

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

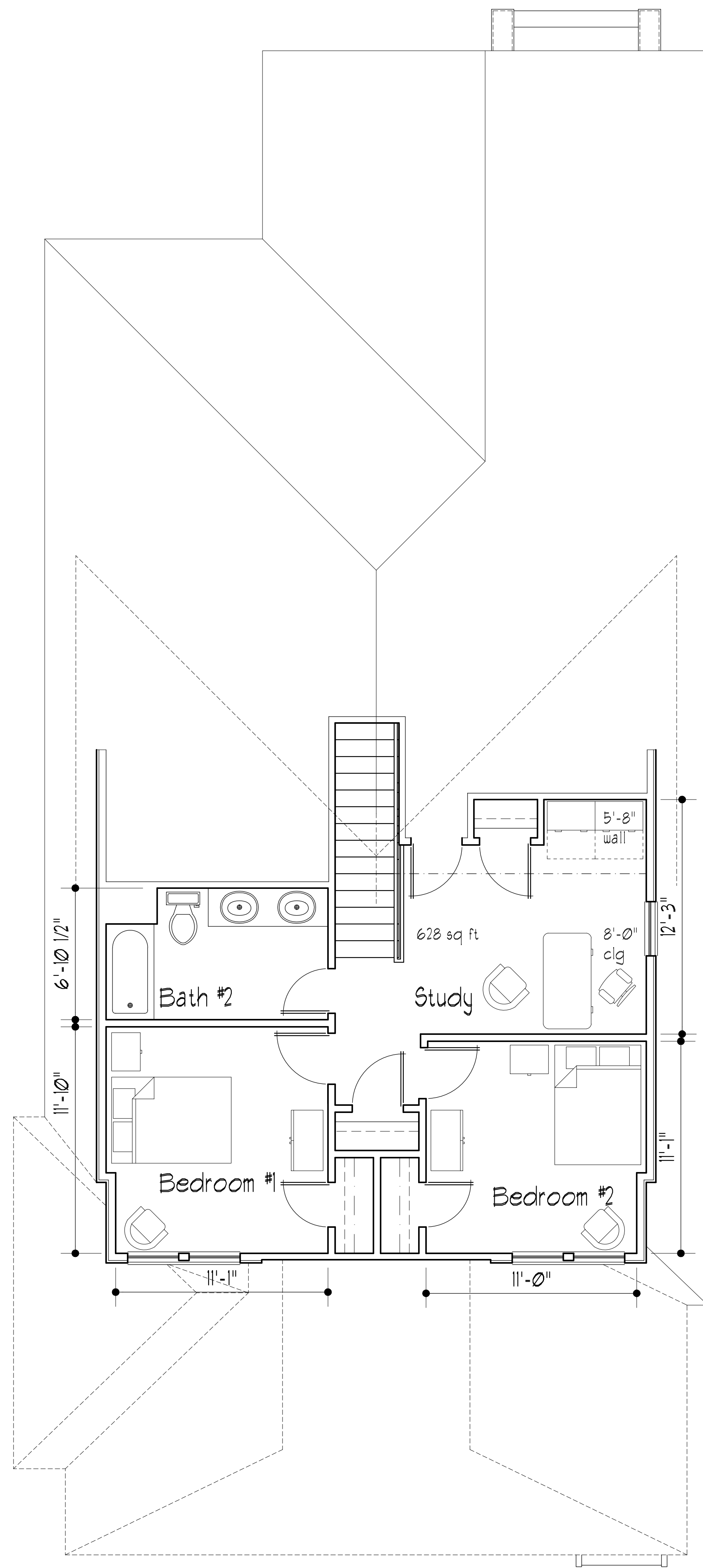




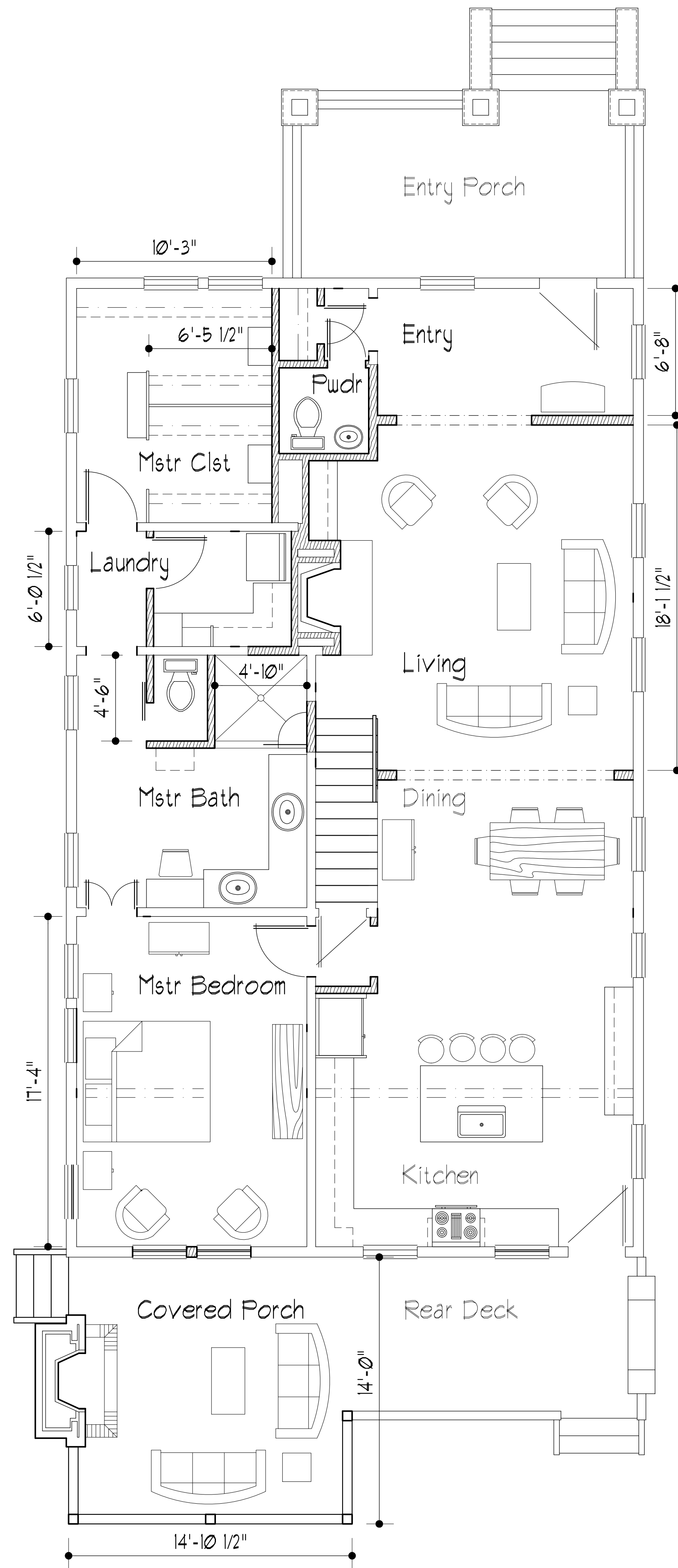




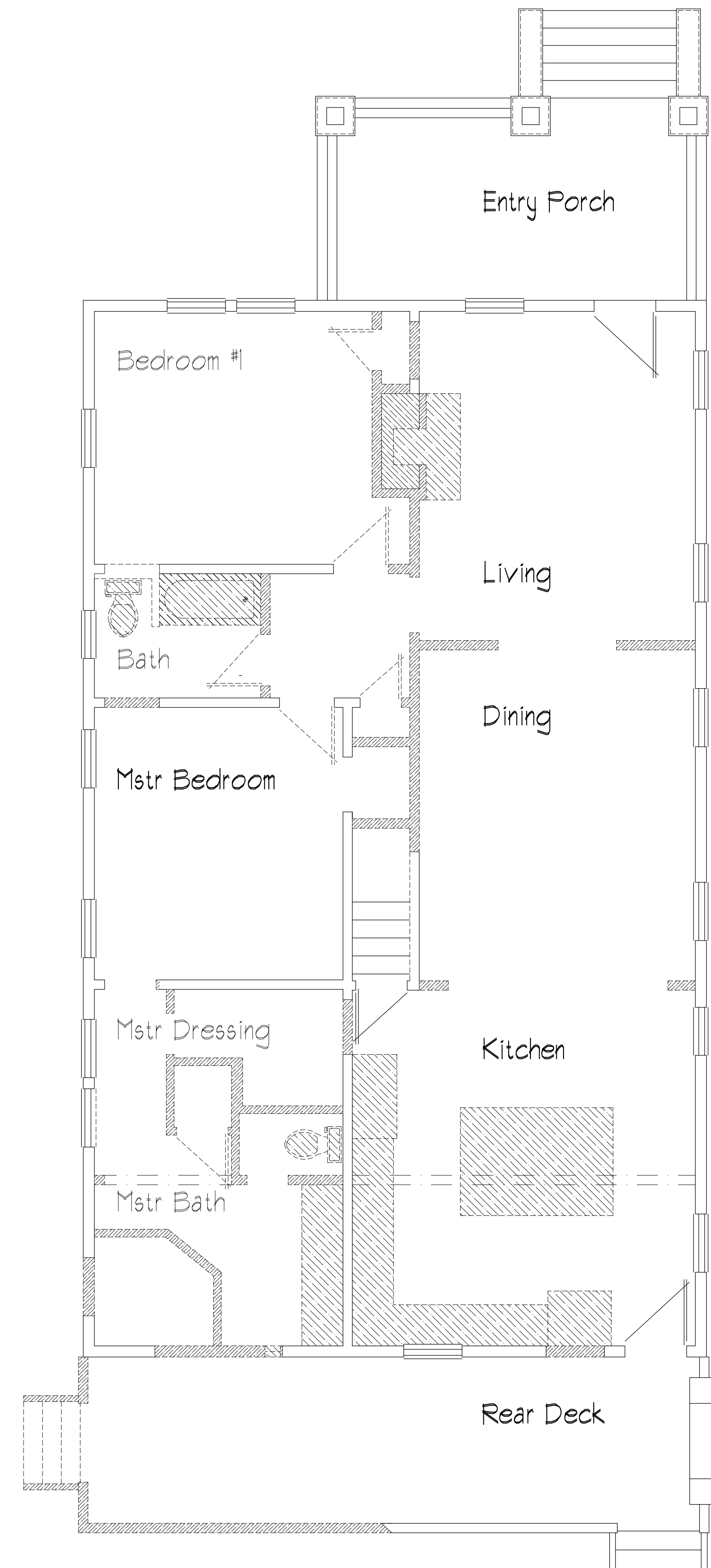




3 2nd Floor Addition
1/4" = 1' - 0"

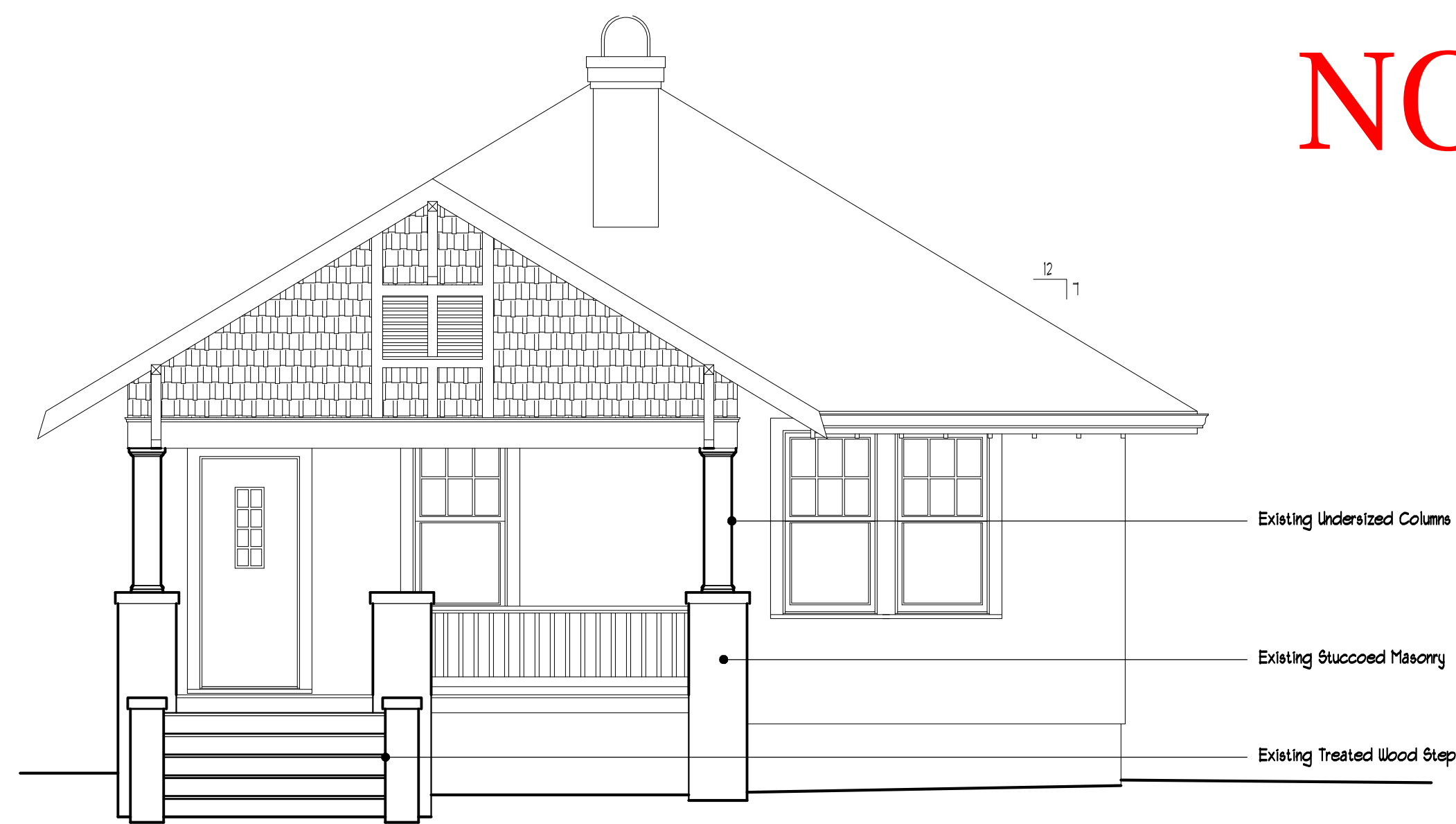


2 1st Floor Renovation
1/4" = 1' - 0"



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

NOVEMBER



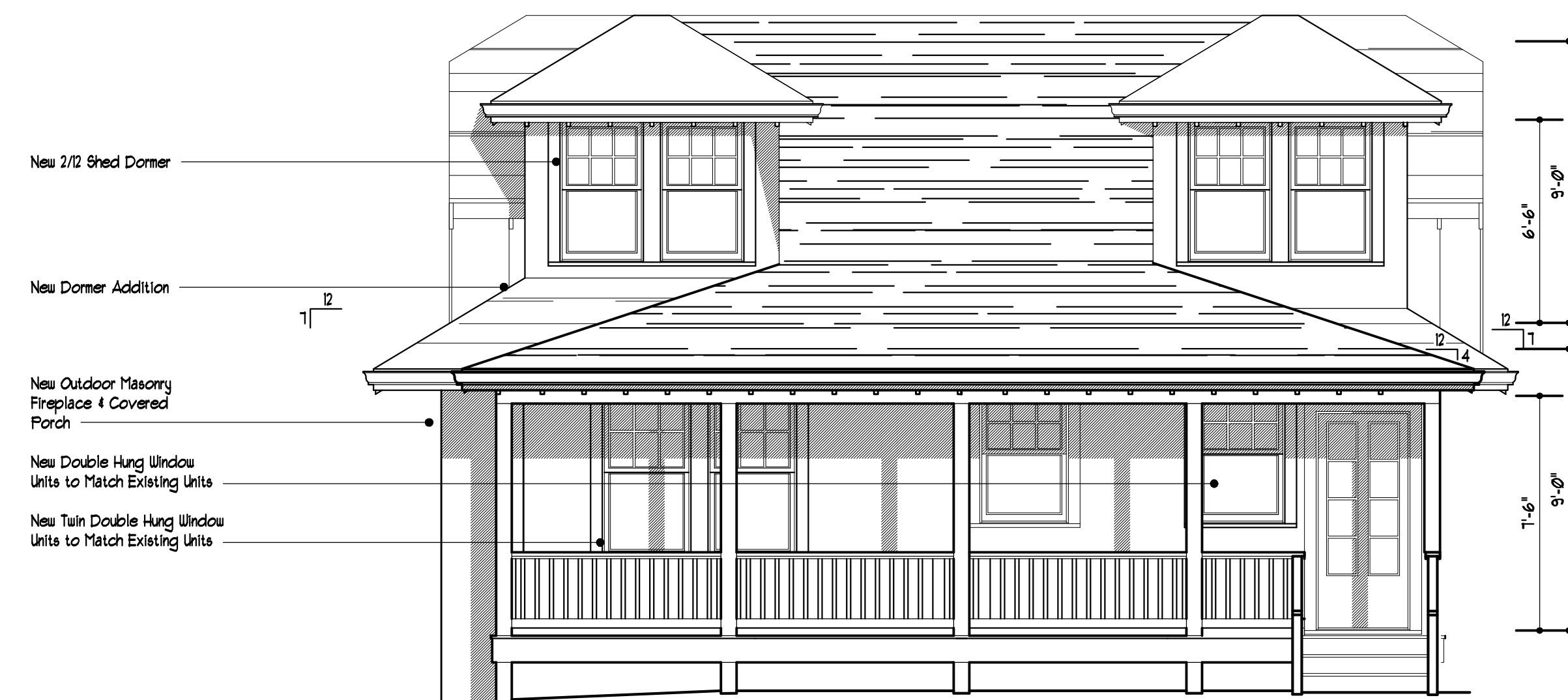
2 Exst'g Front Elevation
1 / 4" = 1' - 0"



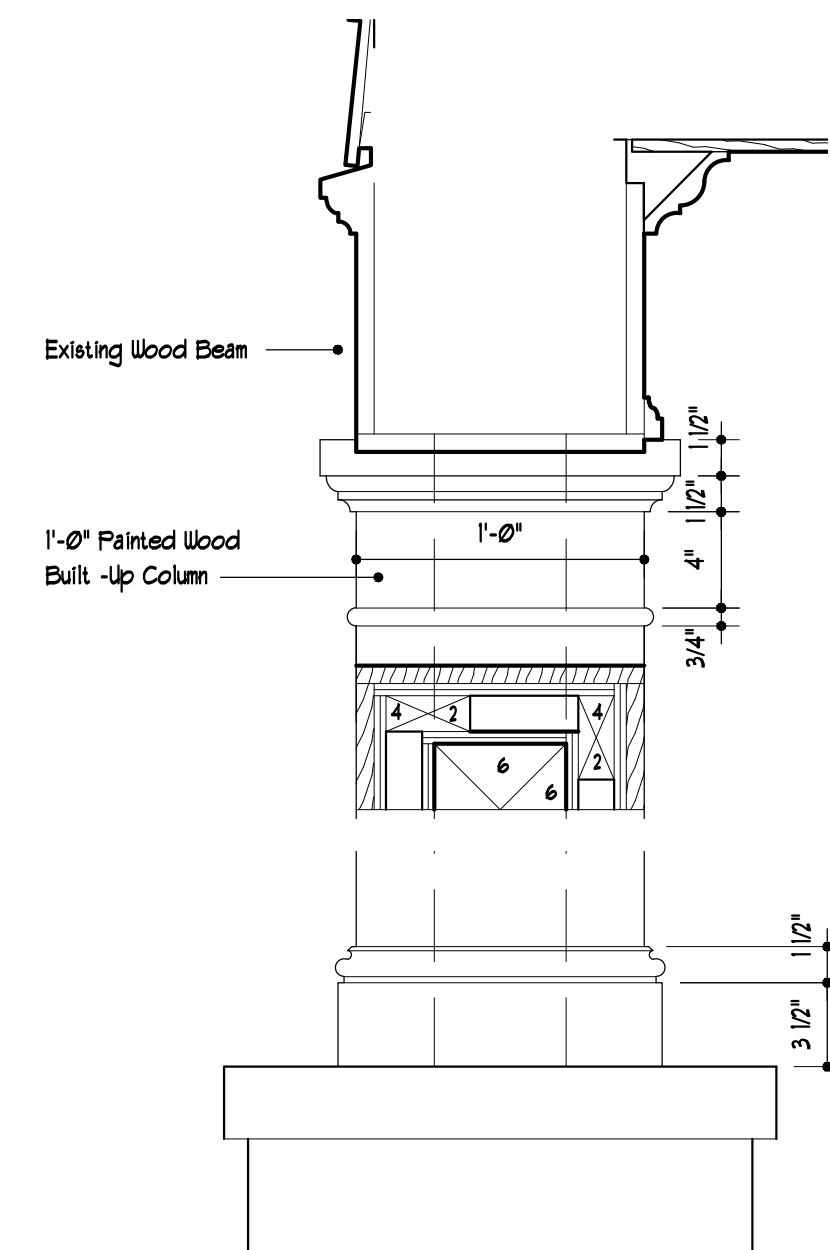
1 Exst'g Rear Elevation
1 / 4" = 1' - 0"



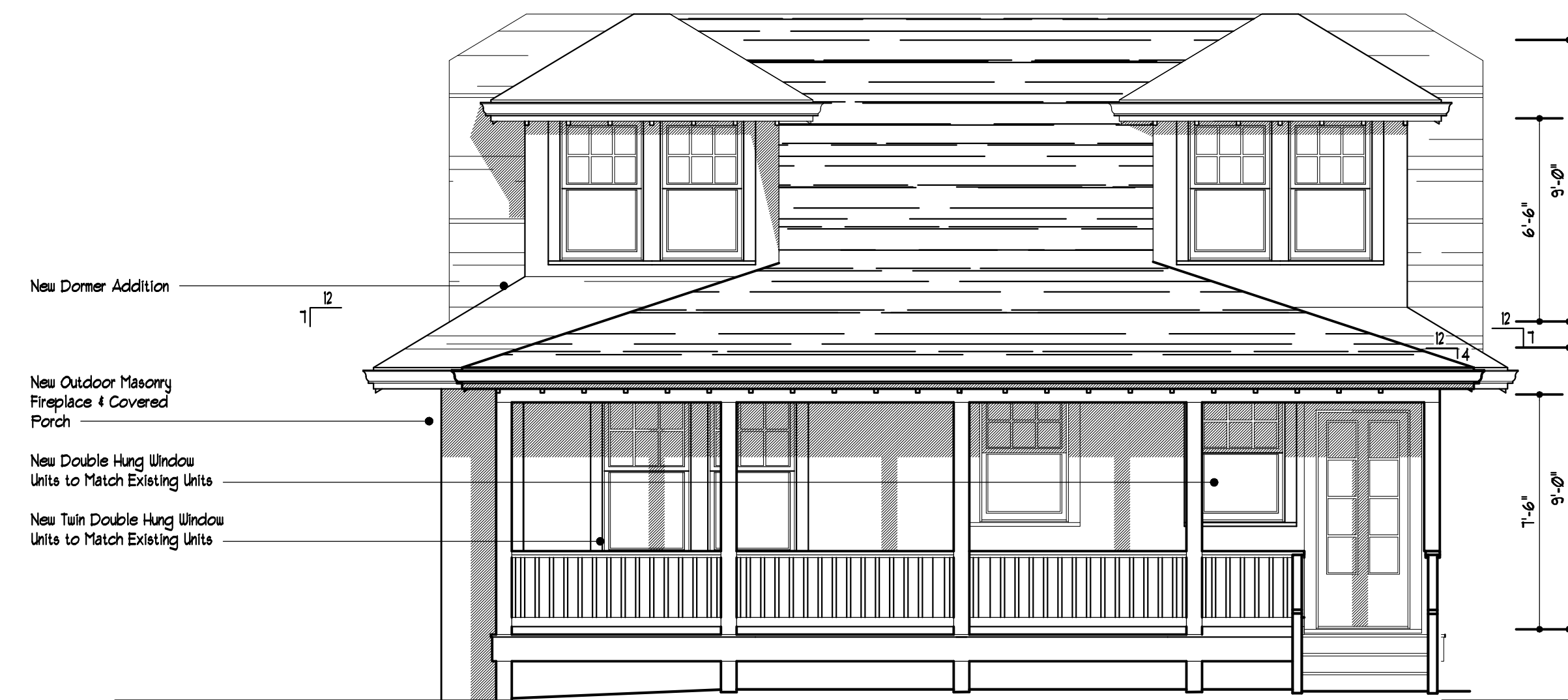
3 Ren Front Elevation
1 / 4" = 1' - 0"



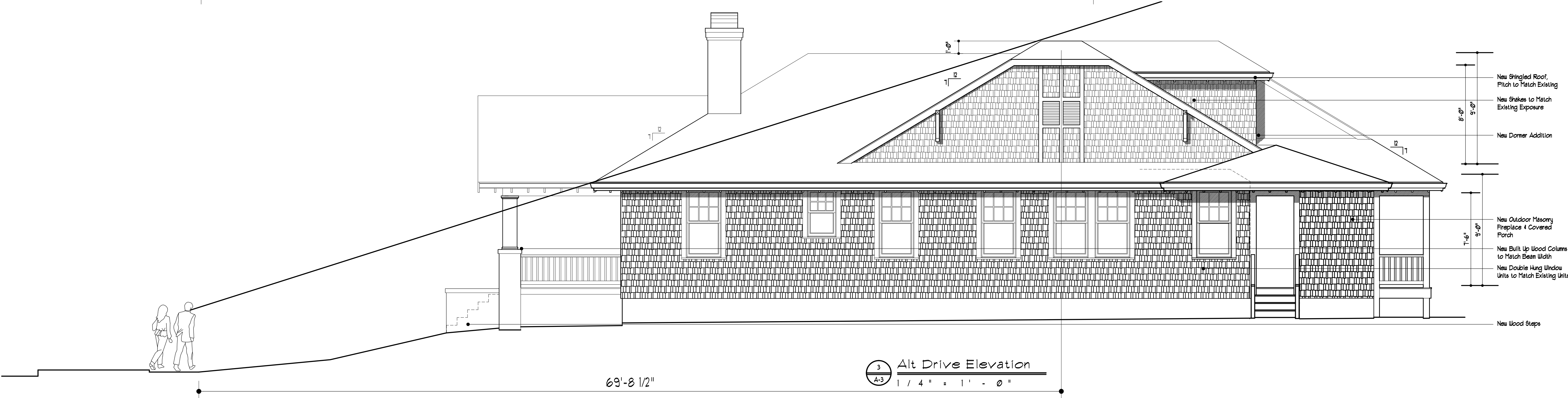
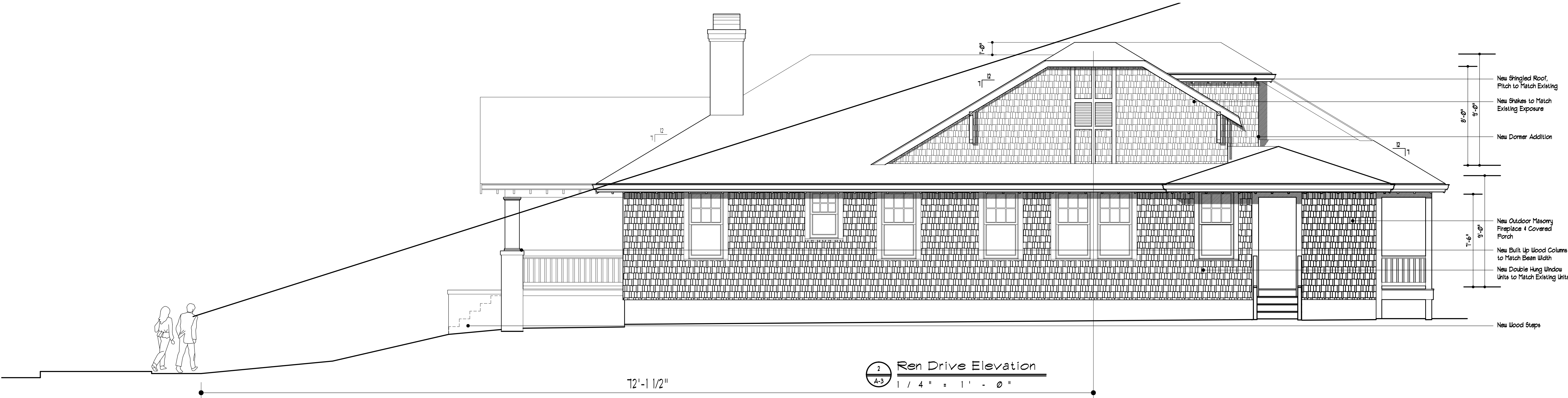
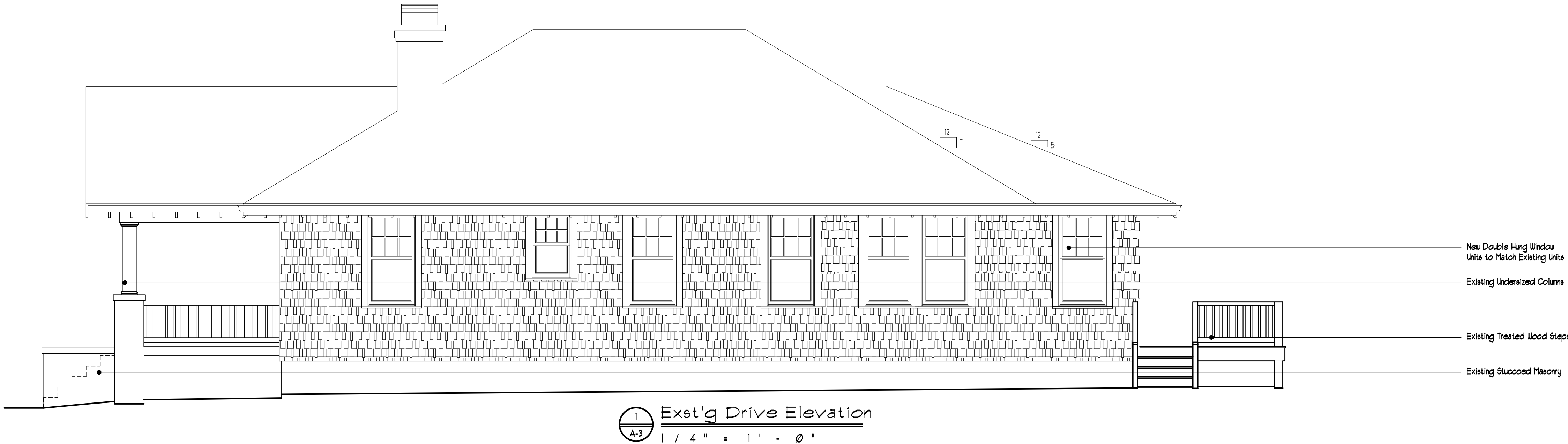
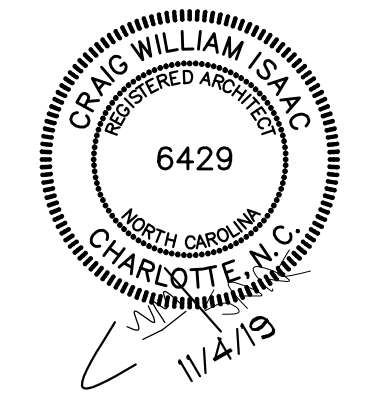
4 Ren Rear Elevation
1 / 4" = 1' - 0"



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



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

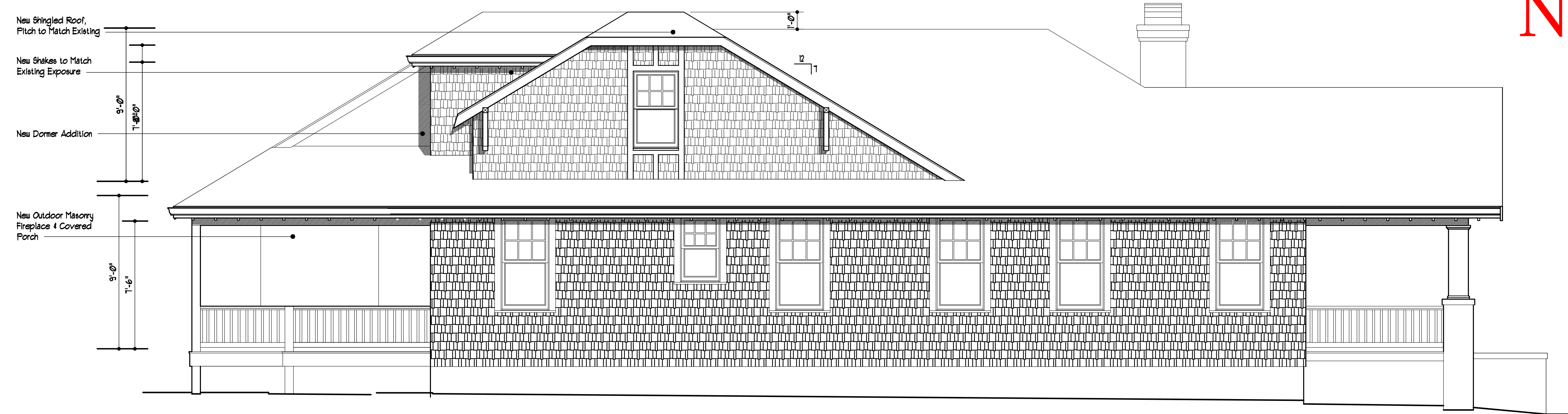
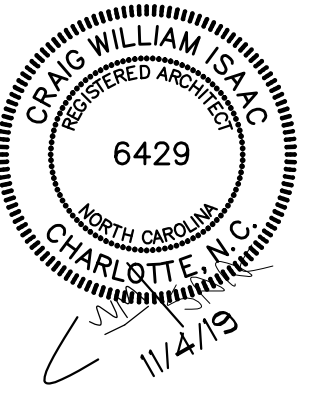


Schoenhoff
Renovation/
Addition

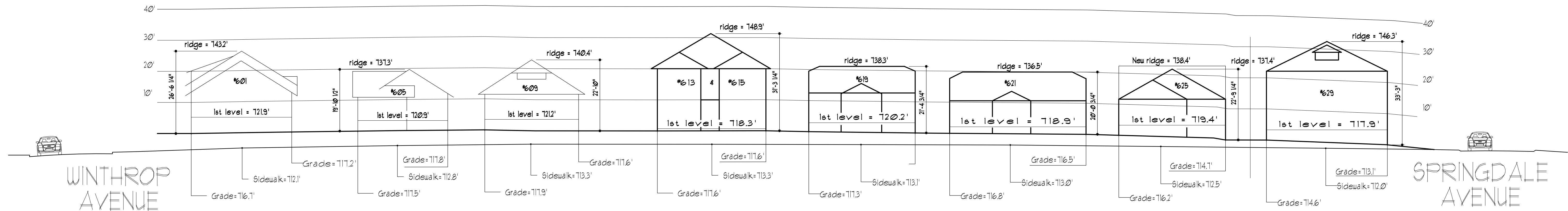
625
East
Tremont
Avenue
Charlotte
NC

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

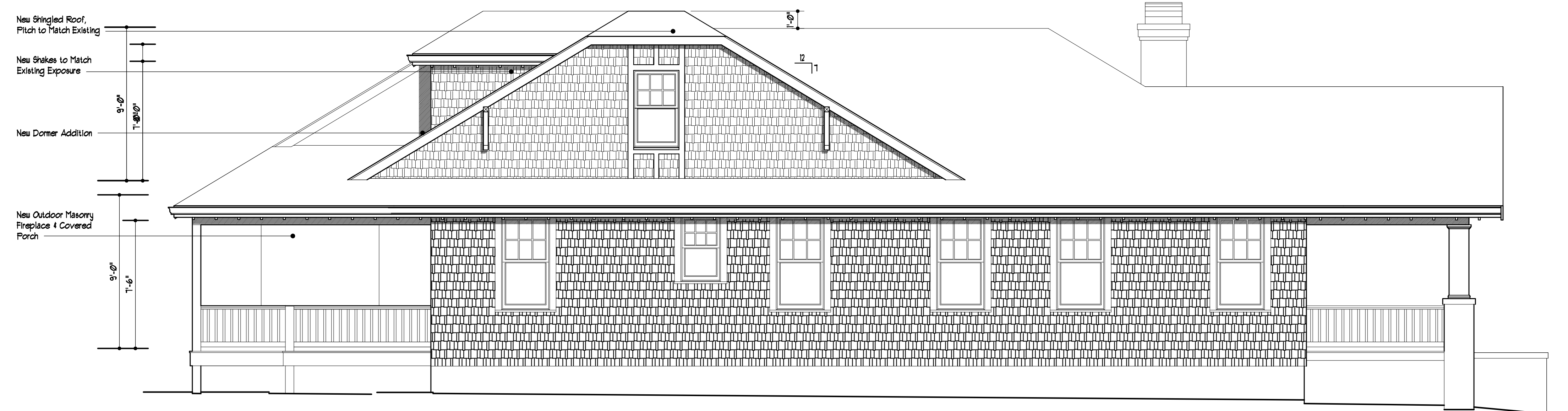
NOVEMBER



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



3 Street Elevation
1/6" = 1' - 0"



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

Schoenhoff
Renovation/
Addition

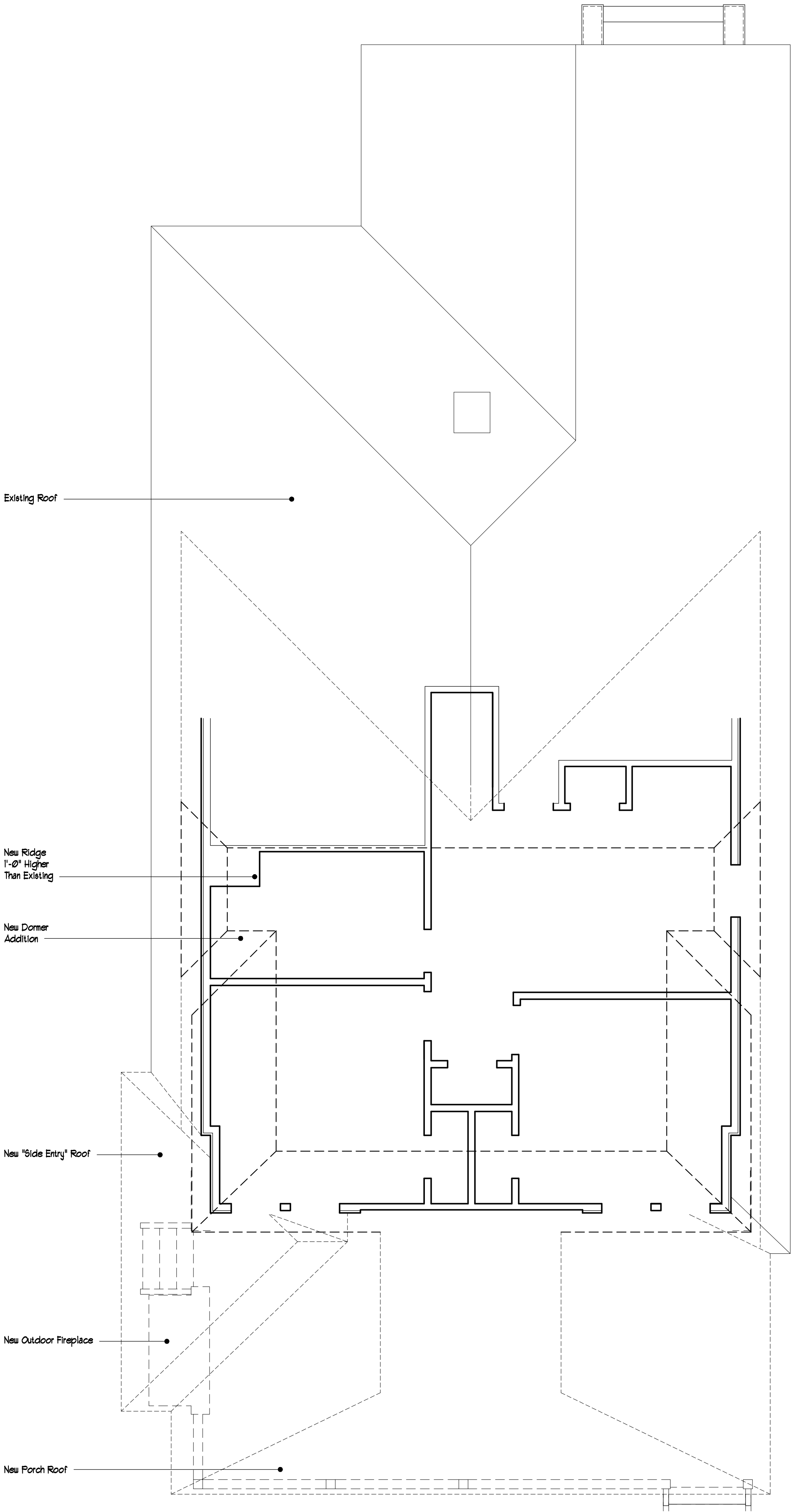
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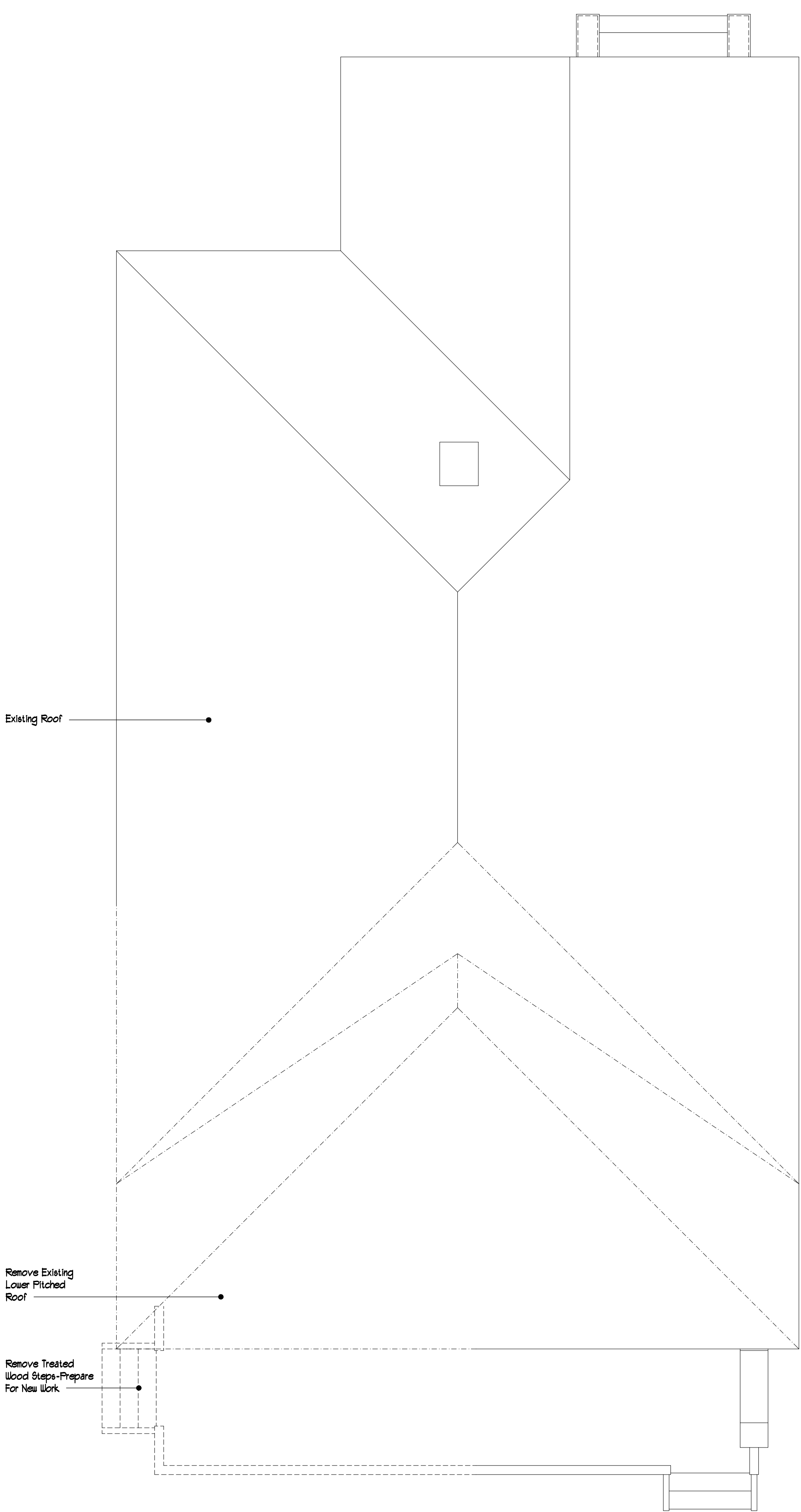
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3 Site Plan
A-5 No Scale

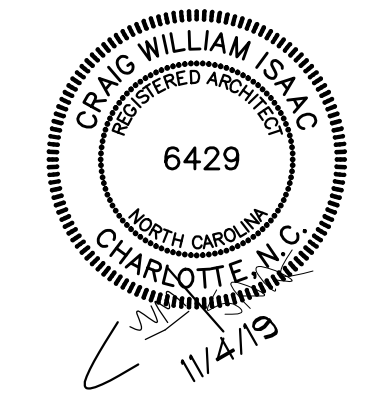


2 Ren Roof Plan
A-5 1 / 4 " = 1 ' - 0 "



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

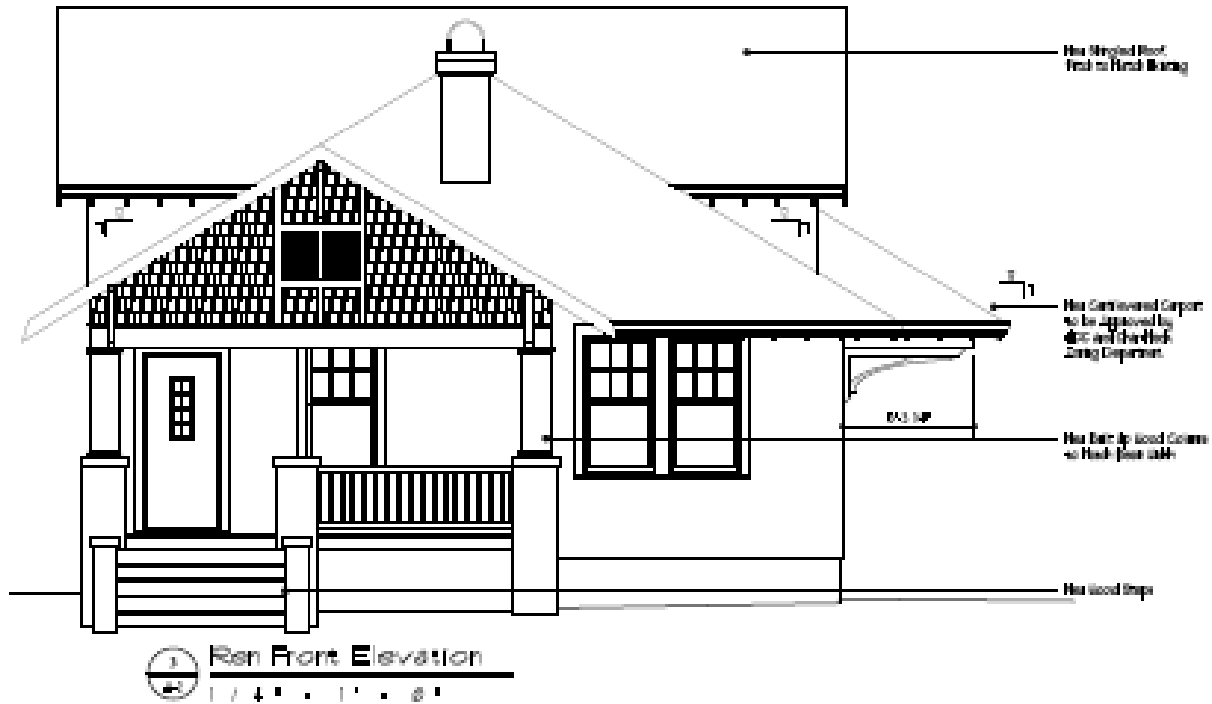
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Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365



Schoenhoff
Renovation/
Addition

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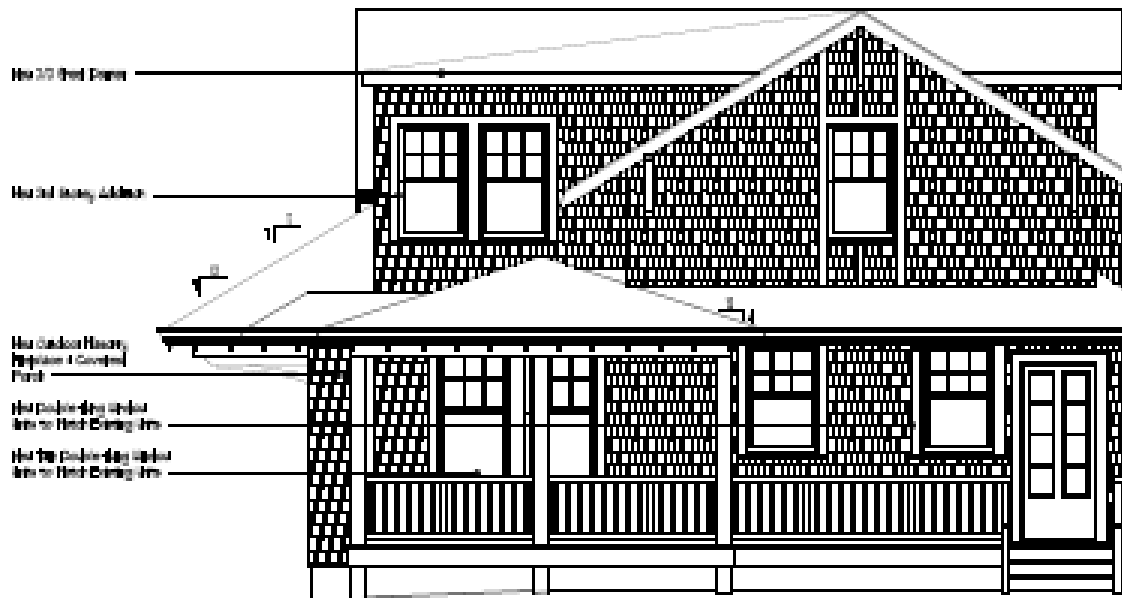


FRONT ELEVATION

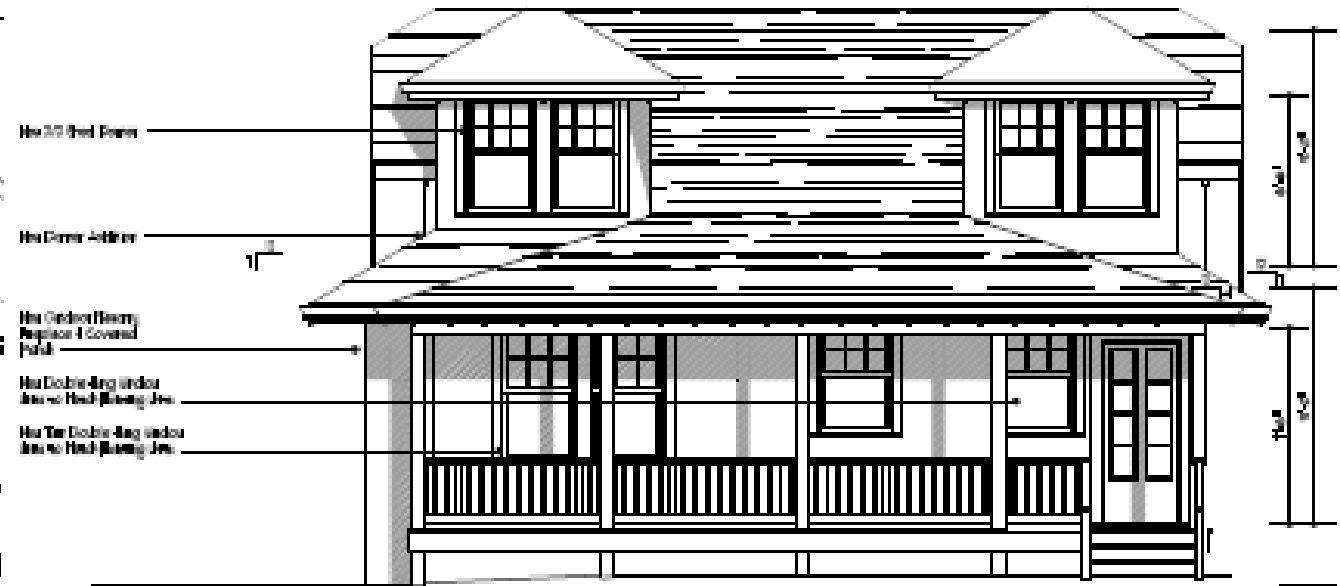
← SEPTEMBER

NOVEMBER →



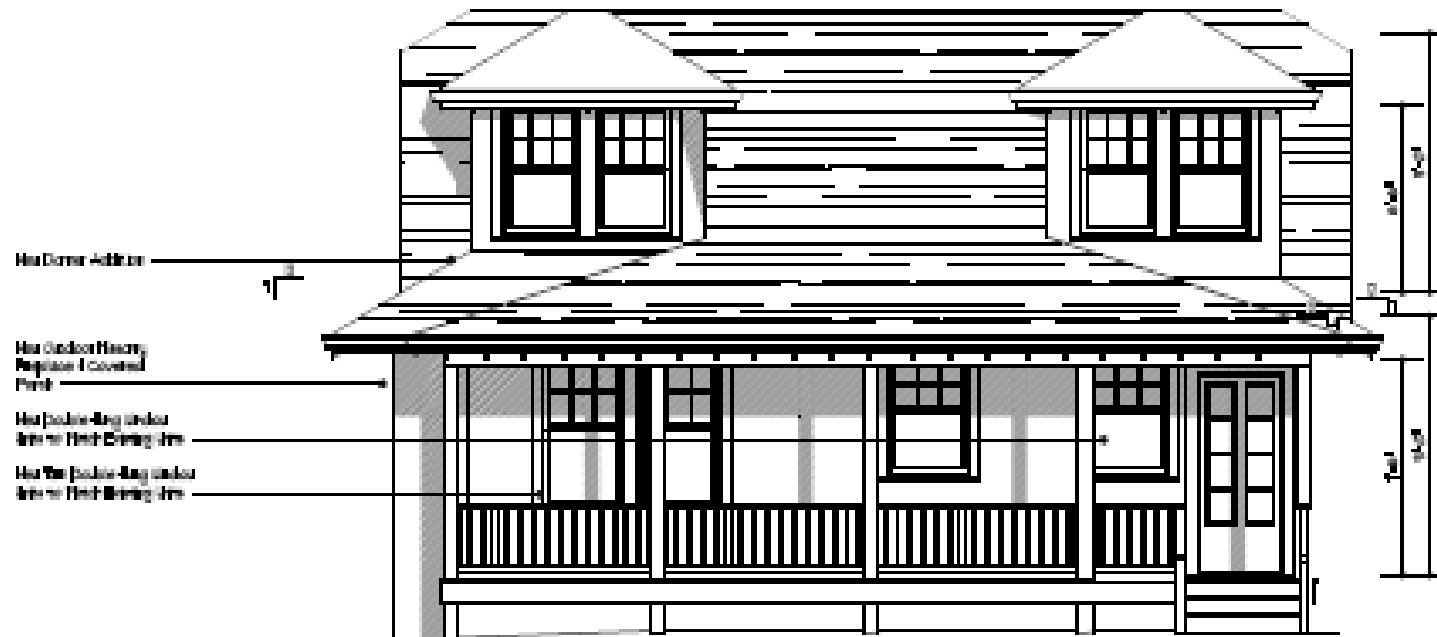


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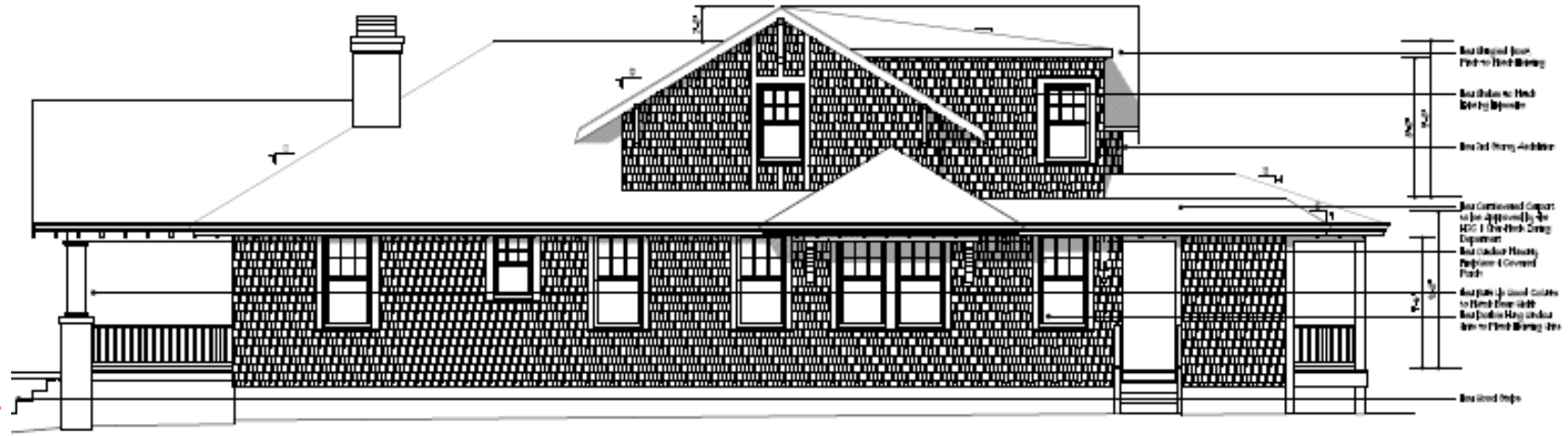
REAR
ELEVATION



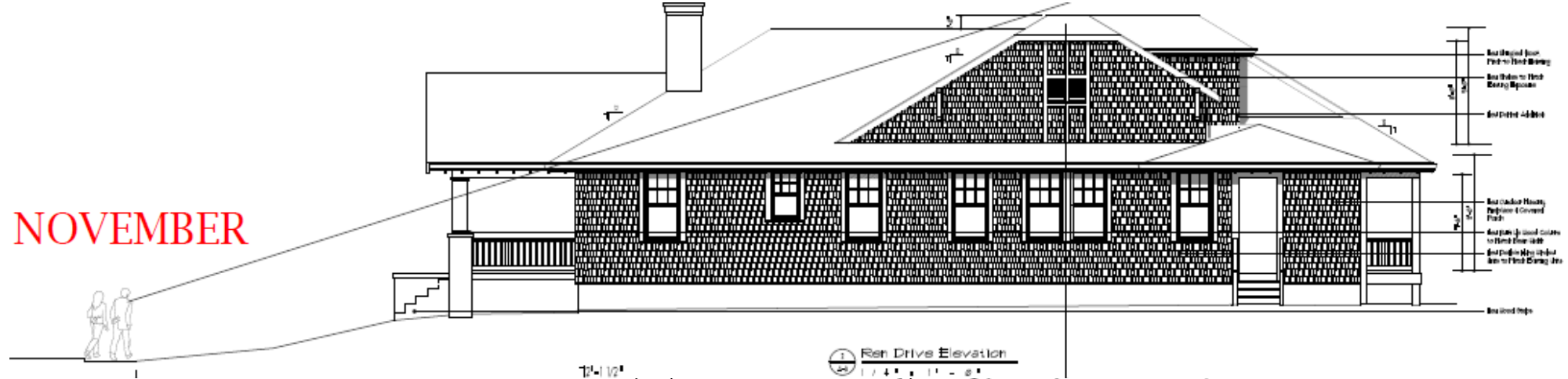
Alternate
Rear

DRIVE ELEVATION

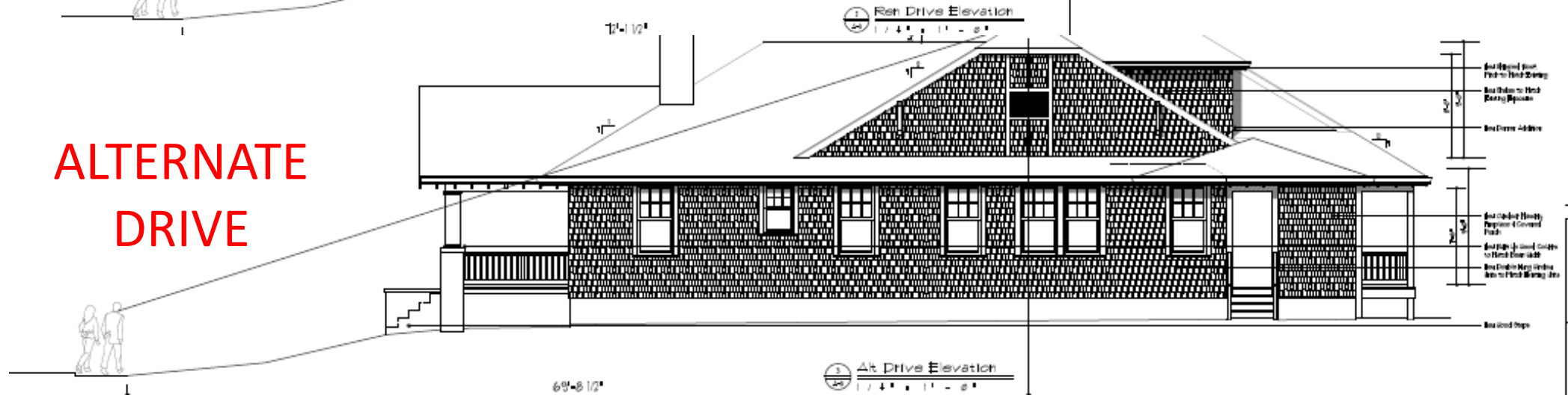
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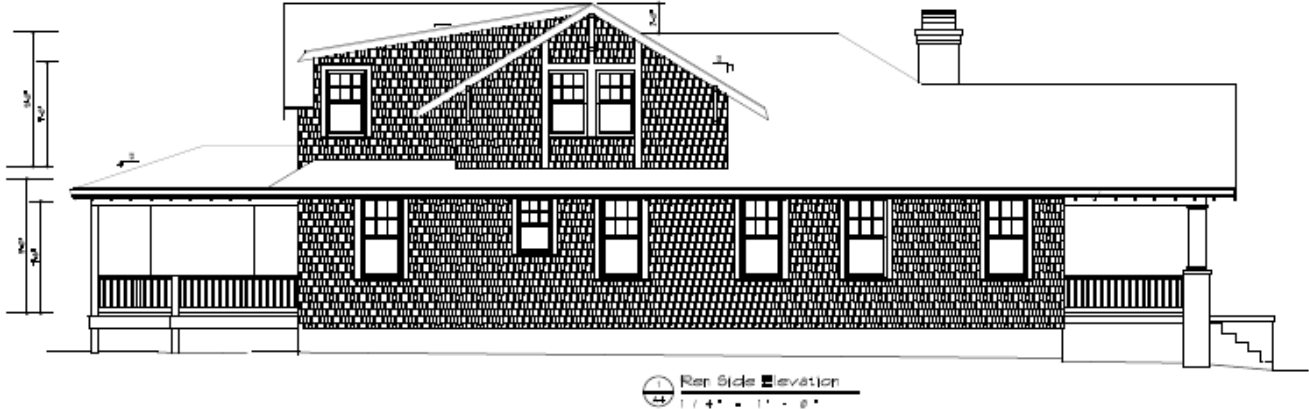
ALTERNATE
DRIVE



July 16
44 PM
44 PM
November

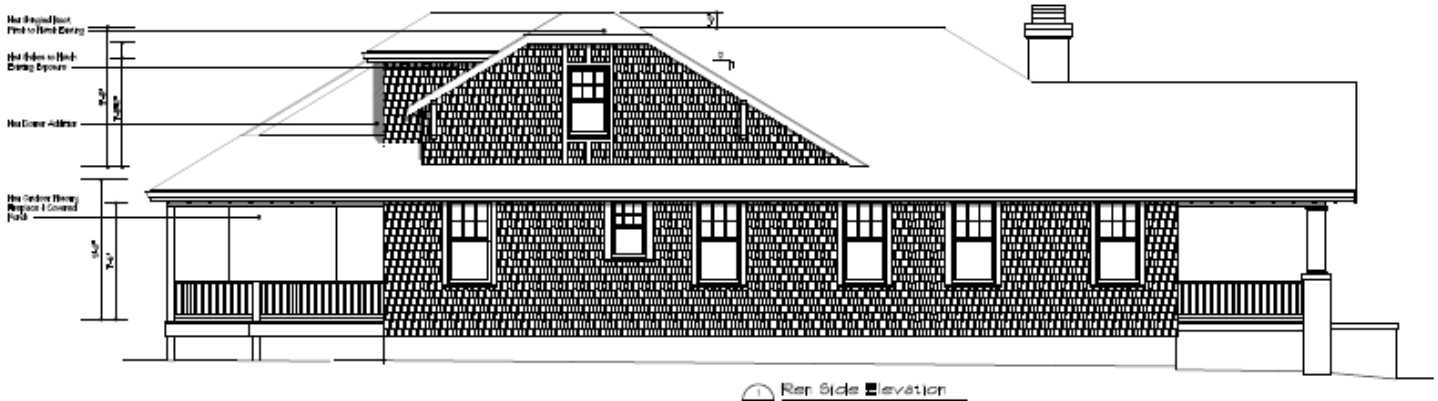
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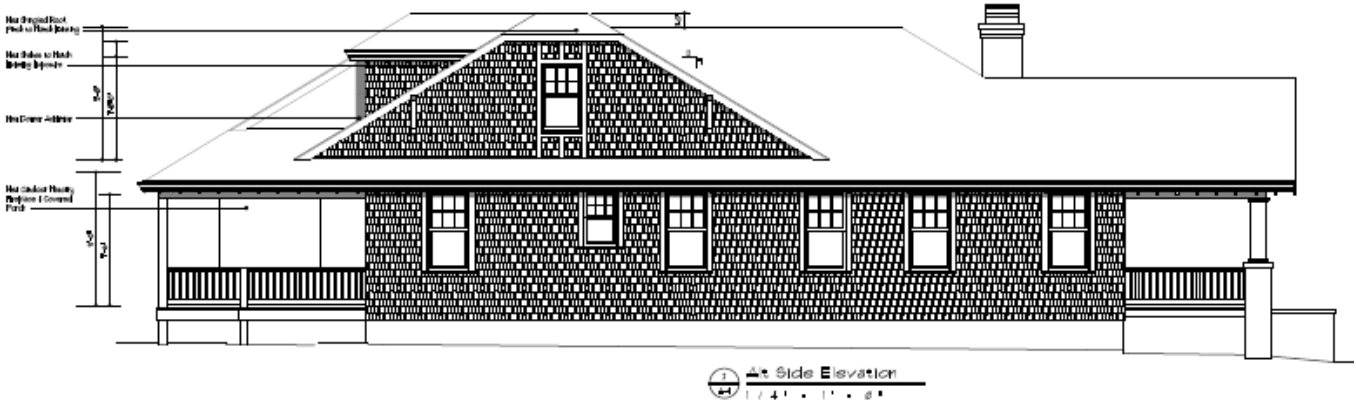


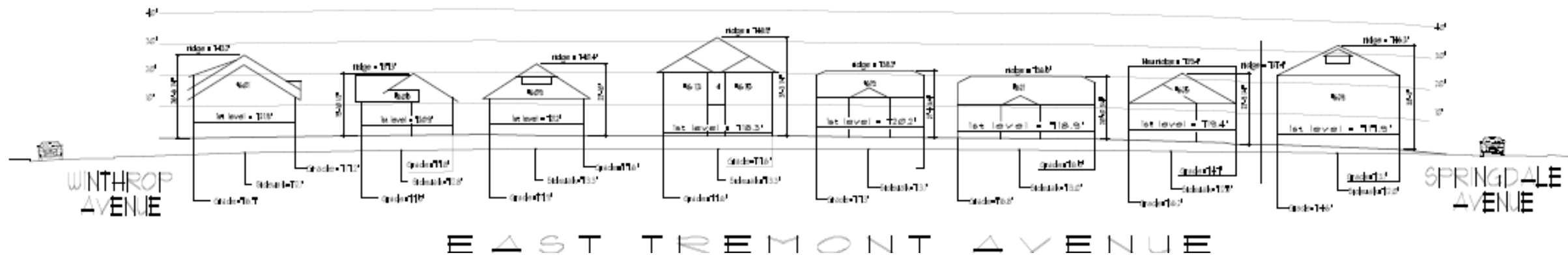
SIDE
ELEVATION

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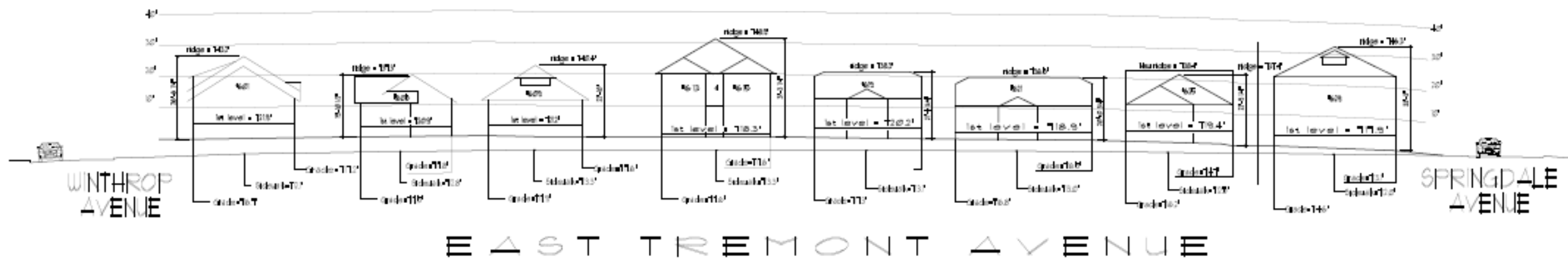
ALTERNATE
SIDE



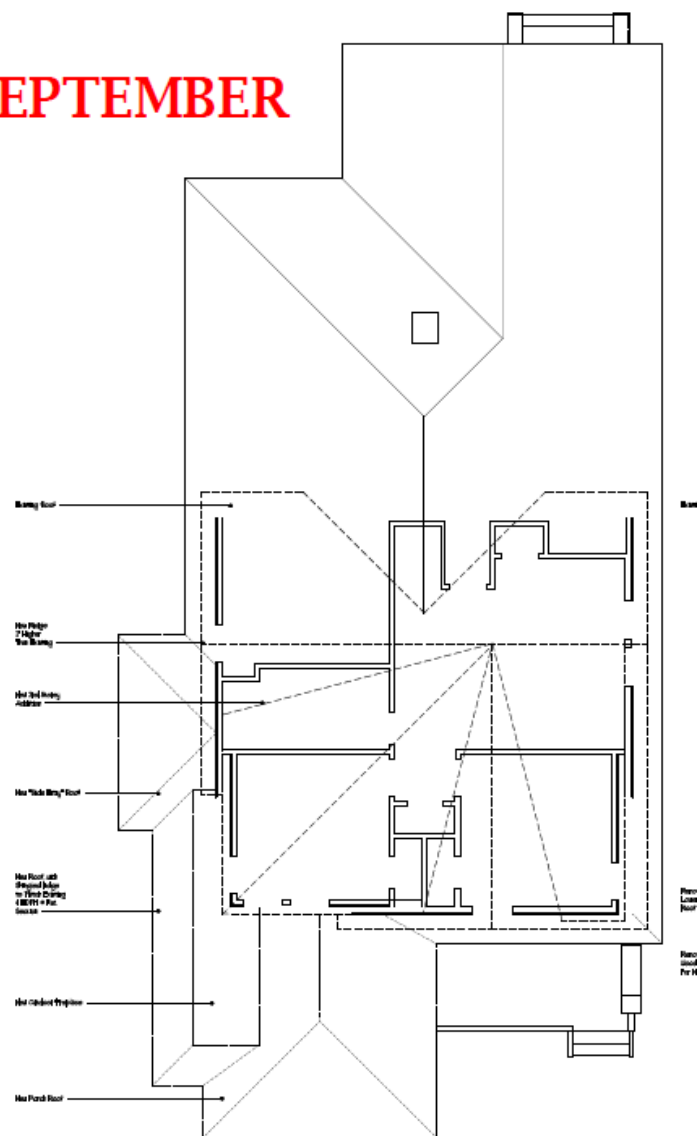


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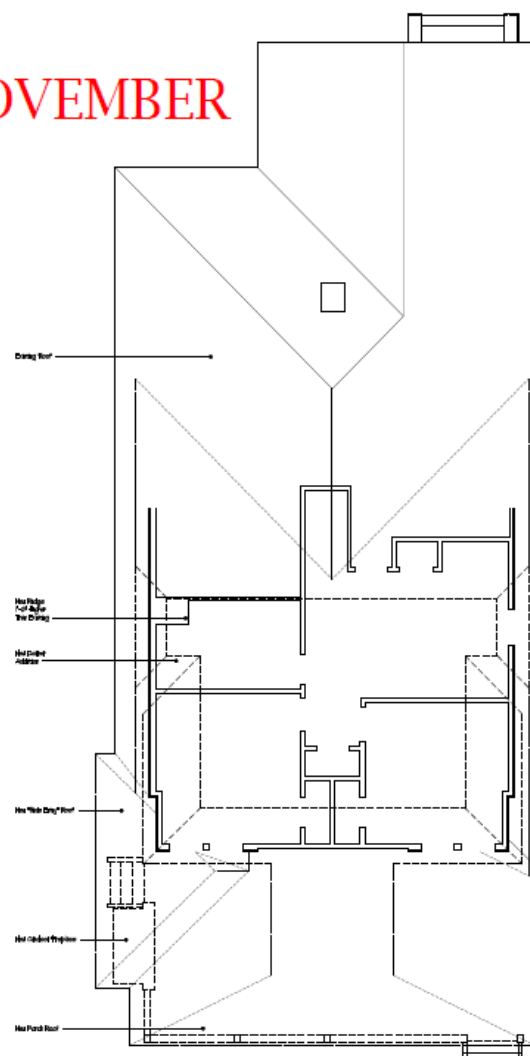


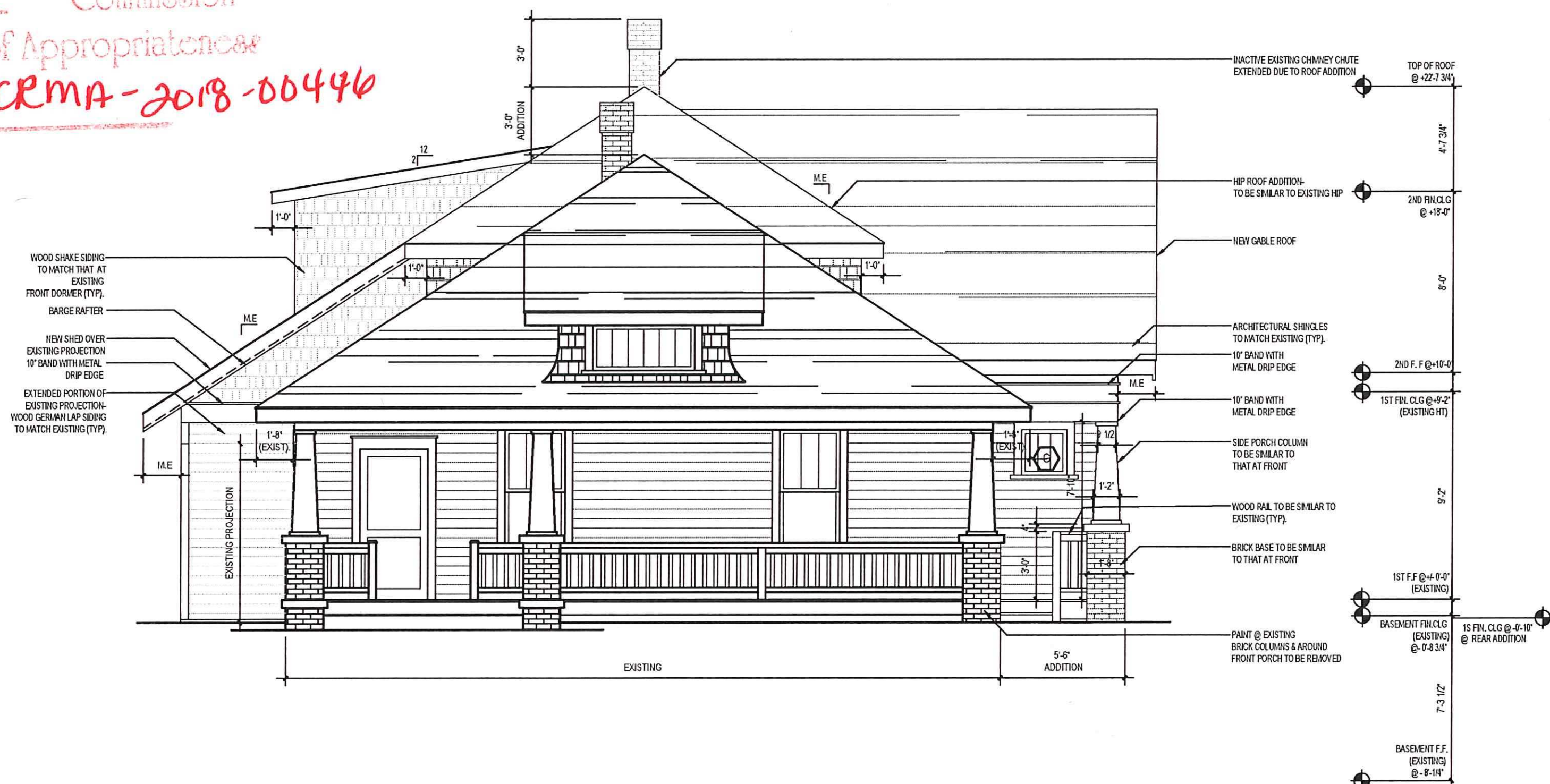
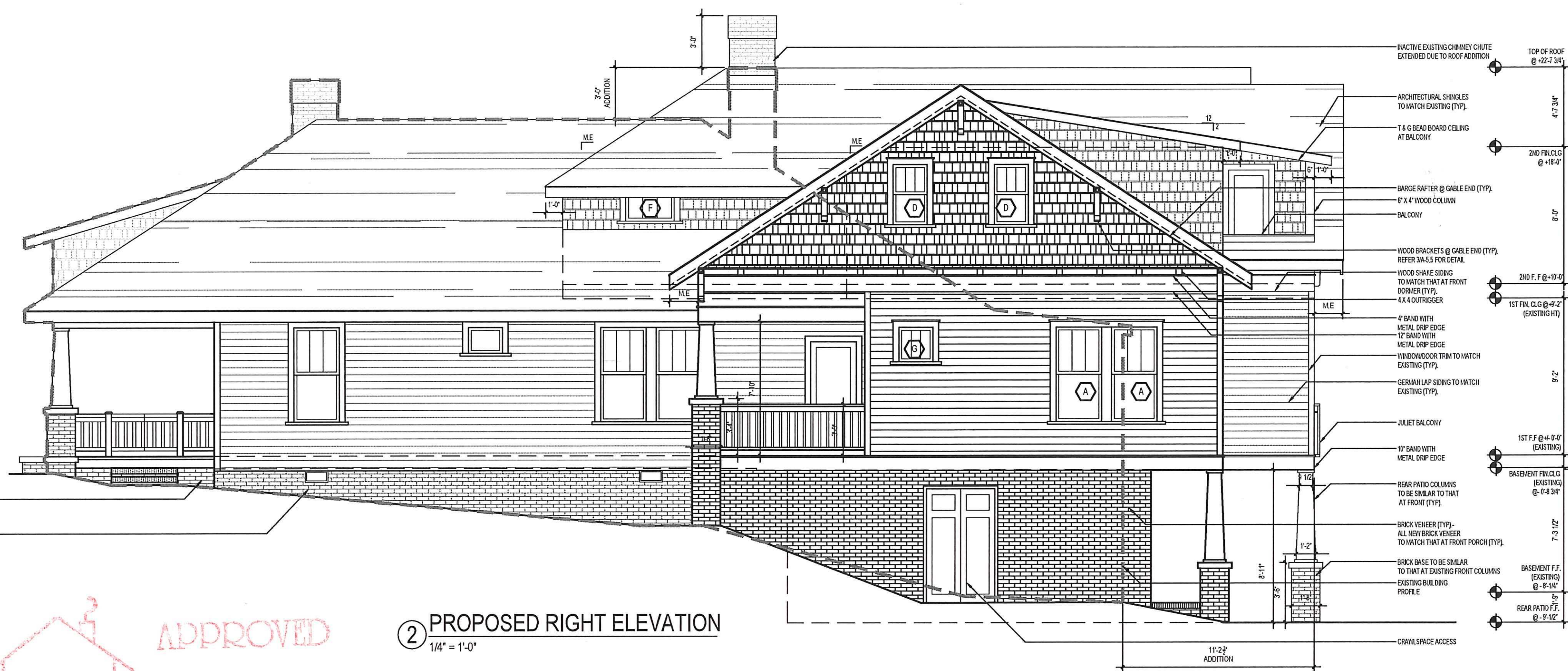
SEPTEMBER



ROOF PLAN

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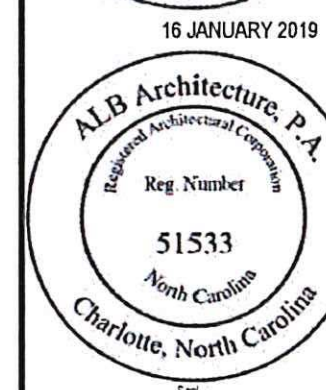
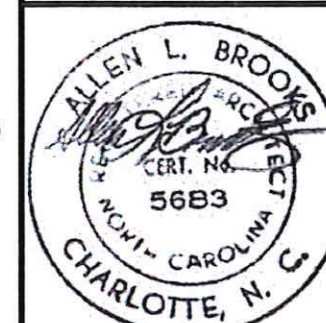


① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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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

