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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 536 E. Tremont Avenue

**SUMMARY OF REQUEST:** New Construction

**OWNER:** William Fitzgerald

**APPLICANT:** William Fitzgerald

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**The application was denied May 2014 for non-compliance with the guidelines on Scale and Context.**

**Details of Proposed Request**

*Existing Conditions*

The vacant parcel is a through lot with frontage on East Tremont Avenue and Dilworth Mews Court. The subdivision ordinance allows a home to be constructed because it meets the street frontage requirements on Dilworth Mews Court. The slope of the lot falls significantly from East Tremont Avenue. The surrounding context is a mix 1, 1.5 and 2 story homes. Setbacks along the subject block are varied. However, the setbacks from the 600-630 side of East Tremont are generally deeper than the 502-528 side.

*Proposal*

The proposal is a new two story home fronting East Tremont Avenue with a detached garage on Dilworth Mews Court. Because of the lot configuration the width of the home is 20' and the height is approximately 31' - 8.5". The front porch will be full width. Siding will be wood and cedar shingles in the gables. All windows will be Simulated Divided Light. The setback will be in line with the homes further from the street. The garage will have similar details as the home.

*Revised Proposal – August 13, 2014*

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. The overall height has been reduced from 31'-8" to 26'-4"
2. The front porch has been redesigned to be full width
3. The second floor features a shed dormer in the front
4. The fenestration pattern on the front elevation is centered and symmetrical
5. The side elevations introduce a gable roof toward the front
6. The first floor elevation features wood lap siding and wood shingles on the second floor

**Policy & Design Guidelines for New Construction**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new

construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

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

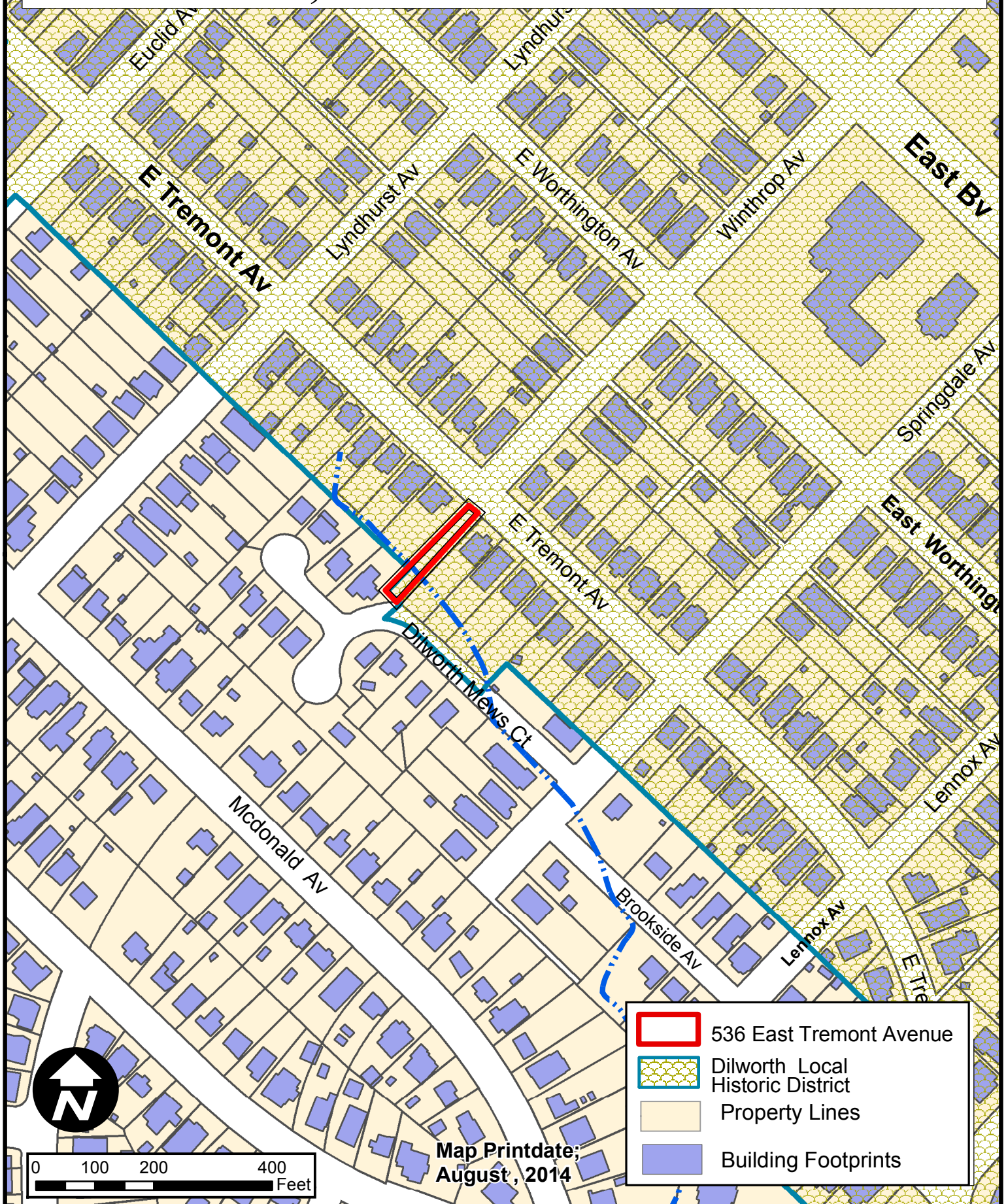
| <i>All New Construction Projects Will Be Evaluated<br/>For Compatibility By The Following Criteria</i> |   |
|--|---|
| 1. <b>Size</b>   | <i>the relationship of the project to its site</i>                    |
| 2. <b>Scale</b>  | <i>the relationship of the building to those around it</i>        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

#### **Staff Analysis**

1. The Commission will determine if substantial change has been made.
2. If substantial change has been made, the Commission will determine if the changes meet the unresolved design guidelines.

# *Charlotte Historic District Commission - Case 2014-153*

## *Historic District; Dilworth*







EXISTING BACK OF CURB

DILWORTH MEWS COURT

Denied in May

The FitzGerald Residence  
600 Tremont  
Charlotte, North Carolina

WILLIAM  
FITZGERALD  
DB 19402, PG 658  
PARCEL 12I-O93-53

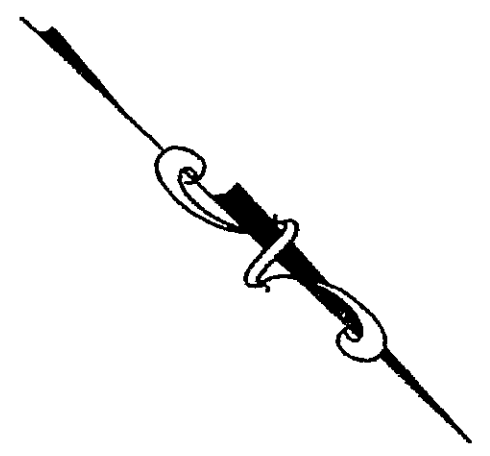
WILLIAM  
SZYMONSKI  
DB 14468, PG 875  
PARCEL 12I-O93-52

PRELIMINARY PLANNING DOCUMENT  
NOT FOR RECORDATION  
CONVEYANCES OR SALES

CHRISTINE  
KRAFT  
DB 23503, PG 862  
PARCEL 12I-O93-62

SITE PLAN  
SCALE: 1"=20'-0"

TREMONT AVENUE





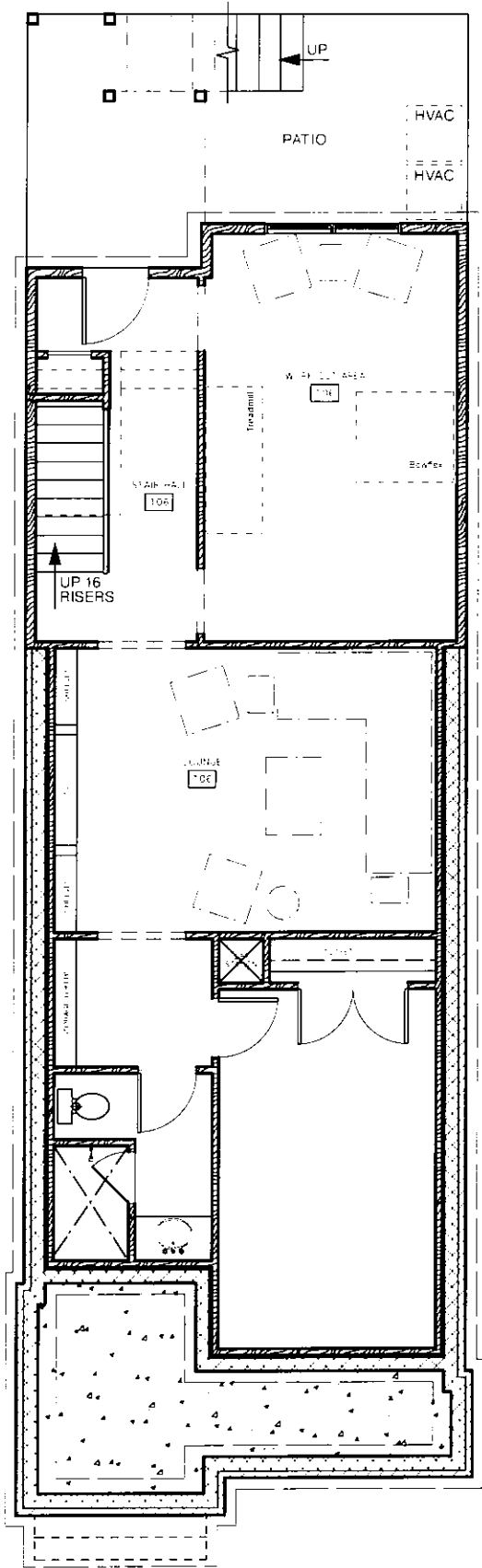
Denied in May

The FitzGerald Residence  
600 Tremont  
Charlotte, North Carolina

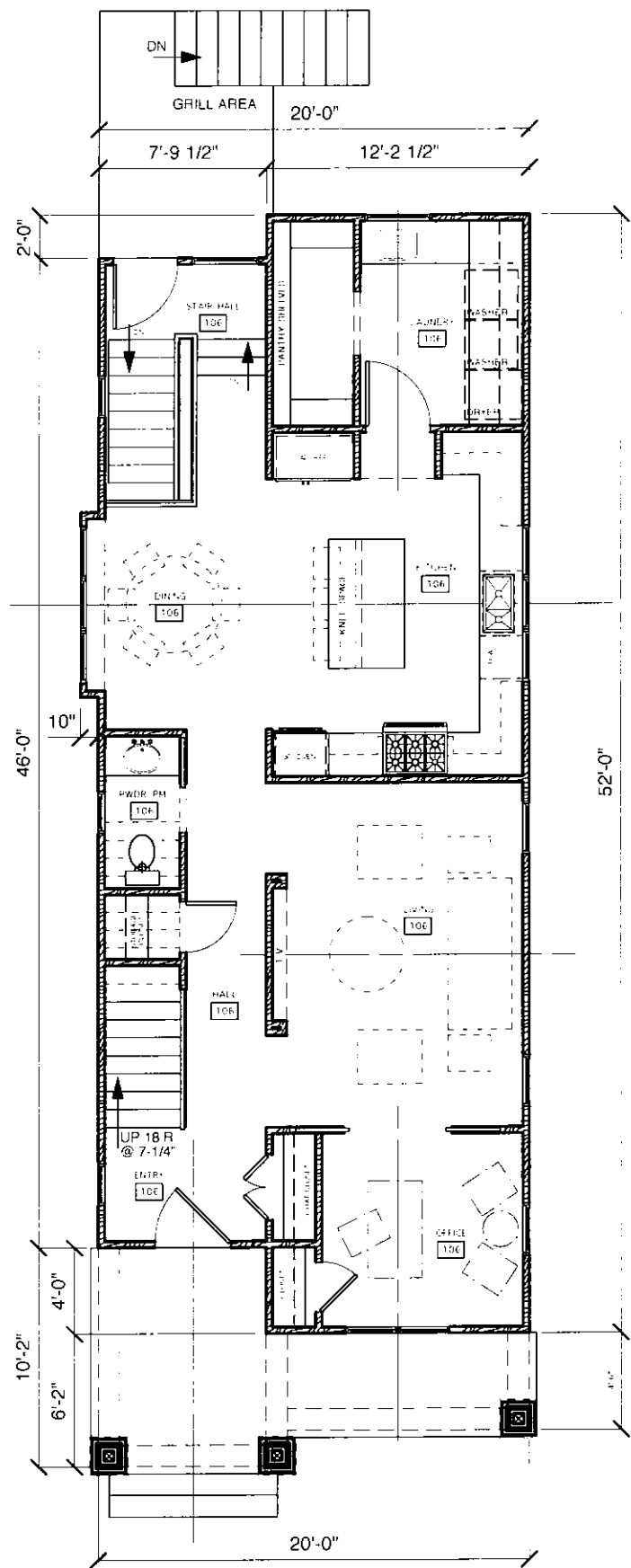




DENIED IN MAY



1 LOWER FLOOR PLAN  
1/8" = 1'-0"  
874 HEATED SQUARE FEET

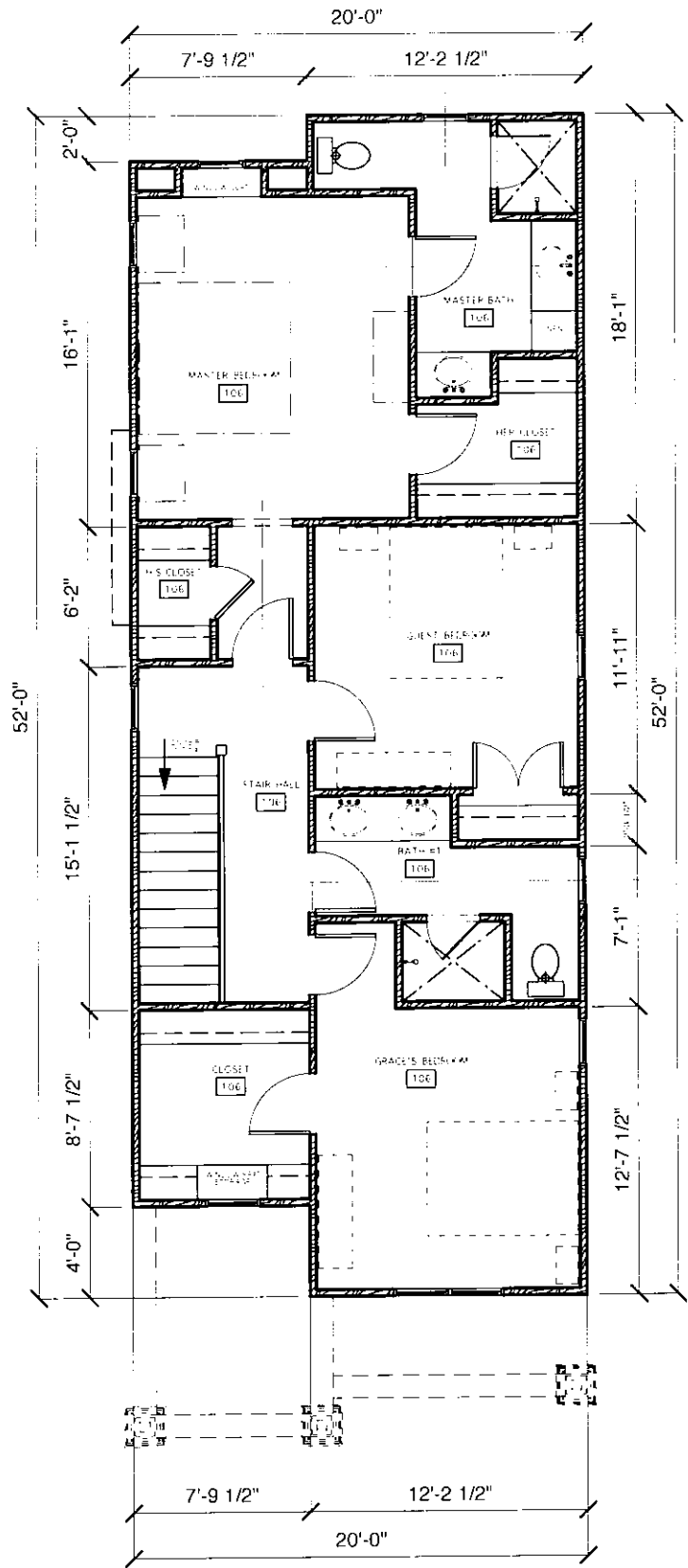


2 MAIN FLOOR PLAN  
1/8" = 1'-0"  
1000 HEATED SQUARE FEET

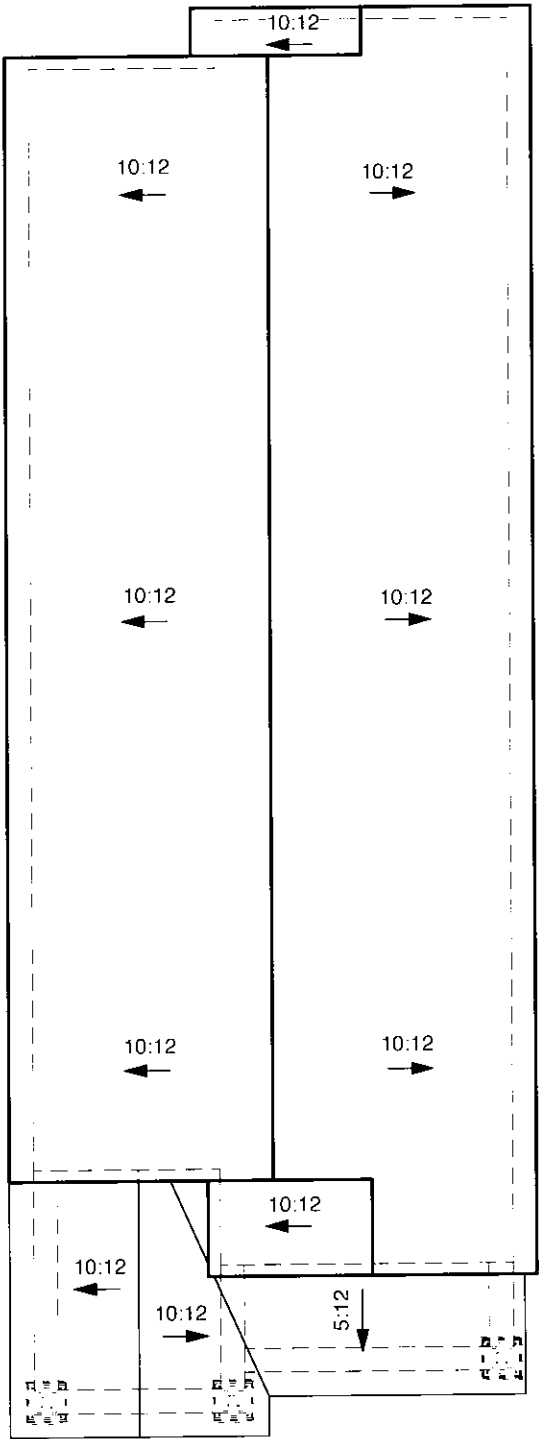
The FitzGerald Residence  
600 Tremont  
Charlotte, North Carolina

DENIED IN MAY

The FitzGerald Residence  
600 Tremont  
Charlotte, North Carolina



1 SECOND FLOOR PLAN  
A-1.1 1/8" = 1'-0"  
993 HEATED SQUARE FEET

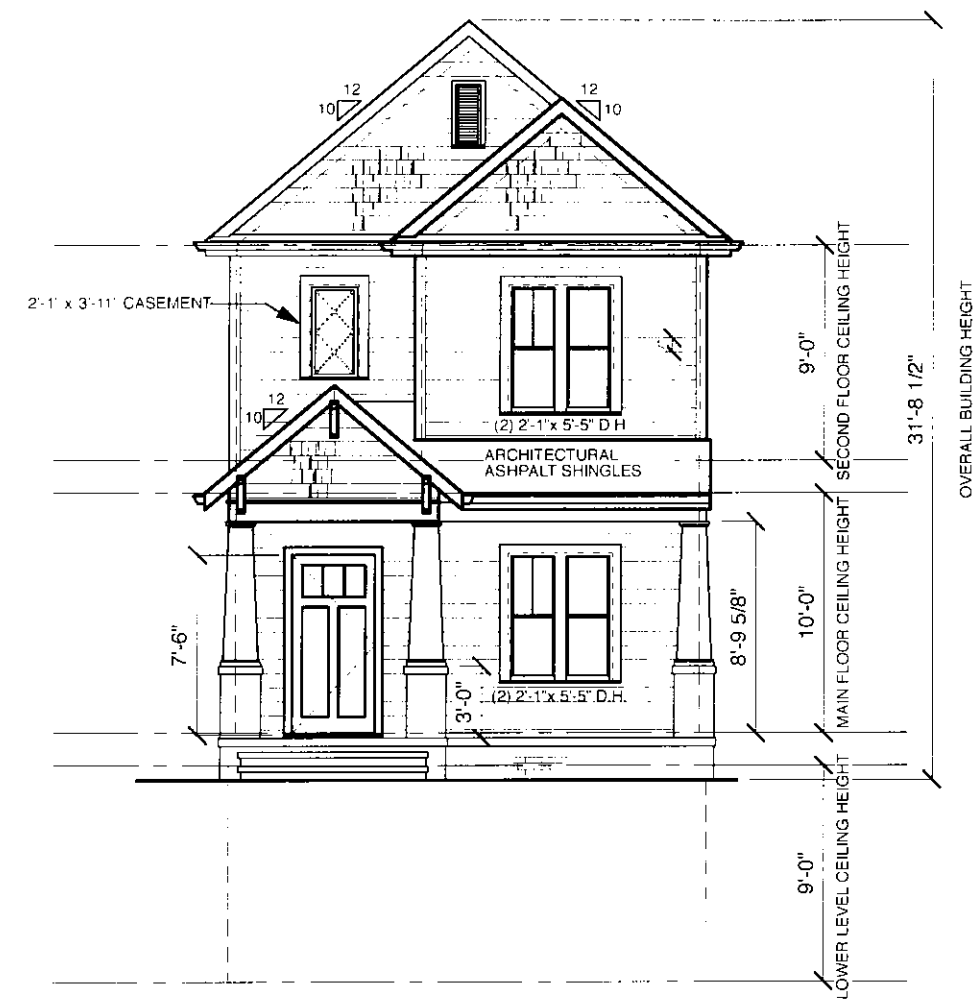


2 ROOF PLAN  
A-1.1 1/8" = 1'-0"



DENIED IN MAY

The FitzGerald Residence  
600 Tremont  
Charlotte, North Carolina



#### Glazing Requirements

As specified by window representative. Tempered glass as required by code at all hazardous areas. Glazing shall be Low-E insulated.

### 1 FRONT ELEVATION

A-2.0 1/8" = 1'-0"

#### GENERAL NOTES:

1. ALL WINDOWS TO BE JELD-WIN WOOD SDL W/ WOOD TRIM.
2. CUSTOM WOOD FRONT DOOR.
3. BRICK VENEER FOUNDATION.
4. WOOD LAP SIDING W/ 7" EXPOSURE.
5. CEDAR SHINGLE SIDING IN GABLES W/ WOOD LOUVRED ATTIC VENTS.
6. ARCHITECTURAL ASPHALT SHINGLE ROOF (30 YEAR)
7. PRE-FINISHED ALUMINUM GUTTER



### 2 LEFT ELEVATION

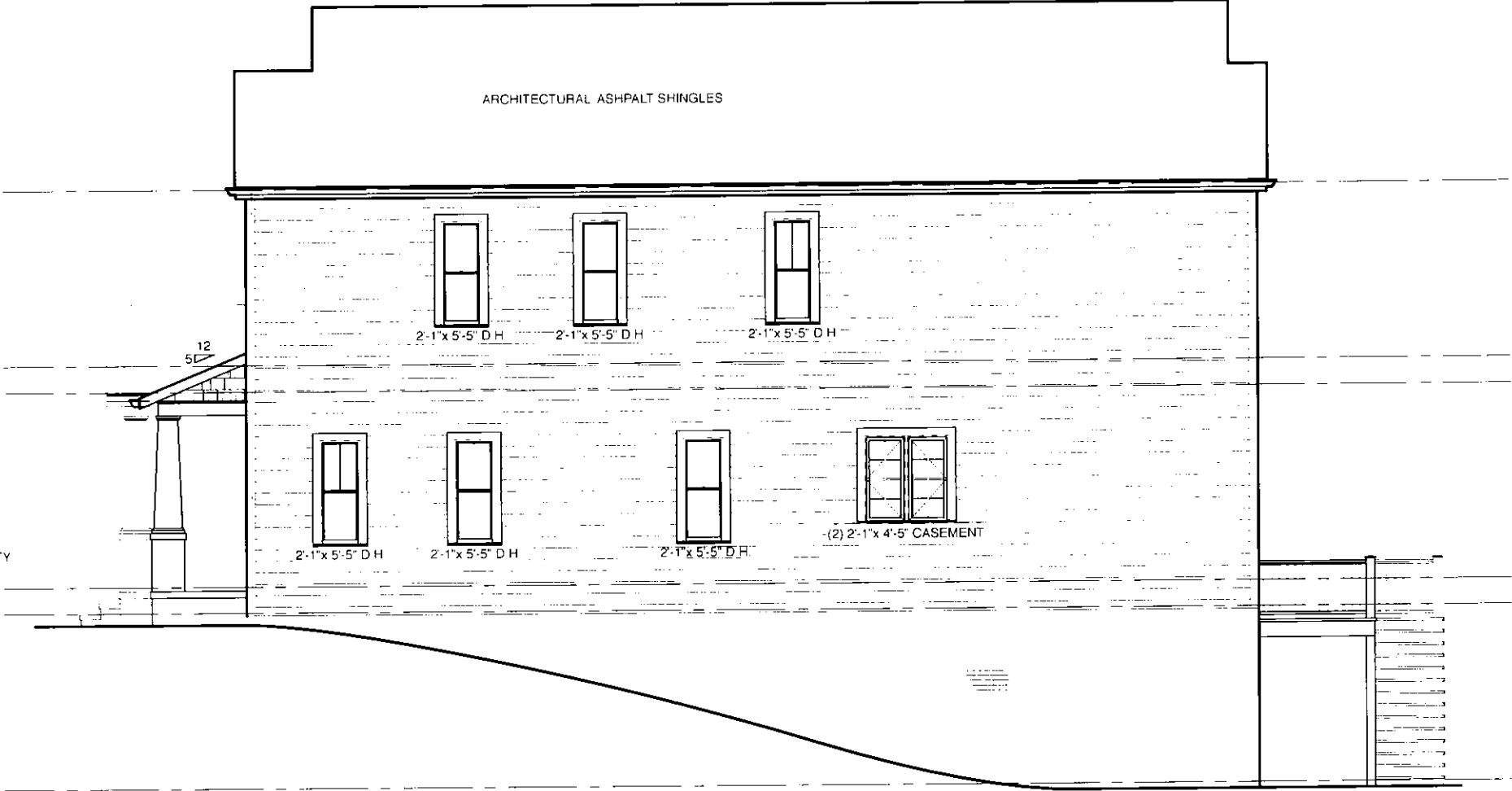
A-2.0 1/8" = 1'-0"

A-2.0

Sheet Title  
Month DD, Year  
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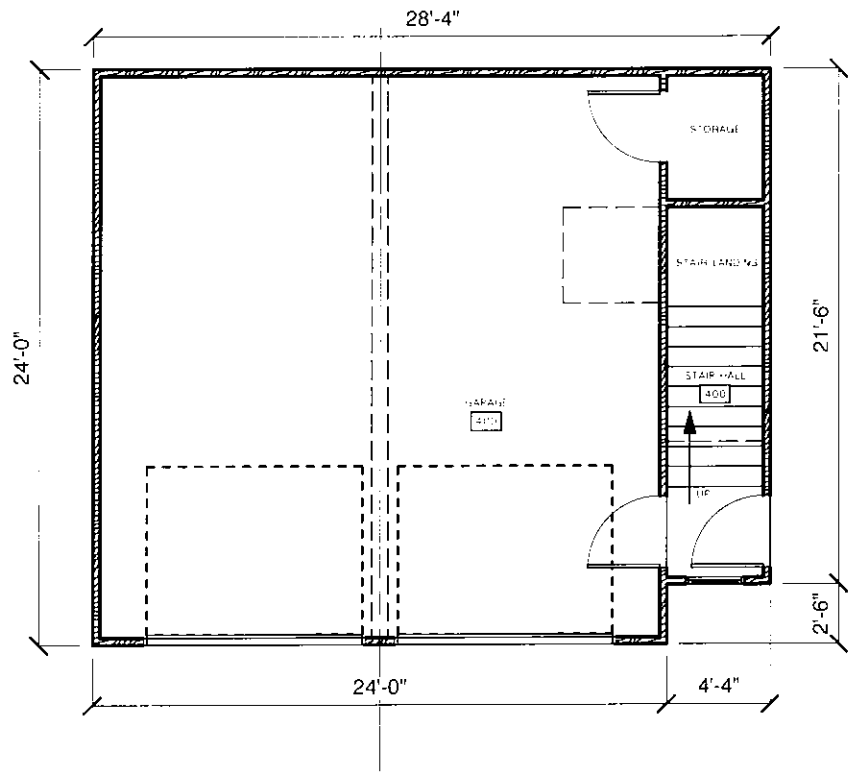


1 REAR ELEVATION  
A-2.1 1/8" = 1'-0"

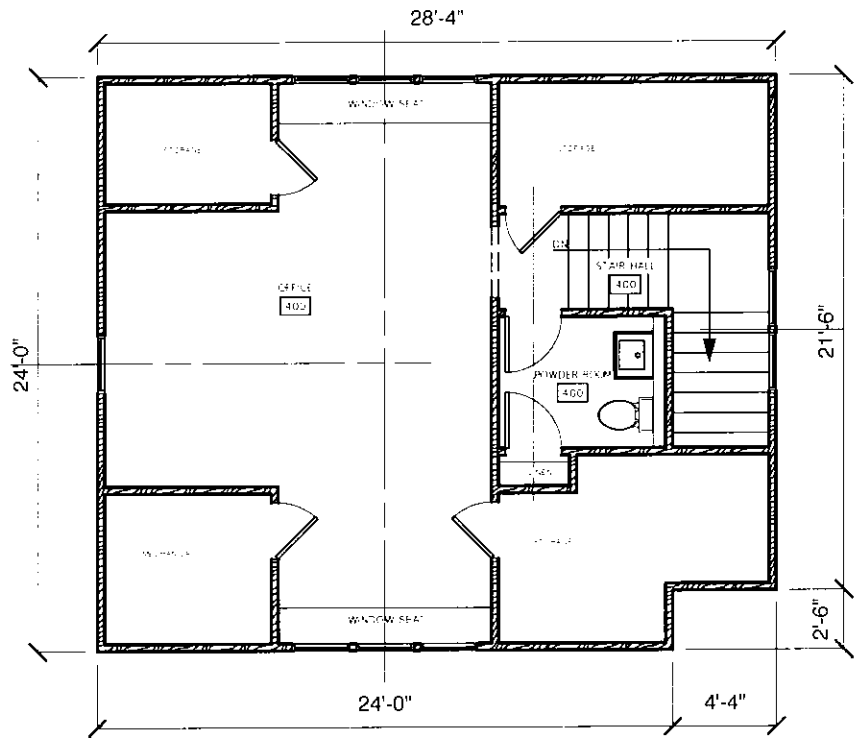


2 RIGHT ELEVATION  
A-2.1 1/8" = 1'-0"

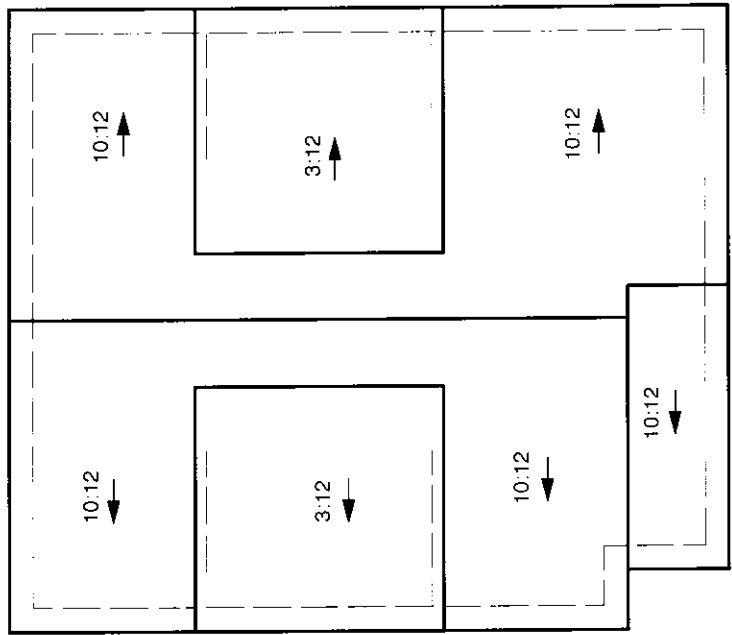




1 GARAGE MAIN FLOOR  
A-5.0 1/8" = 1'-0"  
62 HEATED SQUARE FOOTAGE



2 GARAGE SECOND FLOOR  
A-5.0 1/8" = 1'-0"  
441 HEATED SQUARE FOOTAGE

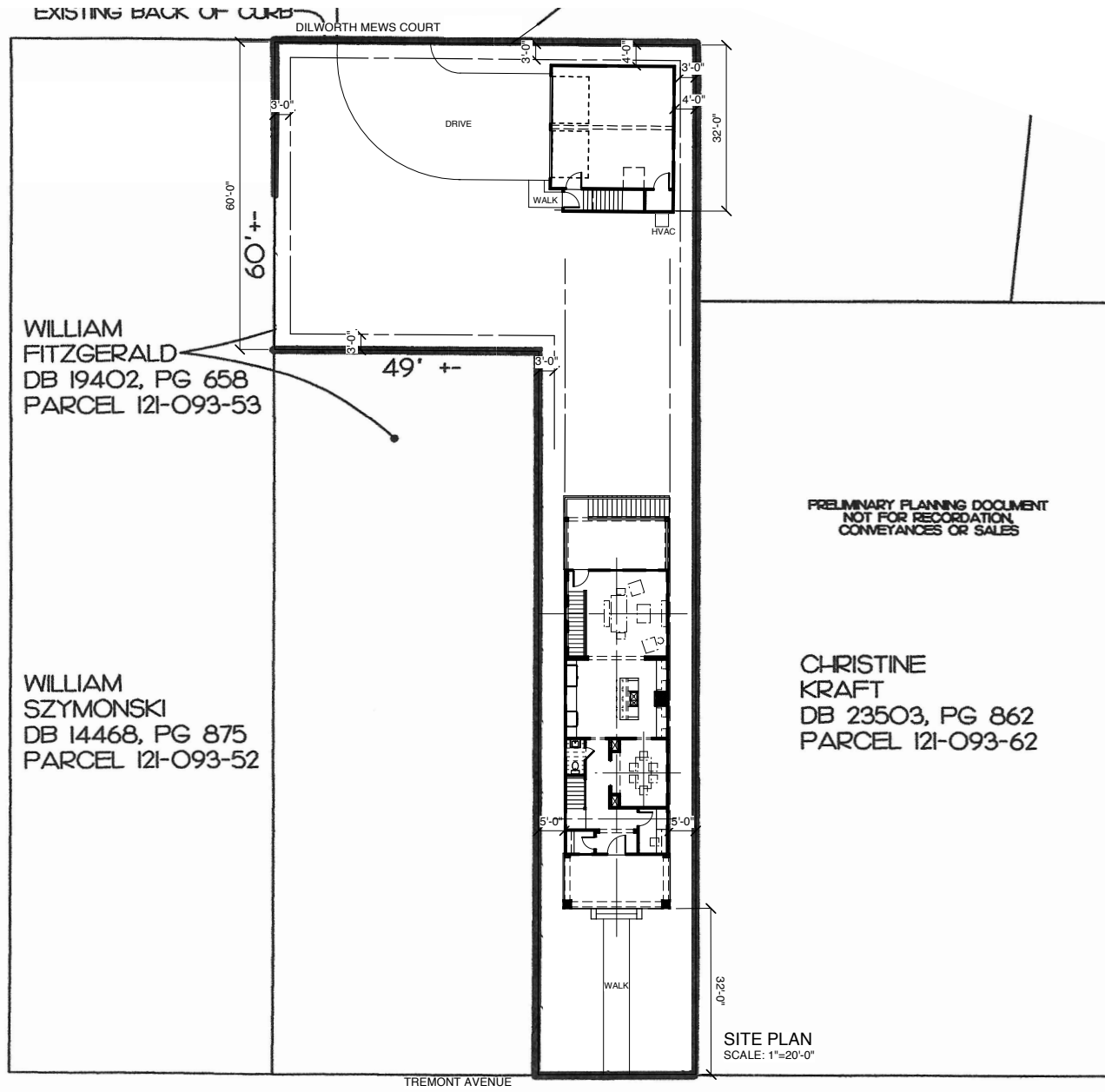


3 GARAGE ROOF PLAN  
A-5.0 1/8" = 1'-0"





AUGUST 2014



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Charlotte, North Carolina

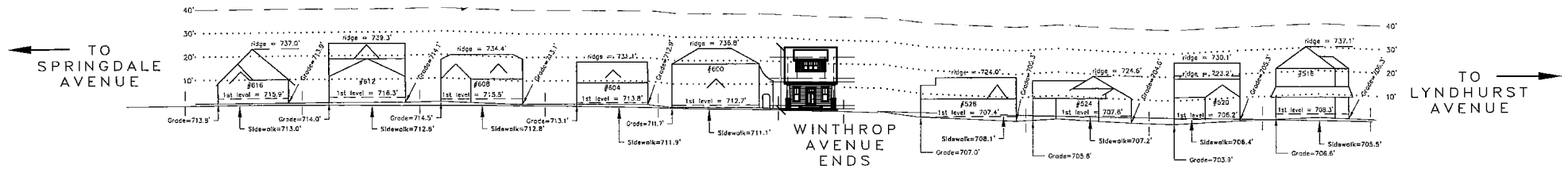


SP-1.0

SITE PLAN  
01 July 2014

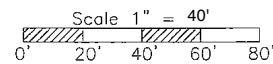
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536 East Tremont Ave.  
Charlotte, North Carolina



## EAST TREMONT AVENUE

Copyright 2014  
Building Heights Sketch of  
516-616 BLOCK of EAST TREMONT AVENUE  
FACING SOUTHWEST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
May 06, 2014



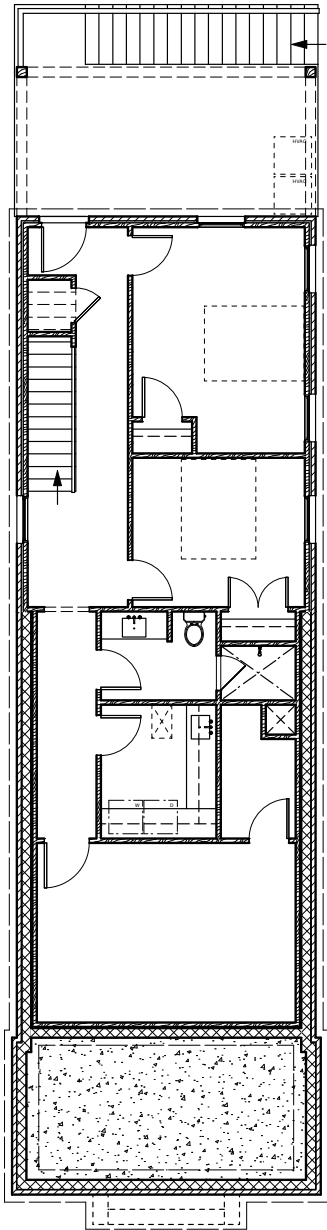
STREETSCAPE

01 July 2014

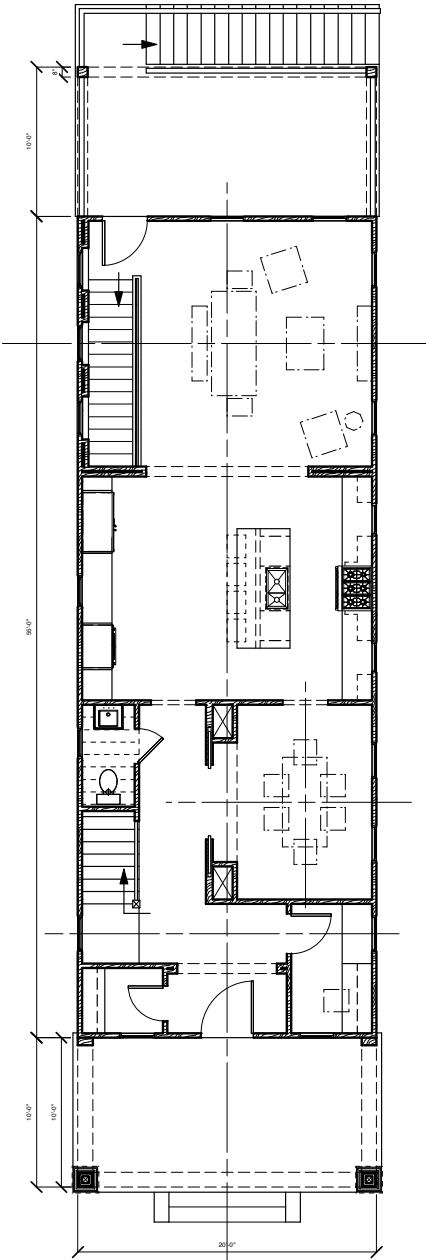


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Charlotte, North Carolina



1 LOWER FLOOR PLAN  
A-1.0 1/8" = 1'-0"  
997 HEATED SQUARE FEET



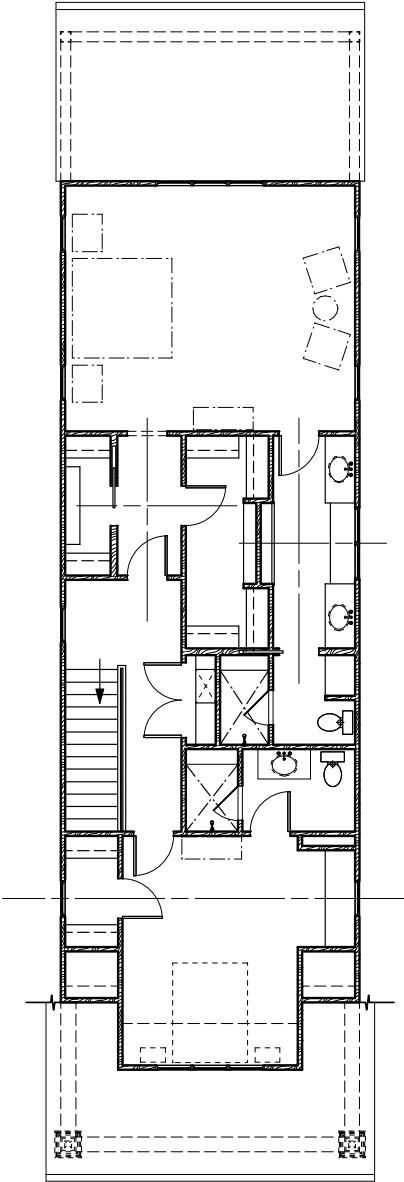
2 MAIN FLOOR PLAN  
A-1.0 1/8" = 1'-0"  
1100 HEATED SQUARE FEET

A-1.0

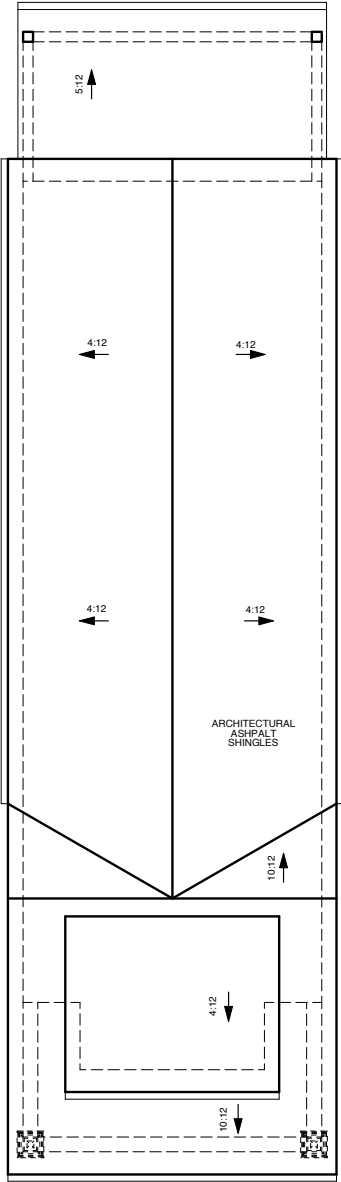
01 July 2014

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Charlotte, North Carolina



1 SECOND FLOOR PLAN  
A-1.1 1/8" = 1'-0"  
1163 HEATED SQUARE FEET



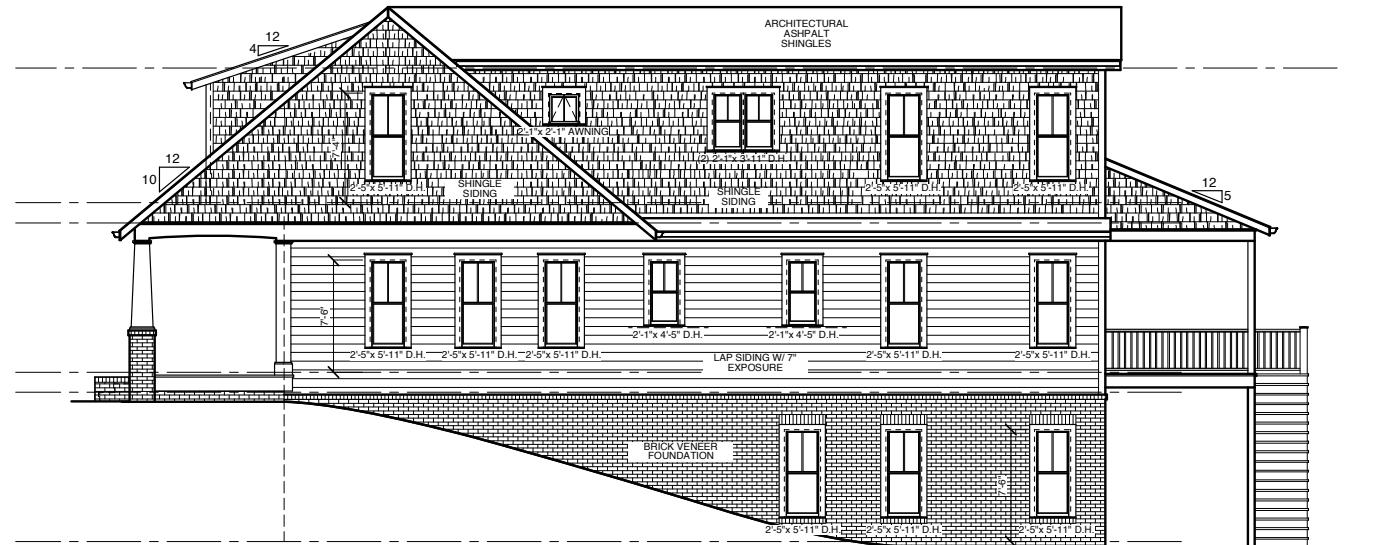
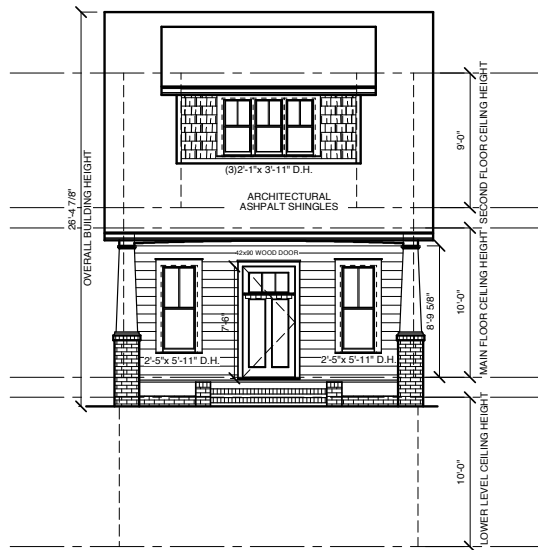
2 ROOF PLAN  
A-1.1 1/8" = 1'-0"

A-1.1

01 July 2014

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536 East Tremont Ave.  
Charlotte, North Carolina



1 FRONT ELEVATION  
A-2.0 1/8" = 1'-0"

GENERAL NOTES:

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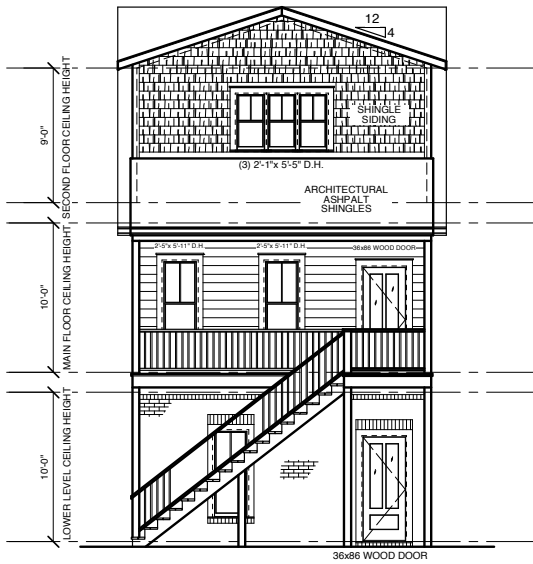
A-2.0

01 July 2014

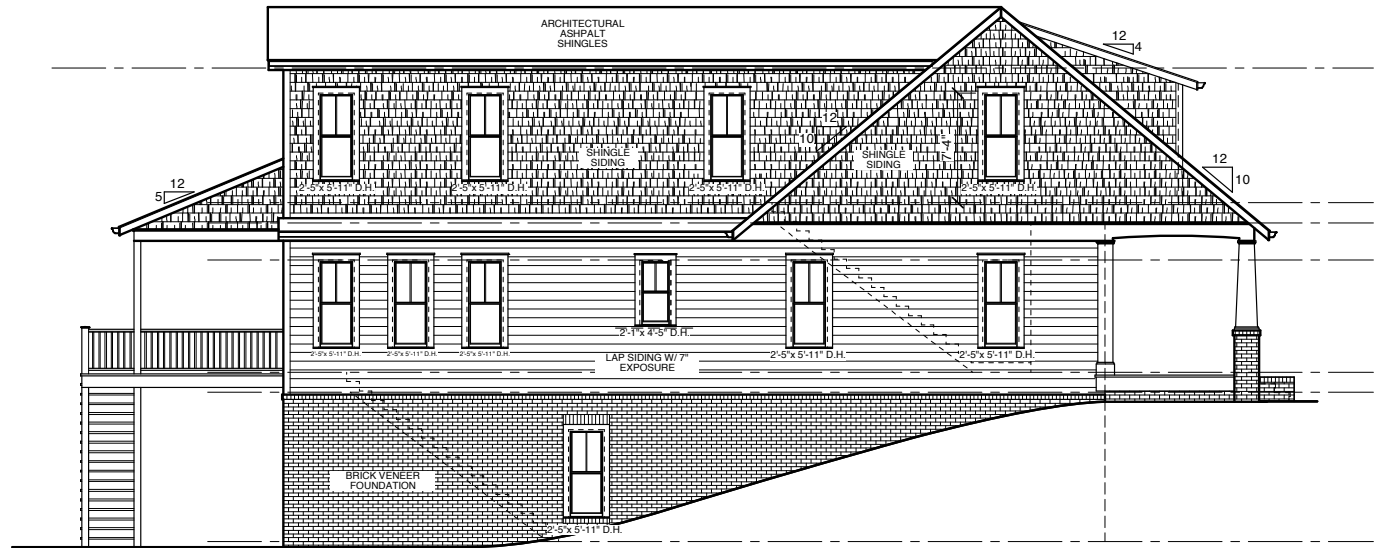


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1  
A-2.1 REAR ELEVATION  
1/8" = 1'-0"



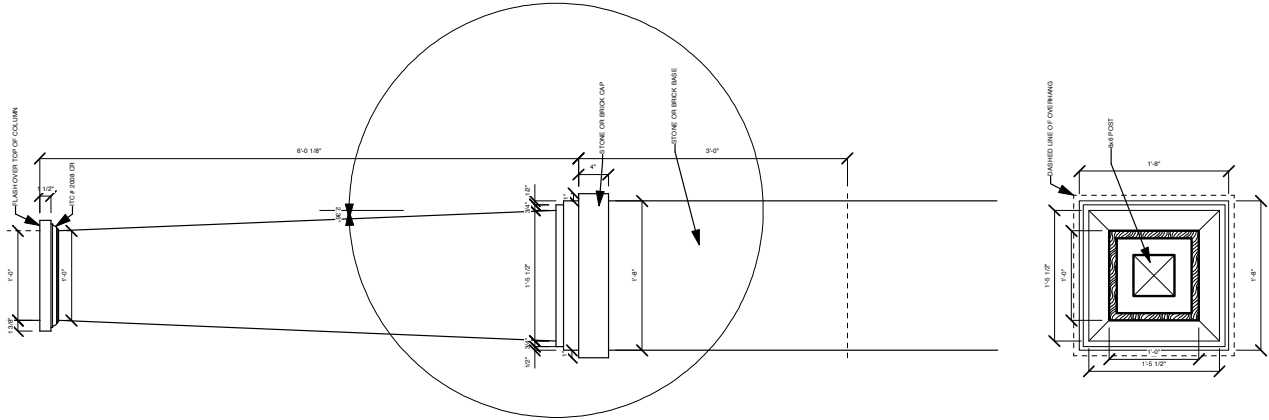
2  
A-2.1 LEFT ELEVATION  
1/8" = 1'-0"

A-2.1

01 July 2014

AUGUST 2014

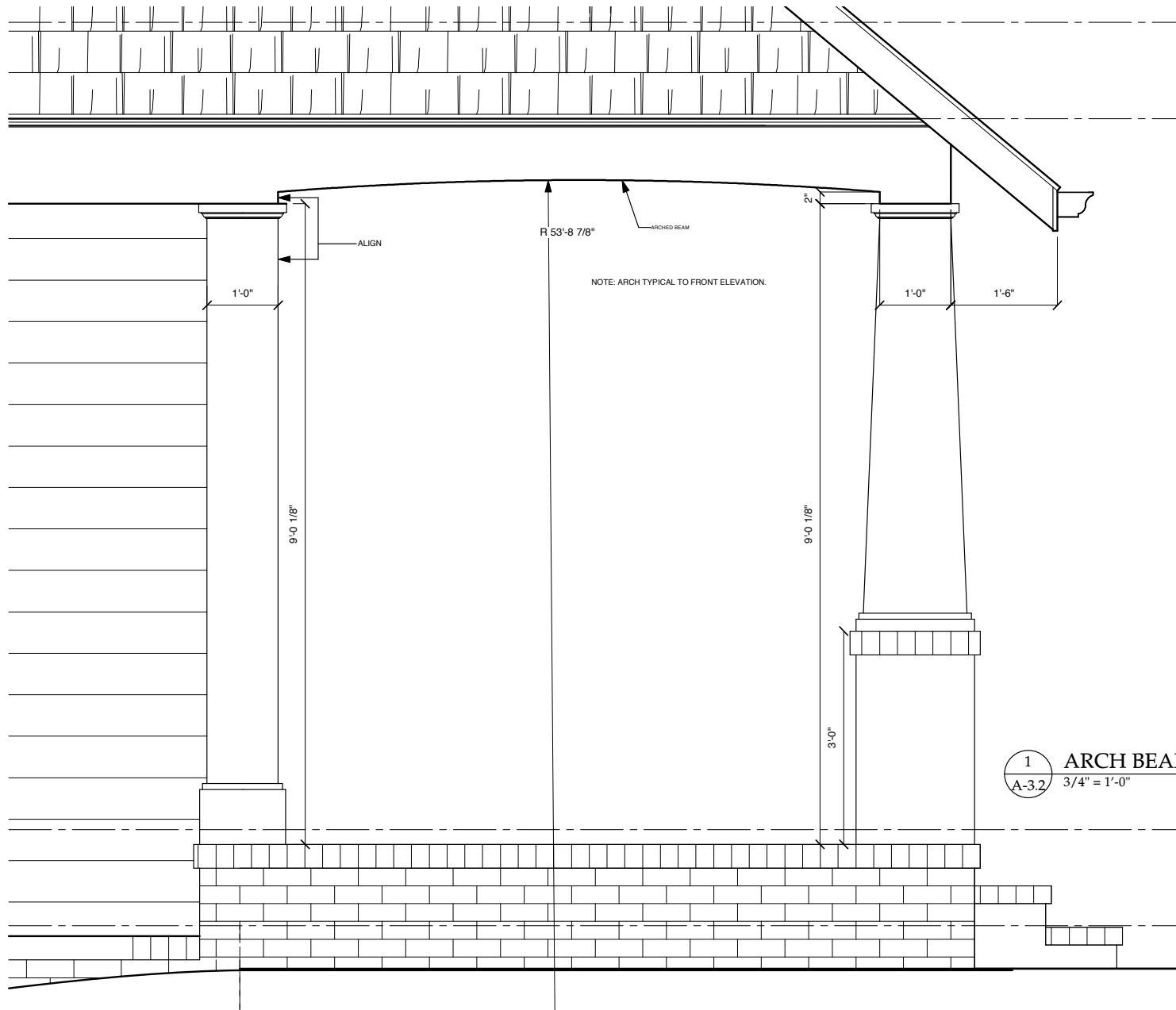
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Charlotte, North Carolina



1 FRONT COLUMN DETAIL  
A-3.0 3/4" = 1'-0"

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Charlotte, North Carolina



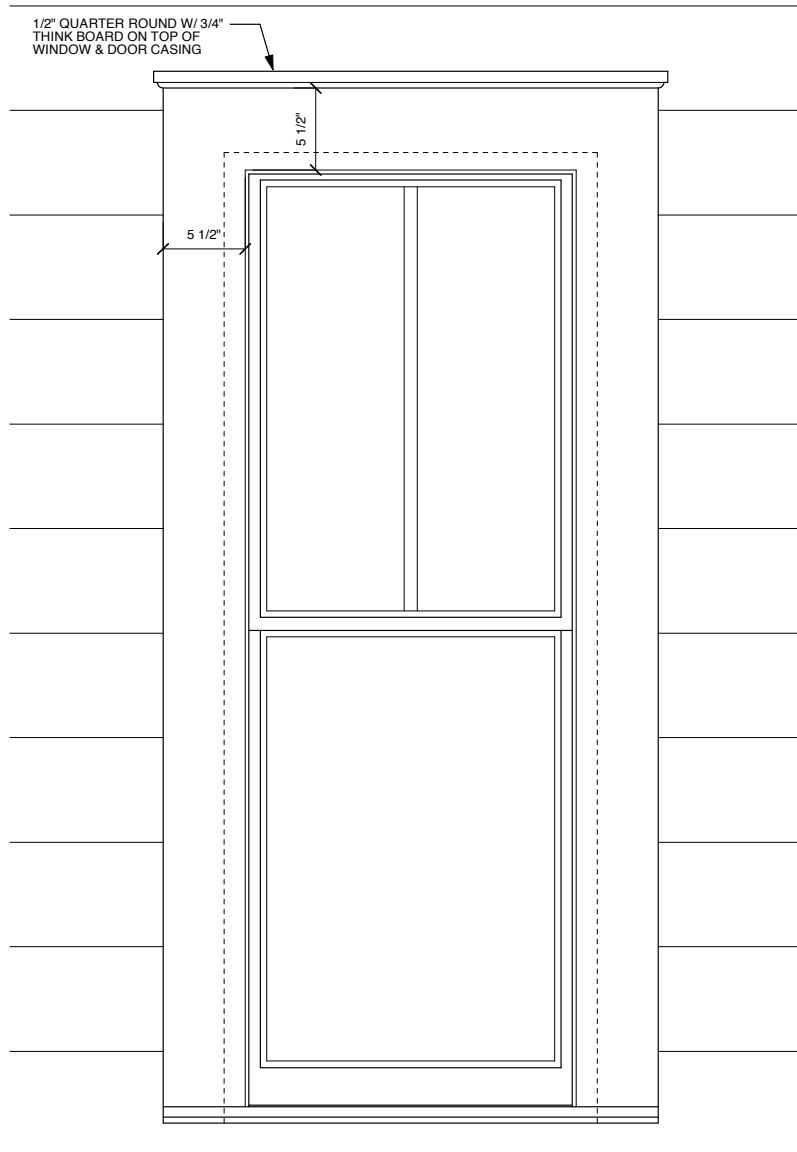
A-3.2

01 July 2014

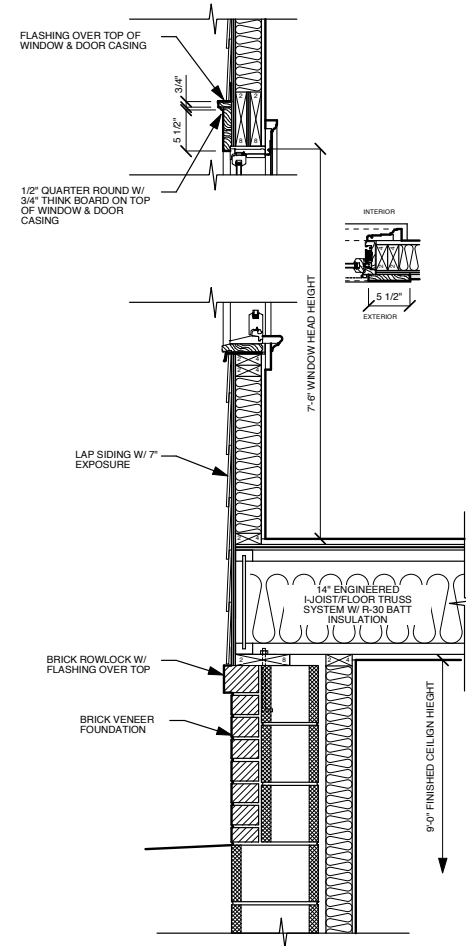


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1  
A-3.1 EXTERIOR WINDOW DETAIL (TYP.)  
1 1/2" = 1'-0"



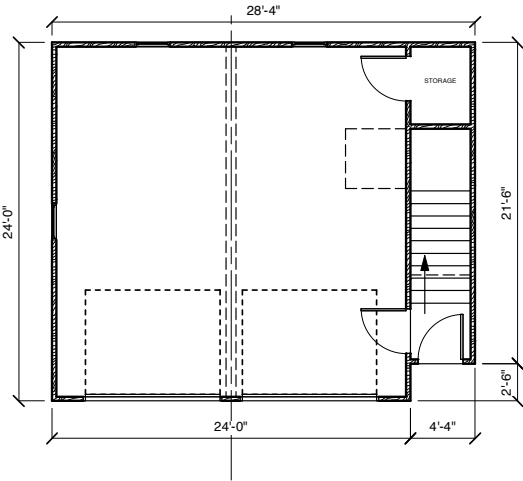
2  
A-3.1 TYPICAL WALL DETAIL  
3/4" = 1'-0"

A-3.1

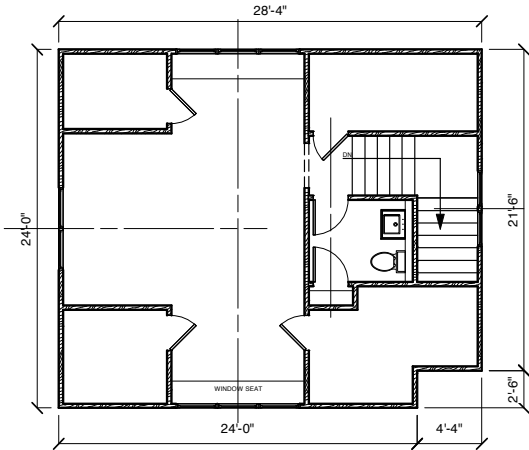
01 July 2014

AUGUST 2014

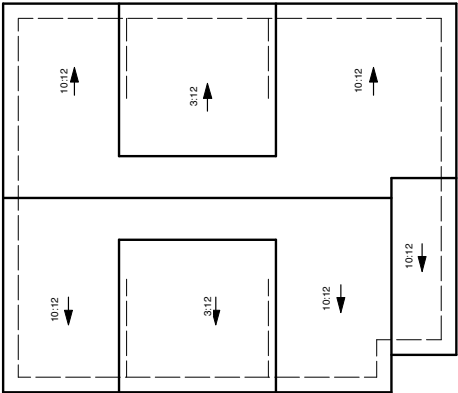
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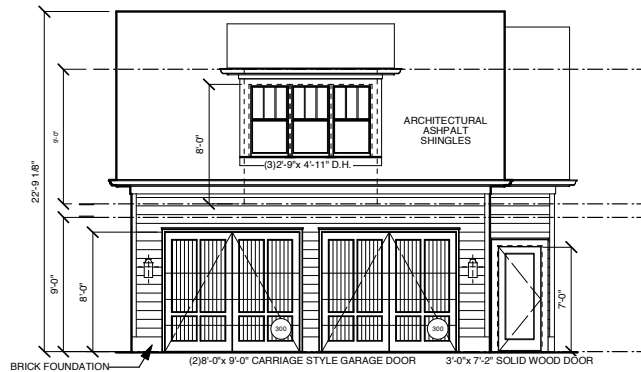
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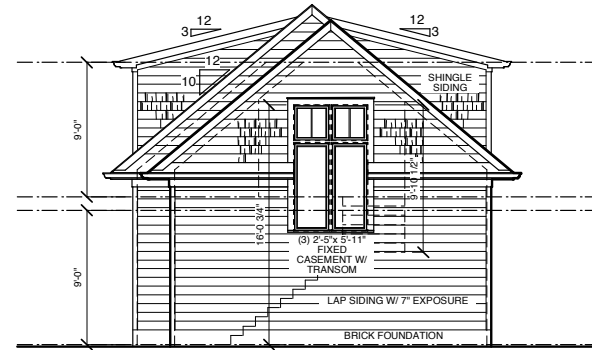
3 GARAGE ROOF PLAN  
A-5.0 1/8" = 1'-0"

AUGUST 2014

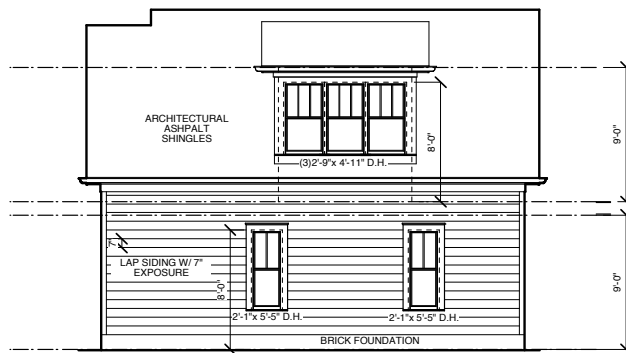
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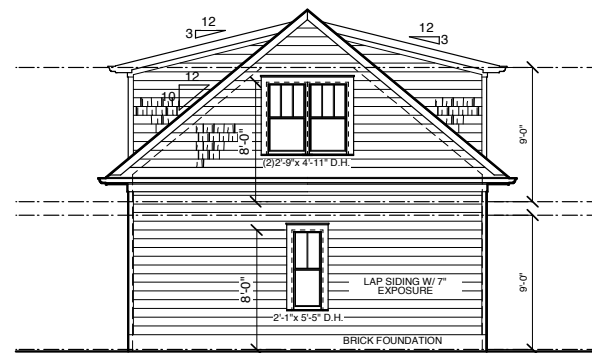
1 GARAGE-FRONT ELEVATION  
A-5.1 1/8" = 1'-0"



2 GARAGE-RIGHT ELEVATION  
A-5.1 1/8" = 1'-0"



3 GARAGE-REAR ELEVATION  
A-5.1 1/8" = 1'-0"



4 GARAGE-LEFT ELEVATION  
A-5.1 1/8" = 1'-0"

A-5.1

01 July 2014