
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 828 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Tiffany Gay

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

The existing 1 story house was constructed in 1920. It is listed as a contributing structure. The house is located on a corner lot.

Proposal

The proposal is a second floor addition toward the rear and right side within the existing attic and a small rear first floor addition. A previously removed chimney will be rebuilt. The rear yard will be landscaped and includes the construction of a shed and fireplace. The addition is not taller or wider than the existing house but visible from the street.

Right and rear elevations – Siding proposed is wood lap and shakes to match existing. New windows are double hung and casement with trim to match existing. Eave brackets and boxing details to match existing.

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>

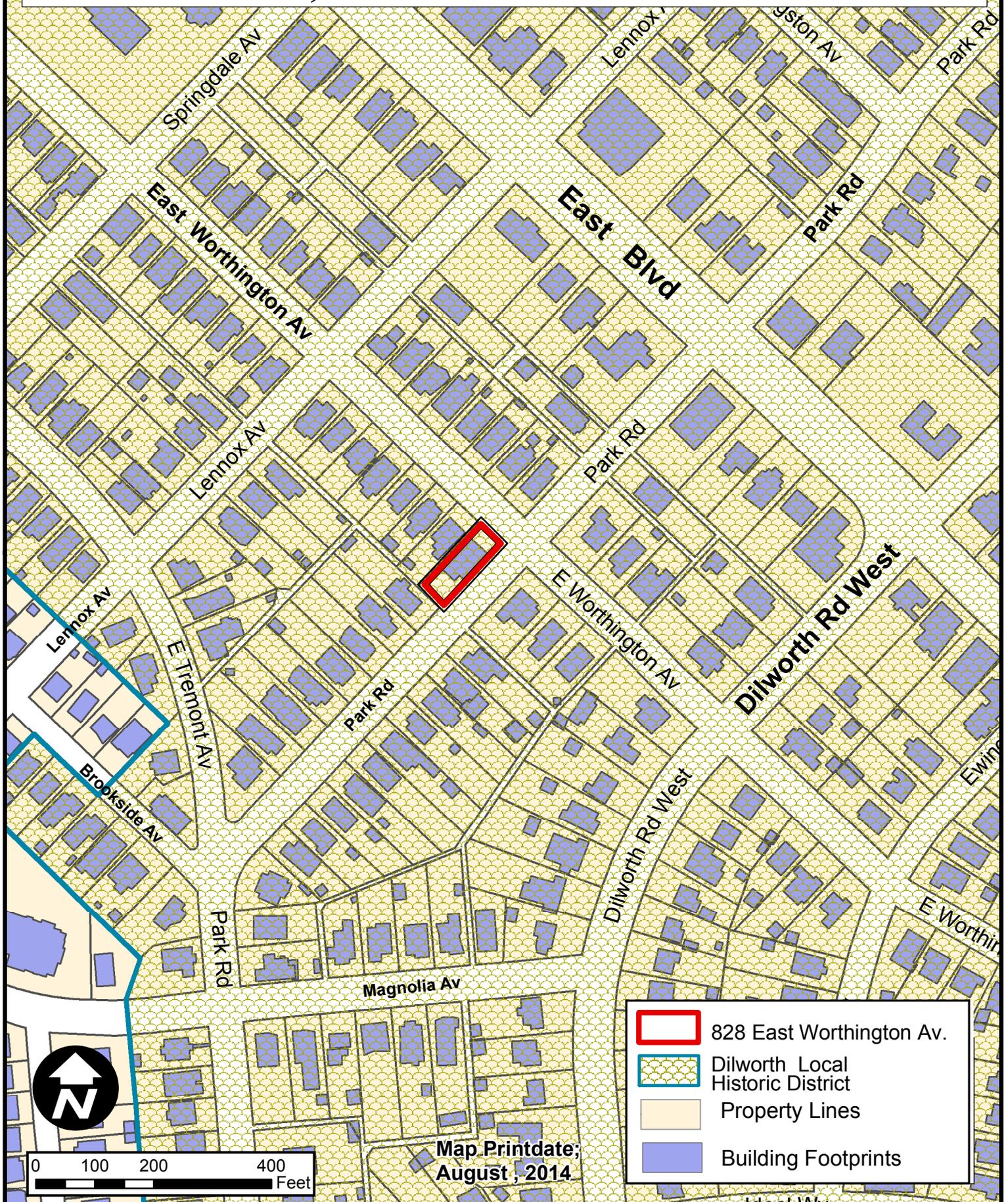
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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 meet the applicable guidelines.

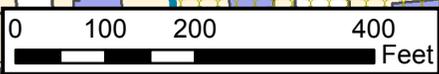
Charlotte Historic District Commission - Case 2014-167

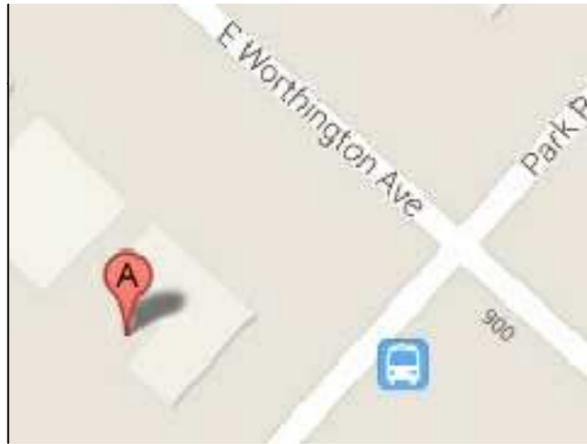
Historic District; Dilworth



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

Map Printdate;
August, 2014





VICINITY MAP

INDEX OF DRAWINGS

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- A-9 Proposed Elevations



SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Existing First Floor:	2,112 S.F.	520 S.F.
Existing Second Floor:	0 S.F.	0 S.F.
	+	+
Proposed First Floor:	144 S.F.	0 S.F.
Proposed Second Floor:	840 S.F.	0 S.F.
Total:	3,096 S.F.	520 S.F.
Total Under Roof:	3.616 S.F.	

NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.



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16 JULY 2014

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Addition & Renovation in Historic Dilworth for the:
GAY RESIDENCE
 828 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 12059
ISSUED - 16 JULY 2014
REVISIONS -

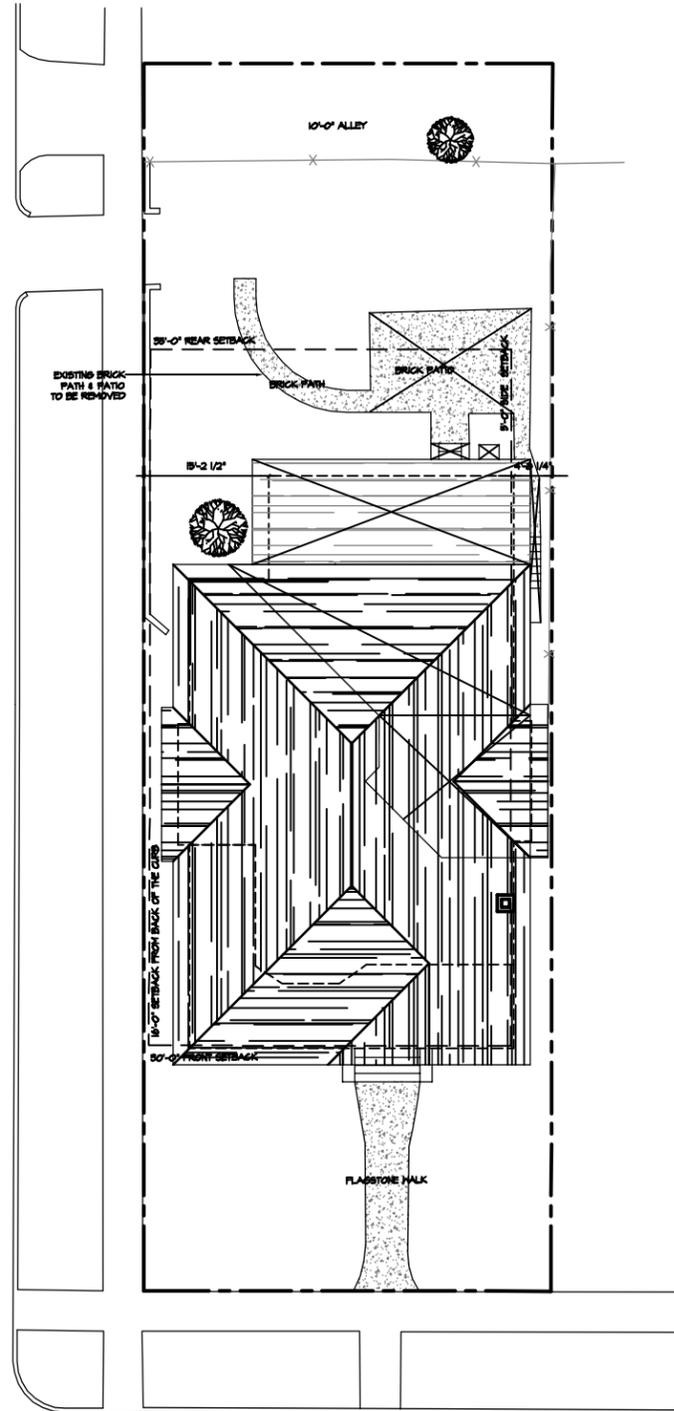
COVER SHEET

A-0

OF:

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	2112
TOTAL PROPOSED HEATED AREA	984
PROPOSED UNHEATED	
SCREENED PORCH	23
GARAGE	0
POOL	0
PATIO	0
SHOP	144
TOTAL	167
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	2756
PROPOSED HOUSE ADDITION	97
GARAGE	ED
SHOP	144
POOL	0
PATIO	0
TOTAL AREA	241
PERCENTAGE OF PERMEABLE	91%
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	7438
FOOTPRINT OF HOUSE	2777
FOOTPRINT OF SHOP	144
FOOTPRINT OF GARAGE	0
AREA OF IMPERVIOUS PAVING	213
TOTAL AREA	3134
PERCENTAGE OF OPEN SPACE	58%

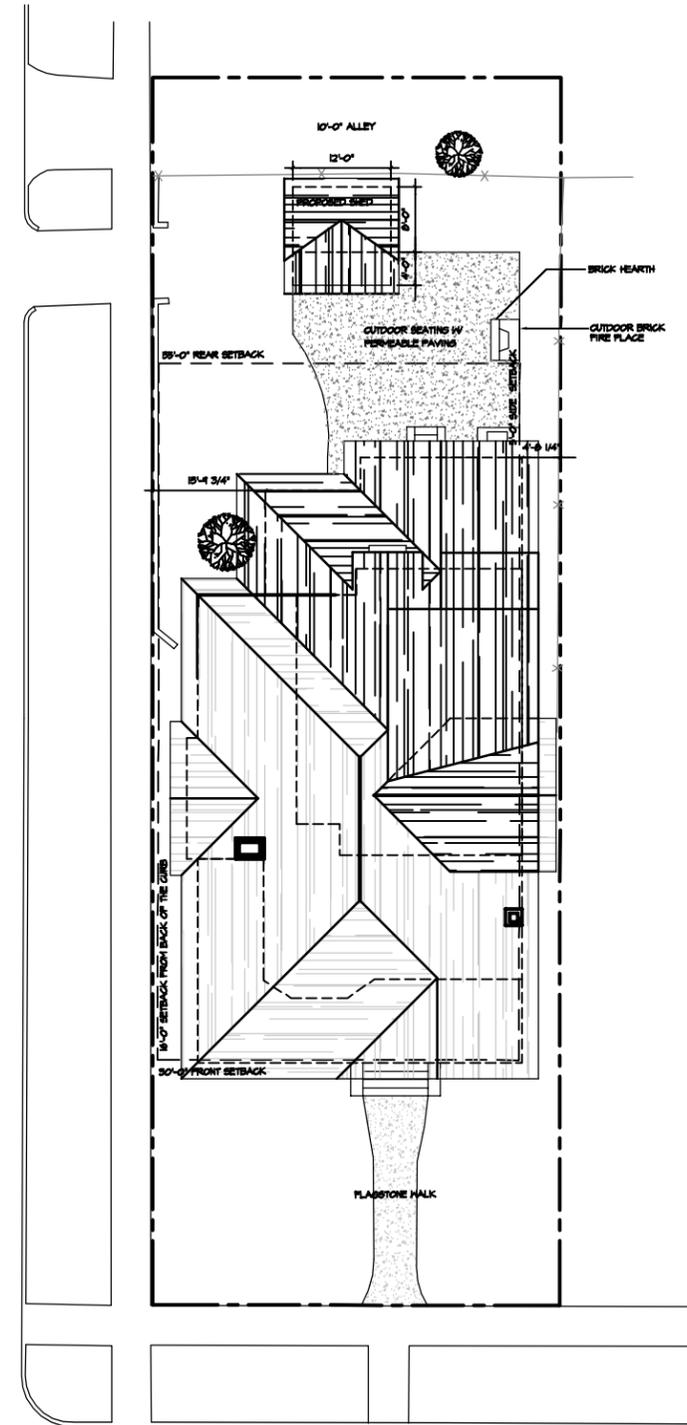
PARK ROAD



E WORTHINGTON AVENUE

② EXISTING SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10' 0"

PARK ROAD



E WORTHINGTON AVENUE

① PROPOSED SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10' 0"

XXXX AREAS TO BE REMOVED



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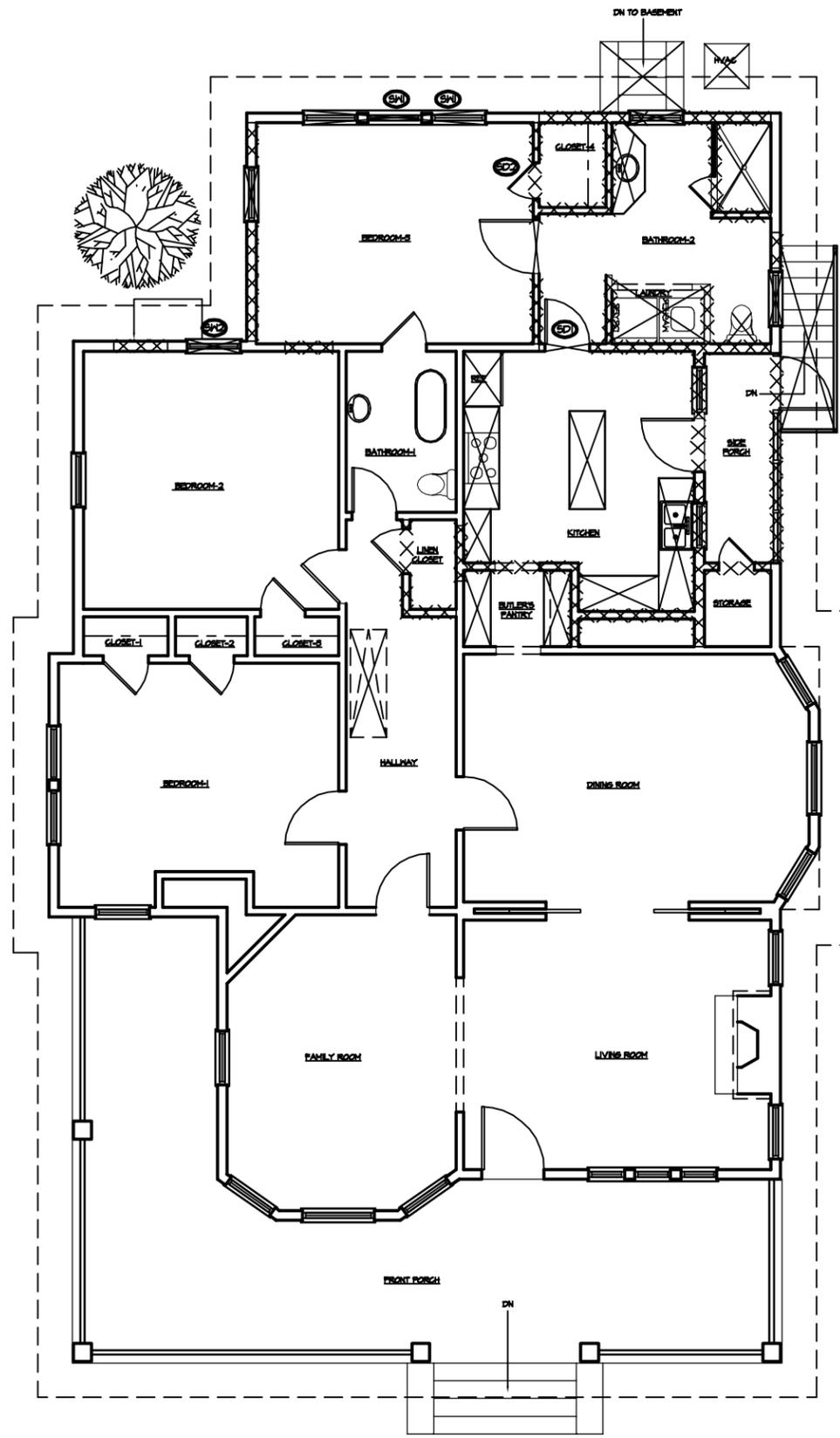
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EXISTING & PROPOSED SITE PLANS

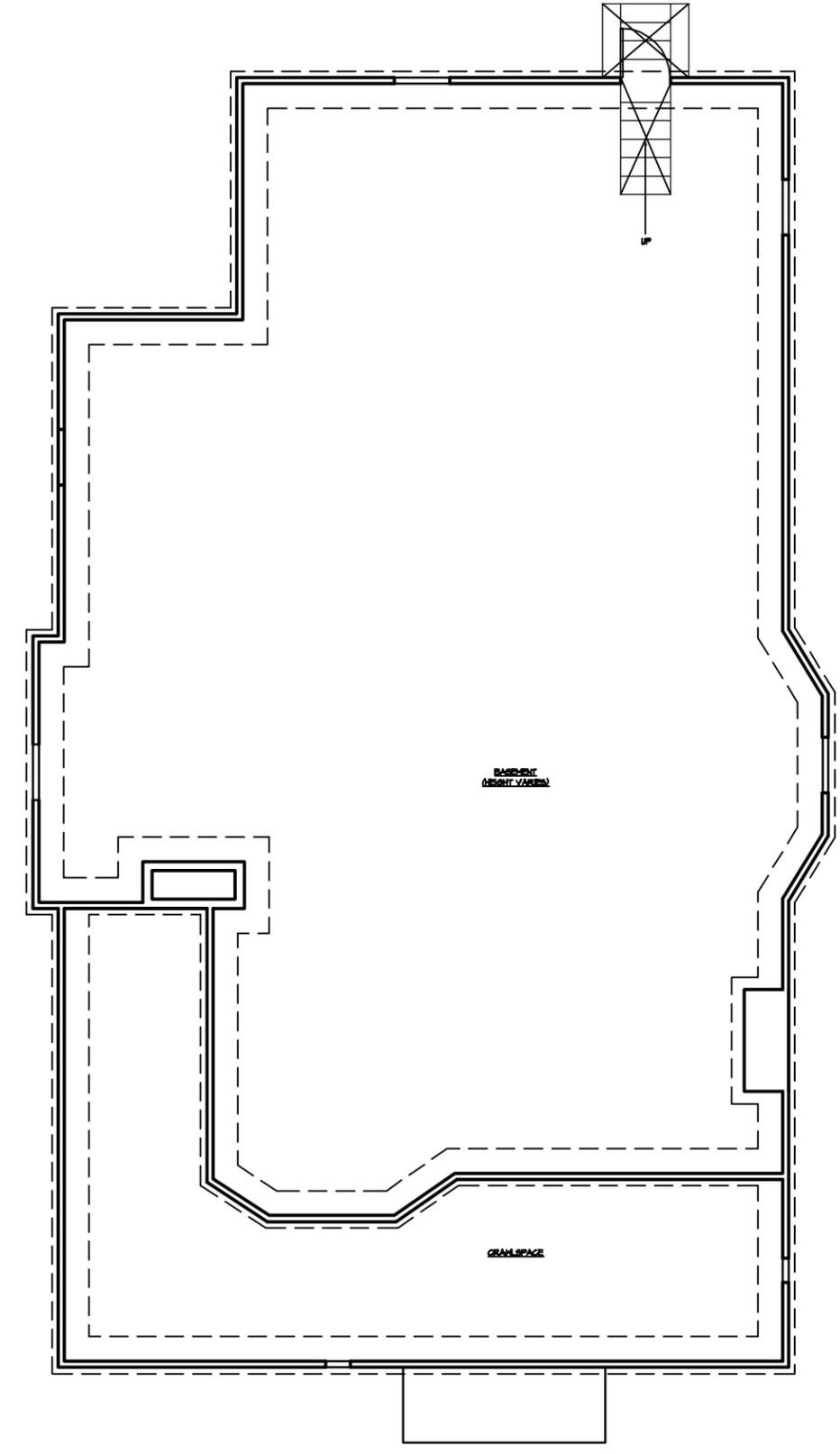
A-1

OF TEN





② EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



① EXISTING CRAWLSPACE/BASEMENT PLAN
1/4" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32

XXXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE

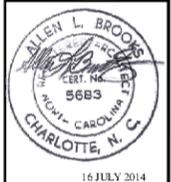
ID	OPENING	LOCATION	TYPE
EW	3'-0" X 4'-6"	BEDROOM-3	DOUBLE HING
EW	5'-0" X 6'-0"	BEDROOM-2	DOUBLE HING

FIRST FLOOR SALVAGED DOOR SCHEDULE

ID	OPENING	LOCATION
ED	2'-4" X 6'-6"	BATHROOM-2
ED	2'-0" X 6'-6"	CLOSET-4



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EXISTING PLANS
A-2
OF TEN



XXXXX AREAS TO BE REMOVED



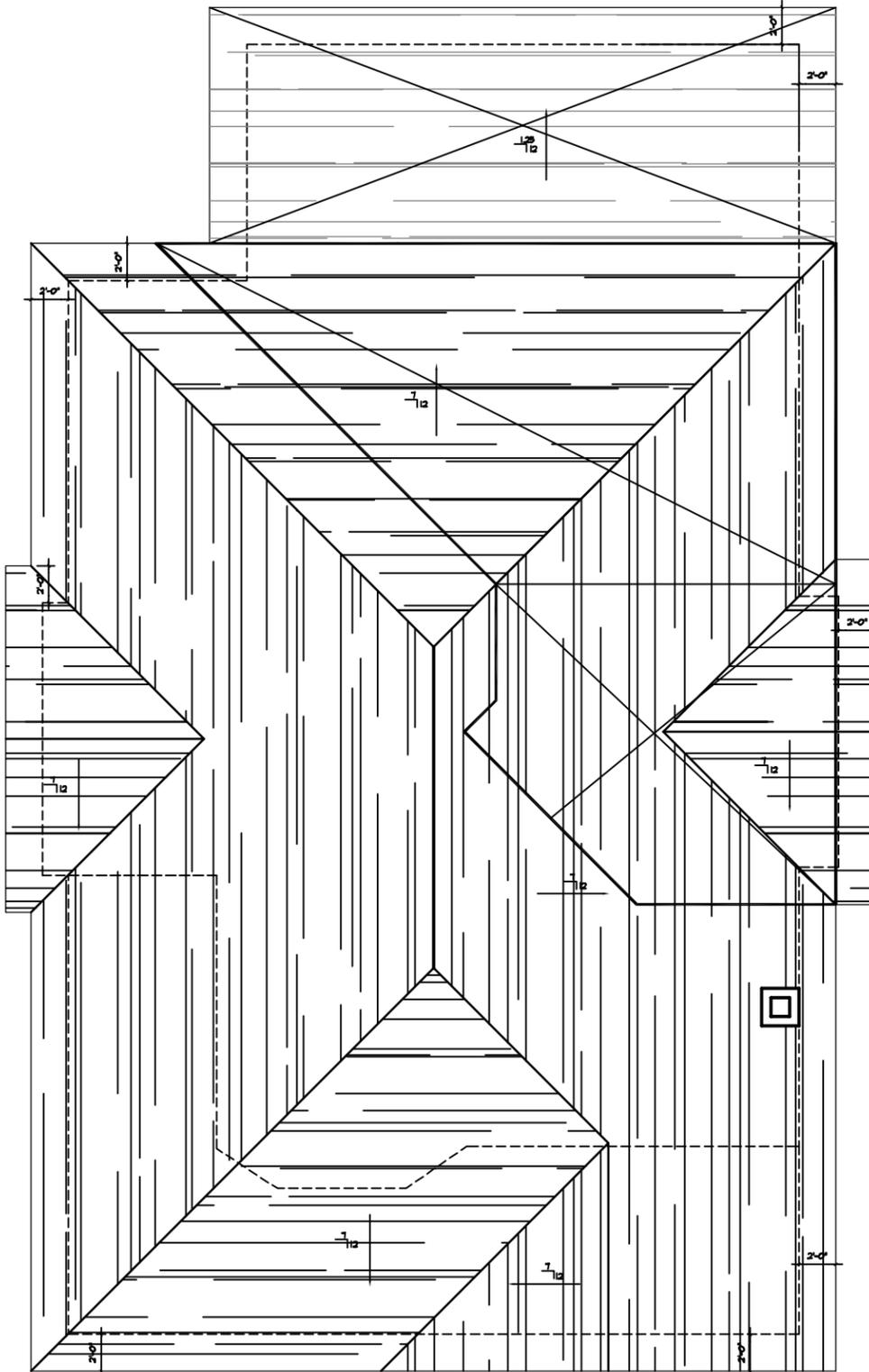
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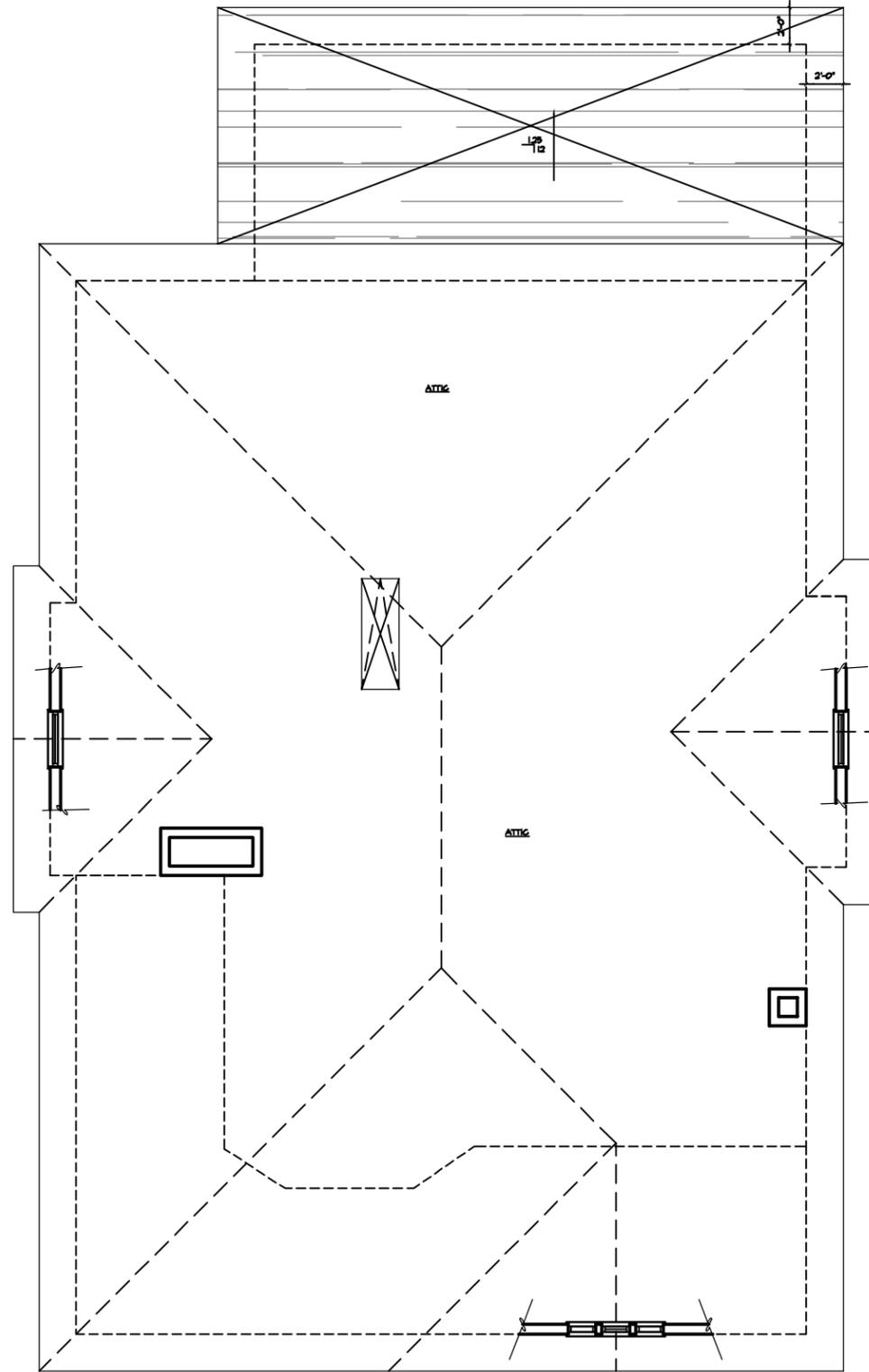


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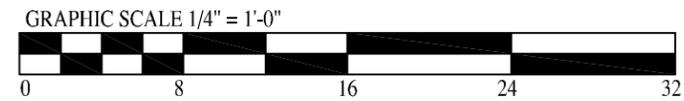
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② ROOF PLAN
1/4" = 1'-0"



① ATTIC PLAN
1/4" = 1'-0"



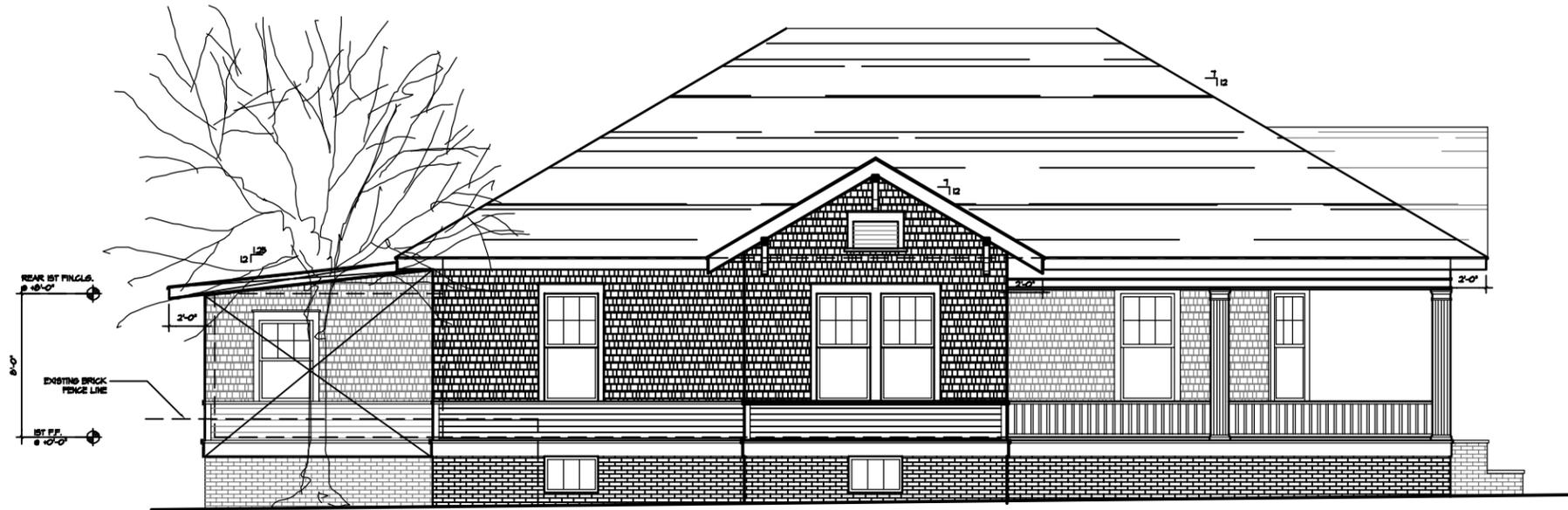
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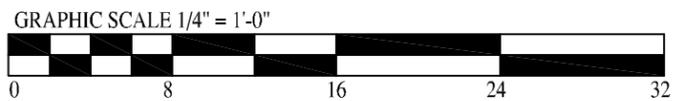
EXISTING PLANS

A-3

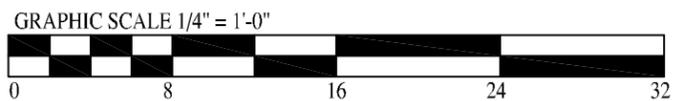
OF: TEN



② EXISTING PARK ROAD ELEVATION
1/4" = 1'-0"



① EXISTING WORTHINGTON AVE. ELEVATION
1/4" = 1'-0"



XXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE			
ID	OPENING	LOCATION	TYPE
SW	5'-0" X 4'-6"	BEDROOM-3	DOUBLE HUNG
EW	5'-0" X 6'-0"	BEDROOM-2	DOUBLE HUNG

TOP OF ROOF @ 22'-4"
13'-4 1/2"
1ST FIN. CLS. @ 10'-0"
10'-0"
1ST FF. @ 4'-0"



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EXISTING ELEVATIONS

A-4

OF: TEN

XXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE			
ID	OPENING	LOCATION	TYPE
SW1	5'-0" X 4'-6"	BEDROOM-3	DOUBLE HUNG
SW2	5'-0" X 6'-0"	BEDROOM-2	DOUBLE HUNG



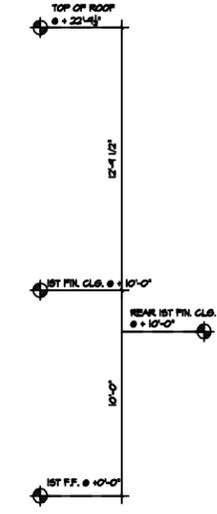
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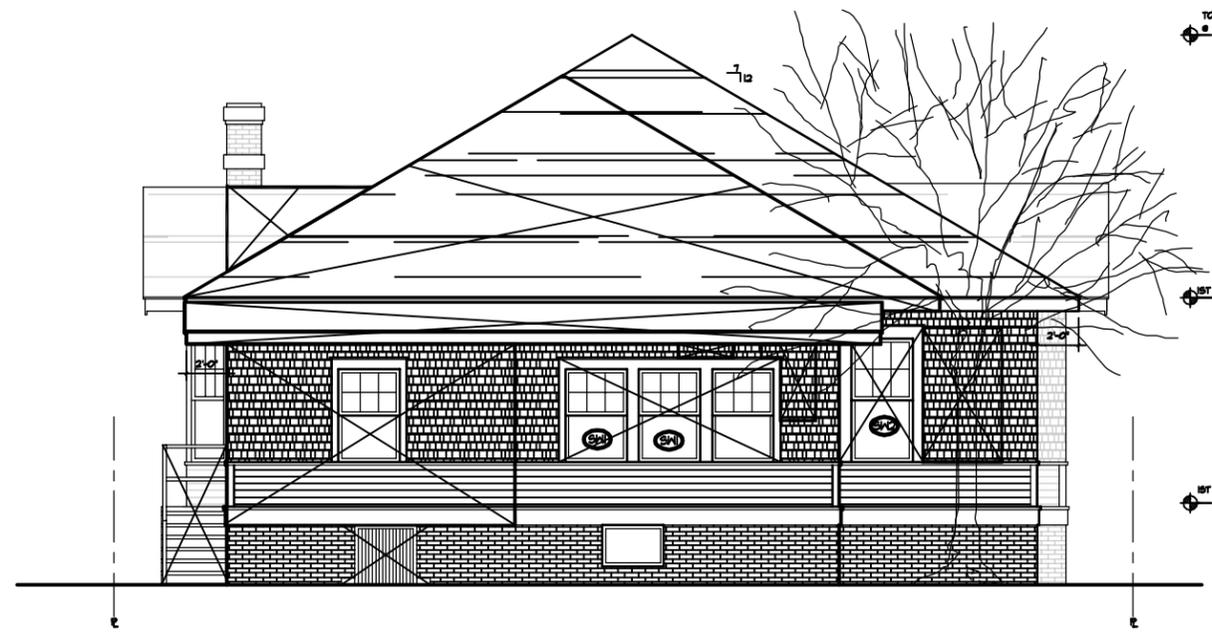
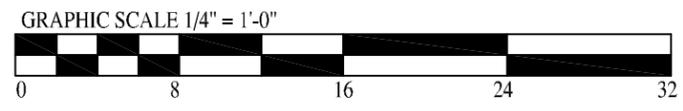


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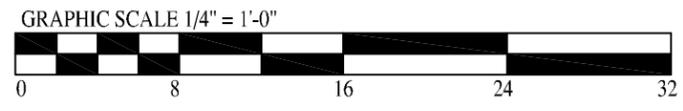
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② EXISTING RIGHT ELEVATION
1/4" = 1'-0"

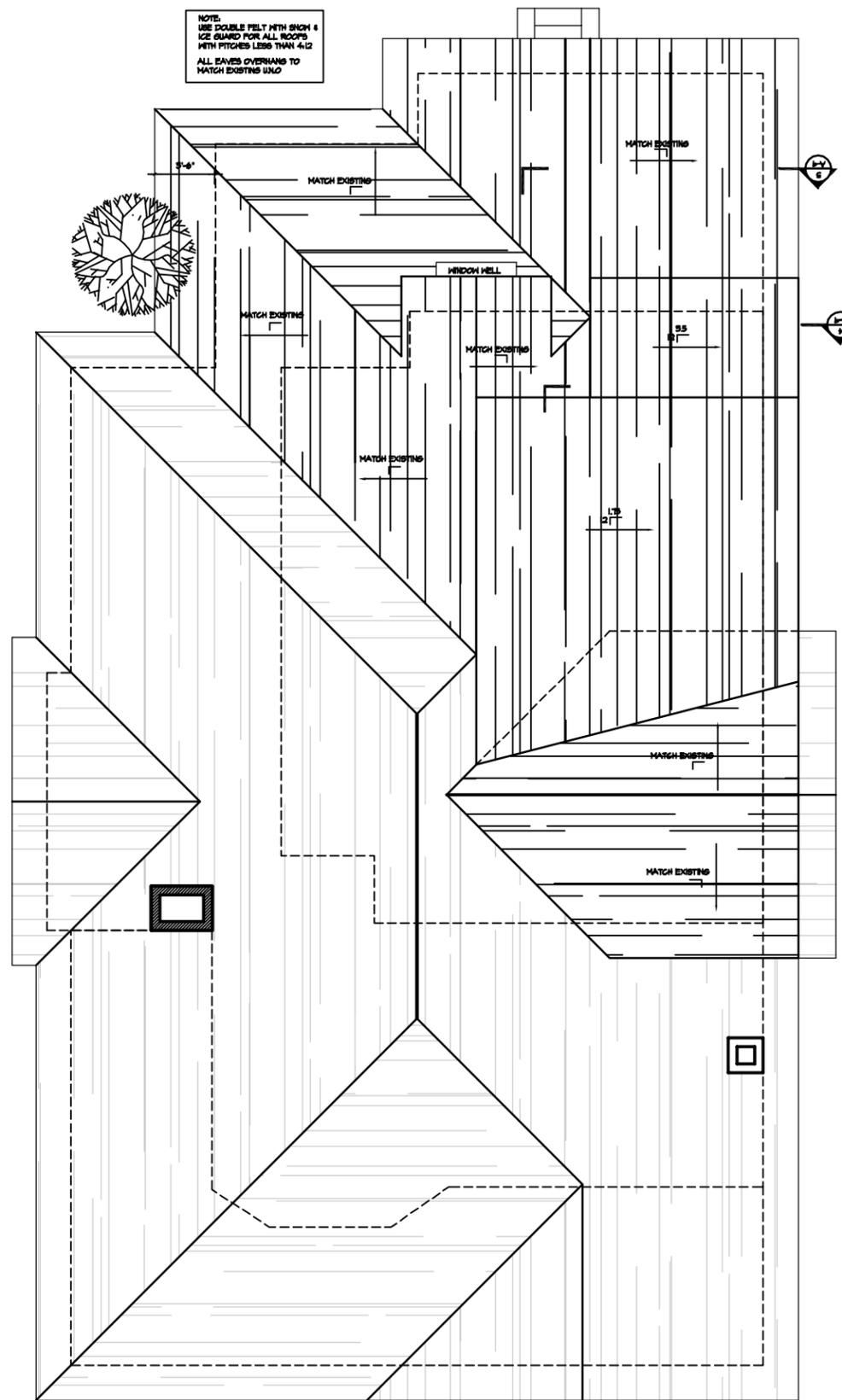


① EXISTING REAR ELEVATION
1/4" = 1'-0"

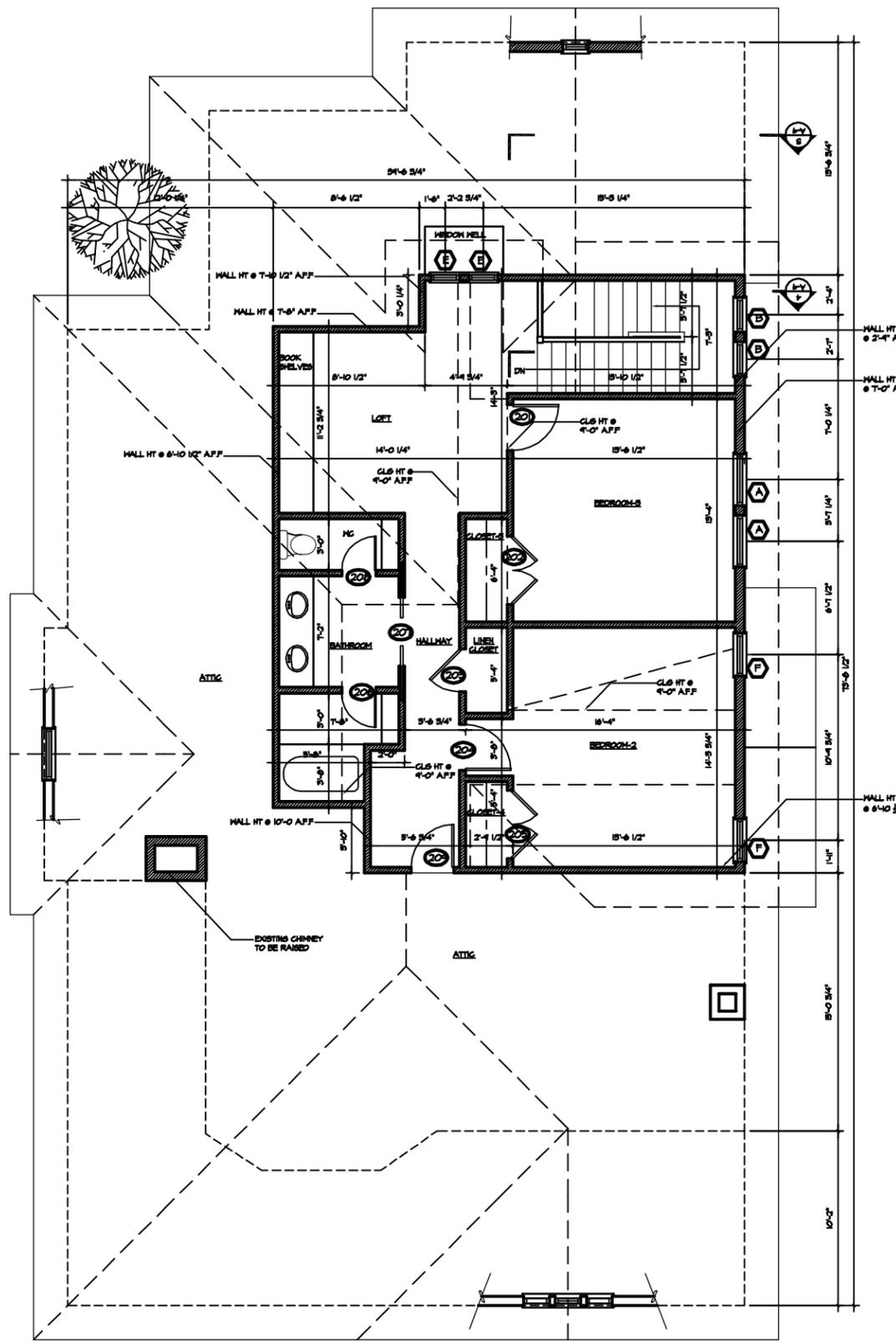


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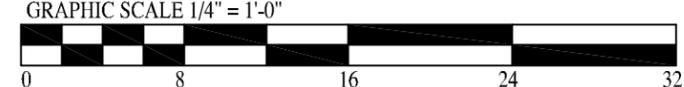
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② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



NOTE:

	NEW WALLS
	BRICK VENEER
	MASONRY

SALVAGED WINDOW SCHEDULE

ID	OPENING	LOCATION	TYPE
5A	5'-0" X 4'-6"	BEDROOM-5	DOUBLE HANG
5B	5'-0" X 6'-0"	BEDROOM-2	DOUBLE HANG

FIRST FLOOR SALVAGED DOOR SCHEDULE

ID	OPENING	LOCATION
ED	2'-6" X 6'-6"	BATHROOM-2
ED2	2'-0" X 6'-6"	CLOSET-4

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6" (SALVAGED WINDOW-5A)	6'-0"	DOUBLE HANG
B	2'-0" X 4'-0"	HATCH EXISTING AT STAIRCASE LANDING 12'-0" SET P.P.	DOUBLE HANG
C	3'-0" X 6'-0"	HATCH EXISTING	DOUBLE HANG
D	3'-0" X 6'-0" (SALVAGED WINDOW-5B)	HATCH EXISTING	DOUBLE HANG
E	1'-8" X 5'-0"	7'-6 1/2"	DOUBLE HANG
F	2'-6" X 6'-6"	6'-6 1/2"	CASEMENT

NOTE: HATCH WITH DETAILS IN HOOD DRIP CAP (BY FLASHING) & BACK BAND THEN @ WINDOWS.
 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 NOTE: HATCH EXISTING WINDOW & DOOR HING. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR THERMALLY-BREAKING GLASS.
 * H.E. = HATCH EXISTING
 NOTE: ALL WINDOWS WITH 5/8" GLASS OR MORE & LESS THAN 10' AFF. MUST BE THERMALLY-BREAKING (T.B.).

SECOND FLOOR DOOR SCHEDULE

ID	OPENING	LOCATION
20	2'-6" X 6'-6"	BEDROOM-5
21	FR 2'-0" X 6'-6"	CLOSET-5
22	2'-6" X 6'-6"	LINEN CLOSET
23	2'-6" X 6'-6"	BEDROOM-2
24	FR 2'-0" X 6'-6"	CLOSET-2
25	2'-0" X 6'-6"	BATHROOM
26	FR 2'-0" X 6'-6" (POCKET DOOR)	BATHROOM
27	2'-0" X 6'-6"	HG
28	2'-6" X 6'-6"	ATTIC



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GAY RESIDENCE

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PROJ. NO. - 12059
ISSUED - 16 JULY 2014
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PROPOSED PLANS

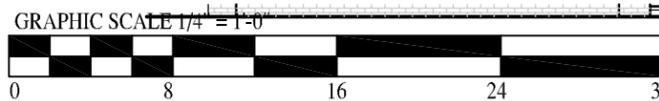
A-7

OF: TEN

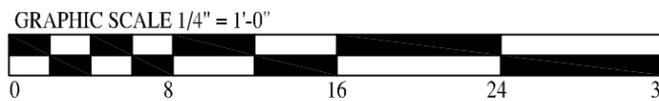
NOTE:
USE DOUBLE FELT WITH SNOW &
ICE GUARD FOR ALL ROOFS
WITH PITCHES LESS THAN 4:12
ALL SAVED OVERHANGS TO
MATCH EXISTING UNLS



② PROPOSED PARK ROAD ELEVATION
1/4" = 1'-0"



① PROPOSED WORTHINGTON AVE. ELEVATION
1/4" = 1'-0"



SALVAGED WINDOW SCHEDULE

ID	OPENING	LOCATION	TYPE
5A	5'-0" X 4'-6"	BEDROOM-3	DOUBLE HANG
5B	5'-0" X 6'-0"	BEDROOM-2	DOUBLE HANG

FIRST FLOOR SALVAGED DOOR SCHEDULE

ID	OPENING	LOCATION
5D1	2'-6" X 6'-6"	BATHROOM-2
5D2	2'-0" X 6'-6"	CLOSET-4

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 4'-6" (SALVAGED WINDOW-5M)	6'-2"	DOUBLE HANG
B	2'-0" X 4'-0"	MATCH EXISTING AT STAIRCASE LANDING- 12'-0" 1ST F.F.	DOUBLE HANG
C	5'-0" X 6'-0"	MATCH EXISTING	DOUBLE HANG
D	5'-0" X 6'-0" (SALVAGED WINDOW-5M)	MATCH EXISTING	DOUBLE HANG
E	1'-6" X 5'-0"	7'-6"	DOUBLE HANG
F	2'-6" X 5'-6"	6'-6"	CASEMENT

NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP (W FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.
* M.E. = MATCH EXISTING
NOTE: ALL WINDOWS WITH 4 S.P. OF GLASS OR MORE & LESS THAN 16" A.P.D. MUST BE TEMPERED PER CODE (TYP.)



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PROPOSED ELEVATIONS

A-8

OF: TEN



STREET SCAPE ACROSS E.WORTHINGTON AVENUE



HOUSE ACROSS FROM SUBJECT HOUSE SIDE STREET



STREET VIEW AT REAR OF SUBJECT HOUSE AS VIEWED FROM PARK ROAD



SUBJECT HOUSE SIDE STREET ELEVATION OF PARK ROAD



ADJACENT HOUSE STREET SCAPE



STREET SCAPE TO THE RIGHT OF SUBJECT HOUSE AT E.WORTHINGTON AVENUE



REAR VIEW OF SUBJECT HOUSE AS SEEN FROM PARK ROAD



VIEW INTO REAR YARDS OF HOUSES FACING E.WORTHINGTON AVENUE



REAR VIEW OF EXISTING SUBJECT HOUSE



SIDE OF EXISTING HOUSE FACING PARK ROAD



SUBJECT HOUSE FRONT ELEVATION @ 828 E.WORTHINGTON AVENUE



RIGHT SIDE VIEW OF SUBJECT HOUSE



LOCATION OF TREE NEAR REAR ADDITION VIEWED FROM THE REAR YARD



LOCATION OF TREE AS VIEWED FROM PARK ROAD

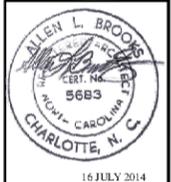


SIDEWALK VIEW OF PARK ROAD LOOKING TOWARD E.WORTHINGTON AVENUE



STREET CORNERVIEW AT E.WORTHINGTON & PARK ROAD

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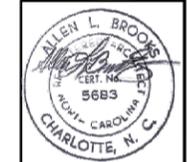
SITE CONTEXT

OF: TEN



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906 E. WORTHINGTON AVENUE 900 E. WORTHINGTON AVENUE PARK ROAD LOOKING SOUTHWEST 828 E. WORTHINGTON AVENUE SUBJECT HOUSE 824 E. WORTHINGTON AVENUE



824 E. WORTHINGTON AVENUE 820 E. WORTHINGTON AVENUE 816 E. WORTHINGTON AVENUE 831 E. WORTHINGTON AVENUE 901 E. WORTHINGTON AVENUE 900 E. WORTHINGTON AVENUE



PARK ROAD 1920 PARK ROAD PARK ROAD 1912 PARK ROAD SUBJECT HOUSE PARK ROAD SIDE HOUSE DIRECTLY ACROSS WORTHINGTON OF SUBJECT HOUSE SIDE FACING PARK ROAD

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STREET SCPAE

OF: TEN