
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 828 E. Worthington Avenue

SUMMARY OF REQUEST: Addition

OWNER: Tiffany Gay

APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

The existing 1 story house was constructed in 1920. It is listed as a contributing structure. The house is located on a corner lot.

Proposal

The proposal is a second floor addition toward the rear and right side within the existing attic and a small rear first floor addition. A previously removed chimney will be rebuilt. The rear yard will be landscaped and includes the construction of a shed and fireplace. The addition is not taller or wider than the existing house but visible from the street.

Right and rear elevations – Siding proposed is wood lap and shakes to match existing. New windows are double hung and casement with trim to match existing. Eave brackets and boxing details to match existing.

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> |

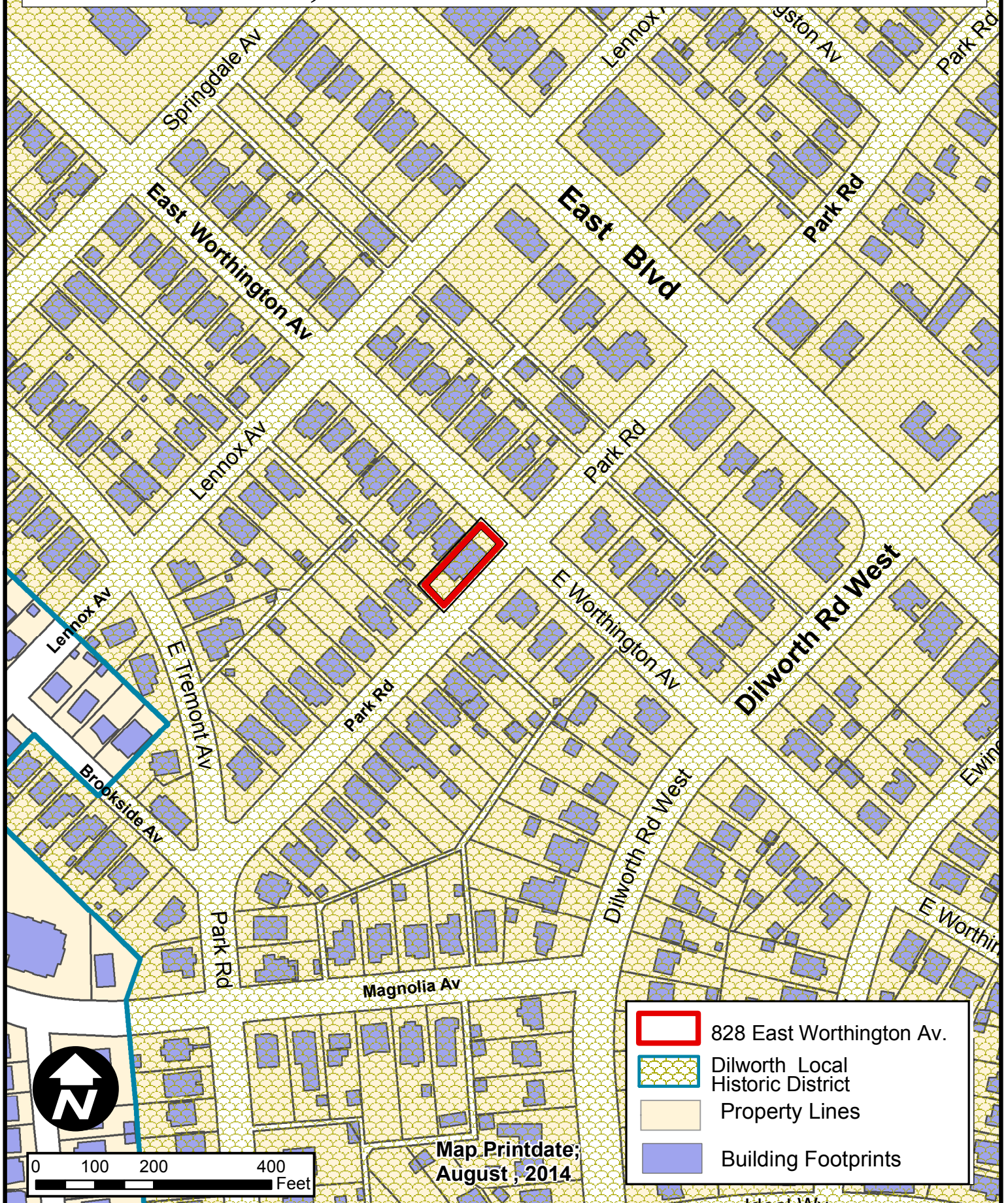
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

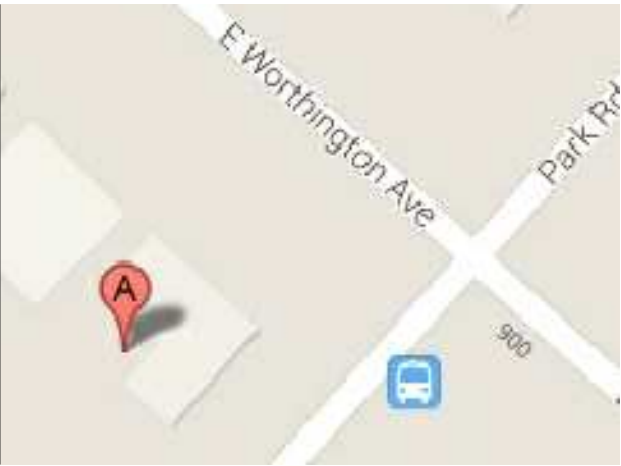
Staff Analysis

The Commission will determine if the additions meet the applicable guidelines.

Charlotte Historic District Commission - Case 2014-167

Historic District; Dilworth





VICINITY MAP



NOTE:
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- A-9 Proposed Elevations

SQUARE FOOTAGE CALCULATIONS

| | Heated | Unheated |
|------------------------|------------|----------|
| Existing First Floor: | 2,112 S.F. | 520 S.F. |
| Existing Second Floor: | 0 S.F. | 0 S.F. |
| | + | + |
| Proposed First Floor: | 144 S.F. | 0 S.F. |
| Proposed Second Floor: | 840 S.F. | 0 S.F. |
| | | |
| Total: | 3,096 S.F. | 520 S.F. |
| Total Under Roof: | 3.616 S.F. | |

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Addition & Renovation in Historic Dilworth for the:
GAY RESIDENCE
828 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 12059
ISSUED - 16 JULY 2014
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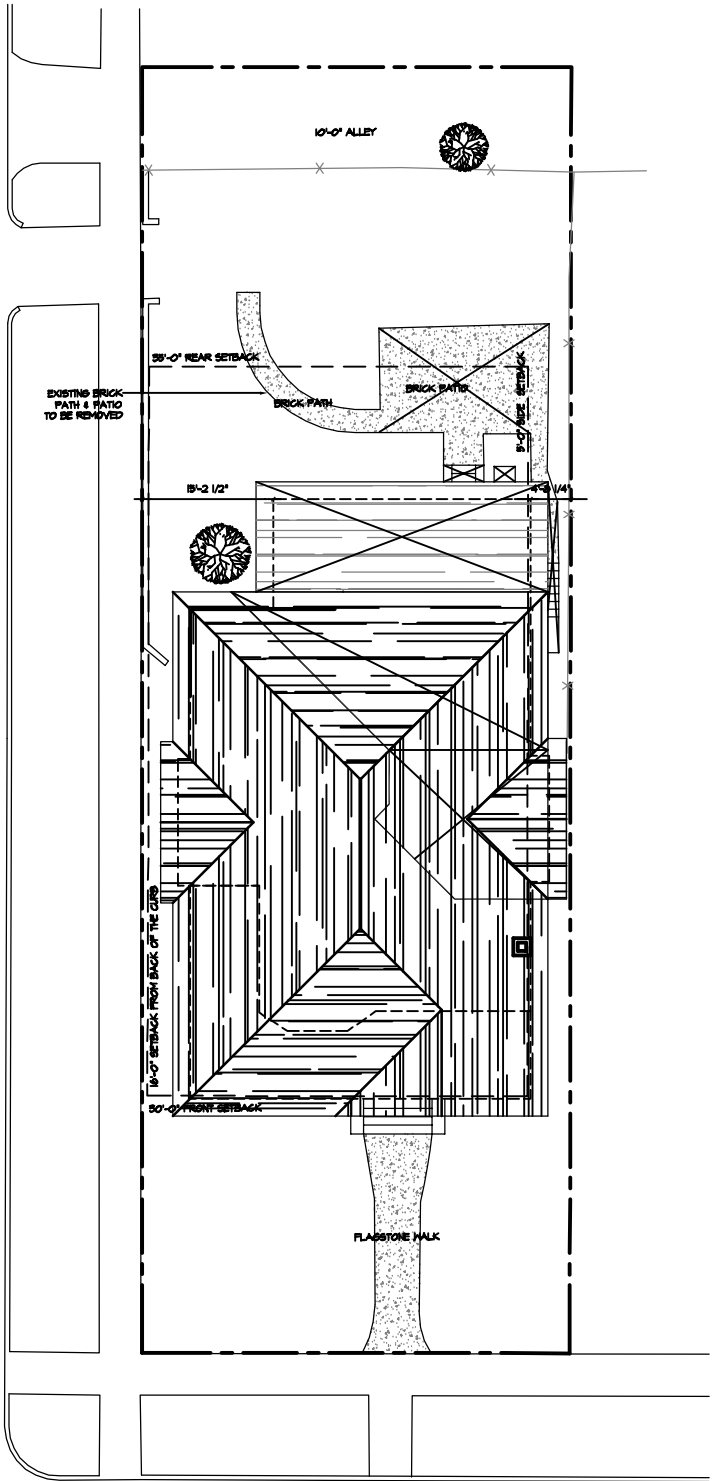
COVER SHEET

A-0

OF:

| RESIDENCE CALCULATIONS | |
|----------------------------|------|
| TOTAL EXISTING HEATED AREA | 2112 |
| TOTAL PROPOSED HEATED AREA | 984 |
| PROPOSED UNHEATED | |
| SCREENED PORCH | 23 |
| GARAGE | 0 |
| POOL | 0 |
| PATIO | 0 |
| SHOP | 144 |
| TOTAL | 167 |
| REAR YARD CALCULATIONS | |
| EXISTING REAR YARD AREA | 2756 |
| PROPOSED HOUSE ADDITION | 97 |
| GARAGE | ED |
| SHOP | 144 |
| POOL | 0 |
| PATIO | 0 |
| TOTAL AREA | 241 |
| PERCENTAGE OF PERMEABLE | 91% |
| OPEN SPACE CALCULATIONS | |
| TOTAL AREA OF SITE | 7438 |
| FOOTPRINT OF HOUSE | 2777 |
| FOOTPRINT OF SHOP | 144 |
| FOOTPRINT OF GARAGE | 0 |
| AREA OF IMPERVIOUS PAVING | 213 |
| TOTAL AREA | 3134 |
| PERCENTAGE OF OPEN SPACE | 58% |

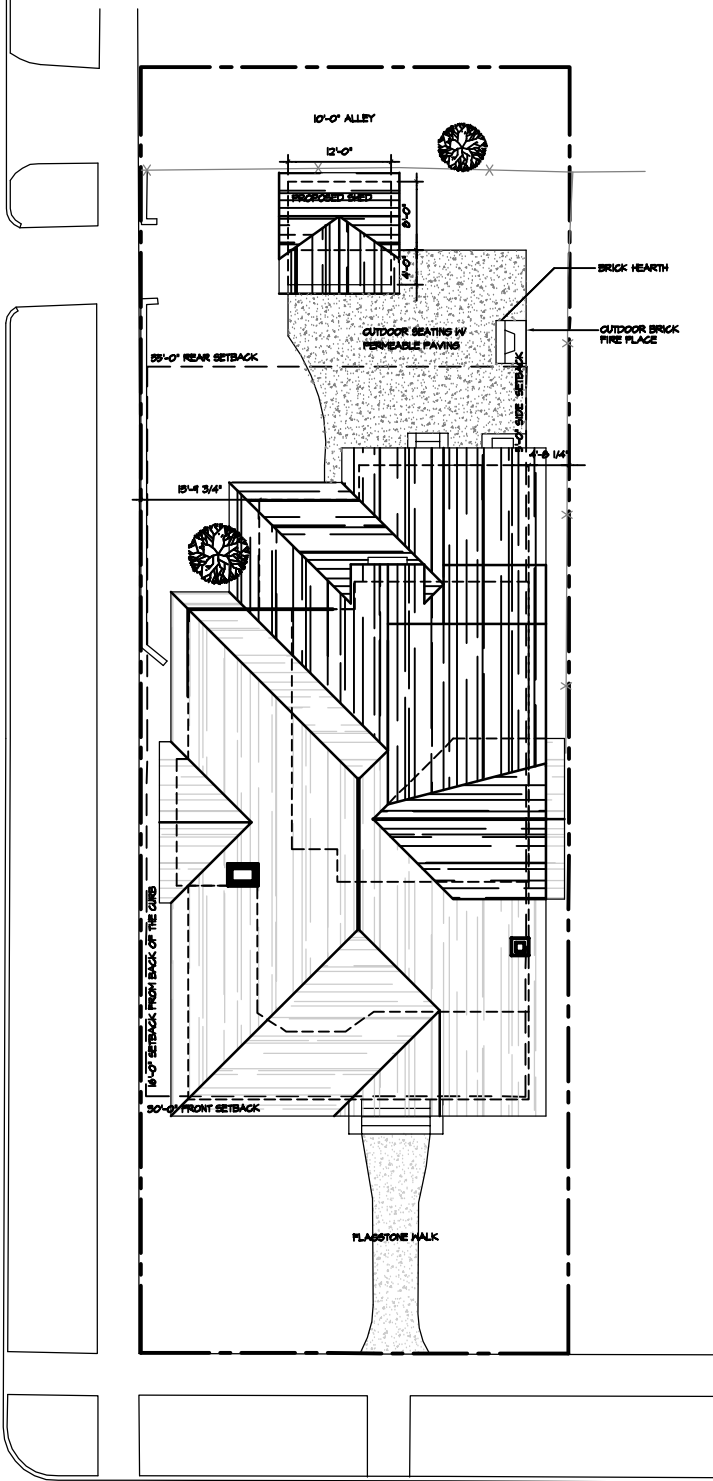
PARK ROAD



E WORHTINGTON AVENUE

② EXISTING SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"

PARK ROAD



E WORHTINGTON AVENUE

① PROPOSED SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"



XXXX AREAS TO BE REMOVED



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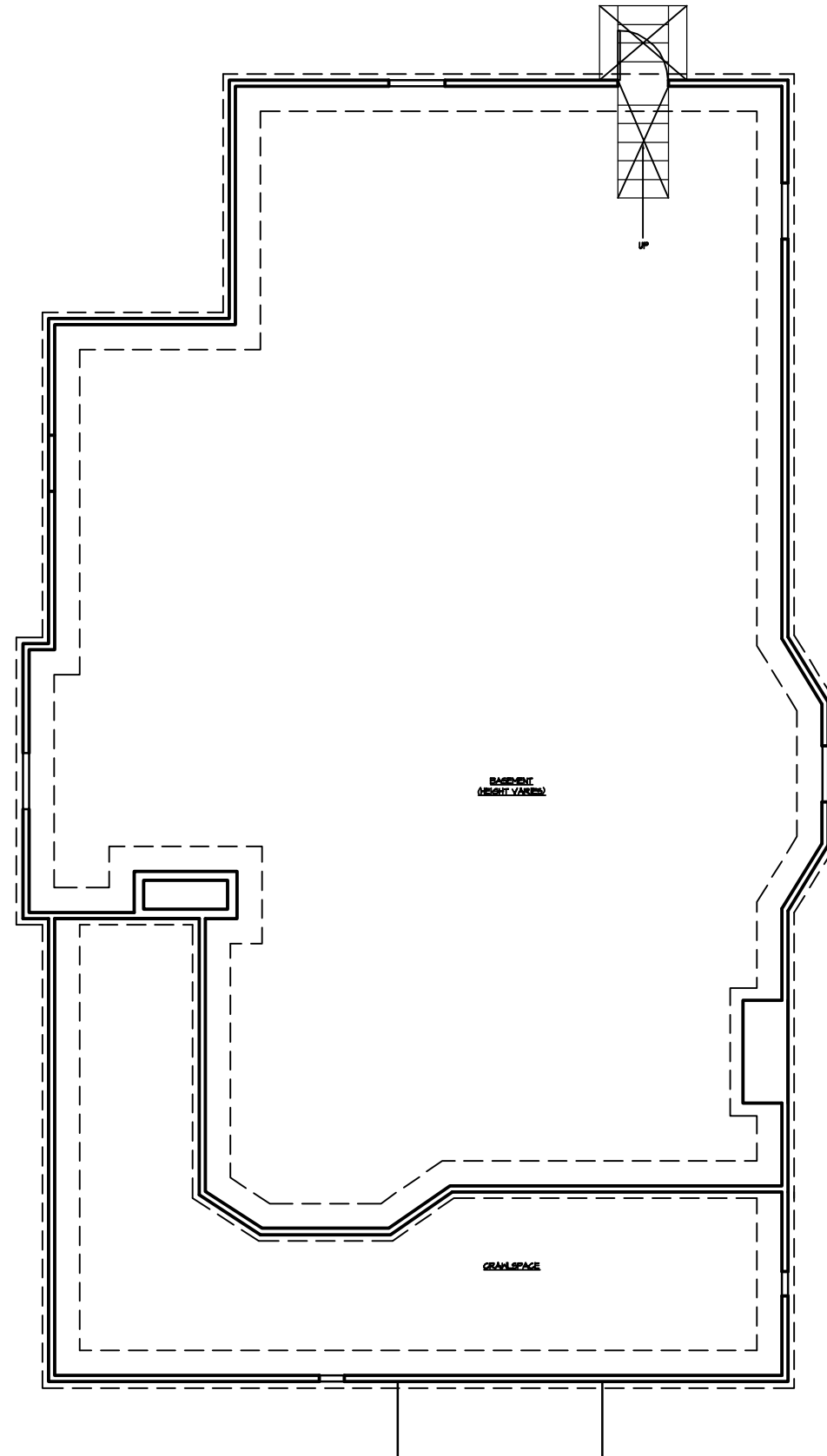
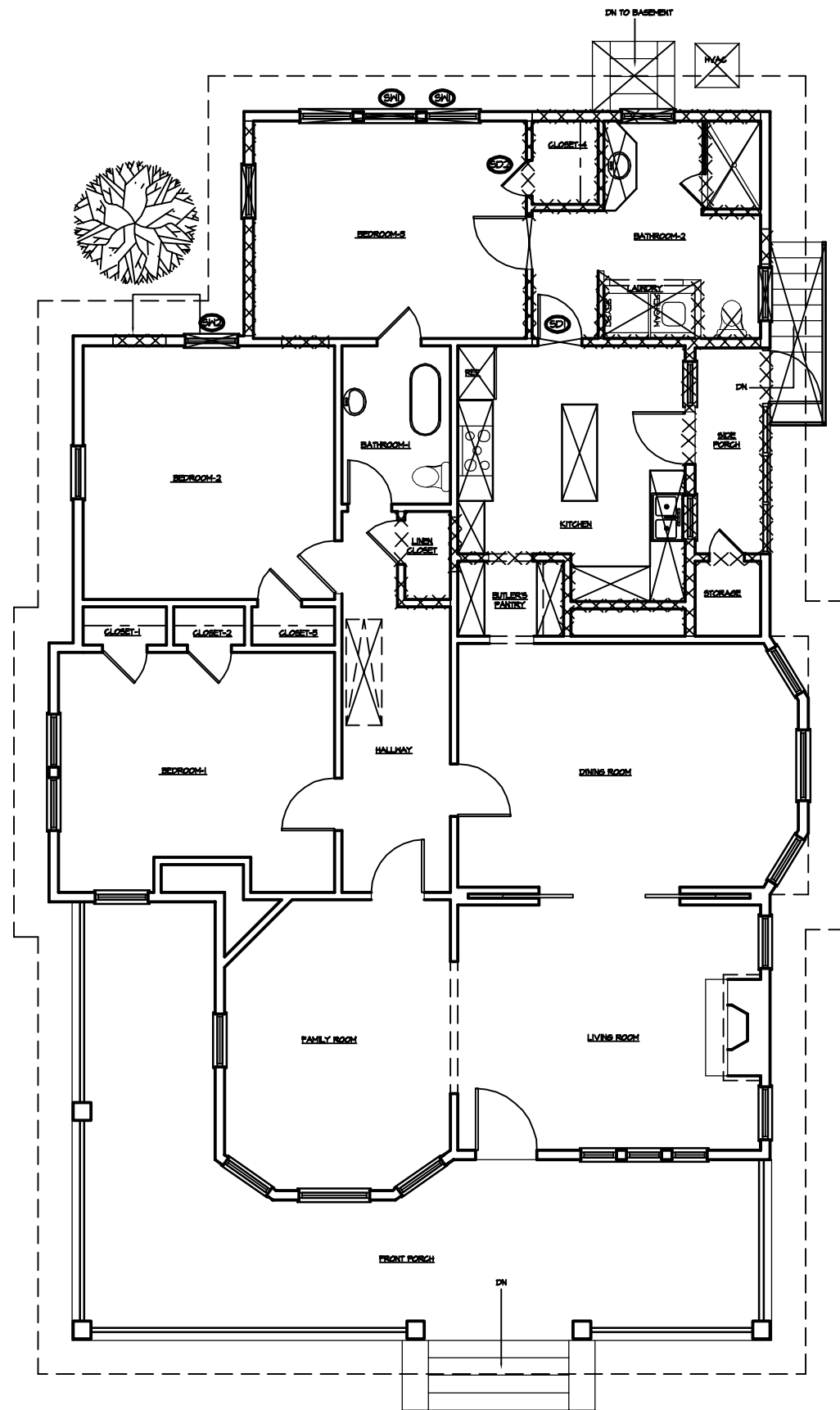
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EXISTING & PROPOSED
SITE PLANS

A-1

OF: TEN



XXXX AREAS TO BE REMOVED

SALVAGED WINDOW SCHEDULE

| ID | OPENING | LOCATION | TYPE |
|----|---------------|-----------|-------------|
| EW | 3'-0" X 4'-6" | BEDROOM-3 | DOUBLE HUNG |
| EW | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HUNG |

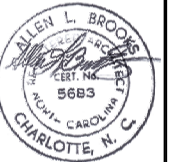
FIRST FLOOR SALVAGED DOOR SCHEDULE

| ID | OPENING | LOCATION |
|----|---------------|------------|
| ED | 2'-6" X 6'-6" | BATHROOM-2 |
| ED | 2'-0" X 6'-6" | CLOSET-4 |



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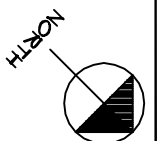
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EXISTING PLANS

A-2

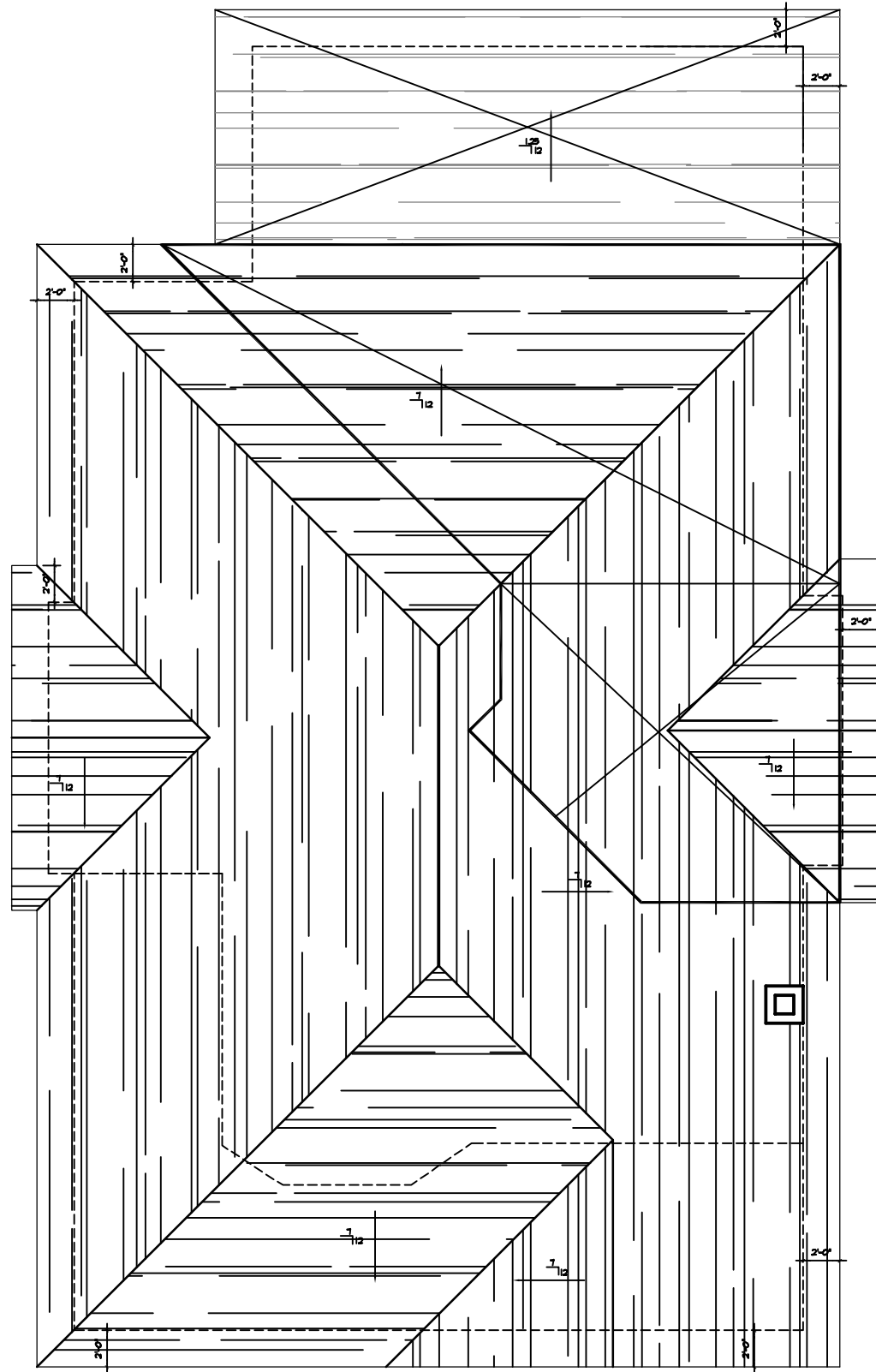
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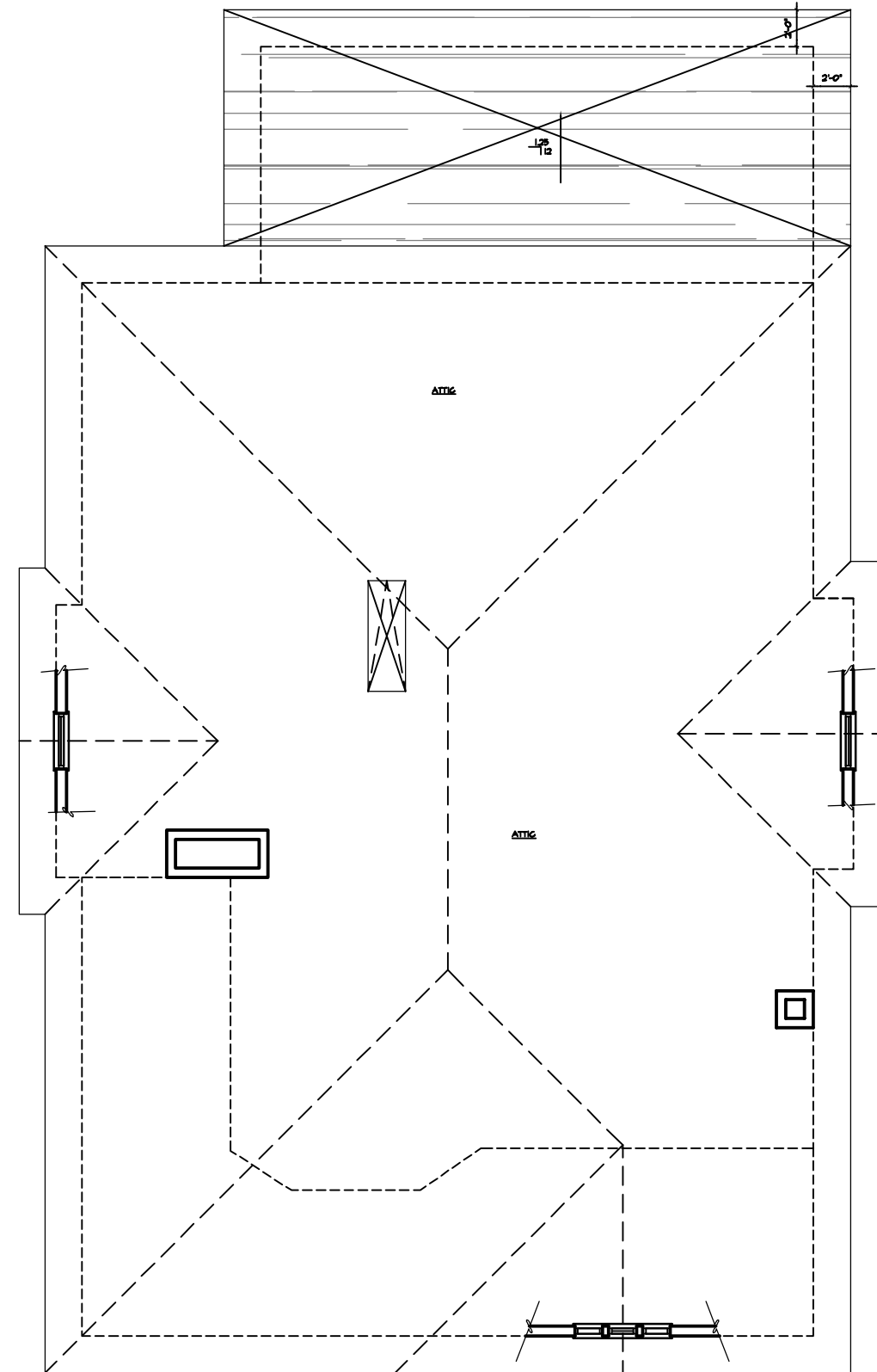
EXISTING CRAWLSPACE/BASEMENT PLAN
1/4" = 1'-0"

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

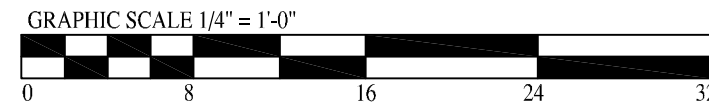




② **ROOF PLAN**
1/4" = 1'-0"



① **ATTIC PLAN**
1/4" = 1'-0"

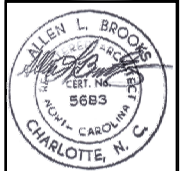


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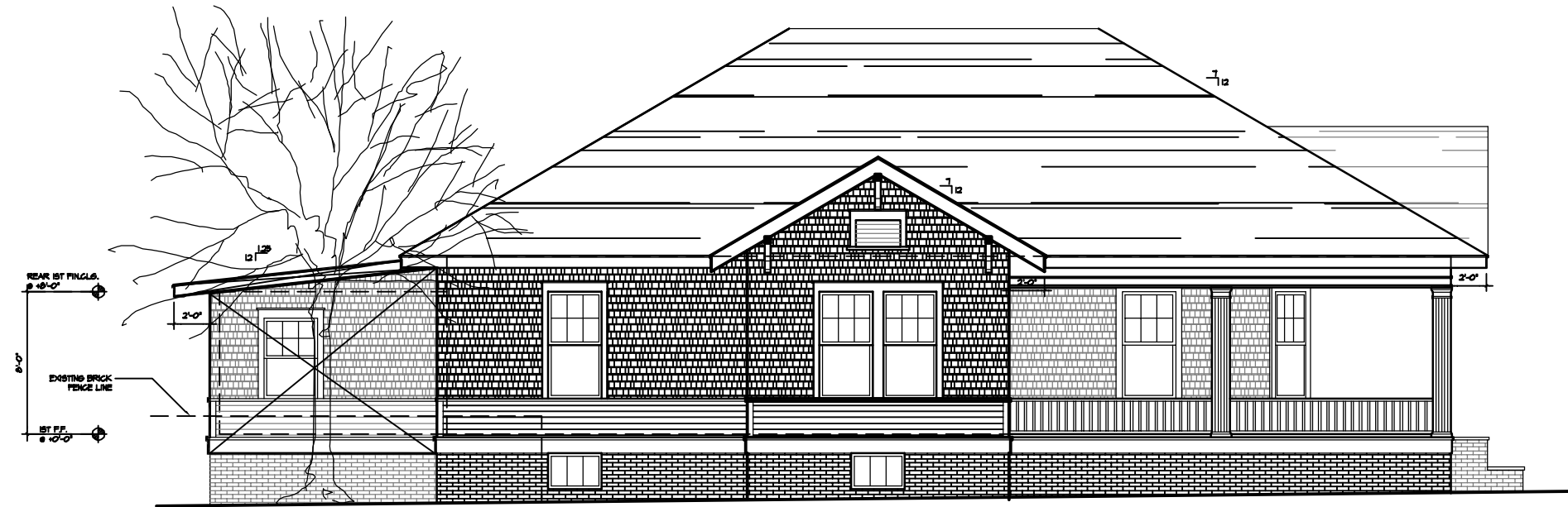
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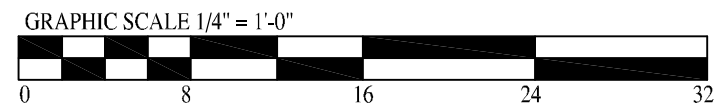
EXISTING PLANS

A-3

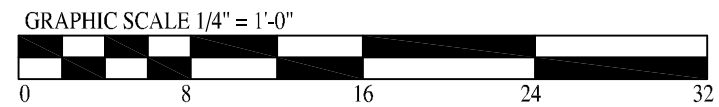
OF TEN



② EXISTING PARK ROAD ELEVATION
1/4" = 1'-0"



① EXISTING WORTHINGTON AVE. ELEVATION
1/4" = 1'-0"



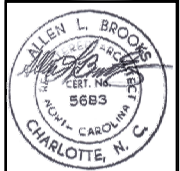
XXXX AREAS TO BE REMOVED

| SALVAGED WINDOW SCHEDULE | | | |
|--------------------------|---------------|-----------|-------------|
| ID | OPENING | LOCATION | TYPE |
| SW-1 | 5'-0" X 4'-6" | BEDROOM-5 | DOUBLE HANG |
| SW-2 | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HANG |



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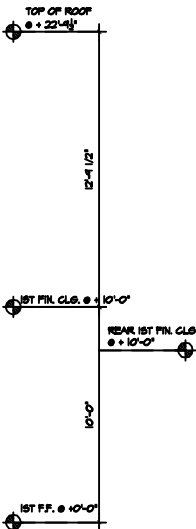
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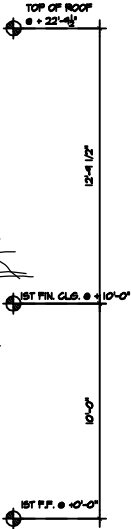
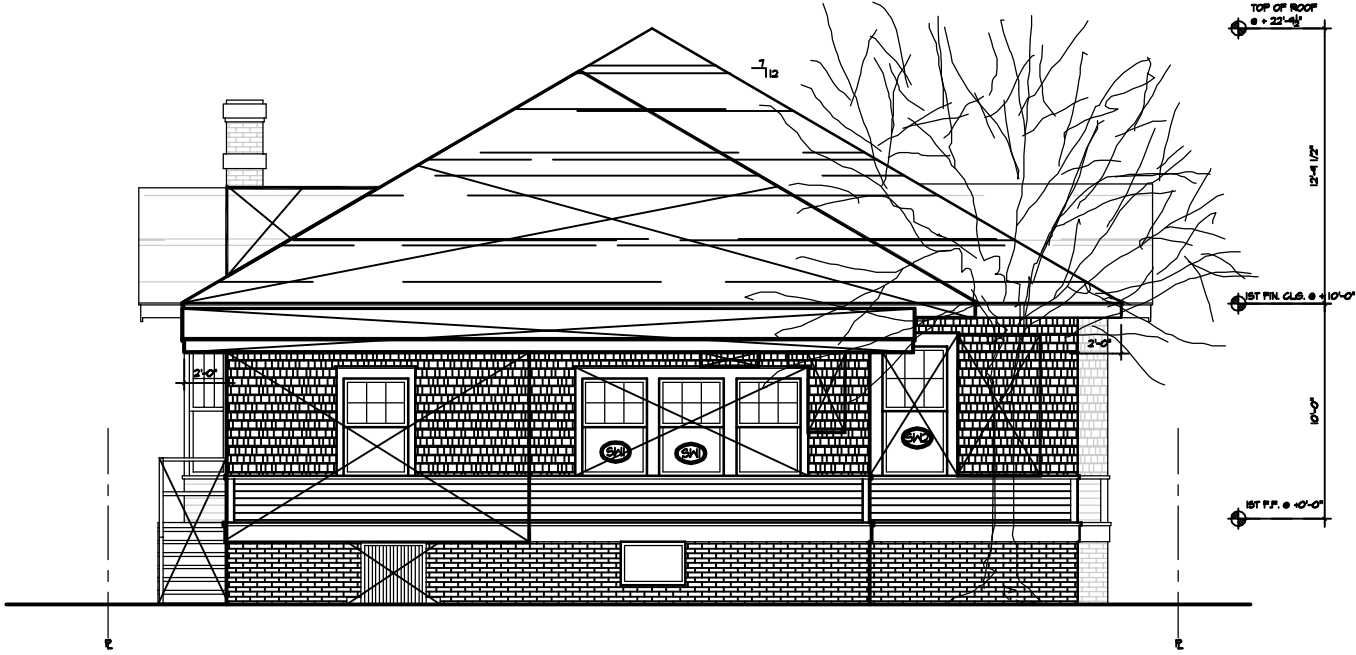
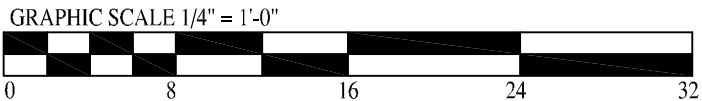
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EXISTING ELEVATIONS

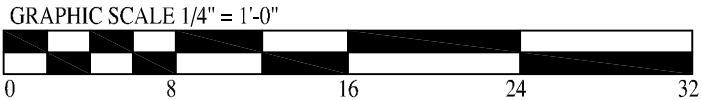
A-4
OF TEN



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



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



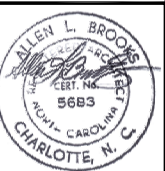
XXXX AREAS TO BE REMOVED

| SALVAGED WINDOW SCHEDULE | | | |
|--------------------------|---------------|-----------|-------------|
| ID | OPENING | LOCATION | TYPE |
| SW1 | 5'-0" X 4'-6" | BEDROOM-5 | DOUBLE HUNG |
| SW2 | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HUNG |



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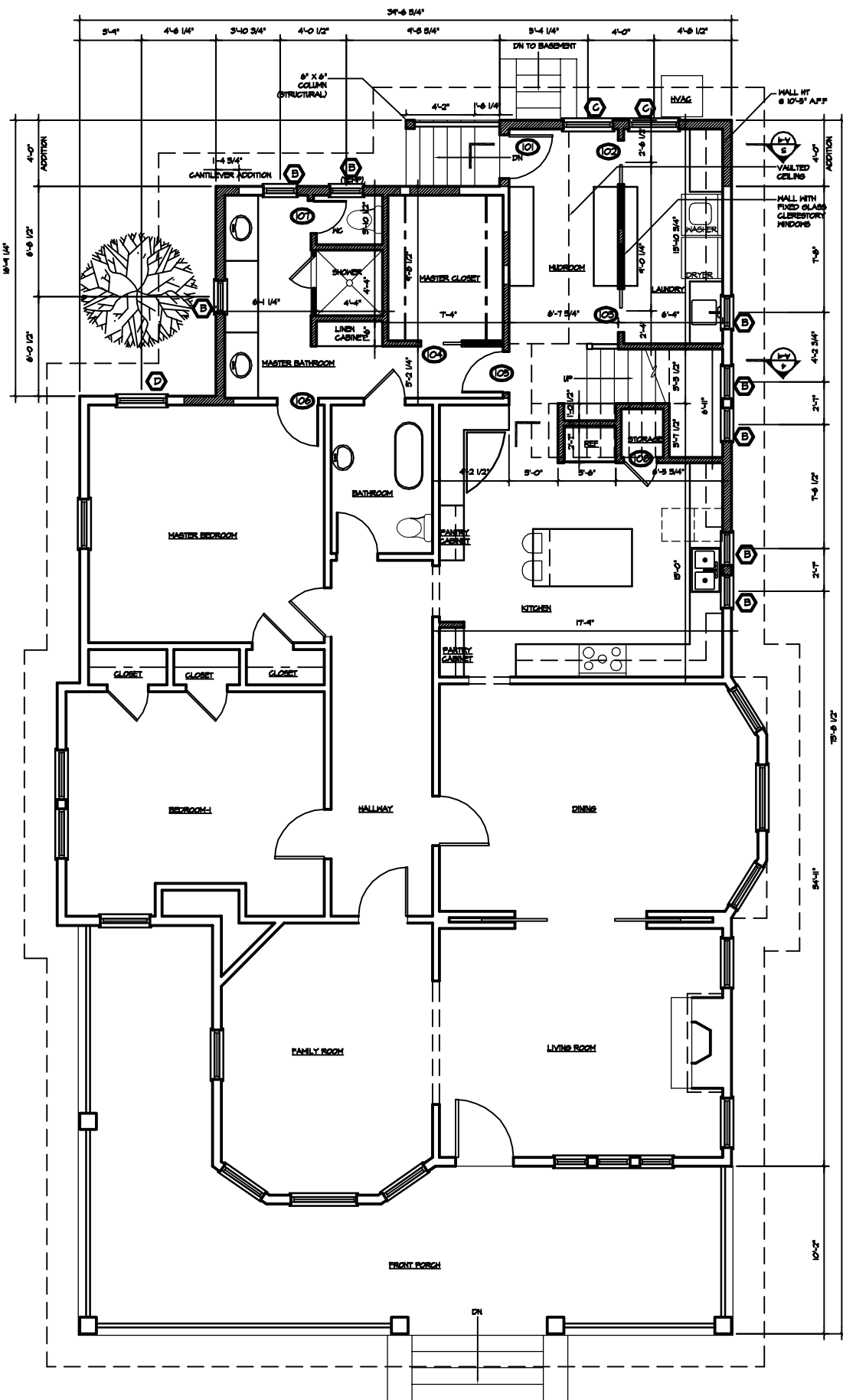
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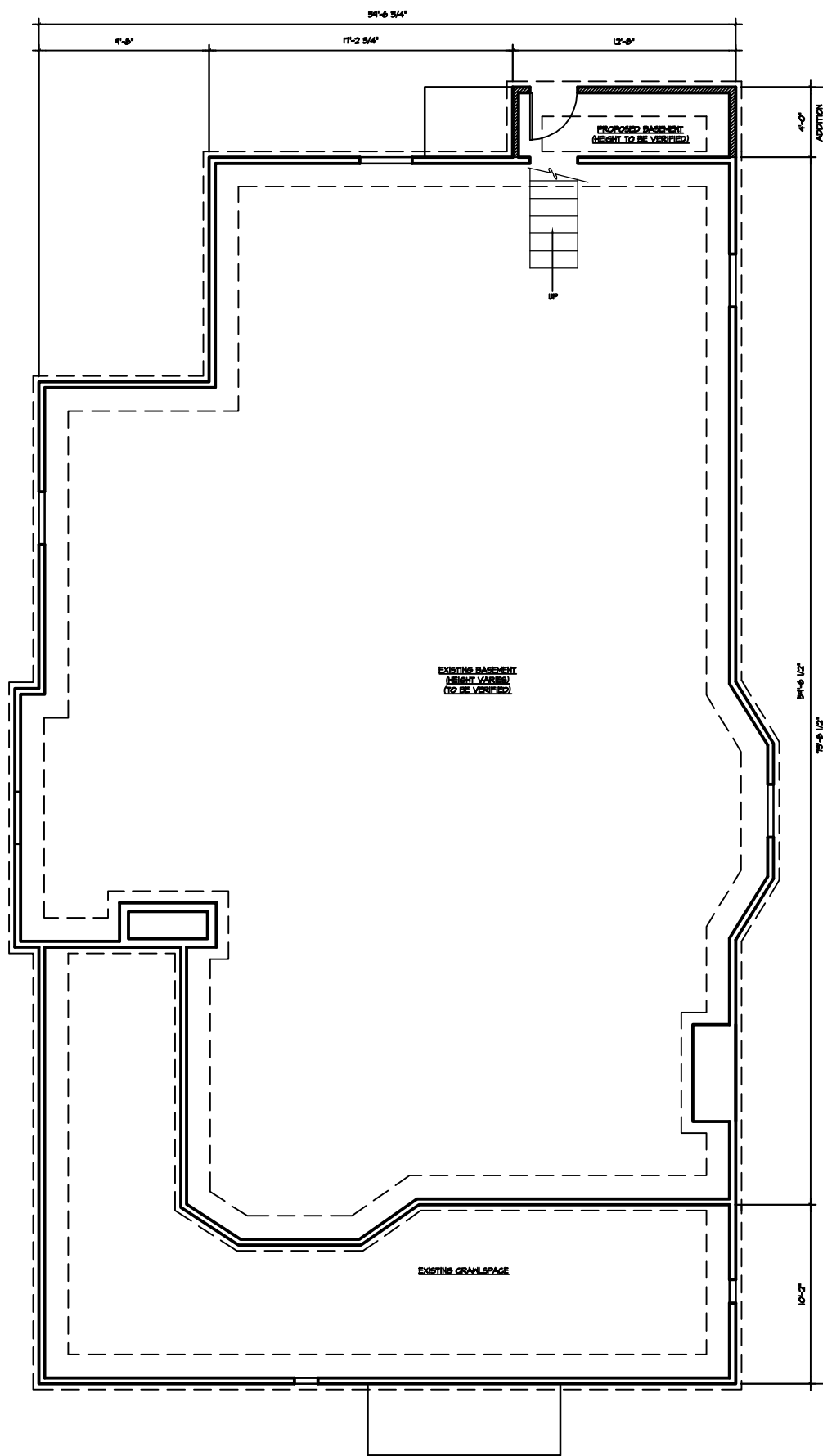
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EXISTING ELEVATIONS

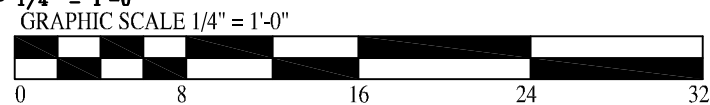
A-5
OF TEN



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



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



| NOTE |
|--------------|
| NEW WALLS |
| BRICK VENEER |
| MASONRY |

SALVAGED WINDOW SCHEDULE

| ID | OPENING | LOCATION | TYPE |
|----|---------------|-----------|-------------|
| SW | 5'-0" X 4'-6" | BEDROOM-3 | DOUBLE HUNG |
| WC | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HUNG |

FIRST FLOOR SALVAGED DOOR SCHEDULE

| ID | OPENING | LOCATION |
|-----|---------------|------------|
| SD | 2'-6" X 6'-8" | BATHROOM-2 |
| SD2 | 2'-0" X 6'-8" | CLOSET-4 |

WINDOW SCHEDULE

| ID | SIZE | HEADER HEIGHT | TYPE |
|----|-------------------------------------|---|-------------|
| A | 5'-0" X 4'-6" (SALVAGED WINDOW-SW) | 6'-2" | DOUBLE HUNG |
| B | 2'-0" X 4'-0" | HATCH EXISTING AT STAIRCASE LANDING 12'-0" BRT P.P. | DOUBLE HUNG |
| C | 5'-0" X 6'-0" | HATCH EXISTING | DOUBLE HUNG |
| D | 5'-0" X 6'-0" (SALVAGED WINDOW-SW2) | HATCH EXISTING | DOUBLE HUNG |
| E | 1'-8" X 5'-0" | 7'-6 1/2" | DOUBLE HUNG |
| F | 2'-6" X 5'-6" | 6'-4 1/2" | CASEMENT |

NOTE: MATCH WITH DETAILS IN HOOD DRIP GAP (BY FLASHING) & BACK BAND TRIM @ WINDOWS.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP GAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR THERMAL GLASS.
* H.C. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 1 S.F. OF GLASS OR MORE & LESS THAN 10' A.F.F. MUST BE THERMAL PBR GLASS (TYP.)

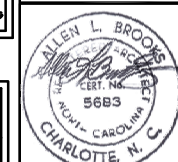
FIRST FLOOR DOOR SCHEDULE

| ID | OPENING | LOCATION |
|-----|-----------------------------------|-----------------------------------|
| LD | 2'-6" X 6'-8" | REAR ENTRY |
| LD2 | 2'-6" X 6'-8" (POCKET DOOR) | LAUNDRY |
| LD3 | 2'-6" X 6'-8" (POCKET DOOR) | LAUNDRY |
| LD4 | 2'-6" X 6'-8" (POCKET DOOR) | MASTER CLOSET |
| LD5 | 2'-6" X 6'-8" (SALVAGED DOOR-SD) | MASTER BATHROOM |
| LD6 | 2'-6" X 6'-8" | MASTER BATHROOM TO MASTER BEDROOM |
| LD7 | 2'-0" X 6'-8" (SALVAGED DOOR-SD2) | H.C. |
| LD8 | 2'-0" X 5'-6" (VERIFY HEIGHT) | KITCHEN STORAGE UNDER STAIRCASE |



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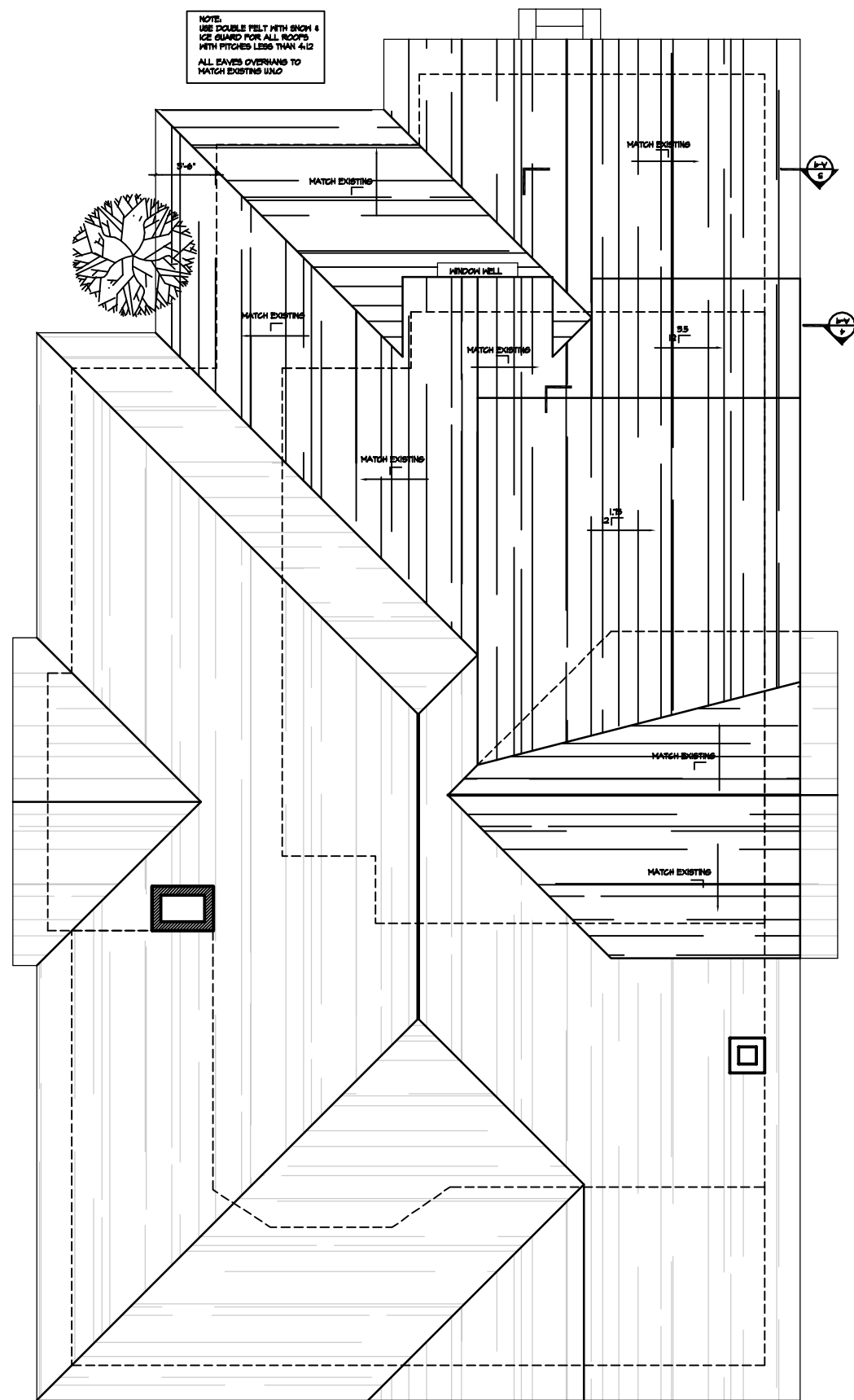
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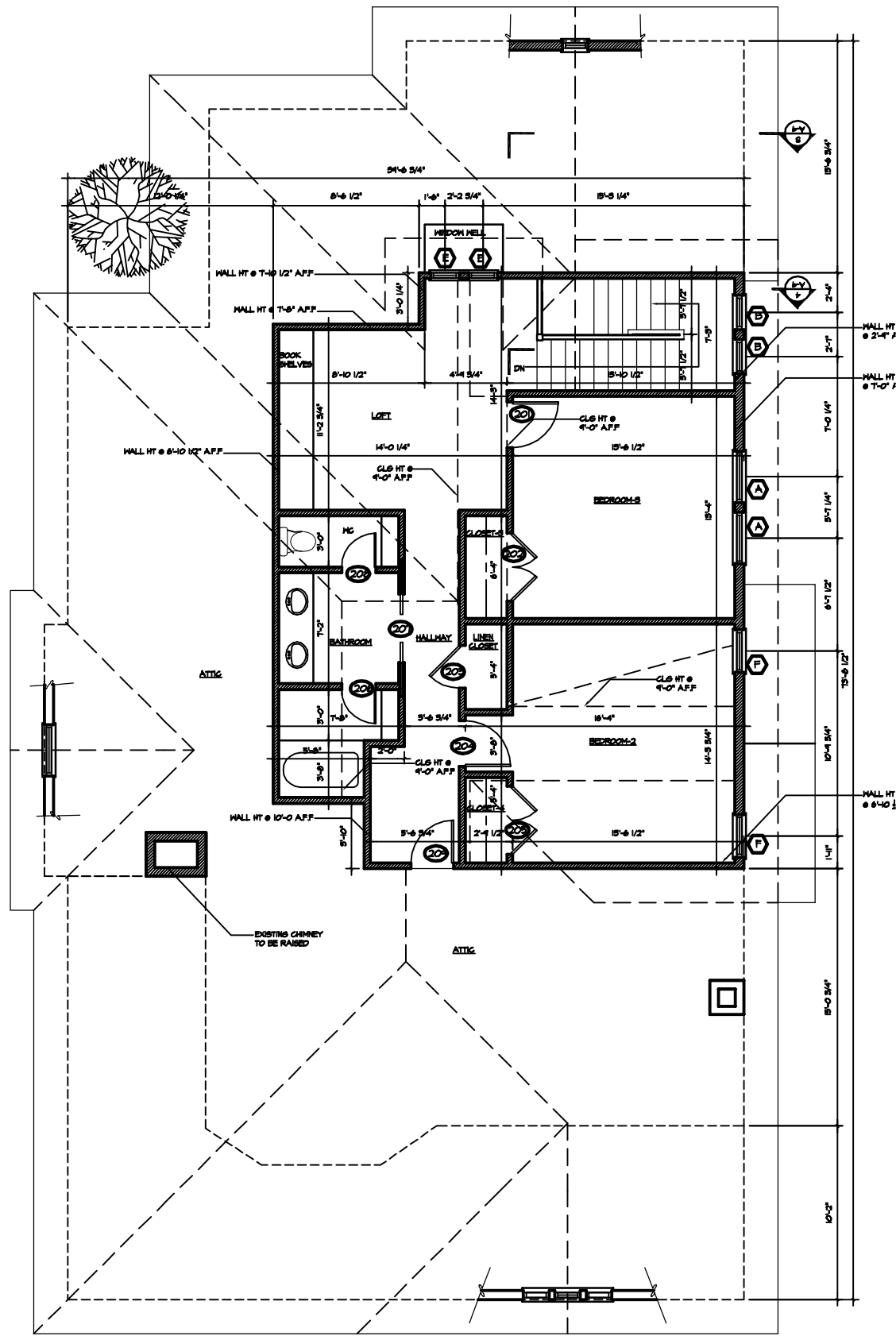
PROPOSED PLANS

A-6

OF: TEN



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

| | | |
|-----------|--------------|---------|
| NEW WALLS | BRICK VENEER | MASONRY |
|-----------|--------------|---------|

| ID | OPENING | LOCATION | TYPE |
|----|---------------|-----------|-------------|
| 5A | 5'-0" X 4'-6" | BEDROOM-3 | DOUBLE HUNG |
| 5B | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HUNG |

| ID | OPENING | LOCATION |
|----|---------------|------------|
| 5D | 2'-6" X 6'-8" | BATHROOM-2 |
| 5E | 2'-0" X 6'-8" | CLOSET-4 |

| ID | SIZE | HEADER HEIGHT | TYPE |
|----|-------------------------------------|--|-------------|
| A | 5'-0" X 4'-6" (SALVAGED WINDOW-5H) | 6'-2" | DOUBLE HUNG |
| B | 2'-0" X 4'-0" | MATCH EXISTING AT STAIRCASE LANDING 12'-0" INT. F.F. | DOUBLE HUNG |
| C | 5'-0" X 6'-0" | MATCH EXISTING | DOUBLE HUNG |
| D | 5'-0" X 6'-0" (SALVAGED WINDOW-5H2) | MATCH EXISTING | DOUBLE HUNG |
| E | 1'-8" X 5'-0" | 7'-6 1/2" | DOUBLE HUNG |
| F | 2'-6" X 5'-6" | 6'-4 1/2" | CASEMENT |

NOTE: MATCH TRIM DETAILS W/ MOOD DRIP GAP (BY FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP GAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TINTED GLASS. * H.E. = MATCH EXISTING

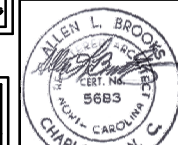
NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 10' AFF. MUST BE TINTED PER CODE (M.P.)

| ID | OPENING | LOCATION |
|-----|--------------------------------|-------------|
| 15A | 2'-6" X 6'-8" | BEDROOM-3 |
| 15B | PR 2'-0" X 6'-8" | CLOSET-3 |
| 15C | 2'-6" X 6'-8" | LINE CLOSET |
| 15D | 2'-6" X 6'-8" | BEDROOM-2 |
| 15E | PR 2'-0" X 6'-8" | CLOSET-2 |
| 15F | 2'-0" X 6'-8" | BATHROOM |
| 15G | PR 2'-0" X 6'-8" (POCKET DOOR) | BATHROOM |
| 15H | 2'-0" X 6'-8" | HG |
| 15I | 2'-6" X 6'-8" | ATTIC |



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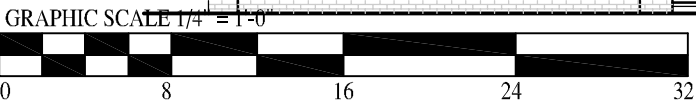
PROPOSED PLANS

A-7

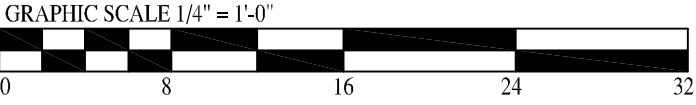
OF: TEN



② PROPOSED PARK ROAD ELEVATION
1/4" = 1'-0"



① PROPOSED WORTHINGTON AVE. ELEVATION
1/4" = 1'-0"



| SALVAGED WINDOW SCHEDULE | | | |
|--------------------------|---------------|-----------|-------------|
| ID | OPENING | LOCATION | TYPE |
| 5A | 5'-0" X 4'-6" | BEDROOM-5 | DOUBLE HUNG |
| 4A | 5'-0" X 6'-0" | BEDROOM-2 | DOUBLE HUNG |

| FIRST FLOOR SALVAGED DOOR SCHEDULE | | |
|------------------------------------|---------------|------------|
| ID | OPENING | LOCATION |
| 5D1 | 2'-6" X 6'-6" | BATHROOM-2 |
| 5D2 | 2'-0" X 6'-6" | CLOSET-4 |

| WINDOW SCHEDULE | | | |
|-----------------|-------------------------------------|---|-------------|
| ID | SIZE | HEADER HEIGHT | TYPE |
| A | 5'-0" X 4'-6" (SALVAGED WINDOW-SM) | 6'-2" | DOUBLE HUNG |
| B | 2'-0" X 4'-0" | MATCH EXISTING AT STAIRCASE LANDING-12'-0" SET P.F. | DOUBLE HUNG |
| C | 5'-0" X 6'-0" | MATCH EXISTING | DOUBLE HUNG |
| D | 5'-0" X 6'-0" (SALVAGED WINDOW-SM2) | MATCH EXISTING | DOUBLE HUNG |
| E | 1'-6" X 5'-0" | 7'-6 1/2" | DOUBLE HUNG |
| F | 2'-6" X 5'-6" | 6'-6 1/2" | CASEMENT |

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM & WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4 S.F. OF GLASS OR MORE & LESS THAN 16" A.P.F. MUST BE TEMPERED PER CODE (TYP.)



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16 JULY 2014

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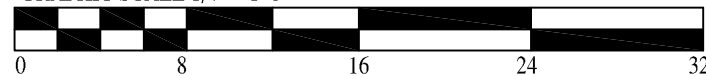
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Addition & Renovation in Historic Dilworth for the:
GAY RESIDENCE
828 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 12059
ISSUED - 16 JULY 2014
REVISIONS -

PROPOSED ELEVATIONS

A-8
OF: TEN



NOTE: MATCH TRIM DETAILS W/ MOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM & WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFRS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 4" S.F. OF GLASS OR MORE & LESS THAN 16" A.F.P. MUST BE TEMPERED (SEE CODE TYPE).



STREET SCAPE ACROSS E.WORTHINGTON AVENUE



HOUSE ACROSS FROM SUBJECT HOUSE SIDE STREET



STREET VIEW AT REAR OF SUBJECT HOUSE AS VIEWED FROM PARK ROAD



SUBJECT HOUSE SIDE STREET ELEVATION OF PARK ROAD



ADJACENT HOUSE STREET SCAPE



STREET SCAPE TO THE RIGHT OF SUBJECT HOUSE AT E.WORTHINGTON AVENUE



REAR VIEW OF SUBJECT HOUSE AS SEEN FROM PARK ROAD



VIEW INTO REAR YARDS OF HOUSES FACING E.WORTHINGTON AVENEUE



REAR VIEW OF EXISTING SUBJECT HOUSE



SIDE OF EXISTING HOUSE FACING PARK ROAD



SUBJECT HOUSE FRONT ELEVATION @ 828 E.WORTHINGTON AVENUE



RIGHT SIDE VIEW OF SUBJECT HOUSE



LOCATION OF TREE NEAR REAR ADDITION VIEWED FROM THE REAR YARD



LOCATION OF TREE AS VIEWED FROM PARK ROAD



SIDEWALK VIEW OF PARK ROAD LOOKING TOWARD E.WORTHINGTON AVENUE

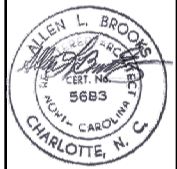


STREET CORNERVIEW AT E.WORTHINGTON & PARK ROAD



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Addition & Renovation in Historic Dilworth *for the:*
GAY RESIDENCE
828 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 12059
ISSUED - 16 JULY 2014
REVISIONS -

SITE CONTEXT

OF: TEN



906 E. WORTHINGTON AVENUE 900 E. WORTHINGTON AVENUE PARK ROAD LOOKING SOUTHWEST 828 E. WORTHINGTON AVENUE
SUBJECT HOUSE 824 E. WORTHINGTON AVENUE



824 E. WORTHINGTON AVENUE 820 E. WORTHINGTON AVENUE 816 E. WORTHINGTON AVENUE 831 E. WORTHINGTON AVENUE 901 E. WORTHINGTON AVENUE 900 E. WORTHINGTON AVENUE



PARK ROAD 1920 PARK ROAD PARK ROAD 1912 PARK ROAD SUBJECT HOUSE
PARK ROAD SIDE HOUSE DIRECTLY ACROSS WORTHINGTON OF
SUBJECT HOUSE SIDE FACING PARK ROAD