

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 E. Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Bruce Berberick

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow constructed in 1920 and listed as a contributing structure. Features include exposed rafter tails, eave brackets and dormers on the left and right sides.

Proposal

The proposal is an addition to the existing dormers and the extension of existing roof lines to a total height of approximately 23' measured from grade. New siding will be cedar shake, roof details will match existing and new windows will be wood STDL.

Policy & Design Guidelines

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.

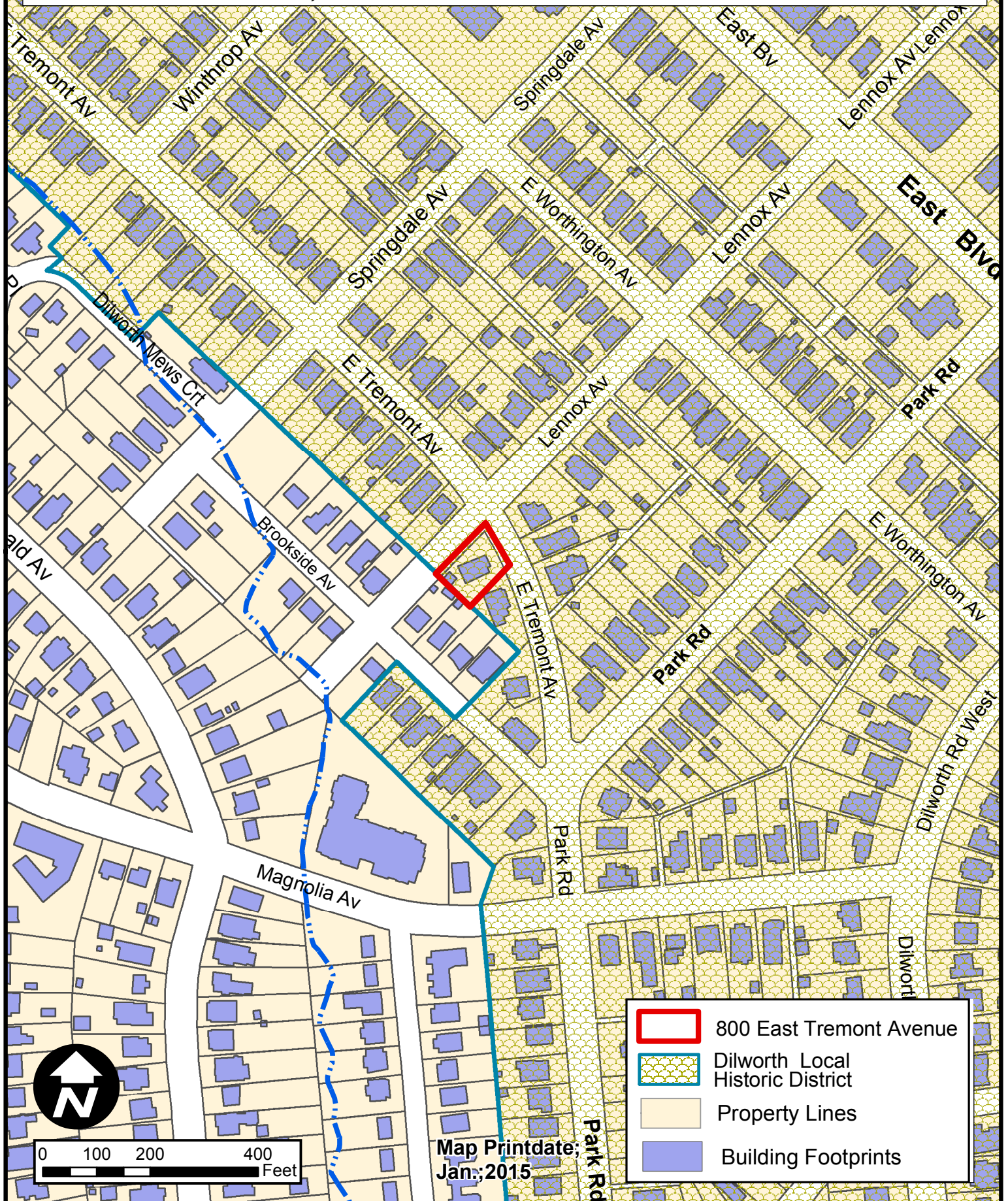
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

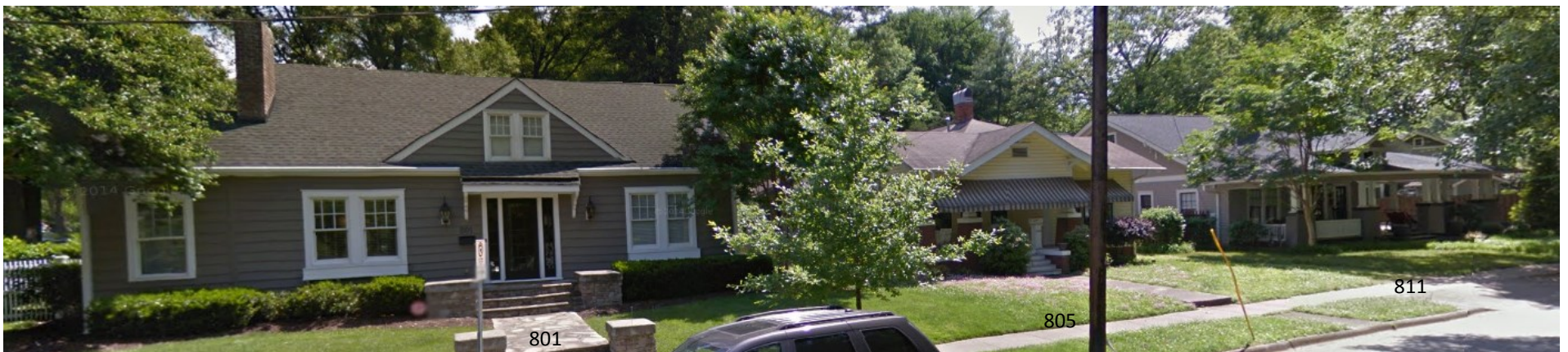
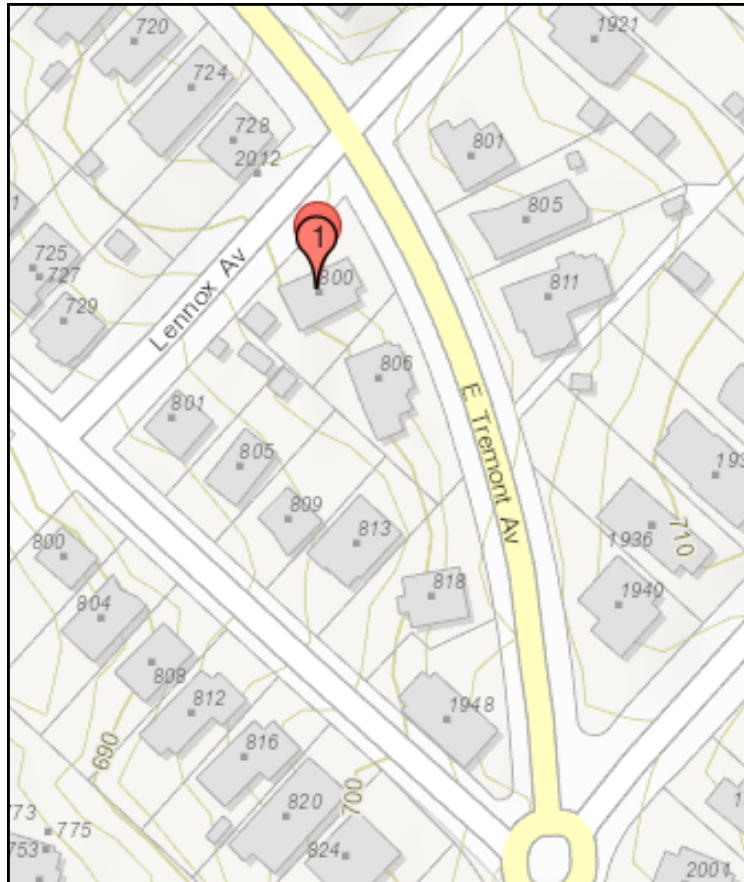
Staff Analysis

The Commission will determine if the proposal meets the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-005

Historic District; Dilworth





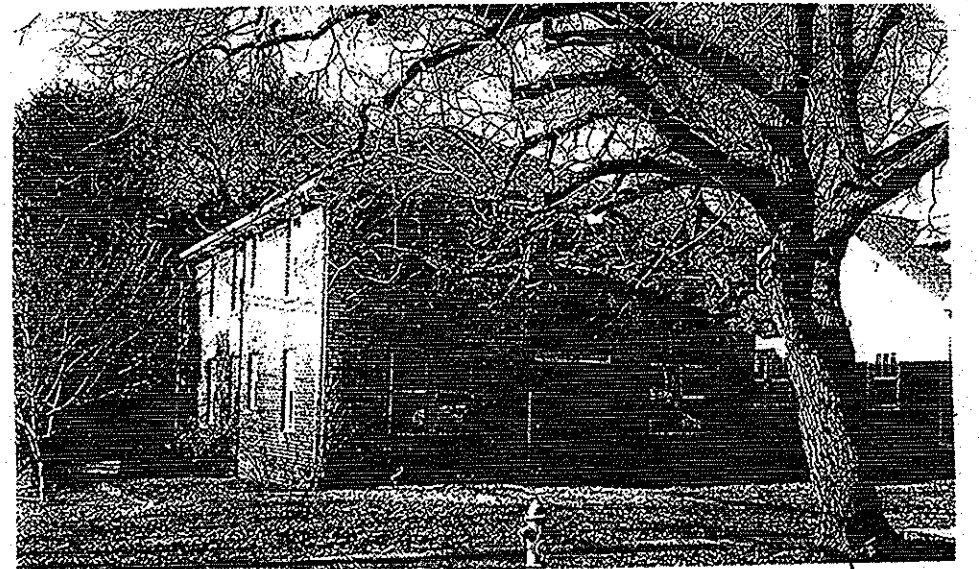
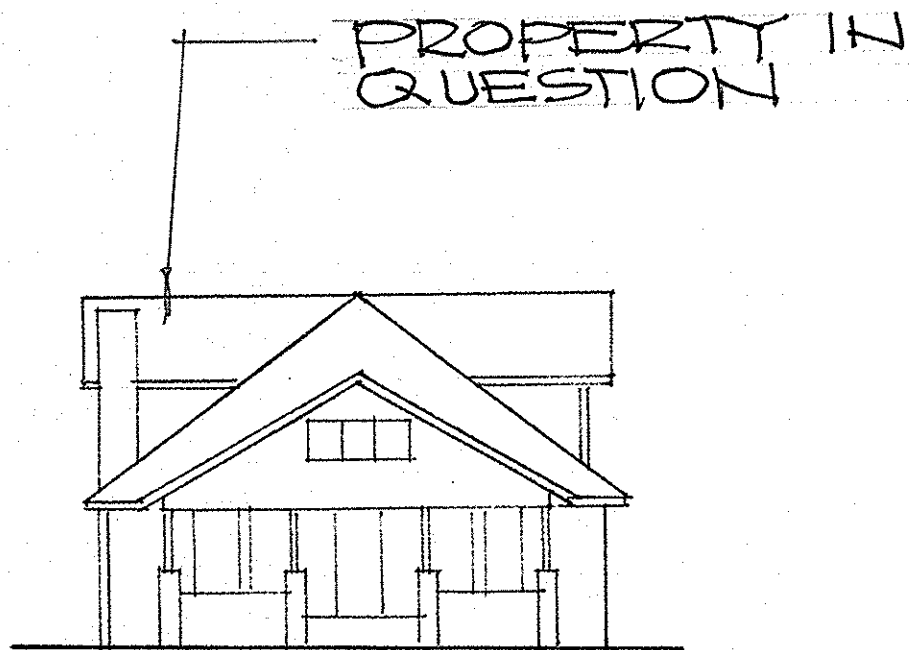
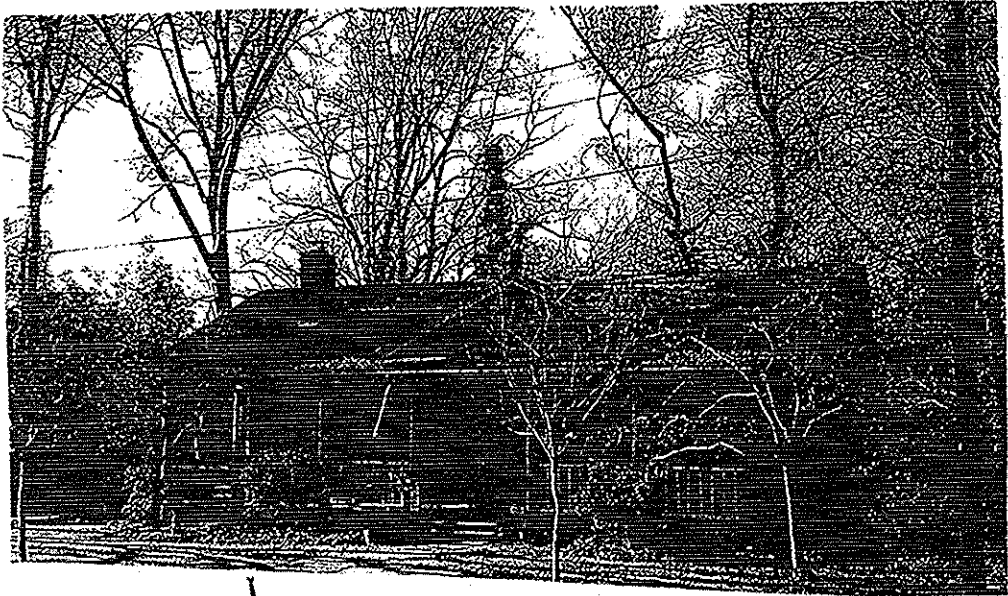
CANIPE RESIDENCE

800 EAST TREMONT

HISTORIC DISTRICT COMM. SUBMISSION

PROJECT # 14-09-01

DEC. 23, 2014



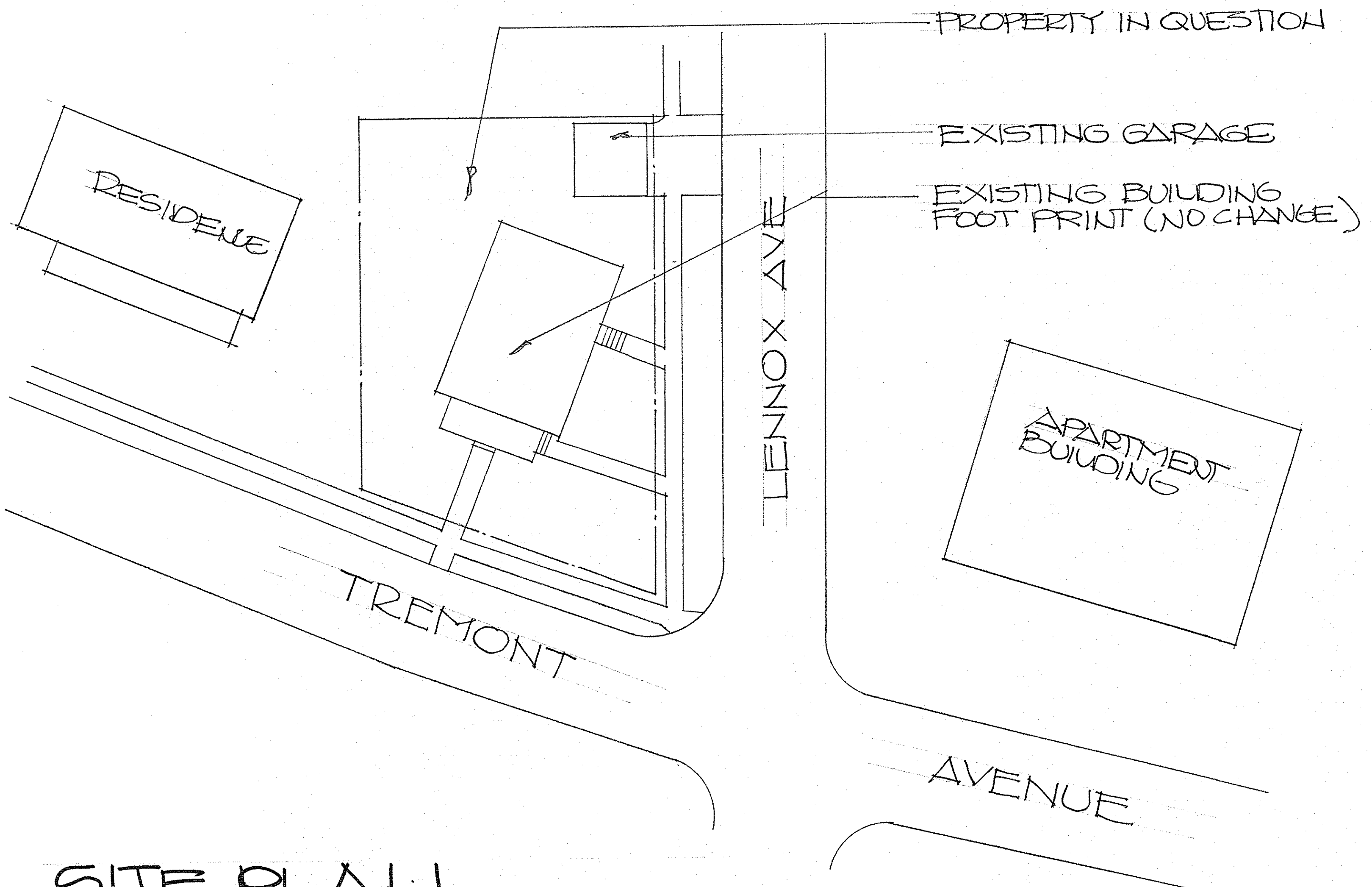
SINGLE STORY
FRAME RESIDENCE

LENNOX
AVE

2 STORY BRICK
APARTMENT BLDG.

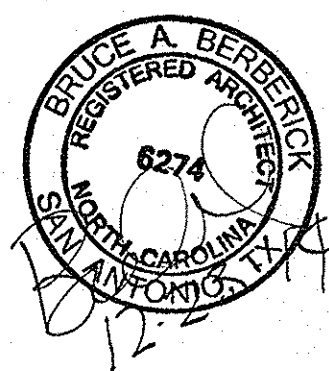
TREMONT AVE. STREET SCAPE

NOT TO SCALE



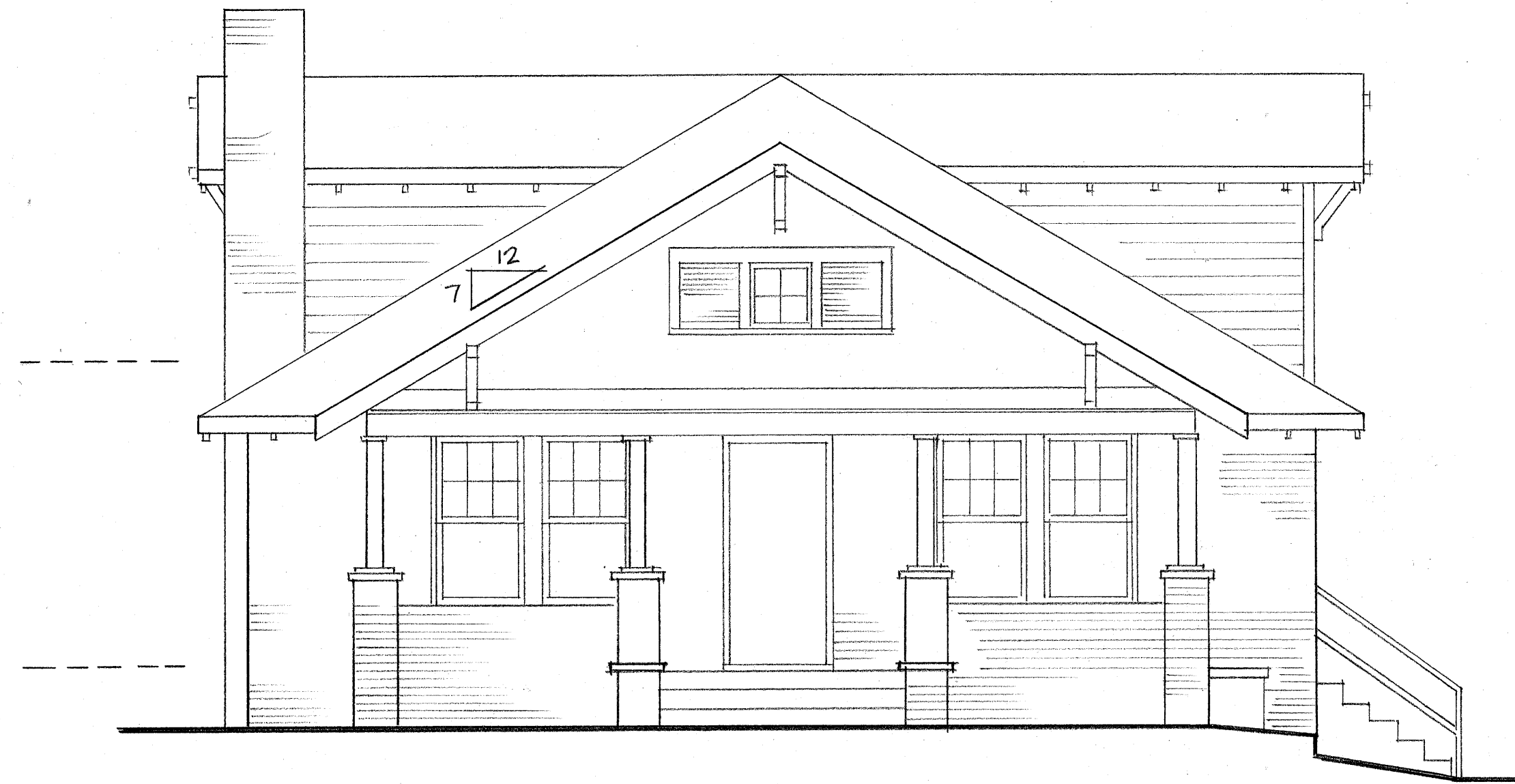
SITE PLAN

SCALE: 1" = 20'-0"



4.

BRUCE A. BERBERICK RA
2322 W. SUMMIT AVE.
SAN ANTONIO, TX 78201



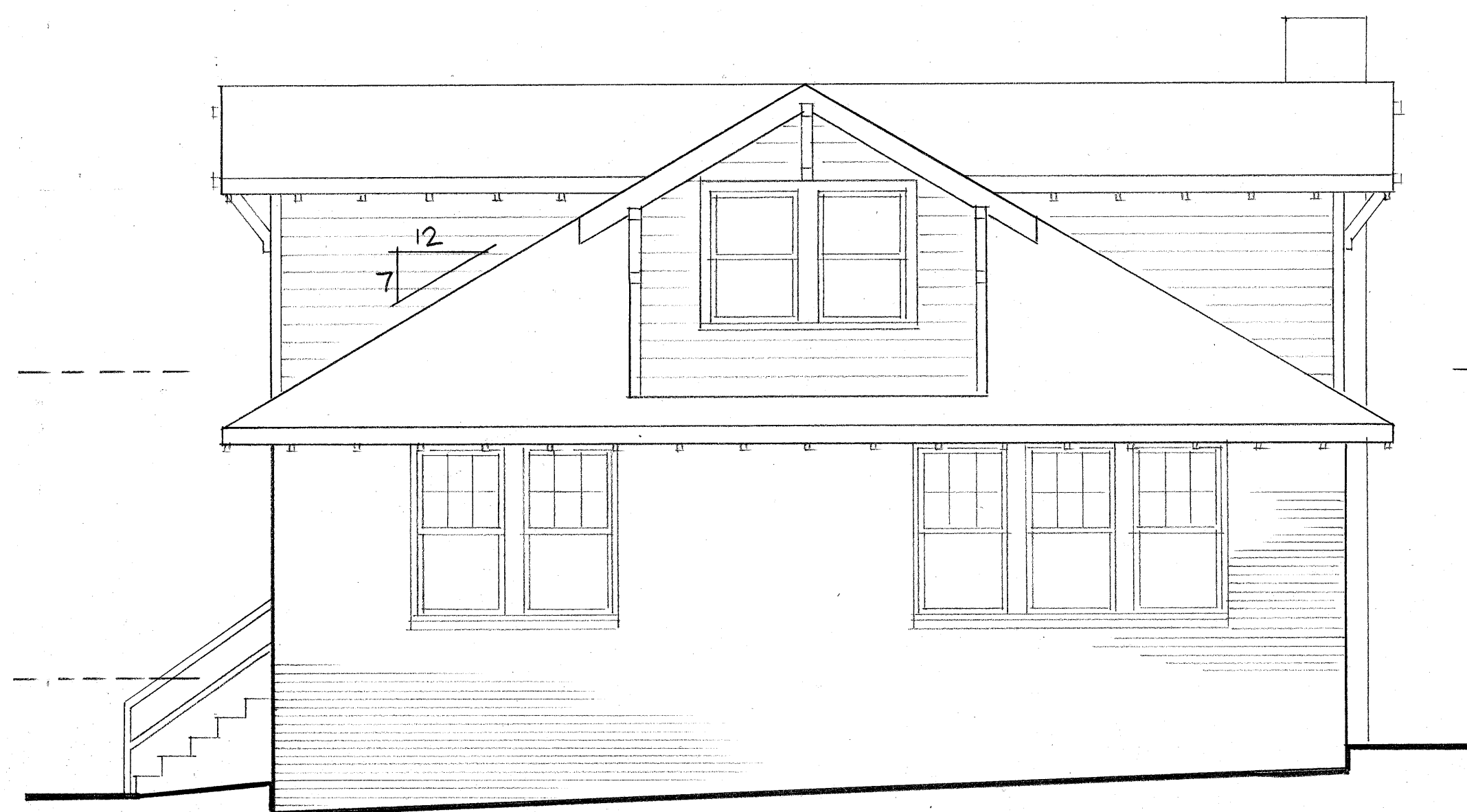
EXISTING FRONT ELEVATION

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



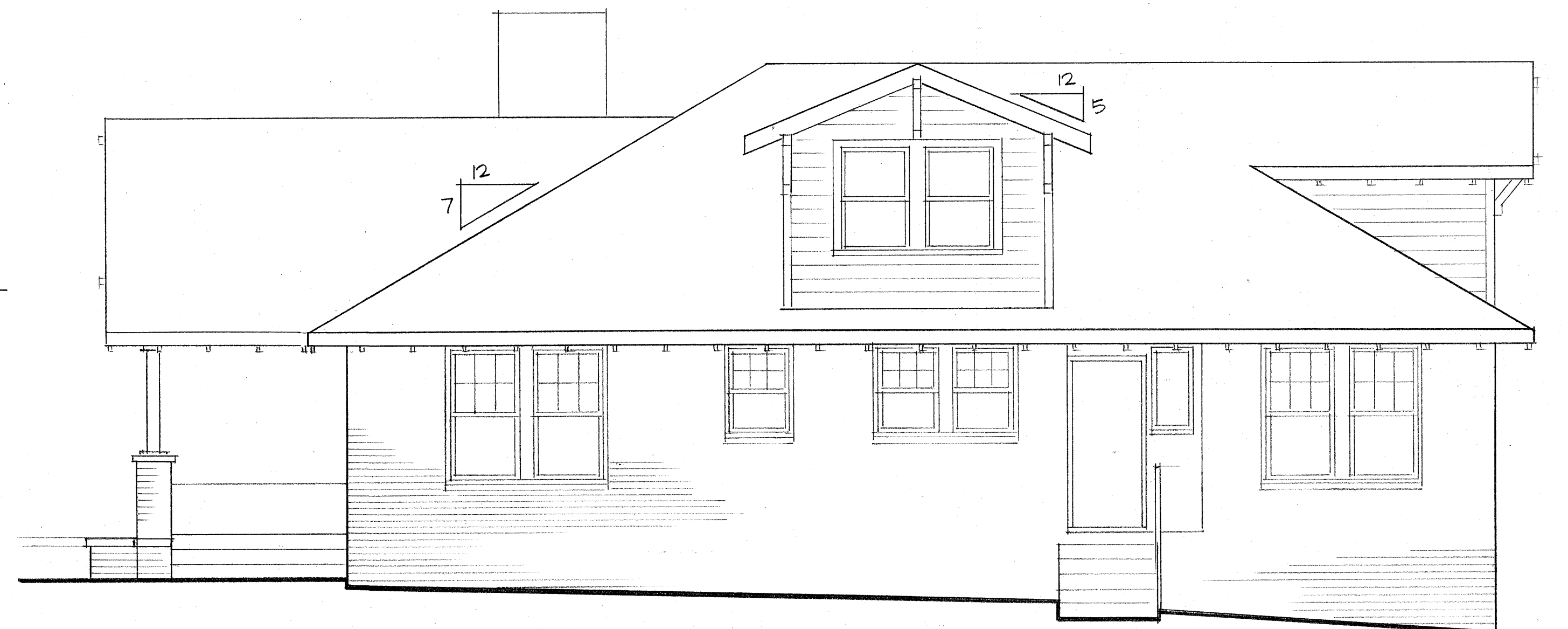
EXISTING LEFT SIDE ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING RIGHT SIDE ELEVATION

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

Bruce A. Berberick Architect
 2322 W. Summit Avenue San Antonio, Texas 78201
 704-953-7853
 NCARB # 41682
 Pennsylvania # RA-016075-B
 New Jersey # 11402

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Canipe Residence
 Renovation
 800 East Tremont Avenue
 Charlotte, NC 28203

BAB/RCL

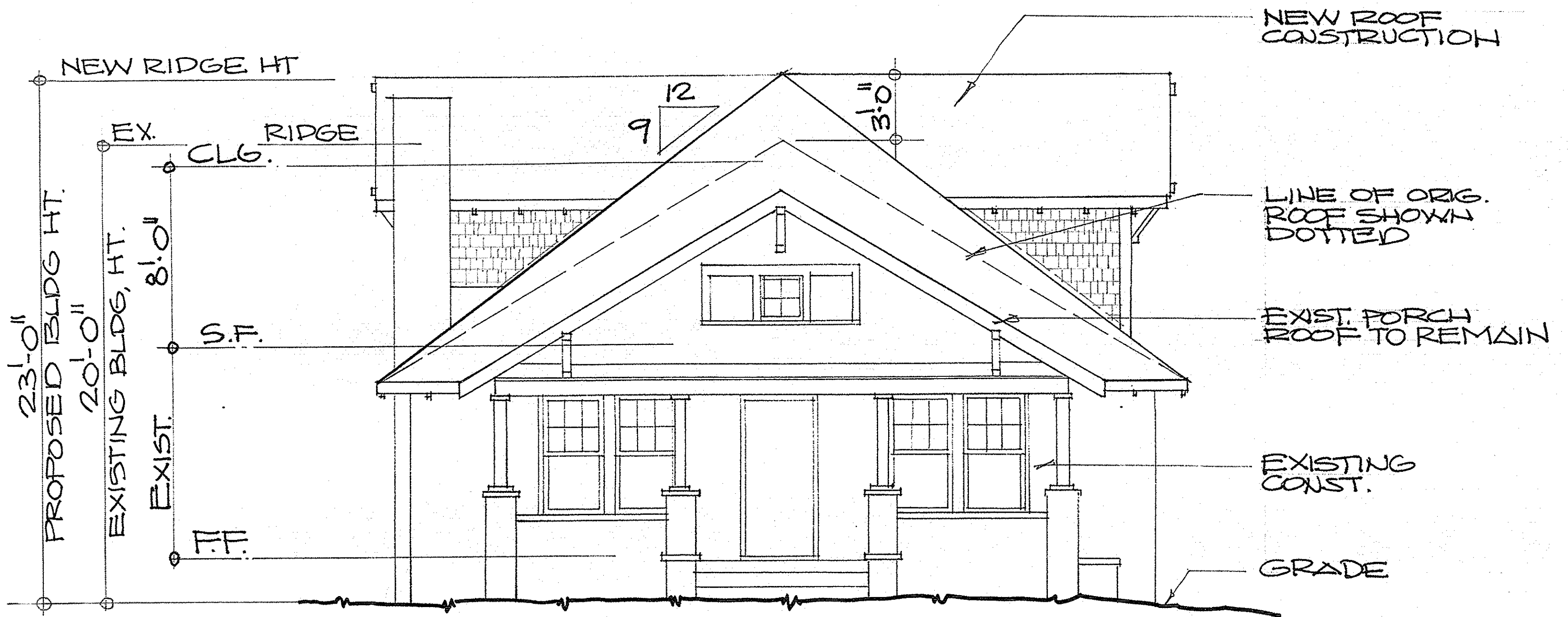
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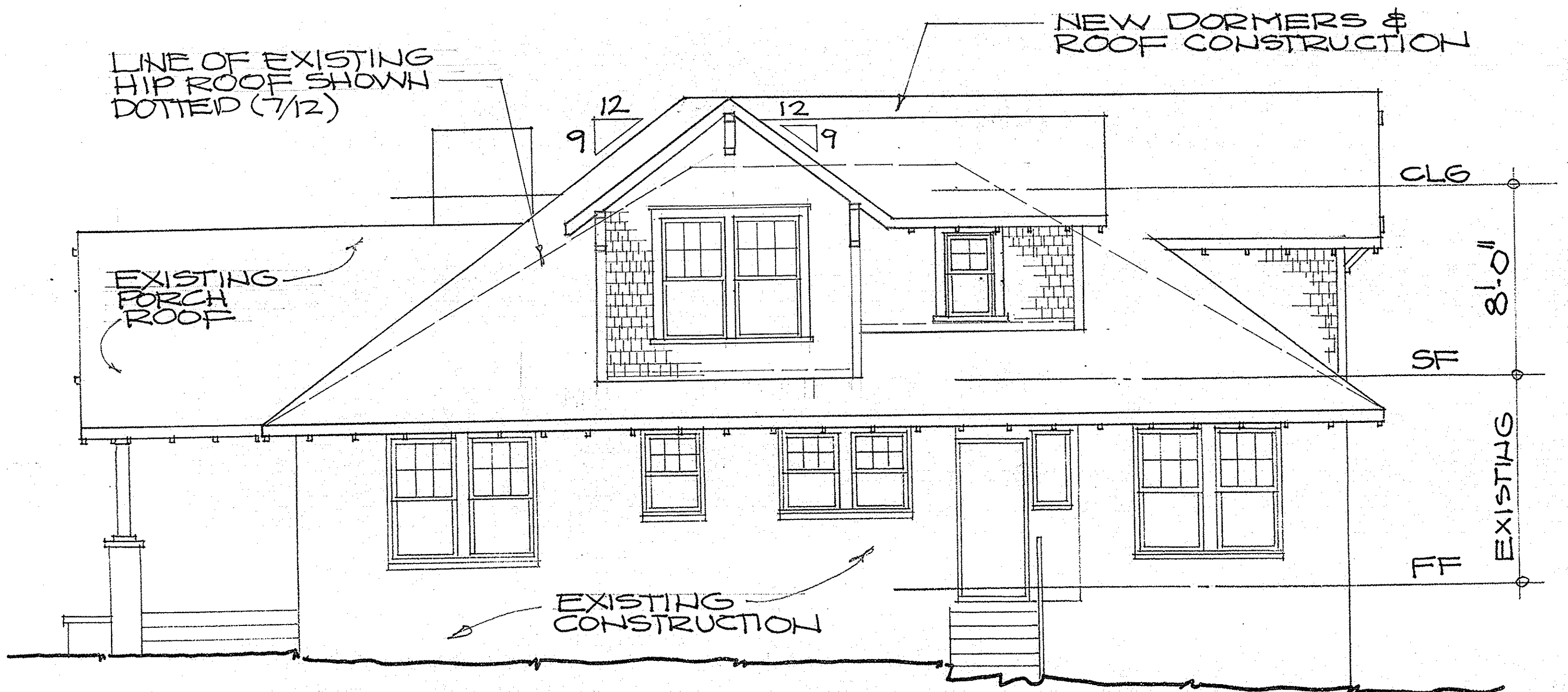


FRONT ELEVATION

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

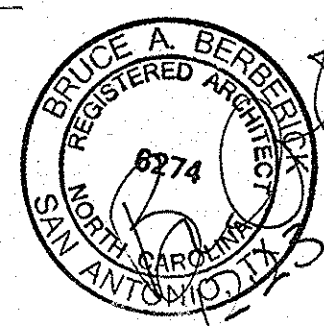
NOTE:

REFER TO DRAWING # 3 FOR ADDITIONAL FINISH/MATERIALS INFO.

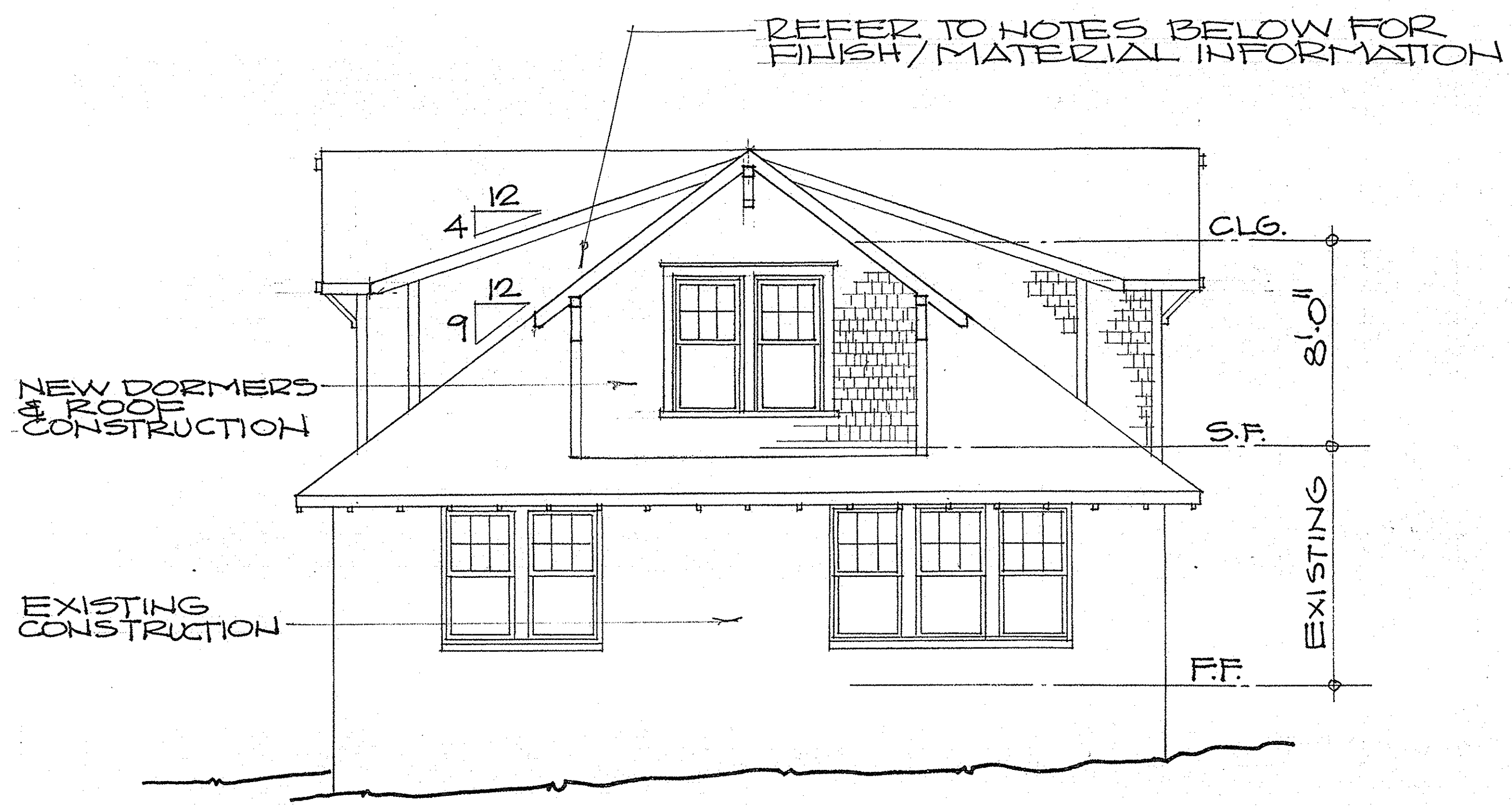


RIGHT SIDE ELEVATION

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

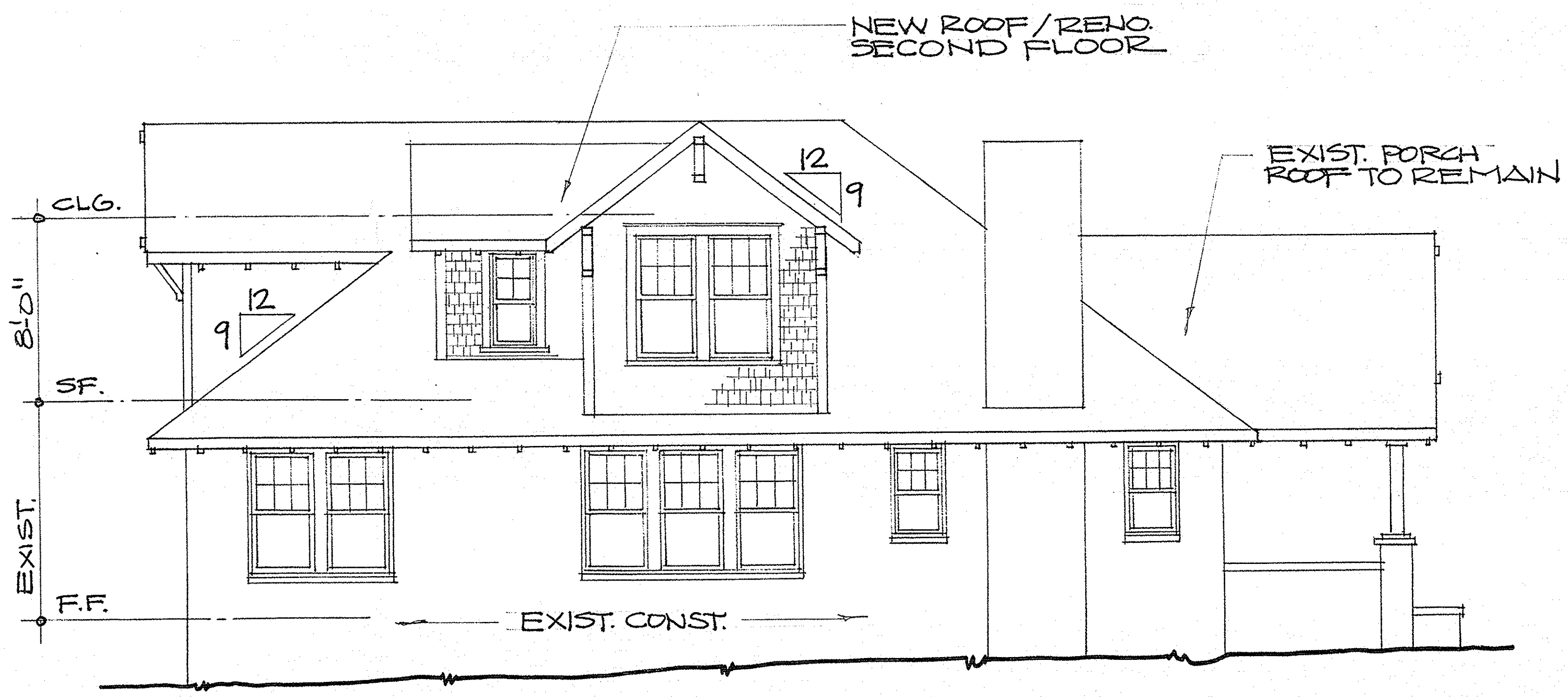


2.
BRUCE A. BERBERICK RA
2322 W. SUMMIT AVE.
SAN ANTONIO, TX 78201



REAR ELEVATION

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

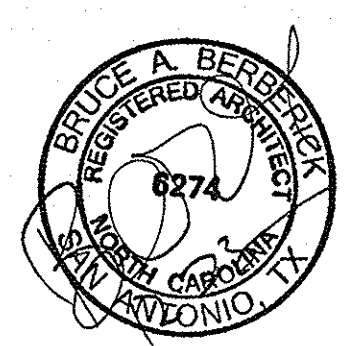


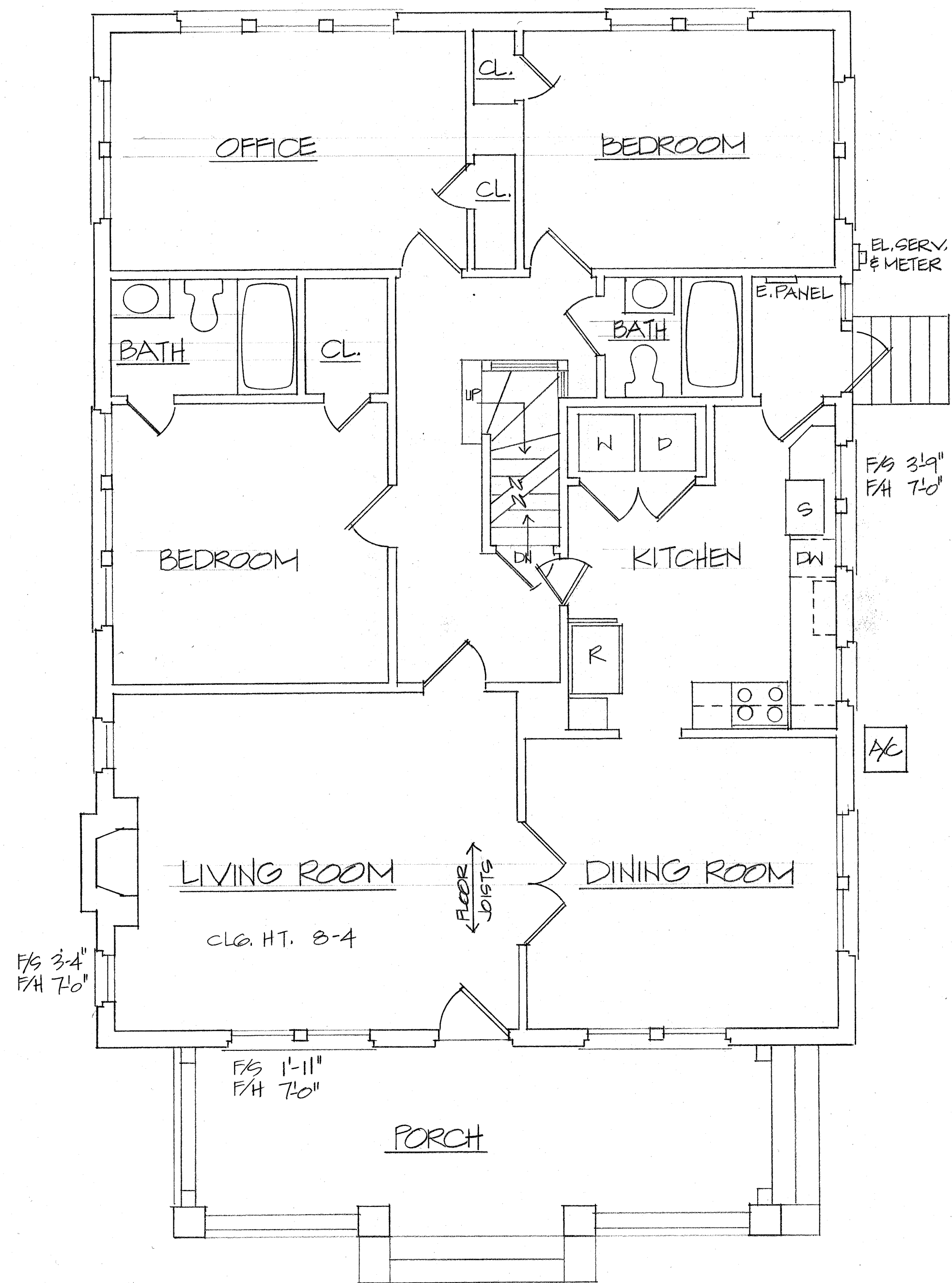
LEFT SIDE ELEVATION

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

EXTERIOR FINISH MATERIAL NOTES:

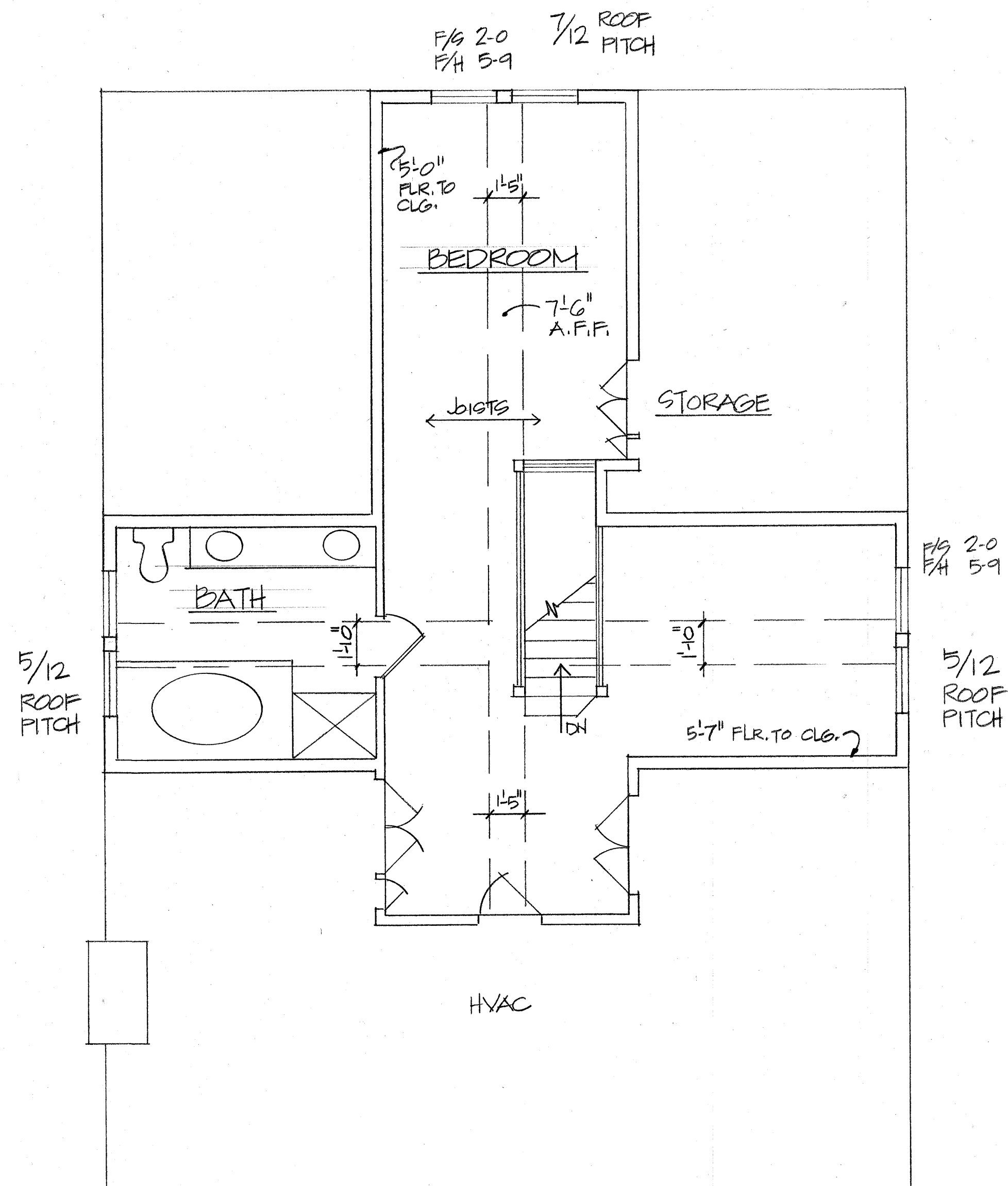
1. New roofing to be Architectural Shingles to match existing Porch Roof.
2. New Roof Overhangs to be Exposed Rafter Tails with Bead Board Roof Deck and shall Match and Align with Existing Overhangs.
3. New Windows to be Wood SDL Windows with Grille pattern to match existing and trimmed with Flat Wood Casing and Extended Sill Horns.
4. New Roof Overhang Bracket Details to match existing.
5. New Dormer Siding to be Wood Cedar Shingles with Wood Corner Boards.





EXISTING FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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

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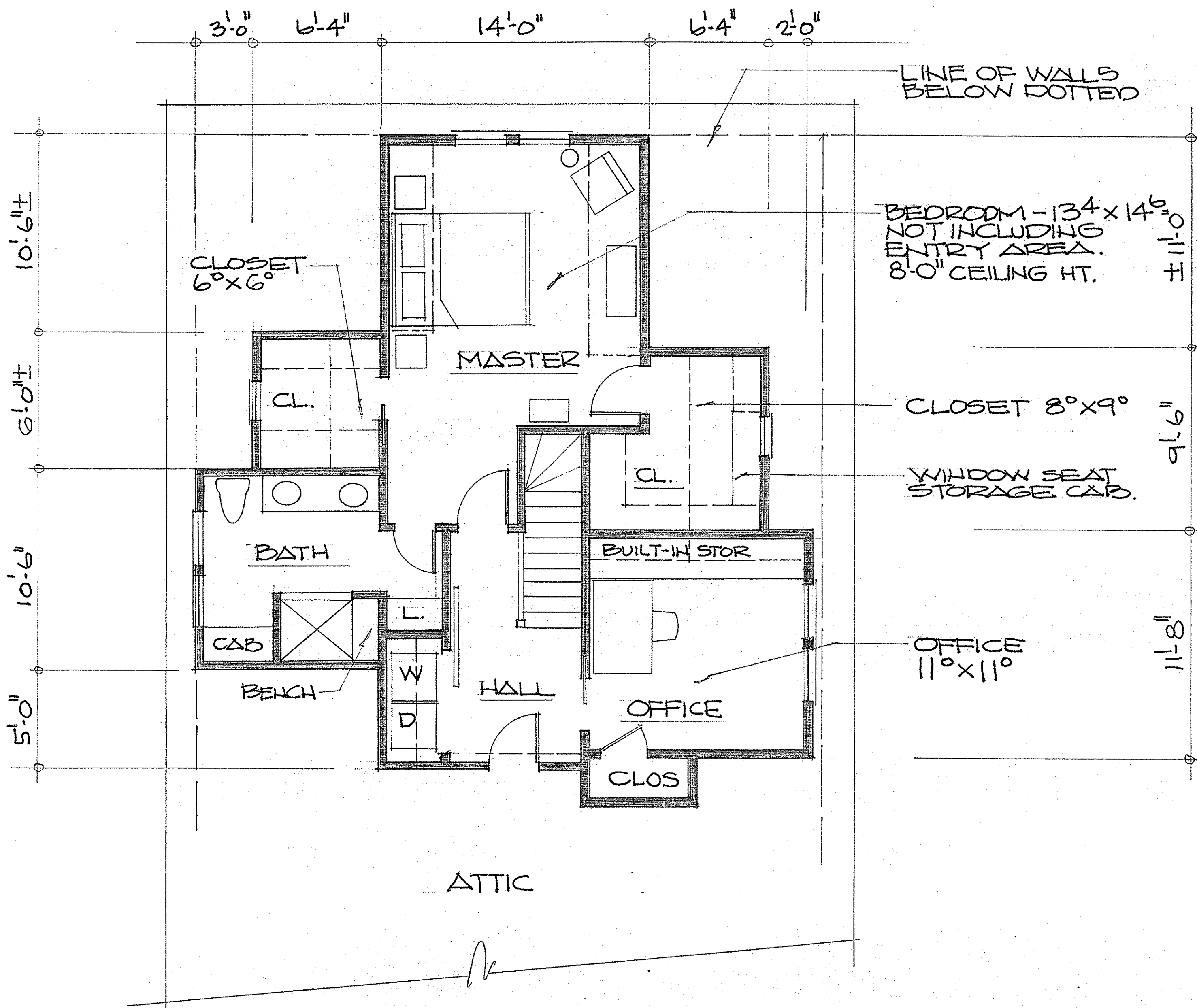
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SECOND FLOOR RENOVATION

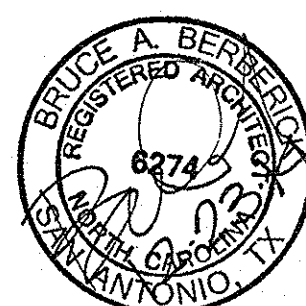
SCALE = 1/4" = 1'-0"

AREA CALCULATION

EXISTING SECOND FLOOR ————— 600 SF ±
RENOVATED SECOND FLOOR ————— 760 SF ±

NOTE:

ALL PARTITIONS INDICATED ARE NEW. SEE EXISTING FLOOR PLANS.



1.