
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 508 East Boulevard

SUMMARY OF REQUEST: Addition

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

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.

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

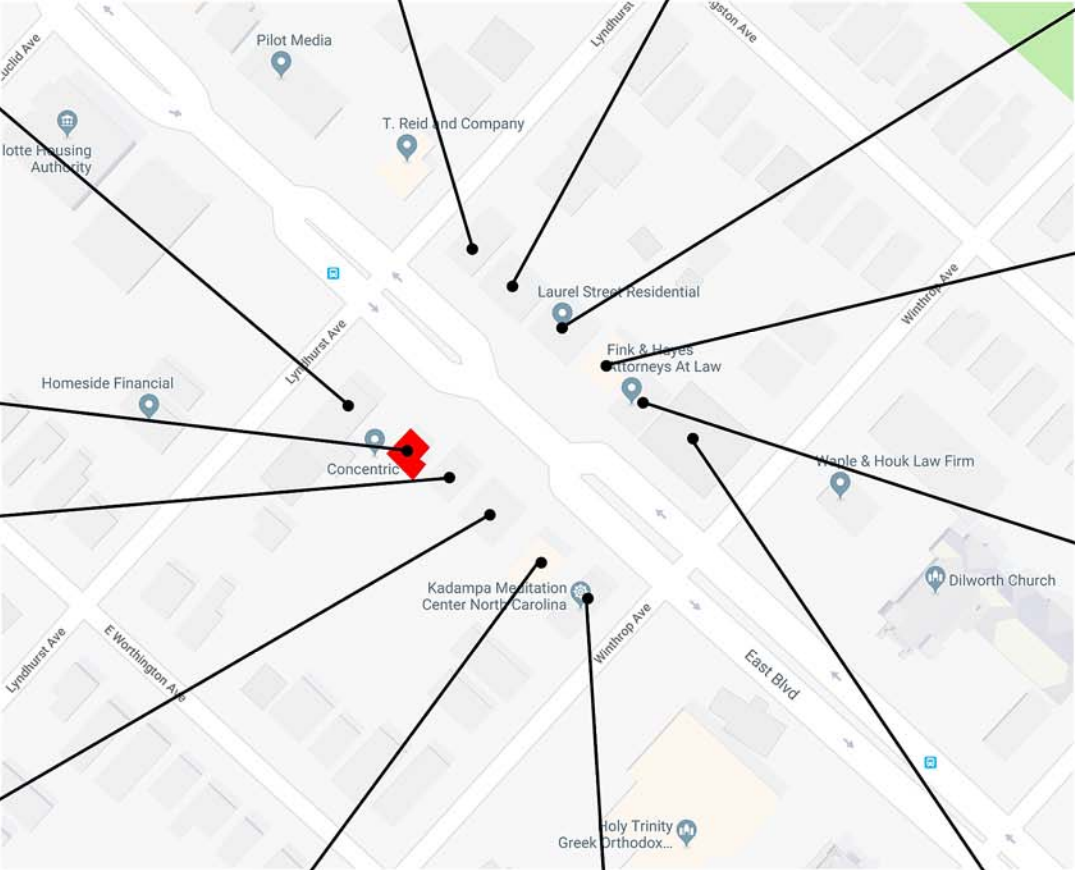
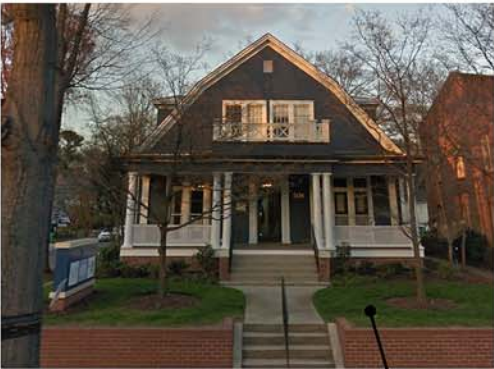
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

Staff has the following concerns with the proposal:

1. As a structure with many classical elements, staff would recommend a bracket design more in keeping with the architecture of the house, rather than using the more Craftsman-style bracket as shown.
2. The project is not incongruous with the district and meets guidelines for Additions, page 7.2.
3. Minor revisions may be reviewed by staff.





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

COPYRIGHT STUDIO H 2018
ALL RIGHTS RESERVED

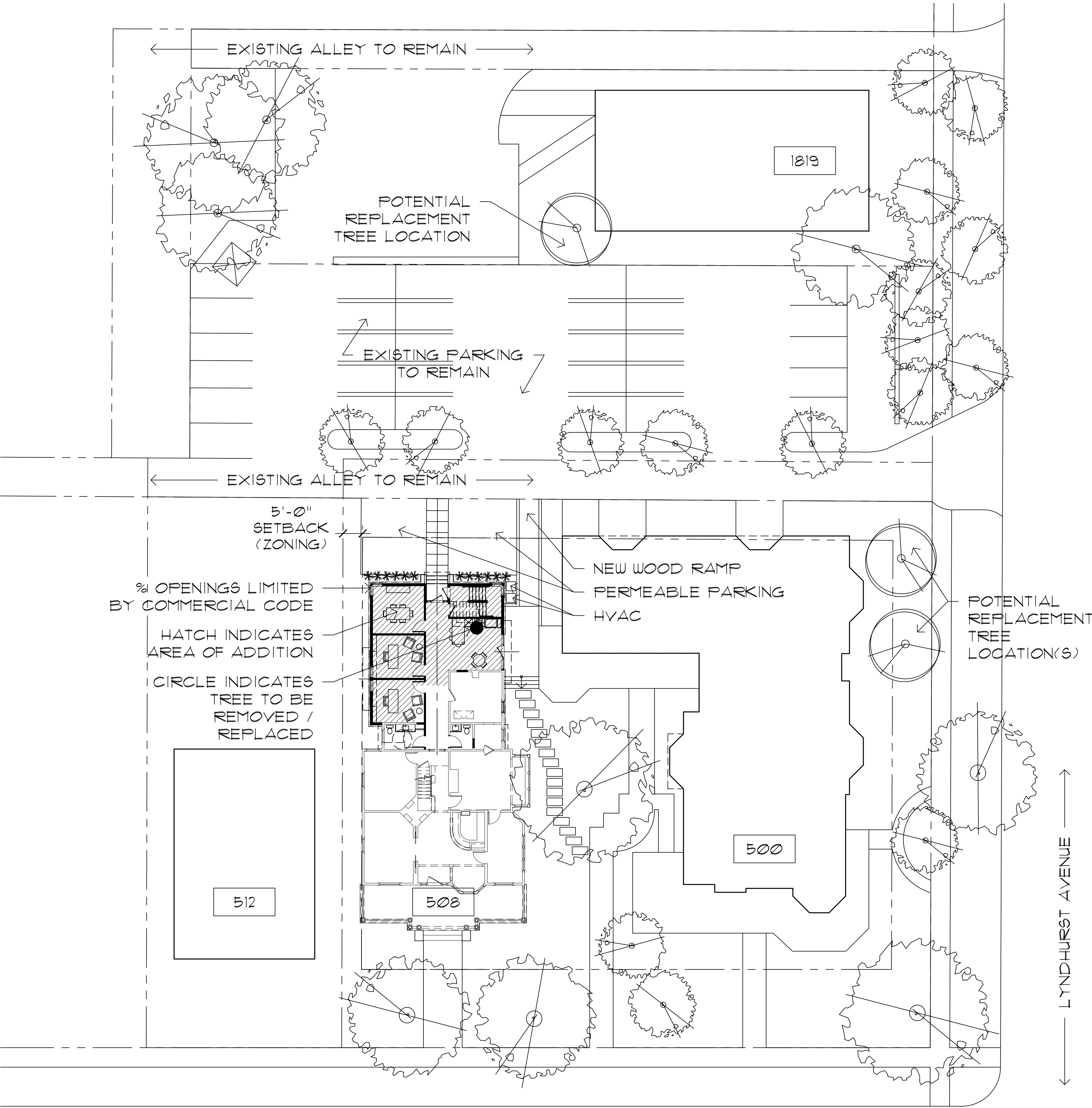
studio
home
design

jessica hindman
720 e fremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

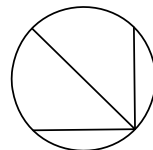
CONTEXT

SITE PLAN &
STREETSCAPE
ELEVATIONS

A0.1



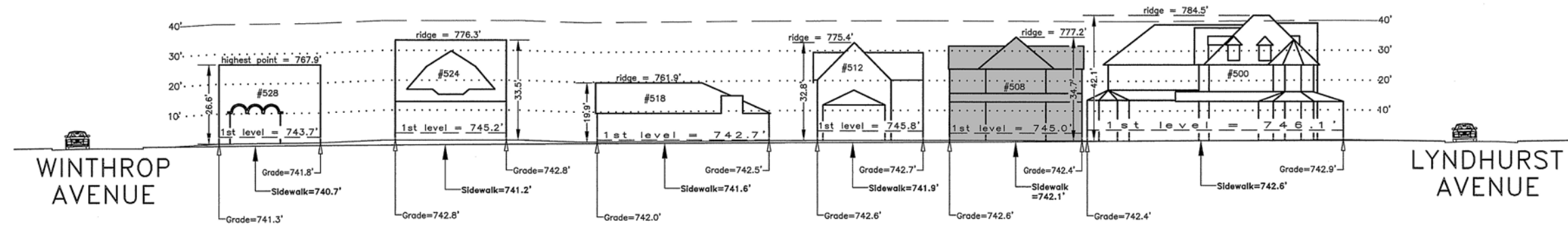
← EAST BOULEVARD →



1 SITE PLAN
A0.1 SCALE: 1/16" = 1'-0"



0 24 8 16 32



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

COPYRIGHT STUDIO H 2019
ALL RIGHTS RESERVED

studio
H
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

CONTEXT
EXISTING
CONDITIONS

A0.2

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

COPYRIGHT STUDIO H 2018
ALL RIGHTS RESERVED

studio
home
design

jessica hindman
720 e fremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

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"



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
.

COPYRIGHT STUDIO H 2018
ALL RIGHTS RESERVED

studio
home
design

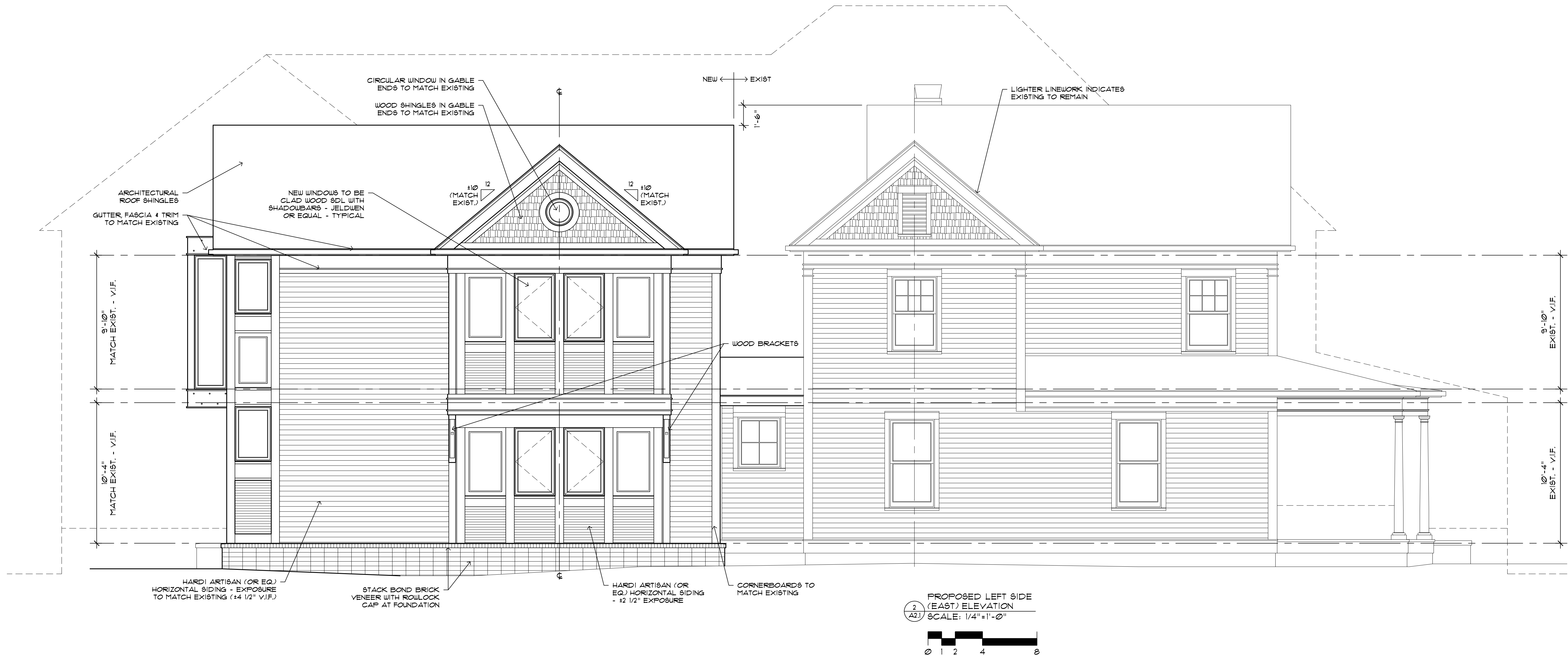
jessica hindman
720 e fremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

ELEVATIONS

A2.1



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



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

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

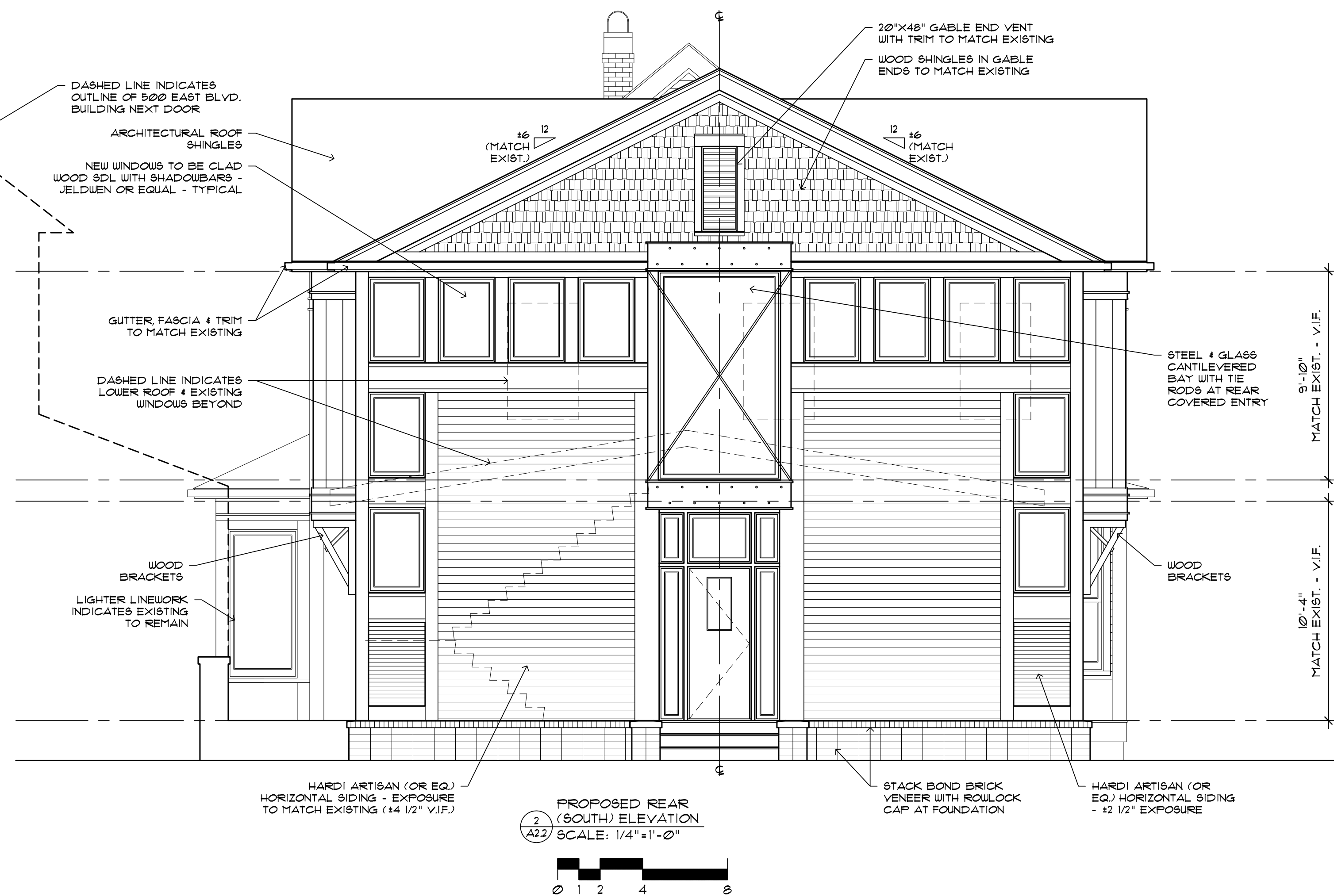
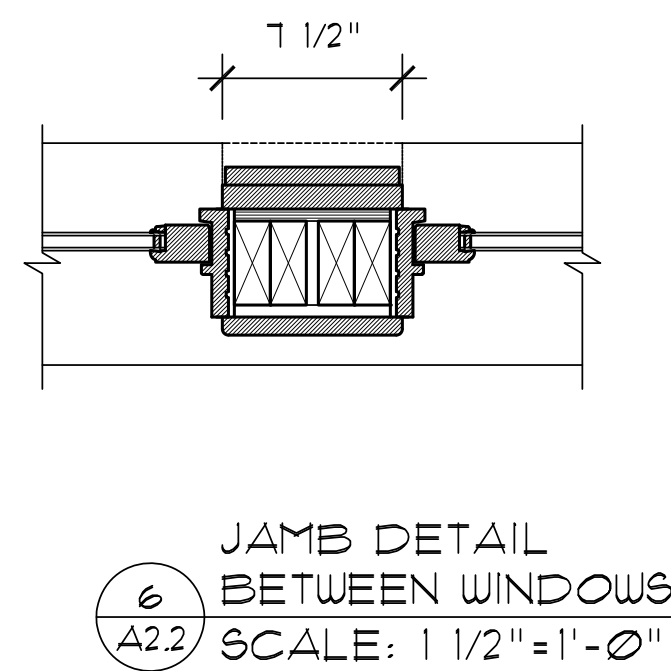
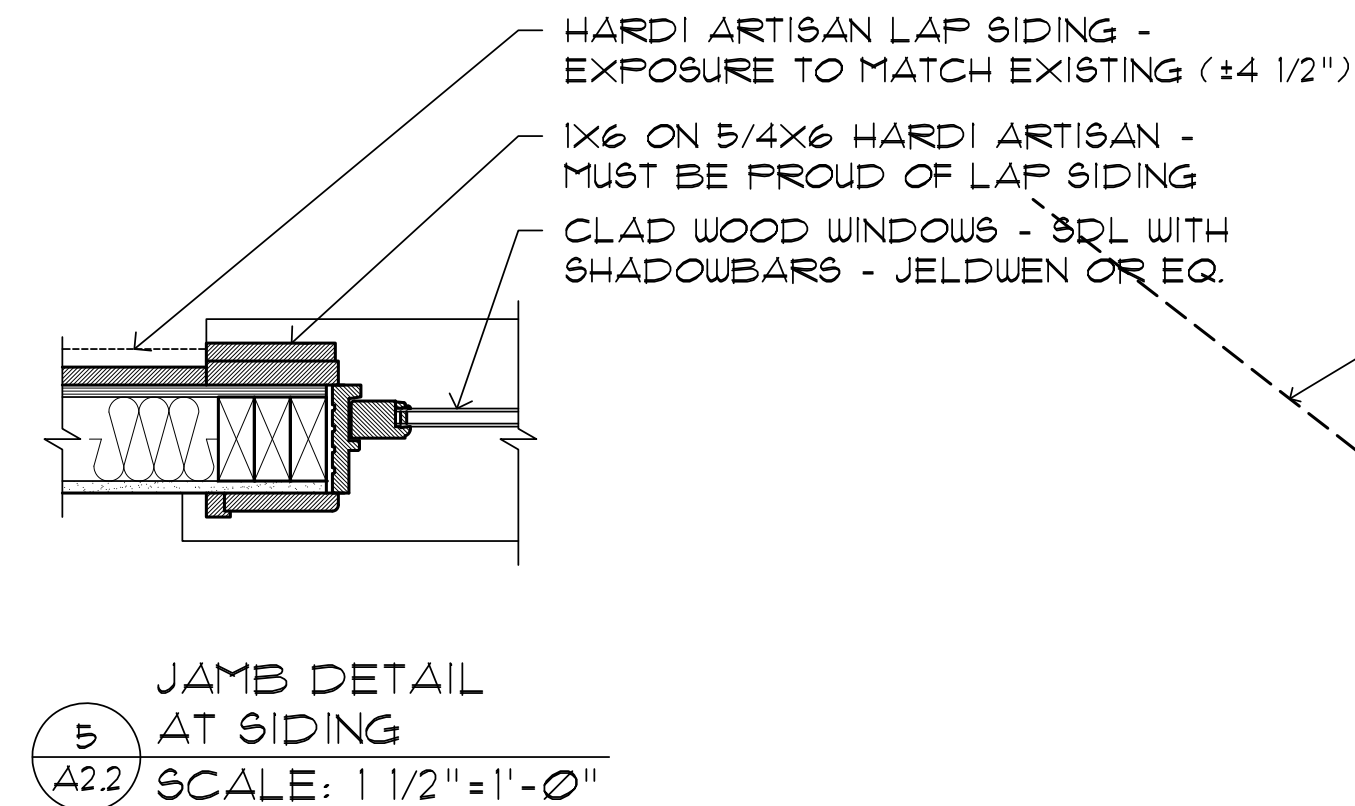
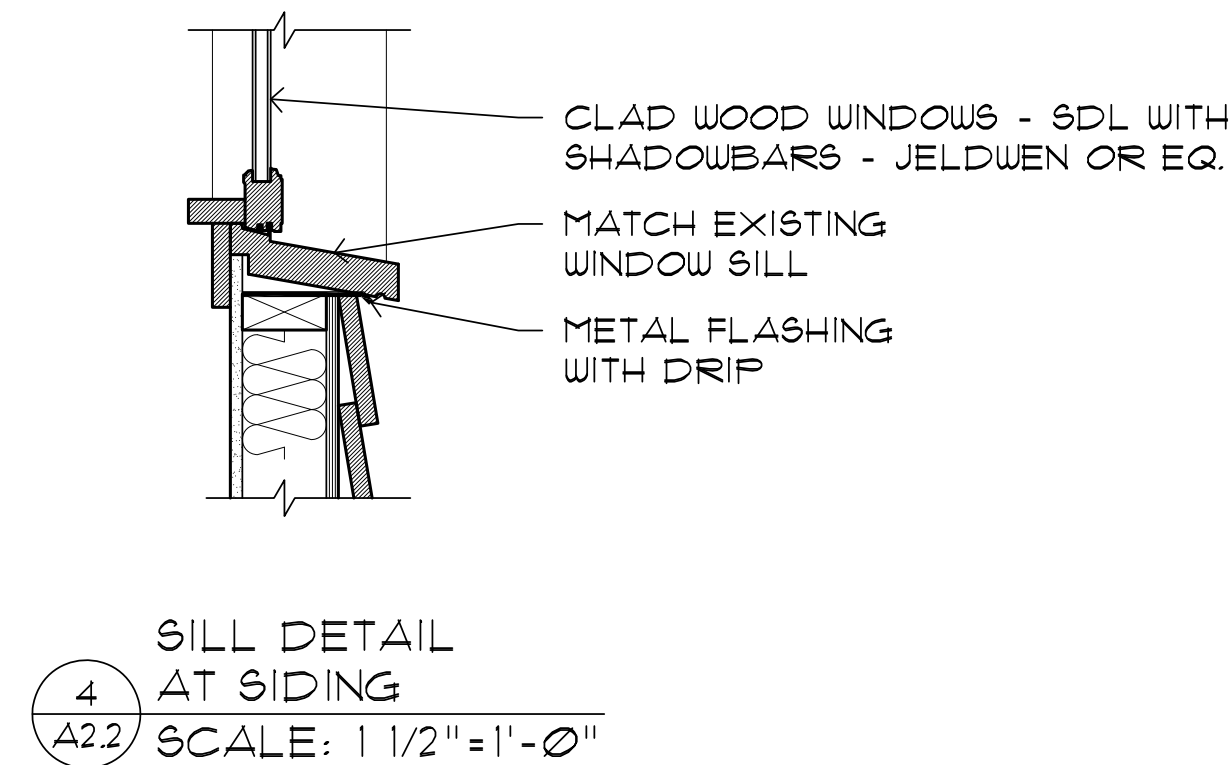
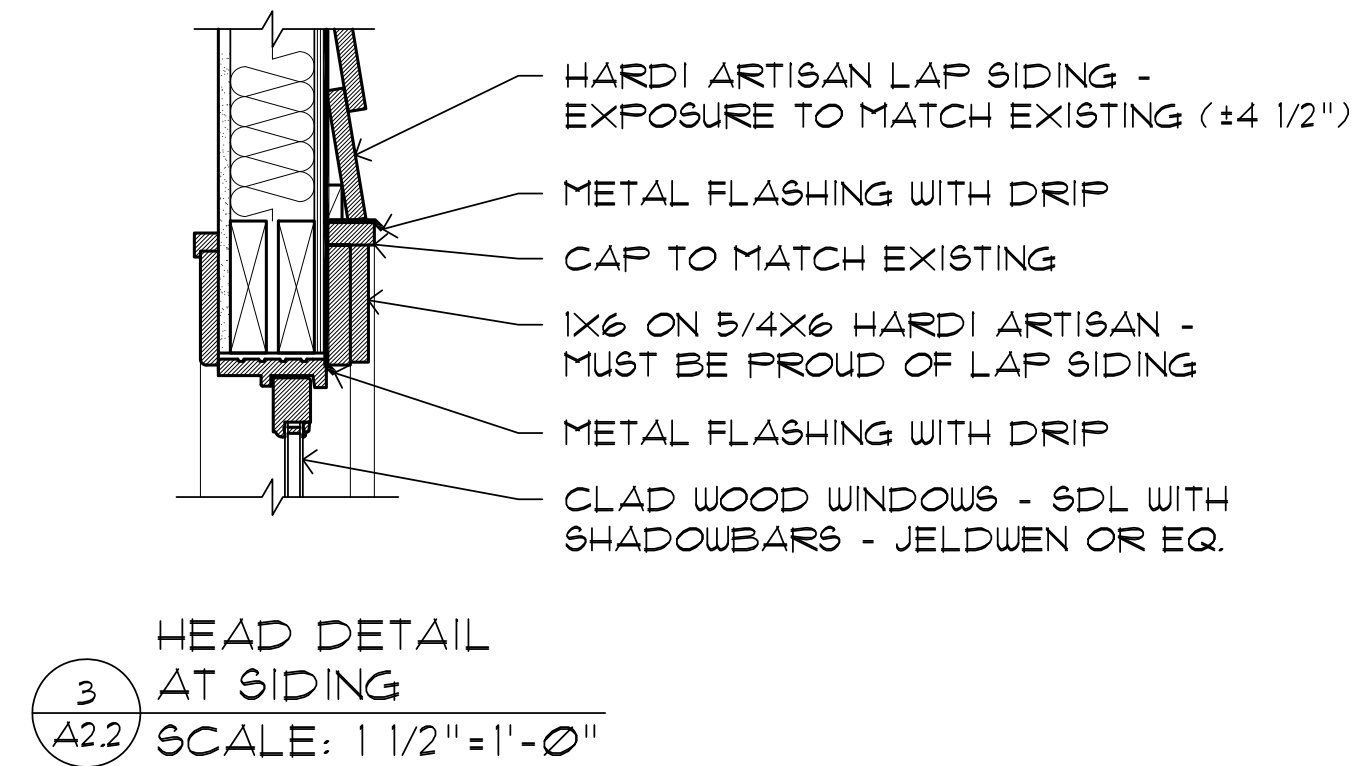
COPYRIGHT STUDIO H 2018
ALL RIGHTS RESERVED

studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

ELEVATIONS

A2.2



DATES:

HDC workshop
14 November 2018

Existing
21 December 2018

Progress
NOT FOR CONSTRUCTION
10 January 2019

HDC Submission
4 February 2019

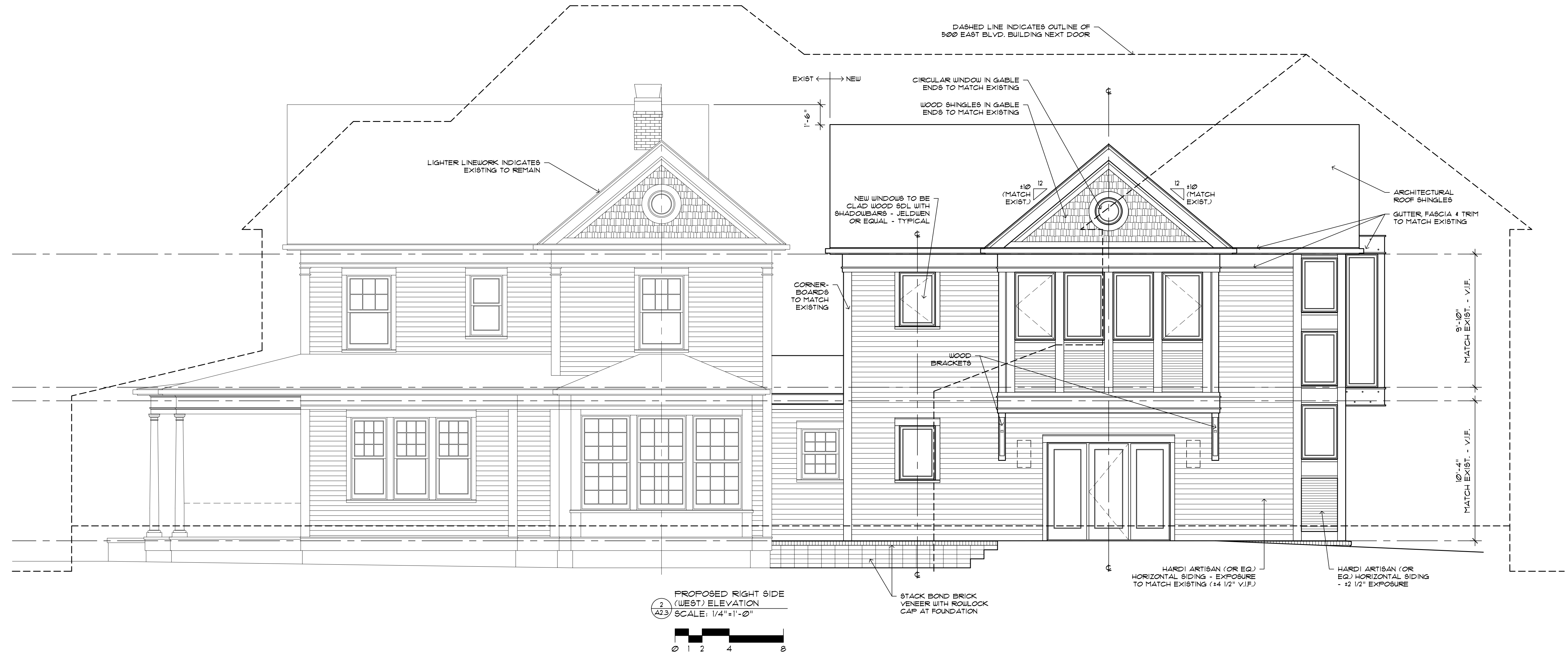
Progress
NOT FOR CONSTRUCTION

Final Pricing

COPYRIGHT STUDIO H 2018
ALL RIGHTS RESERVED



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



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