
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 E. Worthington Avenue

SUMMARY OF REQUEST: Addition/Fenestration changes

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, partial addition to the rear and fenestration changes.

1. The second story addition starts behind the thermal wall and features a hipped roof plan with dormers on all sides and eave brackets on the side and rear. The proposed roof pitches will match existing. New siding will be wood lap. Existing chimneys will be raised. New windows will be wood clad STDL, casement and double hung. The overall height is approx. 22' from FFE.
2. First floor right elevation – Proposed realignment/removal of existing window for alignment with second story dormer. Paired windows toward rear to be replaced with larger casement windows.
3. Lower level right elevation – Realignment/removal of crawl space window for alignment with first and second floor windows. Removal of basement door and stairs. Removal of basement windows toward the rear and installation of egress windows. Addition of porch with tapered brick columns.
4. Left elevation – Installation of new egress windows on lower level and new windows on first level.
5. Rear elevation – Installation of new chimney. New rear porch with hipped roof, tapered columns and new windows.

Policy & Design Guidelines for Additions (p. 36)

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.

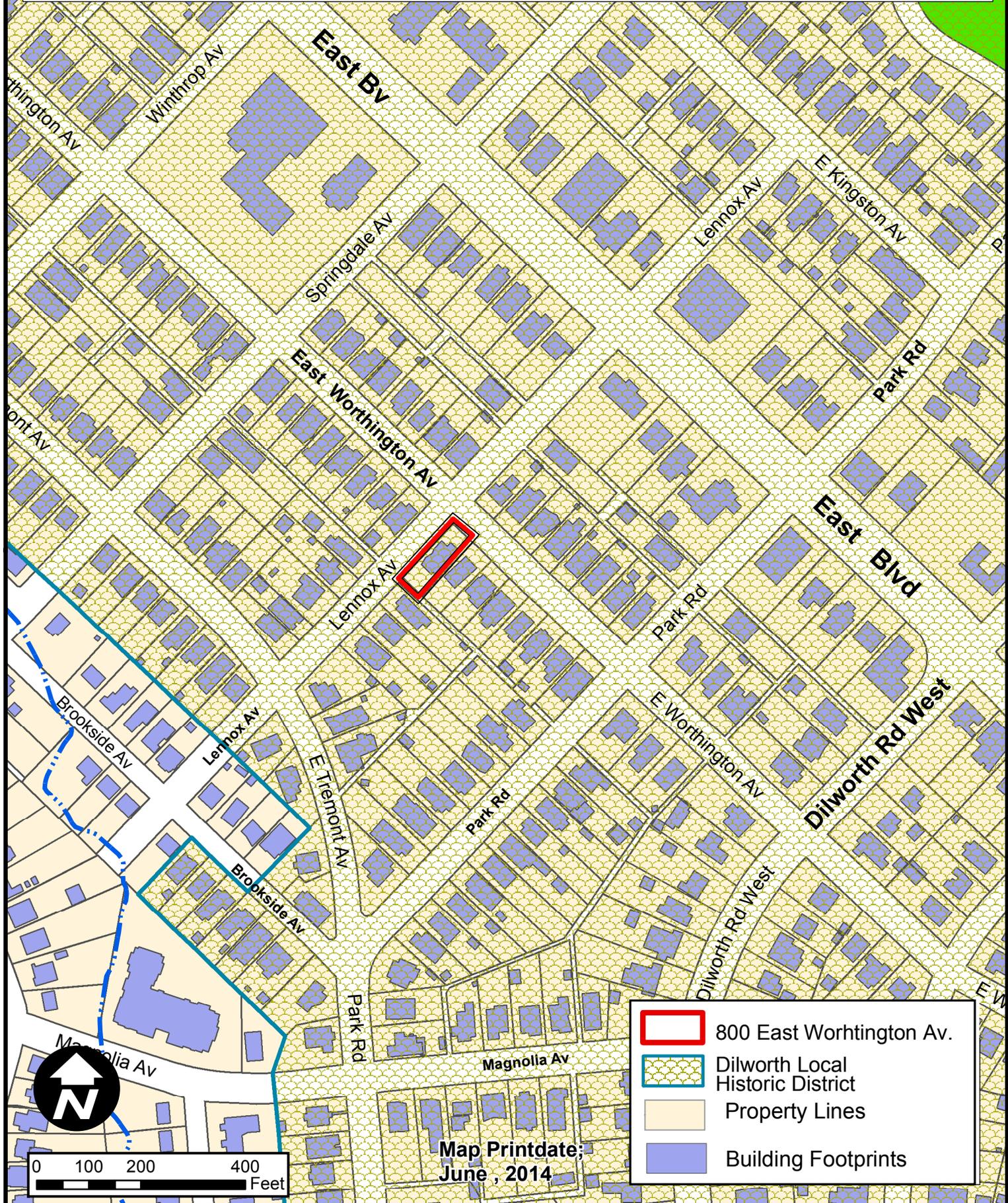
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 Commission will determine if the additions and fenestration changes meet the applicable guidelines.

Charlotte Historic District Commission - Case 2014-139 Historic District; Dilworth



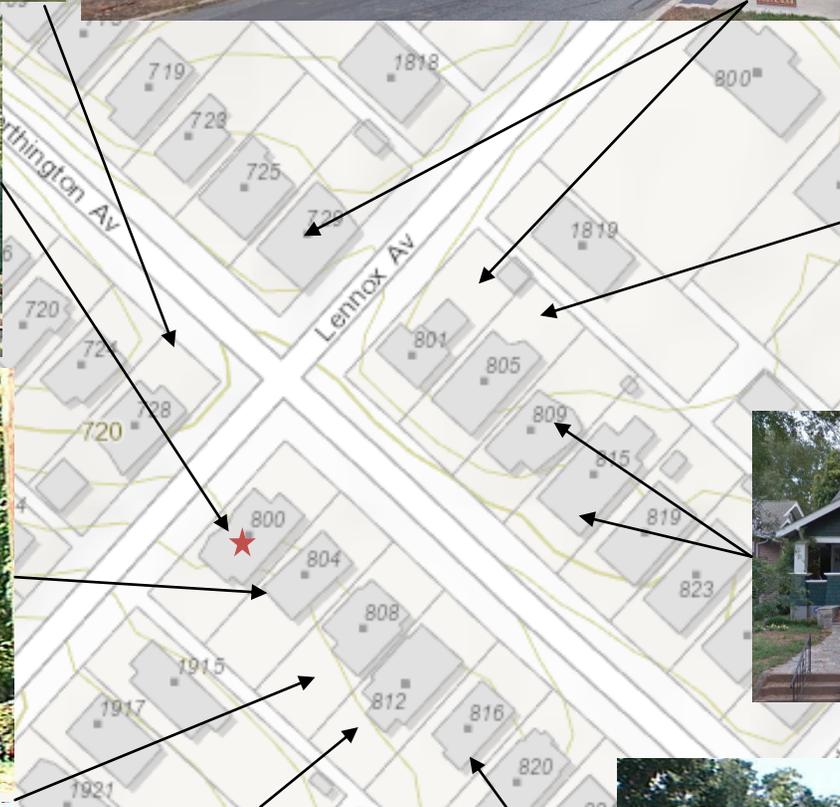
	800 East Worthington Av.
	Dilworth Local Historic District
	Property Lines
	Building Footprints

Map Printdate:
June, 2014



800

800





728

12108611

809

Lennox Av

E Worthington Av

12108719



800

12108718

804

12108717

12108727

12108719

12108727

12108718

808

12108717

1915

812

#C

1917

HALL
ADDITION /
RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

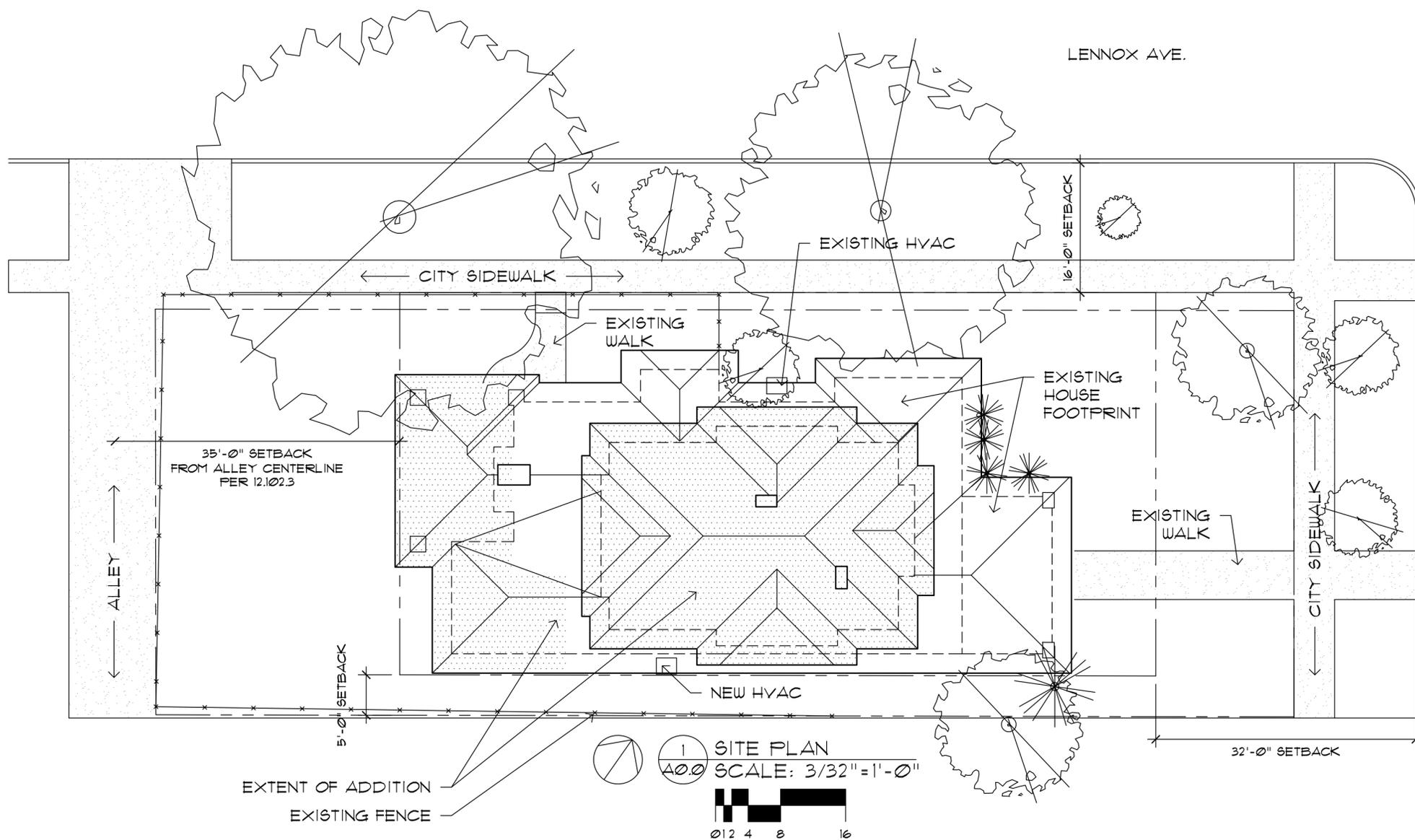
Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014



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SITE PLAN &
DETAILS

A0.0

**HALL
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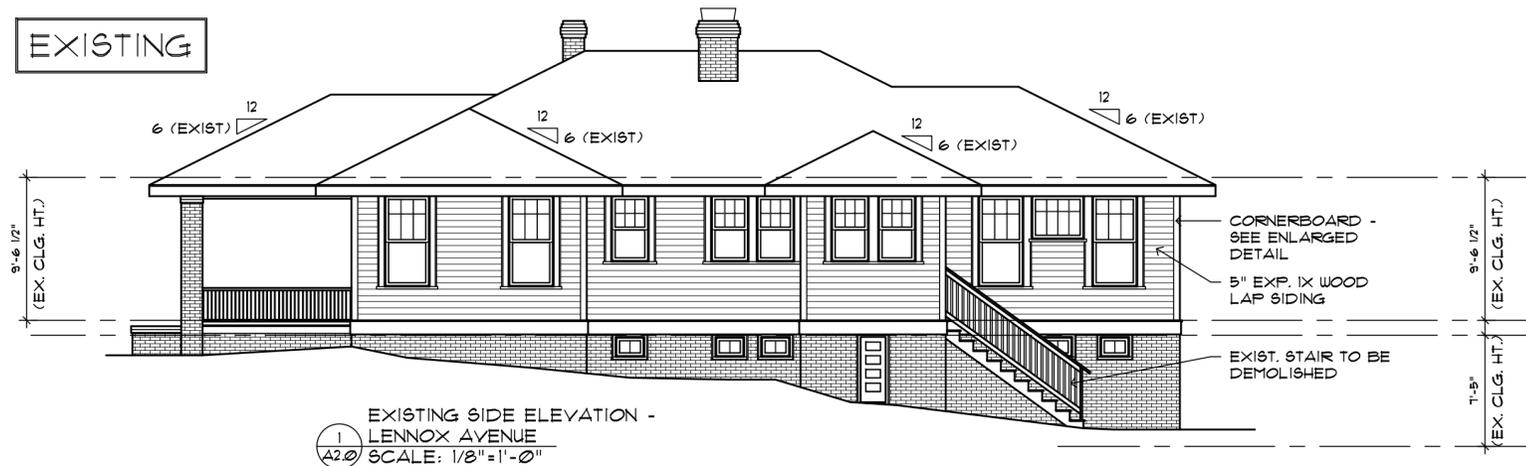
Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014

EXISTING



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

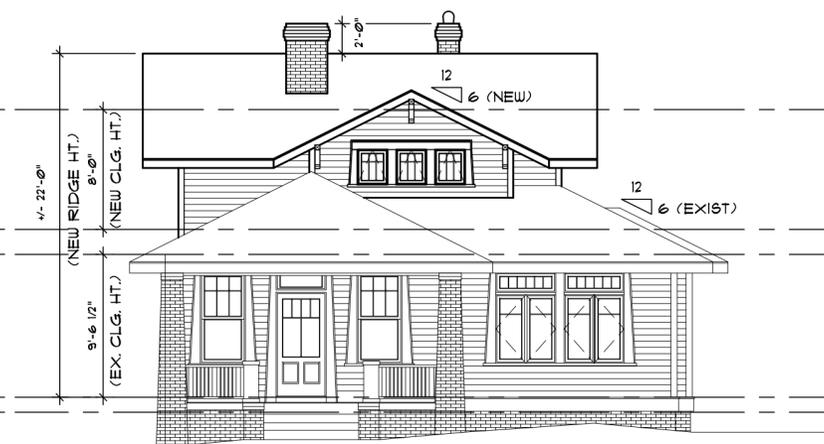


2
A2.0
EXISTING FRONT ELEVATION -
EAST WORTHINGTON AVENUE
SCALE: 1/8" = 1'-0"

FEBRUARY

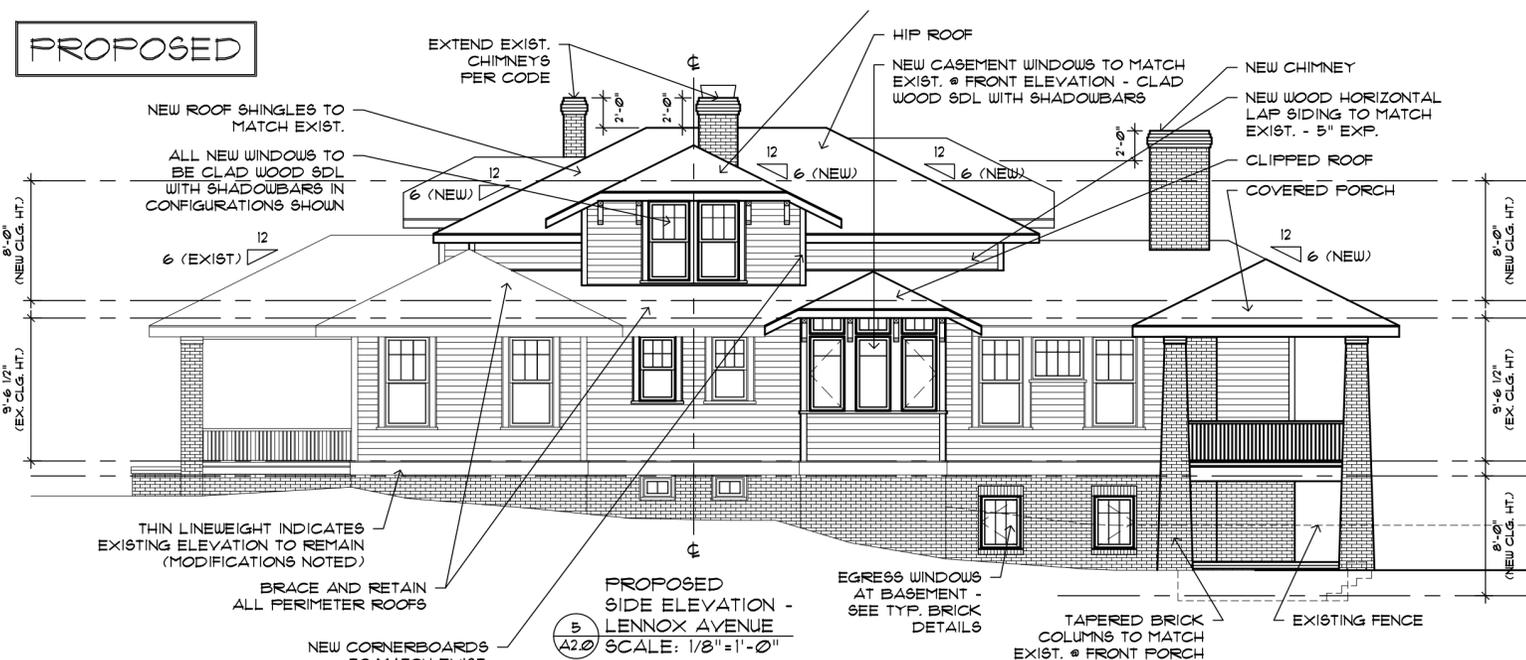


3
A2.0
12 FEBRUARY 2014
SIDE ELEVATION -
LENNOX AVENUE
SCALE: 1/8" = 1'-0"

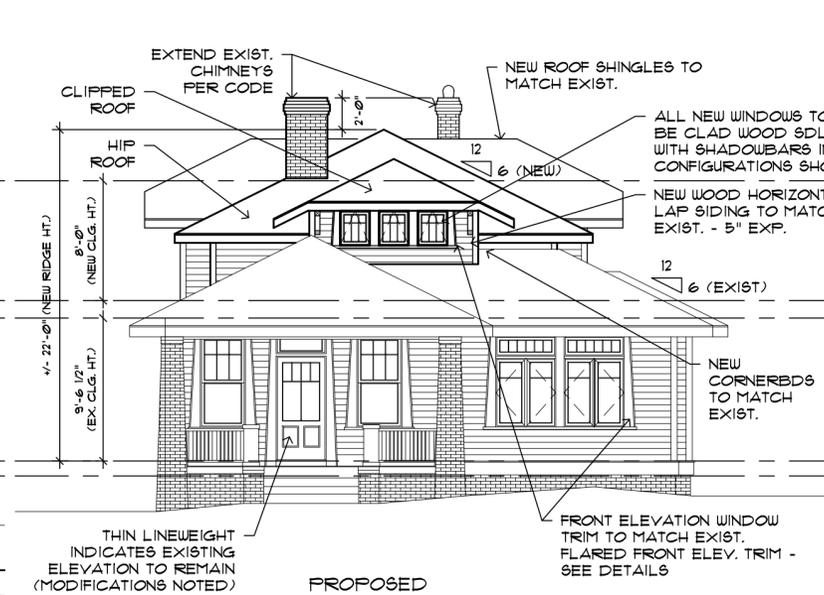


4
A2.0
12 FEBRUARY 2014
FRONT ELEVATION -
EAST WORTHINGTON AVE
SCALE: 1/8" = 1'-0"

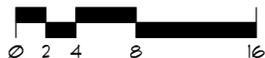
PROPOSED



5
A2.0
PROPOSED
SIDE ELEVATION -
LENNOX AVENUE
SCALE: 1/8" = 1'-0"



6
A2.0
PROPOSED
FRONT ELEVATION -
EAST WORTHINGTON AVE
SCALE: 1/8" = 1'-0"

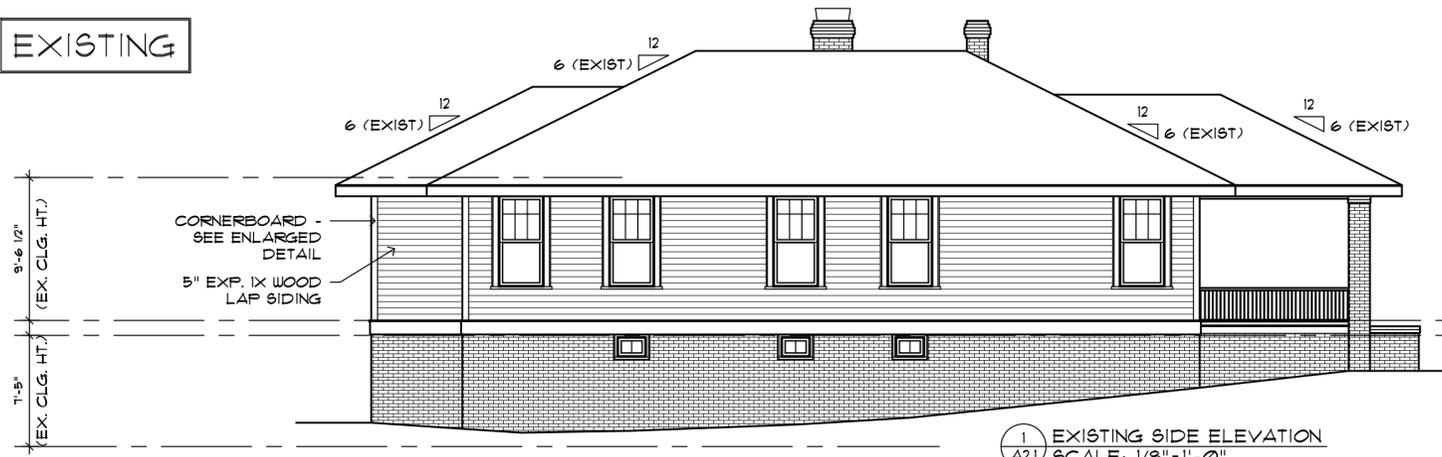


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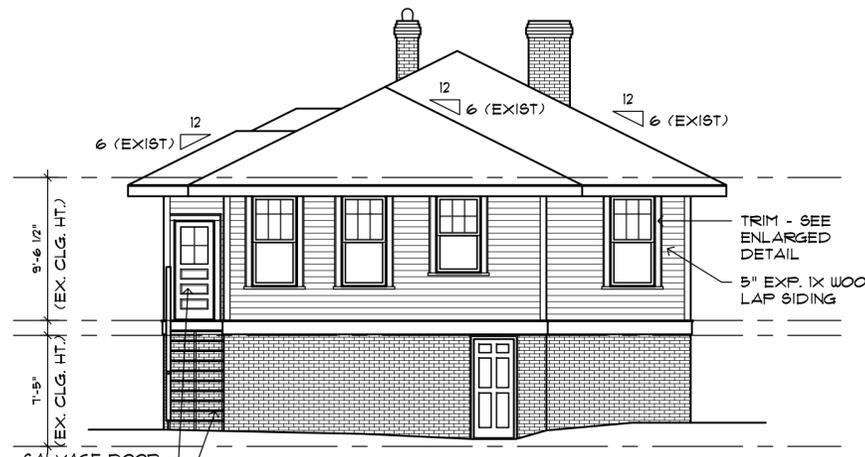
COMPARATIVE
FRONT
(WORTHINGTON)
& SIDE (LENNOX)
ELEVATIONS:
EXISTING,
FEB. 2013 HDC &
JULY 2014 HDC

A2.0

EXISTING



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

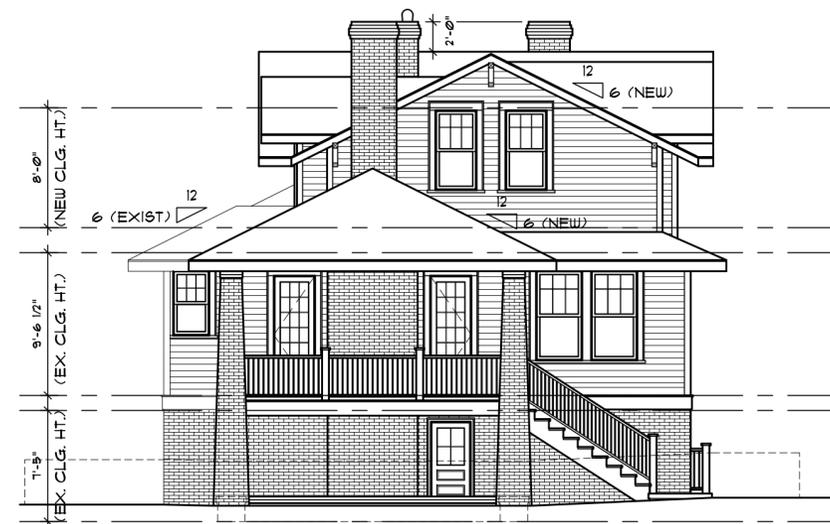


2 EXISTING REAR ELEVATION
A2.1 SCALE: 1/8"=1'-0"

FEBRUARY

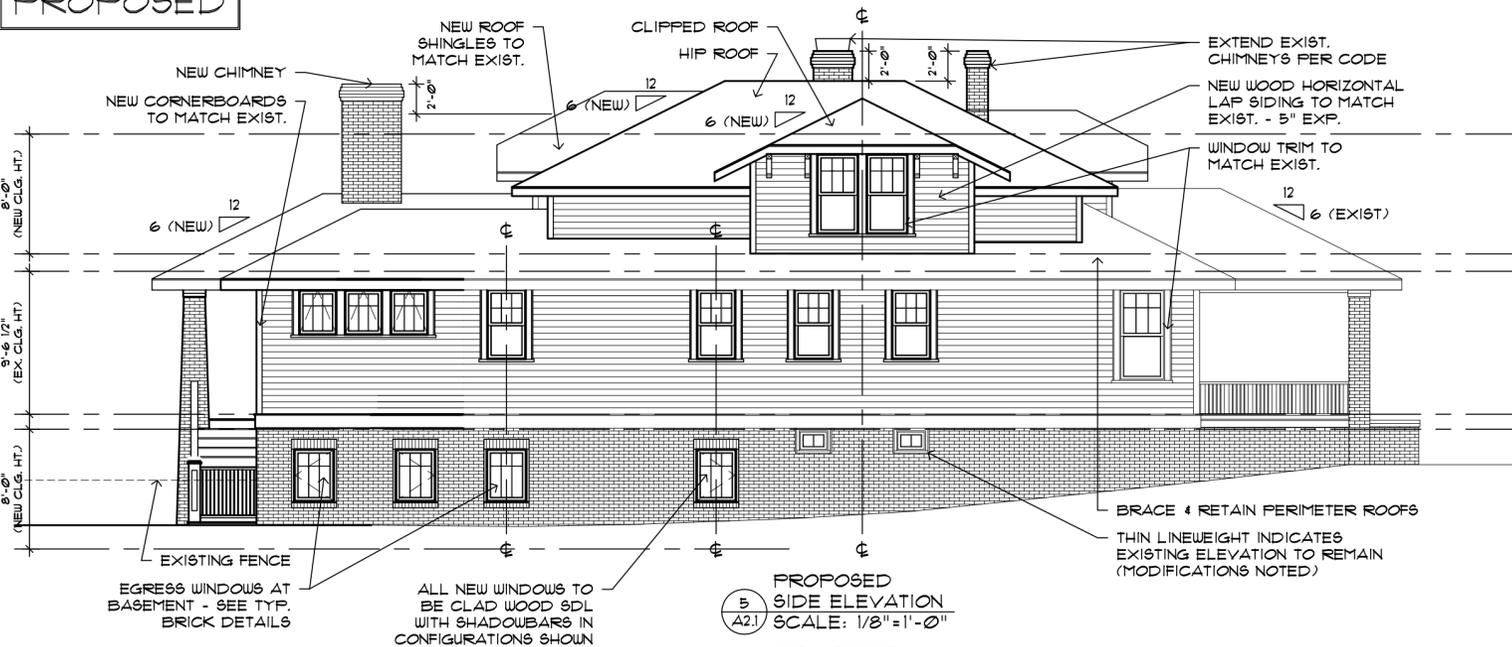


3 12 FEBRUARY 2014
SIDE ELEVATION
A2.1 SCALE: 1/8"=1'-0"

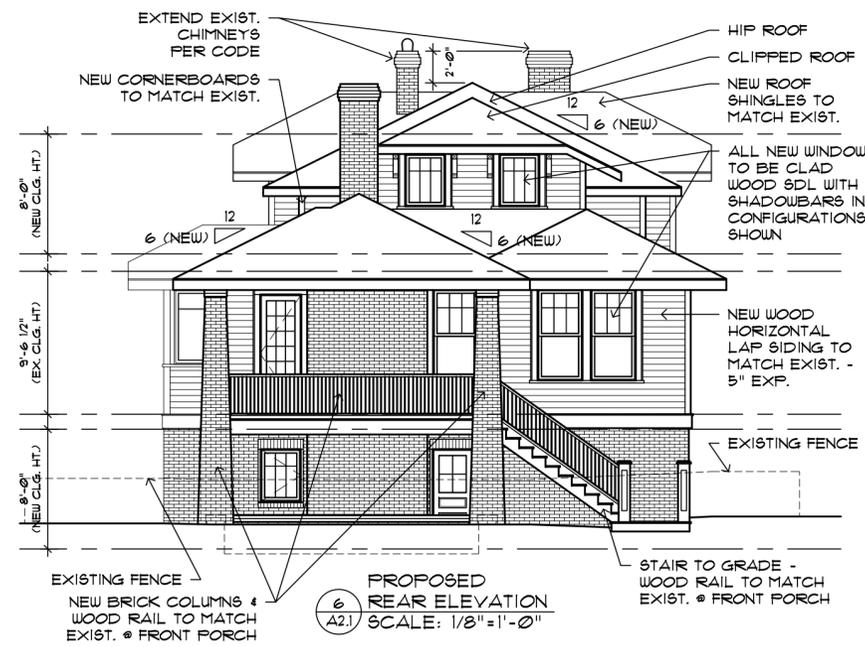


4 12 FEBRUARY 2014
REAR ELEVATION
A2.1 SCALE: 1/8"=1'-0"

PROPOSED



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



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



**HALL
ADDITION /
RENOVATION**

800 E. Worthington
Charlotte, NC
28203

DATES:

- Existing
31 July 2013
- Schematics
21 October 2013
6 November 2013
7 November 2013
- Progress
21 November 2013
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11 December 2013
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COMPARATIVE
REAR & SIDE
(SHARED
PROPERTY LINE)
ELEVATIONS:
EXISTING,
FEB. 2013 HDC &
JULY 2014 HDC

HALL
ADDITION /
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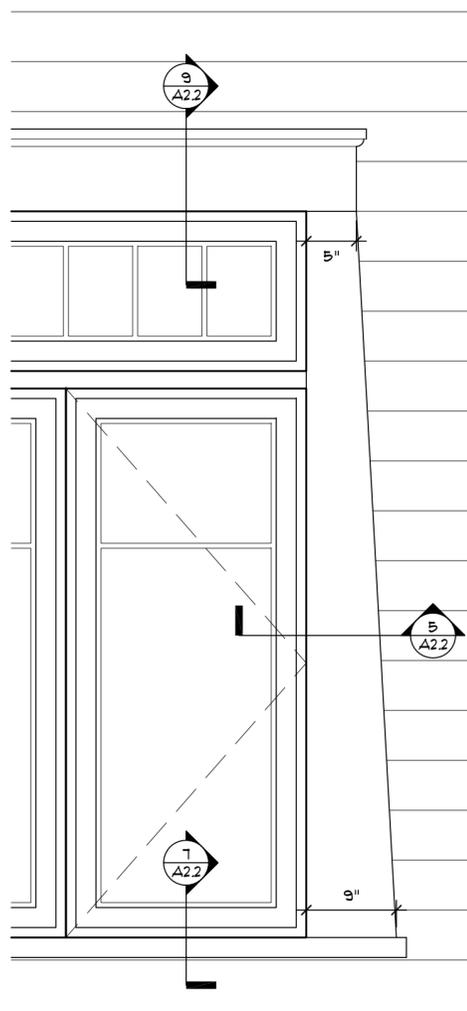
Historic District
12 February 2014

Progress
27 June 2014

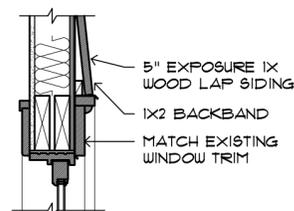
Historic District
30 June 2014

Progress
2 July 2014

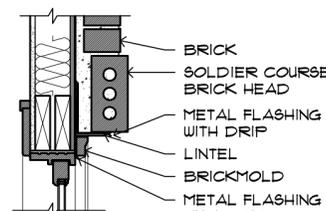
Historic District
04 August 2014



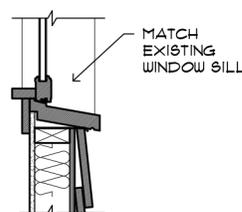
11
A22
EXISTING WINDOW TRIM
AT FRONT ELEVATION ONLY
SCALE: 1"=1'-0"



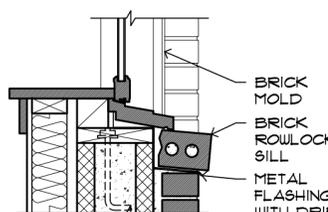
9
A22
HEAD DETAIL
AT SIDING
SCALE: 1"=1'-0"



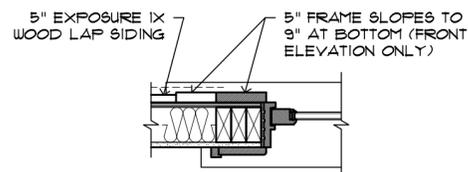
10
A22
HEAD DETAIL
AT BRICK
SCALE: 1"=1'-0"



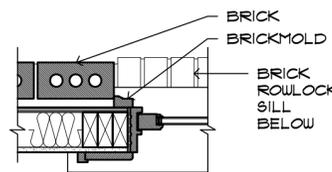
7
A22
SILL DETAIL
AT SIDING
SCALE: 1"=1'-0"



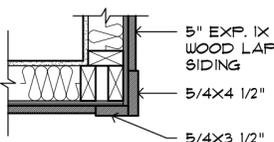
8
A22
SILL DETAIL
AT BRICK FOUNDATION
SCALE: 1"=1'-0"



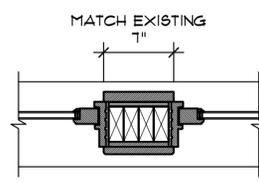
5
A22
JAMB DETAIL
AT SIDING
SCALE: 1"=1'-0"



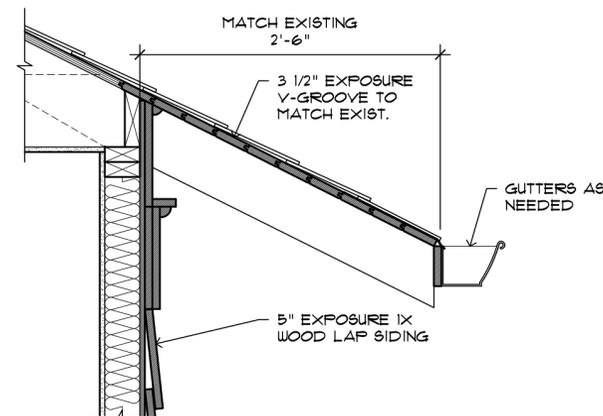
6
A22
JAMB DETAIL
AT BRICK
SCALE: 1"=1'-0"



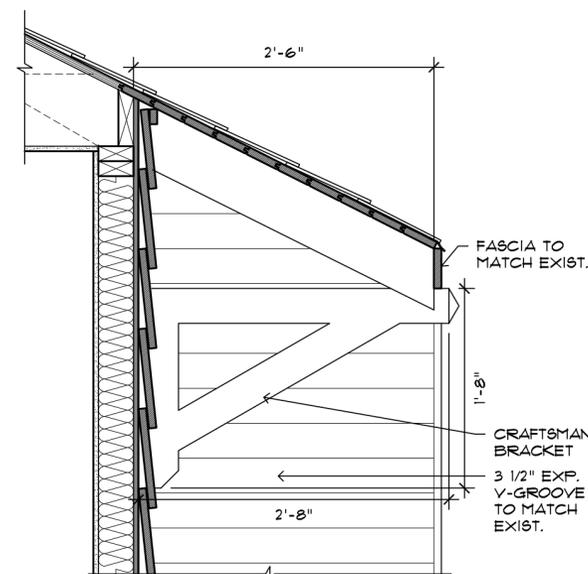
3
A22
CORNERBOARD
DETAIL AT SIDING
SCALE: 1"=1'-0"



4
A22
JAMB DETAIL
BTWN WINDOWS
SCALE: 1"=1'-0"



2
A22
EAVE DETAIL
(MATCH EXISTING)
SCALE: 1"=1'-0"



1
A22
RAKE DETAIL
(PROPOSED)
SCALE: 1"=1'-0"

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EXTERIOR
DETAILS

HALL
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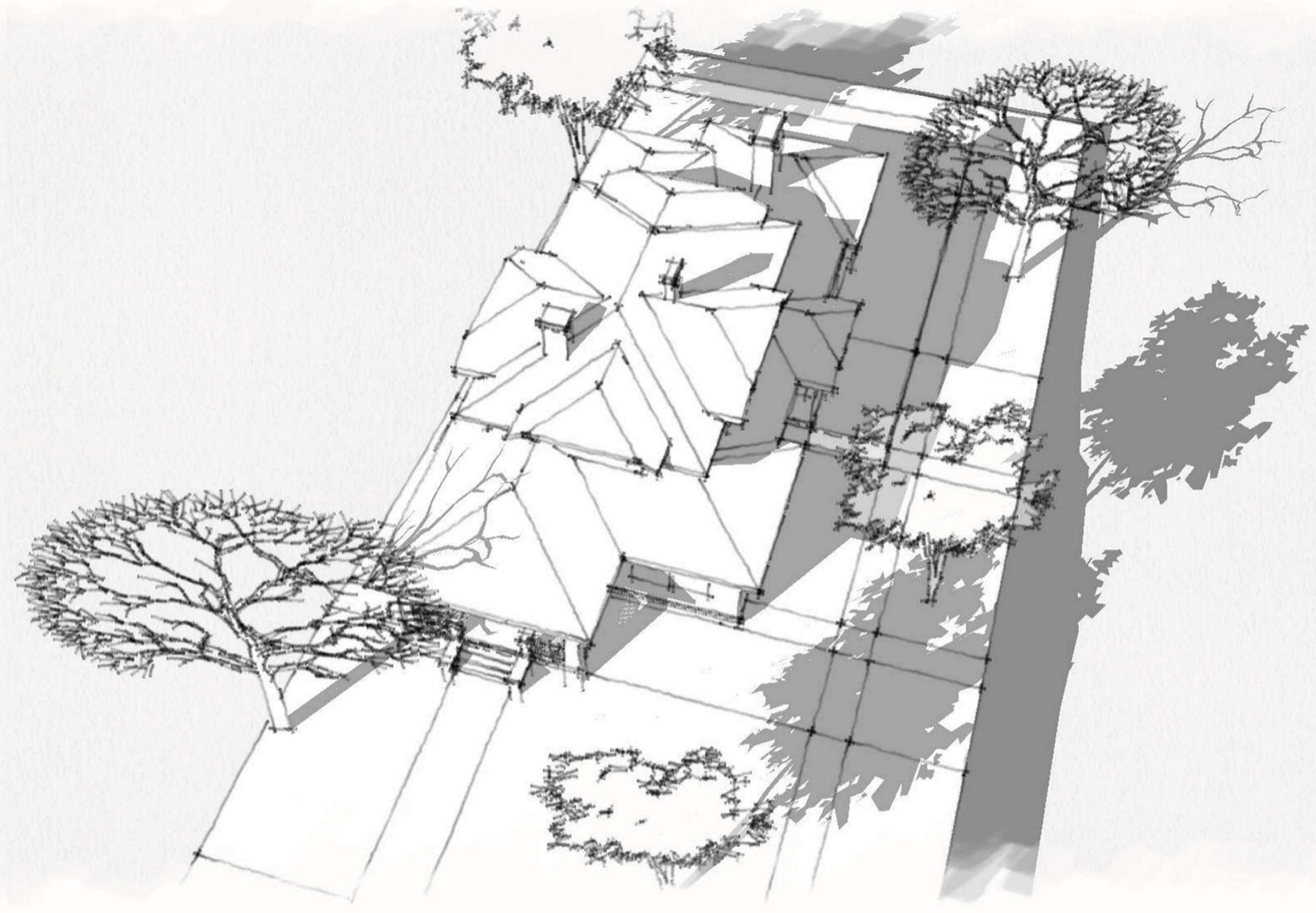
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1 BIRD'S EYE VIEW
A3.0 NOT TO SCALE

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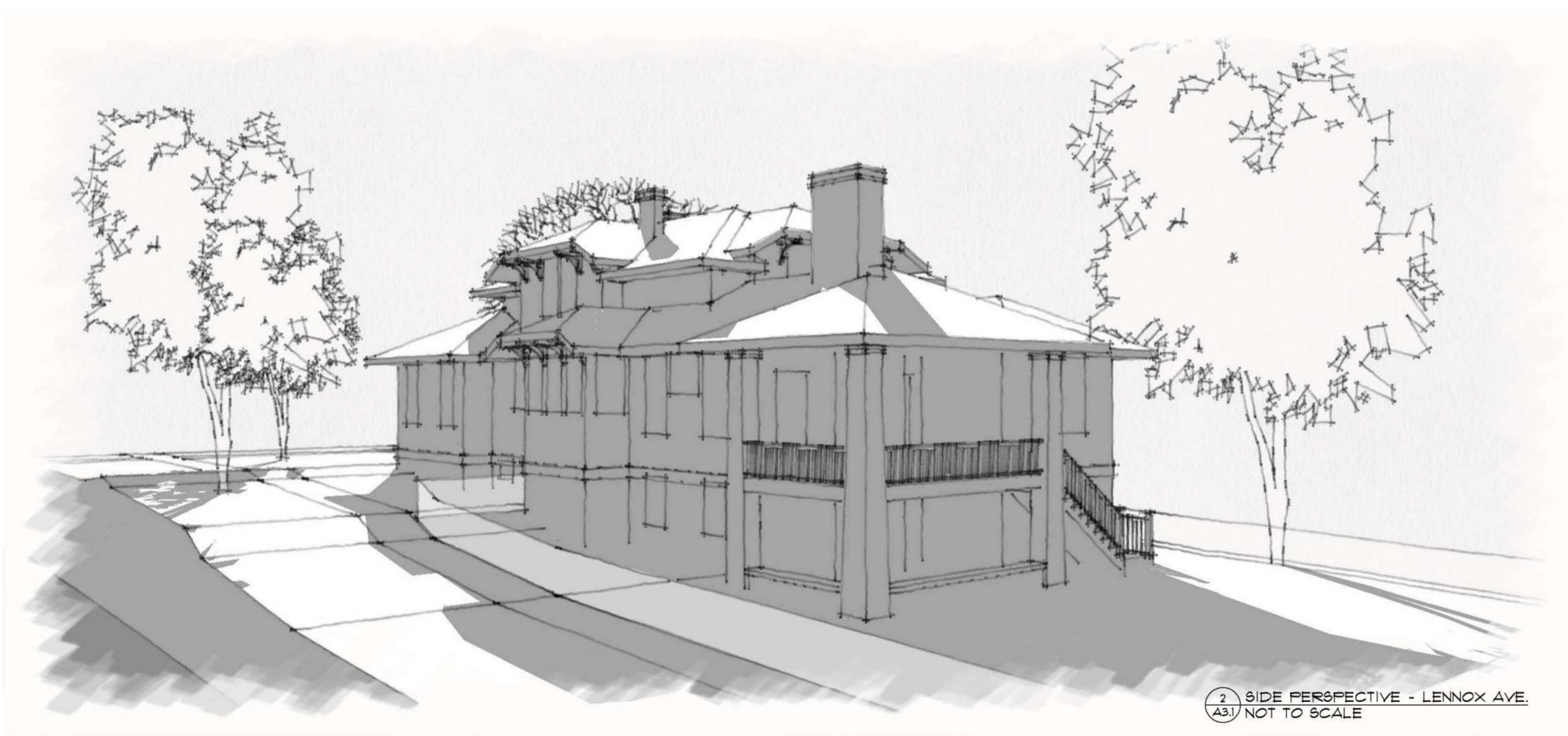
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PERSPECTIVES

A3.0



1 FRONT PERSPECTIVE - E. WORTHINGTON AVE.
A3.1 NOT TO SCALE



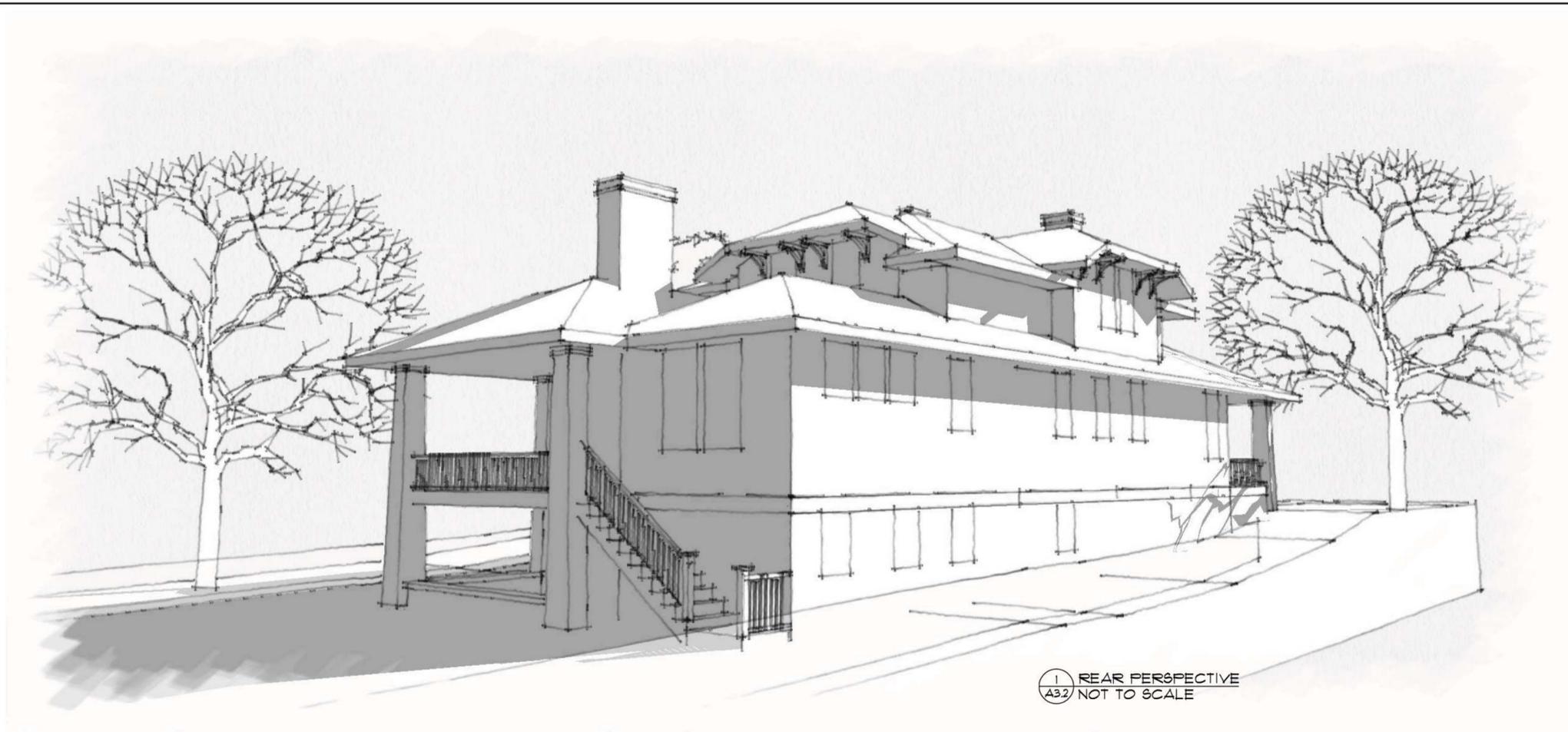
2 SIDE PERSPECTIVE - LENNOX AVE.
A3.1 NOT TO SCALE

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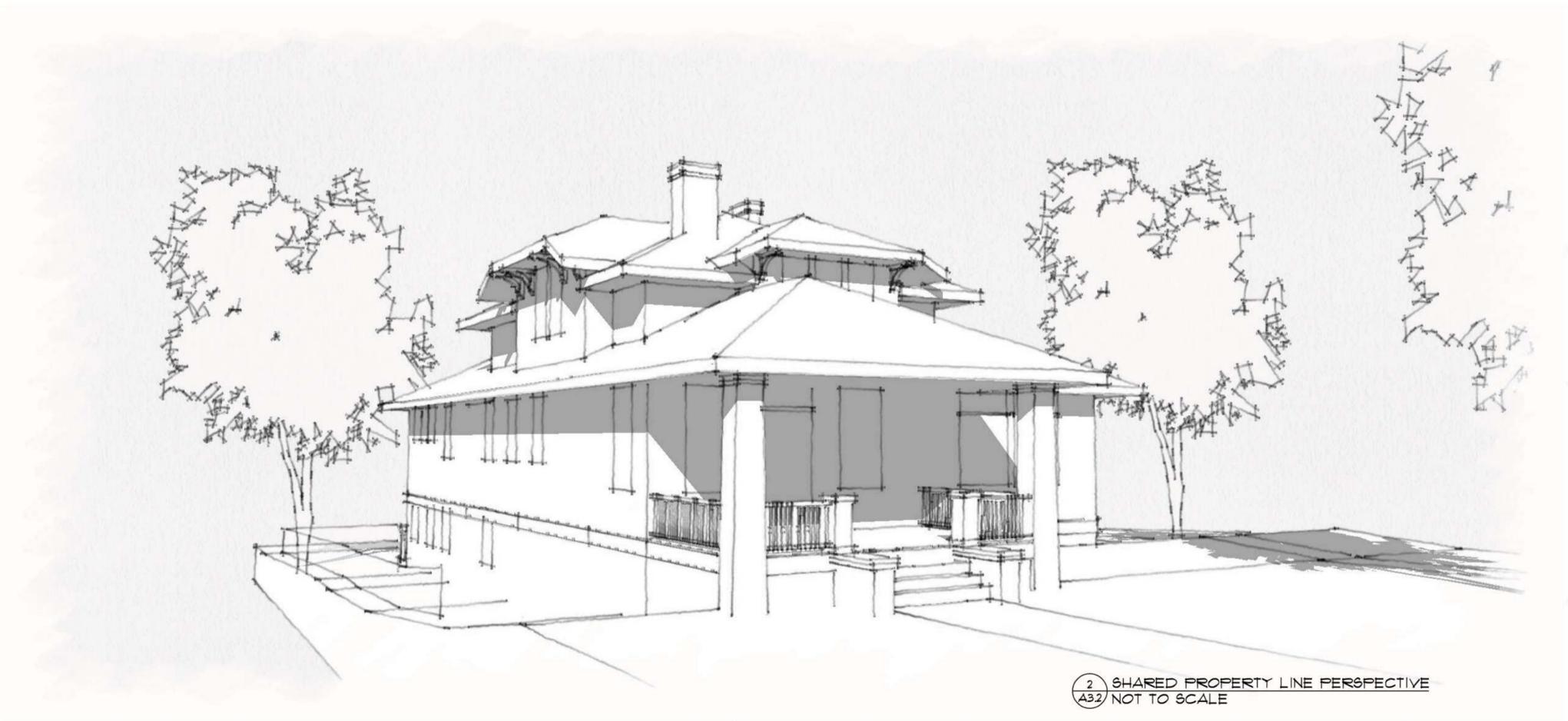
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PERSPECTIVES
A3.1



1 REAR PERSPECTIVE
A3.2 NOT TO SCALE



2 SHARED PROPERTY LINE PERSPECTIVE
A3.2 NOT TO SCALE

HALL
ADDITION /
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800 E. Worthington
Charlotte, NC
28203

DATES:

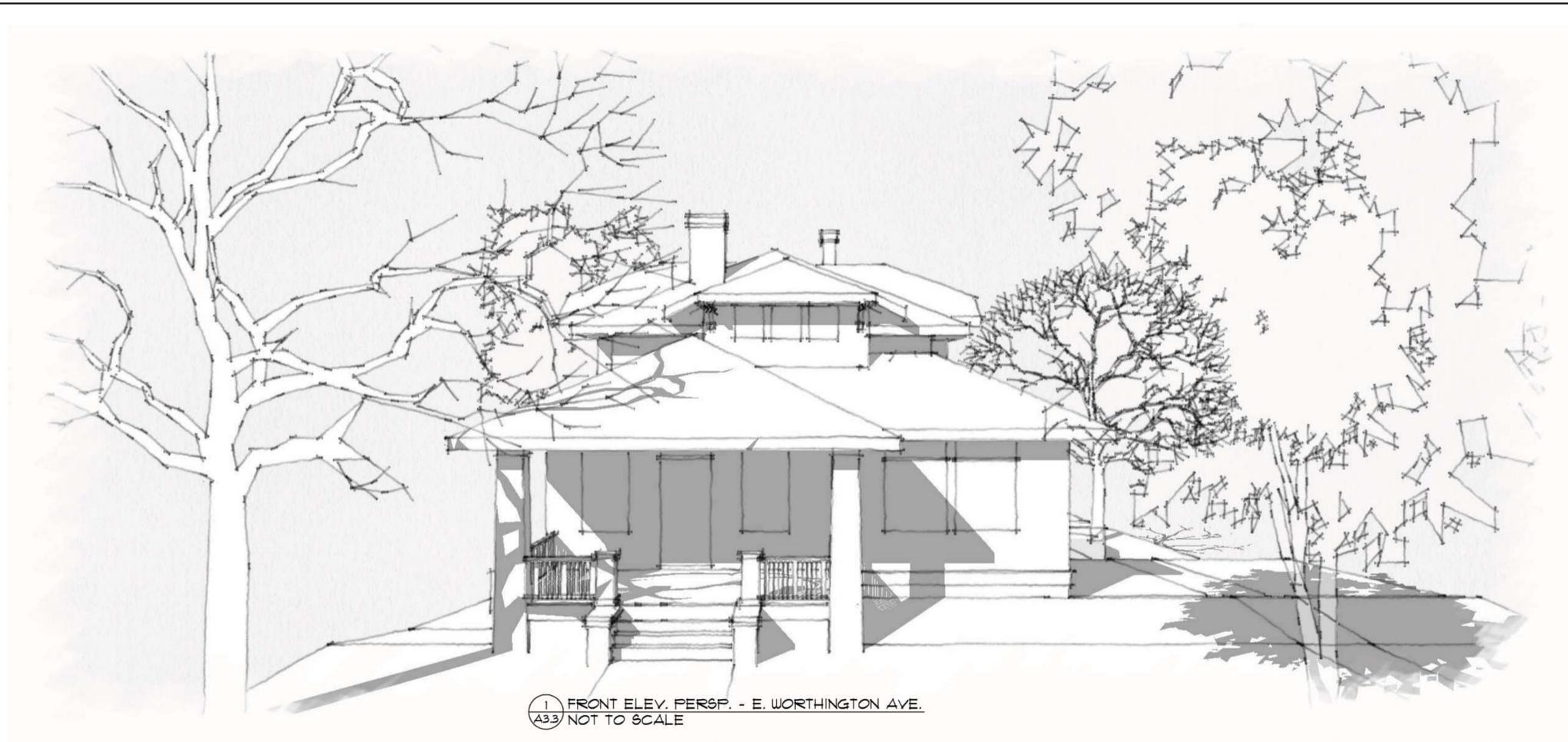
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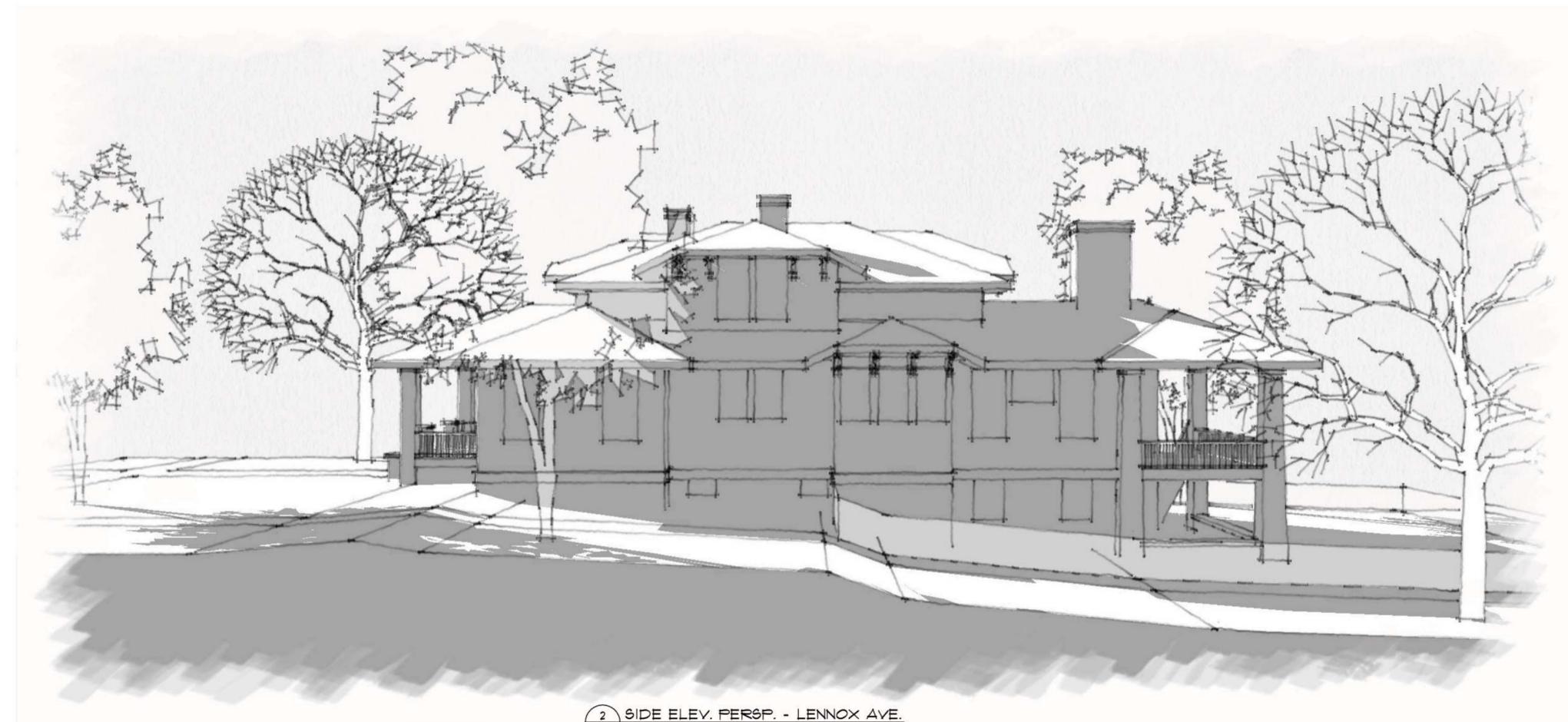
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PERSPECTIVES

A3.2



1 FRONT ELEV. PERSP. - E. WORTHINGTON AVE.
A3.3 NOT TO SCALE



2 SIDE ELEV. PERSP. - LENNOX AVE.
A3.3 NOT TO SCALE

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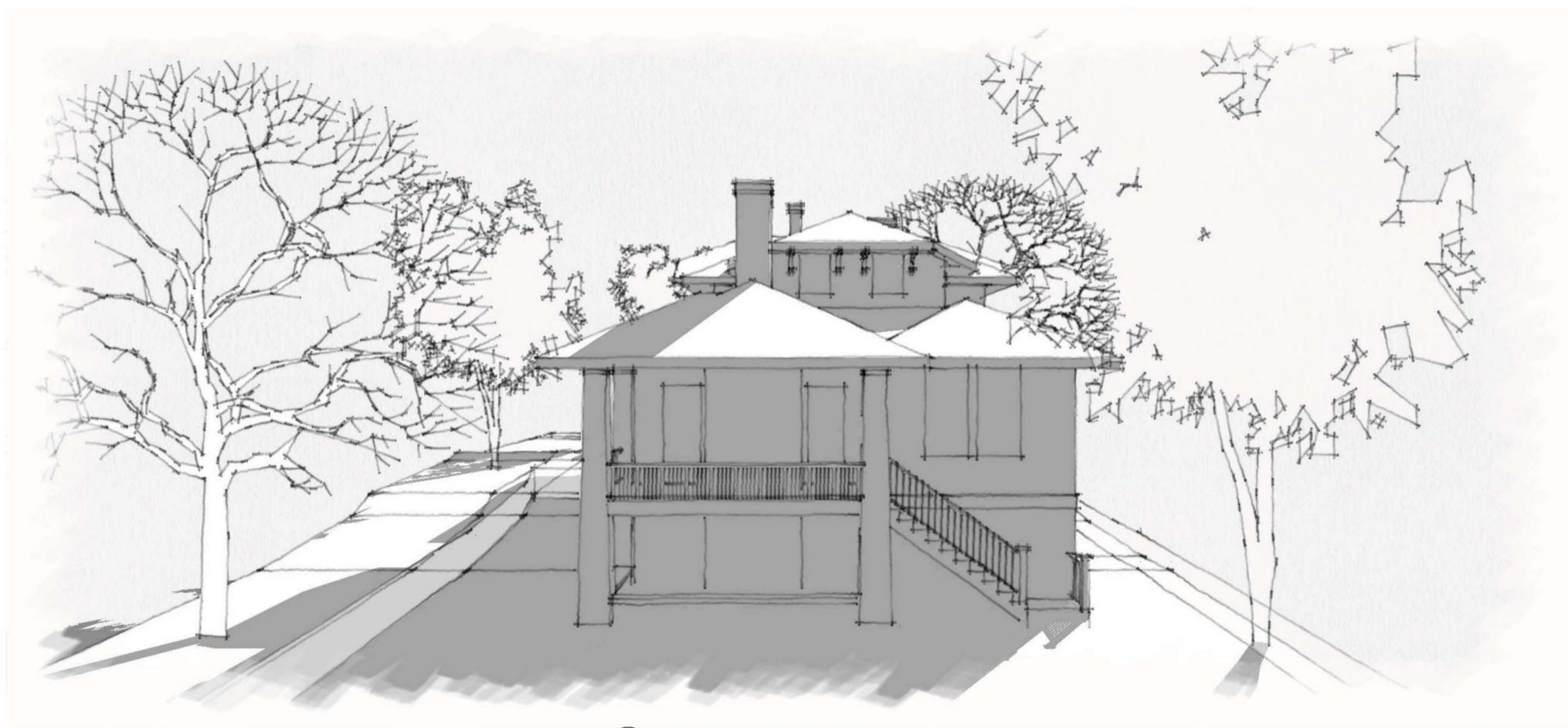
Historic District
04 August 2014

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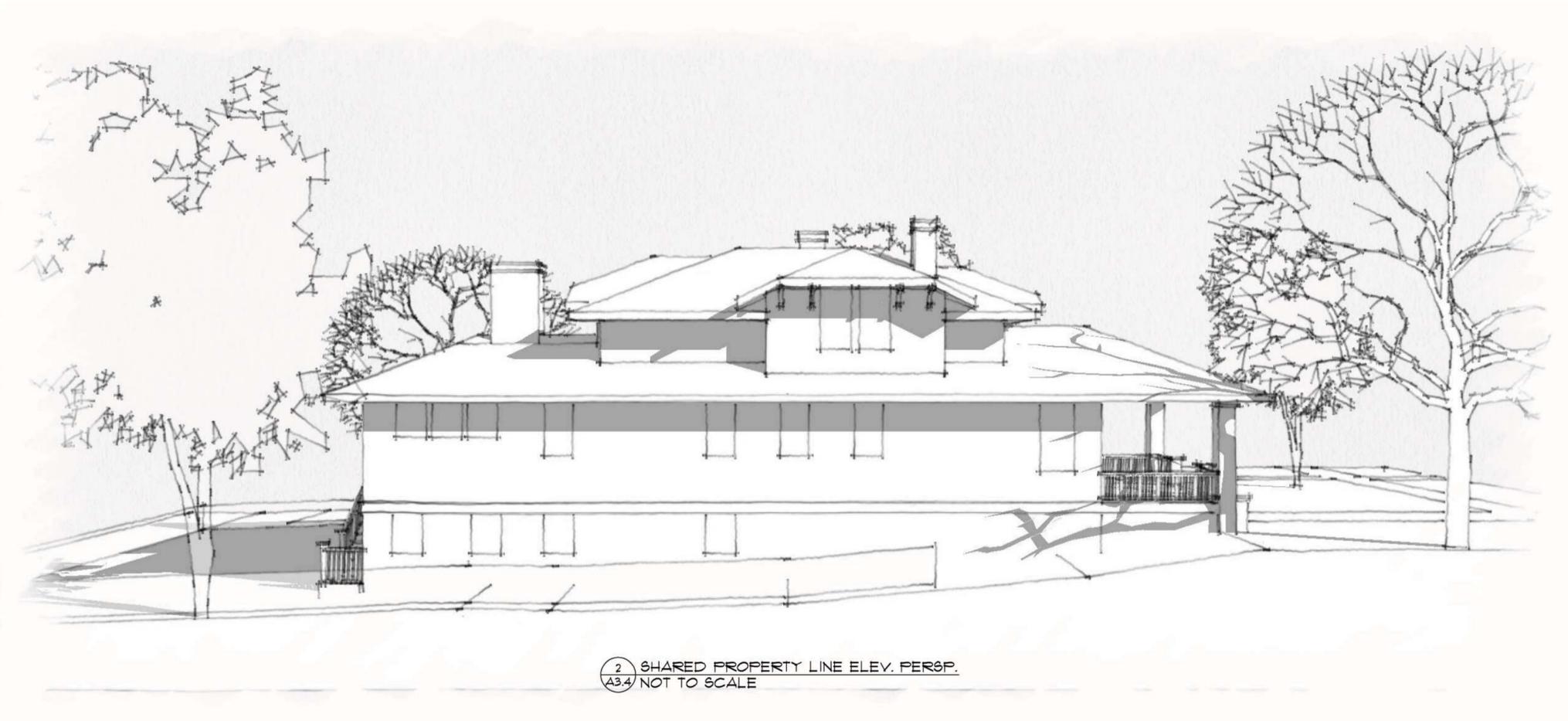
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PERSPECTIVES

A3.3



1 REAR ELEV. PERSPECTIVE
A3.4 NOT TO SCALE



2 SHARED PROPERTY LINE ELEV. PERSP.
A3.4 NOT TO SCALE

HALL
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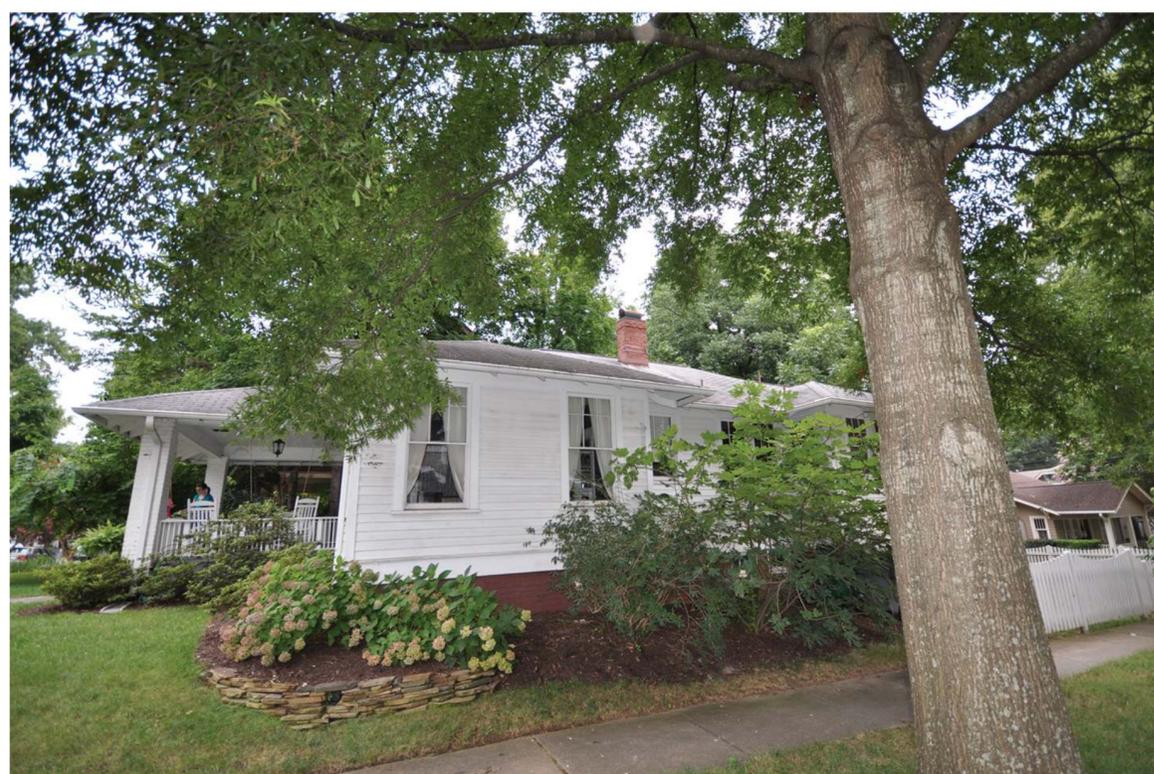
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04 August 2014



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EXISTING
IMAGES

A5.0

HALL
ADDITION /
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Charlotte, NC
28203

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Progress
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04 August 2014



4 WORTHINGTON STREETSCAPE
A4.0 NOT TO SCALE



3 WORTHINGTON STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE



2 LENNOX STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE



1 LENNOX STREETSCAPE
A4.0 NOT TO SCALE

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STREETSCAPES

A6.0