LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 604 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Zack Alsentzer

Details of Proposed Request

Existing Context
The existing structure is a two story Bungalow listed as a contributing structure in the Dilworth National Register of Historic Places (originally 1.5 story). The second story addition was approved by the HDC in 1999. Adjacent structures are one to two story houses.

Project
The project is a rear addition that ties in beneath the ridge line but extends 3-4 feet on the right side. The front gable window would be converted to a set of three windows. New materials and trim will match the house. Porch columns, rails and deck are wood. The new outdoor chimney is brick.

Policy & Design Guidelines for Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
<table>
<thead>
<tr>
<th>All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback</td>
<td>in relationship to setback of immediate surroundings</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
</tr>
<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
</tr>
<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
</tr>
<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
</tr>
<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
</tr>
<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
</tr>
<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district</td>
</tr>
<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
</tr>
<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
</tr>
</tbody>
</table>

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for additions.
Charlotte Historic District Commission Case 2017-464
HISTORIC DISTRICT: DILWORTH ADDITION
604 E. Worthington Ave. Remodel and Addition
Prepared for: Stewart Harris

CAD File Name:
Project name/#:
604_EastWorthingtonAve_v2017.vwx

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- NOT FOR CONSTRUCTION -

Mark

A R C H I T E C T S

Description Date

01 HDC Review Set 0109/13/2017

REAR EXTENT
EXISTING

HVAC
HVAC
FENCE W/ GATE
1.5"

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General Notes:
1. The purpose of this Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk, front yard grade, "Driveway", 1st level, and rooftop of the houses depicted herein. No rearyard or sideyard measurements were shown. 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.

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Phone: 704-372-9444  Fax: 704-372-9555
Firm License Number: C-1054

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Building Heights Sketch of
600 BLOCK of WORTHINGTON AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 02, 2014

Scale 1" = 20'
604 E. Worthington Ave.
Remodel and Addition
Prepared for: Stewart Harris

CAD File Name: Project name/#:
604_EastWorthingtonAve_v2017.vwx

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- NOT FOR CONSTRUCTION -
**Project Name:** 604 E. Worthington Ave.
**Prepared by:** Stewart Harris

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**Wall Section & Architectural Details**

**1st Flr Ceiling**

**2nd Flr Ceiling**

**3. Window Detail - Typical**

**4. Section Detail @ Porch Column**

**General Notes:**

1. **NOT FOR CONSTRUCTION**

2. **Match Existing Exposed Parter Detail and Soffit/Fascia Details, VIF**

3. **Match Existing Porch Ceiling**

4. **Provide Vents for Under Porch Cavities per Calculations, VIF**

5. **CMI Foundation Wall**

6. **Provide Vapor Barrier**

7. **Concrete Footing, See Structural**

**Window Details:**

- **Exterior Siding, Match Existing, VIF**
- **2x4 Sill, 31/2 Clear and Dried Western Red Cedar with Dry Cut, Slope Top, Match Existing, VIF**
- **2x4 Casing Trim, Match Existing, VIF**
- **3/4” Stool, Match Existing, VIF**
- **3/4” Lattice, Match Existing Details, VIF**
- **3/8” Lattice, Match Existing Details, VIF**
- **Exterior Siding, Match Existing, VIF**
- **2x4 Casing Trim, Match Existing, VIF**
- **1x4 Skirt, Match Existing, VIF**
- **3/8” Lattice, Match Existing Details, VIF**
- **Exterior Siding, Match Existing, VIF**

**Stair Details:**

1. The greatest tread depth or the greatest riser height shall not exceed the smallest by more than 3/8 of an inch.
2. The top and bottom riser of an interior shall not exceed the smallest riser within the run by more than 3/4 of an inch.
3. The height of the top and bottom riser of the interior stairs shall be measured from permanent finished surface to permanent finished surface.
4. When the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finished grade, the height of the riser may be less than the height of the adjacent riser.
5. Guardrail must have intermediate rails or pickets that do not allow passage of an object 4 inches or more in diameter. Horizontal spacing between vertical members in required guardrails shall be a max. of 4 inches at the nearest point between members.
6. Handrail: Required on at least one side of each continuous flight with four or more risers. Guards required if more than 30” above grade, 36” horizontal from edge of steps.
7. Guards required if more than 30” above grade, 36” horizontal from edge of walking surface.
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Mark

Marking System:

A  R  C  H  I  T  E  C  T  S

DescriptionDate

01 HDC Review Set 0109/13/2017

11'4" x 9'4"
ARCHED BEADBOARD CEILING

15'5" x 15'8"
BONUS/GUEST SUITE

15'5" x 6'6"
BATHROOM

STEAM SHOWER

CUSTOM BUILT-IN BENCH
W/ PULLOUT TRUNDLE MATTRESS

Proposed First Floor
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED
PROPOSED (ENLARGED)

ATTIC PULL-DOWN

WASHER

DRYER

VANITY

SHOWER

EXISTING

EXISTING (ENLARGED)

NEW WINDOWS (3) IN ATTIC SPACE AT GABLE ROOF ABOVE PORCH.
SEE ELEVATION SHEET A203 FOR PLACEMENT

EXISTING HEATED AREA
Existing 1st Flr 1488
Total
3277
Existing 2nd Flr 1073
PROPOSED UNHEATED AREA
Front Porch (Covered) 268
Total
583
Rear Porch (Covered) 315

PROPOSED HEATED AREA
1st Flr 1568
Total
3277

Floor Plan
Second Floor

A102