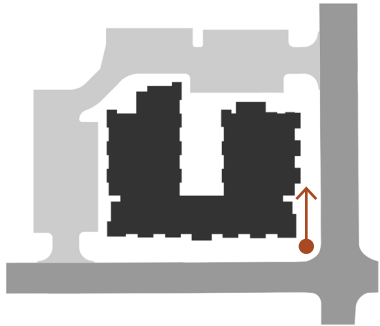
FROM OPPOSITE SIDE OF
EUCLID - EUCLID FACADE



FROM OPPOSITE SIDE OF
EUCLID - REAR CORNER

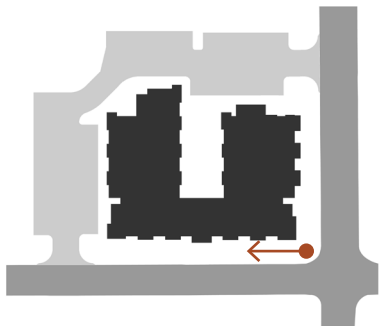


TREMONT 54
APARTMENTS



FROM SITE SIDEWALK -
EUCLID FACADE

7



FROM SITE SIDEWALK -
TREMONT FACADE

8





PANORAMIC VIEWS AT TREMONT/EUCLID INTERSECTION





PROJECT UNDER CONSTRUCTION - HALF BLOCK UP EUCLID (SAME SIDE OF EUCLID)



EDGE OF CONSTRUCTION SITE - NEXT TO EXISTING 3-STORY MULTIFAMILY - ACROSS TREMONT FROM NEW AXIOM PROJECT



VIEW UP TREMONT FROM EXISTING 3-STORY CORNER - ACROSS TREMONT FROM NEW AXIOM PROJECT SITE



LEFT HALF OF AXIOM PROJECT SITE (EXISTING HOMES) - ADJACENT TO 3.5 STORY MULTIFAMILY PROJECT



EXISTING 3-STORY MULTIFAMILY PROJECT ONE-HALF BLOCK UP TREMONT FROM AXIOM PROJECT SITE



EXISTING 3.5-STORY MULTIFAMILY MIXED-USE PROJECT - ADJACENT TO LEFT EDGE OF AXIOM PROJECT SITE (ALONG TREMONT)



3.5-STORY EXISTING BLDG. AT TREMONT/CLEVELAND CORNER (HALF-BLOCK UP FROM AXIOM PROJECT SITE)



3-STORY MULTIFAMILY PROJECT DIRECTLY ACROSS TREMONT FROM AXIOM PROJECT SITE



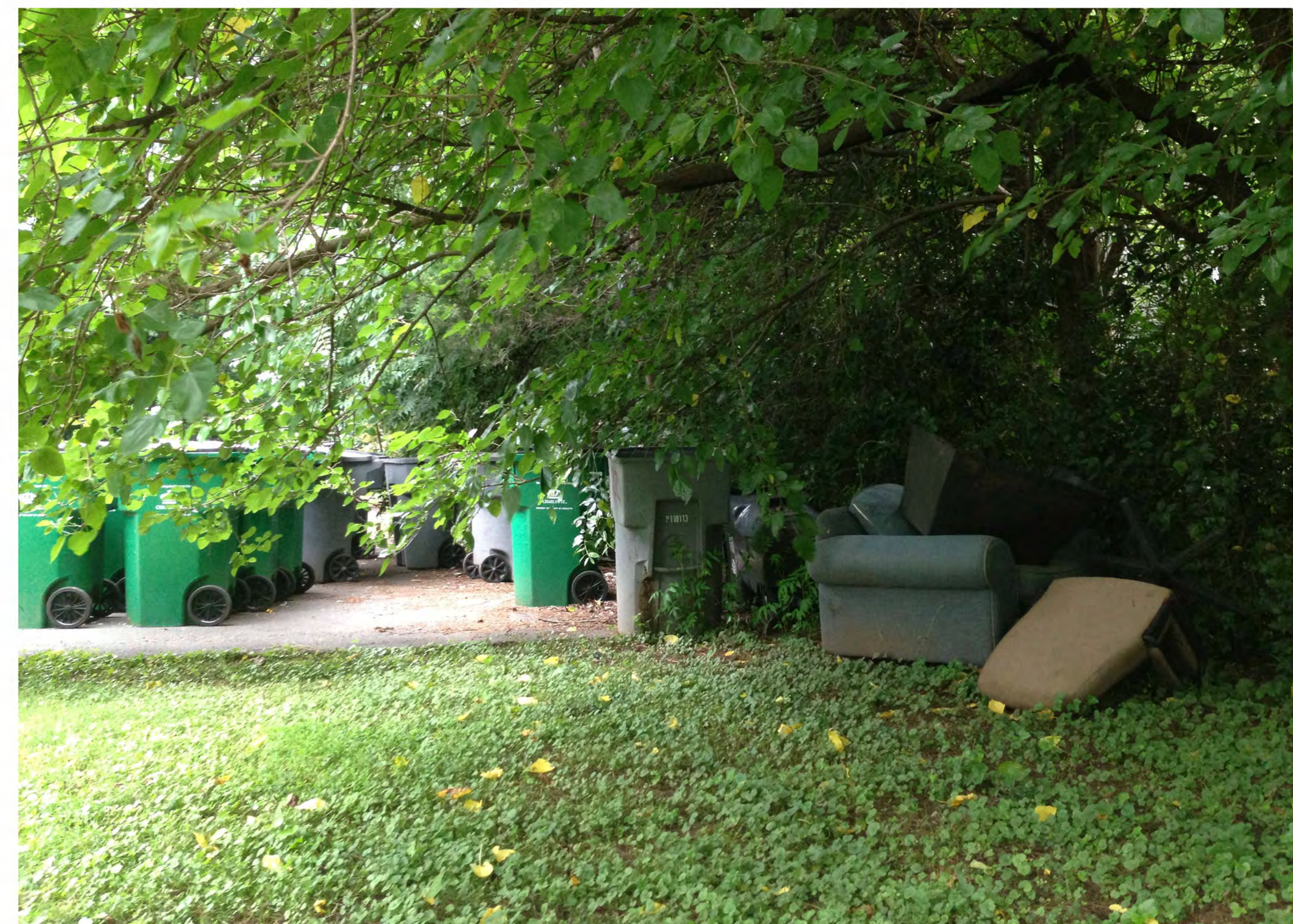
STREET VIEW UP EUCLID (TOWARD WORTHINGTON) - AT PROJECT INTERSECTION



PARTIAL FRONT VIEW (ALONG EUCLID) OF EXISTING APT BUILDING - ADJACENT TO NEIGHBORING SINGLE FAMILY



REAR CORNER VIEW OF EXISTING APT BUILDING - FACING ADJACENT SINGLE FAMILY HOME



EDGE/YARD OF EXISTING APT BUILDING ADJACENT TO SINGLE FAMILY HOME (VIEW ALONG PROPERTY LINE)

TREMONT 54 APARTMENTS

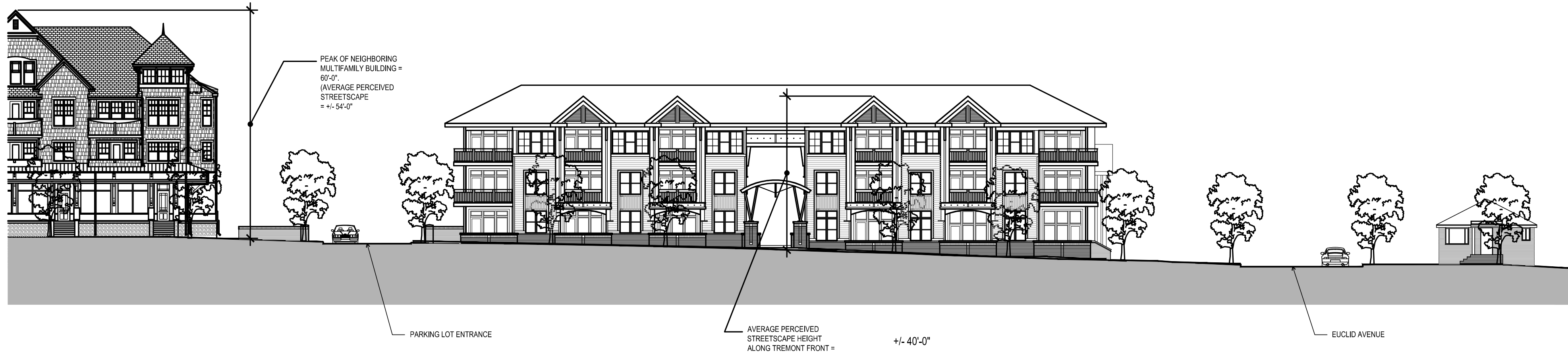
@
TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA

HISTORIC DISTRICT COMMISSION SUBMITTAL | APRIL 18, 2013

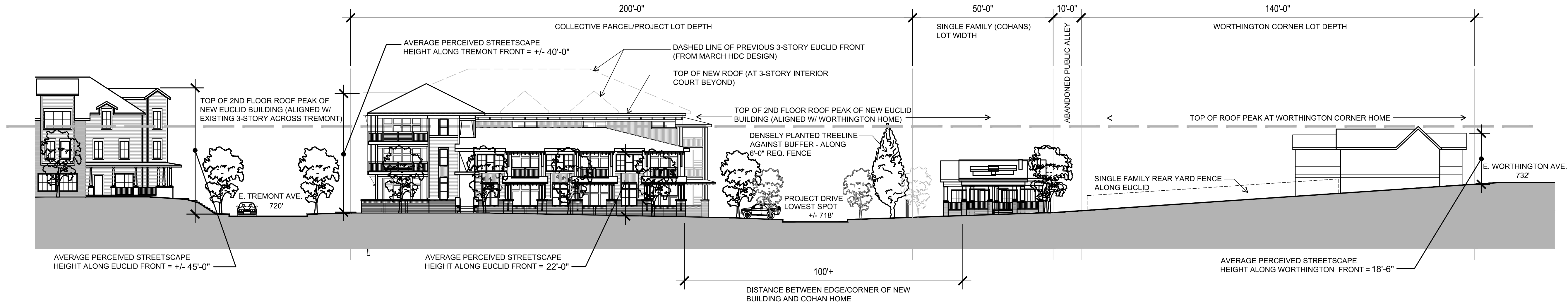


HDC SUBMITTAL ONLY

TREMONT 54 APARTMENTS
TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC



2 TREMONT AVENUE CONTEXT ELEVATION AND SITE SECTION
HDC-08 1" = 20'-0"



1 EUCLID AVENUE CONTEXT ELEVATION AND SITE SECTION
HDC-09 1" = 20'-0"

PROJECT A-1259

REVISED EUCLID
SITE SECTION AND
STREETScape

JULY 10, 2013

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC-09

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TREMONT 54 APARTMENTS
TREMONT AND EUCLID AVENUES
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

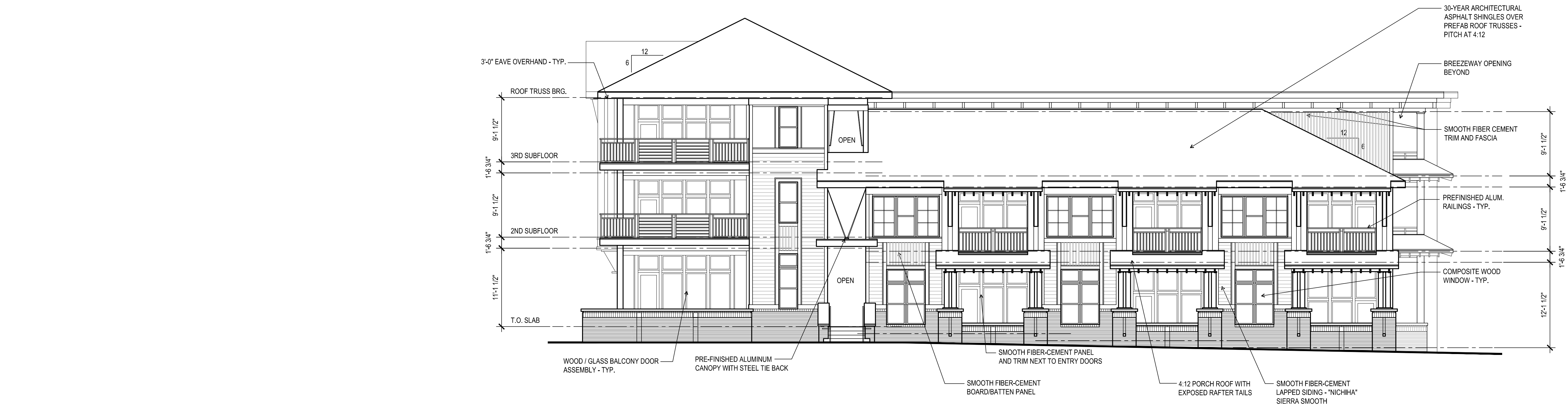
PROJECT A-1259

BUILDING
ELEVATIONS

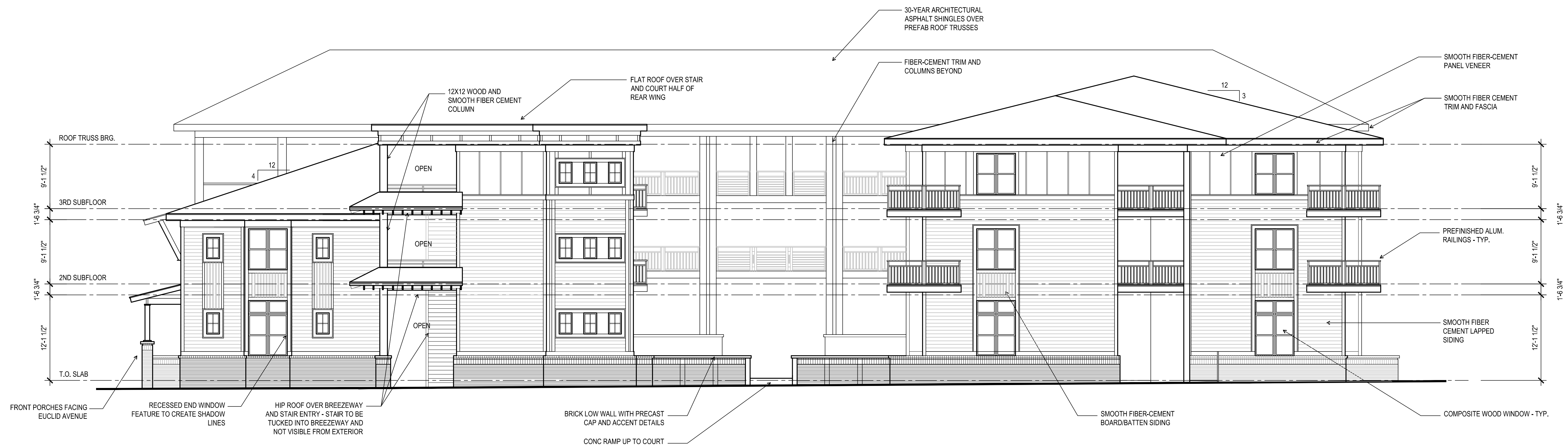
JULY 10, 2013

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REVISION 3 -
REVISION 4 -

HDC-08



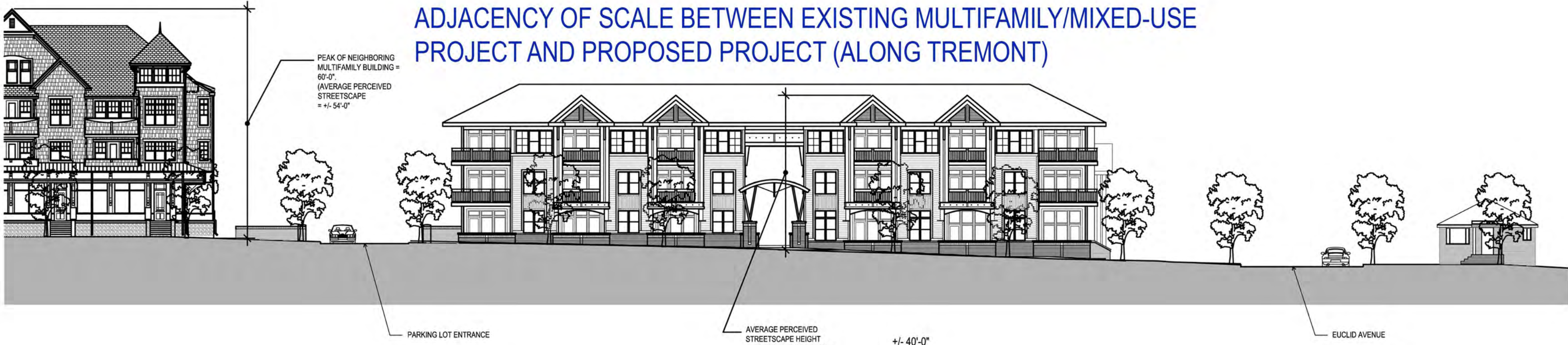
2
HDC-08 1/8" = 1'-0" EUCLID AVENUE ELEVATION



1
HDC-08 1/8" = 1'-0" REAR ELEVATION AT PARKING LOT

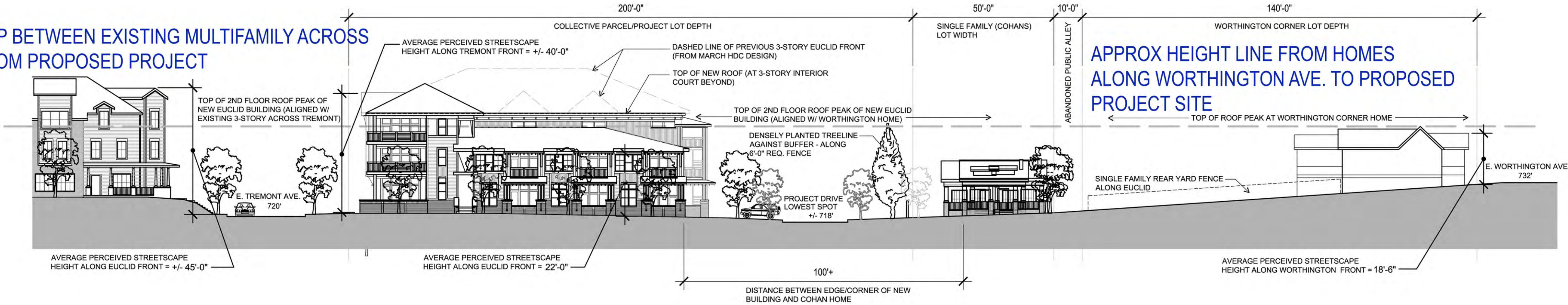
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SCALE



2 TREMONT AVENUE CONTEXT ELEVATION AND SITE SECTION
HDC-09 1" = 20'-0"

RELATIONSHIP BETWEEN EXISTING MULTIFAMILY ACROSS TREMONT FROM PROPOSED PROJECT



APPROX HEIGHT LINE FROM HOMES ALONG WORTHINGTON AVE. TO PROPOSED PROJECT SITE

PHOTOS OF EXISTING STRUCTURES - SIMILAR SCALE TO PROPOSED NEW PROJECT

1 EUCLID AVENUE CONTEXT ELEVATION AND SITE SECTION
HDC-09 1" = 20'-0"



LEFT EDGE OF PROJECT SITE - ADJACENT TO 3.5 STORY MULTIFAMILY BUILDING



EXISTING MULTIFAMILY DIRECTLY ACROSS TREMONT AVENUE FROM PROJECT SITE



EXISTING 2-STORY STRUCTURE (ON NEW PROJECT SITE) ALONG EUCLID AVENUE



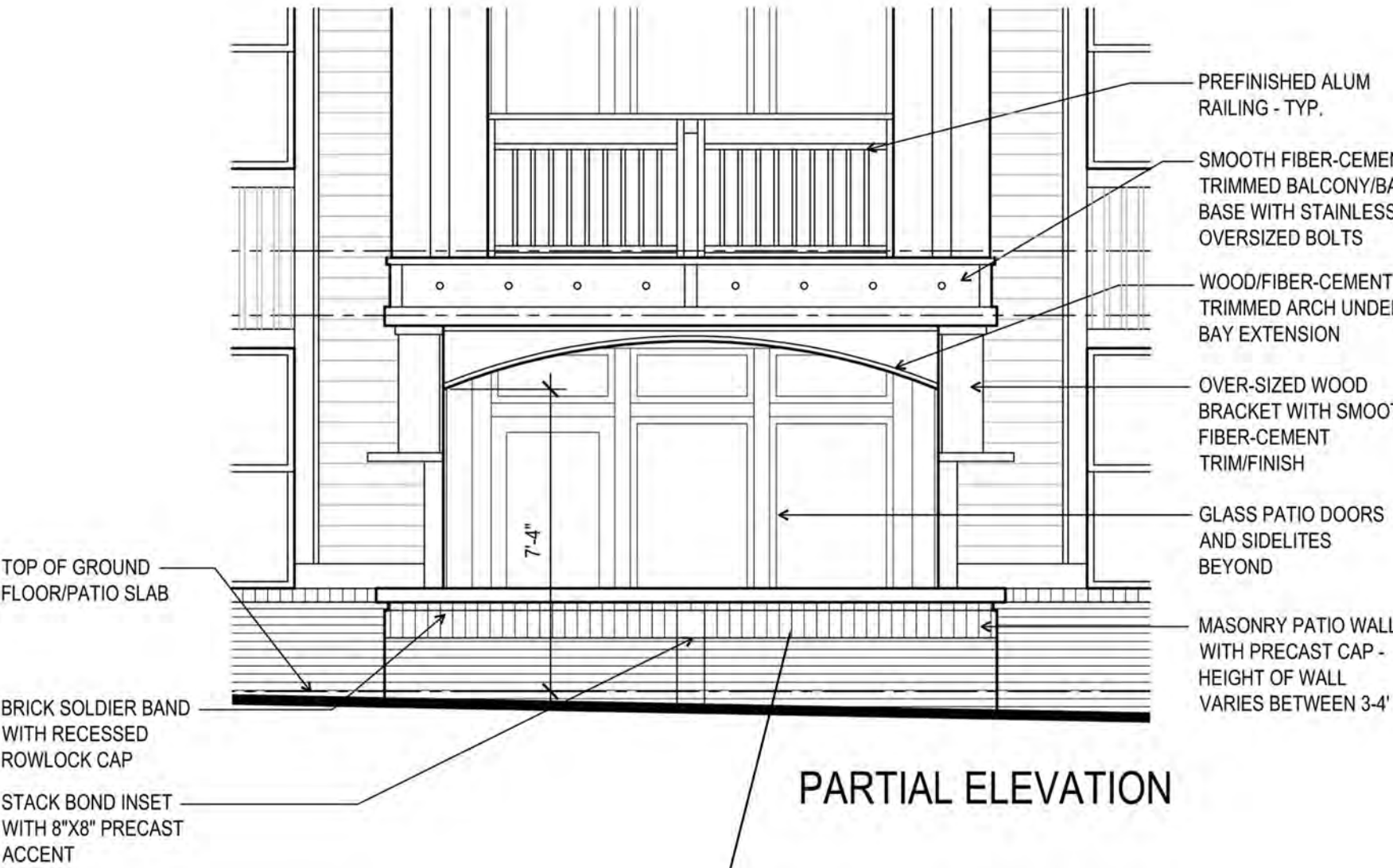
EXISTING 3.5-STORY MULTIFAMILY BUILDING - ADJACENT TO PROJECT SITE



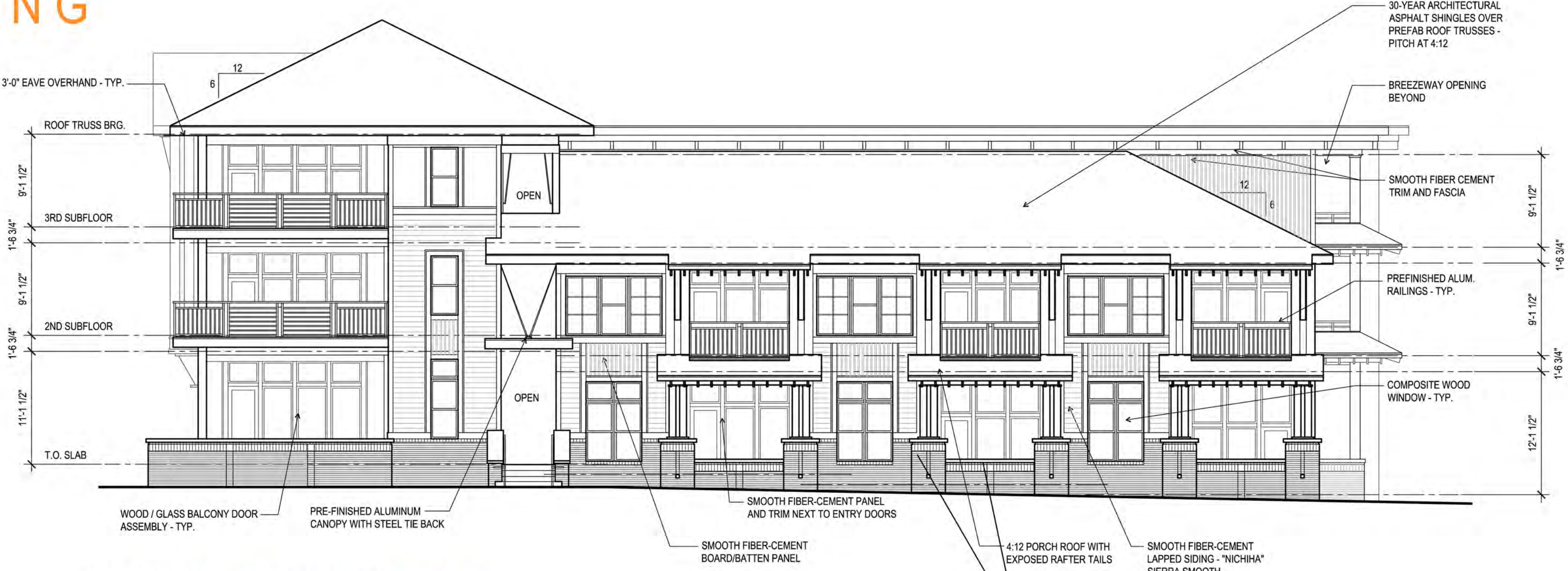
EXISTING 3-STORY MULTIFAMILY BUILDINGS ONE-HALF BLOCK UP TREMONT AVENUE FROM PROJECT SITE

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MASSING



MASONRY BASE AND MODULAR BRICK SIZED TO RELATE AND COMPLEMENT OTHER BUILDING COMPONENTS AND MASSING



DOUBLE AND TRIPLE, TALL WINDOWS RESPOND TO HEIGHT/SCALE OF OVERALL BUILDING DESIGN

2 EUCLID AVENUE ELEVATION
HDC-08 1/8" = 1'-0"

GROUND LEVEL PORCH PIERS, COLUMNS, AND LOW MASONRY WALLS RELATE TO STREET LEVEL CONNECTIVITY AND ARE SIZED TO BLEND WITH MASSING/SCALE OF OTHER 2 AND 3-STORY BUILDING COMPONENTS



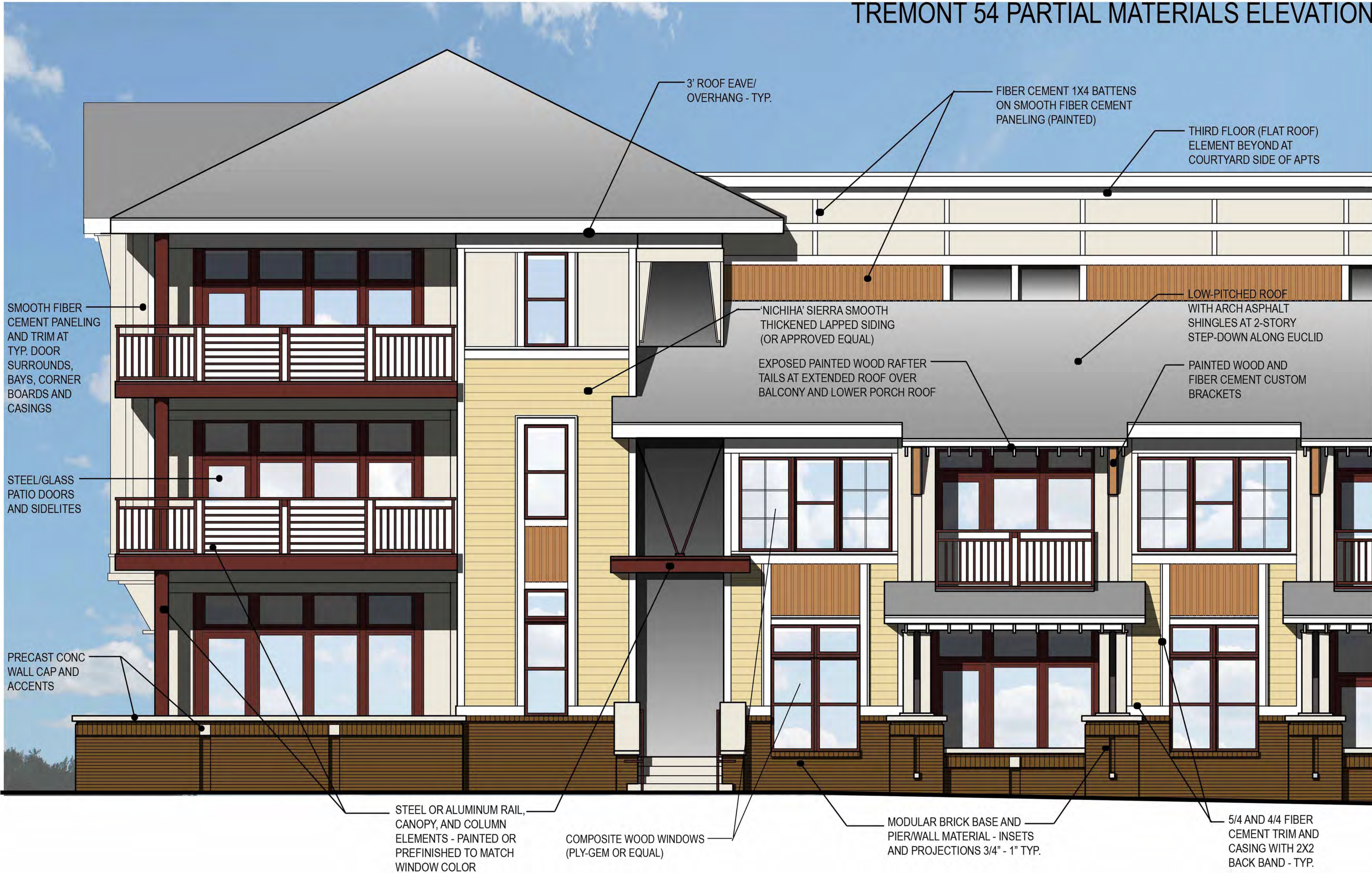
MASSING OF CANTILEVERED UPPER BALCONY BAYS RELATE TO 3-STORY SIDE OF BUILDING AND ITS OVERALL HEIGHT - WHILE PROVIDING APPROPRIATE SCALE AND PORCH COVERAGE TO GROUND UNIT PATIOS - CONNECTED TO STREET

ENTRY LEVEL MASSING AND SCALE PROVIDES TALL, CENTRAL FOCAL POINT OF ACCESS INTO 3-STORY SIDE OF BUILDING

1 ELEVATION AT TREMONT AVENUE
HDC-07 1/8" = 1'-0"

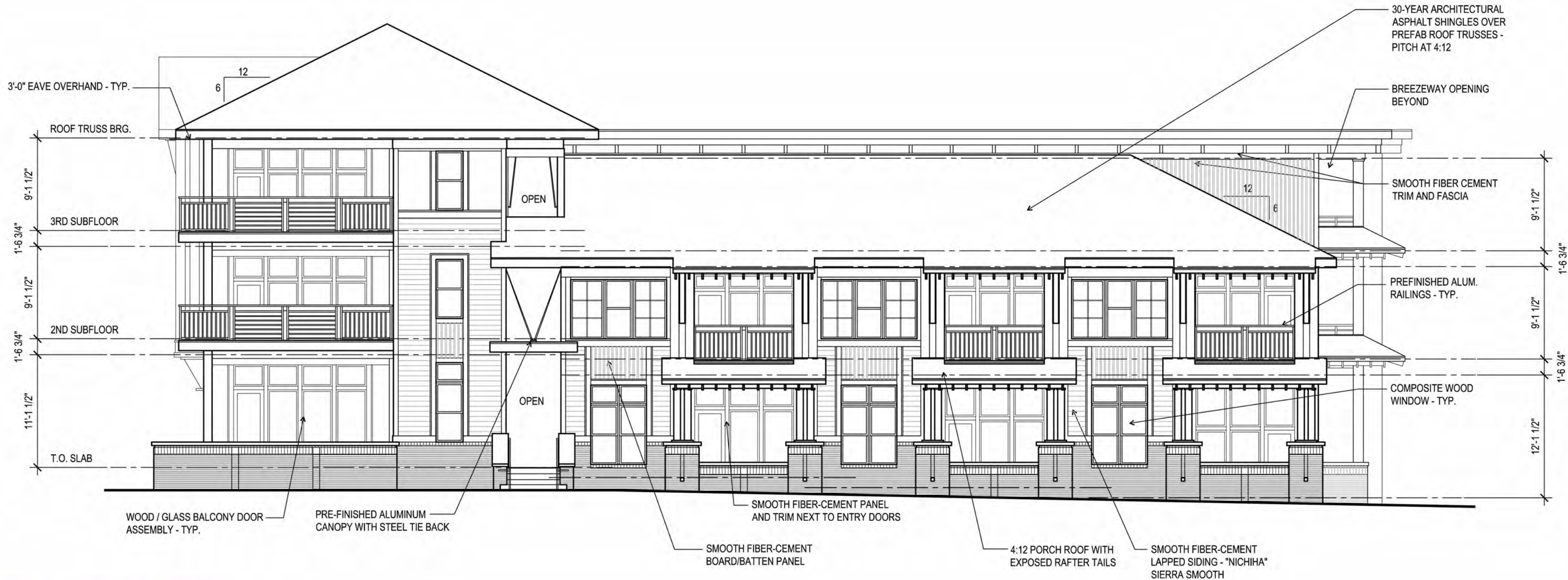
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FENESTRATION



All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
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RYTHM



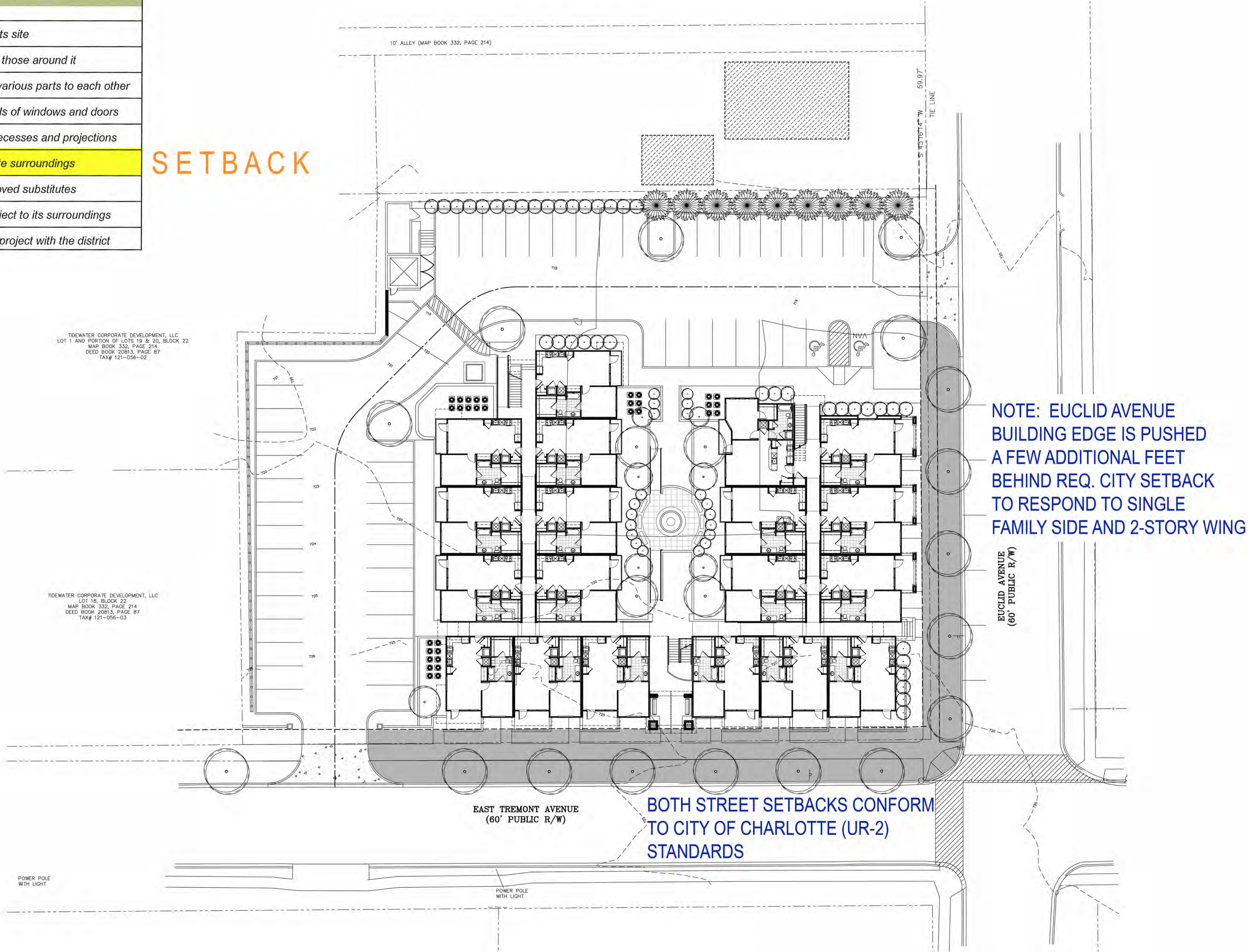
RYTHM ESTABLISHED WITH VARIOUS BUILDING COMPONENTS INCLUDING: REPEATED GROUND LEVEL PORCHES WITH MATCHING PIERS/COLUMNS OR MIRRORED BALCONY BAYS PAIRED ABOUT TREMONT CENTRAL ELEMENT. FURTHER RHYTHM KEPT WITH CONSISTENT WINDOW PATTERNS/STACKS, RECESSED PORCH AND UPPER BALCONIES, AND BRACKET DETAILS

7 EUCLID AVENUE ELEVATION
HDC-08 1/8" = 1'-0"



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SETBACK

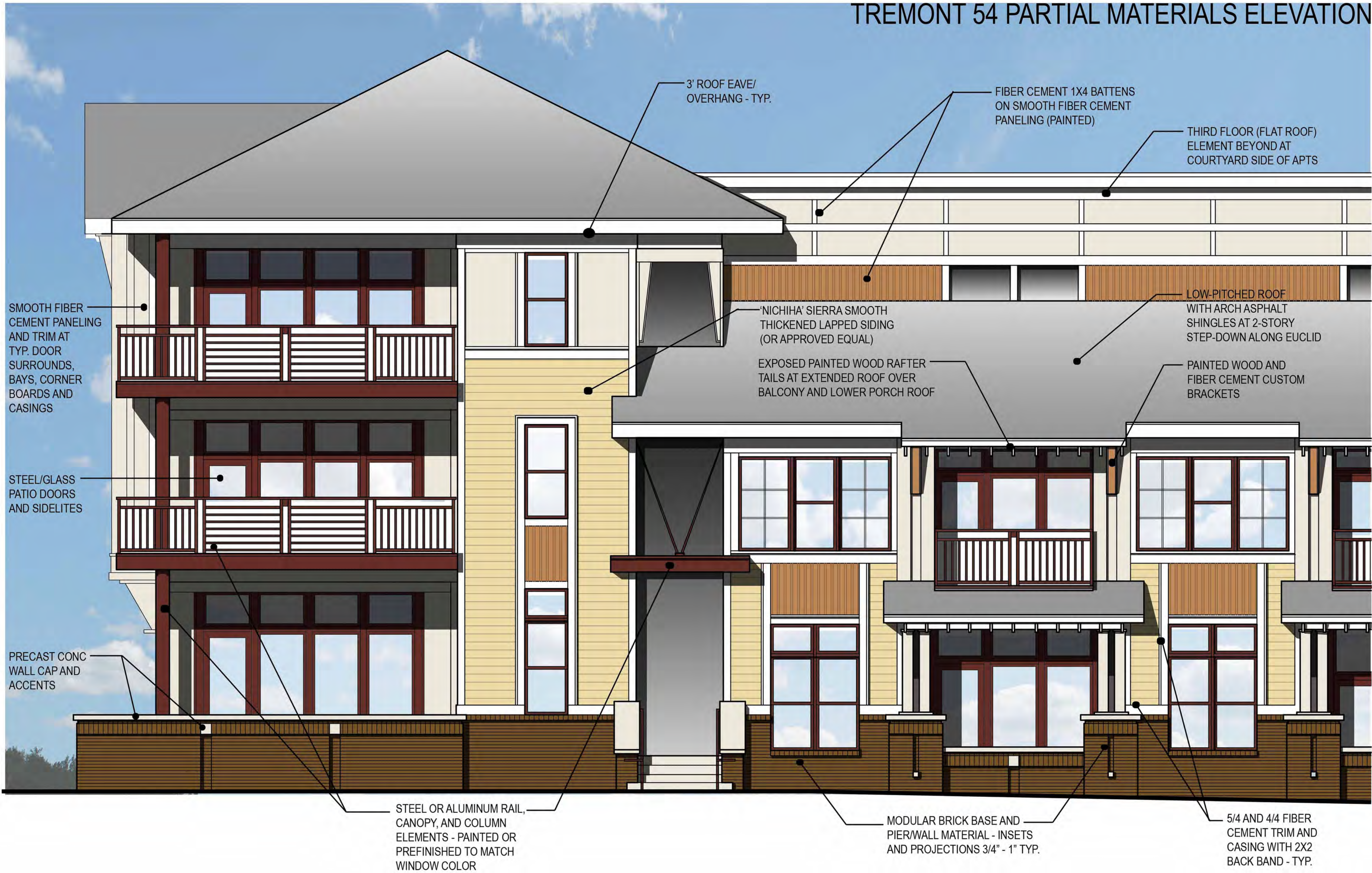


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MATERIALS

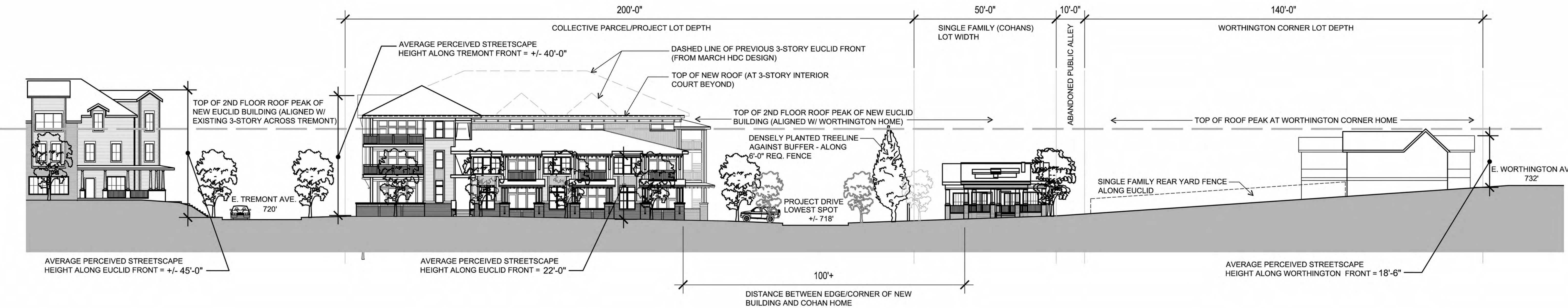
AS PREVIOUSLY PRESENTED TO HDC:

- 1. WOOD COMPOSITE WINDOWS - PLY-GEM SAMPLE PRESENTED
- 2. FIBER CEMENT LAPPED SIDING - BY "NICHIIHA" - SIERRA SMOOTH 1/2" PRESENTED TO HDC
- 3. BRICK - MODULAR WIRECUT BLEND - "TEAKWOOD" THRU-BODY BRICK BY CAROLINA CERAMICS (OR APPROVED EQ.)
- 4. ROOF SHINGLE PRESENTED - "TAMKO" HERITAGE CLASSIC ARCHITECTURAL SHINGLE (WEATHERED WOOD PRESENTED)
- 5. PREFINISHED ALUMINUM OR PRIMED STEEL/FIELD PAINTED RAILINGS
- 6. MISC TRIM AND PANELS TO BE FIBER CEMENT SMOOTH (BATTENS, CASINGS, BACK BANDS, ETC.) - FIELD PAINTED



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CONTEXT



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LANDSCAPING

