
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 800 E. Worthington Avenue

SUMMARY OF REQUEST: Addition/Fenestration changes

OWNER: Sara & Ryan Hall

APPLICANT: Jessica Hindman

Details of Proposed Request

Existing Conditions

The subject property is a one story bungalow designed by W.H. Peeps, constructed in 1925. It features a low hipped roof and two chimneys. It is a contributing structure. The site slopes downward from front to rear.

Proposal

The proposal is a second story addition, partial addition to the rear and fenestration changes.

1. The second story addition starts behind the thermal wall and features a hipped roof plan with dormers on all sides and eave brackets on the side and rear. The proposed roof pitches will match existing. New siding will be wood lap. Existing chimneys will be raised. New windows will be wood clad STDL, casement and double hung. The overall height is approx. 22' from FFE.
2. First floor right elevation – Proposed realignment/removal of existing window for alignment with second story dormer. Paired windows toward rear to be replaced with larger casement windows.
3. Lower level right elevation – Realignment/removal of crawl space window for alignment with first and second floor windows. Removal of basement door and stairs. Removal of basement windows toward the rear and installation of egress windows. Addition of porch with tapered brick columns.
4. Left elevation – Installation of new egress windows on lower level and new windows on first level.
5. Rear elevation – Installation of new chimney. New rear porch with hipped roof, tapered columns and new windows.

Policy & Design Guidelines for Additions (p. 36)

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	<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>

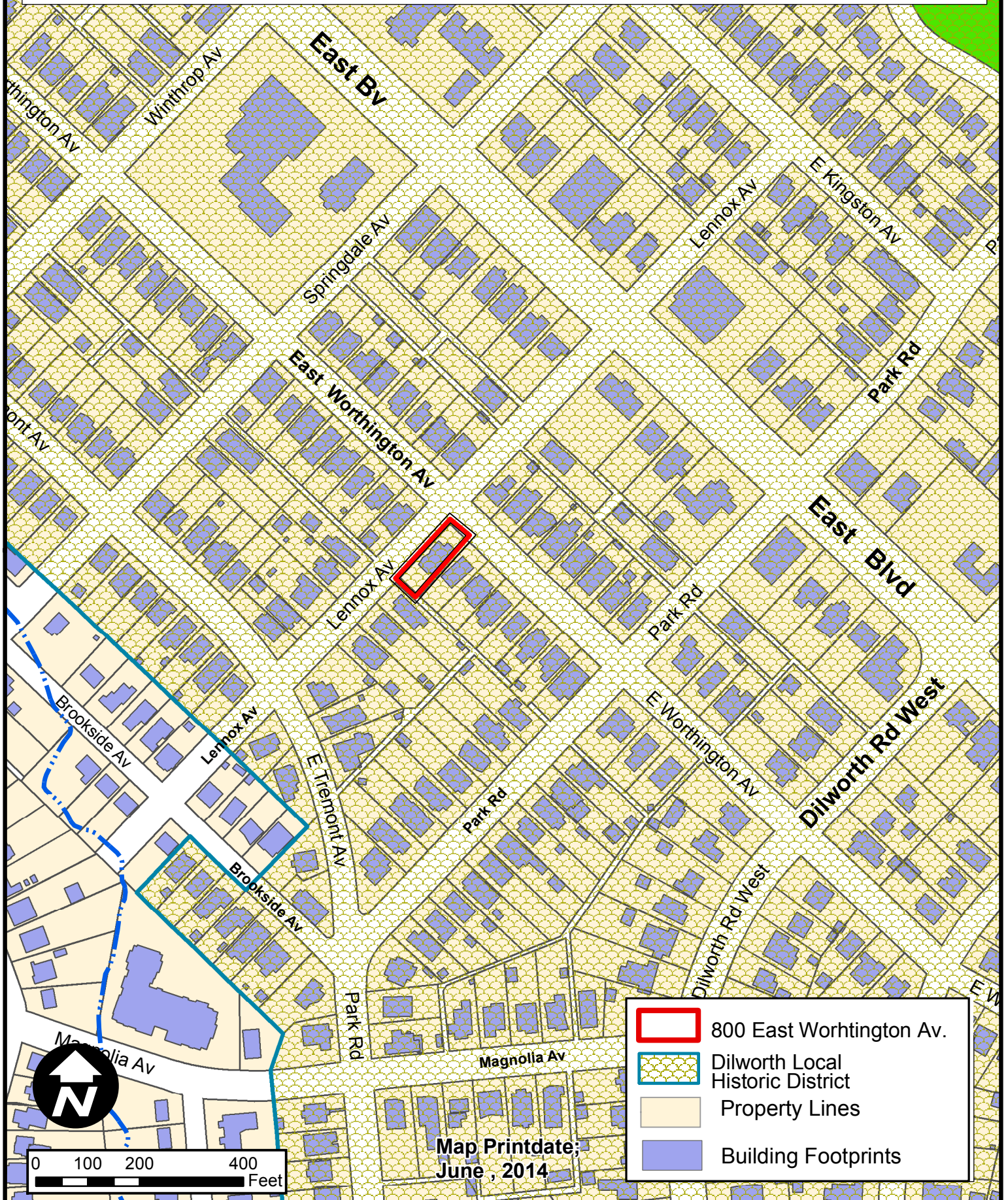
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

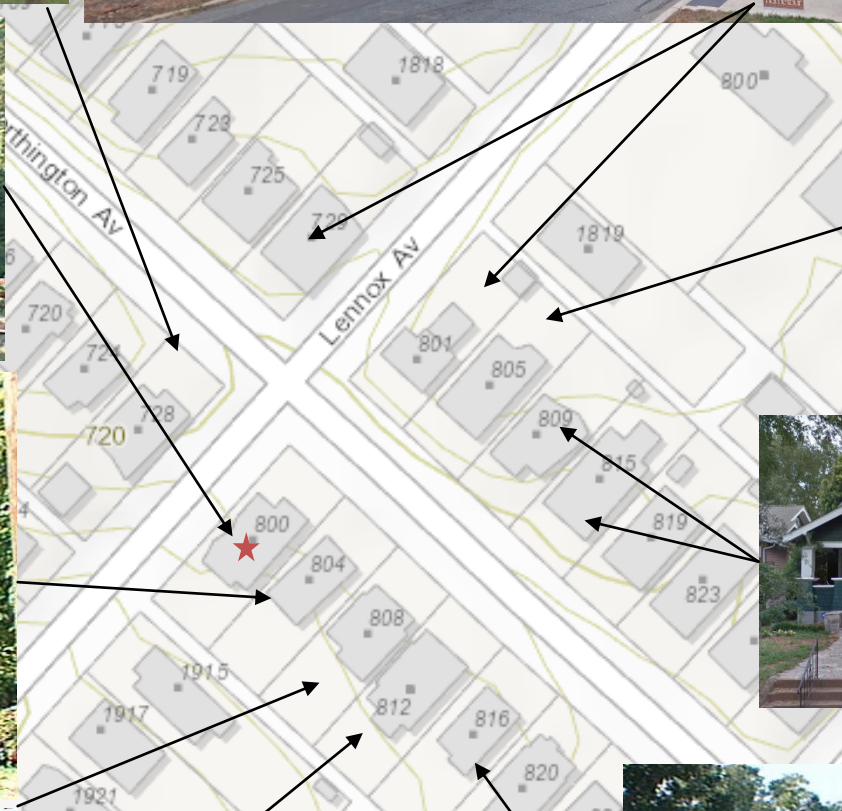
The Commission will determine if the additions and fenestration changes meet the applicable guidelines.

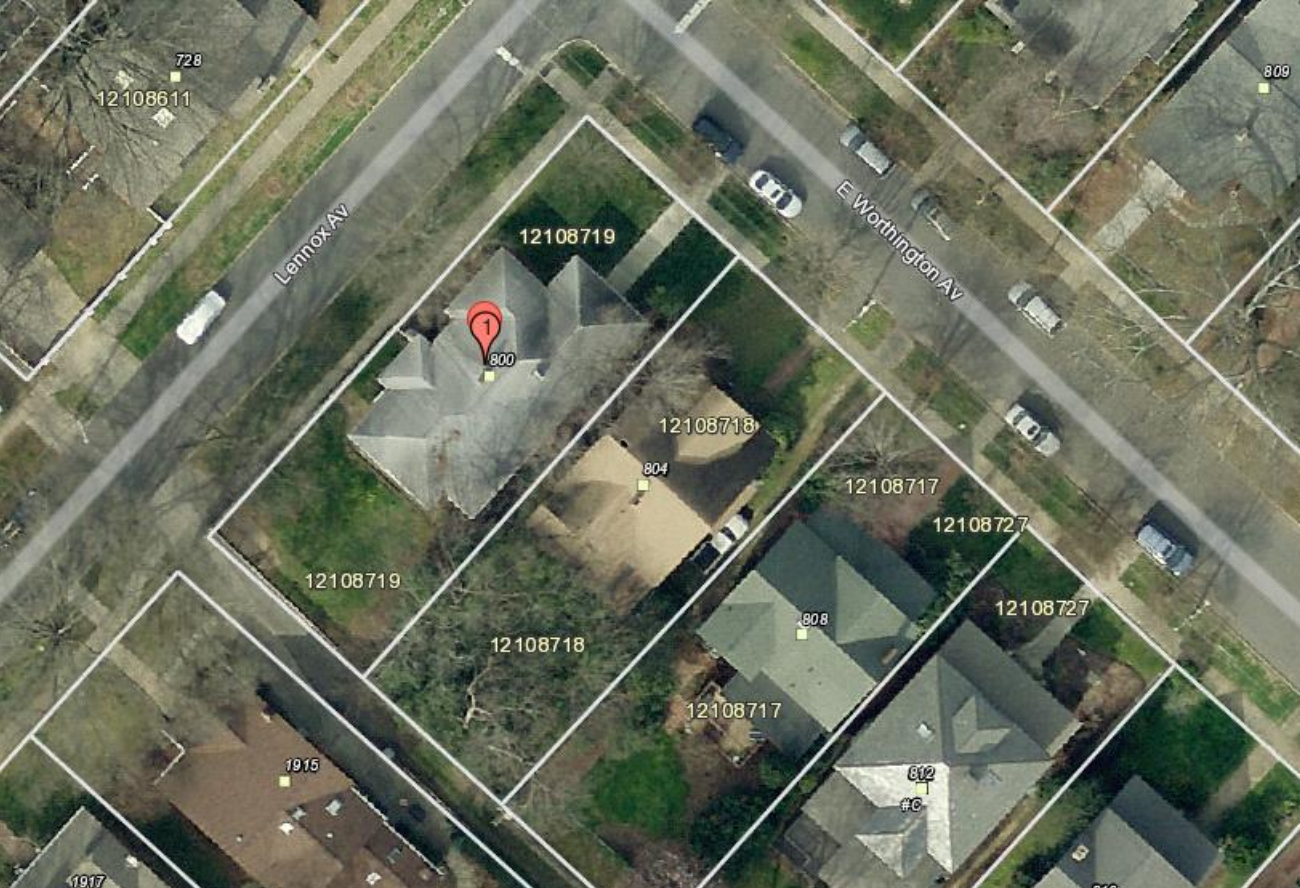
Charlotte Historic District Commission - Case 2014-139

Historic Distric; Dilworth









728

12108611

Lennox Av

12108719

800

12108718

804

12108719

12108718

12108717

12108727

12108727

808

12108717

1915

812

#C

1917

809

HALL
ADDITION /
RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

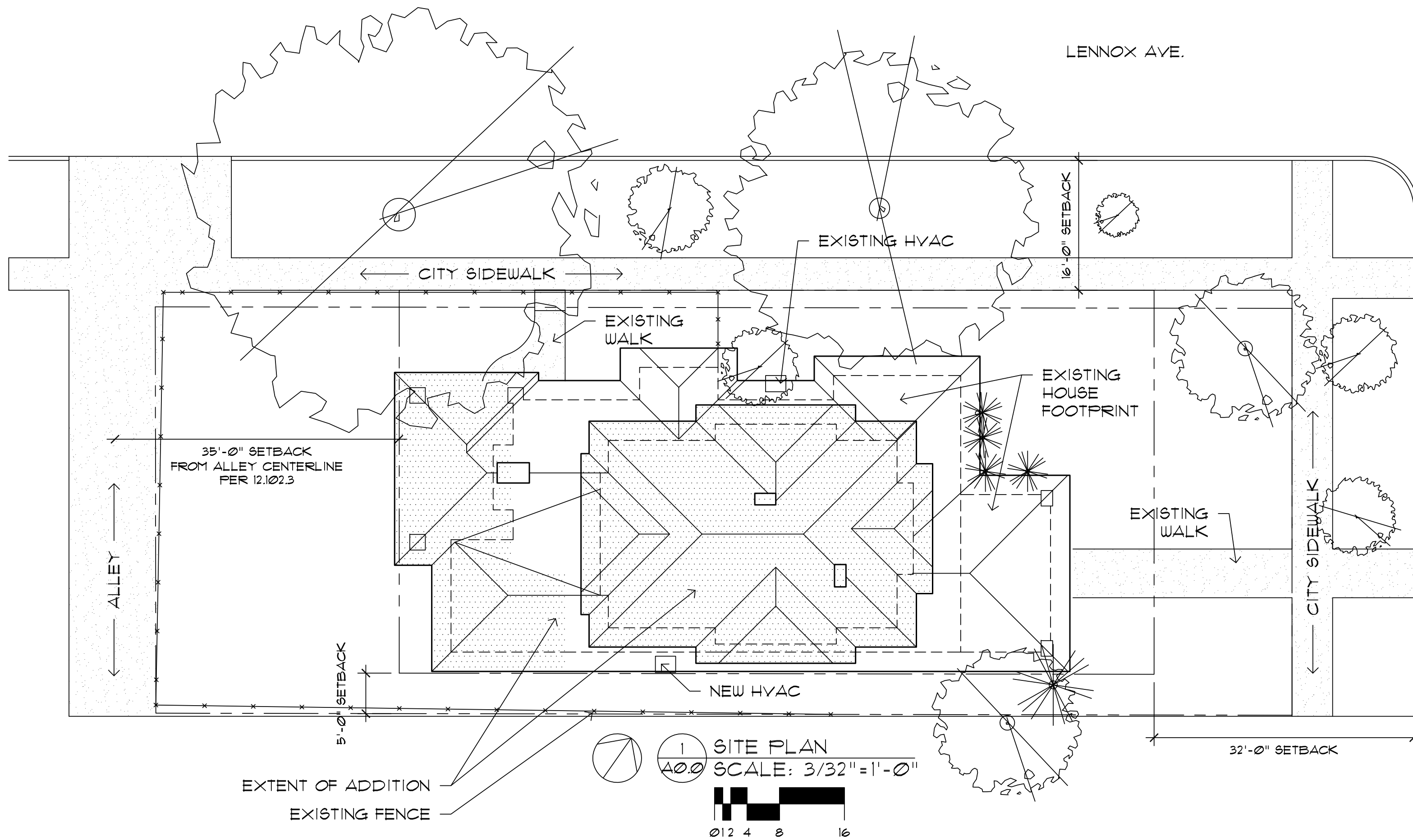
Historic District
12 February 2014

Progress
21 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014



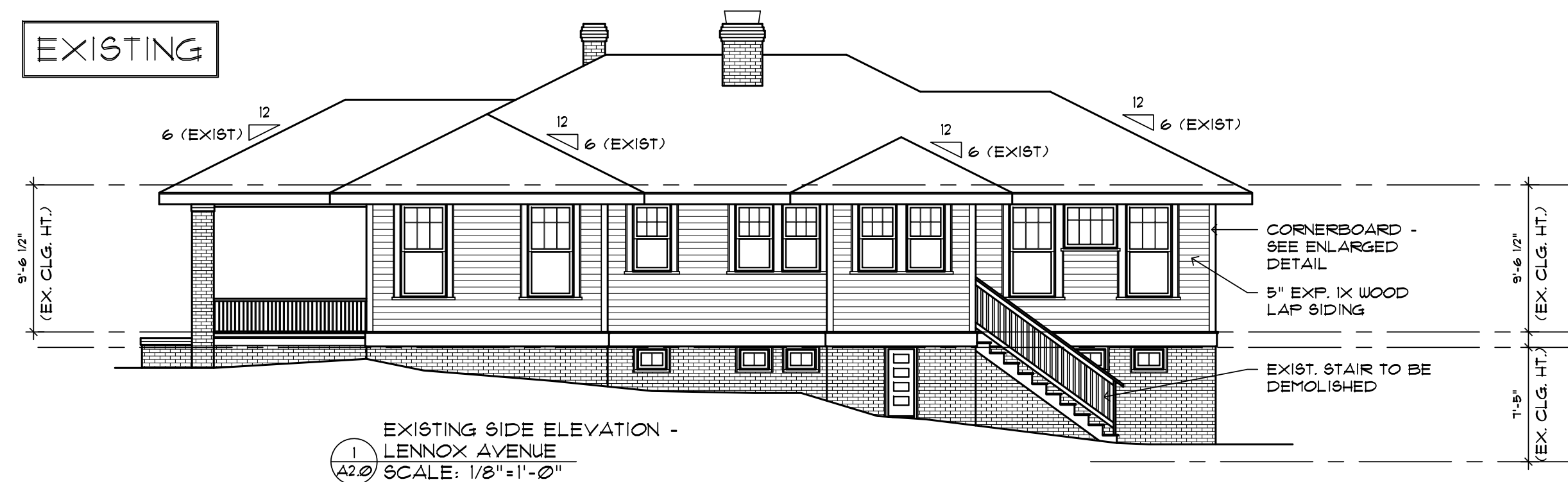
studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

SITE PLAN &
DETAILS

A0.0

EXISTING



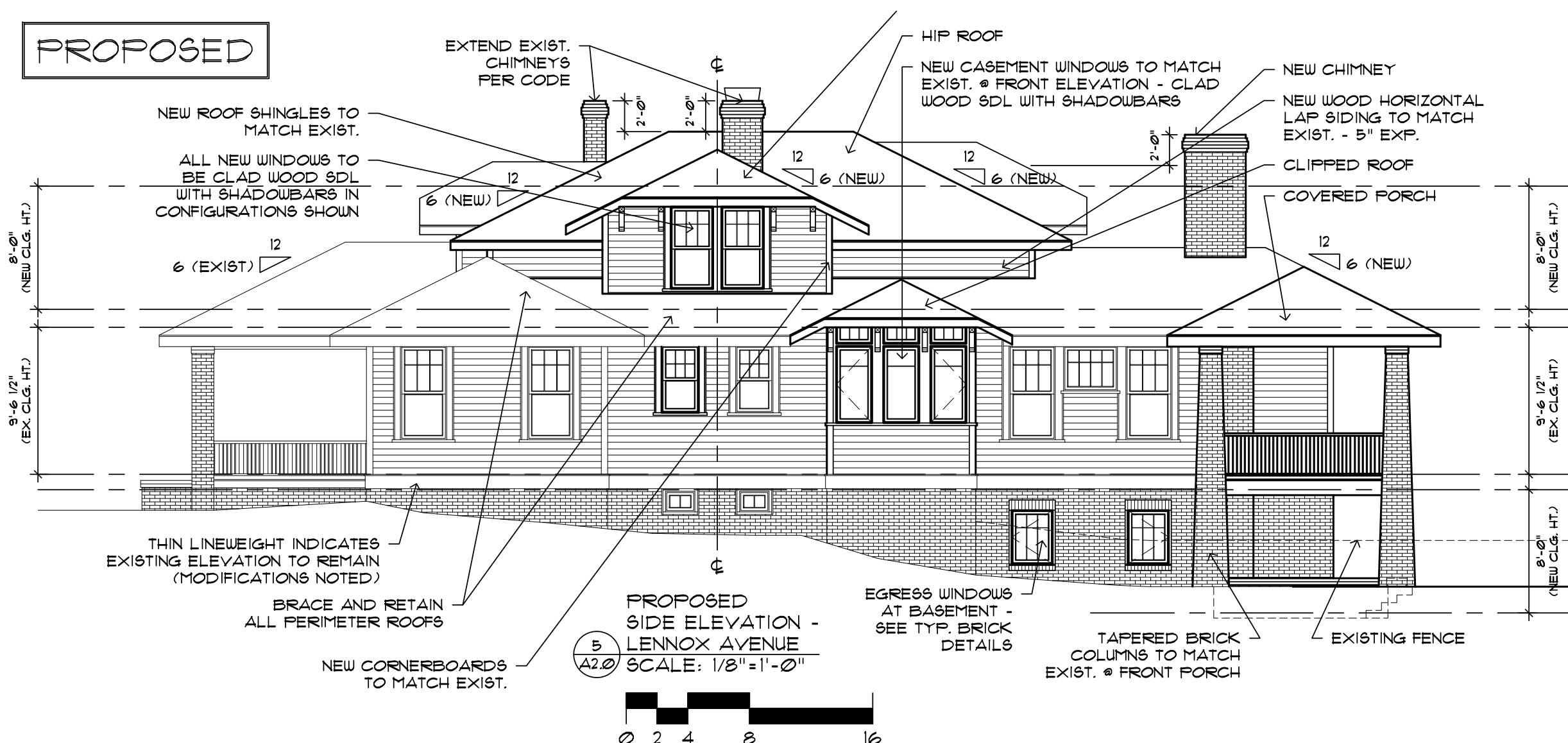
1
A2.0
EXISTING SIDE ELEVATION -
LENNOX AVENUE
SCALE: 1/8"=1'-0"

FEBRUARY



3
A2.0
12 FEBRUARY 2014
SIDE ELEVATION -
LENNOX AVENUE
SCALE: 1/8"=1'-0"

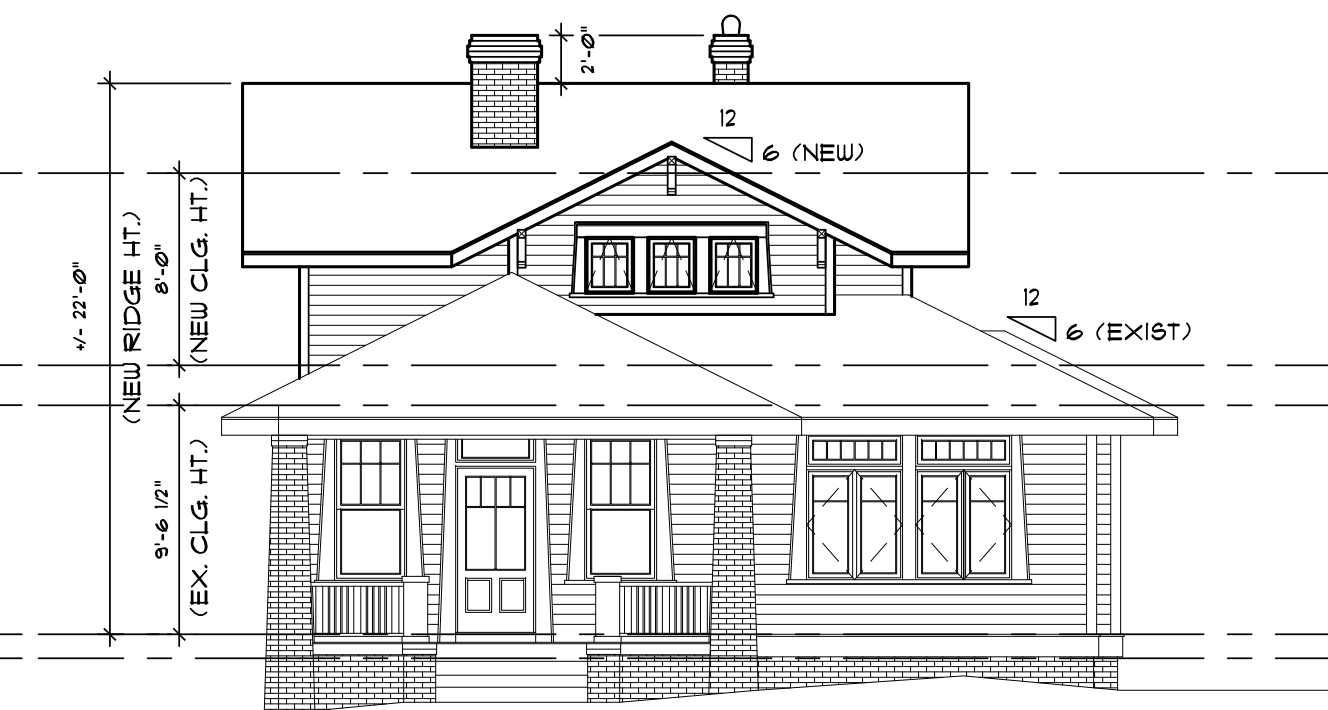
PROPOSED



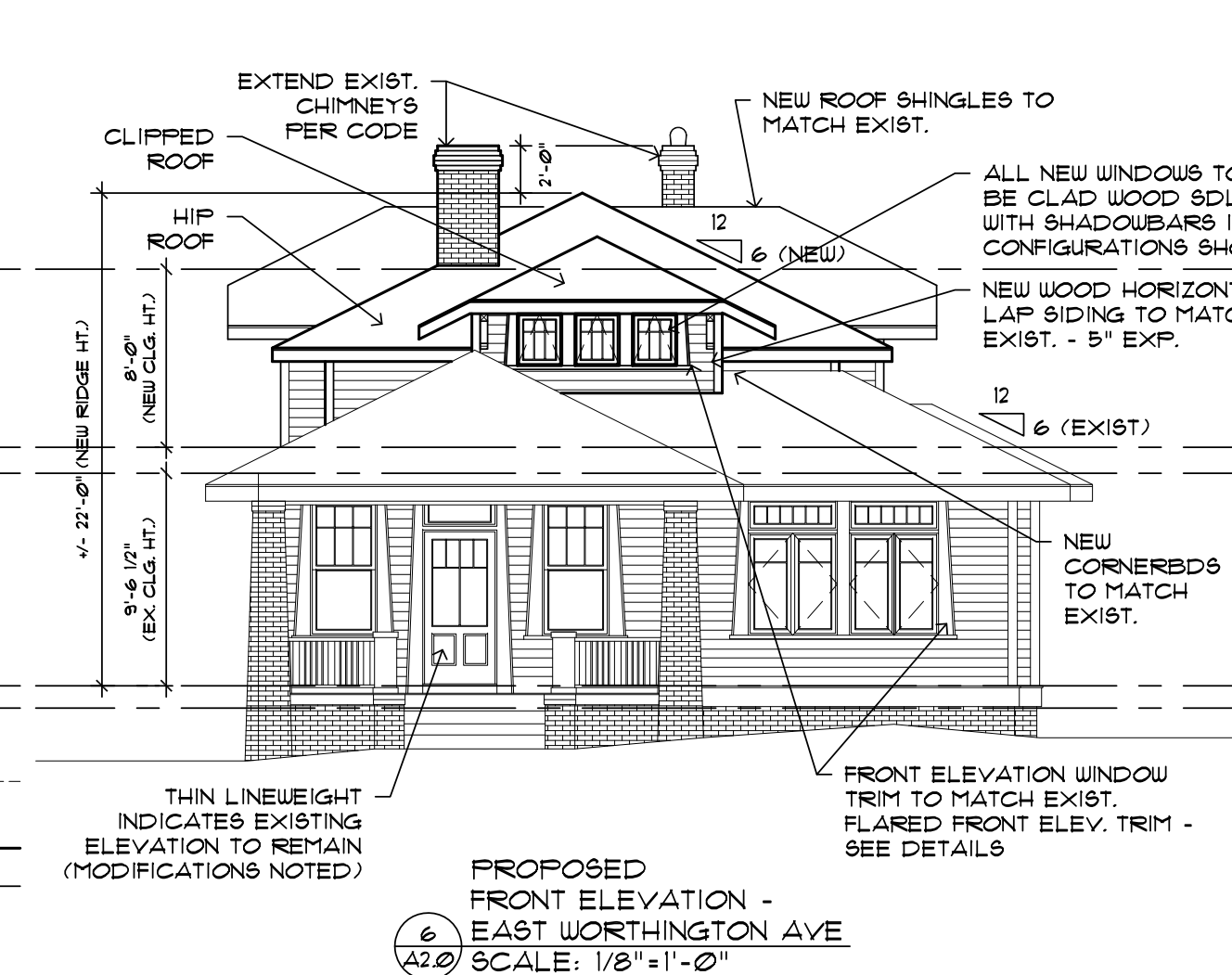
5
A2.0
PROPOSED
SIDE ELEVATION -
LENNOX AVENUE
SCALE: 1/8"=1'-0"



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



4
A2.0
12 FEBRUARY 2014
FRONT ELEVATION -
EAST WORTHINGTON AVE
SCALE: 1/8"=1'-0"



6
A2.0
PROPOSED
FRONT ELEVATION -
EAST WORTHINGTON AVE
SCALE: 1/8"=1'-0"

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
21 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014

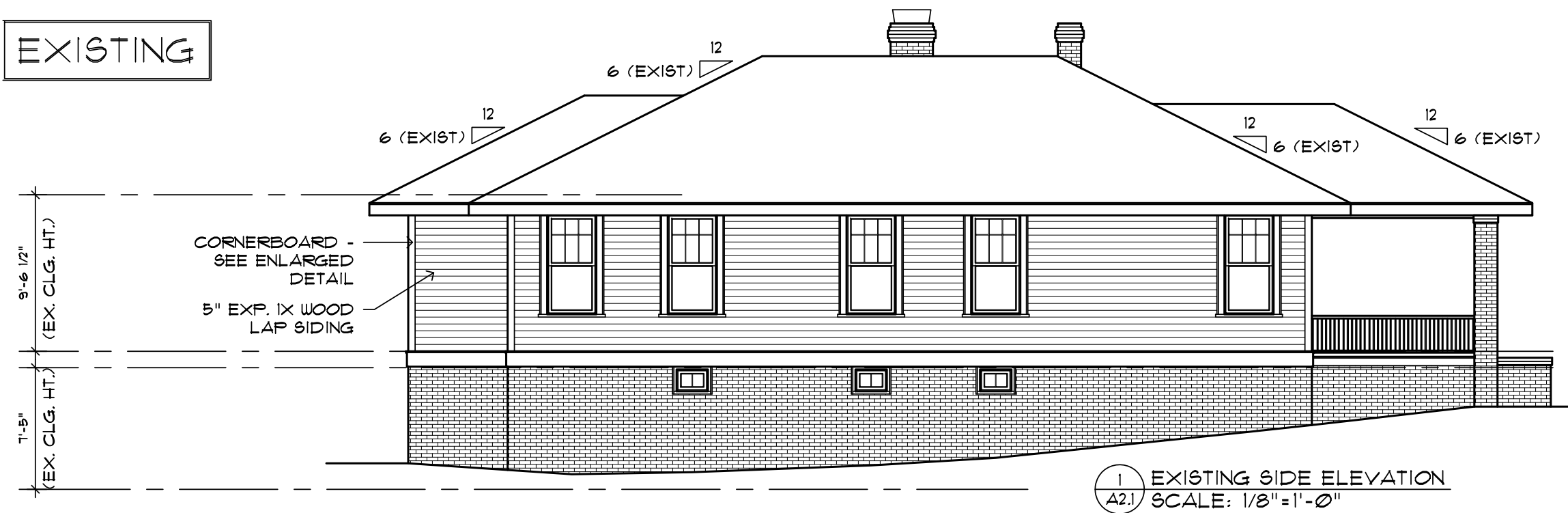
studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

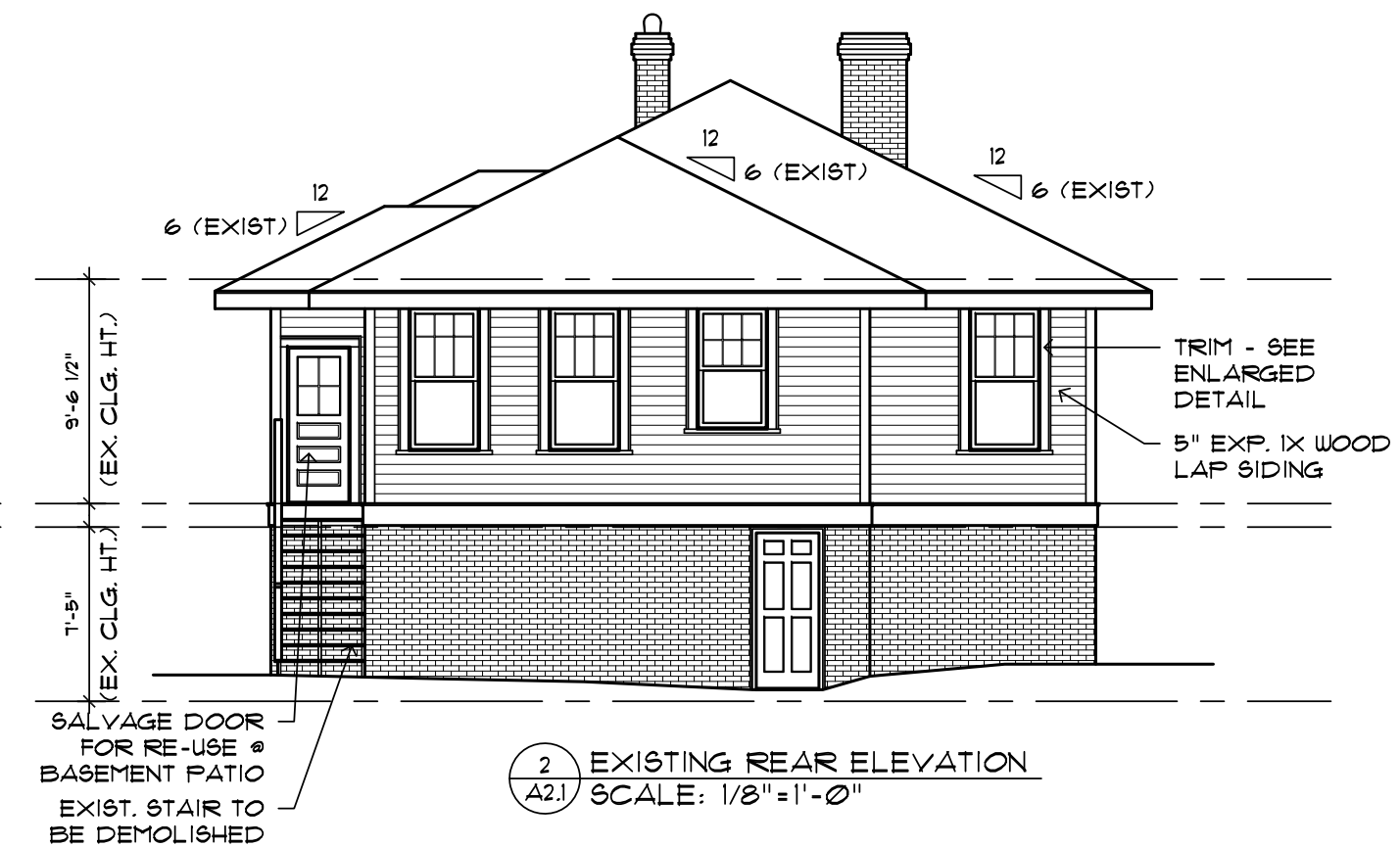
COMPARATIVE
FRONT
(WORTHINGTON)
& SIDE (LENNOX)
ELEVATIONS:
EXISTING,
FEB. 2013 HDC &
JULY 2014 HDC

A2.0

EXISTING



1 EXISTING SIDE ELEVATION
SCALE: 1/8"=1'-0"

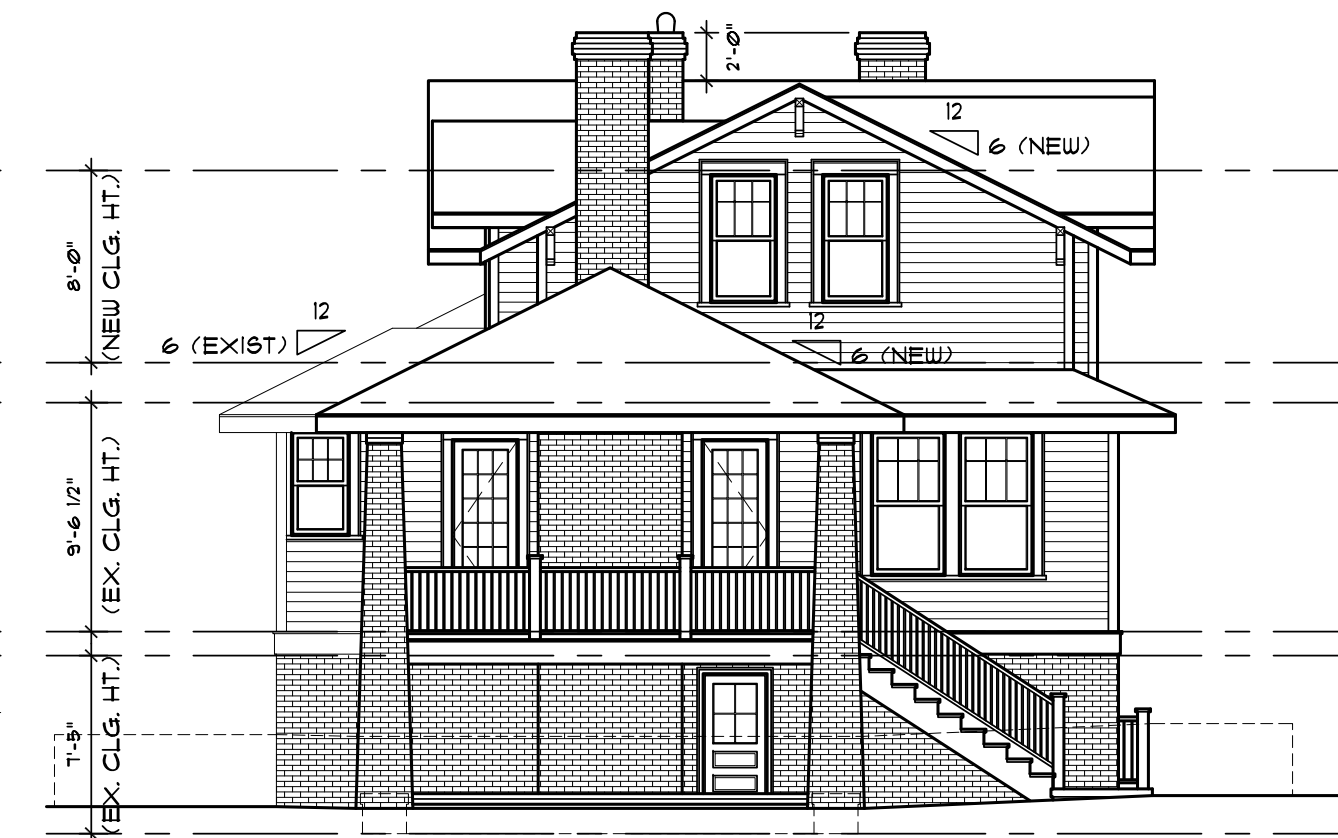


2 EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"

FEBRUARY

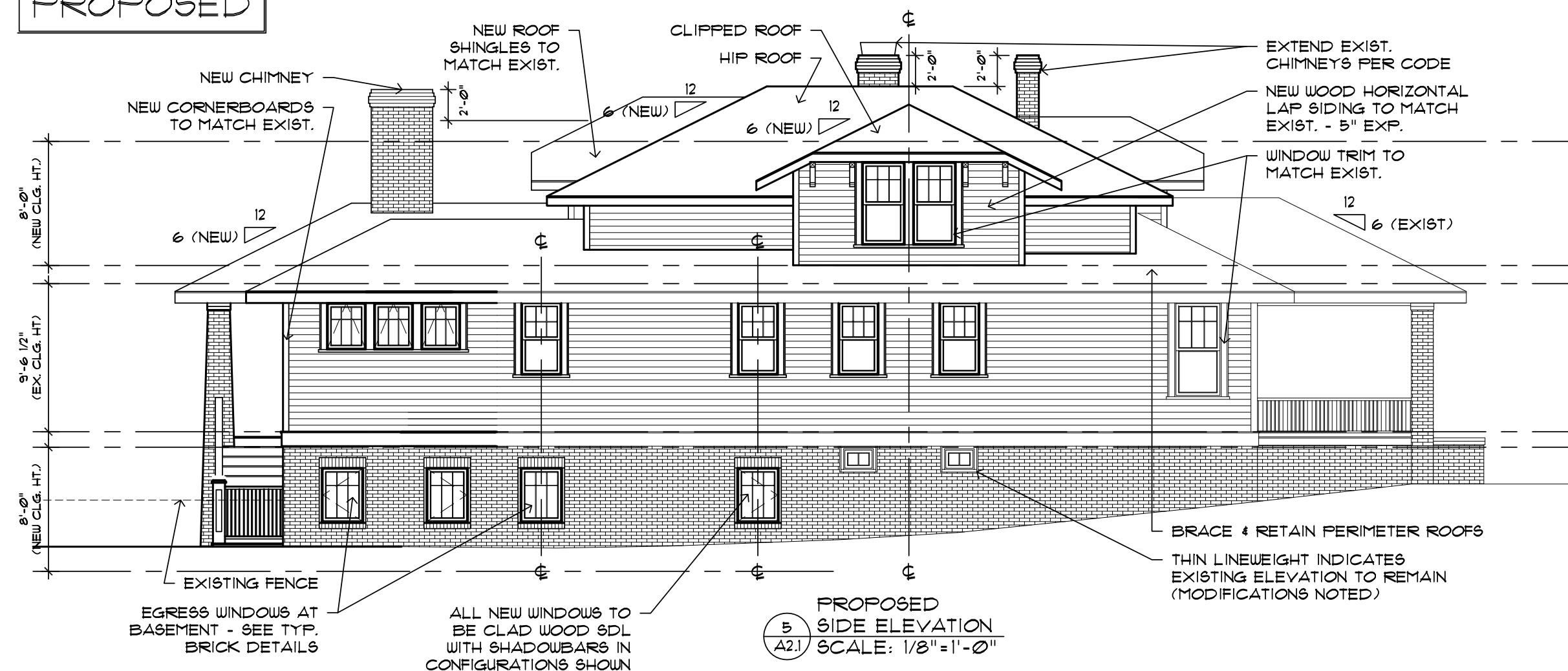


3 12 FEBRUARY 2014
SIDE ELEVATION
SCALE: 1/8"=1'-0"

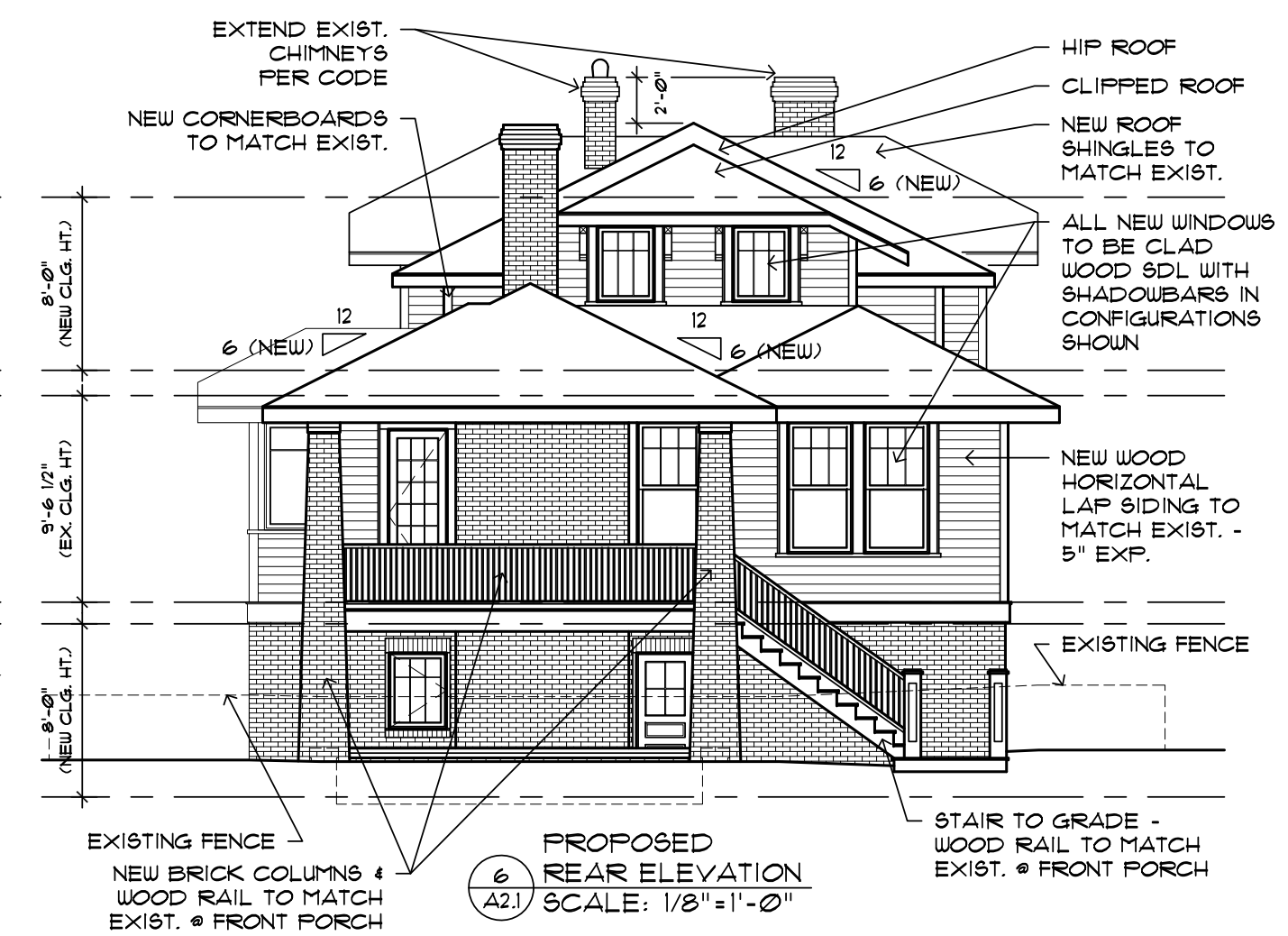


4 12 FEBRUARY 2014
REAR ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED



5 PROPOSED
SIDE ELEVATION
SCALE: 1/8"=1'-0"



6 PROPOSED
REAR ELEVATION
SCALE: 1/8"=1'-0"

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
21 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014

studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

COMPARATIVE
REAR & SIDE
(SHARED
PROPERTY LINE)
ELEVATIONS:
EXISTING,
FEB. 2013 HDC &
JULY 2014 HDC

A2.1

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

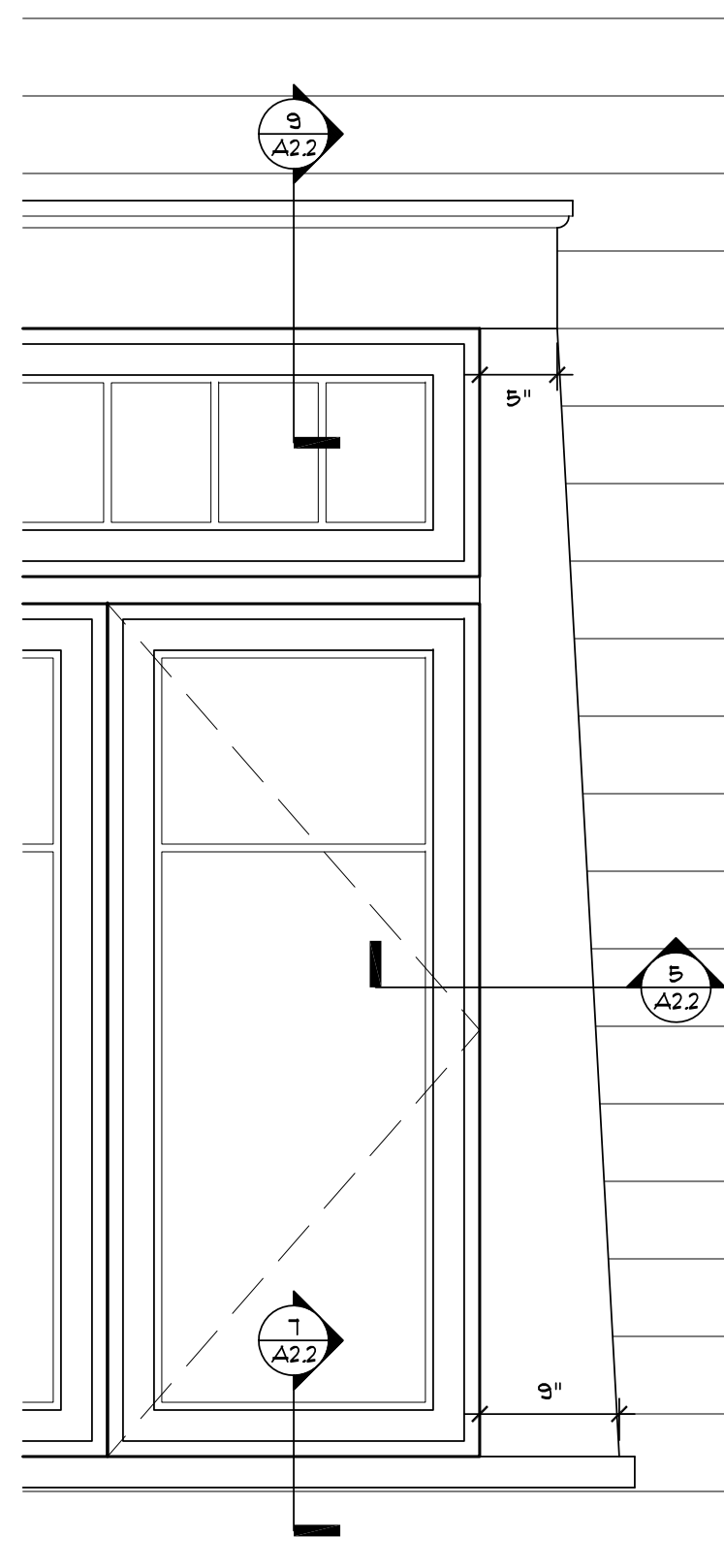
Historic District
12 February 2014

Progress
21 June 2014

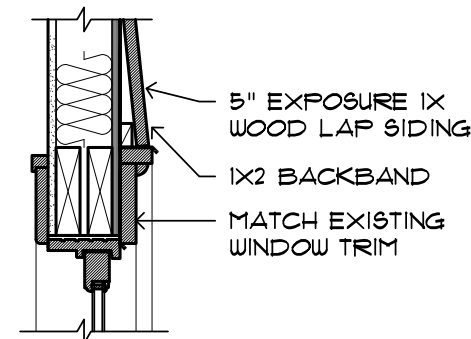
Historic District
30 June 2014

Progress
2 July 2014

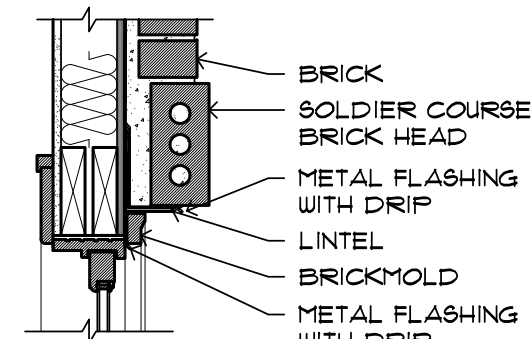
Historic District
04 August 2014



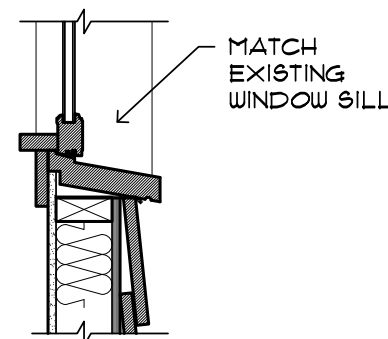
11
A2.2
EXISTING WINDOW TRIM
AT FRONT ELEVATION ONLY
SCALE: 1"=1'-0"



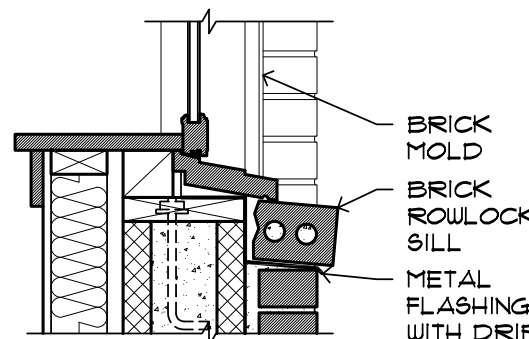
9
A2.2
HEAD DETAIL
AT SIDING
SCALE: 1"=1'-0"



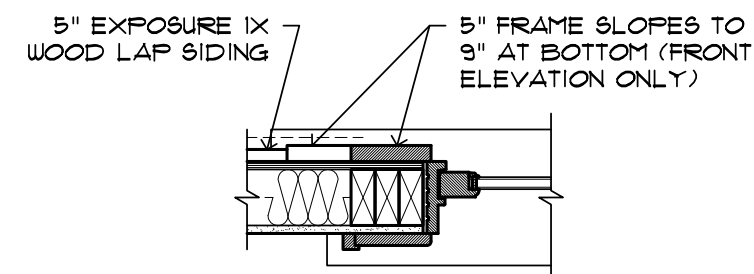
10
A2.2
HEAD DETAIL
AT BRICK
SCALE: 1"=1'-0"



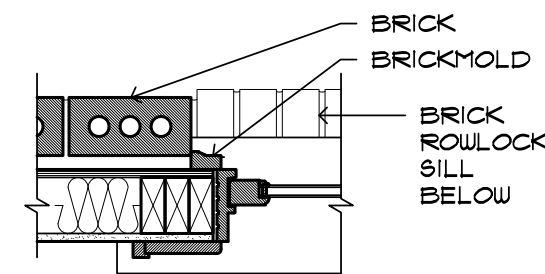
7
A2.2
SILL DETAIL
AT SIDING
SCALE: 1"=1'-0"



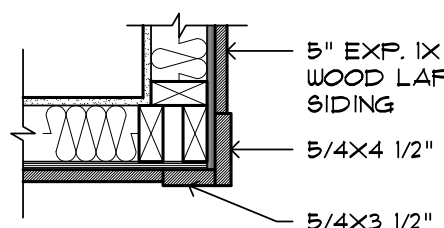
8
A2.2
SILL DETAIL
AT BRICK FOUNDATION
SCALE: 1"=1'-0"



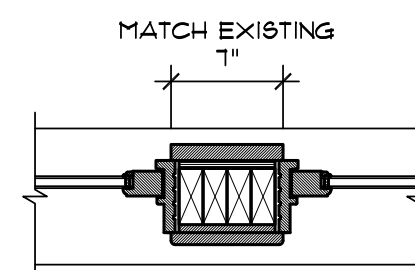
5
A2.2
JAMB DETAIL
AT SIDING
SCALE: 1"=1'-0"



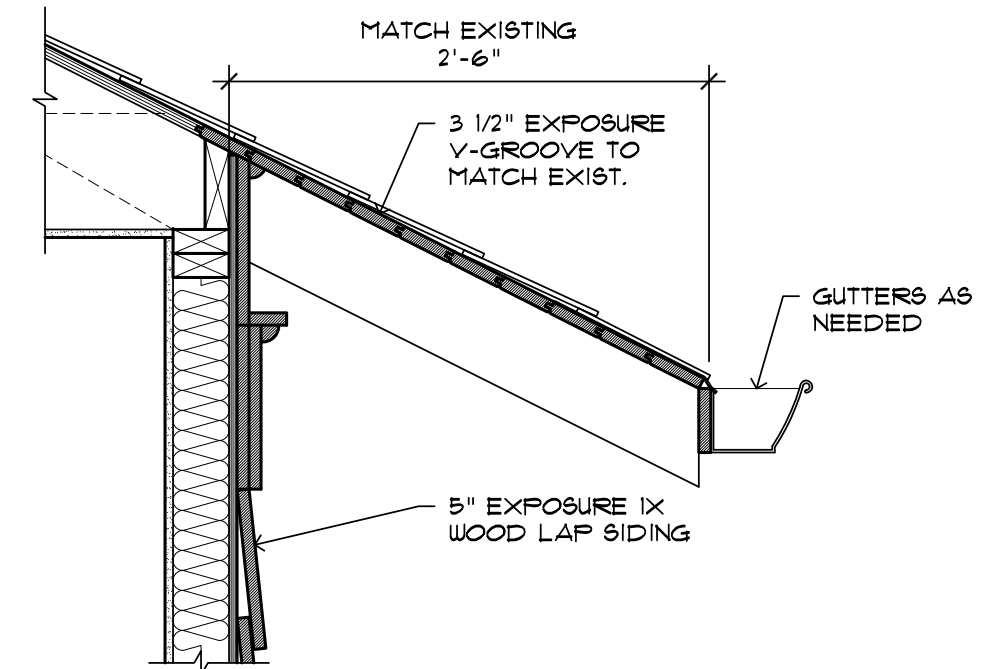
6
A2.2
JAMB DETAIL
AT BRICK
SCALE: 1"=1'-0"



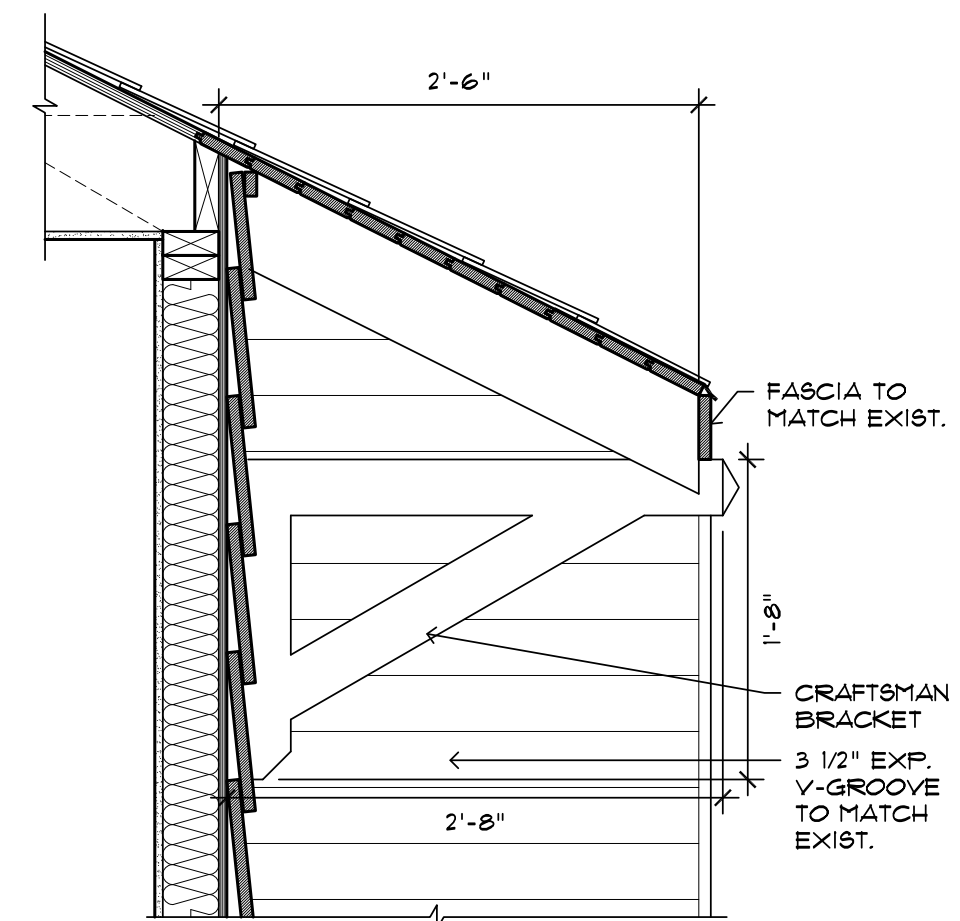
3
A2.2
CORNERBOARD
DETAIL AT SIDING
SCALE: 1"=1'-0"



4
A2.2
JAMB DETAIL
BTWN WINDOWS
SCALE: 1"=1'-0"



2
A2.2
EAVE DETAIL
(MATCH EXISTING)
SCALE: 1"=1'-0"



1
A2.2
RAKE DETAIL
(PROPOSED)
SCALE: 1"=1'-0"

studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

EXTERIOR
DETAILS

A2.2

HALL
ADDITION /
RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

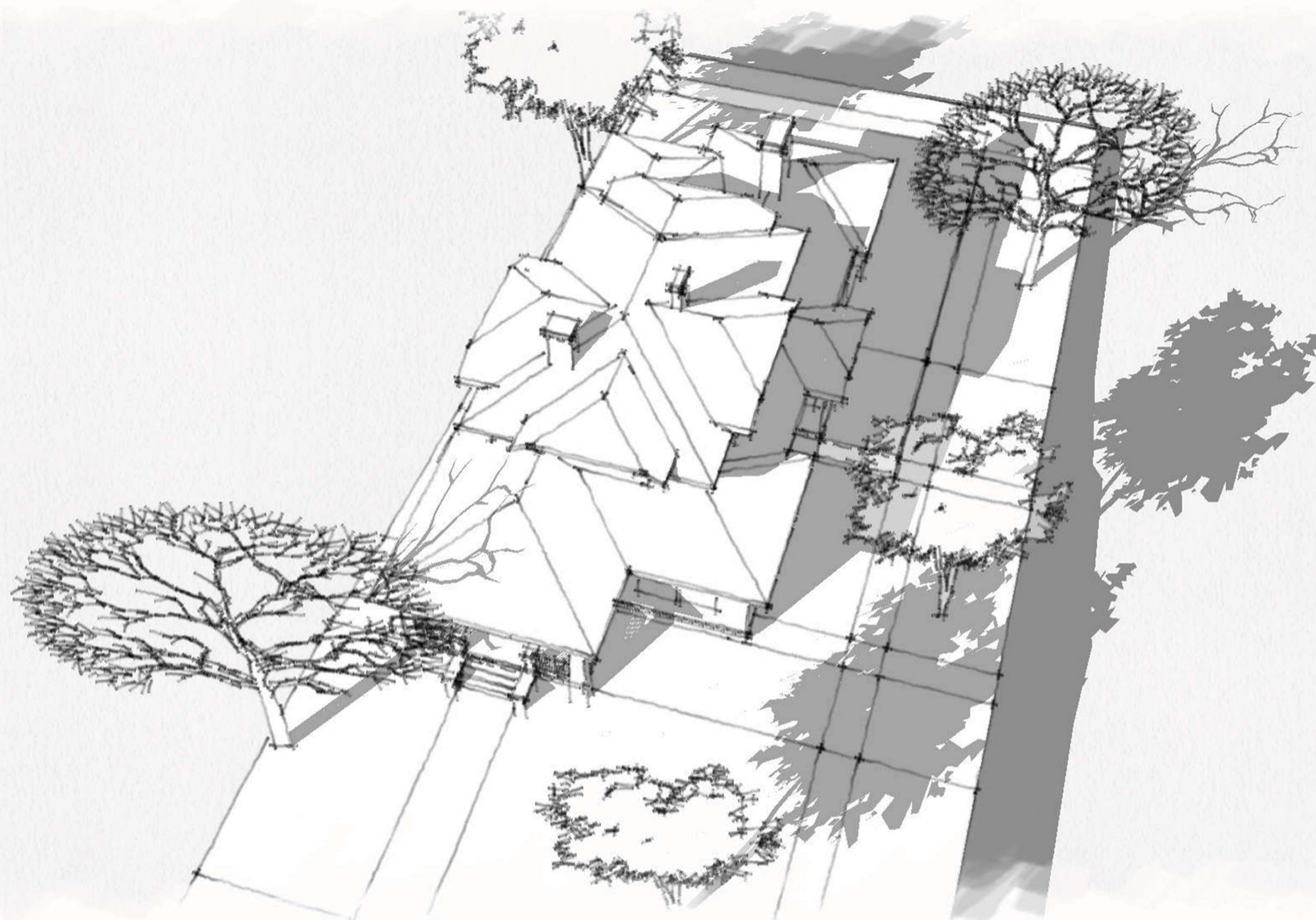
Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014



1 BIRD'S EYE VIEW
A3.0 NOT TO SCALE

studio
home
design

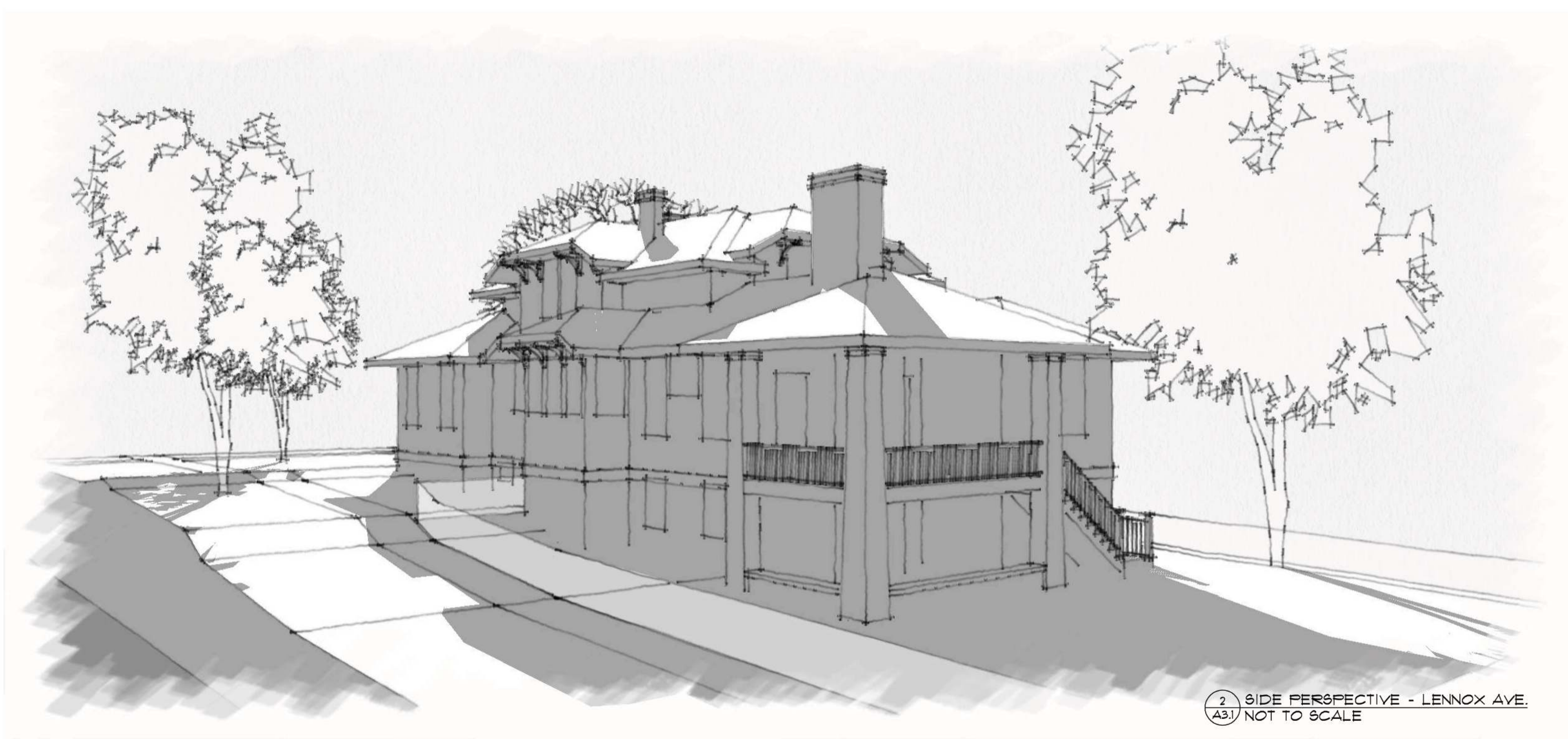
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

PERSPECTIVES

A3.0



1 FRONT PERSPECTIVE - E. WORTHINGTON AVE.
A3.1 NOT TO SCALE



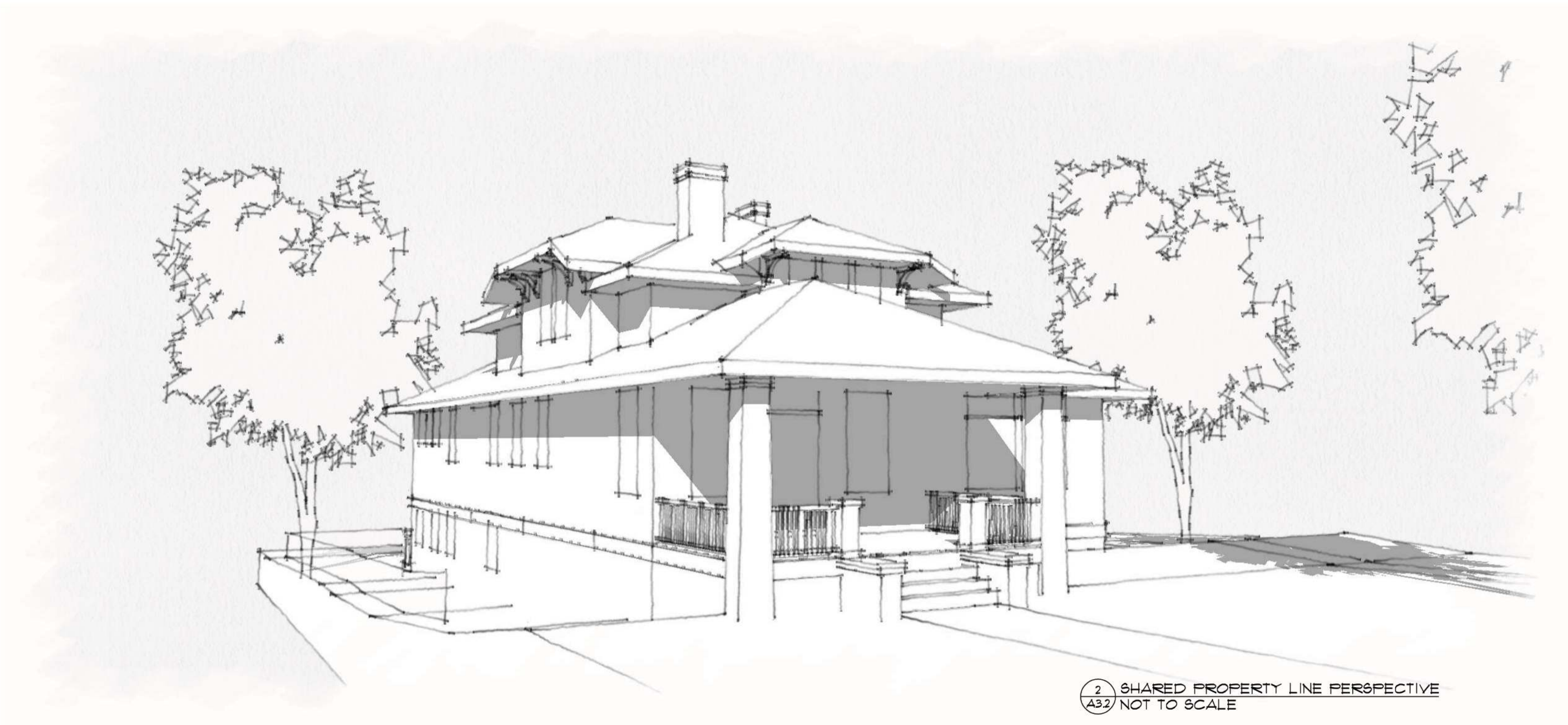
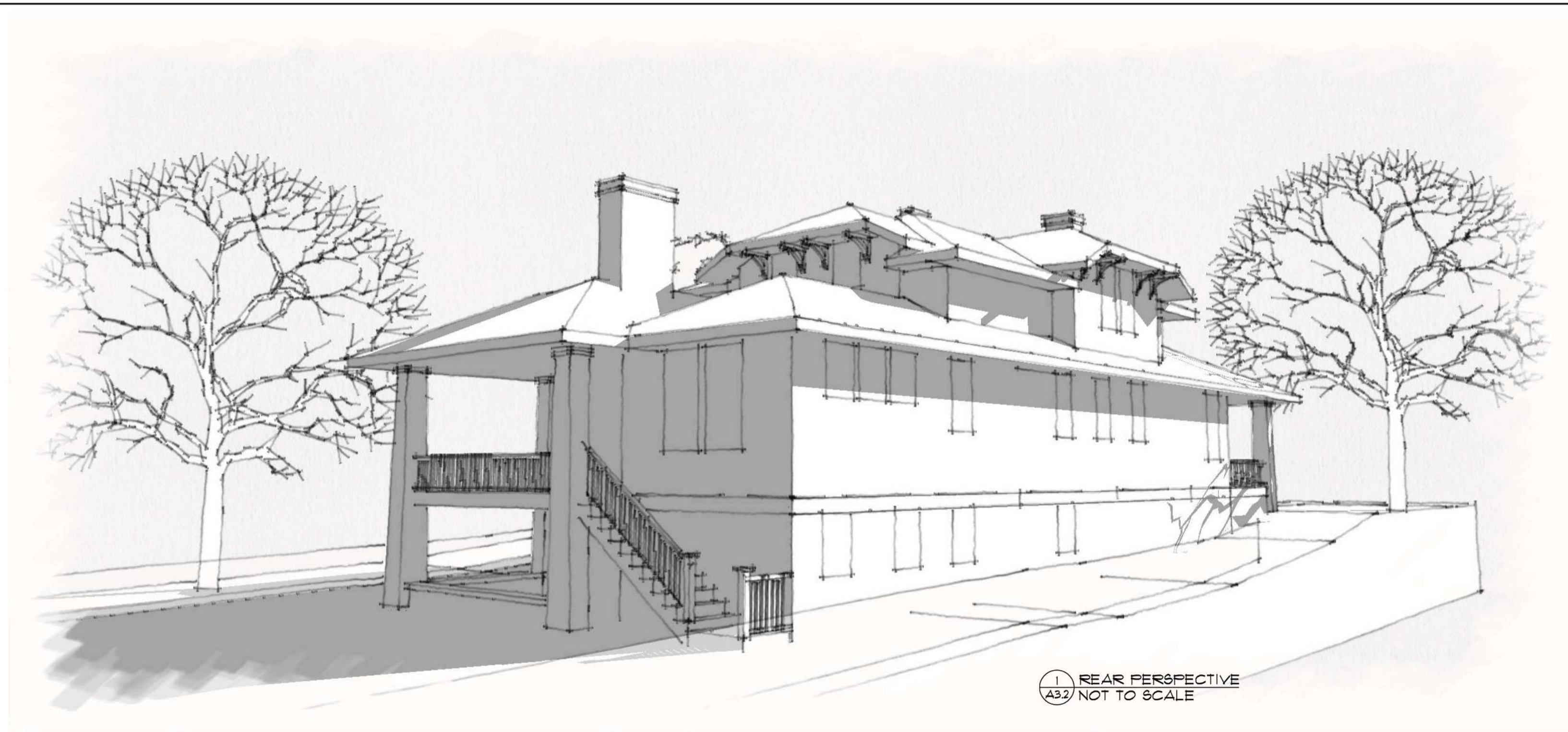
2 SIDE PERSPECTIVE - LENNOX AVE.
A3.1 NOT TO SCALE

HALL
ADDITION /
RENOVATION
800 E. Worthington
Charlotte, NC
28203

DATES:
Existing
31 July 2013
Schematic
21 October 2013
6 November 2013
1 November 2013
Progress
21 November 2013
Historic District
11 December 2013
Progress
10 January 2014
24 January 2014
Historic District
12 February 2014
Progress
21 June 2014
Historic District
30 June 2014
Progress
2 July 2014
Historic District
04 August 2014

studio
home
design
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

PERSPECTIVES
A3.1



HALL
ADDITION /
RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

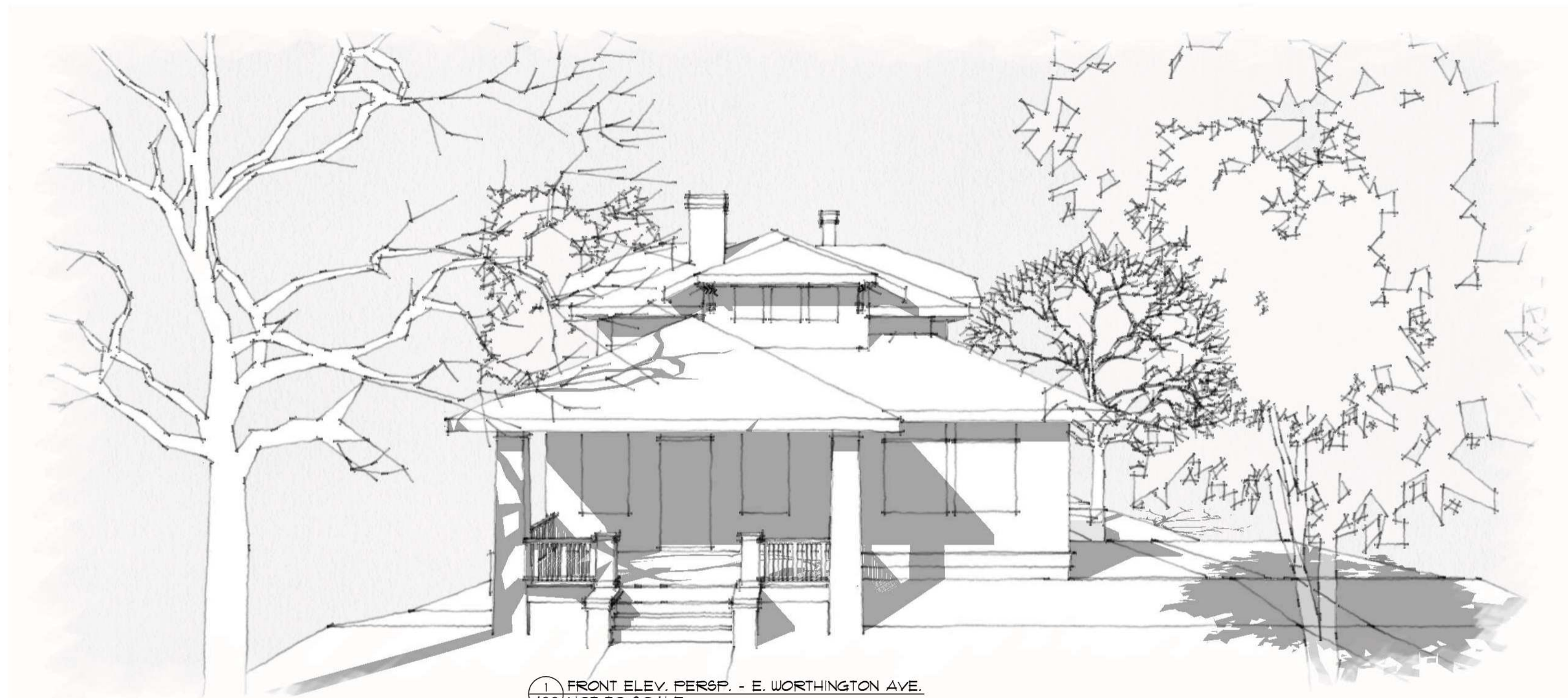
Historic District
04 August 2014

studio
home
design

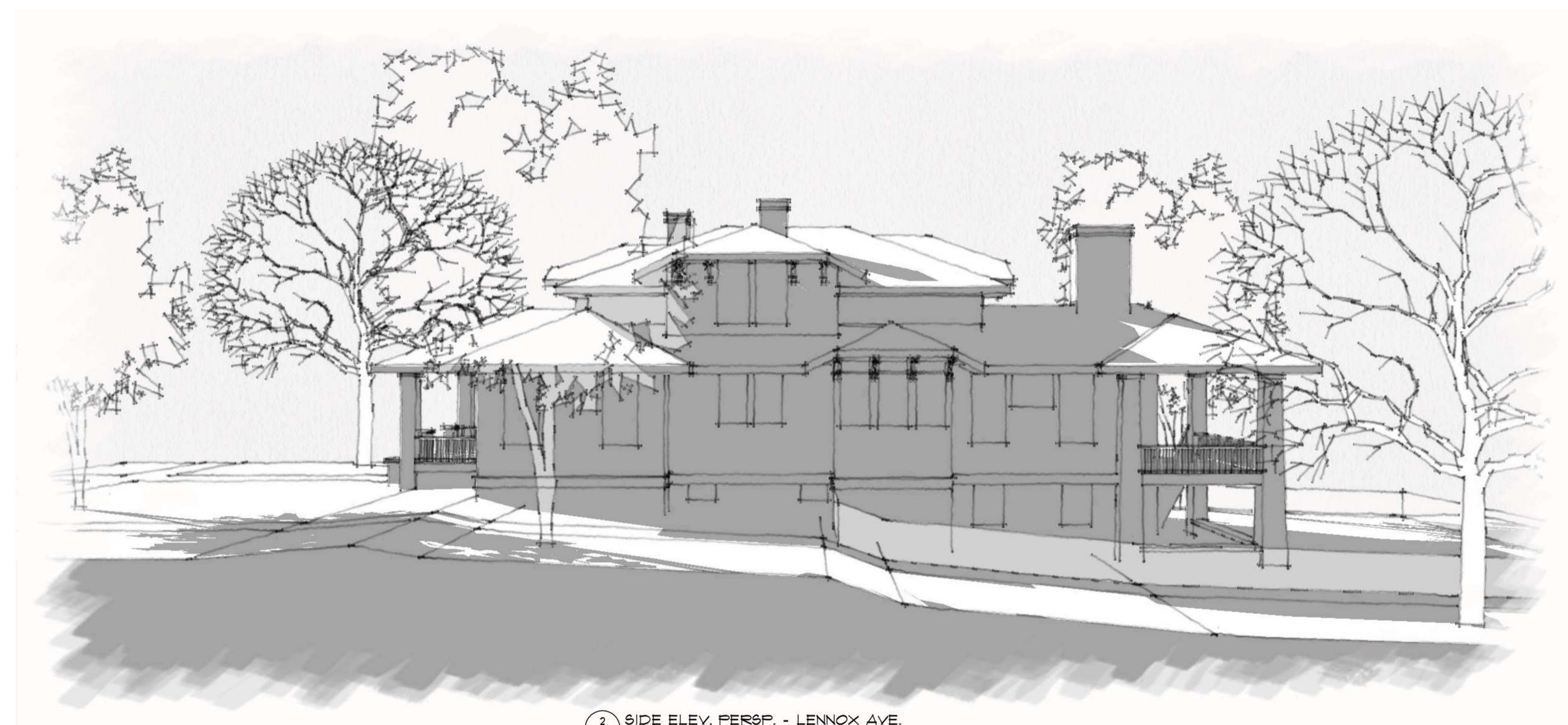
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

PERSPECTIVES

A3.2



1 FRONT ELEV. PERSP. - E. WORTHINGTON AVE.
A3.3 NOT TO SCALE



2 SIDE ELEV. PERSP. - LENNOX AVE.
A3.3 NOT TO SCALE

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

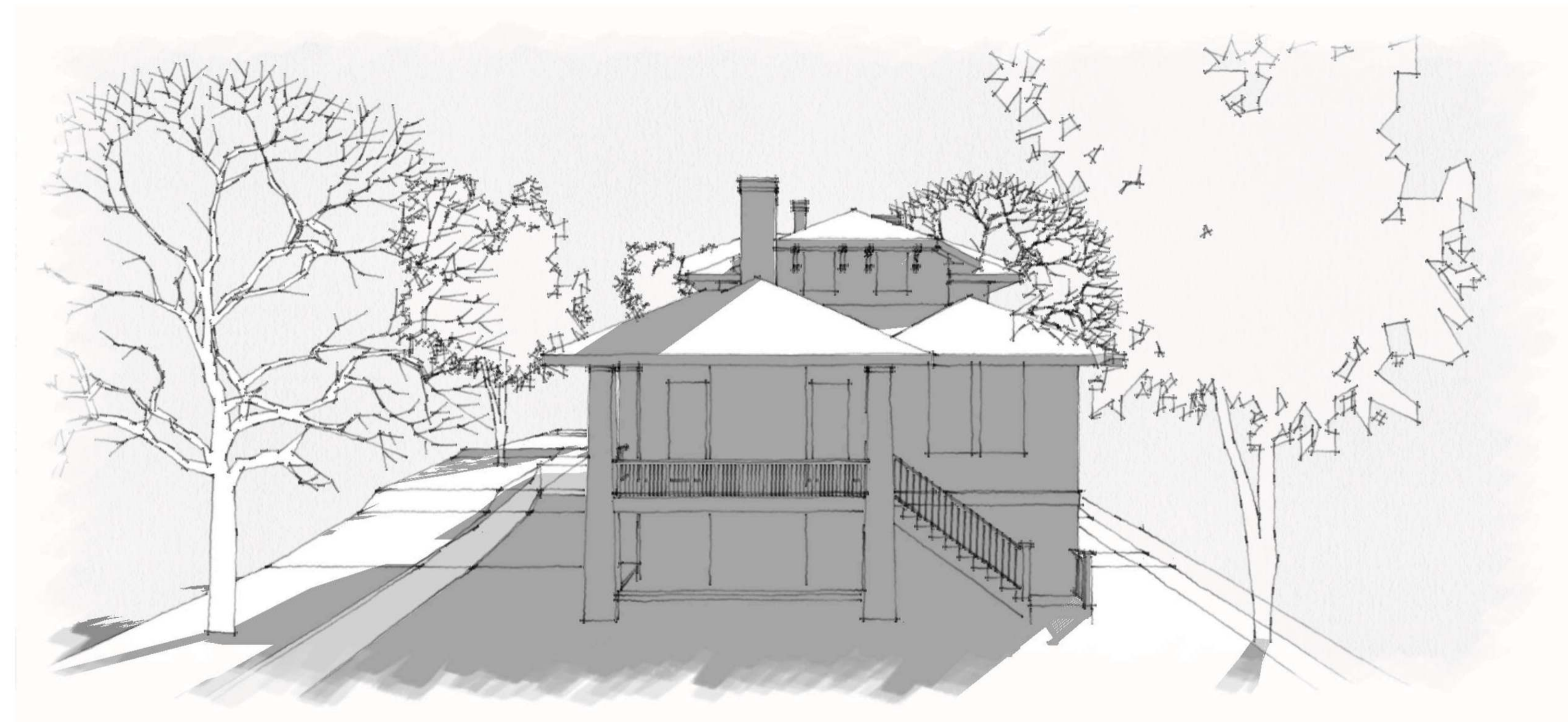
Historic District
04 August 2014

studio
H
home
design

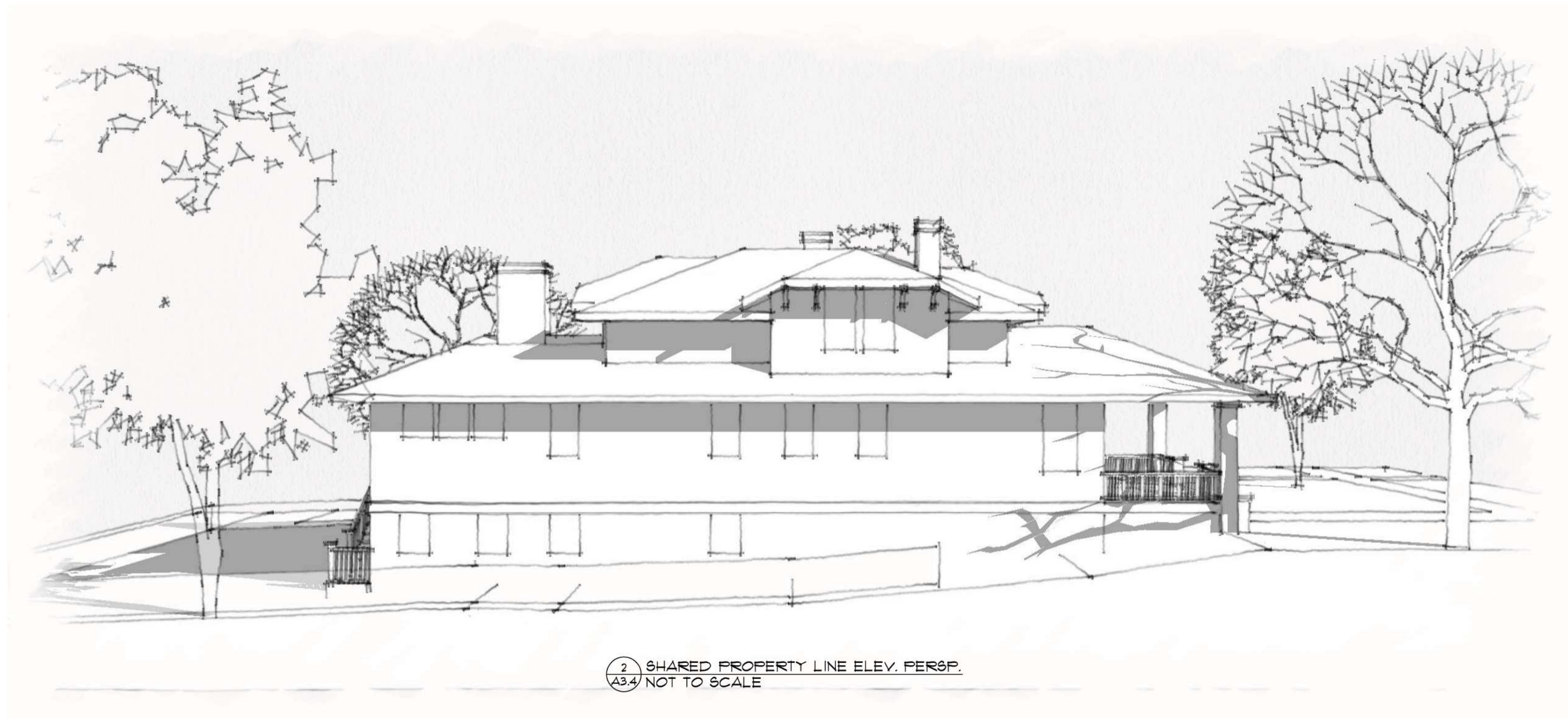
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

PERSPECTIVES

A3.3



1 REAR ELEV. PERSPECTIVE
A3.4 NOT TO SCALE



2 SHARED PROPERTY LINE ELEV. PERSP.
A3.4 NOT TO SCALE

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014

studio
H
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

PERSPECTIVES

A3.4

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

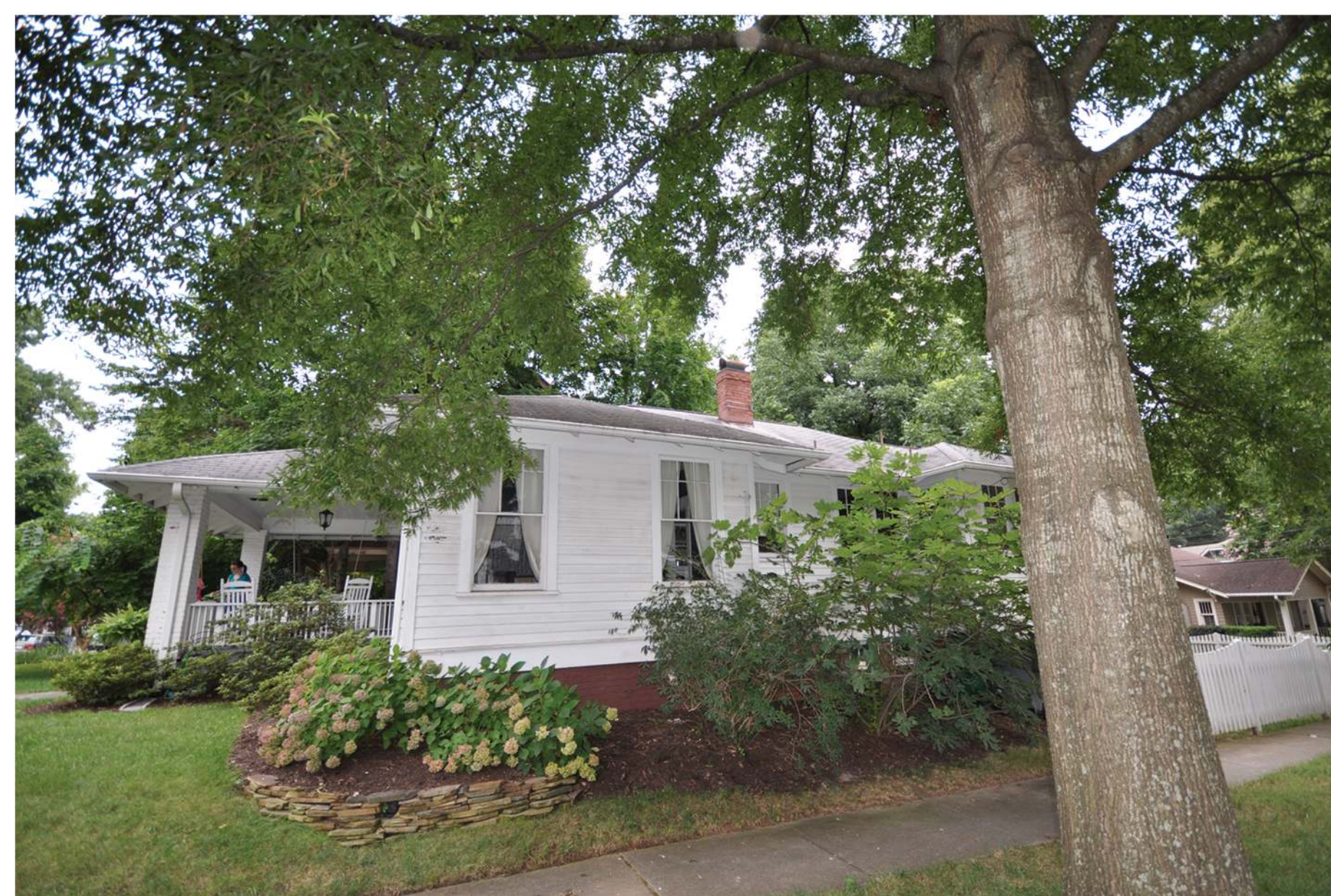
Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

Historic District
04 August 2014



studio
H
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

EXISTING
IMAGES

A5.0

HALL ADDITION / RENOVATION

800 E. Worthington
Charlotte, NC
28203

DATES:

Existing
31 July 2013

Schematics
21 October 2013
6 November 2013
7 November 2013

Progress
21 November 2013

Historic District
11 December 2013

Progress
10 January 2014
24 January 2014

Historic District
12 February 2014

Progress
27 June 2014

Historic District
30 June 2014

Progress
2 July 2014

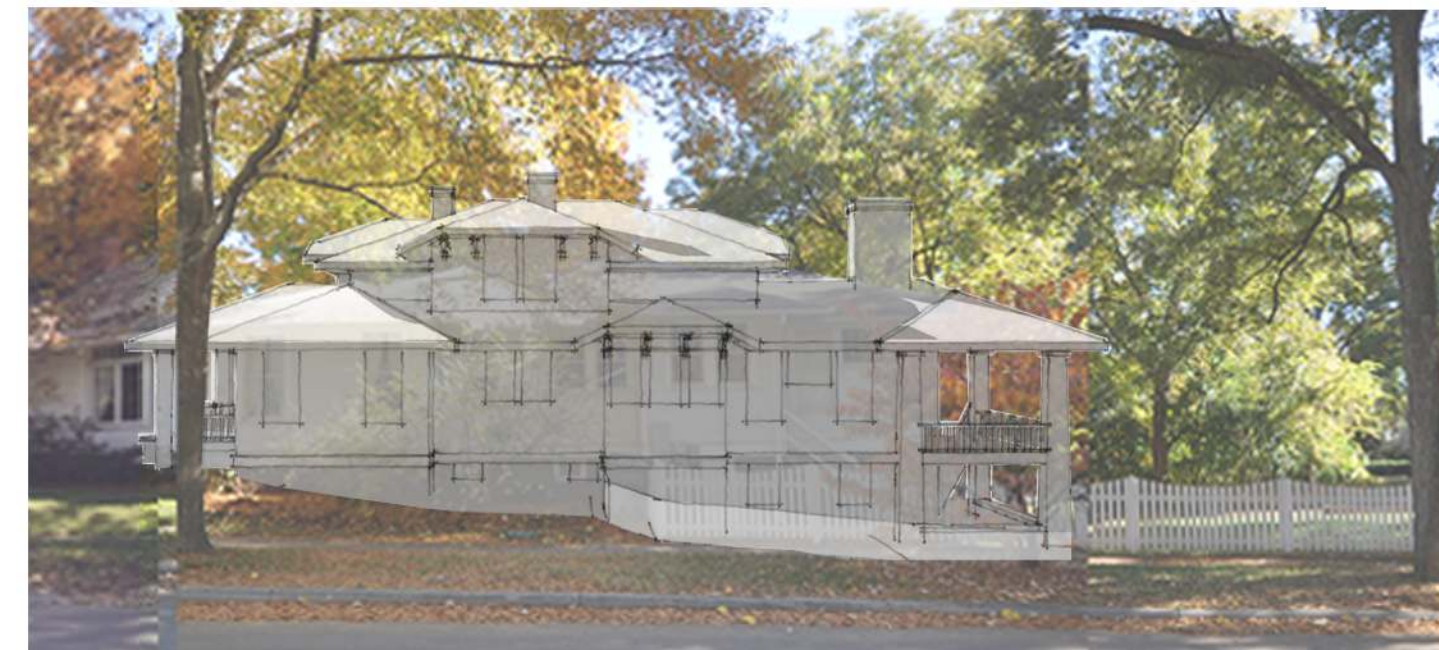
Historic District
04 August 2014



4 WORTHINGTON STREETSCAPE
A4.0 NOT TO SCALE



3 WORTHINGTON STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE



2 LENNOX STREETSCAPE - ENLARGED
A4.0 NOT TO SCALE



1 LENNOX STREETSCAPE
A4.0 NOT TO SCALE

studio
home
design

jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
studioh-design.com

STREETSCAPES

A6.0