

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1619 Lyndhurst Avenue

SUMMARY OF REQUEST: Addition more than 25%, porch conversion

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 rear addition and porch. The rear addition is not taller or wider than the original house. The porch designs feature new wood columns and hand rails. New windows and trim would match existing. Proposed materials include stucco to match existing and 'Hardie' style shingles.

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 2017-00032
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

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

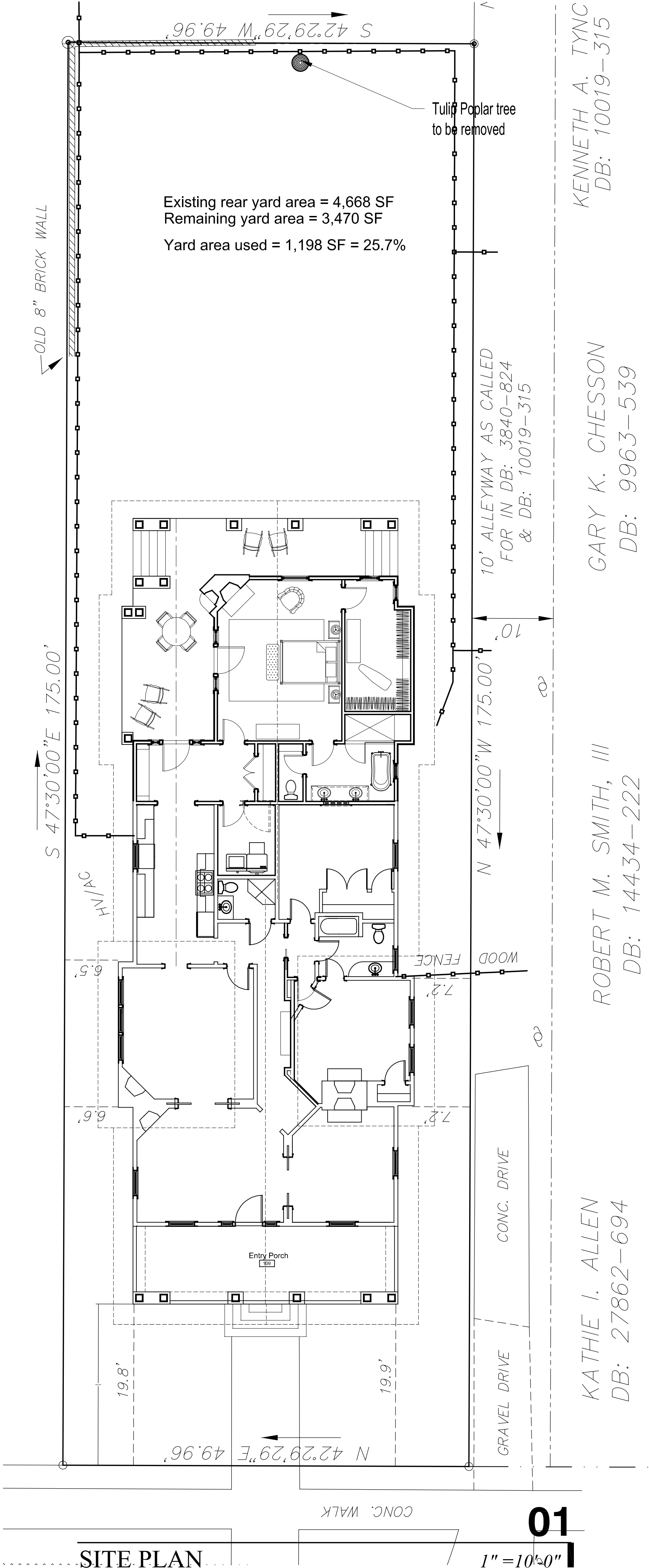
CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE BEST CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES WHERE PERFORMANCE STANDARDS AND TOLERANCES ARE NOT DESCRIBED IN THESE DRAWINGS.

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 | 734 SF |
| Grand Total Combined Area | 2,504 SF |



KENNETH A. TYNC
DB: 10019-315

GARY K. CHESSON
DB: 9963-539

ROBERT M. SMITH, III
DB: 14434-222

KATHIE I. ALLEN
DB: 27862-694

Poetzsch Architecture

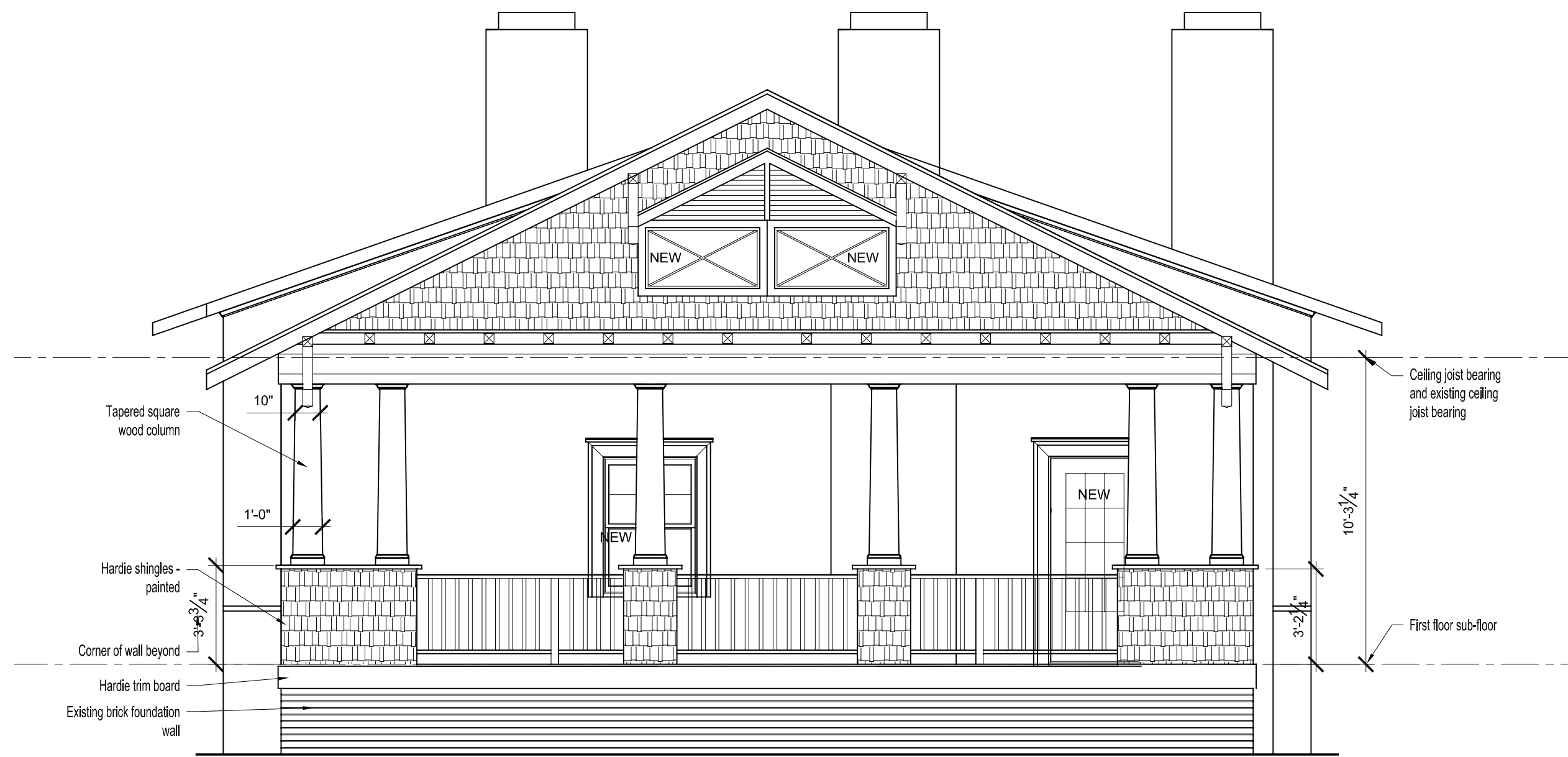


Renovations and Additions
The McAveney Residence
1619 Lyndhurst Avenue, Charlotte, North Carolina

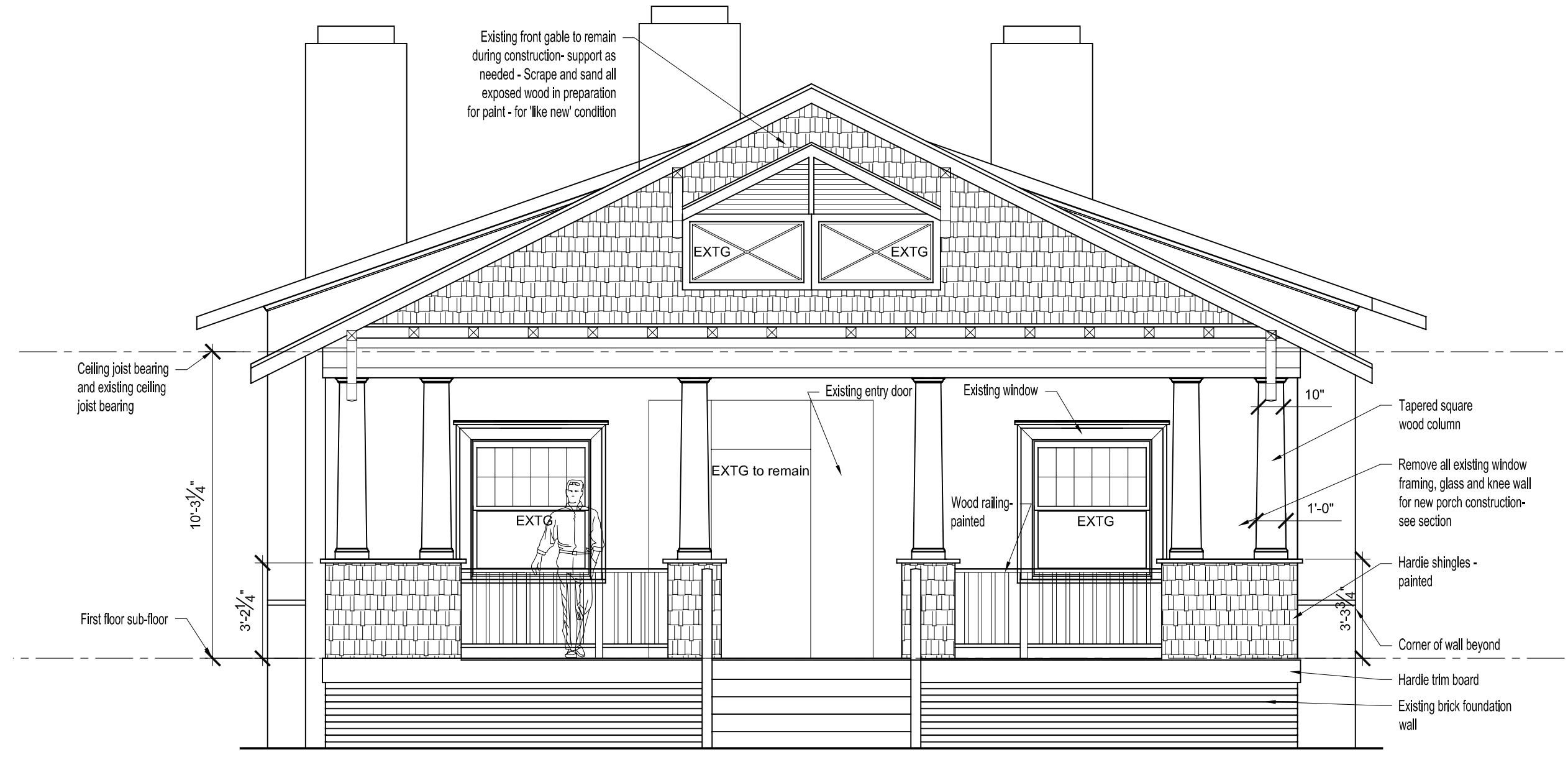
132 Cottage Place Charlotte, North Carolina 28207 704 372 1860

Issued For: Owner's Review / Pricing
Revisions: January 17, 2017
For Permit: XXX
Revisions: XXX

A100
Site Plan & Notes
McAveney Residence/AutoCAD/McAveney Residence Site A100.dwg
Drawn By: PBP Checked By: PBP



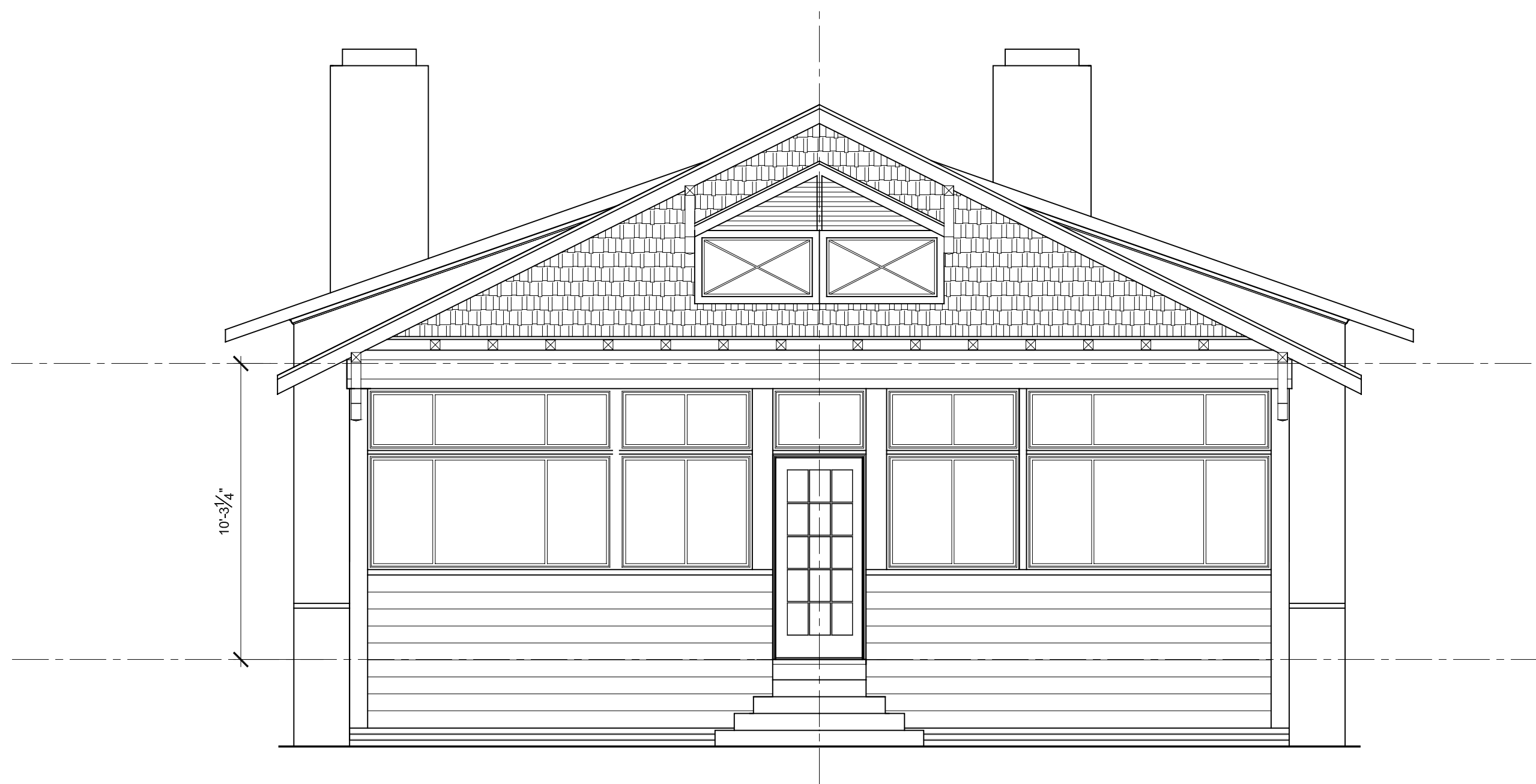
04
NEW REAR ELEVATION
1/4" = 1'-0"



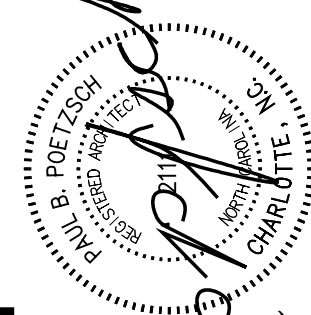
02
FRONT ELEVATION
1/4" = 1'-0"

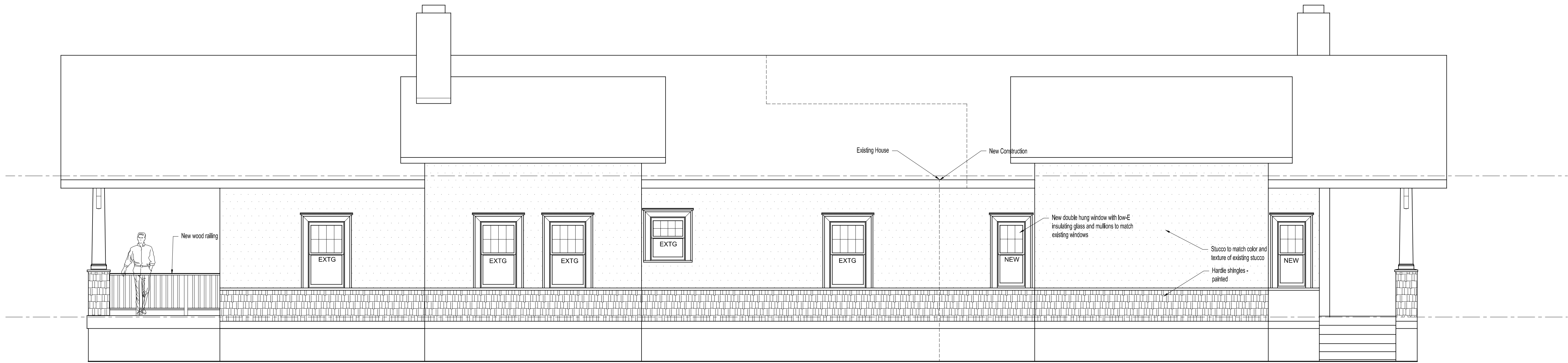


03
EXISTING REAR ELEVATION
1/4" = 1'-0"



01
EXISTING FRONT ELEVATION
1/4" = 1'-0"





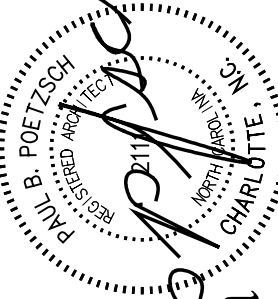
NEW RIGHT SIDE ELEVATION

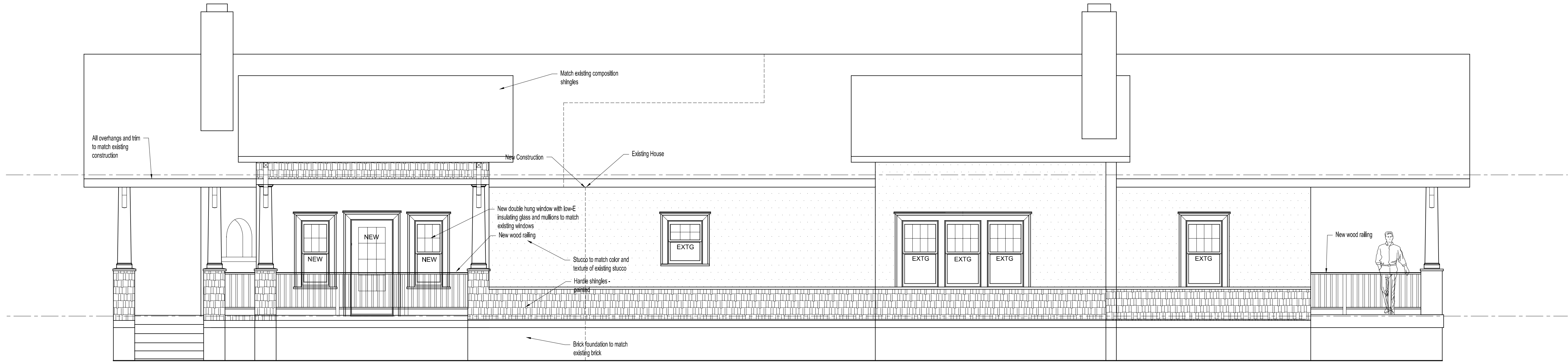
02
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION

01
1/4" = 1'-0"

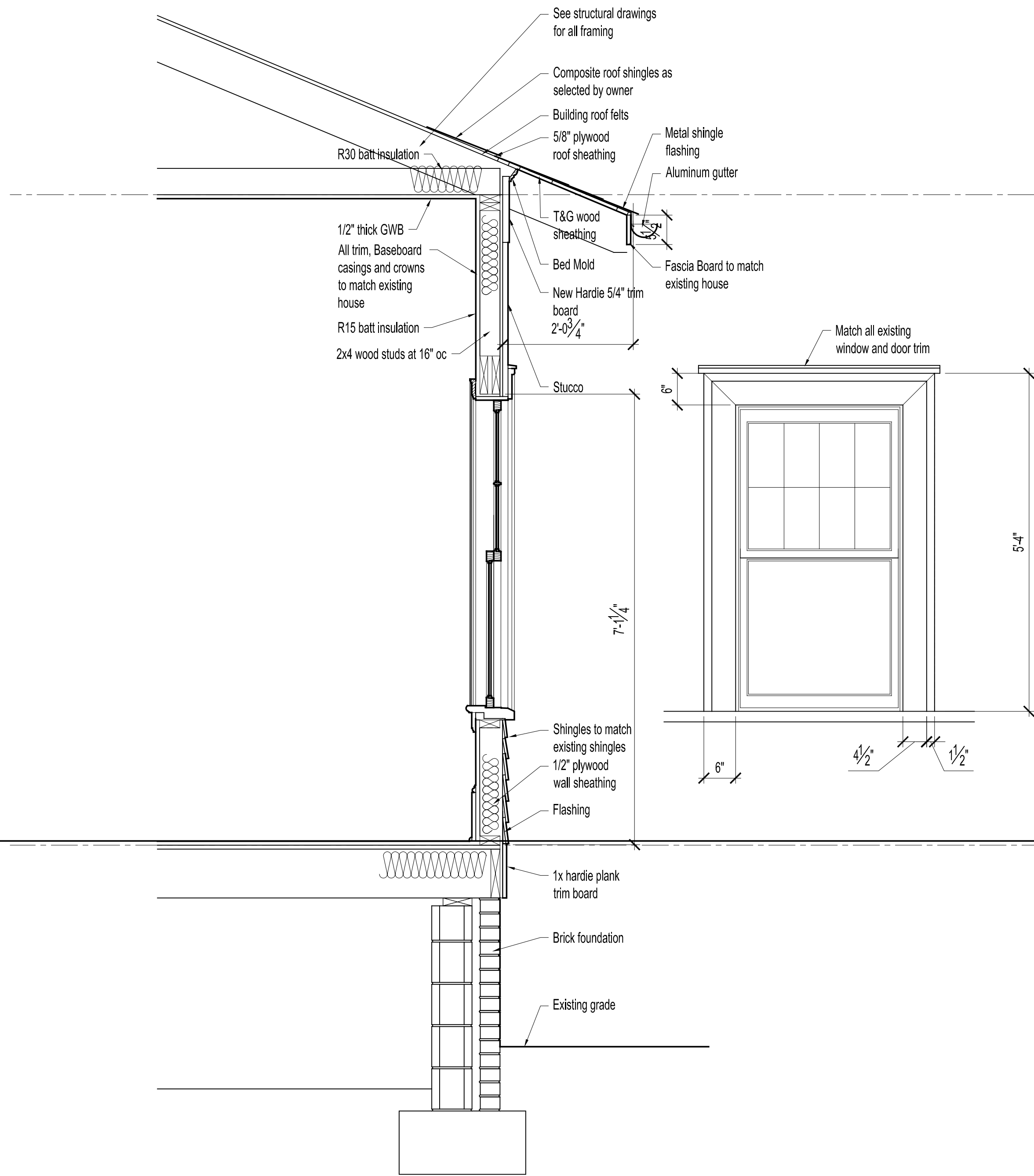




NEW LEFT SIDE ELEVATION **02**
1/4" = 1'-0"



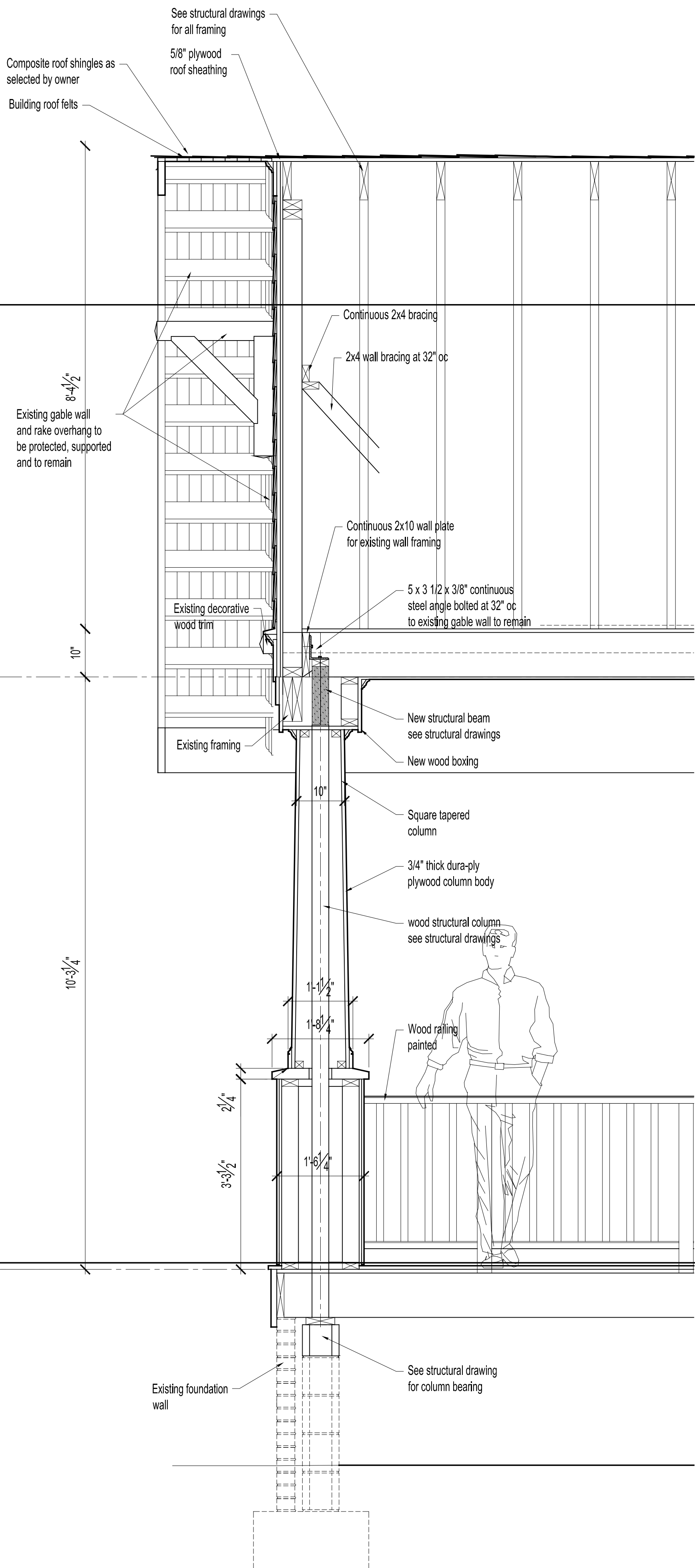
EXISTING LEFT SIDE ELEVATION **01**
1/4" = 1'-0"



BUILDING SECTION and WINDOW DETAIL

3/4" = 1'-0"

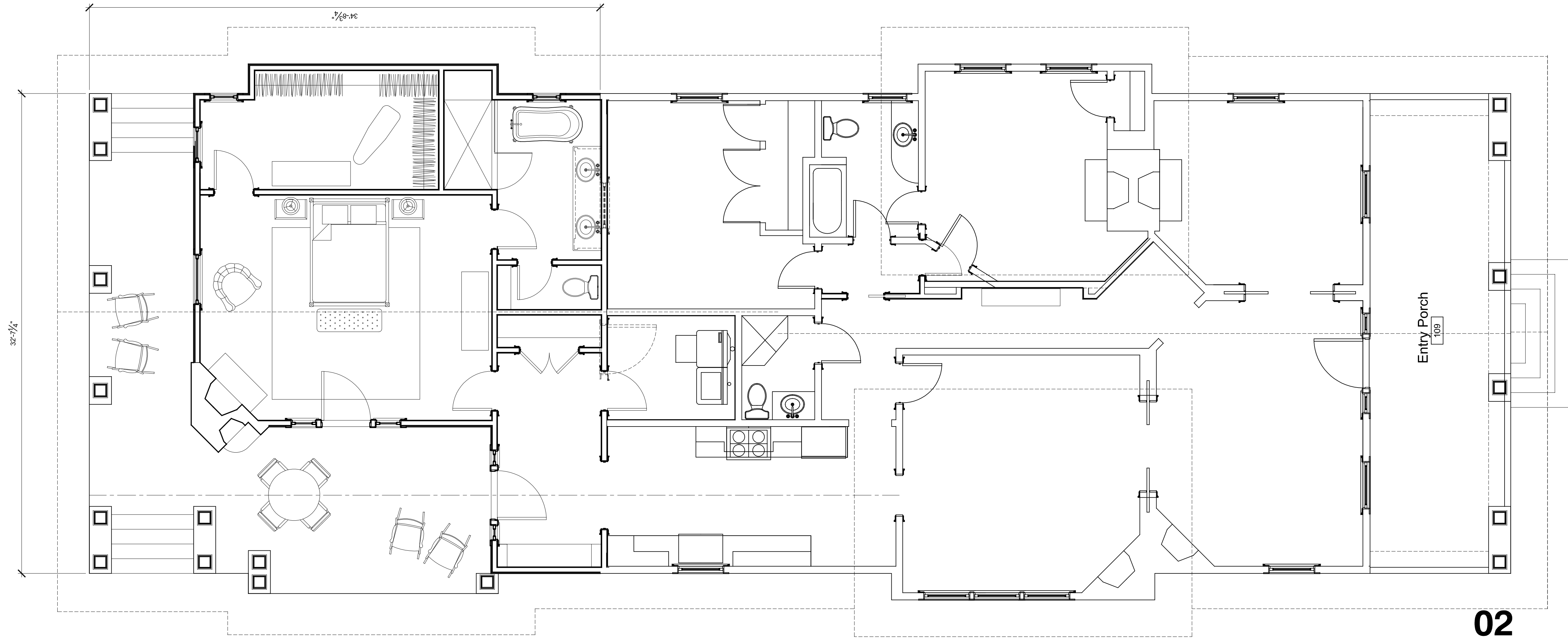
01



BUILDING SECTION AT SIDE WALL ADDITION

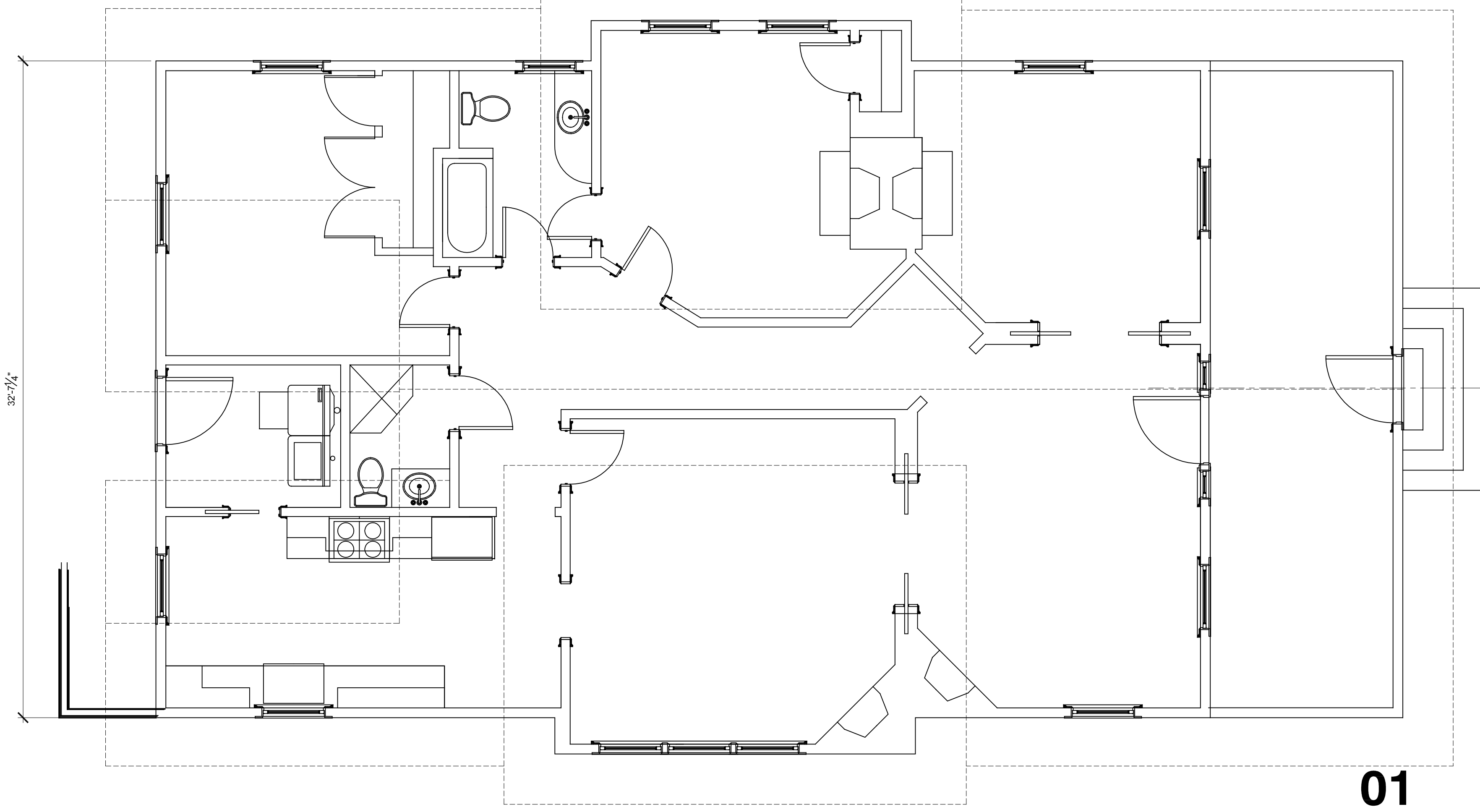
3/4" = 1'-0"

02



FIRST FLOOR RENOVATION

1/4" = 1'-0"



FIRST FLOOR (EXISTING)

1/4" = 1'-0"