LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 229 East Worthington Avenue

SUMMARY OF REQUEST: Addition, renovation and new construction

OWNER: Kenneth and Lucy Raynor

APPLICANT: Allen Brooks

This application was continued from May for the following items: 1) Redesign the roof on the rear elevation and garage, 2) Include a Cleveland Avenue side elevation with the both structures, 3) Provide a Sanborn Map to show original floor plan, 4) Traditional windows and materials.

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story Victorian structure at the corner of East Worthington Ave. and Cleveland Ave. It is listed as a contributing structure in the Dilworth National Register of Historic Places. The proposed use is office (zoned B-1).

Proposal
The proposal is a renovation of the structure including an expansion of the attic, porch addition and reconstruction of a corner tower. A new detached garage is proposed in the rear yard. Other improvements include an outdoor seating area and fence (to be reviewed by staff). Project details include wood siding (lap and shake patterns), wood windows and trim, new eaves and soffits to match existing, new screened porch and a new second floor rear addition.

The proposed garage will have materials complimentary to the principal structure. Total height is +/- 23’.

Revised Proposal – June 10, 2015
1. The rear second story roof has been changed to a gable dormer with a small shed roof attached to the side.
2. Plan notes include traditional materials.
3. The Cleveland Avenue elevation is included.
4. The front elevation of the garage roof has been redesigned to a gable flanked by shed dormers.

Policy & Design Guidelines - 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.
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.

Policy & Design Guidelines: Accessory Buildings (Garages), page 50

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis
The Commission will determine if the proposal meets the guidelines for additions and accessory buildings (Garages).
Charlotte Historic District Commission - Case 2015-080
Historic District; Dilworth

Map Printdate: April 2015

Legend:
- 229 East Worthington Av.
- Dilworth Local
- Historic District
- Property Lines
- Building Footprints
INDEX OF DRAWINGS

Site Context
Subject House
Tower Houses
Proposed Context

A-0 Cover Sheet
A-1 Existing & Proposed Site Plan
A-2 Existing Plans
A-3 Existing Plans
A-4 Existing Elevations
A-5 Existing Elevations
A-6 Proposed Plans
A-7 Proposed Plans
A-8 Proposed Plans
A-9 Proposed Plans
A-10 Proposed Elevations
A-11 Proposed Elevations
A-12 Proposed Garage
A-13 Proposed Garage

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing 1st Floor</td>
<td>2,180 S.F.</td>
<td>339 S.F.</td>
</tr>
<tr>
<td>Existing 2nd Floor</td>
<td>1022 S.F.</td>
<td>0 S.F.</td>
</tr>
<tr>
<td>Proposed 1st Floor</td>
<td>85  S.F.</td>
<td>170 S.F.</td>
</tr>
<tr>
<td>Proposed 2nd Floor</td>
<td>241 S.F.</td>
<td>0 S.F.</td>
</tr>
<tr>
<td>Total</td>
<td>3,327 S.F.</td>
<td>509 S.F.</td>
</tr>
<tr>
<td>Total Under Roof</td>
<td>4,038 S.F.</td>
<td></td>
</tr>
</tbody>
</table>

NOTE: Any modification of these construction documents 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 breach by client or by others acting through client.
REFERENCE IMAGE OF RESIDENCE LOCATED AT INTERSECTION OF EUCLID AND EAST PARK AVENUE

PROPOSED HOUSE AND ACCESSORY STRUCTURE FROM CLEVELAND AVENUE SIDE

5/8" = 1'-0"
MAY 2015

1. FRONT ELEVATION (CLEVELAND AVENUE FACING)

2. RIGHT SIDE ELEVATION (ALLEY FACING)

3. LEFT SIDE ELEVATION (HOUSE FACING)