

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 247 West Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Patrick Deely, Bradlee Johnson

The project was continued from March for the following: 1) Massing – Further design study of the left side dormer and rear roof (suggested a hip roof) and, 2) Provide final design for front retaining wall.

Details of Proposed Request

Existing Context

The existing structure is a 1.5 story American Small House style constructed in 1937. The house is approximately 6 feet above the sidewalk. Adjacent houses are between and 1 and 2 stories in height. Architectural features include brick exterior, front facing gable, a small partially covered porch, elevated foundation and dormers on the front and side elevation. The existing windows are vinyl.

Proposal

The project is an addition to the upper level, a new front porch, new rear porch and new windows. The upper level expansion does not expand the footprint. The addition increases the ridge height approximately 4'-9". The front porch features squared columns, expanded deck, handrails and brick piers. The small front dormer will be removed. The side elevations include new windows toward the rear and raising the chimney +/-4'. Siding material is wood lap. Proposed height is +/-25'-9" from grade. The site will also require grading to improve water drainage. The applicant is also requesting the improvement of the front retaining wall to include brick with metal fencing similar to the adjacent wall/fence.

Revised Proposal – March 8

1. The porch columns have been simplified by removing the brick piers and removing the boxing.
2. The side gables have been shortened and faced with brick. A window has been added.
3. The brick stair wall has been replaced with a wood hand rail.
4. The side shed dormer has an additional window.
5. The roof slope on the shed style addition has been increased to a 12:3 pitch.

Revised Proposal – April 12

1. The left side dormer has been revised.
2. The rear roof forms have been revised to a hip style on the first and second level.
3. The retaining wall designs have been revised.

Policy & Design Guidelines for 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 guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission Case 2017-00012
HISTORIC DISTRICT: Wilmore
ADDITION



EXISTING CONDITIONS



FRONT ELEVATION



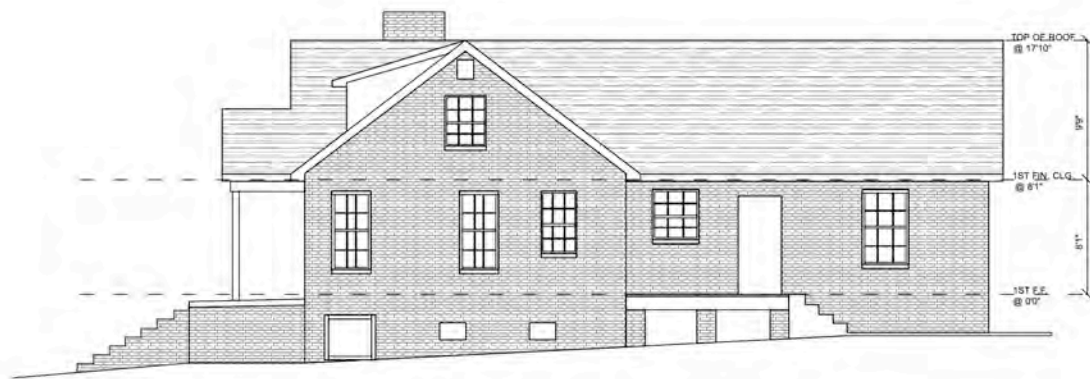
RIGHT ELEVATION



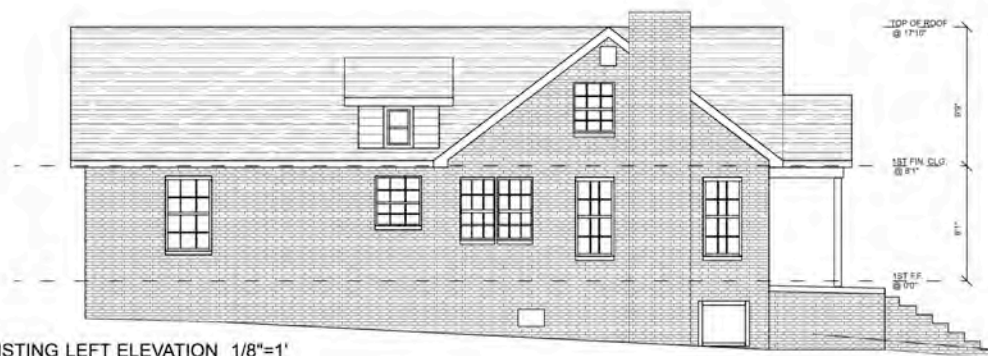
REAR ELEVATION



LEFT ELEVATION



EXISTING RIGHT ELEVATION 1/8"=1'



EXISTING LEFT ELEVATION 1/8"=1'



EXISTING NORTH ELEVATION 3/16"=1'



EXISTING REAR ELEVATION 3/16"=1'



237 W. KINGSTON



241 W. KINGSTON



245 W. KINGSTON



251 W. KINGSTON



STREET SCAPE



CONTEXT/ ADJACENT STRUCTURES



301 W. KINGSTON



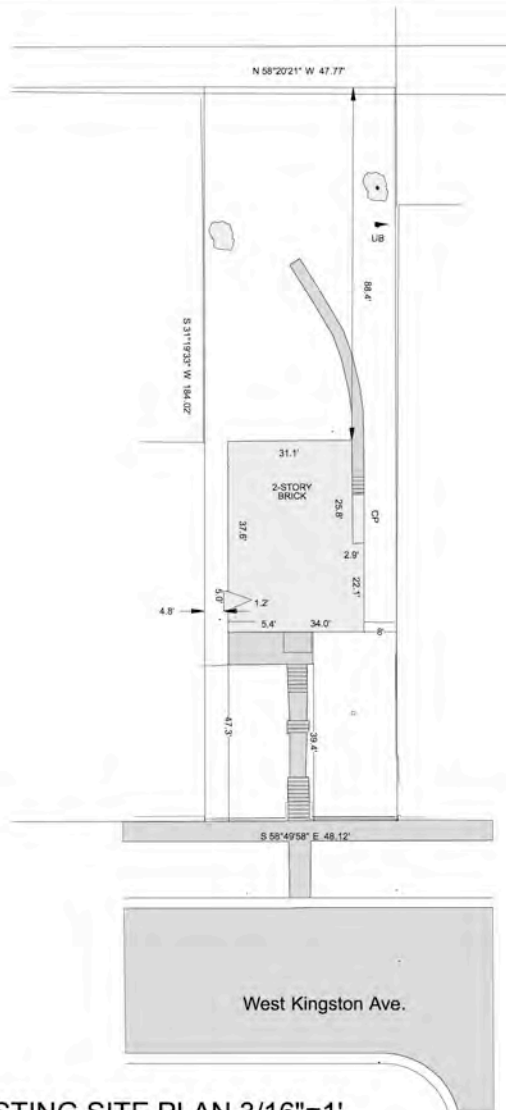
308 W. KINGSTON



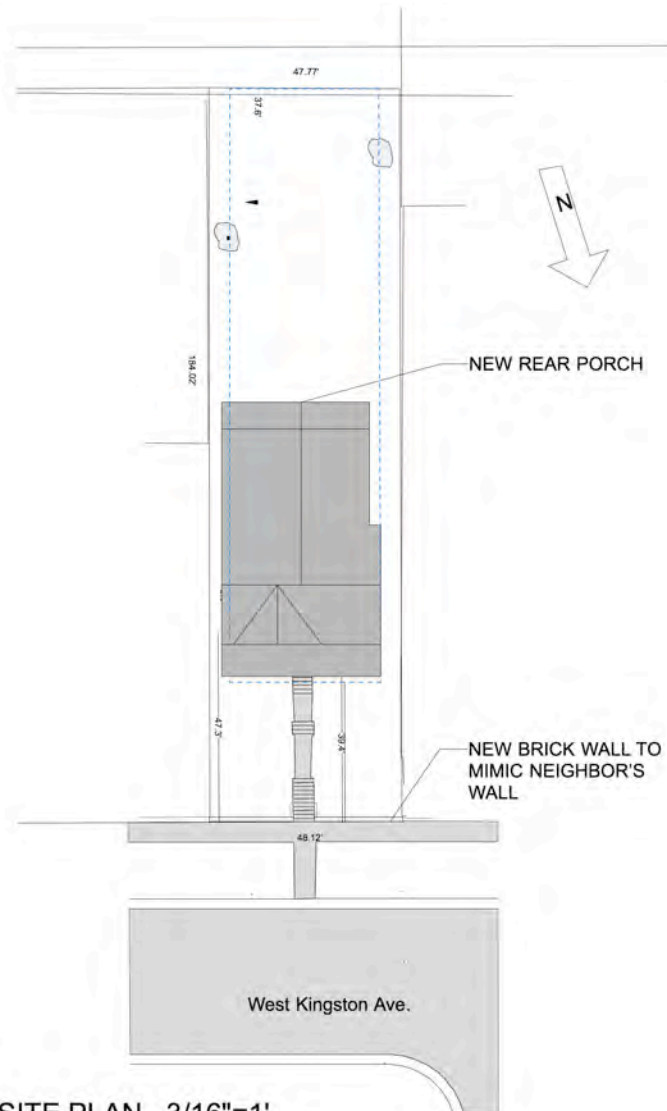
309 W. KINGSTON



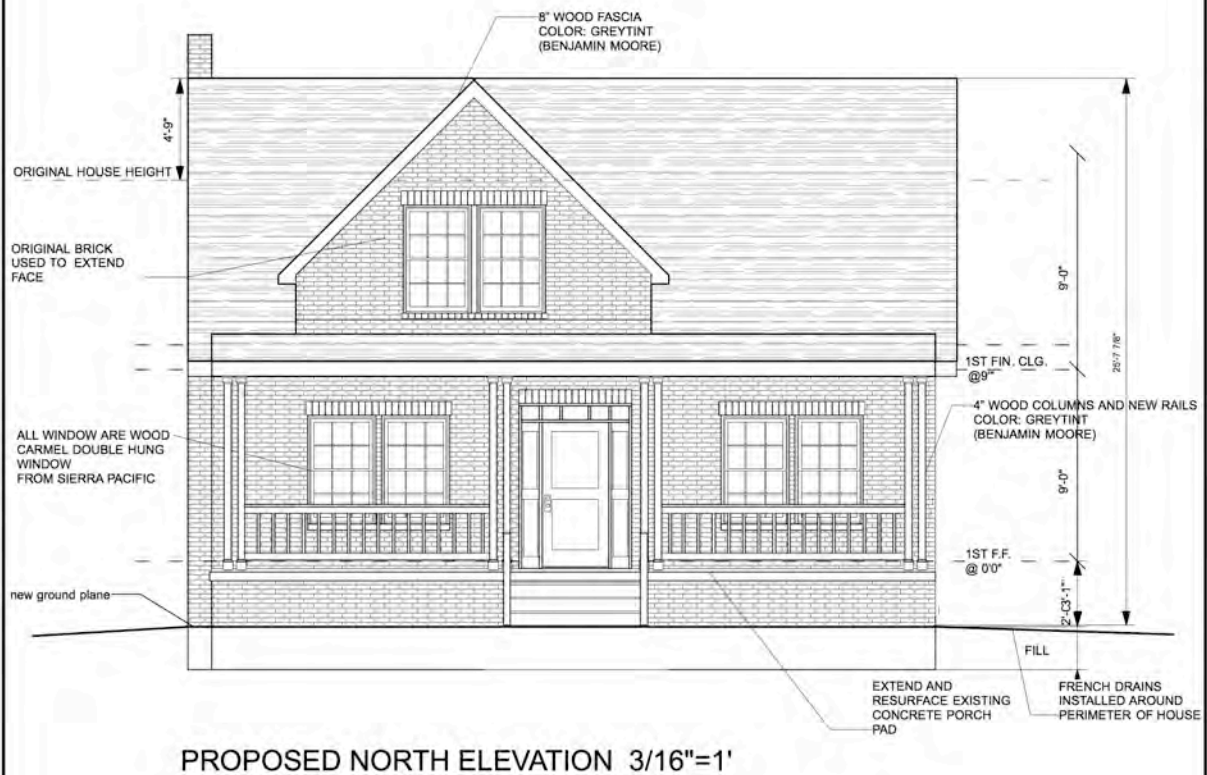
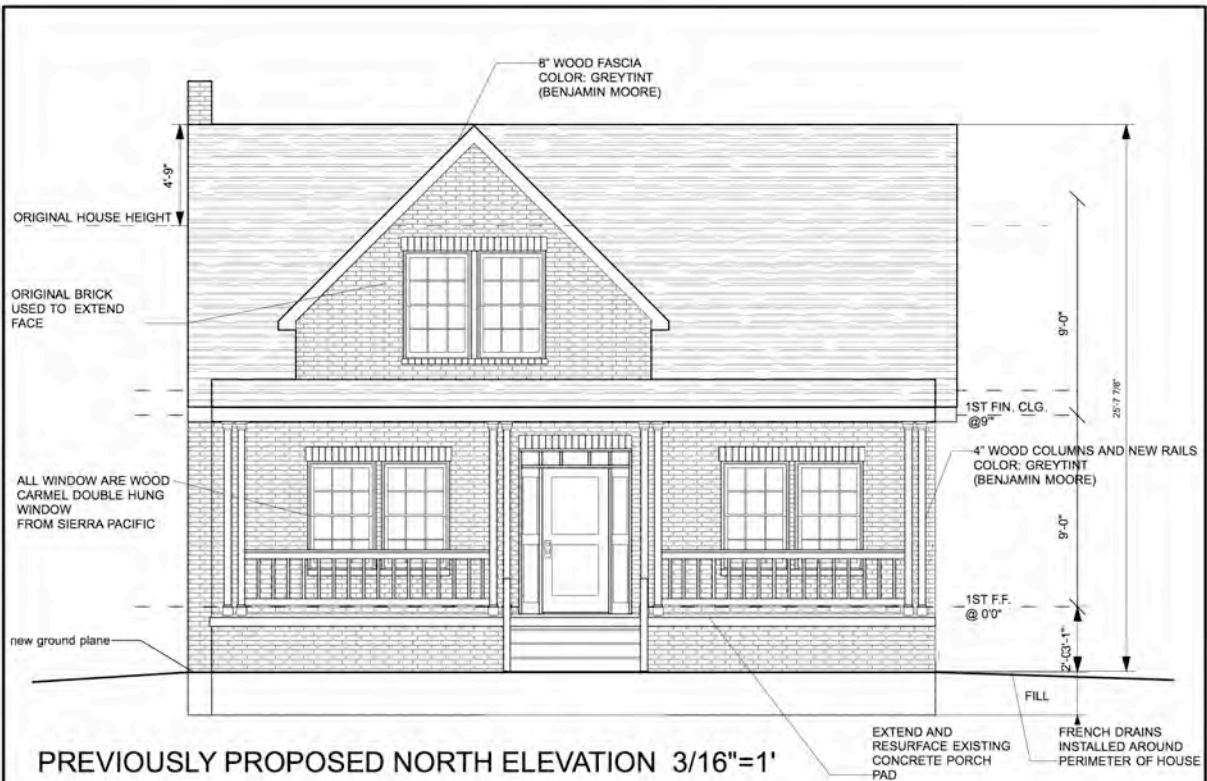
305 W. KINGSTON



EXISTING SITE PLAN 3/16"=1'



PROPOSED SITE PLAN 3/16"=1'





PREVIOUSLY PROPOSED LEFT ELEVATION 1/8"=1'



PROPOSED LEFT ELEVATION 1/8"=1'



PREVIOUSLY PROPOSED REAR ELEVATION

3/16"=1'



PROPOSED REAR ELEVATION

3/16"=1'

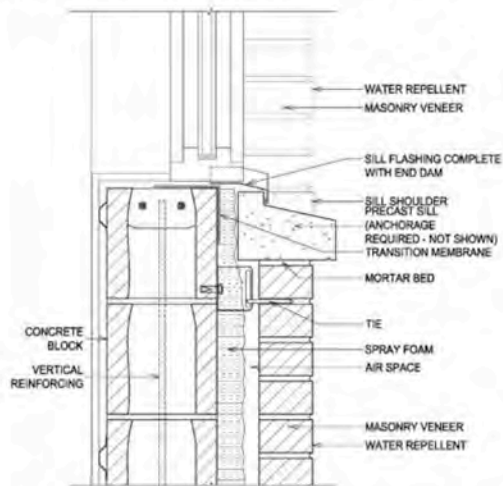


PREVIOUSLY PROPOSED RIGHT ELEVATION 1/8"=1'

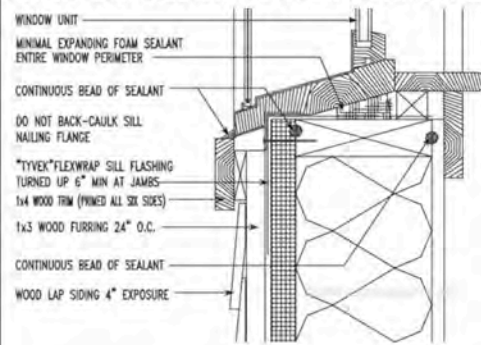


PROPOSED RIGHT ELEVATION 1/8"=1'

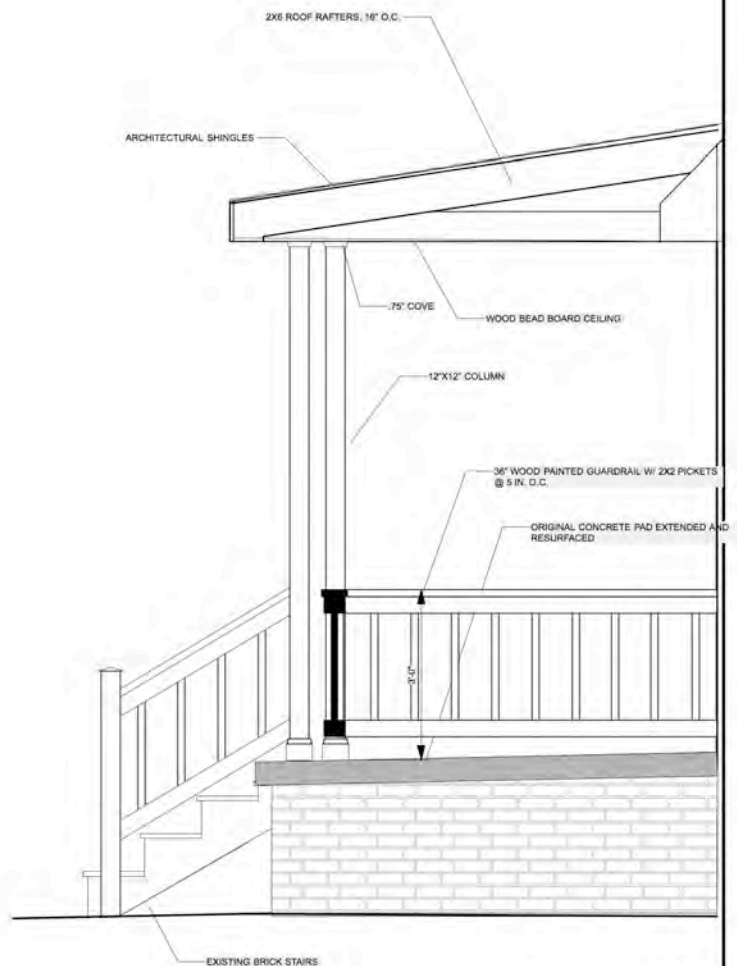
BRICK WINDOW SECTION/ DETAIL



WINDOW SECTION/ DETAIL 2ND FLOOR



FRONT PORCH SECTION/ DETAIL



PROPOSED RETAINING WALL ELEVATION

245 WEST KINGSTON

251 WEST KINGSTON

