

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>1230 East Worthington Ave, Dilworth Local Historic District</i>	<i>HDC 2012-056</i>
SUMMARY OF REQUEST	<i>Dormer Additions</i>	
OWNERS	<i>Ann Kaplan & Thomas Pegelow</i>	
APPLICANT	<i>Andrew Woodruff</i>	

Details of Proposed Request

This request is for the addition of two shed dormers to this house, one facing the street and one to the rear, off the existing peak of the roof. The proposed front facing dormer is small in scale, and is noted to be of materials that match the existing structure. It is over the existing front porch of the house.

The rear facing shed dormer is centered on the roof, inboard of the width of the house. It is also noted to be of materials that are compatible with the existing house.

There is also a proposed rear screen porch addition proposed, which is not as wide as the existing house, and would itself be eligible for administrative approval.

One other element in this proposal is for the replacement of the front porch columns with new columns that are more appropriately scaled to the house than the existing columns.

Current Status and Context of Property

This one story brick house was constructed in 1947. It has a front elevation chimney on the left side of the façade, with a shed-roofed front porch to the right. The house also has a side gable roof with a front facing gable to the left framing the chimney. The house is in a block that consists of houses of similar style and vintage. This area of East Worthington, near Charlotte Drive on the eastern end of the Dilworth Local Historic District, is among the last areas of the neighborhood to be developed.

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.



12 30





1230 East Worthington

March 8th, 2012



Front Elevation - Existing

1/8" = 1'-0"

1230 East Worthington

March 8th, 2012

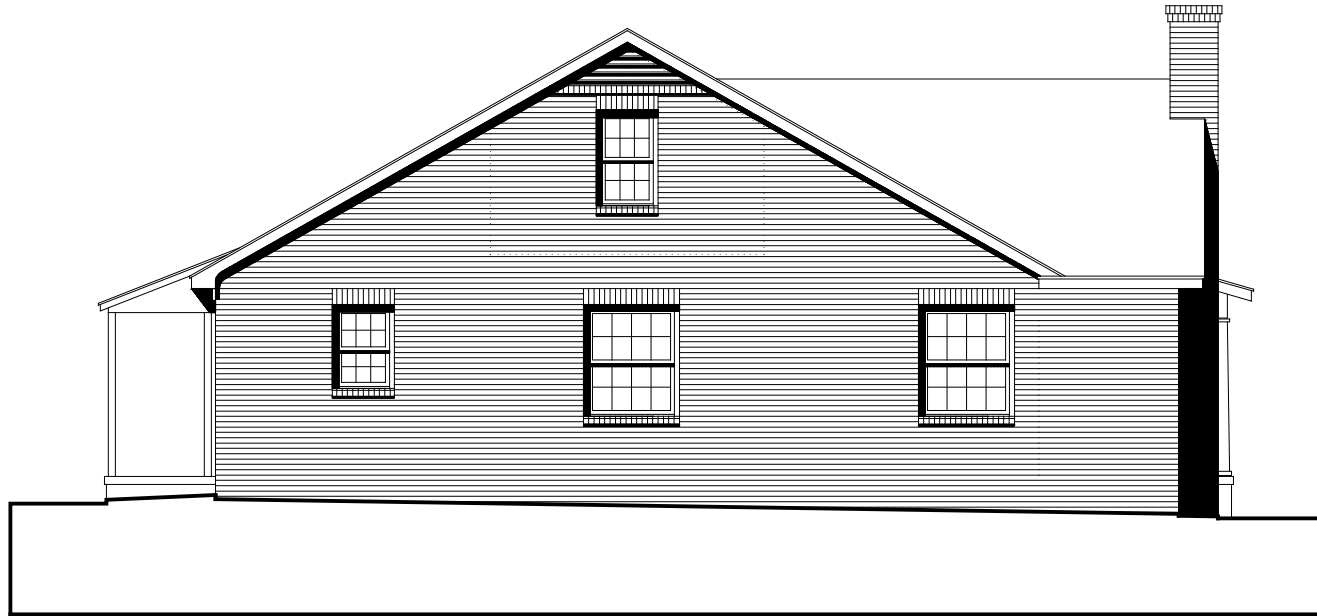


Right Side Elevation - Existing

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

1230 East Worthington

March 8th, 2012

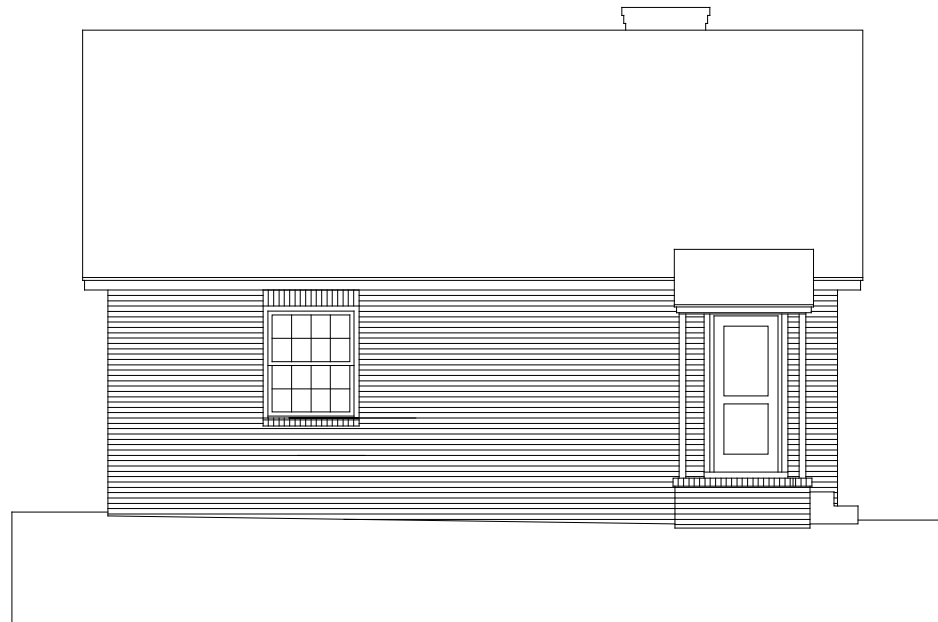


Left Side Elevation - Existing

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

1230 East Worthington

March 8th, 2012

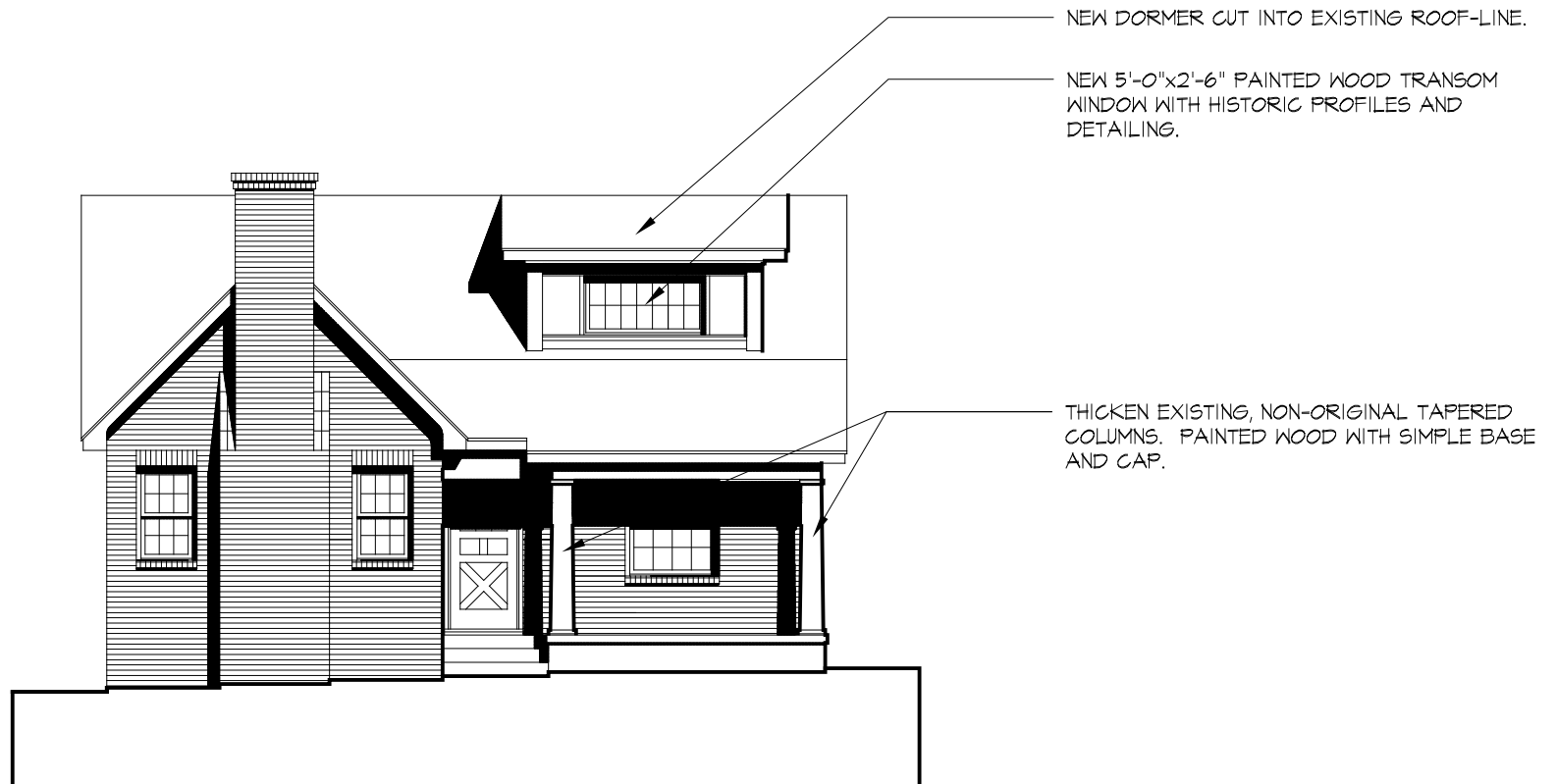


Rear Elevation - Existing

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

1230 East Worthington

April 8th, 2012

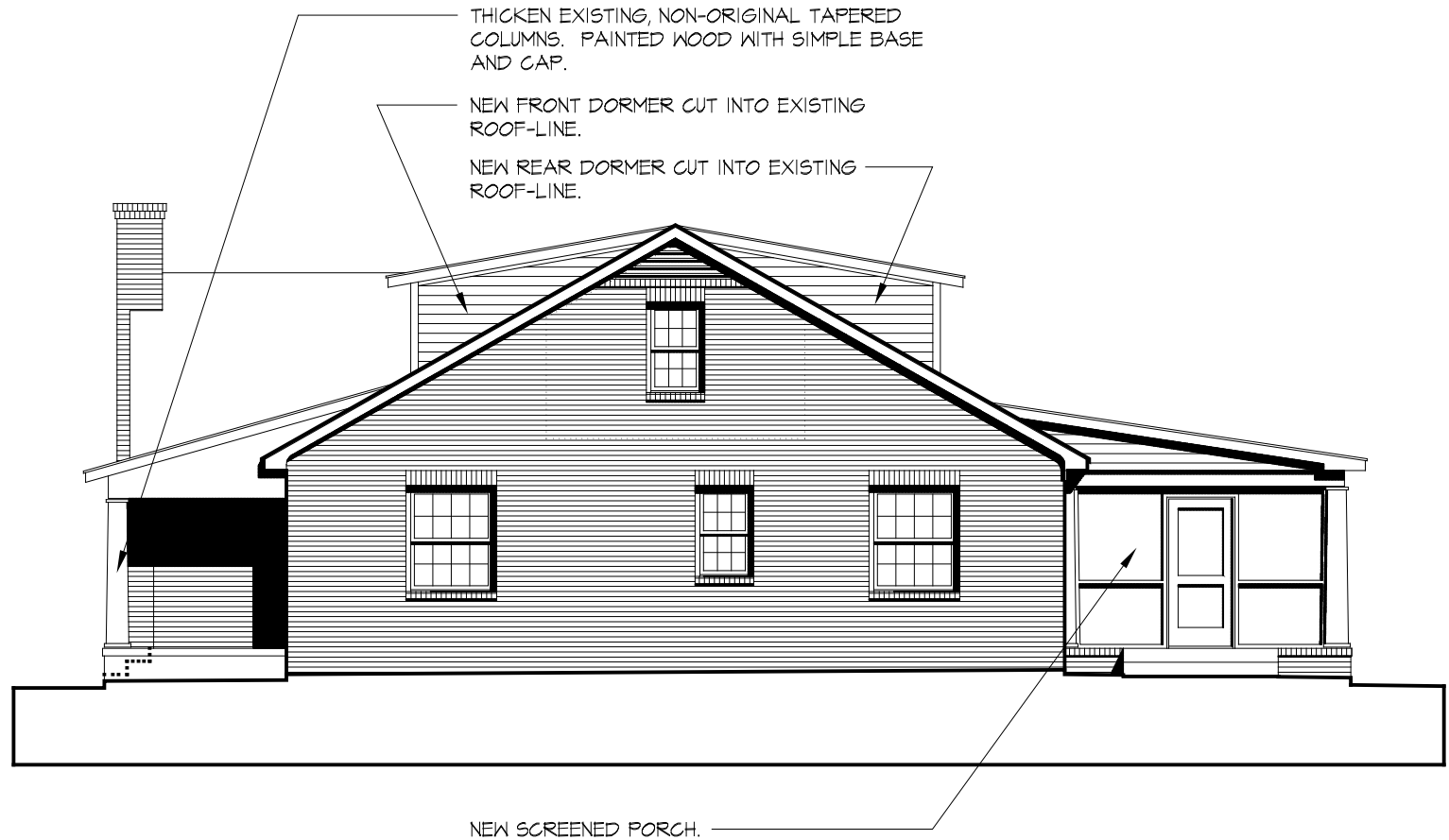


Front Elevation - Renovated

1/8" = 1'-0"

1230 East Worthington

April 26th, 2012

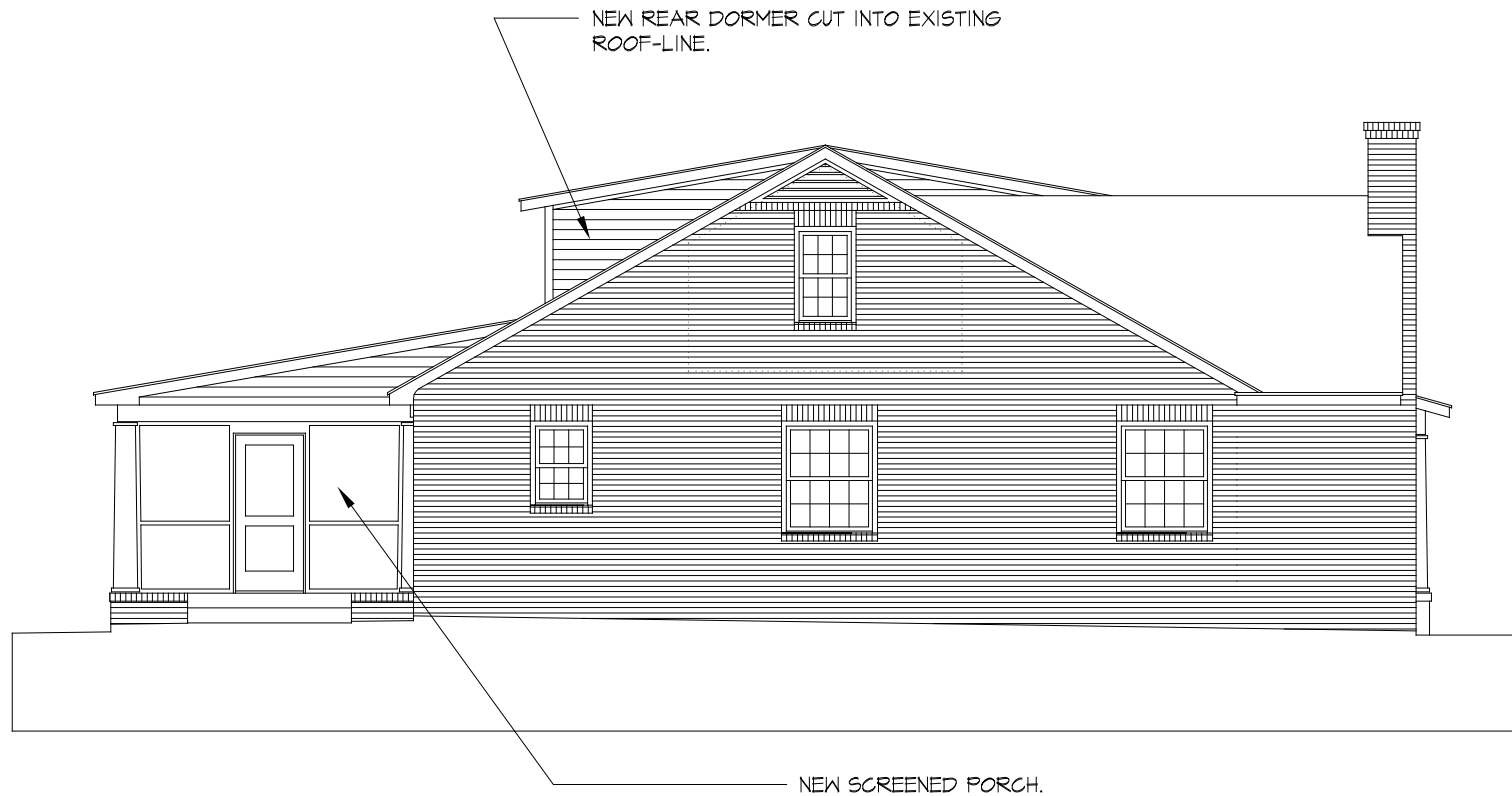


Right Side Elevation - Renovated

1/8" = 1'-0"

1230 East Worthington

April 18th, 2012

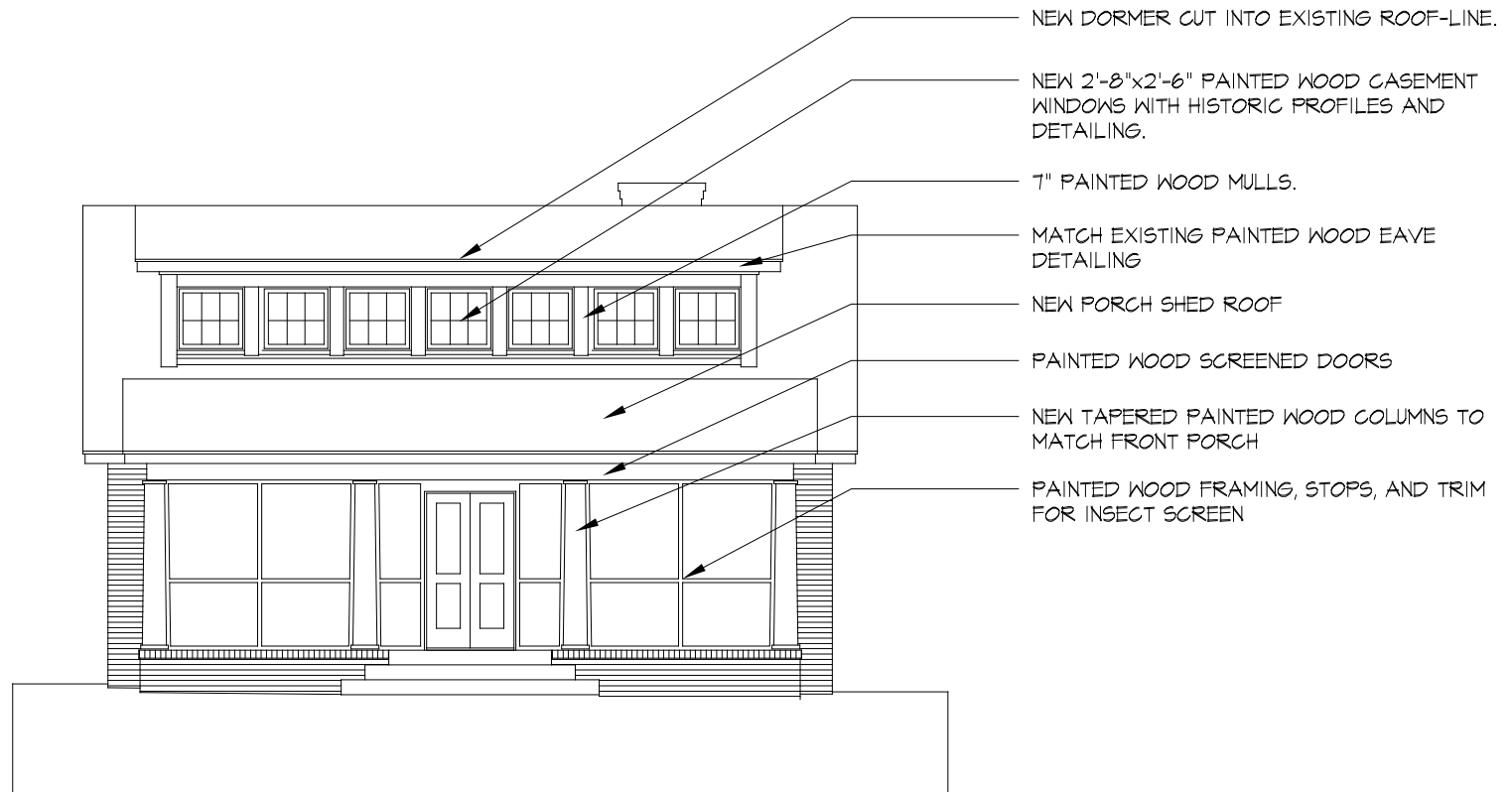


Left Side Elevation - Renovated

1/8" = 1'-0"

1230 East Worthington

April 18th, 2012

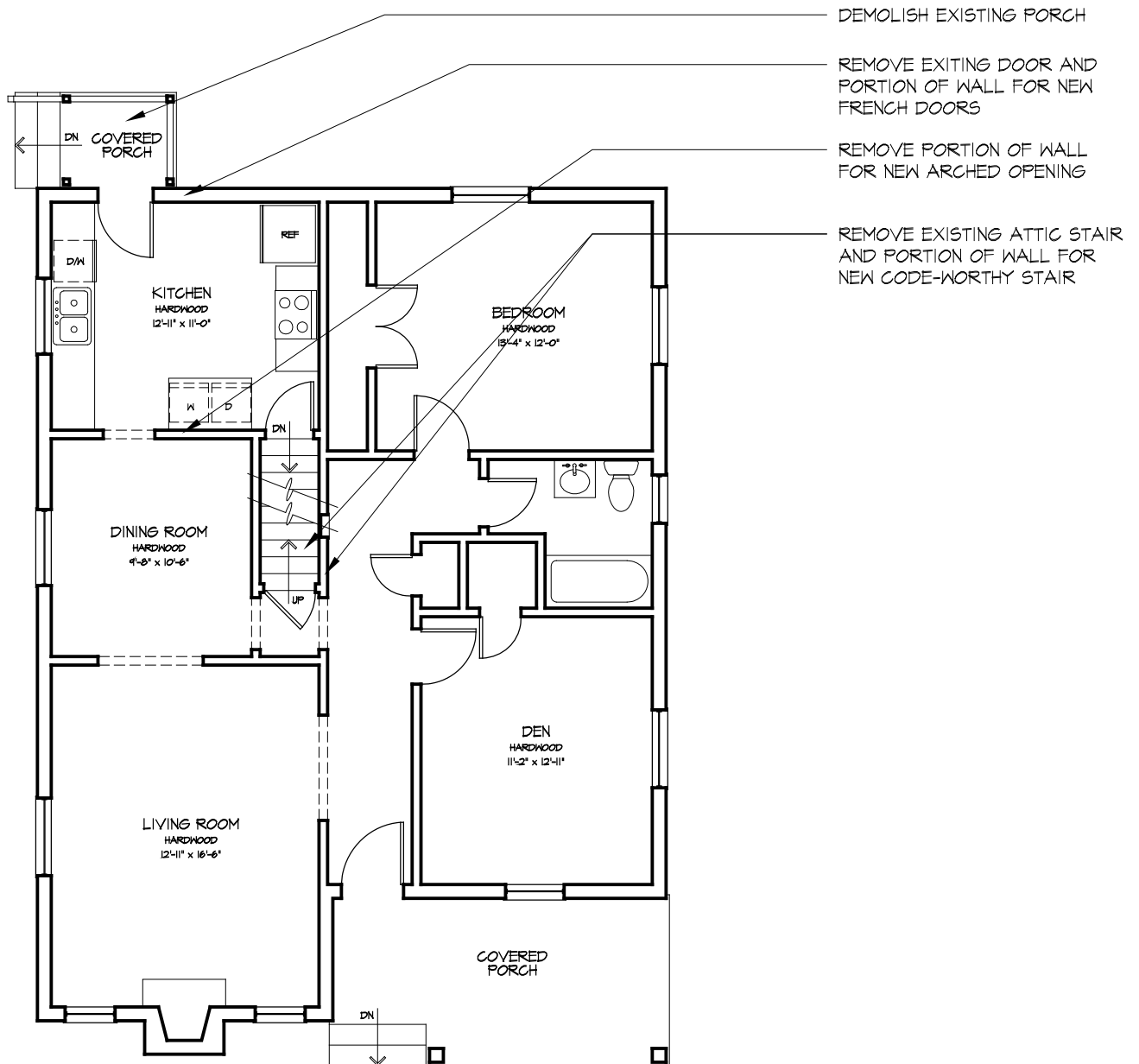


Rear Elevation - Renovated

1/8" = 1'-0"

1230 East Worthington

March 8th, 2012



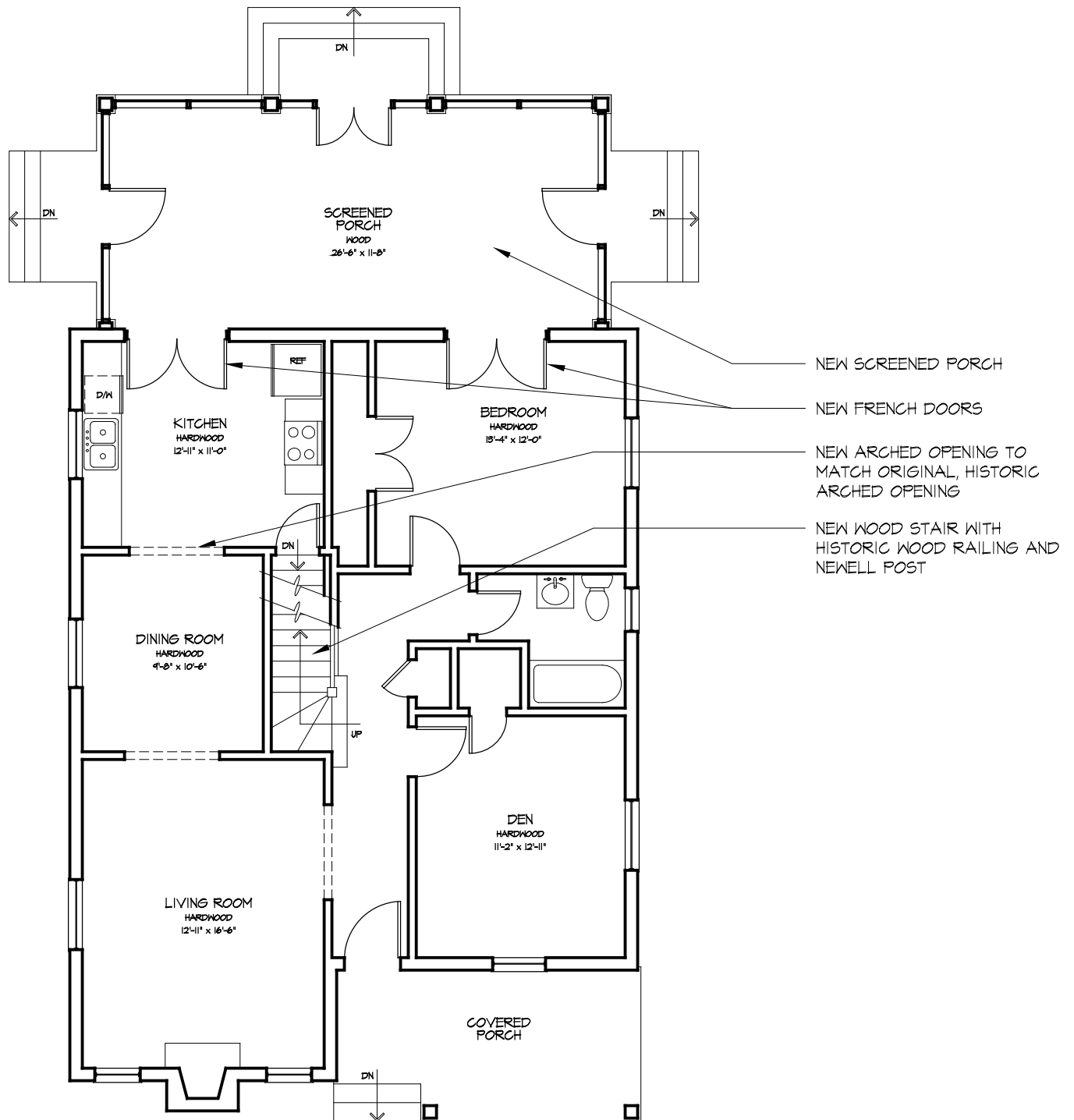
1,120 SQUARE FEET

First Floor Plan - Existing

1/8" = 1'-0"

1230 East Worthington

April 18th, 2012



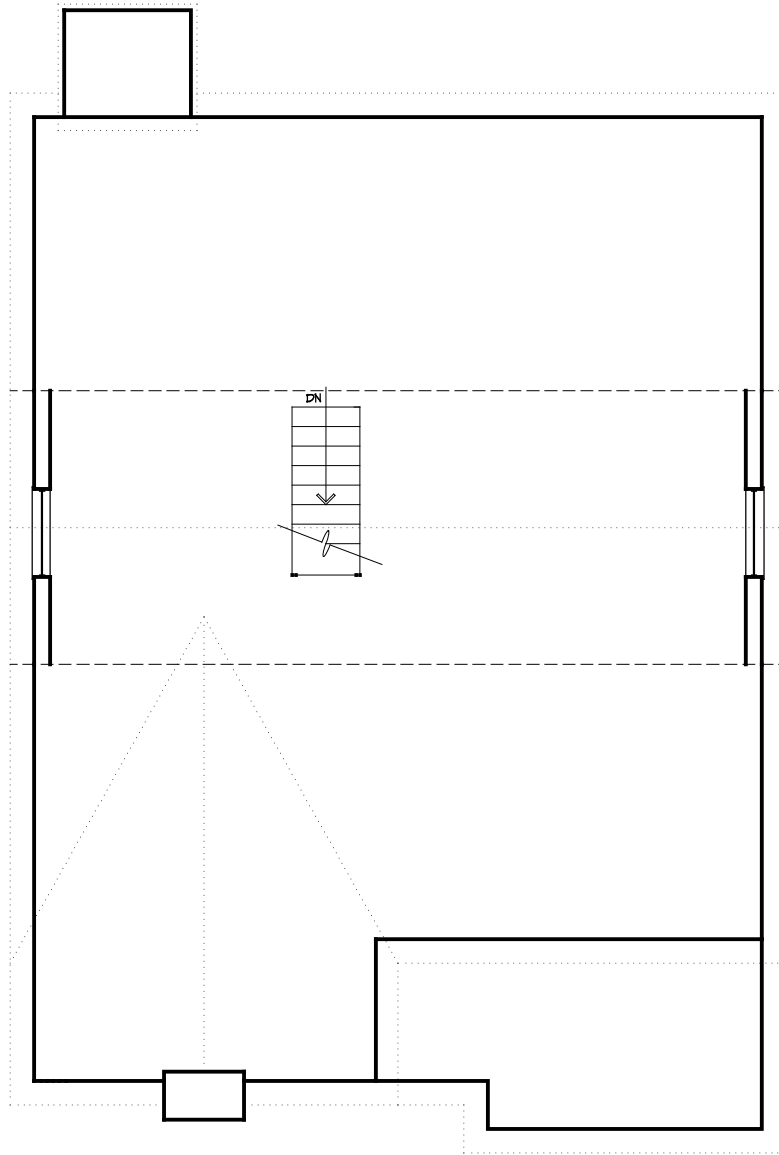
1,120 SQUARE FEET

First Floor Plan - Renovated

1/8" = 1'-0"

1230 East Worthington

March 8th, 2012

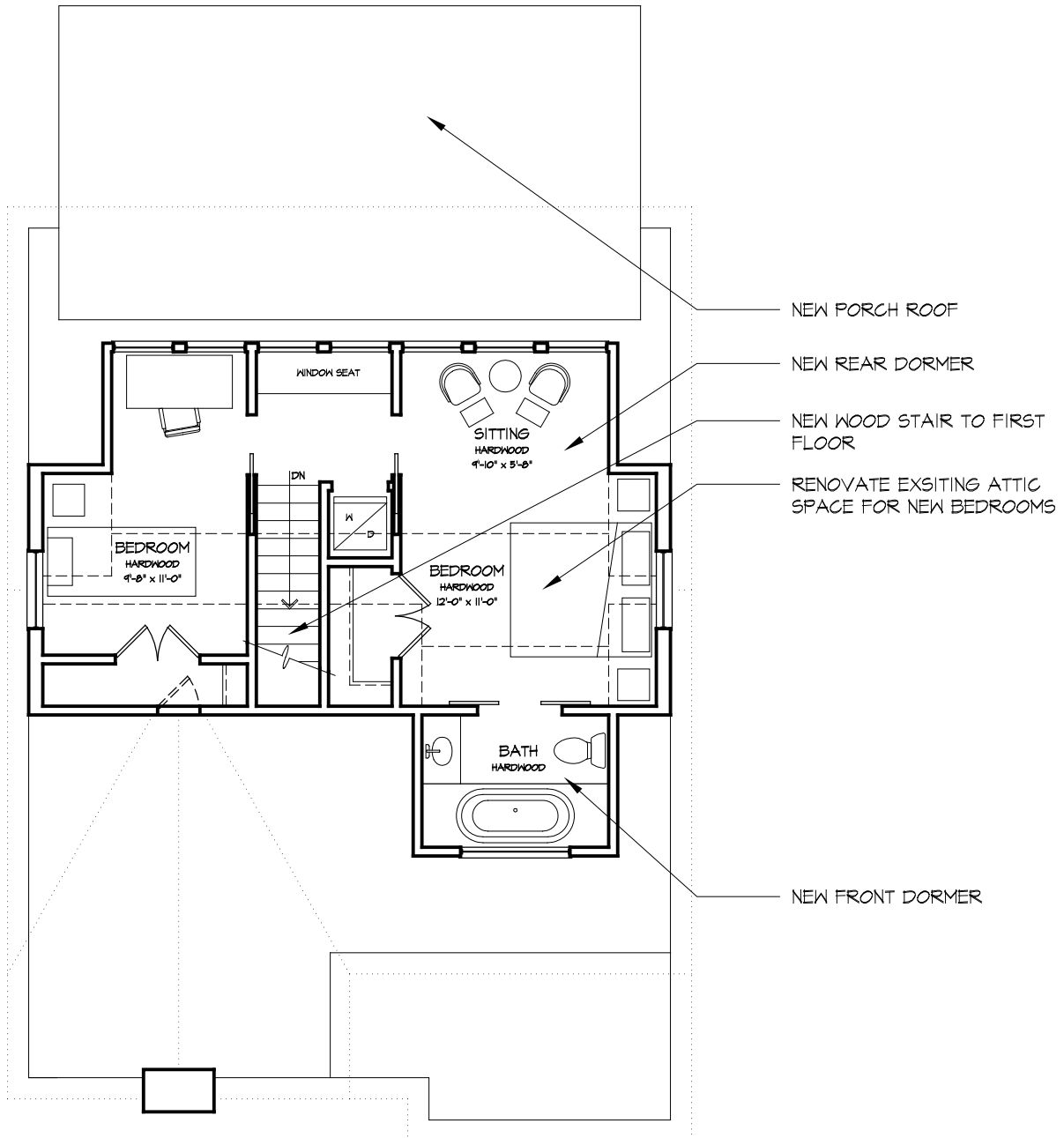


Attic Floor Plan - Existing

1/8" = 1'-0"

1230 East Worthington

April 18th, 2012



Attic Floor Plan - Renovated

1/8" = 1'-0"

Charlotte Historic District Commission - Case 2011--056

