LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1915 Lyndhurst Avenue

SUMMARY OF REQUEST: Rear and Second Story Addition

OWNER: Timothy Sheriff

APPLICANT: Janice Finein, Architect

Details of Proposed Request

Existing Conditions
The single family house is listed as a contributing structure in the National Register of Historic Places. Built in 1903, the one story home has a “Triple-A roof with rear ell, full façade porch on replacement posts on piers and singled façade gable ends.” The curved front porch encroaches in to the setback. The existing windows are steel framed and not consistent with the overall design of the home. There are four homes within the block that face Lyndhurst, three single story and one two story.

Proposal
The proposal is an addition to the rear, a new second story, new front porch and detached garage in the rear yard. The second story will generally be an extension of the first story and retain one of the gables on the front elevation. The existing windows will be replaced with traditional double hung 4/1 and 6/1 windows. An existing, substandard rear addition will be replaced. The proposed siding is a cementitious product. The new full width porch will have a traditional design with a brick base and tapered columns. In the rear yard a deck and detached garage are planned. The garage will be accessed by a side alley and not fully visible from the street.

Proposal-Updated for September 11, 2013 Hearing
Based on comments from the previous HDC meeting the applicant has proven the existing curved porch is not original and that the proposed porch design is architecturally consistent with the home as well as other homes in the area. The applicant has also provided additional photos of houses along the block. The material for the “main structure” has been changed to wood lap siding on the façade and cedar shingles along the dormers and rear gable. Trim materials proposed are cementitious. The new garage is subordinate to the principal structure and not visible from the street. However, materials on the home are replicated on the garage.
Policy & Design Guidelines
HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. **All additions will be reviewed for compatibility by the following criteria:**

<table>
<thead>
<tr>
<th></th>
<th>The relationship of the project to its site</th>
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<tr>
<td>a. <strong>Size</strong></td>
<td>the relationship of the building to those around it</td>
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<td>b. <strong>Scale</strong></td>
<td>the relationship of the building’s various parts to each other</td>
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<td>c. <strong>Massing</strong></td>
<td>the placement, style and materials of windows and doors</td>
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<td>d. <strong>Fenestration</strong></td>
<td>the relationship of fenestration, recesses and projections</td>
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<td>e. <strong>Rhythm</strong></td>
<td>in relation to setback of immediate surroundings</td>
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<td>f. <strong>Setback</strong></td>
<td>proper historic materials or approved substitutes</td>
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<td>g. <strong>Materials</strong></td>
<td>the overall relationship of the project to its surroundings</td>
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<td>h. <strong>Context</strong></td>
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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**

Staff believes the project satisfies all of the Guidelines for Additions and does not diminish the original character of the house, nor does it appear to be out of scale with adjacent homes. The massing of the home has been improved with slight modifications including the replacement of the curved porch with a more traditional design which also reestablishes the setback.
A PROPOSED ADDITION AND RENOVATION TO THE HOME OF

TIMOTHY SHERIFF

Dilworth Neighborhood, Charlotte

1915 Lyndhurst Avenue
Charlotte, NC 28207

PRELIMINARY PRICING SET (REVISED)
NOT FOR CONSTRUCTION
21 AUGUST 2013

FINEINarchitecture
CHARLOTTE, NC

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1929 E. 8th Street, Charlotte, NC 28204
Sanborn Map from 1911 showing original footprint of 1915 Lyndhurst Avenue

Existing masonite shown below aluminum siding
SEPTEMBER PROPOSED FRONT ELEVATION
AUGUST PROPOSED RIGHT SIDE ELEVATION
SEPTEMBER PROPOSED RIGHT SIDE ELEVATION
August Proposed Rear Elevation
SEPTEMBER PROPOSED LEFT SIDE ELEVATION
AUGUST GARAGE ELEVATION
AUGUST GARAGE ELEVATION

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SHERIFF RESIDENCE
1015 LYNHURST AVENUE, CHARLOTTE, NC
PRELIMINARY PRICING SET

G-3
16 July 2013