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**ADDRESS OF PROPERTY:** 1122 Buchanan Street, Dilworth Local Historic District HDC 2013-009

**SUMMARY OF REQUEST:** Second Floor Addition

**OWNER:** Paul Edwards

**APPLICANT:** John Fryday, Architect

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**Details of Proposed Request**

This proposal is for the addition of a second floor to the existing one story c. 1933 house. This street is not in the Dilworth National Register Neighborhood. It is located beside St. Patrick's Cathedral in Dilworth. The Commission recently reviewed and approved in concept plans which extend the ridge of the cross gable and add front dormers to accommodate the new second story living area. A new front facing gable sits above the beefed-up front porch. A shed dormer is to the side of the new gabled dormer on front roof plane. Two story rear addition will tie onto existing house below the new cross ridge height. Materials (including siding, trim, windows, roofing, brick, etc.) and details (including soffit/fascia treatment, overhang, brackets, window configuration, etc.) will match original.

**Relevant HDC Design Guidelines**

- Additions

**Staff Analysis**

HDC will determine if the new plans satisfy the suggestions made to increase the weight/heft of the front porch to better visually support the new larger roof above and the new dormer addition. A fenestration change to increase the number of windows and create an order that does not include clear story windows was offered as a requirement for future approval.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

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



Mary Kay

1231





1122 BUCHANAN STREET

RELATIVE SCALE

2/28/2013



NOTES AND DIMENSIONS ARE TYPICAL FOR ALL ELEVATIONS

1122 BUCHANAN STREET

SCALE: 3/16" = 1'-0"

2/28/2013



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SCALE: 3/16" = 1'-0"

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1122 BUCHANAN STREET

SCALE: 3/16" = 1'-0"

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 **FRYDAY  
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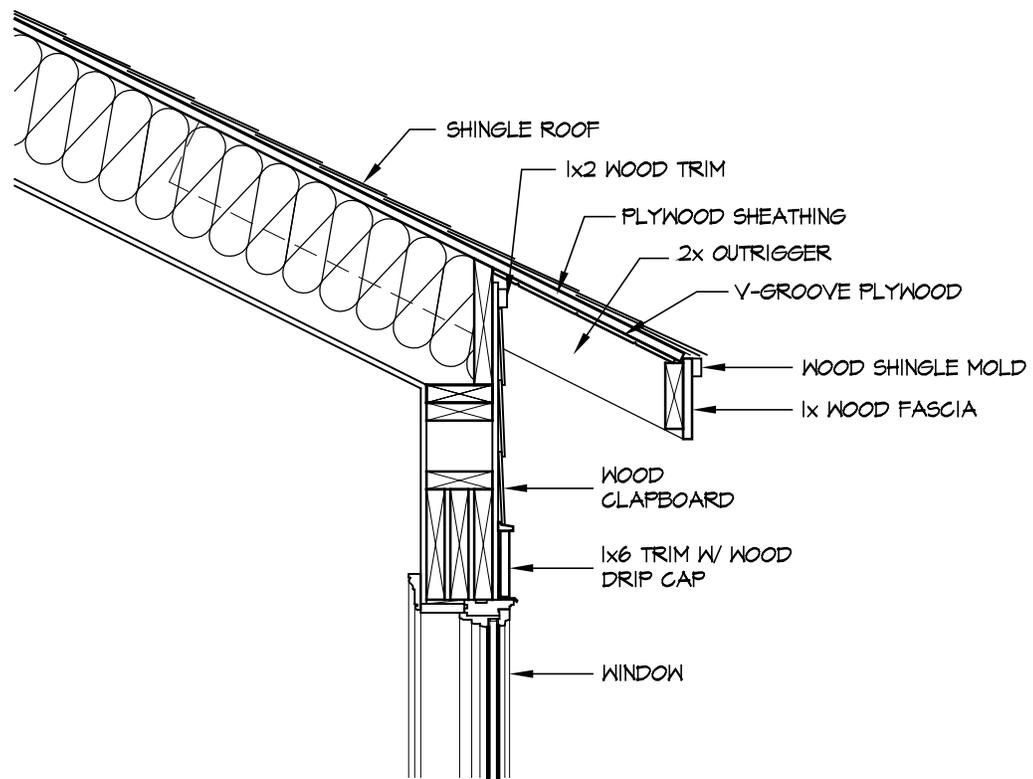


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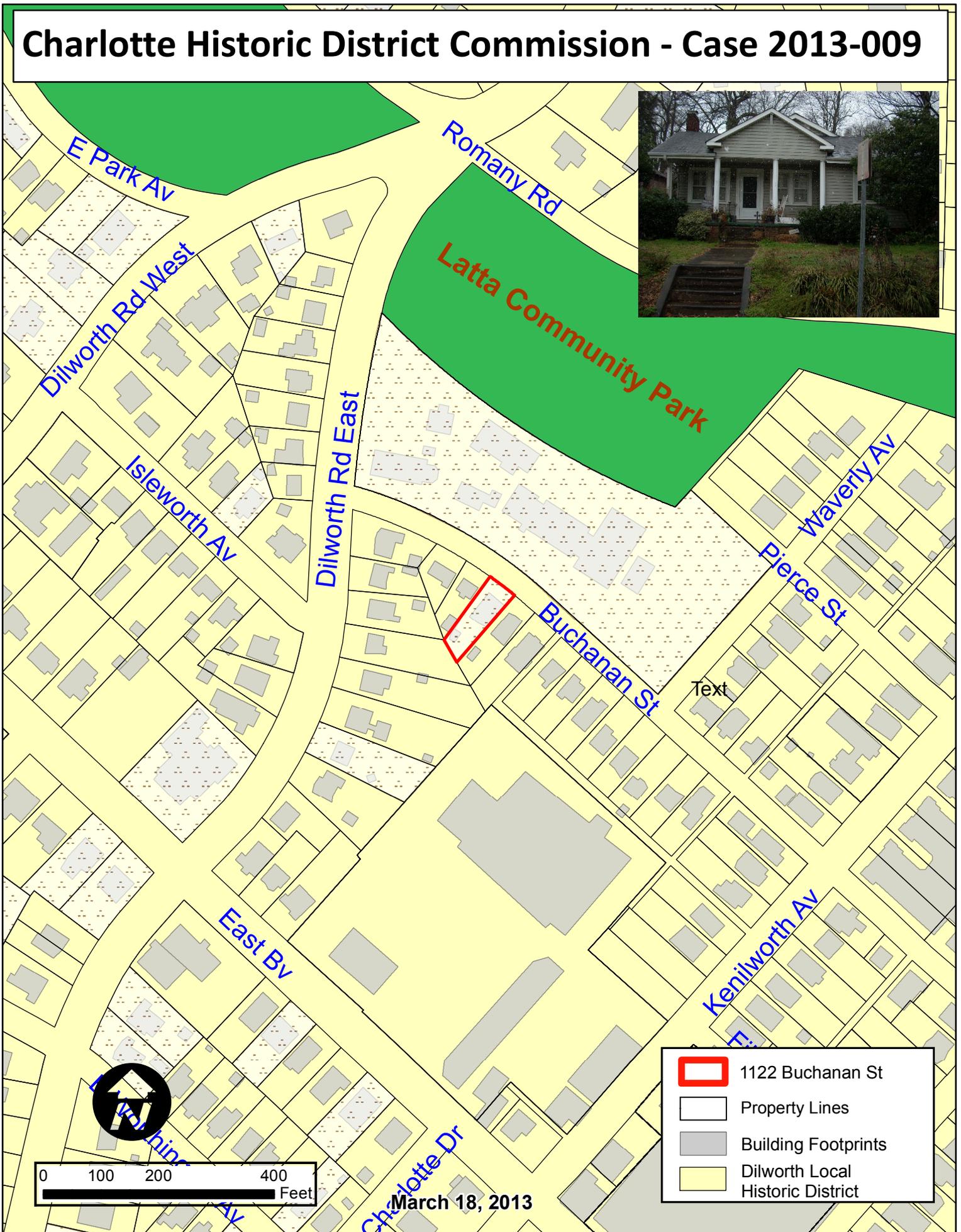


1122 BUCHANAN STREET - TYPICAL EAVE DETAIL

SCALE: 3/4" = 1'-0"

2/5/2013

# Charlotte Historic District Commission - Case 2013-009



1122 Buchanan St

Property Lines

Building Footprints

Dilworth Local Historic District

0 100 200 400 Feet

March 18, 2013