
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 621 East Tremont Avenue

SUMMARY OF REQUEST: Addition

OWNER: Paul Cardone & Angela Cardone

APPLICANT: Chris Scorsone

Details of Proposed Request

Background

A previous application for this property was denied in July and August of 2013. The application is being accepted based on the initial denial in July.

Existing Conditions

The subject property is a one story Bungalow c. 1920 and listed as a Contributing structure. The house features clipped gables, chimney, exposed porch rafters, exposed brackets, and 4/1 windows. The rear elevation features two gables on the left and right side.

Proposal

The proposal is a second story addition, rear addition, and porch redesign.

The front porch redesign includes additional living space above. The new foundation would be clad in stone with a raised, enclosed base and tapered columns. The upper level is enclosed by a clipped gable with 3/1 windows and cedar shake siding. A shed dormer is introduced to the left of the gable. The chimney is proposed to be removed and the existing roof raised to accommodate additional living space. Side elevations reintroduce clipped cross gables with 3 and 2/1 windows on the upper story and replacement of one window on the lower story on each side. The right elevation adds a chimney with 3/1 windows on either side. The rear elevation removes the existing pair of gables, windows, and door. The new addition introduces a single two story clipped gable, new windows, and doors.

Policy & Design Guidelines for Additions

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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

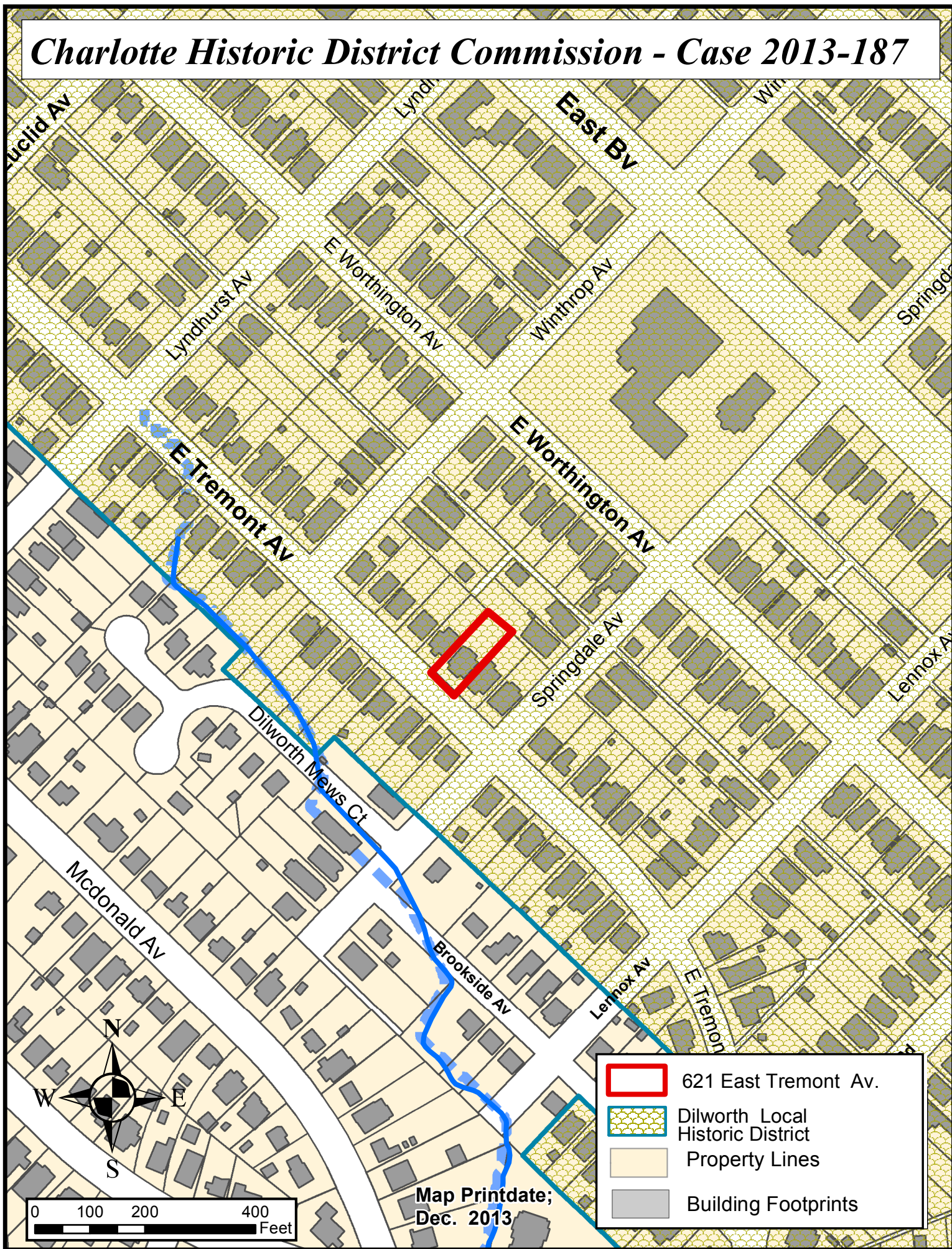
Staff Analysis

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Massing
4. Fenestration
5. Rhythm
6. Setback (Due to the addition of heated space above the porch)
7. Context

The Guideline for Materials appears to be met.

Charlotte Historic District Commission - Case 2013-187





12108503

609

12108504

613

#1
#2
#3

615

12108505

619

12108506

621

12108509

1916

12108509

E Tremont Av

12108507

625

12108508

12108508

#3
#4

629

616

12109349

620

4th St



ZONING SETBACKS:

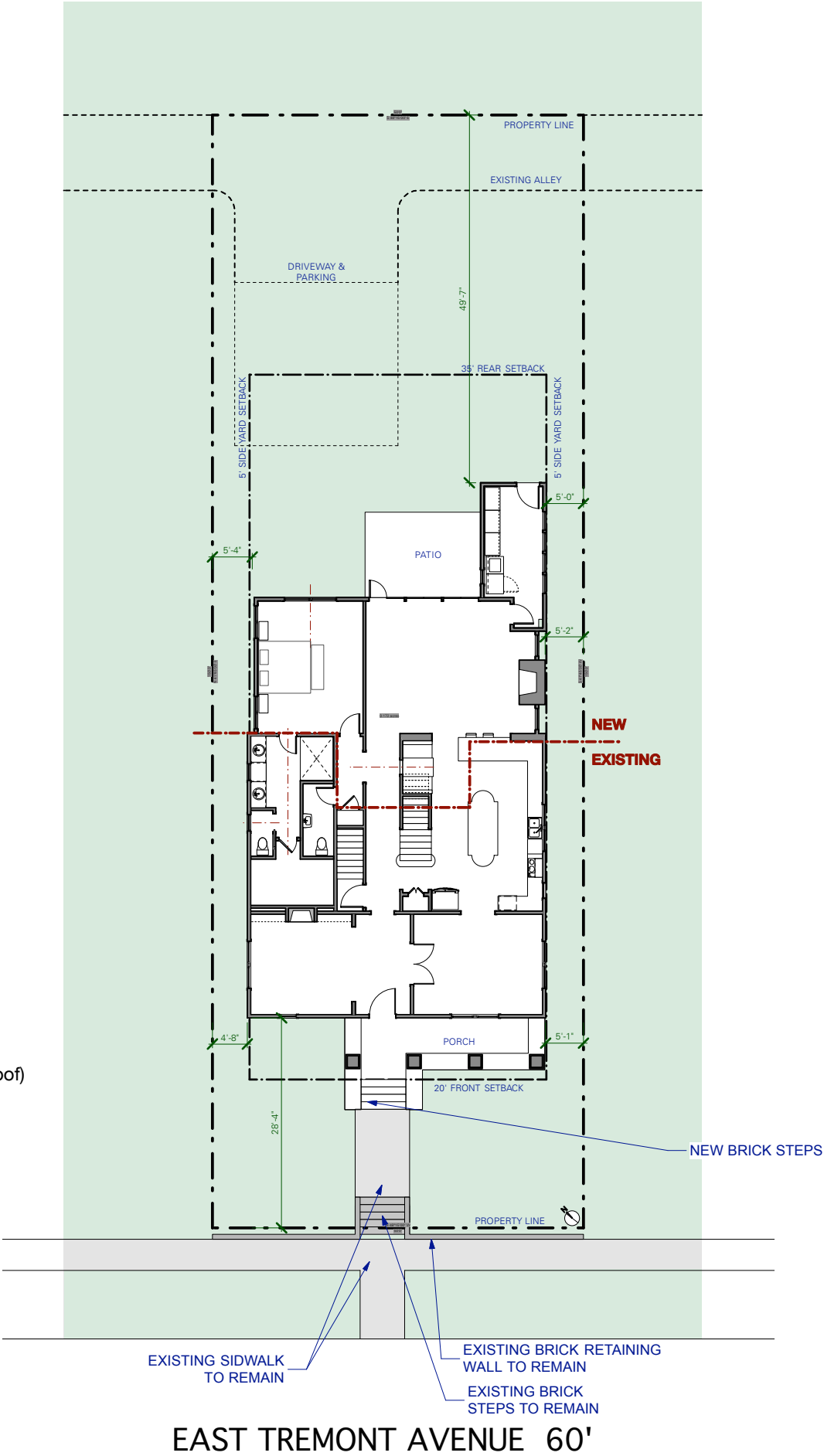
R-5 ZONING SETBACKS: FRONT 20'; SIDES 5'; REAR 35'

BUILDING COVERAGE CALCULATIONS Table 9.205(1)(i)

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**

BUILDING FOOTPRINT - 2,600 sq ft (including porches & drives under roof)

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



Site Plan

621 East Tremont Avenue

Date: 11.20.2013 | Project #: 12_106

HDC Review Package





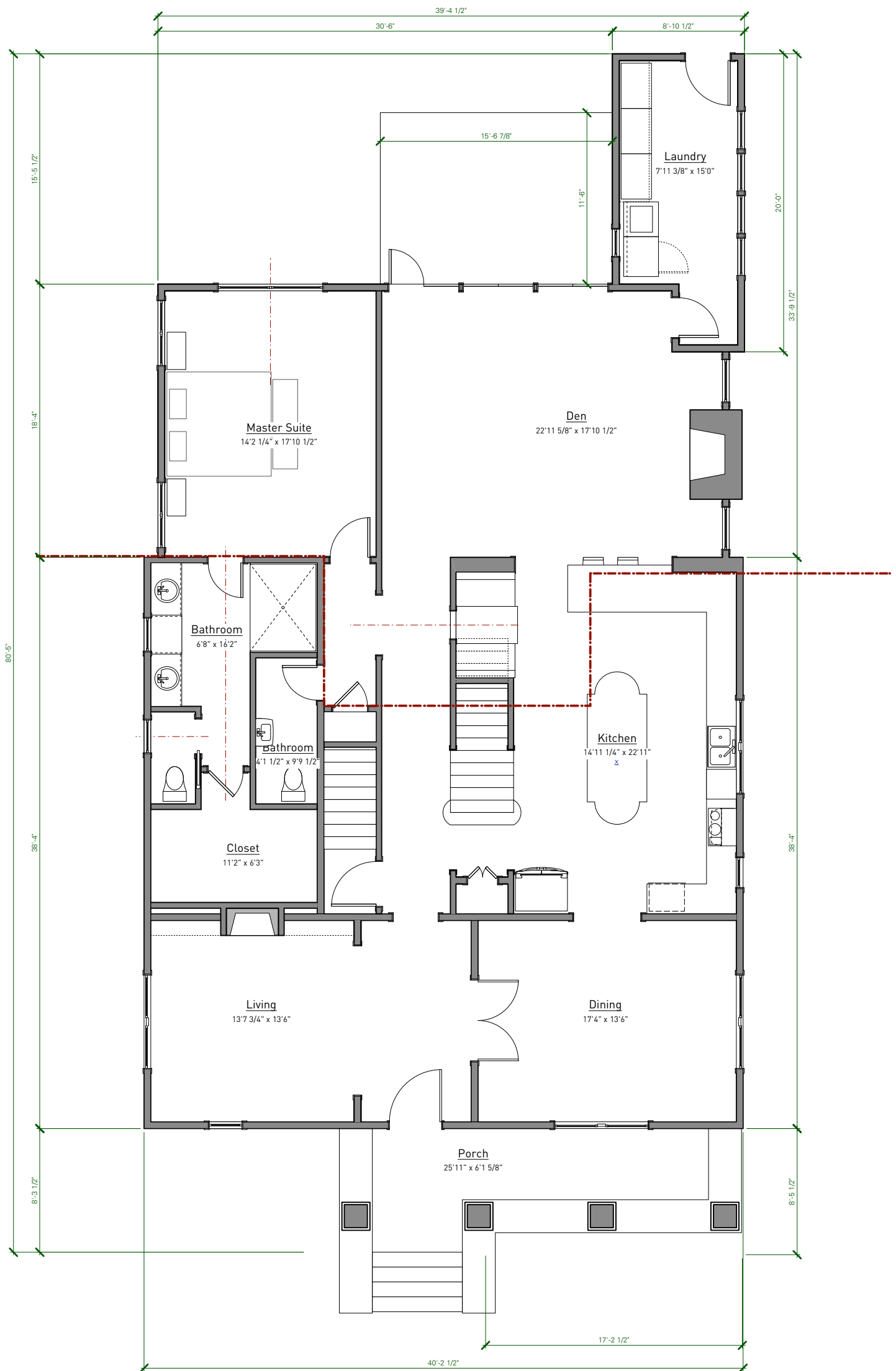
Existing Entire Block



621 East Tremont Avenue

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HDC Review Package



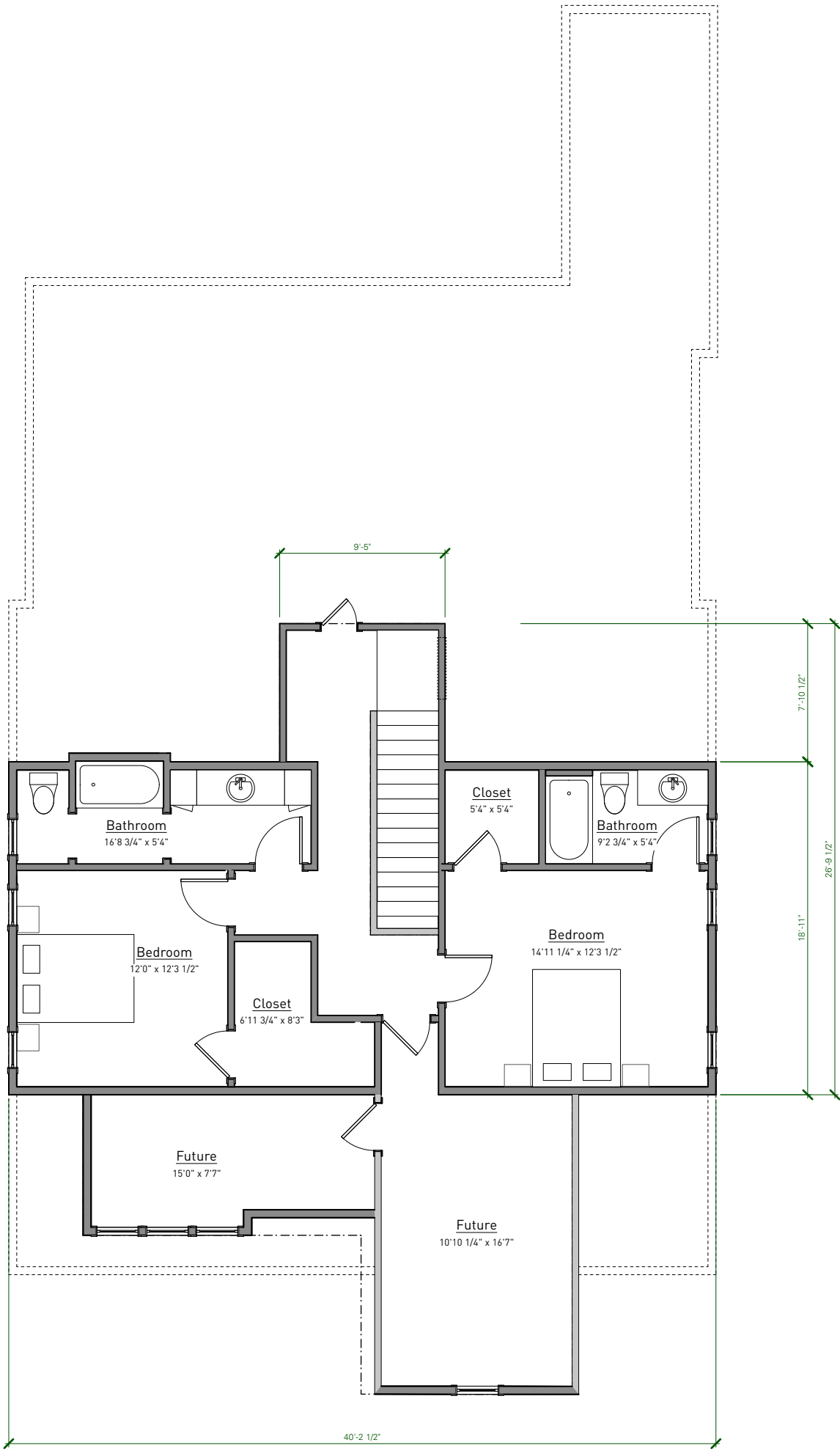
1st Floor Plan

621 East Tremont Avenue

Date: 11.20.2013 | Project #: 12_106

HDC Review Package

Total SF: 1078



2nd Floor Plan

621 East Tremont Avenue

Date: 11.20.2013 | Project #: 12_106

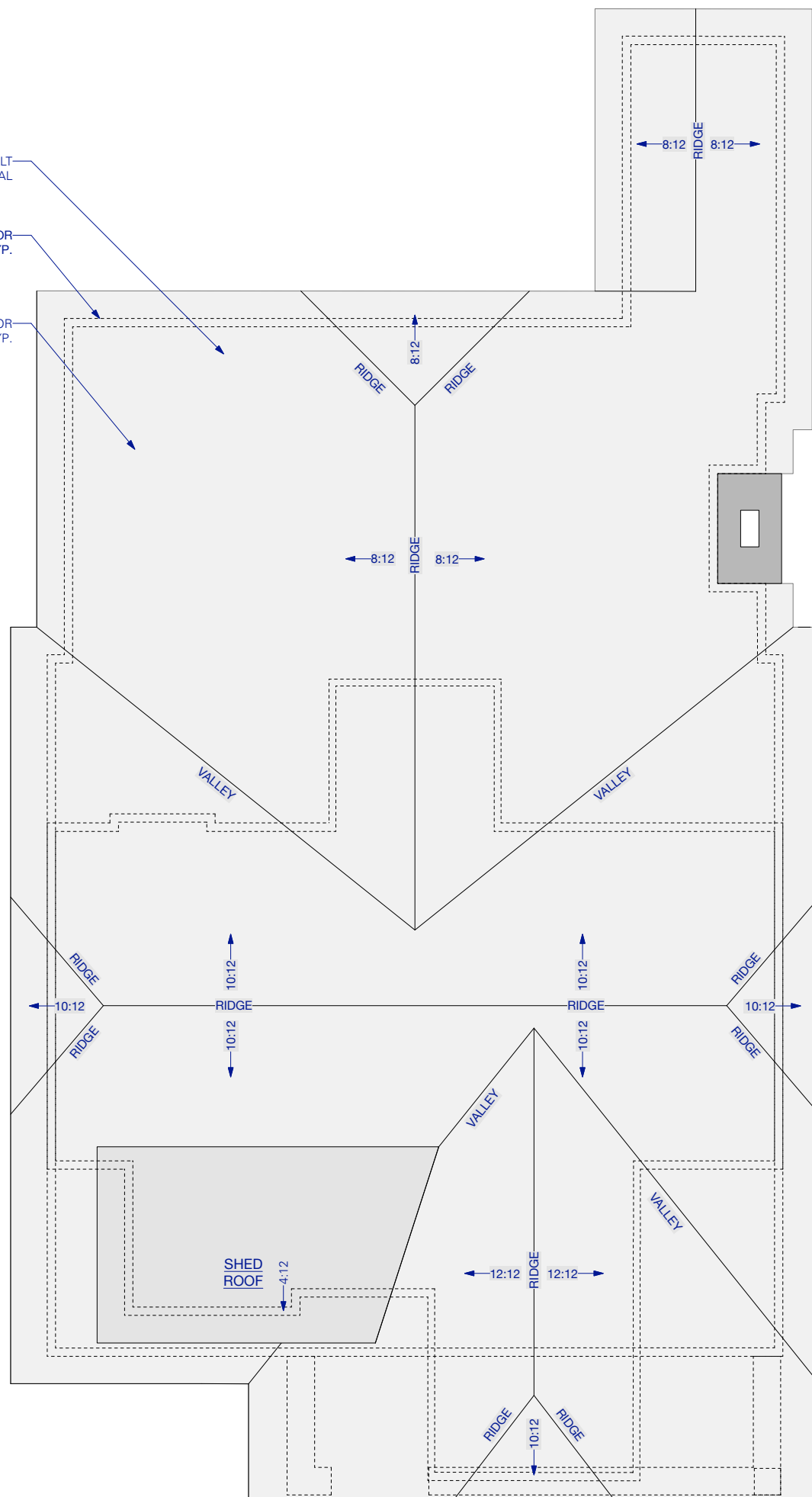
HDC Review Package



NEW ASPHALT
SHINGLES, TYPICAL

1st LEVEL EXTERIOR
WALL BELOW, TYP.

2nd LEVEL EXTERIOR
WALL BELOW, TYP.



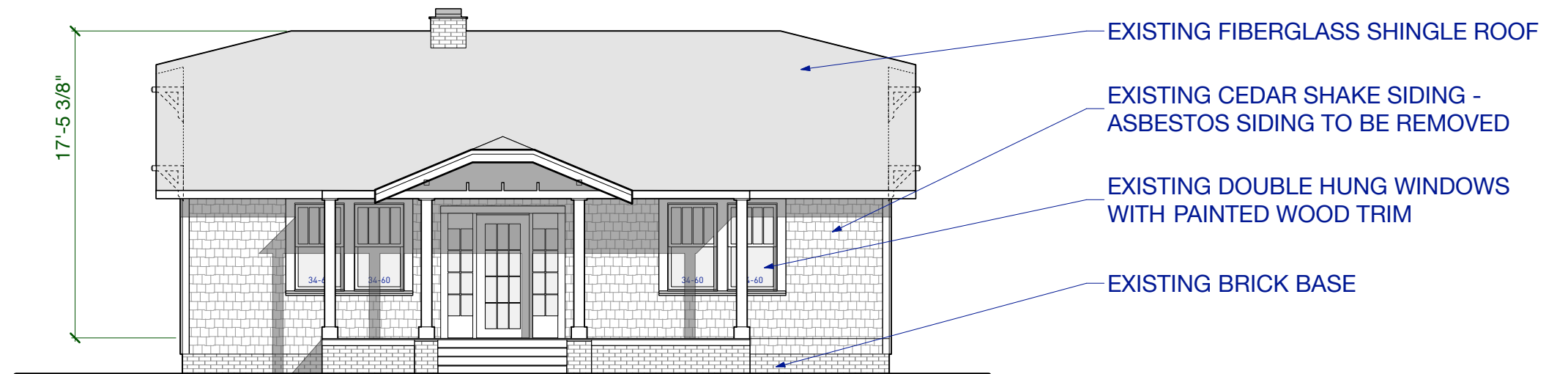
0 4 8 12 16 FT

Roof Plan

621 East Tremont Avenue

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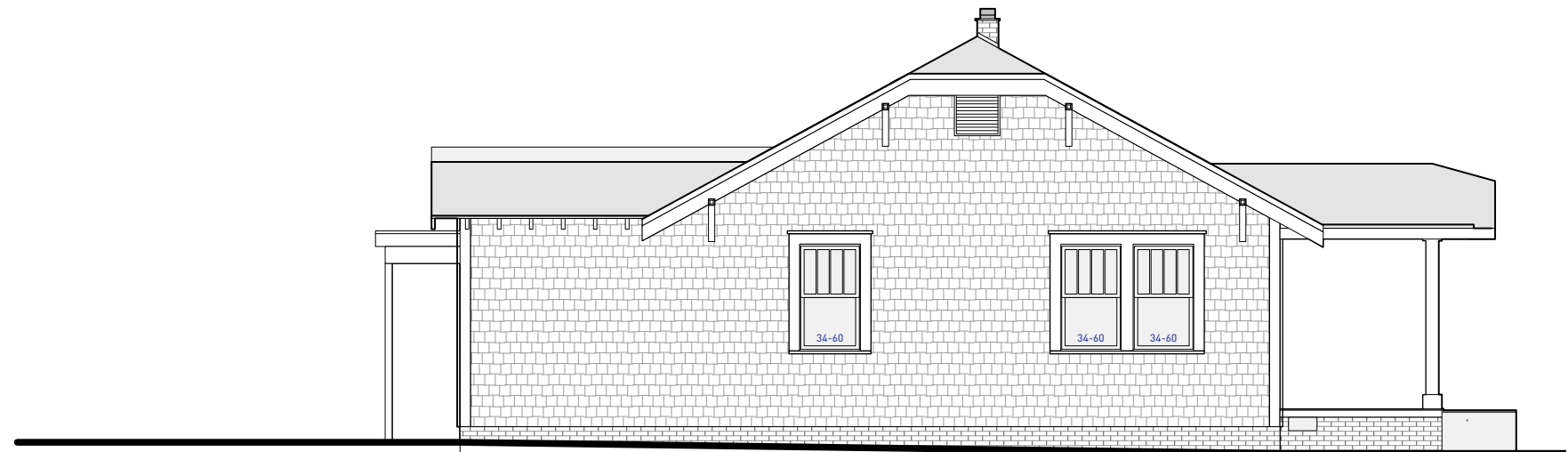
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Proposed



Existing

Left Elevation



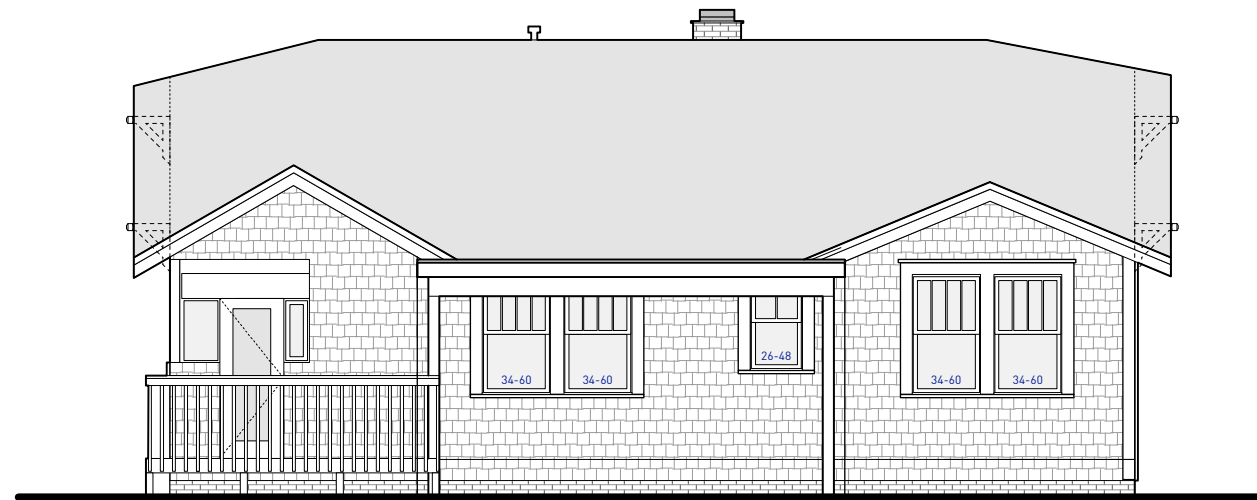
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Proposed



Existing

Rear Elevation



621 East Tremont Avenue

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Proposed



Existing

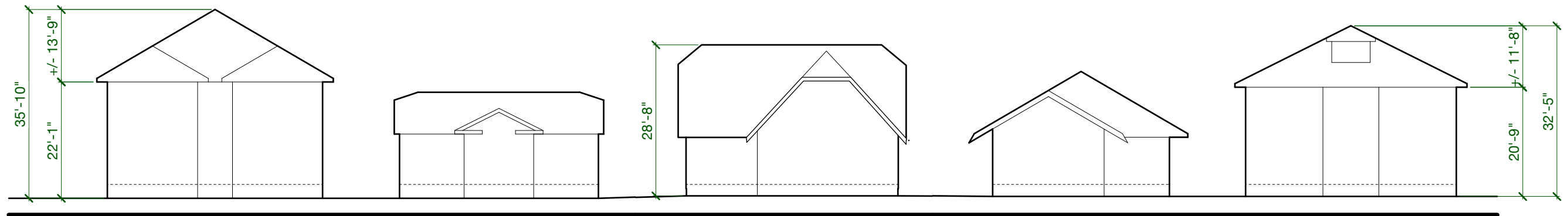
Right Elevation



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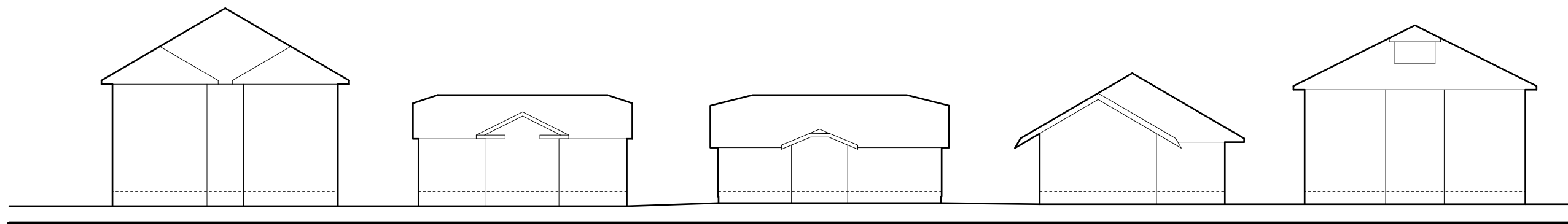


Proposed

2 Story

621

2 Story



Existing

2 Story

621

2 Story

Street Composite Drawing



621 East Tremont Avenue

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cluck
DESIGN COLLABORATIVE



815 E. Worthington Ave

Natural stone to match
pattern / color/ texture

Materials



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Existing Materials



621 E. Tremont Ave

Asbestos siding to be removed to reveal original cedar shake siding