

This application was continued from june for:

- Relate massing to those of existing adjacent historic houses
- Use forms for new construction that relate to the forms of the majority of surrounding buildings

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 517 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant

The application was continued for the following items: 1) Relate massing to those of existing adjacent historic houses and, 2) Use forms for new construction that relate to the forms of the majority of surrounding buildings.

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow house constructed in 1920 and listed as contributing in the Dilworth National Register of Historic Places. Design features include a “side gable roof with a shed porch on paired posts on large piers.”

Project

An addition was approved by the HDC November 29, 2017. The applicant is requesting to add two shed dormers to the previously approved addition. The dormers are lower than the new addition and partially visible from the street. Materials and trim will match the previously approved addition.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

1. The proposed addition is part of the new roof and toward the rear of the house and secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.

Charlotte Historic District Commission Case 2017-578
HISTORIC DISTRICT: DILWORTH
ADDITION





DATES:
Existing
29 August 2016
Schematics
8 December 2016
Progress Drawings
10 February 2017
11 February 2017
21 March 2017
1 September 2017
HDC Submission
18 October 2017
24 October 2017
Blank Structural Underlays
30 November 2017
Progress Drawings
4 December 2017
Sealed Structural
28 December 2017
Final Pricing
8 January 2018
HDC Resub - dormer
1 May 2018
10 May 2018
Progress
11 May 2018
24 May 2018
HDC Resub - dormer
2 July 2018
Revisions
-

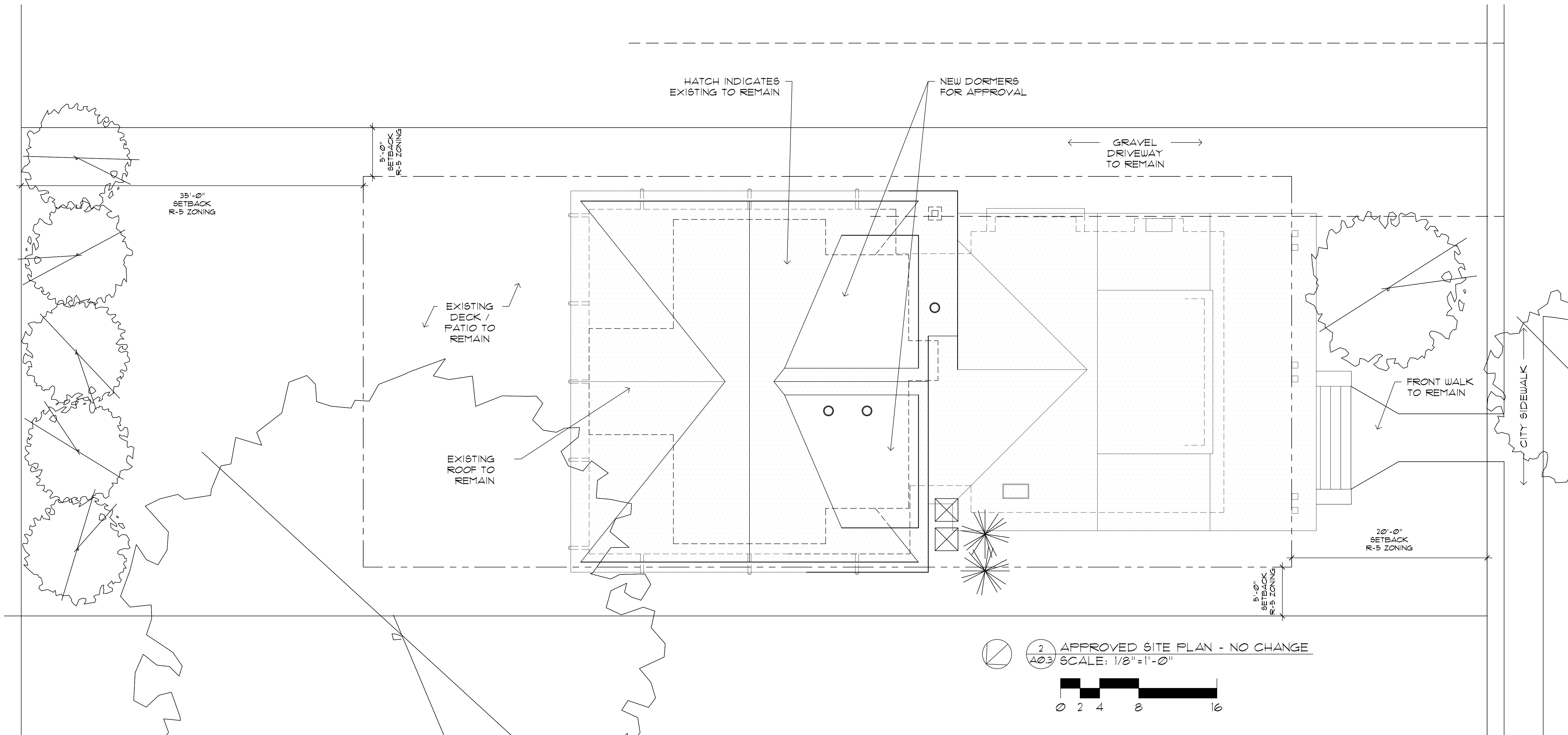
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EXISTING &
PROPOSED
SITE PLANS

A0.3



PARRISH
ADDITION /
RENOVATION

511 East Tremont Avenue
Charlotte, NC 28203

DATES:

Existing
29 August 2016

Schematics
8 December 2016

Progress Drawings
10 February 2017

11 February 2017

21 March 2017

1 September 2017

HDC Submission
18 October 2017

24 October 2017

Blank Structural Underlays
30 November 2017

Progress Drawings
4 December 2017

Scaled Structural
28 December 2017

Final Pricing
8 January 2018

HDC Resub - dormer
1 May 2018

10 May 2018

Progress
11 May 2018

24 May 2018

HDC Resub - dormer
2 July 2018

Revisions
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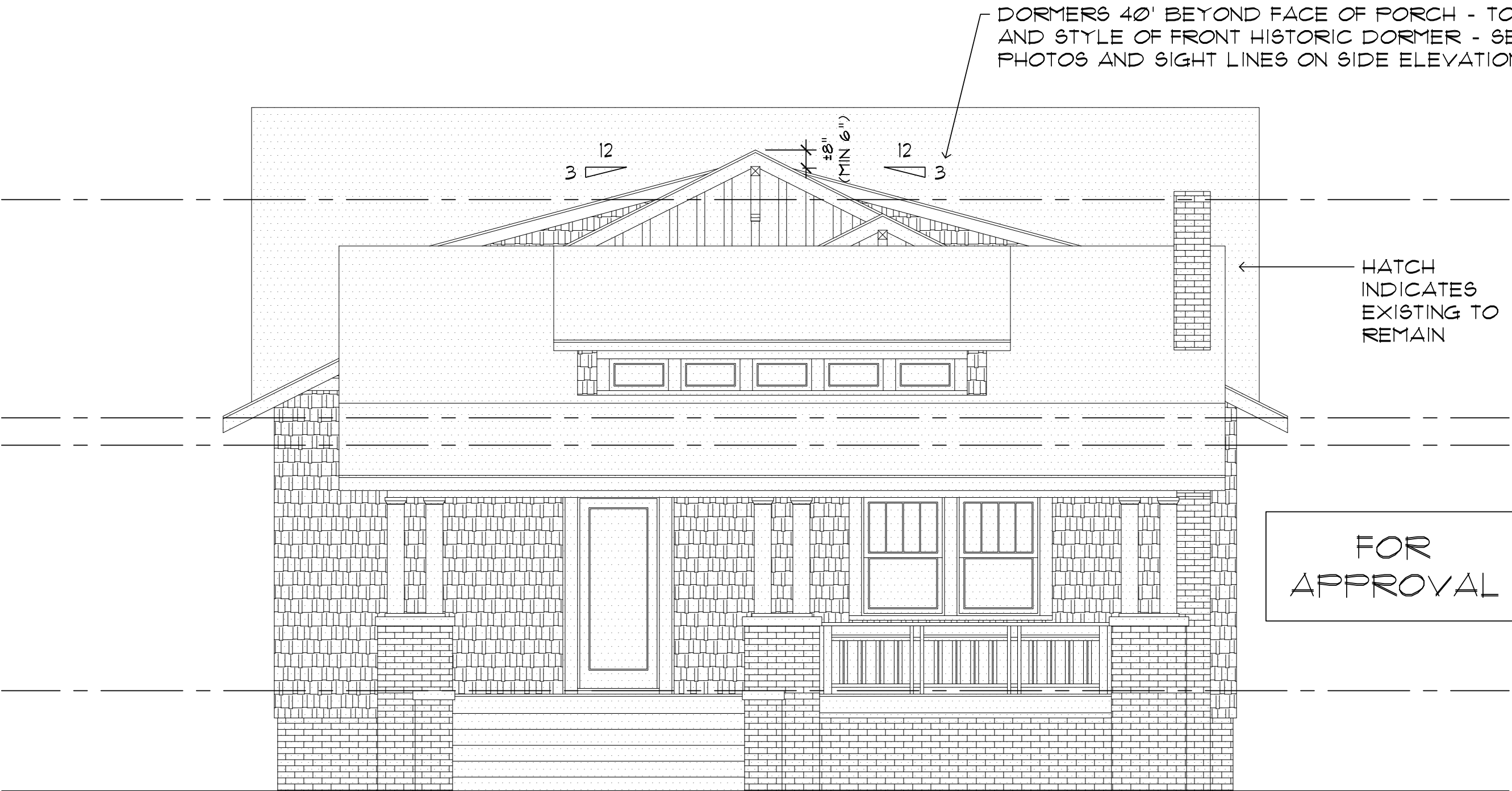
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ELEVATIONS

A2.0



1 FRONT (SOUTH / EAST TREMONT AVENUE) ELEVATION - APPROVED 29 NOV 2017
SCALE: 1/4"=1'-0"



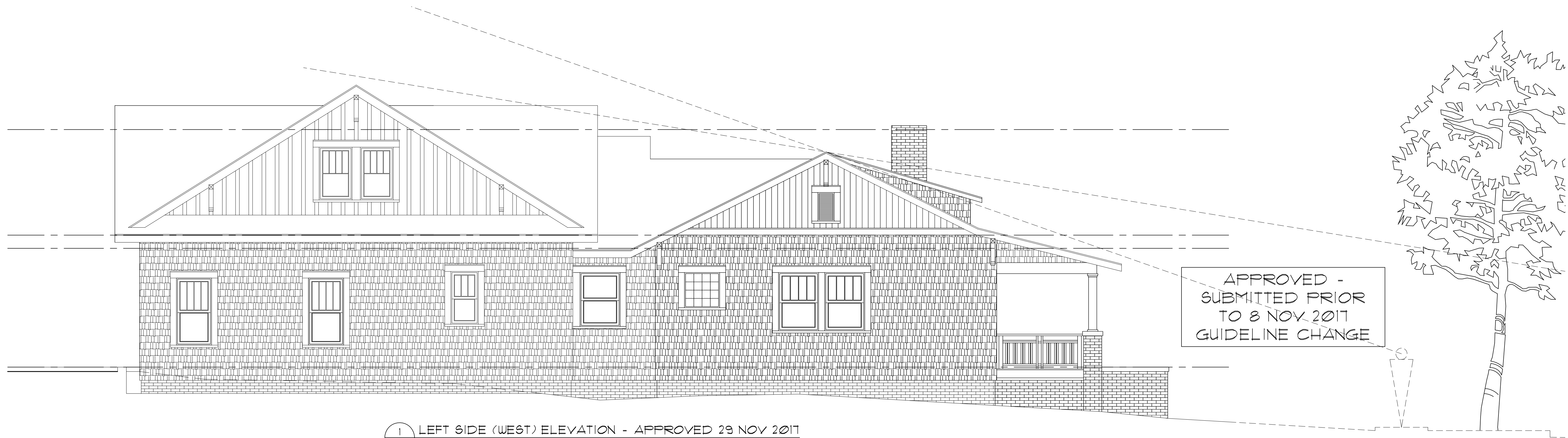
2 PROPOSED FRONT (SOUTH / EAST TREMONT AVENUE) ELEVATION
SCALE: 1/4"=1'-0"

PARRISH
ADDITION /
RENOVATION

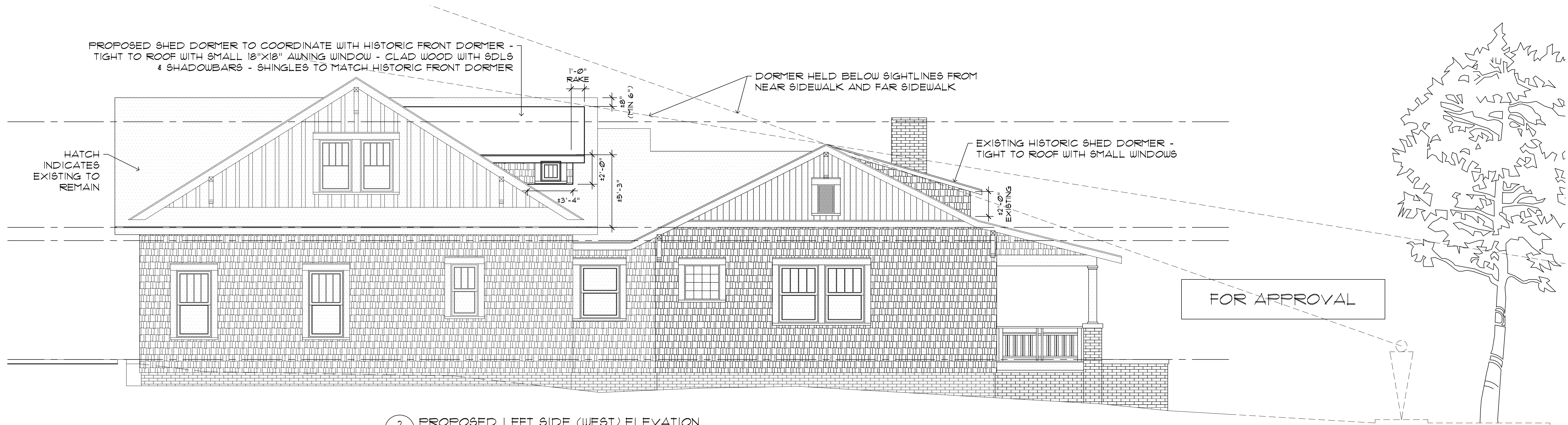
511 East Tremont Avenue
Charlotte, NC 28203

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24 May 2018
HDC Resub - dormer
2 July 2018
Revisions
-



1 LEFT SIDE (WEST) ELEVATION - APPROVED 29 NOV 2017
SCALE: 1/4"=1'-0"



2 PROPOSED LEFT SIDE (WEST) ELEVATION
SCALE: 1/4"=1'-0"

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ELEVATIONS

A2.1

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Revisions
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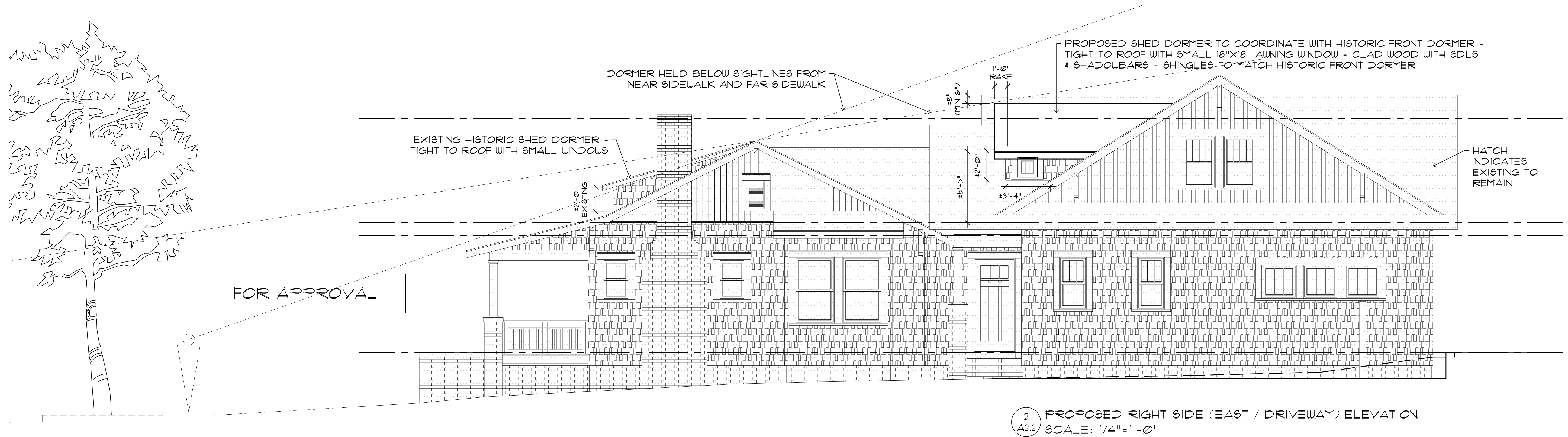
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ELEVATIONS

A2.2





APPROVED
29 NOV 2017



PREVIOUSLY
APPROVED
(29 NOV 2017)
ADDITION
CURRENTLY
UNDER
CONSTRUCTION

PROPOSED
DORMER FOR
APPROVAL

PROPOSED

PARRISH
ADDITION /
RENOVATION

311 East Tremont Avenue
Charlotte, NC 28203

DATES:

Existing
29 August 2016
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PERSPECTIVE
OVERLAID
ON PHOTO

A3.0



APPROVED
29 NOV 2017



PROPOSED

PREVIOUSLY
APPROVED
(29 NOV 2017)
ADDITION
CURRENTLY
UNDER
CONSTRUCTION

PROPOSED
DORMER FOR
APPROVAL

PARRISH ADDITION / RENOVATION

311 East Tremont Avenue
Charlotte, NC 28203

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PERSPECTIVE
OVERLAID
ON PHOTO

A3.1



UNDER CONSTRUCTION PHOTO - RIGHT SIDE



UNDER CONSTRUCTION PHOTO - LEFT SIDE

PARRISH
ADDITION /
RENOVATION
811 East Tremont Avenue
Charlotte, NC 28203

DATES:
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CONSTRUCTION
PHOTOS