

**Application for a Certificate of Appropriateness**

---

<b>ADDRESS OF PROPERTY</b>	<b><i>524 East Worthington Avenue, Dilworth Local Historic District HDC 2012-059</i></b>
<b>SUMMARY OF REQUEST</b>	<b><i>Rear Addition</i></b>
<b>OWNERS</b>	<b><i>Brian Markle &amp; Ellen Payne</i></b>
<b>APPLICANT</b>	<b><i>Kent Lineberger, AIA</i></b>

---

**Details of Proposed Request**

This application seeks approval for a rear addition that is a scaled-down version of a previous plan that was approved by the HDC. The addition is not taller or wider than the existing house, other than a projecting box bay on the second floor of the left elevation. Otherwise, this proposal would have been eligible for Administrative Approval.

**Current Status and Context of Property**

This 1911 house is a one and one half story wood frame bungalow, with a gabled front dormer and an engaged front porch. The house boasts a high level of Craftsman detailing, and is listed as a contributing structure within The Dilworth National Register Historic District.

This house is located along a section of East Worthington Avenue that consists largely of houses of similar age and varying scale.

**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.

**Staff Review**

This proposed rear addition places a second cross gable toward the rear of the house, eliminating the current rear roof hip. The new cross gable is identical in scale to the existing one at the front of the house. The new box bay window is centered in the main floor of this new gable on the left elevation. The extension of the existing watertable on the foundation allows for a new rear basement room, due to the slop of the lot. The addition terminates in a rear porch with a gabled roof

All materials and detailing are from the existing structure, including the brackets and column details.

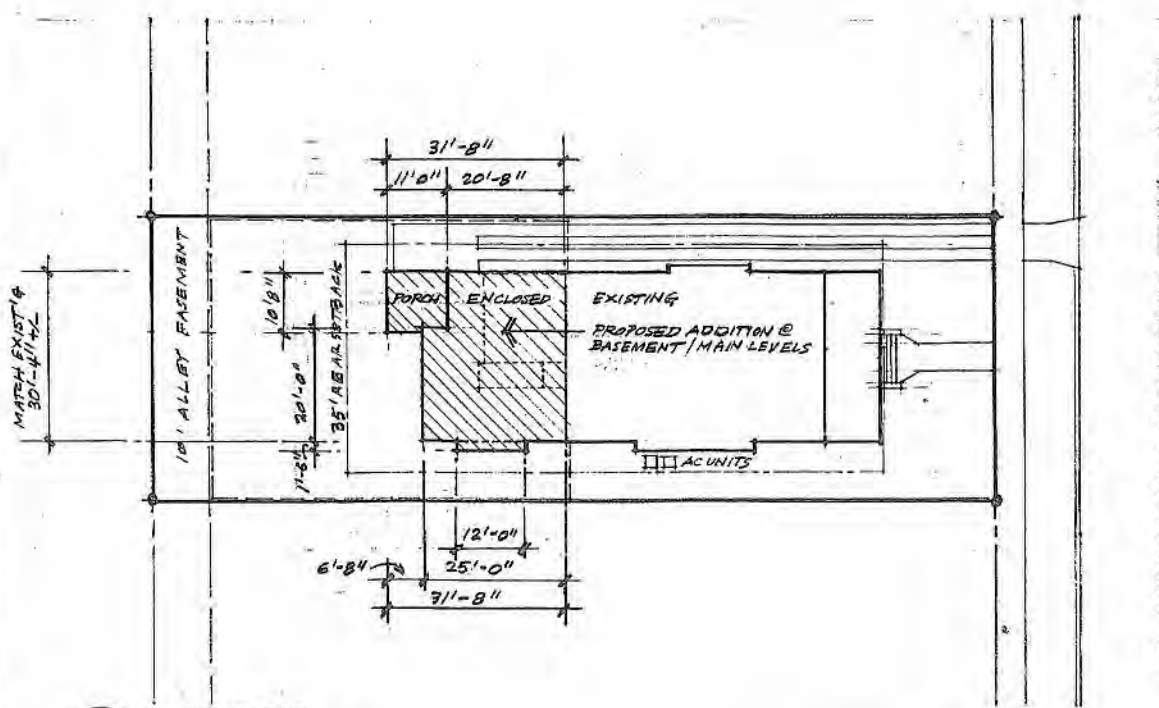
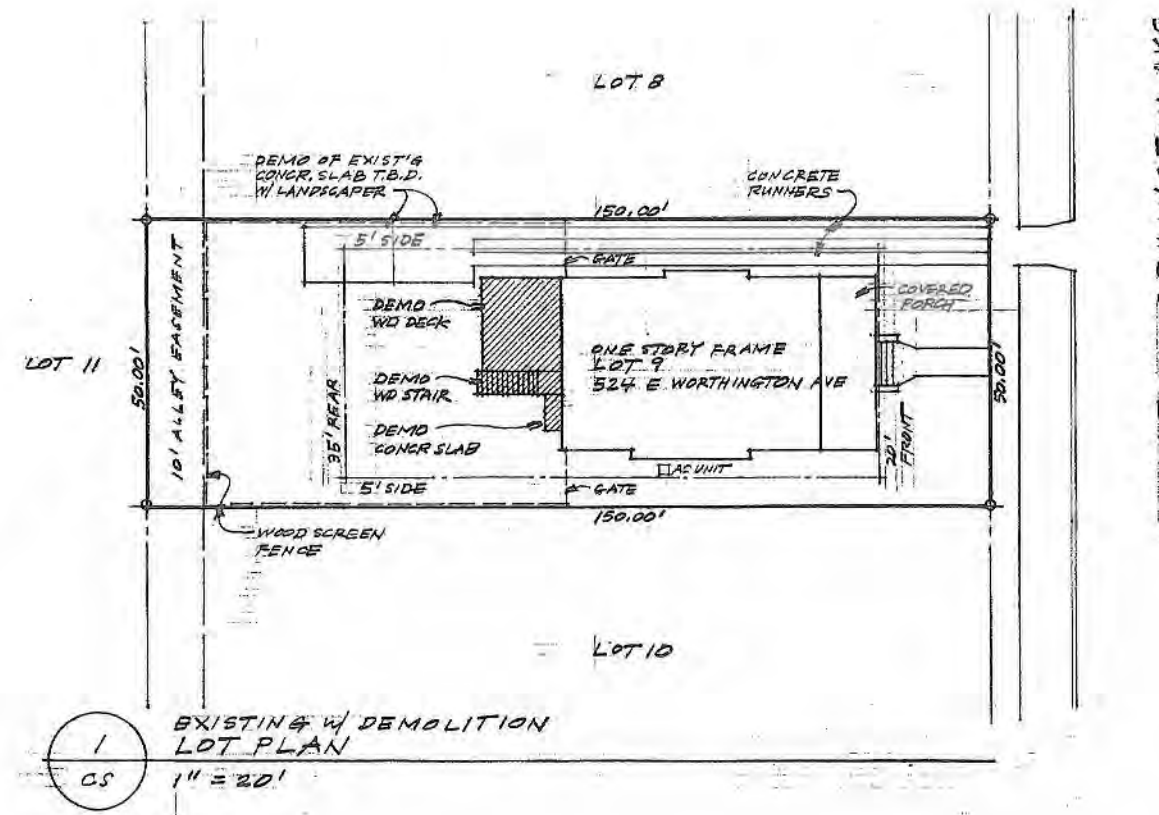
This addition appears to meet all relevant HDC policies.





DRAWING INDEX

CS	COVER SHEET
	DRAWING INDEX
	LOT PLAN W/ EXISTING & DEMOLITION
	PROPOSED LOT PLAN
SGN-01	STRUCTURAL / GENERAL NOTES
	STRUCTURAL / BASEMENT & FOUNDATION PLAN
	STRUCTURAL / MAIN LEVEL FRAMING
	[NOT USED]
S-0	STRUCTURAL / ROOF FRAMING
	ARCHITECTURAL / BASEMENT & FOUNDATION PLAN
	ARCHITECTURAL / MAIN LEVEL PLAN
	ARCHITECTURAL / UPPER LEVEL PLAN [FUTURE]
A-0	For reference only / not this permit
	ROOF PLAN
	ELECTRICAL / BASEMENT PLAN
	ELECTRICAL / MAIN LEVEL PLAN



2  
CS  
1" = 20'

REFER TO 1/CS FOR SITE DIMENSIONS, ZONING SETBACKS AND DEMOLITION

SITE DATA TAX PARCEL # 12105812 / ZONED R5 / 40% BUILDING COVERAGE MAX.  
50X150 = 7500 SQ. FT. (.17 AC) / 3000 SQ. FT COVERAGE ALLOWABLE  
1726.5 SQ. FT. (EXISTING NOT INCL. DECK TO BE DEMOLISHED)  
4487.5 SQ. FT. (PROPOSED COVERAGE OF ADDITION)  
2575.25 SQ. FT. TOTAL COVERAGE PROPOSED = 34% PROPOSED COVERAGE

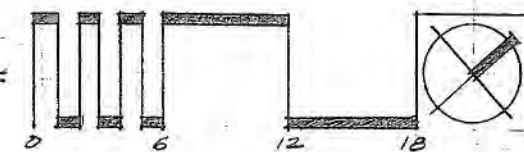
KENT LINEBERGER  
ARCHITECTURE / PLLC  
2018 SOUTH BLVD / ATHONTON LOFTS # 103  
CHARLOTTE NC 28211  
704 334 6366  
KENT@KENTLINEARCH.COM

PAYNE + MARKLE BUNGALOW  
ADDITIONS + RENOVATIONS  
ELLEN PAYNE + BRIAN MARKLE HOME  
524 EAST WORTHINGTON AVENUE  
CHARLOTTE NC 28203

8 MAY 2012

CS  
FOR HDC REVIEW

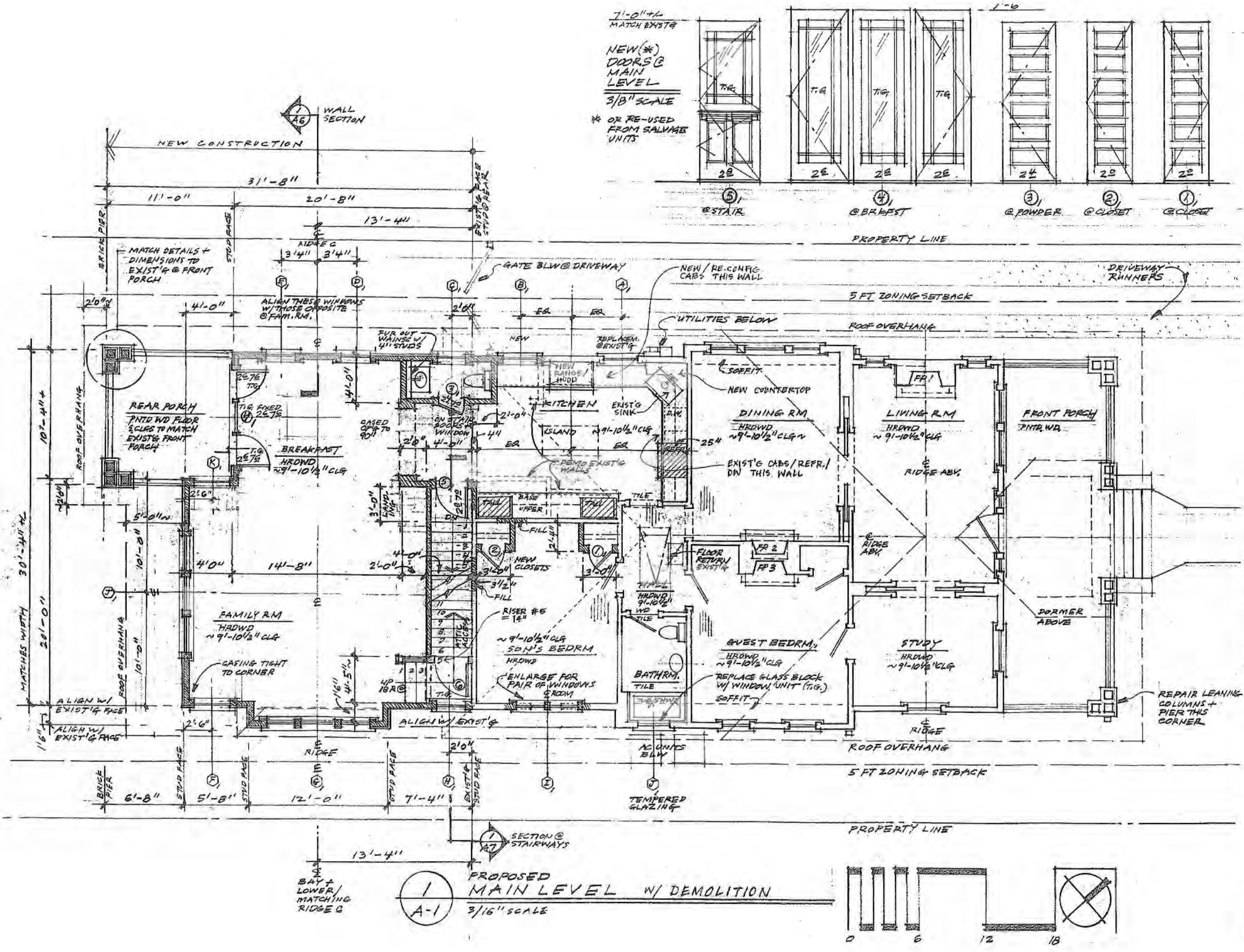




**PAYNE + MARKLE BUNGALOW**  
**ADDITIONS + RENOVATIONS**  
 ELLEN PAYNE + BRIAN MARKLE HOME  
 524 EAST WORTHINGTON AVENUE  
 CHARLOTTE NC 28203

8 MAY 2012



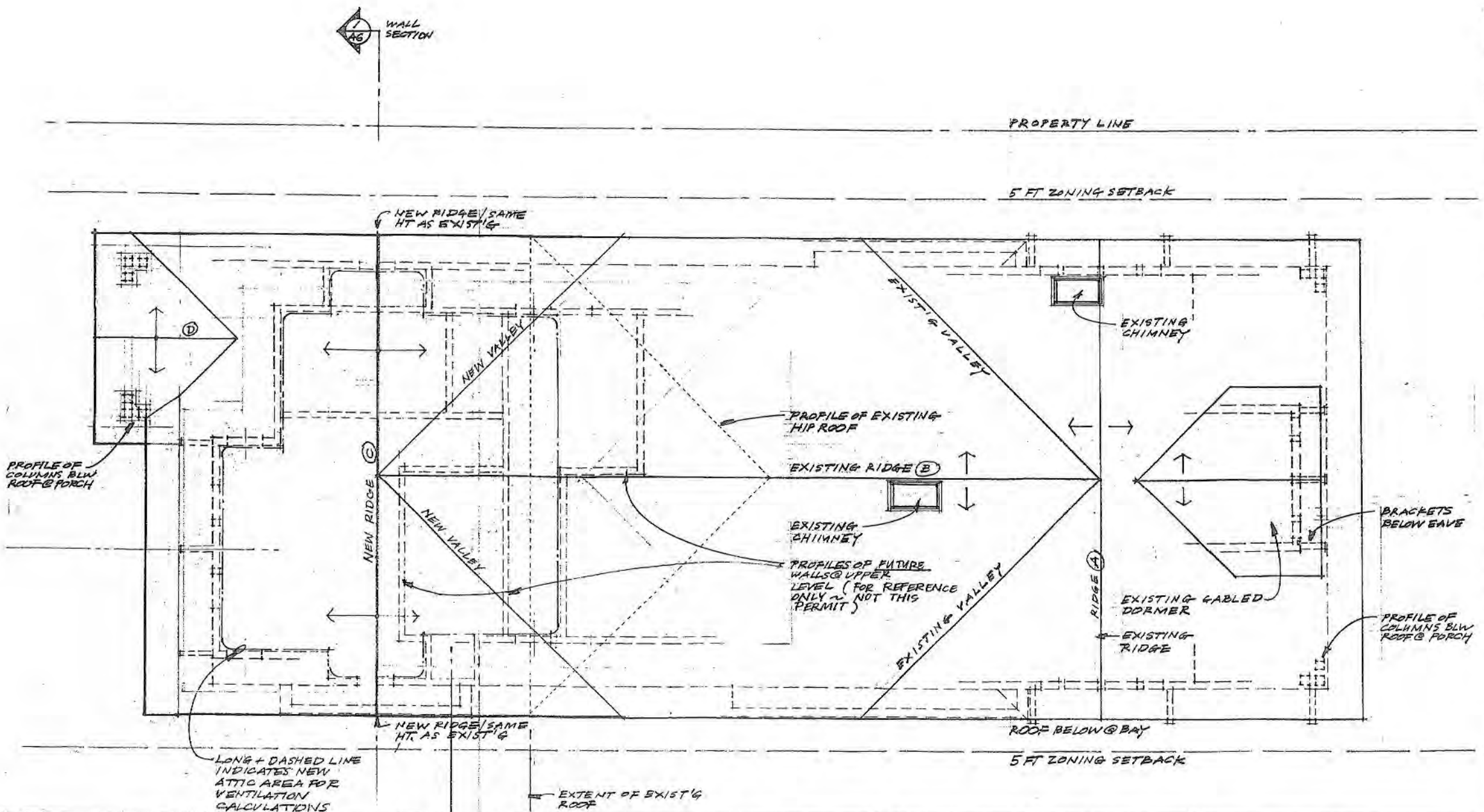


**KENT LINEBERGER**  
ARCHITECTURE / PLLC  
2018 SOUTH BLVD / ATHON LOFTS # 103  
CHARLOTTE NC 28211  
704 334 6386  
KENT@KENTLINEARCH.COM

**PAYNE + MARKLE BUNGALOW**  
ADDITIONS + RENOVATIONS  
ELLEN PAYNE + BRIAN MARKLE HOME  
524 EAST WORTHINGTON AVENUE  
CHARLOTTE NC 28203

8 MAY 2012





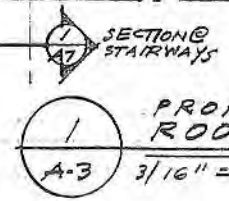
**ROOF VENTILATION**

NEW ATTIC SQUARE FOOTAGE TO BE VENTED W/ CONTINUOUS RIDGE VENTS @ RIDGES (C) + (D)

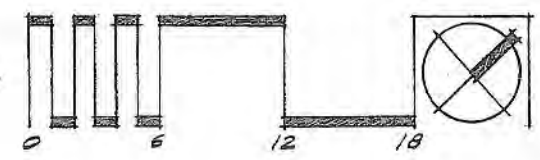
610 NEW SQUARE FEET OF ATTIC

$610/300 = 2.0 \text{ SF} = 293 \text{ SQ. IN. OF VENTILATION REQUIRED}$

PROVIDING 42 LF X 14 SQ. IN./LF = 588 SQ. IN. OF RIDGE VENTILATION



**PROPOSED ROOF PLAN**



**KENT LINEBERGER**  
**ARCHITECTURE / PLLC**  
 2018 SOUTH BLVD / ATHERTON LOFTS # 103  
 CHARLOTTE NC 28211  
 704.334.8366  
 KENT@KENTLINEARCH.COM

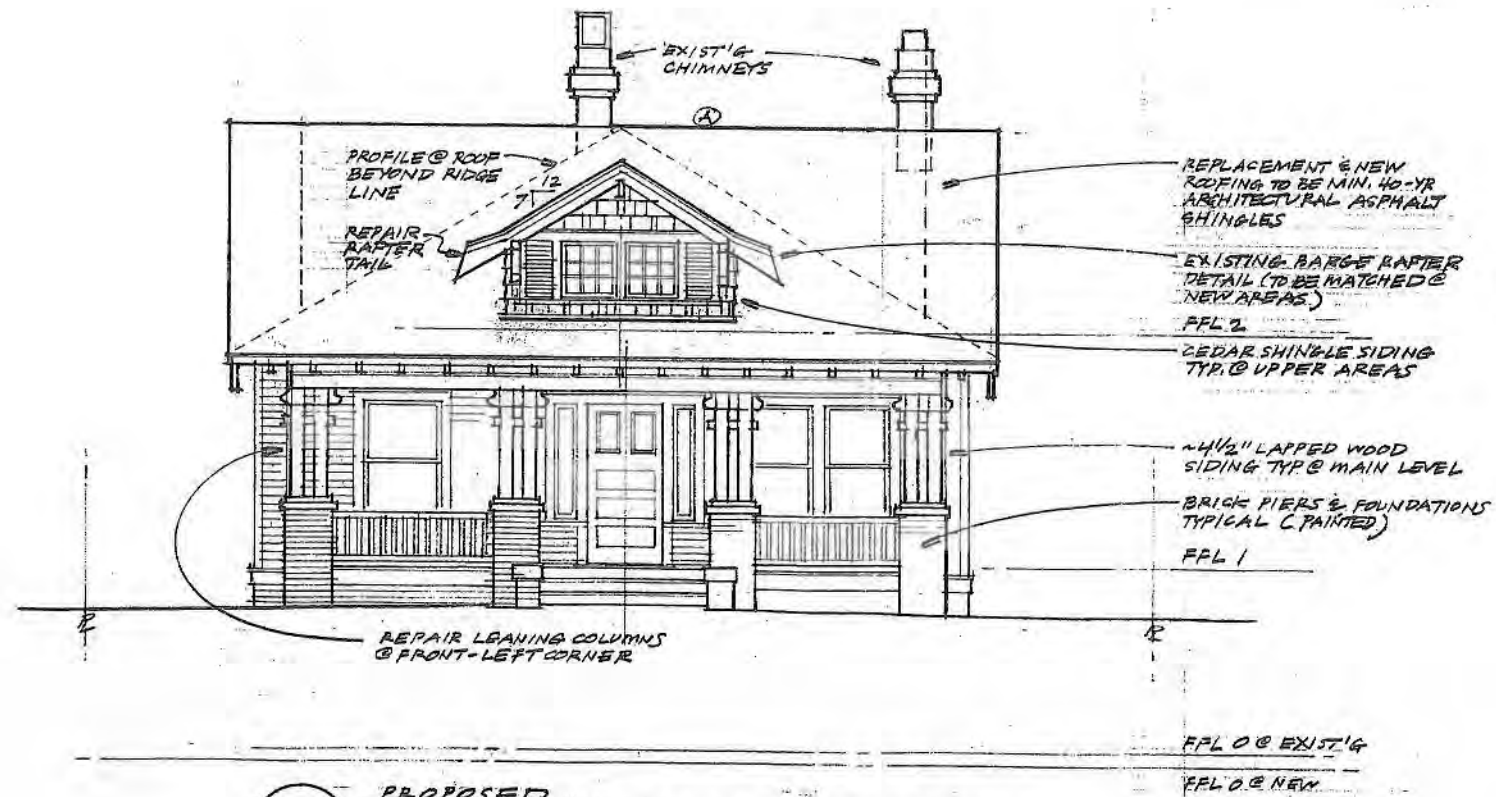
**PAYNE + MARKLE BUNGALOW**  
 ADDITIONS + RENOVATIONS  
 ELLEN PAYNE + BRIAN MARKLE HOME  
 524 EAST WORTHINGTON AVENUE  
 CHARLOTTE NC 28203

8 MAY 2012





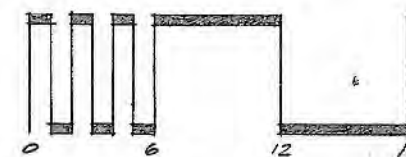




1  
A 5  
PROPOSED  
FRONT / NORTHEAST ELEVATION  
3/16" SCALE



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



**KENT LINEBERGER**  
ARCHITECTURE / PLLC  
2018 SOUTH BLVD / AHERTON LOFTS # 103  
CHARLOTTE NC 28211  
704 334 6366  
KENT@KENTLINEARCH.COM

**PAYNE + MARKLE BUNGALOW**  
ADDITIONS + RENOVATIONS  
ELLEN PAYNE + BRIAN MARKLE HOME  
524 EAST WORTHINGTON AVENUE  
CHARLOTTE NC 28203

8 MAY 2012

A 5



# Charlotte Historic District Commission - Case 2011--059

