
ADDRESS OF PROPERTY	1819 Lyndhurst Avenue, Dilworth Local Historic District	HDC 2012-085
SUMMARY OF REQUEST	Second Story Addition & Screening of Front Porch	
OWNER	The ORI Group, LLC	
APPLICANT	Mark Melaragno	

Details of Proposed Request

This application seeks three changes in this existing house in the Dilworth Local Historic District. The house is currently zoned O-2, and has been in office use since at least 1989. This proposal includes an alteration of the existing roof to create additional usable square footage in the roof, the addition of a rear porch, and what appears to be the complete screening in of the front porch. These changes are shown on the attached drawings.

This proposal was deferred by the HDC in July 2012 in order for more detailed elevations to be developed and submitted for review. Revised plans will be available at the August 2012 HDC meeting.

Current Status and Context of Property

The house is a one and one half story Victorian frame structure with a truncated hipped roof and a wrap-around front porch supported by pairs of Doric columns on shingled piers. The house sits directly behind commercial development facing East Boulevard, with single family residential homes to the south along East Worthington Avenue. There are other older homes zoned for office use across the street. This house, constructed c. 1905, is listed as a contributing structure within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

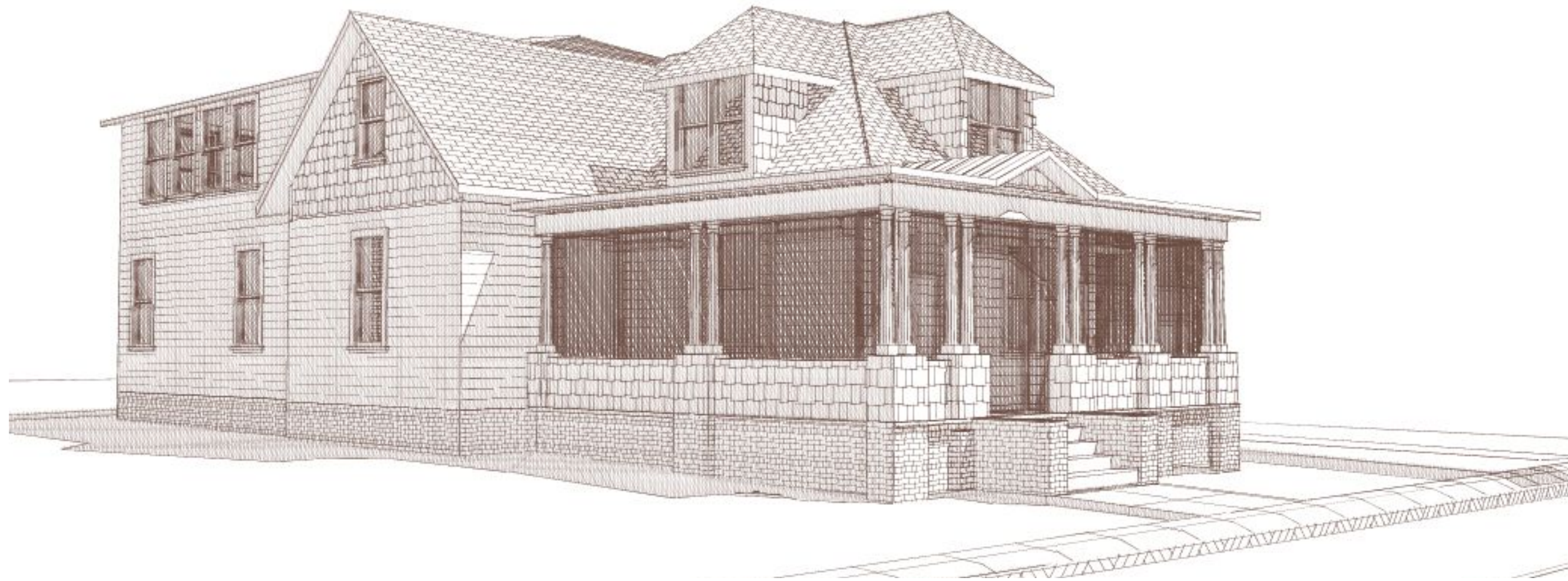
- **Additions**
- **The Enclosure of Existing Porches**

Relevant Secretary of Interior's Standards for Historic Rehabilitation

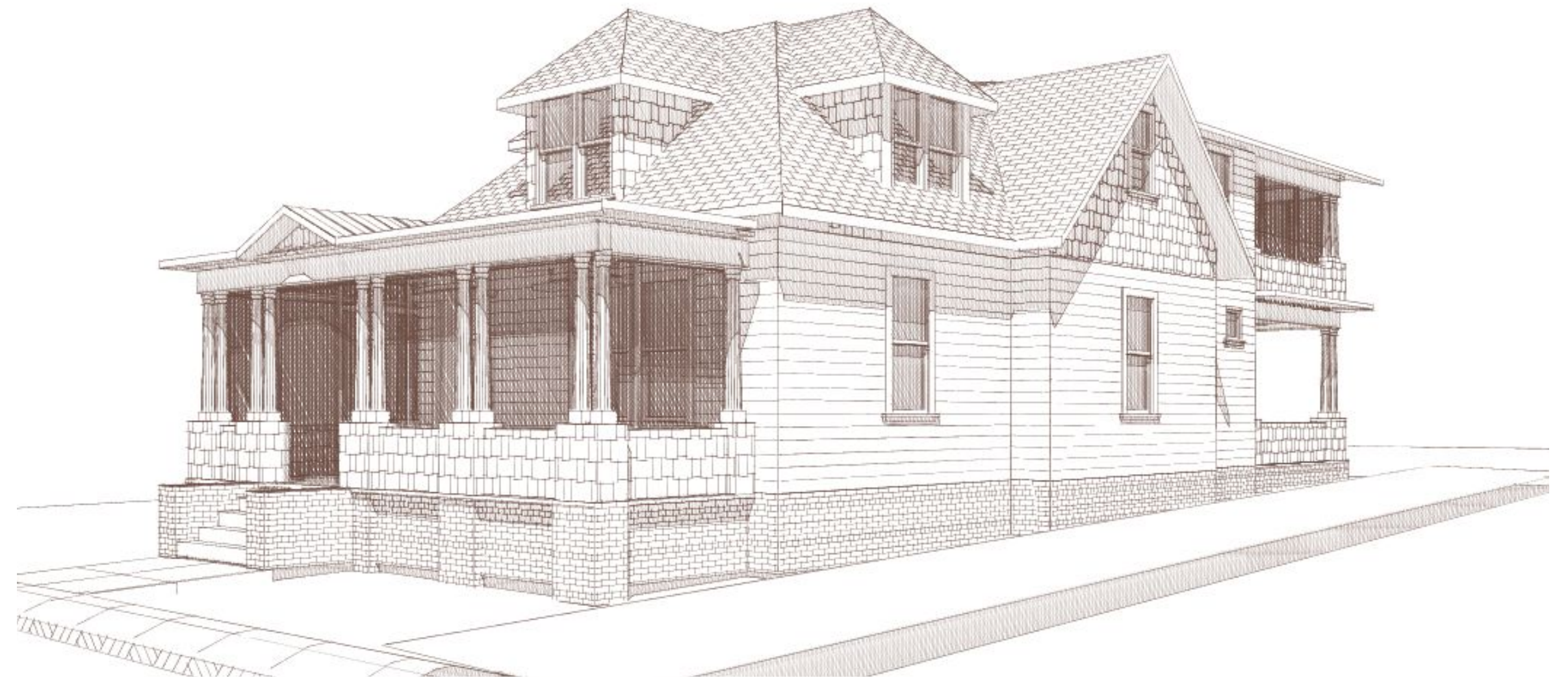
(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (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.





frontnorthcorner
SCALE: 1:0.50



frtdrivecorner
SCALE: 1:0.57

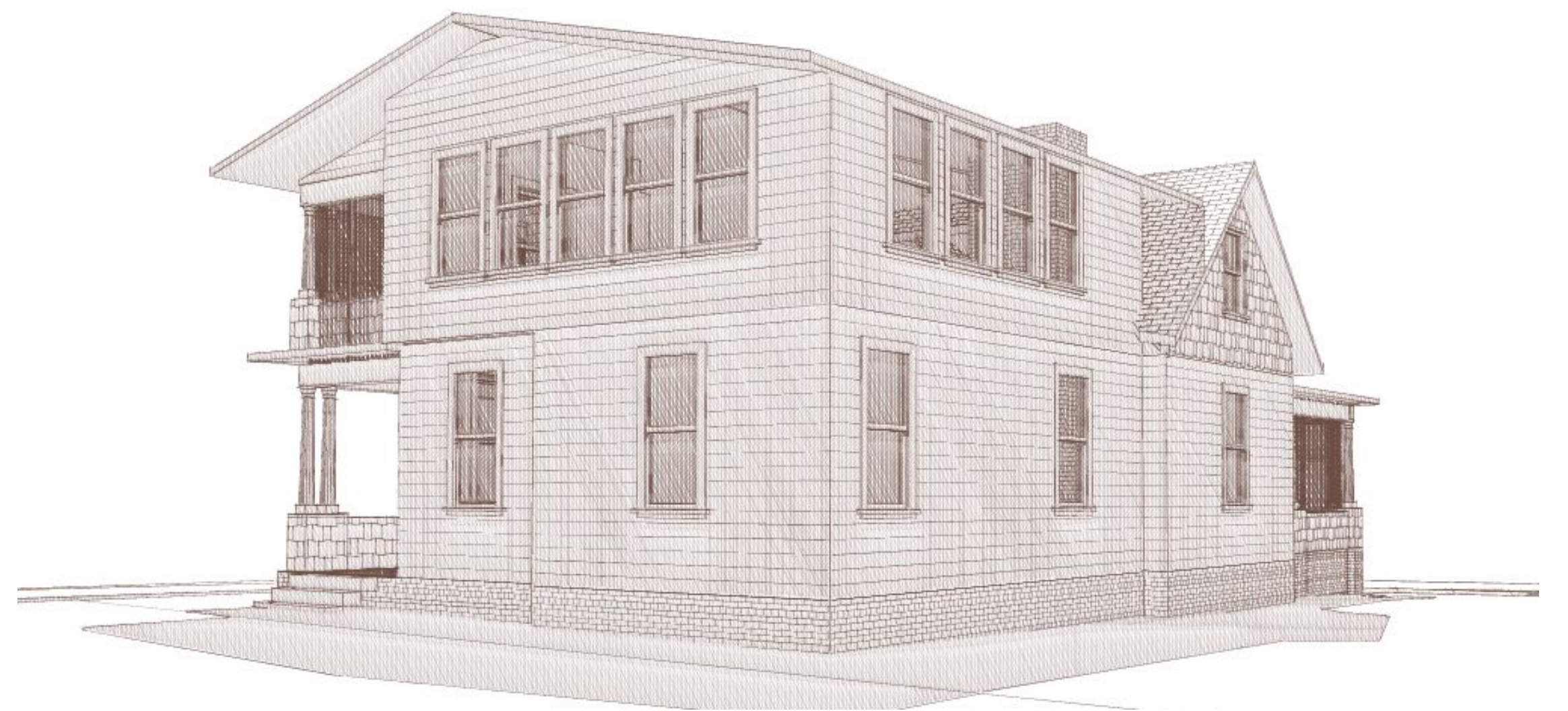


front
SCALE: 1:0.32



reardrivecorner
SCALE: 1:0.57

1819 LYNDHURST AVENUE



rearnorthcorner
SCALE: 1:0.57

Charlotte Historic District Commission - Case 2012-085



July 3, 2012