

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 625 E. Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Craig Isaac / Kurt Schoenhoff and Wendy Joyner

The application was continued from September for the following items:

- **Re-study of massing and form**
 - *Additions, page 7.2, 5 and 6, roof form on side and rear not congruent with existing architecture*
 - *Roofs, page 4.5, preamble, and number 2, and eliminate the carport, not congruent with existing architecture*
- *Porches, a detailed study of the front columns (section diagram)*

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Bungalow constructed in 1920. Architectural features include a pyramidal roof with gabled façade porch on posts and piers, exposed rafter tails and brackets in the gable end. Siding material is cedar shake. Existing brick is painted. Adjacent structures are 1-2 story single-family and multi-family buildings. Lot size is approximately 50' x 150'. House height is approximately 22'-8".

Proposal

The proposal is a cross gable addition toward the rear of the house and a new covered rear porch addition. Height increase is approximately 2'-0". The proposal also includes the addition of a 6'-0" wide cantilevered carport on the right elevation. Materials include wood shake and brick foundation to match existing. No changes to existing windows on the front, left, or right elevations are proposed. No impacts to mature canopy trees.

Revised Proposal – September 11

- Addition begins further back from the front of the house and uses hip roof forms
- Roof form changed on left, right, and rear elevations.

Revised Proposal – November 13

- Addition begins further back from the front of the house and uses hip roof forms
- Roof form changed on left, right, and rear elevations.

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

Staff has the following concerns with the proposal:

1. The original house remains completely intact, no changes to the exterior walls, additions are reversible, similar to the additions approved at 719 East Tremont Avenue in April 2018 and at 517 Walnut Avenue in October 2018.
2. Minor revisions may be reviewed by staff.



HDCRMI 2018-00035

PID: 08119116

LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD

PROPOSED PROJECT: PAINTED BRICK

November Meeting 2019

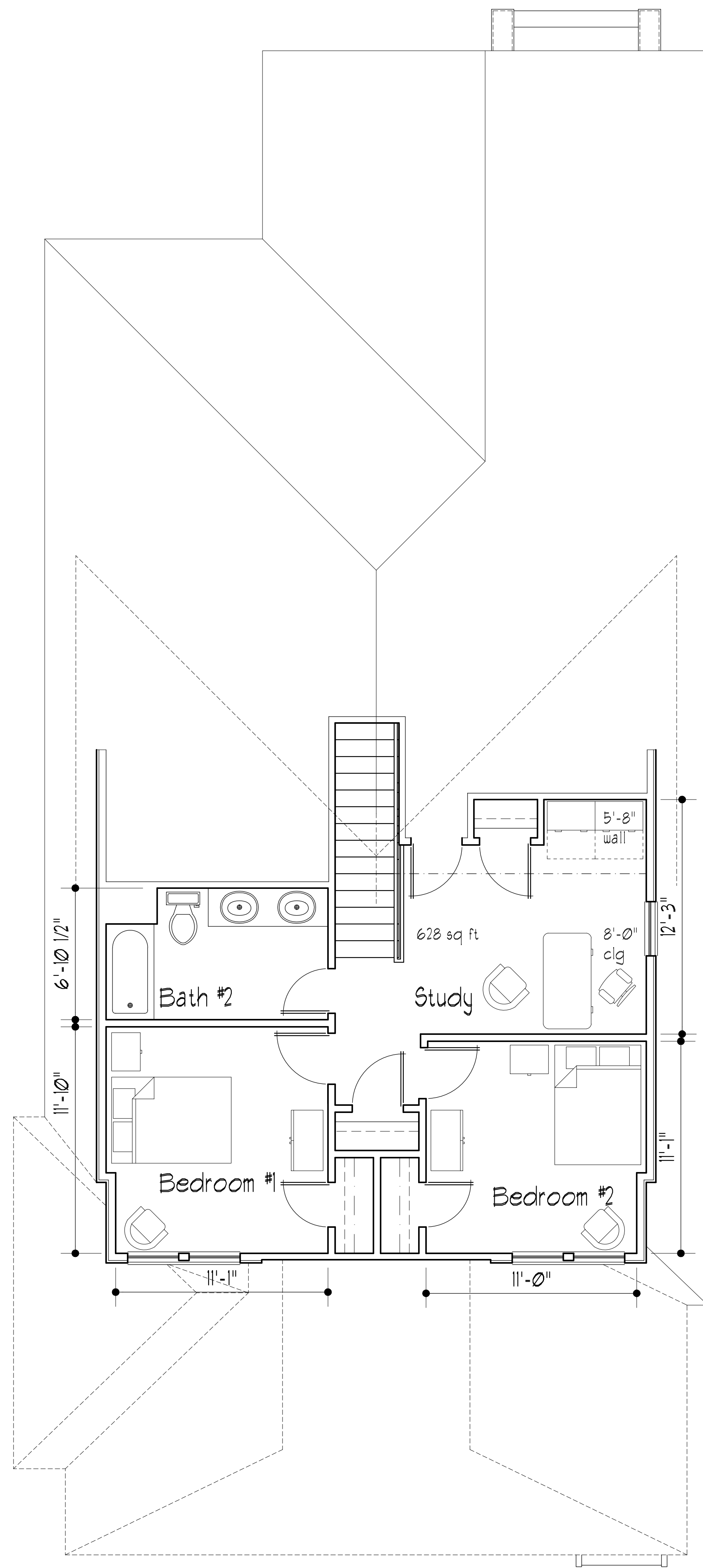




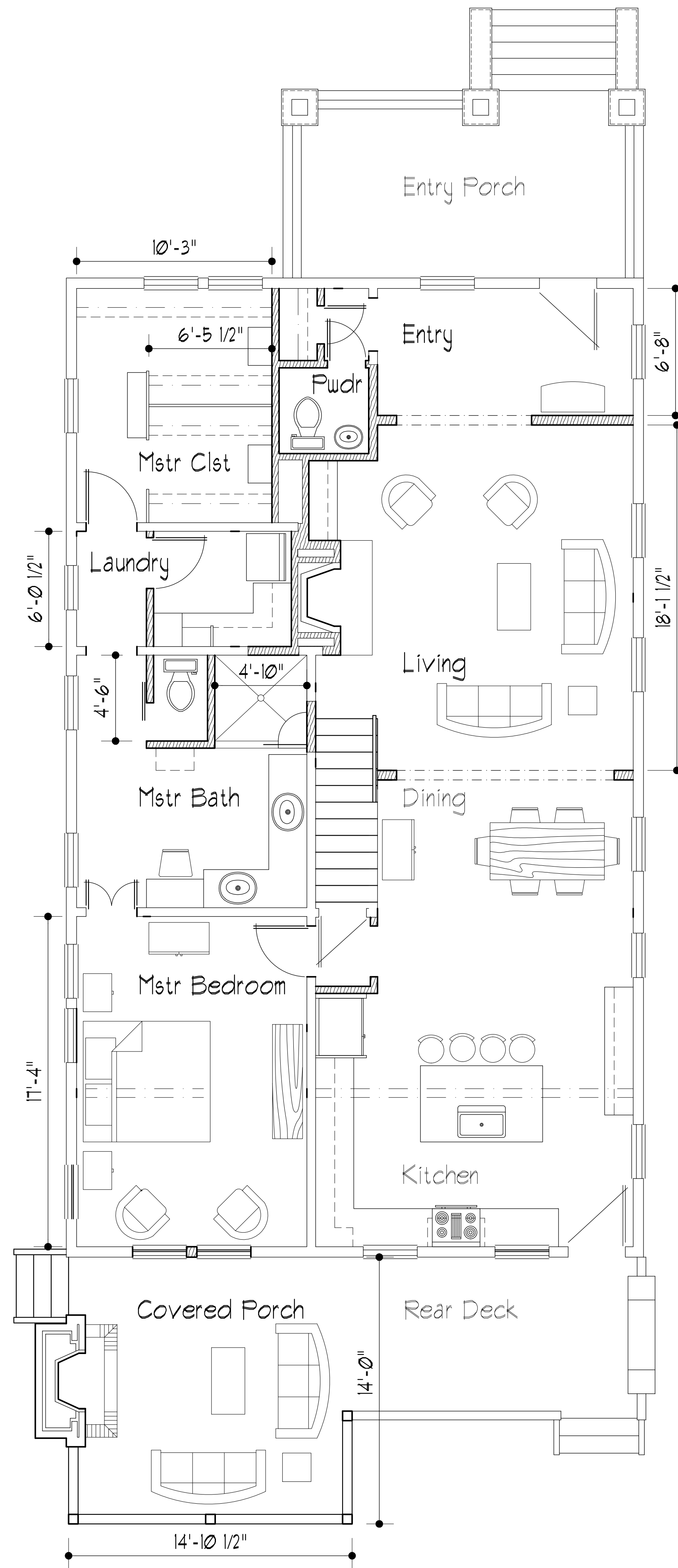




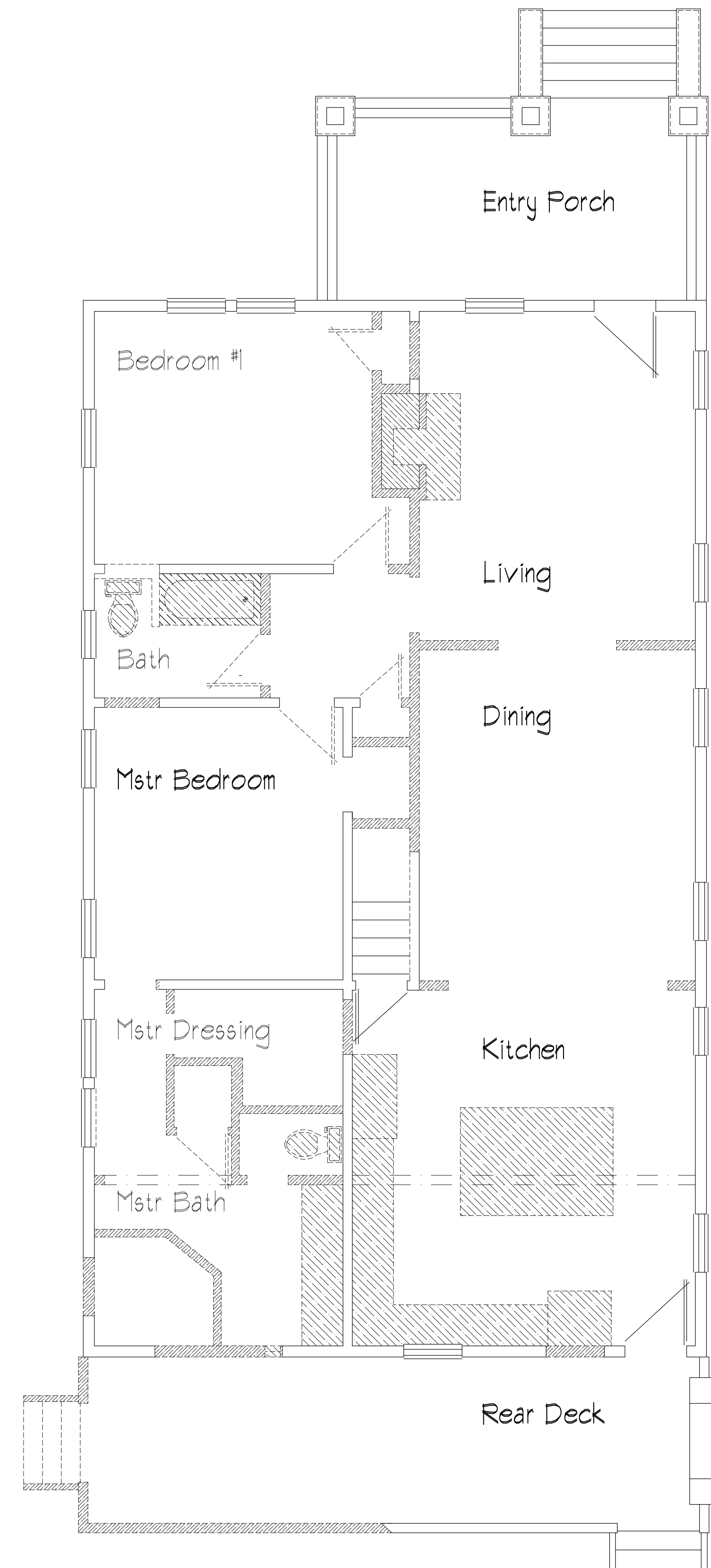




3 2nd Floor Addition
1/4" = 1' - 0"

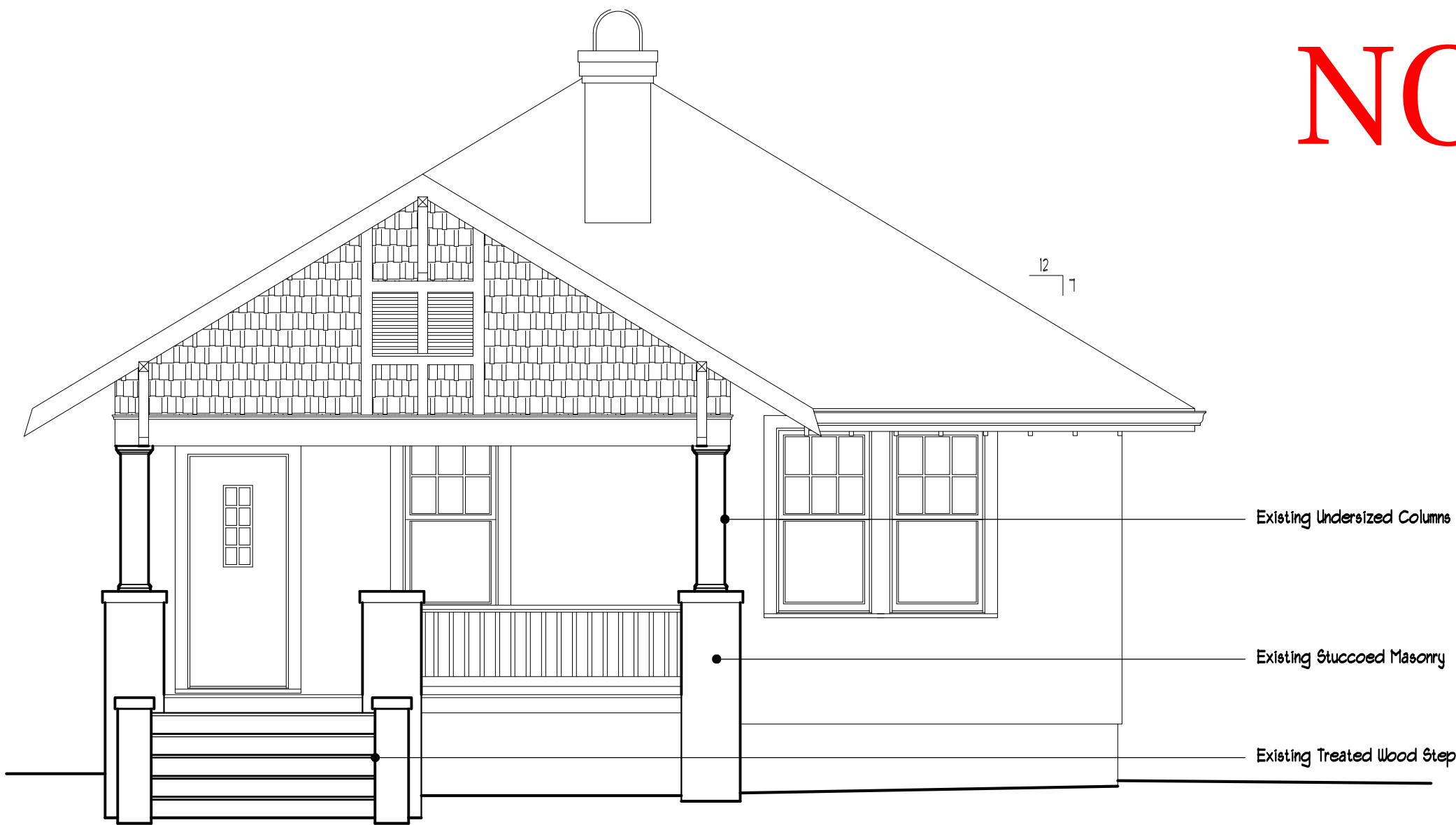


2 1st Floor Renovation
1/4" = 1' - 0"



1 1st Floor Demolition
1/8" = 1' - 0"

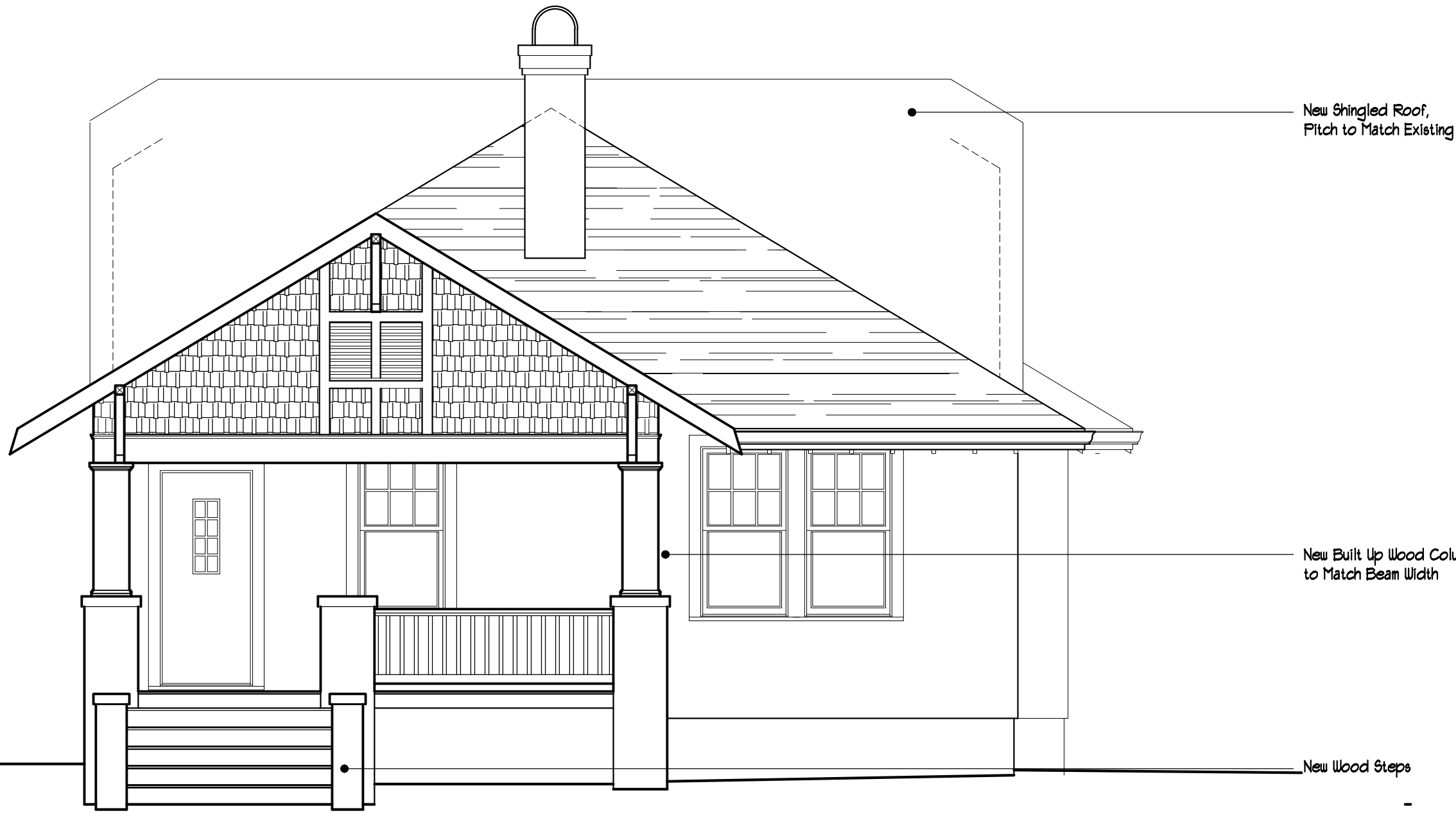
NOVEMBER



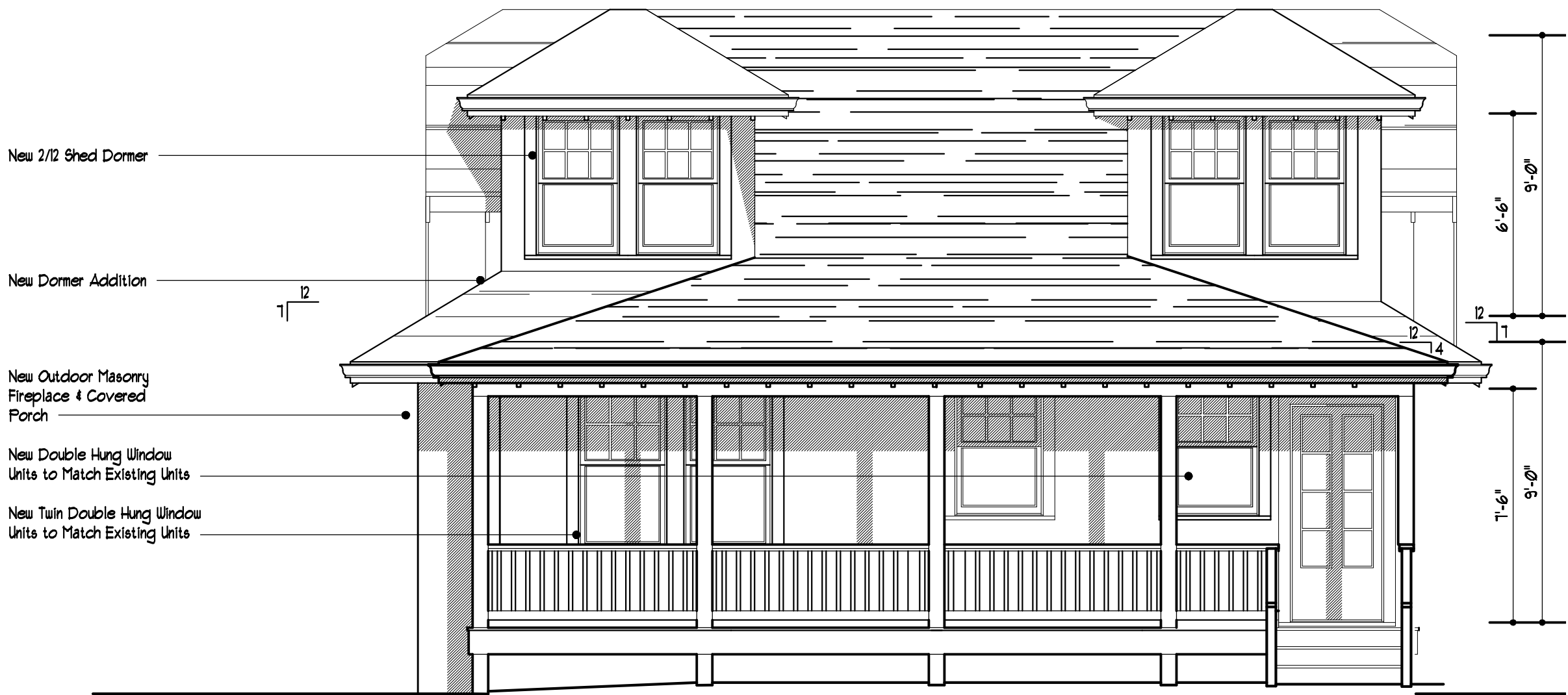
2 Exst'g Front Elevation
1 / 4" = 1' - 0"



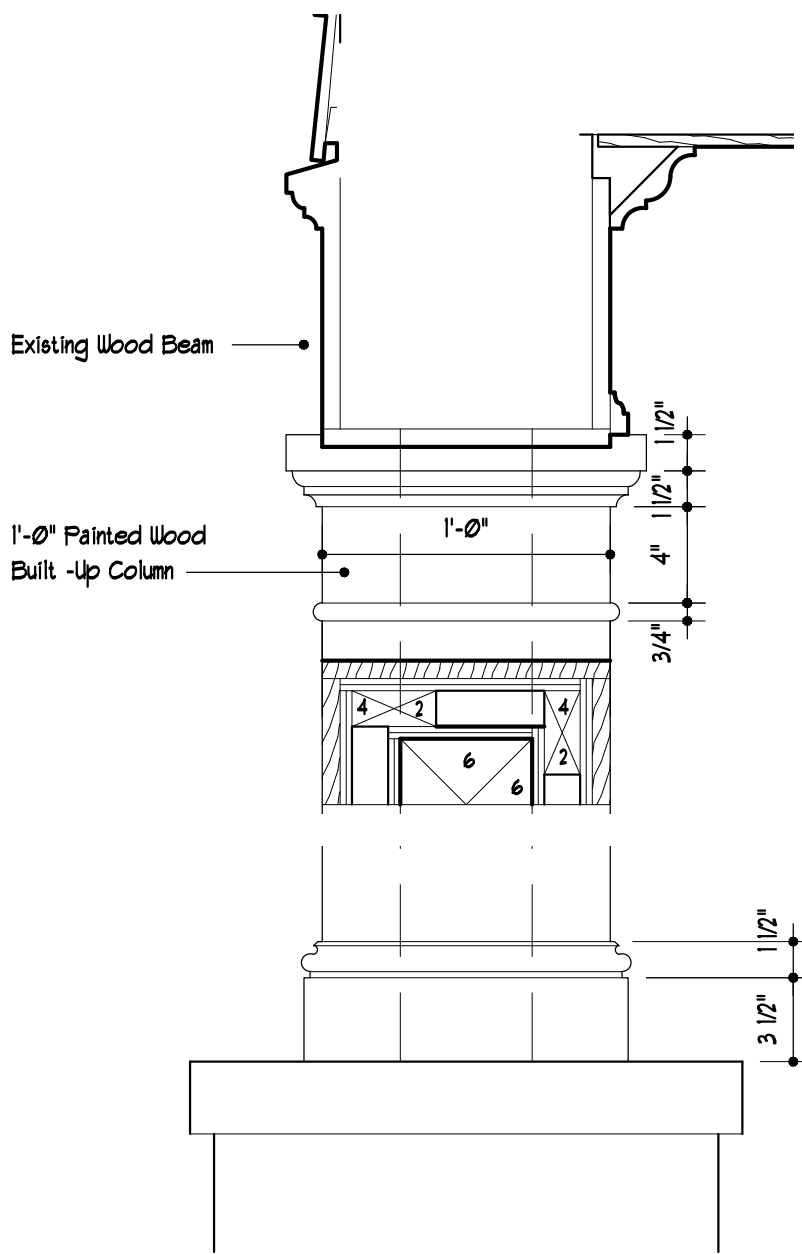
1 Exst'g Rear Elevation
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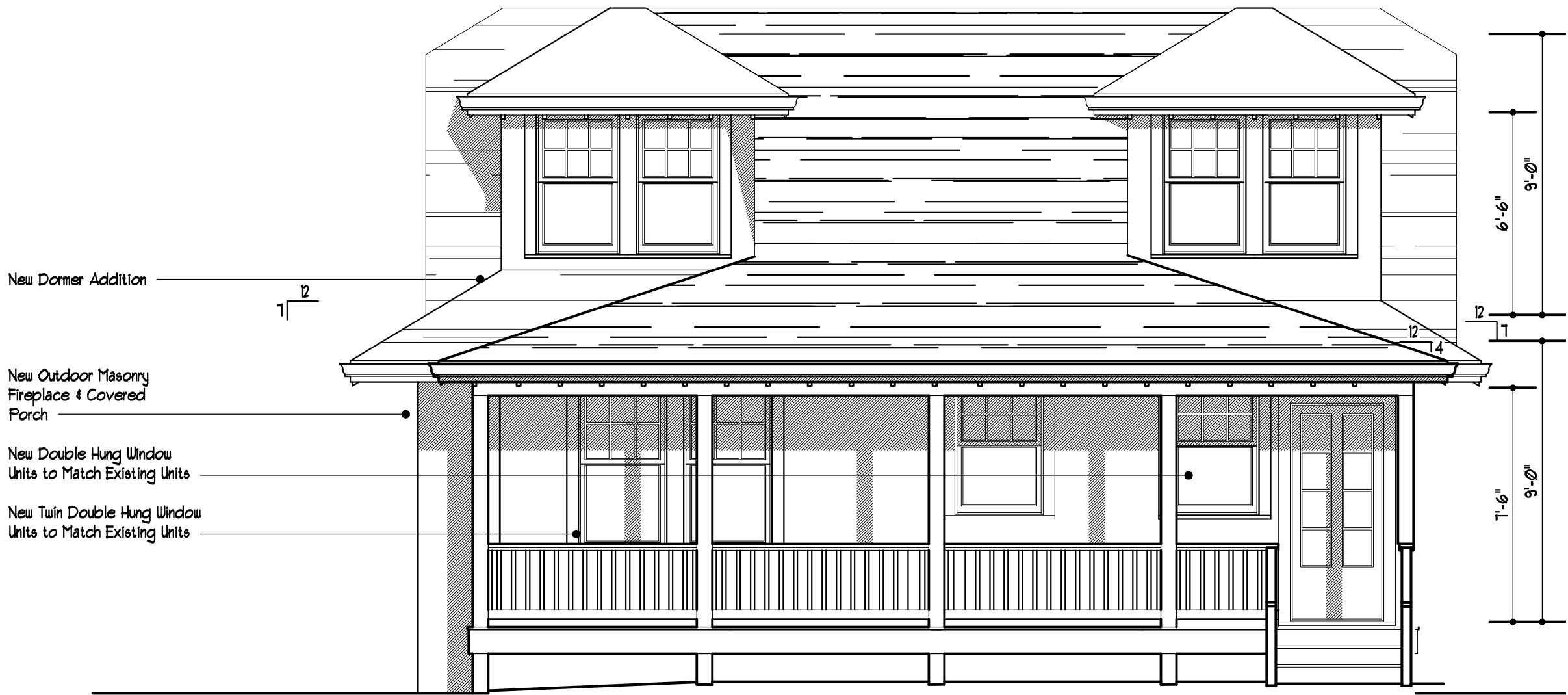
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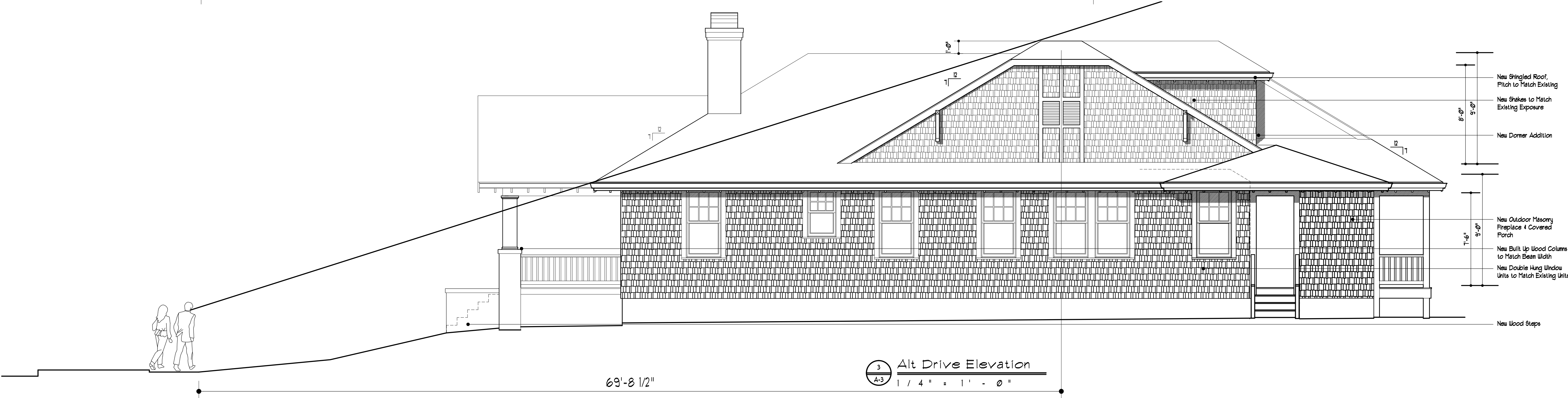
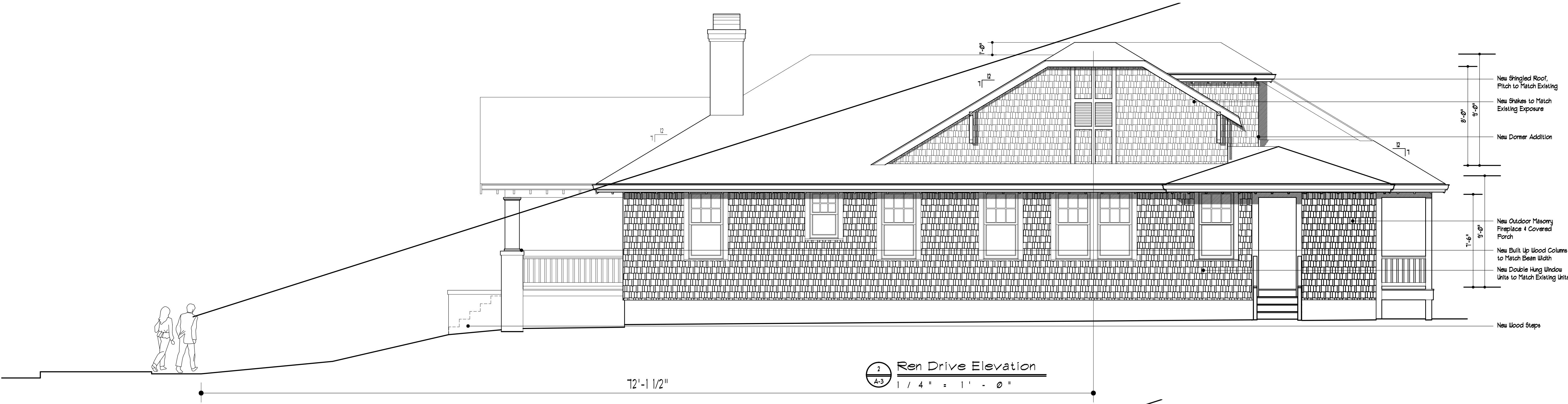
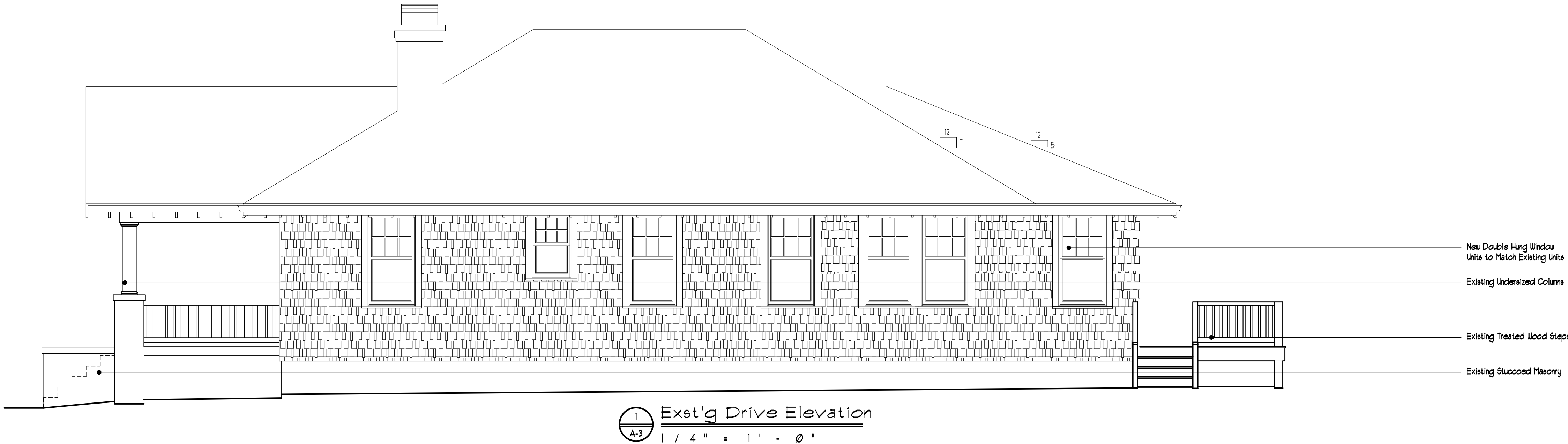
4 Ren Rear Elevation
1 / 4" = 1' - 0"



7 New Column Detail
1 / 2" = 1' - 0"



4 Alt Rear Elevation
1 / 4" = 1' - 0"



Schoenhoff
Renovation/
Addition

625
East
Tremont
Avenue
Charlotte
NC

July 16, 2019
August 5, 2019
August 29, 2019
November 4, 2019

NOVEMBER

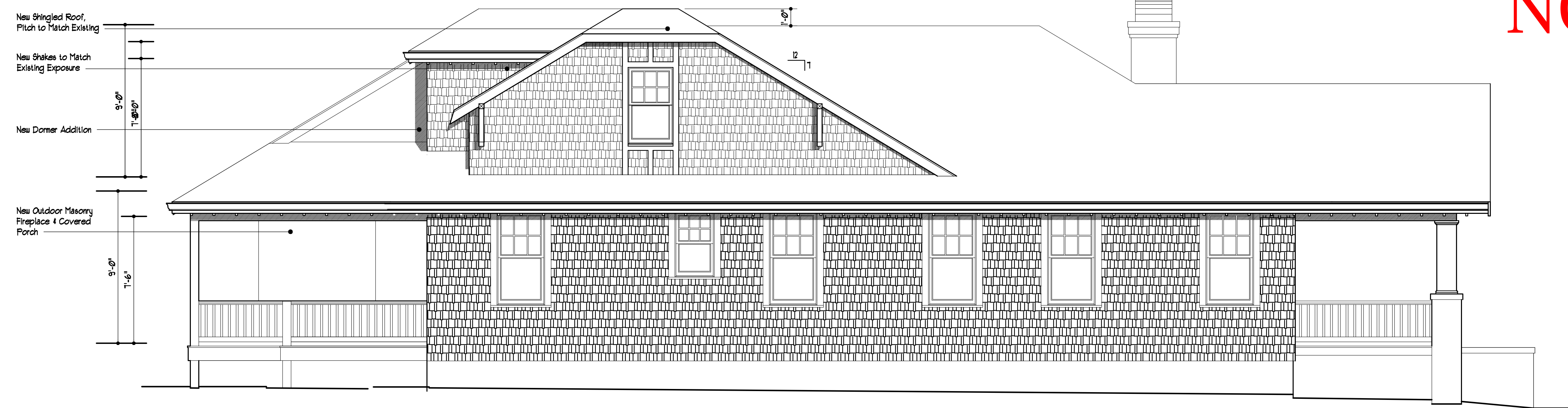
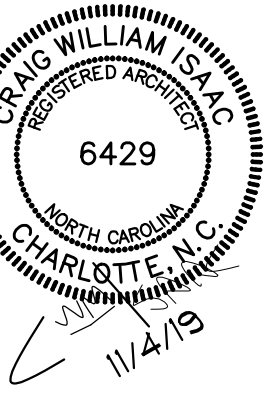
CRAIG W ISAAC
ARCHITECTURE

Studio Lane
900 Linda Lane
Charlotte NC 28211

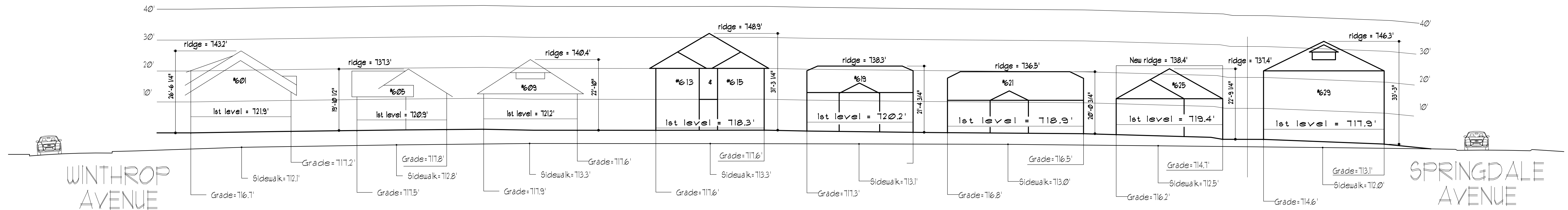


Architecture
Interior Design
Product Design

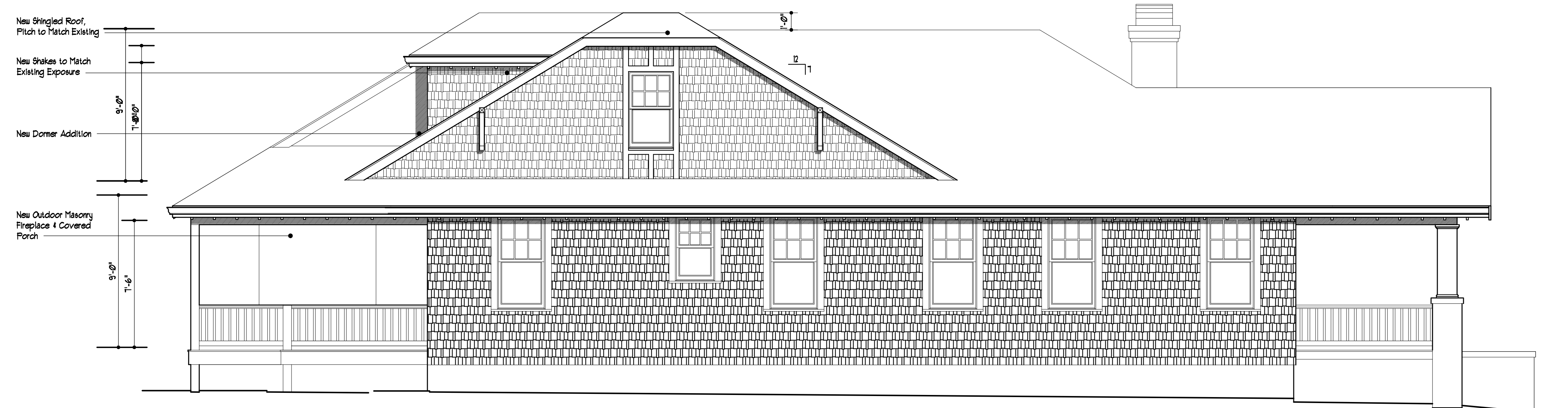
704 358 1365



1 Ren Side Elevation
1/4" = 1' - 0"



3 Street Elevation
1/4" = 1' - 0"



2 Alt Side Elevation
1/4" = 1' - 0"

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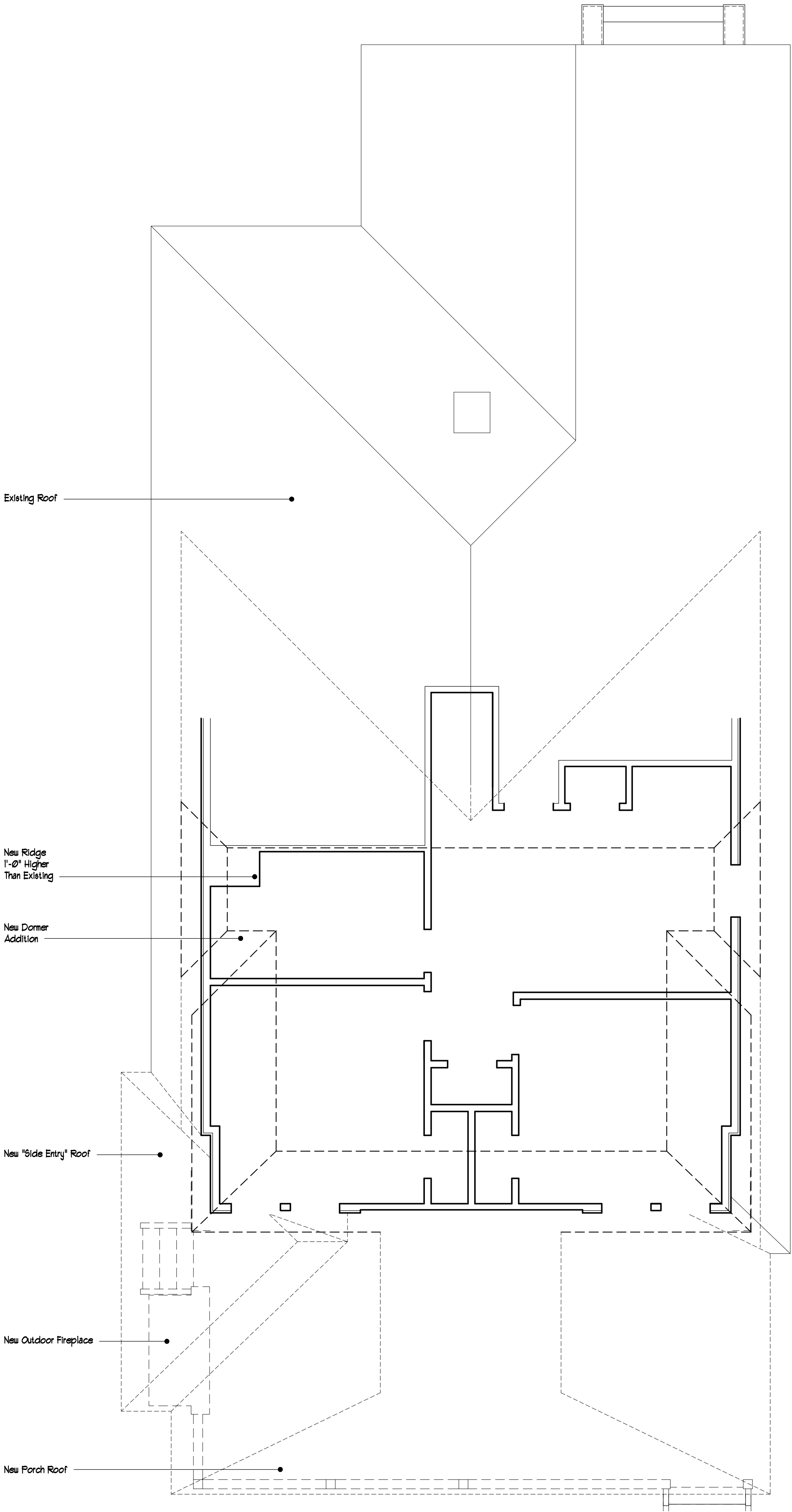
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A-4

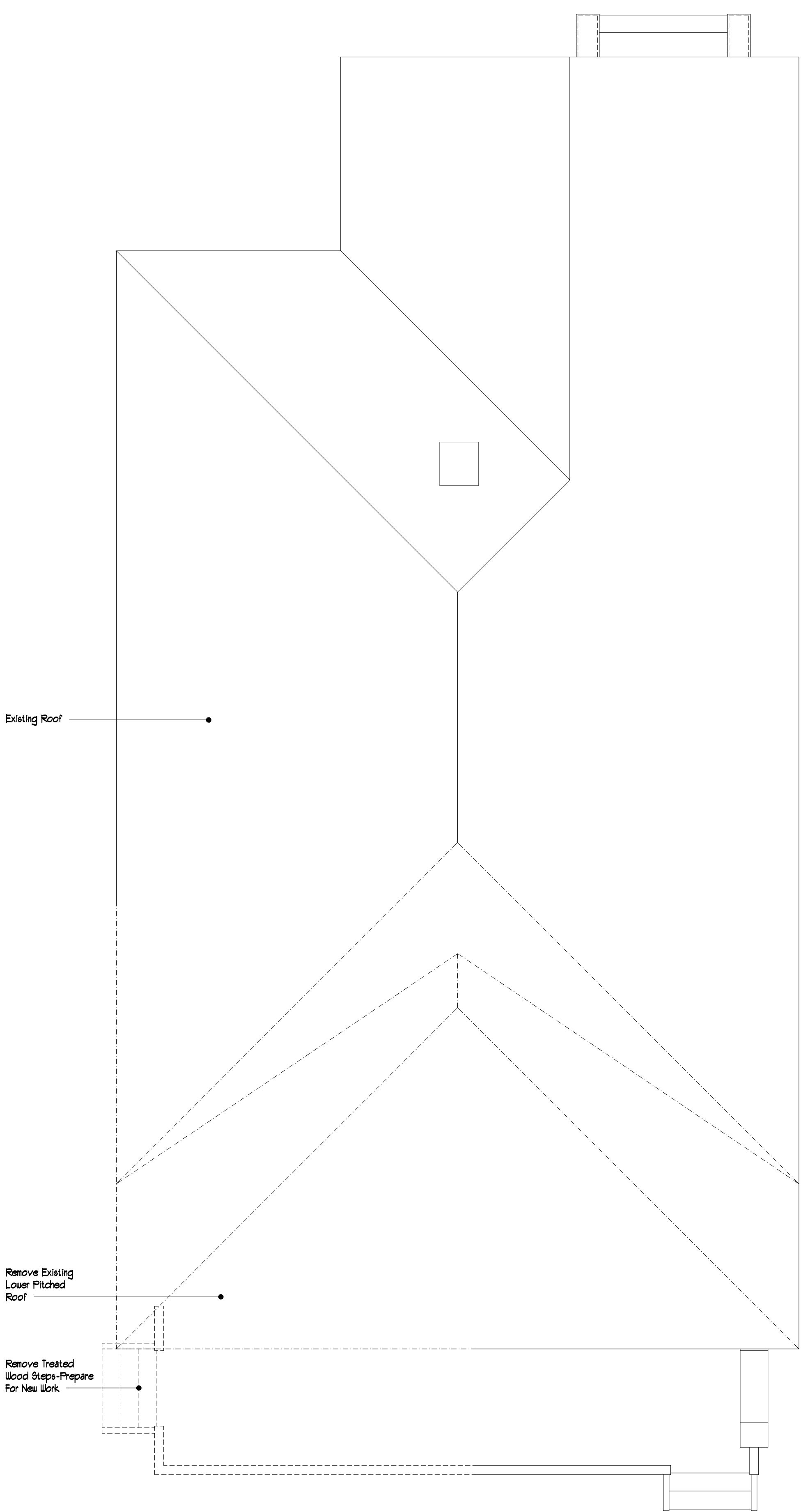
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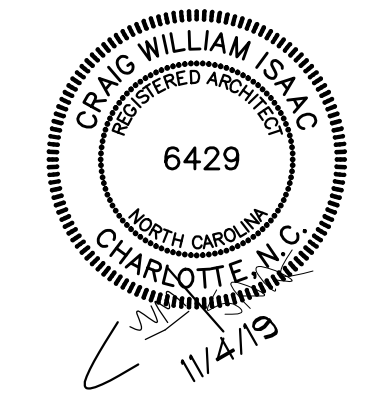
3 Site Plan
No Scale



2 Ren Roof Plan
1 / 4 " = 1 ' - 0 "



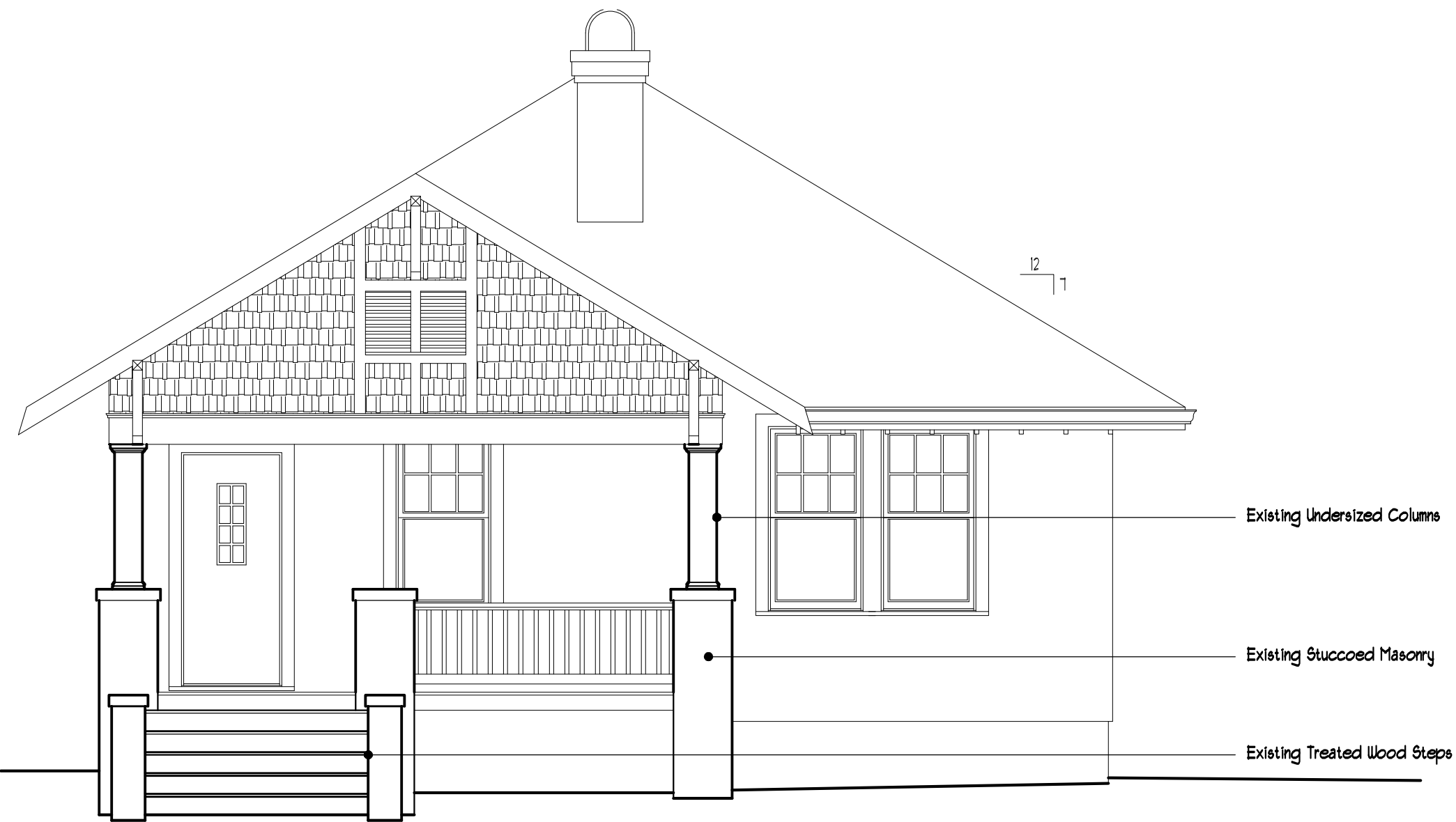
1 Existing Roof Plan
1 / 4 " = 1 ' - 0 "



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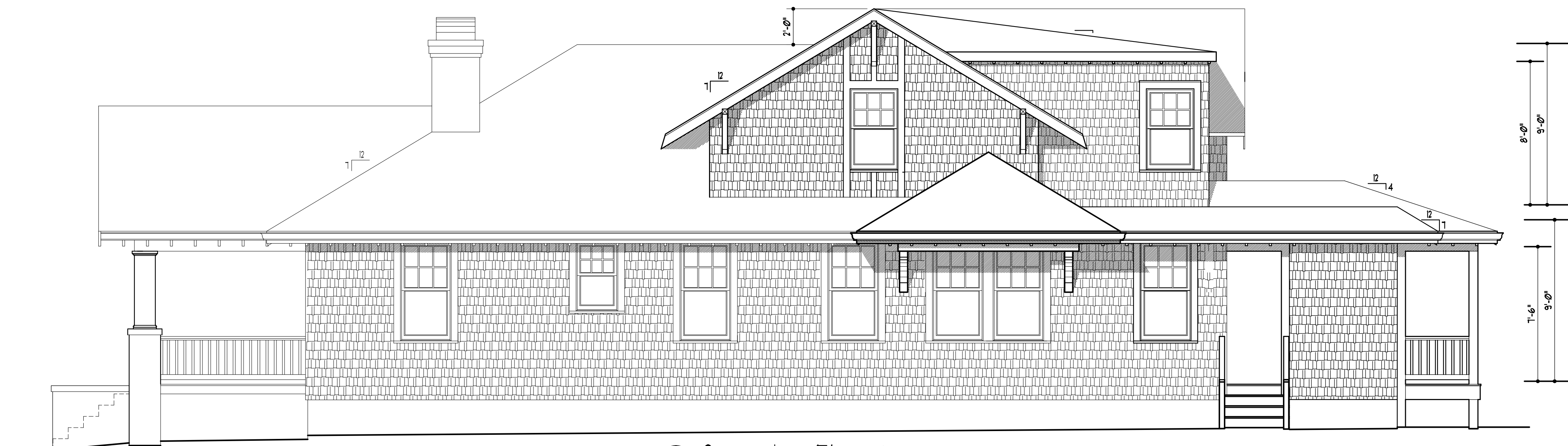
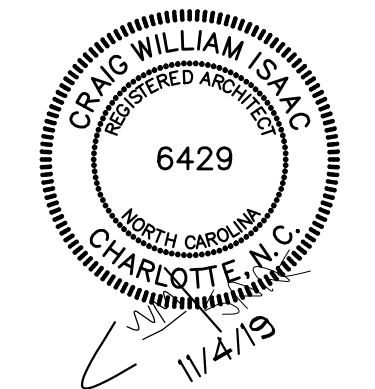
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A-2
Exst'g Front Elevation
1 / 4 " = 1 ' - 0 "



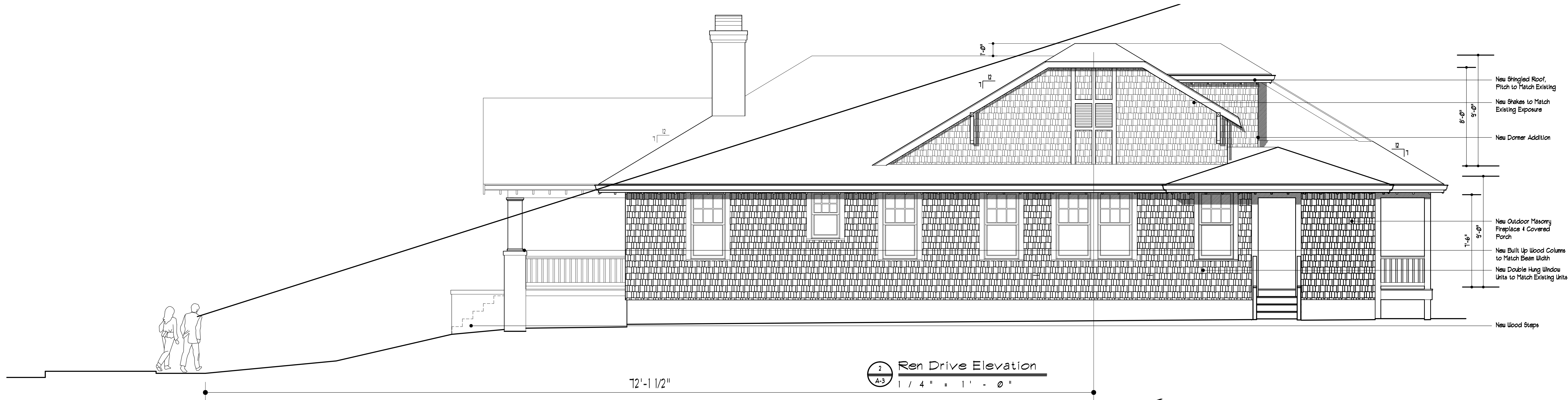
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A-2
September Elevation
1 / 4 " = 1 ' - 0 "



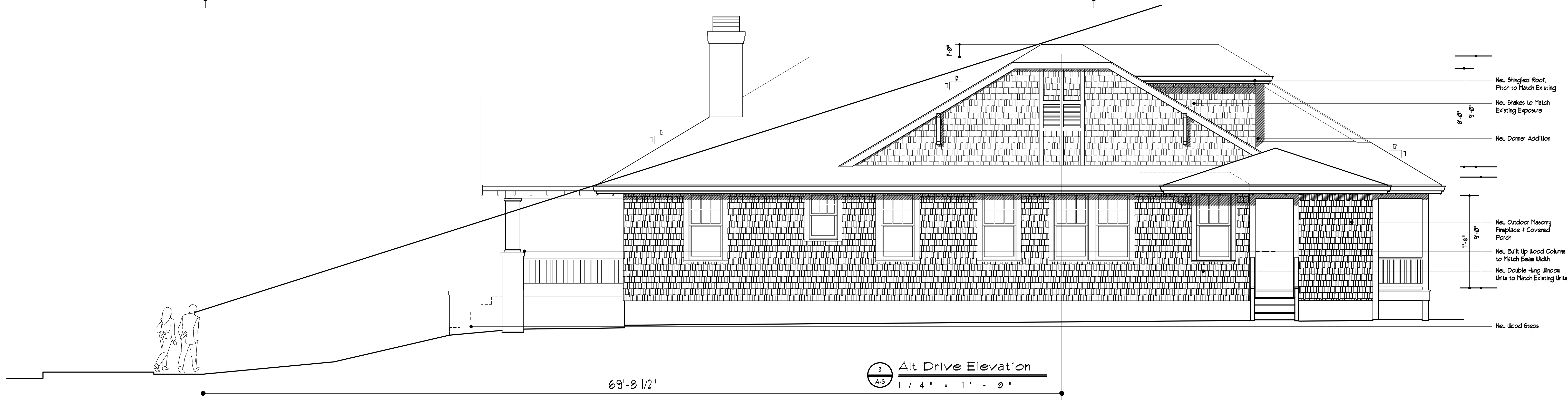
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A-2
Ren Front Elevation
1 / 4 " = 1 ' - 0 "



1 September Elevation
1 / 4 " = 1 ' - 0 "



2 Ren Drive Elevation
1 / 4 " = 1 ' - 0 "



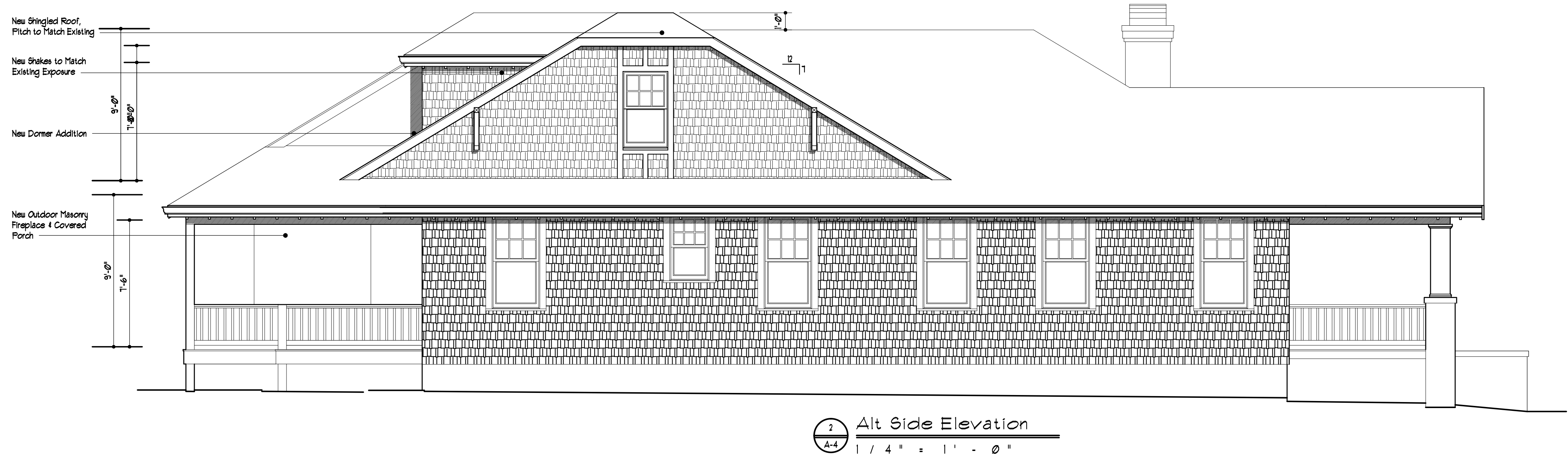
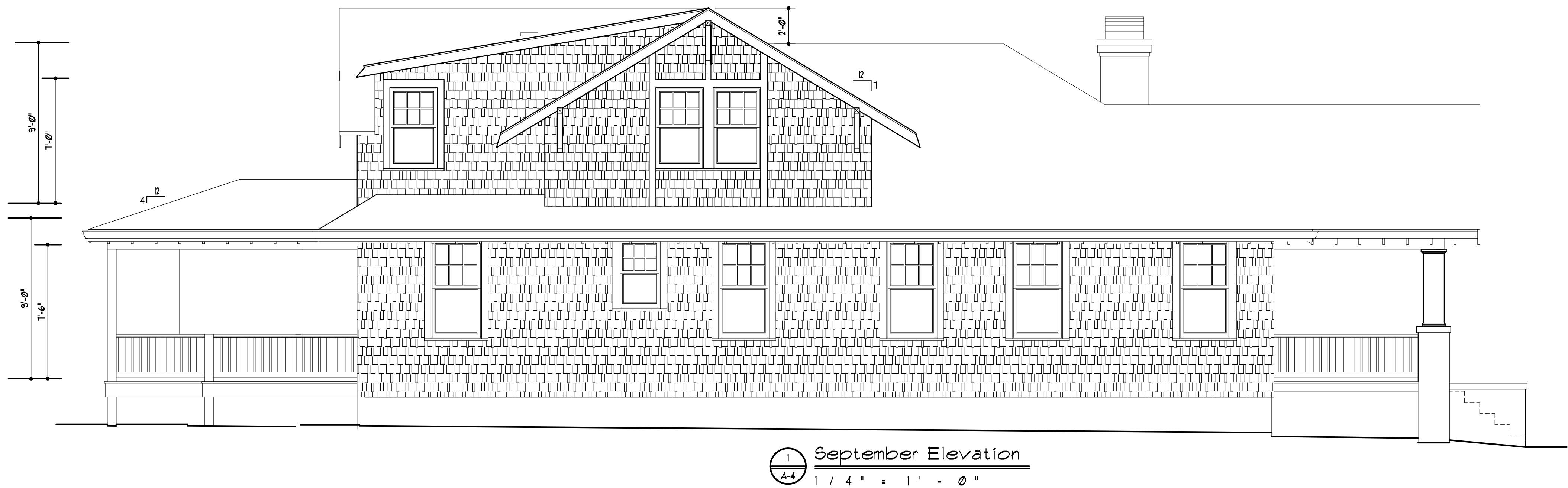
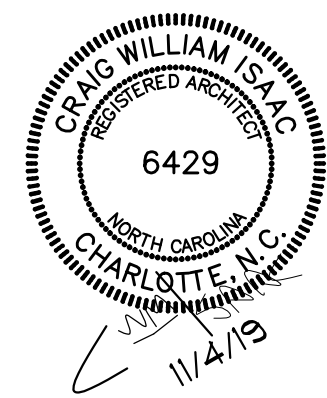
3 Alt Drive Elevation
1 / 4 " = 1 ' - 0 "

Schoenhoff
Renovation/
Addition

625
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July 16, 2019
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Schoenhoff
Renovation/
Addition

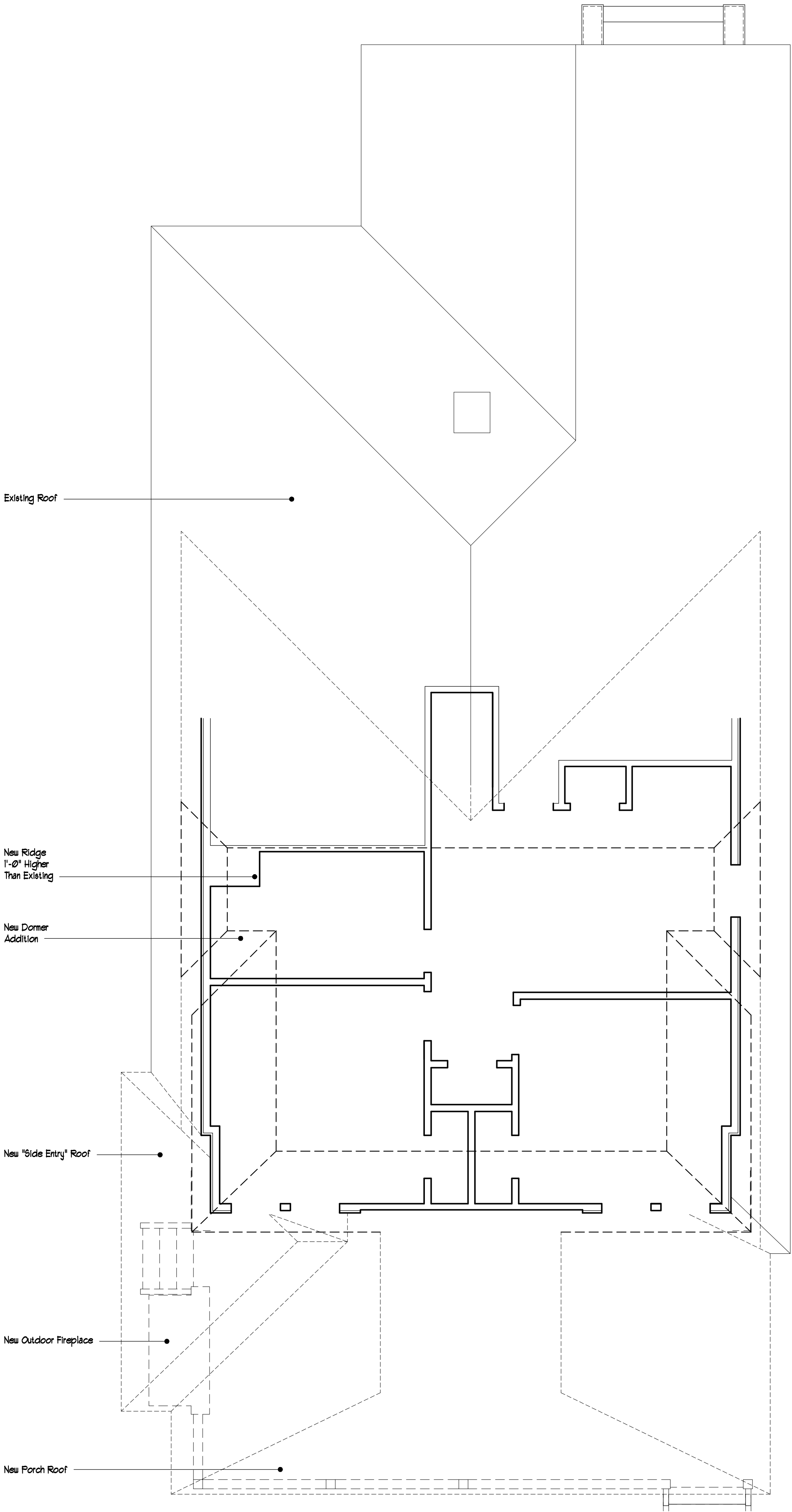
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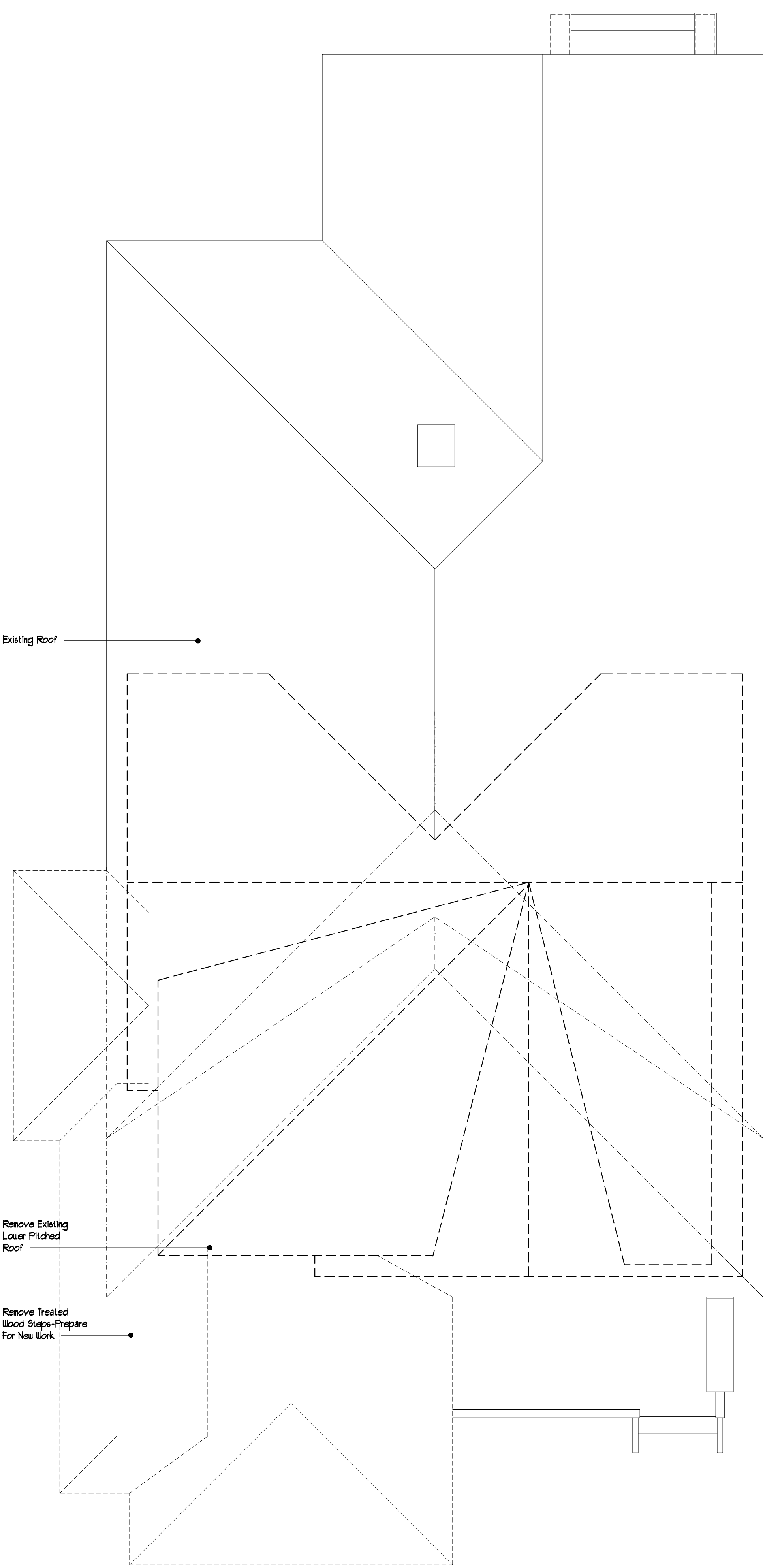
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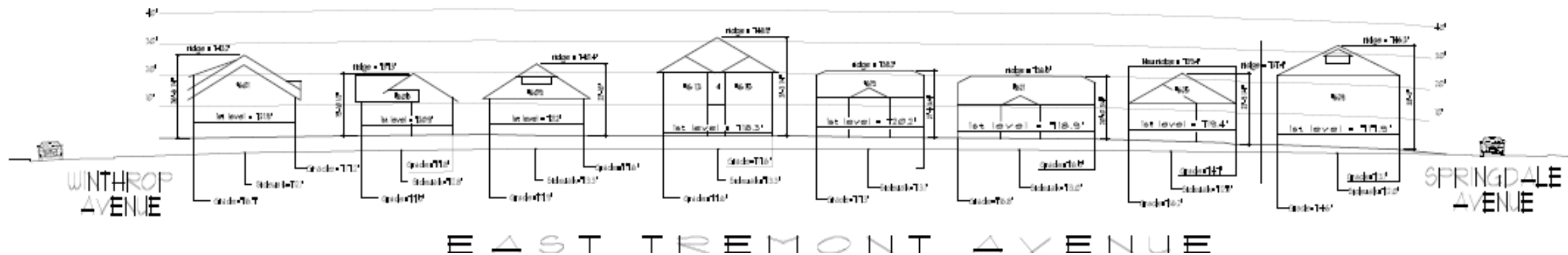
3 Site Plan
A-5 No Scale



2 Ren Roof Plan
A-5 1/4" = 1' - 0"

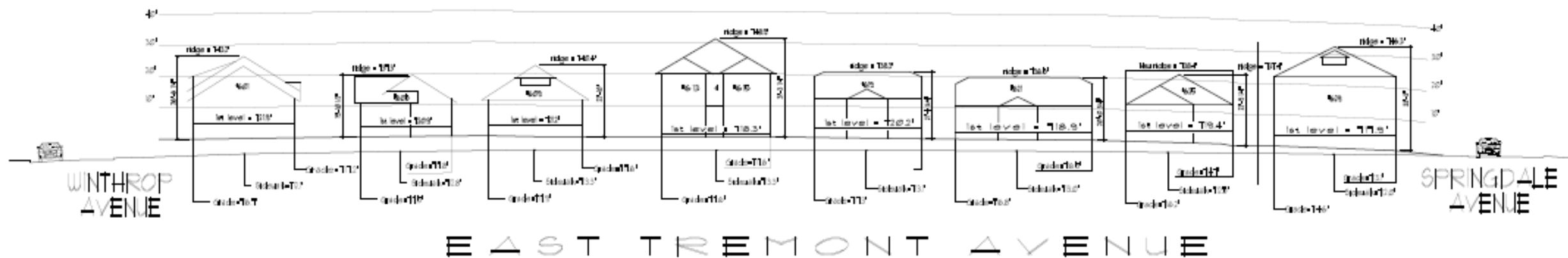


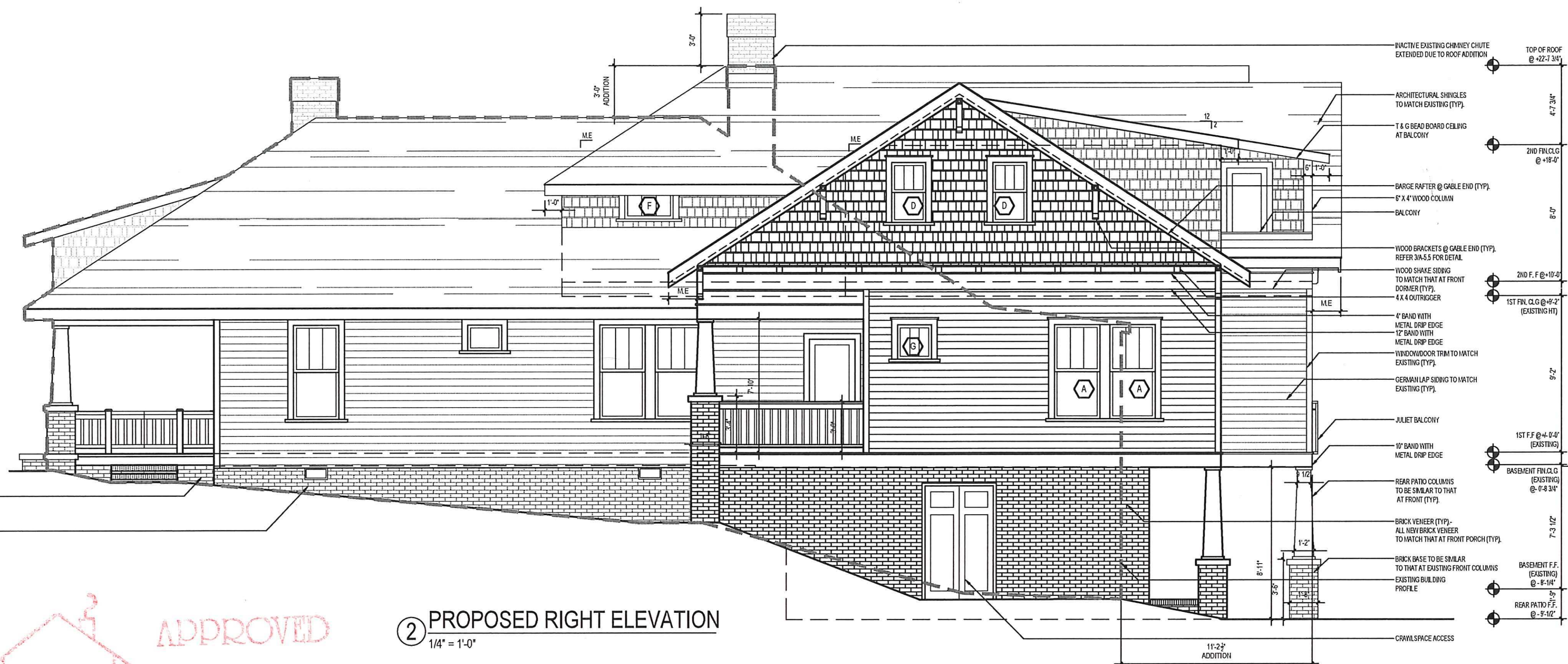
1 Sept Roof Plan
A-5 1/4" = 1' - 0"



SEPTEMBER

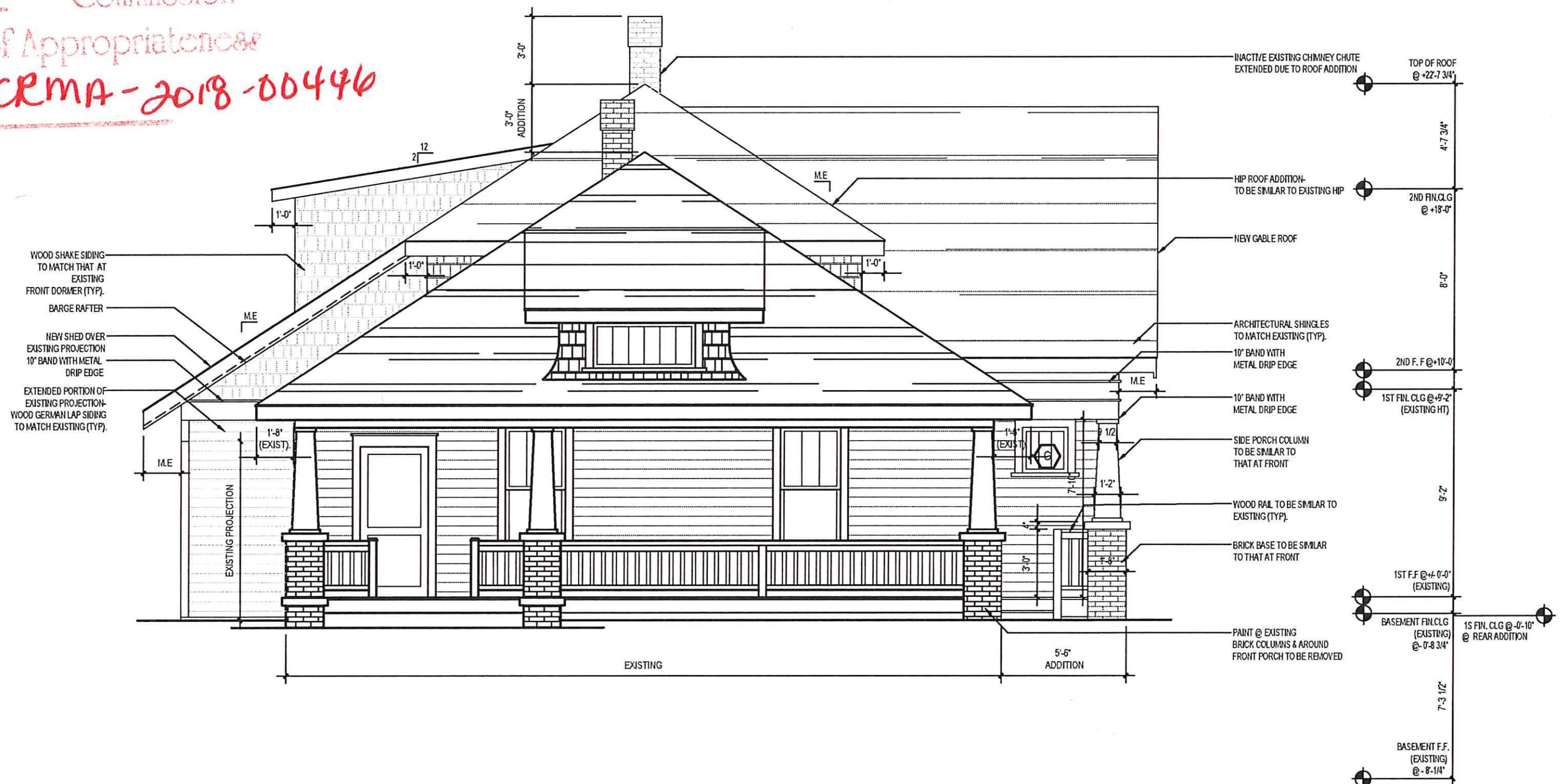
NOVEMBER





2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCRMA-2018-00476



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
C	3'-0" X 3'-0"	6'-8"	OPERABLE CASEMENT
D	2'-0" X 3'-0"	SECOND FLOOR 7'-0" STAIRS 4'-2" (FROM 1ST F.F.)	DOUBLE HUNG
E	2'-4" X 2'-0"	FIRST FLOOR 7'-0" BASEMENT 6'-8"	CASEMENT
F	2'-10" X 1'-8"	5'-0"	CASEMENT
G	2'-0" X 2'-0"	FIRST FLOOR 11'-0" MASTER BED 6'-8" (ON EITHER SIDE OF BIG WINDOWS) SECOND FLOOR 7'-0"	CASEMENT

NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
3. ALL WINDOWS WITH 3'-0" OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 12" ABOVE GRADE OR WALKING SURFACE BELOW.
5. WINDOW SIZING:
5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
5.3. M.E. = MATCH EXISTING
6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF STUD TO ALIGN WITH FACE OF BRICK U.N.O.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK U.N.O.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/8".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO MATCH EXISTING U.N.O.
17. ALL FASCIAS TO BE 6".
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES
6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

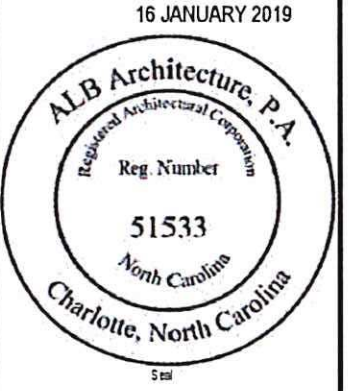
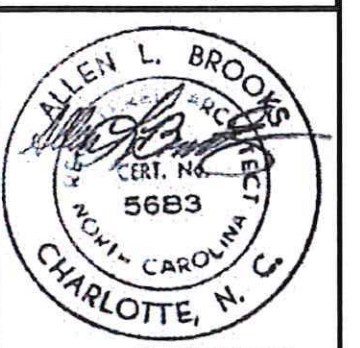
NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.
3. THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2019 @ 11:59 PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE



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Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauer.alb@icloud.com



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Historic Dilworth Renovation For the:
BLUMENTHAL RESIDENCE
620 E. Tremont Avenue, Charlotte, NC 28203

PROJECT #: 18071
ISSUED: 16 JANUARY 2019
REVISIONS:

PROPOSED FRONT ELEVATION
A-5.0
OF: SIXTEEN

