

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>1423 Lexington Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-075</i>
SUMMARY OF REQUEST	<i>Removal and Replacement of Previous Addition</i>	
OWNERS	<i>Marcia & Peter Rowse</i>	
APPLICANT	<i>John Phares, AIA</i>	

Details of Proposed Request

This application seeks approval for the removal of a previously enclosed side porch on the left elevation of this single family house. The footprint of this previous patio would then be expanded slightly to create a new sunroom and a new covered patio on the first floor, and new interior space on the second floor.

Current Status and Context of Property

This Colonial Revival house was constructed in 1941, and is a one and one half story brick veneered structure with a side gabled roof with three front facing gabled dormers, and a centered entrance stoop. The house is listed as a 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***

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

The attached plans show a new sunroom addition on the left side of this house with a gable end roof above, inset into the existing gable on this end of the structure. The sunroom has a series of elongated 6/6 double hung windows above a wood paneled base, between a series of new square brick columns. The gable end appears to be of wood lapped siding, with an oculus window.

The overall style of this addition is in keeping with the Colonial Revival style of the house, and is similar to other additions approved under HDC design guidelines in the past on similar houses. The new gable end uses materials that already exist on the house in the front facing dormers. The reduced scale does meet the Secretary of Interior's Standards for Historic Rehabilitation by making the addition in keeping with but distinguishable from the original construction.

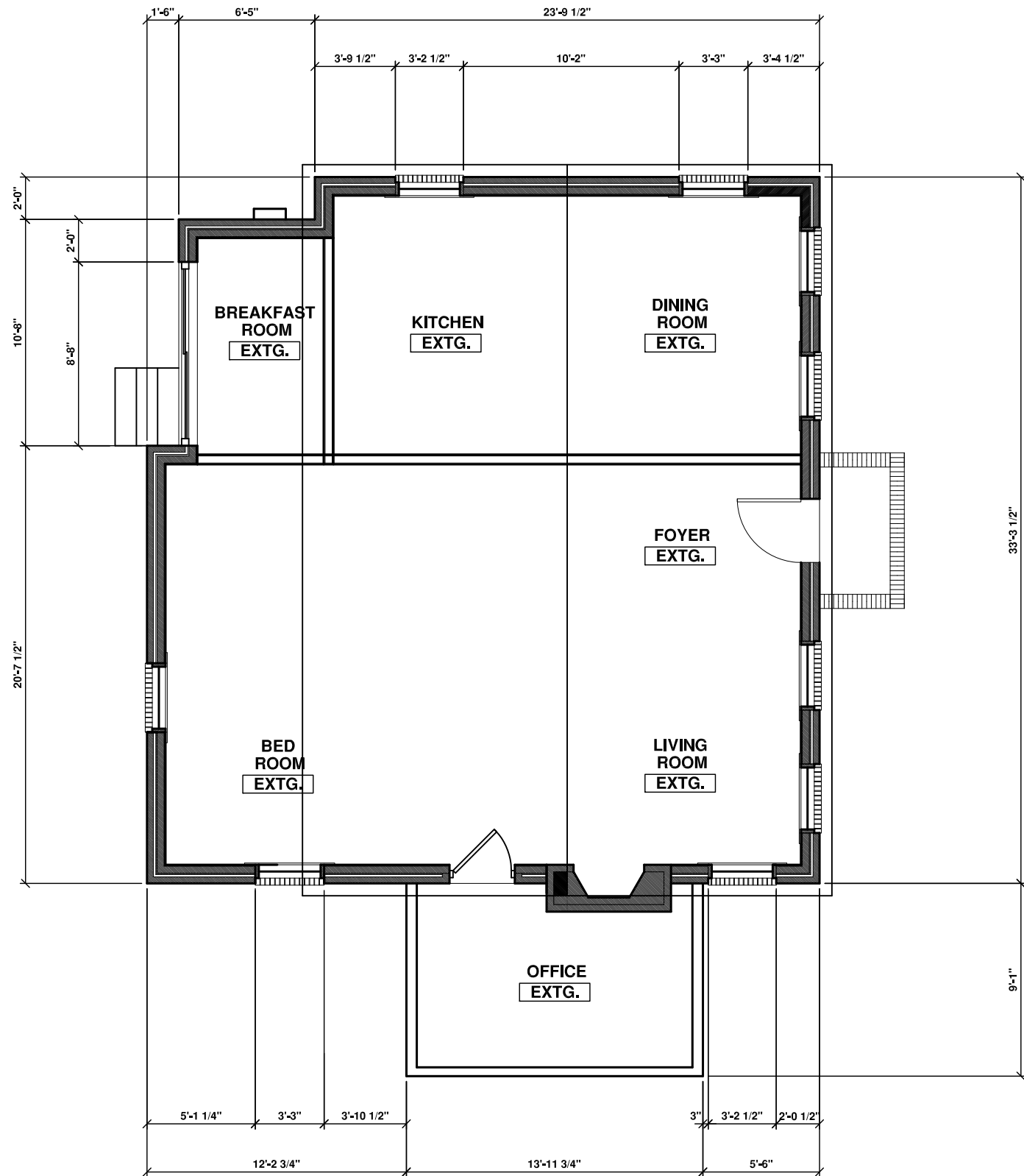
The one element that appears to be slightly incongruous in the addition is the oculus window in the new gable end. While this is a common feature in this style of architecture, there are no other similar windows on this house. There is a pair of double hung windows in the existing gable end, and those windows appear as a vestige in the new elevation drawings. This would need to be clarified prior to a vote for approval.



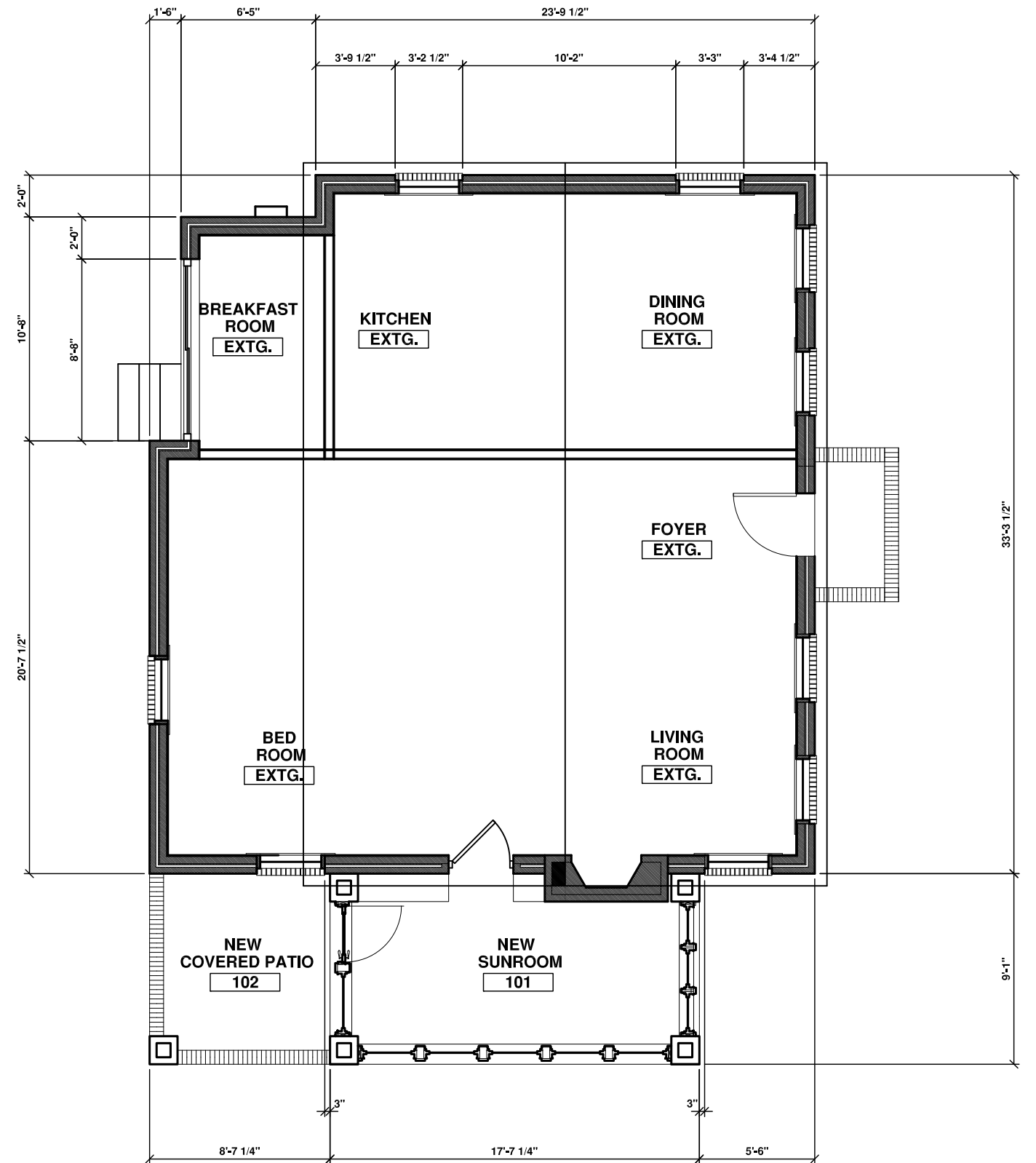




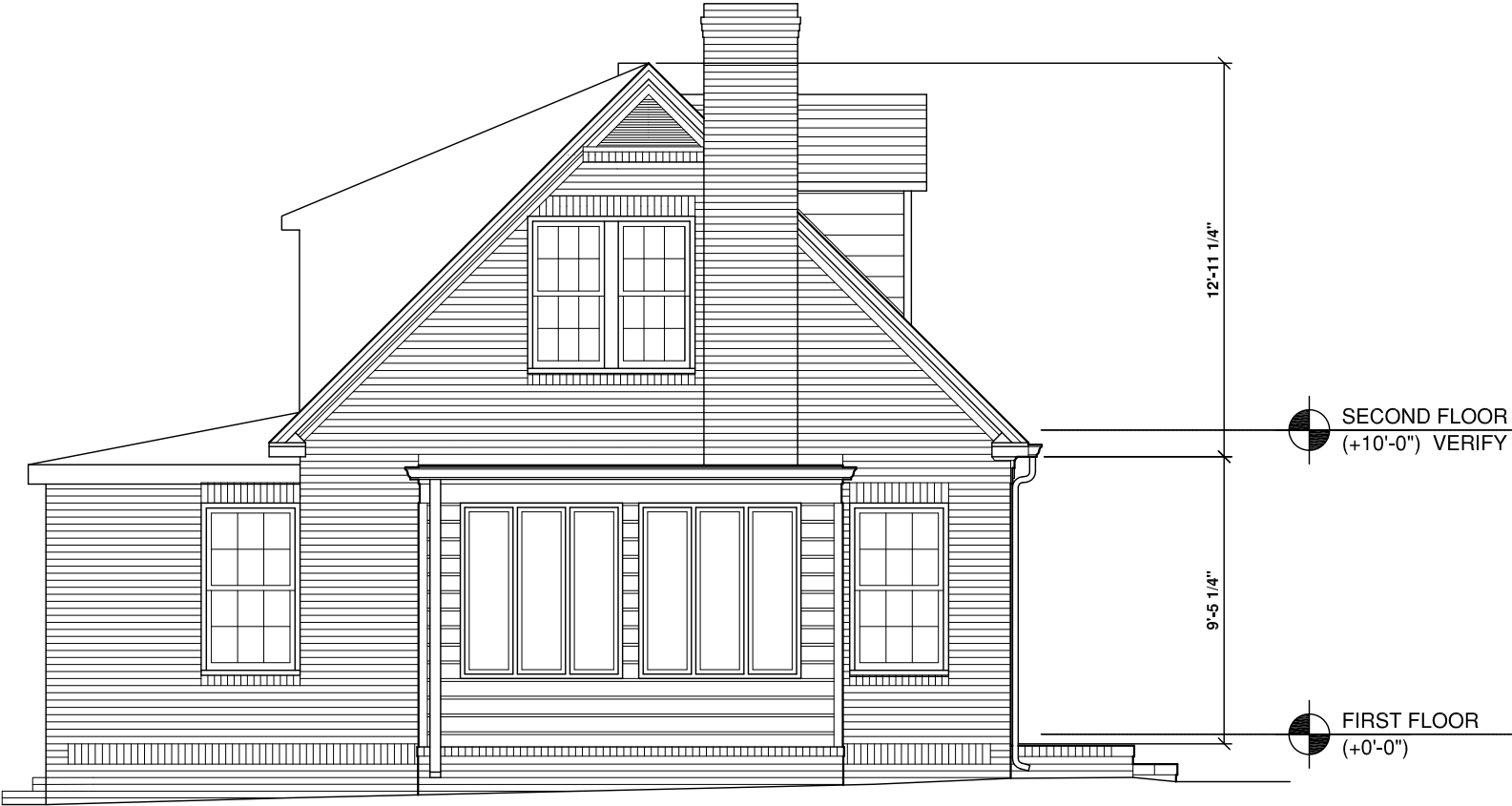




EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



PROPOSED SIDE ELEVATION



Charlotte Historic District Commission - Case 2011--075



Latta Park

Arosa Av

Berkeley Av

Lexington Av

Dilworth Rd

Romany Rd

Linganore Pl

Dilworth Rd West

Dilworth Rd East

Buchanan St

1423 Lexington Ave

Property Lines

Building Footprints

Dilworth Local
Historic District

0 100 200 400 Feet

June 6, 2012