**Details of Proposed Request**

**Existing Context**
The existing structure is a 1-story Colonial style house constructed in 1920. Design features include a symmetrical façade with covered porch and 6/1 windows. Siding is wood and the chimney and foundation are painted brick. It is listed as a contributing structure in the Dilworth Register of Historic Places.

**Proposal**
The project is an addition to the rear that is not taller or wider than the house but is more than 25% of the existing square footage. The addition requires removal of the rear hipped roof. New siding is wood lap and cedar shake with a brick foundation. Roof details and trim will match the house. Windows will be reused.

**Policy & Design Guidelines for 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:
   - **Size**: the relationship of the project to its site
   - **Scale**: the relationship of the building to those around it
   - **Massing**: the relationship of the building's various parts to each other
   - **Fenestration**: the placement, style and materials of windows and doors
   - **Rhythm**: the relationship of fenestration, recesses and projections
   - **Setback**: in relation to setback of immediate surroundings
   - **Materials**: proper historic materials or approved substitutes
   - **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 Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission Case 2017-00016
HISTORIC DISTRICT: Dilworth
ADDITION

January 24, 2017

Dilworth
Historic District
619 E Tremont Avenue

50 70 140 280 420 Feet

Magnolia Av
E Tremont Av
Dilworth Mews Ct
Brookside Av
Mcdonald Av
Victoria Pl
Springdale Av
Winthrop Av
East Av
Lennox Av
Springdale Av
E Worthington Av
E Tremont Av

619 EAST TREMONT AVENUE - REAR YARD PERMEABILITY CALCULATIONS

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>SQFT AREAS</th>
<th>% CALCULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING REAR YARD AREA MIN. PERMEABLE SURFACE REEDED</td>
<td>3820 sqf</td>
<td>50% FROM BACK OF ORIGINAL HOUSE</td>
</tr>
<tr>
<td>ROOFS, WALKS, SHEDS AS DESIGNED PERMEABLE AS DESIGNED</td>
<td>1015 sqf</td>
<td>20% MIN. PERMEABLE (OPEN) REEDED</td>
</tr>
<tr>
<td>880 sqf</td>
<td>2950 sqf</td>
<td>7% COVERED SURFACE AREA DESIGNED PERMEABLE (OPEN) AS DESIGNED</td>
</tr>
</tbody>
</table>
619 East Tremont Ave
Remodel and Addition
Prepared for: Quinton & Maren Mansell

Roof Plan
Existing & Proposed

Scale: 1/4" = 1'-0"

Mark Date Description
01 08/03/2016 Arch/Rev
02 01/06/2017 HEC Review

Roof Plan
Existing & Proposed