LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 318 East Kingston Avenue

SUMMARY OF REQUEST: Addition/Restoration

APPLICANT: Hal Kempson

The application was continued from June for more information on the existing and original design of the front porch.

Details of Proposed Request

Existing Conditions
The existing structure is a 2.5 story Four Square house constructed in 1910 and listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal
The proposal is the removal of the stone archway and columns, and the replacement of wood columns on the front porch. The new wood columns will be 10” round Tuscan style.

Revised Proposal – July 8, 2015
The revised proposal includes an analysis from a registered engineer on the stone work along the front porch. The applicant has also submitted additional photographs of surrounding homes for context.

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    the relationship of the project to its site
   b. Scale    the relationship of the building to those around it
   c. Massing  the relationship of the building’s various parts to each other
   d. Fenestration  the placement, style and materials of windows and doors
   e. Rhythm    the relationship of fenestration, recesses and projections
   f. Setback    in relation to setback of immediate surroundings
   g. Materials  proper historic materials or approved substitutes
   h. Context   the overall relationship of the project to its surroundings

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, except fenestration and setback.
Revisions:
318 E. Kingston Ave.
Kempson Residence
Charlotte, N.C.

Neighborhood Context
A-1.3
June 29, 2015
CAB

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measurements, quantities, dimensions, and related field construction criteria.
<table>
<thead>
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<th>PROJECT #:</th>
<th>15E11506R1-1</th>
<th>Engineer: Michael H. Leonard, PE</th>
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<tr>
<td>DATE OF INSPECTION:</td>
<td>May 8, 2015</td>
<td>Technician: Lee A. Davis</td>
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<tr>
<td>DATE OF REPORT:</td>
<td>June 23, 2015</td>
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MAILING ADDRESS
Isabel Roberts
Dickens Mitchener & Associates
2330 Randolph Road
Charlotte, NC 28207

STRUCTURE / DWELLING ADDRESS:
318 E. Kingston Ave.
Charlotte, NC

BASIS OF REPORT:
Specific: To assess existing stone work at front porch to determine feasibility of removal.
This is a specific inspection and should not be considered an evaluation of the overall dwelling.

INSPECTION and REPORT BY:

LEE A. DAVIS
M.H. Leonard Consulting Engineers, PA
Technician and Staff Professional

Date 6-23-15

FINDINGS:

General:

- Directions in this report are based on standing on E. Kingston Avenue, facing the dwelling.

Existing Front Porch:
- Wood framed with tongue and groove wood decking
- Mortared stone foundation wall
- Stone column bases with round tapered wood columns
- Four 24 x 24-inch stone columns with center stone arch detail.
- Mortar color and tooling at upper portions of column appears to differ from foundation wall.

CONCLUSIONS AND RECOMMENDATIONS:
The difference in mortar characteristics appears to indicate that the column arch detail and the full-height stone columns were added after original construction. That is consistent with other comparable houses with similarly framed and supported porches (wood columns) nearby.
In our opinion, the stone elements could be removed and replaced with wood columns consistent with period architectural standards. That proposed work is structurally possible dependant on final design criteria.

Terms and Conditions of Inspection and Report:
- This inspection is visual only, completed by a technician trained in structural design and construction. The report is co-written and reviewed for specific engineering standards and compliance by the principal engineer of record.
- This report is the property of the client only. It is not transferable without written permission by M.H. Leonard, PE.
- Limitations of Inspection and Report:
  - The opinions and recommendations in this report do not provide expressed or implied warranties.
  - M.H. Leonard Consulting Engineers, PA’s liability is for design information only with limits stated. Unless otherwise noted, the maximum liability coverage is the paid engineering fee.
  - This offers an opinion based on visual inspection only, unless noted otherwise.

Please read the entire report. If there are any questions or unclear items, please contact our office at 704-333-2221.

Michael H. Leonard, PE  
N.C. Licensed Engineer # 12680

End of Report
Secure your drive entrance permit
from the City Engineer's office.

All construction work covered by this permit must
conform to all City Ordinances and laws of the State of
North Carolina regulating the work specified.

Date: Feb 16, 1950

No. 2448

Permit is hereby issued to Colonels Ely & Company Co.

to build remodel

At 318 E Kingston

Owned by Mr. Turner P. H. Thompson

As per specifications submitted on application form and on file in the office of Edg -

Fee $1.25

INSPECTIONS
1. FOUNDATION INSPECTION.
2. FRAME INSPECTION.
3. STUCCO and/or PLASTER INSPECTION.
4. FINAL INSPECTION.

INFORMATION DIVISION,
CITY OF CHARLOTTE

By H.R. Logan
The Harrill-Porter House at 329 East Kingston Avenue, built in 1894, was given local historic designation in 1984. "In 1894," said the historic properties report, "the 4Cs succeeded in enticing more affluent families to Dilworth. No doubt the establishment of electric service and the completion of a sewerage system were important factors."

New South development, used the houses as examples in his influential book, Cotton Mill: Commercial Features, where he laid out his intentions: "The whole matter of providing attractive and comfortable habitations for cotton mill operatives in the South may be summarized in the statement that they are essentially rural people."

That, in his view, meant open space and room for gardens. It did not, however, mean closets, as he explained: "Sometimes they would object to ordinary clothes closets on the plea that they were receptacles for worn out shoes and skirts that ought to be thrown away and destroyed."

To serve the village, Tompkins began construction on the Athenon Lyceum in the fall of 1894. With its school room, reading room, meeting hall and store, it must have been the center of village life. In
Above: 329 E. Kingston Ave.

Right: Decorative Sawnwork, 329 E. Kingston Ave.

Above: 1715 Euclid Ave.

Right: 407 E. Blvd.
1. Existing Column Base Condition (typ.)

2. Existing Column Capital Condition (typ.)
General Notes:
1. Contractor is responsible for the temporary support and safety of all structural elements during demolition and construction.
2. Contractor shall provide protection to all existing building elements to remain.
3. General scope of work is to be contained to the front porch columns. All other areas shall be preserved.

Existing stone to be removed. Stone to be stored and protected.

Existing 9.5" dia. wood columns to be removed. Disposal of columns to be determined by owner (typical).

Existing stone arch and columns to be removed. Stone to be stored and protected.

Existing stone to be removed. Stone to be stored and protected for reuse (typical).
Existing grade

Proposed Street Elevation

$\frac{1}{4}" = 1'-0"$

New 10" dia. columns. Wood, Tuscan column with true entasis by Turn Craft or equal. Architect shall provide details as necessary.

Existing stone to be removed. Stone to be stored and protected for reuse (typical).

Existing 9.5" dia. wood columns to be removed. Disposal of columns to be determined by owner (typical).

Repair / replace architrave as needed (to match existing).

Repair stone cap as necessary (typical).

Existing grade

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