

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 619 East Tremont Avenue

**SUMMARY OF REQUEST:** Rear addition more than 25%

**APPLICANT:** Zack Alsentzer

### **Details of Proposed Request**

#### *Existing Context*

The existing structure is a 1story 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**

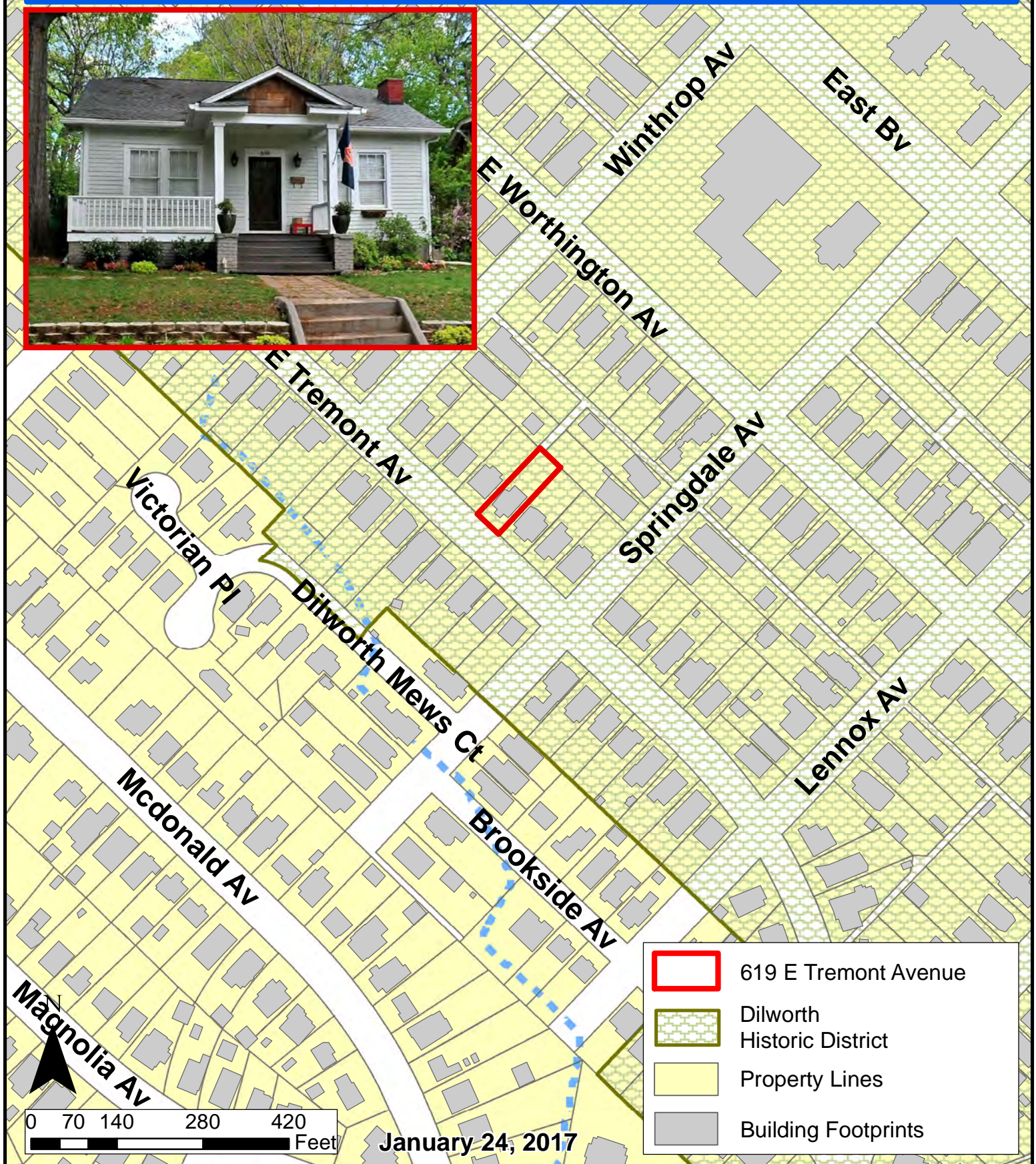
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible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

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	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**



LEFT SIDE



REAR



FRONT

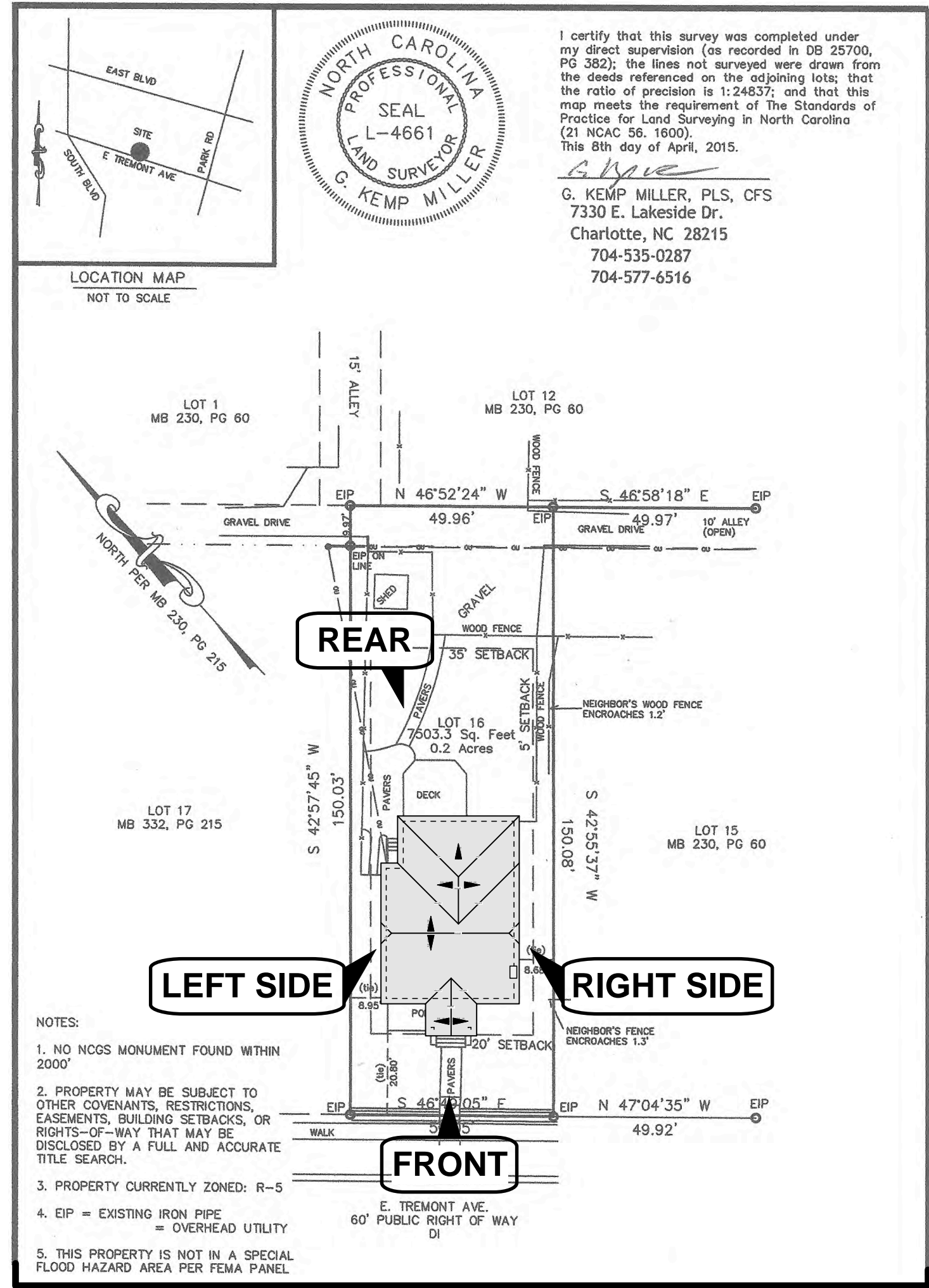


RIGHT SIDE



SIDING & TRIM DETAIL

Existing Building Photos

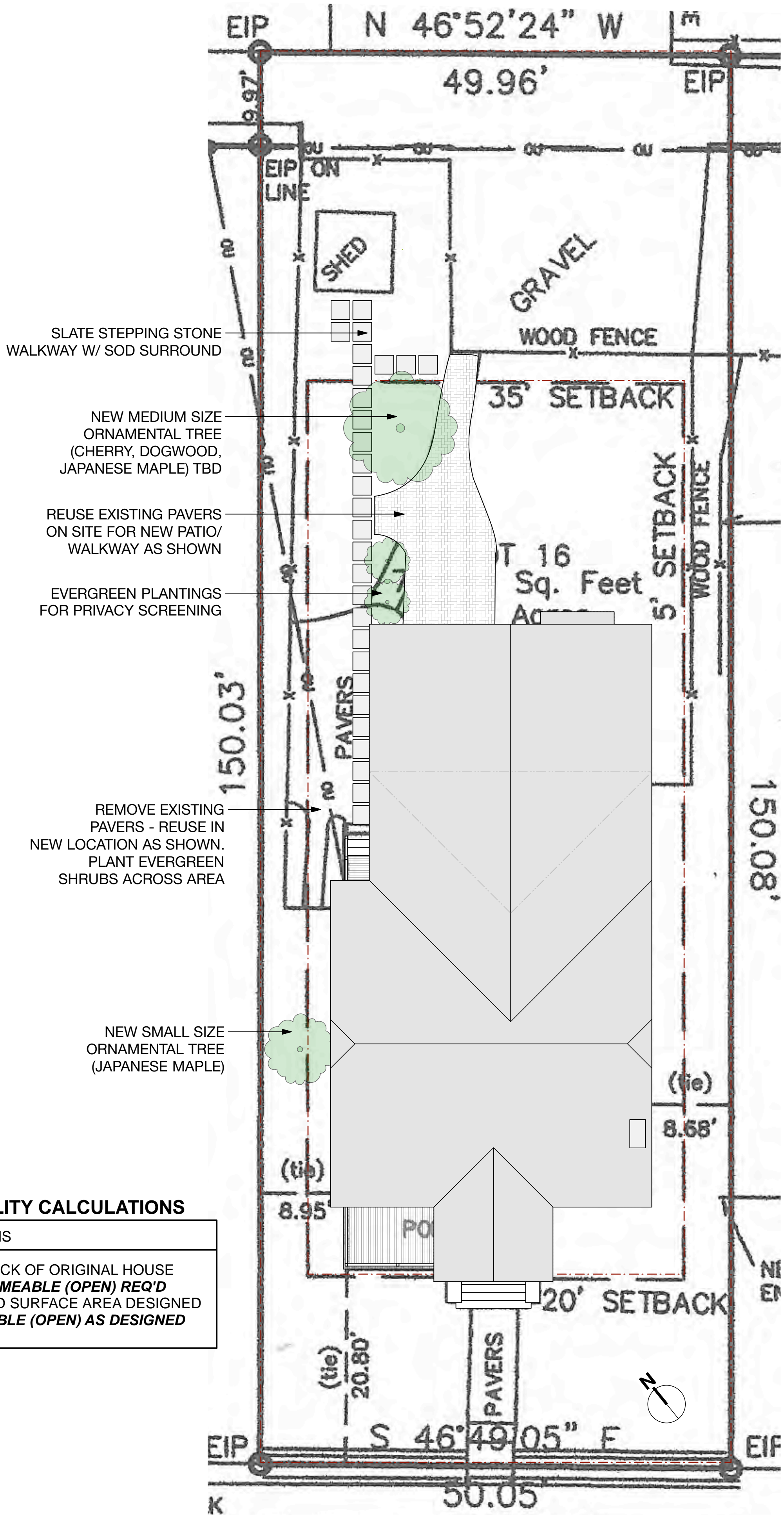


Property Survey  
Scale: 1" = 30 ft

619 EAST TREMONT AVENUE - REAR YARD PERMEABILITY CALCULATIONS

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	3830 sqft	100%
MIN. PERMEABLE SURFACE REQ'D	1915 sqft	50%
ROOFS, WALKS, SHEDS AS DESIGNED	880 sqft	33%
PERMEABLE AS DESIGNED	2950 sqft	77%

FROM BACK OF ORIGINAL HOUSE  
**MIN. PERMEABLE (OPEN) REQ'D**  
COVERED SURFACE AREA DESIGNED  
**PERMEABLE (OPEN) AS DESIGNED**



Proposed Site Plan  
Scale: 1/8" = 1'-0"

- NOT FOR CONSTRUCTION -

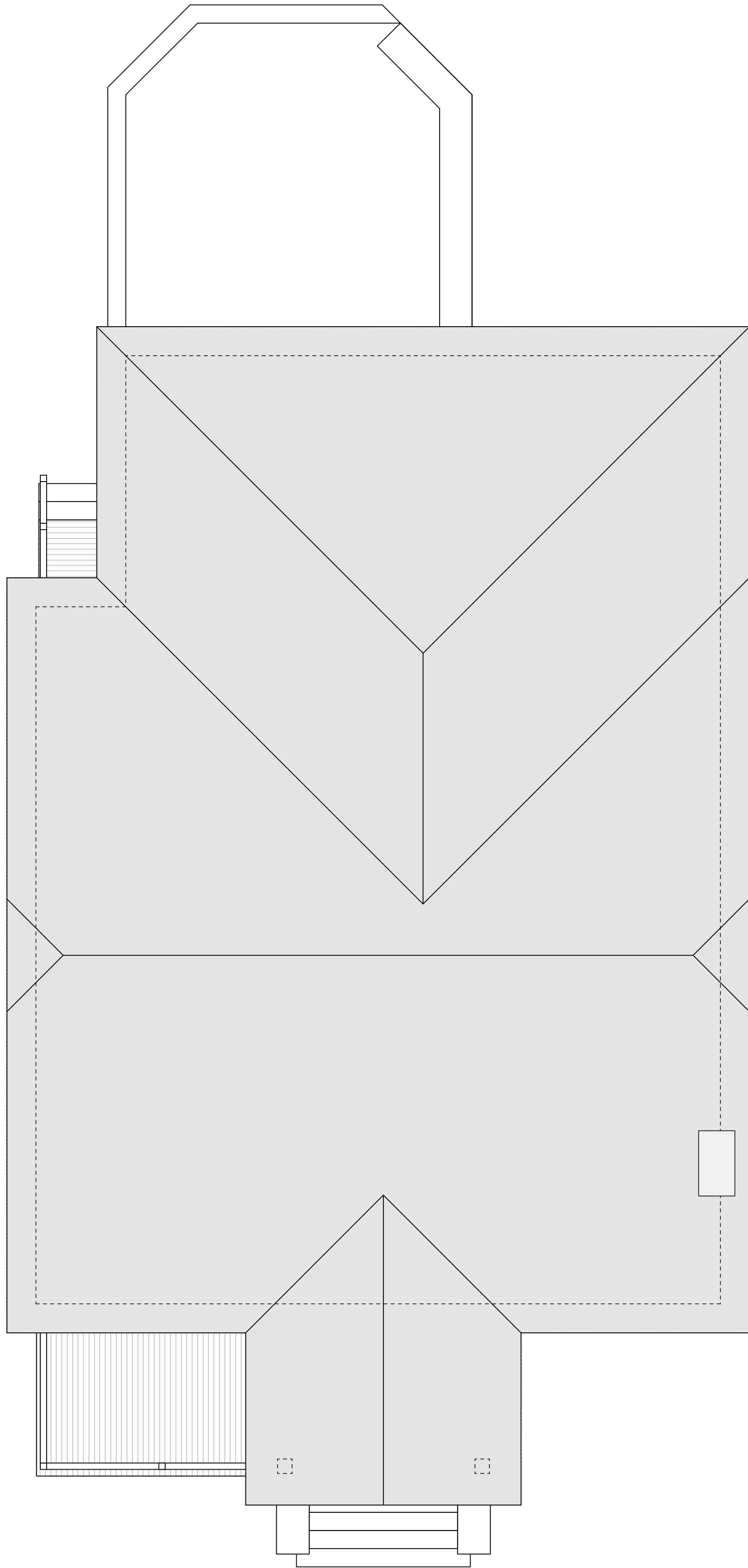
**619 East Tremont Ave**  
Remodel and Addition

Prepared for: Quinton & Maren Mansell

Project name/#: 619 East Tremont Ave. Remodel / 016008  
CAD File Name: 619\_EastTremontAve.vwx  
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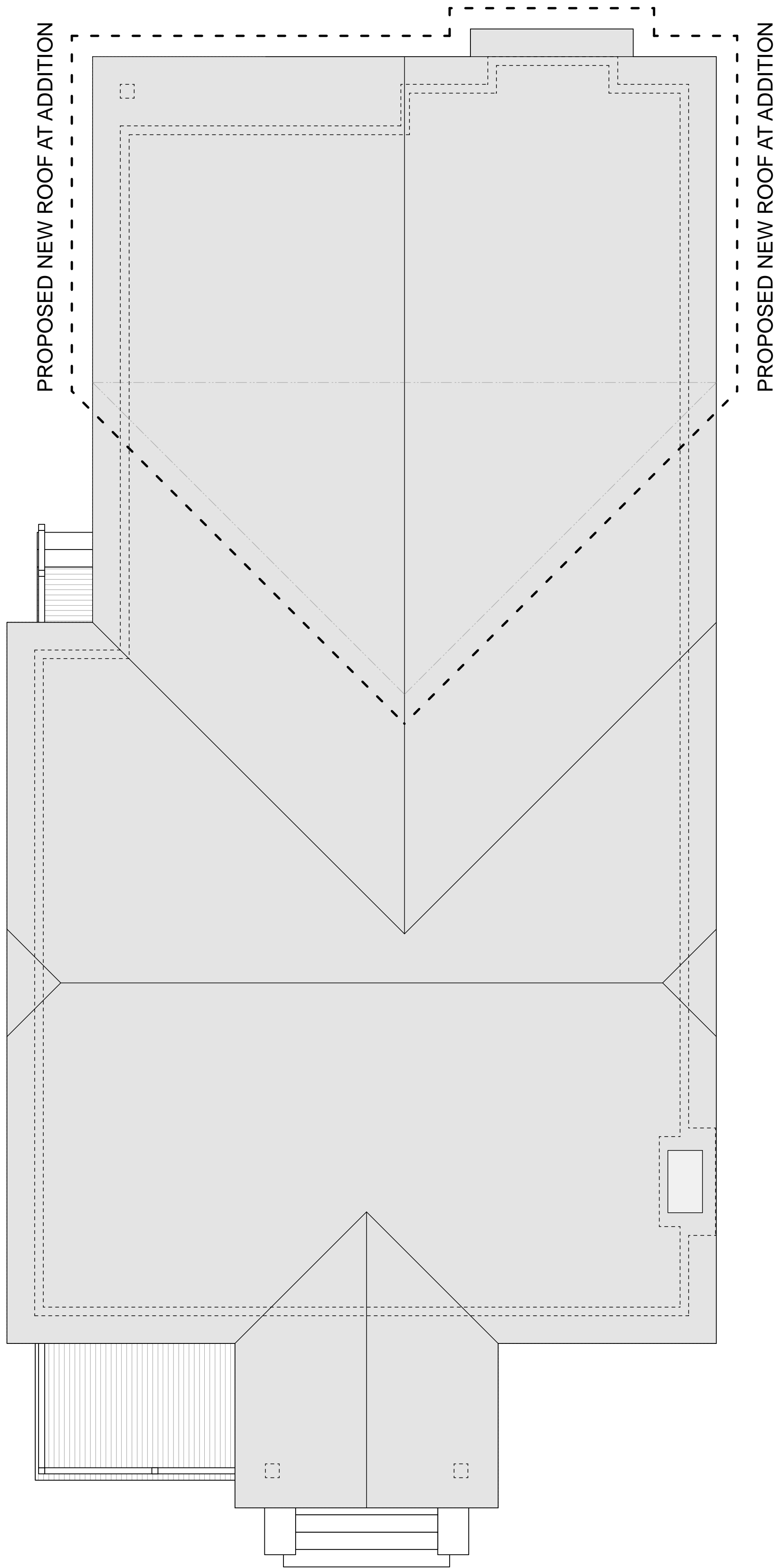
Mark	Date	Description
01	08/05/2016	As-Built Set
02	02/08/2017	HDC Review

Site Plan & Survey



A1 Existing Roof Plan  
Scale: 1/4" = 1'-0"

EXISTING  
PROPOSED



A4 Proposed Roof Plan  
Scale: 1/4" = 1'-0"

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**Roof Plan**  
**Existing & Proposed**

- NOT FOR CONSTRUCTION -

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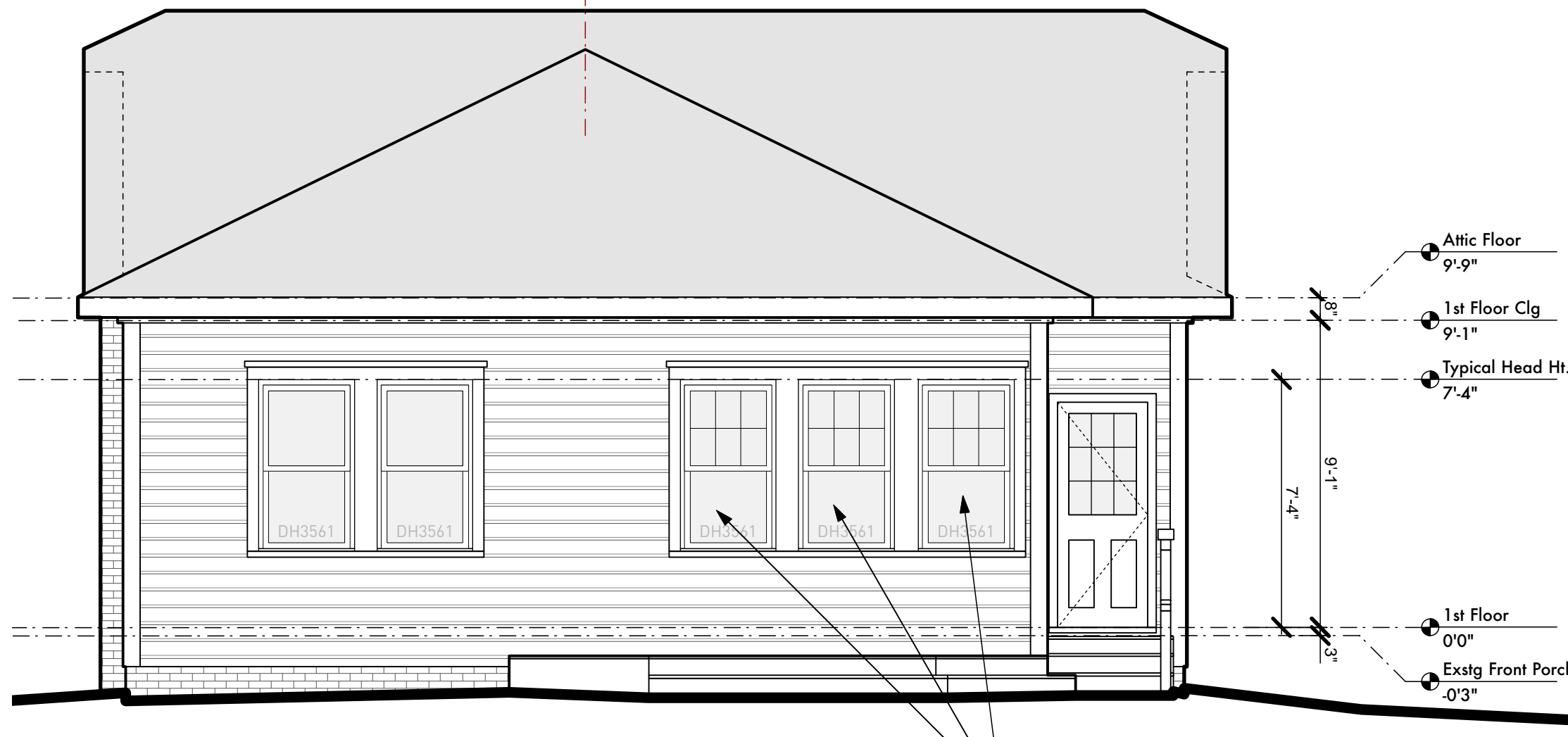
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**Elevations**  
**Front & Rear**

**A201**



C1 Existing South Elevation (Front)  
Scale: 1/4" = 1'-0"



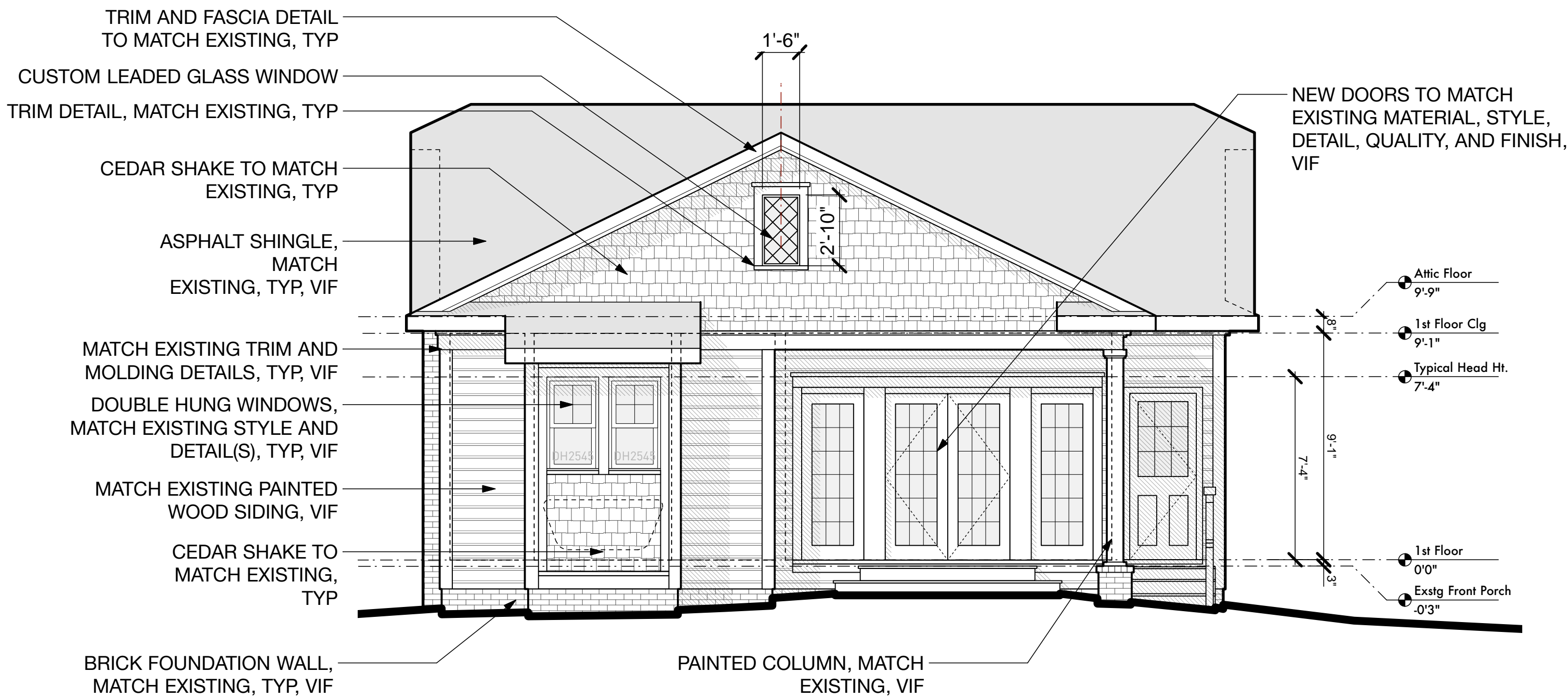
C3 Existing North Elevation (Rear)  
Scale: 1/4" = 1'-0"

REMOVE AND SALVAGE  
WINDOWS FOR REUSE AS  
NOTED

**EXISTING  
PROPOSED**



A1 Proposed South Elevation (Front)  
Scale: 1/4" = 1'-0"



A3 Proposed North Elevation (Rear)  
Scale: 1/4" = 1'-0"

- NOT FOR CONSTRUCTION -

**619 East Tremont Ave  
Remodel and Addition**

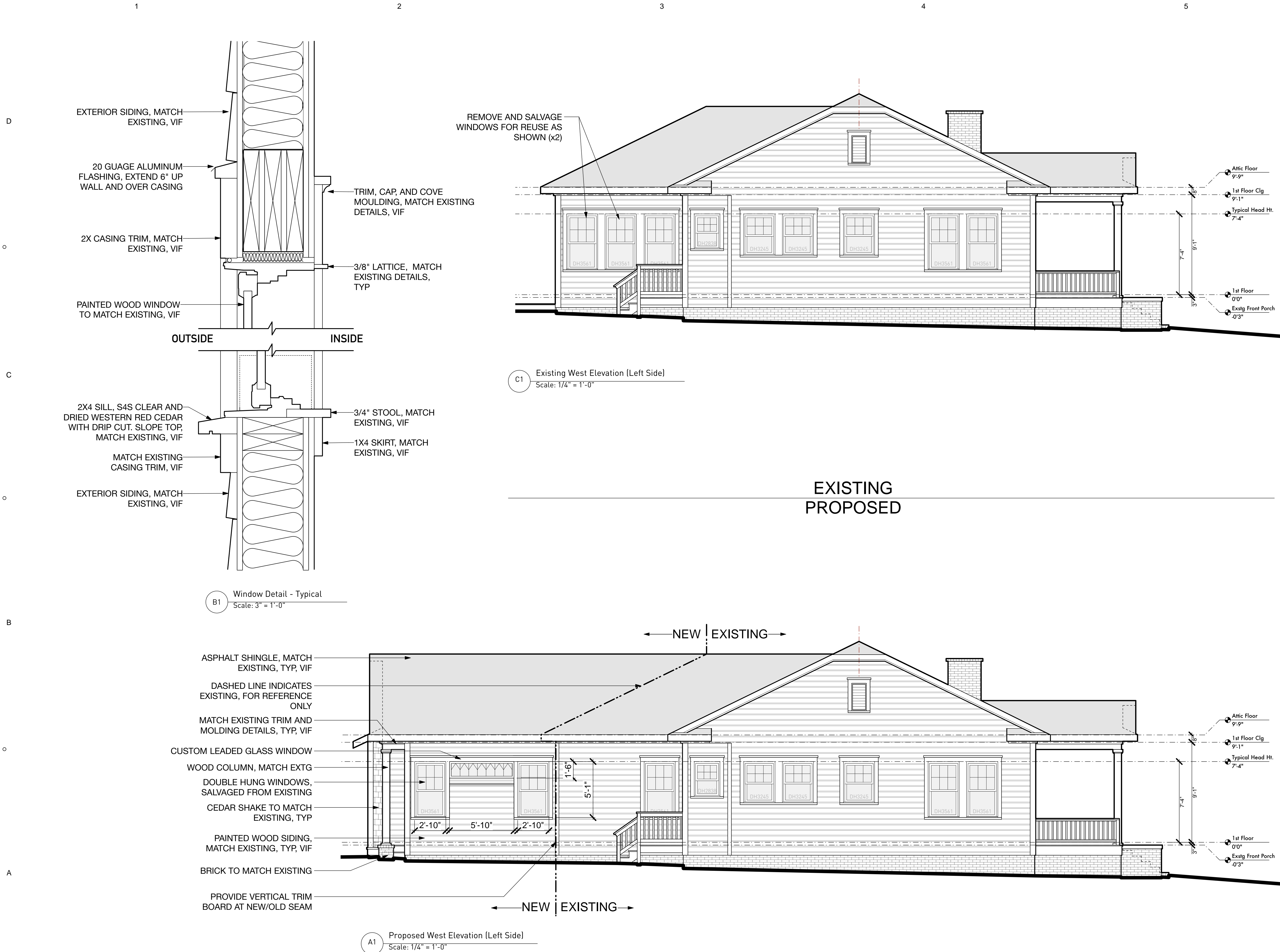
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Elevations  
Left Side

**A202**



D

O

C

O

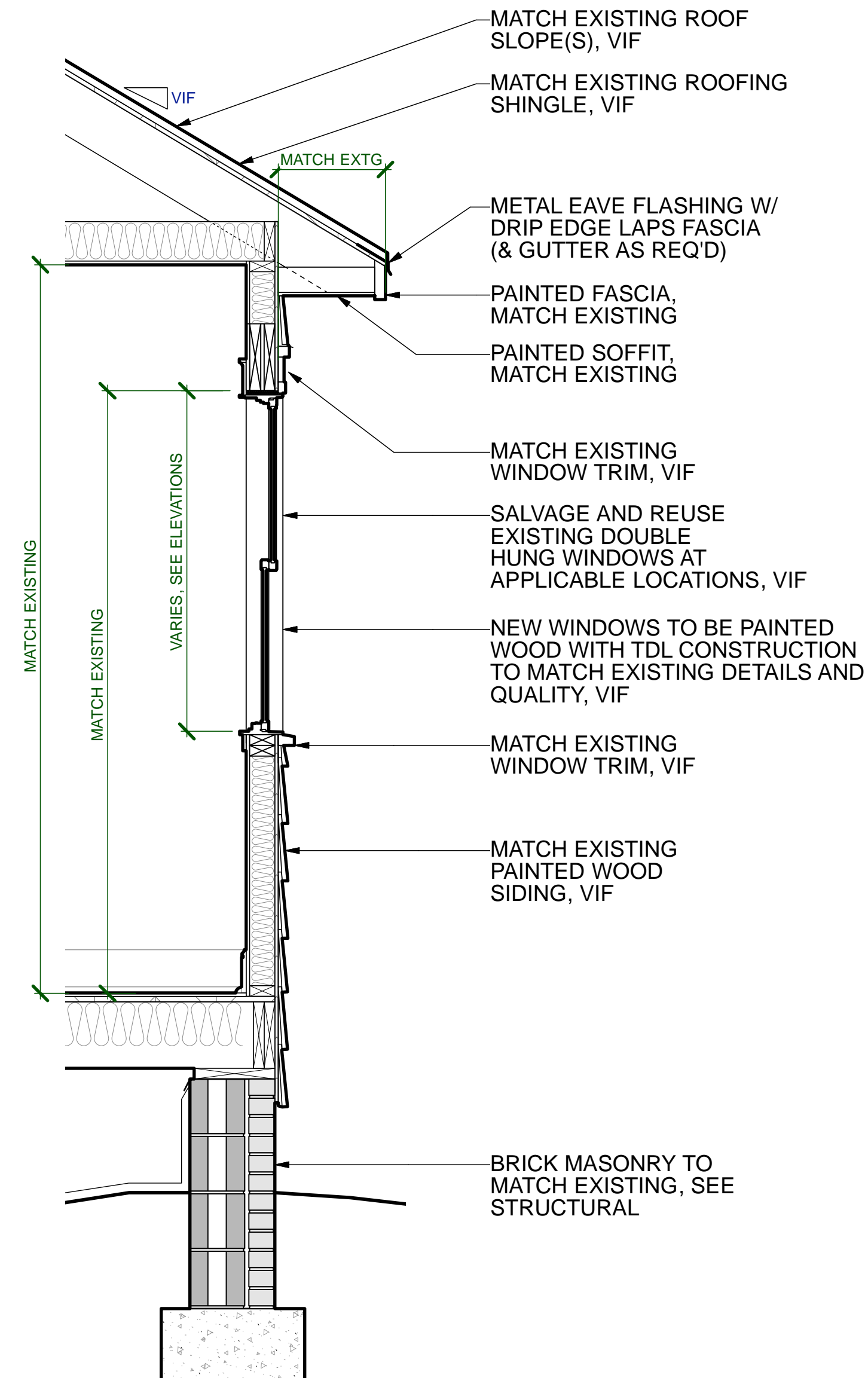
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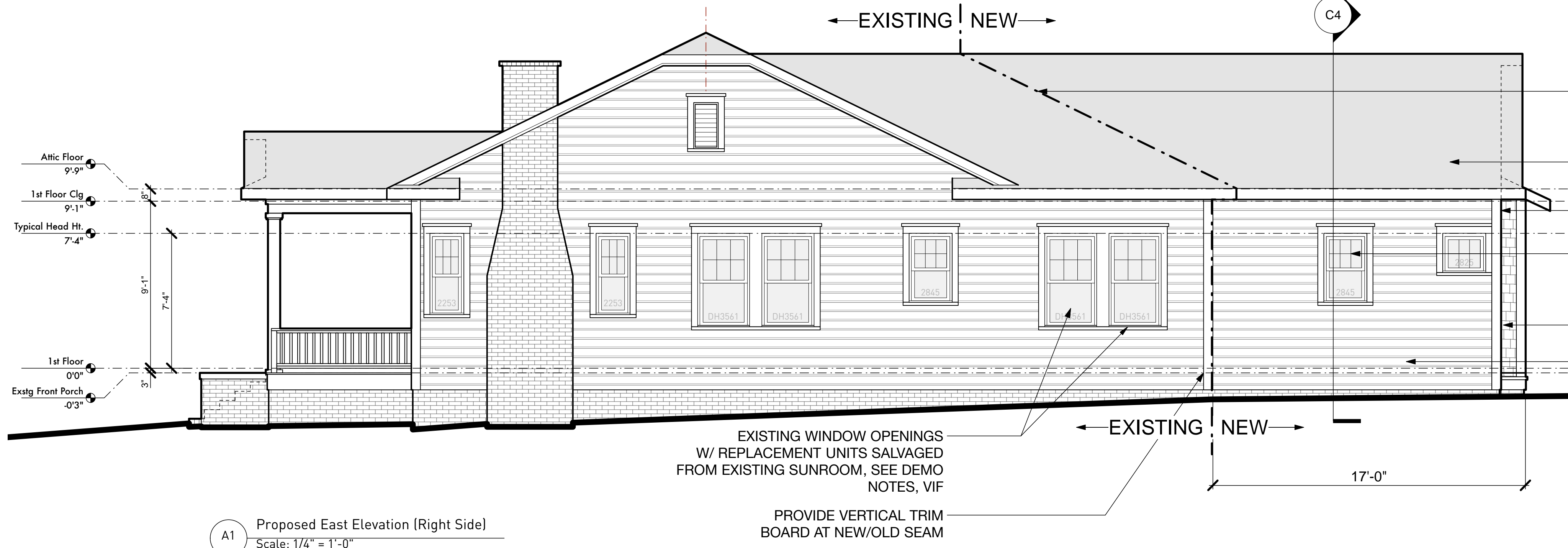
A



EXISTING  
PROPOSED



C4 Typical Wall Section @ Window  
Scale: 3/4" = 1'-0"



- LINE INDICATES EXISTING, FOR REFERENCE ONLY
- ASPHALT SHINGLE, MATCH EXISTING, TYP, VIF
- MATCH EXISTING TRIM DETAILS, TYP, VIF
- DOUBLE HUNG WINDOWS, MATCH EXISTING STYLE AND DETAIL(S), TYP, VIF
- CEDAR SHAKE TO MATCH EXISTING, TYP
- PAINTED WOOD SIDING, MATCH EXISTING, TYP, VIF

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Elevations  
Right Side

