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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 512 East Tremont Avenue

**SUMMARY OF REQUEST:** Demolition and New Construction

**APPLICANT:** Randy Poore

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**Details of Proposed Request**

*Existing Conditions*

The existing structure was constructed in 1930 and listed as contributing in the Dilworth National Register. It is a one story single family structure with a projecting entry, carport and side porch. The established setback of older homes along the block face is approximately 20 to 23 feet from back of curb.

*Proposal*

The proposal is a demolition of the structure and construction of a new single family home. Features of the new home include a full width front porch, front facing dormer, exposed rafter ends, traditional materials, wood windows and overall height of approximate 34'.

**Policy & Design Guidelines for Demolition**

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
3. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
4. Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

#### **Staff Analysis**

The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

#### **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.

<b>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</b>	
<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**

1. The Commission will determine if the 365-Day Stay of Demolition should be applied.
2. The Commission will determine if the proposal meets the guidelines for new construction.



# Charlotte Historic District Commission - Case 2015-011

## Historic District; Dilworth





**DEMOLITION**





512

512

B













512 A

VERSA  
YYP-1472  
NORTH CAROLINA

















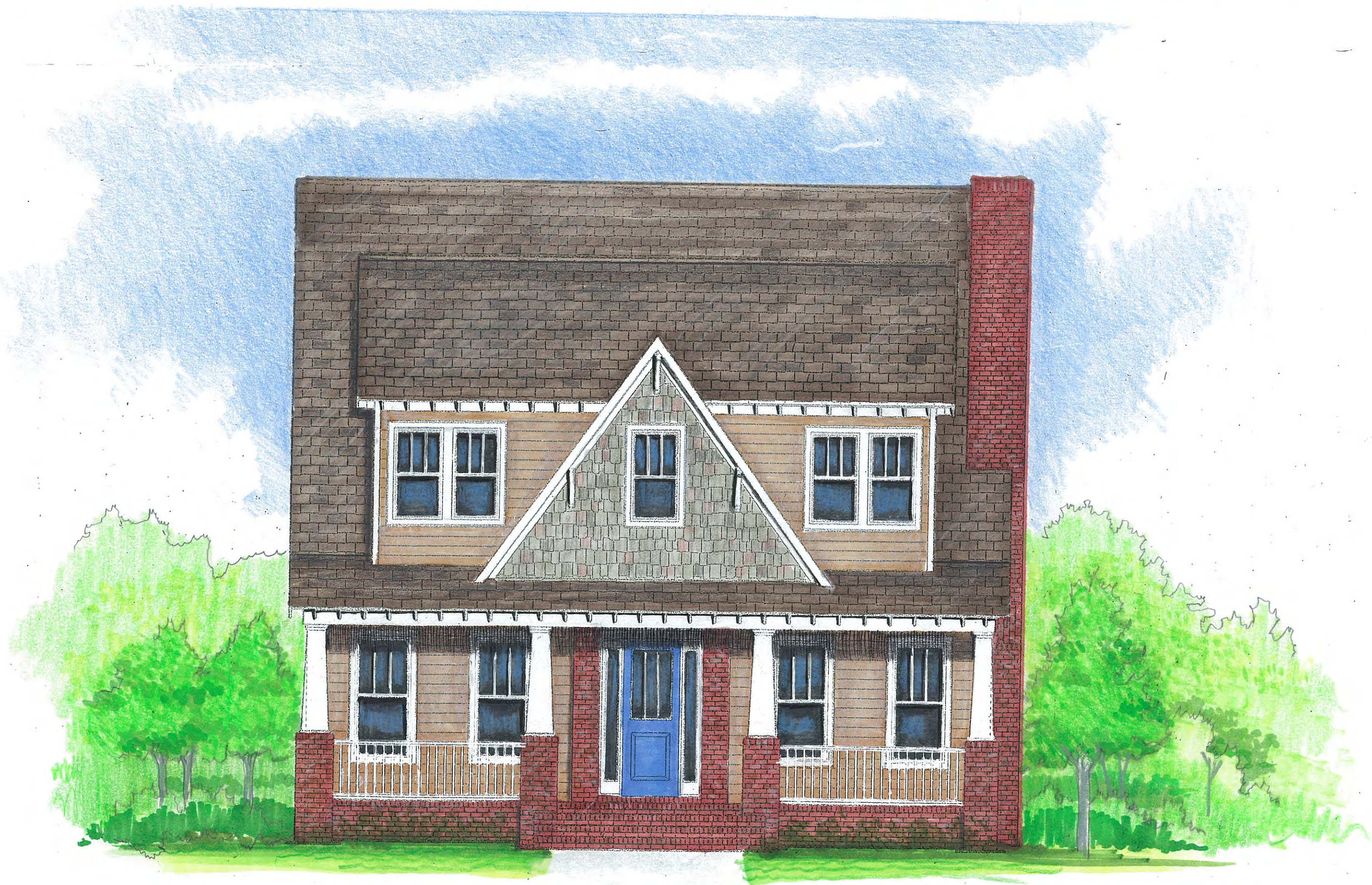






**NEW CONSTRUCTION**







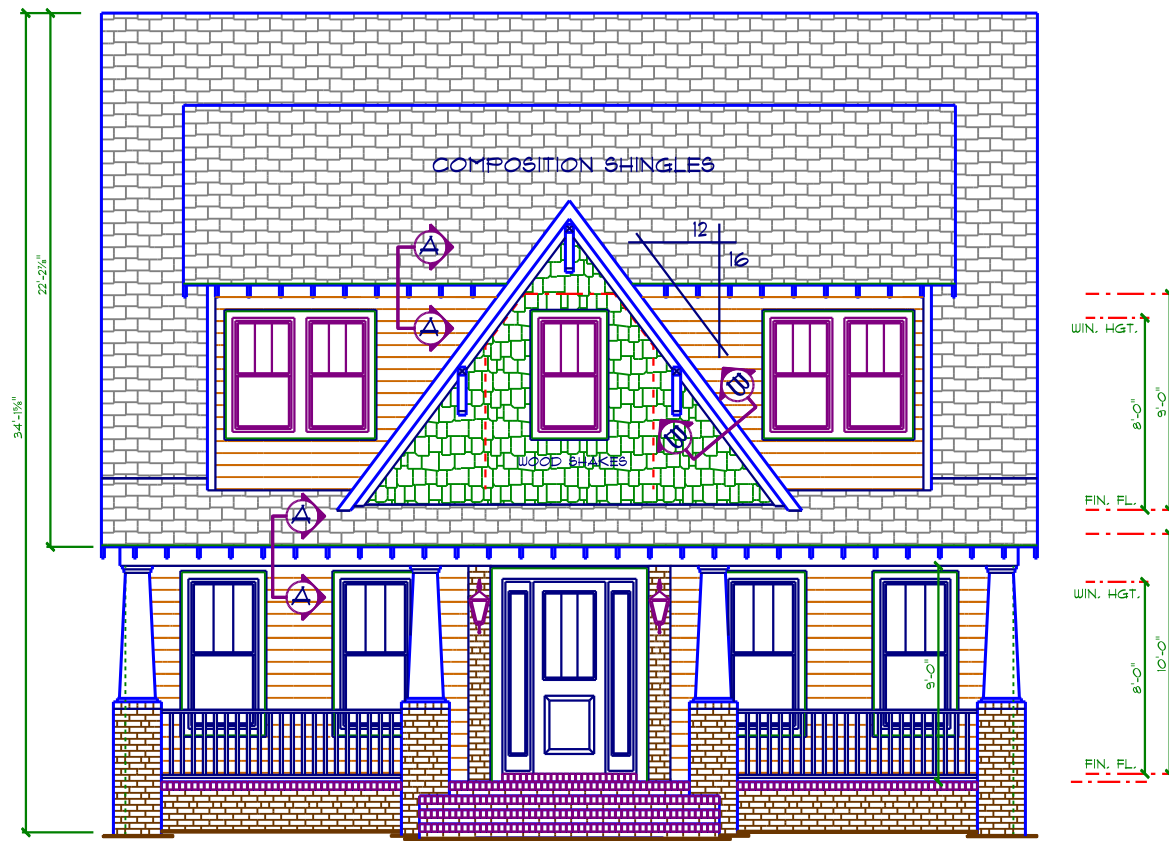
2014\BAT\E Tremont Ave 512  
2014\T\E Tremont Ave 512

2014\BAT\E Tremont Ave 512  
2014\T\E Tremont Ave 512



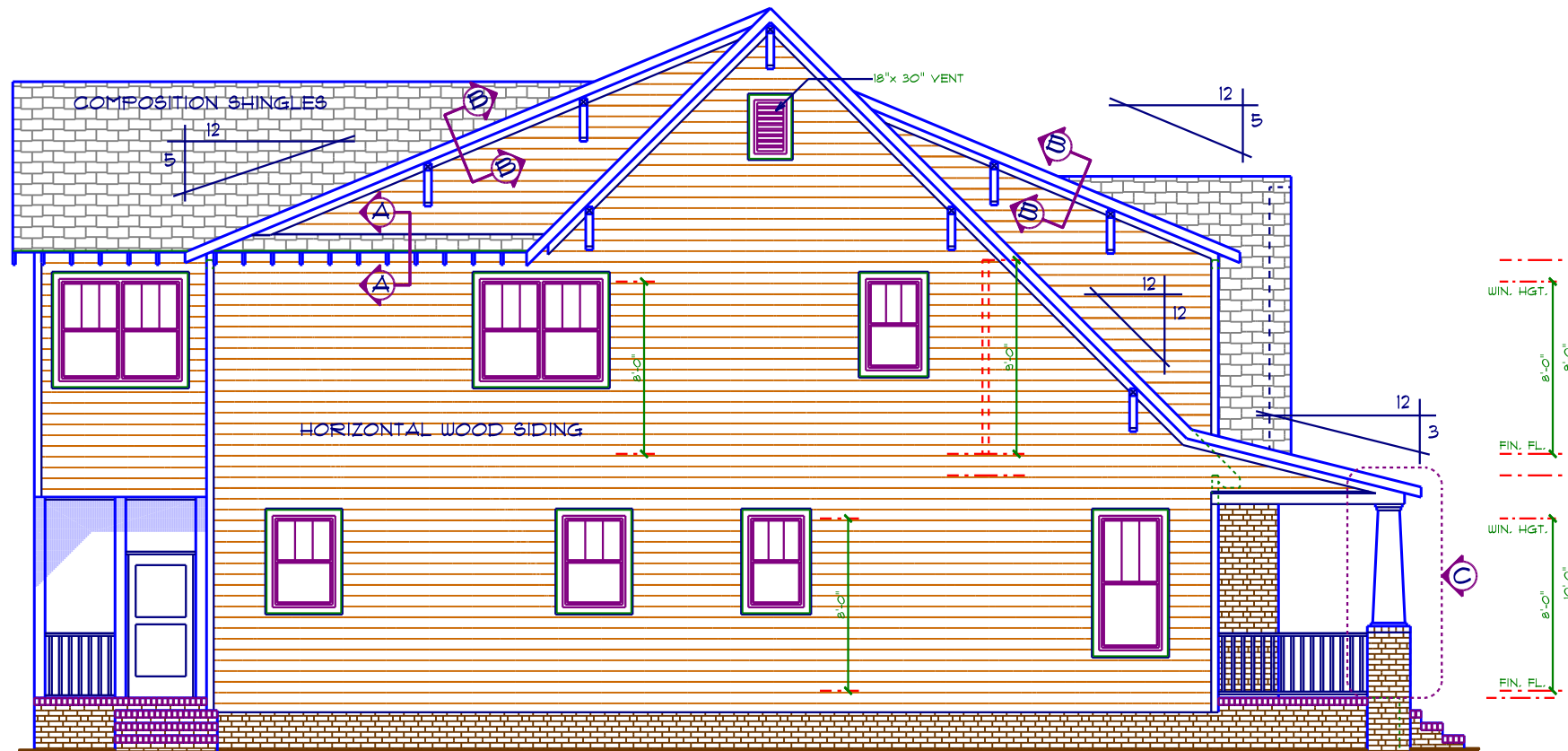






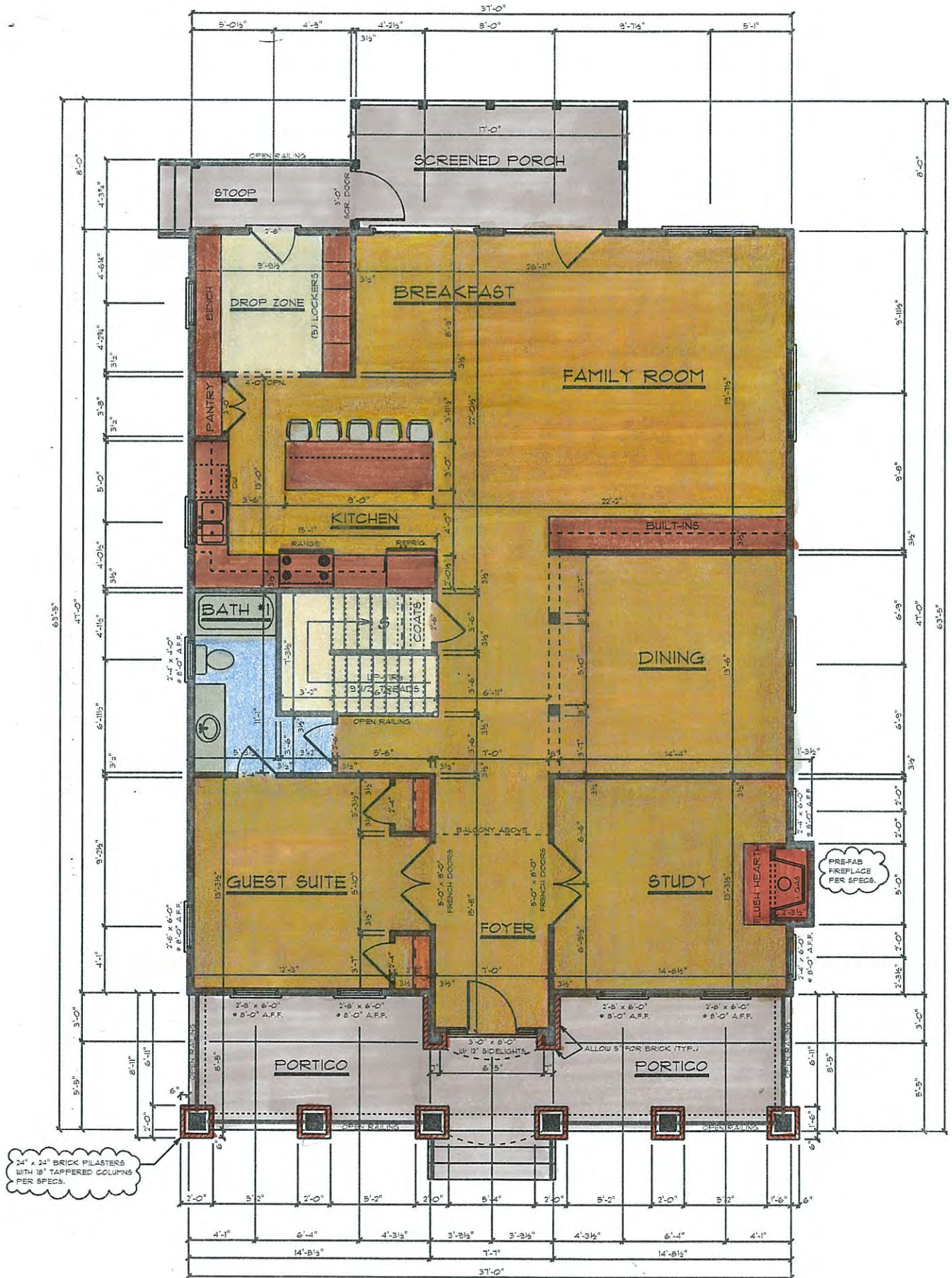
FRONT ELEVATION





LEFT SIDE ELEVATION



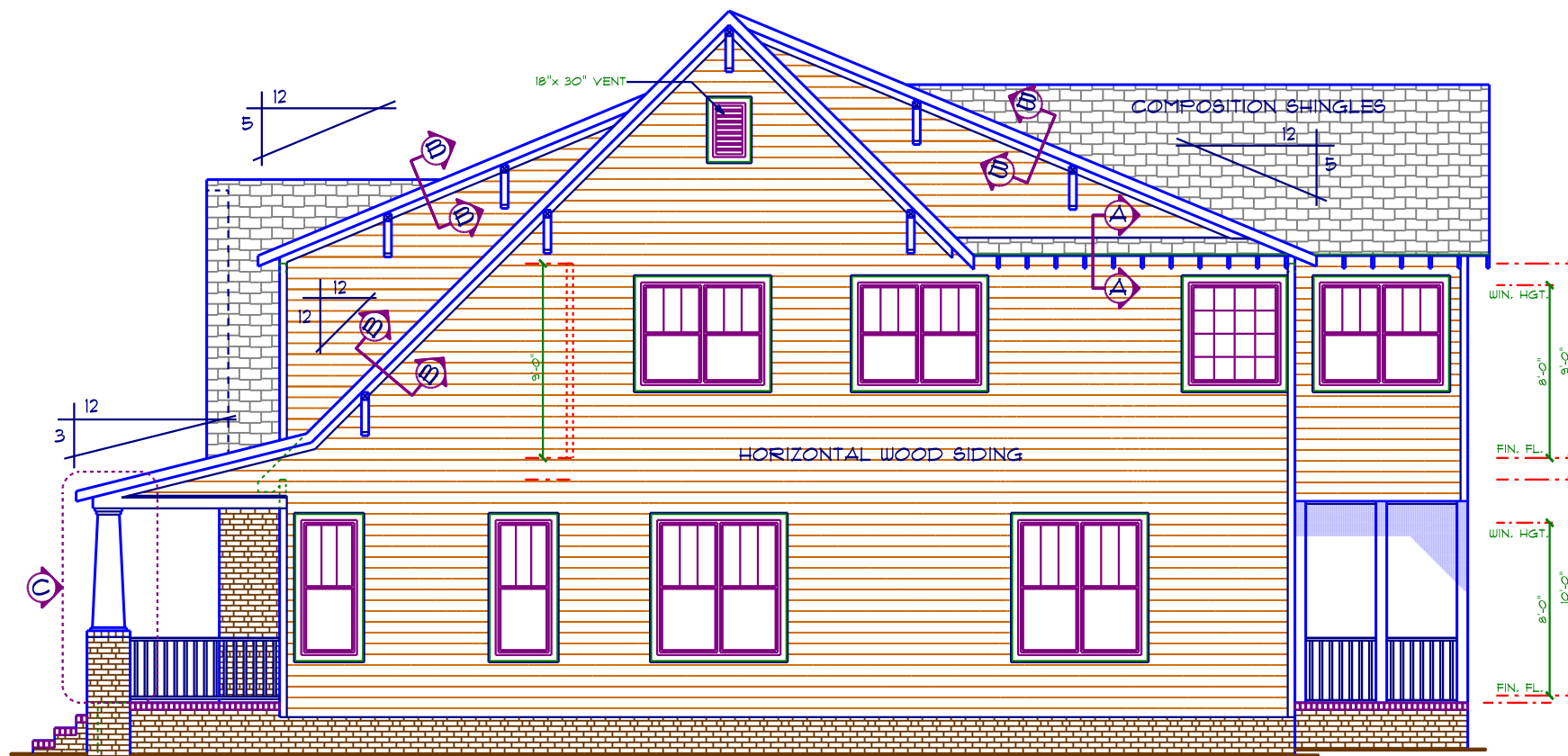


**FIRST FLOOR PLAN**

10'-0" CLG. HGT.

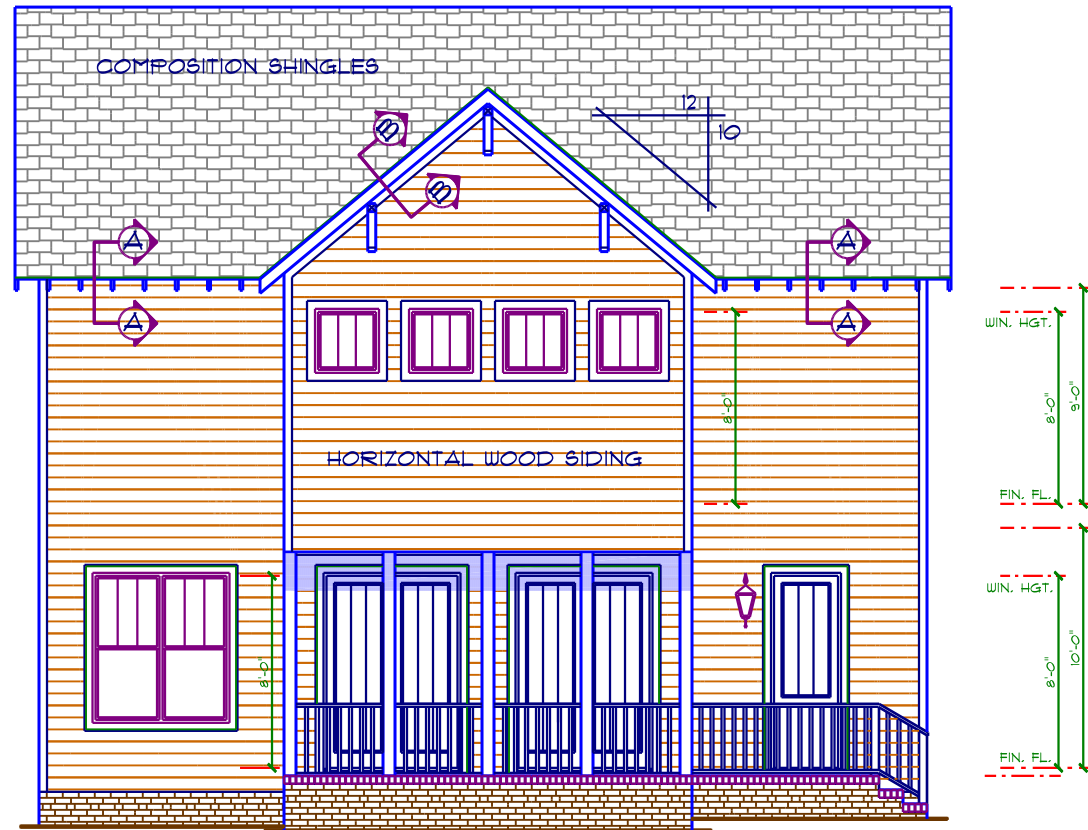
1768.4 SQ. FT.





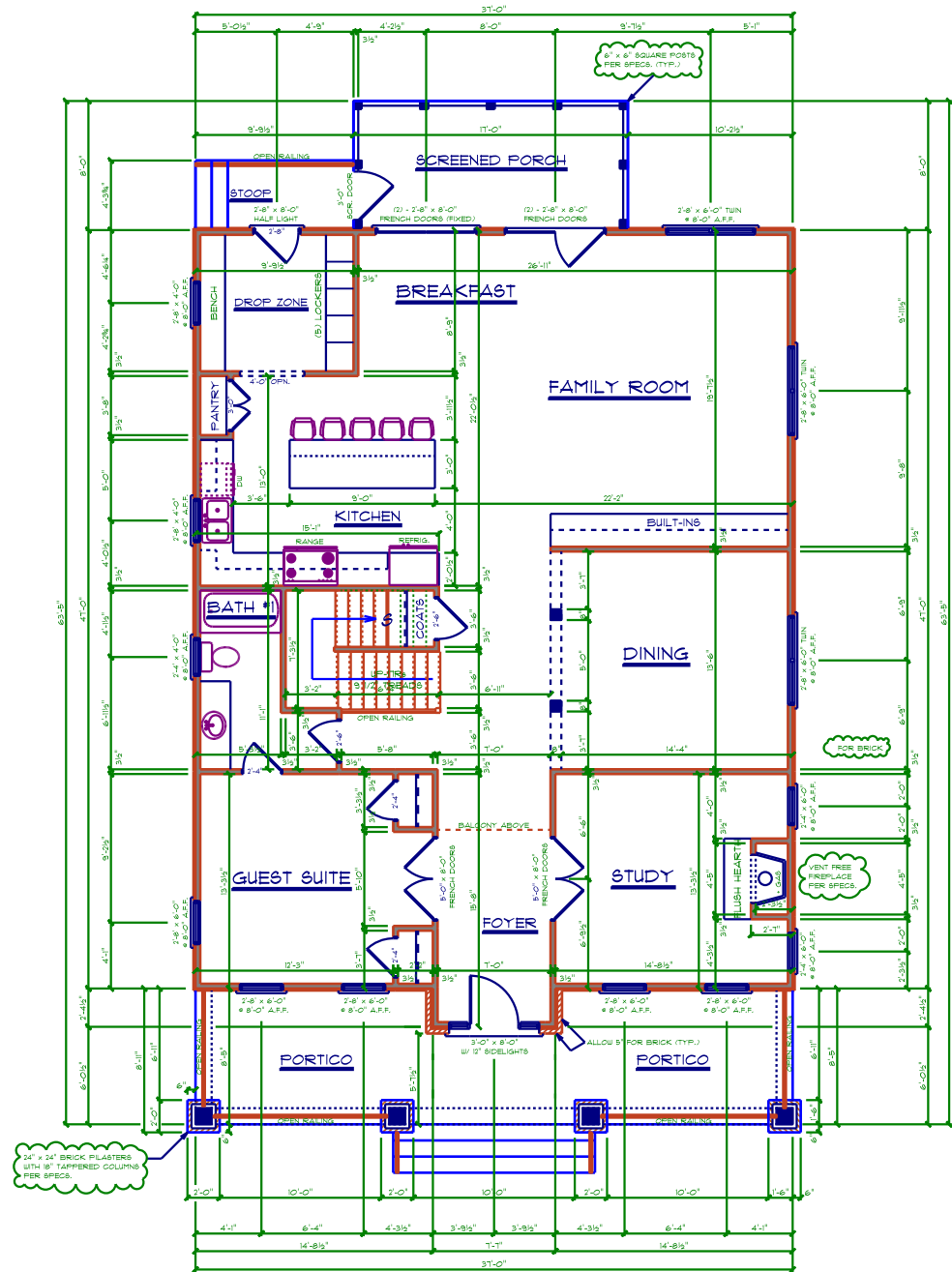
RIGHT SIDE ELEVATION





REAR ELEVATION



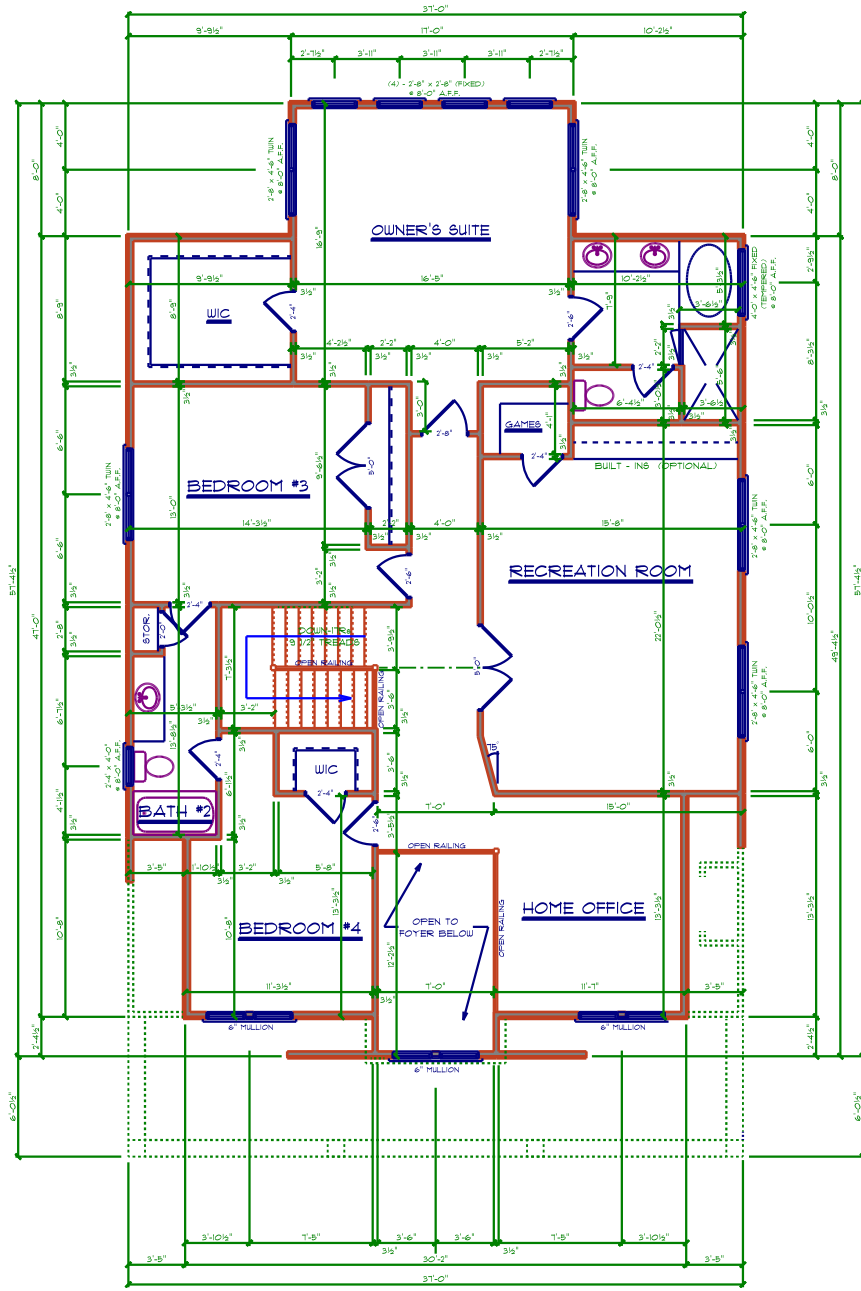


FIRST FLOOR PLAN 10'-0" CLG. HGT.  
1762.5 SQ. FT.

ALL DOORS ON FIRST LEVEL  
ARE 8'-0" TALL U.N.O.

REVISIONS		BY
The Design Board		
P.O. Box 220084 Charlotte, NC 28222		
Phone 704-366-4900		
THE TREMONT		
FAIRVIEW BUILDERS		
704 - 847 - 0500		
FIRST FLOOR PLAN		
DATE 1 - 9 - 15		
SCALE 1/4" = 1'-0"		
NAME HONEYCUTT		
SHEET		
2		
OF SHEETS		

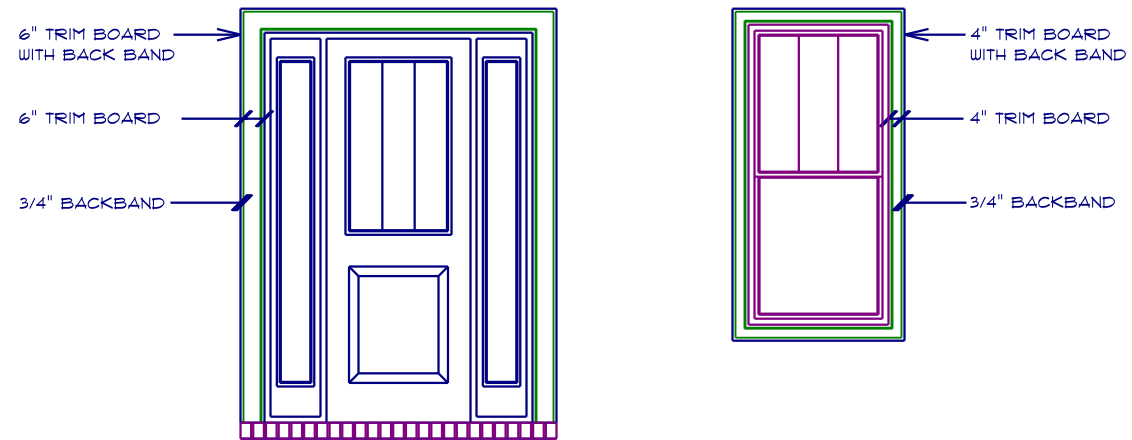




SECOND FLOOR PLAN      9'-0" CLG. HGT.  
1727.8 SQ. FT.  
O.S. = 83.4 SQ. FT.

REVISIONS		BY
The Design Board		
P.O. Box 220084 Charlotte, NC 28222		
Phone 704-366-4900		
THE TREMONT		
FAIRVIEW BUILDERS		704 - 847 - 0500
SECOND FLOOR PLAN		
DATE 1 - 9 - 15		
SCALE 1/4" = 1'-0"		
NAME HONEYCUTT		
SHEET		3
OF		SHEETS





TYPICAL DOOR & WINDOW TRIM



1" AIR SPACE  
COMPOSITION  
SHINGLES  
ROOFING FELT  
SHEATHING

3 1/2" CORNER STILE  
(BEYOND)

HORIZ. LAPPED WOOD SIDING  
SHEATHING  
2" X 4", 16" O.C.  
R-13 INSUL.

R-30 INSUL.

9'-1 1/2"

FLOOR TO TOP PLATE

1'-0"

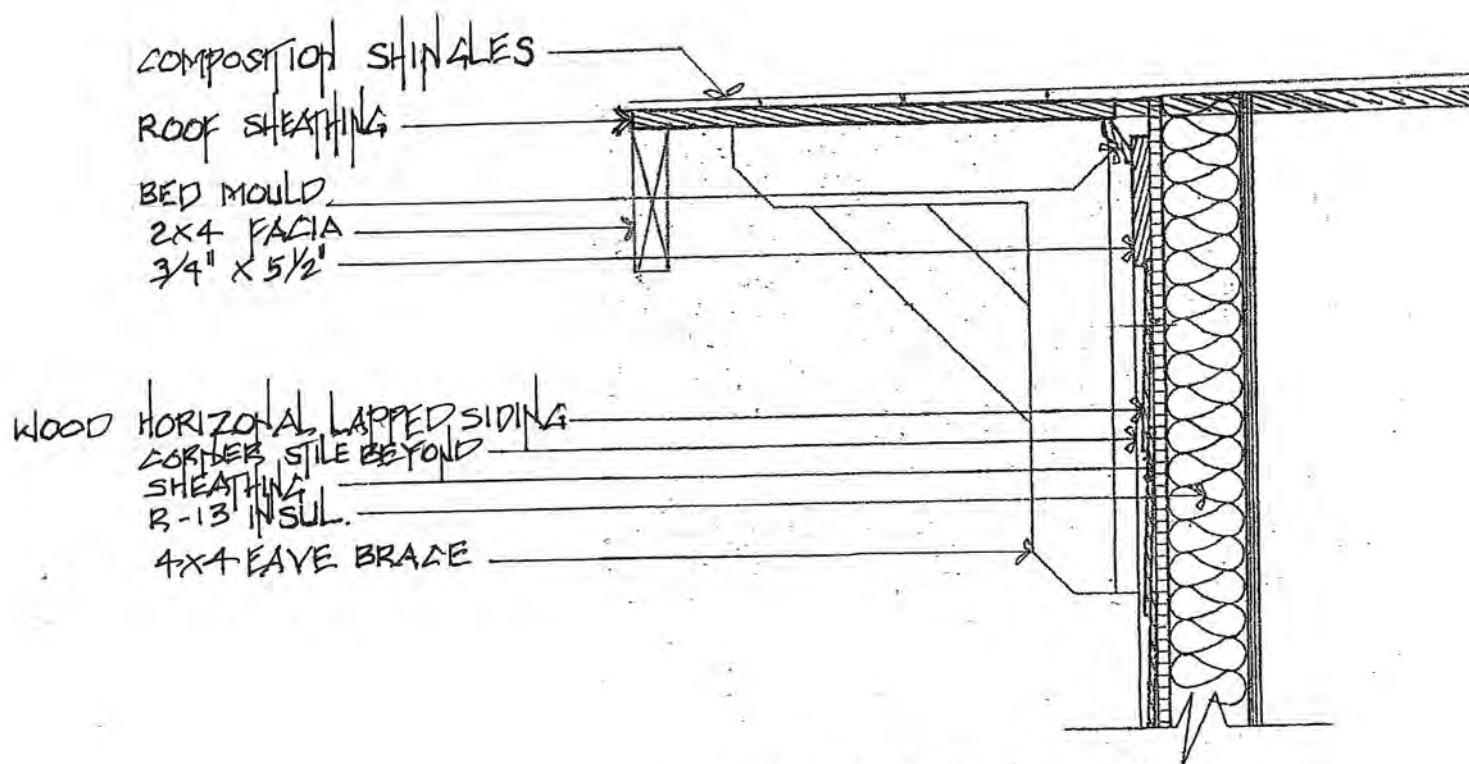
WOOD DOUBLE HUNG WINDOW

SILL

CORNICE "A"

SCALE: 1 1/2" = 1'-0"





## CORNICE "B"

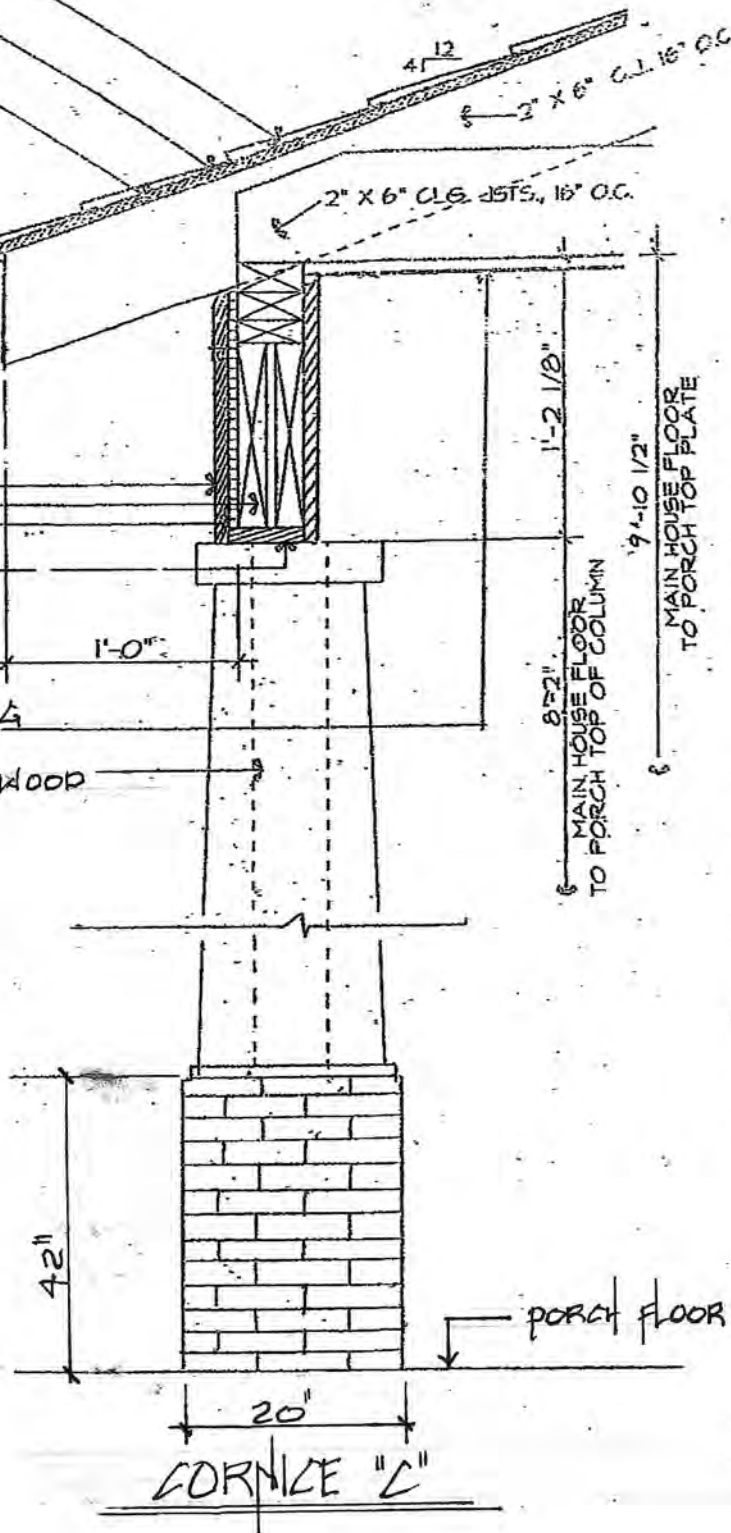
SCALE: 1 1/2" = 1'-0"



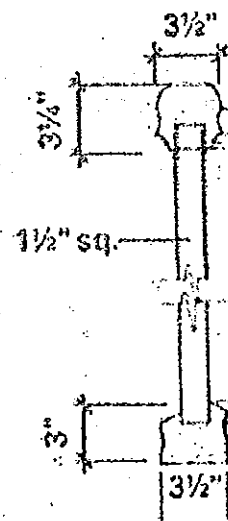
COMPOSITION  
SHINGLES  
ROOFING FELT  
SHEATHING

3/4" X 9 1/4"  
2-2" X 10"  
SHEATHING  
3/4" STOCK  
(FROM 3/4" X 5 1/2")

V JOINT WOOD CEILING  
4" X 4" SUPPORT POST  
WRAPPED AND TRIMMED IN WOOD  
(SEE ELEVATION)







Porch Rail Details





























516

WARNING  
CPI





508