
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 401 E Worthington Avenue

SUMMARY OF REQUEST: New Construction - Single Family

OWNER: Rick Saltrick

APPLICANT: ALB Architecture, PA

Details of Proposed Request:

Existing Conditions

The subject corner lot is vacant and has a flat grade and a few mature trees. A low concrete retaining wall and steps are located at the front. The immediate residential context is a variety of 1, 1.5 and two story homes. The average setbacks along the subject block are generally 35' from back of curb to thermal wall, +/-.

Proposal-February 2014

The application for new construction of a single family home was approved with conditions. The project was approved with the following conditions:

1. 3 risers to front porch
2. 9' first floor ceiling height
3. 9' second floor ceiling height
4. Hinge spring of sheds below ridge
5. Rear dormers pushed in a minimum of 12"
6. One and one half story garage with details and materials to match house
7. Garage shifted to be sited within property line setbacks

Revised Proposal-May 2014

This is an approved plan that is being resubmitted to respond to the Commission regarding the overall height of the home. Other issues have been resolved. The applicant has stated on the plans the height of the new home will be lower than the adjacent.

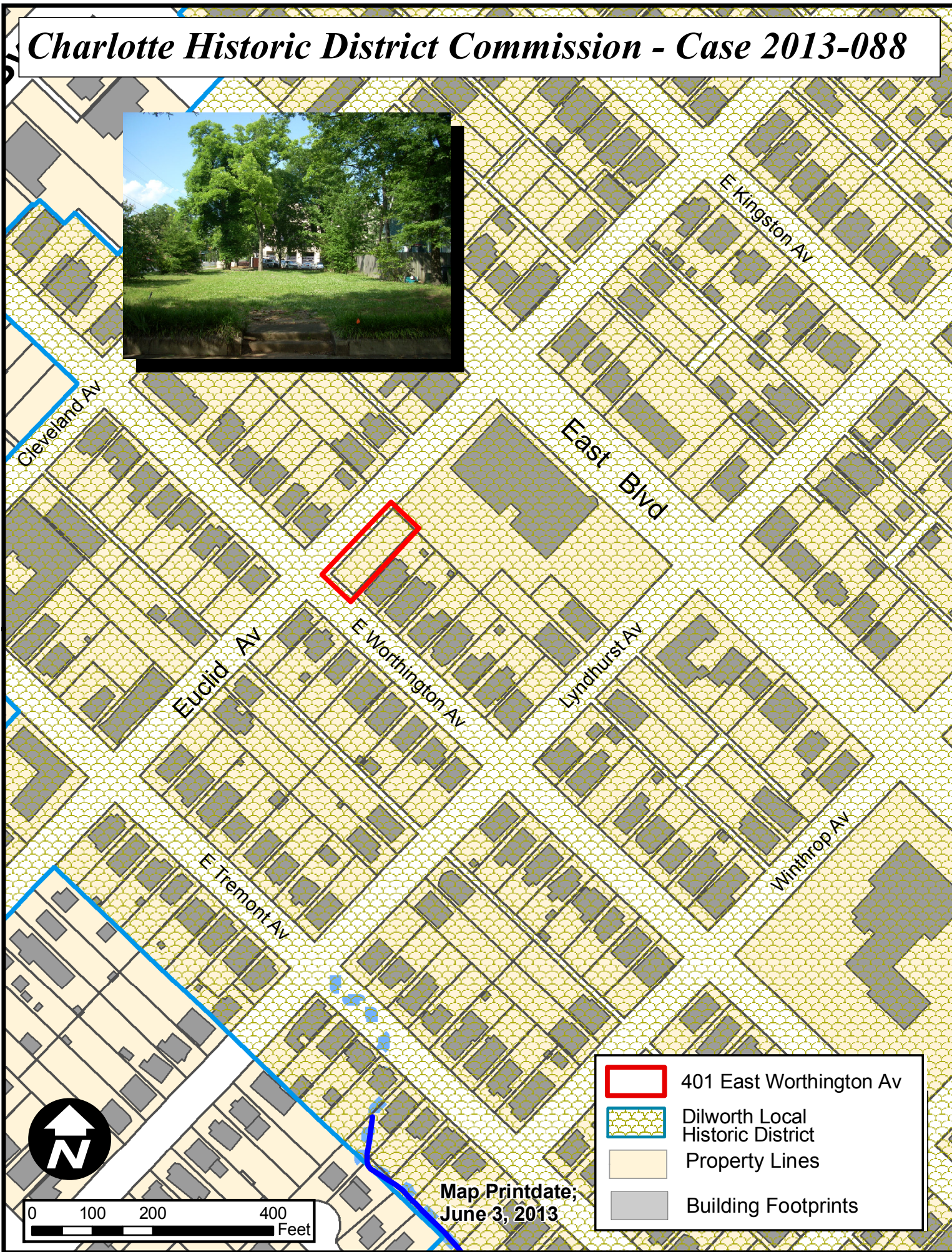
Policy & Design Guidelines for New Construction



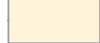
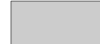
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often as important, or more important than any decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while enhancing the character of the new building. The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis

All of the guidelines for new construction have been met.

Charlotte Historic District Commission - Case 2013-088



-  401 East Worthington Av
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

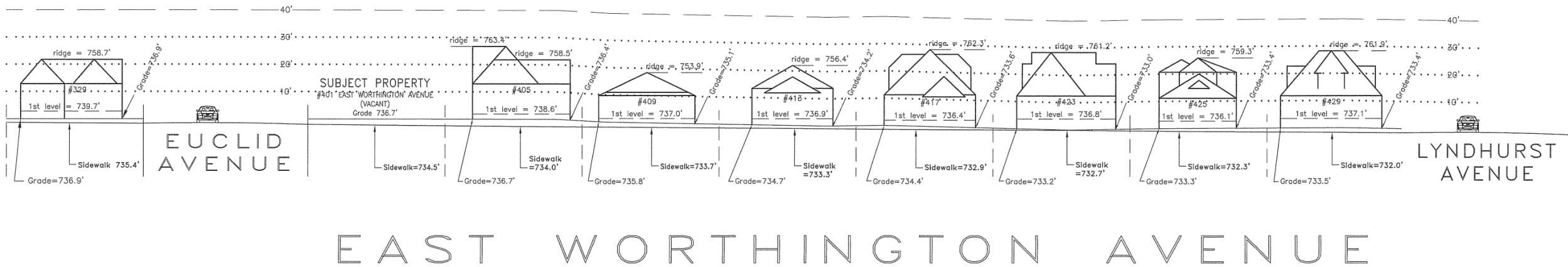
Map Printdate:
June 3, 2013

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 8th day of April, 2014.

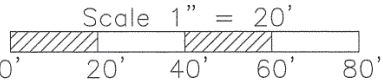


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



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Firm Licensure Number C-1054

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Building Heights Sketch of
400 BLOCK of EAST WORTHINGTON AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 3, 2014



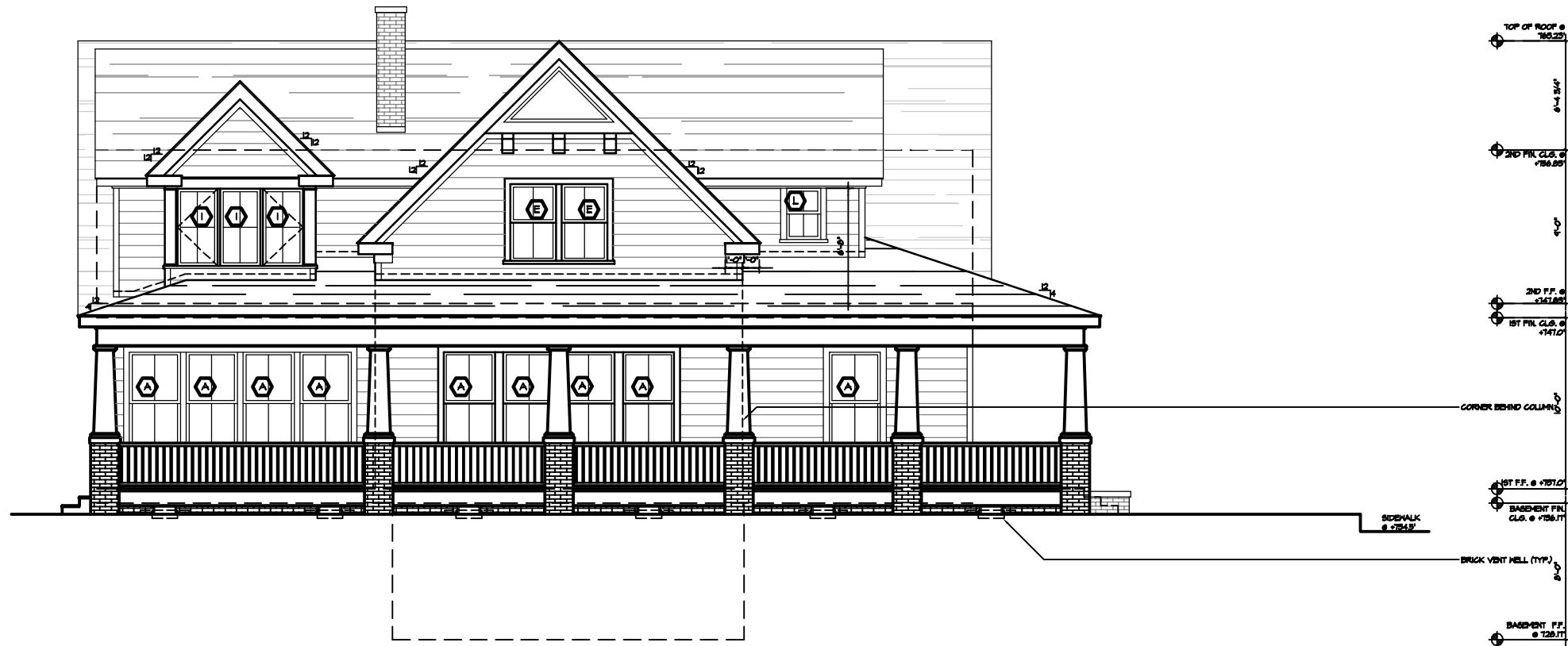
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

FRONT ELEVATION APRIL 2014

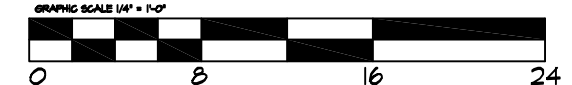


LEFT ELEVATION APRIL 2014





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



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 6'-0"	8'-0"	DOUBLE HUNG
B	5'-0" X 5'-0"	15'-0"	DOUBLE HUNG
C	N/A	N/A	N/A
D	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
E	2'-8" X 4'-6"	7'-0"	DOUBLE HUNG
F	2'-8" X 4'-6"	8'-0"	DOUBLE HUNG
G	2'-8" X 4'-6"	6'-8"	CASEMENT
H	2'-8" X 4'-0"	6'-8"	DOUBLE HUNG
I	2'-4" X 4'-6"	6'-8"	CASEMENT
J	2'-0" X 4'-6"	8'-0"	DOUBLE HUNG
K	2'-0" X 4'-0"	7'-0"	DOUBLE HUNG
L	2'-0" X 5'-0"	7'-0" SEE ELEV. 6'-8" SEE ELEV.	DOUBLE HUNG

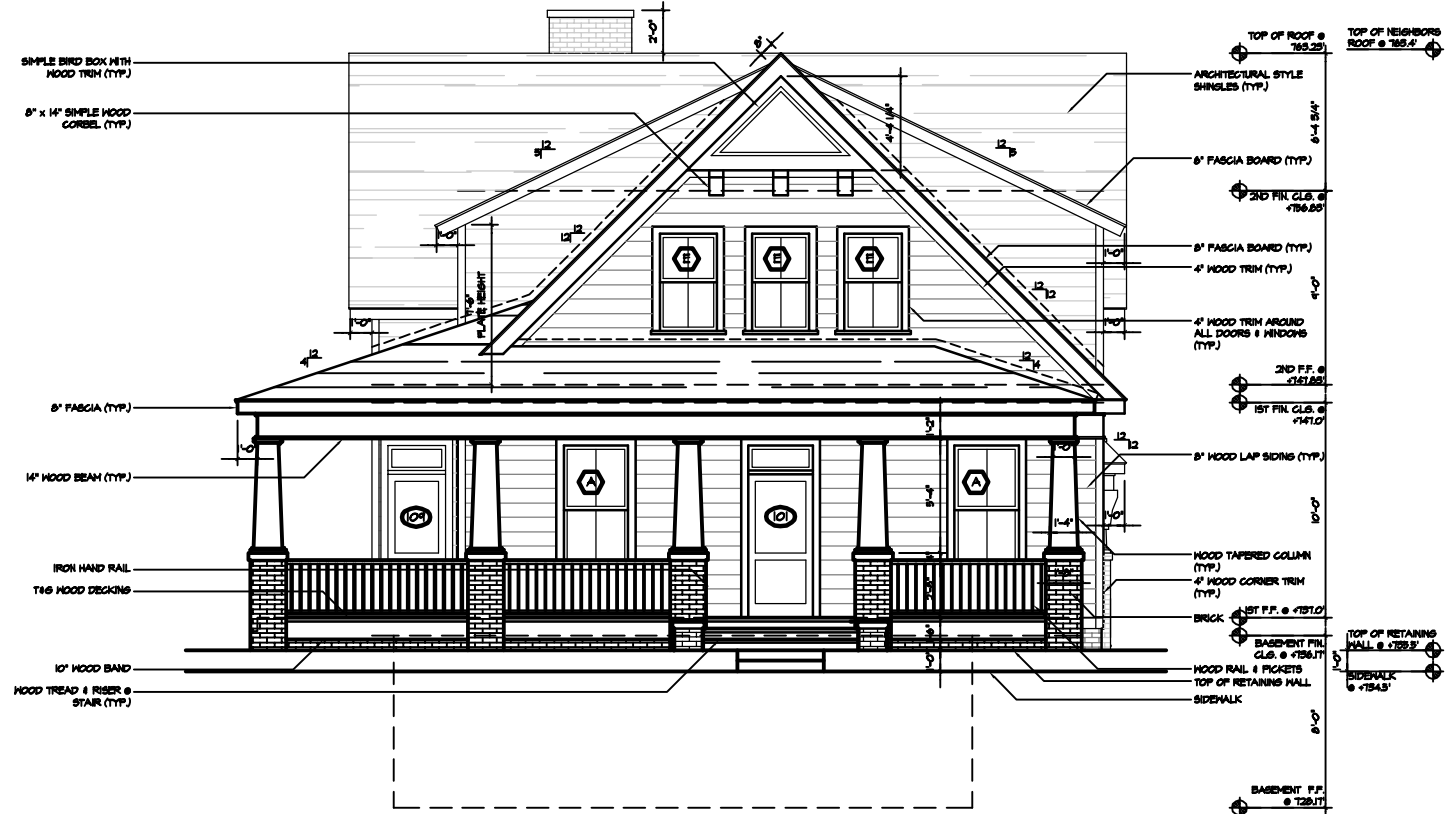
NOTE:
 • MATCH TRIM DETAILS W/ HOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MATH PATTERN. VERIFY ANY REQUIREMENTS FOR GLASS OR TINTED GLASS.
 • NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 16" A.P.F. MUST BE TINTED PER CODE (TYP.)

IN ORDER TO ACHIEVE HEIGHT AS PER CONTINUANCE OF HDC MARCH 2014:

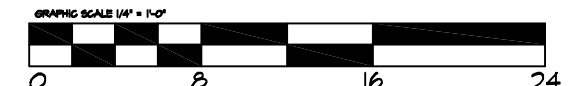
- GRADE TO BE @ TOP OF EXISTING RETAINING WALL.
- REDUCTION OF FRONT STEP RISER HEIGHT FROM 7 5/8" TO 6".
- REDUCTION OF FINISH FLOOR FROM 4" TO 0" TO ALIGN WITH PORCH FLOOR.



③ RETAINING WALL HEIGHT



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

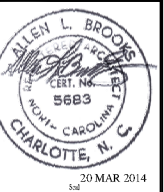


NOTE:
 • SIDEWALK IS 734.5' AS PER A.G. ZOUTEWELLE SURVEYORS.
 • 405 E. WORTHINGTON RIDGE HIGH IS 763.4' AS PER A.G. ZOUTEWELLE SURVEYORS.
 • TOP OF PROPOSED 401 E. WORTHINGTON TO BE 763.23'

NOTE:
 1. ALL FOUNDATION DIMENSIONS ARE TO FACE OF BLOCK.
 2. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 3. TOTAL FLOOR SYSTEM NOT TO EXCEED 10".
 4. PORCH FOUNDATIONS TO BE PIER & CURTAIN.
 5. FACE OF STUD TO ALIGN WITH FACE OF BRICK U.N.O.
 6. HARDWOOD FLOORS THROUGHOUT HOME U.N.O.
 7. PORCHES TO BE WOOD DECKING.
 8. BEAD BOARD FINISH ON PORCH CEILINGS.
 9. PORCH COLUMNS TO BE SQUARE TAPERED COLUMNS - SEE ELEVATIONS FOR DIMENSIONS.
 10. MAIN ROOF PITCH TO BE 12:12
 11. DORMER ROOF PITCH TO BE 6:12
 12. PORCH ROOF PITCH TO BE 4:12
 13. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.



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 albachitecture@aol.com
 www.albachitecture.com



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Exclusively Designed for the:
SALTRICK RESIDENCE
 401 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13042
 ISSUED - 20 MAR 2014
 REVISIONS -
 24 APR 2014

PROPOSED ELEVATIONS

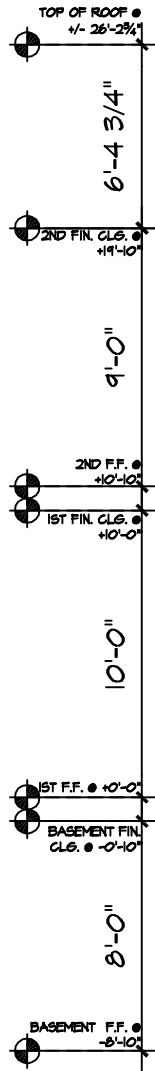
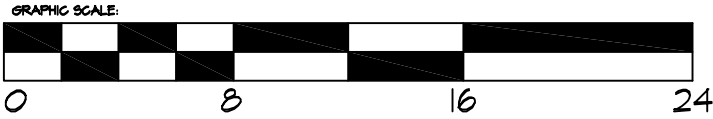
A-6

OF: ELEVEN

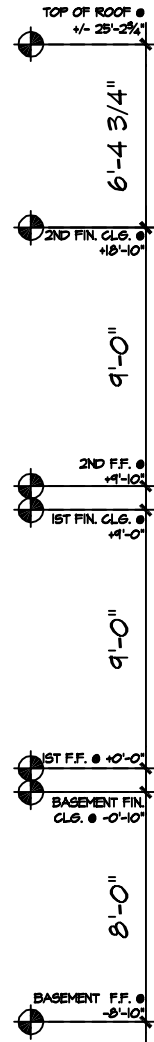
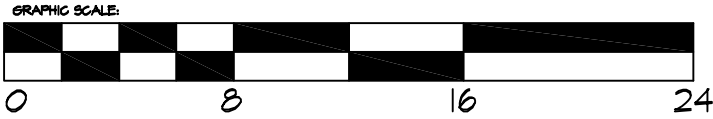
REAR ELEVATION APRIL 2014



REAR ELEVATION WITH 10'-0" CEILING HEIGHT



REAR ELEVATION WITH 9'-0" CEILING HEIGHT

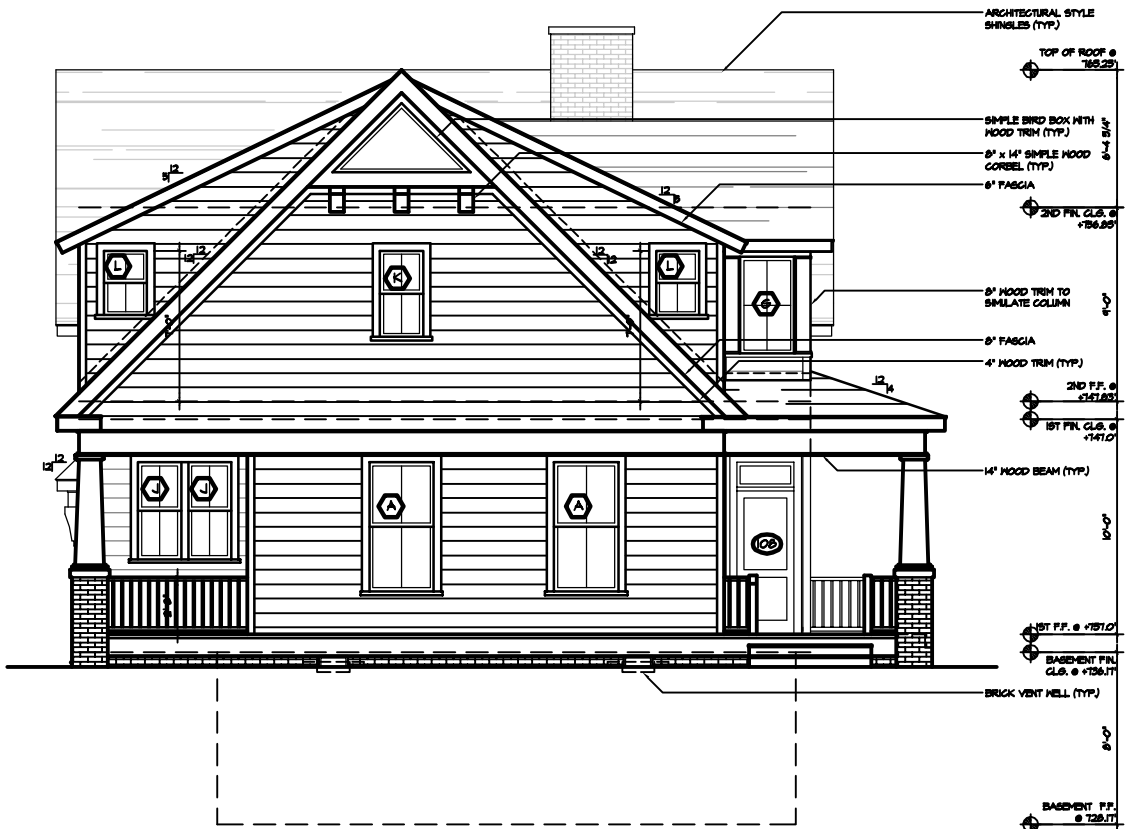
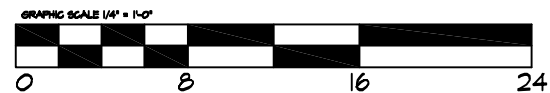


RIGHT ELEVATION APRIL 2014

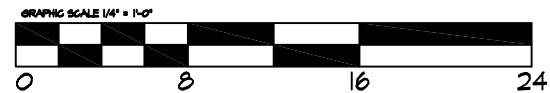




② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



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



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A	3'-0" X 6'-0"	8'-0"	DOUBLE HUNG
B	3'-0" X 5'-0"	15'-0"	DOUBLE HUNG
C	N/A	N/A	N/A
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PROPOSED ELEVATIONS

A-7

OF: ELEVEN