
ADDRESS OF PROPERTY: 621 East Tremont Avenue, *Dilworth Local Historic District* *HDC 2013-128*

SUMMARY OF REQUEST: Second-story Addition

OWNER: *Angela Cardone*

APPLICANT: *Chris Scorsone, Architect*

Details of Proposed Request

Background-Denied June 12, 2013

This project is located within the Dilworth Local Historic District. The previous application (2013-68) was denied at the June HDC meeting. Reasons for denial of the addition based on HDC Guidelines were Size, Scale and Massing. The overall opinion was the ‘disappearance’ of the original home relative to the addition. The transition in style of the proposed home from Bungalow to Tudor was an additional issue. Though architectural style is not a specific policy guideline, it is related to other criteria. However, the revised application is an effort to enhance the existing home with traditional bungalow design details.

The applicant has submitted revised plans as application 2013-128. 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” as stated in Section II.F.3(1) in the Rules and Procedures manual. The following are changes to be considered by the HDC as “substantially redesigned” for this application:

Size

1. The square footage has been reduced thus reducing the size of the home.

Scale

2. The height has been reduced by lowering roof planes.
3. Roof pitch of cross gable has been reduced.
4. Straight rafter tails have replaced curved tails.

Massing

5. The overall geometry of the front façade is less complicated but more complimentary to the existing house.
6. The secondary gable over the entrance has been removed.
7. The single gable on the front facade is supported by four tapered columns on piers.
8. The rectilinear porch has become a focal point on the front facade.
9. The front entrance stairs are squared and evenly spaced and line up with the existing front entry.

Other changes:

Fenestration

10. The window arrangement of the existing house has been retained.
11. The front arched doorway and portico are replaced with craftsman style door and horizontal doorway.

Existing Conditions

This is a c. 1915 bungalow style house that is located mid-block on East Tremont Avenue. It is a single story home with mostly 4/1 windows and a small porch. The gabled roof has clipped ends on both sides. Adjacent houses along the block are a mix of one, 1 ½ and 2 story homes. There are also two quadraplexes adjacent to the subject property.

Proposal

In addition to the design details mentioned above, new elements include wood siding, cedar shakes in the front gable, and a shed dormer to side of the front facing gable.

Relevant Policies and Guidelines

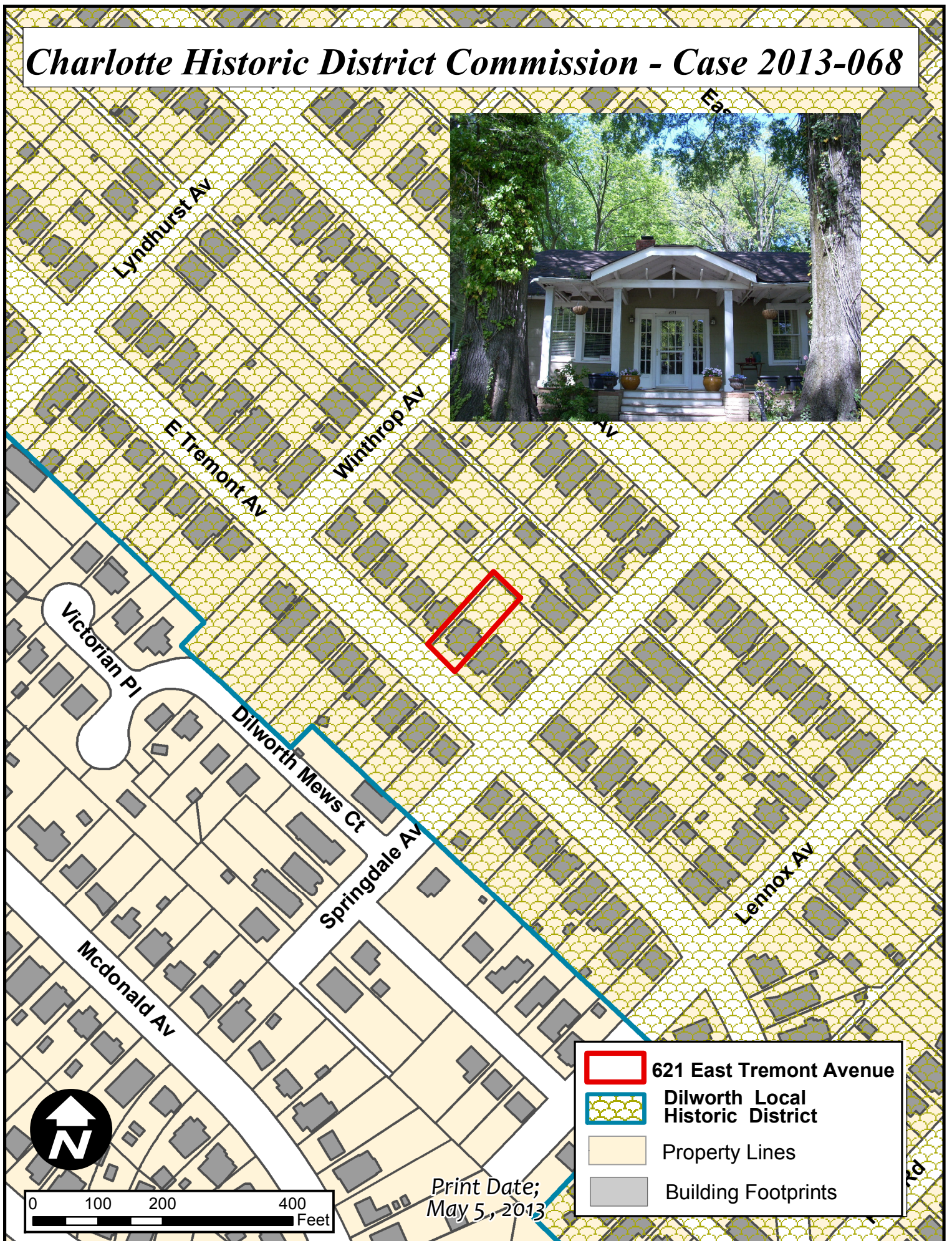
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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>

Staff Analysis

The redesign is a departure from the previous submittal which transformed the existing house to a Tudor style home. The current proposal keeps the traditional vernacular of a bungalow style house including materials. Additionally, the revised proposal meets the Guidelines for additions. The HDC should also consider the extent of the transformation from the existing structure.

Charlotte Historic District Commission - Case 2013-068



R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

LOT SIZE - 7,500 SQ FT (40% Coverage for lots 6,500 - 8,500 sf)
40% of 7,500 sq ft = **3,000 sq ft ALLOWED**

LOT COVERAGE = **2,600 sq ft PROPOSED**



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DESIGN COLLABORATIVE



Existing Left Neighbors



Existing Front Elevation



Existing Right Neighbors

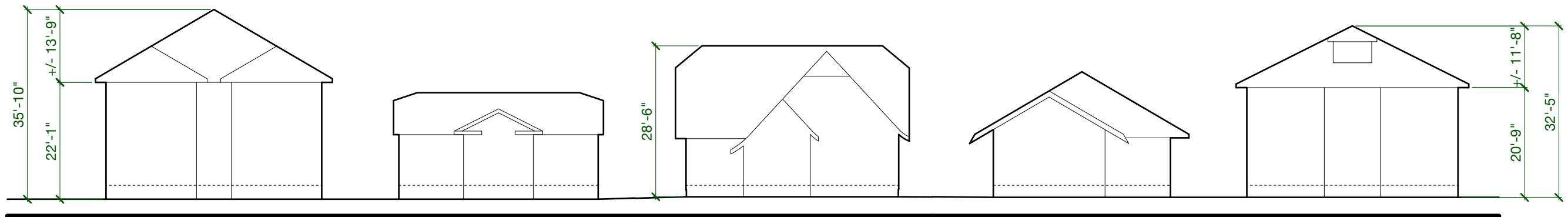


Context Photos

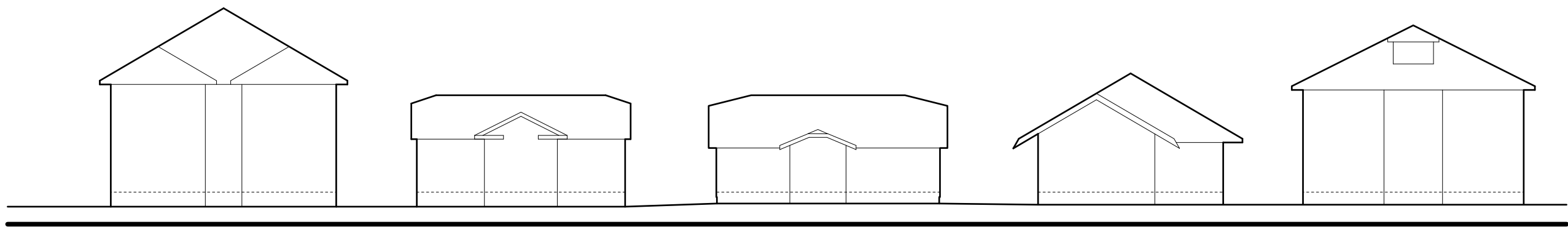
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Proposed



Existing

Street Composite Drawing



PROFILE OF REVISED ELEVATION



Proposed - May Presentation

FIBERGLASS SHINGLE ROOF

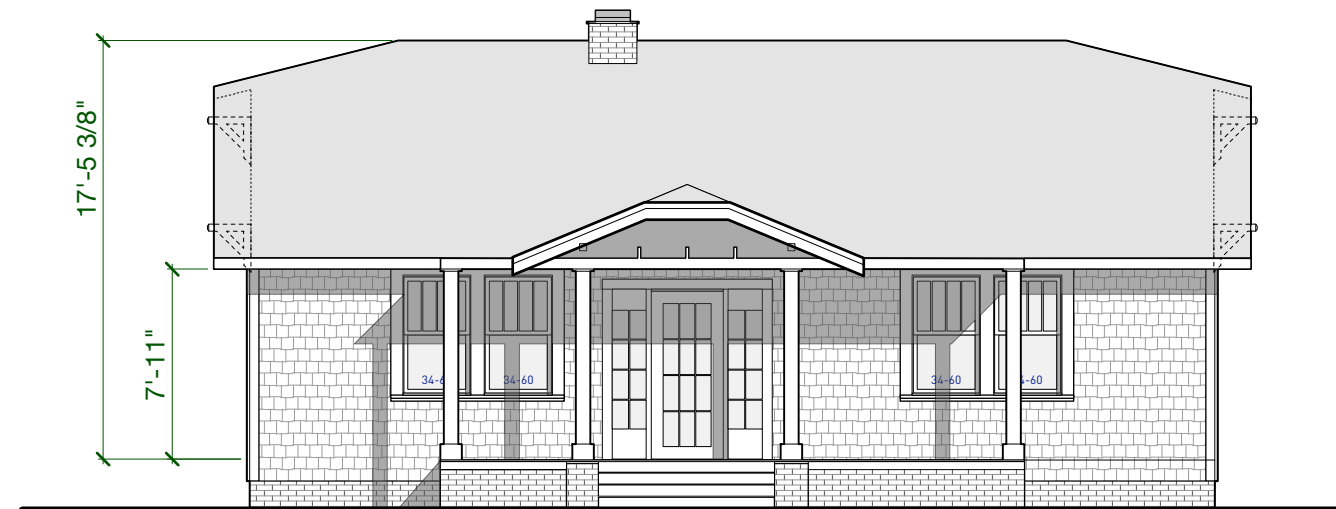
SHAPED WOOD BRACKETS SIMILAR TO EXISTING, TYPICAL

NEW WINDOWS, TO MATCH STYLE OF EXISTING

CEDAR SHAKE SIDING TO MATCH EXISTING, TYPICAL

PAINTED TAPERED WOOD COLUMN

STONE PORCH BASE WALL, TO MATCH 815 E. WORTHINGTON AVE.



EXISTING FIBERGLASS SHINGLE ROOF

EXISTING CEDAR SHAKE SIDING - ASBESTOS SIDING TO BE REMOVED

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING BRICK BASE



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DESIGN COLLABORATIVE

- Reduced pitch of cross gable from 12:12 to 10:12. Lowered cross gable ridgeline 2'-7".
- Reduced pitch of front gable from 16:12 to 13:12. Lowered front gable ridgeline 2'-0".
- Increased size of cross gable clips.
- Removed arched stone portico / door.
- Added clip to front gable.
- Removed curved rafter tail / roof elements.



FIBERGLASS SHINGLE
ROOF

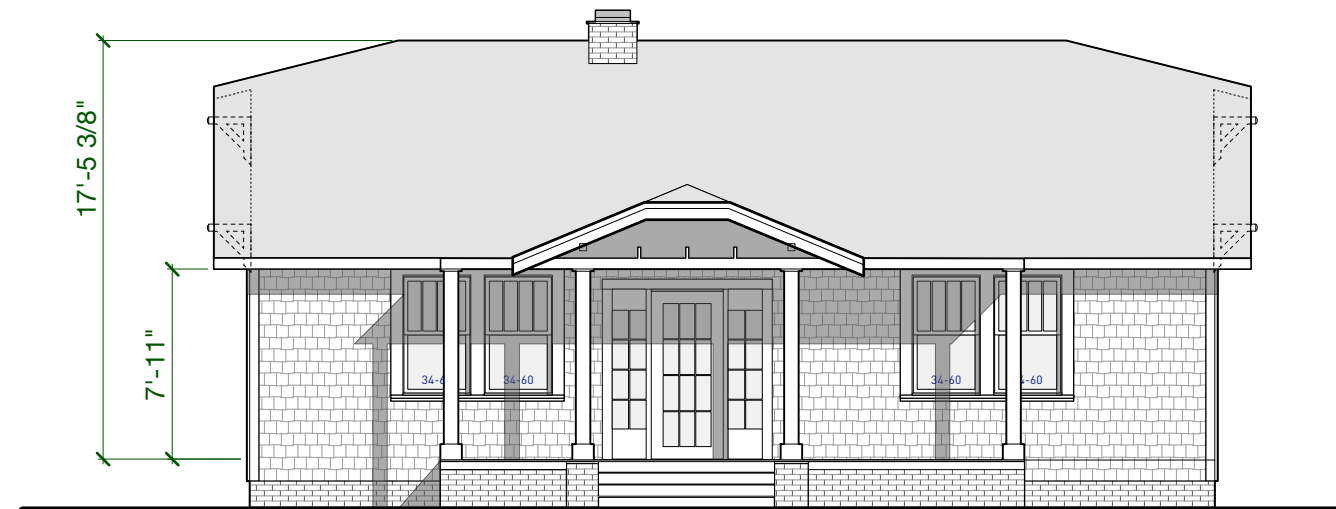
SHAPED WOOD
BRACKETS SIMILAR TO
EXISTING, TYPICAL

NEW WINDOWS, TO
MATCH STYLE OF
EXISTING

CEDAR SHAKE SIDING TO
MATCH EXISTING,
TYPICAL

PAINTED TAPERED WOOD
COLUMN

STONE PORCH BASE
WALL, TO MATCH 815 E.
WORTHINGTON AVE.



EXISTING FIBERGLASS
SHINGLE ROOF

EXISTING CEDAR SHAKE
SIDING - ASBESTOS
SIDING TO BE REMOVED

EXISTING DOUBLE HUNG
WINDOWS WITH PAINTED
WOOD TRIM

EXISTING BRICK BASE



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DESIGN COLLABORATIVE



Proposed



Existing

Right Elevation



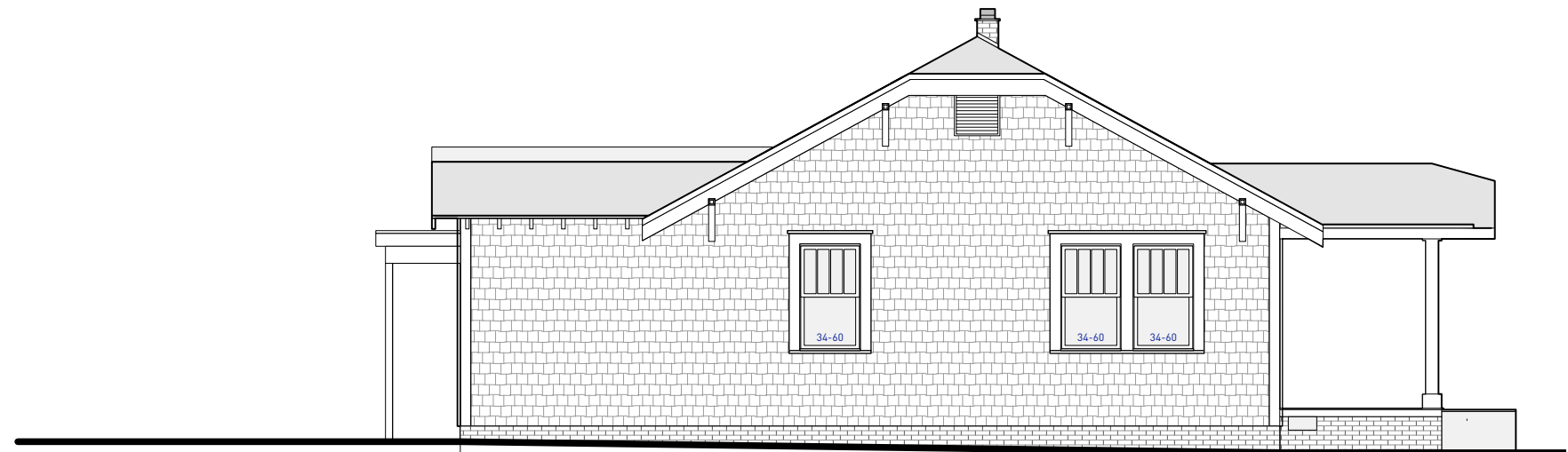
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Proposed



Existing

Left Elevation



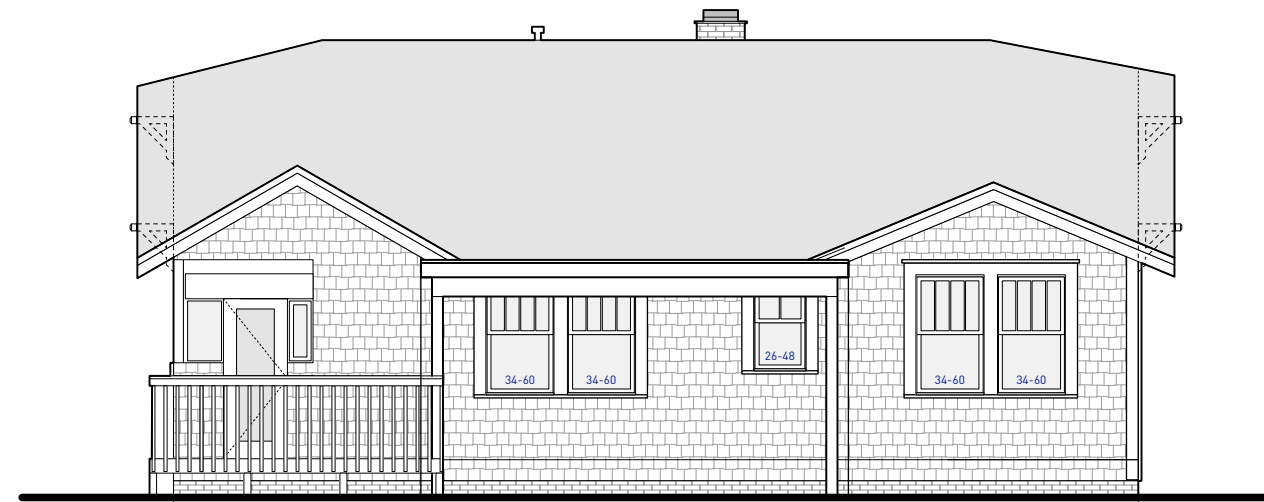
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Proposed



Existing

Rear Elevation



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A - May Presentation



B - June Presentation



C - August Presentation



D

Design Progression



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600 E. Tremont Ave



701 E. Tremont Ave

Context



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2000 Dilworth Rd. West



2033 Charlotte Ave.



2400 Charlotte Ave.

Style Precedents



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815 E. Worthington Ave

Materials



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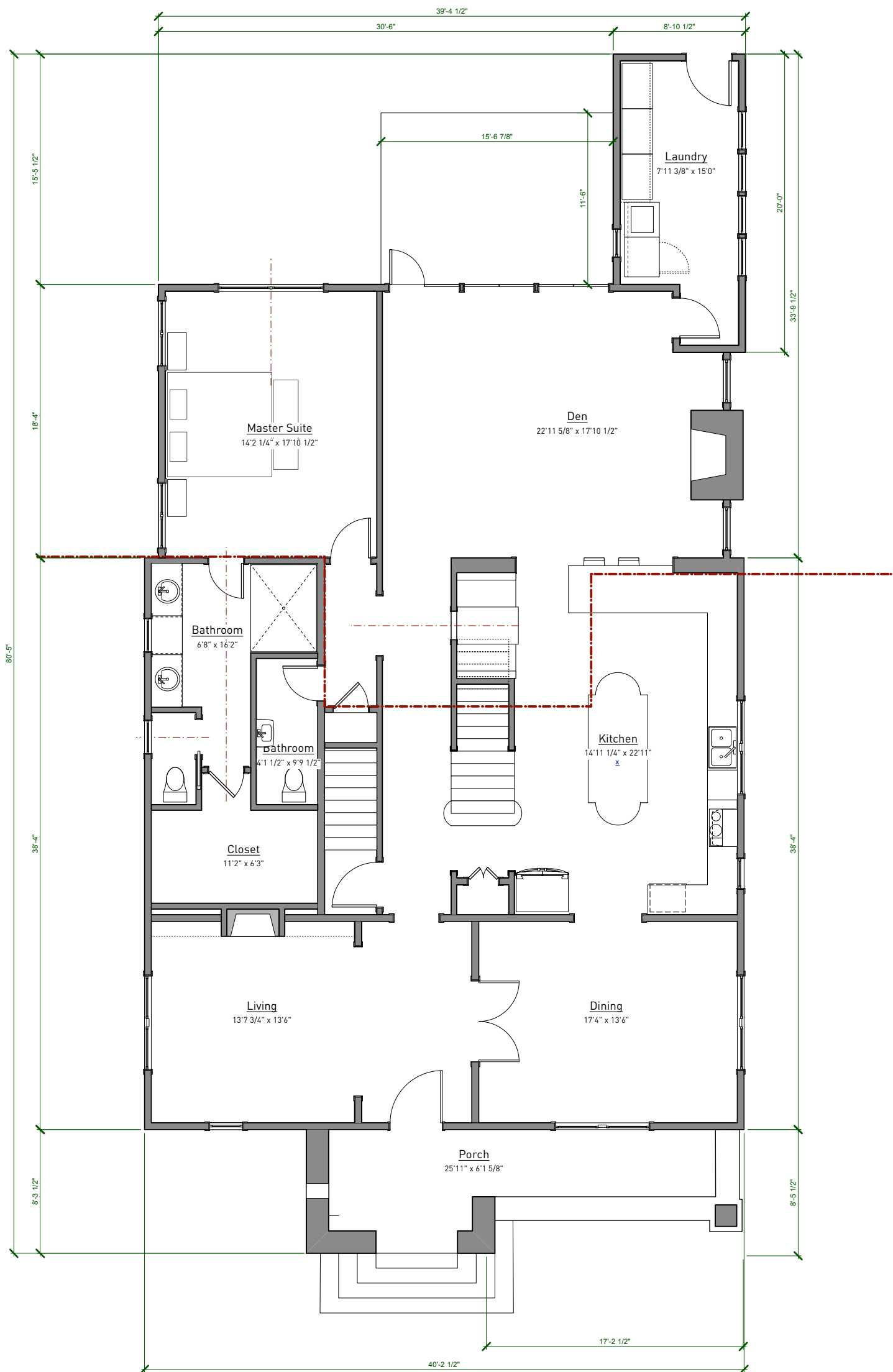


815 E. Worthington Ave



621 E. Tremont Ave

Existing asbestos siding to be removed
to reveal original cedar shake siding



1st Floor Plan

621 East Tremont Avenue

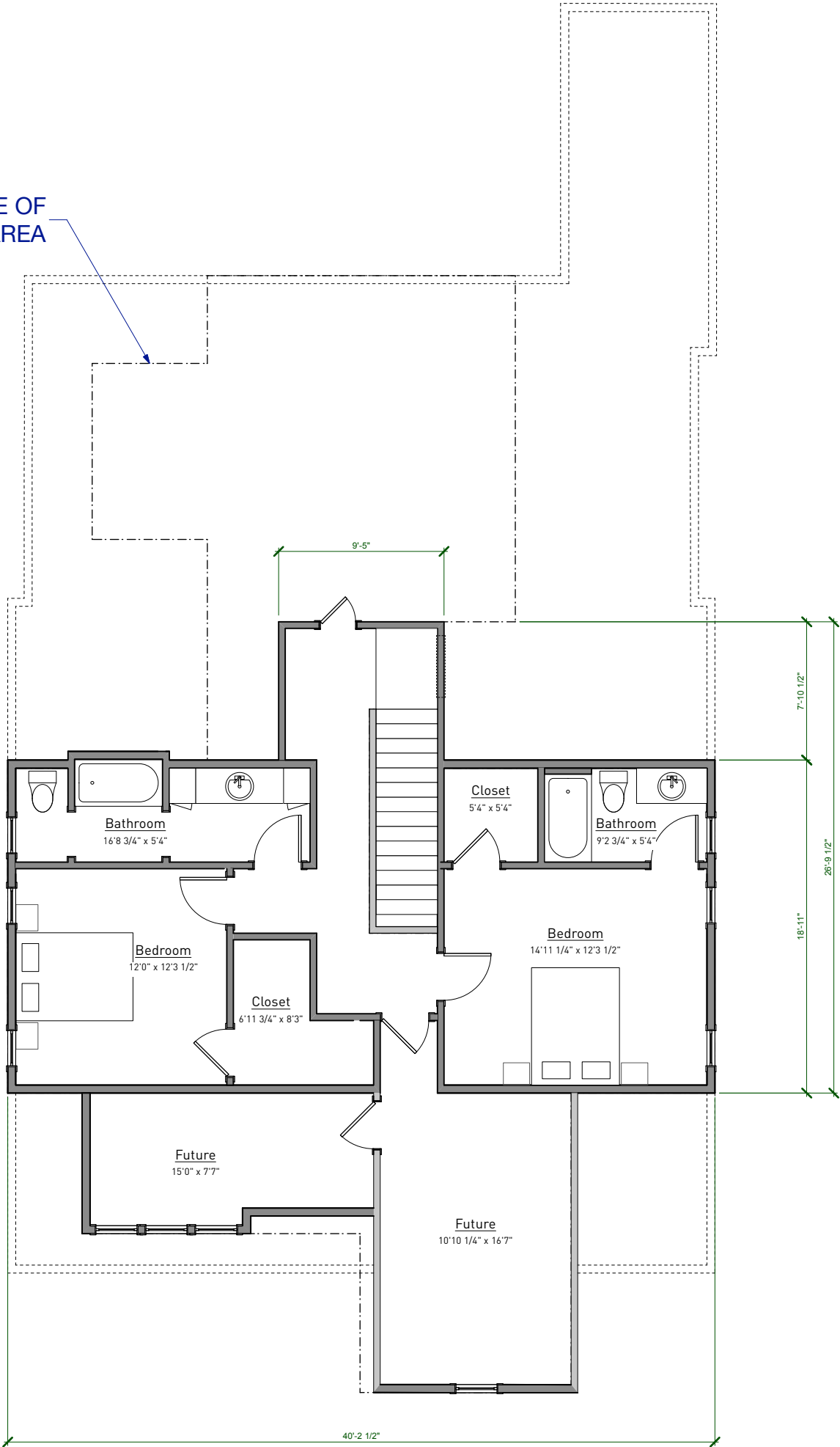
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DESIGN COLLABORATIVE

Previous SF: 1,542
Revised SF: 1,078
Total Removed SF: 464

OUTLINE OF
REMOVED AREA



2nd Floor Plan

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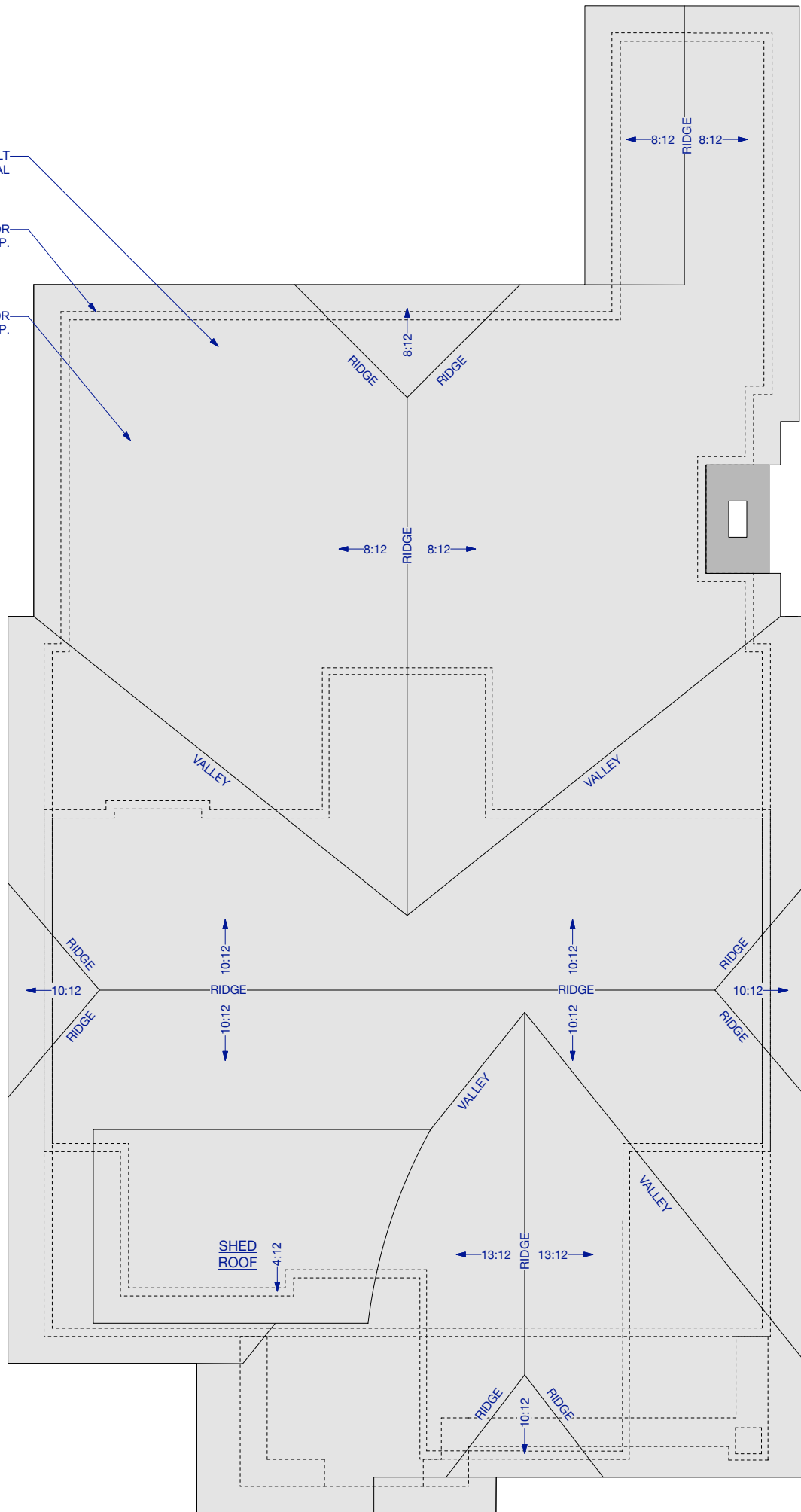
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NEW ASPHALT
SHINGLES, TYPICAL

1st LEVEL EXTERIOR
WALL BELOW, TYP.

2nd LEVEL EXTERIOR
WALL BELOW, TYP.



0 4 8 12 16 FT

Roof Plan

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