LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 424 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Thomas Fenstermacher

Details of Proposed Request

Existing Conditions
The existing structure is a one story Bungalow house with a gable and hip front porch roof, and gable roof over the main structure. The house was constructed in 1920 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987).

Proposal
The proposal is a second story addition within the existing building footprint. Front porch, window and door patterns on the first floor will remain. Total height from the finished floor elevation (FFE) to ridge is +/-22’-3”. Materials include wood shake siding, wood windows and trim details to match existing. There will be no changes to the site.

Policy & Design Guidelines - Additions
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size  the relationship of the project to its site
   b. Scale  the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm  the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context  the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis
The HDC will determine if the project meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
THE FENSTERMACHER RESIDENCE

424 E. TREMONT AVE. CHARLOTTE, NC 28203
ACROSS LEFT NEIGHBOR
EXISTING ELEVATIONS
NEW FIRST FLOOR PLAN

SCALE 1'-0"/10'

SQUARE FOOTAGE
- First Floor 1950
- Second Floor 1050
- Total 3000

- Master Suite: 420 sq ft
- Living Room: 320 sq ft
- Dining Room: 254 sq ft
- Kitchen: 180 sq ft
- Flex Space: 350 sq ft
- Front Porch: 100 sq ft
- Dog Space: 30 sq ft
- Laundry: 100 sq ft
- HERS: 2.7

THE FENSTERMACHER RESIDENCE
425 E. TROMONT AVE CHARLOTTE, NC 28203

PROJECT:
DRAWN BY:
ELAB LEACH

DATE:
JULY 7, 2015

REVISIONS:
REV.
REV.

SHEET OF