
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 508 East Boulevard

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant / David Furman, owner

The application was continued from February for the following items:

1. Additions, page 7.2, item 6. Not meeting compatibility with the existing building related to massing, form, directional expression, and fenestration.
2. The HDC review was limited to the above, and all other factors are still on the table for review.

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story Colonial Revival structure constructed c.1900. Architectural features include a large front gable pediment with Palladian-inspired three-part window, a wraparound porch (partially enclosed) with Doric columns, a decorative front entrance with a transom and sidelights, corner trim detailed as square columns, wood lap siding, and 6/1 windows. The house shares a lot with 500 East Boulevard, with the lot measuring approximately 150' x 140'.

Proposal

The proposal is an addition no taller or wider than the existing structure but will increase the square footage greater than 50%. The new addition will connect at an existing one-story element at the rear. The addition is shorter than the main ridge by 1'-6". Materials are Hardie Artisan siding with an exposure to match existing, wood shingle siding in the rear gable to match existing, and a combination of fixed and casement aluminum clad windows. All roof and trim details will be wood to match existing. The proposal includes the removal of one canopy tree.

Revised Proposal – March 13

1. Reduced the size, altered directional expression, and re-designed massing to be compatible with the existing building
2. Fenestration changed to match the historic windows

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 Recommendation

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
2. Minor revisions may be reviewed by staff.



HDC-201900041

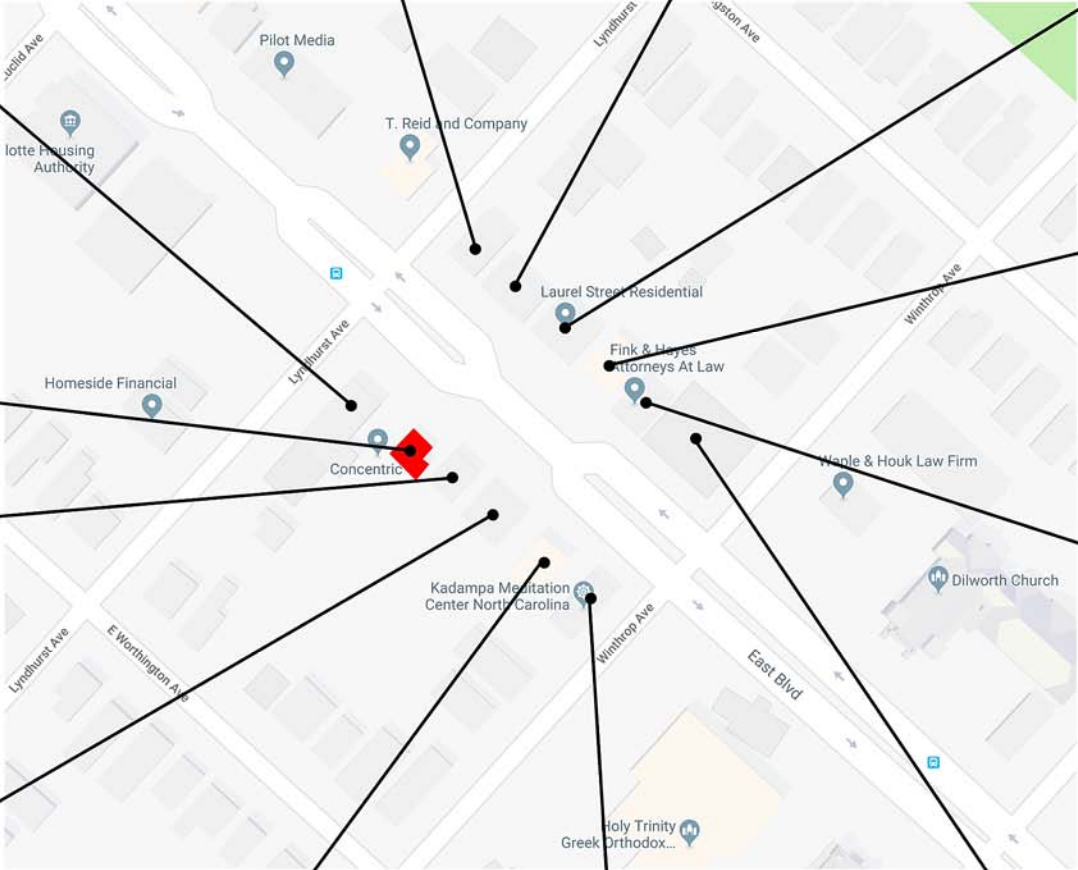
PD 12105116

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: ADDITION

4 February 2019





508 EAST ADDITION / RENOVATION

508 East Boulevard
Charlotte, NC 28203

DATES:

HDC workshop
14 November 2018
Existing
21 December 2018
Progress
NOT FOR CONSTRUCTION
10 January 2019
HDC Submission
4 February 2019
Progress
NOT FOR CONSTRUCTION
Final Pricing

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CONTEXT
ADJACENT
STRUCTURES

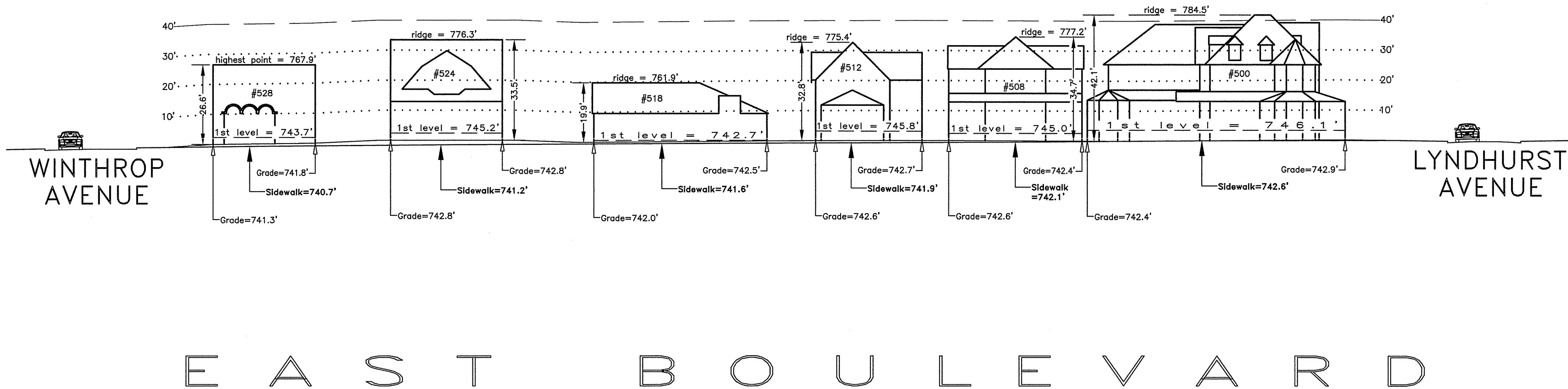
A0.0

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 5th day of September, 2017.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

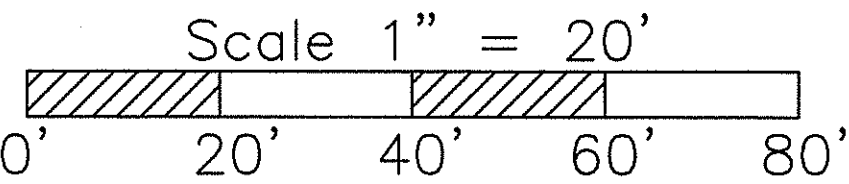


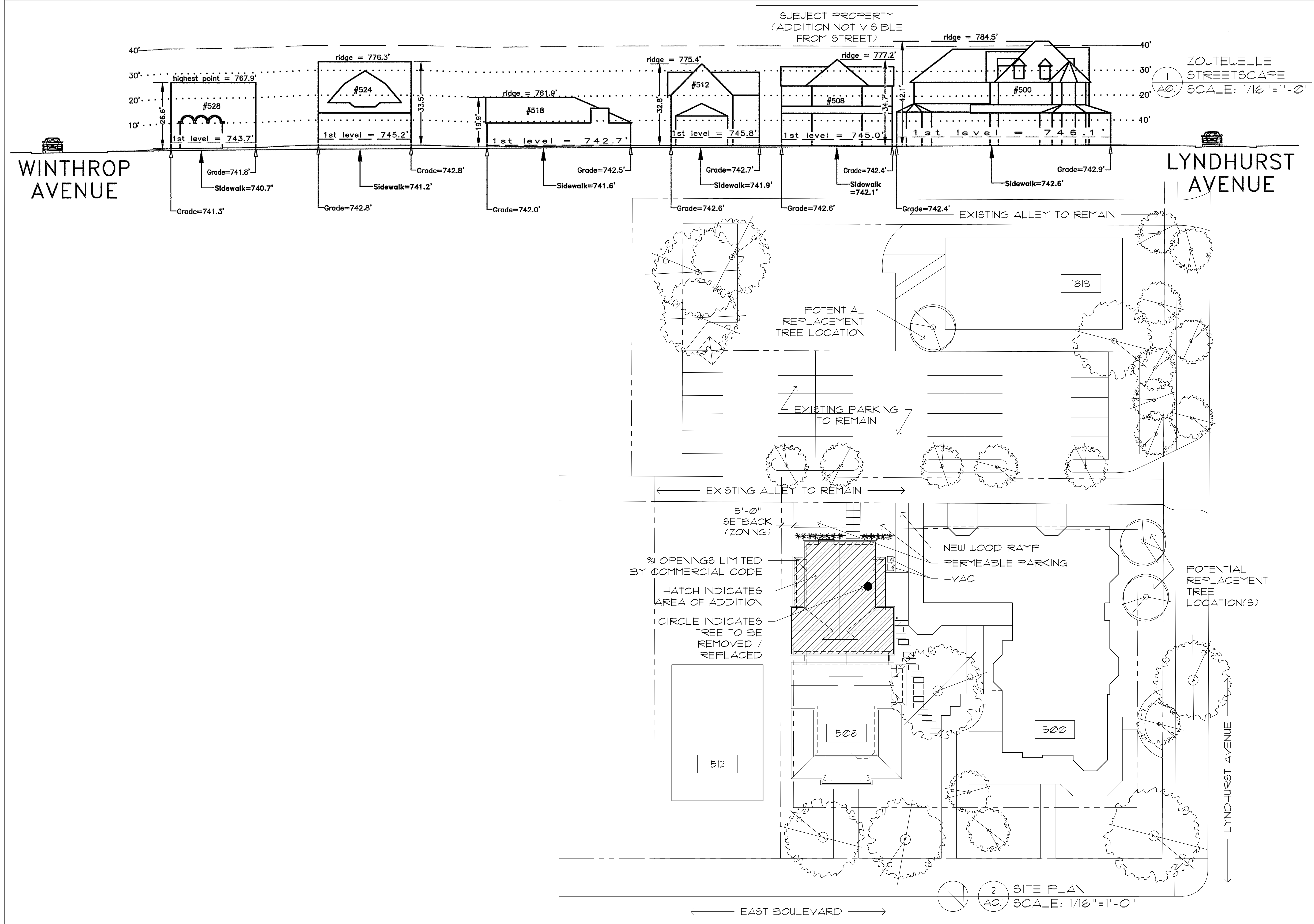
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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 or top of curb, 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.

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Building Heights Sketch of
500 BLOCK of EAST BOULEVARD
FACING SOUTHWEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
September 1, 2017





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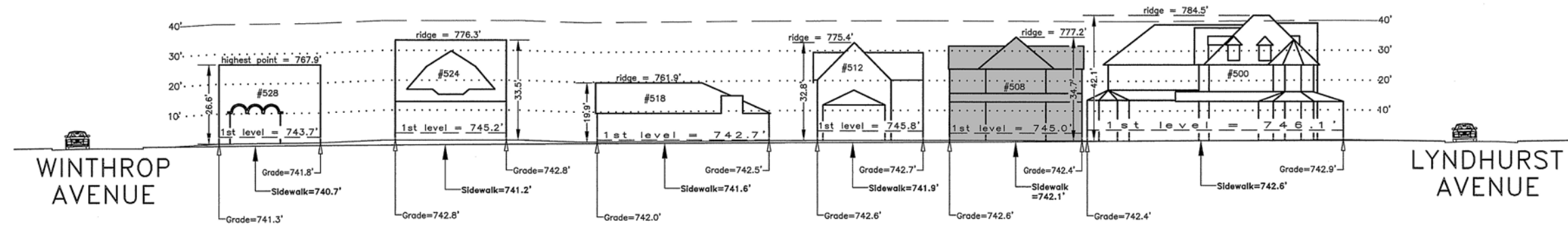
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CONTEXT

SITE PLAN &
STREETSCAPE
ELEVATIONS

A0.1



508 EAST ADDITION / RENOVATION

508 East Boulevard
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CONTEXT

EXISTING
CONDITIONS

A0.2

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ELEVATIONS

A2.0



EXISTING FRONT (NORTH)
ELEVATION - EAST BOULEVARD
SCALE: 1/4"=1'-0"



PROPOSED FRONT (NORTH)
ELEVATION - EAST BOULEVARD
SCALE: 1/4"=1'-0"



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ELEVATIONS

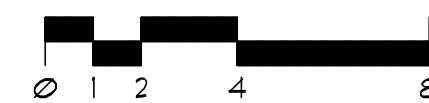
A2.1



EXISTING LEFT SIDE
(EAST) ELEVATION
SCALE: 1/4"=1'-0"



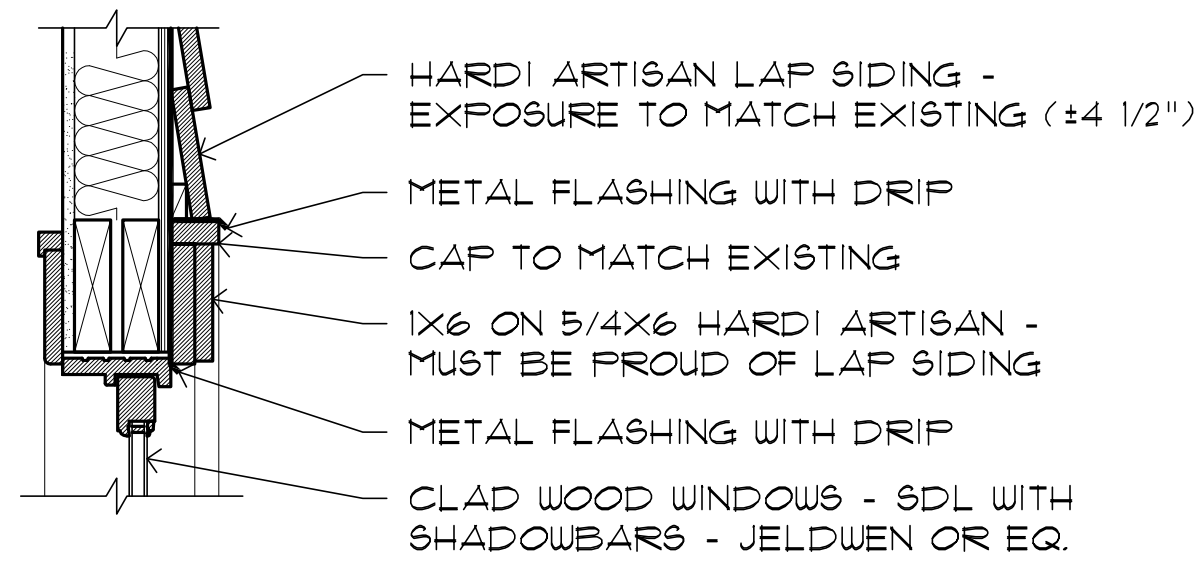
PROPOSED LEFT SIDE
(EAST) ELEVATION
SCALE: 1/4"=1'-0"



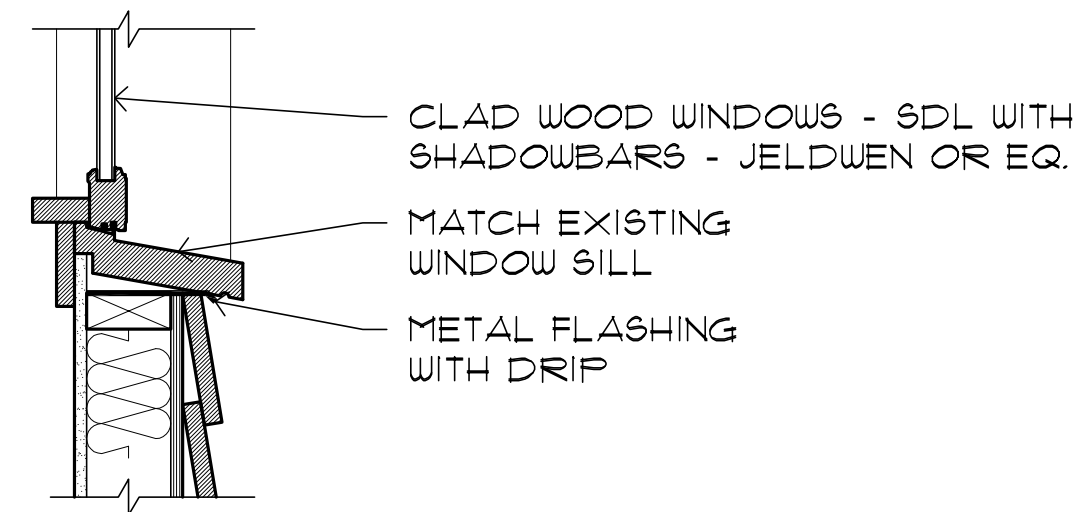
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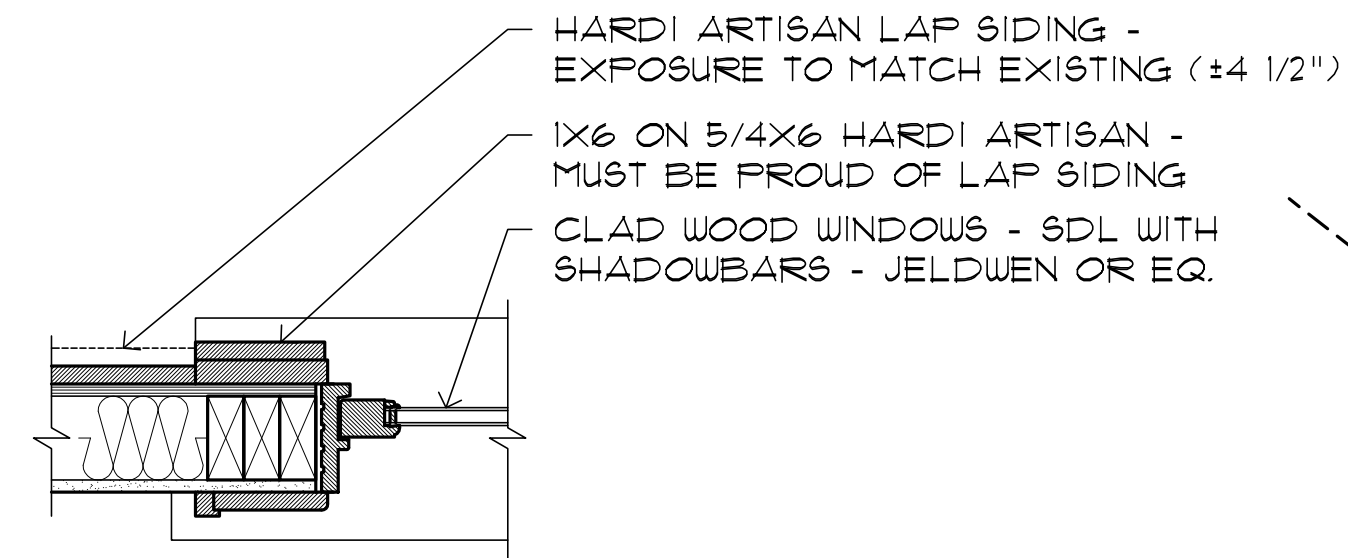
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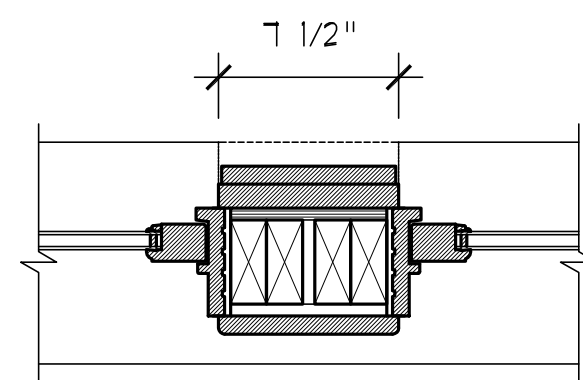
3
A2.2 HEAD DETAIL
AT SIDING
SCALE: $1 \frac{1}{2}$ " = 1'-0"



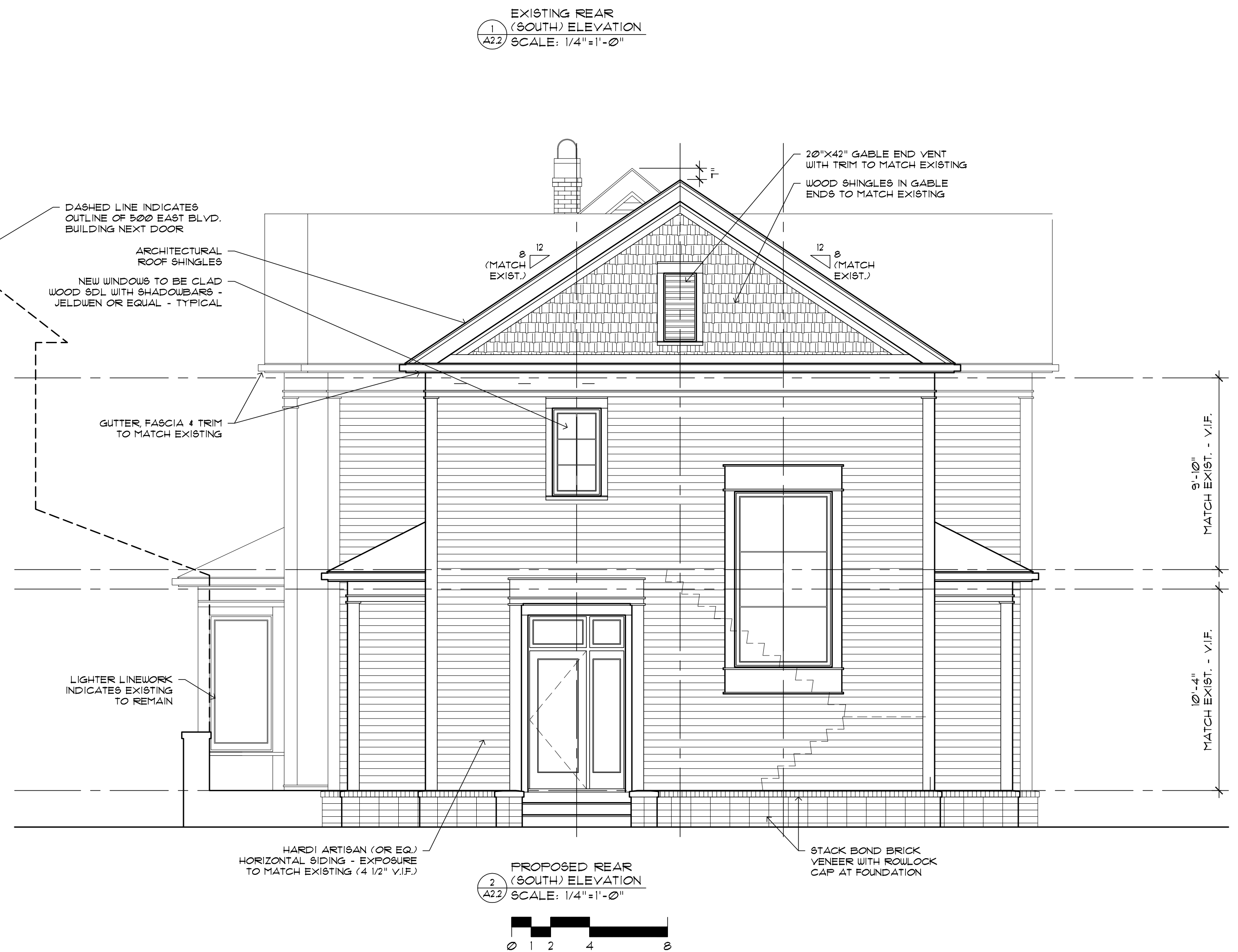
4
A2.2 SILL DETAIL
AT SIDING
SCALE: $1 \frac{1}{2}$ " = 1'-0"



5
A2.2 JAMB DETAIL
AT SIDING
SCALE: $1 \frac{1}{2}$ " = 1'-0"



6
A2.2 JAMB DETAIL
BETWEEN WINDOWS
SCALE: $1 \frac{1}{2}$ " = 1'-0"



508 EAST
ADDITION /
RENOVATION

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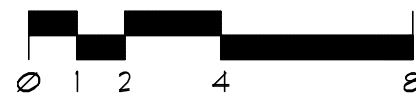
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EXISTING RIGHT SIDE
(WEST) ELEVATION
A2.3 SCALE: 1/4"=1'-0"



PROPOSED RIGHT SIDE
(WEST) ELEVATION
A2.3 SCALE: 1/4"=1'-0"



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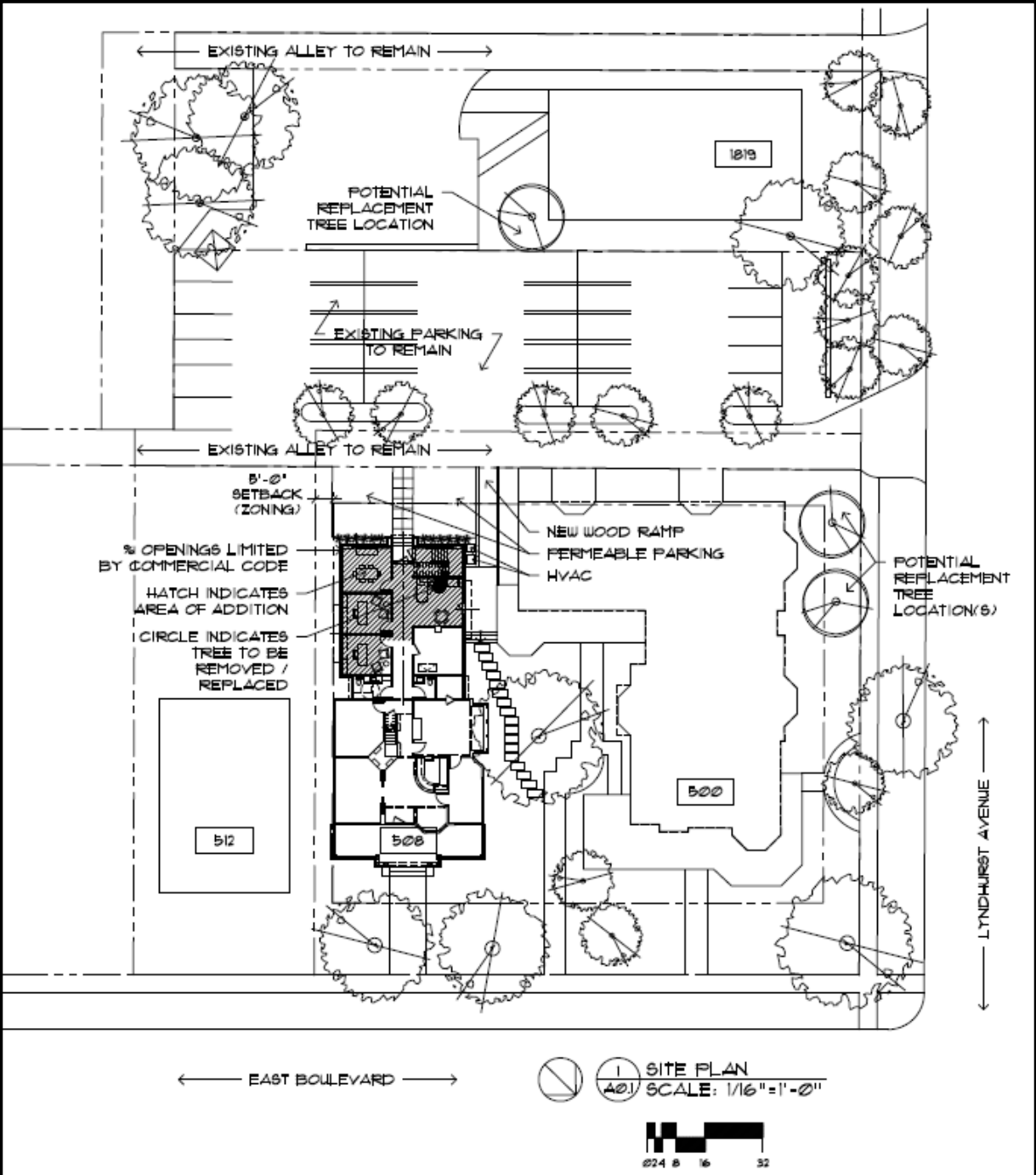
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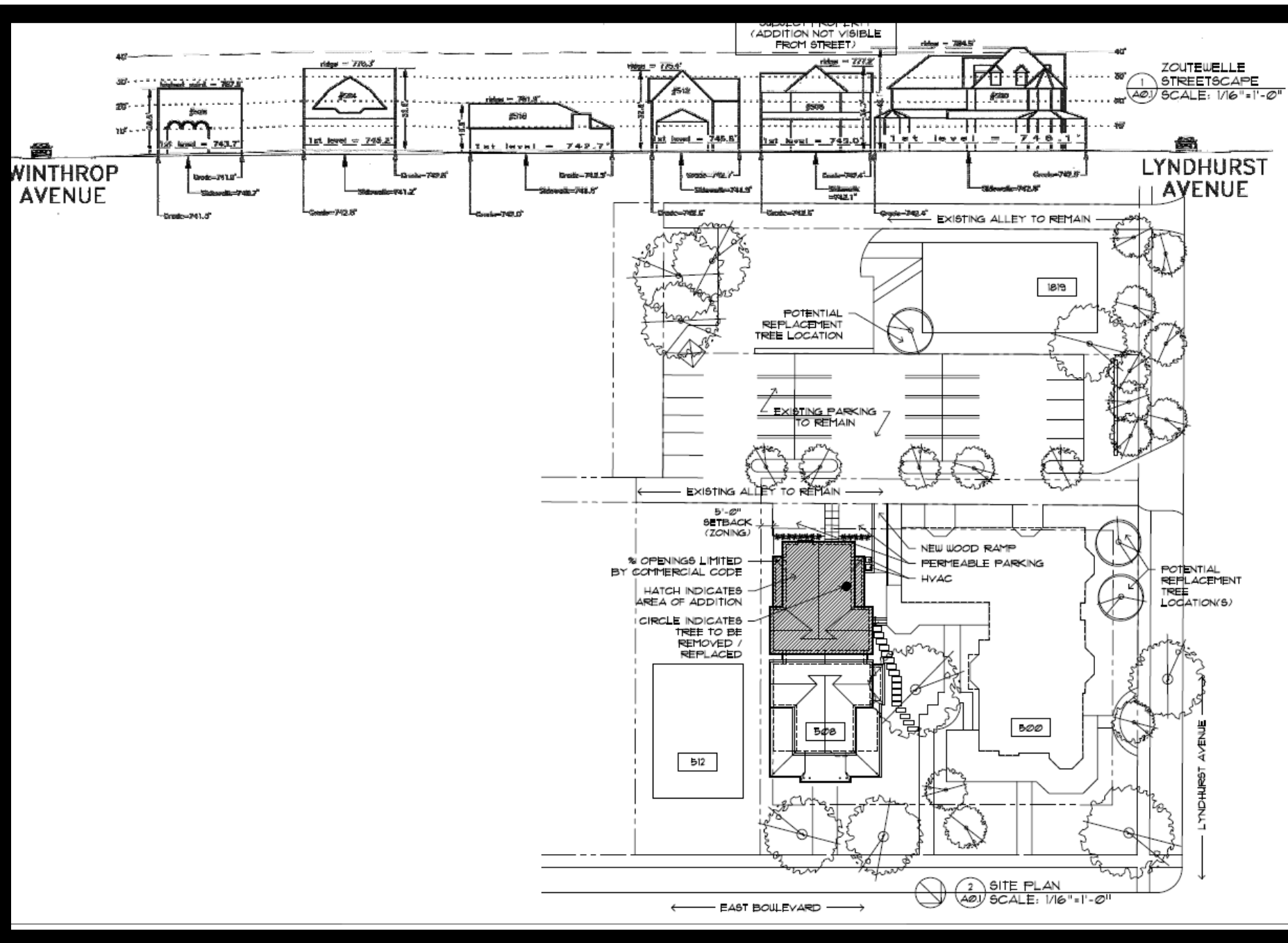
ELEVATIONS

A2.3

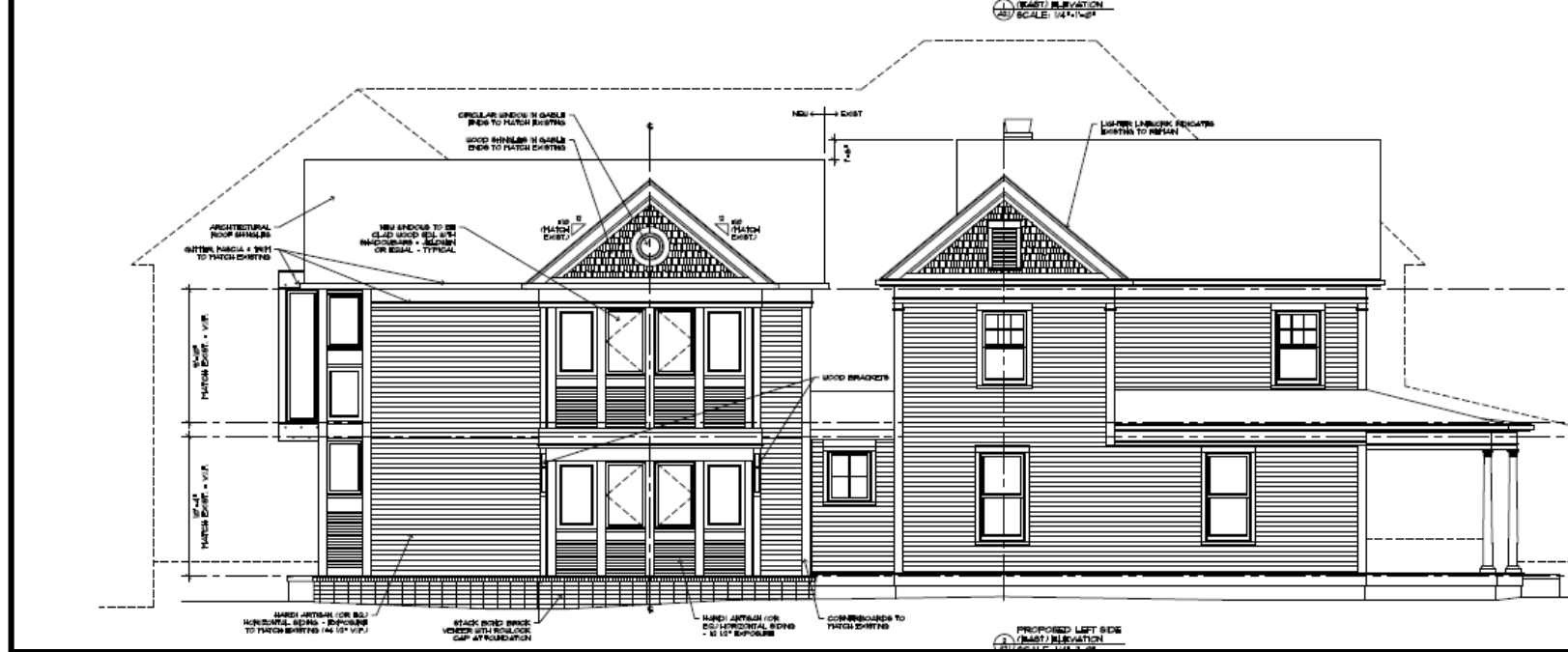
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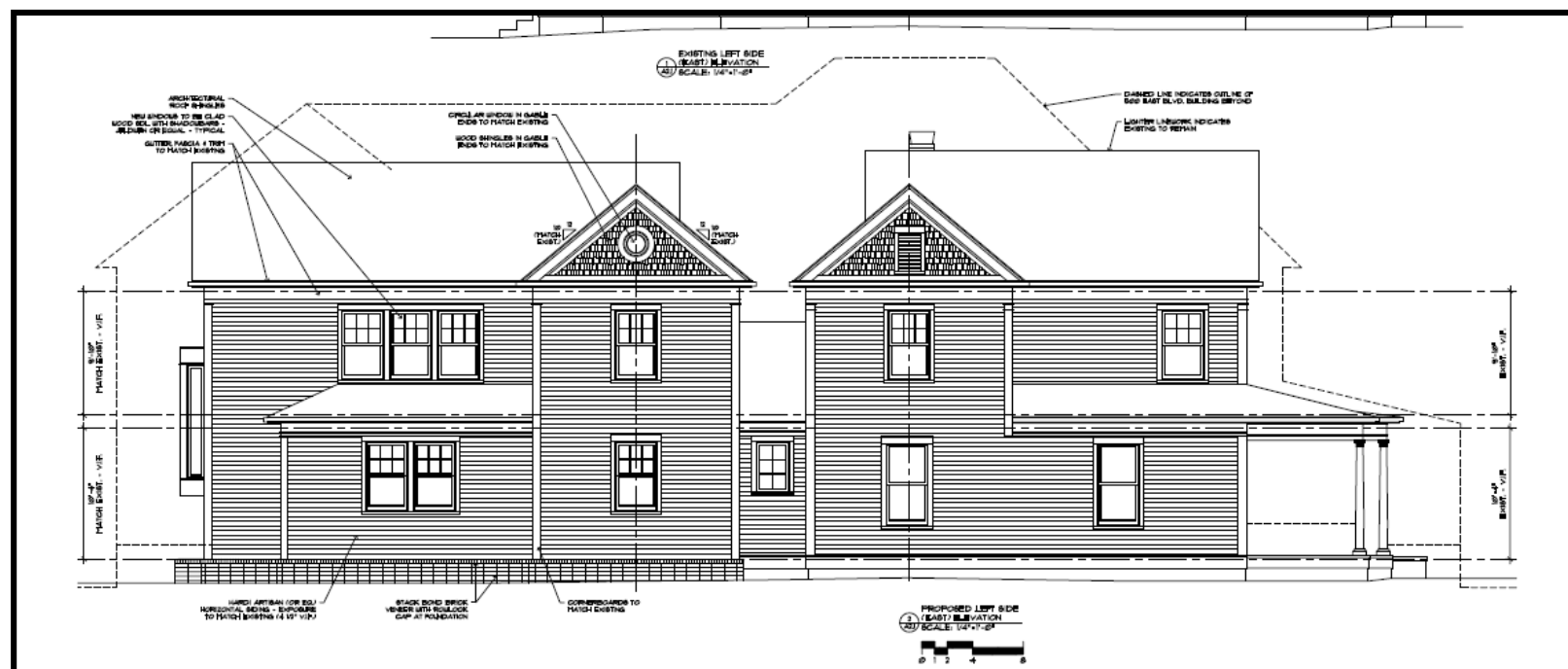
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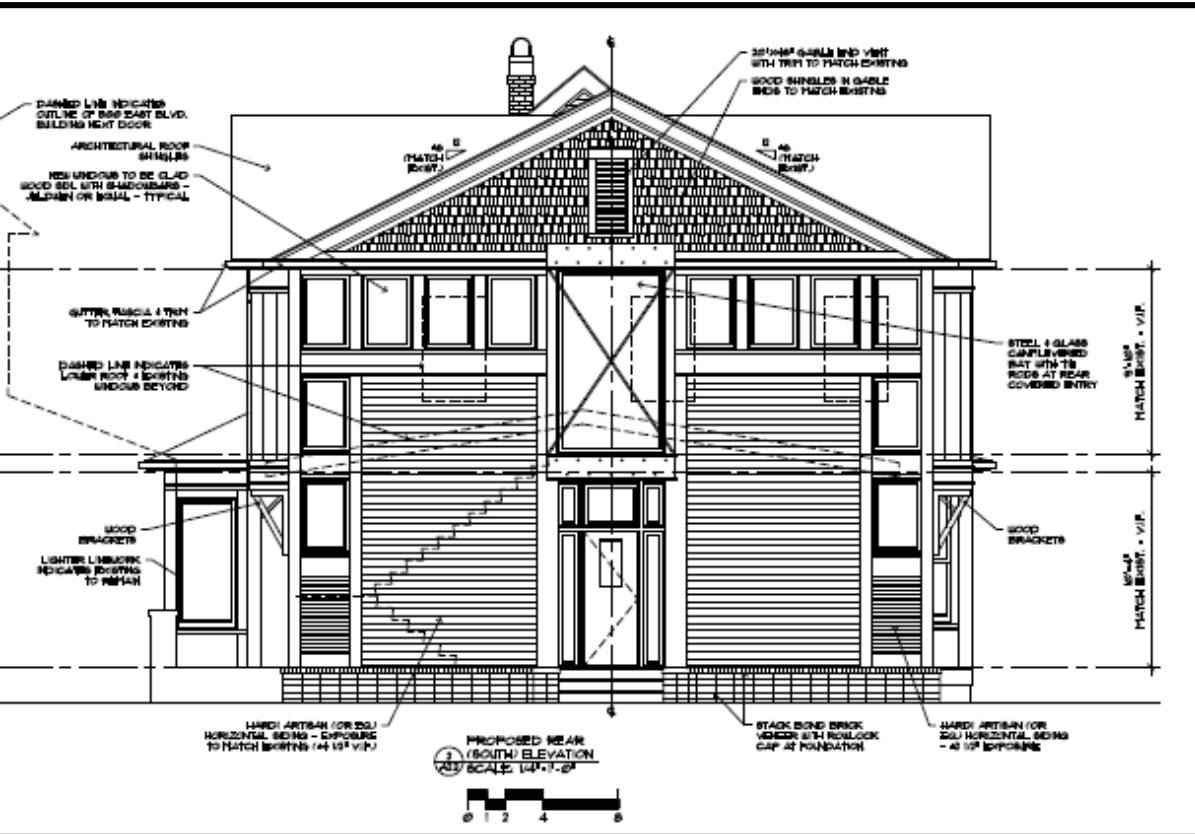
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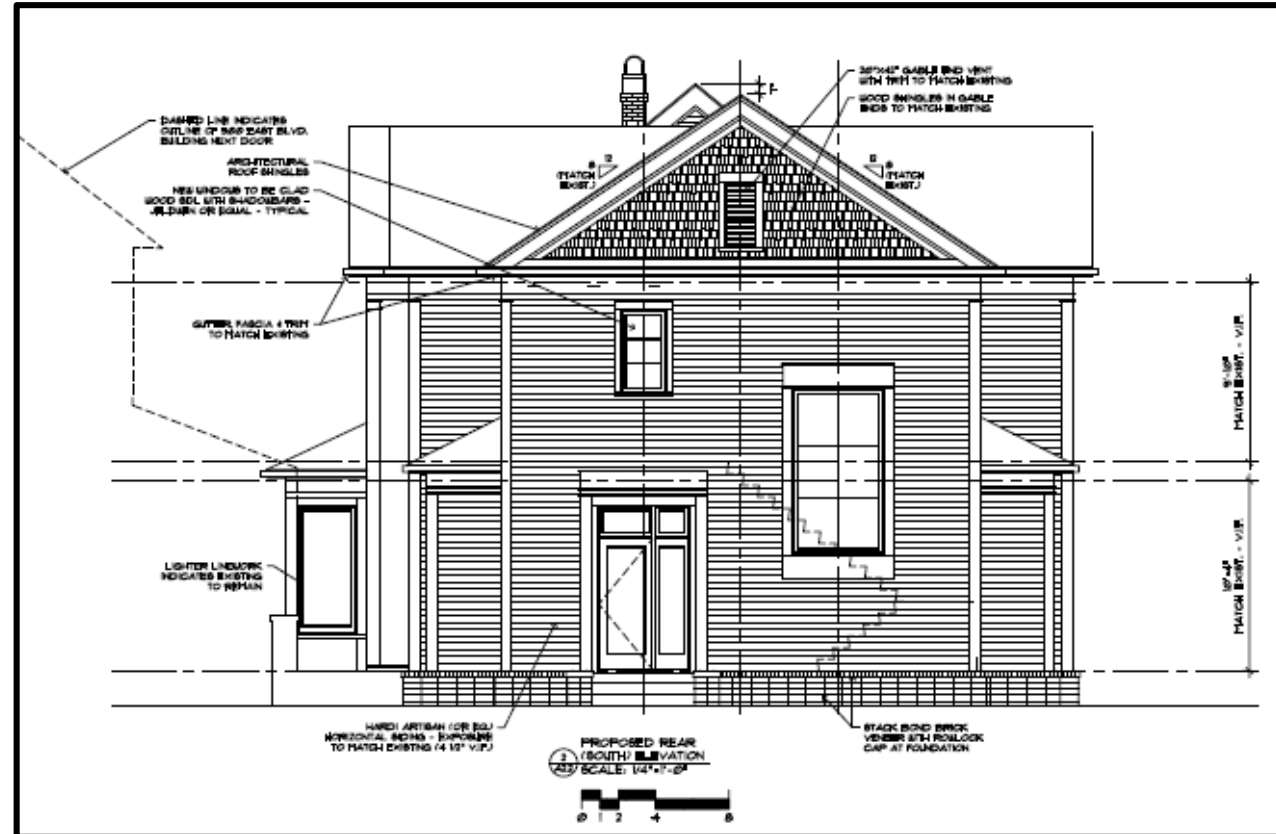
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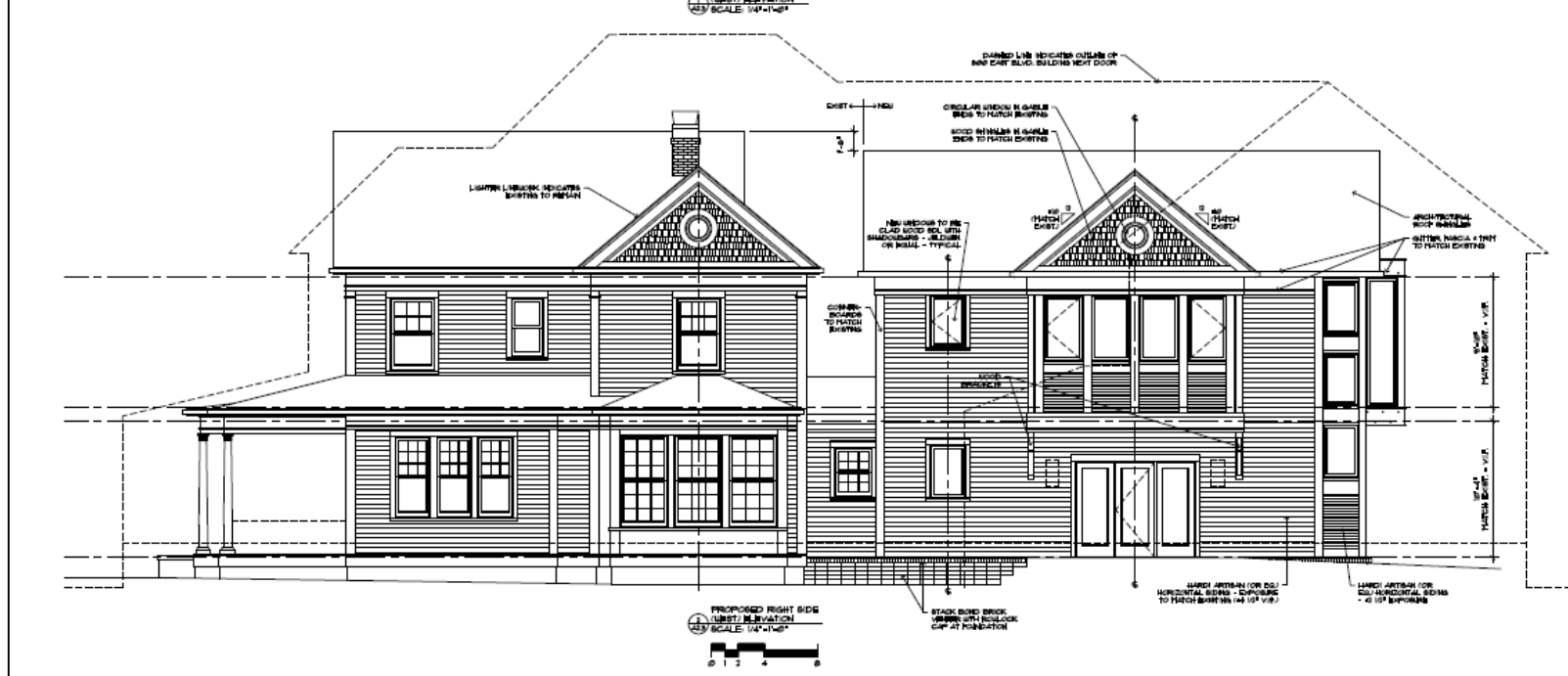
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MARCH



FEBRUARY



MARCH

