

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1914 Lennox Avenue

SUMMARY OF REQUEST: Fenestration changes, repair

APPLICANT: Tony Ward (John Orrico, owner)

The application for a second story addition and fenestration changes was denied August, 12 2015. The basis for denial was Size, Scale and Massing. The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned to allow further review.

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.

Proposal

The proposal is the relocation of the front door and installation of a new window on the left side to match the existing window on the right. New materials are noted on the plans. A rear addition has been reviewed administratively that is not taller or wider than the existing structure and meets the guidelines for additions in the rear yard.

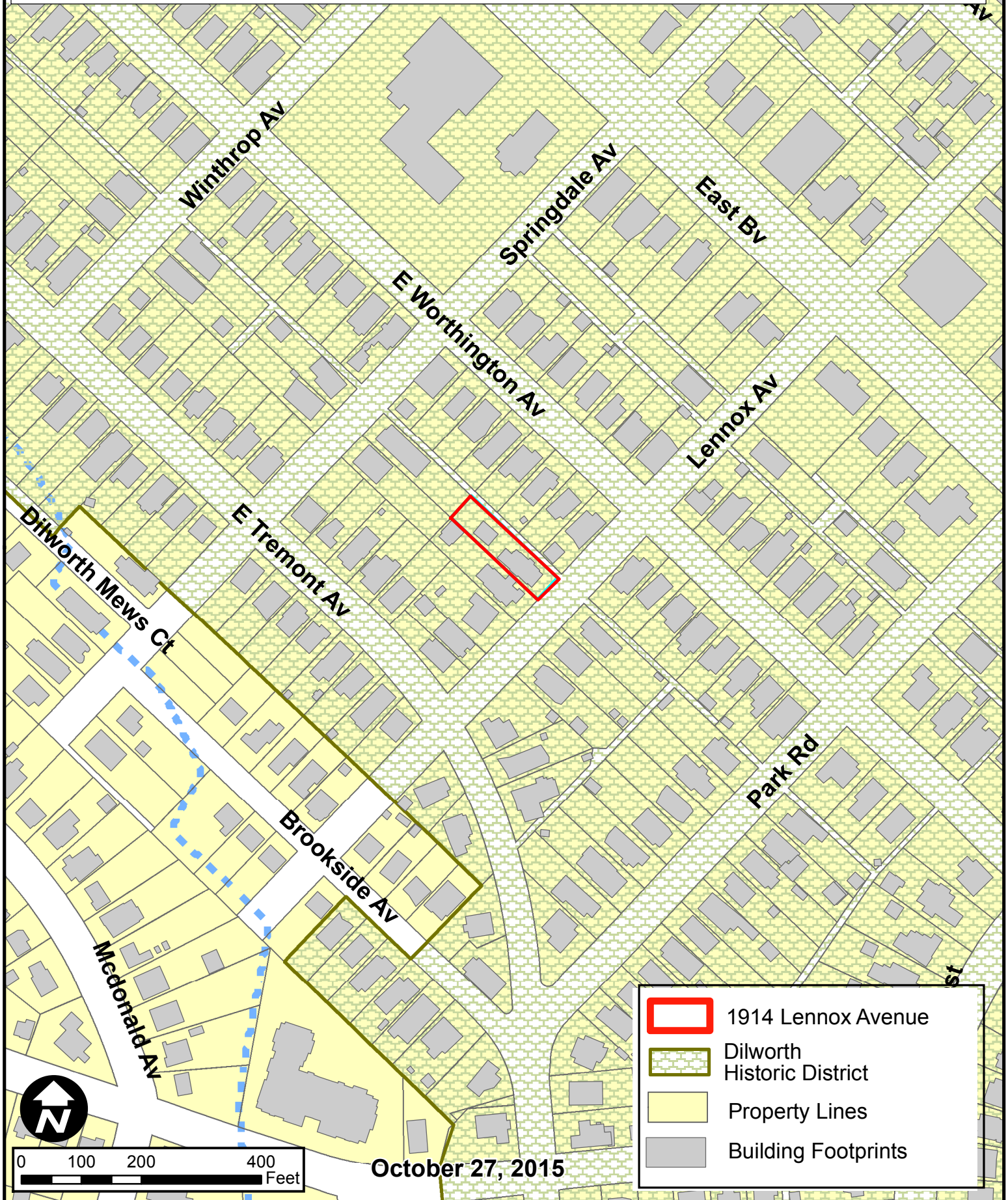
Policy & Design Guidelines – Windows and Doors, page 26

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 Additions guidelines for Context, Rhythm, Fenestration and Materials.

Charlotte Historic District Commission - Case 2015-236





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



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

SCOPE OF WORK

DEMOLITION

- 1. OPEN FRONT WALL TO ACCOMODATE NEW DOOR LOCATION
- 2. OPEN FRONT WALL TO ACCOMODATE NEW WINDOW UNIT
- 3. CLOSE FRONT WALL AS NECESSARY AND FINISH TO MATCH EXISTING FINISHES

NEW WORK

- 1. REMOVE AND REPLACE ANY ROTTED OR DAMAGED WOOD TRIM AND SIDING TO MATCH EXISTING SIZES & MATERIALS
- 2. INSTALL NEW SOLID CORE DOOR WITH FIXED GLASS PER DRAWING
- 3. INSTALL NEW WINDOW UNIT TO MATCH THE EXISTING UNIT
- 4. PAINT EXTERIOR TO MATCH EXISTING COLORS
- 5. RESTORE EXISTING RAILINGS TO MATCH EXISTING DESIGN

EXISTING EXTERIOR FINISHES

- FOUNDATION - BRICK
- WALLS - WOOD SIDING
- SIDING TRIM - WOOD
- CORBELS - WOOD
- ROOF - ASPHALT SHINGLES

TONY WARD
REGISTERED ARCHITECT
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
FRONT ELEVATIONS EXISTING & NEW

LENNOX
HOUSE

JOB #	15-1914
DATE	10/20/2015
DRAWN BY	TK
CHECKED BY	TW
SCALE	1/4" = 1'-0"
REVISED	