

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1822 Cleveland Avenue/229 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks

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). The application for an addition and detached garage was approved June 10, 2015.

Proposal

The project is a covered breezeway addition that connects the accessory building to the principal structure. New materials, windows and trim details will match existing (brick piers and wood trim).

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. 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.

Staff Analysis

The HDC will determine if the project meets the guidelines for size, scale, massing, fenestration, rhythm, materials and context.

APPROVED
PLANS
JUNE 2015



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-080

DATE: June 11, 2015

ADDRESS OF PROPERTY: 229 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105407

OWNER(S): Kenneth and Lucy Raynor (Allen Brooks, Applicant)

DETAILS OF APPROVED PROJECT: The project is a renovation of the principal structure including an expansion of the attic, porch addition, construction of a turret on the right corner and a new detached garage. 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 garage will have materials complimentary to the principal structure, total height is +/- 23'.

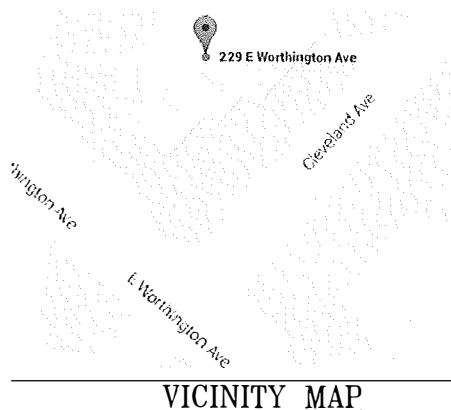
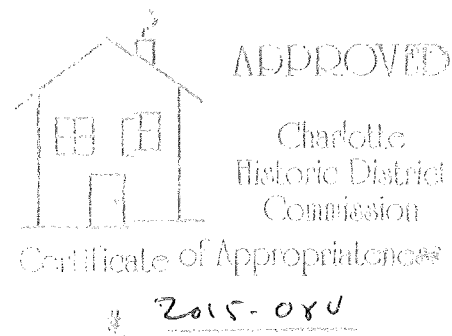
The project was approved by the HDC June 10, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff



NOTE:
Reuse or modification of these construction documents by the client, without the Architects 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 reuse by client or by others acting through client.

INDEX OF DRAWINGS
Site Context
Subject House
Tower Houses
Proposed Context

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- A-11 Proposed Elevations
- A-12 Proposed Garage
- A-13 Proposed Garage

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	2,180 S.F.	339 S.F.
Existing Second Floor:	1022 S.F.	0 S.F.
	+	+
Proposed First Floor:	85 S.F.	170 S.F.
Proposed Second Floor:	241 S.F.	0 S.F.
Total:	3,527 S.F.	509 S.F.
Total Under Roof:	4.036 S.F.	

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ALLEN L. BROOKS
ARCHITECT
5683
NORTH CAROLINA
15 APRIL 2015

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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO.: 15082
ISSUED: 15 APRIL 2015
REVISIONS:

COVER SHEET

A-0

OF: FOURTEEN



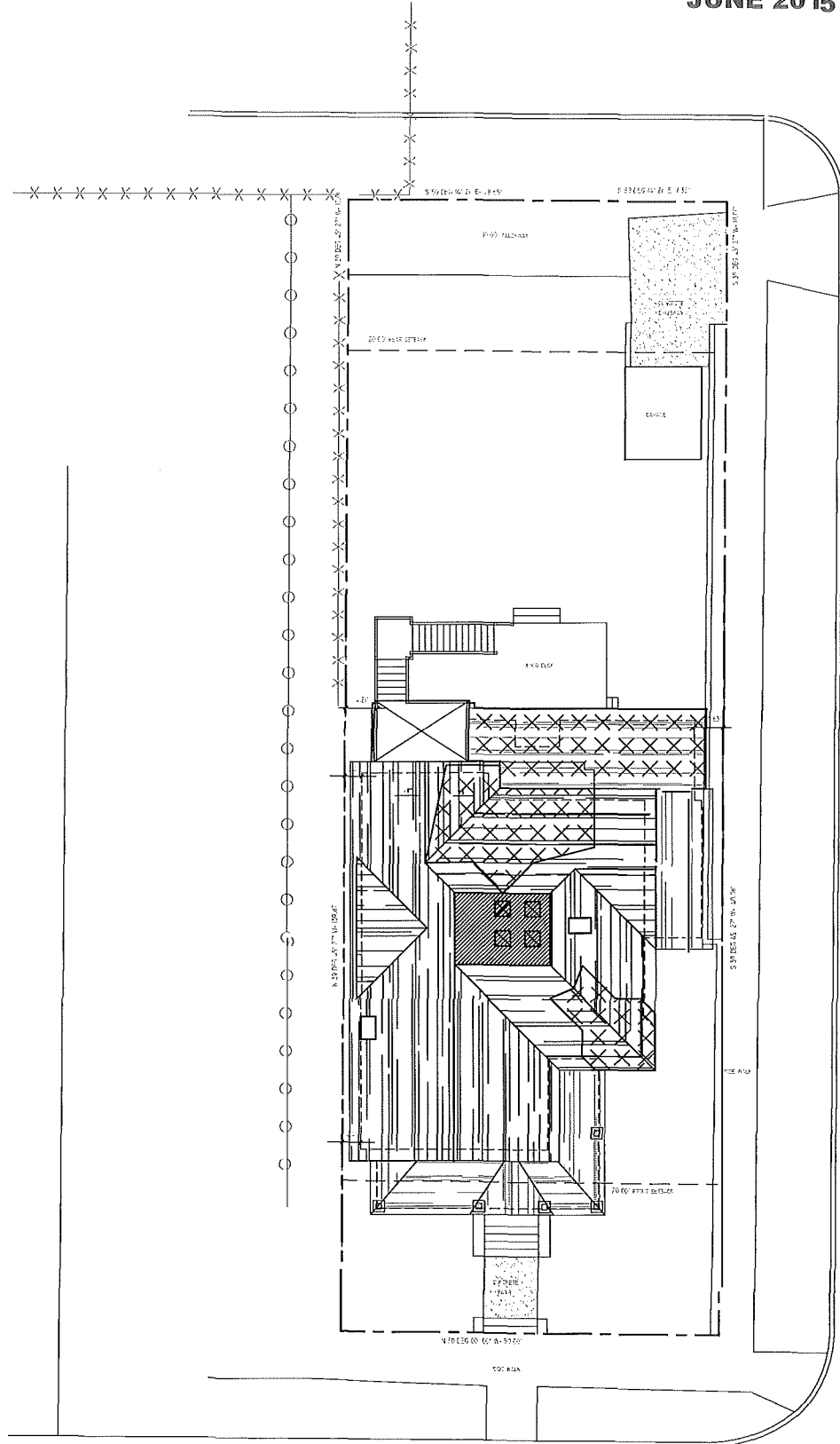
APPROVED

Charlotte
Historic District
Commission

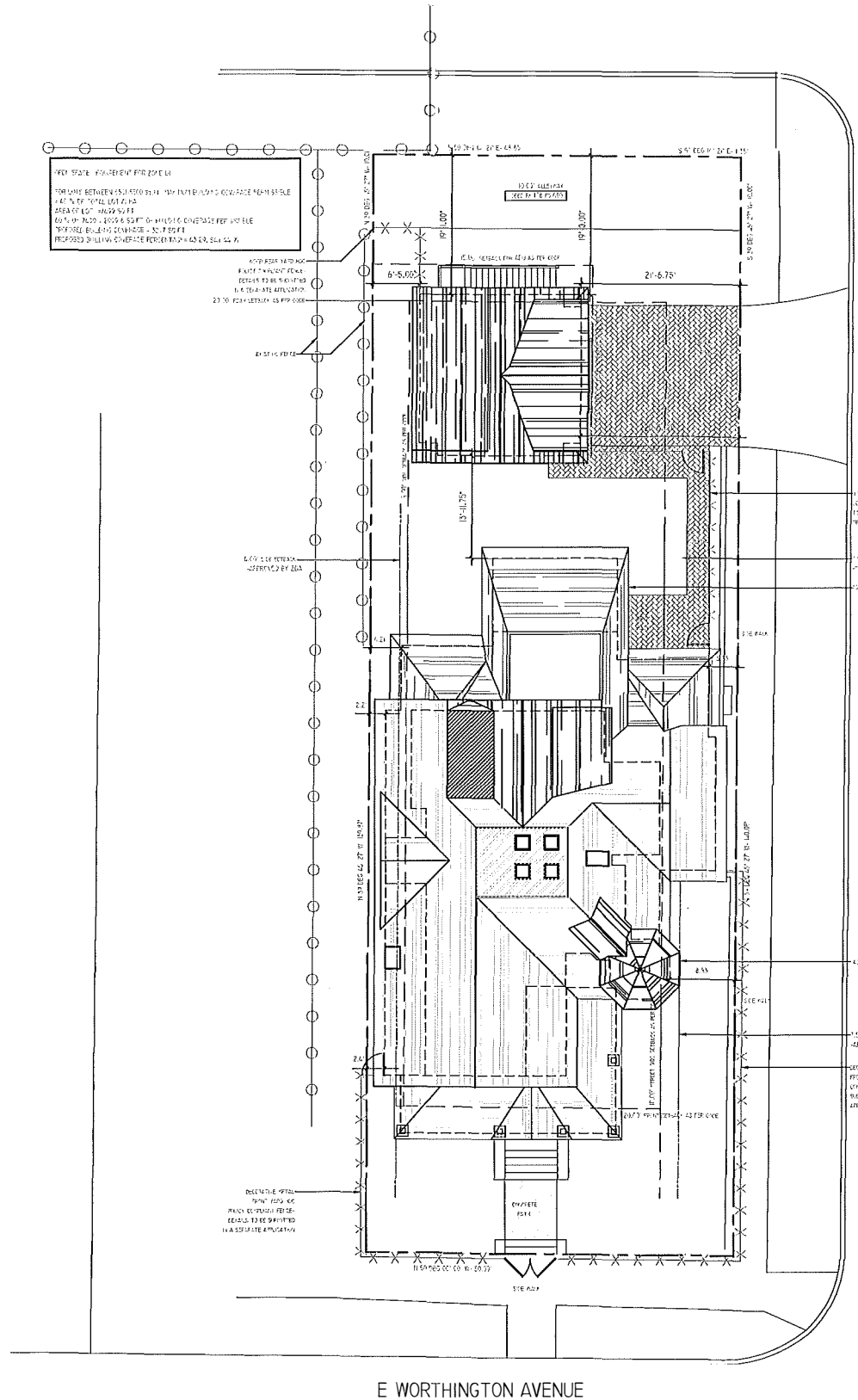
Certificate of Appropriateness

2015-080

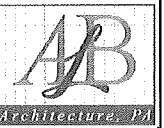
JUNE 2015



② EXISTING SITE PLAN
1" = 10'-0"

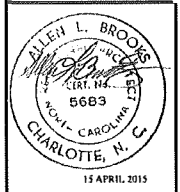


① PROPOSED SITE PLAN
1" = 10'-0"



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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

EXISTING & PROPOSED SITE
PLANS

A-1

OF FOURTEEN

JUNE 2015



② PROPOSED CLEVELAND SIDE ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2' 0" x 3' 0"	6'-0"	CASE
B	2' 0" x 3' 0"	6'-0"	CASE
C	1' 0" x 1' 0"	6'-0"	CASE
D	2' 0" x 3' 0"	6'-0"	CASE
E	2' 0" x 3' 0"	6'-0"	CASE
F	1' 0" x 1' 0"	6'-0"	CASE
G	2' 0" x 3' 0"	6'-0"	CASE
H	2' 0" x 3' 0"	6'-0"	CASE

FOR INFORMATION OF THE ARCHITECT, THE FOLLOWING NOTES APPLY TO THE WINDOW SCHEDULE:

1. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH 1/4" GLASS.

2. ALL WINDOWS SHALL BE OPERABLE WITH A MINIMUM OF 20% OPENING.

3. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

4. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

5. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

6. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

7. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

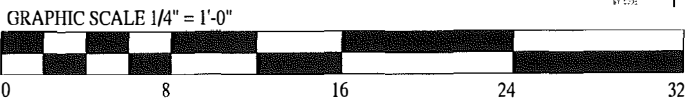
8. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

9. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.

10. ALL WINDOWS SHALL BE FINISHED WITH A MATCHING FINISH TO THE EXISTING WINDOWS.



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



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-080

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15 APRIL 2015

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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15062
ENVELOPE - 15 APRIL 2015
REVISIONS -

PROPOSED ELEVATIONS
A-10
OF FOURTEEN

JUNE 2015



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



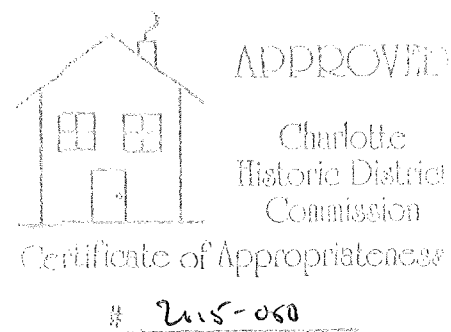
① PROPOSED REAR ELEVATION
1/4" = 1'-0"

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



WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	2'-0" x 3'-0"	5'-0"	CASE-FRAME
B	2'-0" x 3'-0"	5'-0"	DOUBLE-HUNG
C	1'-0" x 4'-0"	5'-0"	CASE-FRAME
D	2'-0" x 3'-0"	5'-0"	DOUBLE-HUNG
E	2'-0" x 3'-0"	5'-0"	DOUBLE-HUNG
F	1'-0" x 4'-0"	5'-0"	DOUBLE-HUNG
G	2'-0" x 3'-0"	5'-0"	DOUBLE-HUNG
H	2'-0" x 3'-0"	5'-0"	DOUBLE-HUNG

NOTES:
1. ALL WINDOWS TO BE MATCHED TO EXISTING.
2. ALL WINDOWS TO BE MATCHED TO EXISTING.
3. ALL WINDOWS TO BE MATCHED TO EXISTING.
4. ALL WINDOWS TO BE MATCHED TO EXISTING.
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7. ALL WINDOWS TO BE MATCHED TO EXISTING.
8. ALL WINDOWS TO BE MATCHED TO EXISTING.
9. ALL WINDOWS TO BE MATCHED TO EXISTING.
10. ALL WINDOWS TO BE MATCHED TO EXISTING.



215-060



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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

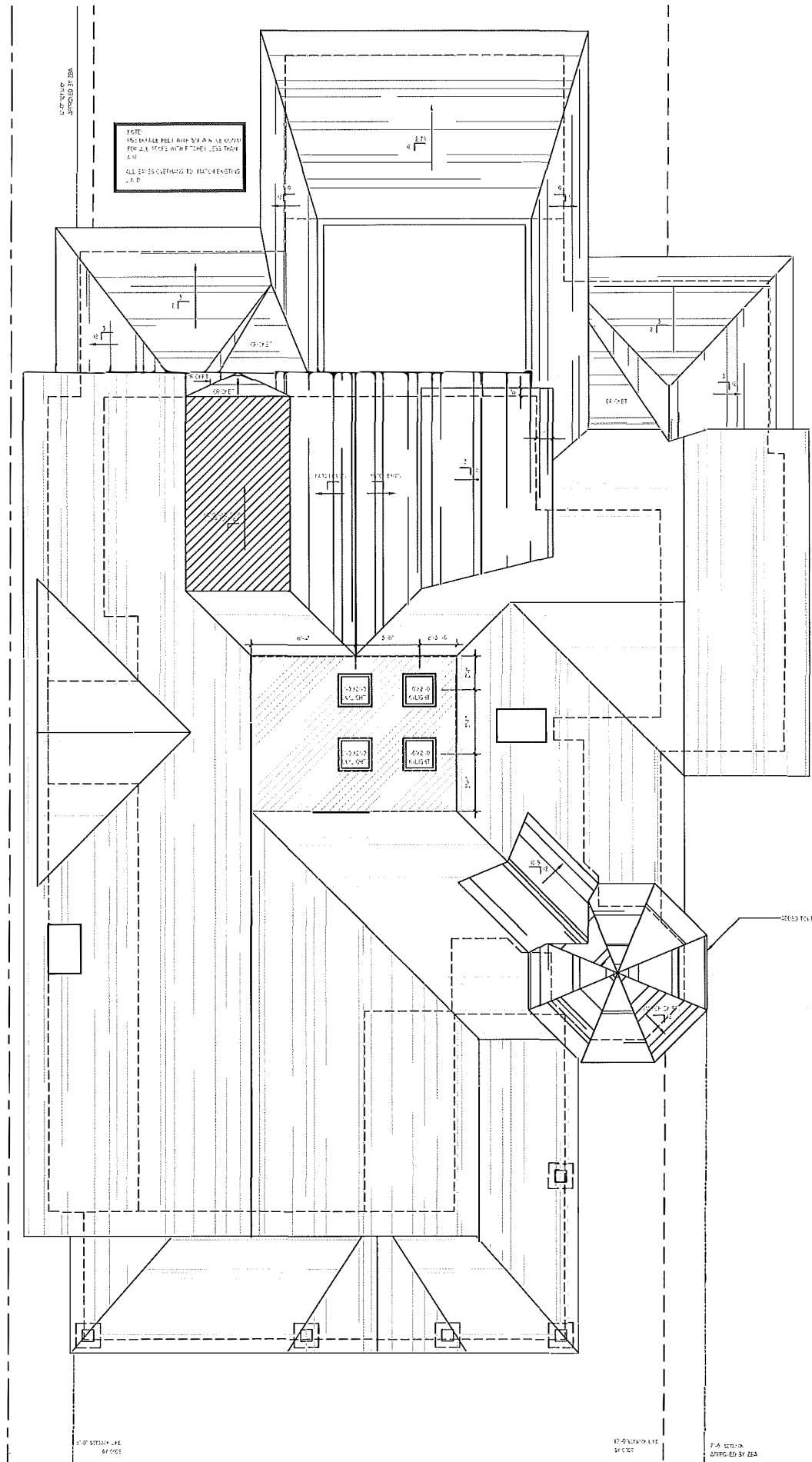
PROJ. NO. 15082
ISSUED 15 APRIL 2015
REVISIONS:

PROPOSED ELEVATIONS

A-11

OF FOURTEEN

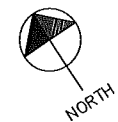
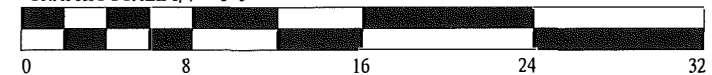
APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-080



JUNE 2015

① PROPOSED ROOF PLAN
1/4" = 1'-0"

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



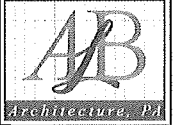
EXIST. ROOF	EXIST. GABLE
NEW ROOF	EXIST. GABLE

Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

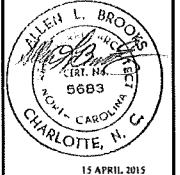
PROPOSED PLANS

A-9
OF FOURTEEN



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15 APRIL 2015

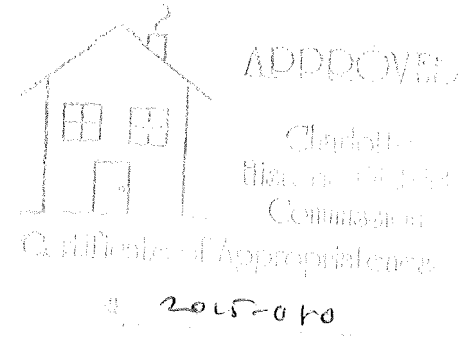
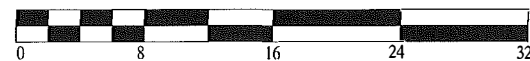
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② REFERENCE IMAGE OF RESIDENCE LOCATED AT
INTERSECTION OF EUCLID AND EAST PARK AVENUE



① PROPOSED HOUSE AND ACCESSORY STRUCTURE FROM CLEVELAND AVENUE SIDE
3/16" = 1'-0"



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15 APRIL 2015

1/2
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Historic Dilworth Addition & Renovation for the:

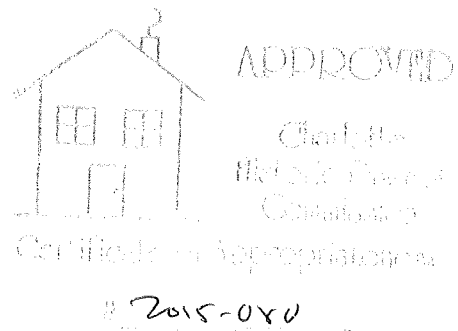
RAYNOR RESIDENCE

229 East Worthington Avenue, Charlotte, NC 28203

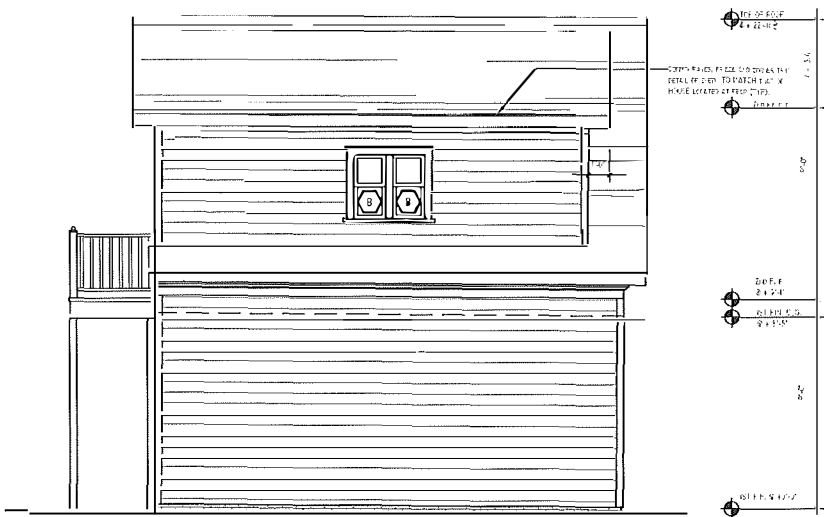
PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

PROPOSED CONTEXT

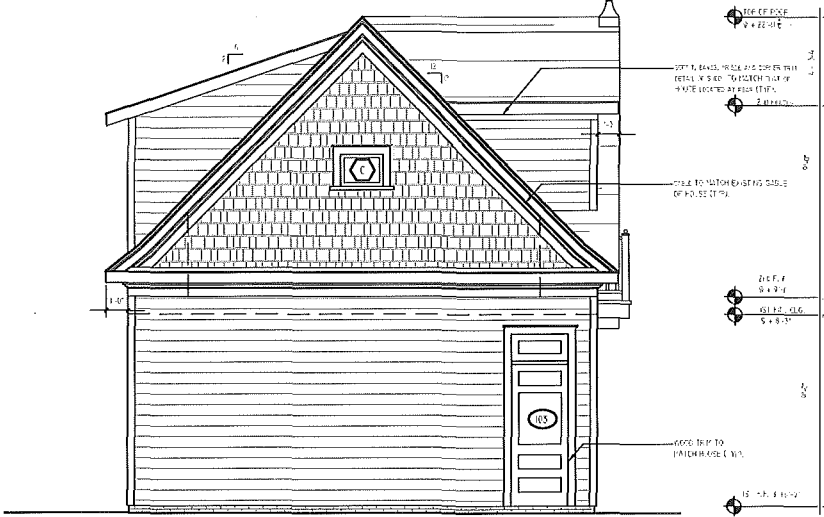
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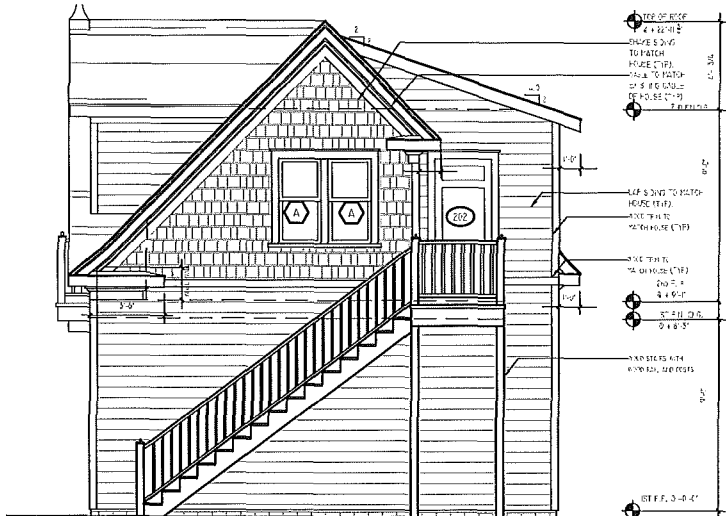
JUNE 2015



④ REAR ELEVATION
1/4" = 1'-0"



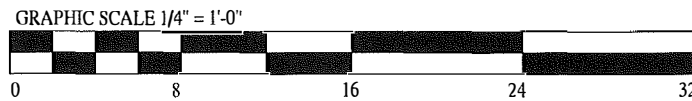
③ LEFT SIDE ELEVATION (HOUSE FACING)
1/4" = 1'-0"



② RIGHT SIDE ELEVATION (ALLEY FACING)
1/4" = 1'-0"



① FRONT ELEVATION (CLEVELAND AVENUE FACING)
1/4" = 1'-0"



GARAGE WINDOW SCHEDULE			
NO.	SIZE	REMARKS	TYPE
1	2'-0" x 4'-0"	DOUBLE HUNG	DOUBLE HUNG
2	1'-0" x 2'-0"	DOUBLE HUNG	DOUBLE HUNG
3	1'-0" x 2'-0"	DOUBLE HUNG	DOUBLE HUNG
4	1'-0" x 2'-0"	DOUBLE HUNG	DOUBLE HUNG

NOTE: GARAGE WINDOW SCHEDULE IS FOR INFORMATION ONLY. ALL GARAGE WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

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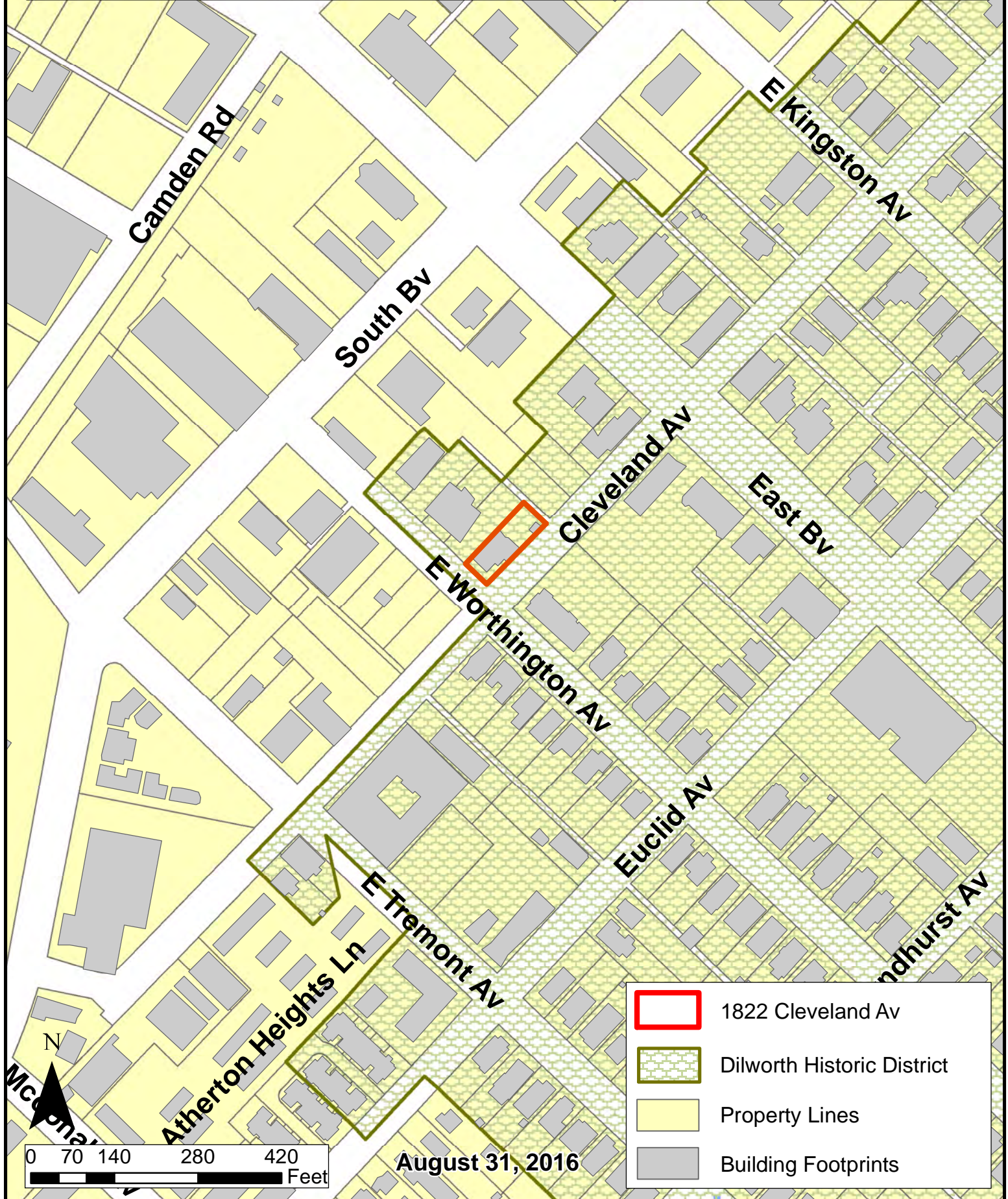
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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

Charlotte Historic District Commission - Case 2016-223
HISTORIC DISTRICT: DILWORTH

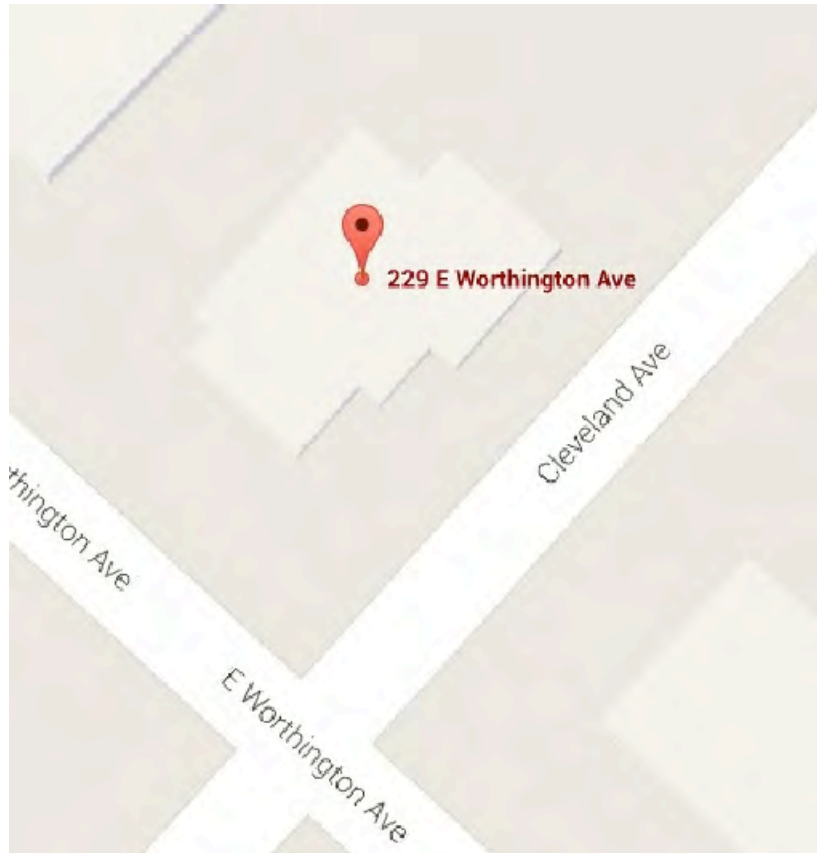


PLANS

SEPTEMBER

ZONING: B1
CURRENT USE: RESIDENTIAL
PROPOSED USE: EXISTING RESIDENCE WITH NEW CONSTRUCTION OF
SECOND NON-RESIDENTIAL PRINCIPAL OFFICE BUILDING AS PER SECTION
12.107 OF CITY OF CHARLOTTE ZONING ORDINANCE 2014

ZONING BOARD OF ADJUSTMENT
VARIANCE # 2015-020



VICINITY MAP

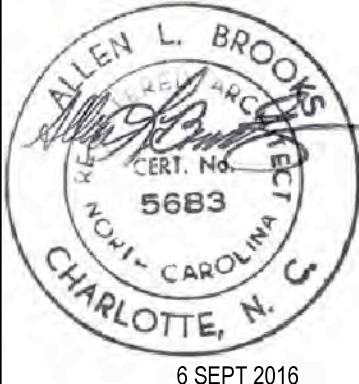
INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Site Plan
- A-1.1 Loggia Elevations & Details
- A-1.2 Loggia Elevations & Details



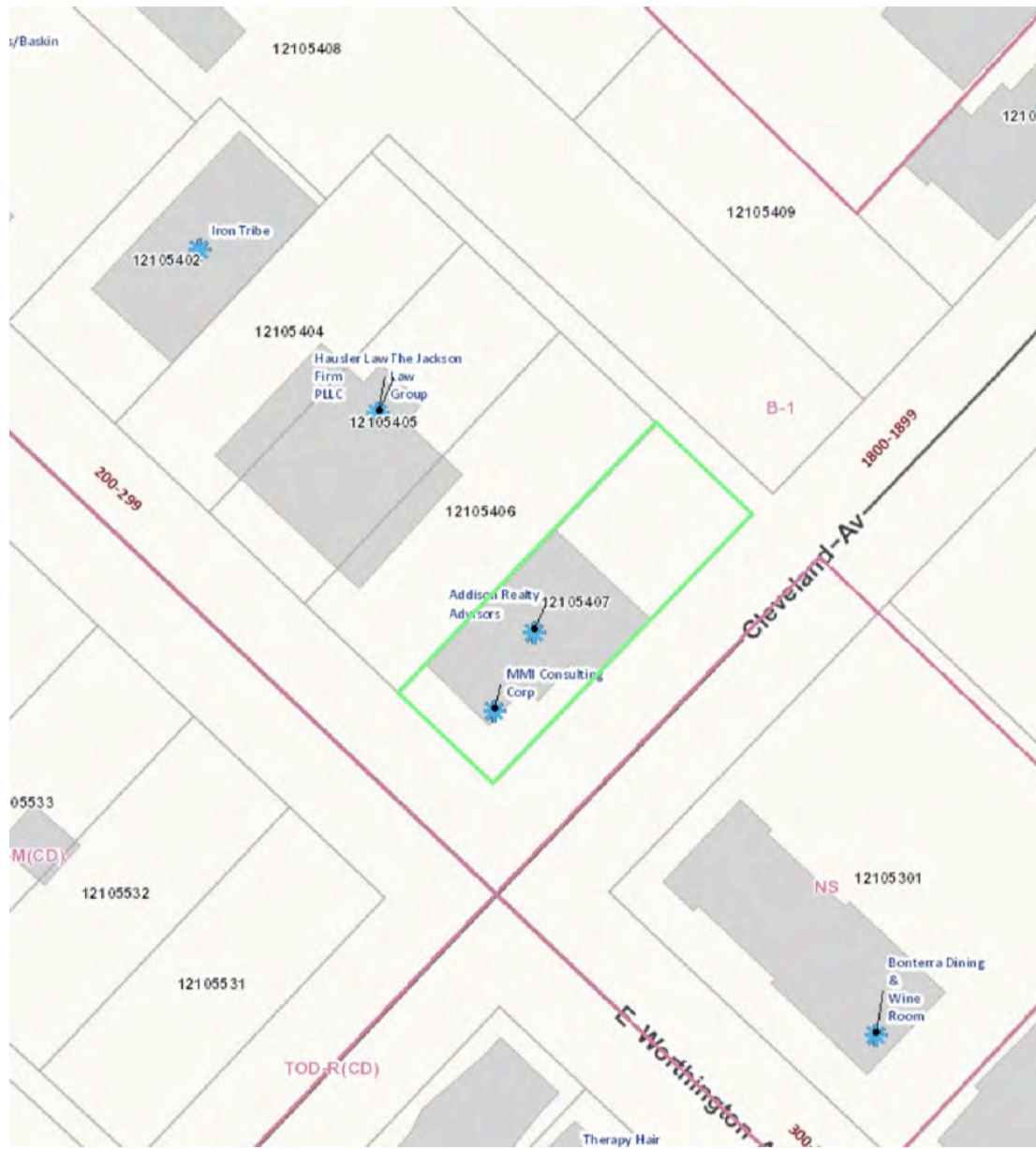
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© ALBarcht



ZONING MAP

SQUARE FOOTAGE CALCULATIONS OF OFFICE BUILDING

	Heated	Unheated
Proposed First Floor:	484 S.F.	0 S.F.
Existing Second Floor:	410 S.F.	0 S.F.
Total Under Roof :	894 S.F.	

NOTE:
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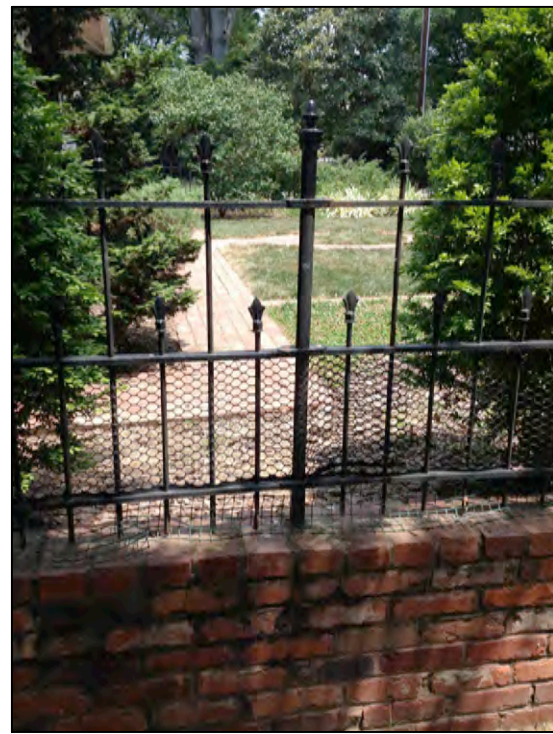
Exclusively Designed At Historic Dilworth for the:
RAYNOR -OFFICE BUILDING
1822 Cleveland Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 6 SEPT 2016
REVISIONS -

COVER SHEET

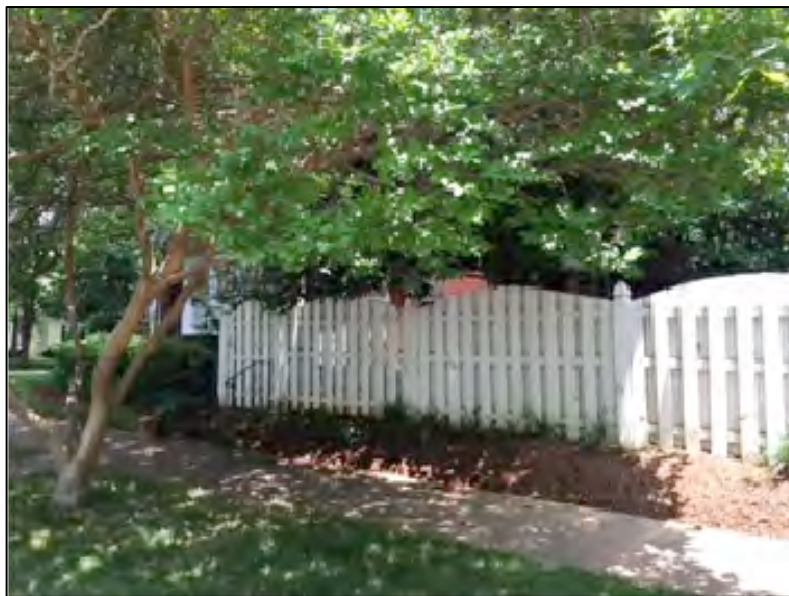
A-0

OF.TEN



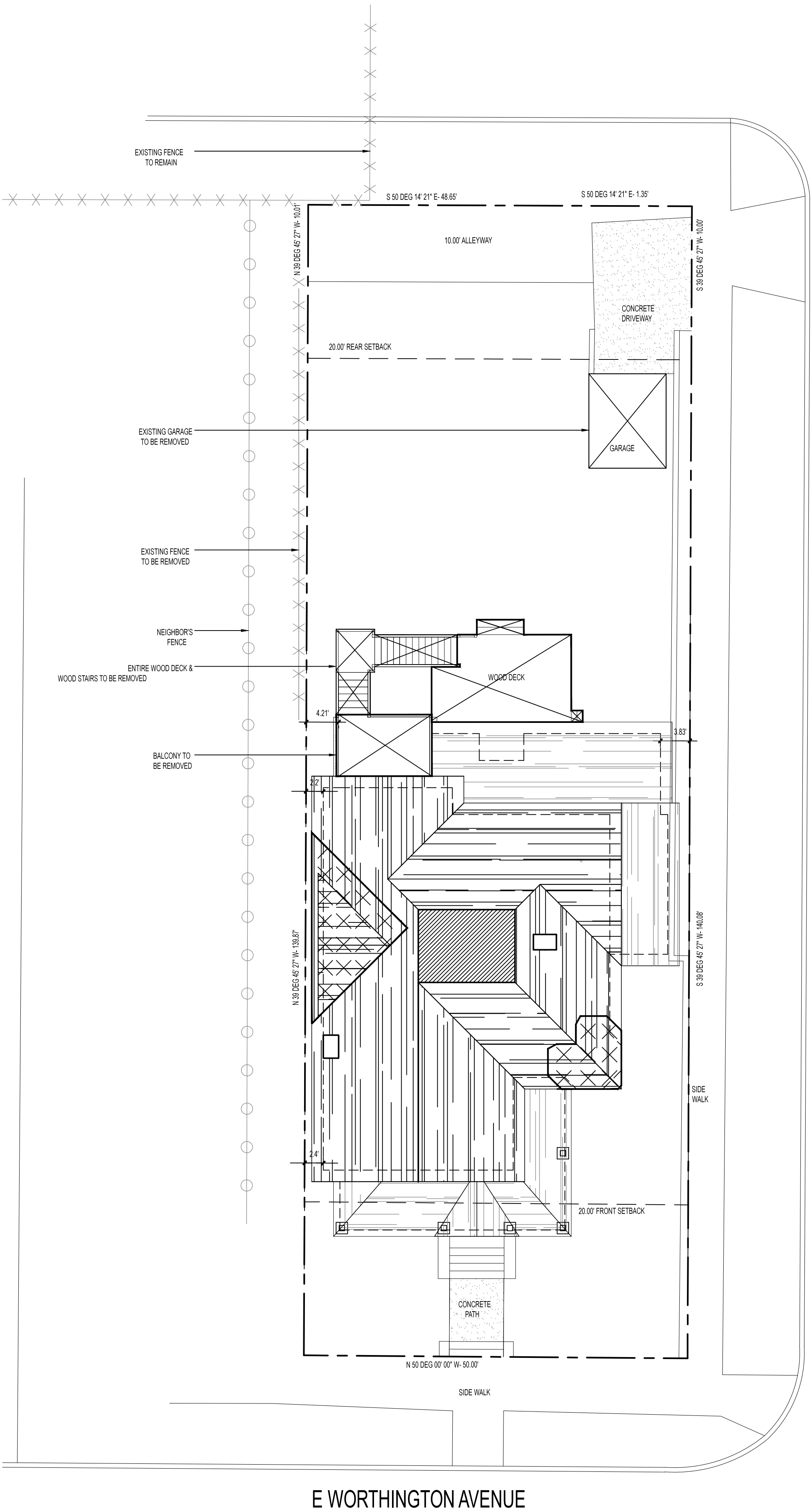
- METAL FENCE DETAIL FOR FRONT OF HOUSE THAT WILL RUN FROM SIDE OF HOUSE ON CLEVELAND TO THE FRONT OF HOUSE ALONG E WORTHINGTON AND TIE INTO NEIGHBOR'S FENCE
- THE FENCE SHALL BE PAINTED BLACK
- THERE SHALL BE A DOUBLE GATE AT TOP OF CONCRETE STEPS LEADING FROM SIDEWALK TO THE FRONT PORCH OF HOUSE
- THE MAXIMUM HEIGHT OF THE FENCE SHALL BE NOT MORE THAN 42" FROM GRADE
- SEE PROPOSED SITE PLAN FOR FENCE AND GATE LOCATION

④ **HDC COMPLIANT
DECORATIVE METAL FENCE
FOR FRONT OF HOUSE**

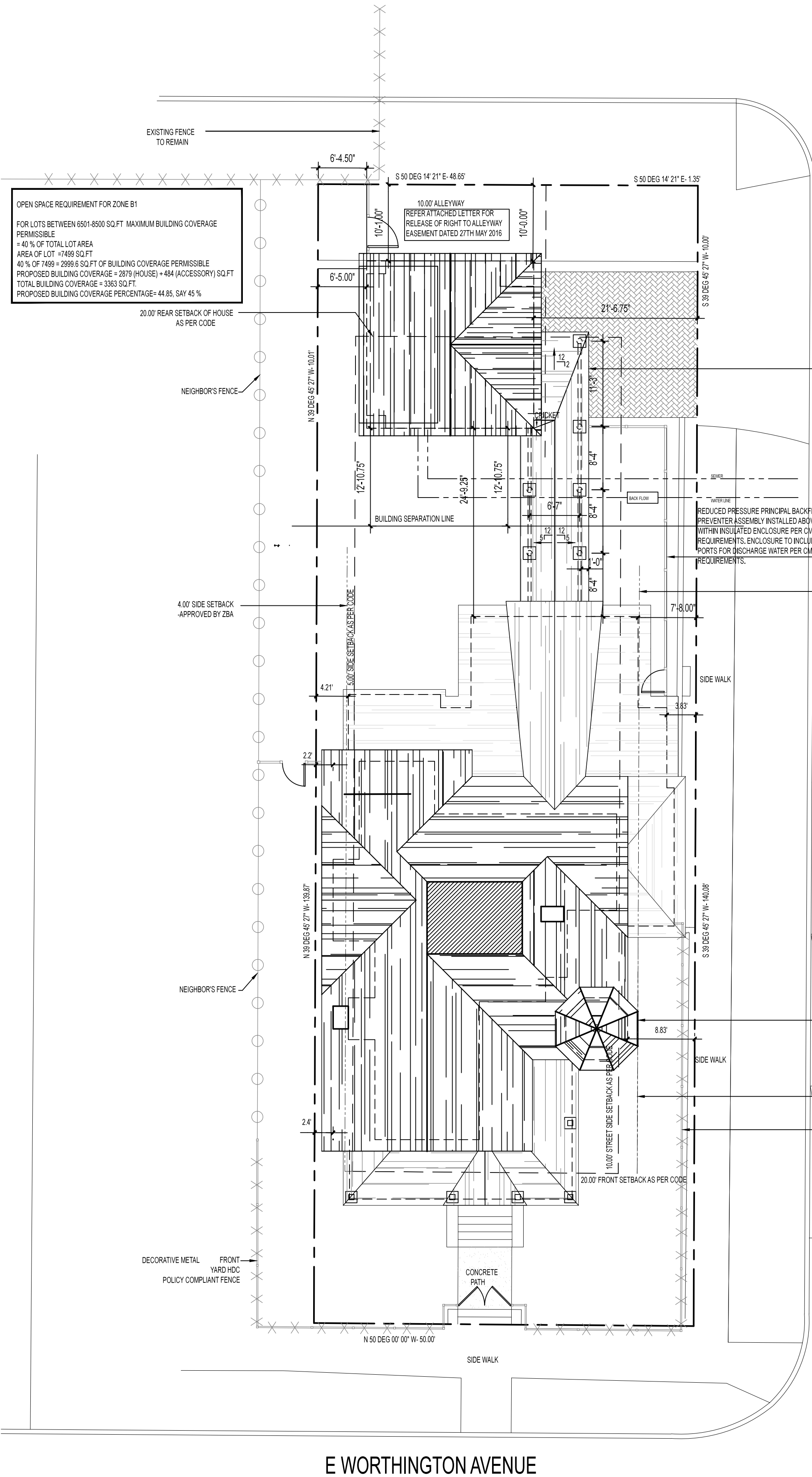
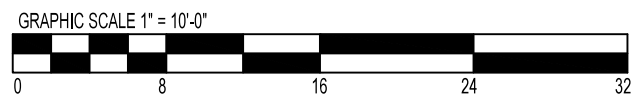


- THE BACKYARD SHALL HAVE WOODEN FENCE SIMILAR TO THE ONE SHOWN IN PICTURE
- IT SHALL BE PAINTED WHITE TO MATCH HOUSE PAINT
- THE HIGHEST POINT OF ARCH SHALL BE NOT MORE THAN 6'-0" FROM GRADE AND LOWEST POINT SHALL BE NOT MORE THAN 6'-0" FROM GRADE
- SEE PROPOSED SITE PLAN FOR FENCE LOCATION

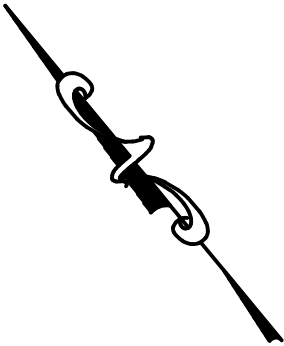
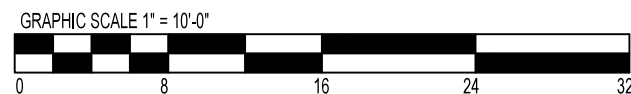
③ **HDC COMPLIANT
WOOD FENCE
FOR REAR OF HOUSE**



② **EXISTING SITE PLAN**
1" = 10'-0"

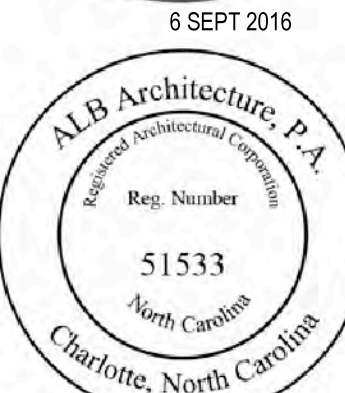


① **PROPOSED SITE PLAN**
1" = 10'-0"



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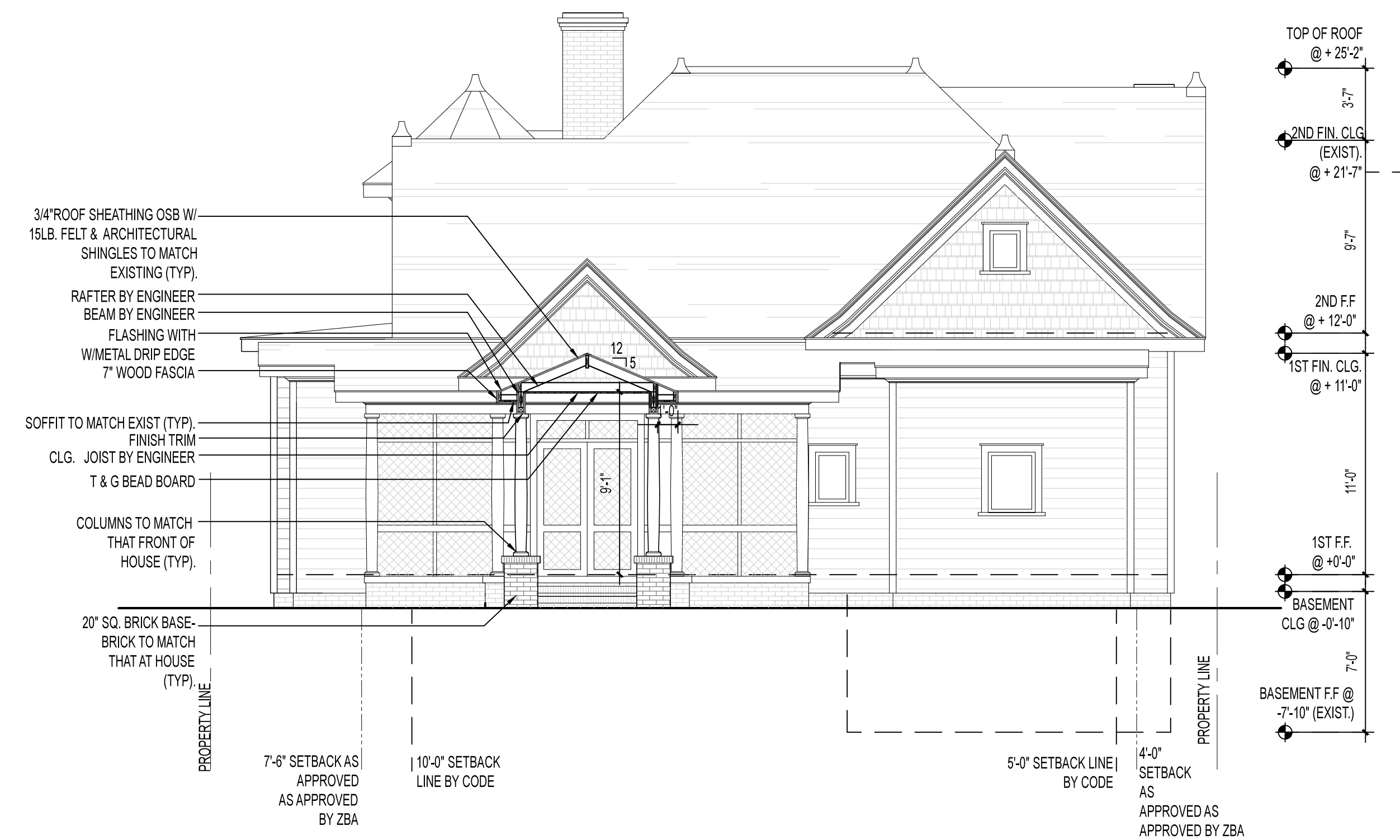
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Exclusively Designed At Historic Dilworth for the:
RAYNOR -OFFICE BUILDING
1822 Cleveland Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 6 SEPT 2016
REVISIONS -

EXISTING & PROPOSED SITE
PLANS

A-1
OF TEN



② SECTION THROUGH LOGGIA WITH REAR OF HOUSE IN BACKGROUND
3/16" = 1'-0"



① PROPOSED RIGHT OF HOUSE & FRONT OF OFFICE (CLEVELAND SIDE)
3/16" = 1'-0"

GENERAL NOTES:

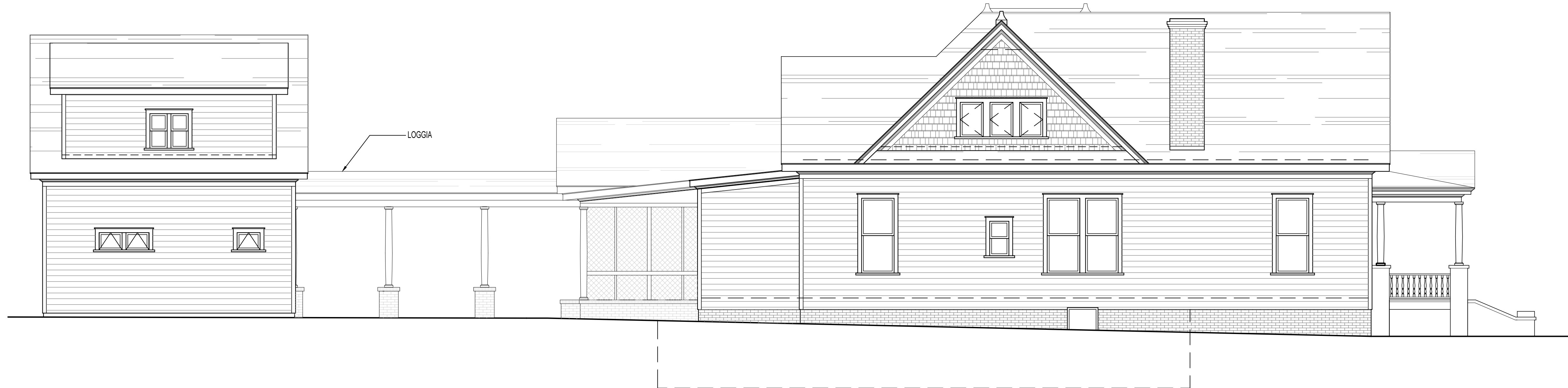
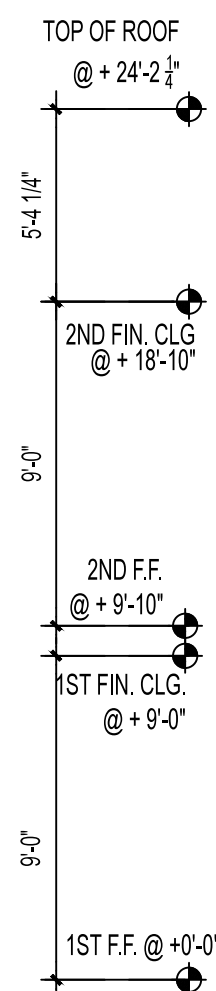
1. FINISH GRADE TO BE CO - ORDINATED BY THE CONTRACTOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
3. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
4. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE

NOTE:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS 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 REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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2 PROPOSED RIGHT SIDE OF OFFICE
3/16" = 1'-0"



1 PROPOSED LEFT OF HOUSE & REAR OF OFFICE
3/16" = 1'-0"

GENERAL NOTES:

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