
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 612 East Tremont Avenue

SUMMARY OF REQUEST: Addition (front porch)

APPLICANT/OWNER: Gray Stout, applicant / Maribeth Knauf, owner

Details of Proposed Request

Existing Conditions

The existing property 1.5 story Craftsman bungalow constructed in 1915, according to the National Register nomination. Architectural features include a cross gable roof, brackets, and Dutch-lap siding. The original front porch was converted to heated space prior to Dilworth's designation as a local district.

Proposal

The proposal is the addition of a 6-foot deep front porch. Established setbacks on the street prevent the construction of the porch per Zoning; however, the applicant is requesting approval from the Zoning Administration staff to use the alternative setback provision in the zoning ordinance (included below). Proposed materials include brick foundation, brick piers and tapered wood columns, wood siding in the gable, and wood trim. No trees will be impacted by this project.

Zoning Ordinance, Chapter 9: General Districts

CHARLOTTE CODE

PART 2: SINGLE FAMILY DISTRICTS

- ⁸ Along a local street where no curb exists, the default street type shall be a Local Residential-Medium. The future back of curb for a Local Residential-Narrow shall be measured 10' from the existing centerline, Local Residential-Medium shall be measured 13.5' from the existing centerline, and Local Residential-Wide shall be measured 17.5' from the existing centerline. The future back of curb for a collector street shall be measured 18' from the existing centerline
(Petition No. 2010-073, § 9.205(e1)(e2), 12/20/10)
- ⁹ Alternative Setback: The following setback standards may be used for an established block face that is at least 25 percent developed, or has at least four existing dwellings.
- (a) A single-family detached dwelling in an established block face may be located no closer to the street than the two closest structures on the same block face.
 - (b) In no case shall the minimum setback be less than 10 feet, or intrude into a required clear sight triangle at an intersection.
 - (c) The location of parking shall meet the minimum standards in Section 12.206(3).
(Petition No. 2011-059, § 9.205(1), footnote (9) 10/17/11)
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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 Commission will determine if the proposed front porch meets the Design Guidelines.
2. Minor revisions may be reviewed by staff.

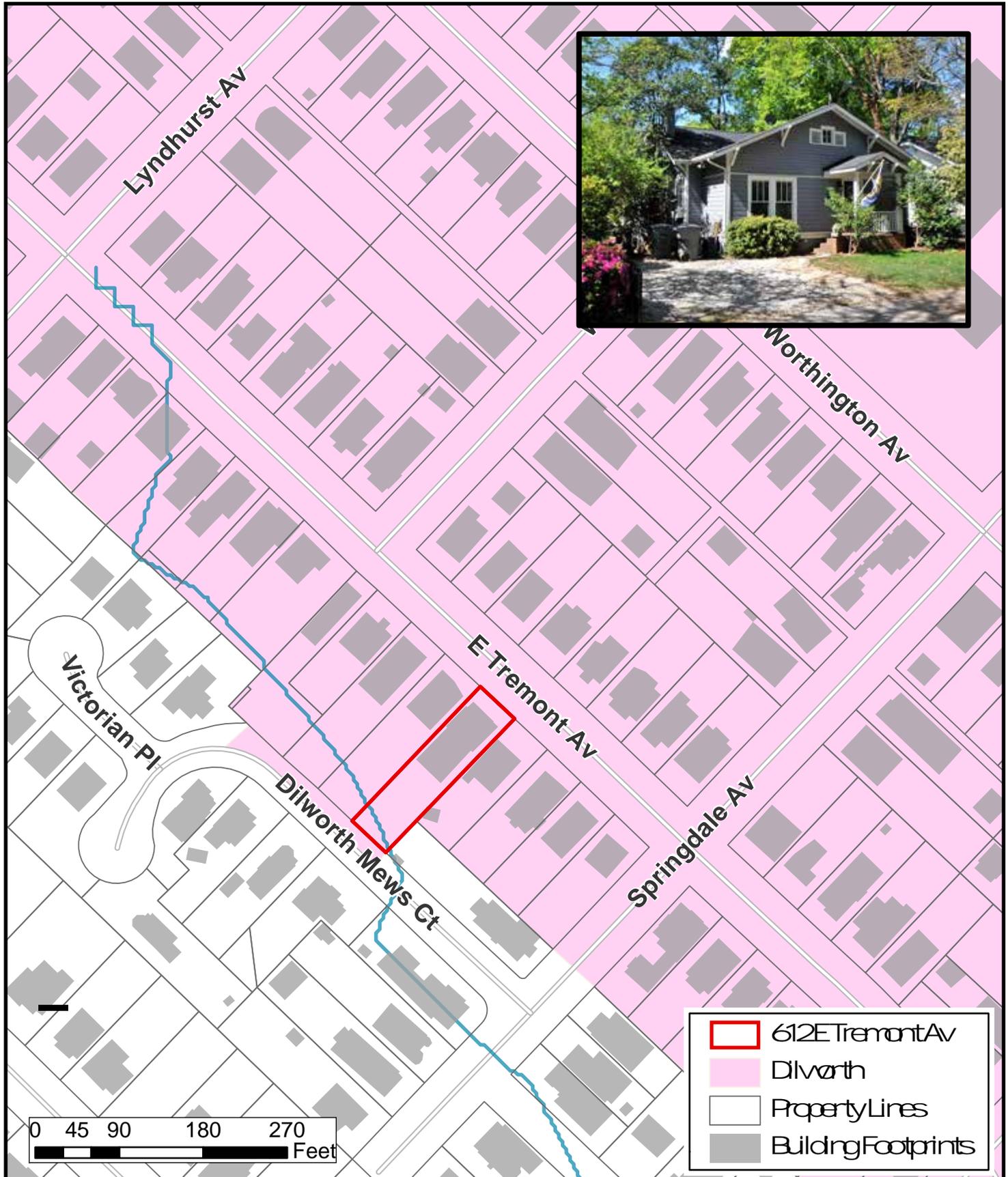


HDC-20190095

FD 1210930

LOCAL HISTORIC DISTRICT: DILWORTH
PROPOSED PROJECT: PORCH ADDITION

5 MARCH 2019







FIDELITY NATIONAL TITLE

Insurance Company of New York
P.O. Box 2209 a Raleigh, N.C. 27602
919-829-0200 a 800-662-7729
FAX 919-833-7490

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT

TO: Fidelity National Title Insurance Company of New York

THIS IS TO CERTIFY, that on JUNE 5, 2004) I made an accurate survey of
the premises standing in the name of 612 EAST TREMONT AVENUE situated
in CHARLOTTE, MECKLENBURG County, North Carolina.
Briefly Described as: LOT 10 AND A PART OF LOT 6, BLOCK 58 DILWORTH
and shown on the accompanying survey entitled: Physical Survey

I made a careful inspection of said premises and of the buildings located thereon at the time of making such
survey, and again on _____, and at the time of such latter inspection
I found KALER to be in possession of said
premises as tenant / owner.

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads
lanes or driveways, drains, sewer, water, gas or oil
pipe lines across said premises- NONE
2. Springs, streams, rivers, ponds, or lakes located,
bordering on or running through said premises- DRAINAGE DITCH ALONG DILWORTH MEWS
3. Cemeteries or family burying grounds located on said
premises. (Show location on plat)- NONE
4. Telephone, telegraph or electric power poles, wires or
lines overhanging or crossing or located on said
premises and serving said premises or other property
or properties- POWER AND PHONE ALONG REAR AS SHOWN ON SURVEY
5. Joint driveways or walkways; party walls or rights of
support; porches, steps or roofs used in common or
joint garages- NONE
6. Encroachments, or overhanging projections. (If the
buildings, projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises, specify all such)- FENCE AS SHOWN ON SURVEY & DRIVEWAY
7. Building or possession lines. (in case of city or town
property specify definitely as to whether or not walls
are independent walls or party walls and as to all
easements of support or "beam rights". In case of
country property report specifically how boundary
lines are evidenced, that is, whether by fences or
otherwise) Property corners marked as shown
8. Indications of building construction, alterations or
repairs within recent months- NONE
- (a) If new improvements under construction, how
far have they progressed? NONE
9. Changes in street lines either completed or officially
proposed- NONE
- (a) Are there indications of recent street or sidewalk
construction or repairs? NONE
10. Does the property abut a dedicated public road? If not,
explain what type of road it abuts. If property does not
abut a road, answer this question "none" Yes



NOTE: In cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with Instructions on reverse side.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which qualify or limit the responsibility of the surveyor or engineer and which relate to the standards are requirements for approved survey will not be permitted.

OTHER OFFICE LOCATIONS:

CHARLOTTE
PO Box 36386
Zip 28236-6386
704-373-0371
NC WATS 800-432-6268

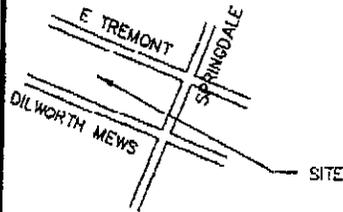
GREENSBORO
PO Box 3324
Zip 27402
910-273-9734
NC WATS 800-632-0382

CARY
PO Box 5507
Zip 27512
919-469-3799
NC WATS 800-444-1111

JACKSONVILLE
PO Box 1195
Zip 28540
910-455-8285
NC MAIN 800-682-2006

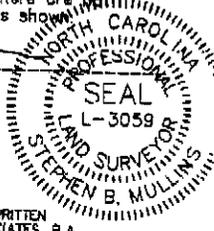
HENDERSONVILLE
PO Box 654
Zip 28793
704-696-1111
NC WATS 800-244-3664

VICINITY MAP

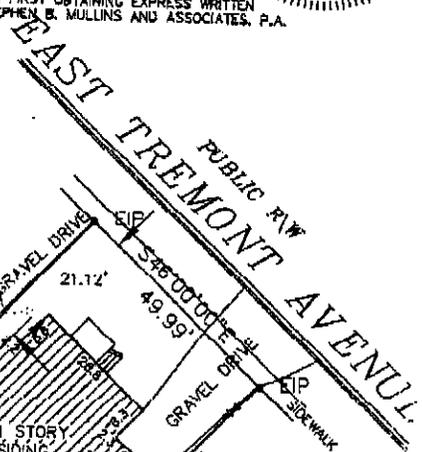


I, Stephen B. Mullins, certify that on the 5 Day of JUNE, 2004, this map was drawn under my supervision from an actual survey made under my supervision; that this survey was performed to Class A Urban Land Survey Standards; that the ratio of precision is 1:10,000, and there are no encroachments either way across property lines except as shown.

SIGNED:
STEPHEN B. MULLINS PLS
N.C.P.L.S. L-3059 S.C.R.L.S. 10780



STEPHEN B. MULLINS AND ASSOCIATES, P.A.
HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THIS DRAWING. THIS DRAWING IS NOT TO BE COPIED IN ANY FORM WHATSOEVER. IT IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING EXPRESS WRITTEN PERMISSION FROM STEPHEN B. MULLINS AND ASSOCIATES, P.A.



MICHAEL GORDON
DB 5307-973

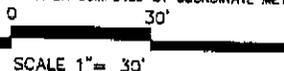
J. SCOTT LINDSEY
DB 11058-228

DALE ROSSOW
DB 11259-788

LEGEND

- | | | | |
|----------|--------------------------|--------------|---------------|
| • P.D.E. | PUBLIC DRAINAGE EASEMENT | • NRB | NEW REBAR |
| • EIP | EXISTING IRON PIPE | • ERB | EXISTING REB. |
| • OHP | OVERHEAD POWER LINE | • ERB-BC | ERB AT BC |
| • CM | CONCRETE MONUMENT | • FENCE LINE | FENCE LINE |
| • P.P.P. | POWER POLE | • L.P.O.L.E. | LIGHT POLE |
| • PB | TRANSFORMER | • MH | MANHOLE |
| • PHONE | TELEPHONE BOX | • CATV | CABLE TV BC |

DRAWN BY: SM
AREA COMPUTED BY COORDINATE METHOD



PHYSICAL SURVEY
LOT 10 AND A PART OF LOT 6, BLOCK 58
DILWORTH, CITY OF CHARLOTTE

MECKLENBURG CO., NORTH CAROLINA
STREET ADDRESS: 612 EAST TREMONT AVENUE
TAX PIN: 121-093-50

OWNED BY: JONATHAN B. KALER
CONVEYED TO: MICHAEL SMITH
RECORDED IN MAP BOOK 332 PAGE 214

PREPARED BY:
STEPHEN B. MULLINS AND ASSOCIATES, P.
REGISTERED LAND SURVEYORS

601-B EAGLETON DOWNS DRIVE
PINEVILLE, N.C. 28134

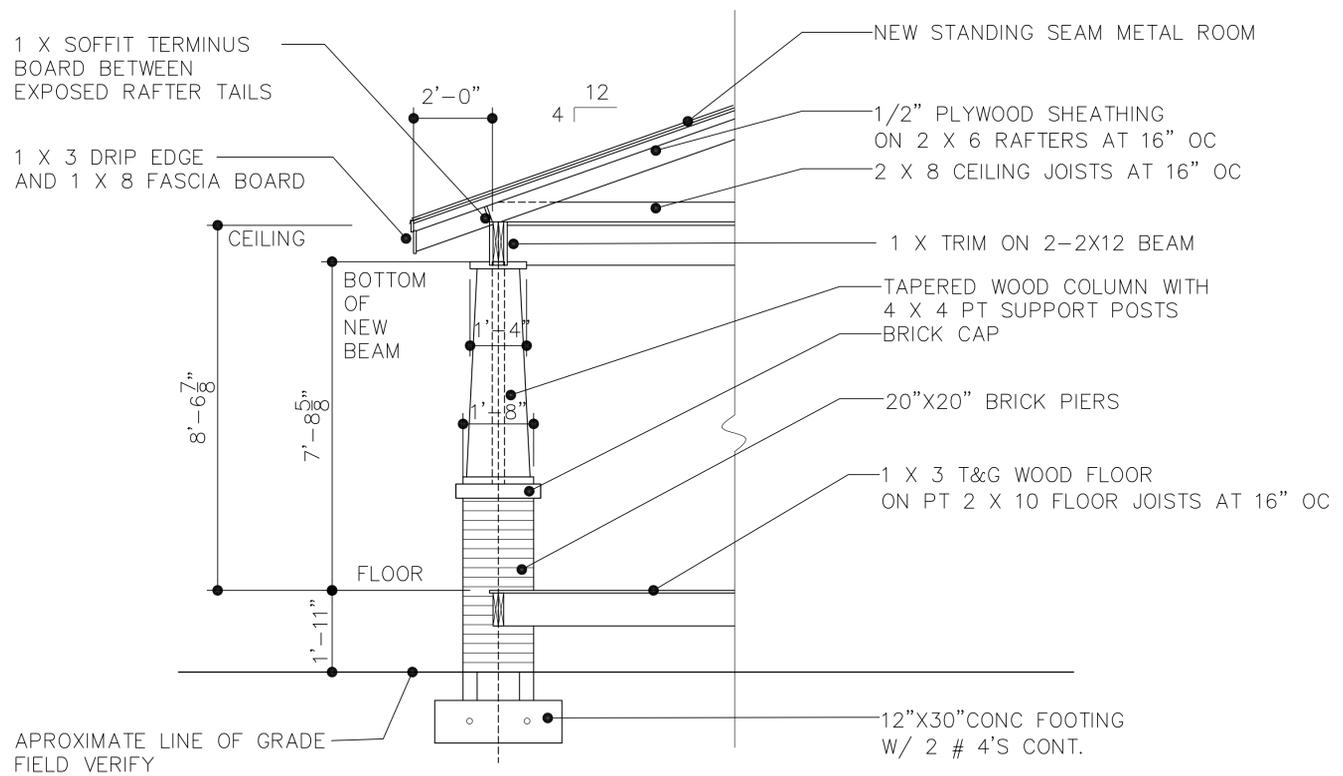
(704)583-180
FAX (704)846-340



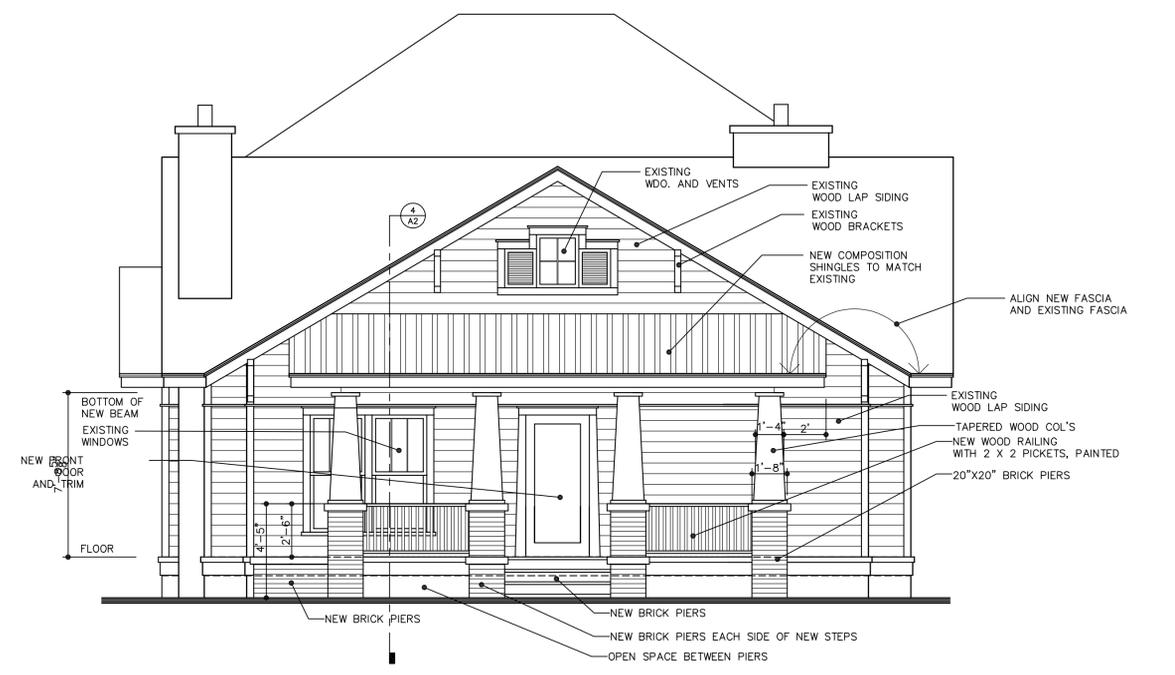
3 PROPOSED RIGHT SIDE ELEVATION 1/4"



2 PROPOSED LEFT SIDE ELEVATION 1/4"=1'-0"



4 SECTION AT NEW FRONT PORCH 1/2"=1'-0"



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

KNAUF RESIDENCE
 612 E. TREMONT PORCH ADDITION
 CHARLOTTE, NC

PROPOSED FRONT PORCH ADDITION
 2/16/19



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Pat McCrory, Governor
Susan W. Kluttz, Secretary
Kevin Cherry, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

March 21, 2013

Mary E. Knauf
612 East Tremont Avenue
Charlotte, NC 28203

Re: Historic Preservation Certification for Nonincome-Producing Historic Structures
612 East Tremont Avenue, Charlotte, Mecklenburg County, NC

Dear Ms. Knauf:

Thank you for your submission of the *Historic Preservation Certification Application Part A--Description of Rehabilitation*, including revised plans received March 11, 2013, for this property. The State Historic Preservation Office has reviewed Part A and has determined that the proposed rehabilitation described in the submitted documentation appears to meet the *Secretary of the Interior's Standards for Rehabilitation* if the following conditions are met.

Conditions for Approval:

1. The proposed new front porch shall not be constructed as part of this project; however, the original enclosed front porch may be restored and converted back into a porch.
2. The proposed new cased opening between the dining room and the former kitchen shall have a door installed within the opening. The dining room is a primary space and the proposed new hallway and laundry room are secondary spaces within the house, and as such shall have both visual and physical separation between them. Alternatively, a door could be placed within the proposed new cased opening into the new kitchen.

Also, we offer the following recommendation for the project. Please note this is a recommendation and not a condition for approval.

Consideration should be given to the restoration of the original front porch, and relocating the existing study and the guest bath within the existing house or in the addition.

Although it is a secondary space, we have concerns about the proposed removal of the entire bedroom hallway and the conversion of bedroom 2 into a new master bath and closet. Consideration should be given to retaining the hallway and bedroom 2 and relocating the new master bath and closets.

We have concerns about the proposed placement of a new half bath in the bedroom hallway, opening directly off of the living room which is a primary space, and recommend that it be relocated.

Ms. Knauf
March 21, 2013
Page 2

This determination is preliminary since a formal "certification of rehabilitation" can be issued to the owner of a "certified historic structure" only after the rehabilitation work is completed.

Once a project has been approved, substantive changes in the work as described in the application should be brought promptly to the attention of the State Historic Preservation Office by written statement to ensure continued conformance to the Standards; such changes should be made using a Historic Preservation Certification Application Amendment Sheet.

To request certification upon completion of the project, the *Historic Preservation Certification Application Part B--Request for Certification of Completed Work* and overall interior and exterior photographs of the entire property, as well as *Attachment 1--Information for Determination of Significance for Properties within National Register or Certified Historic Districts* shall be submitted to this office. Prior to the issuance of the final certification, staff may schedule an on-site visit to review the completed project.

We appreciate your interest in historic preservation. If you have questions concerning the above comments, please contact David Christenbury, Preservation Architect/Tax Credit Coordinator, at 919/807-6574.

Sincerely,



Ramona M. Bartos, Deputy
State Historic Preservation Officer

Enclosures

cc: Gray Stout

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART A – DESCRIPTION OF REHABILITATION**

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

Check applicable box (es): Income-producing Nonincome-producing

1. Name of property: Knauf- Smith House Street 612 East Tremont Ave.

City Charlotte County Mecklenburg State NC Zip 28203

Located in a National Register or Certified Local Historic District; please specify district: Dilworth

Listed individually in the National Register of Historic Places; give date of listing: _____

Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Local Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

2. Data on building and rehabilitation project:

Date building constructed: 1915 Estimated rehabilitation expenses: \$ 150,000

Use(s) before rehabilitation: single family Proposed use(s) after rehabilitation: single family

Floor area before rehabilitation: 800 Floor area after rehabilitation: same

Project start date (est.): FEBRUARY/MARCH 2013 Completion date (est.): 6 months post start date- depends on closing

3. Project Contact: (if different from owner)

Email Address: 612TREMONT@GMAIL.COM

Name Gray Stout Daytime Telephone Number 704-640-7544

Street 5 Acorn Lane City Salisbury State NC Zip 28144

4. Owner: I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.

Name Mary E Knauf Signature Mary E. Knauf Date 2/6/13

Street 612 East Tremont Ave City Charlotte State NC Zip 28203

Social Security or Taxpayer Identification Number 289-82-0444 Daytime Telephone Number 980-216-9892

State Historic Preservation Office (HPO) Use Only

The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the Secretary of the Interior's Standards for Rehabilitation. This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.

that the proposed rehabilitation appears to meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.

that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the Secretary of the Interior's Standards for Rehabilitation for the attached reasons.

Deputy SHPO [Signature]

Date 3-21-13