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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 327 E. Worthington Avenue

**SUMMARY OF REQUEST:** Addition and Fenestration Changes

**OWNER:** Daniel Simon

**APPLICANT:** Micah Simon

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**Details of Proposed Request**

*Existing Conditions*

A second story addition was approved in October 2013, the COA was issued April 2014. A new application has been submitted to amend the approved COA.

*Proposal*

1. The proposal is the extension of the approved addition to the rear, maintaining the approved height. The extension of the footprint is approximately 12'-6". The addition is approximately 23'-3.5" wide, less than the width of the approved addition.
2. Side elevations – Revised window patterns on the first and second floor.
3. Rear elevation – Revised porch design. Windows centered under the dormer on the first floor. New roof design due to the proposed extension and width of proposed addition.

**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.

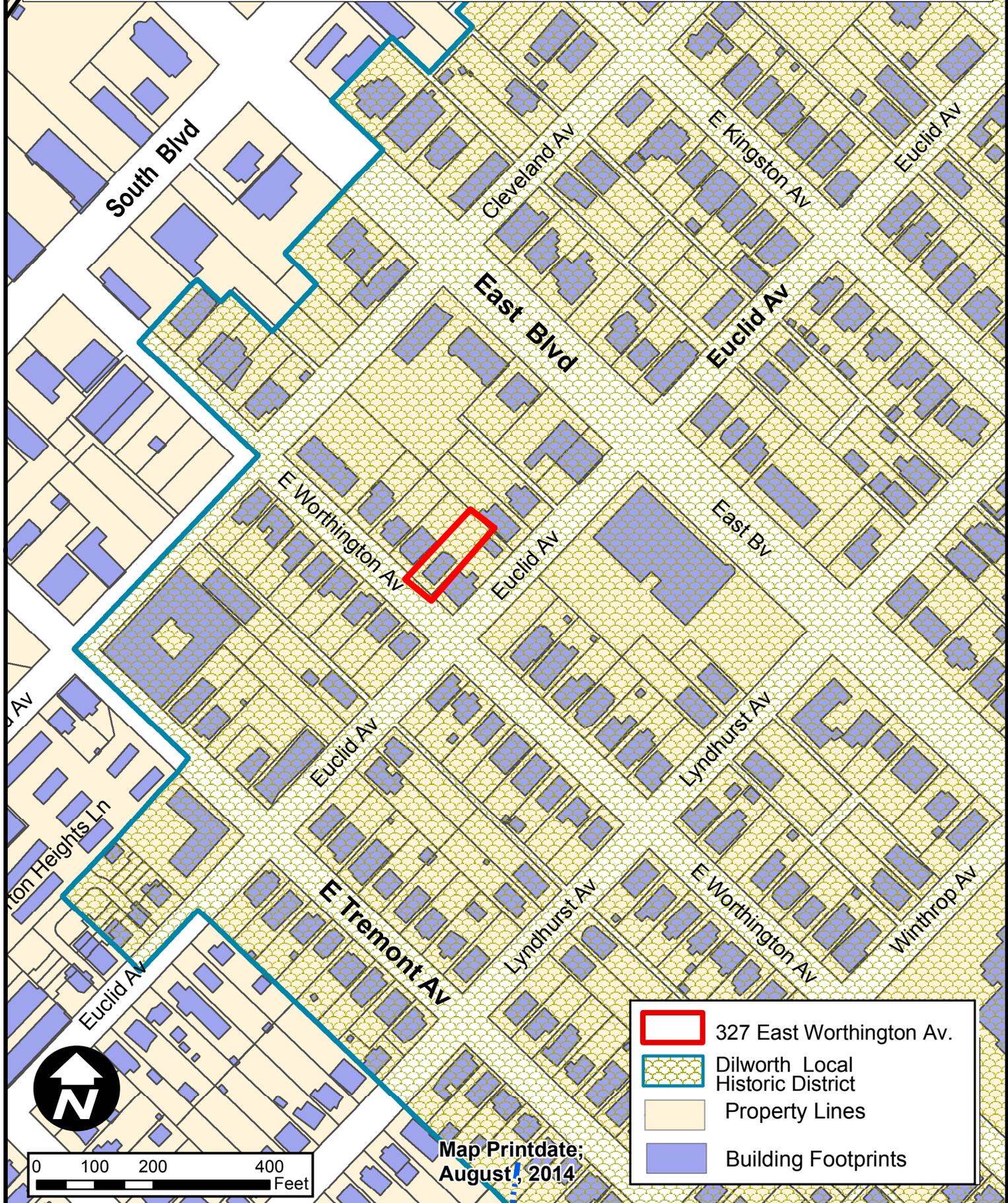
<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<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**

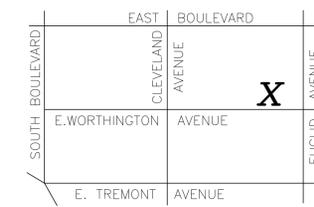
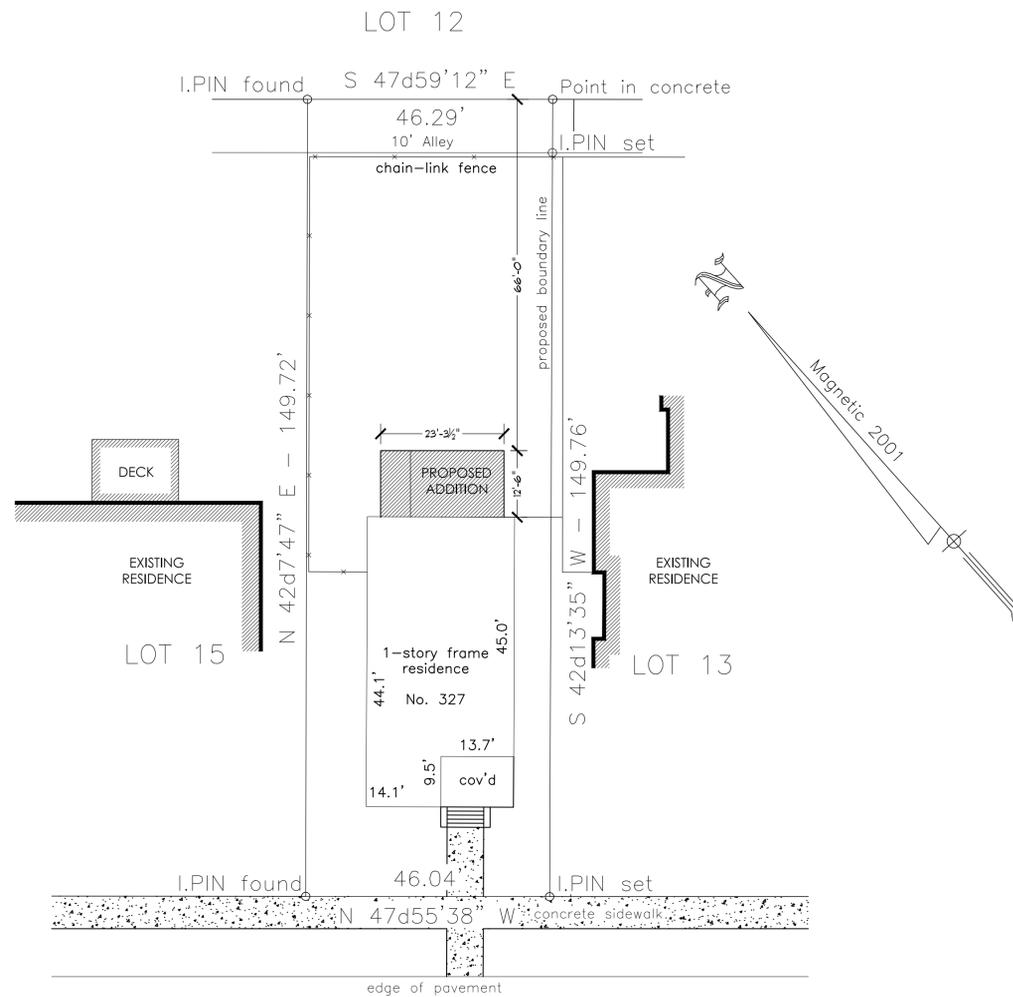
The Commission will determine if the proposed design meets the guidelines for additions.

# Charlotte Historic District Commission - Case 2014-169 Historic District; Dilworth



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

Map Printdate:  
August, 2014



*E. Worthington Avenue*  
60' Public R/W

**PHYSICAL SURVEY OF**

LOT 14 BLOCK 23 of DILWORTH Section 1  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
certified to:

**DANIEL MICAH SIMON**

Description Taken From Map Book 230, Page 60  
Scale 1" = 30' June 17, 2014

1 Site Plan

1/16" = 1'-0"



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Metrolandmarks.com

327 Worthington  
Additions

Dilworth Historic District  
Charlotte, North Carolina



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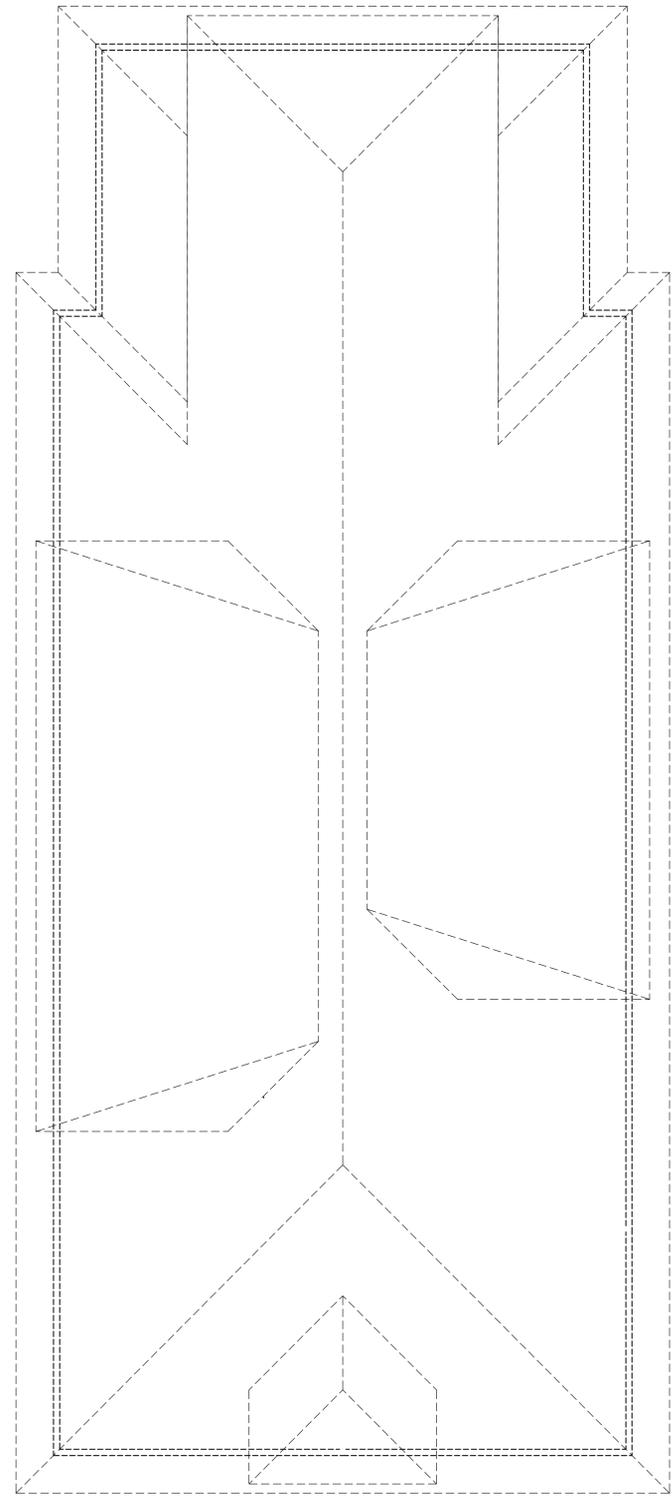
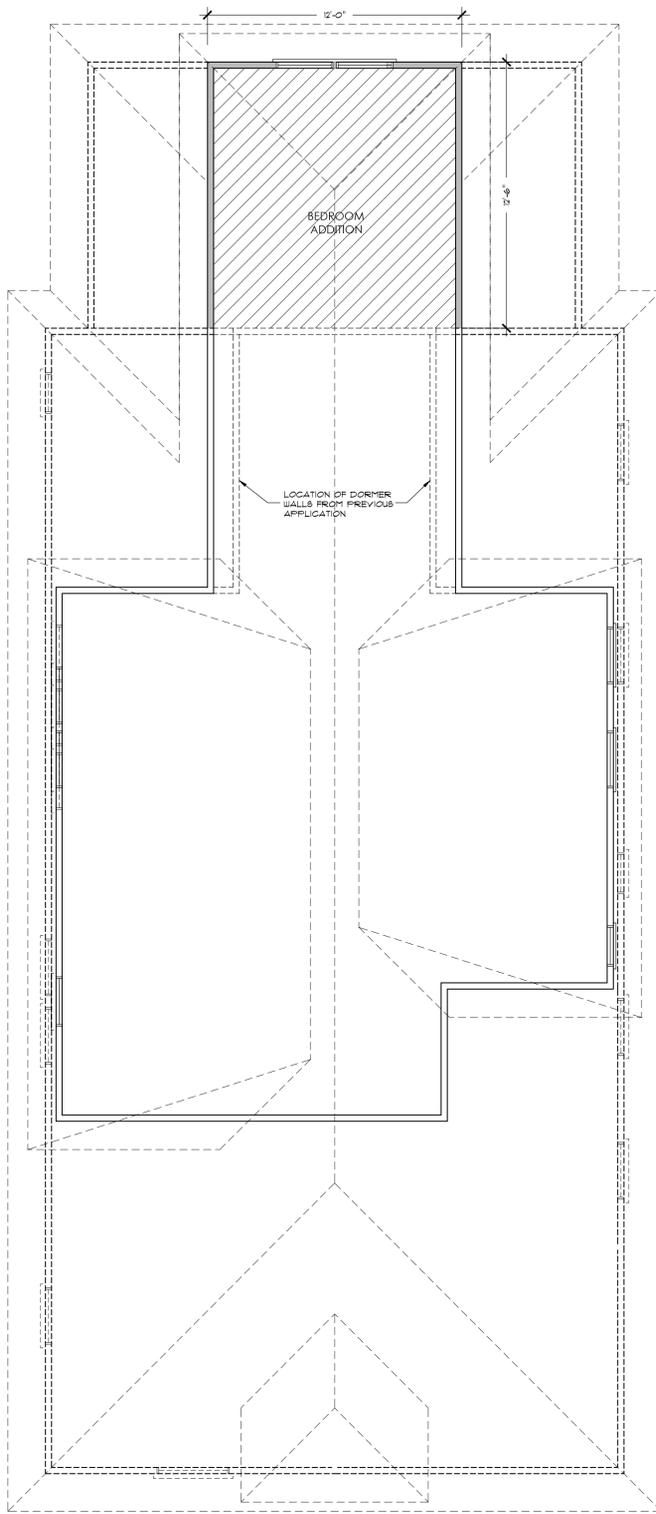
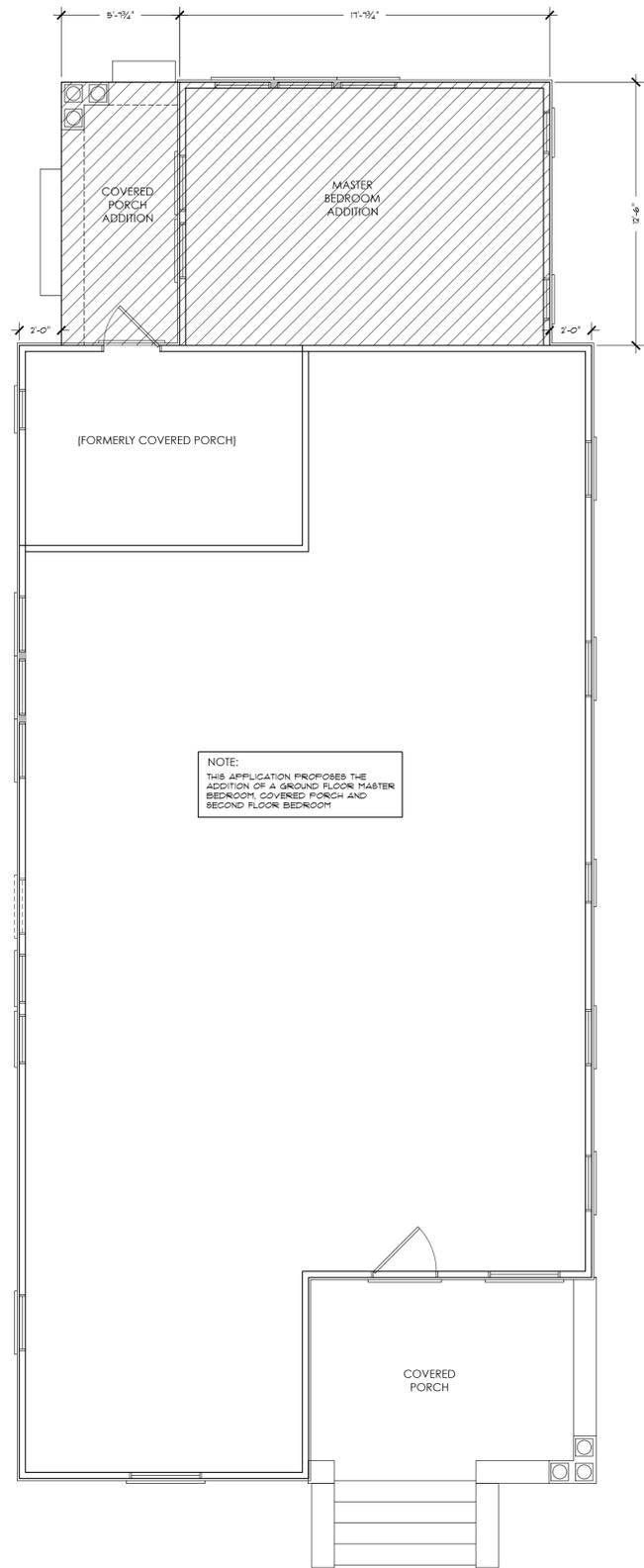
Site Plan

Revision Date: July 31, 2014

- 1.
- 2.
- 3.
- 4.

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L.1



1 First Floor Plan  
1/4" = 1'-0"

2 Second Floor Plan  
1/4" = 1'-0"

3 Roof Plan  
1/4" = 1'-0"



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### 327 Worthington Additions

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Charlotte, North Carolina



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### Floor Plans

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# A.1



1 Front Elevation - (No change from previous application)  
 1/4" = 1'-0"



2 Rear Elevation - Previously Approved by HDC  
 1/4" = 1'-0"



3 Rear Elevation - Proposed  
 1/4" = 1'-0"



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### Front & Rear Elevations

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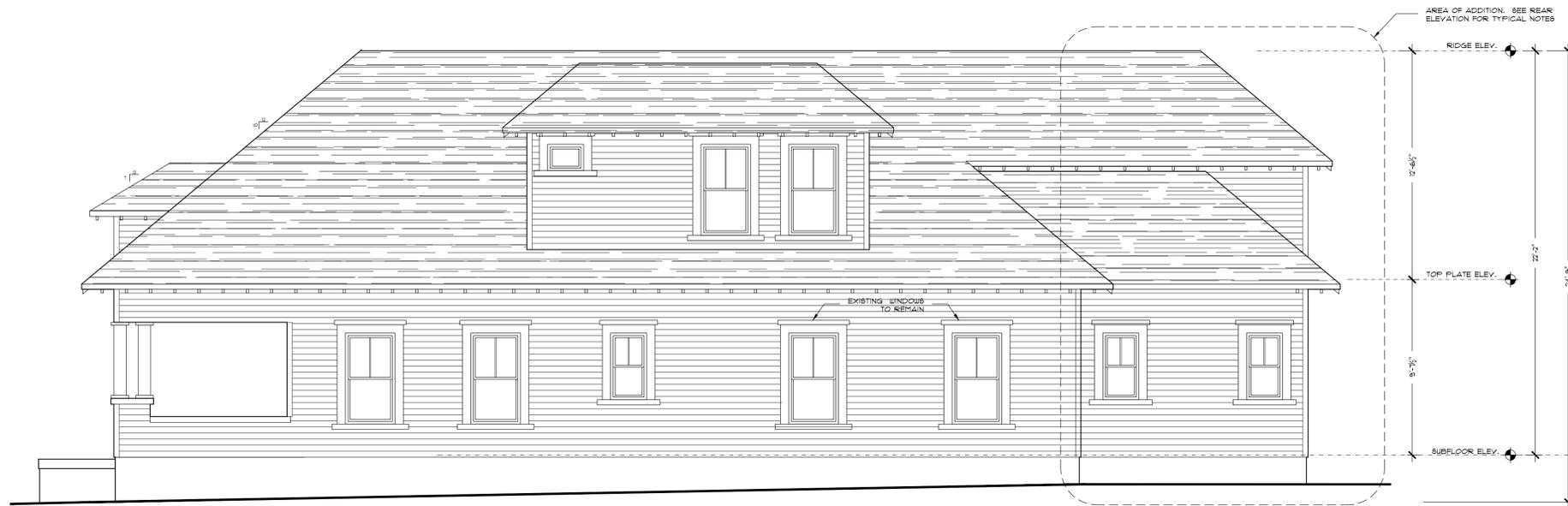
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# A.2



1 Right Elevation - Previously Approved by HDC  
 1/4" = 1'-0"



2 Right Elevation - Proposed  
 1/4" = 1'-0"



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### Right Elevation

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# A.3



1 Left Elevation - Previously Approved by HDC  
 1/4" = 1'-0"



2 Left Elevation - Proposed  
 1/4" = 1'-0"



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Left  
 Elevation

Revision Date: July 31, 2014

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