

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 500 East Worthington Avenue

SUMMARY OF REQUEST: Addition, detached garage, mature tree removal/replanting

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

The existing structure is 1.5 story Bungalow style house constructed in 1920. The home is a contributing structure in the Dilworth Local Historic District. Adjacent structures are 1 and 1.5 story single family homes. The property is located at the corner of East Worthington Avenue and Lyndhurst Avenue.

Proposal

The proposed project is the addition of a screened porch, canopy addition to the rear deck stair and detached one car garage in the rear yard. Traditional materials will be used on the house and garage. The garage is one story with design details reflective of the principal structure.

Policy & Design Guidelines for Additions, page 36

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	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

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

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 proposed improvements meet the design guidelines for additions and garage design.



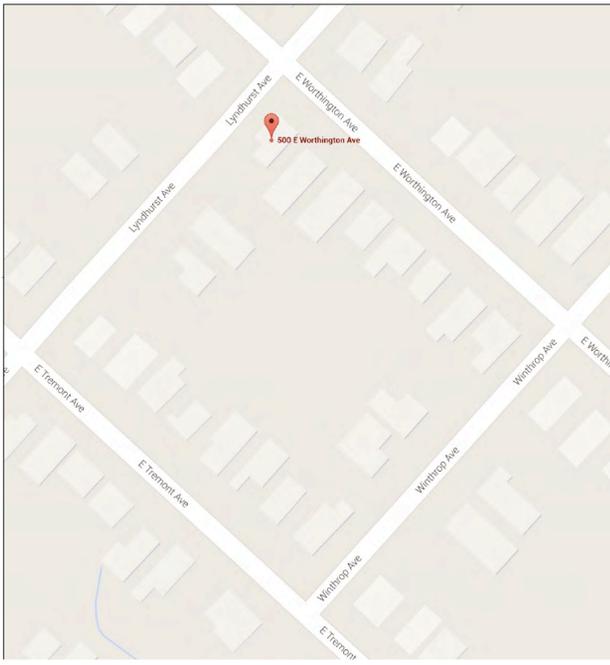
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VICINITY MAP



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SQUARE FOOTAGE CALCULATIONS

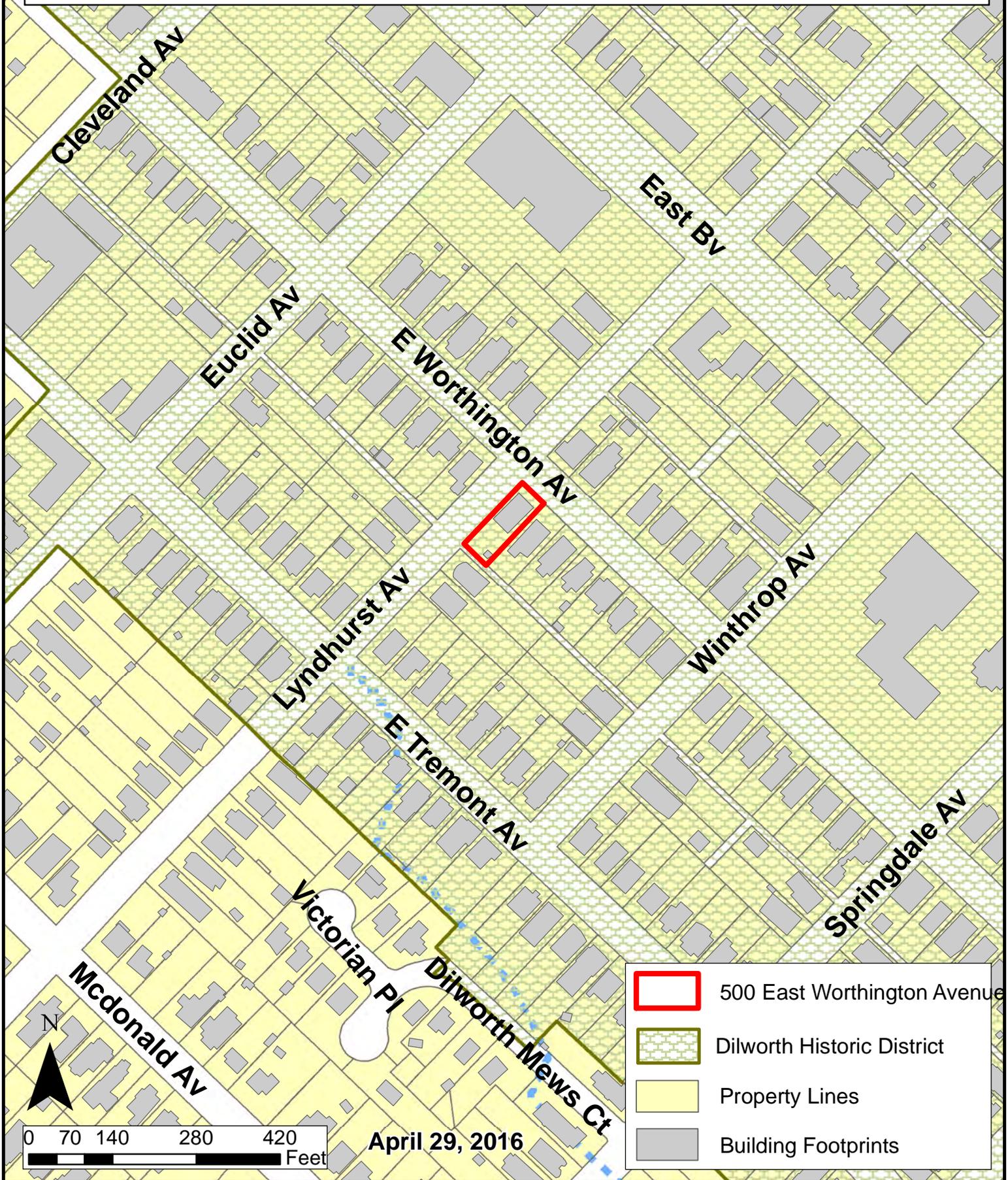
	Heated	Unheated
Existing Covered Front Patio:		297.3 S.F.
Existing First Floor:	1350.5 S.F.	
Existing Second Floor:	675.1 S.F.	
Existing Rear Deck :	738.1 S.F.	
Proposed Screened Porch:		165.4 S.F.(on existing deck)
Proposed Garage:		275 S.F.
Total:	2763.2 S.F.	737.7 S.F.
Total Under Roof:	3,500.9 S.F.	

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 500 WORTHINGTON AVENUE, CHARLOTTE

PROJECT #: 15039
 ISSUED: 02 MAY 2016
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COVER SHEET
A-0
 OF: FOURTEEN

Charlotte Historic District Commission - Case 2016-090
HISTORIC DISTRICT: DILWORTH





Worthington



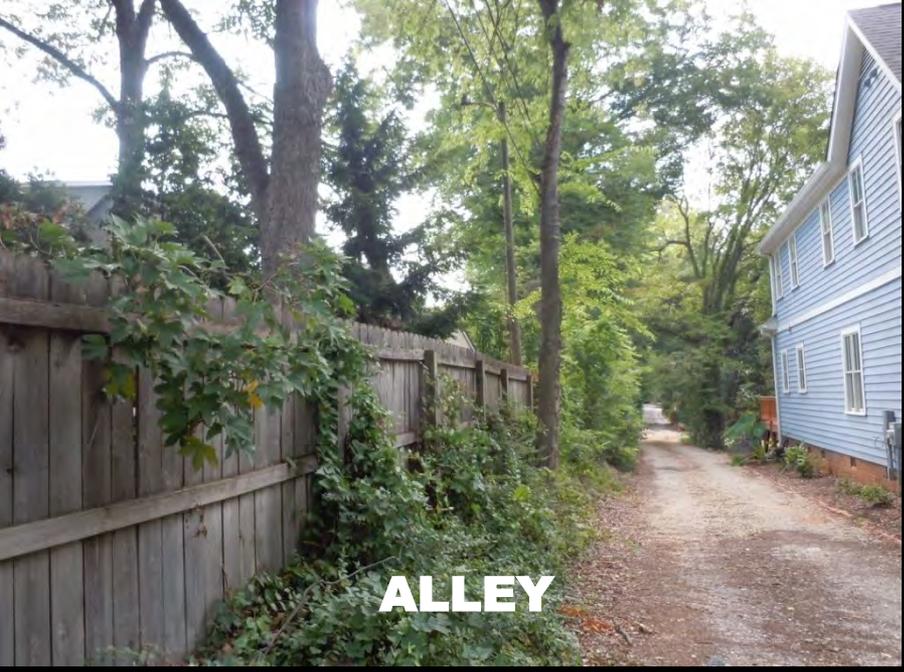
Lyndhurst



Lyndhurst



ALLEY



ALLEY



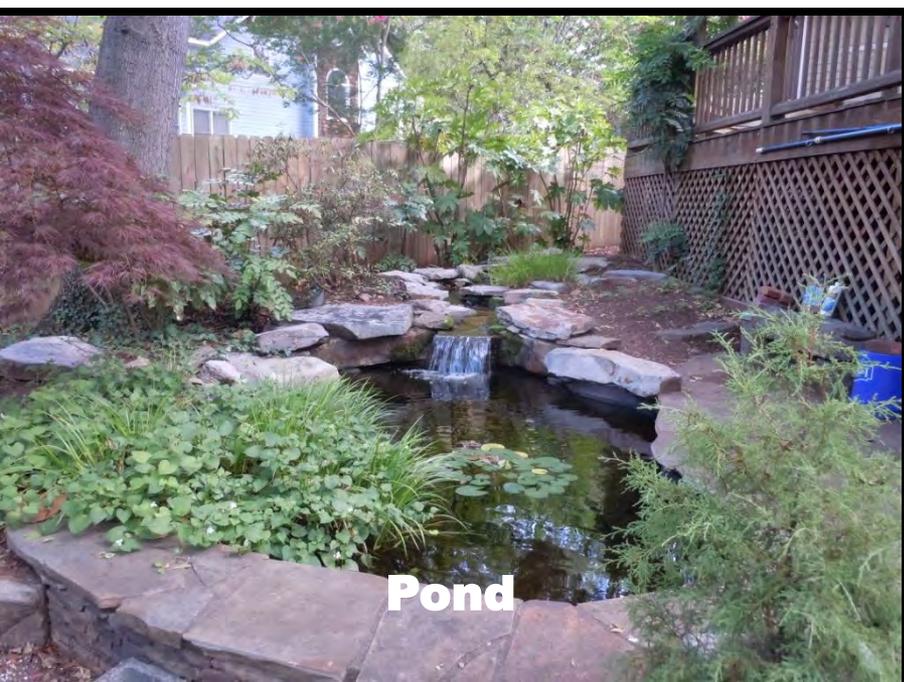
FRONT OF HOUSE



HOUSE SIDE



SIDE REAR





House Rear



Pergola



Proposed Screen Porch



Bench Removed



Tree Canopy



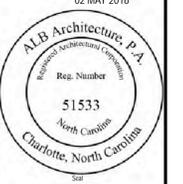
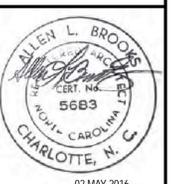
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XXXXX AREAS TO BE REMOVED



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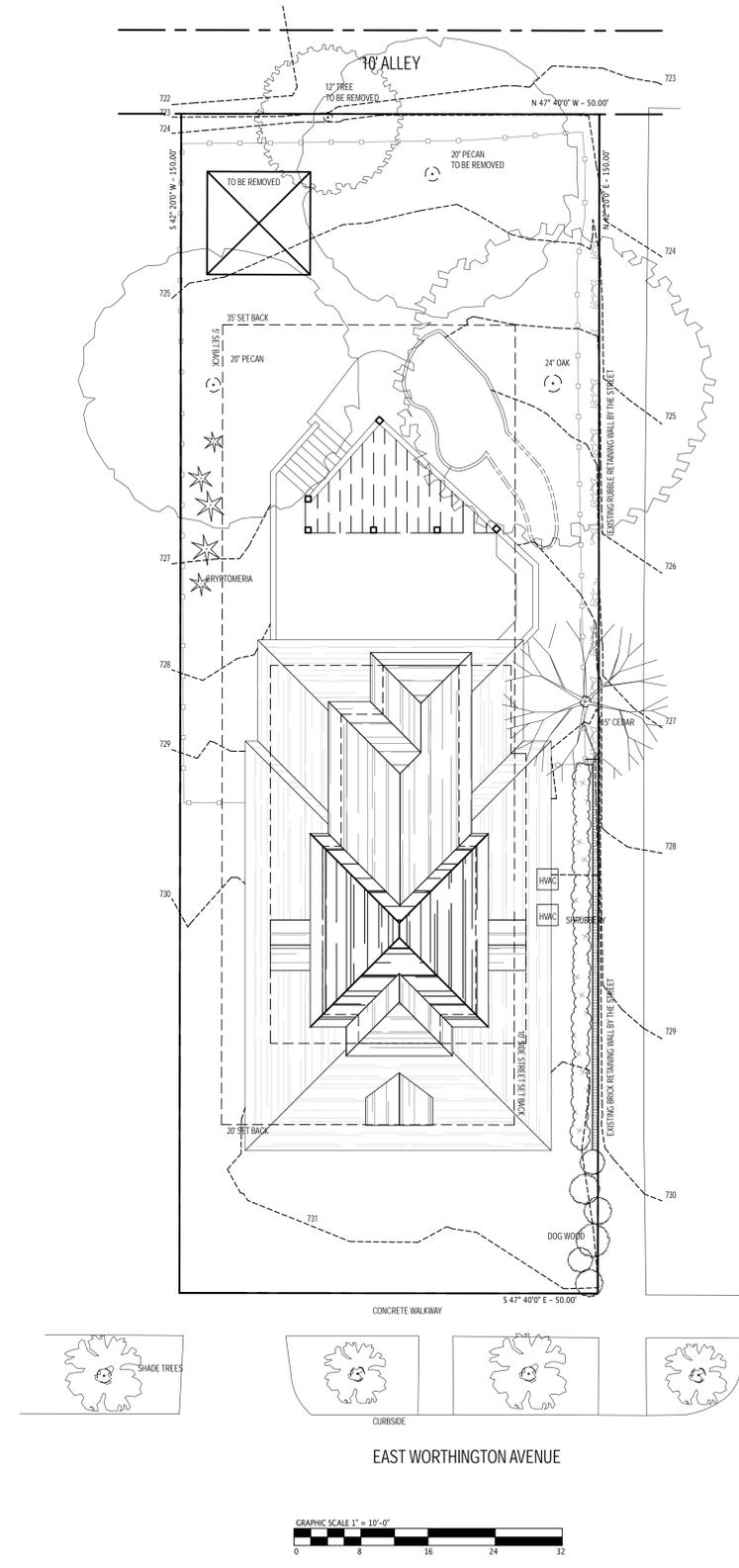
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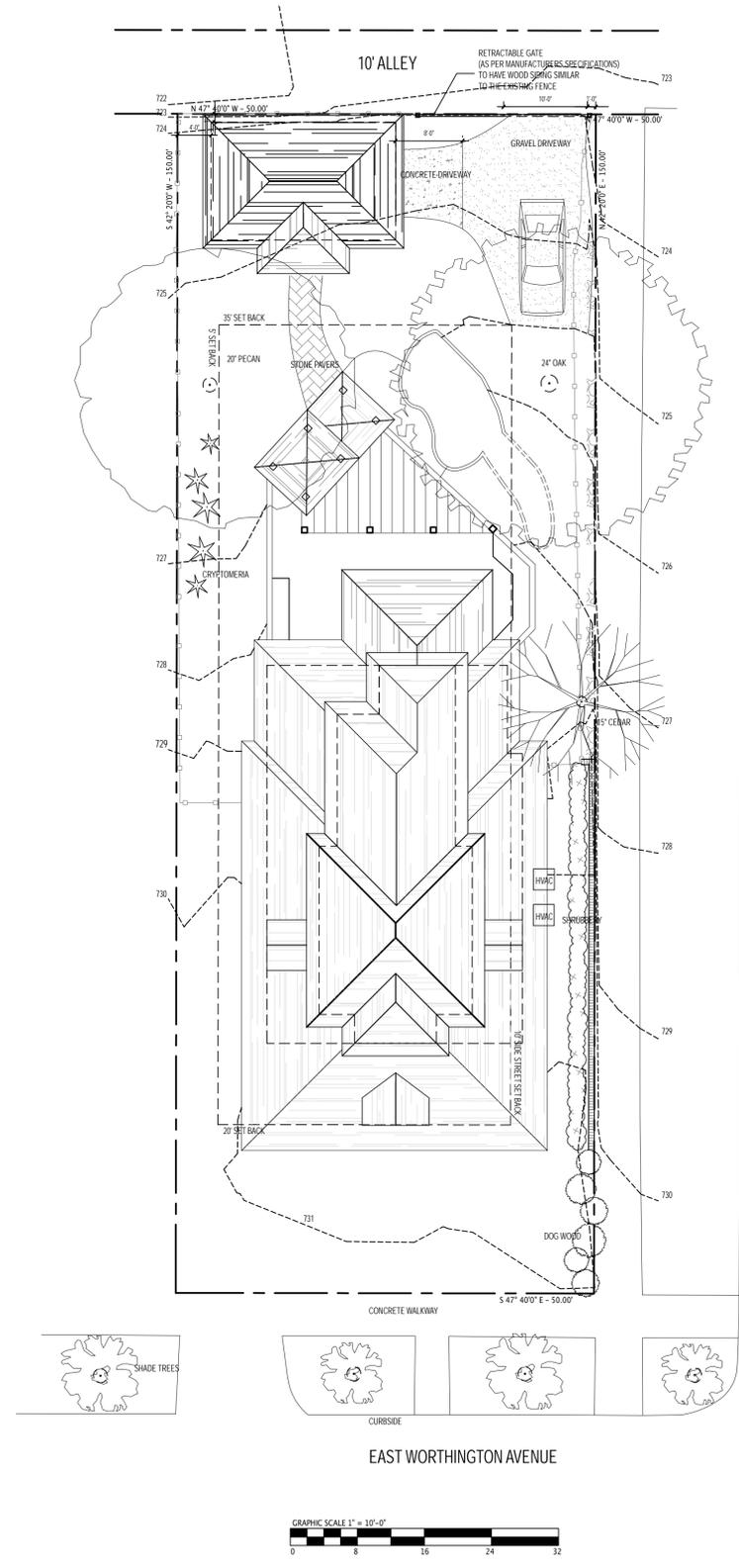
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EXISTING & PROPOSED SITE PLANS
A-1
OF: FOURTEEN

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	2026
TOTAL PROPOSED HEATED AREA	0
PROPOSED UNHEATED	
SCREENED PORCH	165
GARAGE	308
POOL	0
PATIO	0
SHOP	0
TOTAL	473
REAR YARD CALCULATIONS (PERMEABILITY - 50% AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	3271
SCREEN PORCH	165
GARAGE	308
SHOP	0
POND	184.5
PATIO	0
TOTAL AREA	657.5
PERCENTAGE OF PERMEABILITY	80%
OPEN SPACE CALCULATIONS (REQUIRED BY ZONING)	
TOTAL AREA OF SITE	6989
FOOTPRINT OF HOUSE	1351
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	308
AREA OF IMPERVIOUS PAVING	128
TOTAL AREA	1787
PERCENTAGE OF OPEN SPACE	74%



② EXISTING SITE PLAN
1" = 10'-0"



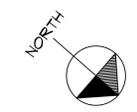
① PROPOSED SITE PLAN
1" = 10'-0"

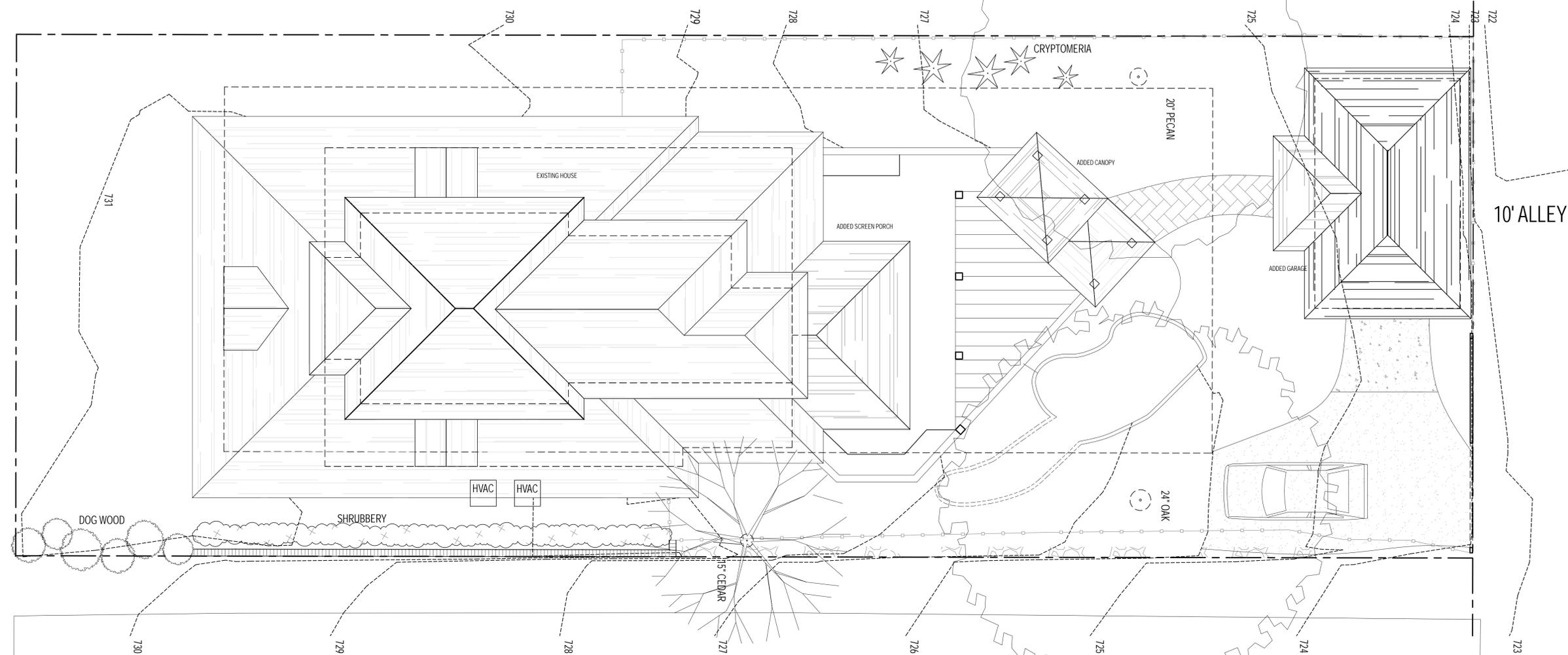
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6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE
7. NO CHANGE TO SECOND FLOOR

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② PROPOSED PLAN ACROSS THE SITE
3/16" = 1'-0"

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① PROPOSED ELEVATION ACROSS THE SITE
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EXISTING ELEVATIONS

A-7
OF: FOURTEEN



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



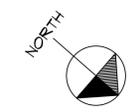
① EXISTING FRONT ELEVATION
1/4" = 1'-0"

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



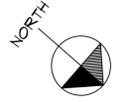
① EXISTING REAR ELEVATION
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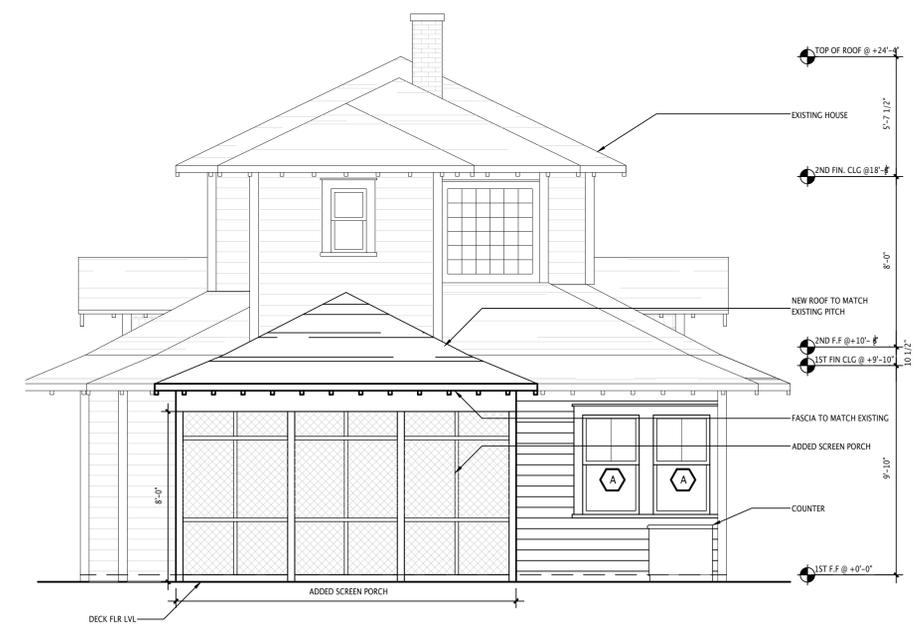
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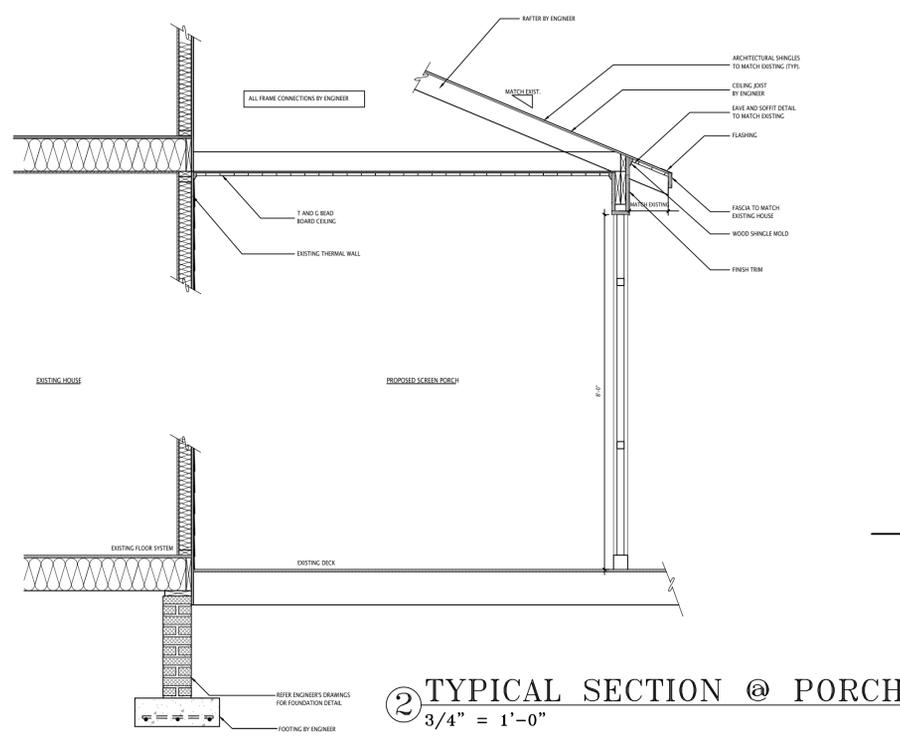




④ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



③ PROPOSED REAR ELEVATION
1/4" = 1'-0"



② TYPICAL SECTION @ PORCH
3/4" = 1'-0"



① PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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③ PROPOSED REAR ELEVATION
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② PROPOSED PARTIAL LEFT SIDE ELEVATION
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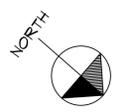
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A-12
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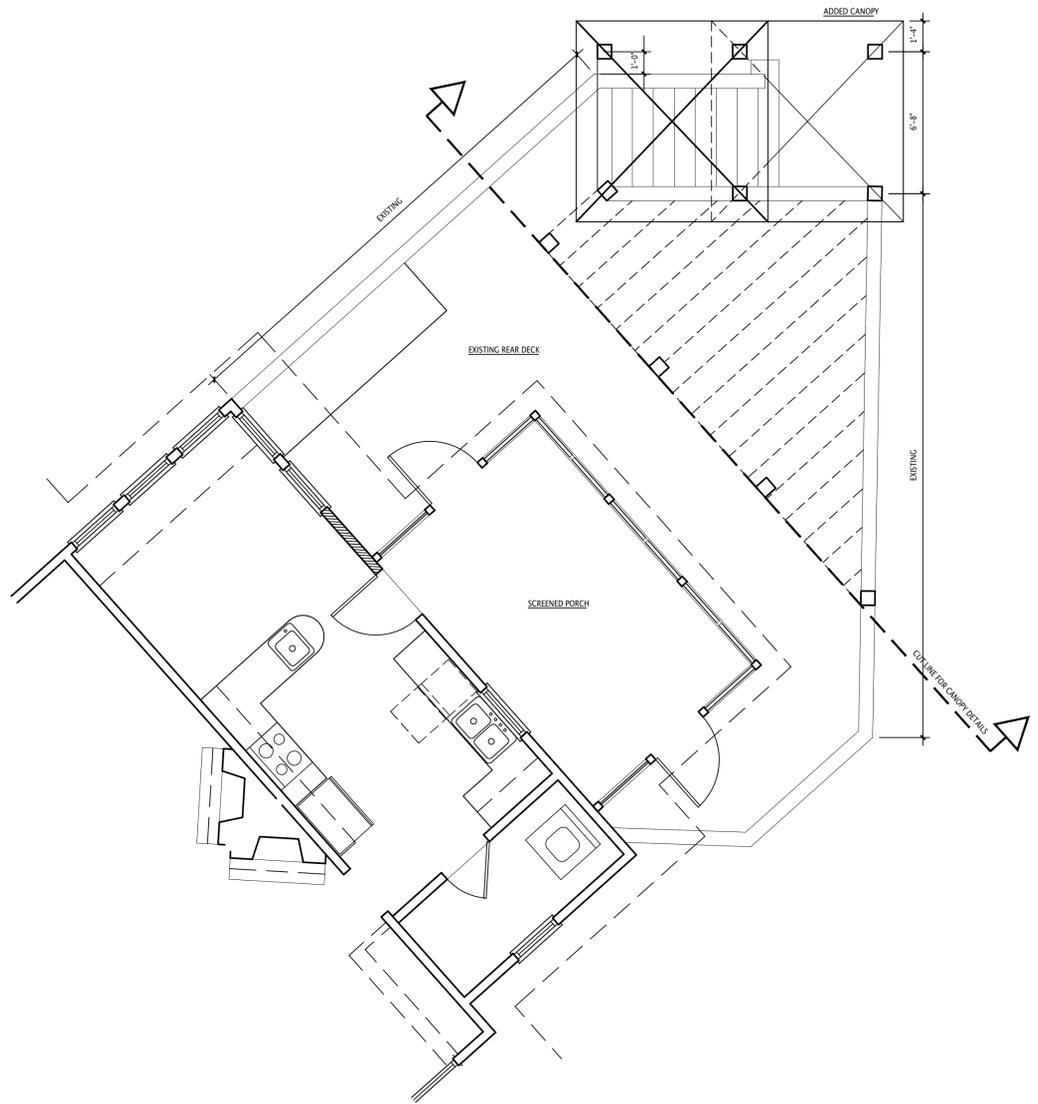
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CANOPY DETAILS

A-10

OF: FOURTEEN



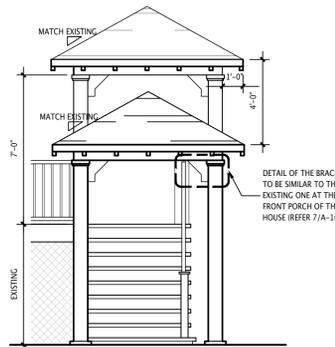
① PROPOSED FLR PLAN(PARTIAL)@CANOPY \$ SCREEN PORCH
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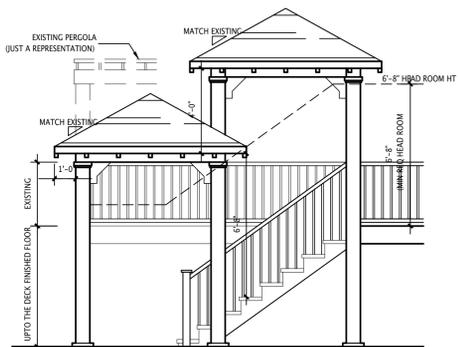
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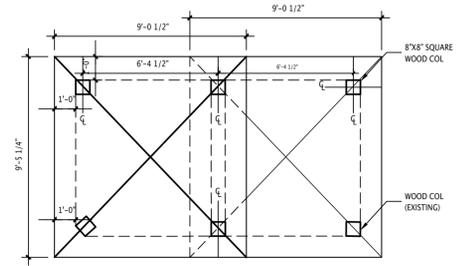
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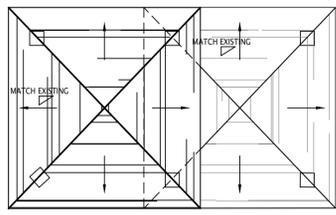
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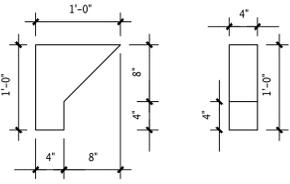
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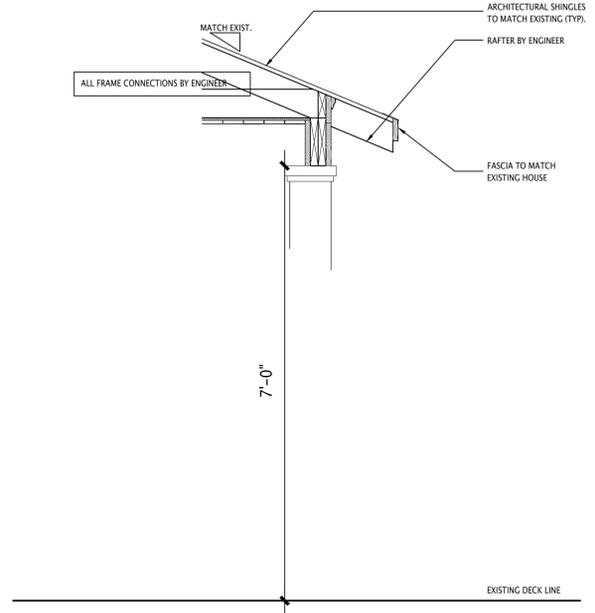
③ PROPOSED PLAN @ CANOPY
1/4" = 1'-0"



② PROPOSED ROOF PLAN @ CANOPY
1/4" = 1'-0"



⑦ BRACKET DETAIL @ CANOPY
1" = 1'-0"



⑥ TYPICAL SECTION @ CANOPY
3/4" = 1'-0"



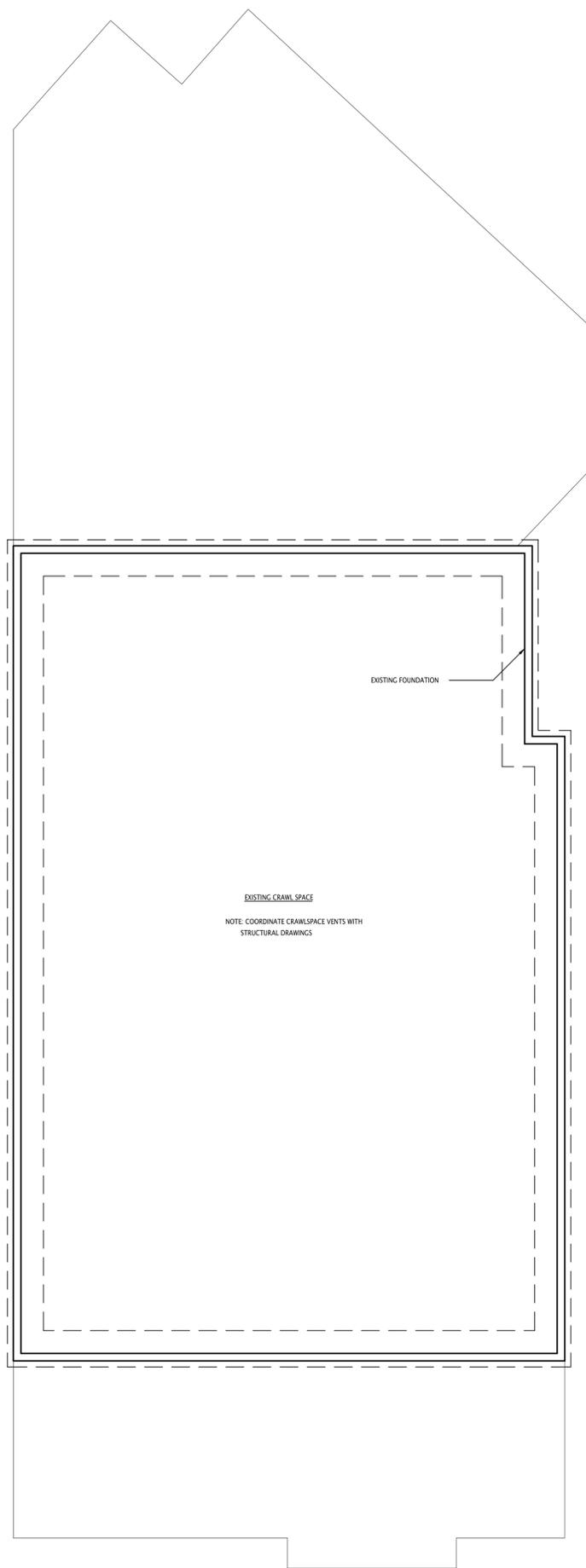
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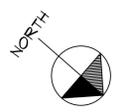
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EXISTING FOUNDATION PLAN

A-3
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① EXISTING FOUNDATION PLAN
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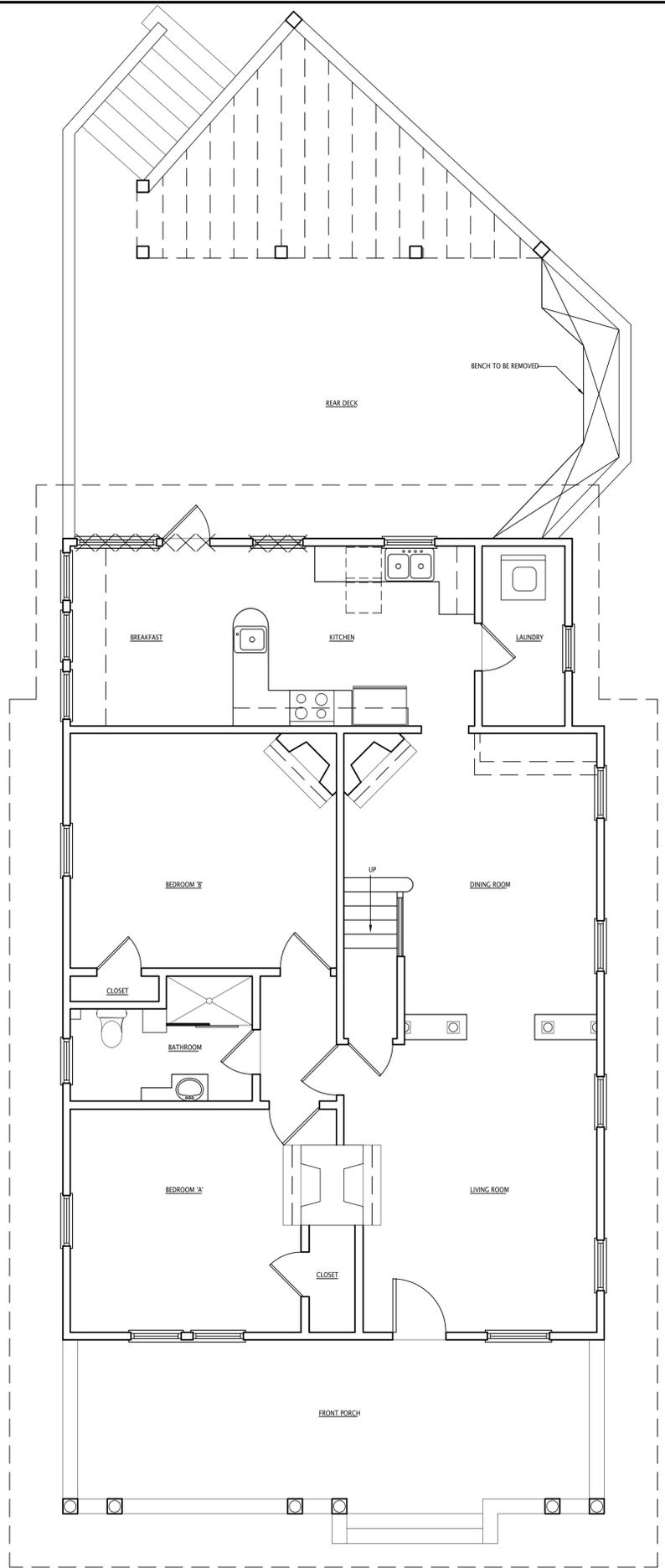
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5. ALL PORCH CEILINGS TO BE FINISHED WITH 'V' GROOVE BEAD BOARD.
6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE
7. NO CHANGE TO SECOND FLOOR

NOTE:

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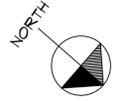
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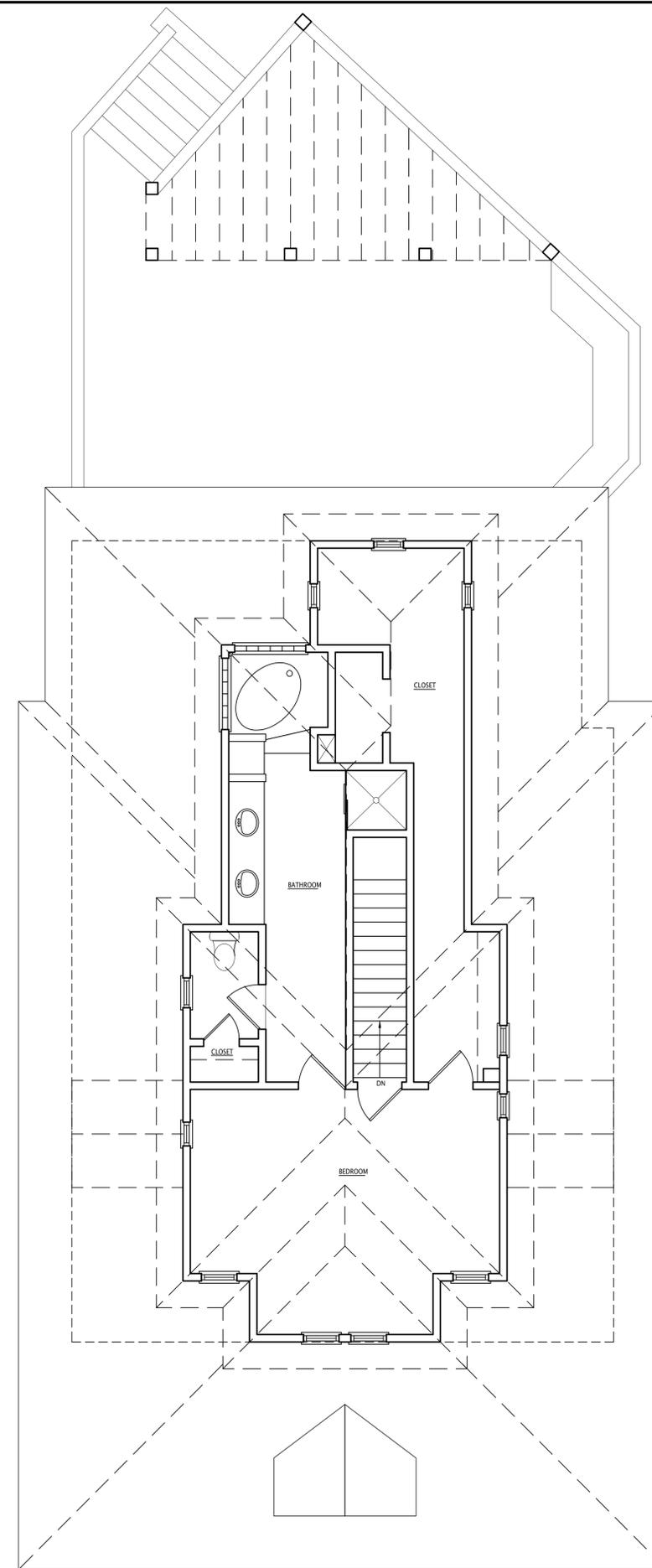
PROJECT #: 15039
ISSUED: 02 MAY 2016
REVISIONS:

EXISTING FIRST FLOOR PLAN

A-4
OF: FOURTEEN

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

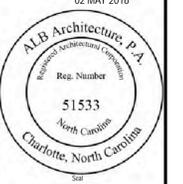
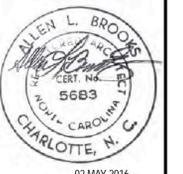




XXXX TO BE REMOVED



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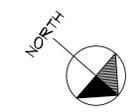
PROJECT #: 15039
 ISSUED: 02 MAY 2016
 REVISIONS:

EXISTING SECOND FLOOR
 PLAN

A-5

OF: FOURTEEN

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



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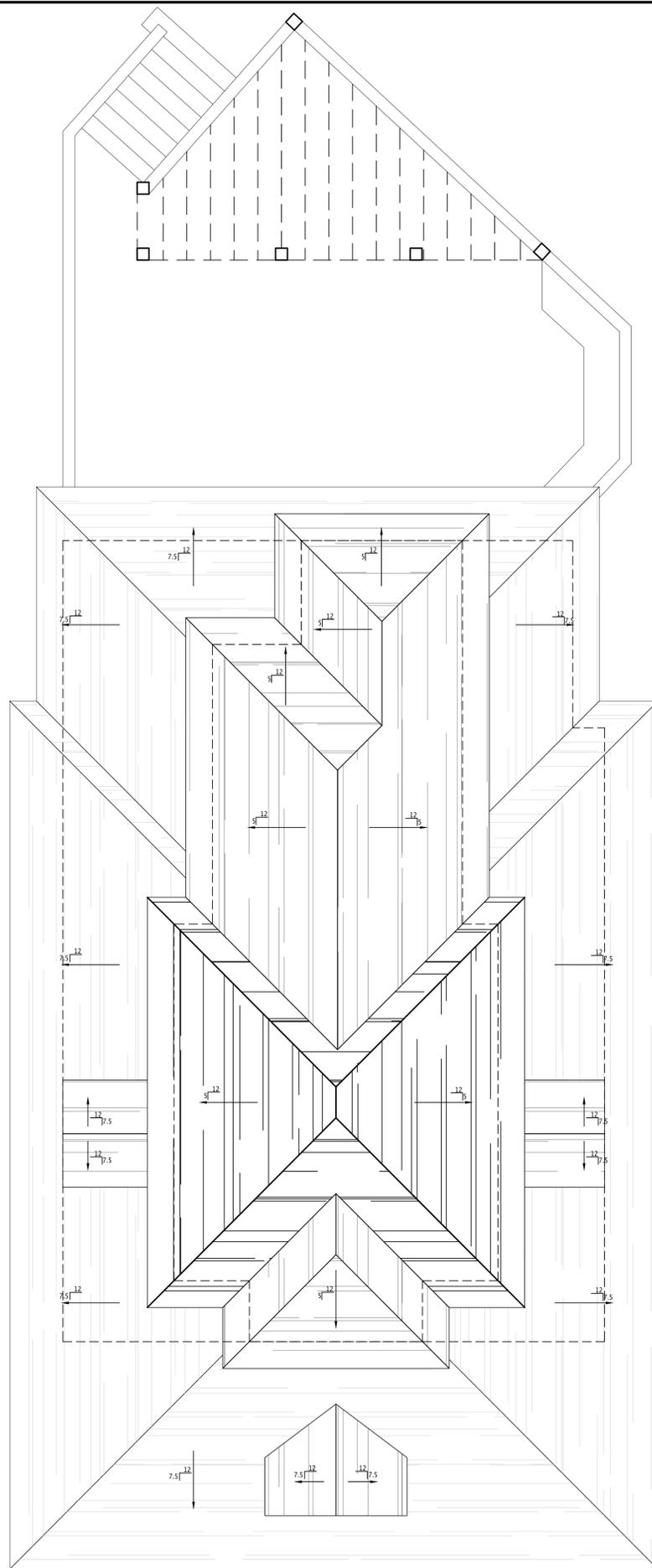
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500 WORTHINGTON AVENUE, CHARLOTTE

PROJECT #: 15039
ISSUED: 02 MAY 2016
REVISIONS:

EXISTING ROOF PLAN

A-6

OF: FOURTEEN



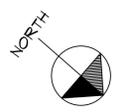
1 EXISTING ROOF PLAN
1/4" = 1'-0"

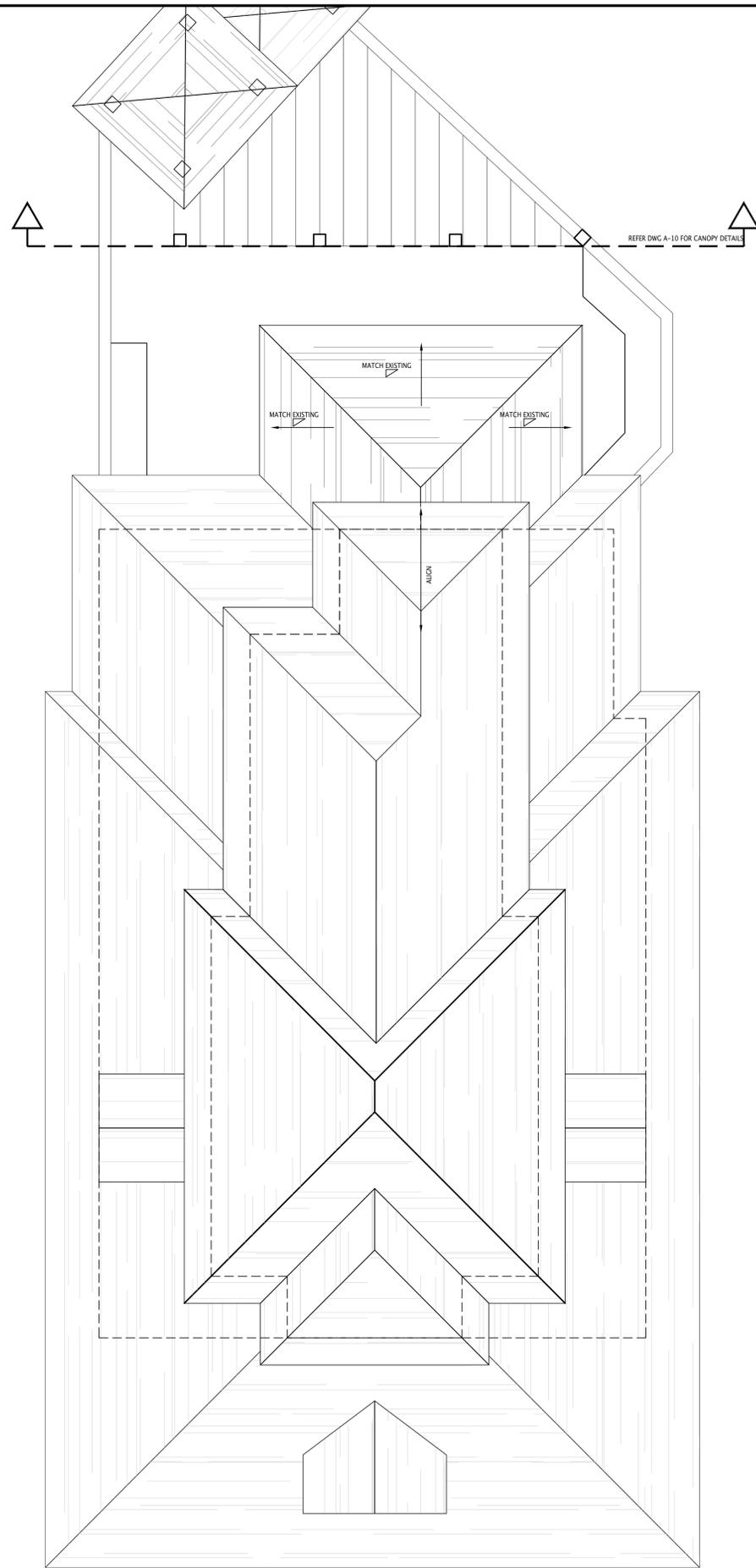
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7. NO CHANGE TO SECOND FLOOR

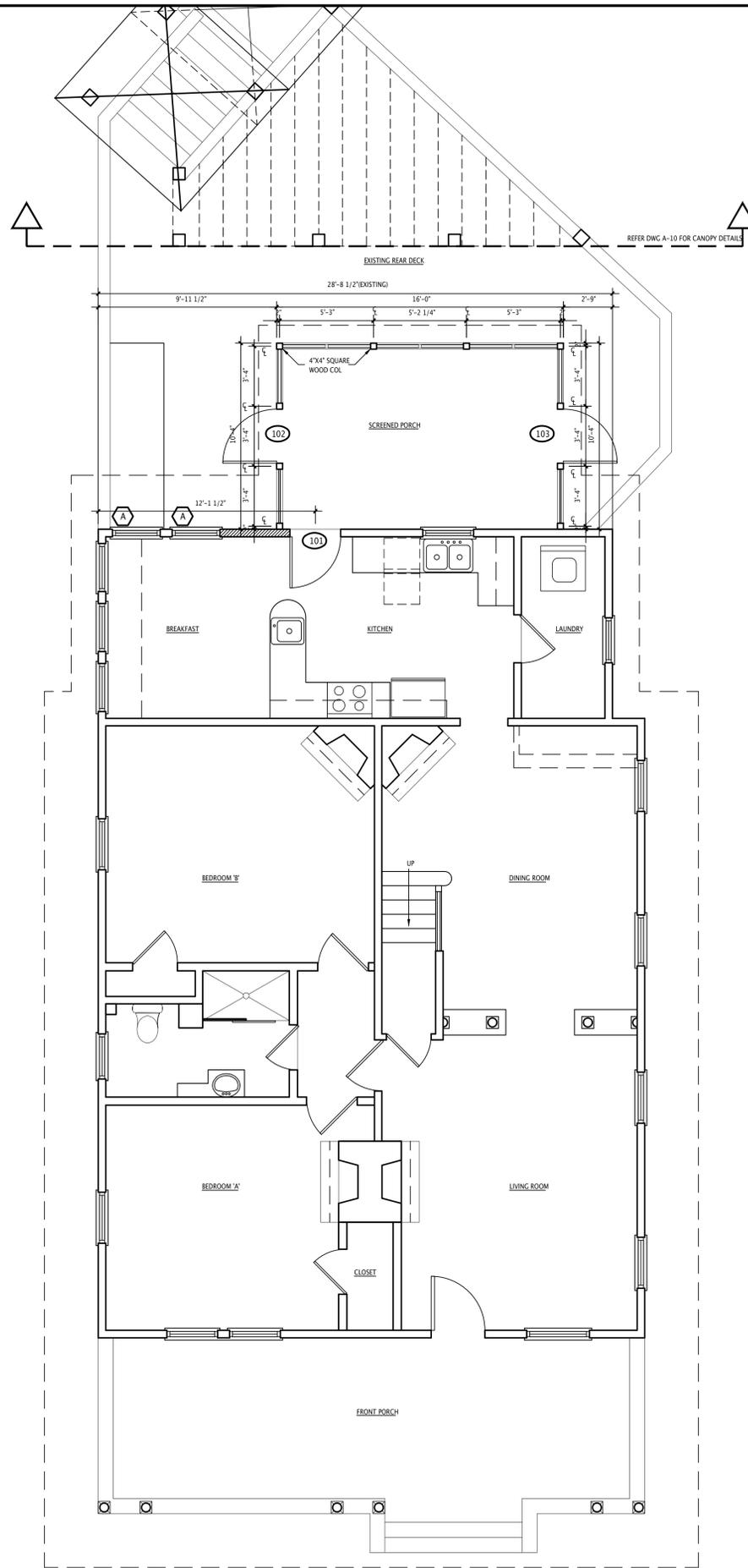
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② PROPOSED ROOF PLAN
1/4" = 1'-0"



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

LEGEND

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

FIRST FLOOR DOOR SCHEDULE

NUM	OPENING	LOCATION
101	2'-10" X 6'-8"	KITCHEN
102	3'-0" X 6'-8"	SCREENED PORCH
103	3'-0" X 6'-8"	SCREENED PORCH

WINDOW SCHEDULE

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 4'-8"	6'-8"	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.

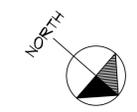
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

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

- NOTE:
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CHARLOTTE, N. C.

02 MAY 2016

ALB Architecture, PA
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Designed Exclusively For the:

BENDELL RESIDENCE

500 WORTHINGTON AVENUE, CHARLOTTE

PROJECT #: 15039
ISSUED: 02 MAY 2016
REVISIONS:

PROPOSED FIRST FLOOR AND ROOF PLAN

A-9

OF: FOURTEEN

LEGEND

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

GARAGE DOOR SCHEDULE

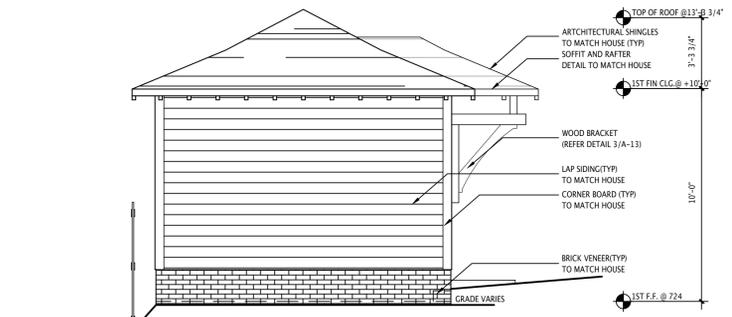
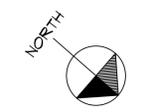
NUM	OPENING	LOCATION
101	2'-6" X 6'-8"	GARAGE
102	9'-0" X 7'-0" (GARAGE DOOR)	GARAGE

WINDOW SCHEDULE

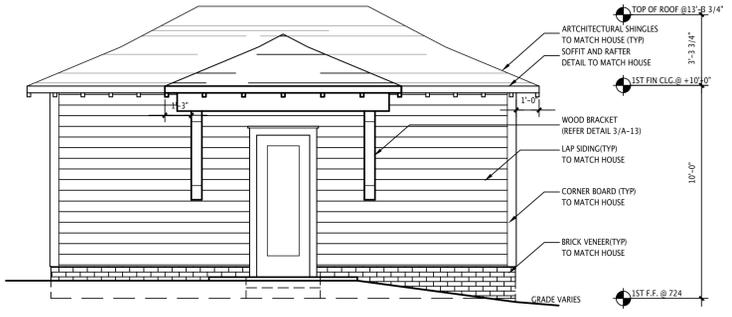
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-0"	6'-8"	DOUBLE HUNG

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

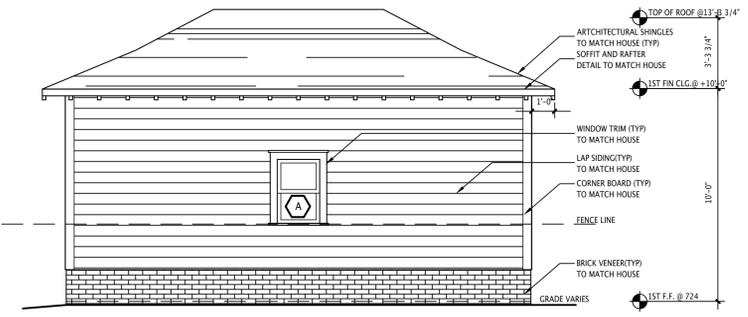
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7 PROPOSED BACK ELEVATION
1/4" = 1'-0"



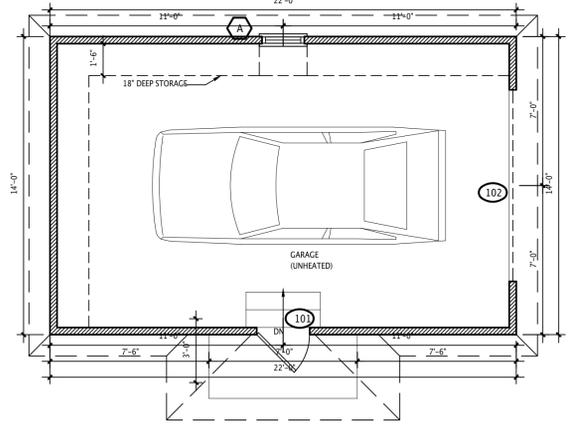
4 PROPOSED HOUSE ELEVATION
1/4" = 1'-0"



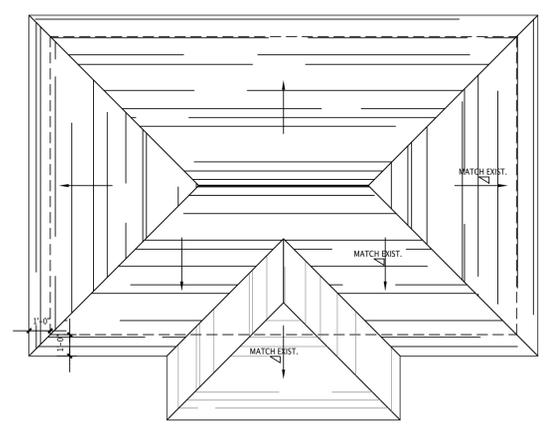
8 PROPOSED ALLEY ELEVATION
1/4" = 1'-0"



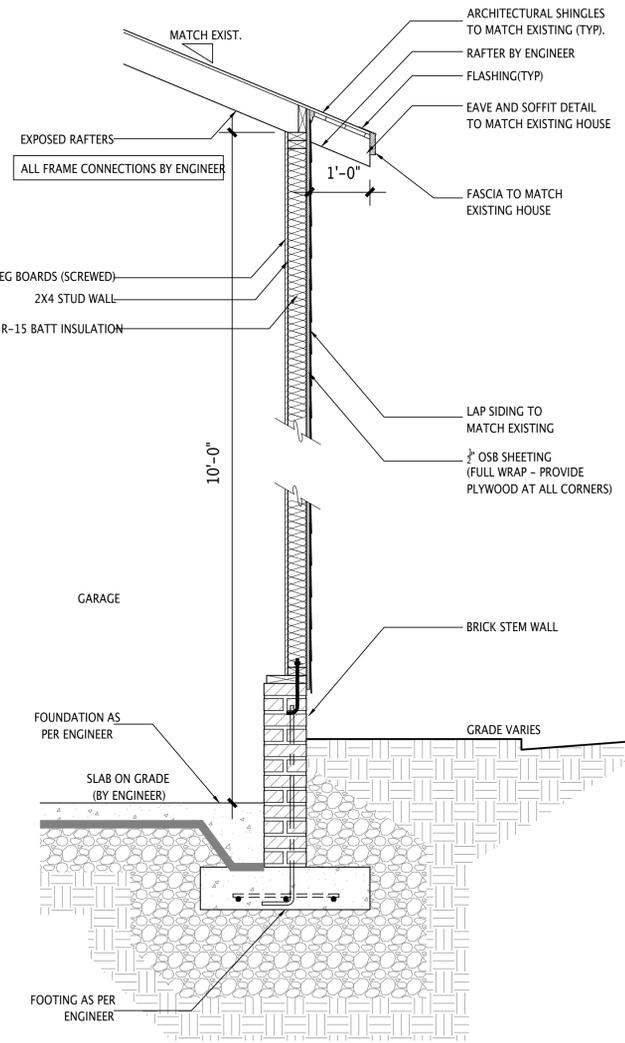
5 PROPOSED DOOR ELEVATION
1/4" = 1'-0"



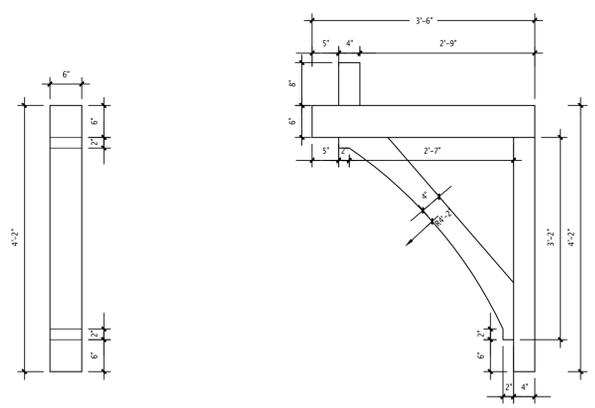
1 PROPOSED GARAGE PLAN
1/4" = 1'-0"



2 PROPOSED GARAGE ROOF PLAN
1/4" = 1'-0"



6 TYPICAL SECTION
3/4" = 1'-0"



3 BRACKET DETAIL
3/4" = 1'-0"