## Charlotte Historic District Commission Staff Review HDC 2015-060

Application for a Certificate of Appropriateness Date: May 13, 2015

LOCAL HISTORIC DISTRICT: Dilworth

**PROPERTY ADDRESS:** 512 East Tremont Avenue

**SUMMARY OF REQUEST:** New Construction

**OWNER:** John L. Carpenter, Jr.

**APPLICANT:** Randy Poore

#### **Details of Proposed Request**

#### **Existing Conditions**

The existing structure was constructed in 1930 and listed as contributing in the Dilworth National Register of Historic Places. 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.

The existing house currently has a 365-Day Stay of Demolition as of February 11, 2015. The application for new construction was deferred for 90 days.

#### Proposal

The proposal is the construction of a new two story single family house. The front setback is approximately 25' from back of sidewalk, front porch depth is 8'-5", rear yard pervious area is approximately 2800 square feet, total height is approximately 28'-6" from the finished floor elevation (FFE) to the ridge, exterior materials are brick, cedar shake siding and wood lap siding, windows are wood STDL.

#### **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.

#### **Policy & Design Guidelines for New Construction**

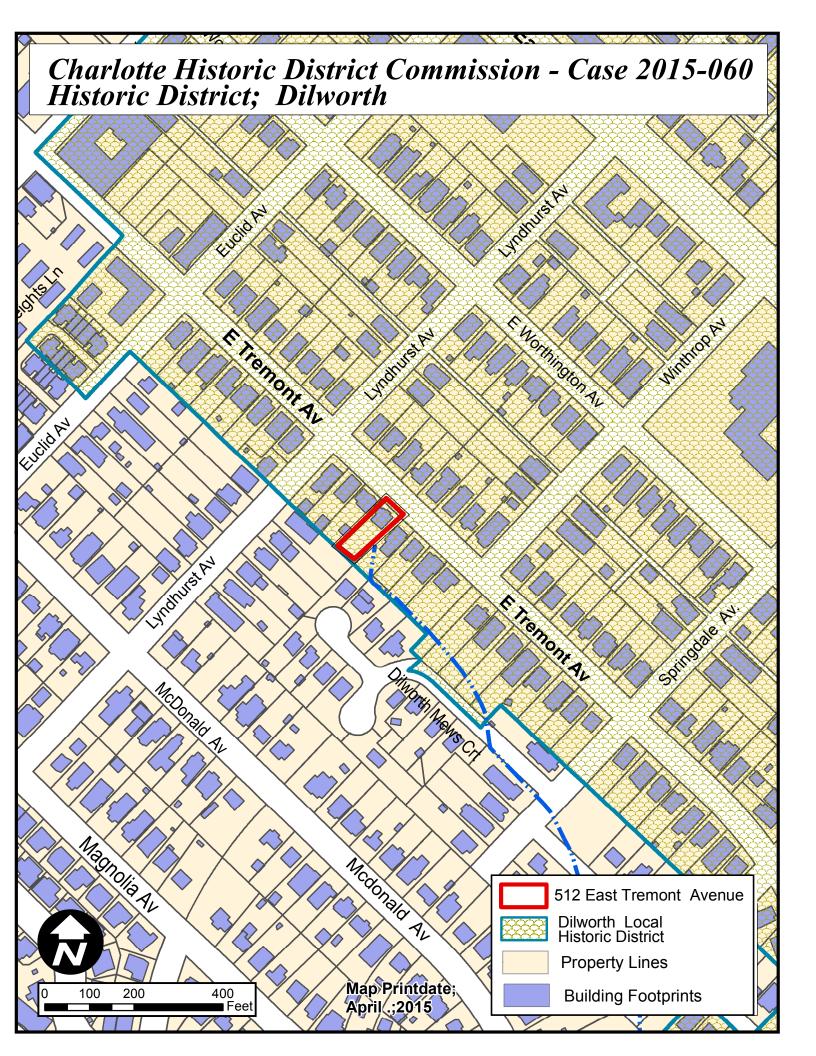
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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.

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

### **Staff Analysis**

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





2020 South Tryon Street Charlotte, NC 28203

February 2, 2015

To: Dilworth Historical District Committee

Re: Home on 512 Tremont

To Whom It May Concern:

My name is Randy Poore representing Red Cedar Residential, LLC who has a contract to purchase 512 Tremont. We are asking the Committee to accept our request to complete a full demolition of this residence based upon the following conditions:

- 1. The home is currently 10 ft. past the current zoning setback of 20 feet. Also, the front steps are an additional 3 feet. If a front porch were to be added (per wishes of the Committee to be 8 ft. minimum) then it would be setting across the property line into the city property.
- 2. The current home is non-conforming to the other houses on each side of it and across the street as it currently has no front porch.
- 3. The home has a serious foundation problem with many cracks in the foundation along with settling problems as well. (See attached pictures)
- 4. The home is in serious decay and rot condition as shown in pictures as well.
- 5. The carport to the right has serious settling problems. (See attached pictures)

Thank you for taking time to discuss this request.

Sincerely,

Randy Poore

2 2014\BAT\E Tremont Ave 512 2014\T\E Tremont Ave 512 WHITE SEAL WAS A STANDARD OF THE SEAL WAS A STAN AROLINA SURVEYORS, INV P.O. BOX 267 PINEVILLE, N.C. 28134 (704) 889-7601 FAX: (704) 889-7614 CERTIFICATE OF AUTHORIZATION NC. C-1242 SC. 896 <del>~77</del>~ ACTUAL SURVEY WAS MADE BOUNDARY LINES AND THE LAND SURVEYOR VICINITY MAP NOT TO SCALE CAROLINA P.0 LOT 9 BLOCK 48 MB 332/215 PROFESSIONAL 4171 4600 PAGE THIS IS TO CERTIFY THAT ON THE 17th DAY OF DECEMBER, 2014, AN UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. CAROLINA LOT 6 BLOCK 48 MB 332/215 BOOK CHARLOTTE, MECKLENBURG COUNTY, NORTH VEN SIGNED\_ DIL WOR T SHARED DRIV ENTRANCE N40°20'00"E SURVEY 214 DEED RECORDED 150.00 FIELD WORK BG/JH FIELD BOOK FAIRVIEW BUILDERS 5' SIDE YARD 11 COVERED CARPORT OF LINE) 10 & OF LOT Ø, 34.8 HEDGE ROW 0.183 ACRES 4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION. ZONE PUBLIC 3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300K, WITH A DATE OF IDENTIFICATION OF 03/02/2009. 5. PROPERTY ZONED: R-5 SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION. PART CB(3) THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED UNRECORDED EASEMENTS, SETBACKS, BUFFERS, 4TS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN of #512 1 STORY WO COMPOSITION F BC CB(2) *TREMON1* ĺЬ 32, PHYSICAL LOT PORTION 48 10.2 SIDEWALK 49.40  $\varphi$ 8.45 90, PAGE BLOCK 10 SIDE YARD 64.67 M.,97,87.7+S ۲ (CLEAR OF LINE) NEIGHBOR'S DRIVE ENG! 107 332 POWER POLE = STORM DRAIN MANHOLE = SANITARY SEWER MANHOLE A X 27 BOOK, LOT 2 MB 21/776 ELECTRICITY RECORDED IN DRAWN RIGHT OF WAY CURB RON SURVEYED FOR METER WATER METER = 30, GAS METER Ŗ OVERHEAD SET IRON PORTION OF BLOCK EXISTING 9 PID 12109366 POWER BACK SCALE LEGEND МАР 2. THIS OR UNR RIGHTS— SHOWN. **HW**QS SSMH R/W PP = Š MM

# ORIGINAL HOUSE PROPOSED DEMOLITION







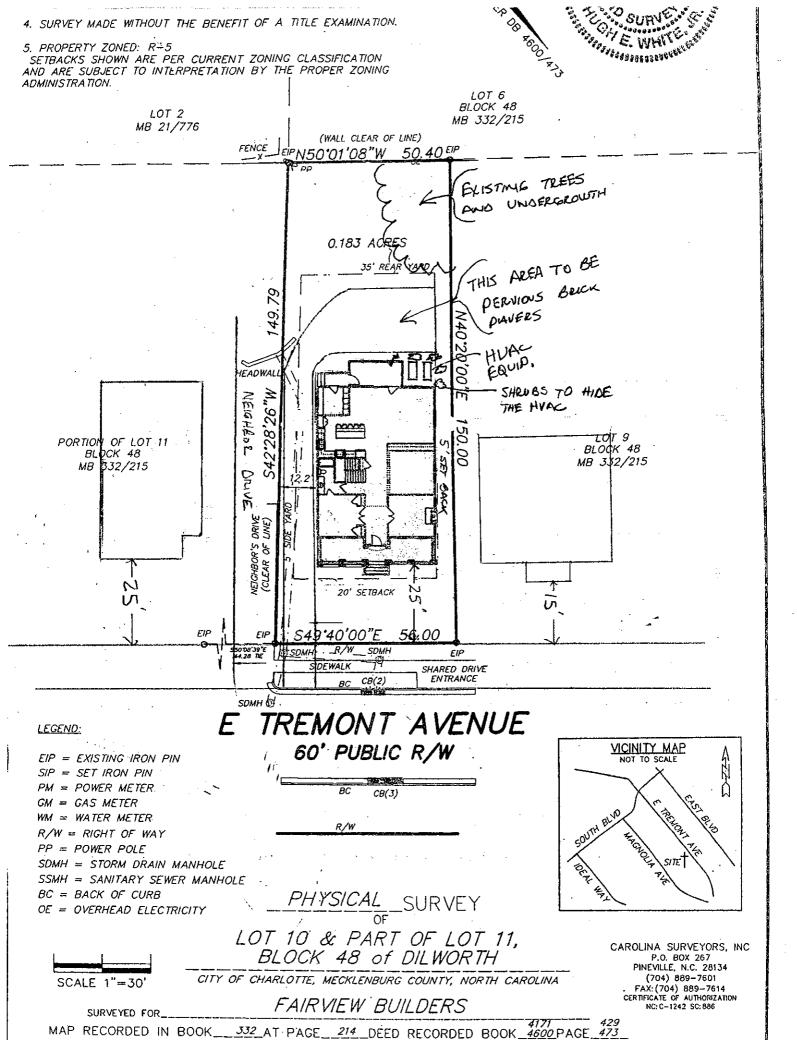


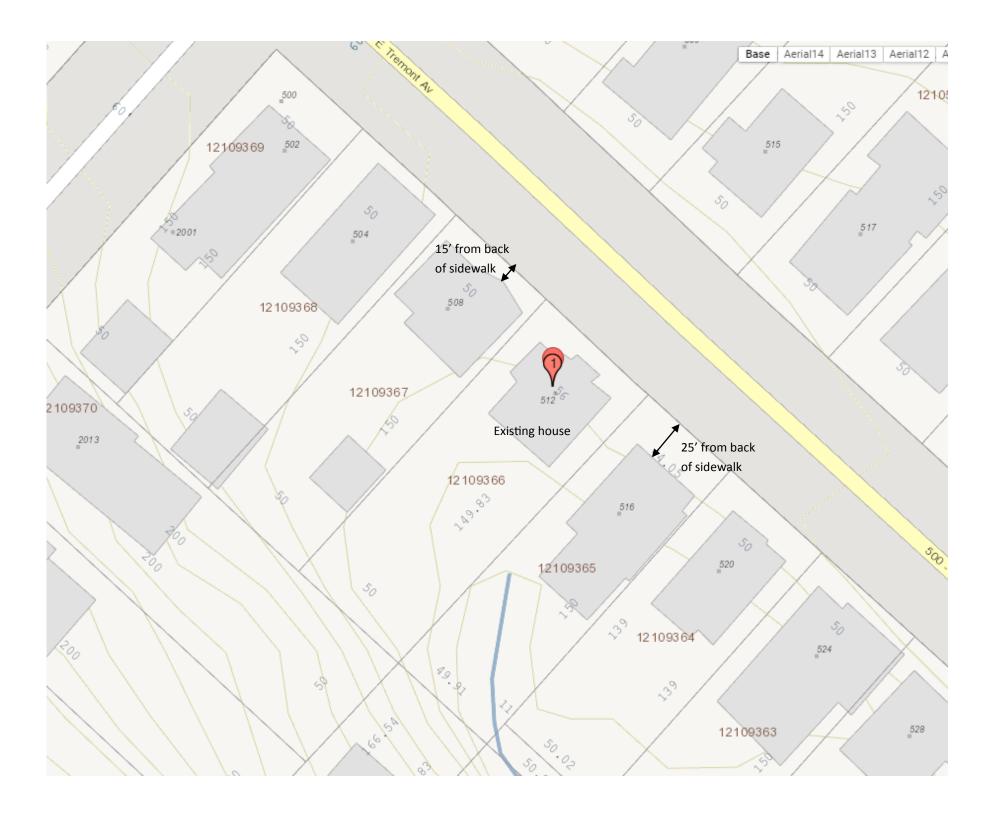


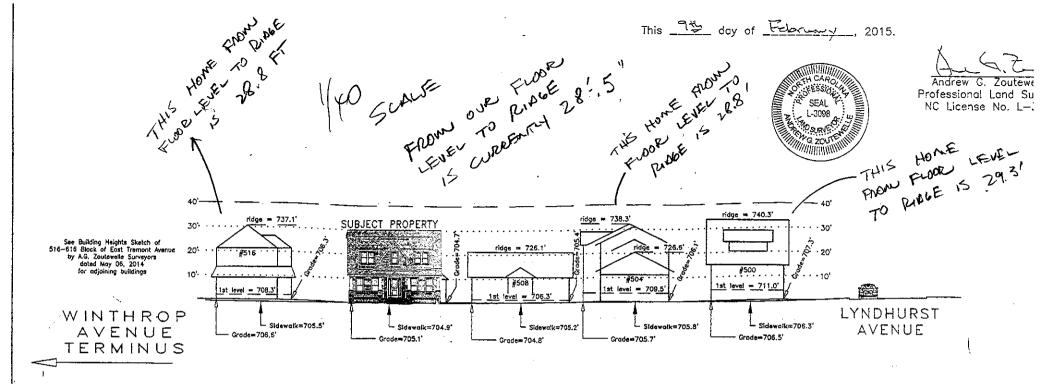












# EAST TREMONT AVENUE

NEW

# A.G. ZOUTEWELLE SURVEYORS

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-3054

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Building Heights Sketch of 500-512 EAST TREMONT AVENUE FACING SOUTHWEST

CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Departm February 5, 2015

Scale 1" = 20'
0' 20' 40' 60' 80'



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

**REVISIONS** 

DATE 1 - 9 - 15

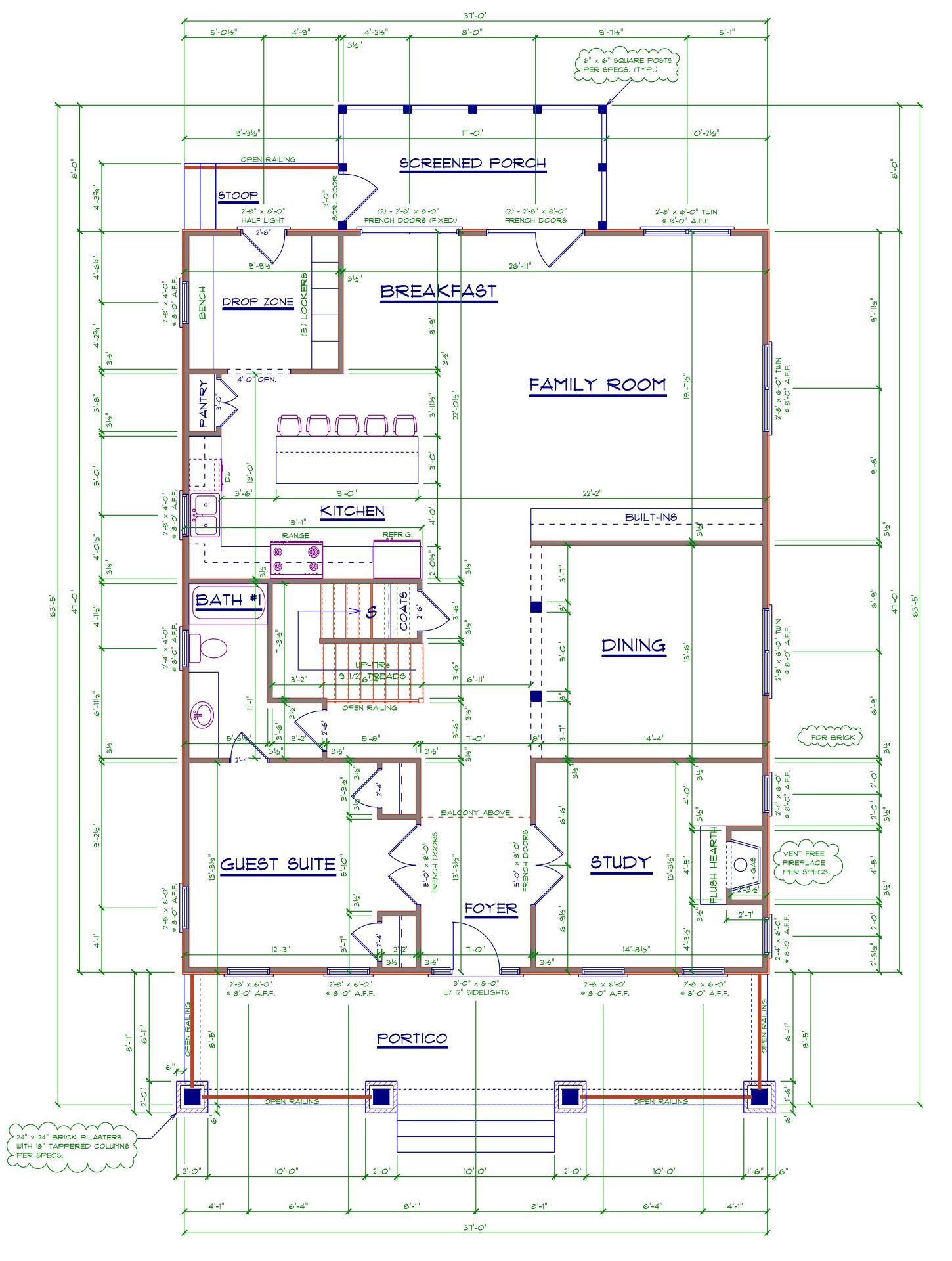
SCALE 1/4" = 1'-0'

NAME HONEYCUT

ALL DOORS ON FIRST LEVEL

ARE 8'-0" TALL U.N.O.

1762.5 SQ. FT.



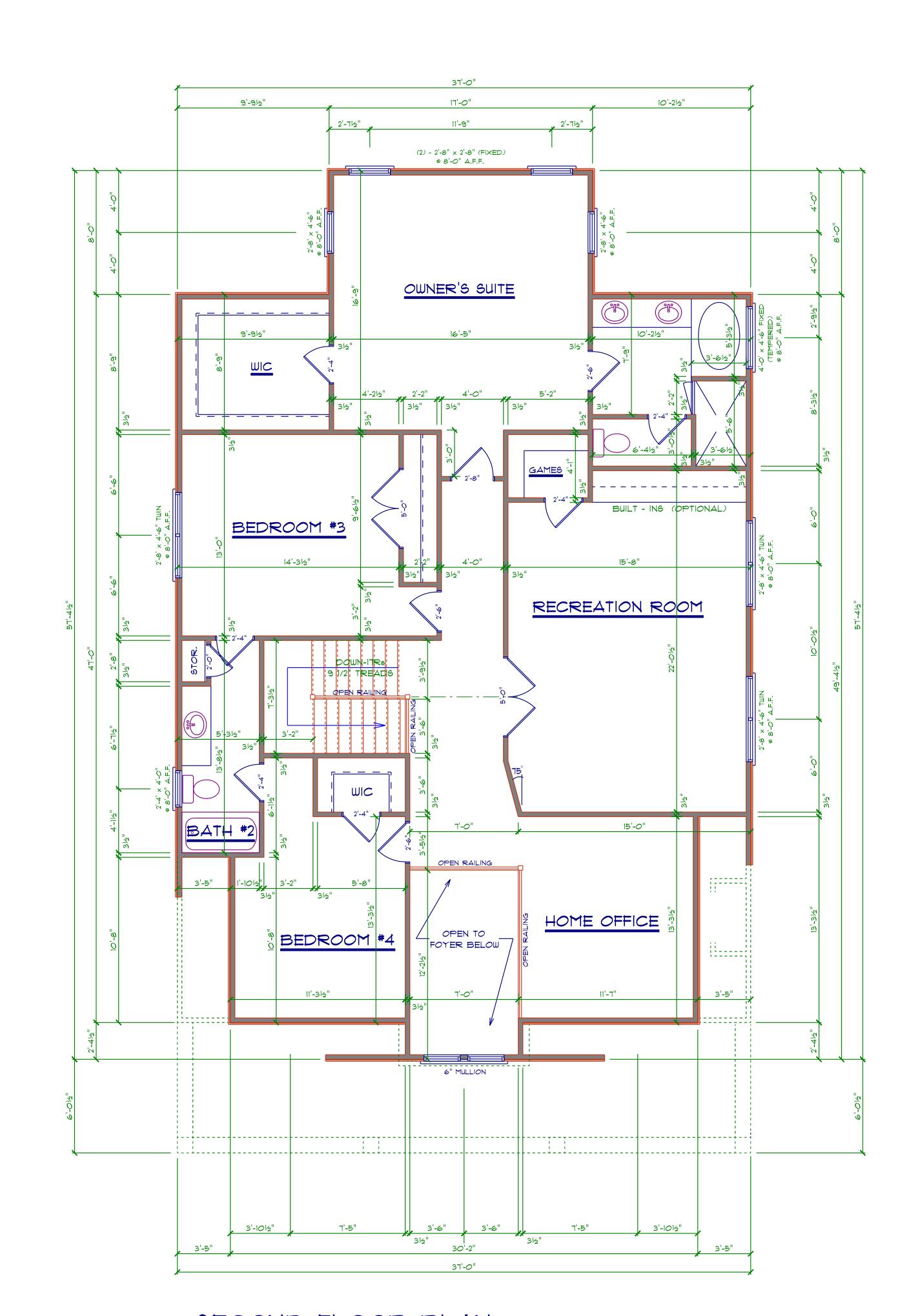
FIRST FLOOR PLAN

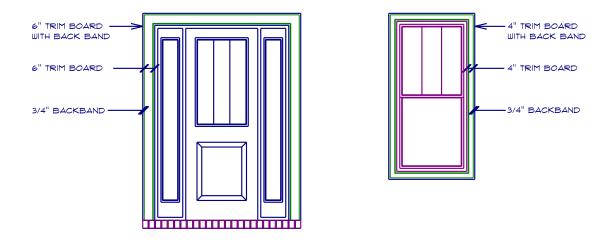
10'-0" CLG, HGT,

SECOND FLOOR PLAN 9'-0" CLG, HGT,

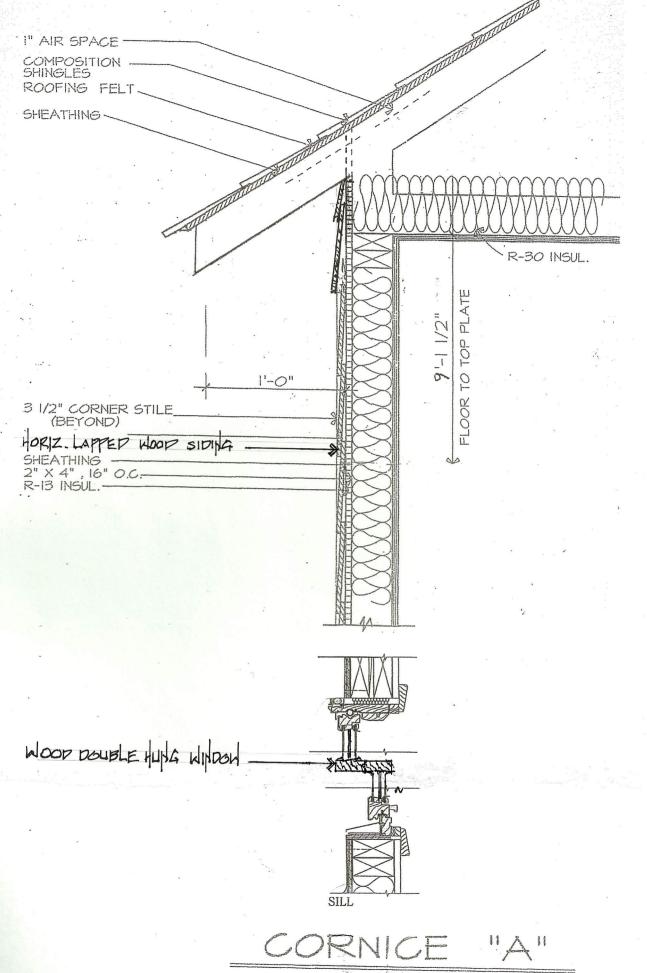
1727.8 SQ, FT,

0.5. = 83.4 SQ, FT,

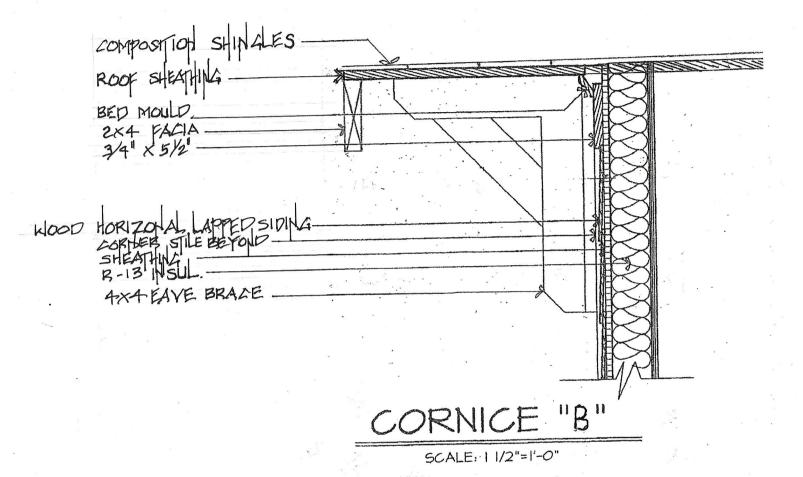


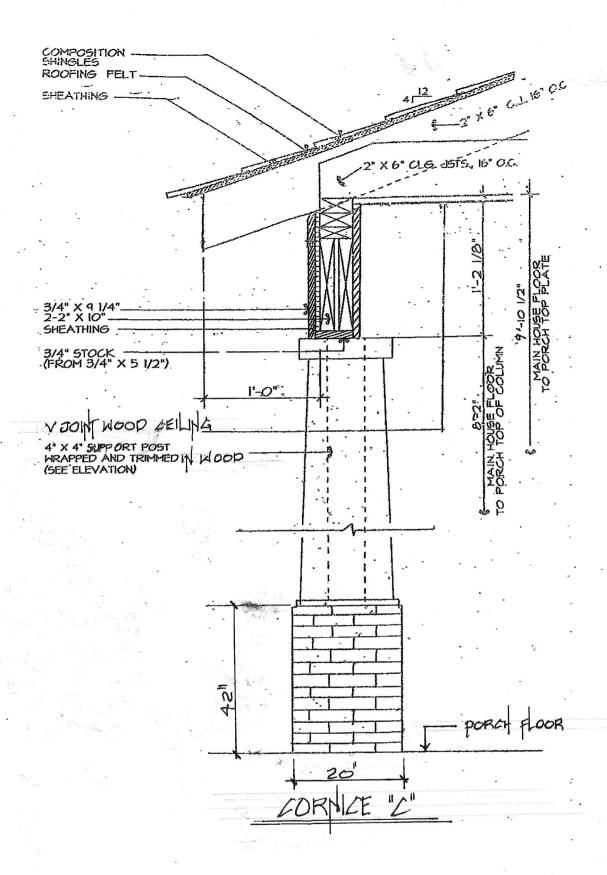


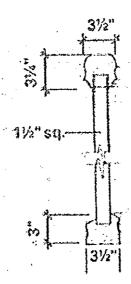
TYPICAL DOOR & WINDOW TRIM



SCALE: 11/2" = 1'-0"







Porch Rail Details













