LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 804 East Kingston Avenue

SUMMARY OF REQUEST: Addition, fenestration changes, garage demolition, driveway and tree removal.

APPLICANT/OWNER: Keith Wesolowski

The application was continued for more information.

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Bungalow constructed in 1920 and listed as a contributing structure in the Dilworth National Register of Historic Places.

The proposal includes a rear porch addition and upper level expansion that raises the existing ridge approximately 2’-5” to the principal structure. Elements of the rear of the house will be removed. The additions will have materials and details to match the existing house. A door on the left side of the front facade will be replaced with a window. New windows are wood Simulated True Divided Light (STDL). A new driveway will be extended to the rear yard, a mature tree on the right side will be removed and a new tree planted in the rear yard. An existing garage will be demolished.

Updated Proposal

New information in the application includes an updated height survey, elevations that show the existing house and the house with proposed additions.

Policy & Design Guidelines – Additions, page 36

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.

Policy & Design Guidelines – Windows and Doors, page 26
1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis
The HDC will determine if the project meets the Additions guidelines for Size, Scale, Massing, Context, Rhythm, Fenestration and Materials.
Building Heights Sketch of
800 BLOCK of EAST KINGSTON AVEN
FACING SOUTHWEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.

for Charlotte-Mecklenburg Planning Departm;
November 09, 2015

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General Notes:
1. The purpose of the Building Heights Sketch is to show existing
   buildings' facade heights relative to the elevation datums of the public
   sidewalks or top of road, from point grade ("Grade"), 1st floor, and
   midpoint of the houses depicted herein. No yard or setback
   measurements were made. The heights shown herein were derived
   from indirect measurements and are not intended for structural
   design purposes.
KITCHEN
9'-2" x 8'-8"

DINING ROOM
15'-9" x 8'-2"

LIVING ROOM
18'-2" x 14'-1"

BEDROOM 1
13'-0" x 13'-0"

LIVING ROOM
14'-1" x 10'-11"

FAMILY ROOM
12'-1" x 12'-0"

DINING ROOM
8'-8" x 6'-0"

KITCHEN
13'-5" x 9'-9"

UTILITY
16'-4" x 9'-7"

FI
RE
PE
AC

Bedroom 2
13'-0" x 13'-0"

COVERED PORCH

REVISION TABLE

SHEET:

SCALE:

DRAWINGS PROVIDED BY:
Ram Design Build
401 Rensselaer Ave.
Charlotte, NC 28203

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DATE:

NOT TO SCALE

Existing
AS-BUILT
804 E KINGSTON AVE.

AS-BUILT AND SURVEY
75'10"

DEMO ADDITION AND DECK

EXISTING DECK

REMOVE DLAT-DATED SHED

DEMO OLD CHIMNEY NOT VISIBLE FROM THE ROAD

REMOVE TREE TO ALLOW ACCESS TO NEW GARAGE

AB-BUILT:
804 E KINGSTON AVE
NOT TO SCALE
504 KINGSTON AVE
PRELIMINARY DRAWINGS

 Proposed Front Elevation

Existing Front Elevation

Proposed Right Elevation

Existing Right Elevation

New windows to match existing.
(All wood - Jeld-Wen Siteline EX)

Remove duplex entry door and install new windows in original window location.

New Jeld-Wen Siteline: All wood with bonded grill.

50 Year Architectural Asphalt Shingle

Cedar shake to match existing

5/4" X 4" CLEAR PINE WINDOW TRIM

5/4" X 6" WITH 1"X 3" PINE DRIP CAP,
3/4" QUARTER ROUND BENEATH

EXPOSED SYP. TAILS

2" X 8" SYP. FLY RAFTERS ALL GABLES

2.25' X 5/8" CLEAR PINE SHADOW BOARDS

Hood drip cap 1 1/2" X 6"OOD

5/4" CLEAR PINE LINTEL

1 1/2" X 6"OOD WINDOW STOOL

SITELINE WOOD REPLACEMENT SASHES

WOOD DRIP CAP

1 1/2" X 6"OOD W/ BONDED WOOD GRILLS

Cedar shake to match existing

5/4" X 4" CLEAR PINE WINDOW TRIM

PROPOSED NEW RIDGE. APPROXIMATELY 30" HIGHER.

Tie into new roof here.

Remove duplex entry door and install new windows in original window location.

New Jeld-Wen Siteline: All wood with bonded grill.

50 Year Architectural Asphalt Shingle

Cedar shake to match existing

5/4" X 4" CLEAR PINE WINDOW TRIM

5/4" X 6" WITH 1"X 3" PINE DRIP CAP,
3/4" QUARTER ROUND BENEATH

EXPOSED SYP. TAILS

2" X 8" SYP. FLY RAFTERS ALL GABLES

2.25' X 5/8" CLEAR PINE SHADOW BOARDS

Hood drip cap 1 1/2" X 6"OOD

5/4" CLEAR PINE LINTEL

1 1/2" X 6"OOD WINDOW STOOL

SITELINE WOOD REPLACEMENT SASHES

WOOD GRILL

1 1/2" X 6"OOD WINDOW STOOL

5/4" CLEAR PINE LINTEL

5/4" CLEAR PINE SHADOW BOARDS