

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 413 East. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Courtenay Buchan & Nathan Leehman

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

The existing structure is a 1 story Bungalow listed as a contributing structure, ca. 1910/1930. It has a high hip roof and façade gabled porch on square posts. The surrounding residential context is a variety of 1, 1.5 and 2 story homes.

Proposal

The proposal, for Commission review, is a small addition to the left side, a rear addition and siding replacement of asbestos and board and batten with wood siding. The side elevations feature a gabled roof and an extension of the existing roof to the rear. The left elevation includes a covered porch under the new gable. The existing windows remain on the right elevation. New windows will be consistent with existing. The rear elevation introduces a uniform wall plane with the new addition and a gable roof.

Policy & Design Guidelines

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. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

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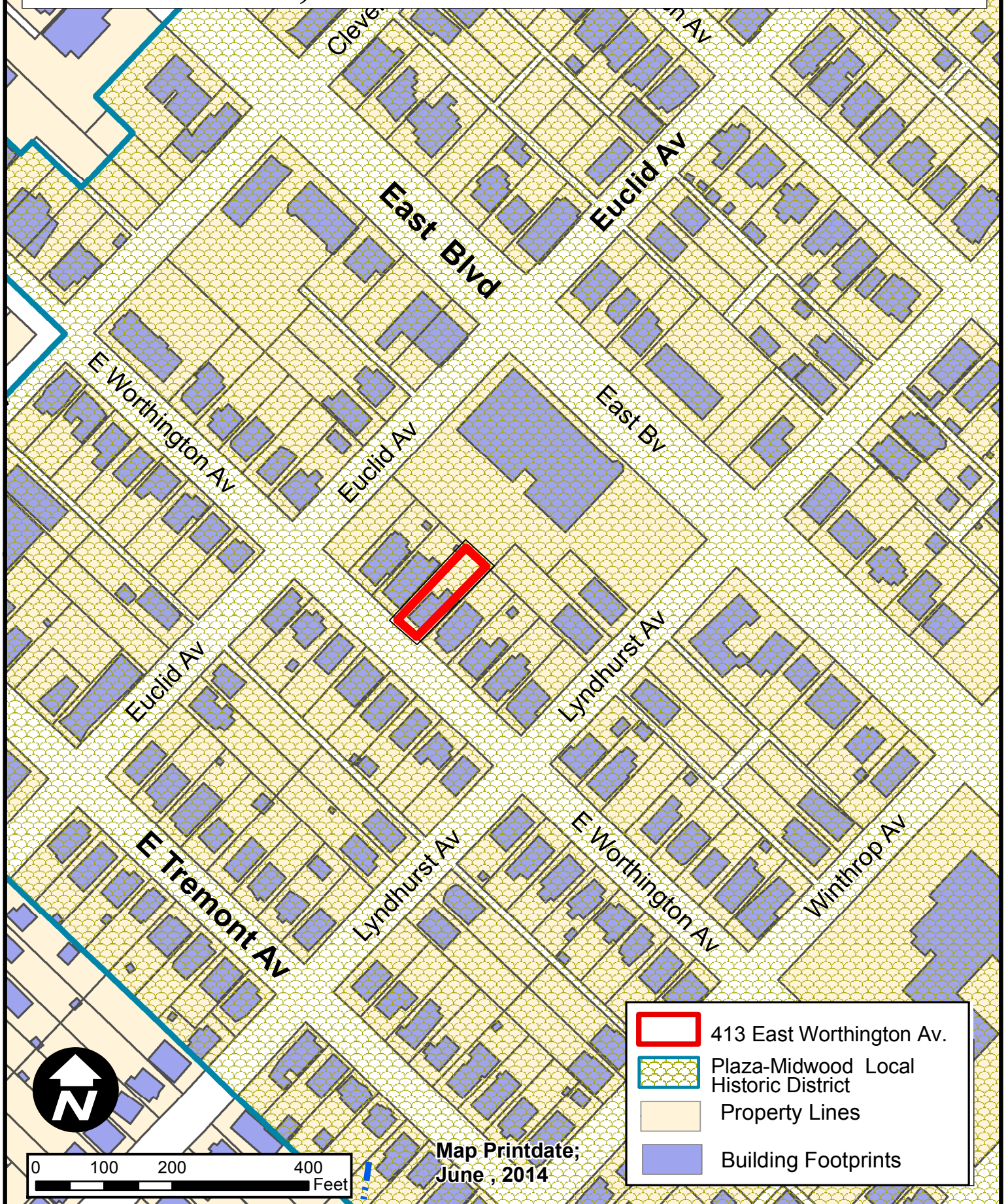
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

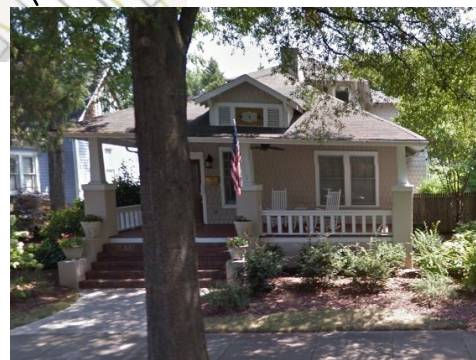
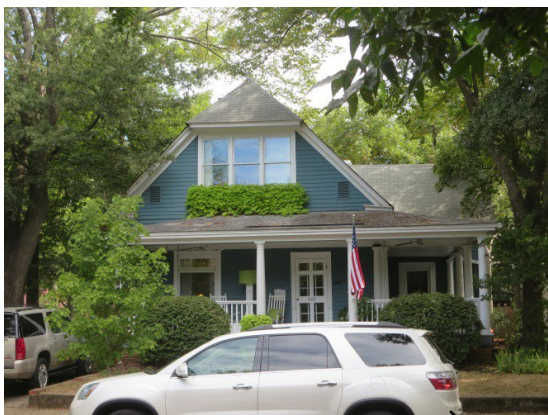
Staff Analysis

The Commission shall determine if the proposal meets the guidelines for additions. The guideline for Setback is not applicable.

Charlotte Historic District Commission - Case 2014-130

Historic Distric; Dilworth





BUCHAN-
LEEHRMAN
ADDITION /
RENOVATION
413 E Worthington
Avenue
Charlotte, NC
28203

DATES:

Existing
12 May 2014

Schematics
20 June 2014

Historic District
30 June 2014

Progress
-

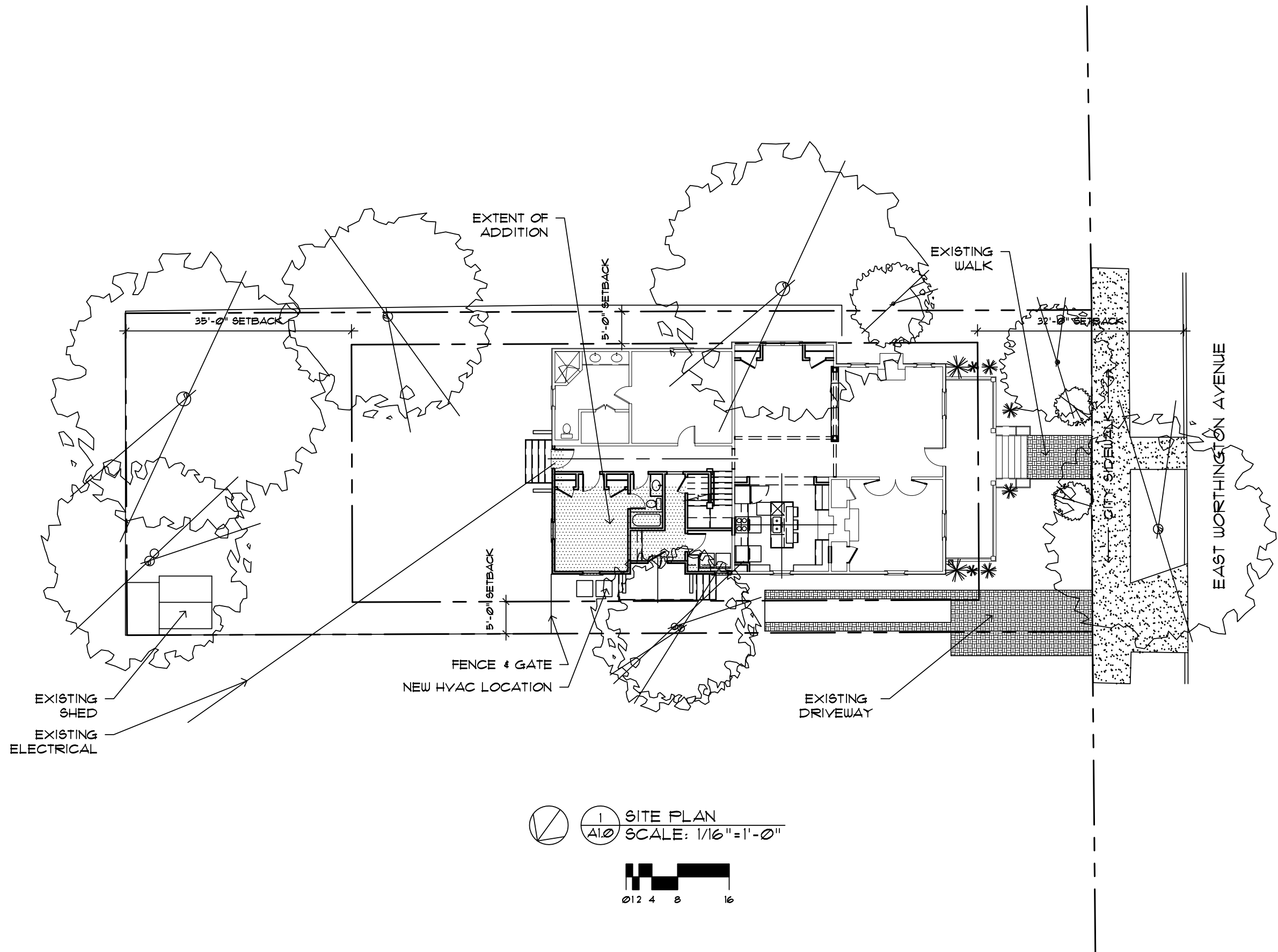
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PROPOSED
SITE PLAN

A1.0



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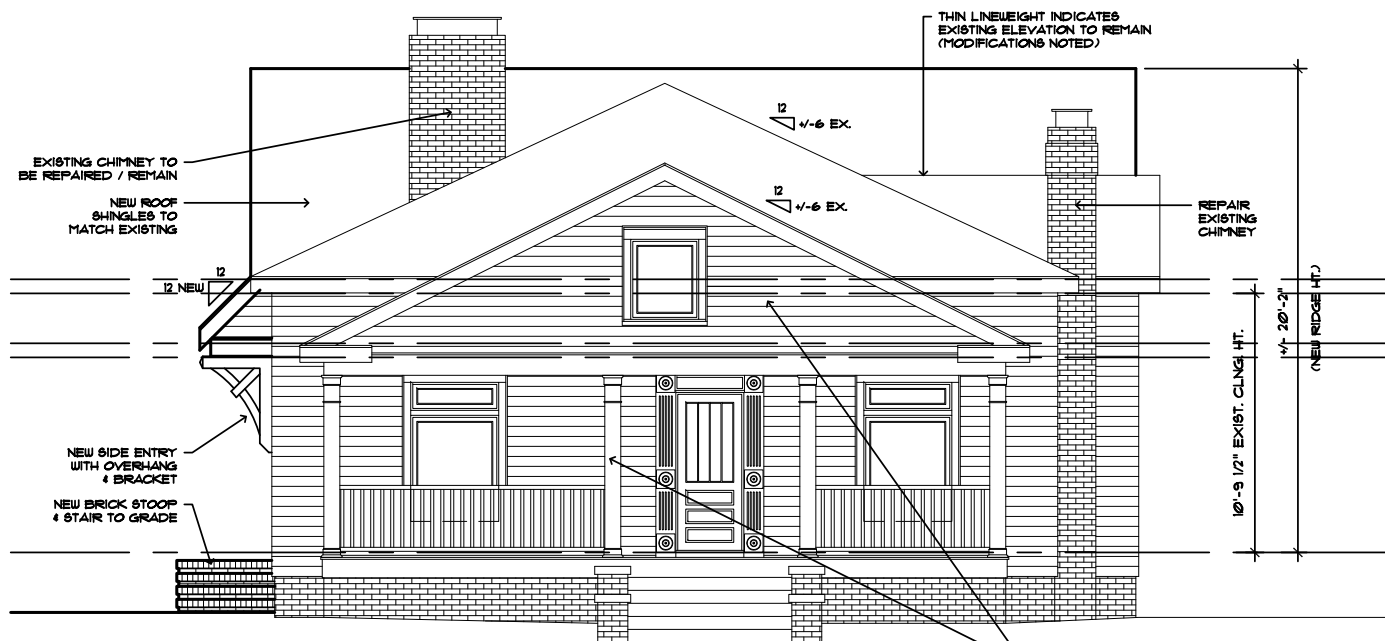
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EXISTING &
PROPOSED
FRONT
ELEVATIONS

A2.0



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



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



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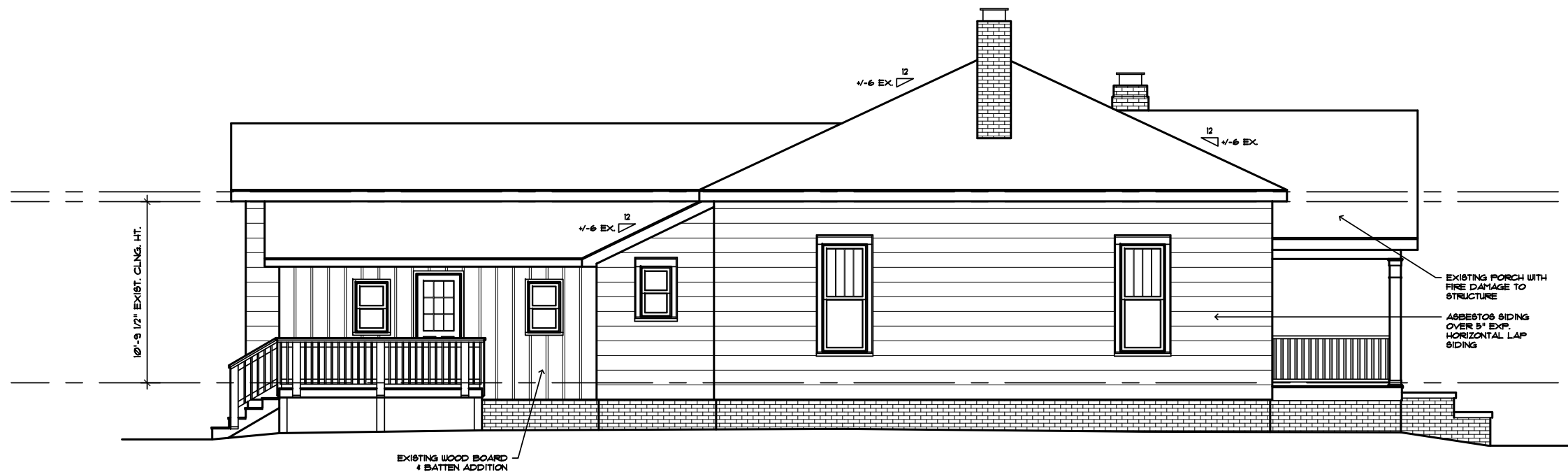
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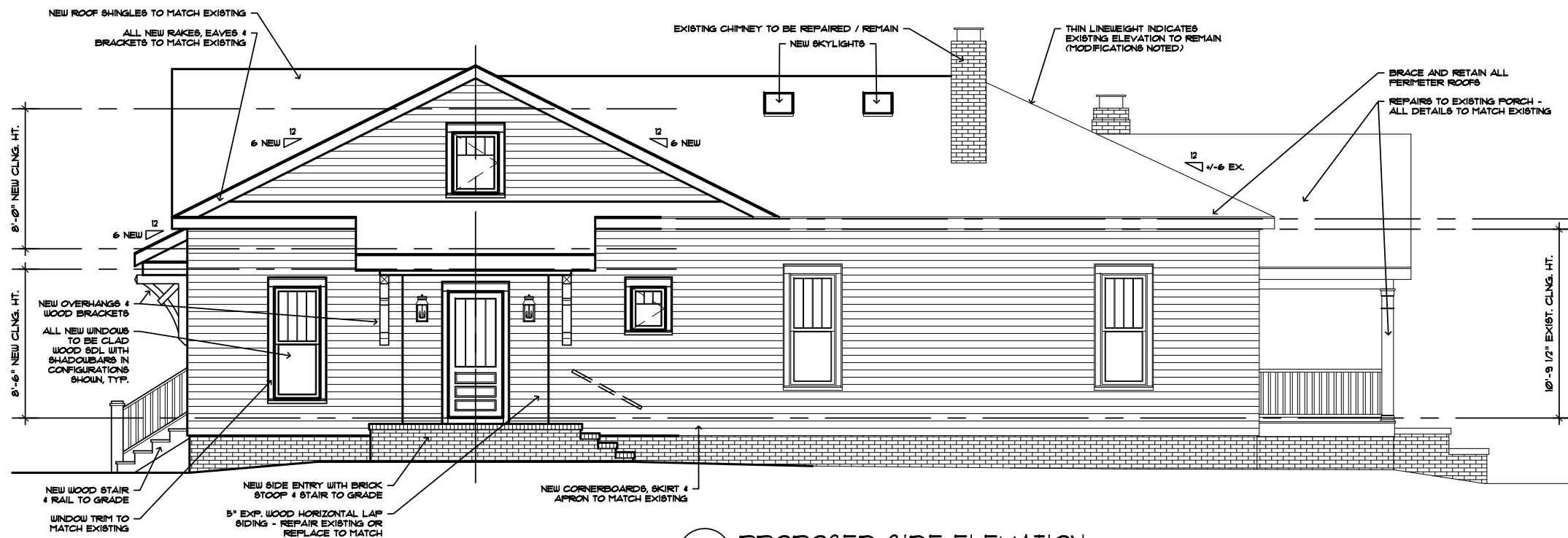
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EXISTING &
PROPOSED
SIDE
ELEVATIONS

A2.1



2 EXISTING SIDE ELEVATION
A7.3 SCALE: 1/8"=1'-0"



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



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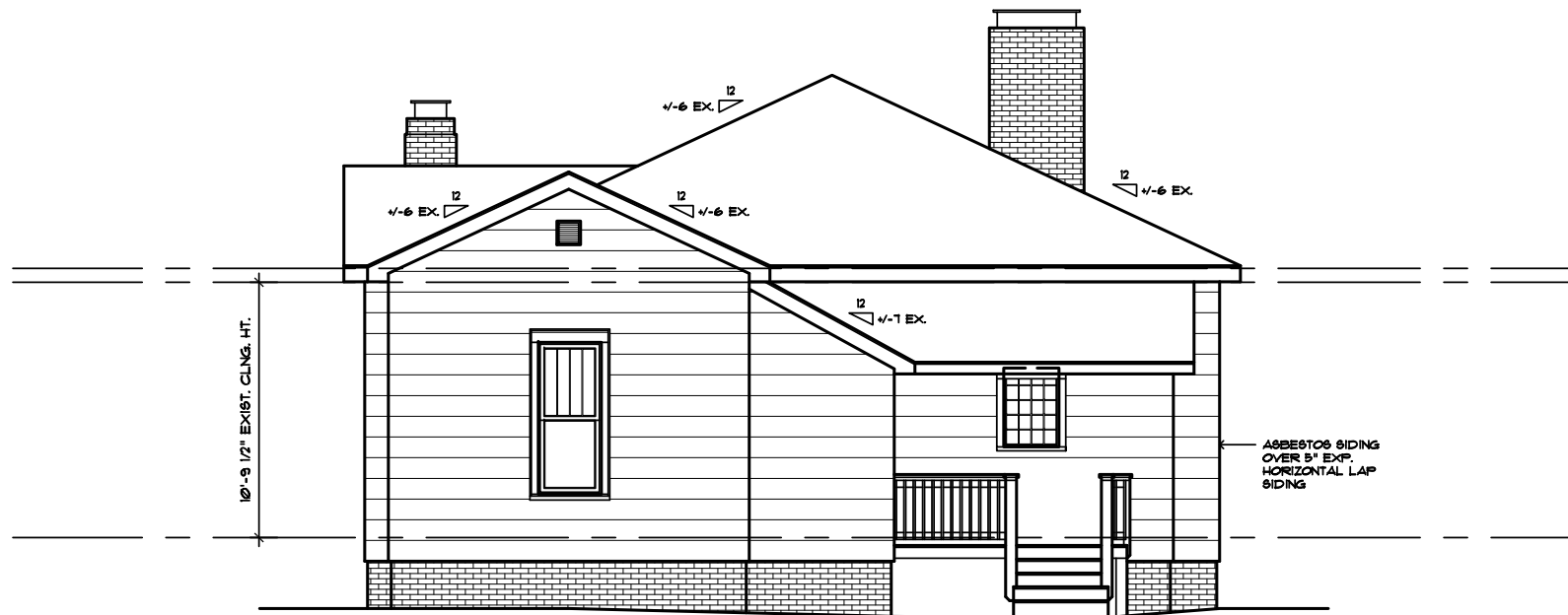
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EXISTING &
PROPOSED
REAR
ELEVATIONS

A2.2



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



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



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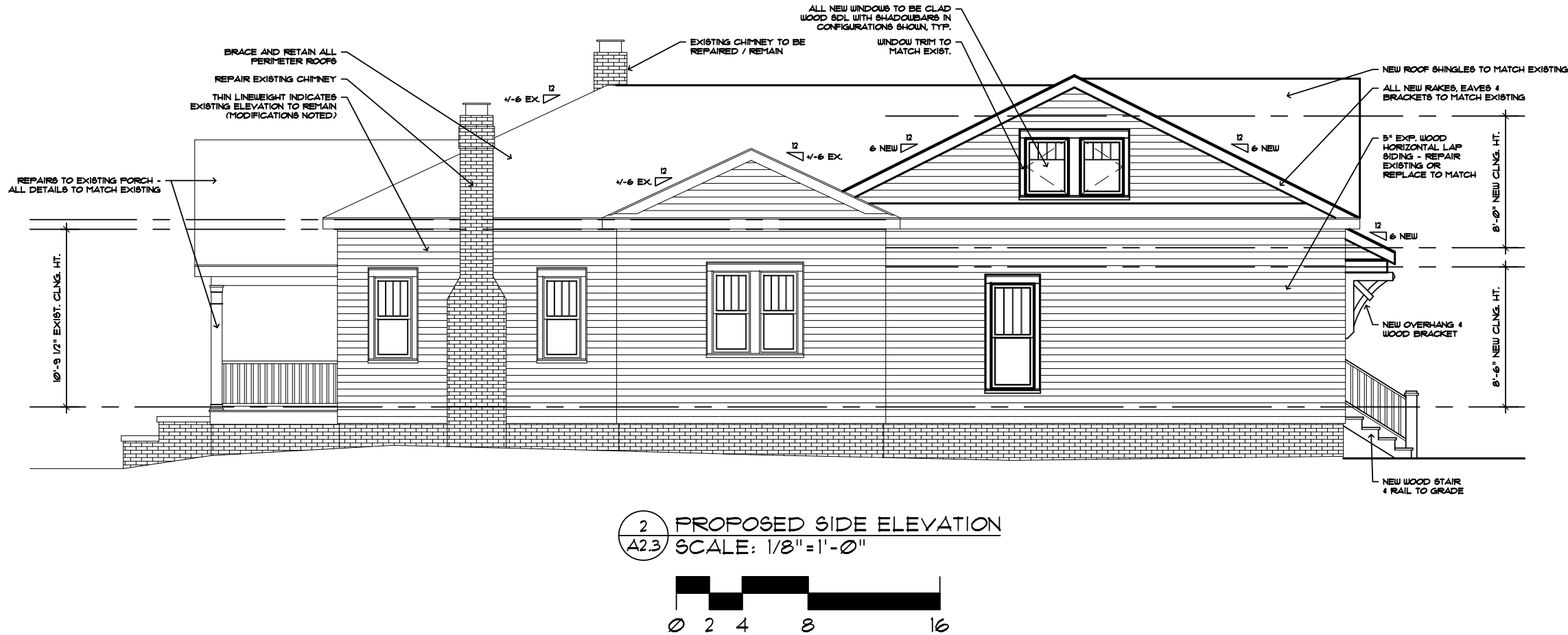
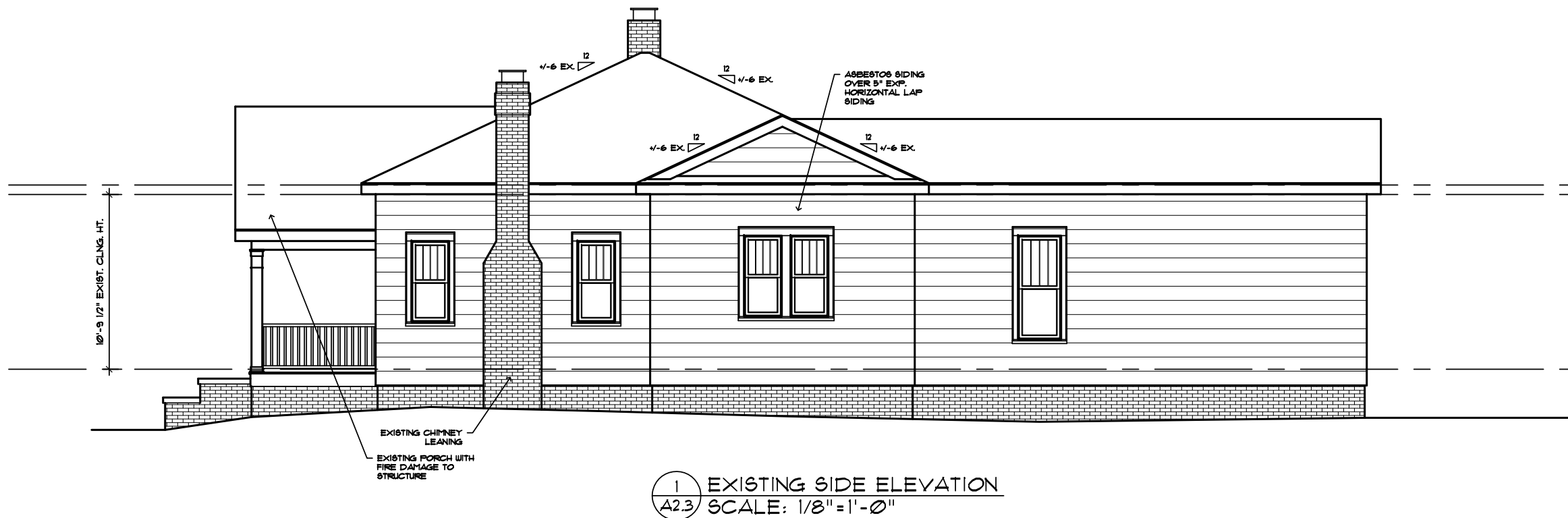
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EXISTING &
PROPOSED
REAR
ELEVATIONS

A2.3





1 FRONT PERSPECTIVE
A3.0 NOT TO SCALE



2 REAR PERSPECTIVE
A3.0 NOT TO SCALE

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Prelim. Pricing
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PERSPECTIVES

A3.0



1 FRONT PERSPECTIVE
A3.1 NOT TO SCALE



2 REAR PERSPECTIVE
A3.1 NOT TO SCALE

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PERSPECTIVES

A3.1



1 STREETSCAPE
A4.0 NOT TO SCALE

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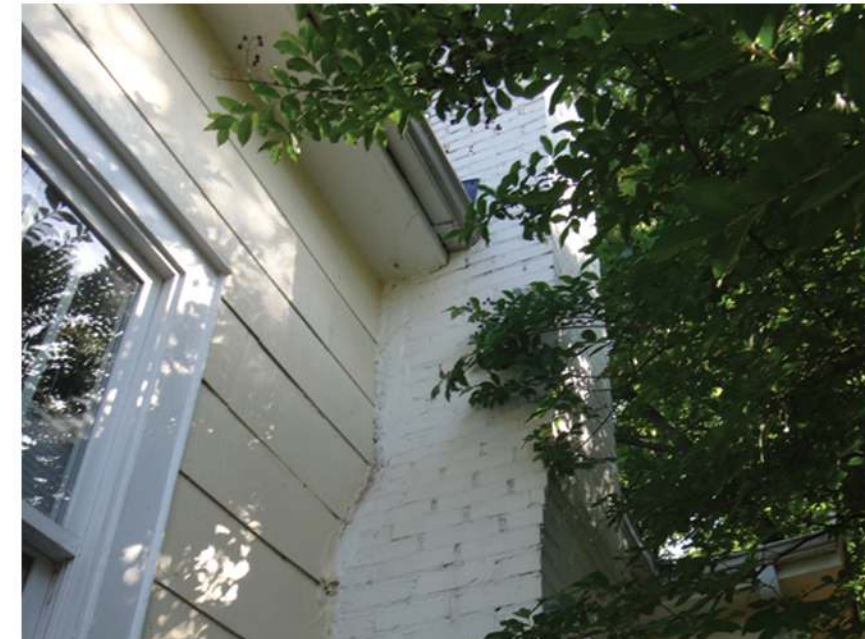
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STREETSCAPE

A4.0



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EXISTING
PHOTOS

A7.3