

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 1419 Lexington Avenue
SUMMARY OF REQUEST: Addition
APPLICANT/OWNER: Ray Sheedy

Details of Proposed Request

Existing Context

The structure is a 1 ½ story Colonial Revival style building house constructed in 1941. It is listed as a contributing structure in the Dilworth National Register of Historic Places. Features include a side porch, 8/8 windows and covered entrance.

Proposal

The project for HDC review is the enclosure of the side porch, new windows and the addition of a new porch roof and columns. The side porch enclosure includes wood lap siding and trim, and wood windows. The new front porch features include brick columns, wood posts and a gable roof. The existing porch deck will remain.

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.

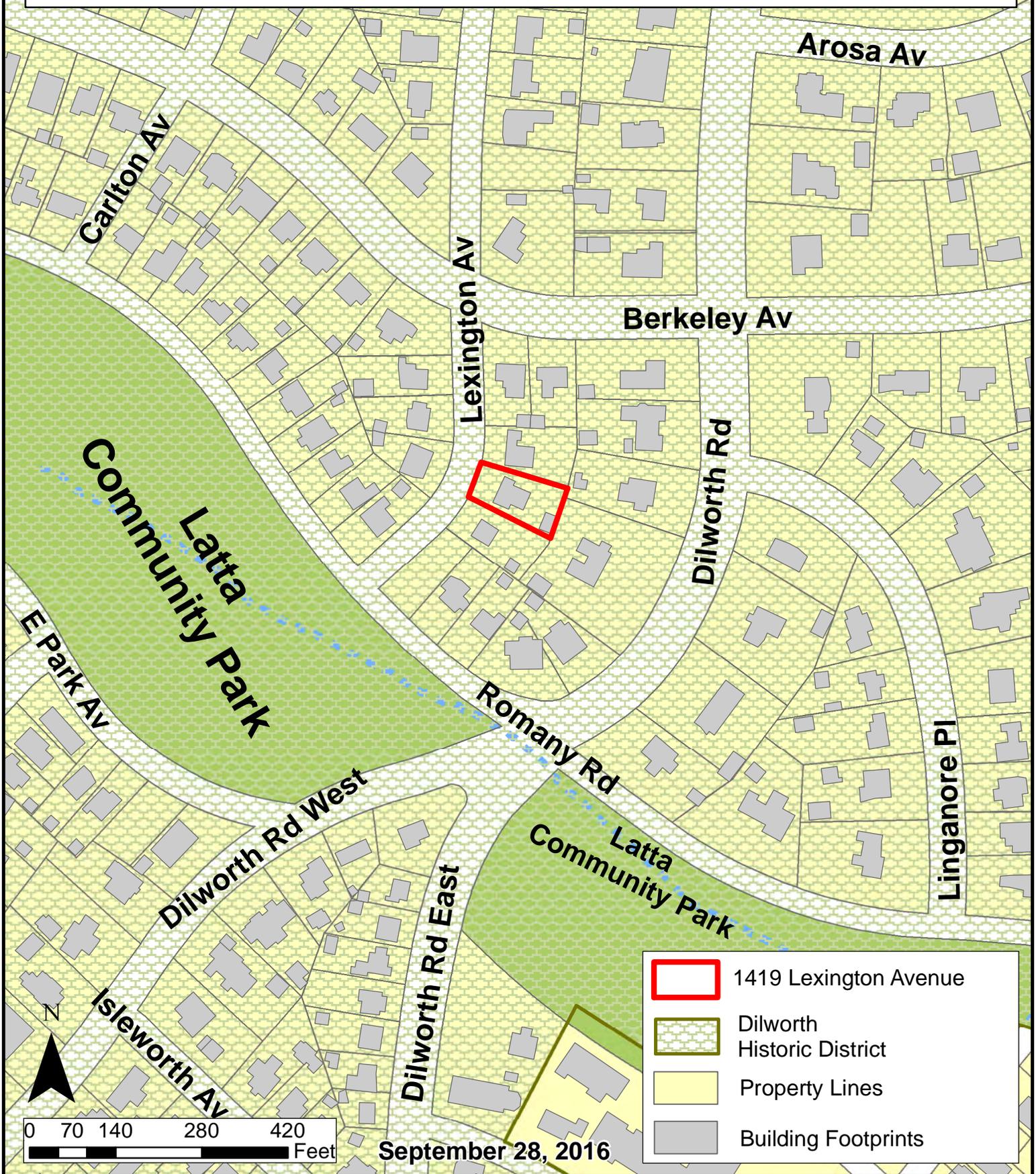
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<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 proposal meets the guidelines for additions. Setback does not apply.

Charlotte Historic District Commission - Case 2016-256
Addition
HISTORIC DISTRICT: DILWORTH



-  1419 Lexington Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

September 28, 2016

East Elevation



North Elevation



North Elevation



South Elevation

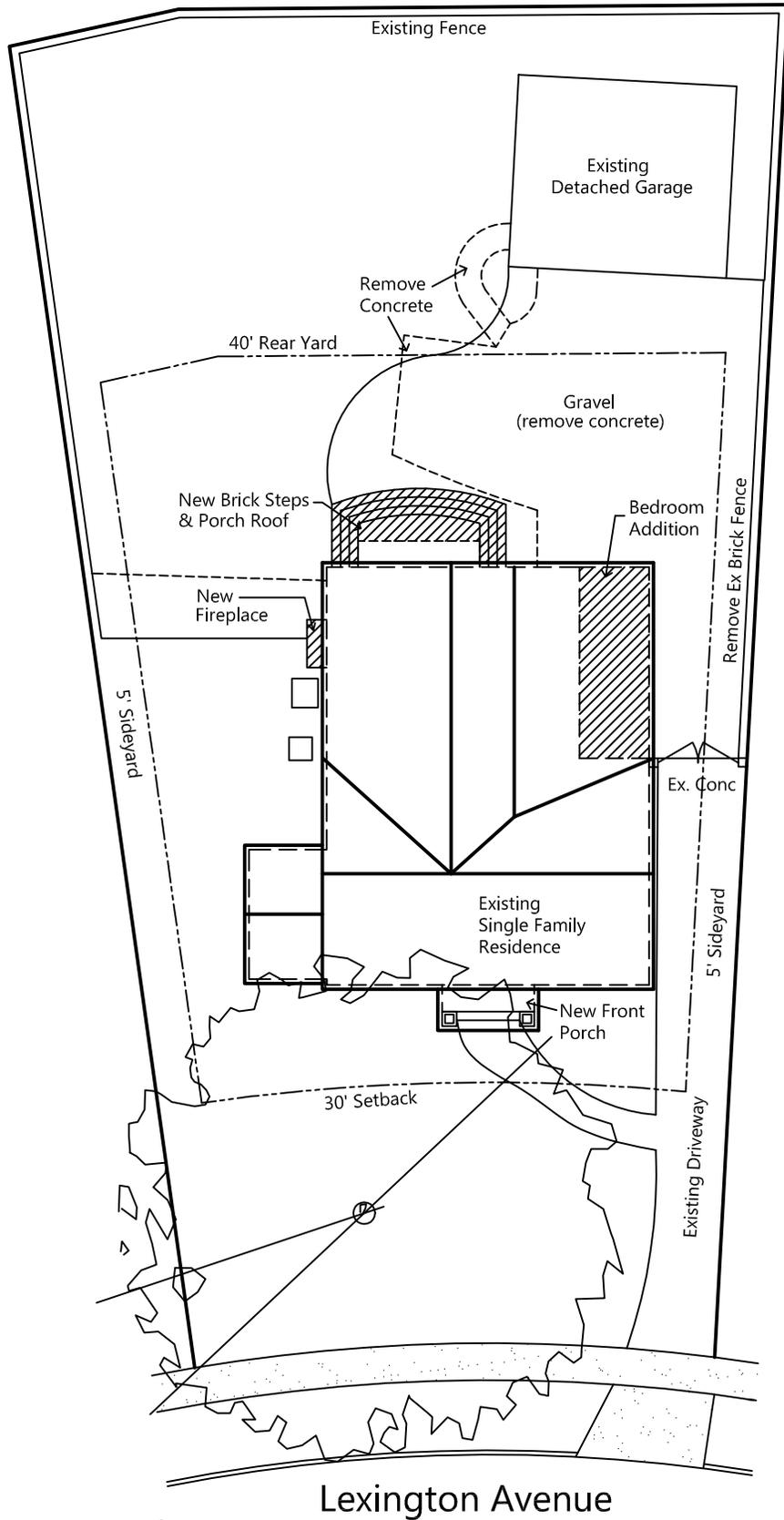


South Elevation



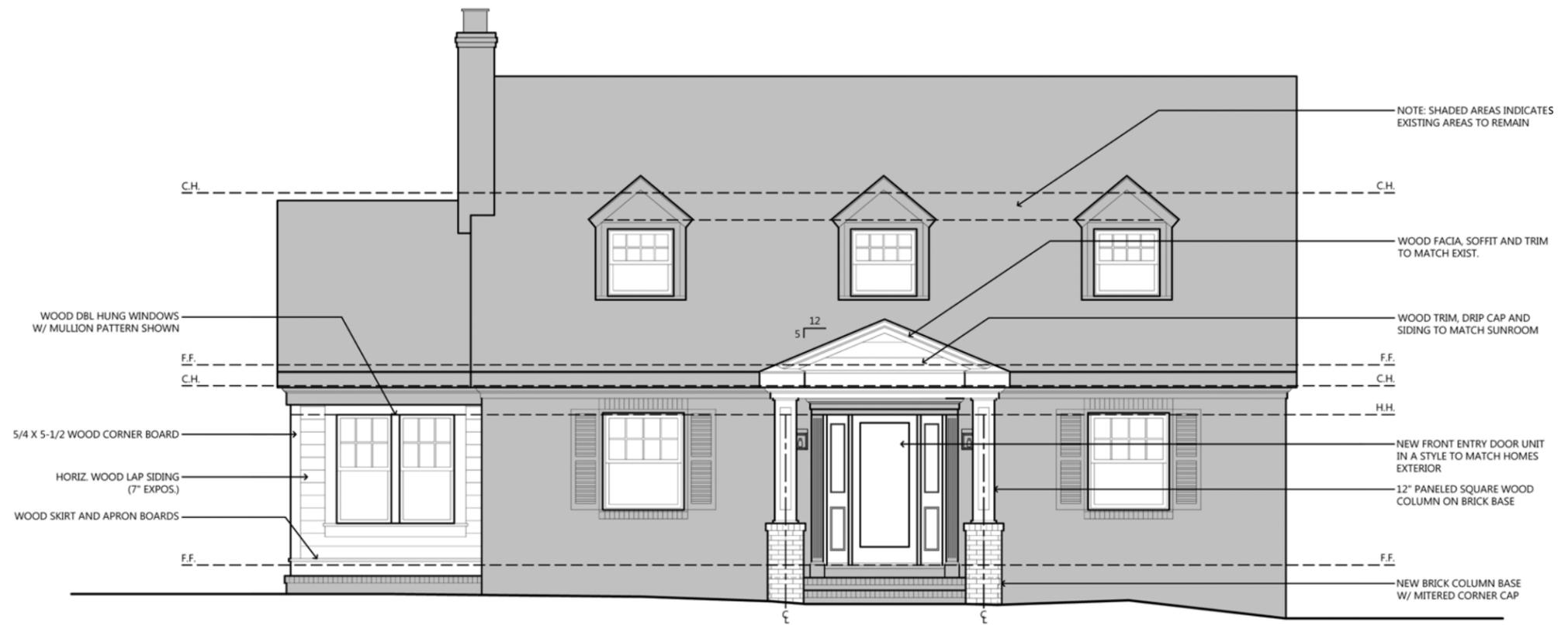
West Elevation





SITE PLAN





WEST ELEVATION





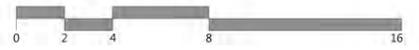
EX NORTH ELEVATION





C.H.
 NEW BRICK FIREPLACE
 (TOP TO MATCH STYLE OF EX.)
 SHED ROOF OVER REAR ENTRY
 W/ COMP. SHINGLES AND TRIM
 DETAILS TO MATCH EX. STYLE
 AND MATERIAL
 C.H.
 H.H.
 WOOD BRACKET
 3'-0"
 BRICK RAISED PATIO W/
 STONE FLOOR
 F.F.
 RAISE GRADE HT. TO MIN. 28"
 BELOW PATIO FLOOR LEVEL
 8'-0"
 PATIO ADDITION

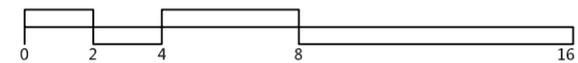
NORTH ELEVATION

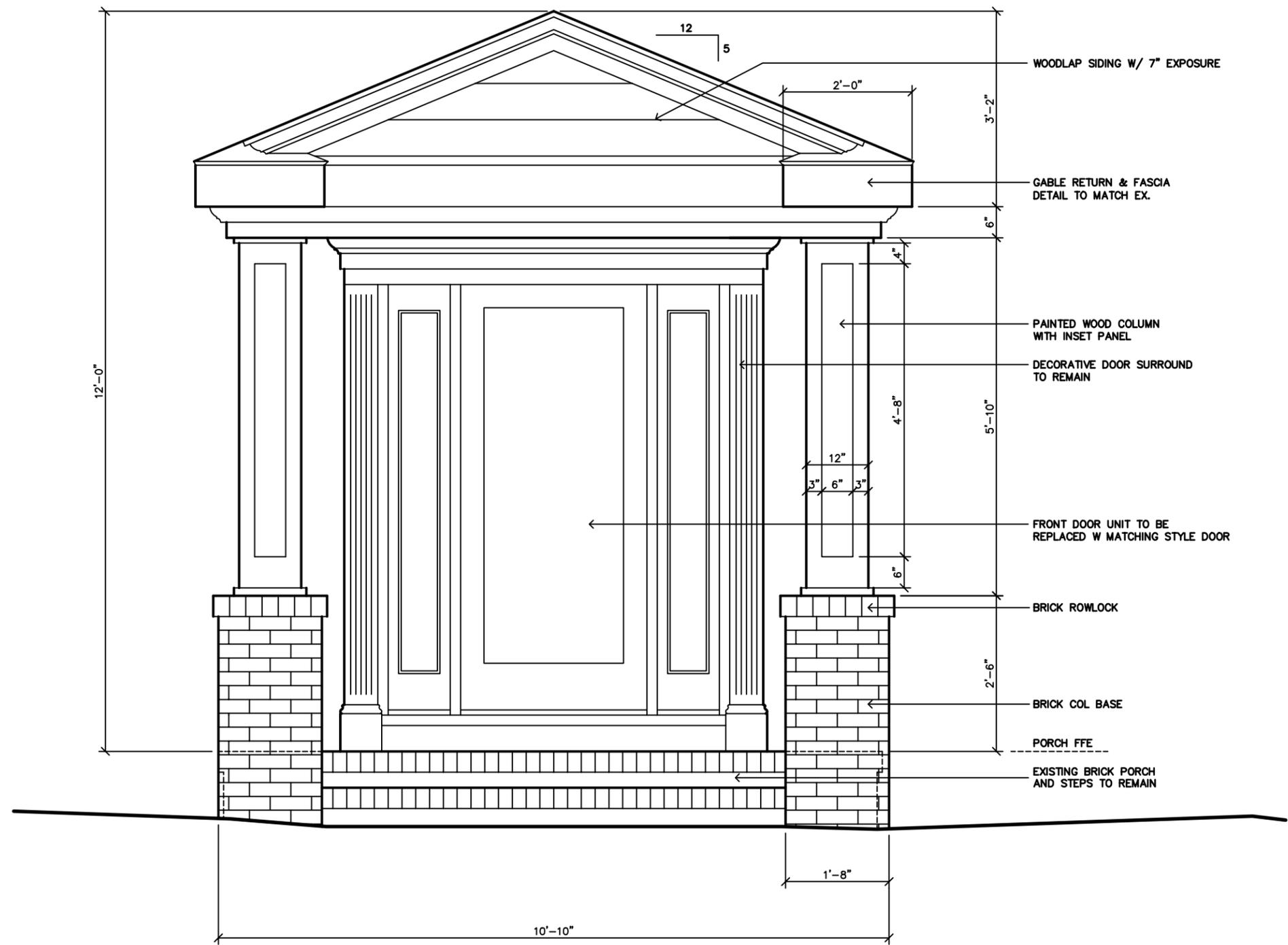


NOTE: SHADED AREAS INDICATE
 EXISTING AREAS TO REMAIN
 C.H.
 HORIZONTAL WOOD SIDING AT 7"
 EXPOSURE TO MATCH
 NEW GABLED PORCH ROOF
 REPLACING EX. FLAT PORCH ROOF
 (COMP. SHINGLES TO MATCH EX.)
 C.H.
 WOOD FACIA AND SOFFIT TO
 MATCH EX. IN MAT. AND STYLE
 EXISTING PORCH TO REMAIN
 F.F.
 NEW MEM WINDOWS W/ MULLION
 PATTERN AS SHOWN
 BSMT WINDOW INFILL

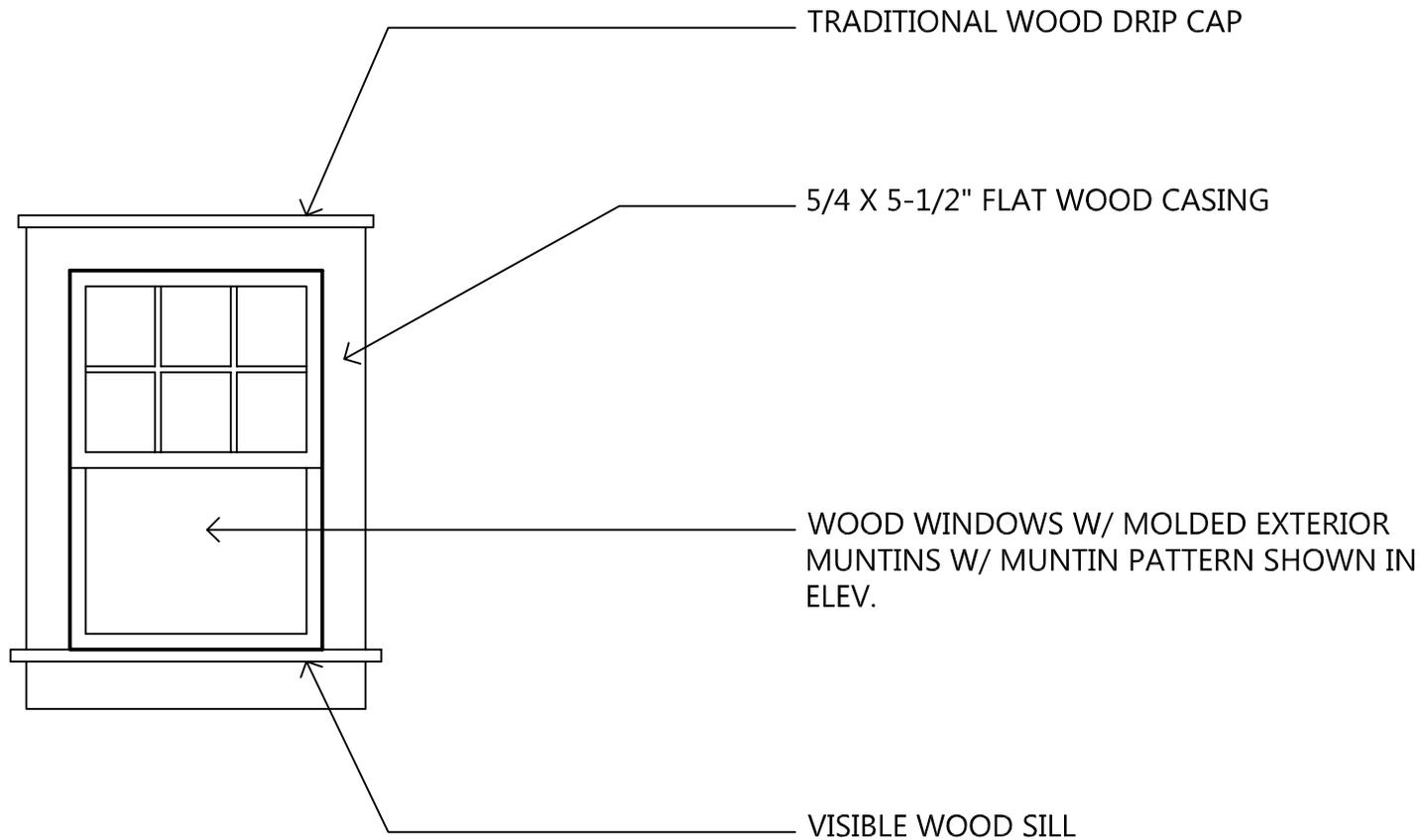


EX WEST ELEVATION





FRONT PORCH DETAIL



NOTE: ALL EXISTING WINDOWS (TO BE REPLACED)
AND ALL NEW WINDOWS WILL BE MOLDED EXTERIOR
MUNTINS USING AN 8/1 OR 6/1 MUNTIN PATTERN AS
SHOWN ON ELEV'S