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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 327 East Worthington Avenue

**SUMMARY OF REQUEST:** Second Story Addition

**OWNER:** Vinod & Urmila Jindal

**APPLICANT:** Vinod Jindal

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**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 1920, the one bedroom structure has a “high hip roof with exposed rafter ends, hip roof ventilator, engaged porch with exposed end bay with paired posts on piers.” Existing siding appears to be cedar shake. The windows are replacement 1/1 type. The character of residential development on the block is one to one and half story single family houses. A horizontal siding type can be found on the rear entranceway.

*Proposal*

The proposal is a full second story addition, keeping within the original building footprint. The roof design has pitches of 10/12 and 3/12 with 18” overhangs with exposed rafter ends.

**Proposal-Updated for October 9, 2013 Hearing**

Based on comments from September. The front porch has been enclosed which resembles the existing design. The front and rear porch columns retain the existing squared design. The height of the rear dormer window has been reduced.

**Policy & Design Guidelines for Additions**

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

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

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**

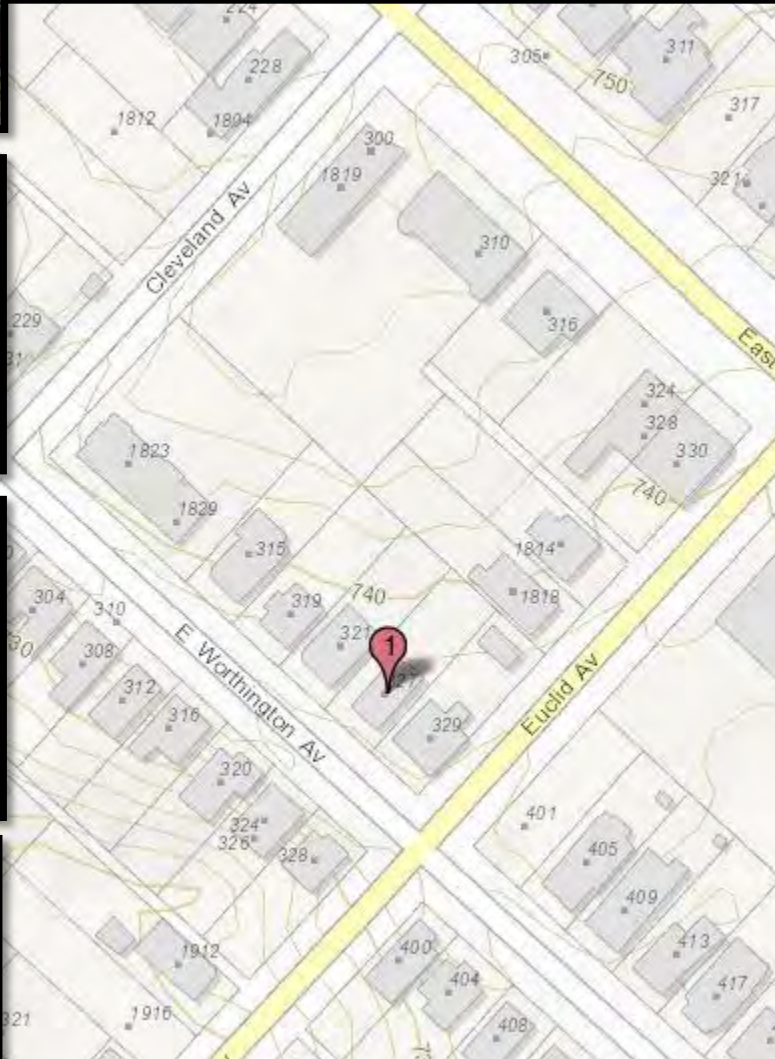
Staff believes the revised project meets all of the applicable Guidelines.

# Charlotte Historic District Commission - Case 2013-121





# 327 East Worthington





139 DRAWBRIDGE CT. MOORESVILLE, NC 28117  
(704) 799-0375 • www.mnmhomedesign.com • mnmhomedesign@windstream.net

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
CHARLOTTE, NC  
MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
PRESENTATION OCT. 2013



**FRONT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION EXISTING**

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

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

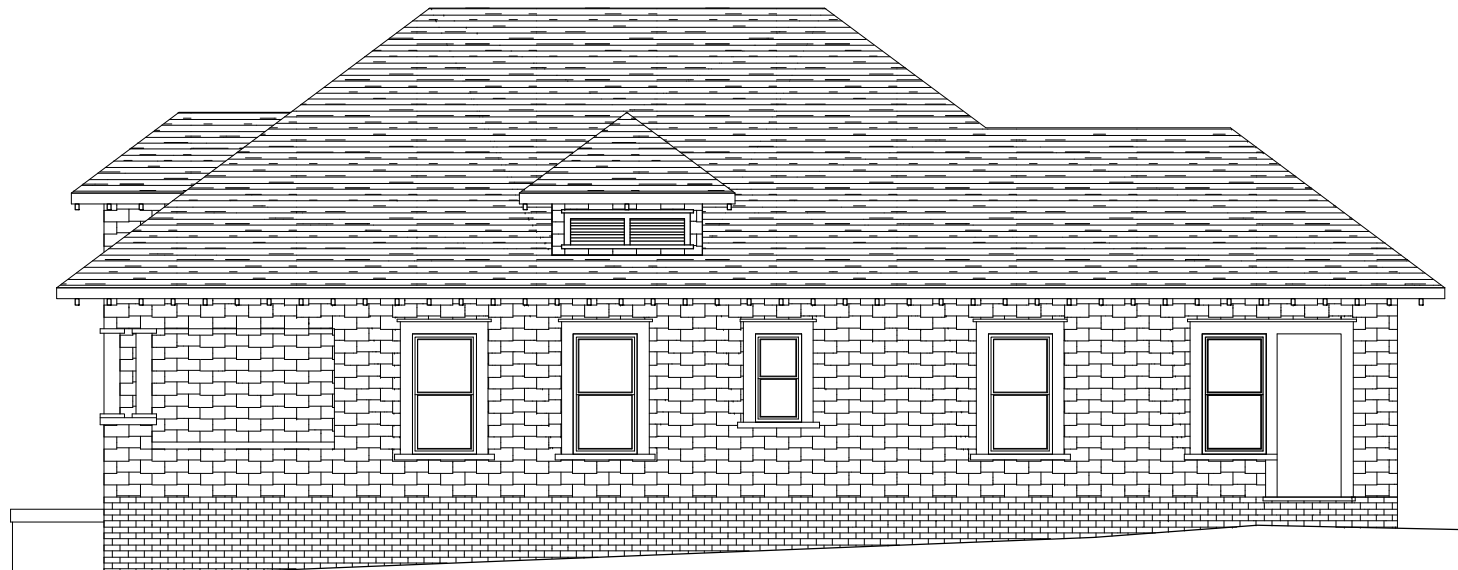
327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



**RIGHT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION EXISTING**

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
 PRESENTATION OCT. 2013



**REAR ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION EXISTING**

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

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
 PRESENTATION OCT. 2013



**LEFT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION EXISTING**

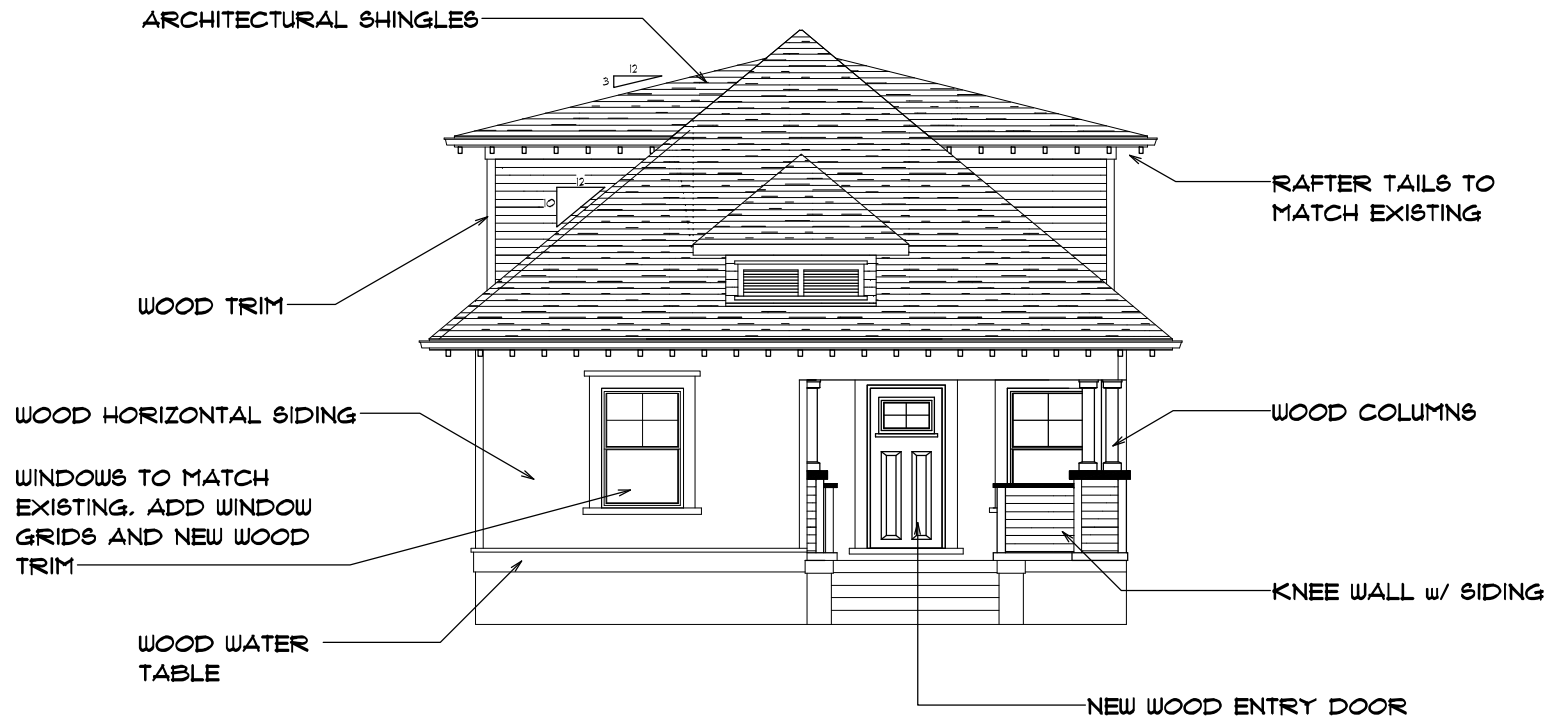
SCALE: 1/4" = 1'-0"



# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



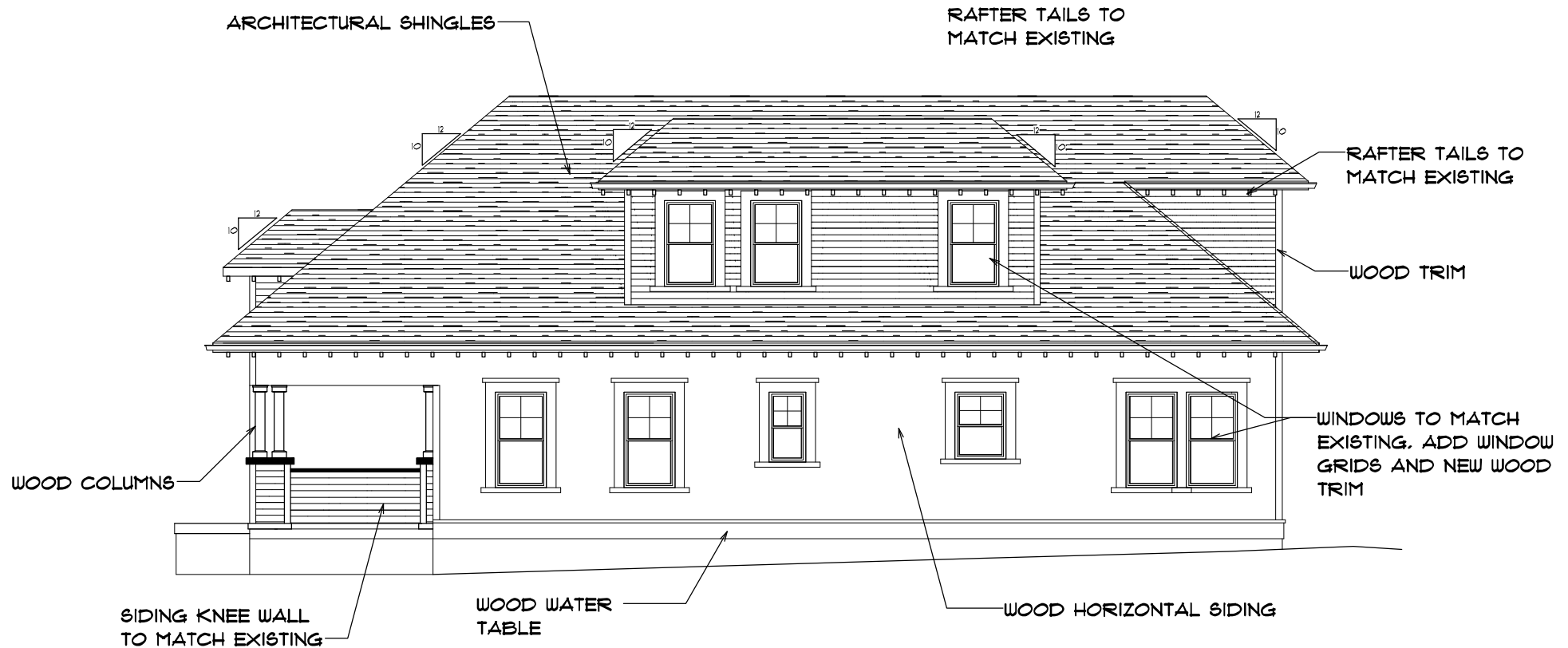
## FRONT ELEVATION PROPOSED CHANGES

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
 PRESENTATION OCT. 2013



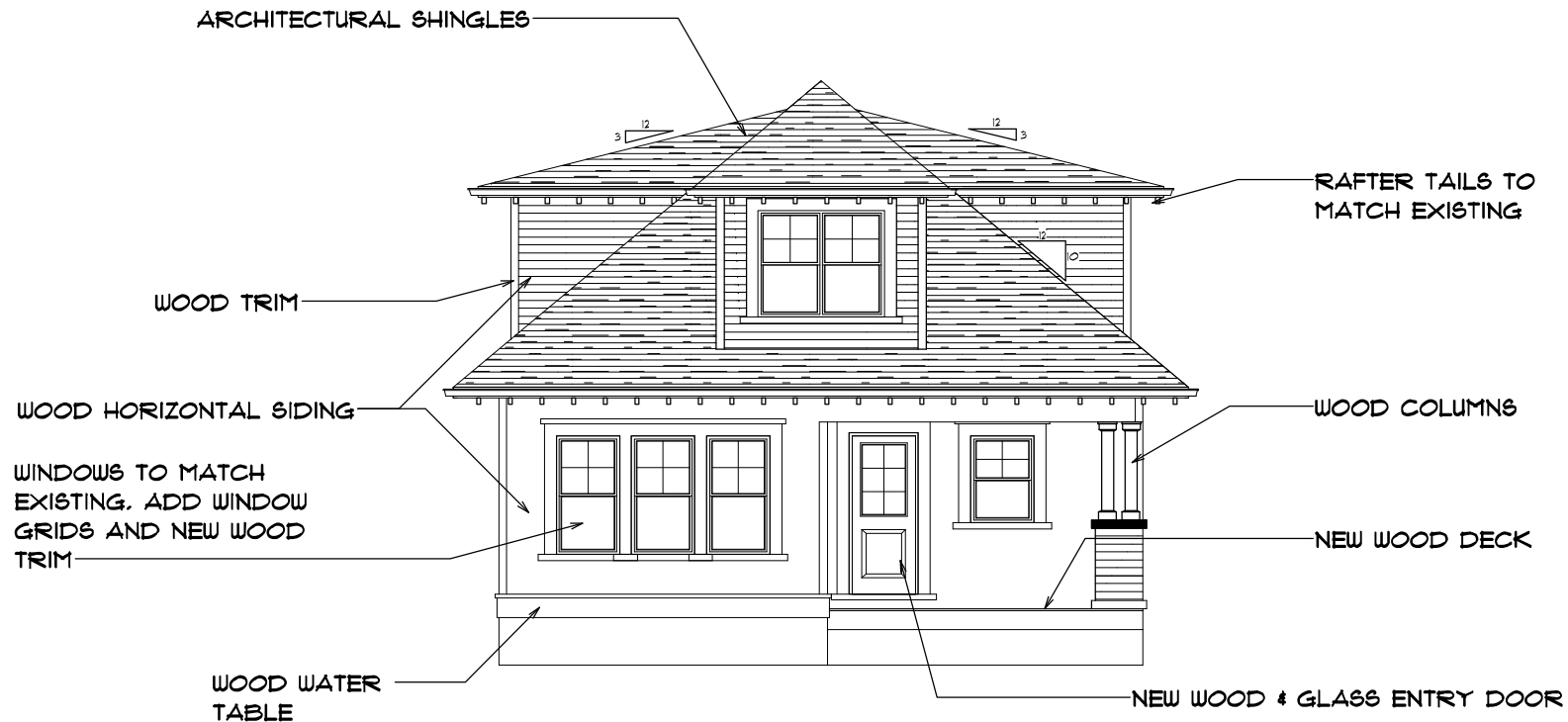
## RIGHT ELEVATION PROPOSED

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



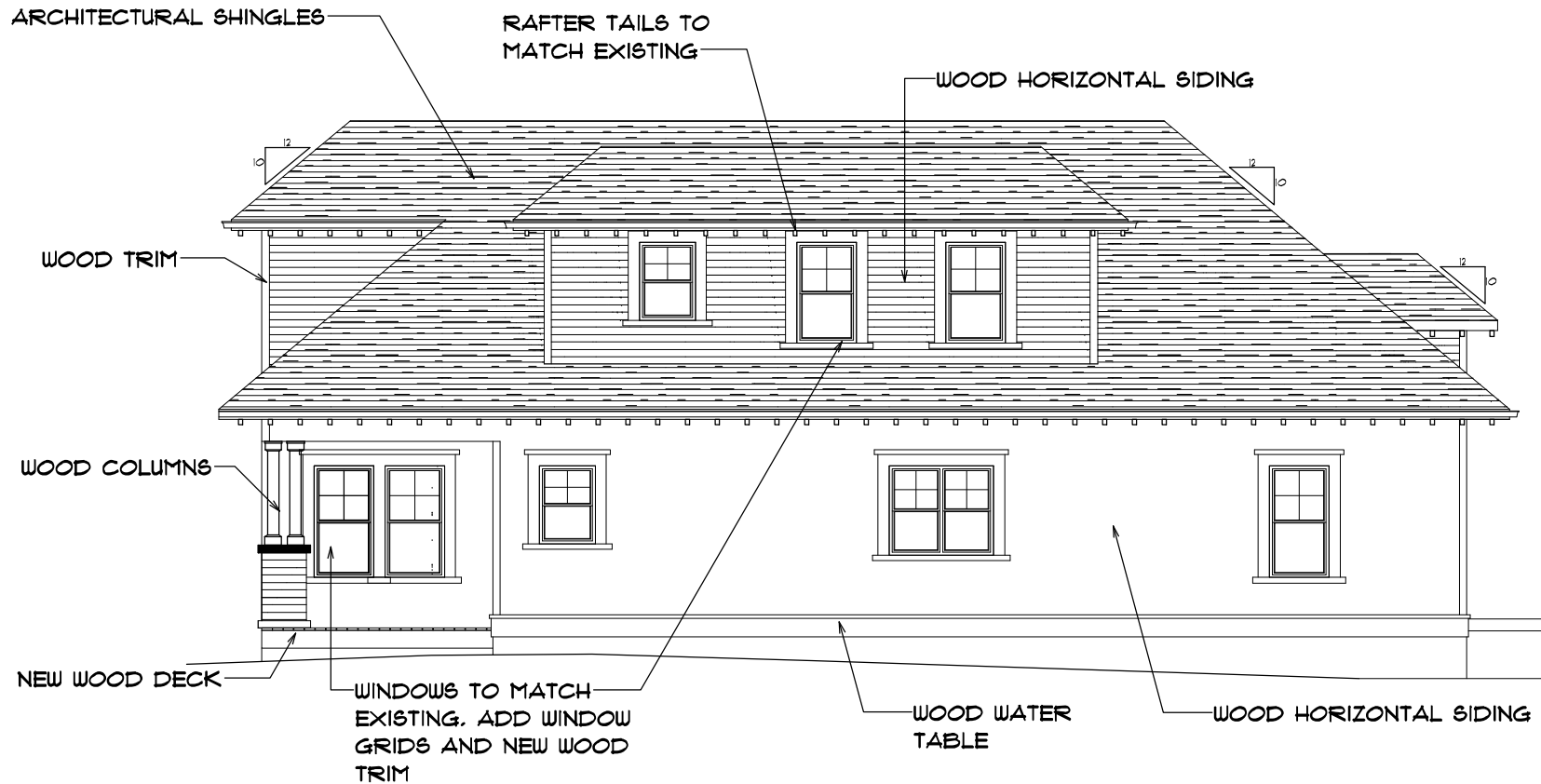
## REAR ELEVATION PROPOSED CHANGES

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



## LEFT ELEVATION PROPOSED CHANGES

SCALE: 1/8" = 1'-0"



# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



**FRONT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION SEPT. MEETING**

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION SEPT. 2013**



**RIGHT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION PROPOSED 08-14-13**

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION**  
**PRESENTATION OCT. 2013**



**REAR ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION SEPT. MEETING**

SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
 PRESENTATION OCT. 2013



**LEFT ELEVATION PROPOSED**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION SEPT. MEETING**

SCALE: 1/8" = 1'-0"

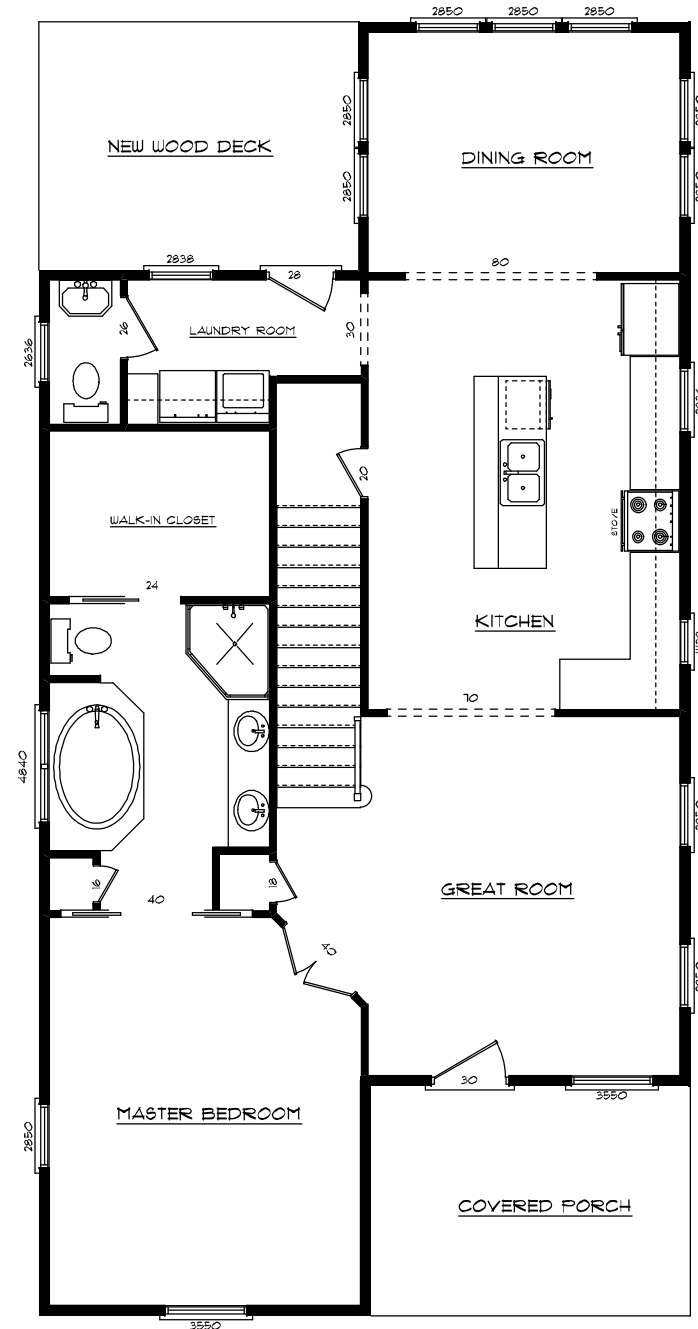


# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
 CHARLOTTE, NC  
 MECKLENBURG COUNTY, NC

HISTORIC DISTRICT COMMISSION  
 PRESENTATION OCT. 2013

NOTE:  
 THE EXISTING FOOT PRINT  
 DOES NOT INCREASE IN  
 SIZE.

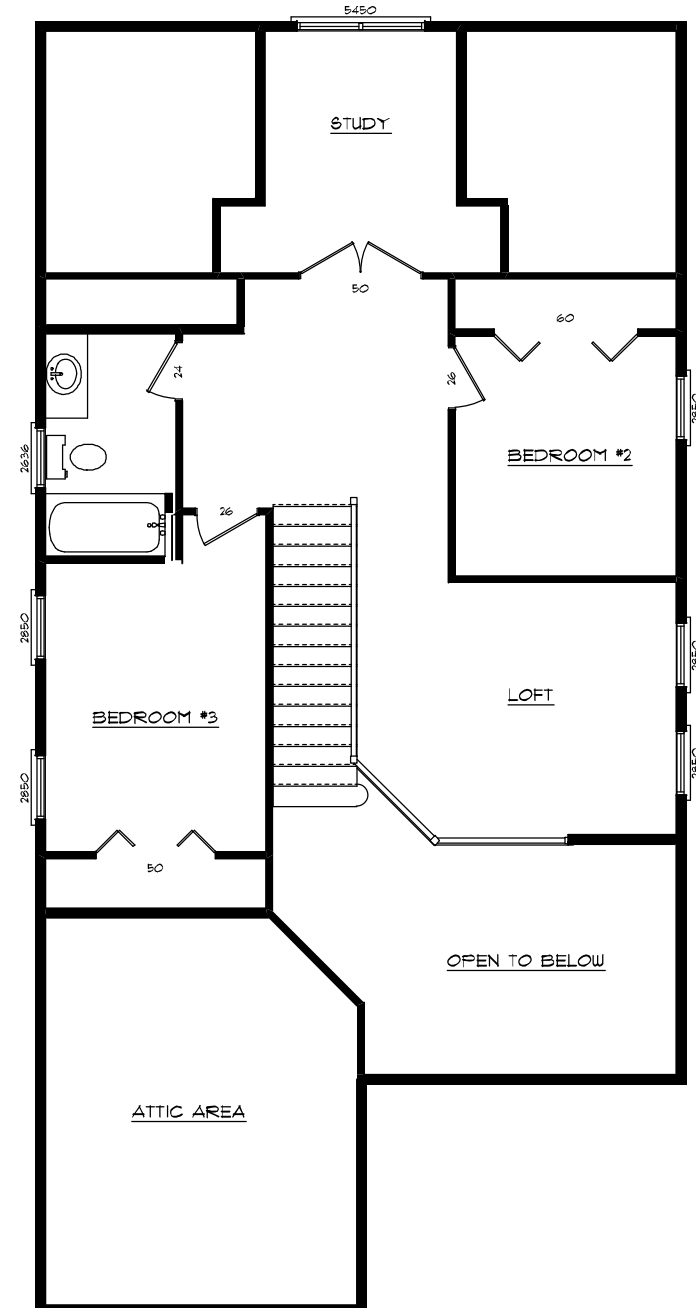


**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

# RENOVATED RESIDENCE @ WORTHINGTON AVE.

327 WORTHINGTON AVENUE  
CHARLOTTE, NC  
MECKLENBURG COUNTY, NC

**HISTORIC DISTRICT COMMISSION  
PRESENTATION OCT. 2013**



## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



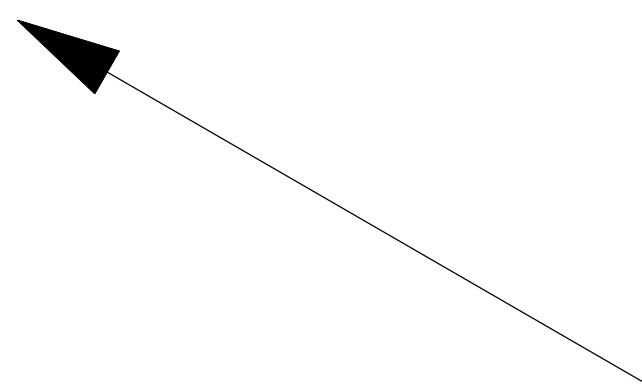
329 WORTHINGTON AVENUE



SHOWS TWO STROY

REAR ELEVATION

HEIGHT DIFFERENCE  
REAR LEFT



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

327 WORTHINGTON AVENUE EXISTING



# STREET SCAPE WORTHINGTON AVENUE



CORNER WORTHINGTON AVE.  
RESTAURANT  
WALL HEIGHT OVER 30'-0"



315 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 15'-0"  
RIDGE HEIGHT 25'-6" & 28'-8"  
TWO STORY HOME



319 WORTHINGTON AVE.  
SOFFIT HEIGHT 11'-0"  
RIDGE HEIGHT 23'-6"



321 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 14'-6"  
RIDGE HEIGHT 22'-6"



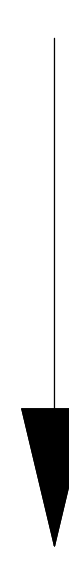
327 WORTHINGTON AVE.  
SOFFIT HEIGHT 11'-0"  
RIDGE HEIGHT 23'-6"  
PROPOSED RIDGE 24'-9"



329 WORTHINGTON AVE.  
SOFFIT HEIGHT 12'-8"  
RIDGE HEIGHT 24'-0"



315 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 15'-0"  
RIDGE HEIGHT 25'-6" & 28'-8"  
TWO STORY HOME



## COMPARISON HEIGHT



329 WORTHINGTON AVE.  
SOFFIT HEIGHT 12'-8"  
RIDGE HEIGHT 24'-0"

## ACROSS THE STREET



316 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0"  
RIDGE HEIGHT 25'-6"  
TWO STORY HOME



# STREET SCAPE WORTHINGTON AVENUE



CORNER WORTHINGTON AVE.  
RESTAURANT  
WALL HEIGHT OVER 30'-0"

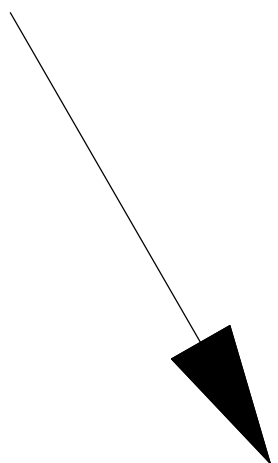
315 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 15'-0"  
RIDGE HEIGHT 25'-6" & 28'-8"  
TWO STORY HOME

319 WORTHINGTON AVE.  
SOFFIT HEIGHT 11'-0"  
RIDGE HEIGHT 23'-6"

321 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 14'-6"  
RIDGE HEIGHT 22'-6"

327 WORTHINGTON AVE.  
SOFFIT HEIGHT 11'-0"  
RIDGE HEIGHT 23'-6"  
PROPOSED RIDGE 24'-9"

329 WORTHINGTON AVE.  
SOFFIT HEIGHT 12'-8"  
RIDGE HEIGHT 24'-0"



## ACROSS THE STREET



315 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-0" & 15'-0"  
RIDGE HEIGHT 25'-6" & 28'-8"  
TWO STORY HOME



320 WORTHINGTON AVE.  
SOFFIT HEIGHT 13'-6"  
RIDGE HEIGHT 26'-6"  
TWO STORY HOME



329 WORTHINGTON AVE.  
SOFFIT HEIGHT 12'-8"  
RIDGE HEIGHT 24'-0"

## COMPARISON HEIGHT