

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	812 Lexington Avenue, Dilworth Local Historic District	HDC 2011-101
SUMMARY OF REQUEST	Second Floor Addition	
OWNERS	Kevin & Stacy Phillips	
APPLICANT	Kevin & Stacy Phillips	

Details of Proposed Request

This proposal is for a second half-story addition to a one story mid-block brick Bungalow style house. The new living space is all within the existing footprint of the house, and is accomplished with the introduction of a new cross gable that would raise the ridgeline of the house above its current location.

Current Status and Context of Property

The existing house is a one story brick Bungalow with a two-thirds brick front porch on the right side of the façade. There is an existing front facing engaged gable with a stucco face and board and batten trim detailing.

The existing house was constructed in 1929, and is listed as a contributing structure within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *Windows and Doors*

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.

Analysis of Proposal

This proposed addition would add a new cross gable to this house that runs off an existing small side gable on each side of the house. This new gable would then have a rear facing shed dormer, creating livable space within the new half story.

The addition is within character with other similar additions that have been approved in this section of Dilworth. The new height is mitigated in large part by the distance of the new ridge from the façade of the house.

The architectural details, building materials and windows in the new addition appear to meet all relevant HDC design policies.

The overall design and scale of the proposed addition will be evaluated against the current HDC policy on Additions, which states in part:

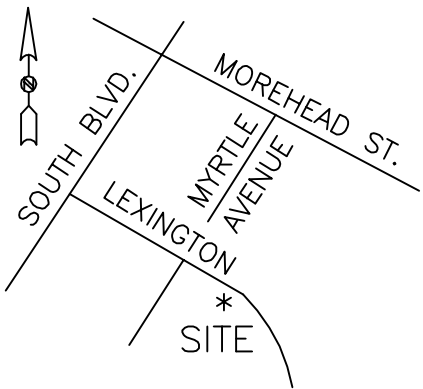
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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>g's various parts to each other</i> |
| d. | Fenestration | <i>the placement, style and materials of windows and doors</i> |
| e. | Rhythm | |
| | Setback | <i>in relation to setback of immediate surroundings</i> |
| g. | Materials | <i>proper historic materials or approved substitutes</i> |
| h. | Context | |

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.*

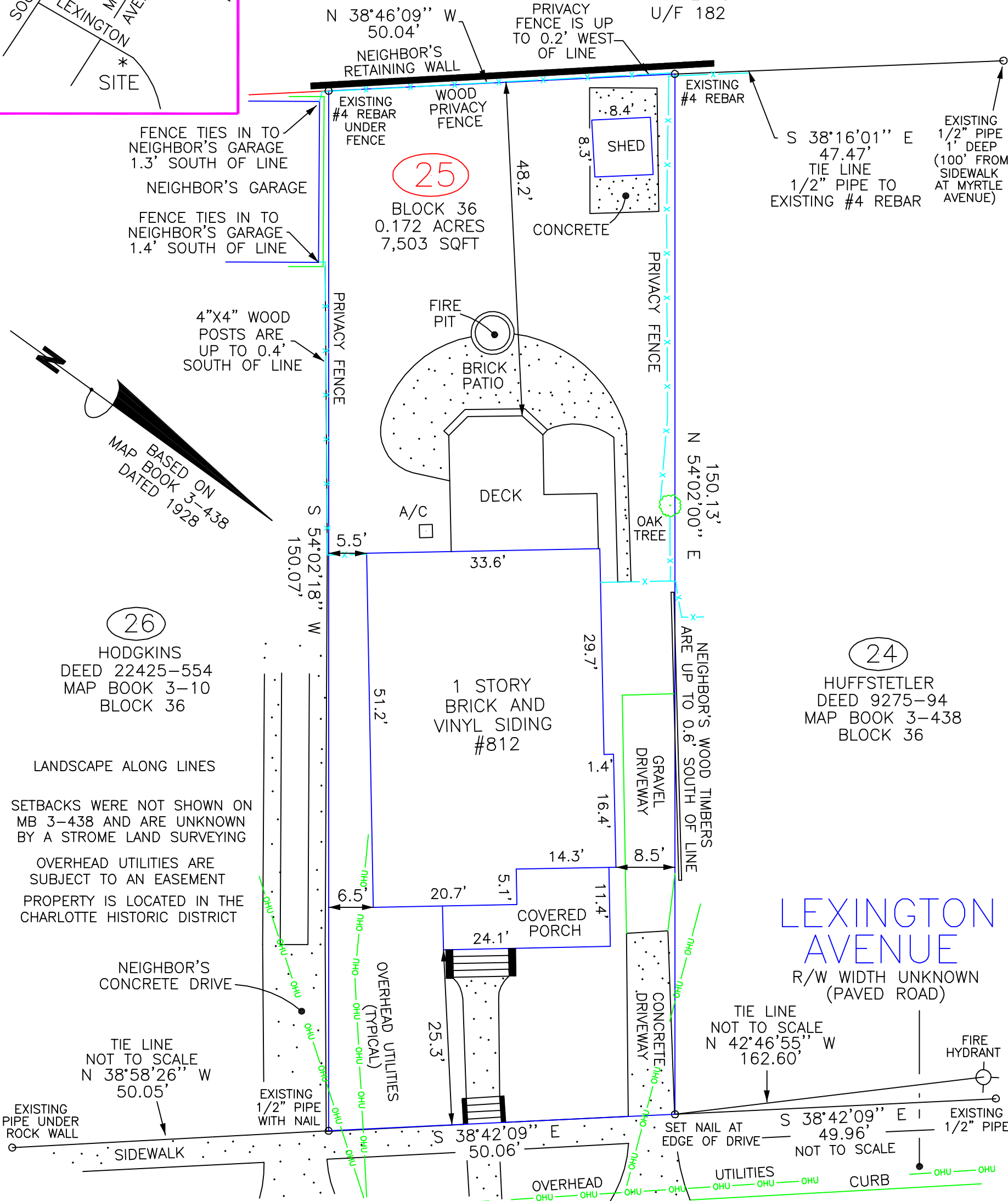
VICINITY MAP
NO SCALE



I, JAMES LYNN STROME CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE ERROR OF CLOSURE IS 1':10,000+ BEFORE ADJUSTMENTS. AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF AUGUST 2011

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A STROME LAND SURVEYING CO.

MYRTLE AVENUE
APARTMENTS
U/F 182



BOUNDARY/PHYSICAL SURVEY FOR:
KEVIN AND STACY PHILLIPS
NOW OR FORMERLY THE PROPERTY OF:
JAMES STEVEN JENKINS
812 LEXINGTON AVENUE: LOT 25 BLOCK 36 OF
DILWORTH, MAP BOOK 3-438
DEED BOOK 20314-343
TAX ID: 123-051-77
CHARLOTTE TOWNSHIP, MECKLENBURG CO.
CHARLOTTE, NORTH CAROLINA
AUGUST 18TH AND 23RD, 2011



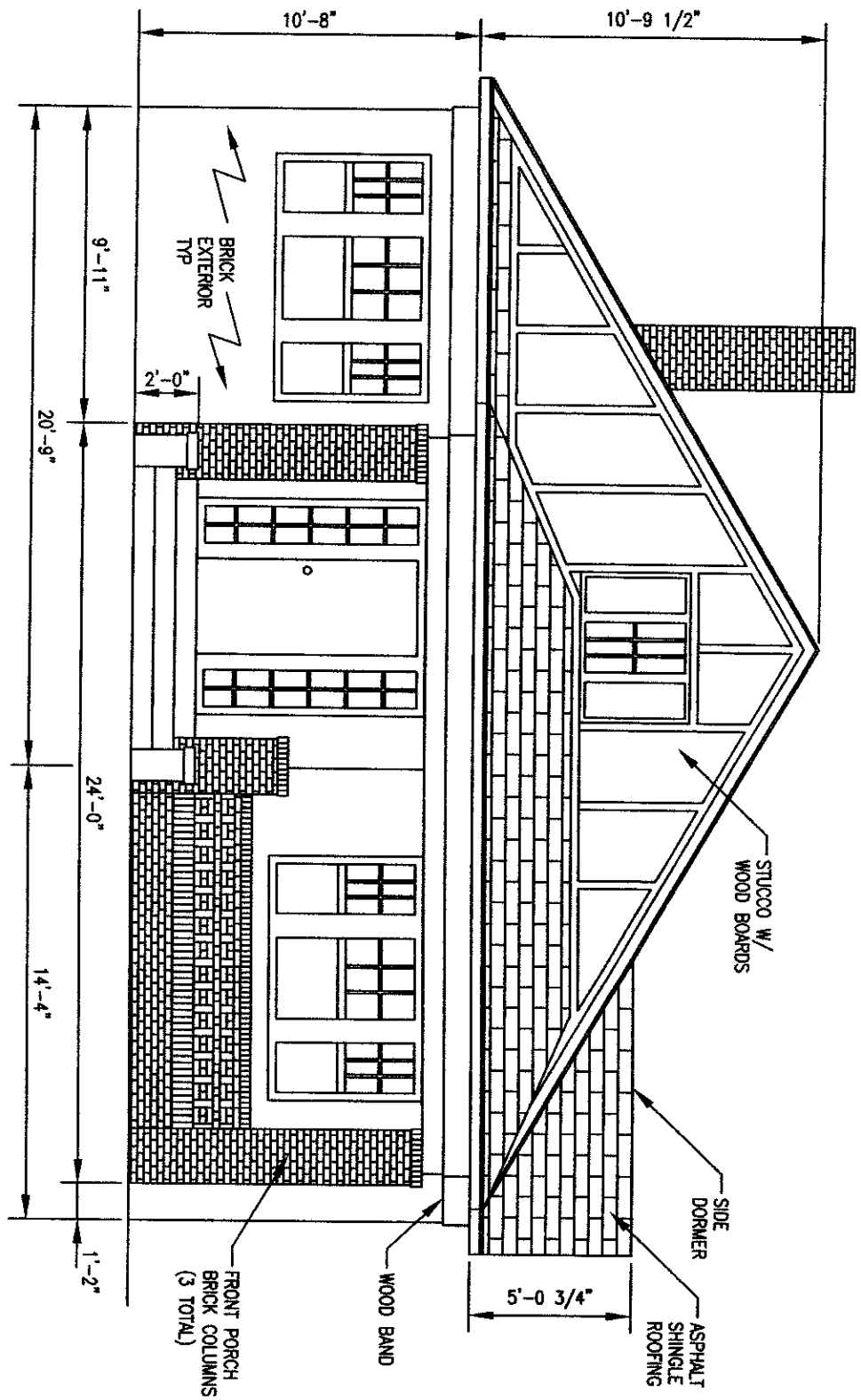
NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER GIS WEB SITE AND RECORD MAP, ALSO SEE FIRM MAP #3710-4543J DATED: 03/02/2009.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO GRID MONUMENTS APPEAR TO BE WITHIN 2000'.

LEGEND:

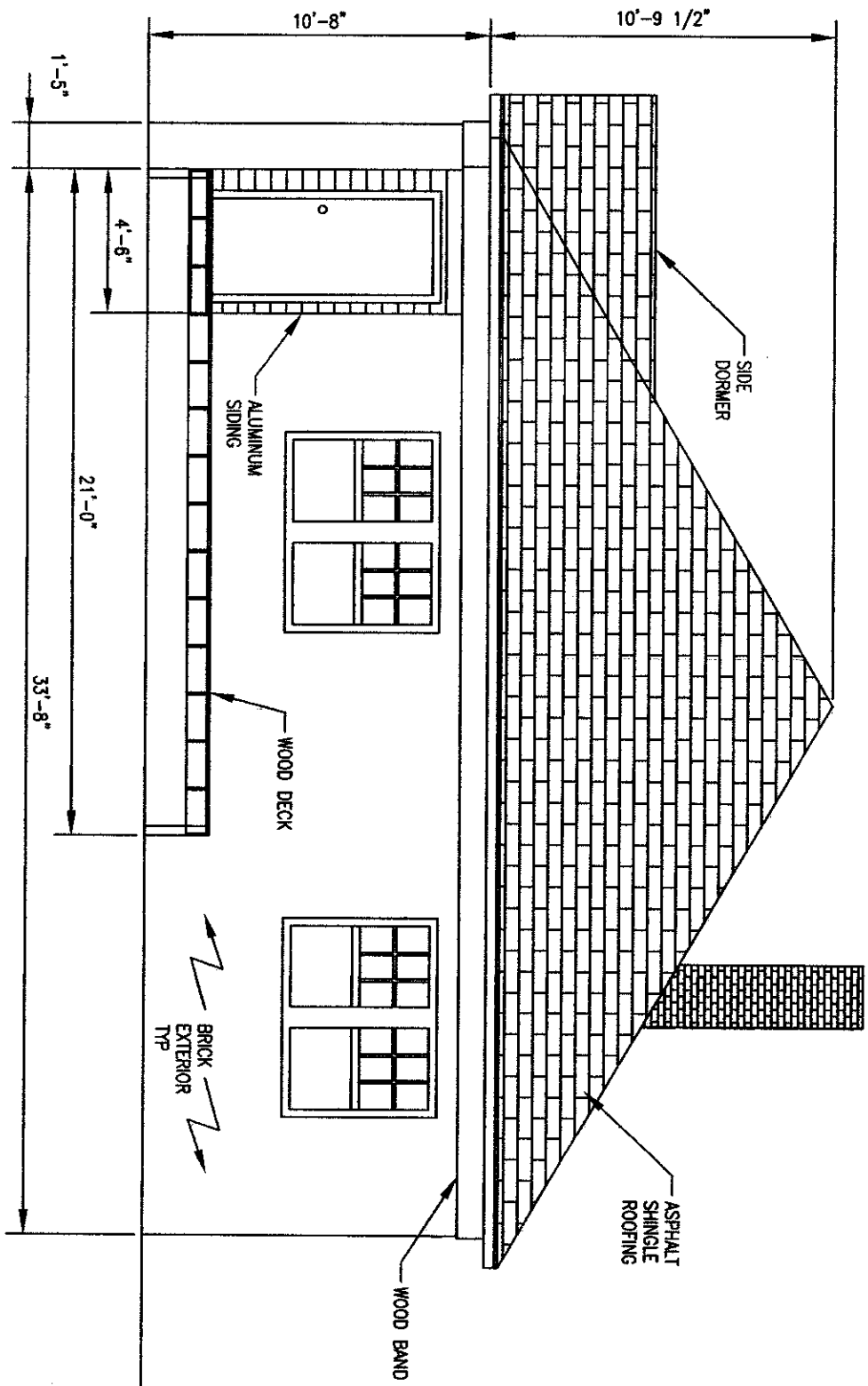
- PROPERTY LINE
- TIE LINE
- BACK OF CURB
- SETBACK LINE
- UNSURVEYED LINE PER DEEDS OR MAPS

- PSDE PUBLIC STORM DRAINAGE EASEMENT
- SAT. SATELLITE DISH
- NBR'S NEIGHBOR'S
- MB MAP BOOK
- MH MANHOLE
- CB CATCH BASIN
- R/W RIGHT-OF-WAY



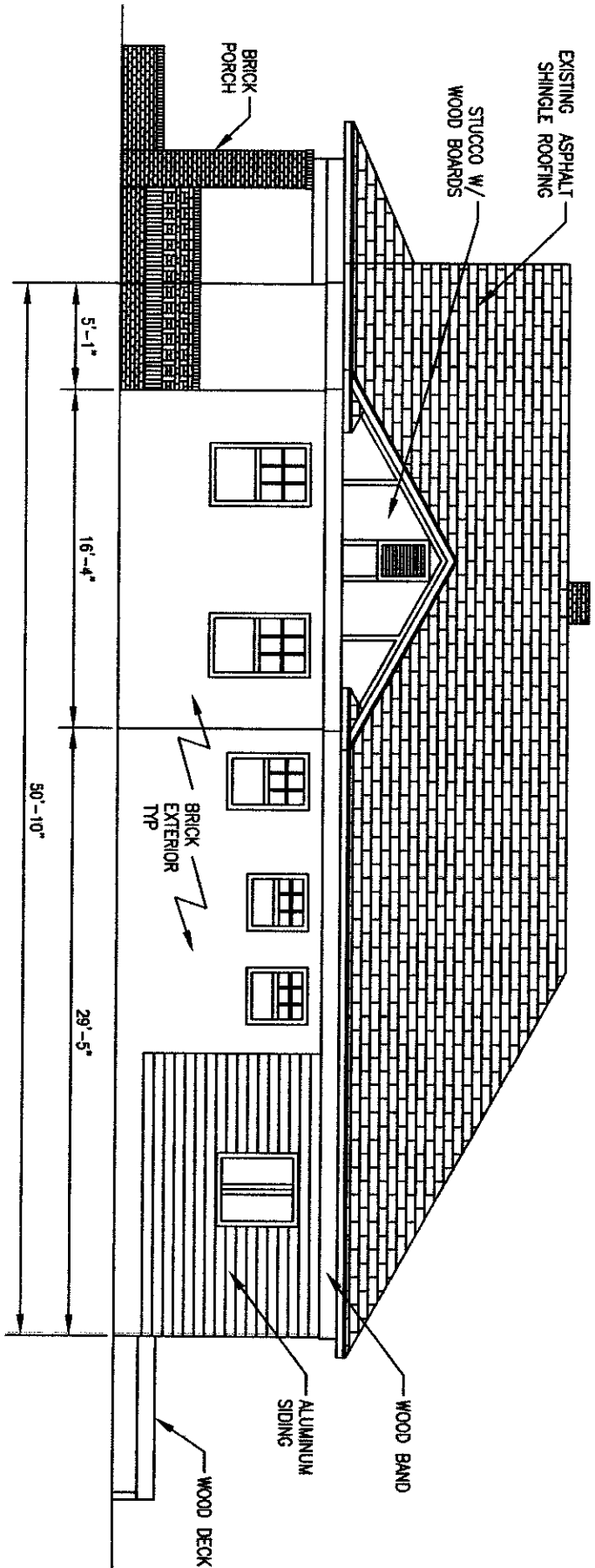
EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



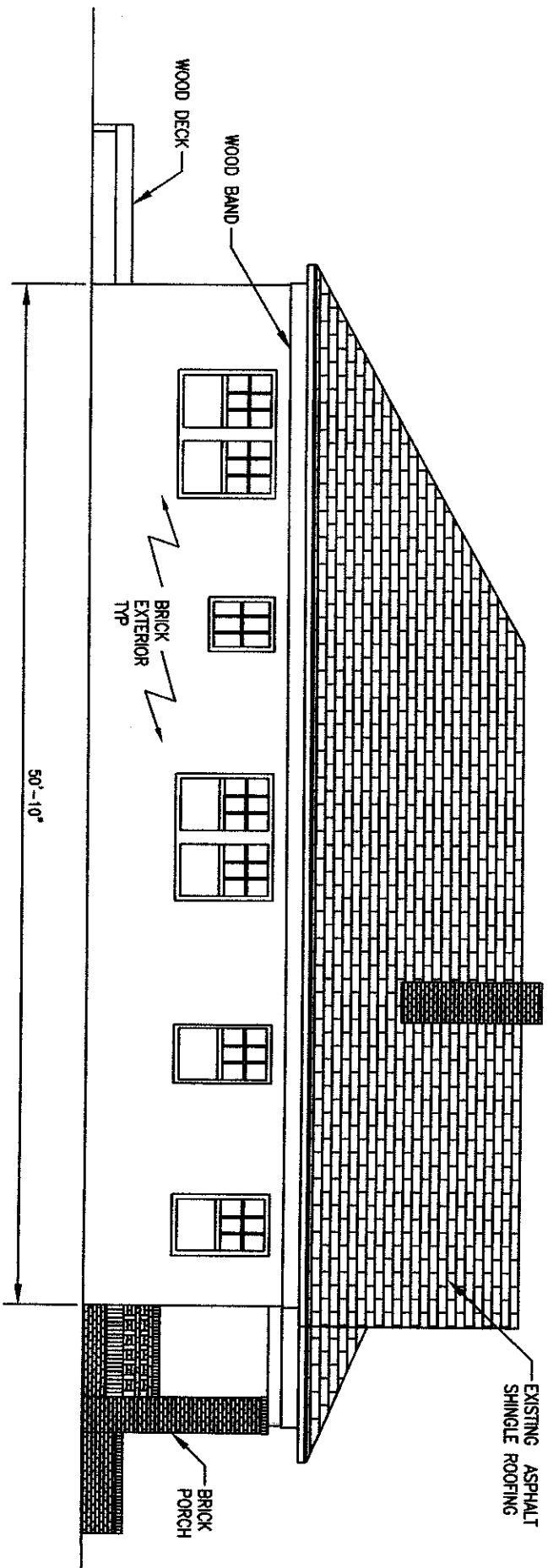
EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



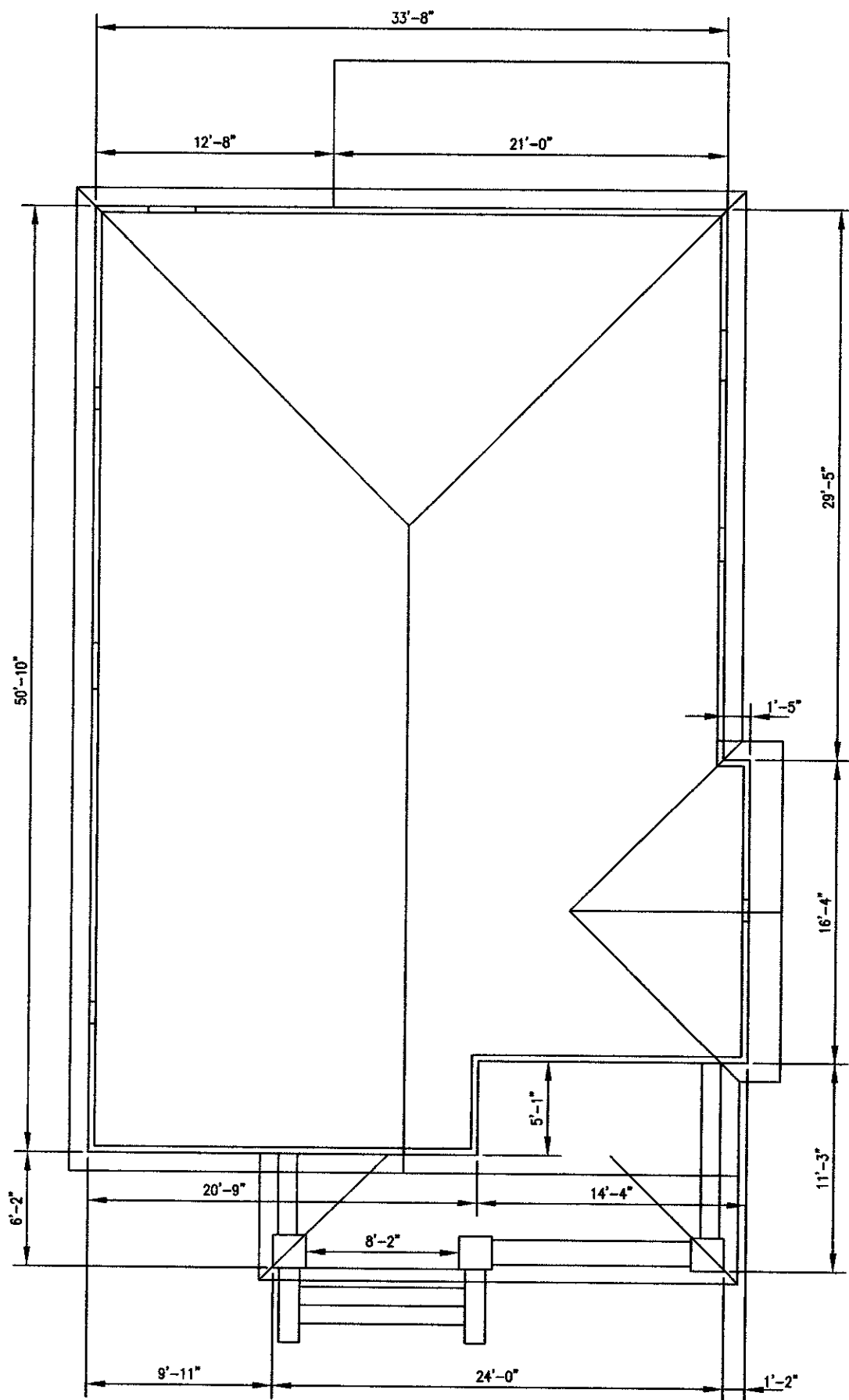
EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



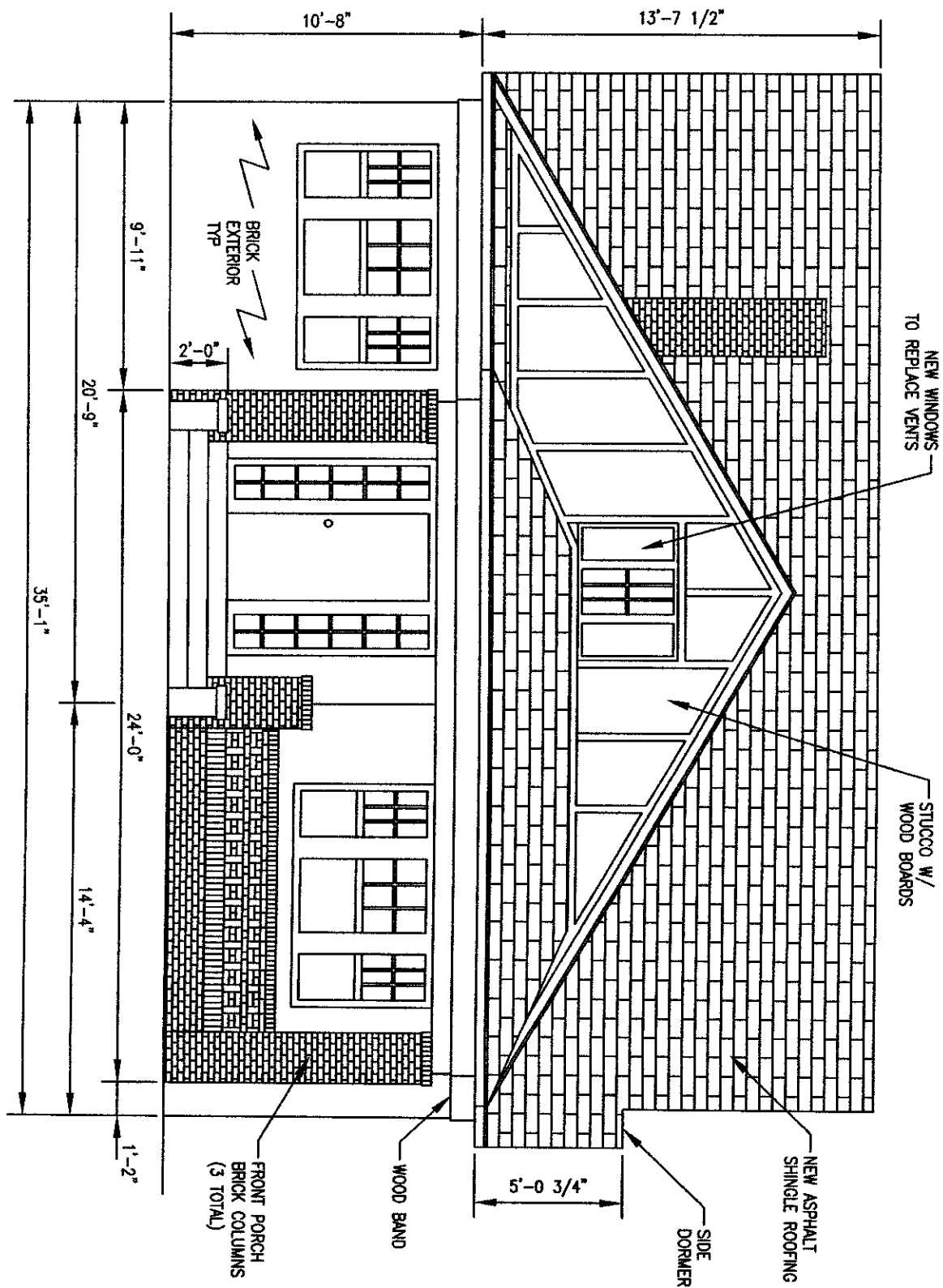
EXISTING EAST ELEVATION

SCALE: $1/8" = 1'-0"$



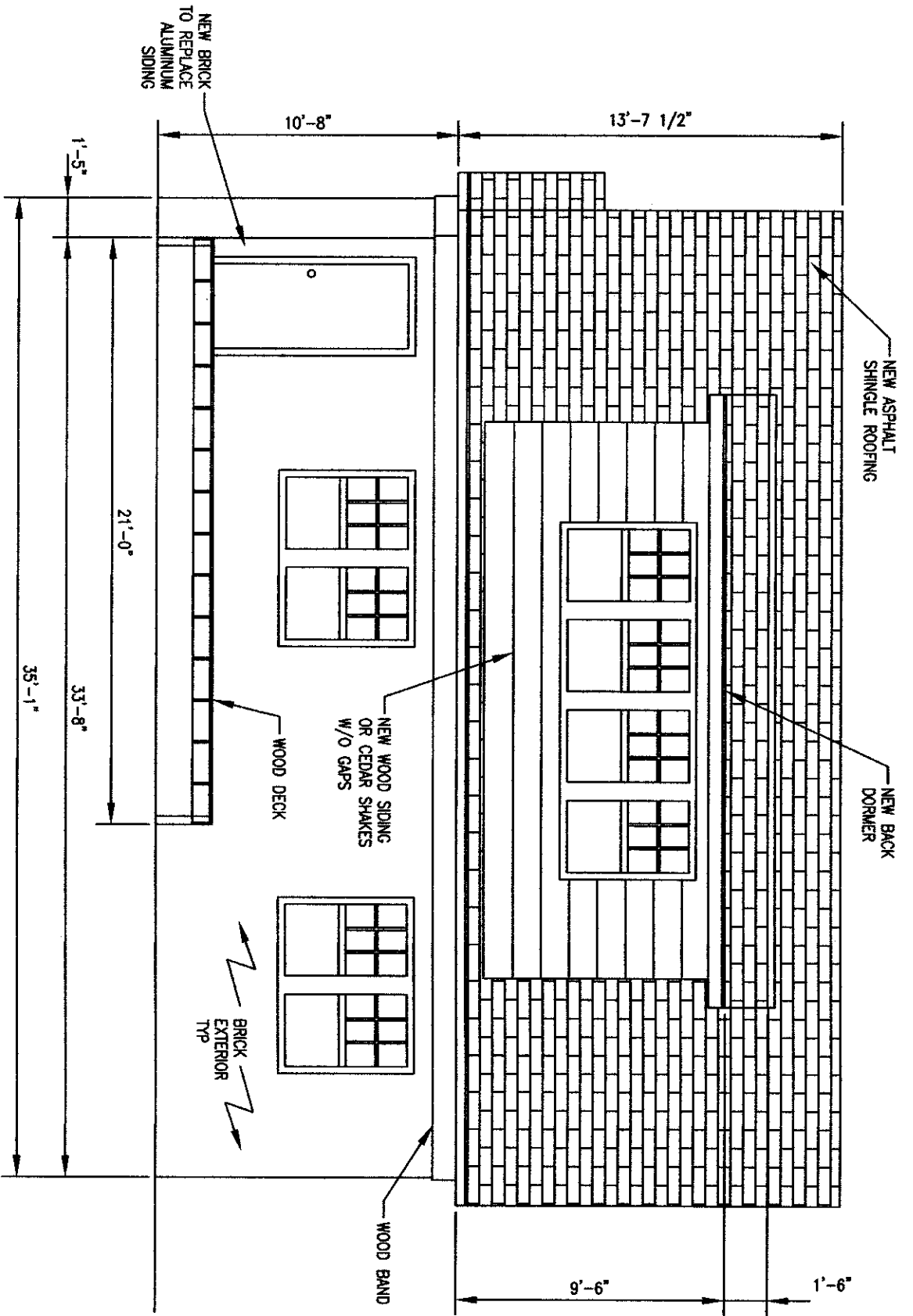
EXISTING HOUSE & ROOF PLAN

SCALE: 1/8" = 1'-0"



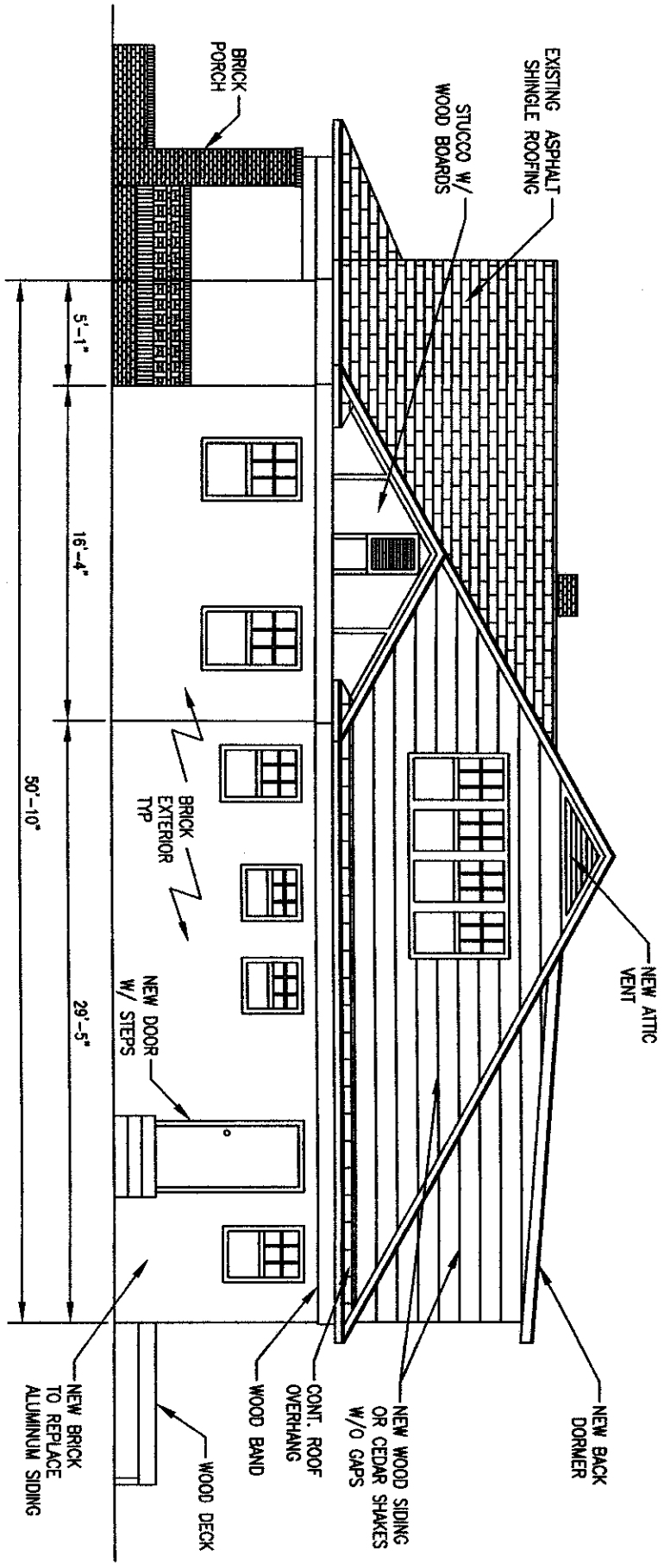
NEW NORTH ELEVATION

SCALE: 3/16" = 1'-0"



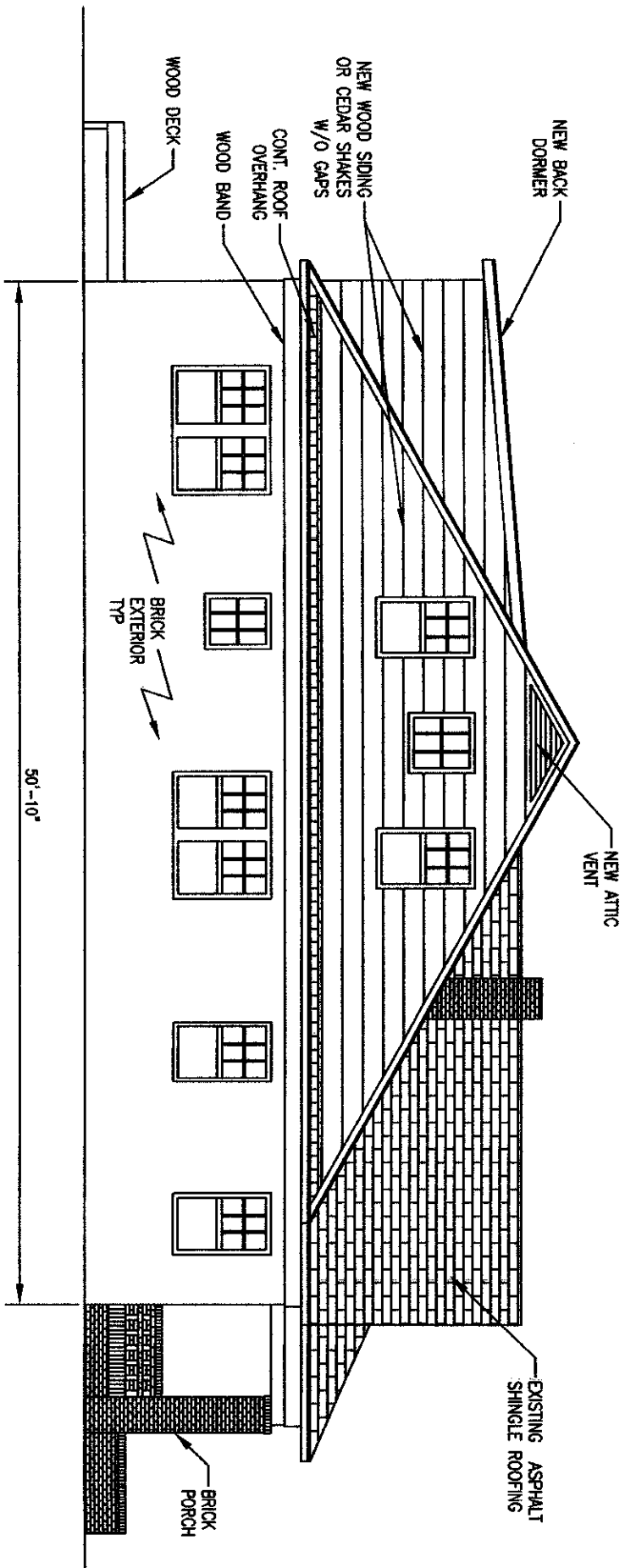
NEW SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



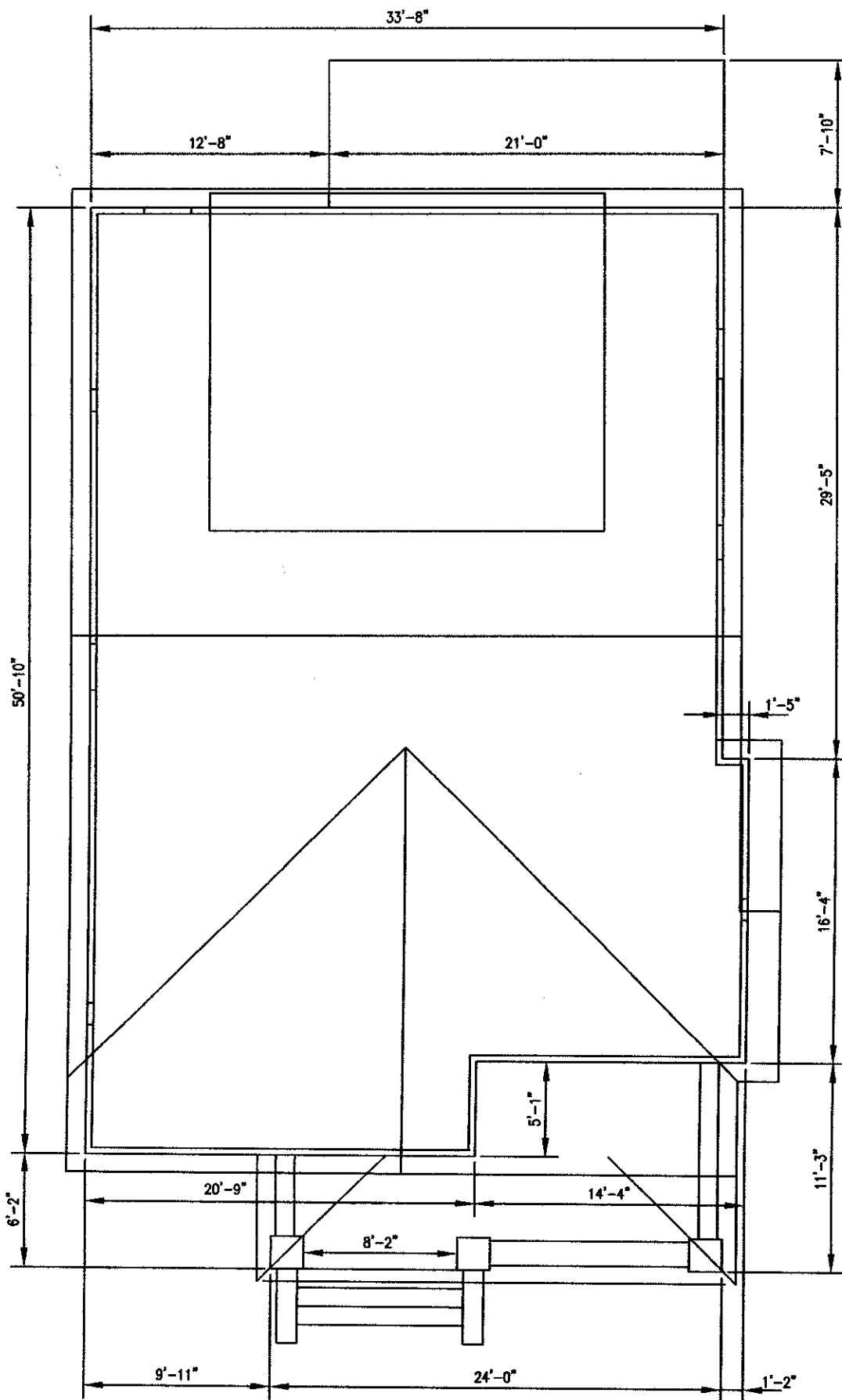
NEW WEST ELEVATION

SCALE: 1/8" = 1'-0"



NEW EAST ELEVATION

SCALE: $1/8" = 1'-0"$



NEW HOUSE & ROOF PLAN

SCALE: 1/8" = 1'-0"

Charlotte Historic District Commission - Case 2011-101



September 7, 2011