

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 328 East Worthington Avenue

SUMMARY OF REQUEST: Detached garage

APPLICANT: Luke King

The application was denied in February for scale and context. The Commission will first determine if the revised proposal has been substantially redesigned before allowing the application to be heard.

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 1.5 story house was constructed in 1994.

Proposal-February

The proposal is a detached 1.5 story garage in the rear yard. Garage height is approximately 23'-7", primary siding is 6" wood lap. Windows are aluminum clad over wood. Trim material is wood.

Updated Proposal-May 11, 2016

The revised design includes the following changes:

1. Change in height to a one story garage at +/-14'-7"

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.

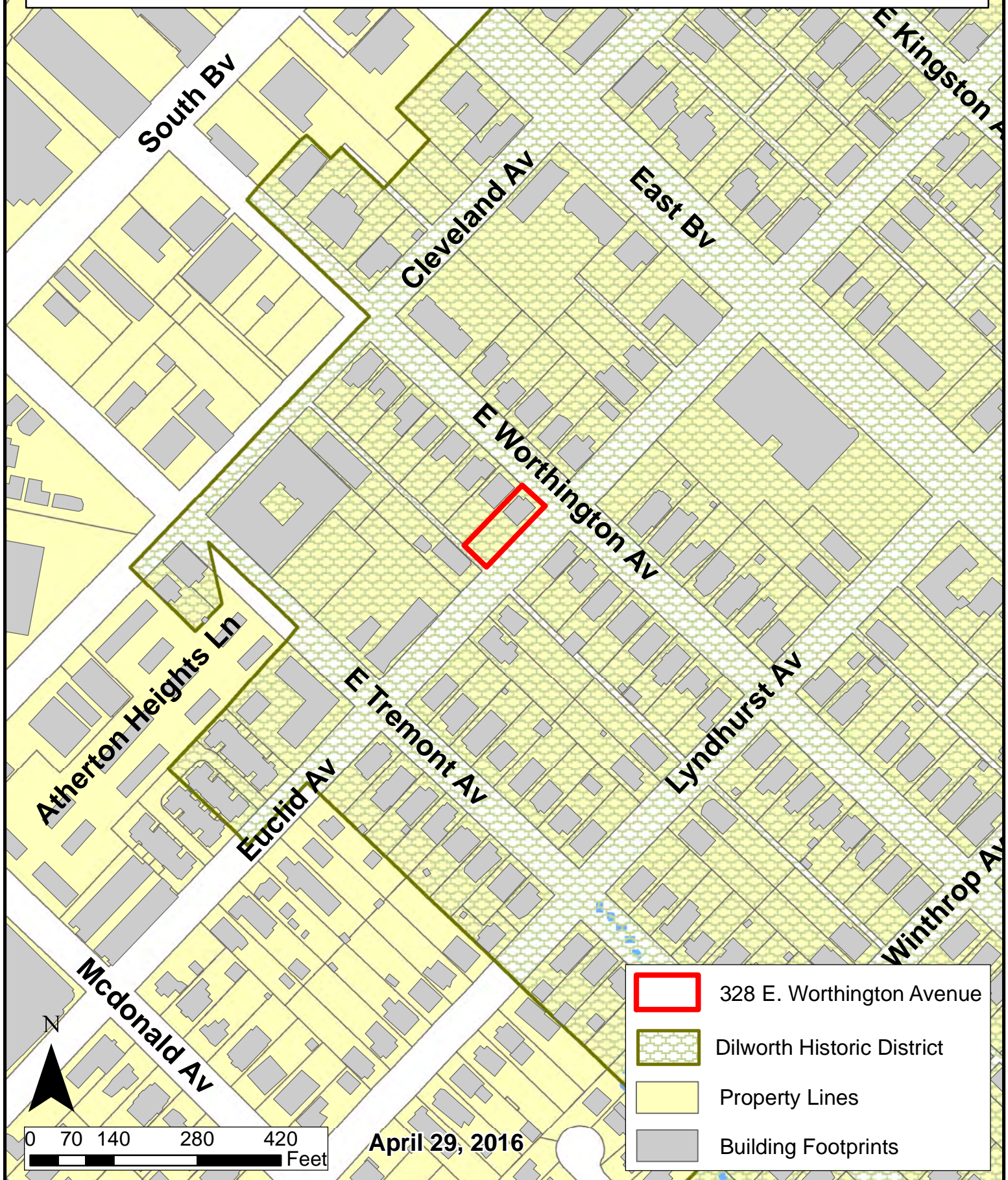
1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building 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.

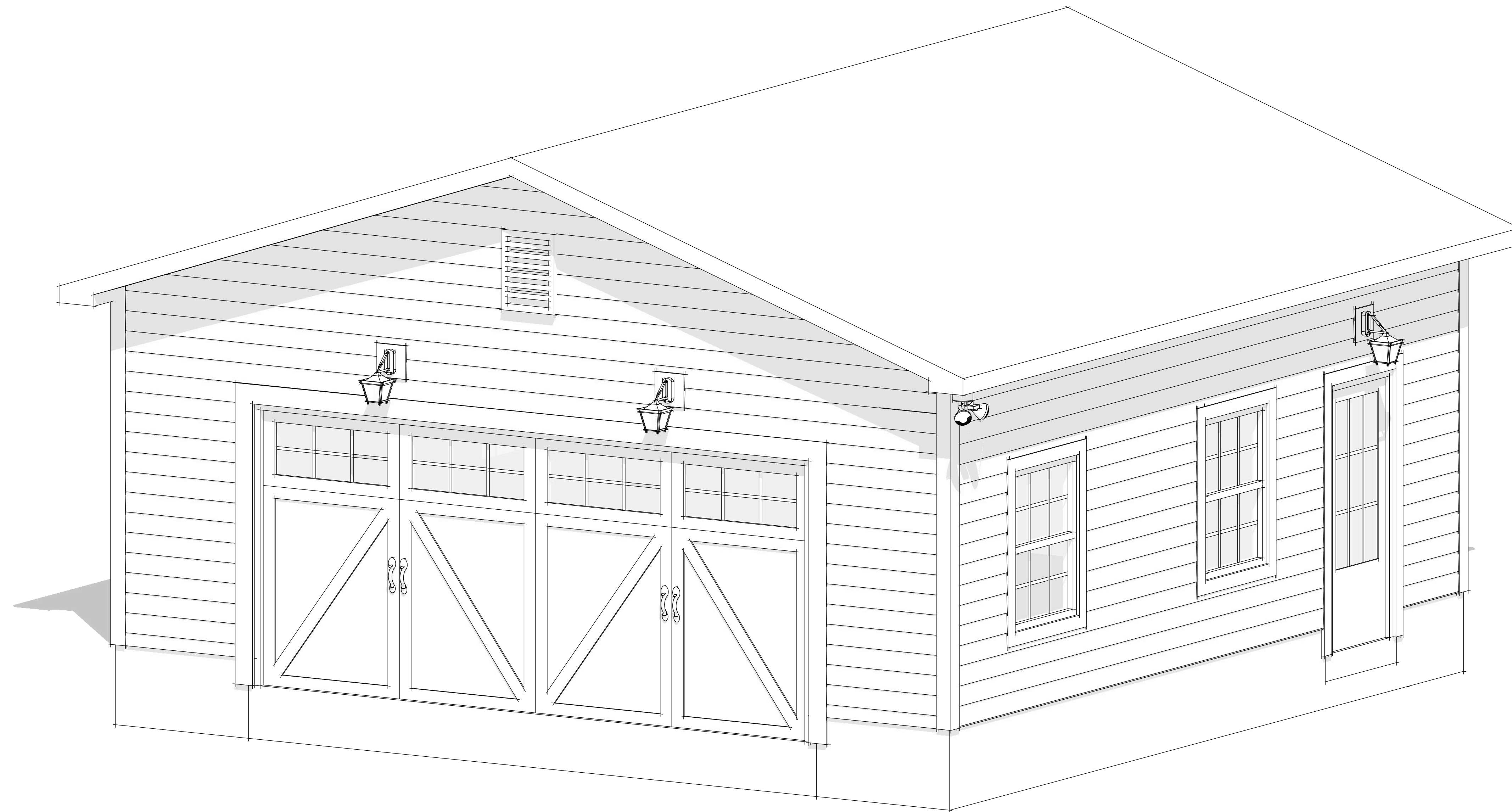
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for garages.

Charlotte Historic District Commission - Case 2016-074
HISTORIC DISTRICT: DILWORTH





Heathcote and Barringer Garage
328 East Worthington Ave.
Charlotte, NC 28203

ENGINEER:

JASON AND LAURA HEATHCOTE
328 EAST WORTHINGTON AVE
CHARLOTTE, NC 28203
919-559-6681

HEATHCOTE GARAGE
328 EAST WORTHINGTON AVE
CHARLOTTE, NC 28203
MECKLENBURG COUNTY

PROJECT:



PO BOX 31665
CHARLOTTE NC 28231
TEL: 704-806-1983

LAST REVISED:

11/11/15

DRAWN BY:

LK

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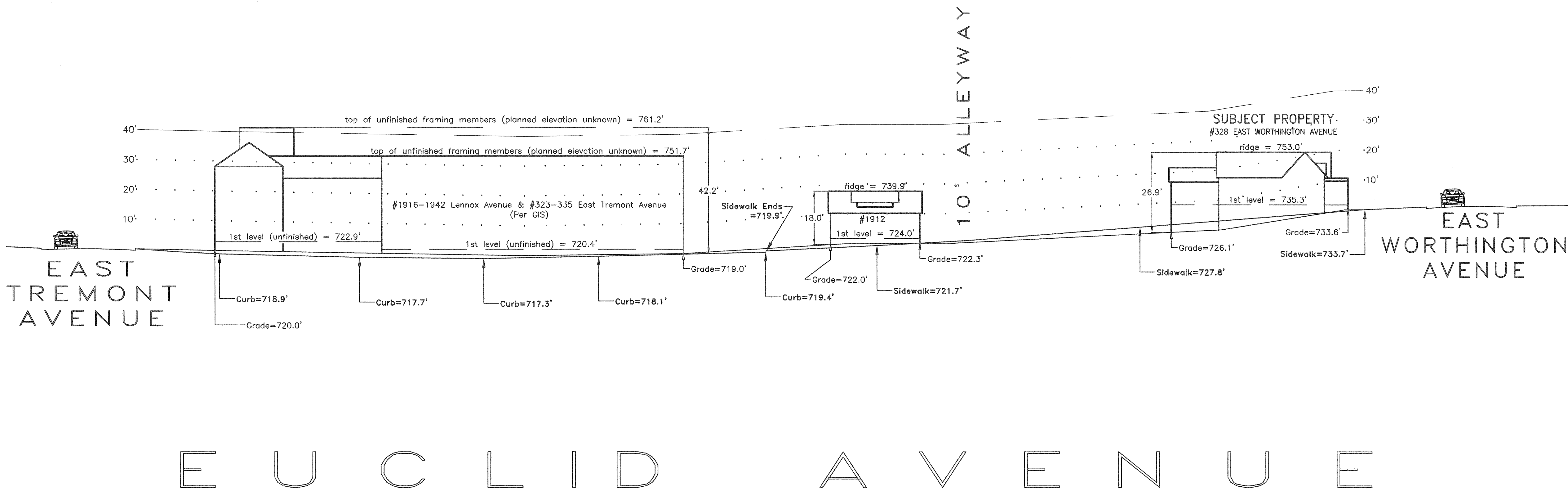
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I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 2nd day of March, 2016.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

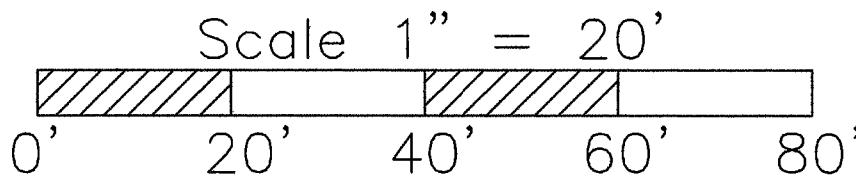


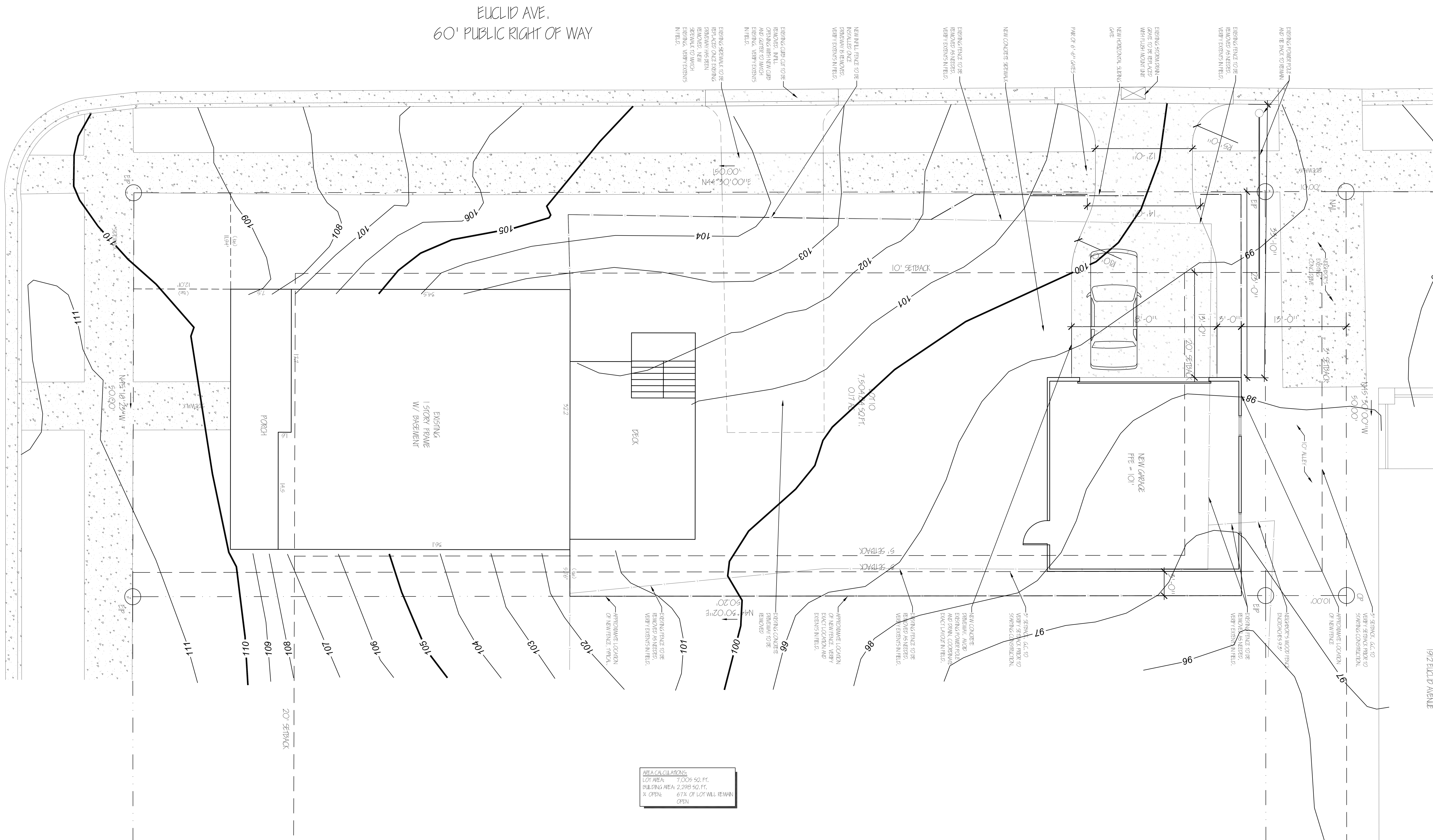
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

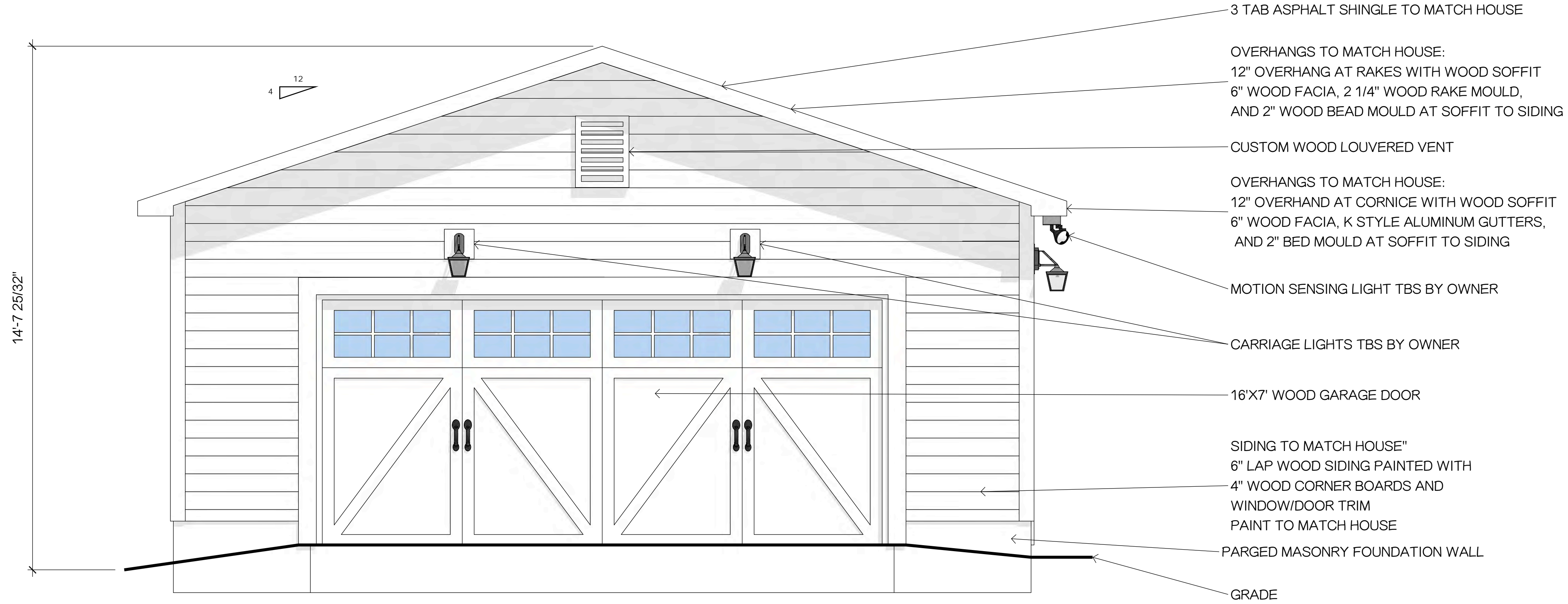
General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Copyright 2016
Building Heights Sketch of
1900 BLOCK of EUCLID AVENUE
EVEN SIDE - FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
February 25, 2016



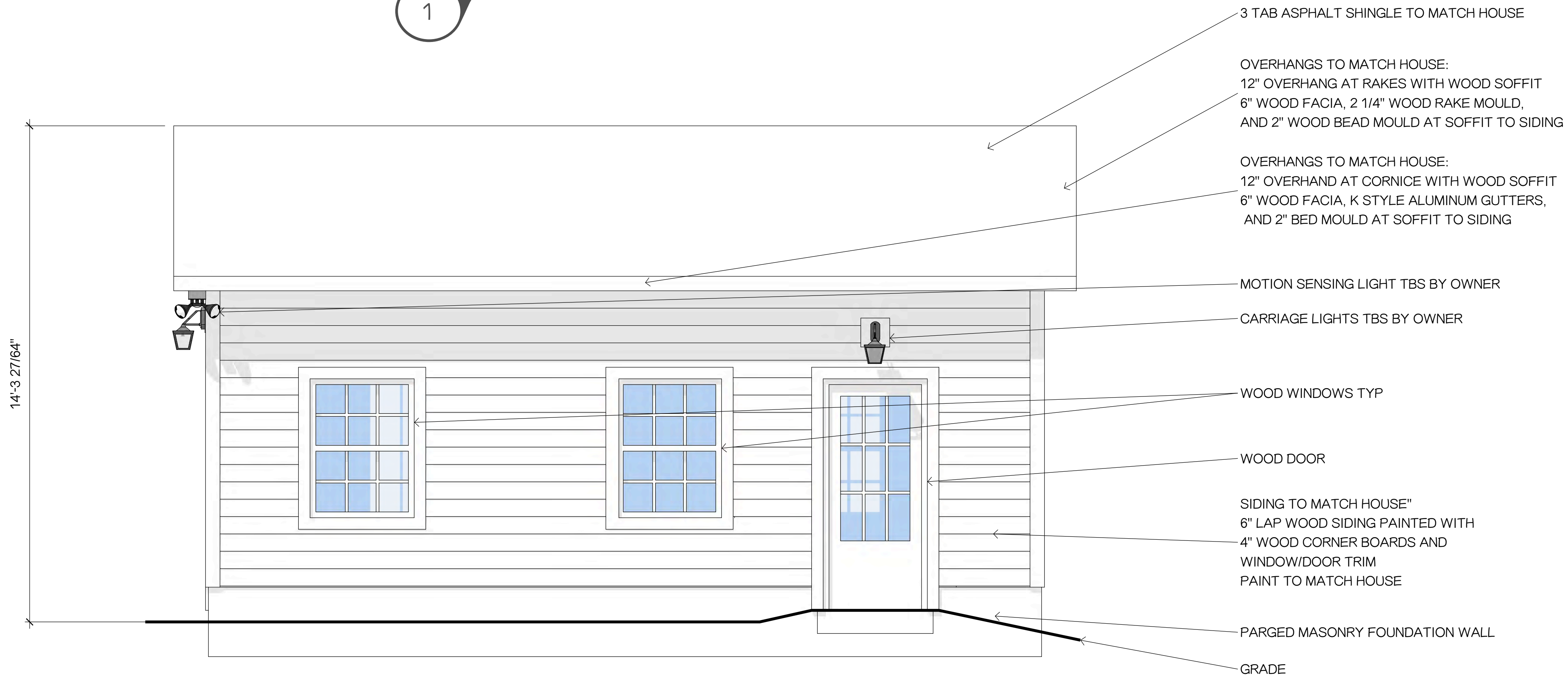




Front Elevation

scale: 1/2"=1'

1



Right Elevation

scale: 1/2"=1'

2

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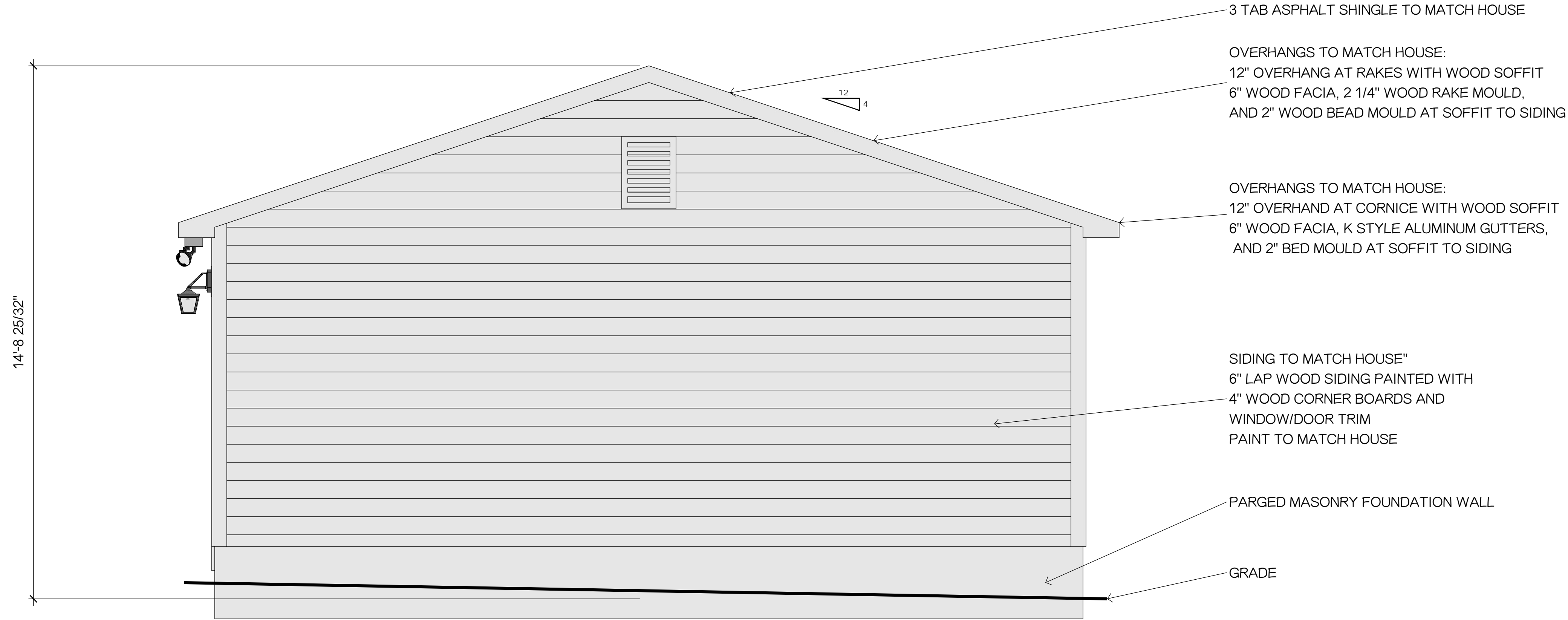
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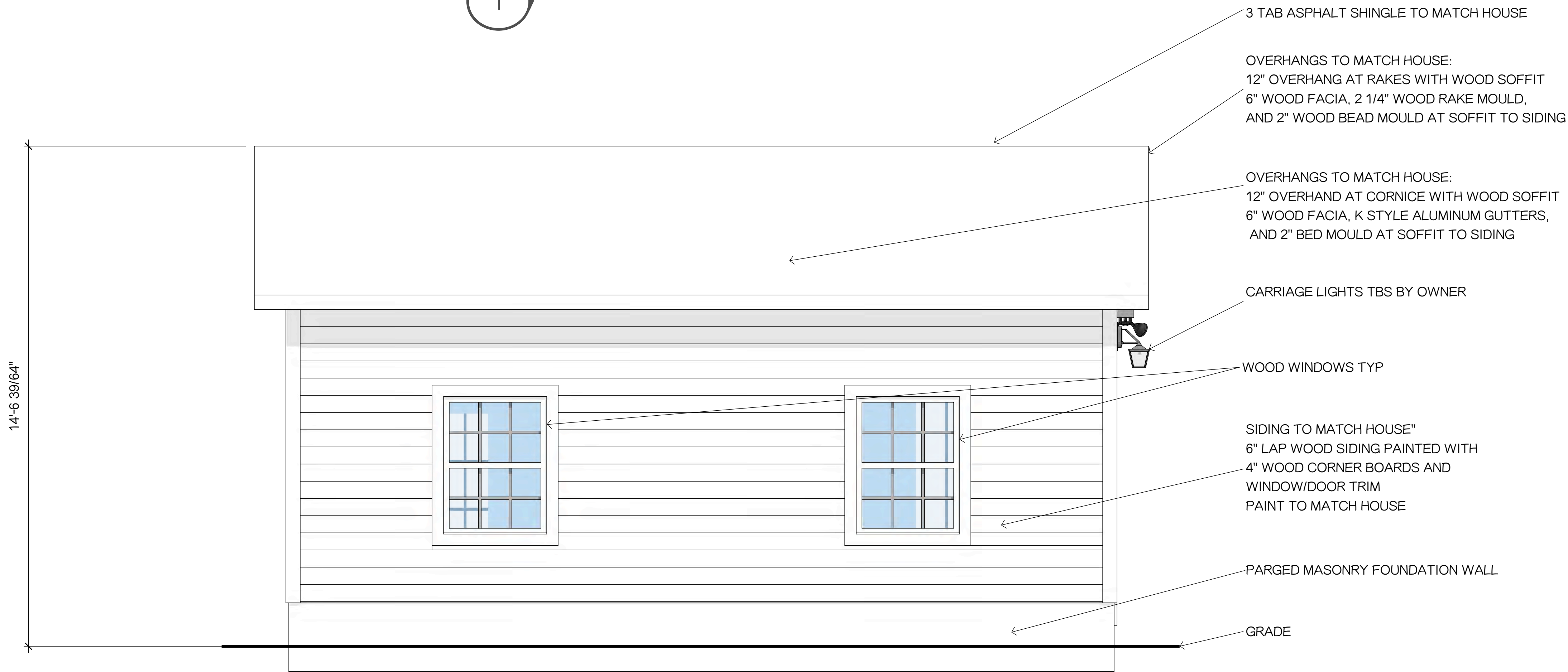
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Rear Elevation

scale: 1/2"=1'

1



Left Elevation

scale: 1/2"=1'

2

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KING FARM
BUILDING GROUP
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LAST REVISED:

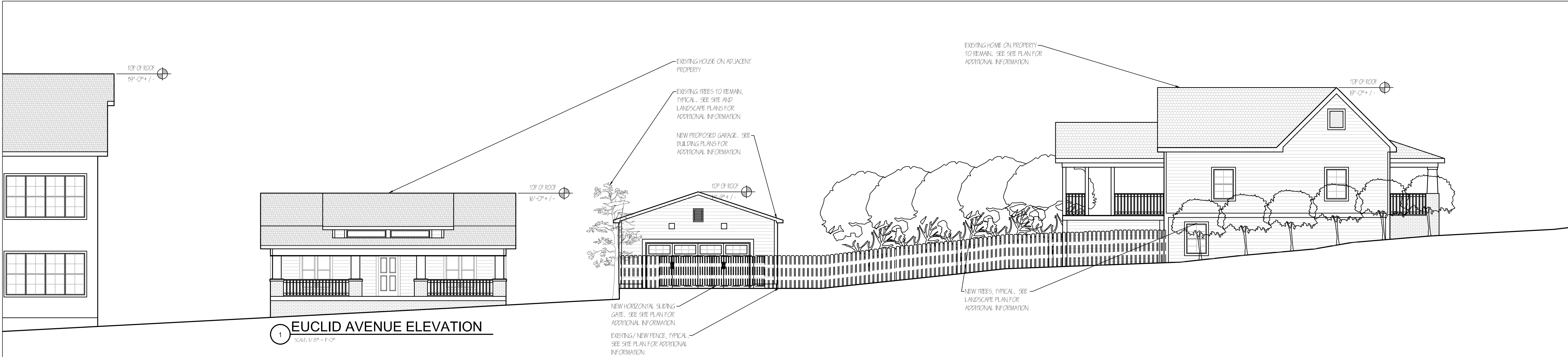
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DRAWN BY:

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DESIGNER:
Dale Price
252 Hunter Oaks Court
Morrisville, North Carolina 28053
P: 704.660.8226
dprice2001@gmail.com

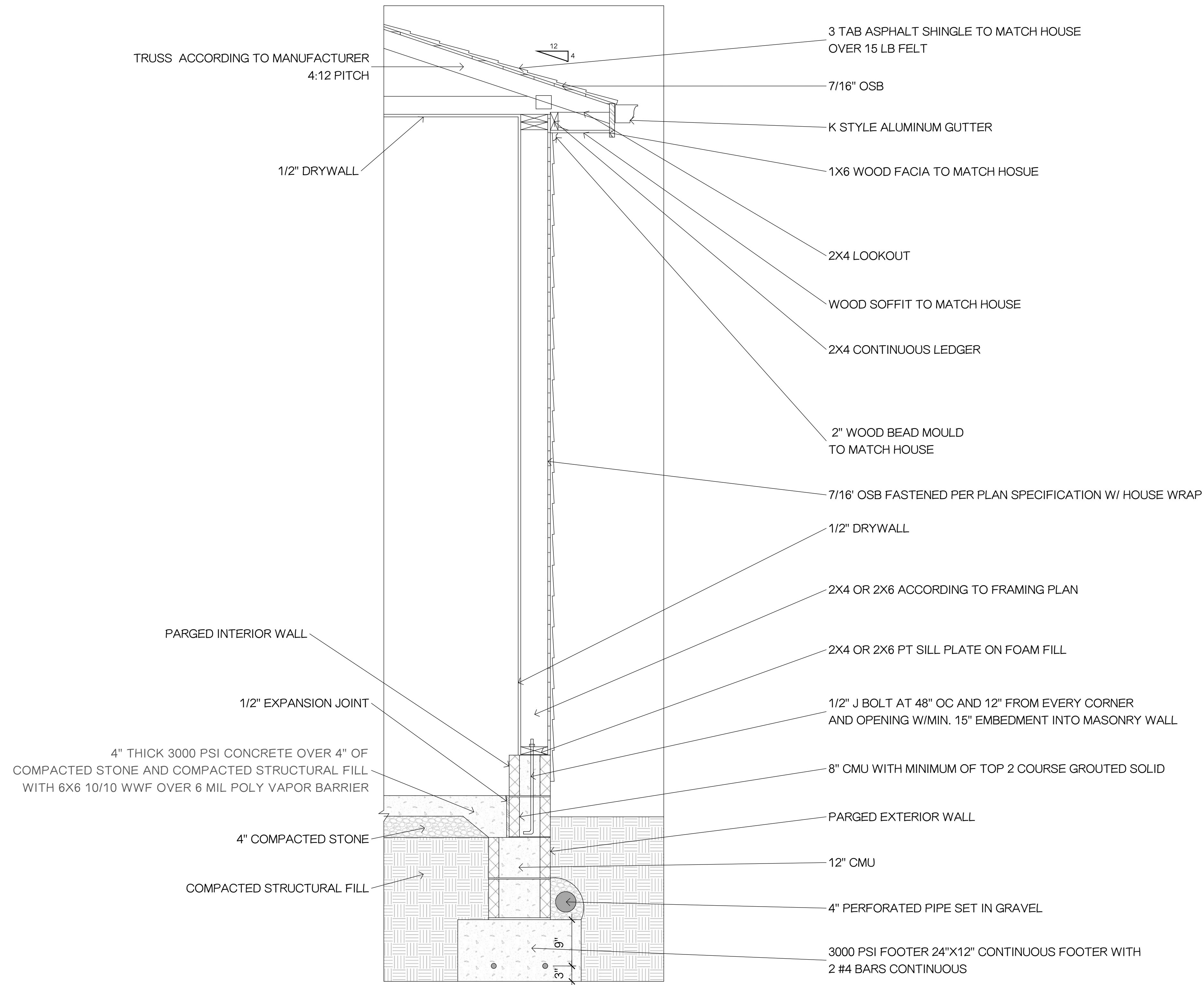
Heathcote Residence
328 E. Worthington Avenue
Charlotte, NC 28203

REVISIONS
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____
No. _____ Date _____

DATE: 05/20/24

DRAWING NAME:
SITE PLAN
ELEVATION

SHEET NO.
SP2



BUILDING CROSS SECTION

scale: 1"=1'

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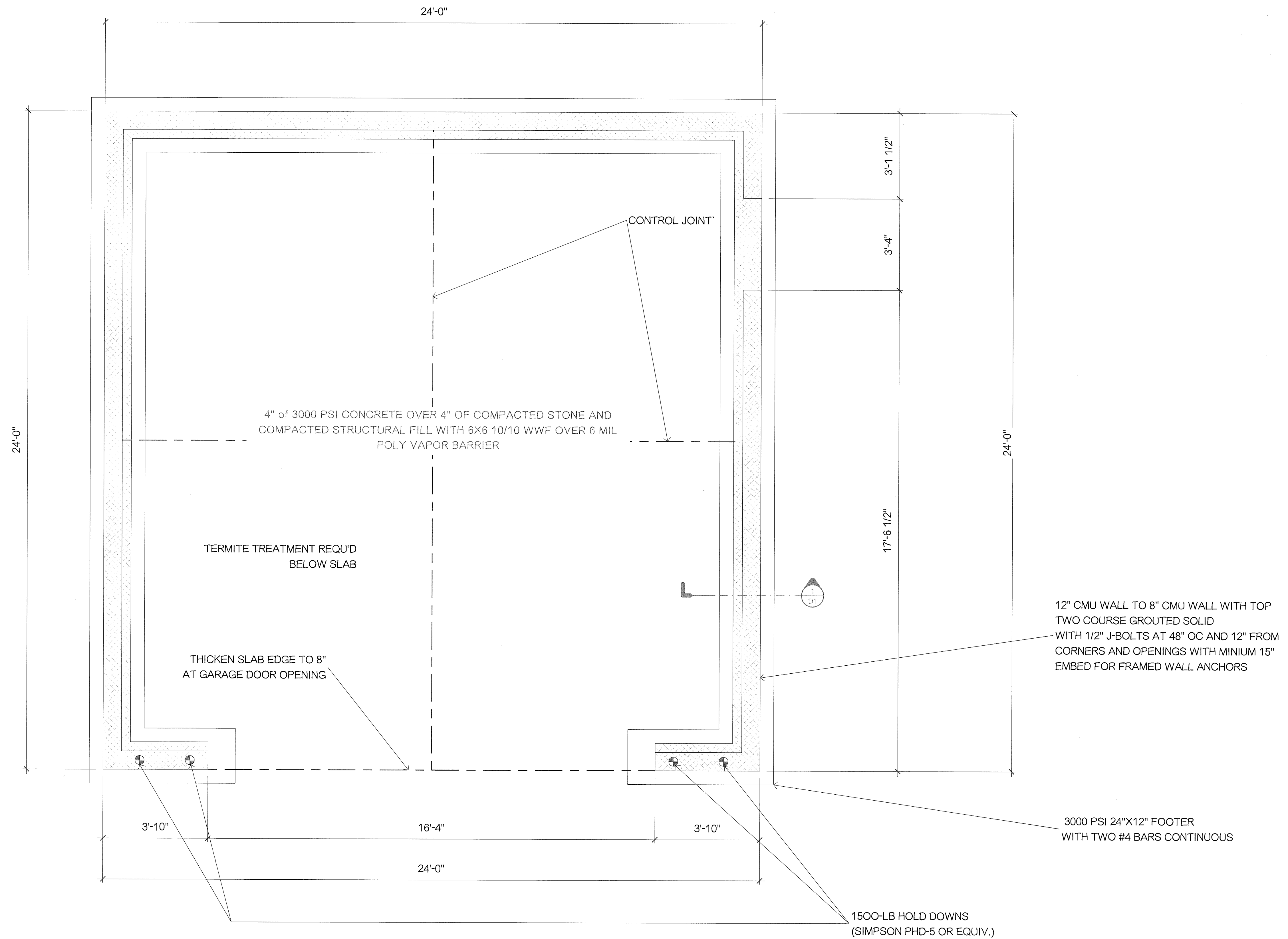
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DRAWN BY:

LK

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STRUCTURAL INTEGRITY
ENGINEERING, P.A.
16607 Riverstone Way, Suite 200
Charlotte, NC 28277
Seal for Structural Only

ENGINEER:
11/17/15

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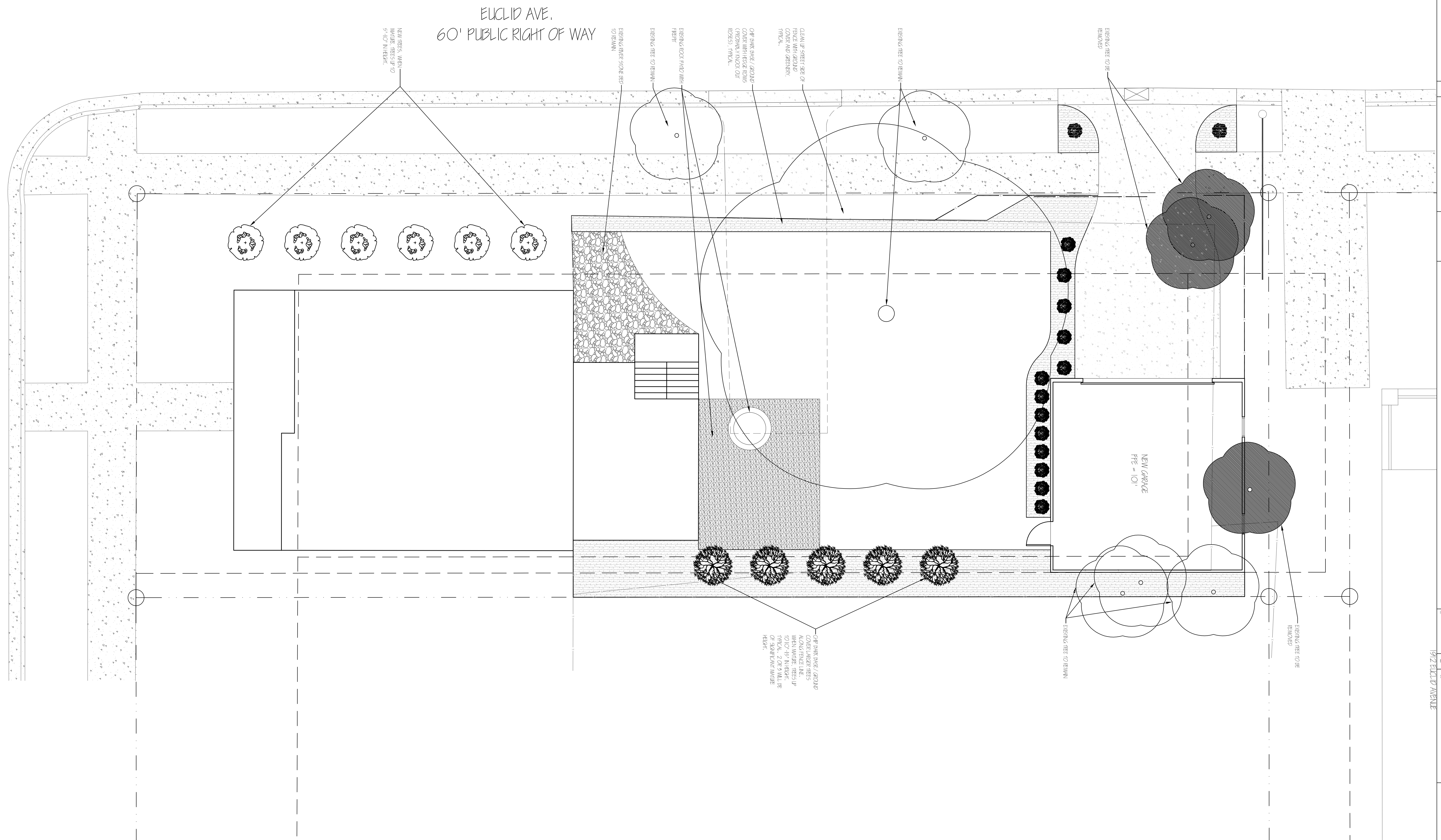
Davis Mines
2521 Hunter Davis Court
Morroe, North Carolina 28110
P: 704.560.5225
dmines2001@gmail.com

No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____

PRINTING NAME:

	REF #:
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Heartwood Tree Service, LLC
P.O. Box 240881
Charlotte, NC 28224
Office: 704-525-3066
Fax: 704-521-8831



Job Name: Heathcote 20160419

4/20/2016

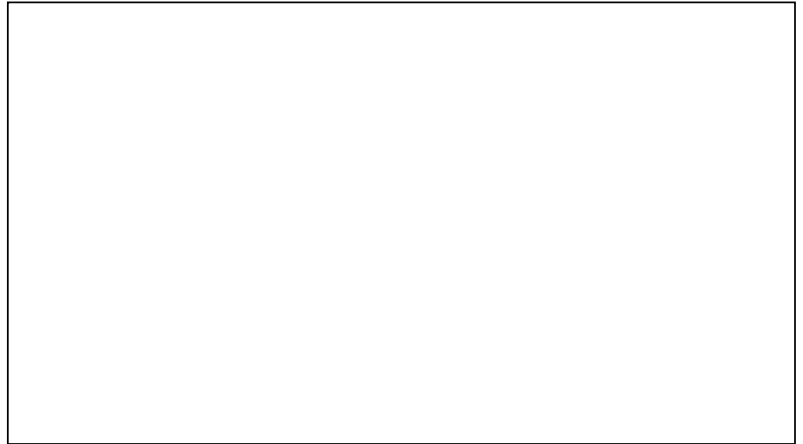
Proposed By:

Santigie Kabia

Customer: Jason Heathcote
328 E Worthington Ave.
Charlotte, NC 28203

Contact # : Phone:919-559-6681

Work Site: 328 E Worthington Ave.
Charlotte, NC 28203



#	Item	Description		Cost
1	Cherry	Removal/Duke	1	\$460.00
		Remove the (11") Wild Cherry located in the right rear corner of the property. Leave the stump as close to grade as possible. Remove all resulting debris.		
2	Pecan	Removal/Duke	1	\$805.00
		Remove the (14") Pecan located in the left rear corner of the property (inside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.		
3	Pecan	Removal/EHAP	1	\$115.00
		Remove the (8") Pecan with the broken top located in the left rear corner of the property (inside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.		
4	Pecan	Removal/Duke	1	\$575.00
		Remove the (12") Pecan located in the left rear corner of the property (outside the fence). Leave the stump as close to grade as possible. Remove all resulting debris.		

#	Item	Description		Cost
5	Multiple trees	Stump Grinding/Uloco	1	\$312.50
		Grind the stumps of the (12") Pecan (left rear corner/outside the fence); (14") & (8") Pecans (left rear corner/inside the fence), and the (11") wild Cherry (right rear corner. Mound the resulting grindings into the original hole to allow decomposition.		

Payment due upon completion of work. Subtotal: \$2,267.50

All work is performed in full compliance with current ANSI Standards Z-133.1 (S&P) Total: \$2,267.50

Thank you for choosing Heartwood! Caretakers of the Queens Crown!



Tree Planting Lists

Small/ Medium Maturing Trees

Trident maple -*Acer buergerianum* (Good for poorly drained soils)

Japanese maple -*Acer palmatum* 'Blood Good'

- 'Crimson Queen'

- 'Ever Red'

- 'Garnet'

- 'Red Select'

- 'Red Dragon'

- 'Viridis'

Allegheny Serviceberry -*Amelanchier laevis*

European hornbeam -*Carpinus betulus*

Redbud -*Cercis canadensis*

Flowering Dogwood -*Cornus florida*

Kousa Dogwood -*Cornus kousa*

Winter King Hawthorn -*Crataegus viridis* 'Winter King'

Carolina Silverbelle -*Halesia caroliniana*

Golden Rain Tree -*Koelreuteria paniculata*

Crape Myrtle -*Lagerstromia indica*

Sweetbay Magnolia -*Magnolia virginiana*

Southern Magnolia -*Magnolia grandiflora*

Star Magnolia -*Magnolia stellata*

Saucer Magnolia -*Magnolia soulangiana*

Japanese Black Pine -*Pinus thunbergii*

Purple Leaf Plum -*Prunus cerasifera*

Kwanzan Cherry -*Prunus serrulata* 'Kwanzan'

Okame Cherry -*Prunus okame*

Weeping Cherry -*Prunus subhirtella* 'Pendula'

Higan Cherry -*Prunus subhirtella* 'Autumnalis'

Yoshino Cherry -*Prunus yedoensis*

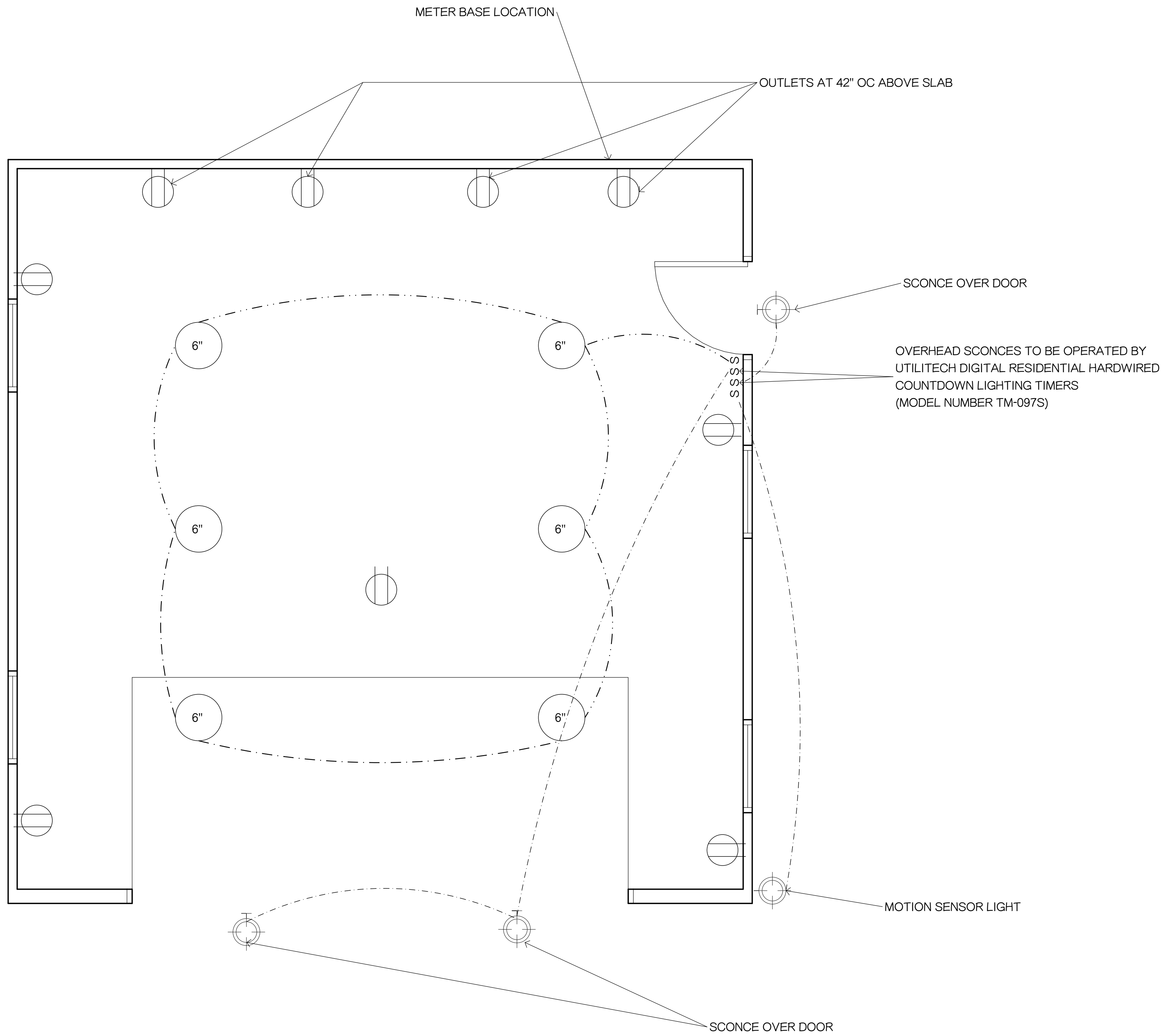
Japanese Snowbell -*Styrax japonicus*

Large Maturing Trees

Red Maple -*Acer rubrum* (Good for poorly drained soils)
Acer rubrum 'Red Sun'
Acer rubrum 'October Glory'
Sugar Maple -*Acer saccharum* 'Legacy'
Acer saccharum 'Green Mountain'
River Birch -*Betula nigra* (Good for poorly drained soils)
Deodara Cedar -*Cedrus deodara*
European Beech -*Fagus sylvatica*
Maiden Hair Tree -*Ginkgo biloba*
Honey Locust -*Gleditsia tricanthos* 'Shade Master' (Good for poorly drained soils)
Tulip Poplar -*Liriodendron tulipifera* (Good for poorly drained soils)
Loblolly Pine -*Pinus taeda*
Saw Tooth Oak -*Quercus acutissima*
White Oak -*Quercus alba*
Swamp White Oak -*Quercus bicolor* (Good for poorly drained soils)
Nuttall Oak -*Quercus nuttallii*
Willow Oak -*Quercus phellos*
Babylon Weeping Willow -*Salix babylonica*
Corck Screw Willow -*Salix matsudana* 'Tortuosa'
Bald Cypress -*Taxodium distichum*
Little Leaf Linden -*Tilia cordata*
Eastern Hemlock -*Tsuga canadensis*
Lace Bark Elm -*Ulmus parvifolia*
Japanese Zelkova -*Zelkova serrulata*

Trees for Screen Planting

Japanese Cryptomeria -*Cryptomeria japonica*
Lelyland Cypress -*xCupressocyparis leylandii*
Foster Holly -*Ilex attenuata* 'Fosteri'
American Holly -*Ilex opaca*
Savanna Holly -*Ilex attenuata* 'Savannah'
Nelly Stevens Holly -*Ilex* 'Nelly Stevens'
Emily Bruner Holly -*Ilex* 'Emily Bruner'
Oak Leaf Holly -*Ilex hybrida* 'Conaf' Oak Leaf
Western Red Cedar -*Thuja plicata* (Good for poorly drained soils)
Eastern White Cedar -*Thuja occidentalis* (Good for poorly drained soils)



Electrical Plan

scale: 1/2"=1'

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02

ENGINEER:

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11/11/15

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LK

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