LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1212 Lexington Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Tony Gray

Details of Proposed Request
Existing Context
The existing structure is a 2 story Colonial Revival house constructed in 1928. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal
The project is a 1 story addition to the rear with extensions to the left and right side, and changes to existing window and door openings on the right side. New foundation materials, roof and window trim details will match existing. The applicant is requesting the use of ‘fiber cement’ siding on the addition.

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.

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 2016-318
HISTORIC DISTRICT: Dilworth
ADDITION

1212 Lexington Avenue
PROPERTY INFORMATION

ADDRESS: 1212 LEXINGTON AVE, CHARLOTTE, NC 28203
PARCEL ID: 12309215

AREA CALCULATIONS:

NEW HEATED AREA: 3,045 sq/ft
NEW REAR YARD AREA: 5,330 sq/ft
REAR YARD REDUCTION: 5,330 sq/ft / 5,890 sq/ft = 90.5%
9.5% Reduction in Rear Yard
EXISTING 2 STORY HOUSE

SHEET:

SCALE:

CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DESCRIPTION

DATE:

BY DATE NO. SHEET TITLE:

A-9
1/5/2017

REAR EXTERIOR
ELEVATION

3/16" = 1'-0"
LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

1/5/2017

SINGLE STORY ADDITION
EXISTING 2 STORY HOUSE

EXISTING BRICK CHIMNEY
NEW ASPHALT SHINGLES ROOF TO MATCH EXIST.
NEW BRICK FOUNDATION TO MATCH EXIST.
NEW FIBER CEMENT SIDING ON ADDITION, PAINTED TO MATCH
NEW TRIM & SOFFIT TO MATCH EXISTING MATERIAL & PAINT COLOR
NEW PAINTED MOOD WINDOW, NV SLD, UPPR SASH, TYP.
CONNEE BOARDS TO MATCH EXISTING
EXISTING SHINGLED LAP SIDING, 8.75" EXPOSURE
EXISTING BRICK CHIMNEY

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