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

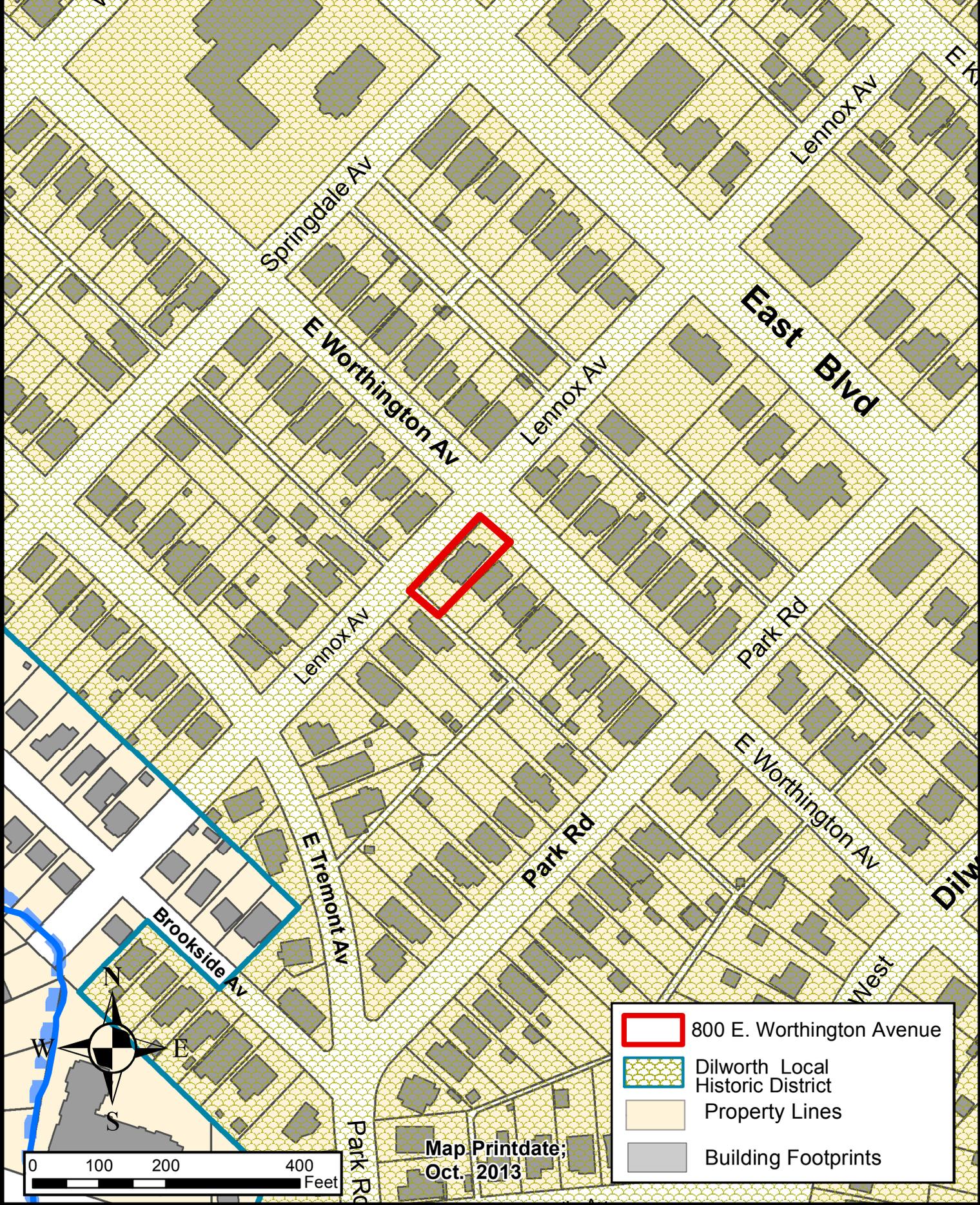
Staff Analysis

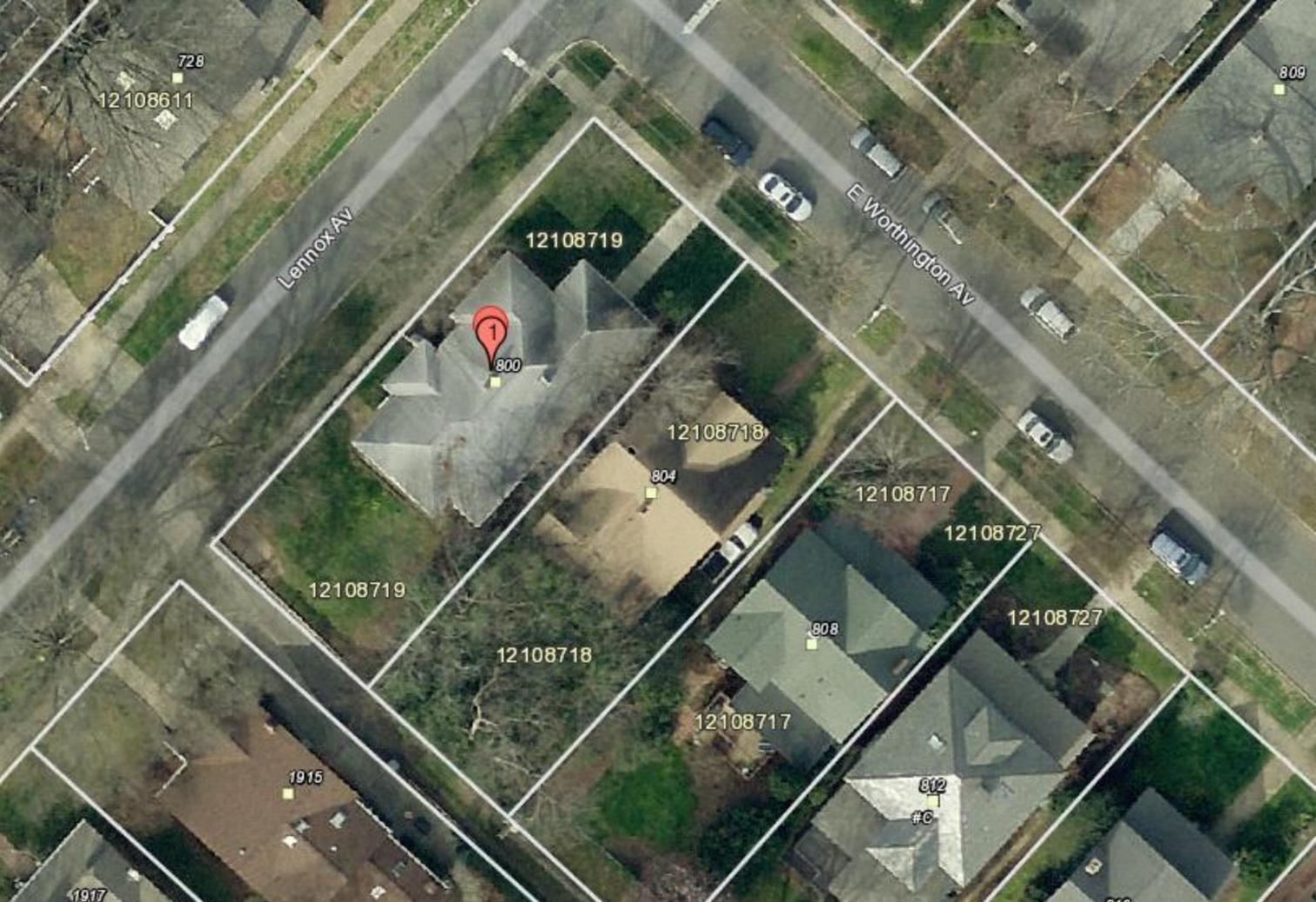
The following Guidelines should be considered for this proposal:

1. Massing

The Guidelines for Size, Scale, Fenestration, Rhythm, Materials and Context appear to be met. The Setback guideline is not applicable.

Charlotte Historic District Commission - Case 2013-166





728

12108611

809

Lennox Av

E Worthington Av

12108719



800

12108718

804

12108717

12108727

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808

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800

800

DECEMBER 2013

HALL
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800 E. Worthington
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Existing
31 July 2013

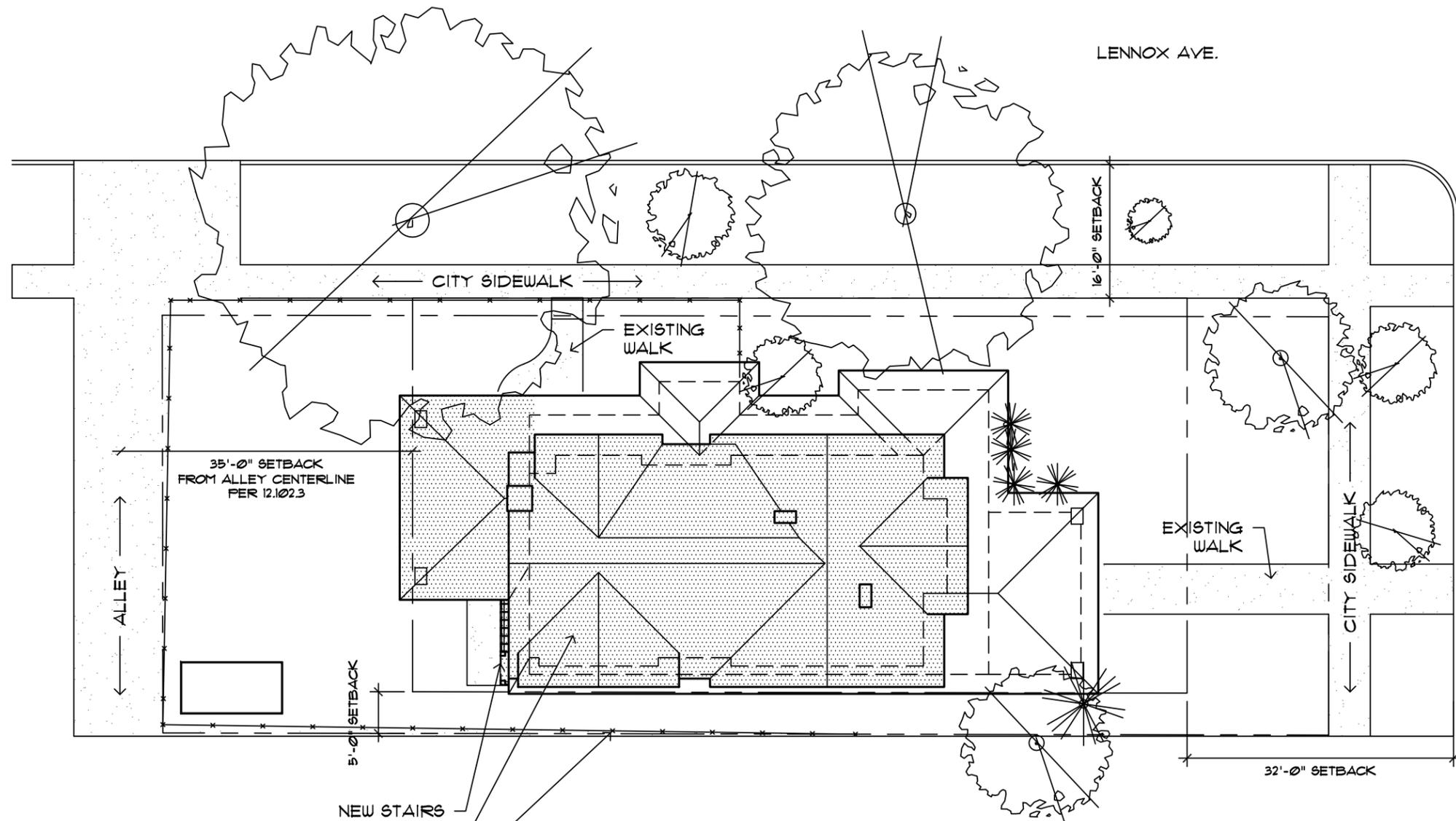
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21 November 2013

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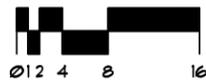
Final Pricing
-

Revisions
-



NEW STAIRS
EXTENT OF ADDITION
EXISTING FENCE

1 SITE PLAN
A0.0 SCALE: 1/16" = 1'-0"



E. WORTHINGTON AVE.

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SITE PLAN

A0.0

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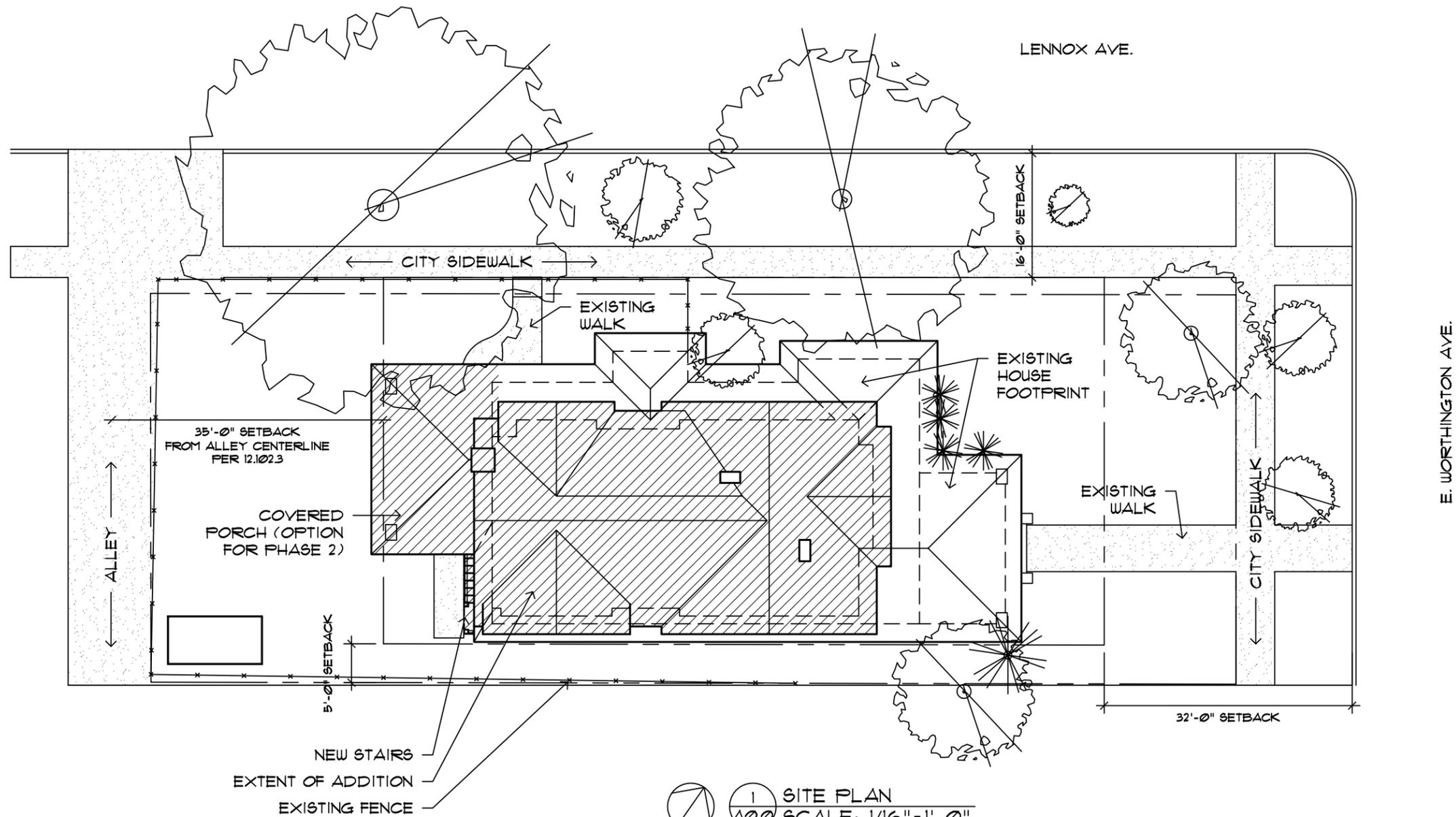
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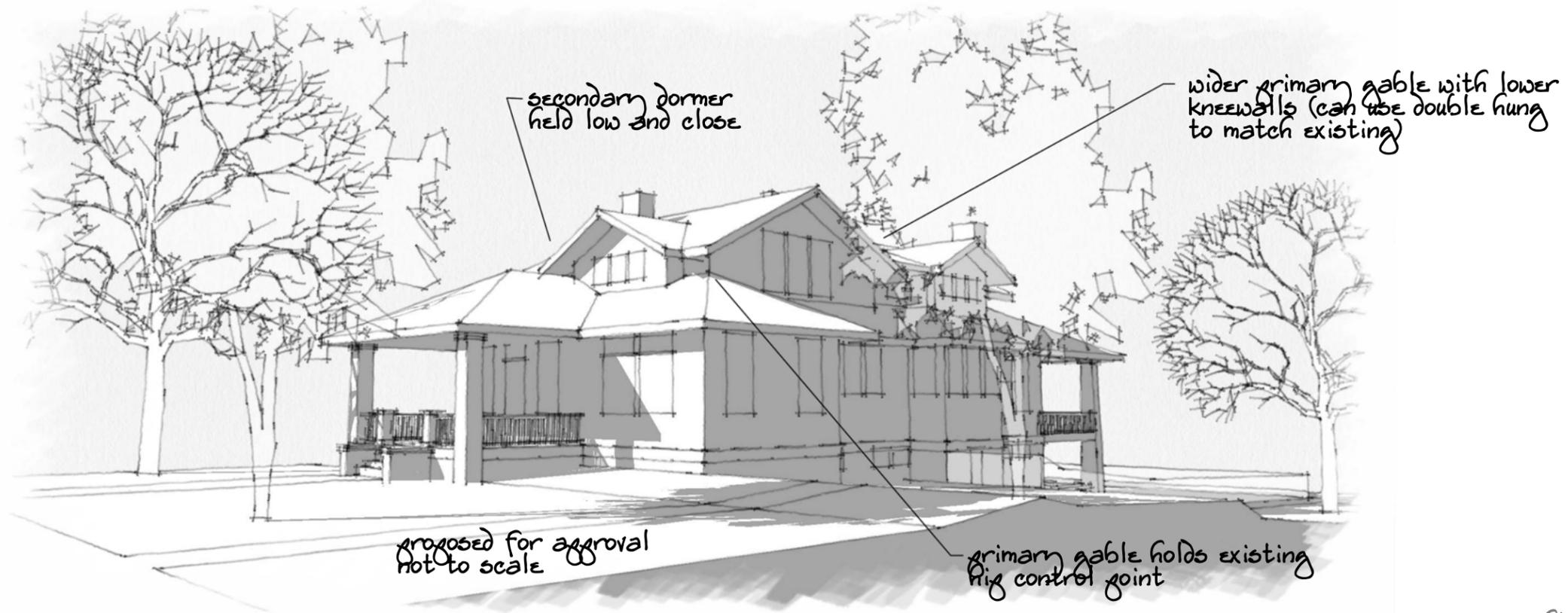
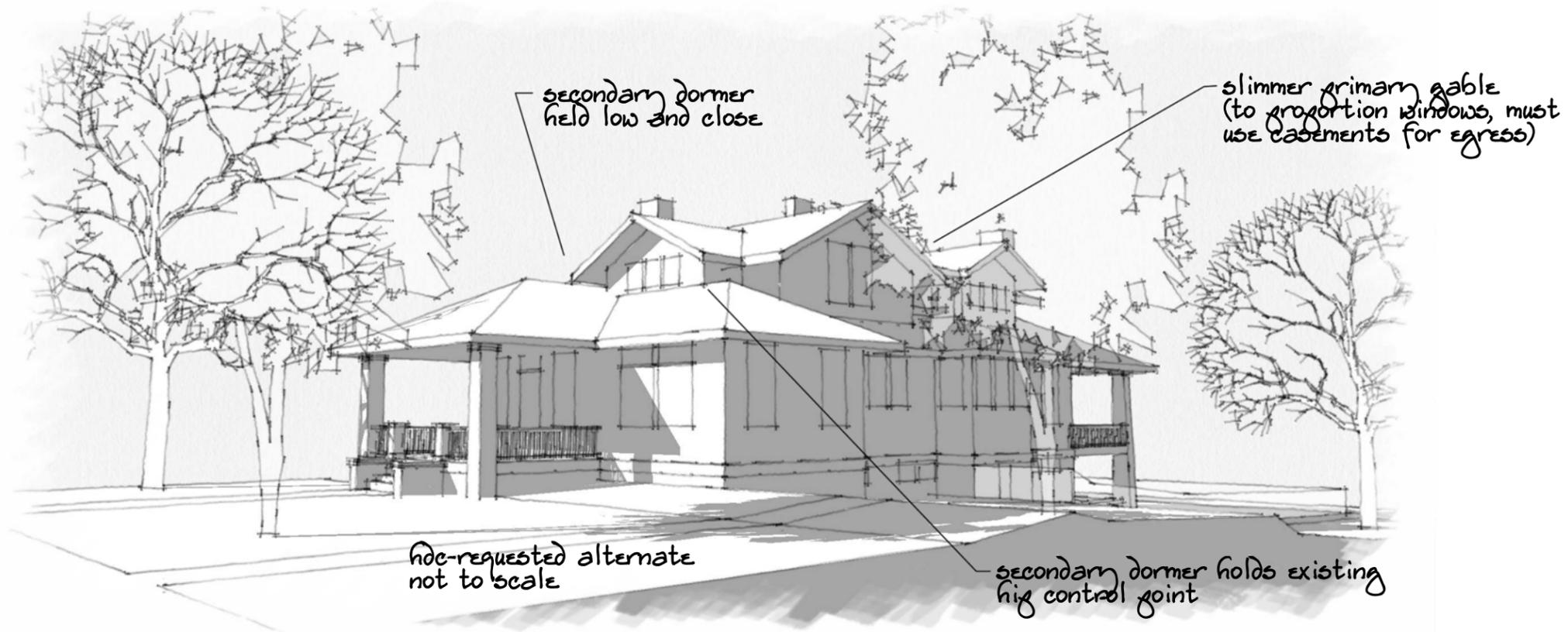
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COMPARATIVE
STUDY

A1.0

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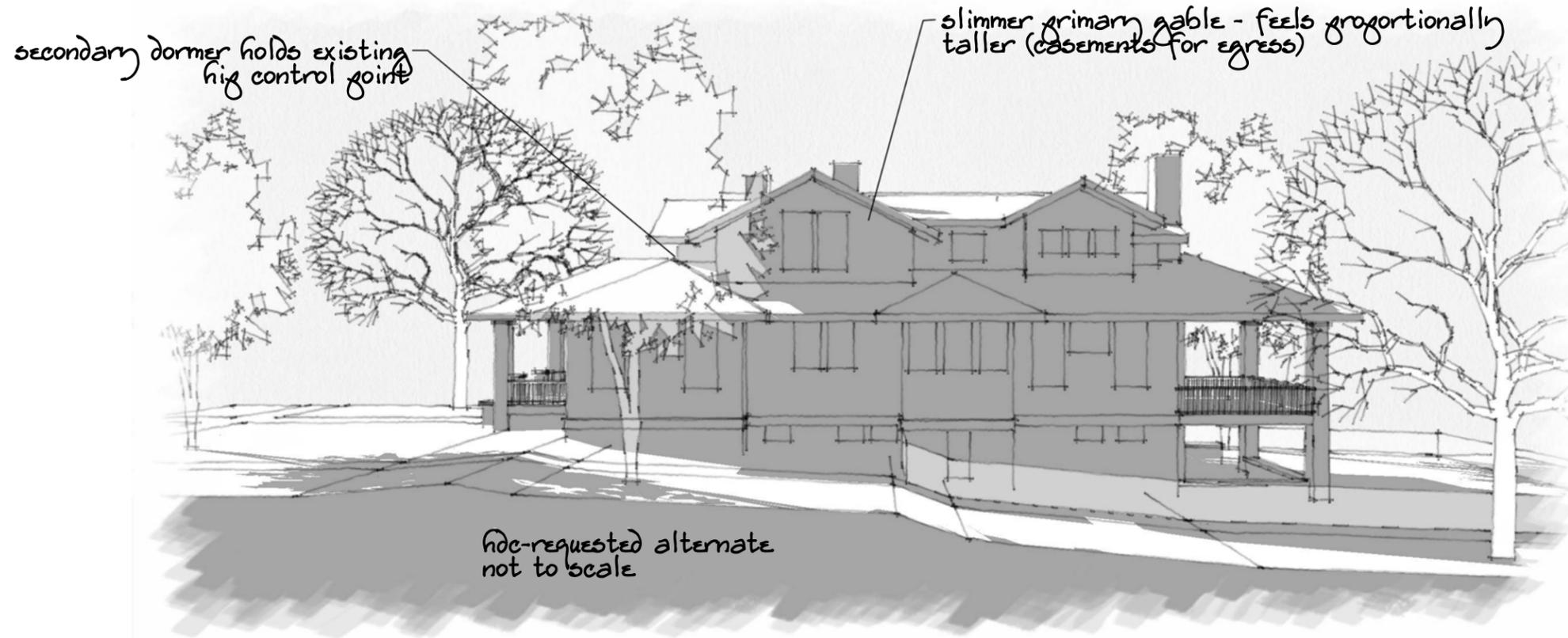
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hdc-requested alternate
not to scale



proposed for approval
not to scale

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COMPARATIVE
STUDY -
SIDE GABLE

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COMPARATIVE
STUDY -
FRONT
DORMER

A1.2



dormer plate
height breaks
fascia line
dormer positioned
to clear fascia

december 2013 submission
not to scale



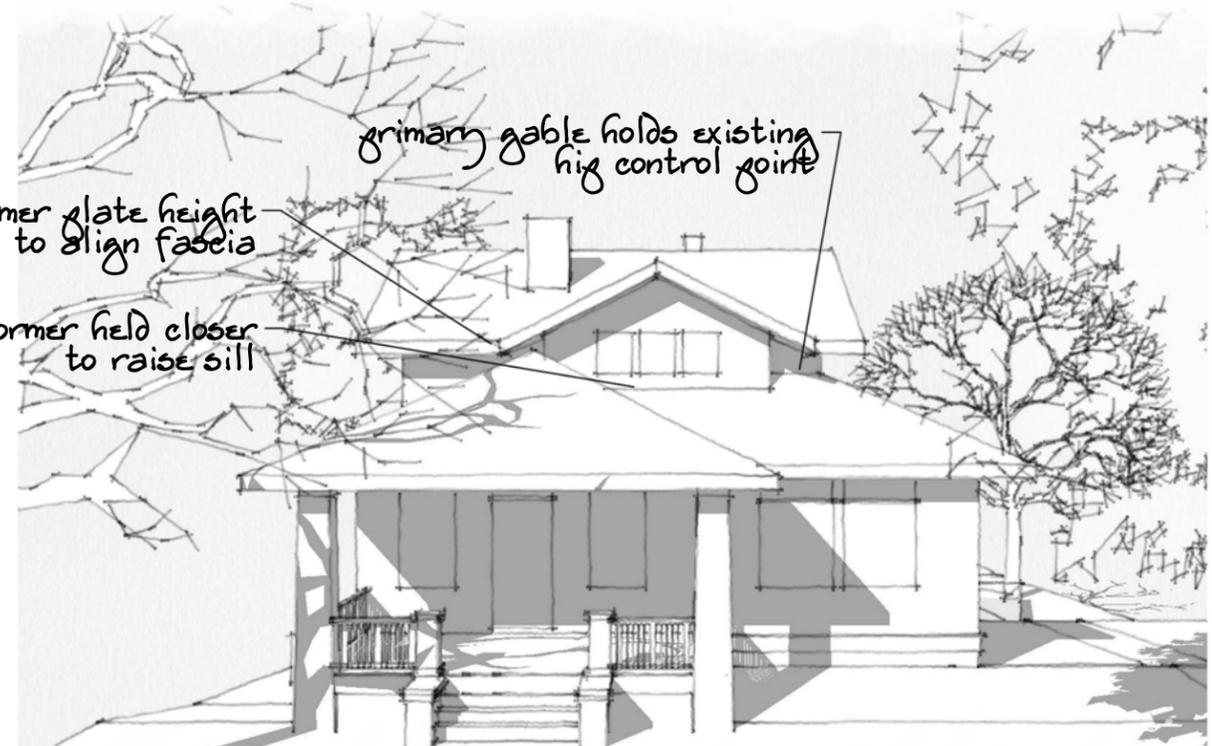
secondary dormer holds
existing hig control joint

hdc-requested alternate
not to scale



dormer plate
height raised
to accommodate
windows in hig
roof scenario

hig roof dormer discussion
not to scale



primary gable holds existing
hig control joint

dormer plate height
lowered to align fascia

dormer held closer
to raise sill

proposed for approval
not to scale

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-

Revisions
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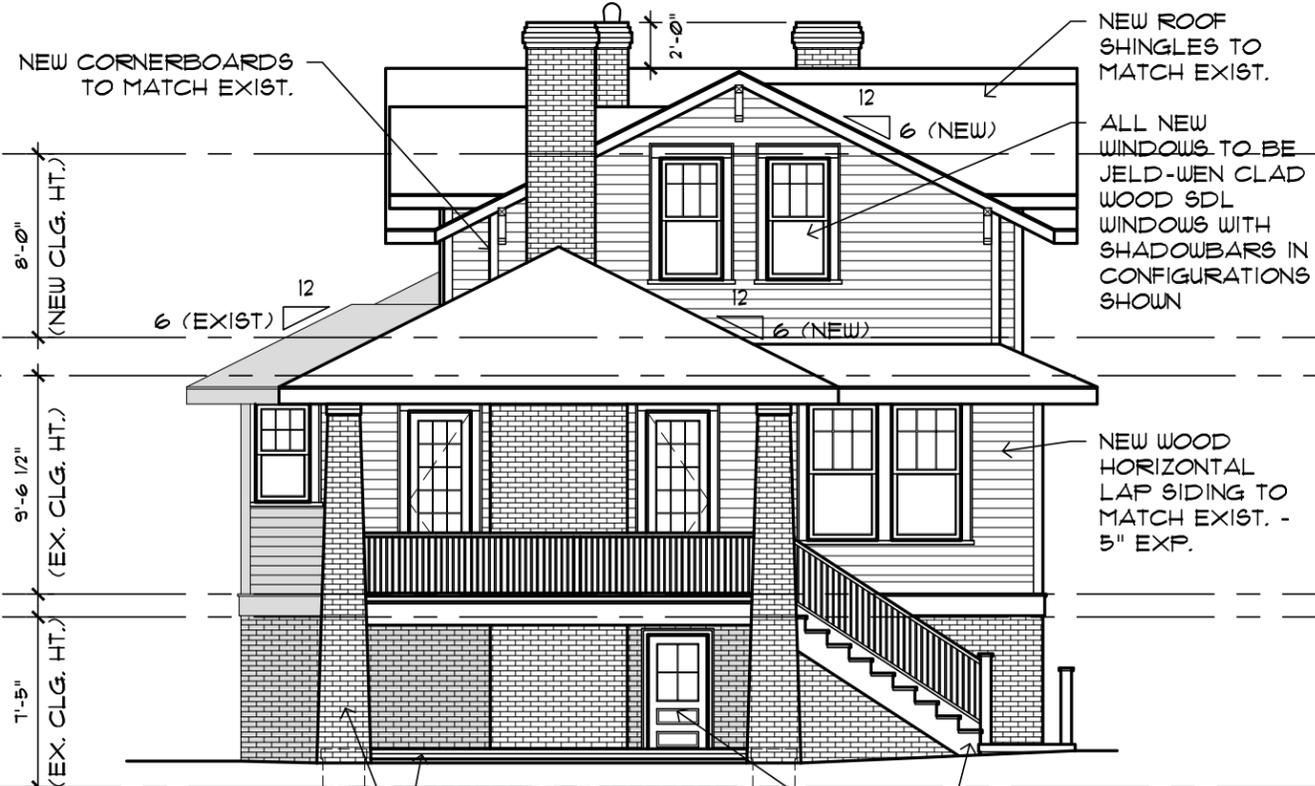


3 EXISTING REAR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

SALVAGE DOOR
FOR RE-USE @
BASEMENT PATIO
EXIST. STAIR TO
BE DEMOLISHED



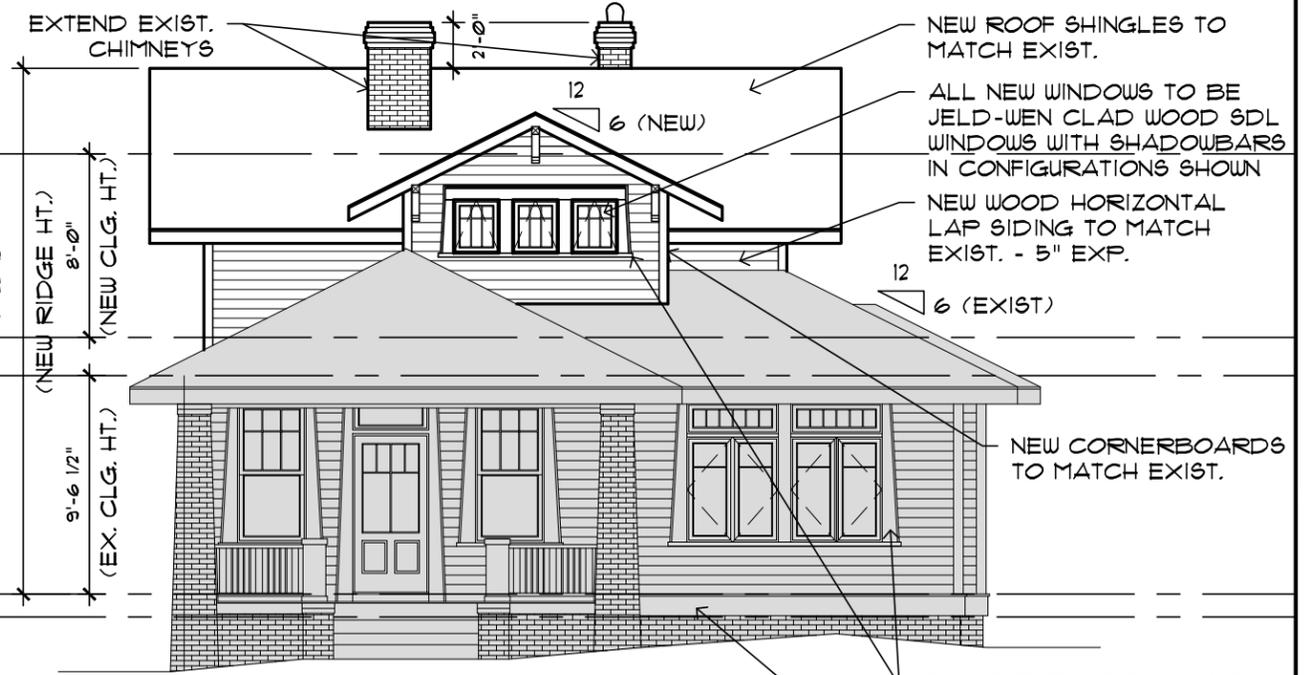
1 EXISTING FRONT ELEVATION -
EAST WORTHINGTON AVENUE
A2.0 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

NEW BRICK COLUMN TO
MATCH EXIST.
HATCH INDICATES EXISTING
ELEVATION TO REMAIN
(MODIFICATIONS NOTED)

NEW WOOD STAIR
TO GRADE
RE-USE SALVAGED DOOR



2 FRONT ELEVATION -
EAST WORTHINGTON AVENUE
A2.0 SCALE: 1/8" = 1'-0"

FRONT ELEVATION WINDOW
TRIM TO MATCH EXIST.
FLARED FRONT ELEV. TRIM
HATCH INDICATES EXISTING
ELEVATION TO REMAIN
(MODIFICATIONS NOTED)



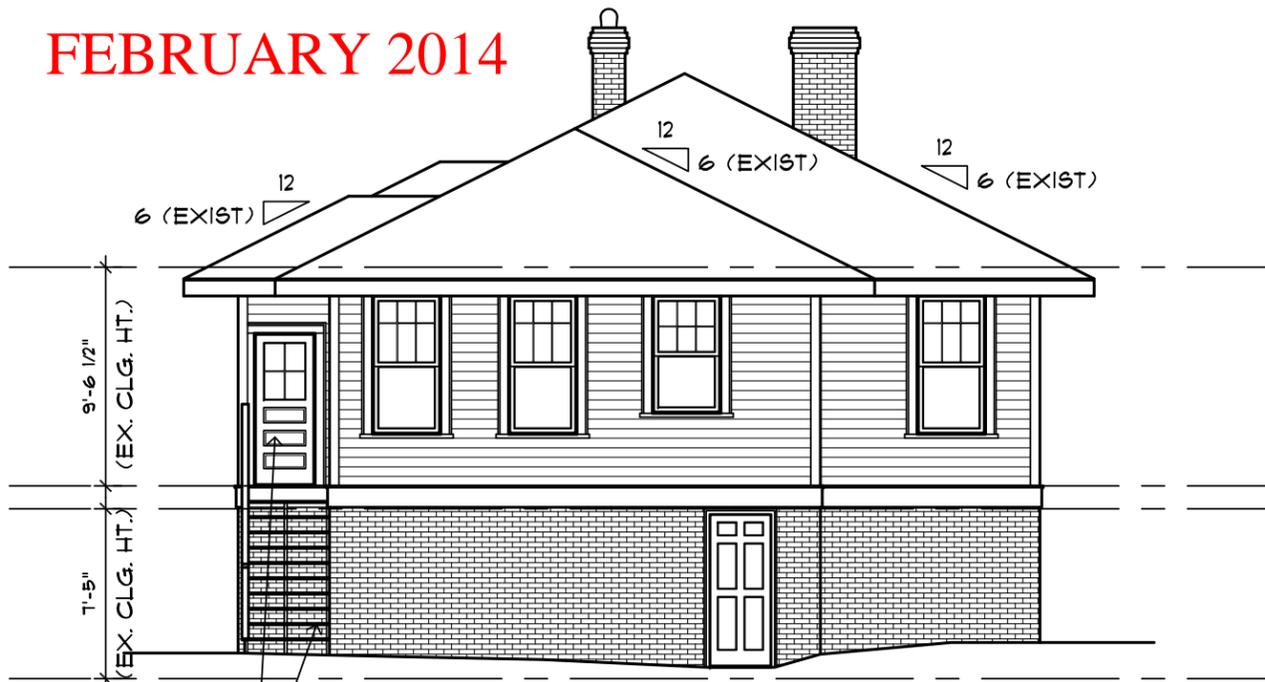
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ELEVATIONS

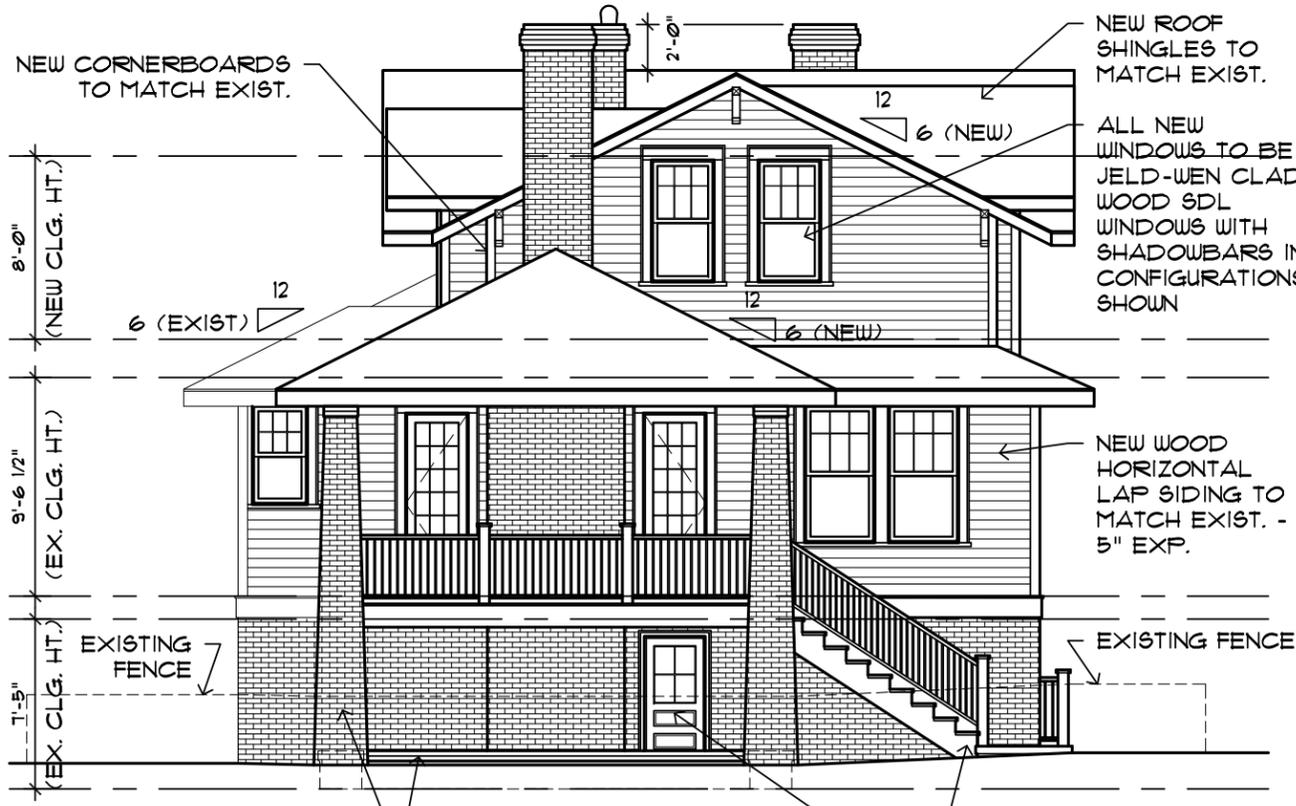
A2.0

FEBRUARY 2014



SALVAGE DOOR FOR RE-USE @ BASEMENT PATIO
EXIST. STAIR TO BE DEMOLISHED

3 EXISTING REAR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

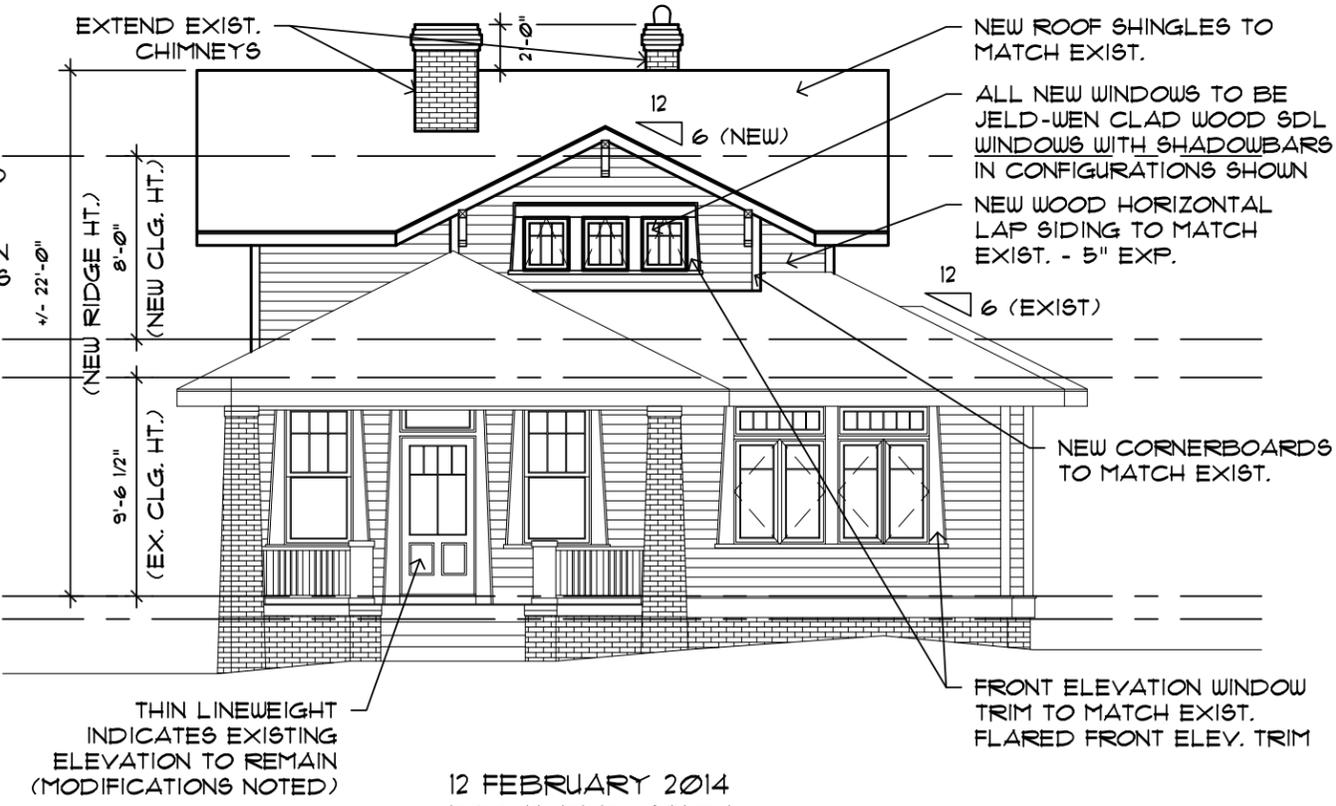


4 REAR ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

THIN LINEWEIGHT INDICATES EXISTING ELEVATION TO REMAIN (MODIFICATIONS NOTED)



1 EXISTING FRONT ELEVATION - EAST WORTHINGTON AVENUE
A2.0 SCALE: 1/8" = 1'-0"



2 12 FEBRUARY 2014 FRONT ELEVATION - EAST WORTHINGTON AVE
A2.0 SCALE: 1/8" = 1'-0"



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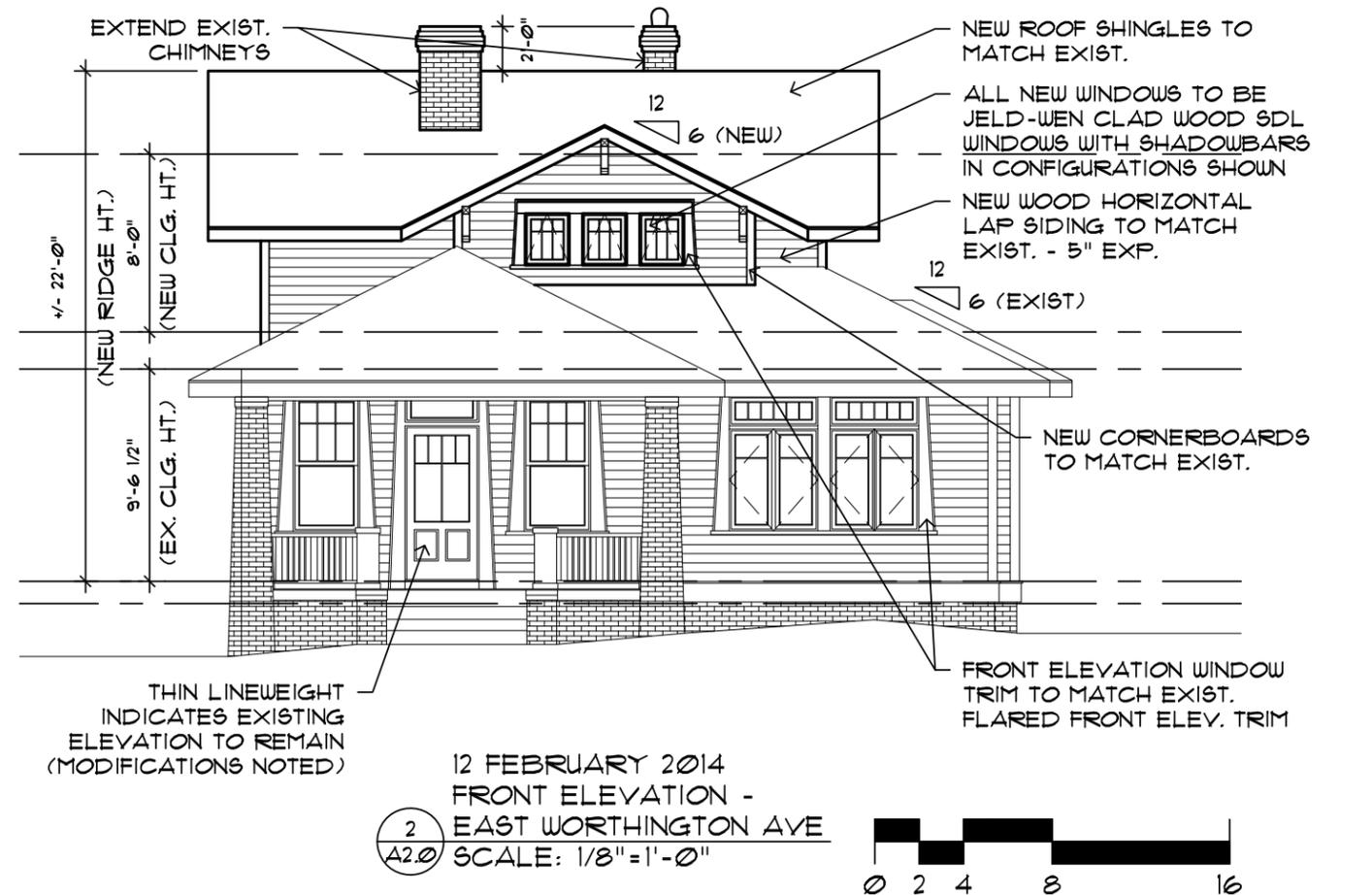
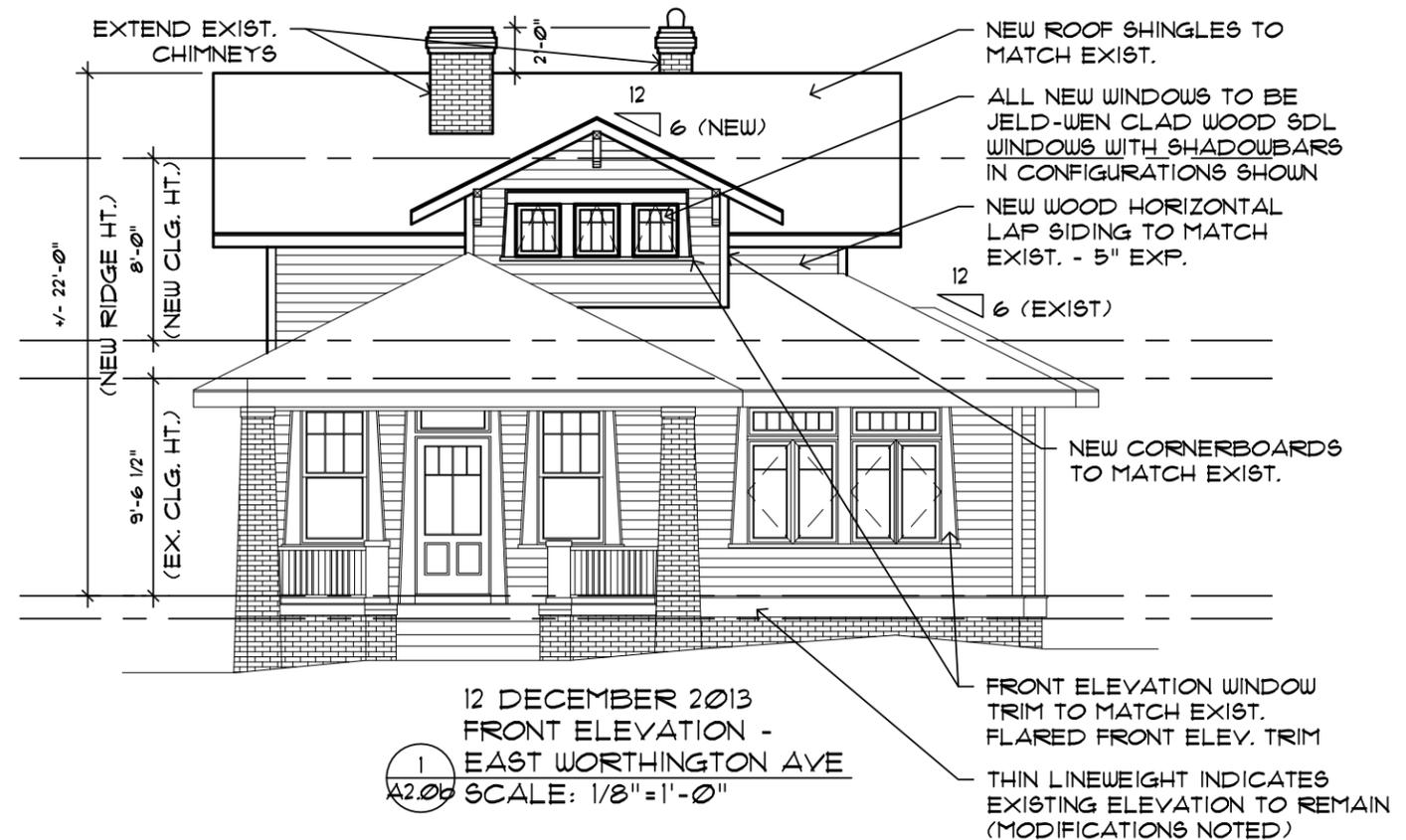
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ELEVATIONS

A2.0a



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COMPARATIVE
ELEVATIONS -
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A2.0b

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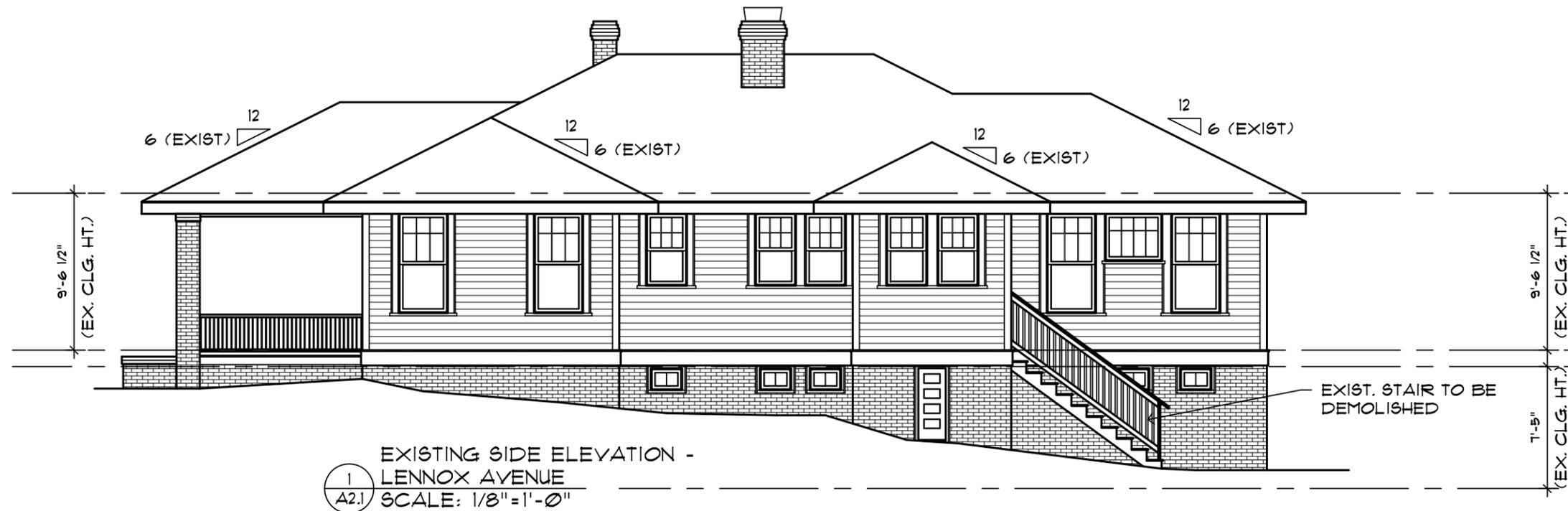
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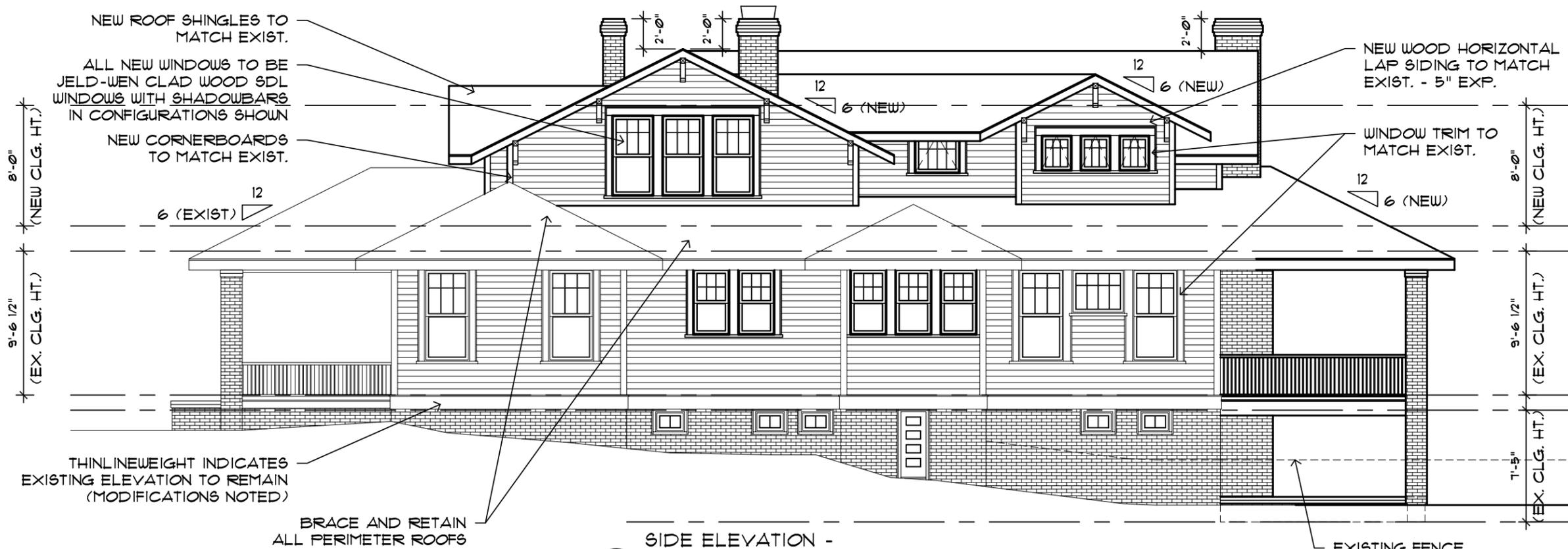
Historic District
11 December 2013

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EXISTING SIDE ELEVATION -
LENNOX AVENUE
1
A2.1
SCALE: 1/8" = 1'-0"



SIDE ELEVATION -
LENNOX AVENUE
2
A2.1
SCALE: 1/8" = 1'-0"



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ELEVATIONS

A2.1

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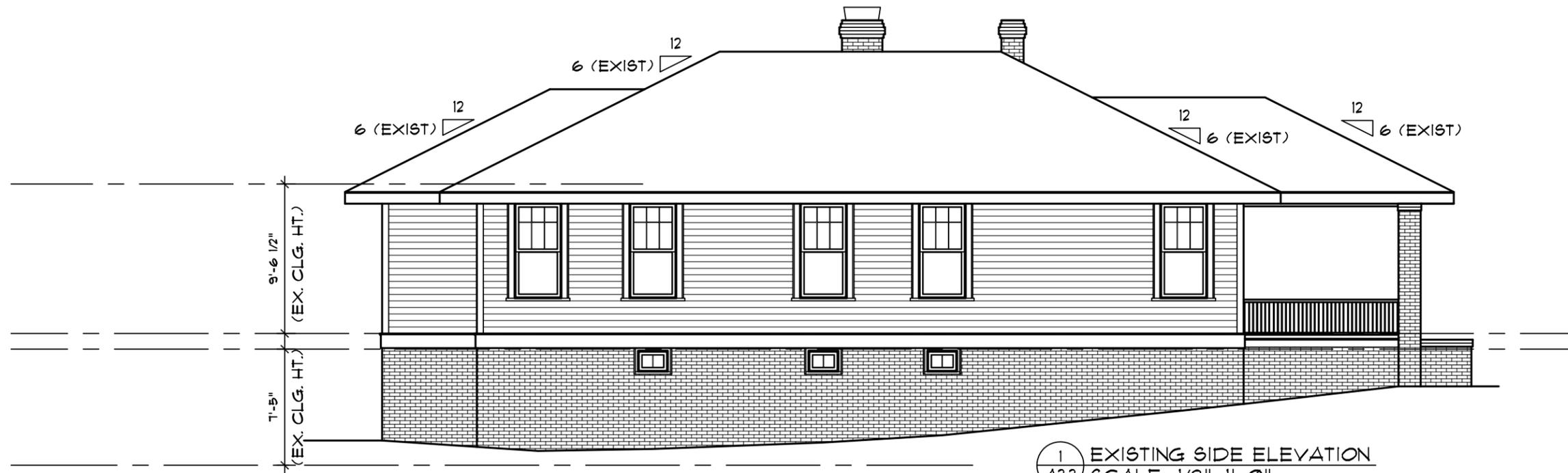
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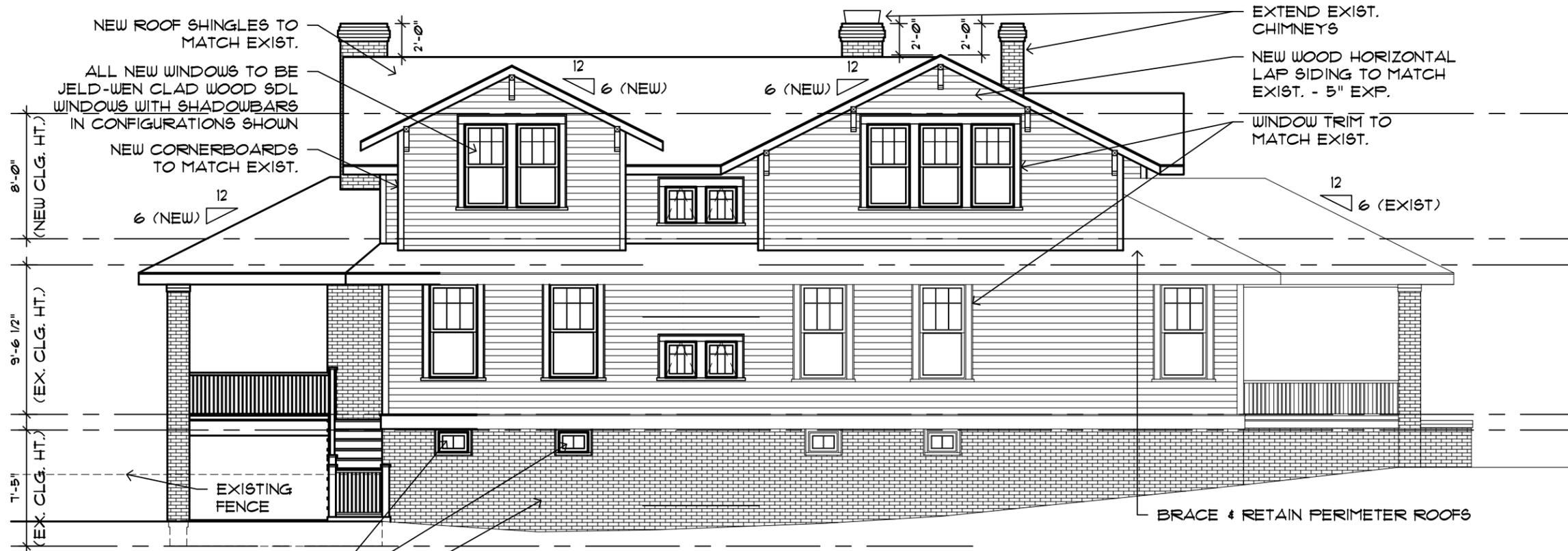
Historic District
11 December 2013

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1 EXISTING SIDE ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



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ELEVATIONS

A2.2

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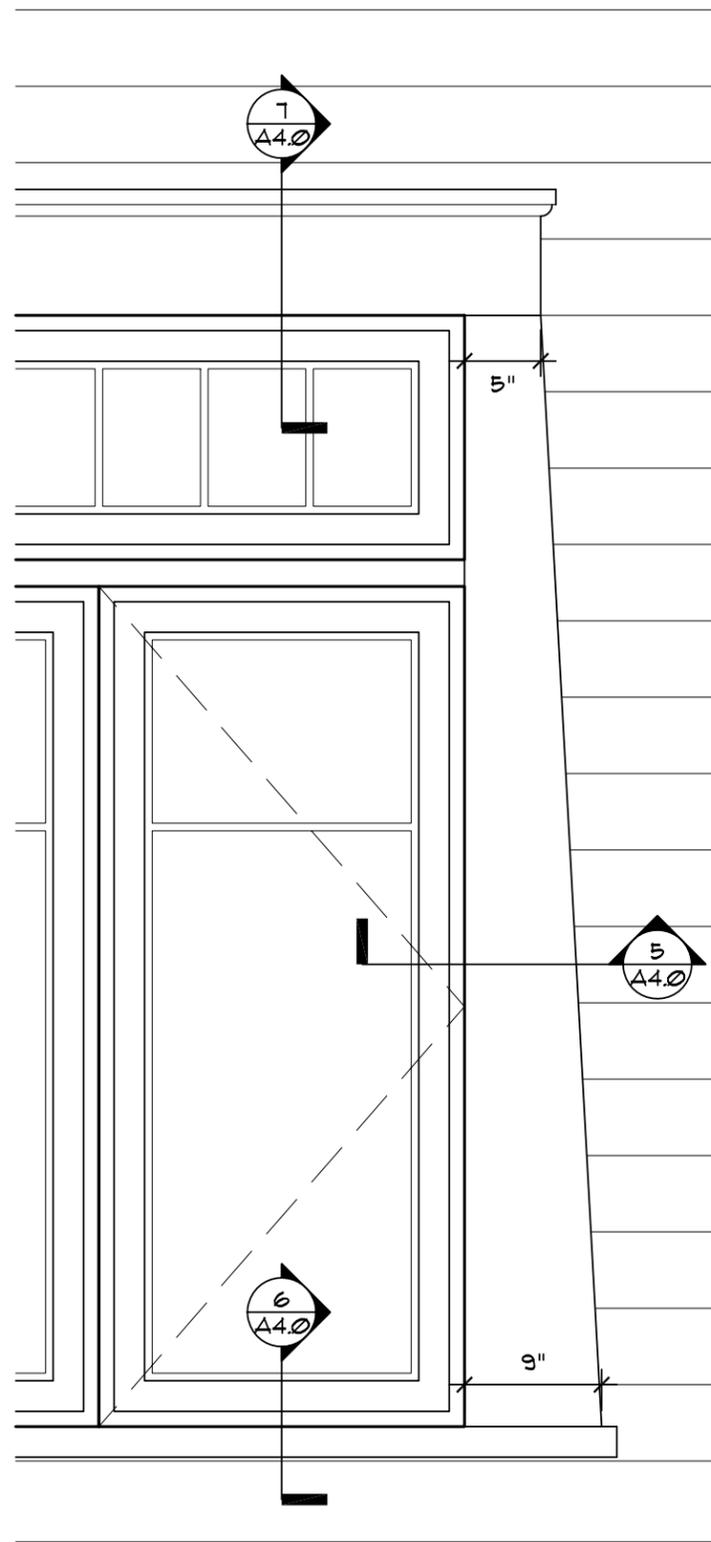
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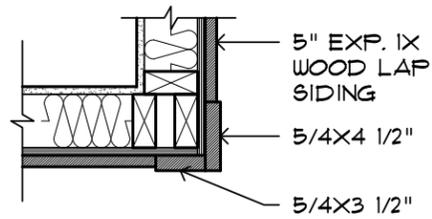
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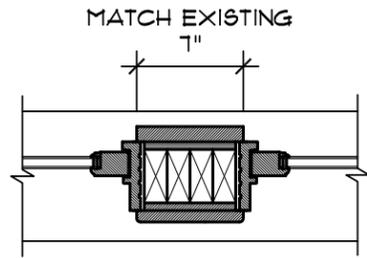
DETAILS



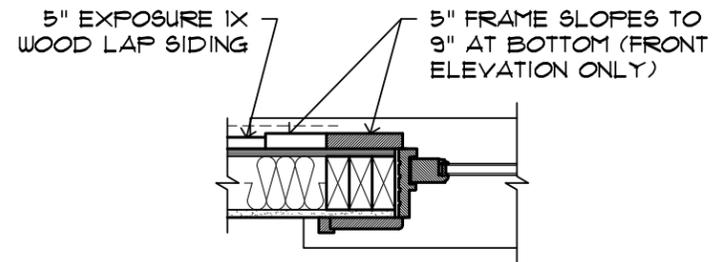
8 EXISTING WINDOW TRIM
AT FRONT ELEVATION ONLY
A4.0 SCALE: 1"=1'-0"



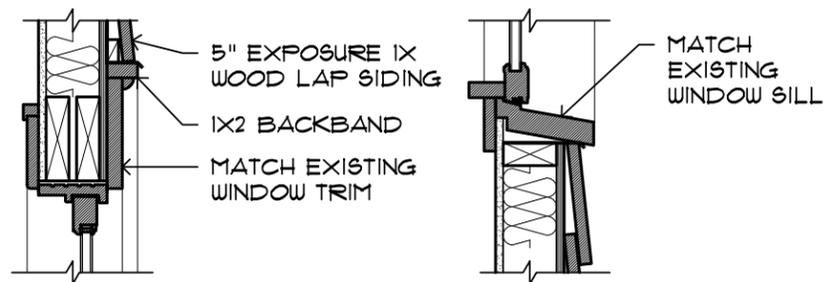
3 CORNERBOARD
DETAIL
A4.0 SCALE: 1"=1'-0"



4 JAMB DETAIL
BETWEEN WINDOWS
A4.0 SCALE: 1"=1'-0"

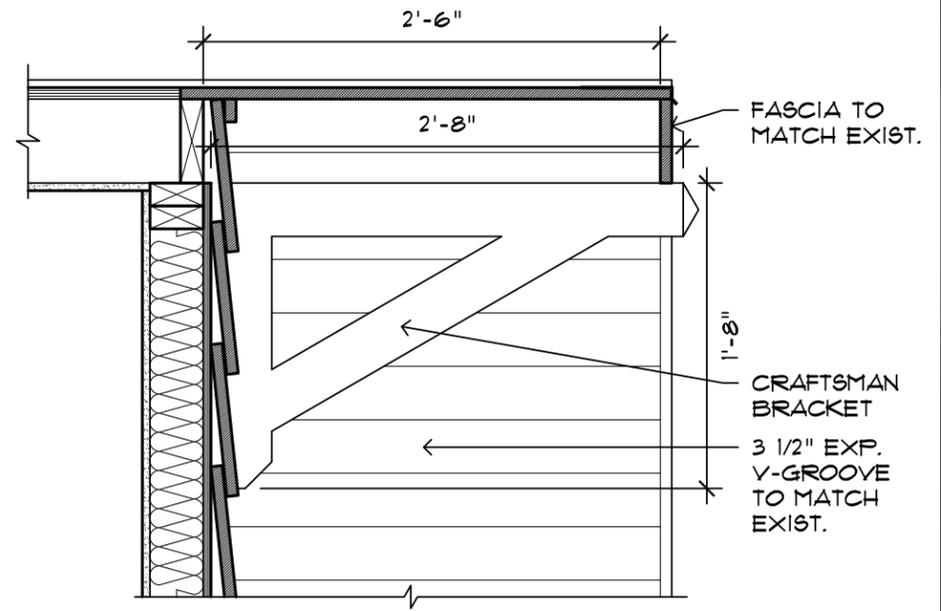


5 JAMB DETAIL
A4.0 SCALE: 1"=1'-0"

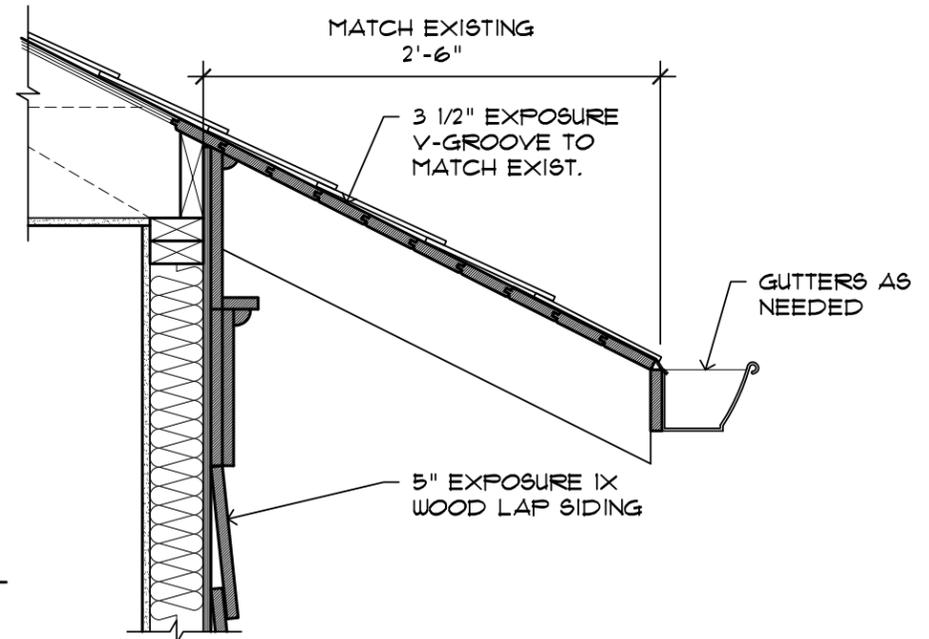


7 HEAD DETAIL
A4.0 SCALE: 1"=1'-0"

6 SILL DETAIL
A4.0 SCALE: 1"=1'-0"



1 RAKE DETAIL
(PROPOSED)
A4.0 SCALE: 1"=1'-0"



2 EAVE DETAIL
(MATCH EXISTING)
A4.0 SCALE: 1"=1'-0"



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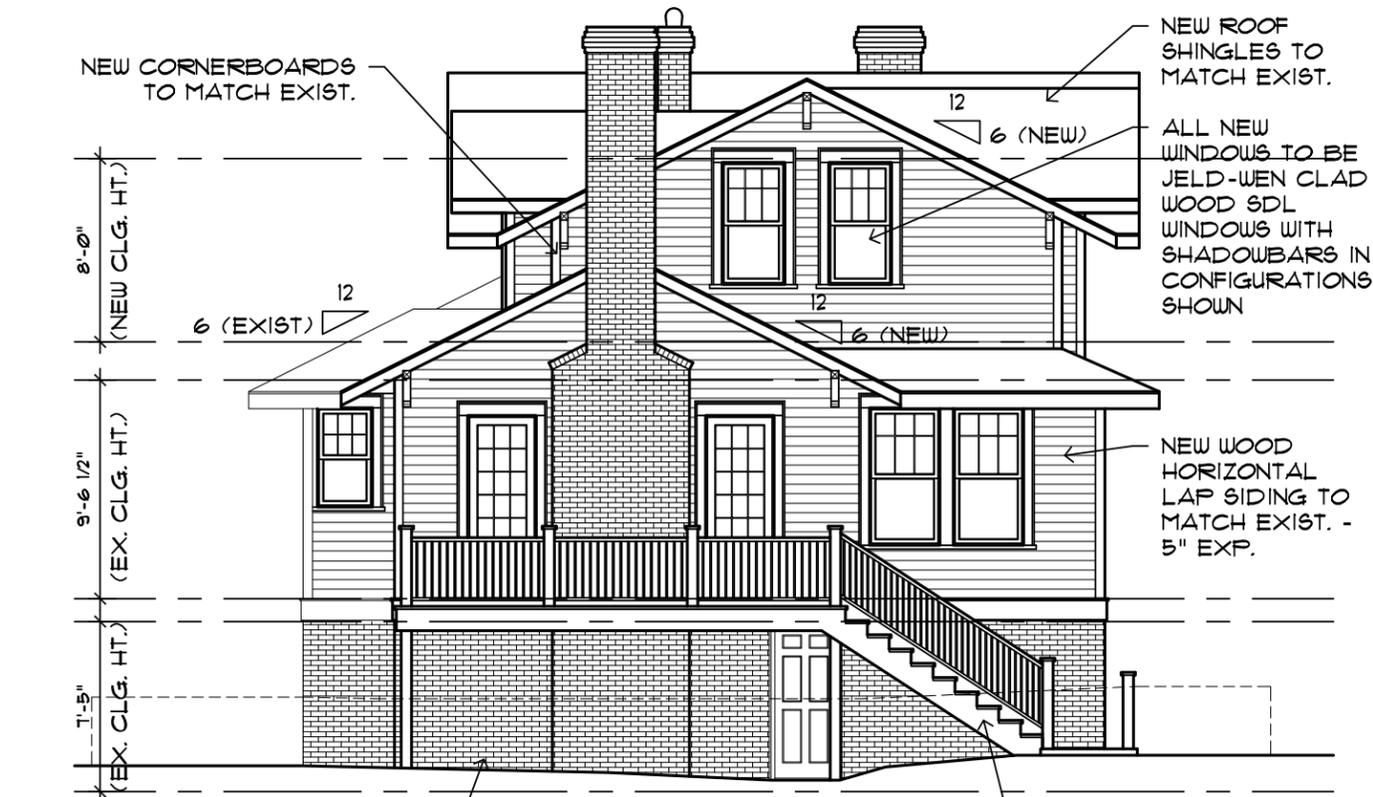
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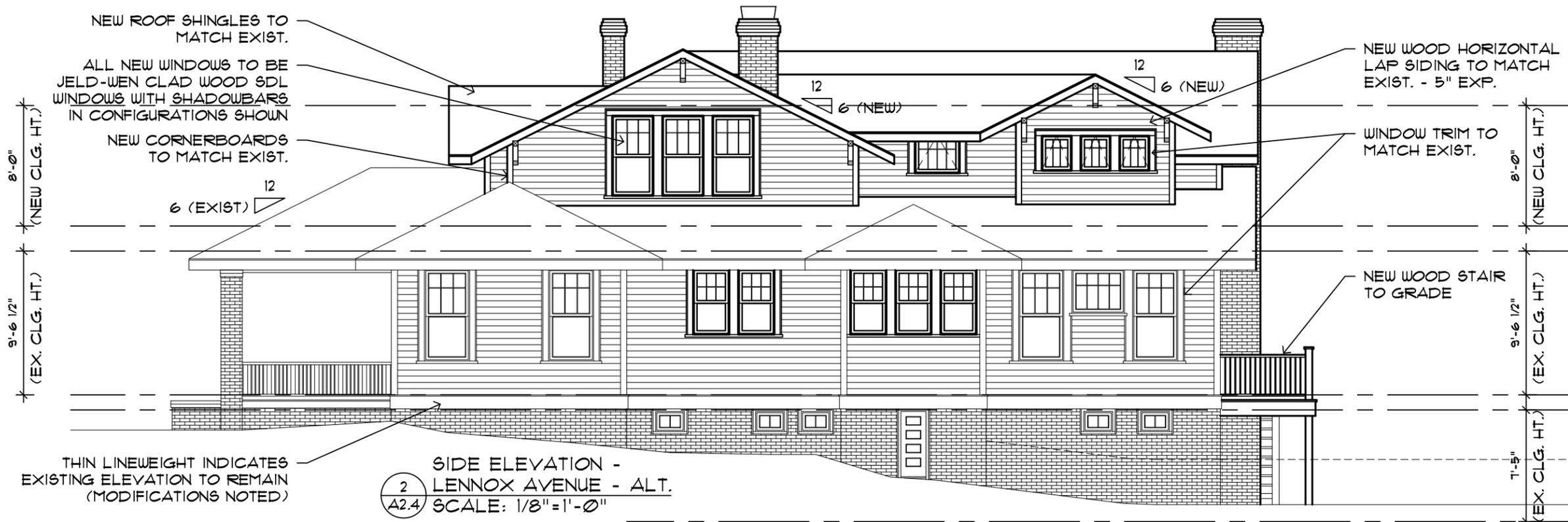
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NOTE: THIS SHEET SHOWS ALTERNATE ELEVATIONS FOR REAR PORCH TO BE CONSTRUCTED AT A LATER PHASE.

1 REAR ELEVATION - ALT.
A2.4 SCALE: 1/8" = 1'-0"

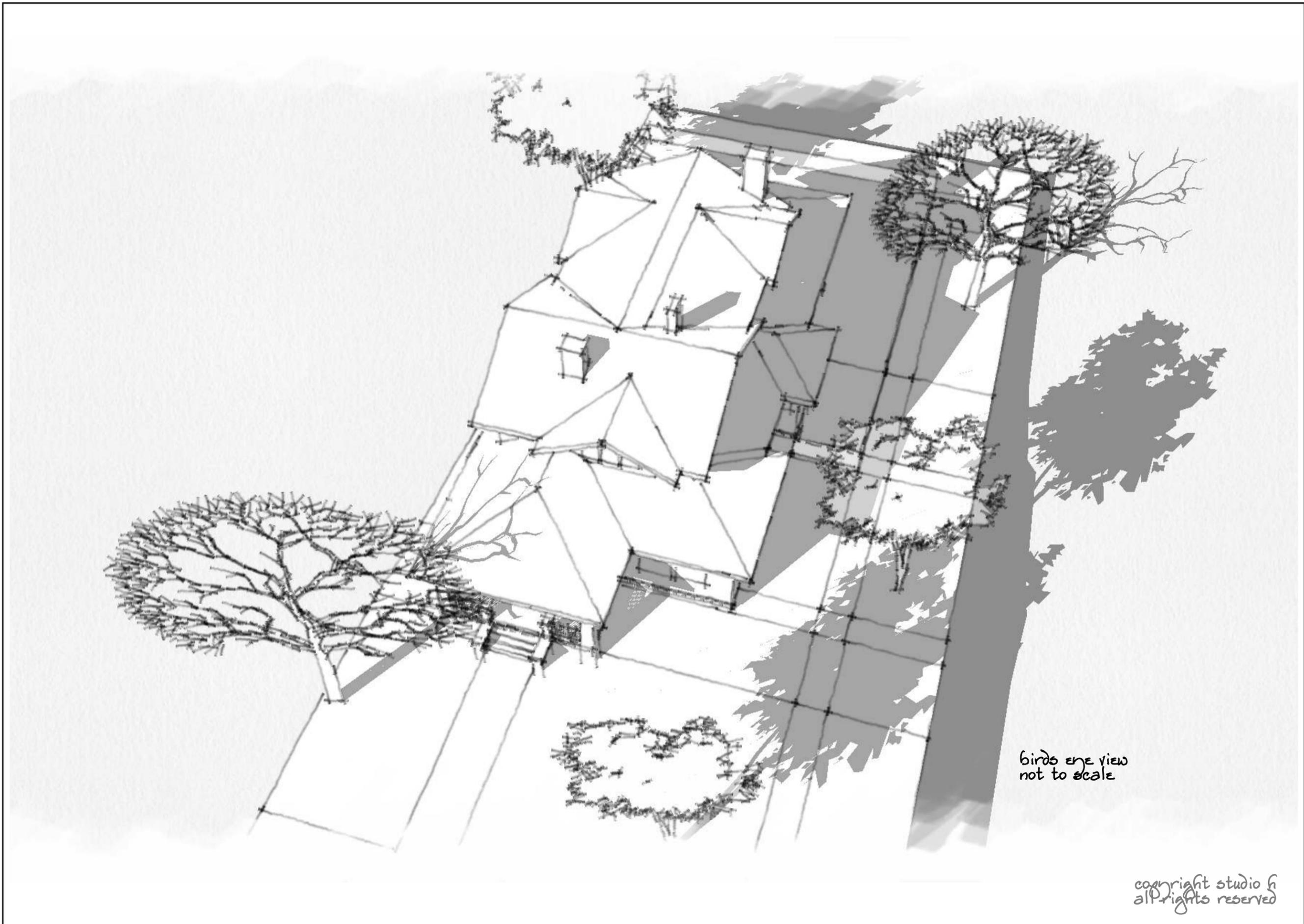


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ALT.
ELEVATIONS

A2.4



birds eye view
not to scale

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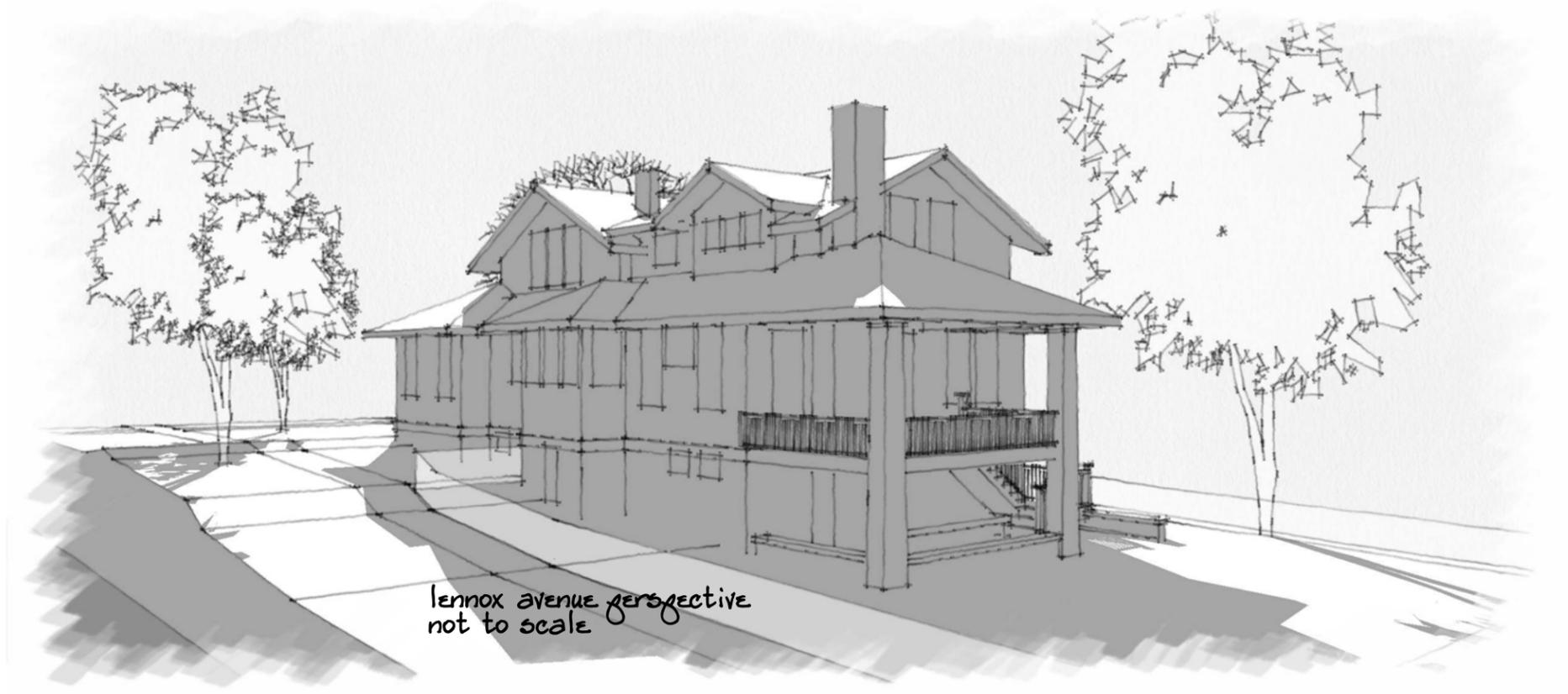
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PERSPECTIVES

A3.0



east worthington avenue perspective
not to scale



lennox avenue perspective
not to scale

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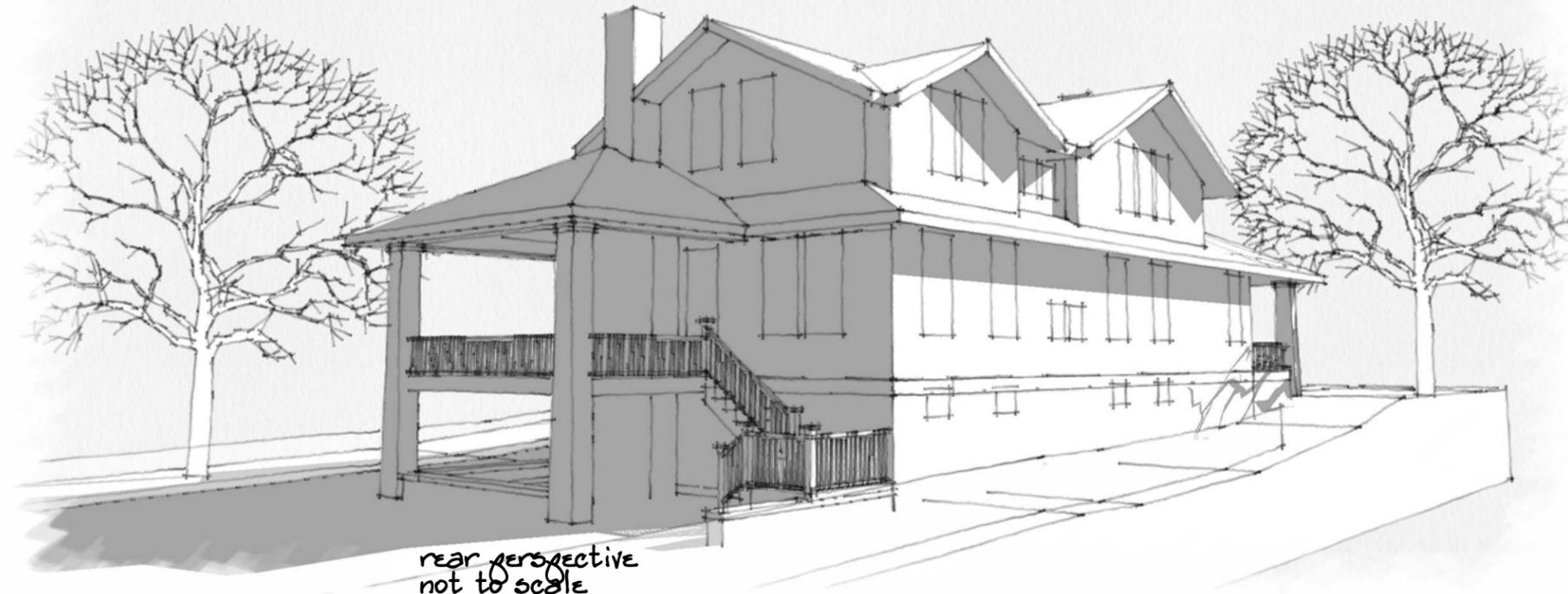
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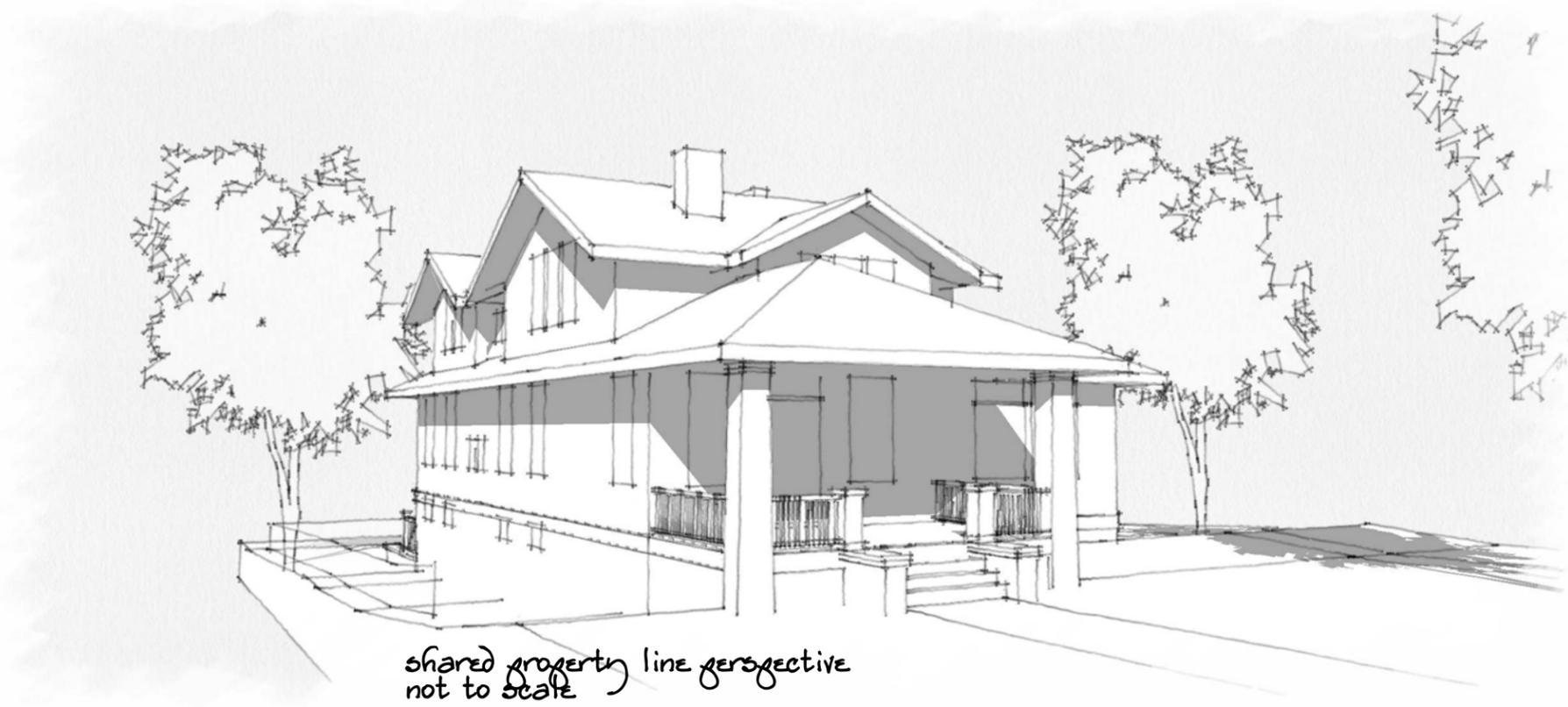
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PERSPECTIVES

A3.1



rear perspective
not to scale



shared property line perspective
not to scale

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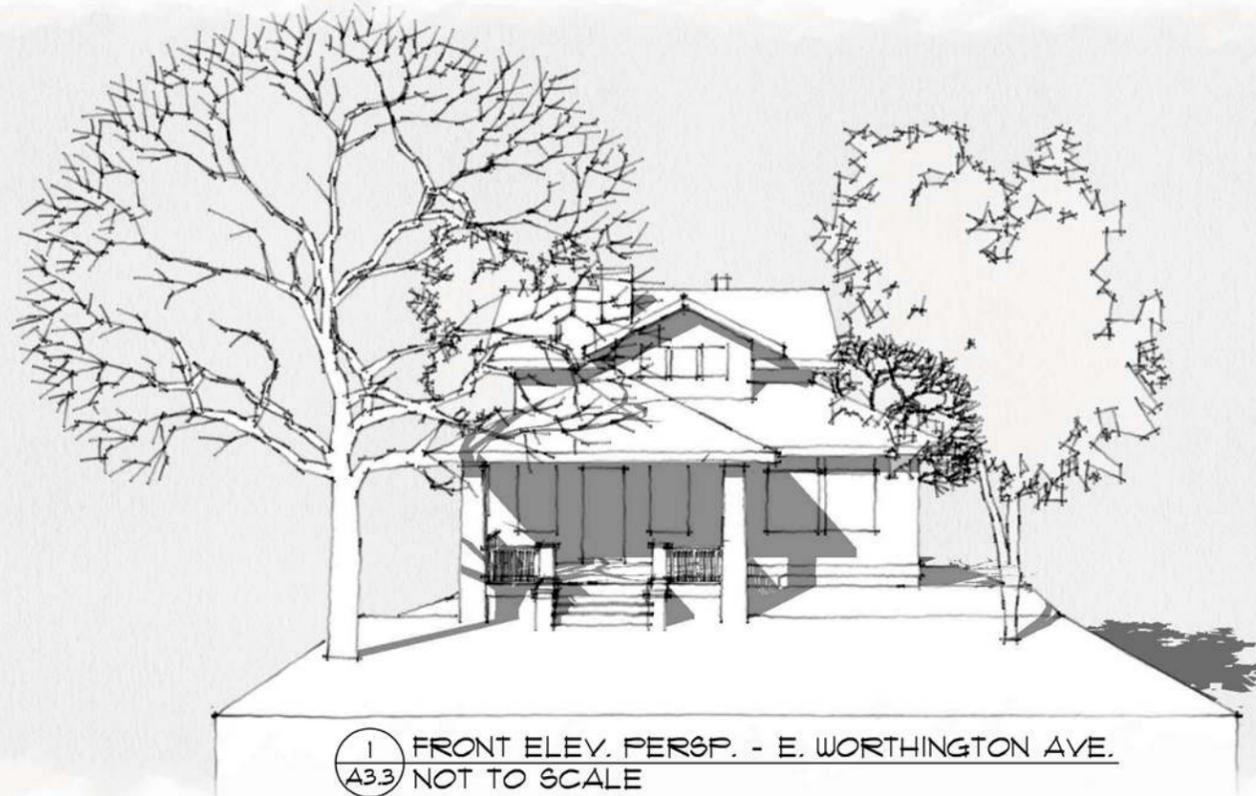
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PERSPECTIVES

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PERSPECTIVES

A3.3

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lennox avenue elevation perspective
not to scale

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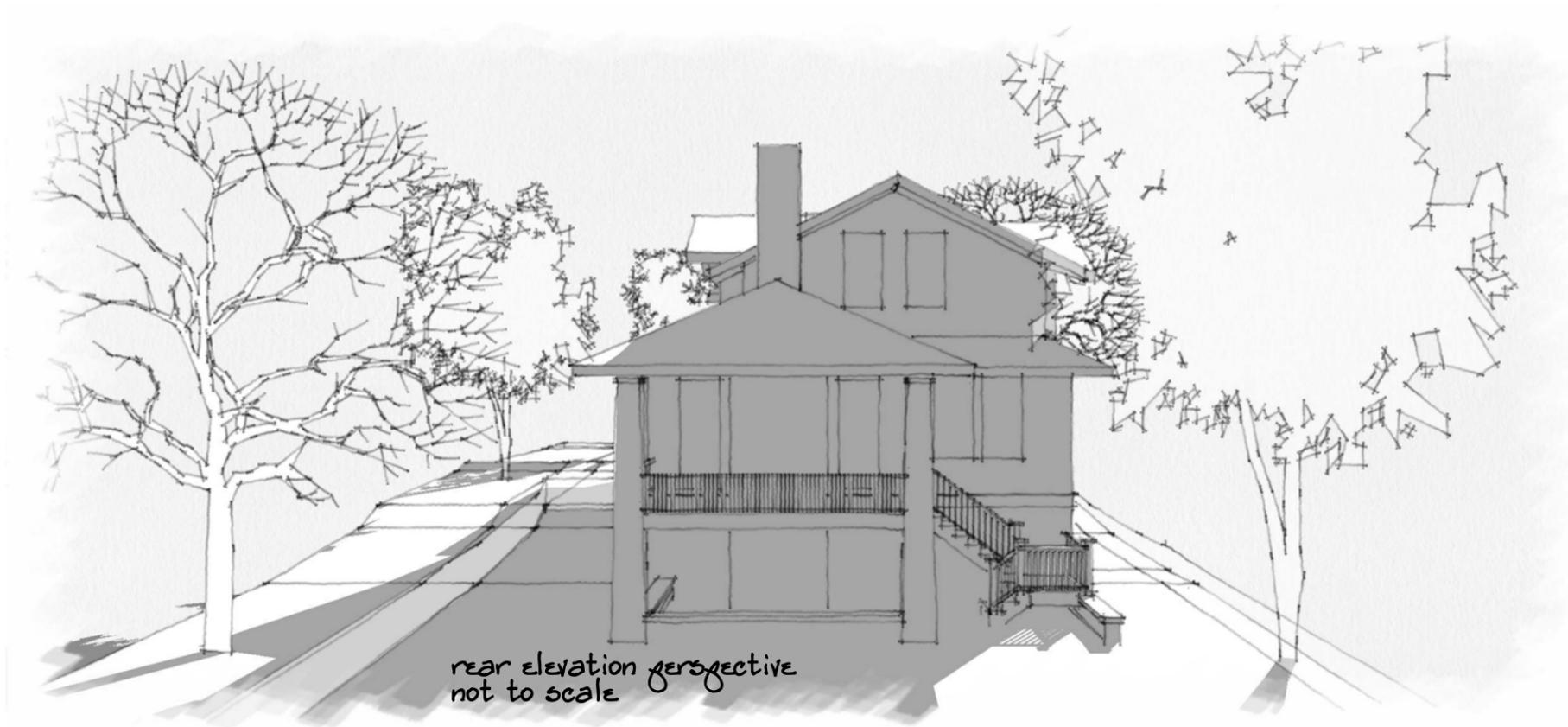
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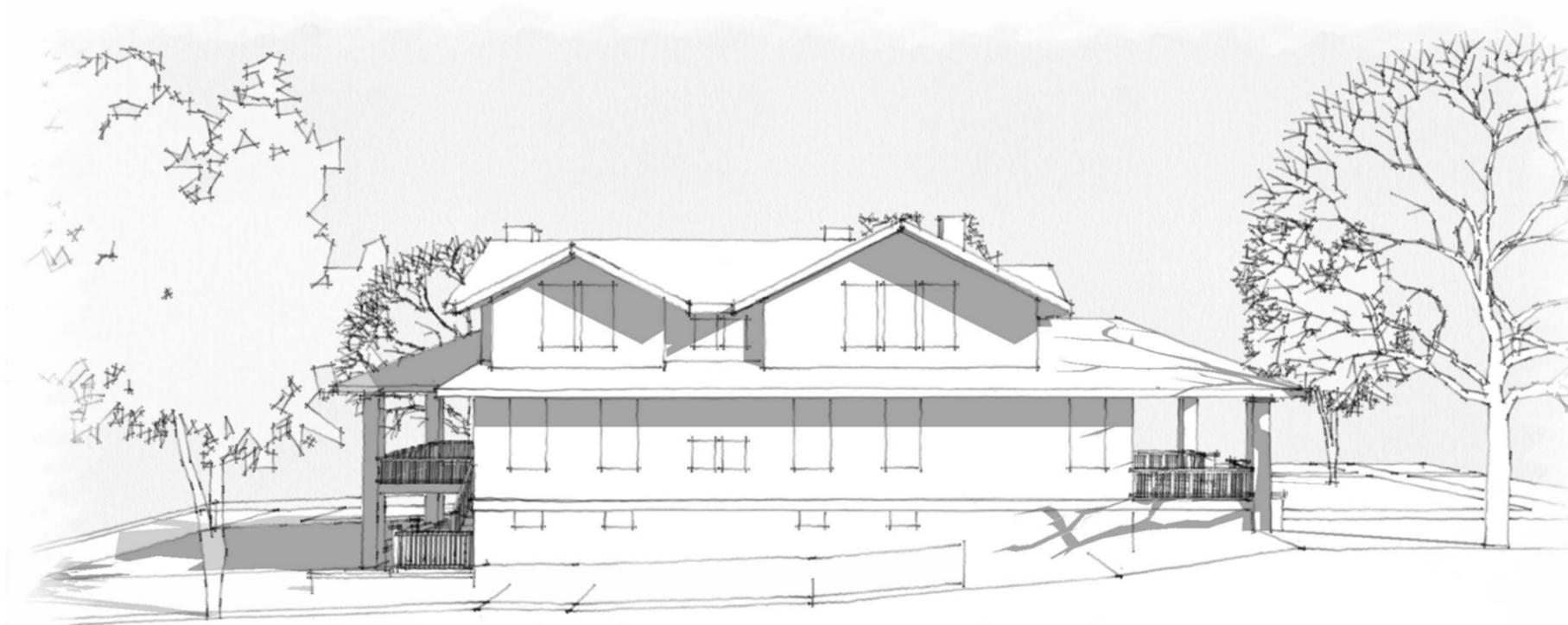
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PERSPECTIVES

A3.3



rear elevation perspective
not to scale



shared property line elevation perspective
not to scale

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PERSPECTIVES

A3.4



4 WORTHINGTON STREETSCAPE
A4.0 NOT TO SCALE

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3 WORTHINGTON STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE



2 LENNOX STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE

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1 LENNOX STREETSCAPE
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STREETSCAPES

A4.0



HALL
ADDITION/
RENOVATION
800 E. Worthington
Charlotte, NC
28203

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress Drawings
21 November 2013

Historic District
11 December 2013

Final Pricing
-

Revisions
-

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EXISTING
IMAGES

A5.0