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.
1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review
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(Sheet 2)
Front Elevation Changes - Approved by HDC Feb.
### General Notes

- These plans reflect the design of the project.
- Additional details and specifications can be found in the project... (Continued at the bottom of the page)

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### Area Calculations

<table>
<thead>
<tr>
<th>Space</th>
<th>Area / SF</th>
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<tbody>
<tr>
<td>First Floor Existing</td>
<td>1,770 SF</td>
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<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>

Original floorplan as proposed February 2017