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.

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 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

1619 Lyndhurst Avenue

Dilworth Historic District

Property Lines

Building Footprints

December 5, 2016
1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review
1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review
(Sheet 2)
### Area Calculations

<table>
<thead>
<tr>
<th>Space</th>
<th>Area / SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor Existing</td>
<td>1,770 SF</td>
</tr>
<tr>
<td>First Floor Addition</td>
<td>0 SF</td>
</tr>
<tr>
<td>Second Floor Existing</td>
<td>0 SF</td>
</tr>
<tr>
<td>Second Floor Addition</td>
<td>1,770 SF</td>
</tr>
<tr>
<td>Grand Total Combined Area</td>
<td>3,540 SF</td>
</tr>
</tbody>
</table>

**Note:** The diagram and table likely represent a site plan for a building project, showing the layout and area calculations for different sections of the building. The table provides the areas for various spaces, including existing and addition areas for both the first and second floors, along with the total combined area.