

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1619 Lyndhurst Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Natalie and Jeff McAveney

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story “Triple A” cottage constructed in 1905 and listed as a contributing structure in the Dilworth National Register of Historic Places. Exterior siding is wood and stucco. The front porch is currently enclosed. Adjacent structures are 1 and 2 stories in height.

*Proposal*

The project includes re-establishing the open front porch and construction of a second floor addition within the existing building footprint. The front porch design features new wood columns and hand rails. Two small dormers would be added to the front. New windows and trim would match existing. New materials include wood lap and shake siding. Existing windows to be replaced are noted on the left, rear and right elevations.

**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.

<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 proposal meets the guidelines for additions. The guideline for setback does not apply.

*Charlotte Historic District Commission - Case 2016-288*  
**HISTORIC DISTRICT: Dilworth**  
**ADDITION**









Subject Residence



Adjacent Property



Corner Property



Adjacent Property



Opposing Property



Corner Property

1619 Lyndhurst Avenue, Charlotte, North Carolina 28203  
Historic District Commission Review



Subject Residence



Corner Property

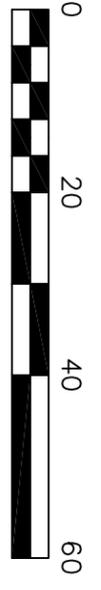
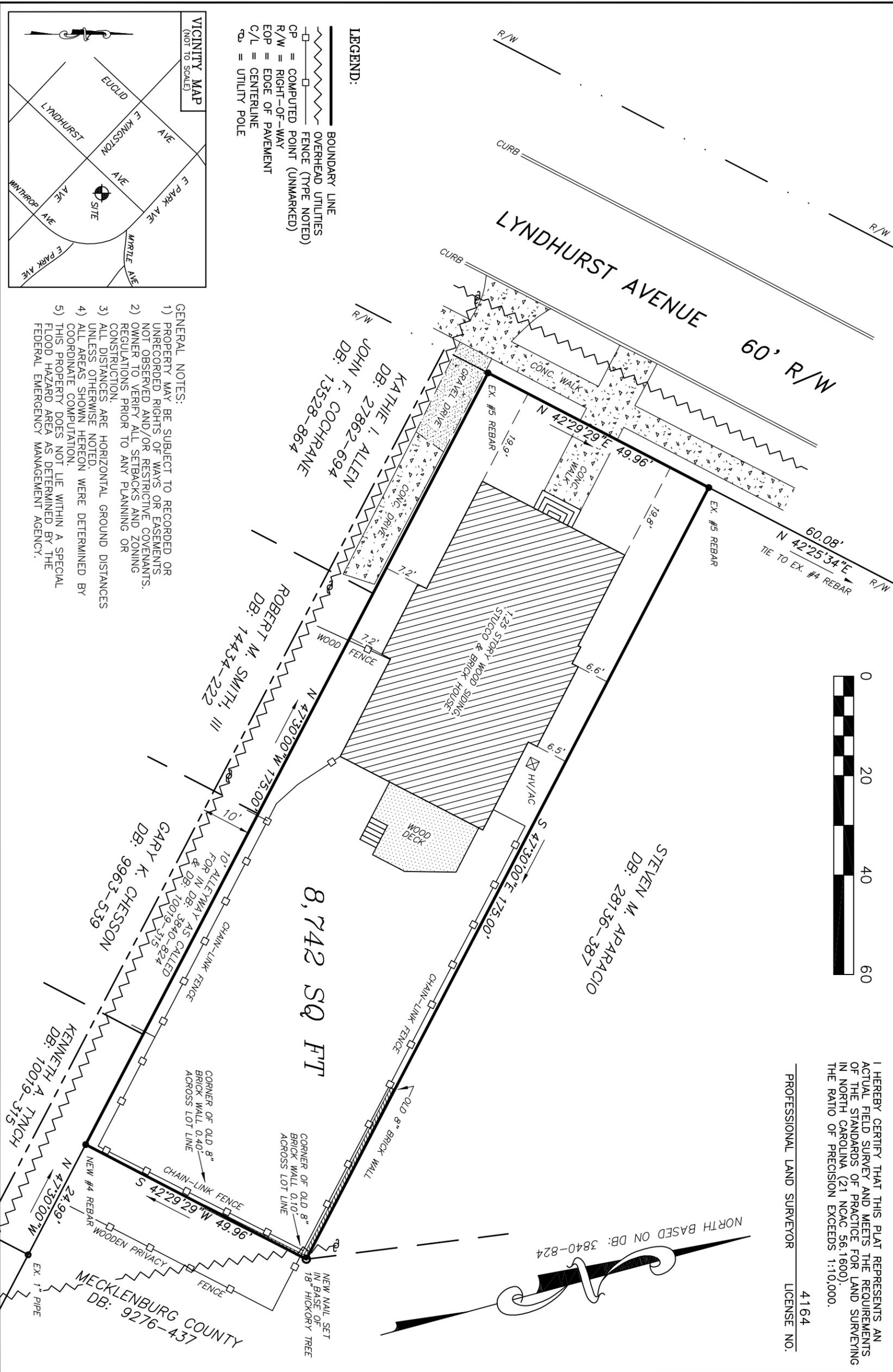


Street Scape



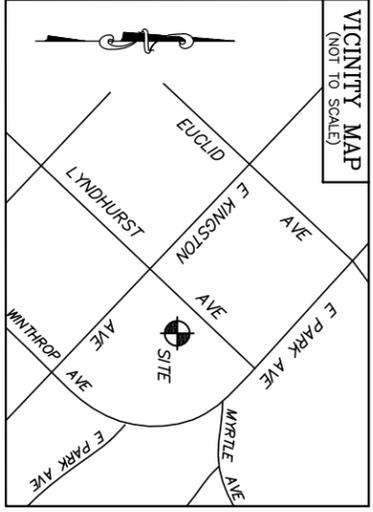
Street Scape

1619 Lyndhurst Avenue, Charlotte, North Carolina 28203  
Historic District Commission Review



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY AND MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THE RATIO OF PRECISION EXCEEDS 1:10,000.

PROFESSIONAL LAND SURVEYOR LICENSE NO. 4164



- LEGEND:**
- BOUNDARY LINE
  - OVERHEAD UTILITIES
  - FENCE (TYPE NOTED)
  - CP = COMPUTED POINT (UNMARKED)
  - R/W = RIGHT-OF-WAY
  - EOP = EDGE OF PAVEMENT
  - C/L = CENTERLINE
  - ⊕ = UTILITY POLE

- GENERAL NOTES:**
- 1) PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED AND/OR RESTRICTIVE COVENANTS. OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
  - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 3) ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
  - 4) THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAWN BY:	SRM
DRAWING FILE NAME:	15169.LHURST
PROJECT NO.:	15169
PROPERTY ADDRESS:	1619 LYNHURST AVENUE CHARLOTTE, NC 28203
DATE:	SEPTEMBER 17, 2015
SCALE:	1" = 20'
CITY OF CHARLOTTE MECKLENBURG COUNTY, NC	

PHYSICAL SURVEY FOR  
**JEFF MCAVENY & NATALIE PROFFIT**  
 DEED REFERENCE: 3840-824

**HARRIS LAND SURVEYING, PLLC**  
 FIRM LICENSE # P-1295  
 4080 DAVIS RD  
 MAIDEN, NC 28650  
 704-400-6800

Professional Land Surveyor License No. 4164

**GENERAL NOTES**

THESE DRAWINGS REPRESENT THE OWNER'S MINIMUM INTENTION OF SCOPE. CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE NORTH CAROLINA RESIDENTIAL BUILDING CODE 2012 EDITION OVER AND ABOVE THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS OPPOSITE CENTERLINES ARE SYMMETRICAL UNLESS OTHERWISE NOTED. ARCHITECTURAL DRAWINGS GOVERN LAYOUT

GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS & EXISTING FIELD CONDITIONS BEFORE PROCEEDING.

GENERAL CONTRACTOR IS TO COORDINATE ALL DETAILS OF CONSTRUCTION PRIOR TO FABRICATING AND PLACING MATERIALS. REQUIRED SHOP DRAWINGS AND MATERIAL SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT AS FOLLOWS:

- DOOR & WINDOW SCHEDULES AND DETAILS
- PLUMBING FIXTURES AND CUT SHEETS
- CABINET SHOP DRAWINGS

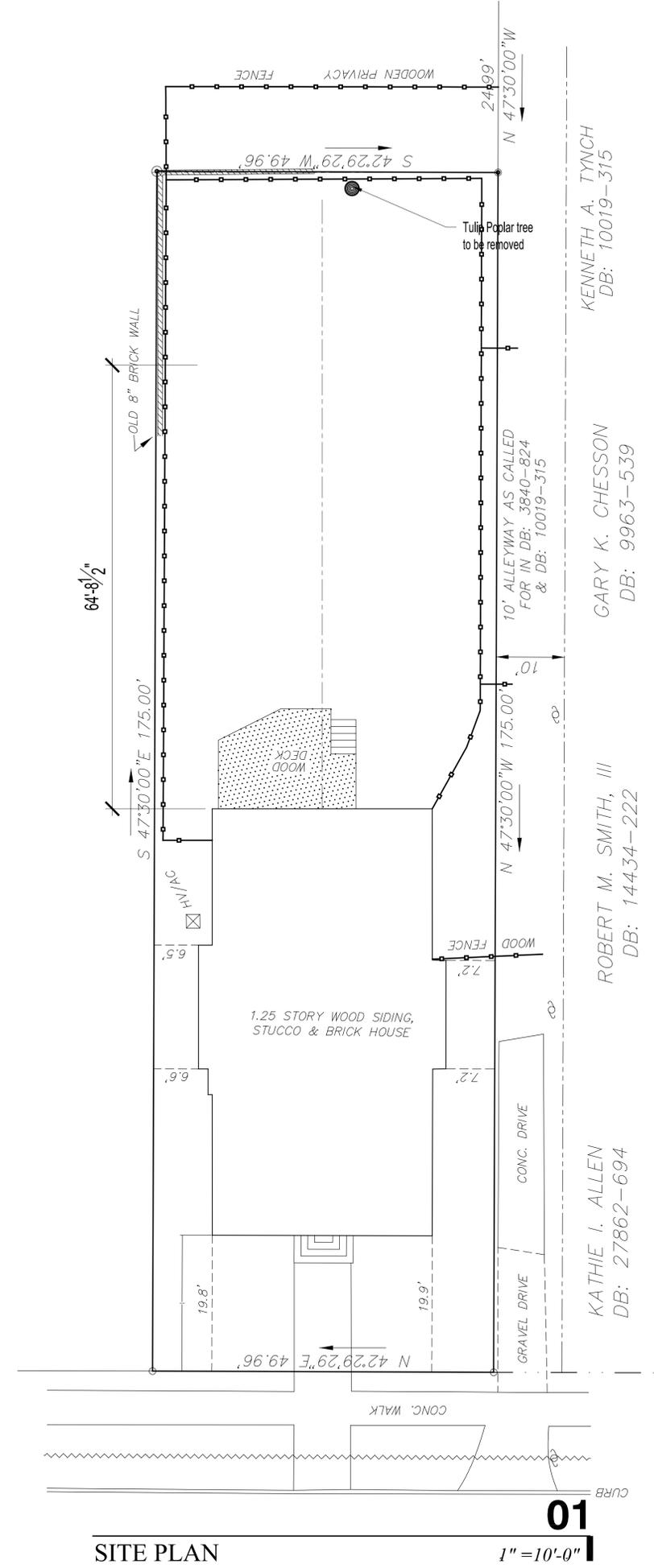
CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE BEST CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES WHERE PERFORMANCE STANDARDS AND TOLERANCES ARE NOT DESCRIBED IN THESE DRAWINGS.

ACCESS TO THE CONSTRUCTION SITE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE MINIMALLY DISRUPTIVE

THE OWNER MAY REQUEST CHANGES TO THE CONSTRUCTION WITH APPROVAL FROM THE ARCHITECT

**Area Calculations**

Space	Area / SF
First Floor Existing	1,770 SF
First Floor Addition	0 SF
Second Floor Existing N/A	0 SF
Second Floor Addition	1,770 SF
<b>Grand Total Combined Area</b>	<b>3,540 SF</b>



**SITE PLAN**

**101**  
1" = 10'-0"

**A100**

Site Plan & Notes

McAveney Residence/AutoCAD/McAveney Residence Site A100.dwg  
Drawn By: PBP Checked By: PBP

Issued For: Owner's Review/Pricing  
Date: 02/22/2016

Revisions: XXX  
For Permit: XXX  
Revisions: XXX

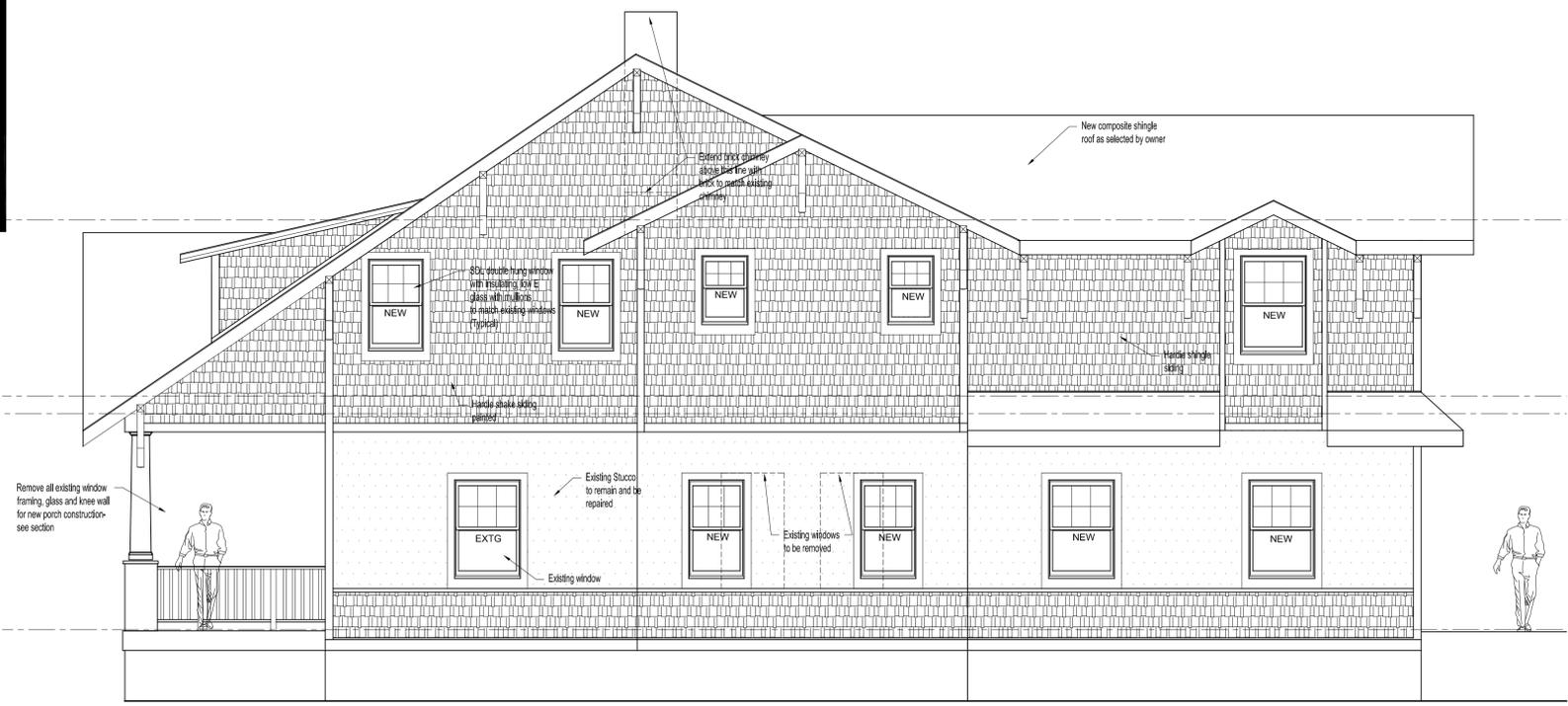
*Renovations and Additions*

**The McAveney Residence**

1619 Lyndhurst Avenue, Charlotte, North Carolina

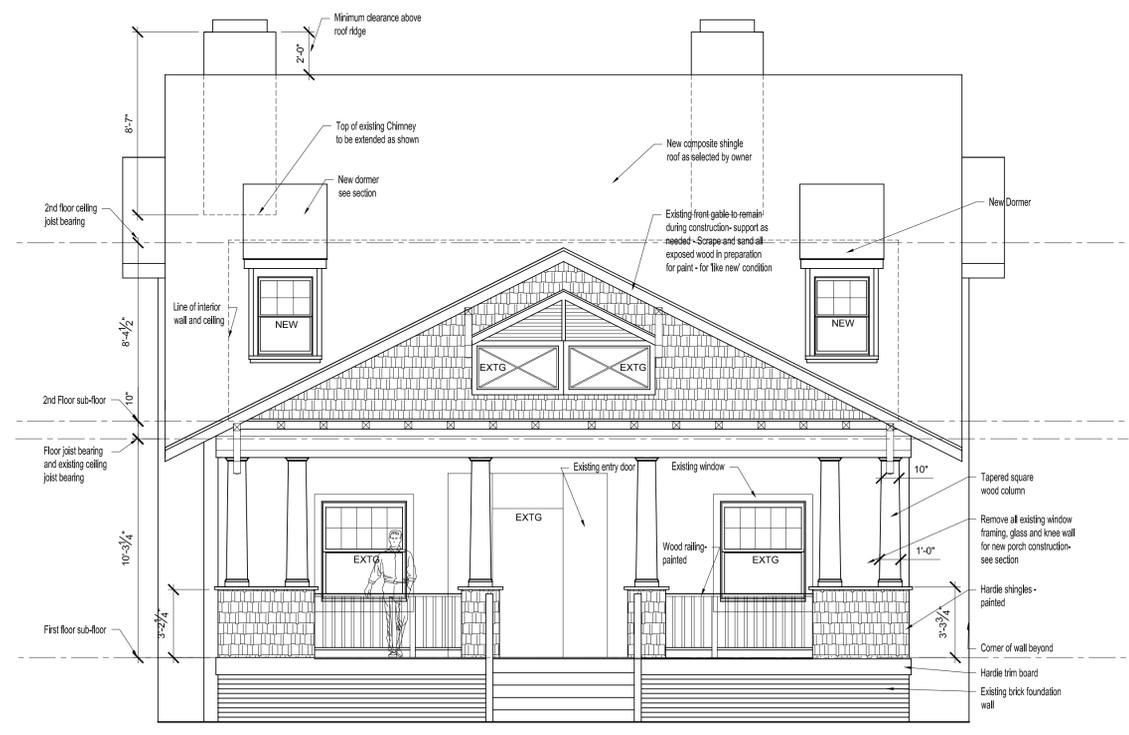


**Poetzsch Architecture**  
132 Cottage Place Charlotte, North Carolina 28207 704 372 1860



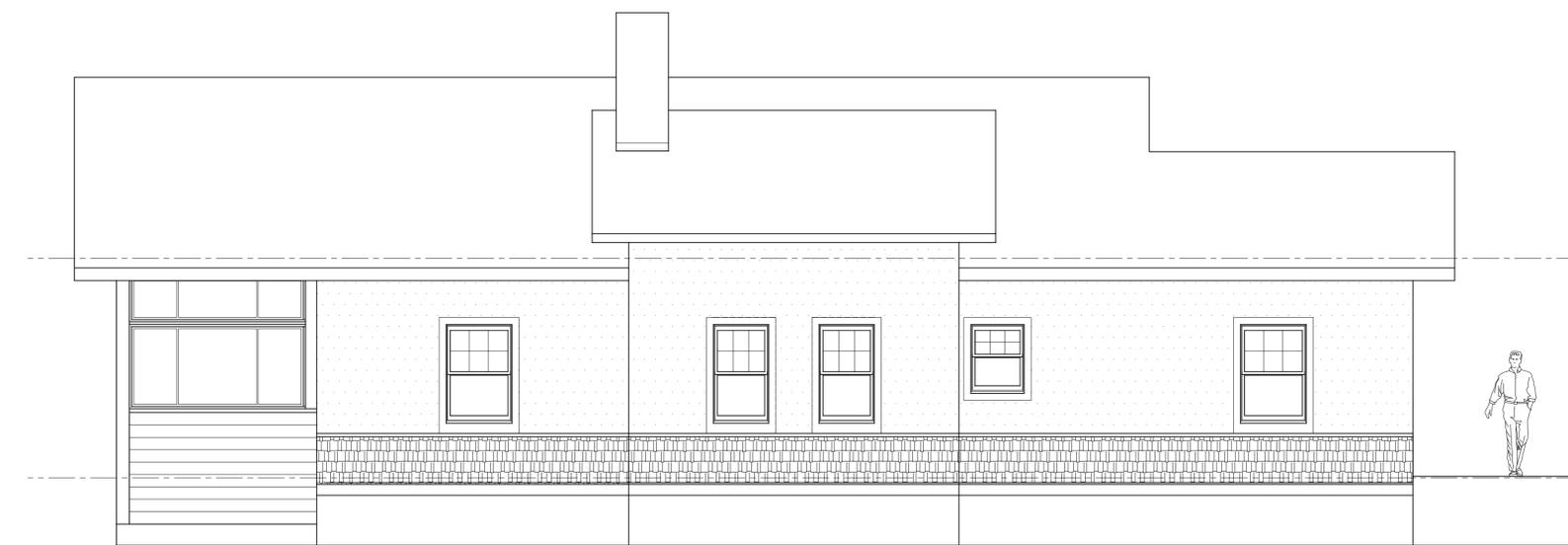
RIGHT SIDE ELEVATION

**04**  
1/4" = 1'-0"



FRONT ELEVATION

**03**  
1/4" = 1'-0"



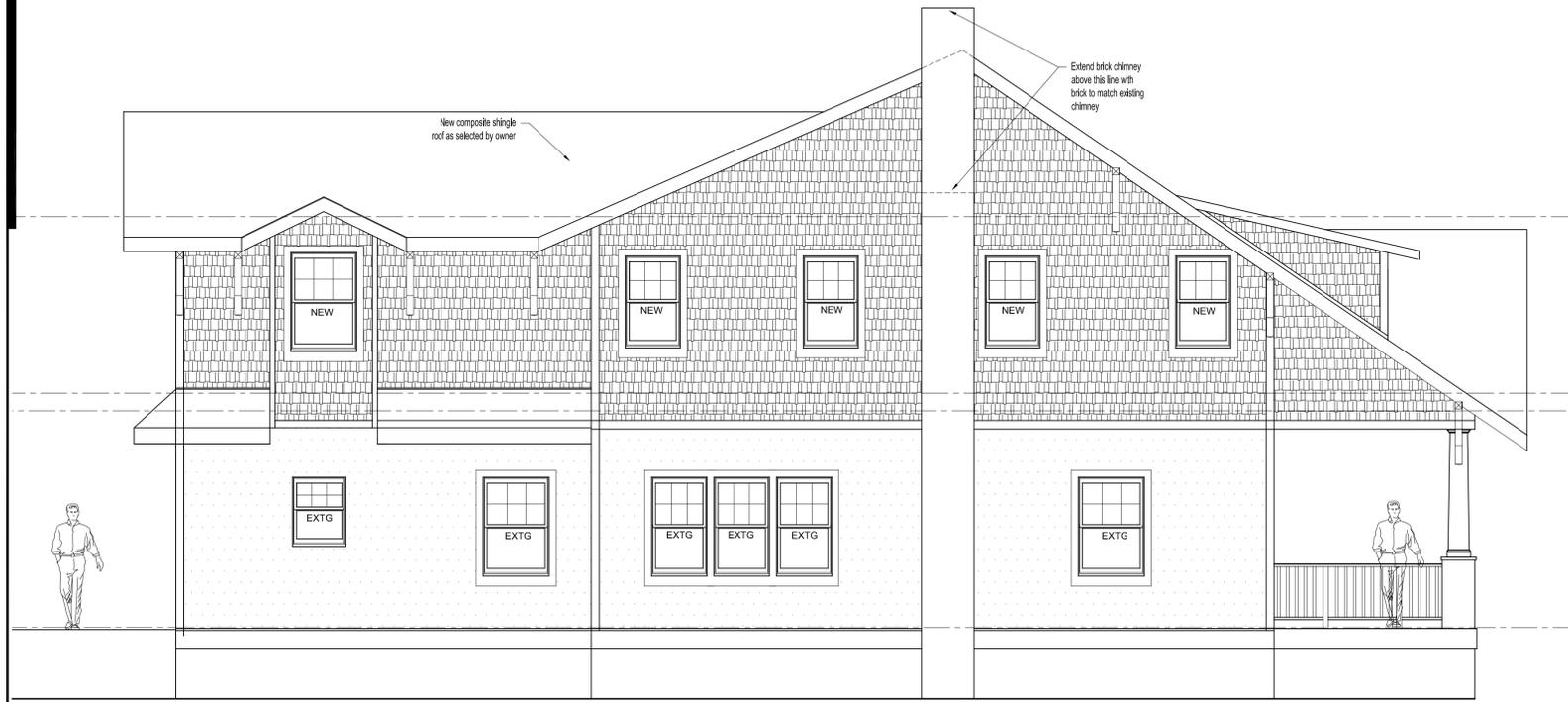
EXISTING RIGHT SIDE ELEVATION

**02**  
1/4" = 1'-0"



EXISTING FRONT ELEVATION

**01**  
1/4" = 1'-0"



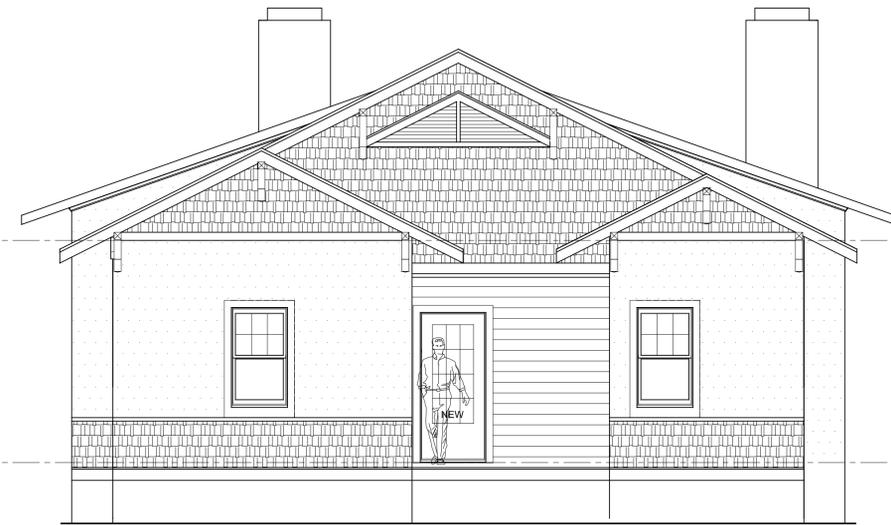
**04**  
LEFT SIDE ELEVATION  
1/4" = 1'-0"



**03**  
REAR ELEVATION  
1/4" = 1'-0"



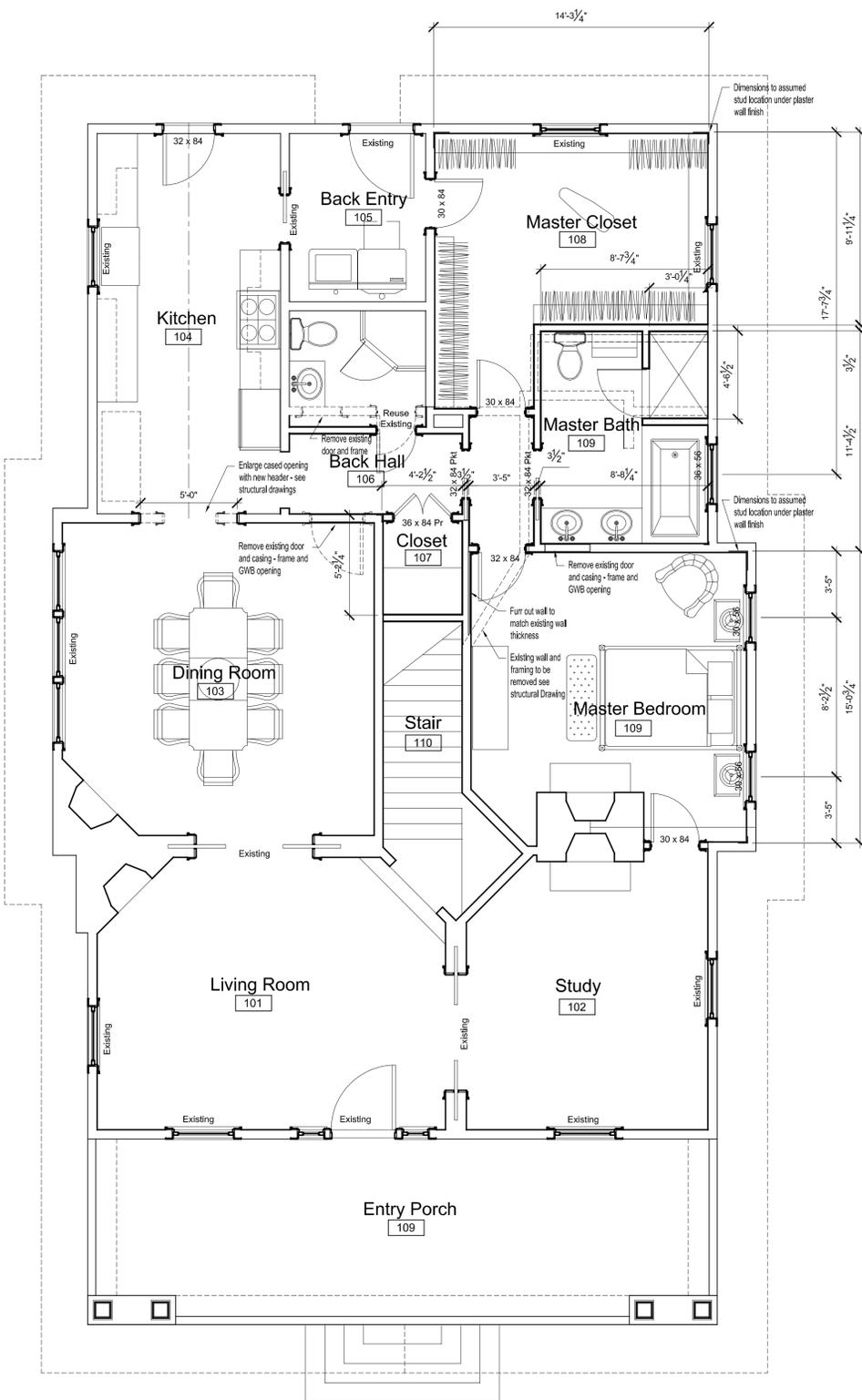
**02**  
EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"



**01**  
EXISTING REAR ELEVATION  
1/4" = 1'-0"

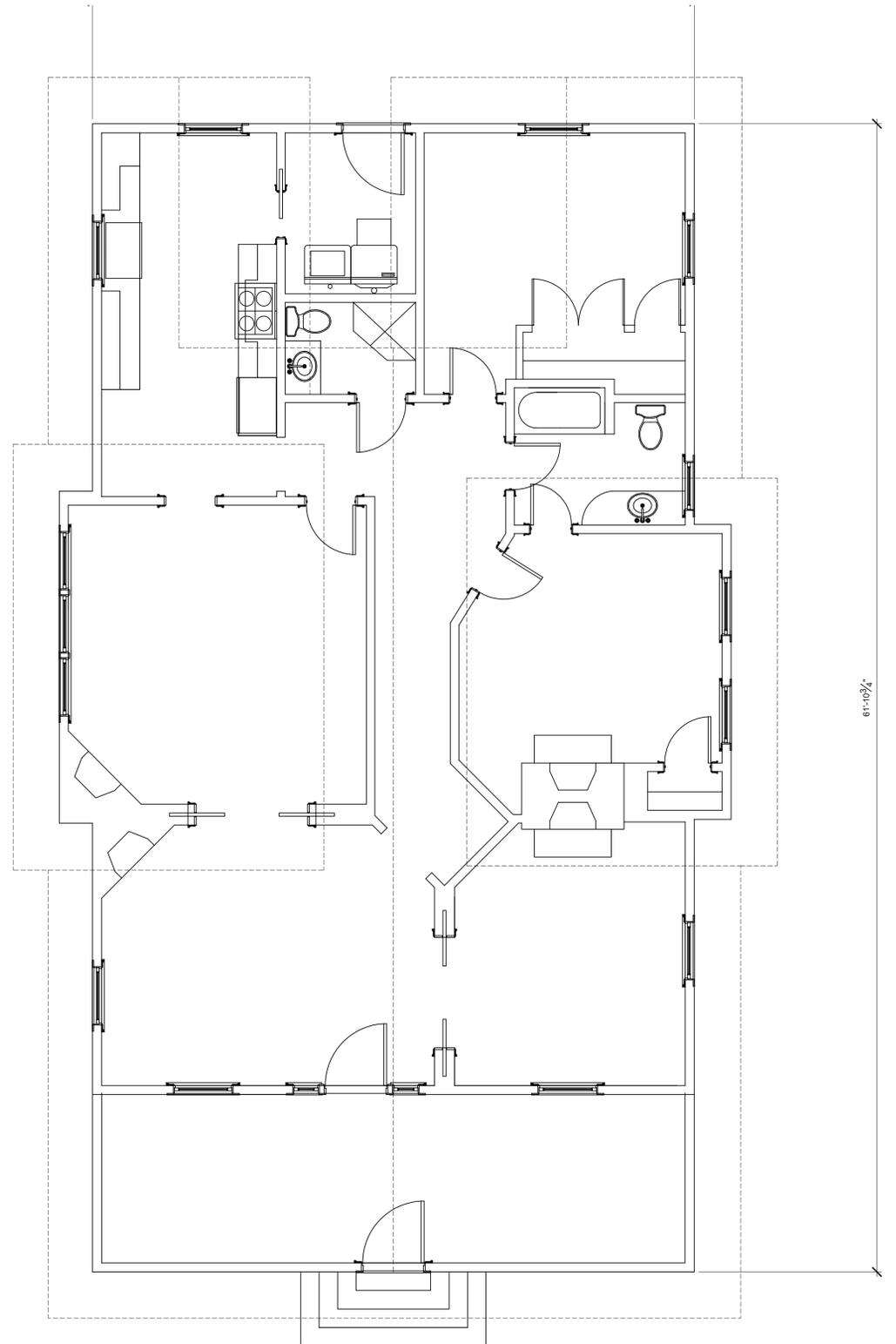


Issued For:	Owner's Review / Pricing
Revisions:	XXX
For Permit:	XXX
Revisions:	XXX



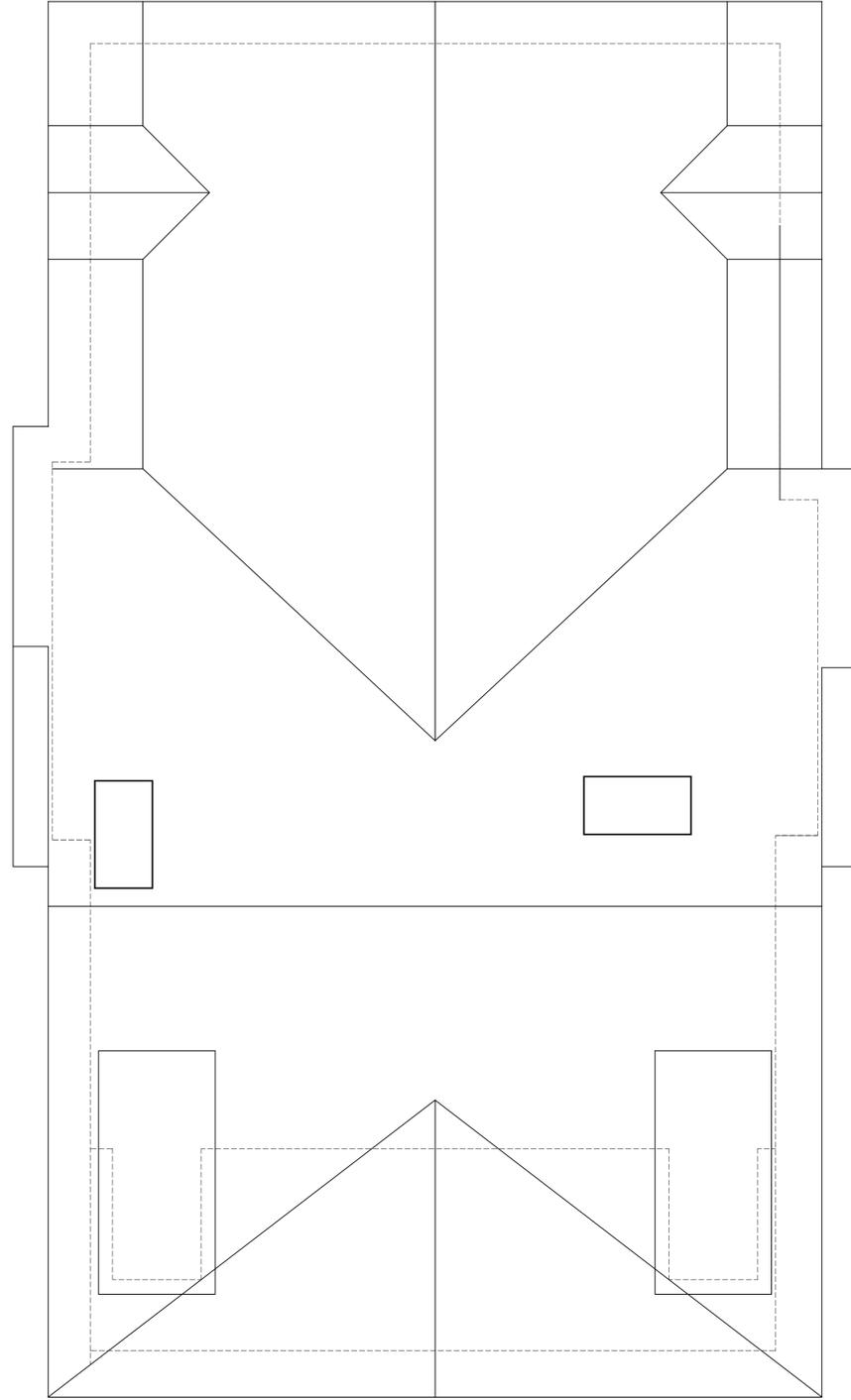
FIRST FLOOR RENOVATION

02  
1/4" = 1'-0"



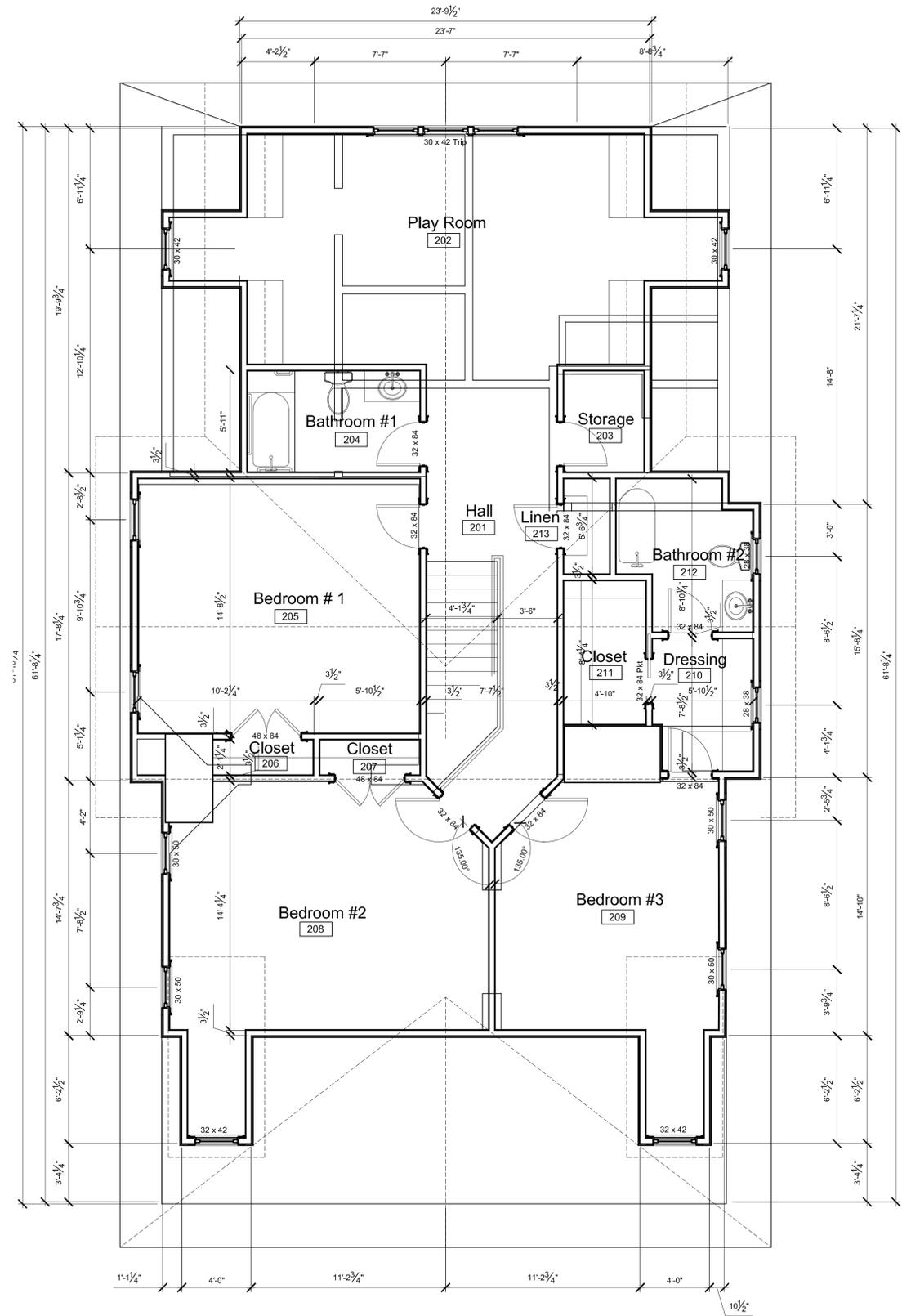
FIRST FLOOR (EXISTING)

01  
1/4" = 1'-0"



ROOF PLAN

01  
1/4" = 1'-0"



SECOND FLOOR ADDITION

01  
1/4" = 1'-0"

