LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1619 Lyndhurst Avenue

SUMMARY OF REQUEST: Addition more than 25%, porch conversion

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 rear addition and porch. The rear addition is not taller or wider than the original house. The porch designs feature new wood columns and hand rails. New windows and trim would match existing. Proposed materials include stucco to match existing and ‘Hardie’ style shingles.

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 2017-00032
HISTORIC DISTRICT: Dilworth
ADDITION

Dilworth Historic District
1619 Lyndhurst Avenue

January 24, 2017
1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review
1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review

(Sheet 2)
GENERAL NOTES

1. Where shown, fractioning of 1/4" space indicates 1/4" scale and construction shall continue with exactitude. Scale drawing 0.5" = 1'-0" and 0.25" = 1'-0".

2. All work is to be done in accordance with the approved shop drawings and submittals. Submittals must be made in accordance with the specifications.

3. The General Contractor must have the General Contractor's name and address on the Job Site.

4. The General Contractor is to coordinate with the Site Manager on all matters related to safety and health, and all work must be performed in accordance with the specifications.

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>734 SF</td>
</tr>
<tr>
<td>Grand Total Combined Area</td>
<td>2,504 SF</td>
</tr>
</tbody>
</table>
NEW LEFT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION