
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 910 East Worthington Avenue

SUMMARY OF REQUEST: Second Story Addition

OWNER: Lindsay Stewart

APPLICANT: Peter Vasseur

Details of Proposed Request

Existing Conditions

The existing property is a single family home built in 1930 and listed as a contributing structure in the Dilworth National Register of Historic Places. It is a 1.5 story Bungalow with roof brackets and a broad gabled porch with paired columns.

Proposal-June11, 2014

The proposal is a second story addition that begins behind the front thermal wall and extends to the rear. The front elevation introduces a new gable over the porch that centers the front door but removes the side vents. Hand rails are added to the porch. The second story features materials, brackets, window design and other details to match the existing home. The left elevation removes the primary gable and a small window on the lower level and shifts a window to the center of the secondary gable. A portion of the lower level is removed in the front and the porch expanded. The rear elevation features a gable with brackets and removes the center chimney and existing dormer. The right elevation has similar design and impacts as the left elevation with a different window arrangement. The approximate height is 29'-3". The foot print has not increased. **The application was continued for modifications to Massing, Fenestration and Rhythm.**

Revised Proposal-July 9, 2014

The revised proposal addresses the comments from the Commission regarding Massing, Fenestration and Rhythm. The front elevation retains the existing elevation. Side elevations introduce gables on the second story to break the massing of the roof. Fenestration patterns have changed on all elevations.

Policy & Design Guidelines

HDC Design Policy on Additions requires that additions be evaluated according to the following:

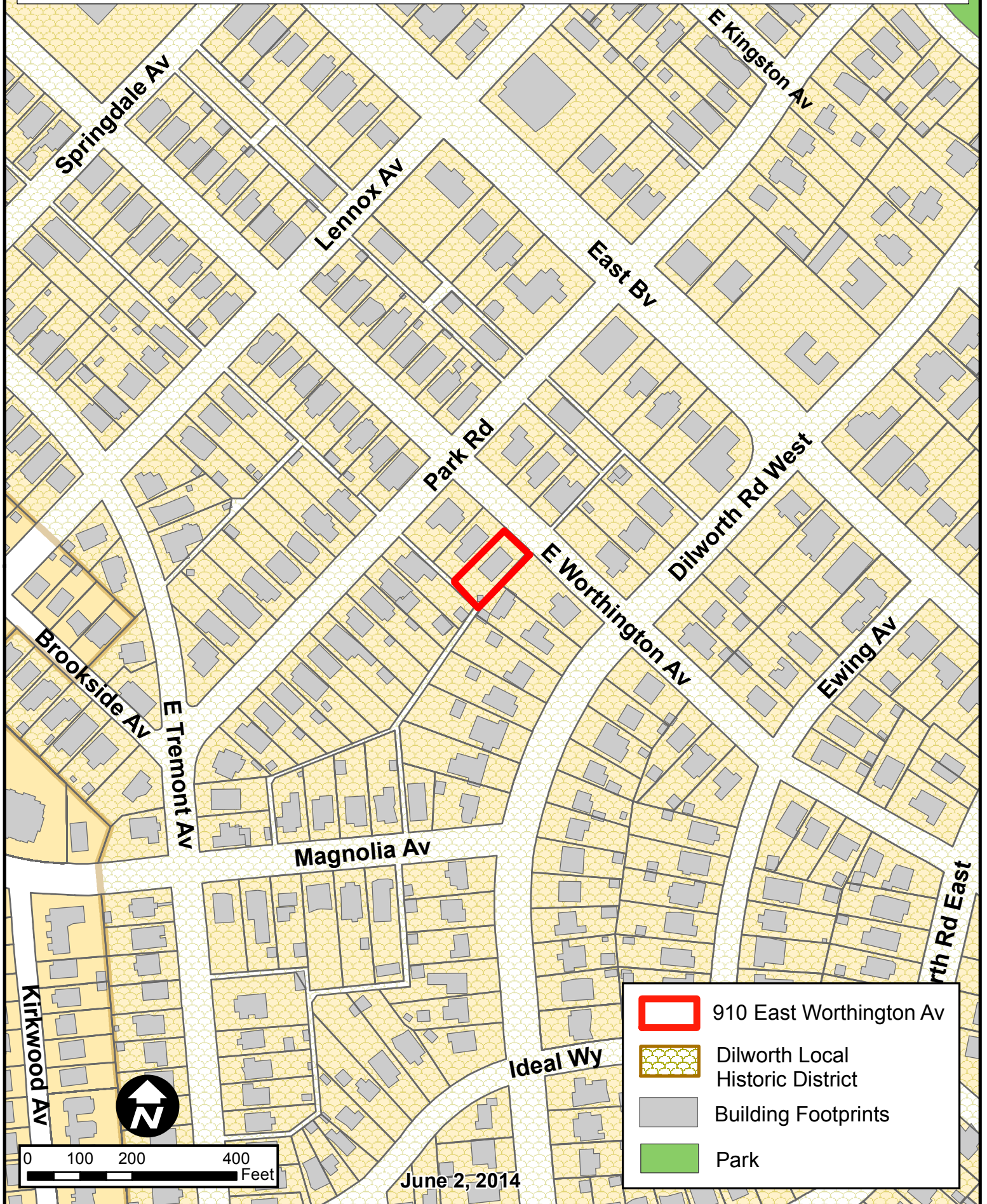
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 revised plans satisfy the guidelines for Massing, Fenestration and Rhythm. The other guidelines for additions have been met.

Charlotte Historic District Commission - Case 2014-097





M BK	(RECORDED) MAP BK & PG
D BK	DEED BK & PG
P.D.E.	PUBLIC DRAIN E.S.M.'T
ESM'T.	EASEMENT
O.P.L.	OVERHEAD POWER LINE
P.	PORCH
C.	CHIMNEY
OP.P.	POWER POLE
CONC.	CONCRETE
⊗	UTILITY MARKER
	EASEMENT LINE
EXIST.	EXISTING

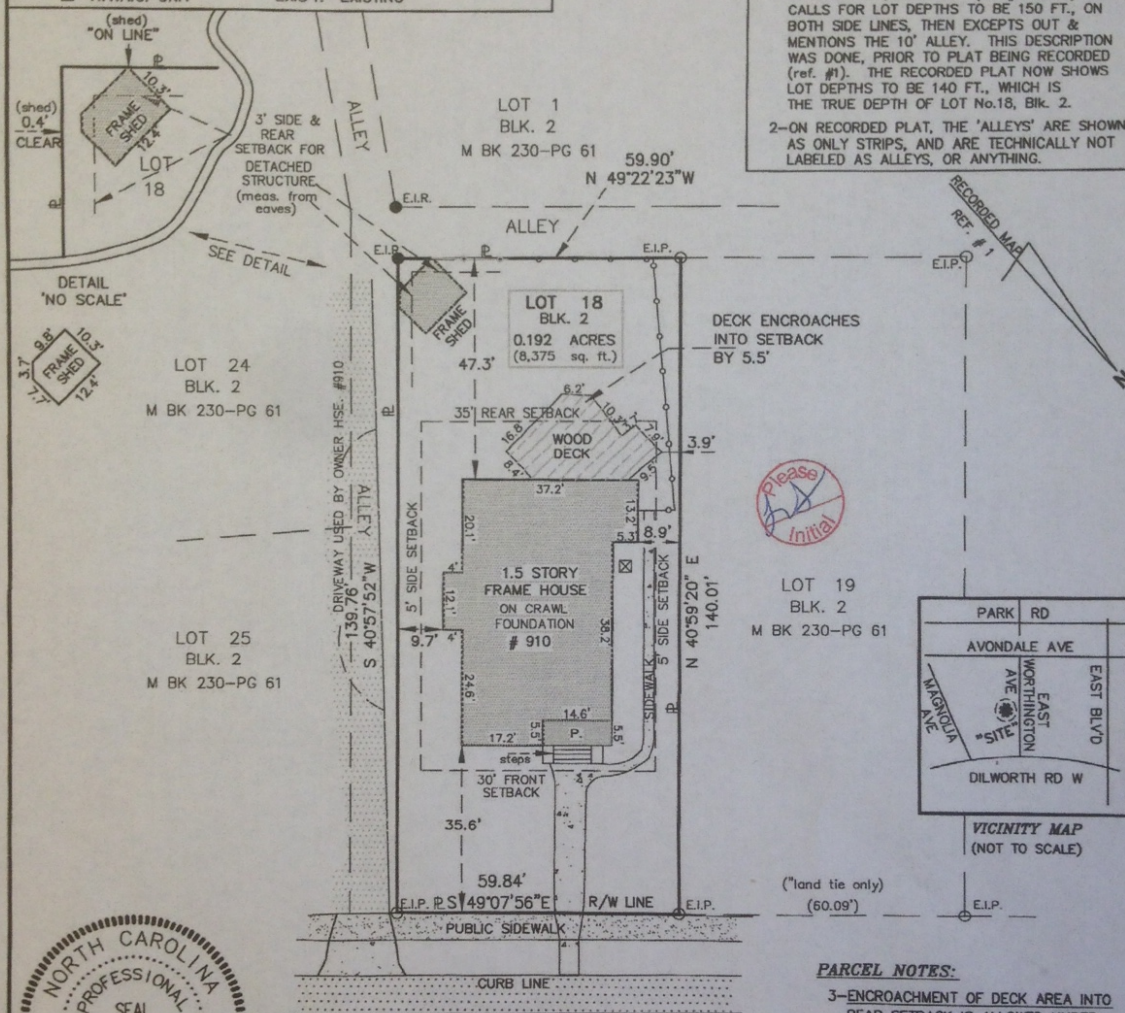
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM CHAR.-MECK. R-5 ZONING AND DEED RESTRICTIVE COVENANTS AS FOLLOWS:

R-5
 FRONT = 20 FT.
 SIDES = 5 FT.
 REAR = 35 FT.

FRONT = 30 FT.
SIDES = none
REAR = none

1-IN D. BK 364, PG. 238. (ref #3 below). DEED CALLS FOR LOT DEPTHS TO BE 150 FT., ON BOTH SIDE LINES, THEN EXCEPTS OUT & MENTIONS THE 10' ALLEY. THIS DESCRIPTION WAS DONE, PRIOR TO PLAT BEING RECORDED (ref. #1). THE RECORDED PLAT NOW SHOWS LOT DEPTHS TO BE 140 FT., WHICH IS THE TRUE DEPTH OF LOT No.18, Bk. 2.

2-ON RECORDED PLAT, THE 'ALLEYS' ARE SHOWN AS ONLY STRIPS, AND ARE TECHNICALLY NOT LABELED AS ALLEYS, OR ANYTHING.



("land tie only")
(60.09')

3-ENCROACHMENT OF DECK AREA INTO REAR SETBACK IS ALLOWED UNDER ZONING REGULATIONS. (can encroach 25 % of legal setback, providing deck is less than one-half of distance of principal structure that it abuts.)

- 1.- RECORDED PLAT (MAP) IN MAP BK 230, PG 61, dated NOV., 1915.
- 2.- DEED-RECORDED IN D BK 10935, PG 116. (BUTLER)
- 3.- DEED RESTRICTIVE COVENANTS RECORDED IN D BK 364, PG 238 ON 9-21-1916.

FOR

LINDSAY GOULD STEWART (PROPOSED PURCHASER)

LEGAL LOCATION	
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LOT No. 18 - BLOCK 2

MAP OF SURVEY













2³

DRAFTSMAN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC
28203
704.609.3253

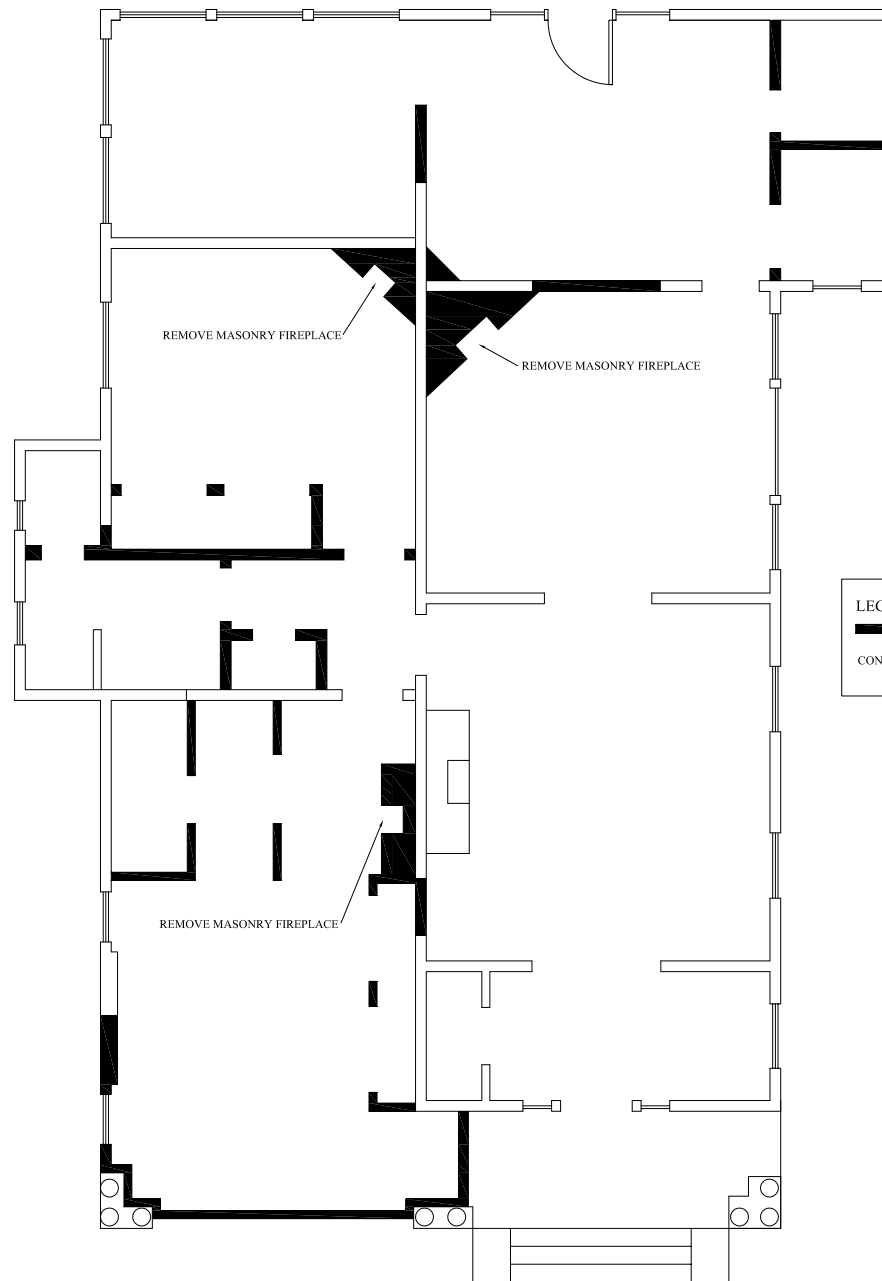
BUILDER:
VASSEUR
HOME DESIGN

PROPOSED RENOVATIONS/ADDITIONS
910 E. WORTHINGTON AVE
CHARLOTTE, NC 28203

SHEET:
D1

APRIL 2014

REV:



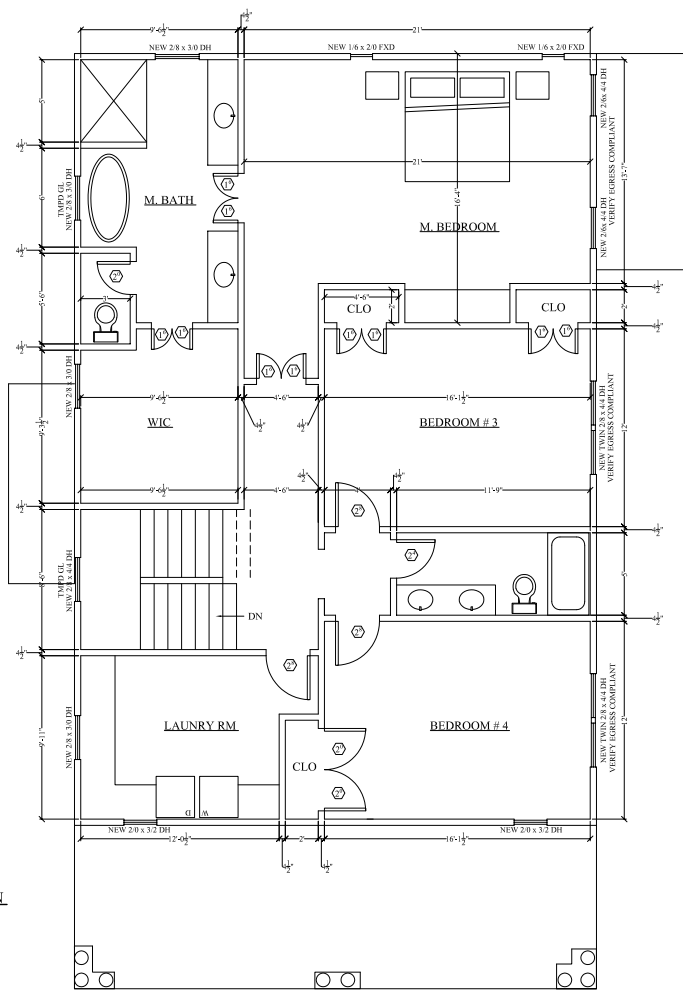
LEGEND:
WALLS TO BE REMOVED
CONTRACTOR TO VERIFY ALL WALLS TO BE REMOVED.

1st FLOOR PLAN - AS BUILT
SCALE: 1/4" = 1'-0"



1677 SQ.FT. HEATED SQ. FT. ON 1st
1483 SQ.FT. HEATED SQ. FT. ON 2nd
3160 SQ.FT. HEATED SQ. FT. TOTAL

JUNE 2014



1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

1483 SQ. FT. HEATED SQ. FT. ON 2nd

2³

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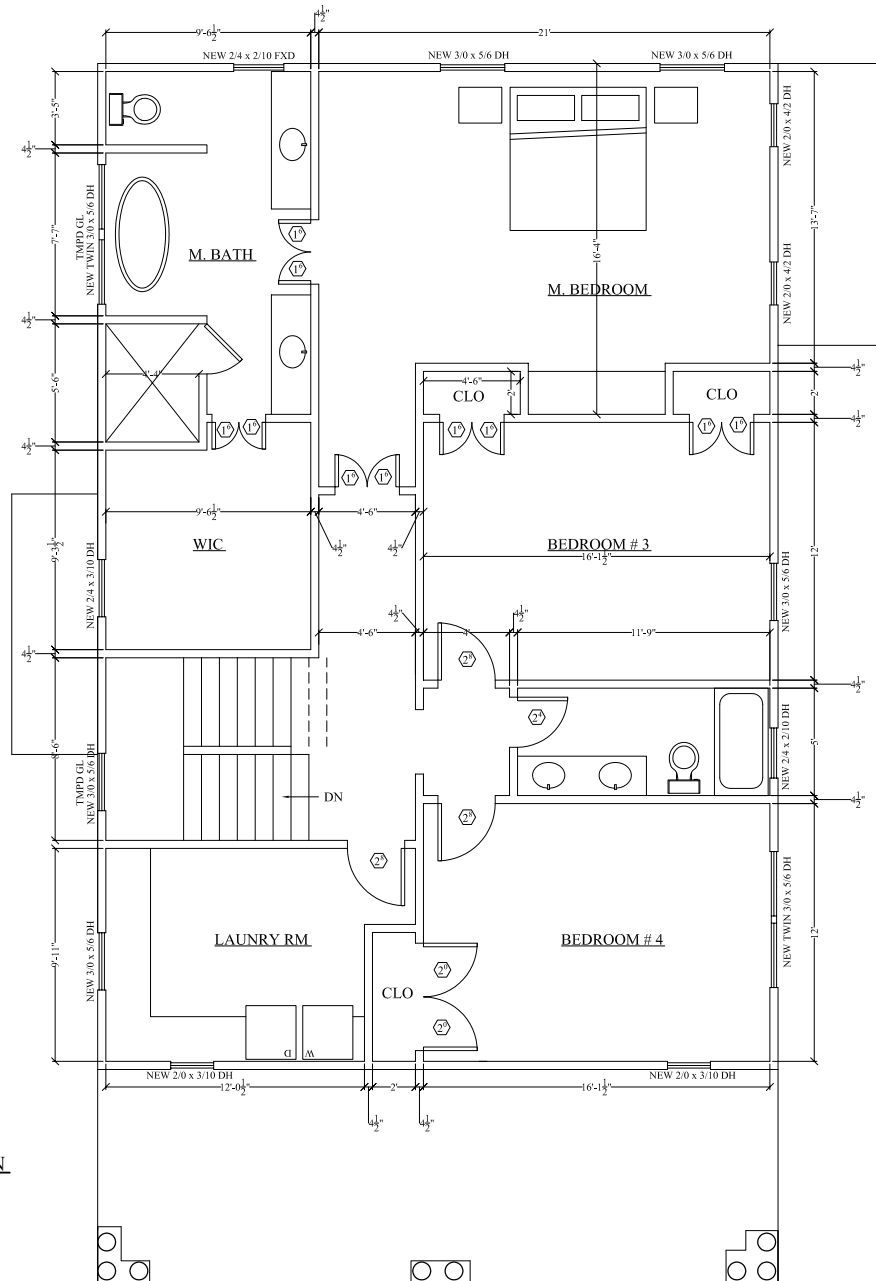
BUILDER:
VASSEUR
HOME DESIGN

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910 E. WOTHINGTON AVE
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SHEET:
A2

APRIL 2014
REV:

JULY 2014



1
A2 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 4' 8'
GRAPHIC SCALE

1483 SQ. FT. HEATED SQ. FT. ON 2nd

2³

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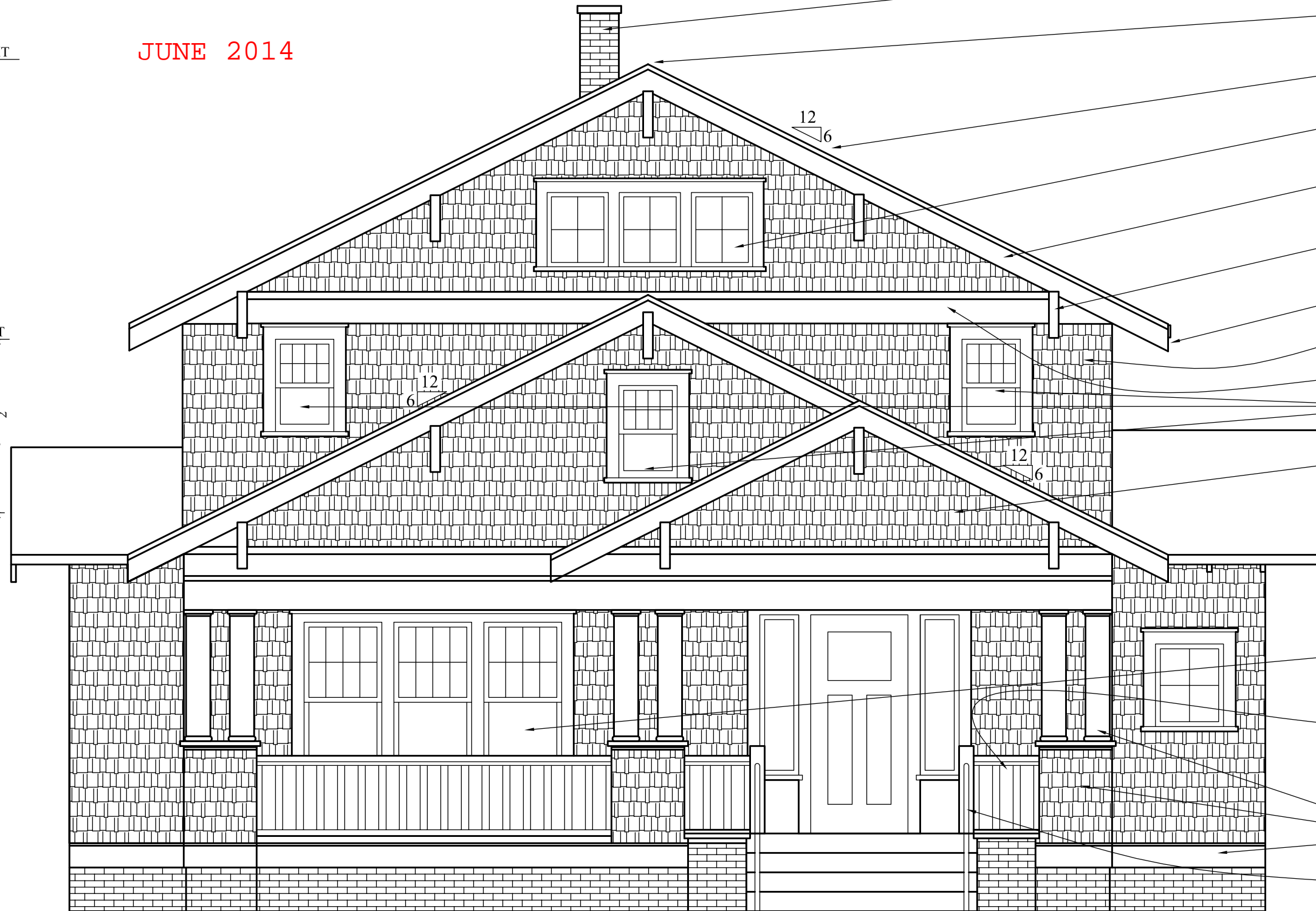
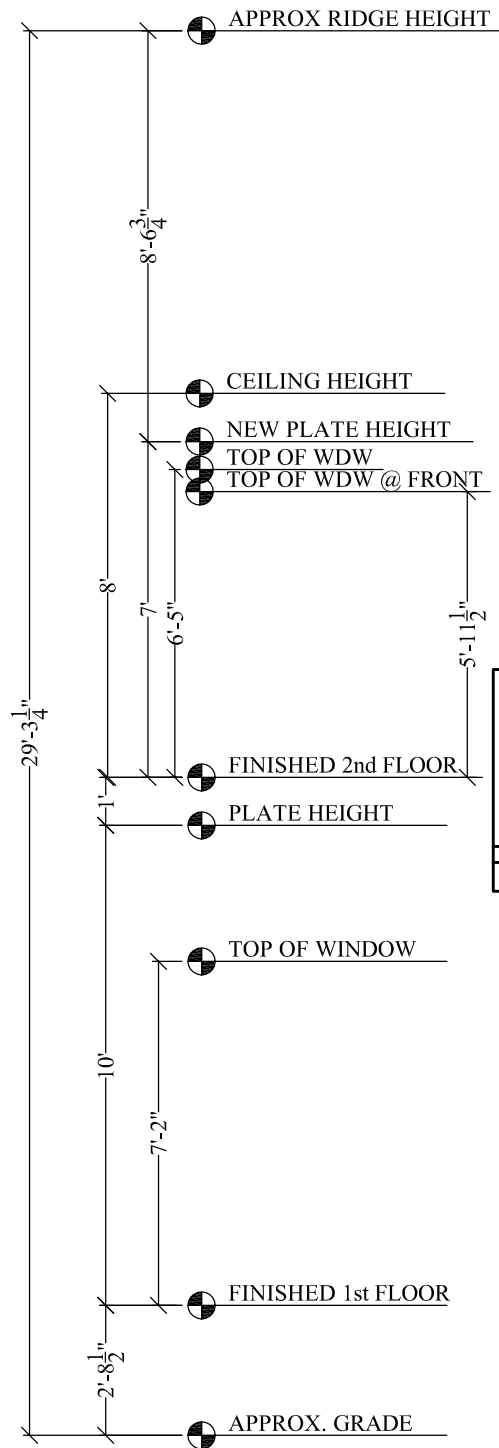
SHEET:
A2

APRIL 2014

REV:

1 FRONT ELEVATION - AS BUILT
A3 SCALE: 1/4" = 1'-0"

JUNE 2014



2 FRONT ELEVATION - RENOVATED
A3 SCALE: 1/4" = 1'-0"

- EXTEND CHIMNEY 2' ABOVE RIDGE
BRICKWORK TO MATCH ORIGINAL
- CONT. RIDGE VENT
- NEW 6:12 GABLE TO MATCH ORIGINAL
W/ 30 YR ARCH. ASPHALT SHINGLE
- TRIPLE 2/0 X 2/6 FXD
W/ 5/4 X 5 CASING TO MATCH ORIGINAL
- 2X10 FLY RAFTER W/ 2-1/2" SHINGLE MOLD
TO MATCH ORIGINAL
- BARGE BRACKETS TO MATCH ORIGINAL
- SKELETAL BOXING W/ 1X4 FACIA
- CEDAR SHAKE TO MATCH ORIGINAL
WEAVE CORNERS
- 1x10 BAND TO MATCH ORIGINAL
- NEW 2/0 X 3/2 DH WOOD WDW
TO MATCH ORIGINAL
- NEW 6:12 GABLE TO MATCH ORIGINAL
- NEW TRIPLE 2/8 X 5/6 DH
W/ 5/4 X 5 CASING/SILL/QUARTER ROUND/DRIP CAP
TO MATCH ORIGINAL
- NEW 36" RAILING TO MEET CODE
W/ 2X6 BALUSTERS
- ORIGINAL DETAILS TO REMAIN
- NEW HANDRAIL TO MEET CODE
BENT IRON PIPE

PROPOSED RENOVATIONS/ADDITION
910 E. WOTHINGTON AVE
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SHEET:
A3

APRIL 2014

REV:

JULY 2014



1 FRONT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

2³

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SHEET:

A3

APRIL 2014

REV: 6.23.14

JUNE 2014



2 LEFT ELEVATION - RENOVATED
A4 SCALE: 1/4" = 1'-0"

PROPOSED RENOVATIONS/AD
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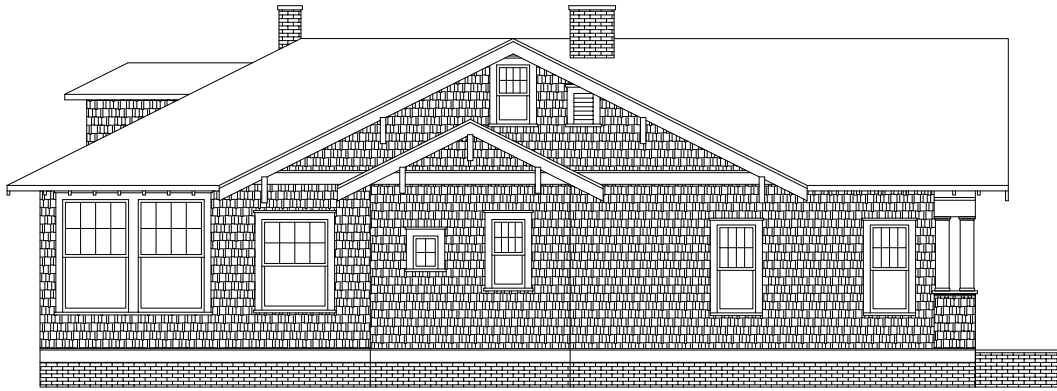
SHEET:

A4

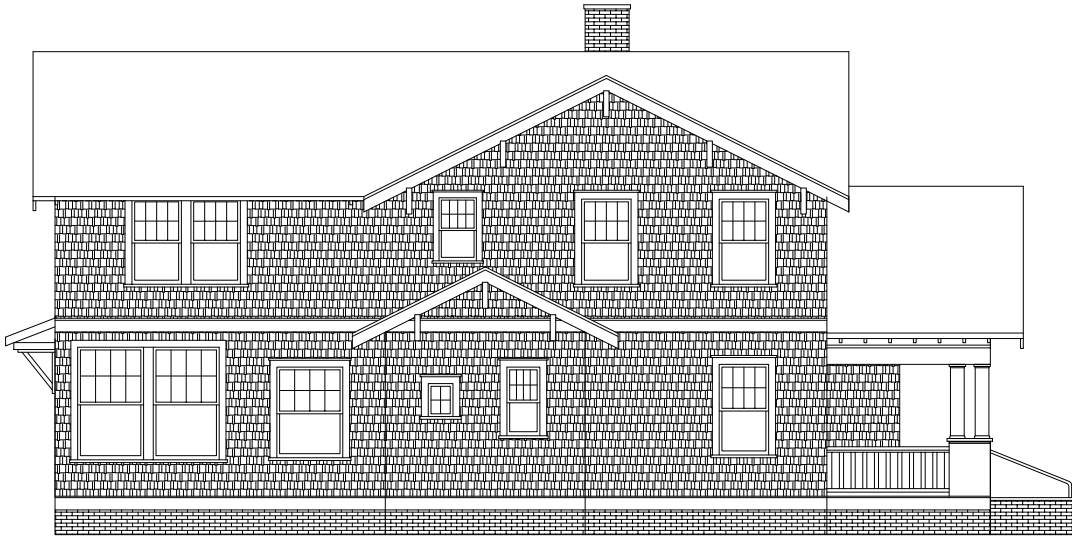
APRIL 2014

REV:

JULY 2014



1 LEFT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

2³

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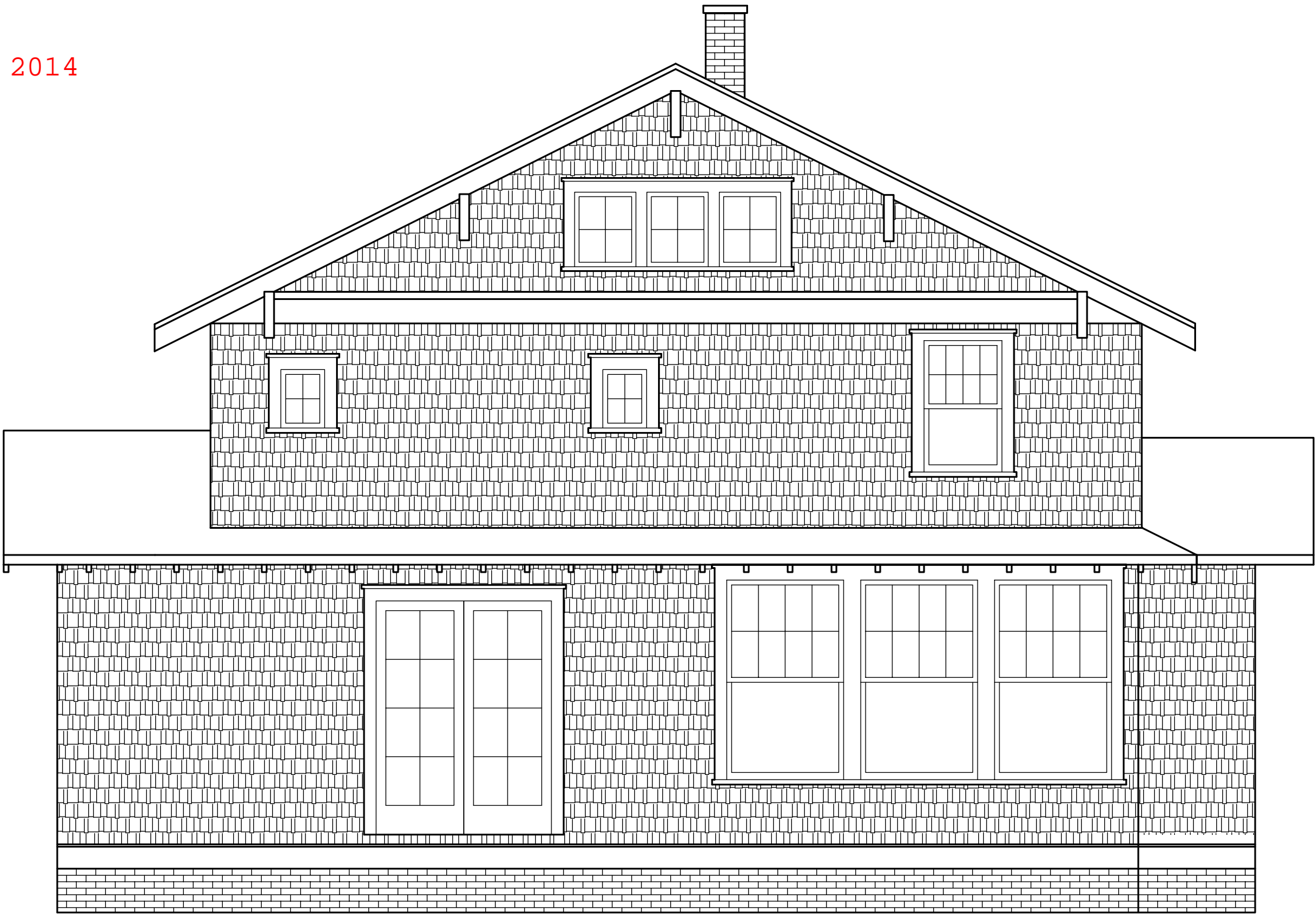
SHEET:

A4

APRIL 2014

REV: 6.24.14

JUNE 2014



2 REAR ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"

PROPOSED RENOVATIONS/ADDIT
910 E. WOTHINGTON AVE
CHARLOTTE, NC 28203

SHEET:
A5

APRIL 2014

REV:

JULY 2014



1 REAR ELEVATION - AS BUILT
A5 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"

2³

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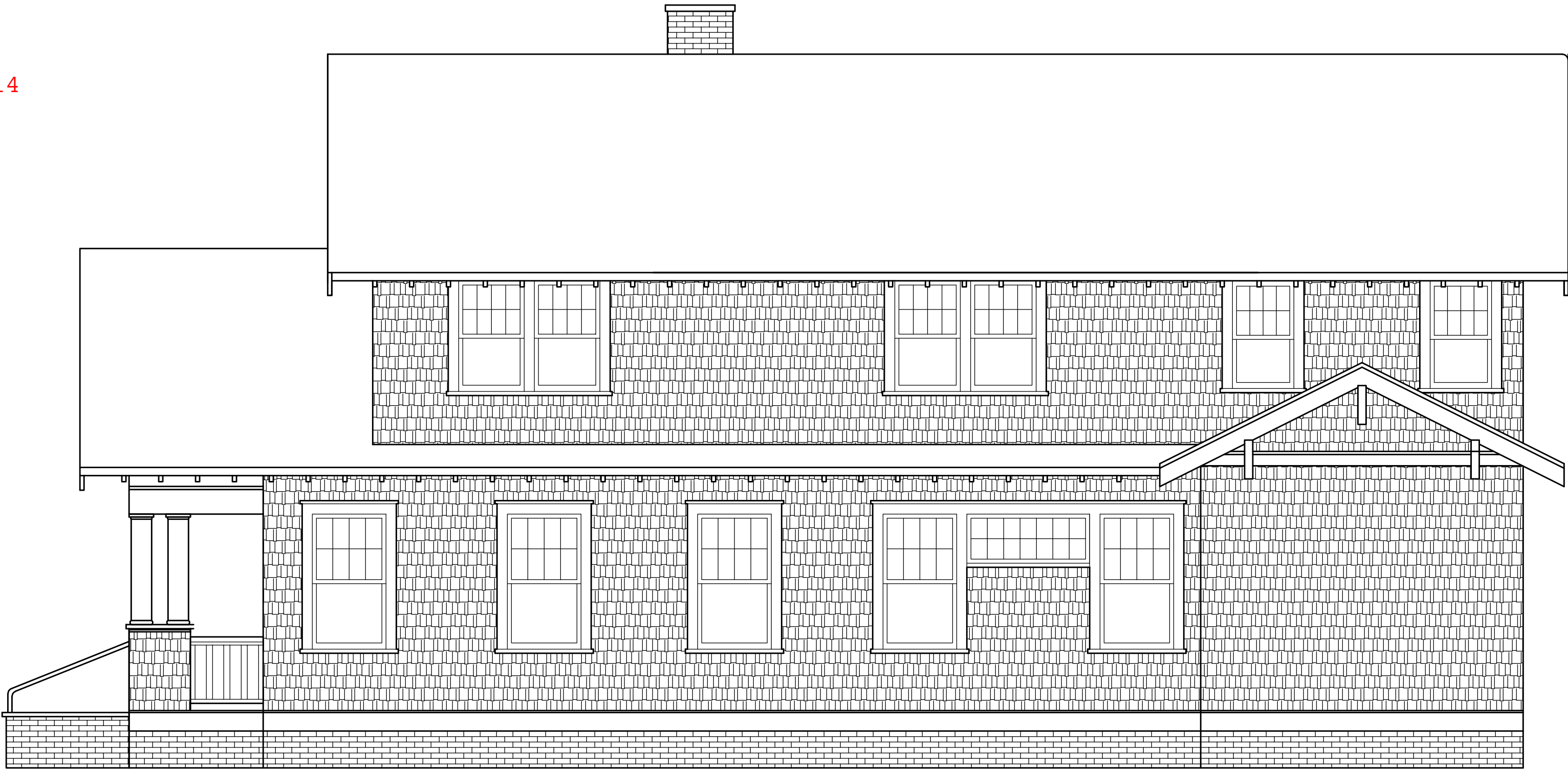
SHEET:

A5

APRIL 2014

REV: 6.24.14

JUNE 2014



2 RIGHT ELEVATION - RENOVATED
A6 SCALE: 1/4" = 1'-0"

PROPOSED RENOVATIONS/ADD
910 E. WOTHINGTON AVE
CHARLOTTE, NC 28203

SHEET:

A6

APRIL 2014

REV:

JULY 2014



1 RIGHT ELEVATION - AS BUILT
A6 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - RENOVATED
A6 SCALE: 1/4" = 1'-0"

2³

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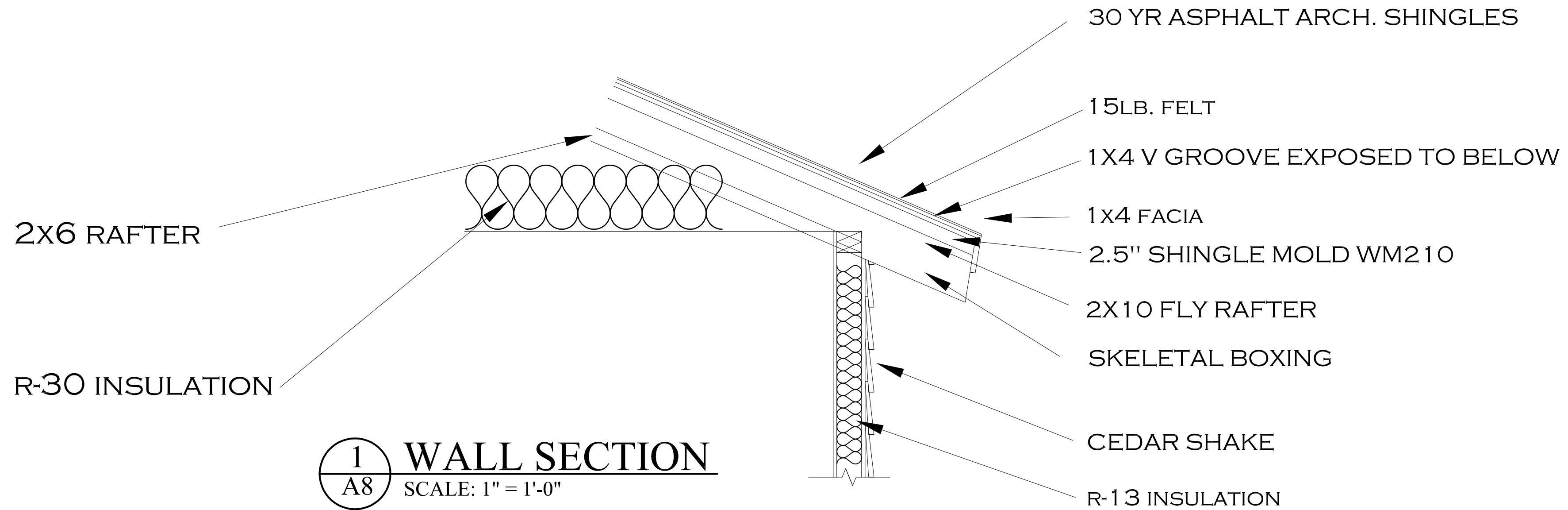
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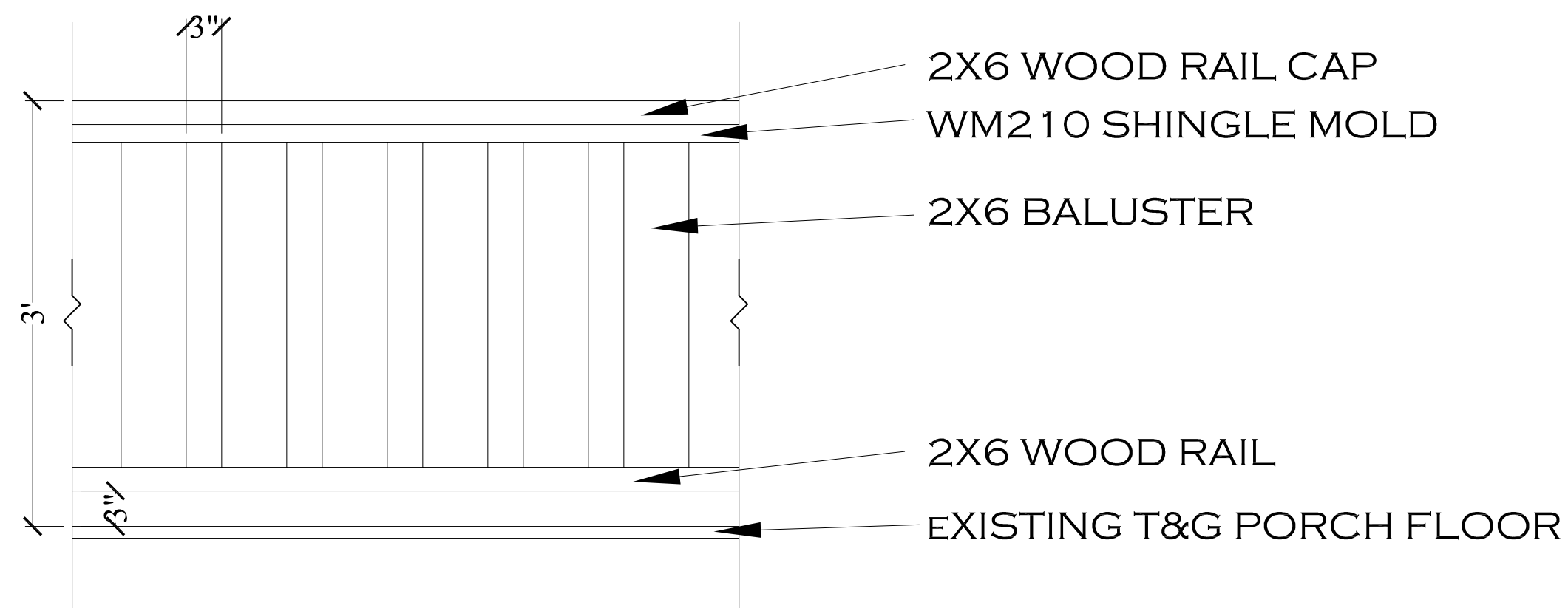
A6

APRIL 2014

REV: 6.24.14



1 WALL SECTION
A8 SCALE: 1" = 1'-0"



2 PORCH RAILING SECTION
A8 SCALE: 1" = 1'-0"





