



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 11, 2009

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ADDRESS OF PROPERTY	729 East Worthington Avenue, Dilworth  Dilworth Local Historic District
SUMMARY OF REQUEST	Addition
OWNERS	Benjamin Hippen & Lisa Rasmussen
APPLICANT	John Phares

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### **Details of Proposed Request**

This proposal is for a rear addition on a single-family house on a corner lot in the Dilworth Local Historic District. According to the application filed with HDC Staff, the rear of the house has had a number of additions and renovations throughout its history, and this addition is designed to replace this earlier work with an addition that is unified and derived from the original architecture of the house. The proposed addition is highly visible from Lennox Avenue.

The addition as proposed would leave the original house intact with the exception of enlarging an existing rear gable. The plan then flows into a one and one-half story connector to a new two story rear addition. This allows the addition to be distinct from the original structure, leaving the original house largely intact. The rear addition is not taller than the existing house, with the exception of a new chimney in the addition.

The detailing of the addition, including the materials, overhangs and windows, are taken from those existing on the original house.

### **Current Status and Context of Property**

This house appears from available records to be one of the oldest homes on this section of East Worthington Avenue. It is a shake-sided one and one half story house with timbered and stuccoed gable ends. It is a bungalow style building with Tudor detailing. A large engaged front porch wraps around the right side of the façade.

This section of East Worthington Avenue is a mixture of one, one and one-half and two story houses, which are predominantly Bungalow style homes. Many of these houses have been expanded with rear and second floor additions over the years.

This house is listed as a contributing structure to the Dilworth National Register Historic District, which lists the construction date of the house as 1905.

**.Relevant HDC Design Guidelines**

- *Additions*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Outstanding Issues**

The attached plans show the proposed rear addition to the existing house. A streetscape is included that shows the addition as it would appear along Lennox Avenue. The house behind the subject property, a one and one-half story house with a large front facing gable, is separated from this site by an alleyway. The plans show the proposed side elevations. There are no impacts on the front, East Worthington Avenue elevation.

The applicant will provide a proposed rear elevation, as well as a site plan showing the proposed addition, at the February 2009 HDC meeting.



PERSONAL  
RESIDENCE OF:  
BENJAMIN HIPFEN  
LISA RASMUSSEN

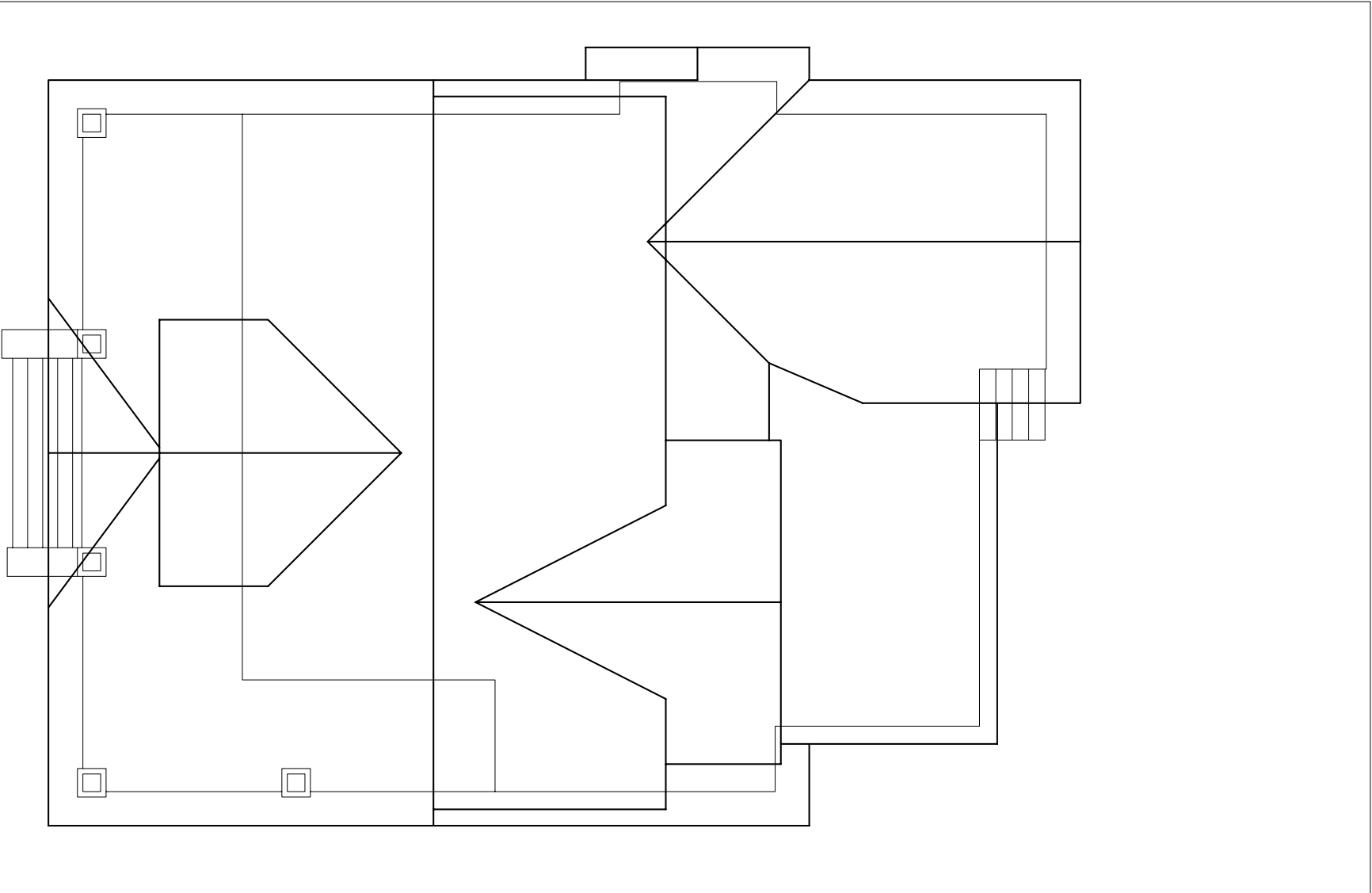
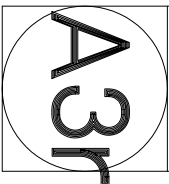
WK. #  
(704) 996-5512

RENOVATIONS TO  
729 WORTHINGTON AVENUE, CHARLOTTE, NC 28203  
(PHASE 1)

DATE OF ISSUE:  
1/19/09

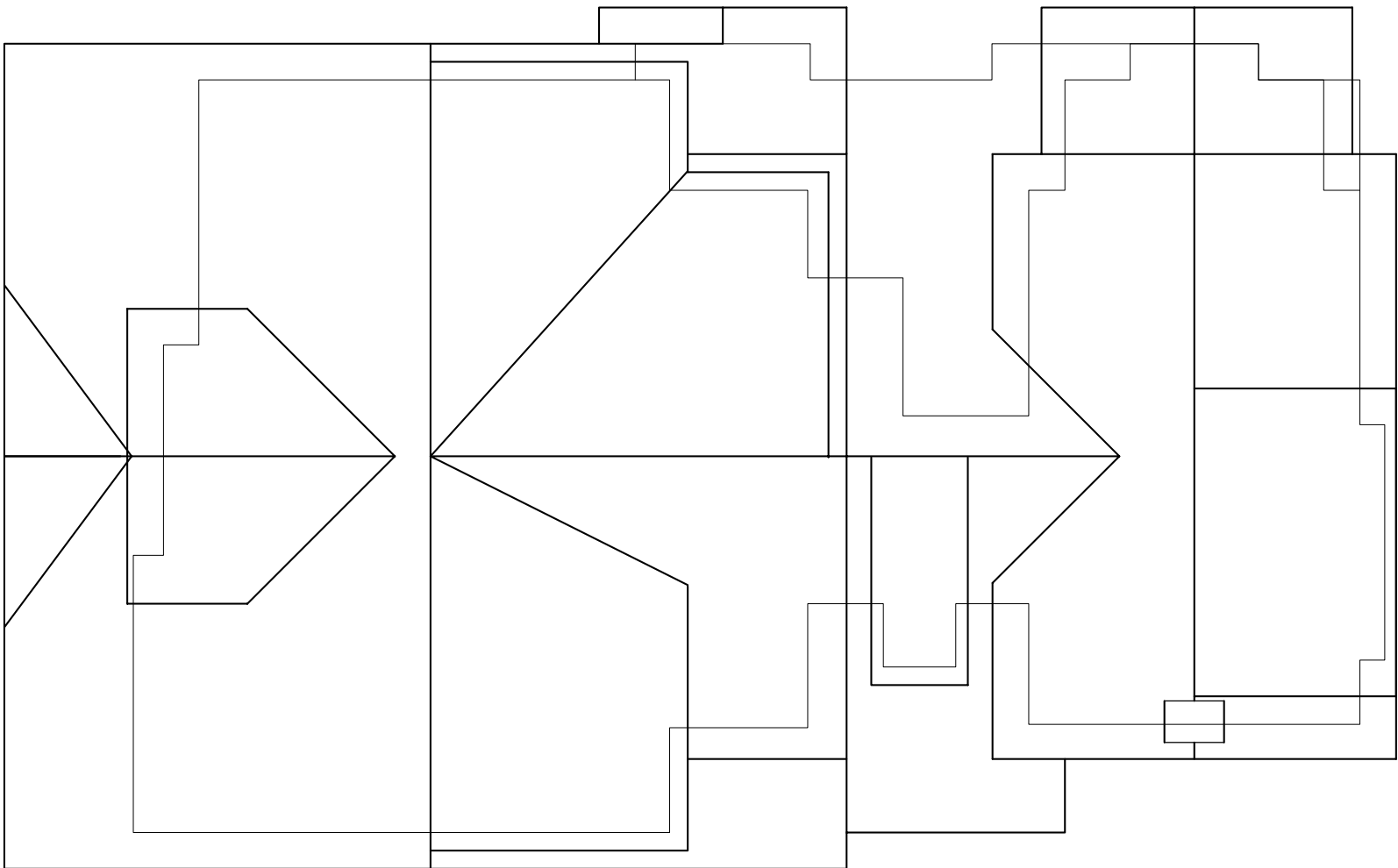
REVISIONS:

EXISTING AND  
PROPOSED  
ROOF PLANS



01 Roof Plan (Existing)

1/8" = 1'-0"



01 Roof Plan (Proposed)

1/4" = 1'-0"



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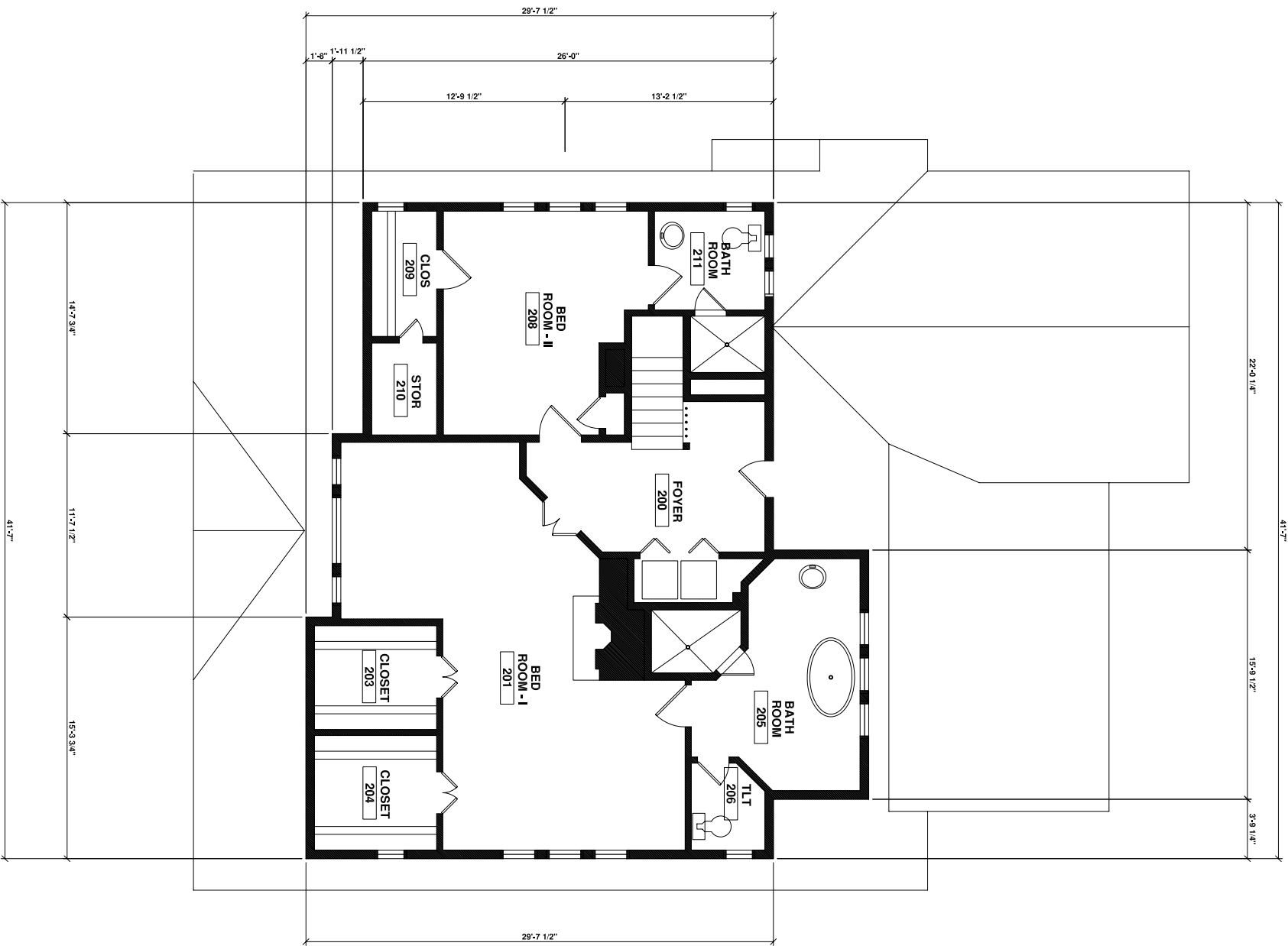
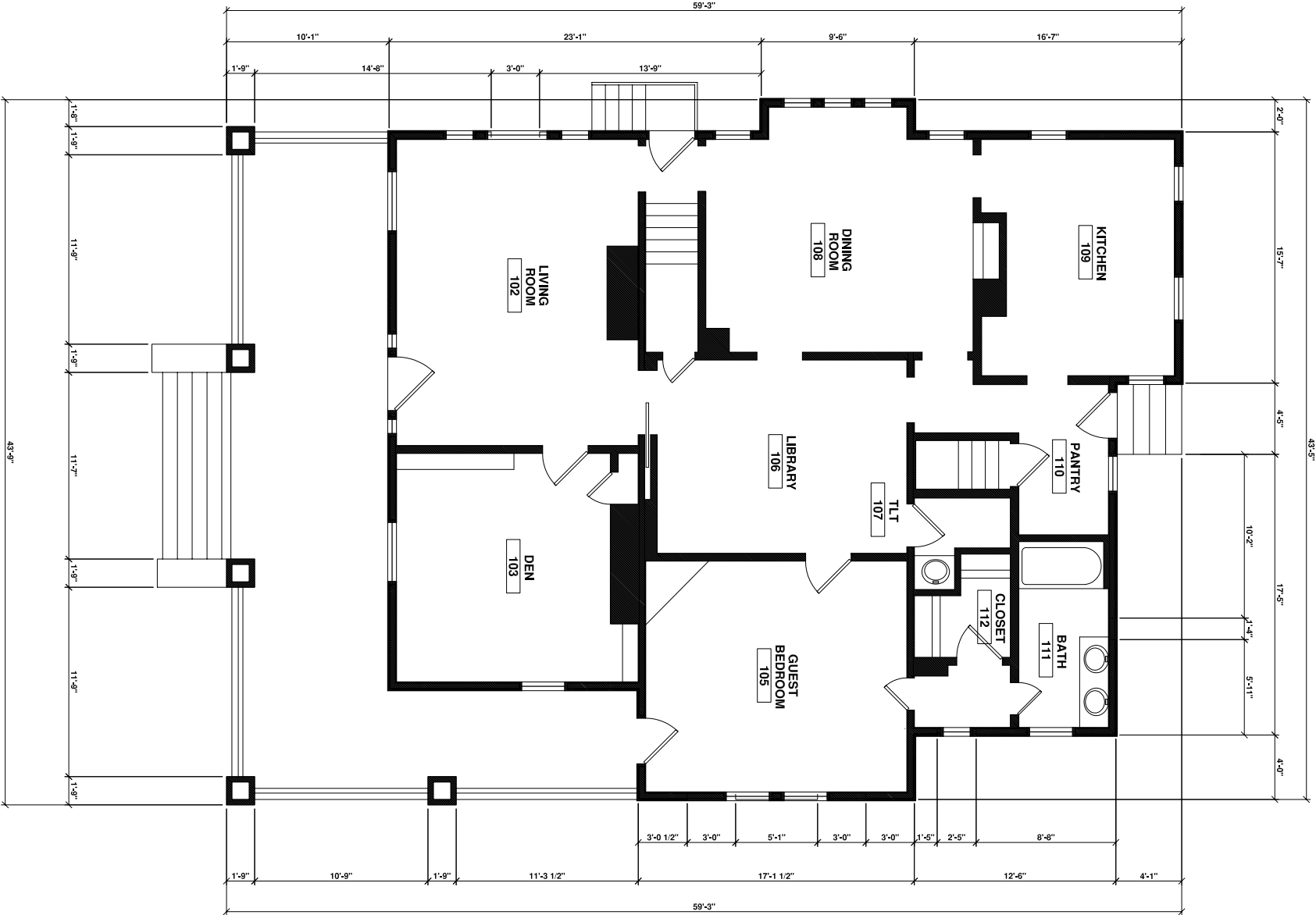
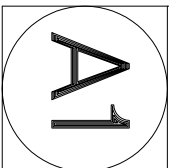
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RENOVATIONS TO  
729 WORTHINGTON AVENUE, CHARLOTTE, NC 28203  
(PHASE 1)

DATE OF ISSUE:  
1/19/09

REVISIONS:

EXISTING  
CONDITIONS:  
FLOOR PLANS





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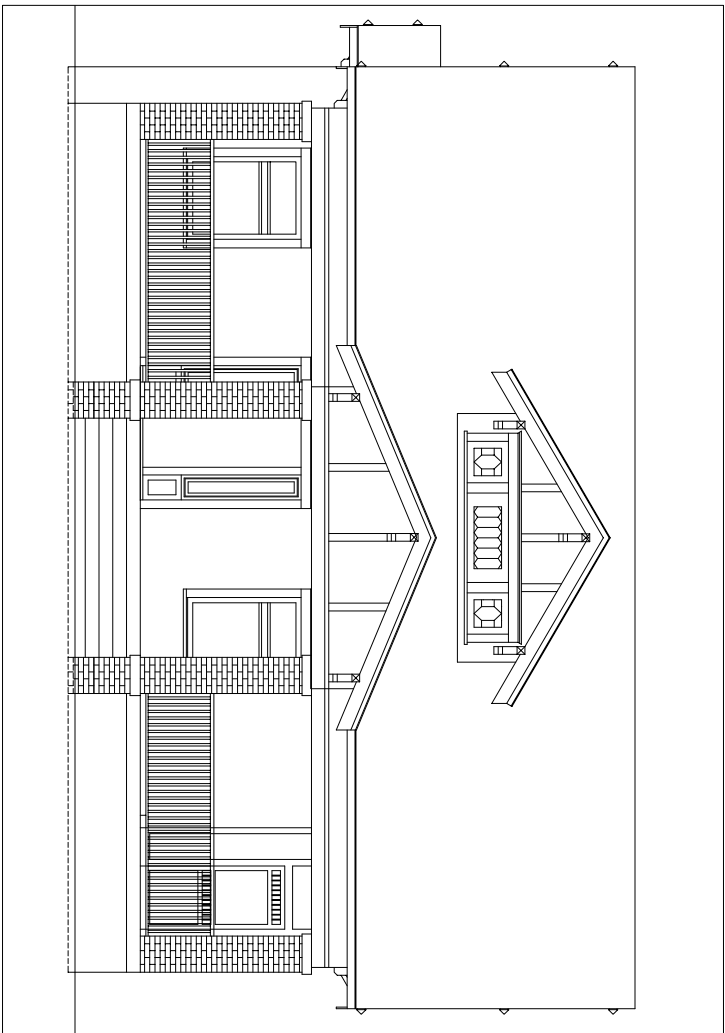
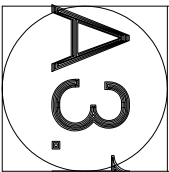
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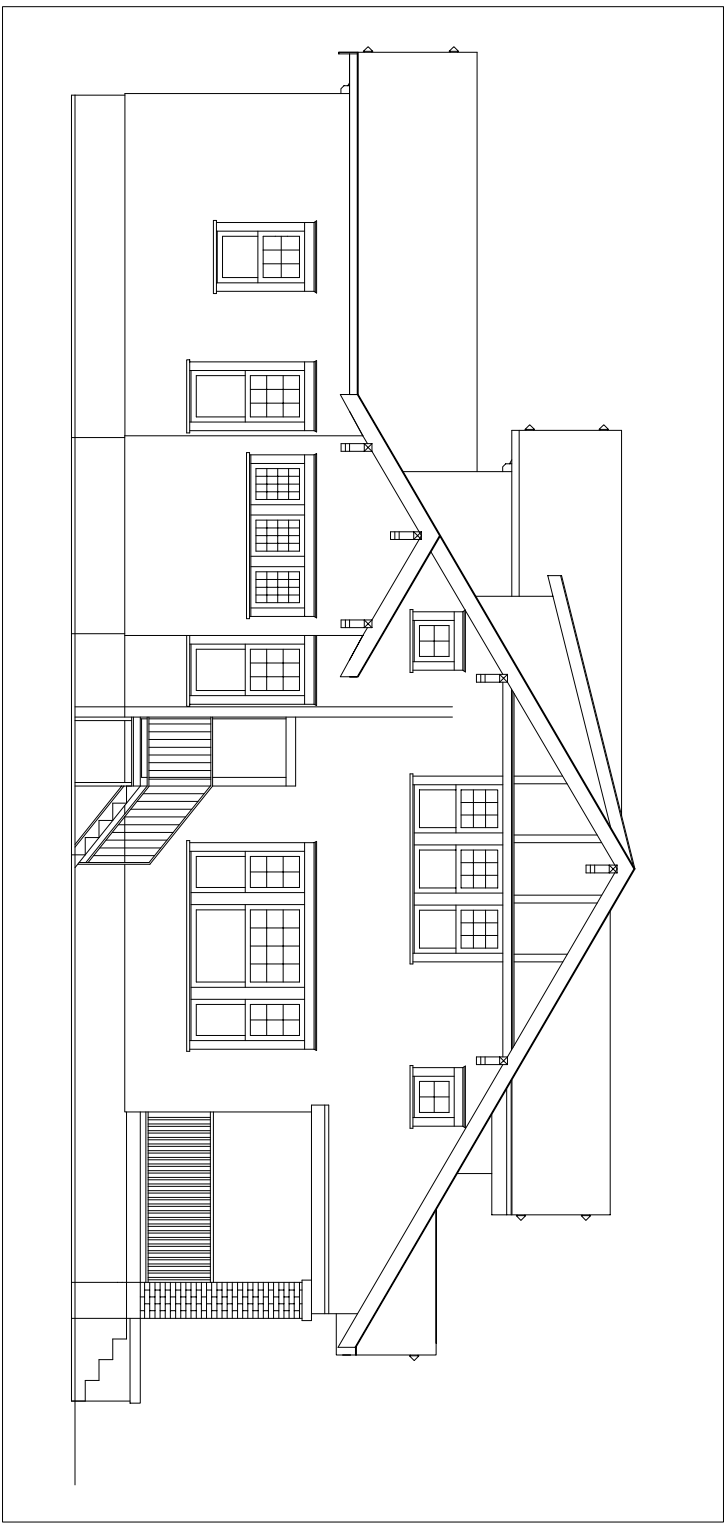
REVISIONS:

EXISTING  
CONDITIONS:  
ELEVATIONS



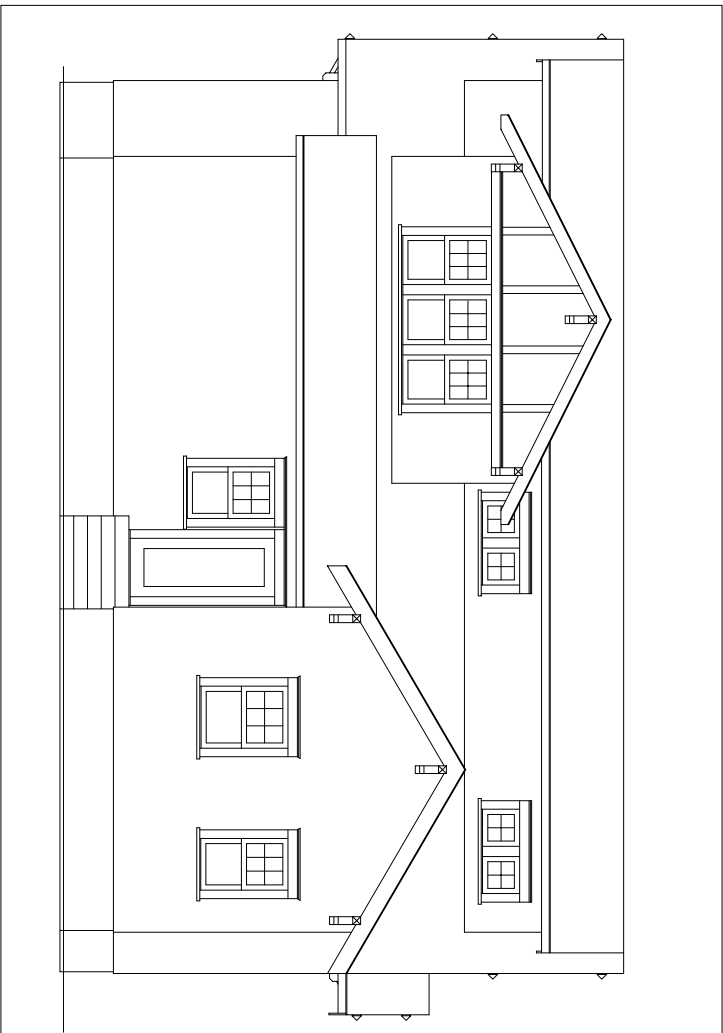
02 Front Elevation (Existing)

1/4" = 1'-0"



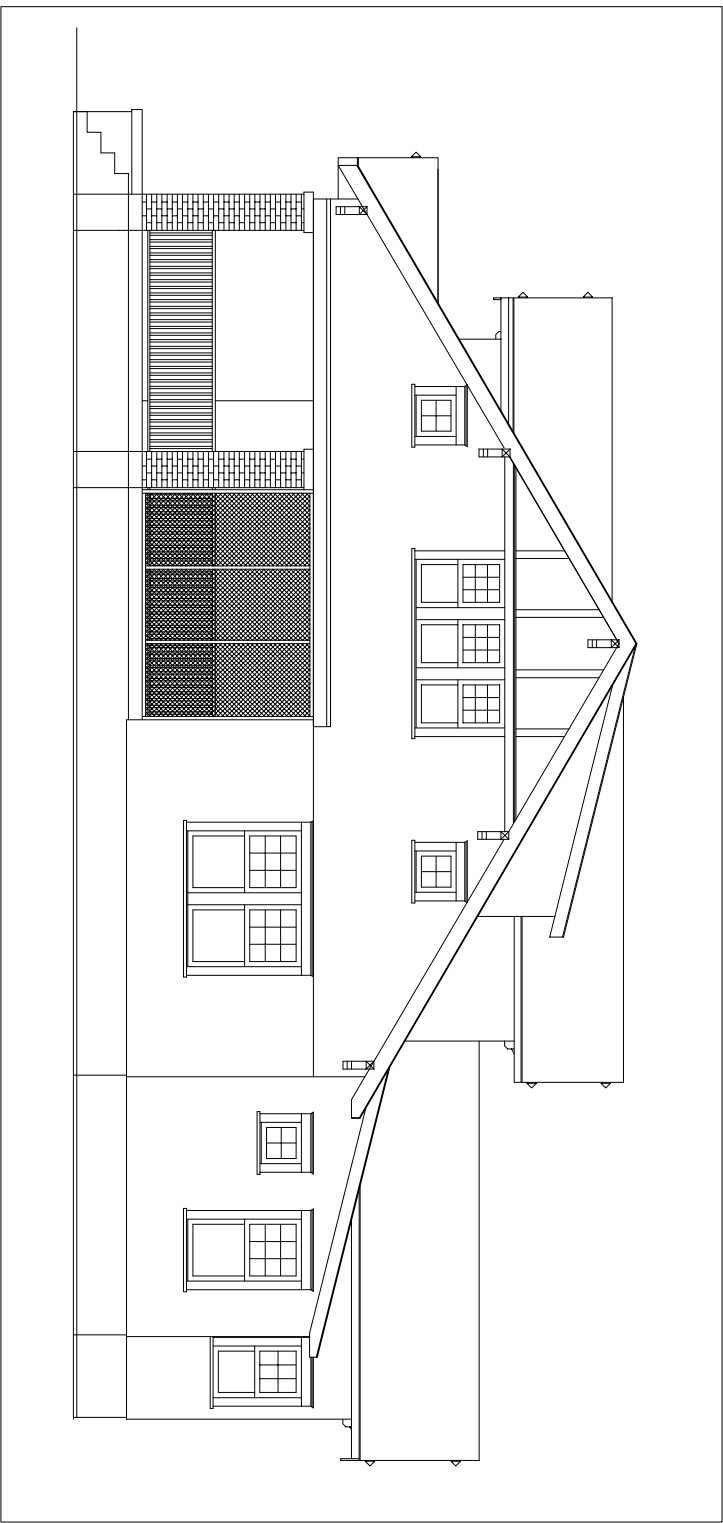
04 Left Side Elevation (Existing)

1/4" = 1'-0"



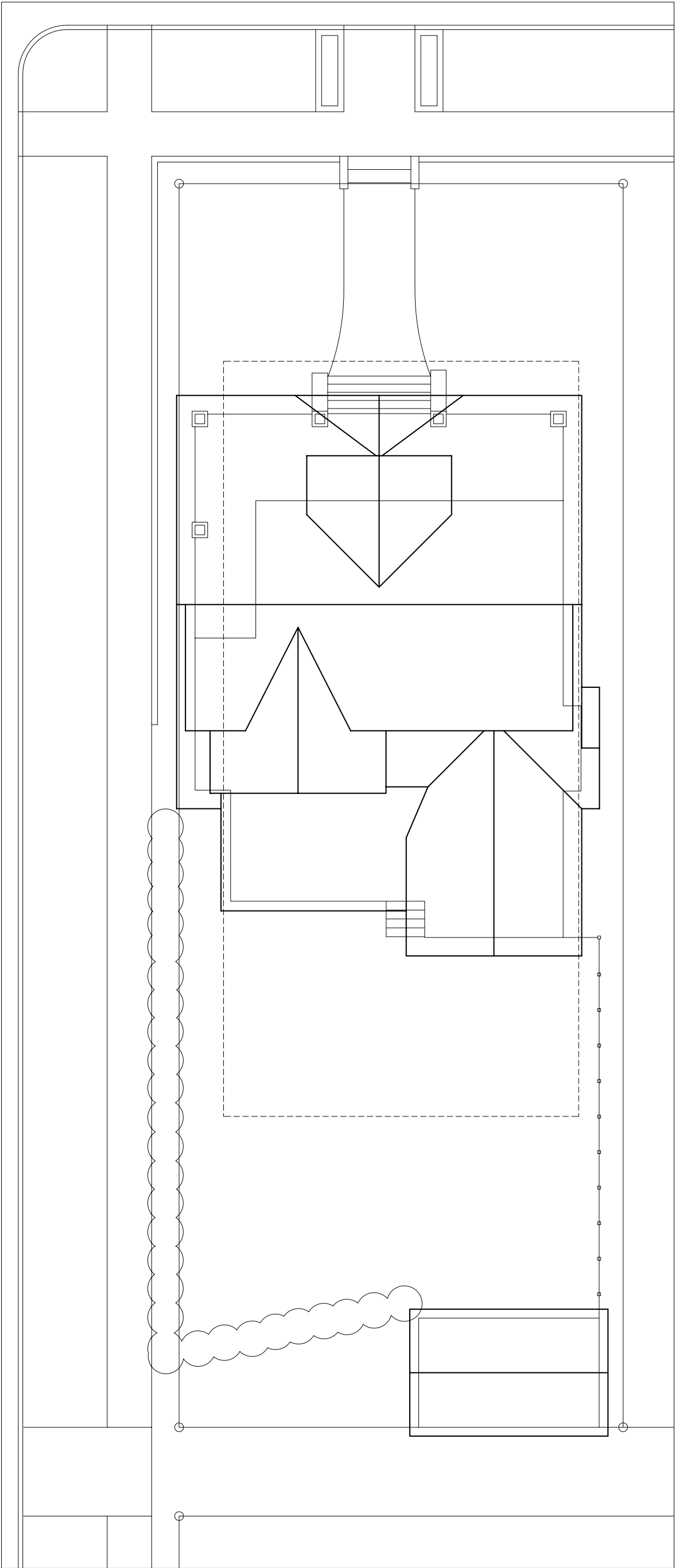
01 Rear Elevation (Existing)

1/4" = 1'-0"



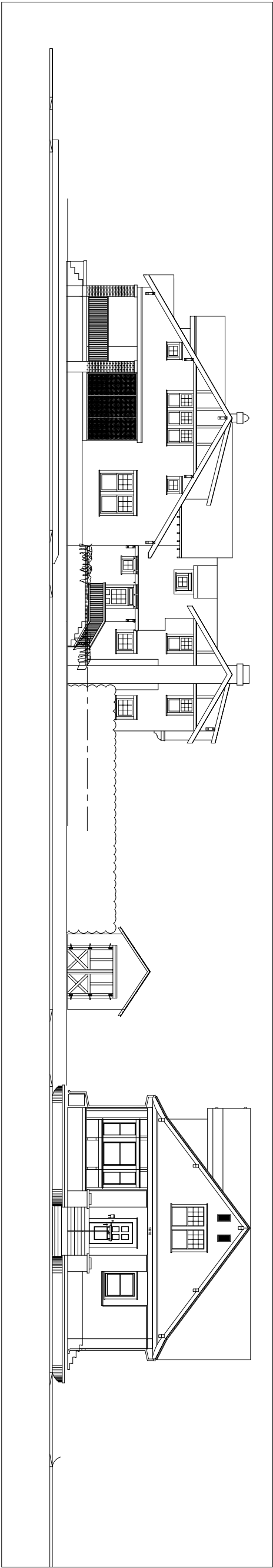
03 Right Side Elevation (Existing)

1/4" = 1'-0"



Site Plan (Existing Conditions)

3/16" = 1'-0"



04 STREETSCAPE

1/8" = 1'-0"



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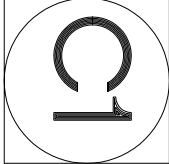
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RENOVATIONS TO  
729 WORTHINGTON AVENUE, CHARLOTTE, NC 28203  
(PHASE 1)

DATE OF ISSUE:  
1/19/09

REVISIONS:

EXISTING  
CONDITIONS:  
SITE





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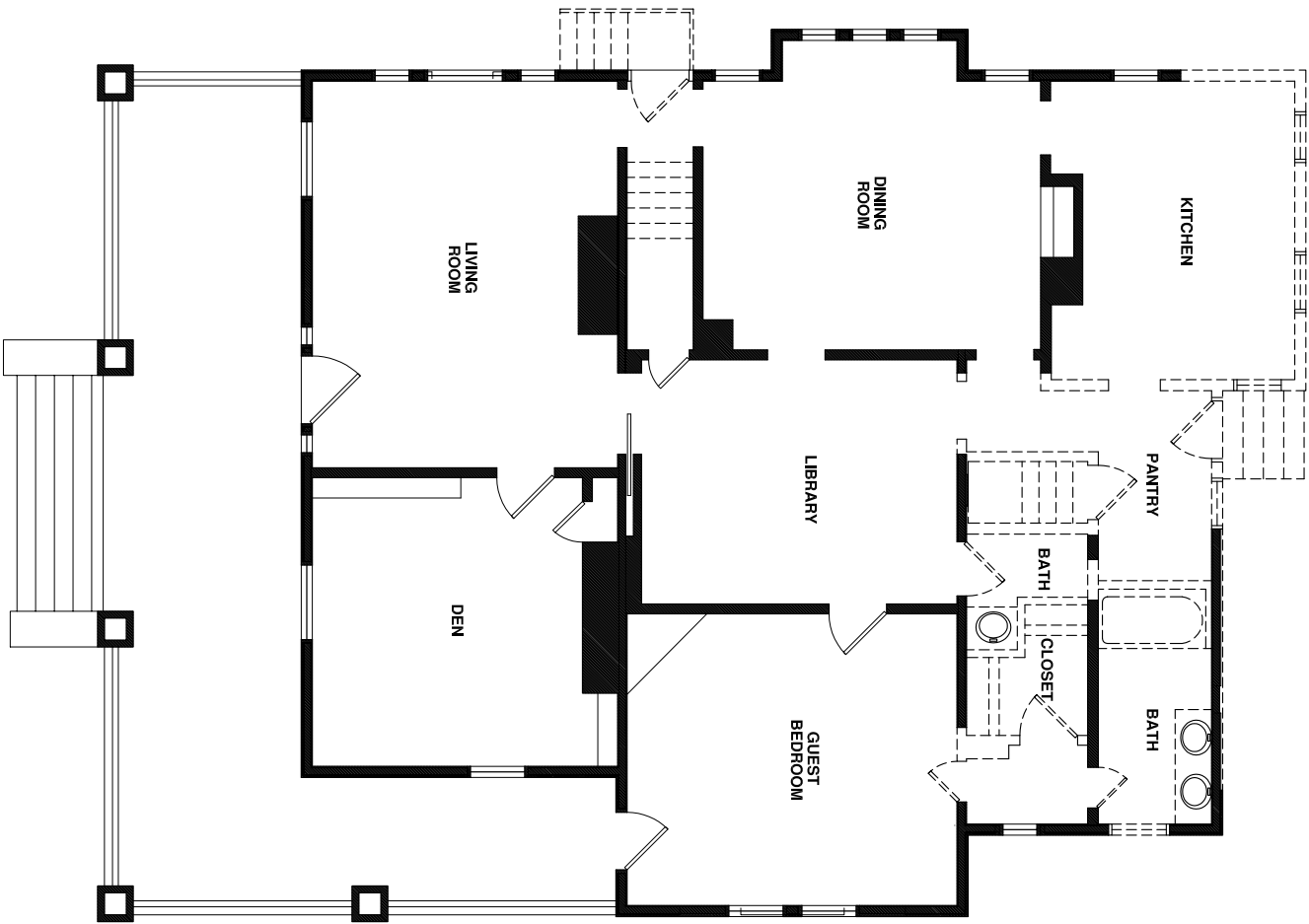
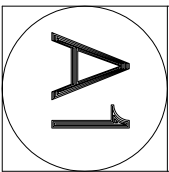
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(PHASE 1)

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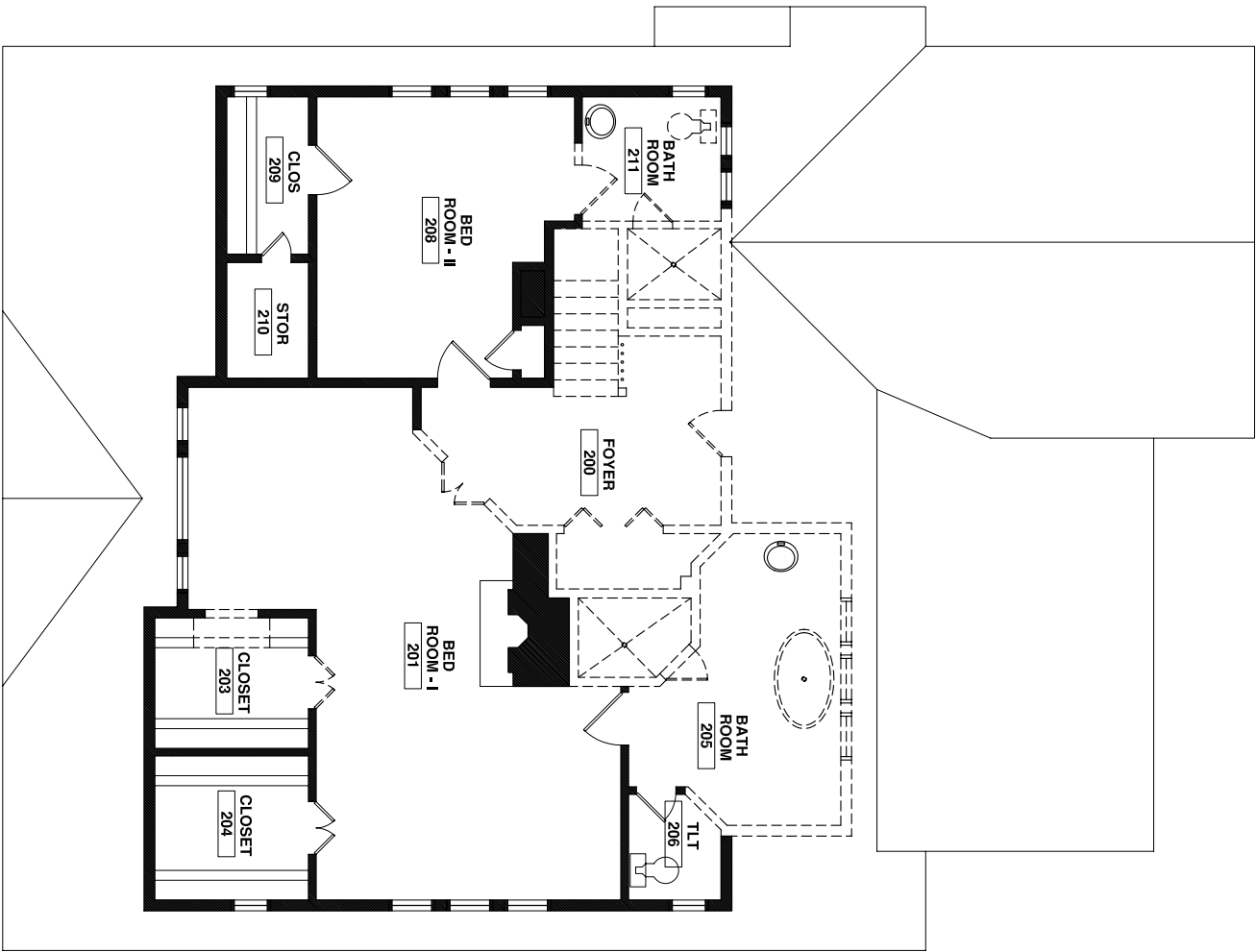
REVISIONS:

DEMOLITION  
FLOOR PLANS



01 FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"



02 SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"



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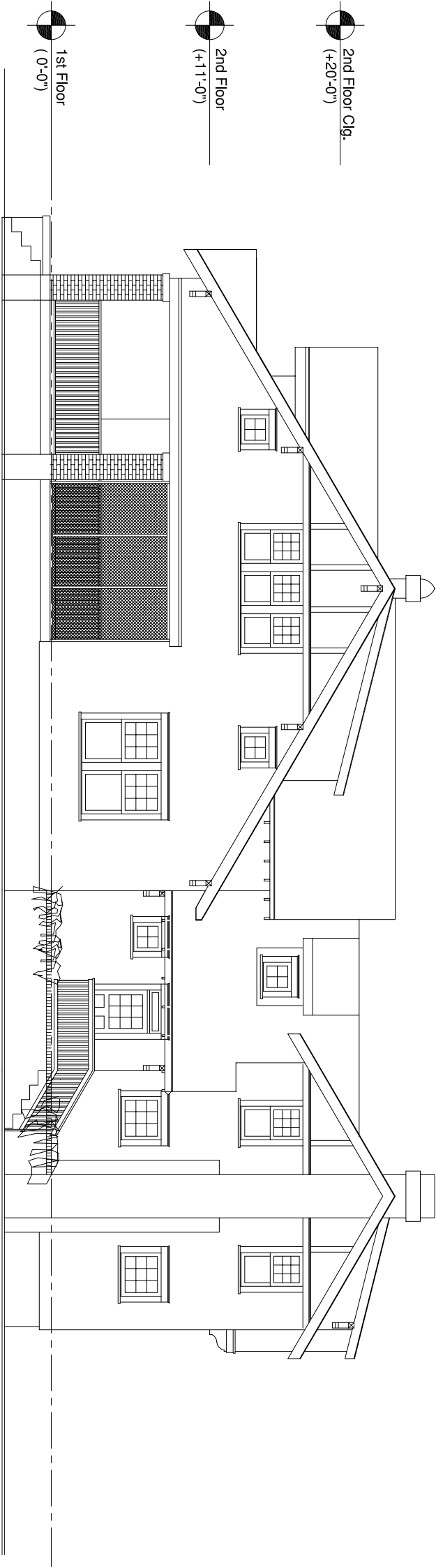
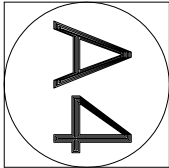
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RENOVATIONS TO  
729 WORTHINGTON AVENUE, CHARLOTTE, NC 28203  
(PHASE 1)

DATE OF ISSUE:  
1/18/09

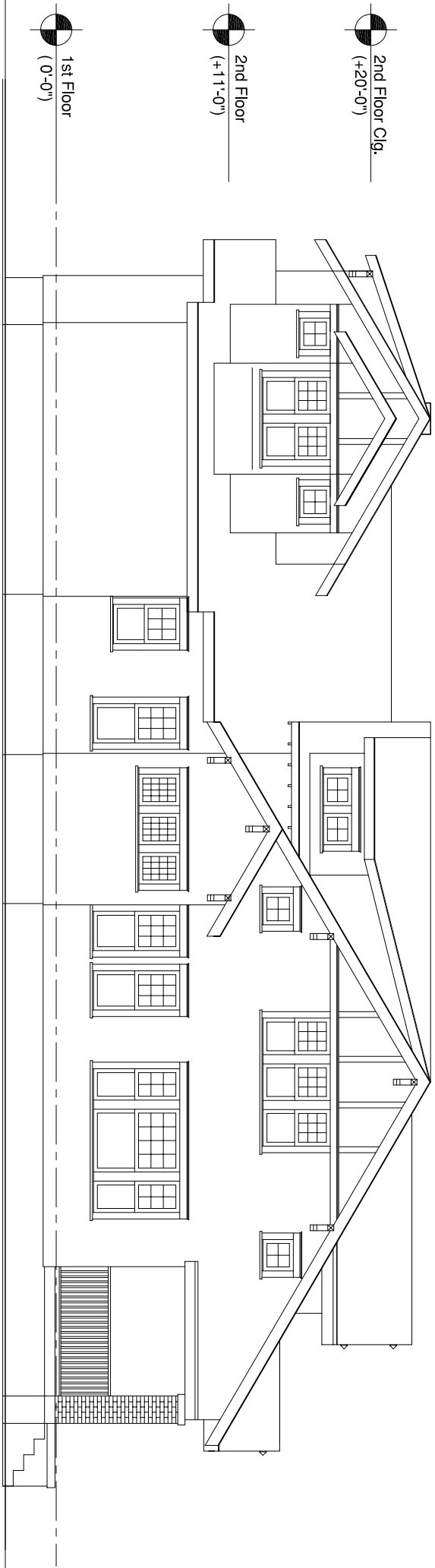
REVISIONS:

PROPOSED  
ELEVATIONS



04 Right Side Elevation (Proposed)

1/4" = 1'-0"



03 Left Side Elevation (Proposed)

1/4" = 1'-0"





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(704)

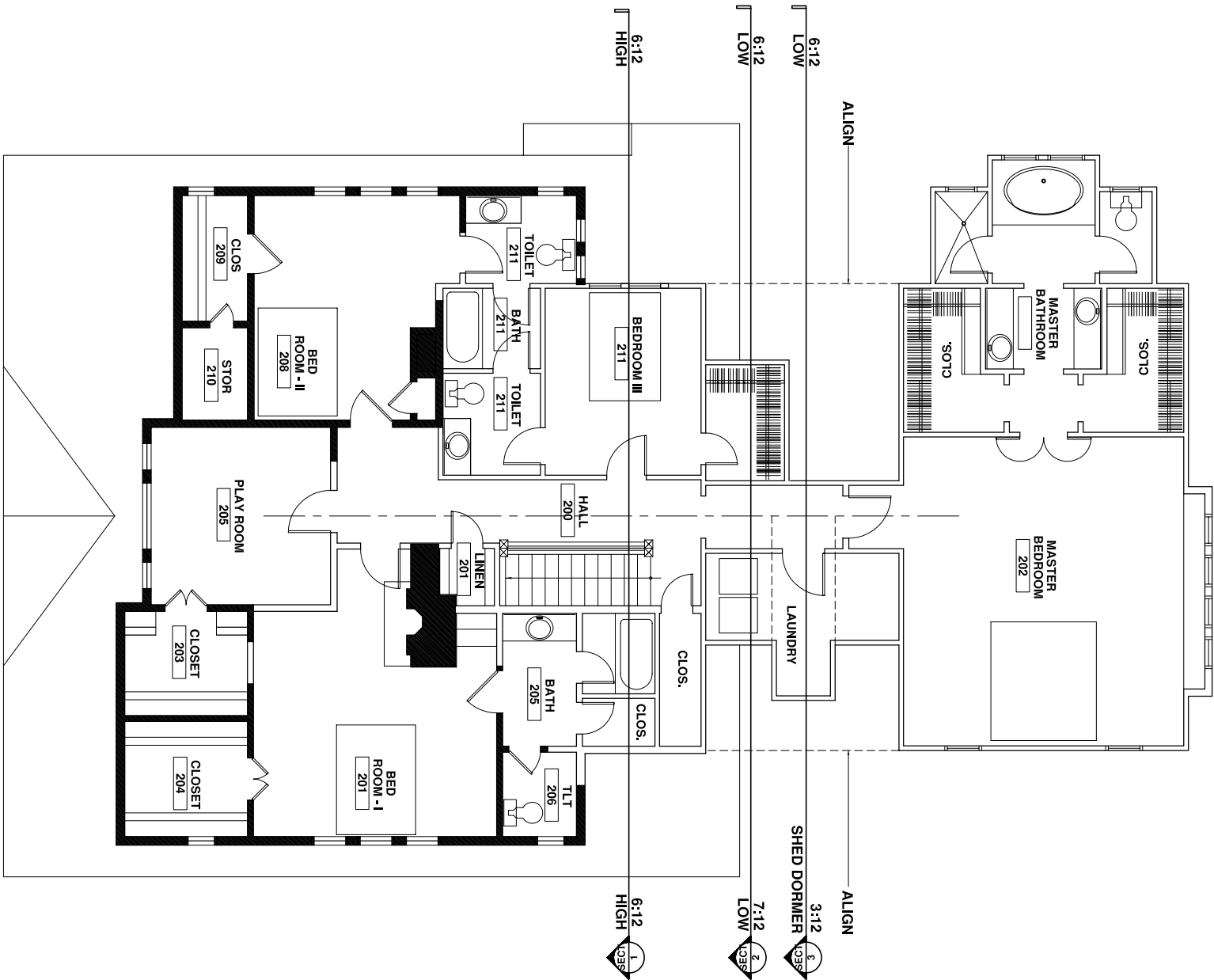
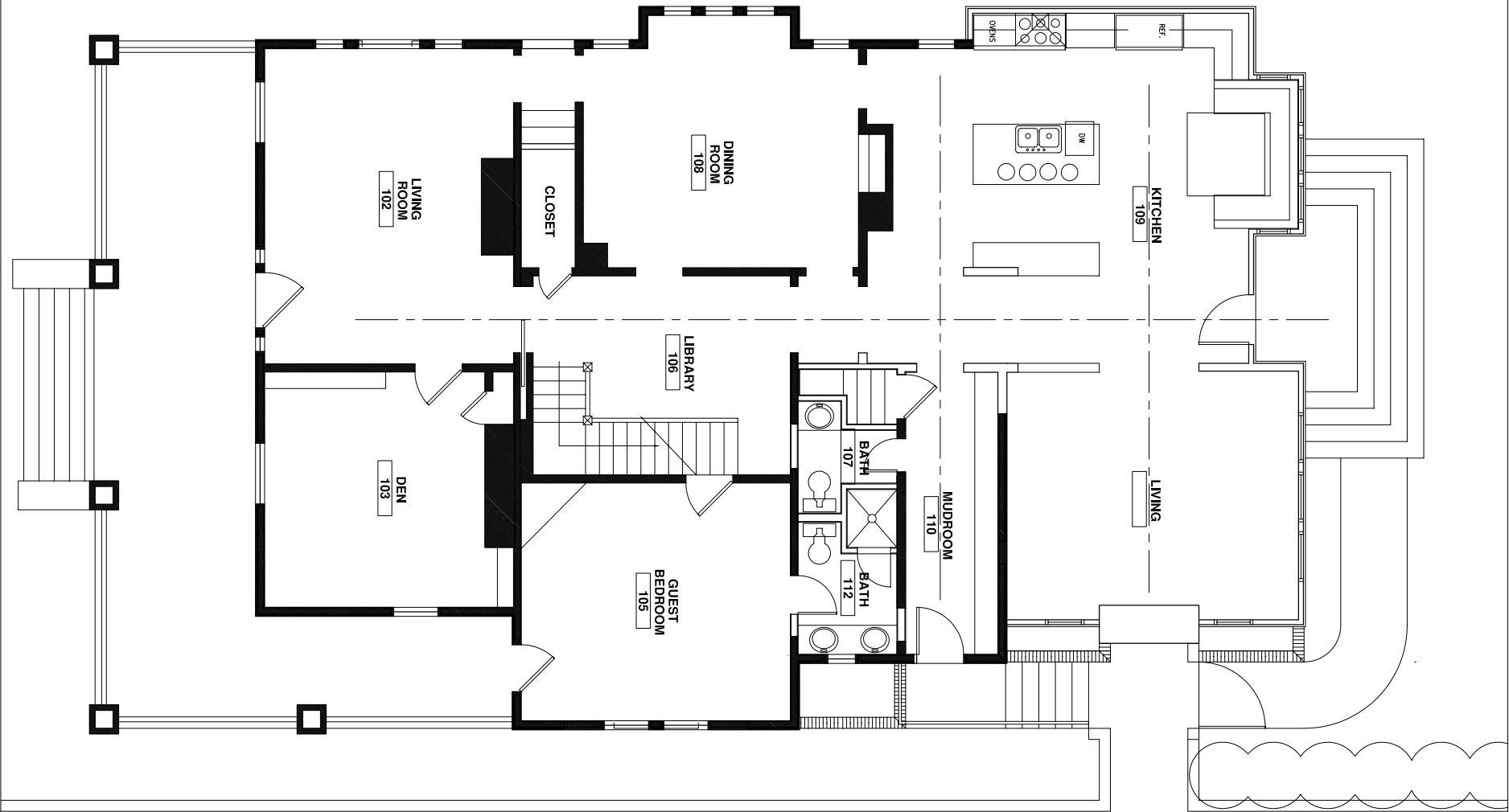
RENOVATIONS TO  
729 WORTHINGTON AVENUE, CHARLOTTE, NC 28203  
(PHASE 1)

DATE OF ISSUE:  
1/9/09

REVISIONS:

PROPOSED  
FLOOR PLANS

A3



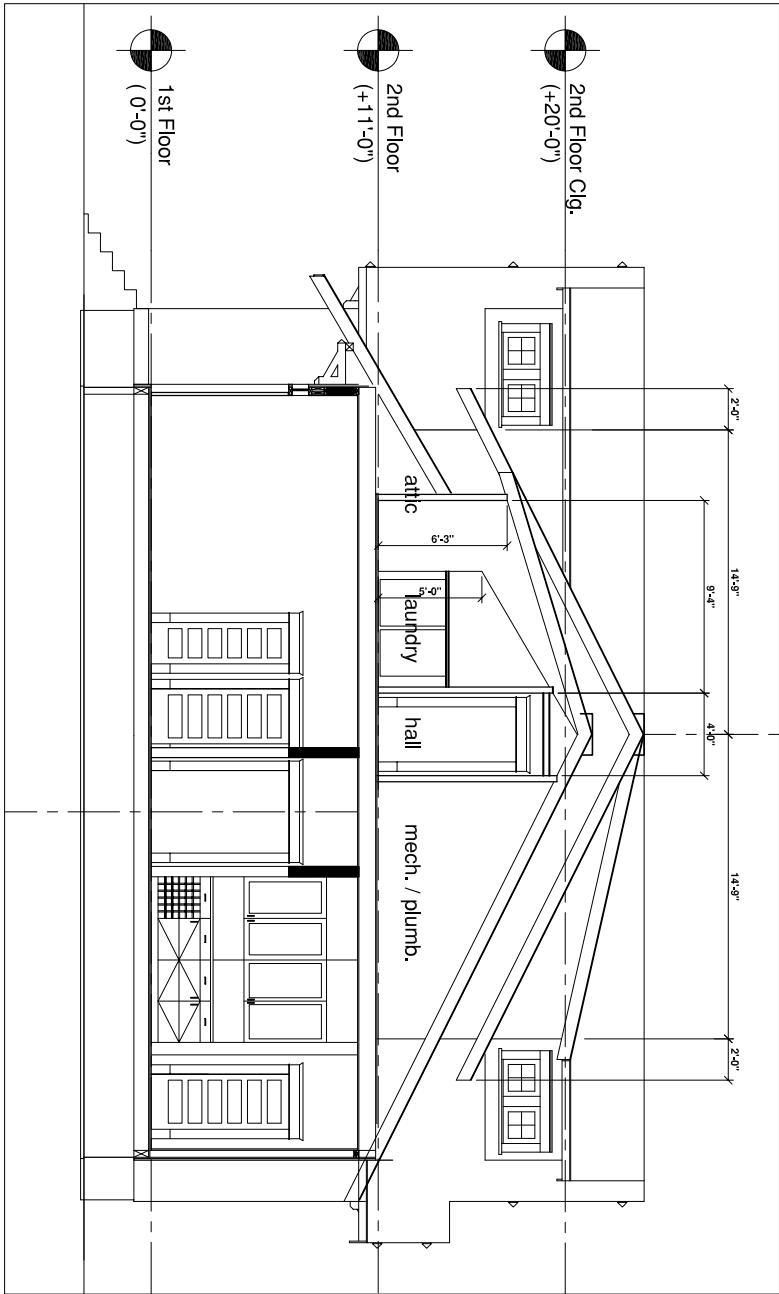
02 SECOND FLOOR PLAN

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DATE OF ISSUE:  
1/8/09

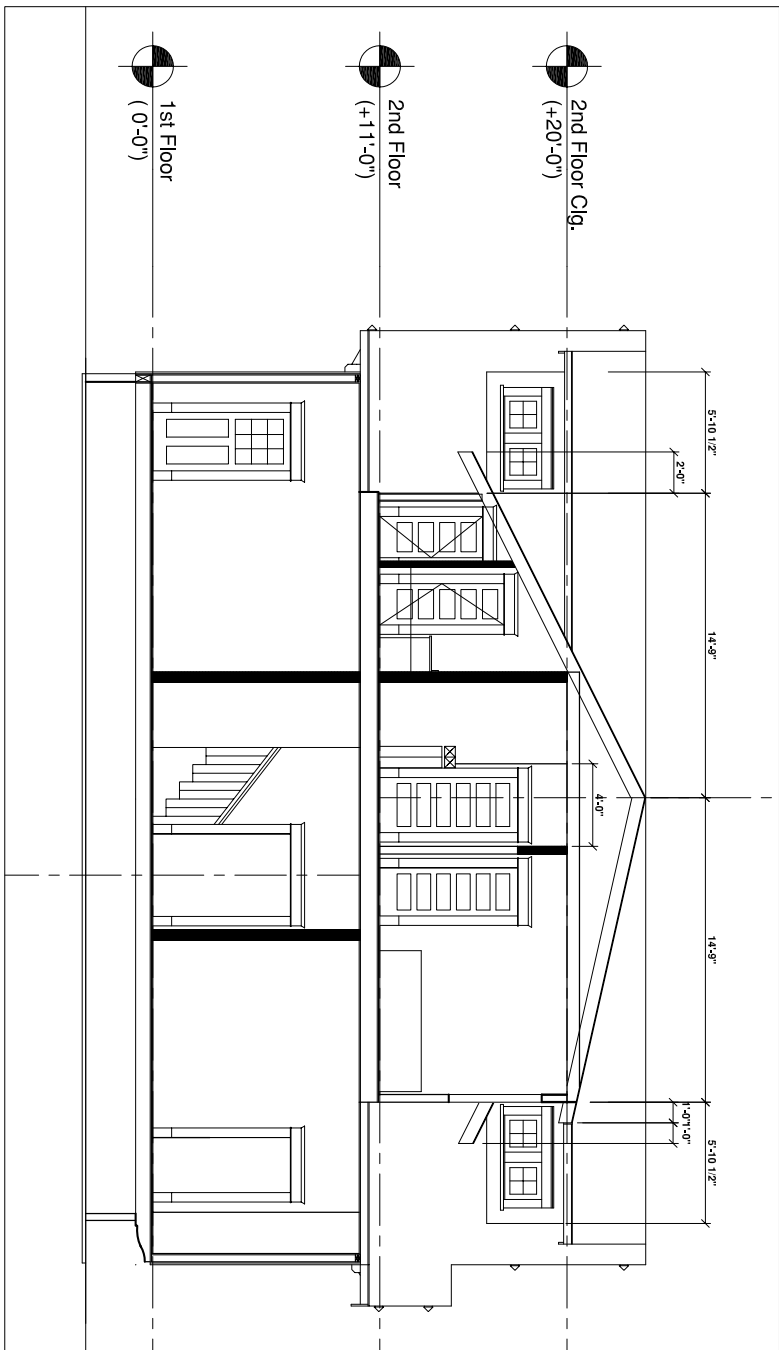
REVISIONS:

PROPOSED  
SECTIONS



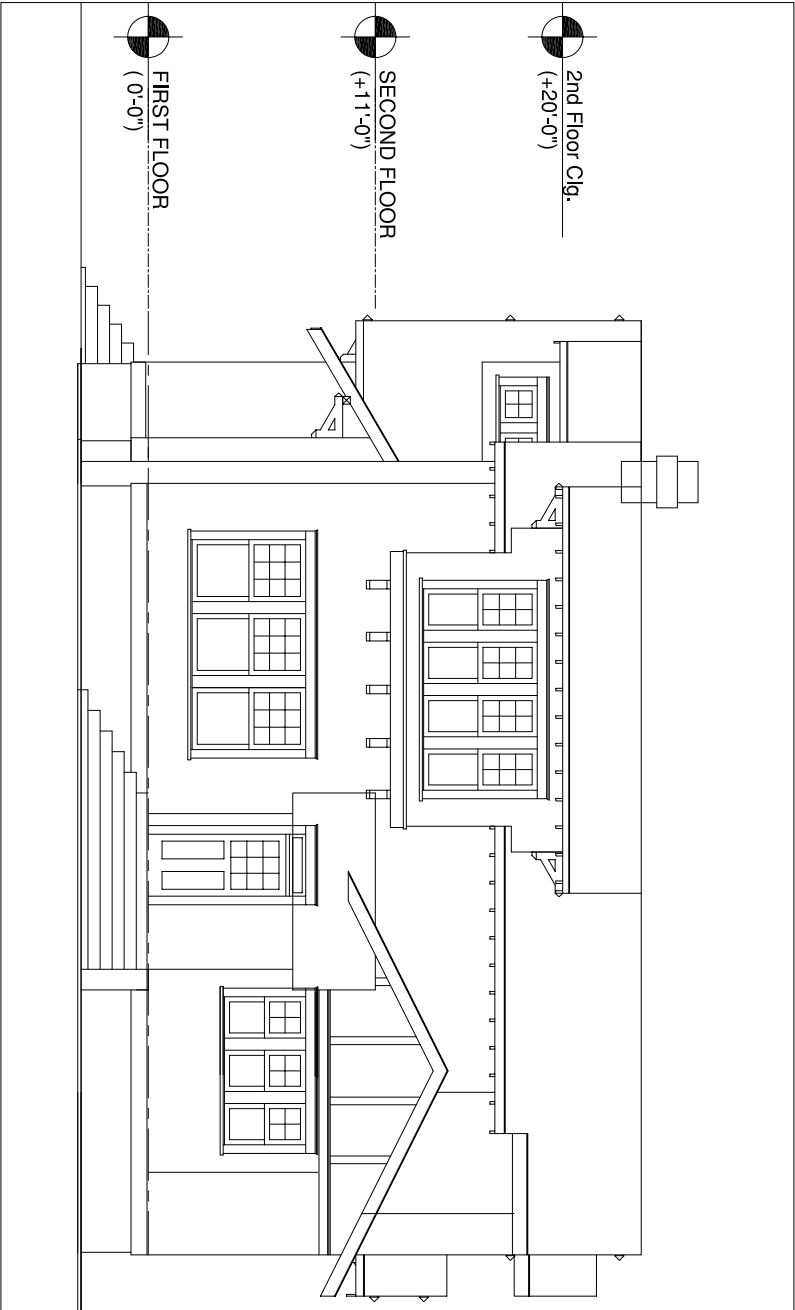
SECTION 3

1/4" = 1'-0"



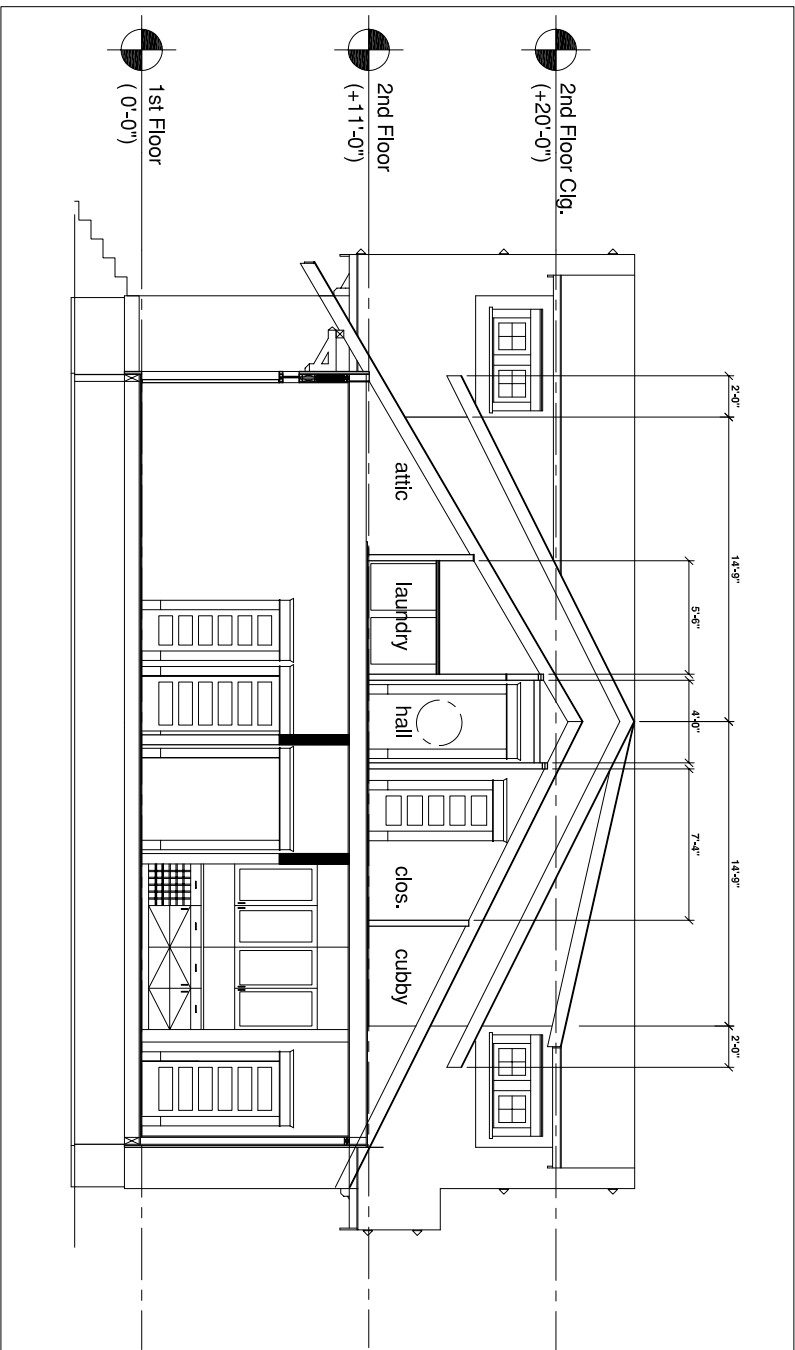
SECTION 1

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"