

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1308 Lexington Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Don Duffy (Ryan and Megan Burton, owners)

Details of Proposed Request

Existing Conditions

The existing structure is a brick 1.5 story Cottage style home constructed in 1950. The chimney has stone accents. The property is identified as a non-contributing structure in the Dilworth National Register.

Proposal

The proposal is a one story addition to the left side of the house, and window and door replacement. The front elevation includes a centered entry door, a stoop with a small canopy and metal handrails. New windows and doors will match existing in material and trim. Roof material over windows and entryways will be copper. New roof brackets will be wood. Siding materials will be brick and wood.

Policy & Design Guidelines - Additions

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.

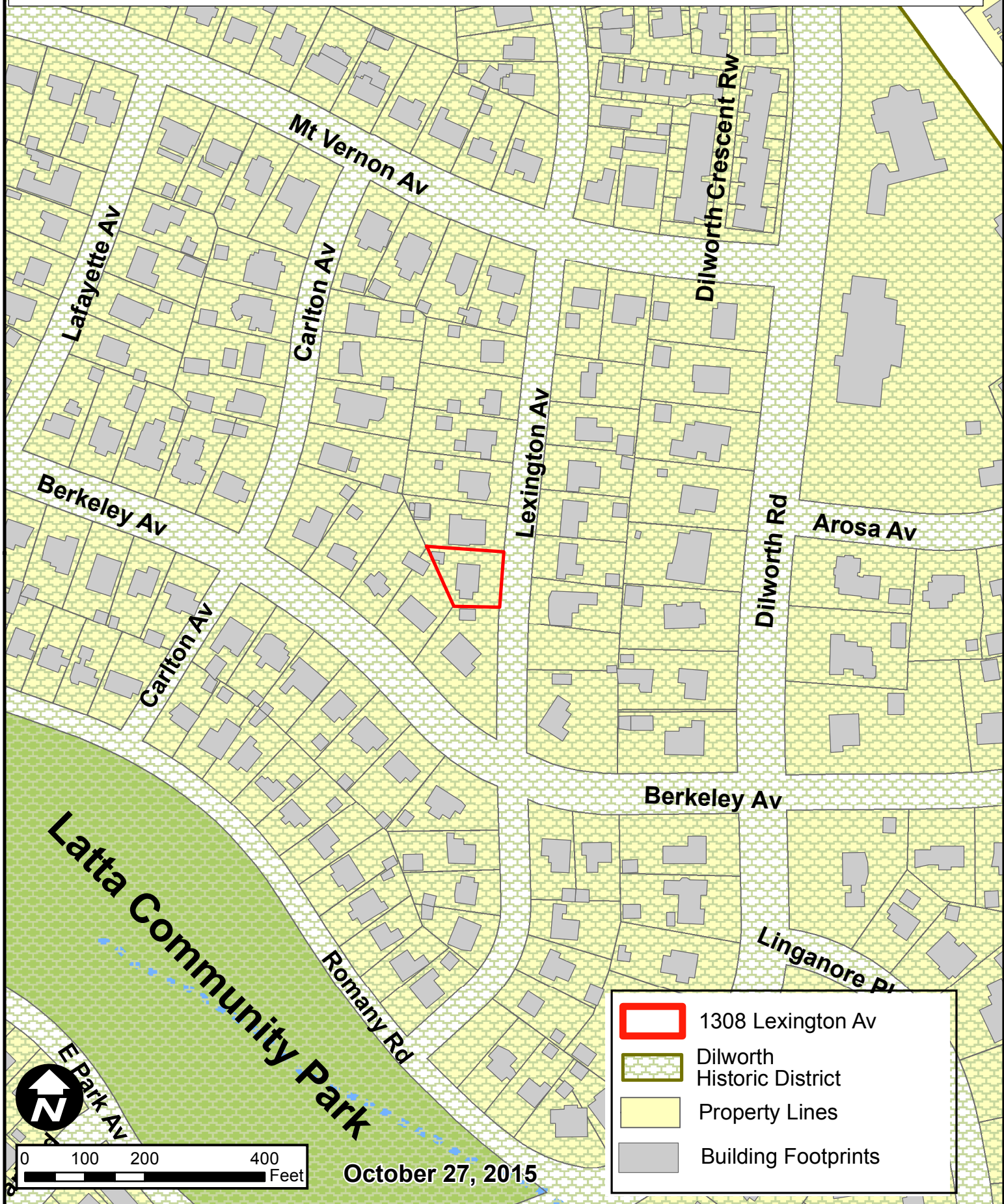
Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

The HDC will determine if the project meets the Additions guidelines for Size, Scale, Massing, Context, Rhythm, Fenestration and Materials.

Charlotte Historic District Commission - Case 2015-239



Burton Residence
1308 Lexington Ave
Charlotte, NC

PRELIMINARY
Not For Construction

DonDuffy
■ Architecture ■

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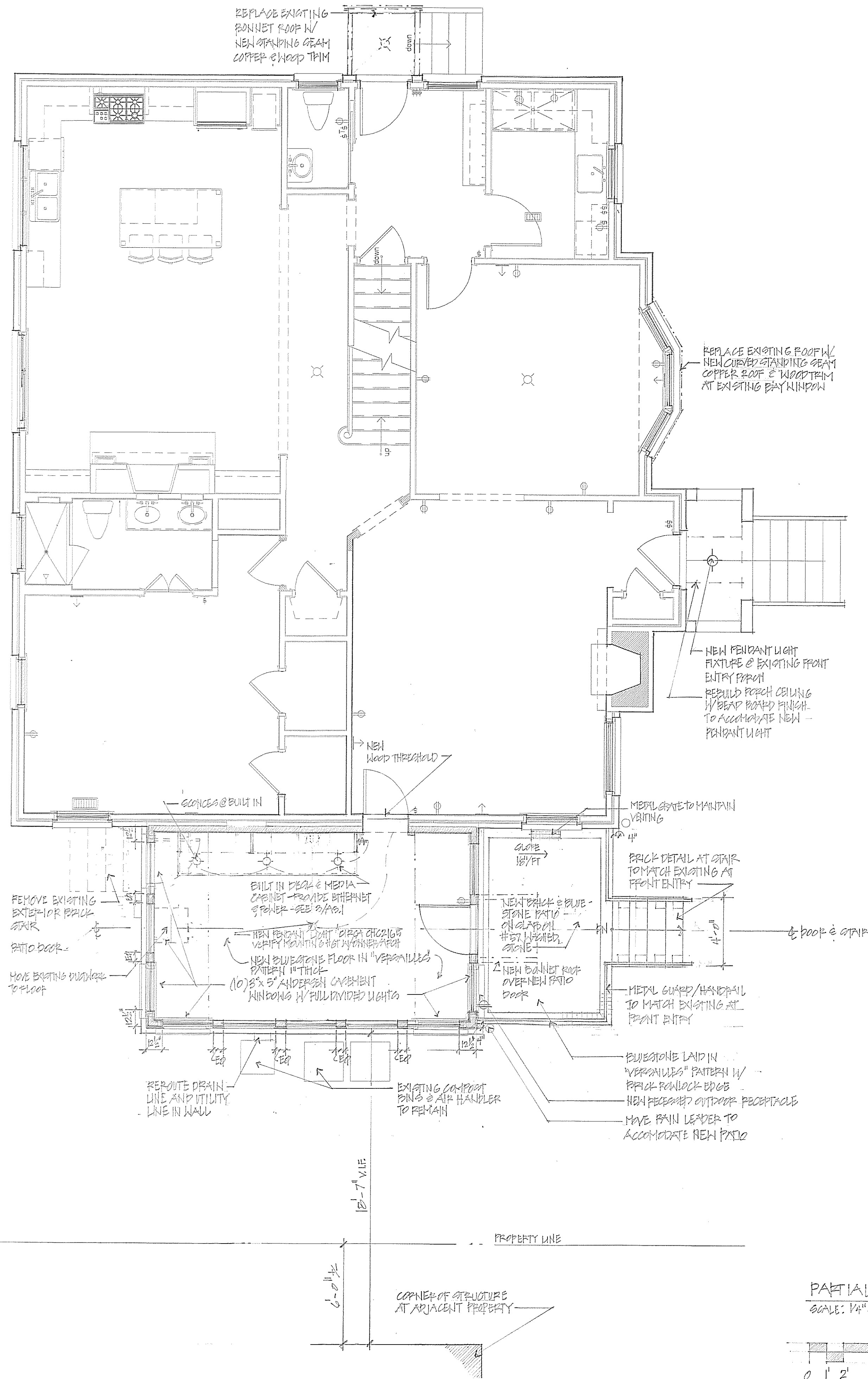
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■ Revisions:

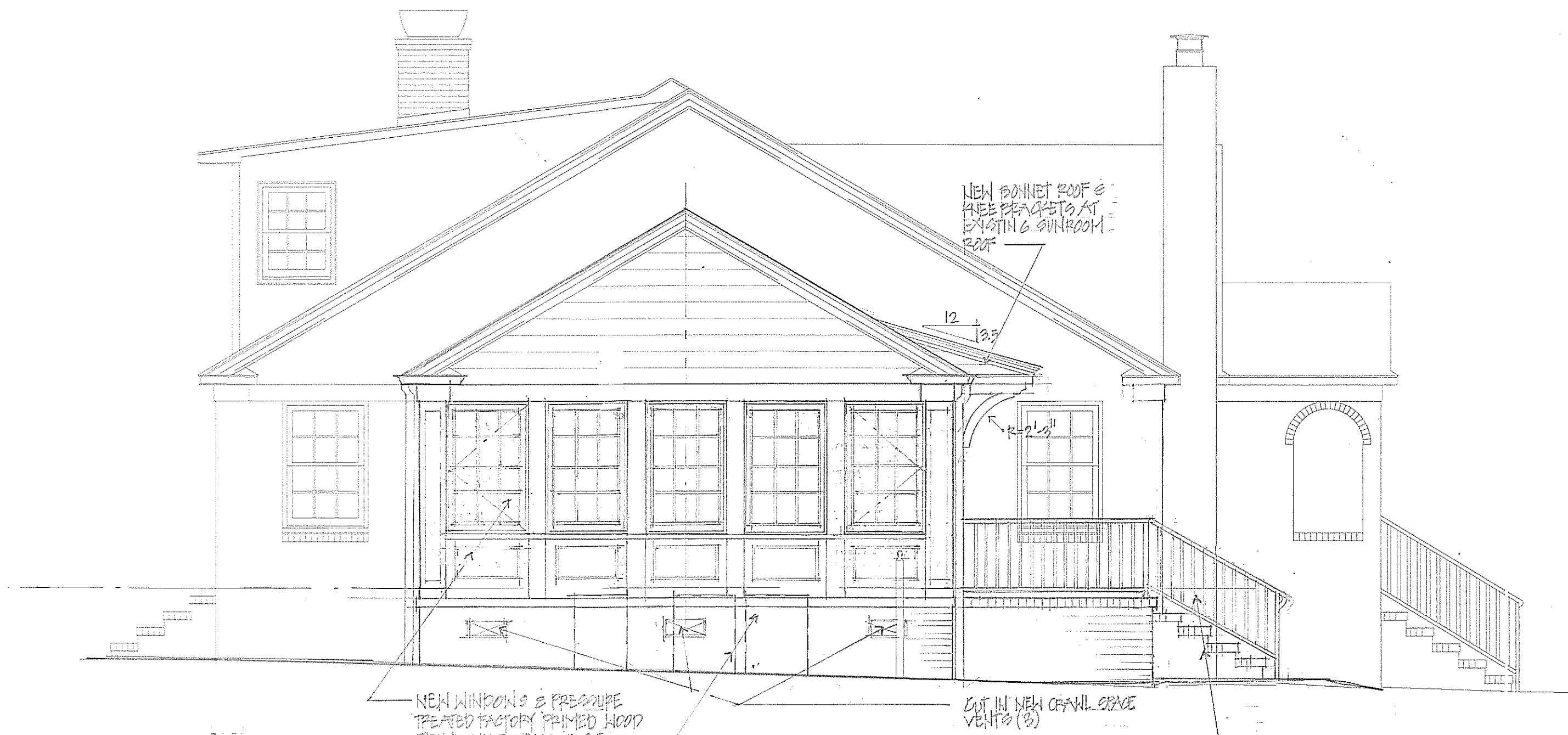
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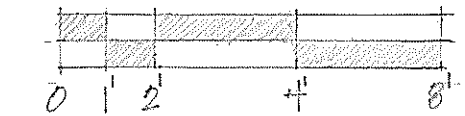


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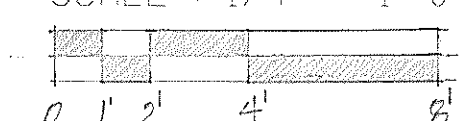
1: SIDE ELEVATION

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



2: FRONT ELEVATION

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



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Charlotte, NC



1 SIDE ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 6'



2 REAR ELEVATION
SCALE : 1/4" = 1'-0"
0 1' 2' 4' 6'

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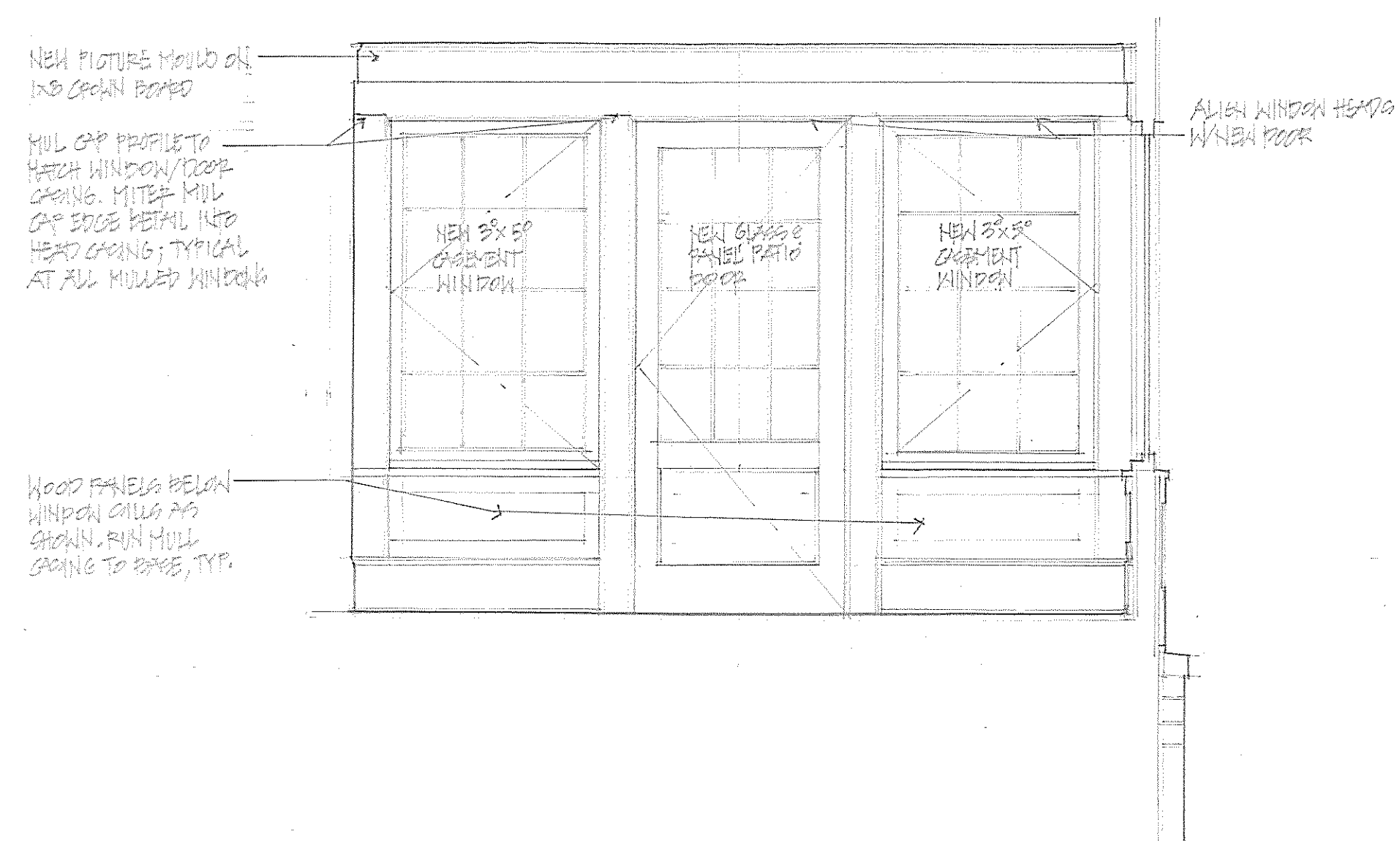
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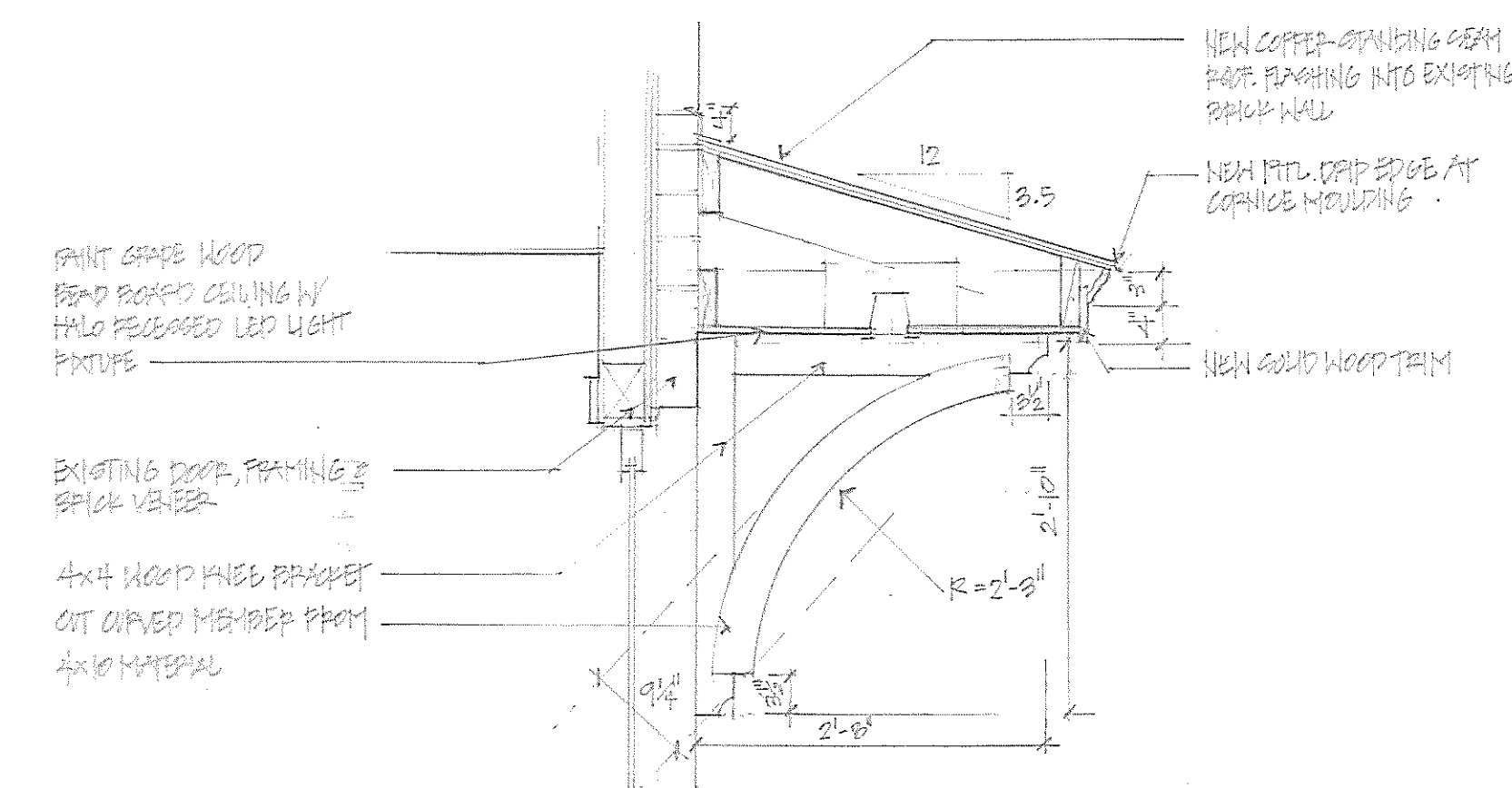
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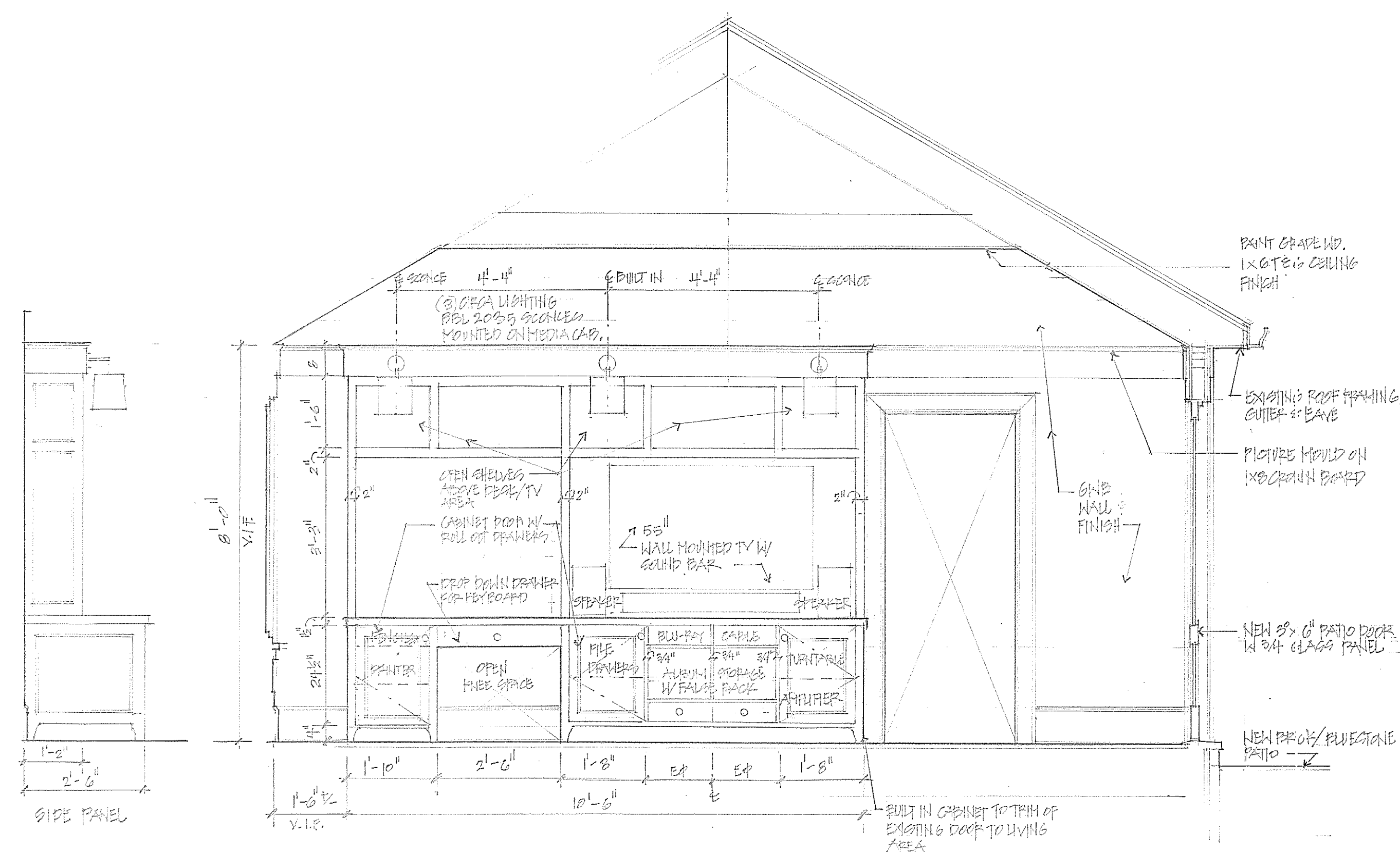
Dragon Riders



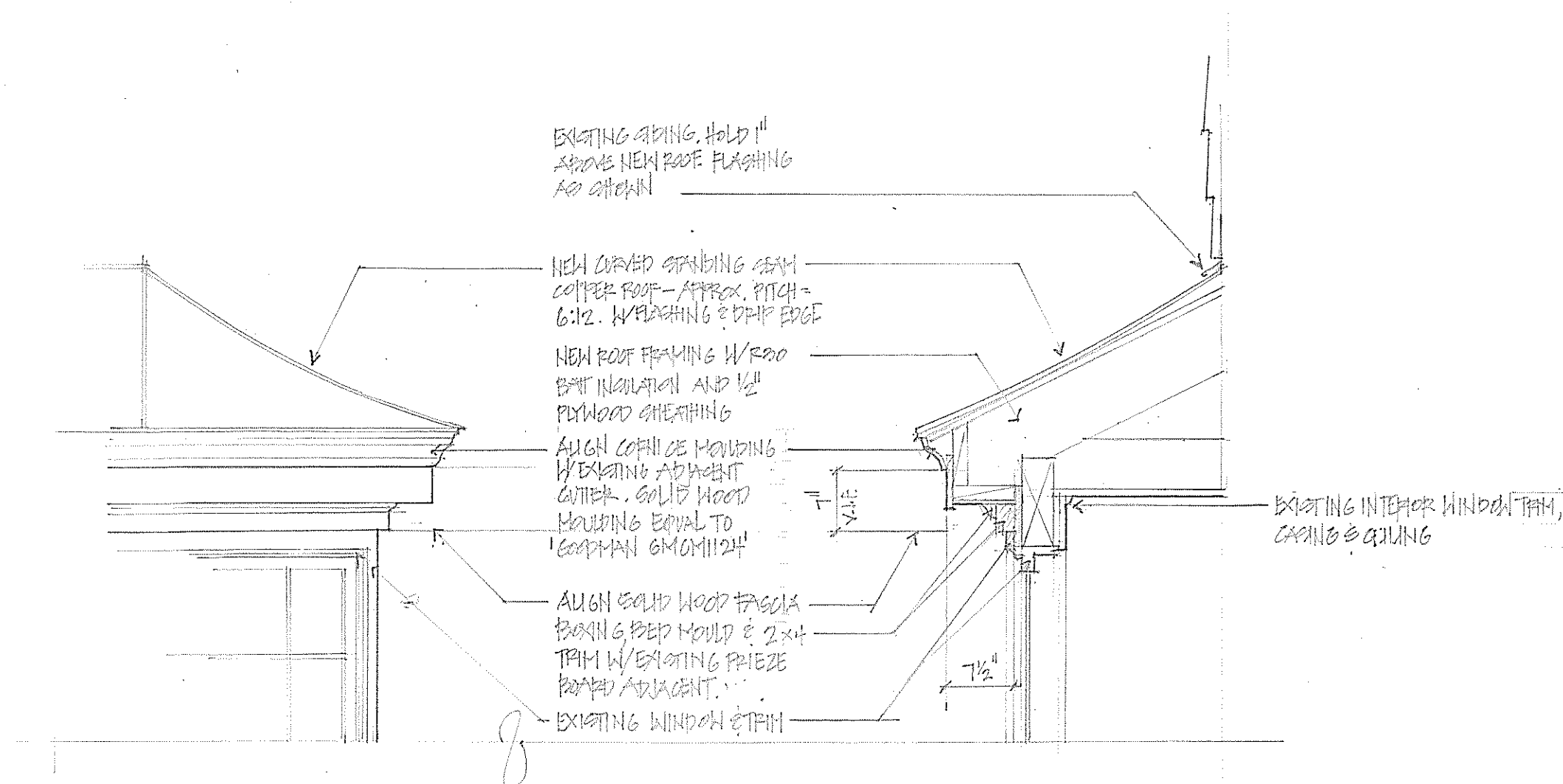
3 INTERIOR ELEVATION @ SUNROOM DOOR
SCALE: $\frac{1}{2}'' = 1'-0''$



② DETAIL @ SIDE ENTRY DOOR ROOF



4 INTERIOR ELEVATION @ MEDIA CABINET
SCALE: 1/4" = 1'-0"



DETAIL @ BAY WINDOW
SCALE: 3/4" = 1'-0"