ADDRESS OF PROPERTY 816 East Worthington Avenue, Dilworth Local Historic District HDC 2012-034

SUMMARY OF REQUEST Construction of New Garage

OWNER Stephen Smoak

APPLICANT Bill Prestwood of Don Duffy Architecture

Details of Proposed Request

This application seeks approval for the construction of a garage in the rear right corner of this lot.

Current Status and Context of Property

The house on this site is a two story foursquare house with a deep cross gabled roof. The house has Craftsman style detailing, and variegated wood shingle siding. It is located in an area of East Worthington that consists of other houses of similar scale and style. Built c. 1920, the house is listed as a contributing structure in the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- Accessory Buildings Garages
- Building Materials

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.

The proposed garage is a one and one half story structure with a one car bay with a storage area above contained in an opposing pair of shed dormers. The garage, which is 18.5 feet in height, is far shorter than the existing house, and is designed with materials and detailing that is derived directly from the existing house, including the siding and the bracket details at the eaves.

The car entrance to the garage, which has a pair of wooden carriage style doors, is fronted to the existing rear alley that serves this property. There is also a pair of wooden personnel doors facing the rear elevation of the house.

The Smoak Residence

816 E. Worthington Avenue Charlotte, North Carolina

Basic Requirements for Residential Plan Review

Drawn to scale Plan Size minimum: 9 x 12 CS1.0 Designer, Engineer, or Architect name, telephone, and address Don Duffy Architecture 301 Providence Road Charlotte, NC 28207 704-358-1878 Engineer: Don Bennett Lone Star Engineering (704) 516-3833

CS1.0 Property owner name and address: Stephen Smoak

CS1.0 Completed Plan Submittal Cover Sheet

___ Completed Building Permit Application, Plot Plan for Permit Application, and Compliance Notice for Erosion and Sedimentation Control

Width of footings: 24" unless noted otherwise

Depth of footings: 12" unless noted otherwise Reinforcement bar sizes, locations, and number, if required:

(2) #5 bars, continuous unless noted otherwise

Number of stories: 2 A1.1 Footprint of building

A1.0 Pier footing sizes and locations

Compaction test results (Required if less than 2000 psf)

A1.0 Show drainage away from building

A1.0 Footprint of building

A1.0 Thickened slab locations and dimensions

A1.0 Reinforcement bar sizes, locations, and number, if required

A1.0 Type and location of anchor bolts and/or straps

A3.1 Insulation/RESCheck as required: Walls R-15, Floors R-19, Ceiling R-30

A1.0 Vapor barrier noted on plans: 20 mil poly

A1.0 Wire mesh/fiber mesh concrete (if required)

A1.0 Slab extermination treatment noted on plans

Index of drawings

CS1.0 Cover Sheet and Site Plan First Floor Demolition Plan Second Floor Demolition Plan Foundation Plan First Floor Plan Second Floor Plan Exterior Elevations

Exterior Elevations

Sections and Details

A1.0 Footprint of building

A1.0 Location and size of piers A1.0 Location of foundation drains

Pier and curtain wall or full width wall size

Method of bonding in masonry walls: Running Bond

Thickened slab locations and dimensions Foundation ventilation calculations

A3.1 Waterproofing/damp proofing (if required)

Engineer seal for walls over allowed height

A1.0 Reinforcement bar sizes, locations, and number, if required

A3.1 Cross-section of exterior walls

Insulation/RESCheck as required: Walls R-15, Floors R-19, Ceiling R-30

A1.0 Type and location of anchor bolts and/or straps

Framing:
A1.1 Drawings/plans of engineered headers, beams, trusses, floor systems to include engineer seal

A1.1 Plans showing girder size, point loads, and support requirements

A1.3 Roof framing layout, bracing, point loads, and ventilation

A1.2 Indicate truss location, bearing lines, and point loads

A1.1 Size, height and location of windows and doorways

A1.1 Size, name, and types of rooms A3.1 Flashing type and location

Type of exterior sheathing: 1/2" plywood sheathing

Stair cross-section showing riser height, tread depth, handrails, and guardrails

N/A Decks (free-standing and attached)

A1.1 Size, span, species, and spacing of joists, rafters, and stude

N/A Specify type of fireplace (cross-section of masonry type)

Insulation/RESCheck as required: Walls R-15, Floors R-19, Ceilings R-30

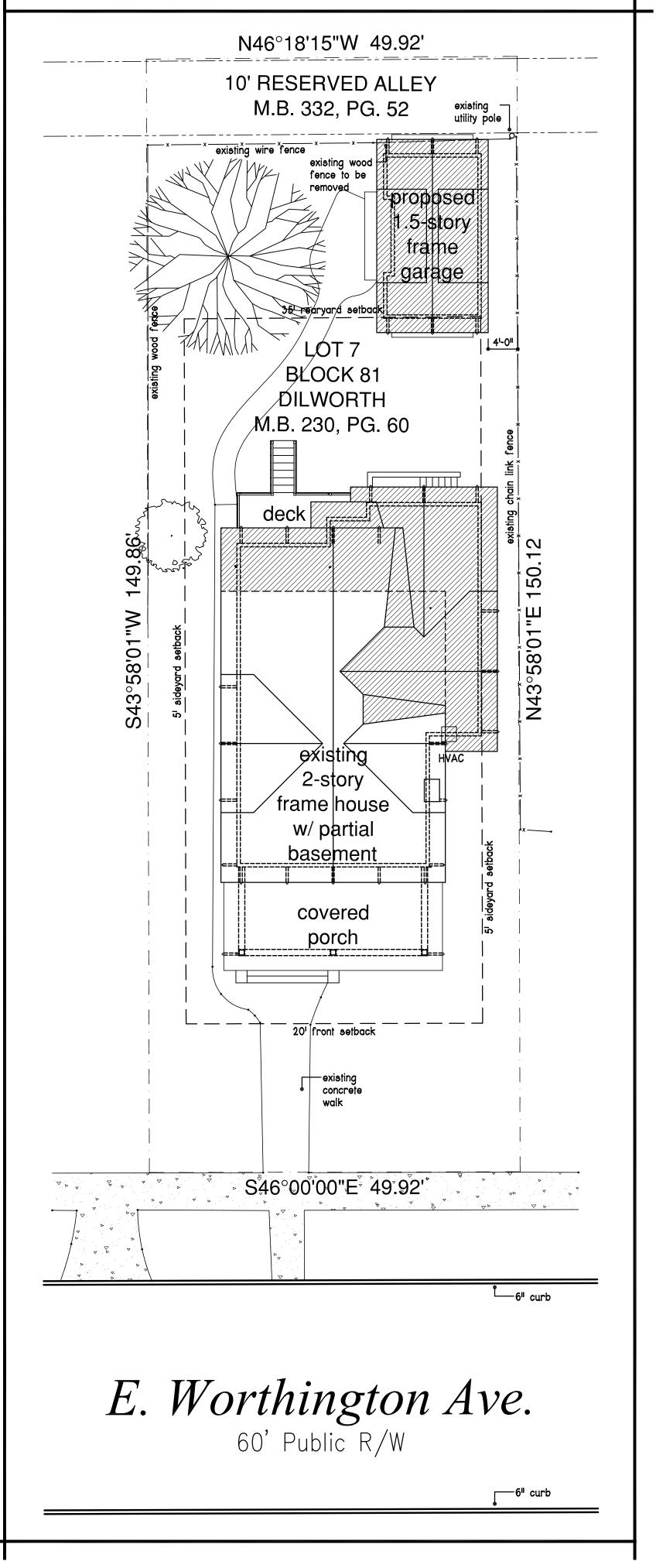
Specify wall covering (i.e. brick veneer, vinyl, etc.)

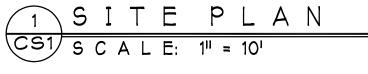
Final grade elevation noted on plan

Clearances from earth: girders, floor joists, sills, and siding:
12" @ girders, 18" @ floor joists, 6" @siding, 8" @ wood sills

D o n D u f f y

Architecture 301 Providence Road Charlotte, North Carolina 28207





dence

NOT FOR CONSTRUCTION

DonDuffy Architecture 301 Providence Rd Charlotte, NC 28207 (p)704 - 358 - 1878 (f) 704 - 358 - 1721 www.donduffyarchitecture.com

SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT. ANY REPRODUCTION, ALTERATION, OR

■ Date: February 10, 2012 •

■ Drawn By:

■ Revisions:

Stephen Smoak

Smoak Residence 816 E. Worthington Avenue Charlotte, North Carolina

NOT FOR CONSTRUCTION

DonDuffy

Architecture

301 Providence Rd Charlotte, NC 28207 (p)704 - 358 - 1878 (f)704 - 358 - 1721 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.

Y REPRODUCTION, ALTERATION, OR SE FOR OTHER THAN THE INTENDED OJECT, WITHOUT THE WRITTEN INSENT OF DON DUFFY ARCHITECT, IS

OPYRIGHT © DON DUFFY ARCHITECT

- Date: February 10, 2012 •
- Revisions:
- Drawn By:
- Sheet: CS1

Stephen Smoak

1 SITE PLAN CS1 SCALE: 1" = 10'

Worthington

NOT FOR CONSTRUCTION

DonDuffy Architecture

301 Providence Rd Charlotte, NC 28207 (p)704 - 358 - 1878 (f)704 - 358 - 1721 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN. COPYRIGHT © DON DUFFY ARCHITECT

■ Date: February 10, 2012 •

Stephen Smoak

