
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 300 East Worthington Avenue

SUMMARY OF REQUEST: Addition, garage

APPLICANT/OWNER: Allen Brooks/Ken and Lucy Raynor

Details of Proposed Request

Existing Conditions

The site is at the edge of the Dilworth Local Historic District and within the South End Transit Overlay District. The existing building is a 1.5 story Bungalow style structure constructed in 1930 and listed as non-contributing in the Dilworth National Register of Historic Places. A previous application for demolition was reviewed June 2017. A motion was made that this is a contributing structure with the National Register due to the year it was built, architectural style, materials and massing. A 365-Day Stay of Demolition was placed on the structure. The property is zoned B-1 which allows residential development. The site slopes from front to rear approximately 8-10 feet. Adjacent structures are a mix of 1 and 2 story residential buildings, mixed use and institutional buildings.

Project

The project is an addition to create a single family house. The front elevation would be restored to an open front porch. The building addition would start behind the front dormer and continue to the rear of the property. Total height is approximately 23'-10". Design features include wood shakes, wood trim, exposed rafters and roof trim to match existing and a rear deck. The detached garage has design features that match the house. The height of the garage is approx. 24'-4".

Design Guidelines-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 façade, 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.

Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.

2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

Staff Analysis

The HDC will determine if the project meets the guidelines for additions and accessory buildings.

Charlotte Historic District Commission Case 2017-684
**HISTORIC DISTRICT: DILWORTH DEMOLITION
ADDITION**



-  300 E. Worthington Av
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

December 6, 2017



300 E. Worthington Avenue, Charlotte, NC 28203



LEFT SIDE VIEW @ FRONT



RIGHT FRONT @ PORCH



FRONT OF HOUSE LOOKING WEST AT WORTHINGTON



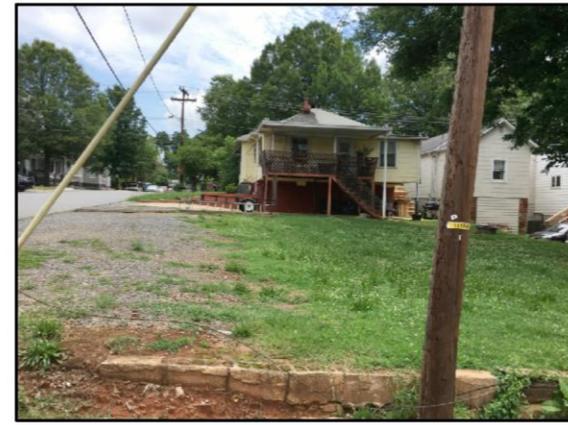
FRONT PORCH @ RIGHT SIDE



RIGHT SIDE ALONG CLEVELAND



REAR OF PROPERTY @ ALLEY



REAR YARD @ RIGHT OF WAY



LEFT OF PROPERTY LOOKING SOUTH



LEFT SIDE BETWEEN HOUSES



ENCLOSED FRONT PORCH



FRONT ENTRY DOOR



FIRE PLACE

Existing Conditions



316 EAST WORTHINGTON



312 EAST WORTHINGTON



308 EAST WORTHINGTON



304 EAST WORTHINGTON



SUBJECT HOUSE



CORNER OF CLEVELAND AND WORTHINGTON



229 EAST WORTHINGTON



1829 CLEVELAND AVENUE



1829 CLEVELAND AVENUE



311 EAST WORTHINGTON



FRONT YARD OF SUBJECT LOOKING EAST



RIGHT SIDE OF SUBJECT HOUSE ON CLEVELAND



REAR YARD OF SUBJECT \$ 1915 CLEVELAND



CORNER BUILDING ALONG CLEVELAND AND TREMONT

Context & Adjacent Structures



329 E.WORTHINGTON @ CORNER OF EUCLID



END OF 329 E.WORTHINGTON @ ALLEY ALONG EUCLID



E. WORTHINGTON



E. WORTHINGTON



920 MAGNOLIA



921 MAGNOLIA

Context & Adjacent Structures



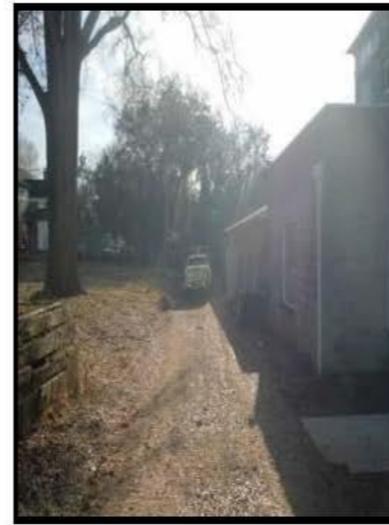
LOOKING SOUTH ON CLEVELAND



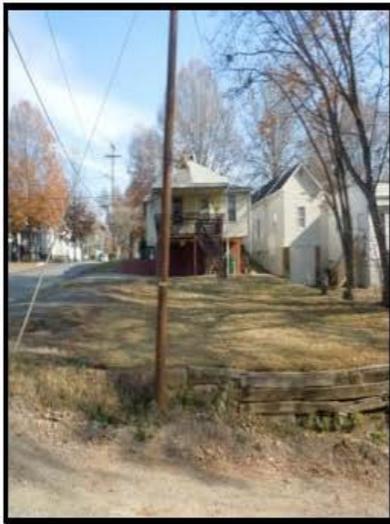
MIDBLOCK PROPERTY BETWEEN



ALLEY SHOWING DESCENDING GRADE



CONTINUATION SHOWING ALLEY



REAR OFF SUBJECT SHOWING GRADE DROP



REAR VIEW'S FRONTING ON WORTHINGTON



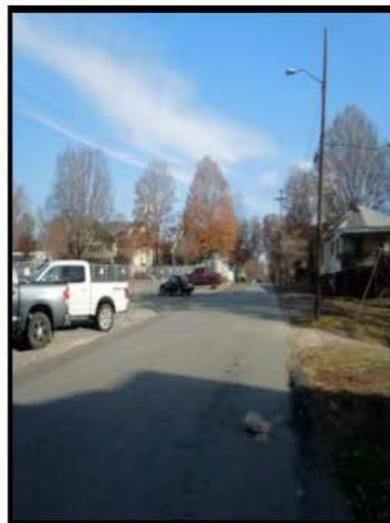
VIEW OF GRADE DIFFERENTIAL



ASCENDING VIEW OF ALLEY TO CLEVELAND



VACANT LOT ACROSS CLEVELAND

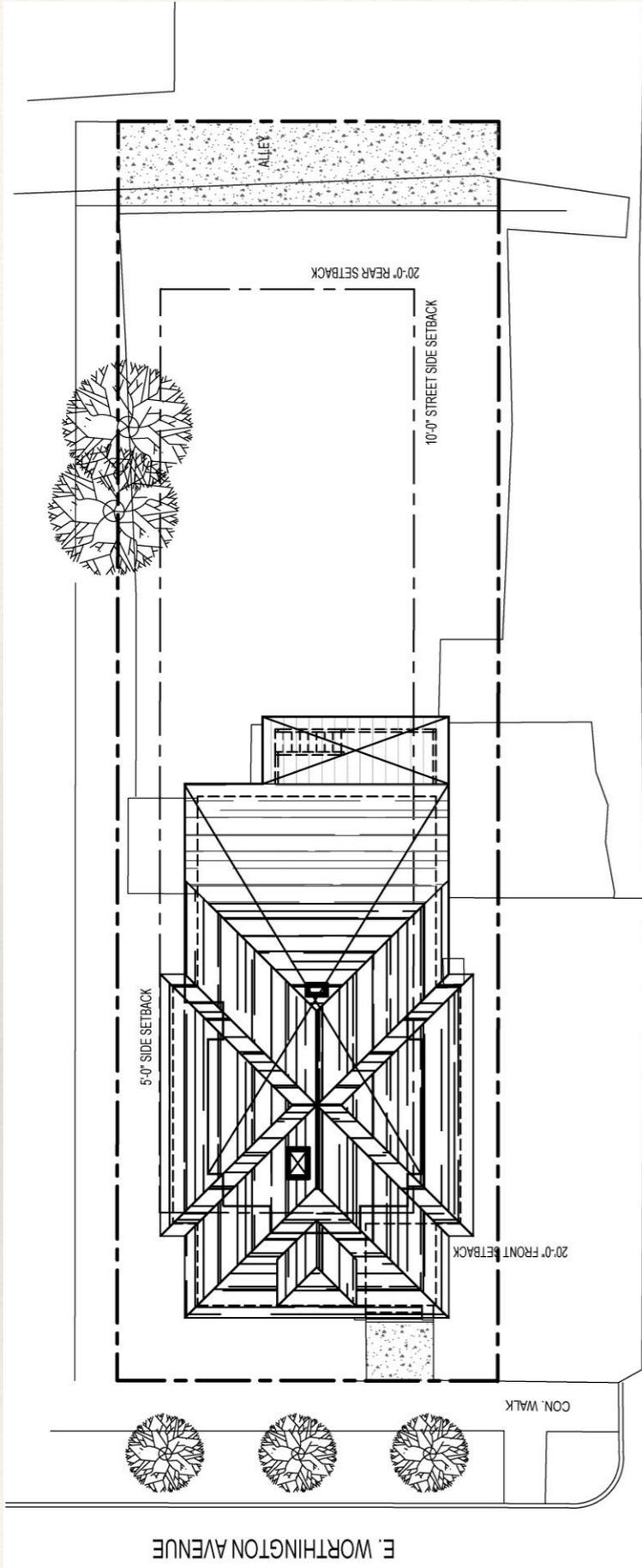


LOOKING NORTH ON CLEVELAND



SIDE YARD AT CLEVELAND

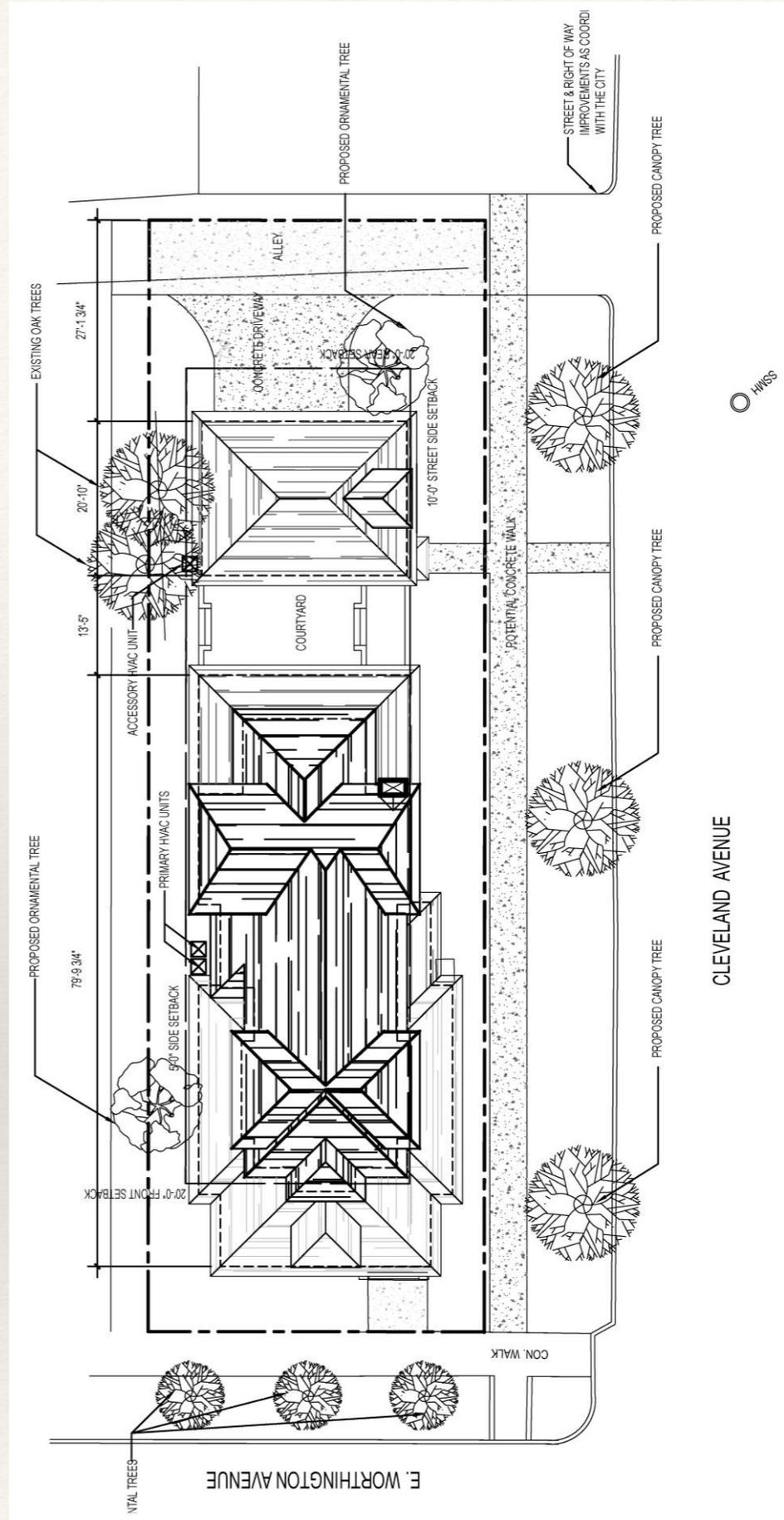
Context & Adjacent Structures



Existing Site Plan

SSM HWSS

CLEVELAND AVENUE



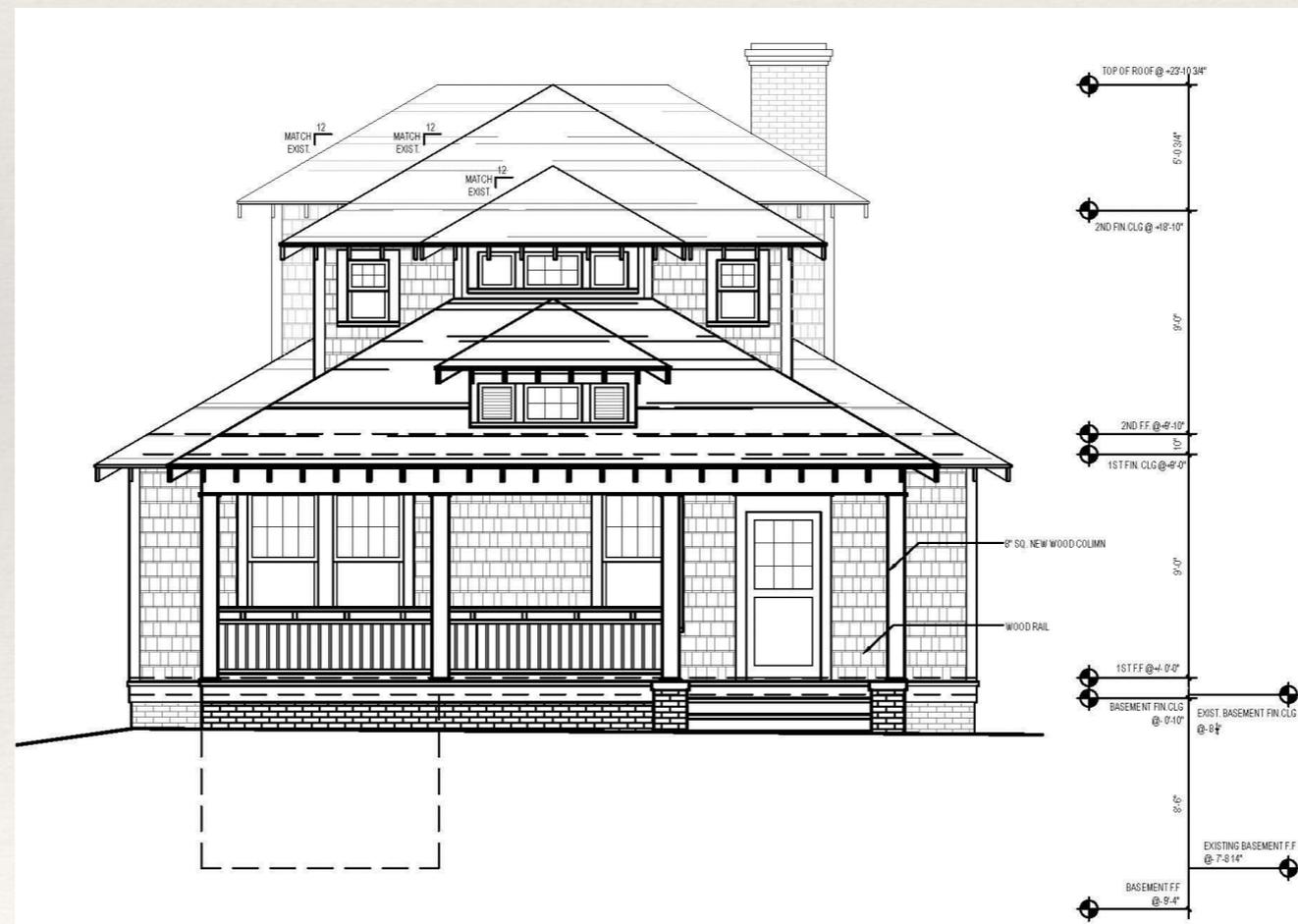
Proposed Site Plan

HWSS

CLEVELAND AVENUE



Existing Front Elevation



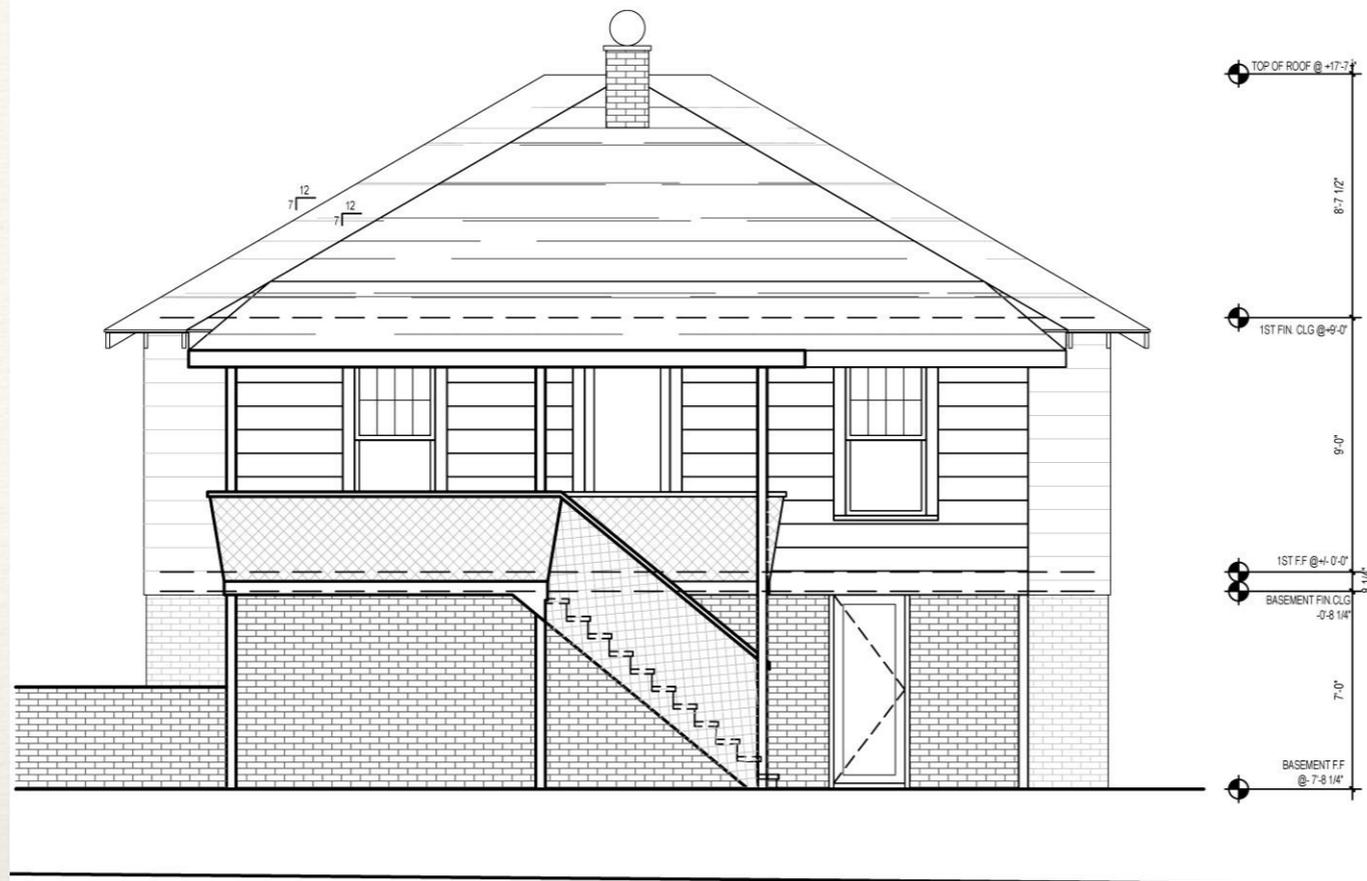
Proposed Front Elevation



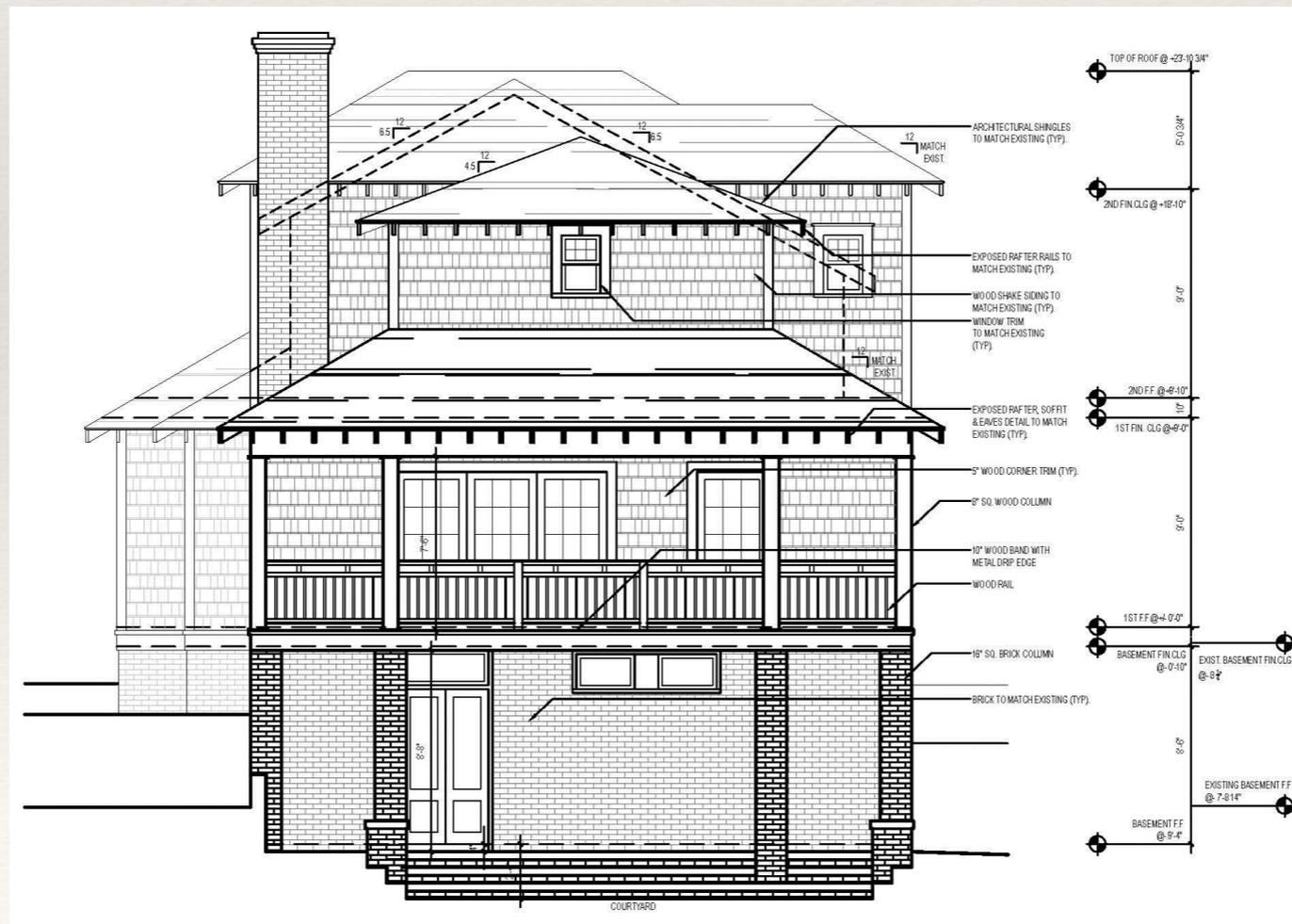
Existing Right Elevation



Proposed Right Elevation



Existing Rear Elevation



Proposed Rear Elevation



Existing Left Elevation



Proposed Left Elevation



Alley Elevation



Courtyard Elevation



Left Elevation



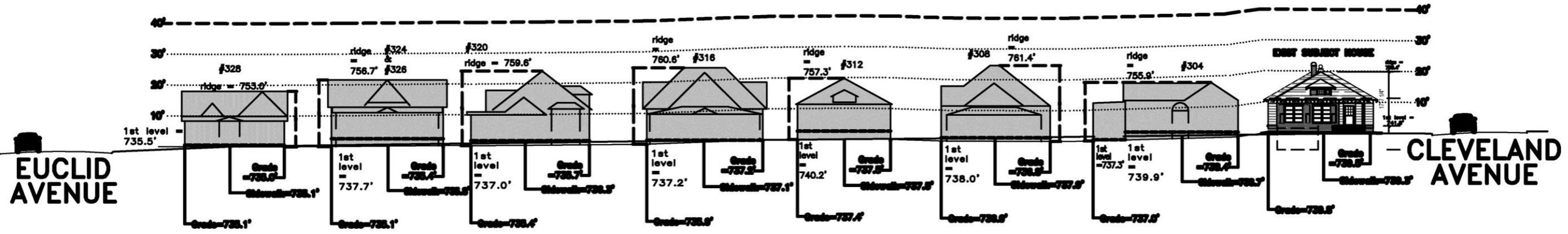
Right Elevation



Overall Right Elevation

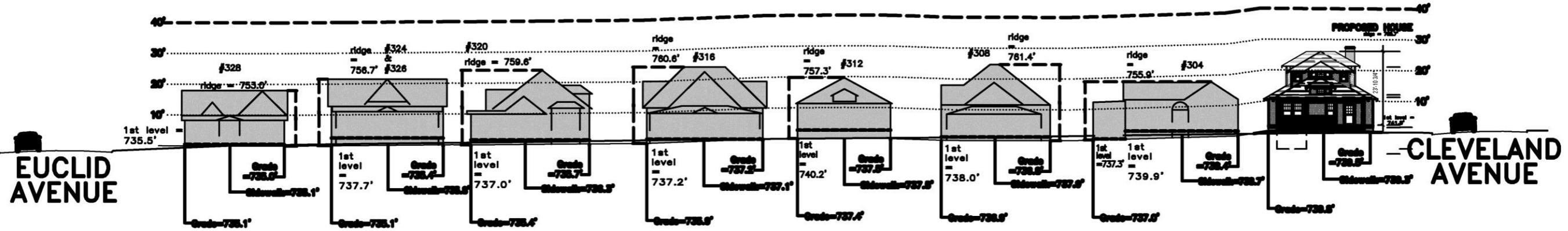


Overall Left Elevation



③ EXISTING BUILDING HEIGHT SURVEY
1/16" = 1'-0"

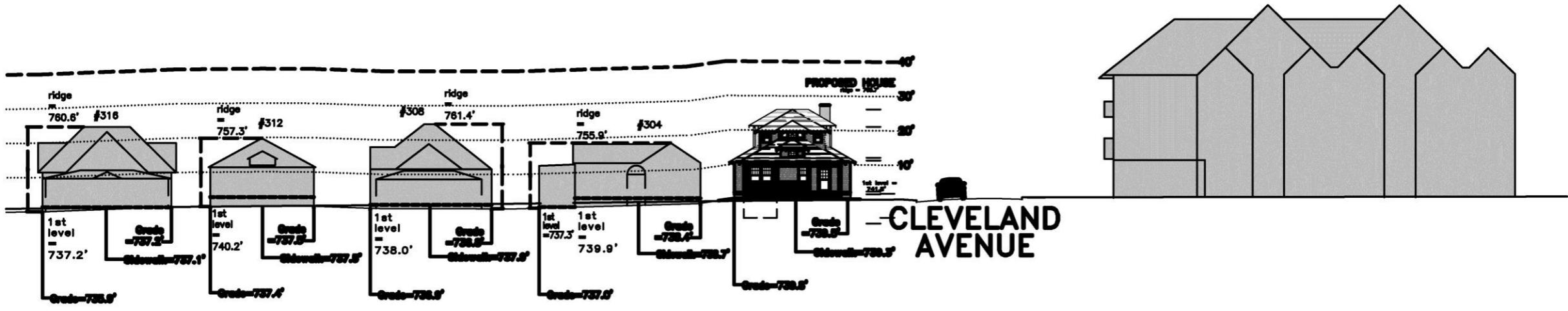
W O R T H I N G T O N A V E N U E



② PROPOSED BUILDING HEIGHT SURVEY
1/16" = 1'-0"

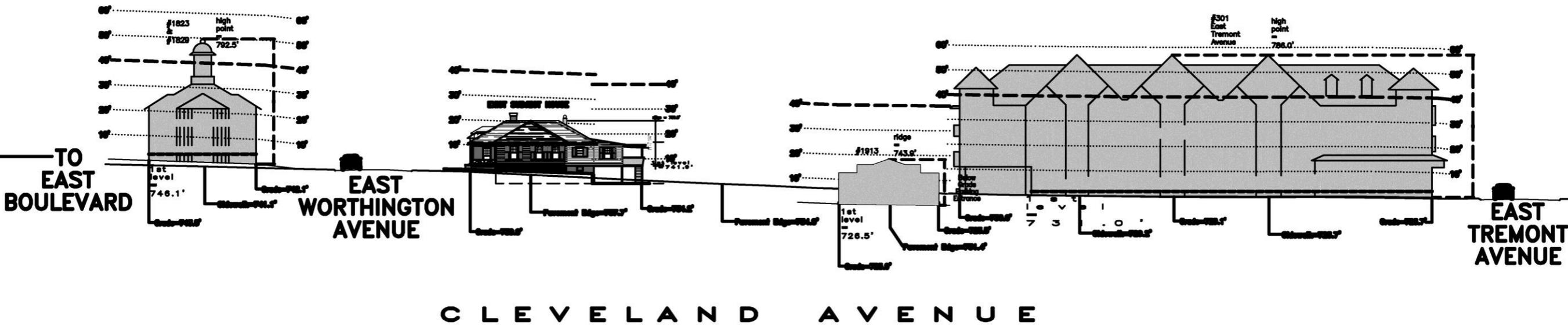
W O R T H I N G T O N A V E N U E

POTENTIAL 5-STORY STRUCTURE ACROSS FROM SUBJECT HOUSE

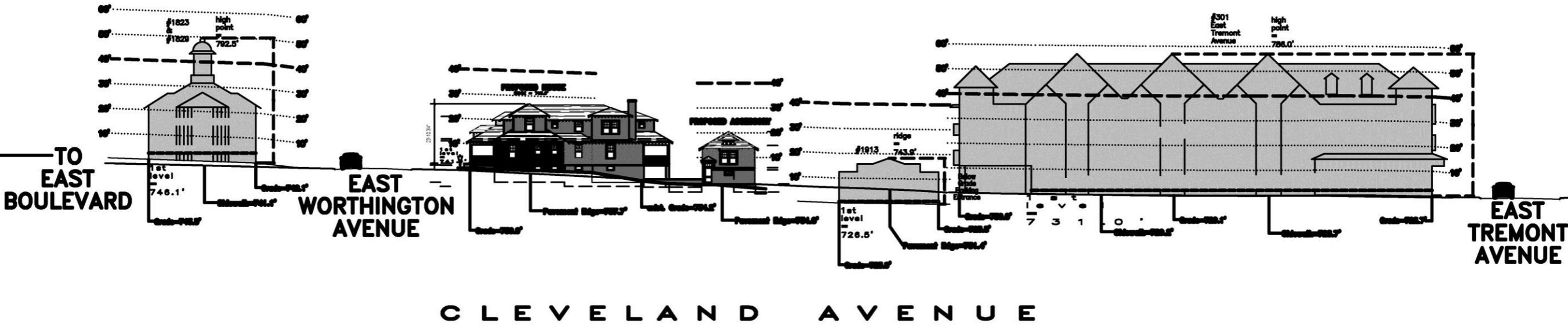


① PROPOSED BUILDING HEIGHT SURVEY SHOWING 5-STORY POTENTIAL STRUCTURE ACROSS FROM SUBJECT HOUSE ON CLEVELAND
1/16" = 1'-0"

Building Height Survey

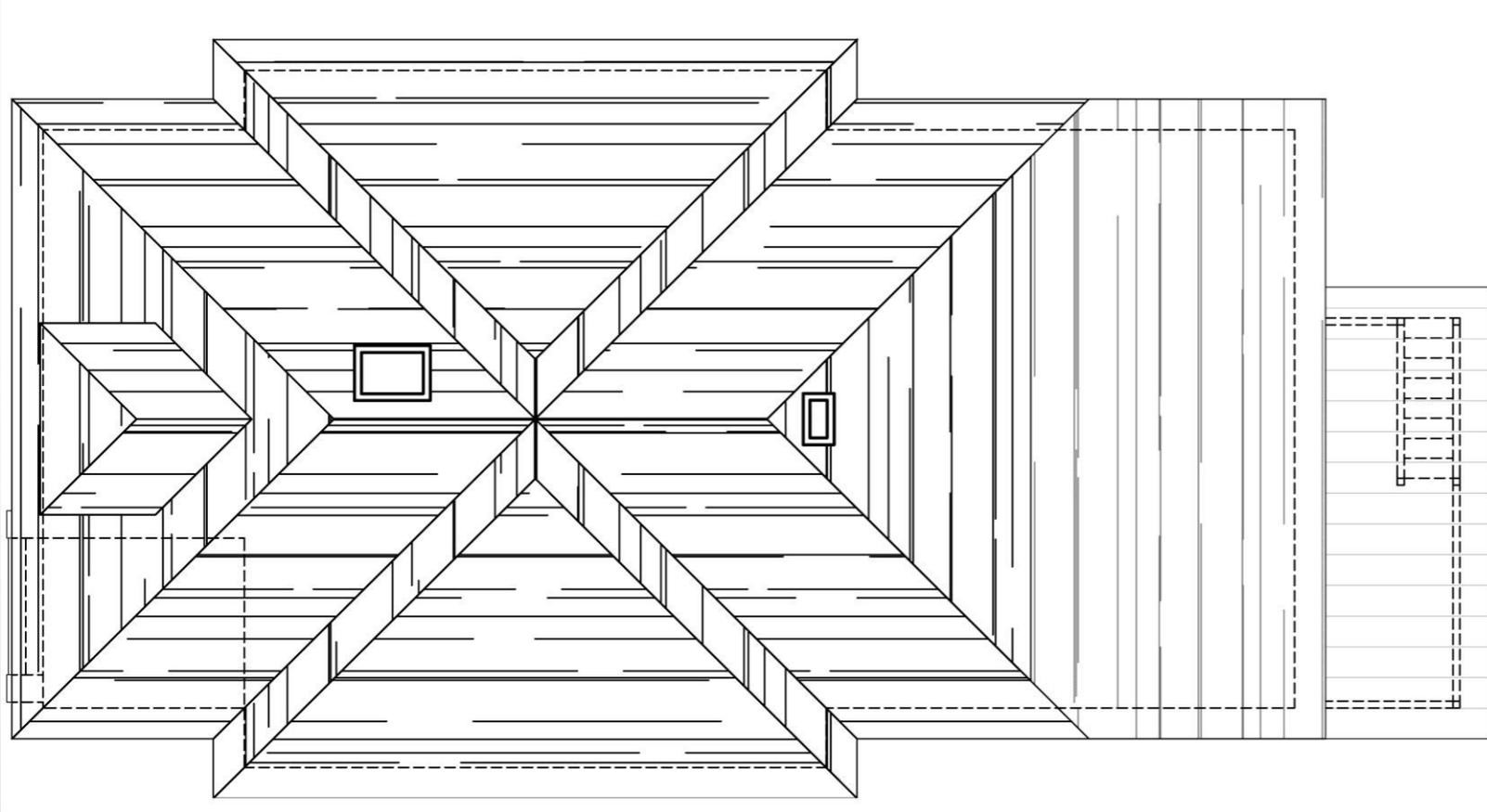


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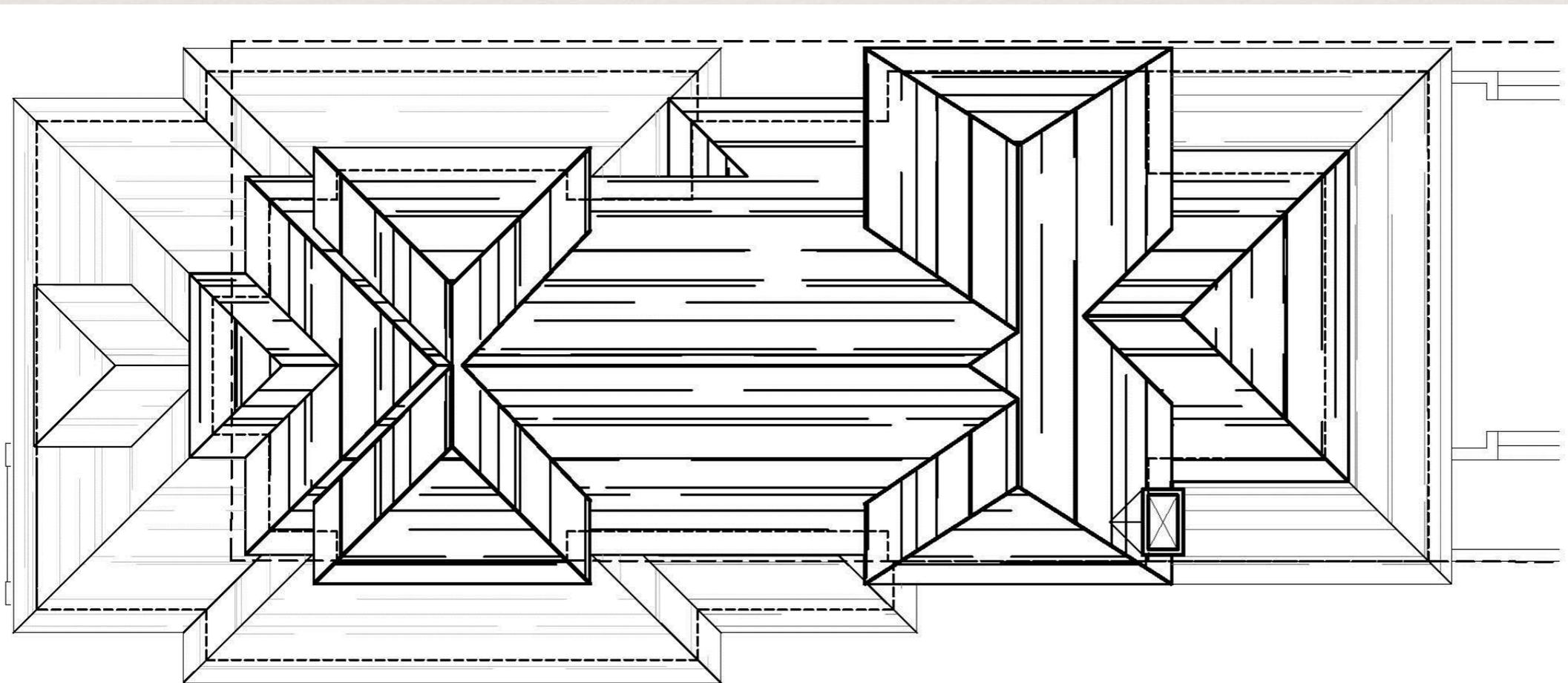


① PROPOSED BUILDING HEIGHT SURVEY
1/16" = 1'-0"

Building Height Survey



Existing roof



Proposed roof