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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 800 East Worthington Avenue

**SUMMARY OF REQUEST:** Addition

**OWNER:** Sara & Ryan Hall

**APPLICANT:** Jessica Hindman

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**Details of Proposed Request**

*Existing Conditions*

The subject property is a one story bungalow designed by W.H. Peeps, constructed in 1925. It features a low hipped roof and two chimneys. It is a contributing structure. The site slopes downward from front to rear.

*Proposal*

The proposal is a second story addition and partial addition to the rear. From the front façade the upper level starts behind the thermal wall and features a cross gable roof plan. The proposed roof pitch, siding, windows matches the existing pitch. The side elevations feature two gabled dormers on each side. The rear addition introduces a covered porch and chimney. The proposed ridge height measured from the finished floor is approximately 22'.

*Revised Proposal*

The revised proposal includes changes to the upper story dormers to improve mass and scale relationships to the existing structure, and removal of the covered rear porch.

**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.

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.

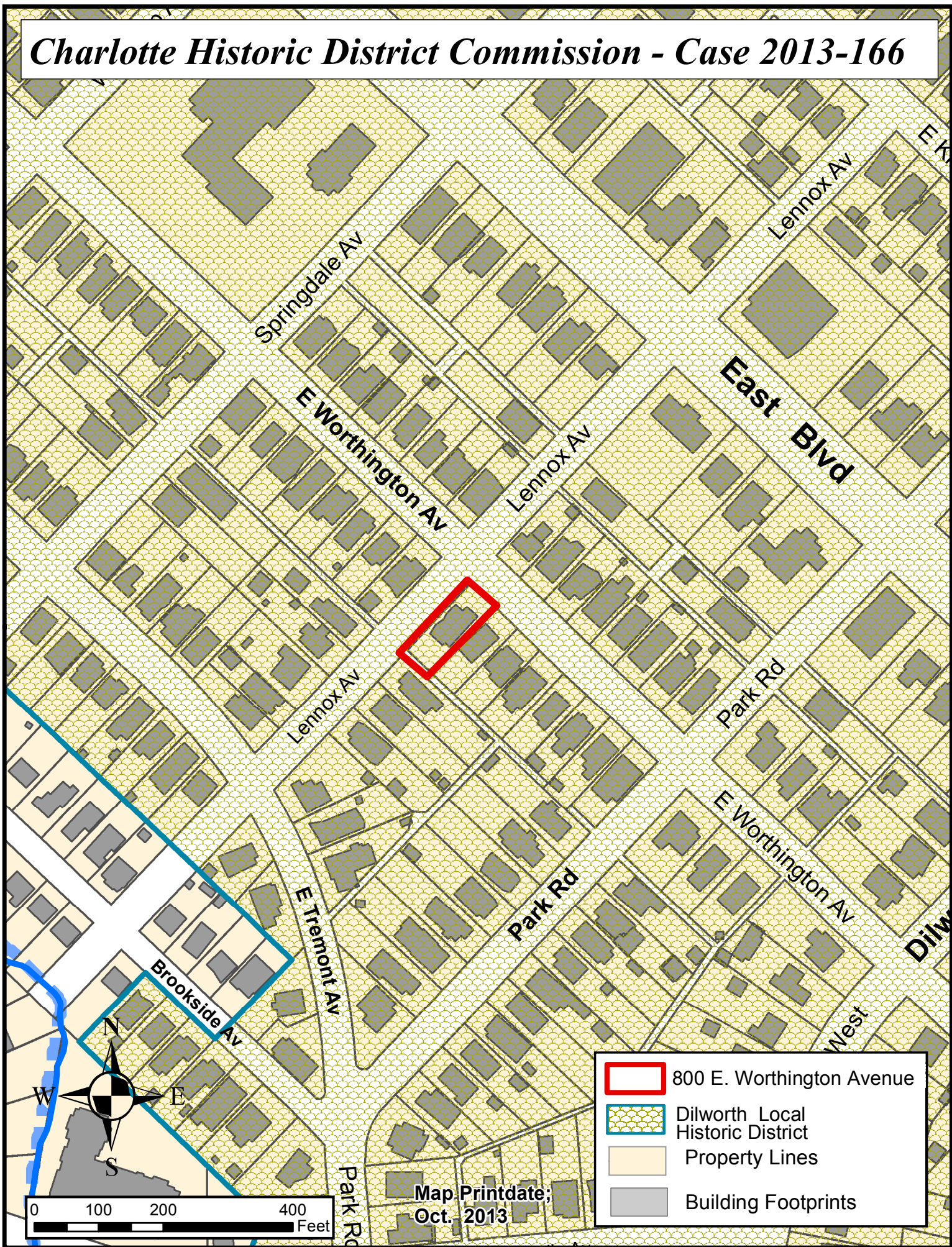
### **Staff Analysis**

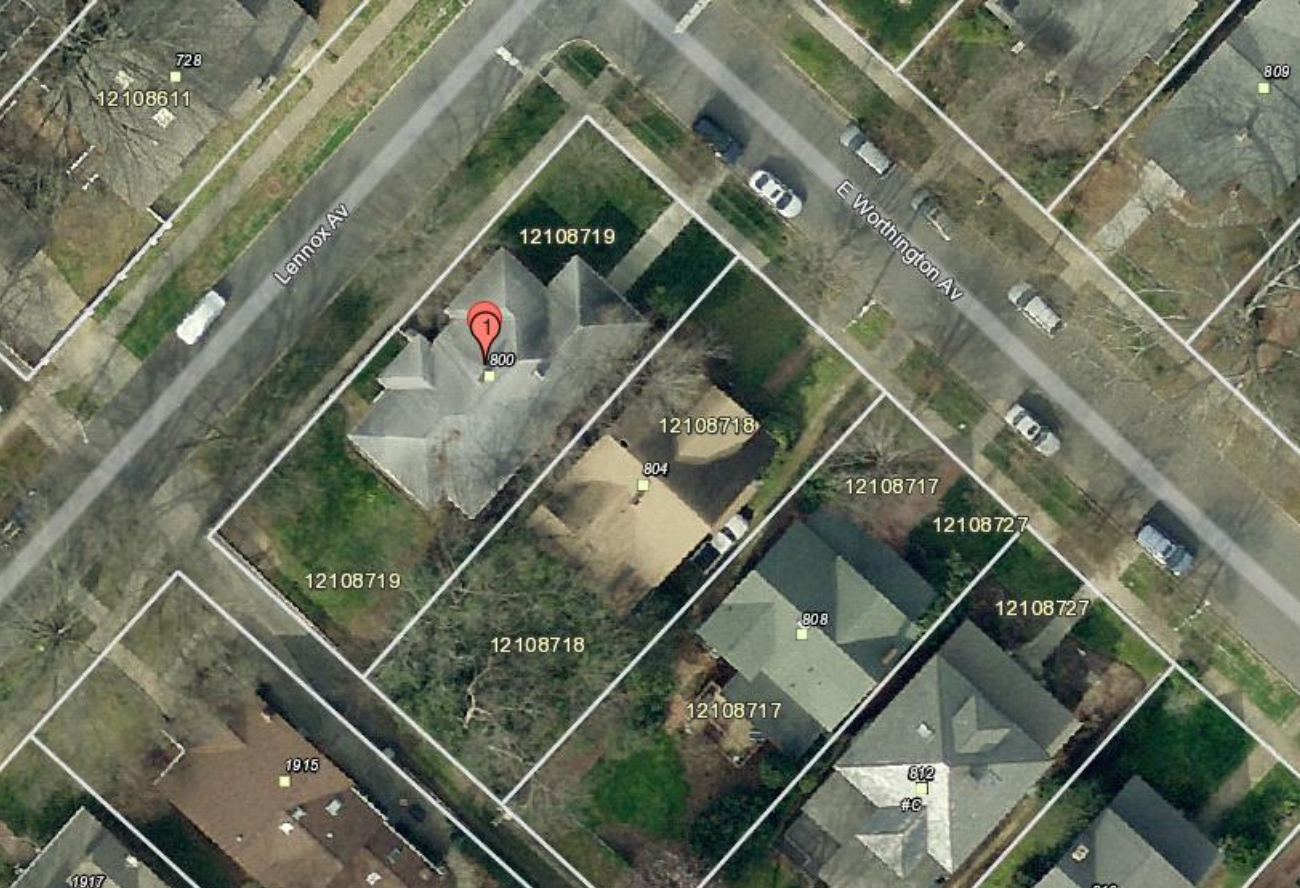
The following Guidelines should be considered for this proposal:

1. Massing

The Guidelines for Size, Scale, Fenestration, Rhythm, Materials and Context appear to be met. The Setback guideline is not applicable.

# Charlotte Historic District Commission - Case 2013-166







DECEMBER 2013

HALL  
ADDITION/  
RENOVATION  
800 E. Worthington  
Charlotte, NC  
28203

Existing  
31 July 2013

Schematics  
21 October 2013  
6 November 2013  
7 November 2013

Progress Drawings  
21 November 2013

Historic District  
11 December 2013

Final Pricing  
-

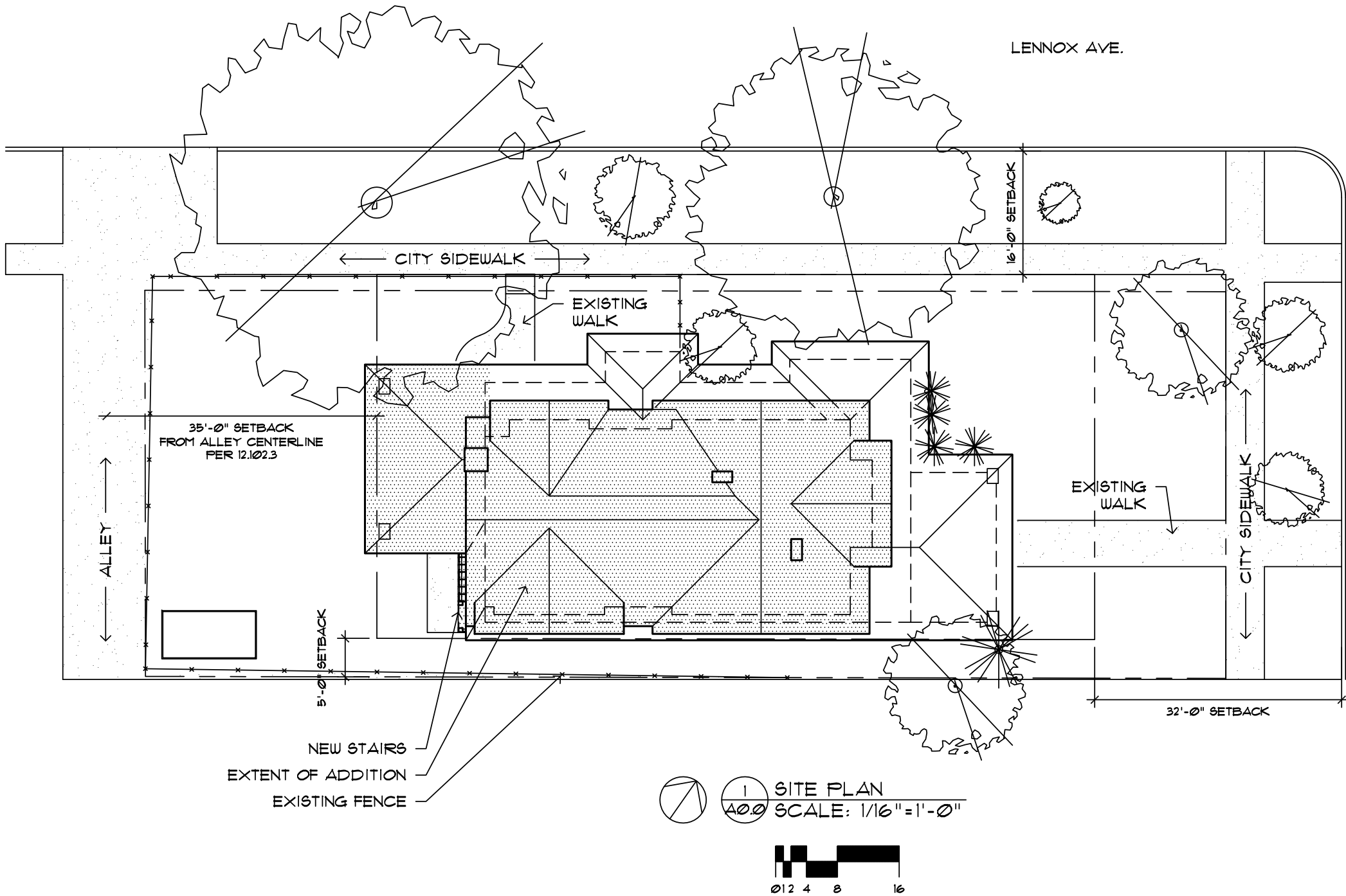
Revisions  
-

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SITE PLAN

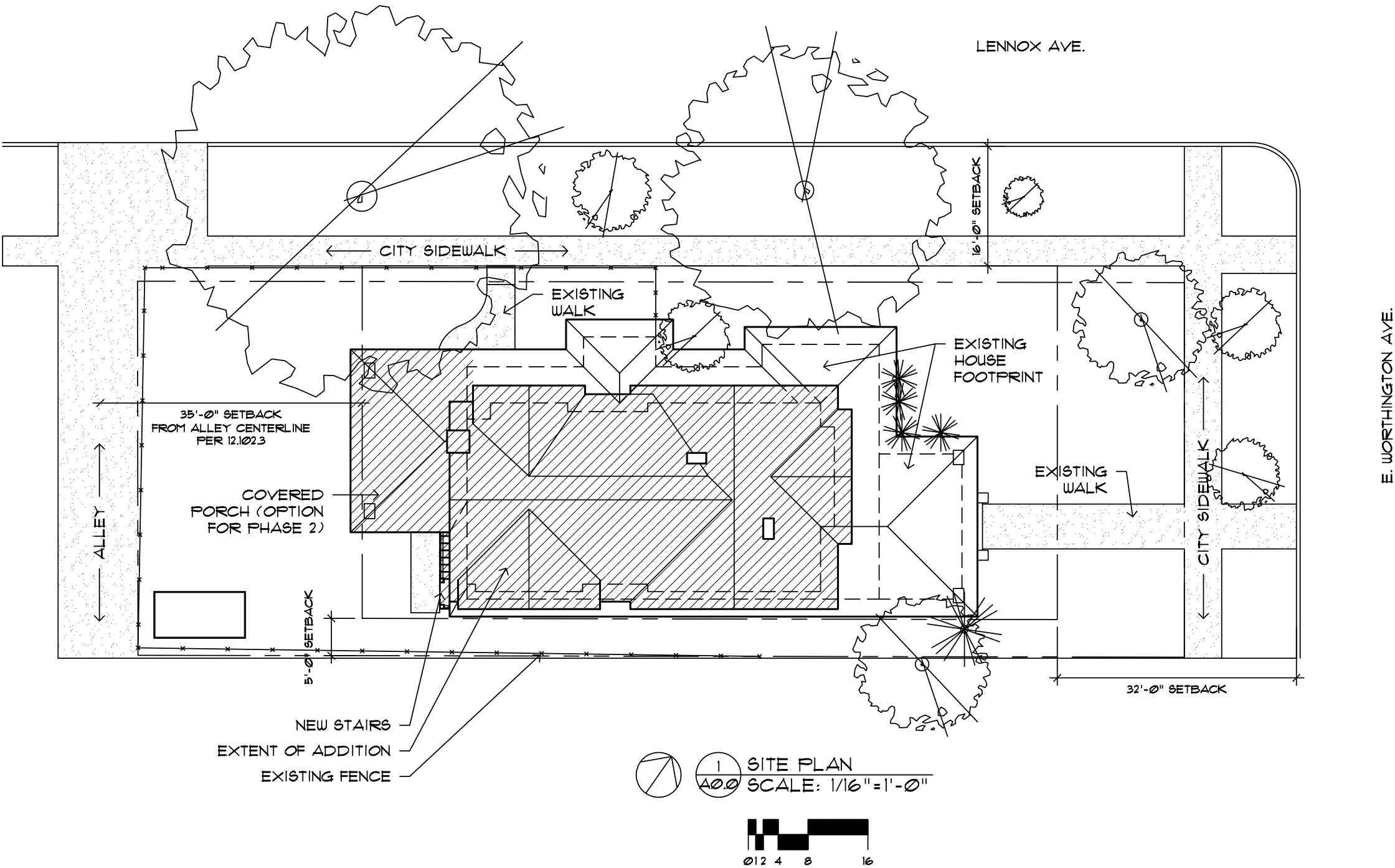
A0.0



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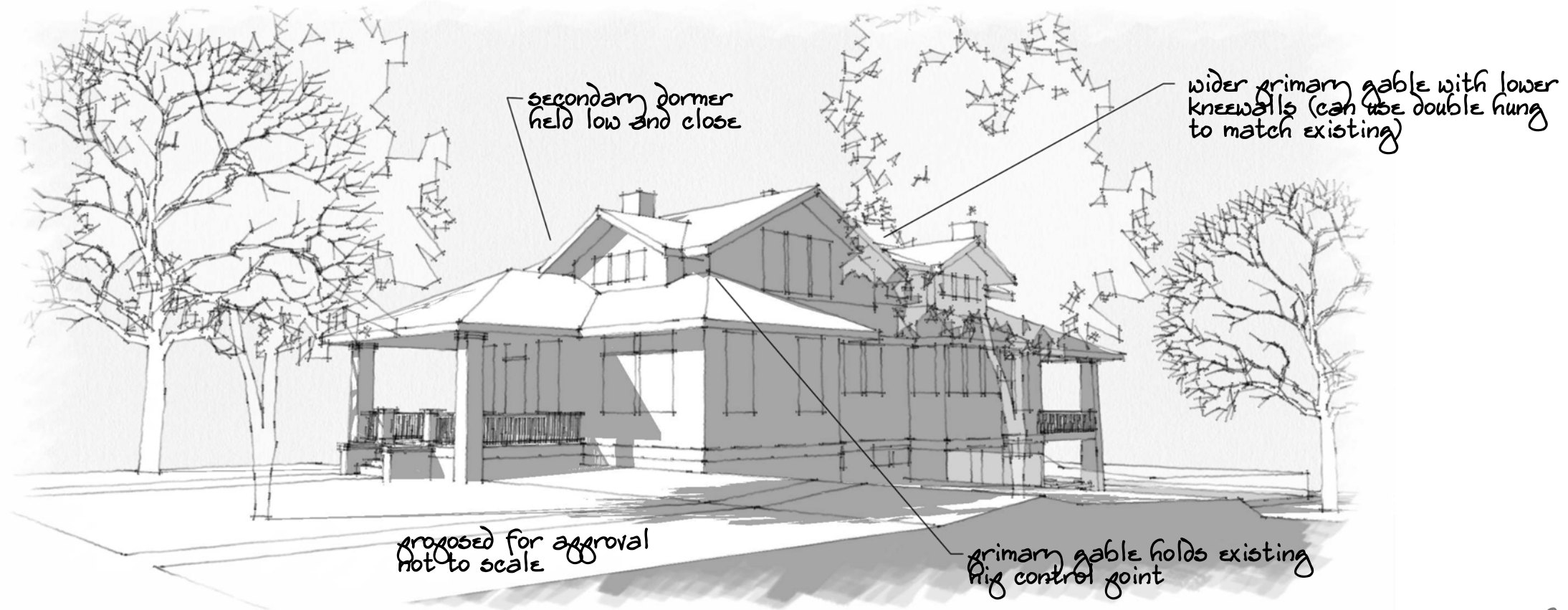
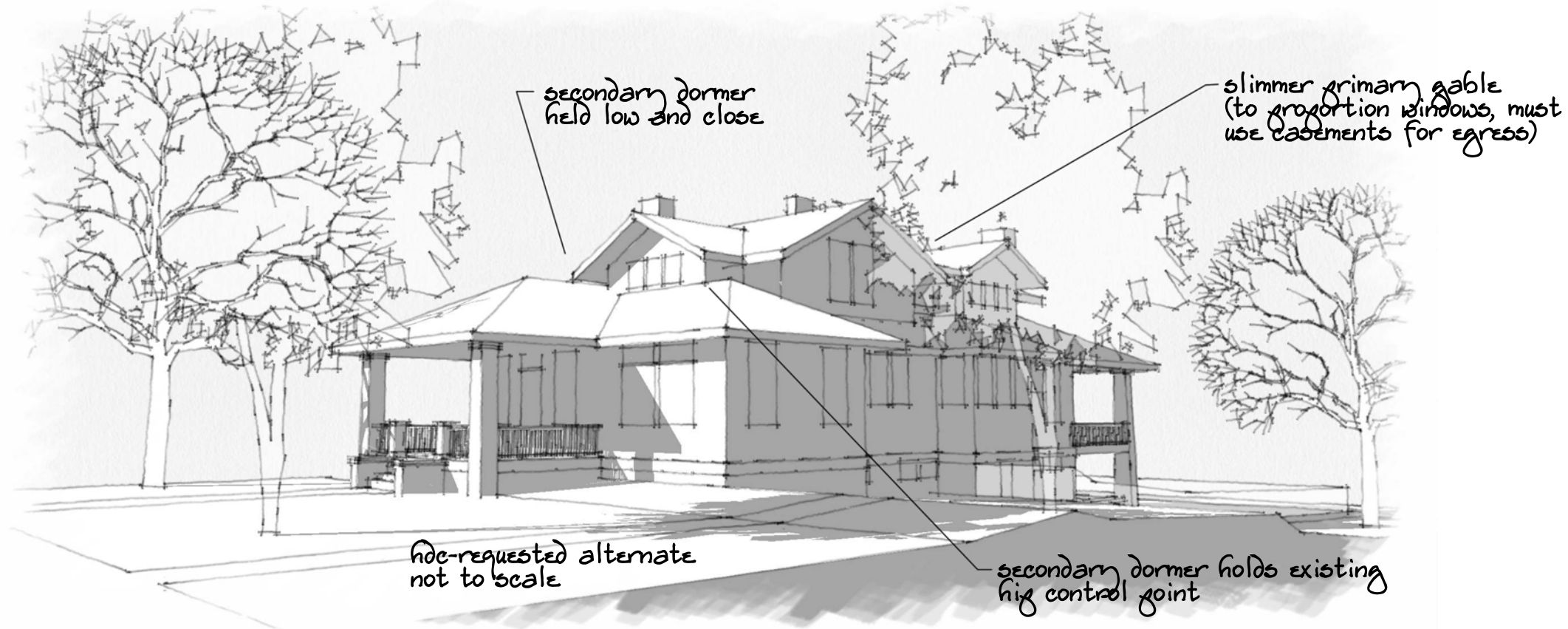
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31 July 2013  
  
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21 November 2013  
  
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11 December 2013  
  
Progress  
10 January 2014  
24 January 2014  
  
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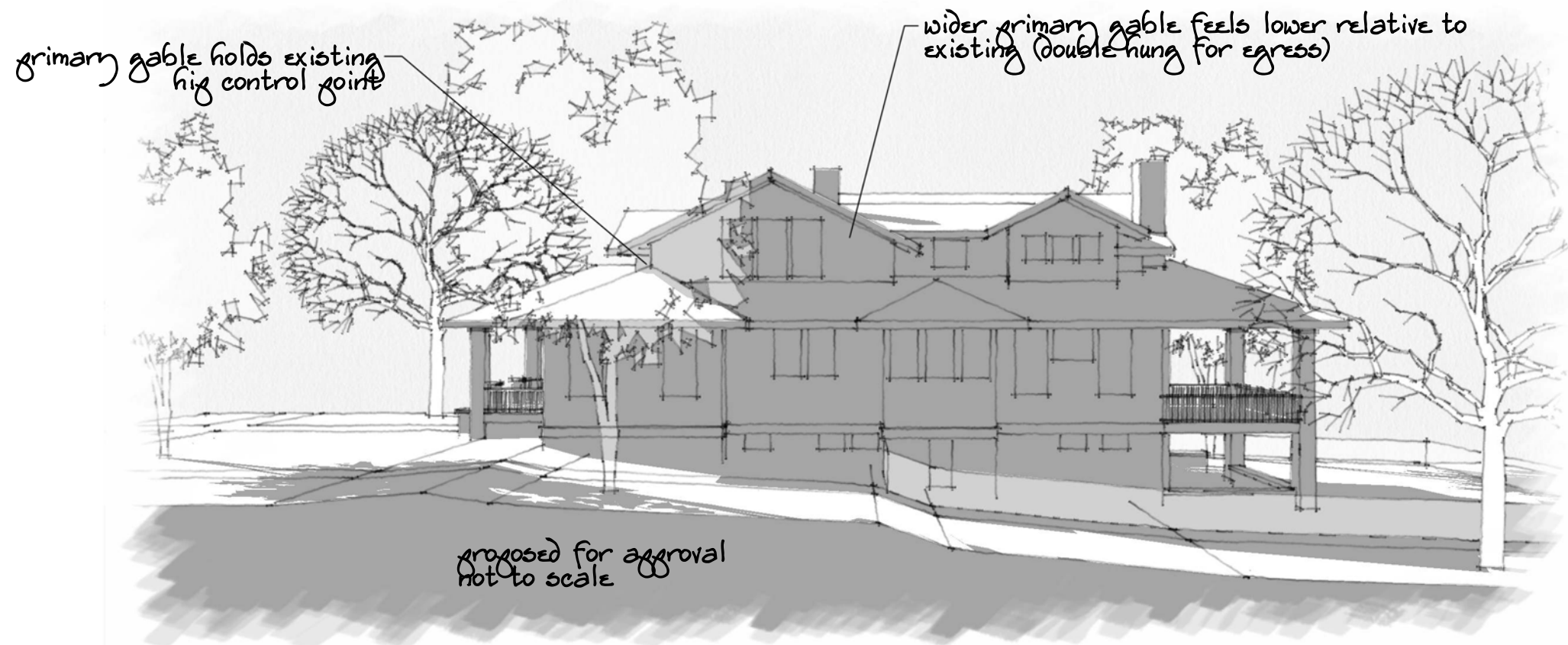
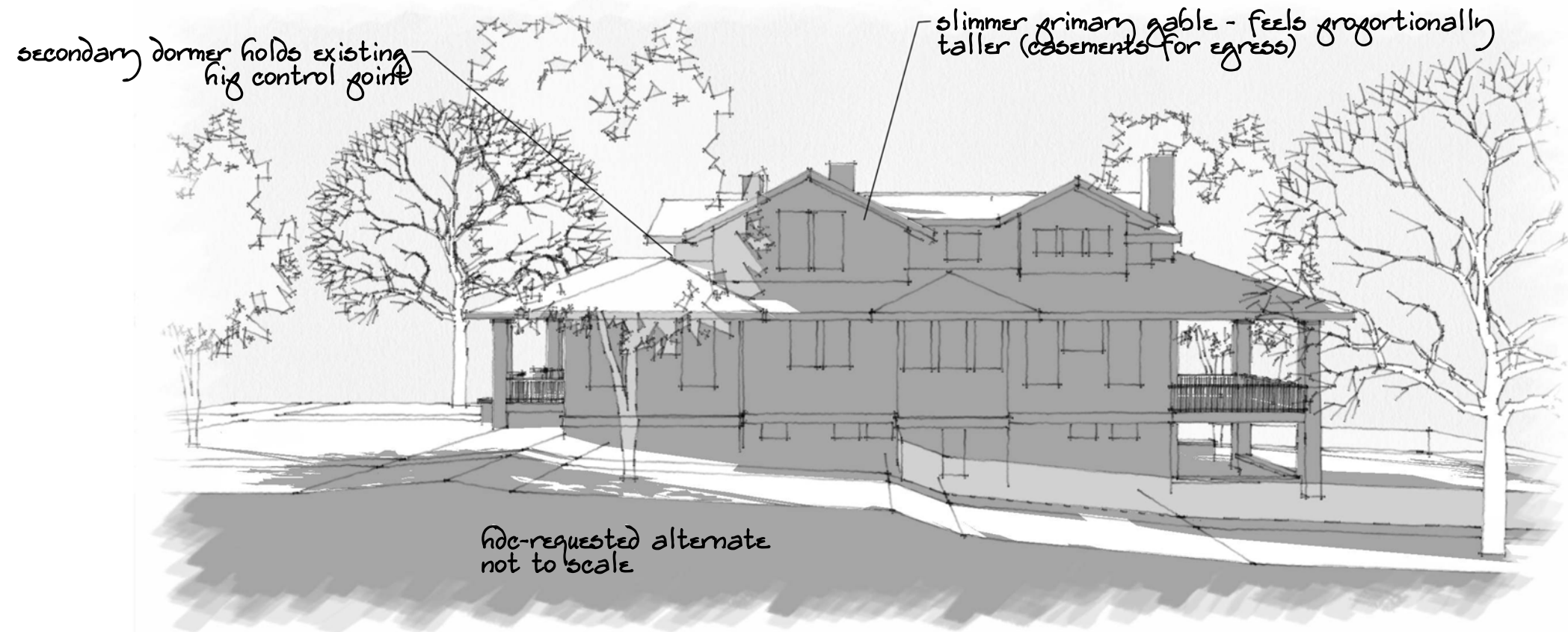
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COMPARATIVE  
STUDY

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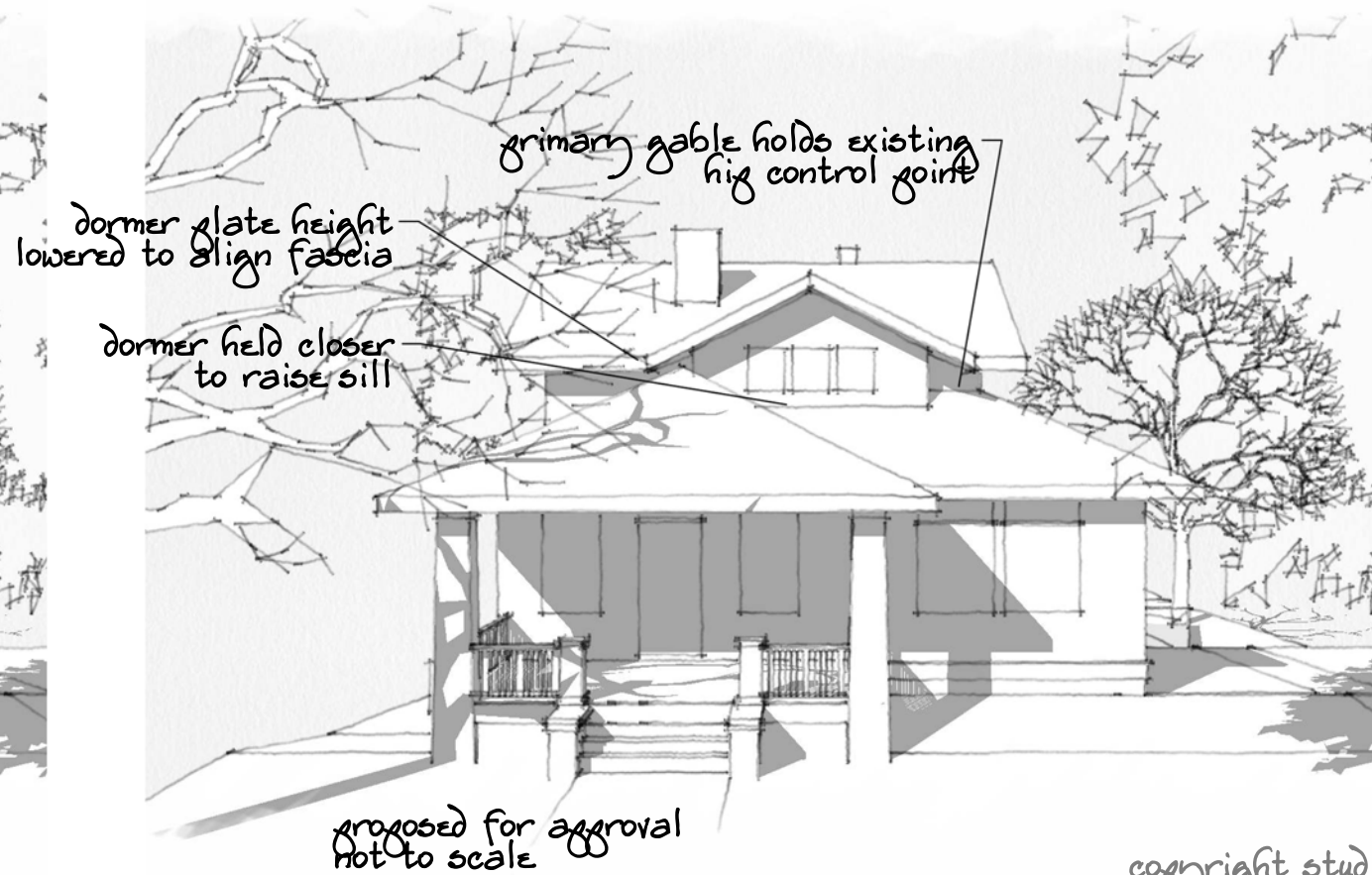
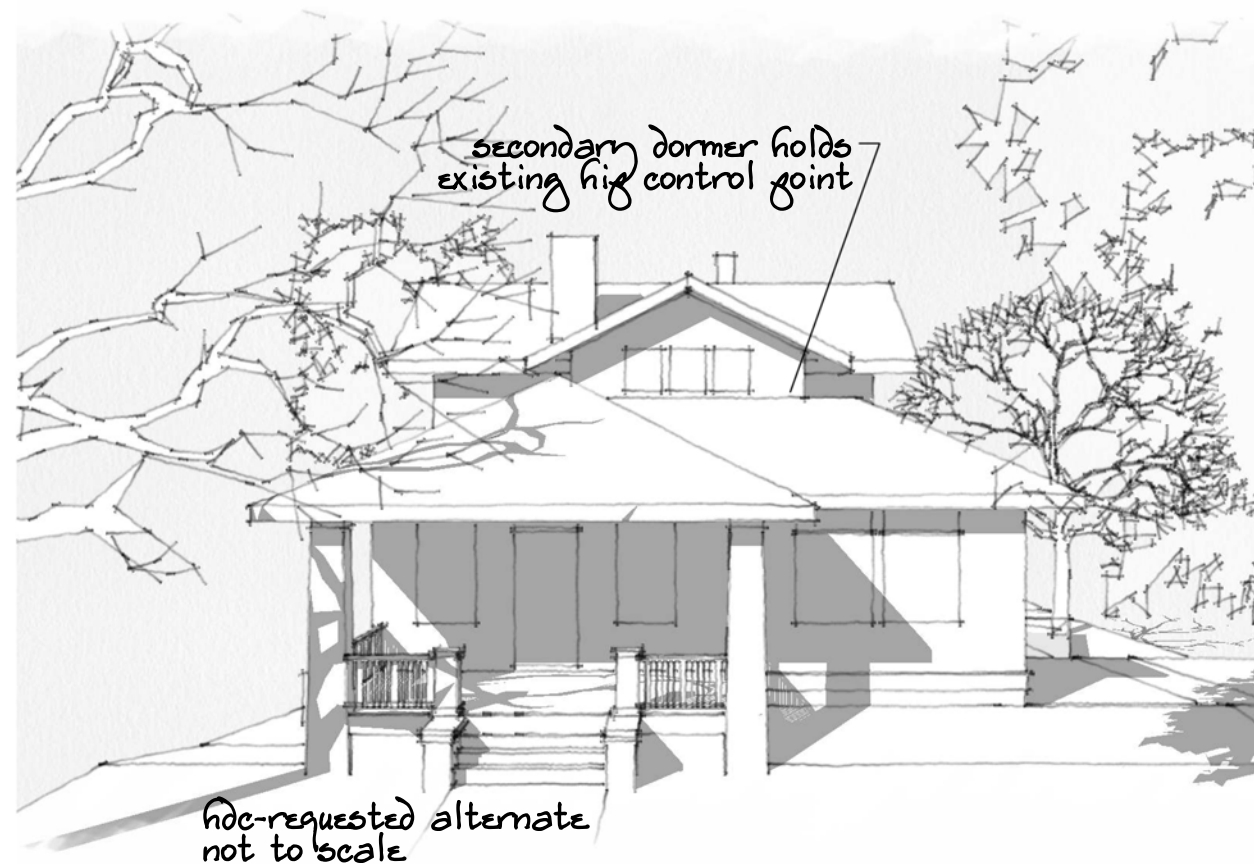
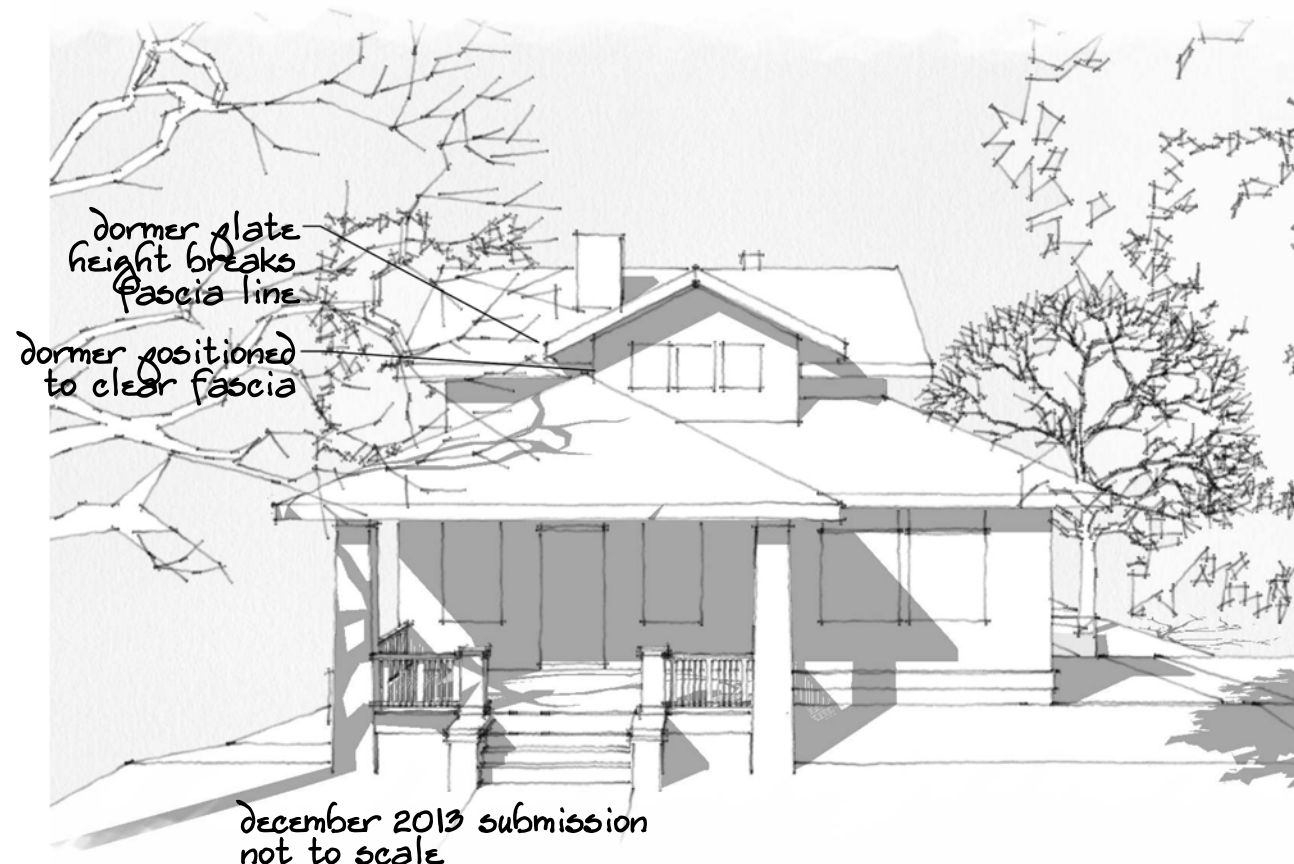
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COMPARATIVE  
STUDY -  
SIDE GABLE

A1.1



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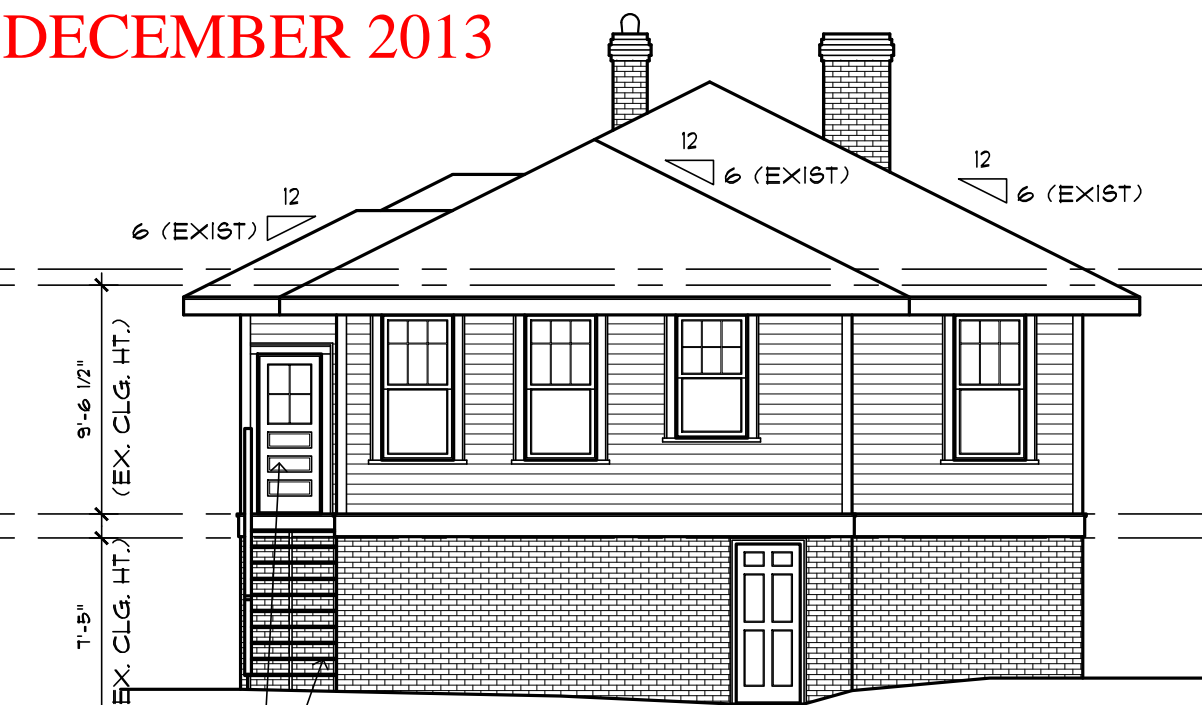
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COMPARATIVE  
STUDY -  
FRONT  
DORMER

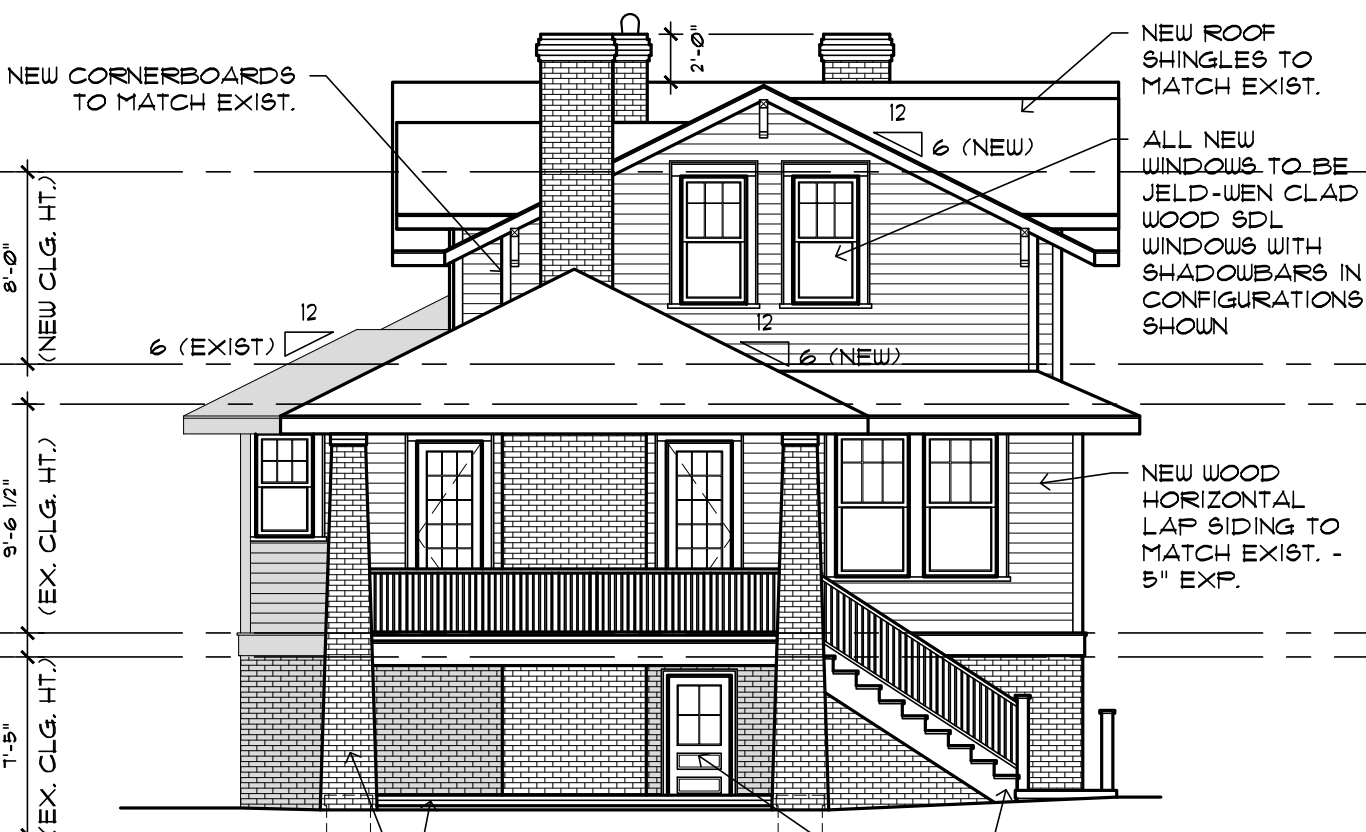
A1.2

DECEMBER 2013



SALVAGE DOOR  
FOR RE-USE @  
BASEMENT PATIO  
EXIST. STAIR TO  
BE DEMOLISHED

3 EXISTING REAR ELEVATION  
A2.0 SCALE: 1/8"=1'-0"



NEW CORNERBOARDS  
TO MATCH EXIST.

NEW BRICK COLUMN TO  
MATCH EXIST.

HATCH INDICATES EXISTING  
ELEVATION TO REMAIN  
(MODIFICATIONS NOTED)

4 REAR ELEVATION  
A2.0 SCALE: 1/8"=1'-0"

NEW ROOF  
SHINGLES TO  
MATCH EXIST.

ALL NEW  
WINDOWS TO BE  
JELD-WEN CLAD  
WOOD SDL  
WINDOWS WITH  
SHADOWBARS IN  
CONFIGURATIONS  
SHOWN

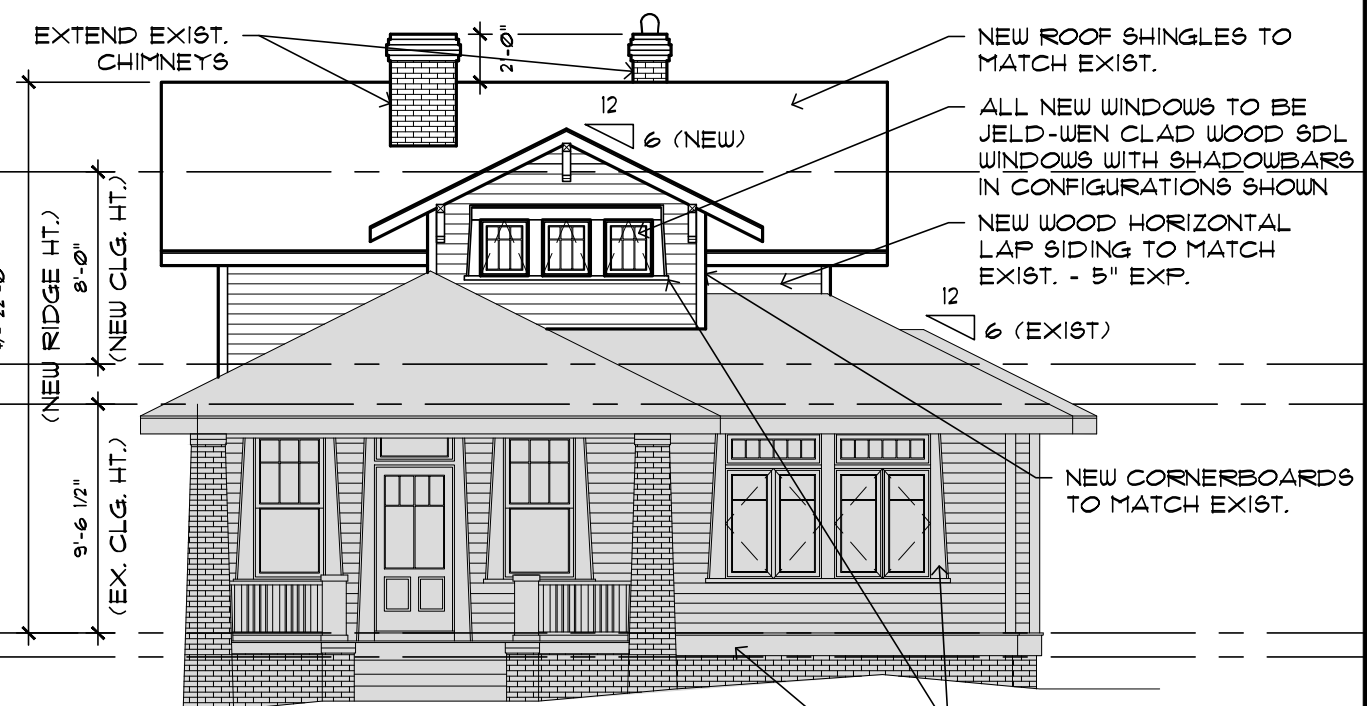
NEW WOOD  
HORIZONTAL  
LAP SIDING TO  
MATCH EXIST. -  
5" EXP.

NEW WOOD STAIR  
TO GRADE

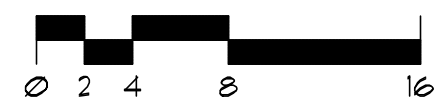
RE-USE SALVAGED DOOR



1 EXISTING FRONT ELEVATION -  
EAST WORTHINGTON AVENUE  
A2.0 SCALE: 1/8"=1'-0"



2 FRONT ELEVATION -  
EAST WORTHINGTON AVENUE  
A2.0 SCALE: 1/8"=1'-0"



EXTEND EXIST.  
CHIMNEYS

NEW ROOF SHINGLES TO  
MATCH EXIST.

ALL NEW WINDOWS TO BE  
JELD-WEN CLAD WOOD SDL  
WINDOWS WITH SHADOWBARS  
IN CONFIGURATIONS SHOWN

NEW WOOD HORIZONTAL  
LAP SIDING TO MATCH  
EXIST. - 5" EXP.

NEW CORNERBOARDS  
TO MATCH EXIST.

FRONT ELEVATION WINDOW  
TRIM TO MATCH EXIST.  
FLARED FRONT ELEV. TRIM

HATCH INDICATES EXISTING  
ELEVATION TO REMAIN  
(MODIFICATIONS NOTED)

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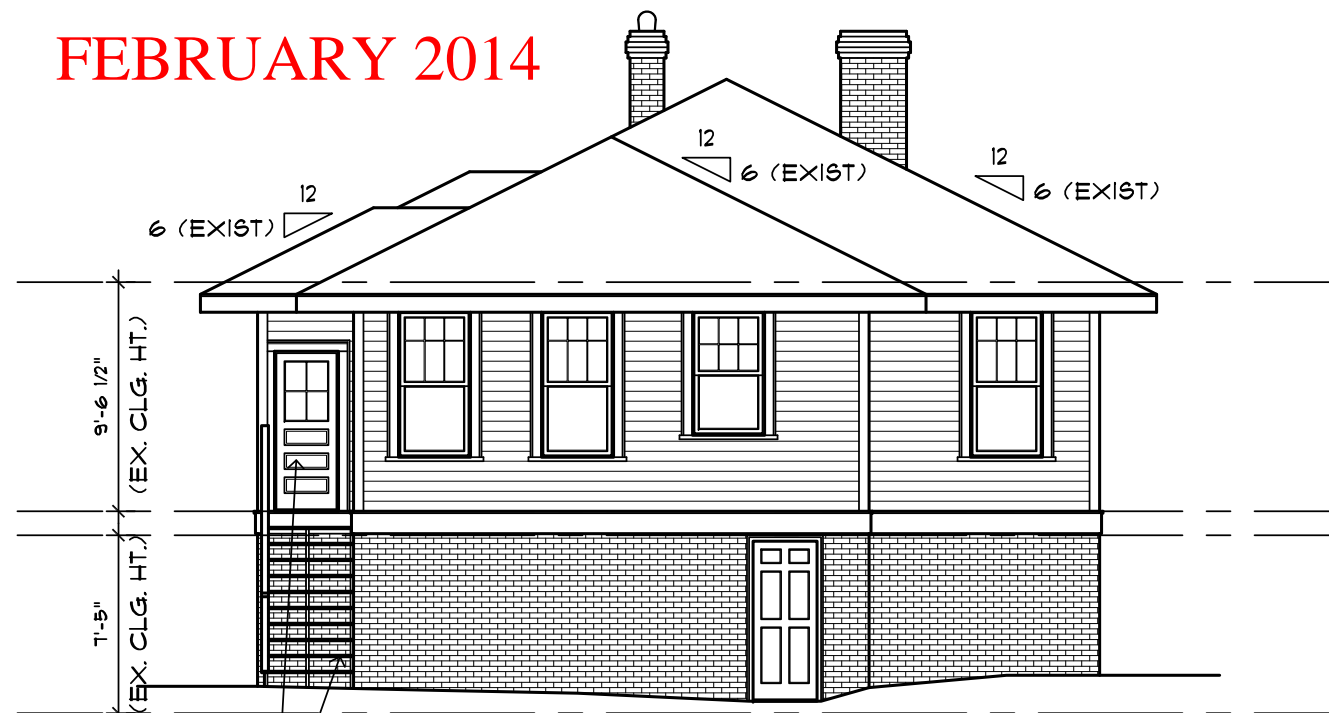
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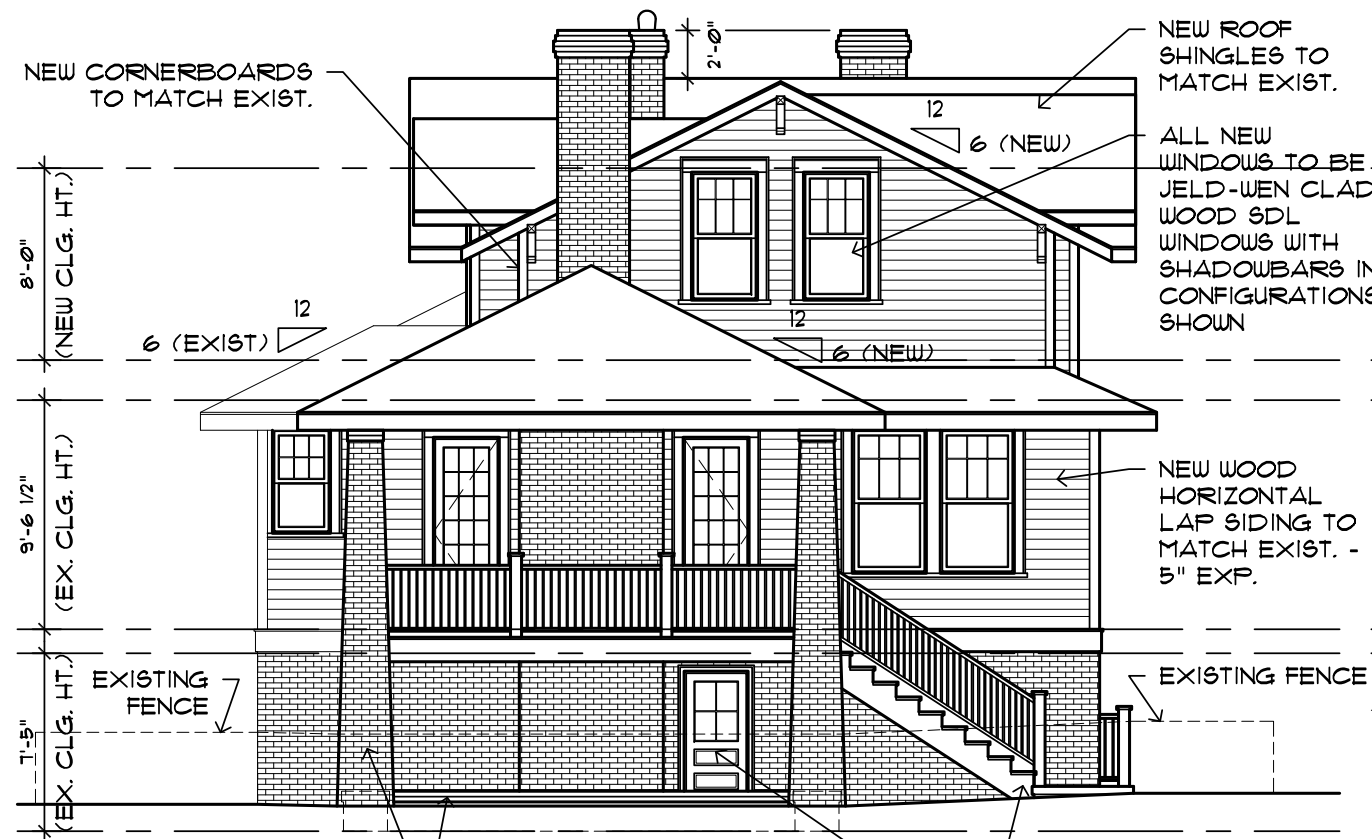
ELEVATIONS

A2.0

FEBRUARY 2014



3 EXISTING REAR ELEVATION  
A2.0 SCALE: 1/8"=1'-0"

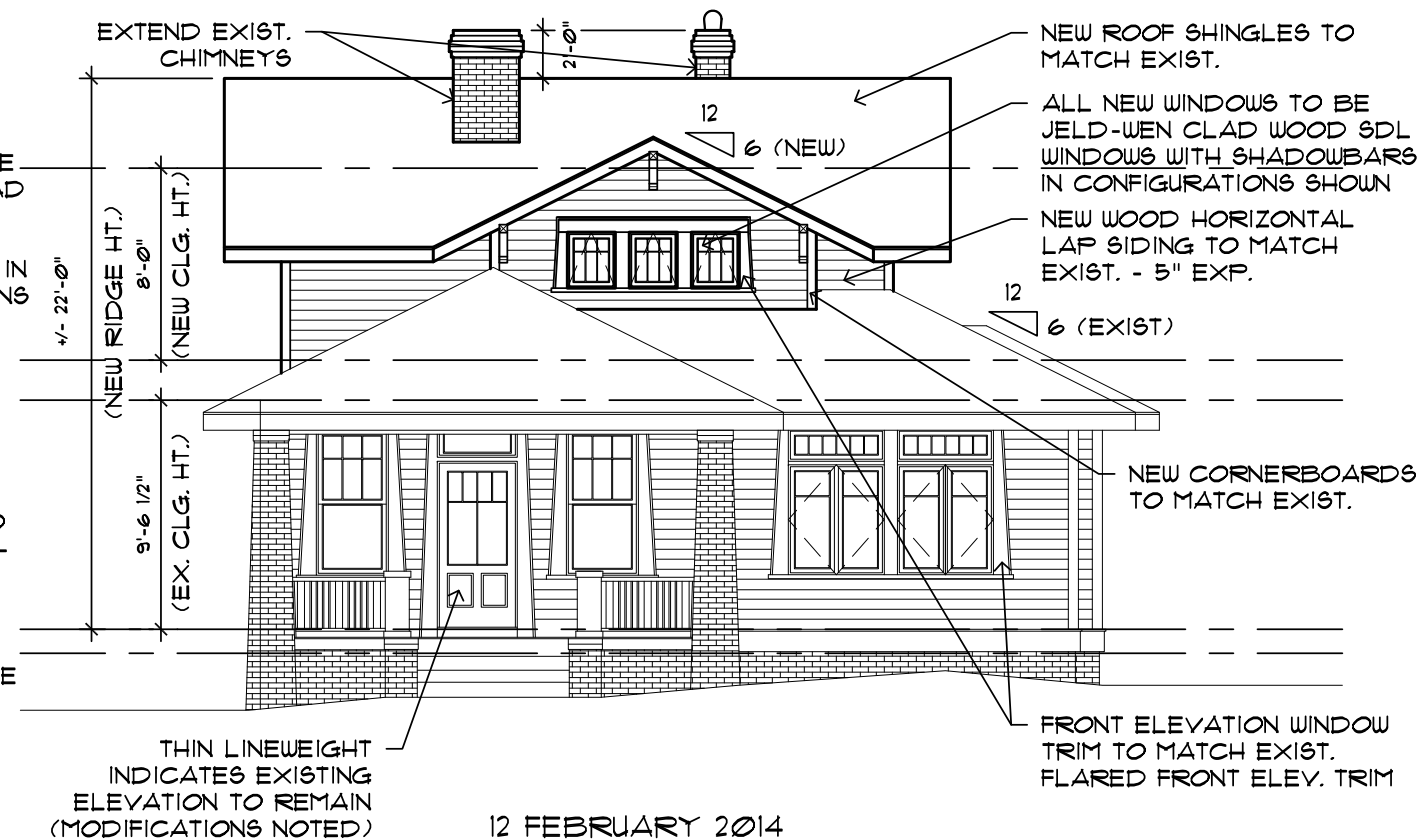


4 REAR ELEVATION  
A2.0 SCALE: 1/8"=1'-0"

THIN LINEWEIGHT INDICATES EXISTING ELEVATION TO REMAIN (MODIFICATIONS NOTED)



1 EXISTING FRONT ELEVATION -  
EAST WORTHINGTON AVENUE  
A2.0 SCALE: 1/8"=1'-0"



2 12 FEBRUARY 2014  
FRONT ELEVATION -  
EAST WORTHINGTON AVE  
A2.0 SCALE: 1/8"=1'-0"



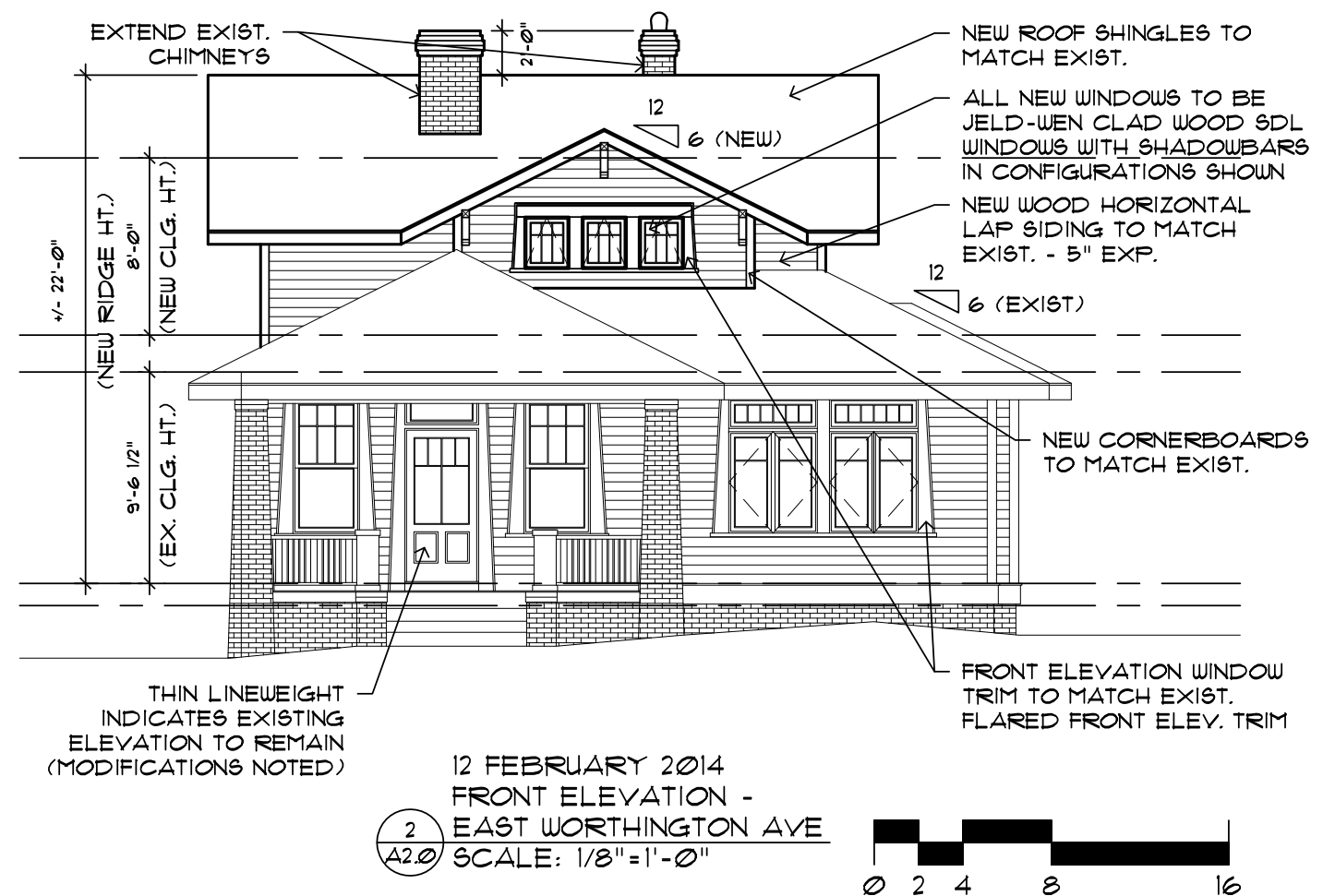
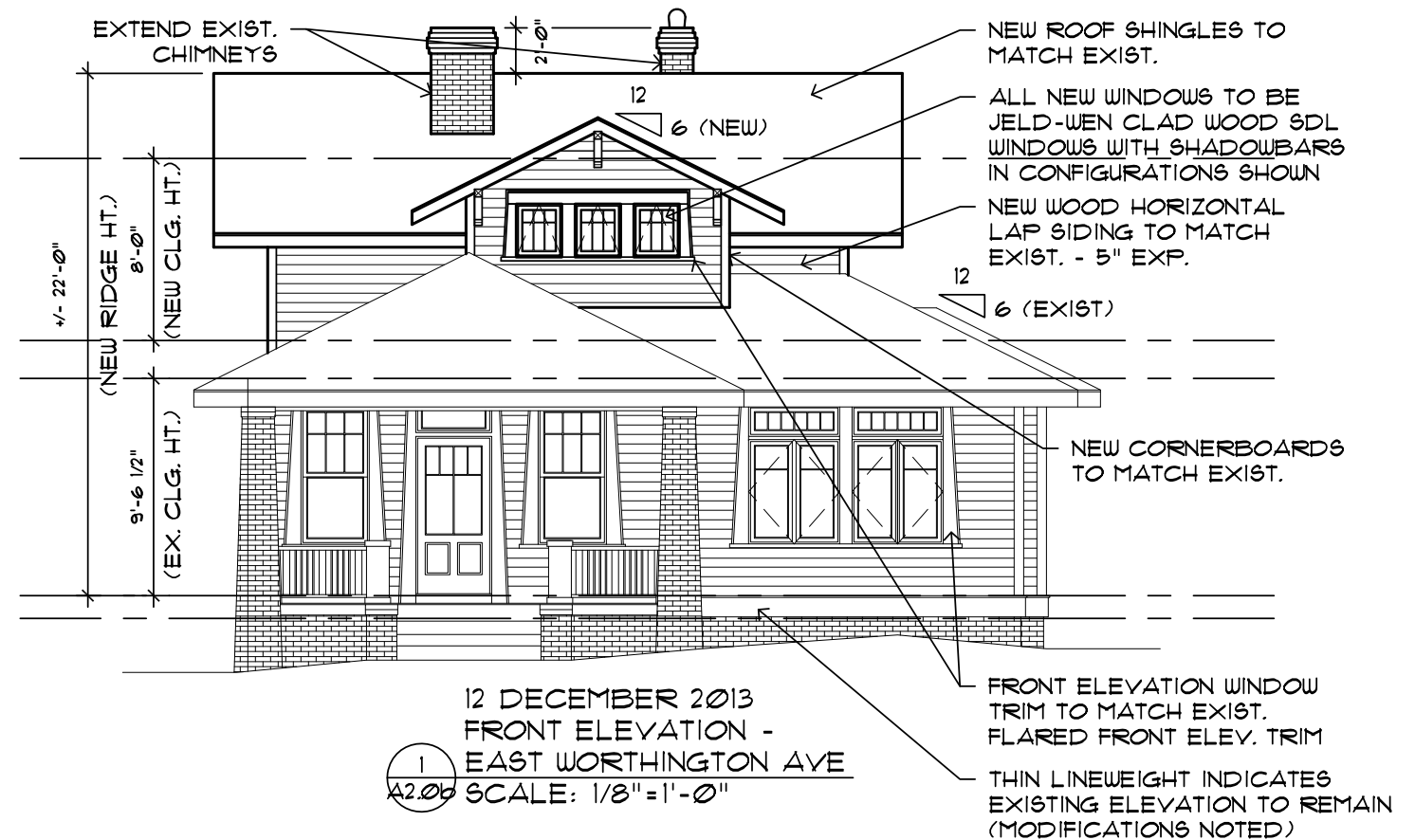
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ELEVATIONS

A2.0a



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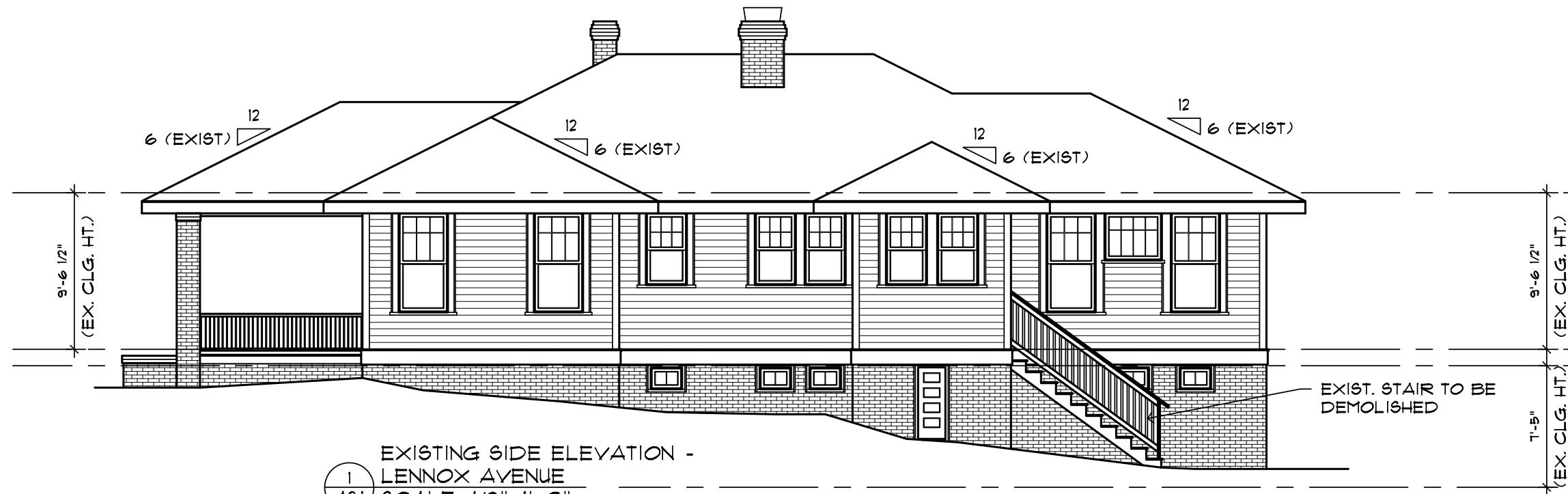
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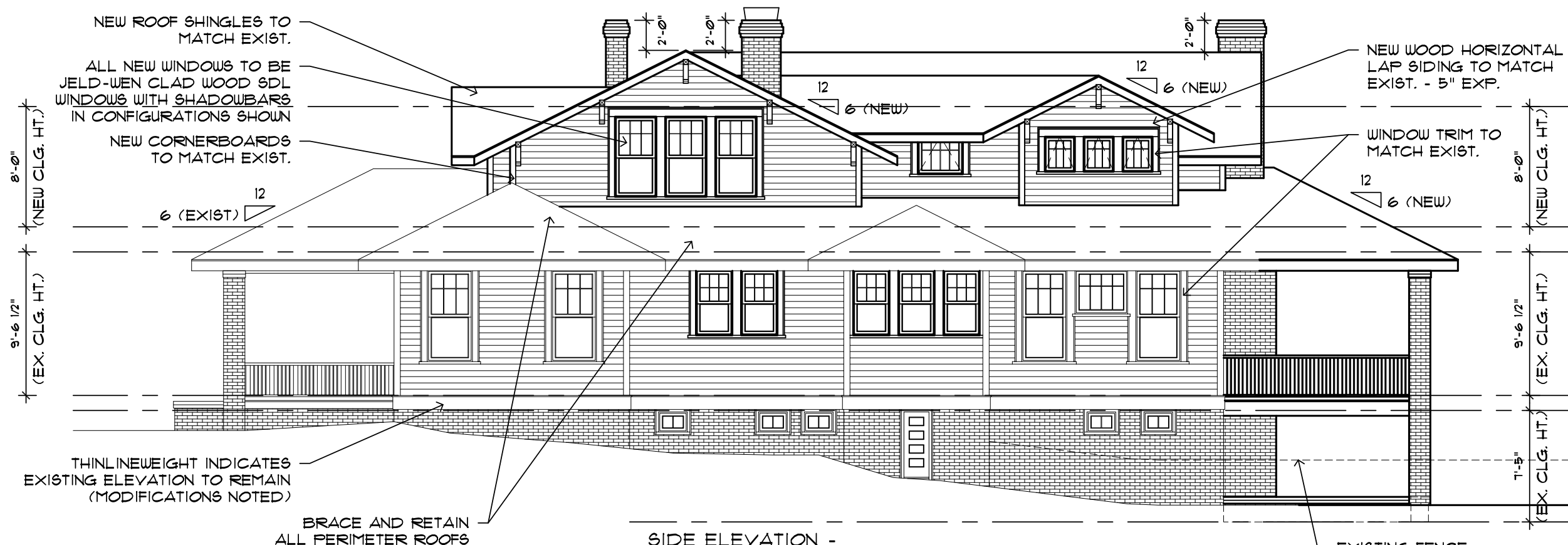
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COMPARATIVE  
ELEVATIONS -  
DEC 2013 &  
FEB 2014

A2.0b



1  
A2.1  
EXISTING SIDE ELEVATION -  
LENNOX AVENUE  
SCALE: 1/8" = 1'-0"



2  
A2.1  
SIDE ELEVATION -  
LENNOX AVENUE  
SCALE: 1/8" = 1'-0"



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ELEVATIONS

A2.1

HALL  
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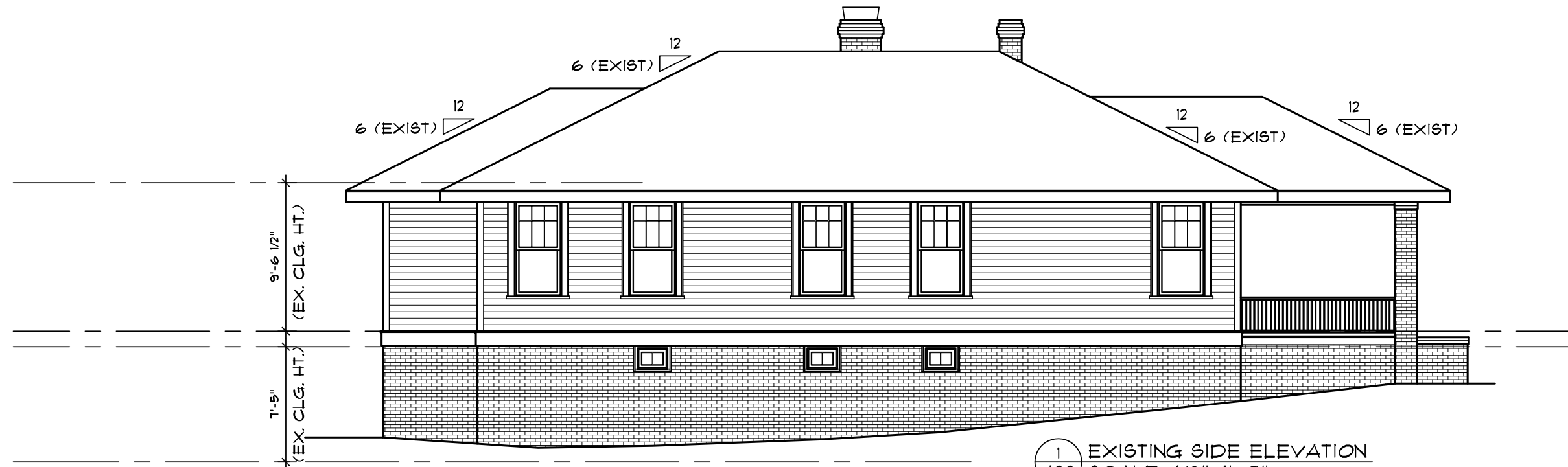
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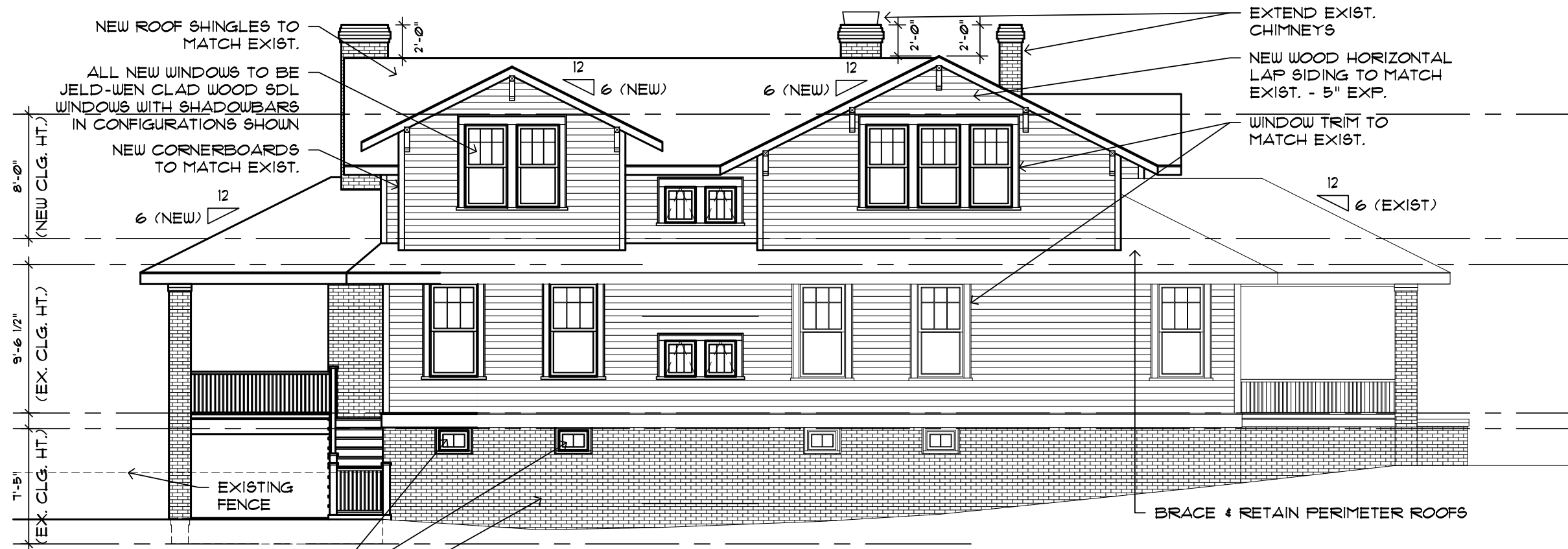
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ELEVATIONS

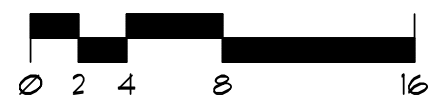
A2.2



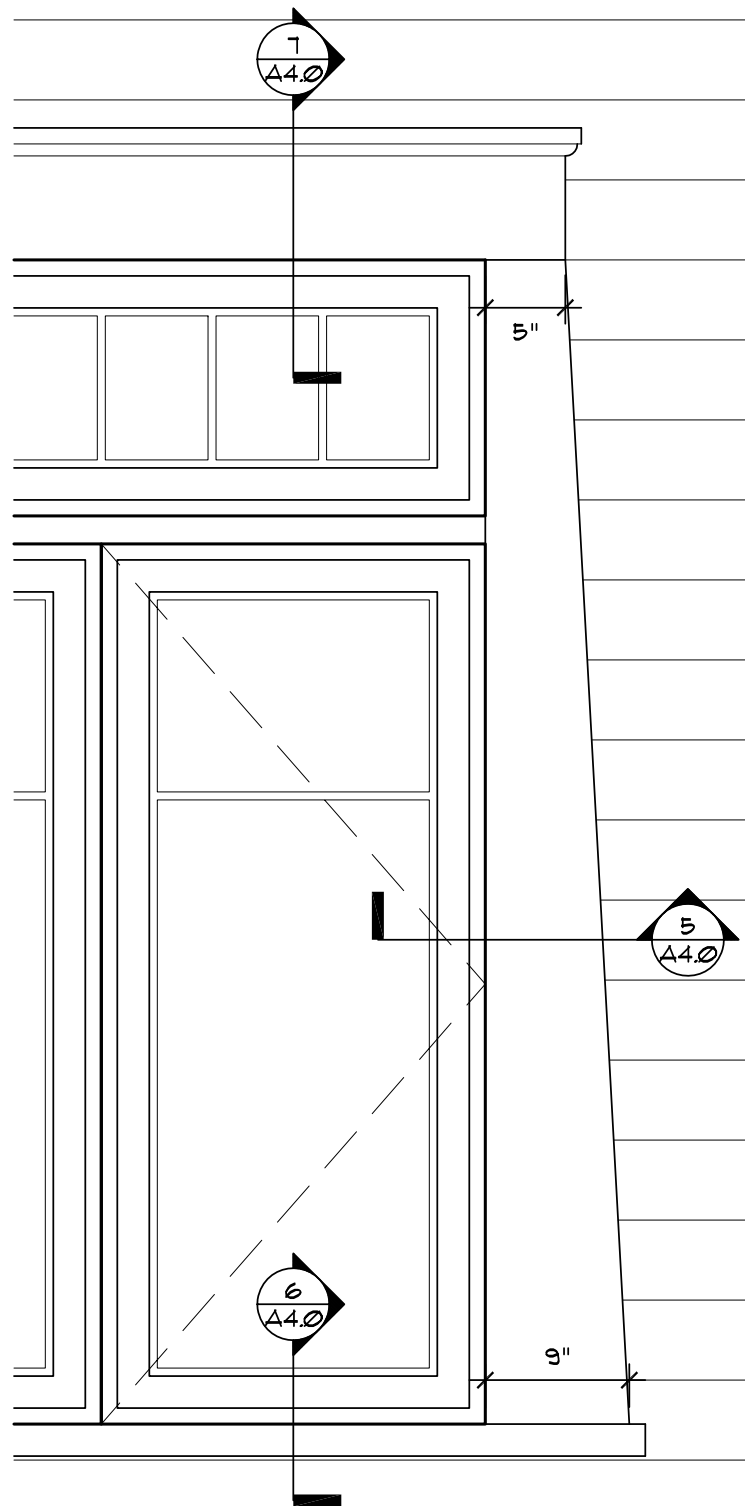
1 EXISTING SIDE ELEVATION  
A2.2 SCALE: 1/8"=1'-0"



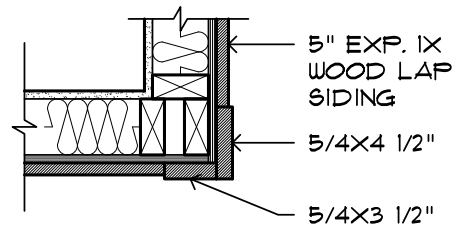
2 SIDE ELEVATION  
A2.2 SCALE: 1/8"=1'-0"



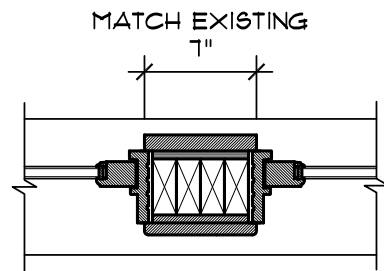
OPTION FOR LARGER WINDOWS  
THIN LINEWEIGHT INDICATES  
EXISTING ELEVATION TO REMAIN  
(MODIFICATIONS NOTED)



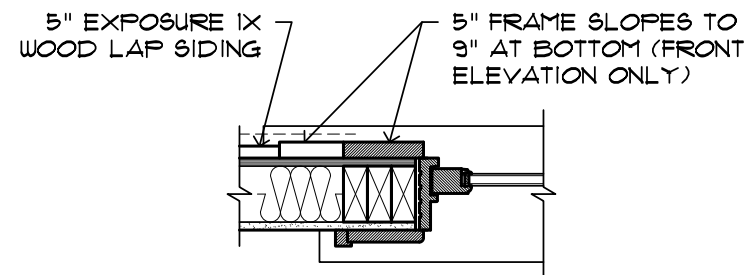
8  
A4.0  
EXISTING WINDOW TRIM  
AT FRONT ELEVATION ONLY  
SCALE: 1"=1'-0"



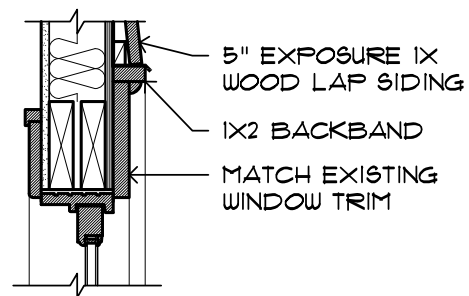
3  
A4.0  
CORNERBOARD  
DETAIL  
SCALE: 1"=1'-0"



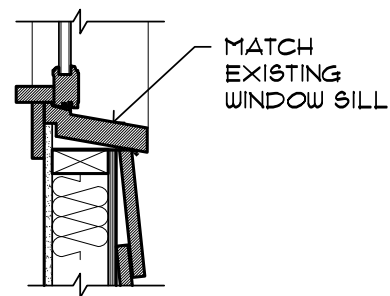
4  
A4.0  
JAMB DETAIL  
BETWEEN WINDOWS  
SCALE: 1"=1'-0"



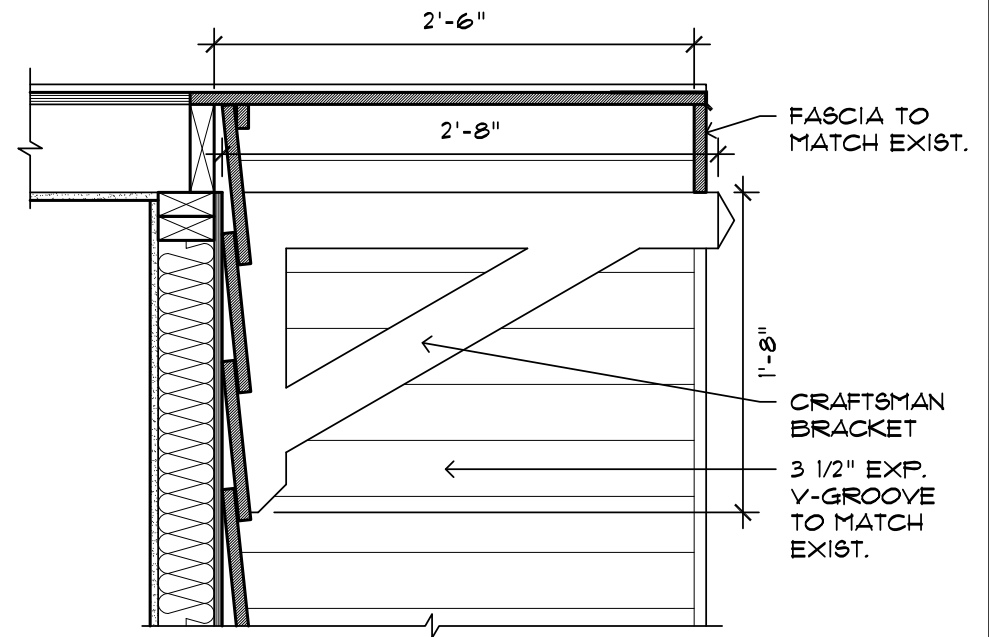
5  
A4.0  
JAMB DETAIL  
SCALE: 1"=1'-0"



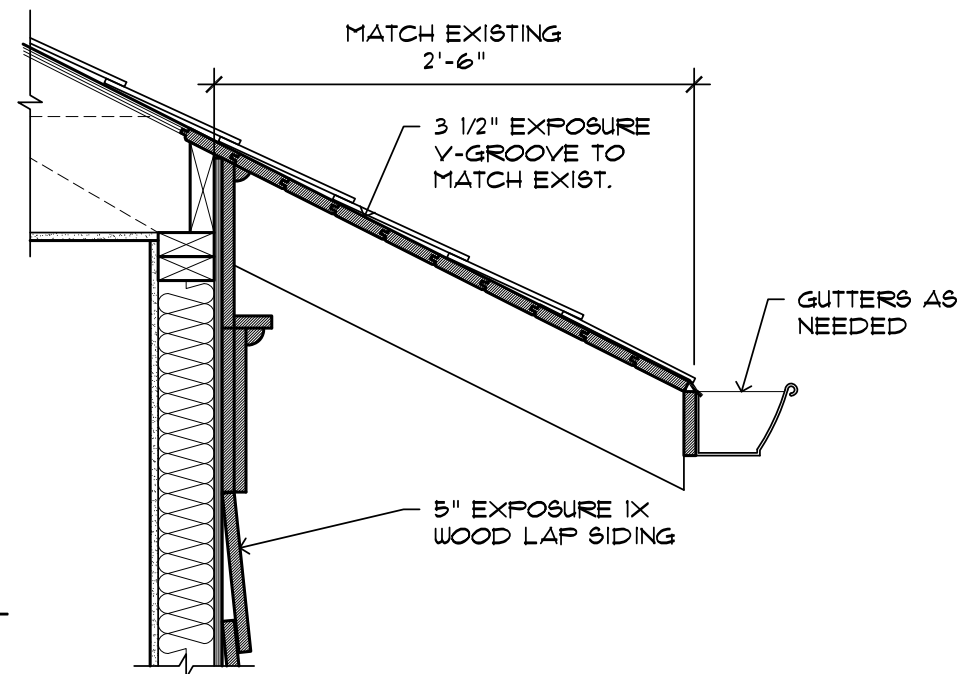
7  
A4.0  
HEAD DETAIL  
SCALE: 1"=1'-0"



6  
A4.0  
SILL DETAIL  
SCALE: 1"=1'-0"



1  
A4.0  
RAKE DETAIL  
(PROPOSED)  
SCALE: 1"=1'-0"



2  
A4.0  
EAVE DETAIL  
(MATCH EXISTING)  
SCALE: 1"=1'-0"



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DETAILS

A2.3

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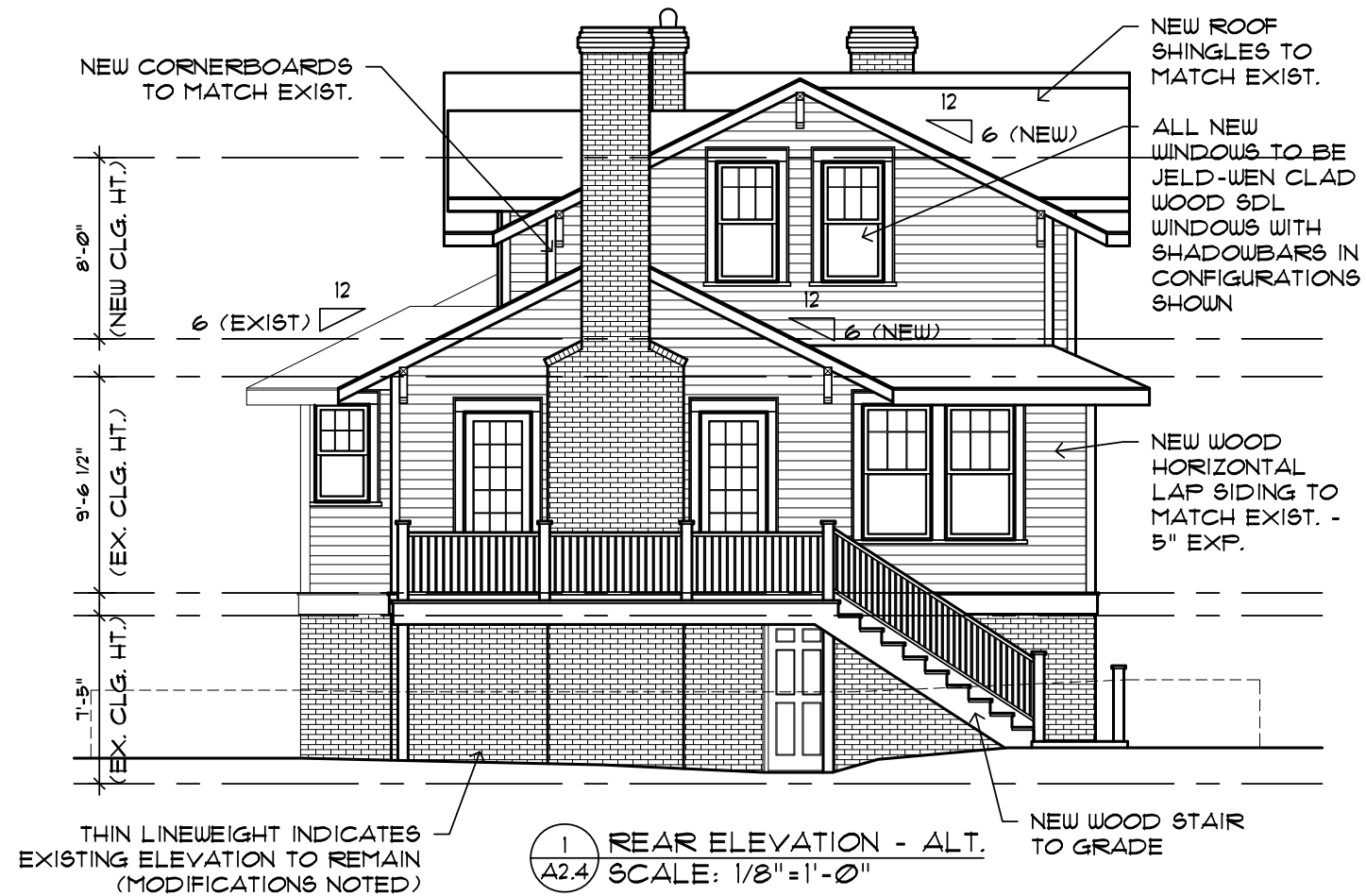
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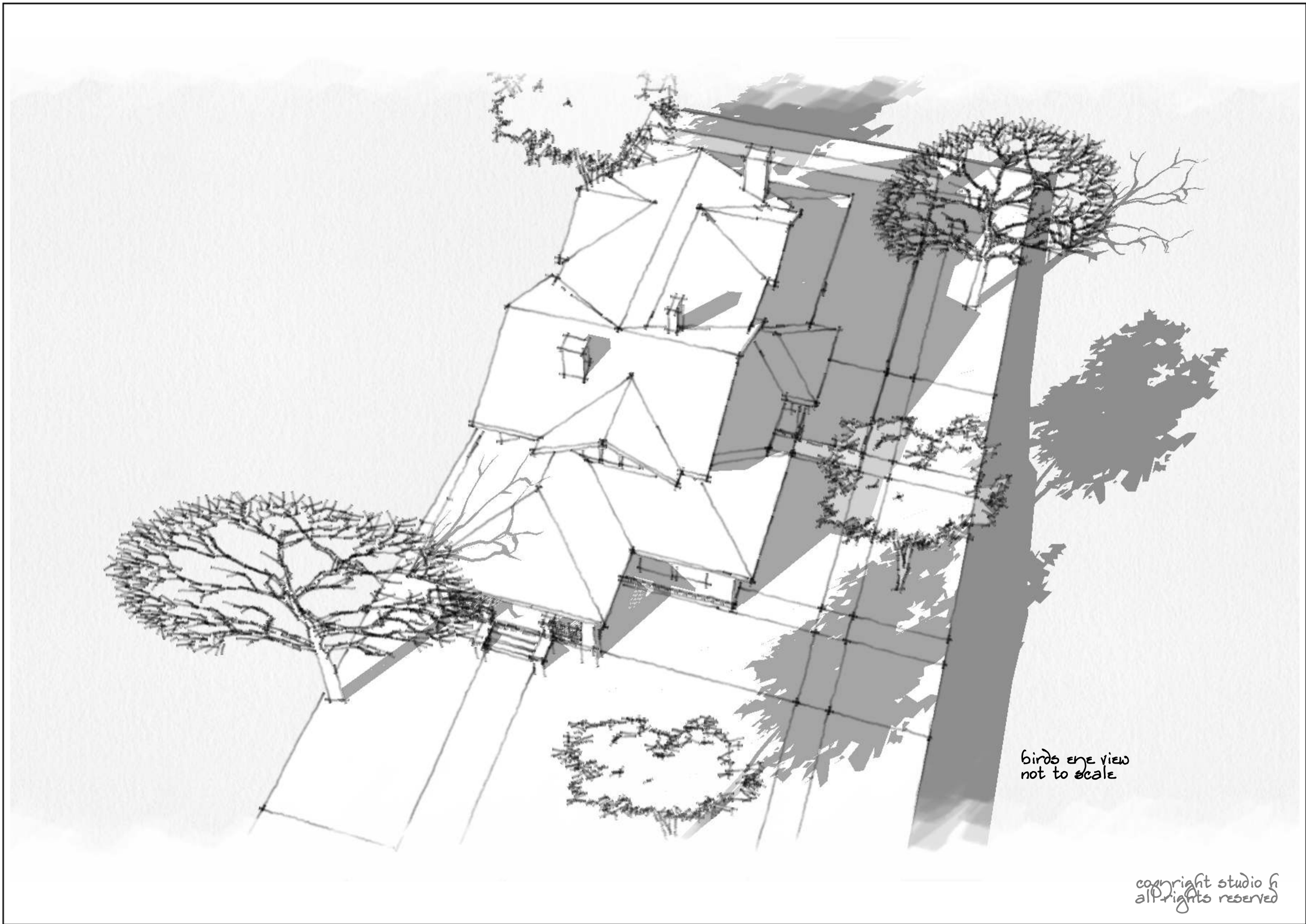
ALT.  
ELEVATIONS

A2.4



NOTE: THIS SHEET SHOWS  
ALTERNATE ELEVATIONS  
FOR REAR PORCH TO BE  
CONSTRUCTED AT A  
LATER PHASE.





birds eye view  
not to scale

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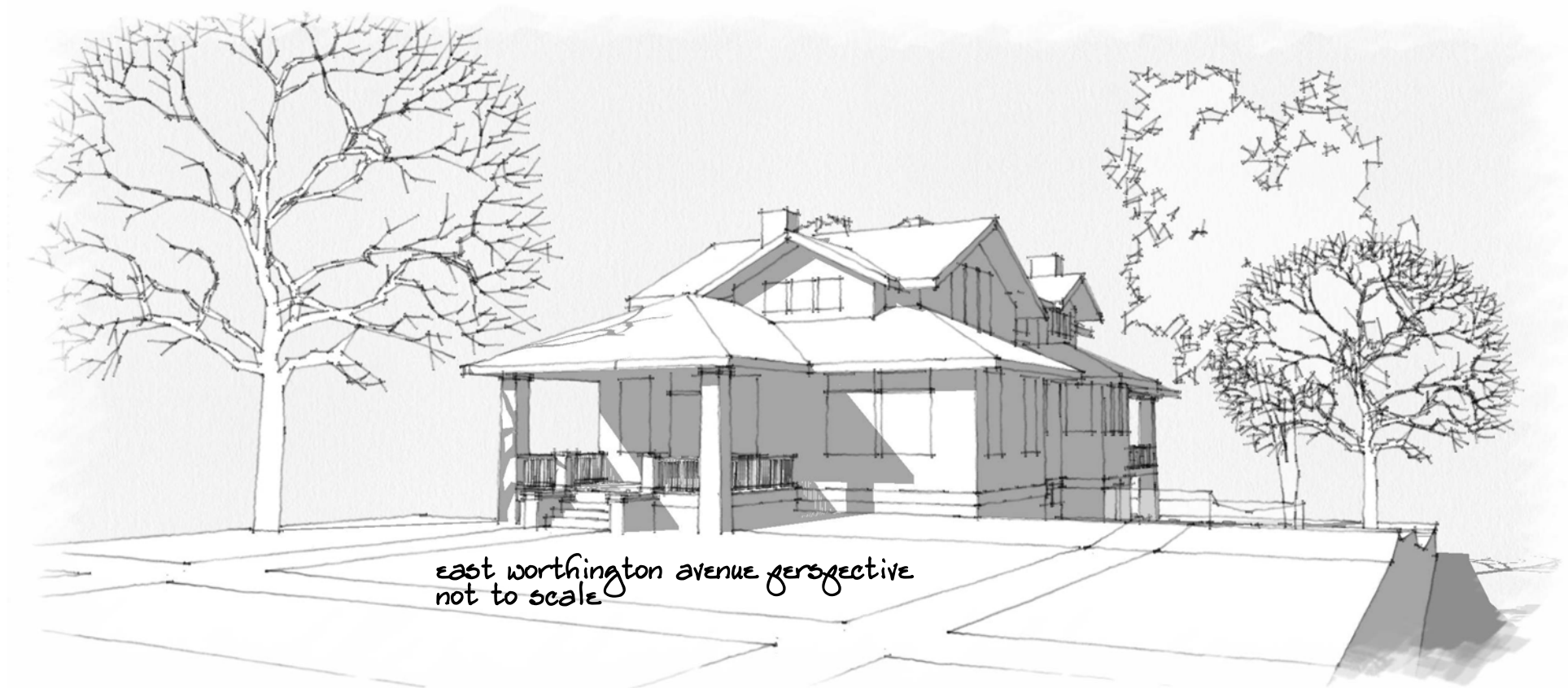
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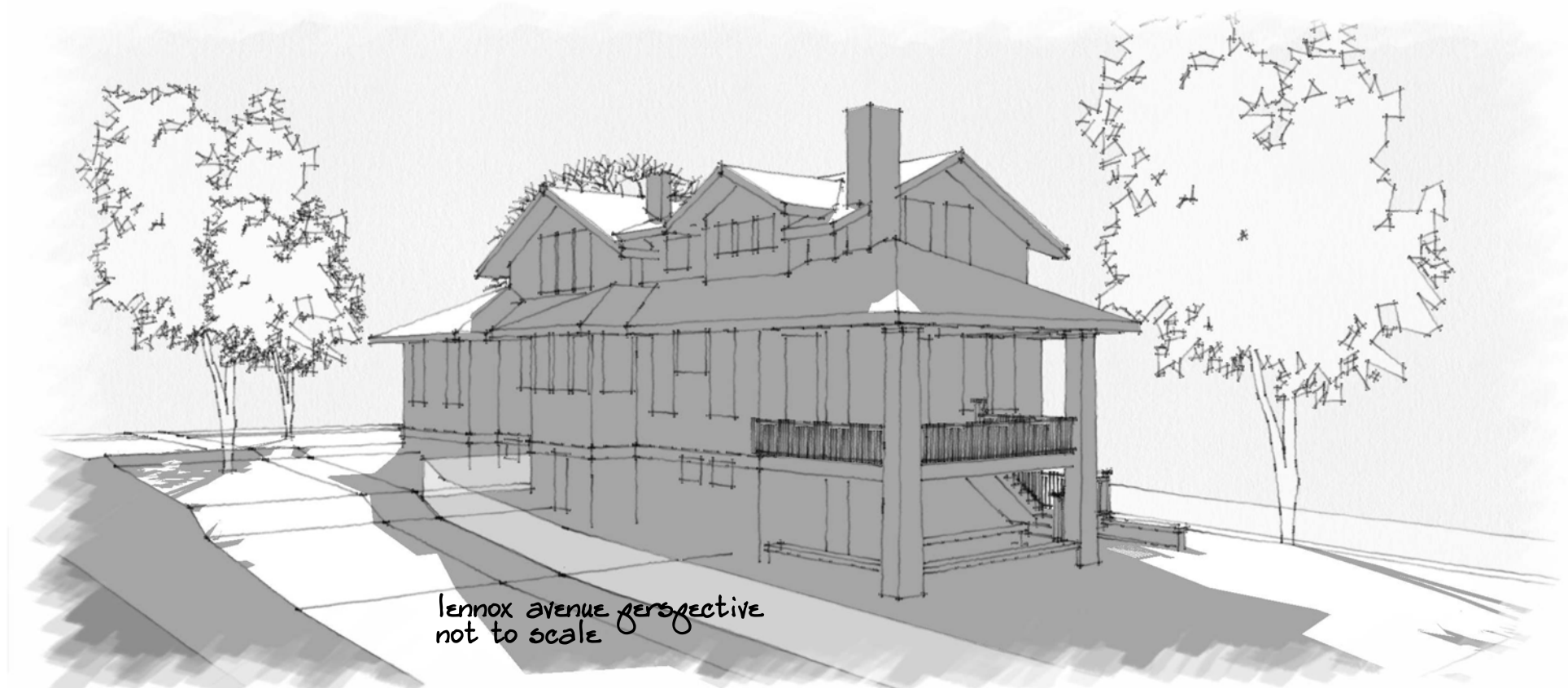
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PERSPECTIVES

A3.0



east worthington avenue perspective  
not to scale



lennox avenue perspective  
not to scale

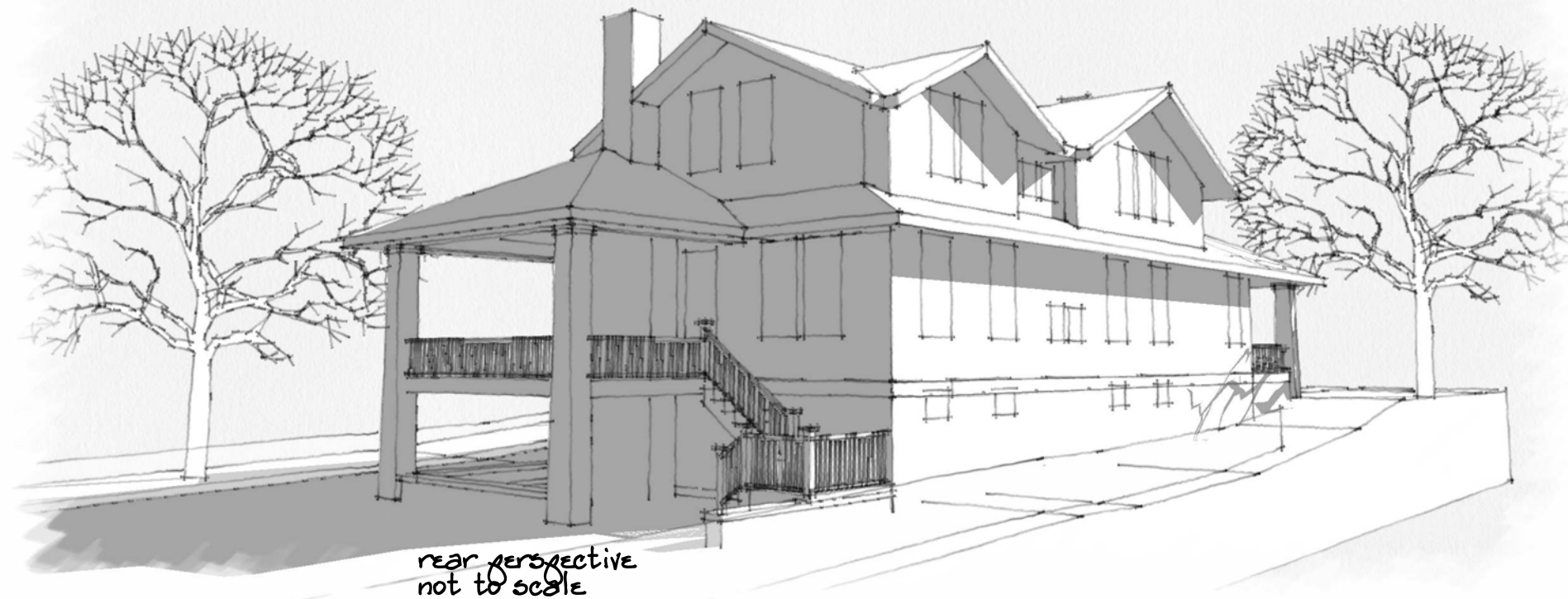
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PERSPECTIVES



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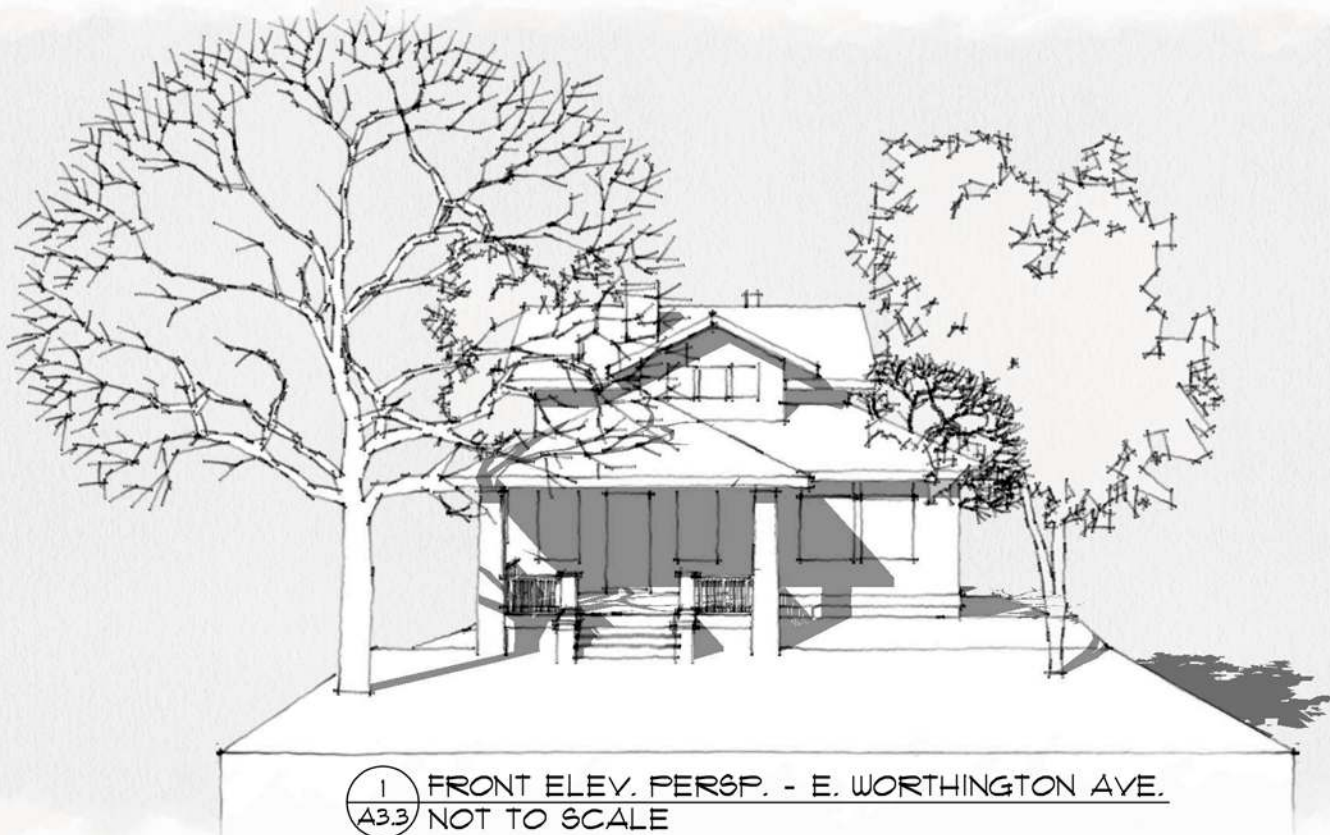
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PERSPECTIVES

A3.2

DECEMBER 2013



1 FRONT ELEV. PERSP. - E. WORTHINGTON AVE.  
A3.3 NOT TO SCALE



2 SIDE ELEV. PERSP. - LENNOX AVE.  
A3.3 NOT TO SCALE

HALL  
ADDITION/  
RENOVATION  
800 E. Worthington  
Charlotte, NC  
28203

Existing  
31 July 2013

Schematics  
21 October 2013  
6 November 2013  
7 November 2013

Progress Drawings  
21 November 2013

Historic District  
11 December 2013

Final Pricing  
-

Revisions  
-

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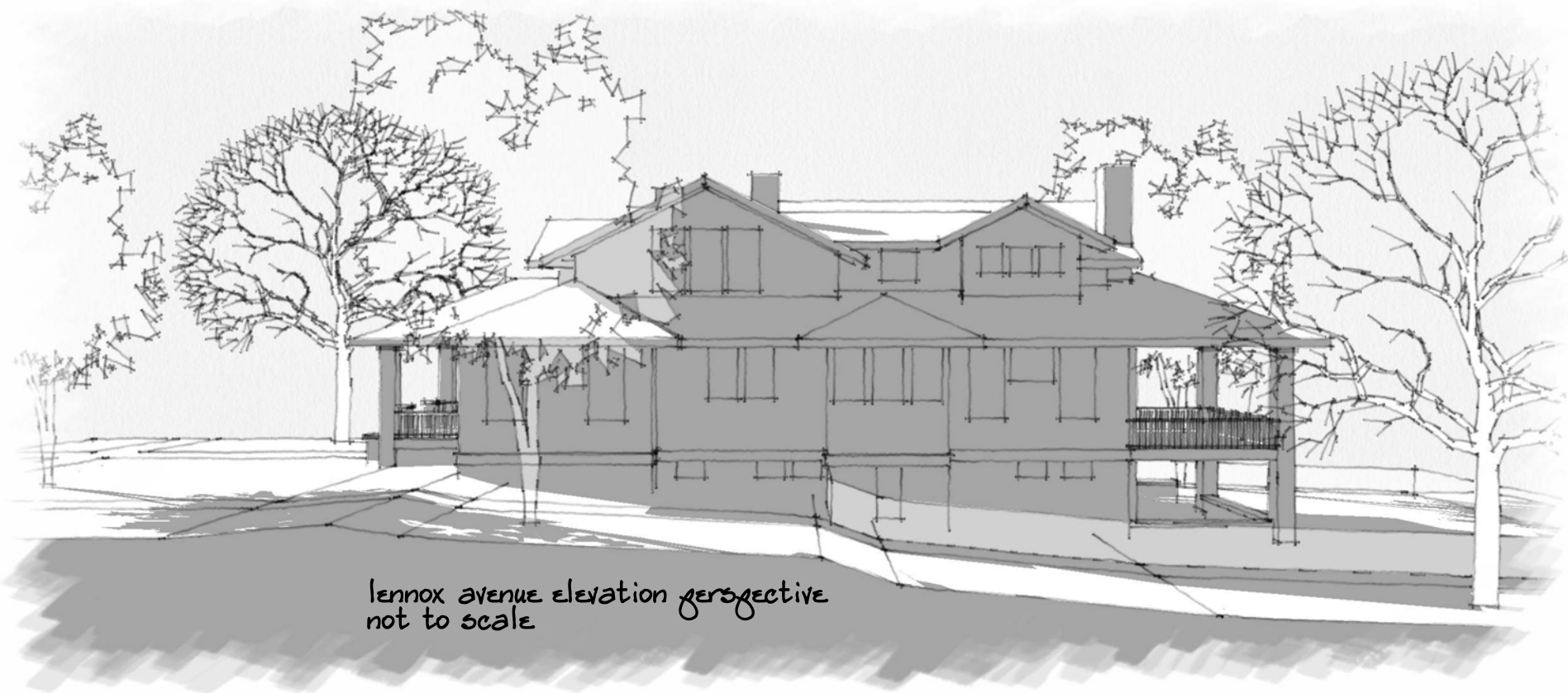
PERSPECTIVES

A3.3

FEBRUARY 2014



east worthington avenue elevation perspective  
not to scale



lennox avenue elevation perspective  
not to scale

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7 November 2013

Progress  
21 November 2013

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11 December 2013

Progress  
10 January 2014  
24 January 2014

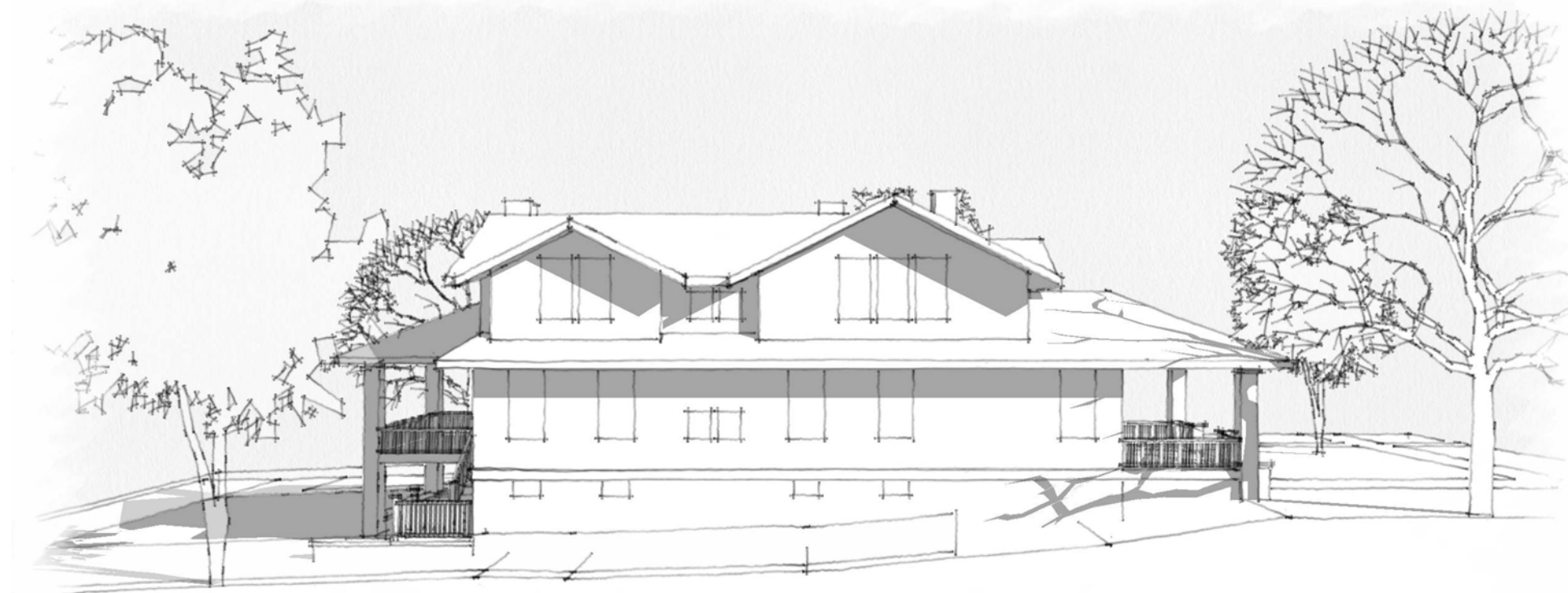
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PERSPECTIVES

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A3.4



4 WORTHINGTON STREETSCAPE  
A4.0 NOT TO SCALE



3 WORTHINGTON STREETSCAPE - ENLARGED  
A4.0 NOT TO SCALE



2 LENNOX STREETSCAPE - ENLARGED  
A4.0 NOT TO SCALE



1 LENNOX STREETSCAPE  
A4.0 NOT TO SCALE

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STREETSCAPES

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EXISTING  
IMAGES

A5.0