

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 601 East Kingston Avenue

**SUMMARY OF REQUEST:** Addition

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

The application was continued for, 1) redesign of the rear elevation (massing), 2) additional dimensions, and 3) clearer drawings.

**Details of Proposed Request**

*Existing Context*

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**

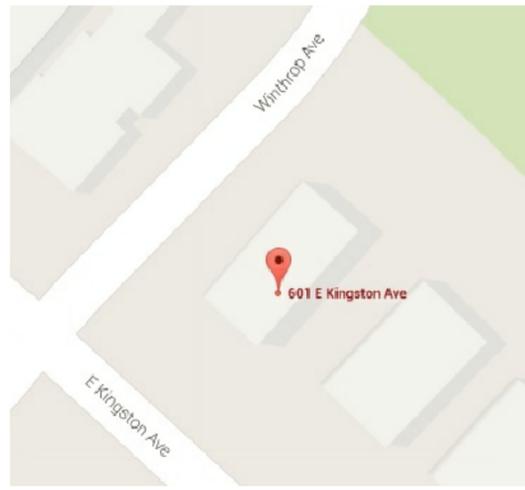
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<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.



VICINITY MAP

INDEX OF DRAWINGS

A-0 Cover Sheet

Subject House  
Street Scene  
Reference Images

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- A-11 Proposed Elevations
- A-12 Building Sections



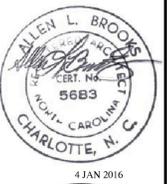
SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Existing First Floor:	1702 S.F.	507 S.F.
Existing Second Floor:	1182 S.F.	0 S.F.
Proposed First Floor:	111 S.F.	0 S.F.
Proposed Second Floor:	494 S.F.	0 S.F.

NOTE:  
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.



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

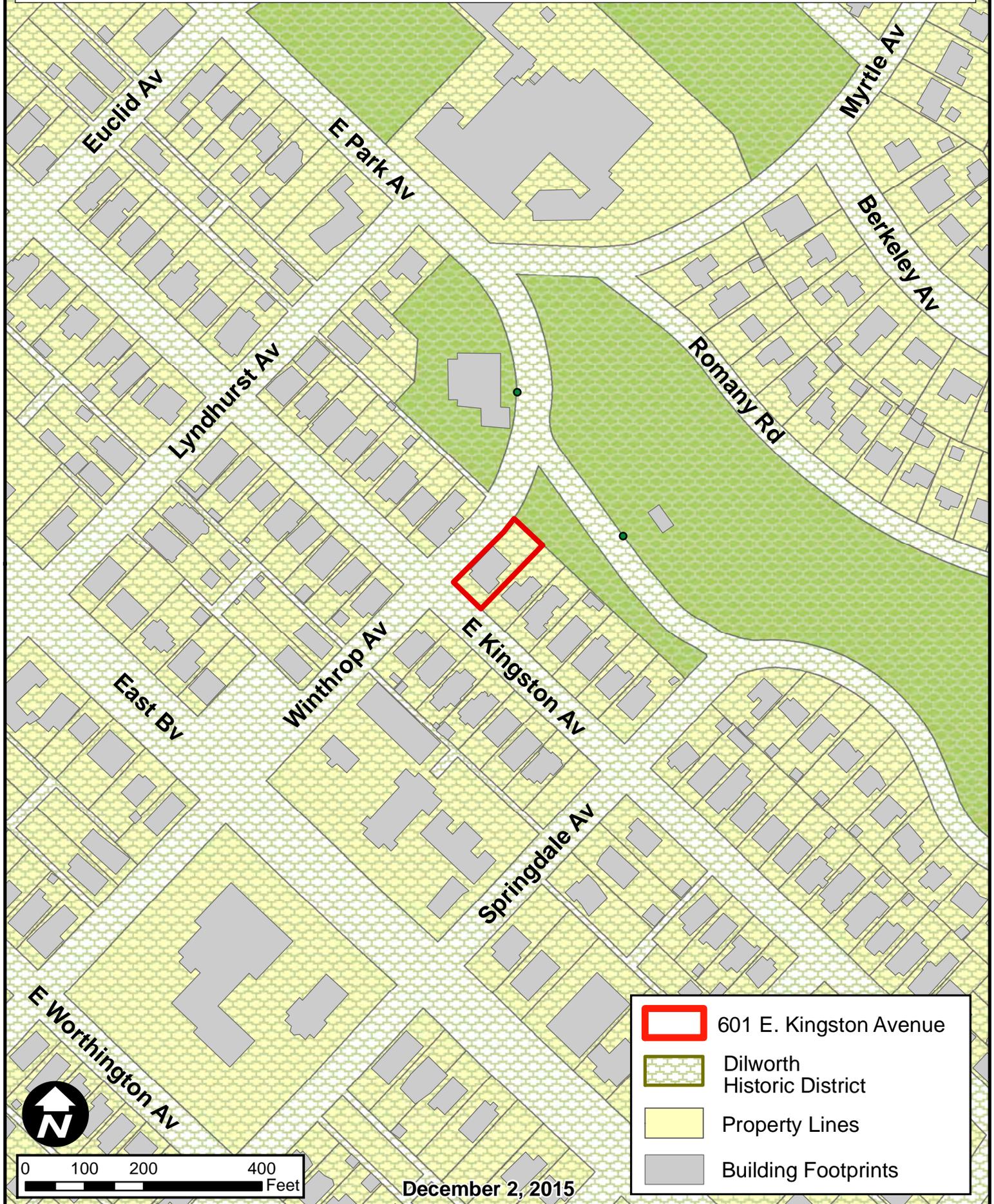
PROJ. NO. - 15066  
ISSUED - 4 JAN 2016  
REVISIONS -

COVER SHEET

**A-0**

OF THIRTEEN

# Charlotte Historic District Commission - Case 2015-266



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

December 2, 2015



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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

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

PROJ. NO. - 13082  
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SUBJECT HOUSE IMAGES

OF: TWENTY TWO

SUBJECT HOUSE IMAGES



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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

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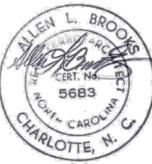
SITE CONTEXT IMAGES

# 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

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**SPARLING RESIDENCE**  
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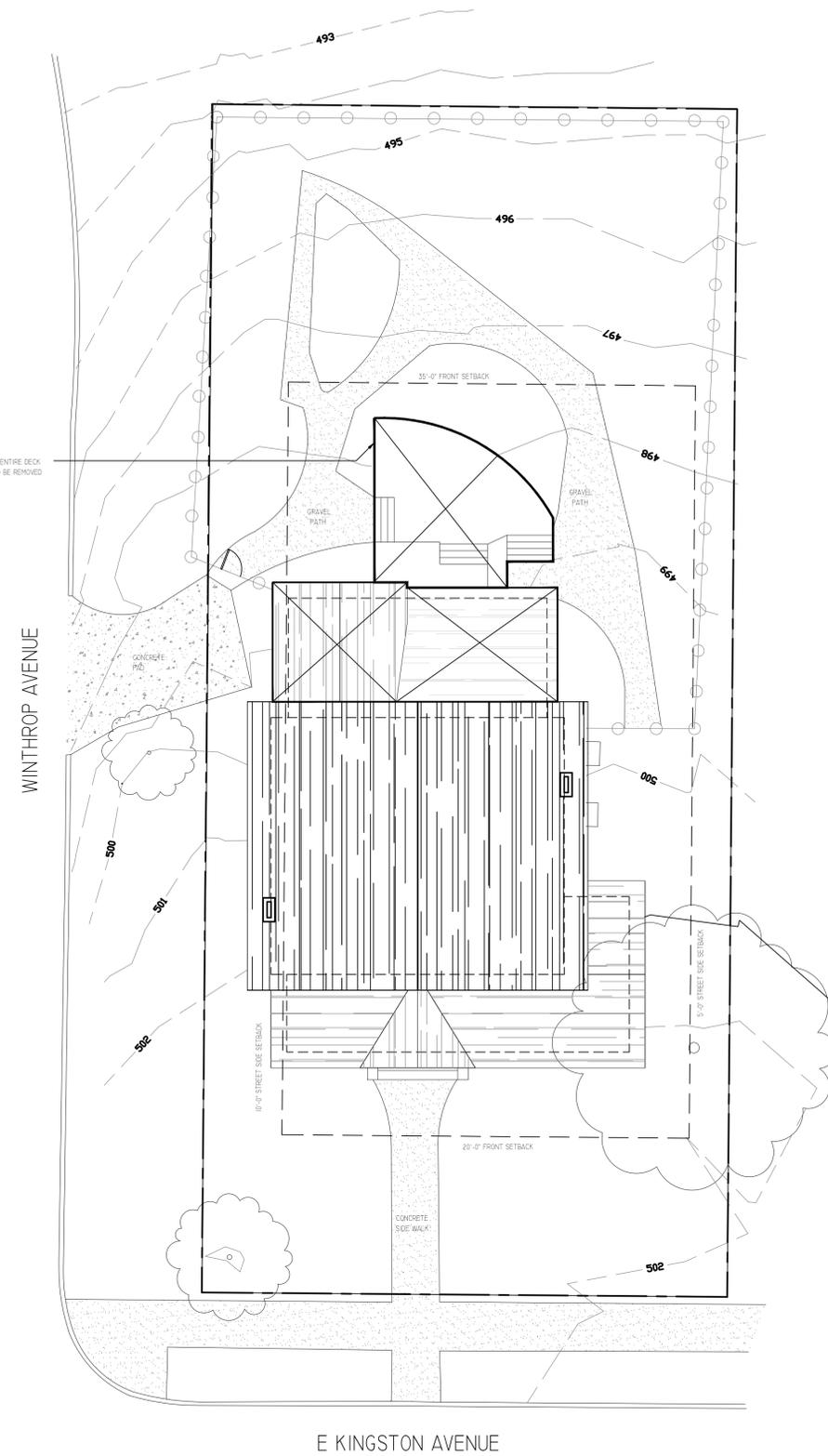
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REFERENCE IMAGES

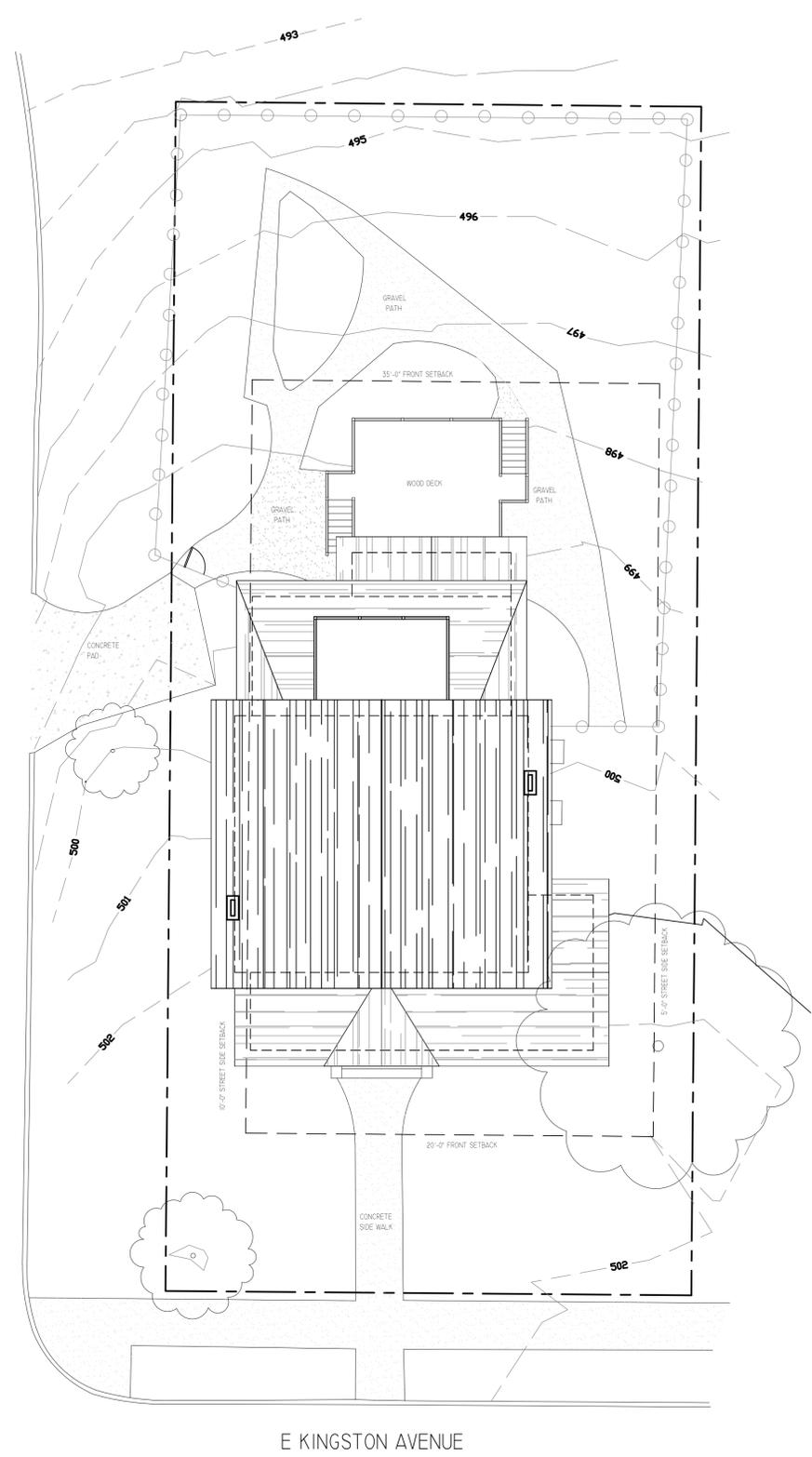
OF: TWENTY TWO

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	605
PROPOSED HEATED AREA OF GARAGE	0
PROPOSED UNHEATED	
SCREENED PORCH	0
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	0
REAR YARD PERMEABILITY CALCULATIONS (50% AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	4142
PROPOSED HOUSE ADDITION	112
GARAGE FOOTPRINT	0
IMPERVIOUS AREA AT REAR YARD	60
TOTAL AREA	172
TOTAL PERMEABLE AREA	96%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	9996
FOOTPRINT OF HOUSE	2738
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	0
TOTAL AREA	2738
PERCENTAGE OF OPEN SPACE	73%

### ③ PERMEABILITY CALCULATIONS



② EXISTING SITE PLAN  
1" = 10'-0"



① PROPOSED SITE PLAN  
1" = 10'-0"

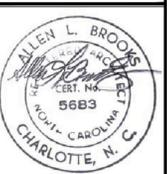


XXXXX AREAS TO BE REMOVED



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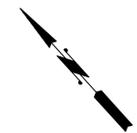
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EXISTING & PROPOSED SITE PLANS

**A-1**

OF THIRTEEN



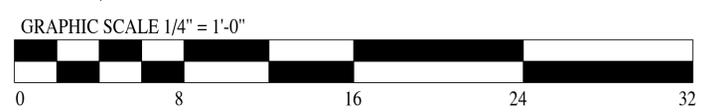
× × × × AREAS TO BE REMOVED



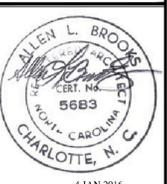
② EXISTING LEFT SIDE ELEVATION (WINTRHOP FACING)  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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EXISTING ELEVATIONS

**A-5**  
OF THIRTEEN



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PROPOSED ELEVATIONS

**A-10**  
OF THIRTEEN

WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 5'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG

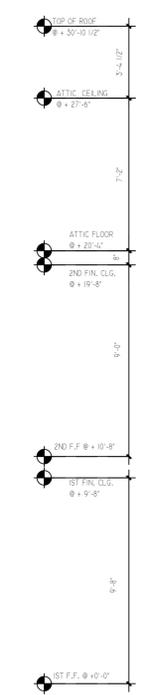
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

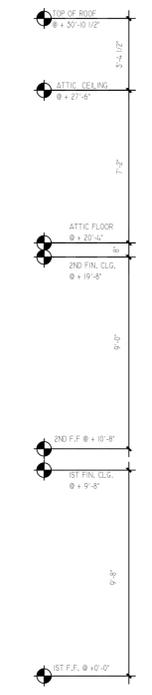
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

\* M.E. = MATCH EXISTING

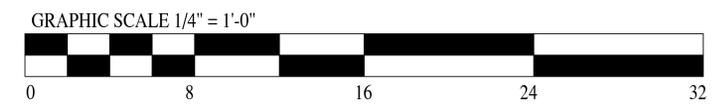
NOTE: ALL WINDOWS WITH 6 S.F. OF GLASS OR MORE & LESS THAN 18" S.F.F. MUST BE TEMPERED PER CODE (TYP.)



② PROPOSED LEFT SIDE ELEVATION (WINTHROP FACING)  
1/4" = 1'-0"



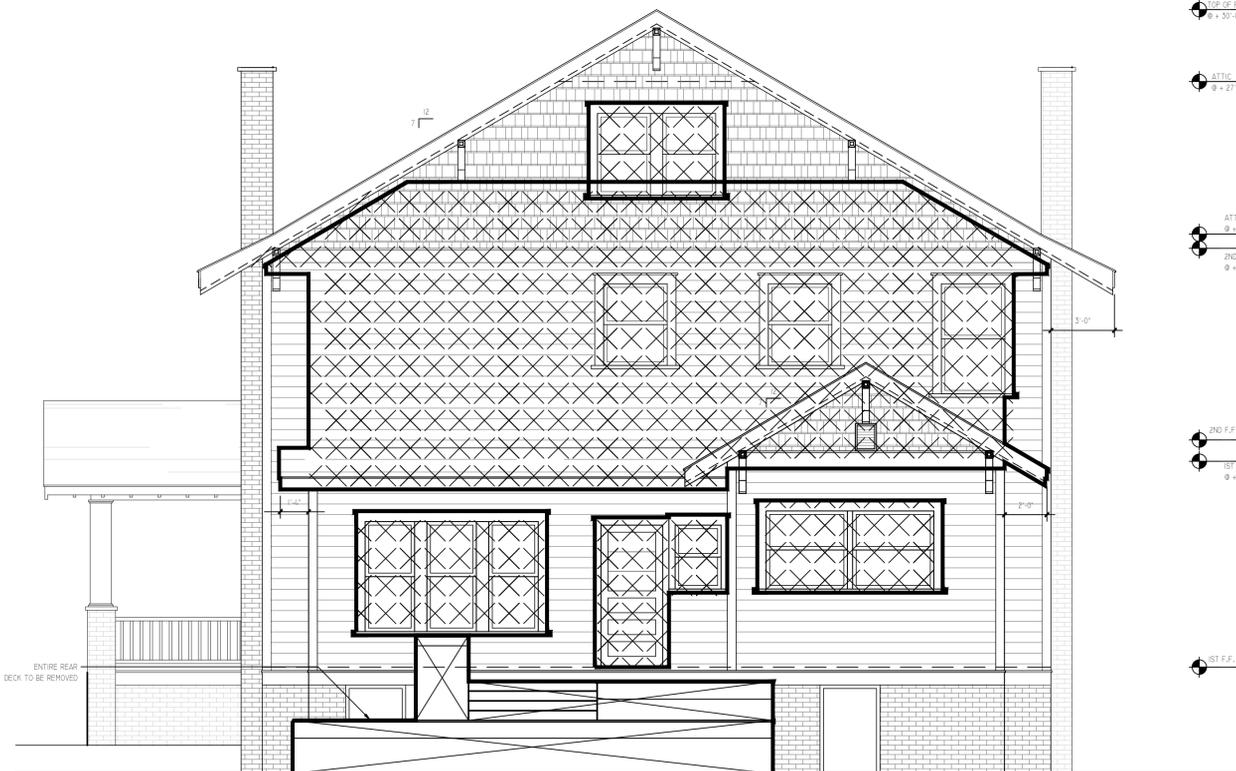
① PROPOSED FRONT ELEVATION (NO CHANGE)  
1/4" = 1'-0"



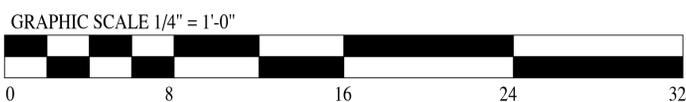


XXXXX AREAS TO BE REMOVED

② EXISTING RIGHT SIDE ELEVATION  
1/4" = 1'-0"



① EXISTING REAR ELEVATION  
1/4" = 1'-0"



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EXISTING ELEVATIONS

**A-6**  
OF THIRTEEN



② PROPOSED RIGHT SIDE ELEVATION  
1/4" = 1'-0"

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	5'-0" X 5'-6"	MATCH EXISTING	DOUBLE HUNG
B	2'-0" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-0" X 3'-0"	MATCH EXISTING	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.  
NOTE: MATCH EXISTING WINDOW & DOOR PGS. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.  
\* M.E. = MATCH EXISTING  
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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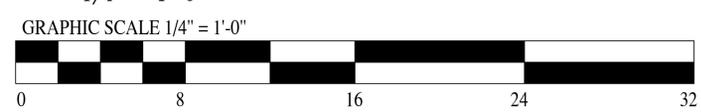
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① PROPOSED REAR ELEVATION  
1/4" = 1'-0"



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PROPOSED ELEVATIONS

**A-11**  
OF THIRTEEN

XXXX AREAS TO BE REMOVED



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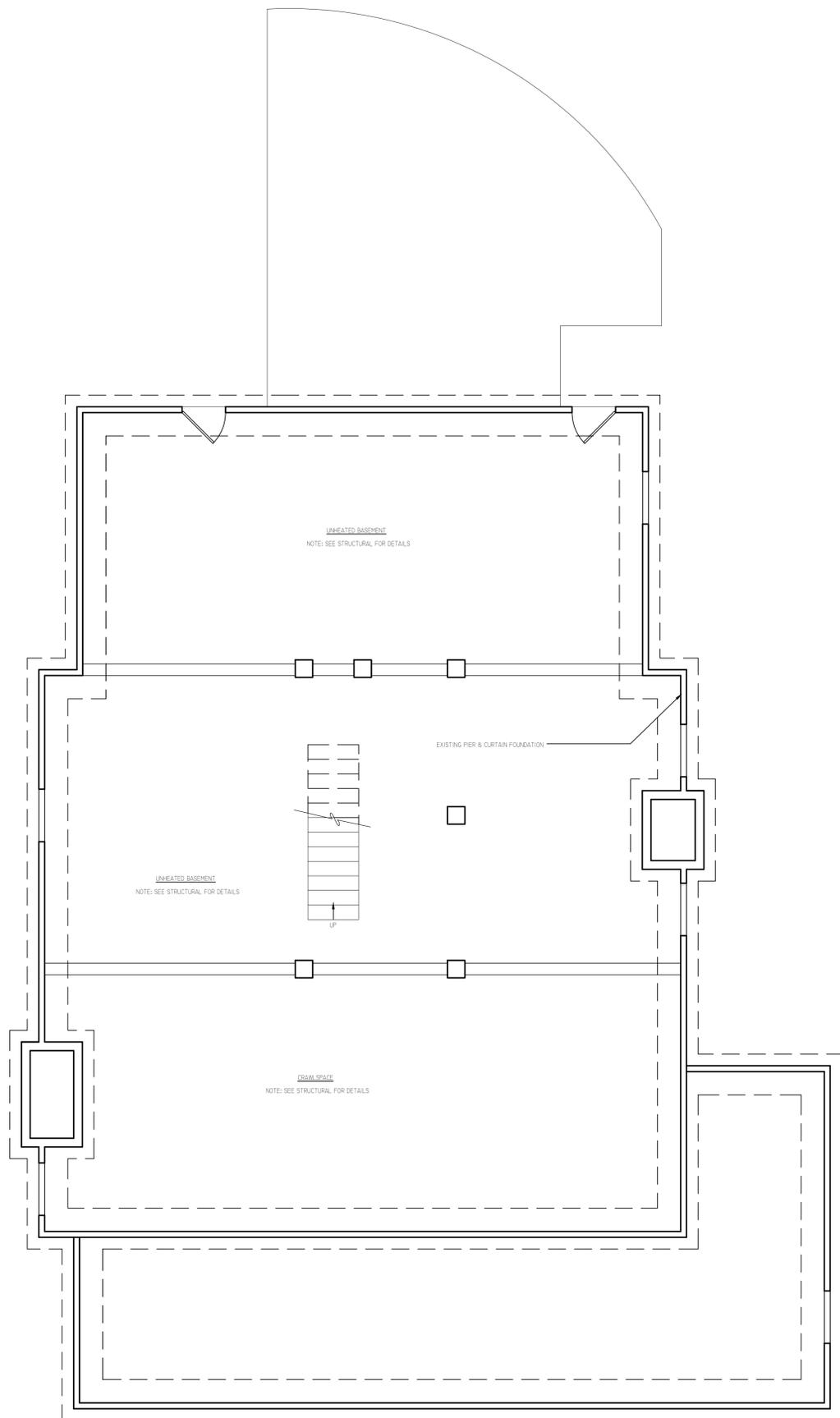
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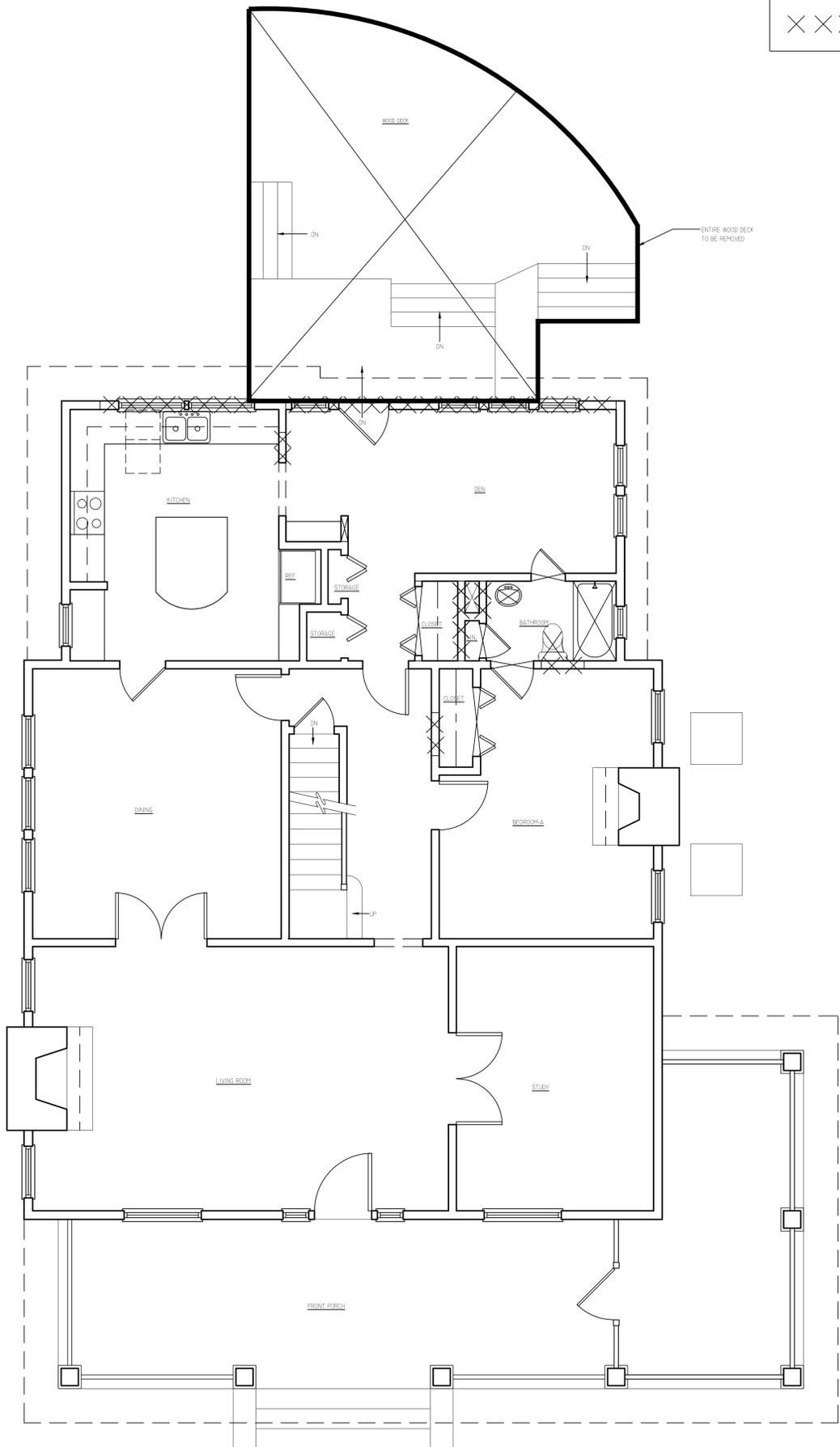
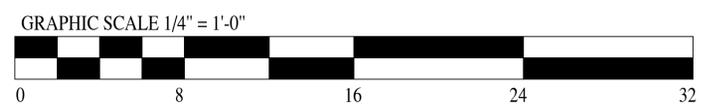
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EXISTING PLANS

**A-2**  
OF THIRTEEN



② EXISTING CRAWLSPACE/BASEMENT PLAN  
1/4" = 1'-0"



① EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"





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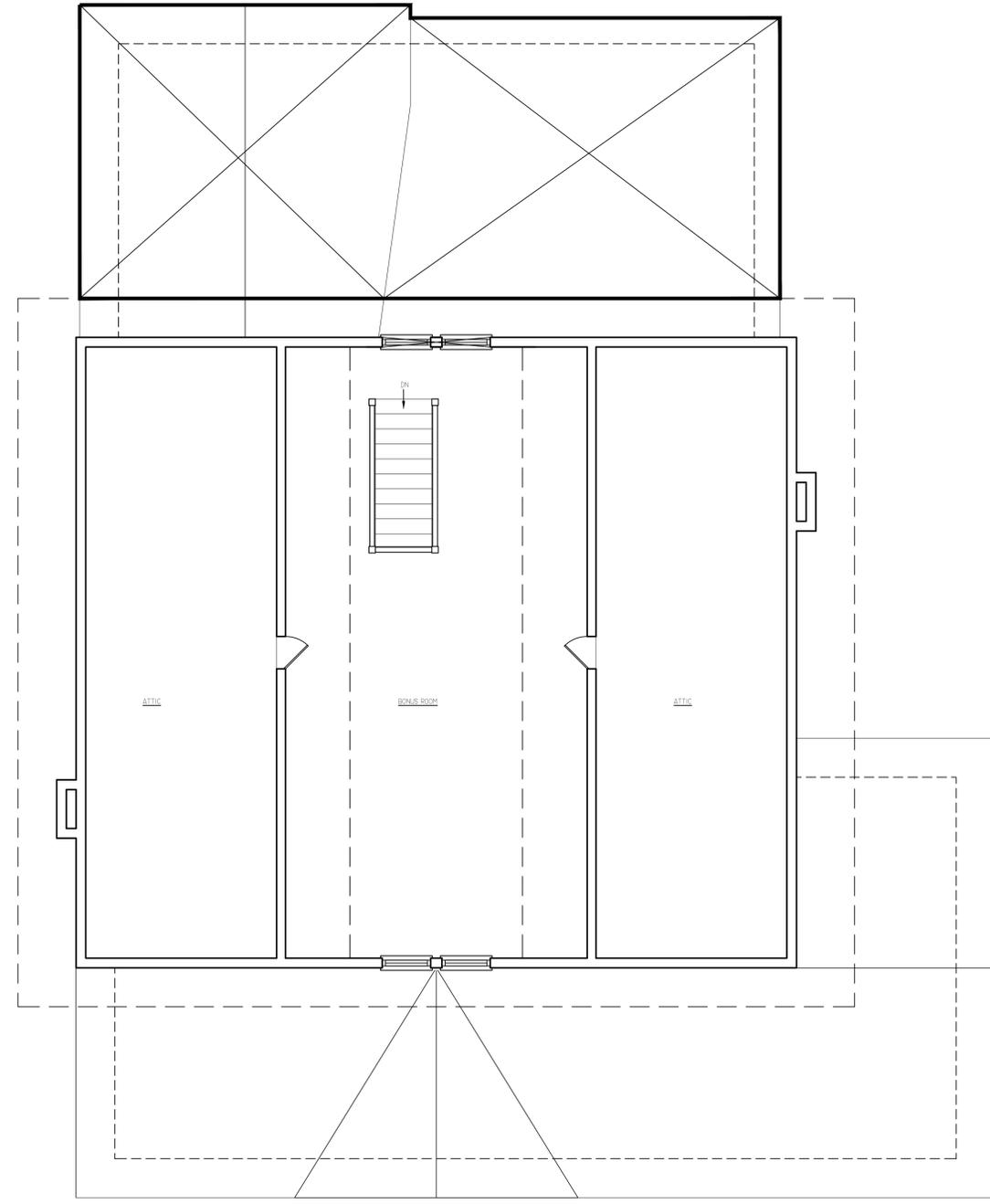
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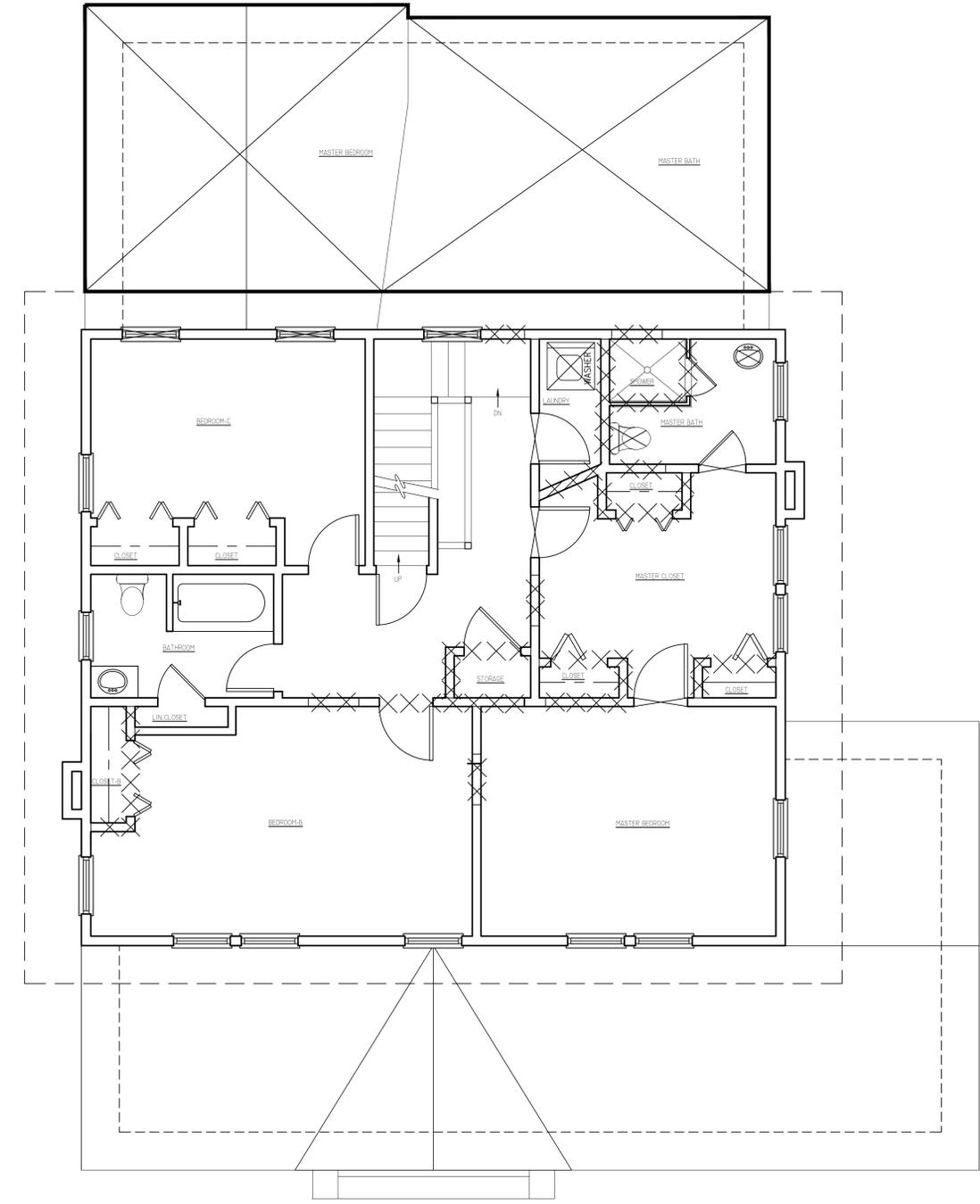
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EXISTING PLANS

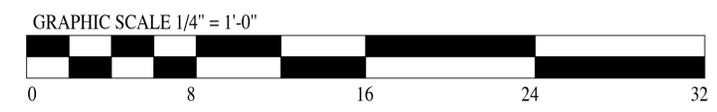
**A-3**  
OF THIRTEEN



② EXISTING ATTIC PLAN  
1/4" = 1'-0"



① EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"





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PROPOSED PLANS

**A-8**

OF THIRTEEN

WINDOW SCHEDULE			
NO.	SIZE	HEADER HEIGHT	TYPE
(A)	3'-0" X 5'-6"	MATCH EXISTING	DOUBLE HUNG
(B)	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
(C)	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HUNG

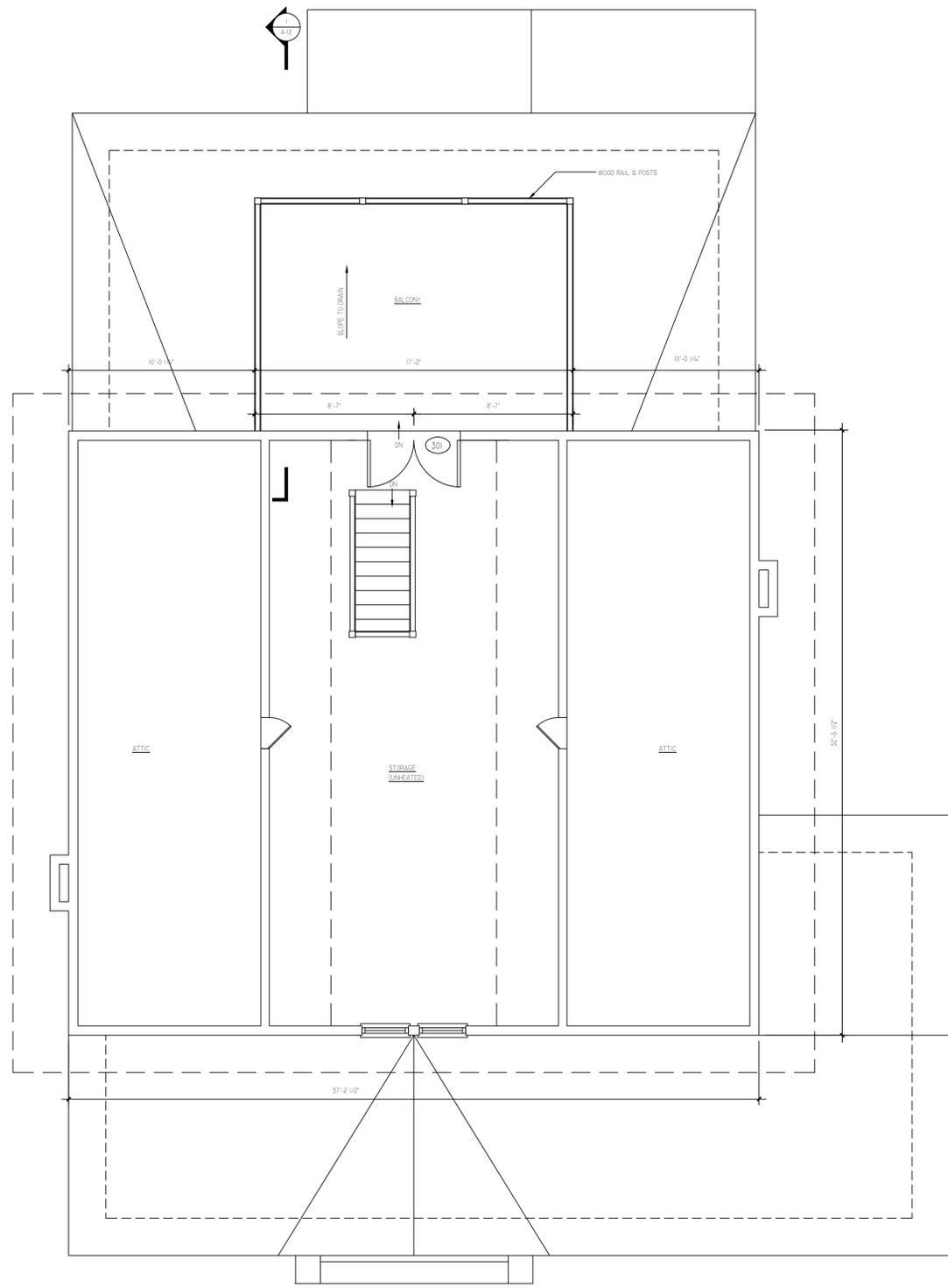
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W) FLASHING & BACK BAND TRIM @ WINDOWS.  
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TINTED GLASS.

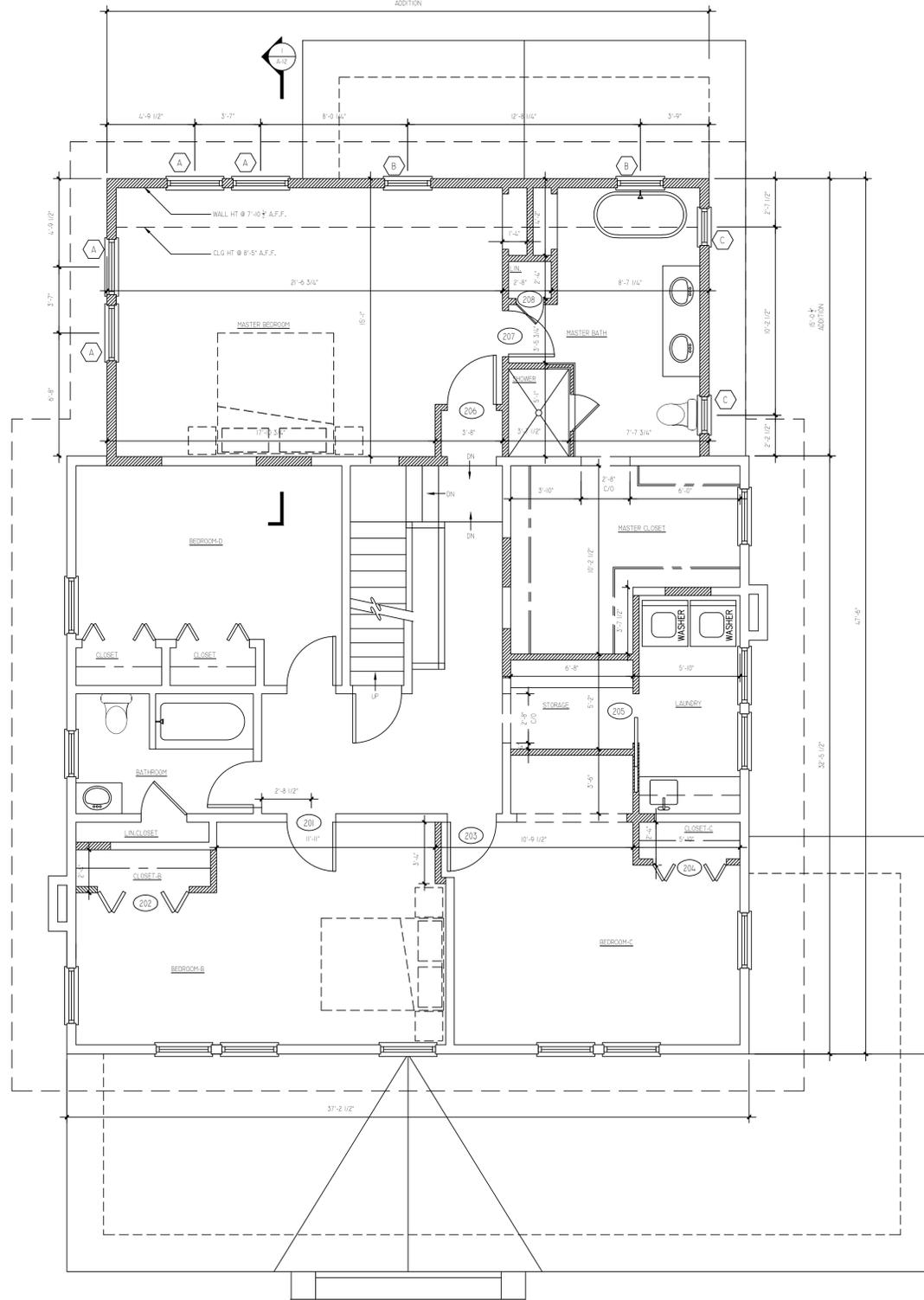
\* M.E. = MATCH EXISTING  
NOTE: ALL WINDOWS WITH 0 S.F. (0 GLASS OR MORE & LESS THAN 10" A.F.F. MUST BE EXRESSED PER CODE (112).

SECOND FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
(201)	2'-8" X 6'-8"	BEDROOM-B
(202)	PR 2'-6" X 6'-8" BI-FOLD DOORS	CLOSET-B
(203)	2'-8" X 6'-8"	BEDROOM-C
(204)	PR 2'-0" X 6'-8" BI-FOLD DOORS	CLOSET-C
(205)	2'-8" X 6'-8" POCKET DOOR	LAUNDRY
(206)	2'-8" X 6'-8"	MASTER BEDROOM
(207)	2'-8" X 6'-8"	MASTER BATHROOM
(208)	1'-6" X 6'-8"	LINEN CLOSET

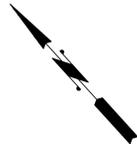
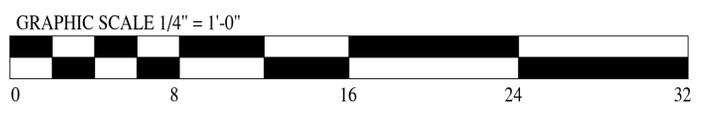
ATTIC FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
(301)	PR 2'-6" X 6'-8"	BALCONY



② PROPOSED ATTIC PLAN  
1/4" = 1'-0"



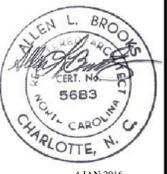
① PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



XXXX AREAS TO BE REMOVED



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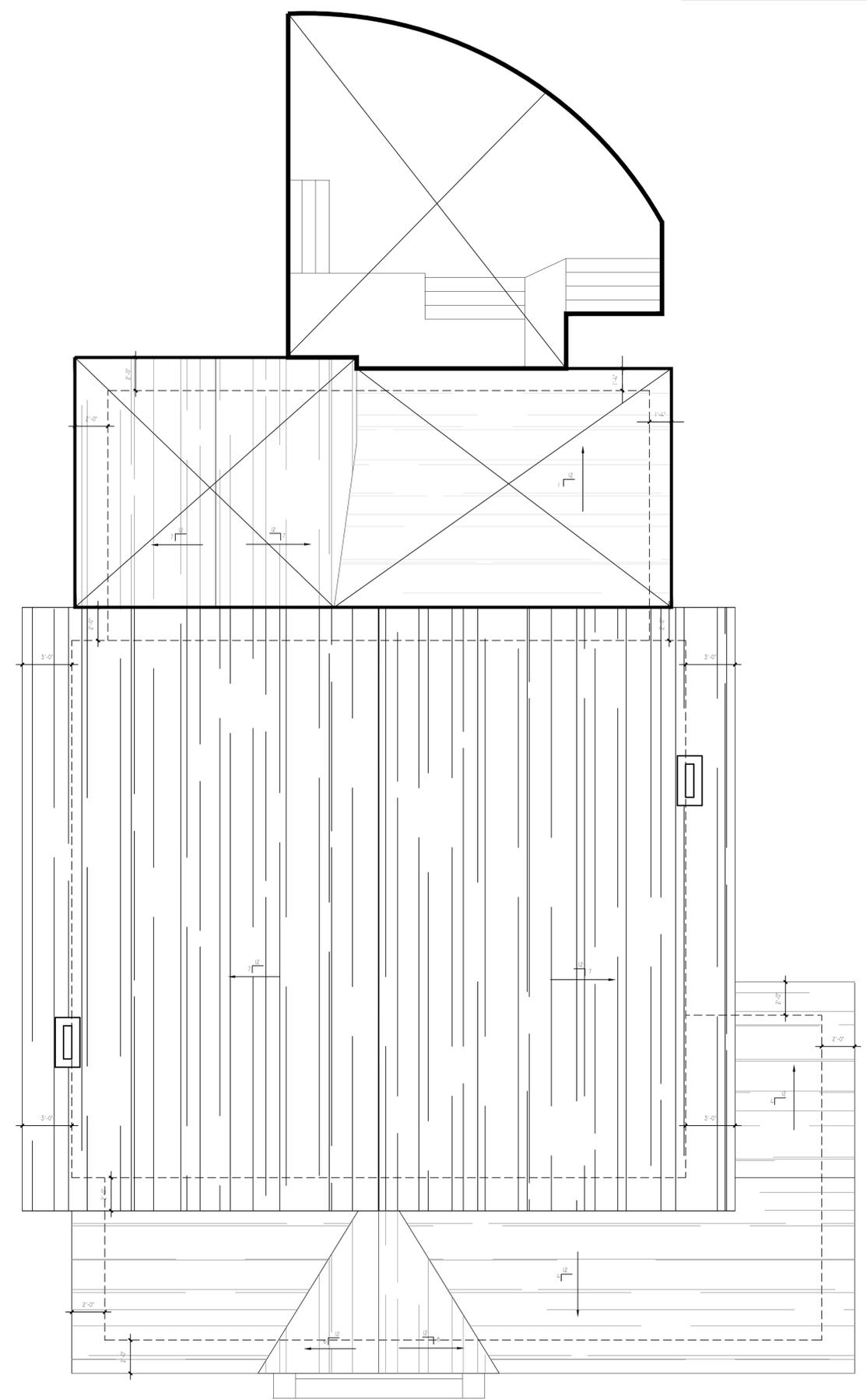
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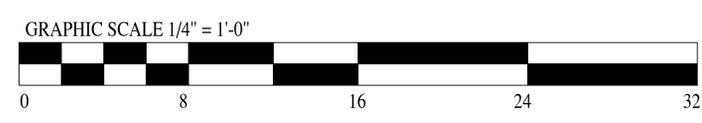
PROJ. NO. - 15066  
ISSUED - 4 JAN 2016  
REVISIONS -

EXISTING PLANS

**A-4**  
OF THIRTEEN



① EXISTING ROOF PLAN  
1/4" = 1'-0"





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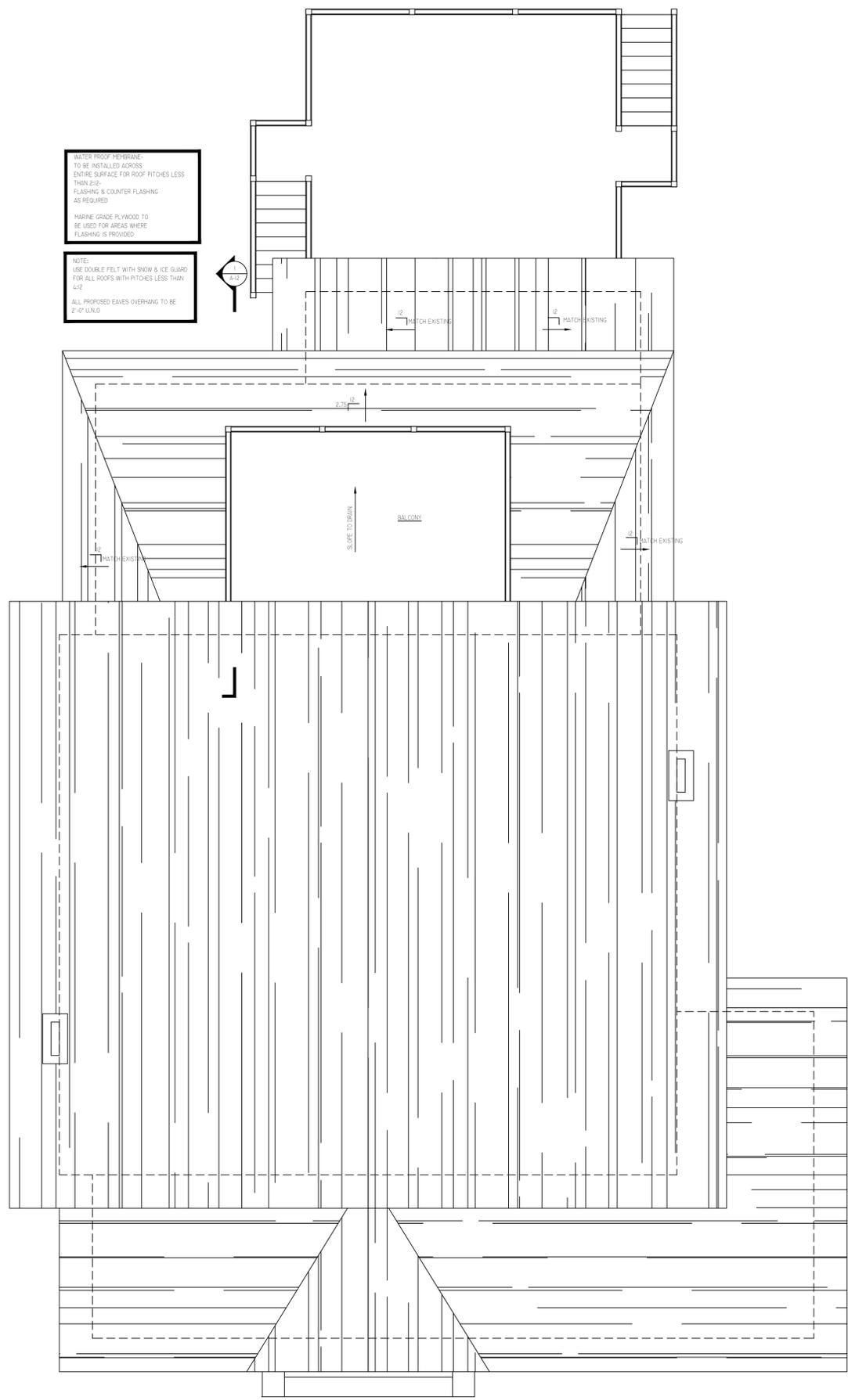
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REVISIONS -

PROPOSED PLANS

**A-9**  
OF THIRTEEN

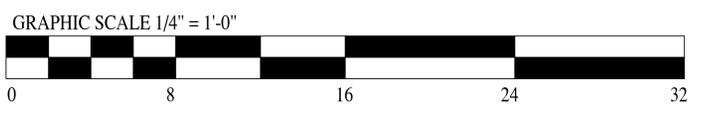


WATER PROOF MEMBRANE-  
TO BE INSTALLED ACROSS  
ENTIRE SURFACE FOR ROOF PITCHES LESS  
THAN 2:12.  
FLASHING & COUNTER FLASHING  
AS REQUIRED.

MARINE GRADE PLYWOOD TO  
BE USED FOR AREAS WHERE  
FLASHING IS PROVIDED.

NOTE:  
USE DOUBLE FELT WITH SNOW & ICE GUARD  
FOR ALL ROOFS WITH PITCHES LESS THAN  
2:12.  
ALL PROPOSED EAVES OVERHANG TO BE  
2'-0" MIN.

**1** PROPOSED ROOF PLAN  
1/4" = 1'-0"





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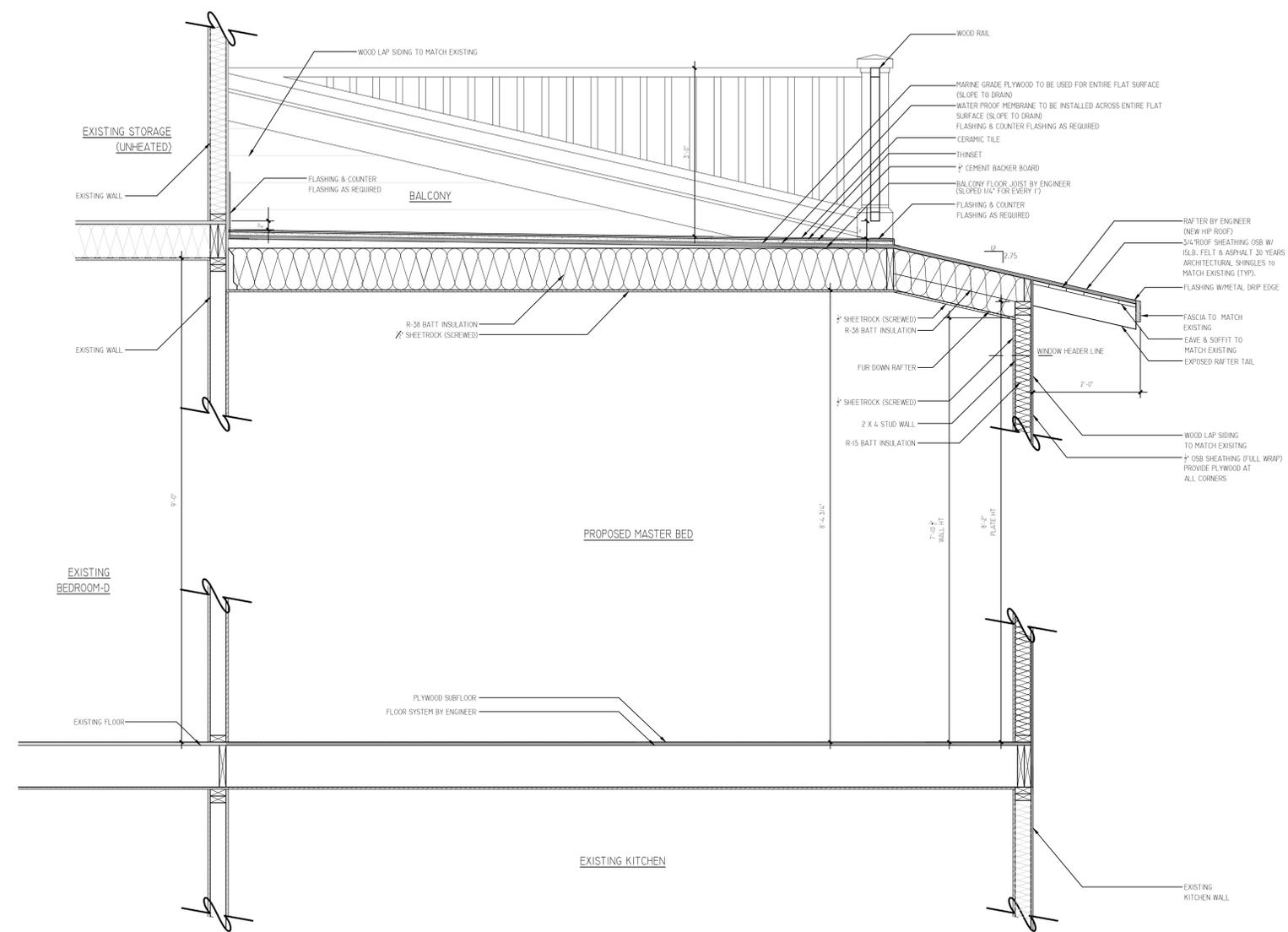
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BUILDING SECTIONS

**A-12**

OF THIRTEEN



① SECTION THROUGH THIRD FLOOR BALCONY  
3/4" = 1'-0"