

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

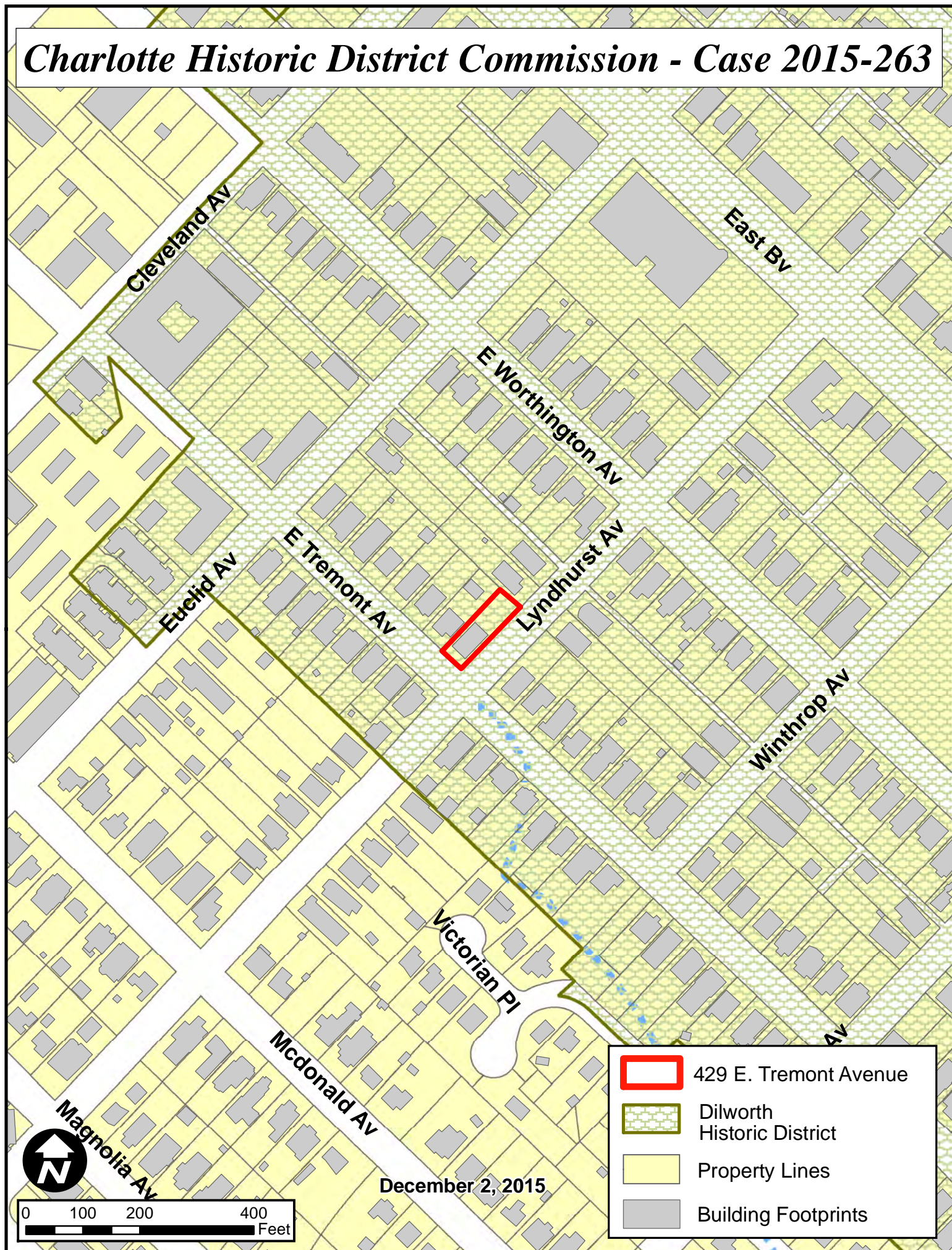
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

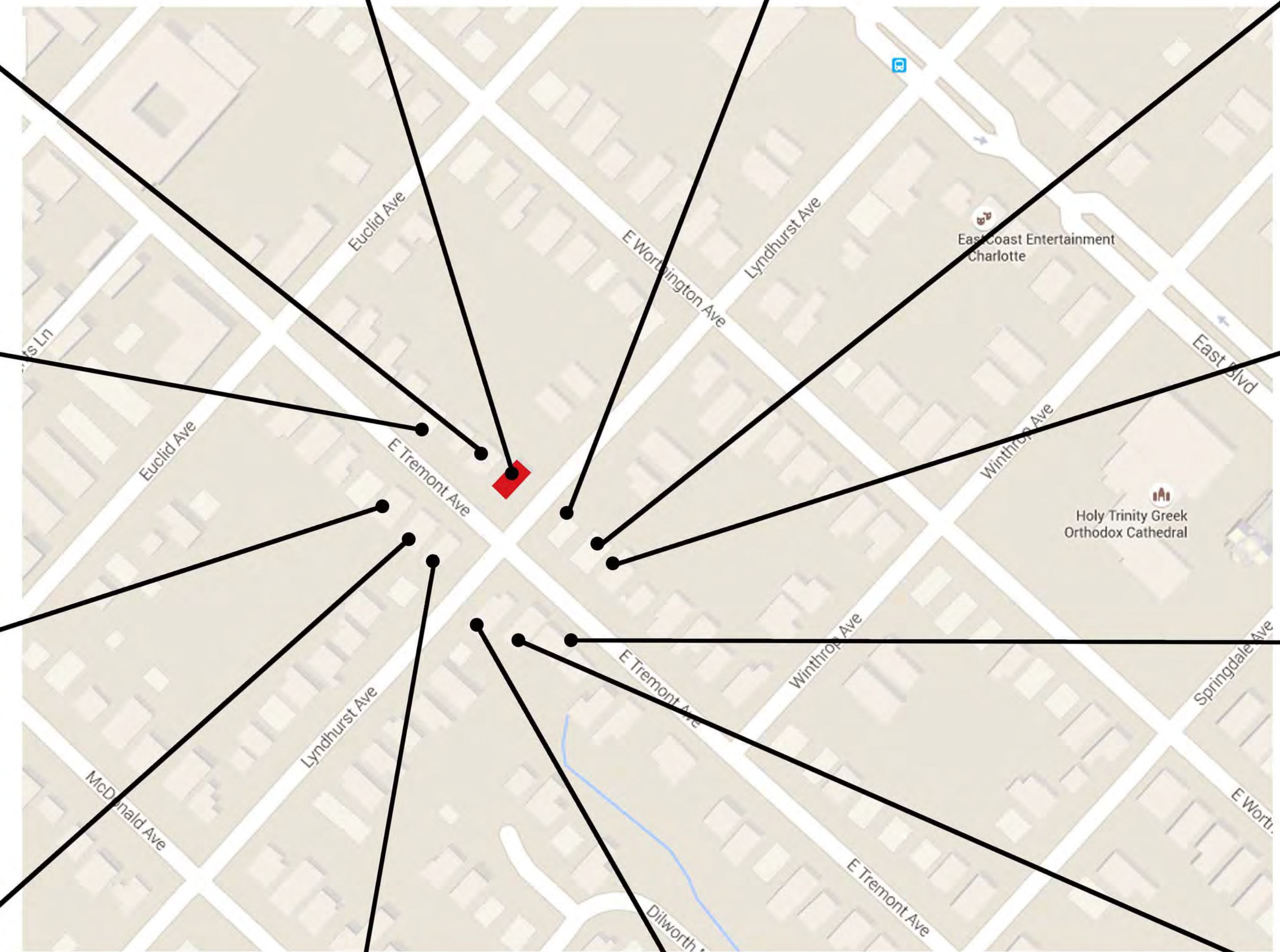
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style 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 Commission will determine if the proposal meets the guidelines for additions.

Charlotte Historic District Commission - Case 2015-263





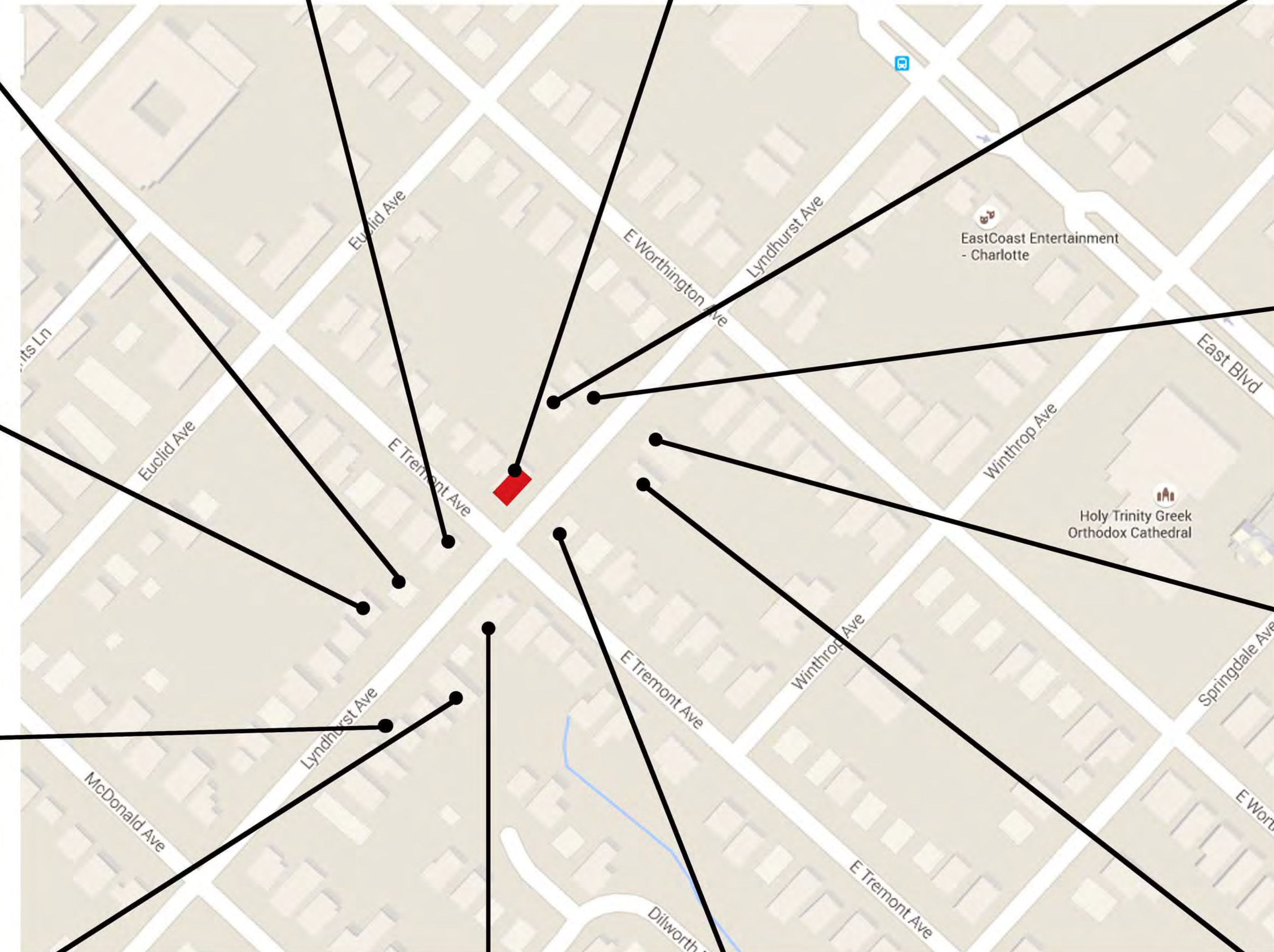
MAYO
ADDITION /
RENOVATION
429 East Tremont Avenue
Charlotte, NC 28203

DATES:
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01 July 2015
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15 October 2015
Progress Drawings
22 October 2015
18 November 2015
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30 November 2015
Preliminary Pricing
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CONTEXT -
EAST TREMONT
AVENUE
A4.0



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CONTEXT -
LYNDHURST
AVENUE
A4.1



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CONTEXT -
NEARBY
PRECEDENTS



existing column cap



existing column base



existing window trim



existing side elevation - shared property line



existing column, bracket & trim details



existing front elevation - tremont



existing side elevation - lyndhurst



existing rear elevation

MAYO ADDITION / RENOVATION

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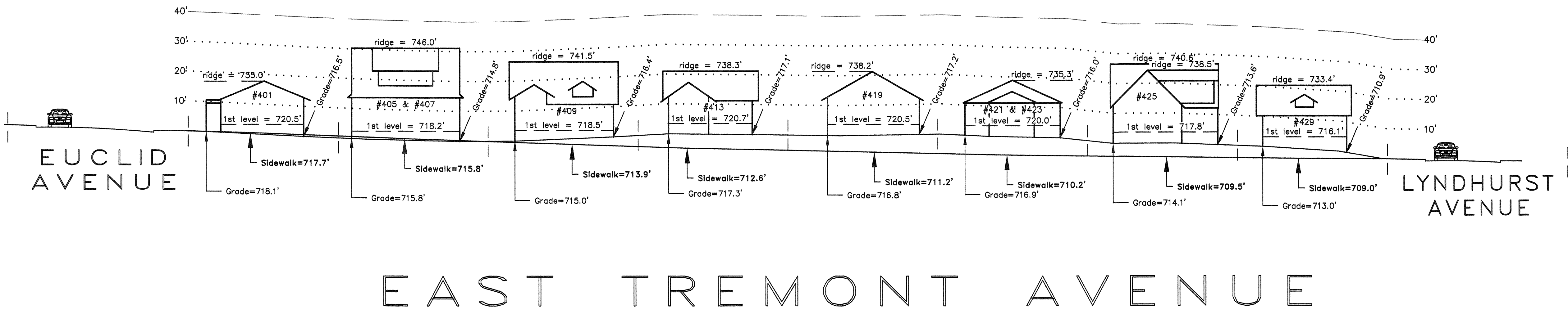
EXISTING HOUSE
PHOTOS

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.



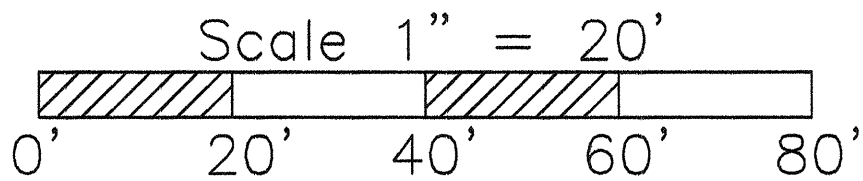
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Professional Land Surveyor
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SURVEYORS

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
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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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Final Pricing

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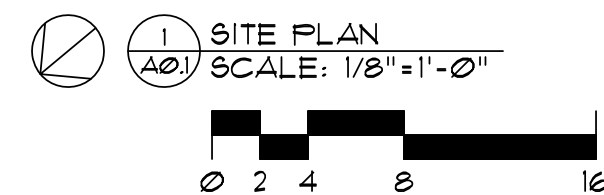
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AOI



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 between the methods, standards or 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 existing and new building systems 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.

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CONTRACTOR:

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	9F.	UNCONDITIONED BACK PORCH	50	9F.
CONDITIONED ADDITION - LEVEL ONE	130	5F.			
CONDITIONED ADDITION - LEVEL TWO PHASE ONE	525	9F.			
CONDITIONED ADDITION - LEVEL TWO PHASE TWO	550	9F.			

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	-
B0.0	STRUCTURAL GENERAL NOTES	-
B1.0	FOUNDATION & LEVEL ONE FRAMING PLAN	-
B1.1	LEVEL TWO & ROOF FRAMING PLAN	-

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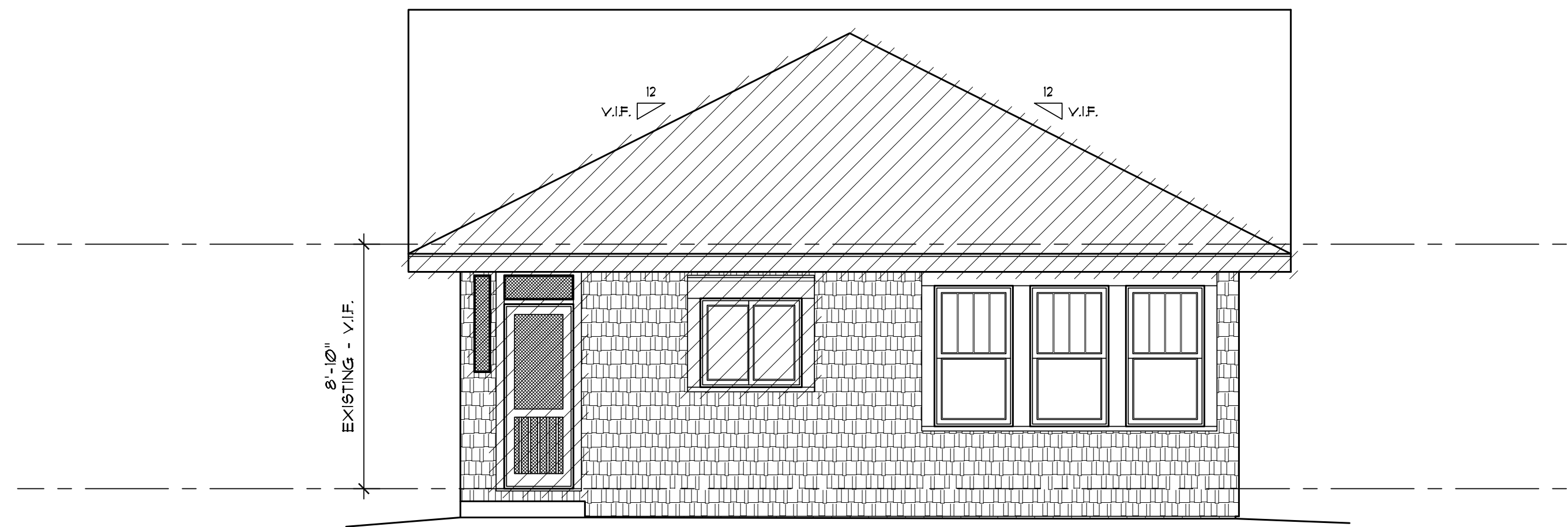
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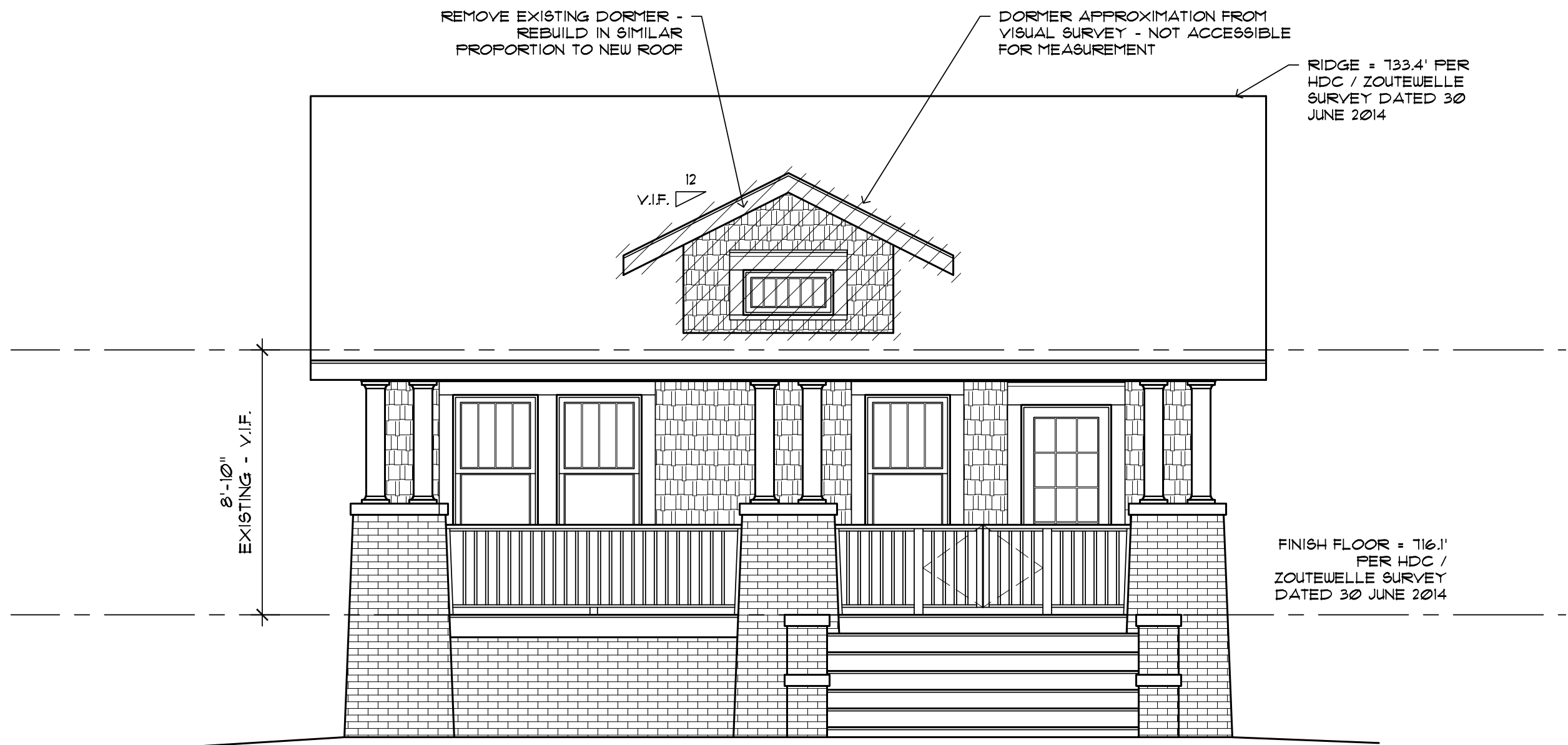
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ELEVATIONS

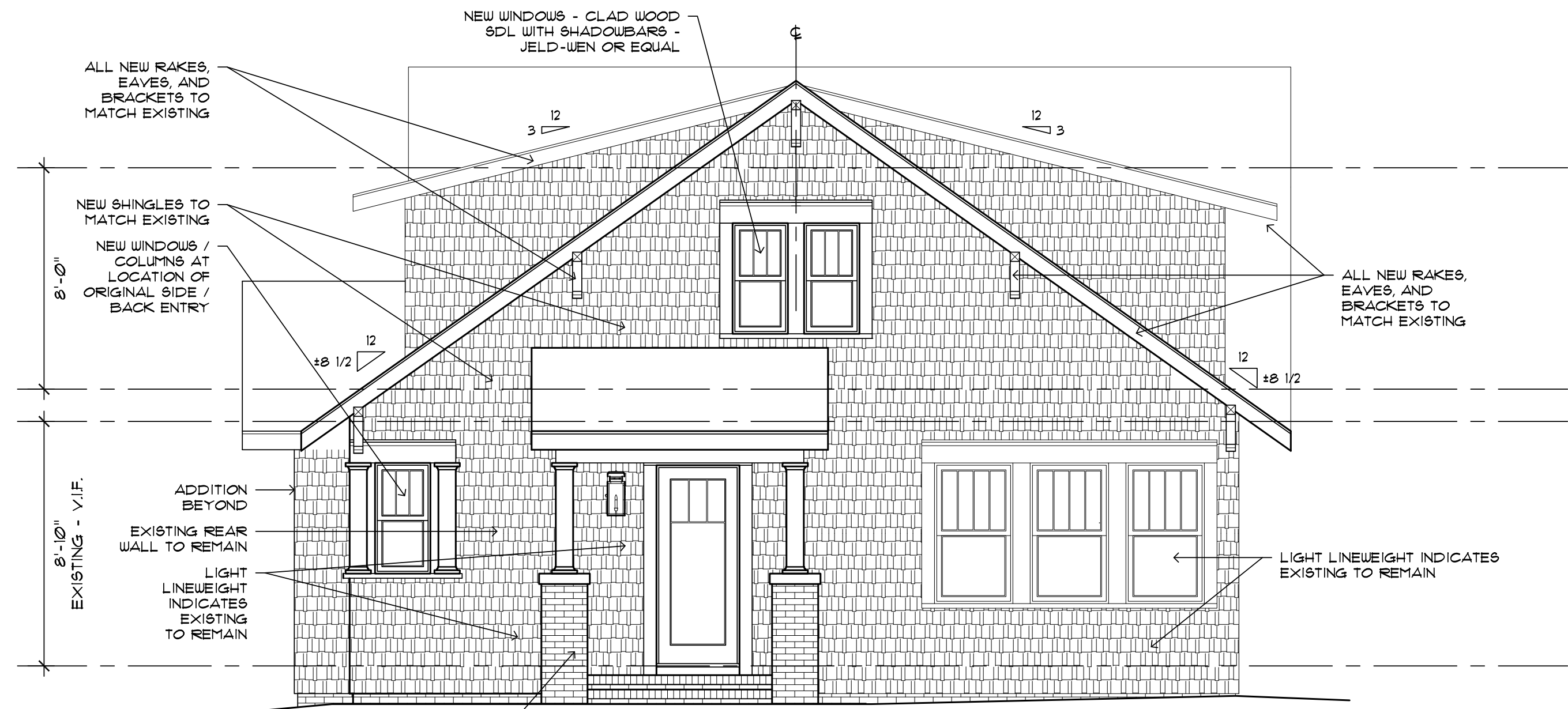
A2.0



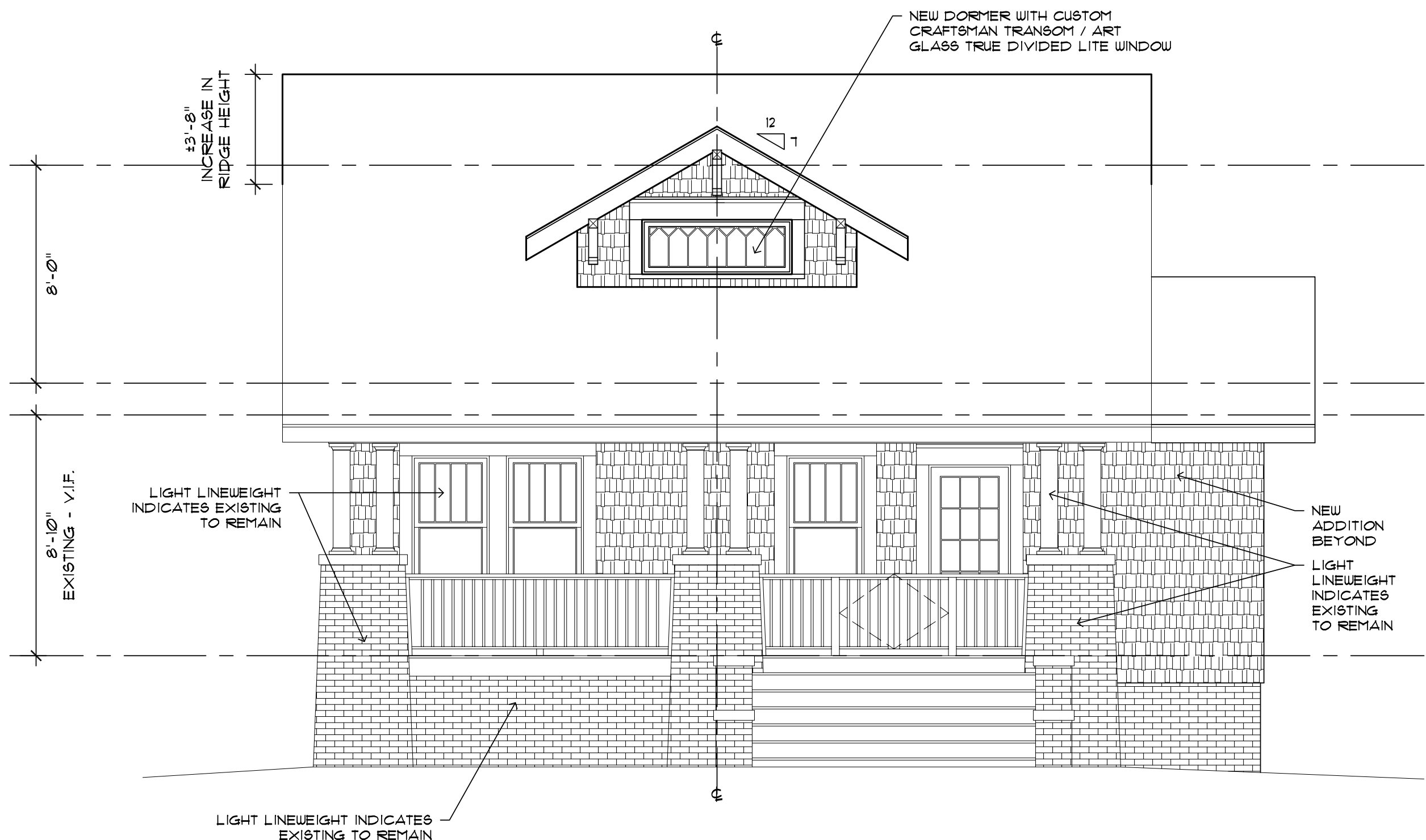
EXISTING REAR (NORTH)
ELEVATION - EXISTING
A2.0 SCALE: 1/8"=1'-0"



EXISTING FRONT (SOUTH) ELEVATION -
EAST TREMONT AVENUE - EXISTING
A2.0 SCALE: 1/8"=1'-0"



REAR (NORTH) ELEVATION
A2.0 SCALE: 1/8"=1'-0"



FRONT (SOUTH) ELEVATION -
EAST TREMONT AVENUE
A2.0 SCALE: 1/8"=1'-0"



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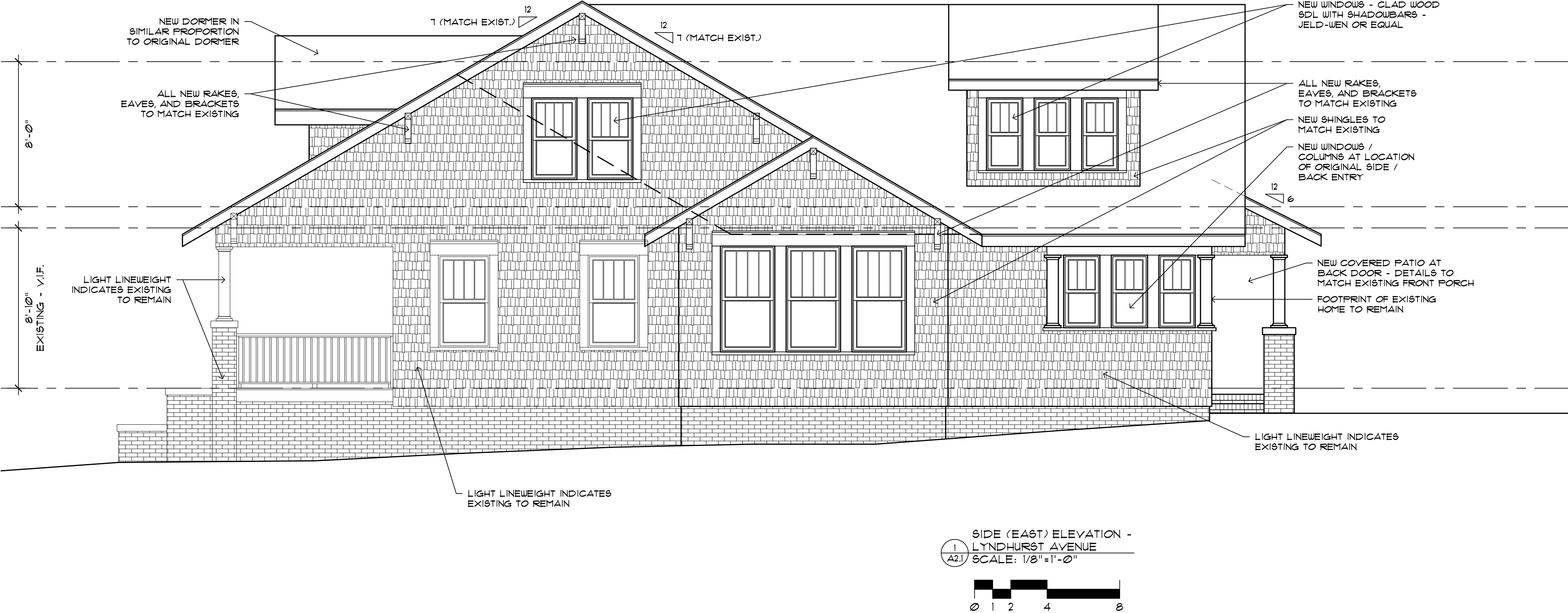
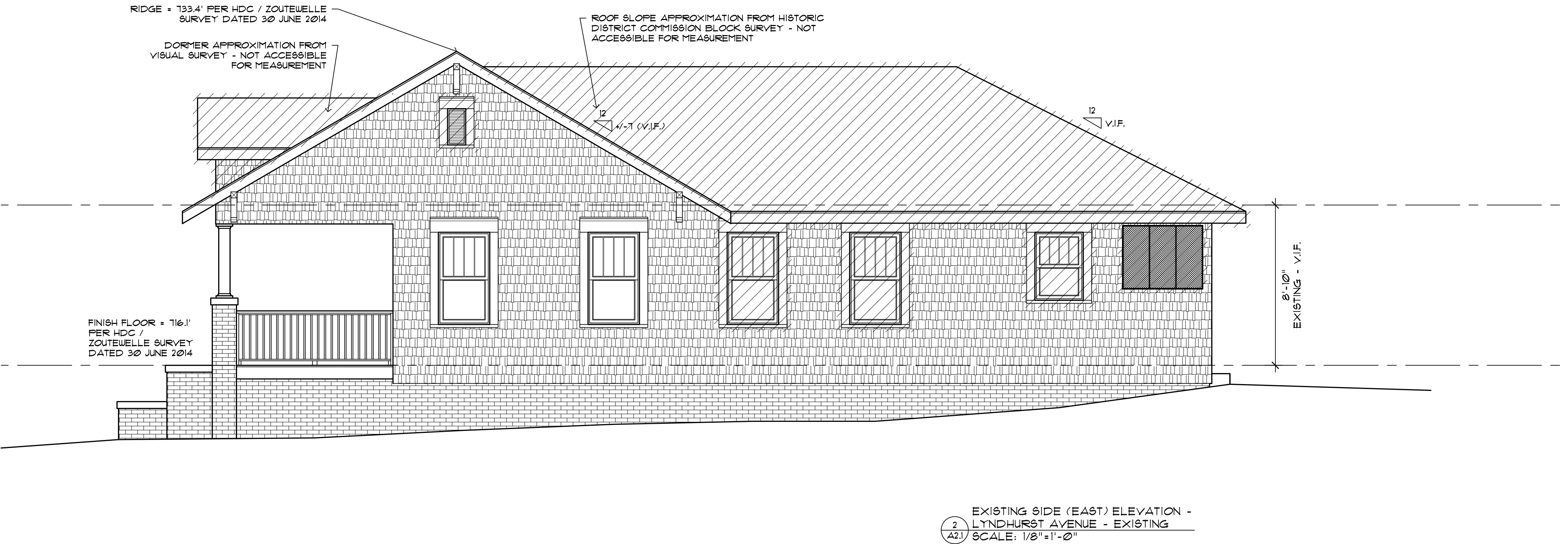
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ELEVATIONS

A2.1



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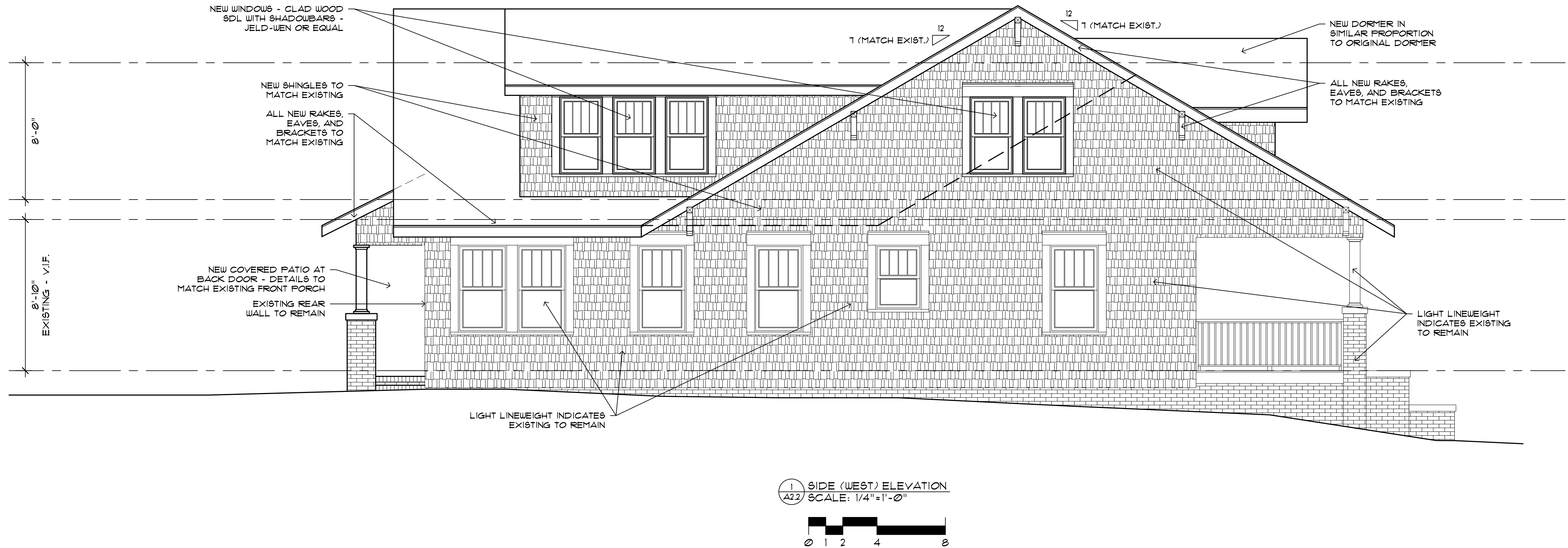
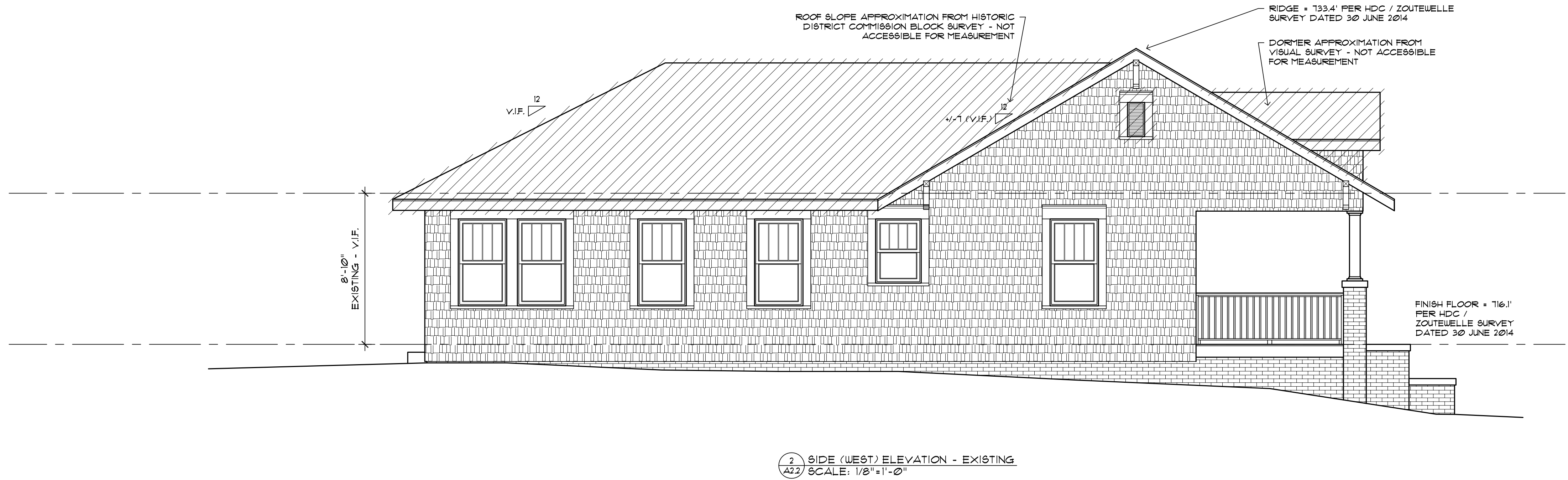
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ELEVATIONS

A2.2



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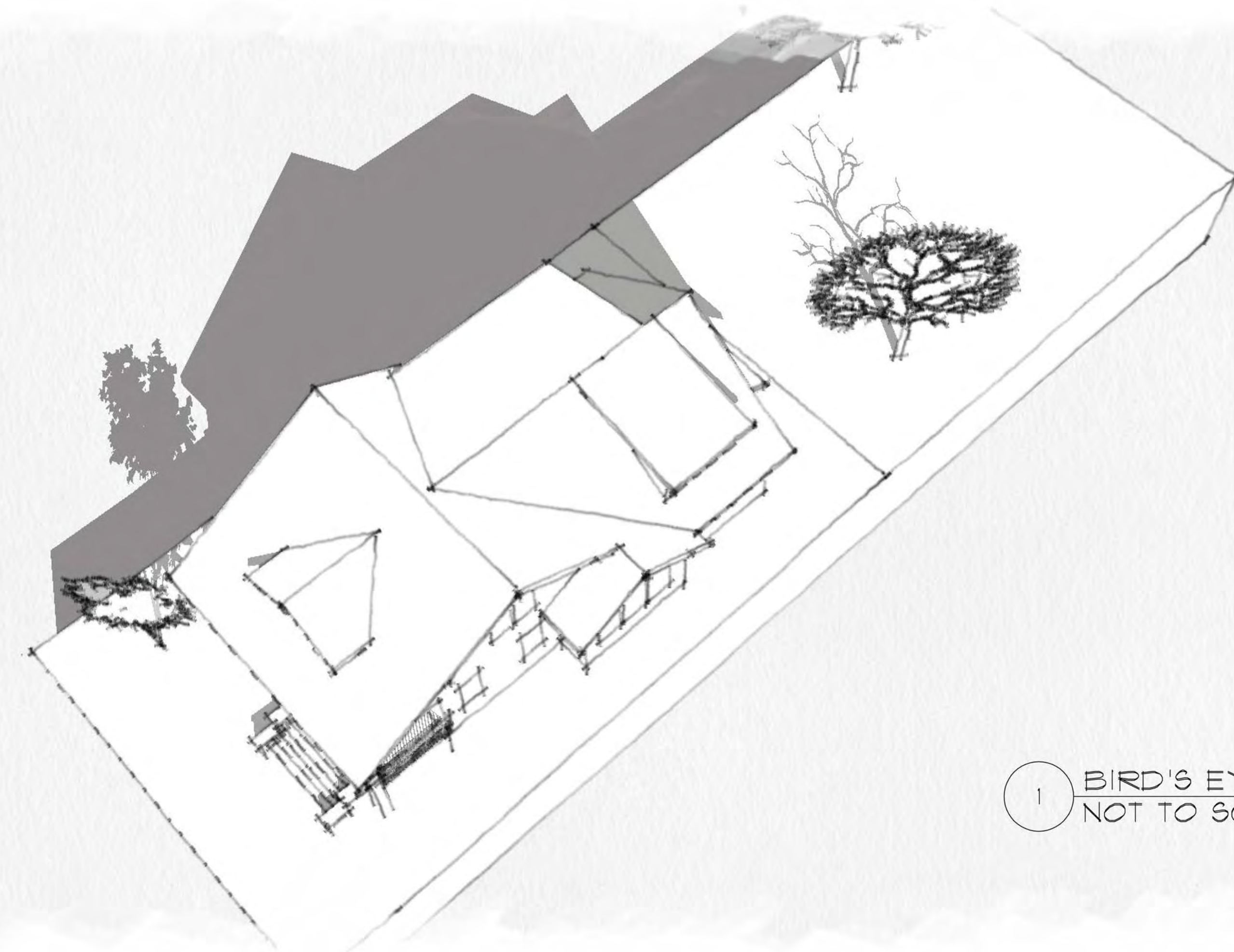
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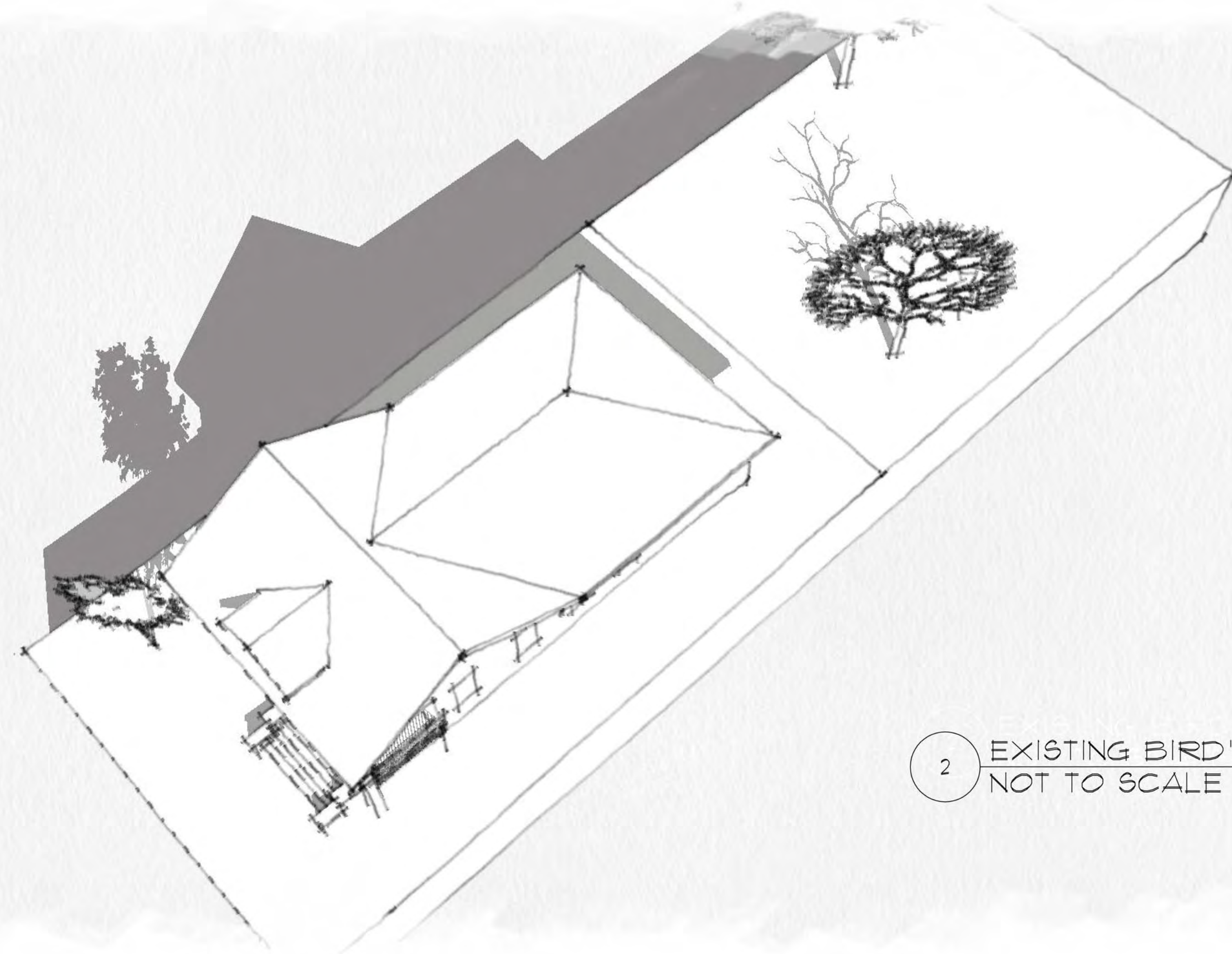
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PERSPECTIVE
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A3.0



1 BIRD'S EYE VIEW
NOT TO SCALE



2 EXISTING BIRD'S EYE VIEW
NOT TO SCALE

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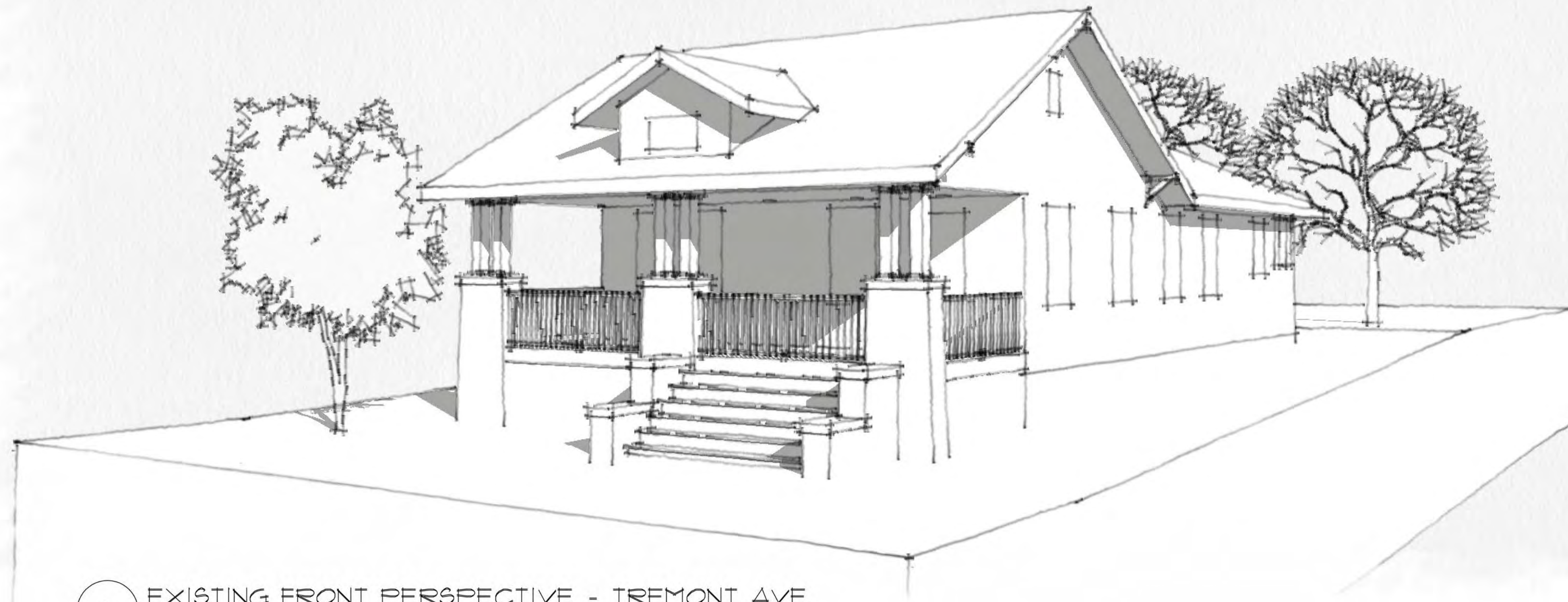
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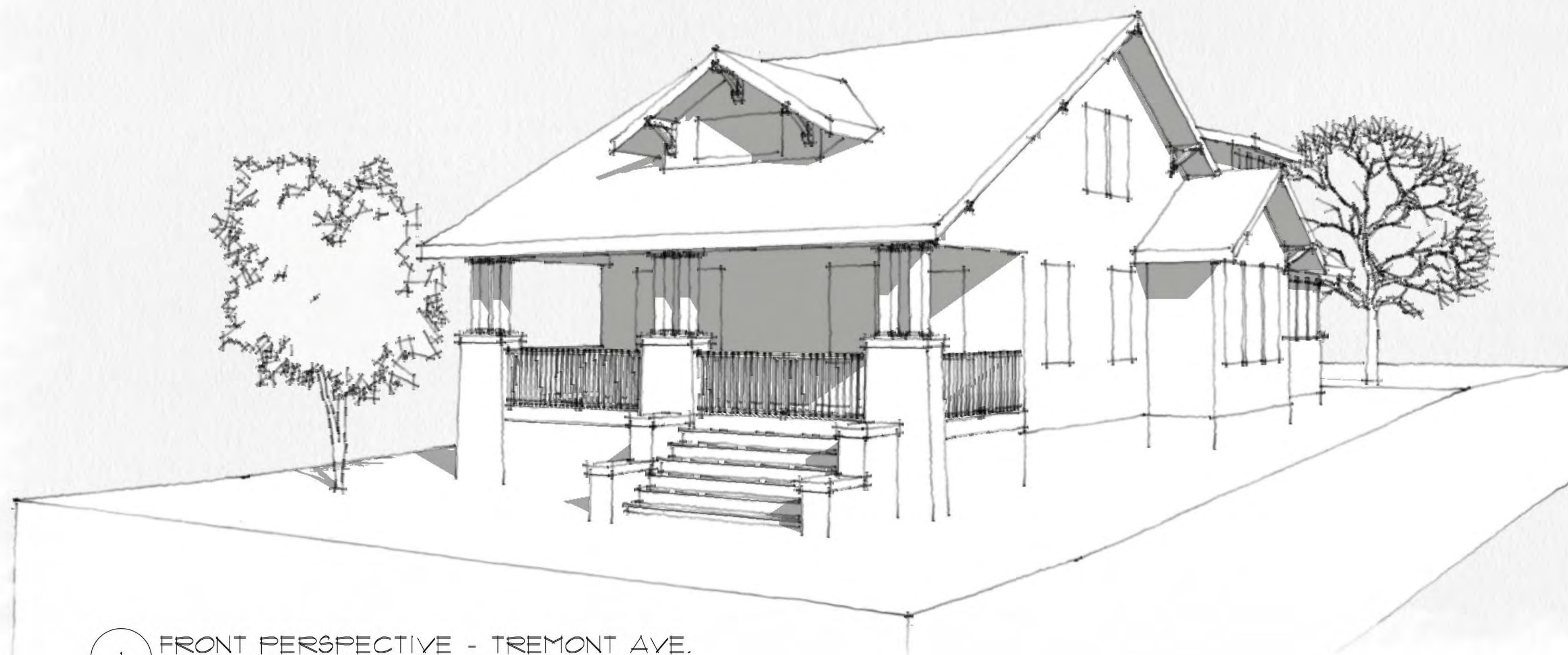
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PERSPECTIVE
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A3.1



2 EXISTING FRONT PERSPECTIVE - TREMONT AVE.
NOT TO SCALE



1 FRONT PERSPECTIVE - TREMONT AVE.
NOT TO SCALE

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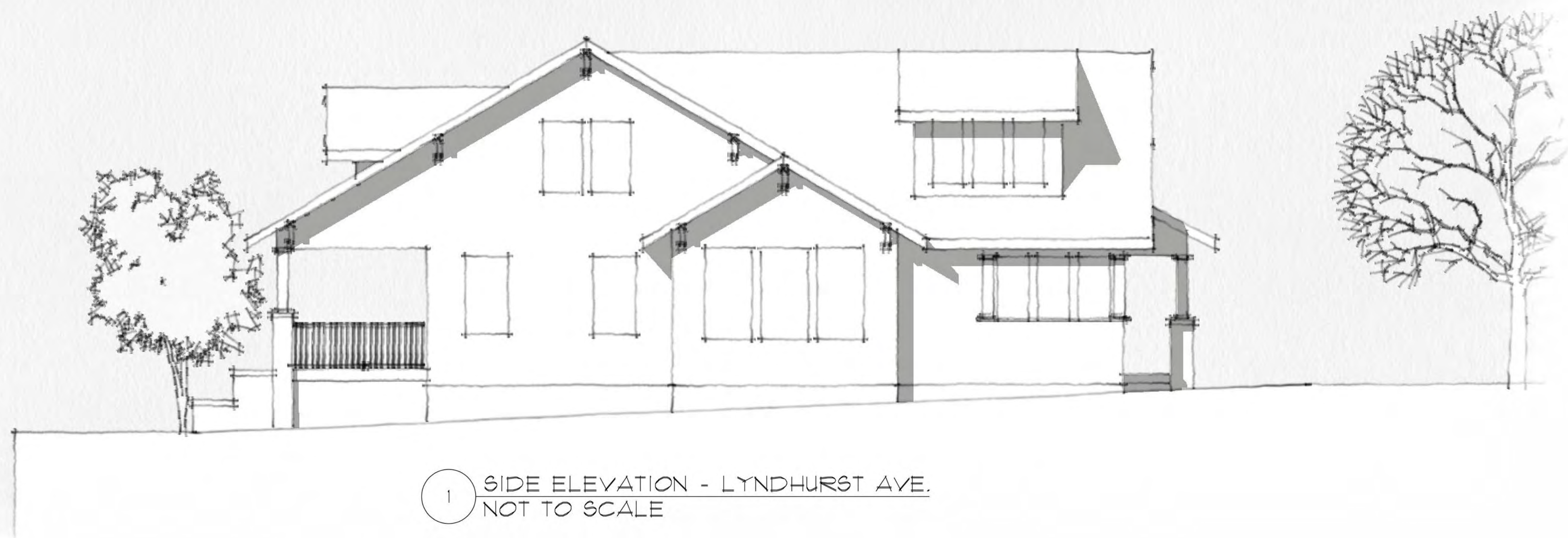
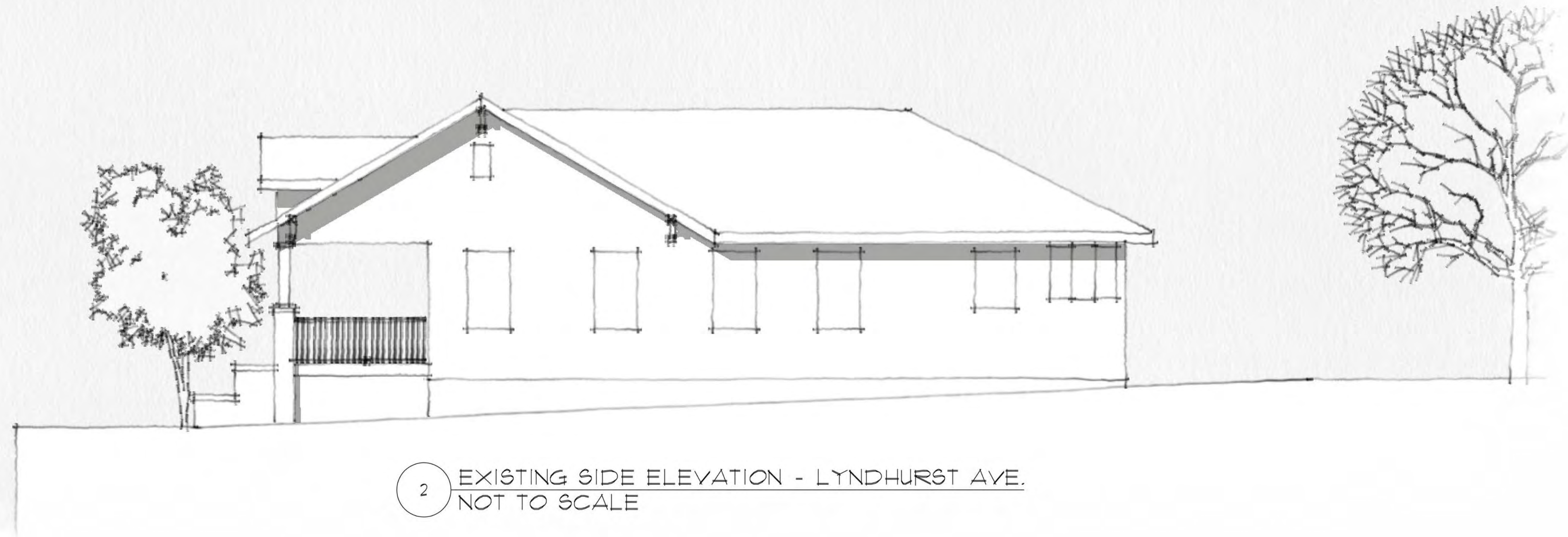
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A3.1



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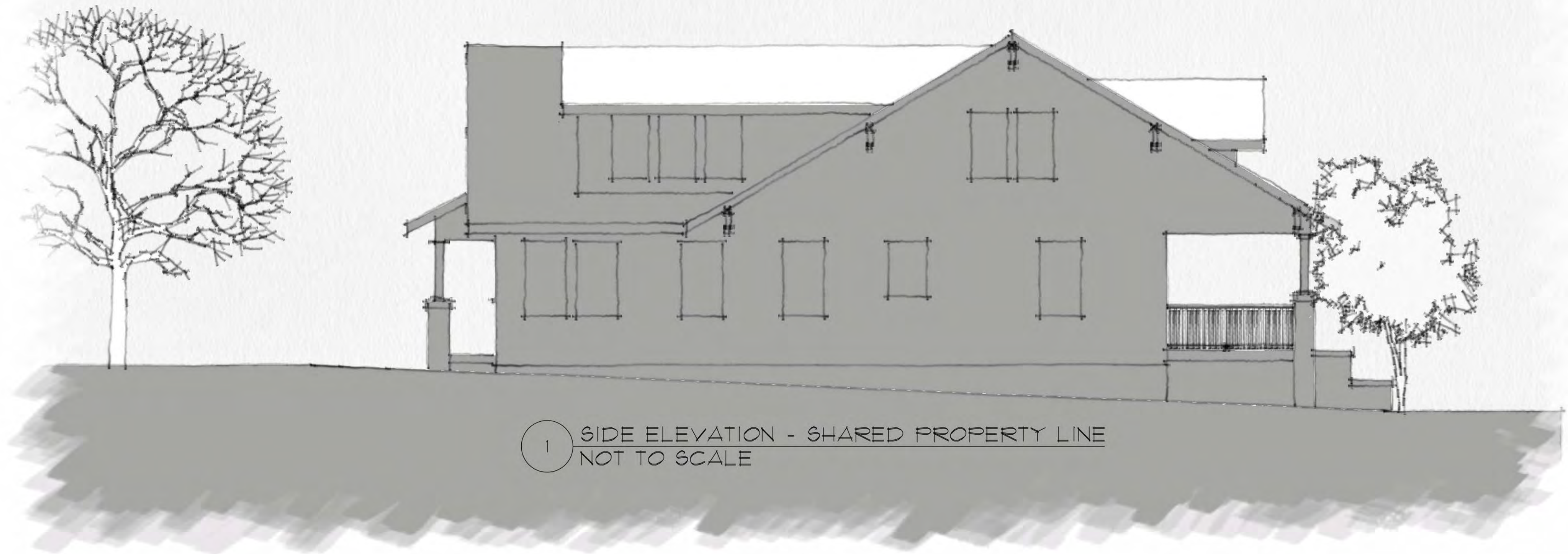
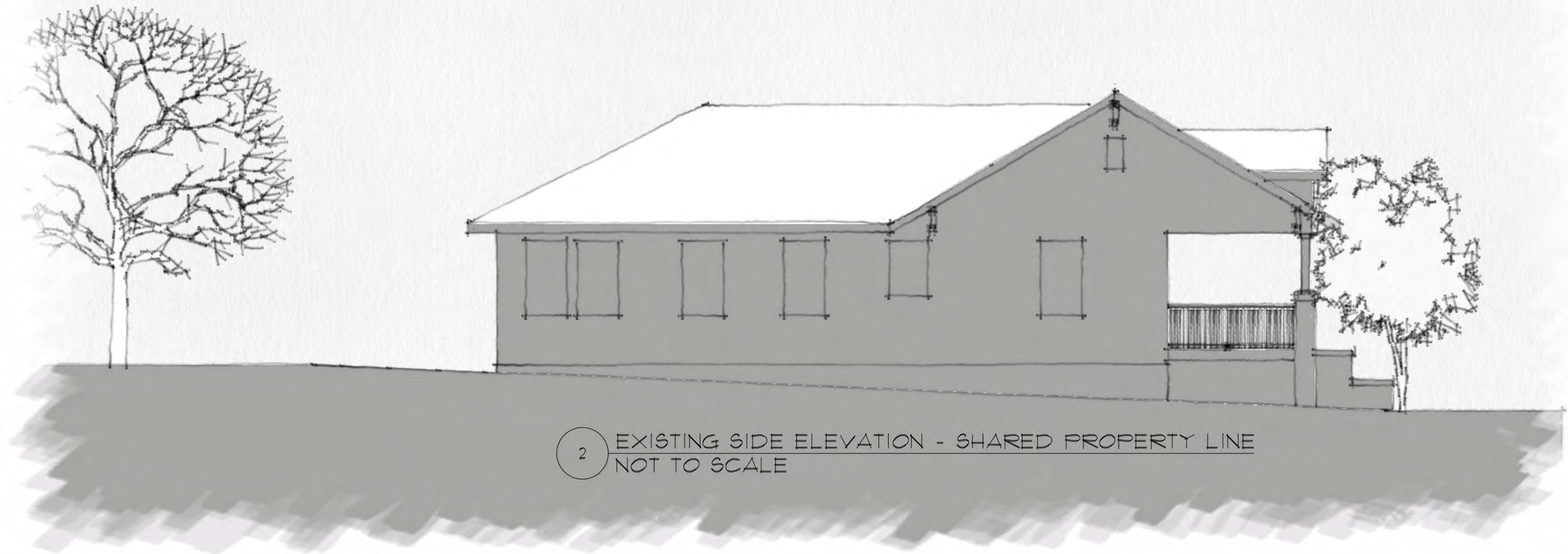
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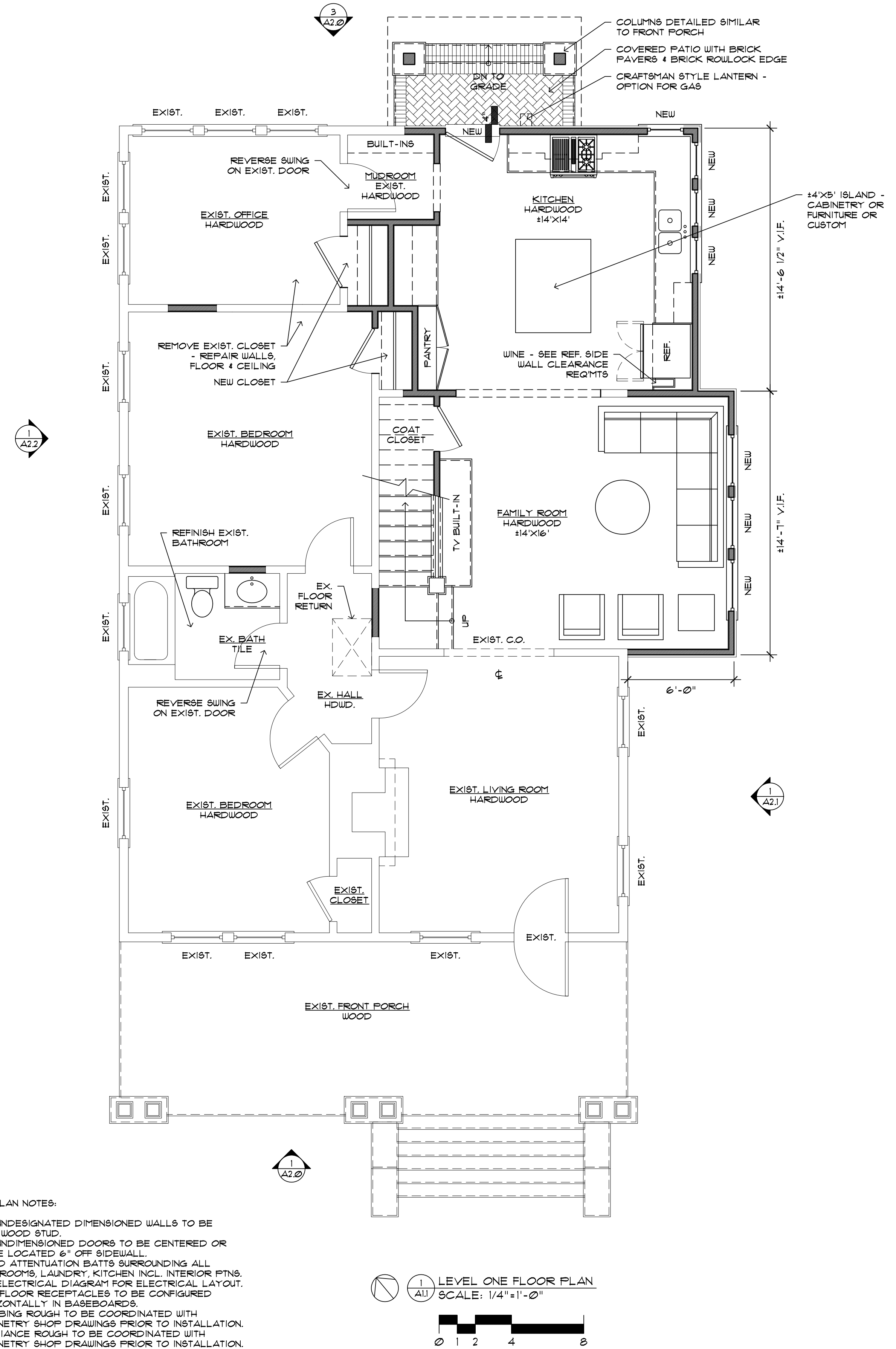
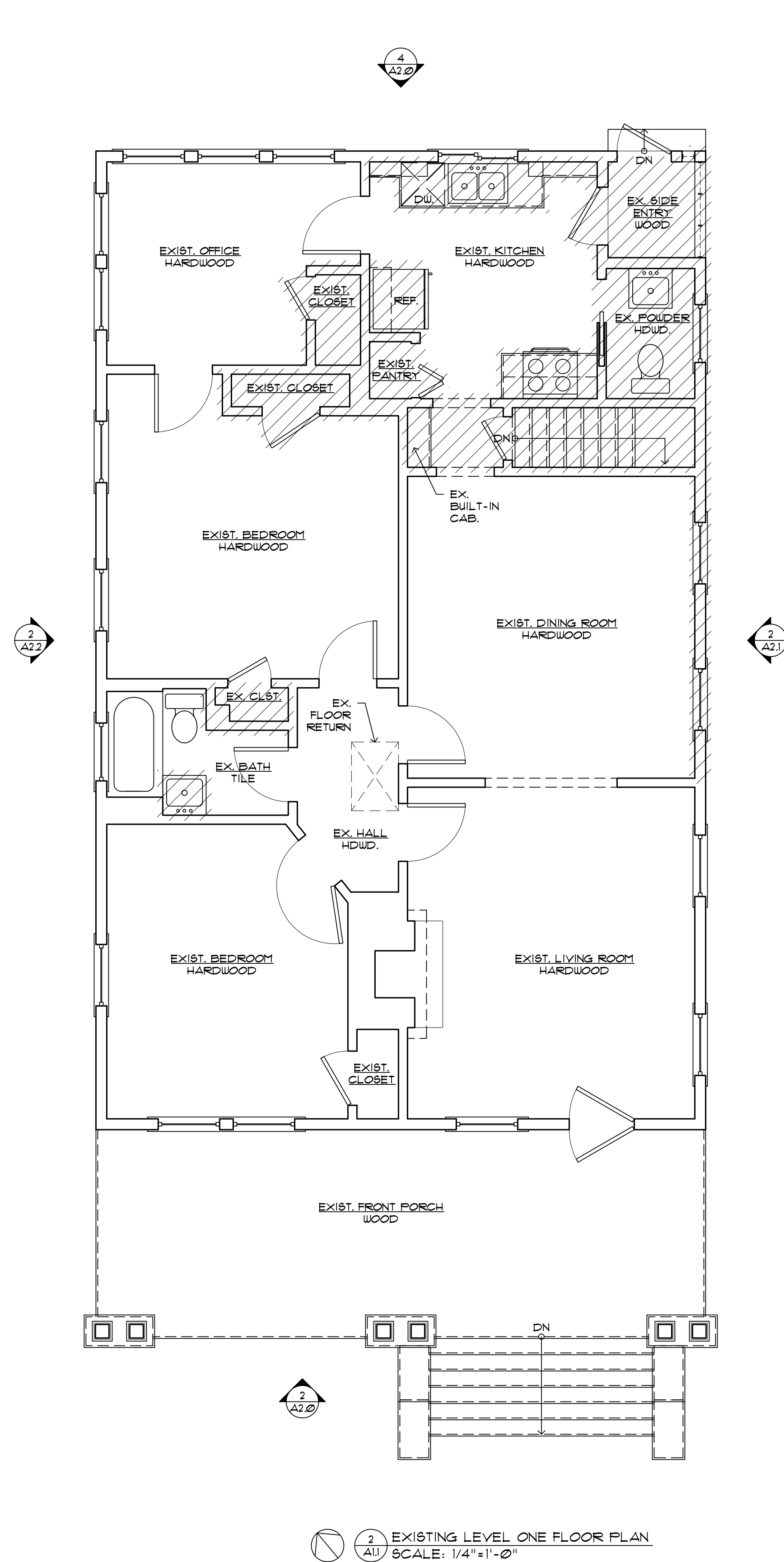
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LEVEL ONE
FLOOR PLANS

A11



FLOOR PLAN NOTES:

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

LEGEND

IR 15 ROD & SHELF CONFIGURATION (DEFAULT SIZE 12")

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

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

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LEVEL TWO
FLOOR PLANS

A1.2



1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
2. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 6" OFF SIDEWALL.
3. SOffit ATTENTION BATTs SURROUNDING ALL BATHROOMS, LAUNDRY, KITCHEN INCL. INTERIOR PTNGS. SEE ELECTRICAL DIAGRAM FOR ELECTRICAL LAYOUT.
4. MAIN FLOOR RECEPTACLES TO BE CONFIGURED NORMALLY IN BATHROOMS.
5. PLUMBING ROUGH TO BE COORDINATED WITH CABINetry SHOP DRAWINGS PRIOR TO INSTALLATION.
6. AFFLIANCE ROUGH TO BE COORDINATED WITH CABINetry SHOP DRAWINGS PRIOR TO INSTALLATION.
7. NEW ROOF SLOPES INTENDED TO MATCH EXISTING ROOF SLOPES - VERIFY IN FIELD

LEGEND

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

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED

NOTE: ±? SALVAGED DOORS AVAILABLE FOR RE-USE.

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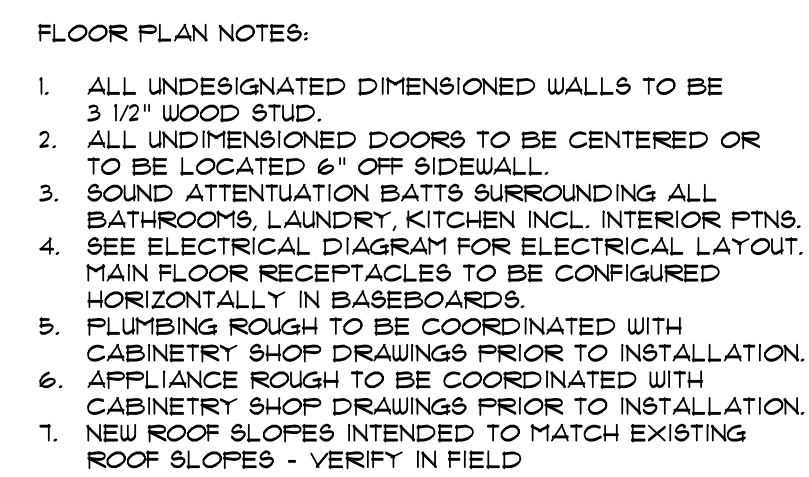
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ROOF PLANS

A1.3



LEGEND

IR 15 ROD & SHELF CONFIGURATION (DEFAULT SIZE 12")

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

NOTE: ±? SALVAGED DOORS AVAILABLE FOR RE-USE.