
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 425 East Worthington Avenue

SUMMARY OF REQUEST: New Construction - Garage

OWNER: Courtenay Buchan

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

The principal structure is a 1.5 story Bungalow c 1920 and listed as a contributing structure in the Dilworth National Register. The site has rear yard access via alleyway. The adjacent rear property is non-residential.

Proposal

The proposal is a two car garage with a dormer addition in a future phase. The exterior material is wood shingles with cornerboards. The garage doors will face the alley. The proposed height of the garage is approximately 22'-4" from ground to ridge. The plan does not identify mature tree removal.

Policy & Design Guidelines Garages and New Construction

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

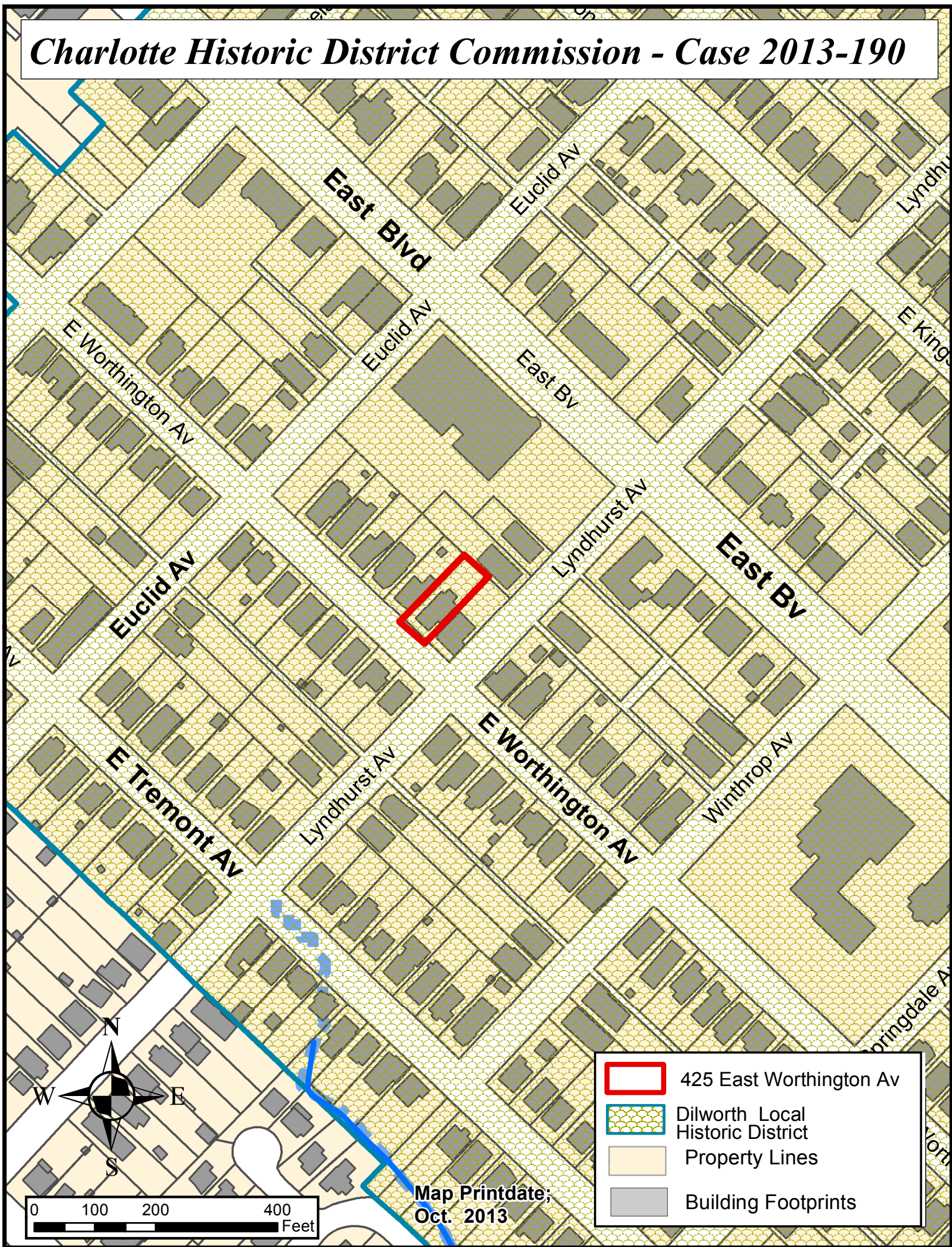
Staff Analysis

The following Guidelines should be considered for this proposal:

1. Size
2. Scale
3. Fenestration
4. Rhythm

Staff believes the project meets Guideliens for Massing, Setback, Materials, Context, and Landscaping.

Charlotte Historic District Commission - Case 2013-190





12105205

417

12105206

423

12105207

425

12105208

429

1816

Lyndhurst Av

E Worthington Av

12105713

420

424

12105101

501



525

WALKING
TO THE
HOSPITAL

BUCHAN
GARAGE
ADDITION
425 E. Worthington
Charlotte, NC
28203

DATES:

Schematic Design
02 December 2013

Historic District
11 December 2013

Final Pricing
-

Revisions
-

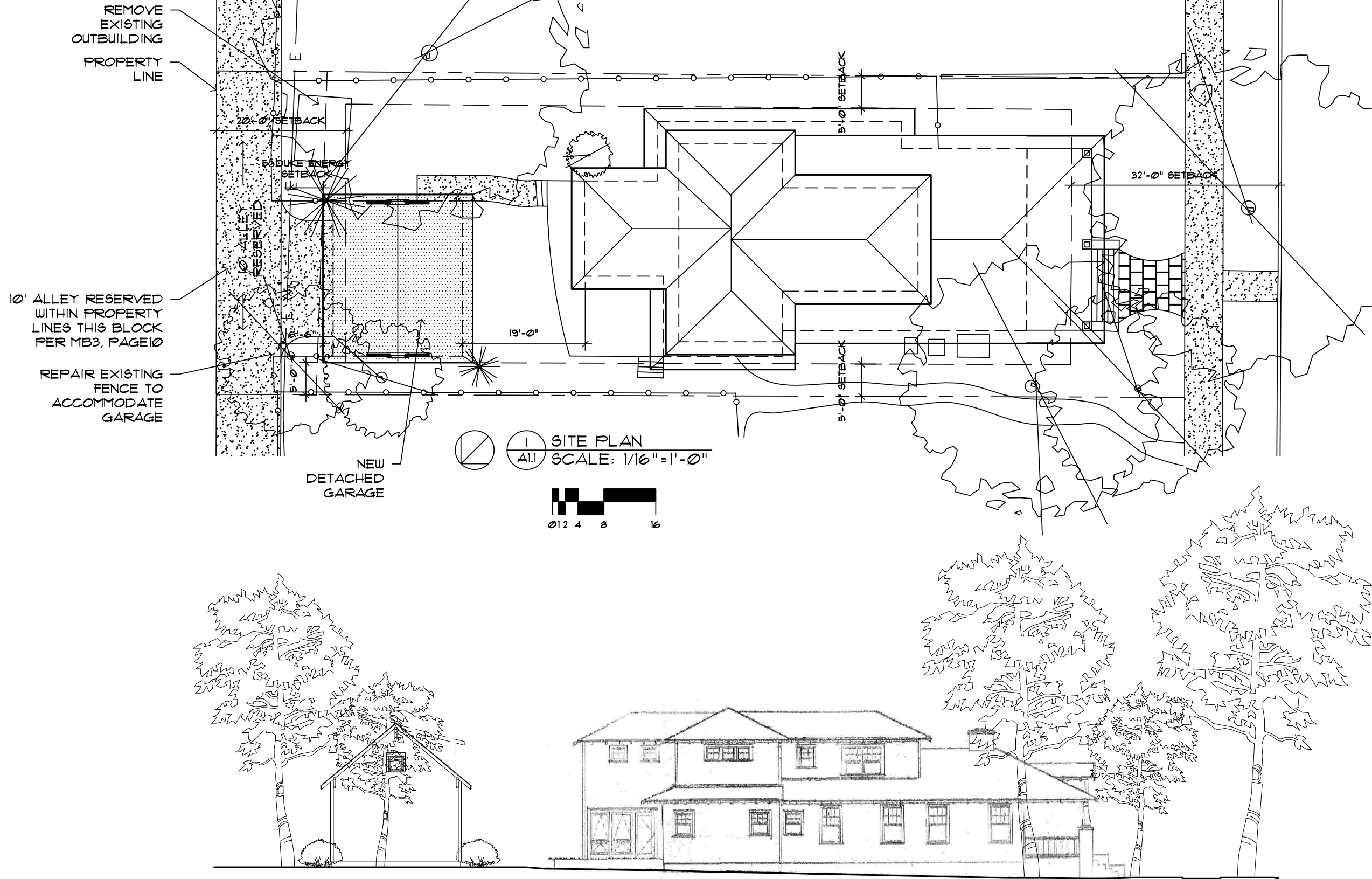
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SITE PLAN

A1.1

EAST WORTHINGTON AVENUE



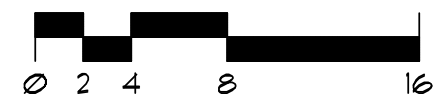
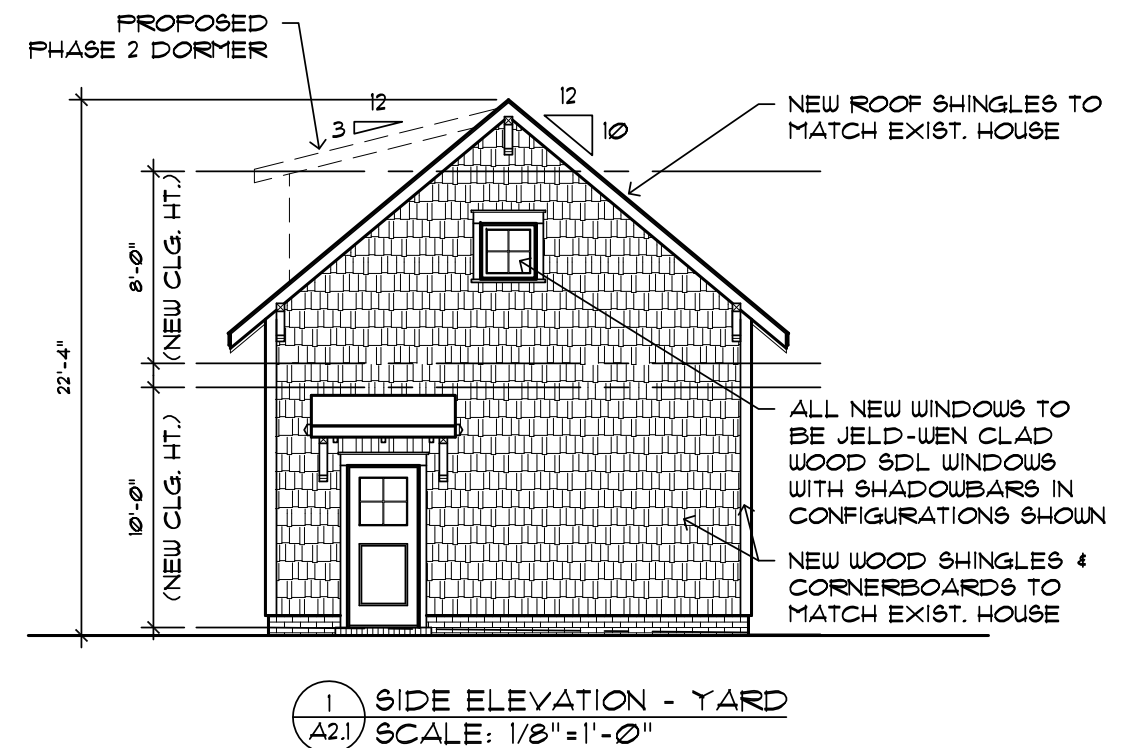
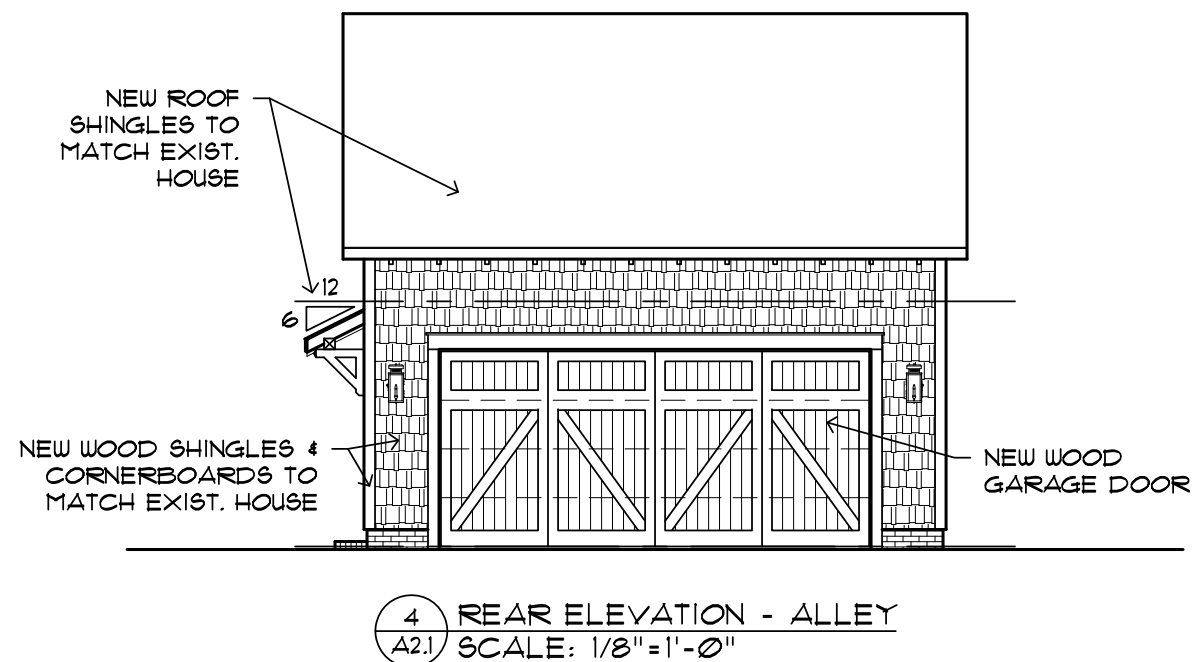
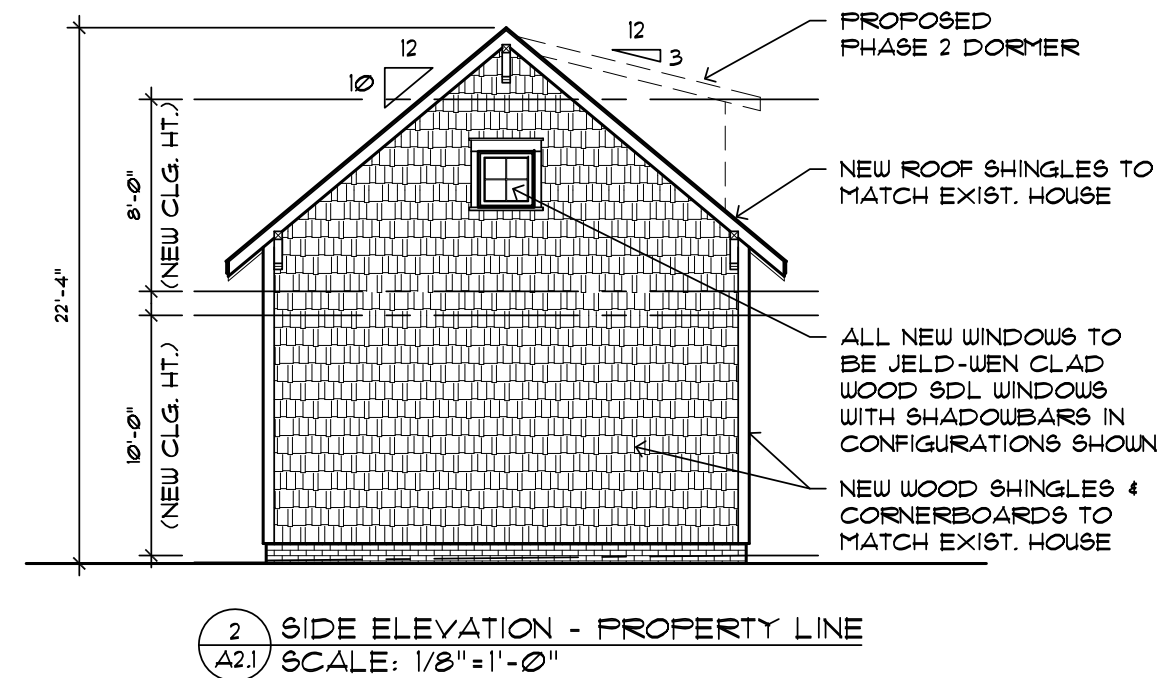
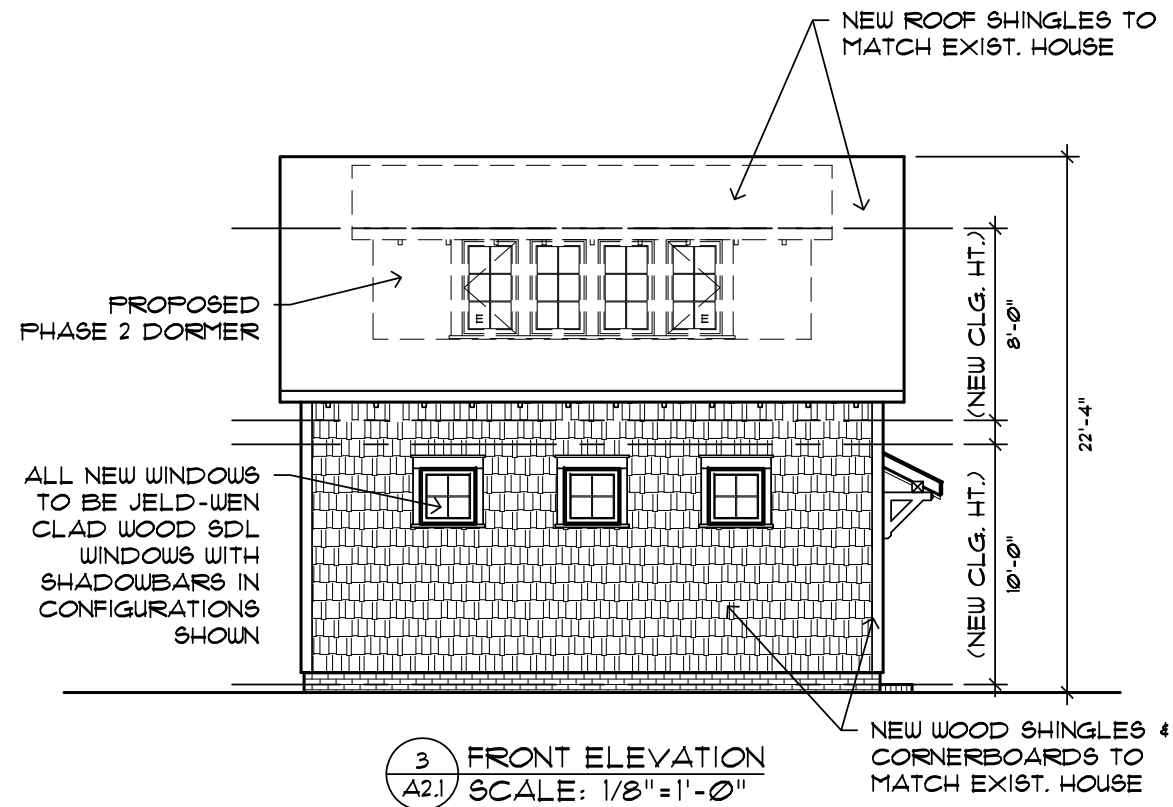
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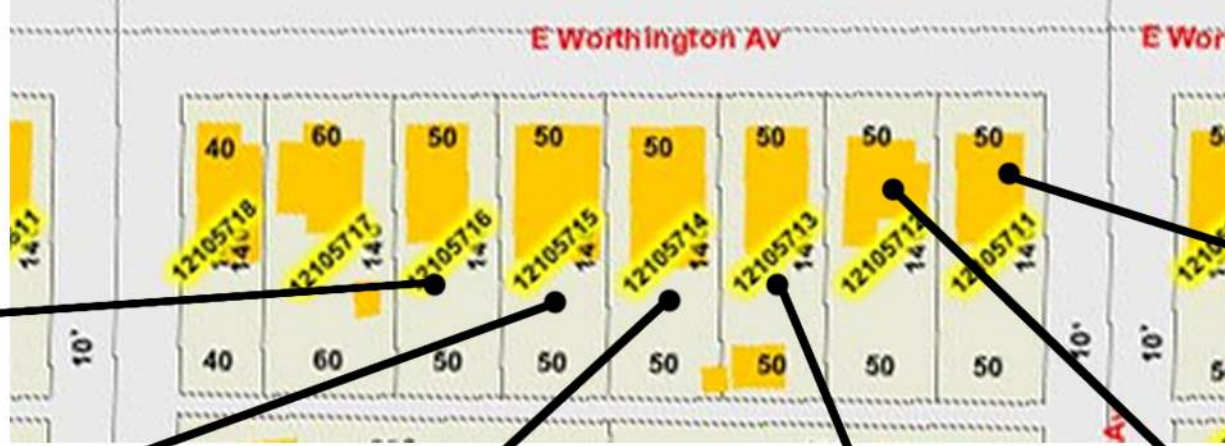
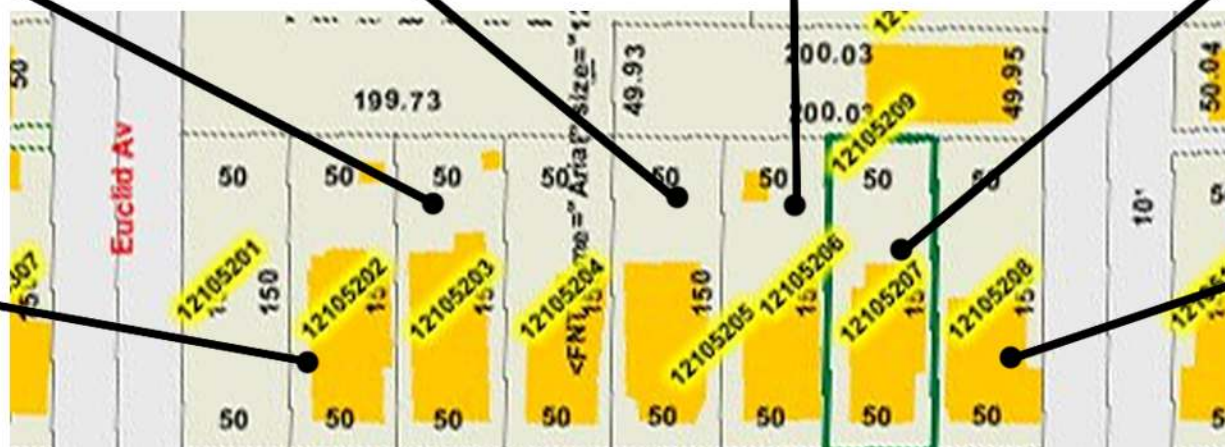
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STREETSCAPE

A3.0



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EXISTING
PHOTOS

A4.0