LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1335 Lafayette Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Josh Allison (Ken Doty, owner)

Details of Proposed Request
Existing Conditions
The existing structure is a two story Colonial Revival home constructed in 1930. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal
The proposal is a two story addition on the left side and new rear porch. The existing extension and chimney on the left side will not change. Project details include a side chimney, slate roof, wood lap siding and wood windows. The rear porch includes round columns, wood trim and a standing seam metal roof.

Policy & Design Guidelines – 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:
   - Size: the relationship of the project to its site
   - Scale: the relationship of the building to those around it
   - Massing: the relationship of the building’s various parts to each other
   - Fenestration: the placement, style and materials of windows and doors
   - Rhythm: the relationship of fenestration, recesses and projections
   - Setback: in relation to setback of immediate surroundings
   - Materials: proper historic materials or approved substitutes
   - 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.

Staff Analysis - The Commission will determine if the proposal meets the applicable guidelines for additions.
Doty Residence
Charlotte, NC

Project Status
HDC Submission
11.24.15

Project Data
Owner:
Ken and Meredith Doty
Site Address:
1335 Lafayette Ave
Charlotte, NC 28203

Drawings
EX-1  Existing Streetscape
EX-2  Existing Photos
EX-3  Existing Photos
EX-4  Existing Floor Plans
EX-5  Existing Elevations
EX-6  Existing Elevations
A1.0  Site Plan
A1.1  Proposed First Floor Plan
A1.2  Proposed Second Floor Plan
A1.3  Proposed Roof Plan
A2.1  Proposed Elevations
A2.2  Proposed Elevations
A2.3  Perspectives
A2.4  Perspectives
Adjacent Structures (Opposite Side of Street)

729 Berkely
1332 Lafayette
1326 Lafayette
1320 Lafayette
1314 Lafayette

Adjacent Structures (Same Side of Street)

1316 Lafayette
1323 Lafayette
1329 Lafayette
1335 Lafayette (Proposed Site)
801 Berkeley

Doty Residence
Chapel Hill, NC

Date: 11.24.15

Project Status: HDC Submital

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02. Proposed Right Side Elevation

N.G. FASCIA AND OVERHANG TO MATCH EXIST.
STANDING SEAM METAL ROOF

12" ROUND BEECH COLUMN
STONE FLOOR

BRICK FOUNDATION

01. Proposed Rear Elevation

N. BRICK CHIMNEY
N. SLATE ROOF TO MATCH EXIST.

ROOF CASING MOLDING IN WOOD WITH 1/8" SIMULATED DIVIDED LITES BY JELD WEN, TYP.
ROOF LAY SIDING AND CORNER BOARDS TO MATCH EXIST.
STANDING SEAM METAL ROOF SYSTEM
PREFINISHED METAL GUTTER SYSTEM TO MATCH EXIST.
ROOF BEAM TRIM
ROOF AND GLASS DOORS BY JELD WEN WITH 1/8" SIMULATED DIVIDED LITES
12" ROUND DN. BEECH COLUMN
STONE FLOOR

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Doty Residence
Charlotte, NC

Date: 11.24.16
Project Status: HDC Submital