



Charlotte Historic District Commission Application for a Certificate of Appropriateness

January 12, 2011

ADDRESS OF PROPERTY	524 East Worthington Avenue, Dilworth Local Historic District	HDC 2010-110
SUMMARY OF REQUEST	Rear Addition	
OWNERS	Brian Markle & Ellen Payne	
APPLICANT	Kent Lineberger	

Details of Proposed Request

This application requests approval for a large rear addition to this One and one half story bungalow style home.

Current Status and Context of Property

This house was constructed in 1911. It is a one story low-pitched gable-roofed structure. It has lap-wood siding on the main floor, and wood shingle siding in the gable ends. There is a small front-facing gabled dormer over an engaged porch.

The house is listed as a contributing structure within the Dilworth National Register Historic District. It sits one lot from the corner of East Worthington and Winthrop Avenues, in one of the older sections of the Dilworth neighborhood. The surrounding houses are mostly bungalow style homes of varying scale. Many of the smaller homes have been renovated and expanded over the years.

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

Overall, the style and detailing of this proposed addition are in keeping with the original structure. The addition does take full advantage of the slope of the lot, becoming a full three stories in the rear. Above the level of the current finished floor of the house, the addition is sided in wood shingles, which ties it into the vocabulary of the existing house while differentiating it from the original construction.

Because of the full three story profile of the addition, the new roof ridge sits above the current roof ridge by five feet. This new ridge is shorter than the existing chimney on the house, and well toward the rear of the existing structure. The Commission will have to make a determination of the location and configuration of the new taller portion of the addition is mitigated by its location relative to the existing house and the overall massing and detailing of the design. Similar design approaches have been approved in the past by the HDC in this area of Dilworth.

It should be noted that the proposed addition is also wider than the current house.

UPDATE:

This project was deferred at the November, 2010 HDC meeting for additional design study. The original plans the Commission reviewed drew comments about the relative mass of the addition compared to the original structure, as well as the width of the proposed addition compared to the original house.

The attached plans are the revisions that have been submitted by the architect that take into consideration the comments made by the HDC. The new design is scaled down from the original proposal, and used roof forms already present on the house. It is also similar in overall form to other rear additions approved by the HDC in the past on similar structures in this area of Dilworth.

The revised plans seem much more in keeping with the letter and the spirit of current HDC policy on *Additions*.



Context 1 showing opposite side of street



Context 1a showing opposite side of street



Context 2 showing opposite side of street



Context 3 showing home behind rear lot line



Context 3 showing opposite side corner home



Context 4 view from side street 1 home away



Driveway side 2



Cont ext



Context



Streetscape 1 home to left



Driveway into rear yard



Driveway side



Case Study 1 500 block E Worthington Ave



Case Study 1a 500 block E Worthington Ave



Case Study 1b 500 block E Worthington Ave



Case Study 5a 600 Block E Worthington Ave



Case Study 5b 600 block E Worthington Ave



Detail at barge rafter



Details at porch 2



Detail at left side



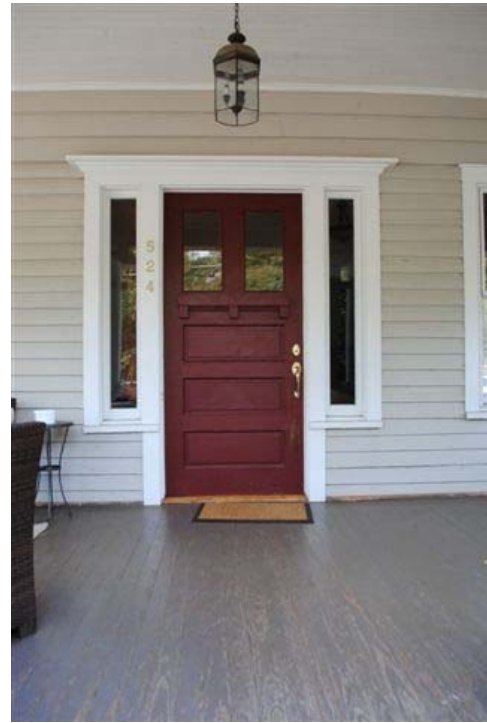
Detail at dormer 1



Details at porch 3



Details at porch 1



Detail at entry



Detail at dormer 2



Detail at columns to repair

PAYNE + MARKLE BUNGALOW

ADDITIONS + RENOVATIONS
ELLEN PAYNE + BRIAN MARKLE HOME

524 EAST WORTHINGTON AVENUE
CHARLOTTE NC 28203

KENT LINEBERGER
ARCHITECTURE / PLLC

1916 SHARON LANE / CHARLOTTE NC 28211
704 334 6366
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2

EXISTING W/ DEMOLITION
REFERENCE PLAN

SP-1 1/8" = 1'-0"

OPEN WOOD DECK
AND STAIRS TO BE
DEMO'D

ROOFING/FRAMING TO
BE DEMO'D FOR
NEW ADDITION
ROOF SHINGLES TO BE
REMOVED

GRADE-LEVEL FOUNDATION &
SLAB REMNANTS (FROM
FORMER CARPORT) TO BE
REMOVED

EXTENT OF EXISTING REAR HIP ROOF

EXIST'G WD
GATES

EXISTING CONCRETE
DRIVEWAY RUNNERS

LOT 8

5 FT SIDE SETBACK LINE

EXIST'G GRASS MEDIAN

24"

14"

28" LAGUSTRUM
CLUSTER

8" MAPLE

16" LAGUSTRUM
CLUSTER

LAGUSTRUM CLUSTER
TO BE REMOVED AGAINST
PROPOSED ADDITION

5 FT SIDE SETBACK LINE

LOT 9

LOT 10

EXIST'G
C. MYRTLE

EXIST'G
C. MYRTLE

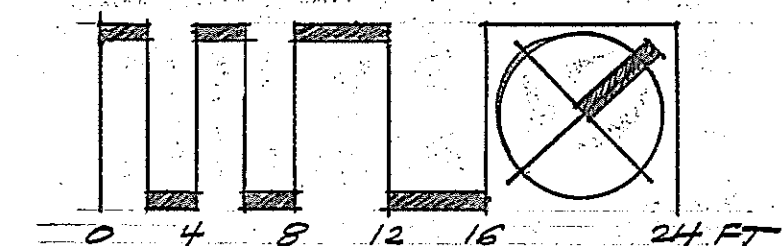
EAST WORTHINGTON AVENUE

1

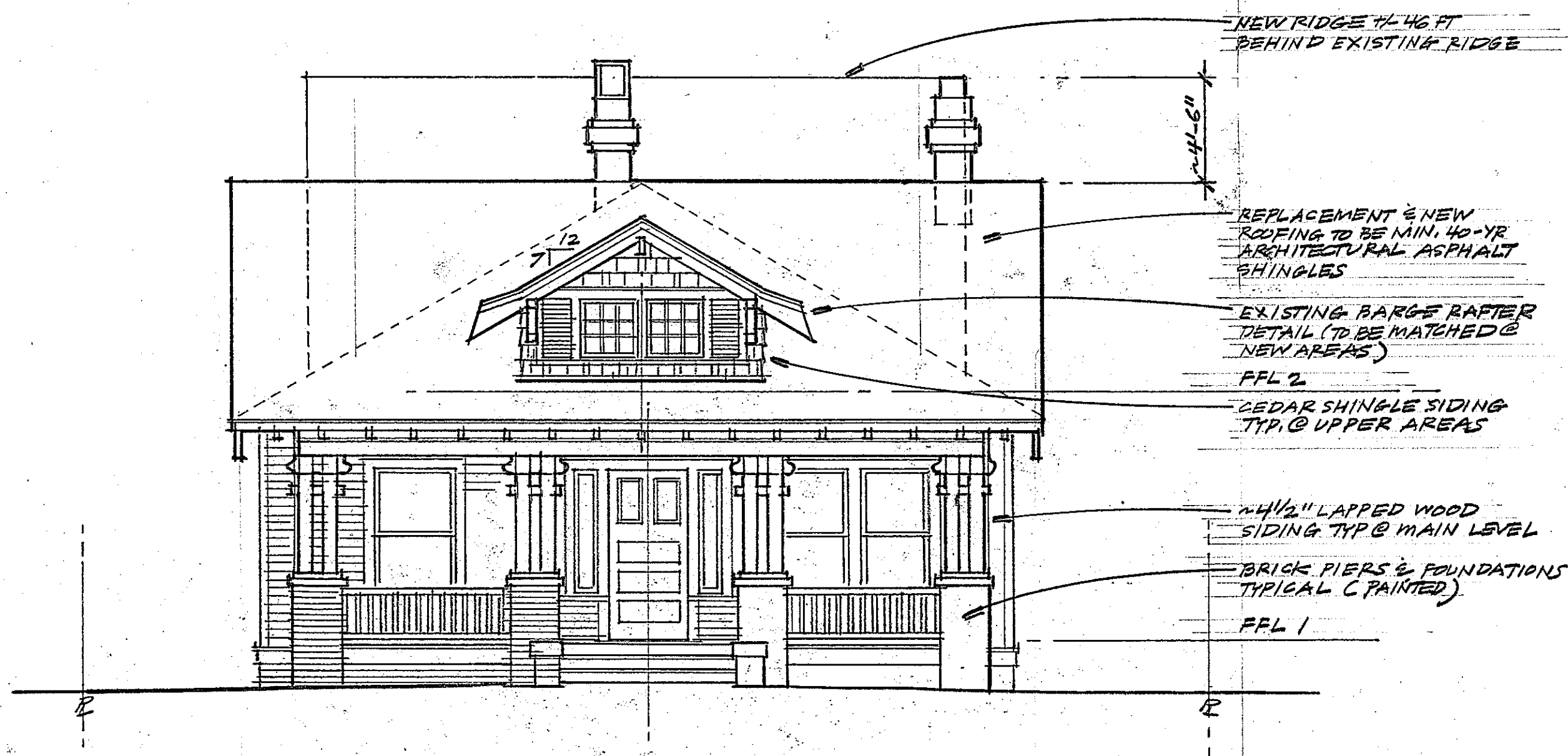
PROPOSED SITE PLAN

SP-1 1/8" = 1'-0"

ADDITION @ REAR OF EXIST'G
31'-"



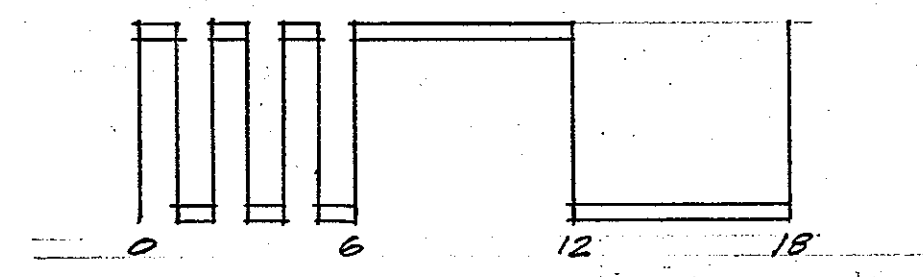
SP-1

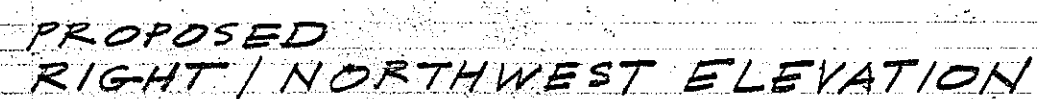


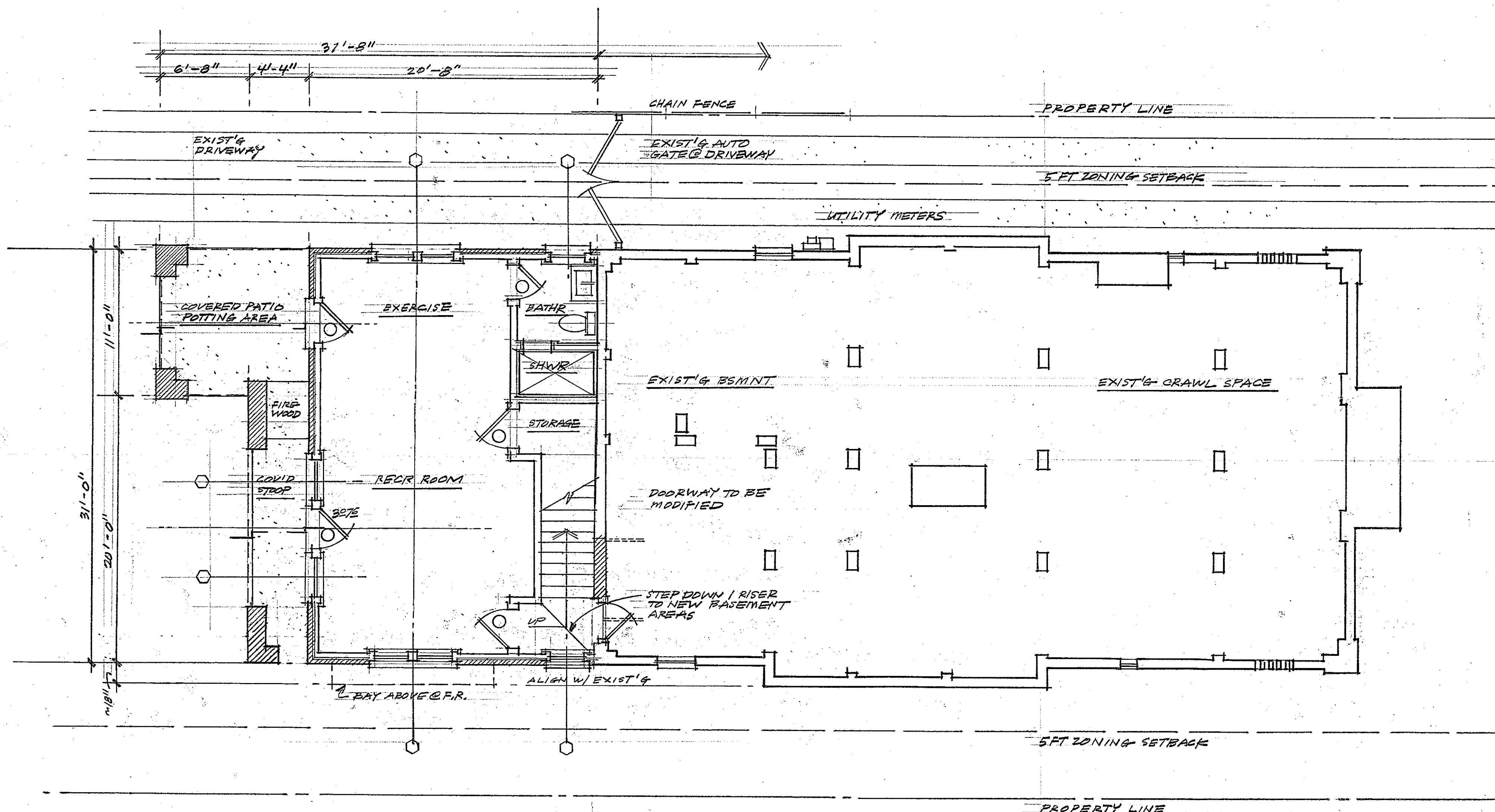
1
A 5
PROPOSED
FRONT / NORTHEAST ELEVATION
3/16" SCALE



2
A 5
PROPOSED
REAR / SOUTHWEST ELEVATION
3/16" SCALE

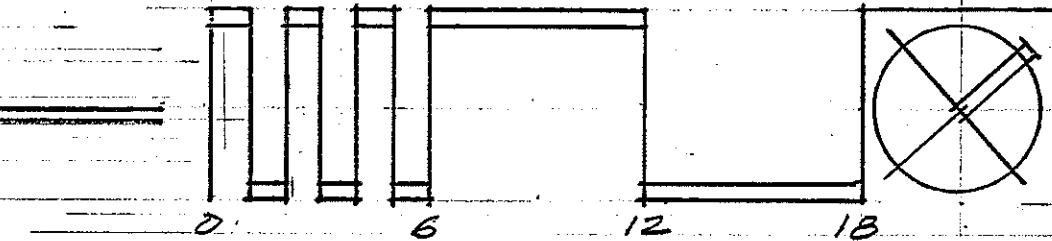


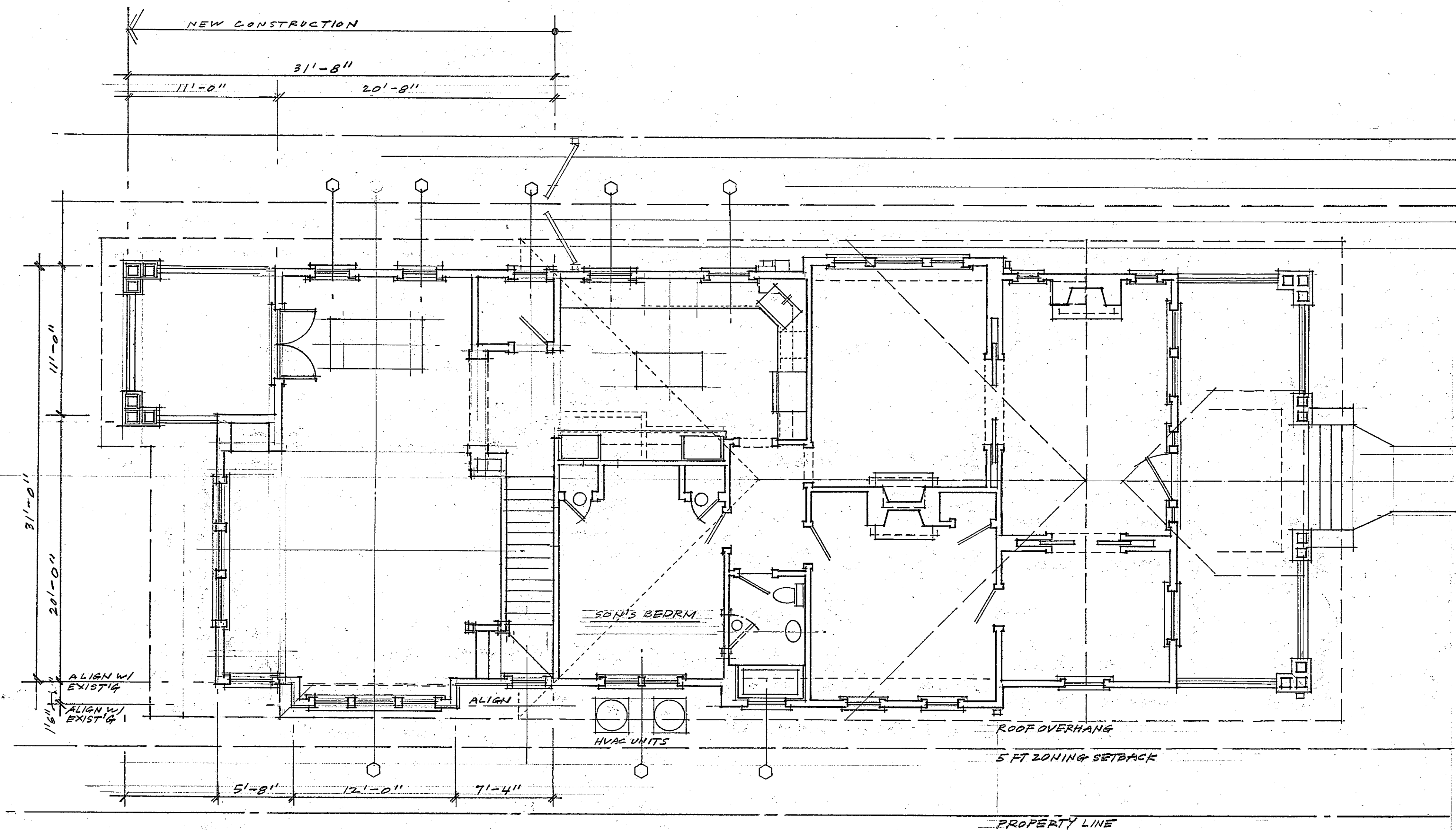




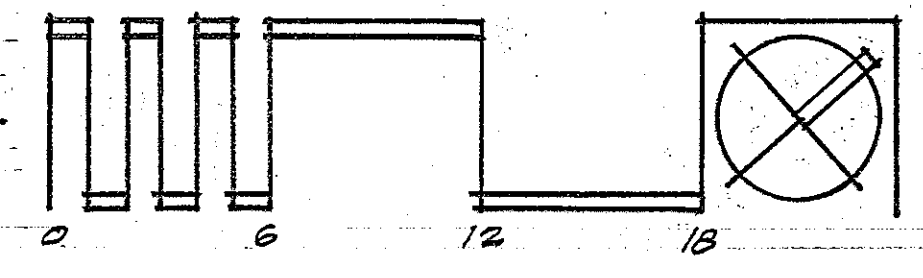
1
A.D.

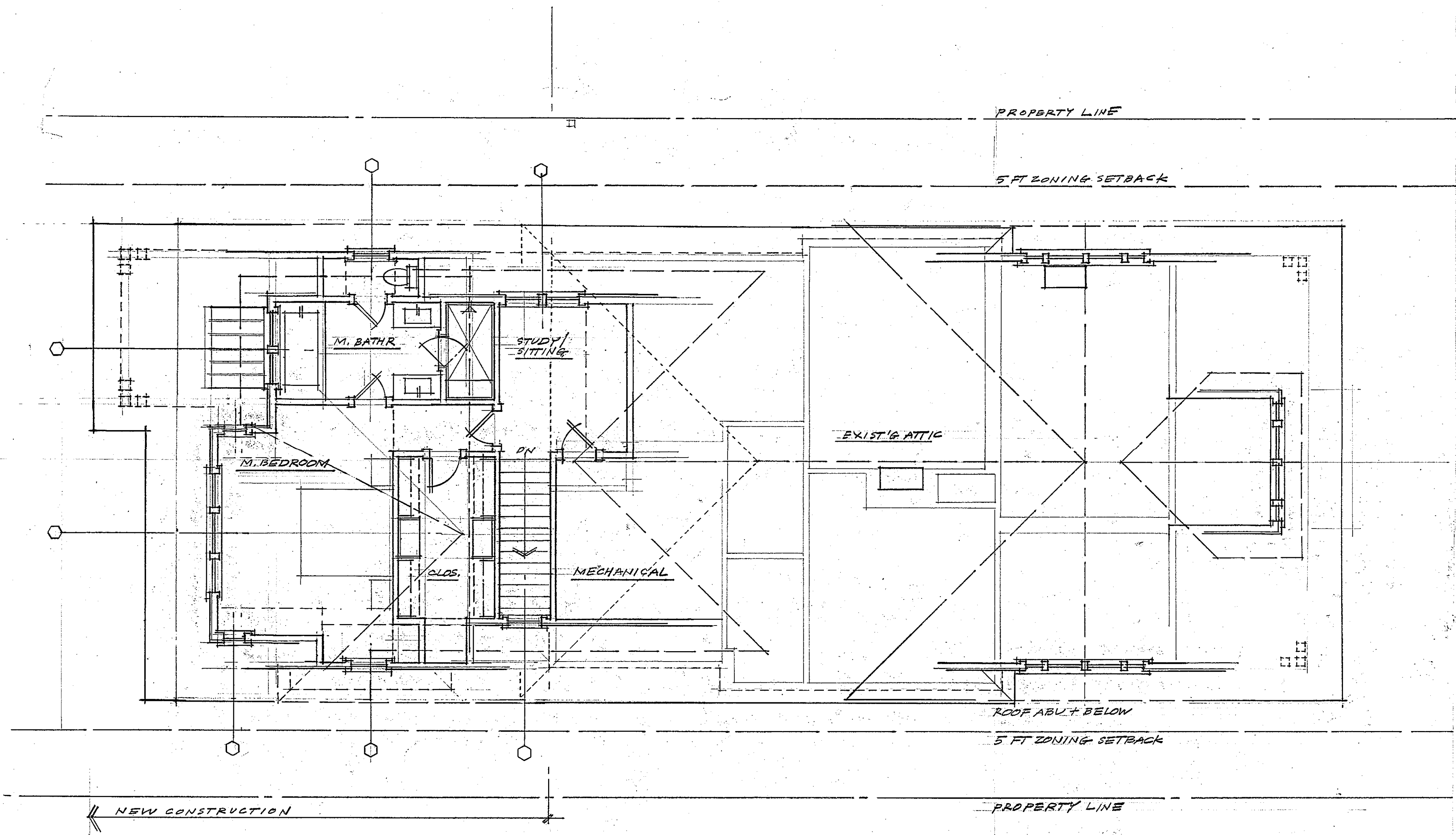
PROPOSED
BASEMENT / FOUNDATION PLAN
3/16" SCALE





1
A.1
PROPOSED
MAIN LEVEL
3/16" SCALE





1
A2

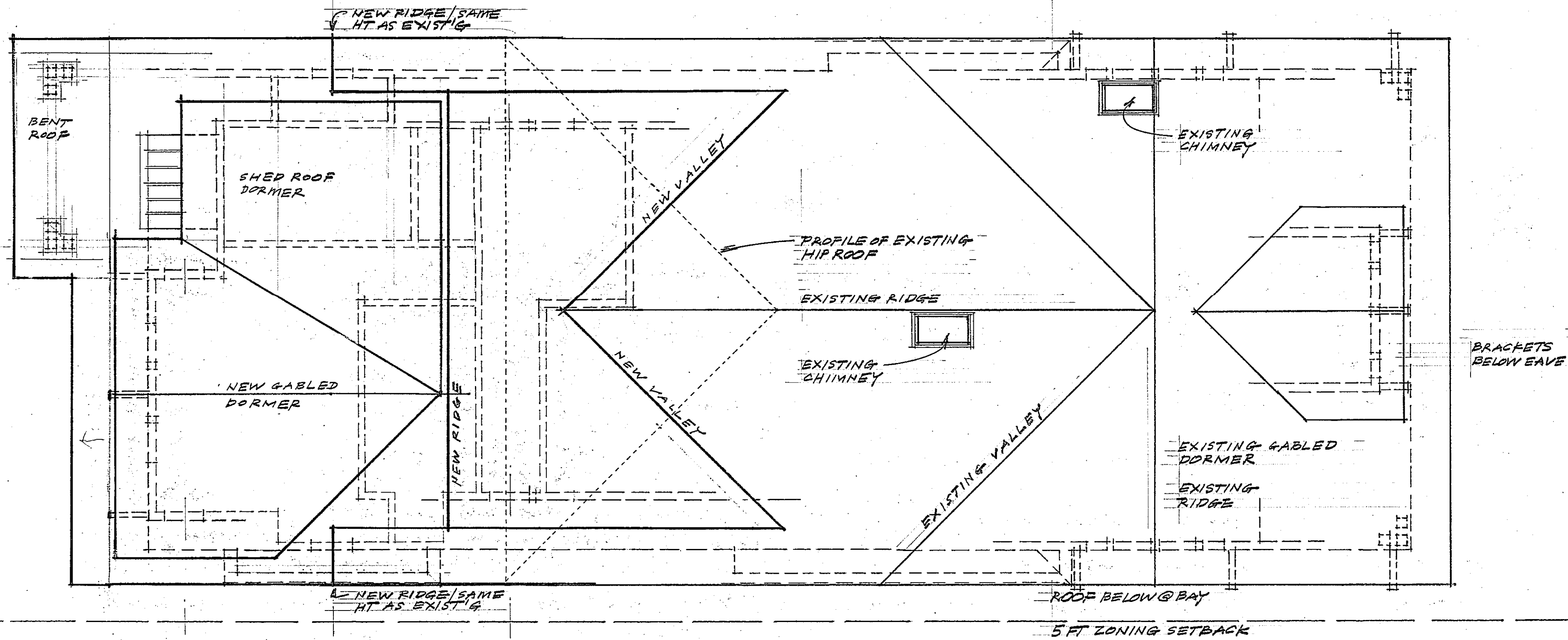
PROPOSED
UPPER LEVEL

3/16" SCALE

0 6 12 18

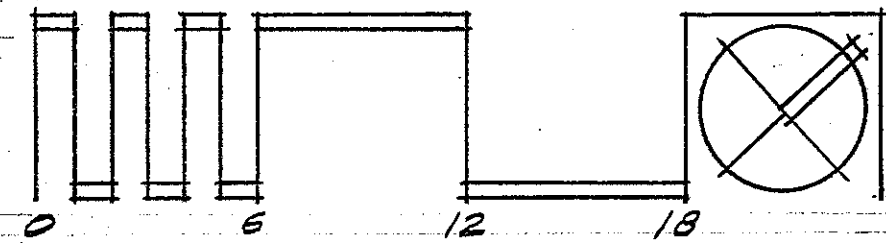
PROPERTY LINE

5 FT ZONING SETBACK



1
A3

PROPOSED
ROOF PLAN



Charlotte Historic District Commission - Case 2010-110

