

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 429 East Tremont Avenue
SUMMARY OF REQUEST: Addition
APPLICANT/OWNER: Jessica Hindman (Robert and Brandon Mayo, owners)

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow style home constructed in 1915. The property is located at the corner of East Tremont Avenue and Lyndhurst Avenue. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal

The proposal is a second floor addition, one story addition on the right side, and rear covered patio. The second floor addition raises the existing ridge line approximately 3'-8" and adds new dormers on the front and sides. The one story addition on the right side extends the wall up to 4 feet. Project details of the addition include shingle siding, wood brackets and clad wood Simulated True Divided Light (STDL) windows. The front dormer will have a True Divided Light (TDL) window.

Policy & Design Guidelines – Additions, page 36

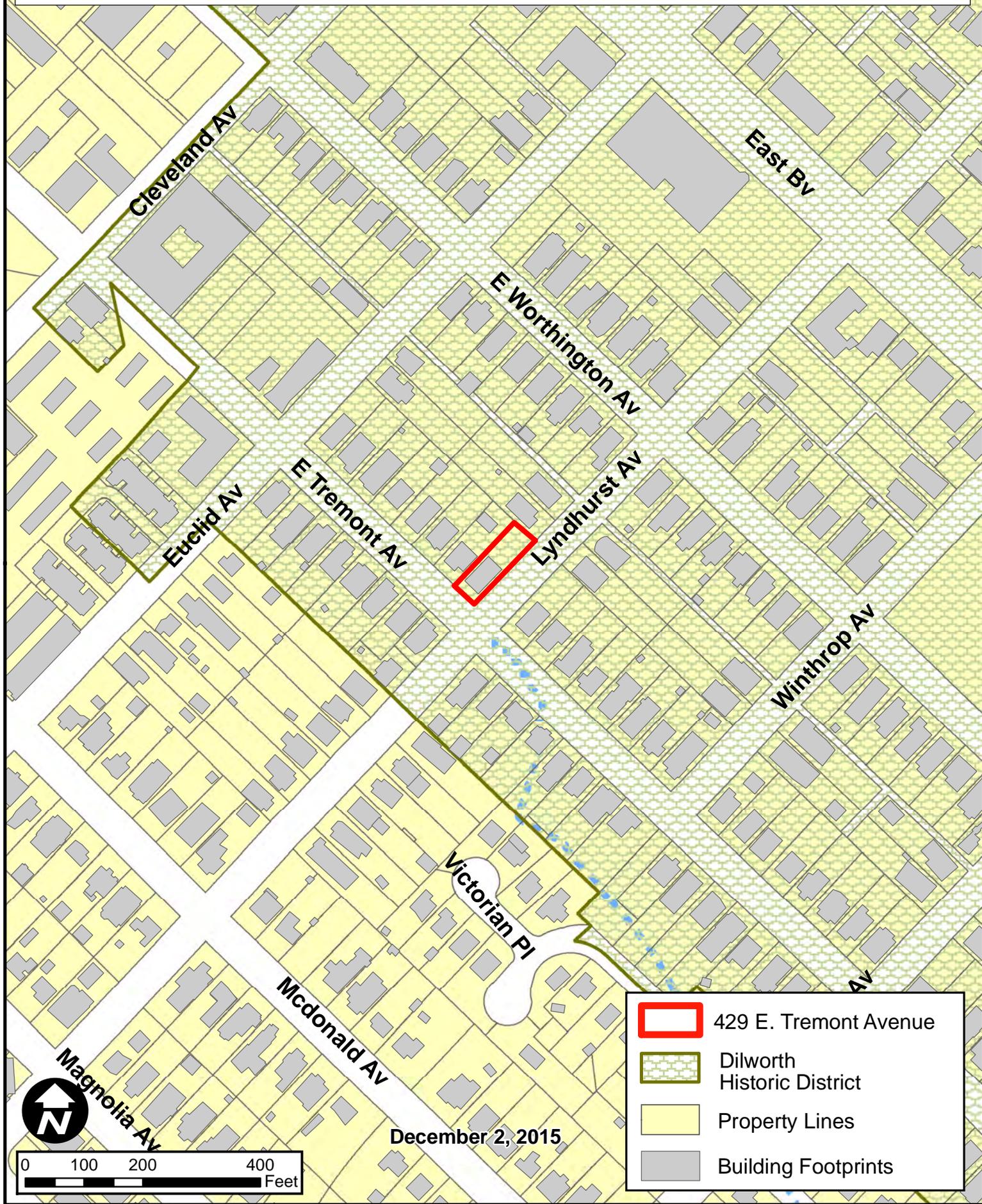
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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 | <i>the relationship of the project to its site</i> |
| b. Scale | <i>the relationship of the building to those around it</i> |
| c. Massing | <i>the relationship of the building's various parts to each other</i> |
| d. Fenestration | <i>the placement, style and materials of windows and doors</i> |
| e. Rhythm | <i>the relationship of fenestration, recesses and projections</i> |
| f. Setback | <i>in relation to setback of immediate surroundings</i> |
| g. Materials | <i>proper historic materials or approved substitutes</i> |
| h. Context | <i>the overall relationship of the project to its surroundings</i> |

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.

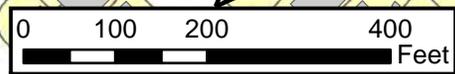
Staff Analysis - The Commission will determine if the proposal meets the guidelines for additions.

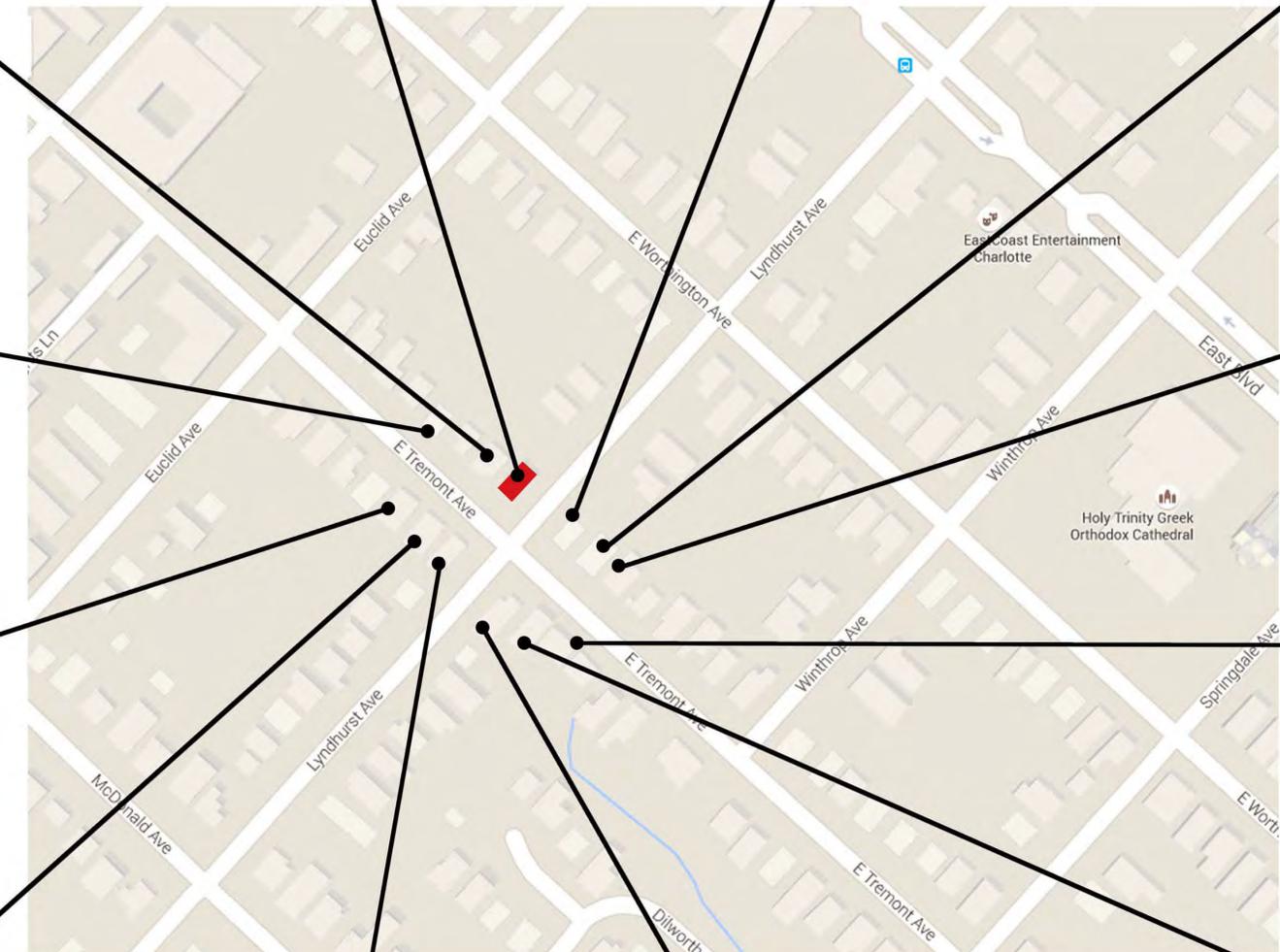
Charlotte Historic District Commission - Case 2015-263



-  429 E. Tremont Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

December 2, 2015





MAYO
ADDITION /
RENOVATION

429 East Tremont Avenue
Charlotte, NC 28203

DATES:

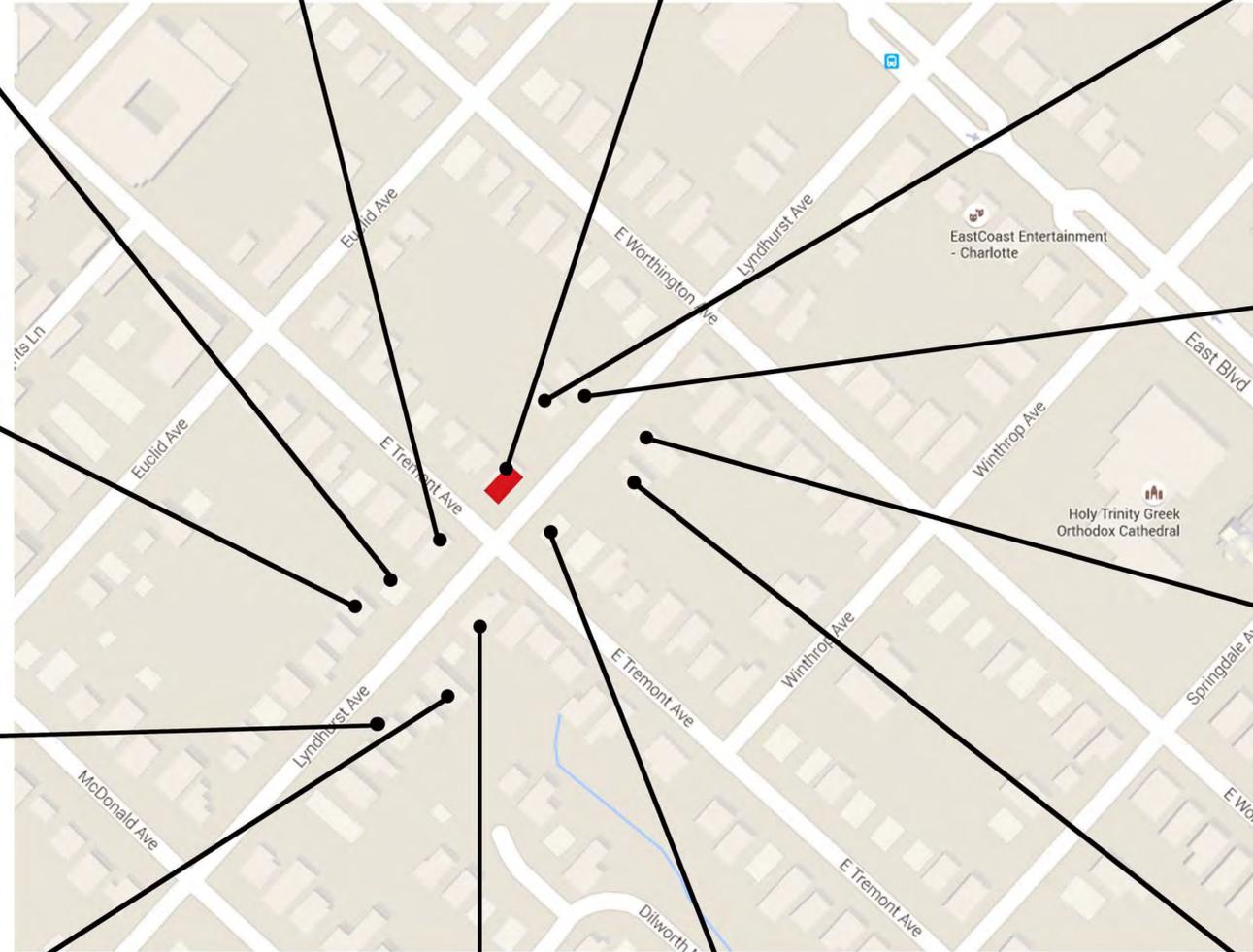
- Existing: 07 July 2015
- Schematics: 15 October 2015
- Progress Drawings: 22 October 2015, 18 November 2015
- HDC Submission: 30 November 2015
- Preliminary Pricing: NOT FOR CONSTRUCTION
- Progress Drawings: -
- Final Pricing: -
- Revisions: -

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CONTEXT -
EAST TREMONT
AVENUE



MAYO
ADDITION /
RENOVATION

429 East Tremont Avenue
Charlotte, NC 28203

DATES:

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CONTEXT -
LYNDHURST
AVENUE

DATES:

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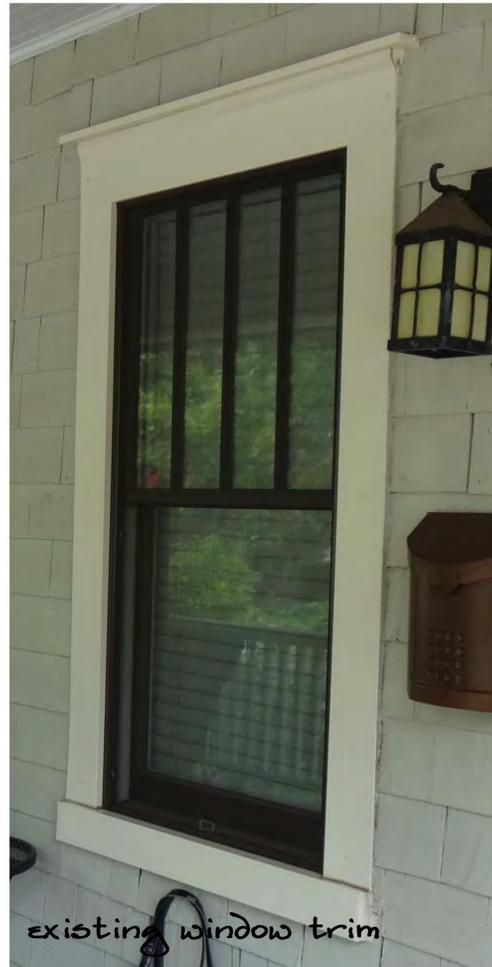
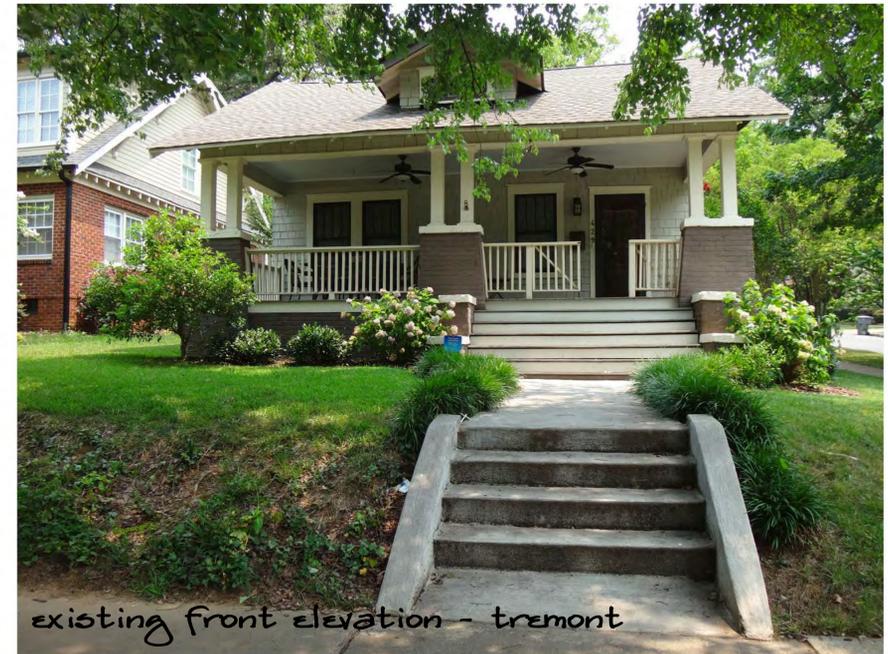
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CONTEXT -
NEARBY
PRECEDENTS

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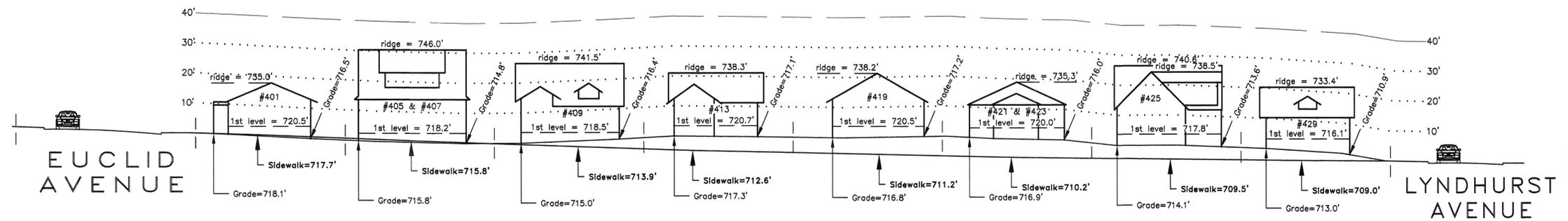
EXISTING HOUSE
PHOTOS

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 8th day of July, 2014.



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



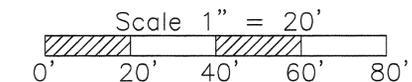
EAST TREMONT AVENUE

A.G. ZOUTEWELLE
SURVEYORS

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

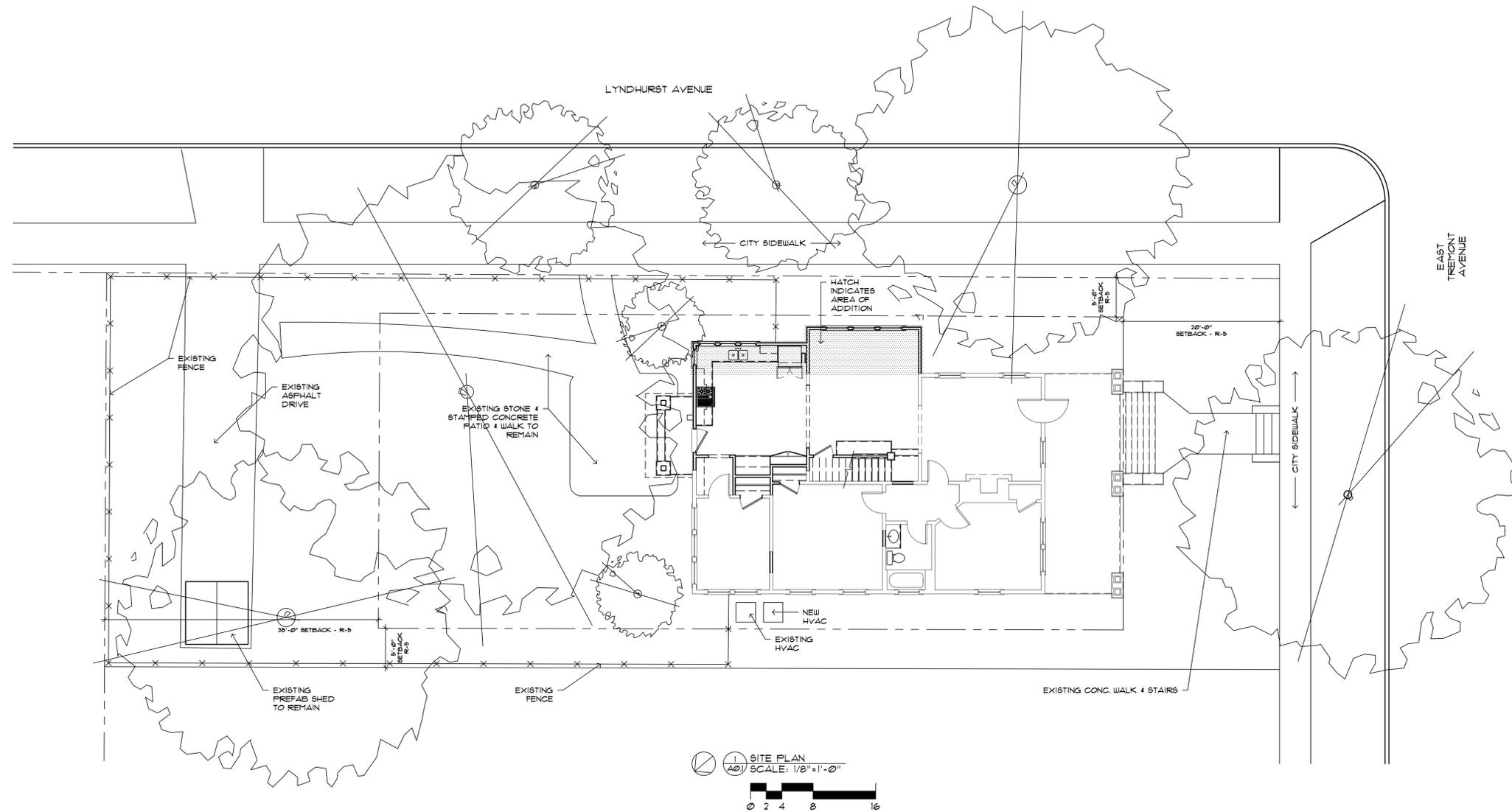
Copyright 2014
 Building Heights Sketch of
400 BLOCK of EAST TREMONT AVENUE
FACING NORTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 June 30, 2014

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, 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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1 SITE PLAN
SCALE: 1/8"=1'-0"
0 2 4 8 16

GENERAL NOTES:

1. It is the responsibility of the Contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect construction activities and/or construction scheduling prior to submitting a bid.
2. Contractor shall verify all dimensions and conditions at the jobsite including soil conditions, foundation conditions, and conditions related to the location of existing utilities and services before commencing work. All discrepancies shall be reported to the Designer.
3. Do not scale drawings or details - use given dimensions. Check details for location of all items not dimensioned on plans.
4. The drawings indicate general details of construction - where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Designer and, if required, structural engineer.
5. Building systems and components not specifically detailed shall be installed, as per minimum manufacturer's recommendations. Notify the Designer of any resulting conflicts.
6. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern. Notify the Designer of all conflicts immediately.
7. Coordinate all operations with the Building Owner or Representative including, but not limited to, areas used for material storage, access to and from work, timing of work, interruption of plumbing, mechanical and electrical services, etc.
8. It is the responsibility of the Contractor to install proper dust barriers and other protection as required to protect both existing and new building finishes and facilities.
9. Contractor shall provide temporary bracing for structure and structural components until all final connections have been completed in accordance with the plans.
10. Contractor shall provide certificates of insurance, including, but not limited to, Workman's Comp and General Liability. Owner shall notify Contractor of any additional insurance requirements.
11. It is the responsibility of the Owner to review all drawings and associated contract documents.

OWNER:

BRANDON & ROB MAYO
429 EAST TREMONT AVENUE
CHARLOTTE, NC 28203
(P) 512.915.9203 / (P) 104.564.3646
BRANDON.LITTLE@GMAIL.COM
ROB.MAYO1@GMAIL.COM

DESIGNER:

JESSICA BEIL HINDMAN / DIANA HALSKI
STUDIO H DESIGN
710 E. TREMONT AVENUE
CHARLOTTE, NC 28203
(P) 980.454.0994
MAIL@STUDIOH-DESIGN.COM

STRUCTURAL ENGINEER:

CONTRACTOR:

SCHEDULE OF DRAWINGS:

| | | |
|------|-------------------------------------|------------------|
| A0.0 | SITE PLAN / COVER SHEET | 30 NOVEMBER 2015 |
| A1.1 | LEVEL ONE FLOOR PLANS | 30 NOVEMBER 2015 |
| A1.2 | LEVEL TWO FLOOR PLANS | 30 NOVEMBER 2015 |
| A1.3 | ROOF PLANS | 30 NOVEMBER 2015 |
| A2.0 | ELEVATIONS | 30 NOVEMBER 2015 |
| A2.1 | ELEVATIONS | 30 NOVEMBER 2015 |
| A2.2 | ELEVATIONS | 30 NOVEMBER 2015 |
| A3.0 | WALL SECTION & ENLARGED STAIR PLANS | - |
| A3.1 | STAIR SECTION | - |
| A4.0 | INTERIOR ELEVATIONS | - |
| A5.0 | WINDOW & DOOR SCHEDULES | - |
| A6.1 | LEVEL ONE ELECTRICAL DIAGRAM | - |
| A6.2 | LEVEL TWO ELECTRICAL DIAGRAM | - |
| S0.0 | STRUCTURAL GENERAL NOTES | - |
| S1.0 | FOUNDATION & LEVEL ONE FRAMING PLAN | - |
| S1.1 | LEVEL TWO & ROOF FRAMING PLAN | - |

PROJECT DATA:

The project consists of a renovation and addition to a one-story residence in historic Dilworth in Charlotte, North Carolina to convert it to a one-and-one-half-story residence with living spaces built into the roof.

| | | | |
|--|---------|--------------------------|--------|
| CONDITIONED RENOVATION - LEVEL ONE | 440 SF. | UNCONDITIONED BACK PORCH | 50 SF. |
| CONDITIONED ADDITION - LEVEL ONE | 150 SF. | | |
| CONDITIONED ADDITION - LEVEL TWO PHASE ONE | 525 SF. | | |
| CONDITIONED ADDITION - LEVEL TWO PHASE TWO | 550 SF. | | |

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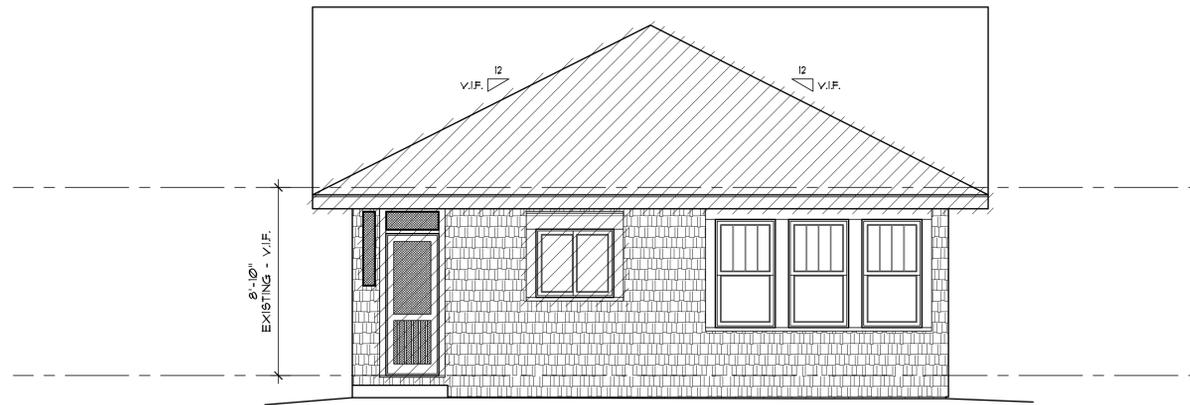
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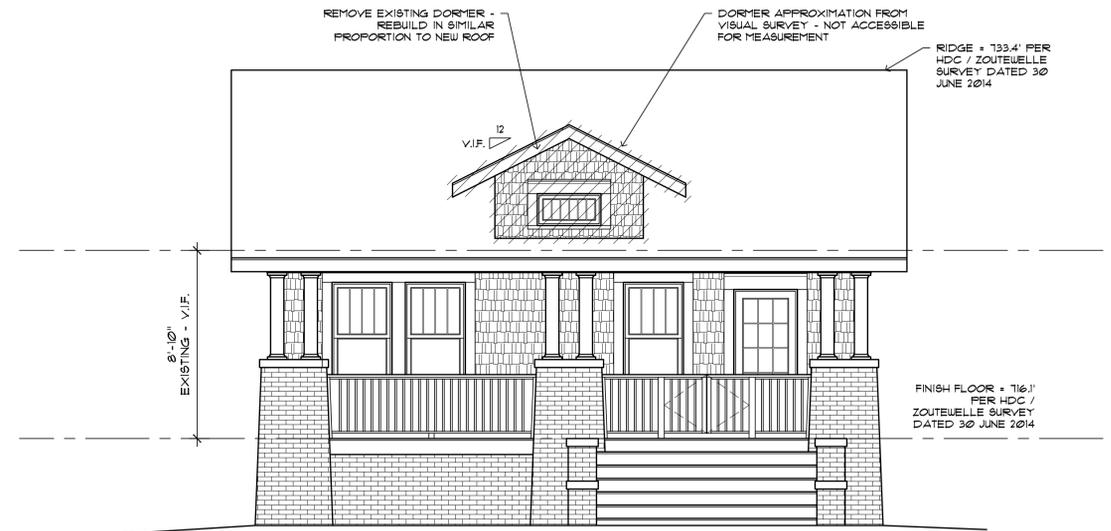
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ELEVATIONS

A2.0



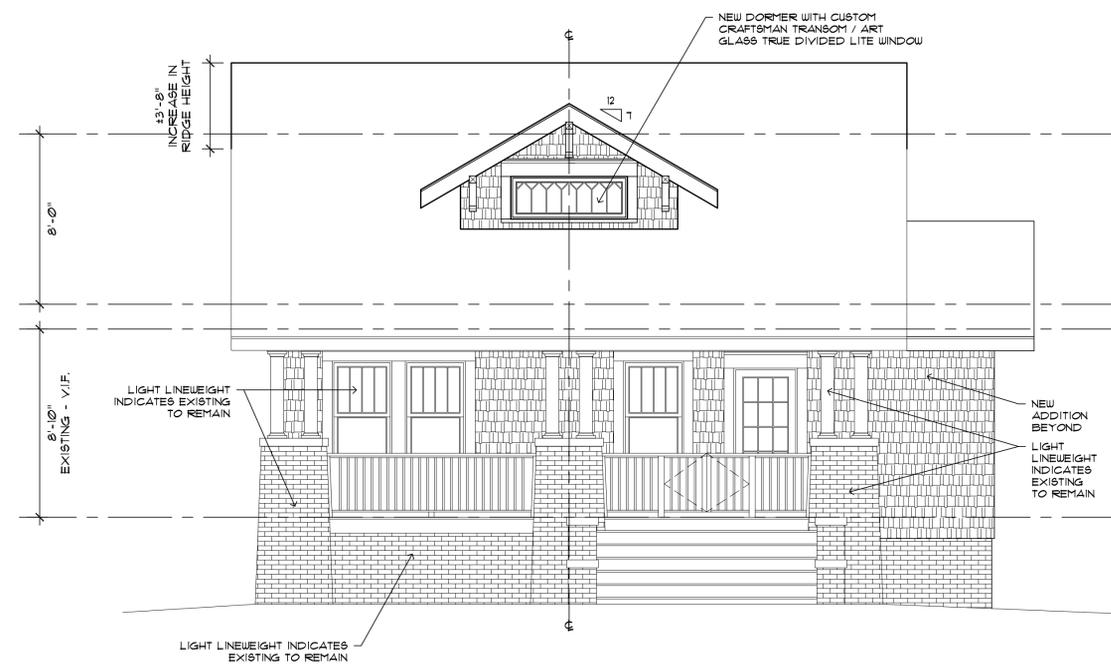
4 EXISTING REAR (NORTH)
ELEVATION - EXISTING
SCALE: 1/8"=1'-0"



2 EXISTING FRONT (SOUTH) ELEVATION -
EAST TREMONT AVENUE - EXISTING
SCALE: 1/8"=1'-0"



3 REAR (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



1 FRONT (SOUTH) ELEVATION -
EAST TREMONT AVENUE
SCALE: 1/8"=1'-0"



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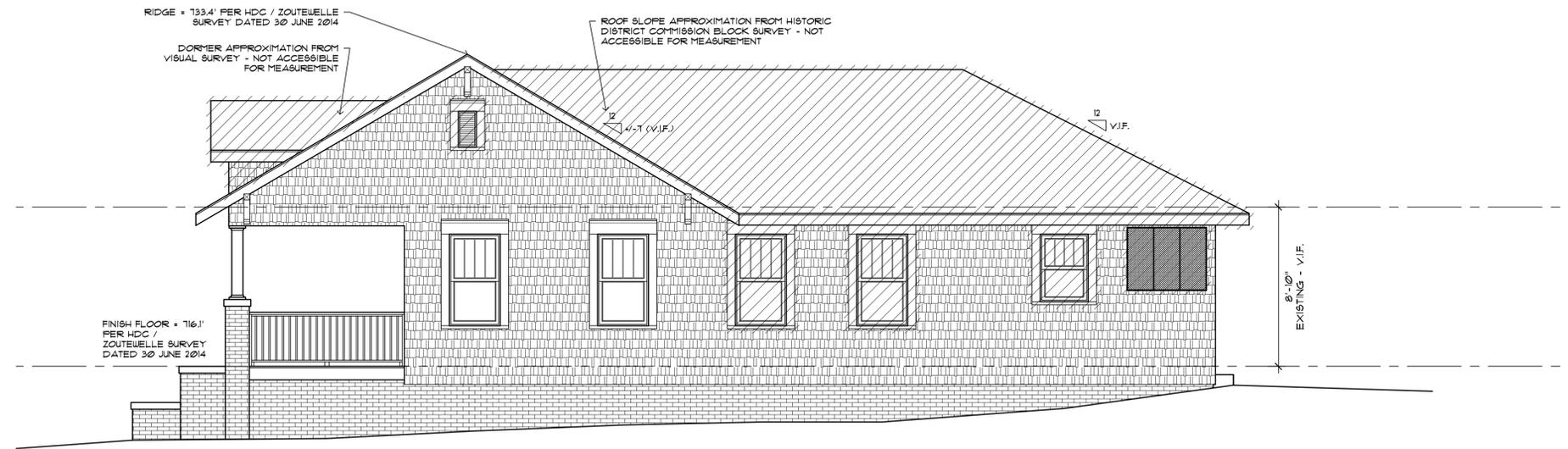
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ELEVATIONS

A2.1



EXISTING SIDE (EAST) ELEVATION -
2 LYNDHURST AVENUE - EXISTING
A2.1 SCALE: 1/8"=1'-0"



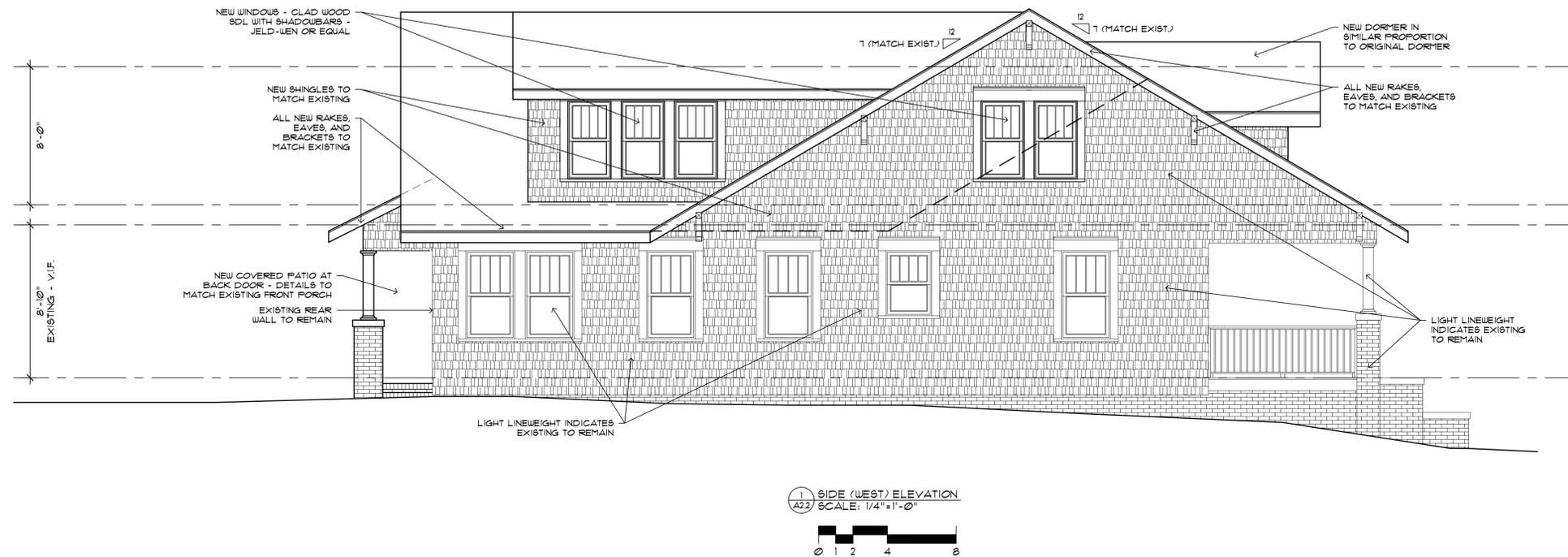
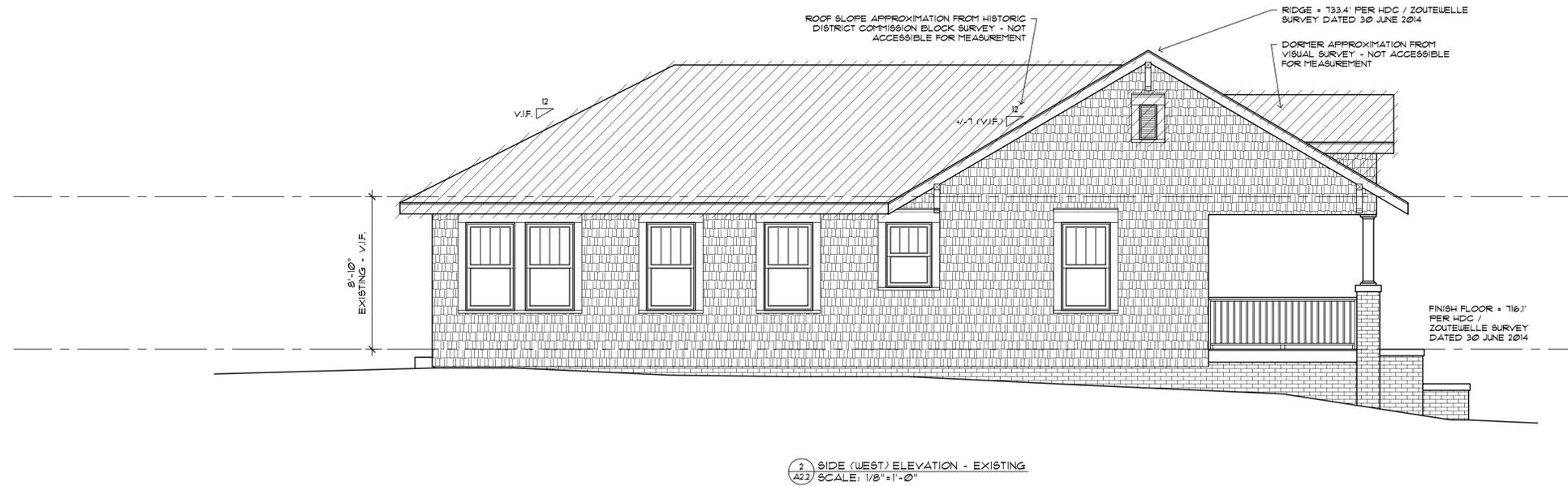
SIDE (EAST) ELEVATION -
1 LYNDHURST AVENUE
A2.1 SCALE: 1/8"=1'-0"



DATES:

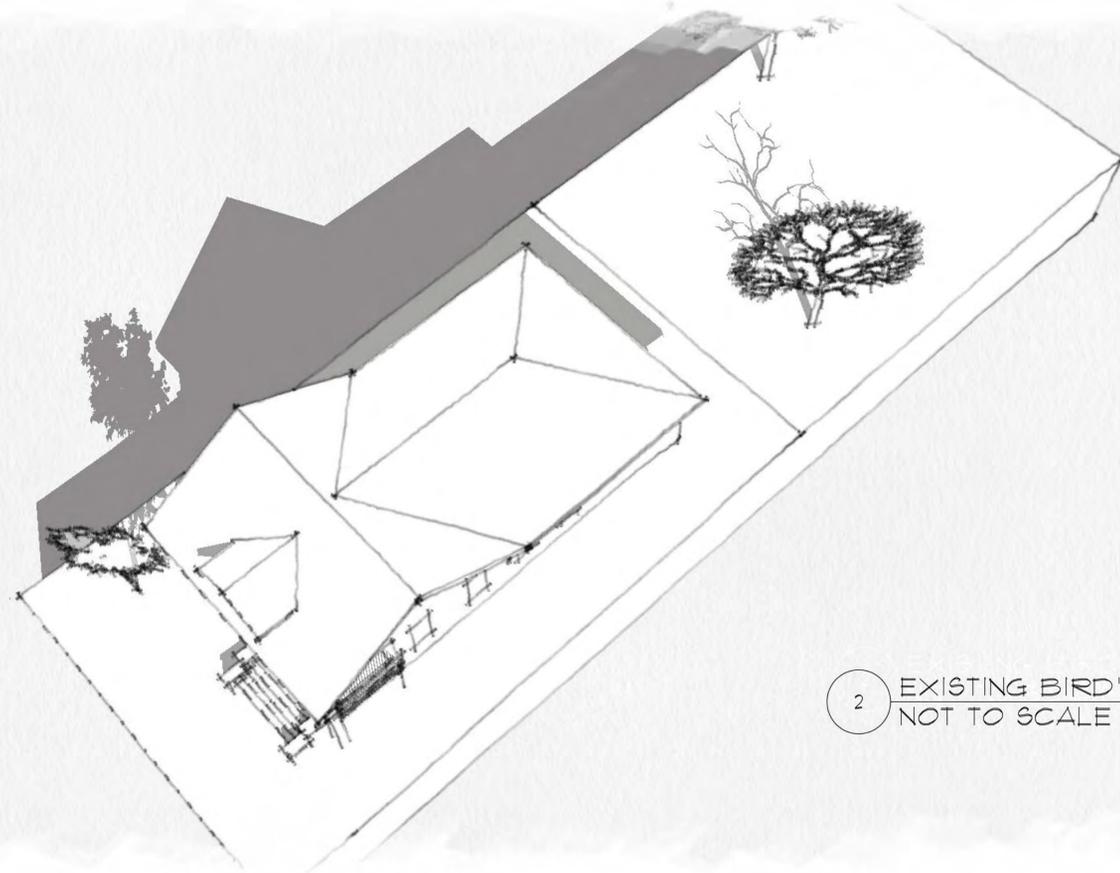
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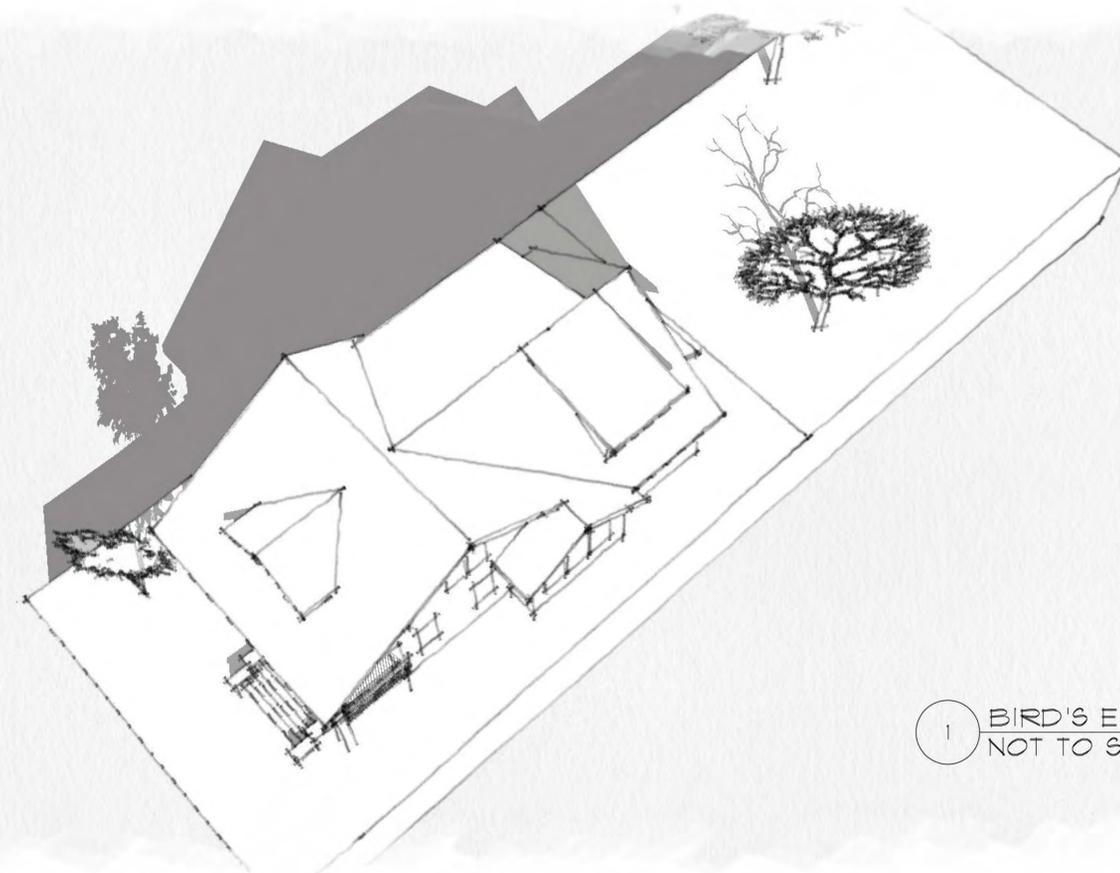


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2 EXISTING BIRD'S EYE VIEW
NOT TO SCALE



1 BIRD'S EYE VIEW
NOT TO SCALE

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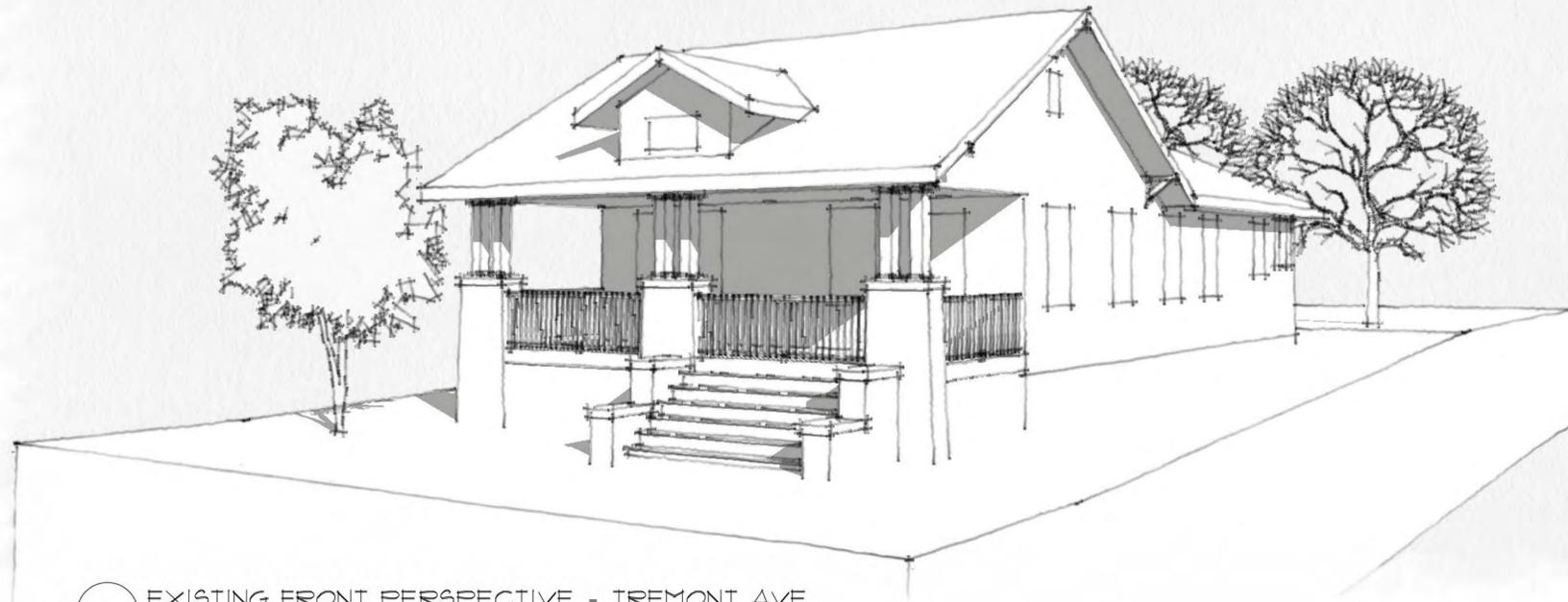
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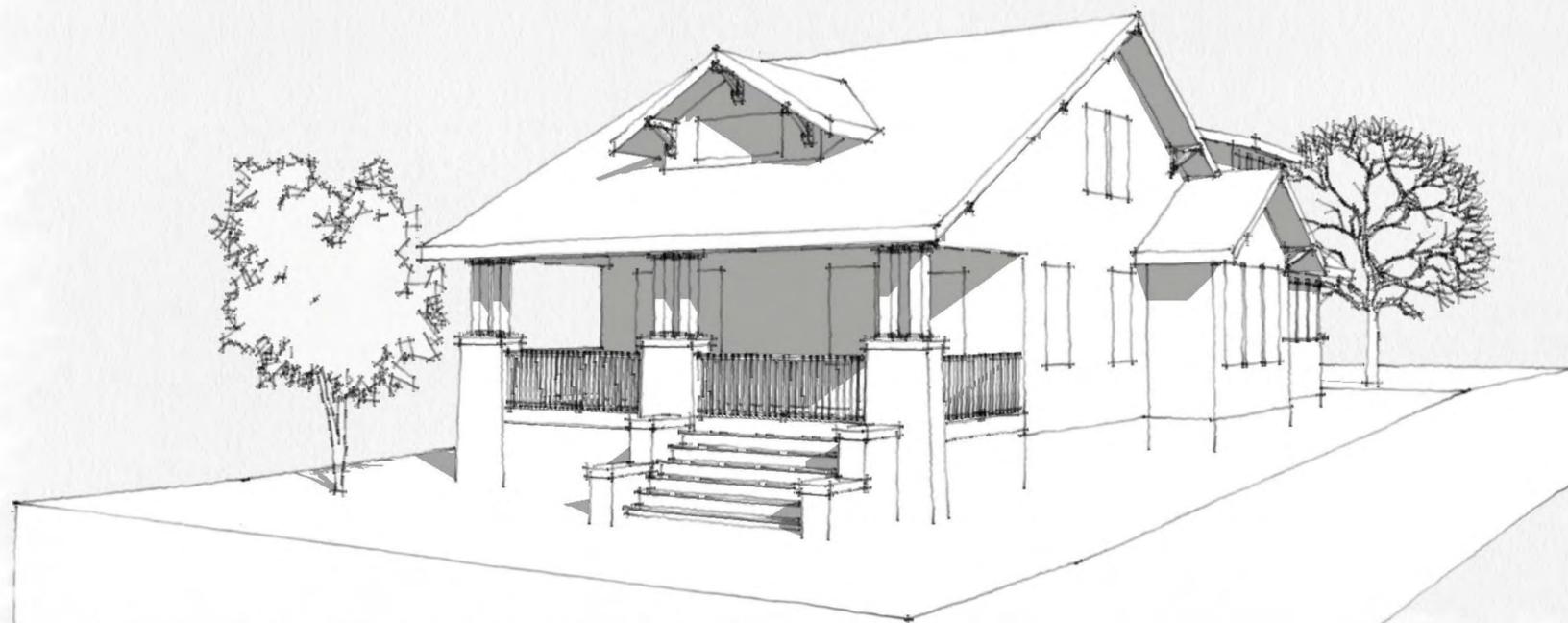
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2 EXISTING FRONT PERSPECTIVE - TREMONT AVE.
NOT TO SCALE



1 FRONT PERSPECTIVE - TREMONT AVE.
NOT TO SCALE

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2 EXISTING SIDE PERSPECTIVE - SHARED PROPERTY LINE
NOT TO SCALE



1 SIDE PERSPECTIVE - SHARED PROPERTY LINE
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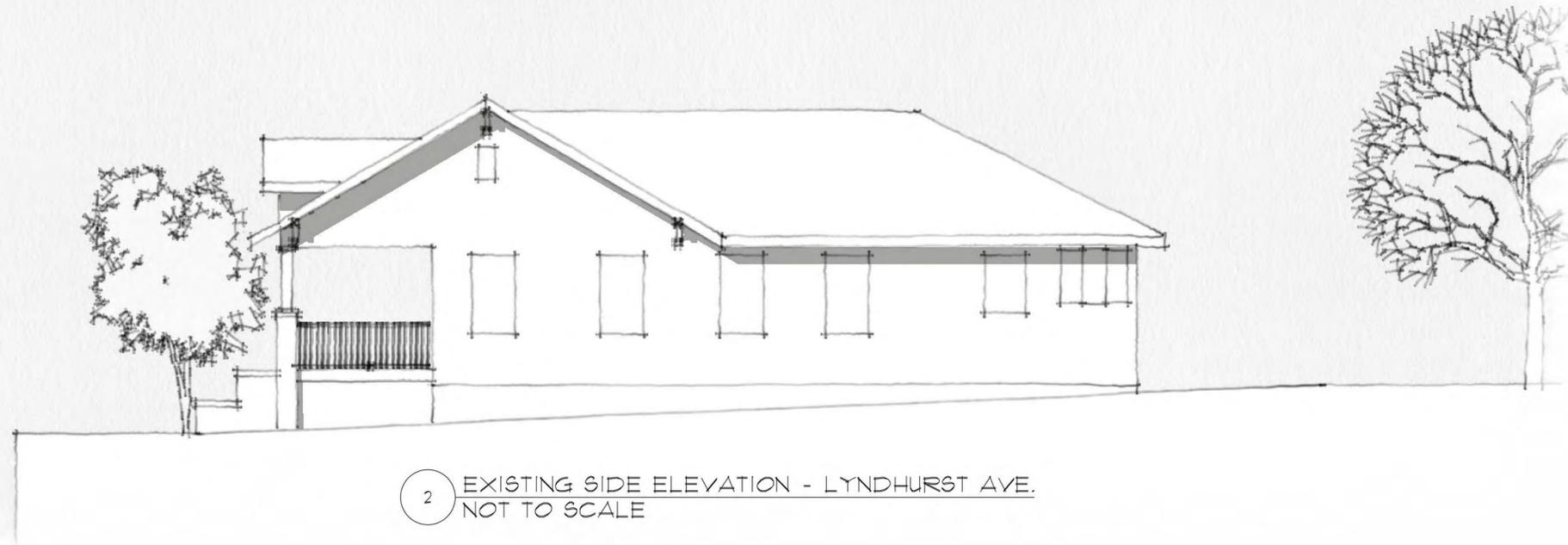
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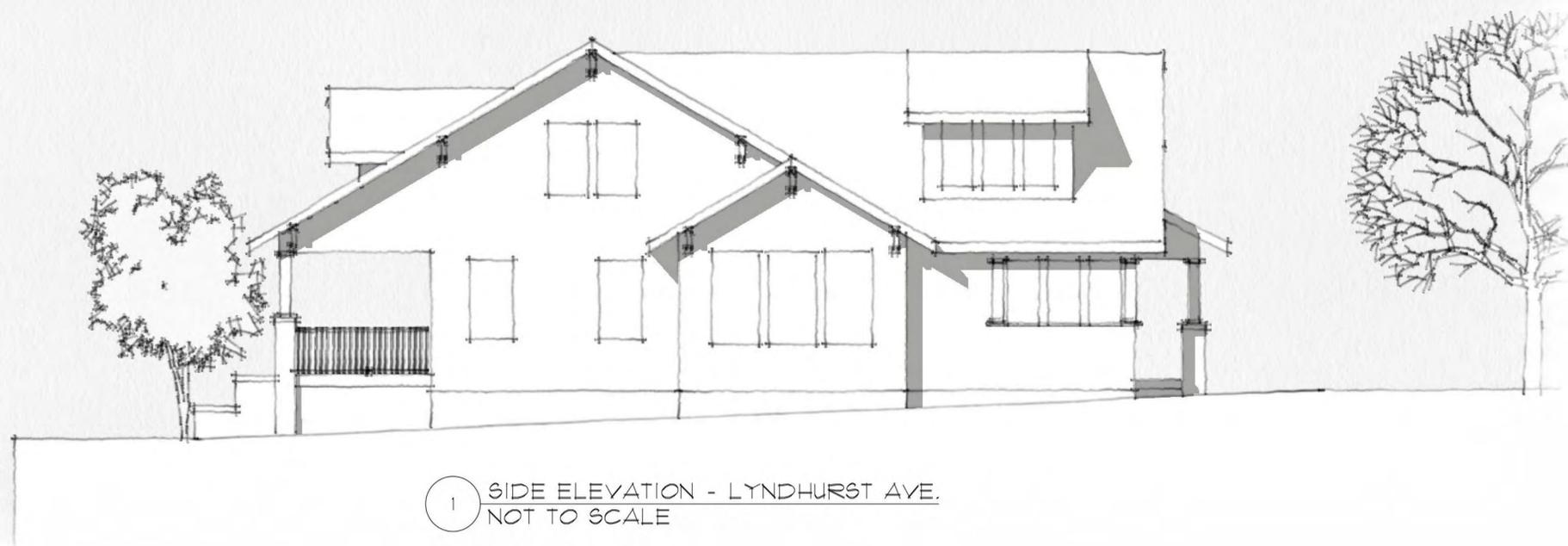


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2 EXISTING SIDE ELEVATION - LYN DHURST AVE.
NOT TO SCALE



1 SIDE ELEVATION - LYN DHURST AVE.
NOT TO SCALE

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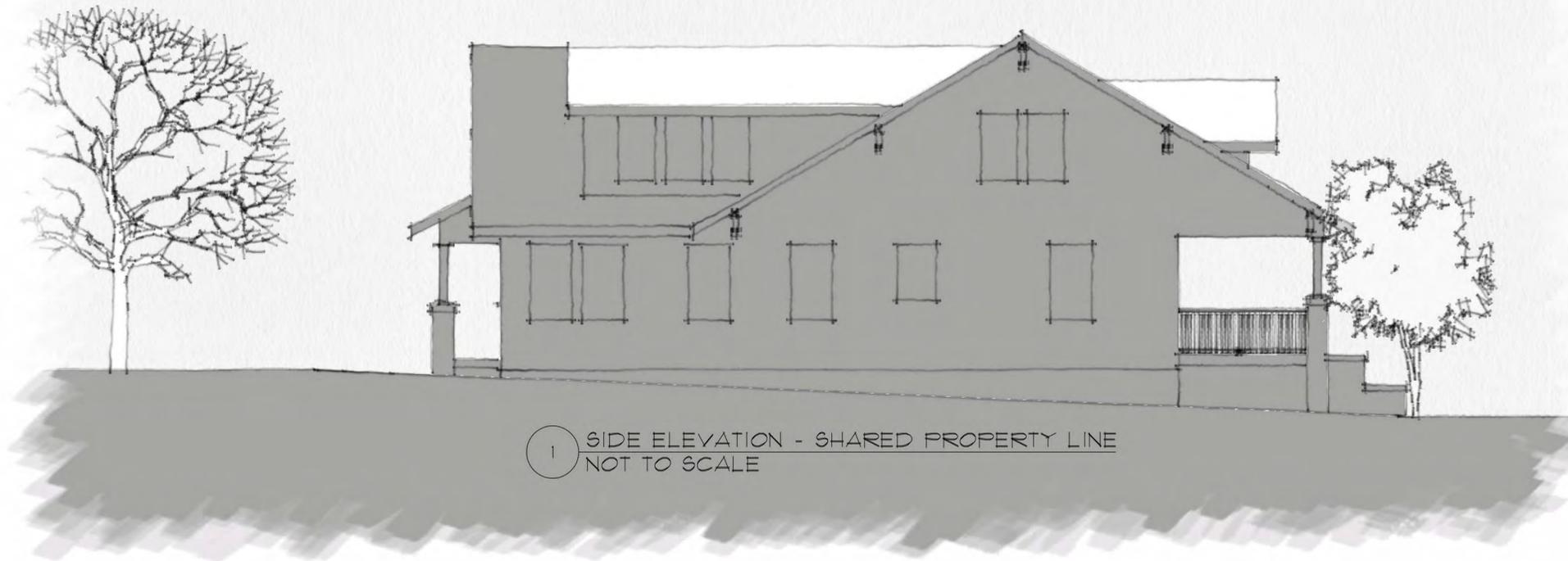
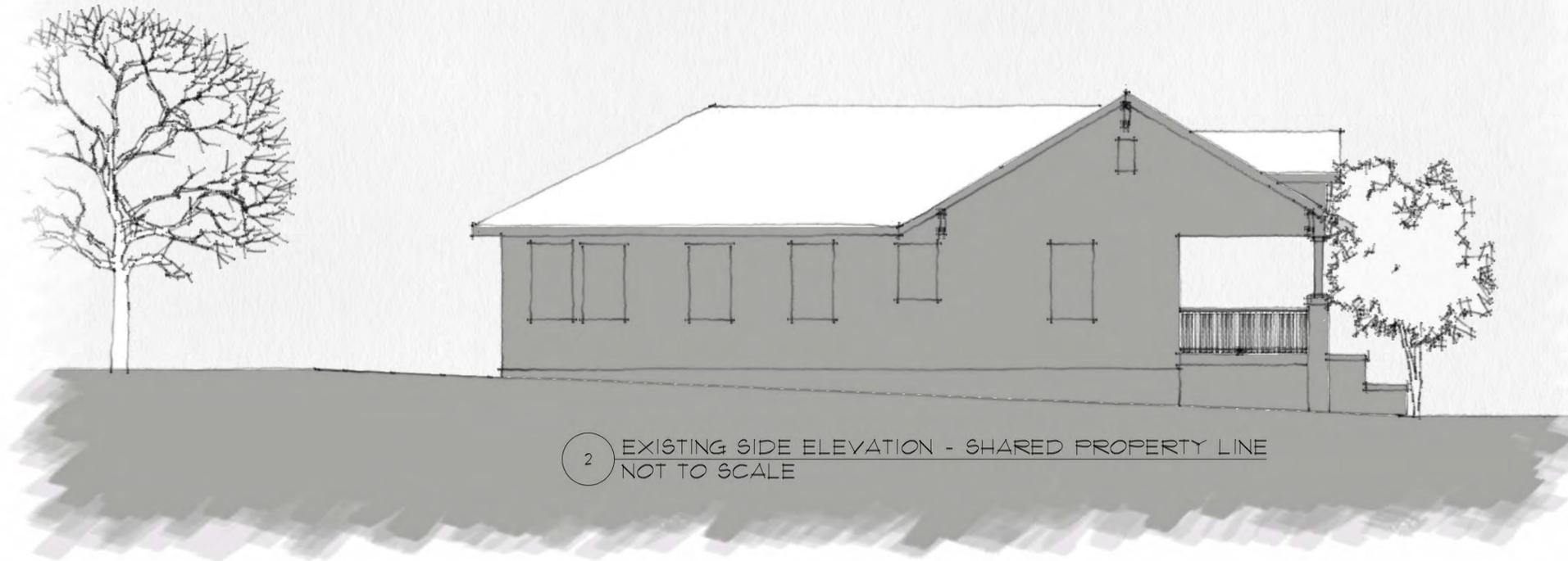
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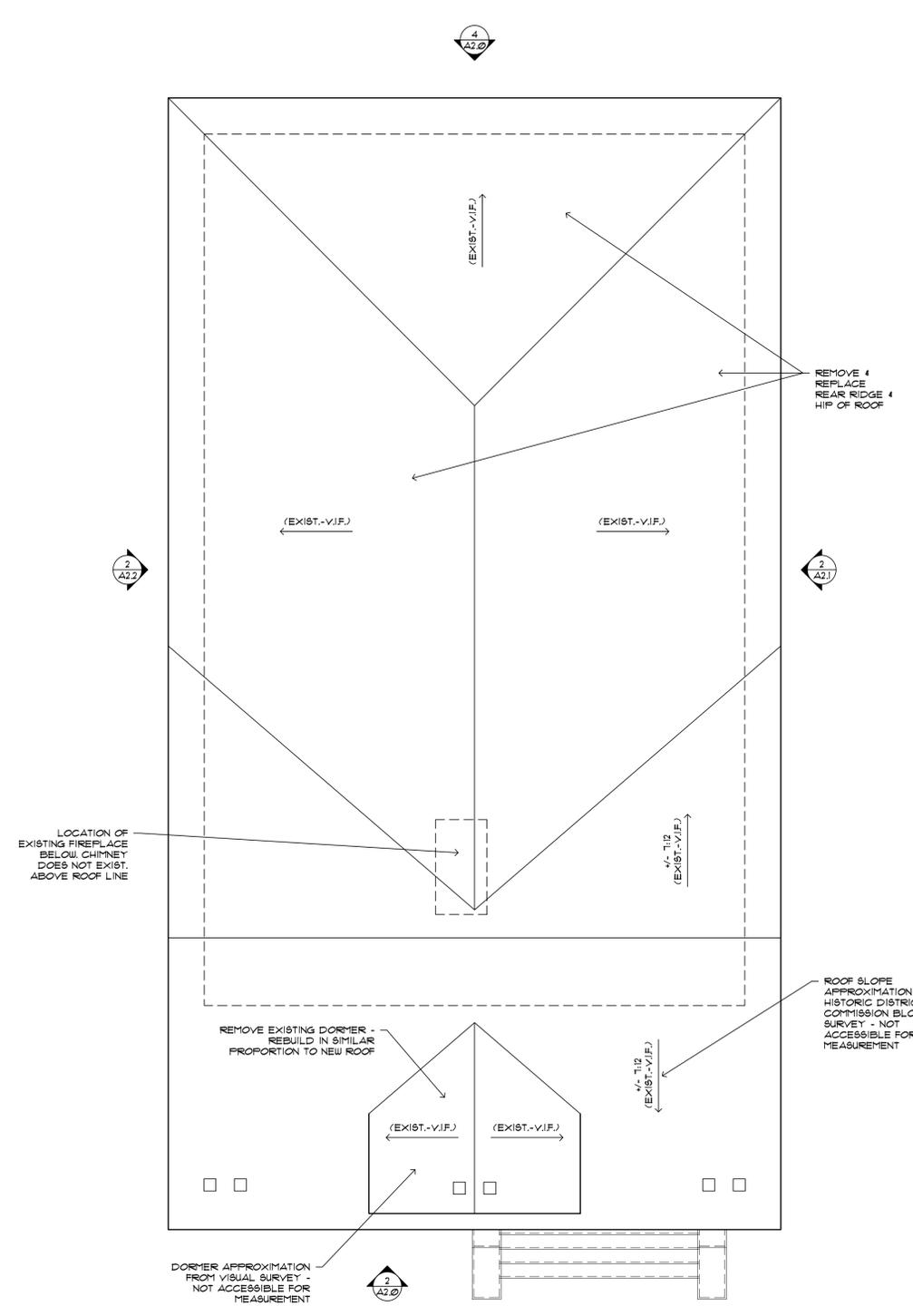
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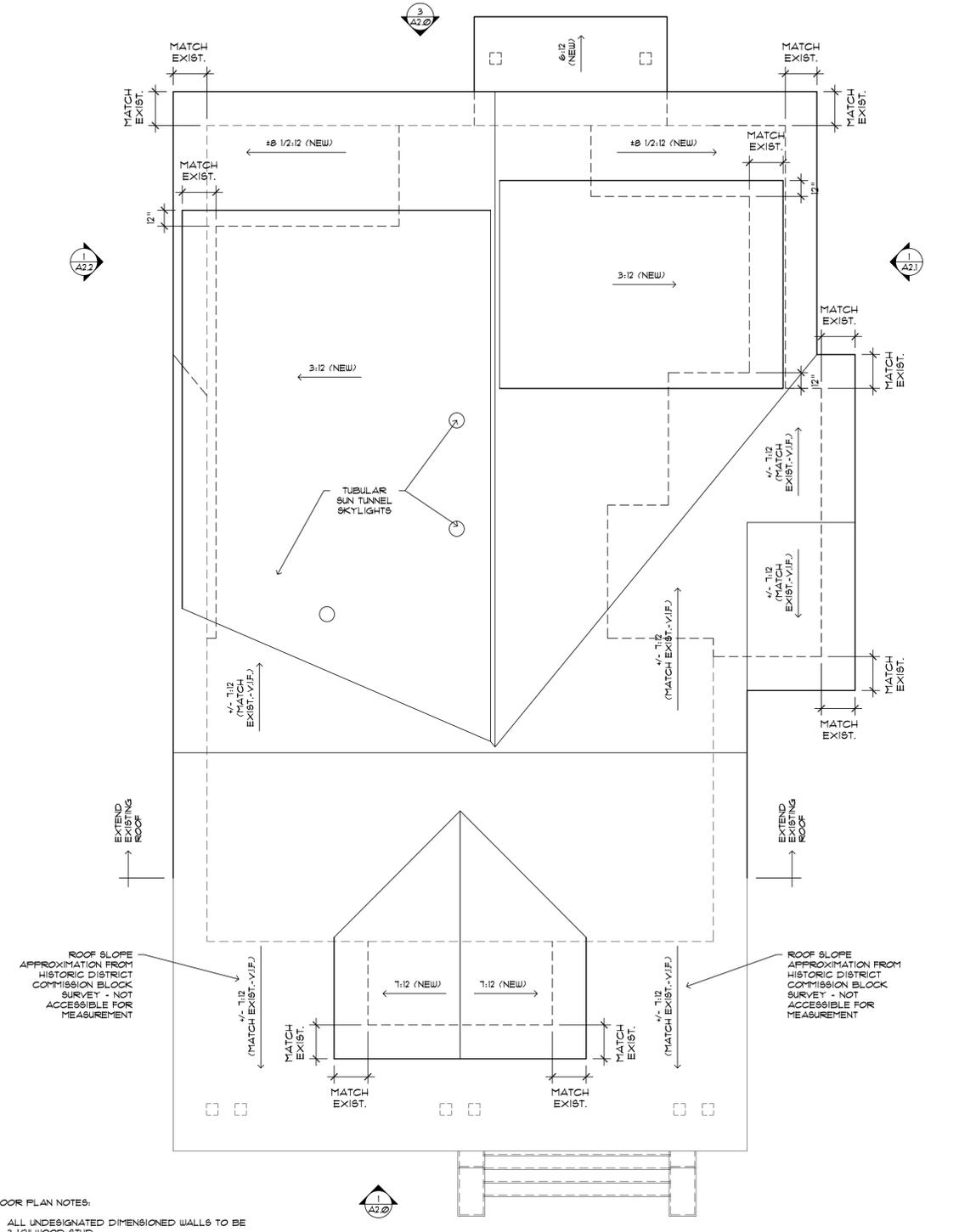
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2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



1 ROOF PLAN
SCALE: 1/4"=1'-0"

- FLOOR PLAN NOTES:
- ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
 - ALL UNDIMENSIONED DOORS TO BE CENTERED OR TO BE LOCATED 6" OFF SIDEWALL.
 - SOUND ATTENUATION BATTIS SURROUNDING ALL BATHROOMS, LAUNDRY, KITCHEN INCL. INTERIOR PTNS.
 - SEE ELECTRICAL DIAGRAM FOR ELECTRICAL LAYOUT. MAIN FLOOR RECEPTACLES TO BE CONFIGURED HORIZONTALLY IN BASEBOARDS.
 - PLUMBING ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
 - APPLIANCE ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
1. NEW ROOF SLOPES INTENDED TO MATCH EXISTING ROOF SLOPES - VERIFY IN FIELD

LEGEND

IR 16 ROD & SHELF CONFIGURATION (DEFAULT SIZE 12")

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

NOTE: #1 SALVAGED DOORS AVAILABLE FOR RE-USE.

