

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 East Tremont Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Bruce Berberick

Details of Proposed Request

Existing Conditions

The existing structure, c. 1920, is a one story bungalow located at the corner of East Tremont and Lennox Avenue. The house features a gabled porch, high hip roof and right side dormer with a side entrance.

Proposal

The proposal is the addition of an overhang for the side entrance with a new stoop. The foundation will be brick with metal hand rail and wood brackets. The window and door will remain.

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	<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>

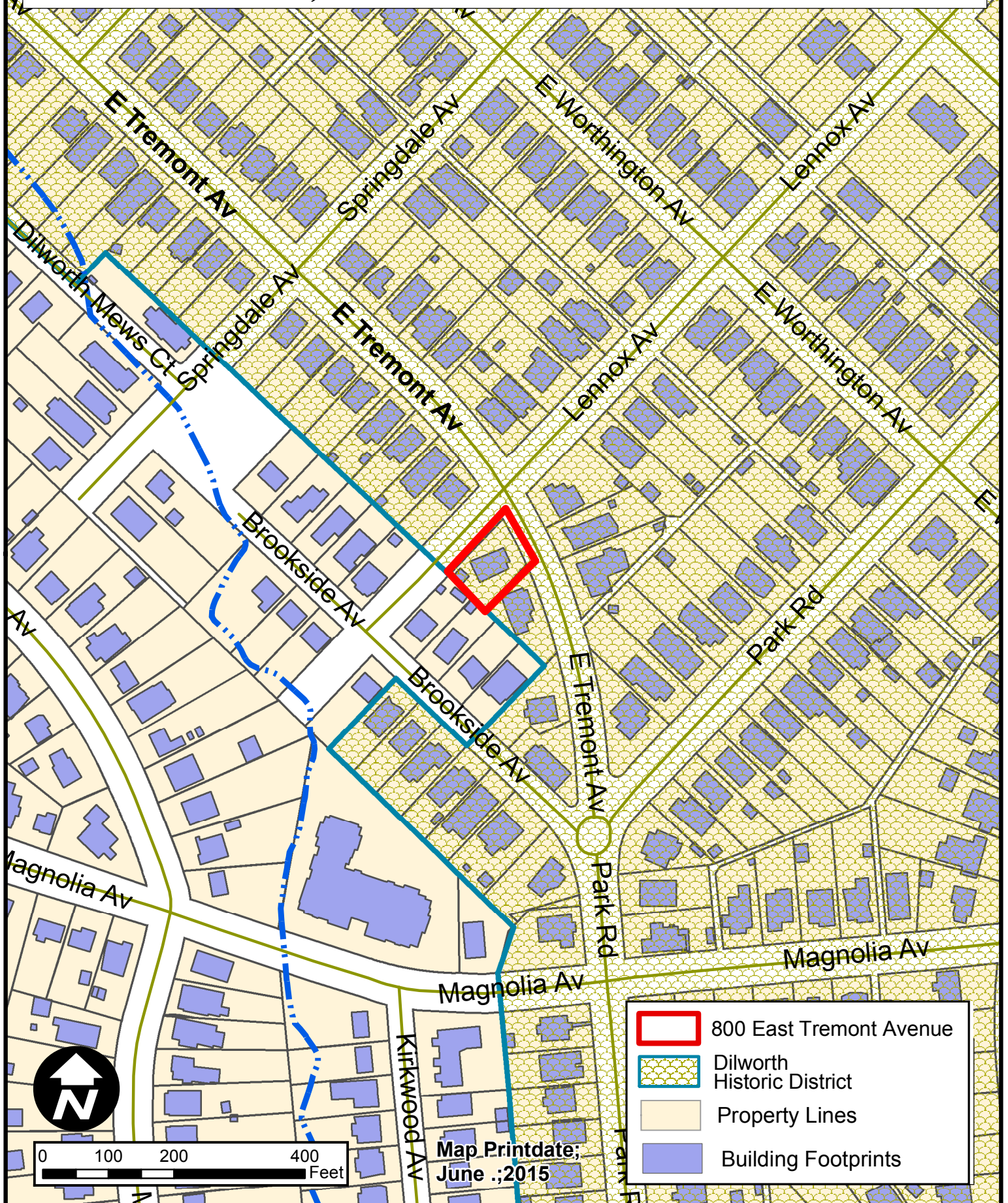
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

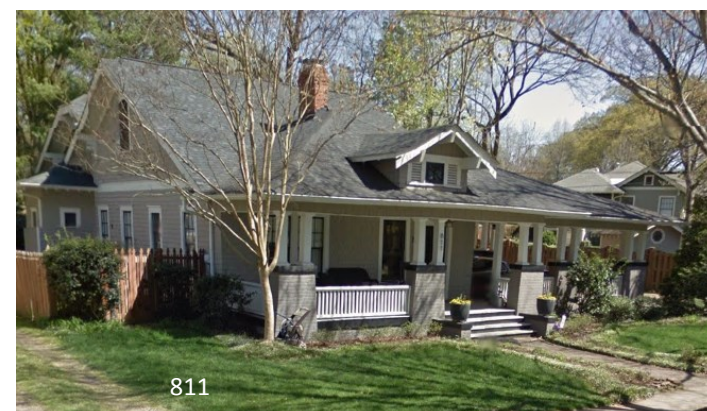
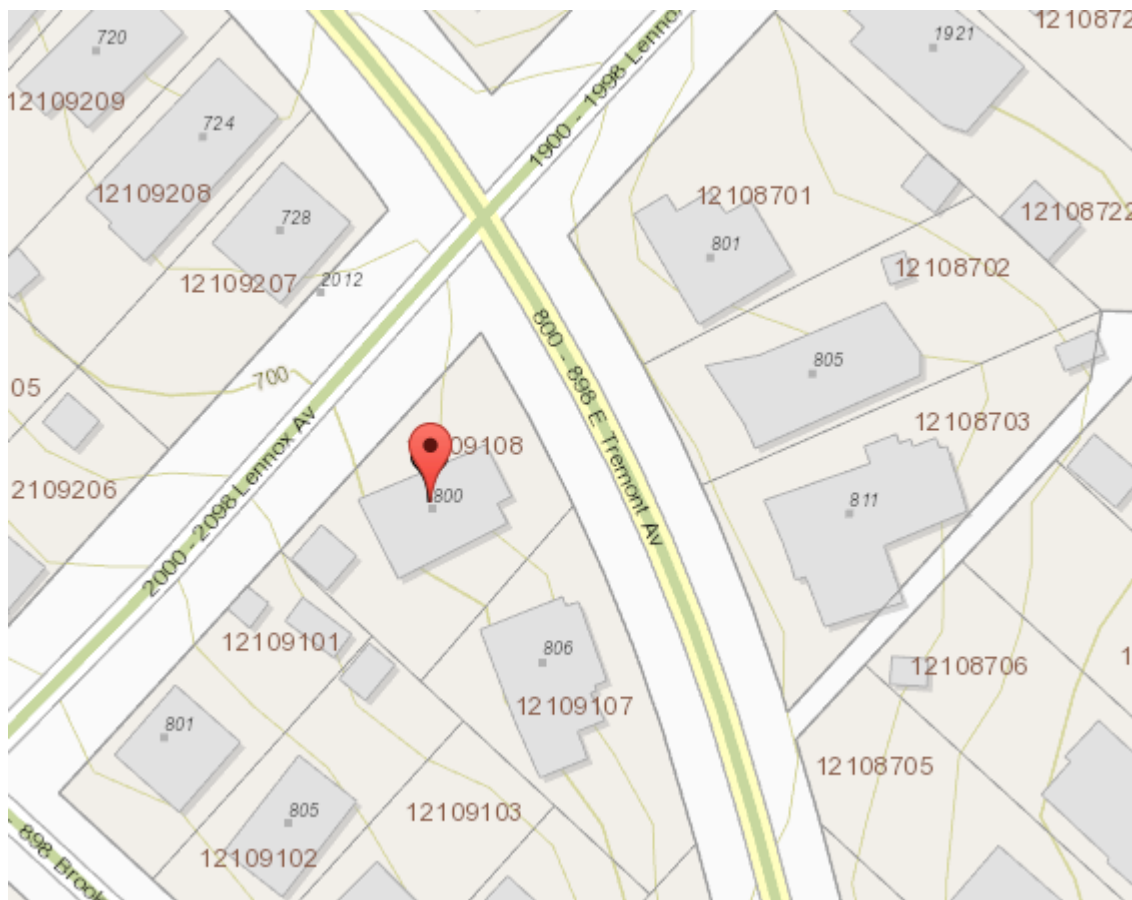
Staff Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-132

Historic District; Dilworth



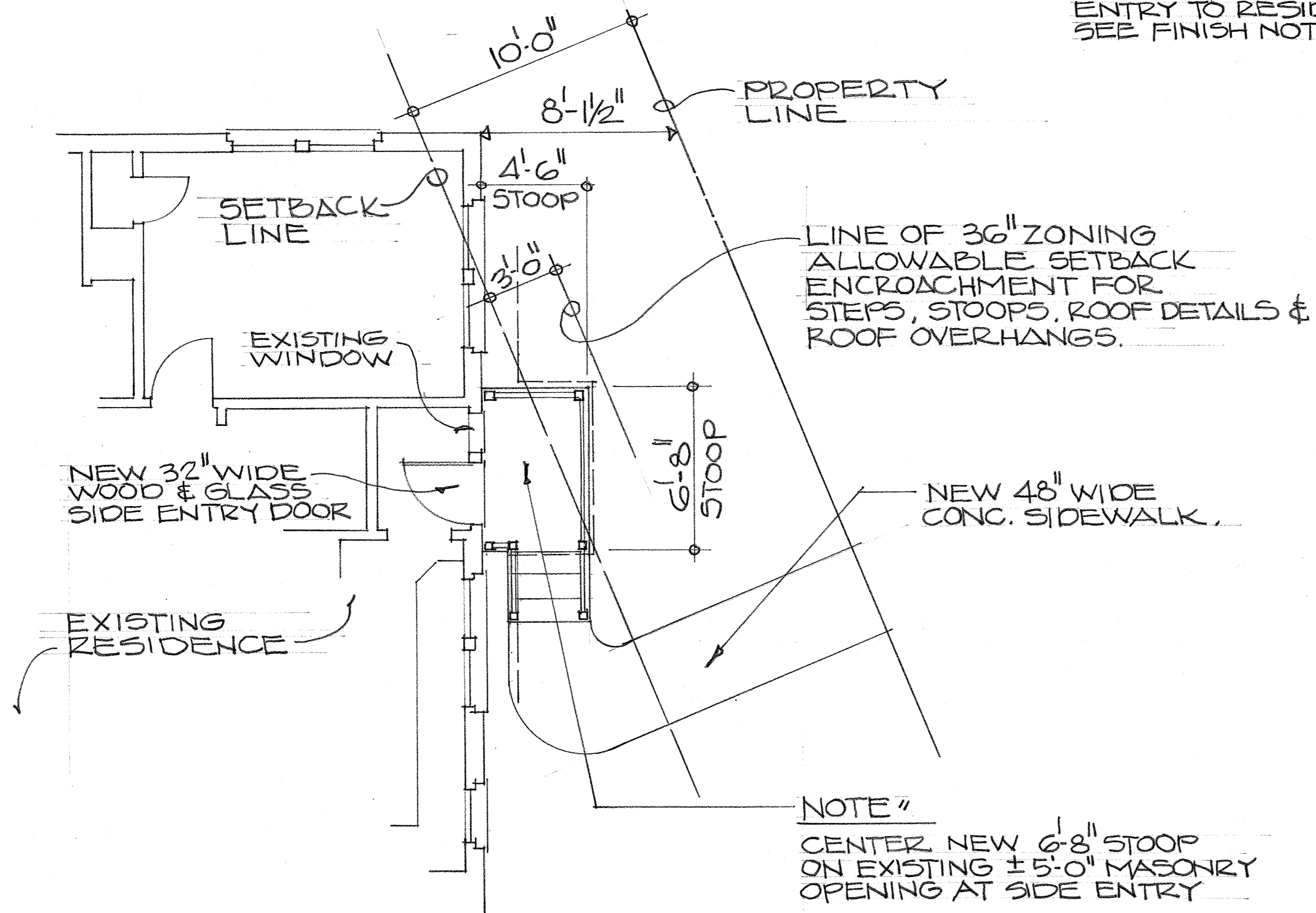






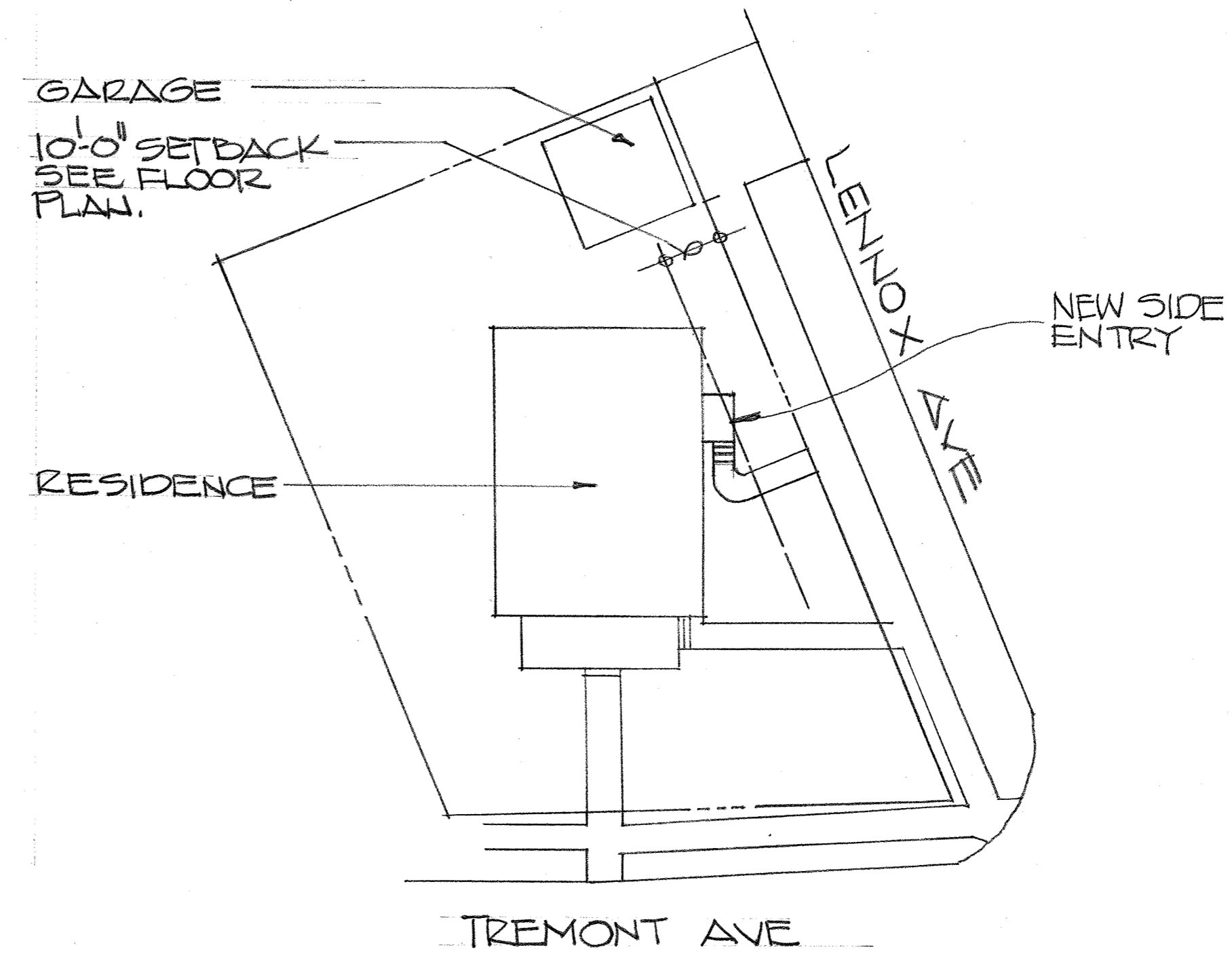
LENNOX AVE. ELEVATION

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



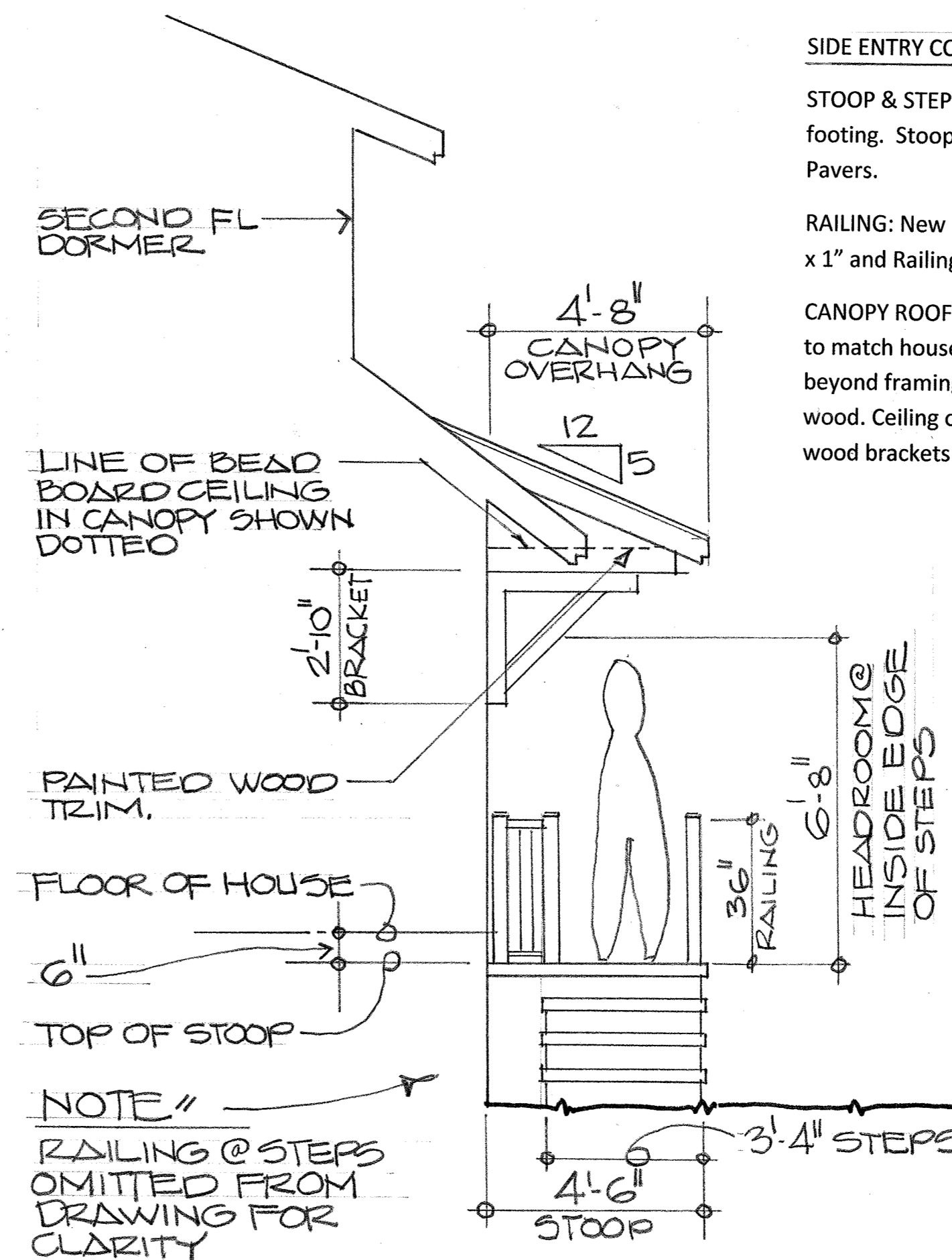
PARTIAL FLOOR PLAN

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



SITE PLAN

SCALE: 1" = 20'-0"



STOOP, CANOPY DETAIL

SCALE: 3/8" = 1'-0"

SIDE ENTRY CONSTRUCTION MATERIAL AND FINISH LIST

STOOP & STEPS: New Stoop and steps to be brick to match existing on a concrete footing. Stoop to be edged with a Brick Rowlock Nosing and finished with Brick Pavers.

RAILING: New Railings to be painted metal. Posts to be 2" x 2", Balusters to be 1" x 1" and Railing Cap to be 1 1/2". Color to be Black.

CANOPY ROOF CONSTRUCTION: New Canopy roofing to be Architectural Shingles to match house. Roof Rafters to be 2 x 6 with exposed Rafter Tails projecting 8" beyond framing. Dropped perimeter beam and sides of canopy to be painted wood. Ceiling of Canopy to be painted Bead board. Support Brackets to be 4" x 4" wood brackets to match house brackets, painted to match trim.

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6-16-2015
 HEC SUBMISS.

BERBERICK

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