LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 327 E. Worthington Avenue

SUMMARY OF REQUEST: Addition and Fenestration Changes

OWNER: Daniel Simon

APPLICANT: Micah Simon

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.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size the relationship of the project to its site
   b. Scale the relationship of the building to those around it
   c. Massing the relationship of the building’s various parts to each other
   d. Fenestration the placement, style and materials of windows and doors
   e. Rhythm the relationship of fenestration, recesses and projections
   f. Setback in relation to setback of immediate surroundings
   g. Materials proper historic materials or approved substitutes
   h. Context the overall relationship of the project to its surroundings
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.
PHYSICAL SURVEY OF
LOT 14 BLOCK 23 of DILWORTH Section 1
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
certified to:
DANIEL MIGAH SIMON
Description Taken From Map Book 230, Page 60
Scale 1" = 30'  June 17, 2014

E. Worthington Avenue
60' Public R/W