

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 715 East Worthington Avenue

**SUMMARY OF REQUEST:** Plan revision for approved addition (October 14, 2015)

**APPLICANT:** Allen Brooks (Matthew and Virginia Faircloth, Owner)

### **Details of Proposed Request**

#### *Existing Context*

The existing structure is a one story Bungalow constructed in 1925. Exterior features include traditional design details such as cedar shake siding, exposed rafter tails, a centered front gable over the porch and eave brackets. Adjacent houses on the block are a variety of 1, 1.5 and 2 story homes.

#### *Proposal*

The proposal is the addition of a cross gable dormer toward the rear of the house and rear first floor addition. The height of the new gable is approximately 2 feet taller than the existing ridge. Window trim, exterior materials, soffit design and other architectural details will compliment or match existing.

#### *Revised Plan Summary*

1. Removal of new chimney on right side
2. Extension of dormers on the left and right elevations
3. Removal of rear screened porch

### **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.

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

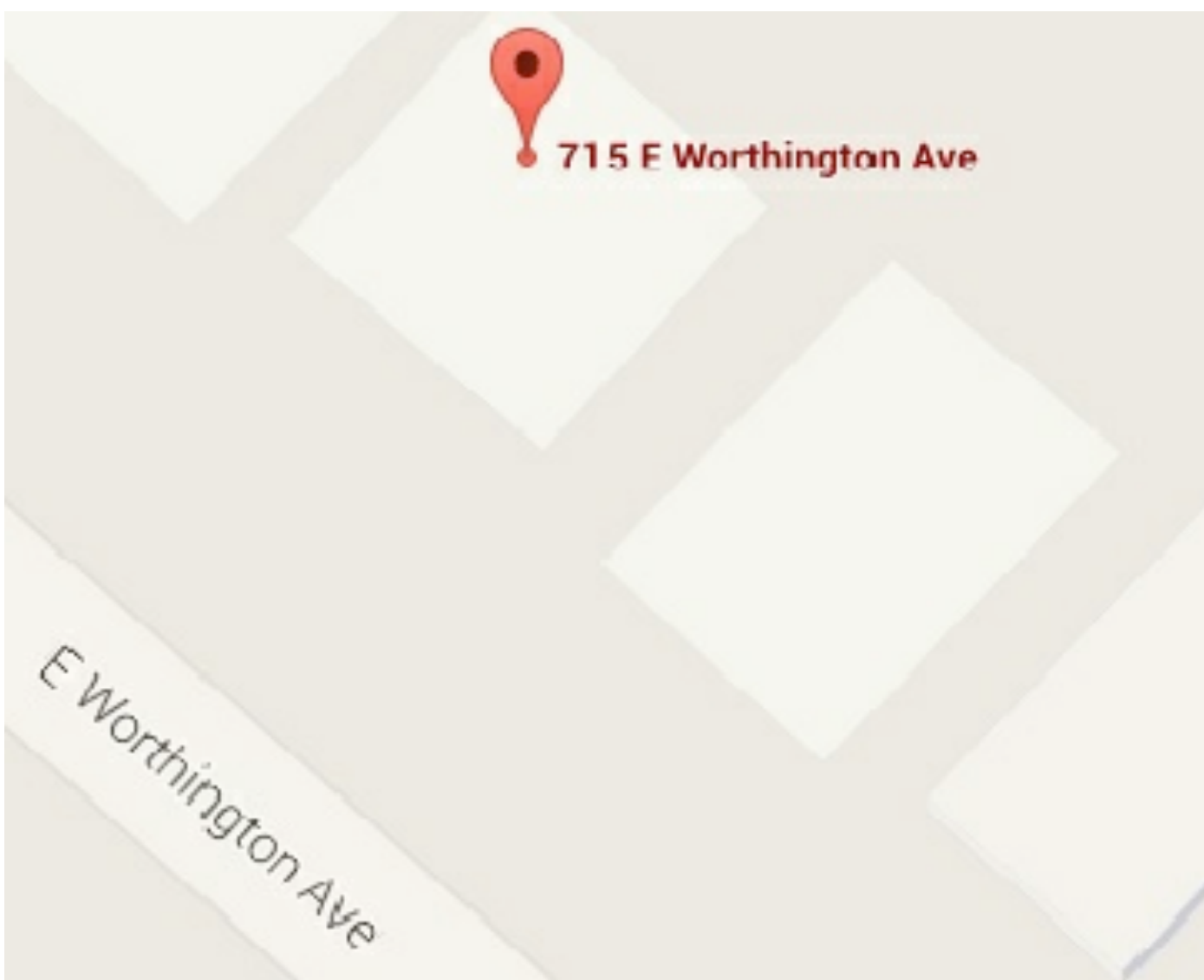
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis -** The HDC will determine if the revisions meet the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.





EXISTING HOUSE



VICINITY MAP



NOTE:  
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INDEX OF DRAWINGS

- A-0 Cover Sheet
- Subject House Images
- Site Context Images
- Street Scape

- 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 Elevations
- A-9 Proposed Elevations

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,452 S.F.	307 S.F.
Existing Second Floor:	474 S.F.	0 S.F.
	+	+
Proposed First Floor:	239 S.F.	180 S.F.
Proposed Second Floor:	698 S.F.	0 S.F.
Total:	2,863 S.F.	487 S.F.
Total Under Roof:	3,350 S.F.	

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Historic Dilworth Addition & Renovation for the:  
**FAIRCLOTH RESIDENCE**  
715 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15046  
ISSUED - 6 JAN 2016  
REVISIONS -

COVER SHEET

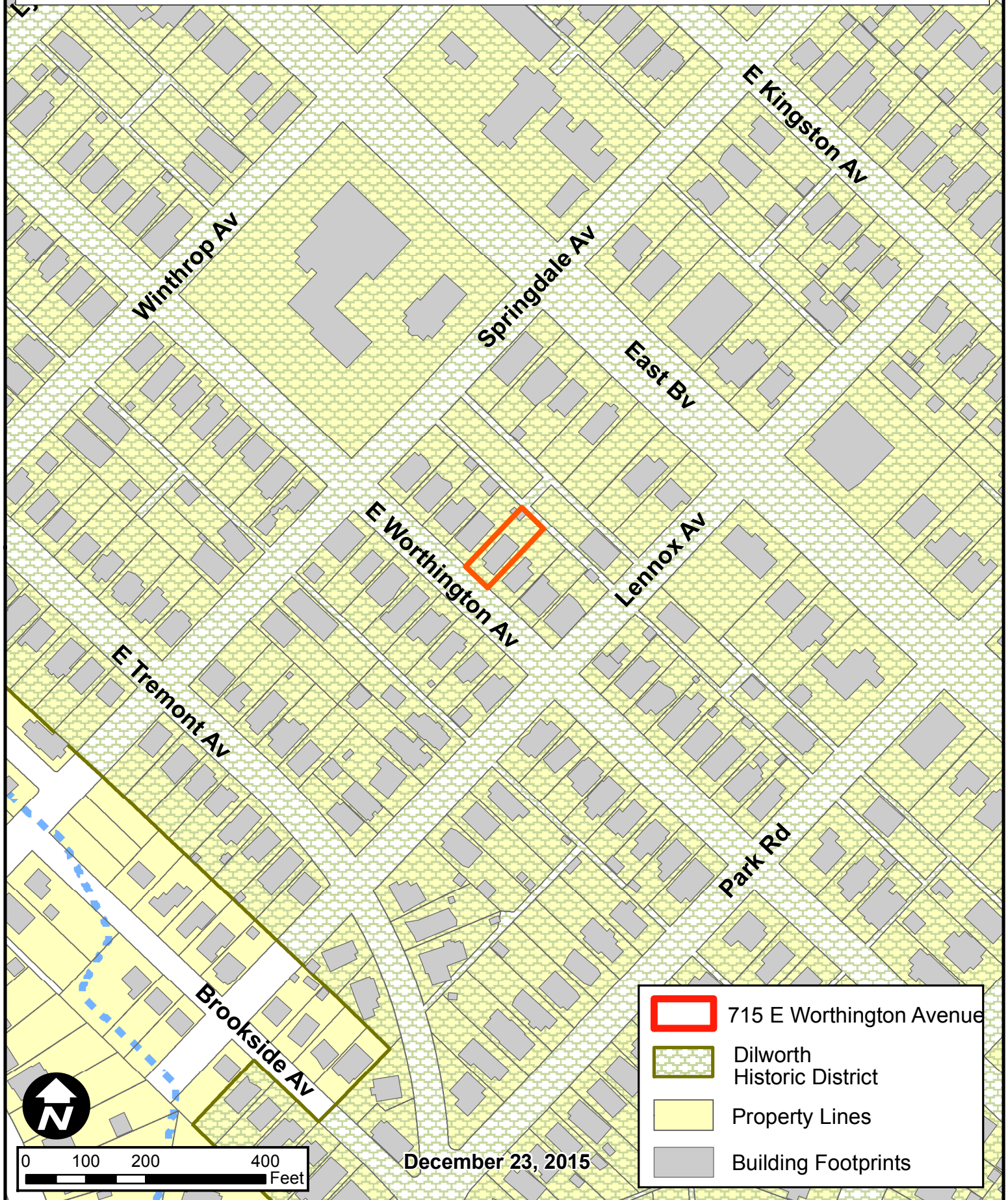
A-0

OF: TEN



# *Charlotte Historic District Commission - Case 2015-290*

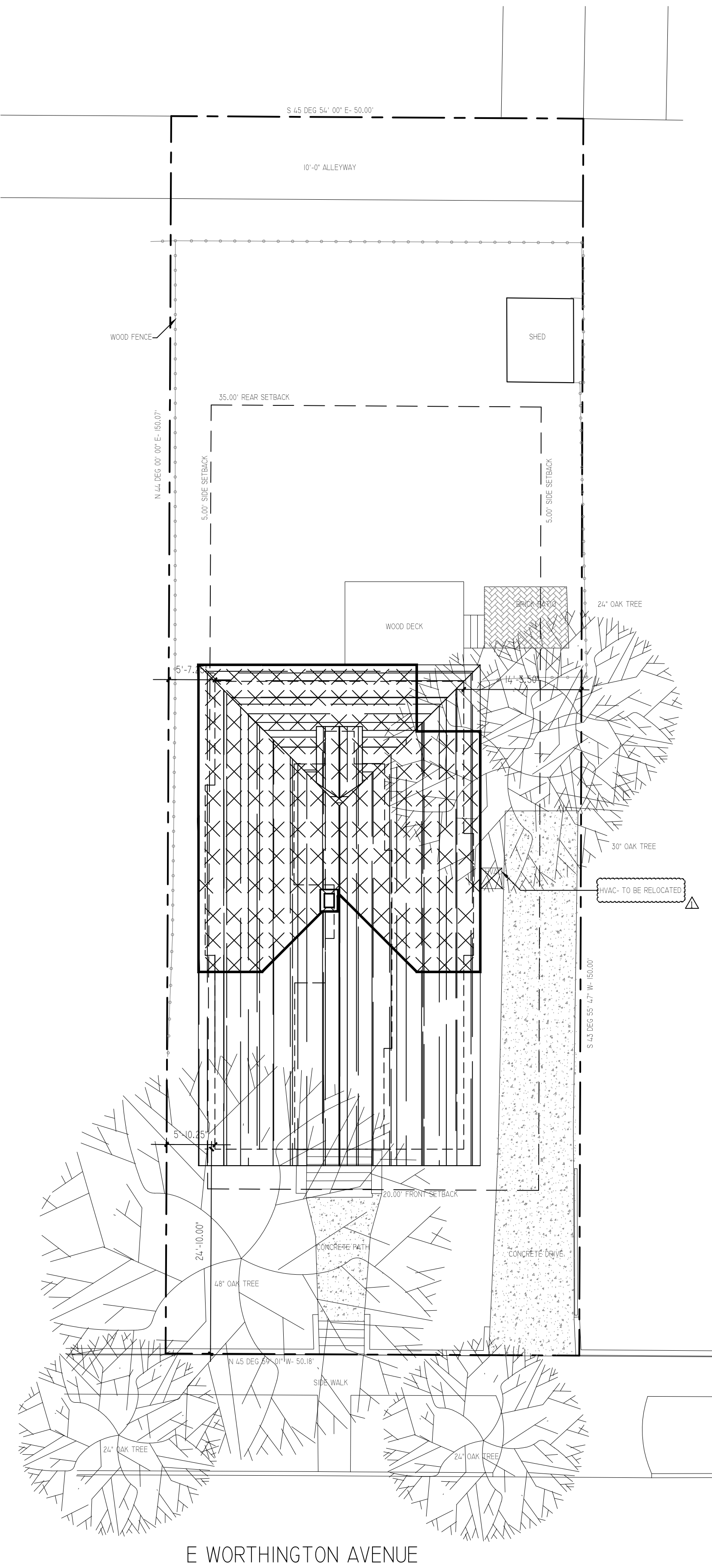
## **HISTORIC DISTRICT: DILWORTH**



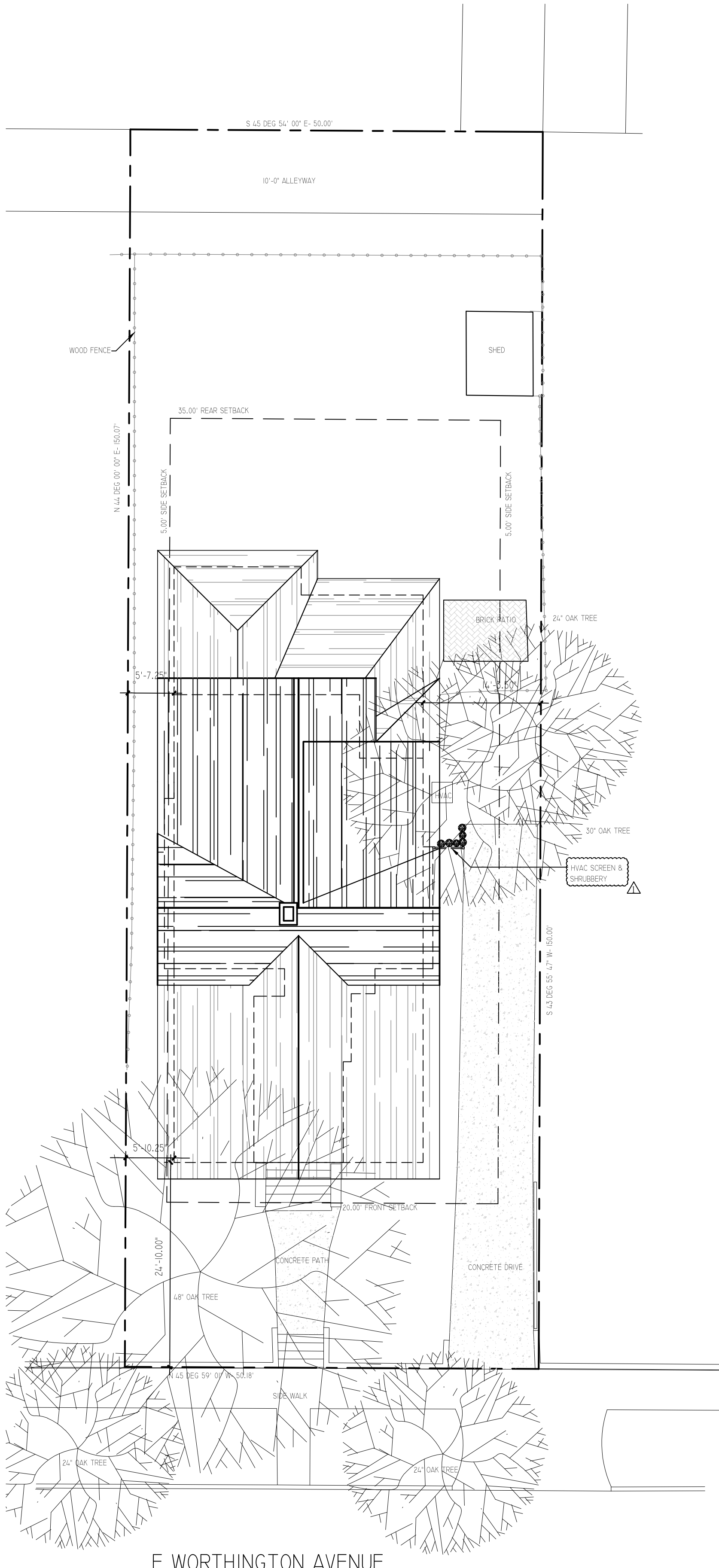


RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	937
PROPOSED HEATED AREA OF GARAGE	0
PROPOSED UNHEATED	
SCREENED PORCH	180
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	180
REAR YARD PERMEABILITY CALCULATIONS (50 % AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	3439
PROPOSED HOUSE ADDITION	239
GARAGE FOOTPRINT	82
IMPERVIUOS AREA AT REAR YARD	94
TOTAL AREA	415
TOTAL PERMEABLE AREA	88%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7516
FOOTPRINT OF HOUSE	2193
FOOTPRINT OF SHOP	
FOOTPRINT OF GARAGE	82
TOTAL AREA	2275
PERCENTAGE OF OPEN SPACE	70%

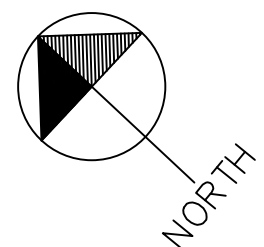
③ PERMEABILTY CALCULATIONS



② EXISTING SITE PLAN  
1" = 10'-0"  
GRAPHIC SCALE 1" = 10'-0"  
0 8 16 24 32



① PROPOSED SITE PLAN  
1" = 10'-0"  
GRAPHIC SCALE 1" = 10'-0"  
0 8 16 24 32



XXXXX AREAS TO BE REMOVED

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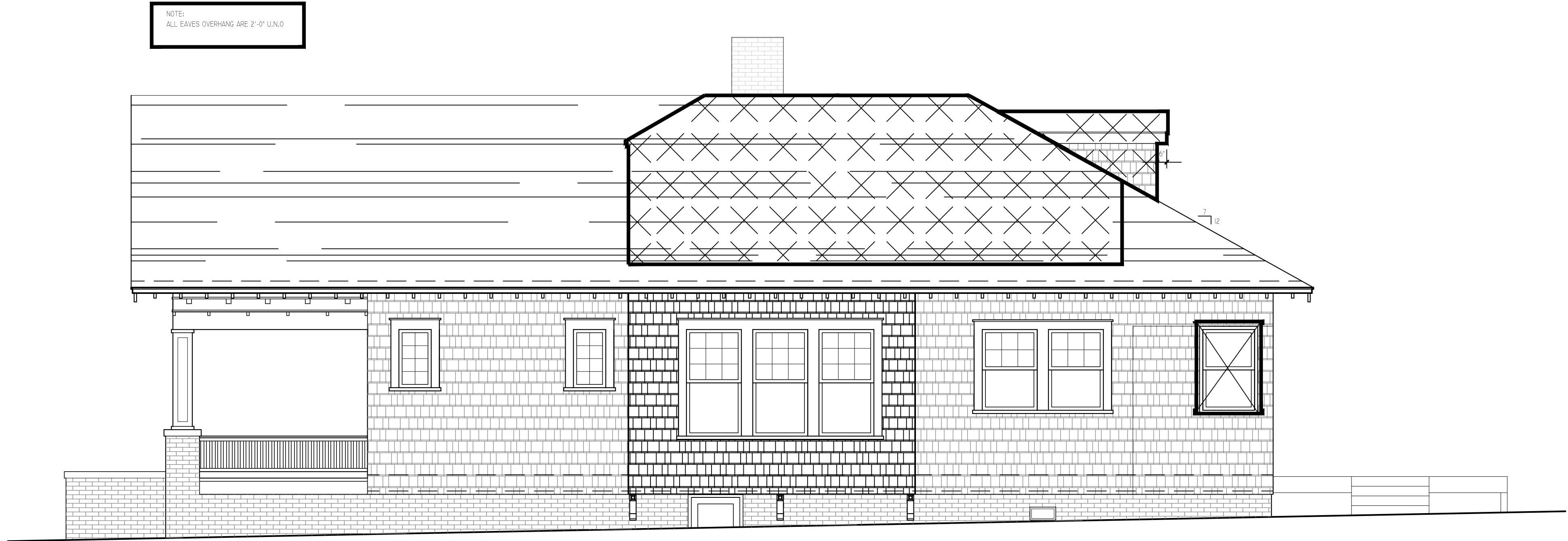
ALLEN L. BROOKS  
Professional Architect  
CERT. NO. 56B3  
NORTH CAROLINA  
CHARLOTTE, N. C.  
6 JAN 2016  
ALB Architecture, P.A.  
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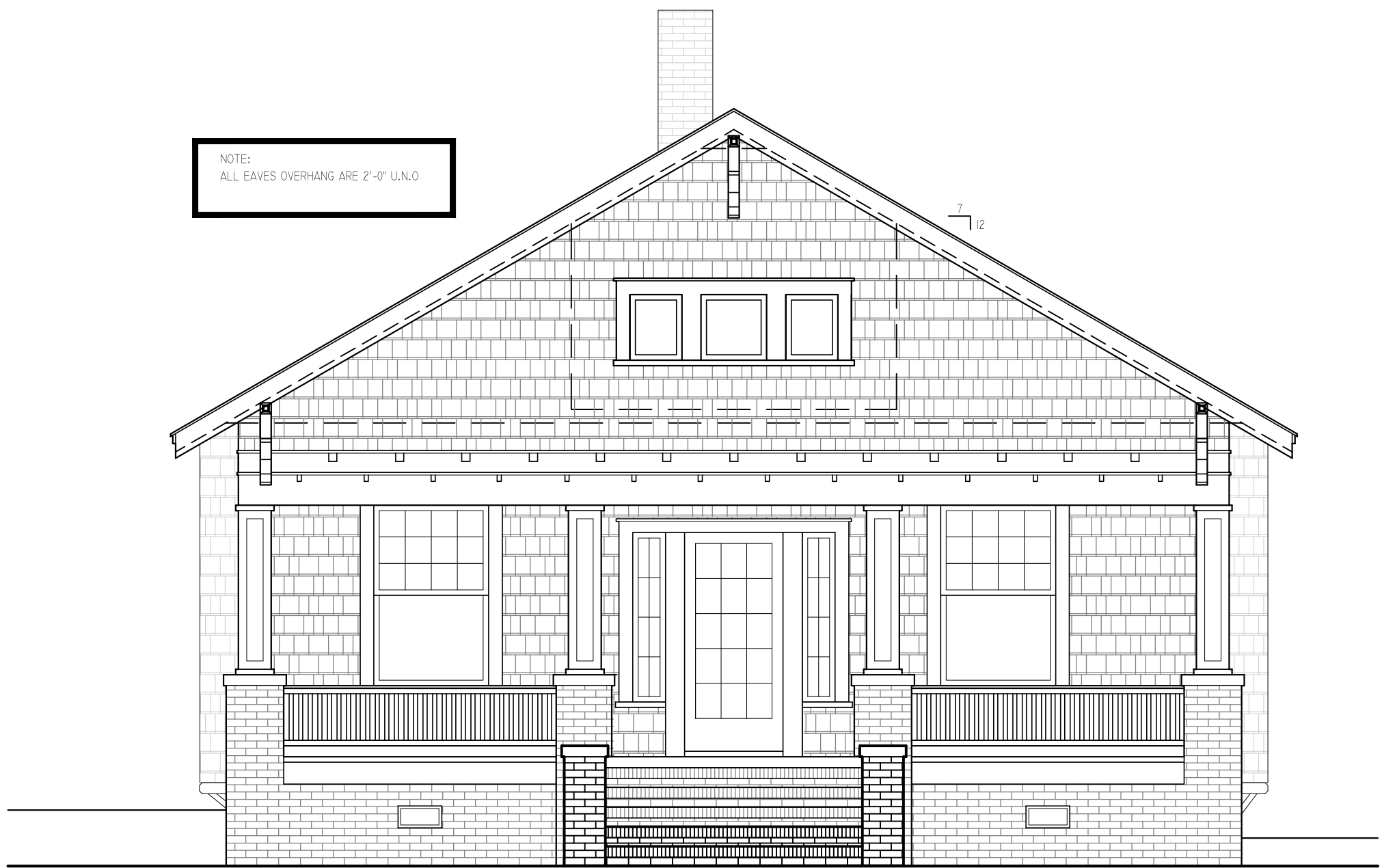
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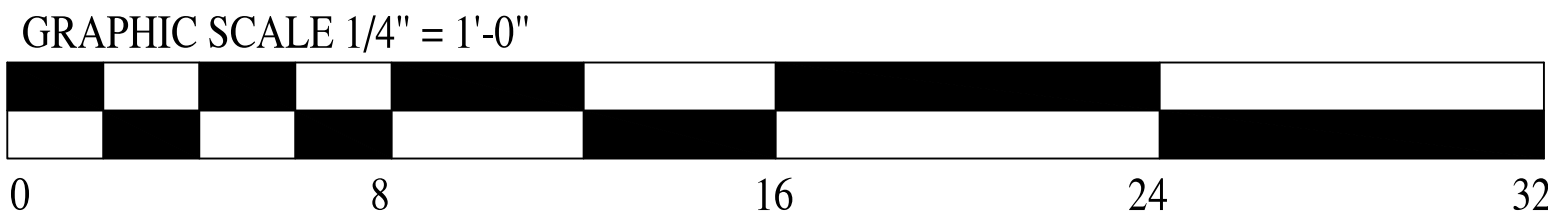




② EXISTING RIGHT ELEVATION  
1/4" = 1'-0"



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



XXXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
NUM.	OPENING	LOCATION
SW1	2'-10" X 5'-6"	MASTER BEDROOM

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EXISTING ELEVATIONS

**A-4**

OF: TEN





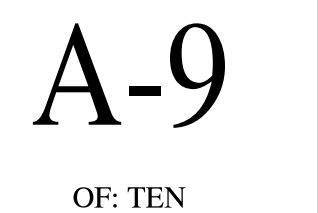
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BARD TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

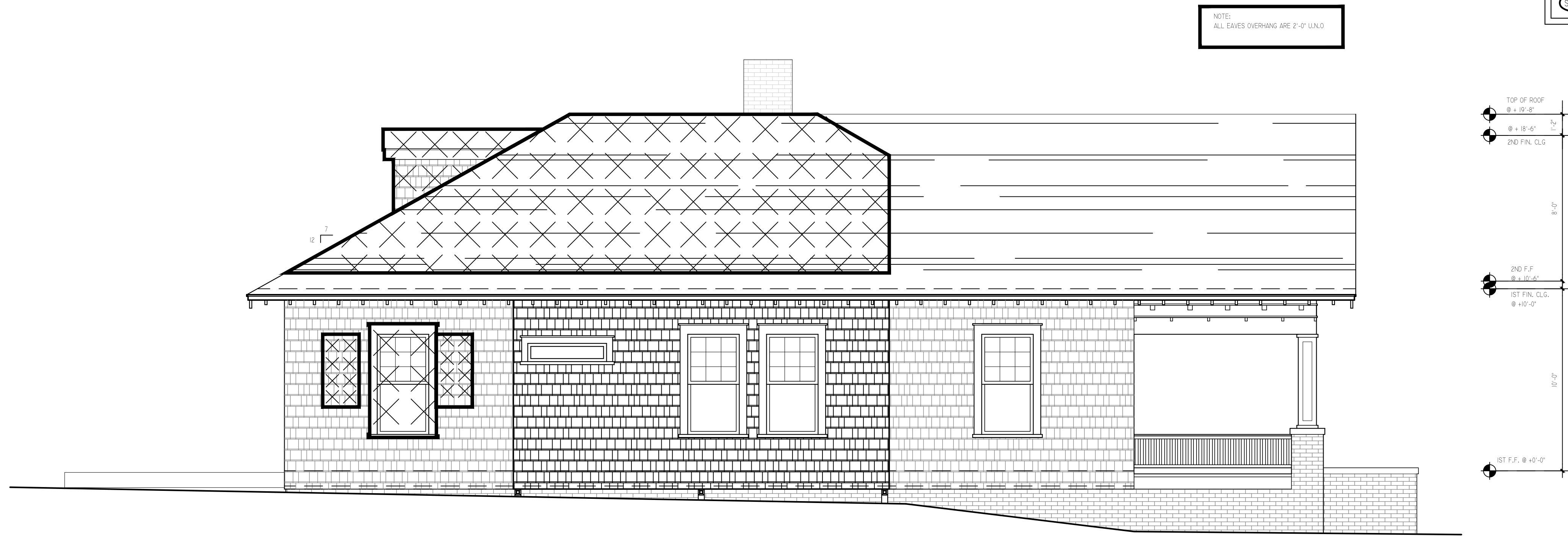
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP & FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

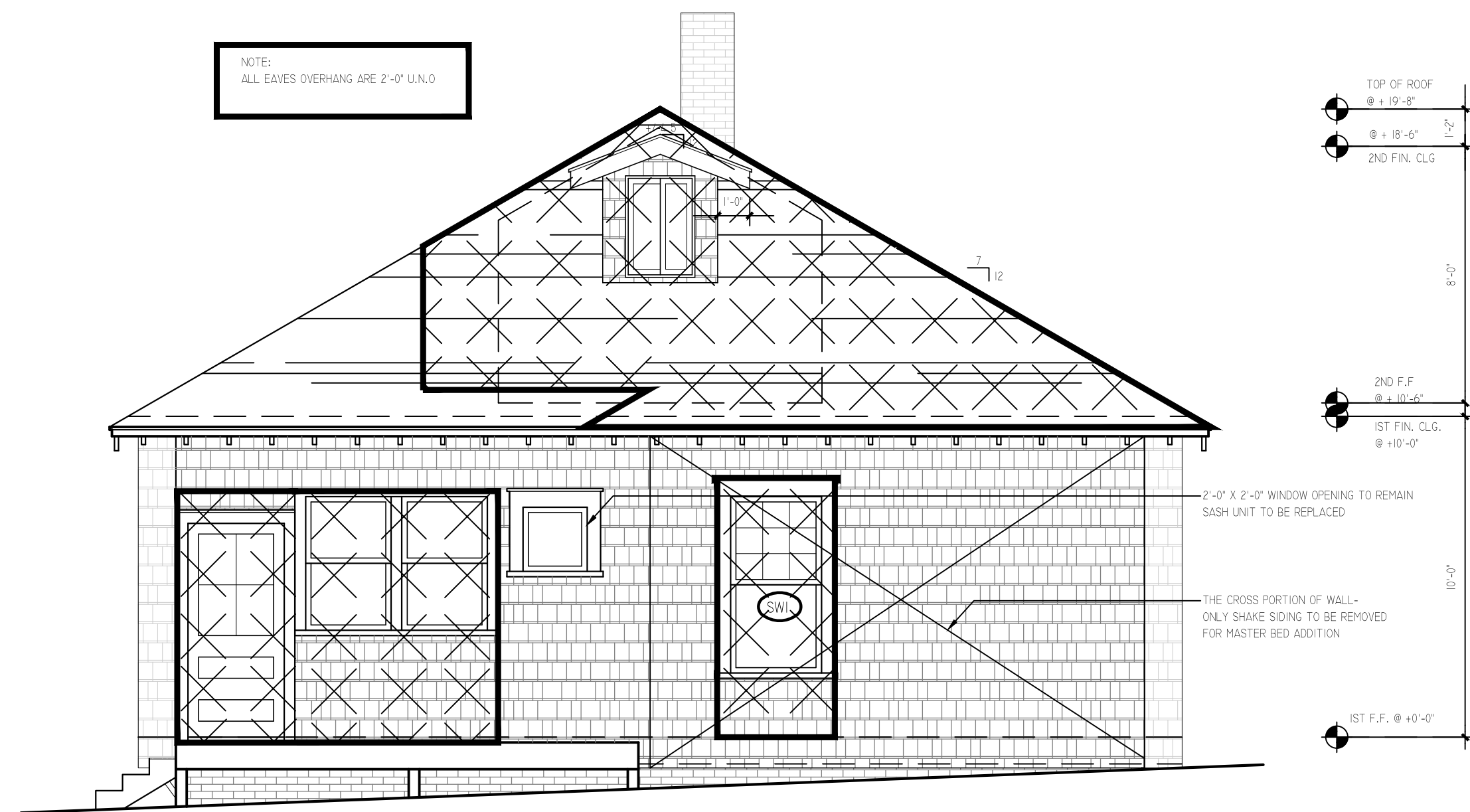
NOTE: ALL WINDOWS WITH 9.5' OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



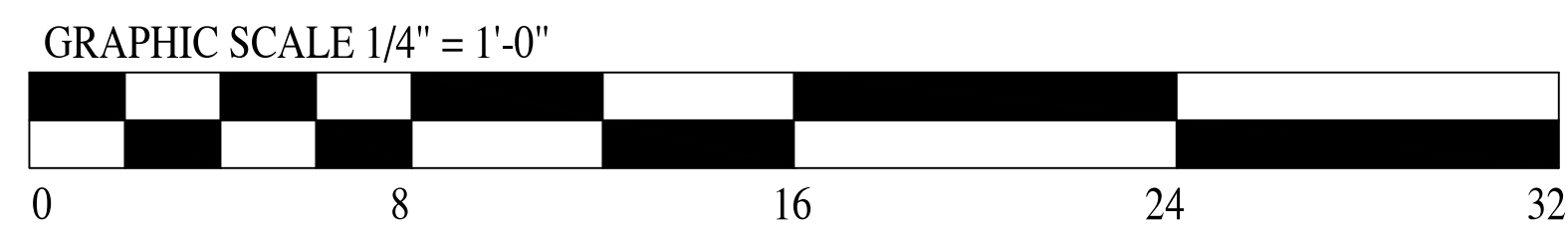




② EXISTING LEFT ELEVATION  
1/4" = 1'-0"



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



X X X X AREAS TO BE REMOVED		
SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
U1M1	OPENING	LOCATION
SW1	2'-10" X 5'-4"	MASTER BEDROOM

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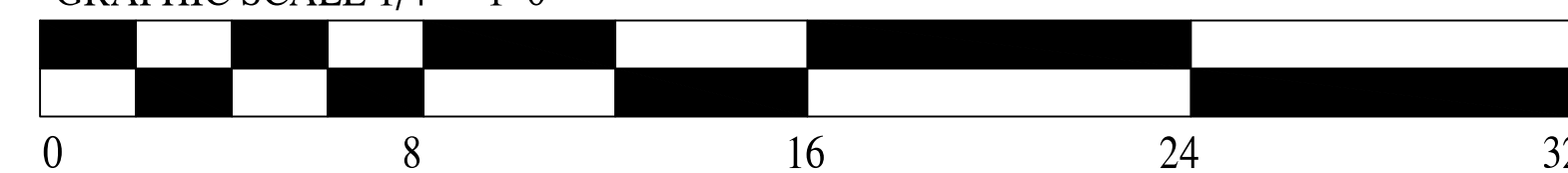
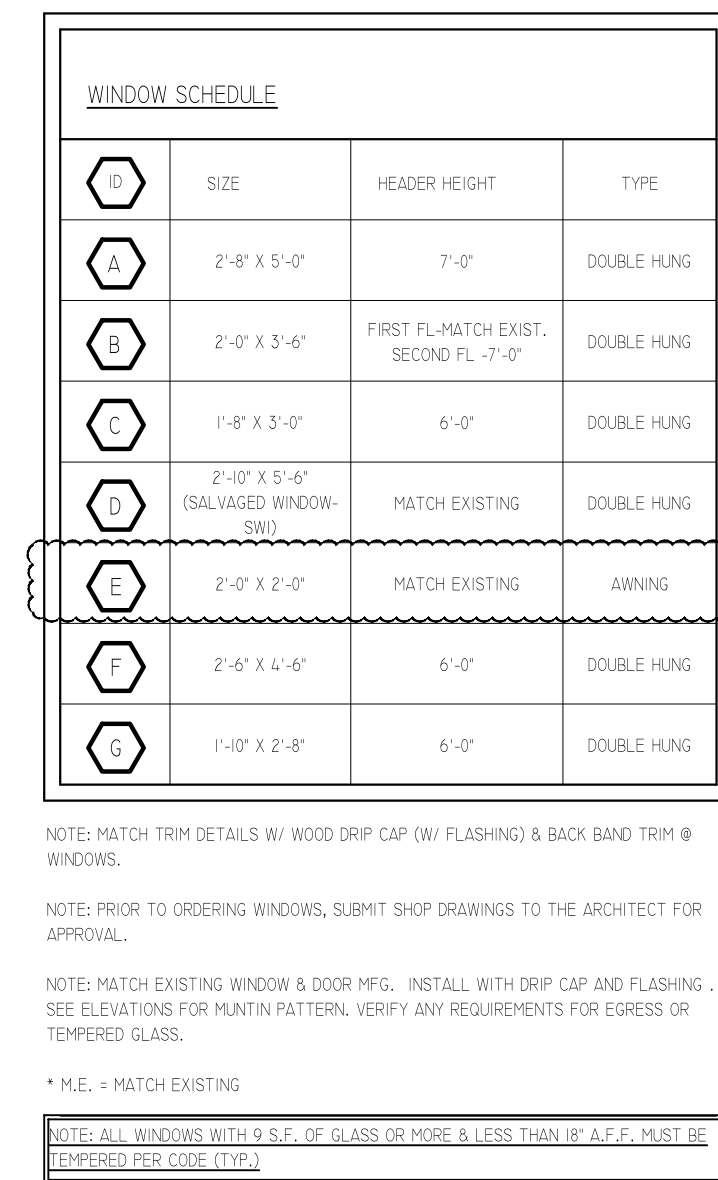
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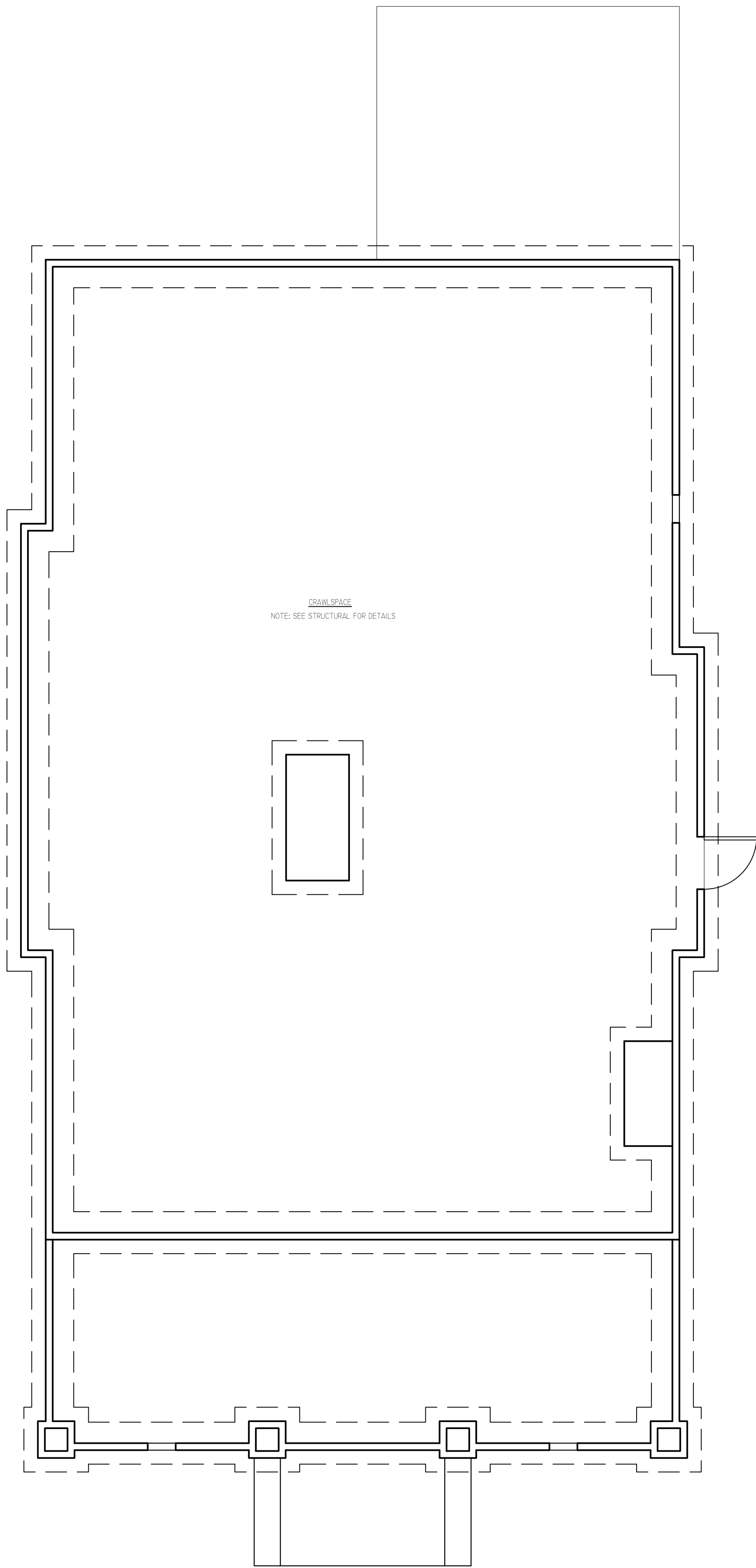
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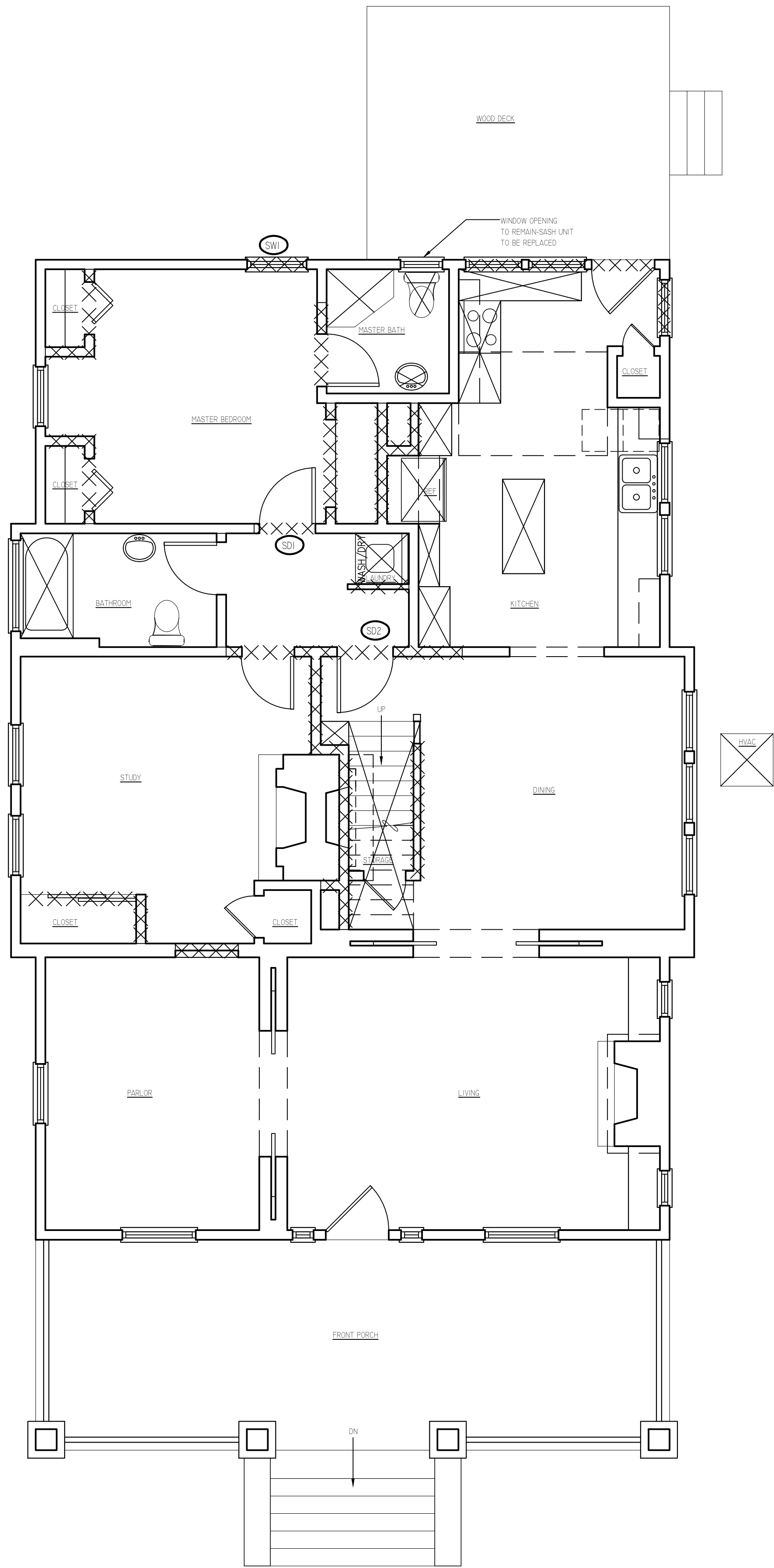




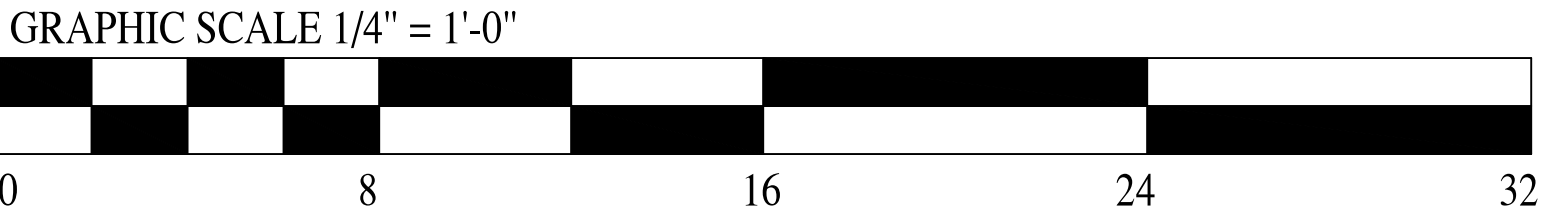




② EXISTING FOUNDATION PLAN  
1/4" = 1'-0"



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



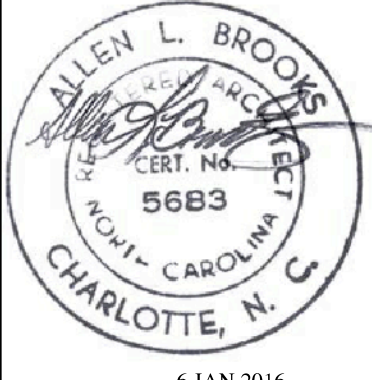
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AREAS TO BE REMOVED			

SALVAGED DOOR SCHEDULE - EXISTING FIRST FLOOR		
CLIP	OPENING	LOCATION
SD1	2'-8" X 6'-8"	MASTER BEDROOM
SD2	2'-8" X 6'-8"	DINING


SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
CLIP	OPENING	LOCATION
SW1	2'-10" X 5'-6"	MASTER BEDROOM



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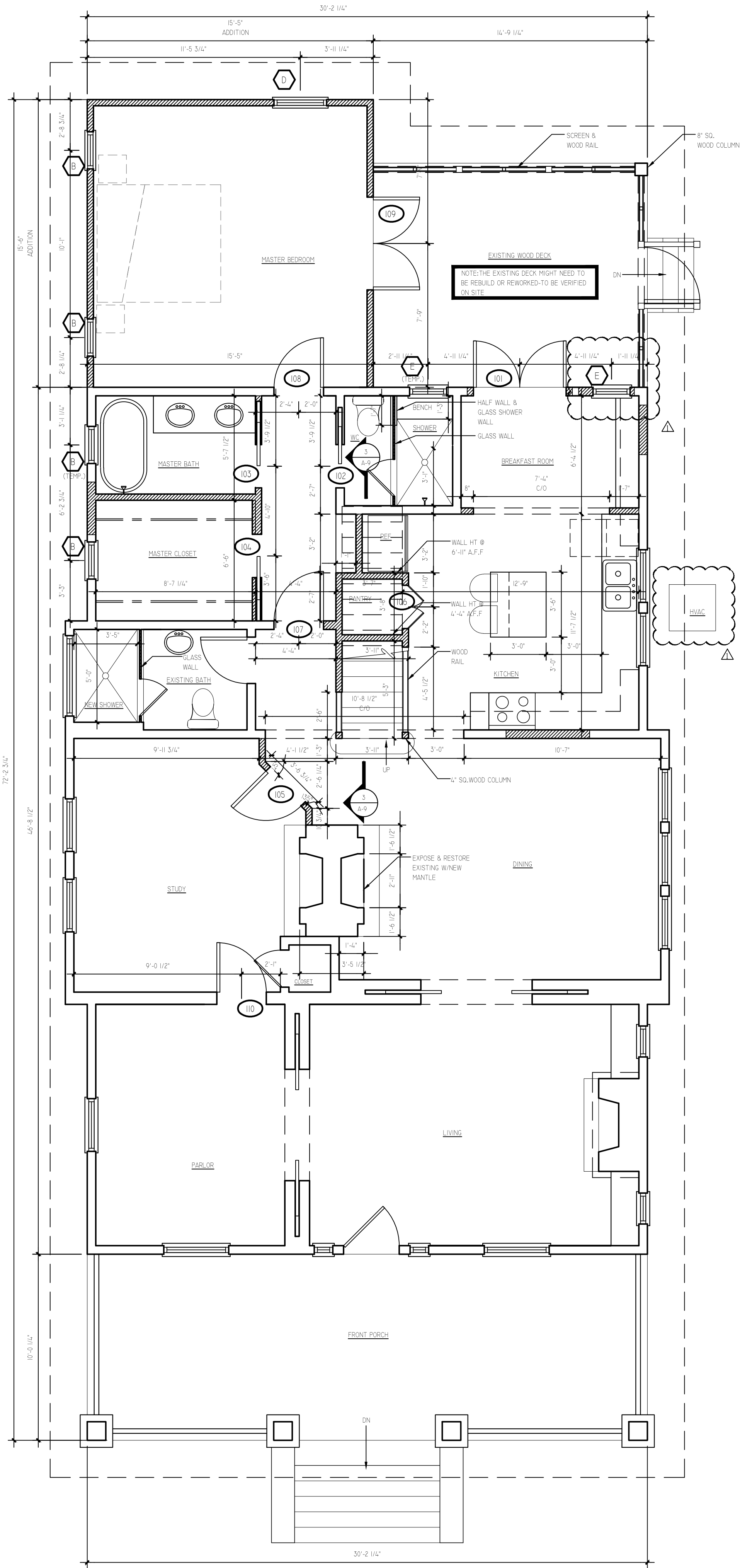
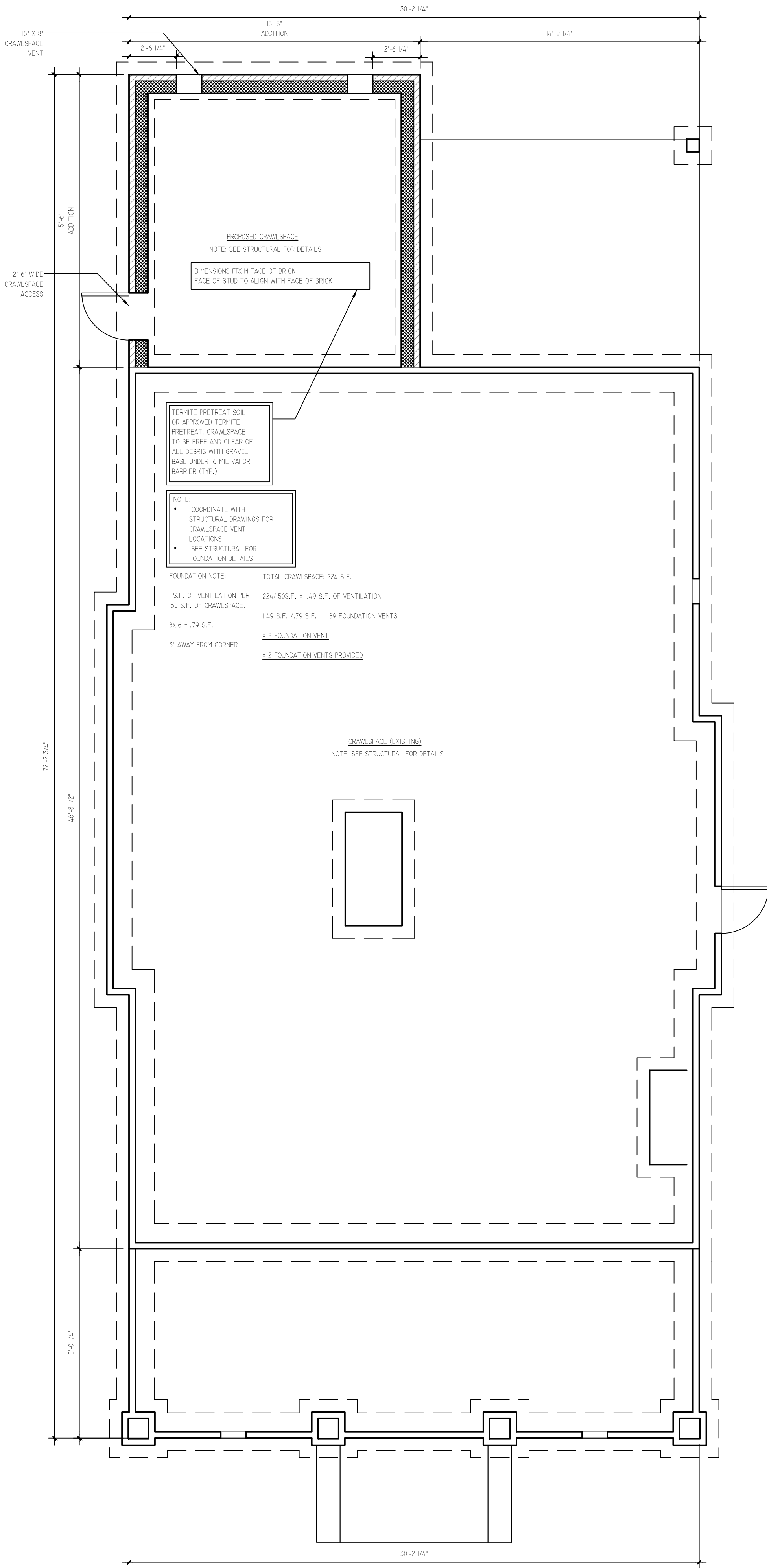
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WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	FIRST FL-MATCH EXIST. SECOND FL. 7'-0"	DOUBLE HUNG
C	1'-8" X 5'-0"	6'-0"	DOUBLE HUNG
D	2'-10" X 5'-4"	(SALVAGED WINDOW-SW)	MATCH EXISTING
E	2'-0" X 2'-0"	MATCH EXISTING	AWNING
F	2'-8" X 4'-6"	6'-0"	DOUBLE HUNG
G	1'-10" X 2'-8"	6'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (DW FLASHING) & BACK BAND TRIM @ WINDOWS.

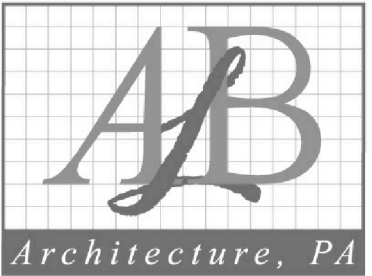
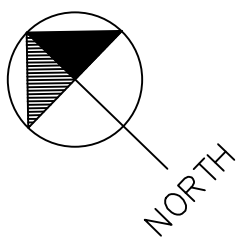
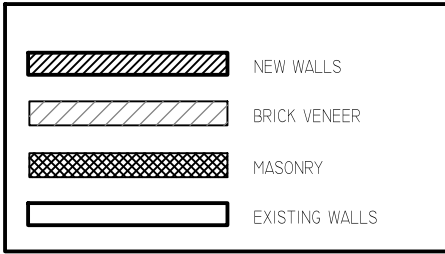
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR P.F.G. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.P.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
101	PR 2'-4" X 6'-8"	BREAKFAST AREA
102	2'-4" X 6'-8" POCKET DOOR	MASTER BATH-WC
103	2'-4" X 6'-8" POCKET DOOR	MASTER BATH
104	2'-4" X 6'-8" POCKET DOOR	MASTER CLOSET
105	2'-8" X 6'-8" (SALVAGED DOOR SD-2)	STUDY
106	PR 1'-2" X HT TO BE VERIFIED ON SITE	PANTRY UNDER STAIRS
107	2'-8" X 6'-8" (SALVAGED DOOR SD-1)	MASTER BED ENTRY
108	2'-8" X 6'-8"	MASTER BEDROOM
109	PR 2'-4" X 6'-8"	MASTER BEDROOM
110	2'-8" X 6'-8"	STUDY



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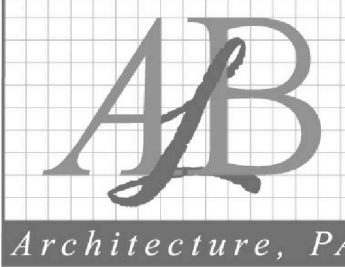
PROPOSED PLANS

**A-6**  
OF: TEN



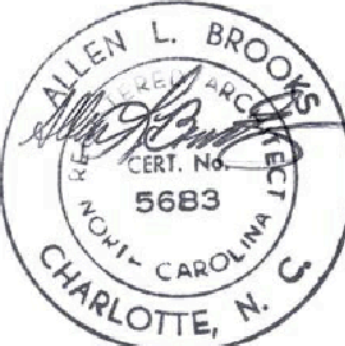
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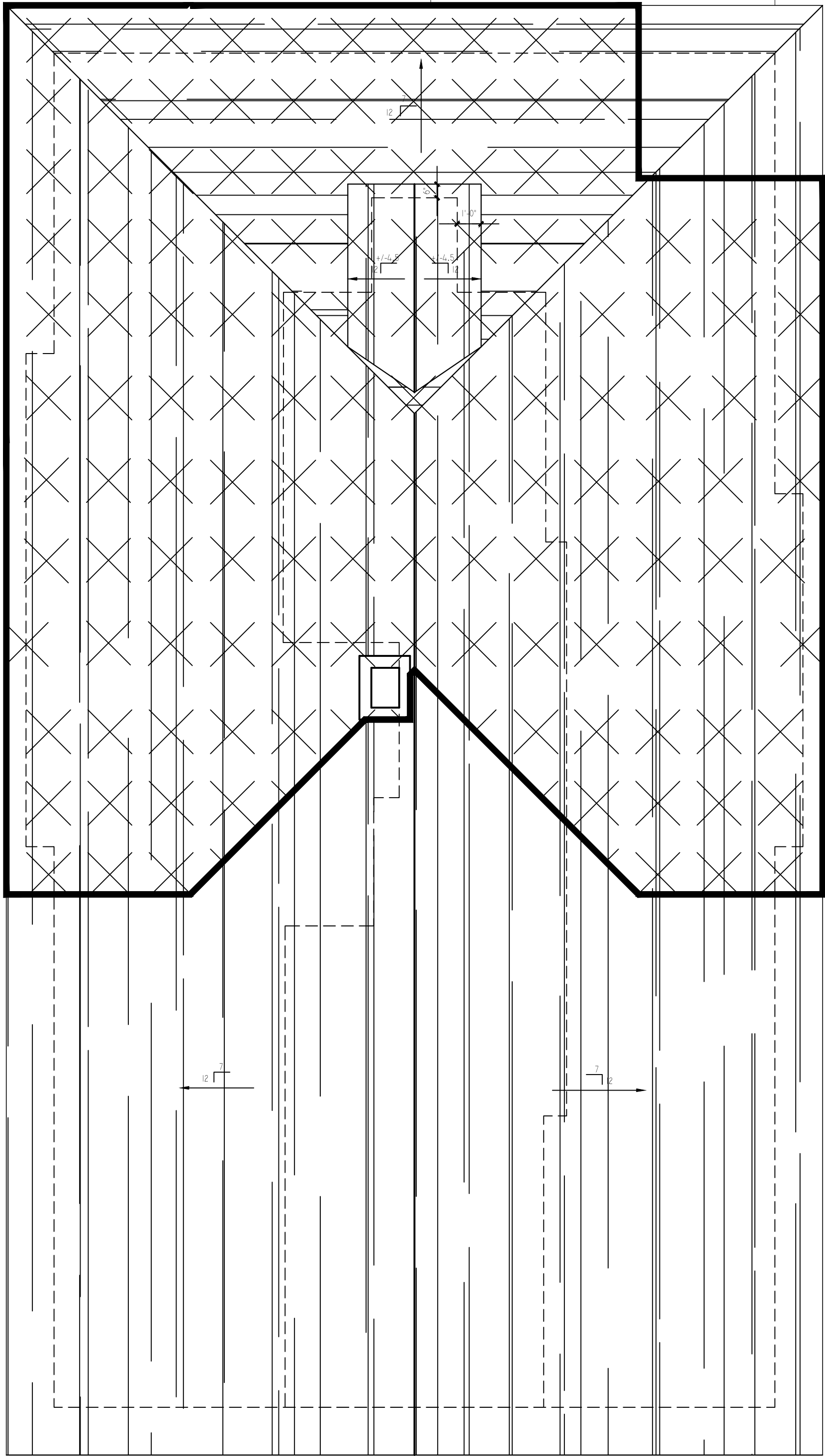
PROJ. NO. : 15046  
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EXISTING PLANS

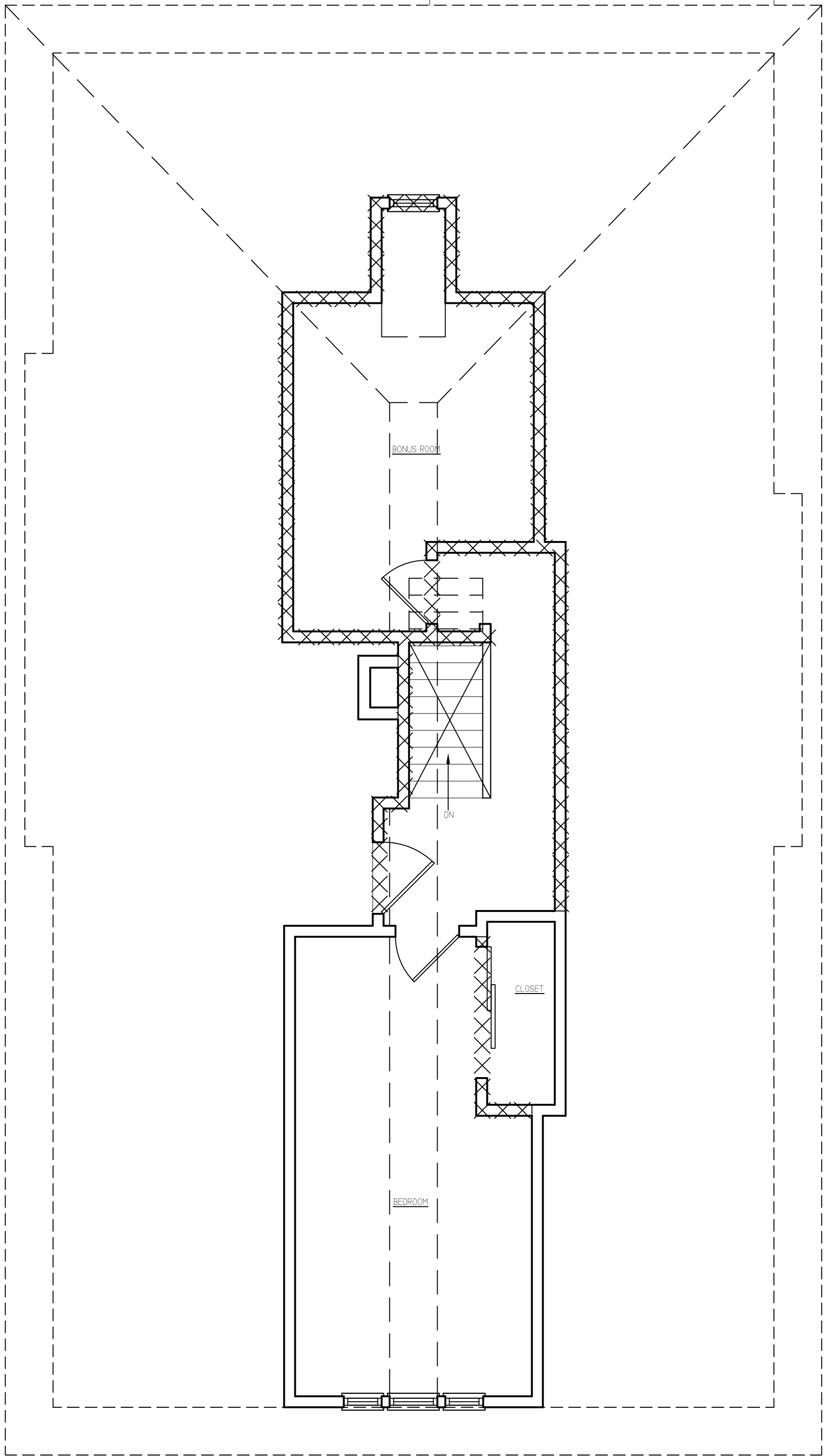
A-3

OF: TEN

NOTE:  
ALL EAVES OVERHANG ARE 2'-0"  
UNLESS NOTED

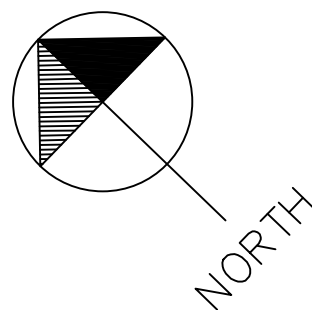
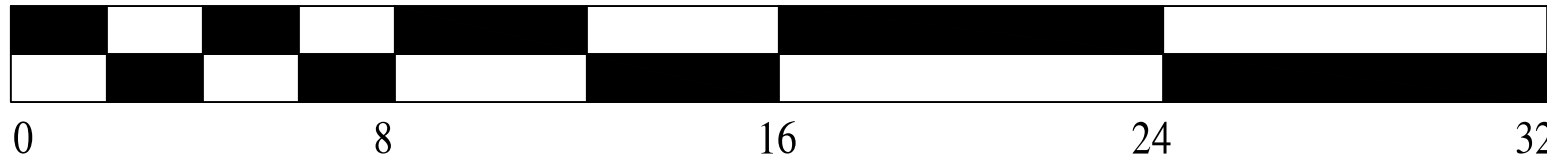


② EXISTING ROOF PLAN  
1/4" = 1'-0"



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

GRAPHIC SCALE 1/4" = 1'-0"

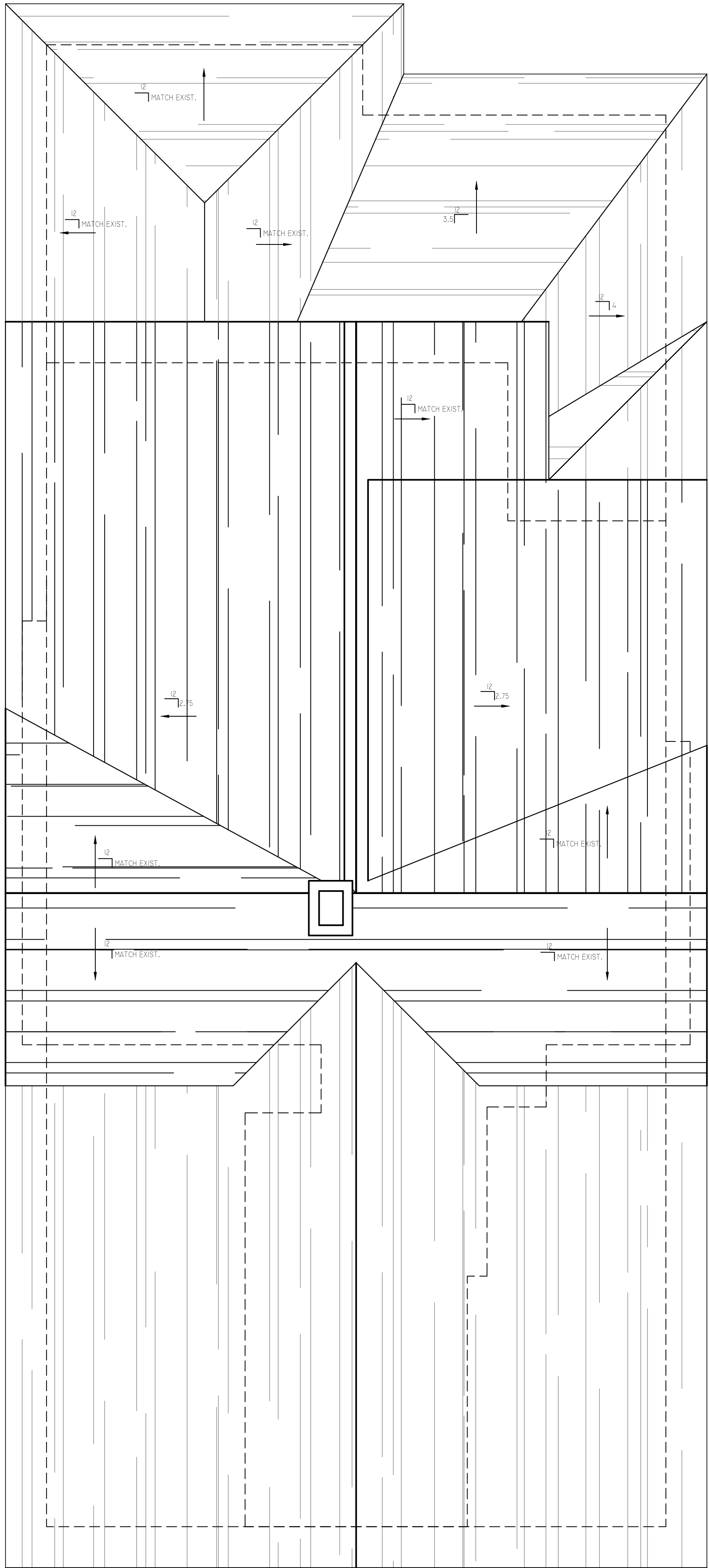




WATER PROOF MEMBRANE  
TO BE INSTALLED ACROSS  
ENTIRE SURFACE FOR ROOF PITCHES LESS  
THAN 2:12.  
FLASHING & COUNTER FLASHING  
AS REQUIRED.

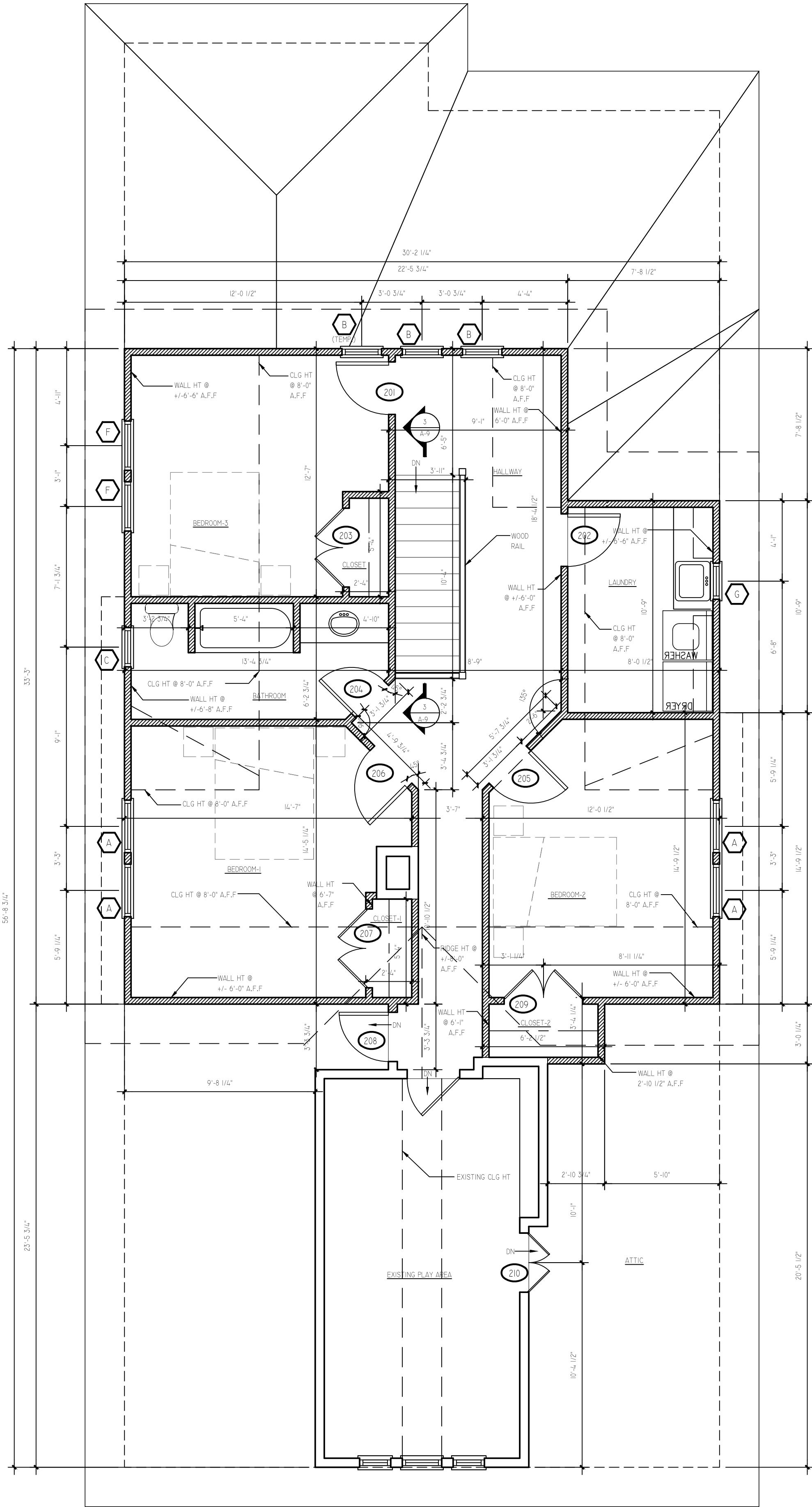
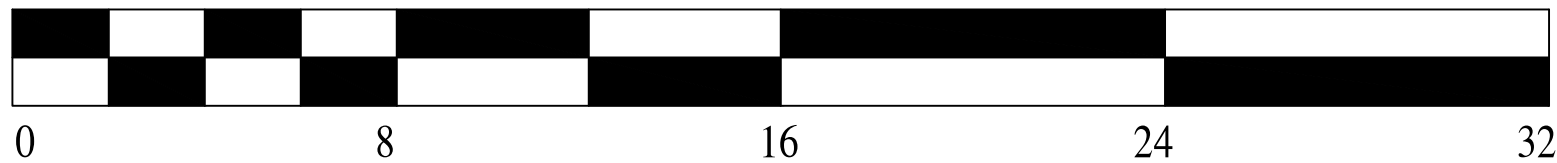
MARINE GRADE PLYWOOD TO  
BE USED FOR AREAS WHERE  
FLASHING IS PROVIDED.

NOTE:  
USE DOUBLE FELT WITH SNOW & ICE GUARD  
FOR ALL ROOFS WITH PITCHES LESS THAN  
4:12.  
ALL EAVES OVERHANG TO MATCH EXISTING  
ON/C.



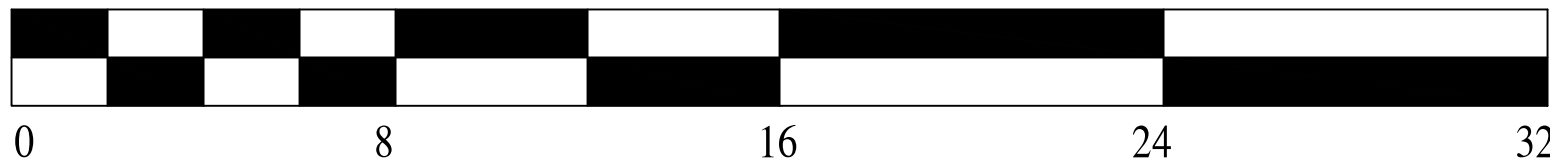
② PROPOSED ROOF PLAN  
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"



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

GRAPHIC SCALE 1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	FIRST FL-MATCH EXIST. SECOND FL-7'-0"	DOUBLE HUNG
C	1'-6" X 3'-0"	6'-0"	DOUBLE HUNG
D	2'-0" X 5'-6" (SALVAGED WINDOW- SW)	MATCH EXISTING	DOUBLE HUNG
E	2'-0" X 2'-0"	MATCH EXISTING	AWNING
F	2'-6" X 4'-6"	6'-0"	DOUBLE HUNG
G	1'-10" X 2'-8"	6'-0"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

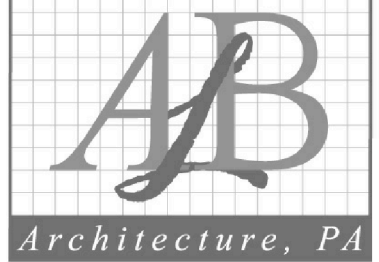
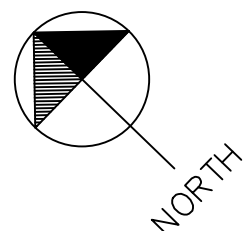
NOTE: MATCH EXISTING WINDOW & DOOR MFG. . INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18'-0" A.F.F. MUST BE EMERGENCY EGRESS CODE (TYP.)

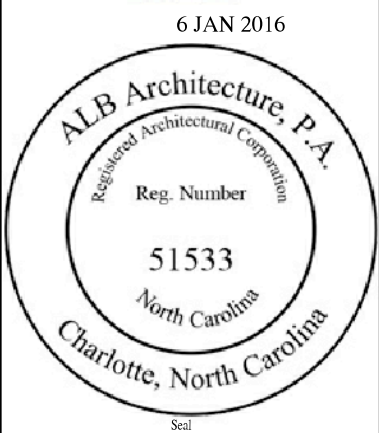
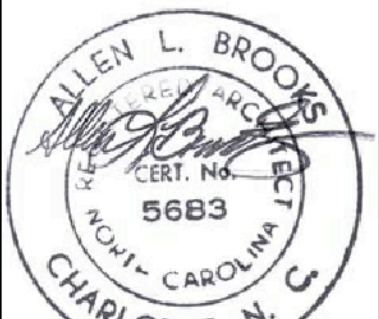
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-6" X 6'-8"	BEDROOM-3
202	2'-6" X 6'-8"	LAUNDRY
203	PR 2'-0" X 6'-8"	CLOSET-3
204	2'-4" X 6'-8"	BATHROOM
205	2'-6" X 6'-8" (VERIFY HT ON SITE)	BEDROOM-2
206	2'-6" X 6'-8"	BEDROOM-1
207	PR 2'-0" X HT TO BE VERIFIED ON SITE	CLOSET-1
208	2'-6" X 6'-8"	ATTIC DOOR
209	PR 2'-0" X HT TO BE VERIFIED ON SITE	CLOSET-2
210	PR 1'-6" X HT TO BE VERIFIED ON SITE	PLAY AREA TO ATTIC

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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Historic Dilworth Addition & Renovation for the:  
**FAIRCLOTH RESIDENCE**  
715 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. : 15046  
ISSUED : 6 JAN 2016  
REVISIONS :

PROPOSED PLANS

**A-7**  
OF: TEN