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**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

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**Details of Proposed Request**

*Background-Denied July 10, 2013*

The project location is within the Dilworth Local Historic District. The project was approved for rezoning to *UR-2 (CD) SPA* in May 2013 for a 54 unit multi-family building. The HDC application (2013-35) was *Approved in Concept* by the HDC in April 2013. Upon several revisions the application was *Denied* at the July 2013 HDC meeting. The applicant has resubmitted revised plans under application 2013-124 for consideration of approval. In order for a denied application to be heard by the HDC before the 6 month restriction, the project proposal must have been "substantially redesigned", Section II.F.3(1) in the Rules and Procedures manual.

The HDC ruled the project was substantially changed based in part on the criteria as recommended by Staff:

**Massing**

1. Elements of the East Tremont Street elevation have been redesigned to offset the roof span at the ridge level.
2. The roof of the main entrance area has been lowered to visually define the center and add variation to overall elevation.
3. A dormer has been added on the lowered roof section
4. The single gabled sections covering three units from the previous plan have been combined into a hipped structure covering six units. The hip ties into the main roof structure below the ridge.
5. The massing of the facade under the new hip has improved the organization of the overall East Tremont St. elevation.

**Fenestration**

6. The arrangement and style of windows and doors has been changed to reflect the changes in massing.

**Rhythm**

7. Alterations to a grouping of units under hip roofs improved the rhythm of the East Tremont façade.
8. The first level roof projections have exposed rafter ends to add visual interest at the pedestrian level and reflect common details in the district.
9. End units have triple wood corner columns.
10. The hip roofs have the same 6:12 pitch.

## Context

11. The façade changes have included additional architectural details found in the district to make the development blend into the surrounding area.

### *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 existing multi-family building is a 2 story painted brick structure. The distance between the adjacent single family property side lot line and existing multi-family structure is approximately 50 to 53 feet.

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-Updated for September 11, 2013 Hearing**

The height is two stories fronting Euclid Avenue and three stories along East Tremont Street. The pedestrian level elements on both sides include individual porches, landscaping, brick foundations and sidewalk connections. Exterior materials include cementitious siding (Nichiha), brick, wood, and metal (rail pickets). Urban Residential zoning allows 14' setbacks measured from back of curb along Euclid Avenue. The setback proposed is 16' for the porches and 21 feet for the primary building which is slightly deeper than the existing setback of the existing multi-family building. On the East Tremont St. side the required setback is 20 feet. The proposed porches meet the 20 foot setback and the primary building is 24 feet measured from the back of curb.

Landscaping and screening will exceed minimum zoning standards. The trees in planting strips (public ROW) are required and do not count toward on-site landscaping improvements.

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

### **Staff Analysis-Updated for September 11, 2013 Hearing**

Staff believes the proposal meets the Guidelines for Setbacks, given the location of the existing multi-family structure to be removed. The Guidelines also provide guidance on how to evaluate and apply setback criteria (See item A below). It should be noted the adjacent mixed use building on the block (within the Historic District) has setbacks that meet the minimum required by zoning (TOD) and does not appear to meet the established setback on the East Tremont block face. There are questions remaining regarding the material and dimension of certain architectural details which have been noted on the plans.

A. Regarding setbacks, the relevant Guidelines (items 1 and 2 on page 40) state:

1. The established setback of a block shall be respected by new construction and by additions to existing structures. This requirement may be waived in areas where zoning districts are in place that are designed to restore historic urban development patterns. Applicants should consult with HDC staff to determine if an individual property is in such an area.
2. In most cases, setbacks must meet the requirements of the Charlotte Zoning Ordinance. However, the HDC may in some cases support a variance request by a property owner when the request is designed to preserve the existing historic streetscape. When a project is required to meet a “build to line” under the Charlotte Zoning Ordinance, the HDC will work to ensure that the historic built setback is respected.
3. Significant paving will not be allowed in the front setback.
4. In residential uses, setbacks must be clear of plantings and structures that obstruct the view of the main building on a property.
5. Whenever possible, parking for business, office and retail uses should be sited to the sides and rear of the main structure on a property. The HDC will consider the use of front parking when it is an established practice in commercial corridors, and when such a parking scheme would not otherwise violate the historic character of a particular streetscape. Any parking or paving plan must include a screening plan to buffer non-residential parking areas from adjacent residential uses.

B. Regarding materials, the Guidelines (pages 48-49) state:

**Traditional Building Materials**

1. The use of historically traditional building materials is strongly encouraged in all renovation, addition and new construction projects in Local Historic Districts.
2. Historic precedents in the visual context of any project indicate appropriate choices for building materials.
3. All building materials must match the character of the existing structure and/or the streetscape in design, texture and other visual qualities.

**Non-Traditional Building Materials**

1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
  - Vinyl
  - Aluminum or other metal sidings
  - Masonite

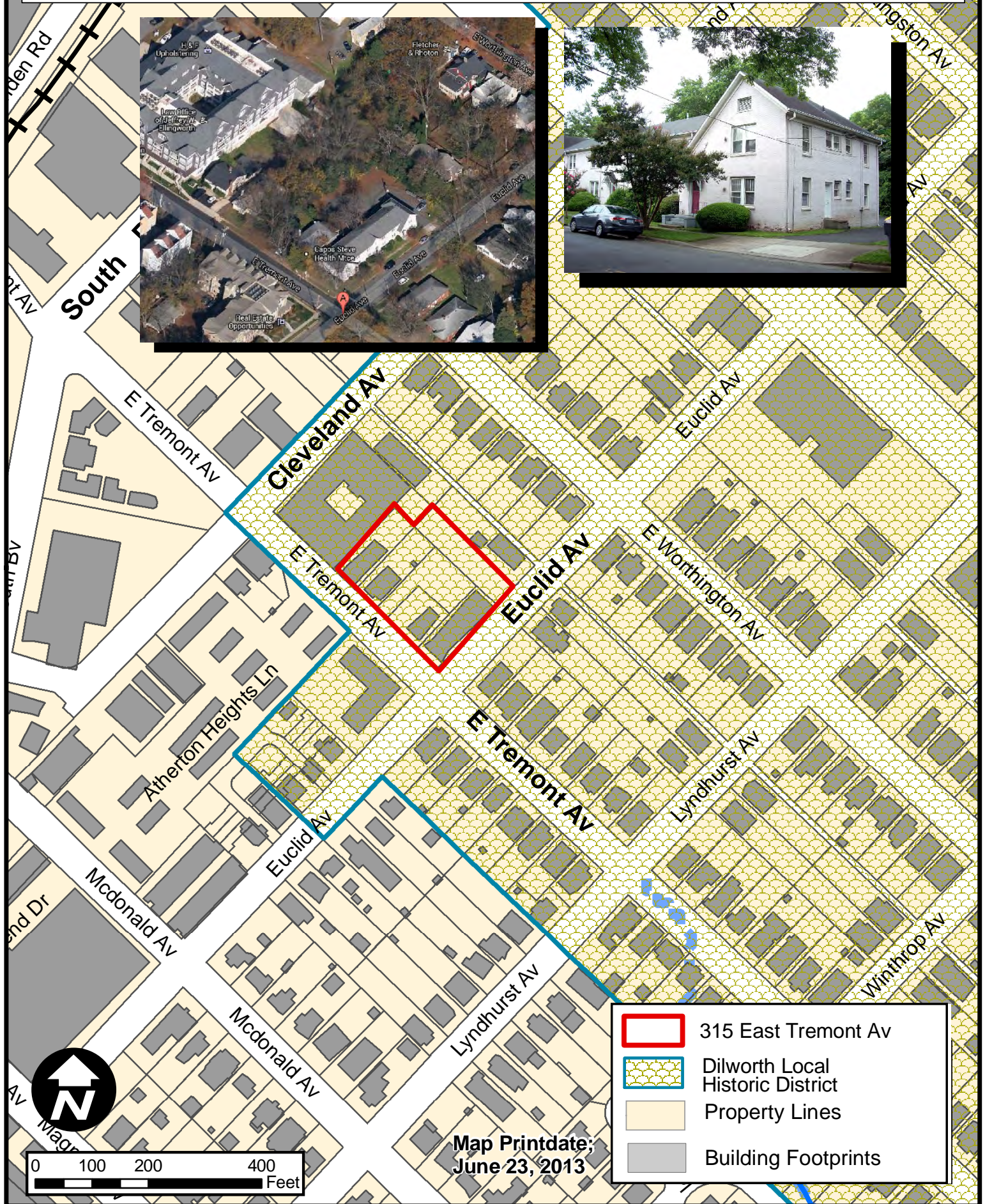
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.

4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.

5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.



# Charlotte Historic District Commission - Case 2013-035



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

Map Printdate:  
June 23, 2013

0 100 200 400 Feet





Cleveland Av

El 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

Euclid Ave

Euclid Ave

Euclid Ave

E Tremont Ave

Cleveland Ave

E Tremont Ave

E Tremont Ave

Real Estate  
Opportunities

Capps Steve  
Health Mtce

Law Office  
of Jeffrey W.  
Ellingworth

Mason  
W. John

Dilworth  
Billiards

Jafari Studios  
Photography

Yoga For Life  
Mary Lou Buck

Richa  
Graphics

H&F  
Upholstering









HDC SUBMITTAL ONLY

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

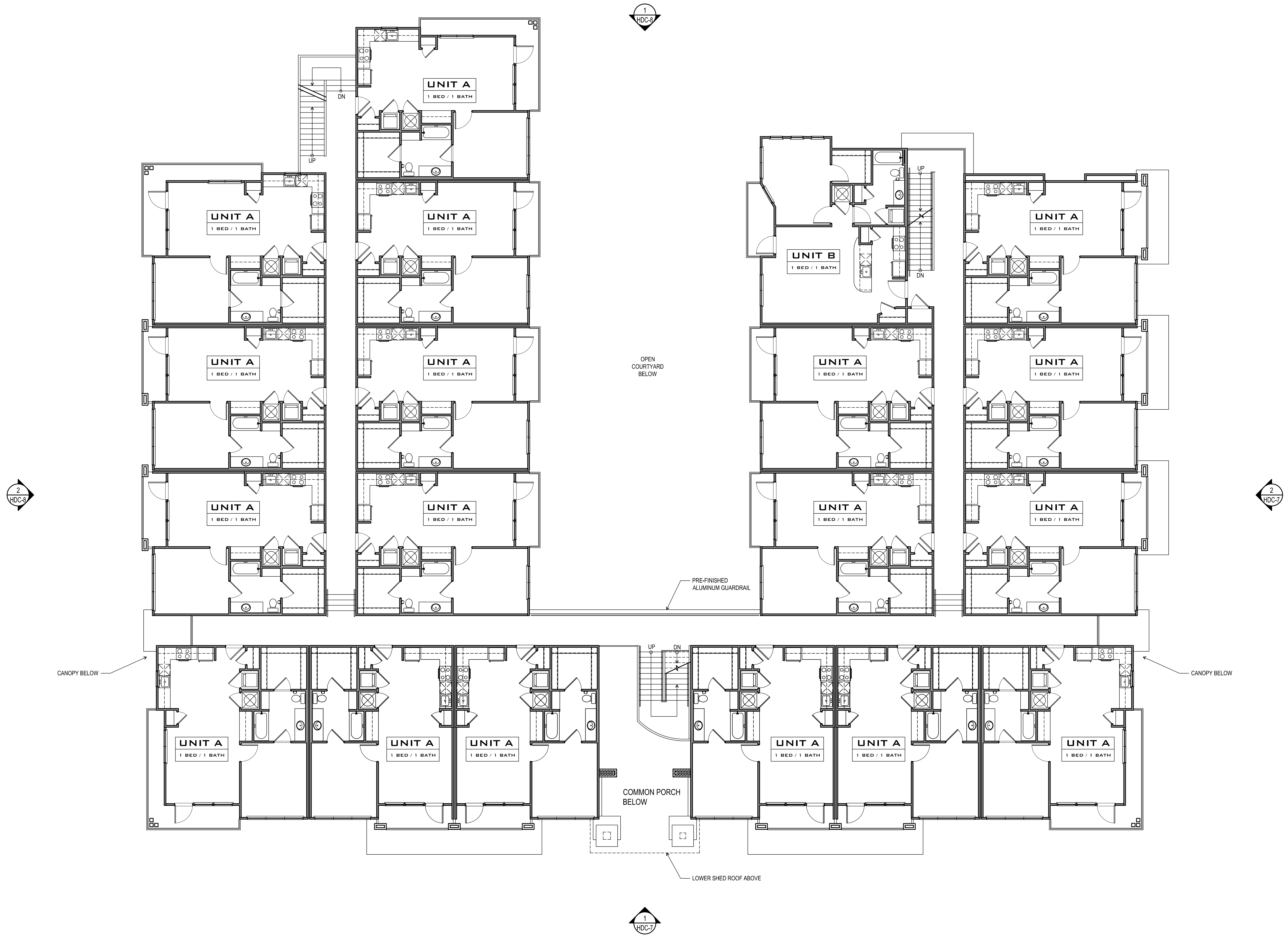
PROJECT A-1259

SECOND LEVEL  
BUILDING FLOOR  
PLAN

AUGUST 14, 2013

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

HDC-03



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



HDC SUBMITTAL ONLY

TREMONT 54 APARTMENTS

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

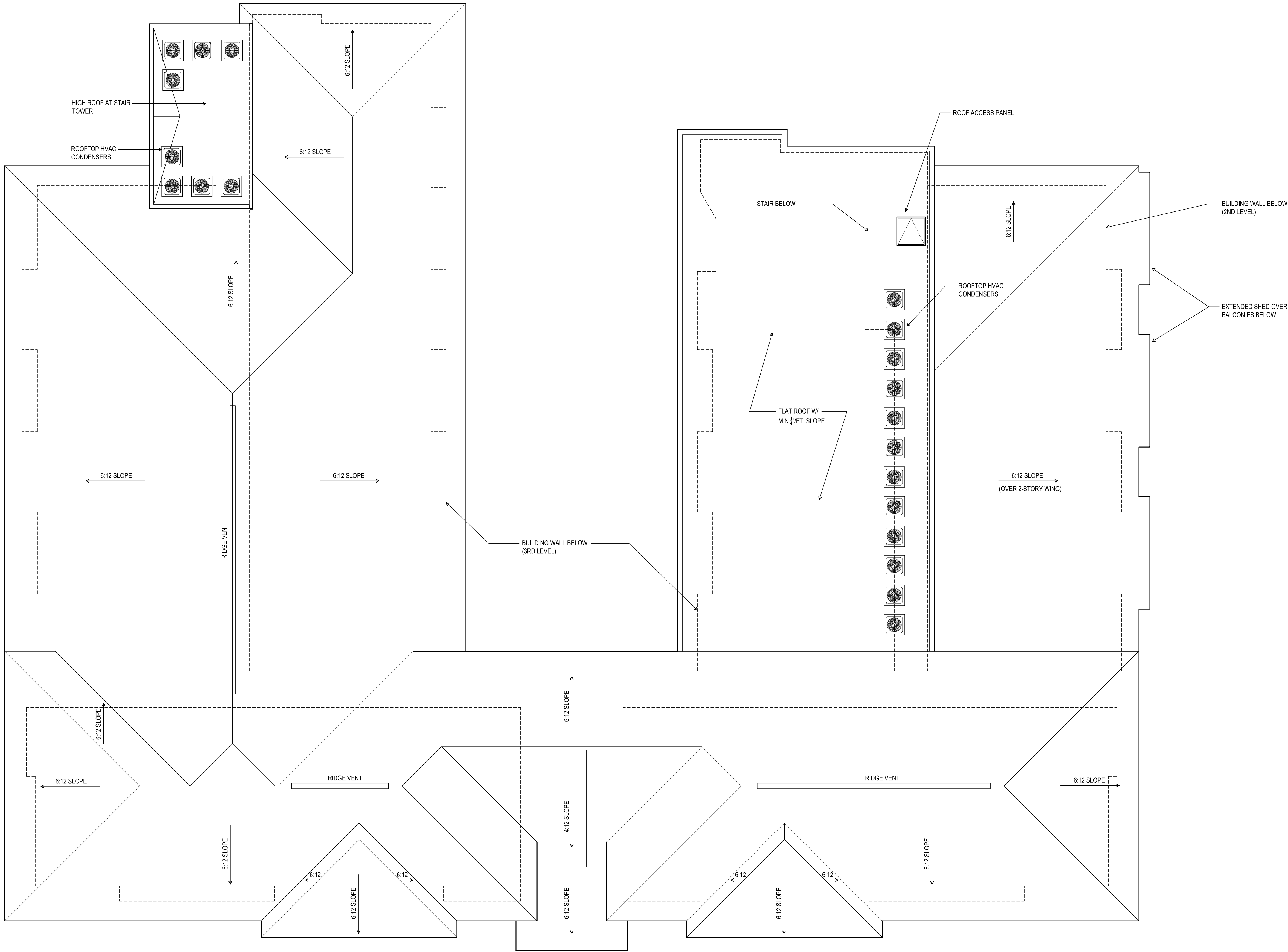
PROJECT A-1259

BUILDING ROOF PLAN

AUGUST 14, 2013

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

HDC-05

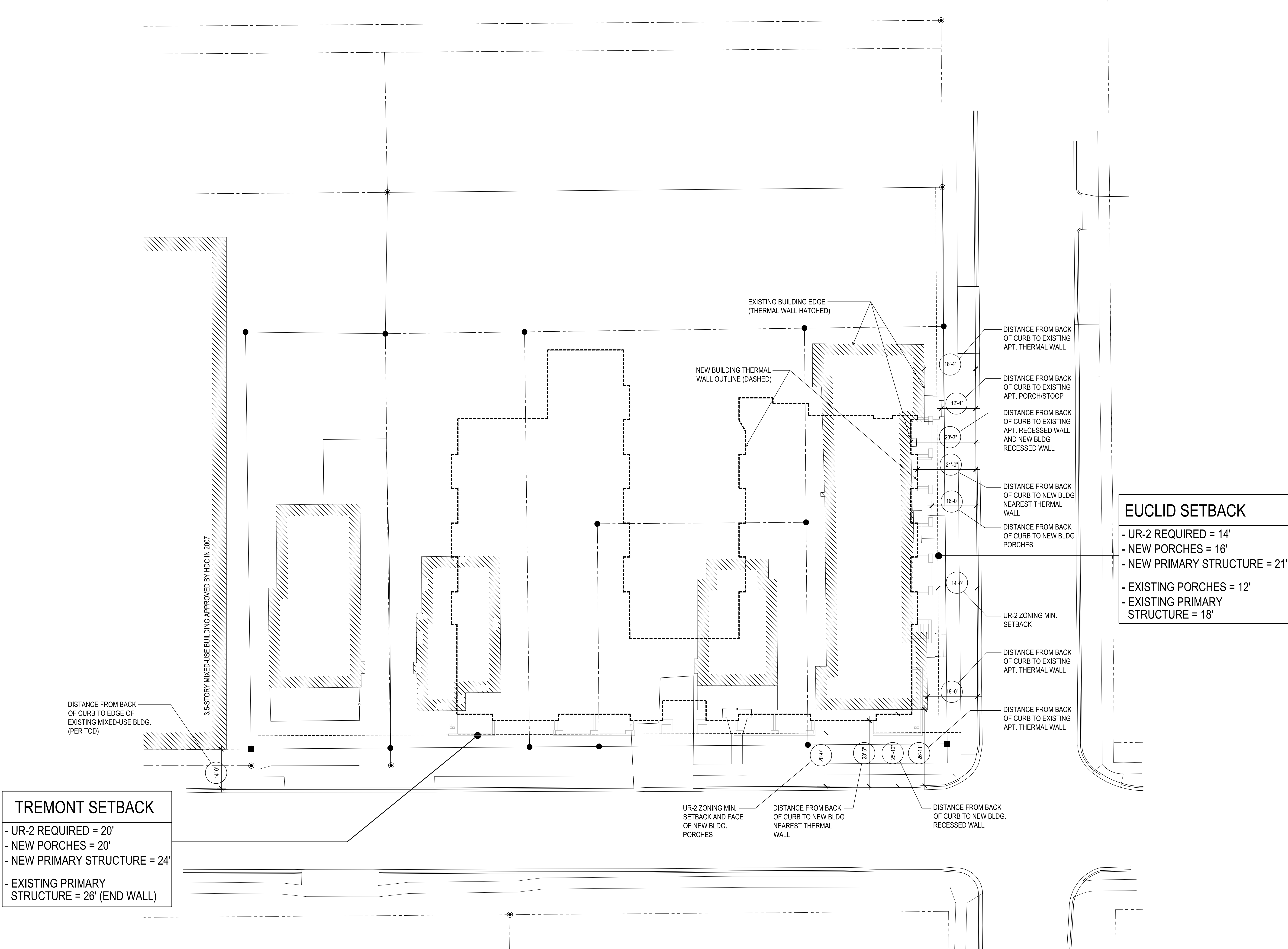


1 BUILDING ROOF PLAN  
HDC-05 1/8" = 1'-0"



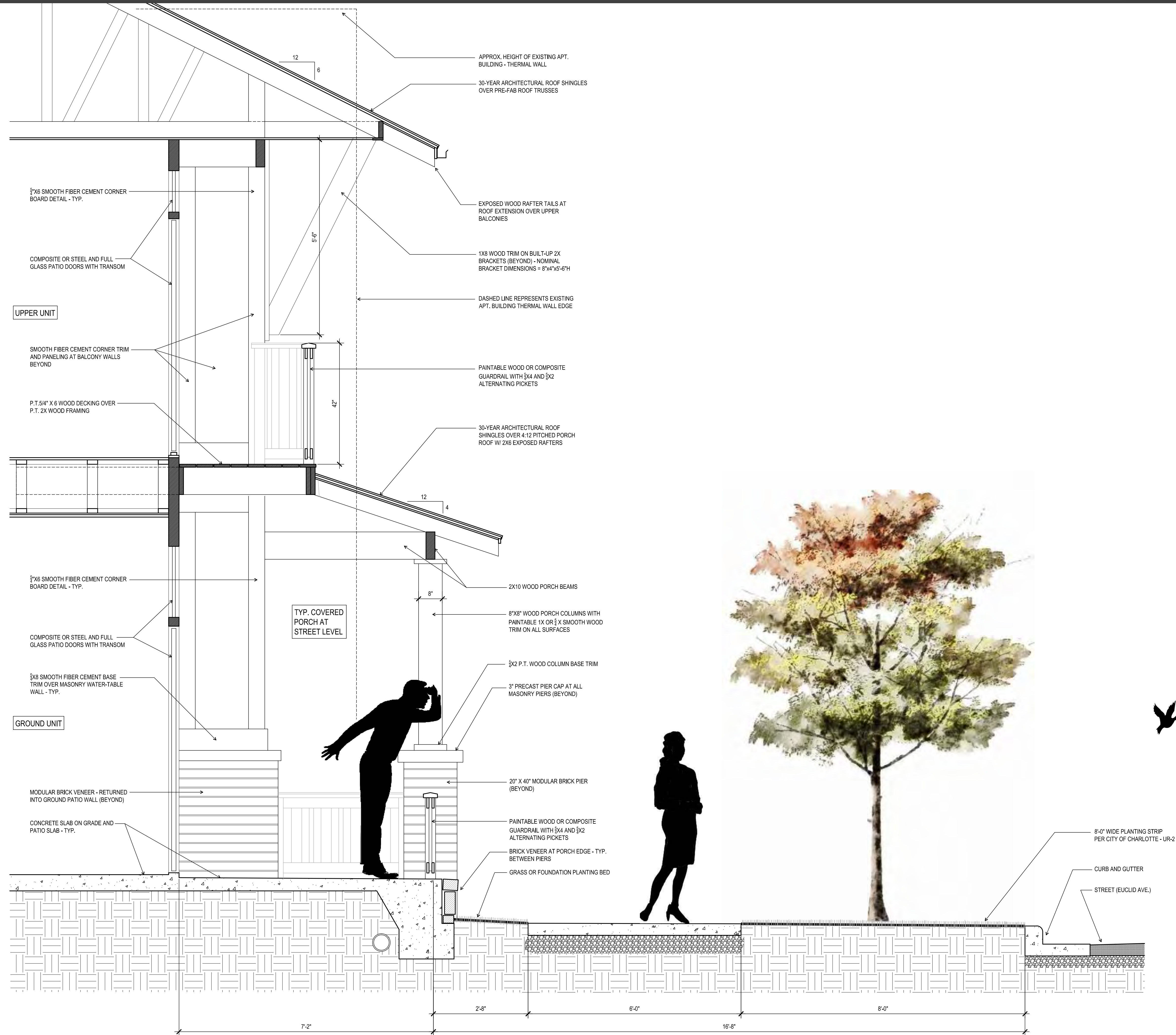






HDC SUBMITTAL ONLY

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



1 STREET/PORCH SECTION ALONG EUCLID  
HDC-12 3/4" = 1'-0"

PROJECT A-1259

EXISTING AND NEW  
BUILDING SETBACK  
STUDY

SEPTEMBER 11, 2013

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

HDC-12



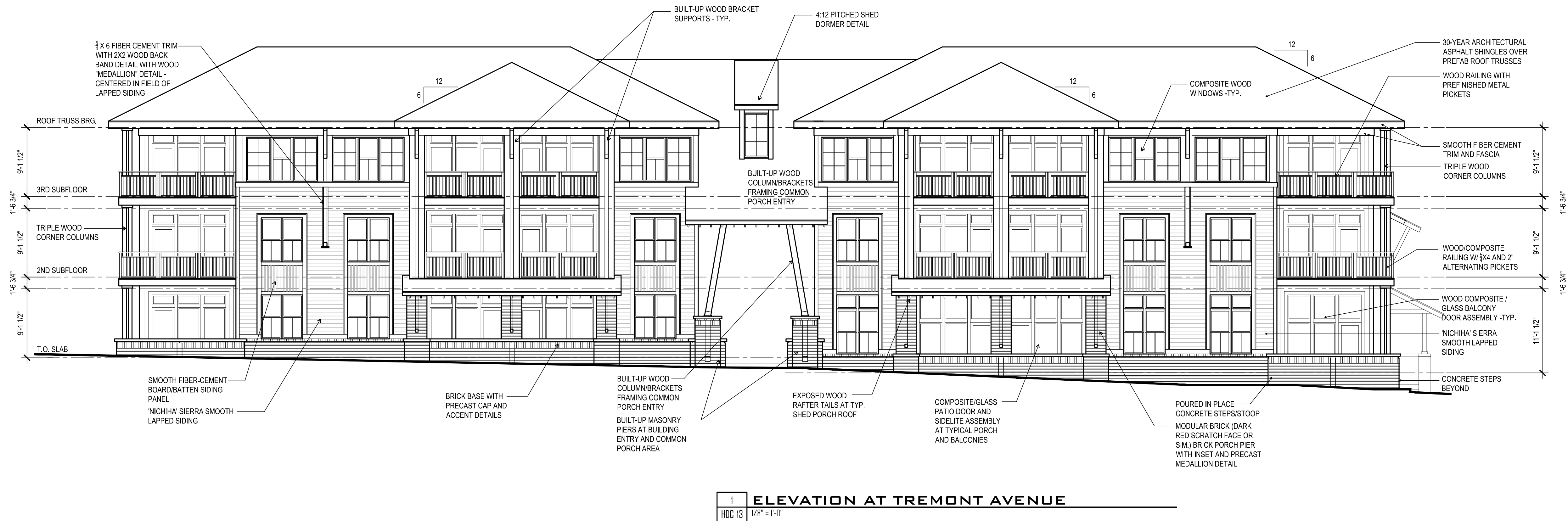
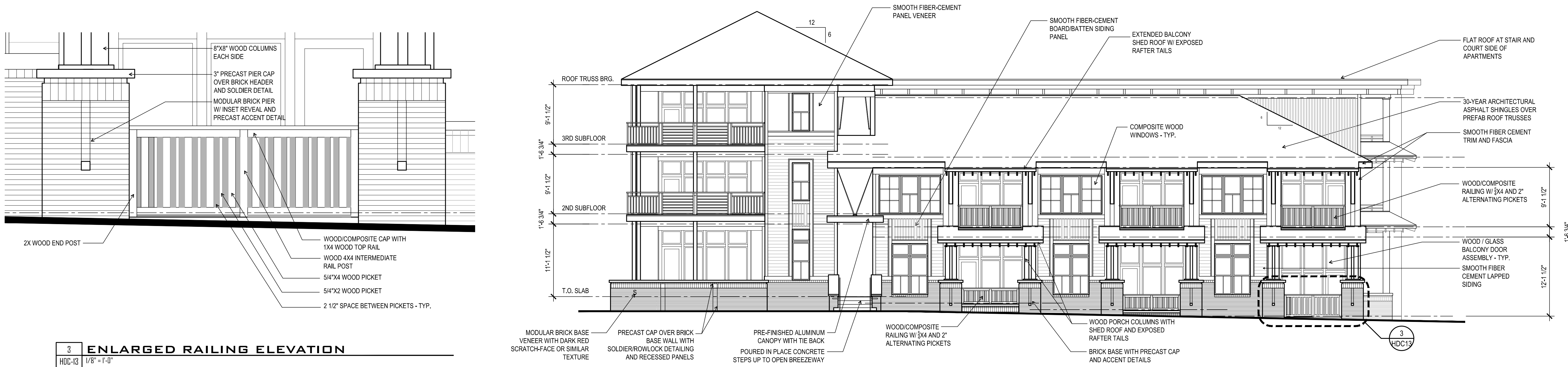
HDC SUBMITTAL ONLY

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

PROJECT A-1259  
REVISED BUILDING  
ELEVATIONS

SEPTEMBER 11, 2013  
REVISION 1 -  
REVISION 2 -  
REVISION 3 -  
REVISION 4 -

HDC-13







- MATERIALS KEY:**
1. WINDOWS - WOOD/COMPOSITE "PLY-GEM" PAINTABLE
  2. BRICK - MODULAR SCRATCH-FACE DARK RED W/ FLASH (BY LEE BRICK OR EQ.)
  3. LAPPED SIDING - "NICHHA" SIERRA SMOOTH W/ 1/2" THICKNESS - PRIMED CEMENTITIOUS/PAINTABLE
  4. FASCIA, BOARD/BATTEN & MISC TRIM - SMOOTH FIBER CEMENT 1X, 5/4 AND 5/16" PANEL APPLICATIONS
  5. COLUMNS, BRACKETS, RAFTER TAILS & COMPLEMENTARY PIECES - WOOD
  6. RAILINGS - PAINTABLE/STAINABLE WOOD/COMPOSITE RAILING W/ 5/4X4 AND 2 ALTERNATING PICKETS
  7. ROOF SHINGLES - 30-YEAR ARCHITECTURAL ASPHALT SHINGLE BY "TAMKO" OR EQ.



## PORCHES ALONG EUCLID

**FASCIA/TRIM:** Smooth fiber cement  
1x, 5/4 and 5/16" panel applications

**WINDOWS:** Wood/composite by  
'Ply-gem' paintable

**BRACKETS:** 1x and 2x built-up wood

**RAILINGS:** Paintable wood/composite  
material - 5/4 x 4 and 2 pickets

**BOARD/BATTEN/MISC TRIM:**  
Smooth fiber cement 1x, 5/4, and  
5/16" panel applications

**COLUMNS, BRACKETS, RAFTER  
TAILS:** Painted wood

**LAPPED SIDING:** 'Nichiha' Sierra  
Smooth w/ 1/2" thickness - primed  
cementitious/paintable

**PIER CAPS & ACCENTS:**  
Precast concrete

**BRICK:** Modular scratch-face dark  
red w/ flash (by LEE Brick or Eq.)

