

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1819 Lyndhurst Avenue

SUMMARY OF REQUEST: Second Story Addition

APPLICANT: David Furman

Details of Proposed Request

Existing Conditions

The existing structure is a 1½ story Victorian style structure used as office space. The short block face has three structures facing Lyndhurst Avenue. Design features include a high hip roof, side gables and wraparound porch. Adjacent structures are a variety of one and two story designs.

Proposal

The proposal is a second story addition retaining the front porch and first level viewable from the street. Design features include wood siding, reuse of existing windows and new windows to match existing. Total height will be +/-36'. Mature trees close to the structure will be removed.

Policy & Design Guidelines - 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>

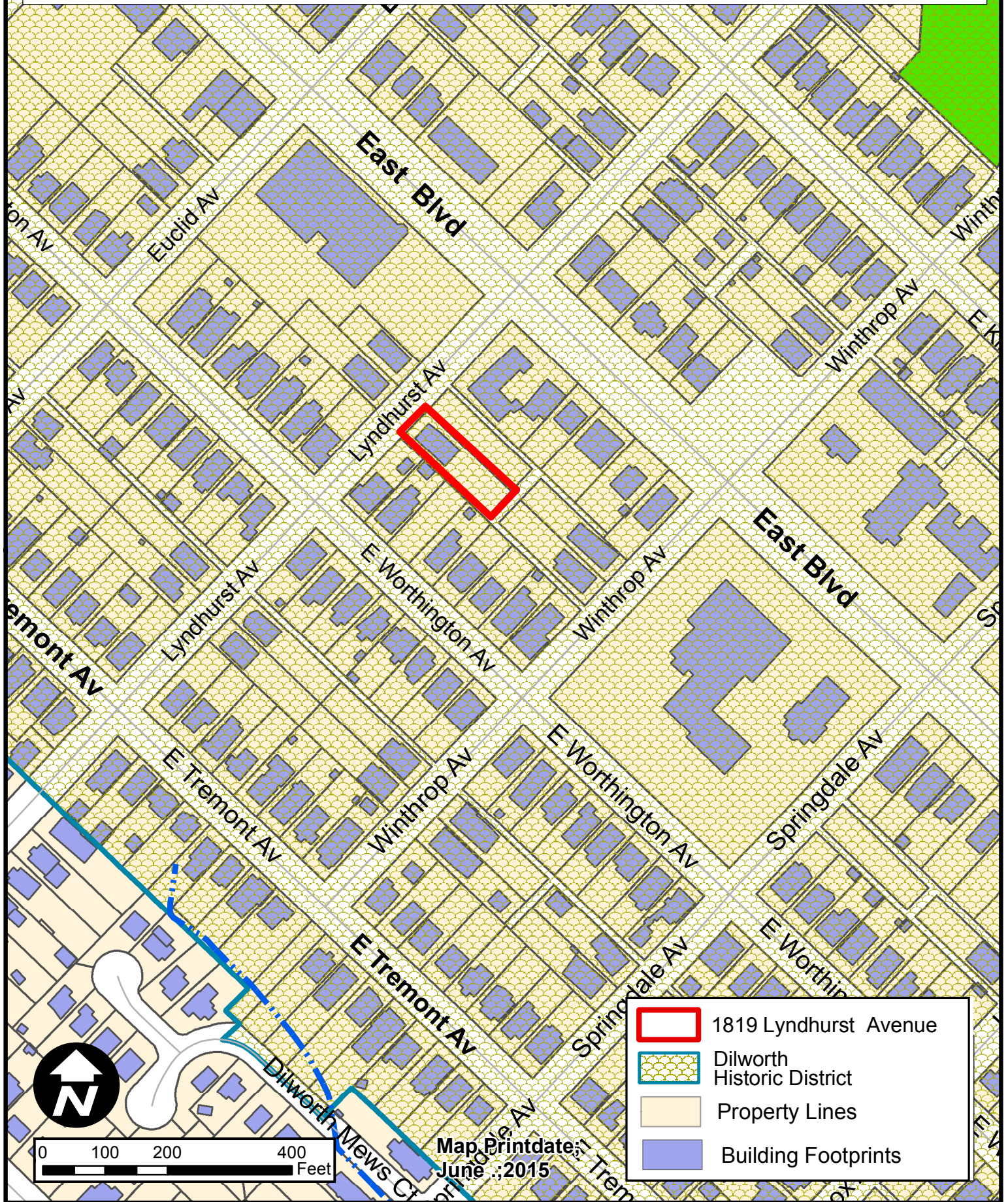
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-138

Historic District; Dilworth



PRELIMINARY
CONCEPTUAL DESIGN
SUBJECT TO CHANGE

NOT FOR CONSTRUCTION

LYNDHURST RENOVATION
LYNDHURST AVENUE
CHARLOTTE, NORTH CAROLINA
CENTRO CITYWORKS DEVELOPMENT

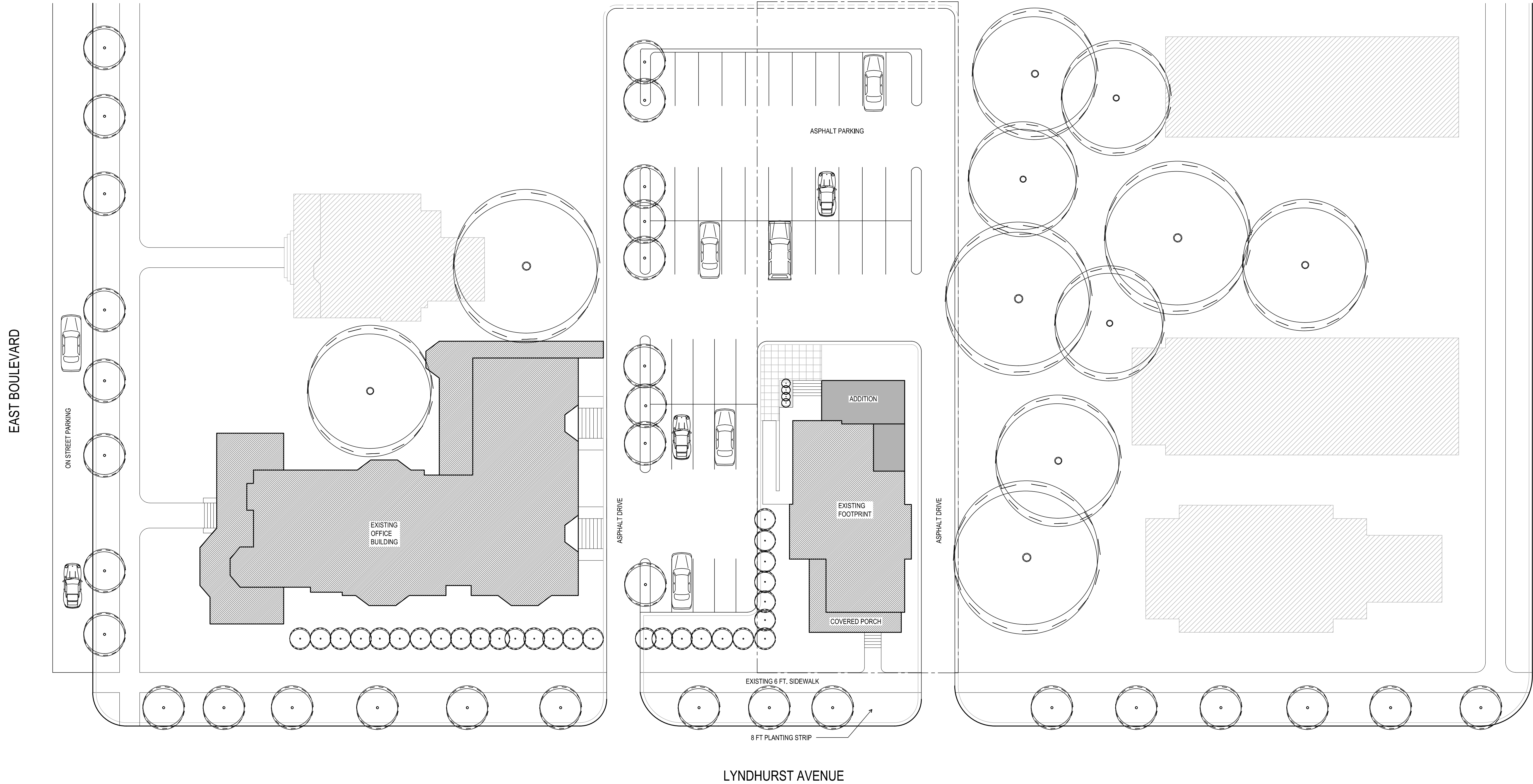
PROJECT A-1512

SITE PLAN

JUNE 29, 2015

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC.01

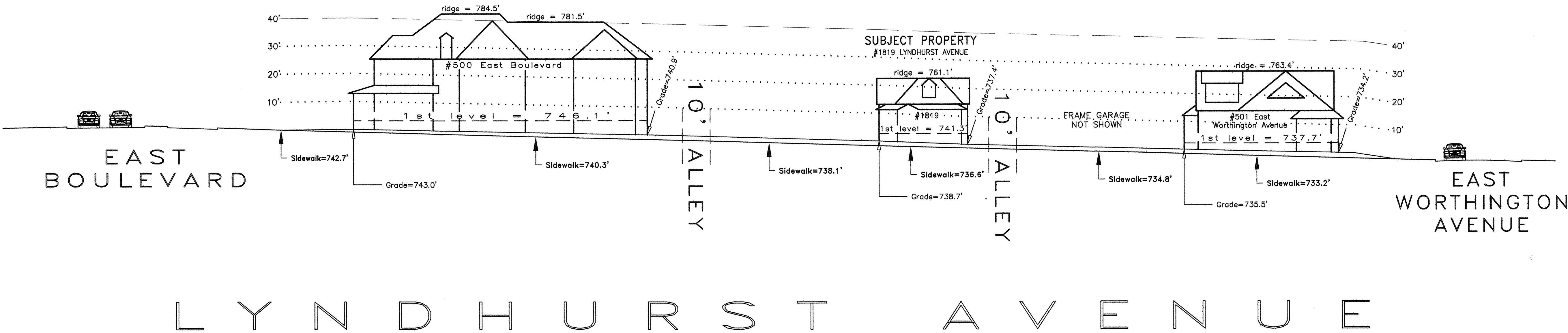


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 29th day of June, 2015.



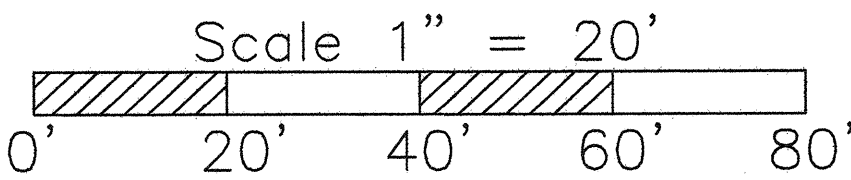
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Firm Licensure Number C-1054

Copyright 2015
Building Heights Sketch of
1800 BLOCK of LYNDHURST AVENUE
ODD SIDE - FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 24, 2015



General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

STREETSCAPE PHOTOS



500 EAST BOULEVARD



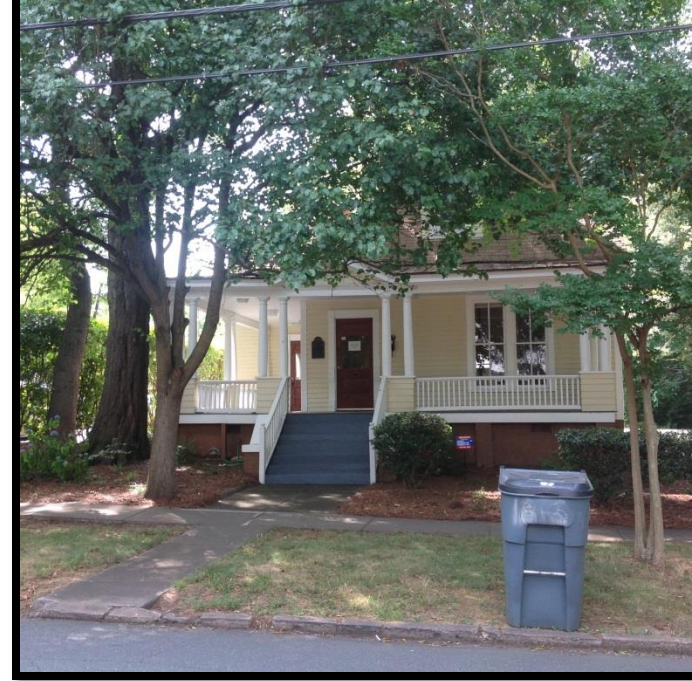
1816 LYNDBURST AVENUE



429 E. WORTHINGTON AVE.

EXISTING ELEVATIONS



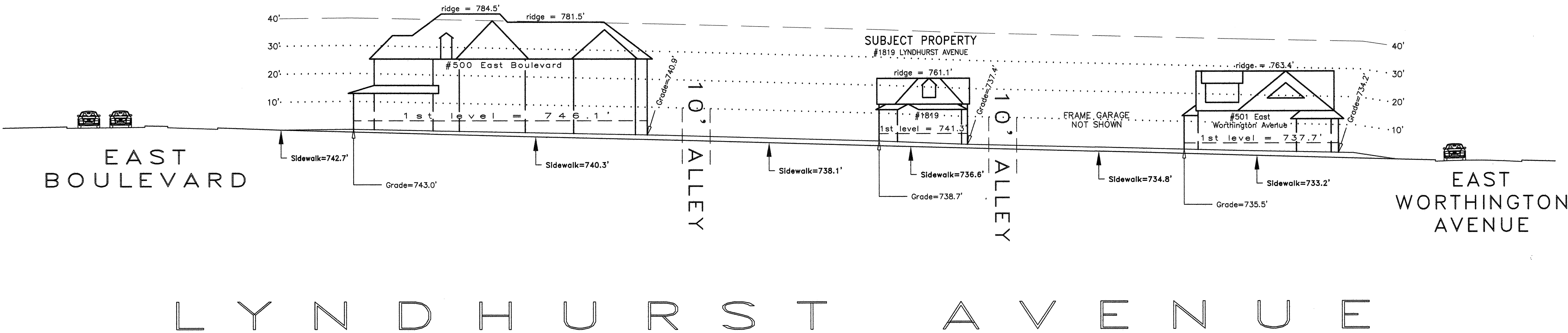


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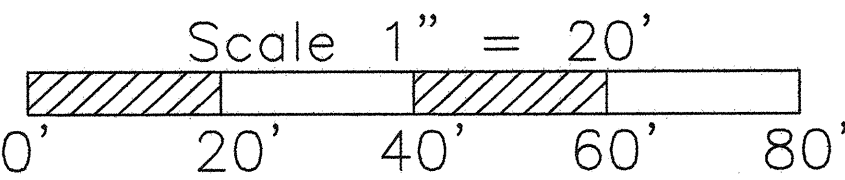
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PROJECT A-1512

BUILDING
ELEVATIONS

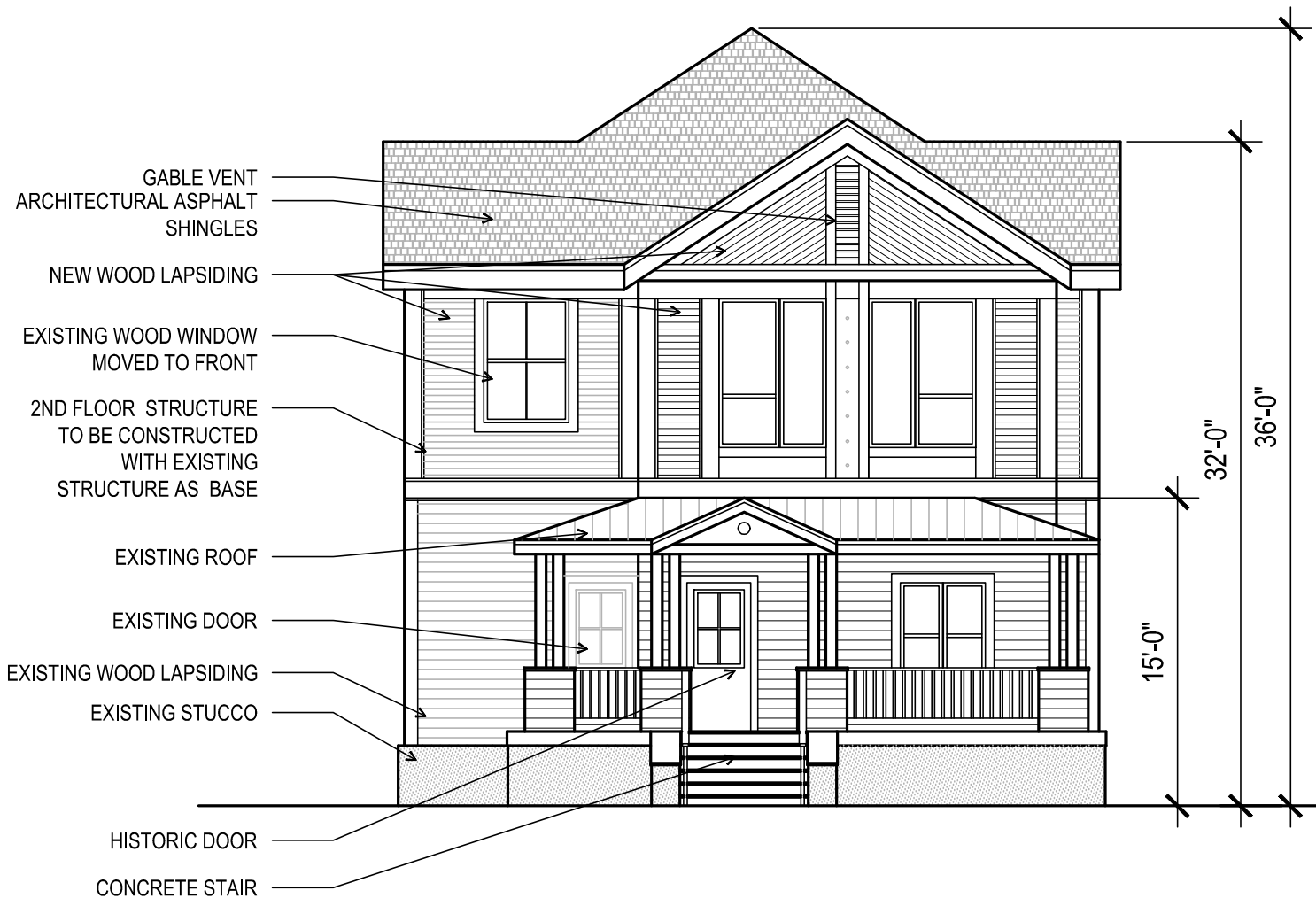
JUNE 29, 2015

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

HDC.04



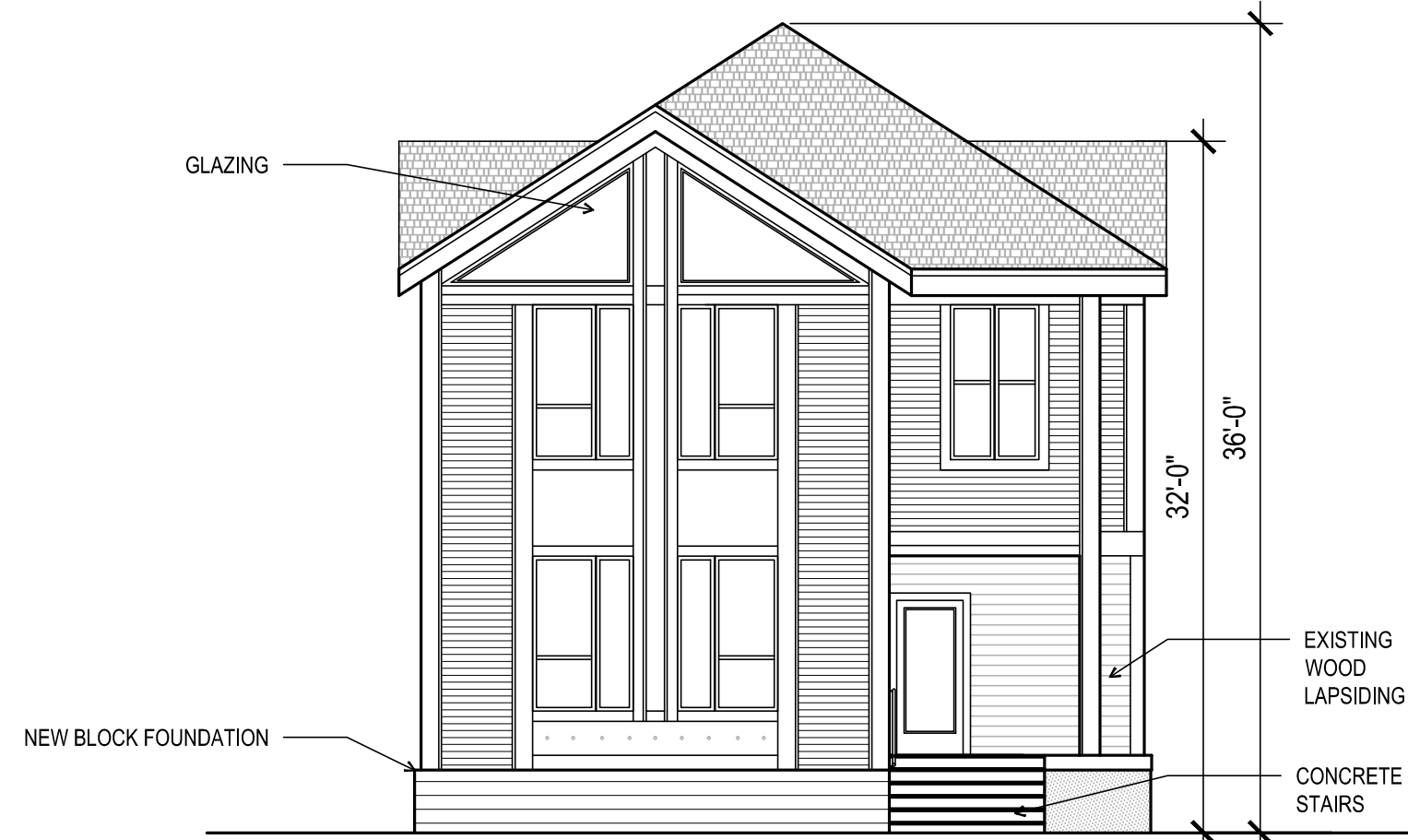
5 LYNDHURST STREET ELEVATION
HDC.04 1/16" = 1'-0"



4 FRONT ELEVATION
HDC.04 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
HDC.04 1/8" = 1'-0"



2 REAR ELEVATION
HDC.04 1/8" = 1'-0"



1 LEFT SIDE ELEVATION
HDC.04 1/8" = 1'-0"

OTHER HISTORIC PROPERTIES DEVELOPED BY THE ALPPLICANT





EE'S 4















