

**Application for a Certificate of Appropriateness**

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ADDRESS OF PROPERTY	<i>1309 Lexington Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-047</i>
SUMMARY OF REQUEST	<i>New Front Entry Cover</i>	
OWNERS	<i>David &amp; Jennifer Reed</i>	
APPLICANT	<i>Kraig Magus of Don Duffy Architecture</i>	

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**Details of Proposed Request**

This application is for the installation of a cover over the front entrance to this house, over an existing front stoop. The drawings also show the proposed installation of new wooden shutters to the façade of the house.

**Current Status and Context of Property**

This single family house was constructed in 1953, and is a Transitional Ranch Style brick structure. It is listed as a non-contributing structure within The Dilworth National Register Historic District.

This house is located along a section of Lexington Avenue that consists largely of houses of similar age and varying scale.

**Relevant HDC Design Guidelines**

- *Additions*
- *Other Architectural Features - Shutters*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Staff Review**

This project would place a small roof cover over the existing front entrance to this house. The roof would project from the house and would be supported by two ten inch square wooden columns with complimentary pilasters installed on the façade of the house. The columns are detailed in the architectural style of the house.

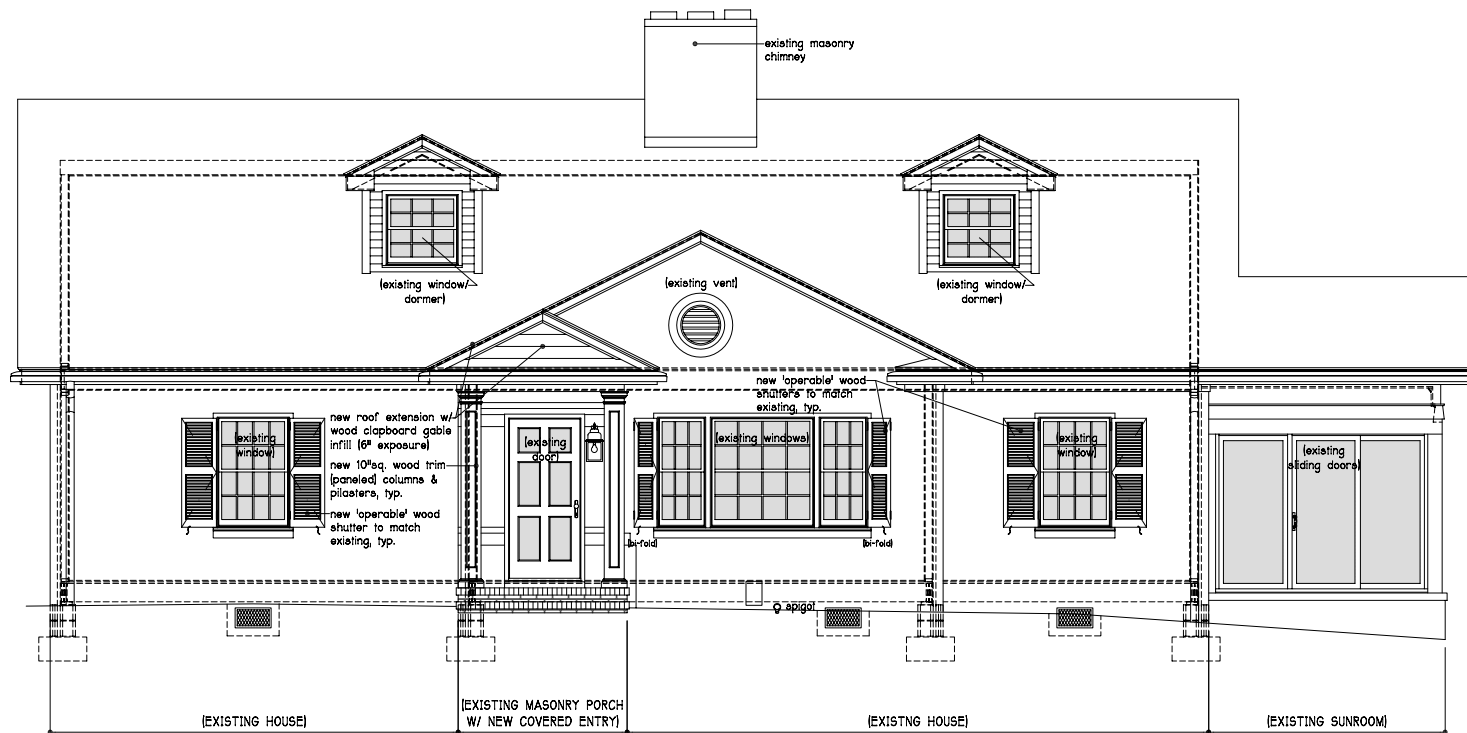
All of this work would be done over the existing entrance stoop.

The front porch entrance roof appears to meet all relevant HDC design guidelines.

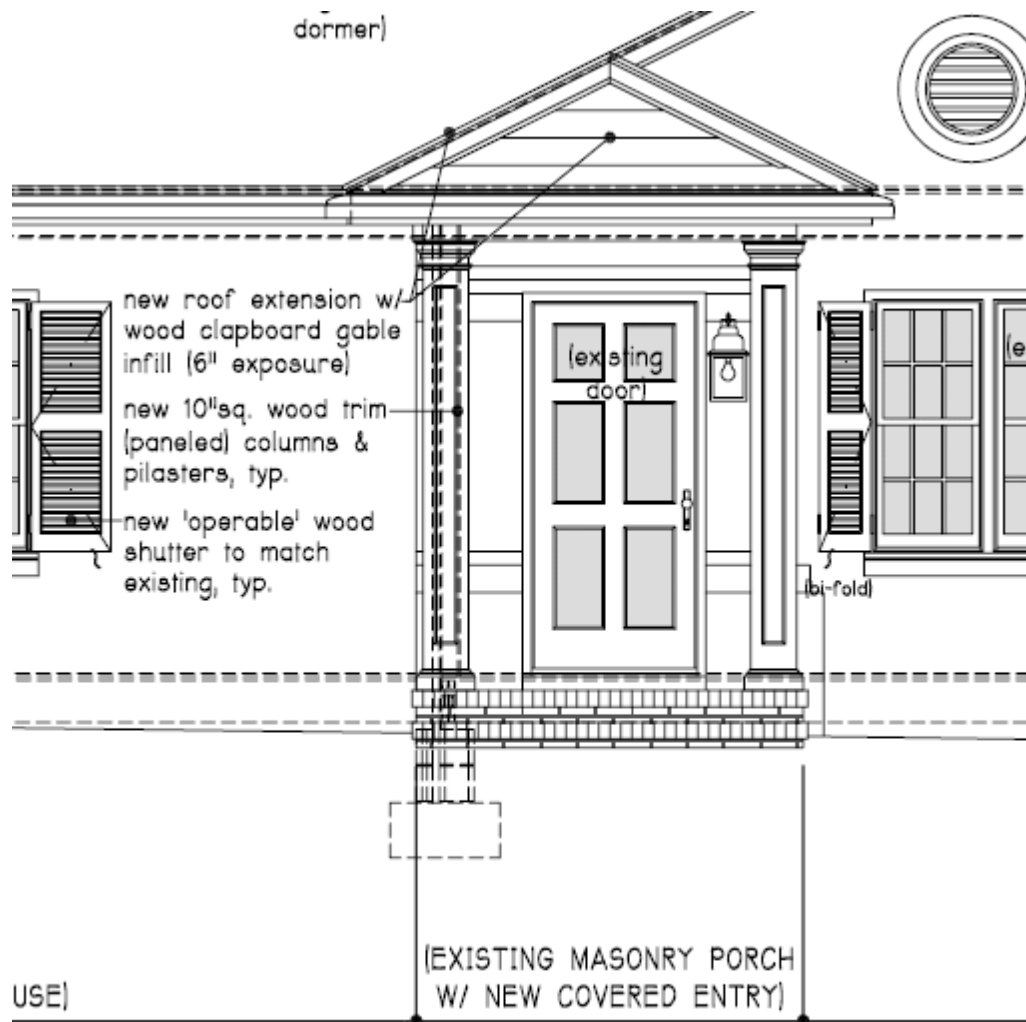
There are new wooden shutters proposed on the plans as well on the façade of the house. There is a suite of windows to the right of the entrance door to the house that consists of two 6/6 double hung windows flanking an 8/8 center window. The [proposed shutters for this window suite are bi-fold, and would if closed cover the flanking smaller windows, but not the larger center window. The HDC must decide if the design of this suite of windows warrants an exception to HDC policy, which requires that shutters, if closed, must be of a size that would cover the window they are associated with.





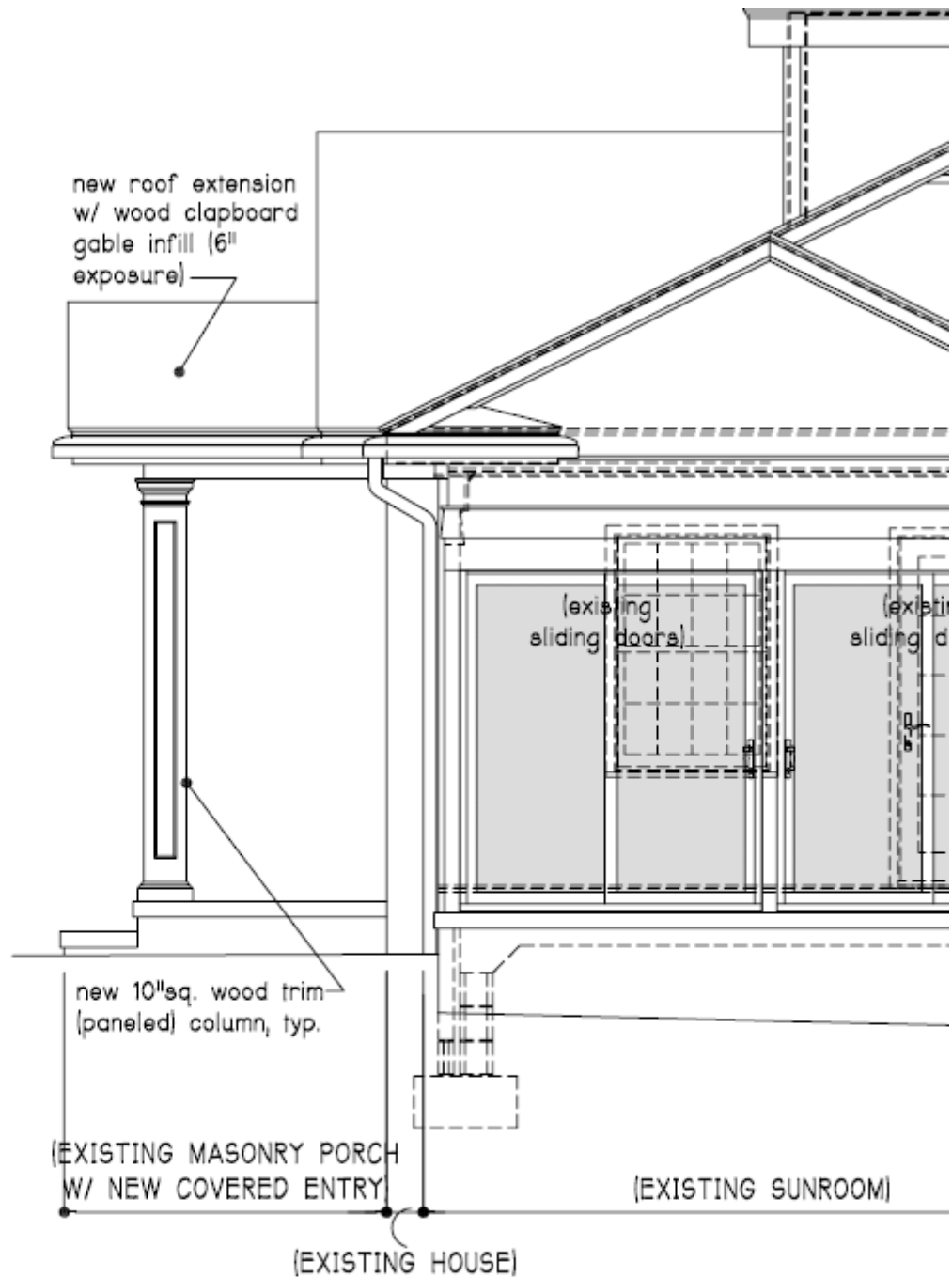


Reed Residence, 1309 Lexington Avenue  
 'Proposed' Front Elevation  
 Scale: 1/8"=1'-0"  
 Don Duffy Architecture  
 April 17, 2012

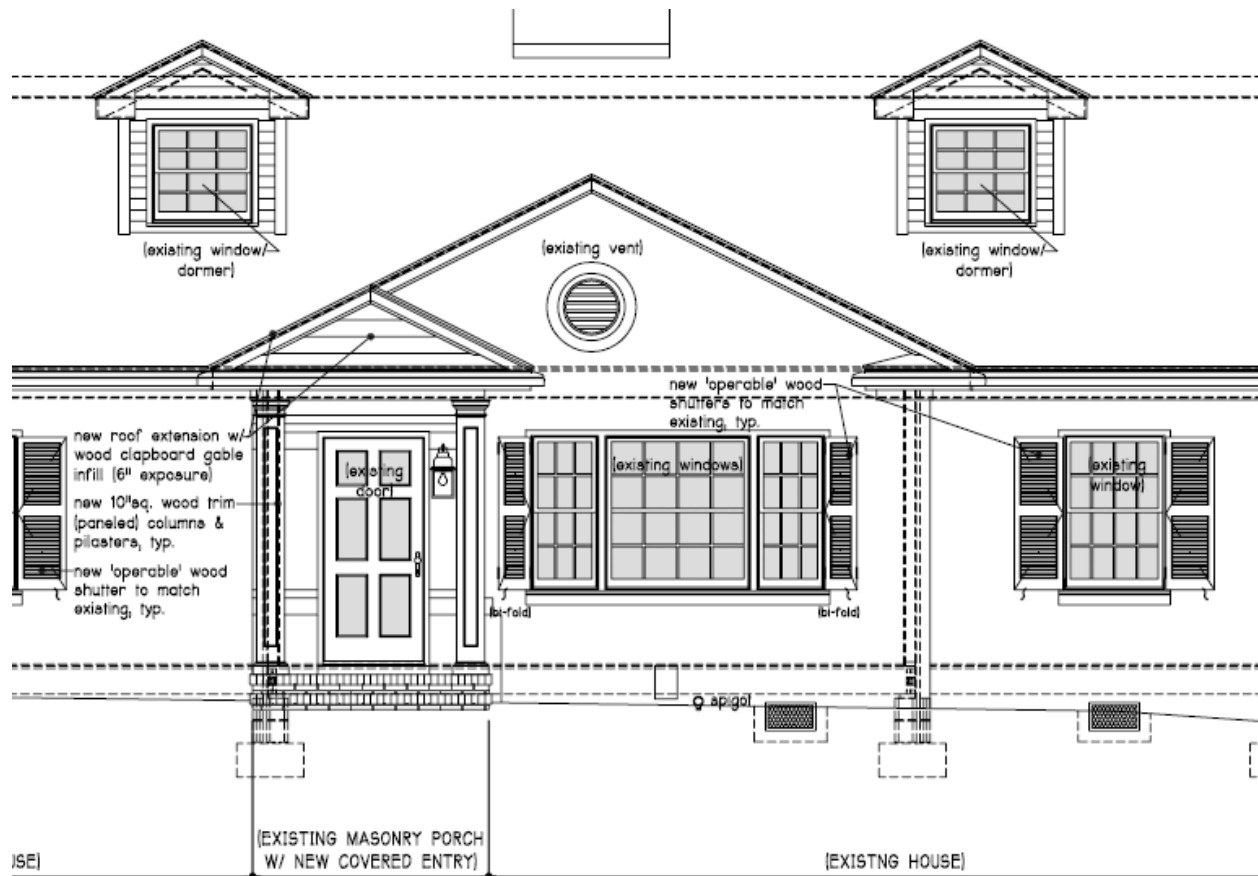


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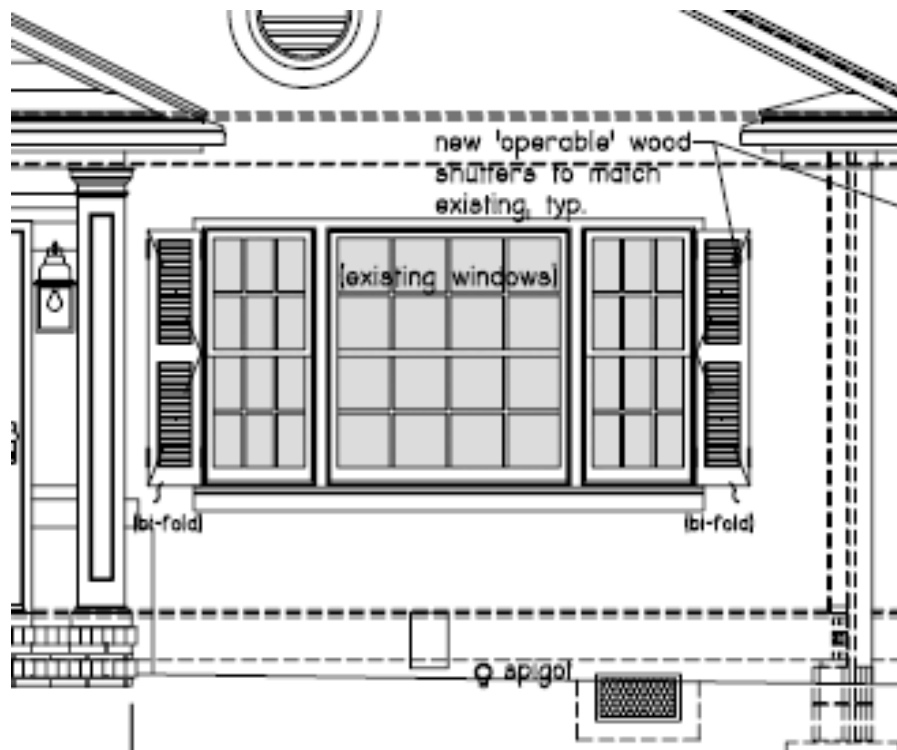




Reed Residence, 1309 Lexington Avenue  
 'Proposed' Right Side Elevation  
 Scale: 1/8"=1'-0"  
 Don Duffy Architecture  
 April 17, 2012



on Avenue



# Charlotte Historic District Commission - Case 2011--047

