

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 522 West Kingston Avenue

SUMMARY OF REQUEST: Porch addition

APPLICANT/OWNER: Louis Rogers

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick American small house constructed in 1951. The house has a small porch with a gabled roof and squared columns. Adjacent structures are similar in scale and style with porch additions. Setbacks vary slightly along the street.

Proposal

The project is a new full size front porch with expanded gable roof, new brick foundation and piers, wood handrails and wood columns.

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 2016-301
HISTORIC DISTRICT: Wilmore
ADDITION



"I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 30445, PAGE 923 OR OTHER REFERENCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 22ND DAY OF NOVEMBER, 2016.

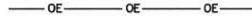

 PROFESSIONAL LAND SURVEYOR

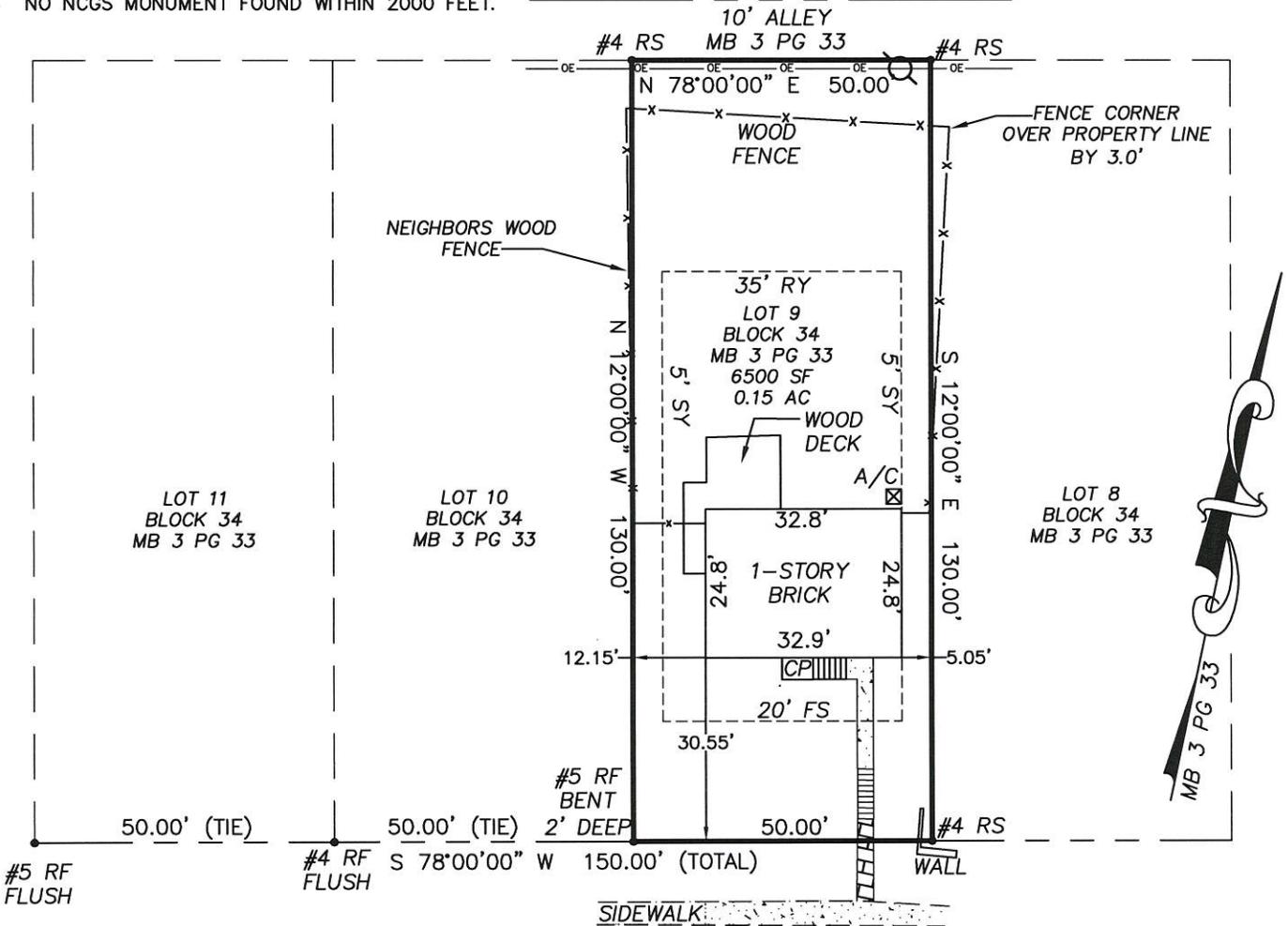


NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

LEGEND

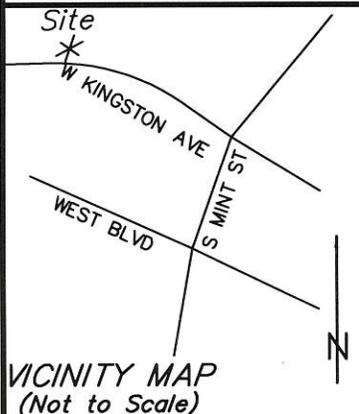
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
CP	COVERED PORCH
	POWER POLE
	OVERHEAD UTILITIES



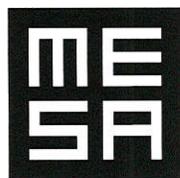
FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710454300L, DATED: SEPTEMBER 02, 2015.

W. KINGSTON AVE
 VARIABLE WIDTH PUBLIC R/W
 per MB 3 PG 33

SCALE: 1" = 30'



PHYSICAL SURVEY
 AT PROPERTY KNOWN AS
 #522 W. KINGSTON AVE
 LOT 9, BLOCK 34 MB 3 PG 33
 PARCEL ID # 119-071-28, MB 3 PG 33, DB 30445 PG 923
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR
 BRYANT & MADISSON ROGERS



METROLINA
 ENGINEERING &
 SURVEYING
 ASSOCIATES

4400-N STUART ANDREW BLVD
 CHARLOTTE, NC 28217
 P (704) 334-1325
 F (704) 334-1330
 NC #C-1170 & SC #C00946

Job No.	522 W KINGSTON
Date	11/23/16
Proj. Mgr.	CLK
Drawn	CLK

522 W. Kingston Ave.

Existing Conditions



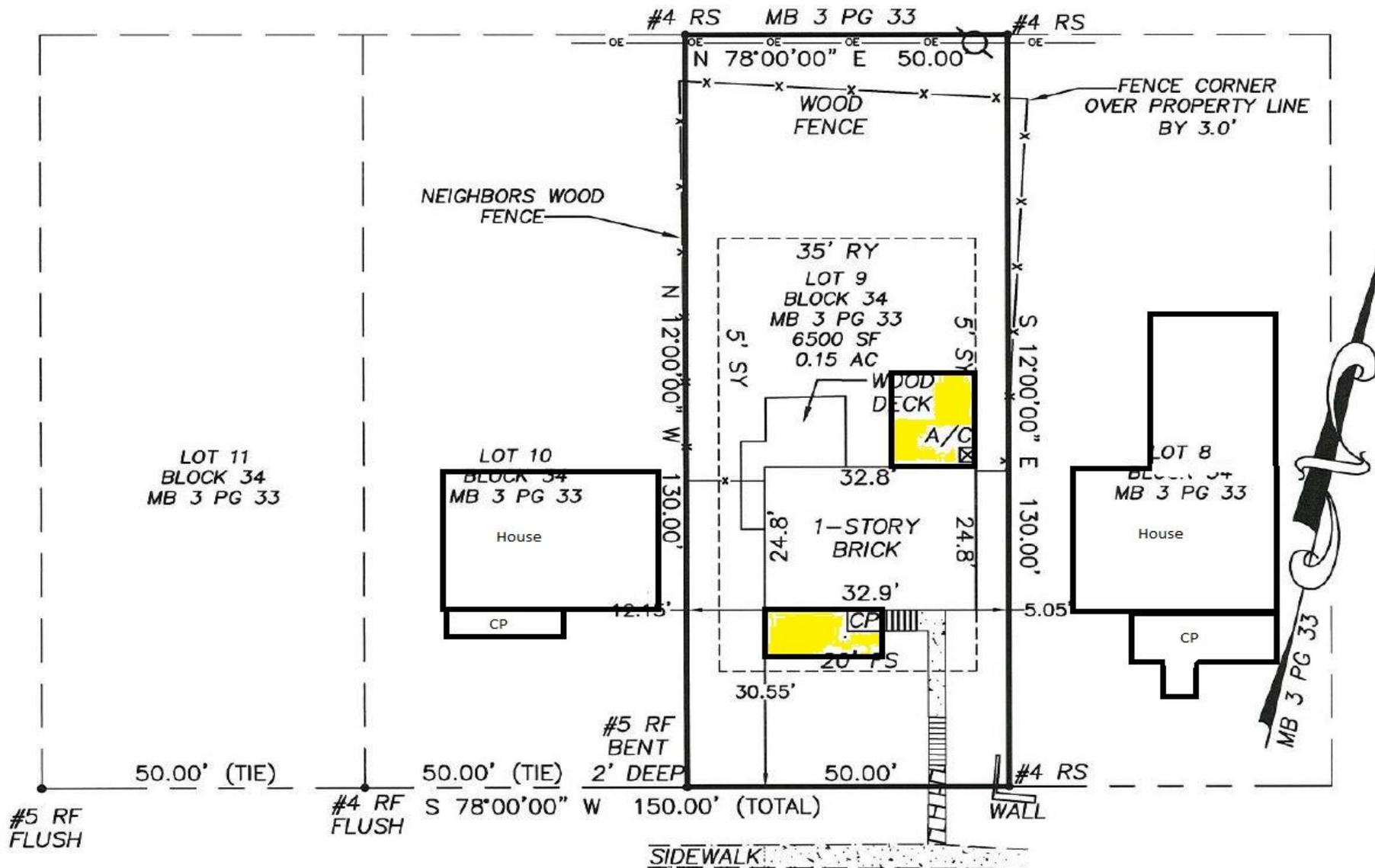
Existing Conditions (cont.)



Context



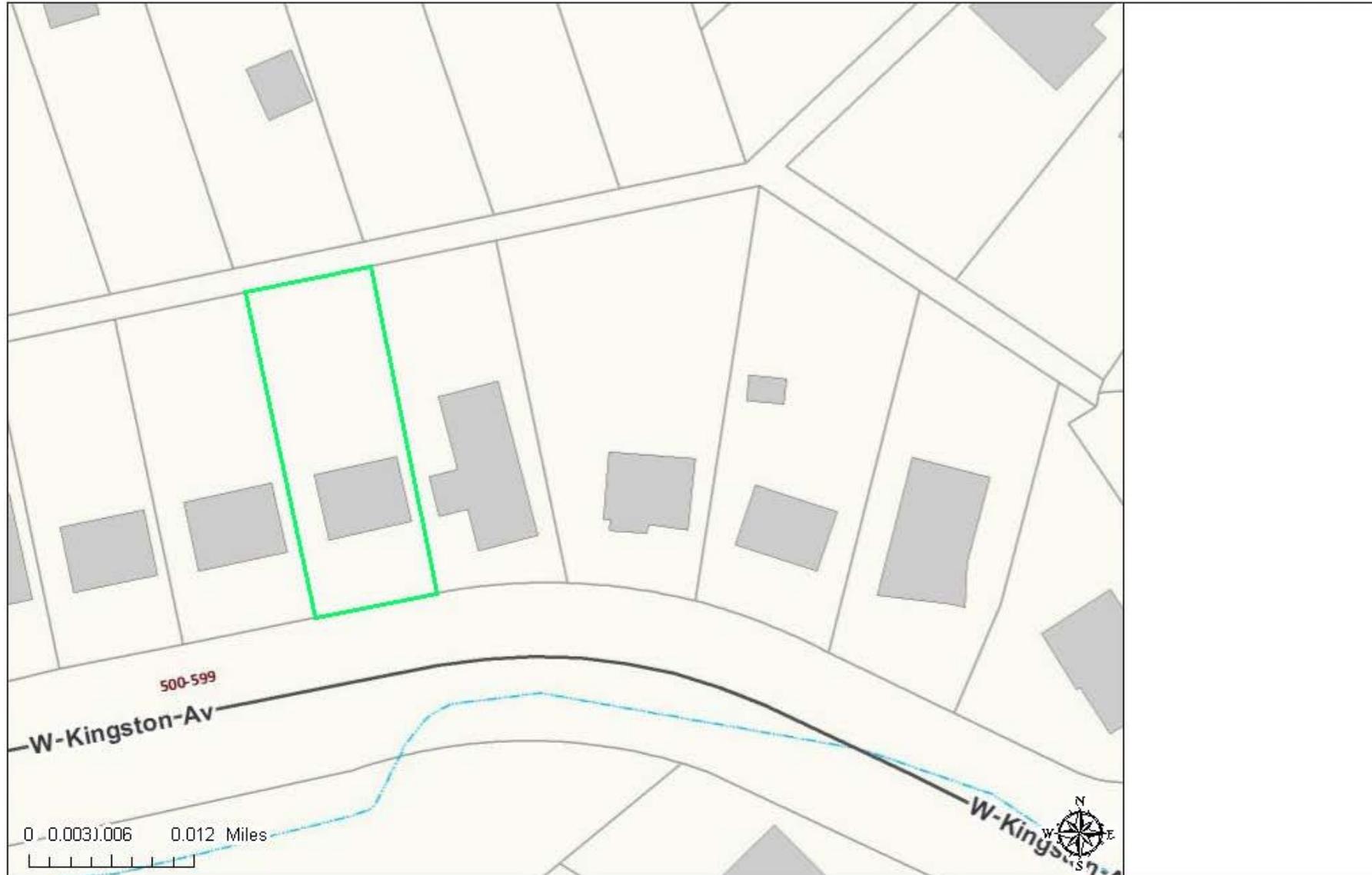
Survey/Site Plan



Polaris 3G Map – Mecklenburg County, North Carolina

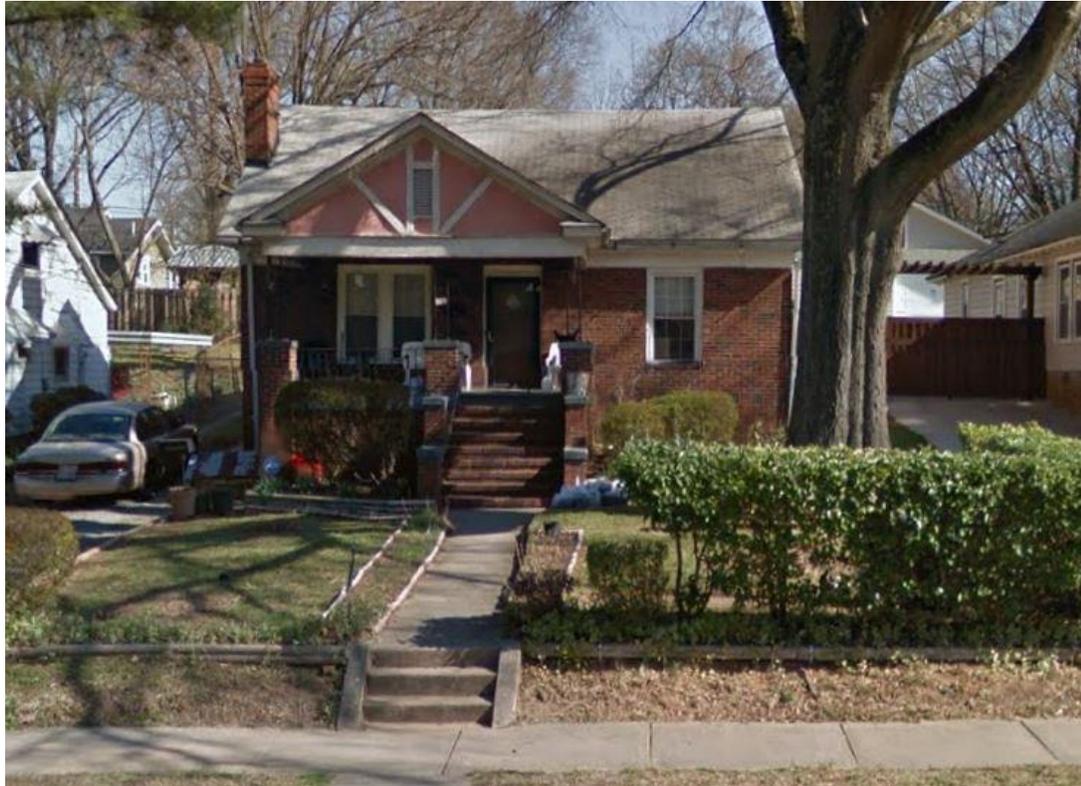
522 W. Kingston Map

Date Printed: 12/5/2016 7:12:43 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

323 W. Kingston Ave.



1700 Merriman Ave.



414 W. Kingston Ave.



1856 Wickford Place



Existing Front Elevation



Proposed Front Elevation



Existing Left Elevation



Proposed Left Elevation



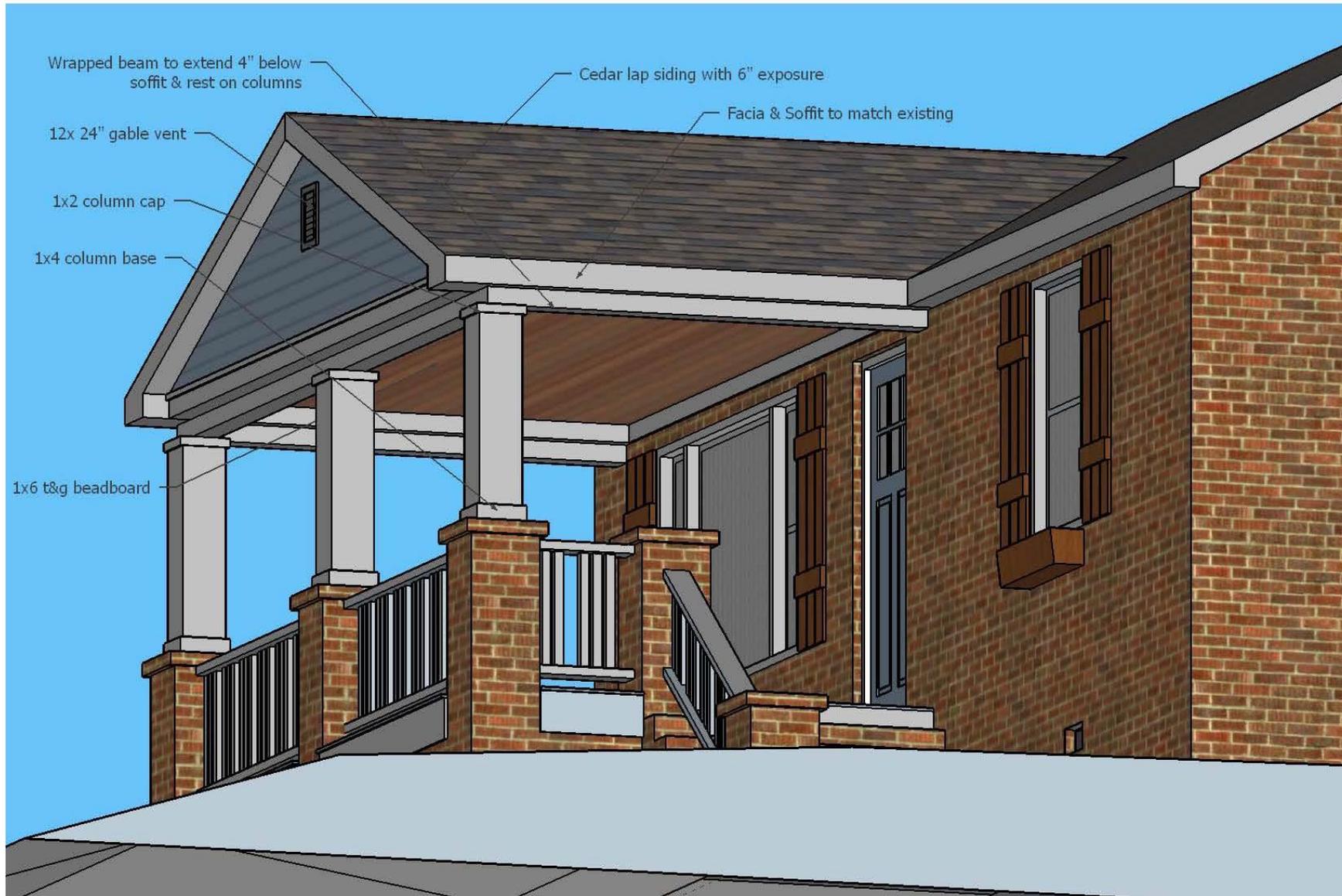
Existing Right Elevation



Proposed Right Elevation



Architectural Details



Architectural Details (cont.)



