
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 812 Lexington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Stacy Phillips

APPLICANT: Kevin & Stacy Phillips

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story home constructed in 1929 and listed as a contributing structure in the Dilworth National Register. The home has a large front gable roof.

Proposal

The proposal is second floor addition within the existing footprint including a second floor balcony over a new rear porch. The second floor will be enclosed in a cross gable and rear shed dormer. The height is approximately 24'-7" from FFE to the ridge. A new set of paired windows will replace the existing window in the front gable. New windows will match existing. Siding will be wood and the gable will be stucco board and batten.

Proposal-June11

The application was continued due to the need for additional information - Streetscape exhibit, boxing notation and handrail detail, if needed per code.

Policy & Design Guidelines for Additions

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	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

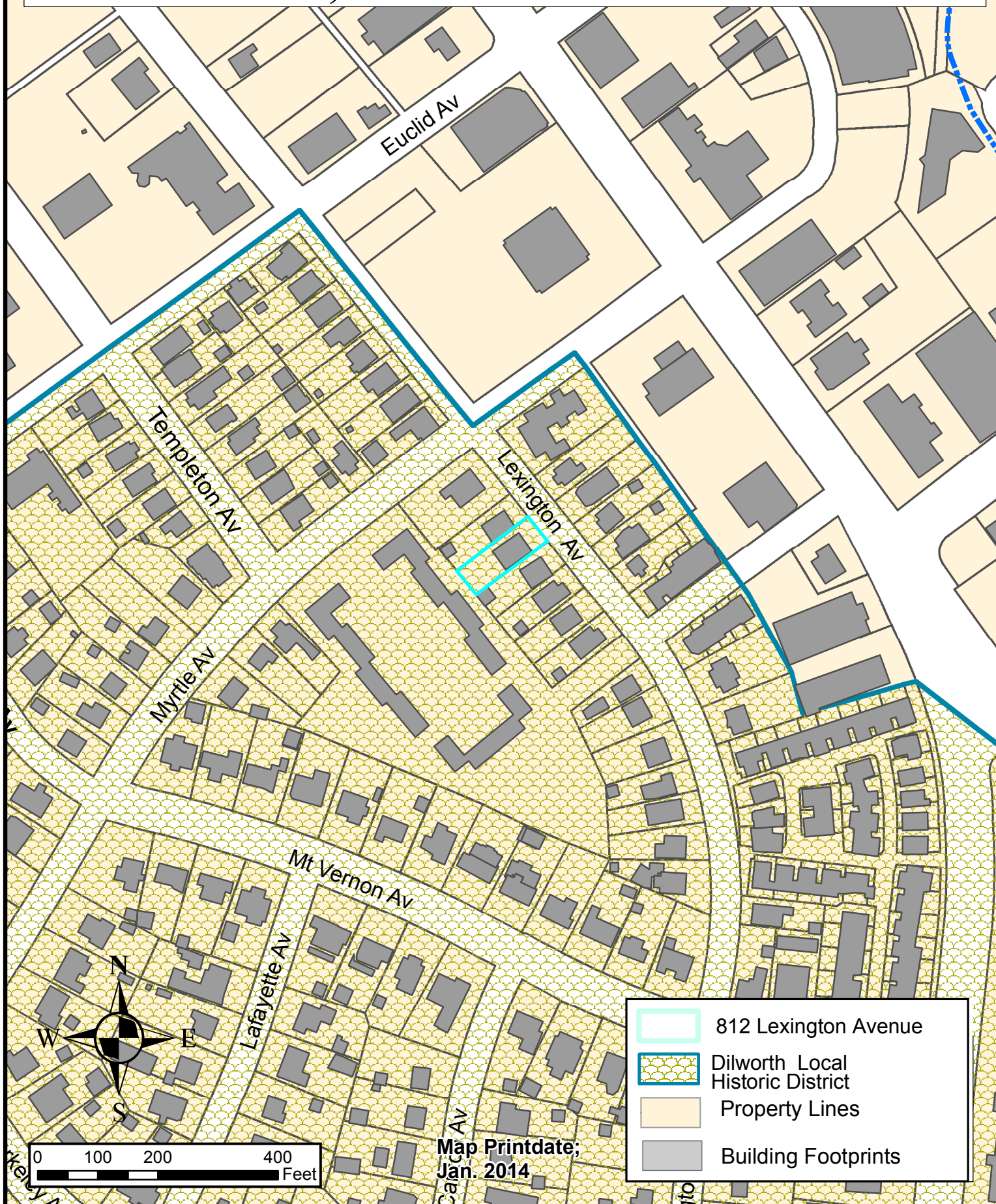
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

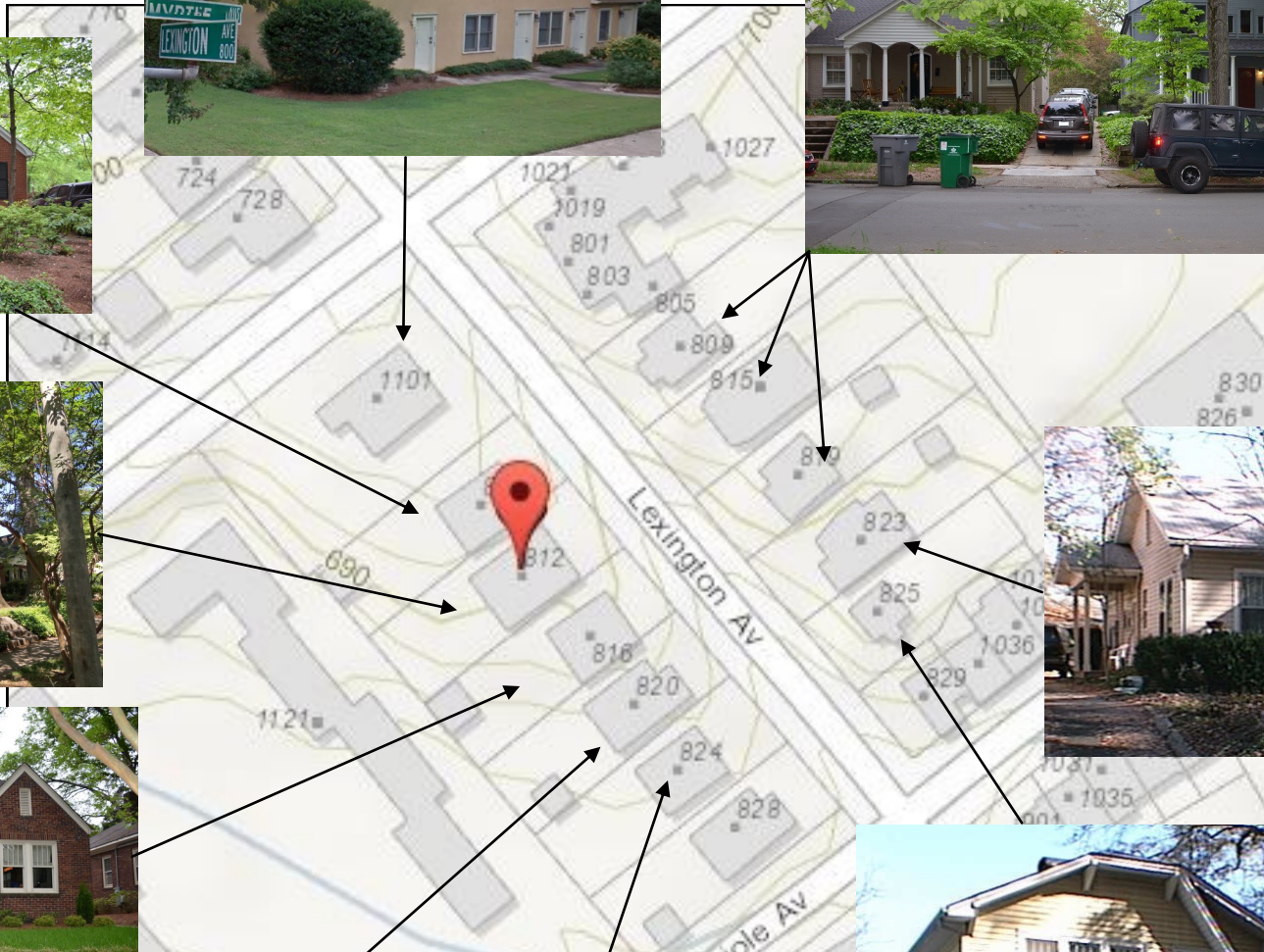
Staff Analysis

The project meets the guidelines for additions.

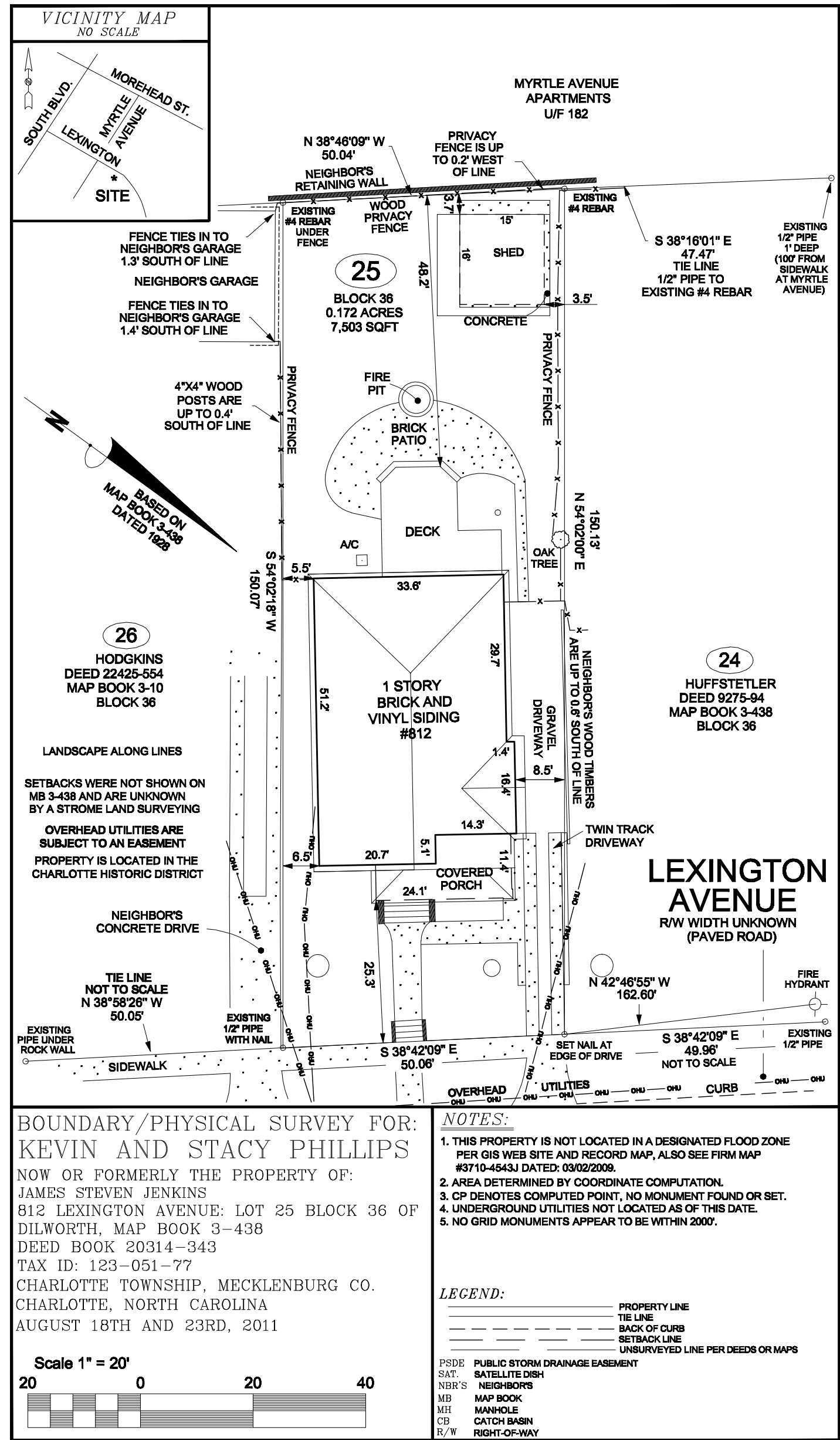
Charlotte Historic District Commission - Case 2014-062

District Location; DILWORTH

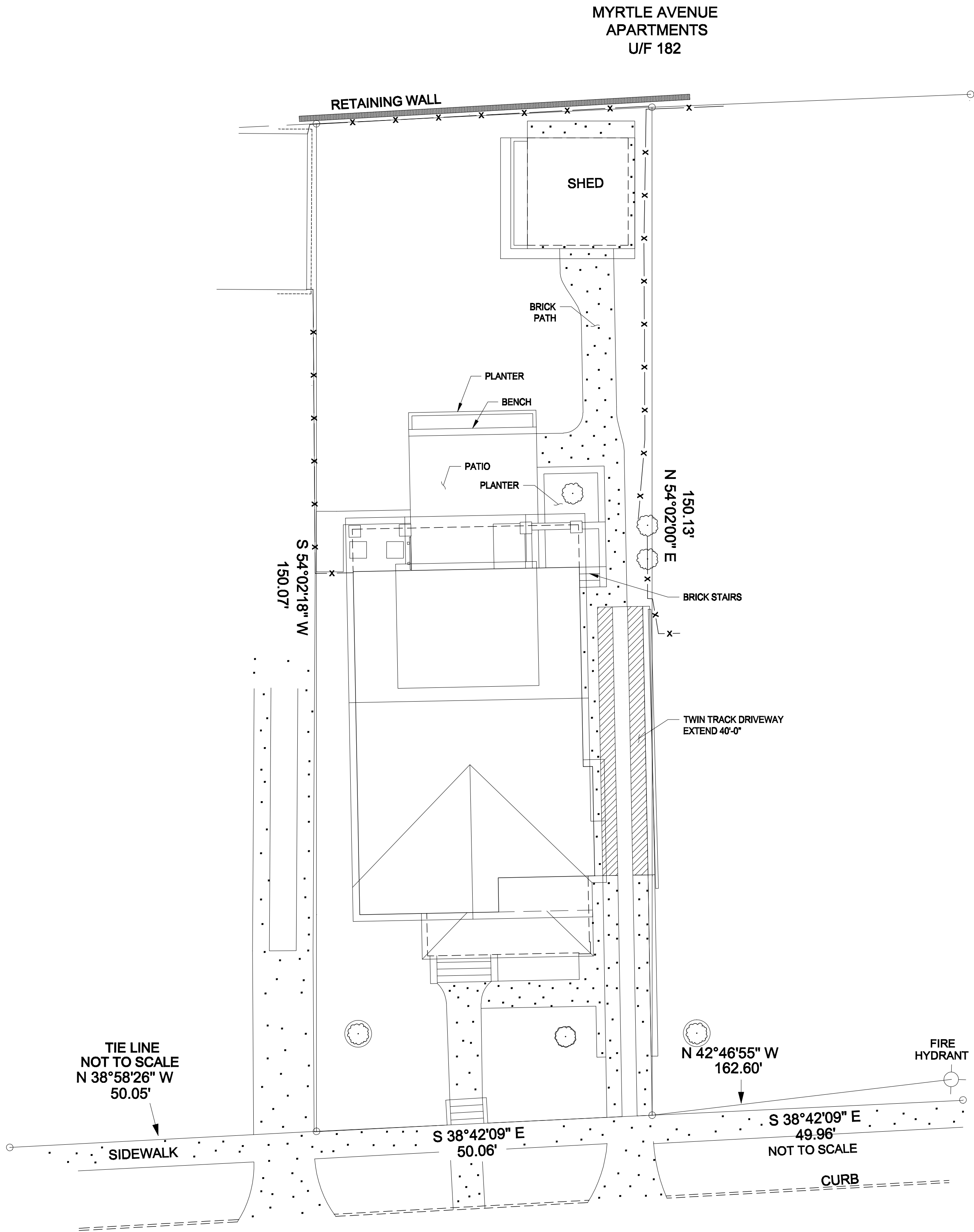








2 EXISTING SITE/SURVEY PLAN
1" = 20'-0"

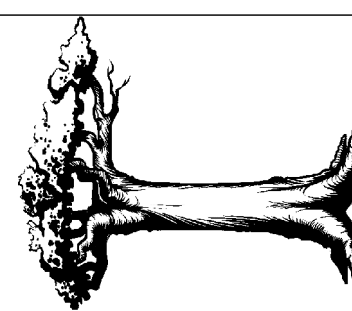


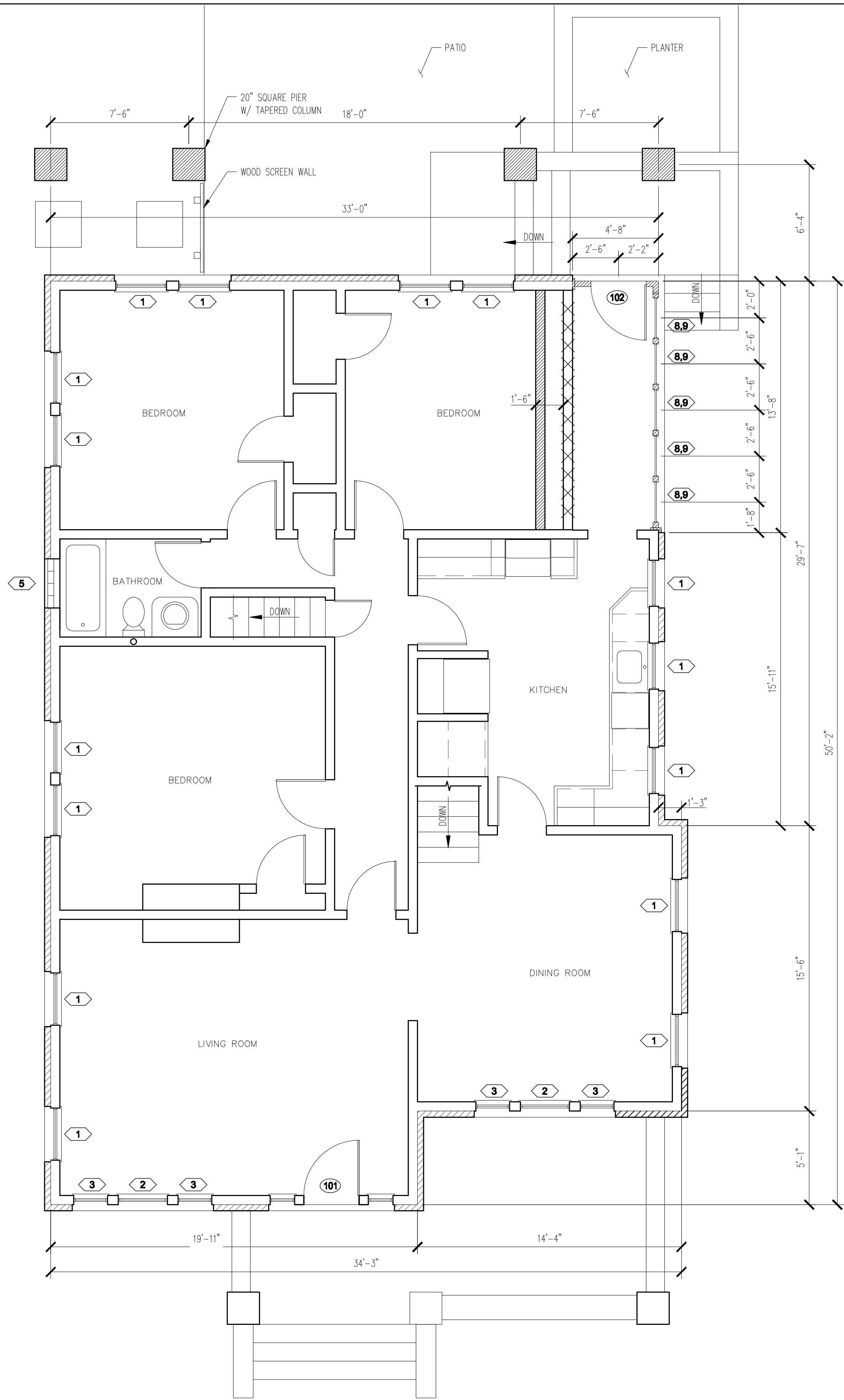
LEXINGTON AVENUE

1 PROPOSED SITE PLAN
3/32" = 1'-0"

SQUARE FOOTAGE CALCULATIONS

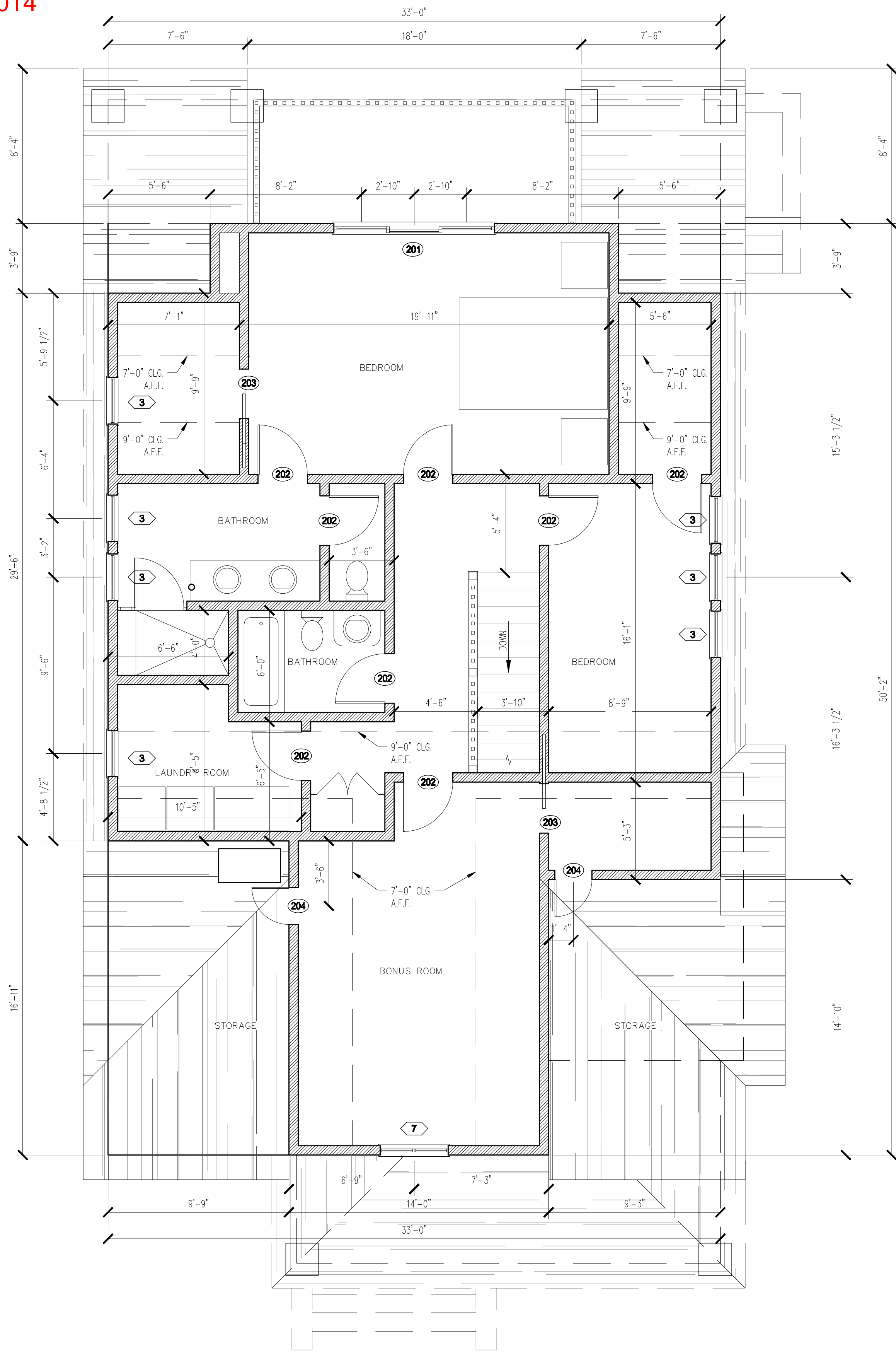
	HEATED	UNHEATED
EXISTING FIRST FLOOR:	1564 S.F.	203 S.F.
PROPOSED 2nd FLOOR:	1106 S.F.	106 S.F.
TOTAL:	2670 S.F.	309 S.F.





1 MODIFIED 1st FLOOR PLAN
1/4" = 1'-0"

APRIL 2014

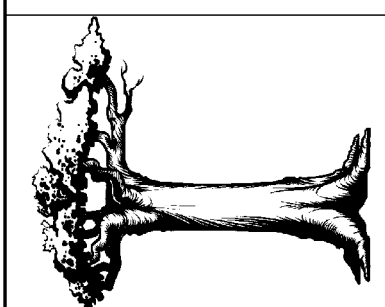


2 PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"

SCHEDULE:

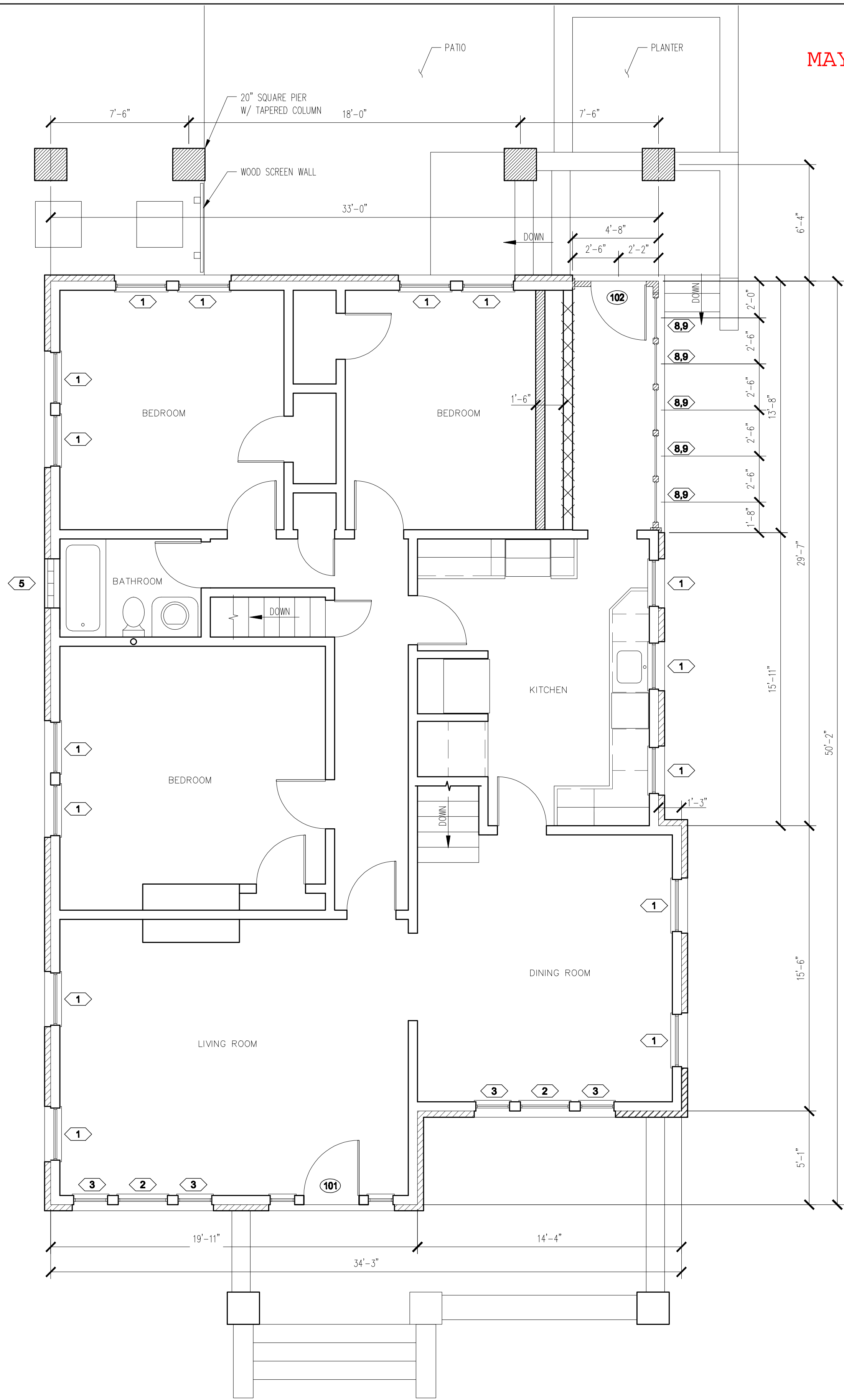
- EXISTING WALLS
- NEW WALLS
- EXISTING BRICK VENEER
- WALLS TO BE REMOVED

NOTE: SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.

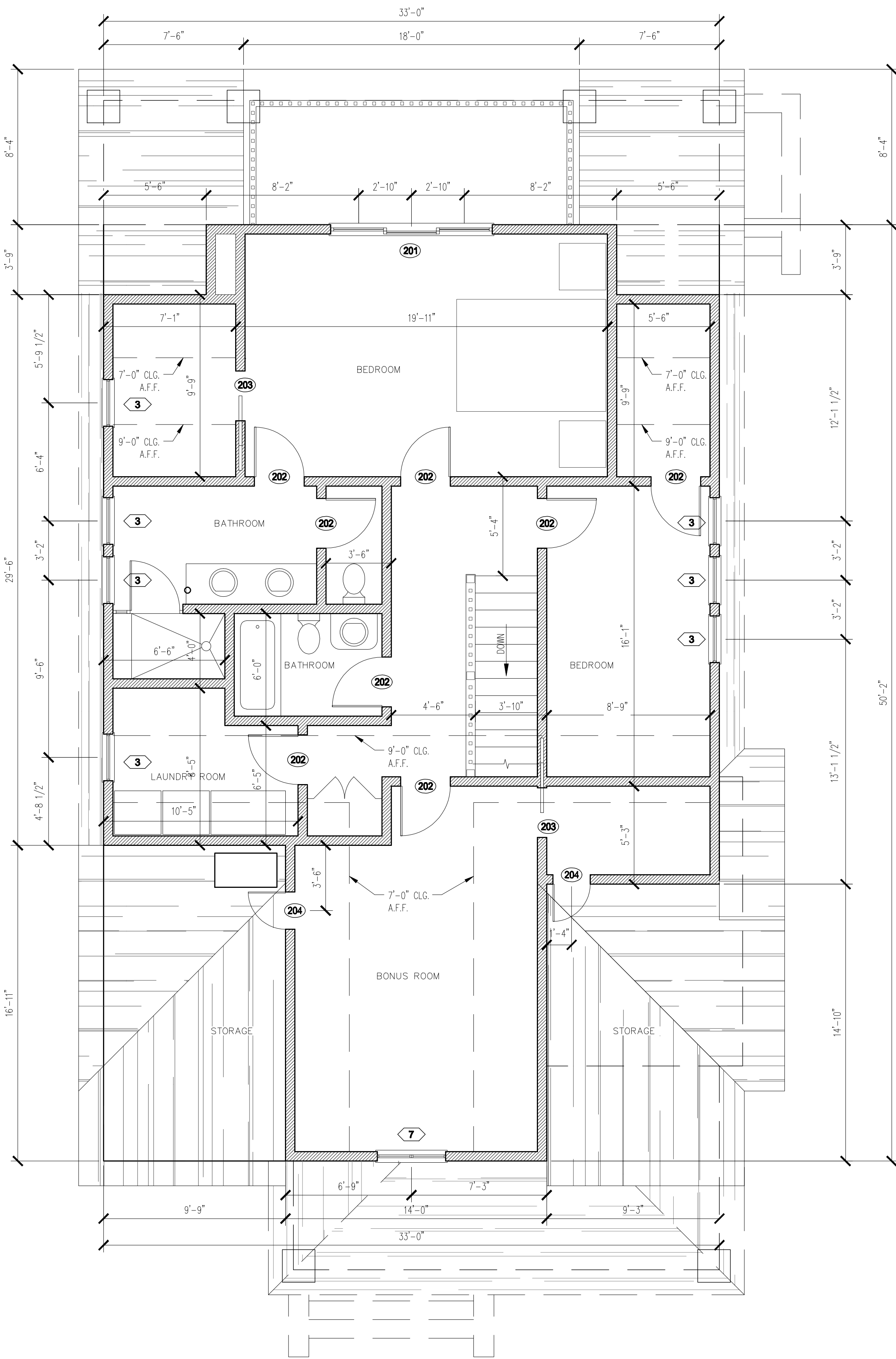


CLIENT:
KEVIN & STACY PHILLIPS

PROJECT NUMBER:	13137	
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ISSUE DATE:	5/1/14	
NO.	DESCRIPTION	DATE



1 MODIFIED 1st FLOOR PLAN
1/4" = 1'-0"

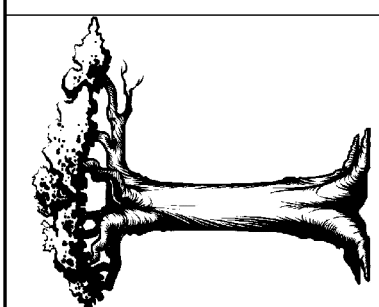


2 PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"

SCHEDULE:

[Solid Line]	EXISTING WALLS
[Dashed Line]	NEW WALLS
[Hatched Pattern]	EXISTING BRICK VENEER
[Cross-hatched Pattern]	WALLS TO BE REMOVED

NOTE: SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.

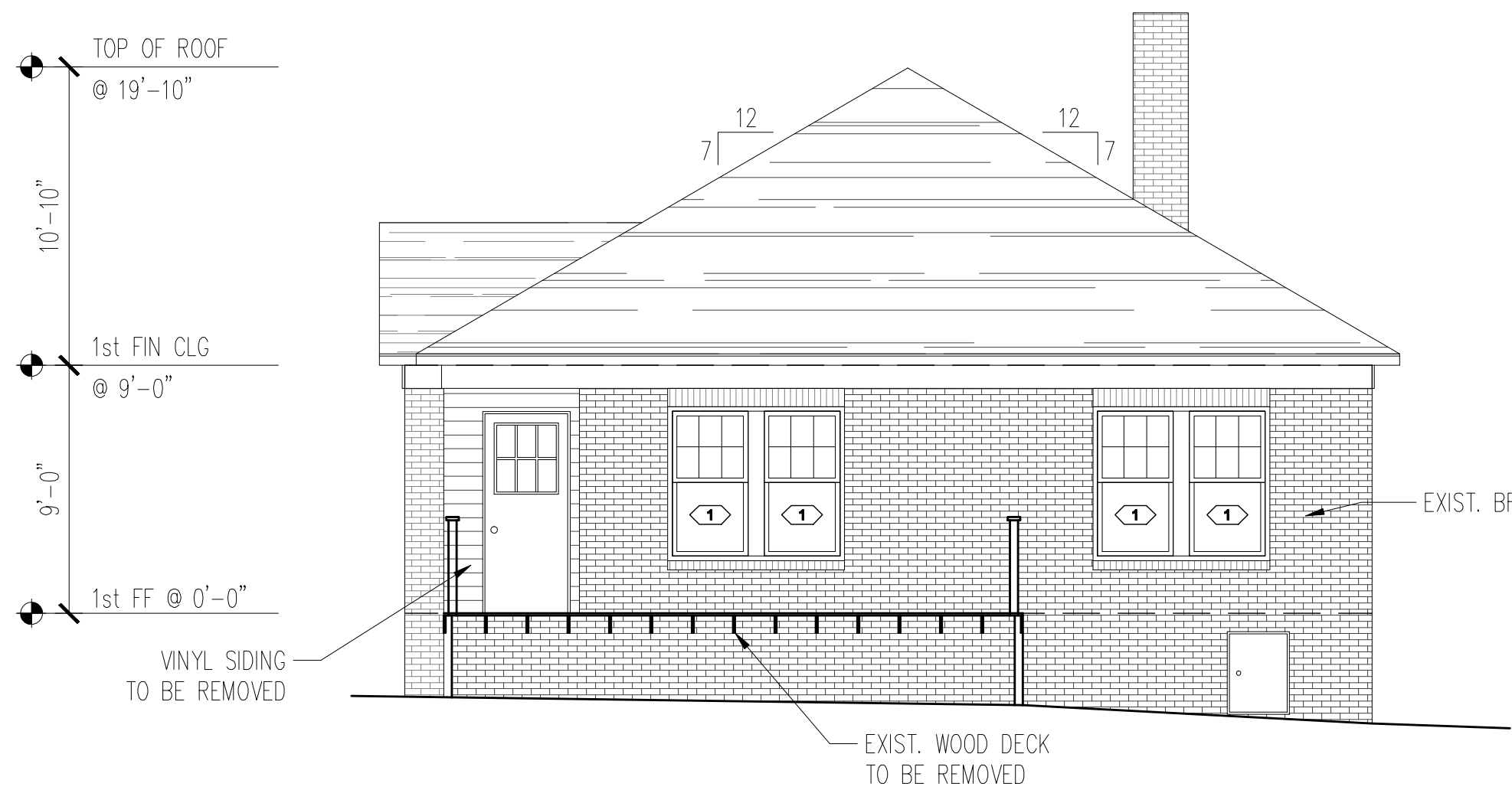


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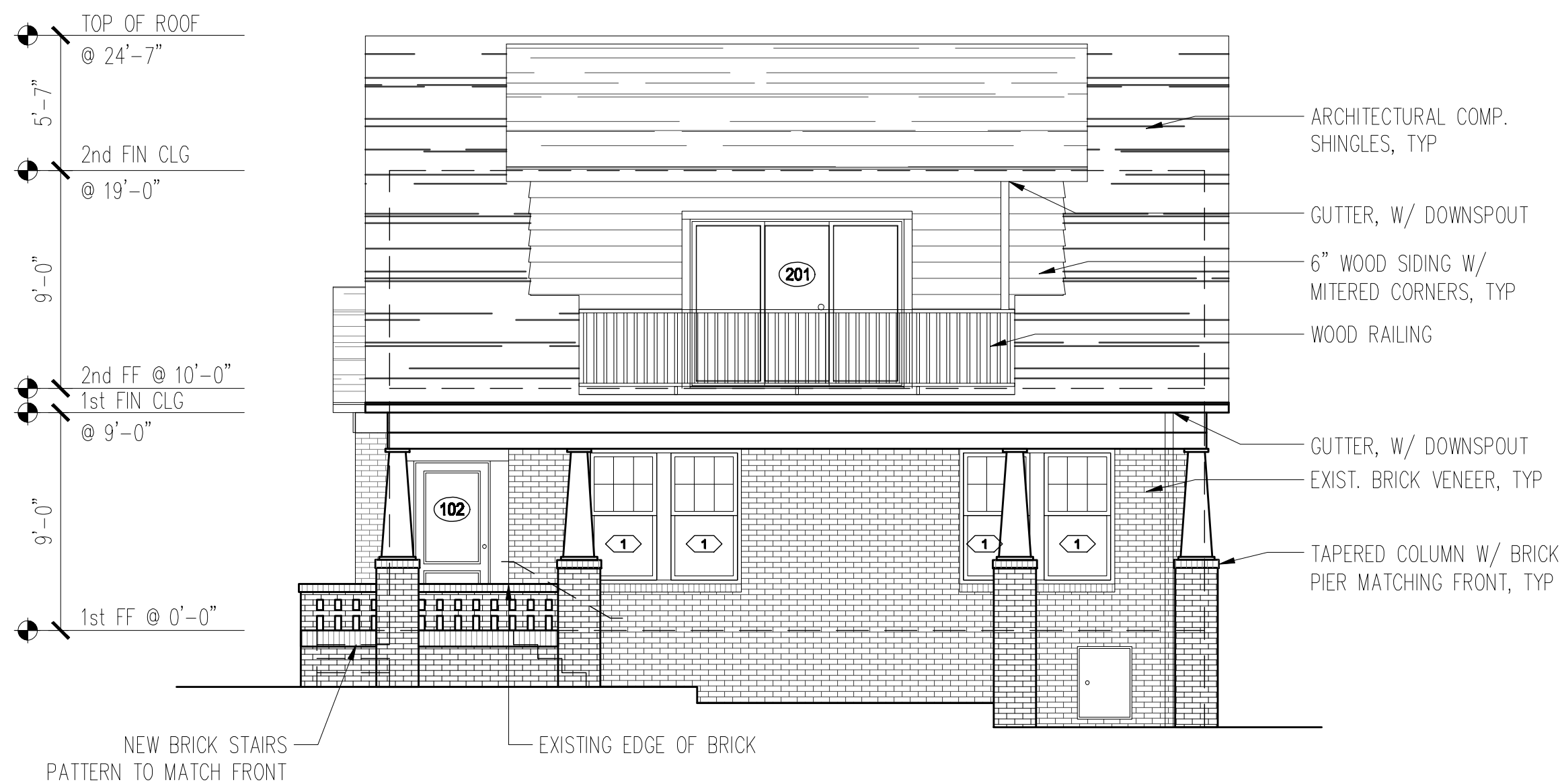
1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



3 EXISTING BACK ELEVATION
3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



4 PROPOSED BACK ELEVATION
3/16" = 1'-0"

#	EXISTING & NEW WINDOW SCHEDULE		
MARK	SIZE	HEADER HEIGHT	TYPE
1	2'-8" x 5'-0"	7'-6"	DOUBLE HUNG
2	1'-8" x 5'-0"	7'-6"	DOUBLE HUNG
3	2'-4" x 4'-0"	7'-6"	DOUBLE HUNG
4	2'-4" x 3'-0"	7'-6"	DOUBLE HUNG
5	2'-8" x 4'-0"	7'-6"	GLASS BRICK
6	2'-0" x 2'-8"	5'-6"	FIXED PANE
7	4'-4" x 2'-8"	5'-6"	DOUBLE CASEMENT
8	2'-4" x 4'-0"	7'-6"	DIRECT SET
9	2'-4" x 2'-4"	-	DIRECT SET
10	2'-4" x 5'-0"	7'-6"	DOUBLE HUNG
11	2'-4" x 4'-0"	7'-2"	DOUBLE HUNG

NOTE:
MATCH EXISTING WINDOWS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) AND BACK BAND TRIM AT WINDOWS.

PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: ALL WINDOWS WITH 9 SF OF GLASS OR MORE AND LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP).

#	DOOR SCHEDULE	
MARK	OPENING	LOCATION/TYPE
101	3'-0" x 7'-0"	FRONT DOOR
102	3'-0" x 7'-0"	BACK DOOR
201	2'-8" x 6'-8"	BALCONY-SLIDING
202	2'-8" x 6'-8"	TYP INTERIOR
203	2'-8" x 6'-8"	TYP INTERIOR-SLIDING
204	2'-0" x 5'-0"	TYP STORAGE

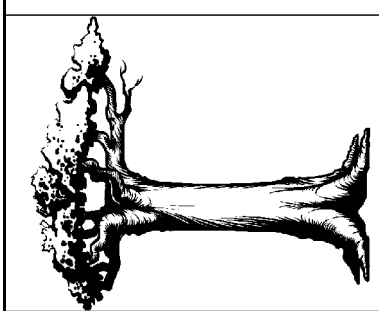
PHILLIPS RESIDENCE
812 LEXINGTON AVE
CHARLOTTE, NC 28203

CLIENT:
KEVIN & STACY PHILLIPS

PROJECT NUMBER: 13137
PHASE: CD
DRAWN BY: KOP
COPYRIGHT: 888E
ISSUE DATE: 8/1/14
NO. DESCRIPTION DATE

FRONT & BACK ELEVATIONS

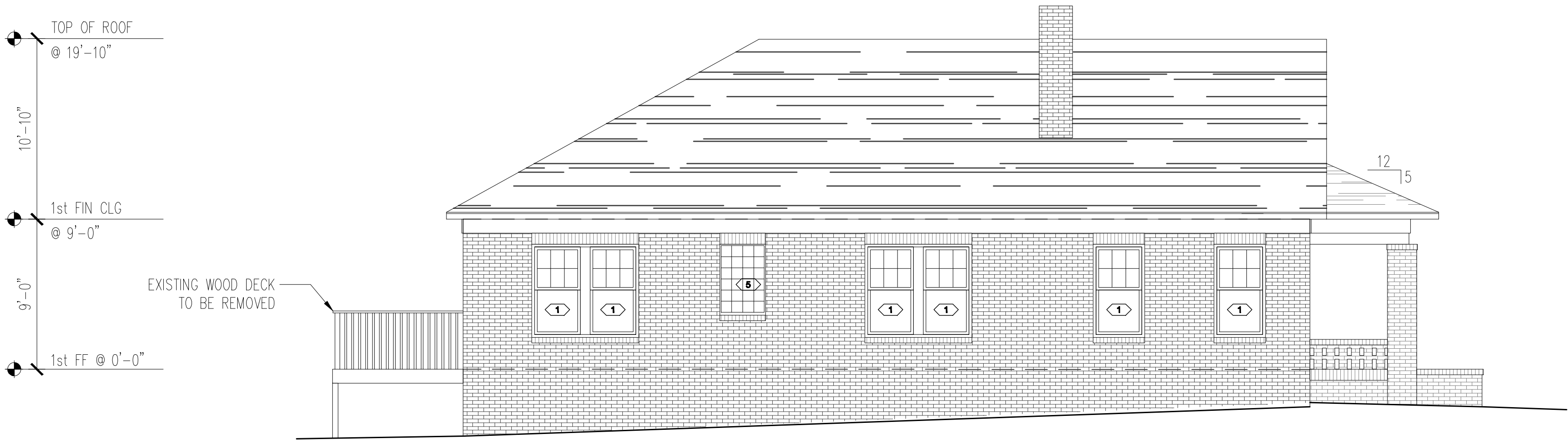
STANDING STRONG
STRUCTURAL ENGINEERING



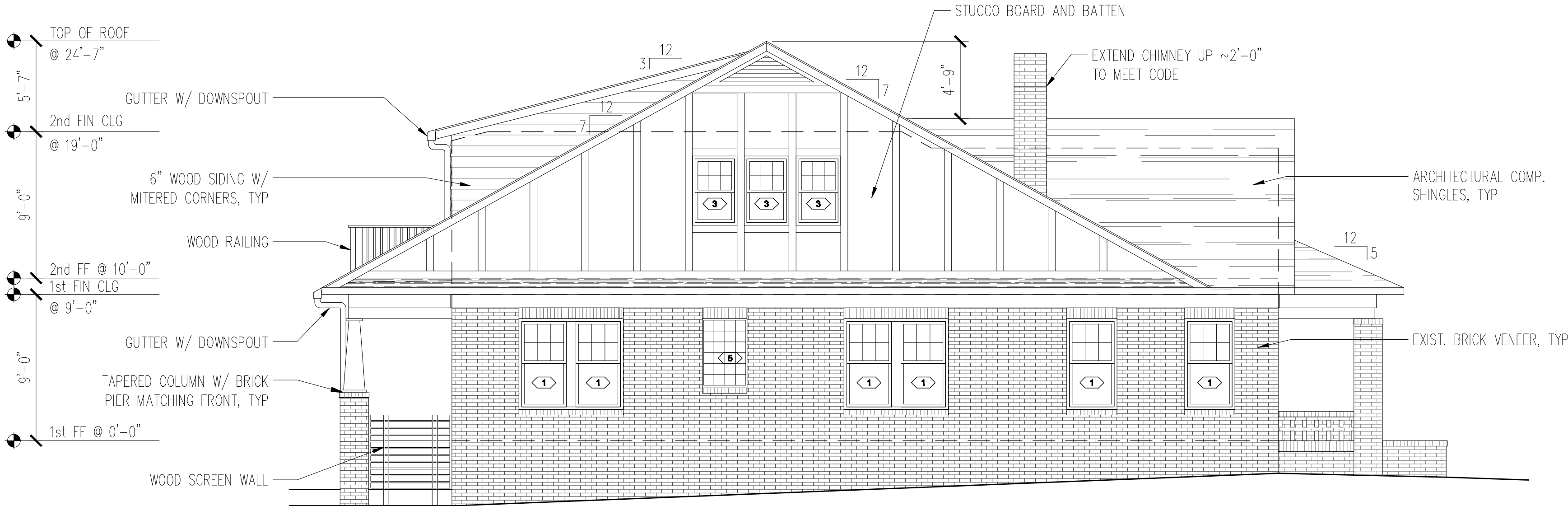
812 Lexington Avenue, Charlotte, NC 28203
NC Firm License No. P-10808
www.standingstrongse.com
(704) 944-0332

MAY 2014

NOTE:
SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.

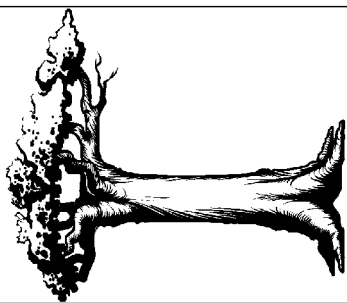


1 EXISTING LEFT ELEVATION
3/16" = 1'-0"



2 PROPOSED LEFT ELEVATION
3/16" = 1'-0"

STANDING STRONG
STRUCTURAL ENGINEERING



PHILLIPS RESIDENCE
812 LEXINGTON AVE
CHARLOTTE, NC 28203

LEFT ELEVATION

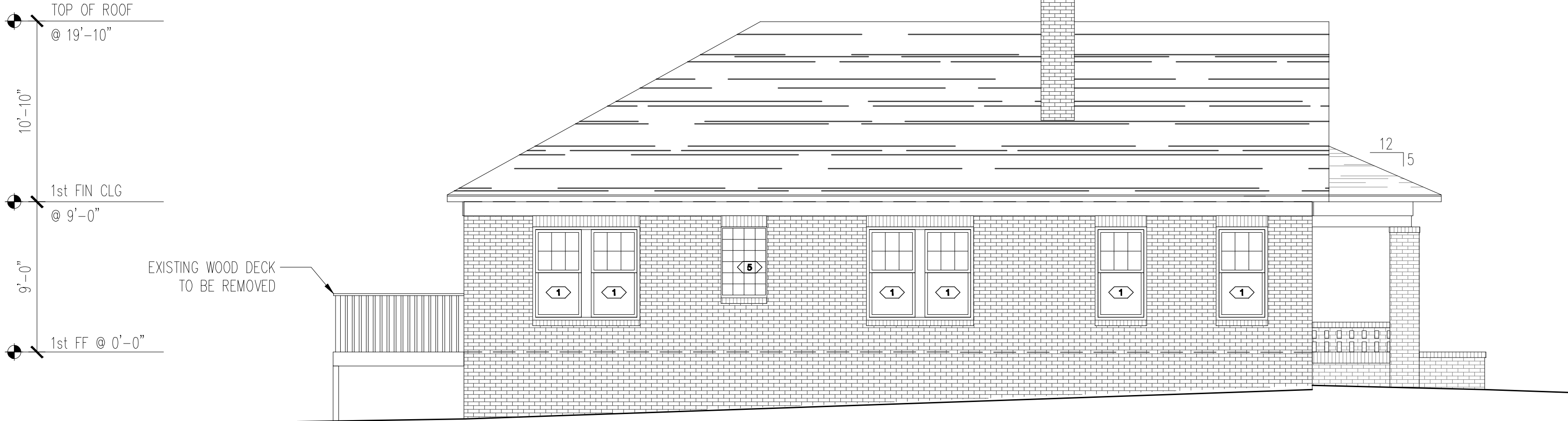
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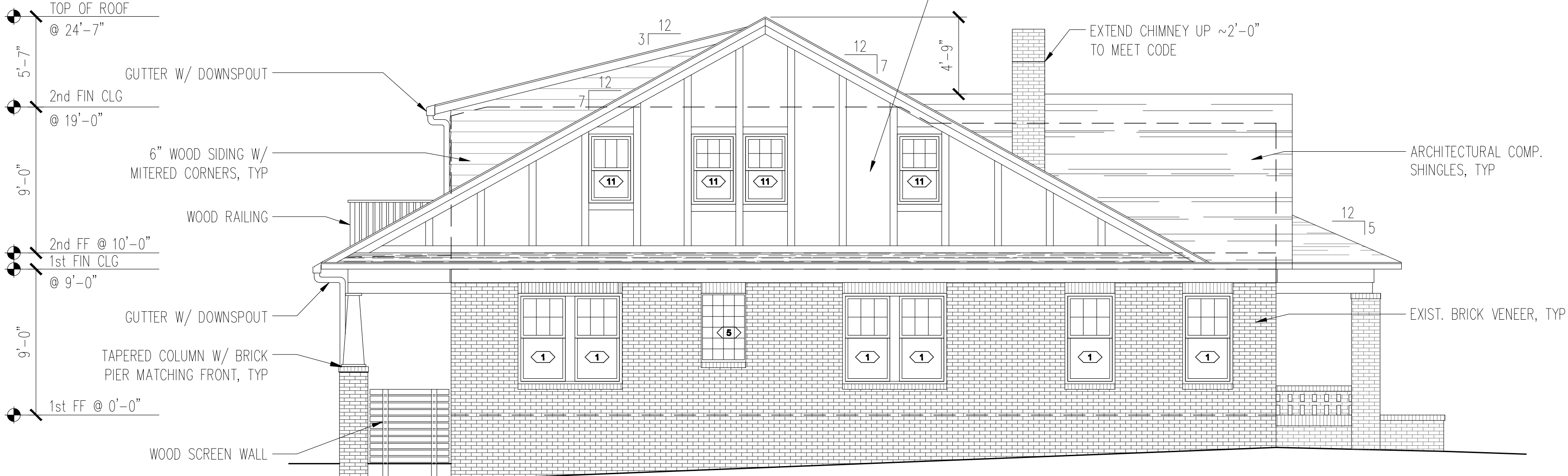
A4

JUNE 2014

NOTE:
SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE

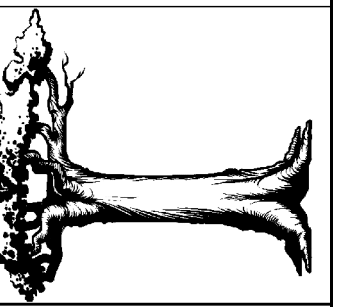


1 EXISTING LEFT ELEVATION
3/16" = 1'-0"



2 **PROPOSED LEFT ELEVATION**
3/16" = 1'-0"

**STANDING STRONG
STRUCTURAL ENGINEERING**



PHILLIPS RESIDENCE
812 LEXINGTON AVE
CHARLOTTE, NC 28203

LEFT ELEVATION

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COPYRIGHT:	SSSE	
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NO.	DESCRIPTION	DATE

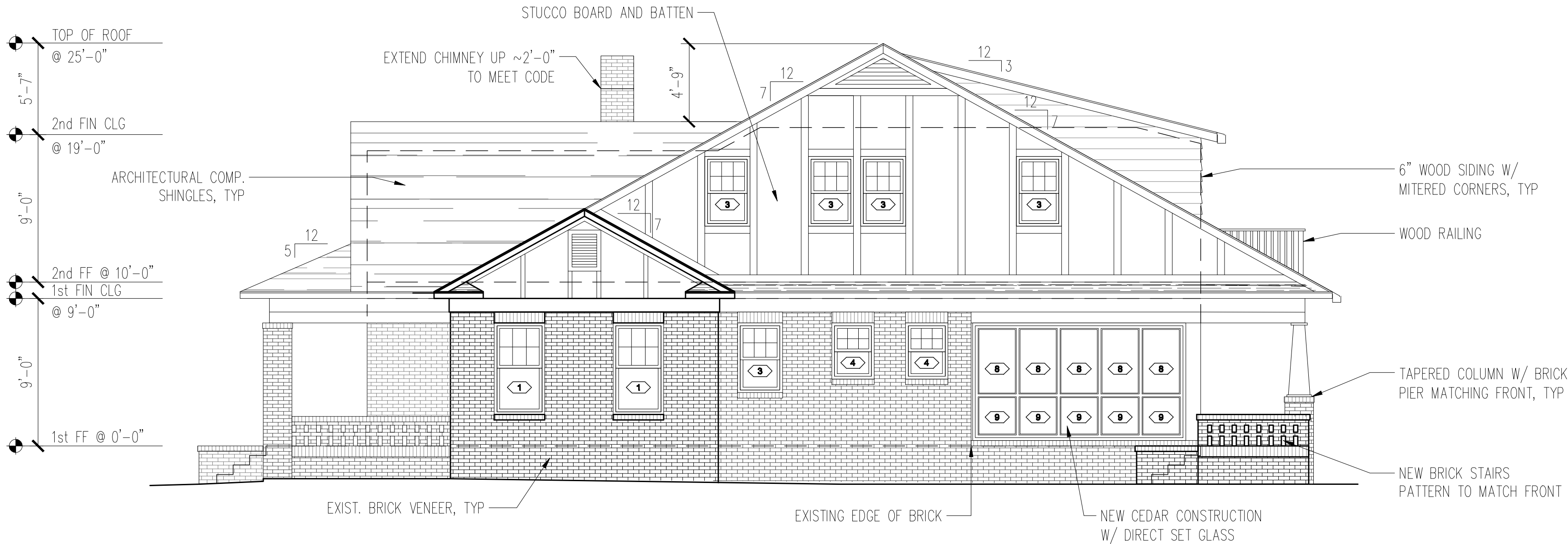
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MAY 2014

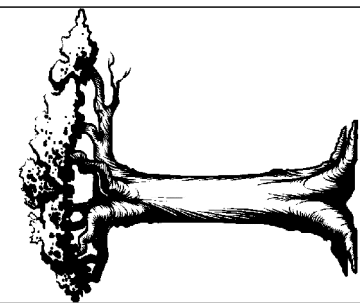
NOTE:
SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.



1 EXISTING RIGHT ELEVATION
3/16" = 1'-0"



2 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

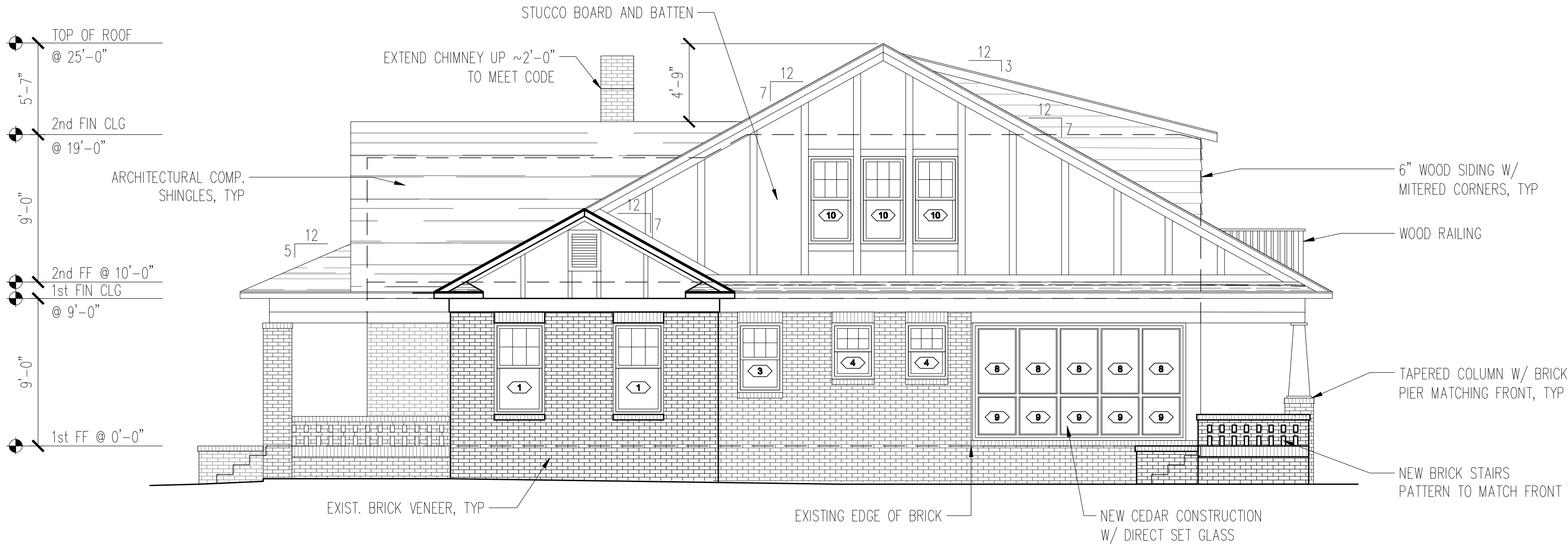


JUNE 2014

NOTE:
SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.



1 EXISTING RIGHT ELEVATION
3/16" = 1'-0"



2 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

