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

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.
NOTE:
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INDEX OF DRAWINGS

A-0  Cover Sheet
A-1  Existing & Proposed Site Plan
A-2  Site Study
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A-4  Existing First Floor Plan
A-5  Existing Second Floor Plan
A-6  Existing Roof Plan
A-7  Existing Elevation
A-8  Existing Elevation
A-9  Proposed First Floor Plan
A-10 Proposed Canopy Details
A-11 Proposed Elevations
A-12 Proposed Elevations
A-13 Proposed Garage Details

SQUARE FOOTAGE CALCULATIONS

<table>
<thead>
<tr>
<th></th>
<th>Heated</th>
<th>Unheated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Covered Front Porch:</td>
<td>297.3 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing First Floor:</td>
<td>1,360.5 S.F.</td>
<td>737.7 S.F.</td>
</tr>
<tr>
<td>Existing Second Floor:</td>
<td>675.1 S.F.</td>
<td></td>
</tr>
<tr>
<td>Existing Rear Deck:</td>
<td>738.1 S.F.</td>
<td></td>
</tr>
<tr>
<td>Proposed Screened Porch:</td>
<td>165.4 S.F. (on existing deck)</td>
<td>275 S.F.</td>
</tr>
<tr>
<td>Proposed Garage:</td>
<td></td>
<td>275 S.F.</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>2,763.2 S.F.</strong></td>
<td><strong>737.7 S.F.</strong></td>
</tr>
<tr>
<td><strong>Total Under Roof:</strong></td>
<td><strong>3,500.9 S.F.</strong></td>
<td></td>
</tr>
</tbody>
</table>

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Proposed Garage

Rear Yard Toward House

Pond

Proposed Canopies
1. Finish grade to be coordinated by the surveyor.
2. All building locations to be verified by the surveyor.
3. Coordinate crawl space/roof locations with structural drawings.
4. All pitched roofs 6/12 to have double felt & drip edge paper.
5. All exterior walls 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.

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• These drawings are not to be scaled for any reason, all dimensions to be field verified. If dimensions are in question, obtain clarification from architect.
NOTE:
1. FINISH GRADE TO BE CO-ORDINATED BY THE SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
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.

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3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL SLOPES LESS THAN 2:1 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. ALL FIRST FLOOR CEILINGS TO BE FINISHED WITH V GROOVE BEAD BUMP.
6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE.
7. NO CHANGE TO SECOND FLOOR.

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1. Finish grade to be coordinated by the surveyor.
2. All building locations to be verified by the surveyor.
3. Coordinate crawl space vent locations with structural drawings.
4. All pitched areas to have 1-1/2" thick double felt & ice & snow guard.
5. Roof sheathing to be finished with 1½" grooved bead batten.
6. New screened porch to be built over existing deck, engineered to verify structure.
7. No change to second floor.

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ADDED SCREEN PORCH

EXISTING HOUSE

NEW ROOF TO MATCH EXISTING PITCH

FASCIA TO MATCH EXISTING HOUSE

TOP OF ROOF @ +24'-4"

2ND FIN. CLG @ 18'-8 1/2"

1ST FIN. CLG @ +9'-10"

2ND F.F @ +10'-8 1/2"

EXISTING RAILING HT

DECK FLR LVL

ADDED SCREEN PORCH

EXISTING HOUSE

ARCHITECTURAL SHINGLES

TO MATCH EXISTING (TYP).

RAFTER BY ENGINEER

MATCH EXIST.

ALL FRAME CONNECTIONS BY ENGINEER

EXISTING THERMAL WALL

WOOD SHINGLE MOLD

FINISH TRIM

CEILING JOIST

BY ENGINEER

EAVE AND SOFFIT DETAIL

TO MATCH EXISTING

MATCH EXISTING

FLASHING

A-11

PROPOSED ELEVATIONS (PARTIAL)

ALB Architecture

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Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauerarch@aol.com

PROJECT #: 15039
ISSUED: 02 MAY 2016
REVISIONS: OF FOURTEEN

500 WORTHINGTON AVENUE, CHARLOTTE
Designed Exclusively For the:
BENDELL RESIDENCE

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NOTE:
1. FINISH GRADE TO BE CO-ORDINATED BY THE SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL ROOFING SHEET METAL TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
5. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE.
6. NO CHANGE TO SECOND FLOOR.

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2. All building locations to be verified by the surveyor.
3. Coordinate crawl space vent locations with structural drawings.
4. All pitched roofs shall have double felt and snow and ice guard.
5. All porch ceilings to be finished with V-groove bead board.
6. New screened porch to be built using existing deck, engineered to verify structure.
7. No change to second floor.

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3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
4. ALL FLOORLESS SPACE TO HAVE DOUBLE PLY ROOF MEMBRANE.
5. ALL ROOF MEMBRANES TO BE REINFORCED WITH 1/4" X 2" NYLON WEB BANDING.
6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE.
7. NO CHANGE TO SECOND FLOOR.

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EXISTING FOUNDATION PLAN
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4. ALL FLOOR LEVELS TO HAVE DOUBLE PLY & SNOW AND ICE GUARD.
5. ALL ROOF DECALS TO BE FINISHED WITH A GROOVED BEAD.
6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE.
7. NO CHANGE TO SECOND FLOOR.

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NOTE:
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2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
3. COORDINATE DRAWINGS WITH LOCATION OF STRUCTURAL ENGINEERING.
4. ALL PITCHES LESS THAN 4" TO HAVE DUAL FELT AND SNOW AND ICE GUARD.
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.
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NOTE:
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2. ALL BUILDING LOCATIONS TO BE DRAWN BY THE SURVEYOR.
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**NOTES:**

1. GRADE LINE TO BE DETERMINED BY THE SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
4. FOUNDATION AS PER ENGINEER
5. BRICK STEM WALL MATCH EXISTING EXISTING HOUSE
6. MATCH EXISTING HOUSE
7. LAP SIDING TO MATCH EXISTING HOUSE
8. TRIM (TYP) TO MATCH EXISTING HOUSE
9. WATERPROOFING (V) GROOVE BEAD
10. WOOD BRACKET

**ENGINEER**

**GRADE VARIES**

**NOTE:**

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**ALB Architecture**

**500 WORTHINGTON AVENUE, CHARLOTTE**

**ISSUED:**

**REVISIONS:**

**PROJECT #:**

**E-mail:**

**Phone:** 704.503.9595

**Suite 240**

**ALB Architecture**

**Seal**

**500 WORTHINGTON AVENUE, CHARLOTTE**

**FORGED BY:**

**Designed Exclusively For the:**

**BENDELL RESIDENCE**

**500 WORTHINGTON AVENUE, CHARLOTTE**

**GARAGE PLANS AND DETAILS**

**A-13**

**OF FOURTEEN**