

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 823 Lexington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: John Zucker

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 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.

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.

Staff Analysis

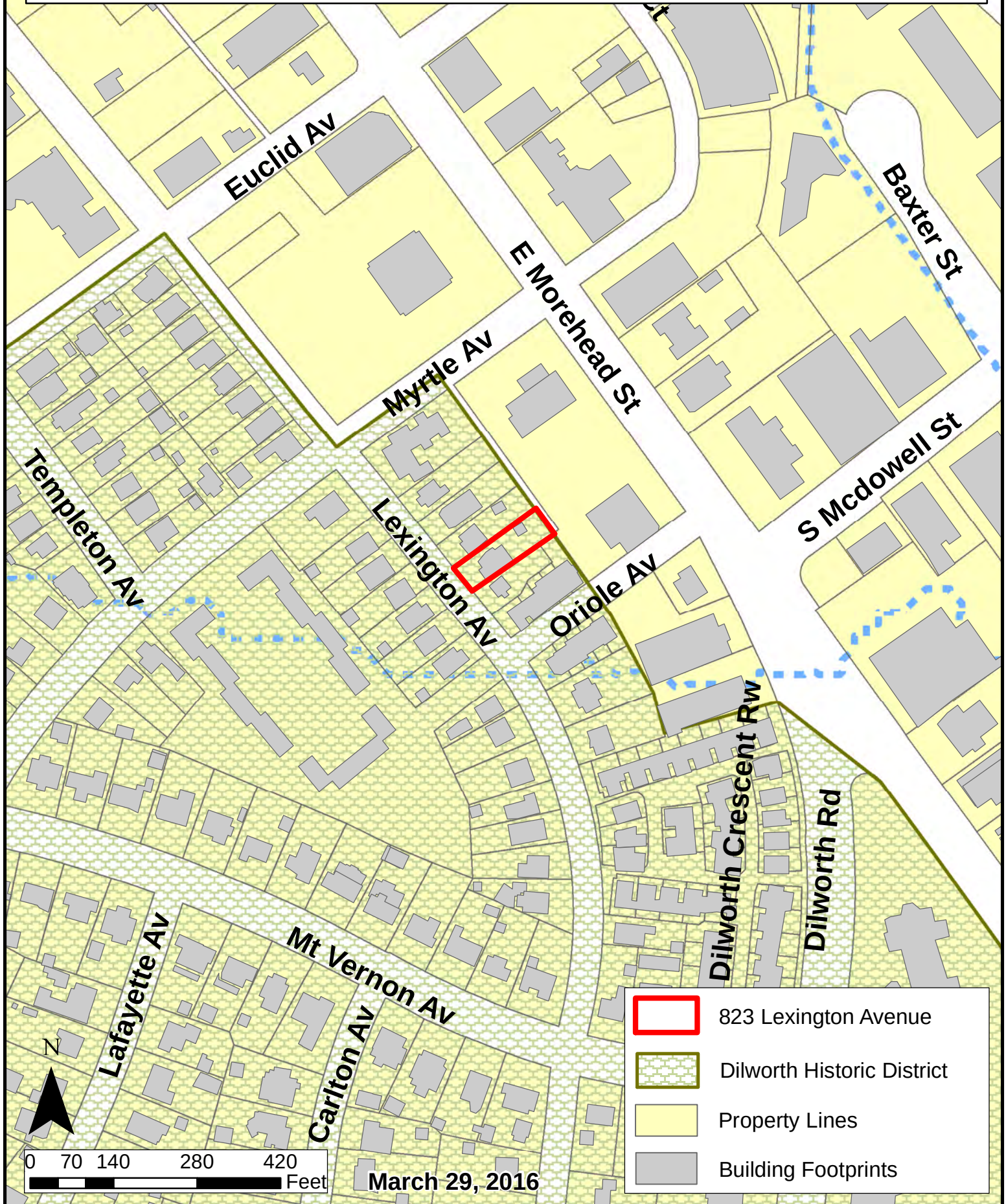
The HDC will determine if the revisions meet the guidelines for scale, massing, rhythm and fenestration.

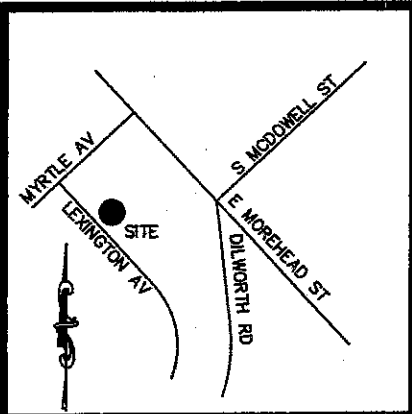
Based on the need for additional information, this application was continued from April. The revised drawings will show:

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

Charlotte Historic District Commission - Case 2016-062

HISTORIC DISTRICT: DILWORTH





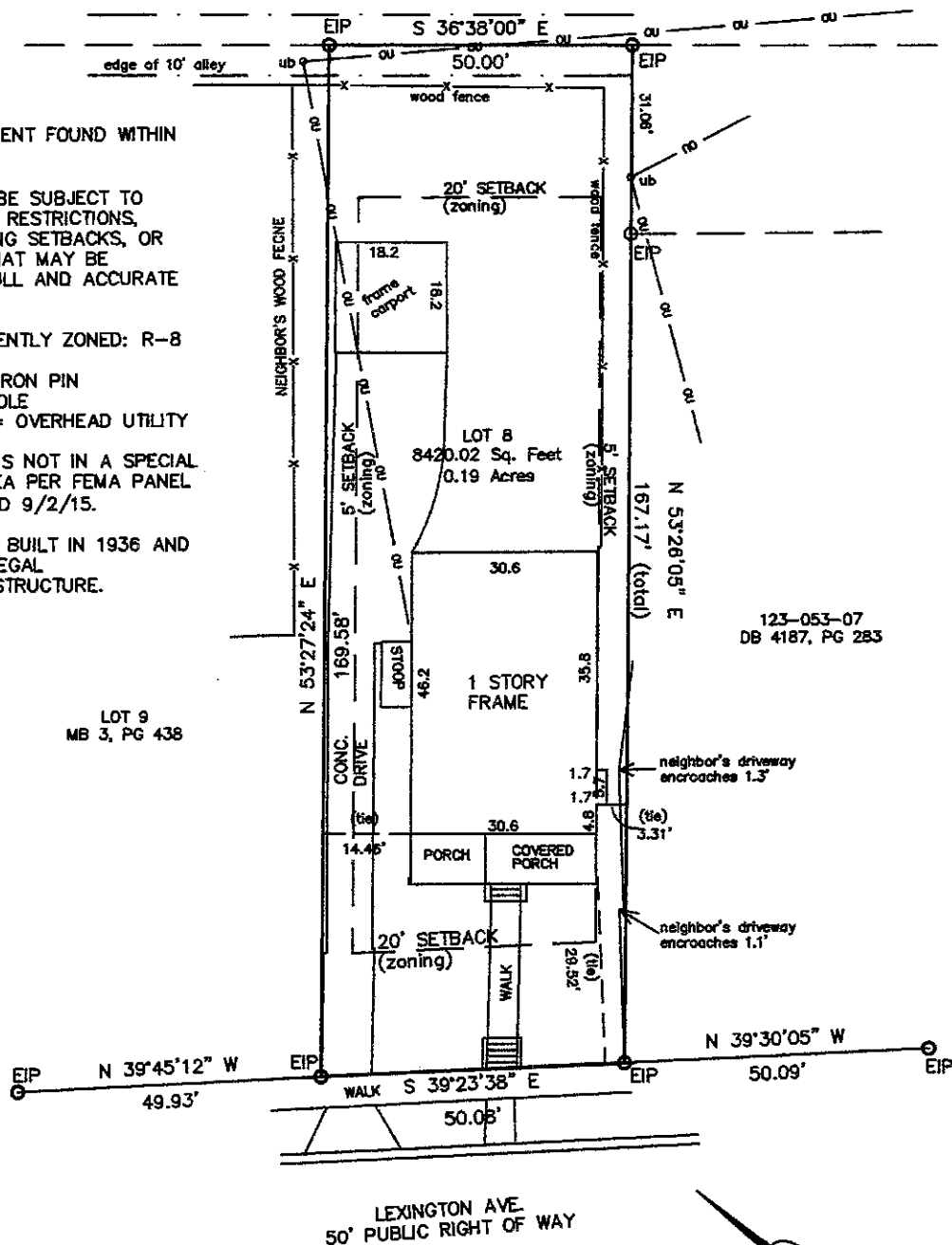
I certify that this survey was completed under my direct supervision (as recorded in DB 5208, PG 487); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:39413; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 10th day of March, 2016.

G. Kemp Miller
G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

LOCATION MAP
NOT TO SCALE

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. EIP = EXISTING IRON PIN
UP = UTILITY POLE
— ou — = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300L, DATED 9/2/15.
6. THE HOUSE WAS BUILT IN 1936 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.



PHYSICAL SURVEY OF
LOT 8, BLOCK 37 of DILWORTH

PROPERTY OF GEOFFREY M. CURME and SARAH C. CURME

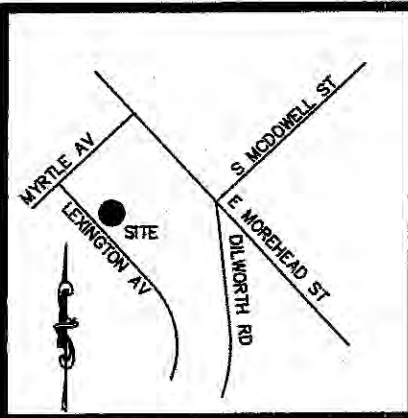
SCALE: 1"=30' CHARLOTTE, MECKLENBURG CO., NC
AS RECORDED IN: MB 3, PG 10 and MB 3, PG 438

DATE: 3/10/2016
PID# 123-053-06

FILE # 02082_Curme

823 LEXINGTON AVE.

EOC >=1:10,000



LOCATION MAP
NOT TO SCALE



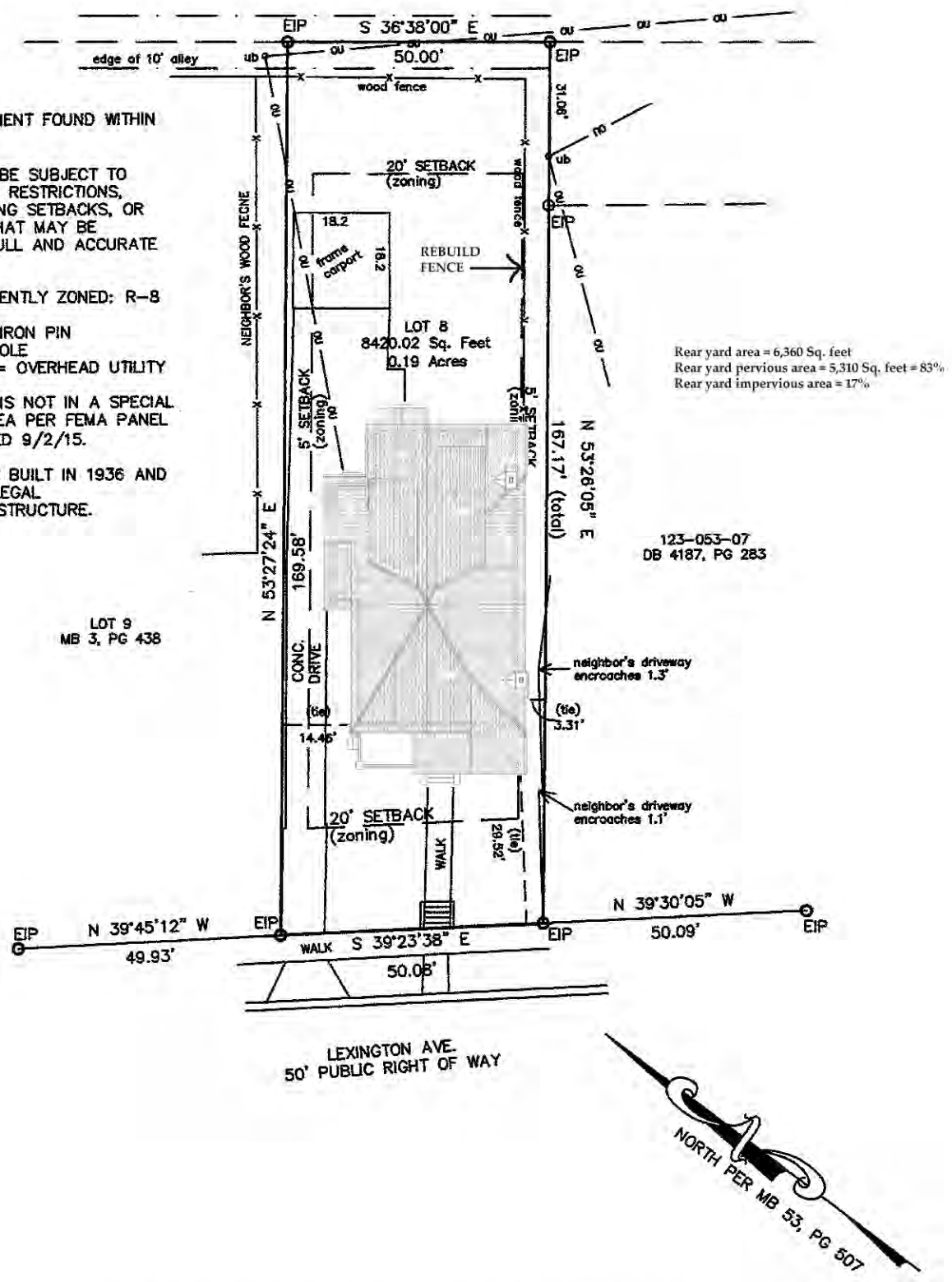
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APRIL 2016

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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

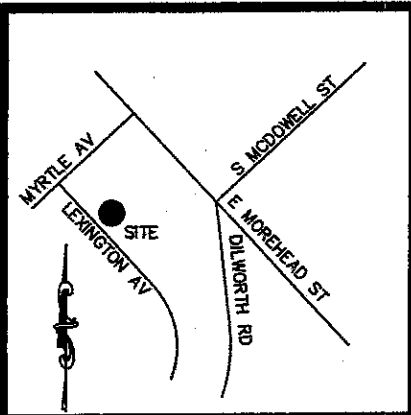
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823 LEXINGTON AVE.

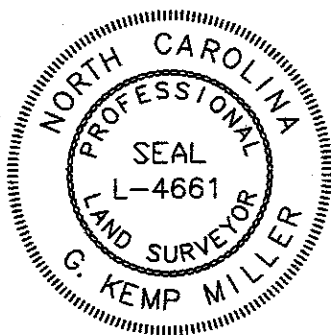
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PID# 123-053-06

EOC >=1:10,000



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NOT TO SCALE



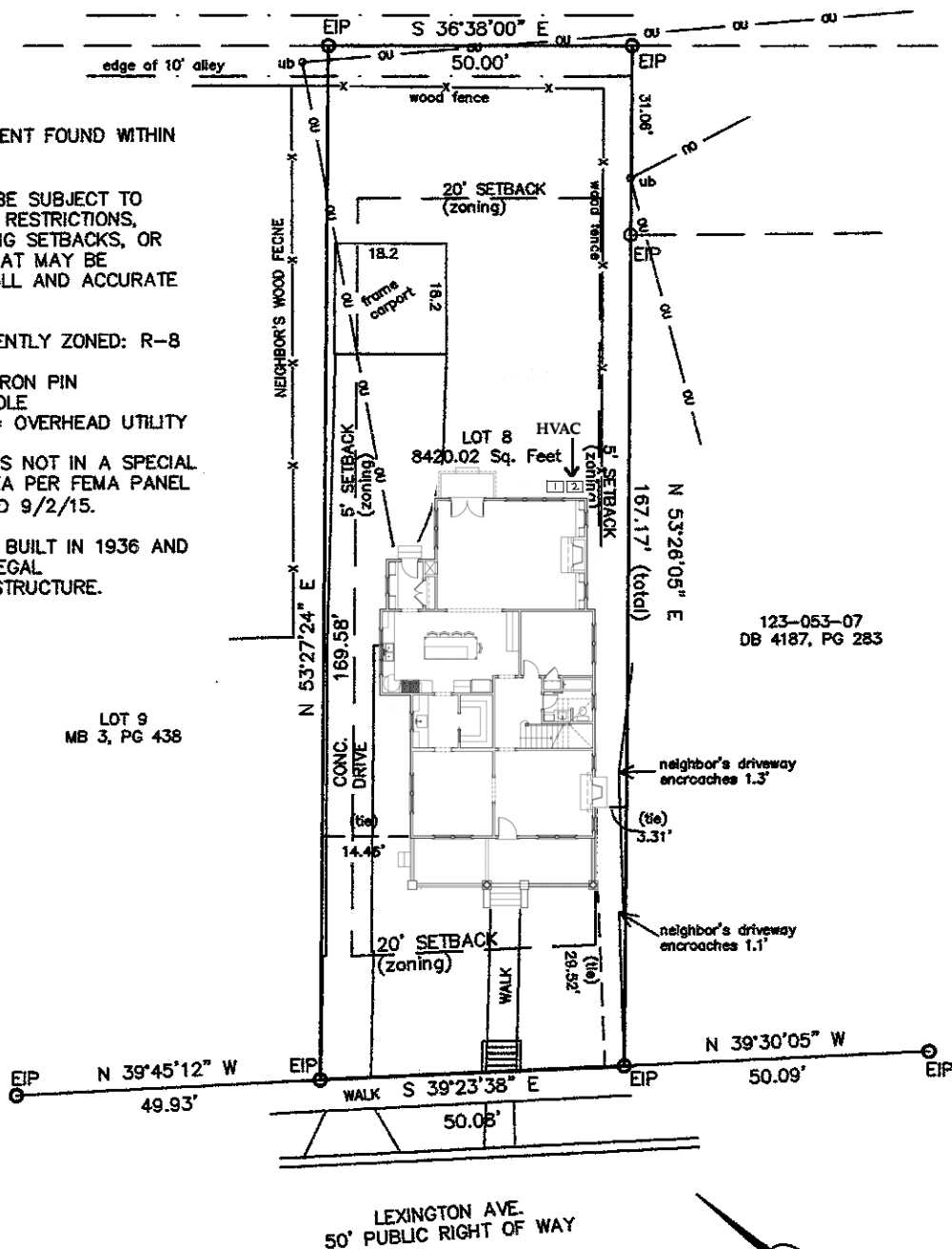
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823 LEXINGTON AVE.

EOC >=1:10,000

823 Lexington Ave

MAY 2016



Front



Back



Side



garage



Streetscape

823 Lexington Ave



Streetscape (across the street)



3 RIGHT SIDE ELEVATION (EXISTING)
AB3 SCALE : 1/4" = 1'-0"



1 FRONT ELEVATION (EXISTING)
AB2 SCALE : 1/4" = 1'-0"

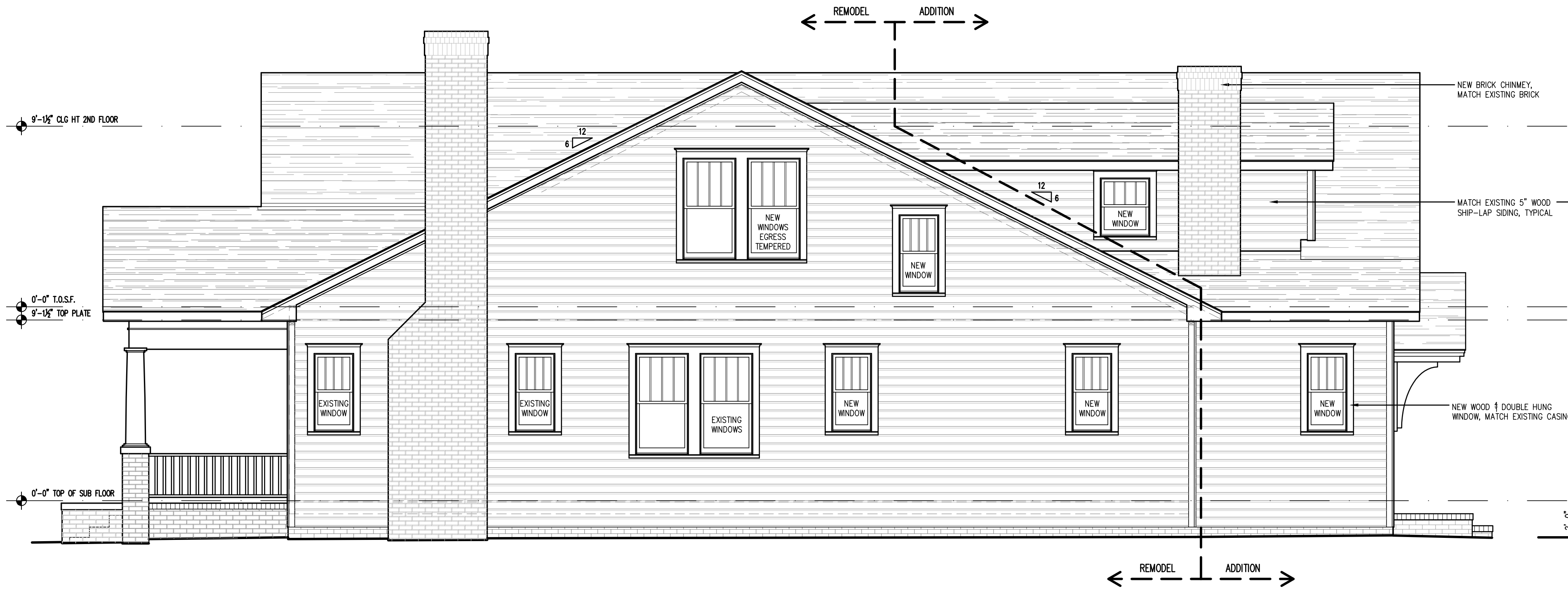


3 REAR ELEVATION (EXISTING)
AB2 SCALE : 1/4" = 1'-0"



4 LEFT SIDE ELEVATION (EXISTING)
AB2 SCALE : 1/4" = 1'-0"

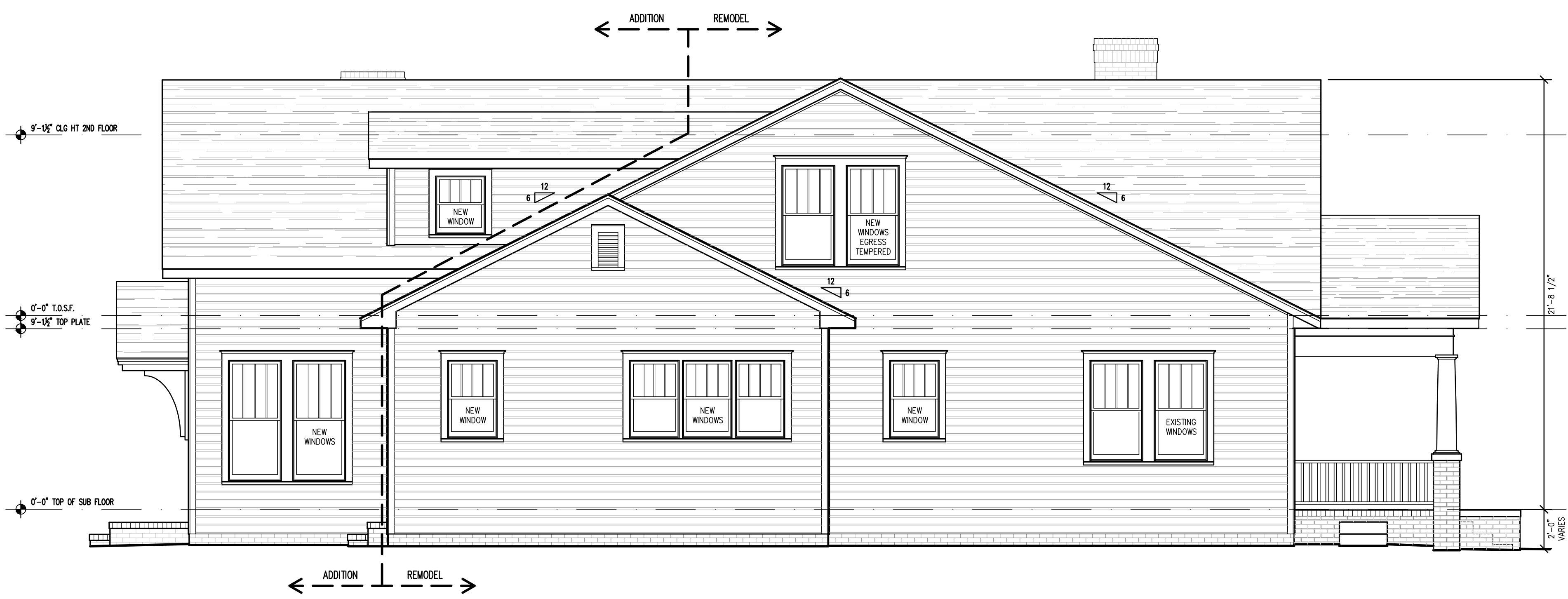
APRIL 2016



2 RIGHT SIDE ELEVATION
A2
SCALE : 1/4" = 1'-0"



1 FRONT ELEVATION
A2
SCALE : 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
A2
SCALE : 1/4" = 1'-0"



4 REAR ELEVATION
A2
SCALE : 1/4" = 1'-0"

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AN ADDITION AND RENOVATION FOR
SARAH CURME
823 LEXINGTON AVE.
CHARLOTTE, NC 28203

JZ Studio, Inc.

ELEVATIONS

DATE: 04-04-16
SHEET NO.

A2

MAY 2016



2 RIGHT SIDE ELEVATION
A2 SCALE : 1/4" = 1'-0"



1 FRONT ELEVATION
A2 SCALE : 1/4" = 1'-0"



3 LEFT SIDE ELEVATION
A2 SCALE : 1/4" = 1'-0"



4 REAR ELEVATION
A2 SCALE : 1/4" = 1'-0"

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AN ADDITION AND RENOVATION FOR

SARAH CURME

823 LEXINGTON AVE. CHARLOTTE, NC 28203

JZ Studio, Inc.

ELEVATIONS

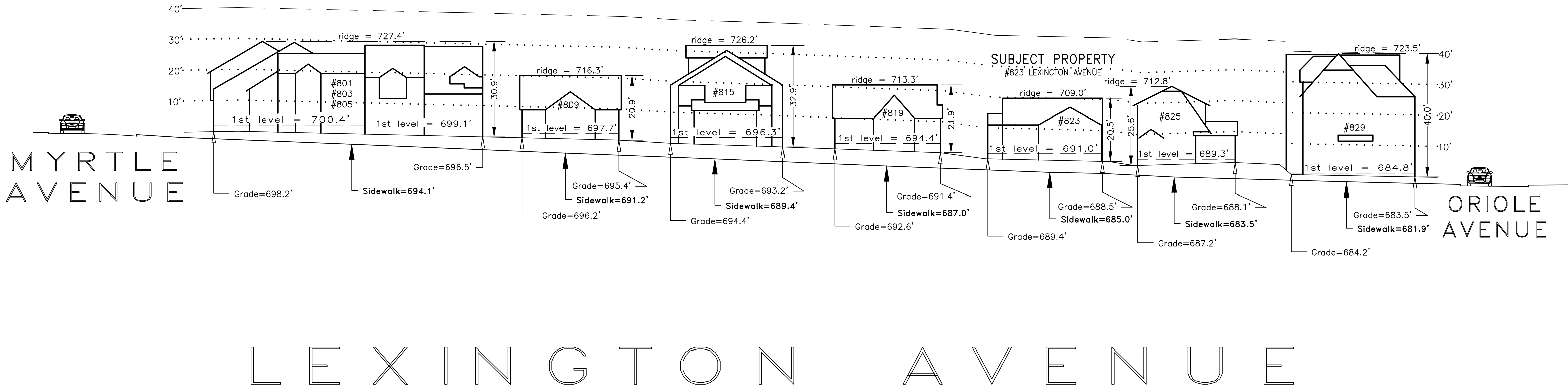
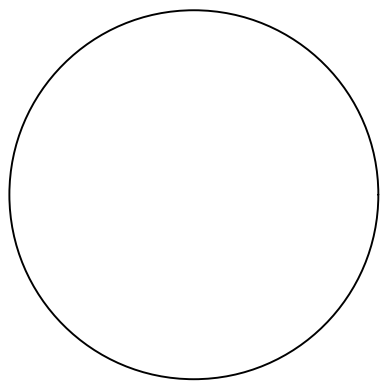
DATE: 05-02-16
SHEET NO.

A2

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2016.

NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED April 6, 2016
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

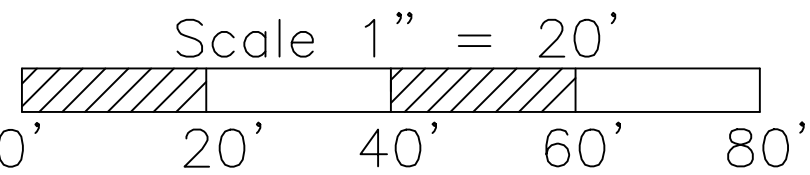


A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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 hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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.

Copyright 2016
Building Heights Sketch of
800 BLOCK of LEXINGTON AVENUE
ODD SIDE-FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 04, 2016

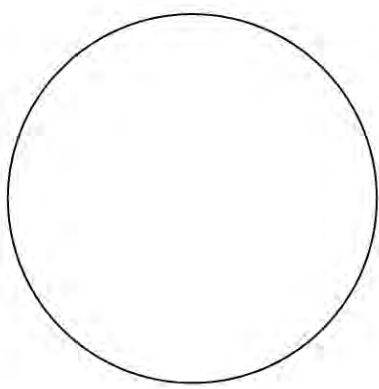


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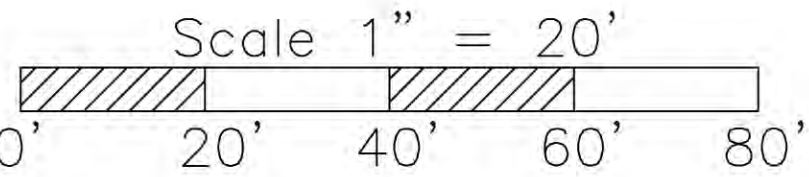


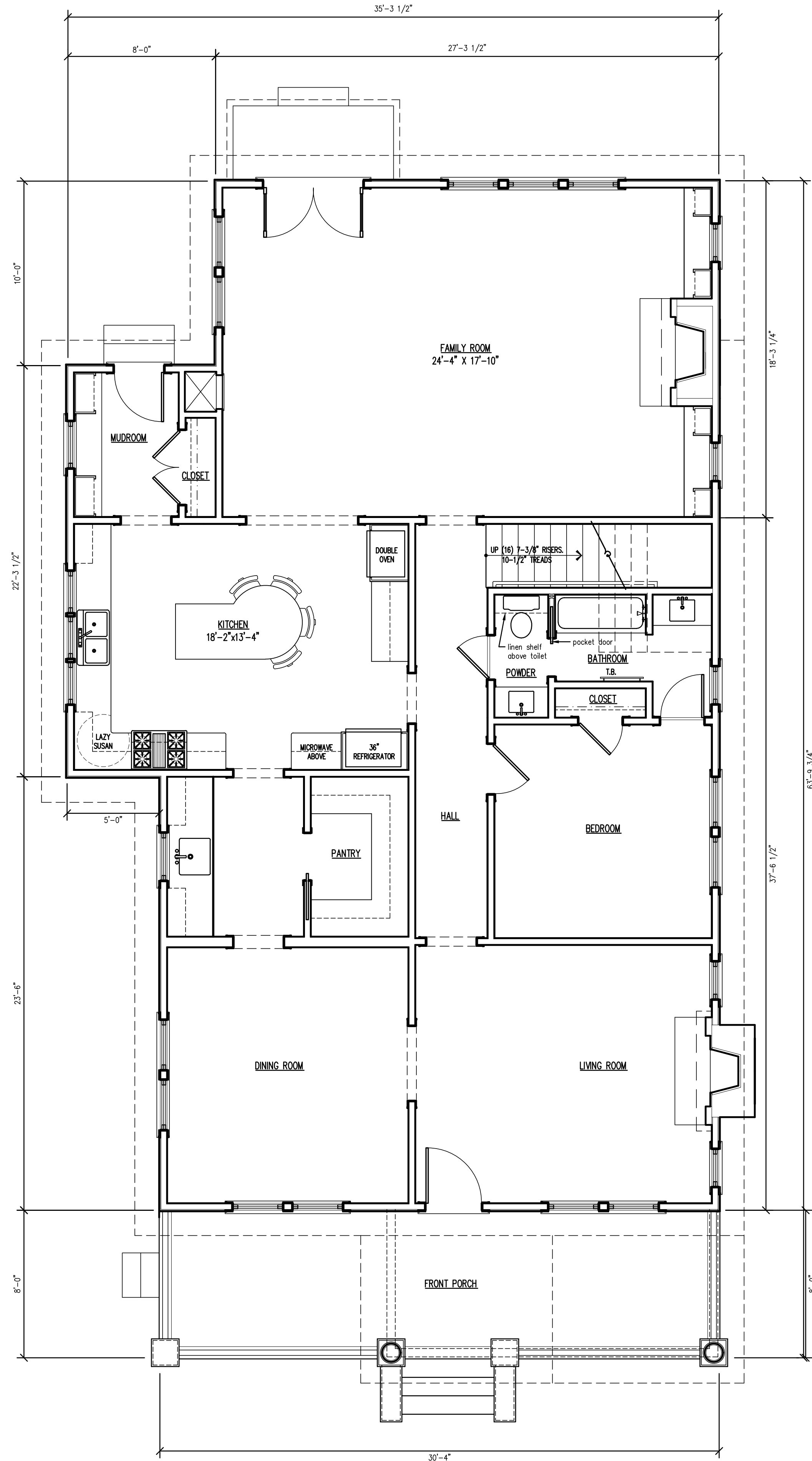
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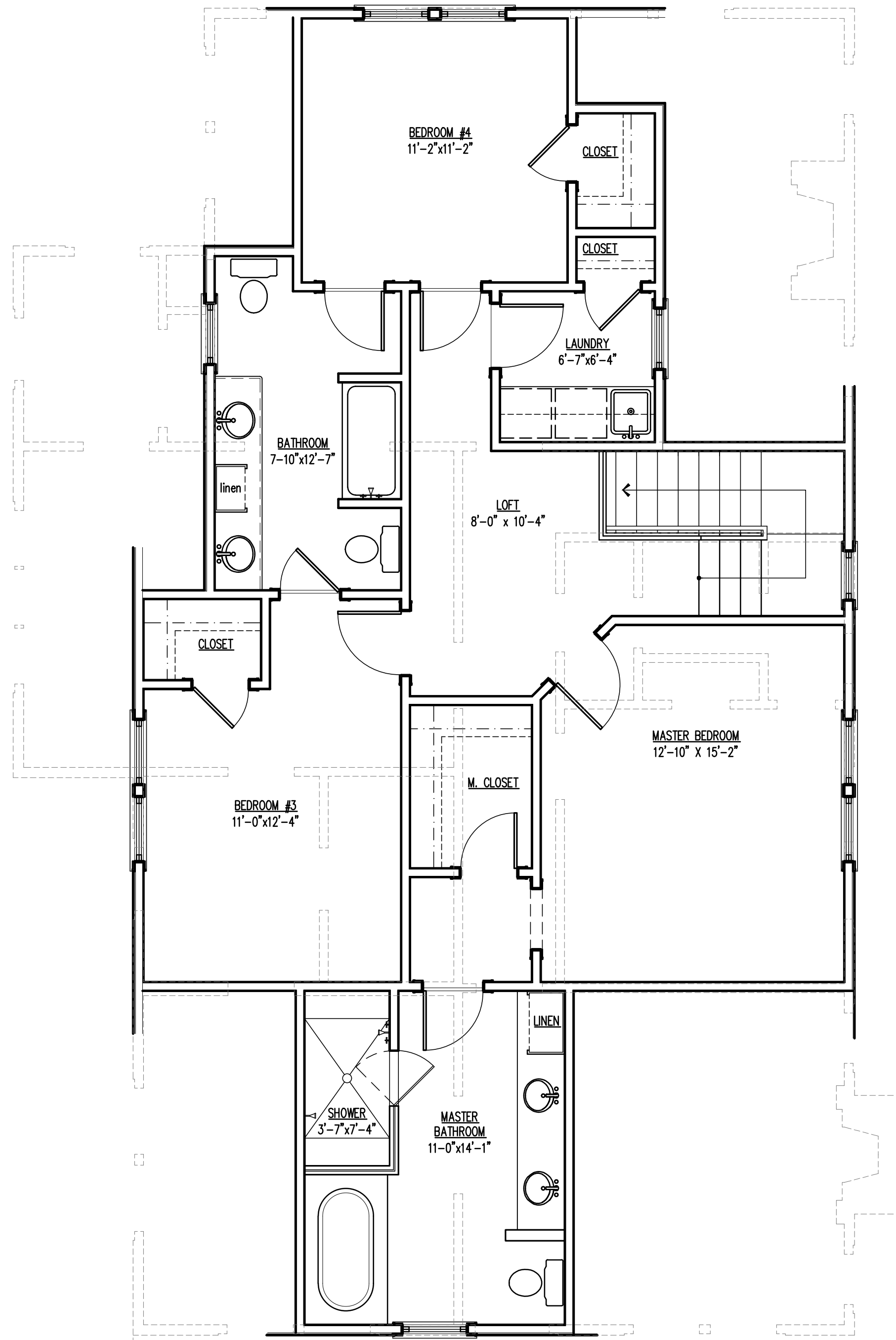
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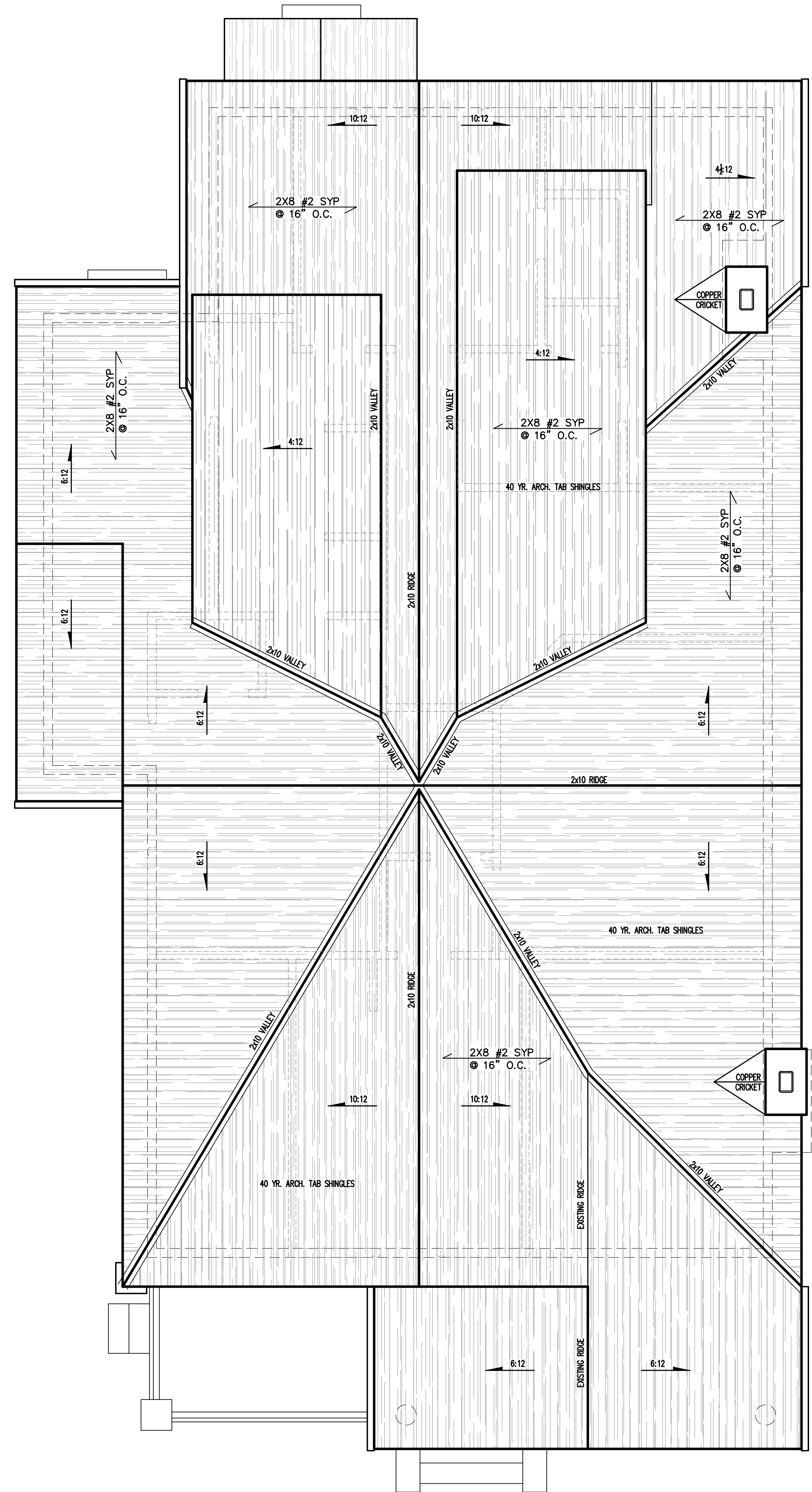


1 FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0" 1,794 sq. ft heated

APRIL 2016

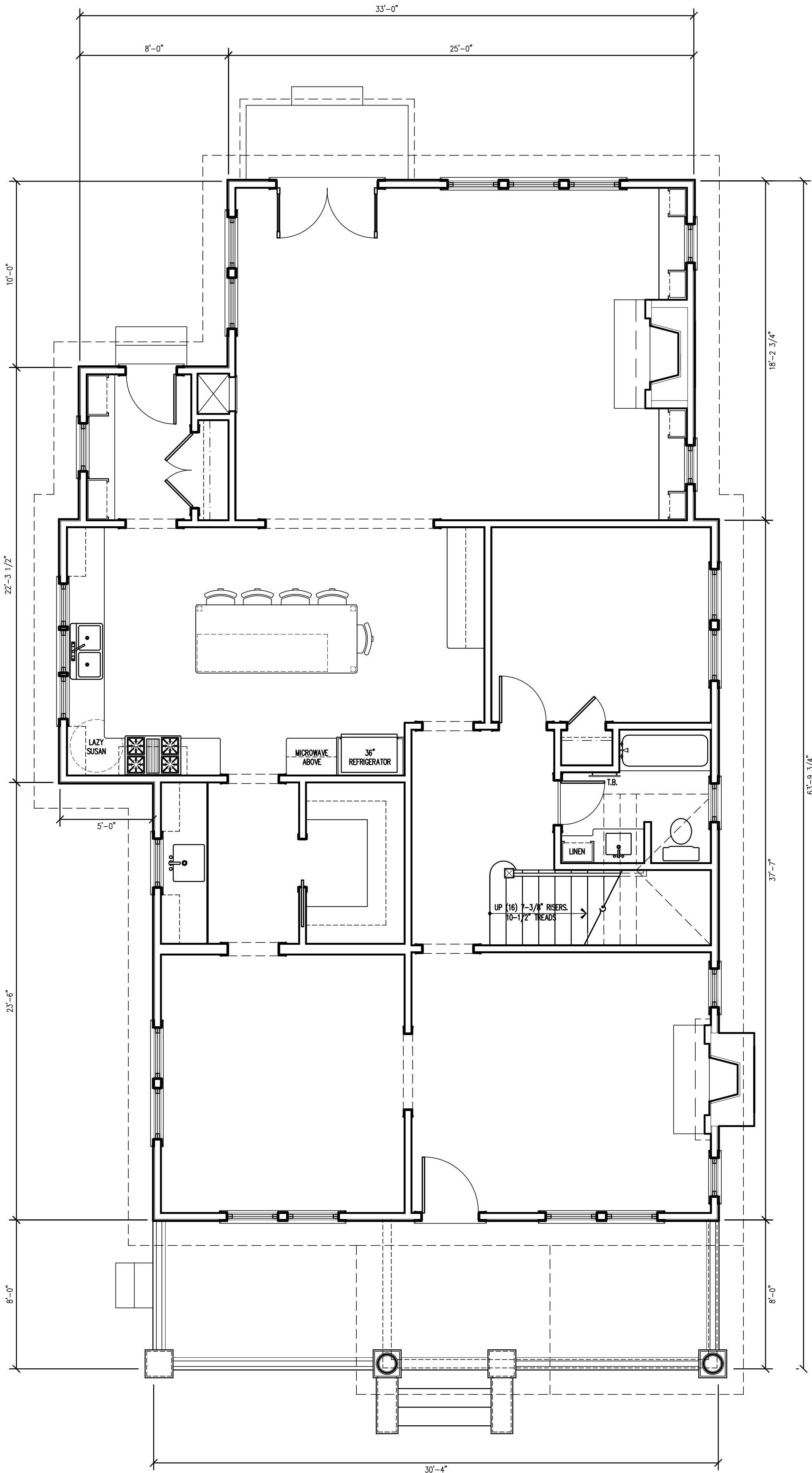


2 SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0" 1,190 sq. ft heated

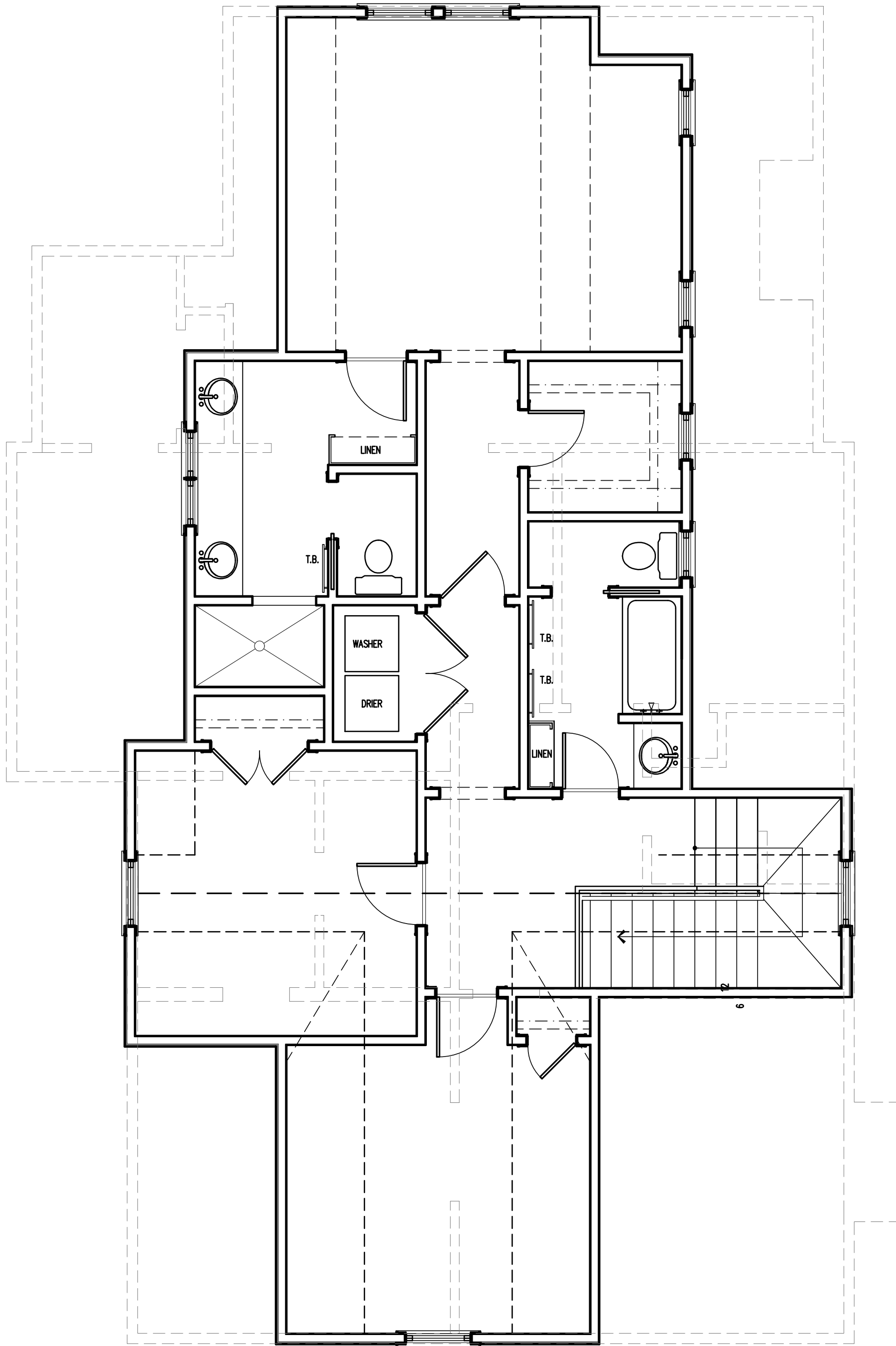


3 ROOF PLAN
SCALE : 1/4" = 1'-0"

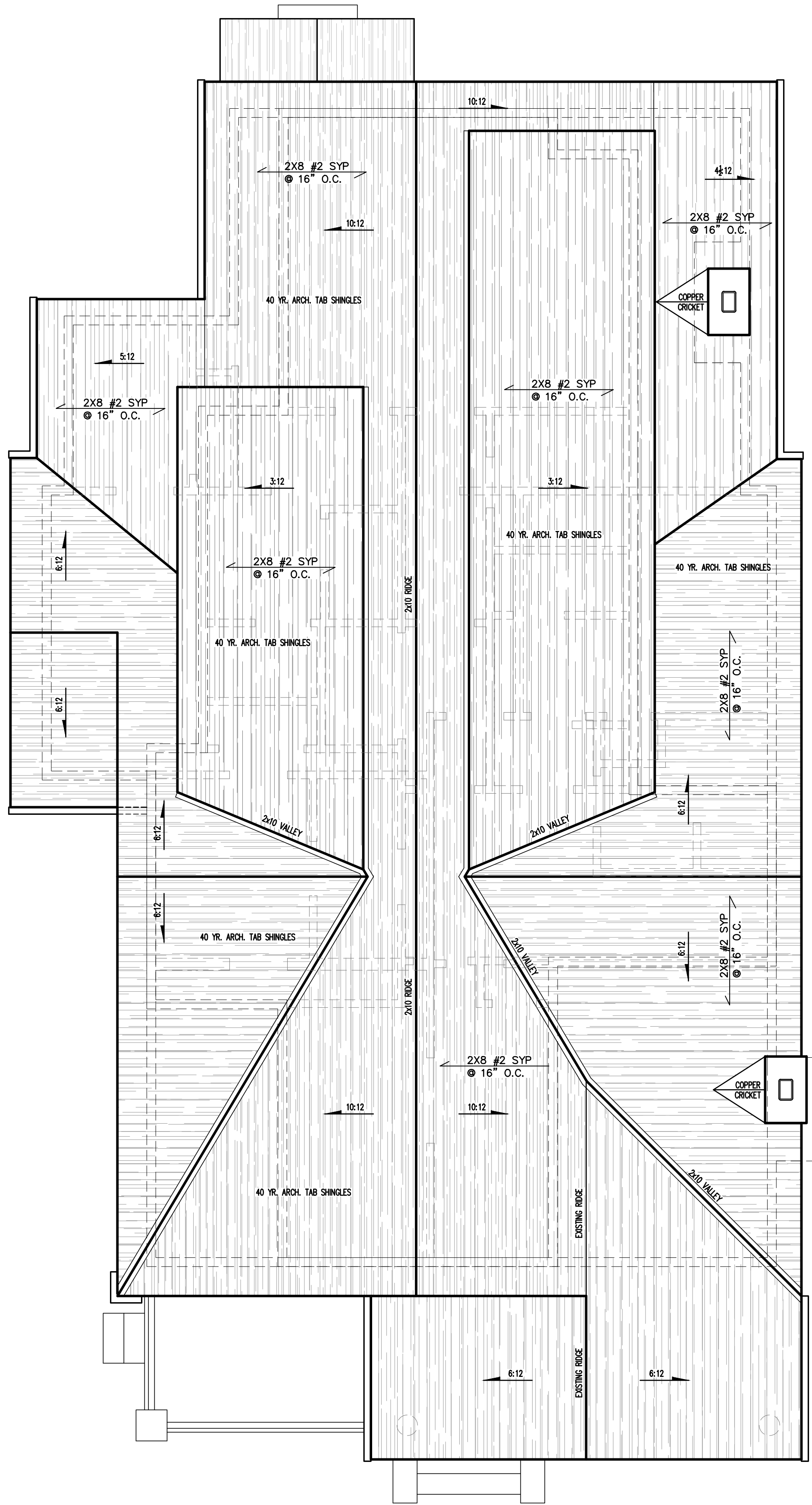
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1 FIRST FLOOR PLAN
A1 SCALE : 1/4" = 1'-0" 1,750 sq. ft heated



2 SECOND FLOOR PLAN
A1 SCALE : 1/4" = 1'-0" 1,110 sq. ft heated



3 ROOF PLAN
A1 SCALE : 1/4" = 1'-0"

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MAY 2016

FLOOR PLANS

DATE: 05-02-16
SHEET NO.

A1

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823 LEXINGTON AVE.
CHARLOTTE, NC 28203