
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 528 East Worthington Avenue

SUMMARY OF REQUEST: 2nd Story Addition

OWNER: Kathryn & Russell Cole

APPLICANT: Trisha Chambers

Details of Proposed Request

Existing Conditions

The single family house is listed as a contributing structure in the National Register of Historic Places. Built in 1915, it is a single story home on a sloped corner lot which falls to the rear. The home has a “very low hip roof with low hip roof porch which wraps to one side, and supported by replacement bungalow posts and piers.” The home has wood siding and 1/1 windows. The character of adjacent homes along the street is a mix of one and two story bungalow type designs.

Proposal

The proposed project is an addition to the rear of the existing home with new living space on the lower level, demolition and reconstruction of living space on the main level, the addition of living space on a new second level and a new front porch. The chimneys will be raised and designed in accordance with the second story addition. The plans show 4/1 windows with materials and details to match the existing structure. The addition to the rear will step down to reflect the natural grade of the lot. The exterior materials will match the existing home. There will be no major impacts to mature trees or significant changes in grade.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Staff believes the proposed design meets the HDC Guidelines for additions. The HDC may consider whether the rhythm of fenestration can be improved along the right elevation (the master bedroom is located at the rear, bathrooms and closets toward the front).

A New Addition For
The
COLE RESIDENCE

By
trishachambers
design

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COLE RESIDENCE

Charlotte Historic District Commission - Case 2013-116



0 100 200 400 Feet

Map Printdate:
June 23, 2013

- 528 East Worthington Av
- Dilworth Local Historic District
- Property Lines
- Building Footprints



528

528



06.19.13

Project Location:

528 East Worthington Avenue

Project Description:

The existing home at 528 East Worthington Ave is a 1900 square foot, single story bungalow with an uncovered deck off of the back. The homeowners would like to expand their living space but want to be sensitive to the surrounding properties as well as the original architecture.

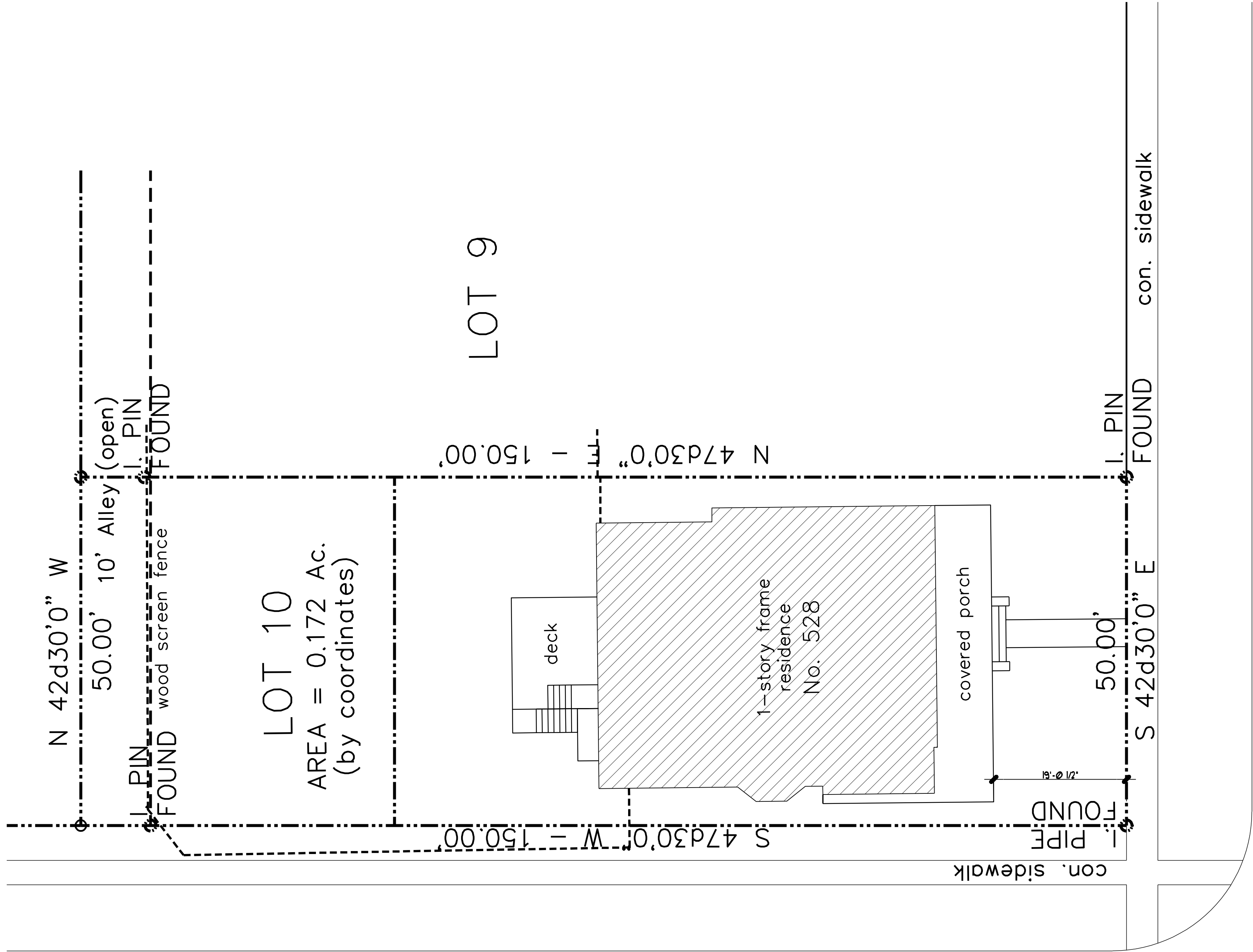
When the homeowners first purchased this property they were told there was a fire and originally the house was two stories tall. They were told the second story was demolished and the roof was just “dropped” on top of the existing first story. Looking at the house the roof is uncharacteristically low for a single story bungalow. Many of the surrounding homes do have the same roof but are two stories high. What the homeowners would like to do is build back a second story. What they hope to accomplish by doing this is to restore the house to a more appropriate elevation as well as utilize this second story for the majority their expansion in order not to overwhelm their lot with a massive footprint.

The only area that will be extended up to a second story falls within the existing roof area (keeping with the idea this was the original two story area of the house if the roof was “dropped” on top of the first story). There will also be and an additional 500 square feet of single story living space built off of the back as well as a new uncovered porch. The addition on the back will be stepped down 12” from the original floor height and the uncovered porch will be stepped down and additional 12” in order to keep in line with the falling grade along the left elevation (Winthrop Avenue).

The plan is for all of the new construction to match original materials, original details and keep the roof pitch the same. The existing chimneys will need to be extended in order to accommodate the second story and new windows will be in keeping with the original style. There should be no tree removal or major grade changes.

LOT 11

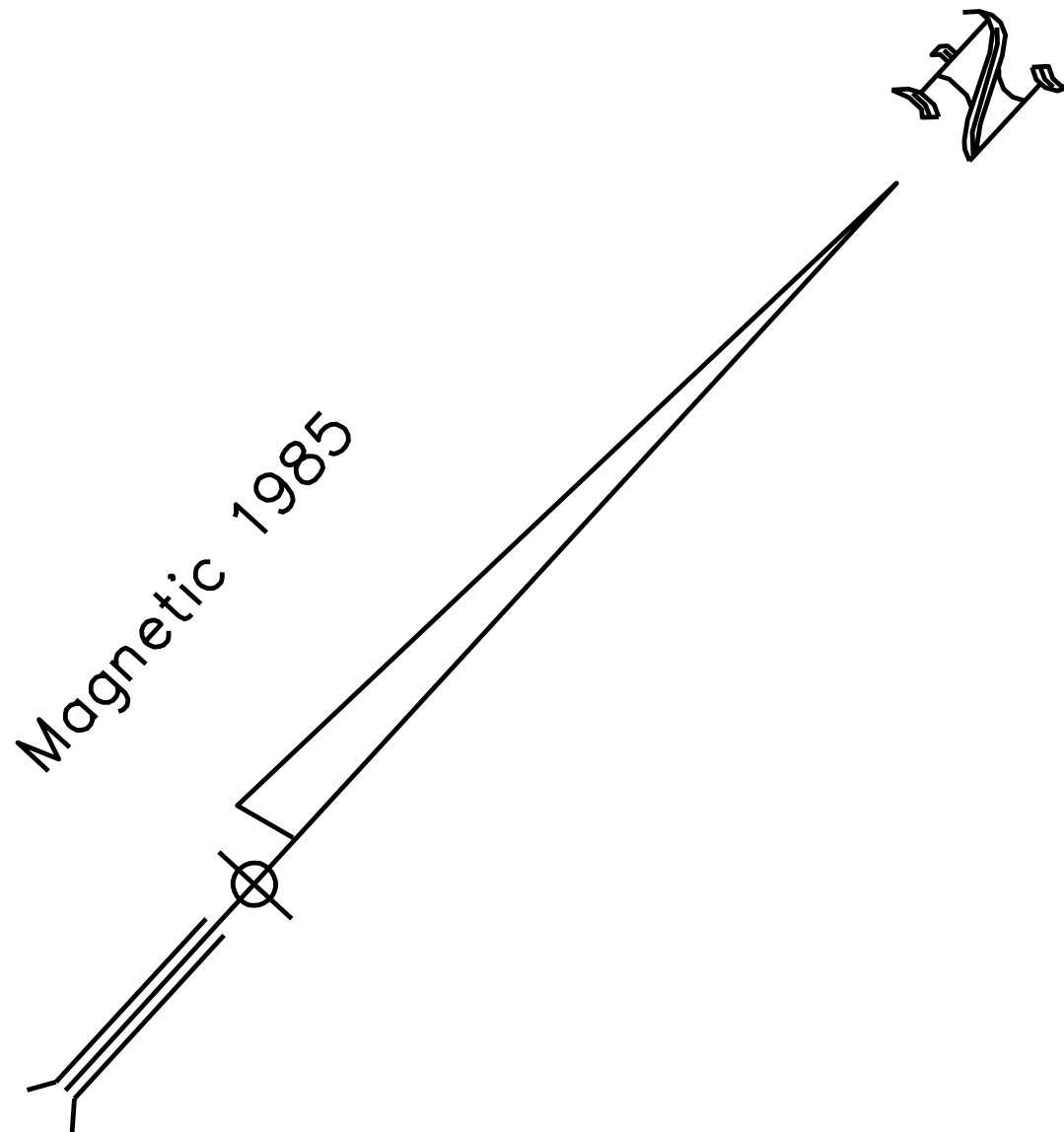
WINTHROP AVENUE 60'



EAST WORTHINGTON AVENUE 60'

EXISTING SITE PLAN

SCALE: 1"=10'-0"



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PROJECT:
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JOB NUMBER:

DRAWN BY:
DAVID STRANGE

PRELIMINARY DATE:

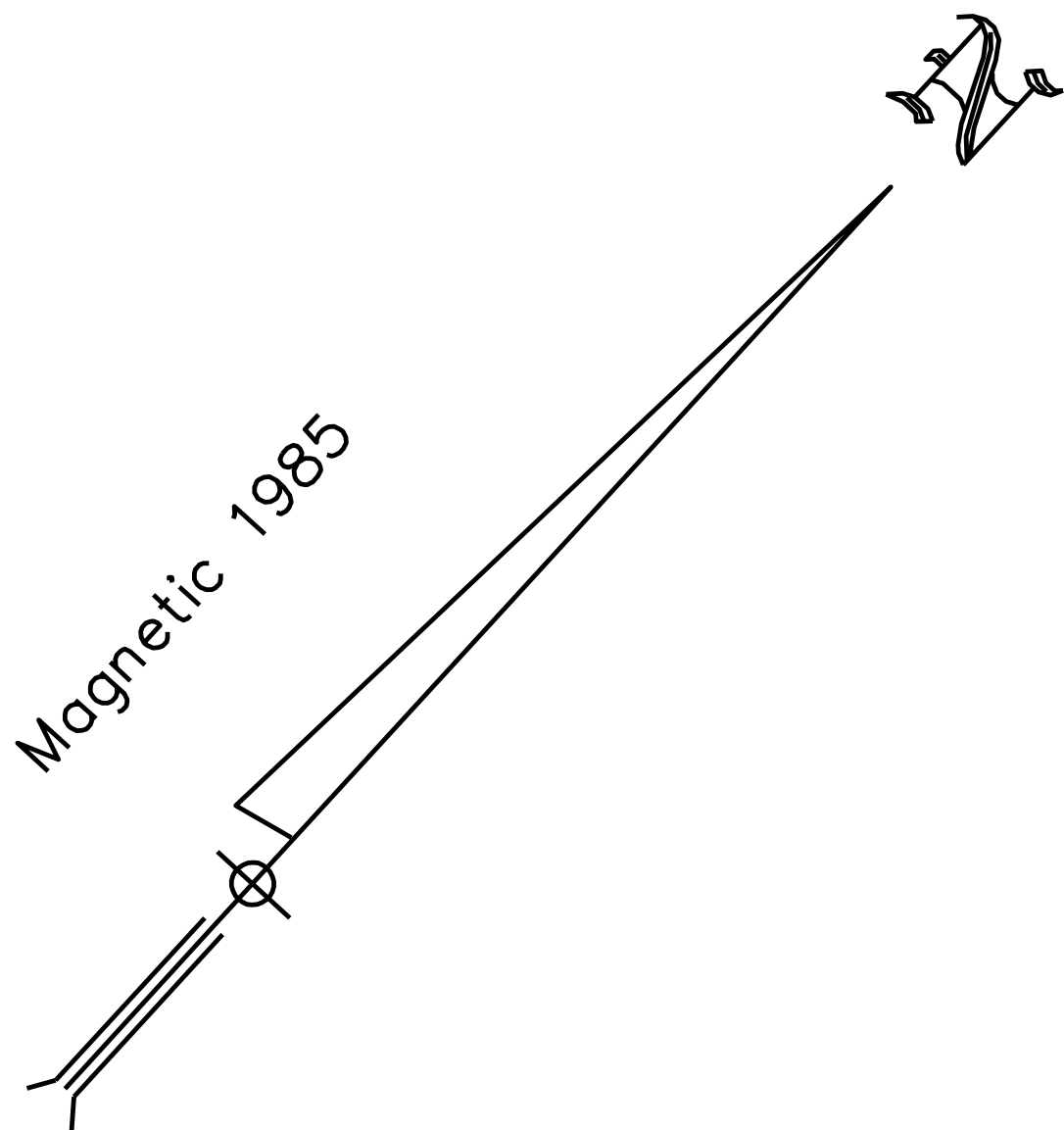
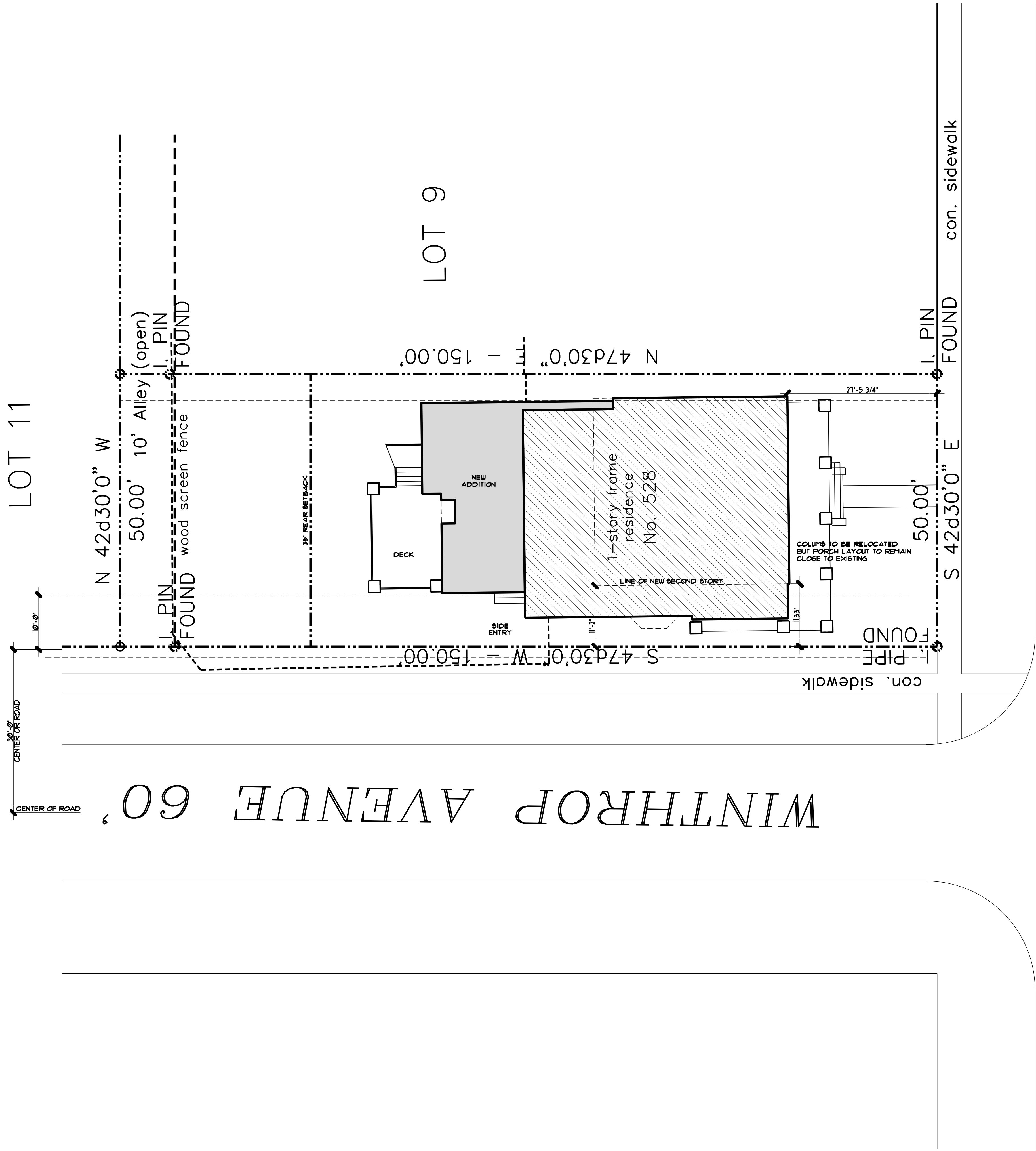
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NEW SITE PLAN
SCALE: 1"=10'-0"

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NOTE:

- ALL NEW MATERIALS TO MATCH EXISTING MATERIALS U.N.O.
- MATCH ALL OVERHANGS TO EXISTING U.N.O.
- MATCH ALL BOXING CONDITIONS TO EXISTING U.N.O.
- MATCH ALL ROOF PITCHES TO EXISTING U.N.O.

FRONT ELEVATION
SCALE: 1/4"=1'-0"

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NOTE:
ALL NEW MATERIALS TO MATCH
EXISTING MATERIALS UNO.
MATCH ALL OVERHANGS TO
EXISTING UNO.
MATCH ALL BOXING
CONDITIONS TO EXISTING UNO.
MATCH ALL ROOF PITCHES TO
EXISTING UNO.

LEFT ELEVATION
SCALE: 1/4"=1'-0"

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REAR ELEVATION
SCALE: 1/4"=1'-0"

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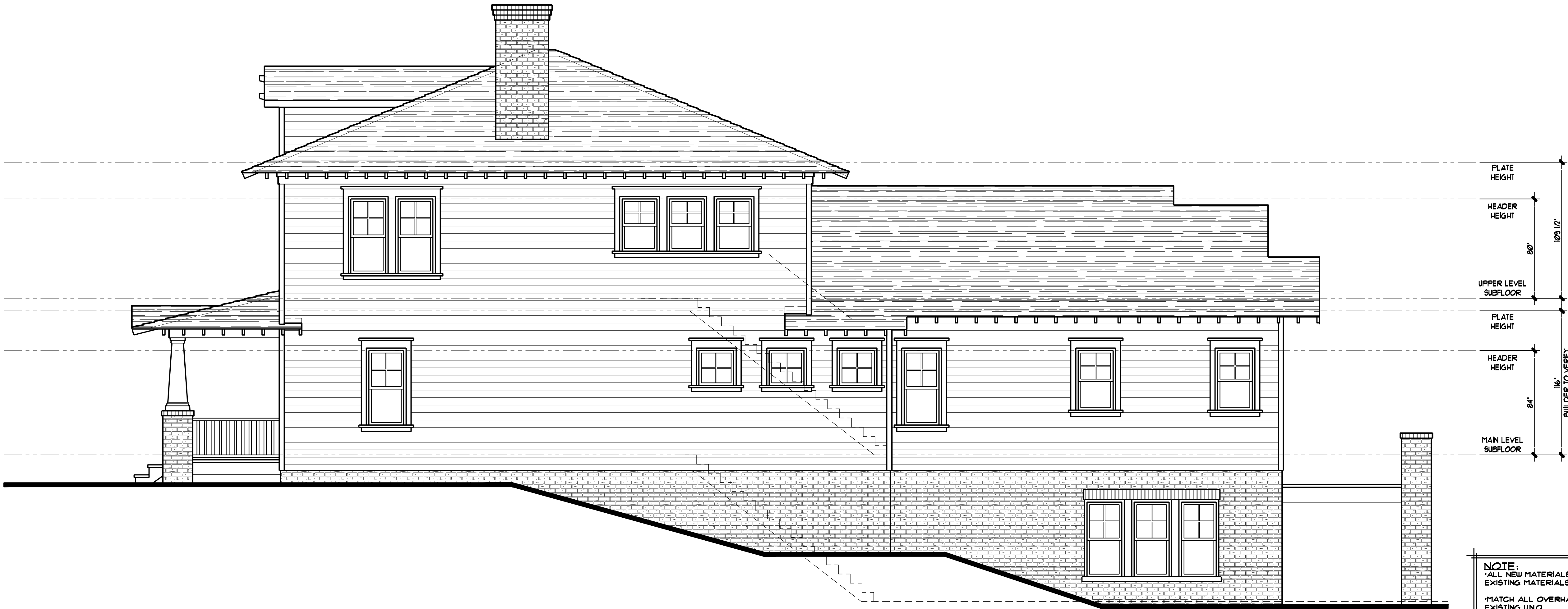


PLATE HEIGHT
80"
HEADER HEIGHT
109 1/2"
UPPER LEVEL SUBFLOOR
PLATE HEIGHT
116"
HEADER HEIGHT
84"
MAIN LEVEL SUBFLOOR
BUILDER TO VERIFY

NOTE:
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MATCH ALL OVERHANGS TO EXISTING UNO.
MATCH ALL BOXING CONDITIONS TO EXISTING UNO.
MATCH ALL ROOF PITCHES TO EXISTING UNO.

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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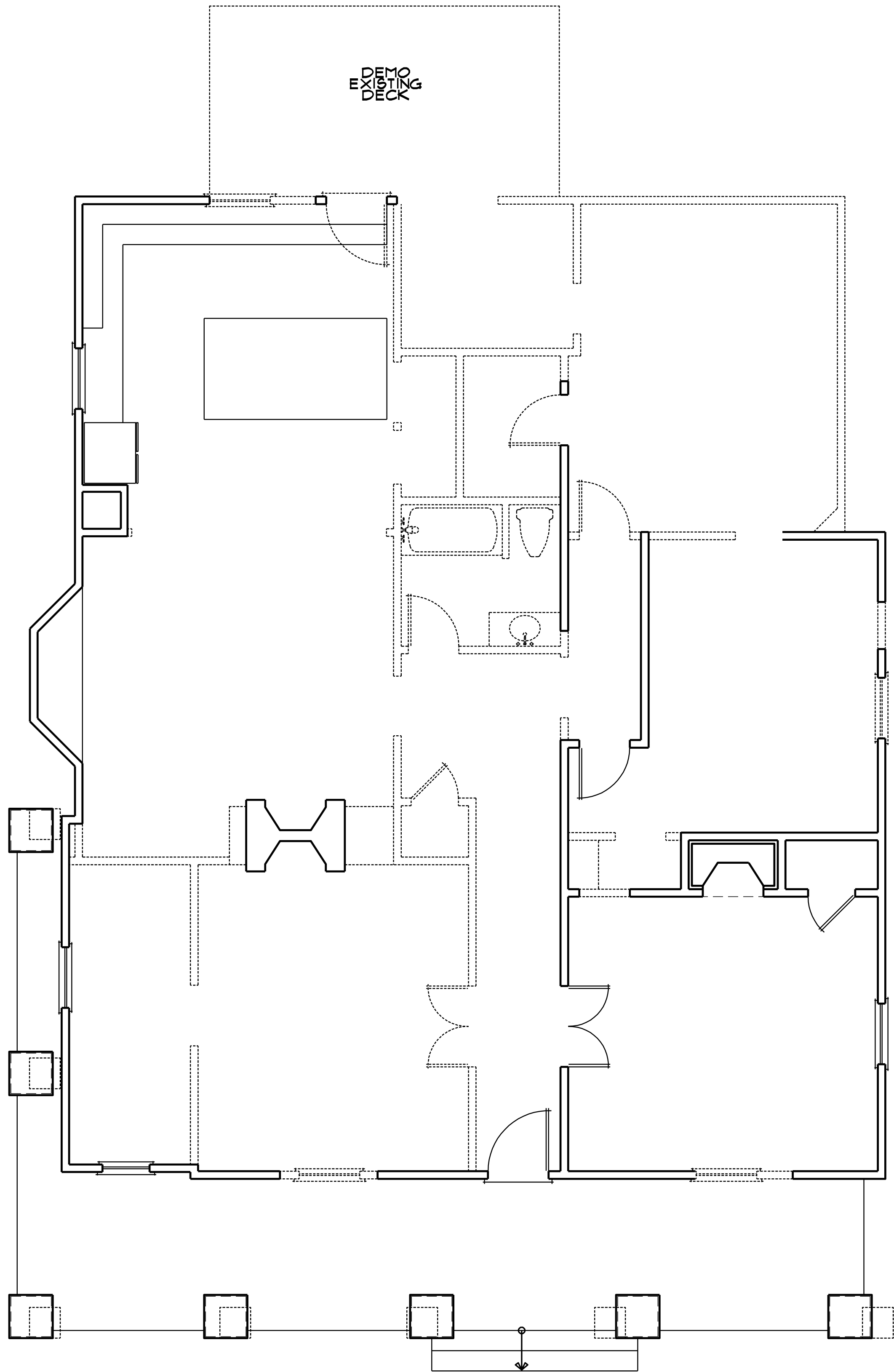
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LEGEND

NEW WALL

EXISTING WALL

NEW BRICK

DEMO WALL

MAIN LEVEL DEMO PLAN
SCALE: 1/4"=1'-0"

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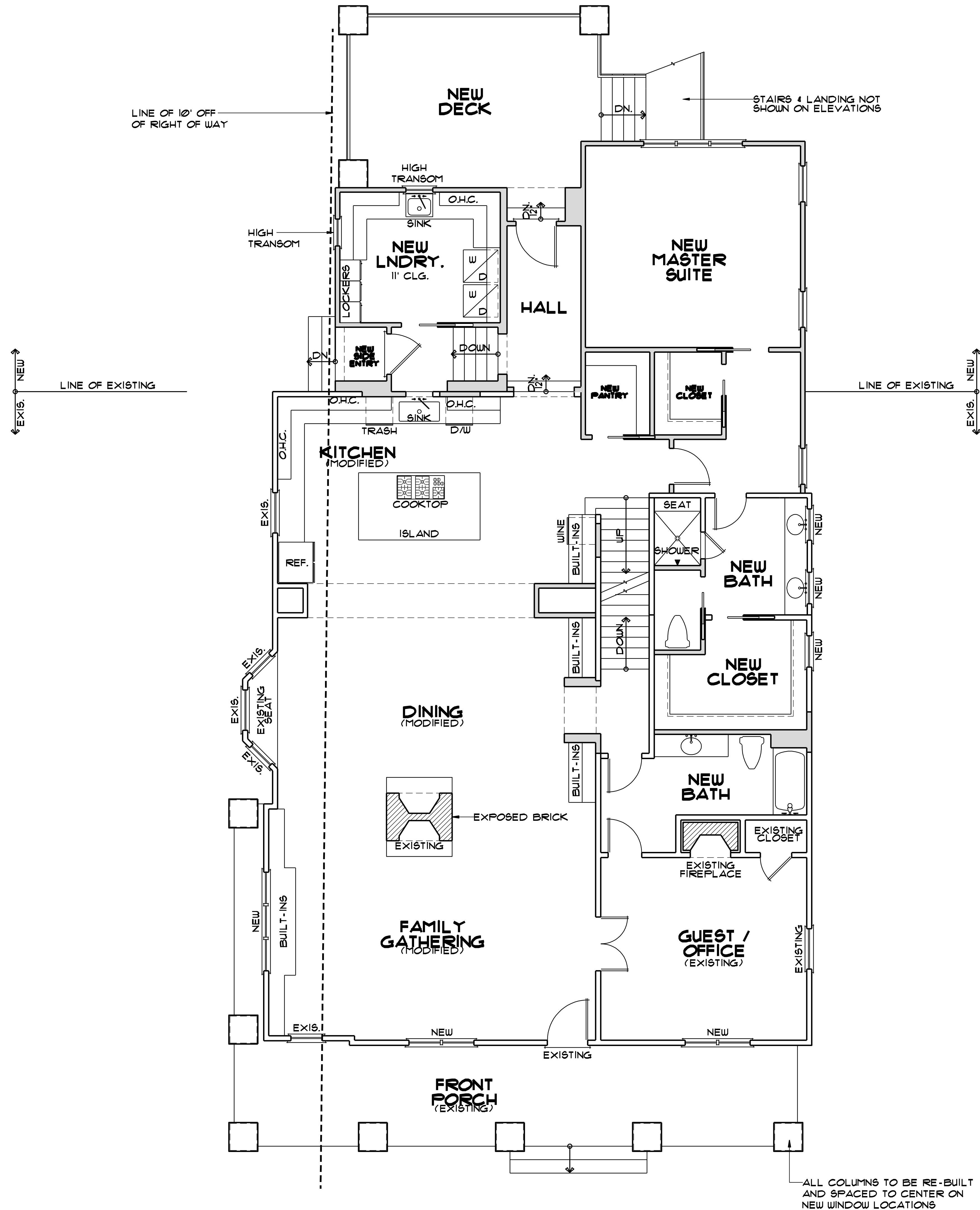
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SQUARE FOOTAGE	
8/5/2013 Existing	
Exis. Main Level	1,969 Sq.Ft.
Total Heated	1,969 Sq.Ft.
Front Porch	363 Sq.Ft.
Total Under Roof	2,332 Sq.Ft.
New	
New Main Level	2,524 Sq.Ft.
New Upper Level	945 Sq.Ft.
New Lower Level	468 Sq.Ft.
Total Heated	3,937 Sq.Ft.
Future Upper Bedrm.	254 Sq.Ft.
Front Porch	363 Sq.Ft.
New Lower Stg.	89 Sq.Ft.
Total Under Roof	4,643 Sq.Ft.

LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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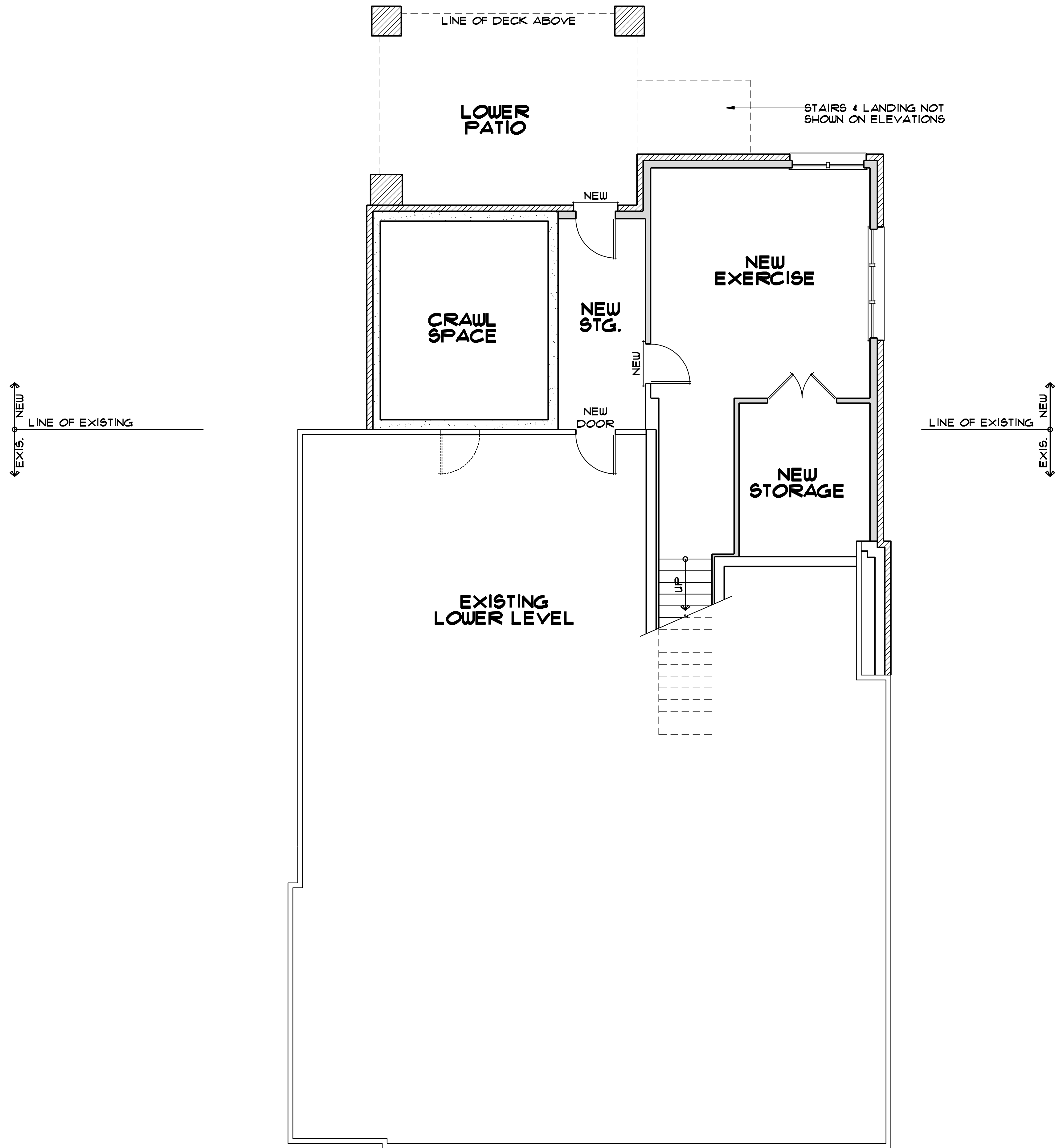
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Total Under Roof	4,643 Sq.Ft.

LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

LOWER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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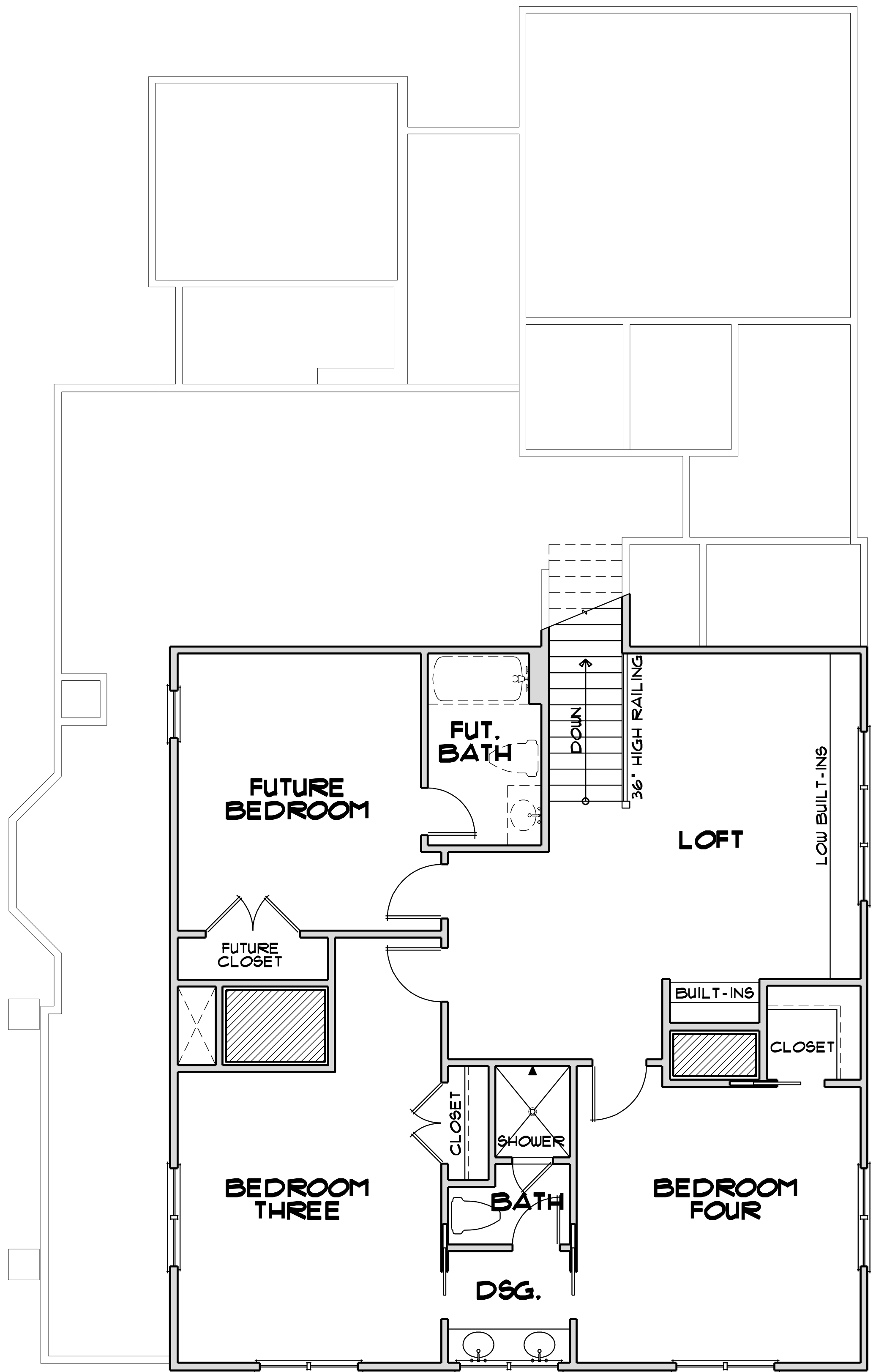
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LEGEND	
	NEW WALL
	EXISTING WALL
	NEW BRICK
	DEMO WALL

UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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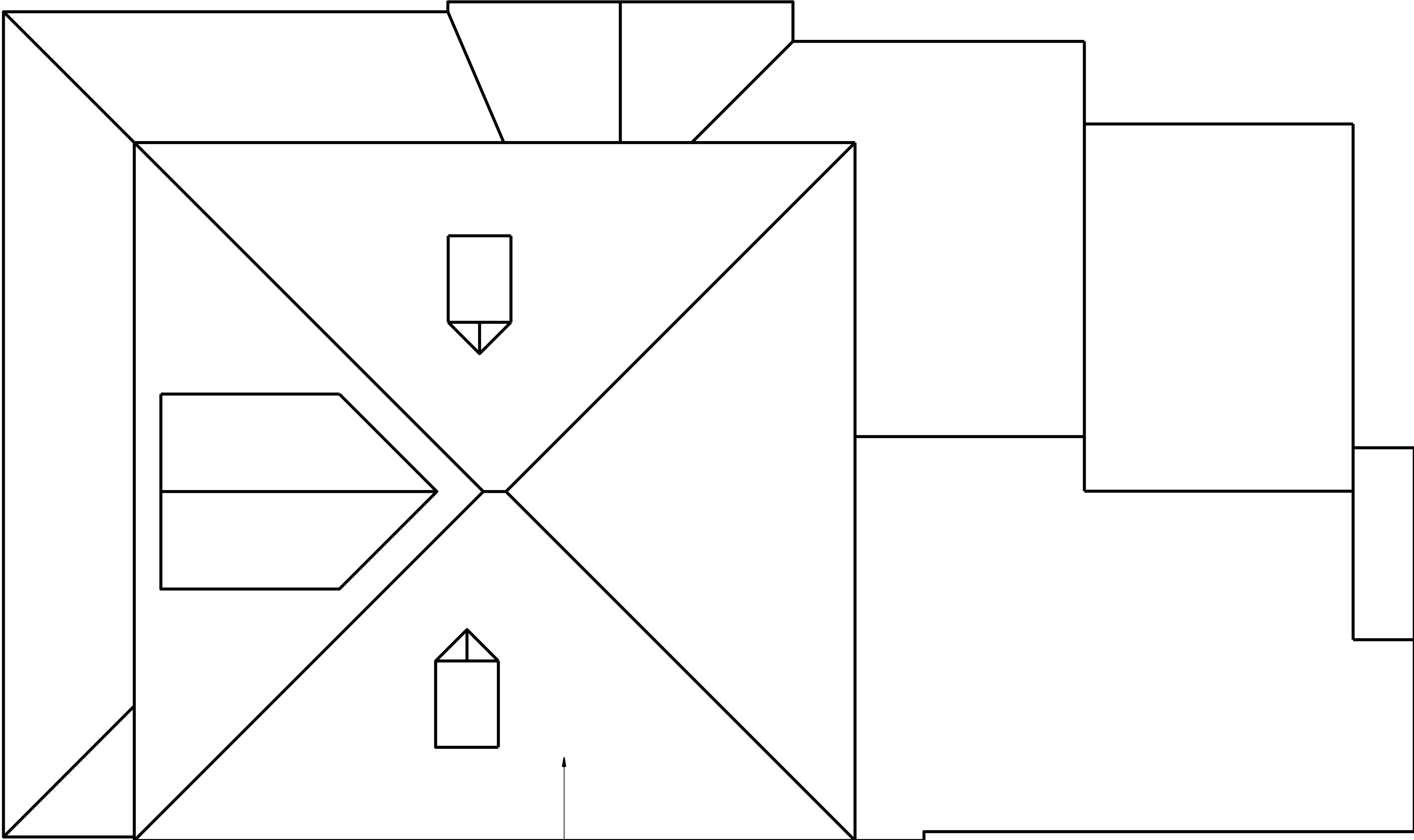
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CONSTRUCTION.



NOTE:
ENTIRE ROOF TO BE
NEW CONSTRUCTION
VERIFY & MATCH
EXISTING PITCH

NOTE:
MATCH ALL OVERLAYS TO
EXISTING UNO.
MATCH ALL BOXING
CONDITIONS TO EXISTING UNO.
MATCH ALL ROOF PITCHES TO
EXISTING UNO.

LEGEND

— NEW ROOF LINE
— EXISTING ROOF LINE
- - - - - MODIFIED ROOF LINE

ROOF PLAN

SCALE: 1/4"=1'-0"