

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 715 East Worthington Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allen Brooks (Matthew and Virginia Faircloth, Owner)

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1925. Exterior features include traditional design details such as cedar shake siding, exposed rafter tails, a centered front gable over the porch and eave brackets. Adjacent houses on the block are a variety of 1, 1.5 and 2 story homes.

Proposal

The proposal is the addition of a cross gable dormer toward the rear of the house and rear first floor addition. The height of the new gable is approximately 2 feet taller than the existing ridge. Window trim, exterior materials, soffit design and other architectural details will compliment or match existing.

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.

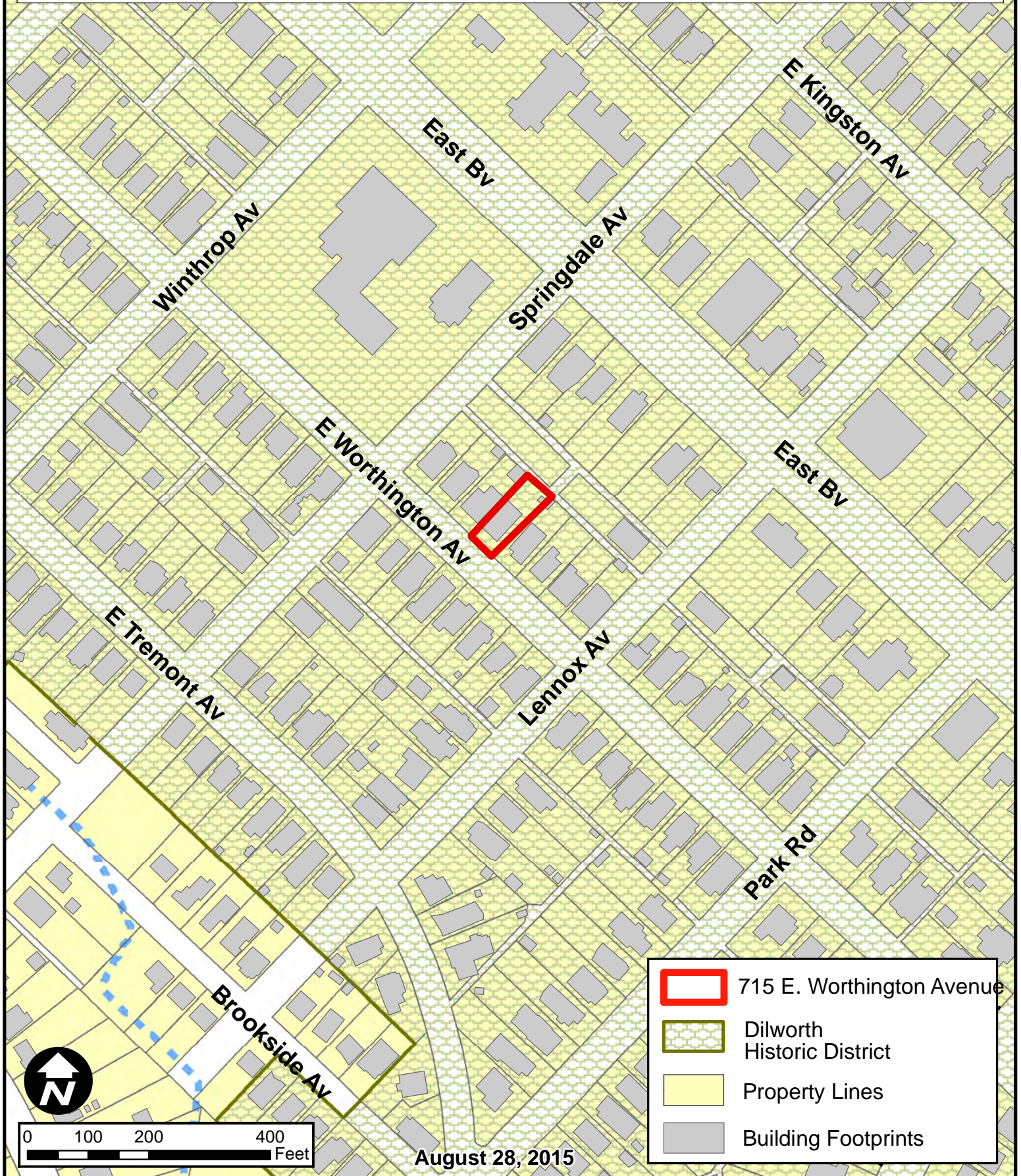
Staff

f Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

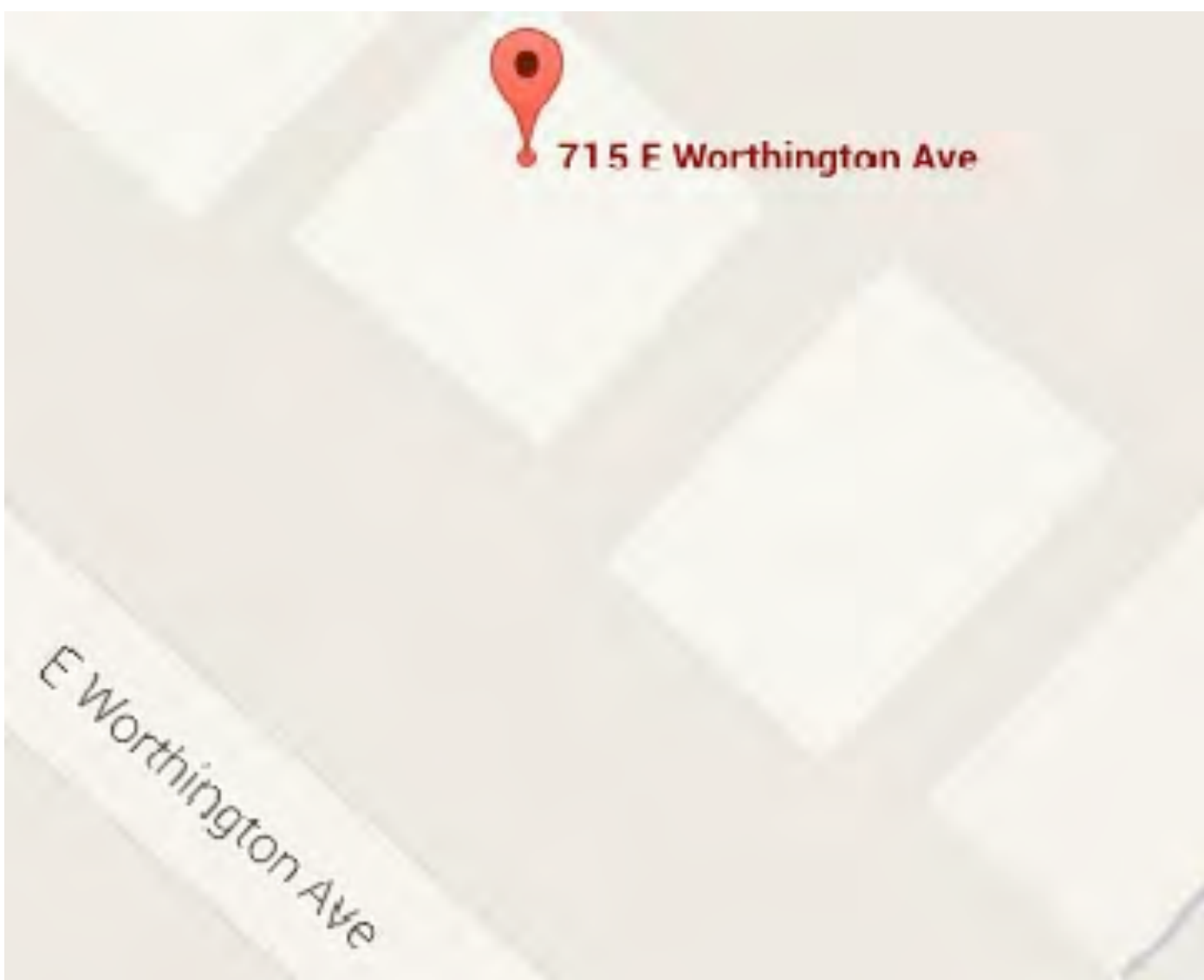
Charlotte Historic District Commission - Case 2015-209

Historic District: Dilworth





EXISTING HOUSE



VICINITY MAP



NOTE:
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INDEX OF DRAWINGS

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Site Context Images
Street Scape

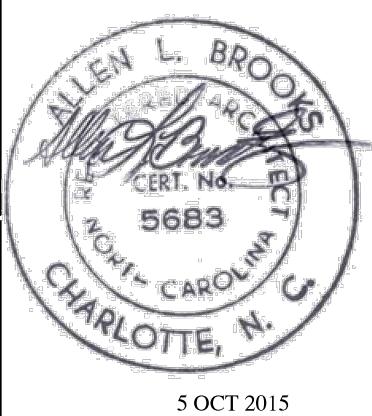
- A-1 Existing & Proposed Site Plan
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SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,452 S.F.	307 S.F.
Existing Second Floor:	474 S.F.	0 S.F.
	+	+
Proposed First Floor:	239 S.F.	0 S.F.
Proposed Second Floor:	501 S.F.	0 S.F.
Total:	2,666 S.F.	307 S.F.
Total Under Roof:	2,973 S.F.	



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Historic Dilworth Addition & Renovation for the:
FAIRCLOTH RESIDENCE
715 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. 15046
ISSUED 5 OCT 2015
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COVER SHEET
A-0
OF: TEN



HOUSE AT LEFT BEFORE RENOVATIONS



FRONT OF HOUSE SHOWING ASCENDING STEPS FROM SIDEWALK



HOUSE AT RIGHT



LEFT FRONT CORNER OF HOUSE



LEFT MID-SECTION OF HOUSE



LEFT REAR CORNER OF HOUSE



RIGHT FRONT CORNER OF HOUSE



RIGHT MID-SECTION OF HOUSE



RIGHT REAR OF HOUSE



RIGHT REAR CORNER OF HOUSE

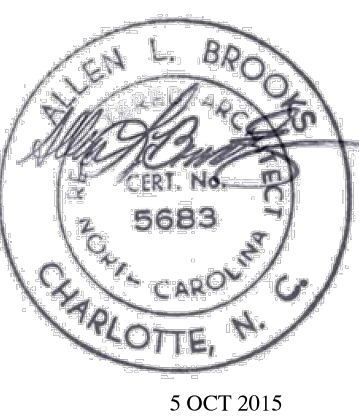


REAR OF HOUSE

SUBJECT HOUSE IMAGES



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SUBJECT HOUSE IMAGES



701 E.WORTHINGTON AVENUE-
THIRD LEFT OF SUBJECT HOUSE



705 E.WORTHINGTON AVENUE-
SECOND LEFT OF SUBJECT HOUSE



709 E.WORTHINGTON AVENUE-
LEFT OF SUBJECT HOUSE



715 E.WORTHINGTON AVENUE-
SUBJECT HOUSE



719 E.WORTHINGTON AVENUE-
RIGHT OF SUBJECT HOUSE



723 E.WORTHINGTON AVENUE-
SECOND RIGHT OF SUBJECT HOUSE



410 E.WORTHINGTON AVENUE



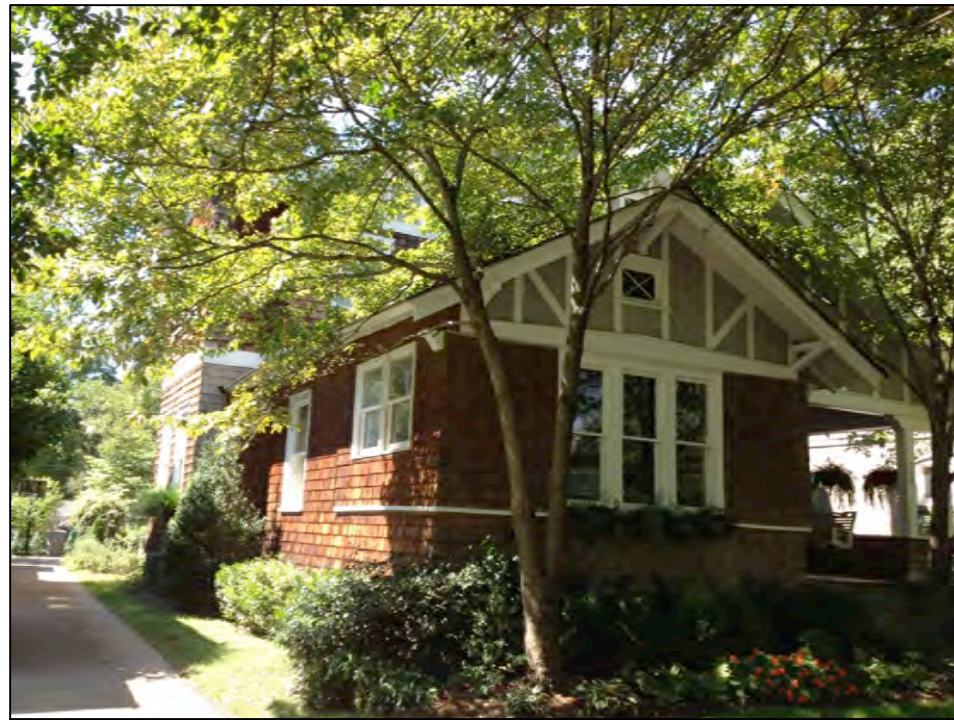
412 E.WORTHINGTON AVENUE



414 E.WORTHINGTON AVENUE



511 E.WORTHINGTON AVENUE



710 E.WORTHINGTON AVENUE



712 E.WORTHINGTON AVENUE



817 E.WORTHINGTON AVENUE



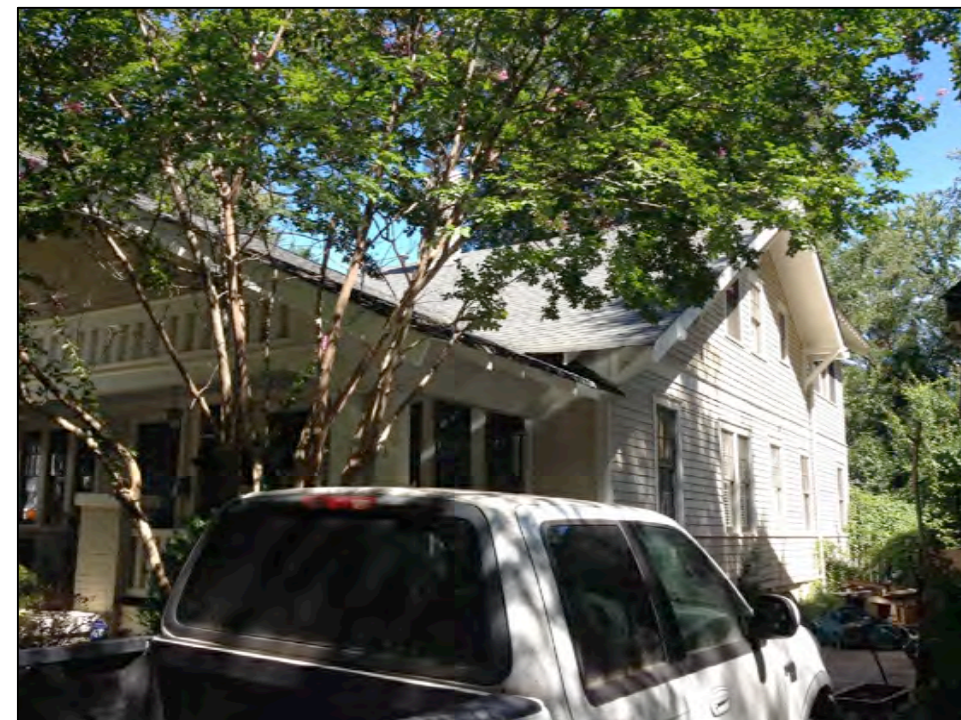
825 E.WORTHINGTON AVENUE



501 E.TREMONT AVENUE



601 E.TREMONT AVENUE



407 E.KINGSTON AVENUE



504 E.KINGSTON AVENUE



509 E.KINGSTON AVENUE



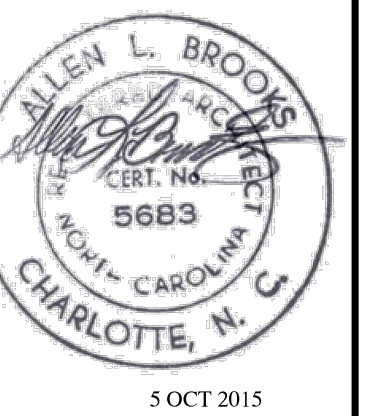
520 E.KINGSTON AVENUE

SITE CONTEXT IMAGES



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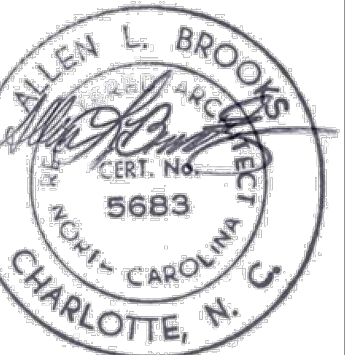
SITE CONTEXT

OF: TEN



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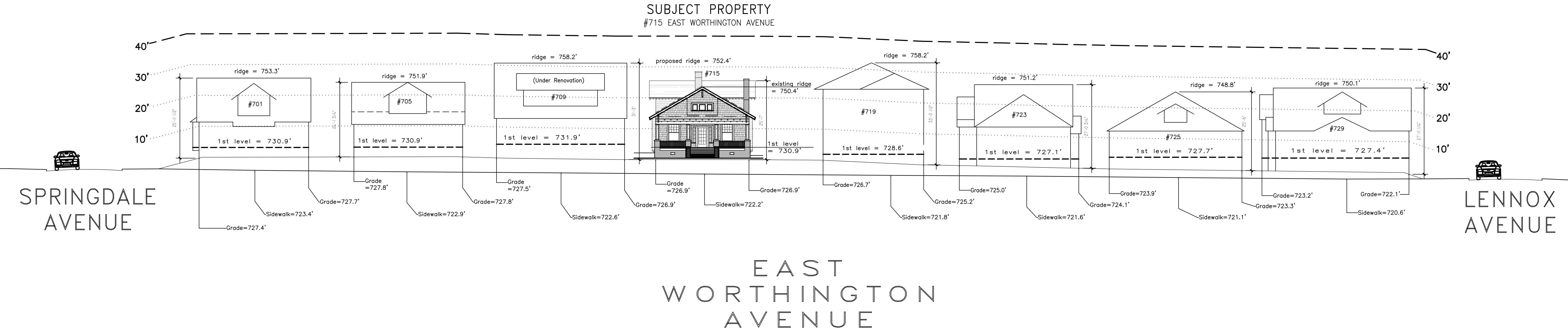
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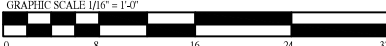
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STREET SCAPE

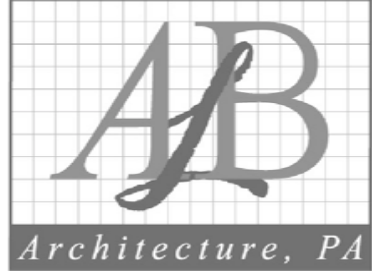
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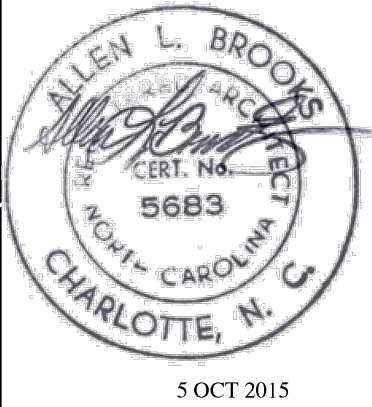
STREET SCAPE
1/16" = 1'-0"



XXXX
AREAS TO BE REMOVED



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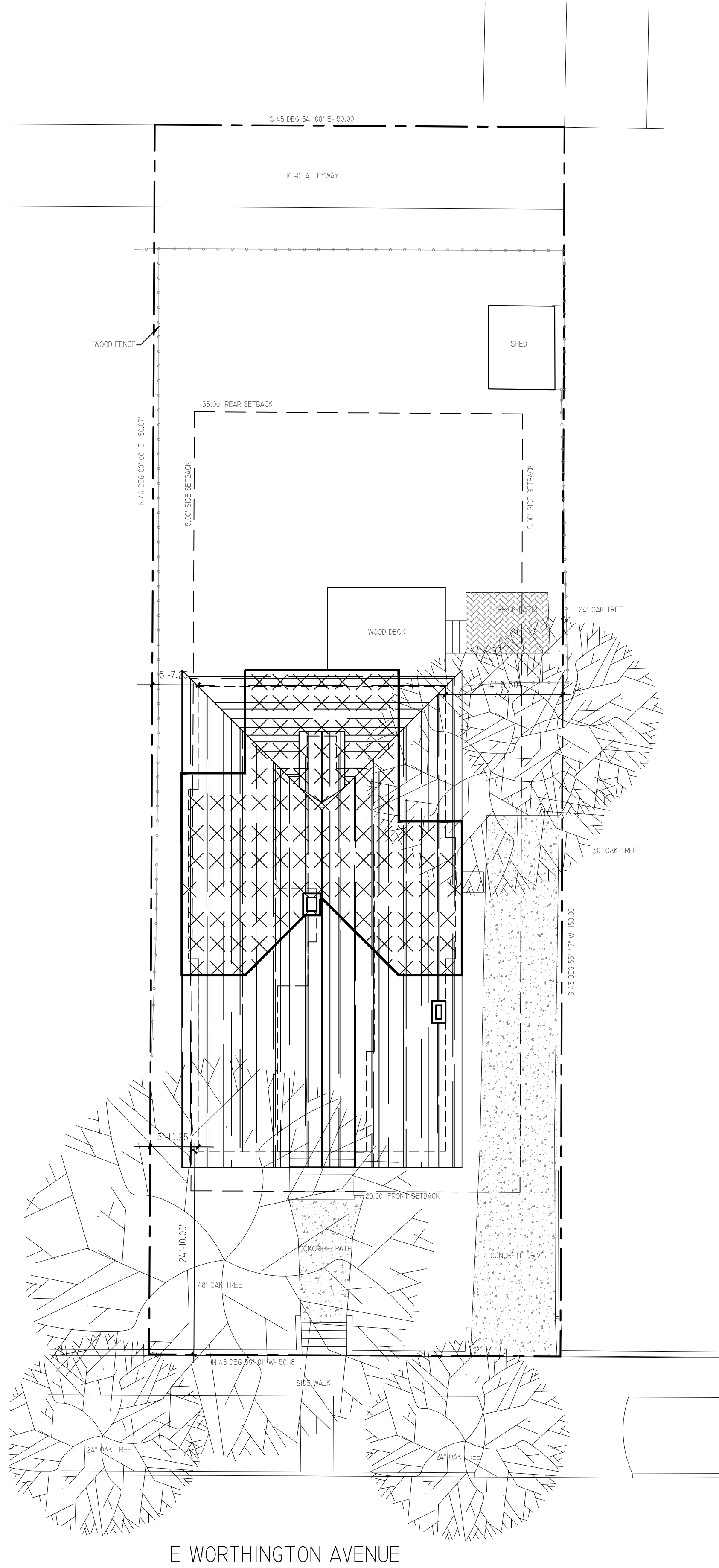
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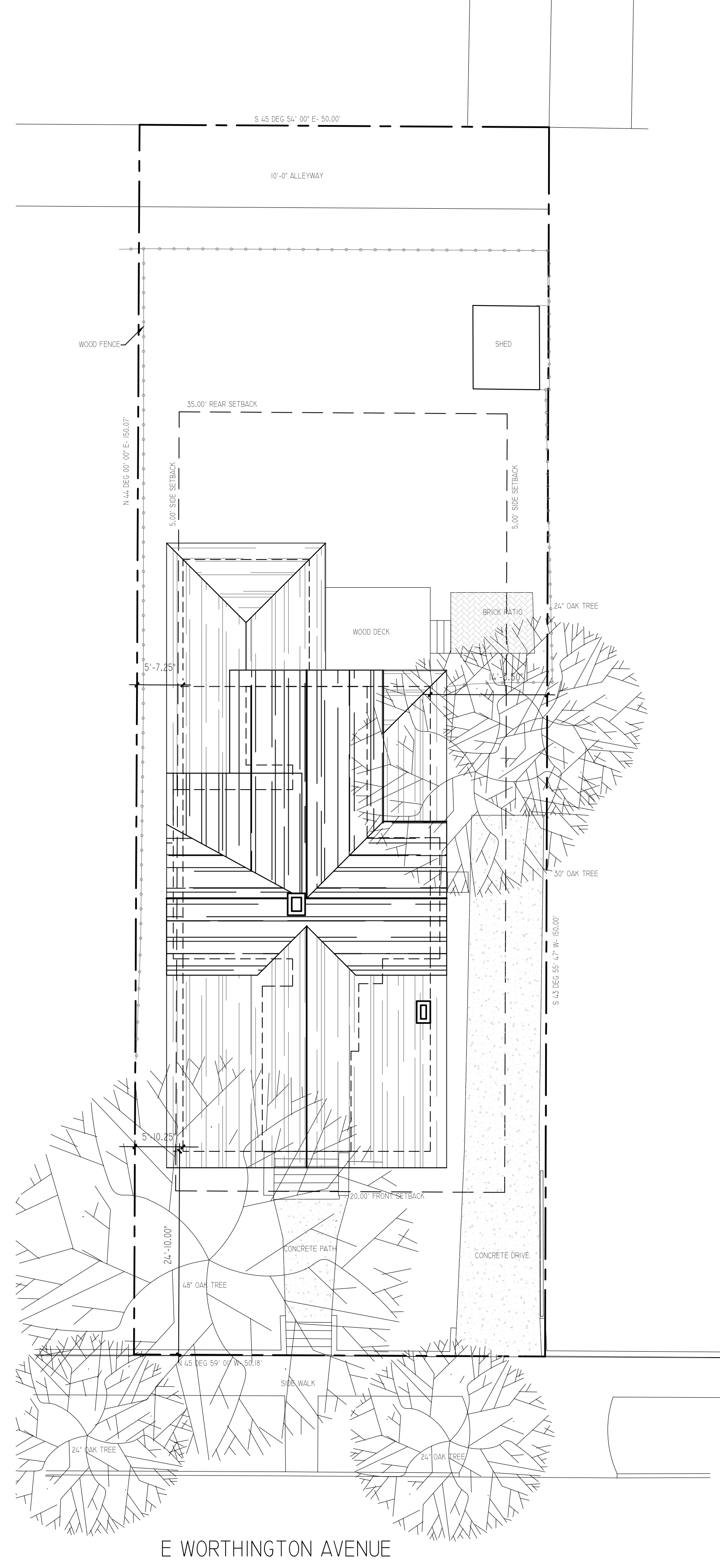
EXISTING & PROPOSED SITE
PLANS

A-1

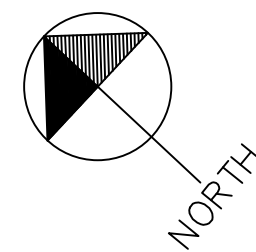
OF: TEN



2 EXISTING SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"
0 8 16 24 32

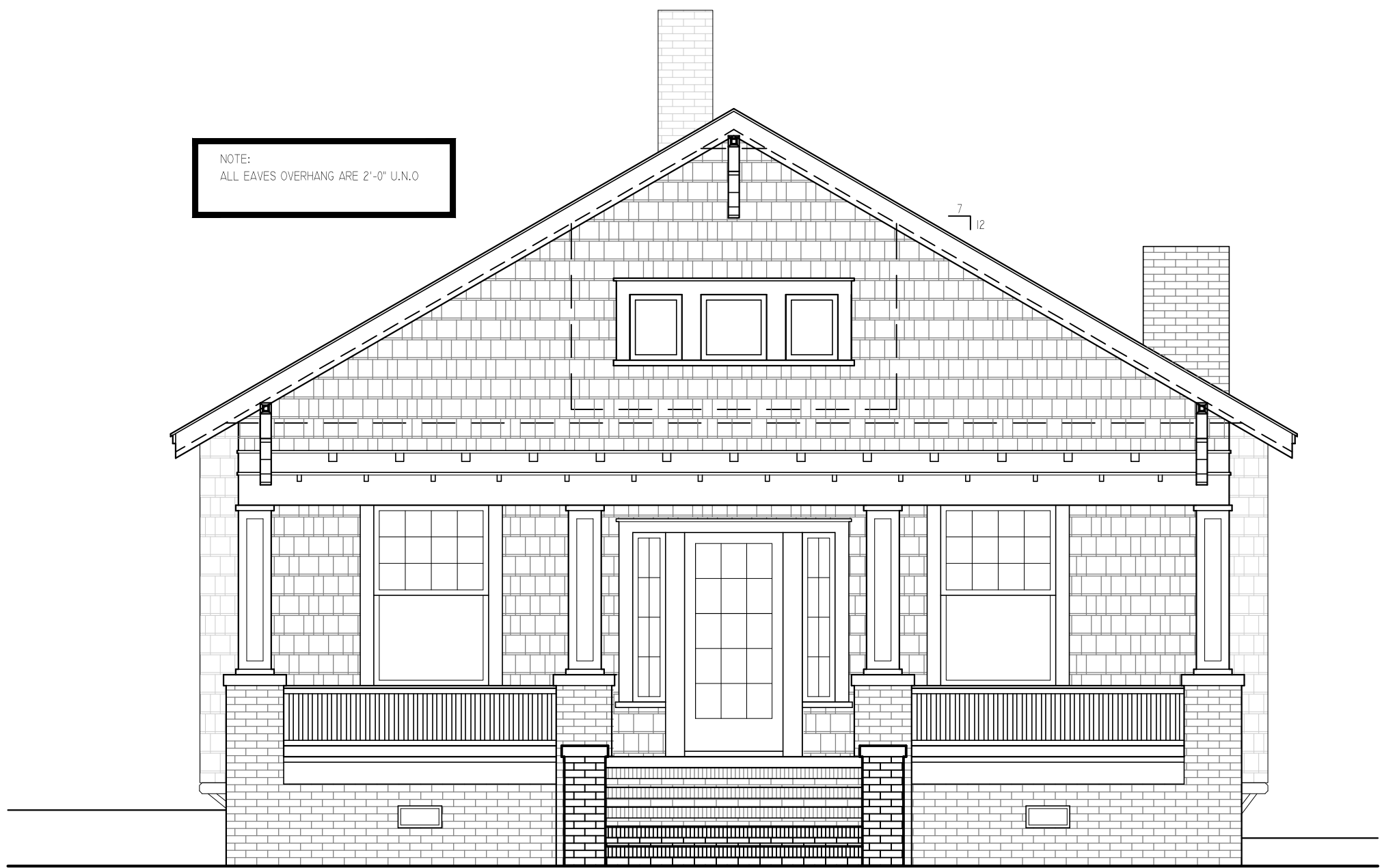


1 PROPOSED SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"
0 8 16 24 32

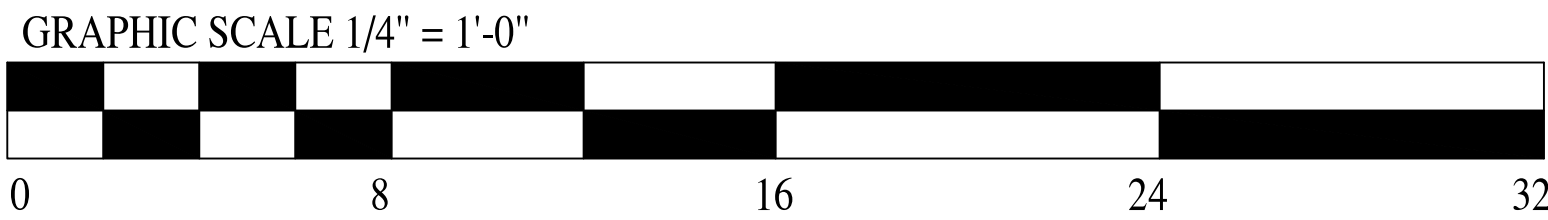




② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



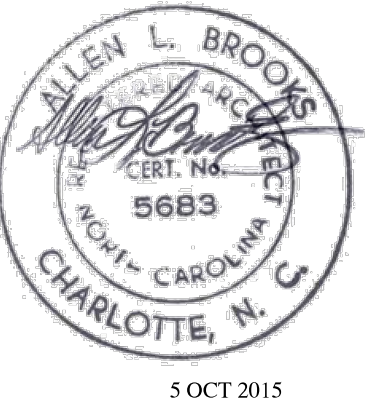
① EXISTING FRONT ELEVATION
1/4" = 1'-0"



X X X X AREAS TO BE REMOVED		
SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
NUM.	OPENING	LOCATION
SW1	2'-10" X 5'-6"	MASTER BEDROOM



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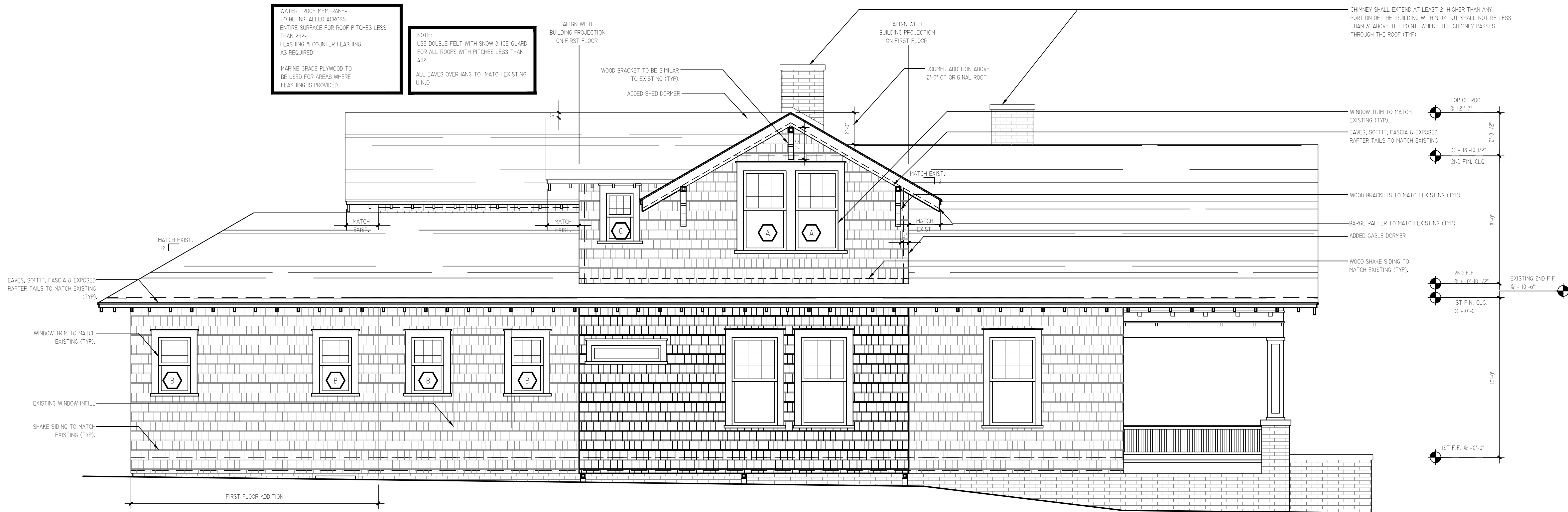
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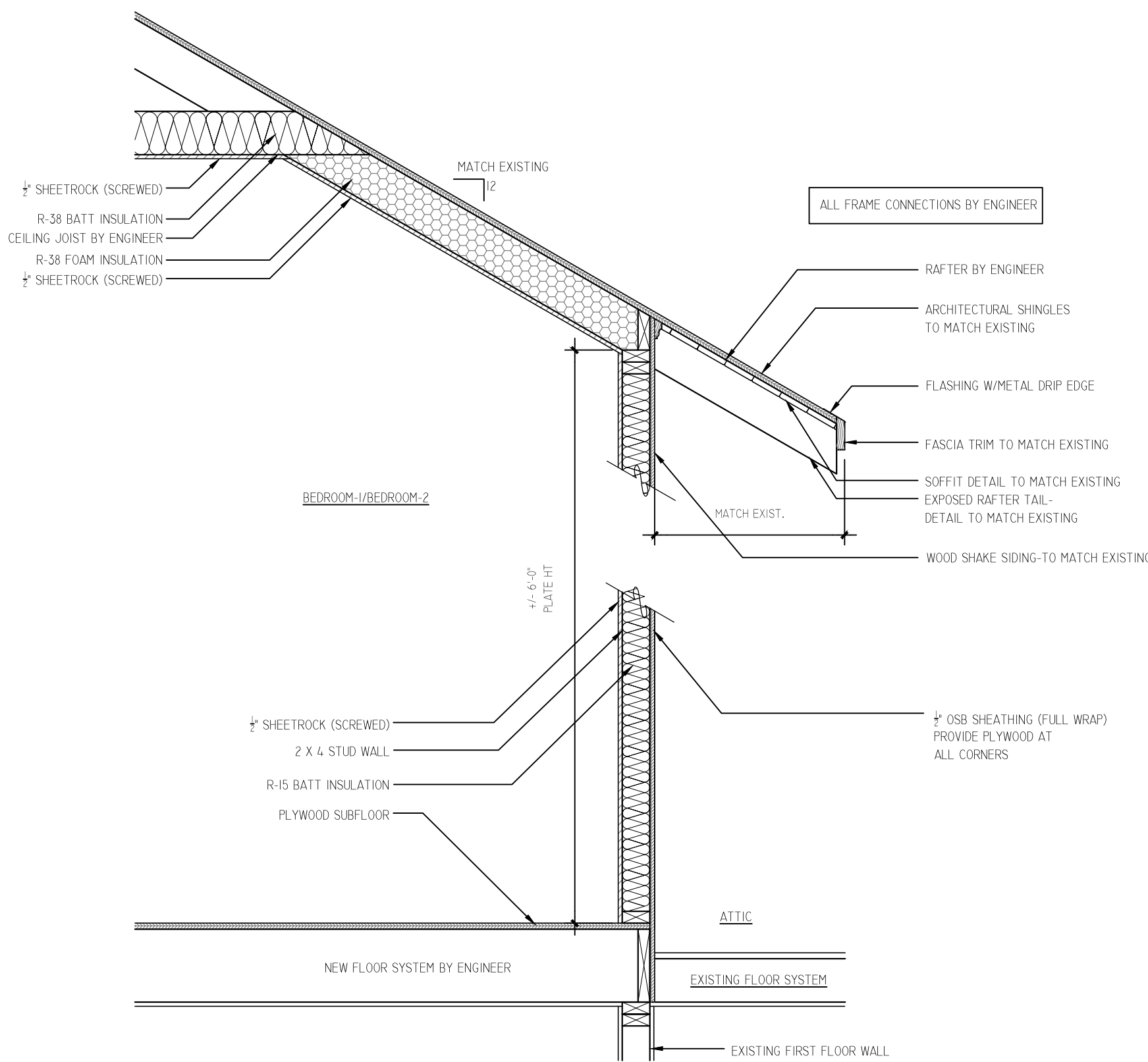
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EXISTING ELEVATIONS

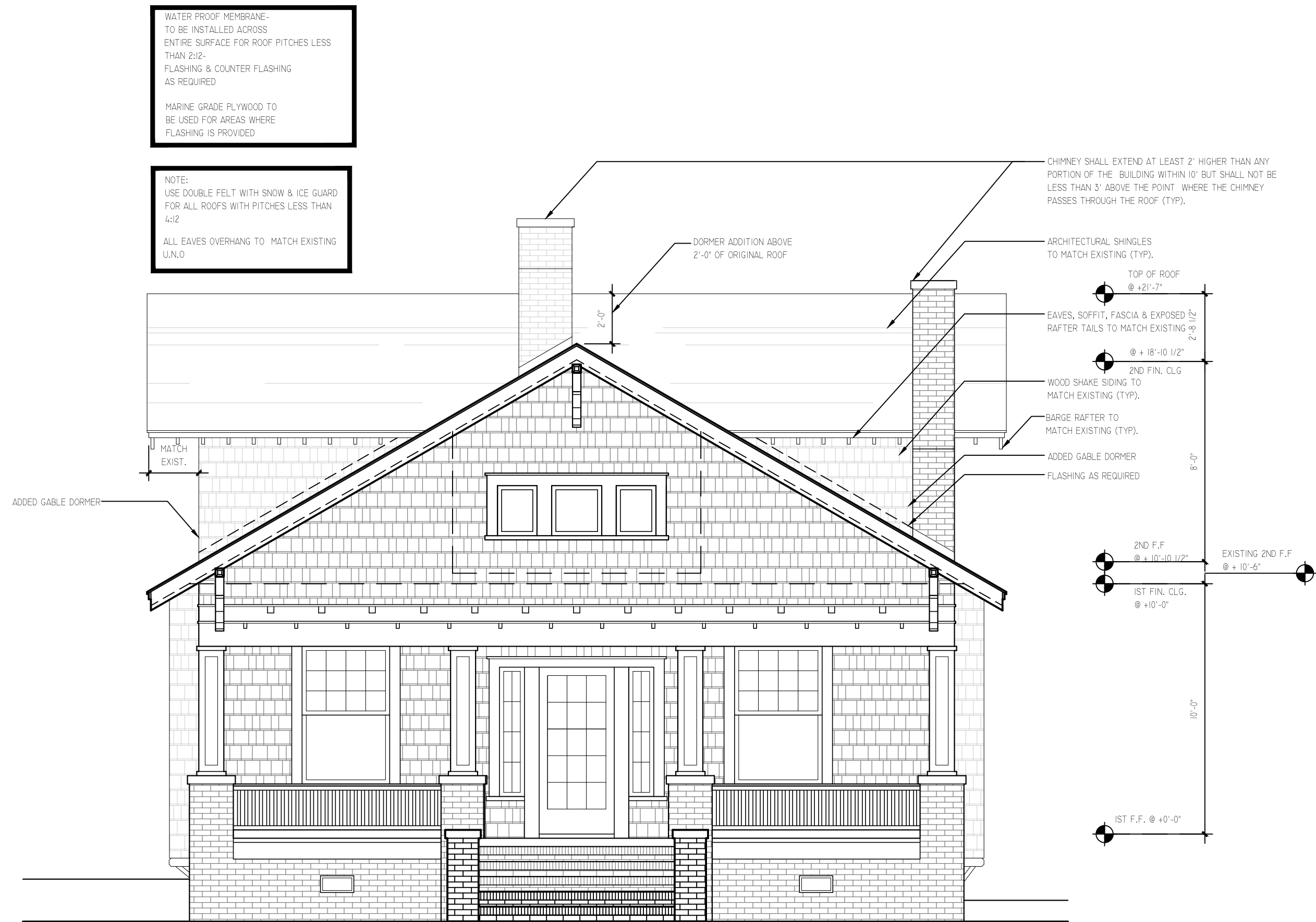
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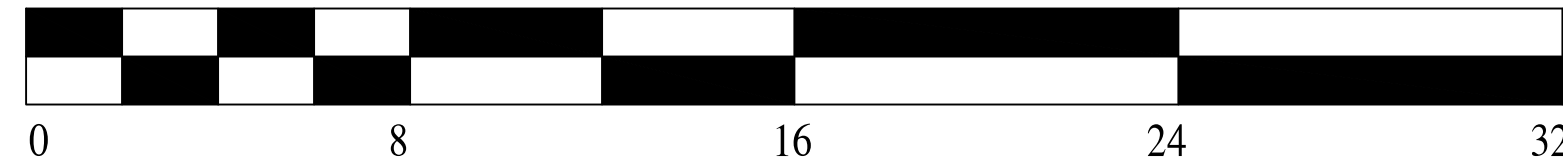
② PROPOSED LEFT ELEVATION PLAN
1/4" = 1'-0"



③ PARTIAL SECTION THROUGH ADDED DORMERS
3/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"
GRAPHIC SCALE 1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	FIRST FL MATCH EXIST, SECOND FL -7'-0"	DOUBLE HUNG
C	1'-8" X 5'-0"	5'-8"	DOUBLE HUNG
D	2'-0" X 5'-0" (SALVAGED WINDOW-SW)	MATCH EXISTING	DOUBLE HUNG

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 EGRESS OR TEMPERED GLASS.

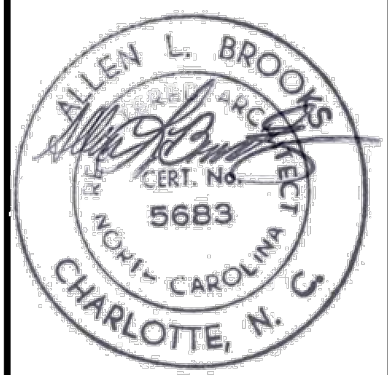
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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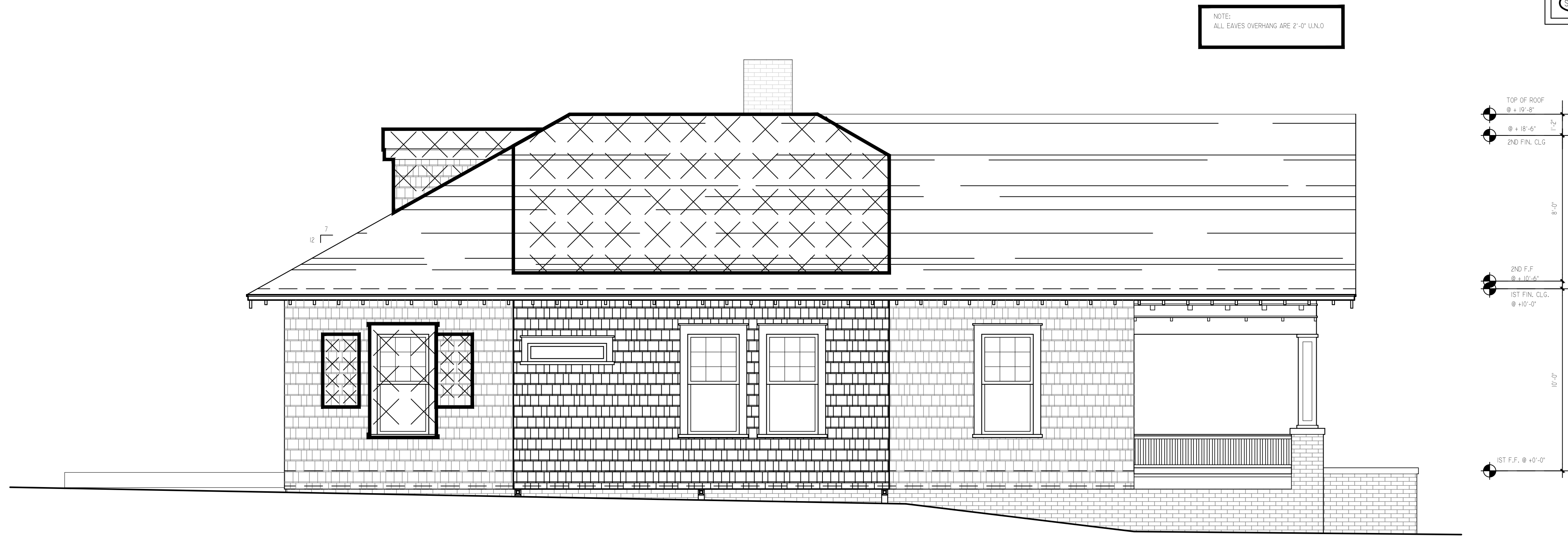
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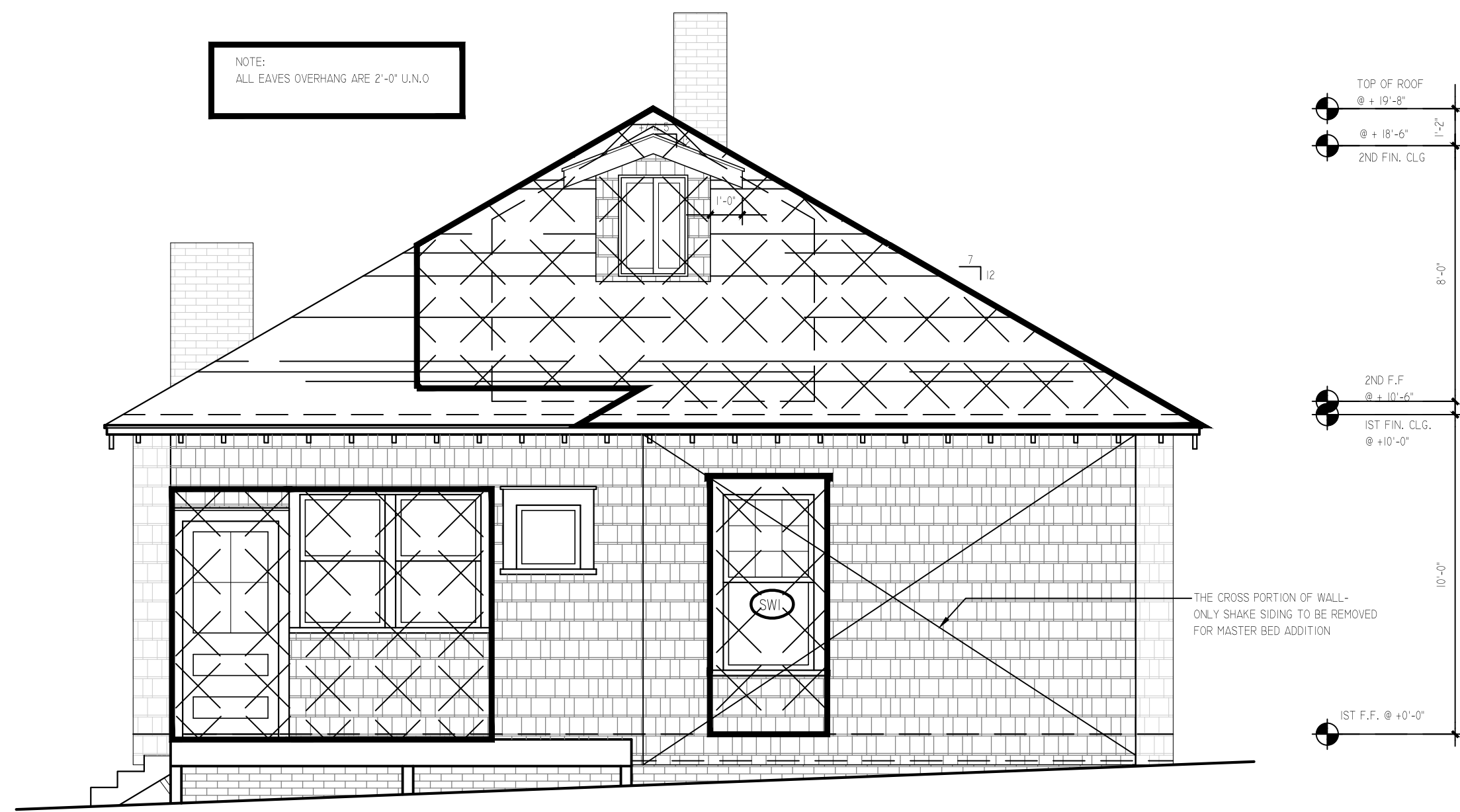
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PROPOSED ELEVATIONS

A-8
OF: TEN

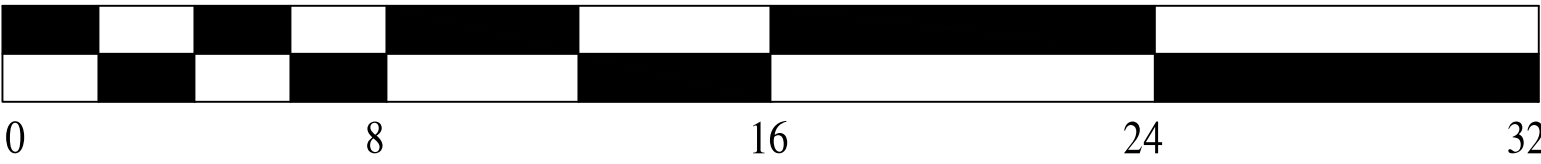


② EXISTING LEFT ELEVATION
1/4" = 1'-0"



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

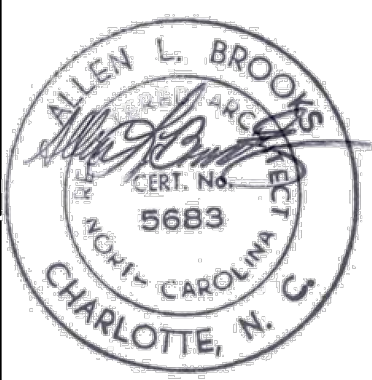
GRAPHIC SCALE 1/4" = 1'-0"



X X X X AREAS TO BE REMOVED		
SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
U1M1	OPENING	LOCATION
SW1	2'-10" X 5'-4"	MASTER BEDROOM



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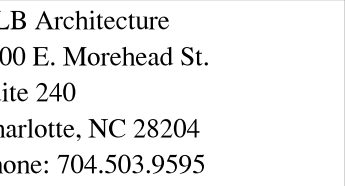
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ALBACHLORE

Historic Dilworth Addition & Renovation, *for* the:

FAIRCLOTH RESIDENCE

715 E. Worthington Avenue, Charlotte, NC 28221

PROPOSED ELEVATIONS

: TEN

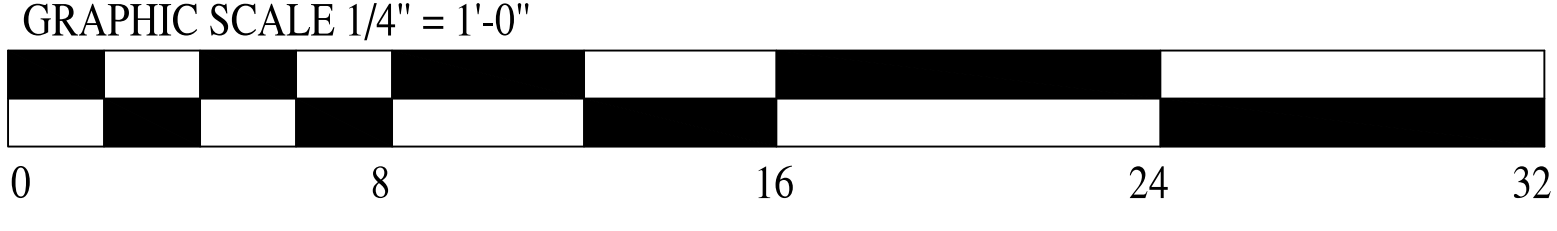
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

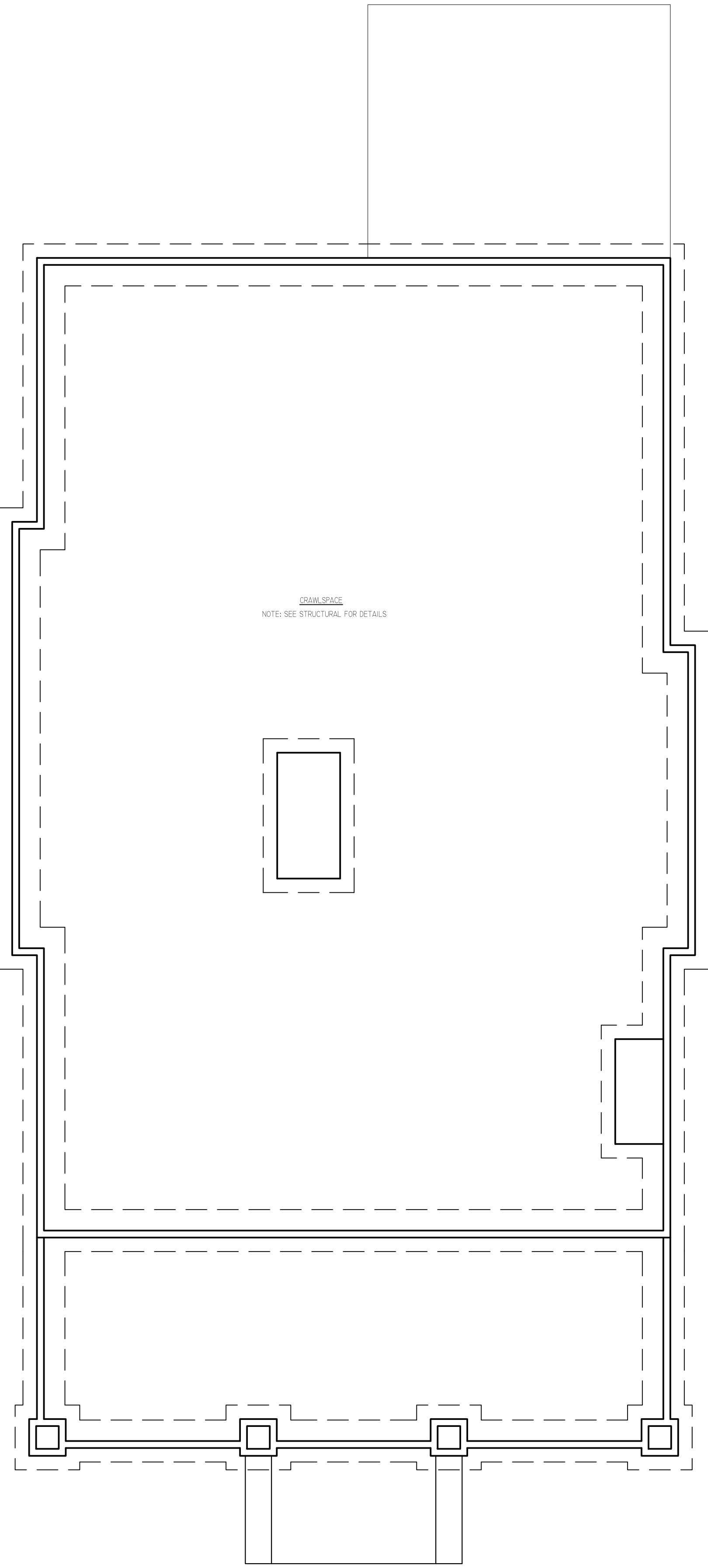
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NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING . SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TYPED GLASS.

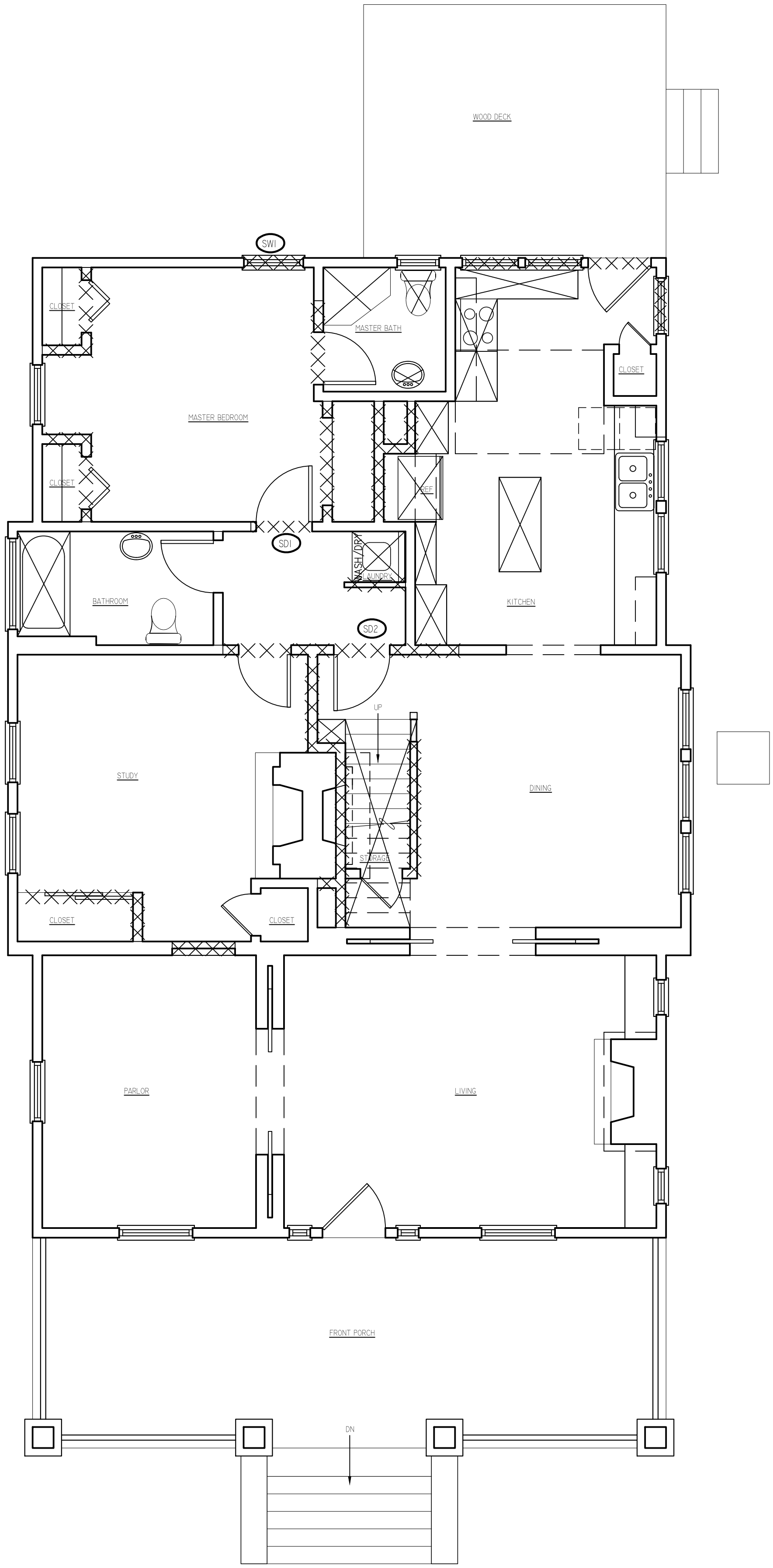
M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 0 S.F. OF GLASS OR MORE & LESS THAN 18" A.S.F. MUST BE ENCASED PER CODE (TYP.)

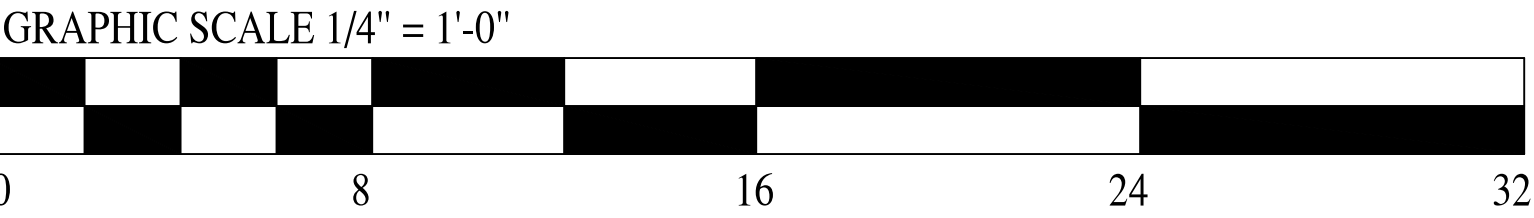




② EXISTING FOUNDATION PLAN
1/4" = 1'-0"



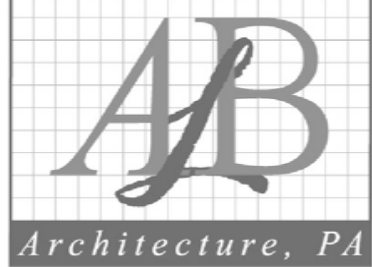
① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



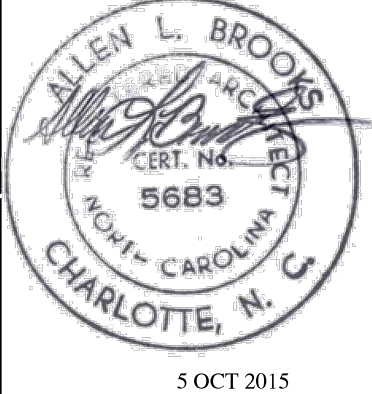
X X X X AREAS TO BE REMOVED		
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SALVAGED DOOR SCHEDULE - EXISTING FIRST FLOOR		
NO.	OPENING	LOCATION
SD1	2'-8" X 6'-8"	MASTER BEDROOM
SD2	2'-8" X 6'-8"	DINING

SALVAGED WINDOW SCHEDULE - EXISTING FIRST FLOOR		
NO.	OPENING	LOCATION
SW1	2'-10" X 5'-6"	MASTER BEDROOM



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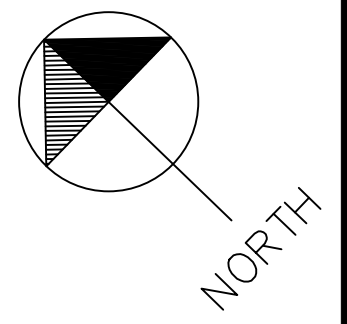
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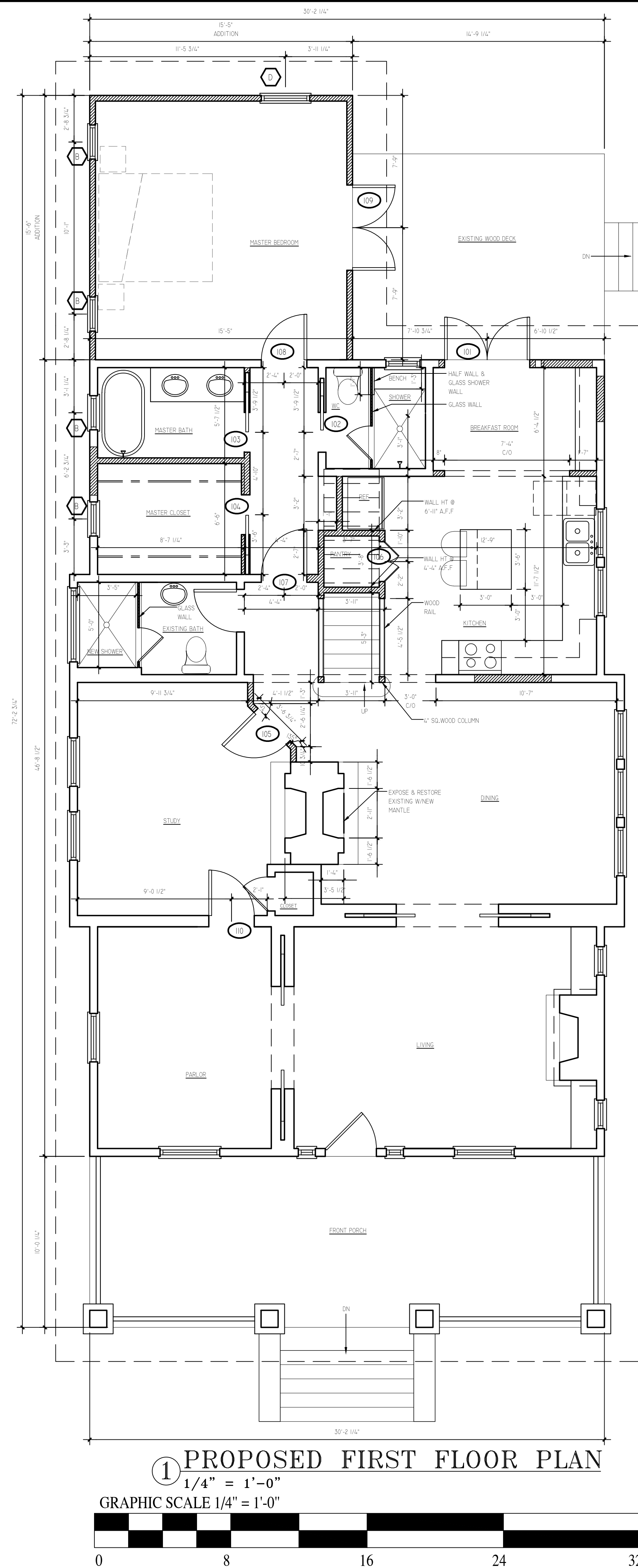
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EXISTING PLANS
A-2
OF: TEN





<u>WINDOW SCHEDULE</u>			
	SIZE	HEADER HEIGHT	TYPE
	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
	2'-0" X 5'-6"	FIRST FL MATCH EXIST. SECOND FL -7'-0"	DOUBLE HUNG
	1'-8" X 5'-0"	5'-8"	DOUBLE HUNG
	2'-10" X 5'-4" (SALVAGED WINDOW- SW)	MATCH EXISTING	DOUBLE HUNG












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

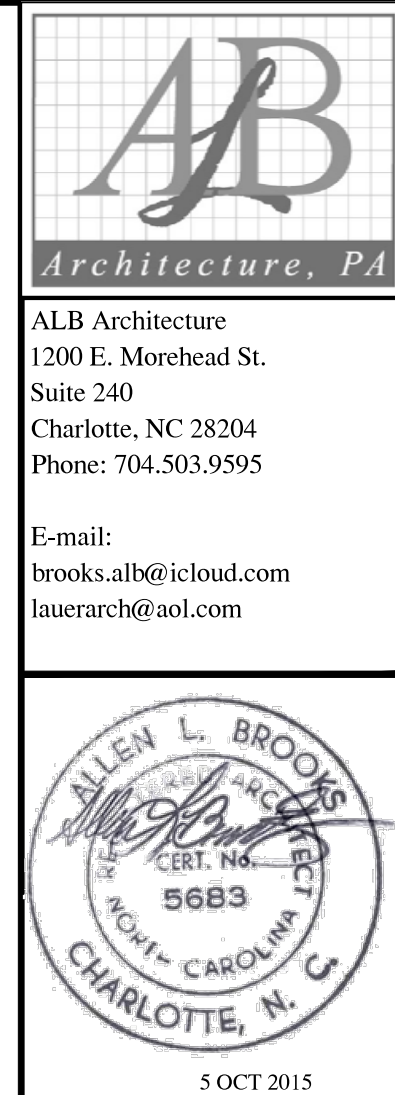
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* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE IDENTIFIED BY PERC CODE (X.F.F.)

<u>FIRST FLOOR DOOR SCHEDULE</u>		
	OPENING	LOCATION
	FR 2'-4" X 6'-8"	BREAKFAST AREA
	2'-4" X 6'-8" POCKET DOOR	MASTER BATH-WC
	2'-4" X 6'-8" POCKET DOOR	MASTER BATH
	2'-4" X 6'-8" POCKET DOOR	MASTER CLOSET
	2'-8" X 6'-8" (SALVAGED DOOR SD-2)	STUDY
	FR 1'-2" X 4" HT. TO BE VERIFIED ON SITE	PANTRY UNDER STAIRS
	2'-4" X 6'-8" (SALVAGED DOOR SD-1)	MASTER BED ENTRY
	2'-8" X 6'-8"	MASTER BEDROOM
	FR 2'-4" X 6'-8"	MASTER BEDROOM
	2'-8" X 6'-8"	STUDY



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PROPOSED PLANS

A-6

OF: TEN

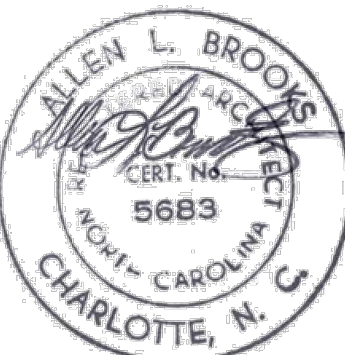
XXXXX

AREAS TO BE REMOVED



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5 OCT 2015

Seal
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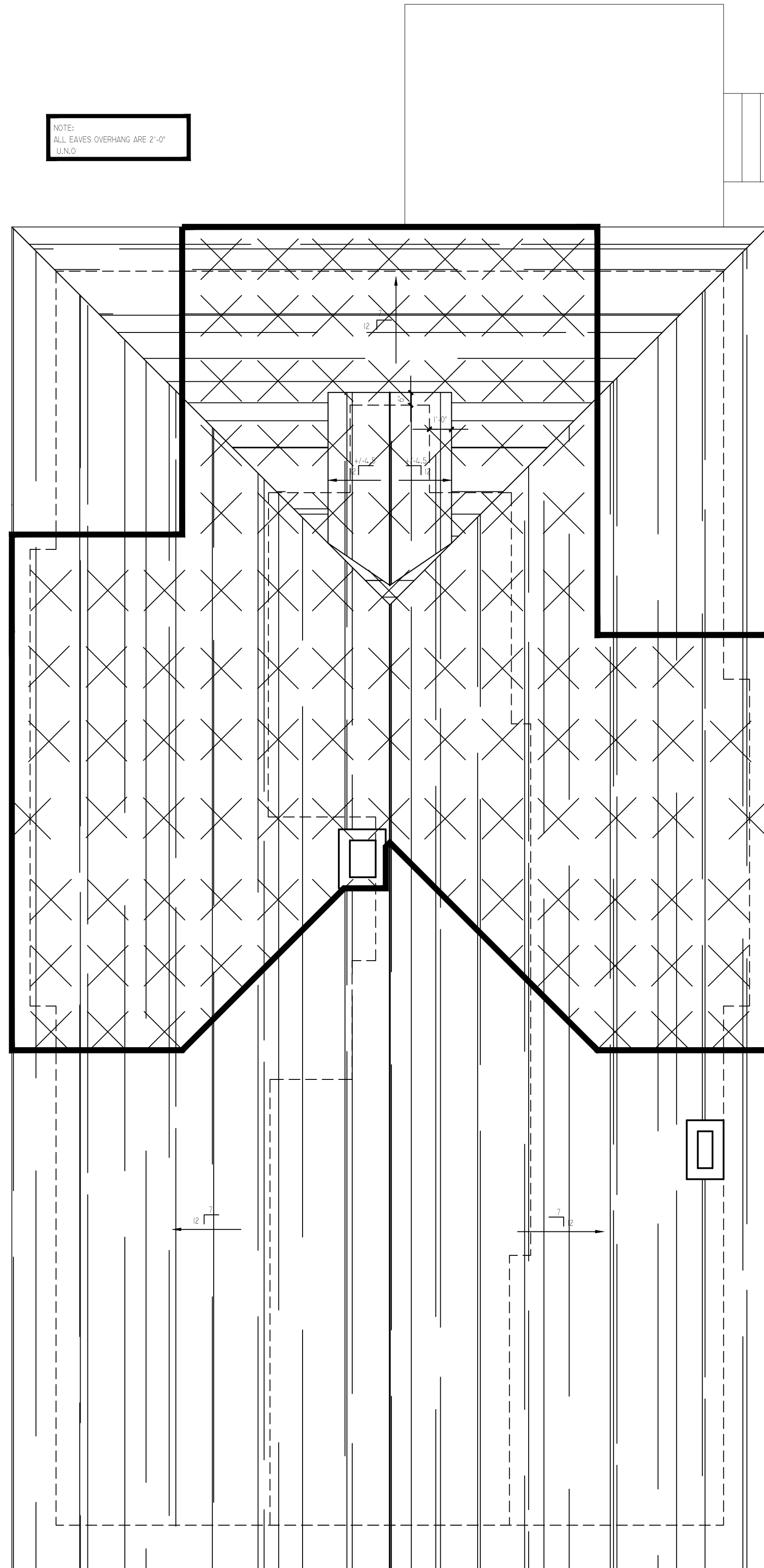
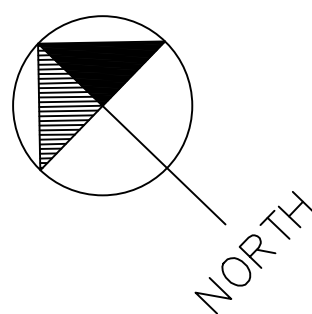
Historic Dilworth Addition & Renovation *for* the:
FAIRCLOTH RESIDENCE
715 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. : 15046
ISSUED : 5 OCT 2015
REVISIONS :

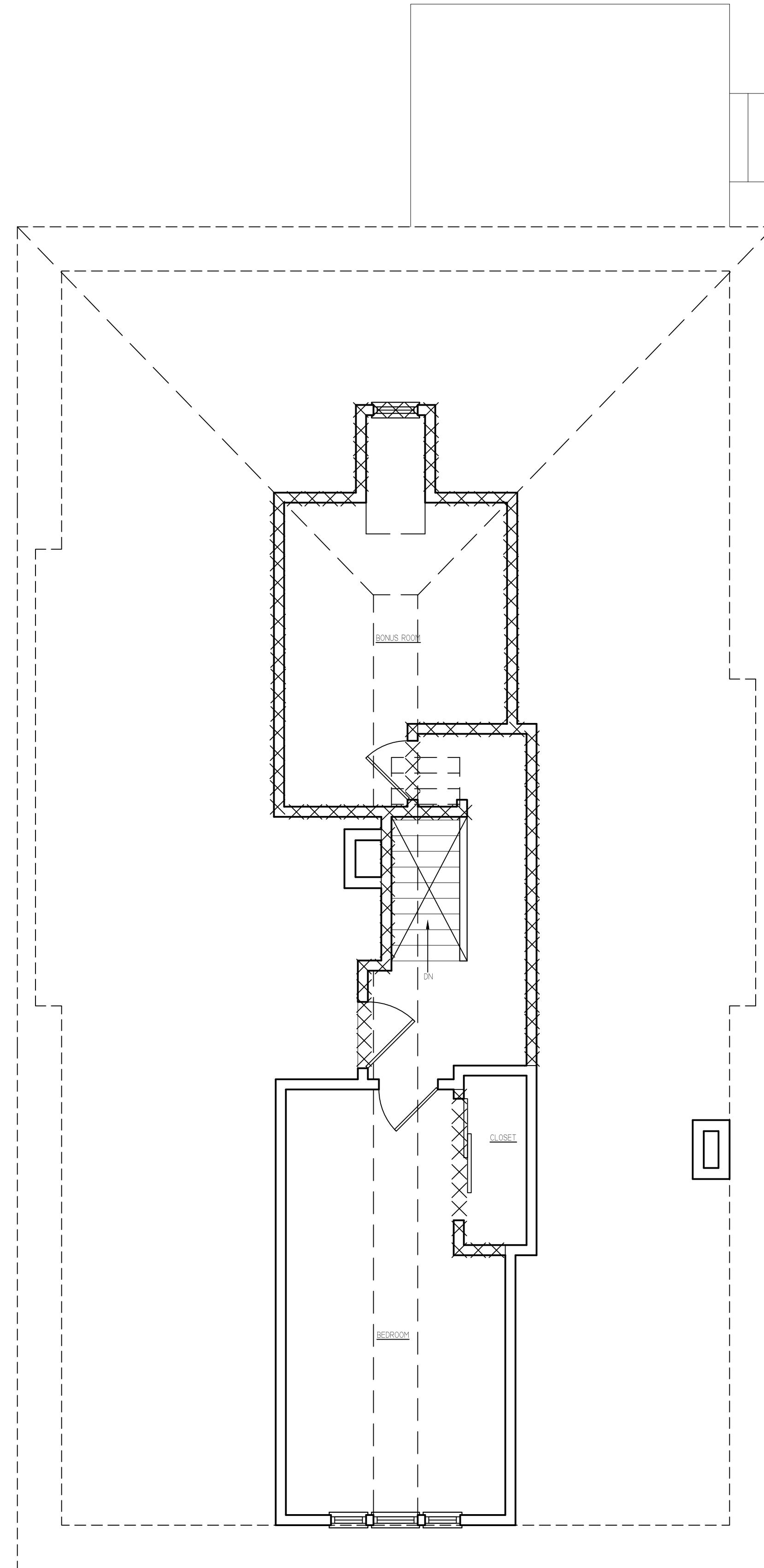
EXISTING PLANS

A-3

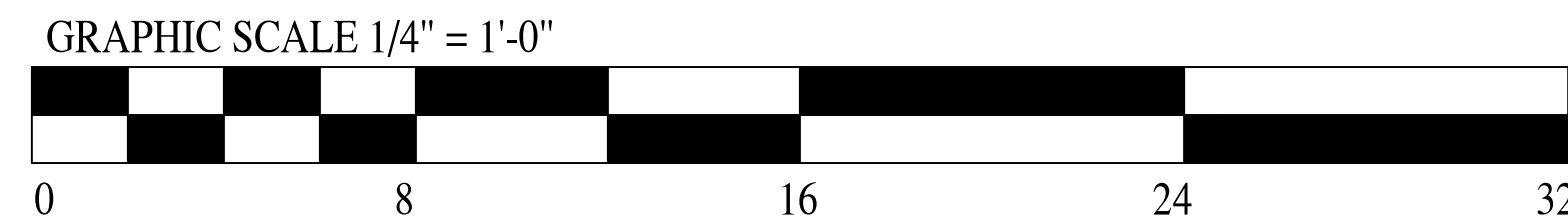
OF: TEN



② EXISTING ROOF PLAN
1/4" = 1'-0"



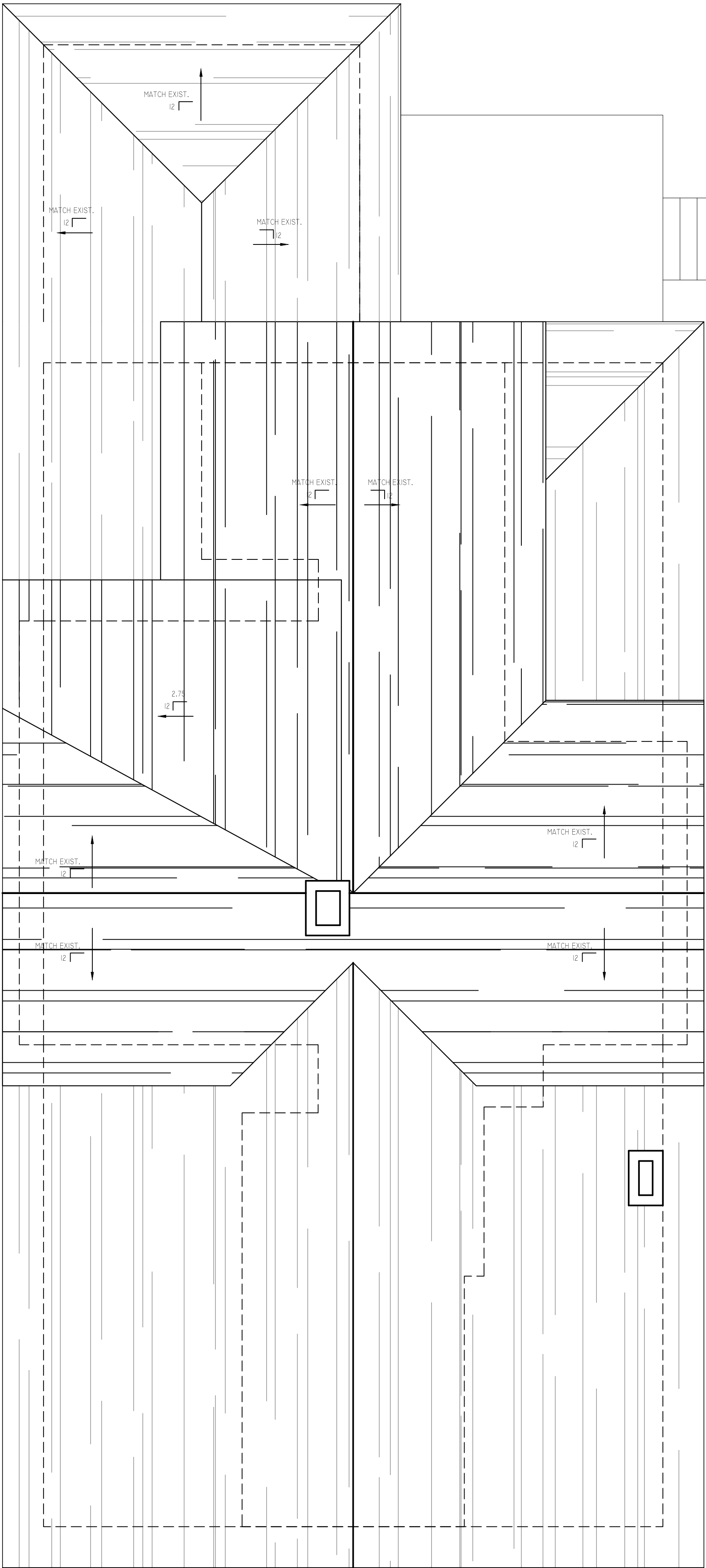
① EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



WATER PROOF MEMBRANE
TO BE INSTALLED ACROSS
ENTIRE SURFACE FOR ROOF PITCHES LESS
THAN 2:12
FLASHING & COUNTER FLASHING
AS REQUIRED

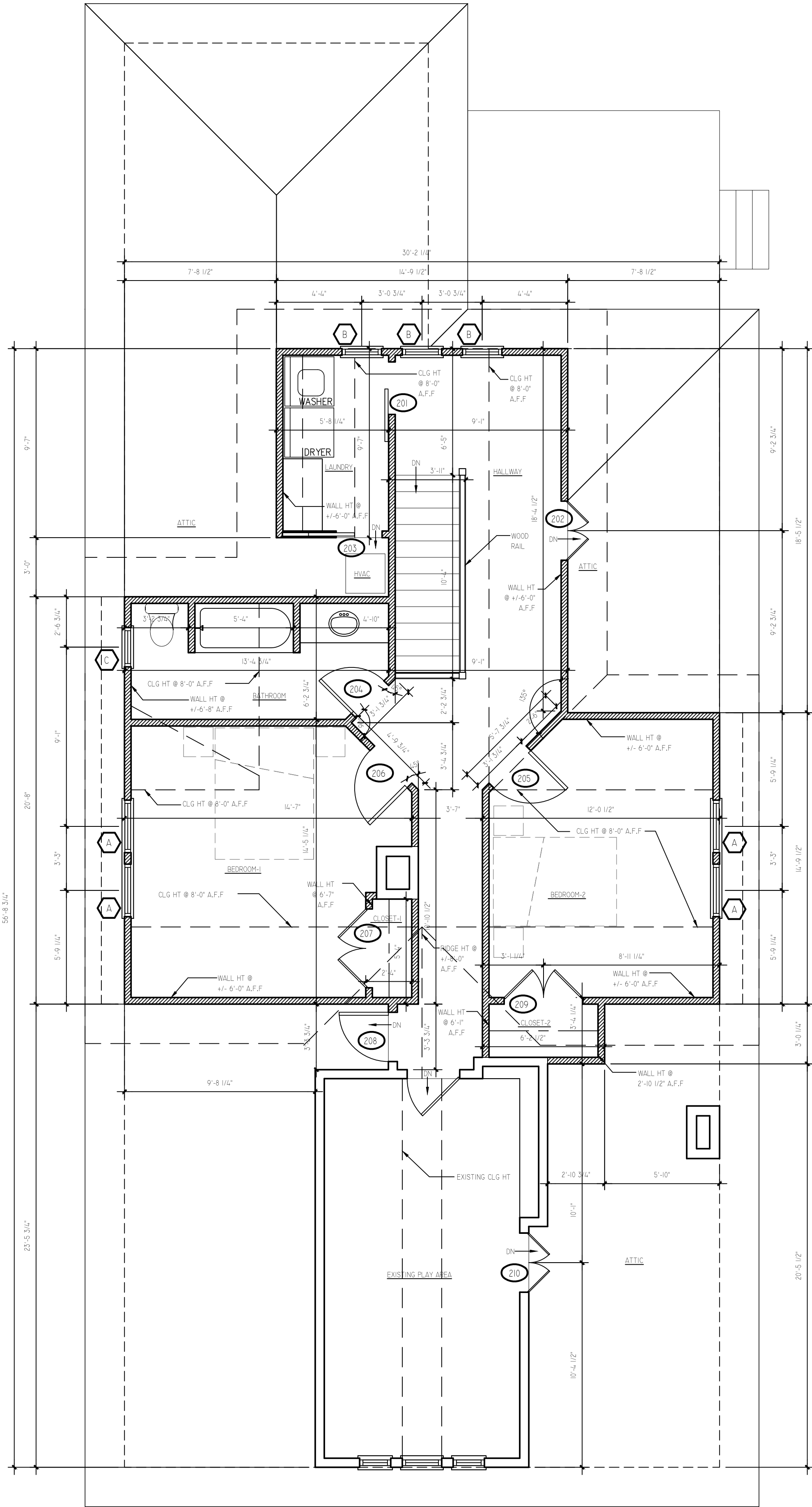
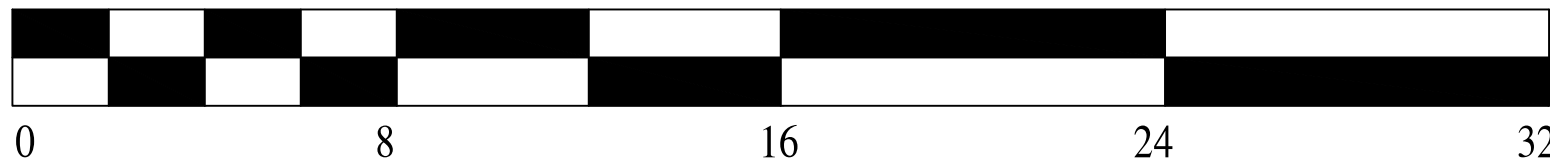
MARINE GRADE PLYWOOD TO
BE USED FOR AREAS WHERE
FLASHING IS PROVIDED

NOTE:
USE DOUBLE FELT WITH SNOW & ICE GUARD
FOR ALL ROOFS WITH PITCHES LESS THAN
4:12
ALL EAVES OVERHANG TO MATCH EXISTING
ON/C



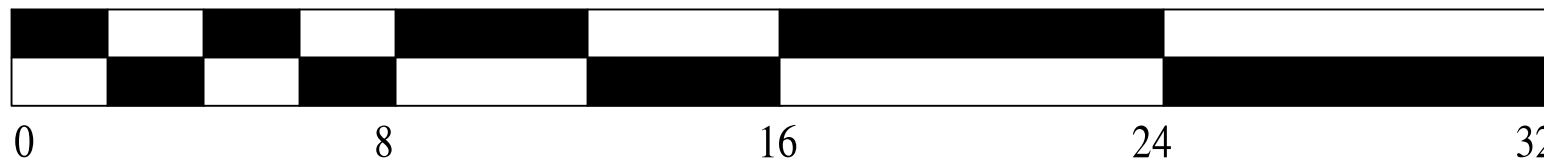
② PROPOSED ROOF PLAN
1/4" = 1'-0"

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



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

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



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	FIRST FL-MATCH EXIST. SECOND FL-7'-0"	DOUBLE HUNG
C	1'-8" X 3'-0"	5'-8"	DOUBLE HUNG
D	2'-0" X 5'-0" (SALVAGED WINDOW-SW)	MATCH EXISTING	DOUBLE HUNG

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.

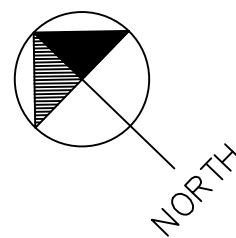
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 0.5" OF GLASS OR MORE & LESS THAN 8" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

SECOND FLOOR DOOR SCHEDULE		
ID#	OPENING	LOCATION
201	2'-8" X 6'-8" BARN DOOR	LAUNDRY
202	PR 1'-6" X HT TO BE VERIFIED ON SITE	HALLWAY TO ATTIC
203	2'-4" X 6'-8" POCKET DOOR	LAUNDRY TO ATTIC
204	2'-4" X 6'-8"	BATHROOM
205	2'-8" X 6'-8" (VERIFY HT ON SITE)	BEDROOM-2
206	2'-8" X 6'-8"	BEDROOM-1
207	PR 2'-0" X HT TO BE VERIFIED ON SITE	CLOSET-1
208	2'-8" X 6'-8"	ATTIC DOOR
209	PR 2'-0" X HT TO BE VERIFIED ON SITE	CLOSET-2
210	PR 1'-6" X HT TO BE VERIFIED ON SITE	PLAY AREA TO ATTIC

	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS



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5 OCT 2015

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ALB/llb

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ISSUED 5 OCT 2015
REVISIONS

PROPOSED PLANS

A-7
OF: TEN