
LOCAL HISTORIC DISTRICT: Dilworth
ADDRESS OF PROPERTY: 1315 Lexington Avenue
SUMMARY OF REQUEST: New Construction
OWNER: Saussy Burbank
APPLICANT: Saussy Burbank

Details of Proposed Request

New Construction. A proposed two story house has a front elevation expressed as a story and one half with a cross gable behind a front facing gable and a shed dormer. Hipped entry element is supported by columns on piers. Large, sweeping, side to side gable faces the right elevation with a hipped roof projection on the first floor. The left elevation gable is broken with a sleeping porch dormer. Materials include shaker siding, ½ timbers, brick, etc. Details include appropriate rails, trim, window configuration, etc. Detached garage is designed as a companion building appropriately detailed. The Commission recently reviewed and approved this new house in concept. Revised plans which come back to the full HDC will show dimensions, relationship in context – street scape exhibit, trees on site plan, and how the driveway will work with the trees.

Relevant HDC Design Guidelines

- New Construction
- Accessory Structures - Garages

Staff Analysis

Commission will determine appropriateness based on New Construction criteria for mass, scale, size. Materials and architecture seem to be in compliance.

Details of Proposed Request – Updated for November 13, 2013 Hearing

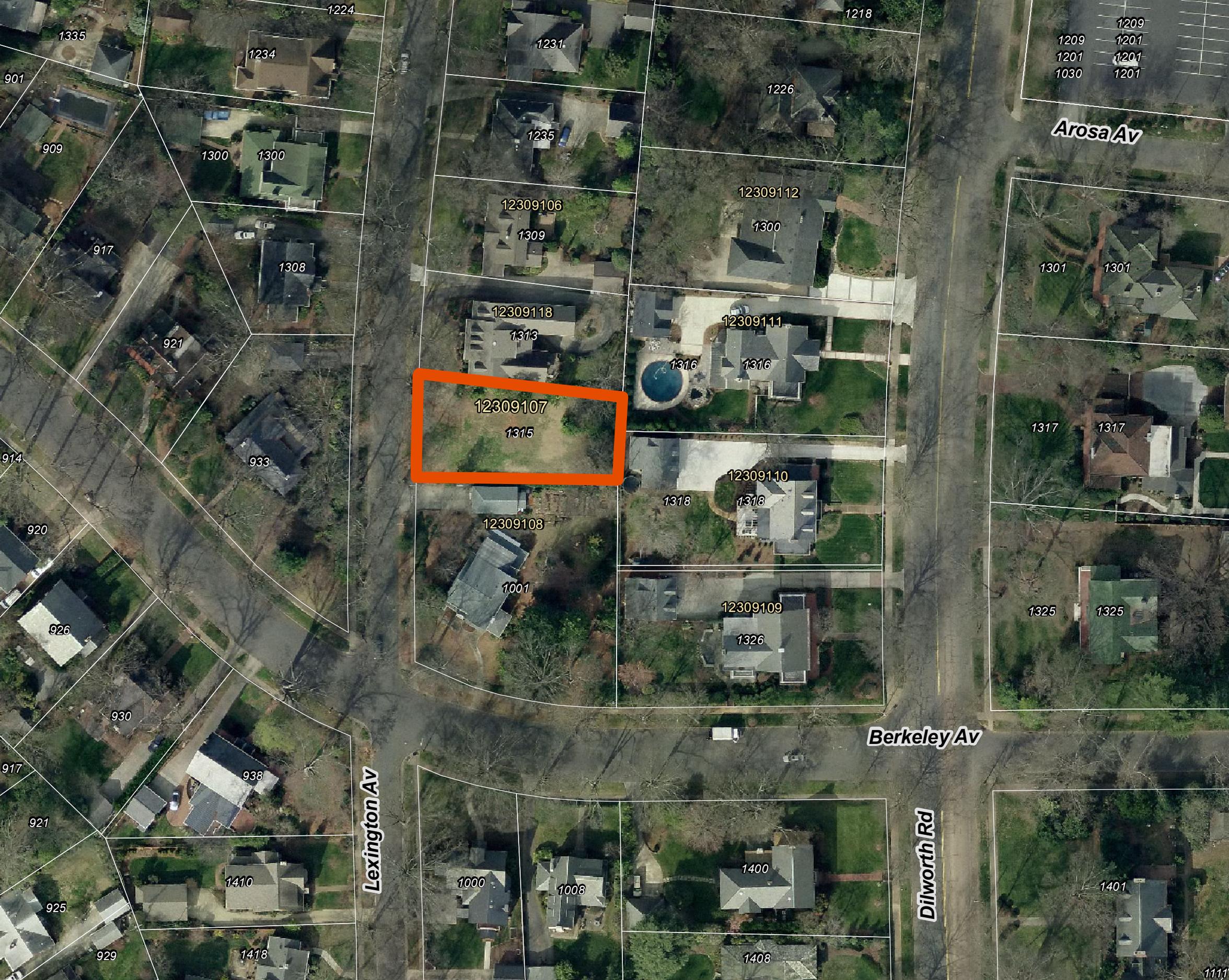
The Certificate of Appropriateness for this home was issued with an overall height indicated at 32’ measured from the finished grade to the ridge. The architect has stated the current placement of the ridge beam is higher by 1’ and 3-1/4”. The applicant is requesting an administrative variance to allow the additional height to maintain the window design and configuration.

Staff Analysis – Updated for November 13, 2013

Staff believes a variance of 1’ and 3-1/4” is an appropriate solution to retain the original window design and placement.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>



12309107
1315

1209
1209
1201
1030

Arosa Av

1301
1301

1317
1317

1325
1325

Berkeley Av

Dilworth Rd

Lexington Av

1335

1224

1218

1231

1234

1226

1235

1300

1300

12309112

12309106

1300

1309

1308

12309118

12309111

1313

1316

1316

921

12309108

1001

12309110

1318

1318

933

12309108

12309109

1326

920

1325

1325

930

938

Berkeley Av

921

1410

1000

1008

1400

1401

925

929

1418

1408

1111



Lexington Avenue

36" Oak Street Tree: To Remain

Ornamental Tree (Many Trunks): To Be Removed and Rplaced

12" Tree: To Be Removed and Replaced

Holly Tree: To Be Removed and Replaced

2" Magnolia: To Be Moved

Street Tree: To Remain (noted as unhealthy)

8" Dogwood: To Remain

36" Oak Street Tree: To Remain

Garage Footprint

Building Footprint

Front Porch
8'8"x9'8"

Rear Stoop

Back Terrace

30' Zoning Setback

40' Neighborhood Visual Boundary

40' Rear Yard

5' Setback

Scale: 1" = 10'

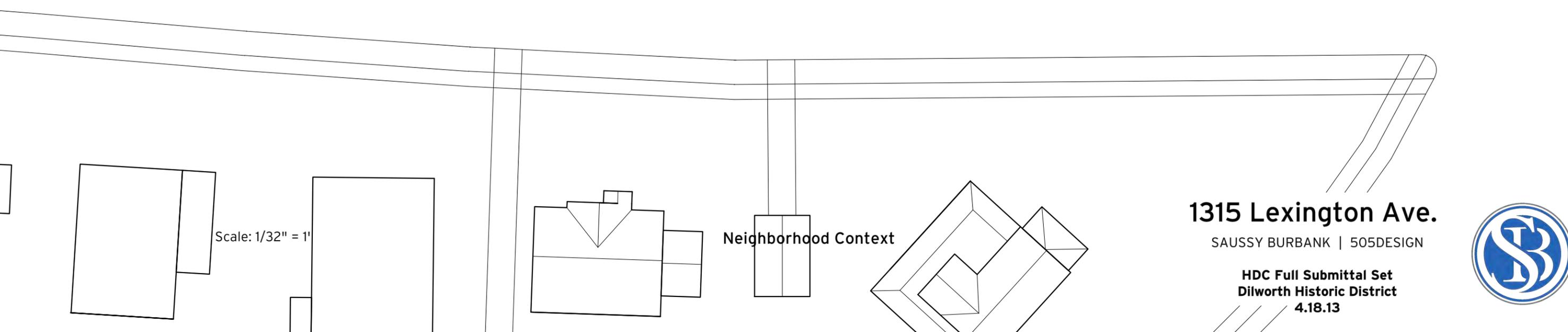
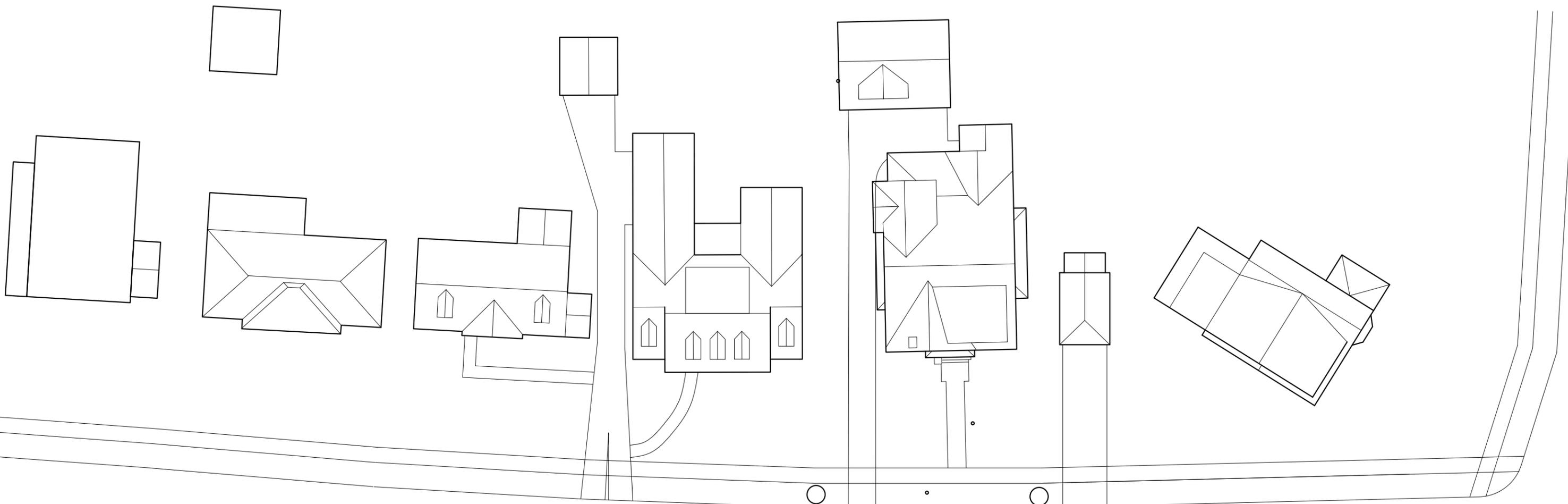
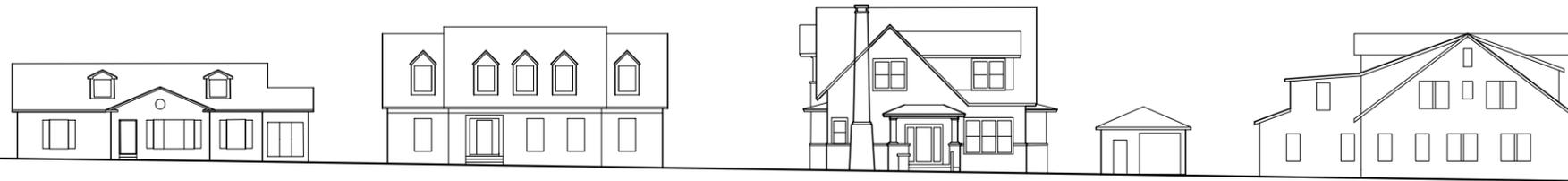
SITE PLAN

1315 Lexington Ave.

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HDC Full Submittal Set
Dilworth Historic District
4.18.13





Scale: 1/32" = 1'

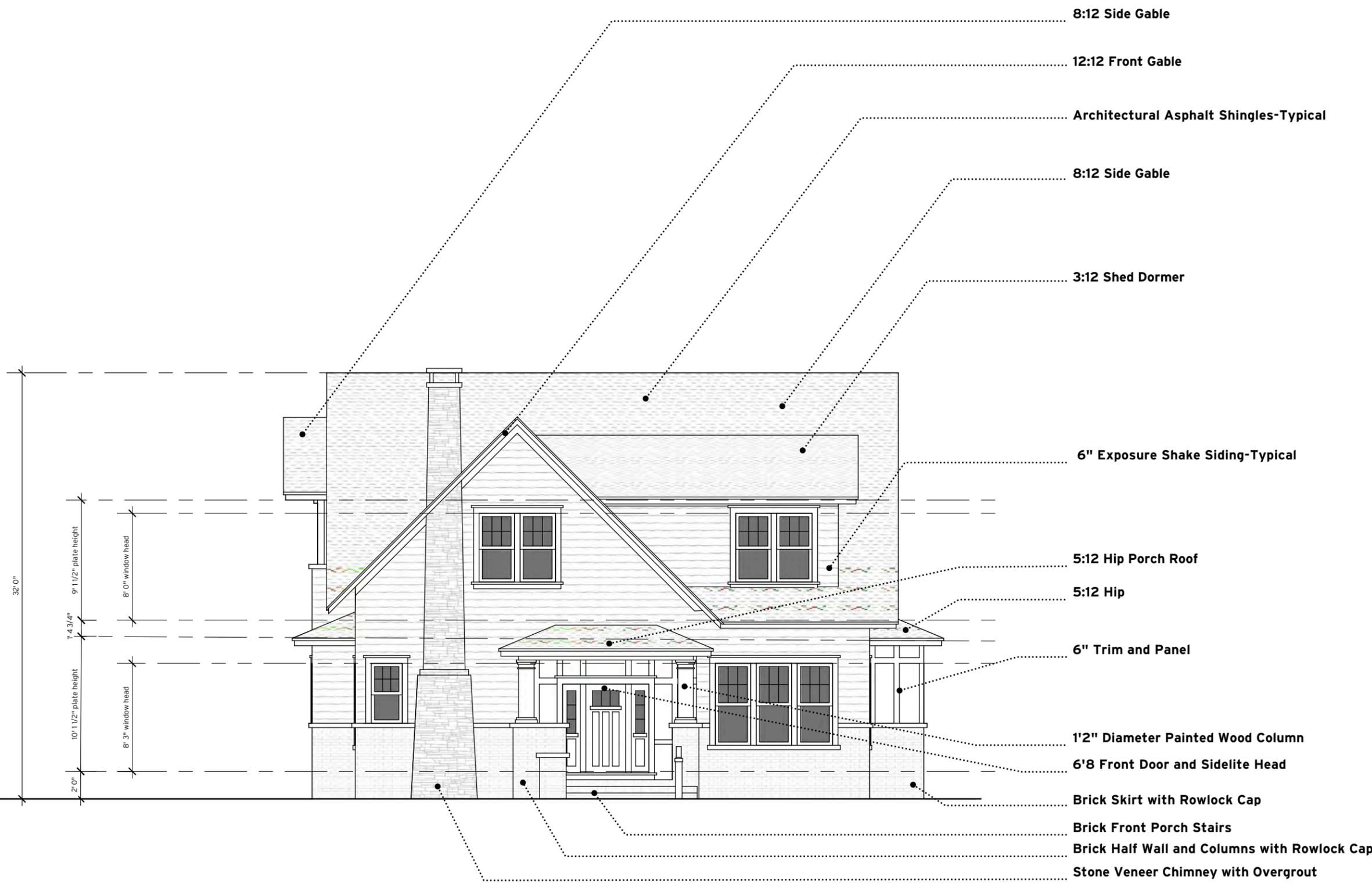
Neighborhood Context

1315 Lexington Ave.

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**HDC Full Submittal Set
Dilworth Historic District
4.18.13**





Scale: 1/8" = 1'-0"

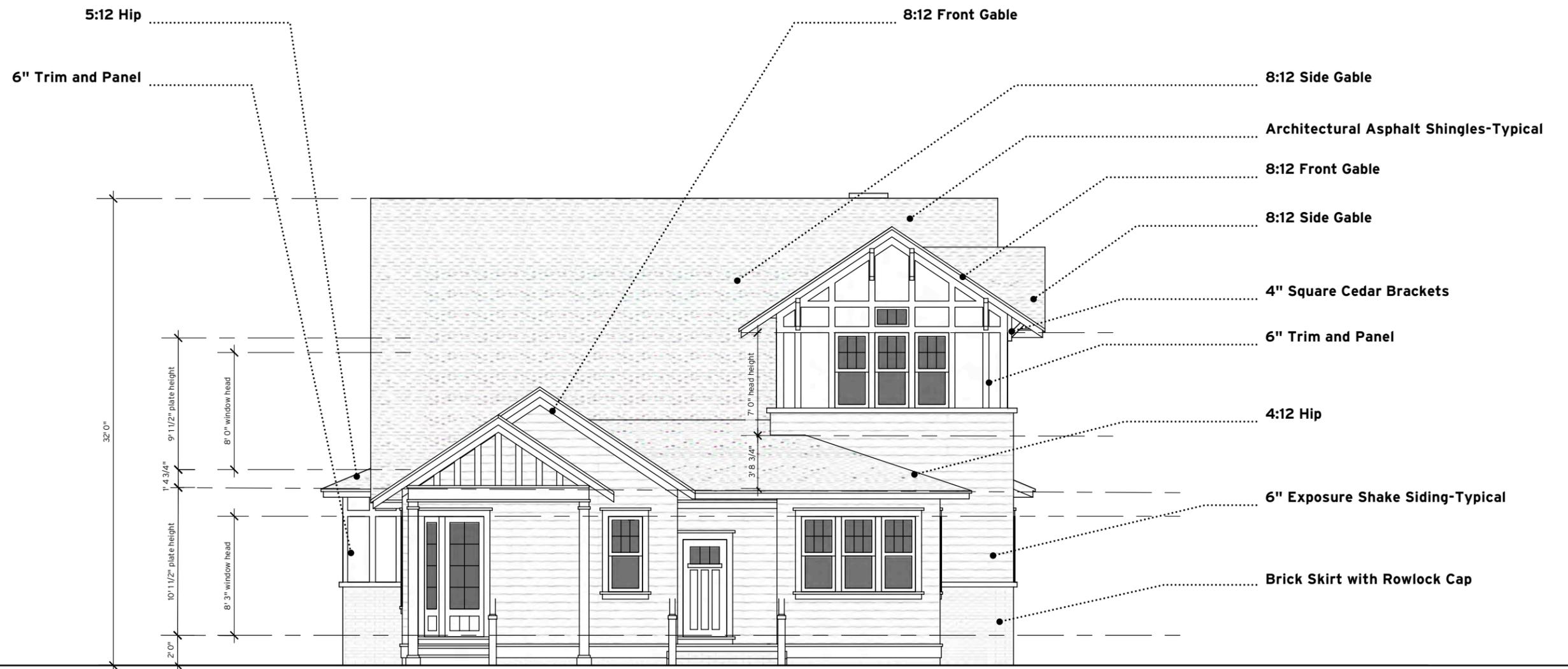
FRONT ELEVATION

1315 Lexington Ave.

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 Dilworth Historic District
 4.18.13





Scale: 1/8" = 1'-0"

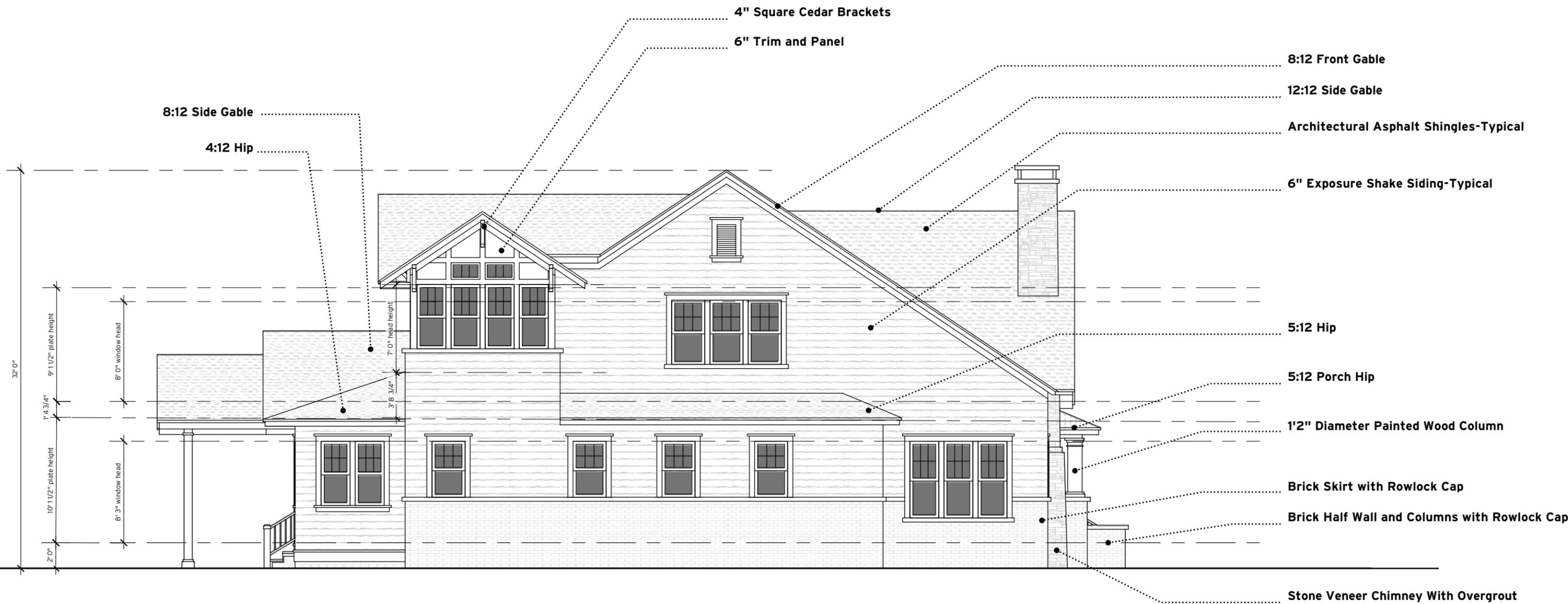
REAR ELEVATION

1315 Lexington Ave.

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Scale: 1/8" = 1'-0"

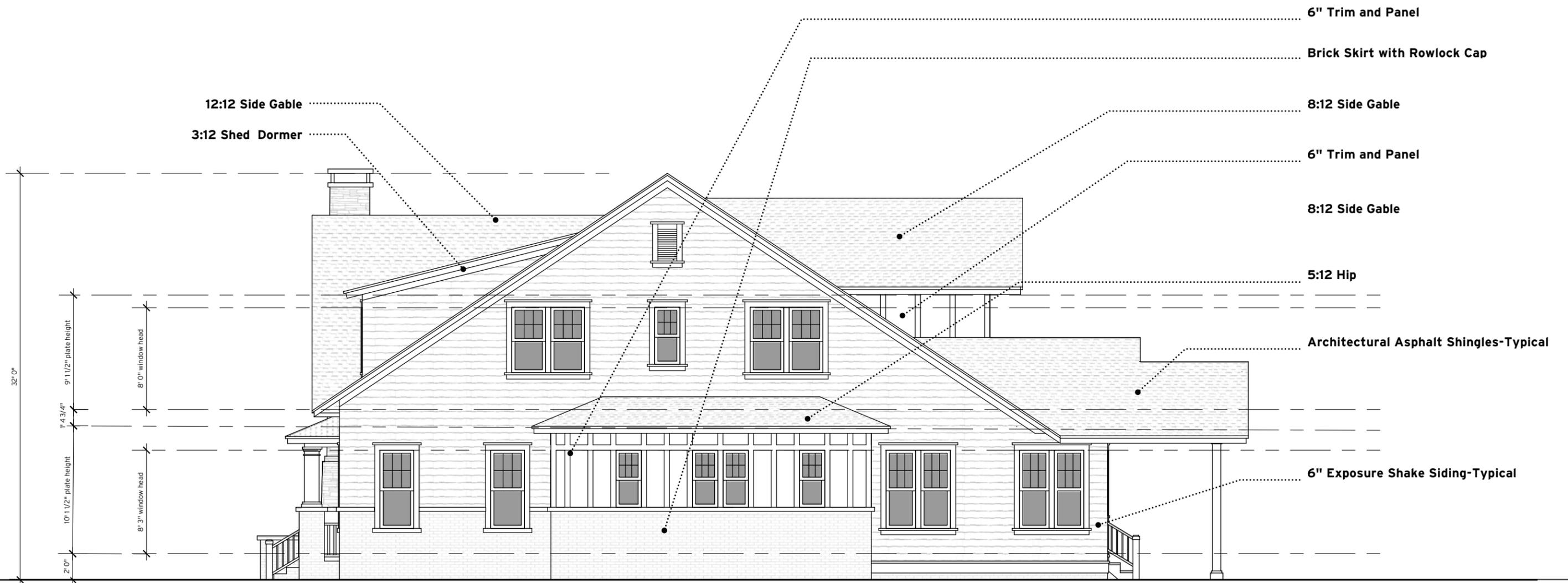
LEFT ELEVATION

1315 Lexington Ave.

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Scale: 1/8" = 1'-0"

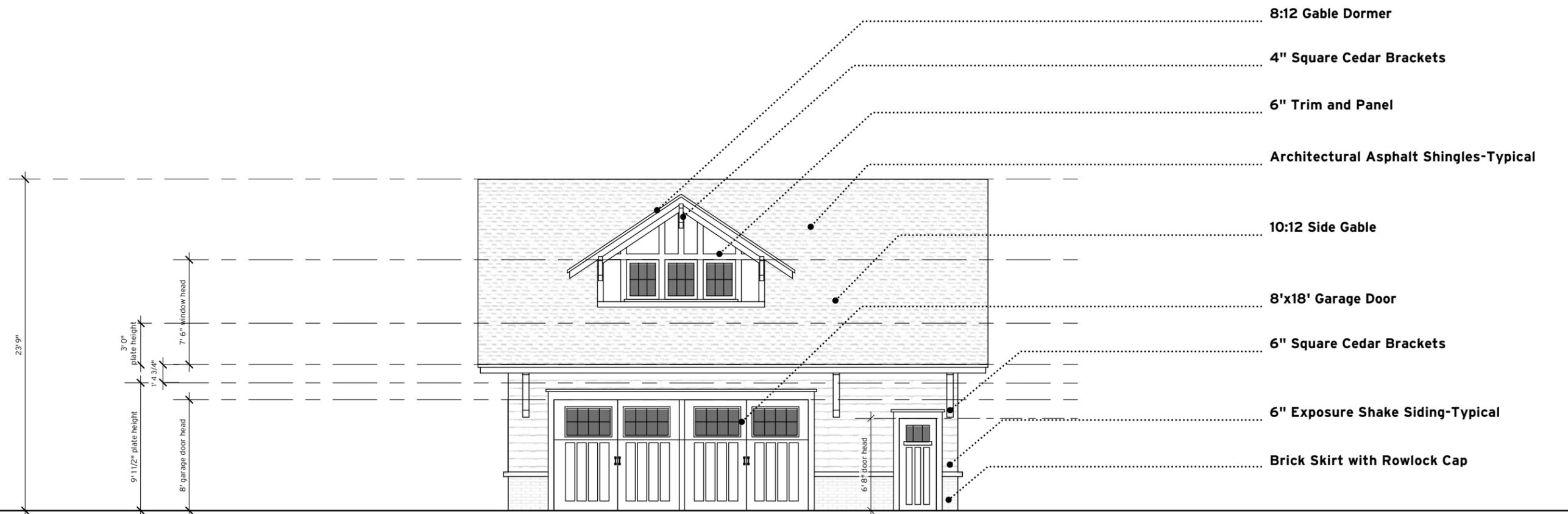
RIGHT ELEVATION

1315 Lexington Ave.

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Scale: 1/8" = 1'-0"

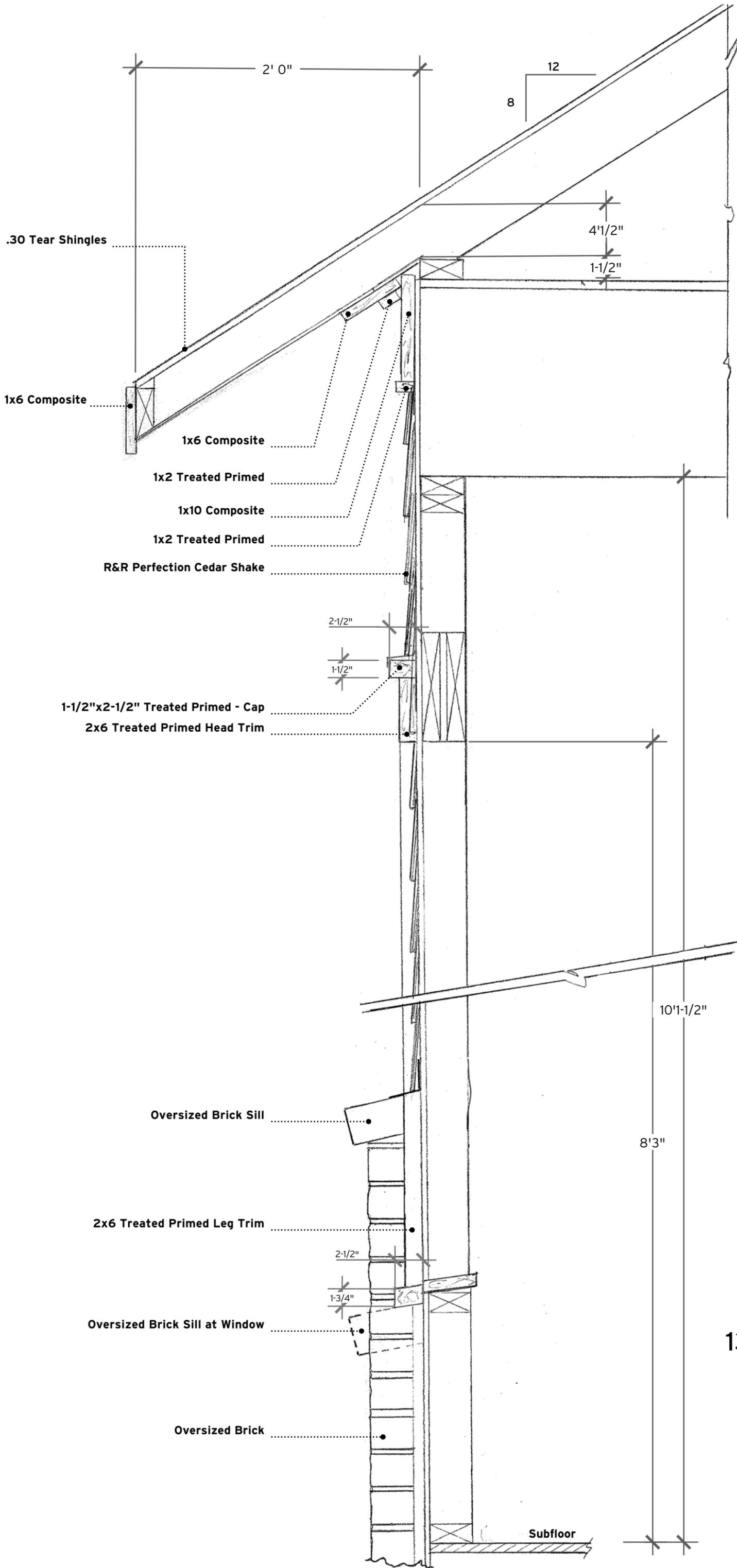
GARAGE FRONT ELEVATION

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Wall Section

Scale: 1 1/2" = 1'-0"

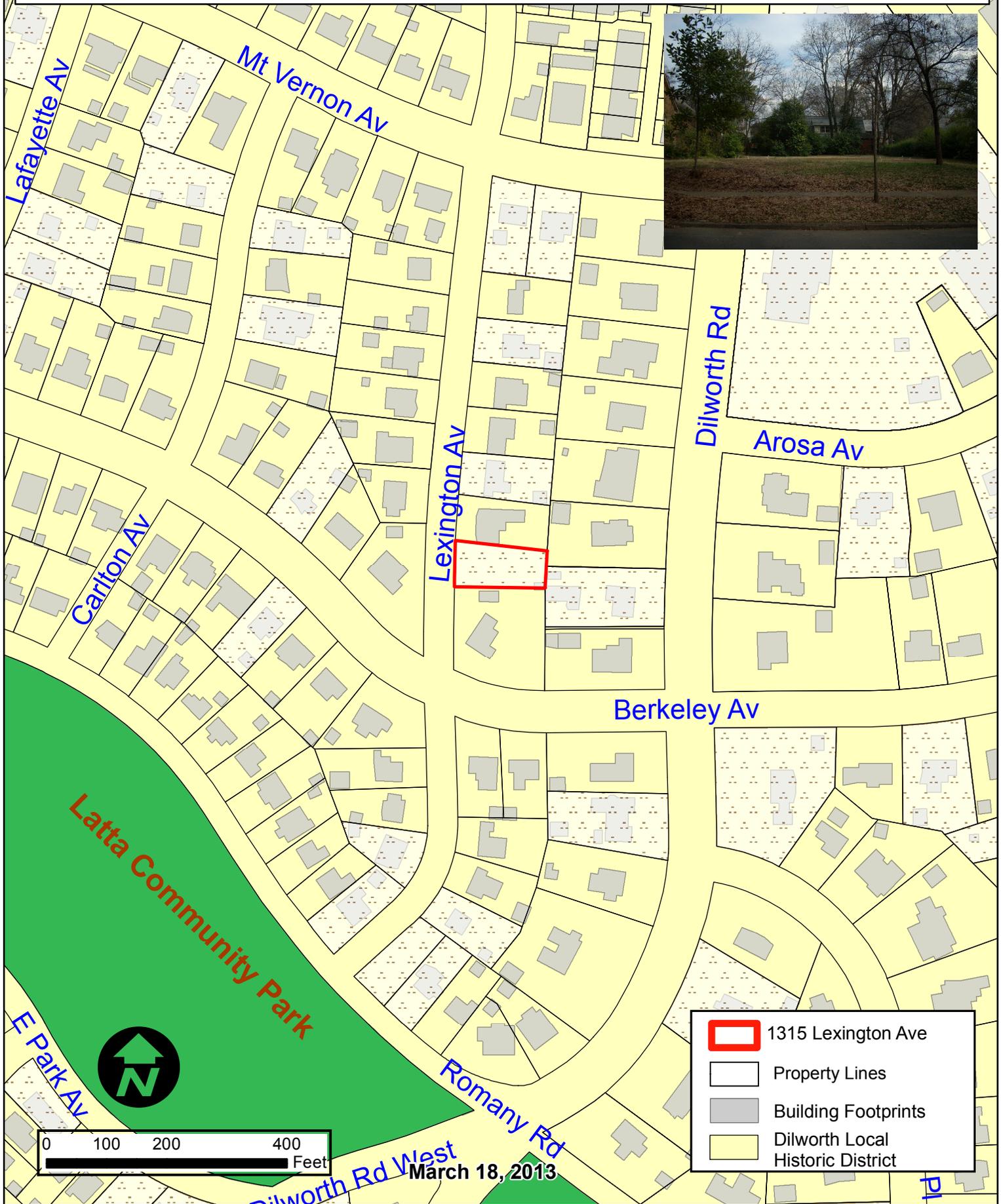
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HDC Full Submittal Set
Dilworth Historic District
4.18.13



Charlotte Historic District Commission - Case 2013-038



	1315 Lexington Ave
	Property Lines
	Building Footprints
	Dilworth Local Historic District

0 100 200 400 Feet

March 18, 2013