
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 709 East Worthington Avenue

SUMMARY OF REQUEST: Addition and renovation

OWNER: John and Sandra Reilly

APPLICANT: Greg Miller

The application was Continued from April for the following: 1) Scale, Massing and Fenestration on right elevation, 2) Materials, 3) Size – Percentage of rear yard open space, and 4) Fenestration – Trim detail dimensions.

Details of Proposed Request

Existing Conditions

The original structure was a 1½ story bungalow constructed in 1925. It is listed as a Contributing Structure in the Dilworth National Register of Historic Places. Substantial changes to the original house occurred prior to establishment of the Historic District. Other modifications were approved by the HDC in 1990.

Proposal

The proposal is an addition to the first and second floor and redesign of the front facade. The renovation will require certain parts of the house to be removed. Details of the project include a new front porch, reduction of front roof pitch, addition of a front shed dormer and new two story rear addition. The addition will tie into the existing roof at the ridgeline. Façade materials include brick, fieldstone and wood trim.

Revised Proposal – May 13, 2015

1. The shed roof on the front ties in below the ridge.
2. A gabled dormer is added to the rear right side.
3. Materials will be traditional wood (cedar shakes and wood trim).
4. The percentage of permeable space in the rear yard is 81% (including pervious hardscape).
5. Window trim will match existing at 4-1/2”.

Policy & Design Guidelines - 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.

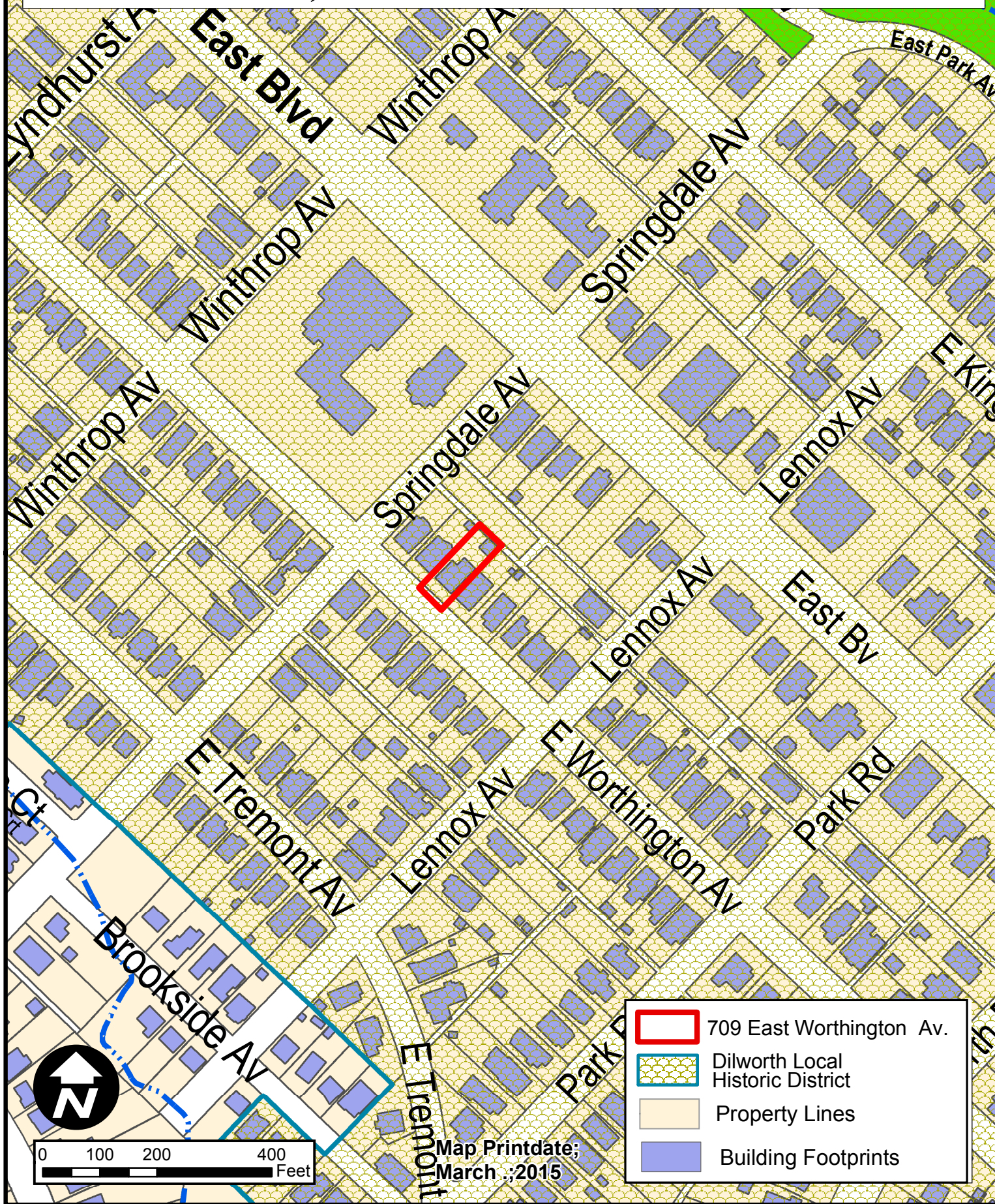
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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 proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2015-063
Historic District; Dilworth



CONCEPTUAL DESIGN AND CONTRACTING, LLC
1615 CRESTGATE DRIVE
WAXHAW, NC 28173
(704) 219-4050

APRIL 29, 2015

APPLICANT NAME: GREG MILLER

TO: THE CHARLOTTE HISTORIC DISTRICT COMMISSION

REGARDING: REVISIONS AND OR CONTINUANCE FOR A CERTIFICATE OF APPROPRIATENESS

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED AND HOPEFULLY WILL BE FOUND SATISFACTORY TO THE REQUIREMENTS AS PER THE DISCUSSION/MEETING HELD ON APRIL 18, 2015:

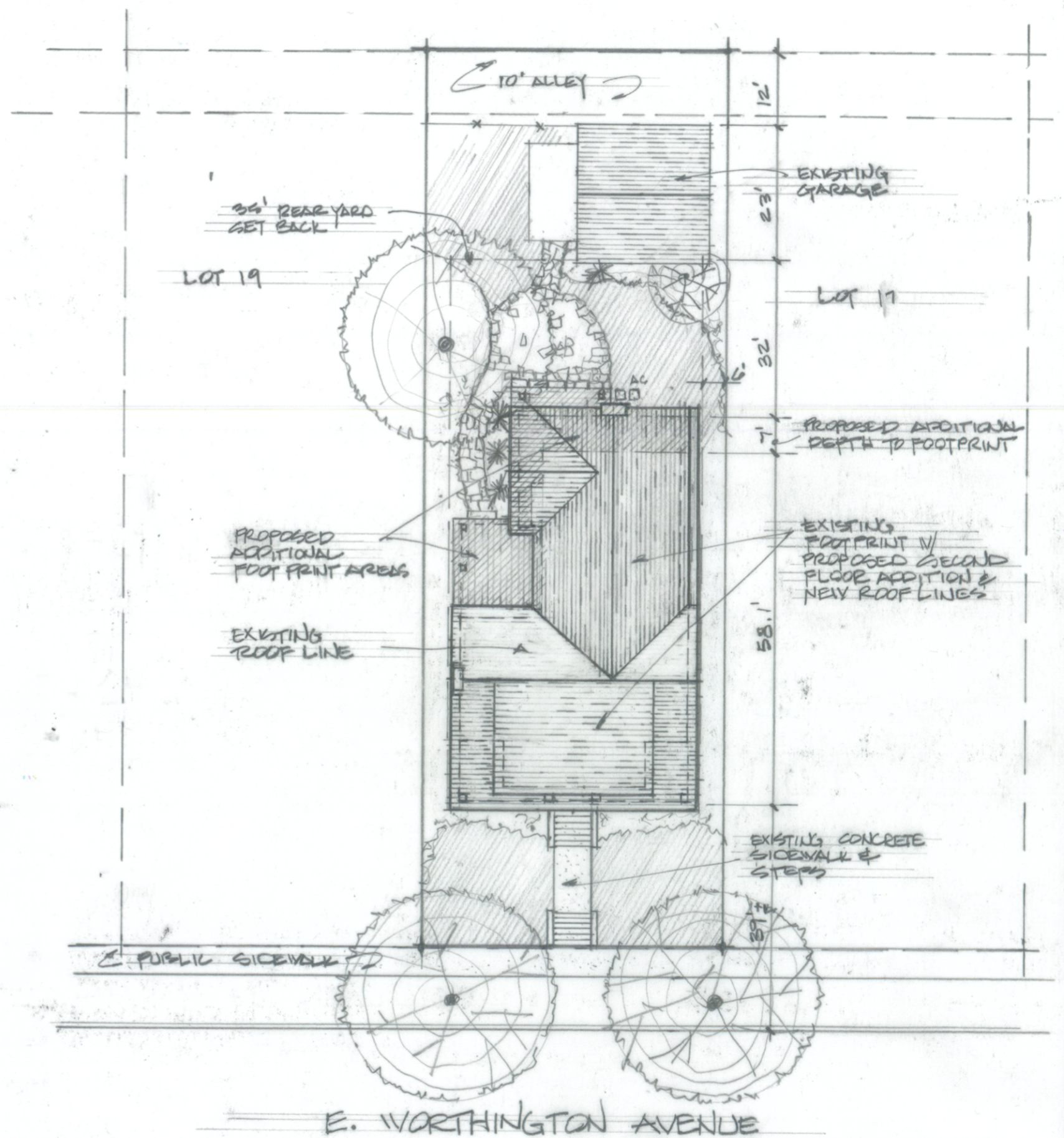
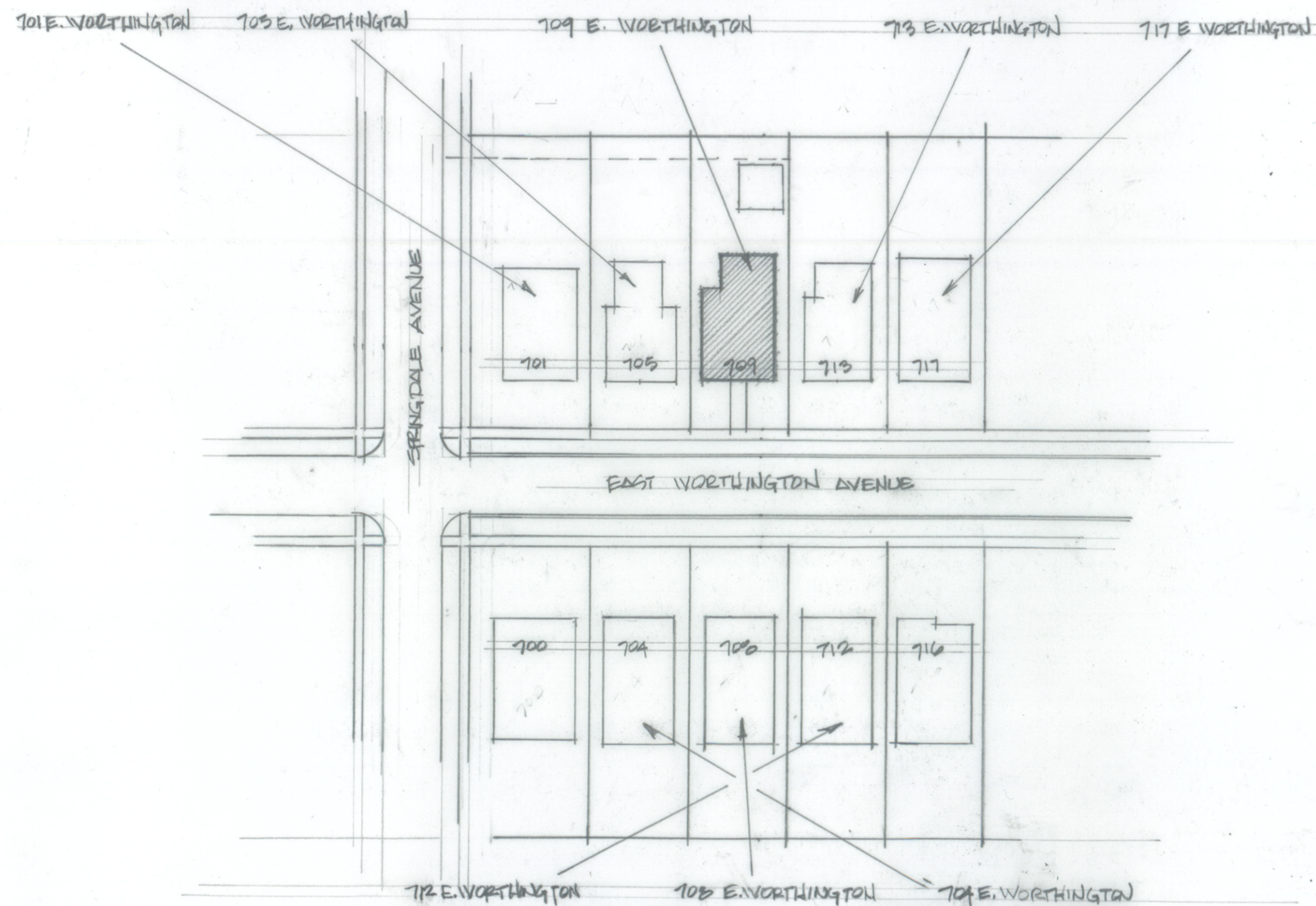
1. THE PERCENTAGE OF THE REAR YARD REMAINING AFTER ALL HARD SURFACES WERE TAKEN INTO CONSIDERATION WAS FOUND TO BE 81%.
2. A FEATURE ELEMENT WAS ADDED TO THE UPSTAIRS RIGHT SIDE WINDOW
3. THE SHED ROOF ON THE FRONT ELEVATION WAS LOWERED FROM MEETING AT THE EXISTING RIDGE.
4. THE DIMENSIONS OF THE EXISTING OVERHANGS ON THE HOUSE WERE INSPECTED MORE CLOSELY AND THE PROPOSED PLANS WERE ALTERED TO MATCH
5. AFTER FURTHER REVIEW, THE PROPOSED SIDING WOULD BE CEDAR SHAKE, TO MATCH THE EXISTING.
6. ALL EXTERIOR PORCH DECKING HAS BEEN CHANGED TO BE T&G WOOD TO MATCH THE EXISTING FRONT PORCH.
7. AND AFTER OBSERVING MORE CLOSELY, THE WINDOW TRIM WOULD BE MADE TO MATCH THE EXISTING 4 AND 1/2" WIDE BOARD INSTEAD OF 3 AND 1/2"

RESPECTFULLY SUBMITTED

GREG MILLER



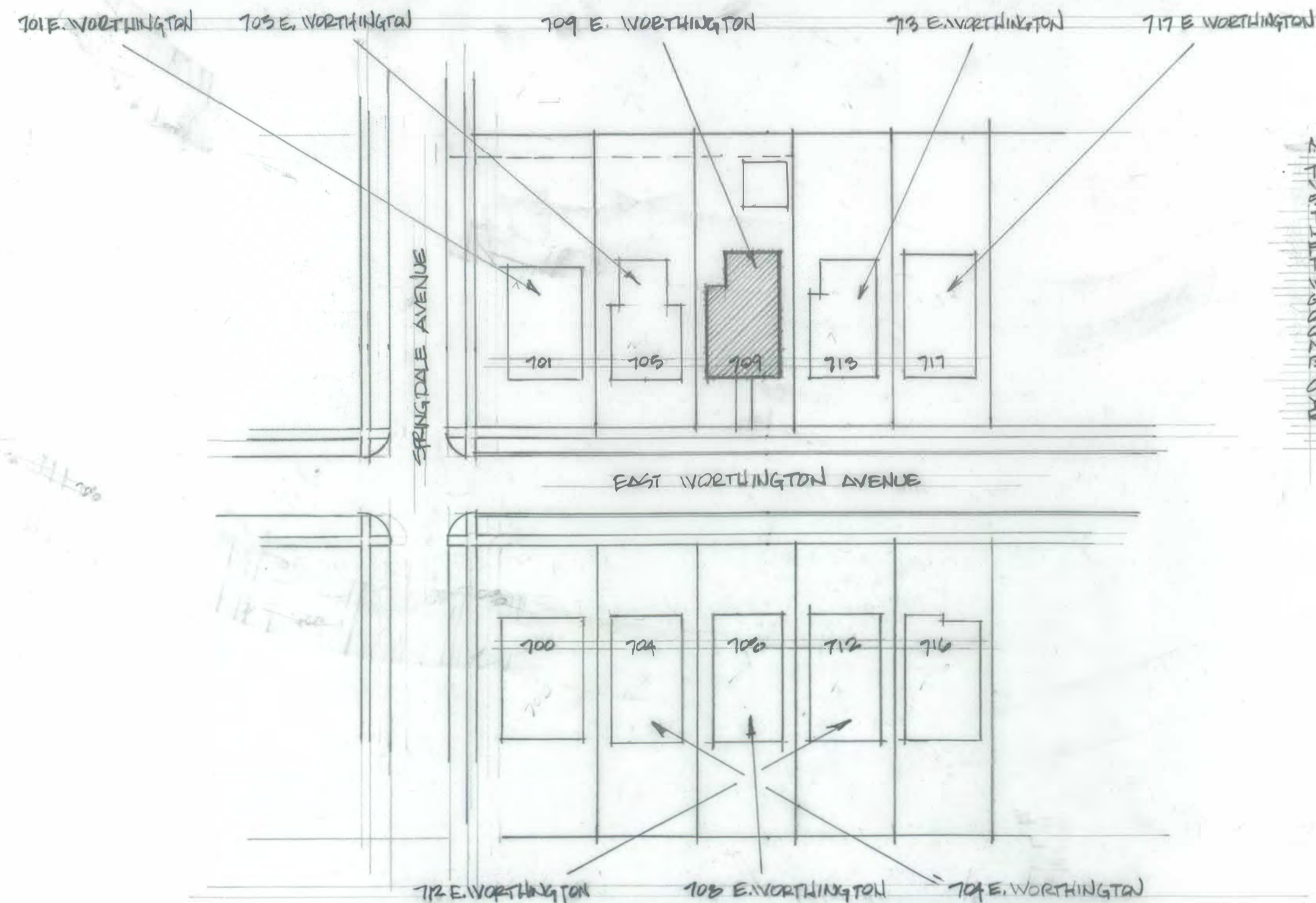
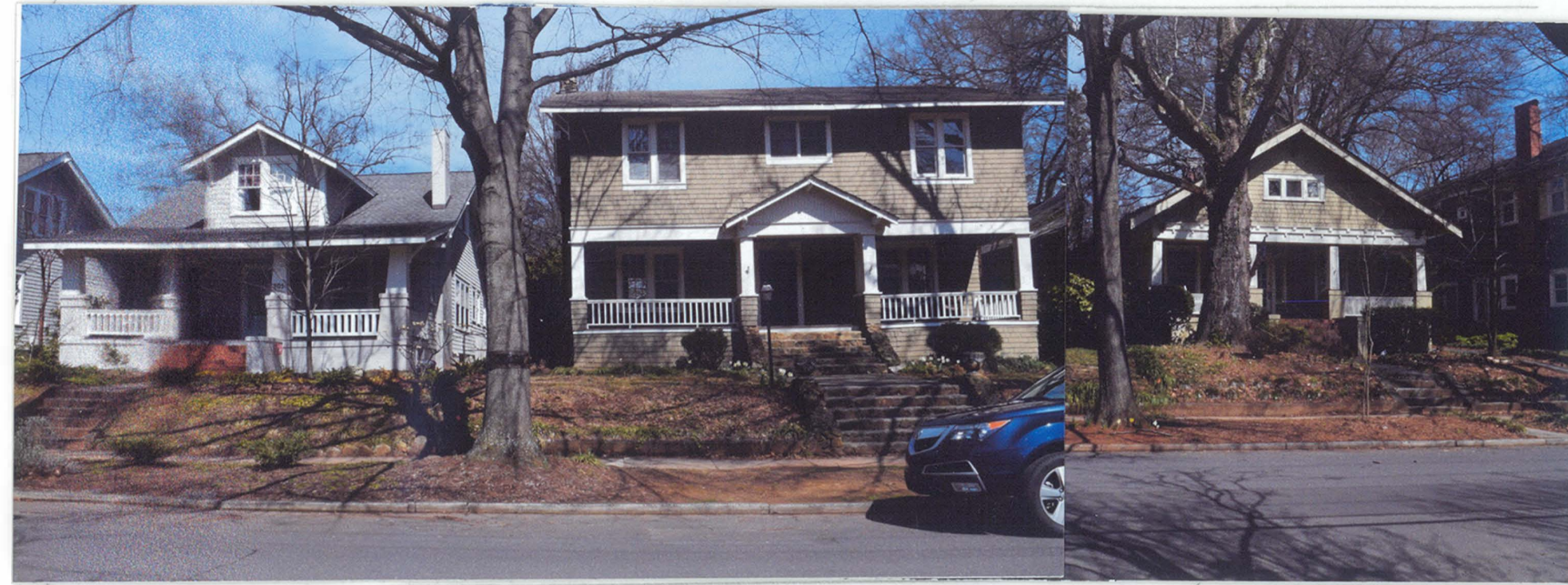
APRIL 2015



SITE PLAN
SCALE 1" = 20'-0"

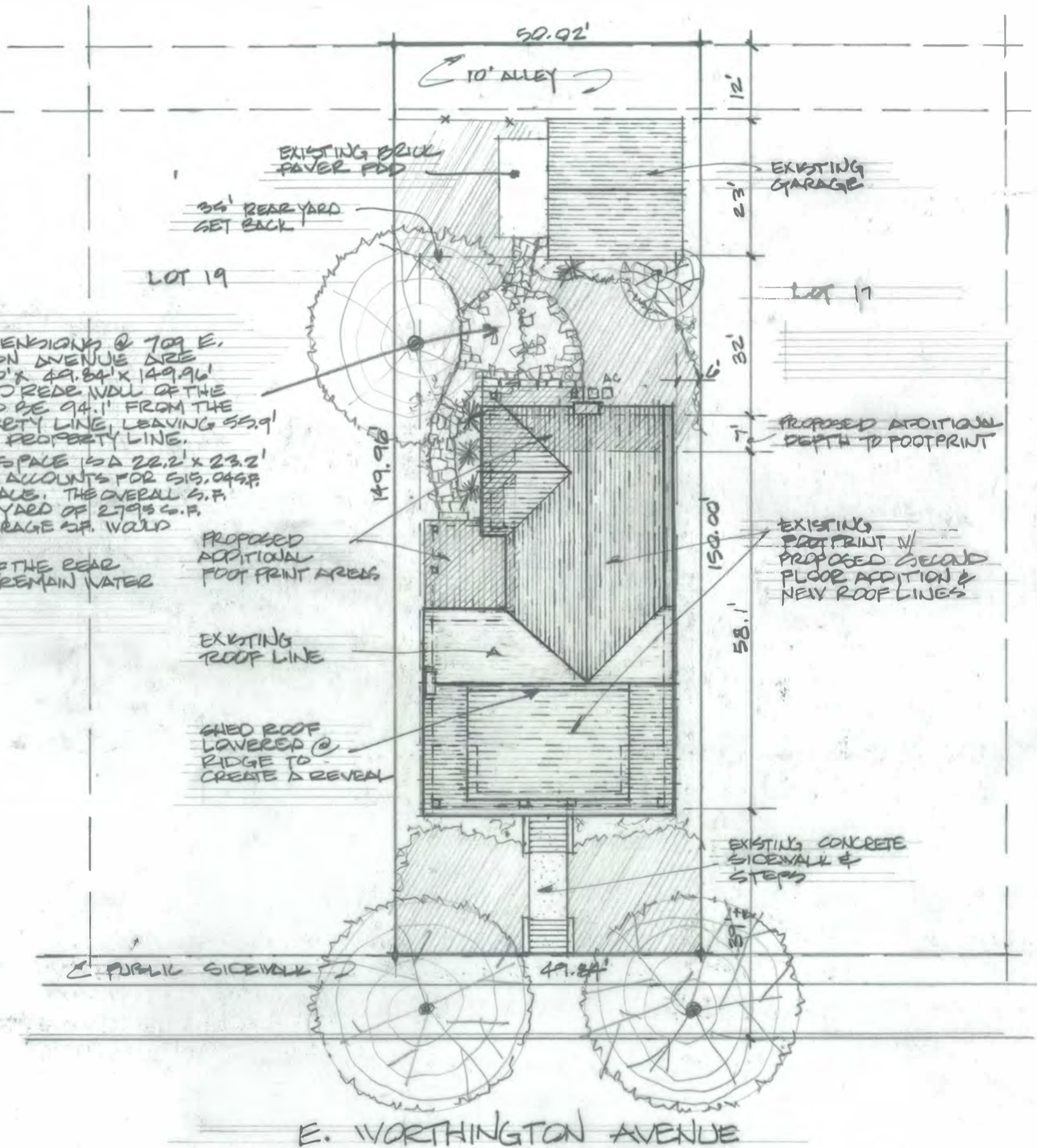
PROPOSED RENOVATION FOR:	7/3/16/13
709 EAST WORTHINGTON AVENUE 704-29-4050	1 of 6

MAY 2015



NOTE:

THE LOT DIMENSIONS @ 709 E. WORTHINGTON AVENUE ARE 50.2' X 150.00' X 49.84' X 149.96'. THE PROPOSED REAR WALL OF THE HOUSE WOULD BE 94.1' FROM THE FRONT PROPERTY LINE, LEAVING 55.9' TO THE BACK PROPERTY LINE. WITHIN THIS SPACE IS A 28.2' X 23.2' GARAGE WHICH ACCOUNTS FOR 615.04SF OF HARD SURFACE. THE OVERALL S.F. OF THE REAR YARD OF 2795 S.F. MINUS THE GARAGE S.F. WOULD BE 2280 S.F. OVER 81% OF THE REAR YARD WOULD REMAIN WATER RETENTIVE.



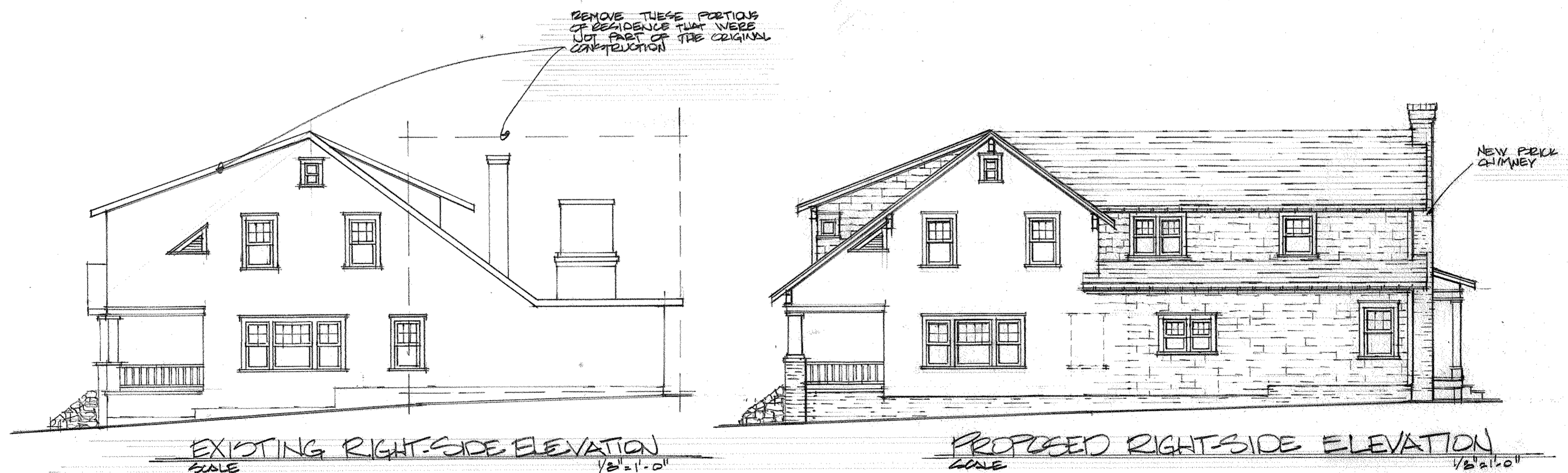
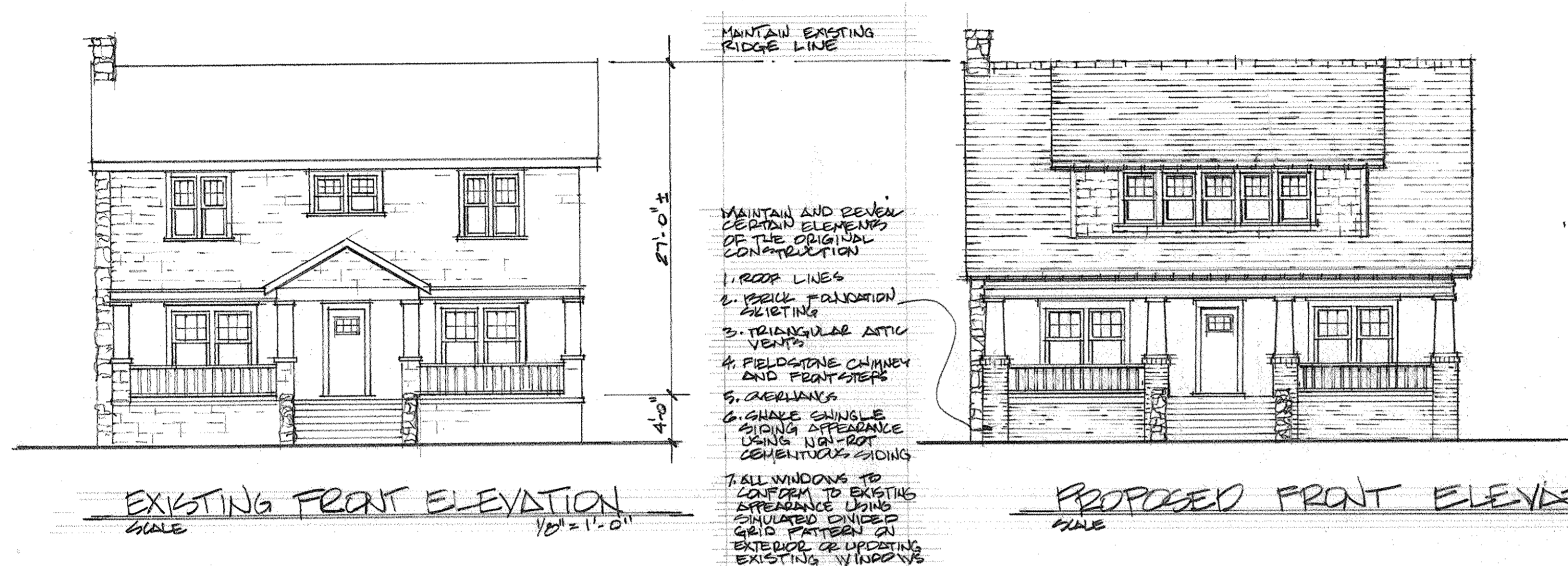
SITE PLAN

SCALE 1" = 20'-0"

REV. 4.29.15

PROPOSED RENOVATION FOR:	3.10.15
709 EAST WORTHINGTON AVENUE 704 29-4050	1 of 6

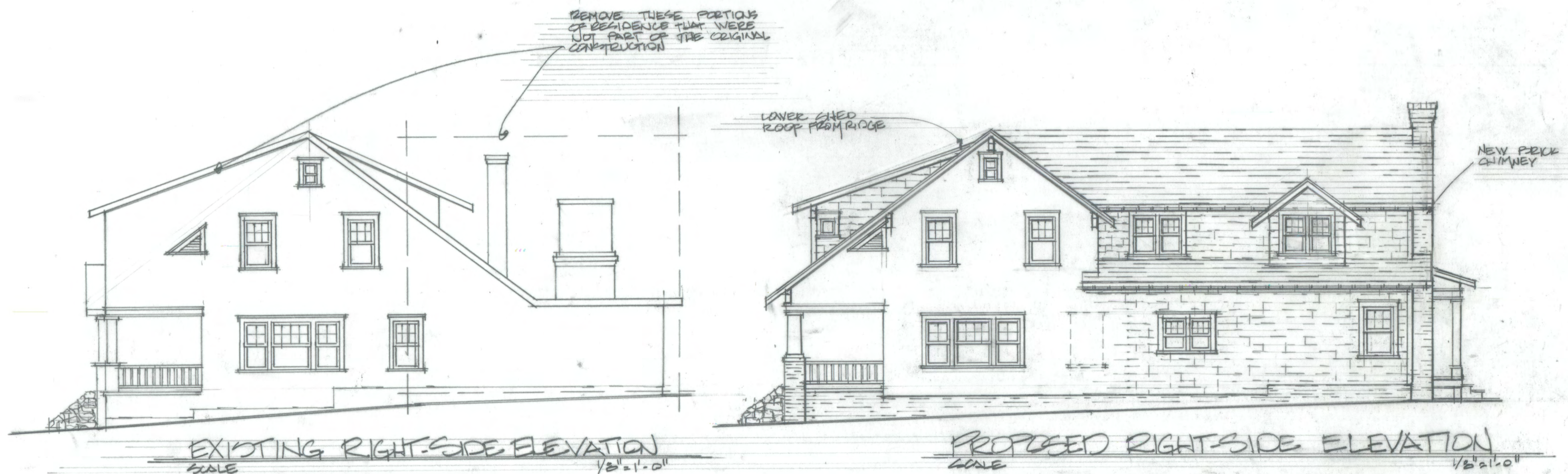
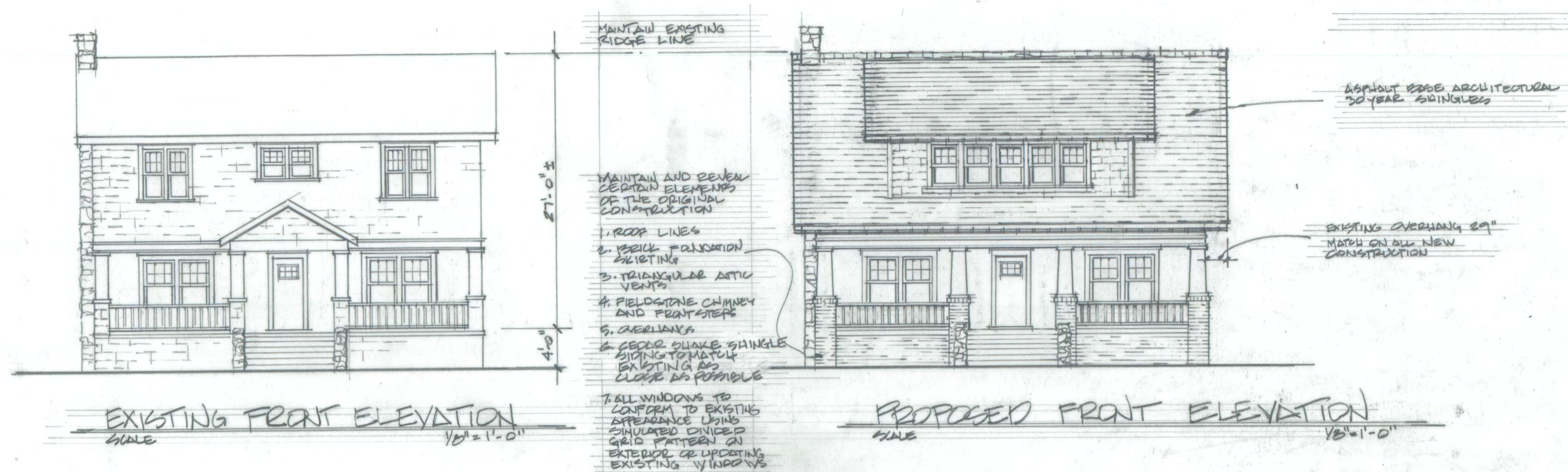
APRIL 2015



PROPOSED RENOVATION FOR:
709 E. VORTHINGTON AVENUE 704-219-4050

2-16-15
2 of 6

MAY 2015



PROPOSED RENOVATION FOR:
709 E. WORTHINGTON AVENUE

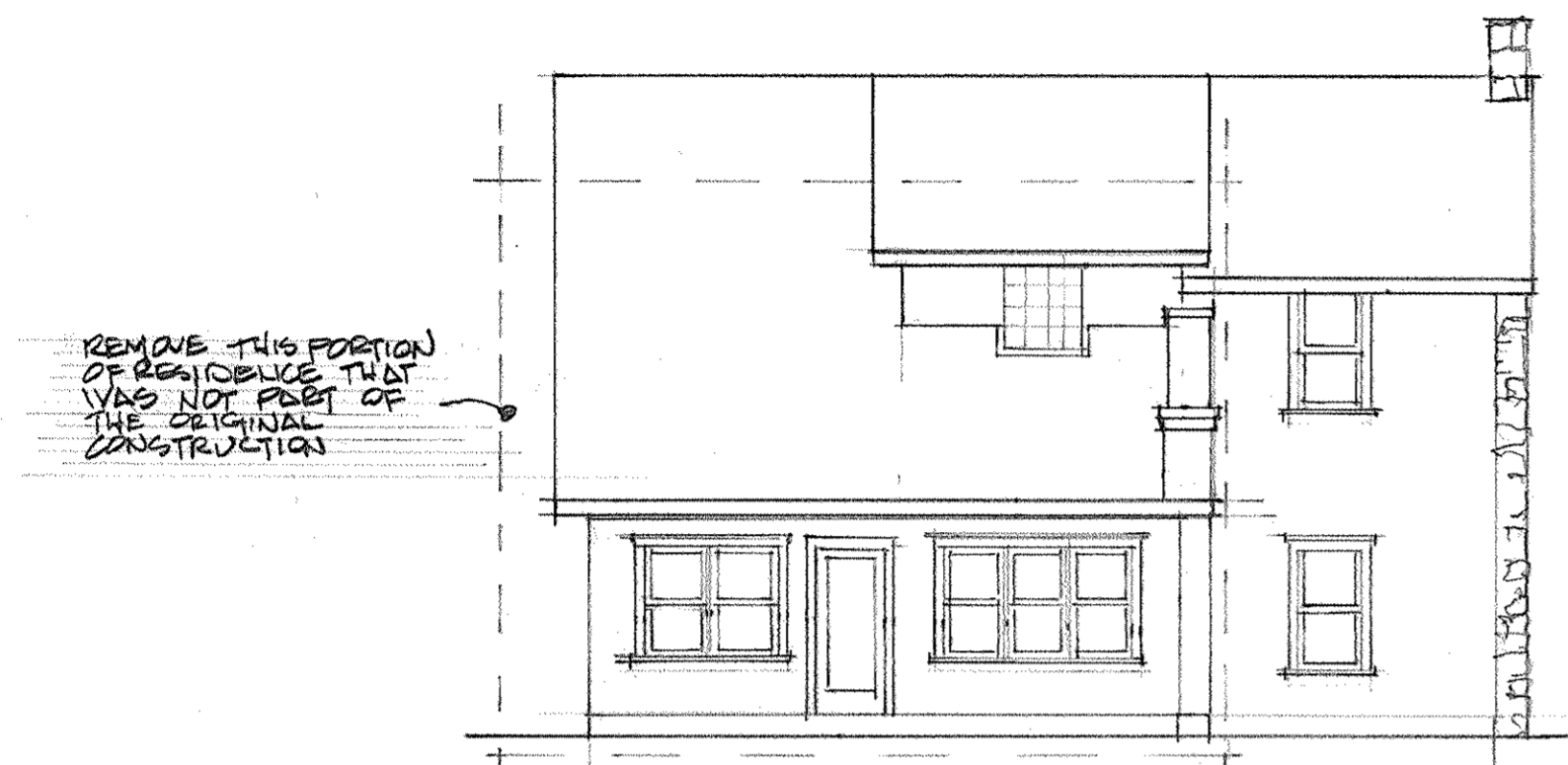
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REV. 4-29-15

3-16-15

2 of 6

APRIL 2015



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

MAINTAIN EXISTING RIDGE LINE

NEW BRICK CHIMNEY



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

REMOVE THESE PORTIONS OF RESIDENCE THAT WERE NOT PART OF THE ORIGINAL CONSTRUCTION



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

MAINTAIN EXISTING RIDGE LINE

NEW BRICK CHIMNEY



PROPOSED LEFTSIDE ELEVATION
SCALE 1/8" = 1'-0"

MAINTAIN AND REVEAL CERTAIN ELEMENTS OF THE ORIGINAL CONSTRUCTION:

1. ROOF LINES
2. BRICK FOUNDATION SKIRTING
3. TRIANGULAR ATTIC VENT
4. FIELDSTONE CHIMNEY & PORCH STEPS
5. OVERHANGS
6. SHAKE SHINGLE SIDING APPEARANCE USING NON-ROT CEMENTFIBER SIDING
7. ALL WINDOWS TO CONFORM TO EXISTING APPEARANCE USING SIMULATED DIVIDING GRID PATTERN ON EXTERIOR & UPDATING EXISTING WINDOWS

PROPOSED RENOVATION FOR:
709 E. WORTHINGTON AVENUE 709 29-4050

5.16.15
2016

MAY 2015



EXISTING REAR ELEVATION

SCALE

1/8" = 1'-0"



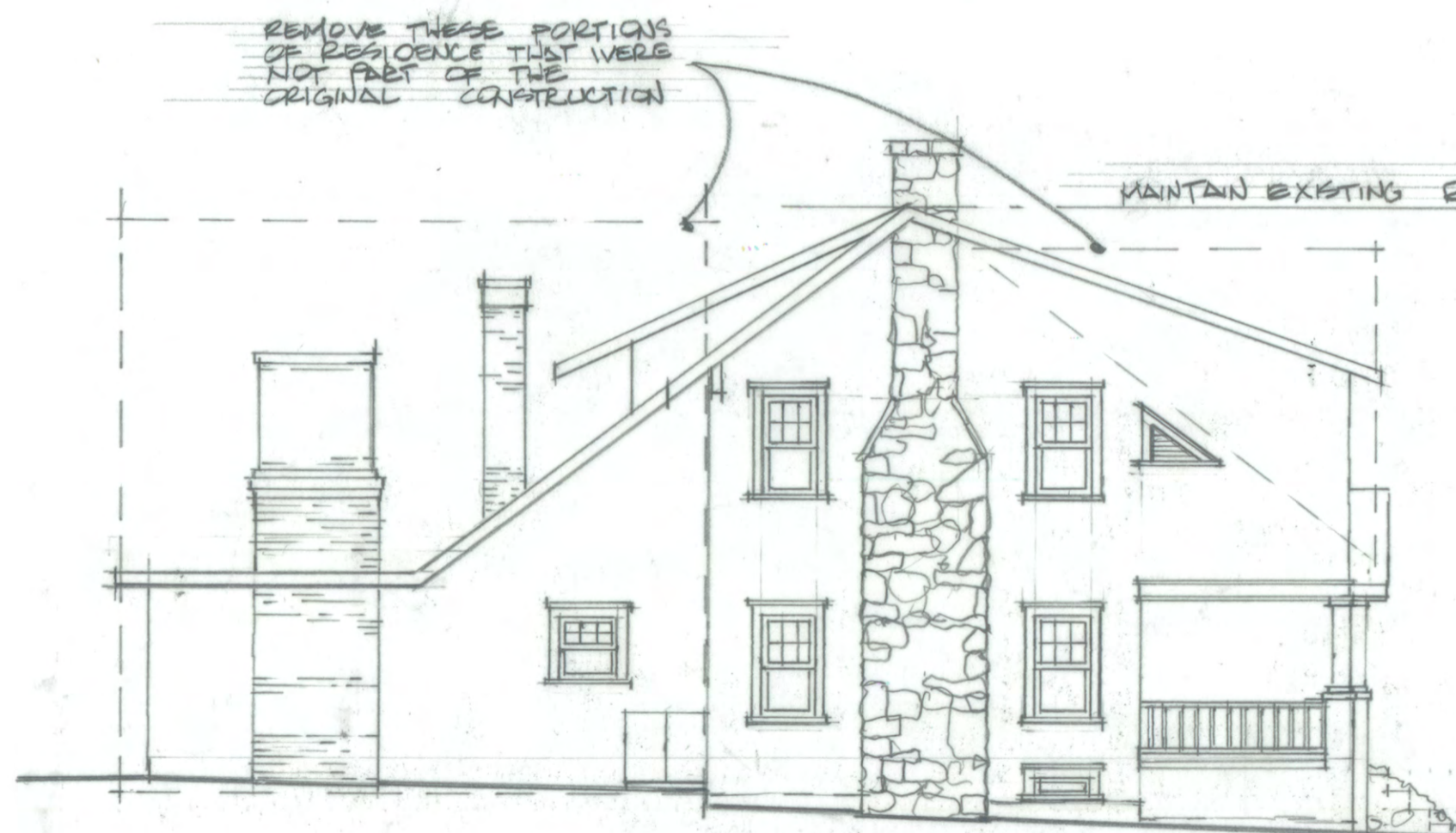
PROPOSED REAR ELEVATION

SCALE

1/8" = 1'-0"

MAINTAIN AND REVEAL CERTAIN ELEMENTS OF THE ORIGINAL CONSTRUCTION:

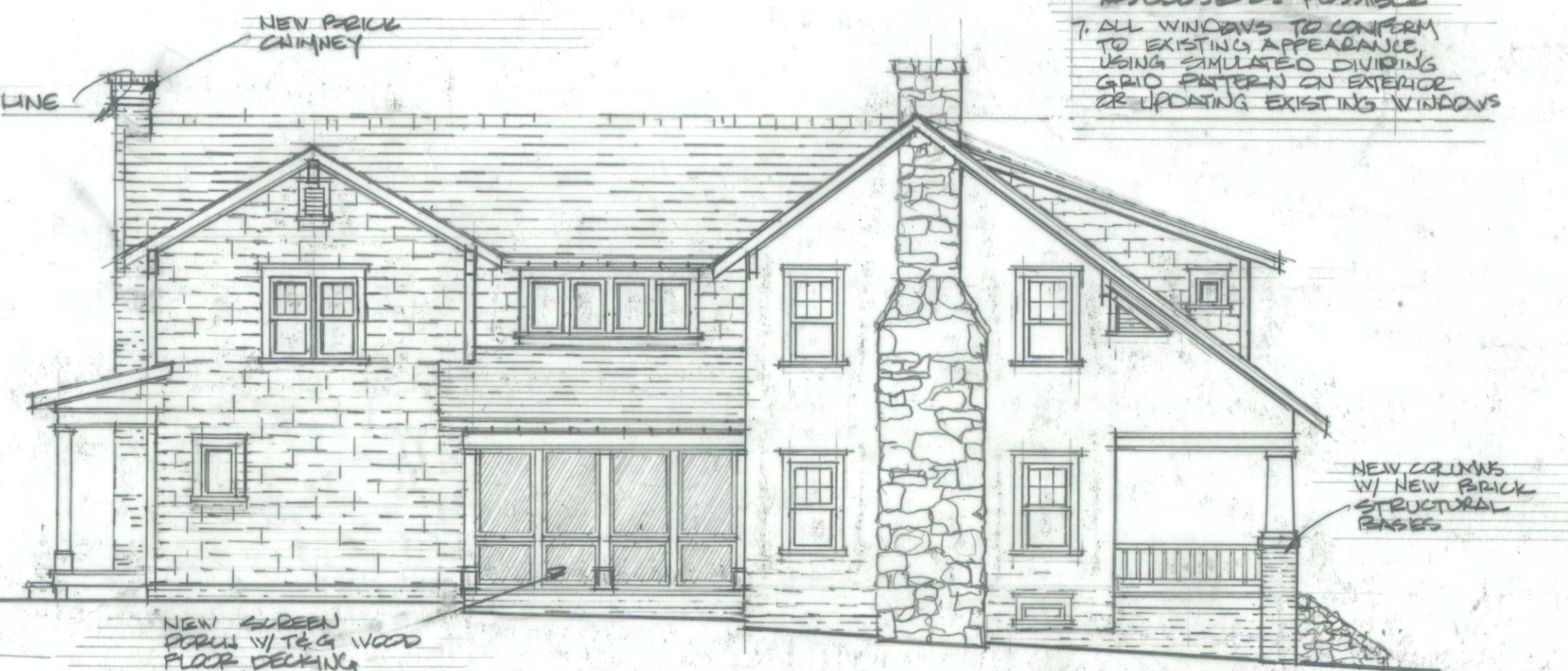
1. ROOF LINES
2. BRICK FOUNDATION EXISTING
3. TRIANGULAR OTIC VENT
4. FIELDSTONE CHIMNEY & PORCH STEPS
5. OVERHANG 28"-30"
6. CEDAR SHAKE SHINGLE SIDING TO MATCH EXISTING AS CLOSE AS POSSIBLE
7. ALL WINDOWS TO CONFORM TO EXISTING APPEARANCE USING SIMULATED DIVIDING GRID PATTERN ON EXTERIOR OR UPDATING EXISTING WINDOWS



EXISTING LEFT-SIDE ELEVATION

SCALE

1/8" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION

SCALE

1/8" = 1'-0"

REV. 4.29.15

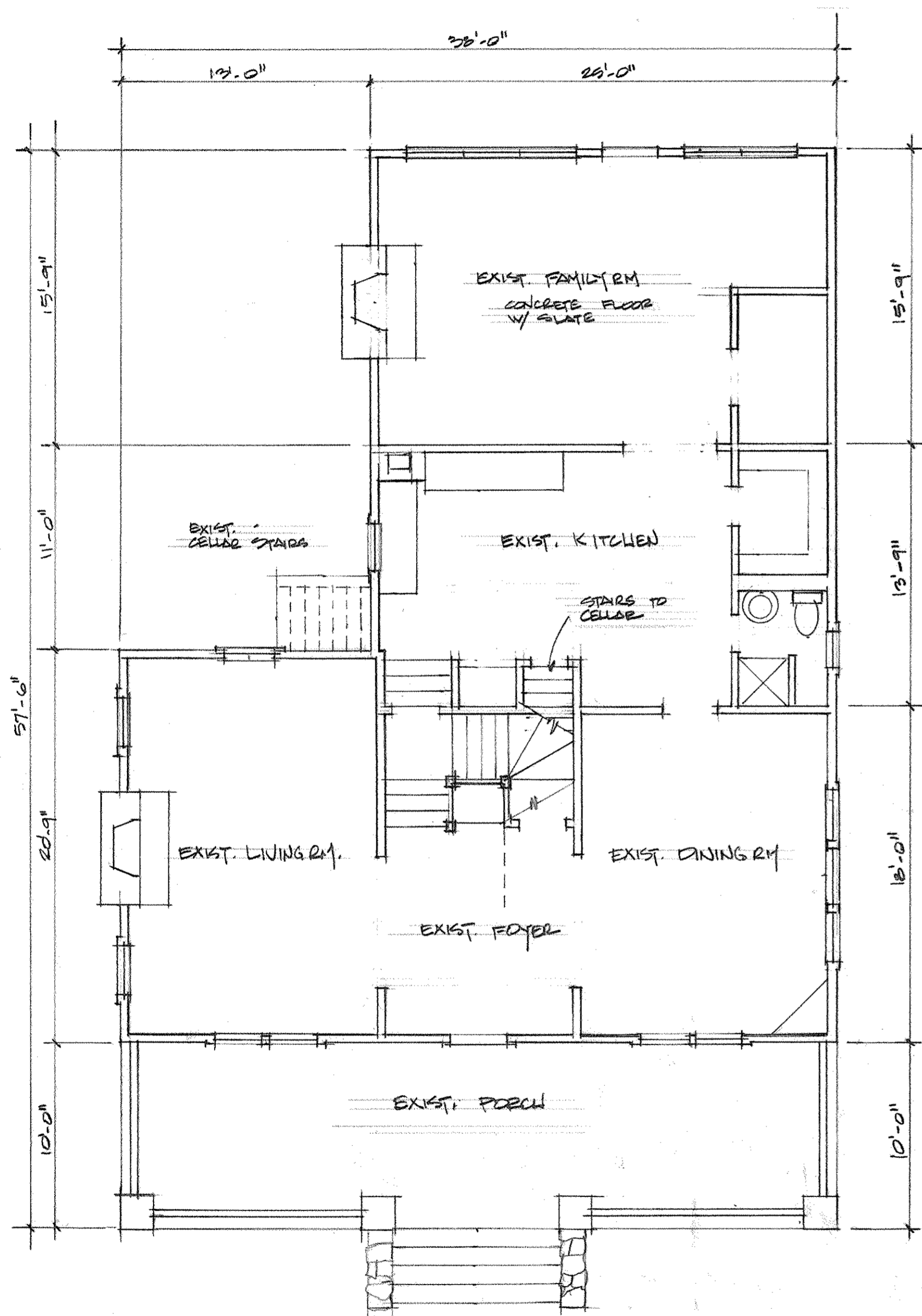
PROPOSED RENOVATION FOR:
709 E. WORTHINGTON AVENUE

709-29-4050

5.16.15

3066

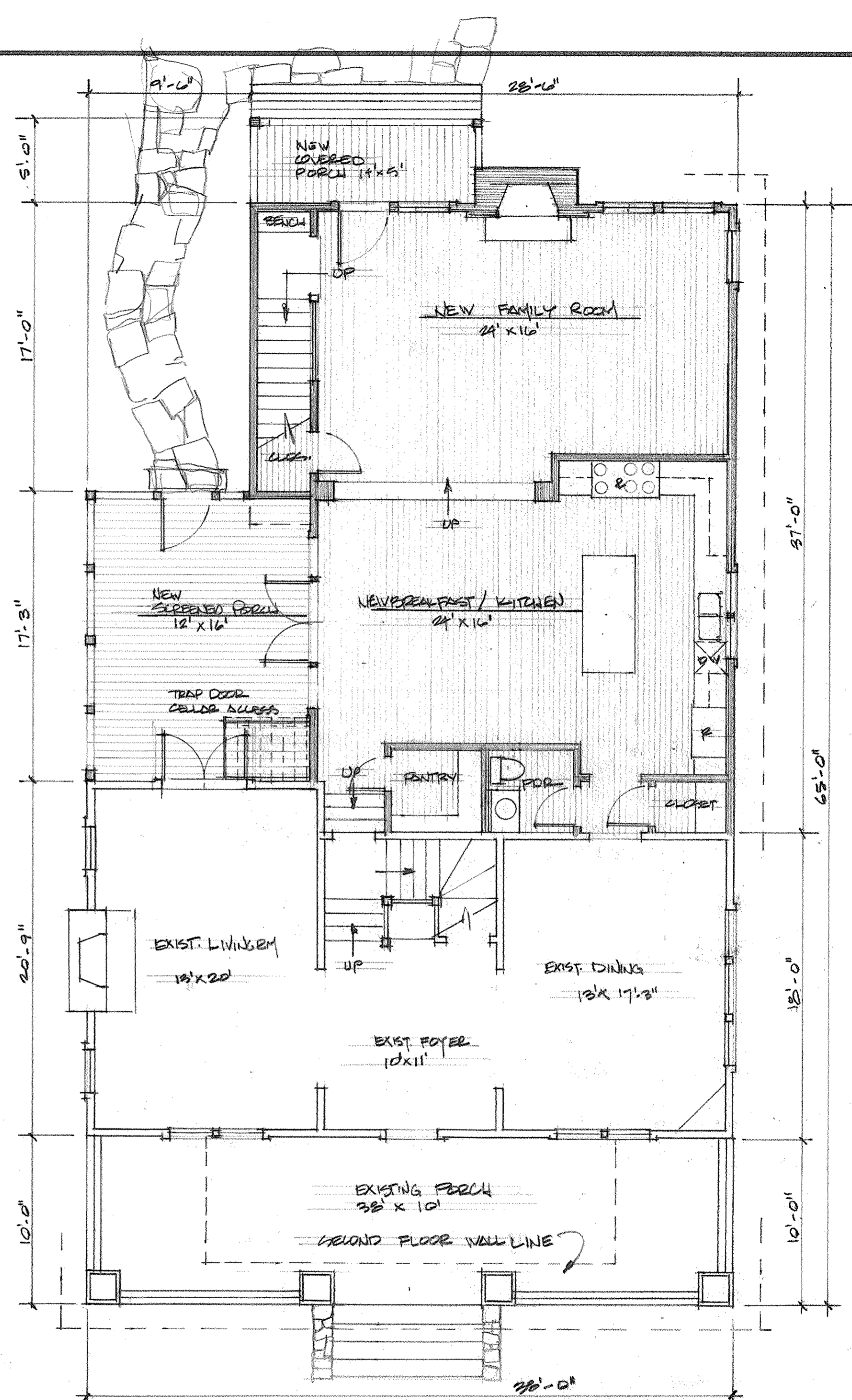
APRIL 2015



EXISTING FIRST FLOOR PLAN

SCALE

3/16" = 1'-0"



PROPOSED FIRST FLOOR RENOVATION

SCALE

3/16" = 1'-0"

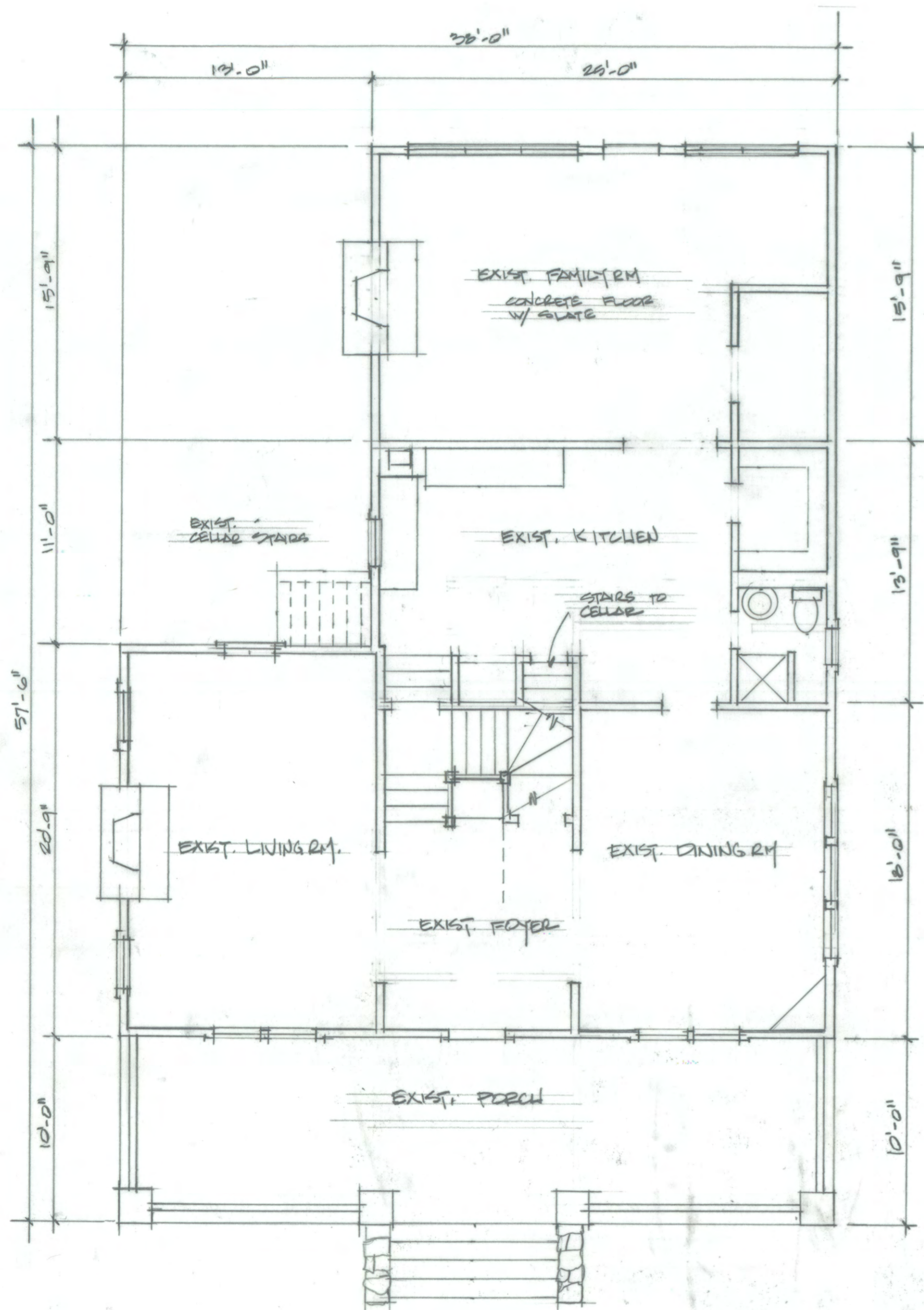
PROPOSED RENOVATION FOR:
709 E. VORTHINGTON AVE.

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4 of 6

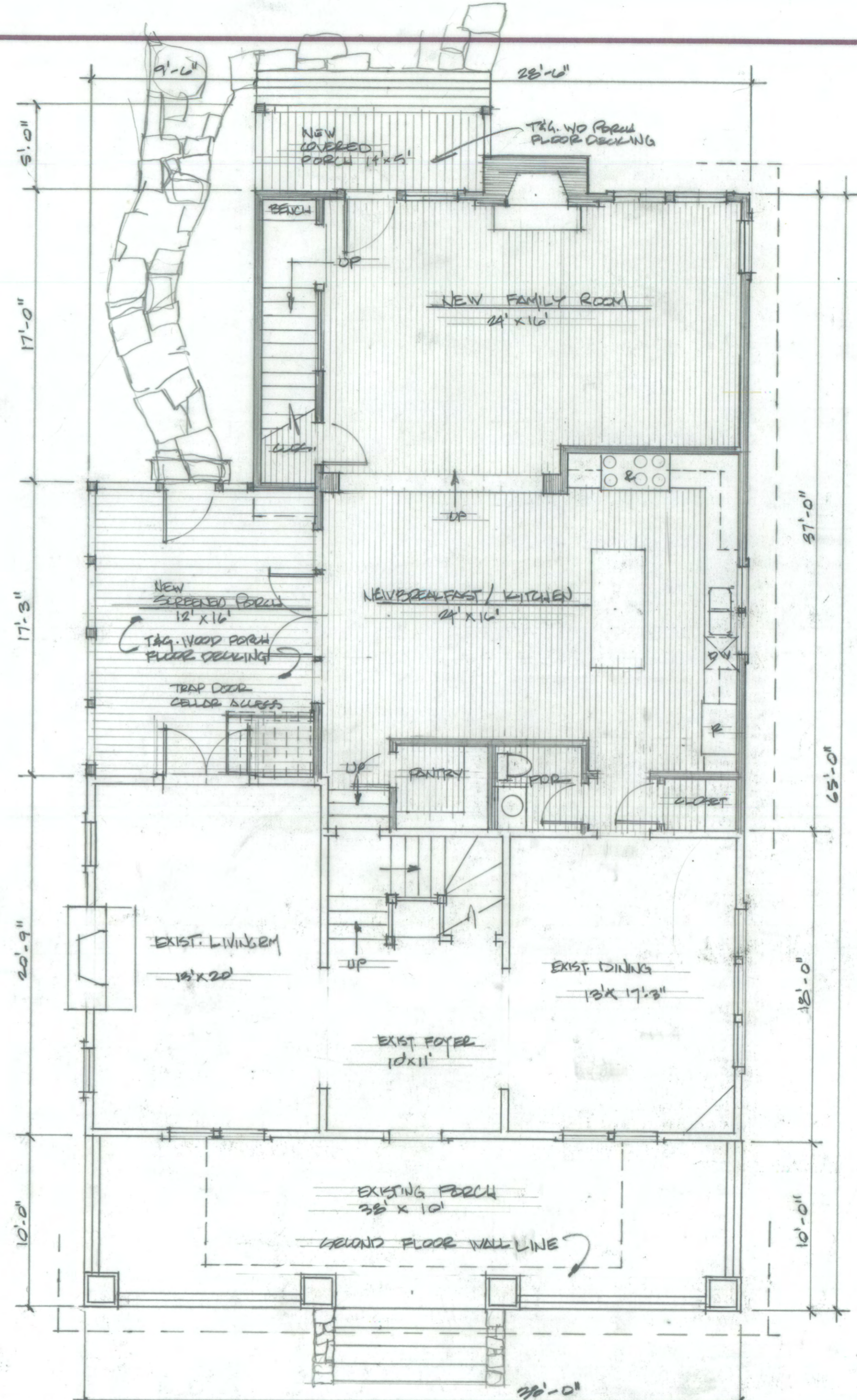
MAY 2015



EXISTING FIRST FLOOR PLAN

SCALE

3/16" = 1'-0"



PROPOSED FIRST FLOOR RENOVATION

SCALE

3/16" = 1'-0"

PROPOSED RENOVATION FOR:
709 E. NORTHRINGTON AVE.

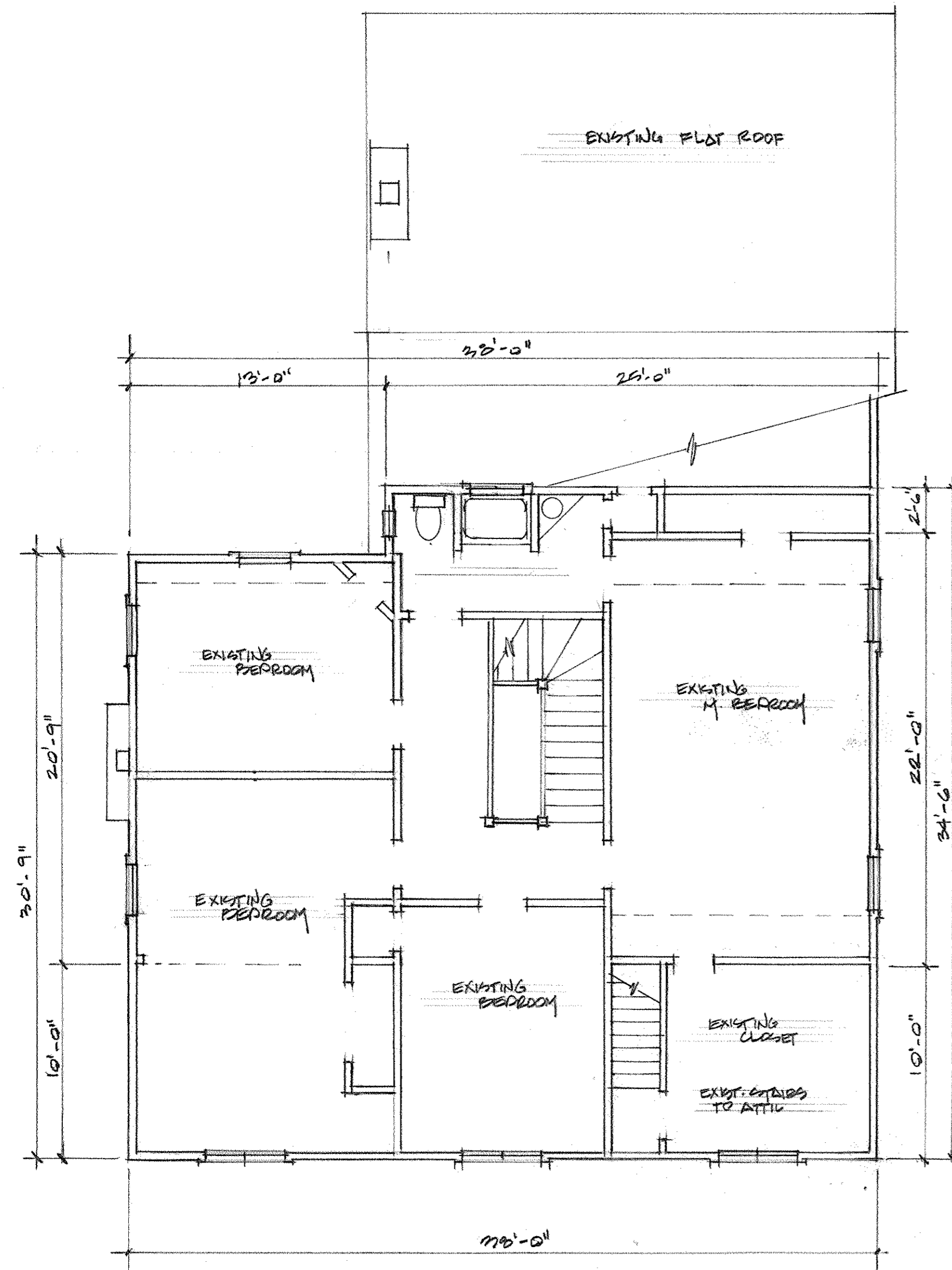
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4 of 6

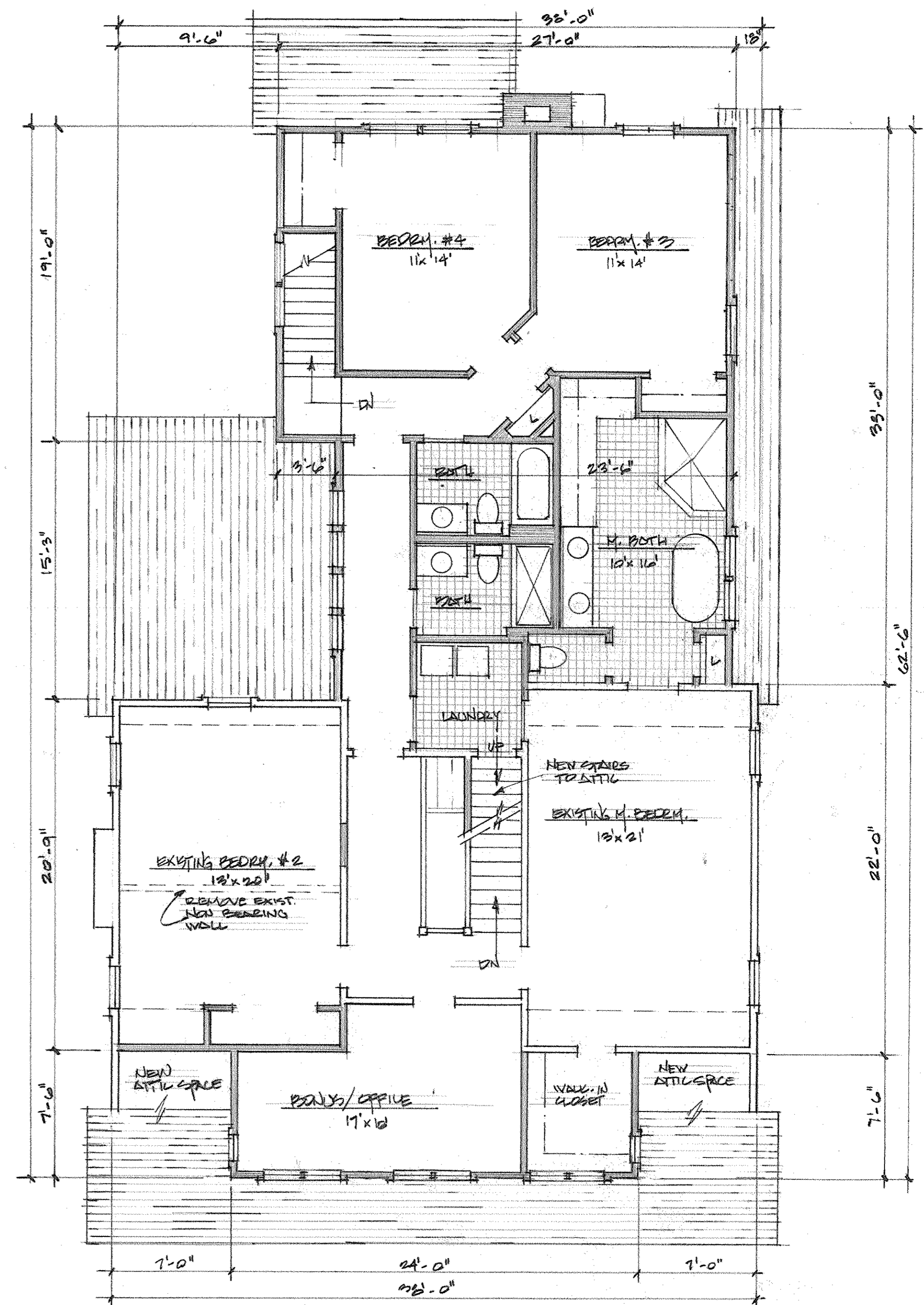
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APRIL 2015



EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"



PROPOSED SECOND FLOOR RENOVATION

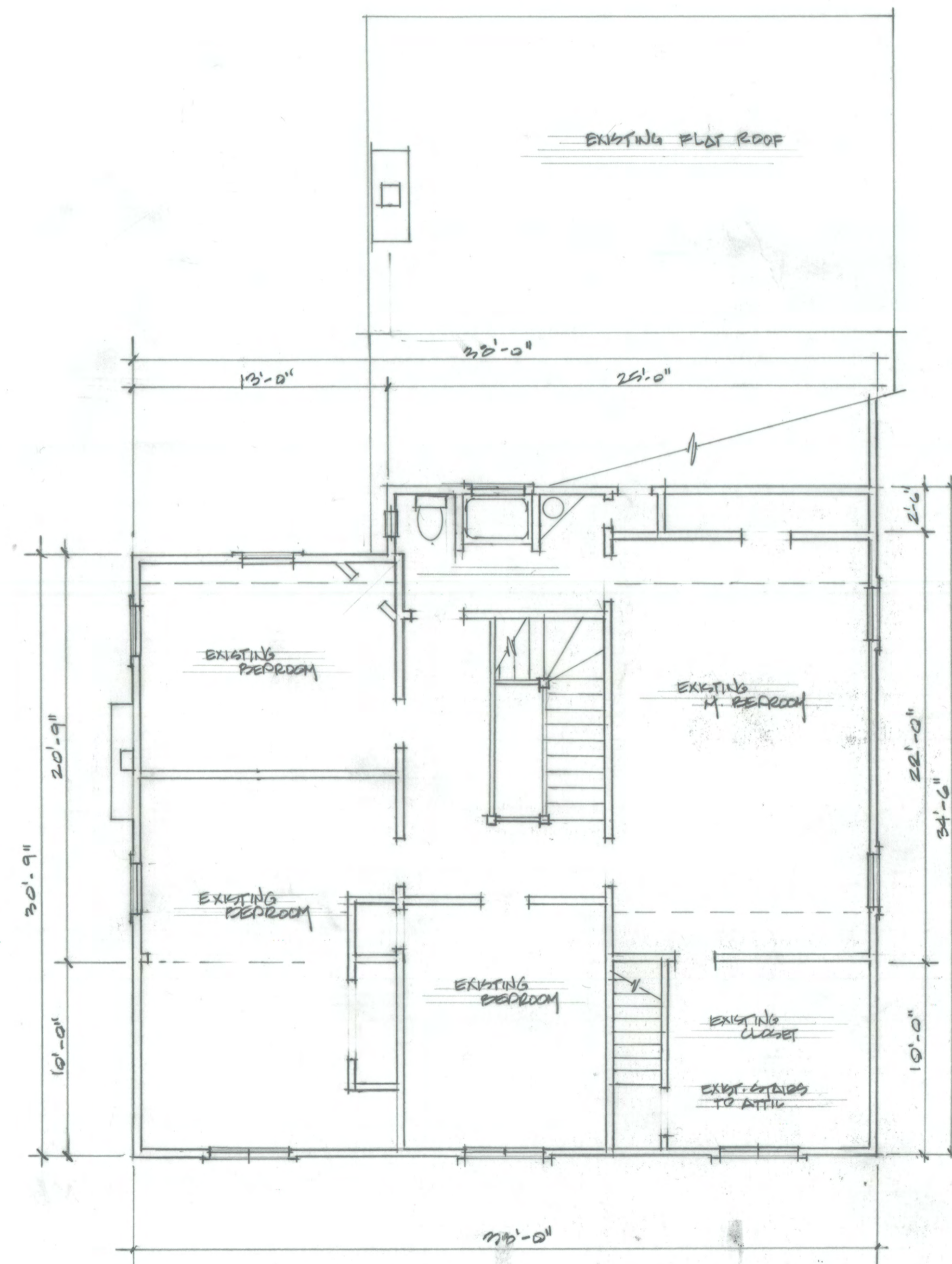
PROPOSED RENOVATION FOR:
709 E. WORTHINGTON AVENUE

74-29-4050

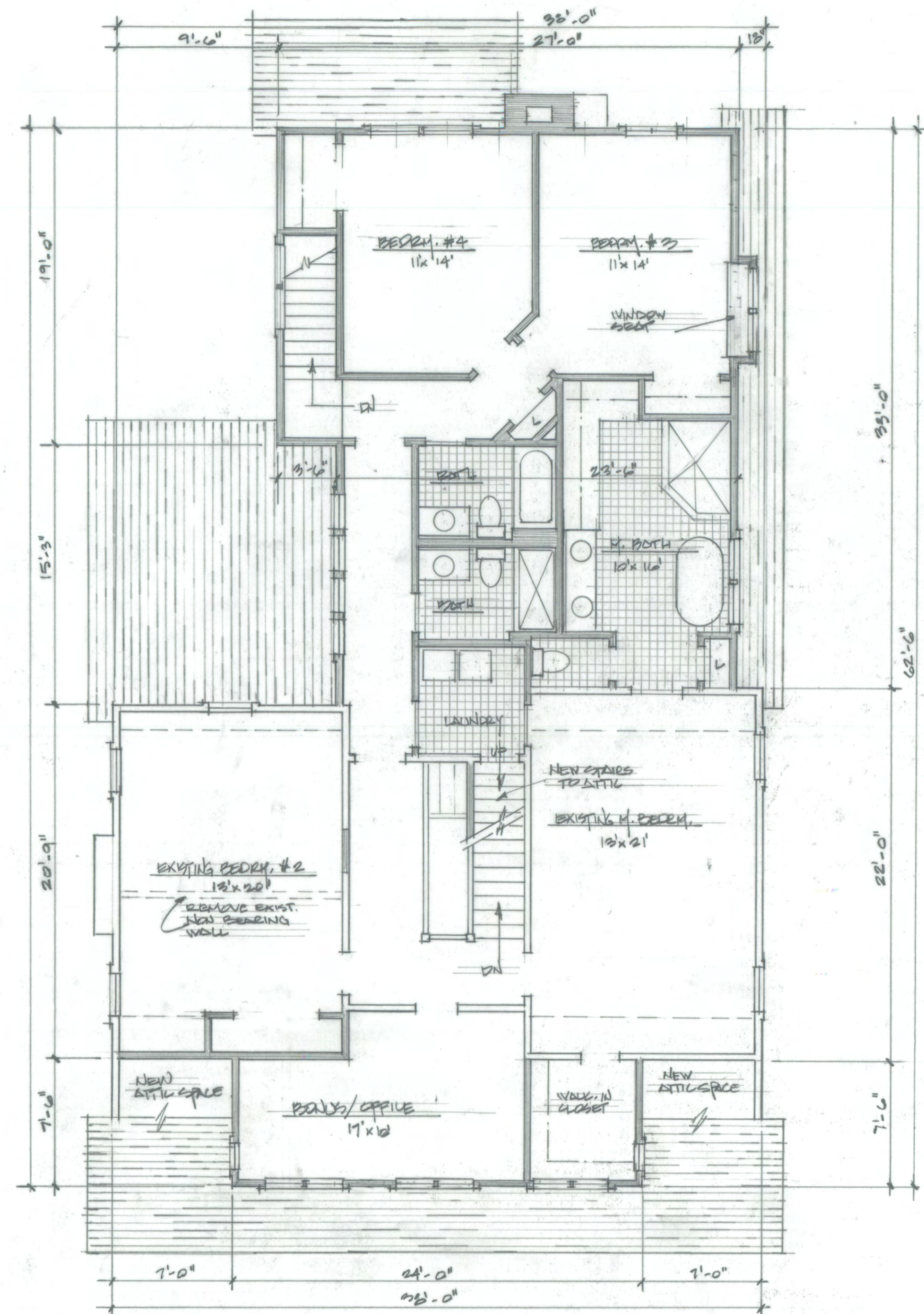
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7 of 6

MAY 2015

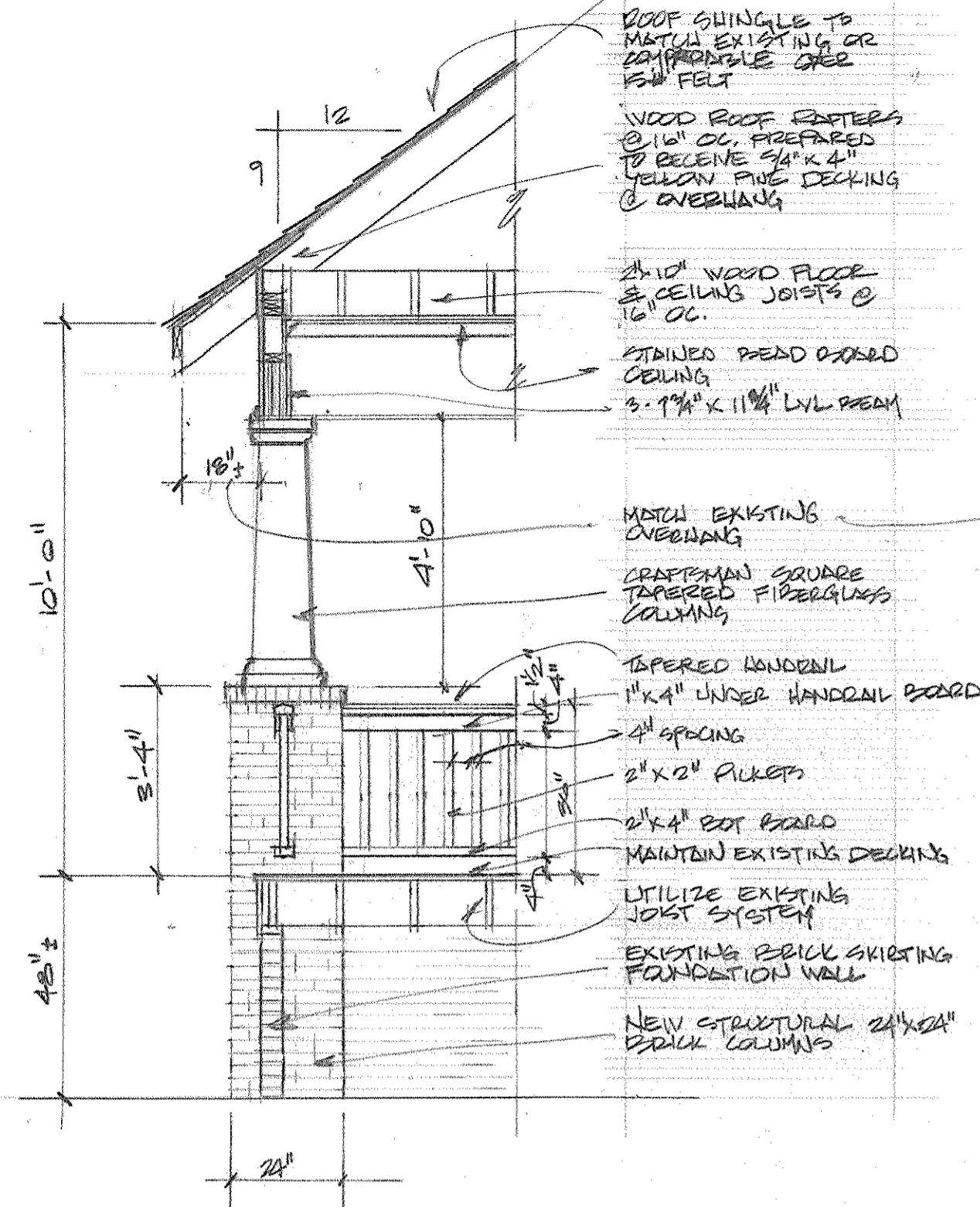


EXISTING SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

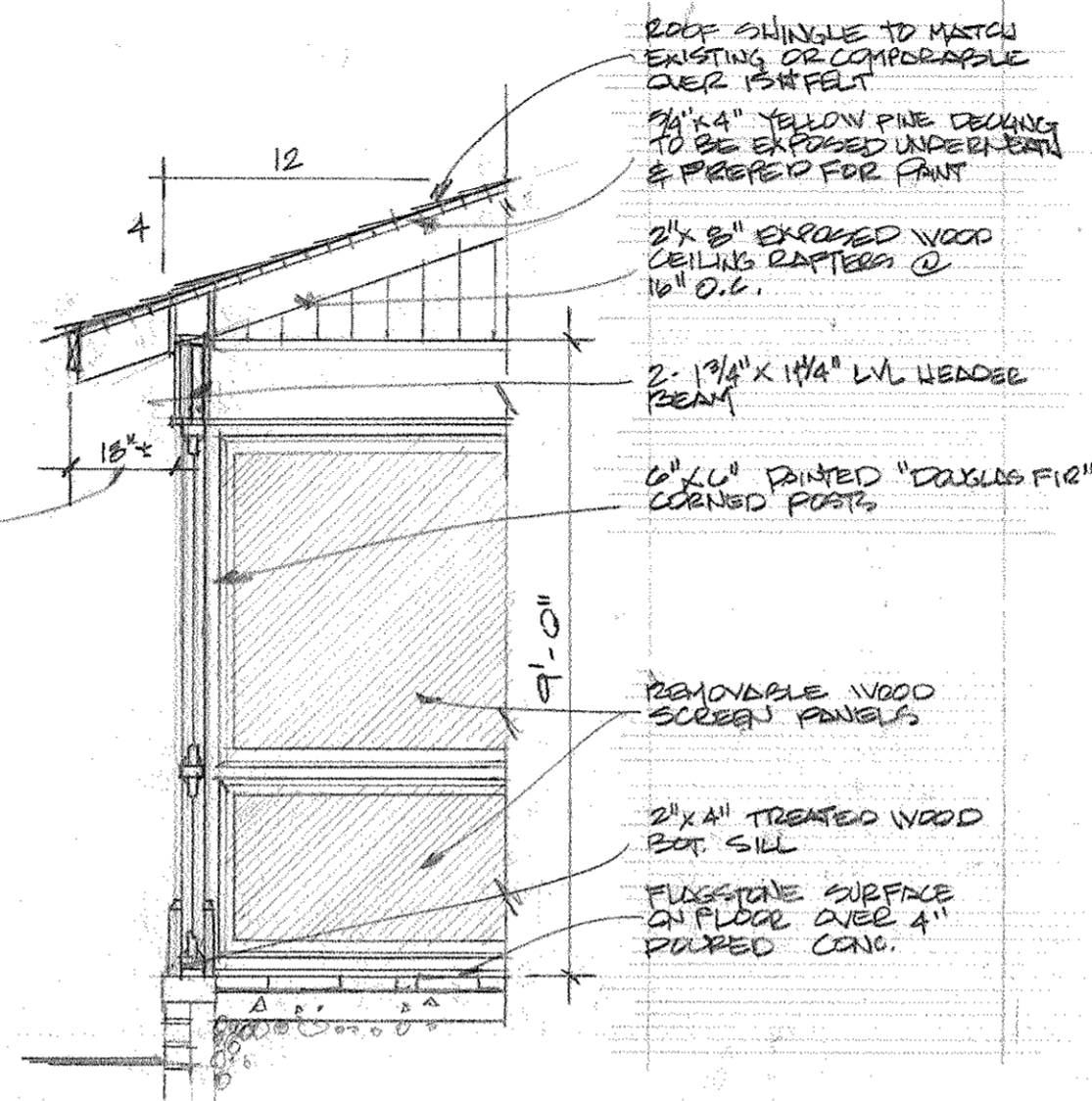


PROPOSED SECOND FLOOR RENOVATION
SCALE 3/16" = 1'-0"

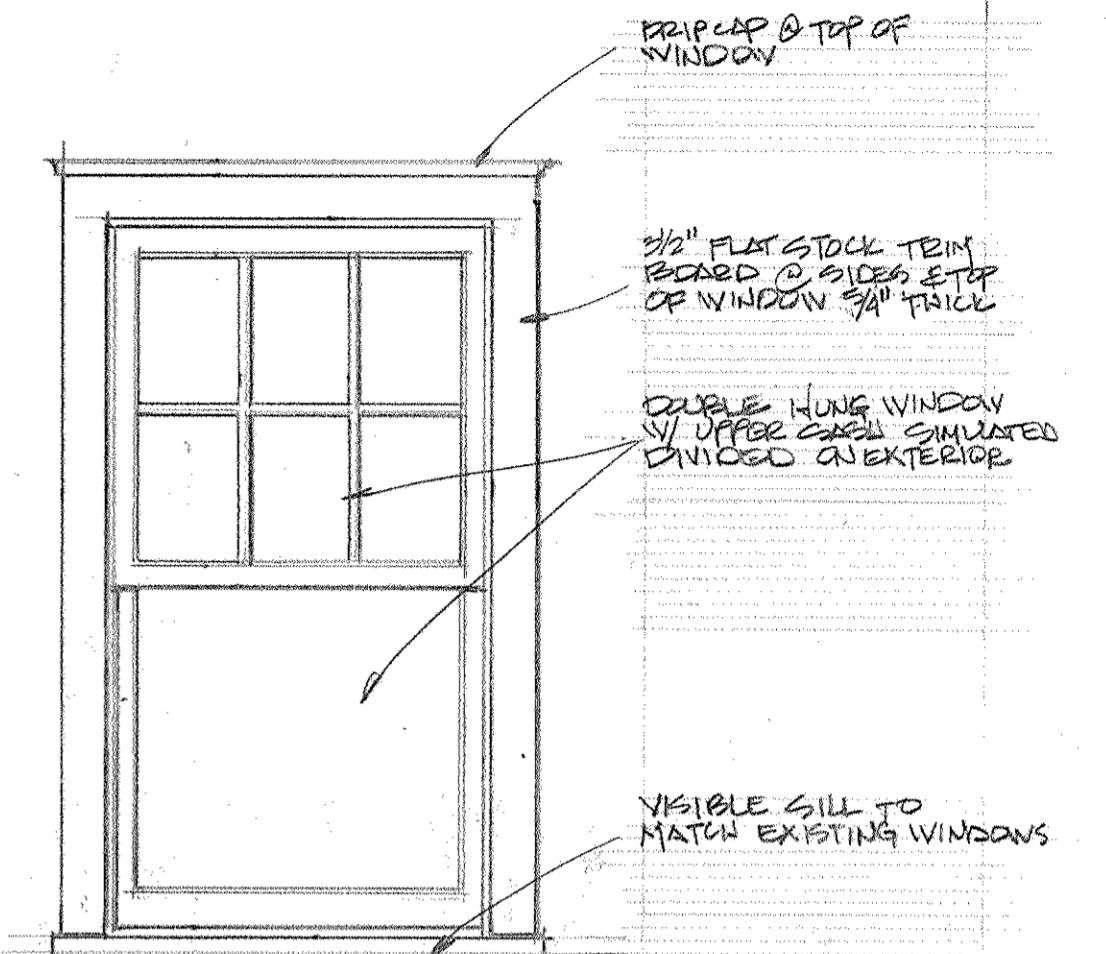
APRIL 2015



PROPOSED FRONT PORCH WALL SECTION
SCALE 3/8" = 1'-0"



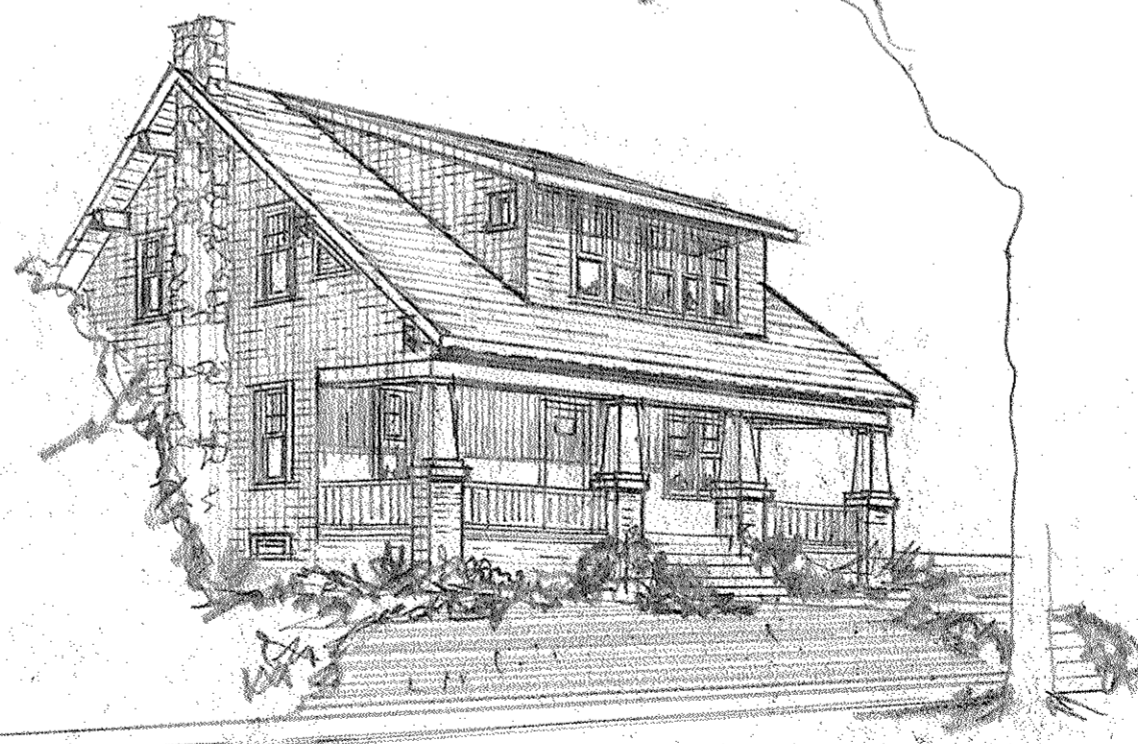
PROPOSED SCREEN PORCH WALL SECTION
SCALE 3/8" = 1'-0"



PROPOSED TYPICAL WINDOW
SCALE 3/8" = 1'-0"



PAST AND PRESENT APPEARANCE

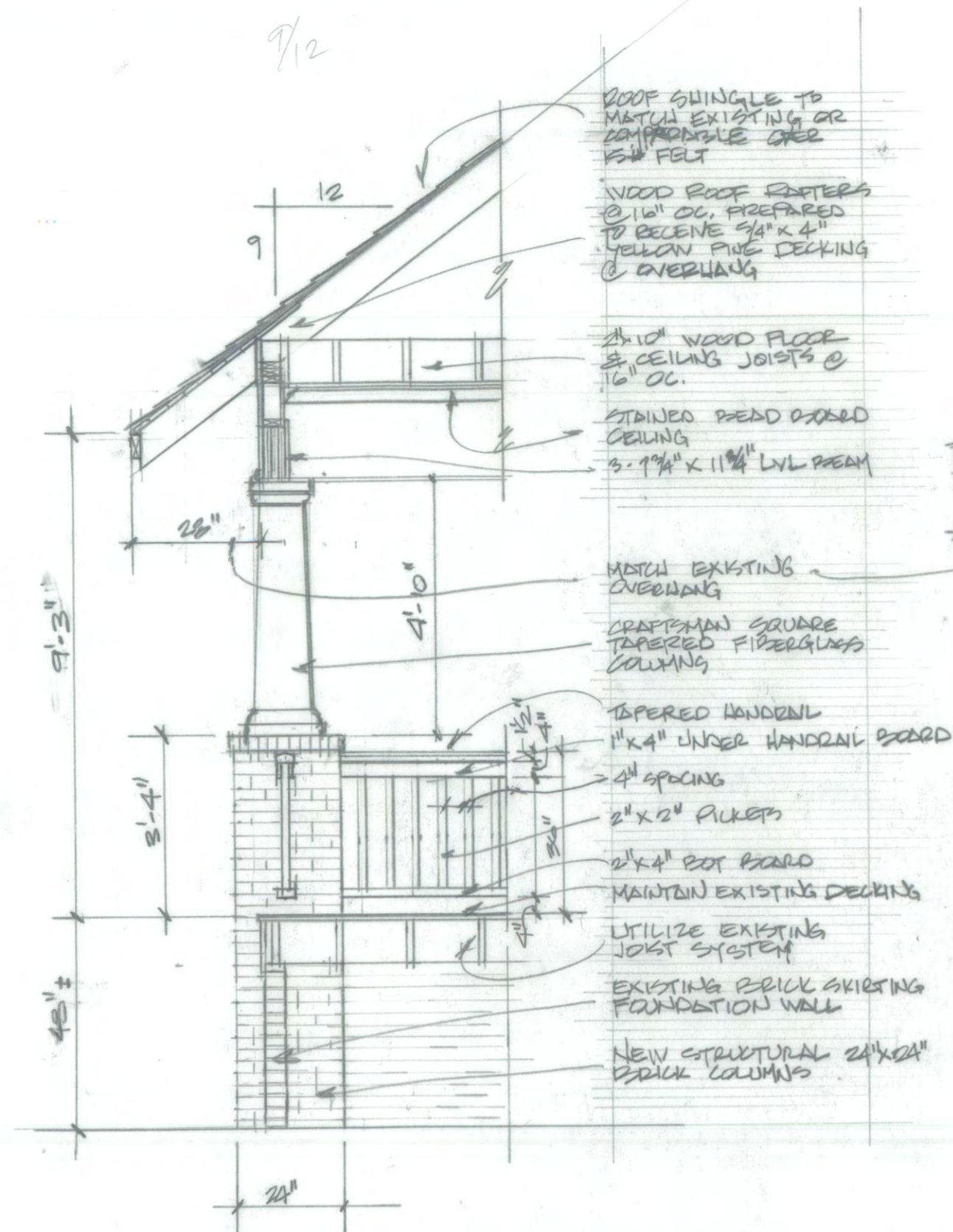


PROPOSED APPEARANCE

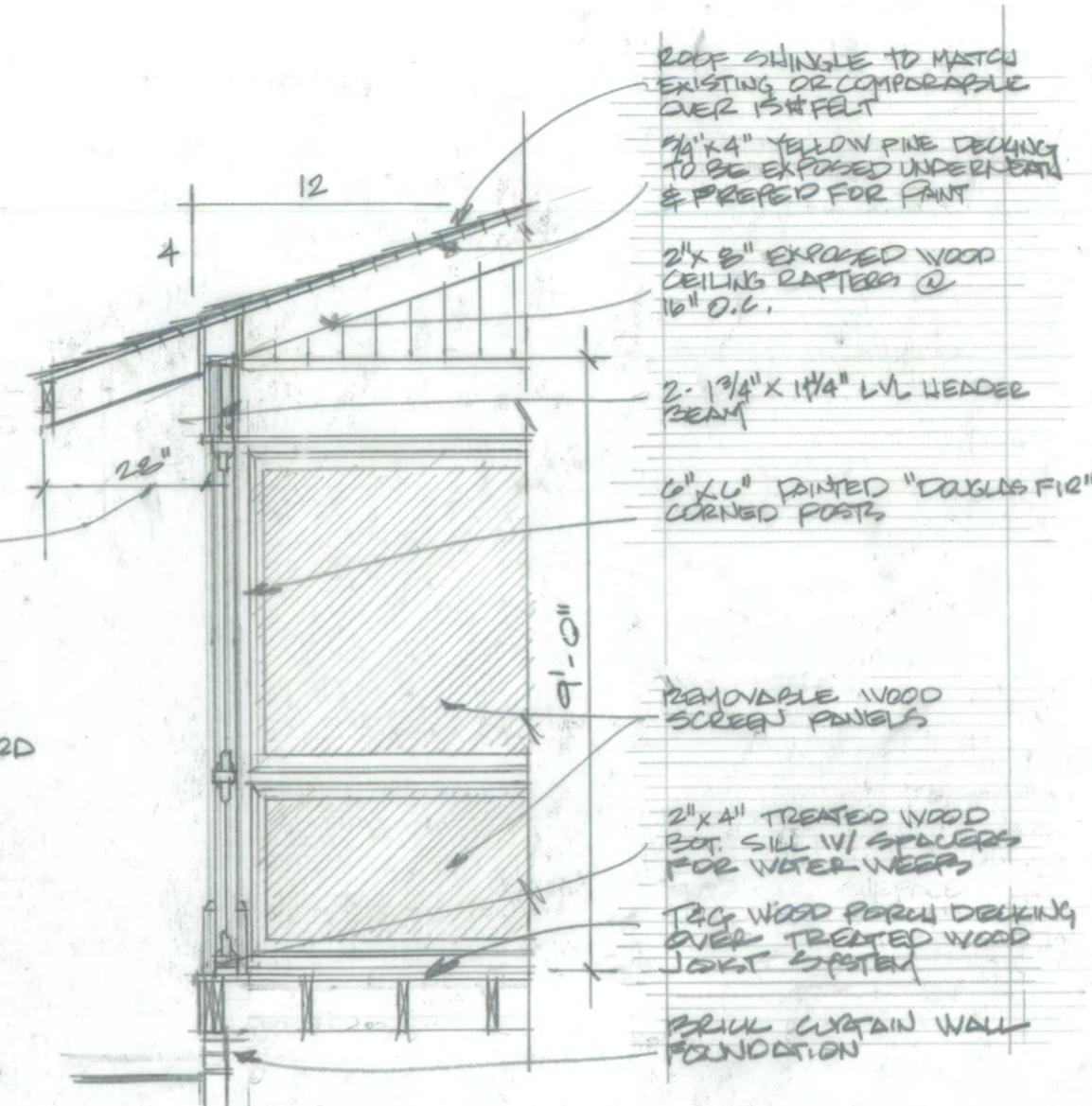
PROPOSED RENOVATION FOR:
709 E. WORTHINGTON AVENUE

3.16.15
74-2194050
6066

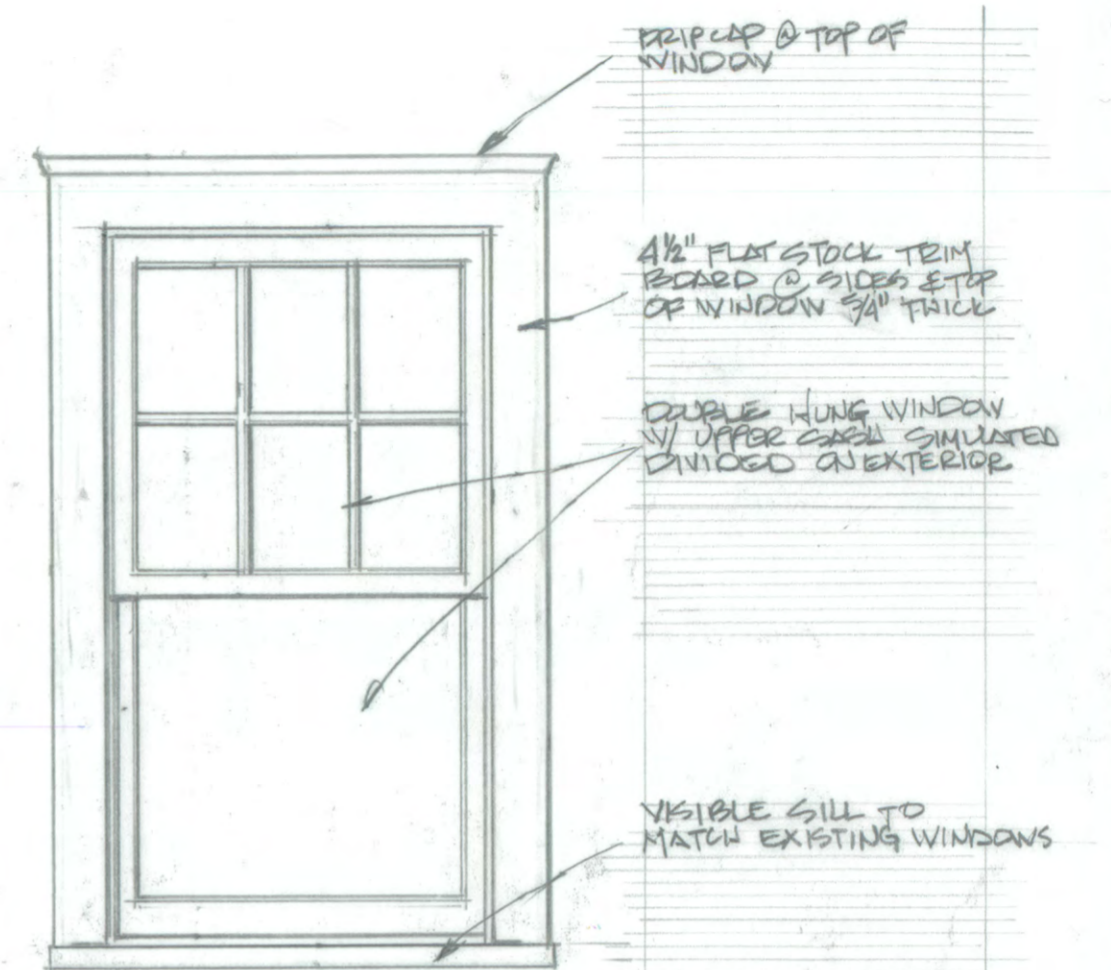
MAY 2015



PROPOSED FRONT PORCH WALL SECTION
SCALE 3/8" = 1'-0"



PROPOSED SCREEN PORCH WALL SECTION
SCALE 3/8" = 1'-0"



PROPOSED TYPICAL WINDOW
SCALE 3/4" = 1'-0"



PAST AND PRESENT APPEARANCE



PROPOSED APPEARANCE

REV. 4.29.15

PROPOSED RENOVATION FOR:
701 E. WORTHINGTON AVENUE

7A-219-4050

3.16.15

6 of 6





































