LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 612 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Angie Lauer

Details of Proposed Request

Existing Conditions
The existing structure is a 2.5 story Four Square/Bungalow style house constructed in 1915. Features include a brick main floor with wraparound porch and a shingled second floor with a gabled front and eave brackets. Other houses on the block are a mix of 1 and 2 story houses.

Proposal
The project is an addition of a cross gabled dormer which requires removal of a portion of the roof. The addition is approximately 2’-6” above the existing ridge. The chimney will be extended approximately 3’. Window details, siding and trim materials will match existing. Final ridge height is +/-33’ from grade.

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.

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 Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission Case 2017-107
HISTORIC DISTRICT: Dilworth
ADDITION

Dilworth Historic District 612 E. Worthington Avenue

February 24, 2017

Building Footprints

612 E. Worthington Avenue
Dilworth
Historic District
Property Lines
Building Footprints
NOTE:

Reuse or modification of these construction documents by the client, without the architect's 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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EXISTING & PROPOSED SITE PLANS

PROPOSED SITE PLAN

1/8" = 1'-0"

GENERAL NOTES:
1. 8'-0" THIRD FLOOR CEILING HEIGHT.
2. RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT WITHIN 3'-0" OF PORCHES.
3. ALL EAVES TO MATCH EXISTING U.N.O.
4. USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES 4:12 & LESS
5. PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BEHIND SHOWER & TUB AREAS AS PER N1102.2.12
6. PROVIDE REQUIRED CORROSION RESISTANT FLASHING ON ALL LOCATIONS PER R903.2.1

NOTE:
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2. THESE DRAWINGS ARE NOT TO BE SCALLED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.
EXISTING FRONT ELEVATION

EXISTING RIGHT SIDE ELEVATION

GENERAL NOTES:
1. ALL DIMENSIONS FROM FACE OF BRICK
2. 8'-3" FIRST FLOOR CEILING HEIGHT.
3. RAIL @ 36" A.F.F. IF GRADE EXCEEDS 29" IN HEIGHT WITHIN 3'-0" OF PORCHES.
4. ALL EAVES TO MATCH EXISTING U.N.O.
5. USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES 4:12 & LESS
6. PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY INSULATION BEHIND SHOWER & TUB AREAS AS PER N1102.2.12
7. PROVIDE REQUIRED CORROSION RESISTANT FLASHING ON ALL LOCATIONS PER R903.2.1
8. CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF
9. CHIMNEY ABOVE THE ROOF TO BE UNPAINTED.

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PROPOSED FRONT ELEVATION

1ST F.F. @ +0'-0"
2ND F.F. @ +10'-0"
3RD F.F. @ +19'-5"

1ST FIN.CLG. @ +9'-0"
2ND FIN.CLG. @ +18'-5"
2ND FIN.CLG. @ +27'-5"

PROPOSED ELEVATIONS

1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. EXCEPTION 2.1 APPLY TO PROJECT - GUARD HEIGHT WHICH ALLOW PASSAGE OF A 4 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER.
3. EXCEPT 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR & SERVES AS THE RAILING.
4. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE GRADE AND SHALL HAVE PROTECTION AGAINST DECAY.
5. PROVIDE RIGID MATERIAL OR AIR BARRIER ENCLOSING CAVITY PITCHES 4:12 & LESS
6. PROVIDE CORROSION RESISTANT FLASHING ON ALL ROOFS WITH PITCHES 4:12 & LESS

1. 8'-0" THIRD FLOOR CEILING HEIGHT.
2. 1'-6" BASEMENT FINISHING CLASH.
3. ALL EAVES TO MATCH EXISTING U.N.O.
4. DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH RAIN CEO 1/12 AND LESS
5. PROVIDE CORROSION RESISTANT FLASHING ON ALL ROOF EDGES, HEADS, AND REGULAR MORTAR (2"") OR CEMENT STUCCO (3"") ON ALL ROOF EDGES, HEADS, AND REGULAR MORTAR (2"") OR CEMENT STUCCO (3"") ON EXISTING HOUSE (TYP)
6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT.
7. R312.3 OPENING LIMITATIONS - GUARDS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER R312.3 OPENING WHICH ALLOWS PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
8. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.

For questions or comments, please contact:
lauer.alb@icloud.com
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Suite 240
1200 E. Morehead St.
ALB Architecture
612 East Worthington Avenue, Charlotte, NC 28203
EXISTING BASEMENT AND FIRST FLOOR PLAN

EXHIBIT TO MEMORANDUM:

A-4

EXISTING BASEMENT PLAN

EXISTING FIRST FLOOR PLAN

GENERAL NOTES:

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EXISTING BASEMENT
EXISTING BASEMENT
EXISTING ENTERTAINMENT ROOM
EXISTING BAR
EXISTING BATHROOM
EXISTING CLOSET
EXISTING SCREENED PORCH
EXISTING KITCHEN
EXISTING DINING ROOM
EXISTING FORMAL LIVING ROOM
EXISTING HALLWAY
EXISTING DEN
EXISTING DEN / STUDY
EXISTING FOYER
EXISTING REAR PATIO
EXISTING MUDROOM
EXISTING POWDER ROOM

NEW WALL
MASONRY
EXISTING WALL

PROPOSED BASEMENT AND FIRST FLOOR PLANS

PROPOSED BASEMENT PLAN (NO CHANGES) 1
1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN (NO CHANGES) 2
1/4" = 1'-0"

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STAIRS, RAILING & GUARD NOTES:
1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. SEE PLANS FOR CLEAR WIDTH.
1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
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7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 3/8 DIAMETER SPHERE ON OPEN SIDE OF STAIR.
NEW WALL
MASONRY
EXISTING WALL

A
HEADER HEIGHT SIZE
TYPE
ID

NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.

2. SEE ELEVATIONS FOR MUNTIN PATTERN.
VERIFY ANY REQUIREMENTS FOR
EGRESS OR TEMPERED GLASS.

3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.

4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.

5. DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.

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

DOUBLE HUNG 2'-0" X 4'-0"5'-10"

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #: 16062
ISSUED: 10 FEB 2017
REVISIONS:

10 FEB 2017

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6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.

7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 3/8 DIAMETER SPHERE ON OPEN SIDE OF STAIR.