LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 600 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Brian Flynn

APPLICANT: ALB Architecture

Details of Proposed Request

Existing Conditions
The subject property is a 1.5 story Bungalow that is listed as a contributing structure, ca. 1915. The house has a low hip roof with hip roofed dormers and engaged porch. The site is a corner lot that slopes gently from front to rear. The surrounding residential context is a mix of 1, 1.5 and 2 story houses.

Revised Proposal-July 9, 2014
A summary of the approved plans includes:
1. A simplified roof design with fewer changes in height
2. Reduction in chimney height
3. Overall height has been reduced to approximately 20’ measured from the finished floor. Previous height was approximately 24’-8”.
4. Fenestration arrangement and style has been modified on the additions
5. Material of the dormers changed to wood shakes
6. Rear elevation is scaled down on the second story

Proposal September 10, 2014
Plans have changed in response to an unfavorable engineering report on the house. Revised plans continue to show a new rear porch with a fireplace past a two story rear addition. Hipped dormers still show but on the left side are more stand alone than bridged as before. Rear stairway is now simplified and integrated. Windows have been added to basement walls.

Policy & Design Guidelines
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.

Continued on page 2.
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 shall determine if the proposal meets the Policy & Design Guidelines for Scale, Massing, Fenestration and Rhythm. Commission also will determine if the addition is Policy & Design Guidelines compliant or if an exception is warranted.
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A-1 Existing & Proposed Site Plan
A-2 Existing Plans
A-3 Existing Elevations
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A-5 Proposed Plans
A-6 Proposed Plans
A-7 Proposed Plans
A-8 Proposed Plans
A-9 Proposed Elevations
A-10 Proposed Elevations

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing First Floor</td>
<td>1,533 S.F.</td>
<td>243 S.F.</td>
</tr>
<tr>
<td>Proposed First Floor</td>
<td>31 S.F.</td>
<td>309 S.F.</td>
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<tr>
<td>Proposed Second Floor</td>
<td>1,172 S.F.</td>
<td>0 S.F.</td>
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<tr>
<td>Total</td>
<td>2,736 S.F.</td>
<td>552 S.F.</td>
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<tr>
<td>Total Under Roof</td>
<td>3,288 S.F.</td>
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APPROVED JULY 2014

NOTE: Construction documents are 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 work by client or by others acting through client.

FLYNN RESIDENCE
600 E. Worthington Avenue, Charlotte, NC 28203
INDEX OF DRAWINGS

A-0  Cover Sheet
SC  Site Context
SS  Street Scape
A-1  Existing & Proposed Site Plan
A-2  Existing Plans
A-3  Existing Elevations
A-4  Existing Elevations
A-5  Proposed Plans
A-6  Proposed Plans
A-7  Proposed Plans
A-8  Proposed Plans
A-9  Proposed Elevations
A-10  Proposed Elevations

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<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing First Floor</td>
<td>1,533 S.F.</td>
<td>243 S.F.</td>
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<td>Proposed Basement Floor</td>
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<td>Proposed First Floor</td>
<td>164 S.F.</td>
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<td>Proposed Second Floor</td>
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<td>0 S.F.</td>
</tr>
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<td>Total</td>
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<td>562 S.F.</td>
</tr>
<tr>
<td>Total Under Roof</td>
<td>3,298 S.F.</td>
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</tr>
</tbody>
</table>

NOTE: Design or modification of these construction documents is by the client, without the architect's 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 work by client or by others acting through client.