
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 700 E Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Lane Jacobs & Tamara Titus

APPLICANT: John Fryday

Details of Proposed Request

Existing Conditions

The existing home is listed as a contributing structure in the Dilworth National Register. It is listed as a 2.5 Foursquare/Bungalow type home but appears to be a 1.5 story home on a corner lot. The exterior is wood and shake siding.

Proposal

The proposal is the enlargement of the front dormer and addition to the rear. The additions will feature wood shakes and lap siding, and new windows. Trim details will match the existing home. The rear dormer will meet the ridge, the front dormer will be lower than the existing ridgeline.

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>

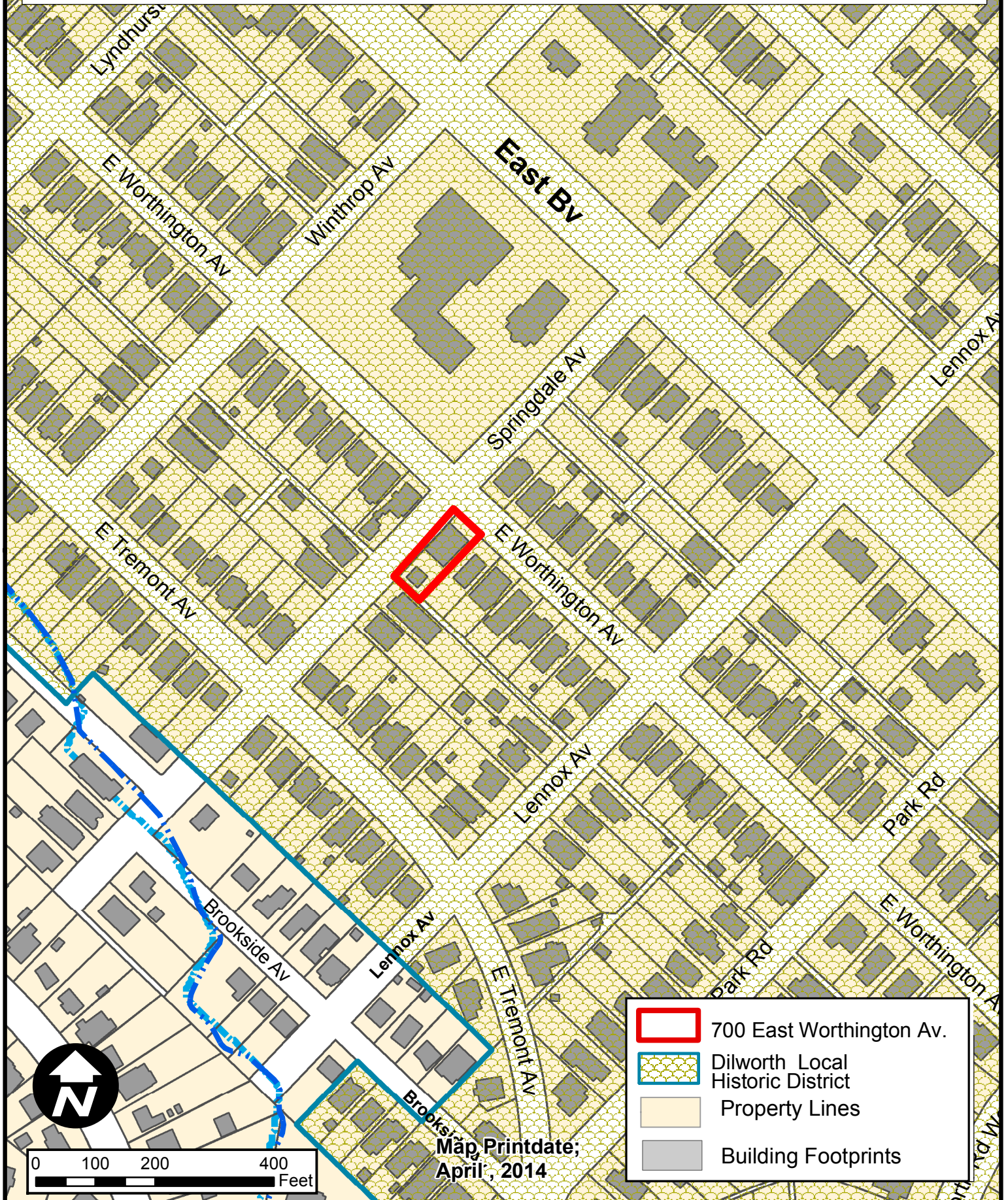
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The project meets the guidelines for scale, rhythm, materials and context. The guidelines for massing and fenestration should be discussed. Size and setback are not applicable.

Charlotte Historic District Commission - Case 2014-035

Historic District -Dilworth



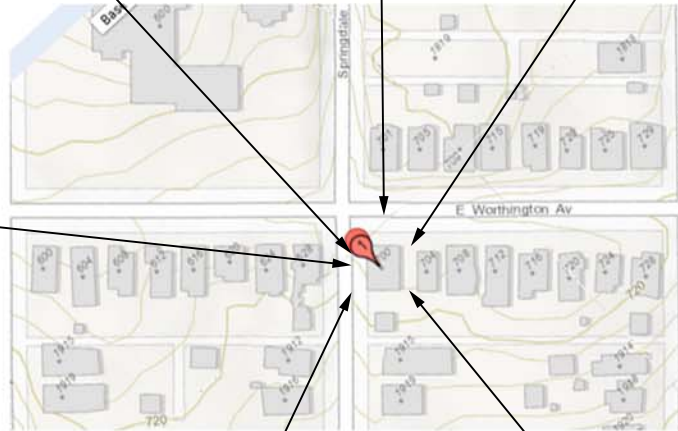


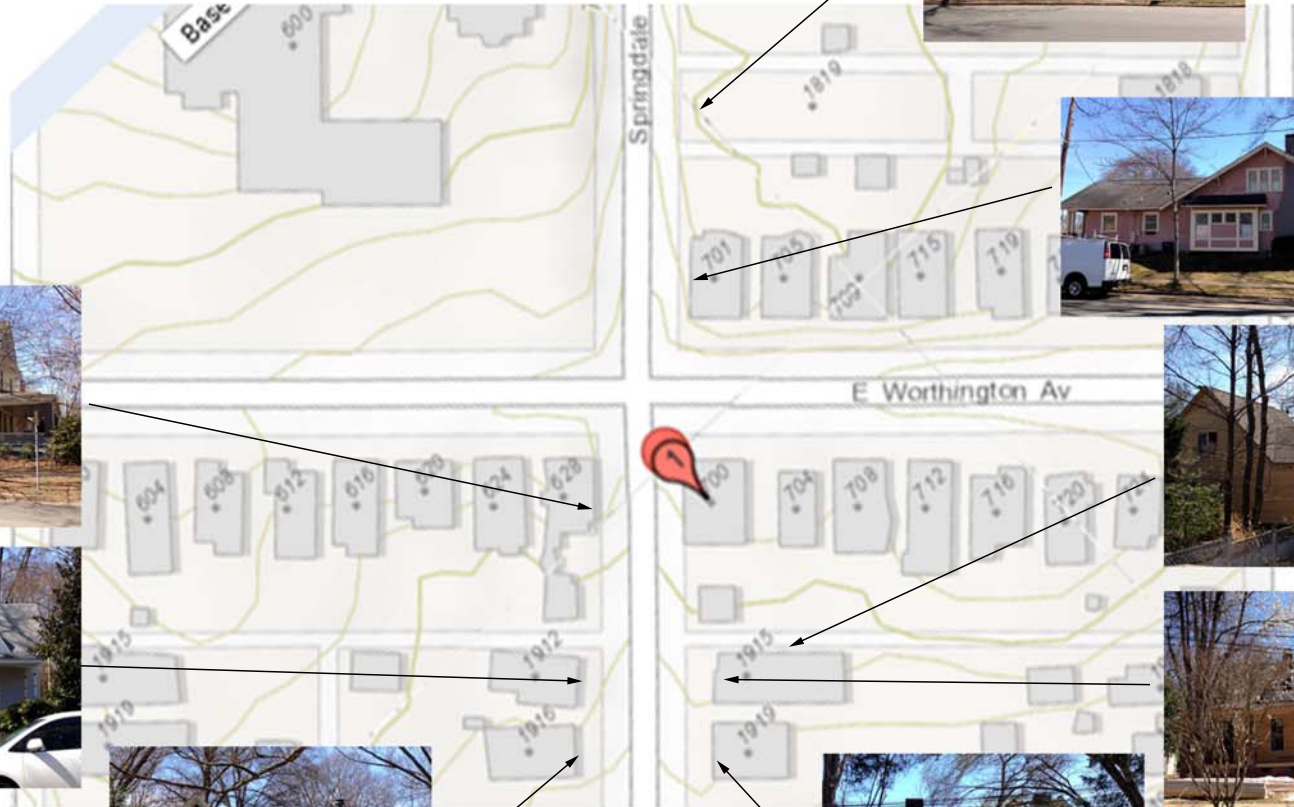
700

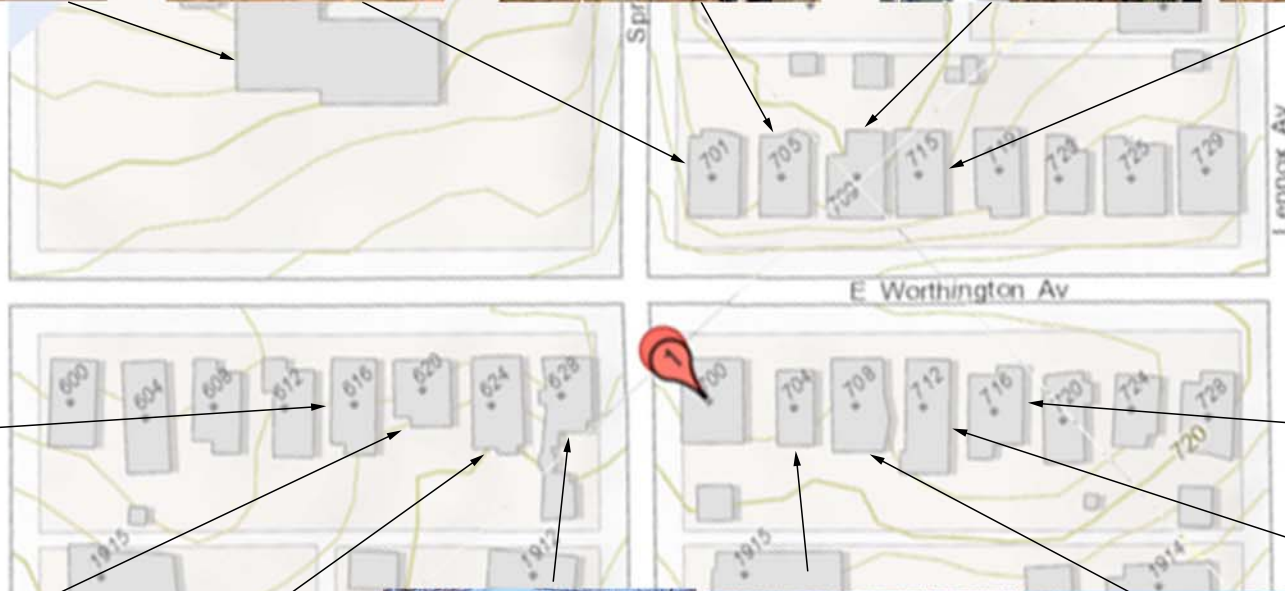


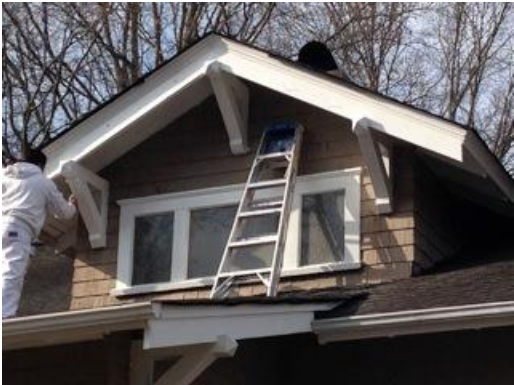
SPEED
LIMIT
25

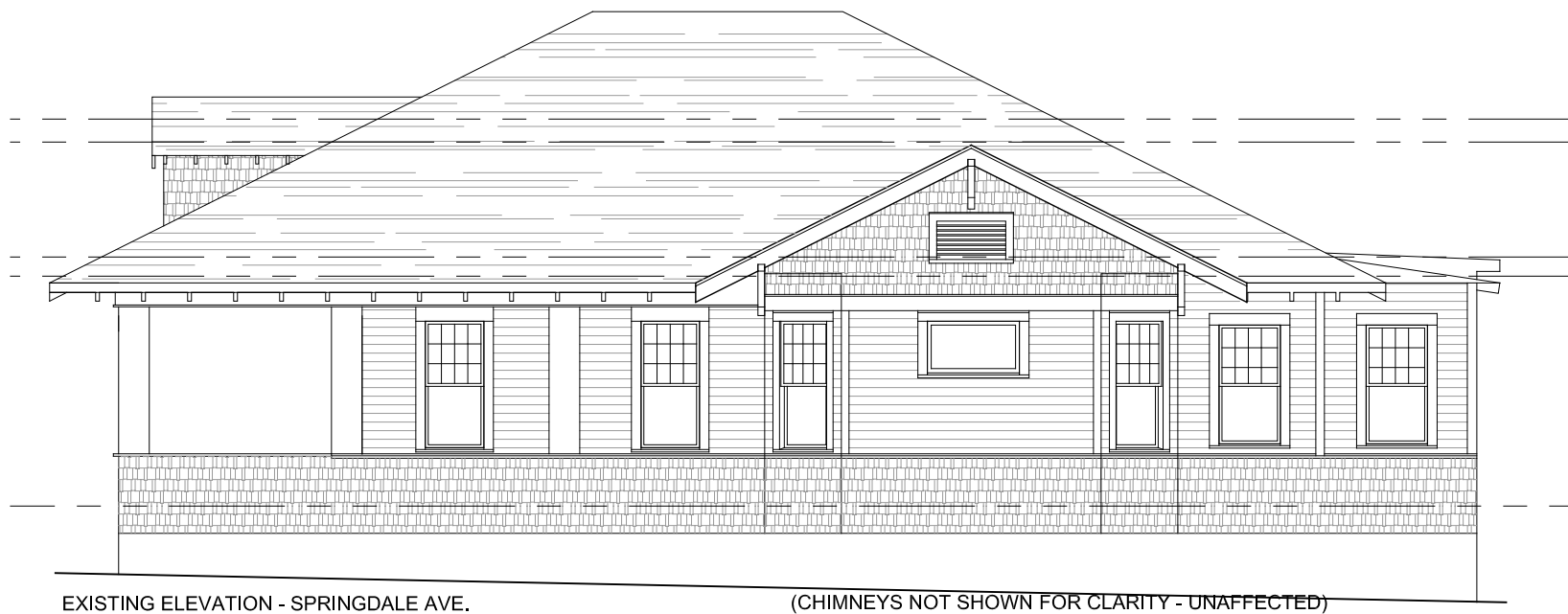






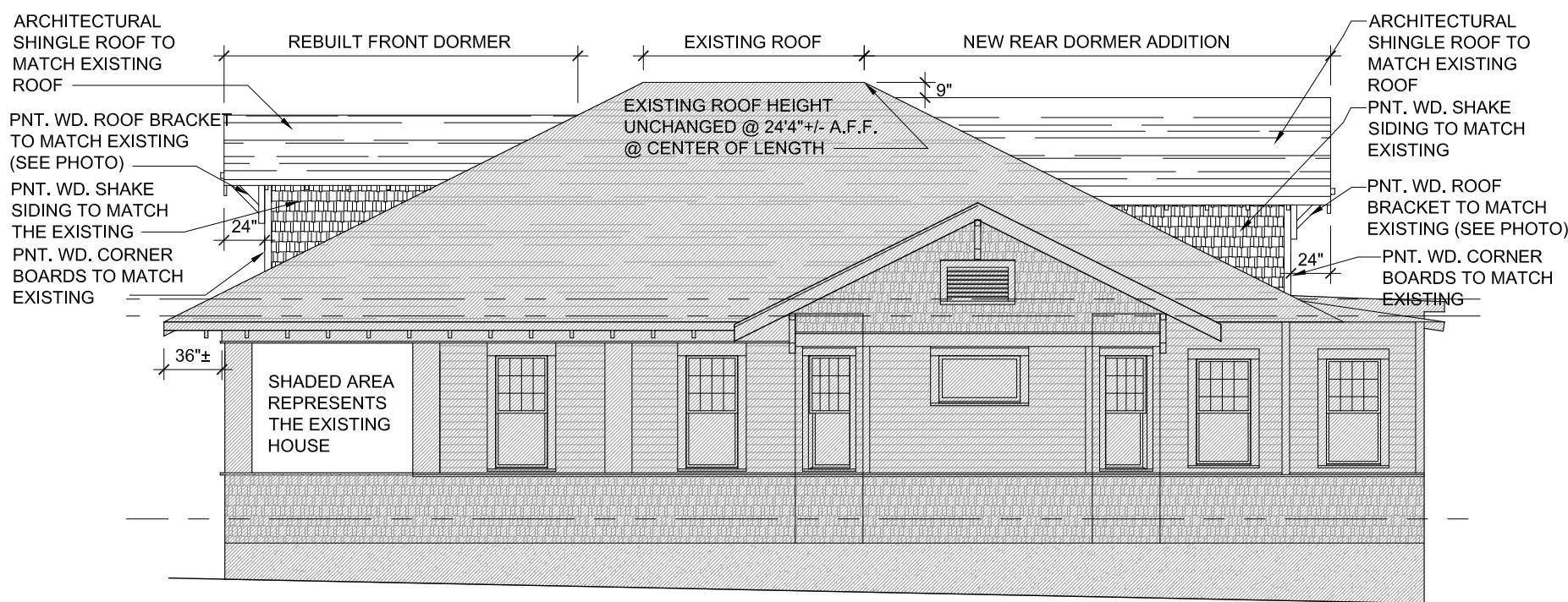




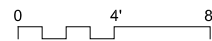


EXISTING ELEVATION - SPRINGDALE AVE.
 1/8" = 1'-0"

(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)



PROPOSED ELEVATION - SPRINGDALE AVE.
 1/8" = 1'-0"

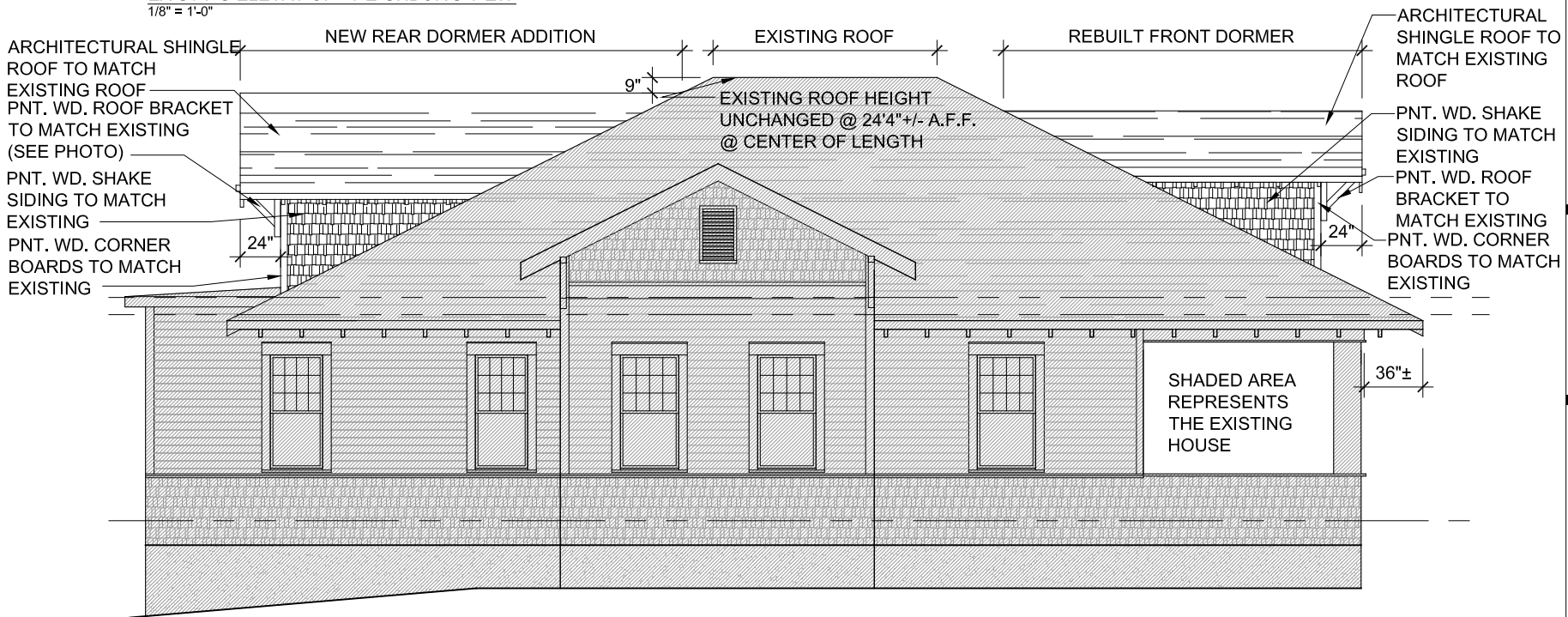


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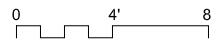


EXISTING ELEVATION - NEIGHBOR'S VIEW
 1/8" = 1'-0"

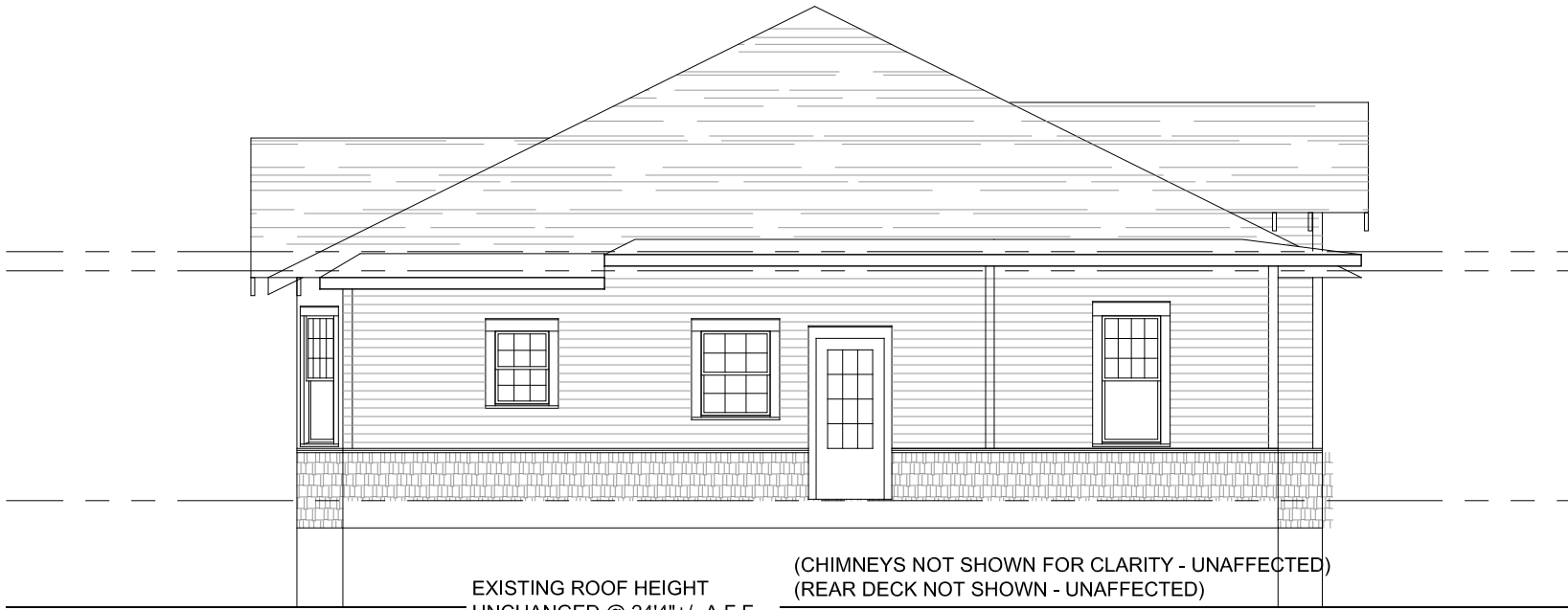
(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)



PROPOSED ELEVATION - NEIGHBOR'S VIEW
 1/8" = 1'-0"



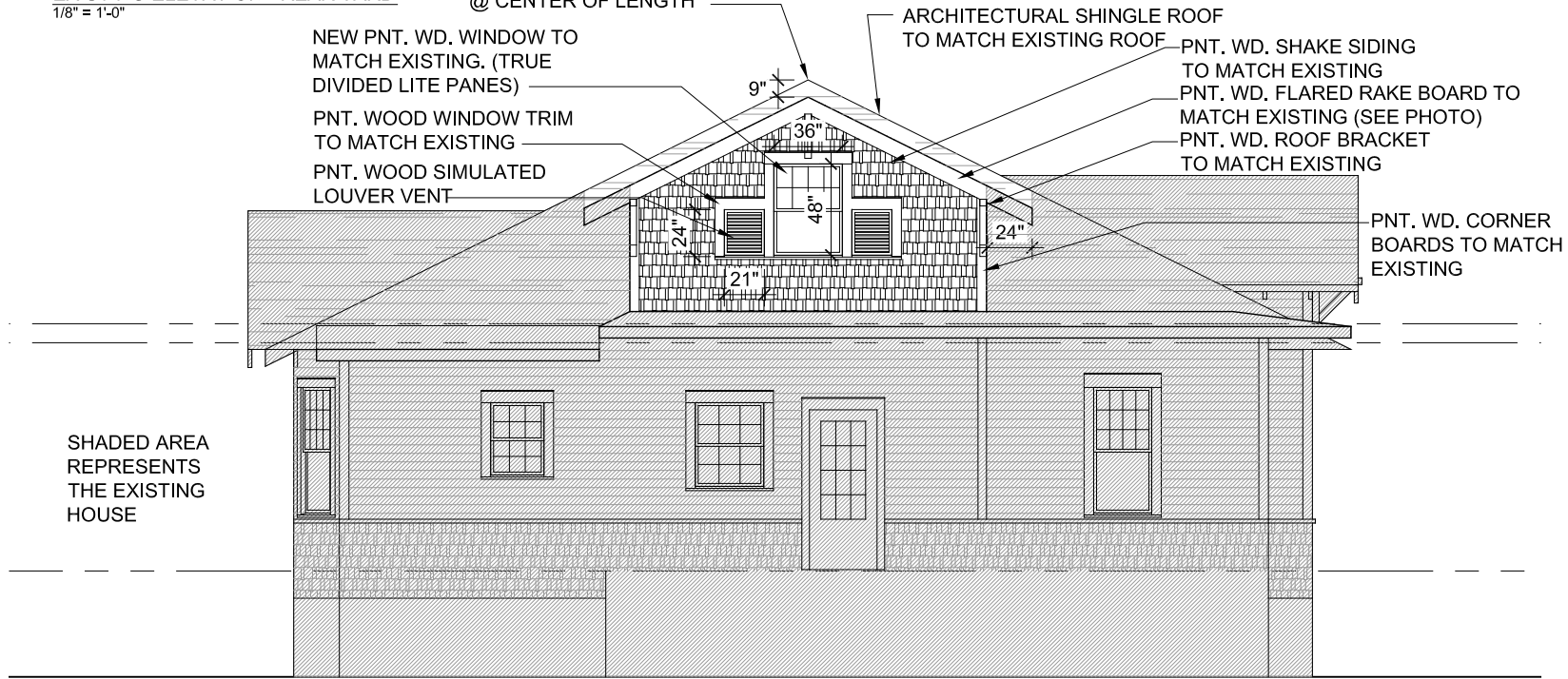
(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)



EXISTING ELEVATION - REAR YARD
 1/8" = 1'-0"

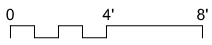
EXISTING ROOF HEIGHT
 UNCHANGED @ 24'4" +/- A.F.F.
 @ CENTER OF LENGTH

(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)
 (REAR DECK NOT SHOWN - UNAFFECTED)



SHADED AREA
 REPRESENTS
 THE EXISTING
 HOUSE

PROPOSED ELEVATION - REAR YARD
 1/8" = 1'-0"



(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)
 (REAR DECK NOT SHOWN - UNAFFECTED)



EXISTING ELEVATION - EAST WORTHINGTON AVE.
 1/8" = 1'-0"

NEW PNT. WD. WINDOW TO MATCH EXISTING.
 (TRUE DIVIDED LITE PANES) (WINDOW SIZED FOR
 EMERGENCY EGRESS FOR SLEEPING AREA)
 EXISTING

EXISTING ROOF HEIGHT
 UNCHANGED @ 24'4" +/- A.F.F.
 @ CENTER OF LENGTH
 REBUILT
 FRONT DORMER

(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)

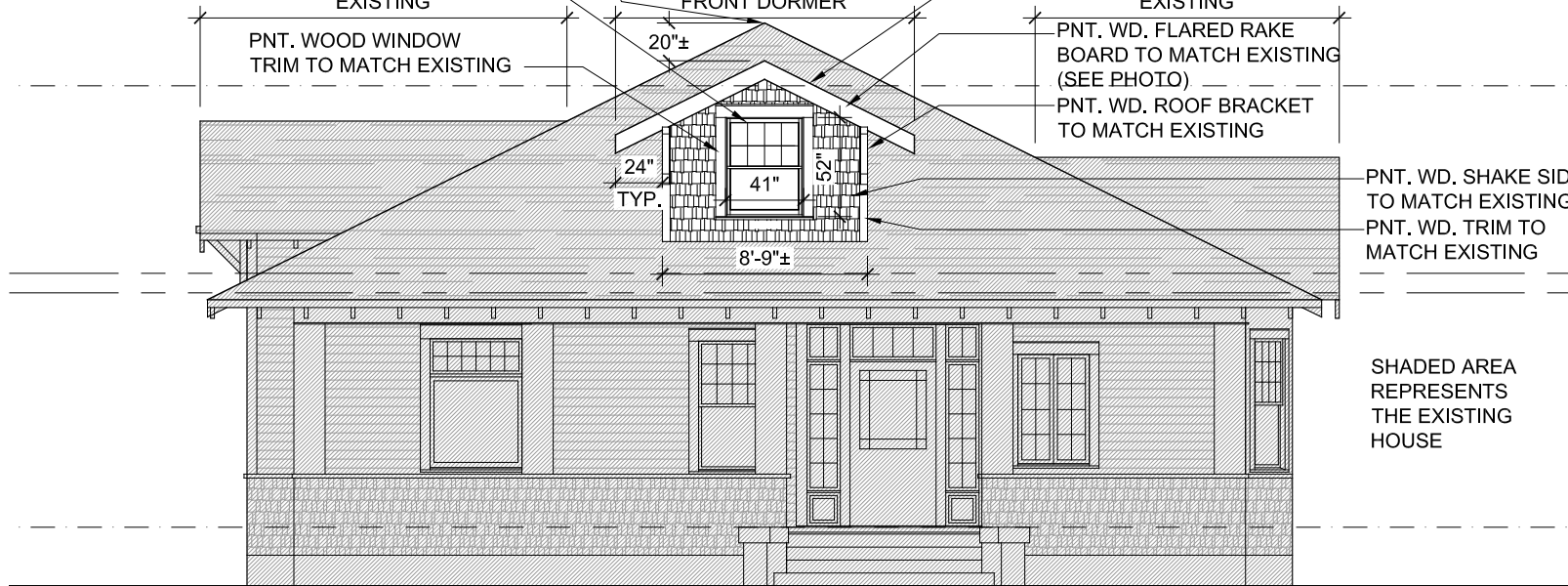
ARCHITECTURAL SHINGLE ROOF
 TO MATCH EXISTING ROOF

PNT. WOOD WINDOW
 TRIM TO MATCH EXISTING

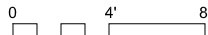
EXISTING
 PNT. WD. FLARED RAKE
 BOARD TO MATCH EXISTING
 (SEE PHOTO)
 PNT. WD. ROOF BRACKET
 TO MATCH EXISTING

PNT. WD. SHAKE SIDING
 TO MATCH EXISTING
 PNT. WD. TRIM TO
 MATCH EXISTING

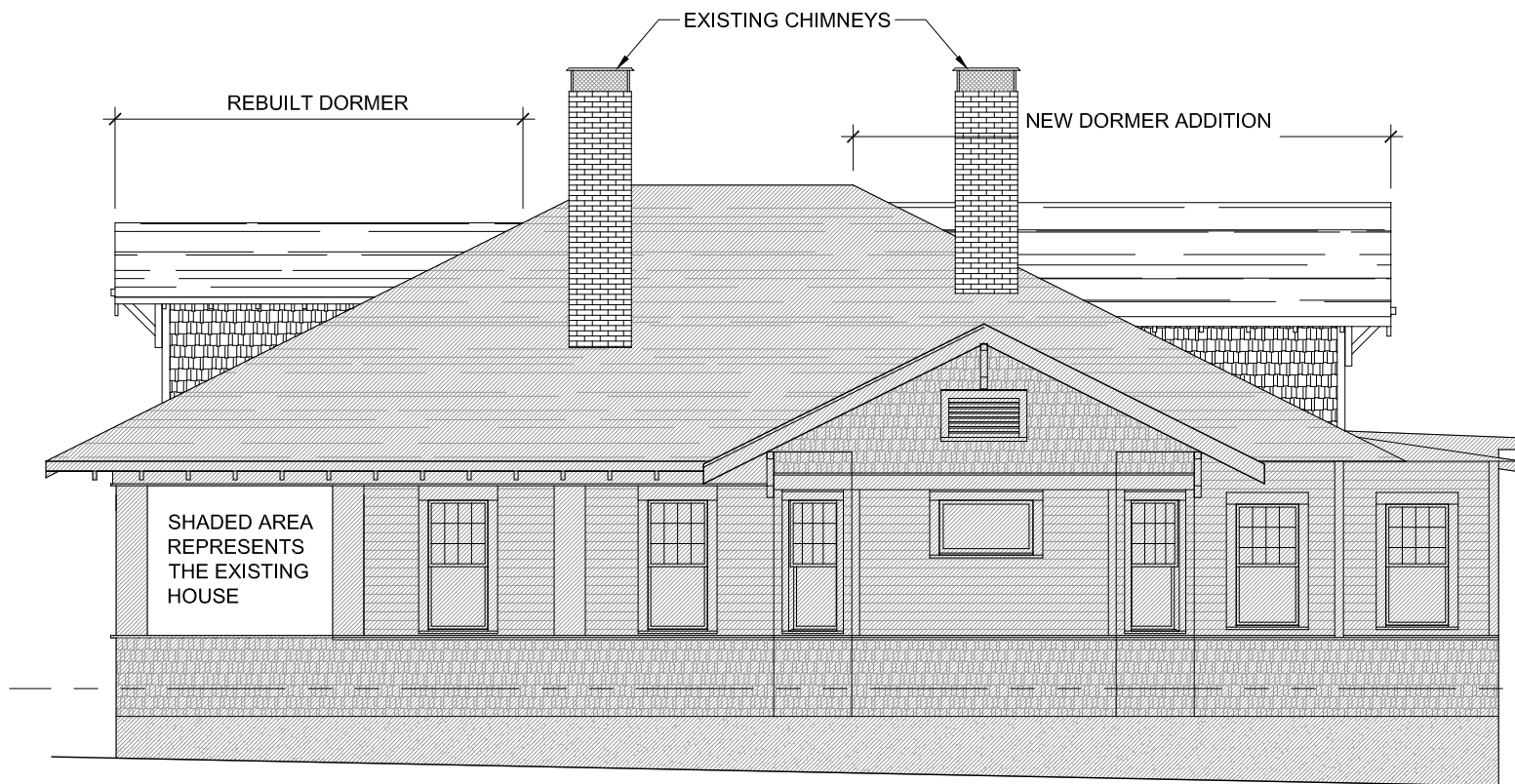
SHADED AREA
 REPRESENTS
 THE EXISTING
 HOUSE



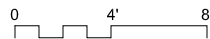
PROPOSED ELEVATION - EAST WORTHINGTON AVE.
 1/8" = 1'-0"



(CHIMNEYS NOT SHOWN FOR CLARITY - UNAFFECTED)



PROPOSED ELEVATION - EAST WORTHINGTON AVE.
1/8" = 1'-0" SHOWN WITH CHIMNEYS



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PROJECT NAME:
JACOB-TITUS RESIDENCE
700 E. WORTHINGTON AVE.
2ND FLR RENOVATION

DATE: MARCH 28, 2014

REVISION:

DETAIL:

DRAWN BY: JCL

SHEET NO:

A5