

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 505 East Boulevard

SUMMARY OF REQUEST: Addition

APPLICANT: Peter Tart

Details of Proposed Request

Existing Conditions

The existing office building was constructed in 1988. The front elevation features include a covered entrance with balustrade.

Proposal

The proposal is a redesign of the front portico and balustrade within the existing footprint. Details include Tuscan style columns (10" at the base), new fascia and trim boards. Proposed materials are synthetic and/or wood.

Policy & Design Guidelines – Additions, page 36

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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

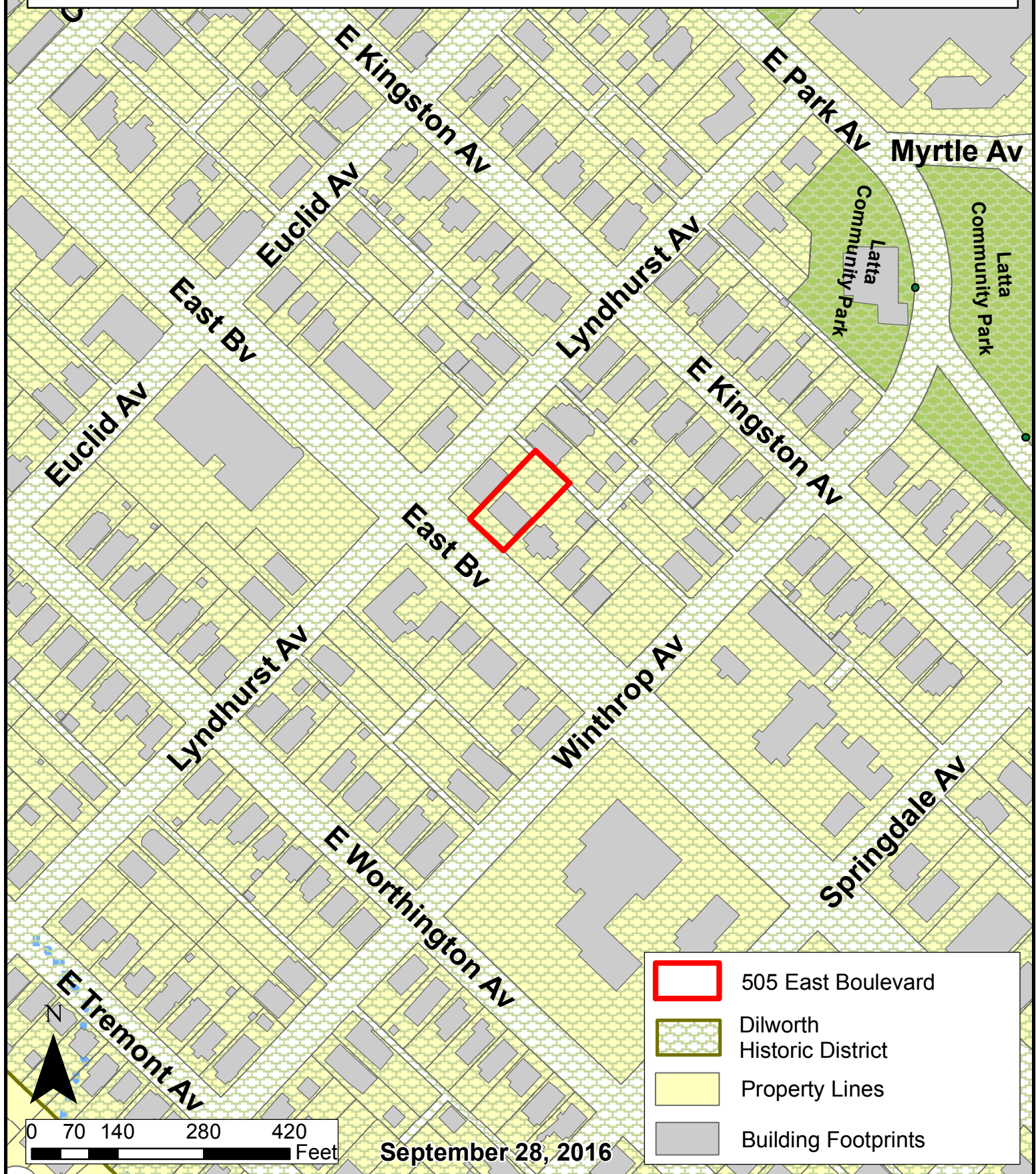
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

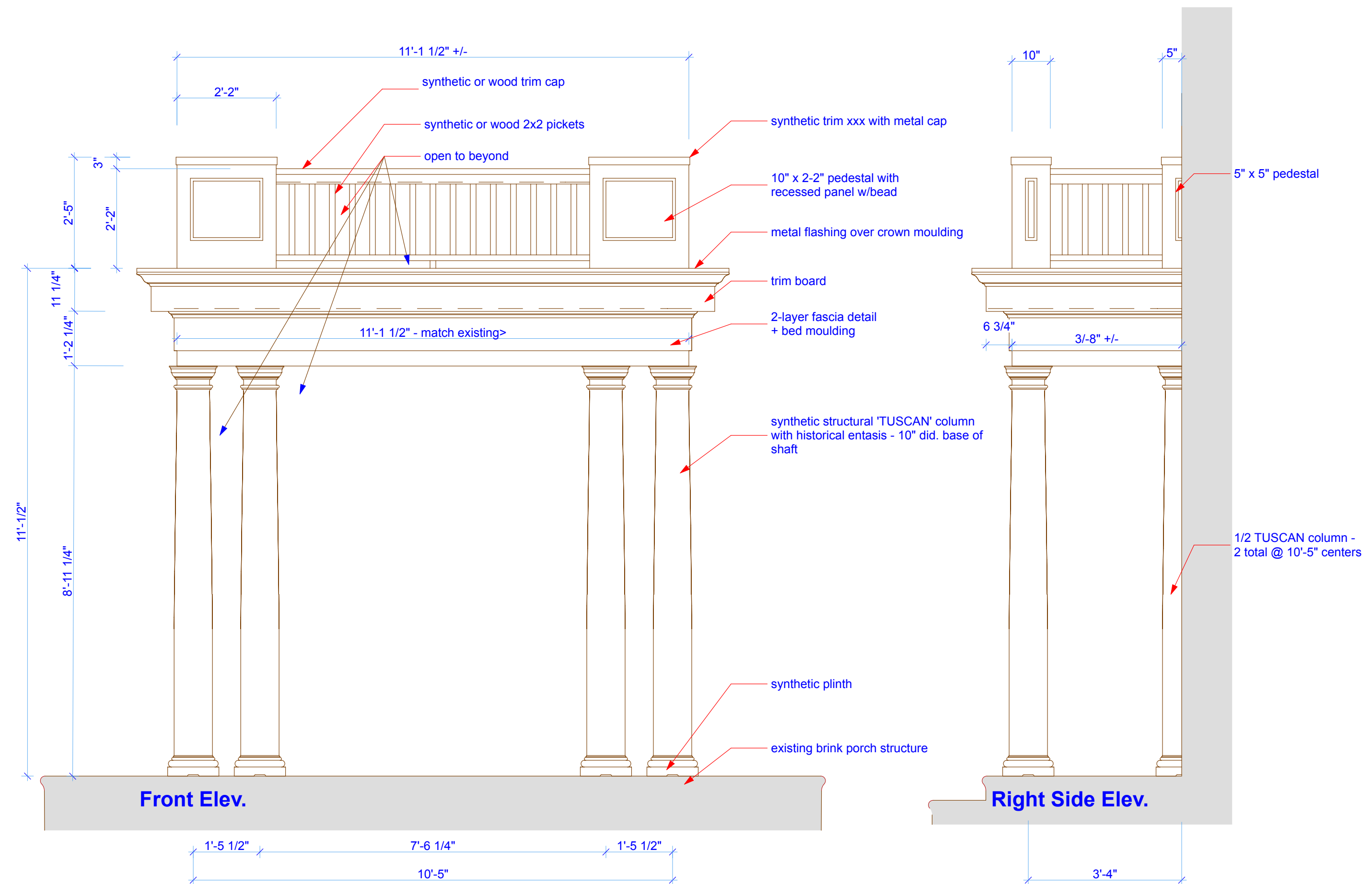
Staff Analysis

The Commission will determine if the proposal meets the guidelines for Massing, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2016-253
Addition

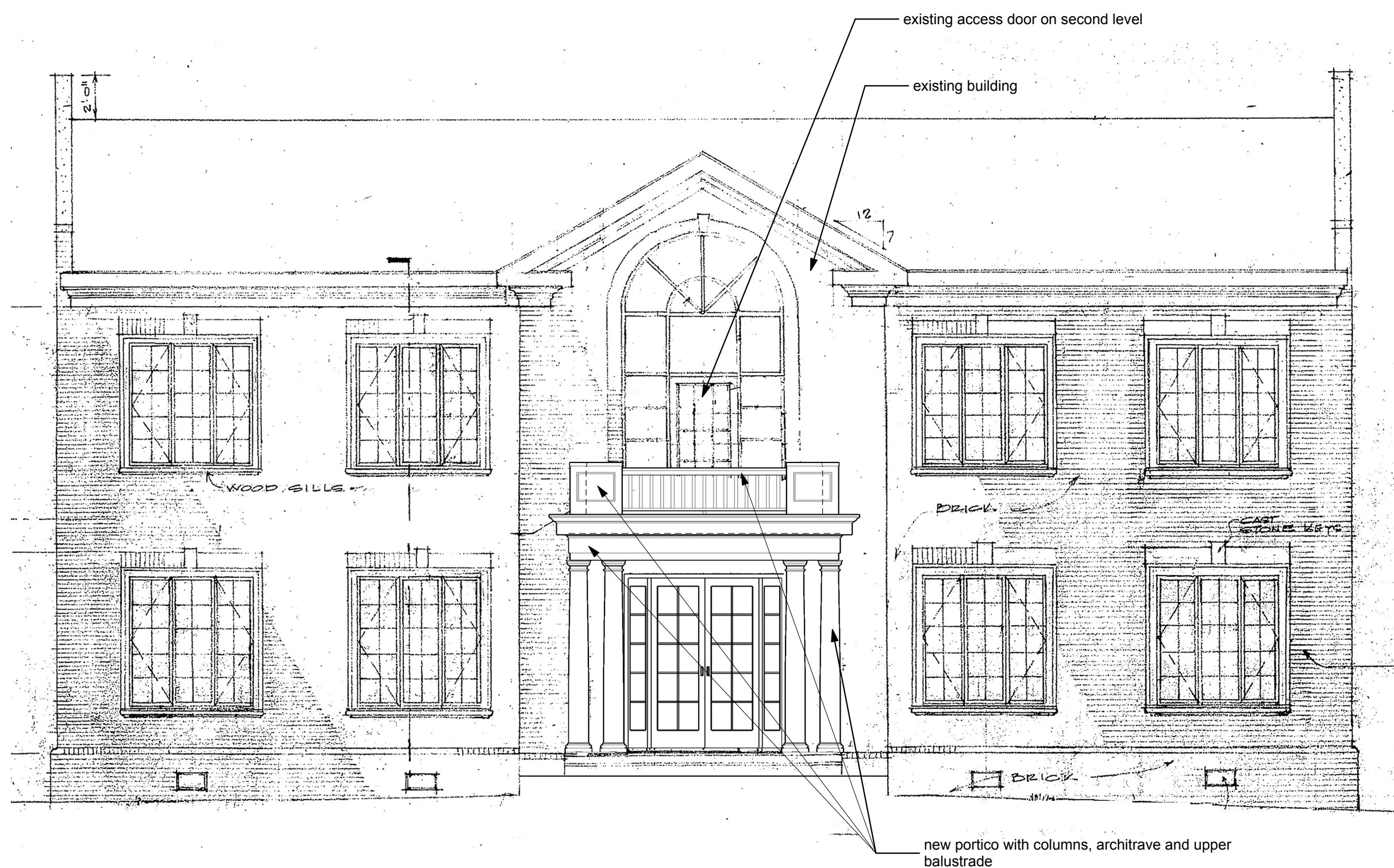
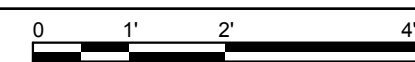
HISTORIC DISTRICT: DILWORTH



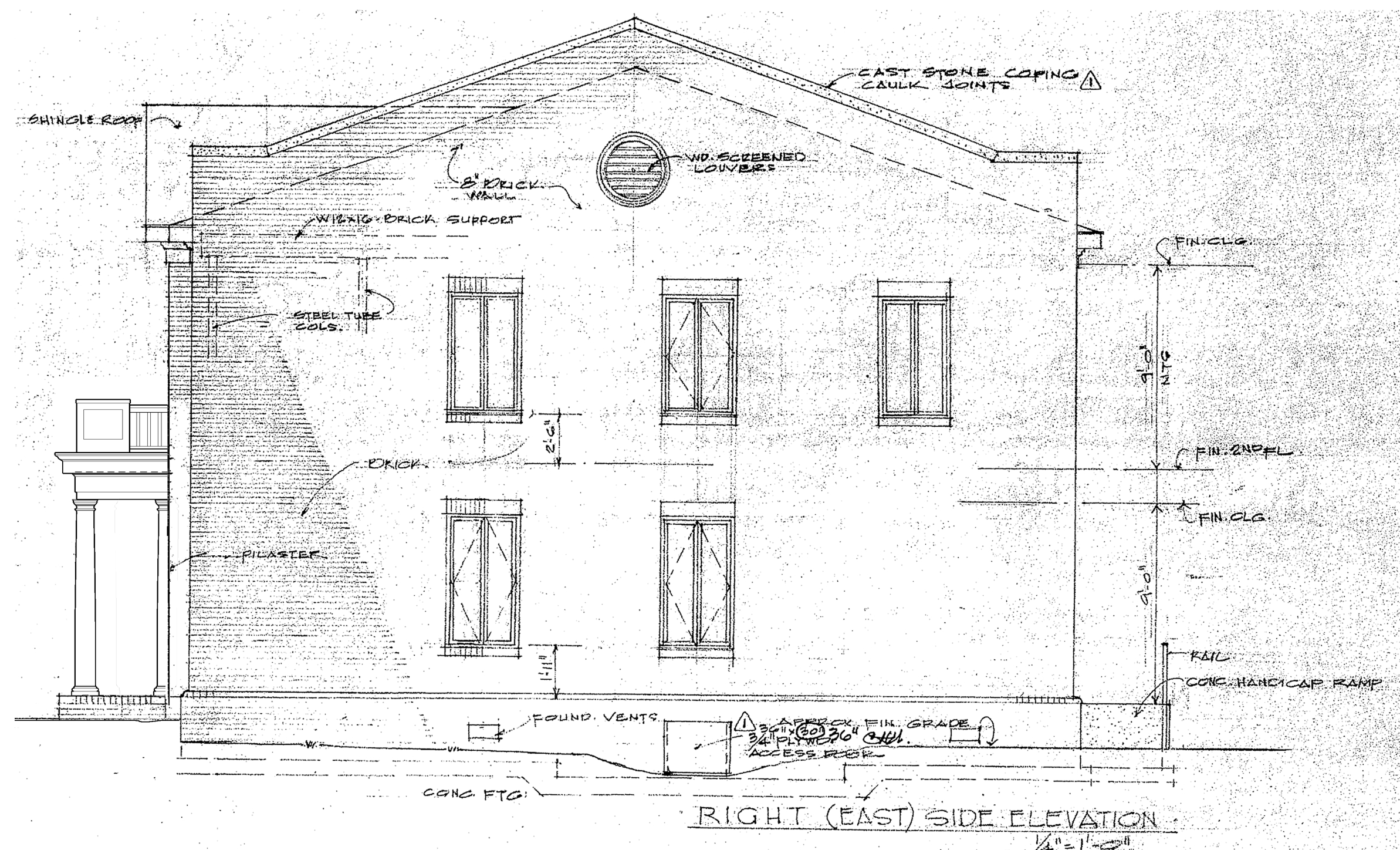


1 Portico Elevations

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



FRONT ELEVATION - from original construction documents - reference only



RIGHT SIDE ELEVATION - from original construction documents - reference only

PETER TART | **ARCHITECT**

13 1/2 Eagle Street
Asheville, North Carolina 28801
828.412.1289
peter@petertart.com

**Gardner Skelton
Law Offices**

505 East Boulevard
Charlotte, North Carolina

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 Revisions:

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