
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1922 Lennox Avenue

SUMMARY OF REQUEST: Addition, fenestration changes, accessory building

APPLICANT: Allen Brooks

The application was continued for size, scale, massing, fenestration and rhythm to reflect a ½ story addition that compliments the house.

Details of Proposed Request

Existing Conditions

The existing structure is one story Colonial style duplex constructed in 1925. The home is a contributing structure in the Dilworth Local Historic District. Adjacent structures are 1, 1.5 and 2 story single family homes. A large mature tree is located in the rear yard near the house.

Proposal –Addition

The proposed project is a second floor addition with an expansion on the rear and a new detached accessory building. The proposed height is approximately 5'-4" taller. Windows and doors on the rear and side elevations will be replaced. The front porch will also be replaced. The addition includes new front and rear dormers and cross gables roof on the side elevations. New materials, roof details and trim will match existing. The one story accessory building retains architectural details of the house.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Redesign of the front gable/shed dormer to a pair of shed dormers
2. Continuous eaves along the front façade
3. Continuous shed dormer on the rear elevation
4. Alignment of new ridge peak with existing on the right side elevation

Policy & Design Guidelines for 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.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

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.

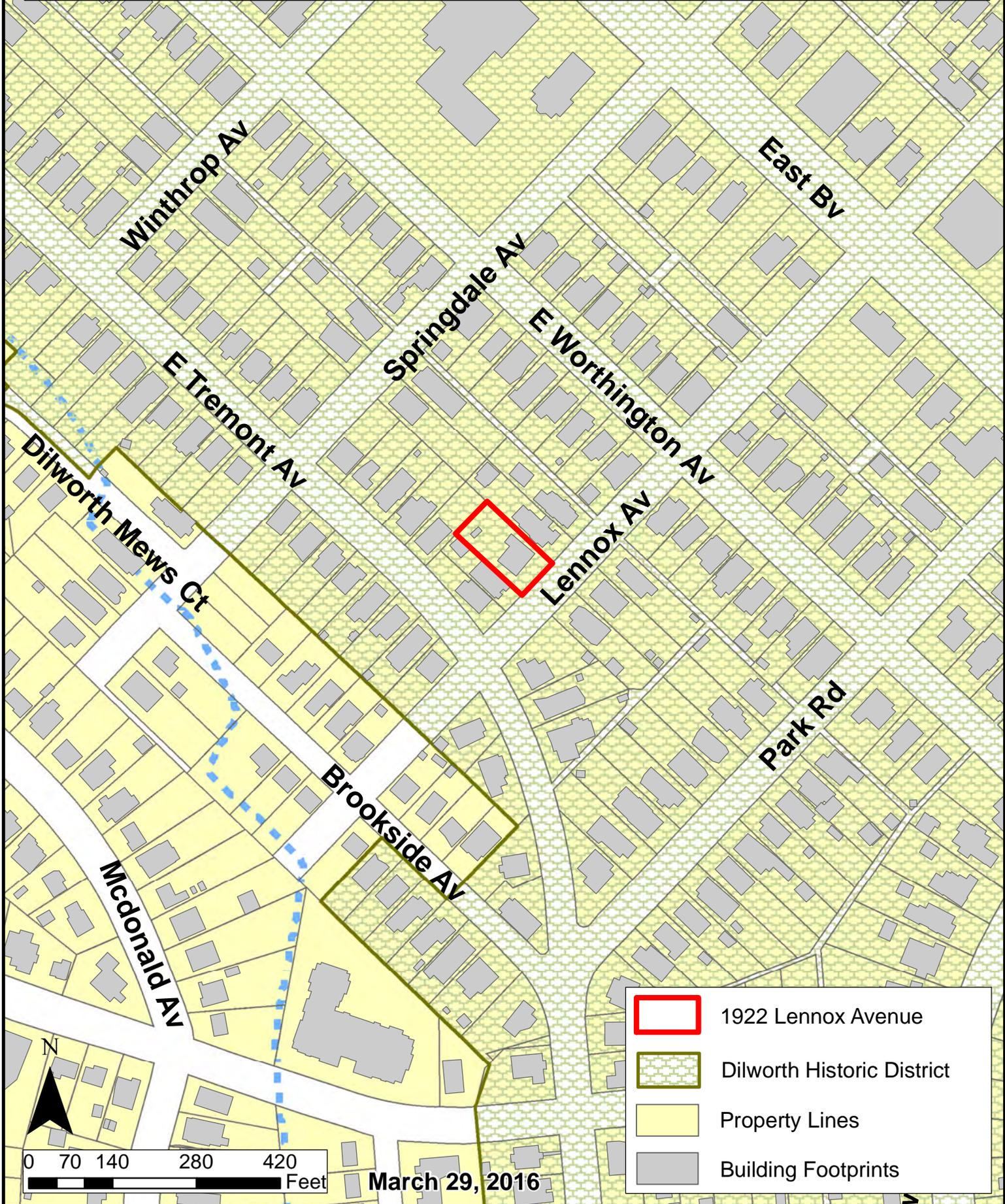
Staff Analysis: The Commission will determine if the proposed improvements meet the applicable design guidelines for size, scale, massing, fenestration and rhythm.

Based on the need for additional information, this application was continued for further design study.

The revised drawings will show:

1. Size, Scale and Massing, reduce the addition to reflect a more modest 1 ½ story addition
2. Fenestration and rhythm simplified

Charlotte Historic District Commission - Case 2016-066
HISTORIC DISTRICT: DILWORTH



-  1922 Lennox Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

March 29, 2016

INDEX OF DRAWINGS

MAY 2016



EXISTING HOUSE



VICINITY MAP

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- A-2 Street Height Survey
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- A-6 Existing First Floor Plan
- A-7 Existing Roof Plan
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- A-10 Proposed Foundation Plan
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- A-17 Sections and Details
- A-18 Proposed Accessory Structure Plans
- A-19 Proposed Accessory Structure Elevations



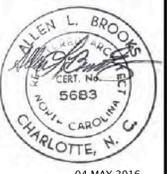
SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,854 S.F.	
	+	+
Proposed First Floor:	37 S.F.	538 S.F.
Proposed Second Floor:	1145 S.F.	0 S.F.
Total:	3,036 S.F.	538 S.F.
<hr/>		
Total Under Roof:	3,574 S.F.	
<hr/>		
	+	+
Accessory Structure:	616 S.F.	28 S.F.
Accessory Structure: (Loft)	290 S.F.	
<hr/>		
Total Under Roof:	4,508 S.F.	

NOTE:
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Designed Exclusively for the:
HERRERA RESIDENCE
 1922 Lennox, Charlotte - NC, 28203

PROJ. NO. - 15064
ISSUED - 04 MAY 2016
REVISIONS -

COVER SHEET

A-0

OF: TWENTY



LEFT SIDE AS VIEWED FROM FRONT



LEFT SIDE AS VIEWED FROM REAR



LARGE HEALTHY SPECIMEN CANOPY
OAK TREE NEAR HOUSE



REAR OF MAIN PORTION OF
THE HOUSE



STRANGE OCCURRENCE OF DOUBLE PORCH ROOFS



MAIN PORCH OF ORIGINAL FRONT



FRONT AS SEEN FROM STREET



RIGHT FRONT OF THE HOUSE SHOWING INFILL OF
LATER ADDITION



RIGHT SIDE OF INFILL ADDITION



RIGHT GABLE OF MAIN PORTION OF THE HOUSE



RIGHT REAR WING ADDITION



REAR OF RIGHT WING ADDITION

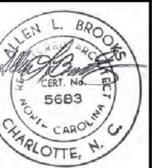


LEFT SIDE OF REAR WING ADDITION



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SUBJECT HOUSE IMAGES

A-4

OF: TWENTY



1918 - LENNOX AVENUE



1920, 1922 - LENNOX AVENUE
(SUBJECT PROPERTY)



1914 - LENNOX AVENUE



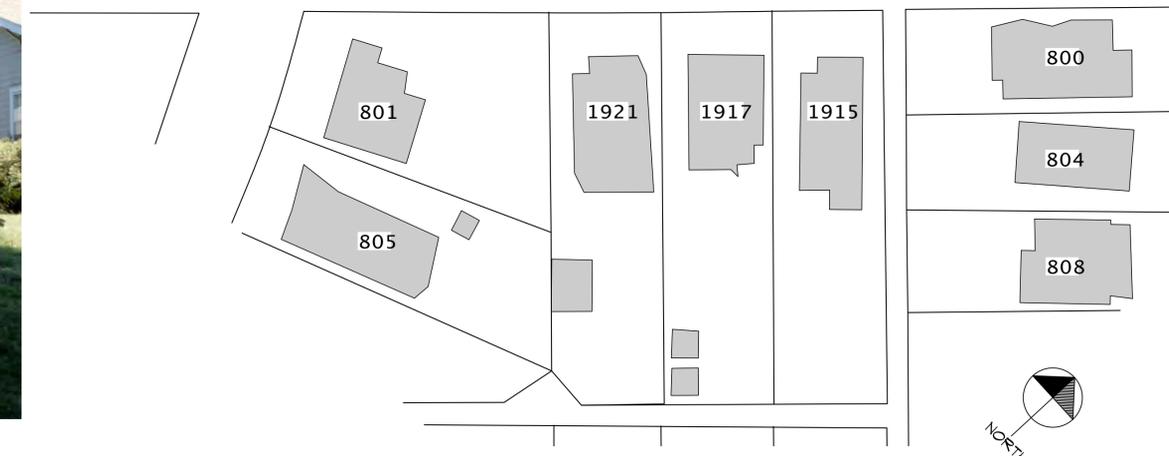
1926, 1928 - LENNOX AVENUE



1917 - LENNOX AVENUE



1930, 1932 - LENNOX AVENUE



1921 - LENNOX AVENUE



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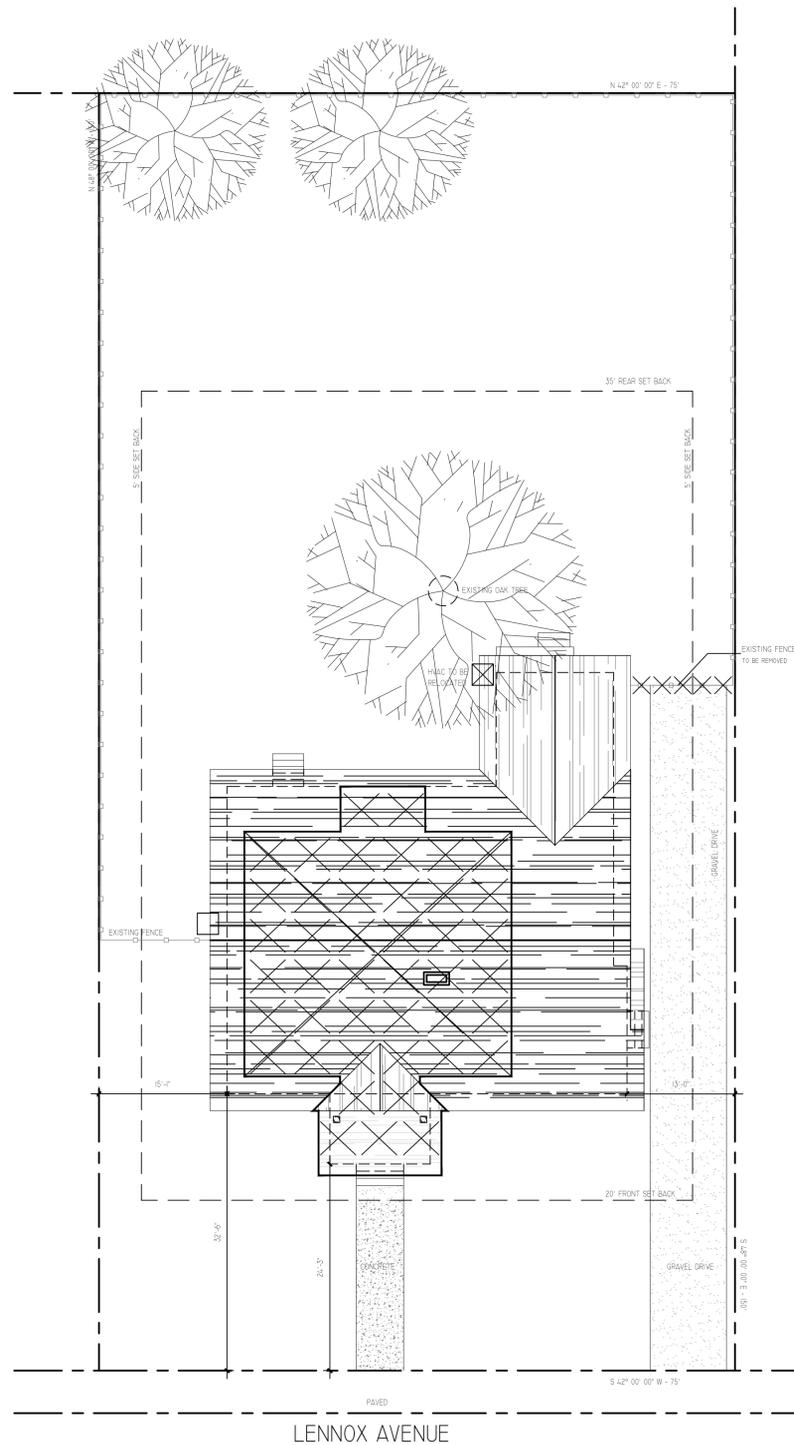
STREETSCAPE IMAGES

A-3
OF: TWENTY

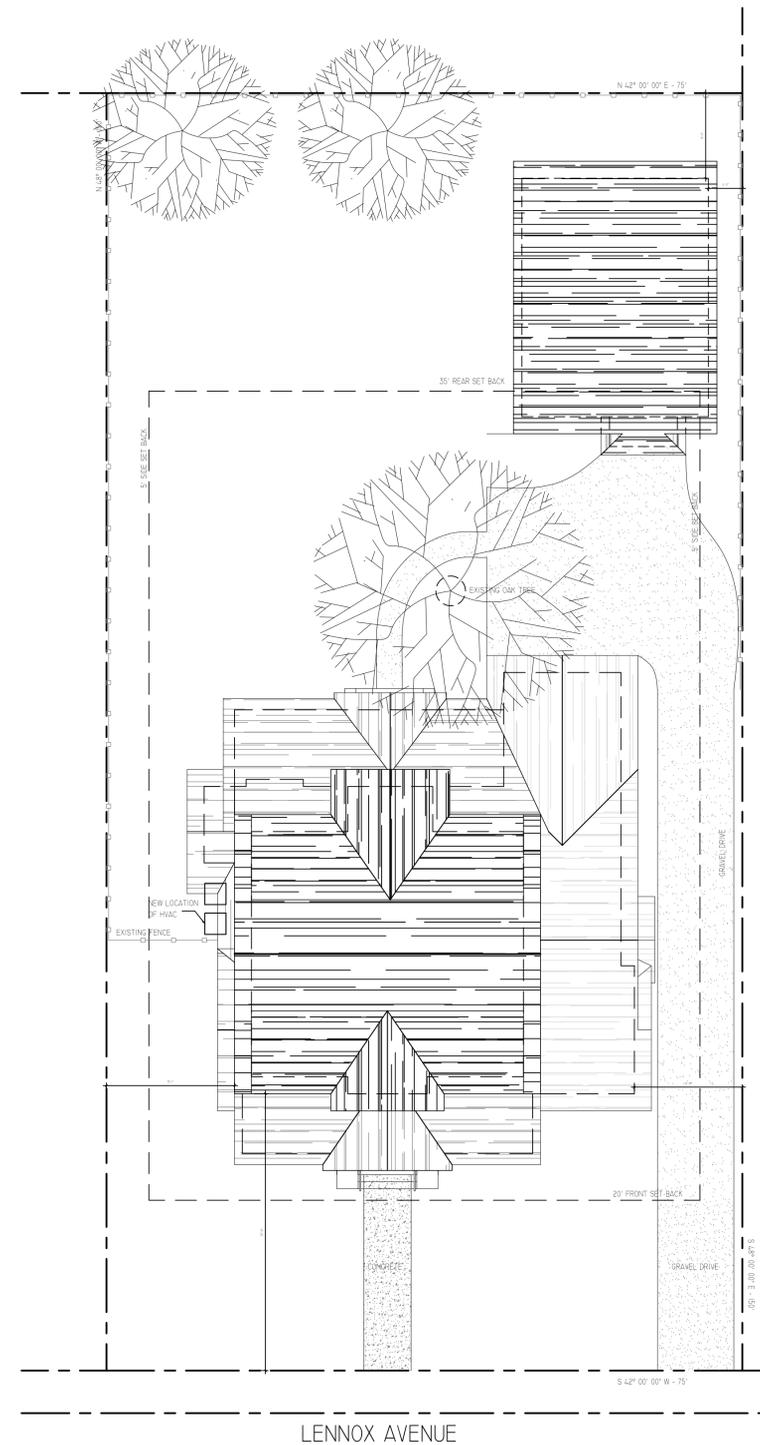
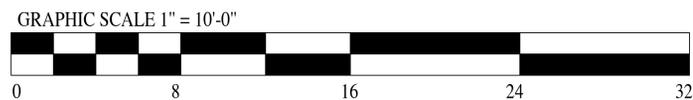
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×××× AREAS TO BE REMOVED

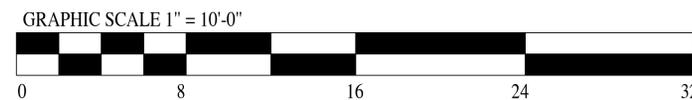
RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	37
TOTAL PROPOSED HEATED AREA OF ACCESSORY STRUCTURE	616
PROPOSED UNHEATED	
DECK	538
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	538
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	5,103
CONCRETE DRIVE	638
ACCESSORY FOOTPRINT	616
IMPERVIOUS AREA AT REAR YARD	
TOTAL AREA	1,254
TOTAL PERMEABLE AREA	75%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	11,250
FOOTPRINT OF HOUSE	
FOOTPRINT OF ACCESSORY STRUCTURE	616
TOTAL AREA	616
PERCENTAGE OF OPEN SPACE	95%



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"

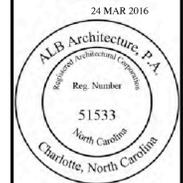
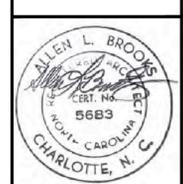


NOTE:

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3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
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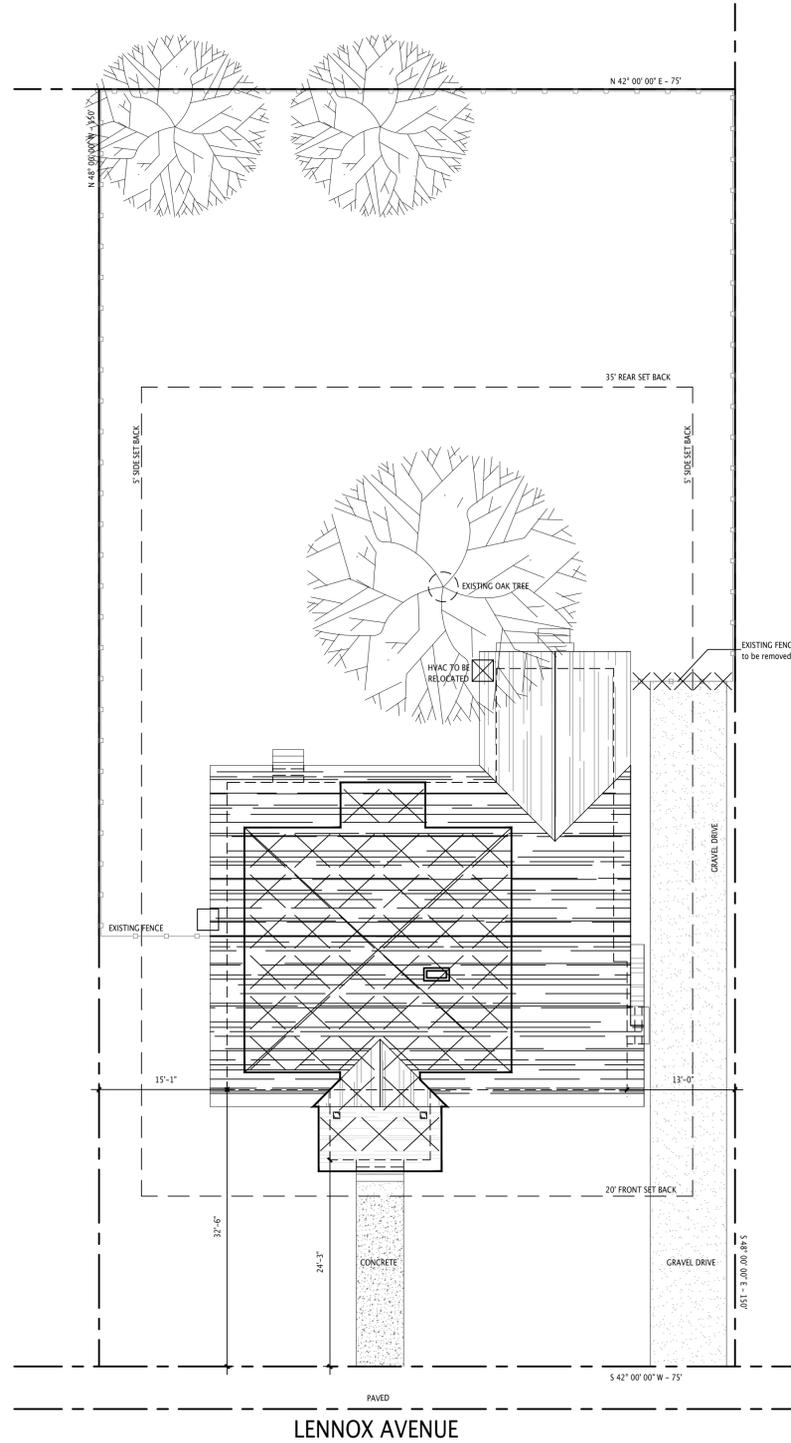
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EXISTING & PROPOSED SITE PLANS

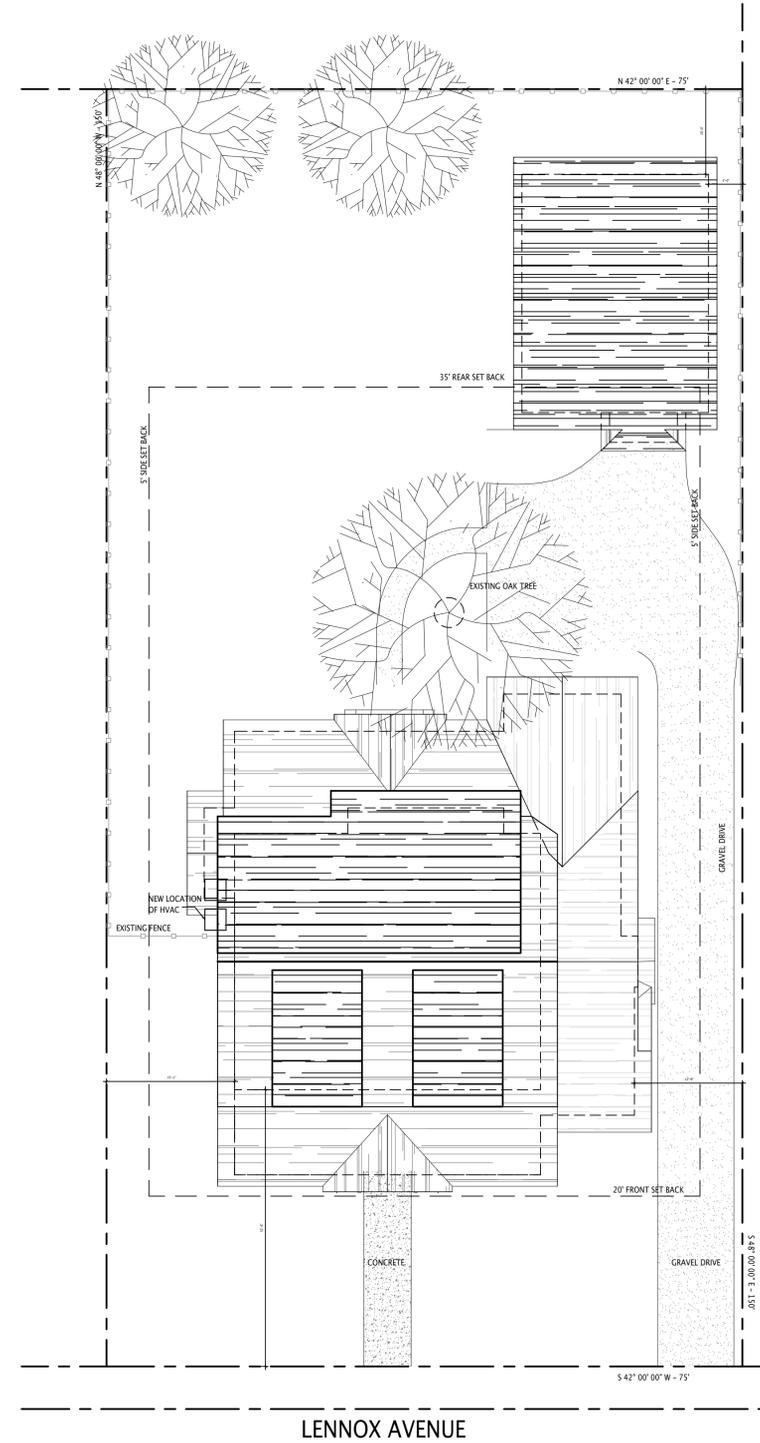
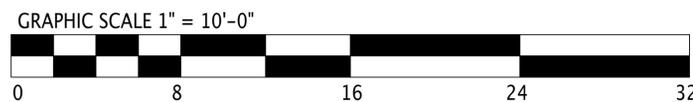
A-1
OF TWENTY

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	37
TOTAL PROPOSED HEATED AREA OF ACCESSORY STRUCTURE	616
PROPOSED UNHEATED	
DECK	538
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	538
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
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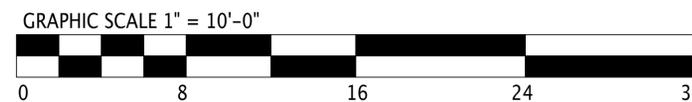
MAY 2016



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



XXXX AREAS TO BE REMOVED

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EXISTING & PROPOSED SITE PLANS

A-1

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XXXXX TO BE REMOVED



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EXISTING FRONT AND REAR ELEVATIONS

A-8

OF: TWENTY



② EXISTING REAR ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"

NOTE:

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② PROPOSED REAR ELEVATION
1/4" = 1'-0"



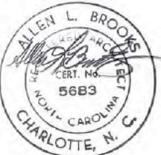
① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7" 2" (1ST FLR) 7" 0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 4'-6"	6" 8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7" 0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR HFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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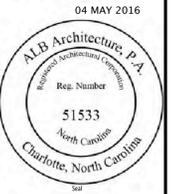
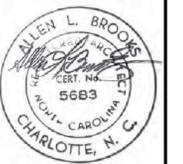
PROPOSED FRONT AND REAR ELEVATIONS

A-14
OF TWENTY

MAY 2016



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REVISIONS -

PROPOSED FRONT AND RIGHT SIDE ELEVATIONS

A-14
OF: TWENTY

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7' 2" (1ST FLR) 7' 0" (2ND FLR)	DOUBLE HUNG
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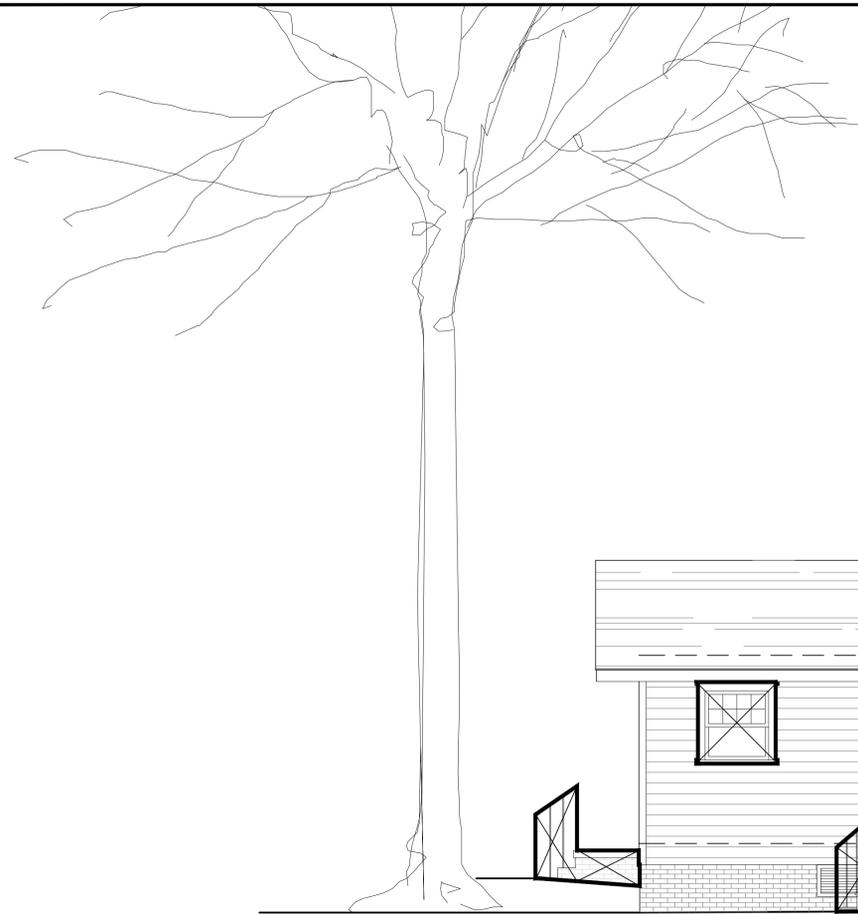
② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



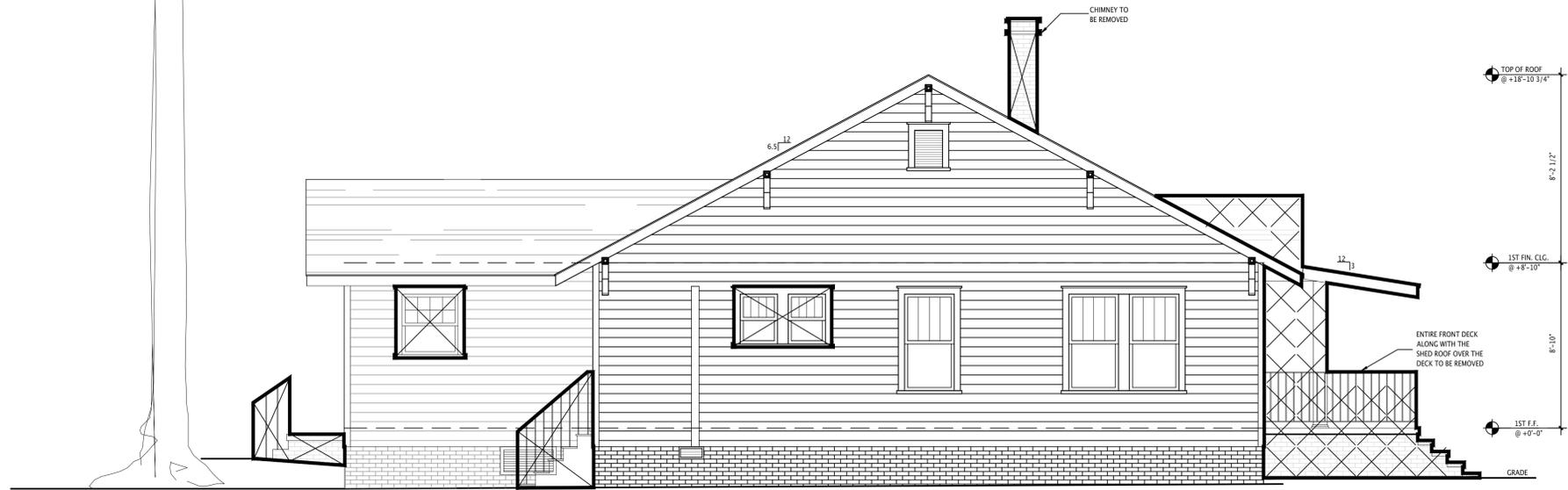
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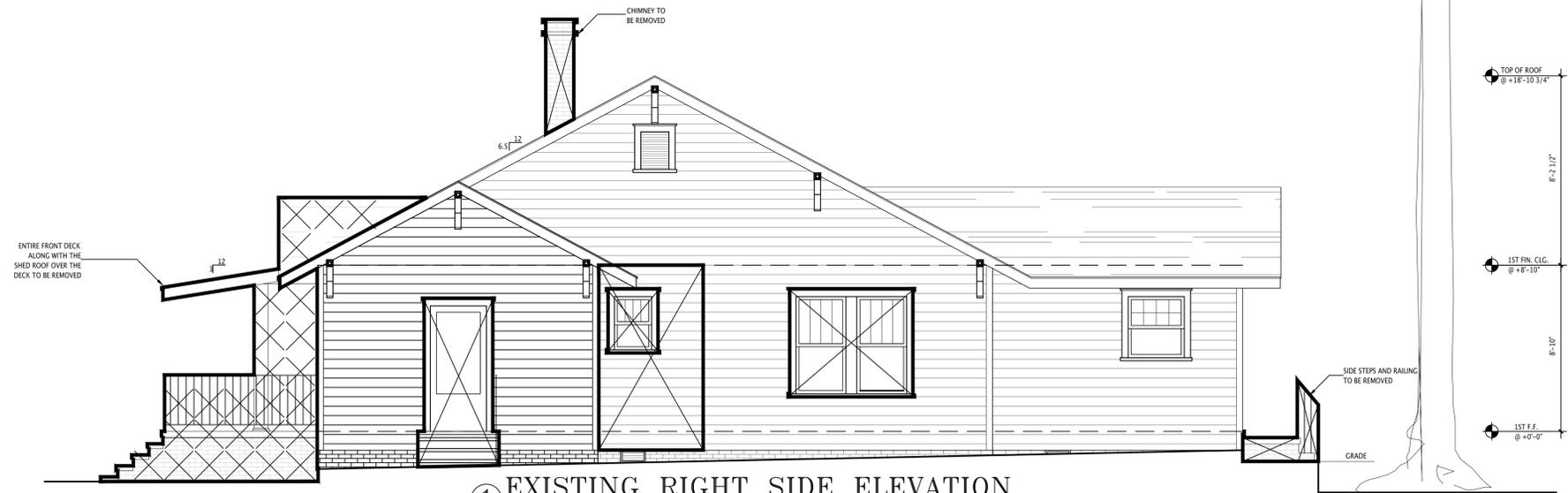




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② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



① EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

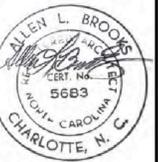
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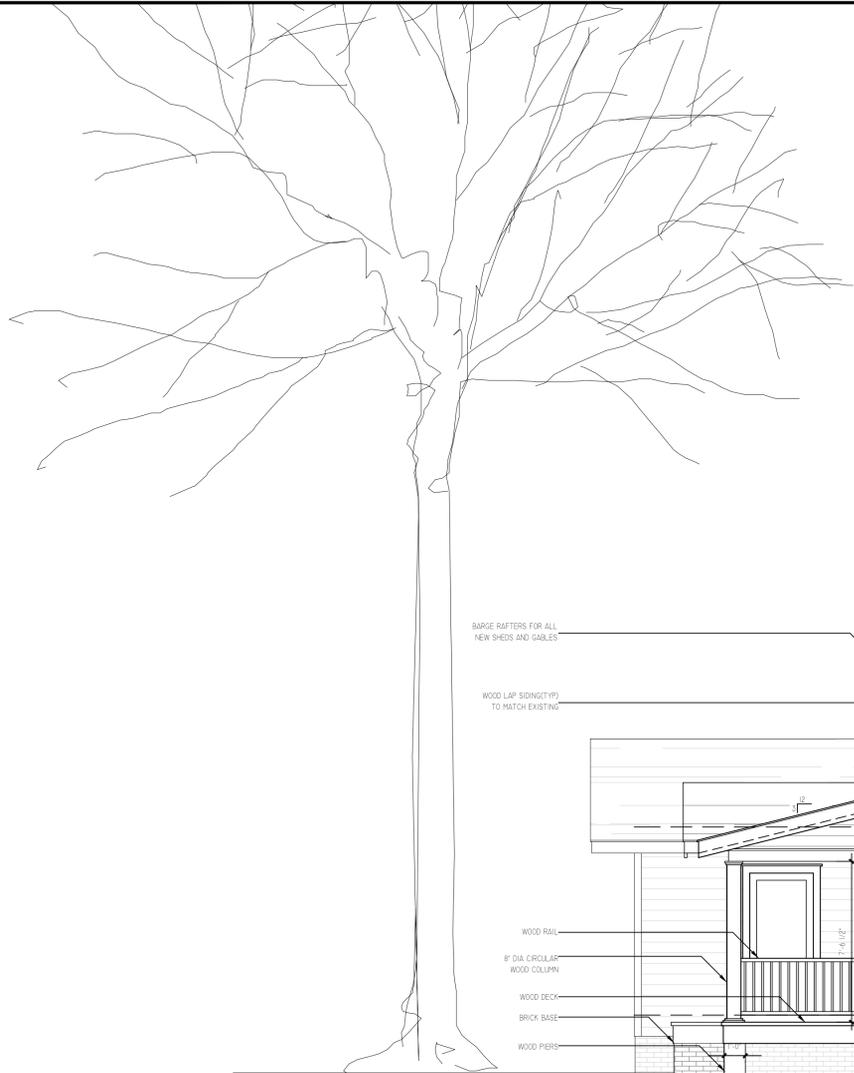
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1922 Lennox, Charlotte - NC, 28203

PROJ. NO. - 15064
ISSUED - 04 MAY 2016
REVISIONS -

EXISTING RIGHT AND LEFT SIDE ELEVATIONS

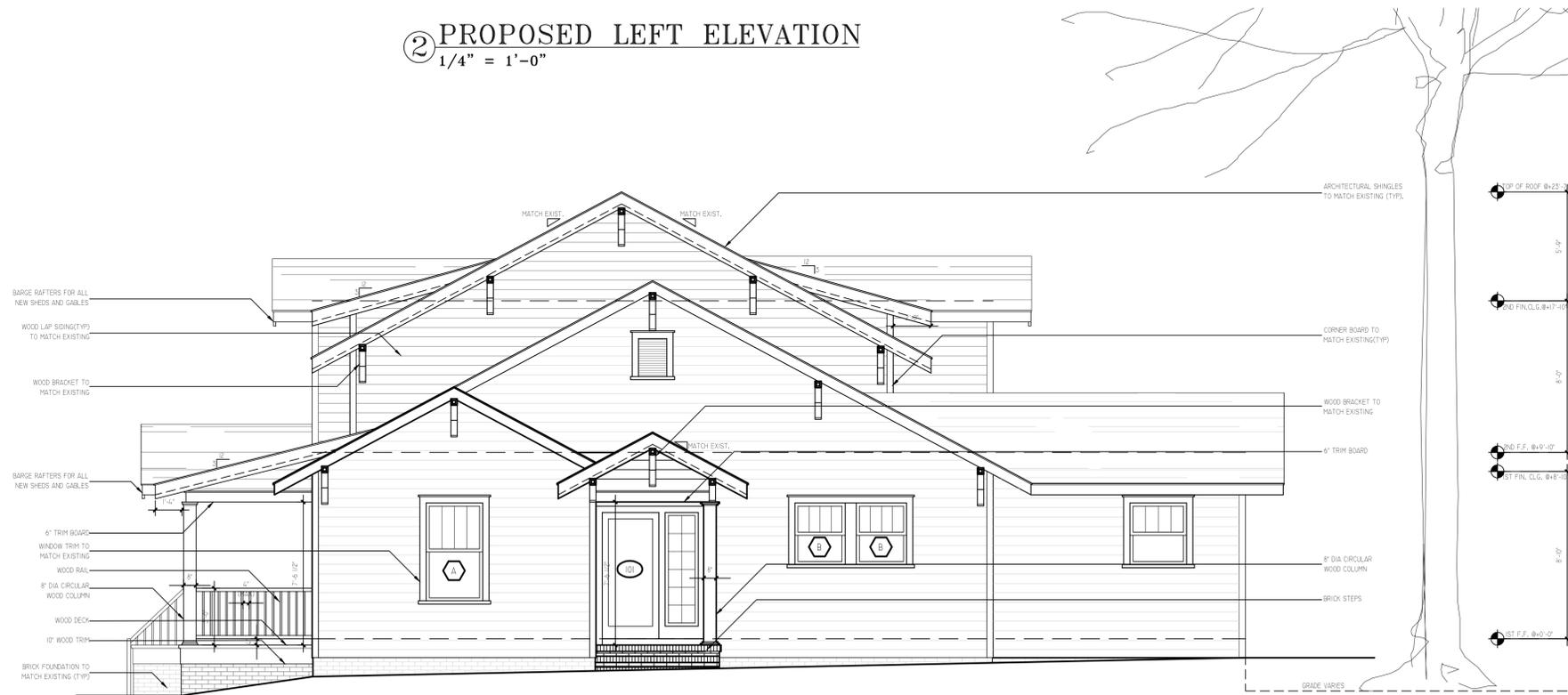
A-9
OF: TWENTY



APRIL 2016



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
⬡	3'-0" X 5'-0"	MATCH EXISTING	DOUBLE HUNG
⬢	2'-8" X 3'-0"	7'-2" (1ST FLR) 7'-0" (2ND FLR)	DOUBLE HUNG
⬣	2'-8" X 3'-0"	MATCH EXISTING	DOUBLE HUNG
⬤	2'-4" X 4'-0"	6'-8"	DOUBLE HUNG
⬥	2'-8" X 3'-0"	7'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHKP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 0.5" OF GLASS OR MORE & LESS THAN 10" A.P.F., MUST BE TEMPERED PER CODE (TYP.)

AB
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ALLEN L. BROOKS
Professional Architect
No. 5683
Charlotte, N.C.
24 MAR 2016

ALB Architecture, P.A.
Professional Architectural Corporation
Reg. Number
51533
North Carolina
Charlotte, North Carolina

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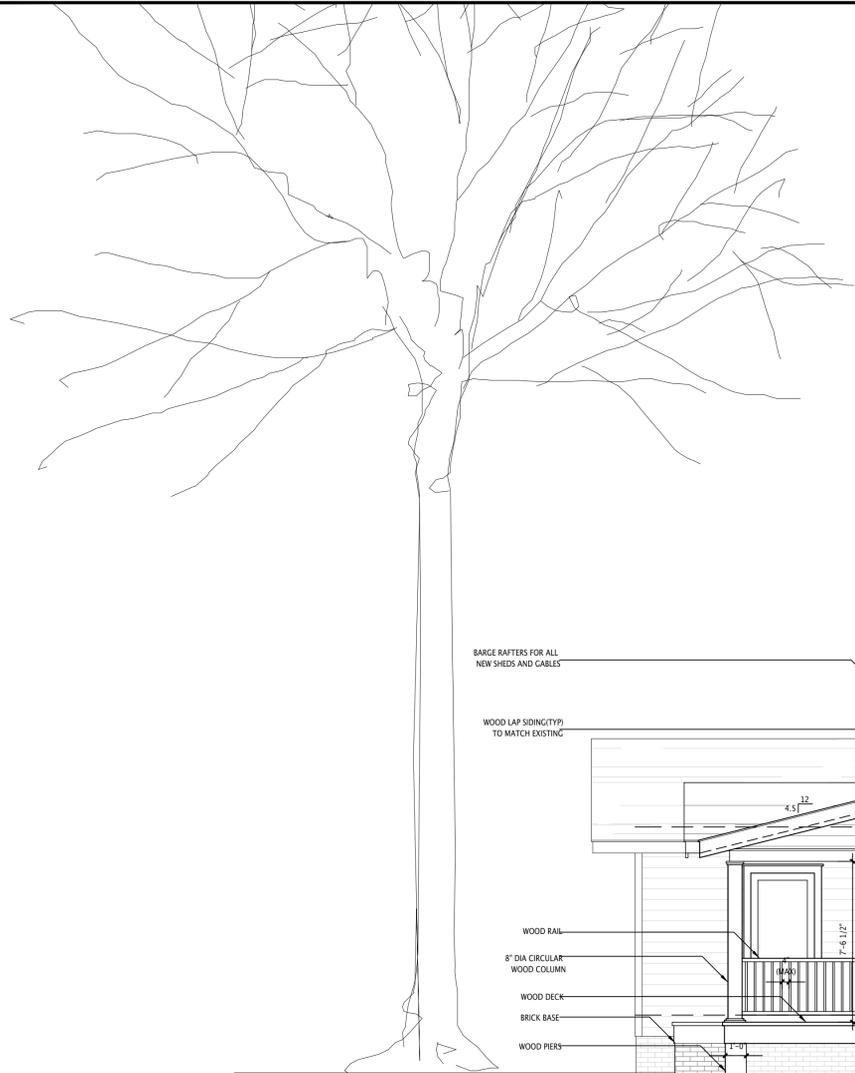
- NOTE:
1. FINISH GRADE TO BE CO - ORDINATED BY THE SURVEYOR.
 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
 3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
 6. PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
 7. ALL EAVES OVERHANG TO BE 2'-0" U.N.O
 8. ALL CASED OPENINGS TO ALIGN WITH DOORS U.N.O.
 9. ALL PORCH CEILINGS TO BE FINISHED WITH 'V' GROOVE BEAD BOARD.

PROJ. NO. - 15064
ISSUED - 24 MAR 2016
REVISIONS -

PROPOSED LEFT AND RIGHT ELEVATIONS
A-15
OF TWENTY



MAY 2016



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7'-2" (1ST FLR) 7'-0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 4'-6"	6'-8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING & BACK BAND TRIM @ WINDOWS).

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

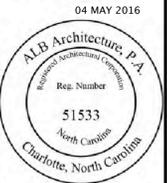
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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04 MAY 2016

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② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"

- NOTE:
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PROPOSED REAR AND LEFT SIDE ELEVATIONS

A-15

OF: TWENTY



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APRIL 2016



④ REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

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COMPARISON OF ELEVATIONS
(EXISTING AND PROPOSED)

A-16
OF TWENTY



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MAY 2016



④ REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

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REVISIONS -

COMPARISON OF ELEVATIONS
(EXISTING AND PROPOSED)

A-16

OF: TWENTY

XXXXX AREAS TO BE REMOVED



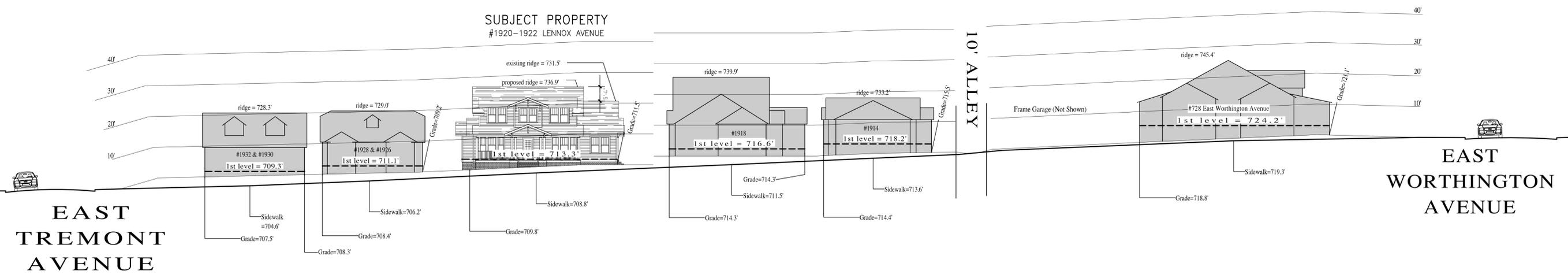
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SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE

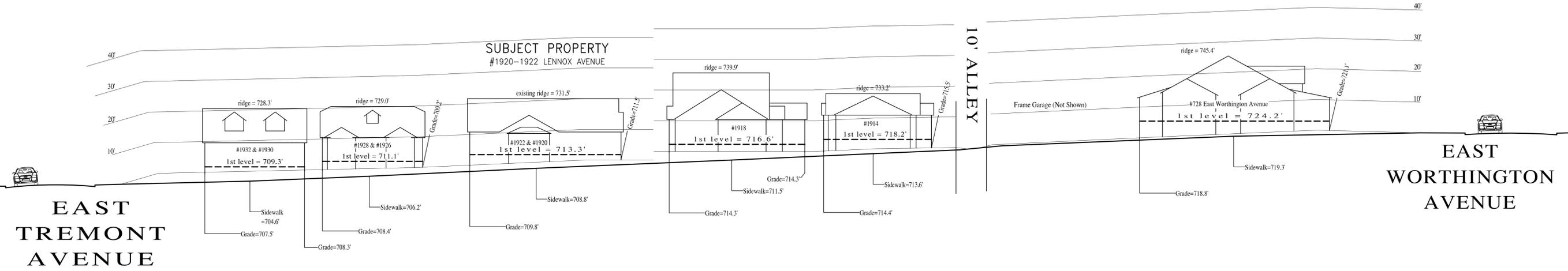


EAST TREMONT AVENUE

EAST WORTHINGTON AVENUE

LENNOX AVENUE

SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE



EAST TREMONT AVENUE

EAST WORTHINGTON AVENUE

LENNOX AVENUE

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ISSUED - 24 MAR 2016
REVISIONS -

STREET HEIGHT SURVEY

A-2

OF TWENTY



XXXXX AREAS TO BE REMOVED

MAY 2016

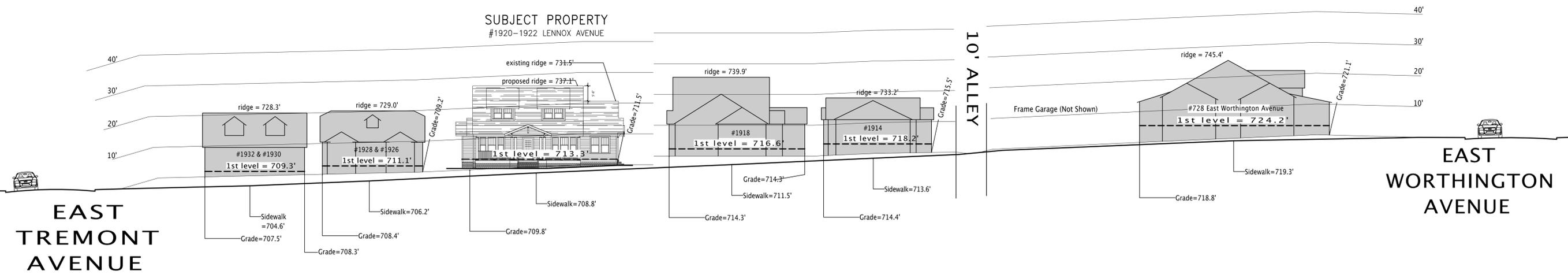


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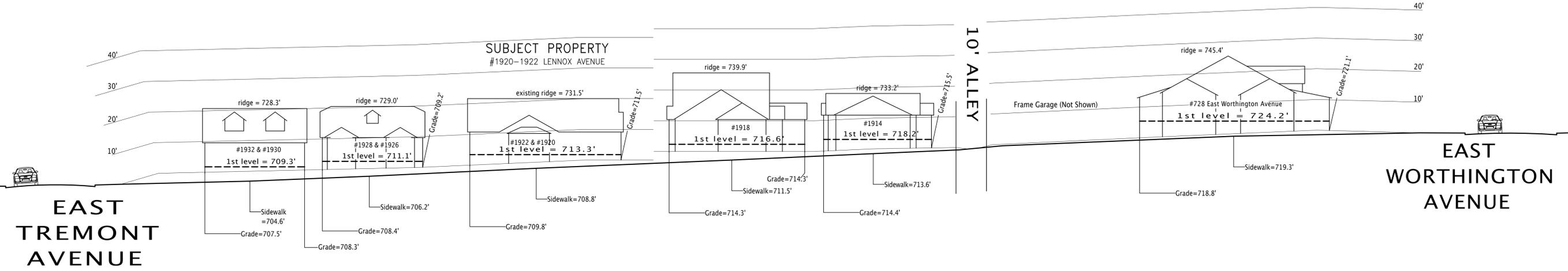
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SUBJECT PROPERTY
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LENNOX AVENUE

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STREET HEIGHT SURVEY

A-2

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PROPOSED ACCESSORY STRUCTURE

A-18

OF: TWENTY

LEGEND

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

ACCESSORY WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH HOUSE	DOUBLE HUNG
B	2'-0" X 3'-2"	MATCH HOUSE	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

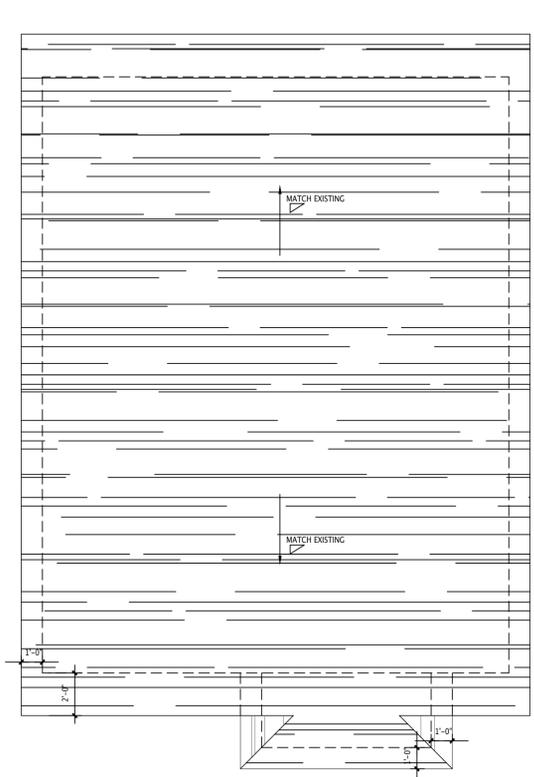
NOTE: MATCH EXISTING WINDOW & DOOR MFC. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

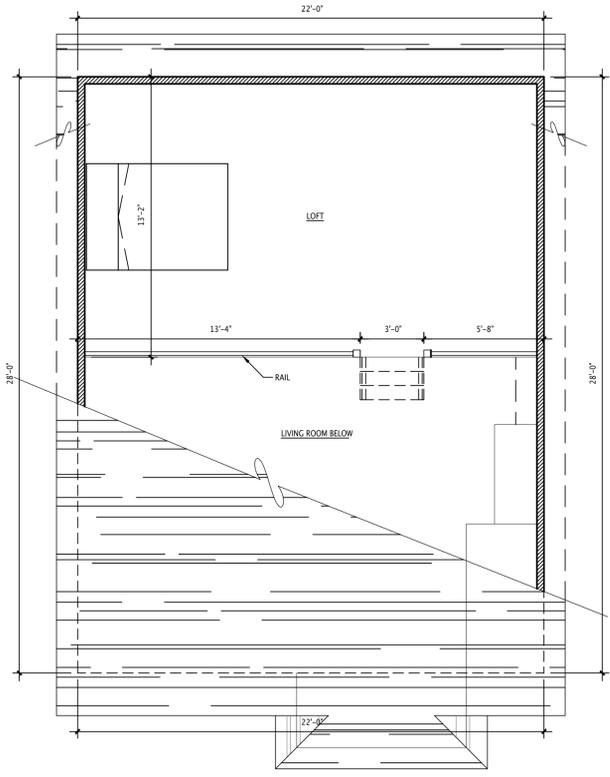
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

ACCESSORY DOOR SCHEDULE

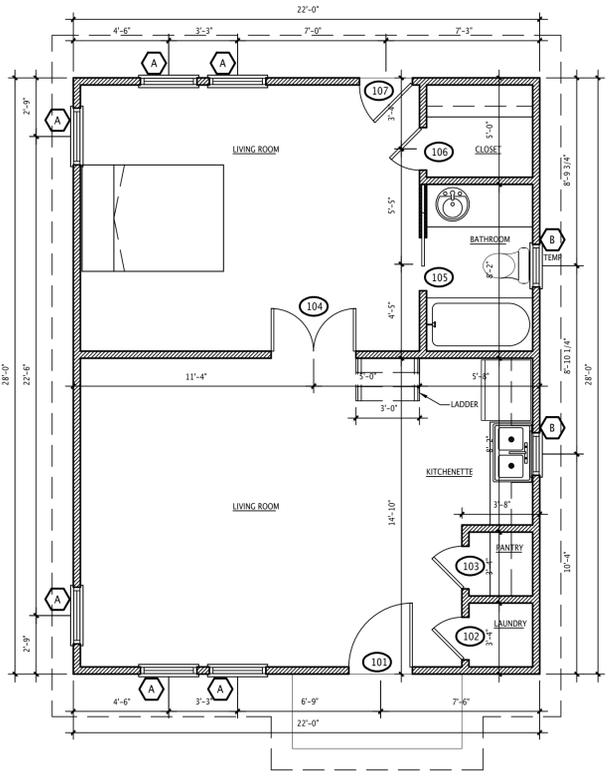
NUM	OPENING	LOCATION
101	3'-0" X 6'-8"	LIVING ROOM
102	2'-0" X 6'-8"	LAUNDRY
103	2'-0" X 6'-8"	PANTRY
104	PR 2'-0" X 6'-8"	BEDROOM
105	2'-6" X 6'-8" (POCKET DR)	BATHROOM
106	2'-0" X 6'-8"	CLOSET
107	2'-6" X 6'-8"	BEDROOM



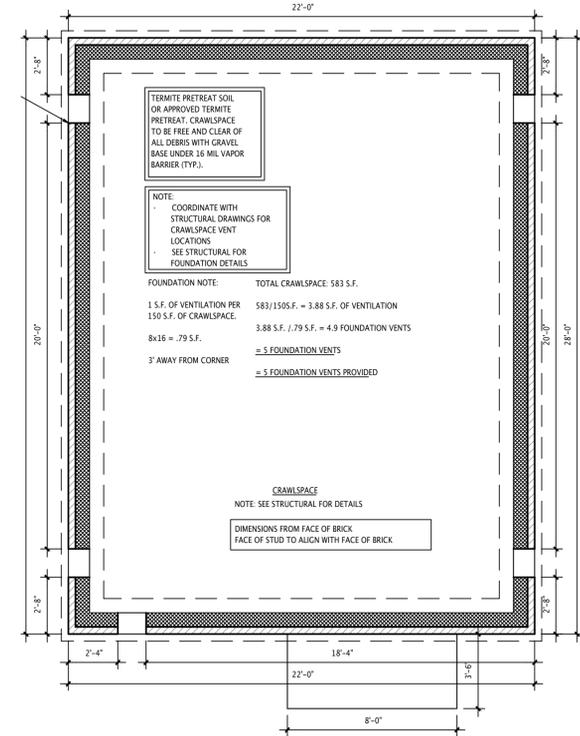
④ PROPOSED ROOF PLAN
1/4" = 1'-0"



③ PROPOSED LOFT PLAN
1/4" = 1'-0"



② PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



① PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

NOTE:

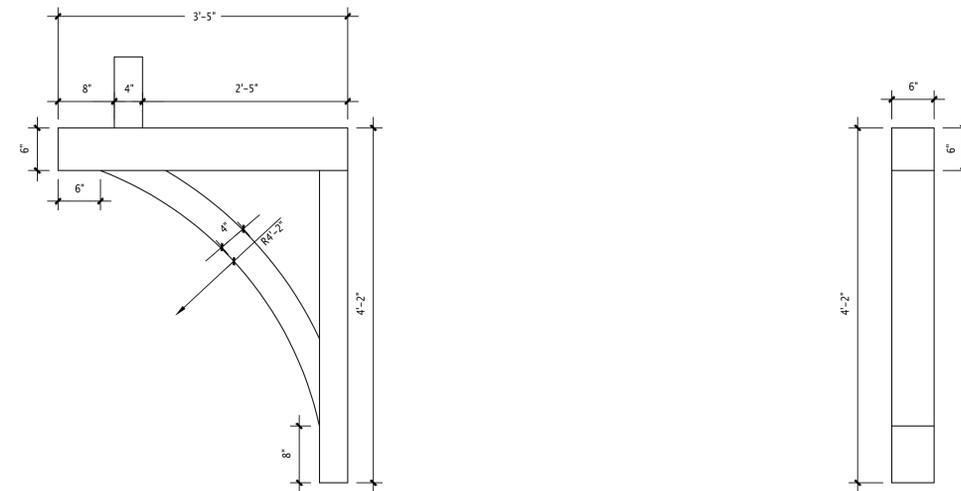
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MAY 2016

LEGEND

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



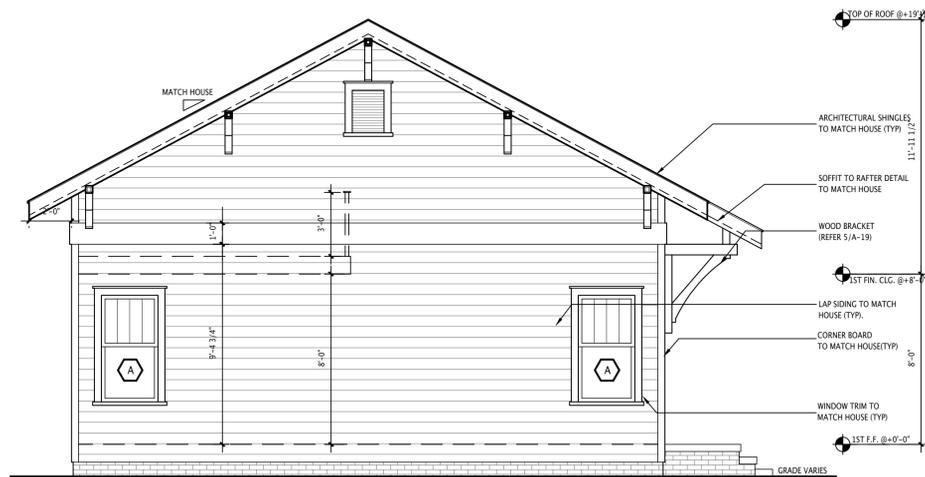
⑤ BRACKET DETAIL
1" = 1'-0"

ACCESSORY WINDOW SCHEDULE

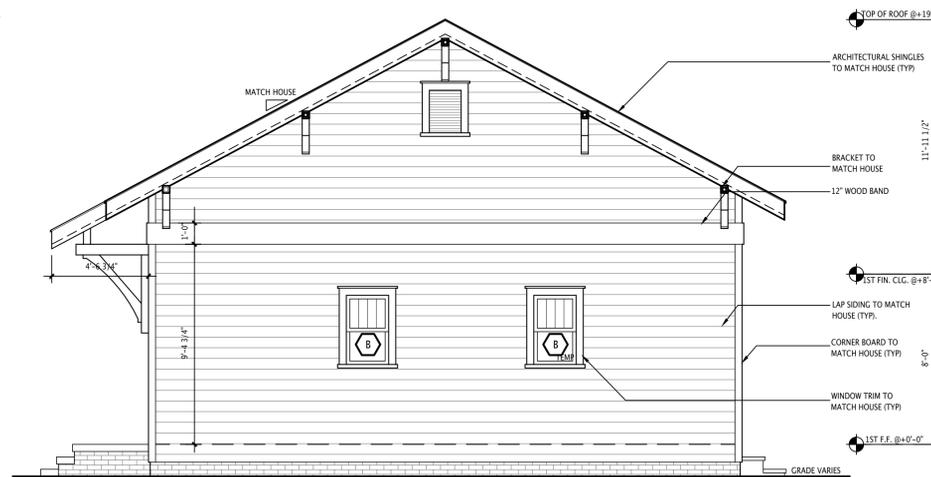
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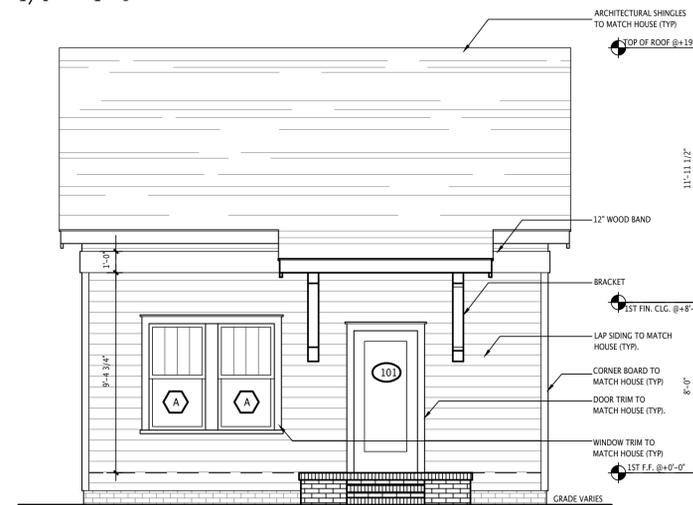
④ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



② PROPOSED REAR ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

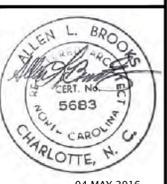
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EXISTING & PROPOSED SITE PLANS

A-19
OF: TWENTY