The application was continued for scale and massing of the addition to complement the existing structure.

**Details of Proposed Request**

*Existing Conditions*
The existing structure is a 1.5 story Bungalow constructed in 1929. Existing height is approximately 18’ measured from finished floor. It is listed as contributing structure in the Dilworth National Register of Historic Places.

*Proposal*
The project is a second floor addition that includes new gabled roof from front to rear, enlarged side gables and dormers on the side and rear elevations. New building height is approximately 21’-8” measured from finished floor. New siding material is wood lap, other trim details and windows will match existing.

*Updated Proposal-May 11, 2016*
The revised drawings include the following changes:
1. The height of the cross gable has been lowered below the ridge of the new primary gable.
2. The window pattern on the first and second floor on the right elevation.
3. The paired window on the left elevation gable is a single unit.

**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.
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 HDC will determine if the revisions meet the guidelines for scale, massing, rhythm and fenestration.
Based on the need for additional information, this application was continued from April. The revised drawings will show:

1. Scale and massing. Reduce the mass and height of the roof on the side elevations to complement the existing structure.
PHYSICAL SURVEY

LOT 8, BLOCK 37 of DILWORTH

PROPERTY OF GEOFFREY M. CURME and SARAH C. CURME

SCALE: 1"=30' CHARLOTTE, MECKLENBURG CO., NC
AS RECORDED IN: MB 3, PG 10 and MB 3, PG 438

DATE: 3/10/2016

FILE # 02082_Curmes

823 LEXINGTON AVE.

EOC >=1:10,000
APRIL 2016

PHYSICAL SURVEY
LOT 8, BLOCK 37 of DILWORTH

PROPERTY OF GEOFFREY M. CURME and SARAH C. CURME

SCALE: 1"=30'

DATE: 3/10/2016

AS RECORDED IN: MB 3, PG 10 and MB 3, PG 438

FILE #: 02082_Curme

823 LEXINGTON AVE.

E0C > = 1:10,000
NOTES:
1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-8
4. EP = DISTINGUISH IRON PIN
UP = UTILITY POLE
      = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300, DATED 9/2/15.
6. THE HOUSE WAS BUILT IN 1938 AND IS CONSIDERED A LEGAL, NON-COLLUSIVE STRUCTURE.

PHYSICAL SURVEY

LOT 8, BLOCK 37 of DILWORTH

PROPERTY OF GEOFFREY M. CURME and SARAH C. CURME

SCALE: 1"=30' CHARLOTTE, MECKLENBURG CO, NC
AS RECORDED IN: MB 3, PG 10 and MB 3, PG 438

DATE: 3/10/2016

FILE # 02082_Curme

823 LEXINGTON AVE.

EOC =>1:10,000
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet U.S. 47-30 recording requirements.

This ______ day of ________, 2016.

Andrew D. Zoutevelle
Professional Land Surveyor
NC License No. L-3098

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General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.