

LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1315 Lexington Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Saussy Burbank

APPLICANT: Saussy Burbank

Details of Proposed Request

New Construction. A proposed two story house has a front elevation expressed as a story and one half with a cross gable behind a front facing gable and a shed dormer. Hipped entry element is supported by columns on piers. Large, sweeping, side to side gable faces the right elevation with a hipped roof projection on the first floor. The left elevation gable is broken with a sleeping porch dormer. Materials include shaker siding, ½ timbers, brick, etc. Details include appropriate rails, trim, window configuration, etc. Detached garage is designed as a companion building appropriately detailed. The Commission recently reviewed and approved this new house in concept. Revised plans which come back to the full HDC will show dimensions, relationship in context – street scape exhibit, trees on site plan, and how the driveway will work with the trees.

Relevant HDC Design Guidelines

- New Construction
- Accessory Structures - Garages

Staff Analysis

Commission will determine appropriateness based on New Construction criteria for mass, scale, size. Materials and architecture seem to be in compliance.

Details of Proposed Request – Updated for November 13, 2013 Hearing

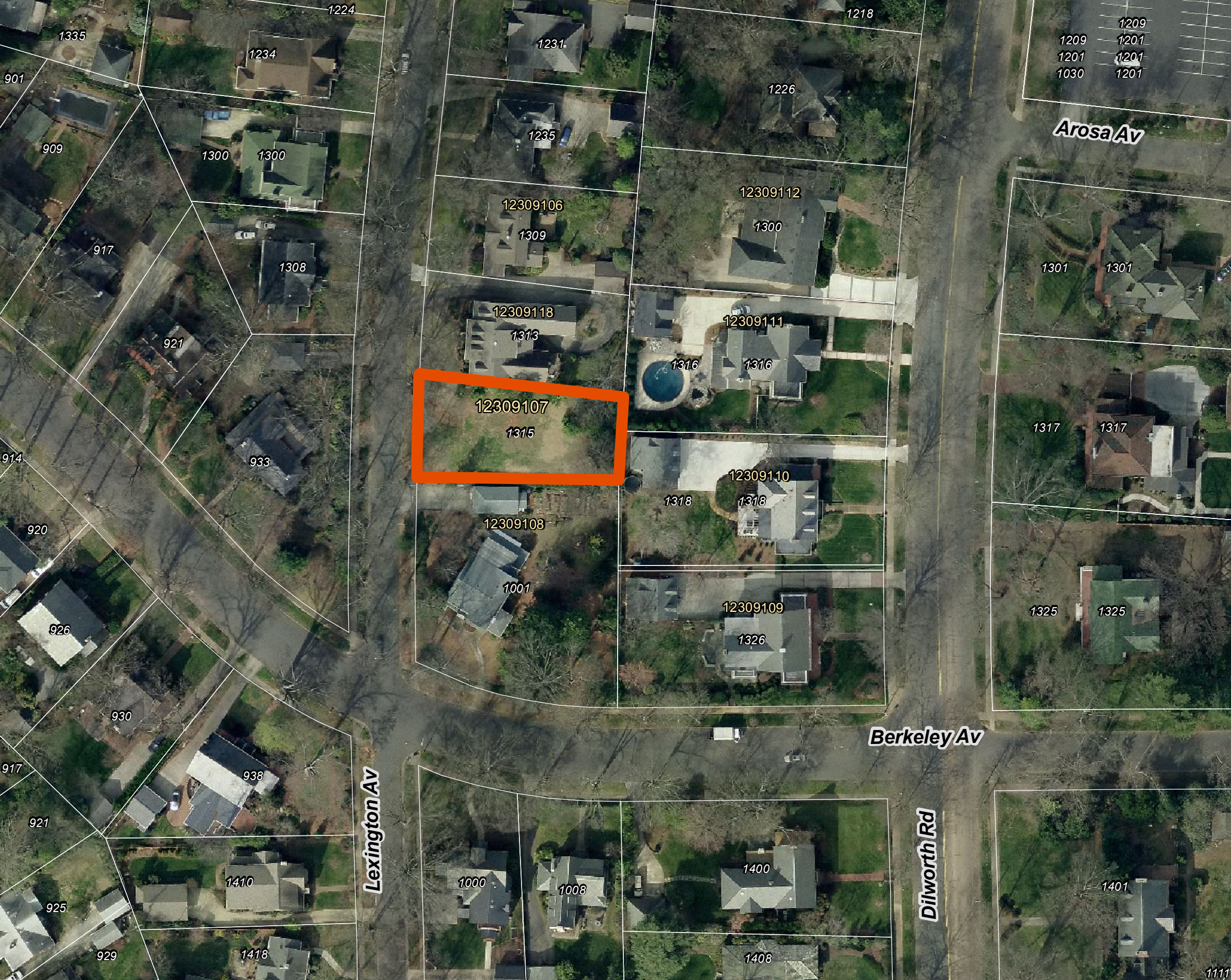
The Certificate of Appropriateness for this home was issued with an overall height indicated at 32’ measured from the finished grade to the ridge. The architect has stated the current placement of the ridge beam is higher by 1’ and 3-1/4”. The applicant is requesting an administrative variance to allow the additional height to maintain the window design and configuration.

Staff Analysis – Updated for November 13, 2013

Staff believes a variance of 1’ and 3-1/4” is an appropriate solution to retain the original window design and placement.

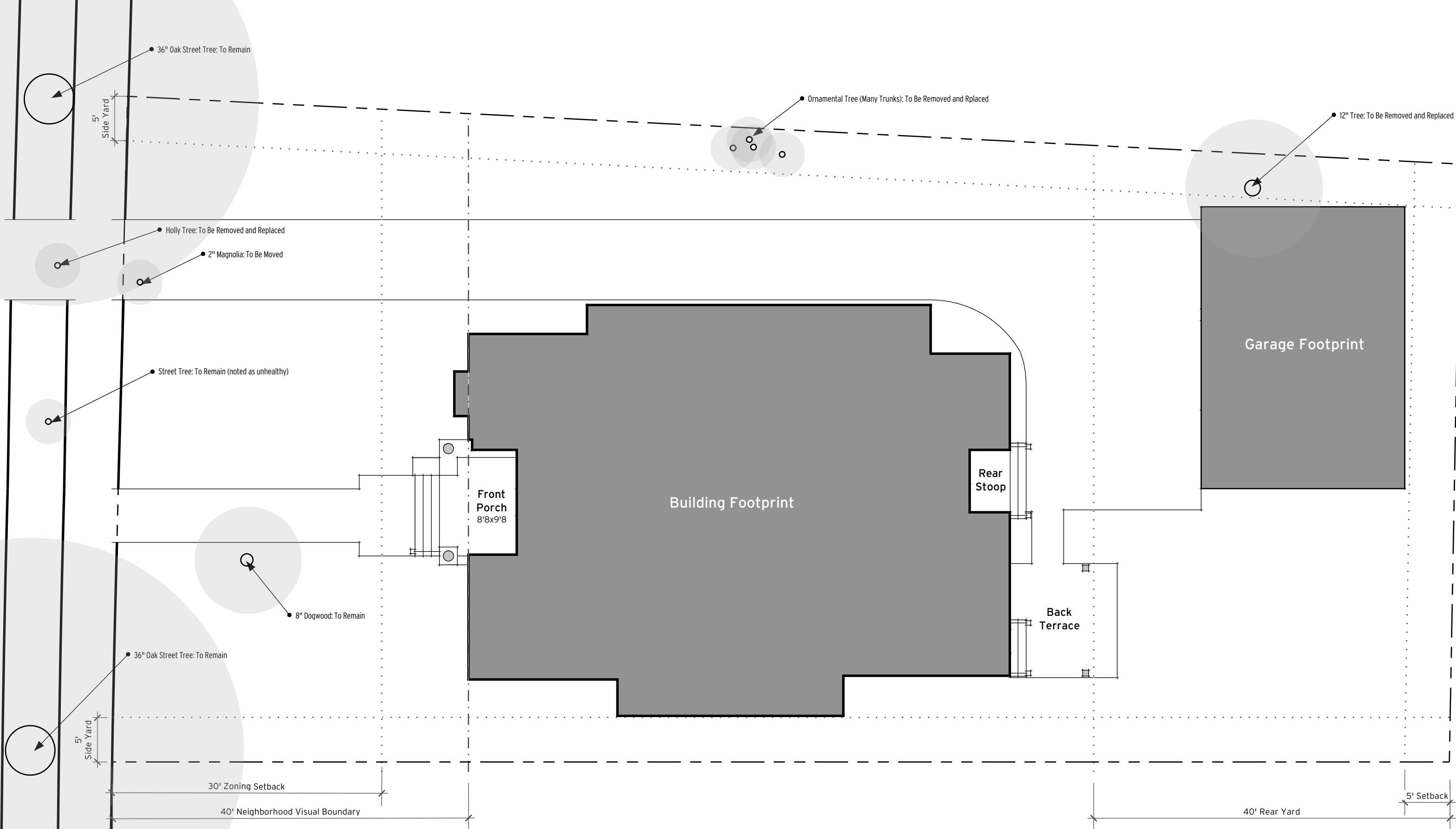
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>





Lexington Avenue



Scale: 1" = 10'

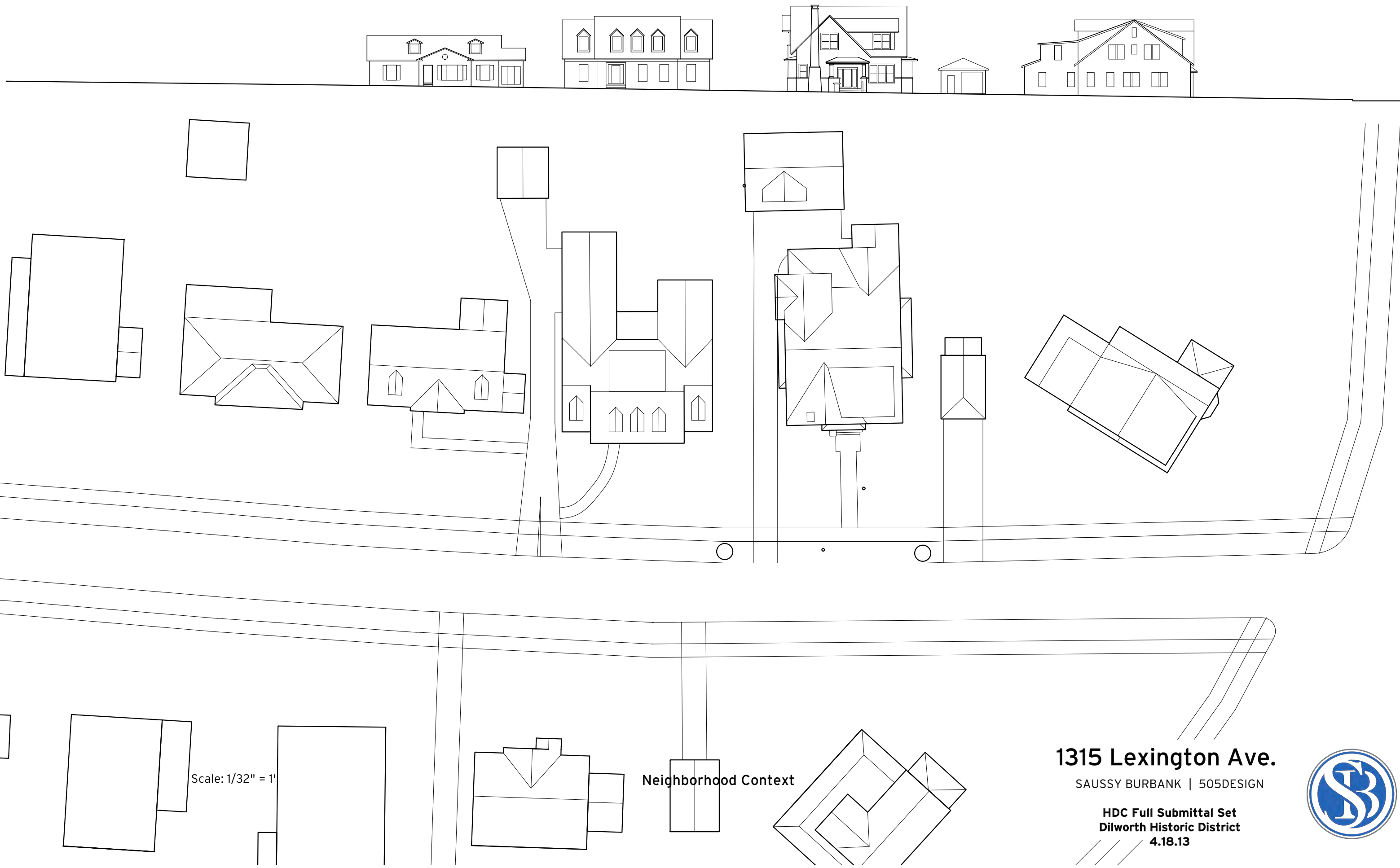
SITE PLAN

1315 Lexington Ave.

SAUSSY BURBANK | 505DESIGN

HDC Full Submittal Set
Dilworth Historic District
4.18.13



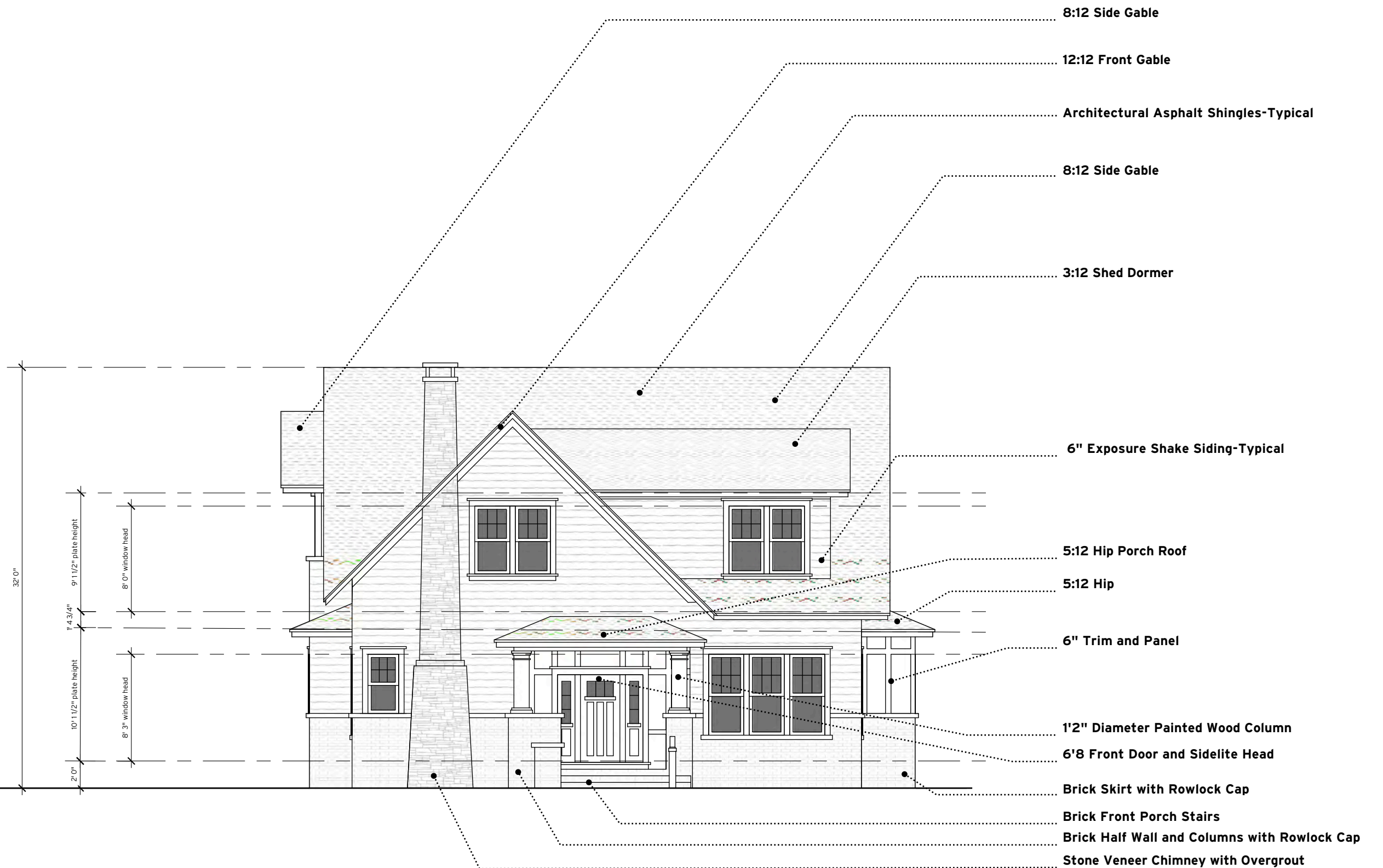


1315 Lexington Ave.

SAUSSY BURBANK | 505DESIGN

HDC Full Submittal Set
Dilworth Historic District
4.18.13





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

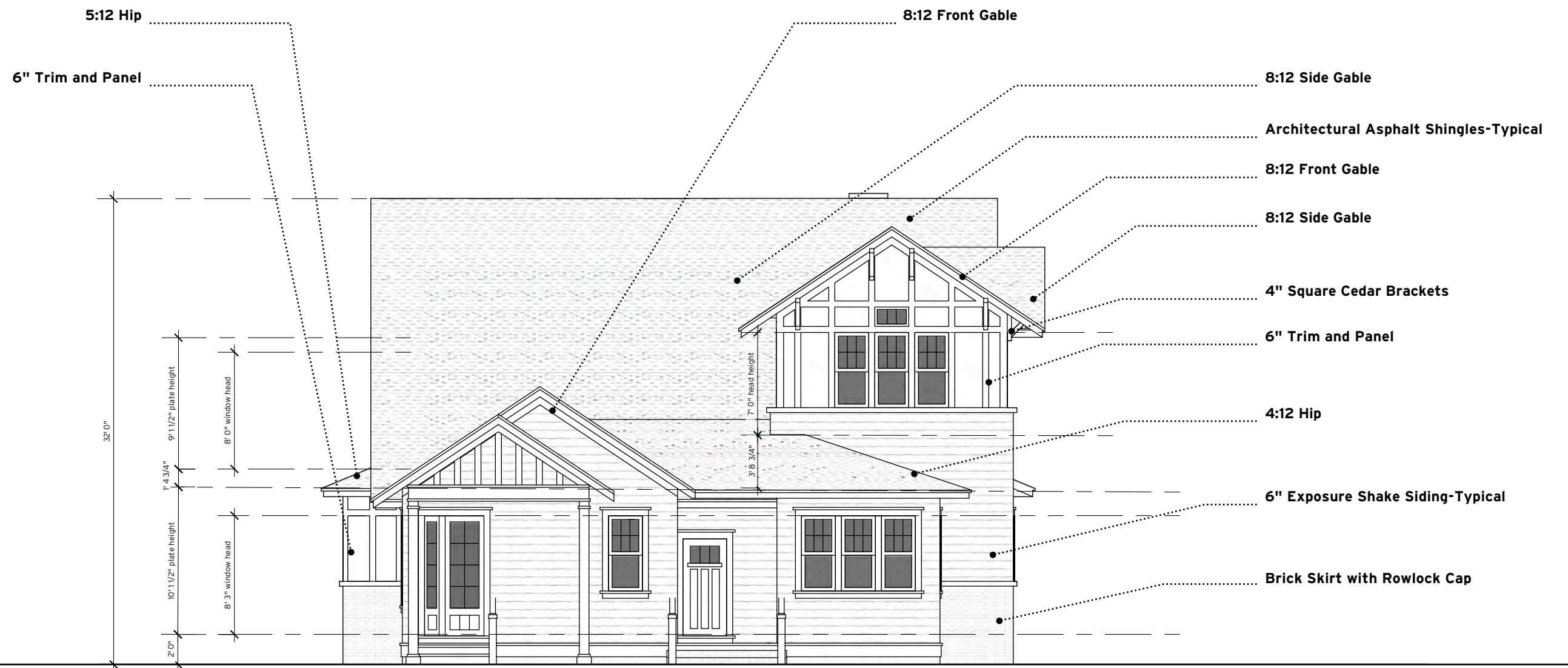
FRONT ELEVATION

1315 Lexington Ave.

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HDC Full Submittal Set
Dilworth Historic District
4.18.13





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

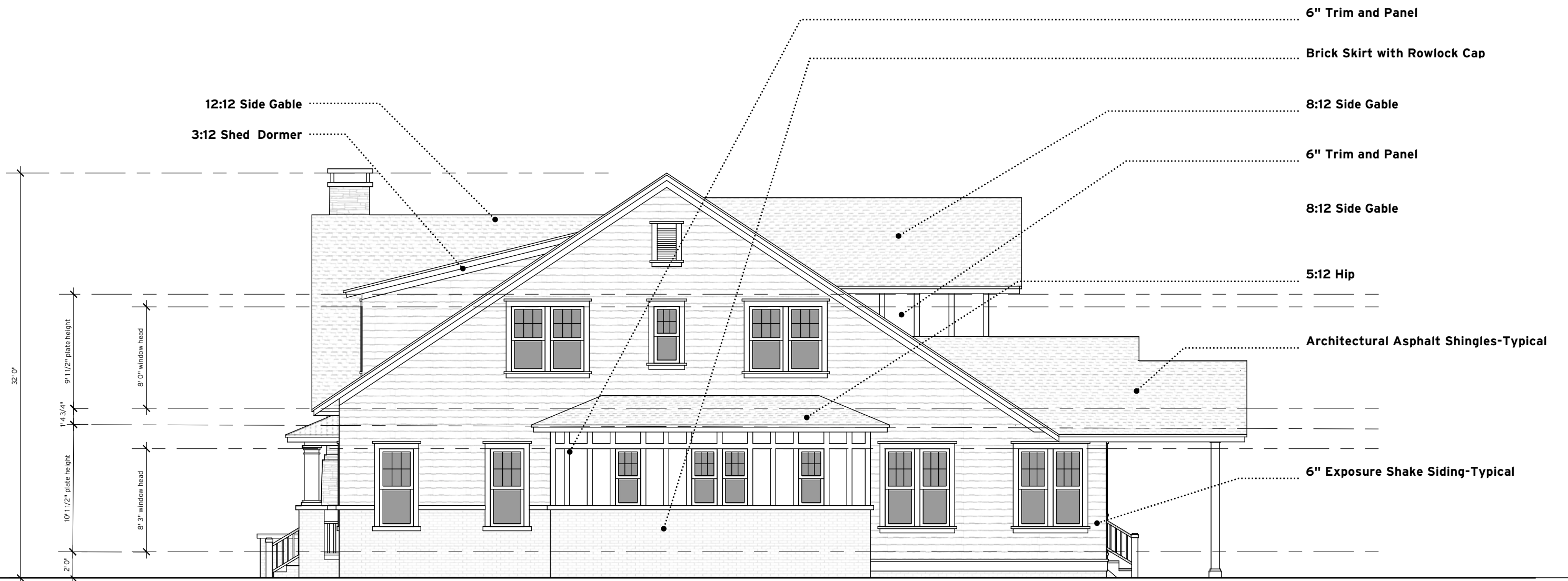
REAR ELEVATION

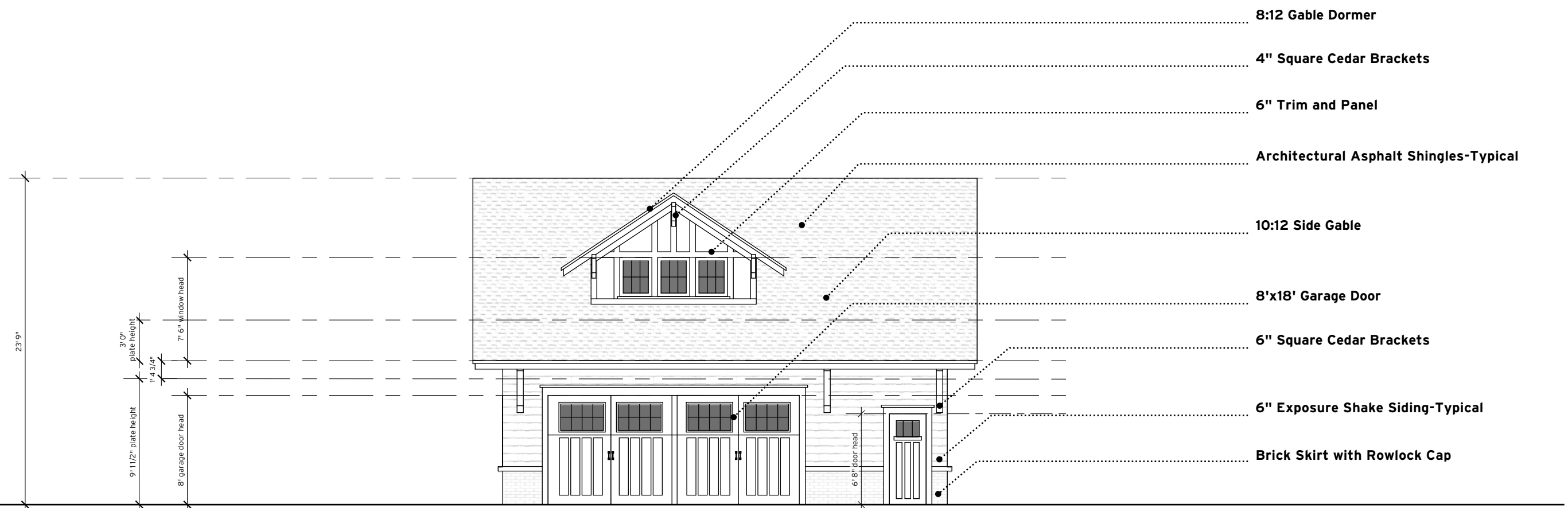
1315 Lexington Ave.

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HDC Full Submittal Set
Dilworth Historic District
4.18.13







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

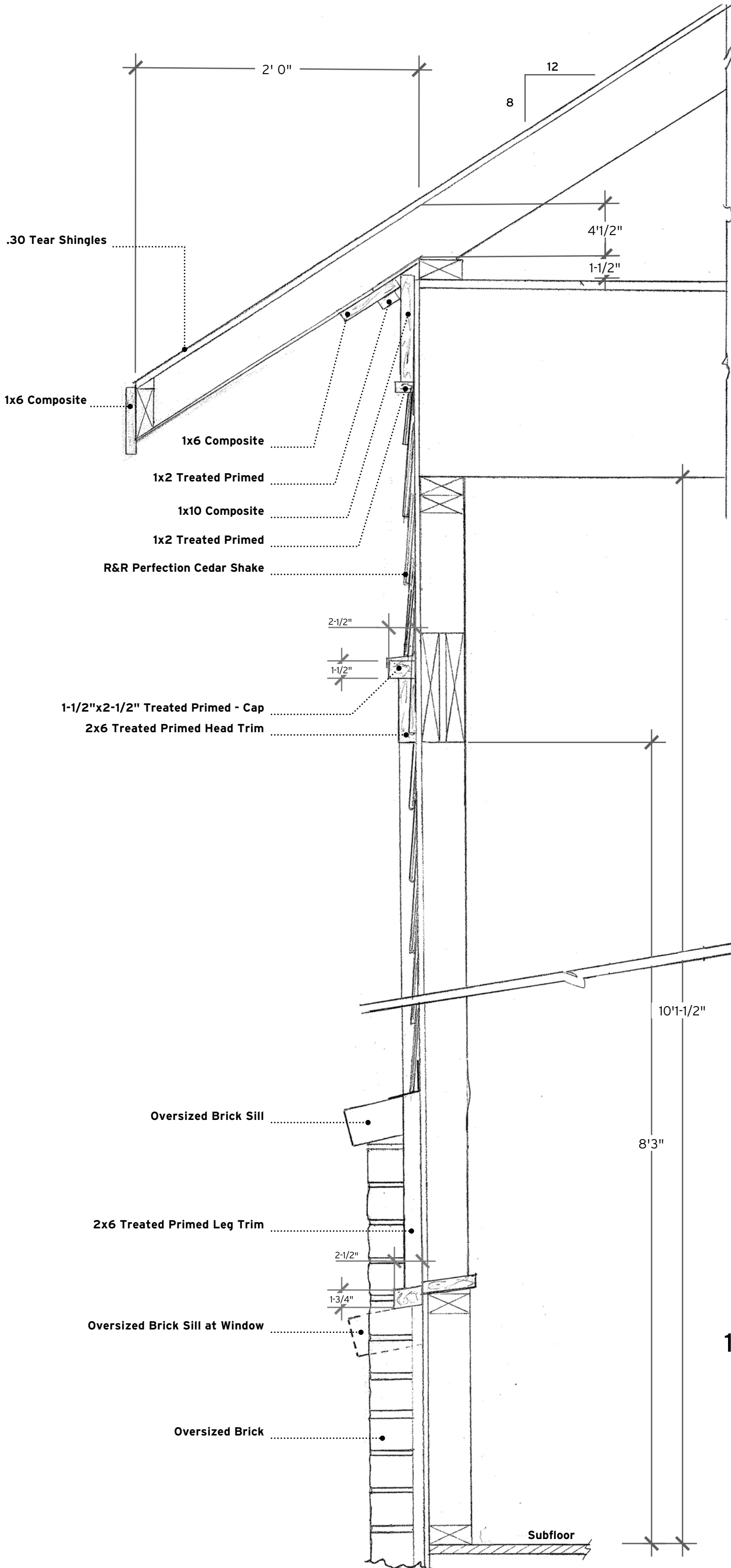
GARAGE FRONT ELEVATION

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Wall Section

Scale: 1 1/2" = 1'-0"

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Charlotte Historic District Commission - Case 2013-038

