
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1922 Lennox Avenue

SUMMARY OF REQUEST: Addition, fenestration changes, accessory building

APPLICANT: Allen Brooks

The application was continued for size, scale, massing, fenestration and rhythm to reflect a ½ story addition that compliments the house.

Details of Proposed Request

Existing Conditions

The existing structure is one story Colonial style duplex constructed in 1925. The home is a contributing structure in the Dilworth Local Historic District. Adjacent structures are 1, 1.5 and 2 story single family homes. A large mature tree is located in the rear yard near the house.

Proposal –Addition

The proposed project is a second floor addition with an expansion on the rear and a new detached accessory building. The proposed height is approximately 5'-4" taller. Windows and doors on the rear and side elevations will be replaced. The front porch will also be replaced. The addition includes new front and rear dormers and cross gables roof on the side elevations. New materials, roof details and trim will match existing. The one story accessory building retains architectural details of the house.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Redesign of the front gable/shed dormer to a pair of shed dormers
2. Continuous eaves along the front façade
3. Continuous shed dormer on the rear elevation
4. Alignment of new ridge peak with existing on the right side elevation

Policy & Design Guidelines for Additions, page 36

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>

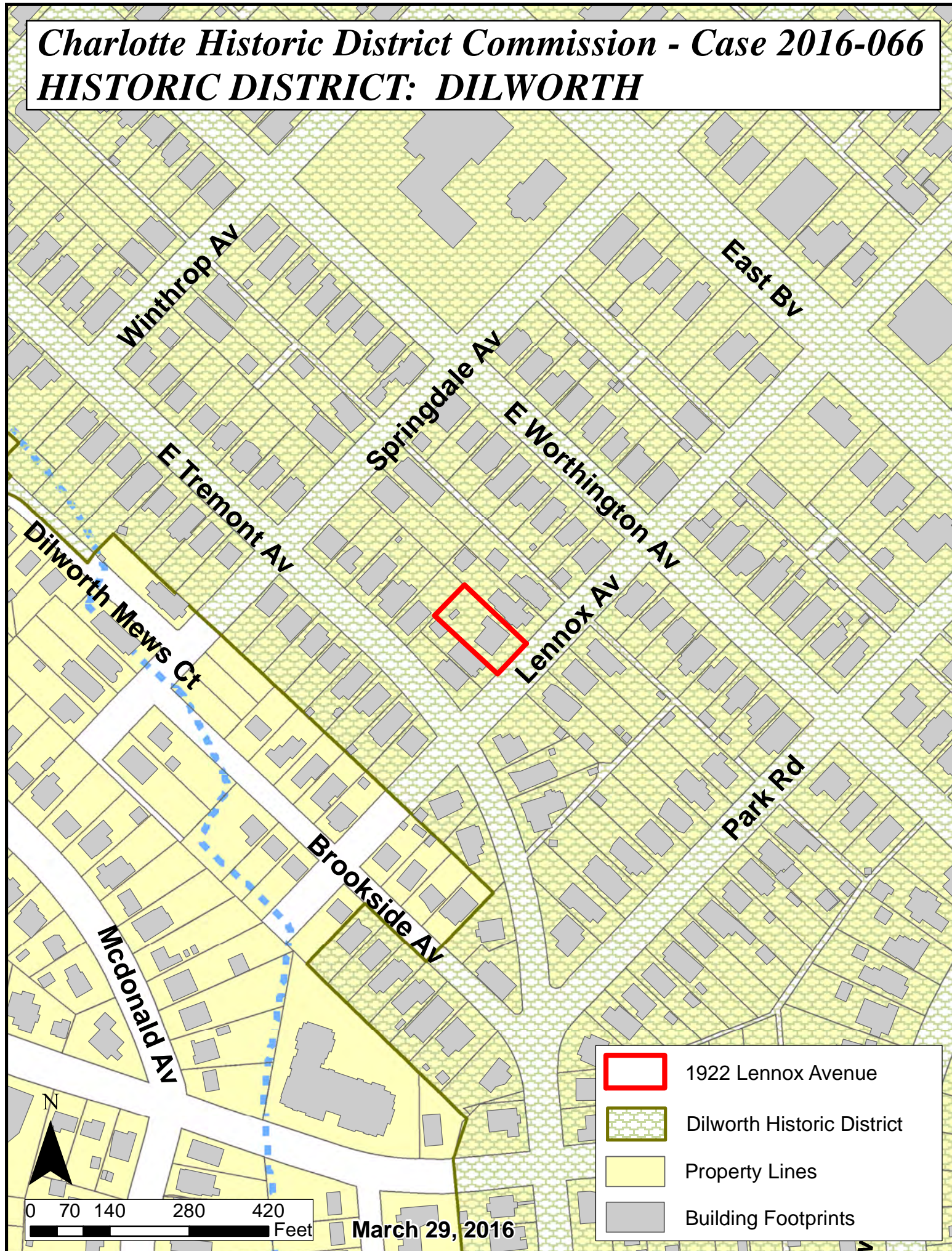
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis: The Commission will determine if the proposed improvements meet the applicable design guidelines for size, scale, massing, fenestration and rhythm.

Based on the need for additional information, this application was continued for further design study. The revised drawings will show:

1. Size, Scale and Massing, reduce the addition to reflect a more modest 1 ½ story addition
2. Fenestration and rhythm simplified

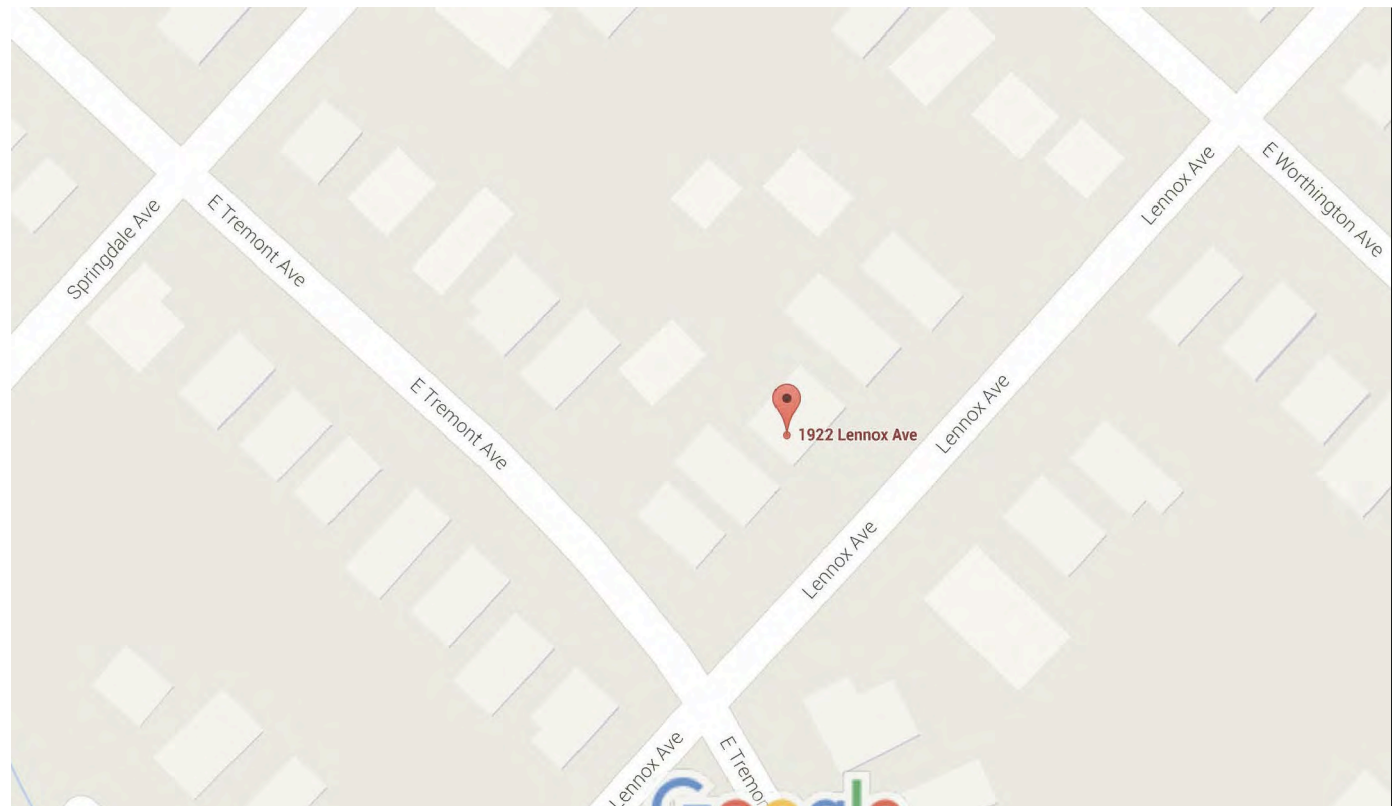
Charlotte Historic District Commission - Case 2016-066
HISTORIC DISTRICT: DILWORTH



MAY 2016



EXISTING HOUSE



VICINITY MAP



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SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,854 S.F.	
	+	+
Proposed First Floor:	37 S.F.	538 S.F.
Proposed Second Floor:	1145 S.F.	0 S.F.
Total:	3,036 S.F.	538 S.F.
Total Under Roof:	3,574 S.F.	
	+	+
Accessory Structure:	616 S.F.	28 S.F.
Accessory Structure: (Loft)	290 S.F.	
Total Under Roof:	4,508 S.F.	

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CHARLOTTE, N. C.

04 MAY 2016

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Seal

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1922 Lennox, Charlotte – NC , 28203

PROJ. NO. - 15064

ISSUED - 04 MAY 2016

REVISIONS -

COVER SHEET

A-0

OF: TWENTY



LEFT SIDE AS VIEWED FROM FRONT



LEFT SIDE AS VIEWED FROM REAR



LARGE HEALTHY SPECIMEN CANOPY
OAK TREE NEAR HOUSE



REAR OF MAIN PORTION OF
THE HOUSE



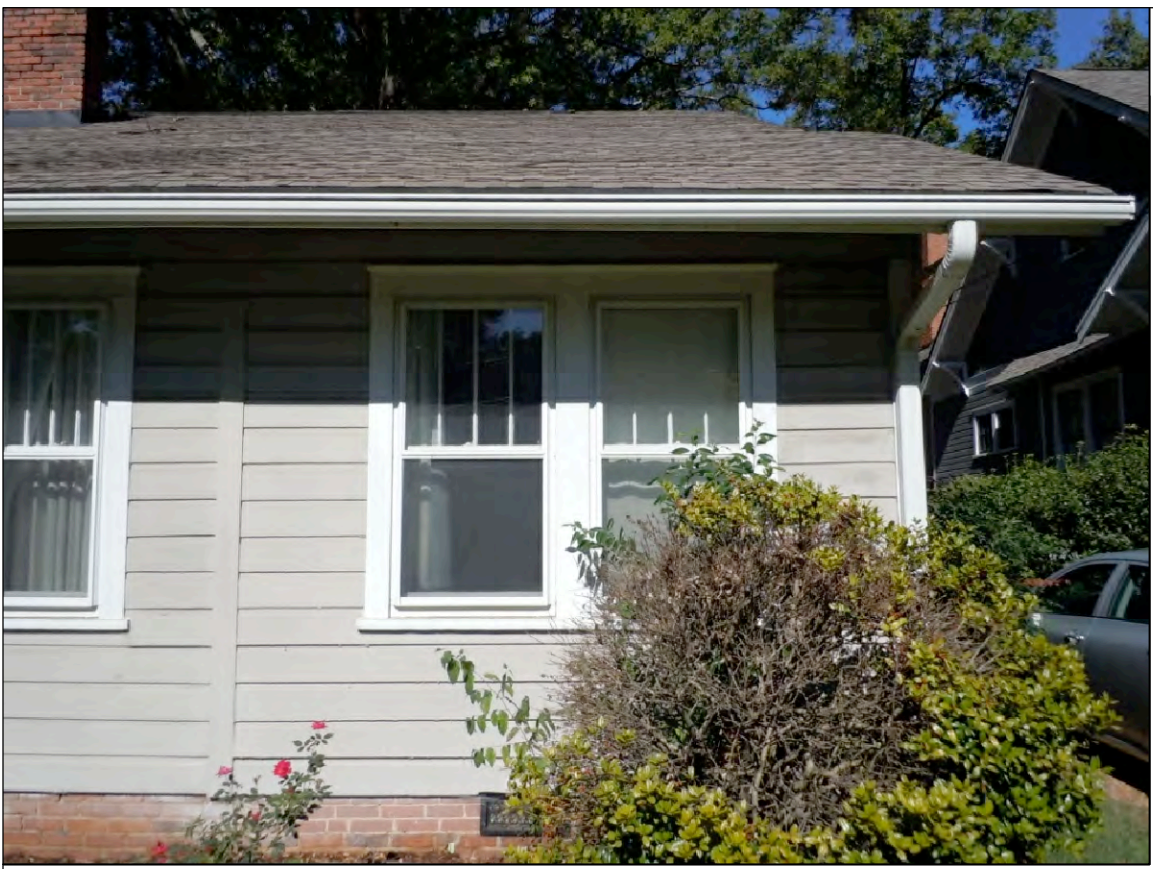
STRANGE OCCURRENCE OF DOUBLE PORCH ROOFS



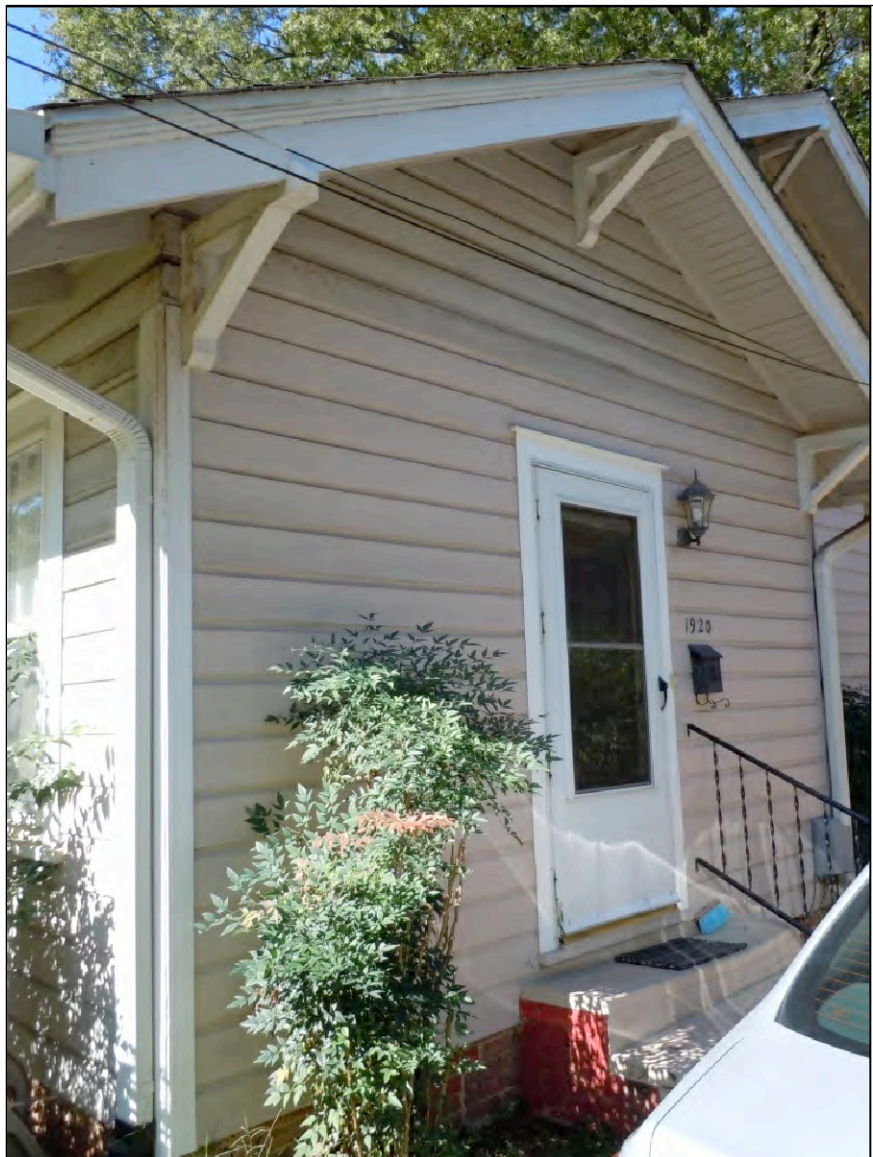
MAIN PORCH OF ORIGINAL FRONT



FRONT AS SEEN FROM STREET



RIGHT FRONT OF THE HOUSE SHOWING INFILL OF
LATER ADDITION



RIGHT SIDE OF INFILL ADDITION



RIGHT GABLE OF MAIN PORTION OF THE HOUSE



RIGHT REAR WING ADDITION



REAR OF RIGHT WING ADDITION

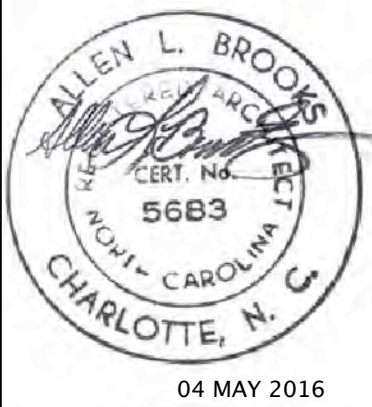


LEFT SIDE OF REAR WING ADDITION



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SUBJECT HOUSE IMAGES

A-4
OF: TWENTY



1918 – LENNOX AVENUE



1920, 1922 – LENNOX AVENUE
(SUBJECT PROPERTY)



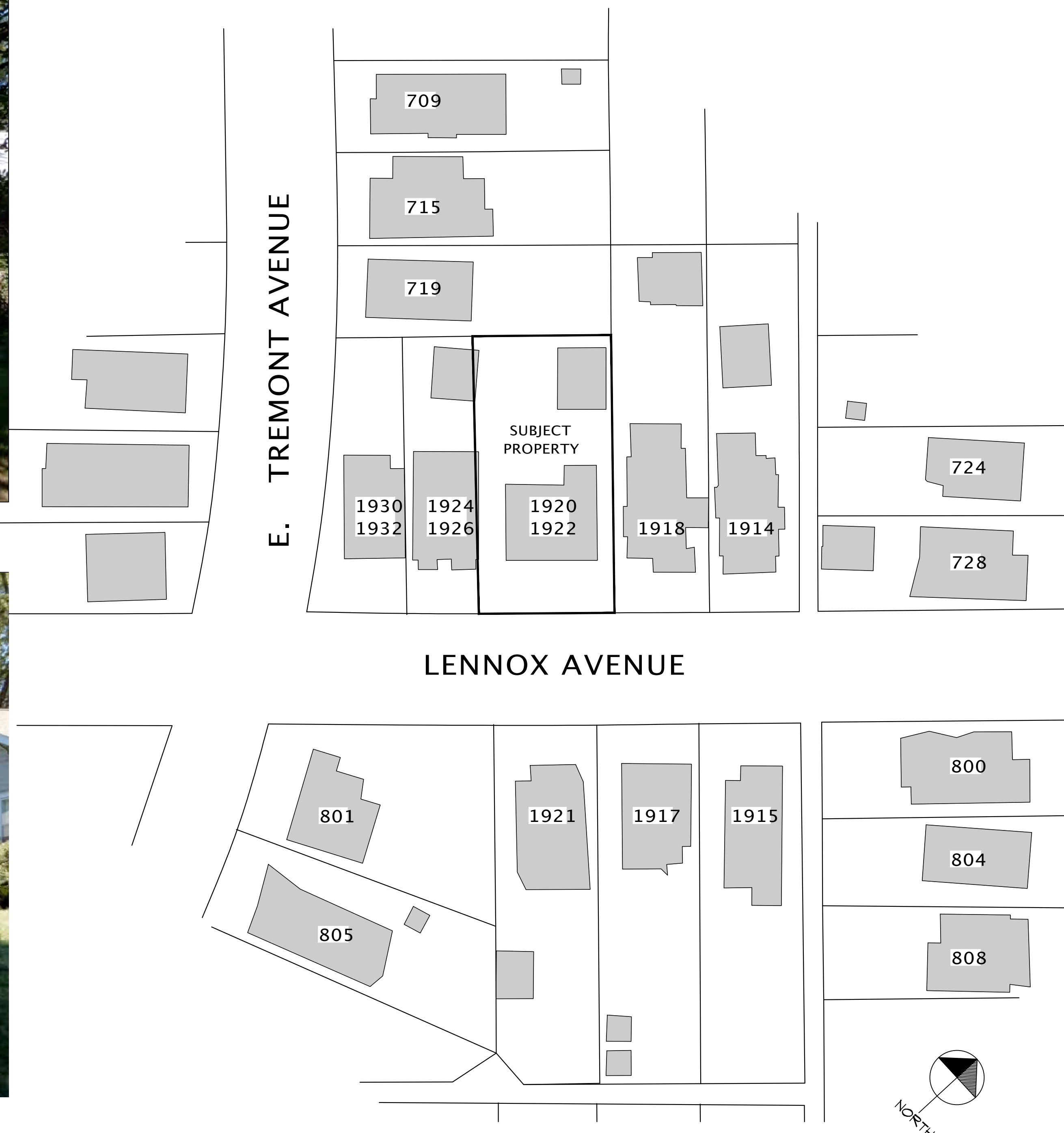
1914 – LENNOX AVENUE



1926, 1928 – LENNOX AVENUE



1930, 1932 – LENNOX AVENUE



1917 – LENNOX AVENUE

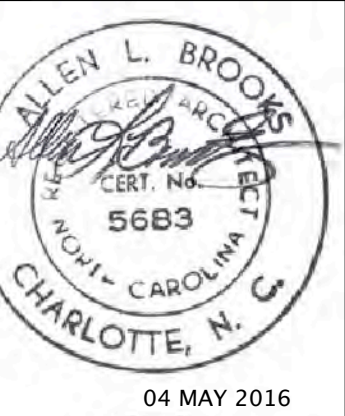


1921 – LENNOX AVENUE



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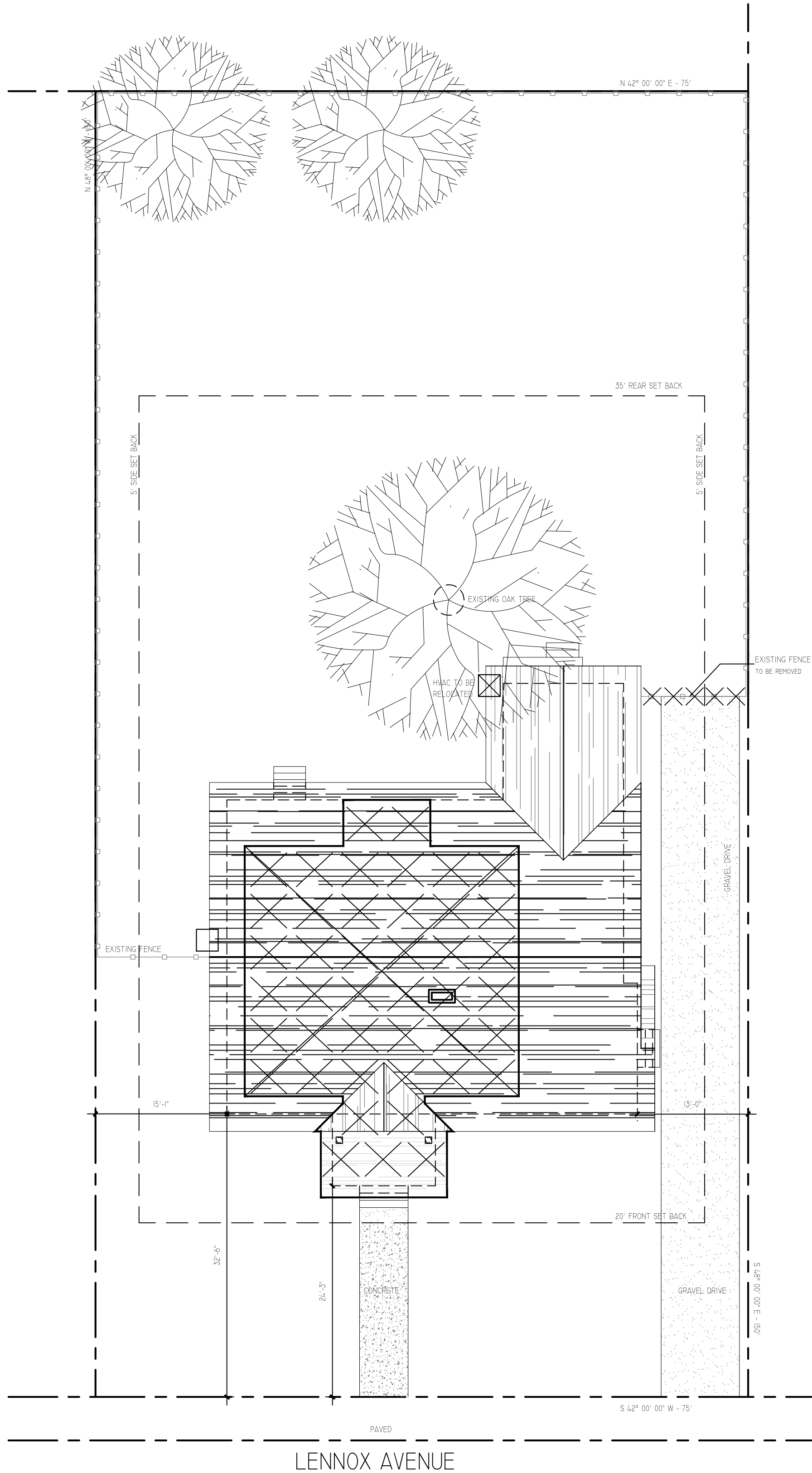
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STREETSCAPE IMAGES

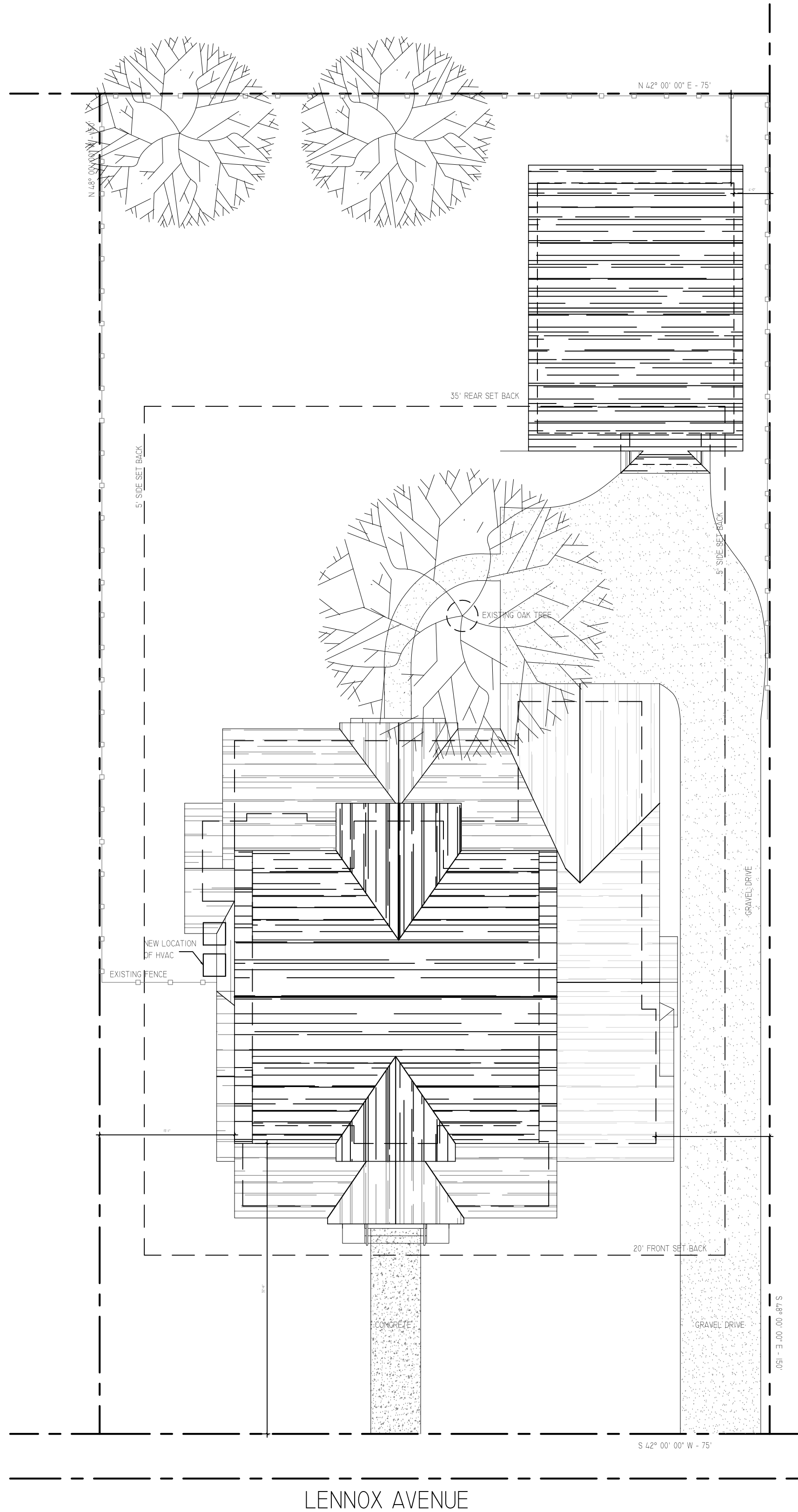
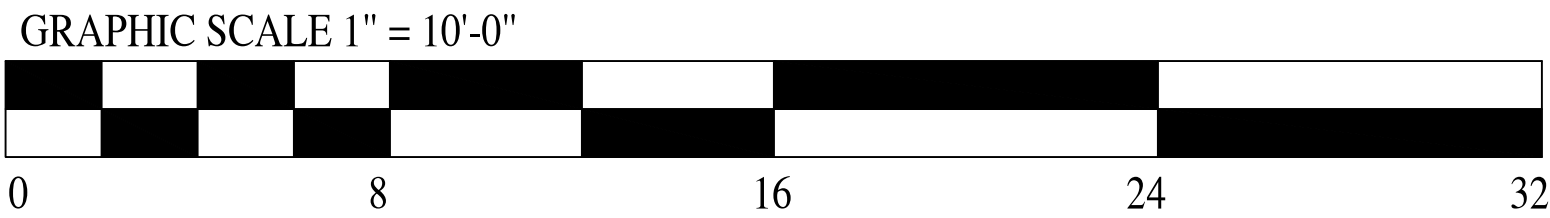
A-3
OF: TWENTY

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	37
TOTAL PROPOSED HEATED AREA OF ACCESSORY STRUCTURE	616
PROPOSED UNHEATED	
DECK	538
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	538
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	5,103
CONCRETE DRIVE	638
ACCESSORY FOOTPRINT	616
IMPERVIUOS AREA AT REAR YARD	
TOTAL AREA	1,254
TOTAL PERMEABLE AREA	75%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	11,250
FOOTPRINT OF HOUSE	
FOOTPRINT OF ACCESSORY STRUCTURE	616
TOTAL AREA	616
PERCENTAGE OF OPEN SPACE	95%

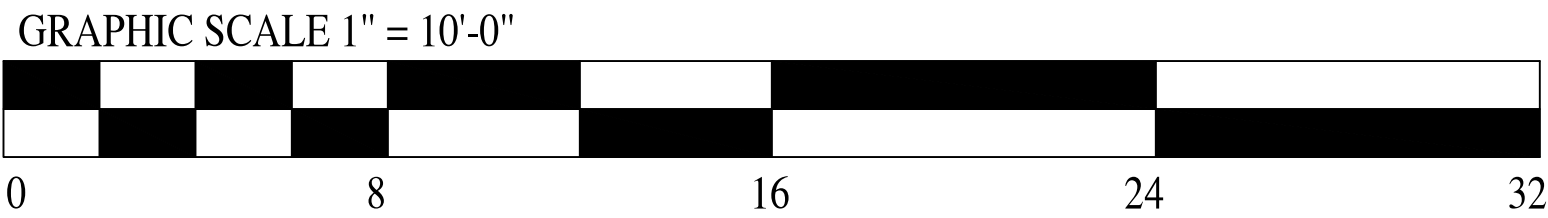
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② EXISTING SITE PLAN
1" = 10'-0"

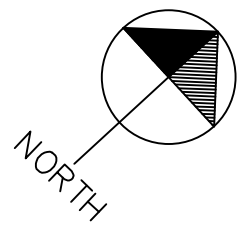


① PROPOSED SITE PLAN
1" = 10'-0"



NOTE:

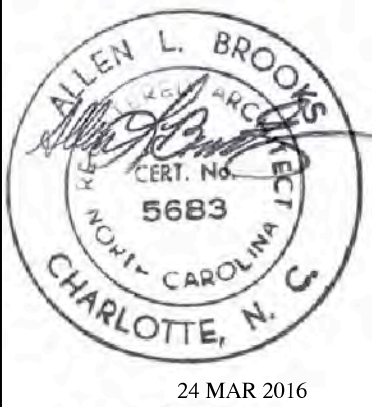
1. FINISH GRADE TO BE CO - ORDINATED BY THE SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
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× × × × AREAS TO BE REMOVED



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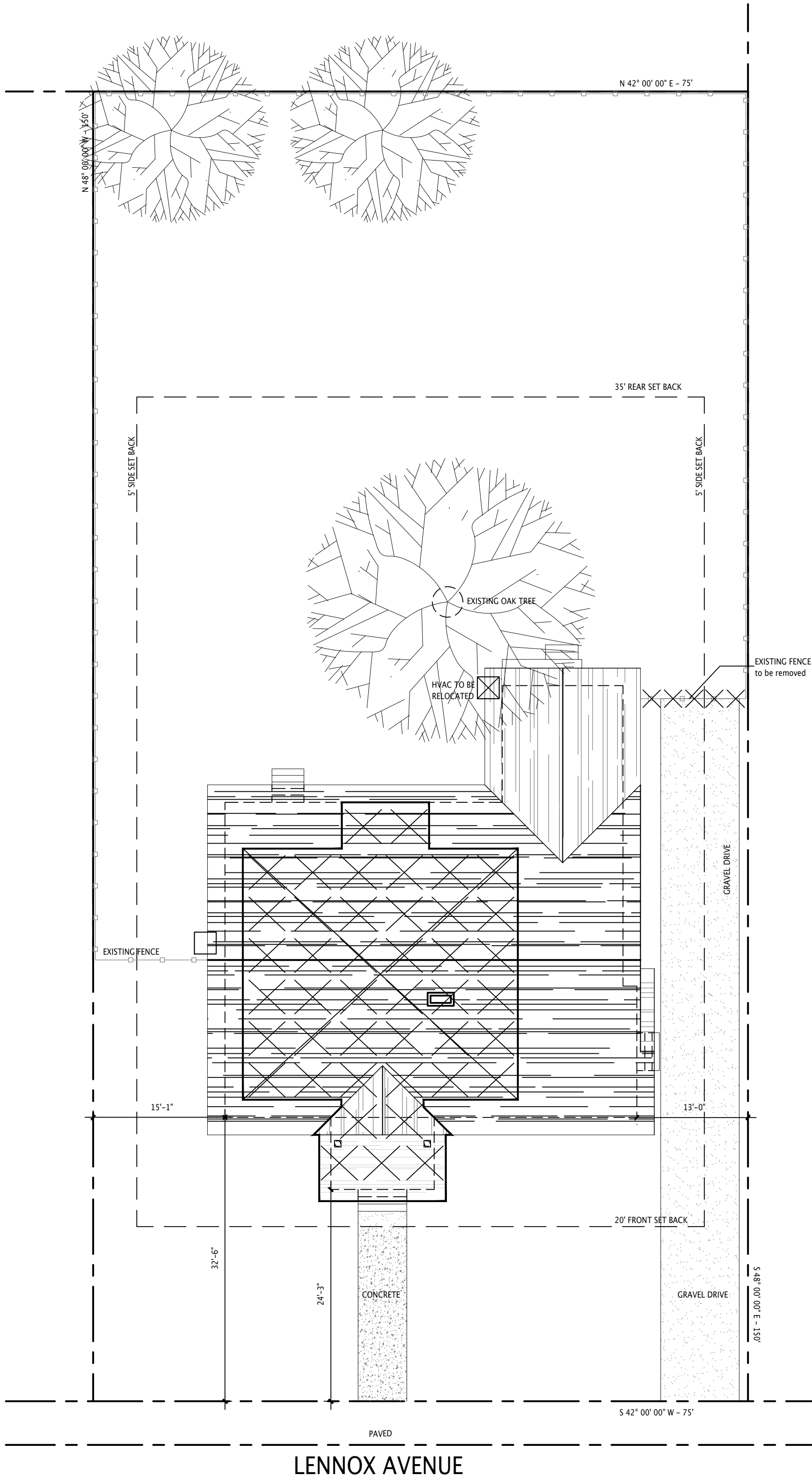
EXISTING & PROPOSED SITE PLANS

A-1

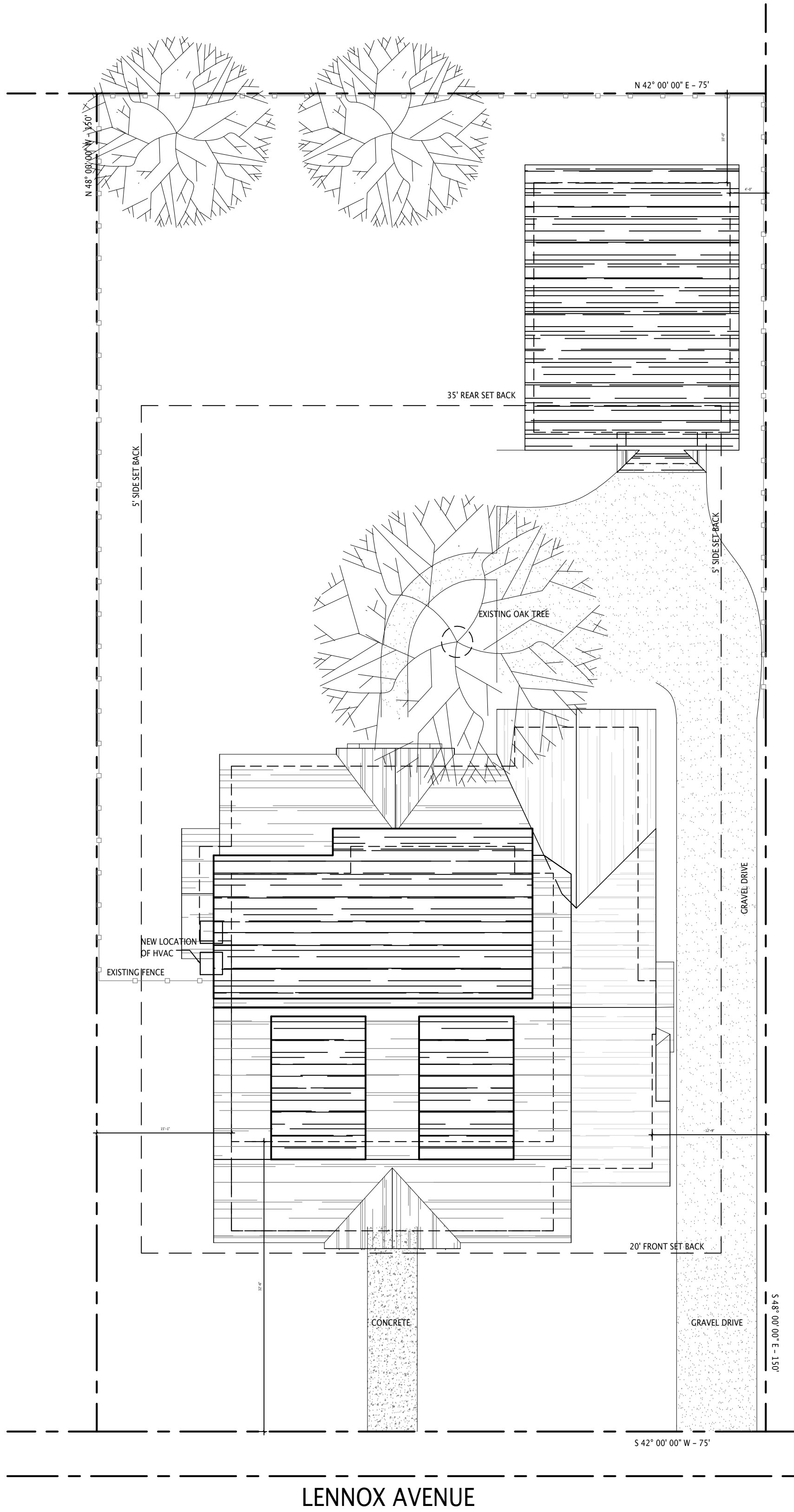
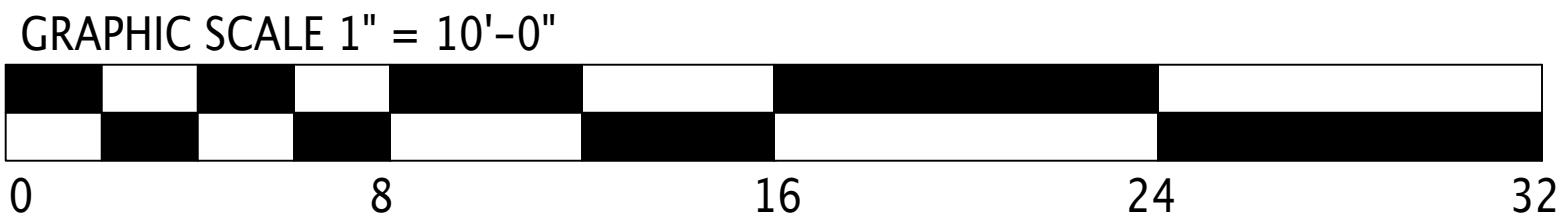
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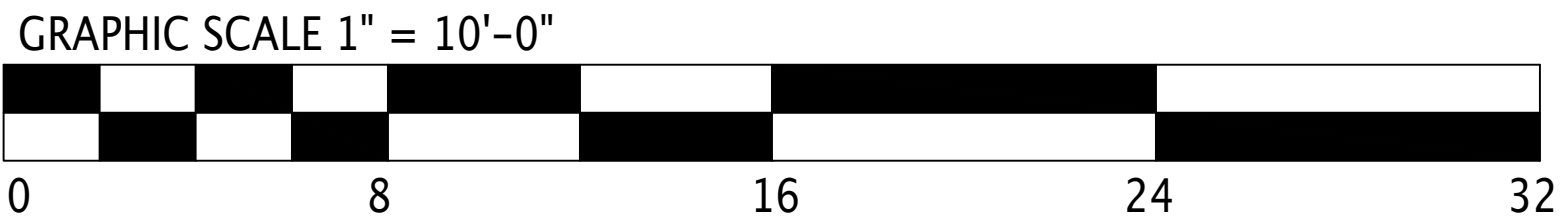
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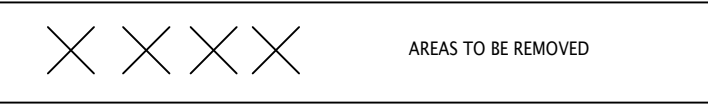
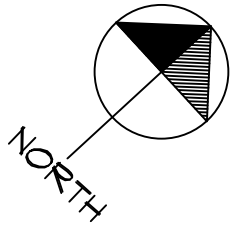


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04 MAY 2016

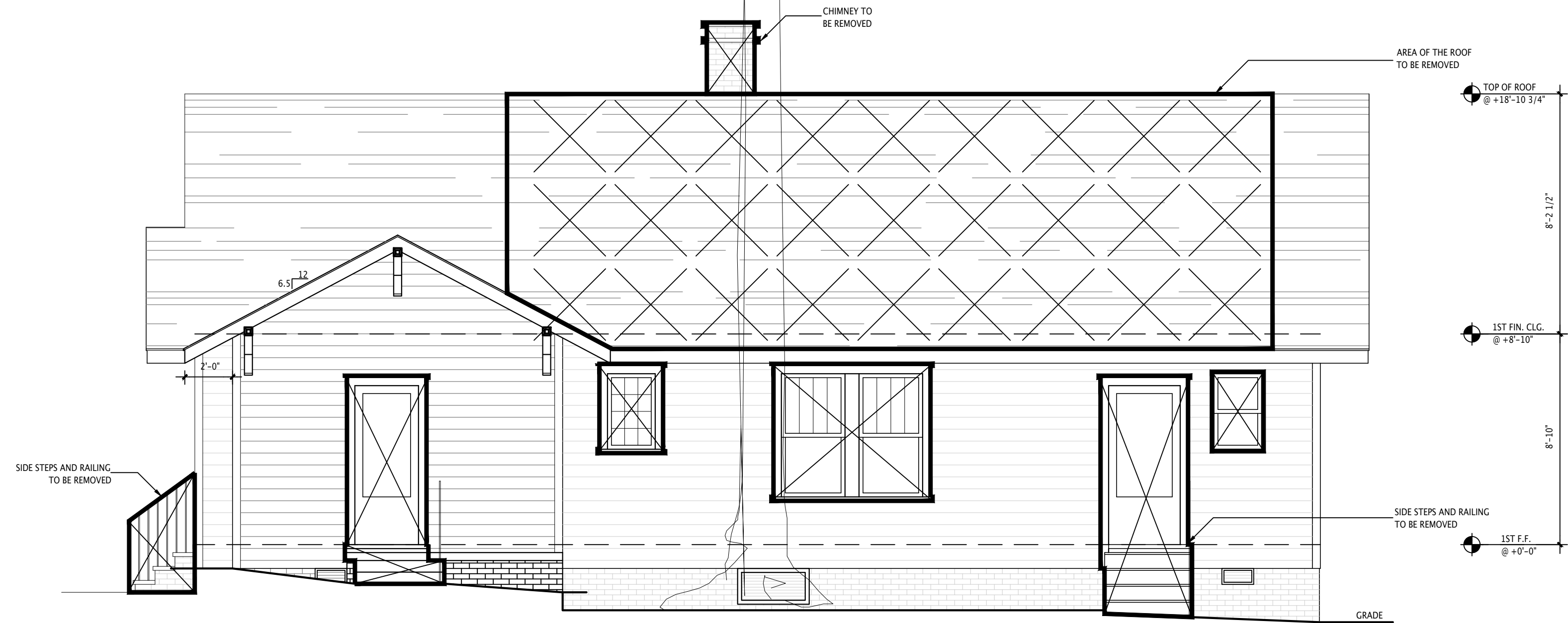
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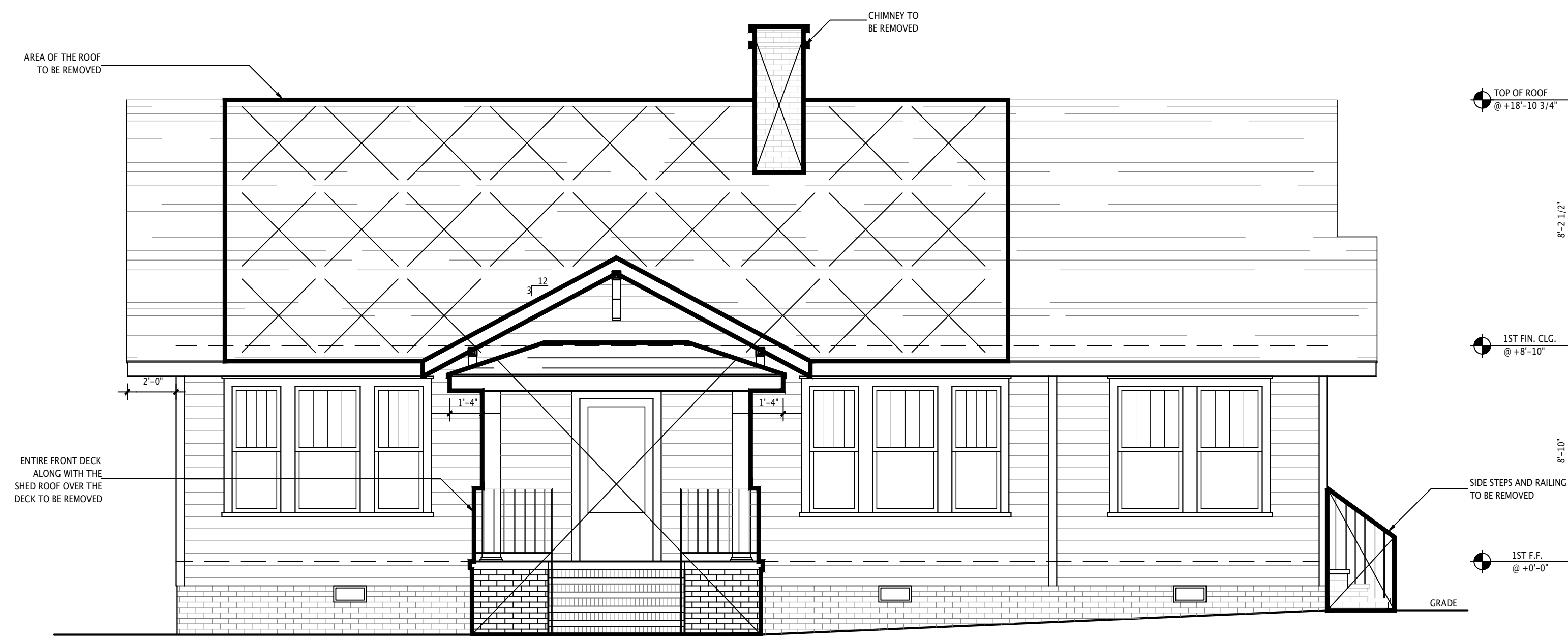
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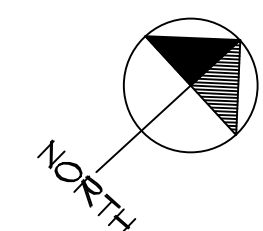
② EXISTING REAR ELEVATION
1/4" = 1'-0"



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

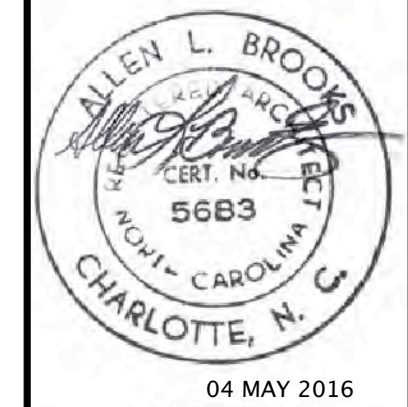
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EXISTING FRONT AND REAR
ELEVATIONS

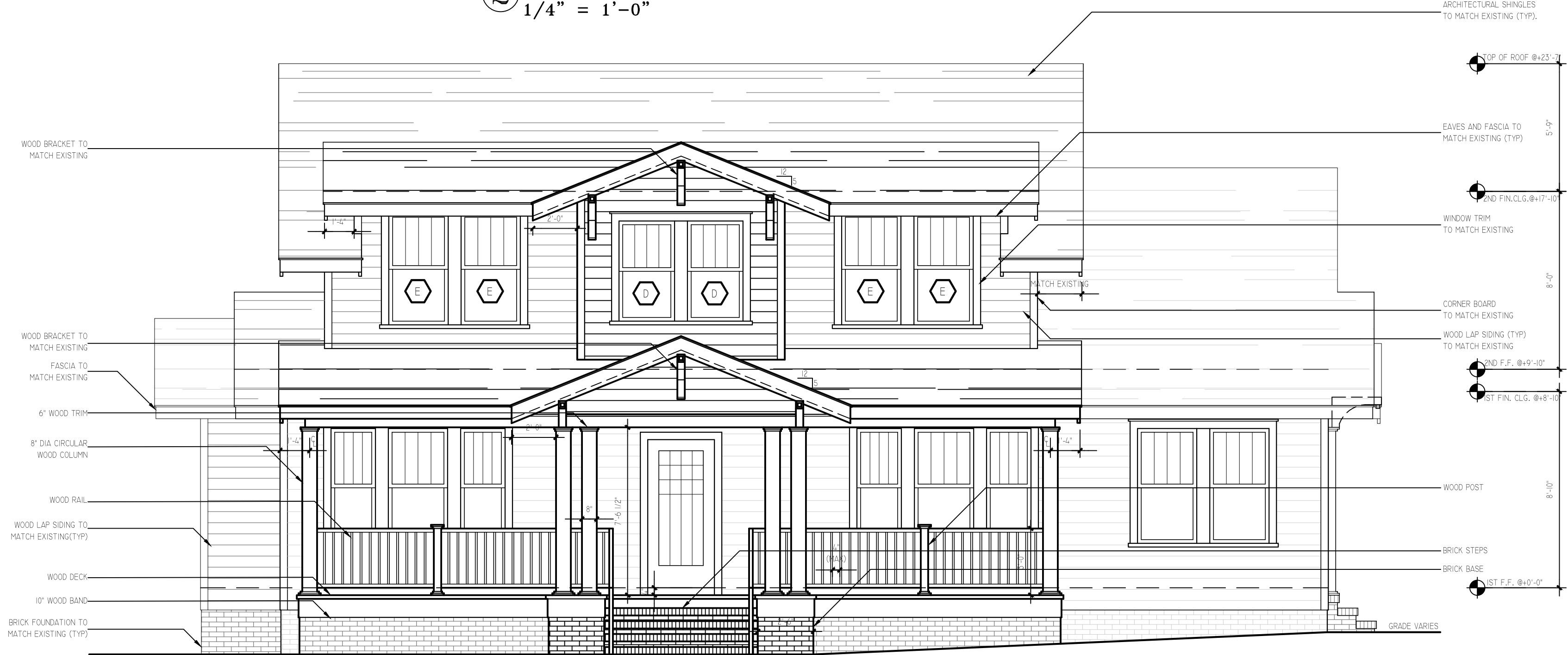
A- 8

OF: TWENTY

APRIL 2016



② PROPOSED REAR ELEVATION
1/4" = 1'-0"



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

WINDOW SCHEDULE			
	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7'-2" (1ST FLR) 7'-0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-0" X 4'-0"	6'-8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

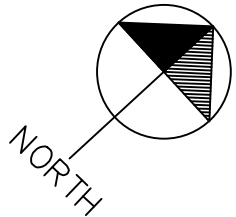
NOTE: MATCH EXISTING WINDOW & DOOR HFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR THERMALLY GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 6 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE THERMALLY GLASS (TYP.)

NOTE:

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24 MAR 2016

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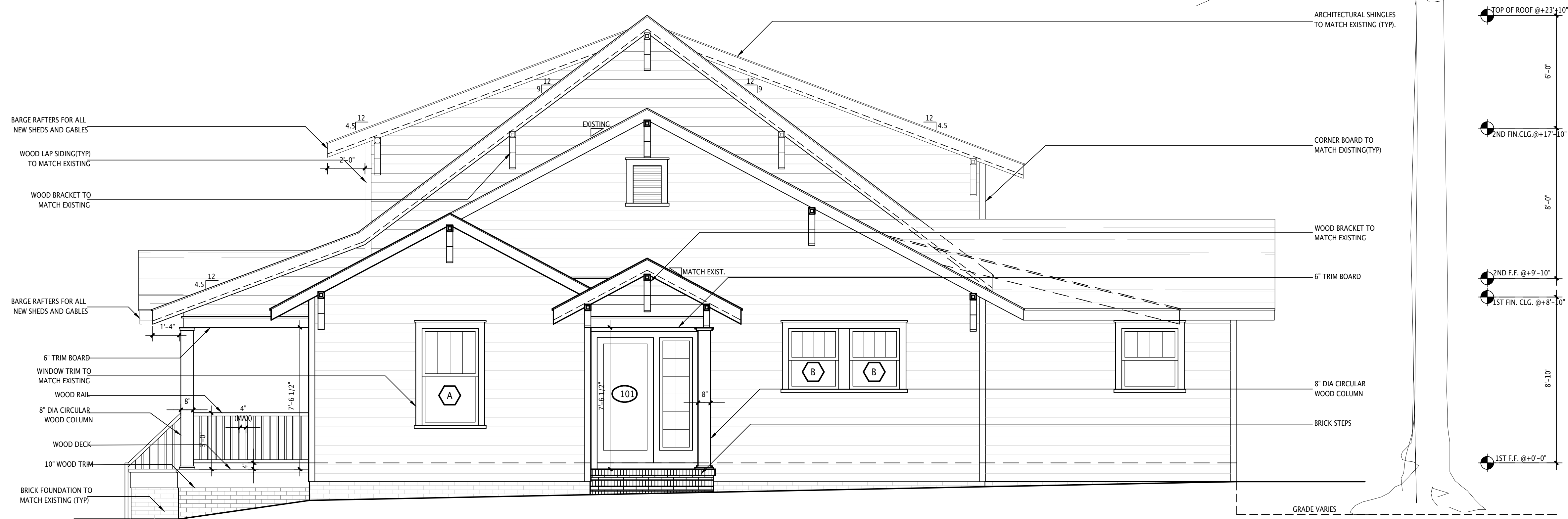
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PROJ. NO. : 15064
ISSUED : 24 MAR 2016
REVISIONS :

PROPOSED FRONT AND REAR
ELEVATIONS
A-14
OF: TWENTY

MAY 2016



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



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7' 2" (1ST FLR) 7' 0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 4'-6"	6' 8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7' 0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING.
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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REGISTERED ARCHITECT

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04 MAY 2016

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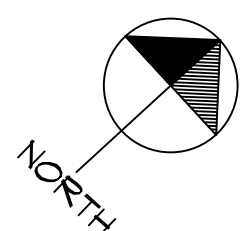
Charlotte, North Carolina

Seal

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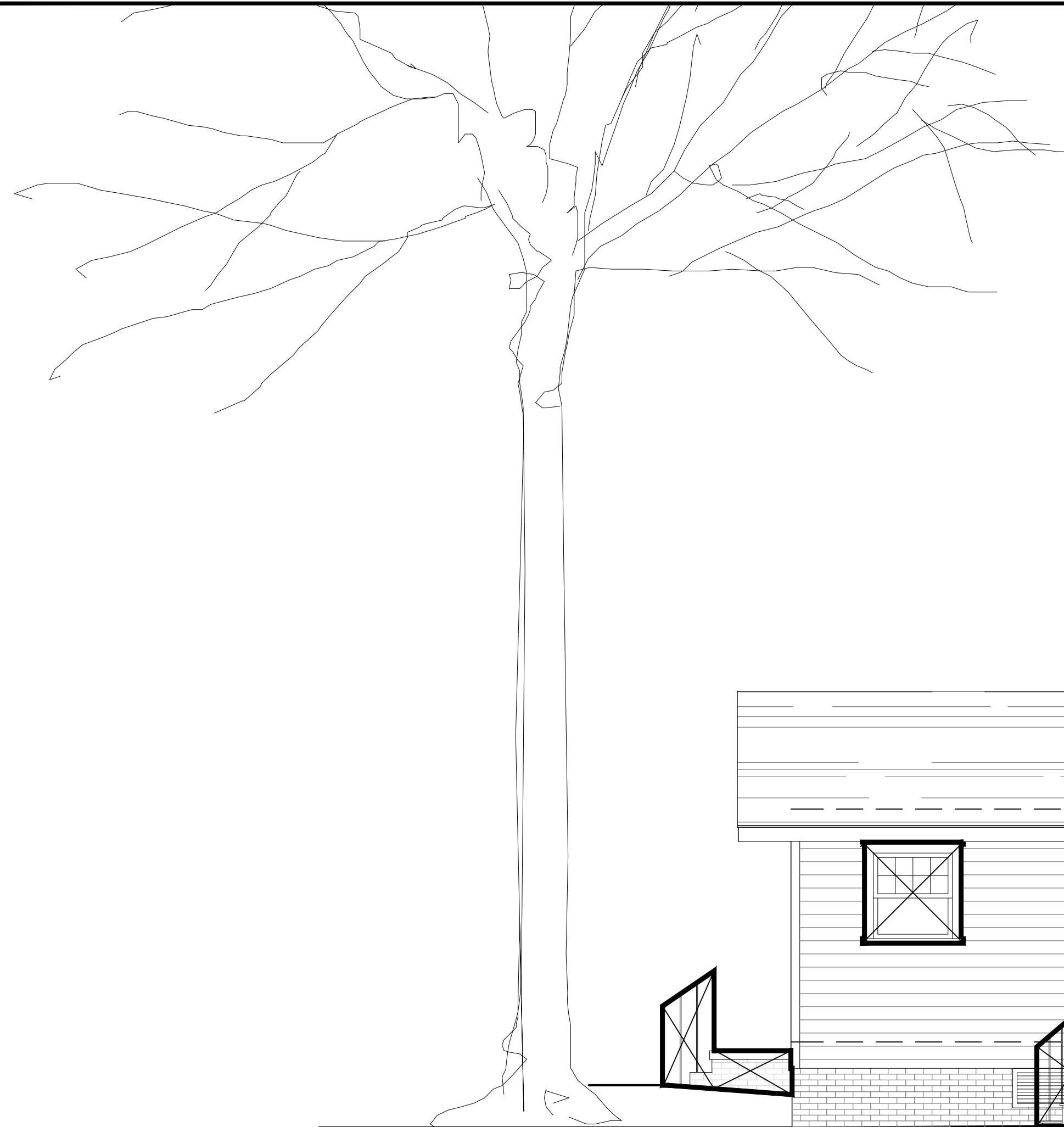
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 9. ALL PORCH CEILINGS TO BE FINISHED WITH 'V' GROOVE BEAD BOARD.

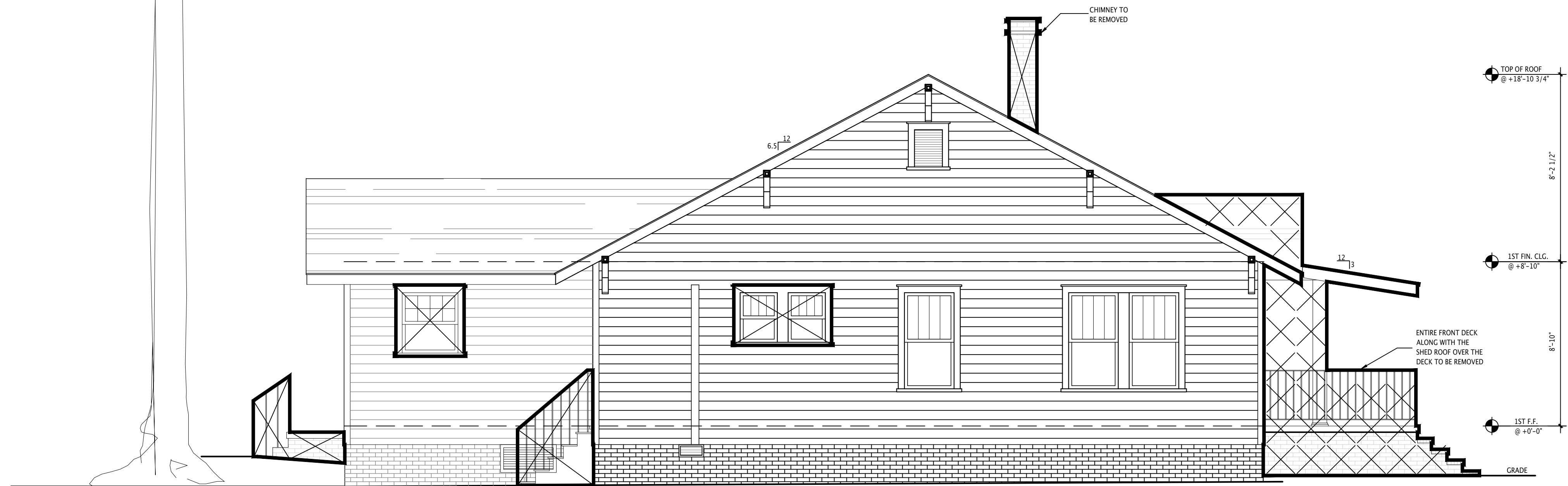


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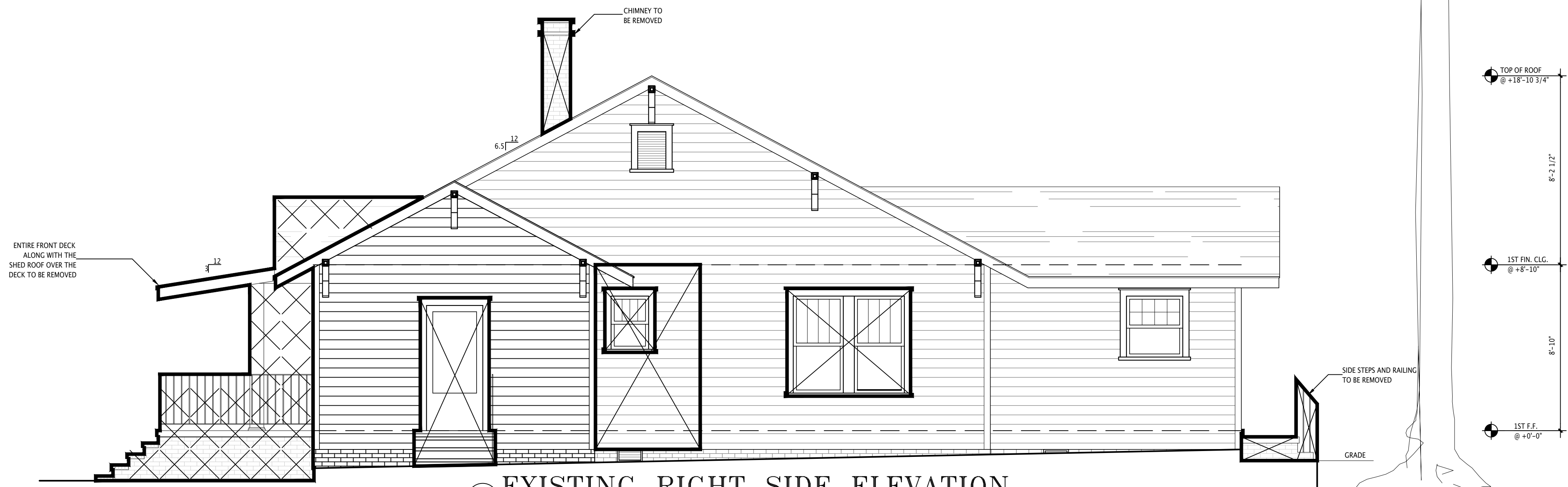
PROJ. NO. - 15064
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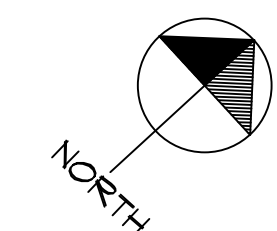
② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



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

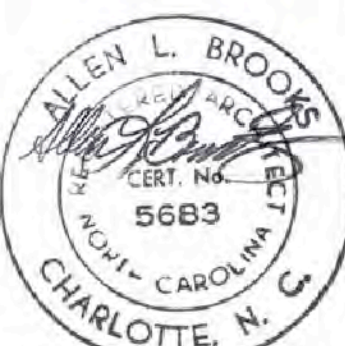
NOTE:

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3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
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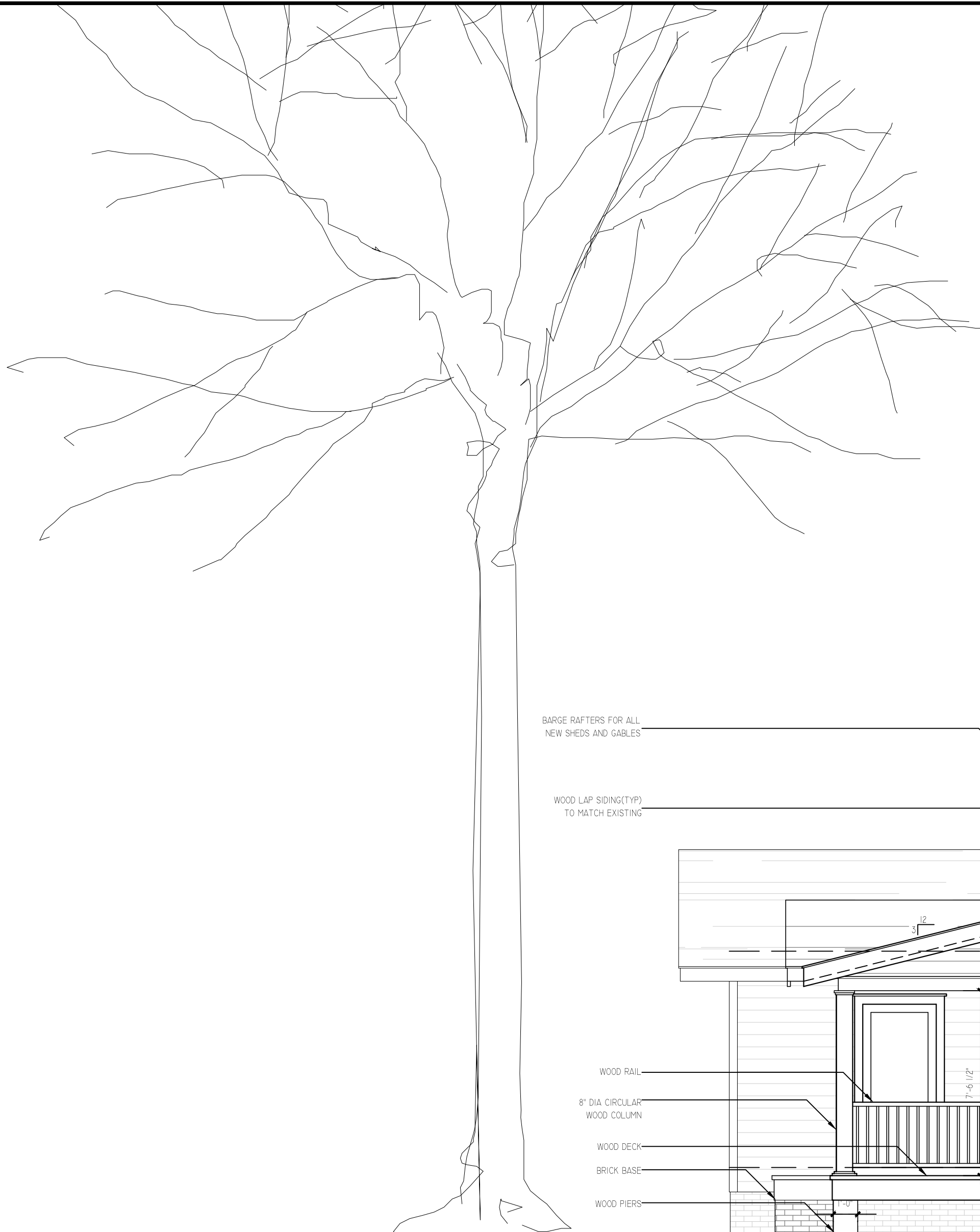
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REVISIONS -

EXISTING RIGHT AND LEFT
SIDE ELEVATIONS

A-9

OF: TWENTY



APRIL 2016

2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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

WINDOW SCHEDULE			
	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7'-2" (1ST FLR) 7'-0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-4" X 4'-0"	6'-8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.P. OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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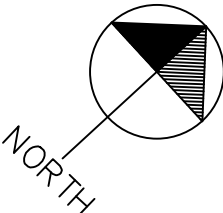
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Charlotte, North Carolina

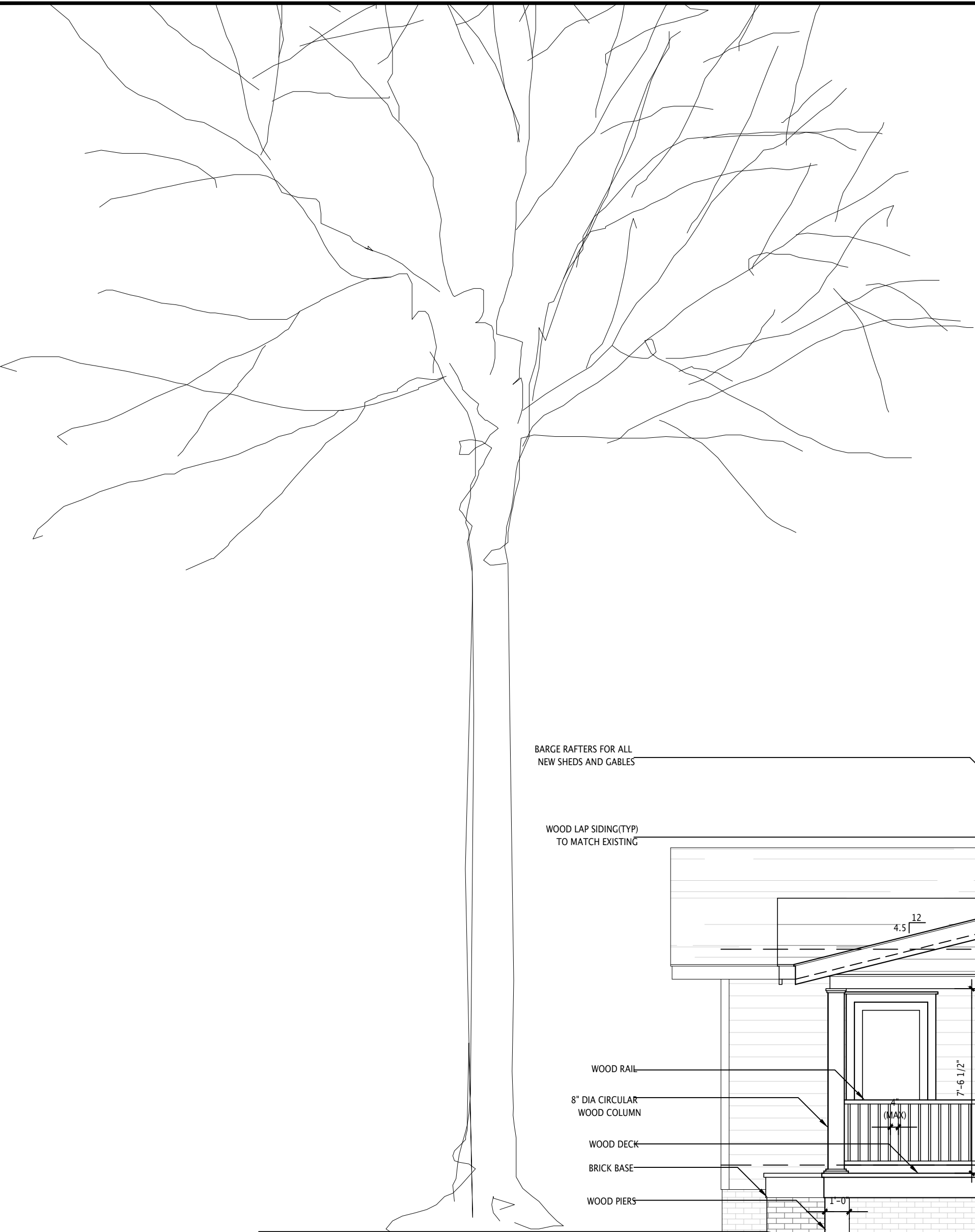
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MAY 2016



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



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
B	2'-8" X 3'-3"	7' 2" (1ST FLR) 7' 0" (2ND FLR)	DOUBLE HUNG
C	2'-8" X 5'-2"	MATCH EXISTING	DOUBLE HUNG
D	2'-6" X 4'-6"	6' 8"	DOUBLE HUNG
E	2'-8" X 5'-0"	7' 0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

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CERT. NO.
5683
NORTH CAROLINA
CHARLOTTE, N. C.

04 MAY 2016

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Rep. Number
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North Carolina
Charlotte, North Carolina

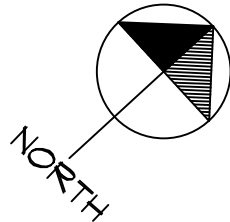
Seal

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APRIL 2016



④ REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



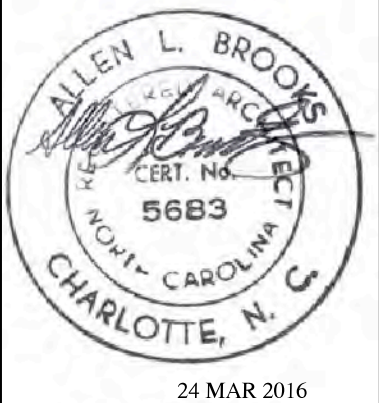
② RIGHT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



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PROJ. NO. : 15064
ISSUED : 24 MAR 2016
REVISIONS :

COMPARISON OF ELEVATIONS
(EXISTING AND PROPOSED)

A-16
OF: TWENTY

MAY 2016



④ REAR ELEVATION
1/4" = 1'-0"



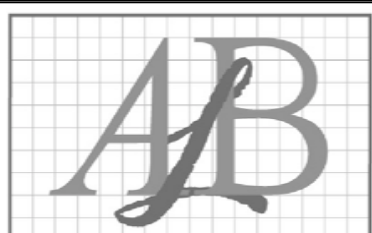
③ LEFT ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



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PROJ. NO. - 15064
ISSUED - 04 MAY 2016
REVISIONS -

COMPARISON OF ELEVATIONS
(EXISTING AND PROPOSED)


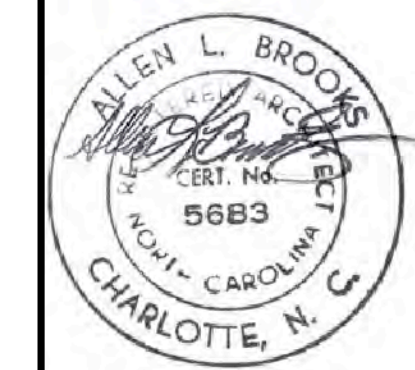
A-16

OF: TWENTY

☐ ☐ ☐ ☐

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Registered Architectural Corporation
Reg. Number
51533
North Carolina
Charlotte, North Carolina

 McEwan

Designed Exclusively for the:

REVISION

A-2

OF: TWENTY

SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE



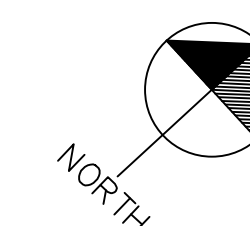
EAST
TREMONT
AVENUE

LENNOX AVENUE



EAST
TREMONT
AVENUE

LENNOX AVENUE



× × × × AREAS TO BE REMOVED

MAY 2016

SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE

existing ridge = 731.5'
proposed ridge = 737.1'
1st level = 713.3'

ridge = 739.9'
1st level = 716.6'

ridge = 733.2'
1st level = 718.2'

ridge = 745.4'
1st level = 724.2'

SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE

existing ridge = 731.5'
1st level = 713.3'

ridge = 739.9'
1st level = 716.6'

ridge = 733.2'
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ridge = 745.4'
1st level = 724.2'

SUBJECT PROPERTY
#1920-1922 LENNOX AVENUE

existing ridge = 731.5'
1st level = 713.3'

ridge = 739.9'
1st level = 716.6'

ridge = 733.2'
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ridge = 745.4'
1st level = 724.2'



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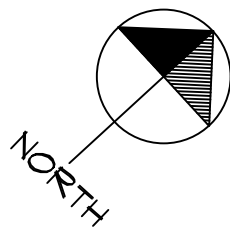
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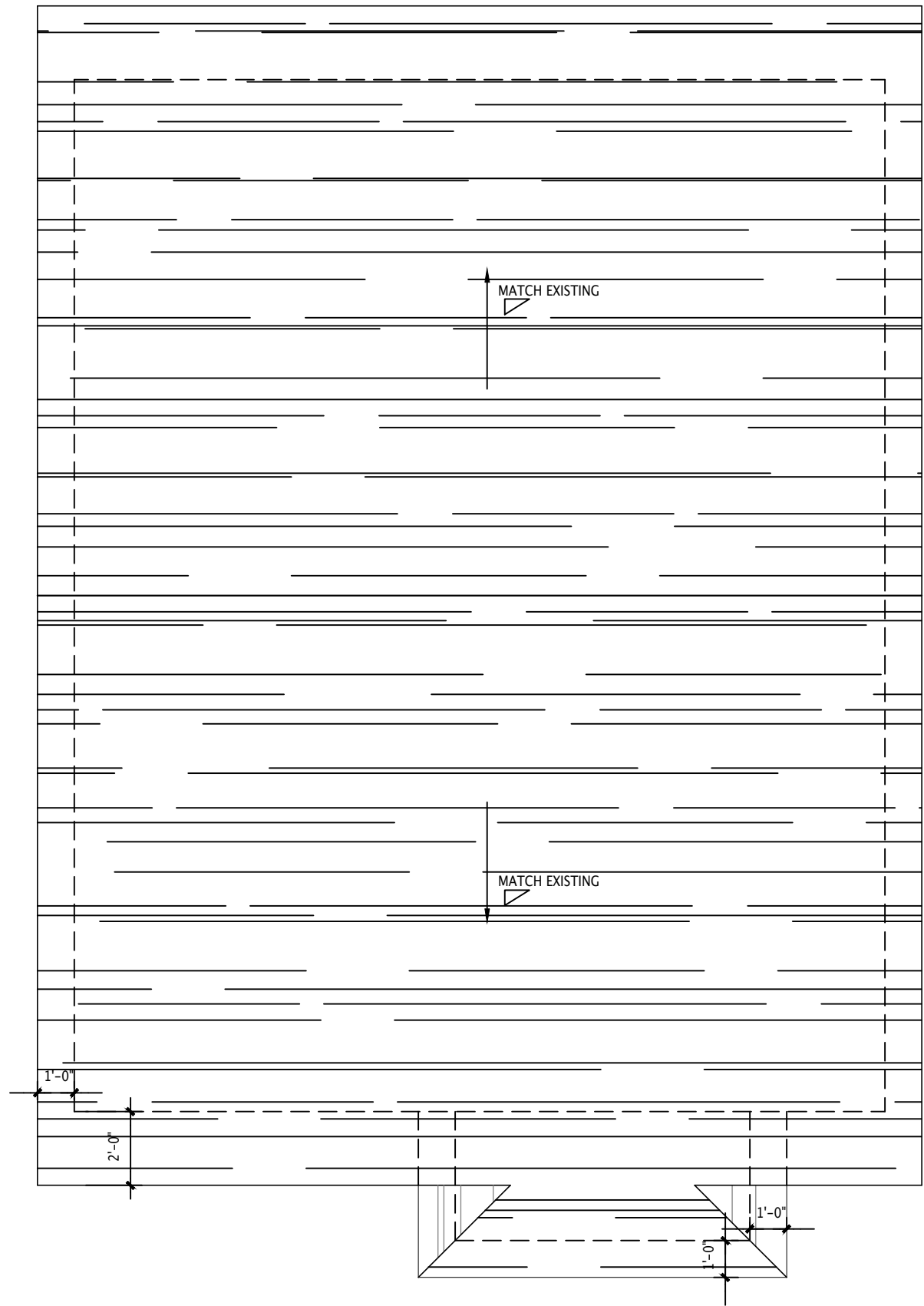
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STREET HEIGHT SURVEY

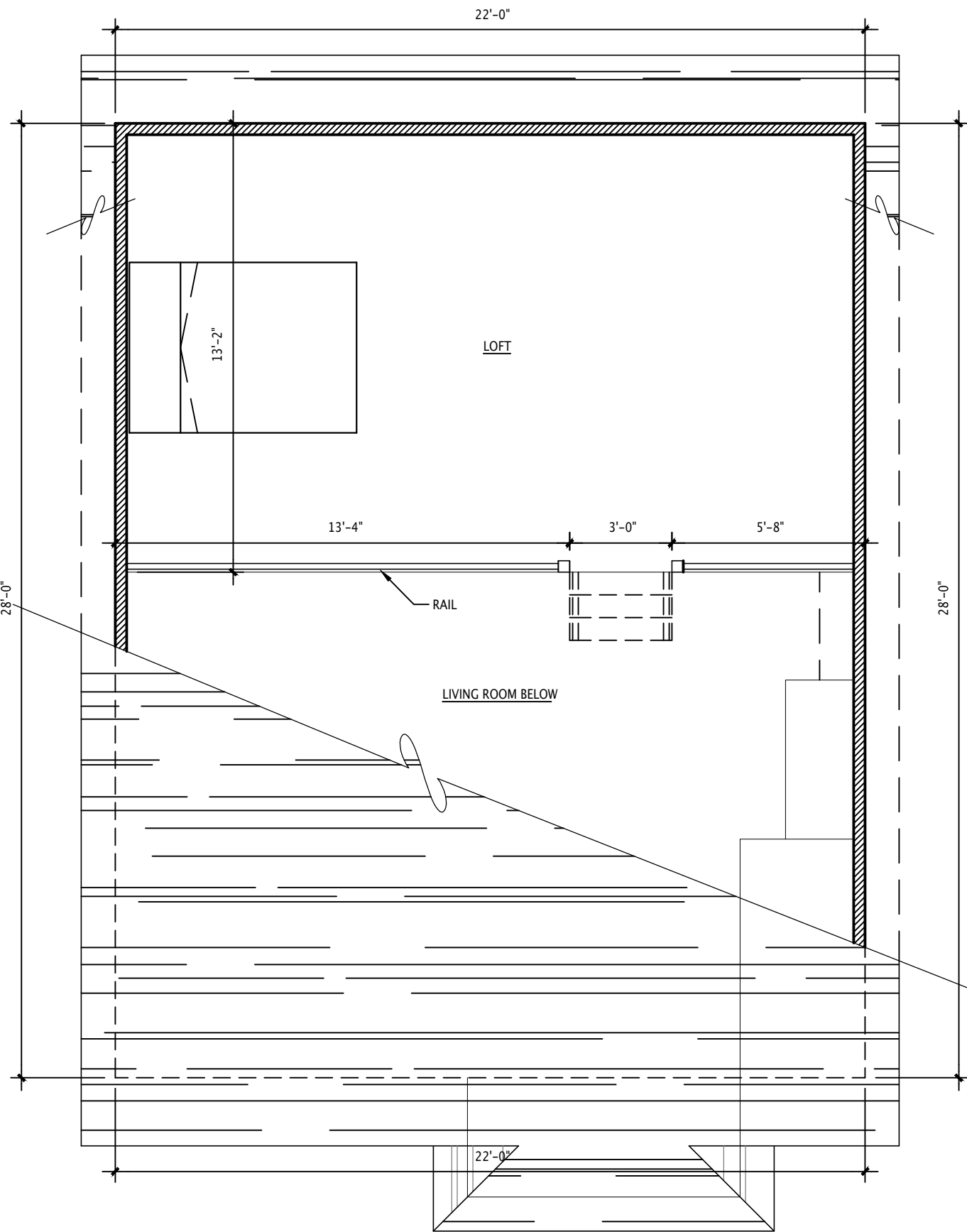
A-2
OF: TWENTY



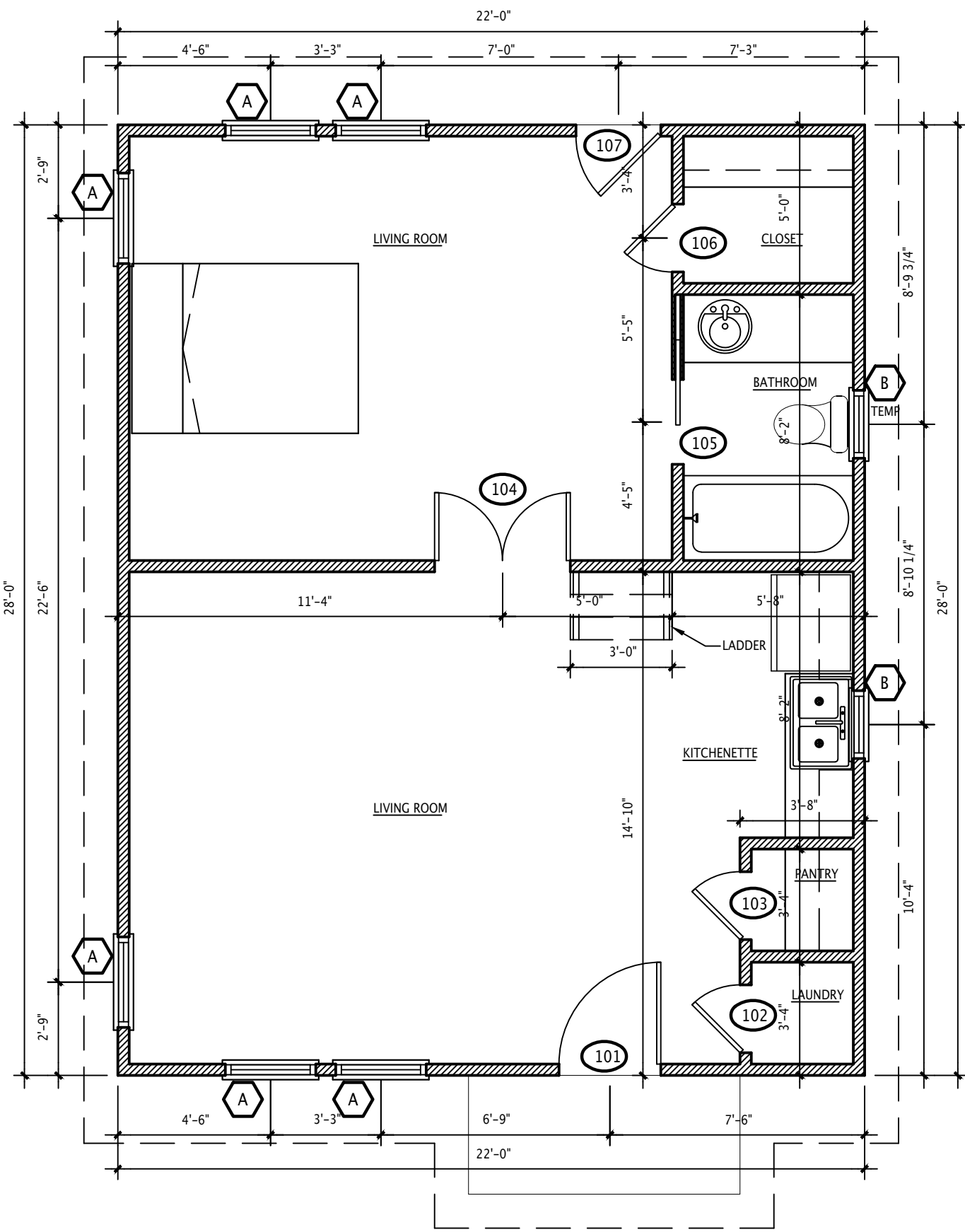
MAY 2016



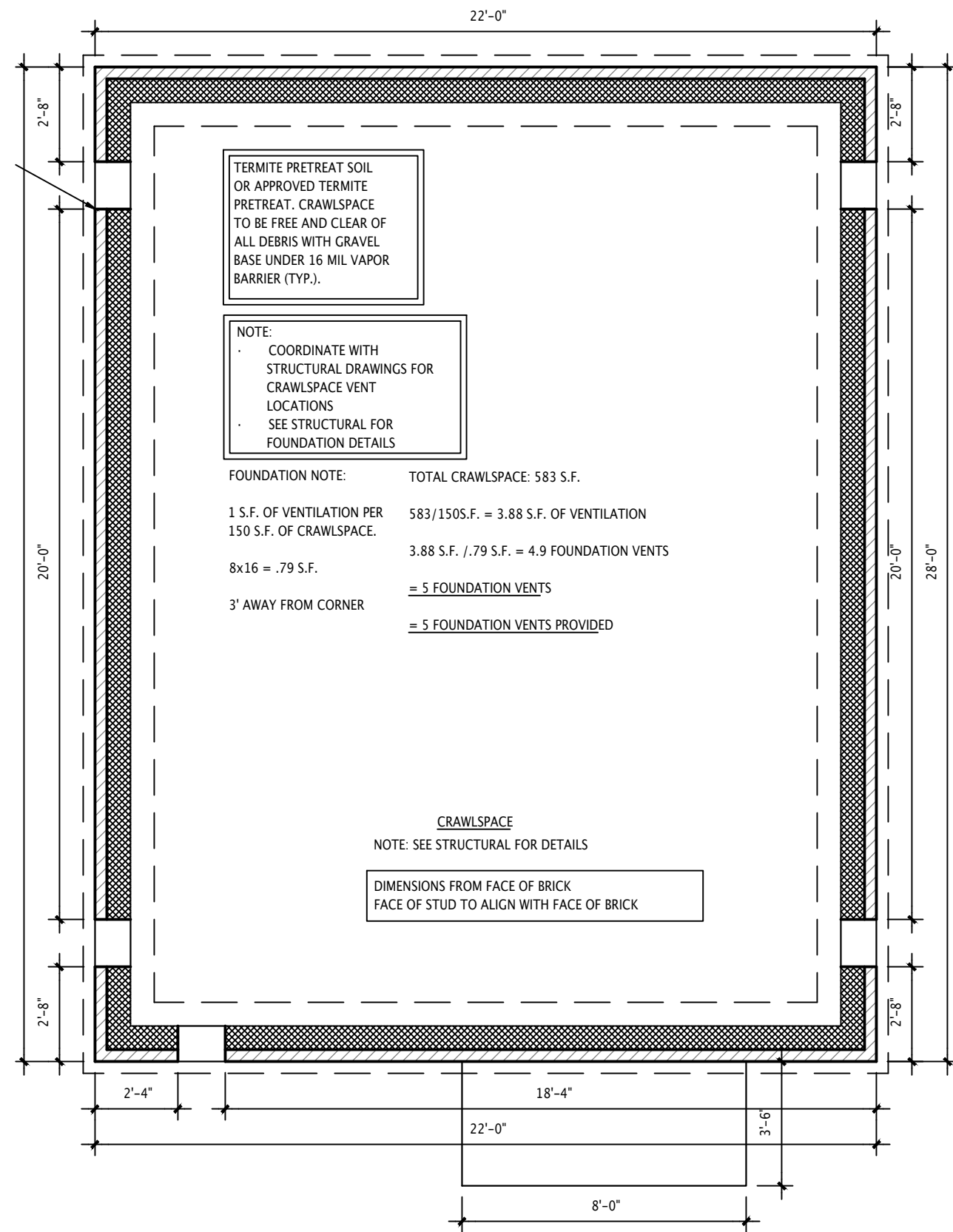
④ PROPOSED ROOF PLAN
1/4" = 1'-0"



③ PROPOSED LOFT PLAN
1/4" = 1'-0"



② PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



① PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

LEGEND			
	NEW WALLS		BRICK VENEER
	MASONRY		EXISTING WALLS

ACCESSORY WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH HOUSE	DOUBLE HUNG
B	2'-0" X 3'-2"	MATCH HOUSE	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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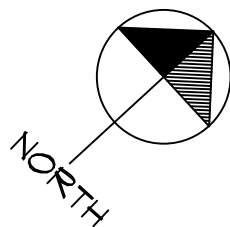
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

ACCESSORY DOOR SCHEDULE

NUM	OPENING	LOCATION
101	3'-0" X 6'-8"	LIVING ROOM
102	2'-0" X 6'-8"	LAUNDRY
103	2'-0" X 6'-8"	PANTRY
104	PR 2'-0" X 6'-8"	BEDROOM
105	2'-6" X 6'-8" (POCKET DR)	BATHROOM
106	2'-0" X 6'-8"	CLOSET
107	2'-6" X 6'-8"	BEDROOM

NOTE:

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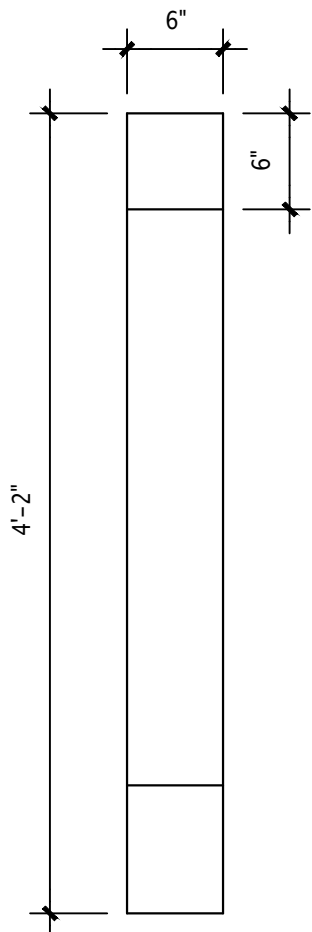
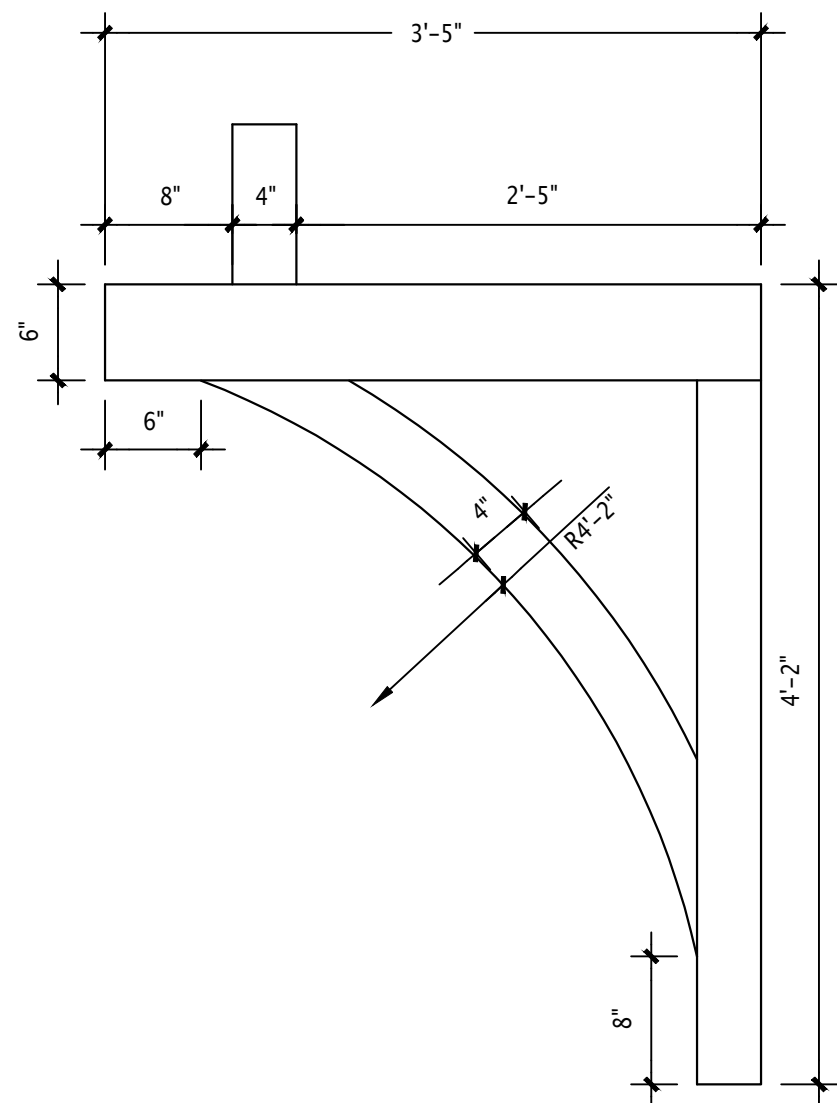
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REVISIONS -

PROPOSED ACCESSORY
STRUCTURE

A-18

OF: TWENTY

MAY 2016



⑤ BRACKET DETAIL
1" = 1'-0"

LEGEND

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

ACCESSORY WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	MATCH HOUSE	DOUBLE HUNG
B	2'-0" X 3'-2"	MATCH HOUSE	DOUBLE HUNG

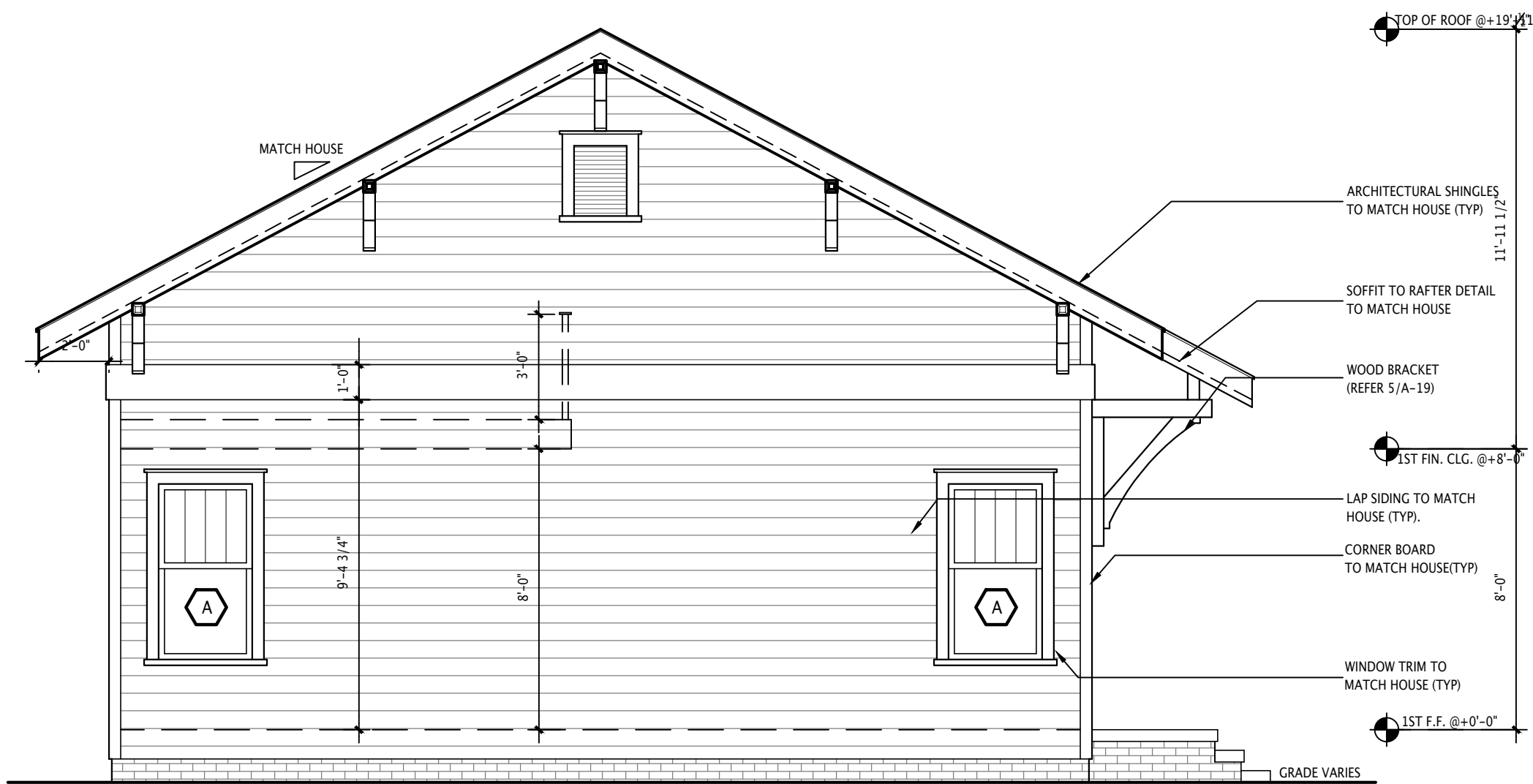
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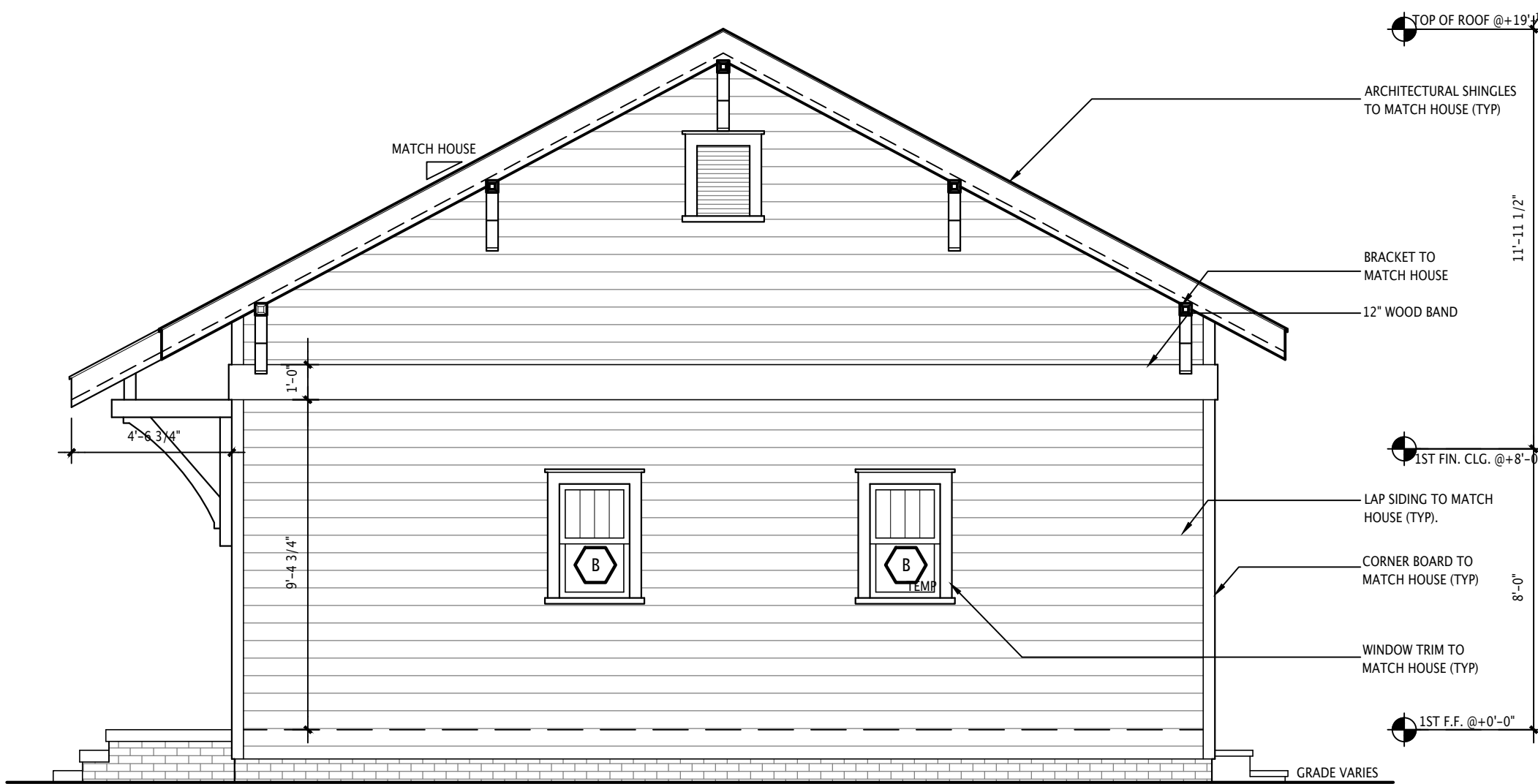
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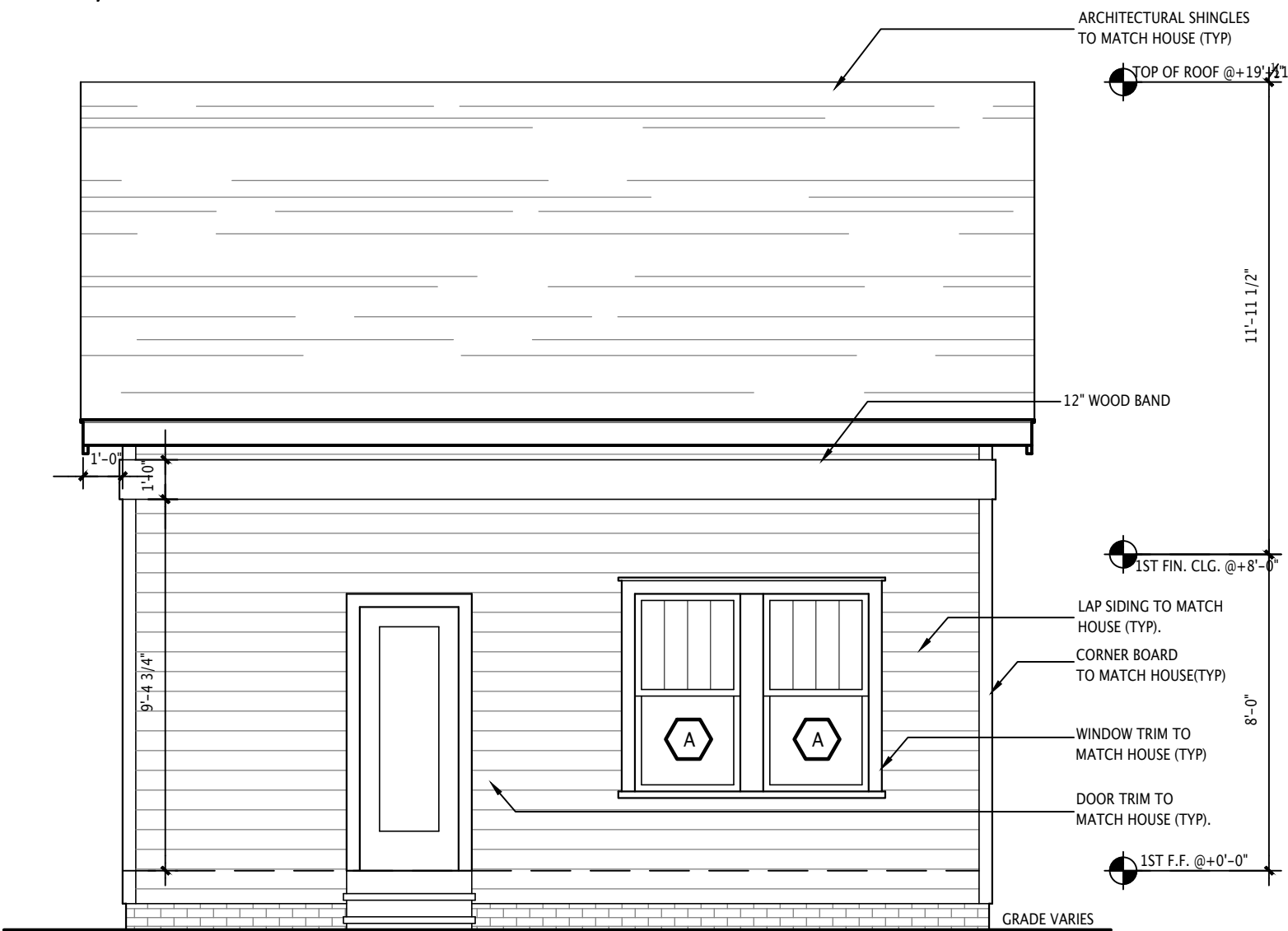
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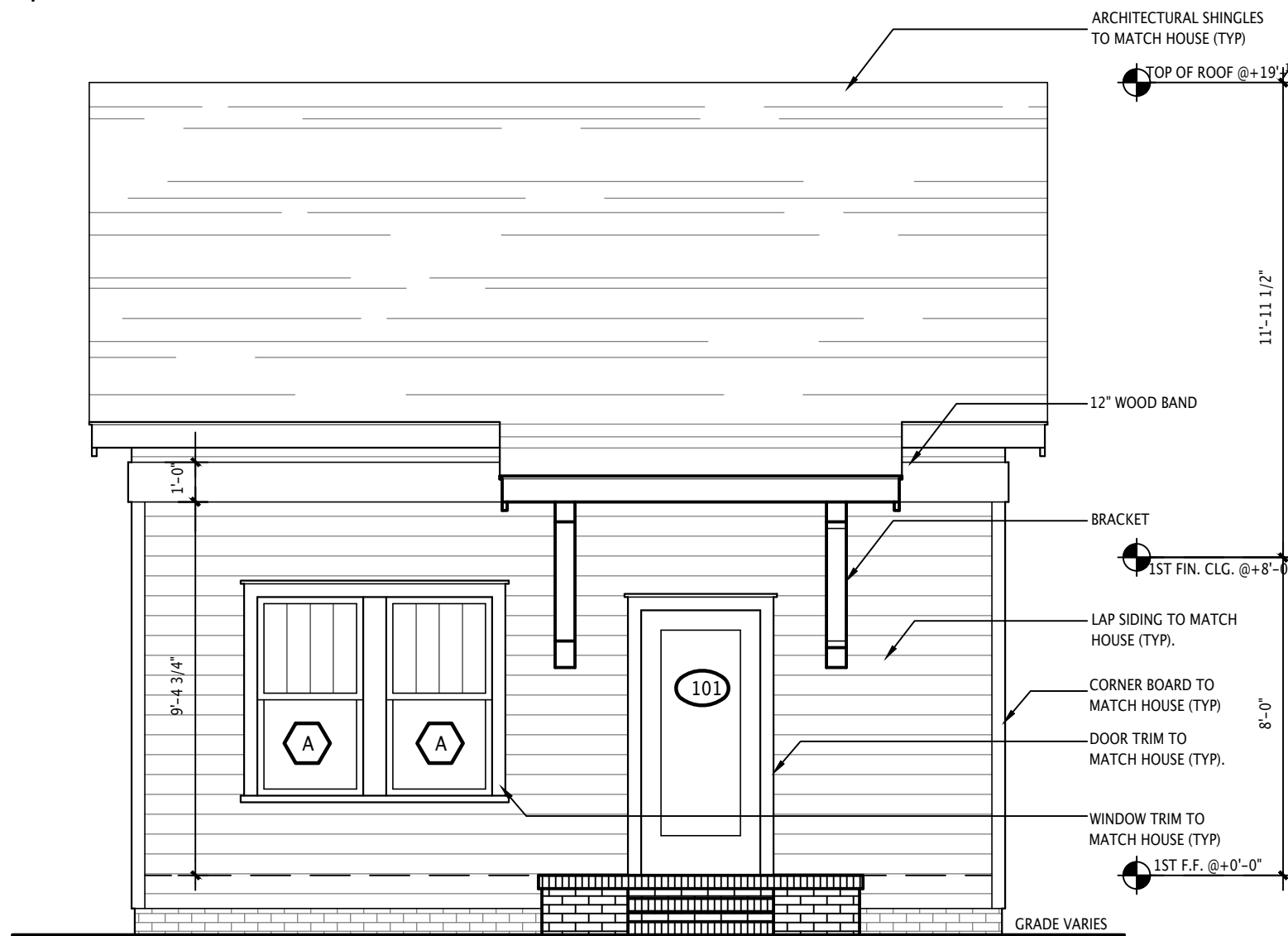
④ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



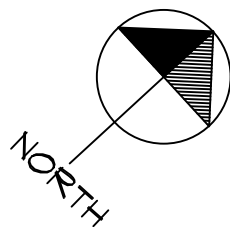
② PROPOSED REAR ELEVATION
1/4" = 1'-0"



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

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EXISTING & PROPOSED SITE PLANS

A-19

OF: TWENTY