

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 328 East Worthington Avenue

SUMMARY OF REQUEST: Detached garage

APPLICANT: Luke King

Details of Proposed Request

Existing Context

The site is a corner lot at East Worthington Avenue and Euclid Avenue. The slope of the land falls from the front to the rear approximately 12 feet. There are mature trees on the lot. The existing house was constructed in 1994.

Proposal

The proposal is a new single family house and detached garage. Garage height is approximately 23'-7", primary siding is 6" wood lap. Windows are aluminum clad over wood. Trim material is wood.

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support

buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

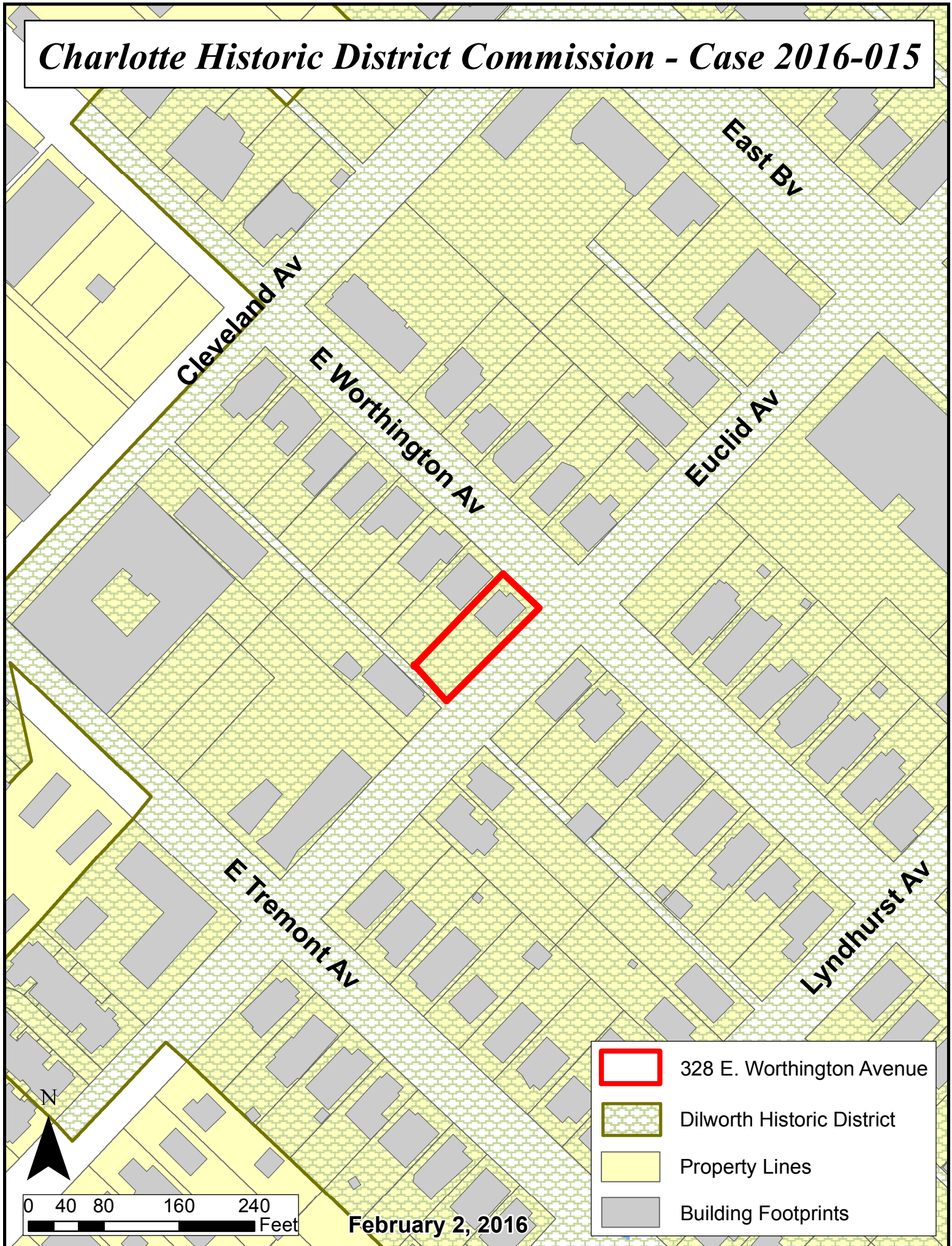
The Commission will determine if the proposal meets the guidelines for accessory buildings.



- Drawing Schedule:
- S1 - Cover Page
 - SP1 - Site Plan
 - SP2 - Street Plan
 - L1 - Landscaping Plan
 - S2 - Foundation Plan
 - S3 - First Floor Framing
 - S4 - Second Floor Framing
 - S5 - Roof Plan
 - S6 - Second Floor Plan
 - S7 - Front Elevation
 - S8 - Right Elevation
 - S9 - Rear Elevation
 - S10 - Left Elevation
 - S11 - Building Section
 - S12 - First Floor Electrical
 - S13 - Second Floor Electrical

	King Farm Building Group PO Box 31665 Charlotte NC 28231 704-806-1983	Owner: Jason and Laura Heathcote 328 East Worthington Ave Charlotte, NC 28203 919-559-6681	Heathcote Garage 328 East Worthington Ave Charlotte, NC 28203	Engineer: Structural Integrity Engineering 16607 Riverstone Way - Suite 200 Charlotte, NC 28277	REVISIONS		01	
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Charlotte Historic District Commission - Case 2016-015



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2521 Hunter Drive Court
Morroe, North Carolina 28110
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drines2001@gmail.com

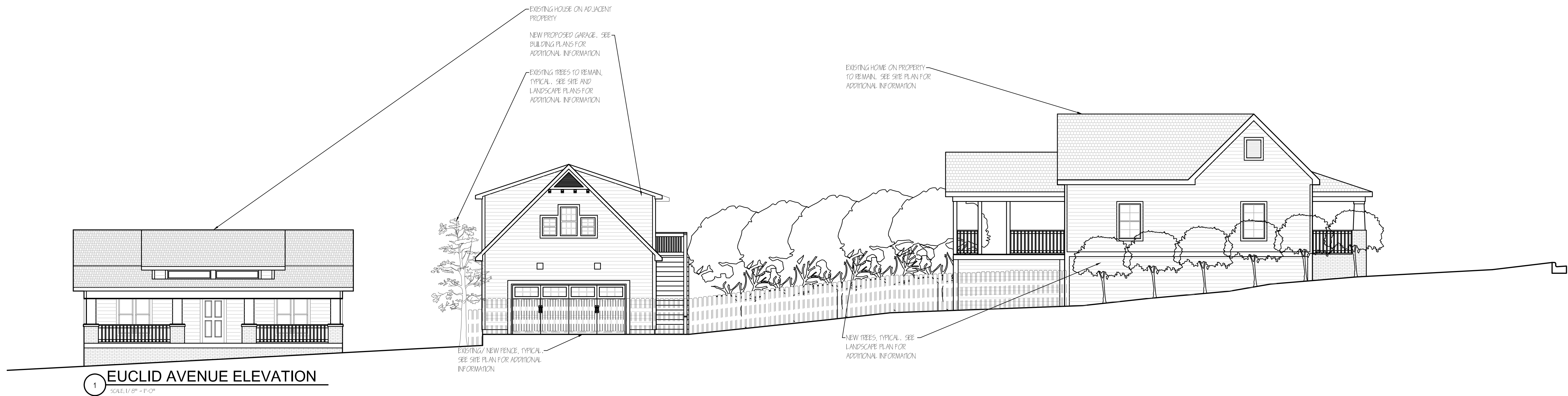
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Charlotte, North Carolina 28277
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License #: C-2217



REMARKS	
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No. _____	Date _____

PRINTING NAME:

SPI



DESIGNER:

DDC, LLC
2521 Hunter Oaks Court
Morrisville, North Carolina 27560
P: 704.560.8225
ddcnc2001@gmail.com

STRUCTURAL ENGINEER:

Structural Integrity Engineering, P.A.
16607 Riverstone Way
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Charlotte, North Carolina 28277
P: 704.544.9202 F: 704.544.9675
License #: LC-2287



GENERAL CONTRACTOR:



Somerville Residence
3326 Willow Oak Road
Charlotte, NC 28209

REVISIONS	
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No. _____	Date _____
No. _____	Date _____

DATE: 05/20/24

DRAWING NAME:

SITE PLAN
ELEVATION

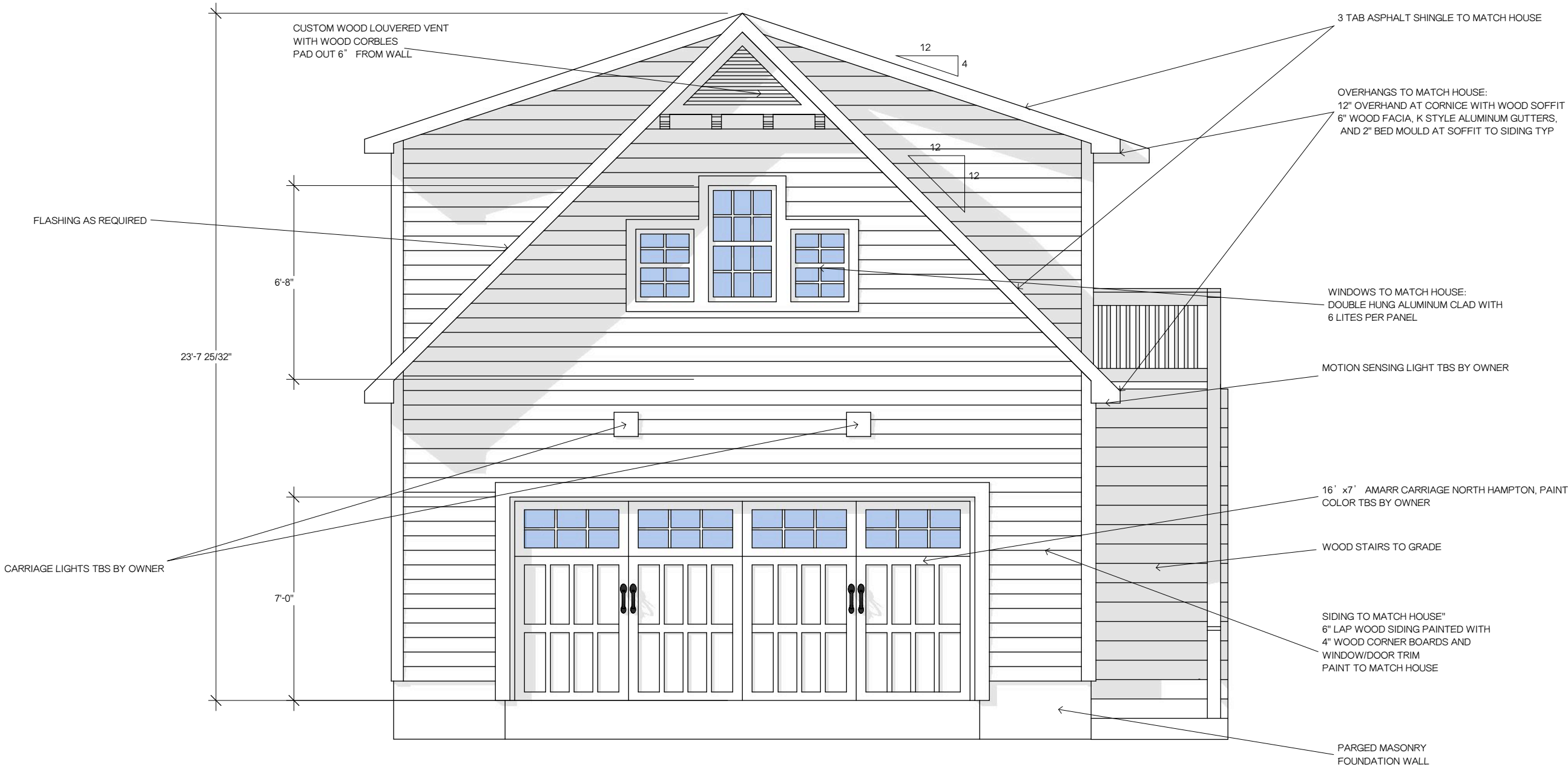
SHEET NO.

SP2

FRONT ELEVATION

scale: 1/4" = 1'

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RIGHT ELEVATION

scale: 1/4" = 1'



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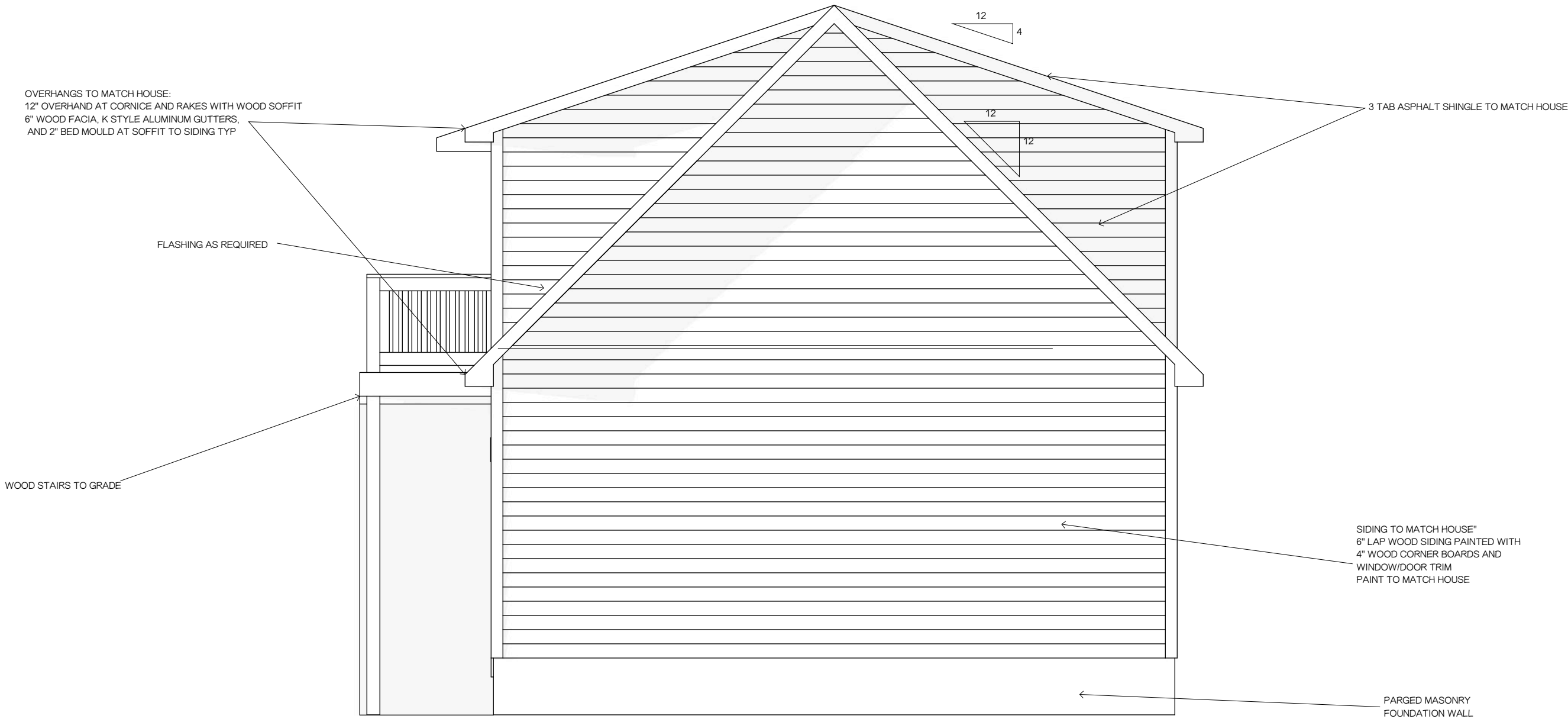
Heathcote Garage
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Engineer:
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REAR ELEVATION

scale: 1/4" =1'



LEFT ELEVATION

scale: 1/4" =1'

OVERHANGS TO MATCH HOUSE:
12" OVERHAND AT CORNICE AND RAKES WITH WOOD SOFFIT
6" WOOD FACIA, K STYLE ALUMINUM GUTTERS,
AND 2" BED MOULD AT SOFFIT TO SIDING TYP

3 TAB ASPHALT SHINGLE TO MATCH HOUSE

WINDOWS TO MATCH HOUSE:
DOUBLE HUNG ALUMINUM CLAD WITH
6 LITES PER PANEL

SIDING TO MATCH HOUSE"
6" LAP WOOD SIDING PAINTED WITH
4" WOOD CORNER BOARDS AND
WINDOW/DOOR TRIM
PAINT TO MATCH HOUSE

PARGED MASONRY
FOUNDATION WALL

6'-8"

FLASHING AS REQUIRED



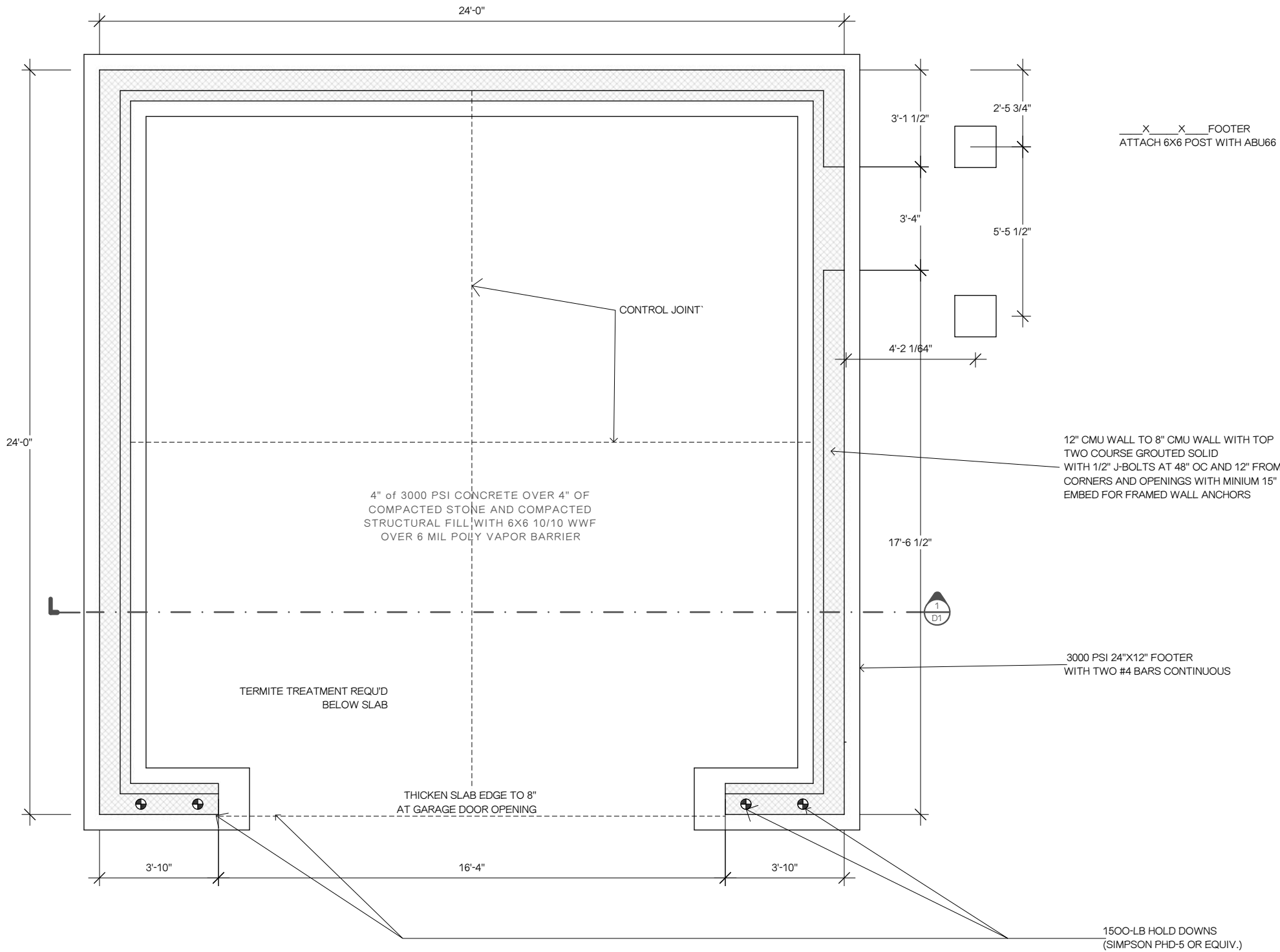
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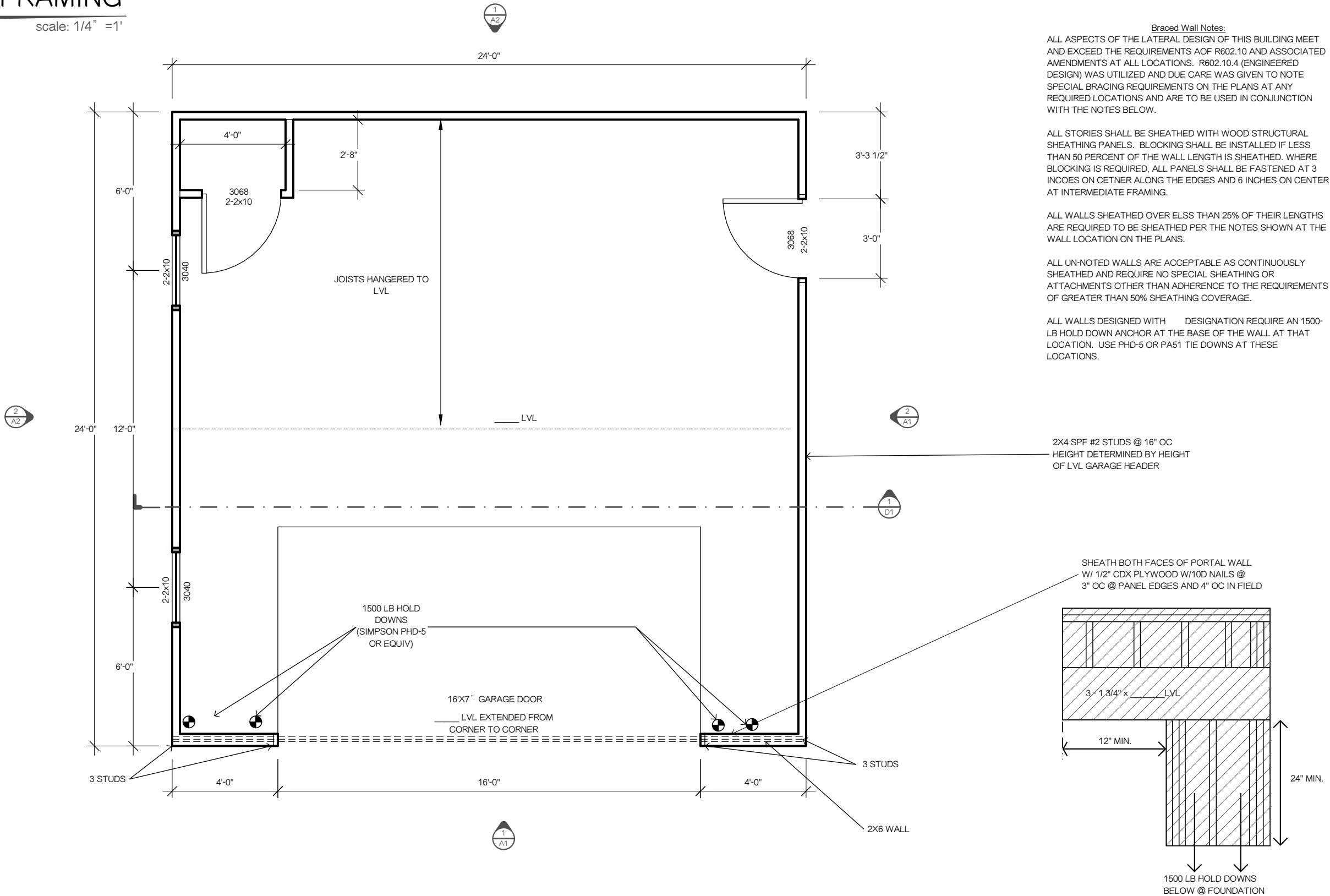
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FIRST FLOOR FRAMING

scale: 1/4" = 1'

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Braced Wall Notes:
ALL ASPECTS OF THE LATERAL DESIGN OF THIS BUILDING MEET AND EXCEED THE REQUIREMENTS AOF R602.10 AND ASSOCIATED AMENDMENTS AT ALL LOCATIONS. R602.10.4 (ENGINEERED DESIGN) WAS UTILIZED AND DUE CARE WAS GIVEN TO NOTE SPECIAL BRACING REQUIREMENTS ON THE PLANS AT ANY REQUIRED LOCATIONS AND ARE TO BE USED IN CONJUNCTION WITH THE NOTES BELOW.

ALL STORIES SHALL BE SHEATHED WITH WOOD STRUCTURAL SHEATHING PANELS. BLOCKING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQUIRED, ALL PANELS SHALL BE FASTENED AT 3 INCHES ON CENTER ALONG THE EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE FRAMING.

ALL WALLS SHEATHED OVER LESS THAN 25% OF THEIR LENGTHS ARE REQUIRED TO BE SHEATHED PER THE NOTES SHOWN AT THE WALL LOCATION ON THE PLANS.

ALL UN-NOTED WALLS ARE ACCEPTABLE AS CONTINUOUSLY SHEATHED AND REQUIRE NO SPECIAL SHEATHING OR ATTACHMENTS OTHER THAN ADHERENCE TO THE REQUIREMENTS OF GREATER THAN 50% SHEATHING COVERAGE.

ALL WALLS DESIGNED WITH DESIGNATION REQUIRE AN 1500-LB HOLD DOWN ANCHOR AT THE BASE OF THE WALL AT THAT LOCATION. USE PHD-5 OR PA51 TIE DOWNS AT THESE LOCATIONS.

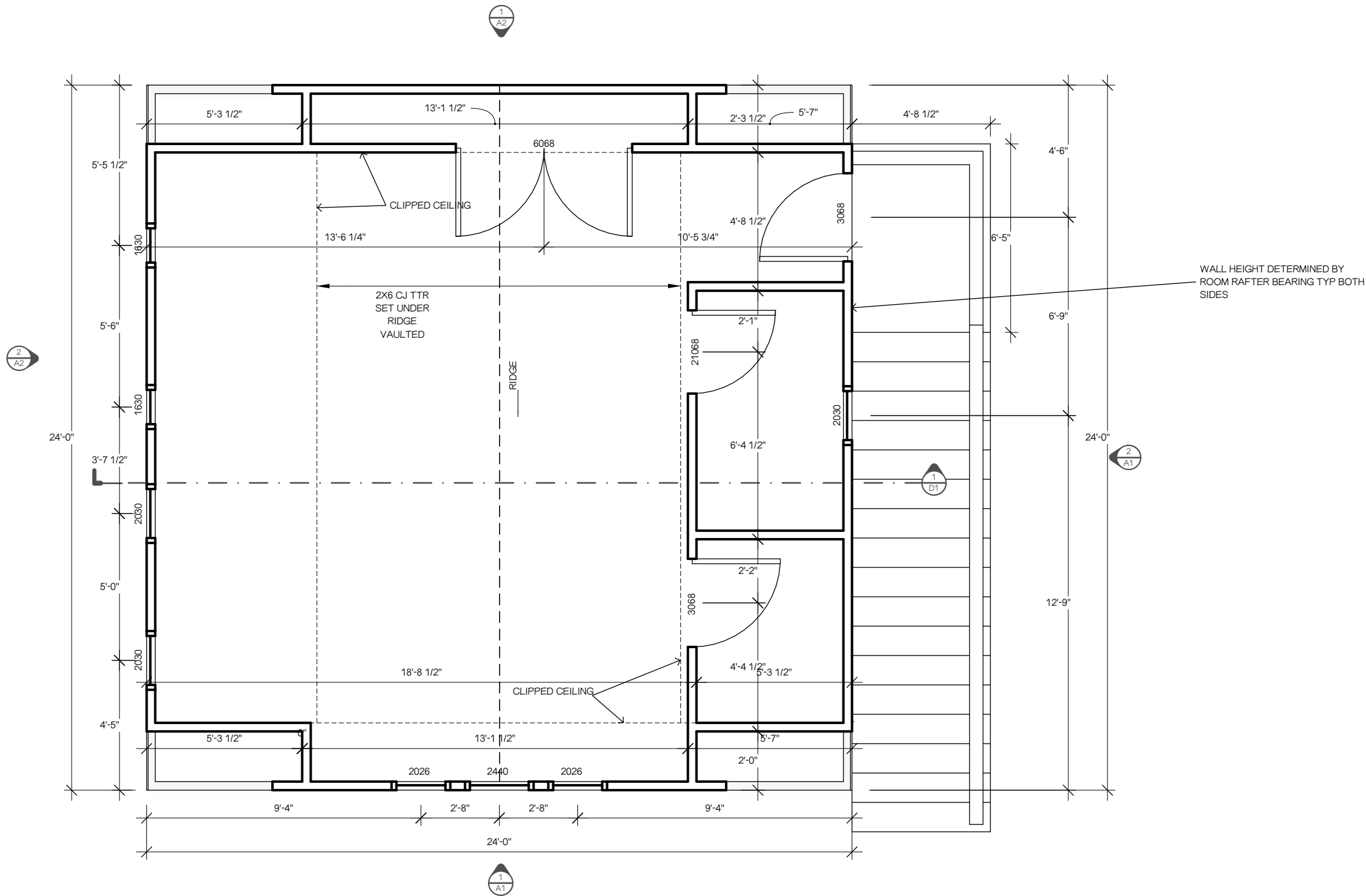
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SECOND FLOOR FRAMING

scale: 1/4" = 1'



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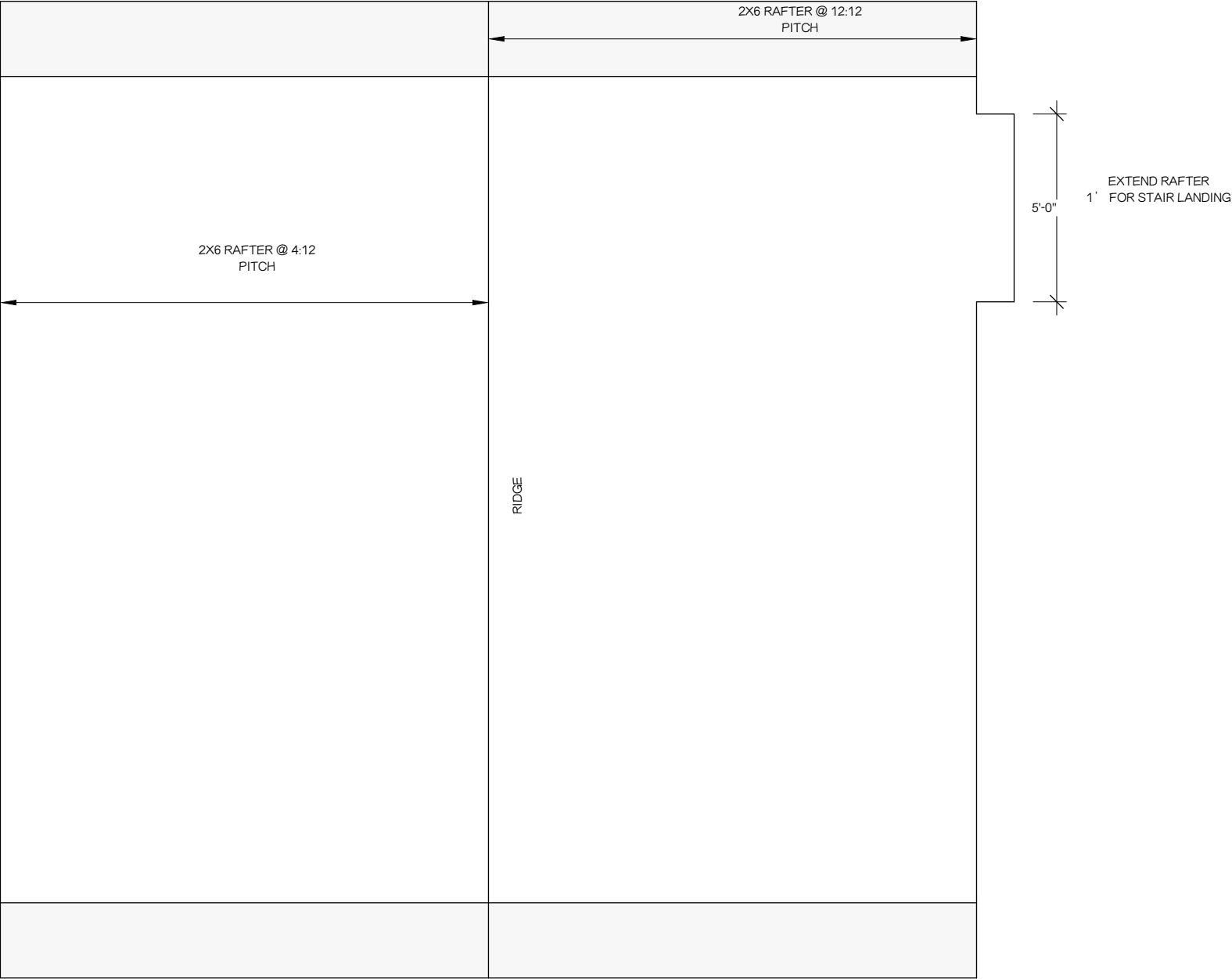
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ROOF FRAMING

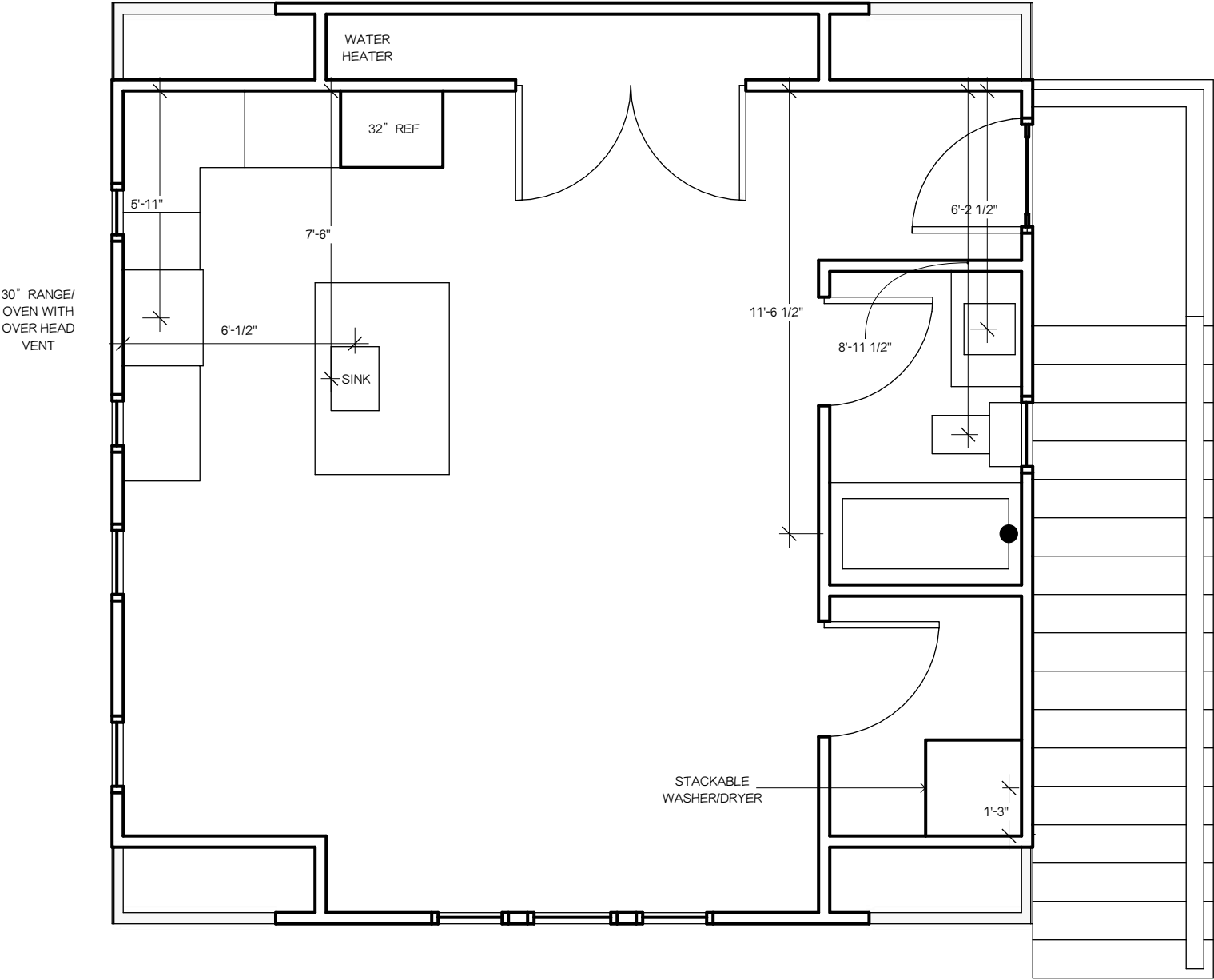
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SECOND FLOOR PLAN

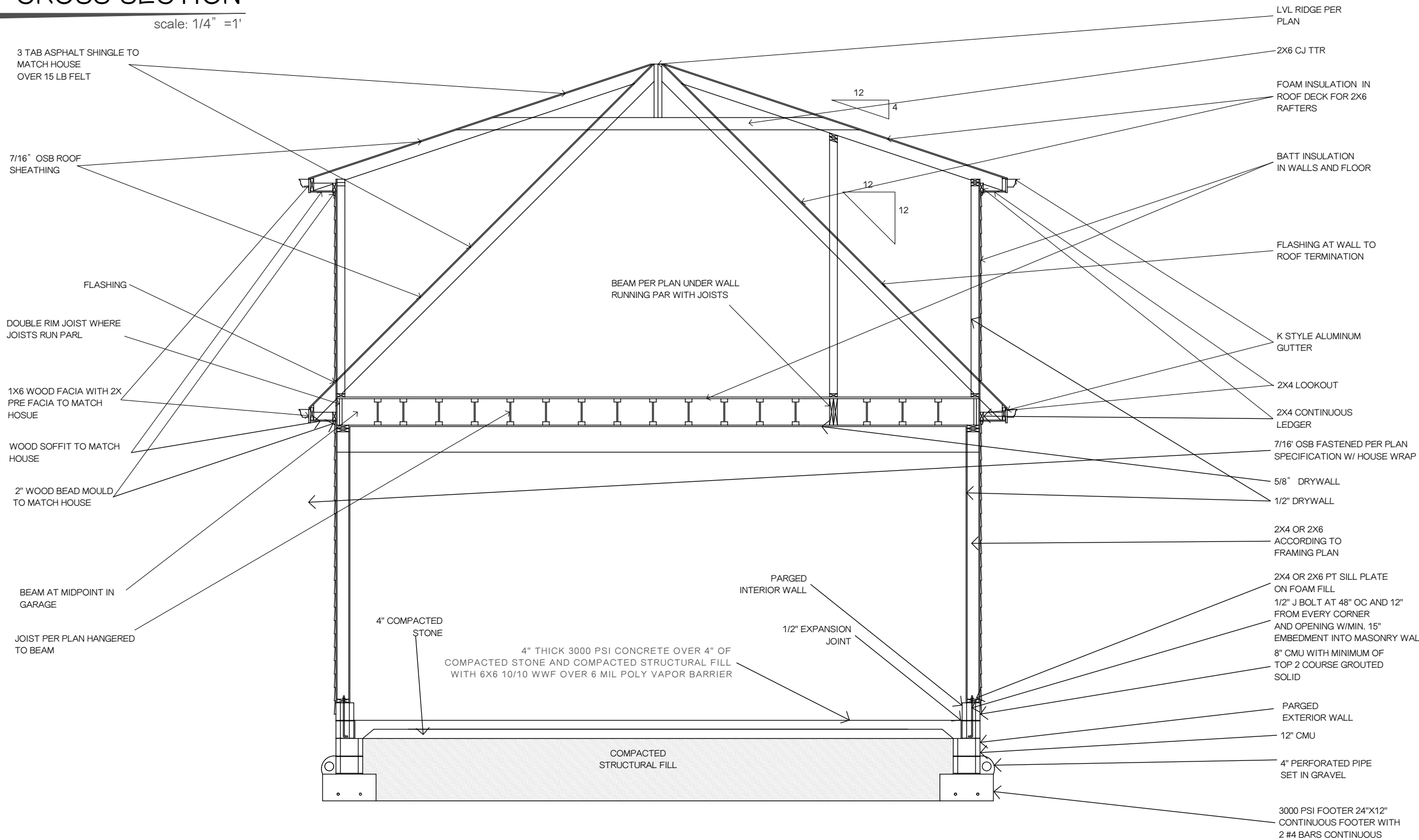
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CROSS SECTION

scale: 1/4" = 1'



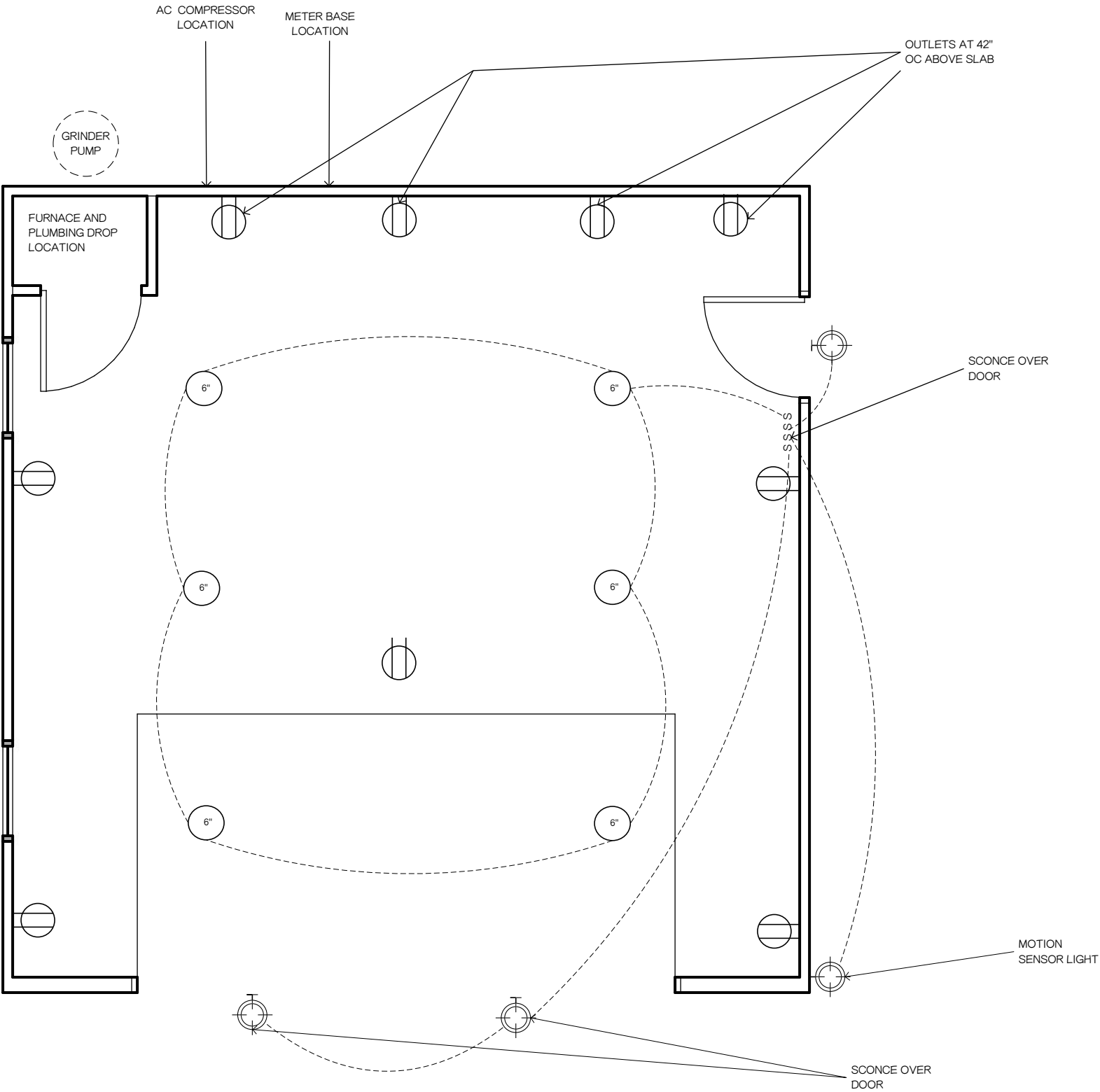
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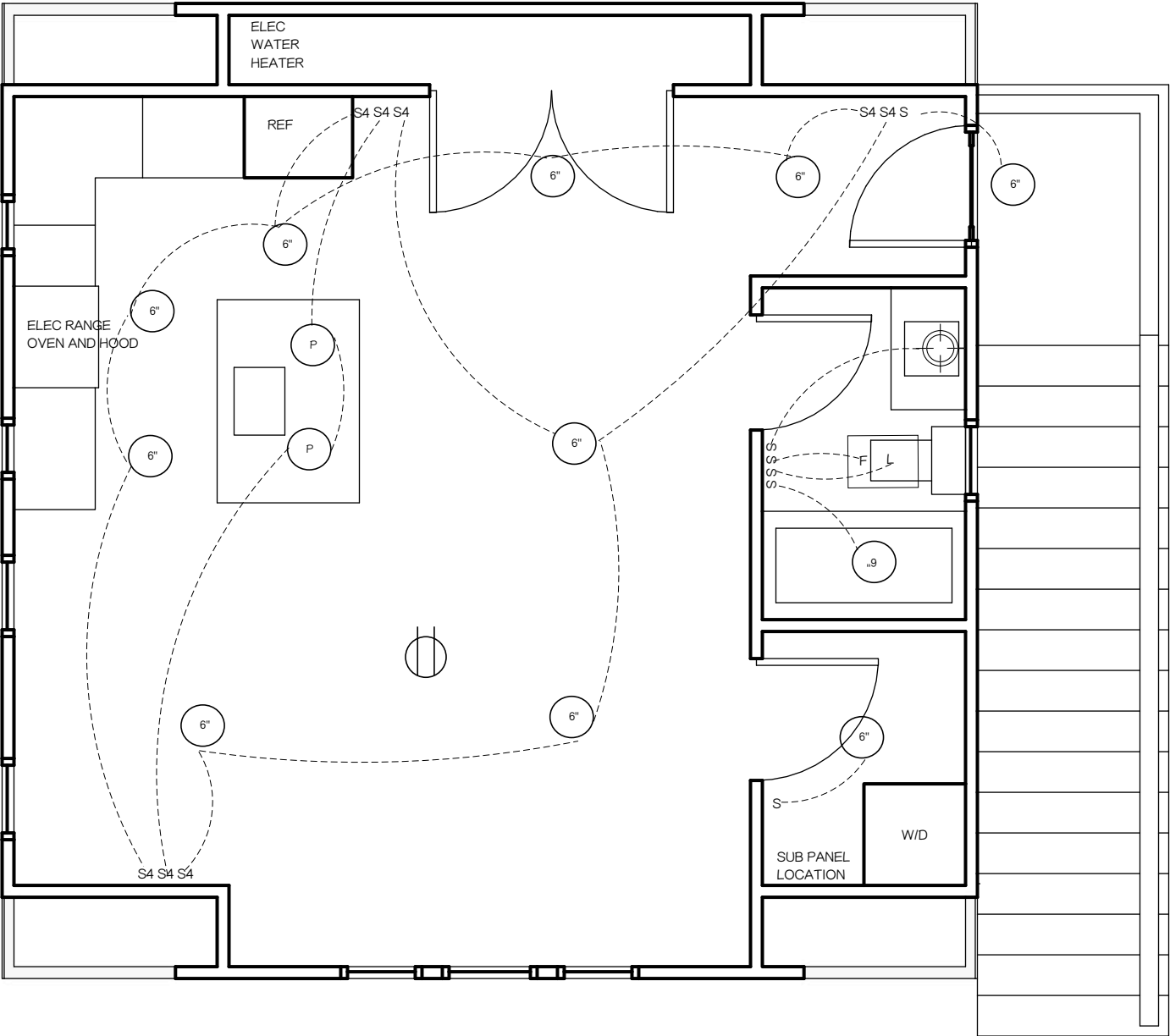
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SECOND FLOOR ELECTRICAL

scale: 1/4" = 1'

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13



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