
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 319 East Worthington Avenue

SUMMARY OF REQUEST: Fenestration changes, porch restoration

APPLICANT/OWNER: Zack Alsentzer

Details of Proposed Request

Existing Context

The existing structure is one story Bungalow used for commercial/office constructed in 1920. The rear yard is a paved parking lot. The building is listed as a non-contributing structure in the Dilworth National Register of Historic Places. The building is further described as having a hipped roof with engaged porch which has been bricked up.

Project

The project is the re-opening of the front porch, new windows, doors and hand rails, and removal of the brick façade for use as a single family house. The rear addition will be reviewed administratively. New materials are wood shake siding, wood trim and matching masonry foundation. On the left side two windows are replaced smaller windows, on the right elevation one window is removed and two casements proposed. The rear yard will be re-established as a residential yard with more open space and landscaping.

Design Guidelines - Porches, page 4.8

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the exiting original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.

Design Guidelines – Replacement Windows, page 4.14

10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary.

12. If only the original sash are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior of historic sash.
13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.
14. Match window replacements to the height and width of the original openings.
15. Retain the appearance of a double-hung window whether one or both sashes are operable.
16. Do not reduce the glass surface area.
17. Maintain the original number and arrangement of panes.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntins and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum-clad wood, or fiberglass windows that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.
20. Use translucent or low-e-glass.
21. Paint windows in a historically appropriate paint color.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for porches and fenestration changes, and whether exceptions should be given for windows.

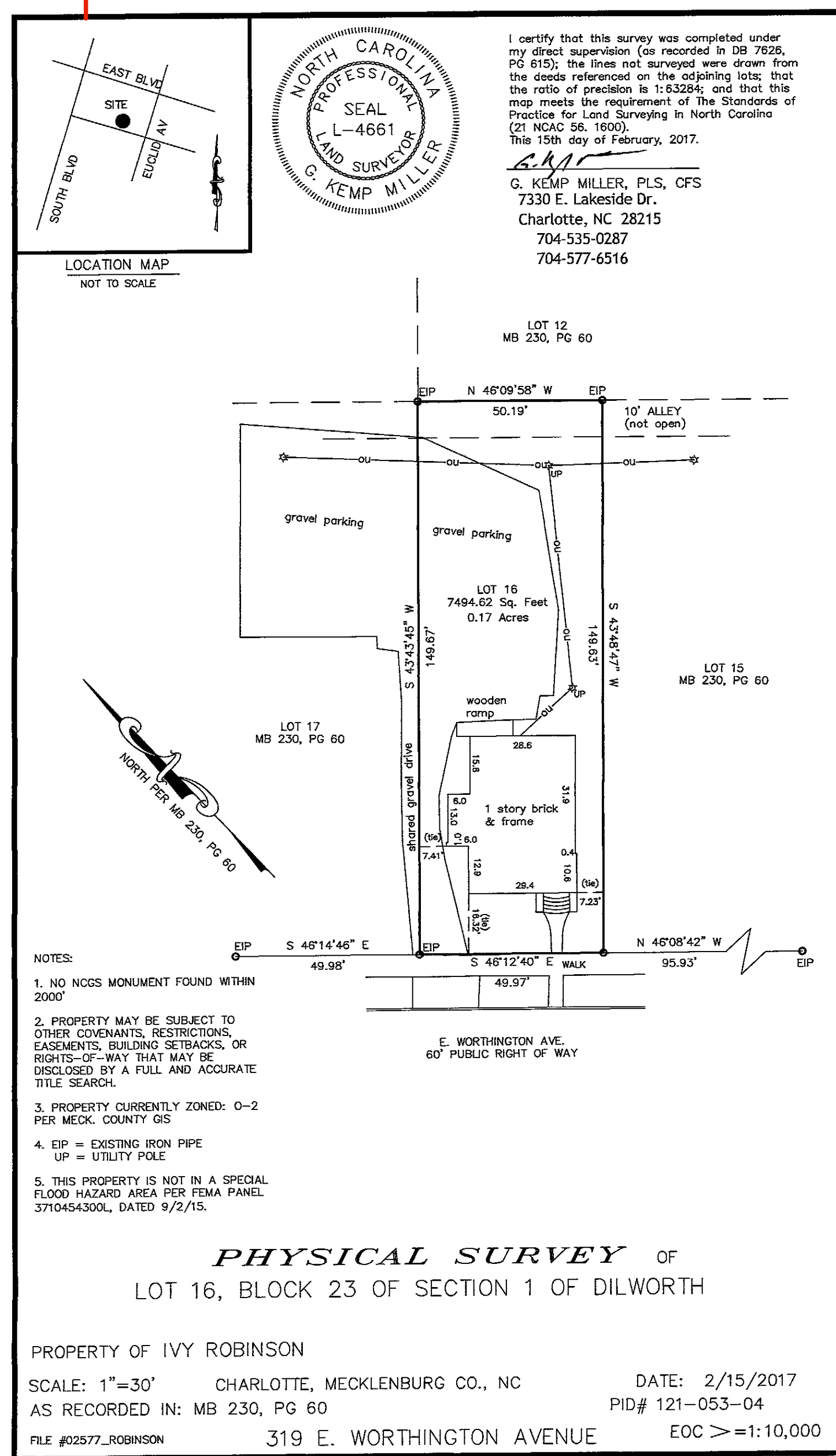
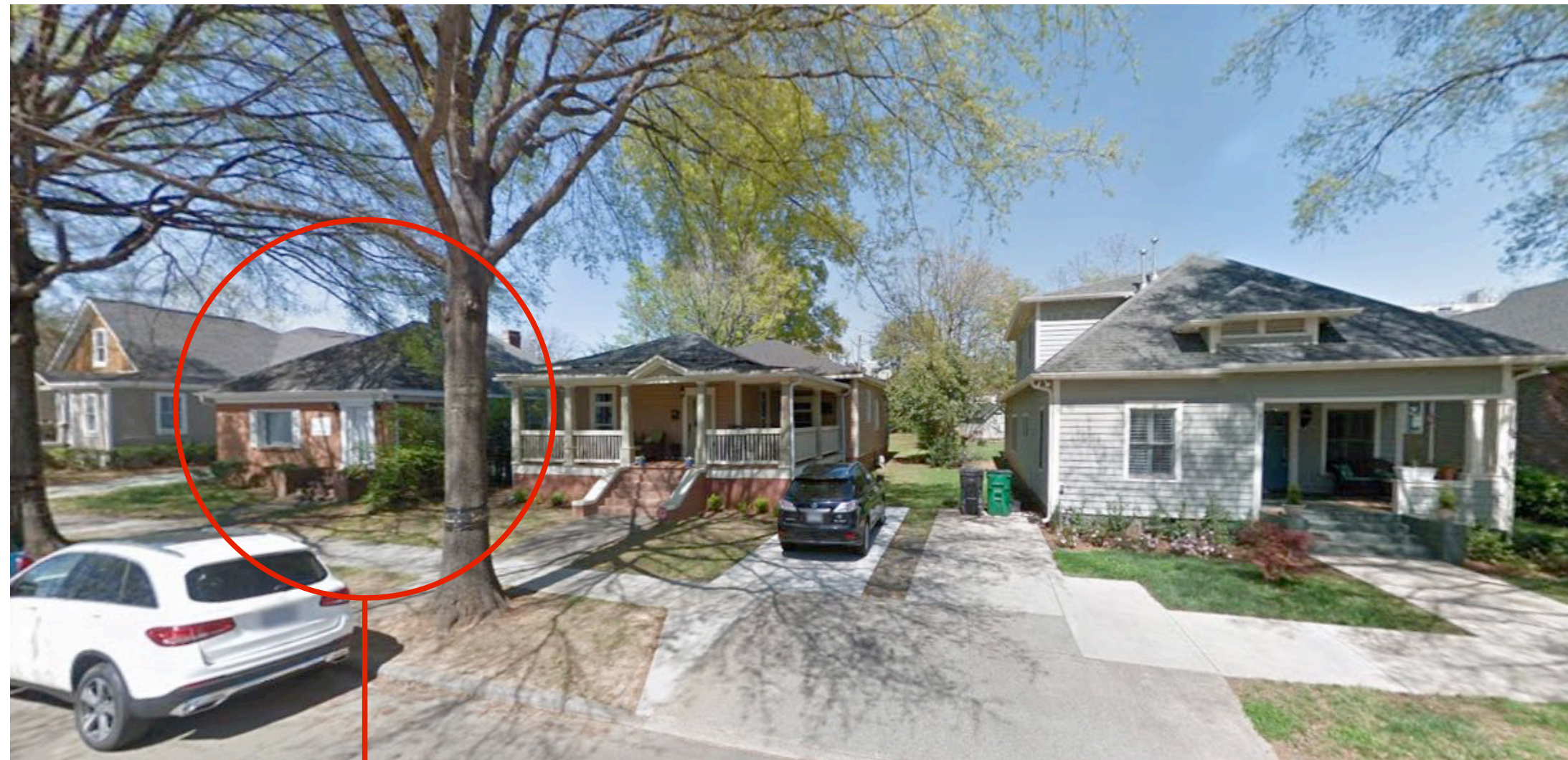
Charlotte Historic District Commission Case 2017-450
HISTORIC DISTRICT: DILWORTH
FRONT FACADE CHANGES



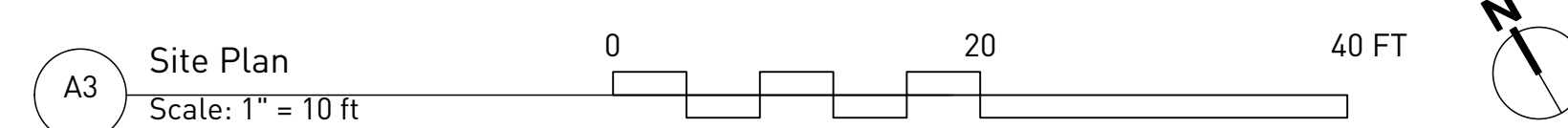
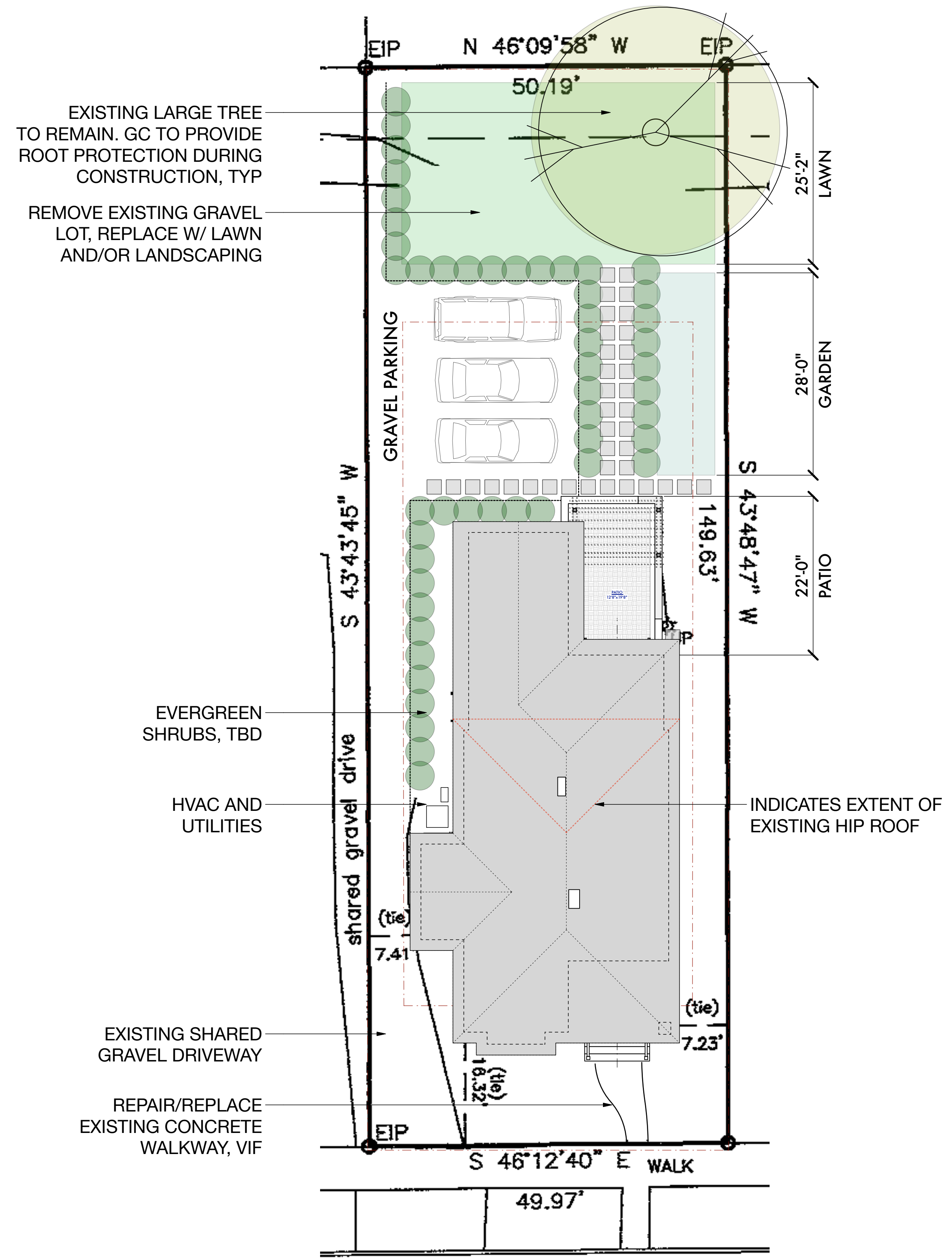


HAIR
CONNECTION
Beauty Salon & Retail

319

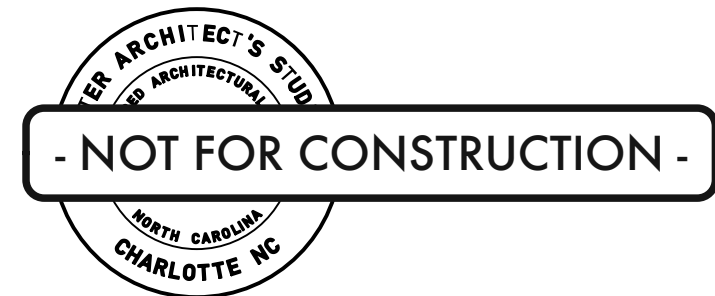


319 EAST WORTHINGTON AVENUE - REAR YARD PERMEABILITY CALCS			
AREA DESCRIPTION		SOFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA		4516 sqft	100%
SURFACE PERMEABLE REQ'D		2258 sqft	50%
ROOFS, WALKS, SHEDS AS DESIGNED		3869 sqft	23%
PERMEABLE AS DESIGNED		3647 sqft	81%
			FROM REAR OF EXISTING, W/O ALLEY PERMEABLE (OPEN) REQ'D COVERED SURFACE AREA DESIGNED PERMEABLE (OPEN) AS DESIGNED



alter
ARCHITECTS

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319 E Worthington Ave

Prepared for: Ivy Robinson

Project name/#: 319 E. Worthington Ave / 017013
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Mark	Date	Description
01	08/16/2017	HDC Review

Site Plan & Survey

A001

EXISTING FRONT ELEVATION



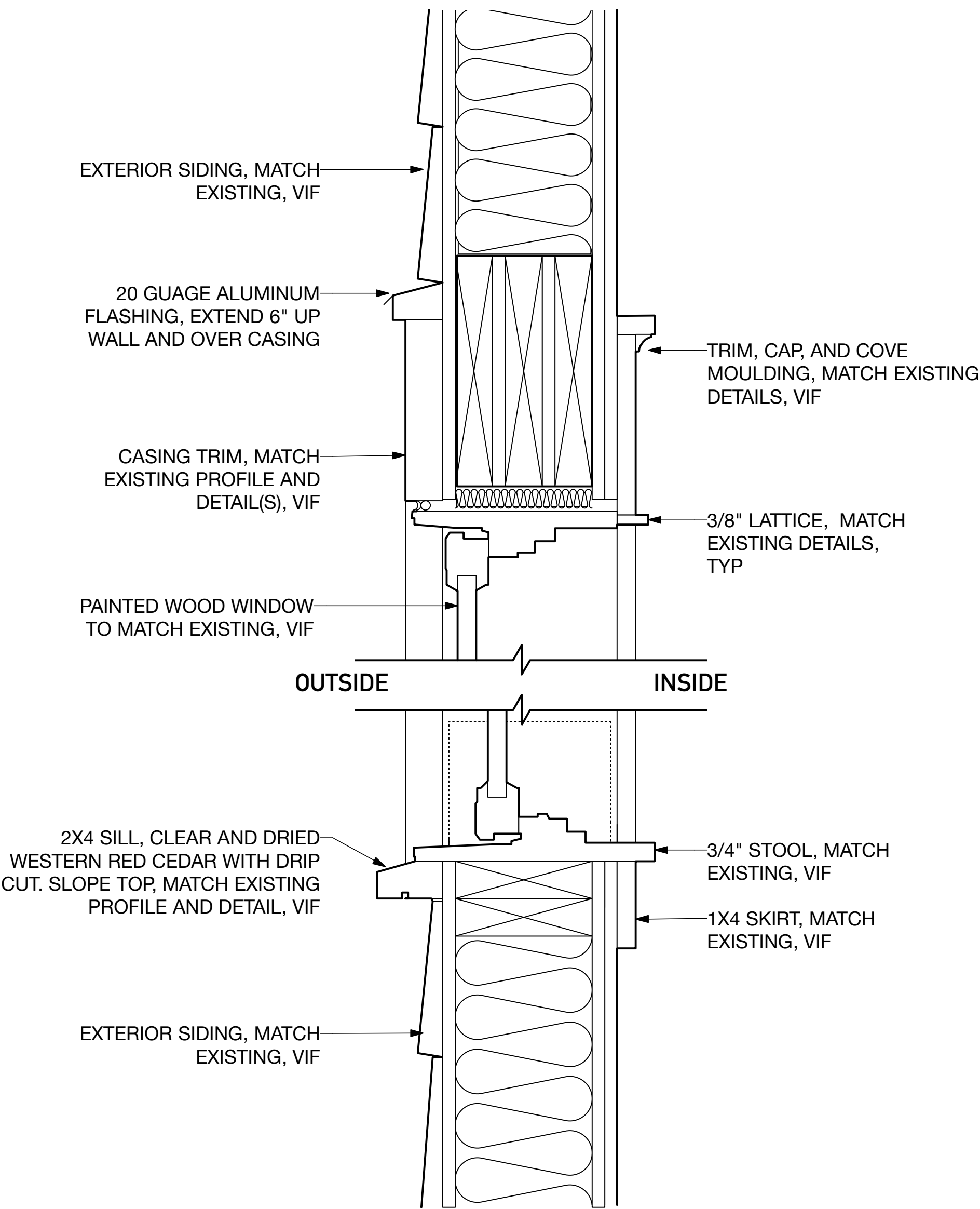
PAINTED CEDAR SHAKE SIDING



BRICK FACADE TO BE REMOVED



WINDOW TRIM DETAIL



A1 Existing Conditions

A4 Window Detail - Typical
Scale: 3/8" = 1'-0"



319 E Worthington Ave

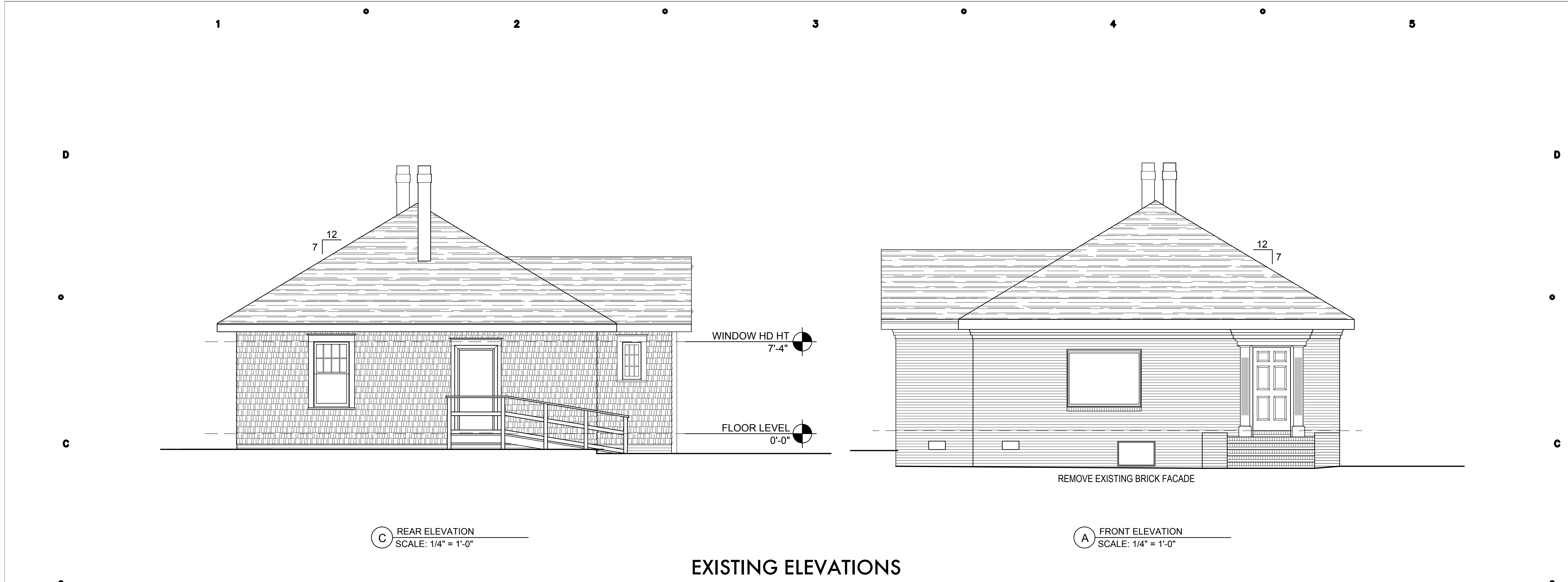
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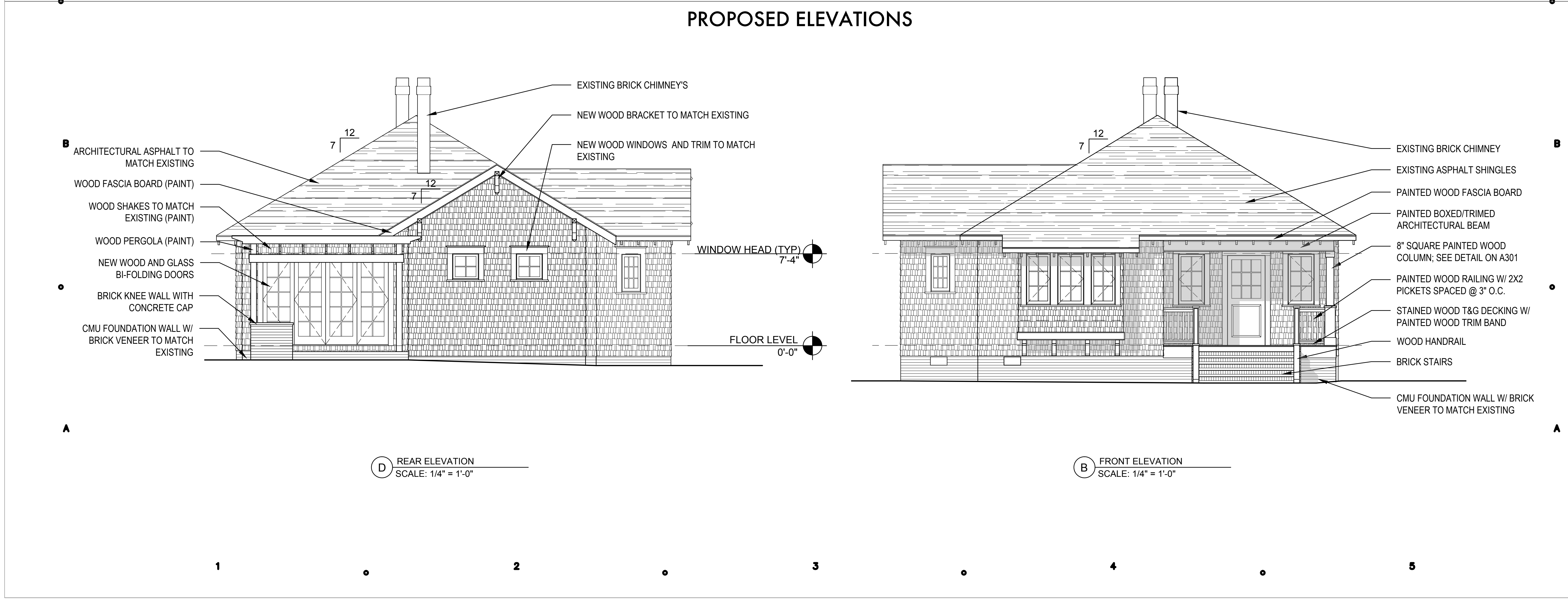
Material Details

A301



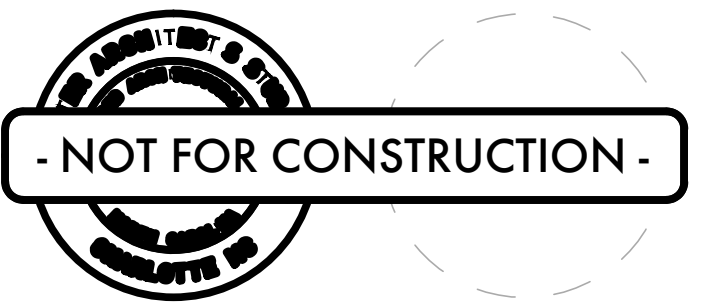
EXISTING ELEVATIONS

PROPOSED ELEVATIONS



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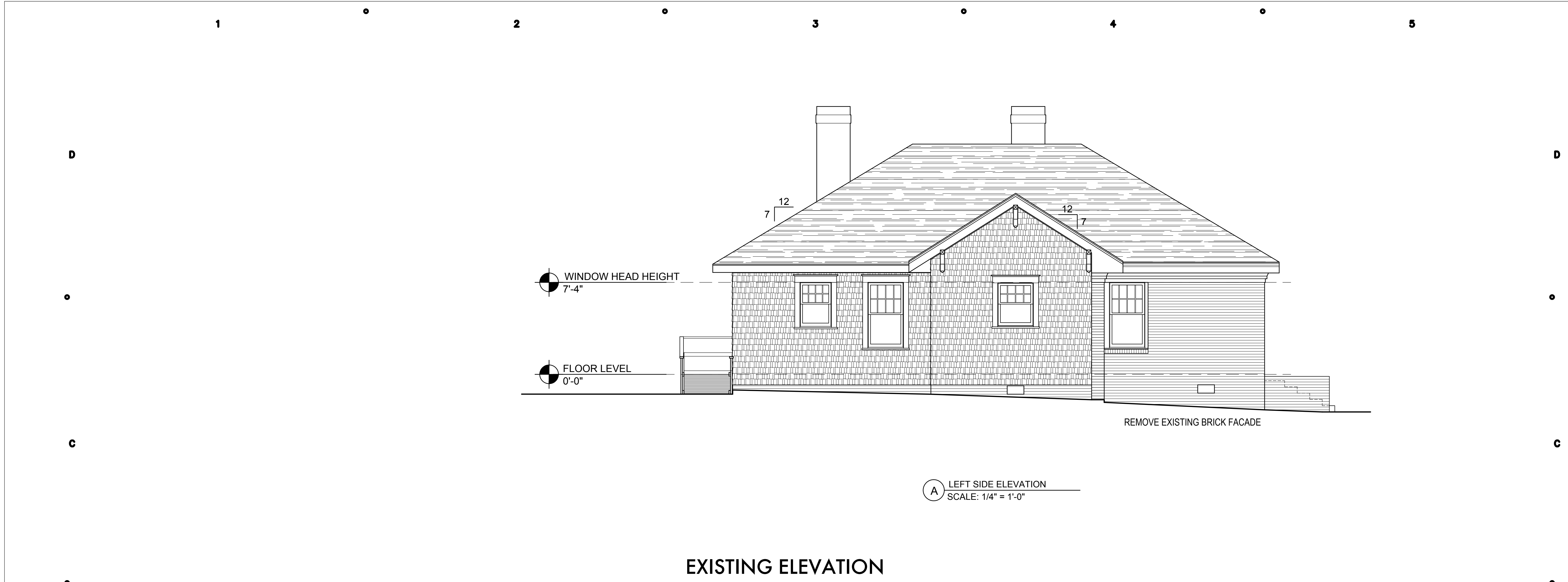
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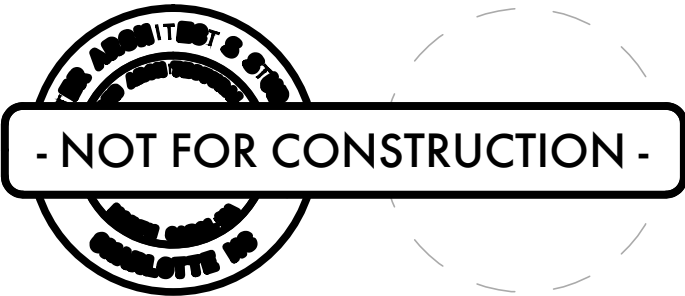
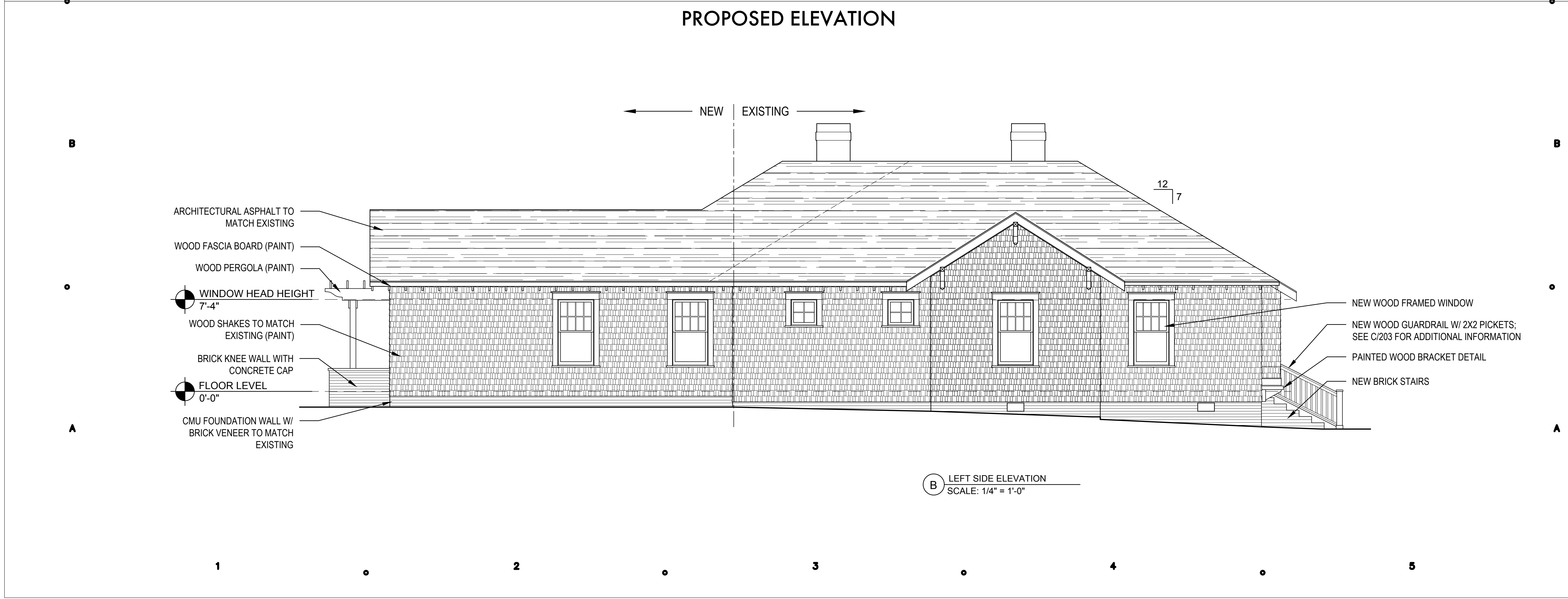
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Front and Rear Elevations
Existing and Proposed

A201



EXISTING ELEVATION
PROPOSED ELEVATION

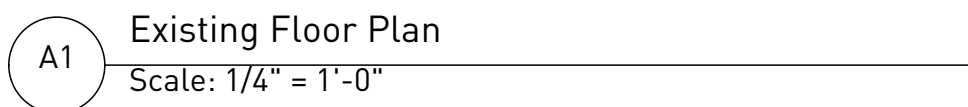
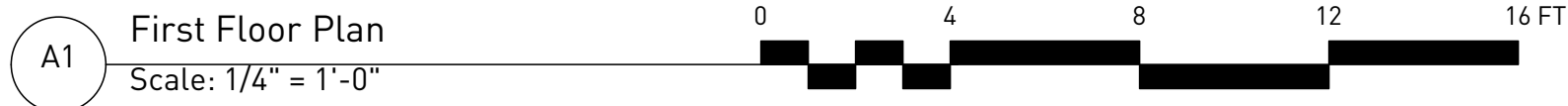


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Left Side Elevation
Existing and Proposed

[illegible]

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Floor Plans

First Floor

A101