LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 327 East Worthington Avenue

SUMMARY OF REQUEST: Second Story Addition

OWNER: Vinod & Urmila Jindal

APPLICANT: Vinod Jindal

Details of Proposed Request

Existing Conditions
The single family house is listed as a contributing structure in the National Register of Historic Places. Built in 1920, the one bedroom structure has a “high hip roof with exposed rafter ends, hip roof ventilator, engaged porch with exposed end bay with paired posts on piers.” Existing siding appears to be cedar shake. The windows are replacement 1/1 type. The character of residential development on the block is one to one and half story single family houses. A horizontal siding type can be found on the rear entranceway.

Proposal
The proposal is a full second story addition, keeping within the original building footprint. The roof design has pitches of 10/12 and 3/12 with 18” overhangs with exposed rafter ends.

Proposal-Updated for October 9, 2013 Hearing
Based on comments from September. The front porch has been enclosed which resembles the existing design. The front and rear porch columns retain the existing squared design. The height of the rear dormer window has been reduced.

Policy & Design Guidelines for Additions
HDC Design Policy for Additions requires that additions be evaluated according to the following:

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

Staff believes the revised project meets all of the applicable Guidelines.
327 East Worthington
REN ovated Residence @ Worthington Ave.

327 Worthington Avenue
Charlotte, NC
Mecklenburg County, NC

Historic District Commission
Presentation Oct. 2013

Left Elevation Proposed
Scale: 1/8" = 1'-0"

Left Elevation Existing
Scale: 1/4" = 1'-0"

Dilworth Historic District
RENOMVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION
PRESENTATION OCT. 2013

ARCHITECTURAL SHINGLES

WOOD TRIM

WOOD HORIZONTAL SIDING

WINDOW TO MATCH EXISTING, ADD WINDOW GRIDS AND NEW WOOD TRIM

WOOD WATER TABLE

RAFTERS TAILS TO MATCH EXISTING

WOOD COLUMNS

KNEE WALL w/ SIDING

NEW WOOD ENTRY DOOR

FRONT ELEVATION PROPOSED CHANGES

SCALE: 1/8" = 1'-0"

DILWORTH HISTORIC DISTRICT

NOTE: THE SHADOED AREA IS THE NEW CONSTRUCTION ADDITION
RIGHT ELEVATION PROPOSED

SCALE: 1/8" = 1'-0"

NOTE: THE SHADED AREA IS THE NEW CONSTRUCTION ADDITION
REAR ELEVATION PROPOSED CHANGES

scale: 1/8” = 1'-0"

NOTE: THE SHADED AREA IS THE NEW CONSTRUCTION ADDITION
RENOVATED RESIDENCE @ WORTHINGTON AVE.
327 WORTHINGTON AVENUE
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION
PRESENTATION OCT. 2013

M&M HOME DESIGN
DESIGNER OF DREAM HOMES
139 DRAWERIDGE CT. MOORESVILLE, NC 28117
(704) 989-2275 • www.sandiegoneworks.com • info@sandiegoneworks.com

DILWORTH HISTORIC DISTRICT

FRONT ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

FRONT ELEVATION SEPT. MEETING
SCALE: 1/8" = 1'-0"
RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION
PRESENTATION OCT. 2013

REAR ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

REAR ELEVATION SEPT. MEETING
SCALE: 1/8" = 1'-0"

DILWORTH HISTORIC DISTRICT
RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION
PRESENTATION OCT. 2013

LEFT ELEVATION PROPOSED

SCALE: 1/8" = 1'-0"

DILWORTH HISTORIC DISTRICT

LEFT ELEVATION SEPT. MEETING

SCALE: 1/8" = 1'-0"
NOTE:
The existing footprint does not increase in size.
STREET SCAPE WORTHINGTON AVENUE

CORNER WORTHINGTON AVE.
RESTAURANT
WALL HEIGHT OVER 30'-0"

315 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-0" & 16'-0"
RIDGE HEIGHT 25'-6" & 28'-6"
TWO STORY HOME

319 WORTHINGTON AVE.
SOFFIT HEIGHT 16'-0"
RIDGE HEIGHT 23'-0"

321 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 14'-6"
RIDGE HEIGHT 22'-0"

327 WORTHINGTON AVE.
SOFFIT HEIGHT 11'-0"
RIDGE HEIGHT 23'-6"
PROPOSED RIDGE 24'-0"

329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-0"
RIDGE HEIGHT 24'-0"

ACROSS THE STREET

315 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 15'-0"
RIDGE HEIGHT 25'-6" & 28'-6"
TWO STORY HOME

320 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-6"
RIDGE HEIGHT 26'-0"
TWO STORY HOME

329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-0"
RIDGE HEIGHT 24'-0"

COMPARISON HEIGHT