

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 317 West Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Kraig Magas

Details of Proposed Request

Existing Conditions

The existing structure is a one story Bungalow constructed in 1929. The front gable transitions to a hip roof on the rear elevation. The existing material is cementitious lap siding.

Proposal

The project is a second floor addition with shed dormers on the left and right sides that tie below the ridge but are visible from the street. Proposed siding is cementitious lap to match existing with wood boxing. New windows are wood double hung with wood trim.

Policy & Design Guidelines – Additions, page 36

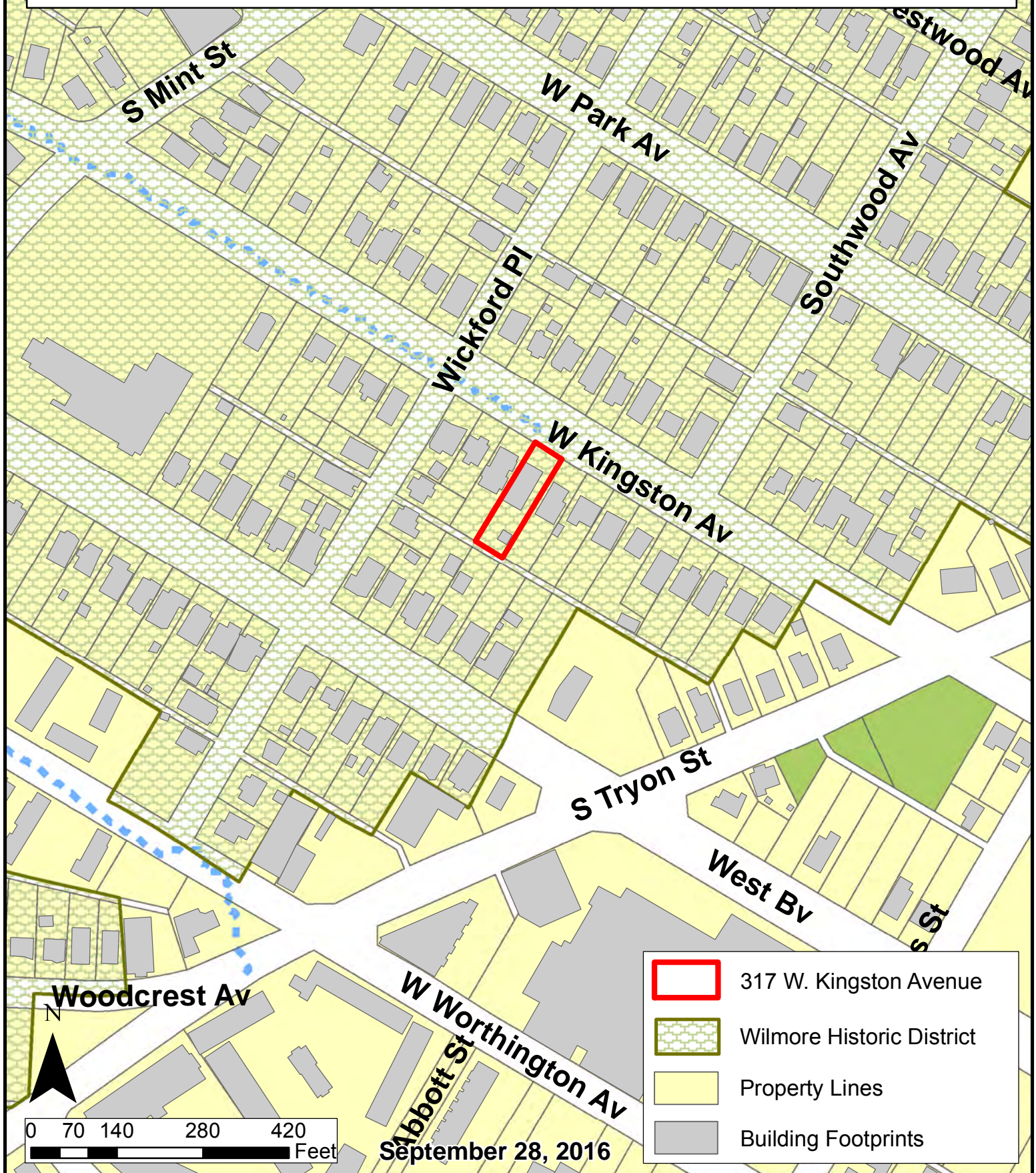
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible 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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2016-242
Addition
HISTORIC DISTRICT: Wilmore



Existing Conditions



Front



Left Side



Rear



Right Side

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture
301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 10/3/2016
■ Revisions:
■ Drawn By:
■ Sheet: **EX1.1**
Lewis Residence

Existing Conditions



Left Side
(View Towards Rear)



Left Side
(View Towards Front)



Rear: Overall

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

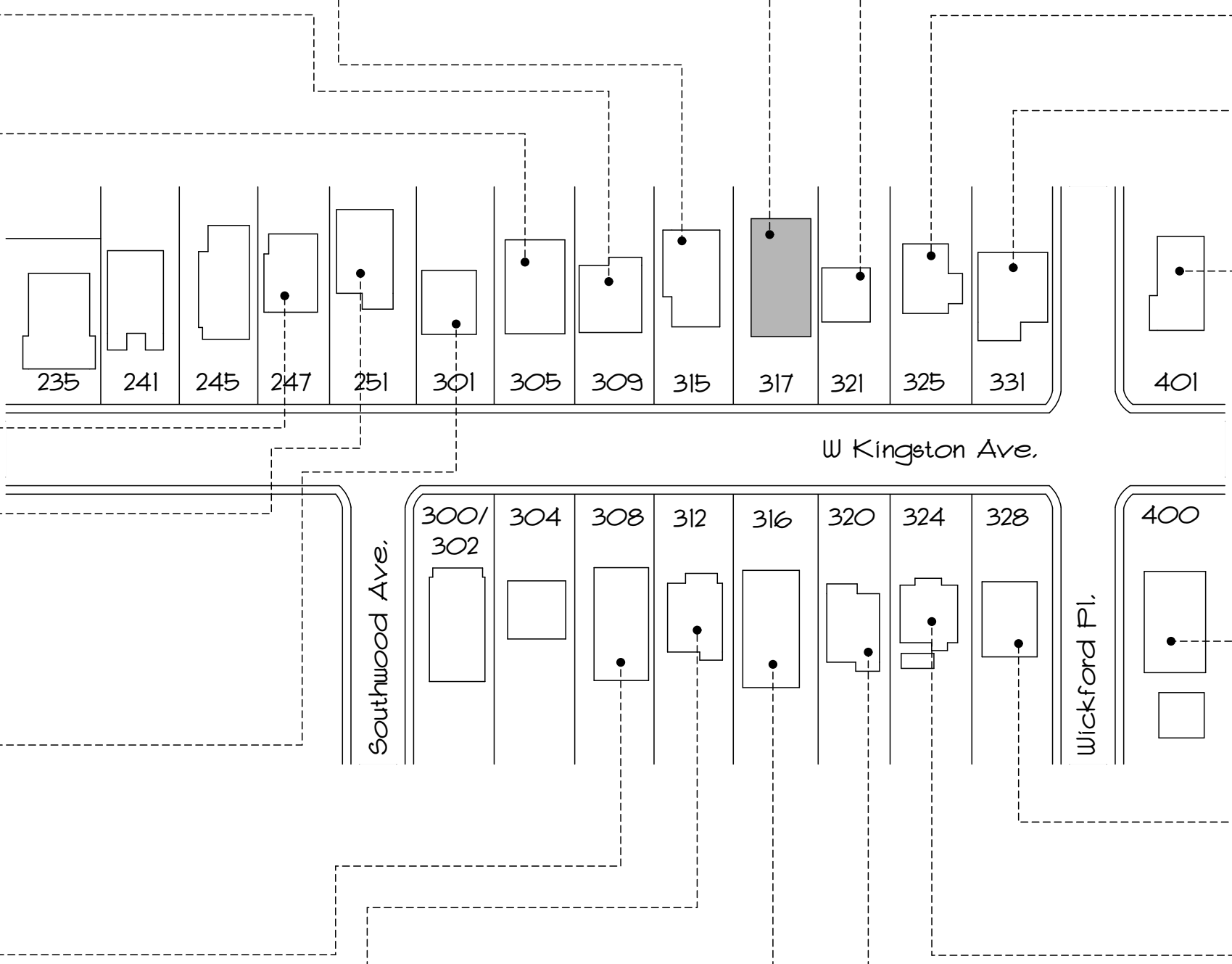
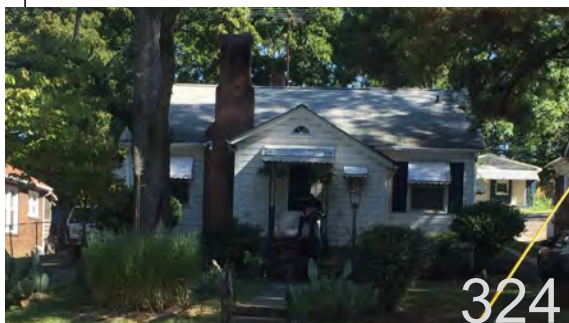
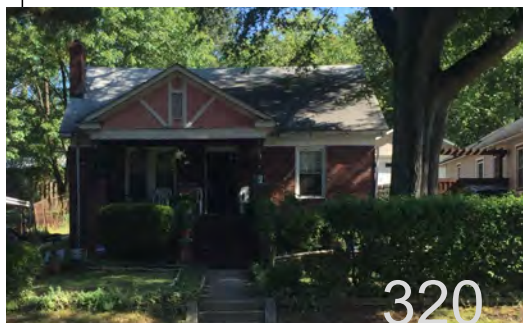
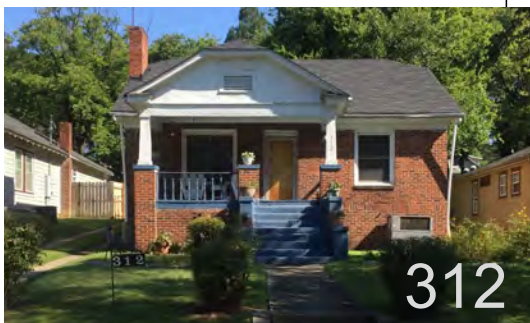
THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 10/3/2016

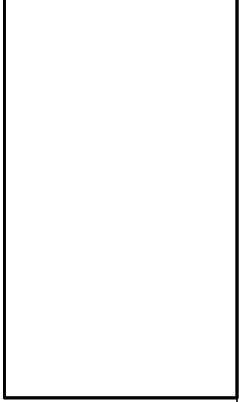
■ Revisions:

■ Drawn By:

■ Sheet: EX1.2
Lewis Residence



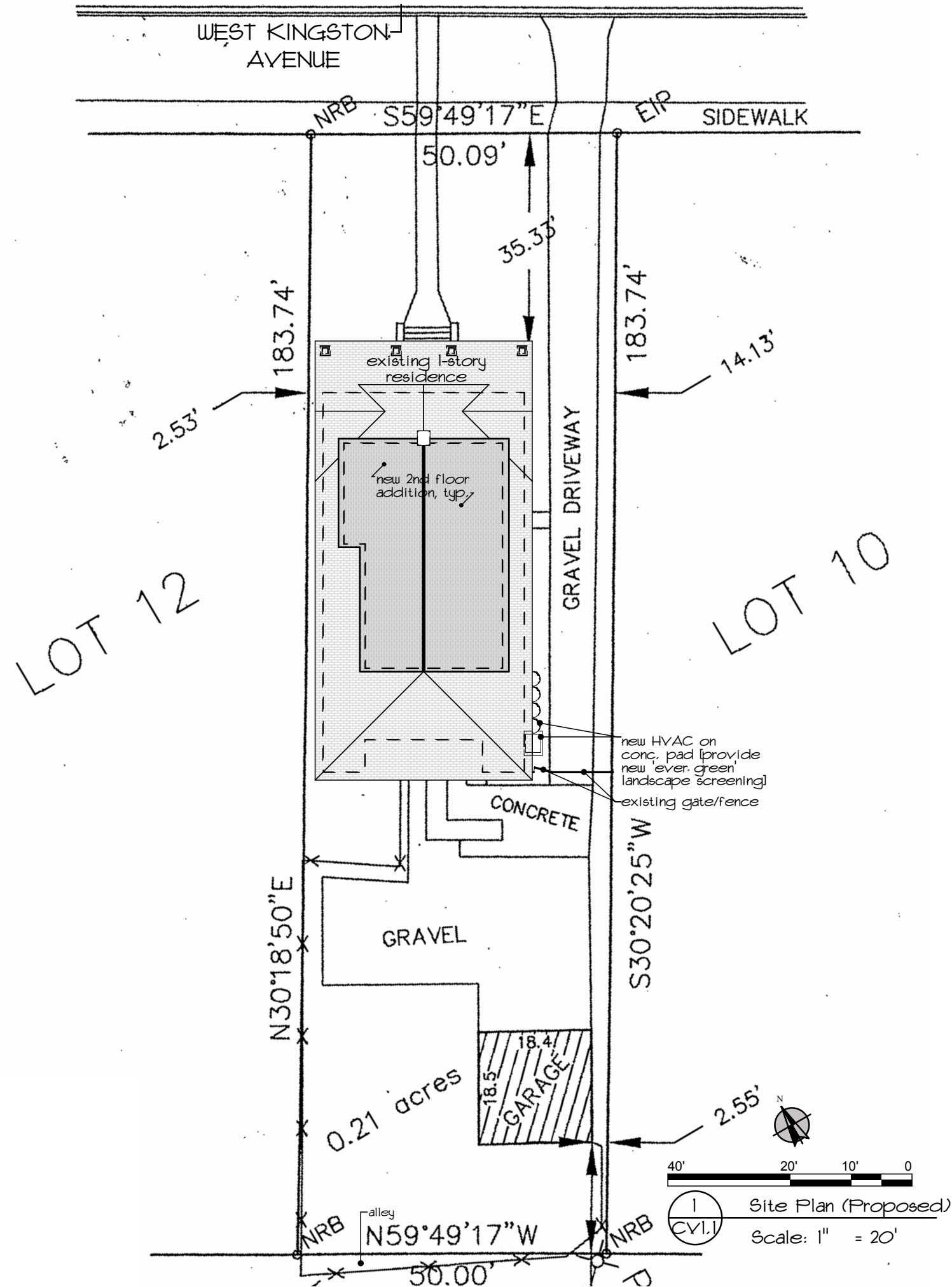
Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203



DonDuffy
Architecture
301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 10/3/2016
■ Revisions:
■ Drawn By:
■ Sheet: EX1.3
Lewis Residence



Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.

ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.

COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 10/3/2016

■ Revisions:

■ Drawn By:

■ Sheet: CVI.1

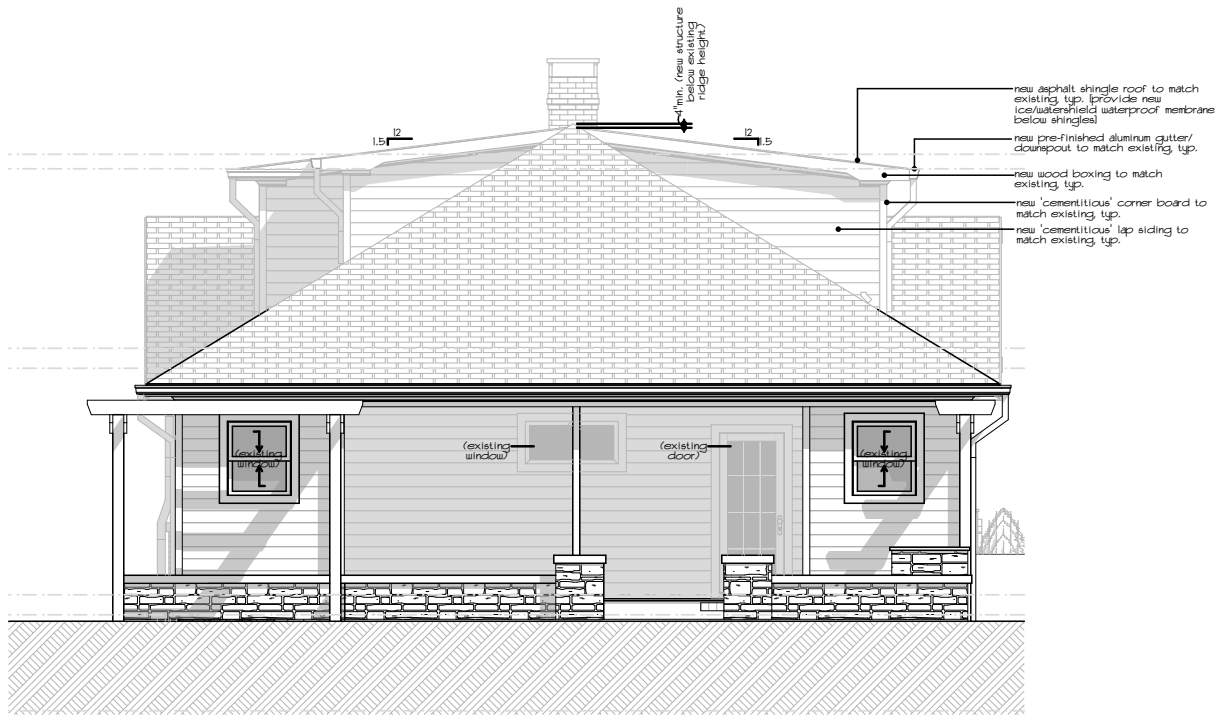
Lewis Residence



4 Rear Elevation (Existing)
A2.1 Scale: 1/8" = 1'-0"



3 Front Elevation (Existing)
A2.1 Scale: 1/8" = 1'-0"



2 Rear Elevation (Proposed)
A2.1 Scale: 1/8" = 1'-0"



1 Front Elevation (Proposed)
A2.1 Scale: 1/8" = 1'-0"

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

Date: 10/5/2016
Revisions:
Drawn By:
Sheet: A2.1
Lewis Residence

new asphalt shingle roof to match existing, typ. (provide new ice/watershield waterproof membrane below shingles)

new ice/watershield roof membrane beneath asphalt shingle (water and ice barrier underlayment), typ.

new pre-finished aluminum gutter/downspout to match existing, typ.

new spray foam insulation equal to Icynene® R-30

new wood boxing to match existing, typ.

new wood bed moulding & fascia to match existing, typ.

new wood 'SDL' D.H. window equal to Jeld-Wen® CWD3756-2 (EGRESS), w/ 3" spread mull. & 2" historical wood sill



3 Partial Section @ Dormer
A2.2 Scale: 3/4" = 1'-0"

2 Left Side Elevation (Existing)
A2.2 Scale: 1/8" = 1'-0"



1 Left Side Elevation (Proposed)
A2.2 Scale: 1/8" = 1'-0"

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture
301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

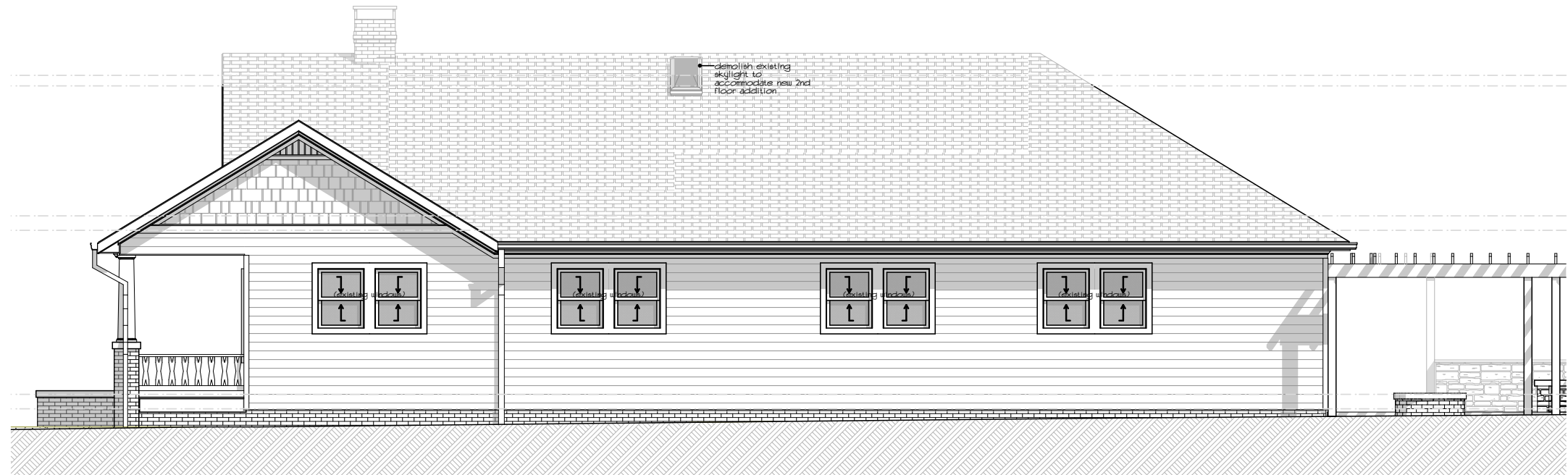
Date: 10/3/2016

Revisions:

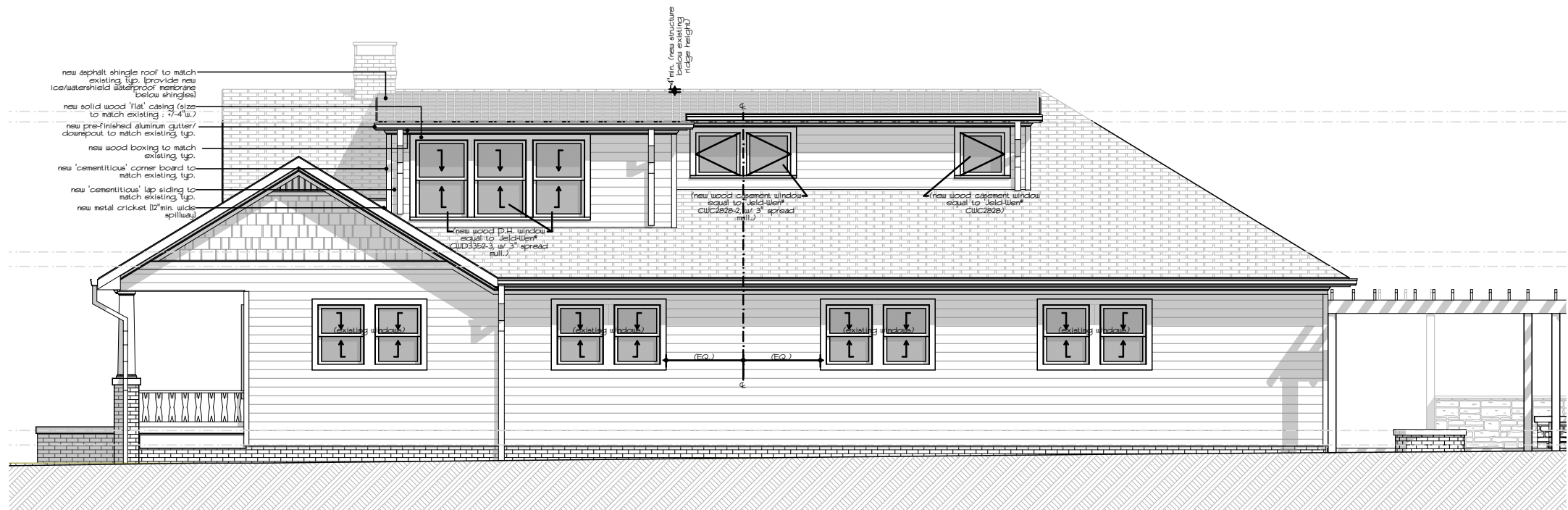
Drawn By:

Sheet: A2.2
Lewis Residence

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203



2 Right Side Elevation (Existing)
A2.3 Scale: 1/8" = 1'-0"



1 Right Side Elevation (Proposed)
A2.3 Scale: 1/8" = 1'-0"

DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

Date: 10/3/2016

Revisions:

Drawn By:

Sheet: A2.3
Lewis Residence



Right Side Perspective



Left Side Perspective



Front Perspective

Lewis Residence
317 W. Kingston Avenue
Charlotte, NC 28203

DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

- ▣ Date: 10/3/2016 •
- ▣ Revisions: •
- ▣ Drawn By: •
- ▣ Sheet: **A2.4** •
Lewis Residence