LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 300 East Worthington Avenue

SUMMARY OF REQUEST: New construction and detached accessory building

APPLICANT/OWNER: Allen Brooks/Ken and Lucy Raynor

The application was continued for the following items: 1) Restudy of the turret windows with and expression of structure between and more information on the rear elevation, and 2) Provide more detail on the security enclosure.

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. The property is zoned B-1 which also 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. A 365-Day Stay of Demolition was placed on the structure June 14, 2017.

Proposal
The proposal is a new two story Queen Anne style single family house and detached garage. The height from grade to ridge is approximately 25.6’. Details include wood siding, windows and trim, 8’d. front porch, 16’ d. rear porch, round tapered columns and brick foundation. The accessory building is approximately 24’ in height and secondary to the house in size and scale with materials and details to match the house. The applicant has provided examples of design precedents in the District and historic references for the proposed architectural style.

Revised Proposal – September 12
1. The turret windows have been resized.
2. Details of the security enclosure have been included.

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.

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### All New Construction Projects Will beEvaluated for Compatibility by the Following Criteria

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<th>All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria</th>
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<tr>
<td>Setback</td>
<td>In relationship to setback of immediate surroundings</td>
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<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
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<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
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<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
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<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
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<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
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<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
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<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
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<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
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<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
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<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
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<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district.</td>
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<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
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<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
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<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
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<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
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All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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**Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-275
HISTORIC DISTRICT: DILWORTH
NEW CONSTRUCTION
ZONING INFORMATION
JURISDICTION: CITY OF CHARLOTTE
ZONED: B1
BUILDING LIMITS:
FRONT SETBACK: 20'-0"
SIDE YARD: 5'-0" & 10'-0"
REAR YARD: 20'-0"
MAXIMUM IMPERVIOUS: 0%

SQUARE FOOTAGE CALCULATIONS
BASEMENT FLOOR
COVERED PATIO: 1415
UNHEATED SPACE: 384
FIRST FLOOR
FRONT PORCH: 1311
REAR PORCH: 384
SECOND FLOOR: 991
TOTAL: 3717
TOTAL UNDER ROOF: 4669
ACCESSORY
FIRST FLOOR: 74
SECOND FLOOR: 422
TOTAL: 496
TOTAL UNDER ROOF: 993

NOTE:

1. THIS PACKAGE HAS BEEN ASSEMBLED FOR APPROVAL BY THE CHARLOTTE HISTORIC DISTRICT COMMISSION. THIS PACKAGE SHALL NOT BE USED FOR OBTAINING BUILDING PERMITS OF ANY KIND. USE OR MODIFICATION OF DOCUMENTS BY THE CLIENT, CONTRACTOR WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENTS 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.

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.

TOTAL EXISTING HEATED AREA: 0
TOTAL PROPOSED HEATED AREA: 0
PROPOSED UNHEATED: 0

REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)
REAR YARD AREA: 0
HOUSE ADDITION: 0
TOTAL: 0

TOTAL PERMEABLE AREA: 0
OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)
TOTAL AREA OF SITE: 0
FOOTPRINT OF HOUSE: 0
TOTAL AREA: 0
PERCENTAGE OF OPENSPACE: 0

NOTE: PERMEABLE AREA & OPEN SPACE REQUIREMENTS NOT APPLICABLE UNDER B-1 ZONING.
EXISTING CONDITIONS

Designed Exclusively For the:
RAYNOR RESIDENCE

300 East Worthington Avenue, Charlotte, NC 28203

EXISTING STRUCTURE TO BE DEMOLISHED - HDC APPROVAL ON 06/14/2017 HDC 2017-351 DEMOLITION
EXISTING STRUCTURE TO BE DEMOLISHED - HDC APPROVAL ON 06/14/2017 HDC 2017-351 DEMOLITION

SIMILAR CHARACTERISTICS ON BERKELEY:
1.  1714 CLEVELAND AVENUE - BAY FEATURE
2.  1508 CLEVELAND AVENUE - 1½ STORY HOME WITH ENGAGED FRONT PORCH.

ADDITIONAL PROPERTIES RELEVANT TO PROJECT:
1.  1600 THE PLAZA - ENTIRE HOUSE
PROPOSED REAR ELEVATION

MATERIAL NOTES

1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"
WOOD RAIL-PLAIN PICKET BALUSTRADE
TUSCAN TAPERED CIRCULAR WOOD COLUMN

JAMES HARDIE ARTISAN WOOD SHAKE SIDING - TO BE SIMILAR TO 229 E.WORTHINGTON (TYP).

JAMES HARDIE ARTISAN WINDOW TRIM W/DRIP EDGE (TYP).

JAMES HARDIE ARTISAN LAP SIDING (TYP).

JAMES HARDIE ARTISAN CORNER TRIM (TYP).

ARCHITECTURAL SHINGLES (TYP).

METAL ROOF CREST TO BE SIMILAR TO THAT AT 229 E.WORTHINGTON (TYP).

10" JAMES HARDIE TRIM BOARD WITH METAL DRIP EDGE (TYP).

BRICK VENEER (TYP).

SHINGLE MOLD TO BE SIMILAR TO 229 E.WORTHINGTON (TYP).

8" FRIEZE TRIM WITH BED MOLD TO BE SIMILAR TO 229 E.WORTHINGTON (TYP).

PICTURE WINDOW W/MULTI-PANE TRANSOM

SPECIALITY MAIN DOOR W/MULTI-PANE TRANSOM AND CASING SIMILAR TO 229 E.WORTHINGTON

SPECIALTY CASEMENT WINDOW WITH CASING SIMILAR TO THAT OF MAIN DOOR

ALL STRAIGHT EAVES DETAIL TO BE SIMILAR TO 229 E.WORTHINGTON (TYP).

SPECIALTY CASEMENT WINDOW WITH CASING SIMILAR TO THAT OF MAIN DOOR

GRAPHIC SCALE 1/4" = 1'-0"
WOOD LAP SIDING TO MATCH HOUSE (TYP).

GABLE DETAIL AND SOFFIT TO MATCH HOUSE (TYP).

WOOD SHAKE TO MATCH HOUSE (TYP).

CORNER TRIM TO MATCH HOUSE (TYP).

ROWLOCK BRICK TO MATCH HOUSE (TYP).

SHED ROOF DETAILS & SOFFIT TO MATCH HOUSE (TYP).

ARCHITECTURAL SHINGLES TO MATCH HOUSE (TYP).

VENT WINDOW TRIM TO MATCH HOUSE (TYP).

DECORATIVE WOOD BRACKET FRIEZE TRIM TO MATCH HOUSE (TYP).

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

STREET WITH PROPOSED HOUSE

TOWER = 770.7'
RIDGE = 767.69'

PROJECT #:
17053
ISSUED:
15 AUGUST 2018
REVISIONS:

300 East Worthington Avenue, Charlotte, NC 28203
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HDC 2018-275
HDC MEETING DATE:
SEPT 12, 2018
TYPICAL STRAIGHT EAVE DETAIL TO BE SIMILAR TO 229 E WORTHINGTON

TYPICAL STRAIGHT EAVE DETAIL