

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 1419 Lexington Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Ray Sheedy

### **Details of Proposed Request**

#### *Existing Context*

The structure is a 1 ½ story Colonial Revival style building house constructed in 1941. It is listed as a contributing structure in the Dilworth National Register of Historic Places. Features include a side porch, 8/8 windows and covered entrance.

#### *Proposal*

The project for HDC review is the enclosure of the side porch, new windows and the addition of a new porch roof and columns. The side porch enclosure includes wood lap siding and trim, and wood windows. The new front porch features include brick columns, wood posts and a gable roof. The existing porch deck will remain.

### **Policy & Design Guidelines – 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.

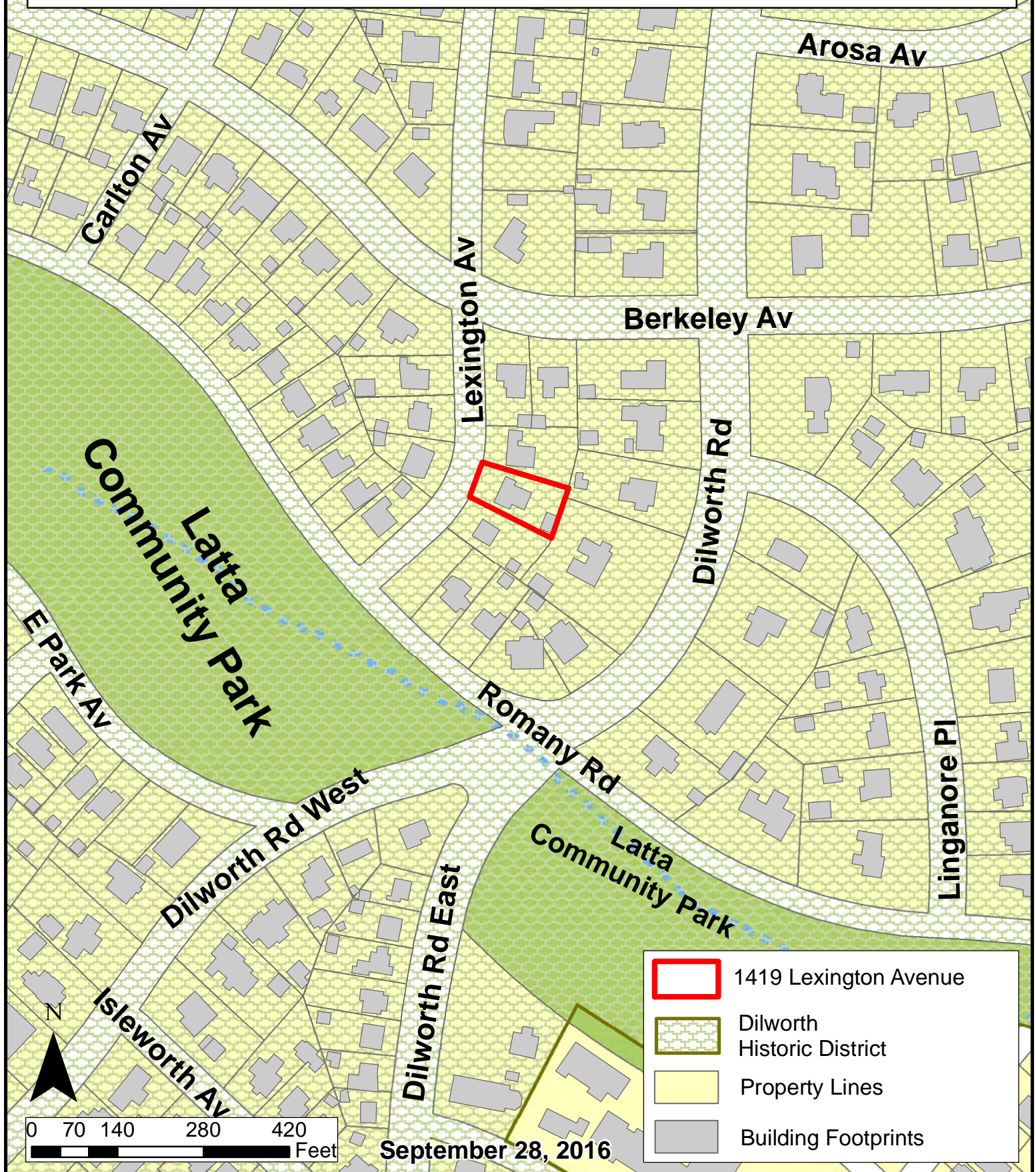
1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

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 proposal meets the guidelines for additions. Setback does not apply.

*Charlotte Historic District Commission - Case 2016-256*  
*Addition*  
**HISTORIC DISTRICT: DILWORTH**



East Elevation



North Elevation



North Elevation



South Elevation

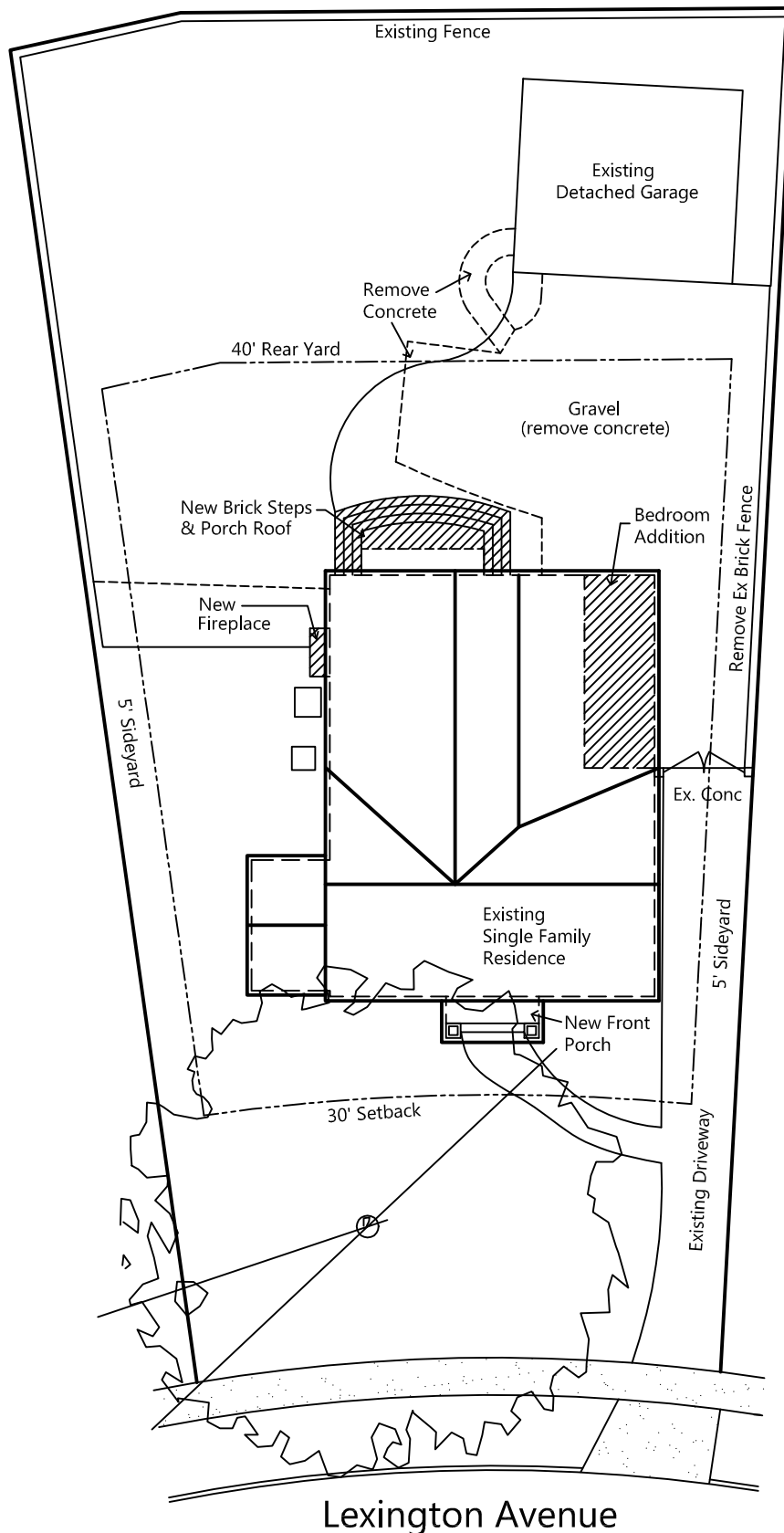


South Elevation

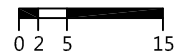


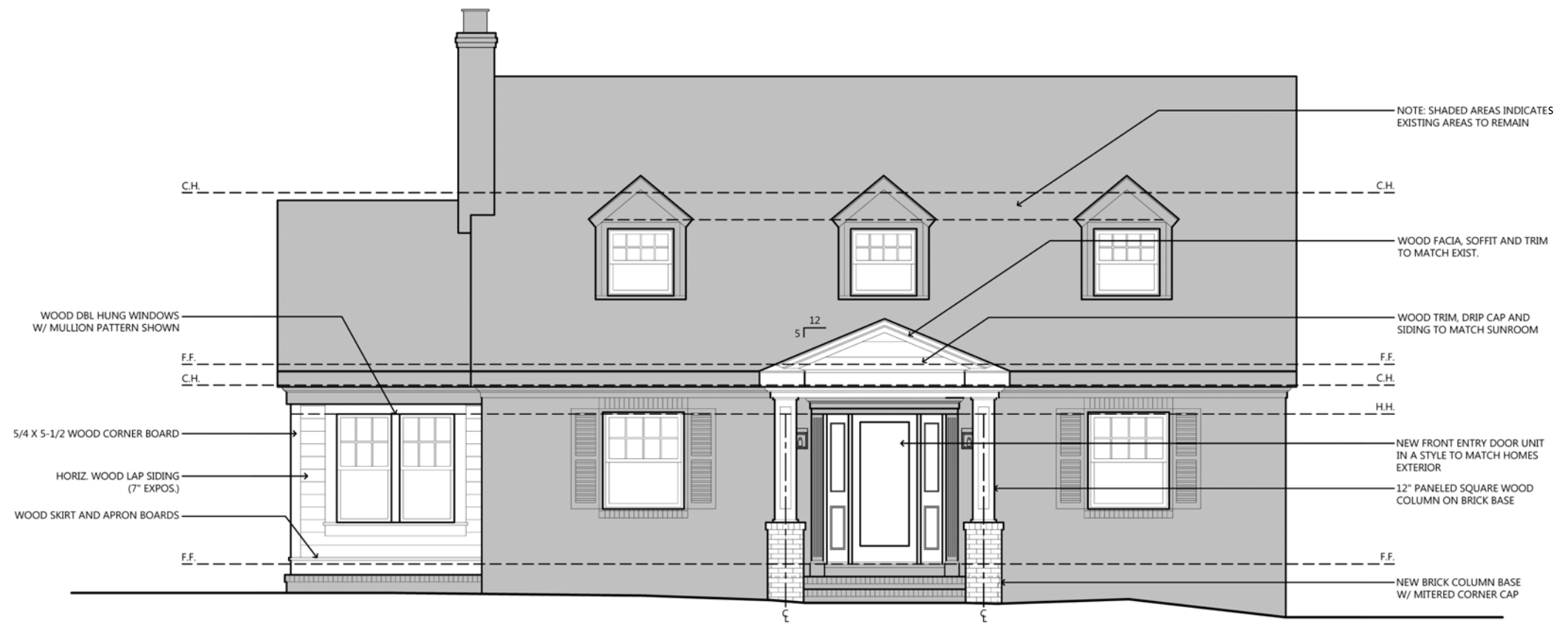
West Elevation





SITE PLAN



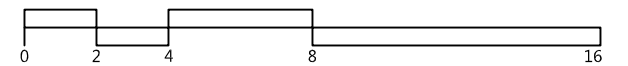


WEST ELEVATION





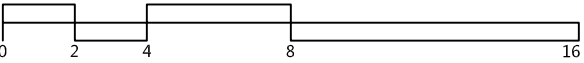
EX NORTH ELEVATION

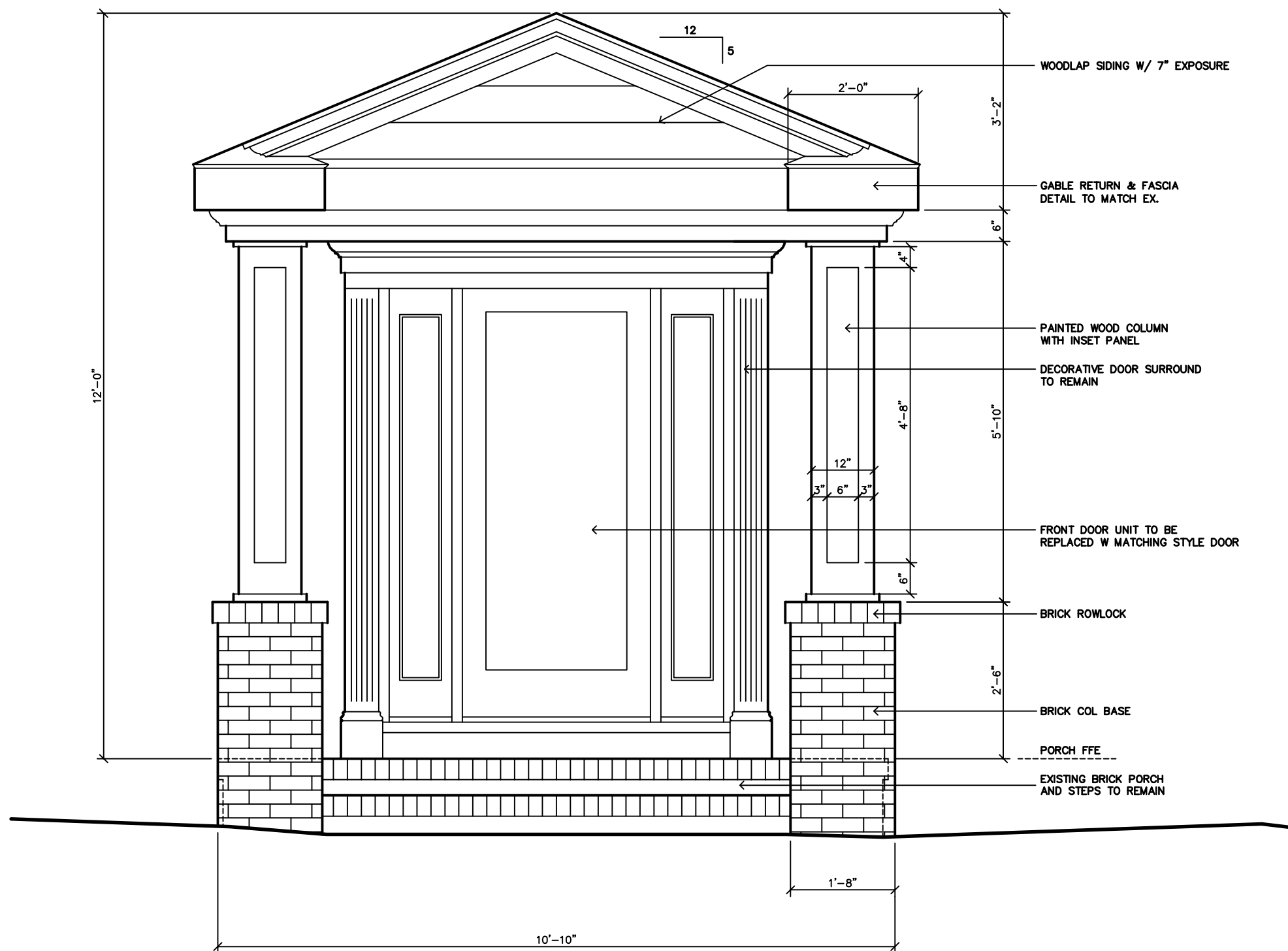




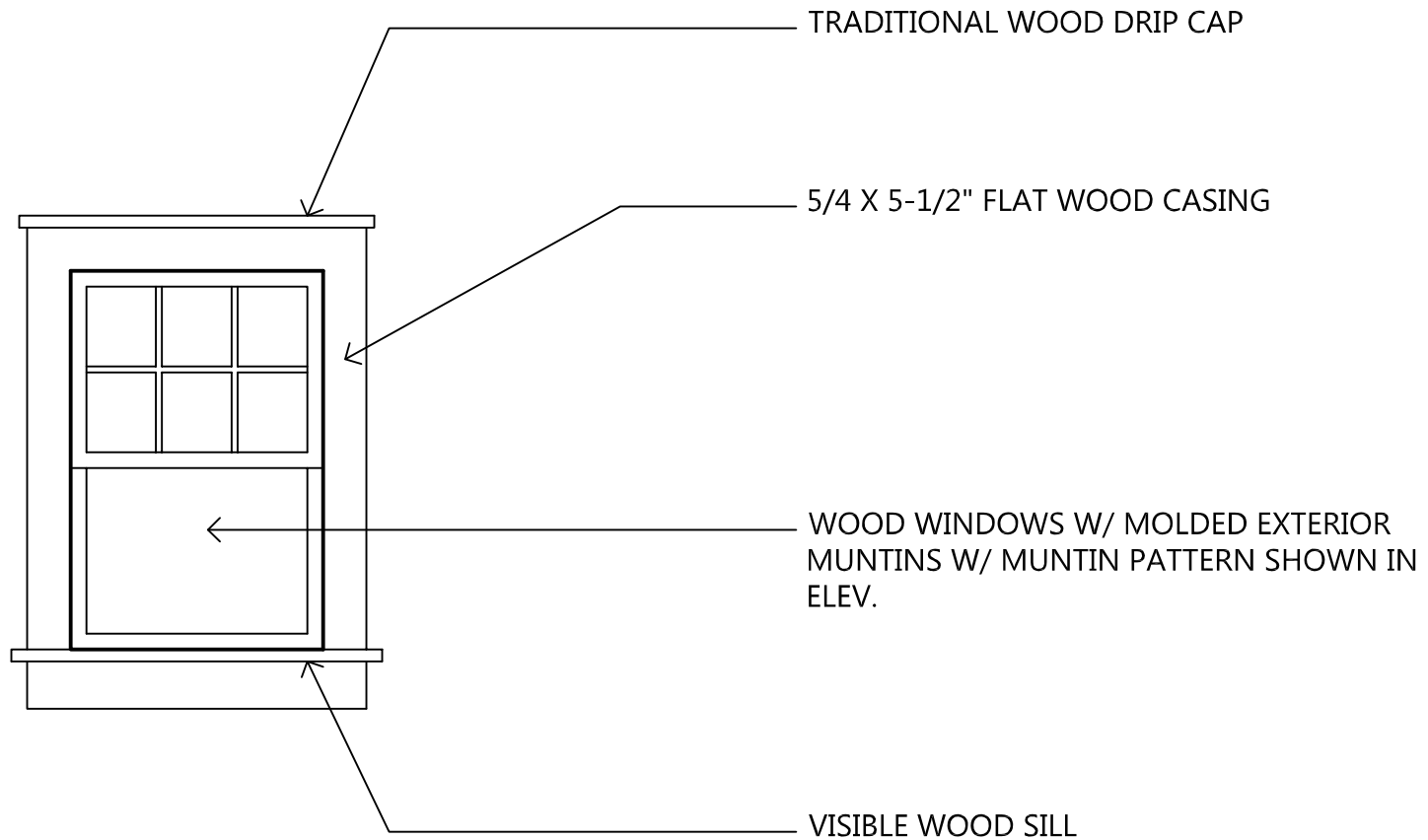


EX WEST ELEVATION





### FRONT PORCH DETAIL



NOTE: ALL EXISTING WINDOWS (TO BE REPLACED)  
AND ALL NEW WINDOWS WILL BE MOLDED EXTERIOR  
MUNTINS USING AN 8/1 OR 6/1 MUNTIN PATTERN AS  
SHOWN ON ELEV'S