
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:

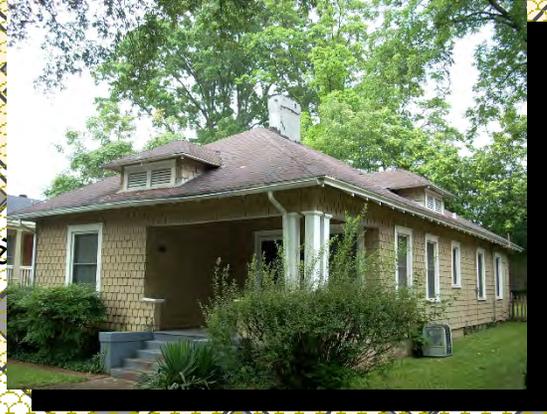
<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to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

Staff believes the revised project meets all of the applicable Guidelines.

Charlotte Historic District Commission - Case 2013-121

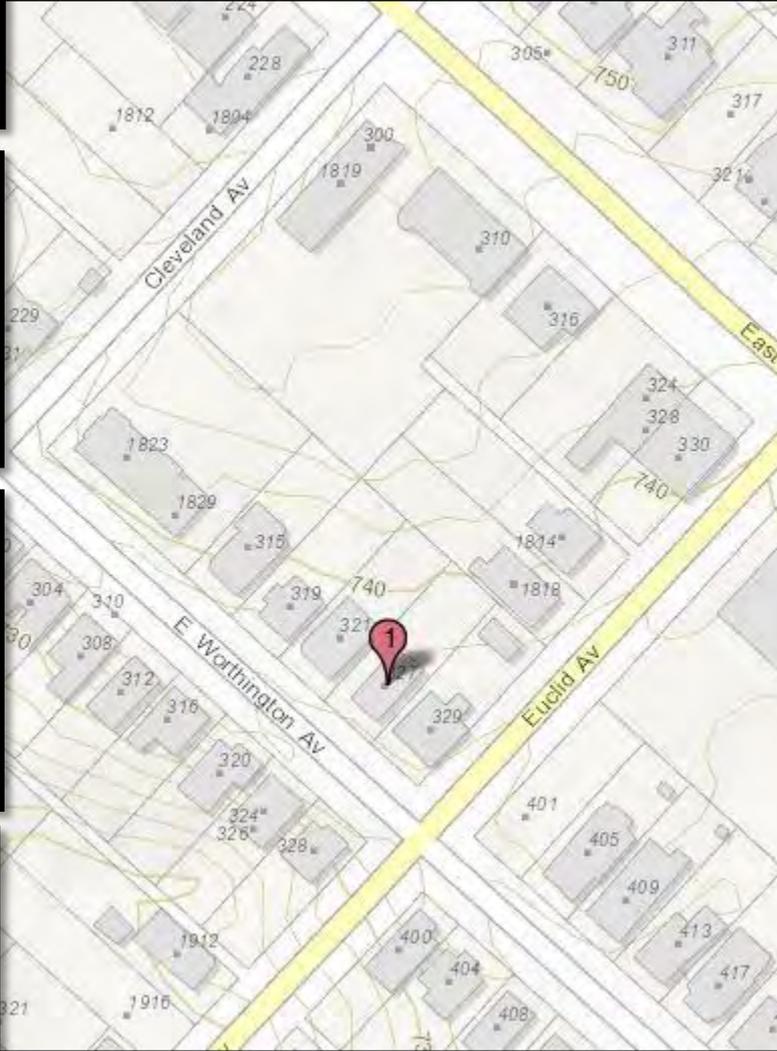


-  327 East Worthington Av
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
July 23, 2013



327 East Worthington





SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

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RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE
CHARLOTTE, NC
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION
PRESENTATION OCT. 2013



FRONT ELEVATION PROPOSED

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



FRONT ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



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RIGHT ELEVATION PROPOSED

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



RIGHT ELEVATION EXISTING

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

DILWORTH HISTORIC DISTRICT



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REAR ELEVATION PROPOSED

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



REAR ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



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LEFT ELEVATION PROPOSED

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



LEFT ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



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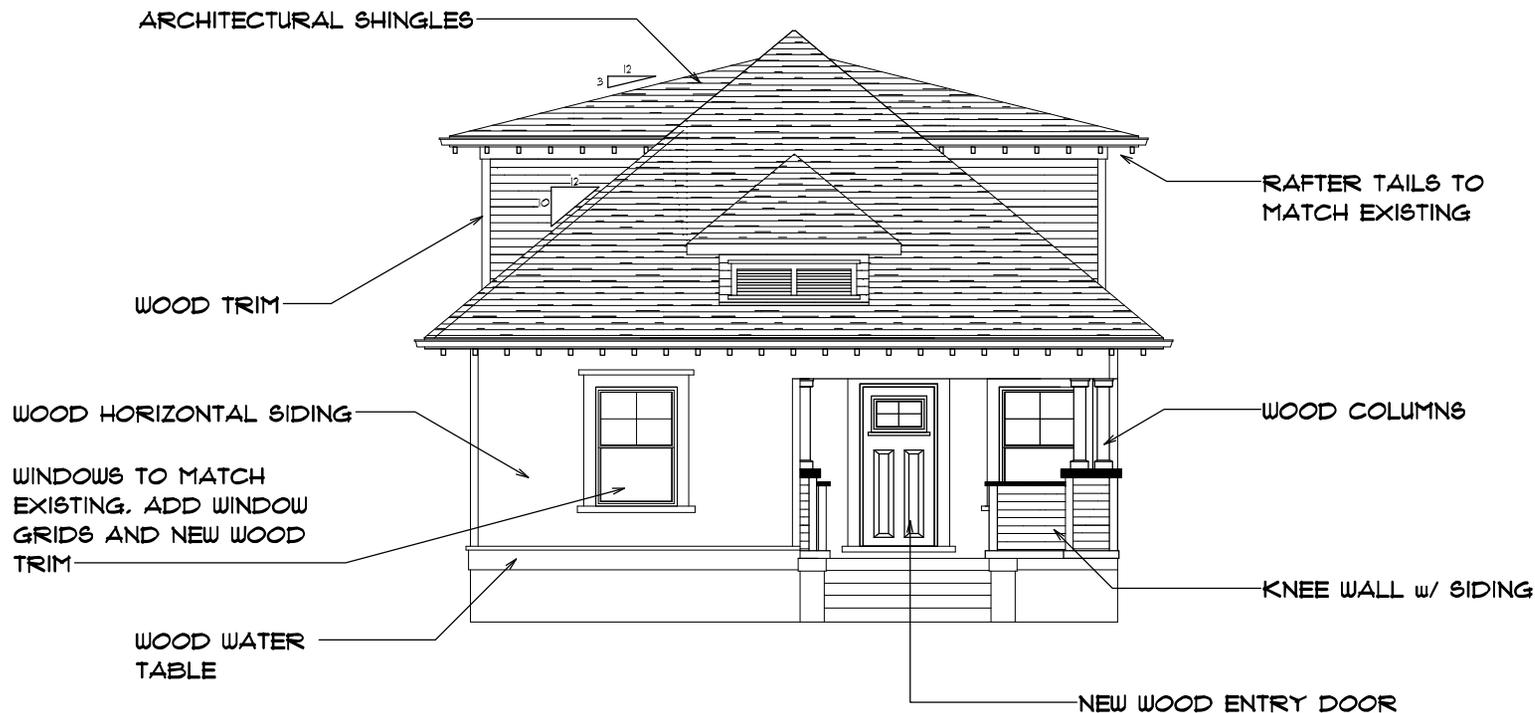
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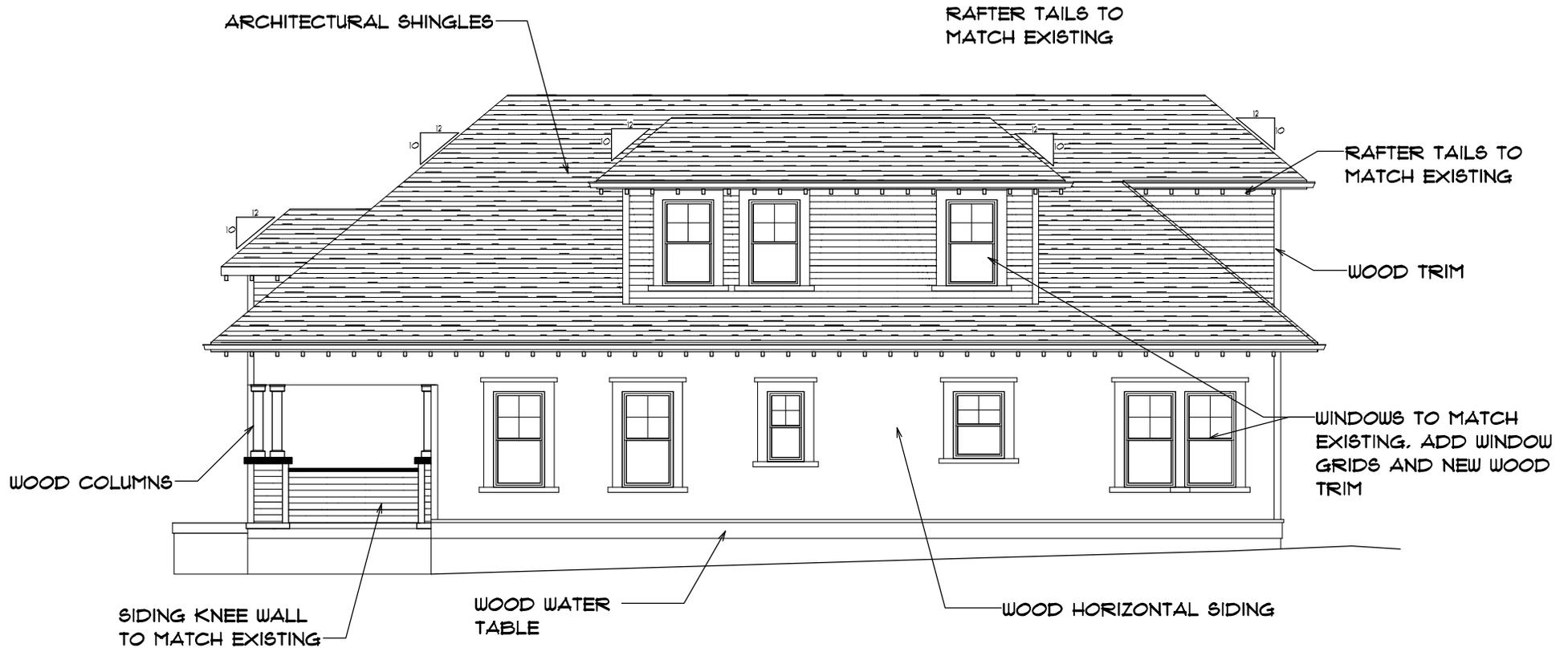
FRONT ELEVATION PROPOSED CHANGES

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

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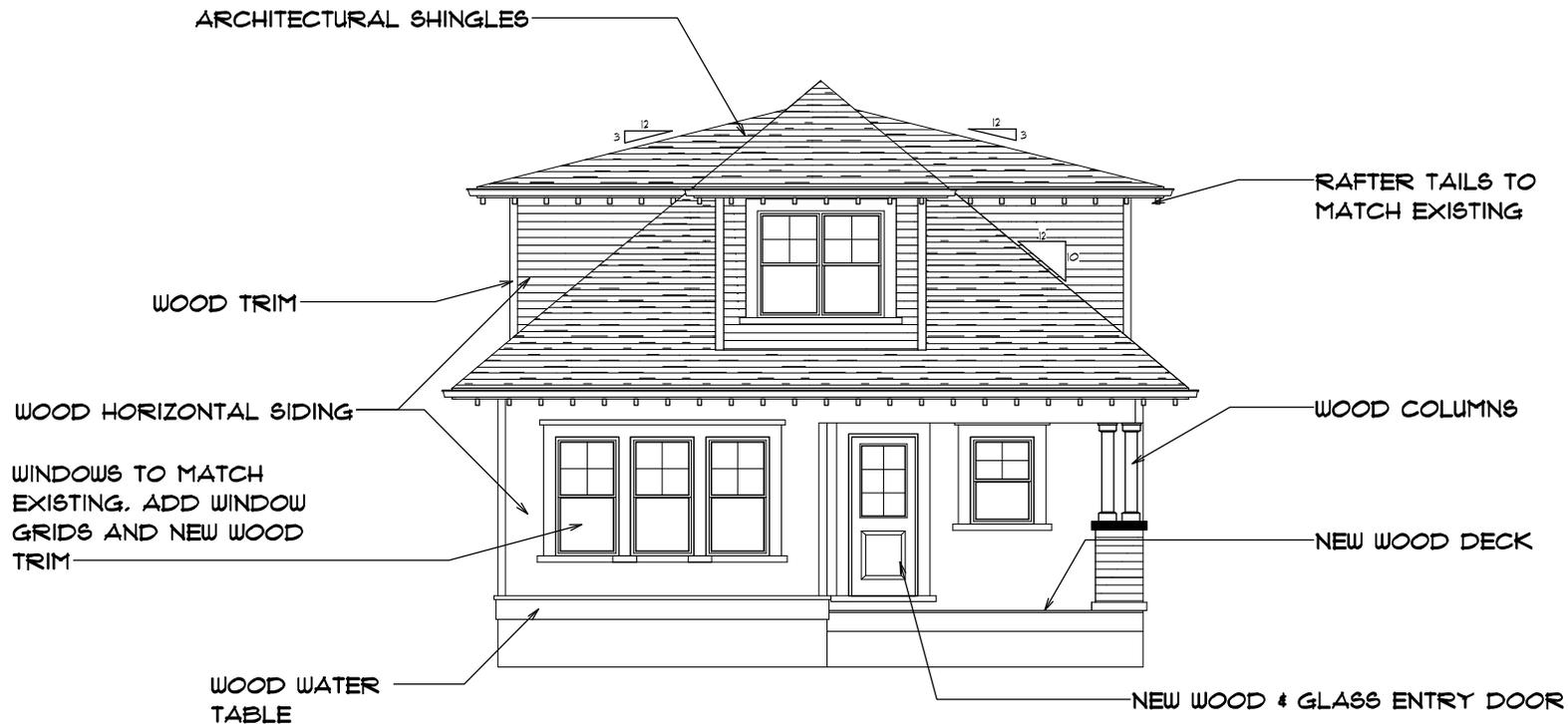


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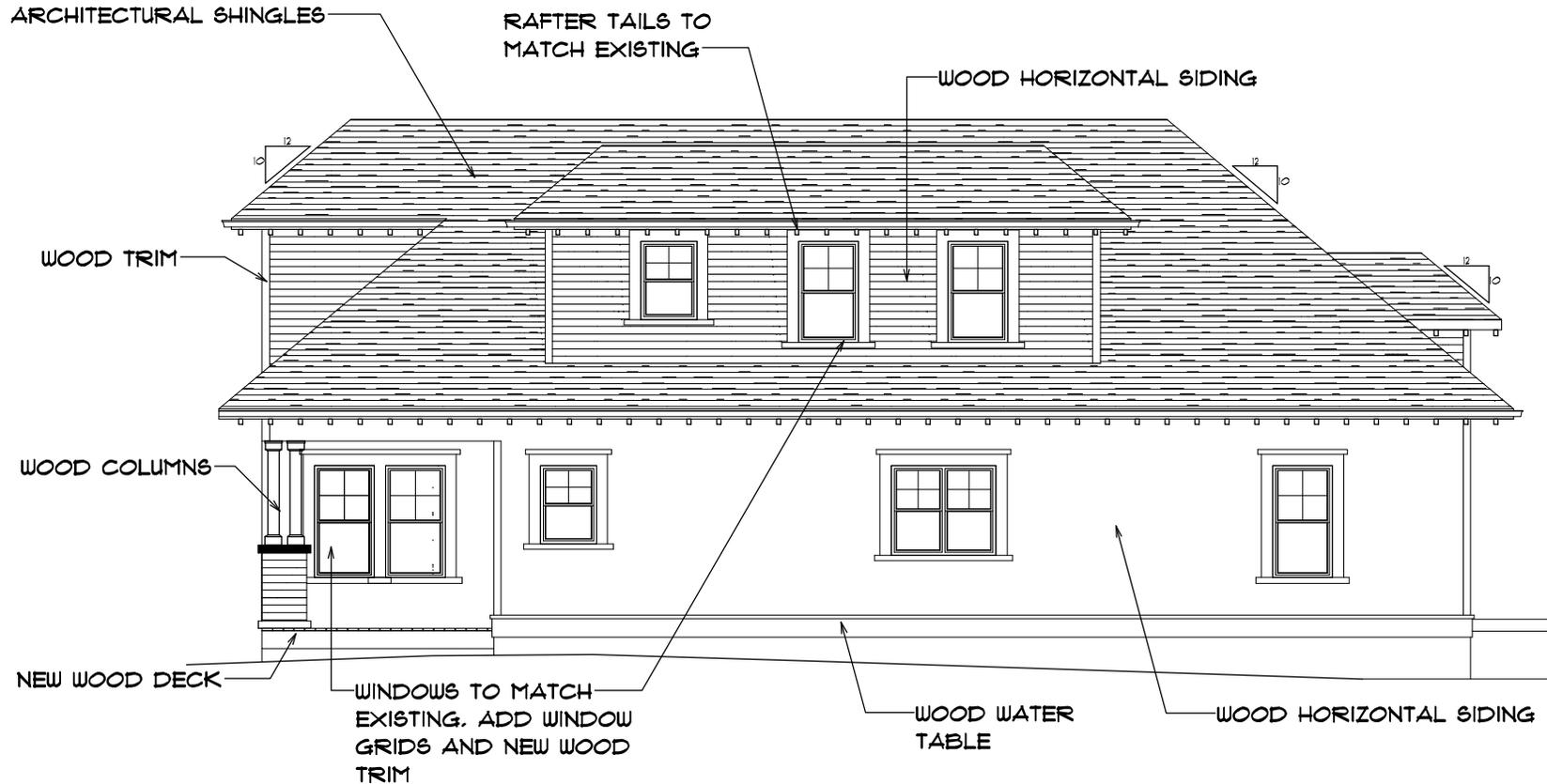
REAR ELEVATION PROPOSED CHANGES

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

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LEFT ELEVATION PROPOSED CHANGES

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



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FRONT ELEVATION PROPOSED

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



FRONT ELEVATION SEPT. MEETING

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



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PRESENTATION SEPT. 2013



RIGHT ELEVATION PROPOSED

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



RIGHT ELEVATION PROPOSED 08-14-13

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



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REAR ELEVATION PROPOSED

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



REAR ELEVATION SEPT. MEETING

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



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LEFT ELEVATION PROPOSED

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



LEFT ELEVATION SEPT. MEETING

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



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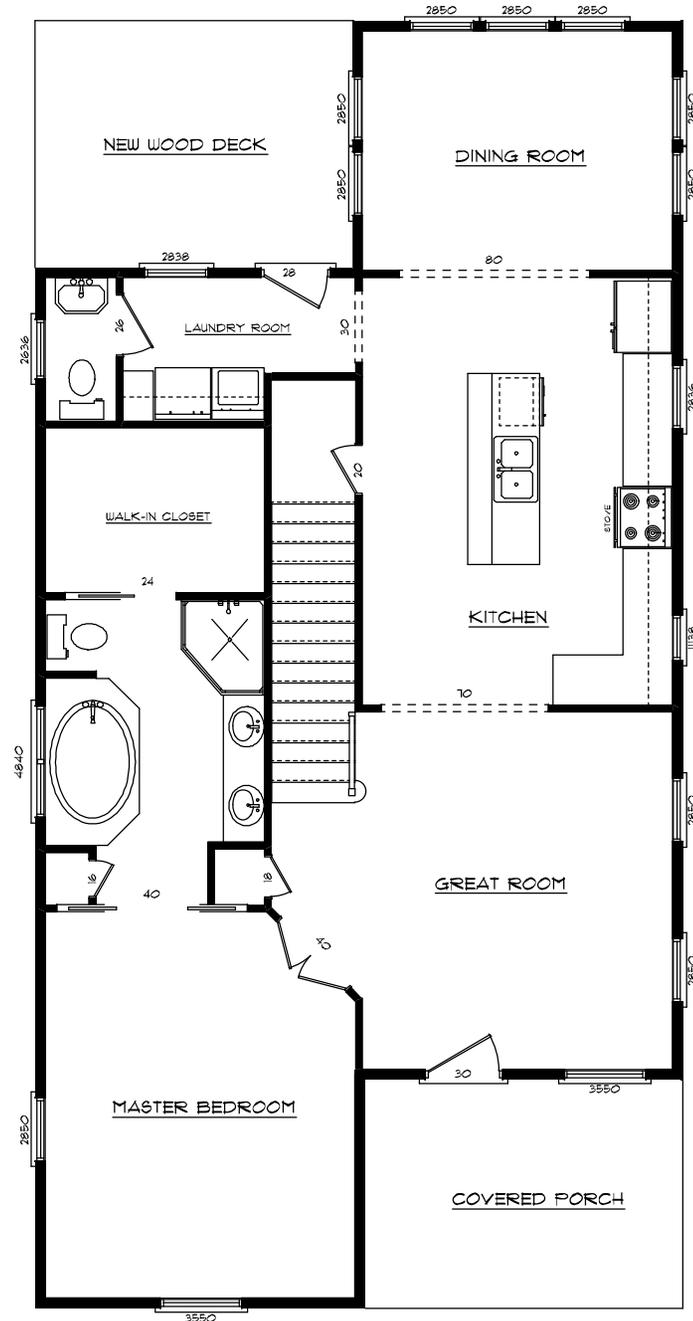
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NOTE:
THE EXISTING FOOT PRINT
DOES NOT INCREASE IN
SIZE.



FIRST FLOOR PLAN

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



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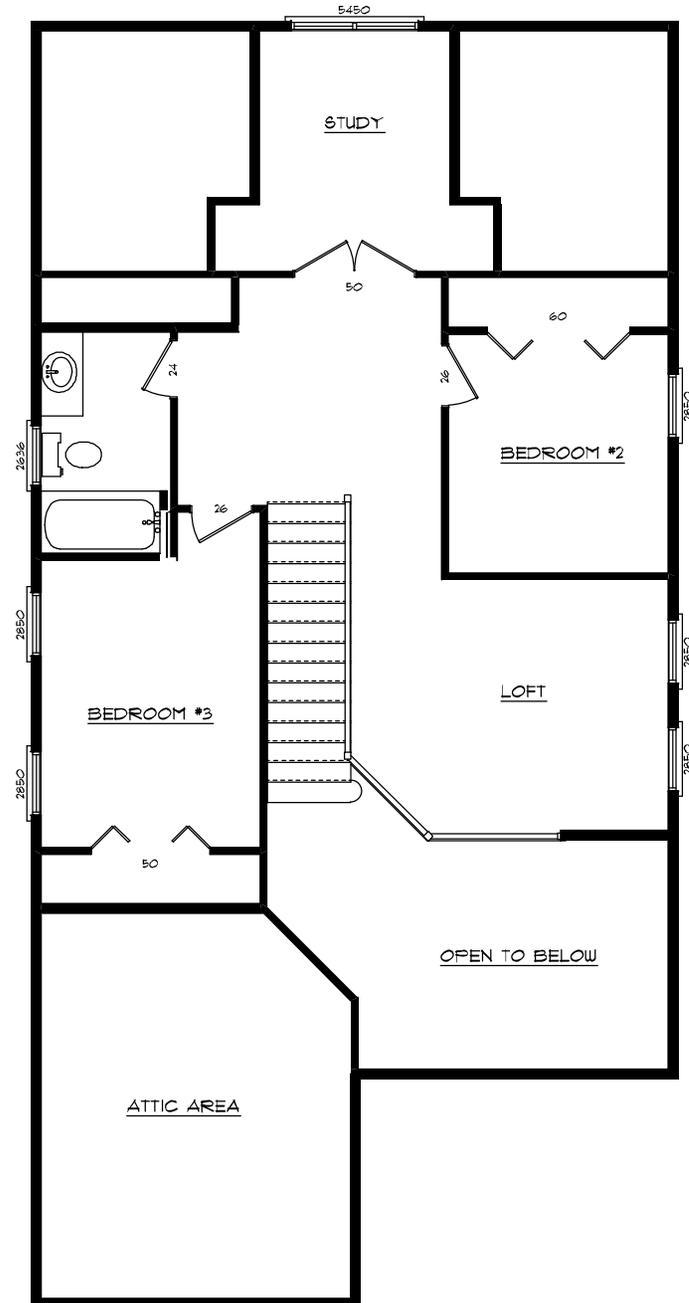
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SECOND FLOOR PLAN

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

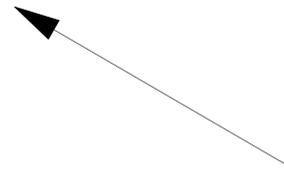
329 WORTHINGTON AVENUE



SHOWS TWO STROY

REAR ELEVATION

HEIGHT DIFFERENCE
REAR LEFT



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

327 WORTHINGTON AVENUE EXISTING

STREET SCAPE WORTHINGTON AVENUE



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



315 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 15'-0"
RIDGE HEIGHT 25'-6" & 28'-8"
TWO STORY HOME



319 WORTHINGTON AVE.
SOFFIT HEIGHT 11'-0"
RIDGE HEIGHT 23'-6"



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



327 WORTHINGTON AVE.
SOFFIT HEIGHT 11'-0"
RIDGE HEIGHT 23'-6"
PROPOSED RIDGE 24'-9"



329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-8"
RIDGE HEIGHT 24'-0"



315 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 15'-0"
RIDGE HEIGHT 25'-6" & 28'-8"
TWO STORY HOME

COMPARISON HEIGHT



329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-8"
RIDGE HEIGHT 24'-0"

ACROSS THE STREET



316 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0"
RIDGE HEIGHT 25'-6"
TWO STORY HOME

STREET SCAPE WORTHINGTON AVENUE



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

315 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 15'-0"
RIDGE HEIGHT 25'-6" & 28'-8"
TWO STORY HOME

319 WORTHINGTON AVE.
SOFFIT HEIGHT 11'-0"
RIDGE HEIGHT 23'-6"

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

327 WORTHINGTON AVE.
SOFFIT HEIGHT 11'-0"
RIDGE HEIGHT 23'-6"
PROPOSED RIDGE 24'-9"

329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-8"
RIDGE HEIGHT 24'-0"



ACROSS THE STREET

COMPARISON HEIGHT



315 WORTHINGTON AVE.
SOFFIT HEIGHT 13'-0" & 15'-0"
RIDGE HEIGHT 25'-6" & 28'-8"
TWO STORY HOME



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



329 WORTHINGTON AVE.
SOFFIT HEIGHT 12'-8"
RIDGE HEIGHT 24'-0"