
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 327 E. Worthington Avenue

SUMMARY OF REQUEST: Addition and Fenestration Changes

OWNER: Daniel Simon

APPLICANT: Micah Simon

Details of Proposed Request

Existing Conditions

A second story addition was approved in October 2013, the COA was issued April 2014. A new application has been submitted to amend the approved COA.

Proposal

1. The proposal is the extension of the approved addition to the rear, maintaining the approved height. The extension of the footprint is approximately 12'-6". The addition is approximately 23'-3.5" wide, less than the width of the approved addition.
2. Side elevations – Revised window patterns on the first and second floor.
3. Rear elevation – Revised porch design. Windows centered under the dormer on the first floor. New roof design due to the proposed extension and width of proposed addition.

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.

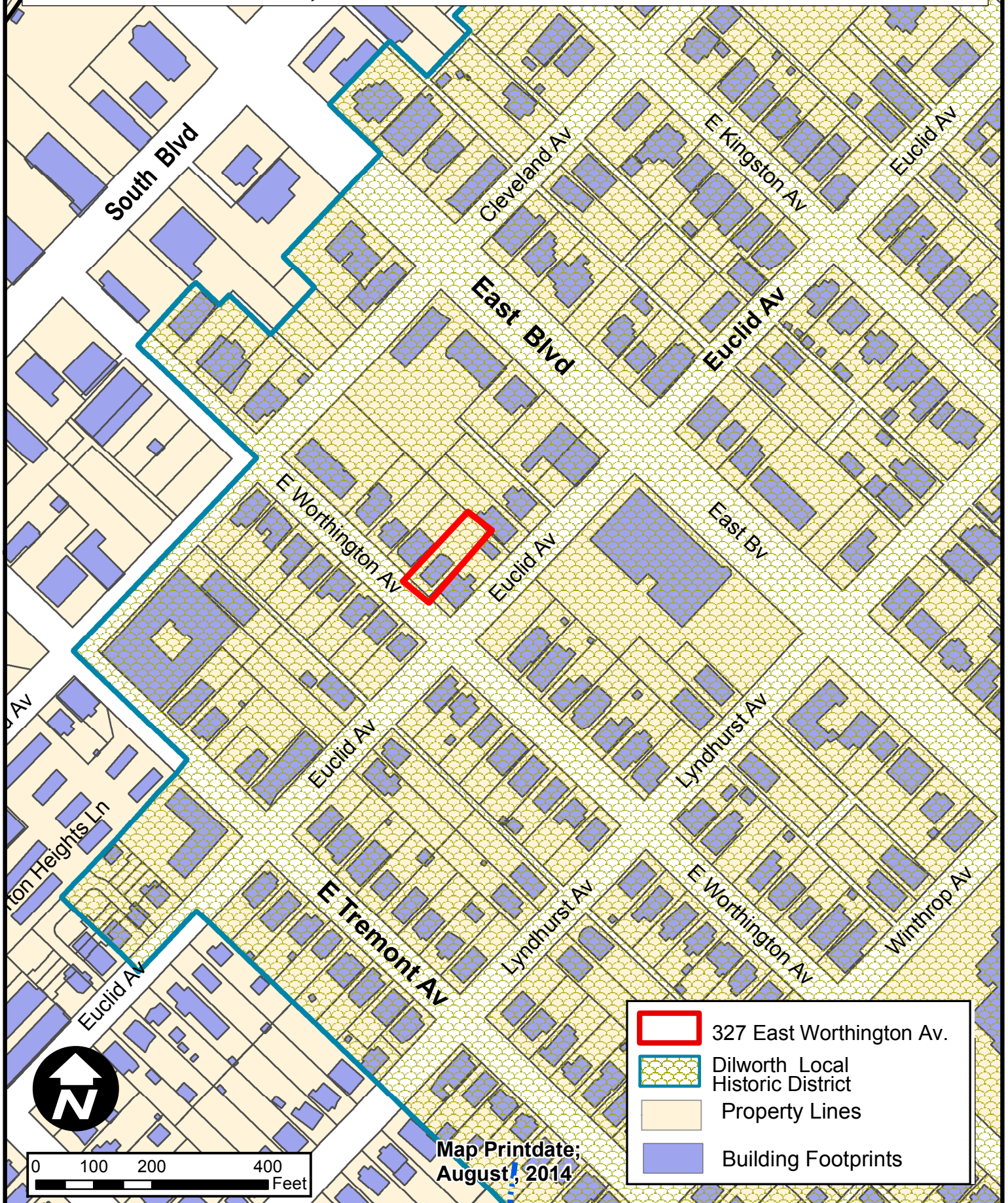
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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>

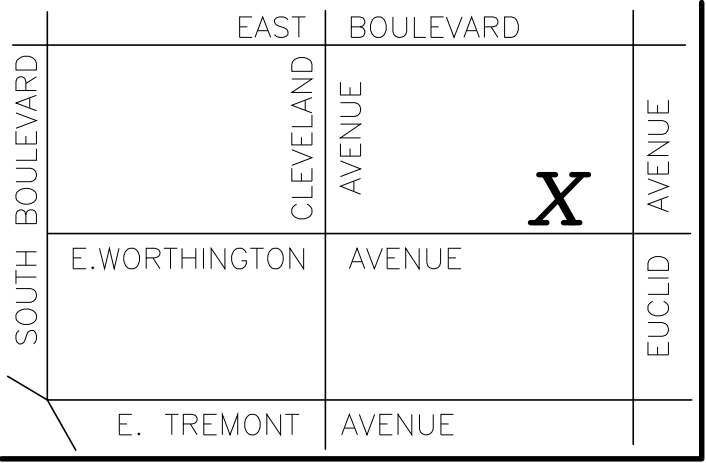
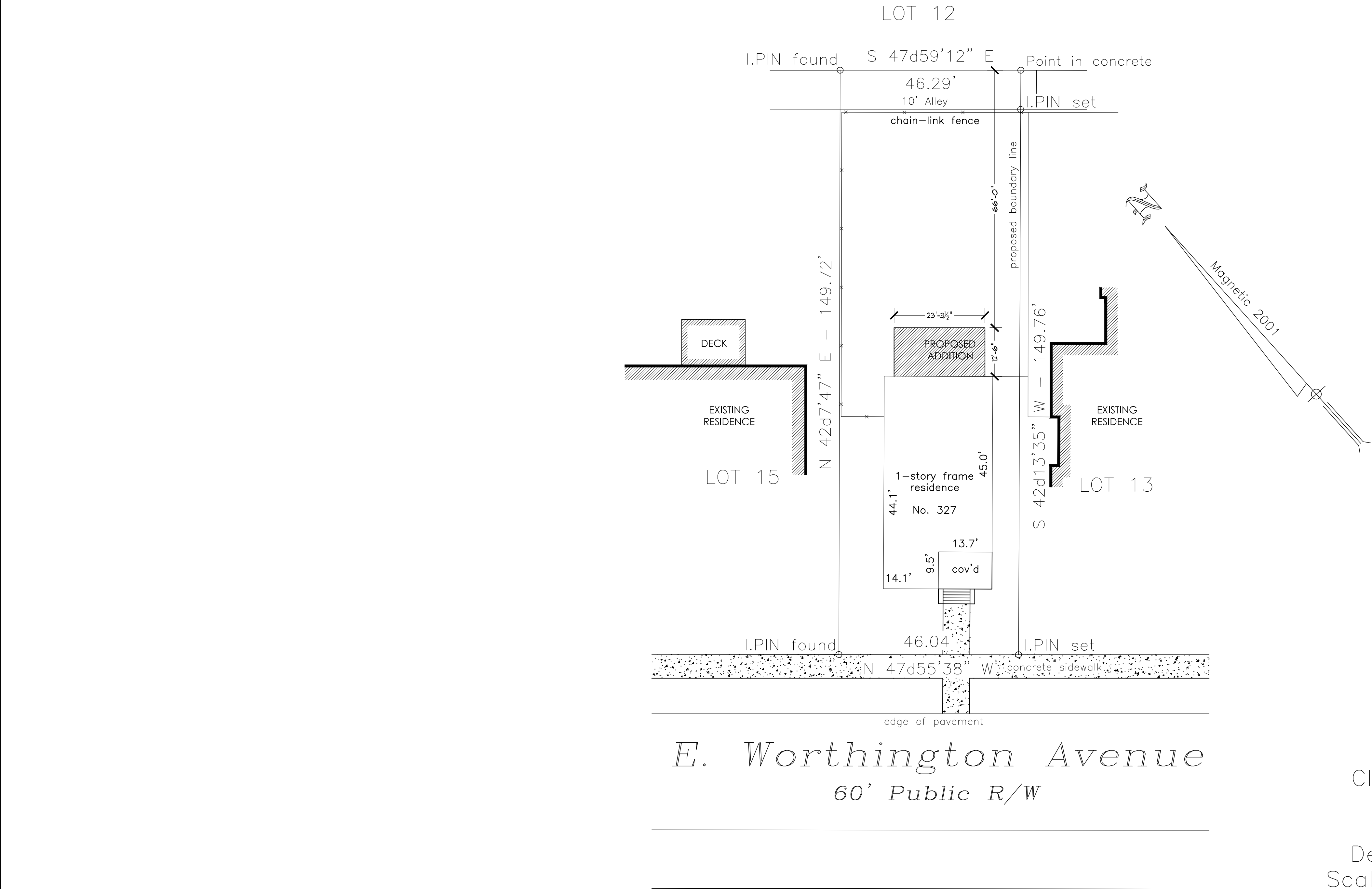
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

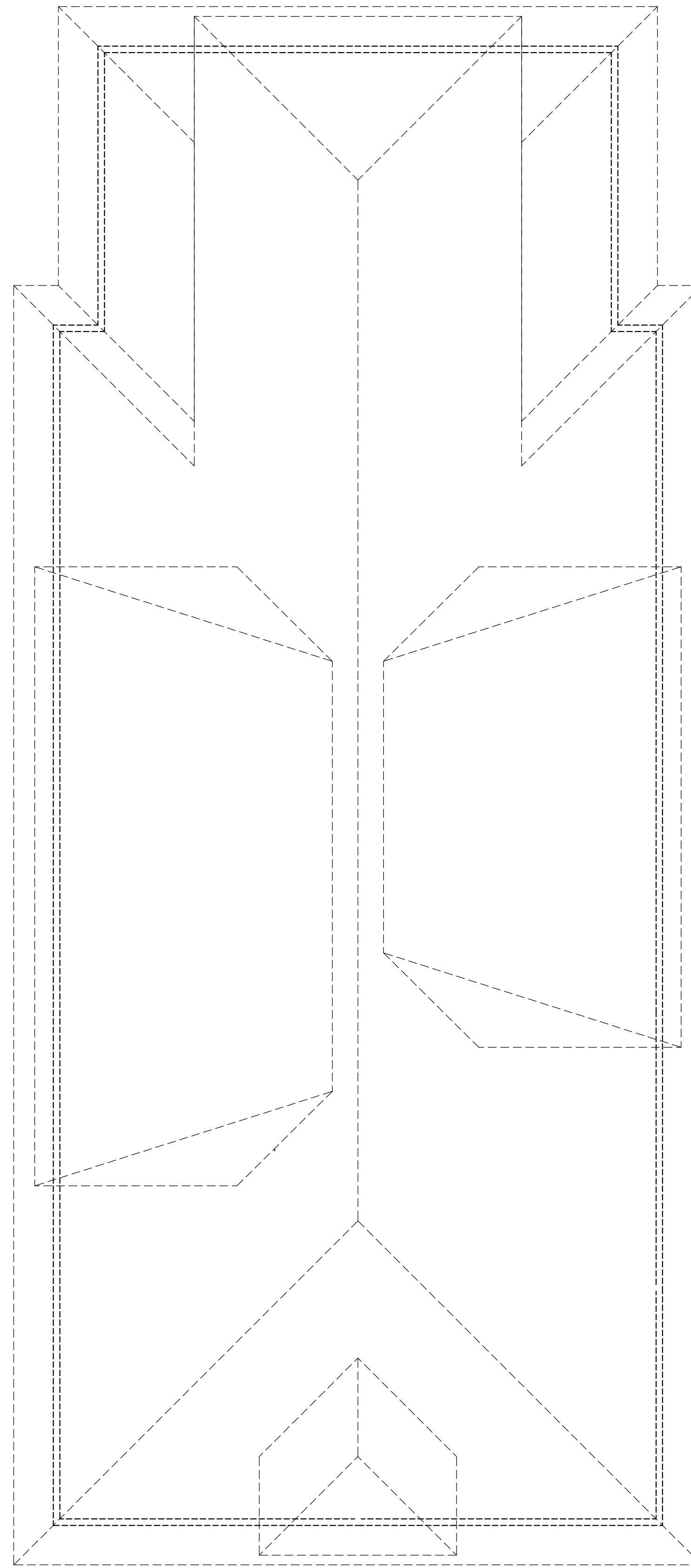
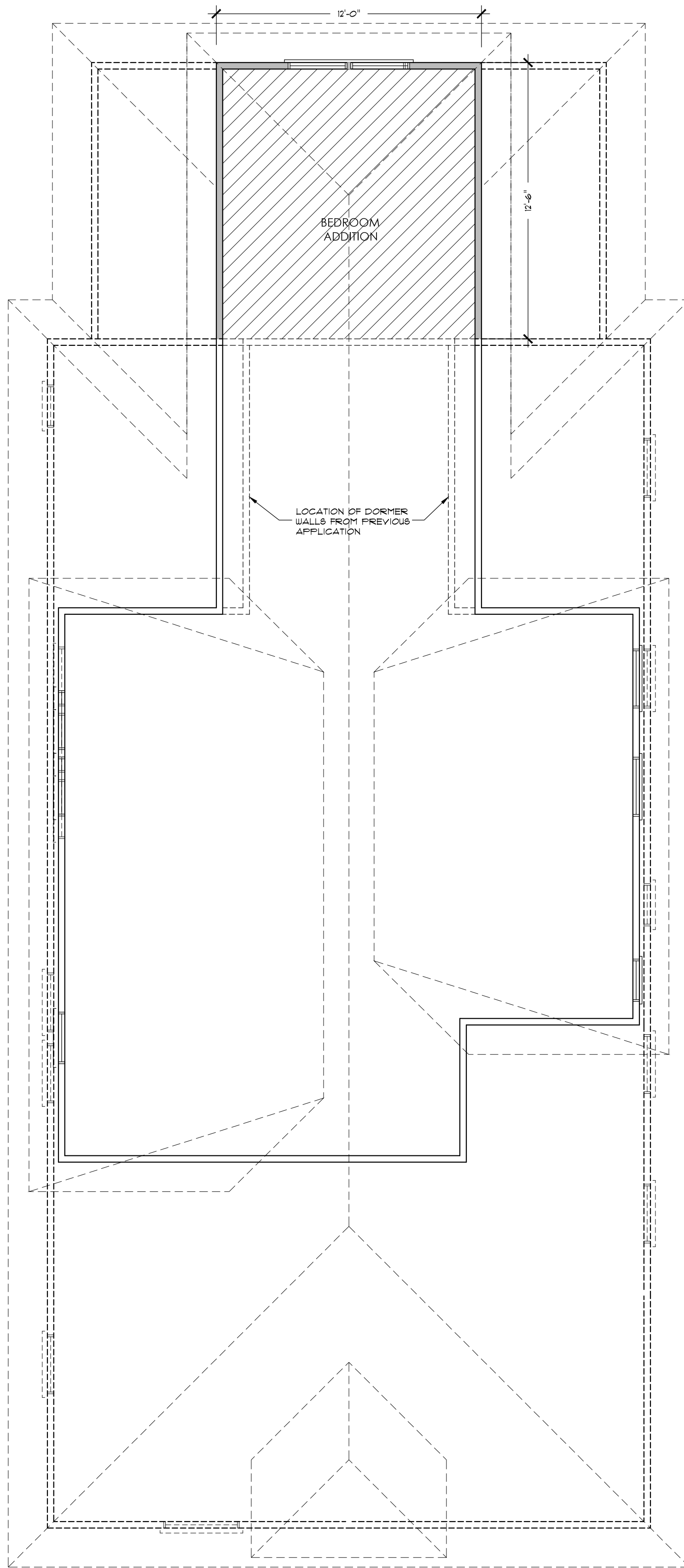
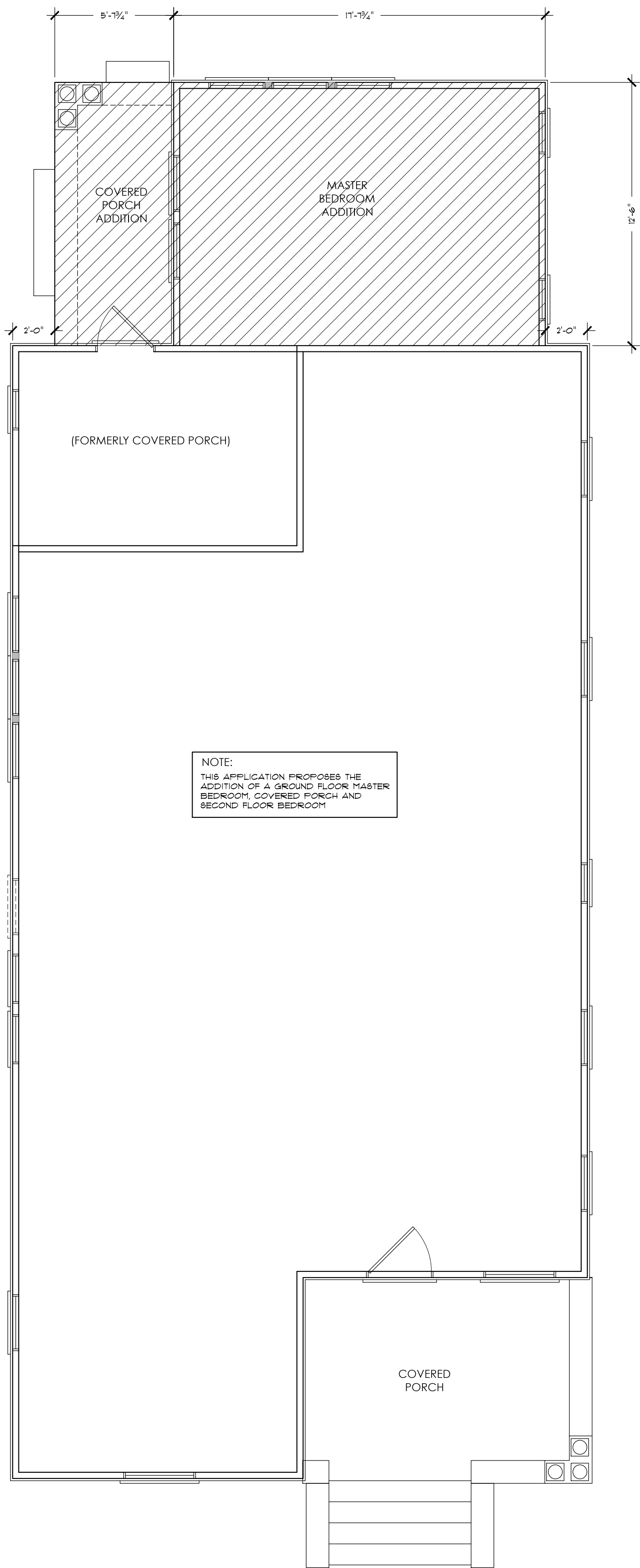
The Commission will determine if the proposed design meets the guidelines for additions.

***Charlotte Historic District Commission - Case 2014-169
Historic District; Dilworth***





PHYSICAL SURVEY OF
LOT 14 BLOCK 23 of DILWORTH Section 1
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
certified to:
DANIEL MICAH SIMON
Description Taken From Map Book 230, Page 60
Scale 1" = 30' June 17, 2014



1 First Floor Plan

1/4" = 1'-0"

2 Second Floor Plan

1/4" = 1'-0"

3 Roof Plan

1/4" = 1'-0"



2

Rear Elevation - Prreviously Approved by HDC

1/4" = 1'-0"



BEDROOM ADDITION
NEW ASPHALT SHINGLE
ROOF, TYPICAL
EAVE DETAILING W/
EXPOSED RAFTER TAILS TO
MATCH EXISTING, TYPICAL
BEDROOM ADDITION
WINDOW TRIM TO MATCH EXISTING,
TYPICAL AT ALL WINDOWS ON ALL
ELEVATIONS
2 OVER 1 DIVIDED LITES
TYPICAL AT ALL WINDOWS
ON ALL ELEVATIONS
NEW LAP SIDING
EXISTING BRICK
FOUNDATION
APPROX. EXIST. GRADE



1

Front Elevation - (No change from previous application)

1/4" = 1'-0"

3

Rear Elevation - Proposed

1/4" = 1'-0"



Metro Landmarks Architecture, PC
224 West Tenth Street - Charlotte, NC 28202
Phone: 704.333.2011 Fax: 704.332.3288
Metrolandmarks.com

327 Worthington
Additions

Dilworth Historic District
Charlotte, North Carolina



Only Signed & Sealed Documents
Are Released for Construction

Front & Rear
Elevations

Revision Date: July 31, 2014

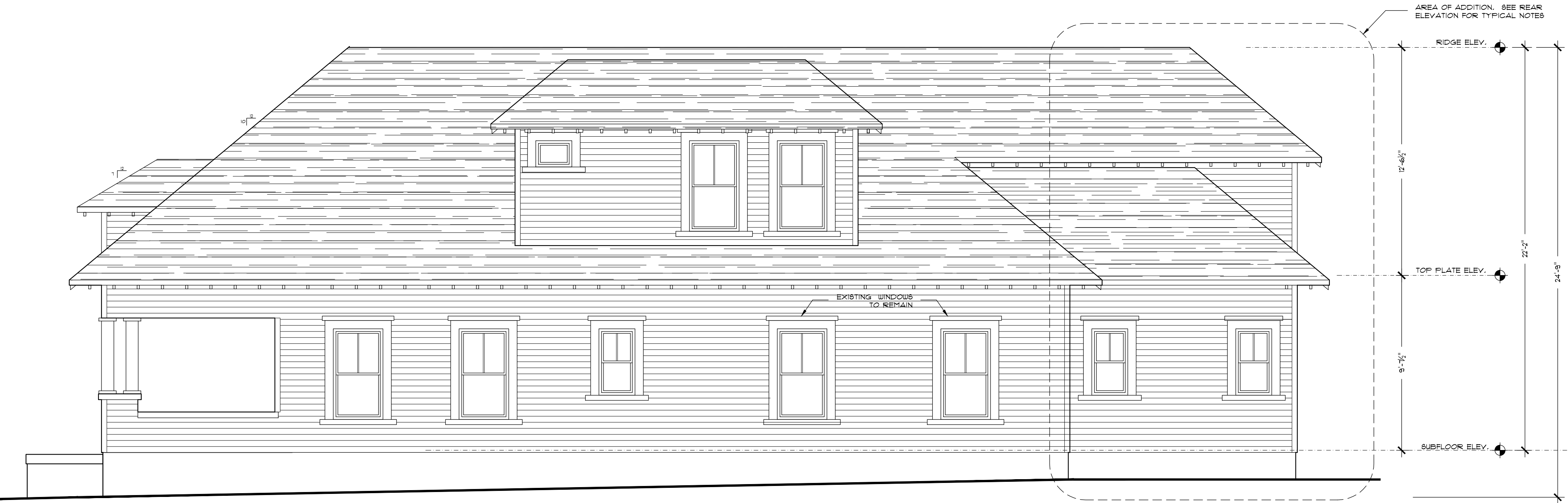
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A.2



1 Right Elevation - Previously Approved by HDC



2 Right Elevation - Proposed



1 Left Elevation - Previously Approved by HDC



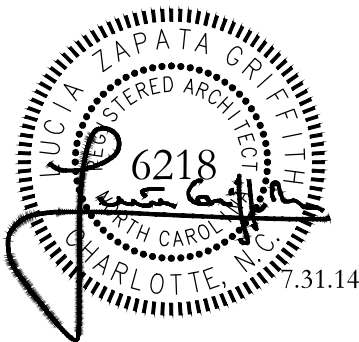
2 Left Elevation - Proposed



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327 Worthington Additions

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Left Elevation

Revision Date: July 31, 2014

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A.4