LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 800 East Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Sara & Ryan Hall

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions
The subject property is a one story bungalow designed by W.H. Peeps, constructed in 1925. It features a low hipped roof and two chimneys. It is a contributing structure. The site slopes downward from front to rear.

Proposal
The proposal is a second story addition and partial addition to the rear. From the front façade the upper level starts behind the thermal wall and features a cross gable roof plan. The proposed roof pitch, siding, windows matches the existing pitch. The side elevations feature two gabled dormers on each side. The rear addition introduces a covered porch and chimney. The proposed ridge height measured from the finished floor is approximately 22’.

Revised Proposal
The revised proposal includes changes to the upper story dormers to improve mass and scale relationships to the existing structure, and removal of the covered rear porch.

Policy & Design Guidelines for Additions
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 following Guidelines should be considered for this proposal:

1. Massing

The Guidelines for Size, Scale, Fenestration, Rhythm, Materials and Context appear to be met. The Setback guideline is not applicable.
Virtual Charlotte, Charlotte GIS
http://vc.charmeck.org/
Screen clipping taken: 12/3/2013 2:41 PM
slimmer primary gable (to proportion windows, must use boardments for egress)

not requested alternate not to scale

secondary dormer held low and close

secondary dormer held existing high control joint

wider primary gable with lower kneesills (can be double hung to match existing)

proposed for approval not to scale

primary gable held existing high control joint
EXISTING SIDE ELEVATION - LENNOX AVENUE

NEW ROOF SHINGLES TO MATCH EXIST.

ALL NEW WINDOWS TO BE JELD-WEN CLAD WOOD SIDED WINDOWS WITH SHADOWBOARDS IN CONFIGURATIONS SHOWN.

NEW CORNERBOARDS TO MATCH EXIST.

EXISTING STAIR TO BE DEMOLISHED

NEW WOOD HORIZONTAL LAP SIDING TO MATCH EXIST.

WINDOW TRIM TO MATCH EXIST.

TWILIGHTWEIGHT INDICATES EXISTING ELEVATION TO REMAIN (MODIFICATIONS NOTED).

BRACE AND RETAIN ALL PERIMETER ROOFS

EXISTING FENCE

SIDE ELEVATION - LENNOX AVENUE

SCHEDULE:
21 October 2013
6 November 2013
11 December 2013
24 January 2014
NOTE: THIS SHEET SHOWS ALTERNATE ELEVATIONS FOR REAR PORCH TO BE CONSTRUCTED AT A LATER PHASE.
HALL ADDITION/RENOVATION
600 E. Washington
Charlotte, NC
28203

DATES:

 Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
17 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
16 January 2014
24 January 2014

Historic District
12 February 2014

rear elevation perspective
not to scale

shared property line elevation perspective
not to scale

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