

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1914 Lennox Avenue

SUMMARY OF REQUEST: Addition, fenestration changes, repair

APPLICANT: Tony Ward

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow house with a gable front porch roof and cross gable roof over the main structure. The house was constructed in 1925 and listed as a contributing structure in the Dilworth National Register of Historic Places (1987).

Proposal

The proposal is a second story addition that includes expansion on the rear and right side. Fenestration changes will be made on all elevations including the addition of a window and centering of the door on the front facade. Total height from grade to ridge is +/-23'-3". Materials include wood siding, brick foundation and trim details to match existing. New windows are STDL with details to match existing windows. Mechanical units are located in the right side yard and not visible from the street.

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>

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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.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

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

Historic District Commission Review Request

Project Address: 1914 Lennox Avenue (Dilworth)

Applicant: Tony Ward
Ward Design, Inc.

Meeting Date: August 12, 2015

Description of project:

The existing house was built in 1925 in a bungalow style, one-story wood siding on a brick foundation. The house currently has asphalt shingles on the roof. We think an addition was added at a later date onto the rear of the house. A story-and-a-half detached garage was added at a later date at the rear of the property accessed by a deeded gravel easement at the side of the property.

We are proposing a renovation to the house to include a demolition of the later addition at the rear of the house and construction in it's place. We are adding an additional 8'-0' of new construction to the rear of the reconstructed later addition. We are also raising the roofline to accommodate two bedrooms and two bathrooms on a second floor.

The roofline will be a continuation of the existing roofline from the front of the house in the same 4:12 slope to form one continuous roof to a peak. That peak will be the highest point of the structure with the roofs at the rear of the house rising to a height below the ridge.

On the street-side elevation of the house, the front wall has one existing window and a front door that is not the original door. It has been reworked to it's current configuration.

We propose to remove an interior wall in the center of the house to open the front room all across the front of the house. In doing this, we are moving the front door to a center location (centered on the steps) and adding a new window to match the existing window on the left side giving the front elevation a symmetrical appearance. We are selecting a door that is complimentary to the style of the house. Other than that, we are maintaining the existing elements on the front façade, patching and repairing where necessary. We may replace the wood flooring on the porch with new flooring that will match the old. Where we need to replace the wood siding, it will match the existing.

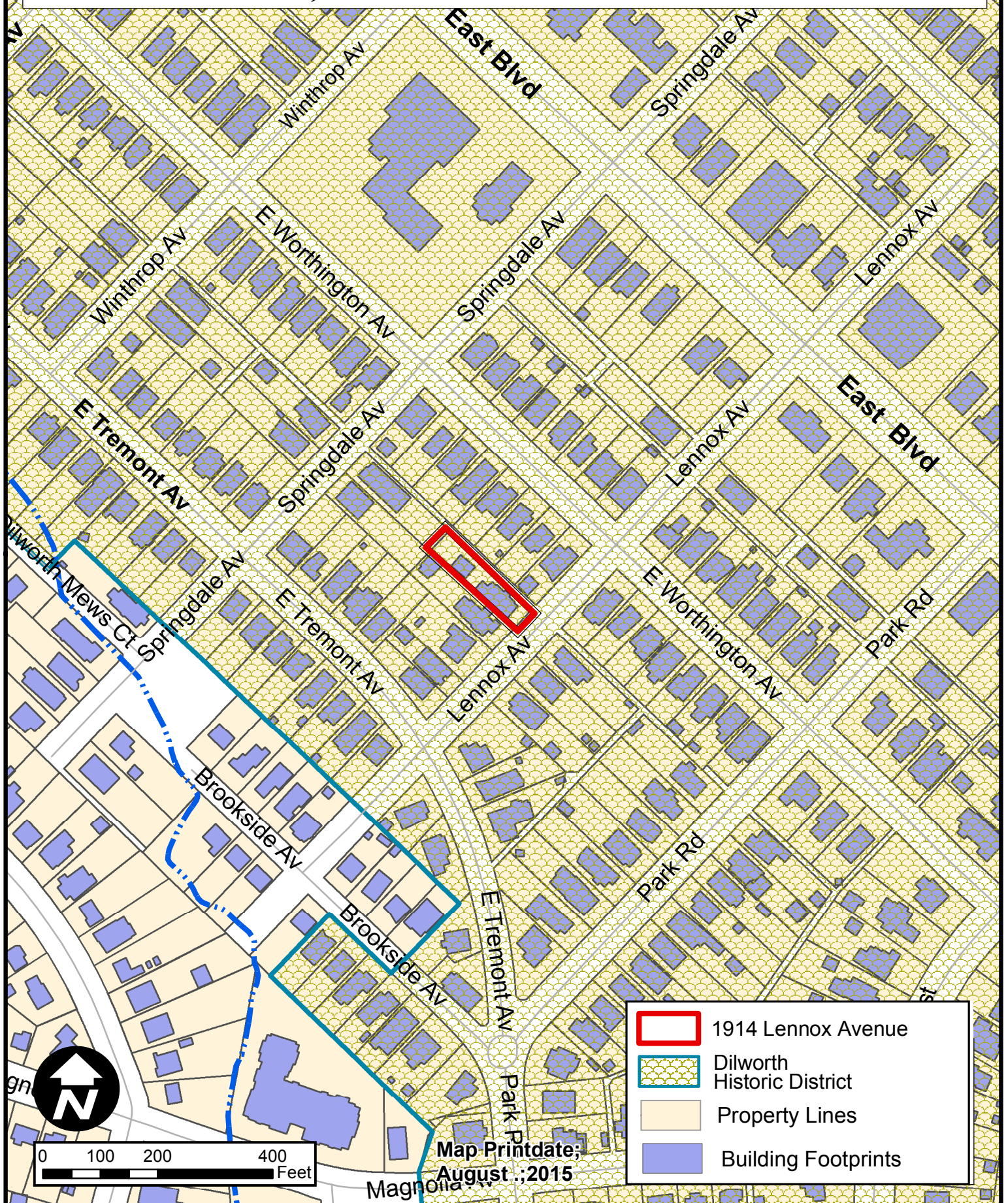
On the side and rear facades of the house, we will maintain the detailing and materials of the existing structure patching and repairing where necessary. Windows that need to be replaced will be replaced with energy efficient double paned simulated divided light units to match the fenestration of the existing windows. The chimney on the left side of the house will need to be raised to code with the new roofline. The roof will be re-shingled with new asphalt shingles.

The rear yard will have an on-grade patio connecting the house with the garage. The garage will be painted only and will not be changed.

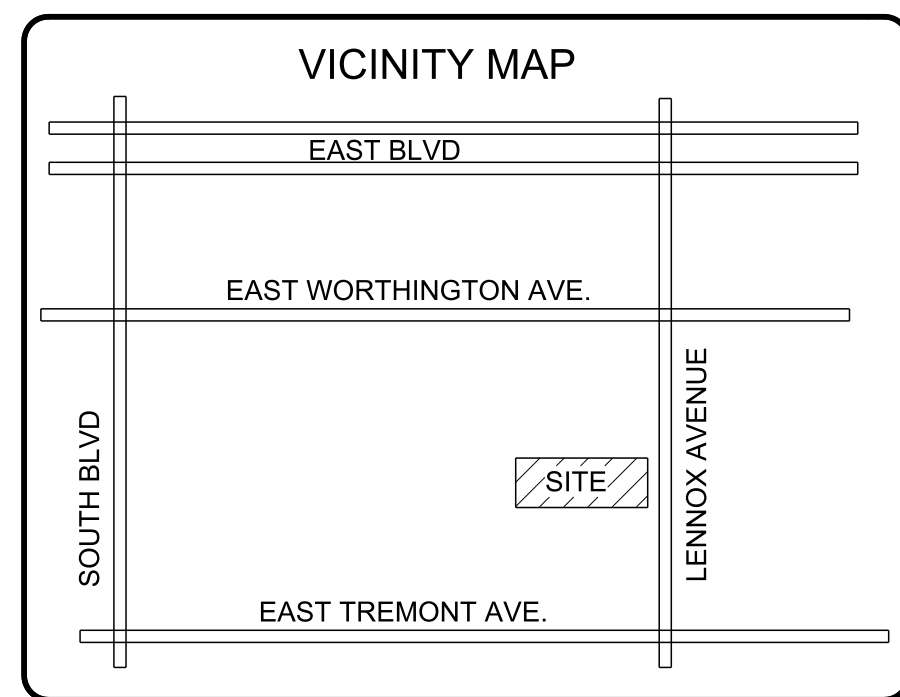
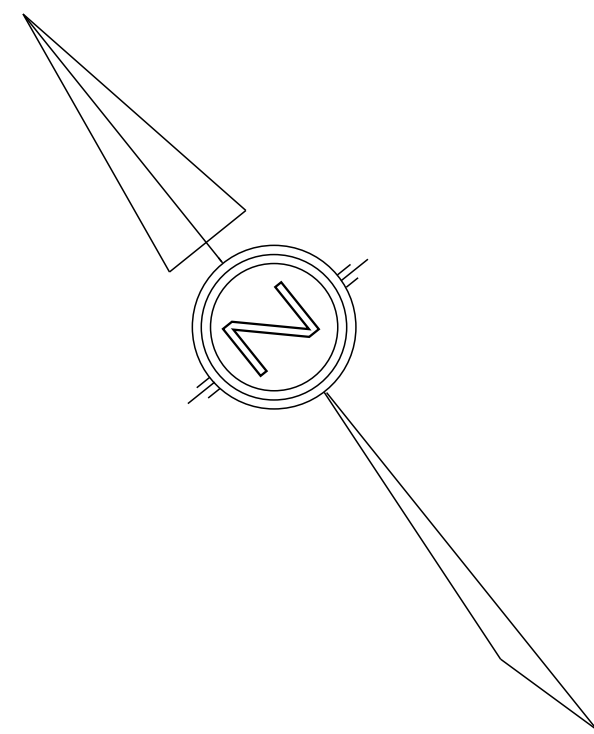
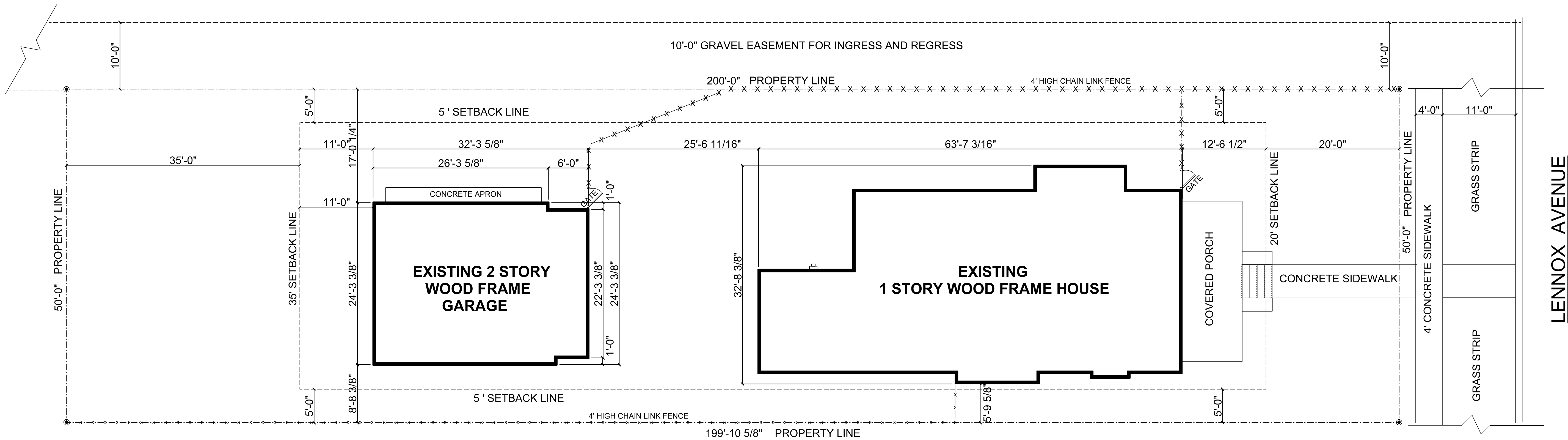
There is one existing tree in the rear yard. We will not remove the tree. There are no trees in the front yard. We will install a hedge along the fence at the right side of the site as shown on the drawings.

Charlotte Historic District Commission - Case 2015-170

Historic District; Dilworth







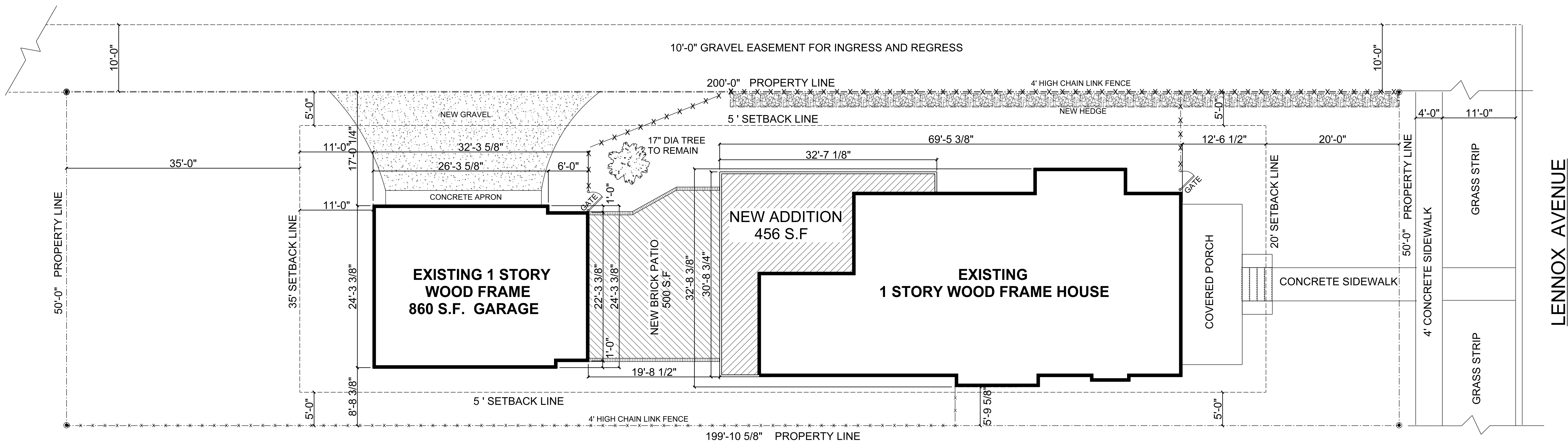
EXISTING SITE PLAN

1/8" = 1'-0"

LOT 11 - BLOCK 70
.229 ACRES

ZONING DATA (R-5)

REAR YARD SIZE OF EXISTING 1925 HOUSE:	5,899 S.F.
EXISTING COVERAGE OF REAR YARD (LATER ADDITION AND GARAGE):	944 S.F.
PROPOSED NEW ADDITION:	456 S.F.
PROPOSED NEW PATIO:	500 S.F.
TOTAL OF EXISTING AND PROPOSED COVERAGES:	1,900 S.F.
PERCENTAGE OF REAR YARD COVERAGE:	32.2%



NEW SITE PLAN

1/8" = 1'-0"

TONY WARD
REGISTERED ARCHITECT
WARD DESIGN

349-B WEST TREMONT AVENUE, CHARLOTTE, N.C. 28203
PHONE 704/338-9883 - EMAIL TW@WARDDESIGN.COM

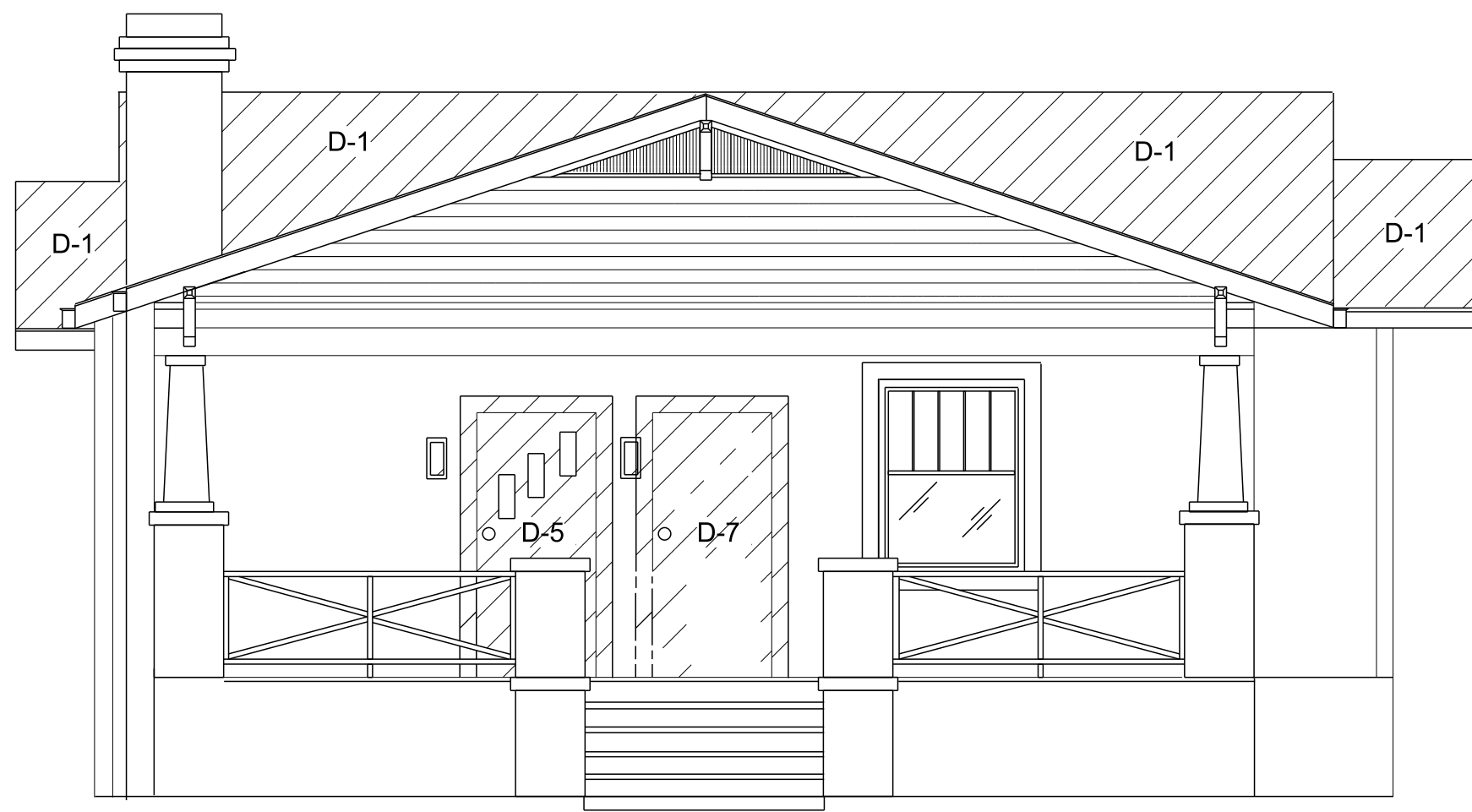
ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203

EXISTING & NEW SITE PLAN

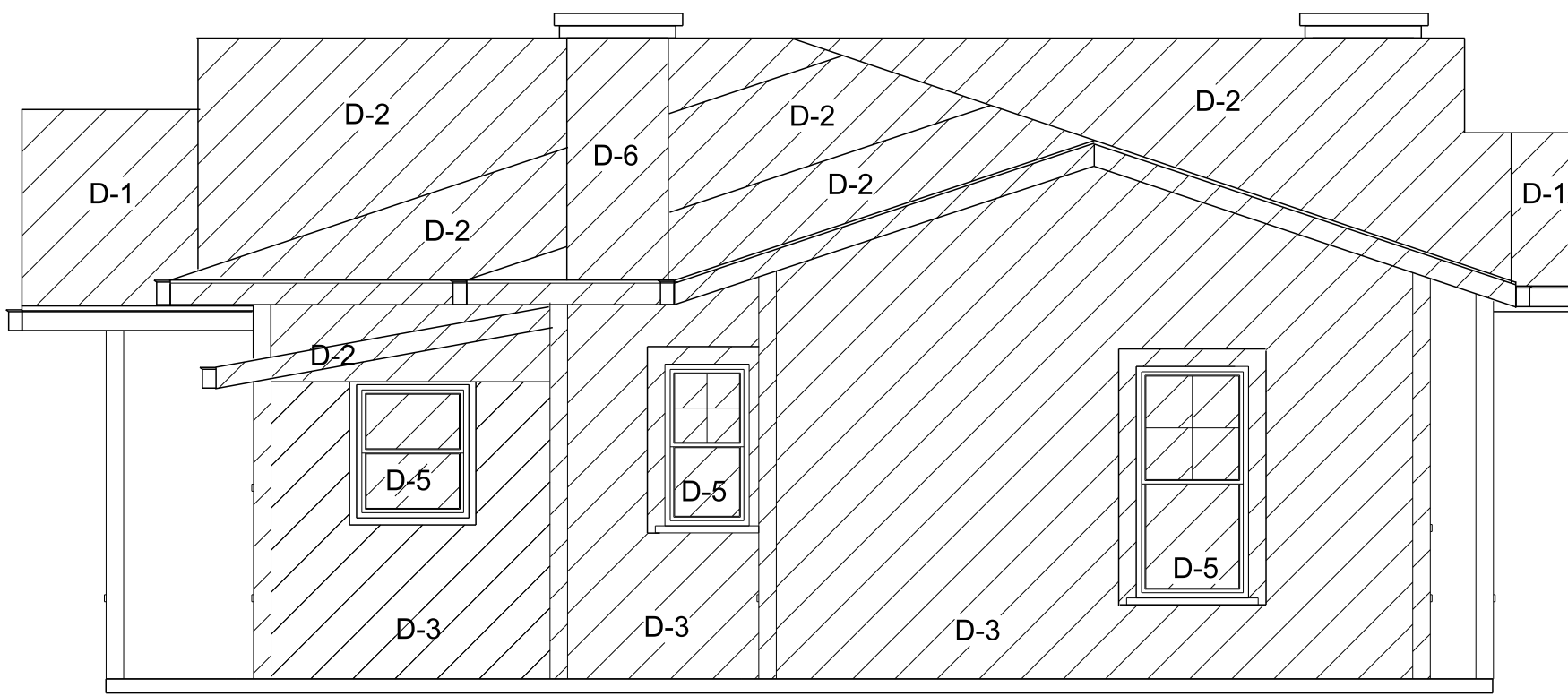
**LENNOX
HOUSE**

JOB #	15-1914
DATE	8-02-15
DRAWN BY	TK
CHECKED BY	TW
SCALE	1/8" = 1'-0"
REVISED	

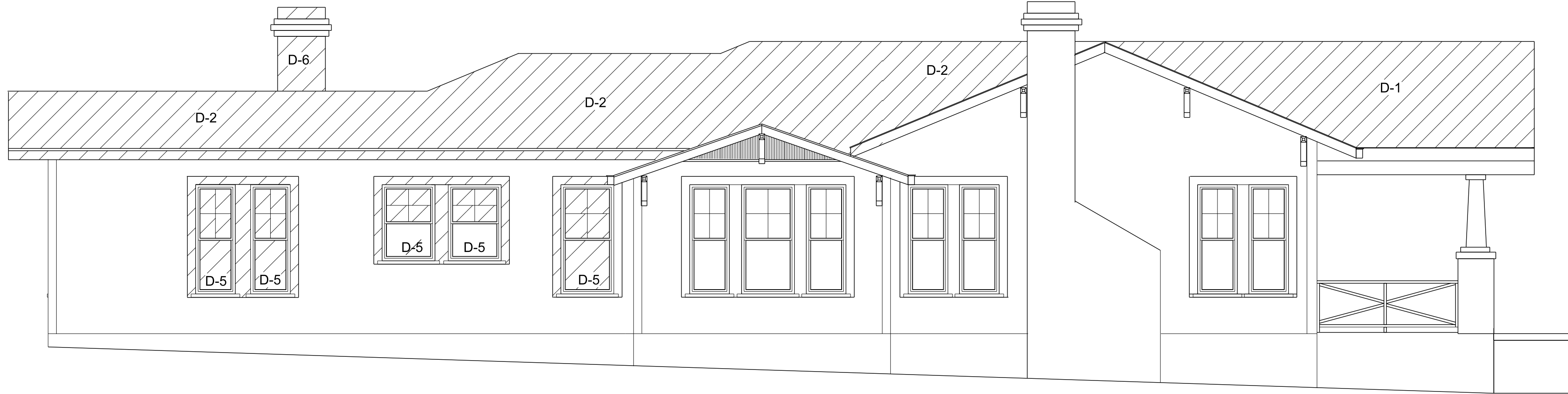
SP-1



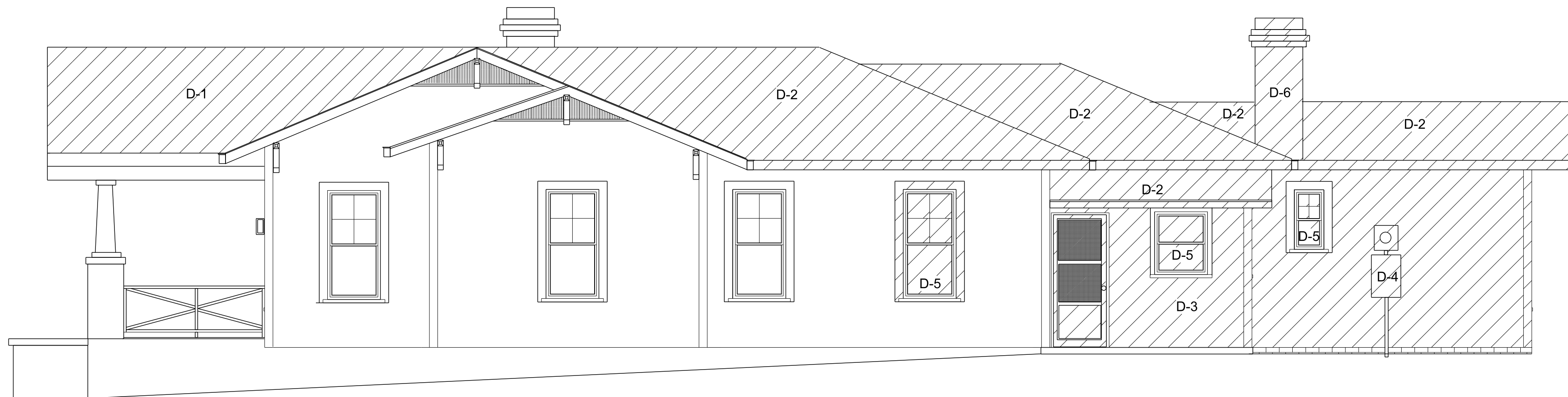
FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

DEMOLITION LEGEND

- D-1 REMOVE ASPHALT SHINGLES
- D-2 REMOVE & ROOF FRAMING
- D-3 REMOVE EXTERIOR WALLS
- D-4 REMOVE ELECTRICAL SERVICE
- D-5 REMOVE WINDOW OR DOOR
- D-6 REMOVE BRICK CHIMNEY
- D-7 OPEN WALL FOR NEW DOOR

EXISTING EXTERIOR FINISHES

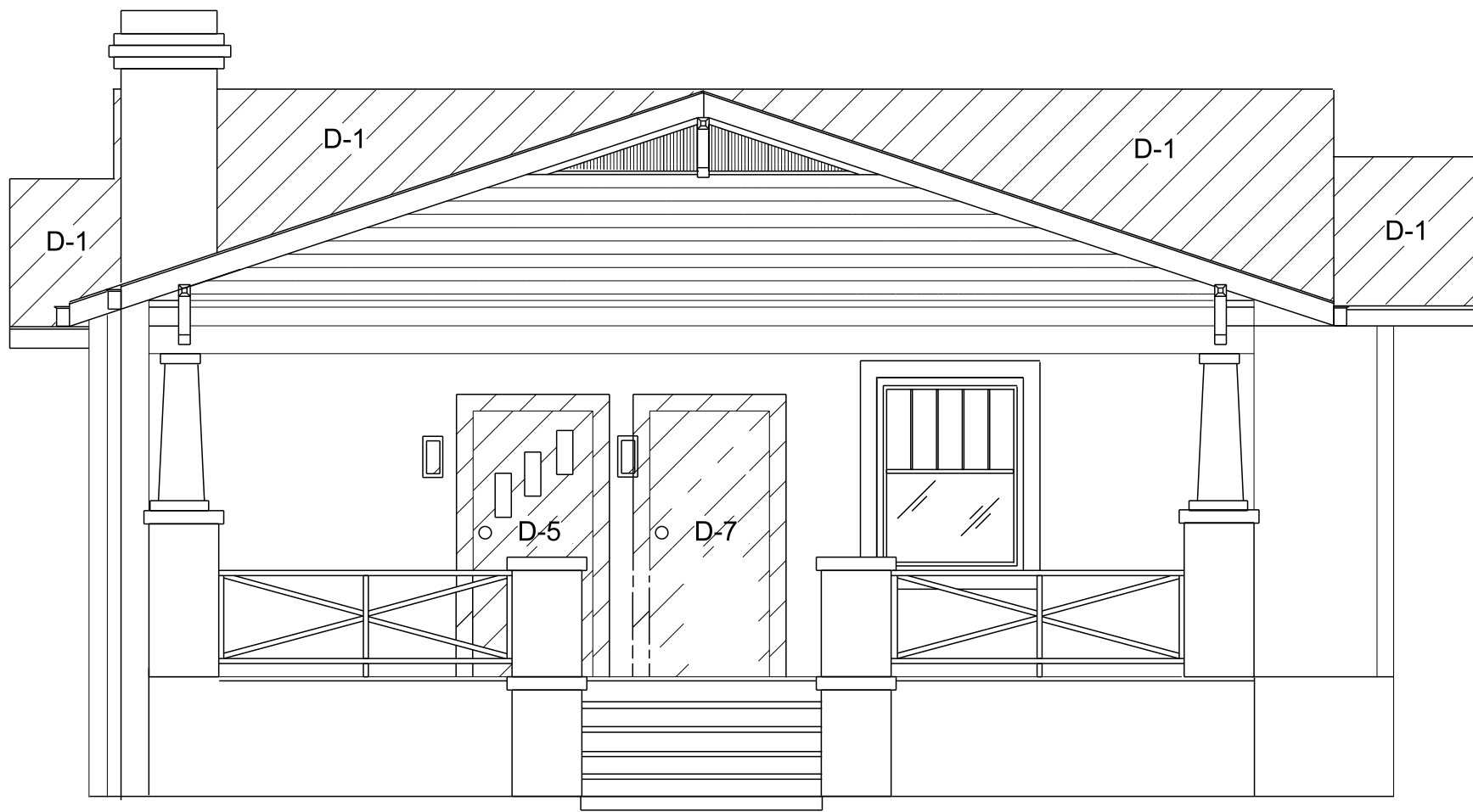
FOUNDATION - BRICK
WALLS - WOOD SIDING
ROOF - ASPHALT SHINGLES

TONY WARD
REGISTERED ARCHITECT
WARD DESIGN
310 S WEST TREMONT AVENUE, CHARLOTTE, N.C. 28203
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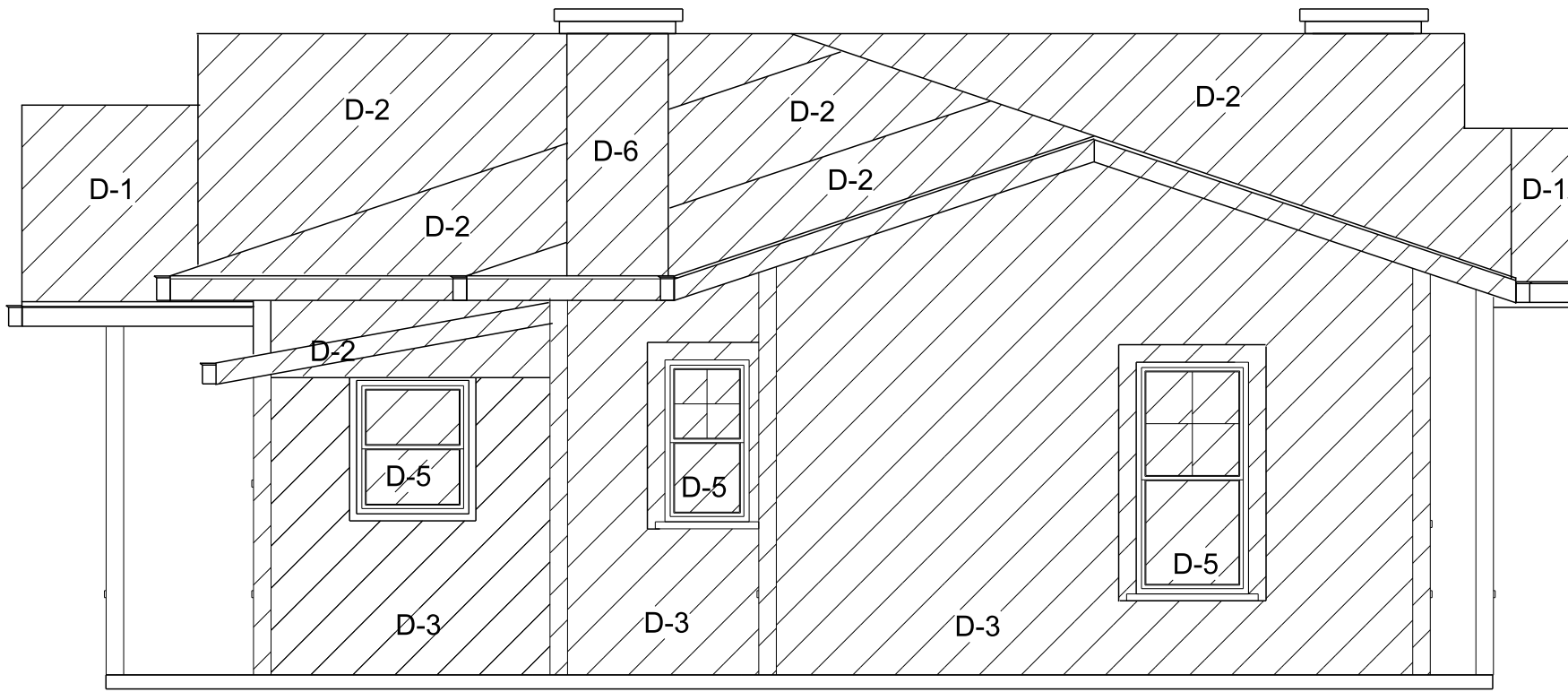
ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
DEMOLITION ELEVATIONS

LENNOX
HOUSE

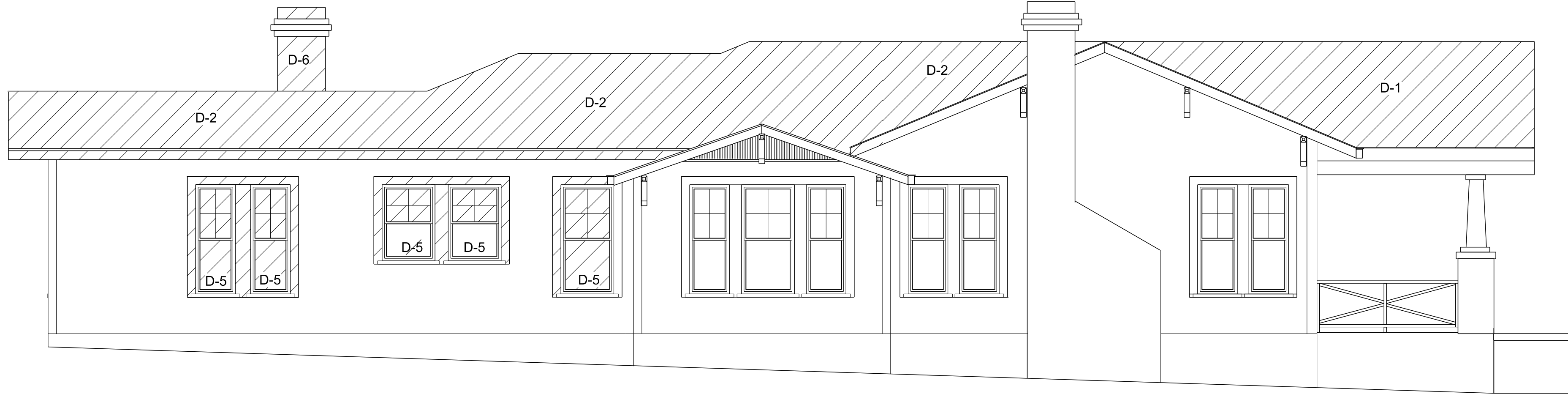
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REVISED	



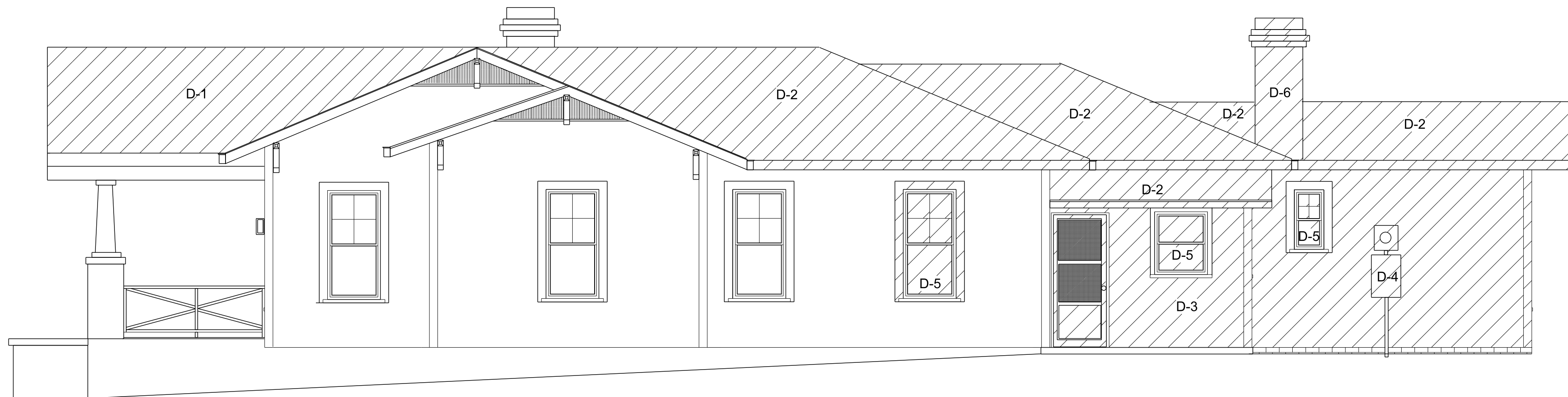
FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

DEMOLITION LEGEND

- D-1 REMOVE ASPHALT SHINGLES
- D-2 REMOVE & ROOF FRAMING
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- D-5 REMOVE WINDOW OR DOOR
- D-6 REMOVE BRICK CHIMNEY
- D-7 OPEN WALL FOR NEW DOOR

EXISTING EXTERIOR FINISHES

FOUNDATION - BRICK
WALLS - WOOD SIDING
ROOF - ASPHALT SHINGLES

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ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
DEMOLITION ELEVATIONS

LENNOX
HOUSE

JOB #	15-1914
DATE	8-02-15
DRAWN BY	TK
CHECKED BY	TW
SCALE	1/4" = 1'-0"
REVISED	



EXISTING FRONT ELEVATION
1/4" = 1'-0"



NEW FRONT ELEVATION
1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



NEW LEFT SIDE ELEVATION
1/4" = 1'-0"

EXISTING EXTERIOR FINISHES

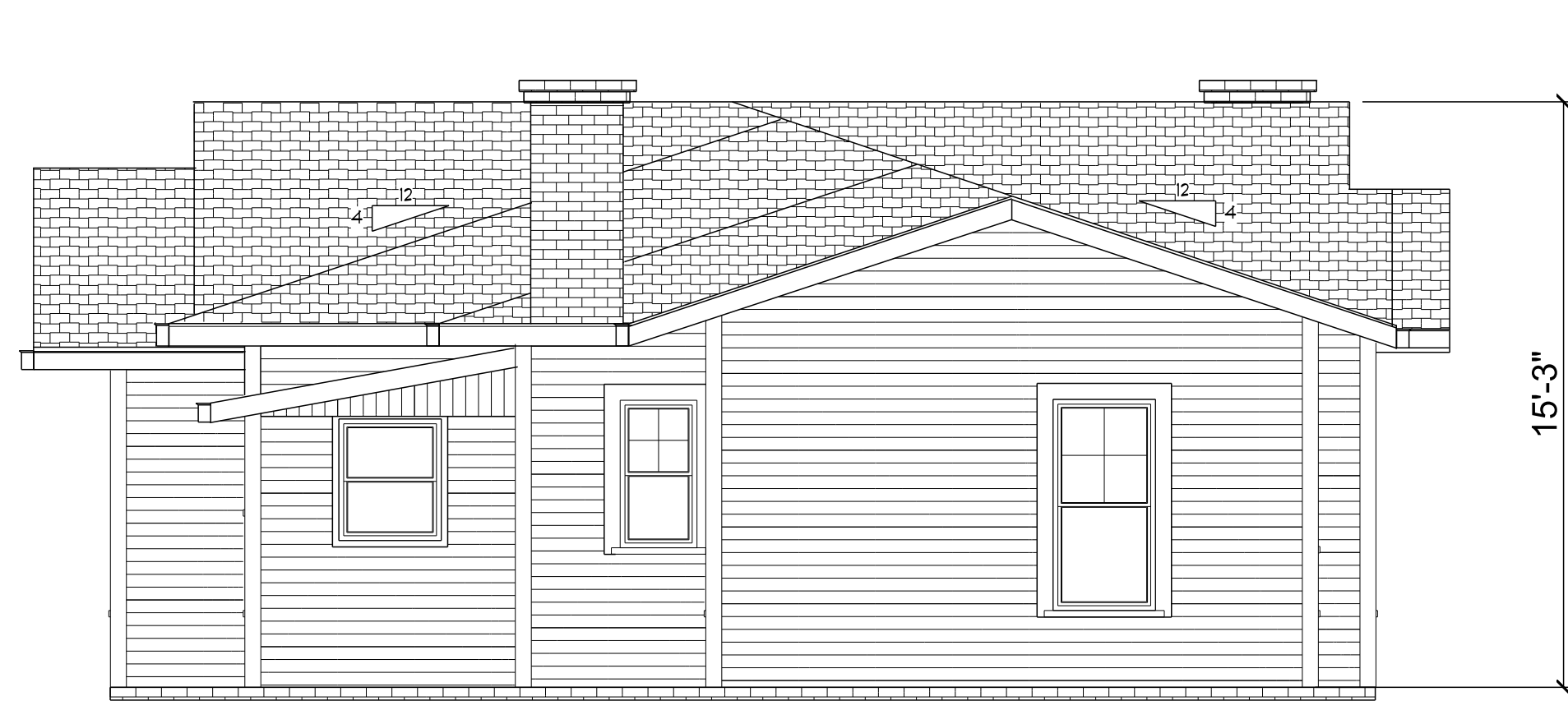
FOUNDATION - BRICK
WALLS - WOOD SIDING
ROOF - ASPHALT SHINGLES

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ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
ELEVATIONS EXISTING & NEW

LENNOX
HOUSE

JOB #	15-1914
DATE	8/02/2015
DRAWN BY	TK
CHECKED BY	TW
SCALE	1/4" = 1'-0"
REVISED	



EXISTING REAR ELEVATION
1/4" = 1'-0"



NEW REAR ELEVATION
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES
FOUNDATION - BRICK
WALLS - WOOD SIDING
ROOF - ASPHALT SHINGLES



NEW RIGHT SIDE ELEVATION
1/4" = 1'-0"

TONY WARD
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WARD DESIGN
340-B WEST TREMONT AVENUE, CHARLOTTE, N.C. 28203
PHONE (704) 338-9883 - EMAIL TW@WARDDESIGN.COM

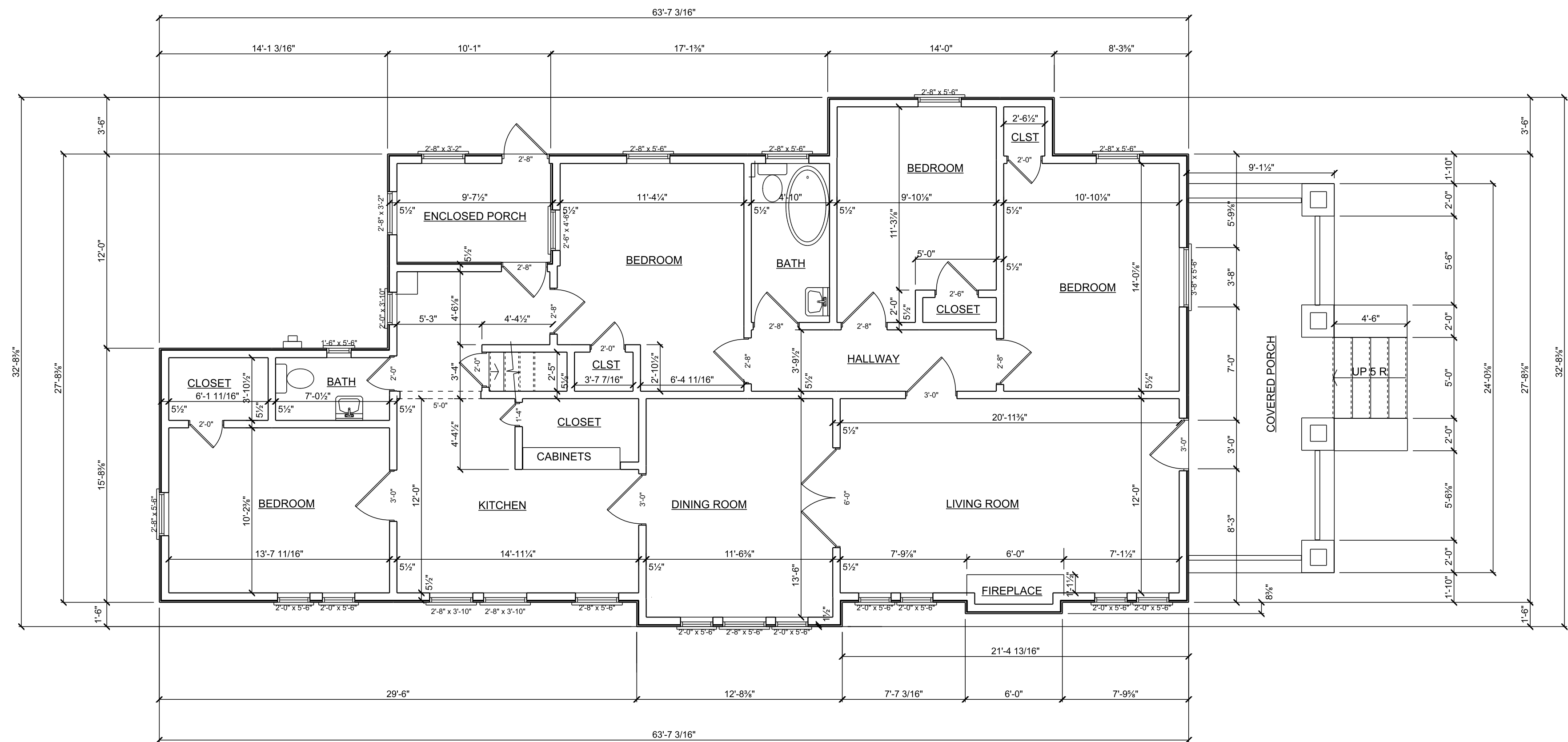
ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
EXISTING ELEVATIONS

**LENNOX
HOUSE**

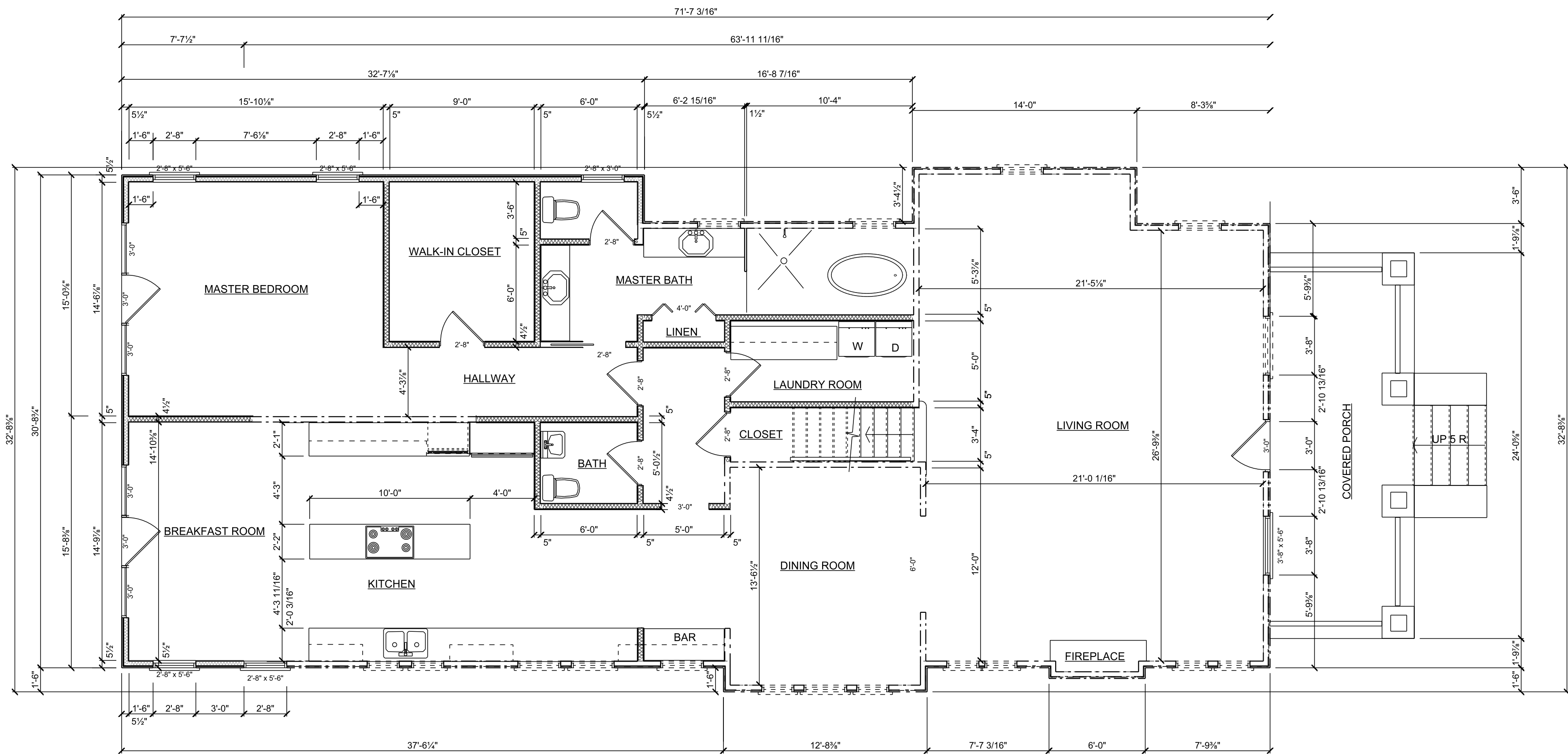
JOB # 15-1914
DATE 8/02/2015
DRAWN BY TK
CHECKED BY TW
SCALE 1/4" = 1'-0"

REVISED

A-4



EXISTING FLOOR PLAN
3/16" = 1'-0"



NEW FLOOR PLAN
3/16" = 1'-0"

WALL SYMBOL LEGEND

- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- NEW INTERIOR WALLS

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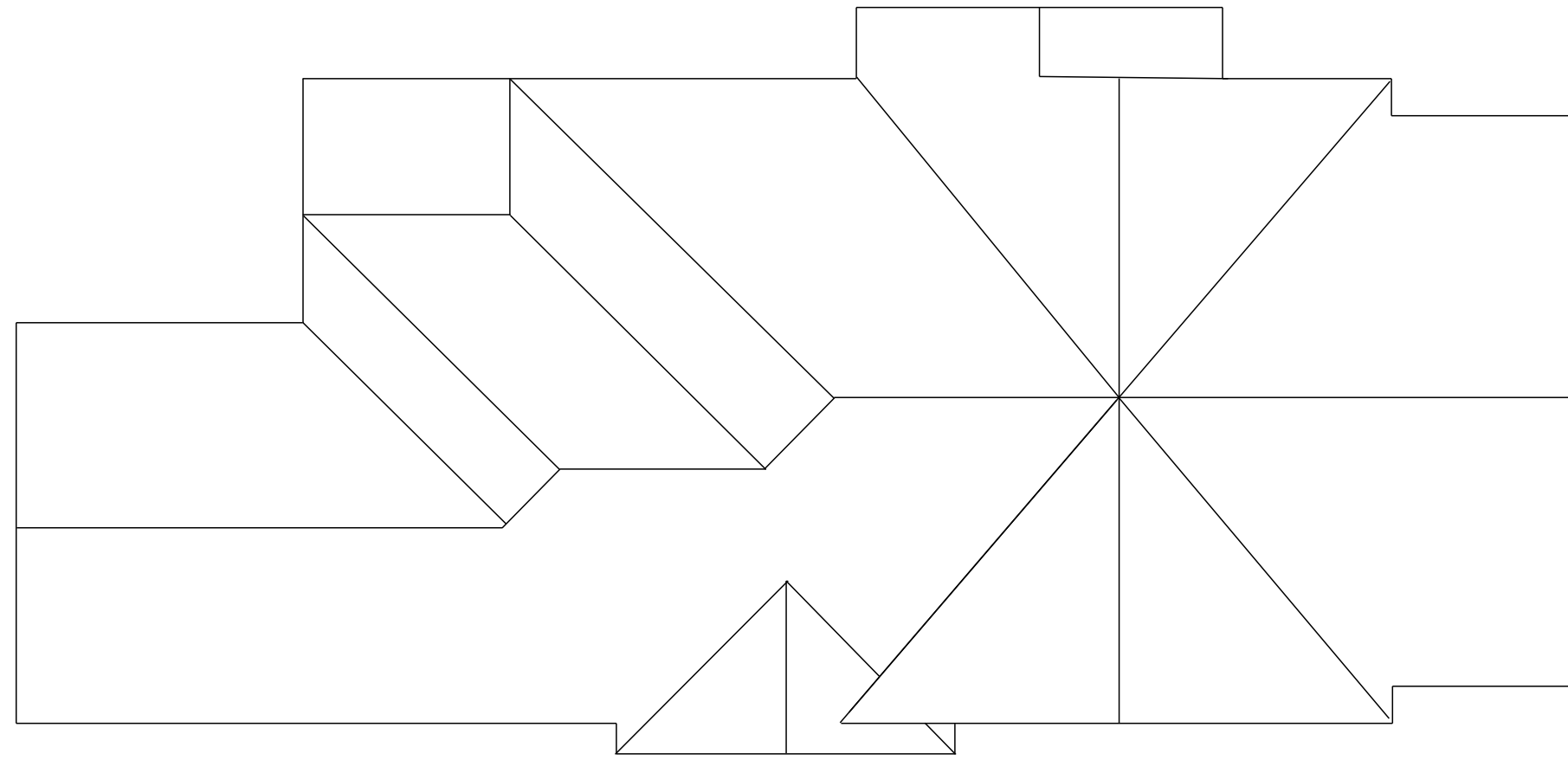
ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
EXISTING & NEW FLOOR PLANS

LENNOX
HOUSE

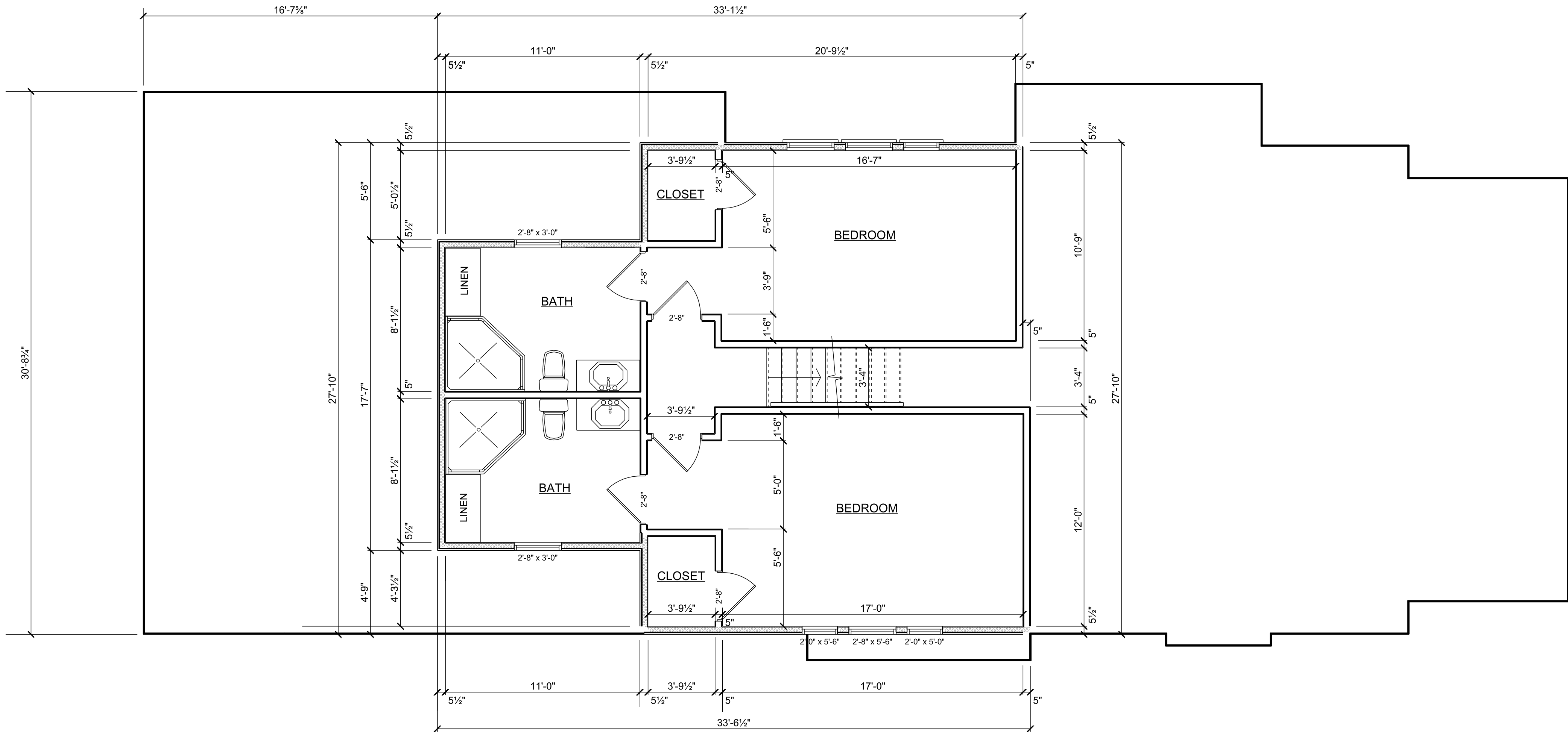
JOB #	15-1914
DATE	8-02-15
DRAWN BY	TK
CHECKED BY	TW
SCALE	AS NOTED

REVISED

A-1



EXISTING ROOF PLAN



NEW 2ND FLOOR PLAN

1/4" = 1'-0"

WALL SYMBOL LEGEND

- LINE OF EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALLS
- EXISTING INTERIOR WALLS
- NEW INTERIOR WALLS

TONY WARD
REGISTERED ARCHITECT
WARD DESIGN
349-B WEST TREMONT AVENUE, CHARLOTTE, N.C. 28203
PHONE (704) 338-9883 - EMAIL TW@WARDDESIGN.COM

ADDITION & REMODEL
1914 LENNOX AVENUE, CHARLOTTE, N.C. 28203
2ND FLOOR PLAN - ROOF PLAN

LENNOX
HOUSE

JOB #	15-1914
DATE	8/02/15
DRAWN BY	TK
DRAWN BY	TK
SCALE	AS NOTED
REVISED	