

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 601 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks (Alicia and Mark Sparling, owners)

Details of Proposed Request

Existing Conditions

The existing structure is a two story Four Square home constructed in 1920. The property is located at the corner of East Kingston Avenue and Winthrop Avenue. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal

The proposal is a rear second floor addition that is approximately 7 feet lower than the roof of the main section of the house. Project details of the addition include a wood siding, wood brackets and wood Simulated True Divided Light (STD L) windows.

Policy & Design Guidelines – Additions, page 36

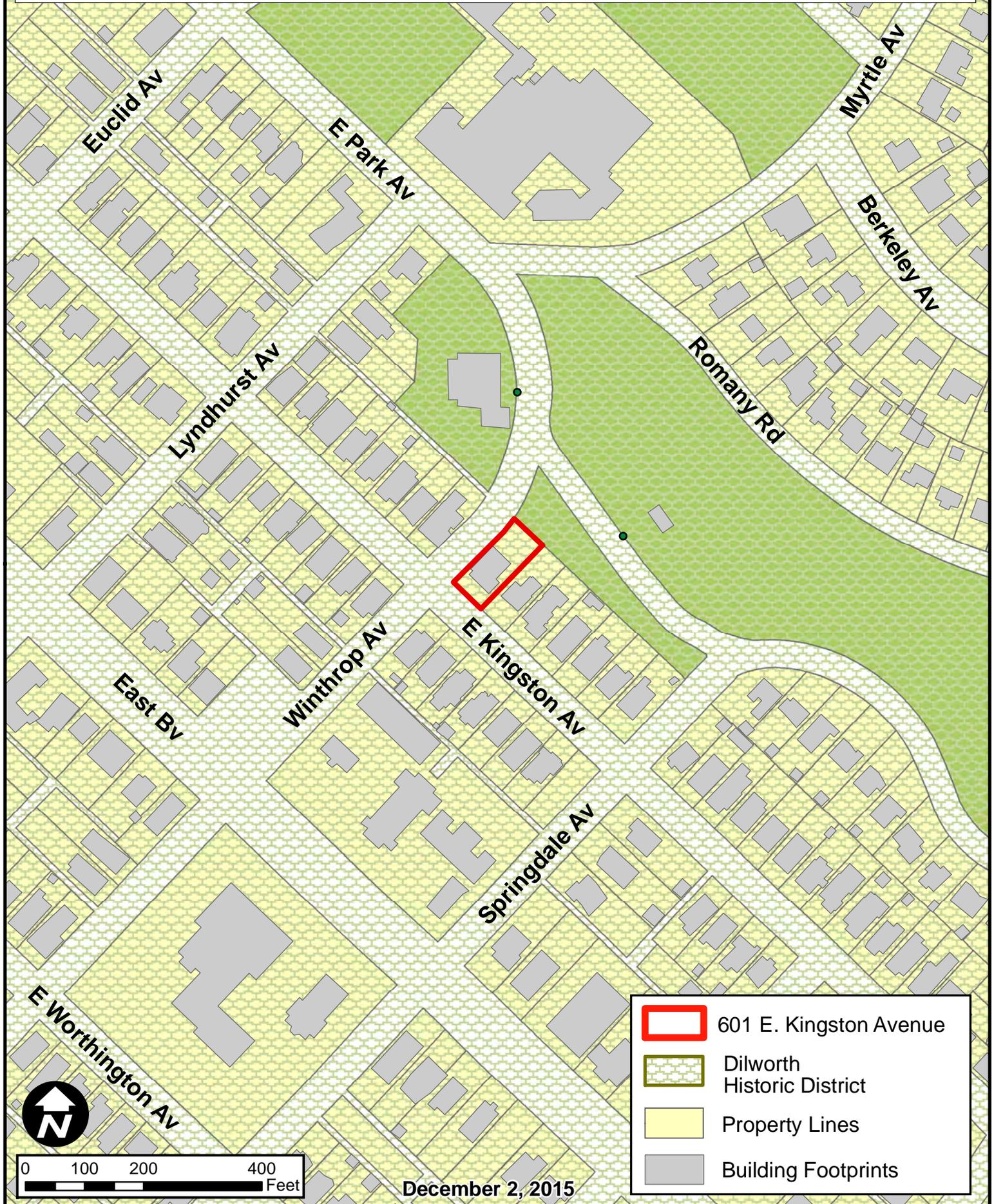
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

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 applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-266

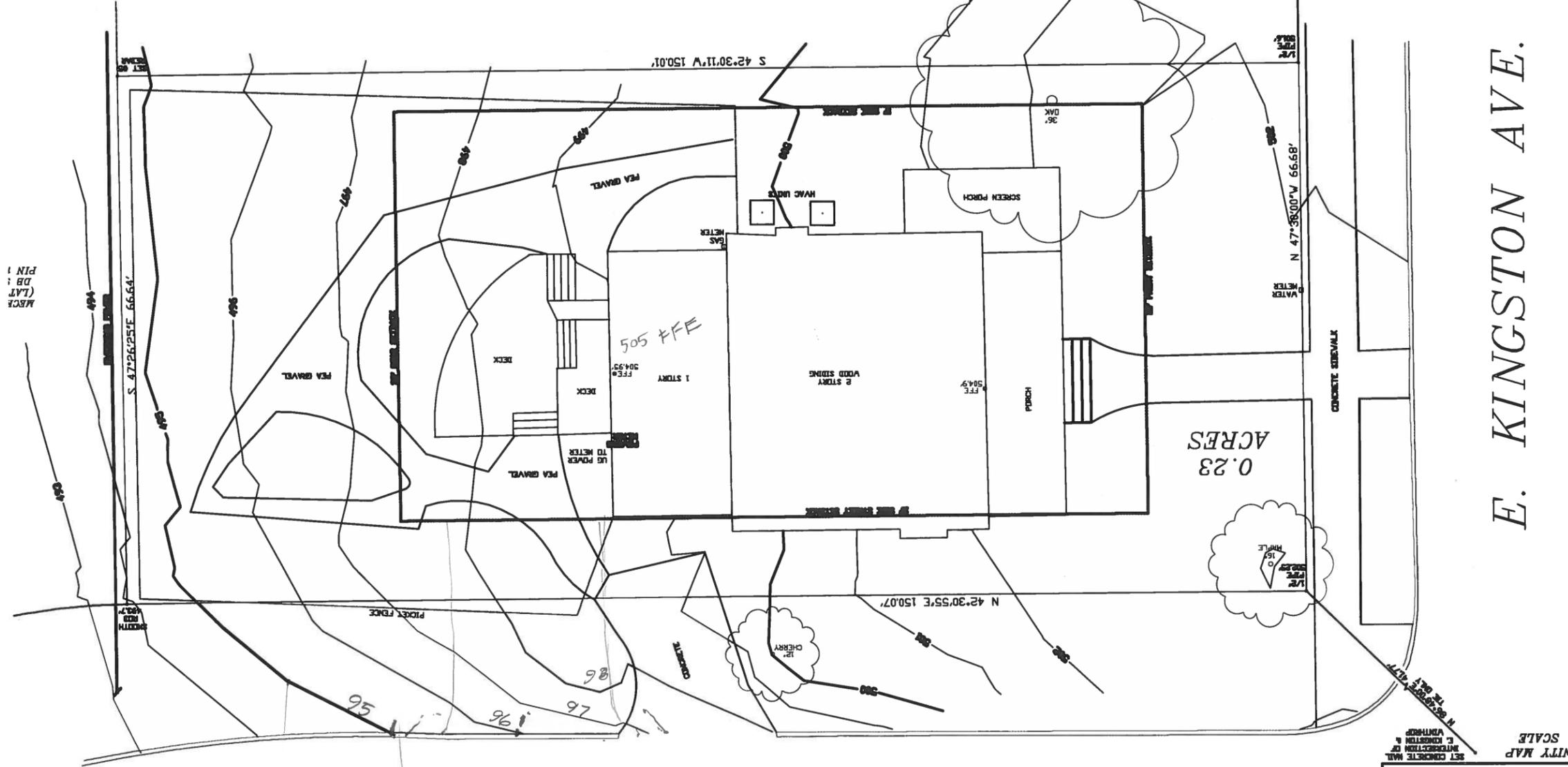


-  601 E. Kingston Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

December 2, 2015

TOPOGRAPHICAL SURVEY
FOR

JOHN WALSH
ASHLEY WALSH
DB 2640-182



E. KINGSTON AVE.

0.23
ACRES

505 FFE

1 STORY

2 STORY

WOOD SIDING

504.9 FFE

SCREEN PORCH

PORCH

CITY MAP
SCALE
1" = 16'

EXISTING SITE PLAN

1/16" = 1'



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REAR YARD AT WINTHROP LOOKING TOWARD LATTA PARK



REAR YARD AT WINTHROP LOOKING AT GATES TO PARKING AREA AT REAR YARD



LEFT REAR ELEVATION WHERE A SECOND FLOOR ADDITION IS TO BE ADDED



LEFT ELEVATION AT WINTHROP



FRONT ELEVATION AT KINGSTON



RIGHT FRONT ELEVATION OF PORCH



RIGHT REAR ELEVATION OF MAIN HOUSE



RIGHT REAR CORNER VIEW



RIGHT REAR SINGLE STOREY INFILLED PORCH WHERE A SECOND FL ADDITION IS TO BE ADDED



CURRENT REAR DECK TO BE REPLACED WITH GARAGE/CARPORT WITH DECK ABOVE



REAR ELEVATION WHERE SECOND FL ADDITION IS TO BE ADDED



FAR REAR ELEVATION VIEW



VIEW LOOKING INTO REAR YARD WITH LATTA RECREATIONAL CENTER BEYOND



VIEW FROM REAR ATTIC WINDOW TO CITY SKYLINE

SUBJECT HOUSE IMAGES

Historic Dilworth Renovation & Addition for the:
SPARLING RESIDENCE
601 East Kingston Avenue, Charlotte, NC 28203

PROJ. NO. - 13082
ISSUED - 18 NOV 2015
REVISIONS -

SUBJECT HOUSE IMAGES

OF: TWENTY TWO



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529 E.KINGSTON AVENUE--OPPOSITE OF SUBJECT HOUSE AT WINTHROP



601 E.KINGSTON AVENUE--SUBJECT HOUSE



607 E.KINGSTON AVENUE--ADJACENT TO SUBJECT HOUSE AT RIGHT



611 E.KINGSTON AVENUE--SECOND TO SUBJECT HOUSE AT RIGHT



528 E.KINGSTON AVENUE--DIAGONAL OPPOSITE AT KINGSTON



600 E.KINGSTON AVENUE--DIRECTLY OPPOSITE AT KINGSTON

Historic Dilworth Renovation & Addition for the:
SPARLING RESIDENCE
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ISSUED - 18 NOV 2015
REVISIONS -

SITE CONTEXT IMAGES

SITE CONTEXT IMAGES



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601 BERKELEY AVENUE CORNER LOT



601 BERKELEY AVENUE AT EUCLID



601 BERKELEY AVENUE GRADE RECESSED GARAGE



1607 DILWORTH ROAD W.RECESSED GRADE BASEMENT DOUBLE CAR GARAGE



2000 CHARLOTTE DRIVE CORNET LOT



2000 CHARLOTTE DRIVE AT IDEAL WAY



2000 CHARLOTTE DRIVE-DOUBLE CAR GARAGE AT SIDE STREET EDGE



2222 SARAH MARKS & DILWORTH ROAD WEST CORNER LOT GARAGE AT SIDE STREET EDGE



2300 DILWORTH ROAD WEST CORNER LOT GARAGE AT SIDE STREET EDGE



529 E.KINGSTON AVENUE BASEMENT DOUBLE CAR GARAGE



529 E.KINGSTON AVENUE RECESSED GARAGE WITH ADDITION & OPEN DECK ABOVE

REFERENCE IMAGES

Historic Dilworth Renovation & Addition for the:
SPARLING RESIDENCE
601 East Kingston Avenue, Charlotte, NC 28203

PROJ. NO. - 13082
ISSUED - 18 NOV 2015
REVISIONS -

REFERENCE IMAGES

OF: TWENTY TWO



9° CL6

2ND FL.
9° CL6
83
PORCH CL6

1ST FL

FRONT ELEV. (KINGSTON) EXIST. & PROPOSED
- 3/16"=1'



EXISTING (WINTHROP) ELEV.
3/16" = 1'

ADDITION

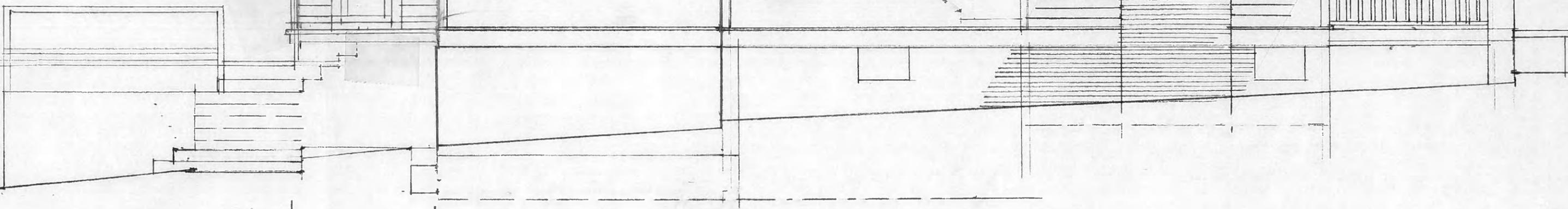
MATCH EXIST. ROOF MATERIAL & DETAILS

7'-0"
LOWER

MATCH EAVE DETAILS
MATERIALS & DETAILS
IN WOOD

WOOD STYL WINDOWS TO
MATCH EXISTING

WOOD SIDING TO MATCH
W/ TRIM DETAILS



PROPOSED (WINTHROP) ELEV.

3/16" = 1'



EXISTING REAR ELEV.
3/16" = 1'

WOOD BALUSTRADE SIMILAR TO FRONT
PORCH DETAILS



ADAPT FOR CODE
COMPLIANCE W/
WIRE

ADDITION PROPOSED

EXIST.

PROPOSED REAR ELEV.



EXIST, RIGHT ELEV (NEIGHBOR)

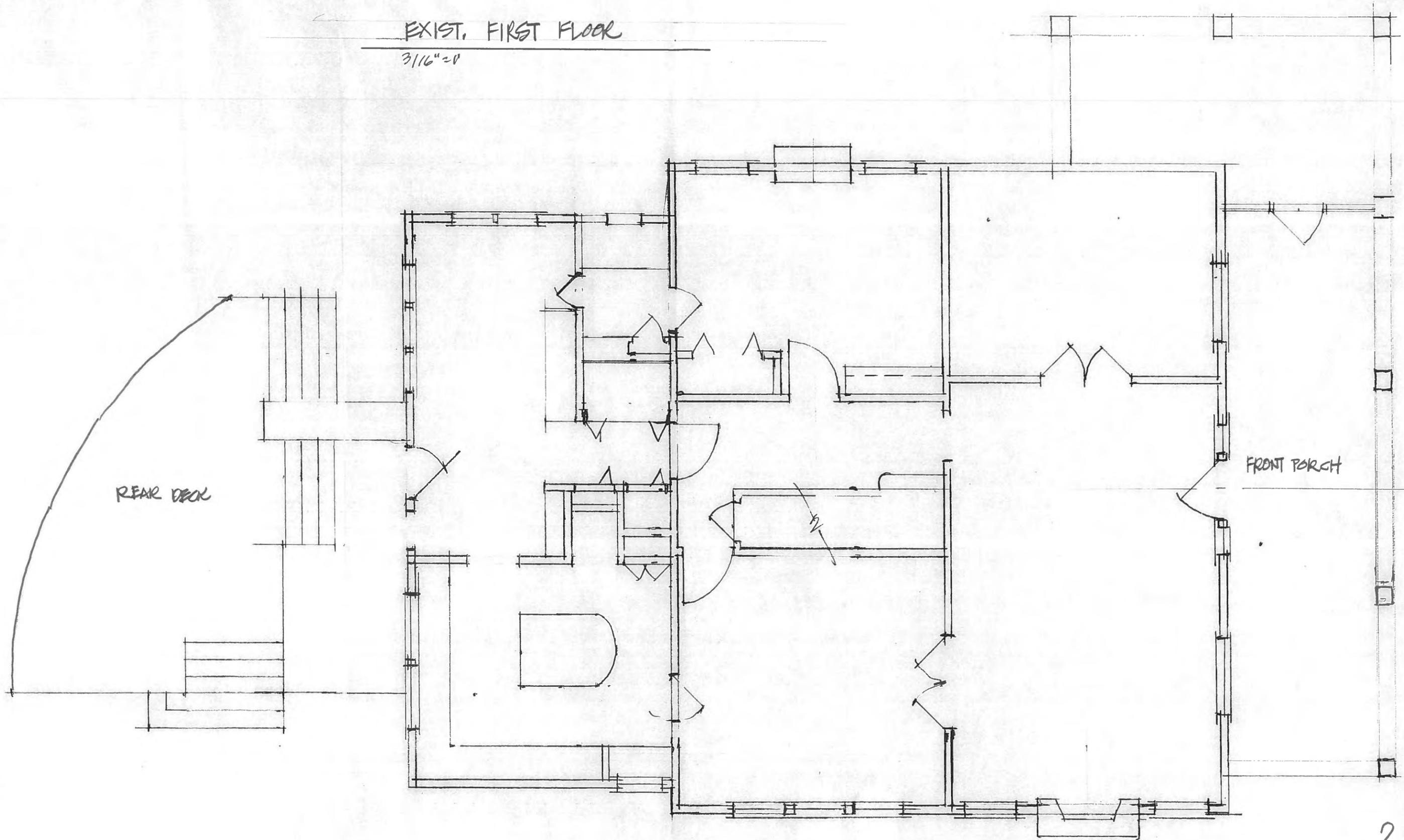
1/16" = 1'



PROPOSED RIGHT (NEIGHBOR) ELEV.
 3/16" = 1"

EXIST. FIRST FLOOR

3/16" = 1'

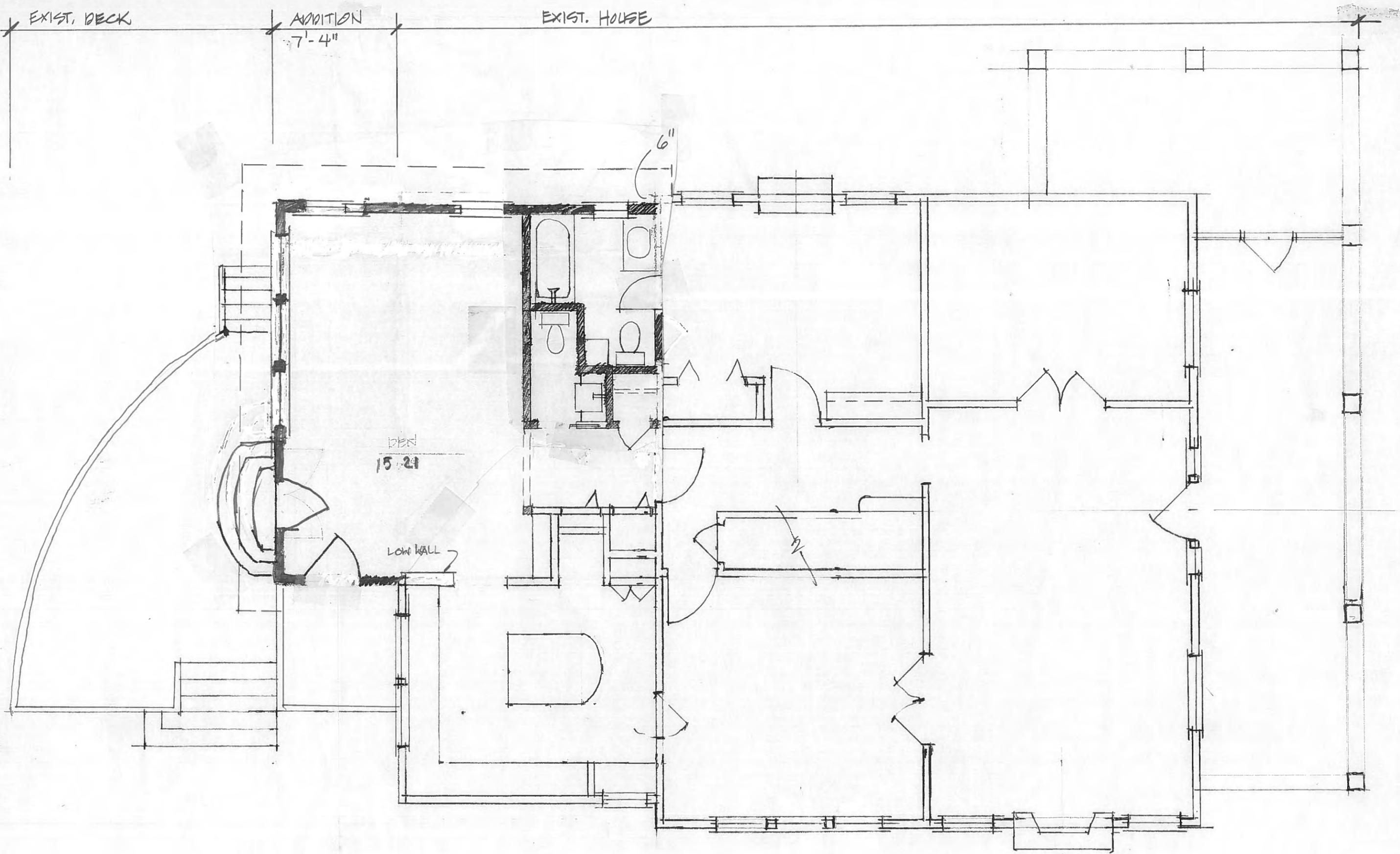


REAR DECK

FRONT PORCH

KINGSTON

WINTHROP



EXIST. DECK

ADDITION
7'-4"

EXIST. HOUSE

6"

DEN
15-21

LOW WALL

PROPOSED FIRST FLOOR PLAN

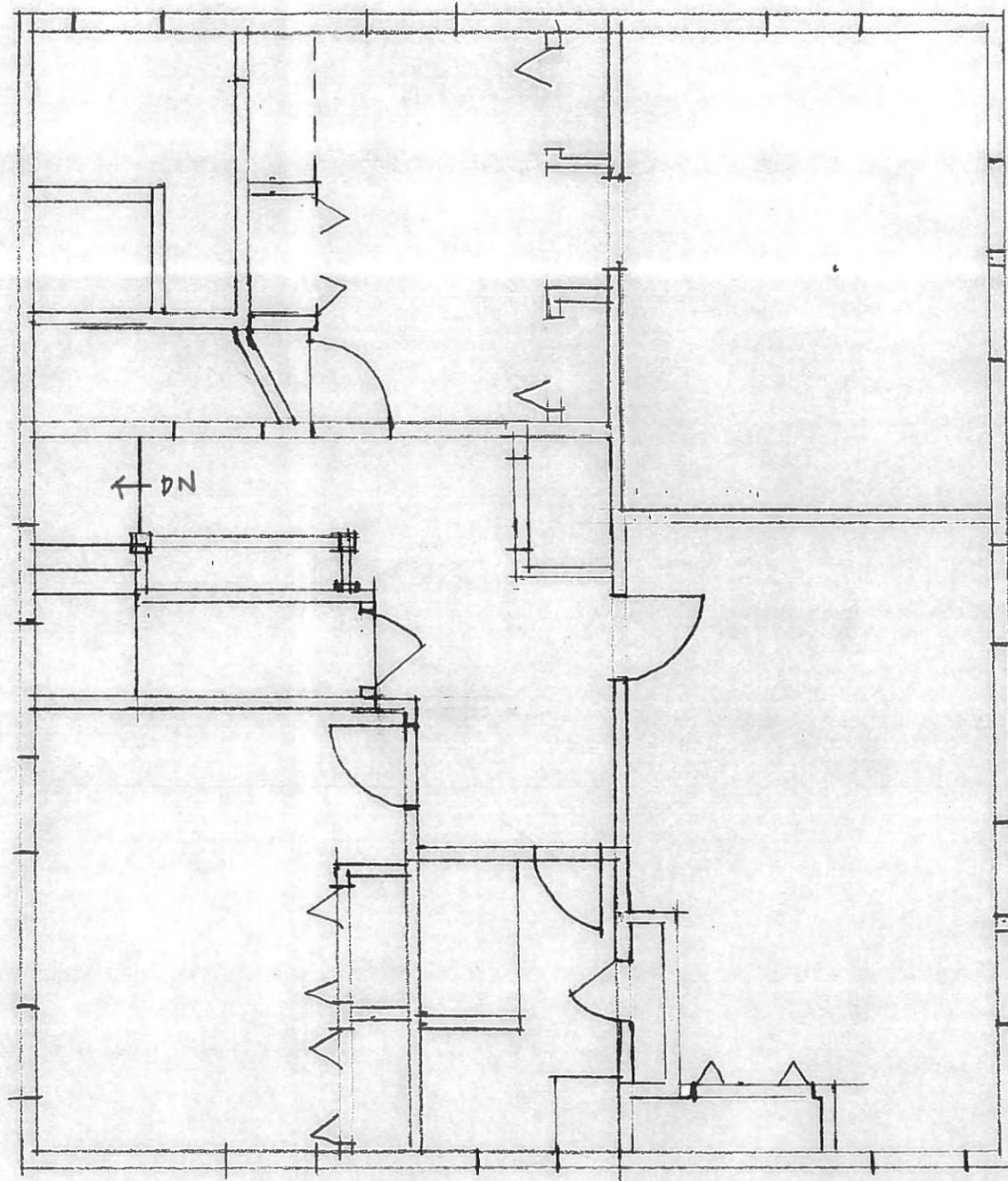
3/16" = 1'

3/16

10,

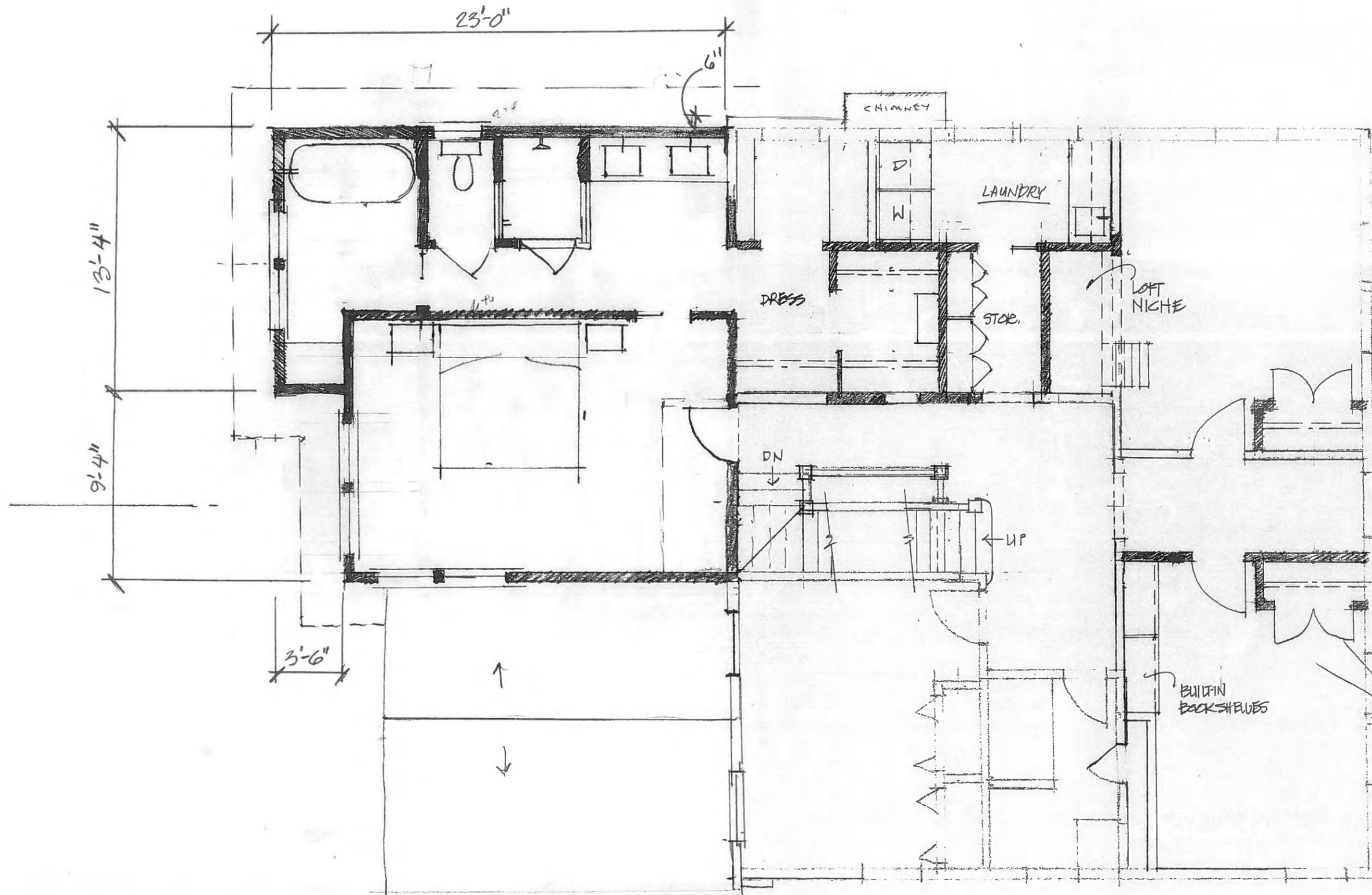
EXISTING SECOND FLOOR

3/16"=1'



FRONT
KINGSTON

WINTHROP SIDE



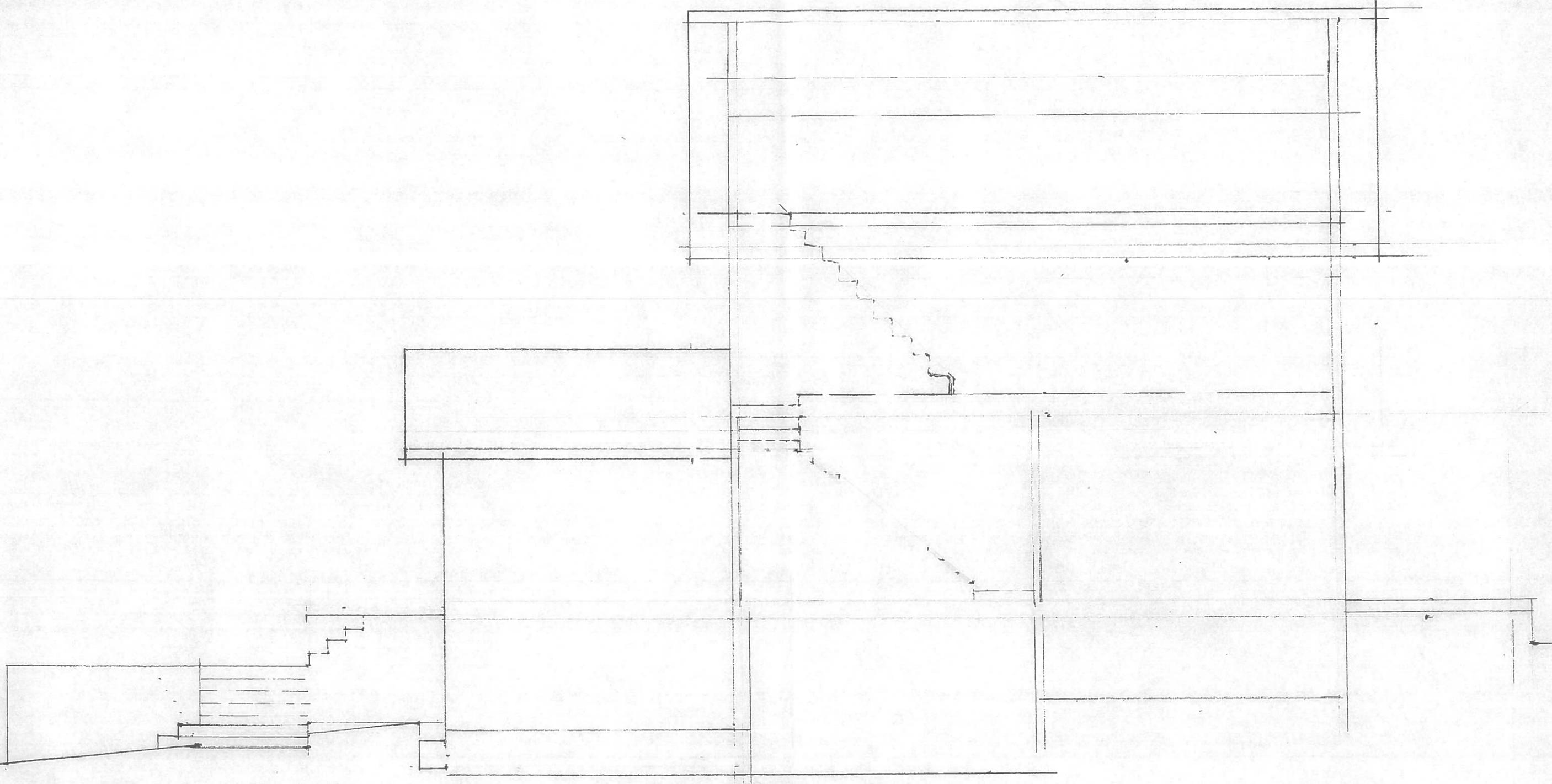
LEAVE
WINDOWS

PROPOSED SECOND FLOOR PLAN

3/16/11

SPARLING

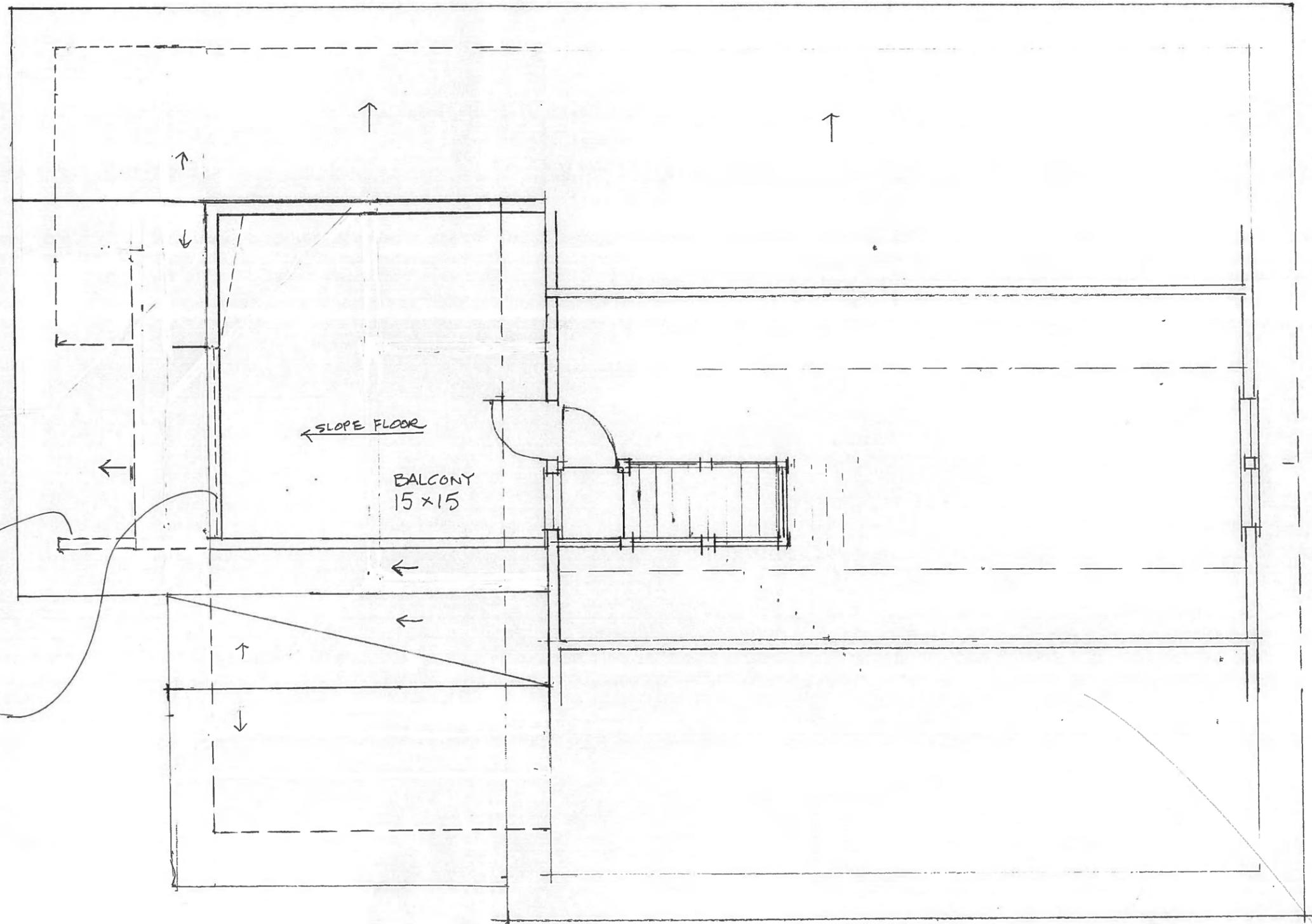
15001 20110



EXIST. LONGITUDINAL SECTION

CORNER
BRACKET

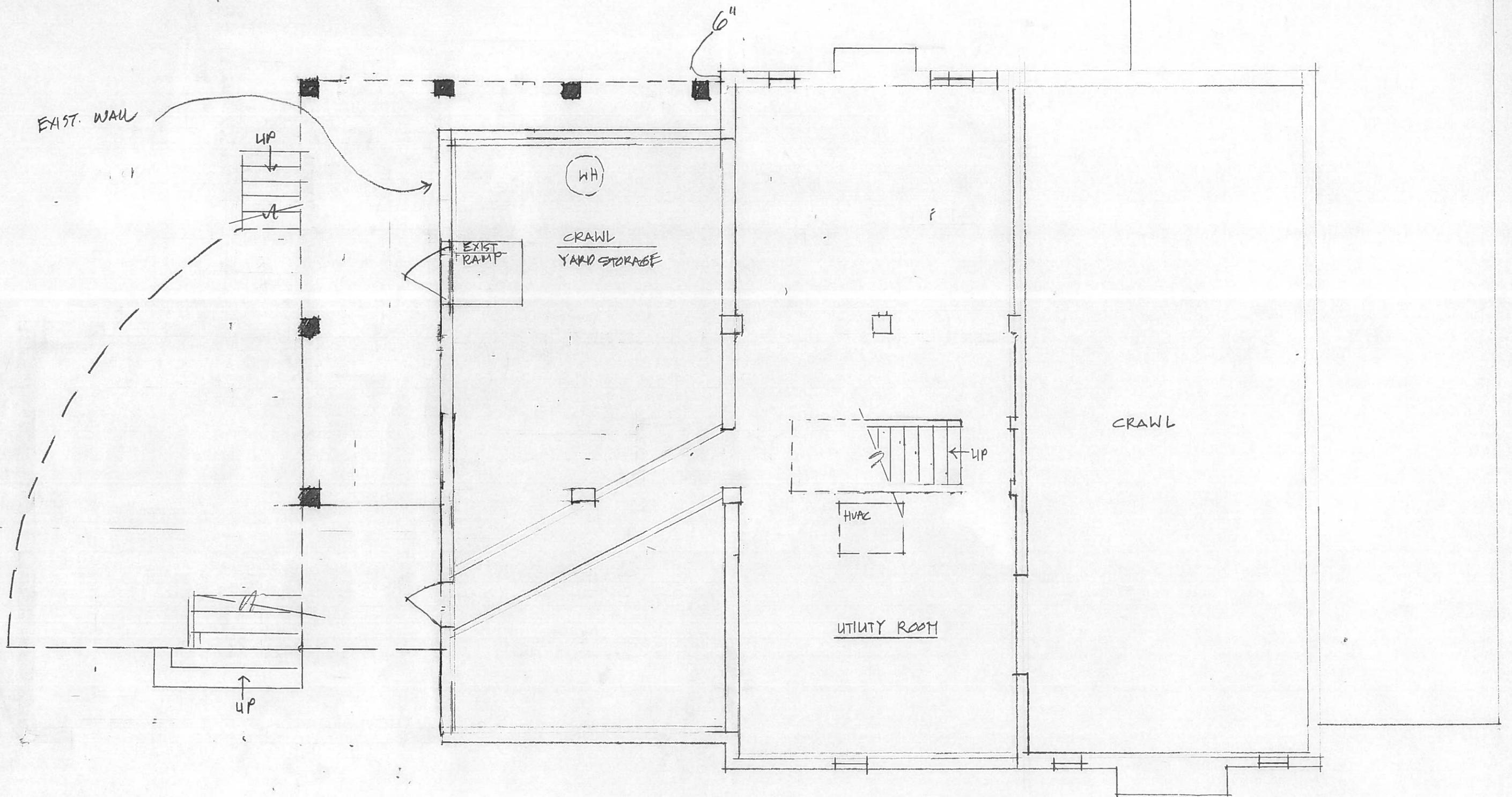
OPEN RAILING



PROPOSED ATTIC/THIRD FLOOR PLAN

3/16" = 1'

04 NOV 2015
19 NOV
26



PROPOSED BASEMENT

3/16" = 1'

SEARLING

16 NOV 2015

20