

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.

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 2016-318

HISTORIC DISTRICT: Dilworth

ADDITION





FRONT ELEVATION - LEXINGTON AVE.



LEFT SIDE - FROM LEXINGTON AVE.



REAR ELEVATION



RIGHT SIDE - FROM REAR

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**EXISTING EXTERIOR
 IMAGES**



CLARK & LUCY DEAN
 1212 LEXINGTON AVE
 CHARLOTTE, NC

DATE:
 1/5/2017

SCALE:

SHEET:
A-18





1212 Lexington



1220 Lexington



1226 Lexington



1234 Lexington



1217 Lexington



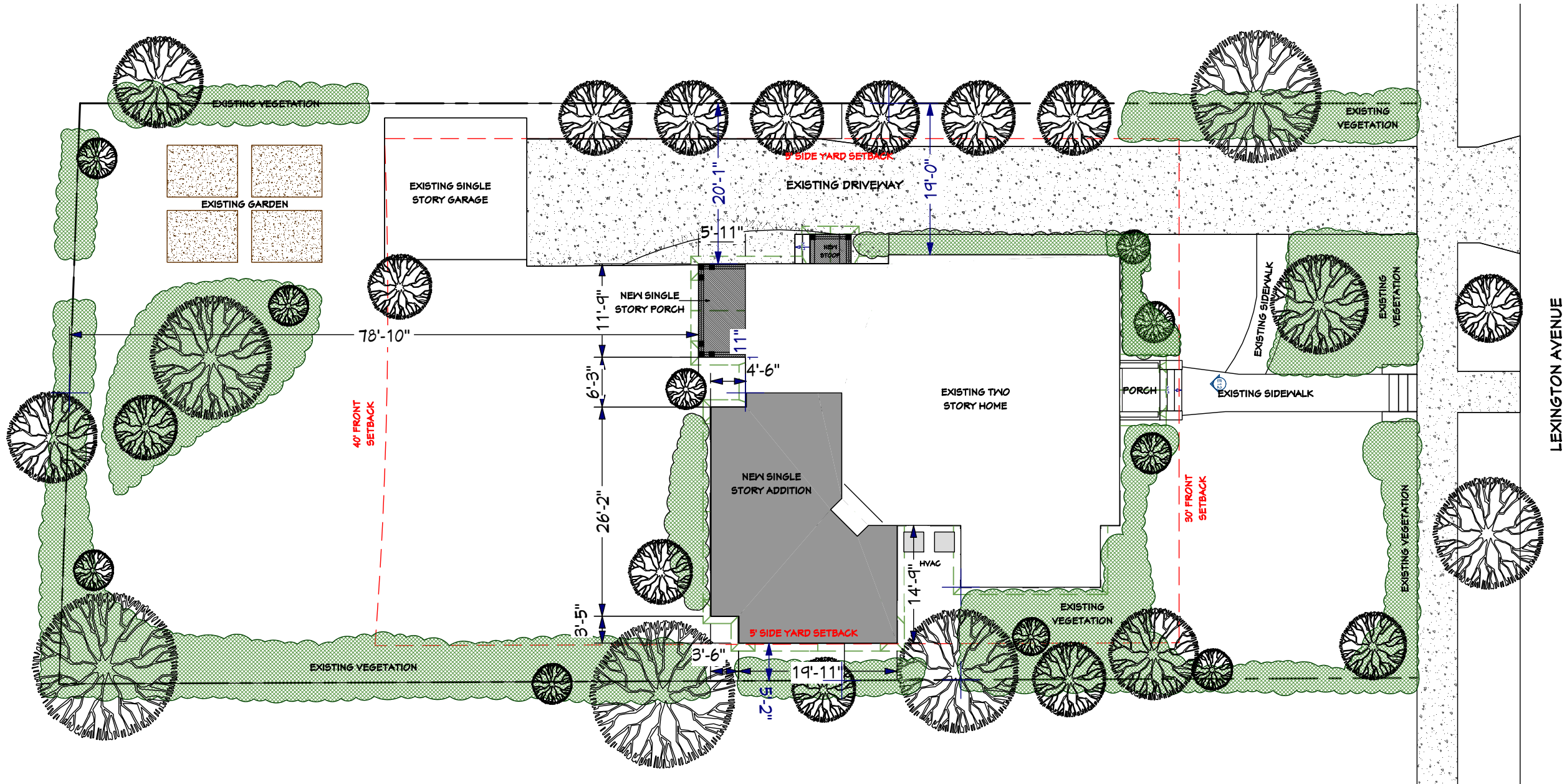
1223 Lexington



1231 Lexington



1235 Lexington



1 | PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

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

SHEET TITLE:
PROPOSED SITE PLAN

gray design
architecture, pa.

CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:
1/5/2017

SCALE:
1" = 15'-0"

SHEET:

A-13

NO.	DESCRIPTION	BY	DATE



1 | FRONT ELEVATION
SCALE: 3/16" = 1'-0"

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FRONT ELEVATION

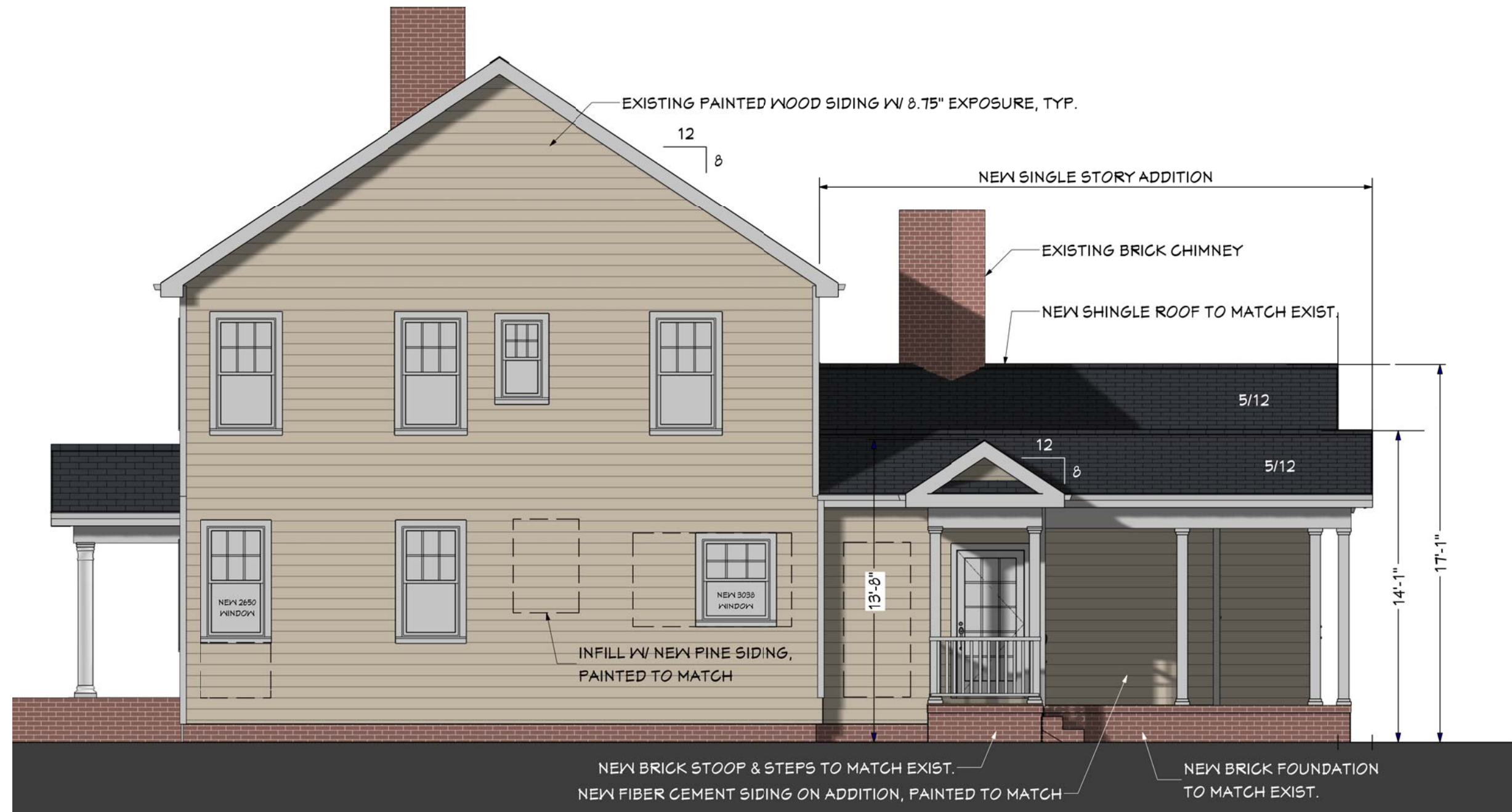


CLARK & LUCY DEAN 1212 LEXINGTON AVE CHARLOTTE, NC
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DATE:
1/5/2017

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

SHEET:
A-7



1 | **RIGHT SIDE ELEVATION**
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**RIGHT SIDE
ELEVATION**



CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:

1/5/2017

SCALE:

3/16" = 1'-0"

SHEET:

A - 8



1 | REAR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
REAR EXTERIOR
ELEVATION

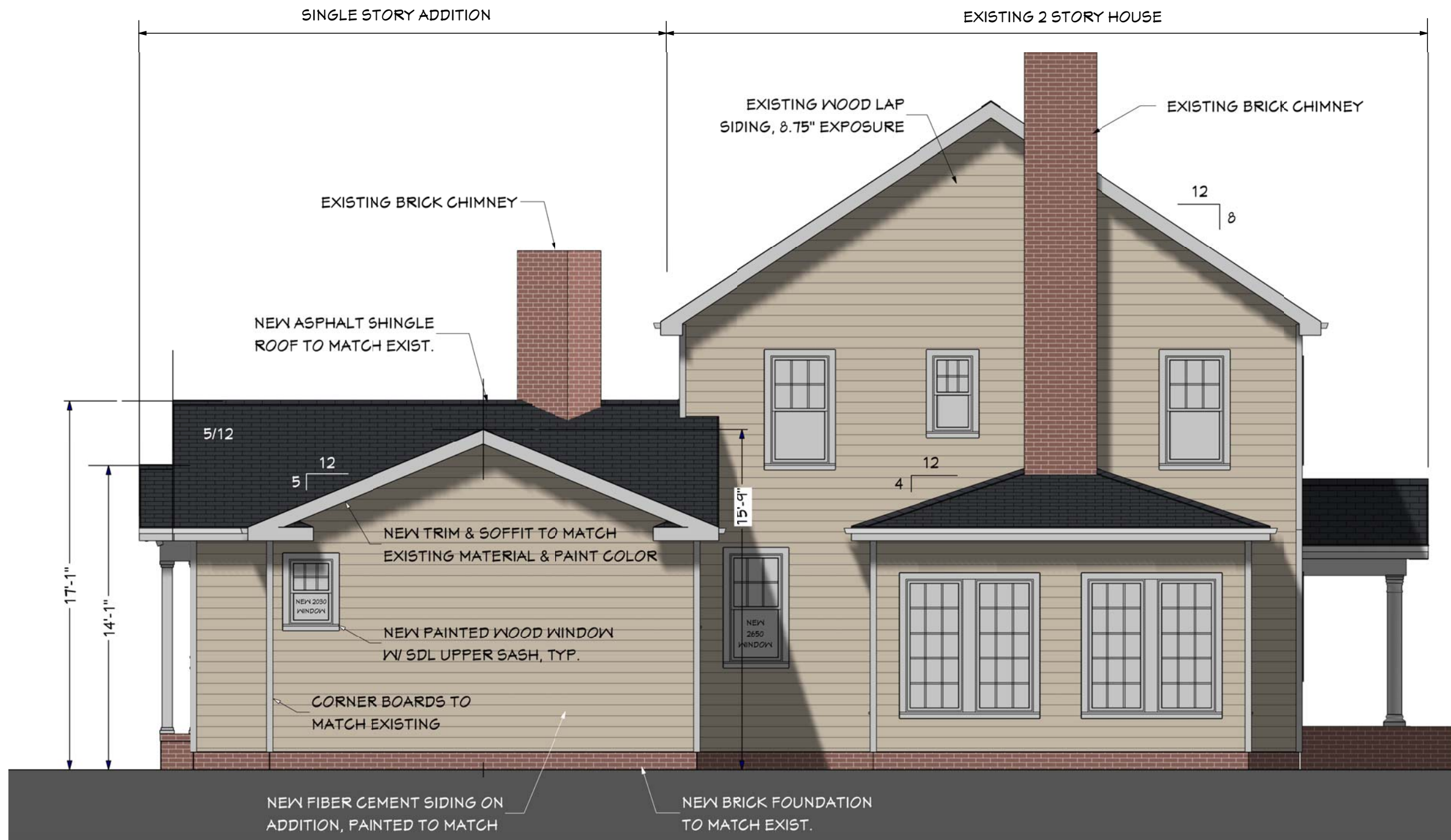
gray design
architecture, pa.

CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:
1/5/2017

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

SHEET:
A-9



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

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**LEFT SIDE EXTERIOR
ELEVATION**



CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:

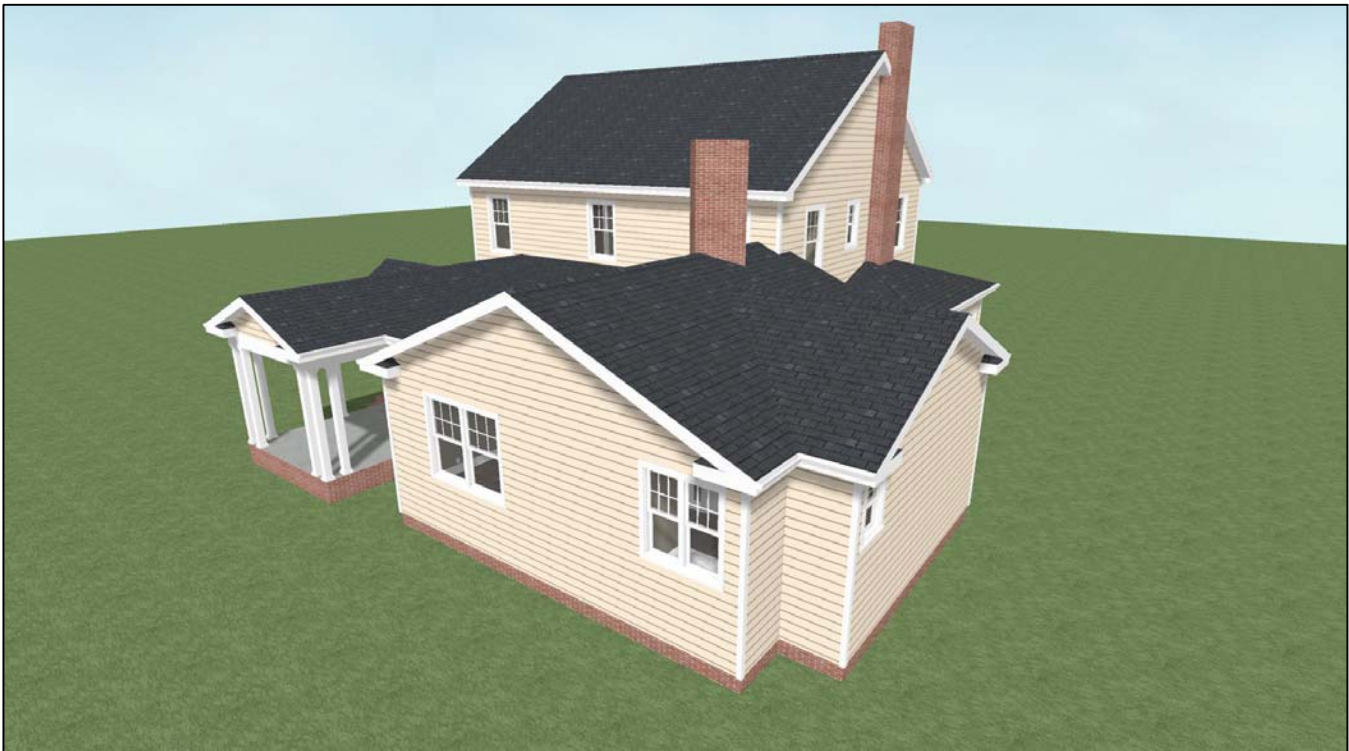
1/5/2017

SCALE:

3/16" = 1'-0"

SHEET:

A-10



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**EXTERIOR
PERSPECTIVES**



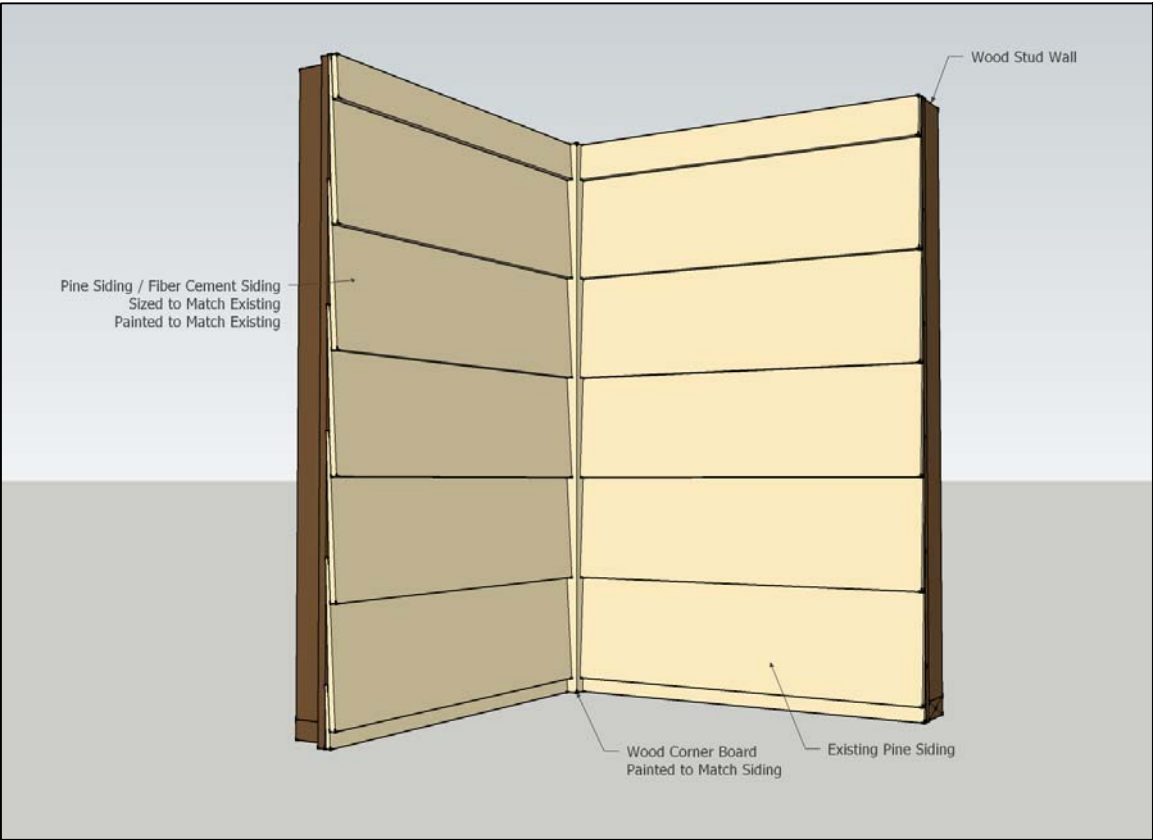
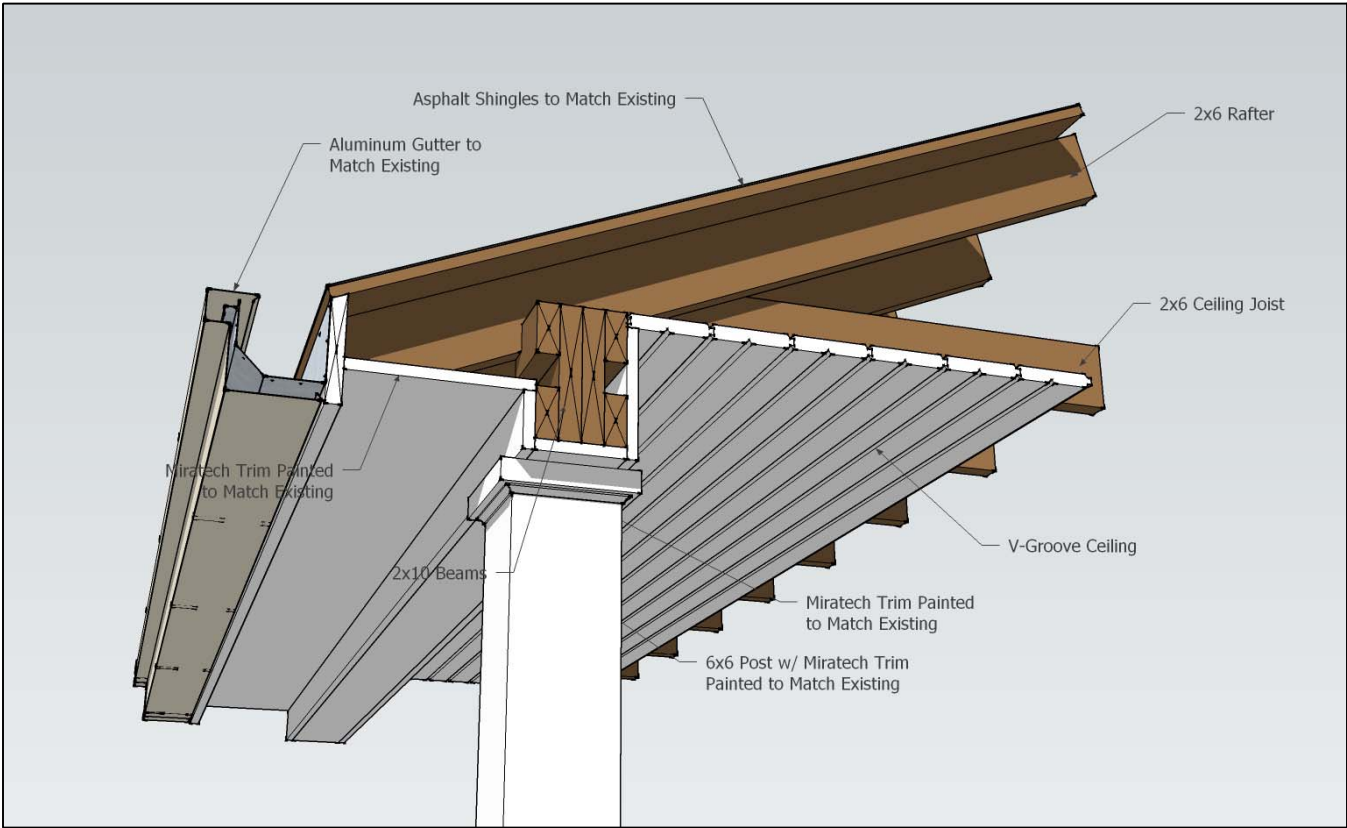
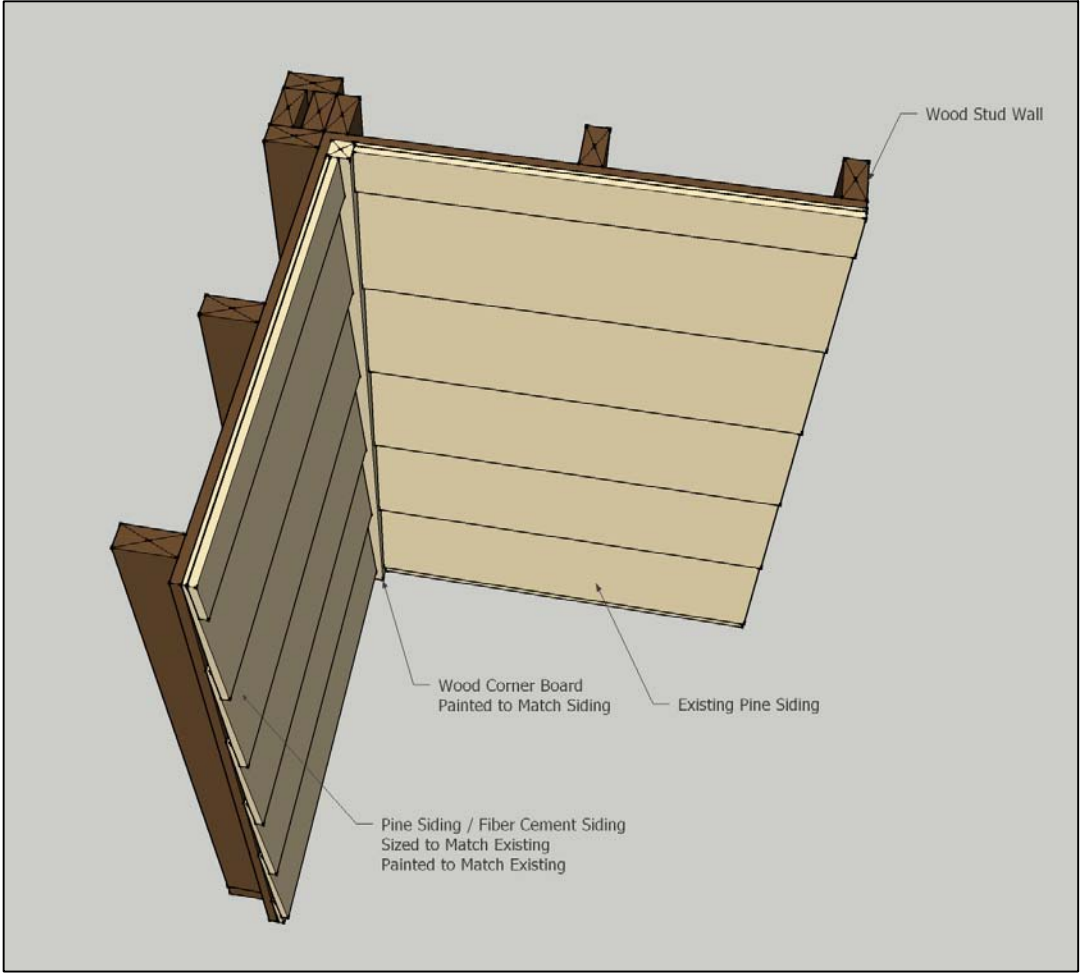
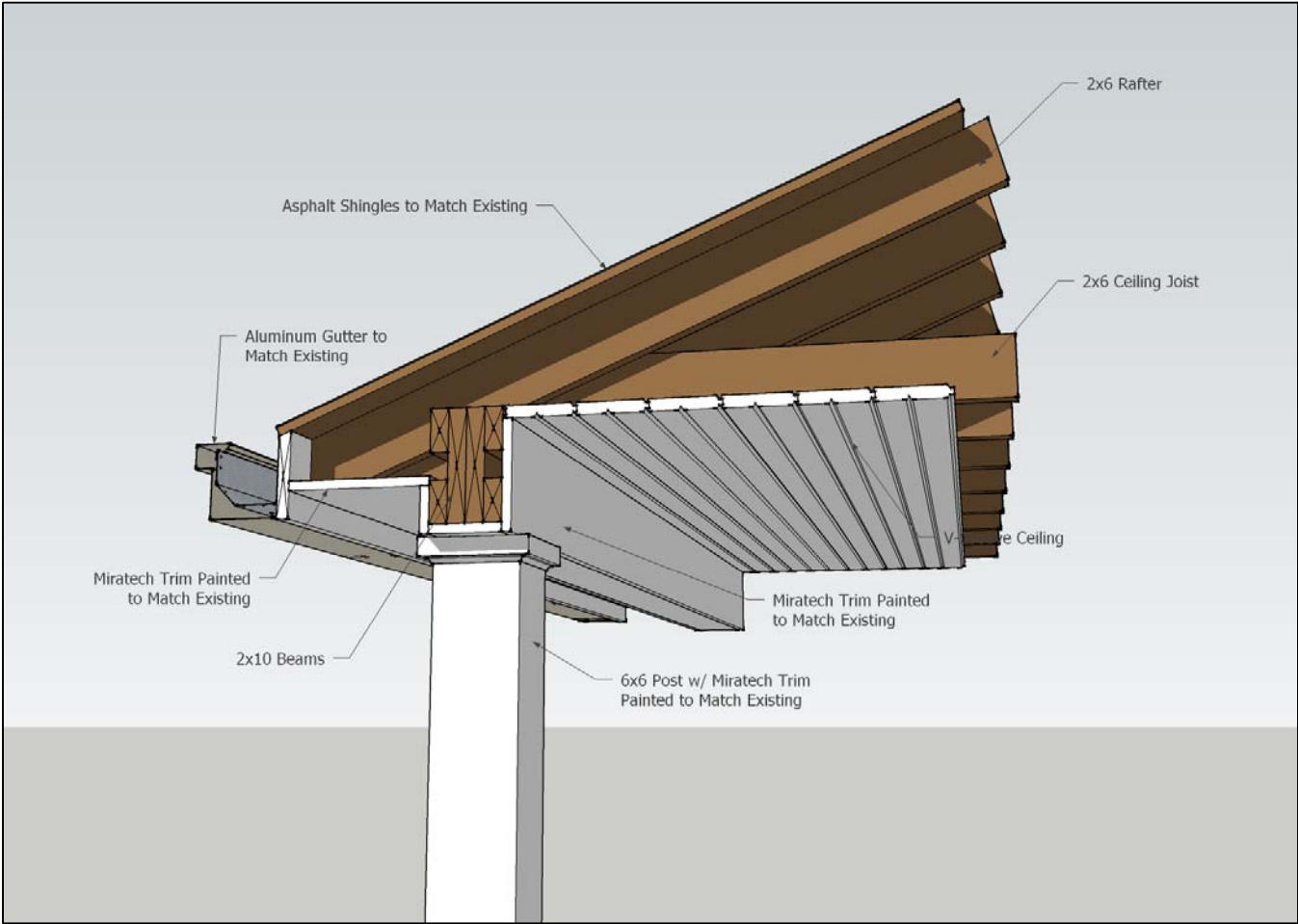
CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:
1/5/2017

SCALE:

SHEET:

A-11



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PORCH BEAM DETAIL
SIDING DETAIL



CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:
1/5/2017

SCALE:

SHEET:

A-17