

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1619 Lyndhurst Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Paul Poetzsch/Jeff McAveny

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a one-story "Triple A" cottage constructed in 1905. Exterior siding is wood and stucco. Adjacent structures are 1 – 2 stories in height and a mix of single family and multifamily. Lot size is approximately 50' x 175'.

#### *Proposal*

The project is the construction of a rear addition and rear porch. The rear addition is not taller or wider than the original house.

The project was Approved with Conditions by the HDC February 8, 2017. The conditions have been met.

- ✓ Depth of rear porch, no less than 8 feet recommended – Changed to be 10' depth at the left rear, sheet A101.
- ✓ Beam detail at master bedroom porch – Changed to match the front of the house.
- ✓ Differentiation, old to new – Corner board detail added to show where original house ends.
- ✓ Windows added in master bedroom closet – Window added to right elevation, sheet A202
- ✓ All traditional materials labeled

The COA was not issued for the rear addition and the approval has expired. The applicant is requesting that the HDC reaffirm Approval of the project with minor changes approvable by staff.

### **Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

### **Staff Recommendation**

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2
2. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.



HDC-2019-00274

PID: 12308503

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: CONSENT AGENDA

June Meeting 2019











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







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.

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.

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

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

Space	Area / SF
First Floor Existing	1,770 SF
First Floor Addition	734 SF
Grand Total Combined Area	2,504 SF

**Site Plan Details:**

- Lot Dimensions:** S 47°30'00" E 175.00' (Left), N 47°30'00" W 175.00' (Right), S 42°29'29" W 49.96' (Top), N 42°29'29" E 49.96' (Bottom).
- Yard Area:** Existing rear yard area = 4,668 SF; Remaining yard area = 3,470 SF; Yard area used = 1,198 SF = 25.7%.
- Structures:** Duplex layout with multiple rooms, including a kitchen, living area, and bedrooms. A "Tulip Poplar tree to be removed" is indicated near the top right.
- Driveway:** A 10' alleyway is shown, with dimensions for the driveway area: 10' x 10'.
- Surrounding Features:** "OLD 8" BRICK WALL" on the left, "CONC. DRIVE" and "GRAVEL DRIVE" on the right, and "WOOD FENCE" along the bottom boundary.



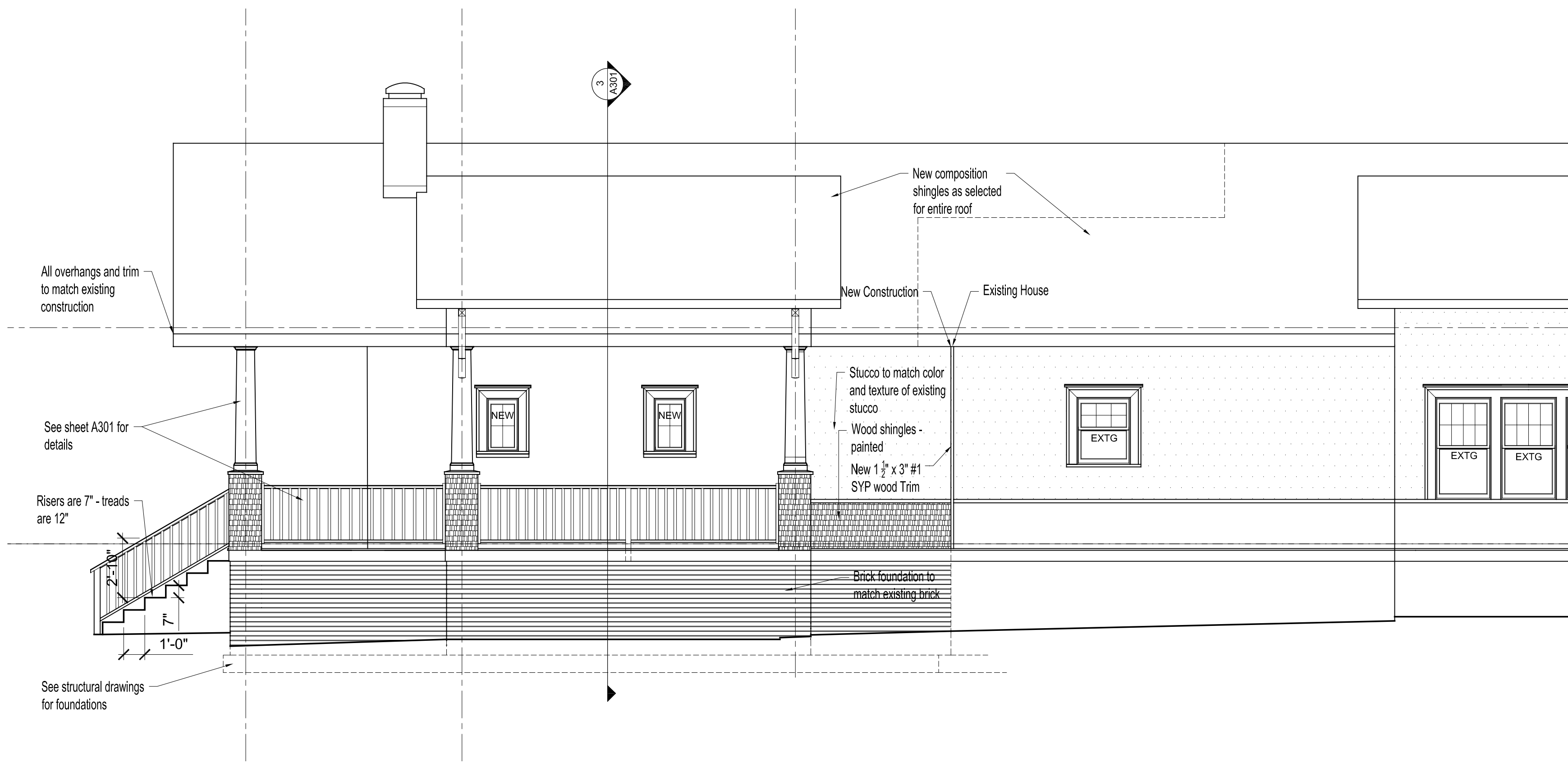
The diagram illustrates a roof layout with a central ridge vent labeled "Continuous ridge vent". The roof is divided into four main sections by a central vertical line and two horizontal lines. The top-left section is labeled "Flue" and "Rake". The top-right section is labeled "Slope change". The bottom-left section is labeled "eave" and "Existing chimney". The bottom-right section is labeled "Slope change" and "Existing chimney". Dashed lines indicate the boundaries of the roof sections and the location of the existing chimneys.

## 02

# 01

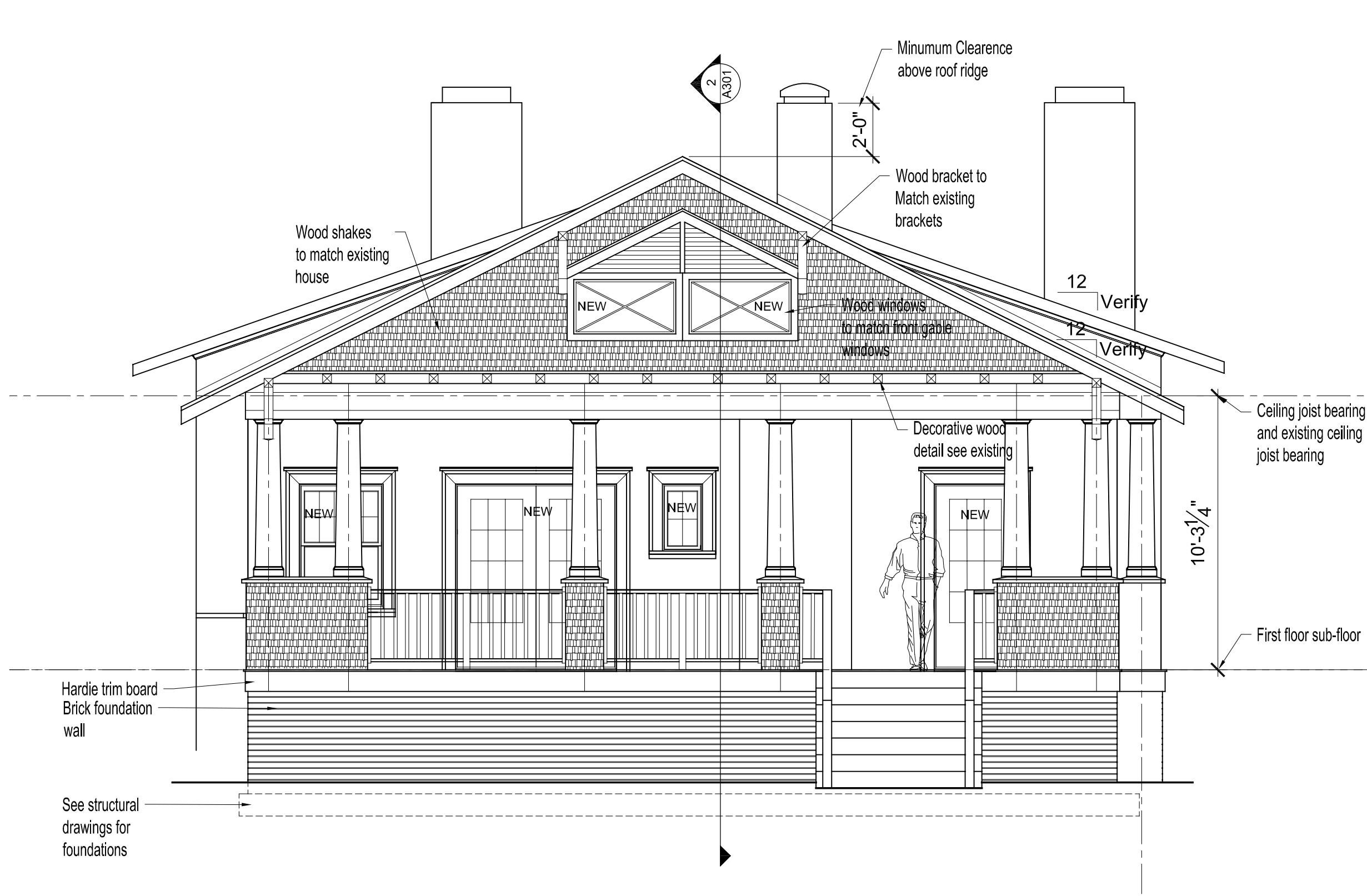
$$1/4'' = 1'-0''$$





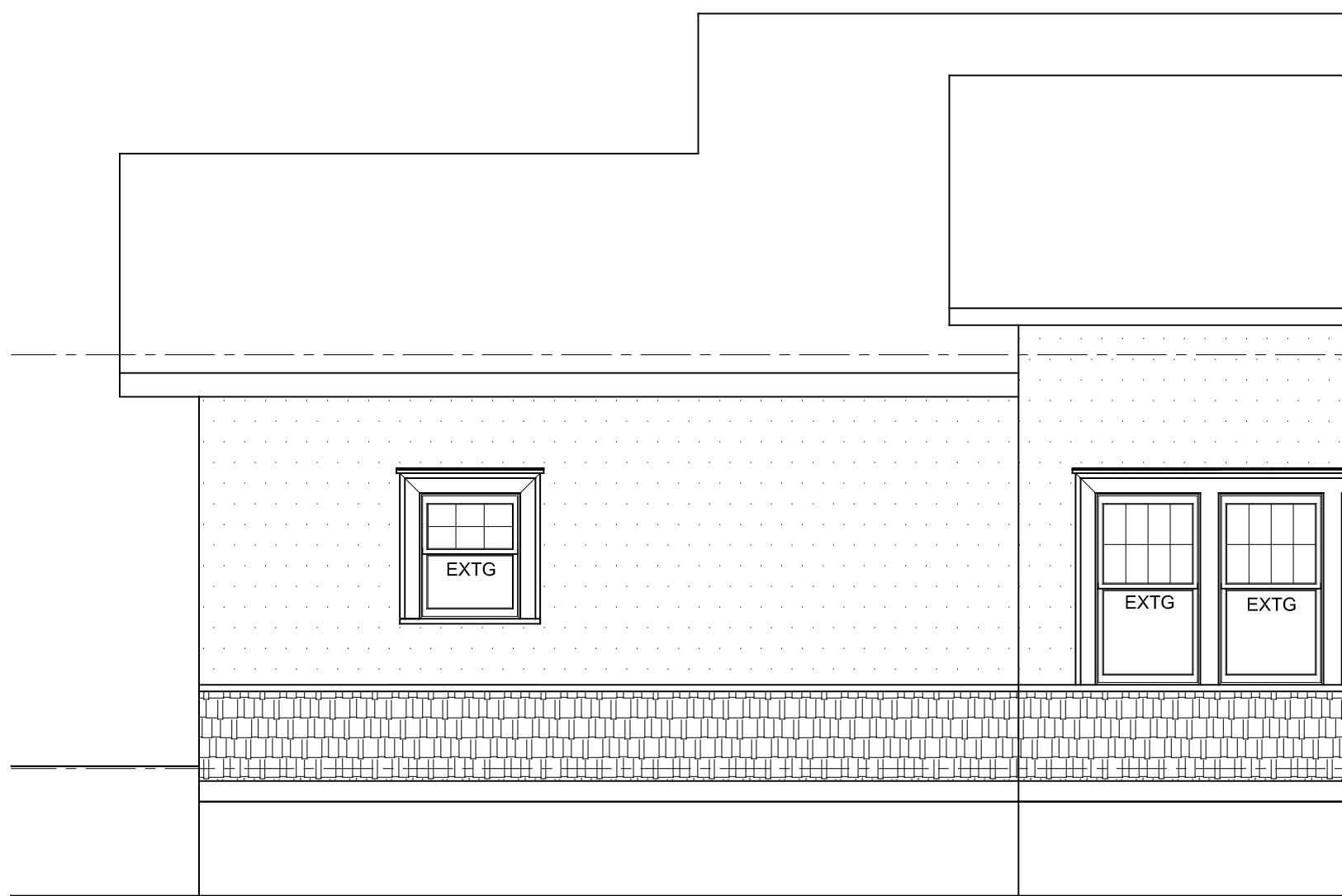
NEW SIDE ELEVATION

04  
1/4" = 1'-0"



NEW REAR ELEVATION

02  
1/4" = 1'-0"



EXISTING SIDE ELEVATION

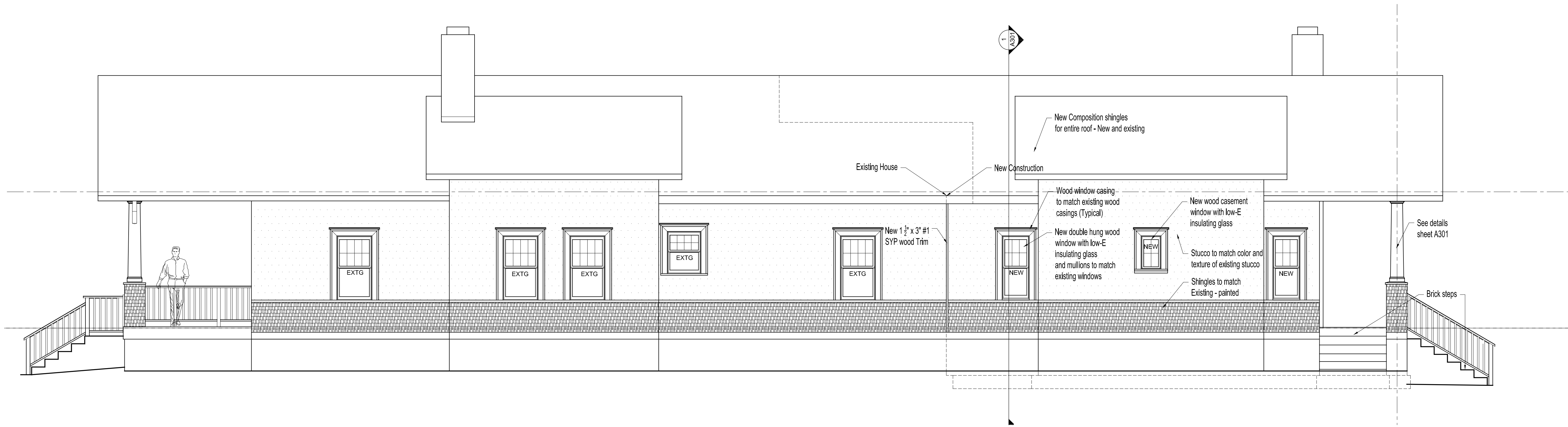
03  
1/4" = 1'-0"



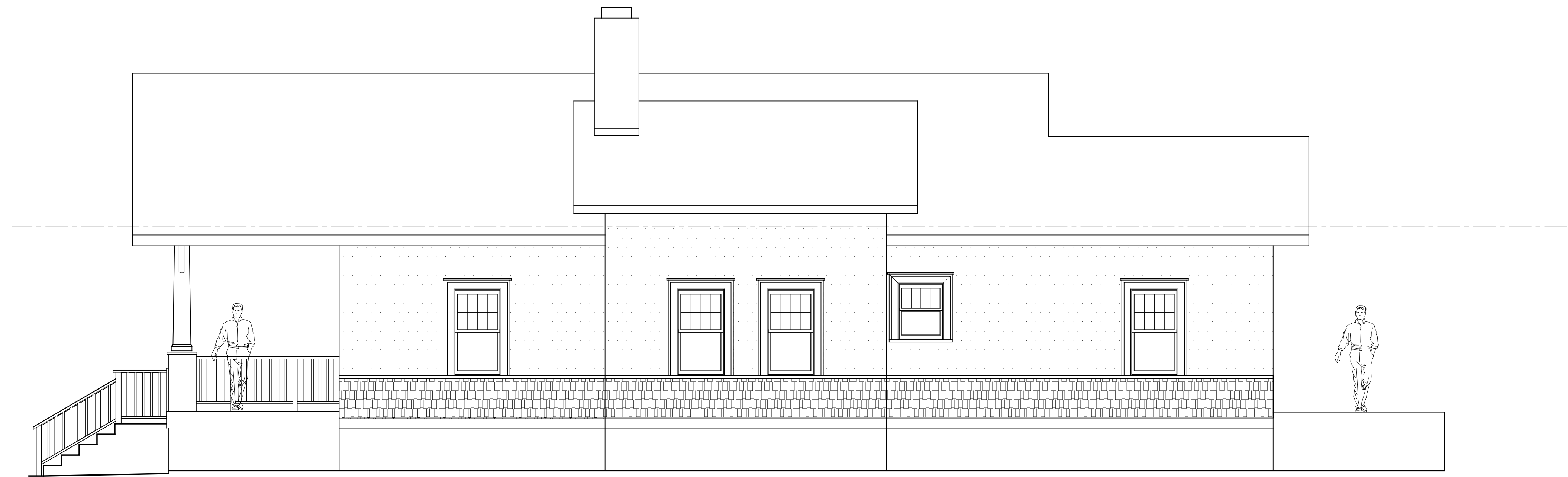
EXISTING REAR ELEVATION

01  
1/4" = 1'-0"





NEW RIGHT SIDE ELEVATION **02**  
1/4" = 1'-0"



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

