

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 624 East Kingston Avenue
SUMMARY OF REQUEST: Addition
APPLICANT: Daniel Fain

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1915. There are two flat roof additions on the left and right side.

Proposal

The proposal is the modification of the primary roofline and new gable roofs on the left and right side additions. A second gable is introduced over the front porch. An existing octagonal window on the front facade will be removed.

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	<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 guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-151
HISTORIC DISTRICT: DILWORTH



0 70 140 280 420 Feet

June 24, 2016

The Fain Residence

June 15th, 2016



Photograph – PHOTO 1. (Left-Rear View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 2. (Left Side View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 3. (Front View– Facing Kingston)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 4. (Porch Detail View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 5. (Porch Detail View)

n.t.s.

The Fain Residence
June 15th, 2016



Photograph – PHOTO 6. (Porch Detail View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 7. (Front-Right View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 8. (Front-Right View)

n.t.s.

The Fain Residence

June 15th, 2016



Photograph – PHOTO 9. (Right Rear View)

n.t.s.

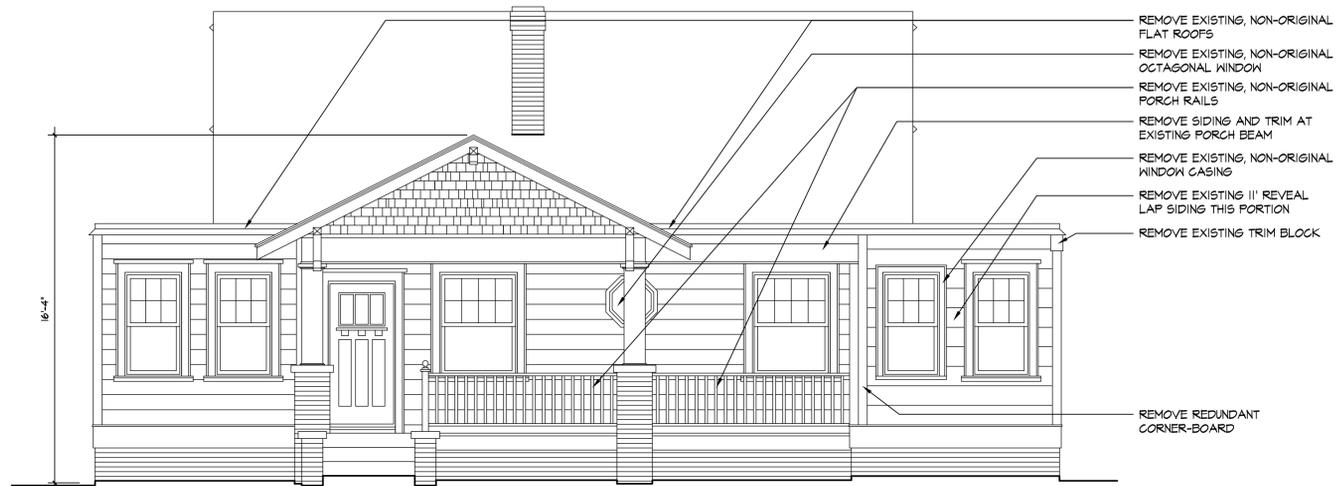
The Fain Residence

June 15th, 2016



Photograph – PHOTO 10. (Right Rear View)

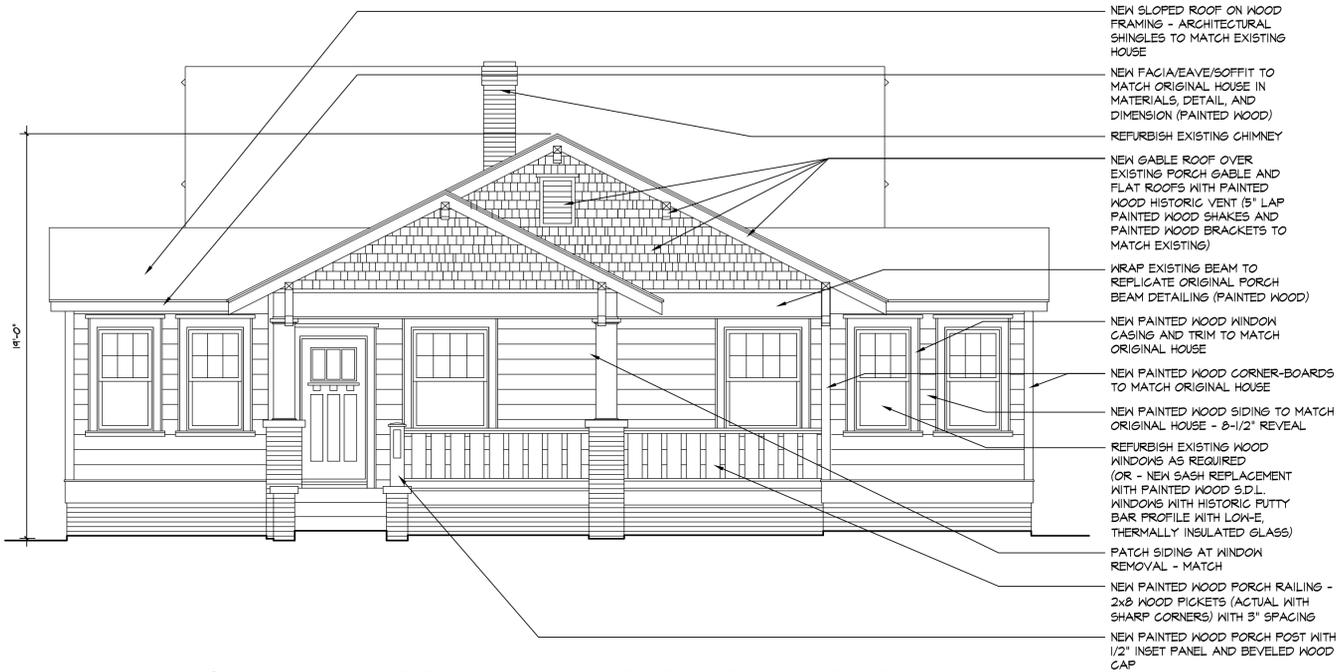
n.t.s.



Front Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016



Front Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

JUNE 30TH, 2016



Left Side Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016



Left Side Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

JUNE 30TH, 2016



REMOVE EXISTING FLAT ROOF
REMOVE EXISTING STORM
WINDOWS
REMOVE EXISTING TRIM
BLOCKS (TYP.)

Right Side Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016



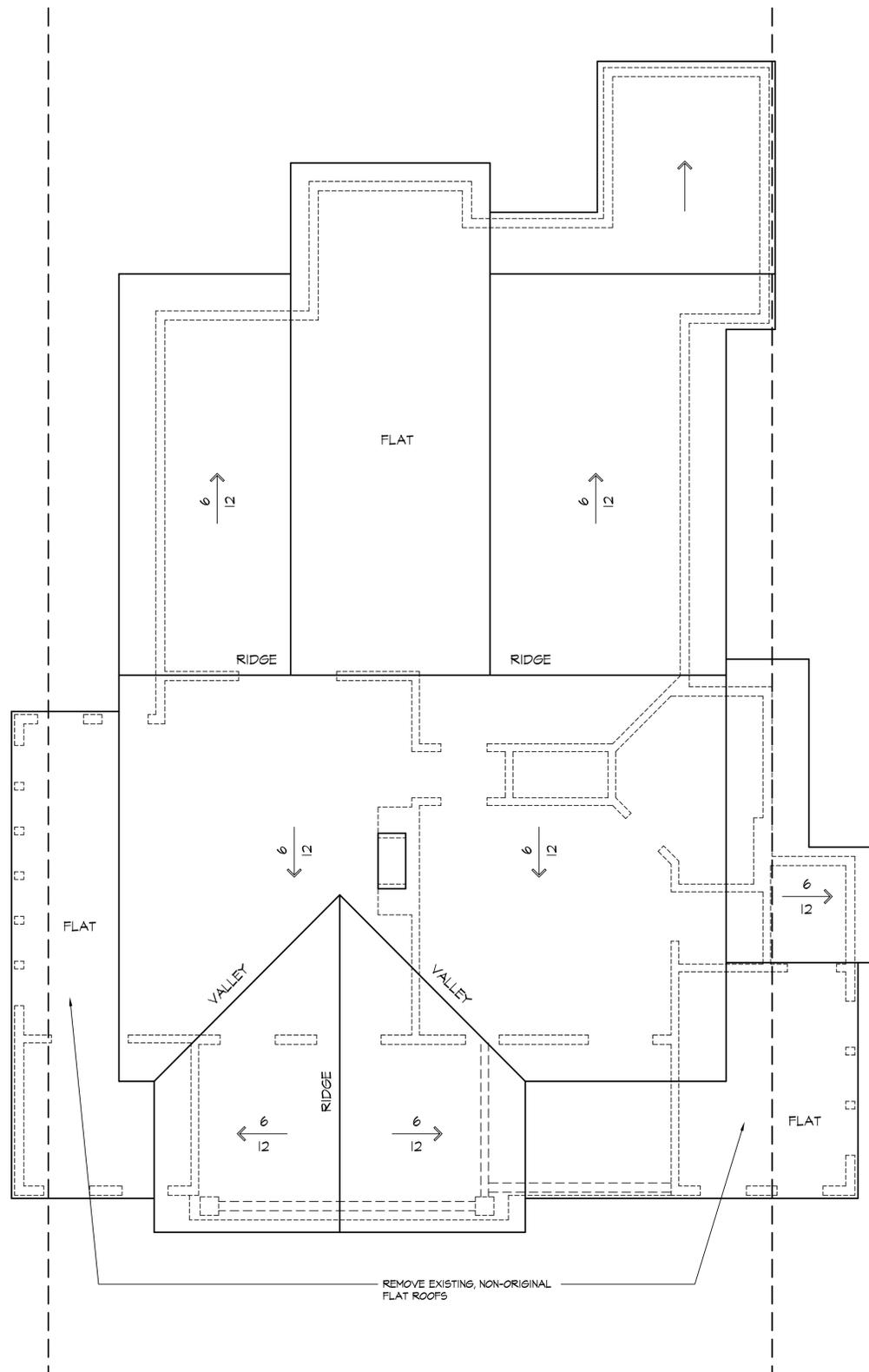
NEW SLOPED ROOF OVER EXISTING
PORCH
NEW SLOPED ROOF ON WOOD
FRAMING - ARCHITECTURAL
SHINGLES TO MATCH EXISTING
HOUSE
NEW FACIA/EAVE/SOFFIT TO
MATCH ORIGINAL HOUSE IN
MATERIALS, DETAIL, AND
DIMENSION (PAINTED WOOD)

REFURBISH EXISTING WOOD
WINDOWS AS REQUIRED
(OR - NEW SASH REPLACEMENT
WITH PAINTED WOOD S.D.L.
WINDOWS WITH HISTORIC PUTTY
BAR PROFILE WITH LOW-E,
THERMALLY INSULATED GLASS)

Right Side Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

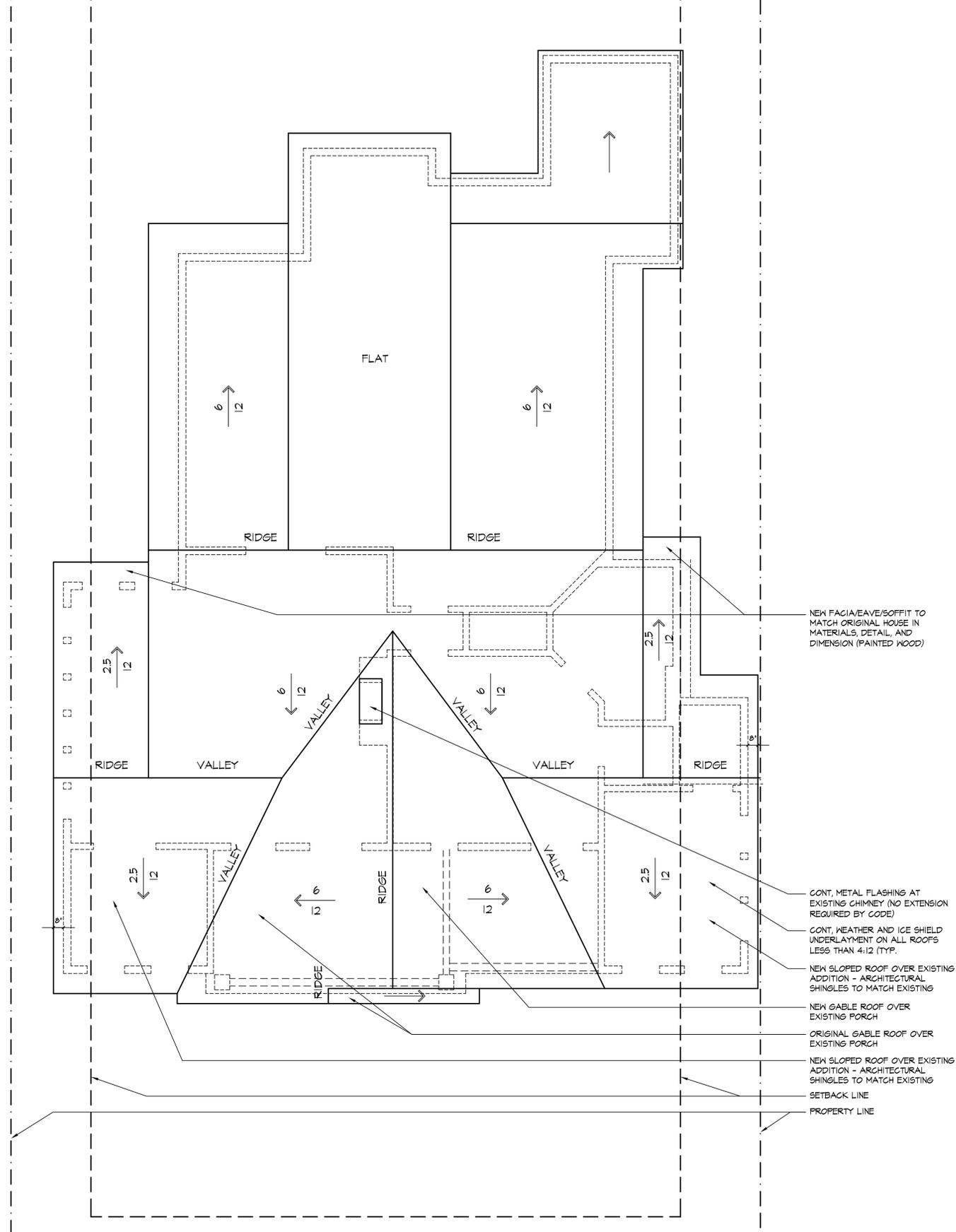
JUNE 30TH, 2016



Roof Plan - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016



Roof Plan - RENOVATIONS AND ADDITIONS

1/4" = 1'-0"

JUNE 30TH, 2016