

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1619 Lyndhurst Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Natalie and Jeff McAveney

Details of Proposed Request

Existing Conditions

The existing structure is a one story "Triple A" cottage constructed in 1905 and listed as a contributing structure in the Dilworth National Register of Historic Places. Exterior siding is wood and stucco. The front porch is currently enclosed. Adjacent structures are 1 and 2 stories in height.

Proposal

The project includes re-establishing the open front porch and construction of a second floor addition within the existing building footprint. The front porch design features new wood columns and hand rails. Two small dormers would be added to the front. New windows and trim would match existing. New materials include wood lap and shake siding. Existing windows to be replaced are noted on the left, rear and right elevations.

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. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	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. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2016-288
HISTORIC DISTRICT: Dilworth
ADDITION









Subject Residence



Adjacent Property



Corner Property



Adjacent Property



Opposing Property



Corner Property

1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review



Subject Residence



Corner Property

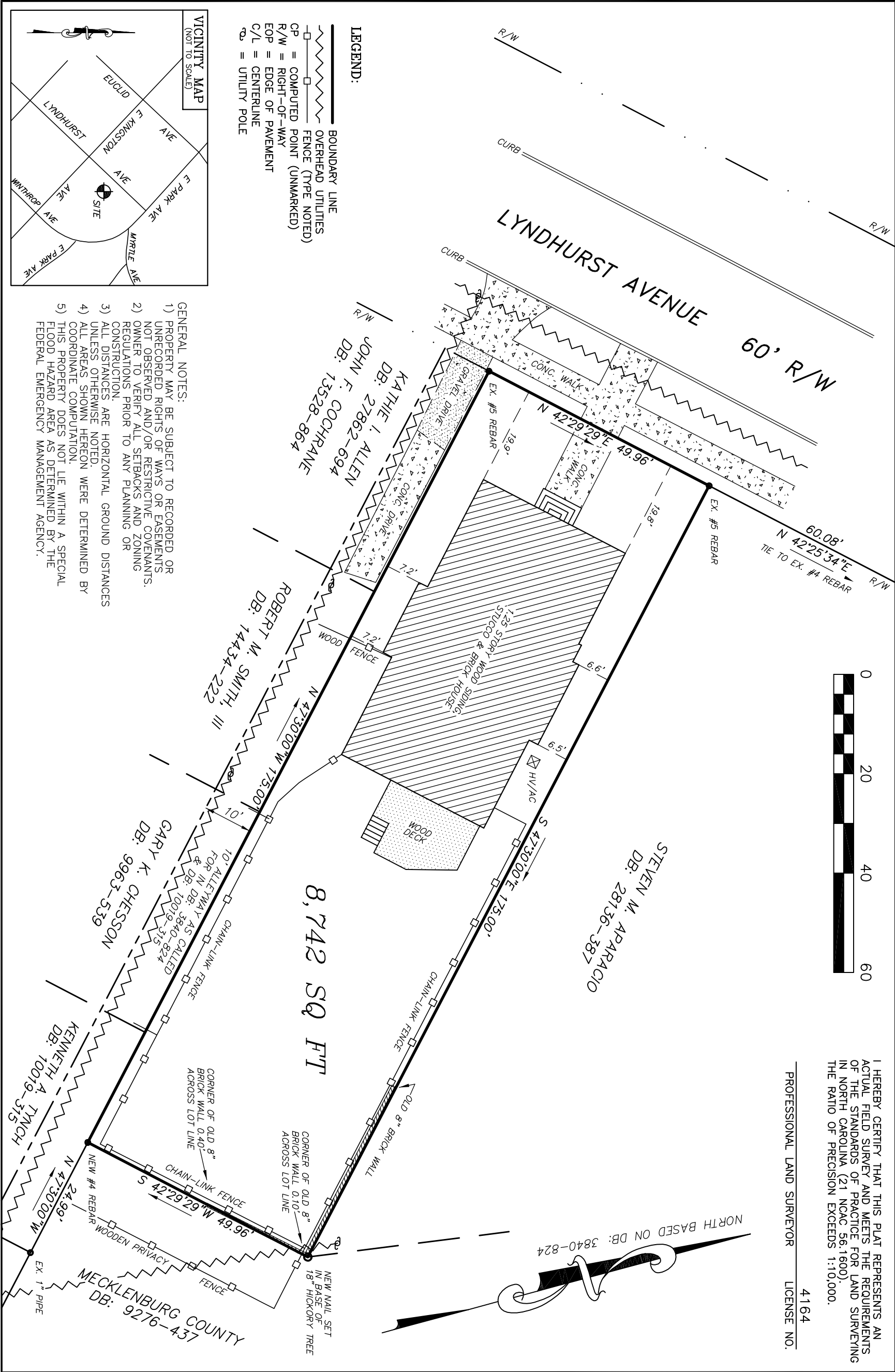


Street Scape



Street Scape

1619 Lyndhurst Avenue, Charlotte, North Carolina 28203
Historic District Commission Review



DRAWN BY:	SRM
DRAWING FILE NAME:	15169.LHURST
PROJECT NO:	15169
PROPERTY ADDRESS:	1619 LYNDHURST AVENUE CHARLOTTE, NC 28203
DATE:	SEPTEMBER 17, 2015
SCALE:	1" = 20'
CITY OF CHARLOTTE	MECKLENBURG COUNTY, NC

PHYSICAL SURVEY
FOR

**JEFF MCAVENNEY &
NATALIE PROFFIT**

DEED REFERENCE: 3840-824

HARRIS LAND SURVEYING, PLLC

FIRM LICENSE #: P-1295
4080 DAVIS RD
MAIDEN, NC 28650
704-400-6800

GENERAL NOTES

THESE DRAWINGS REPRESENT THE OWNER'S MINIMUM INTENTION OF SCOPE. CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE NORTH CAROLINA RESIDENTIAL BUILDING CODE 2012 EDITION OVER AND ABOVE THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS OPPOSITE CENTERLINES ARE SYMMETRICAL UNLESS OTHERWISE NOTED. ARCHITECTURAL DRAWINGS GOVERN LAYOUT

GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS & EXISTING FIELD CONDITIONS BEFORE PROCEEDING.

GENERAL CONTRACTOR IS TO COORDINATE ALL DETAILS OF CONSTRUCTION PRIOR TO FABRICATING AND PLACING MATERIALS. REQUIRED SHOP DRAWINGS AND MATERIAL SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT AS FOLLOWS:

DOOR & WINDOW SCHEDULES AND DETAILS
PLUMBING FIXTURES AND CUT SHEETS
CABINET SHOP DRAWINGS

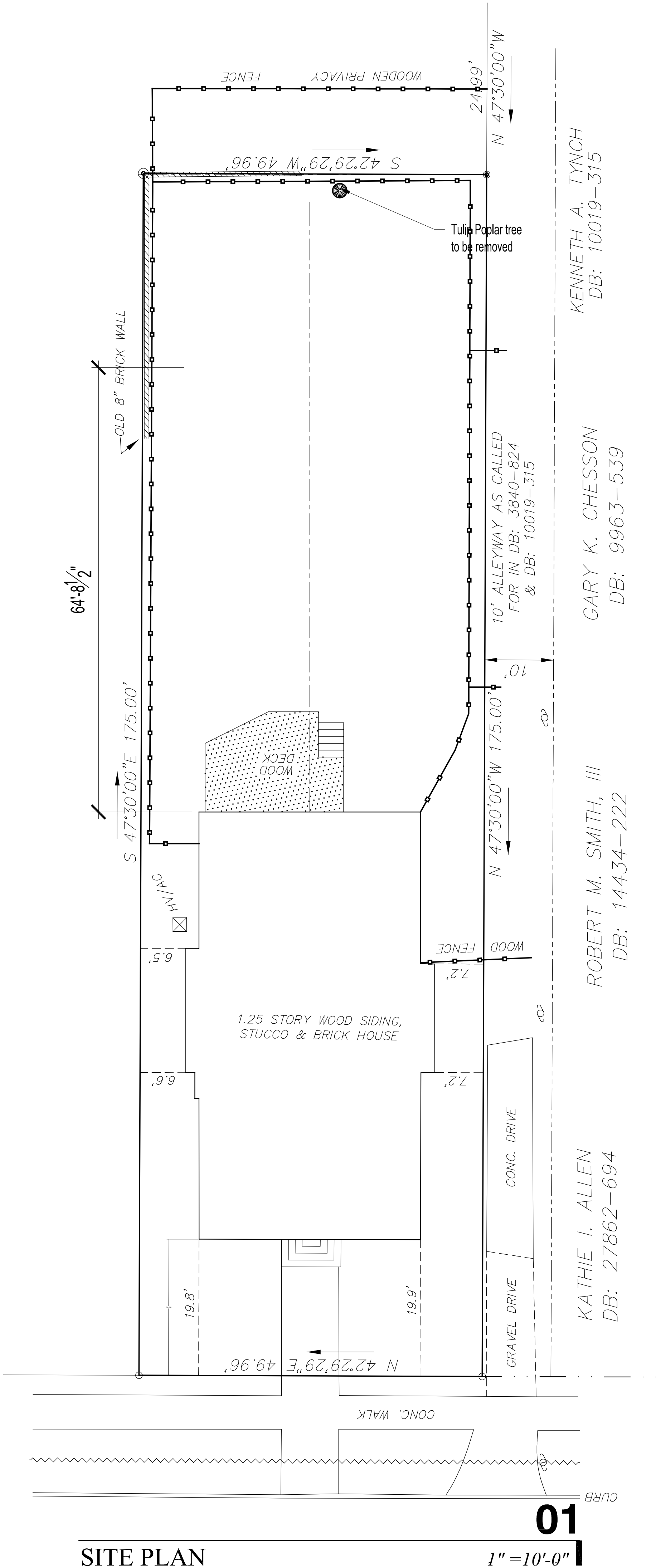
CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE BEST CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES WHERE PERFORMANCE STANDARDS AND TOLERANCES ARE NOT DESCRIBED IN THESE DRAWINGS.

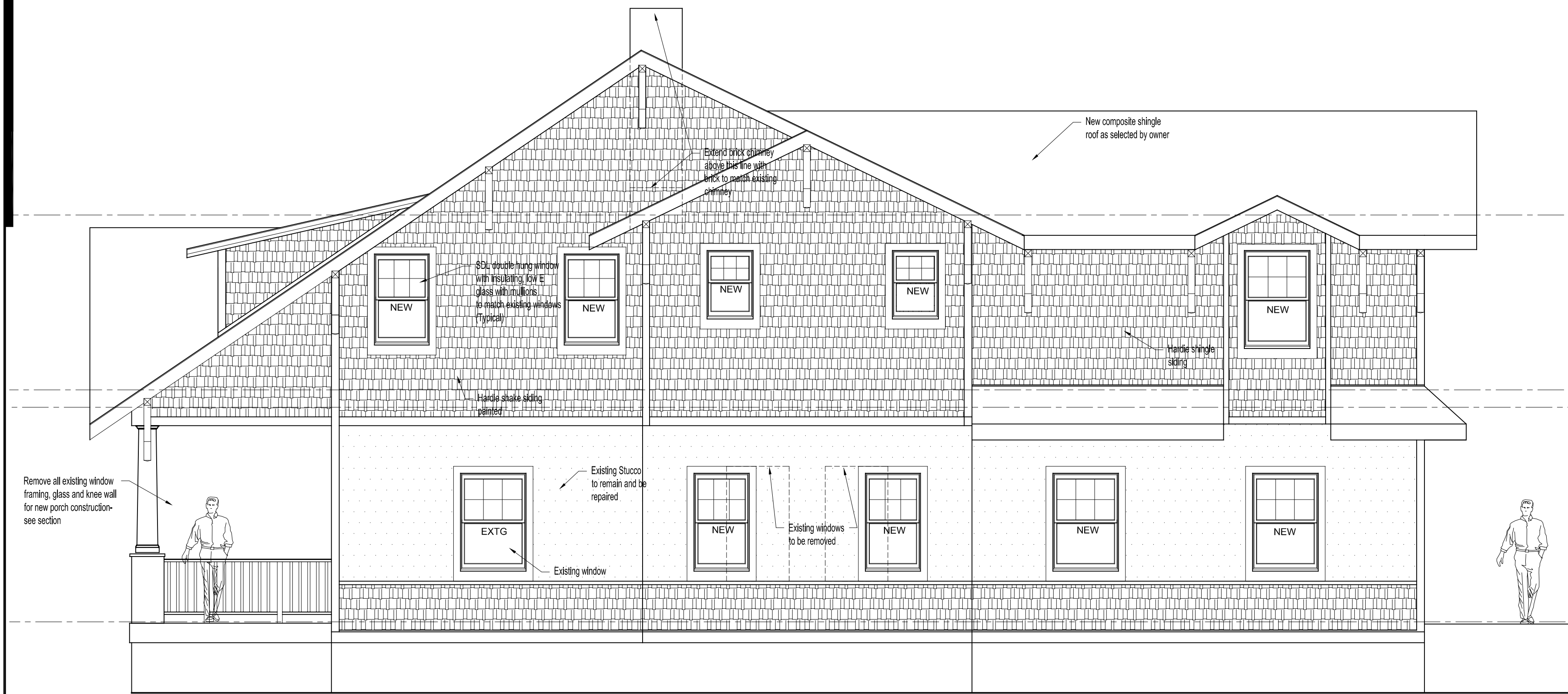
ACCESS TO THE CONSTRUCTION SITE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE MINIMALLY DISRUPTIVE

THE OWNER MAY REQUEST CHANGES TO THE CONSTRUCTION WITH APPROVAL FROM THE ARCHITECT

Area Calculations

Space	Area / SF
First Floor Existing	1,770 SF
First Floor Addition	0 SF
Second Floor Existing N/A	0 SF
Second Floor Addition	1,770 SF
Grand Total Combined Area	3,540 SF

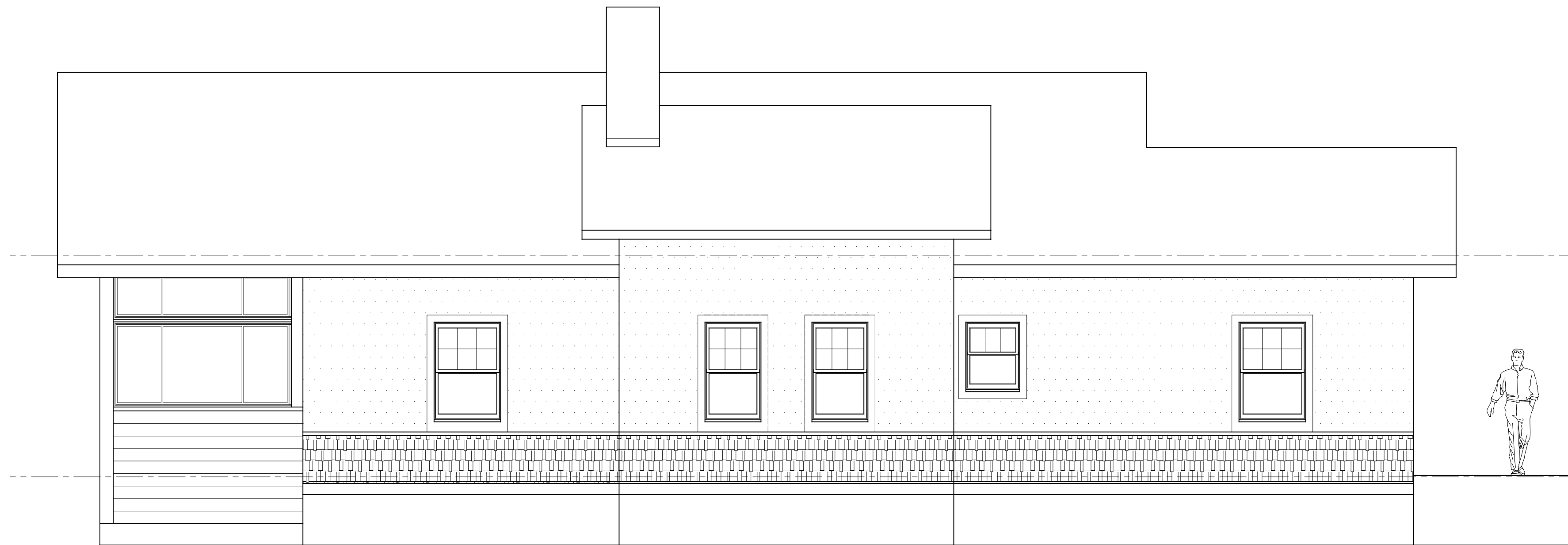




RIGHT SIDE ELEVATION

04

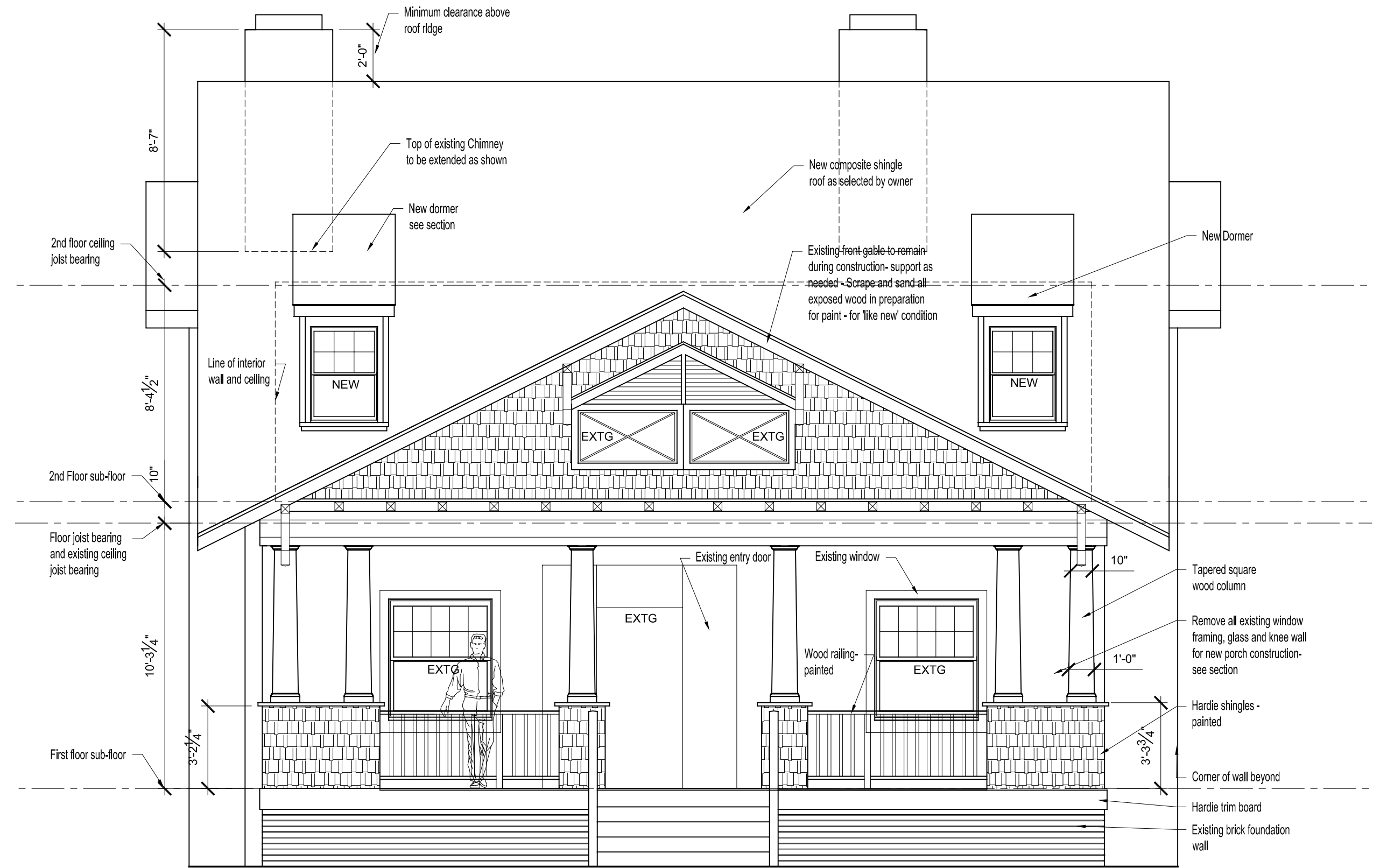
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

02

1/4" = 1'-0"



FRONT ELEVATION

03

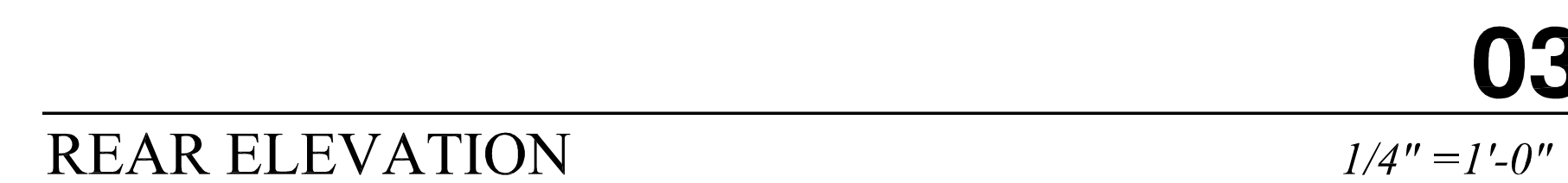
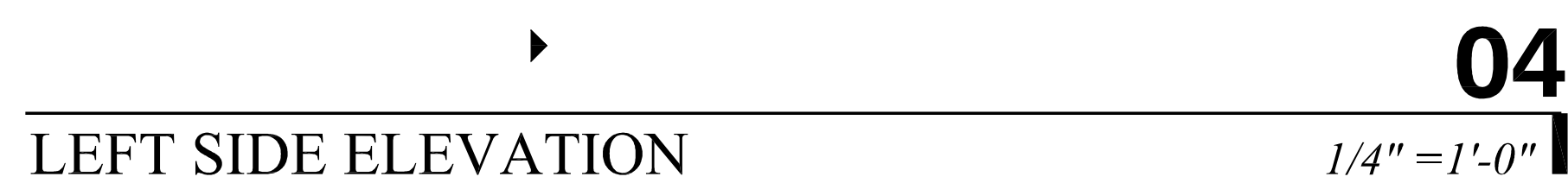
1/4" = 1'-0"

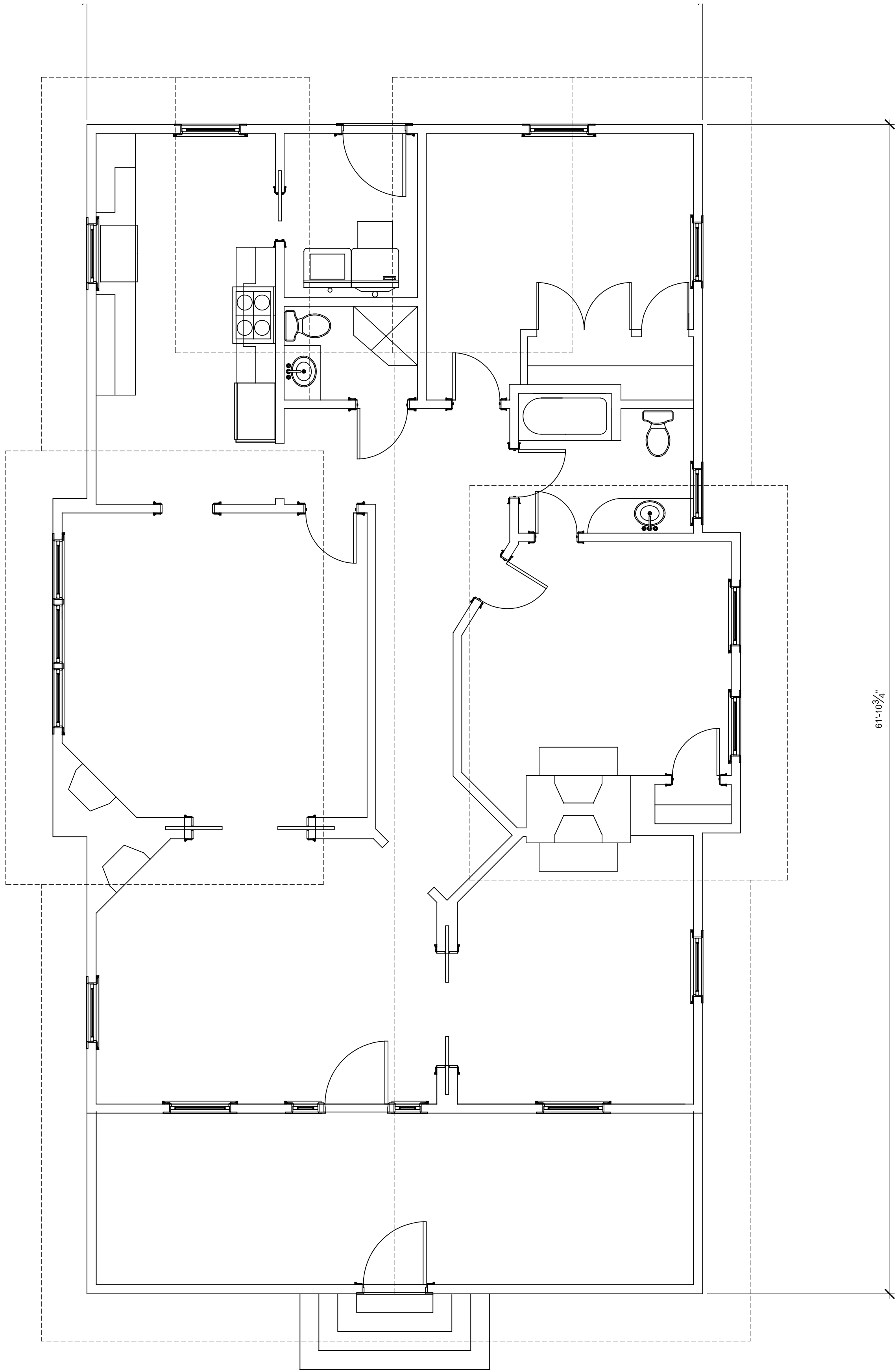
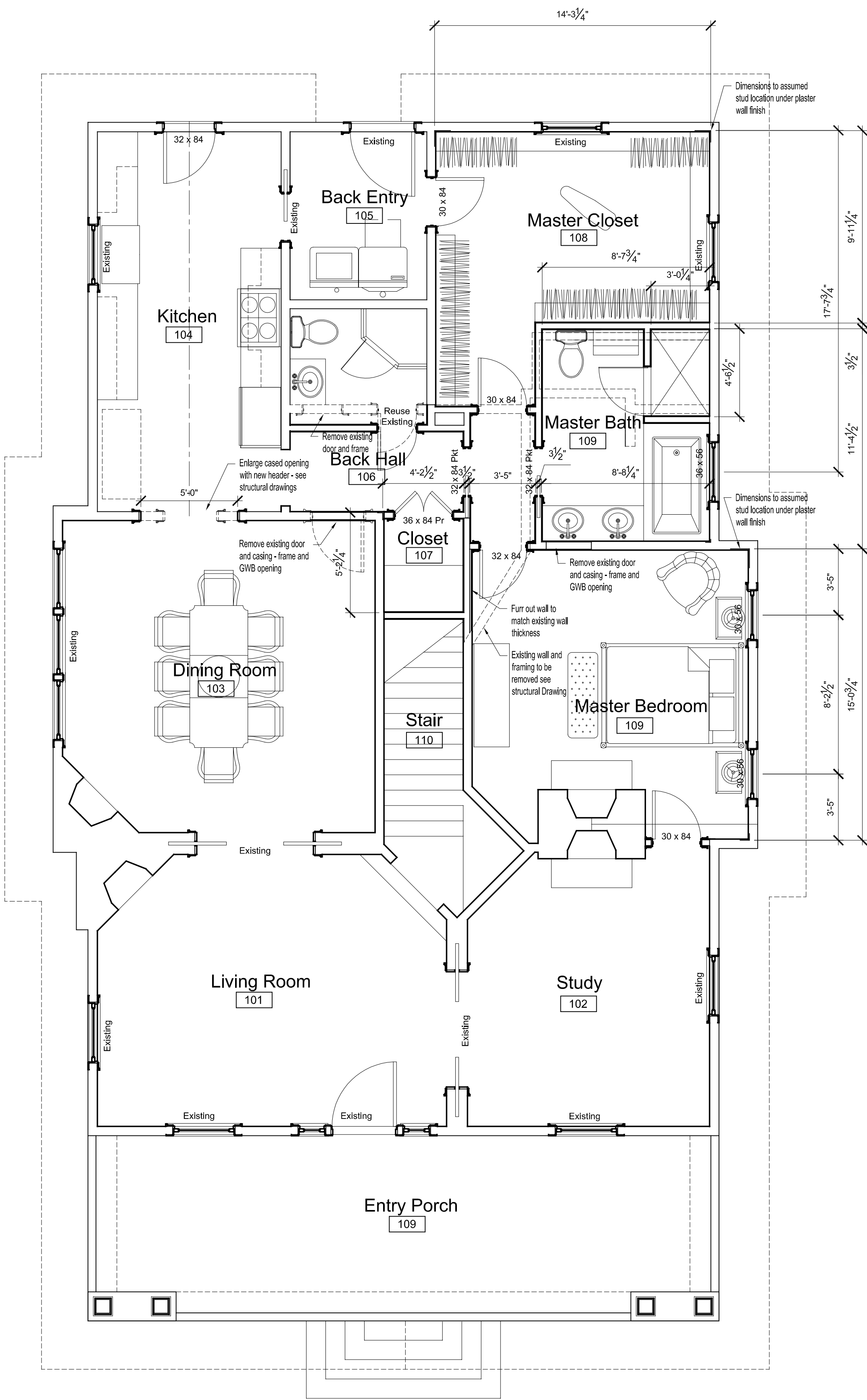


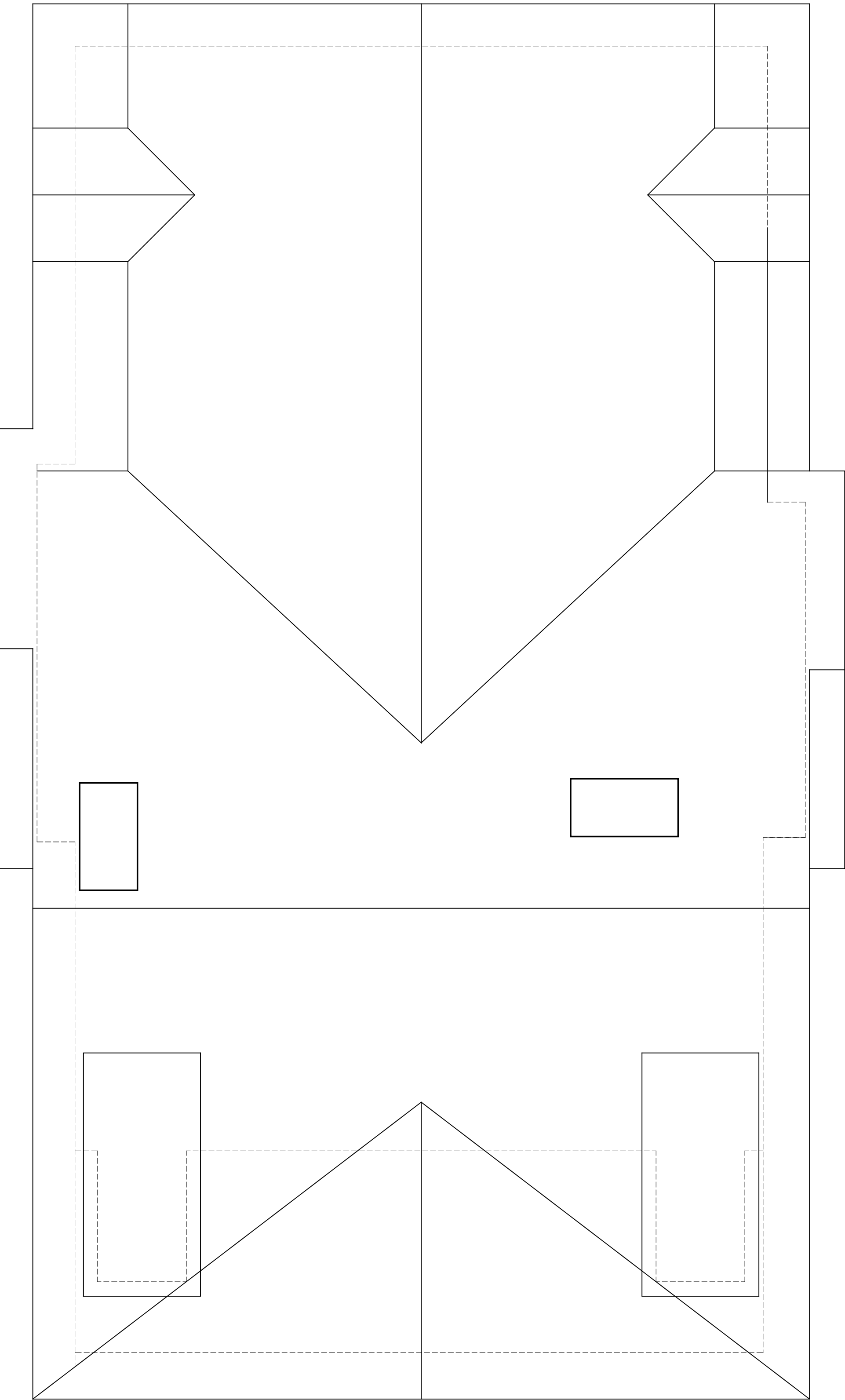
EXISTING FRONT ELEVATION

01

1/4" = 1'-0"

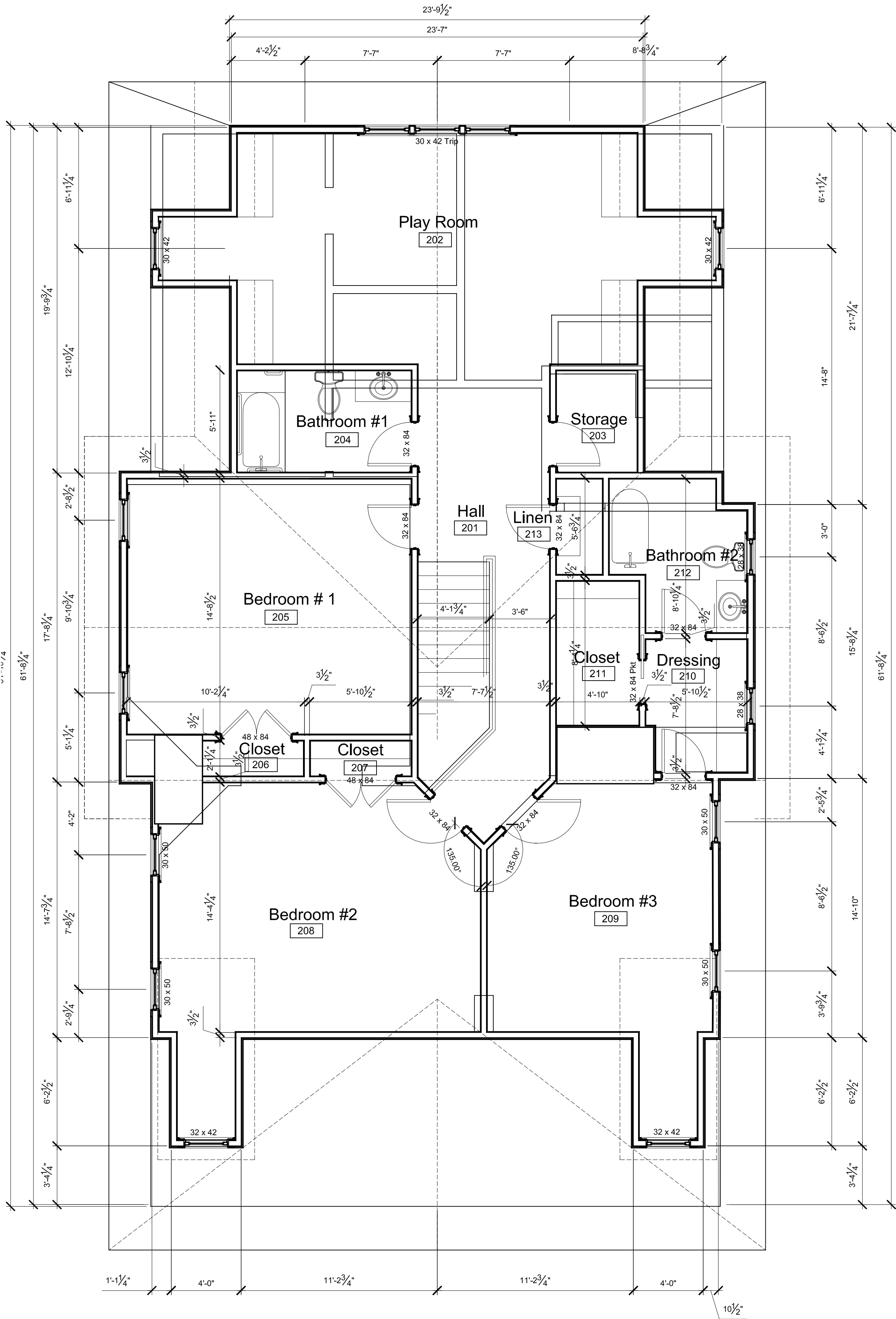






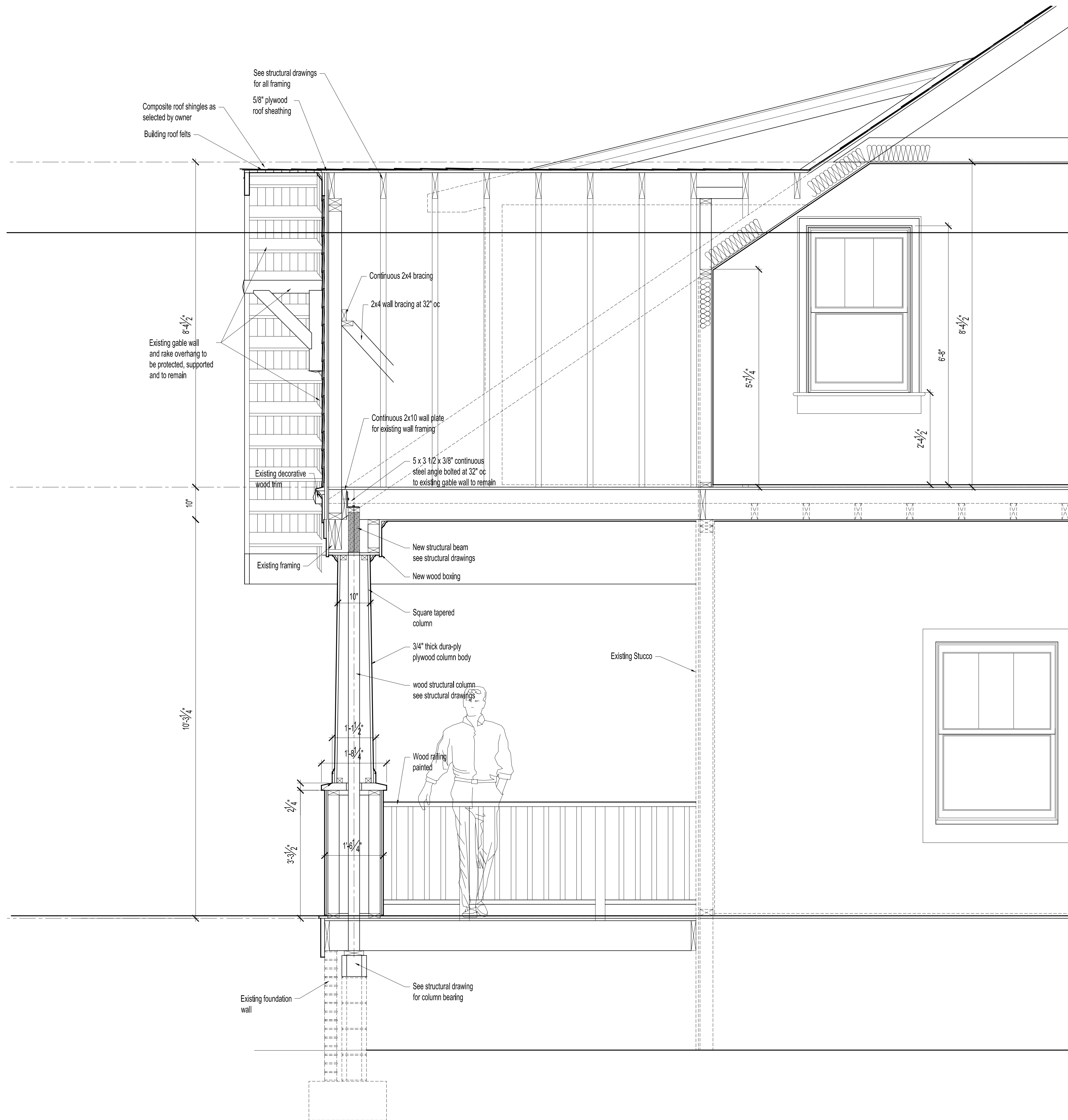
ROOF PLAN

01
1/4" = 1'-0"



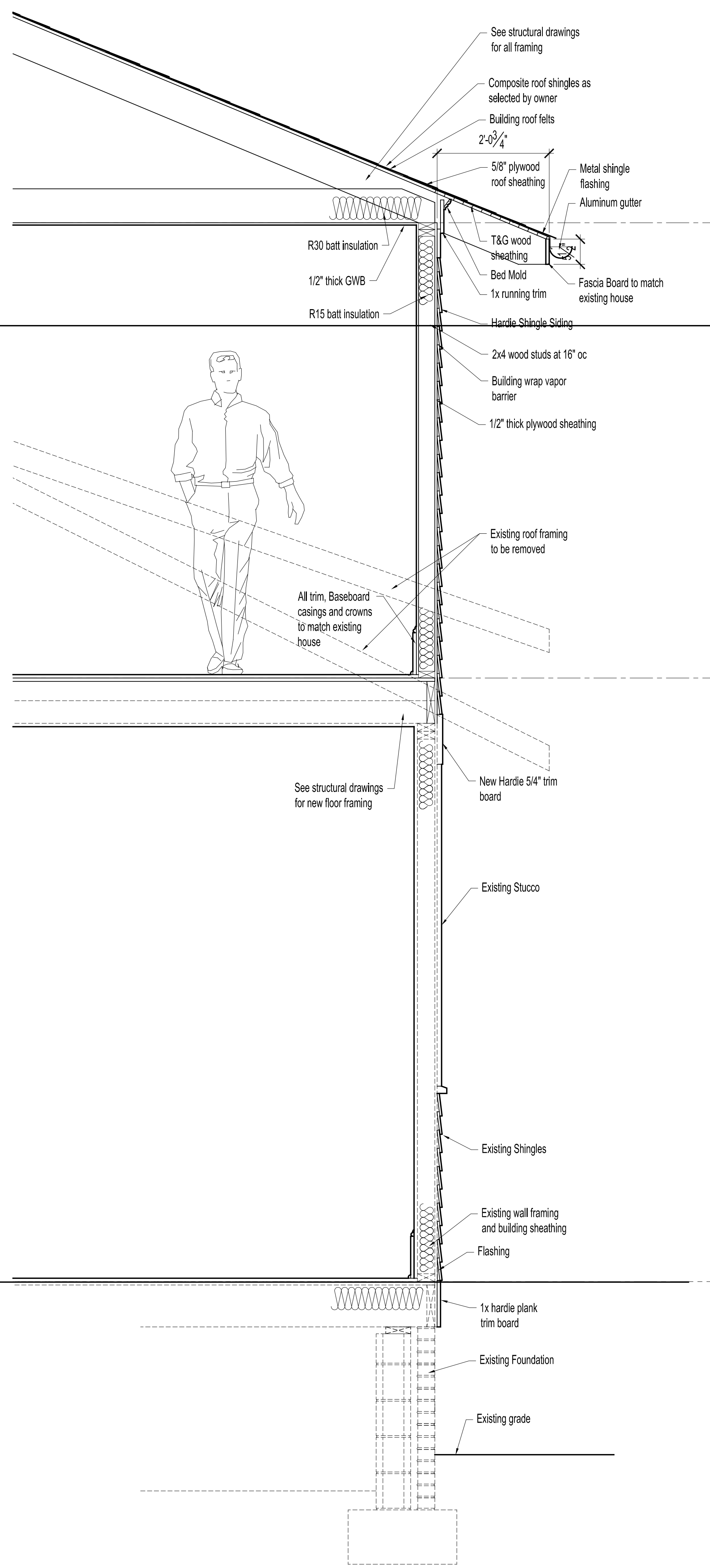
SECOND FLOOR ADDITION

01
1/4" = 1'-0"



BUILDING SECTION AT PORCH

01
3/4" = 1'-0"



BUILDING SECTION AT SIDE WALL ADDITION 3/4" = 1'-0"