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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 425 East Worthington Avenue

**SUMMARY OF REQUEST:** New Construction - Garage

**OWNER:** Courtenay Buchan

**APPLICANT:** Jessica Hindman

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**Details of Proposed Request**

*Existing Conditions*

The principal structure is a 1.5 story Bungalow c 1920 and listed as a contributing structure in the Dilworth National Register. The site has rear yard access via alleyway. The adjacent rear property is non-residential.

*Proposal*

The proposal is a two car garage with a dormer addition in a future phase. The exterior material is wood shingles with cornerboards. The garage doors will face the alley. The proposed height of the garage is approximately 22'-4" from ground to ridge. The plan does not identify mature tree removal.

**Policy & Design Guidelines Garages and New Construction**

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

| <i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i> |   |
|--|---|
| <b>1. Size</b>   | <i>the relationship of the project to its site</i>                    |
| <b>2. Scale</b>  | <i>the relationship of the building to those around it</i>            |
| <b>3. Massing</b>  | <i>the relationship of the building's various parts to each other</i> |
| <b>4. Fenestration</b>   | <i>the placement, style and materials of windows and doors</i>        |
| <b>5. Rhythm</b>   | <i>the relationship of fenestration, recesses and projections</i>     |
| <b>6. Setback</b>  | <i>in relation to setback of immediate surroundings</i>               |
| <b>7. Materials</b>  | <i>proper historic materials or approved substitutes</i>              |
| <b>8. Context</b>  | <i>the overall relationship of the project to its surroundings</i>    |
| <b>9. Landscaping</b>  | <i>as a tool to soften and blend the project with the district</i>    |

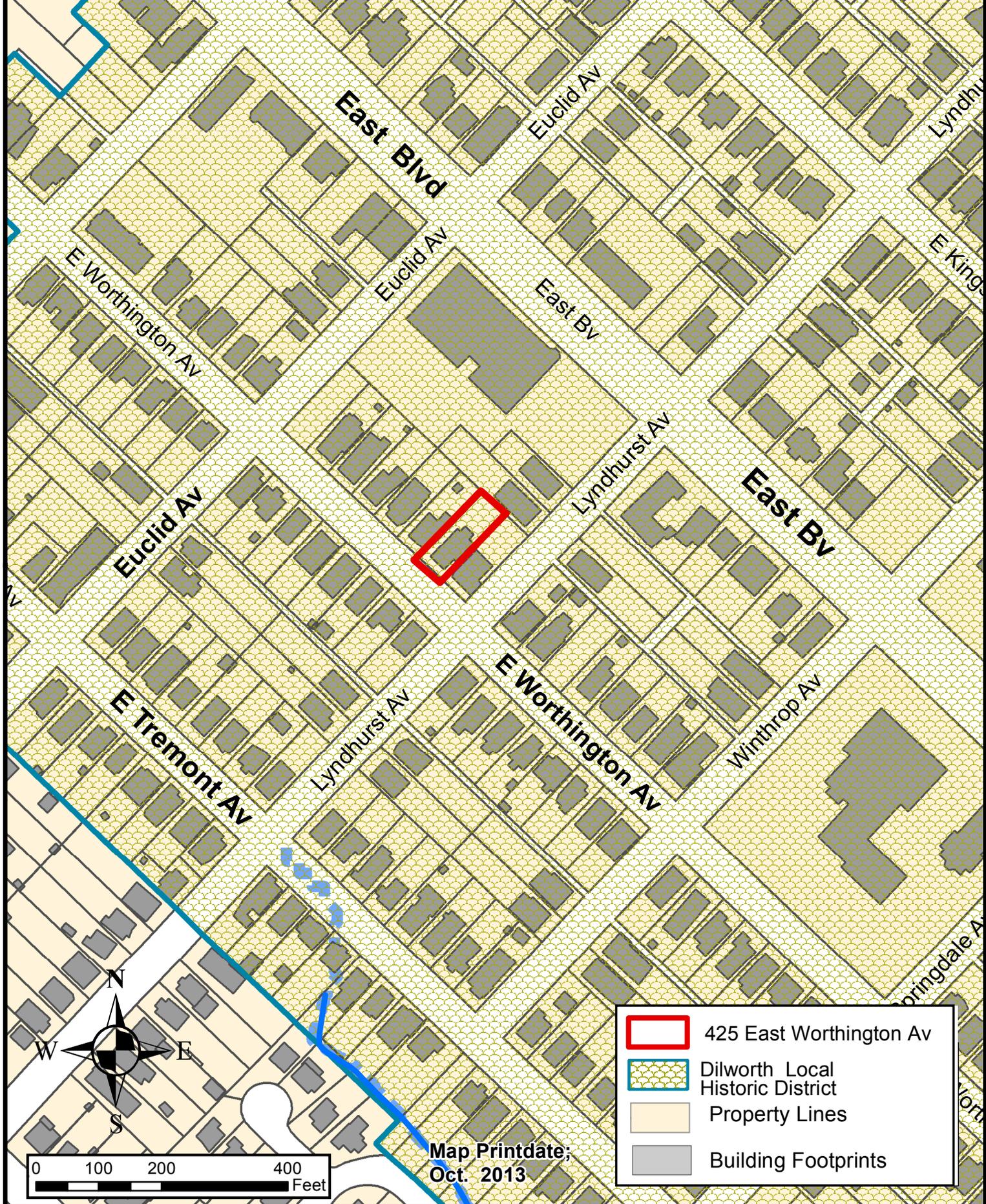
**Staff Analysis**

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration
4. Rhythm

Staff believes the project meets Guideliens for Massing, Setback, Materials, Context, and Landscaping.

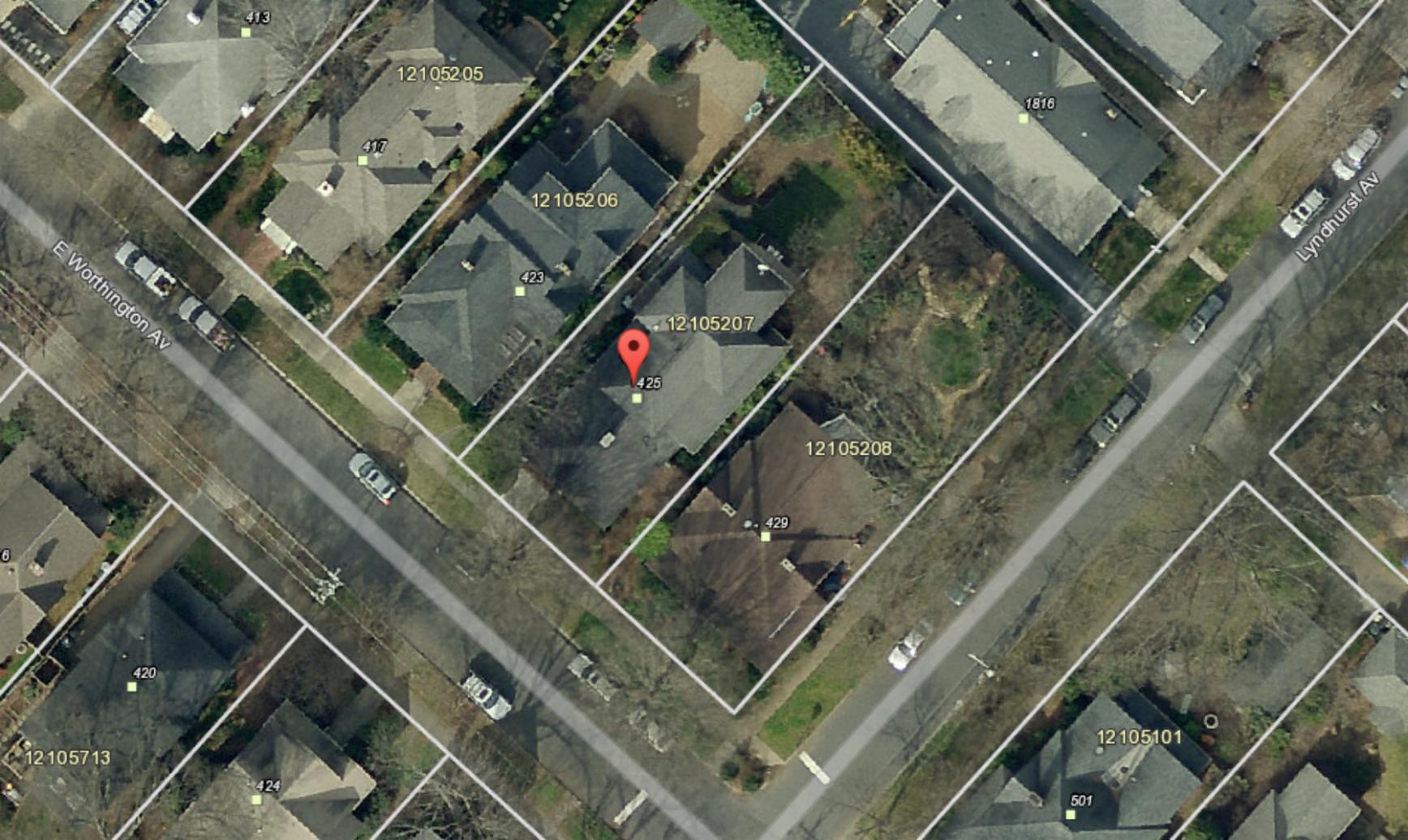
# Charlotte Historic District Commission - Case 2013-190



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

Map Printdate;  
Oct. 2013

0 100 200 400 Feet



413

12105205

417

12105206

423

12105207

425

12105208

429

1816

E Worthington Av

Lyndhurst Av

420

12105713

424

12105101

501

6



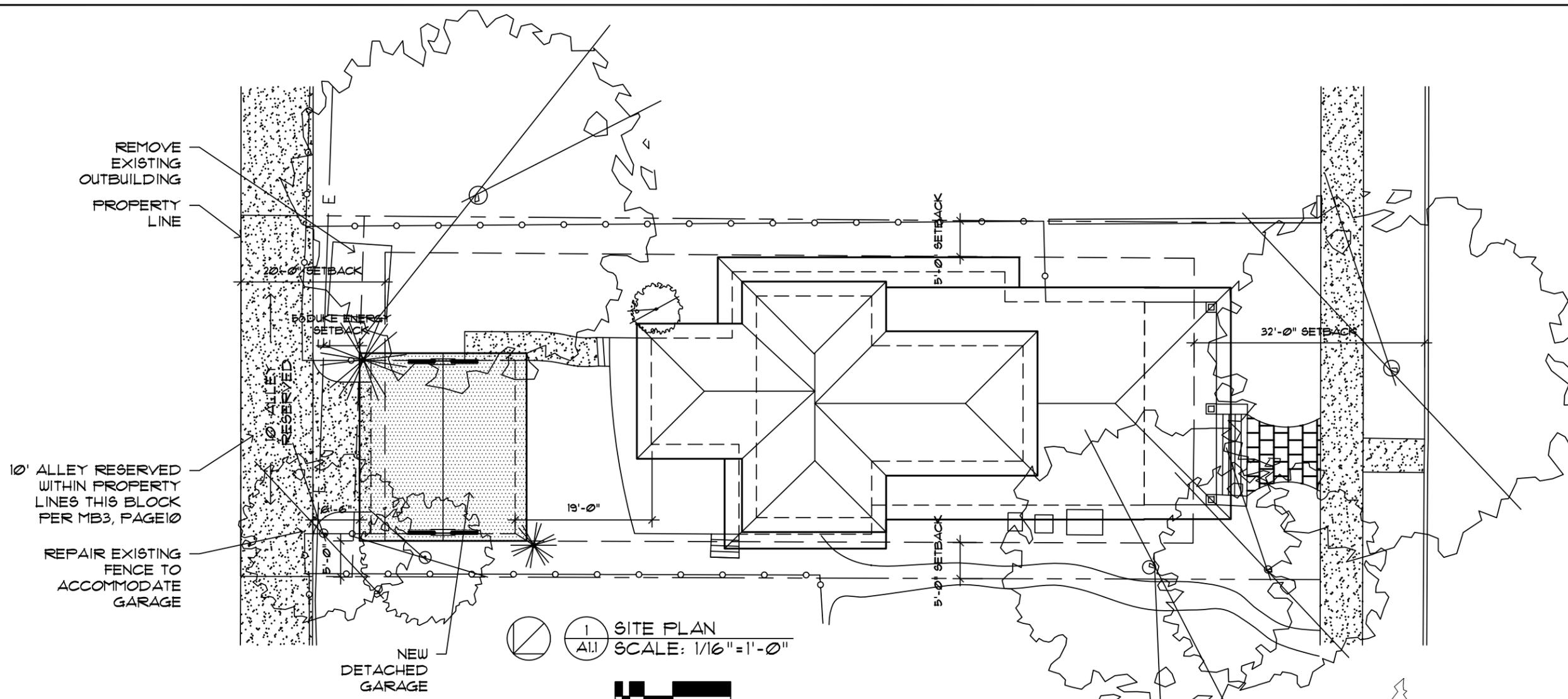
425

WALKING  
TO  
THE  
BEACH

**BUCHAN  
GARAGE  
ADDITION**  
425 E. Worthington  
Charlotte, NC  
28203

**DATES:**  
Schematic Design  
02 December 2013  
Historic District  
11 December 2013  
Final Pricing  
-  
Revisions  
-

EAST WORTHINGTON AVENUE



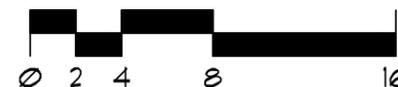
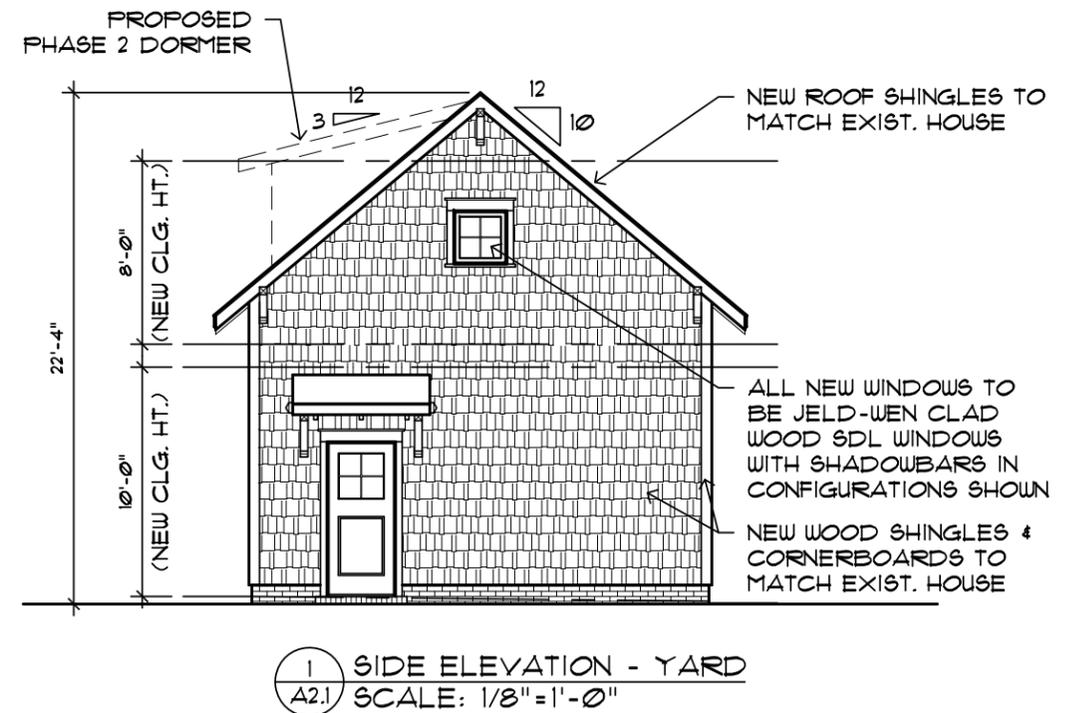
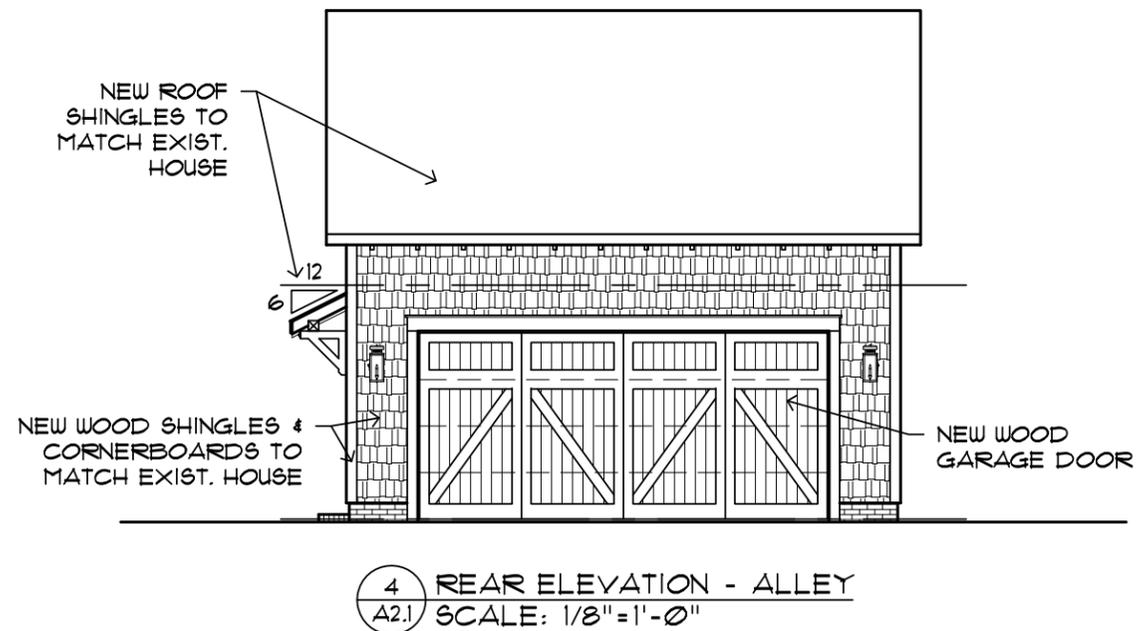
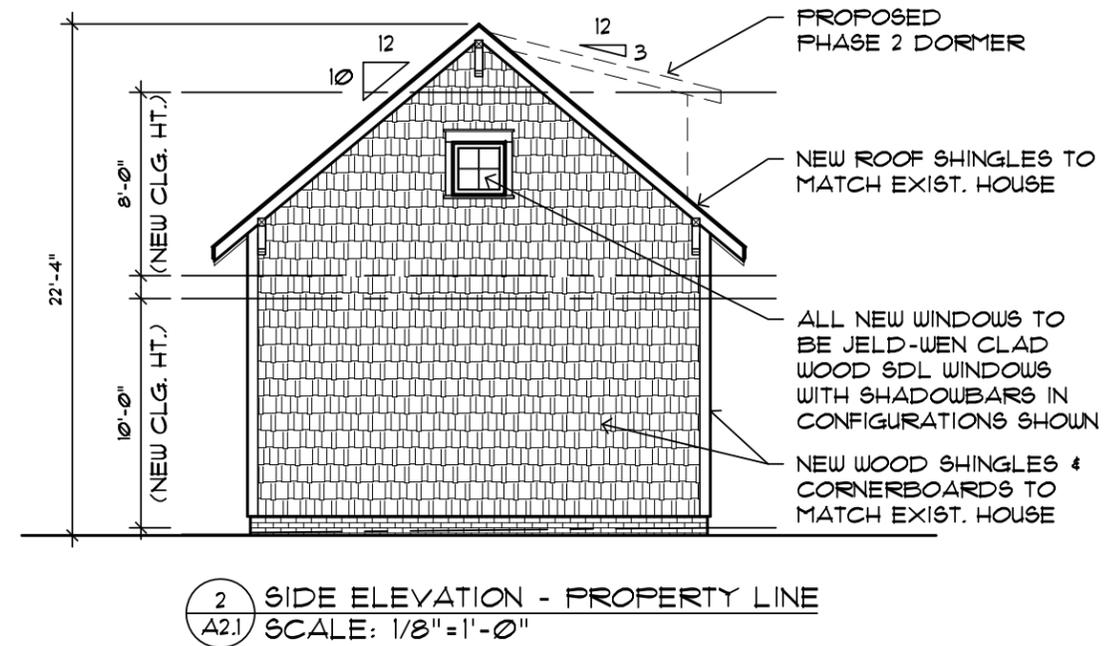
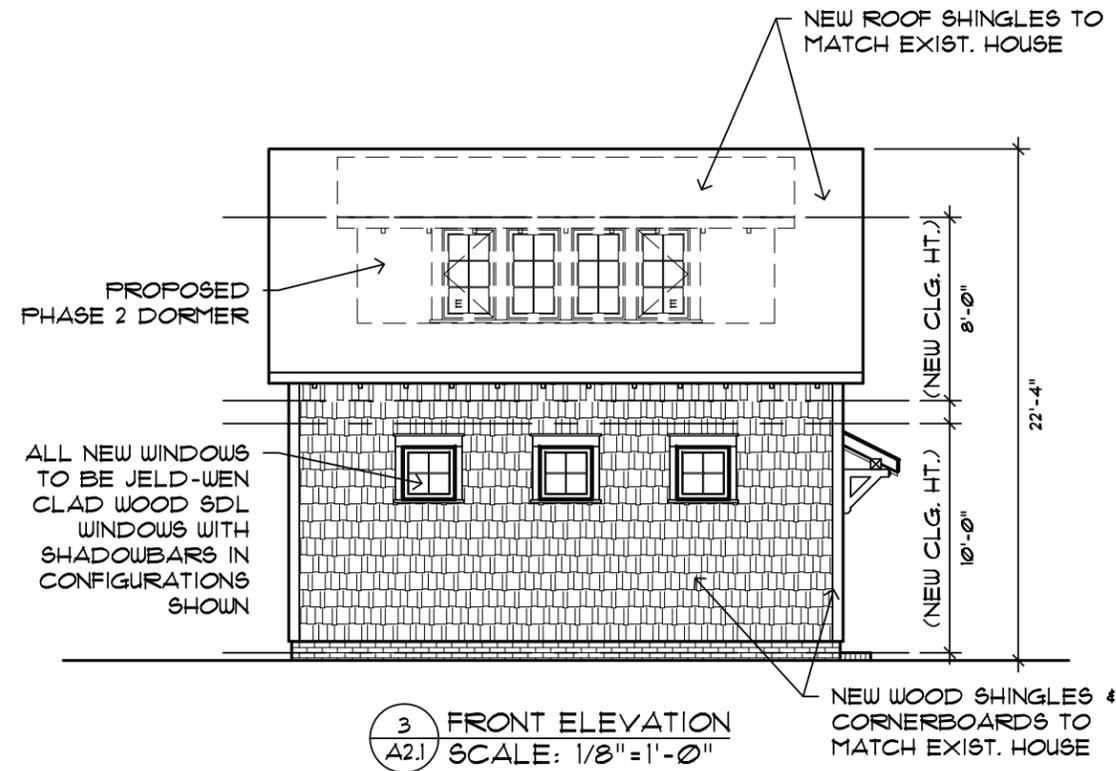
1 SITE PLAN  
A1.1 SCALE: 1/16" = 1'-0"  
0 12 4 8 16



2 EXISTING ELEVATION W/NEW GARAGE  
A1.1 SCALE: 1/16" = 1'-0"

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SITE PLAN  
A1.1





BUCHAN  
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EXISTING  
PHOTOS

A4.0