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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 600 East Worthington Avenue

**SUMMARY OF REQUEST:** Second Story Addition

**OWNER:** Brian Flynn

**APPLICANT:** ALB Architecture/Alan Brooks

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**Details of Proposed Request**

*Existing Conditions*

The subject property is a 1.5 story Bungalow that is listed in the National Register as a contributing structure, ca. 1915. The house has a low hip roof with hip roofed dormers and engaged porch.

*Proposal*

The proposal is a second story addition that begins behind the front wall plane toward the middle of the house and extends into the rear yard to include a new first floor. The addition is capped with a series of hip roofs matching the existing pitch. The materials will be wood siding with details and fenestration to match or compliment existing.

**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.

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

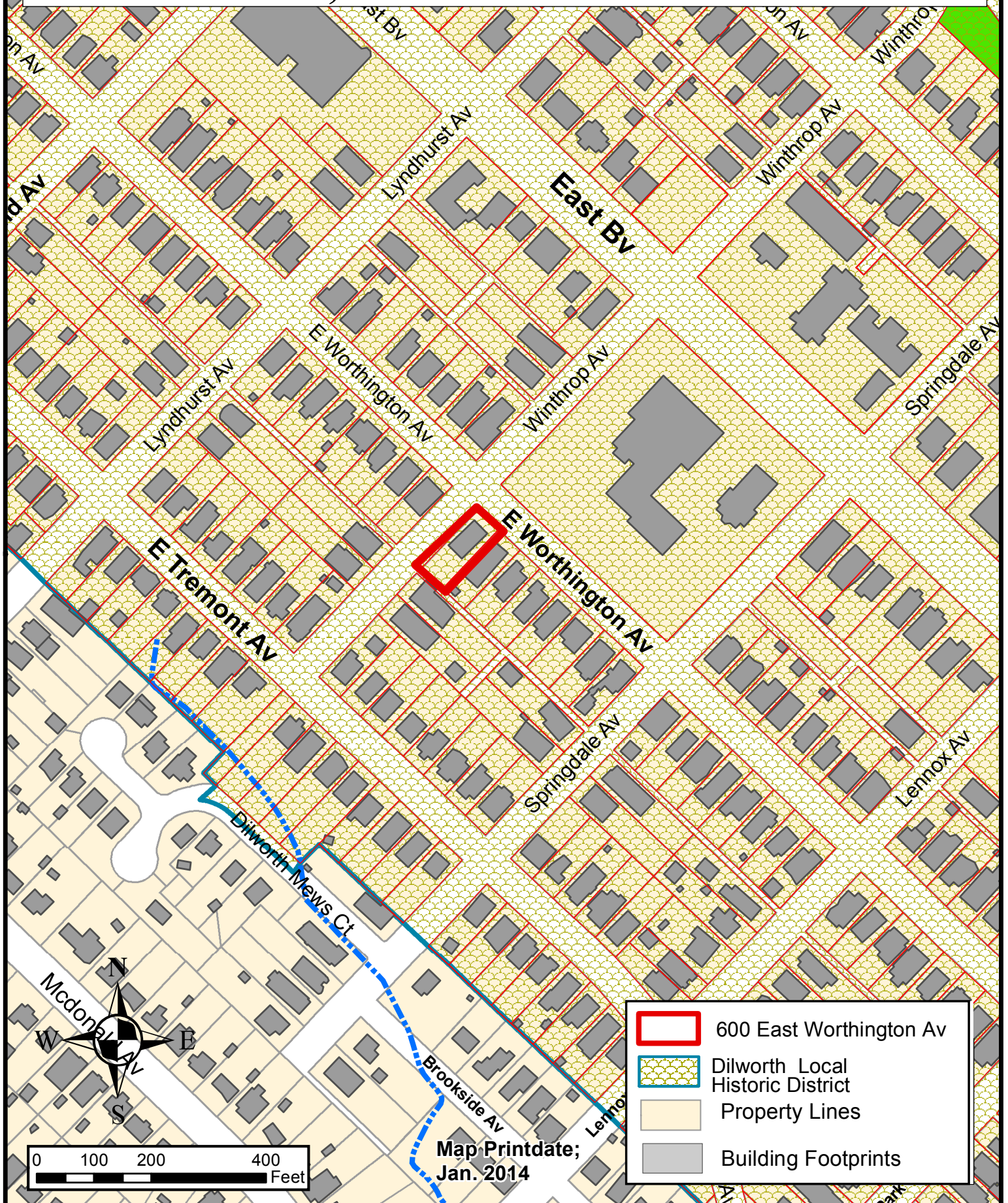
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

**Staff Analysis**

Staff believes the project meets the applicable guidelines for additions. The guideline for setbacks is not applicable.

# *Charlotte Historic District Commission - Case 2014-014*

## *District Location; DILWORTH*











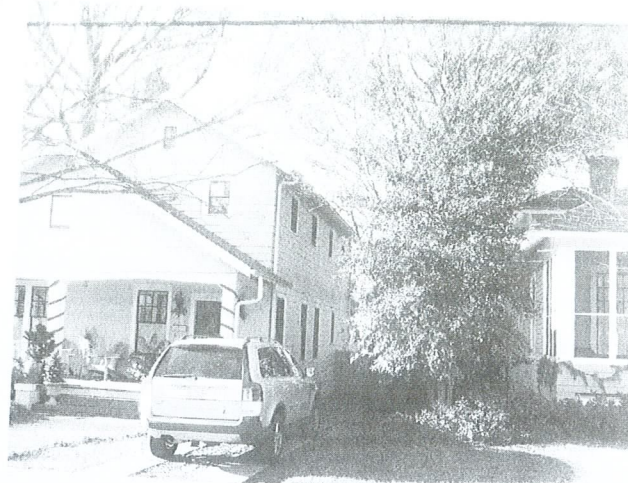
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608



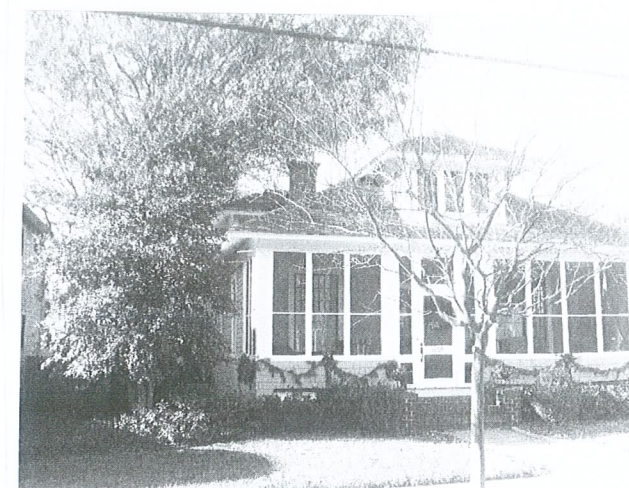
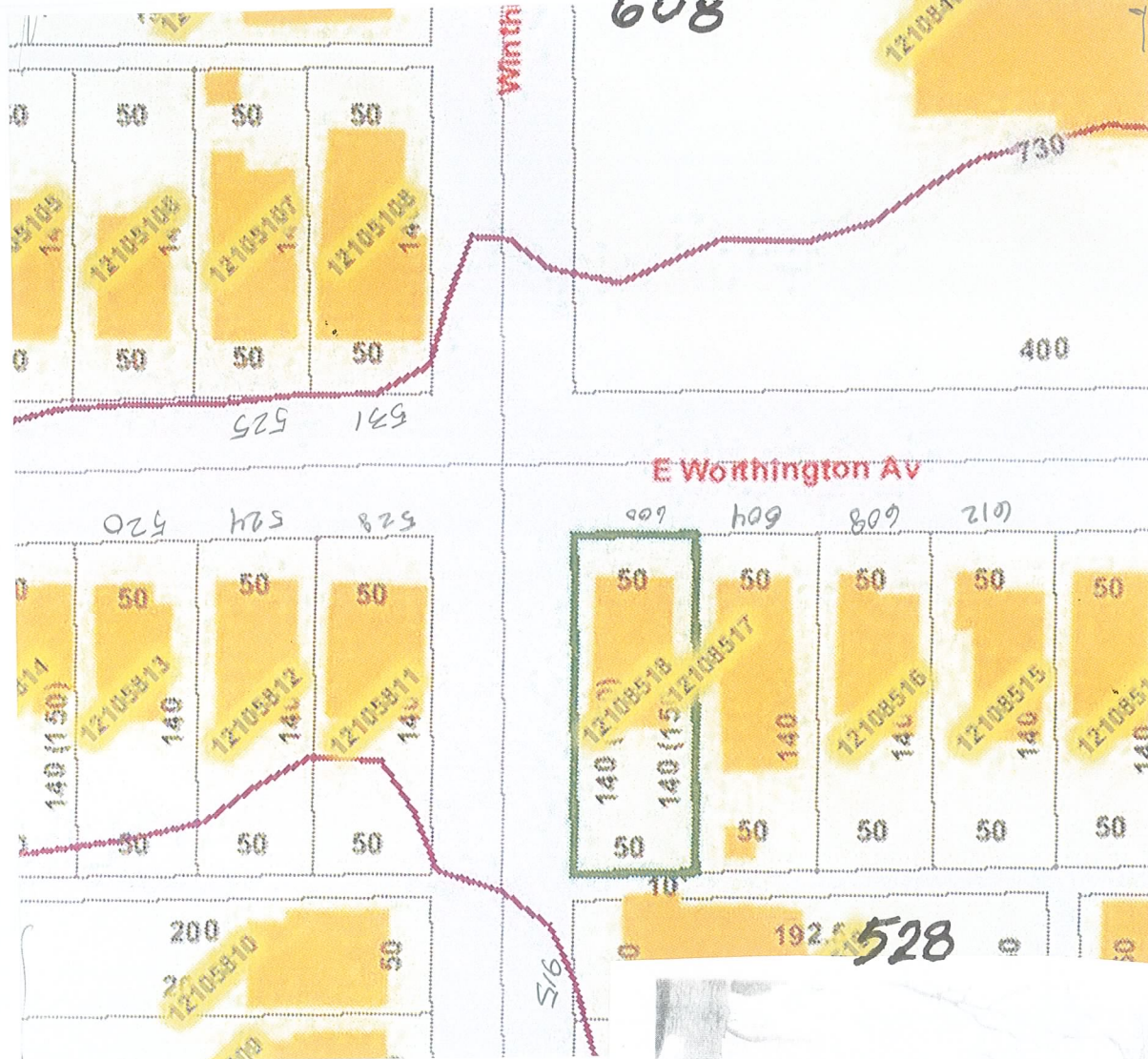
604



604

600 SUBJECT

SOUTHEAST  
SIDE OF  
EAST WORTHINGTON  
600 BLOCK



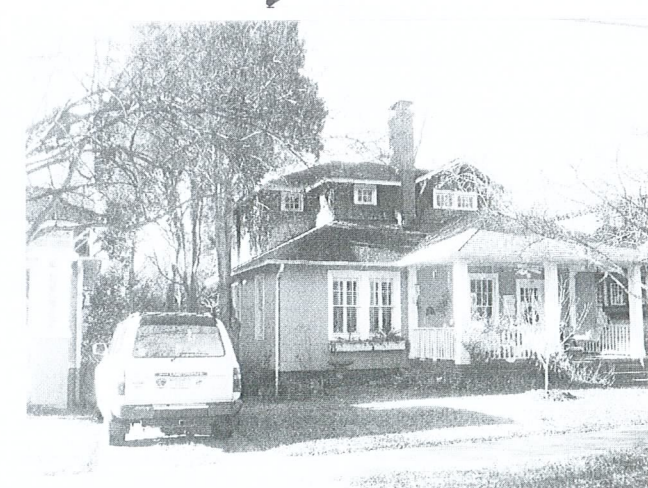
600 E. WORTHINGTON  
SUBJECT HOUSE



524

520

SOUTHEAST  
SIDE OF  
EAST WORTHINGTON  
500 BLOCK







525 E. WORTHINGTON



531 E. WORTHINGTON



600 EAST BLVD

NORTHWEST  
SIDE OF  
EAST WORTHINGTON



528 E. WORTHINGTON  
SW SIDE - ACROSS SUBJECT



600 E. WORTHINGTON  
NE SIDE - SUBJECT HOUSE



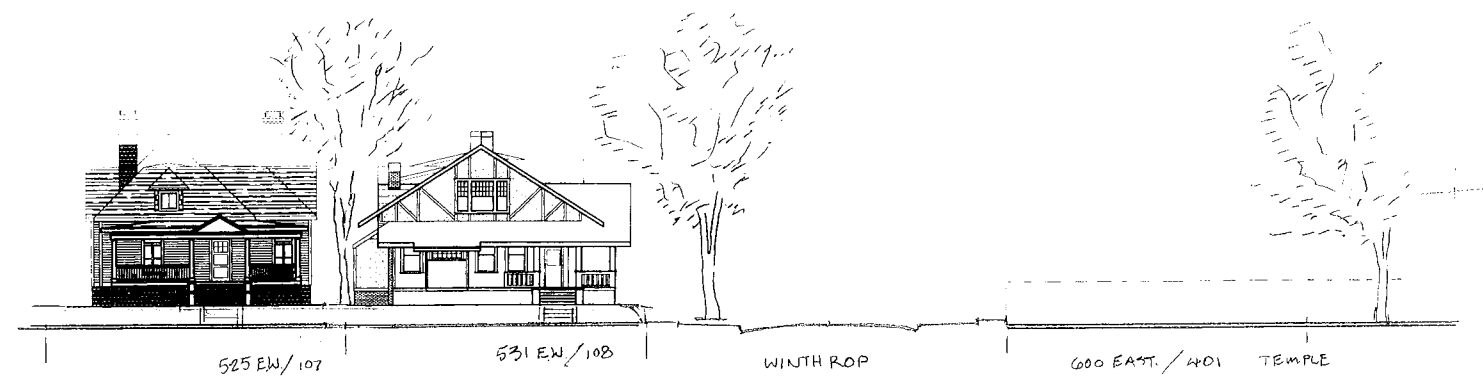
WINTHROP LOOKING SOUTH



1915 WINTHROP  
NE SIDE - REAR TO SUBJECT HOUSE



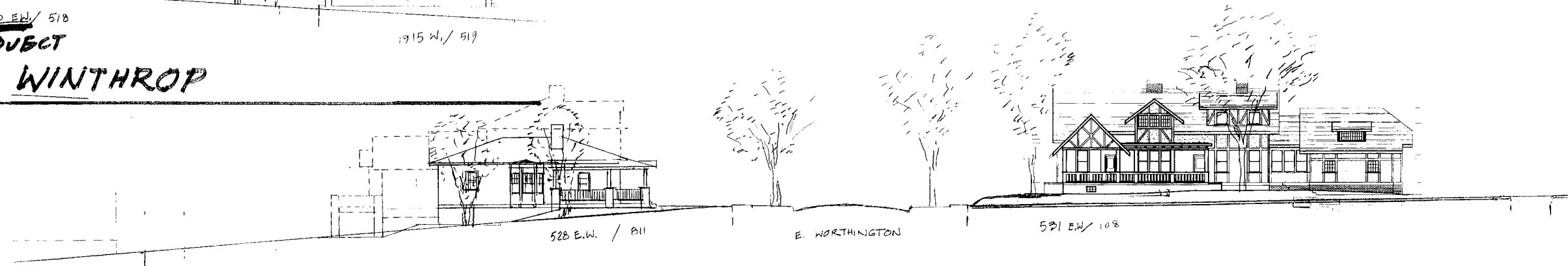




## NW SIDE OF E. WORTHINGTON



## NE SIDE OF WINTHROP



## SW SIDE OF WINTHROP



## SUBJECT

## SE SIDE OF E. WORTHINGTON





VICINITY MAP

INDEX OF DRAWINGS

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- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
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- A-5 Proposed Plans
- A-6 Proposed Plans
- A-7 Proposed Elevations
- A-8 Proposed Elevations



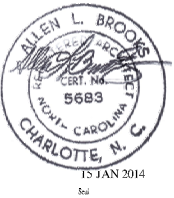
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SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,533 S.F.	243 S.F.
	+	+
Proposed First Floor:	228 S.F.	144 S.F.
Proposed Second Floor:	1296 S.F.	0 S.F.
Total:	3,057 S.F.	387 S.F.
Total Under Roof:	3,444 S.F.	



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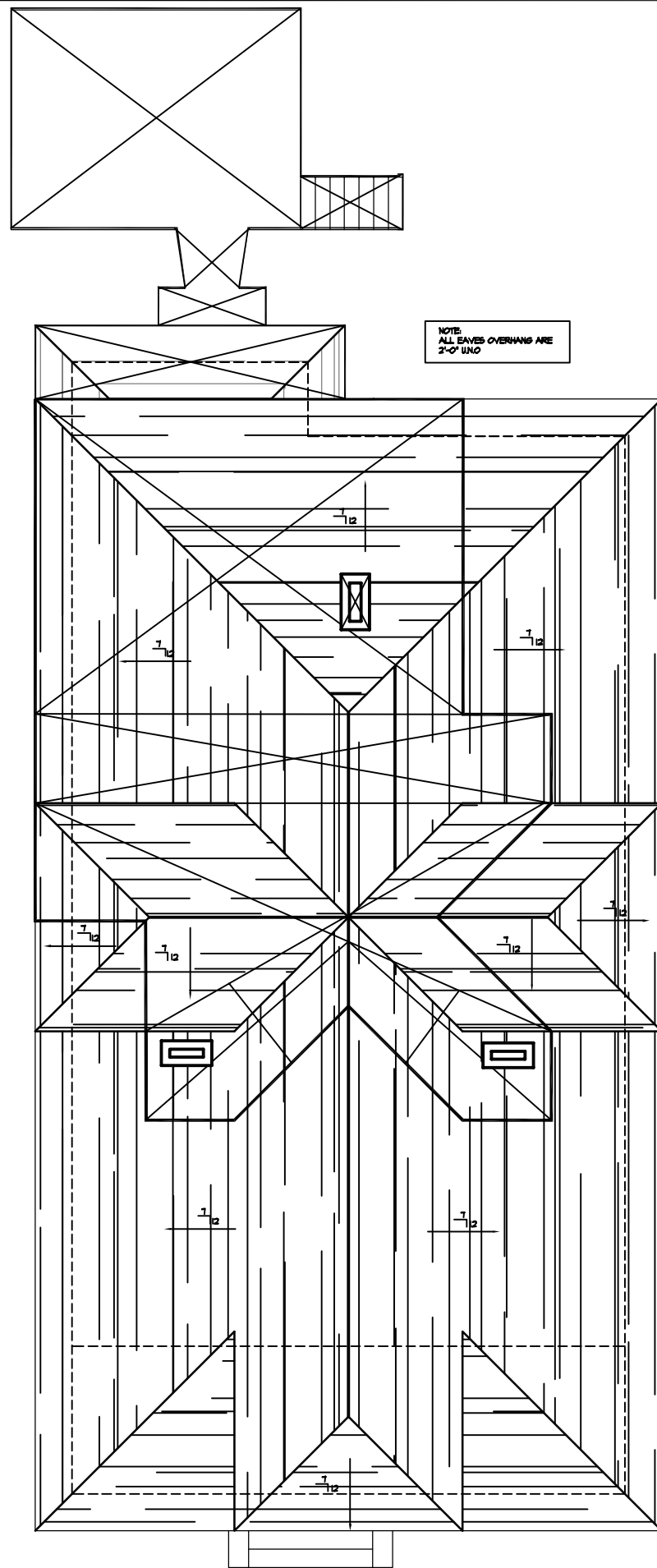
ALB/Seal

Addition & Renovation In Historic Dilworth for the:  
**FLYNN RESIDENCE**  
600 E. Worthington Avenue, Charlotte, NC 28203

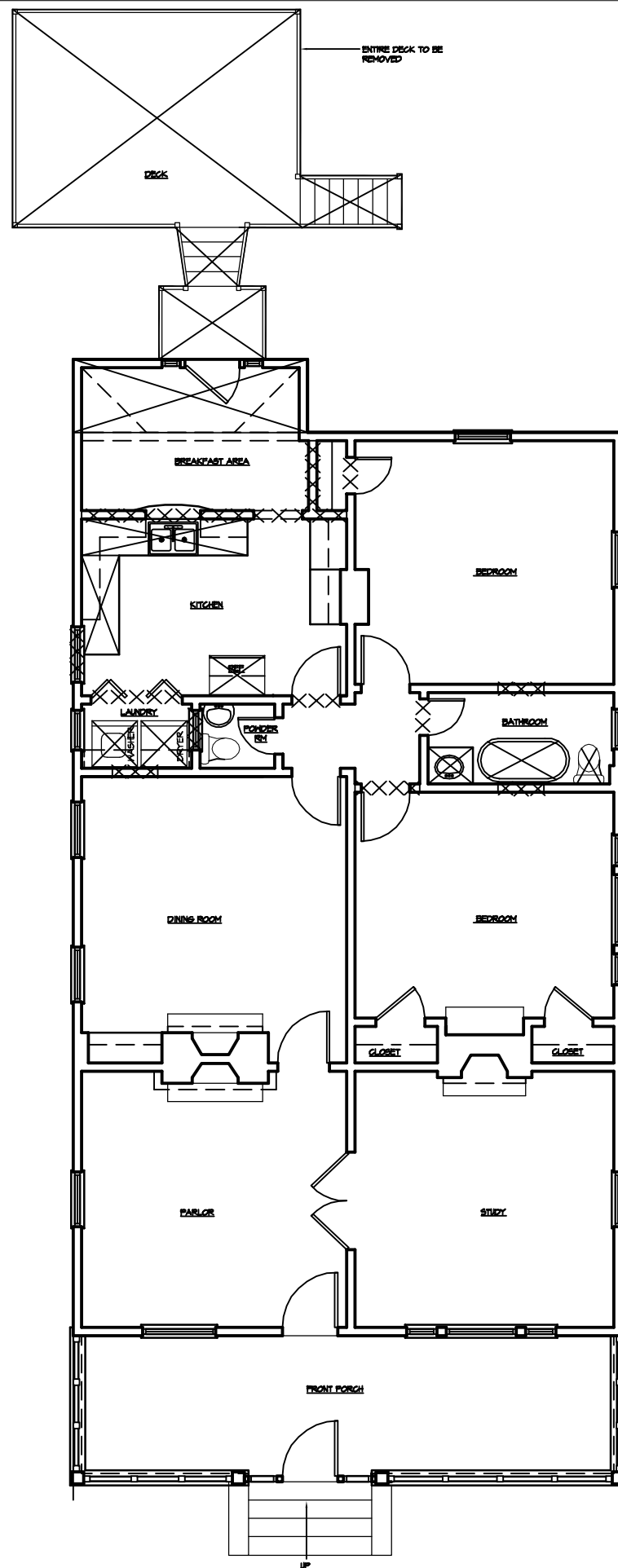
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COVER SHEET  
**A-0**  
OF: NINE

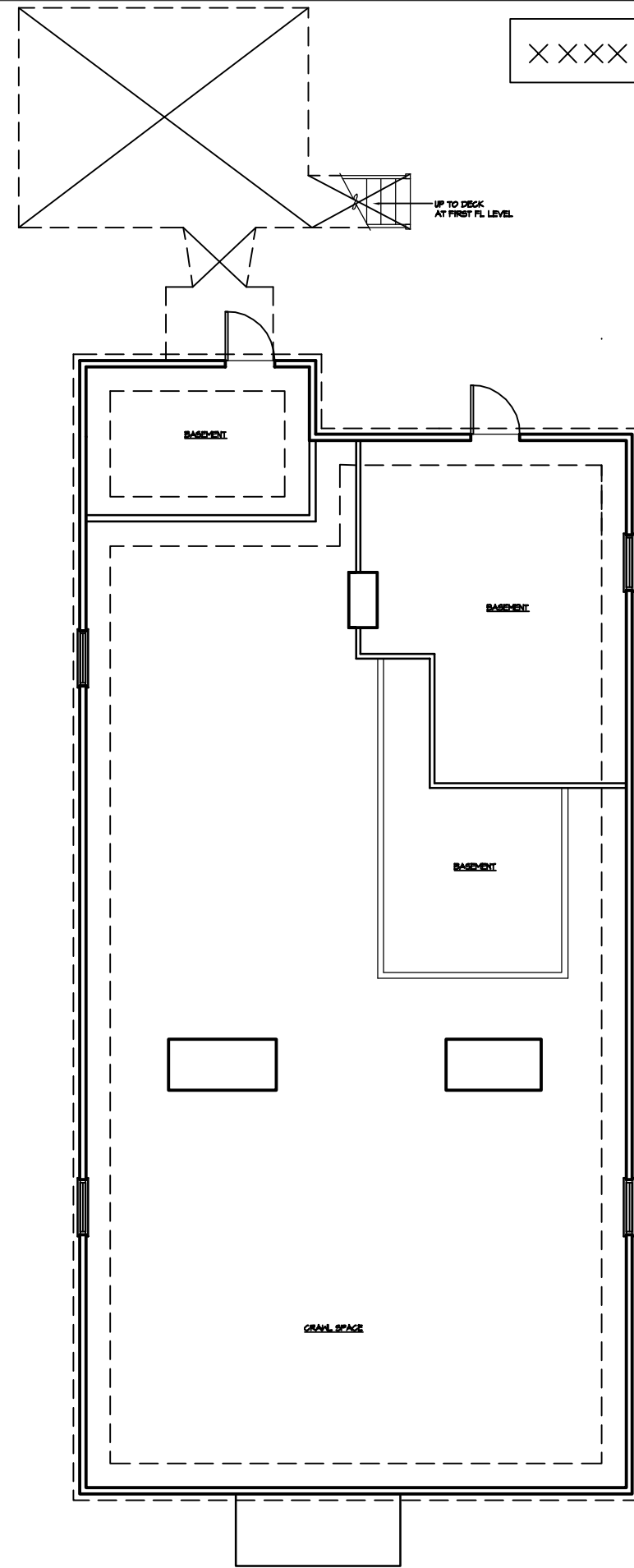




③ EXISTING ROOF PLAN  
1/4" = 1'-0"



② EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



GRAPHIC SCALE 1/4" = 1'-0"  
0 8 16 24 32  
① EXISTING CRAWLSPACE/BASEMENT PLAN  
1/4" = 1'-0"



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REGISTERED PROFESSIONAL ENGINEER  
STATE OF NORTH CAROLINA  
LICENSE NO. 5683  
15 JAN 2014

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EXISTING PLANS

**A-2**

OF: NINE

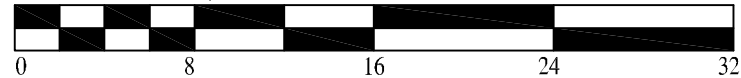
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XXXXX AREAS TO BE REMOVED



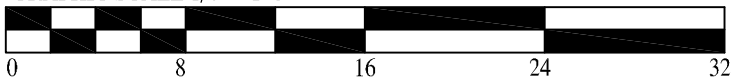
GRAPHIC SCALE 1/4" = 1'-0"



② EXISTING WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



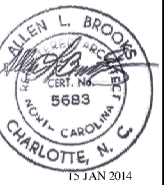
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① EXISTING FRONT ELEVATION  
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ALB/etb

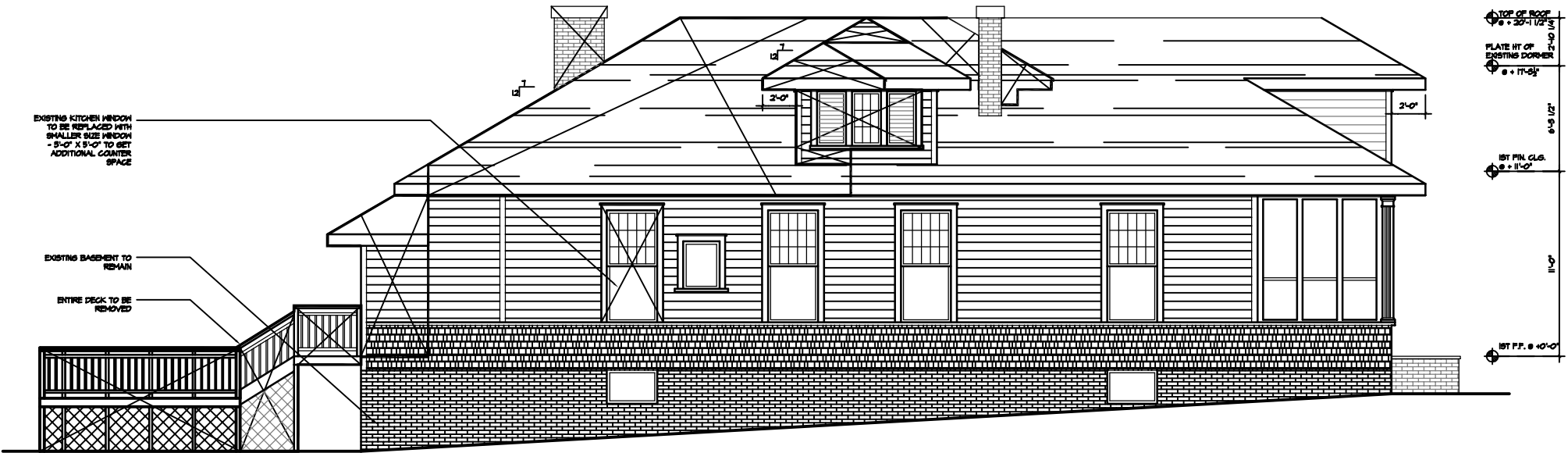
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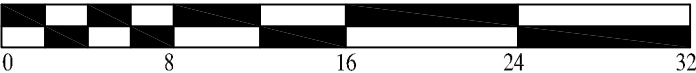
EXISTING ELEVATIONS

A-3

OF: NINE



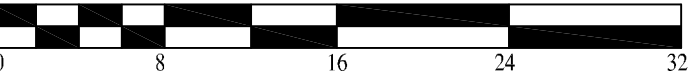
GRAPHIC SCALE 1/4" = 1'-0"



② EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"



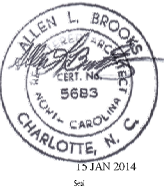
GRAPHIC SCALE 1/4" = 1'-0"



① EXISTING REAR ELEVATION  
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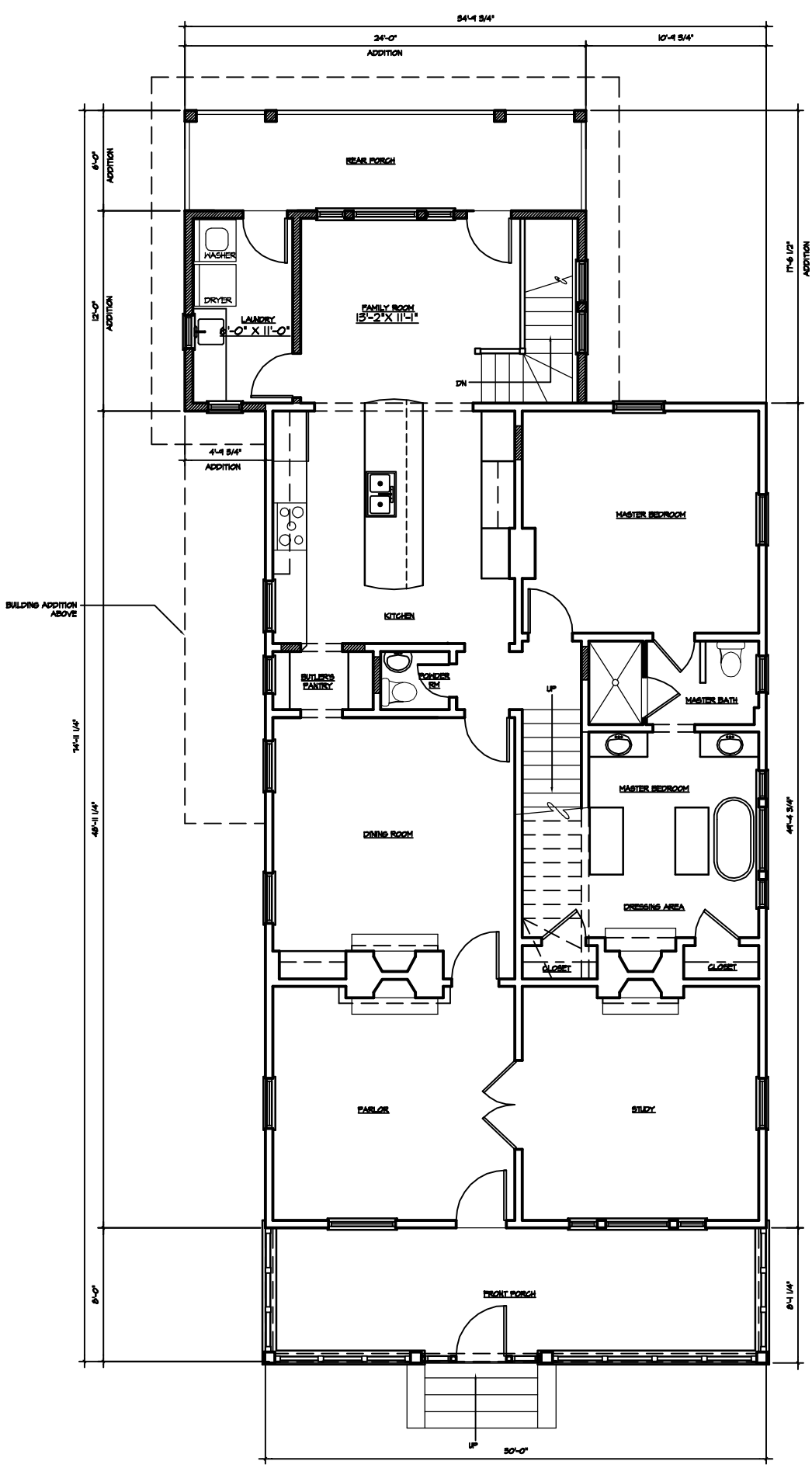
EXISTING ELEVATIONS

**A-4**

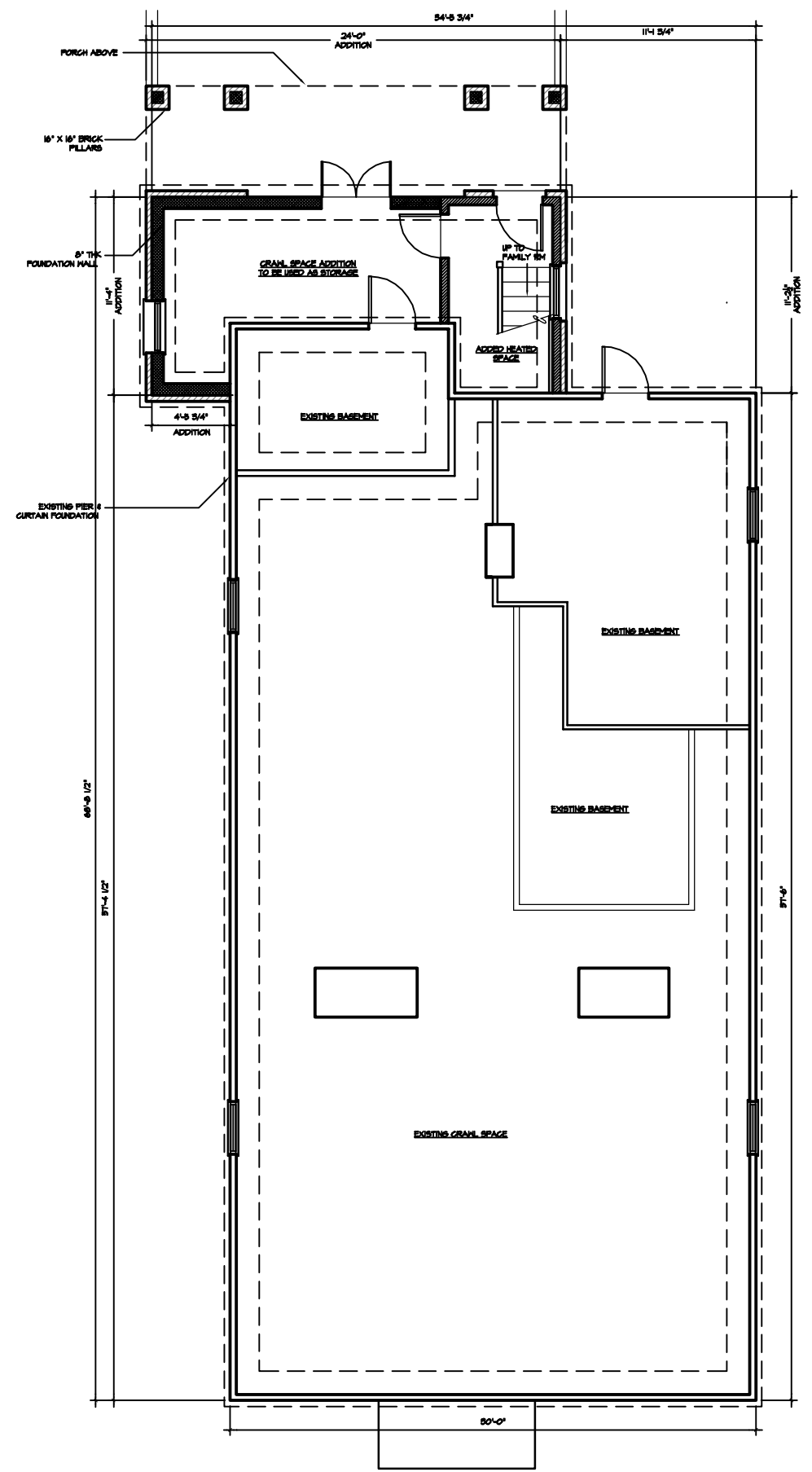
OF: NINE

NOTE:  
NEW WALLS  
BRICK VENEER  
WAGONRY

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O.
  4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O.

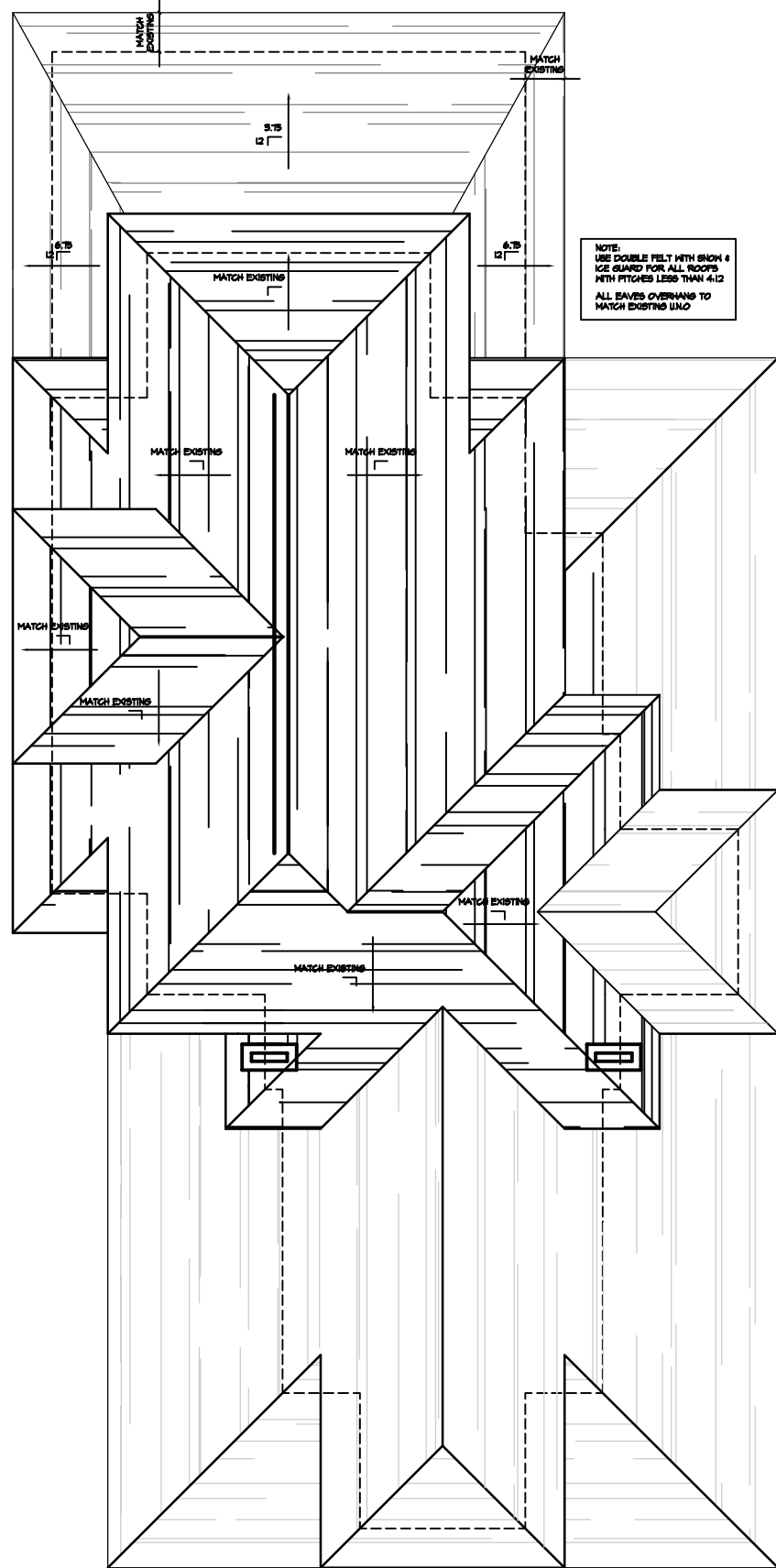


② PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

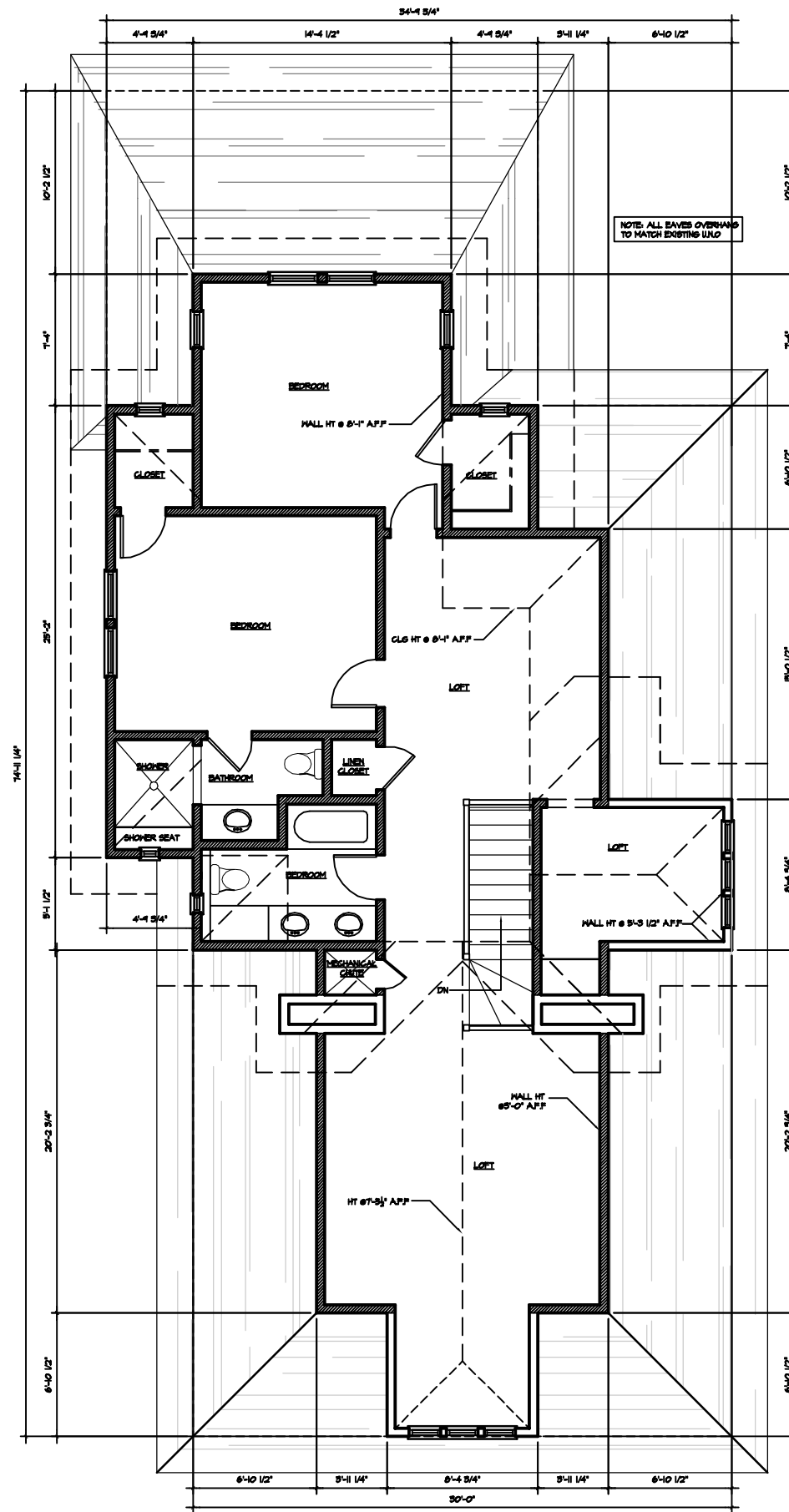


GRAPHIC SCALE 1/4" = 1'-0"  
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① PROPOSED CRAWLSPACE/BASEMENT PLAN  
1/4" = 1'-0"





② PROPOSED ROOFPLAN  
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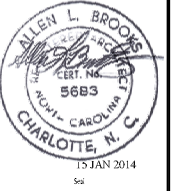
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BRICK VENEER	
MASONRY	



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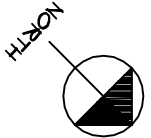
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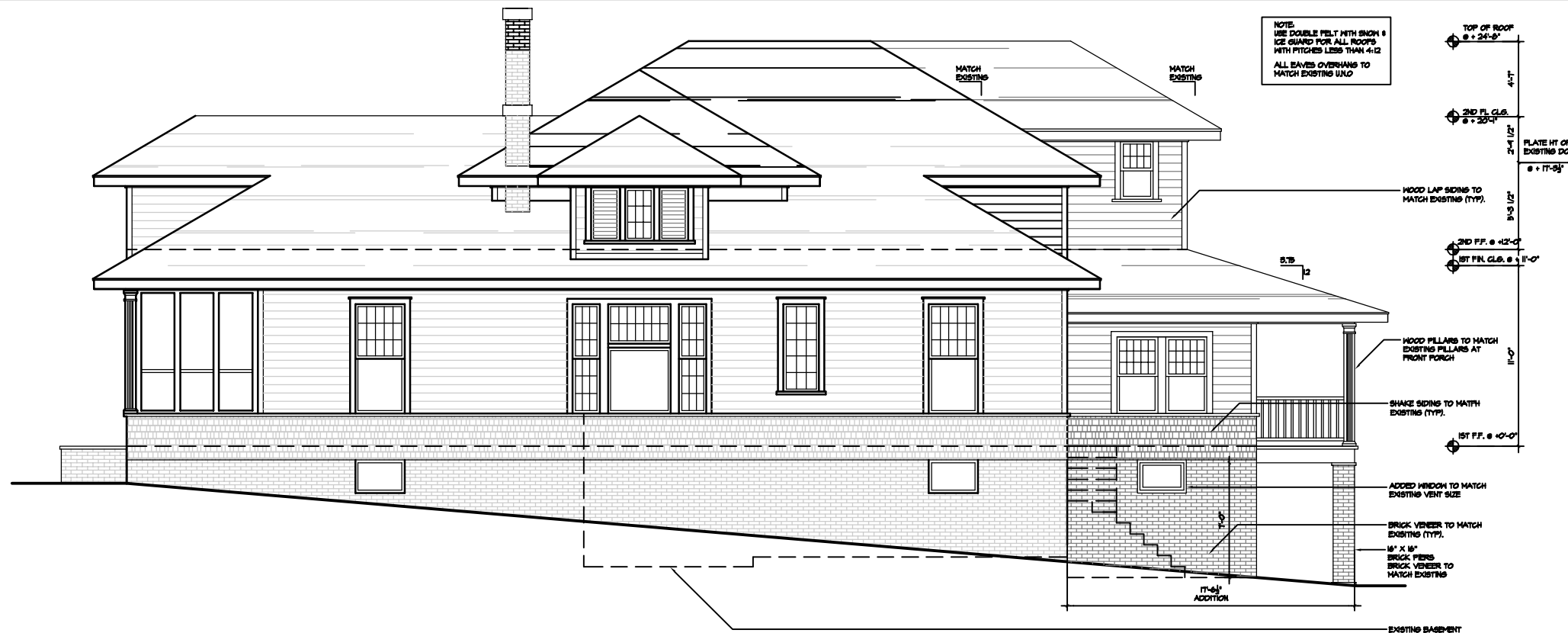
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PROPOSED PLANS

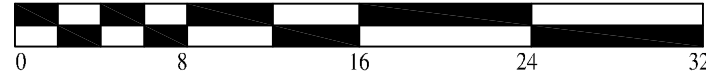
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OF: NINE

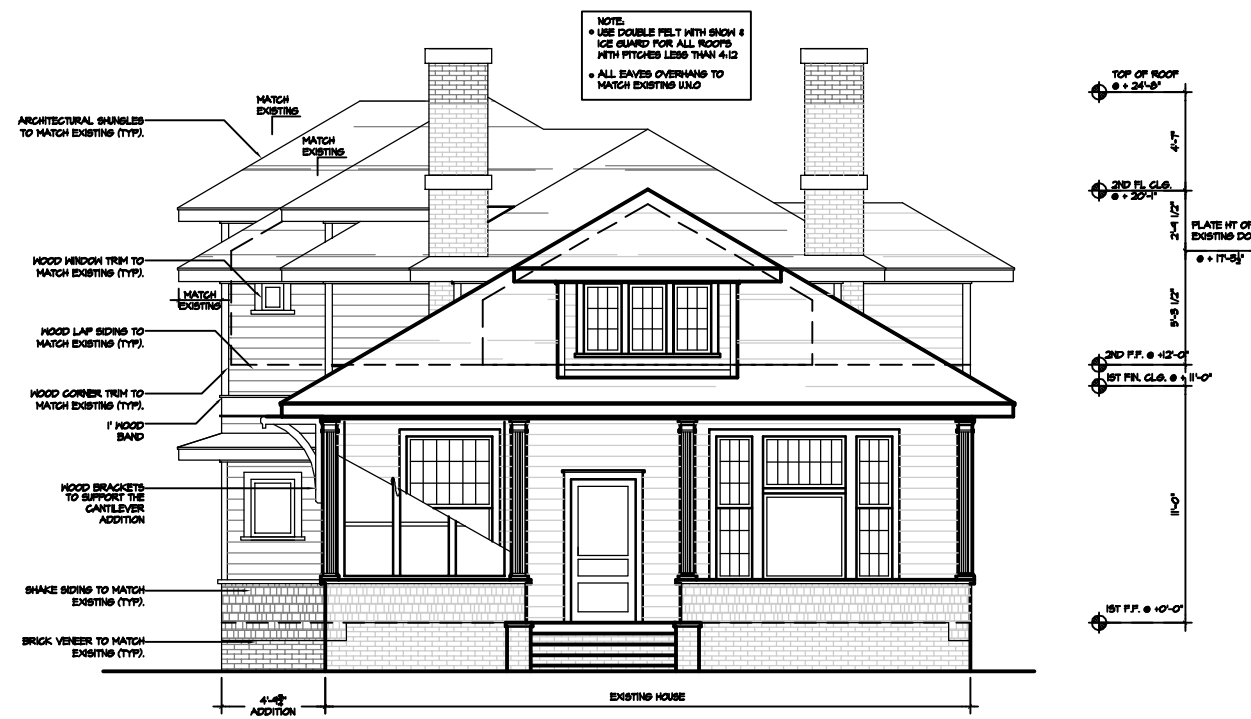




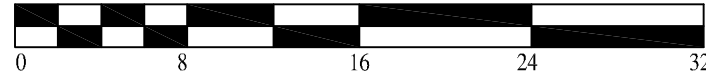
GRAPHIC SCALE 1/4" = 1'-0"



② PROPOSED WINTHROP AVENUE ELEVATION  
1/4" = 1'-0"



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



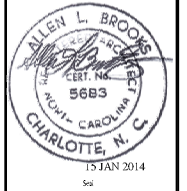
① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

NOTE:

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O



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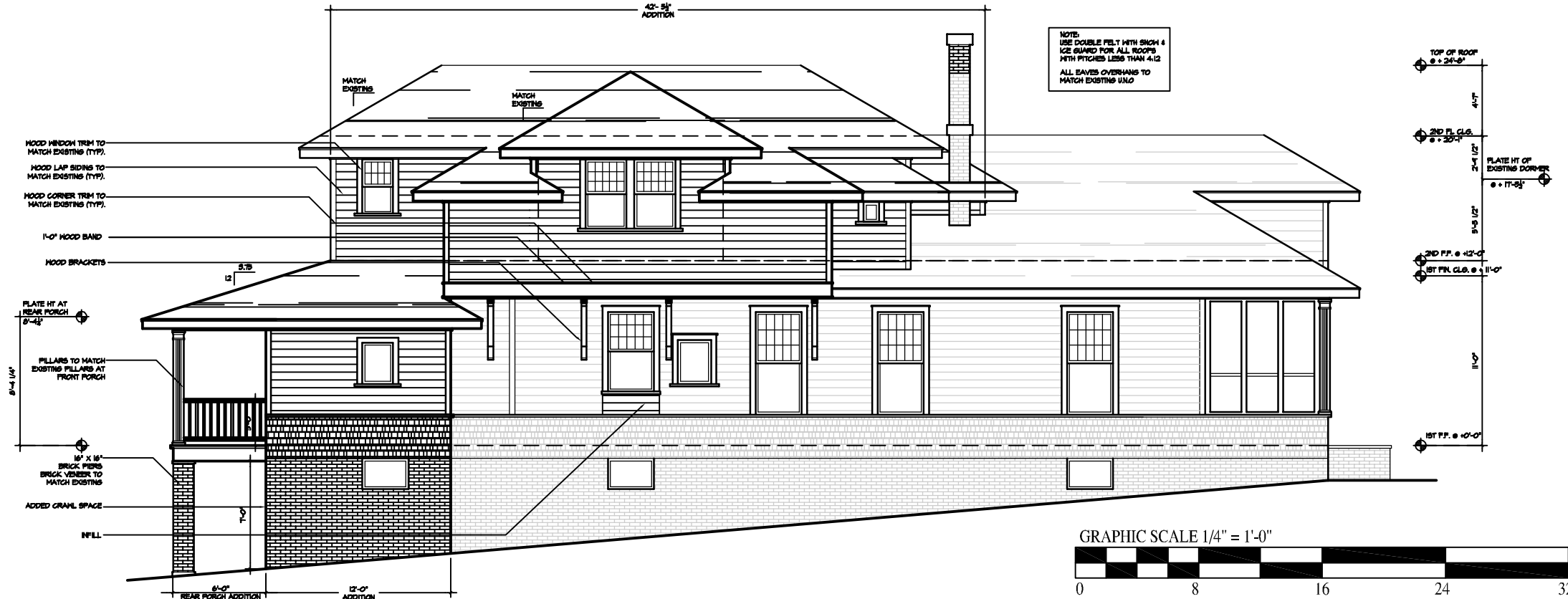
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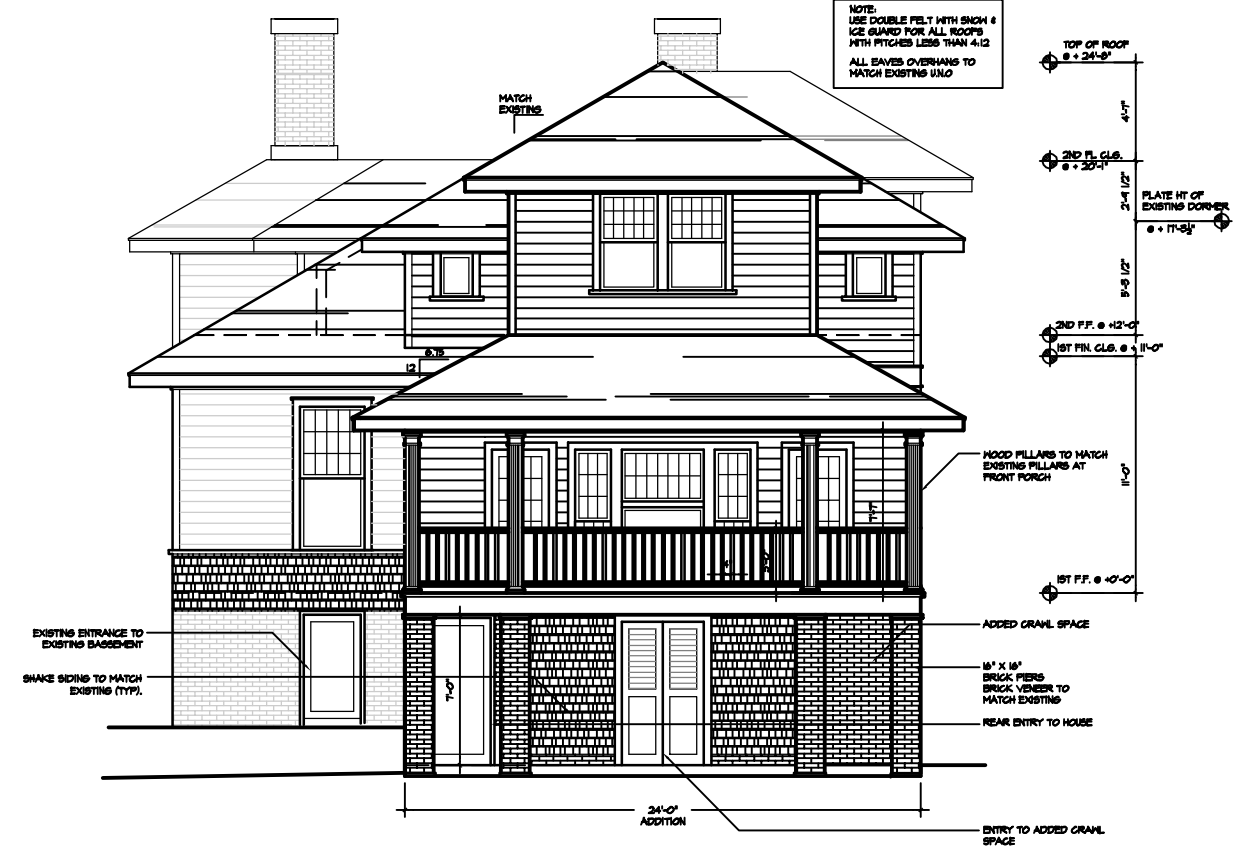
PROPOSED ELEVATIONS

**A-7**

OF: NINE



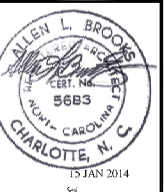
② PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"



① PROPOSED REAR ELEVATION  
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PROPOSED ELEVATIONS

**A-8**

OF: NINE