The application was denied in February for scale and context. The Commission will first determine if the revised proposal has been substantially redesigned before allowing the application to be heard.

**Details of Proposed Request**

**Existing Context**
The site is a corner lot at East Worthington Avenue and Euclid Avenue. The slope of the land falls from the front to the rear approximately 12 feet. There are mature trees on the lot. The existing 1.5 story house was constructed in 1994.

**Proposal-February**
The proposal is a detached 1.5 story garage in the rear yard. Garage height is approximately 23’-7”, primary siding is 6” wood lap. Windows are aluminum clad over wood. Trim material is wood.

**Updated Proposal-May 11, 2016**
The revised design includes the following changes:
1. Change in height to a one story garage at +/-14’-7”

**Policy & Design Guidelines – Accessory Buildings: Garages, page 50**

> Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

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 garages.

<table>
<thead>
<tr>
<th>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Size</strong></td>
</tr>
<tr>
<td>2. <strong>Scale</strong></td>
</tr>
<tr>
<td>3. <strong>Massing</strong></td>
</tr>
<tr>
<td>4. <strong>Fenestration</strong></td>
</tr>
<tr>
<td>5. <strong>Rhythm</strong></td>
</tr>
<tr>
<td>6. <strong>Setback</strong></td>
</tr>
<tr>
<td>7. <strong>Materials</strong></td>
</tr>
<tr>
<td>8. <strong>Context</strong></td>
</tr>
<tr>
<td>9. <strong>Landscaping</strong></td>
</tr>
</tbody>
</table>
Charlotte Historic District Commission - Case 2016-074
HISTORIC DISTRICT: DILWORTH

328 E. Worthington Avenue
Heathcote and Barringer Garage
328 East Worthington Ave.
Charlotte, NC 28203
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalks or top of curbs, front yard grade ("Grade"), flat level, and rooftop of the houses depicted herein. No roofyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.

2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
Rear Elevation

Left Elevation

3 TAB ASPHALT SHINGLE TO MATCH HOUSE

OVERHANGS TO MATCH HOUSE:
12" OVERHANG AT CORNICE WITH WOOD SOFFIT
6" WOOD FACIA, 2 1/4" WOOD RAKE MOULD,
AND 2" WOOD BEAD MOULD AT SOFFIT TO SIDING

OVERHANGS TO MATCH HOUSE:
12" OVERHANG AT CORNICE WITH WOOD SOFFIT
6" WOOD FACIA, K STYLE ALUMINUM GUTTERS,
AND 2" BED MOULD AT SOFFIT TO SIDING

SIDING TO MATCH HOUSE:
6" LAP WOOD SIDING PAINTED WITH
4" WOOD CORNER BOARDS AND
WINDOW/DOOR TRIM
PAINT TO MATCH HOUSE

PARSLED MASONRY FOUNDATION WALL

GRADE

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AND 2" BED MOULD AT SOFFIT TO SIDING

CARRIAGE LIGHTS TBS BY OWNER

WOOD WINDOWS 1TP

SIDING TO MATCH HOUSE:
6" LAP WOOD SIDING PAINTED WITH
4" WOOD CORNER BOARDS AND
WINDOW/DOOR TRIM
PAINT TO MATCH HOUSE

PARSLED MASONRY FOUNDATION WALL

GRADE
Foundation Plan

scale: 1/2"=1'

4" of 3000 PSI concrete over 4" of compacted stone and compacted structural fill with 605 TOY HEMP OVER 6 MIL POLY VAPOR BARRIER

TERMITE TREATMENT REQUIRED BELOW SLAB

THICKER SLAB EDGE TO 8" AT GARAGE DOOR OPENING

12" CMU WALL TO 8" CMU WALL WITH TOP TWO COURSE DROTTED SOIL WITH 10" X 12" HOLES AT 48" OC AND 12" FROM CORNERS AND OPENINGS WITH MINIMUM 18" EMBED FOR FRAMED WALL ANCHORS

3000 PSI 24" X 24" FOOTER WITH TWO 8" BAR CONTINUOUS

1500-LB HOLD DOWNS (SAWSPIN PHD-5 OR EQUIV.)
ALL ASPECTS OF THE LATERAL DESIGN OF THIS BUILDING MUST MEET AND EXCEED THE REQUIREMENTS OF ACIR 1408 AND ALL APPLICABLE AMENDMENTS. ALL DESIGN AND DETAILS ARE TO BE PROVIDED IN CONJUNCTION WITH THE NOTES BELOW.

ALL STORIES SHALL BE SHEATED WITH WOOD STRUCTURAL SHEATHING PANELS. BLOCKING SHALL BE INSTALLED PER WALL LENGTH IS SHEATED, WHERE BLOCKING IS REQUIRED. ALL PANELS SHALL BE FASTENED AT 6 INCH CINETERS OR CENTER AT INTERMEDIATE FRAMING.

ALL WALLS SHEATED OVER LESS THAN 25% OF THEIR LENGTHS ARE REQUIRED TO BE SHEATED PER THE NOTES AT THE WALL LOCATION ON THE PLANS.

ALL UNNOTED WALLS ARE ACCEPTABLE AS CONTINUOUSLY SHEATED AND REQUIRE SPECIAL SHEATHING OR ATTACHMENTS OTHER THAN ADHESIVE TO THE REQUIREMENTS OF GREAT THAN 25% SHEATHING COVERAGE.

ALL WALLS DESIGNED WITH SHEATH BOTH FACES OF POSTAL WALL W/ 1/2" OSB OR 3/8" OSB, W/ 1/2" OSB SCREWED W/ 3" SCREW AT PANEL EDGES AND 6" OC IN FIELD.

1600 LB HOLD DOWNS
(SIMPSON PHD-4 OR EQUIV).

ROOF TRUSSES PER MANUFACTURER @ 3'/OCC.

SIMPSON H-2.5 A CLIPS @ EACH END OF EACH TRUSS.
### Job Name: Heathcote 20160419

#### Customer:
**Jason Heathcote**  
328 E Worthington Ave.  
Charlotte, NC 28203

#### Contact #:
**Phone:** 919-559-6681

#### Work Site:
328 E Worthington Ave.  
Charlotte, NC 28203

#### Proposed By:
**Santigie Kabia**

<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cherry</td>
<td>Removal/Duke</td>
<td>$460.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Remove the (11&quot;) Wild Cherry located in the right rear corner of the property. Leave the stump as close to grade as possible. Remove all resulting debris.</td>
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</tr>
<tr>
<td>2</td>
<td>Pecan</td>
<td>Removal/Duke</td>
<td>$805.00</td>
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<tr>
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<td></td>
<td>Remove the (14&quot;) Pecan located in the left rear corner of the property (inside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Pecan</td>
<td>Removal/EHAP</td>
<td>$115.00</td>
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<tr>
<td></td>
<td></td>
<td>Remove the (8&quot;) Pecan with the broken top located in the left rear corner of the property (inside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.</td>
<td></td>
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<tr>
<td>4</td>
<td>Pecan</td>
<td>Removal/Duke</td>
<td>$575.00</td>
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<td></td>
<td>Remove the (12&quot;) Pecan located in the left rear corner of the property (outside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.</td>
<td></td>
</tr>
<tr>
<td>#</td>
<td>Item</td>
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</tr>
<tr>
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<td>------</td>
</tr>
<tr>
<td>5</td>
<td>Multiple trees</td>
<td>Stump Grinding/Uloco</td>
<td>1</td>
</tr>
</tbody>
</table>

Grind the stumps of the (12”) Pecan (left rear corner/outside the fence); (14”) & (8”) Pecans (left rear corner/inside the fence), and the (11”) wild Cherry (right rear corner. Mound the resulting grindings into the original hole to allow decomposition.

<p>| | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>Subtotal:</strong></td>
<td><strong>Total:</strong></td>
</tr>
<tr>
<td></td>
<td>$2,267.50</td>
<td>$2,267.50</td>
</tr>
</tbody>
</table>

Payment due upon completion of work.

All work is performed in full compliance with current ANSI Standards Z-133.1 (Sect.

Thank you for choosing Heartwood! Caretakers of the Queens Crown!
Tree Planting Lists

Small/ Medium Maturing Trees

Trident maple - *Acer buergerianum* (Good for poorly drained soils)
Japanese maple - *Acer palmatum* ‘Blood Good’
  - ‘Crimson Queen’
  - ‘Ever Red’
  - ‘Garnet’
  - ‘Red Select’
  - ‘Red Dragon’
  - ‘Viridis’

Allegheny Serviceberry - *Amelanchier laevis*
European hornbeam - *Carpinus betulus*
Redbud - *Cercis canadensis*
Flowering Dogwood - *Cornus florida*
Kousa Dogwood - *Cornus kousa*

Winter King Hawthorn - *Crataegus viridis* ‘Winter King’

Carolina Silverbelle - *Halesia caroliniana*

Golden Rain Tree - *Koelreuteria paniculata*

Crape Myrtle - *Lagerstromia indica*

Sweetbay Magnolia - *Magnolia virginiana*
Southern Magnolia - *Magnolia grandiflora*

Star Magnolia - *Magnolia stellata*

Saucer Magnolia - *Magnolia soulangiana*

Japanese Black Pine - *Pinus thunbergii*

Purple Leaf Plum - *Prunus cerasifera*

Kwanzan Cherry - *Prunus serrulata* ‘Kwanzan’

Okame Cherry - *Prunus okame*

Weeping Cherry - *Prunus subhirtella* 'Pendula'

Higan Cherry - *Prunus subhirtella* ‘Autumnalis’

Yoshino Cherry - *Prunus yedoensis*

Japanese Snowbell - *Styrax japonicus*
Large Maturing Trees

Red Maple - *Acer rubrum* (Good for poorly drained soils)
* Acer rubrum ‘Red Sun’
* Acer rubrum ‘October Glory’

Sugar Maple - *Acer saccharum* ‘Legacy’
* Acer saccharum ‘Green Mountain’

River Birch - *Betula nigra* (Good for poorly drained soils)
* Deodara Cedar - *Cedrus deodara*

European Beech - *Fagus sylvatica*
* Maiden Hair Tree - *Ginkgo biloba*

Honey Locust - *Gleditsia triacanthos* ‘Shade Master’ (Good for poorly drained soils)
* Tulip Poplar - *Liriodendron tulipifera* (Good for poorly drained soils)
* Loblolly Pine - *Pinus taeda*

Saw Tooth Oak - *Quercus acutissima*
* White Oak - *Quercus alba*

Swamp White Oak - *Quercus bicolor* (Good for poorly drained soils)
* Nuttall Oak - *Quercus nuttallii*
* Willow Oak - *Quercus phellos*

Babylon Weeping Willow - *Salix babylonica*
* Corck Screw Willow - *Salix matsudana* ‘Tortuosa’

Bald Cypress - *Taxodium distichum*
* Little Leaf Linden - *Tilia cordata*

Eastern Hemlock - *Tsuga canadensis*
* Lace Bark Elm - *Ulmus parvifolia*

Japanese Zelkova - *Zelkova serrulata*

Trees for Screen Planting

Japanese Cryptomeria - *Cryptomeria japonica*
* Lelyland Cypress - *Cupressocyparis leylandii*

Foster Holly - *Ilex attenuata* ‘Fosteri’
* American Holly - *Ilex opaca*

Savanna Holly - *Ilex attenuata* ‘Savannah’
* Nelly Stevens Holly - *Ilex* ‘Nelly Stevens’
* Emily Bruner Holly - *Ilex* ‘Emily Bruner’

Oak Leaf Holly - *Ilex hybrida* ‘Conaf’ Oak Leaf

Western Red Cedar - *Thuja plicata* (Good for poorly drained soils)
* Eastern White Cedar - *Thuja occidentalis* (Good for poorly drained soils)
METER BASE LOCATION

OUTLETS AT 42" OC ABOVE SLAB

SCONCE OVER DOOR

OVERHEAD SCONCES TO BE OPERATED BY UTILITY TECH DIGITAL RESIDENTIAL HARDWIRED COUTDOWN LIGHTING TIMERS (MODEL NUMBER T43530)

MOTION SENSOR LIGHT

SCONCE OVER DOOR

Electrical Plan

scale: 1/2"=1'

S
02

01