
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1914 Lennox Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks

The application was denied May 11, 2016 for size (creation of a house 150' in length) and massing. Denied projects may be heard by the HDC within 6 months if a project has been substantially redesigned or if there has been a substantial change of circumstances affecting the property. The HDC will first determine if the project has been substantially redesigned or if there is a substantial change in circumstances before opening the hearing for review. An upper story addition was approved at 1922 Lennox Avenue May 11, 2016.

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow house with a gable front porch roof and cross gable roof over the main structure. The house was constructed in 1925 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987). A detached garage is located toward the middle of the rear yard. An application for a second story addition was denied by the HDC August 2015. A COA was issued by HDC staff for a one story addition on January 6, 2016. A stop work order was issued in March due to work being performed outside of the COA.

Original Proposal

The project is an addition that connects the garage to the principal structure. Plans indicate sections of the house to be demolished and restored or replaced. New materials, windows and trim details will match existing.

Proposal-May 11, 2016

The revised drawings include the following changes:

1. The size of the connection between the house and garage has been reduced by approximately 50%.
2. An open courtyard assumes the remainder of the space between structures.
3. The front façade will not be changed.

Proposal – September 14, 2016

The applicant has re-applied based on substantial redesign of the project:

1. The connection between the house and garage has been removed.
2. The space between structures is an open courtyard.
3. An upper story addition is proposed toward the rear that raises the height approximately 5'-10".

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.

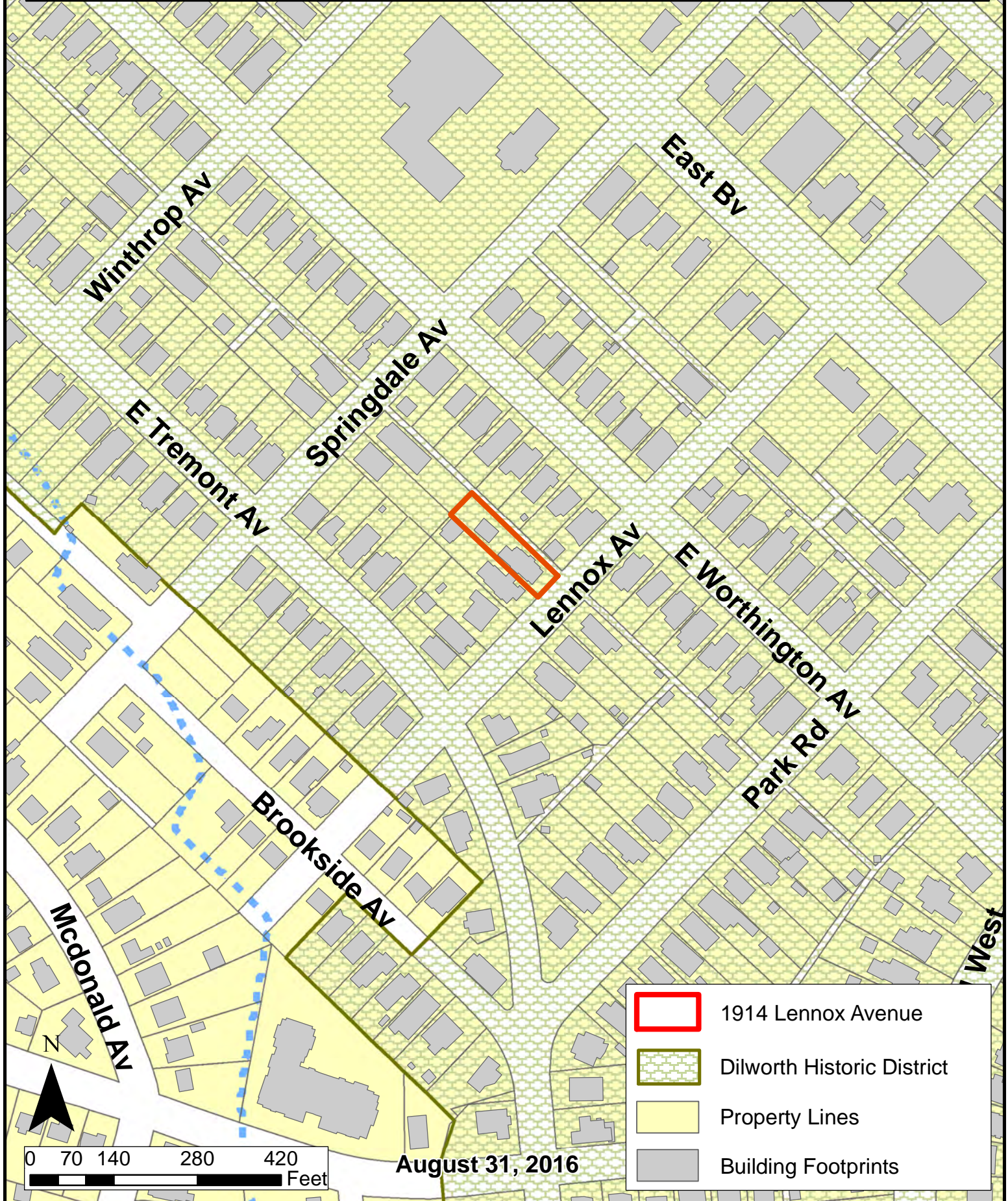
<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to 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 HDC will determine if the project meets the guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-224
HISTORIC DISTRICT: DILWORTH



EXISTING HOUSE CONDITIONS



LEFT REAR CORNER



REAR



RIGHT REAR CORNER



LEFT FAÇADE



FRONT FAÇADE



RIGHT FAÇADE



LEFT FRONT CORNER



STREETSCAPE FRONT

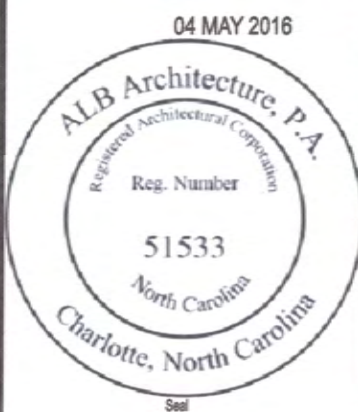


RIGHT FRONT CORNER



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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Historic Dilworth Reconstruction & Addition of:
1914 Lennox Avenue
Charlotte, NC 28203

PROJECT #: 18034
ISSUED: 04 MAY 2016
REVISIONS:

EXISTING GARAGE CONDITIONS



LEFT REAR CORNER



DISTANT VIEW FROM FRONT



REMAINING SLAB PORTION



LOWERED GRADE BETWEEN



REAR FAÇADE



RIGHT FAÇADE



LEFT FRONT CORNER



FRONT FACING HOUSE

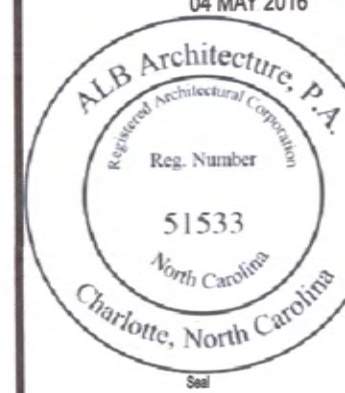
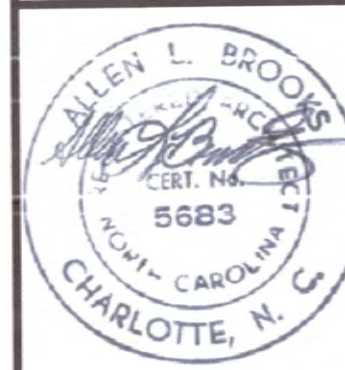


RIGHT FRONT CORNER



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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REVISIONS:



1918 - LENNOX AVENUE



1922, 1920 - LENNOX AVENUE



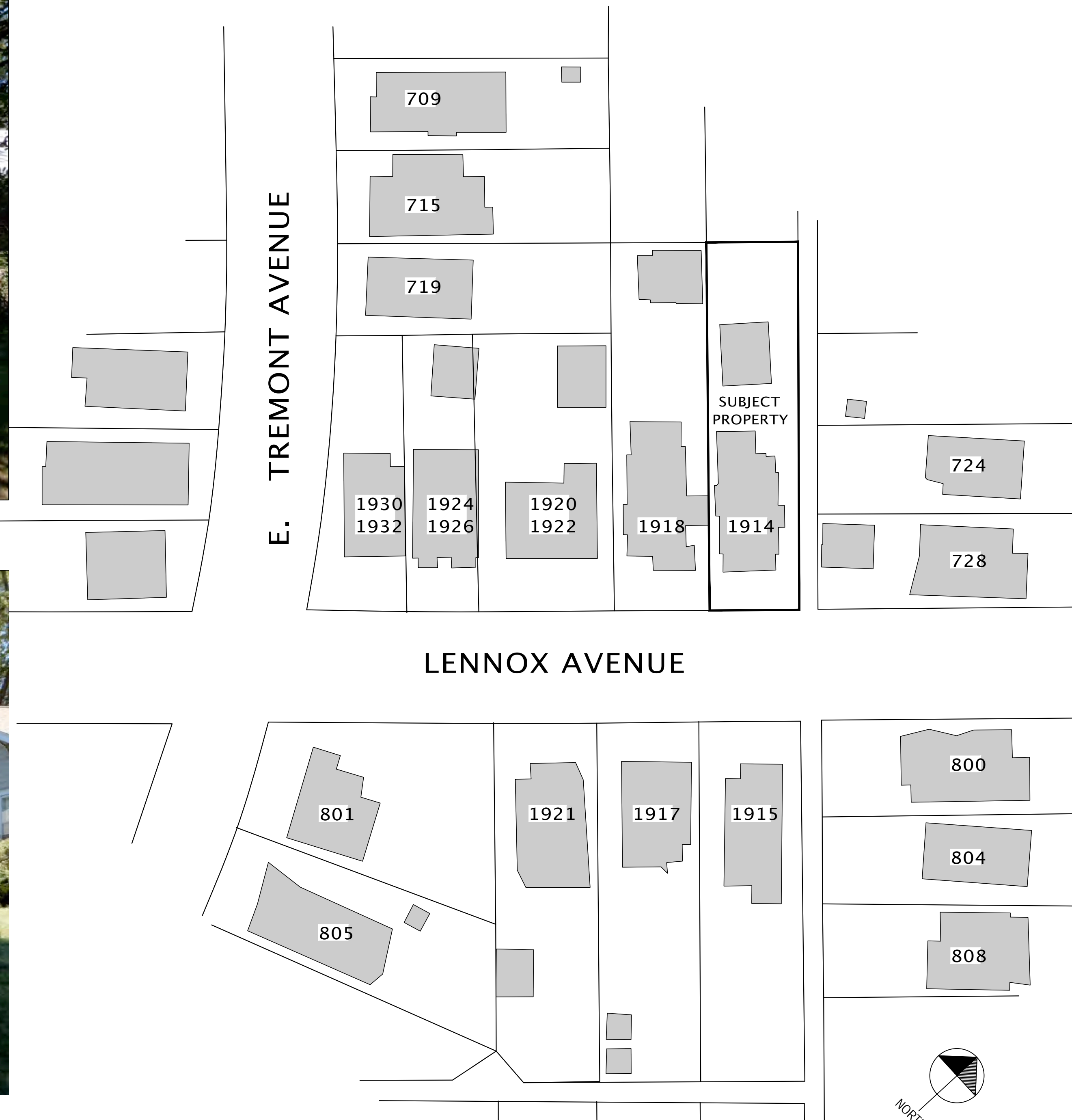
1914 (SUBJECT PROPERTY) - LENNOX AVENUE



1930, 1932 - LENNOX AVENUE



1926, 1928 - LENNOX AVENUE



1917 - LENNOX AVENUE



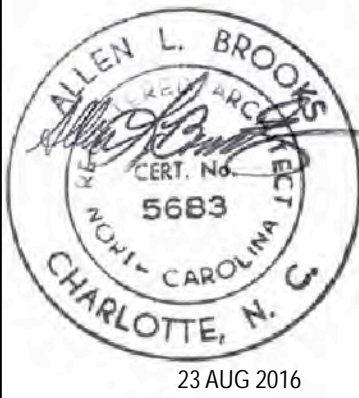
1921 - LENNOX AVENUE

× × × × AREAS TO BE REMOVED



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



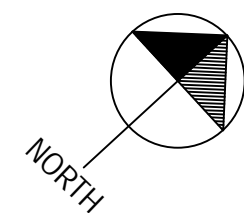
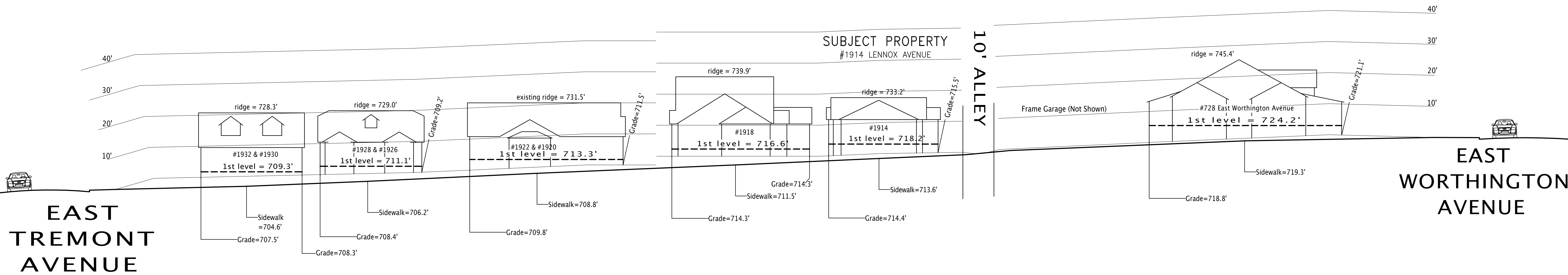
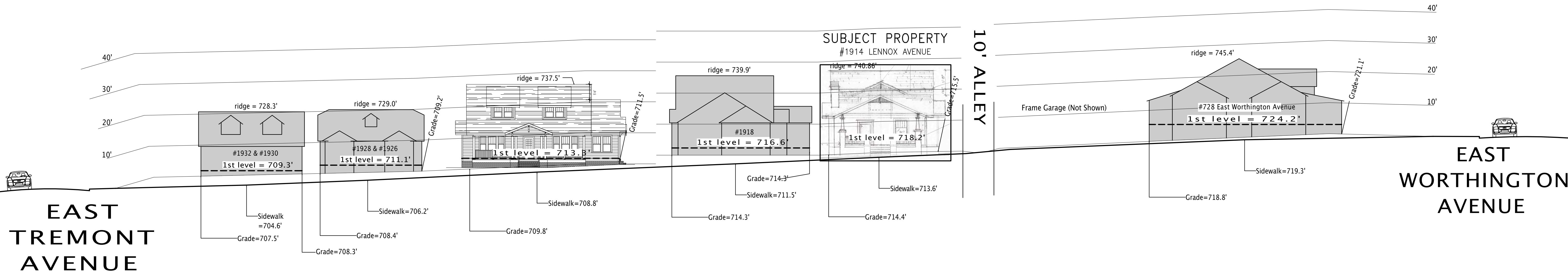
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ISSUED: 23 AUG 2016
REVISIONS:

STREET HEIGHT SURVEY

A-4
OF: 13



IMMEDIATE CONTEXT



RECESSED COURTYARD AREA



ALLEY BESIDE HOUSE



BACKYARDS OF WORTHINGTON



RECESSED COURTYARD FACING NEIGHBOR



RECESSED COURTYARD FACING ALLEY



TREES WITHIN SIDEYARD



SIDEYARD AT NEIGHBOR

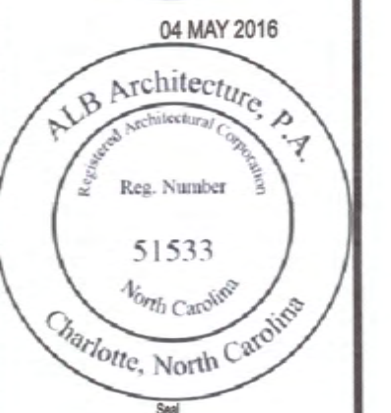
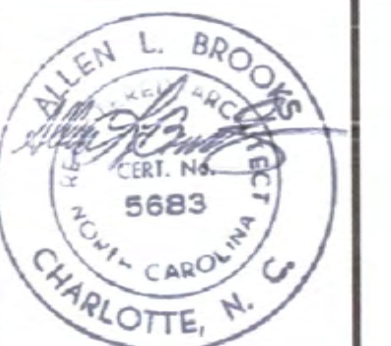


REAR OPEN YARD BEHIND GARAGE FACING NEIGHBOR



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com

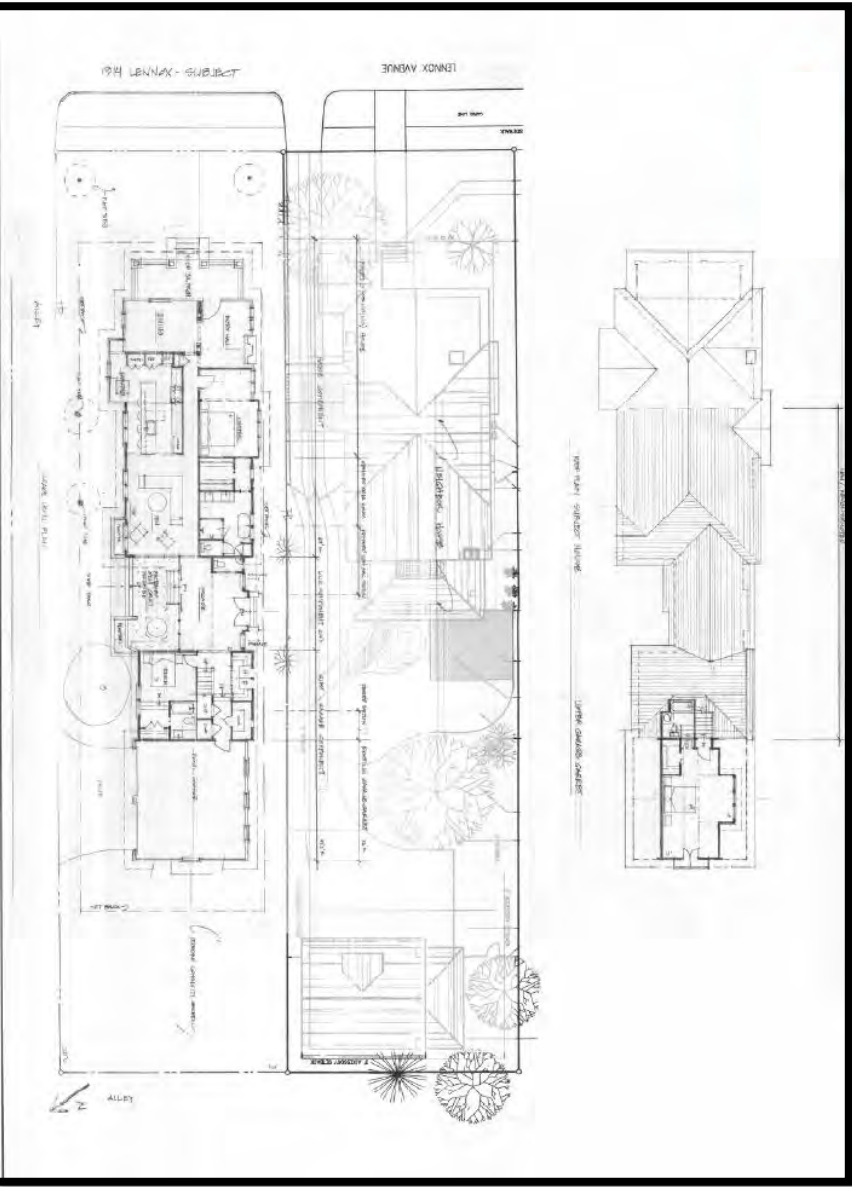


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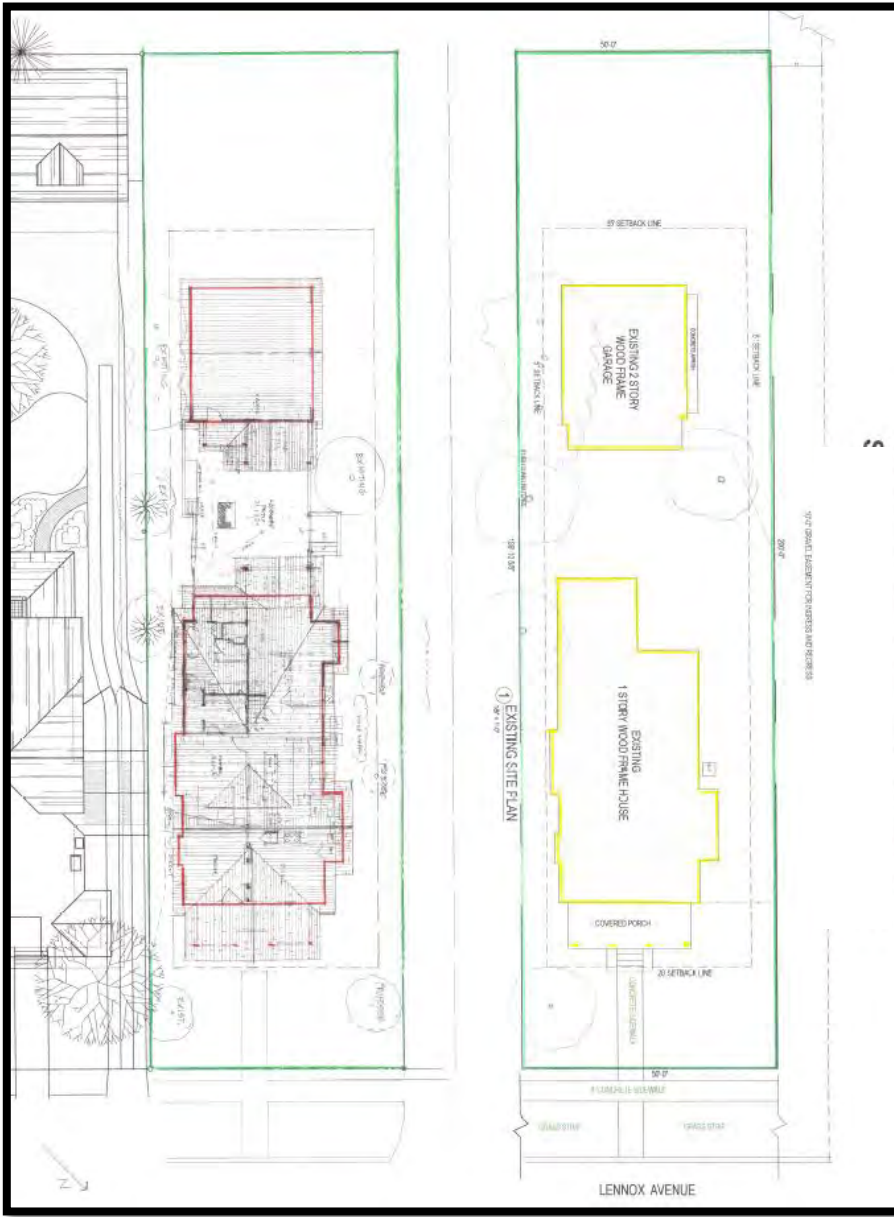
Historic Dilworth Reconstruction & Addition of:
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Charlotte, NC 28203

PROJECT #: 18034
ISSUED: 04 MAY 2016
REVISIONS:

DENIED MAY 2016



EXISTING & PROPOSED SEPTEMBER



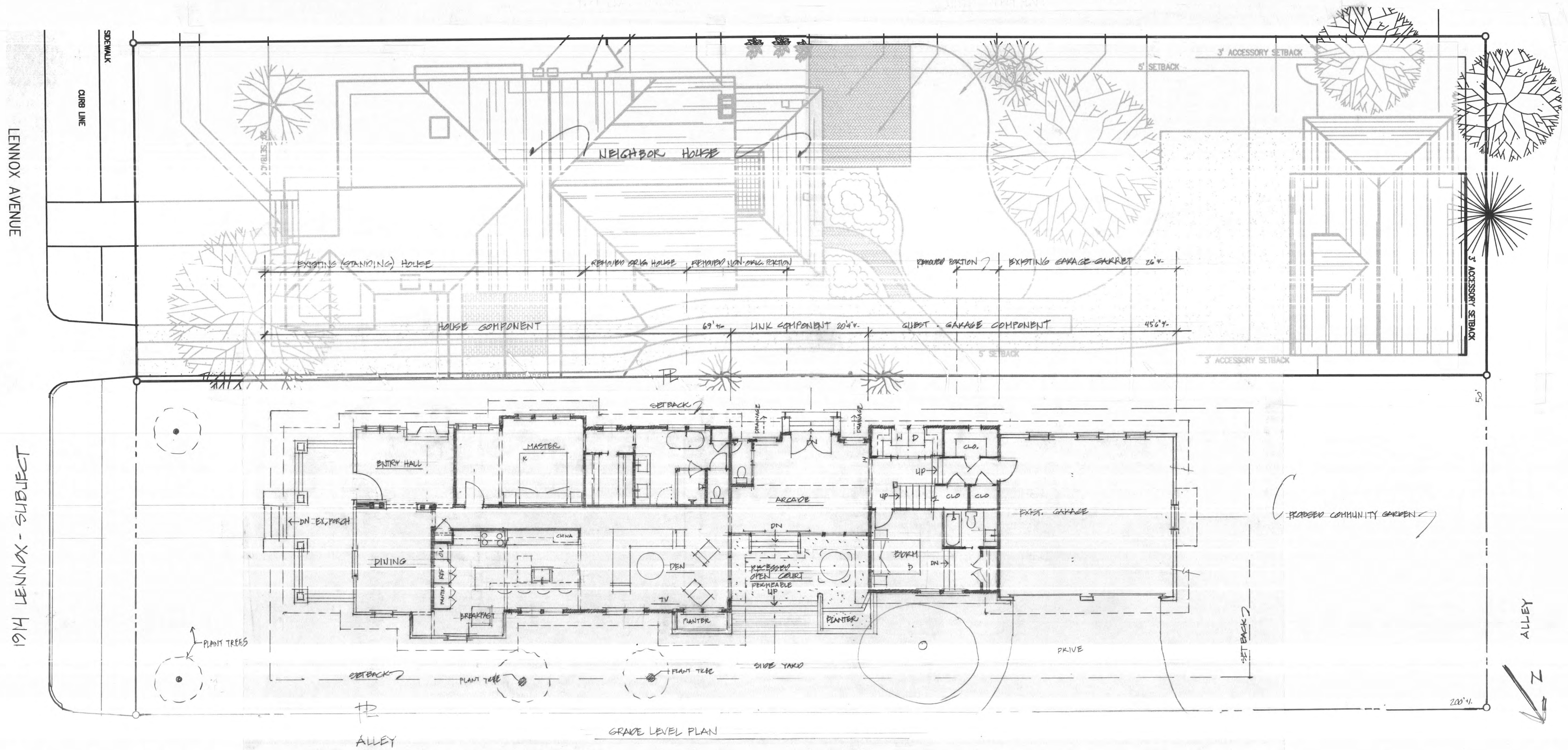
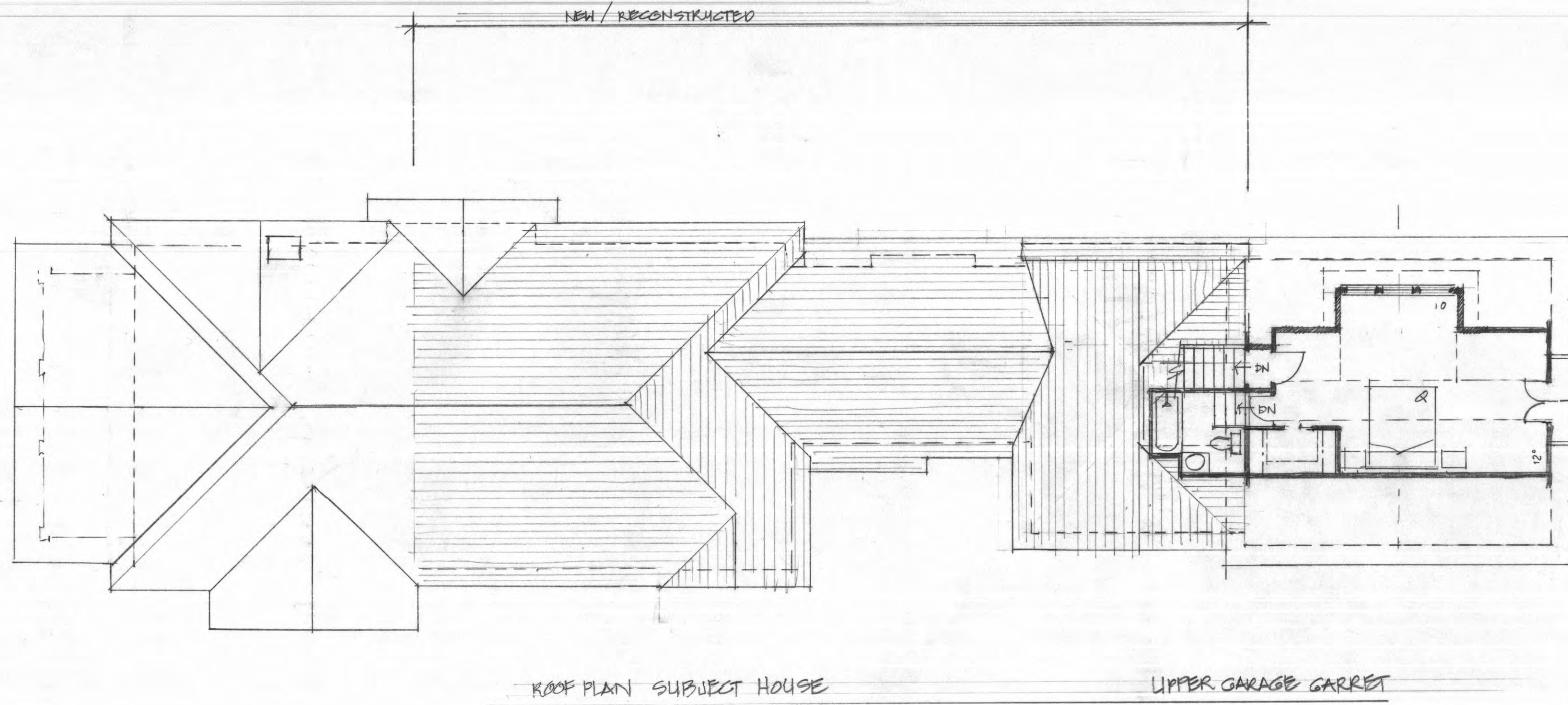
DENIED MAY 2016



**SEPTEMBER 2016
EXISTING &
PROPOSED**

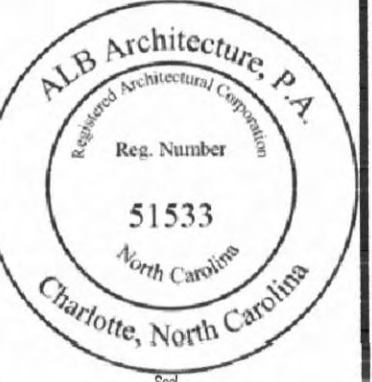


May 2016/Allen Brooks



DLB Architecture
200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

-mail:
rooks.alb@icloud.com
auerarch@aol.com



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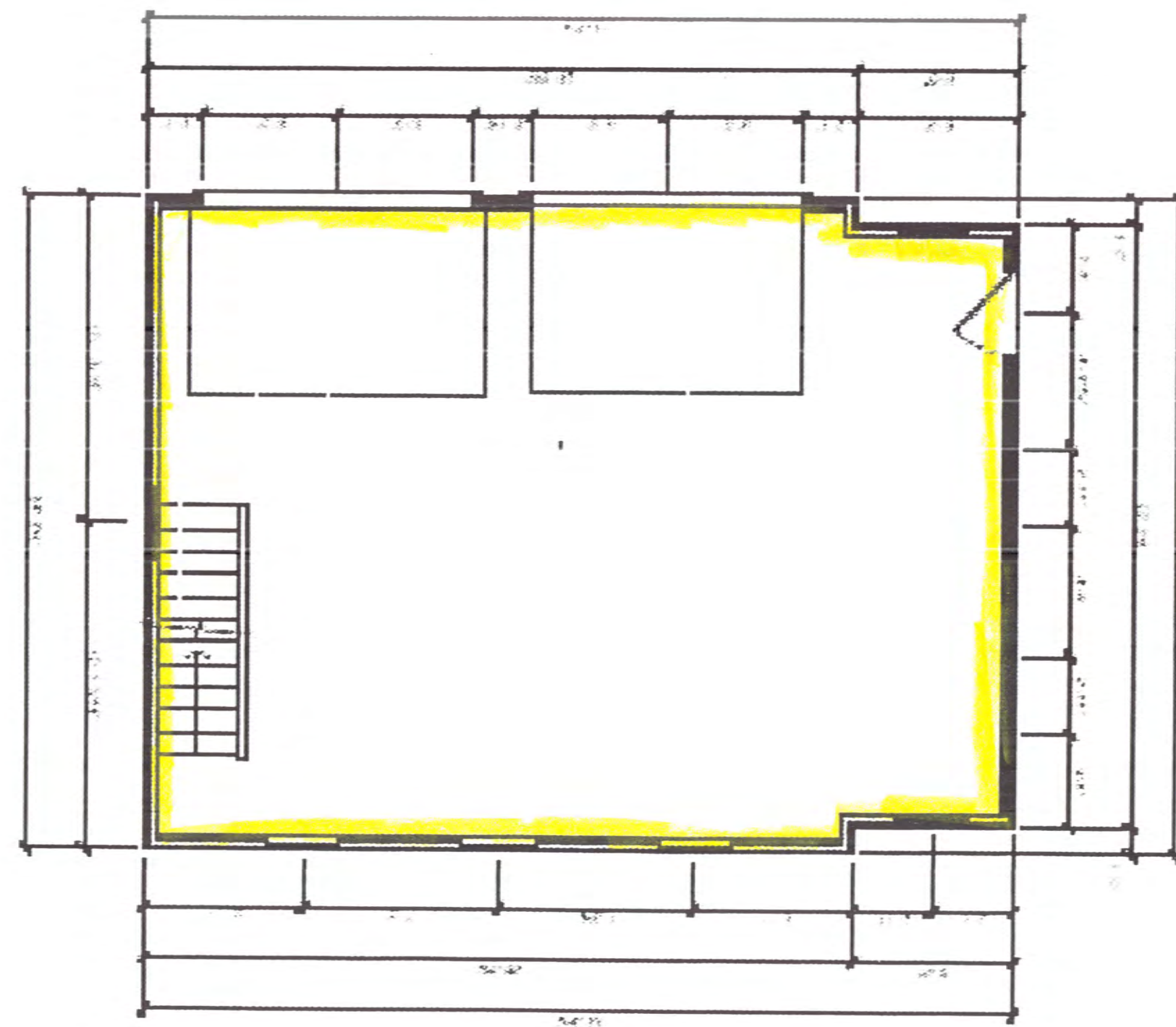
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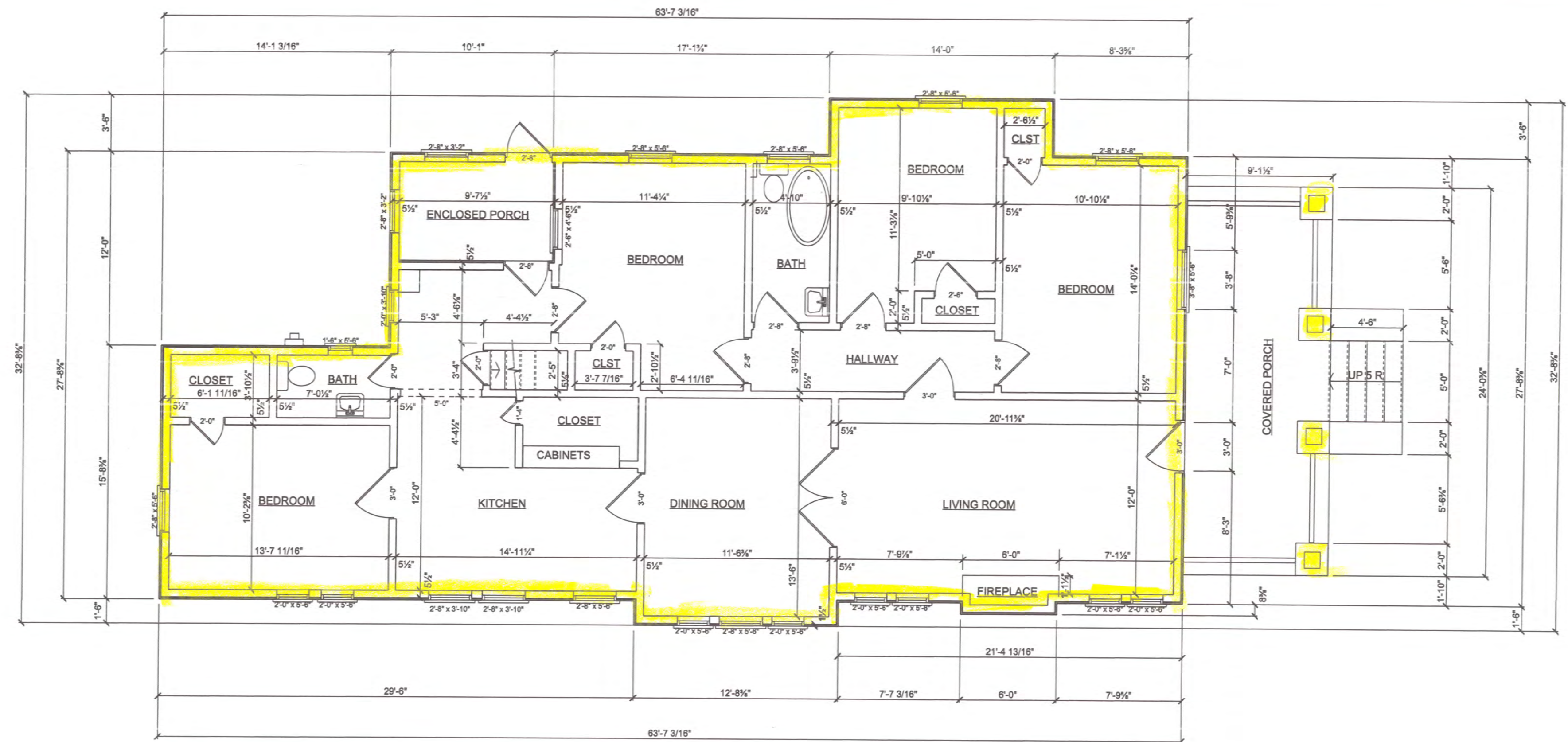
PROJECT #: 16034
ISSUED: 04 MAY 2016
REVISIONS:

PROPOSED
PLANS
V8"=1'

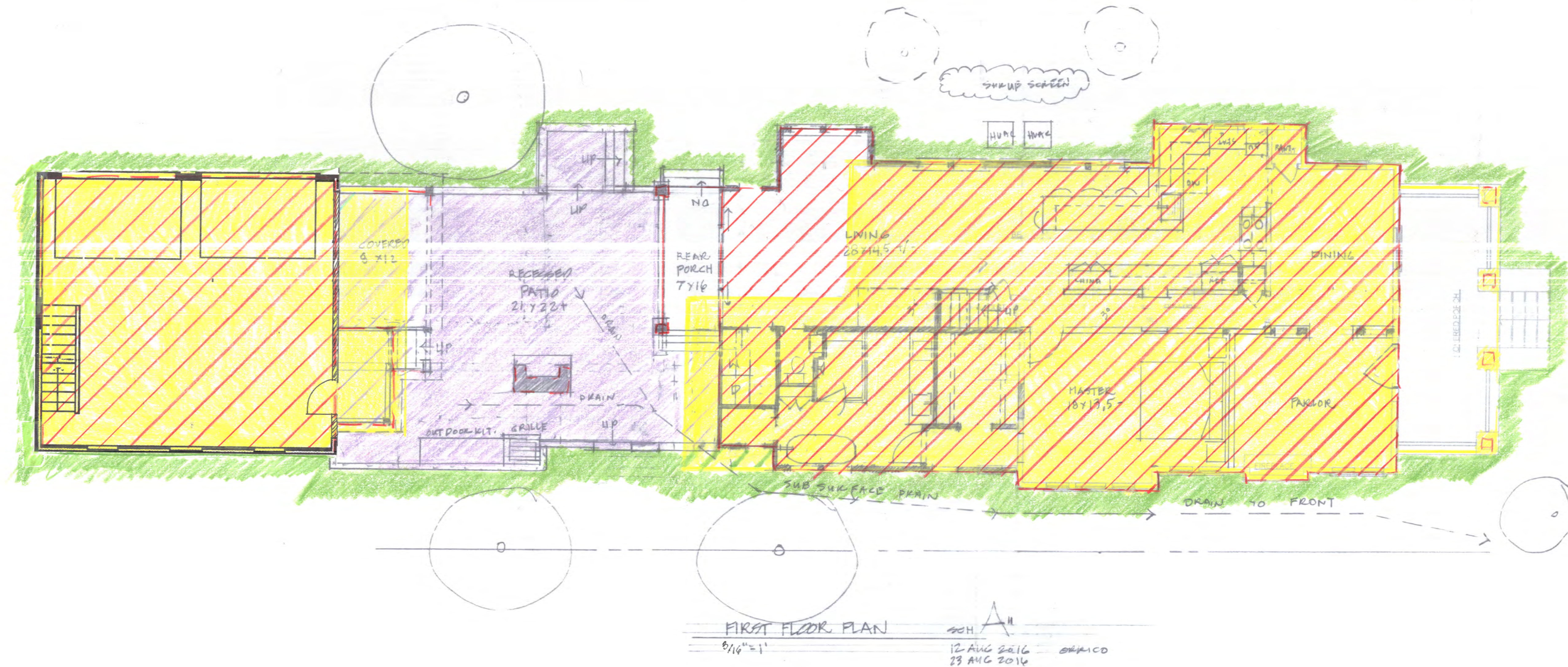
1 OF: TWO



EXISTING GARAGE FLOOR PLAN



EXISTING FLOOR PLAN
3/16" = 1'-0"



FIRST FLOOR PLAN

5/16" = 1'

SCH

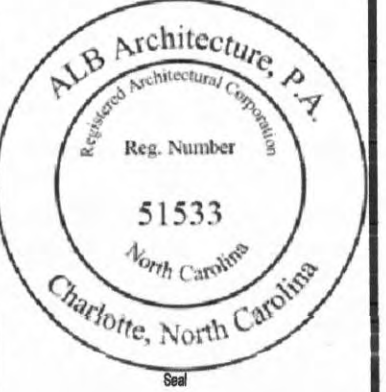
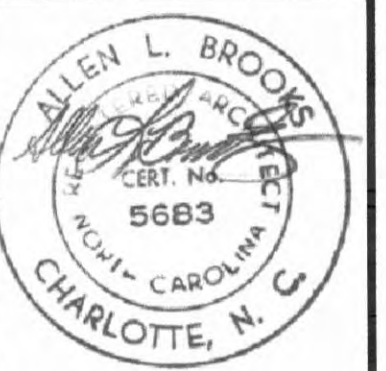
12 AUG 2016
23 AUG 2016

ORLANDO

① PROPOSED FLOOR PLAN
3/16" = 1'-0"



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



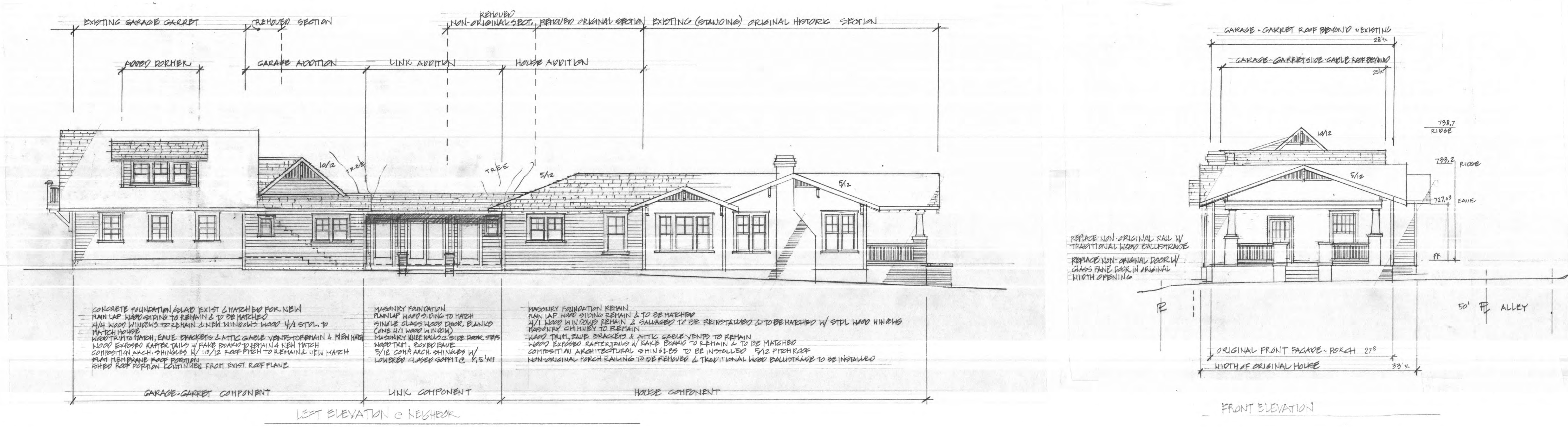
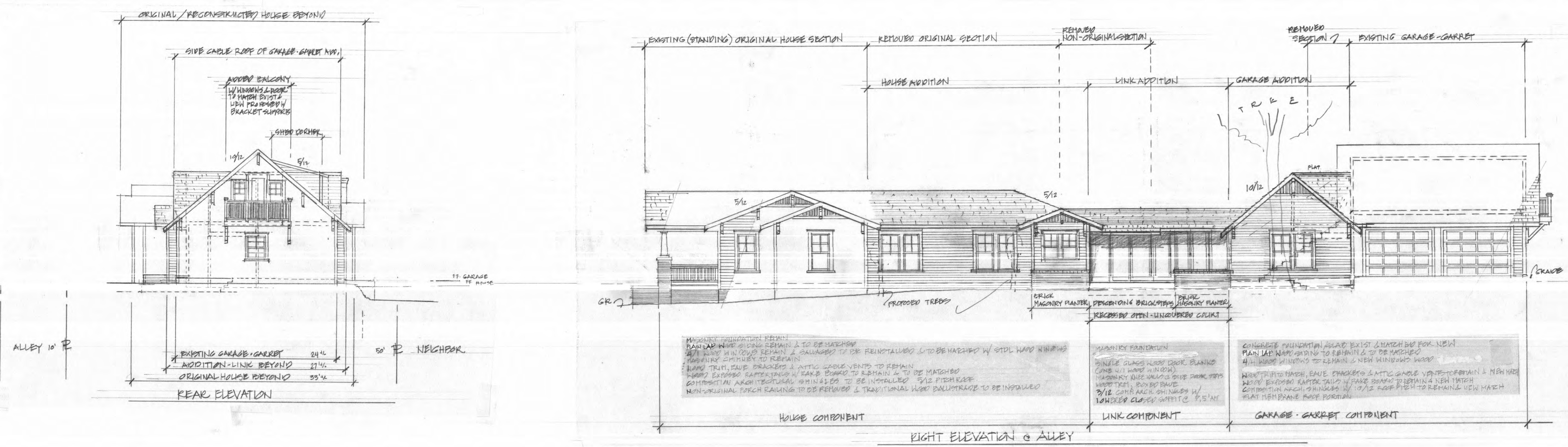
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PROJECT #: 15034
ISSUED: 04 MAY 2016
REVISIONS:

PROPOSED ELEVATIONS
1/8" = 1'

May 2016/Allen Brooks

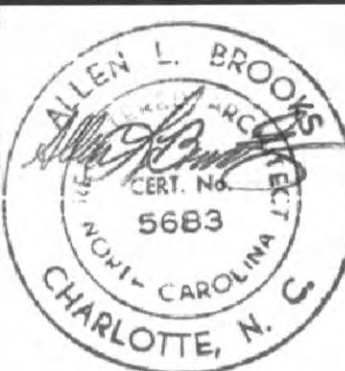


ELEVATIONS EXISTING & PROPOSED



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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PROPOSED ELEVATIONS



GARAGE LEFT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION



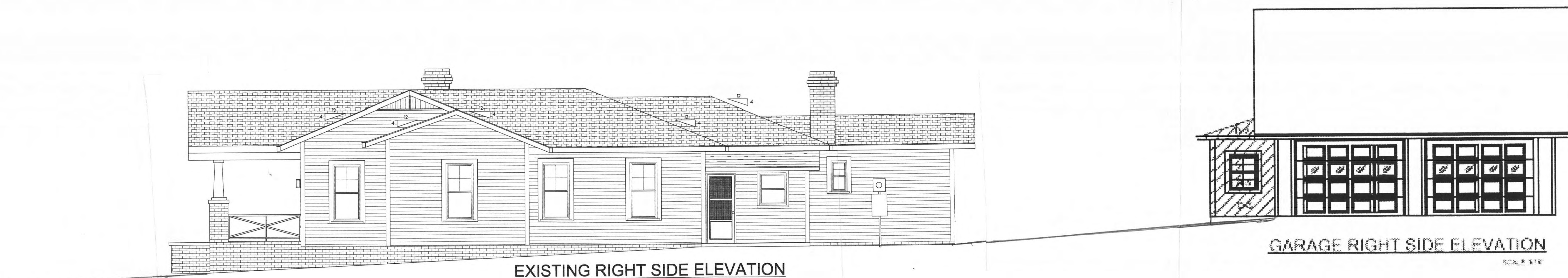
LEFT ELEVATION
1/8" = 1'

24 A
12 AUG 2016
23 AUG 2016
ORR:GO

ELEVATIONS EXISTING & PROPOSED

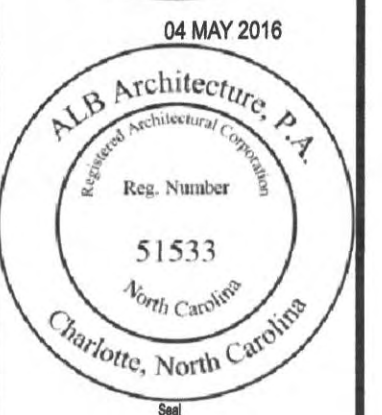
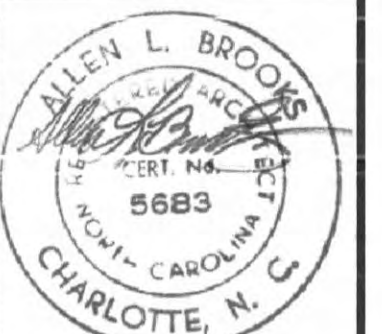


② PROPOSED RIGHT ELEVATION
3/16" = 1'-0"



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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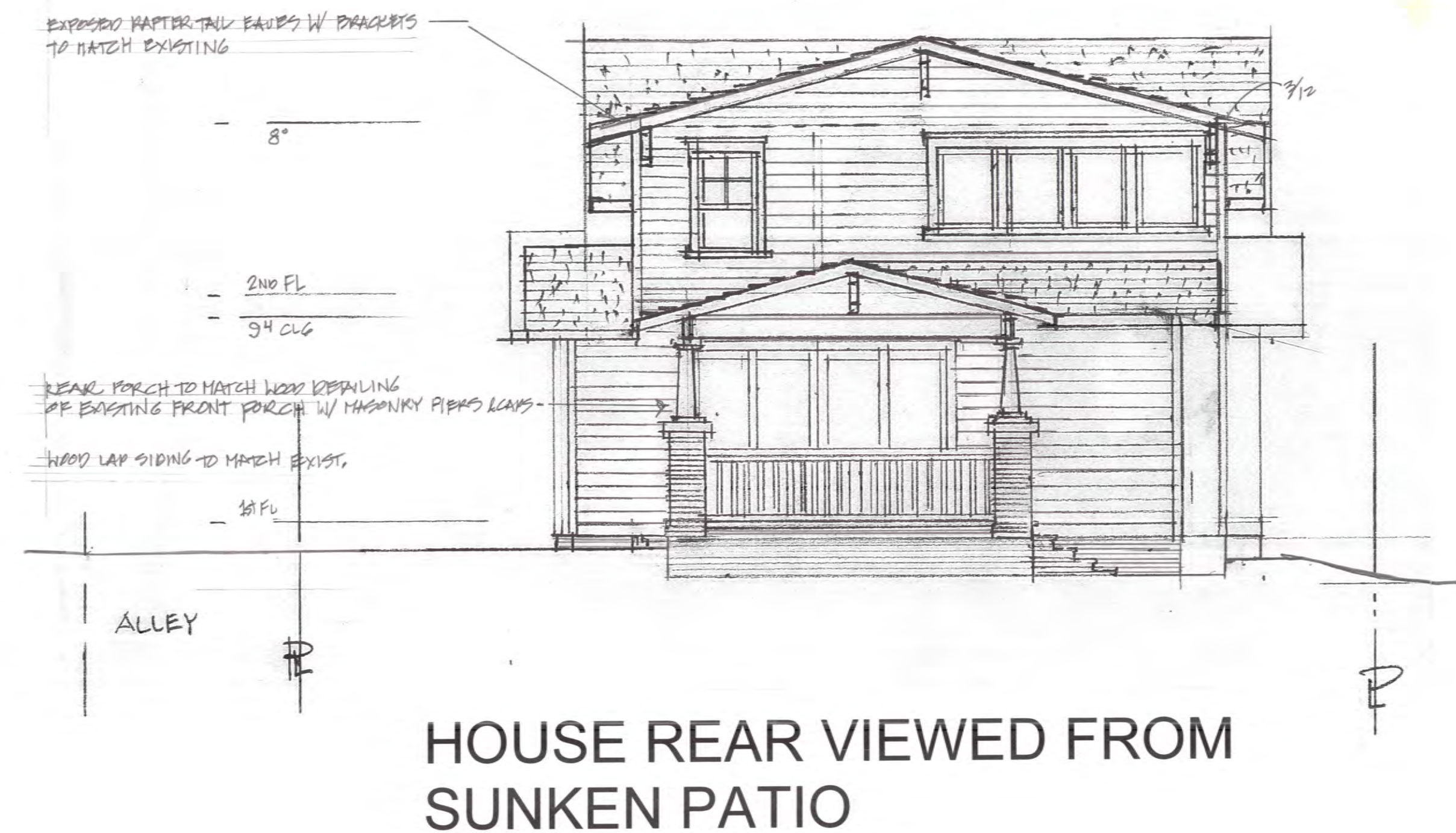
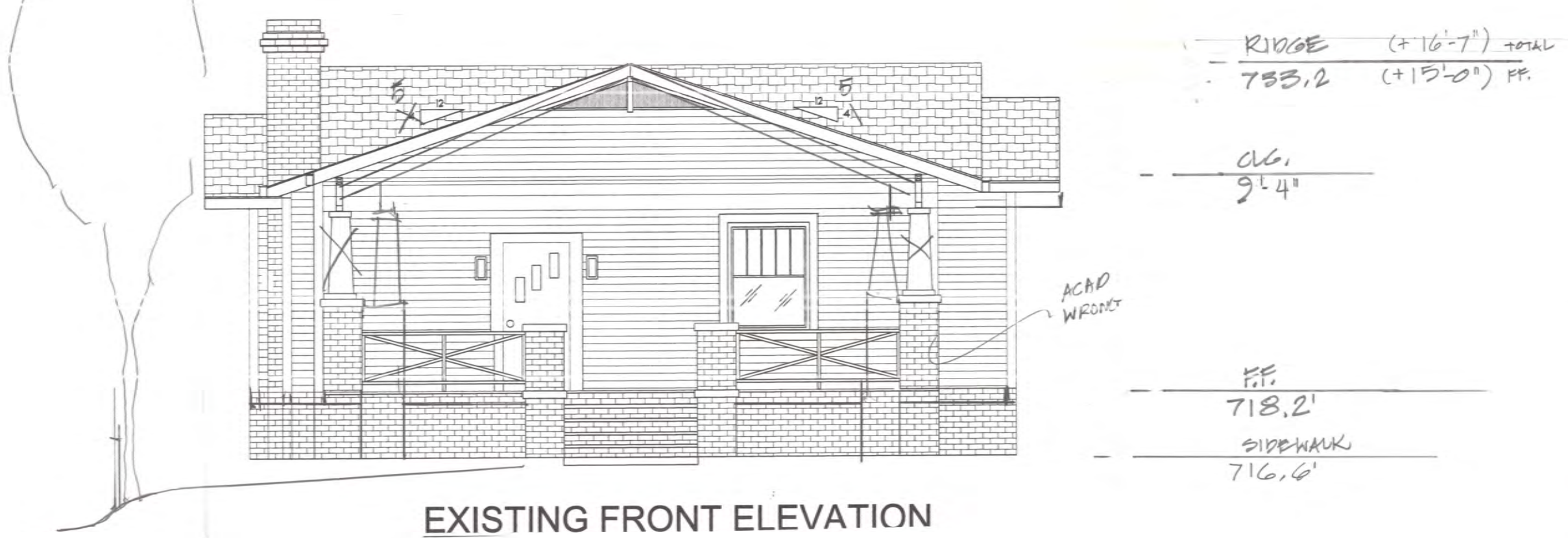
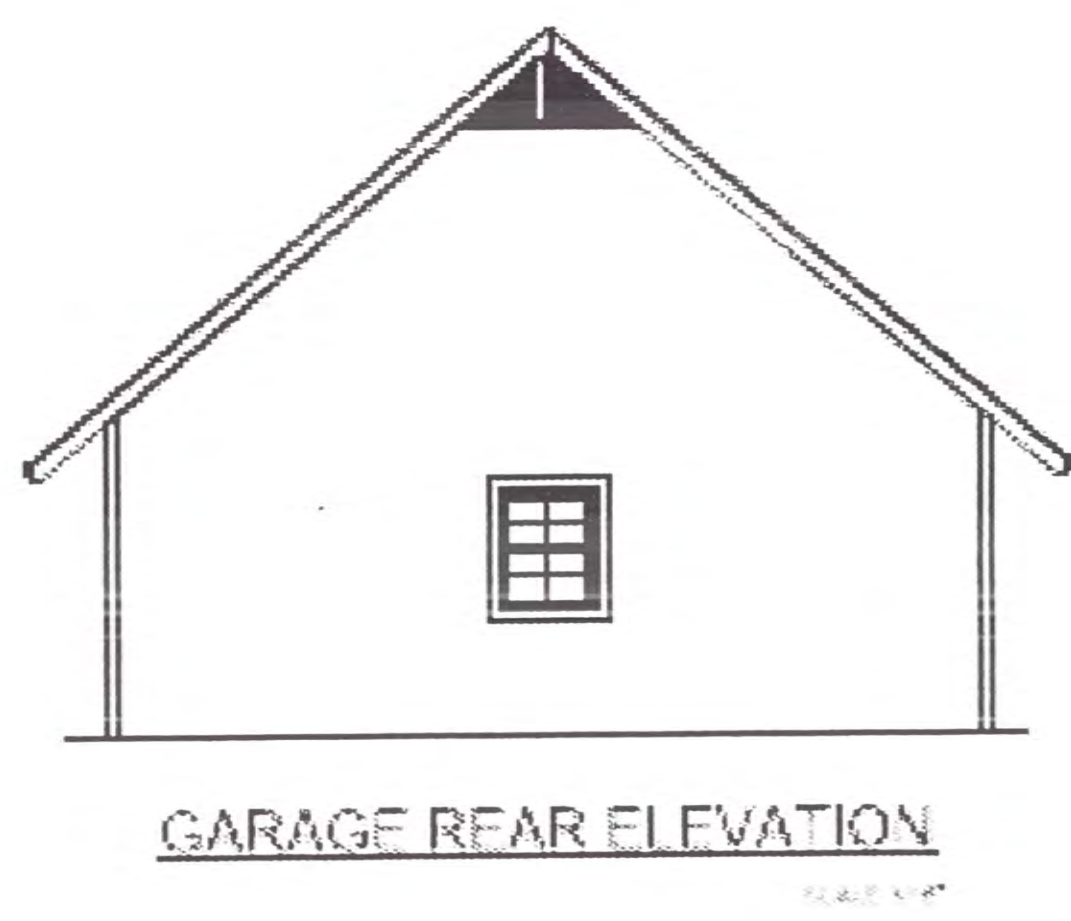
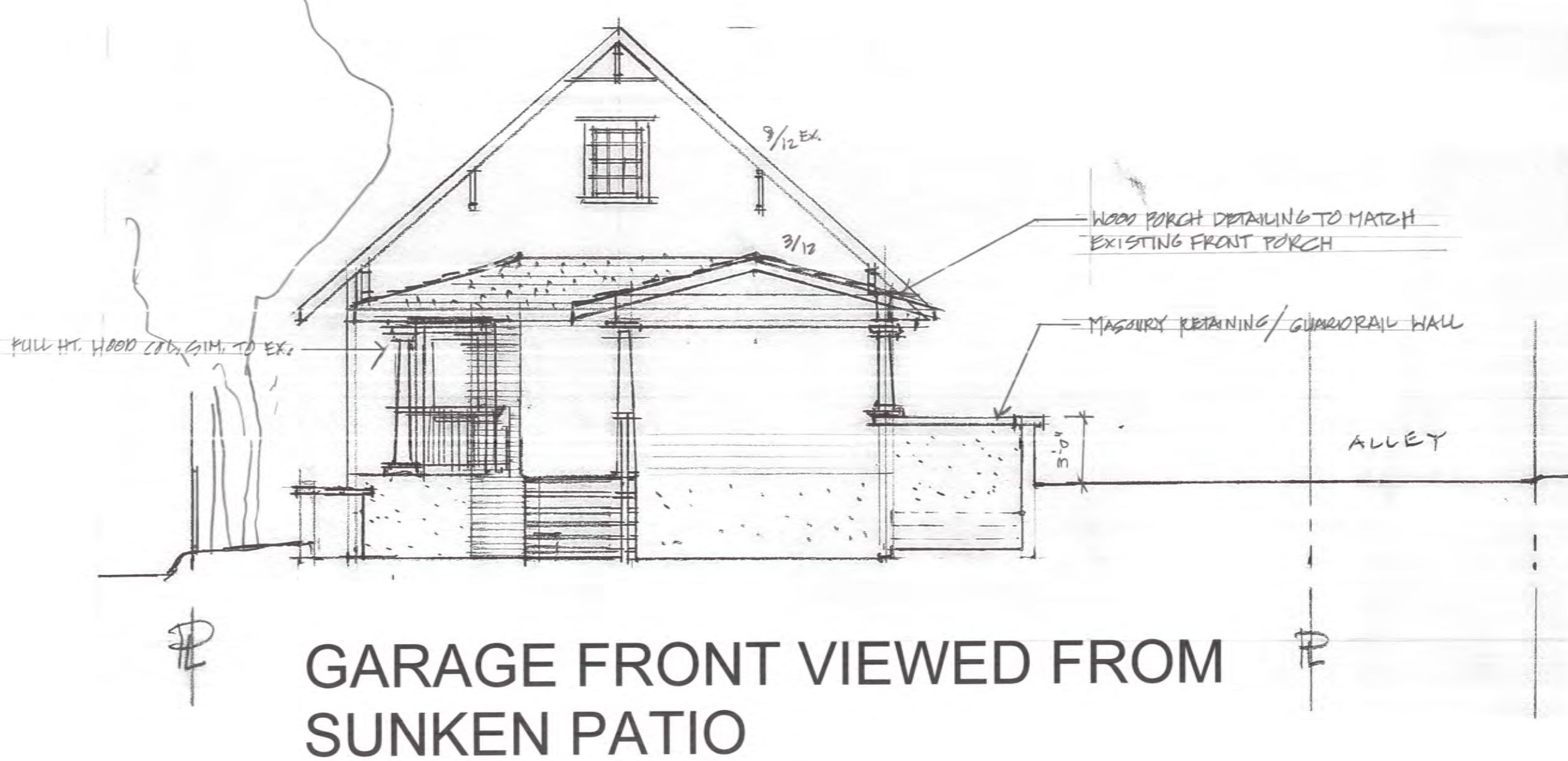
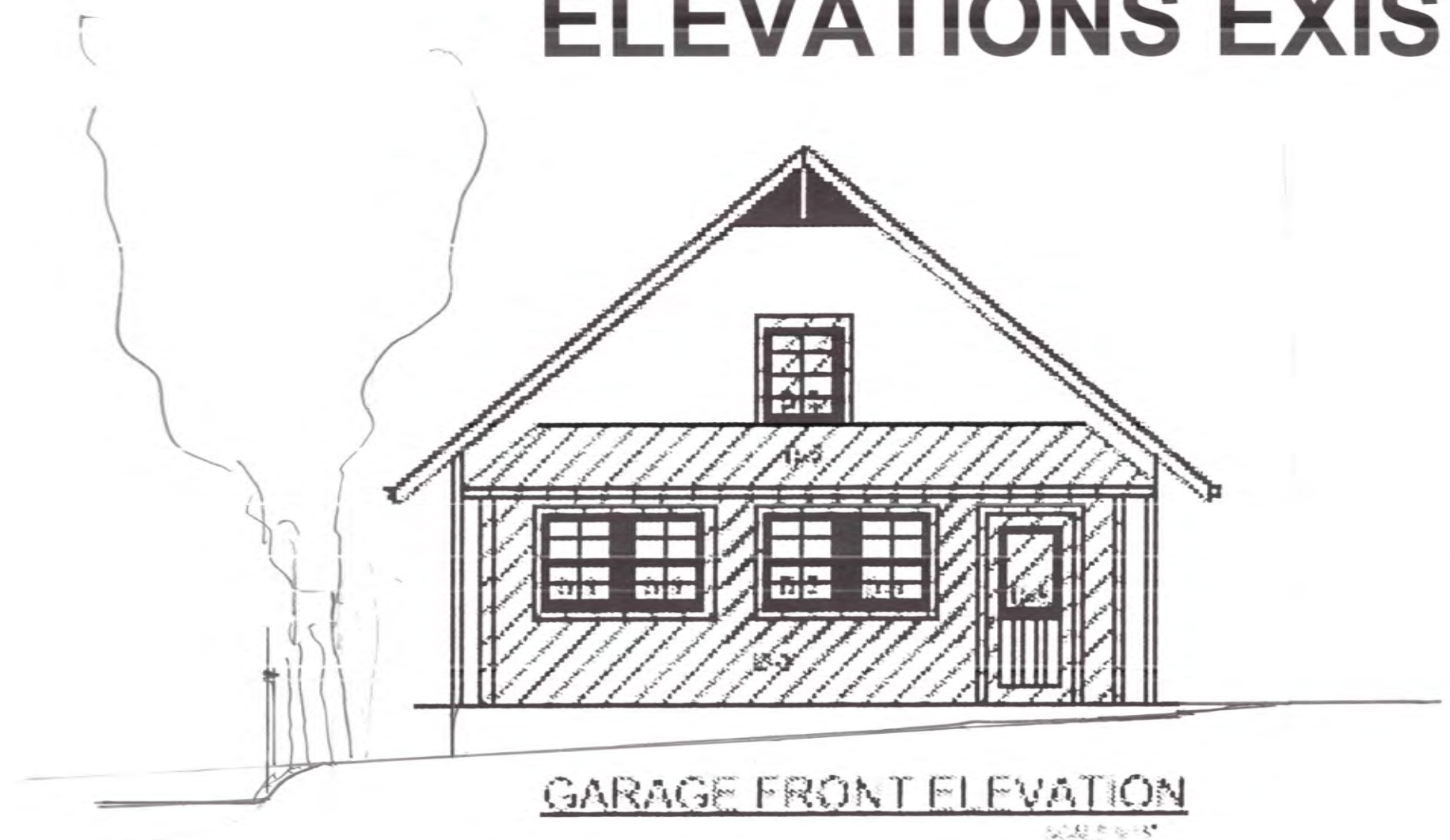
Historic Dilworth Reconstruction & Addition of:
1914 Lennox Avenue
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PROJECT #: 16034
ISSUED: 04 MAY 2016
REVISIONS:

10

OF 15

ELEVATIONS EXISTING & PROPOSED



DYNAMICS OF VISIBILITY OF ADDITION

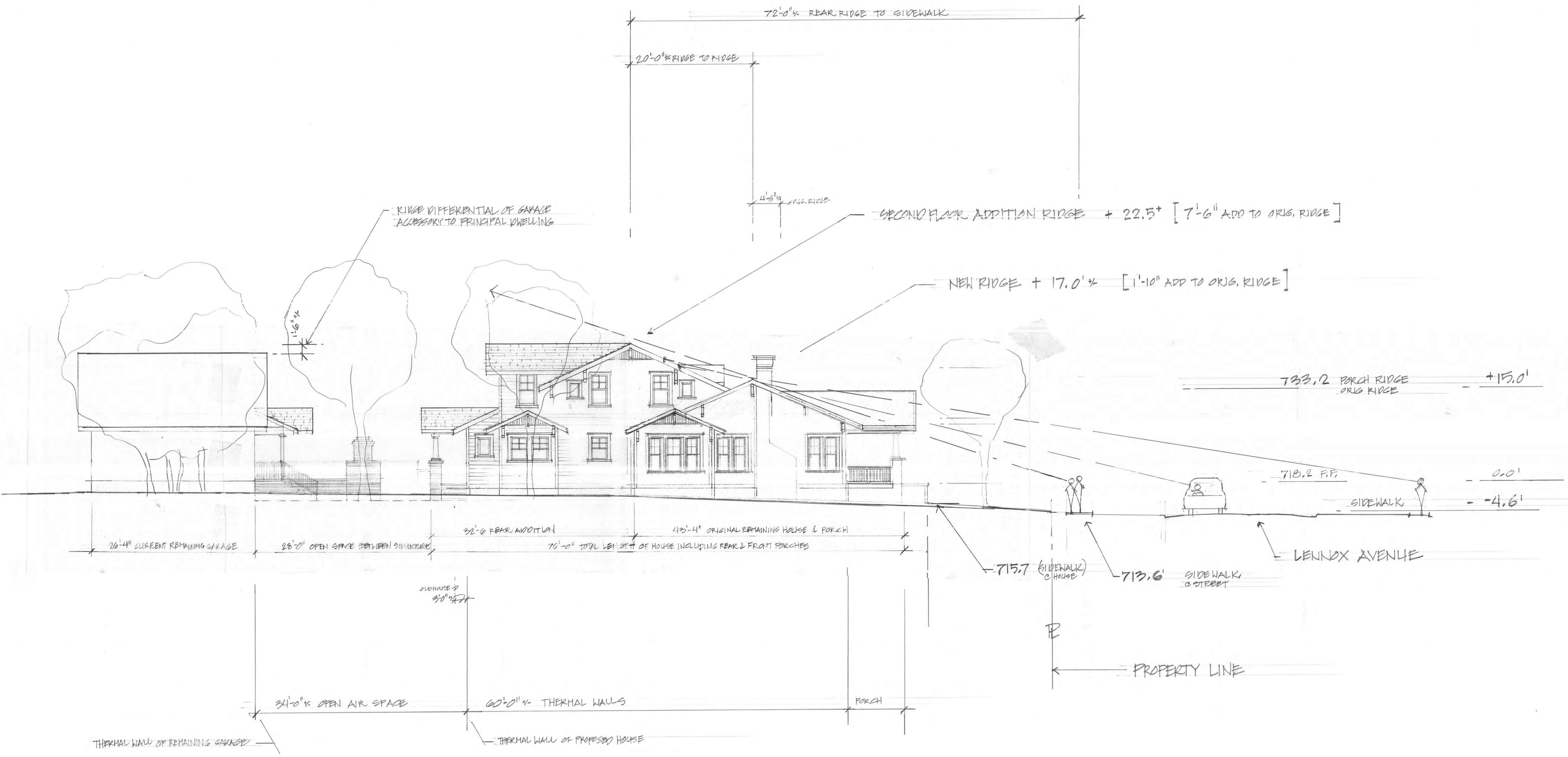


ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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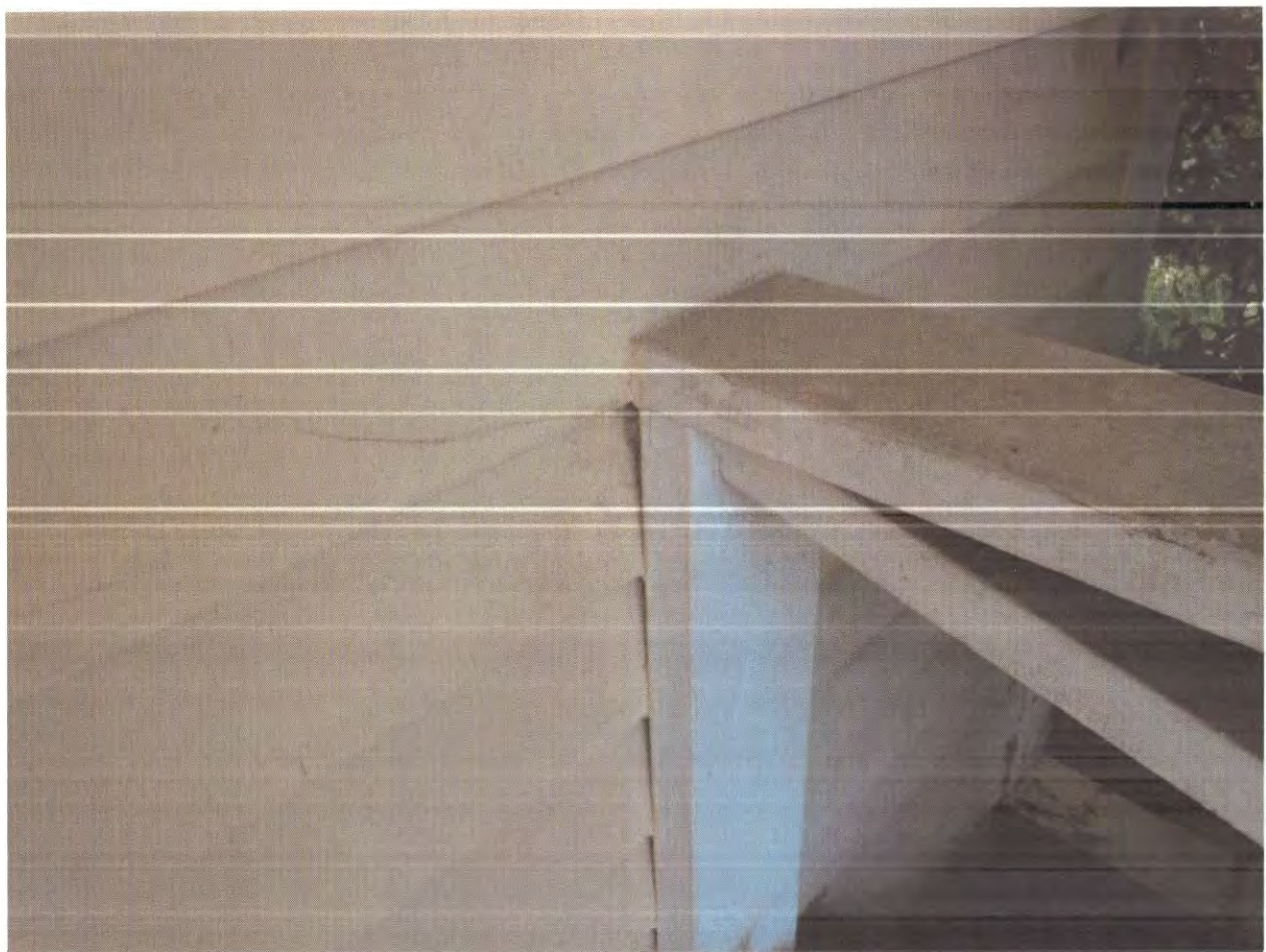
HOUSE DETAIL ELEMENTS



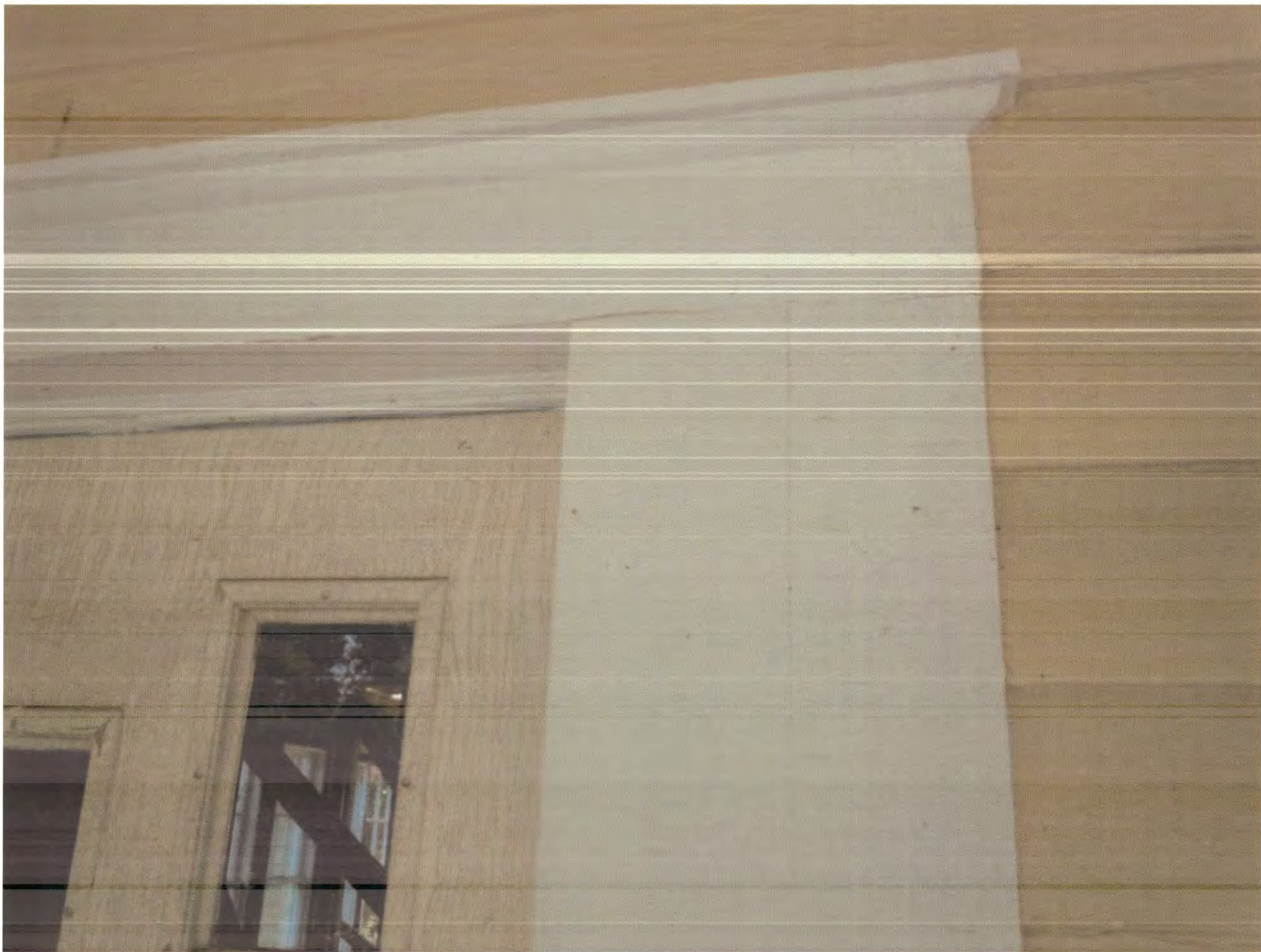
EAVE WITH BRACKET



MASONRY PORCH PIER



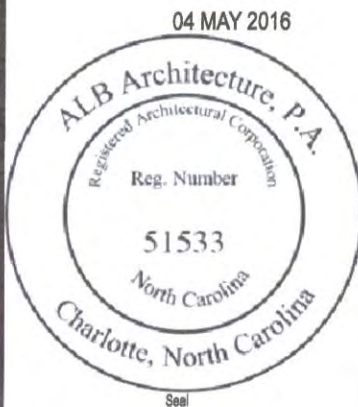
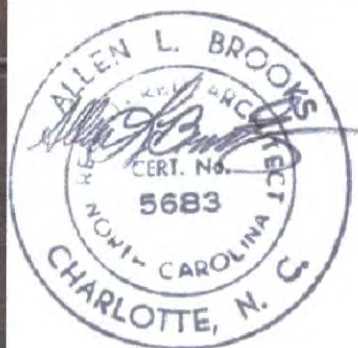
MODERN RAILING



REDUCED DOOR JAMBS



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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DESIGN EXAMPLES FROM NEIGHBORHOOD



921 MAGNOLIA AVENUE



922 MAGNOLIA AVENUE



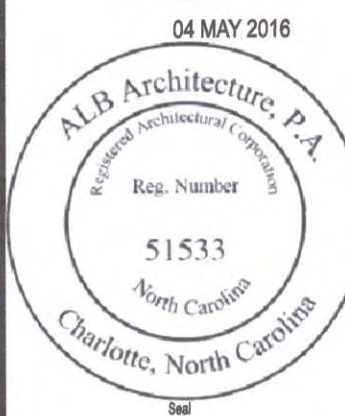
520 EAST TREMONT AVENUE



1923 EWING AVENUE



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



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