

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 716 West Kingston Avenue

SUMMARY OF REQUEST: Rear addition

APPLICANT: Jennifer Benson

Details of Proposed Request

Existing Context

The existing structure is a one story American Small House constructed in 1950. The lot is +/- 178' in depth. Exterior features include a front gable roof on the left side and a covered porch on the right side. Adjacent houses are primarily one story in height.

Proposal

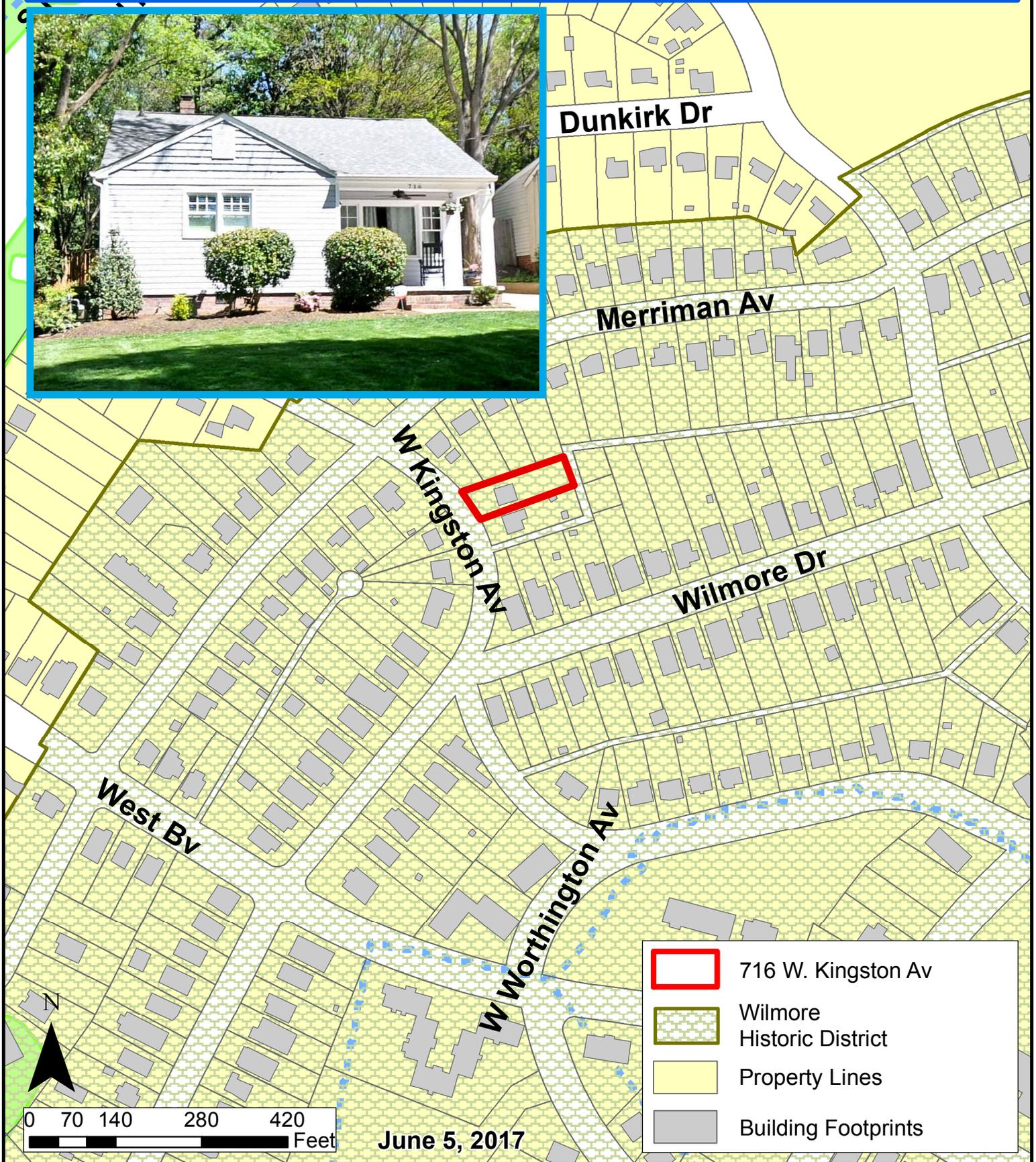
The project is a second floor rear addition on top of an existing one story space. The new addition is +/- 6'6" above the existing ridge line. New siding, trim and windows will match the house. The front and rear gable ends are clipped. Window design and proportions will match existing.

Policy & Design Guidelines for Additions, page 7.2 (New Guidelines)

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

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 2017-334
HISTORIC DISTRICT: WILMORE
ADDITION



-  716 W. Kingston Av
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

June 5, 2017



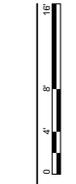
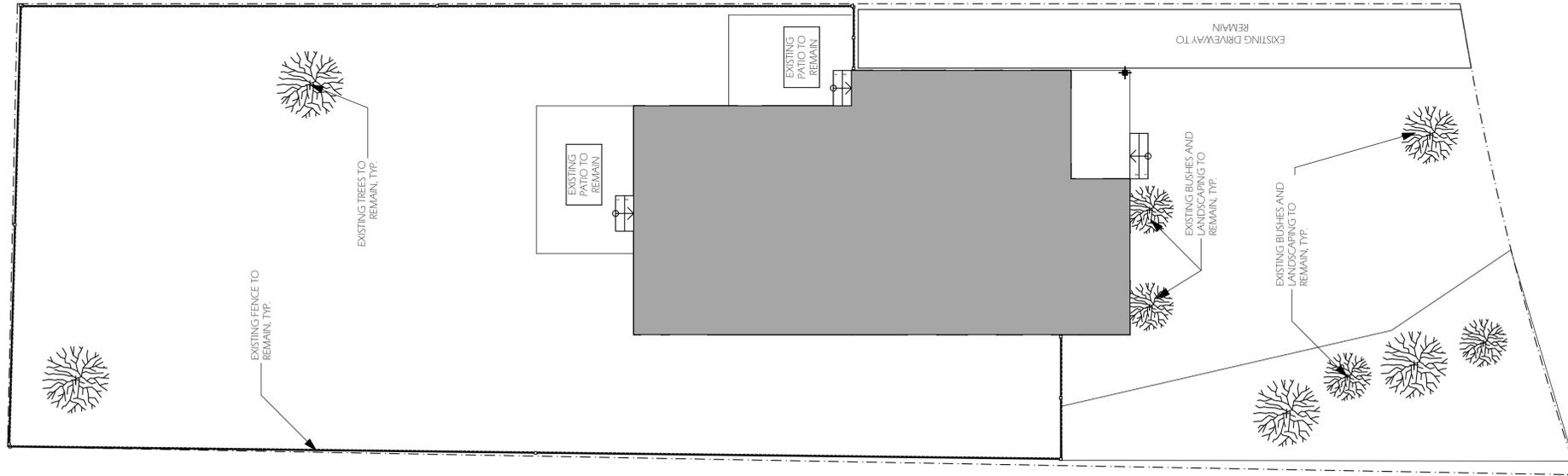
716



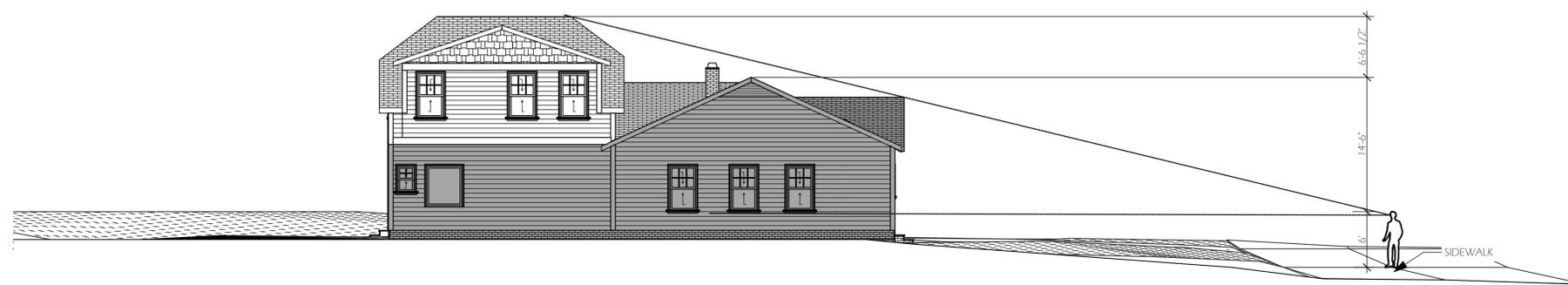
KLINS RESIDENCE



KLINS RESIDENCE



1 SITE PLAN
 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION SECTION
 SCALE: 1/8" = 1'-0"

0 4 8 16'

KLINS RESIDENCE
 716 WEST KINGSTON AVE.
 CHARLOTTE, NC 28205

0	Date:	Revision:

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SCALE:	PROJECT NO: 17.310

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JENNIFER BENSON

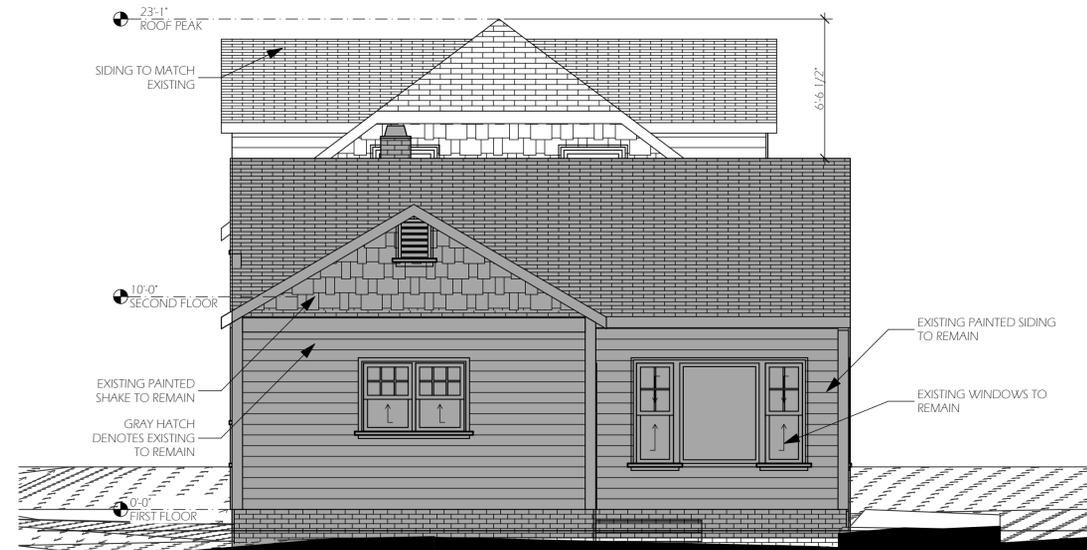
SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A-101



2 FRONT ELEVATION EXISTING
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION OPT. 1
 SCALE: 1/4" = 1'-0"

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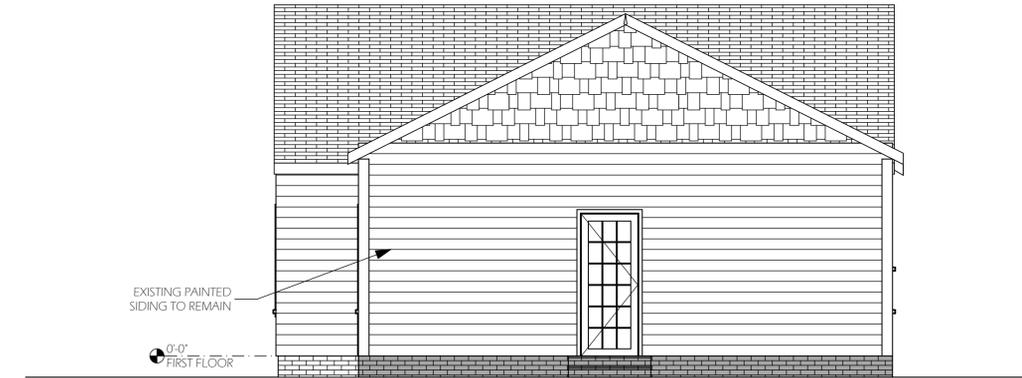
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SHEET TITLE:
FRONT ELEVATIONS

SHEET NUMBER:

A-201

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 CHARLOTTE, NC 28205



2 REAR ELEVATION EXISTING
 SCALE: 1/4" = 1'-0"



1 REAR ELEVATION OPT. 1
 SCALE: 1/4" = 1'-0"

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SHEET TITLE:
REAR ELEVATION

SHEET NUMBER:

A-202



2 RIGHT ELEVATION EXISTING
 SCALE: 1/4" = 1'-0"
 0 2 4 8



1 RIGHT ELEVATION OPT. 1
 SCALE: 1/4" = 1'-0"
 0 2 4 8

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 716 WEST KINGSTON AVE.
 CHARLOTTE, NC 28205

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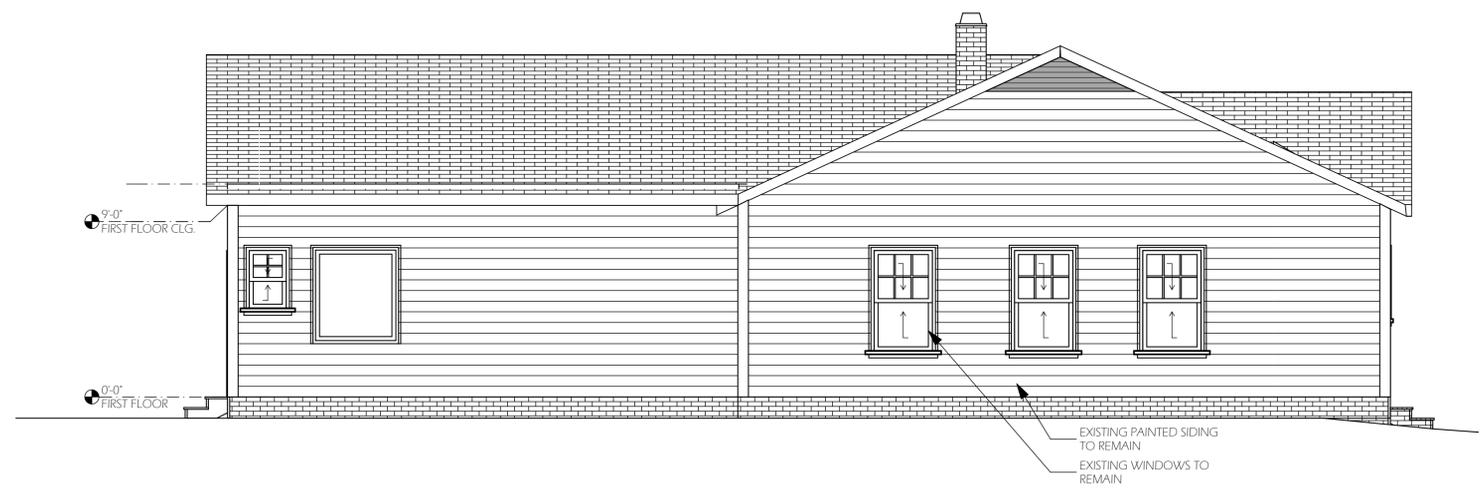
DATE: 6/7/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 17.310

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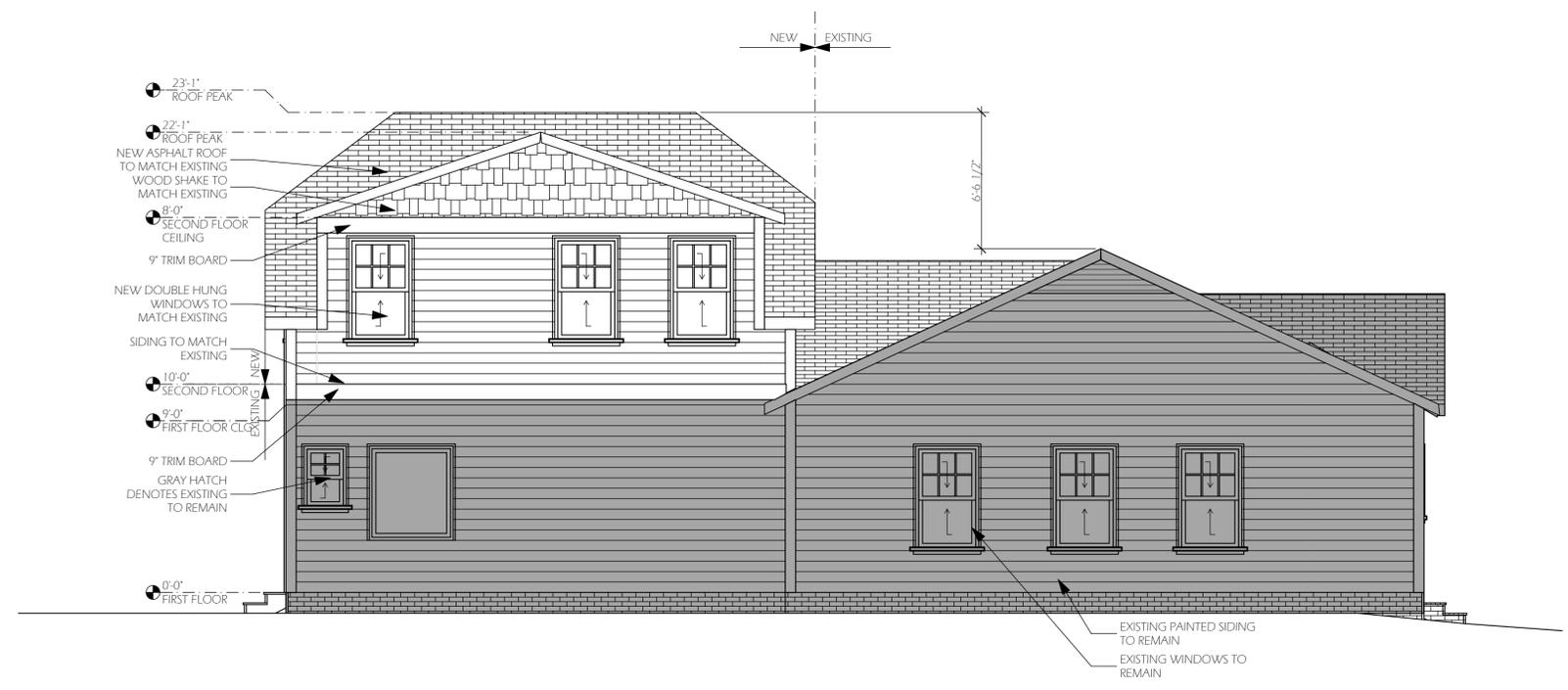
SHEET TITLE:
RIGHT ELEVATION

SHEET NUMBER:

A-203



2 LEFT ELEVATION EXISTING
 SCALE: 1/4" = 1'-0"
 0 2 4 8



1 LEFT ELEVATION OPT. 1
 SCALE: 1/4" = 1'-0"
 0 2 4 8

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 CHARLOTTE, NC 28205

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SHEET TITLE:
LEFT ELEVATION

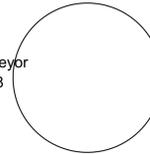
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A-204

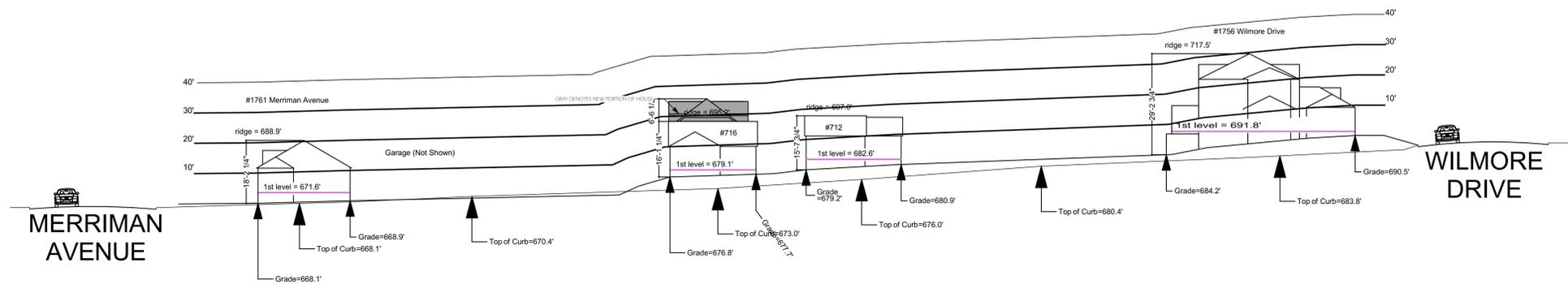
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2017.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED June 5, 2017

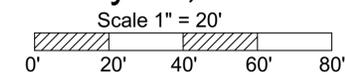


WEST KINGSTON AVENUE

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

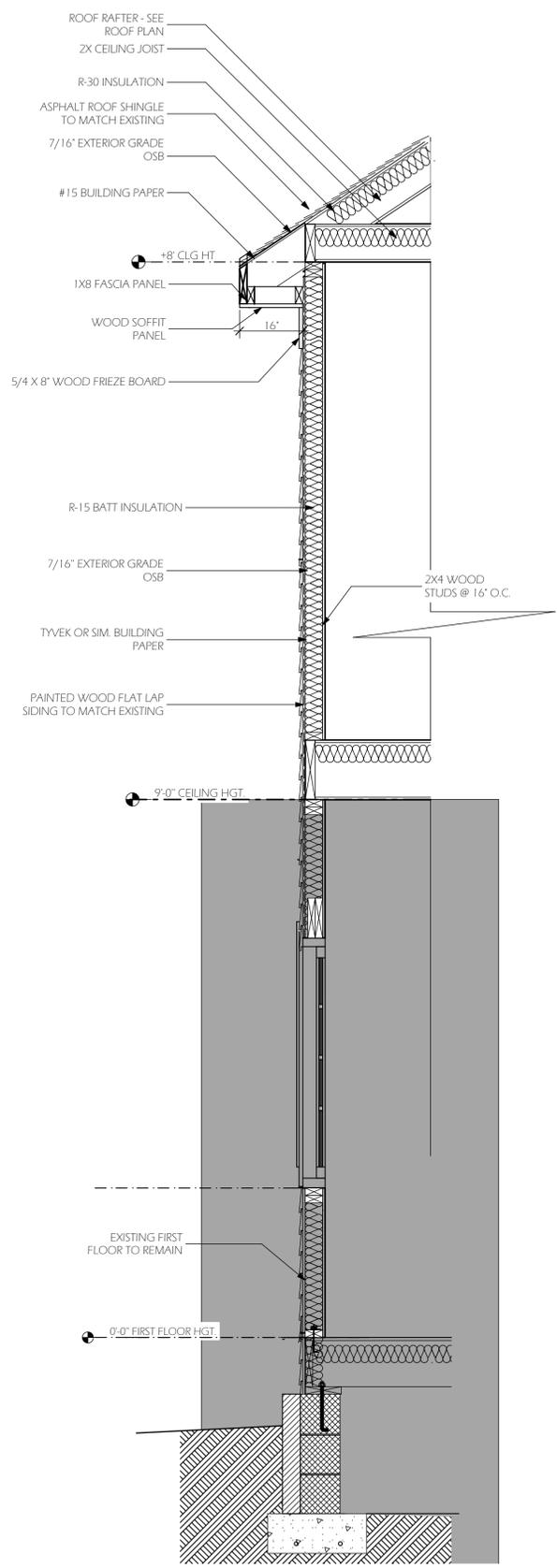
Copyright 2017
Building Heights Sketch of
700 BLOCK of WEST KINGSTON AVENUE
FACING EAST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department

May 24, 2017

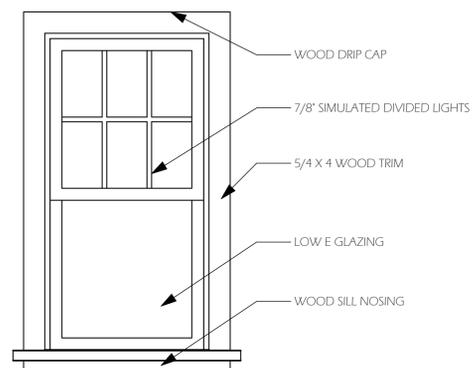


General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



1 TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"



NOTE: TWIN UNITS HAVE 5 1/2" MULLION

2 TYPICAL WINDOW DETAIL
 SCALE: 3/4" = 1'-0"

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 CHARLOTTE, NC 28205

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SCALE:	PROJECT NO: 17.310

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SHEET TITLE:
DETAILS

SHEET NUMBER:

A-301

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 CHARLOTTE, NC 28205

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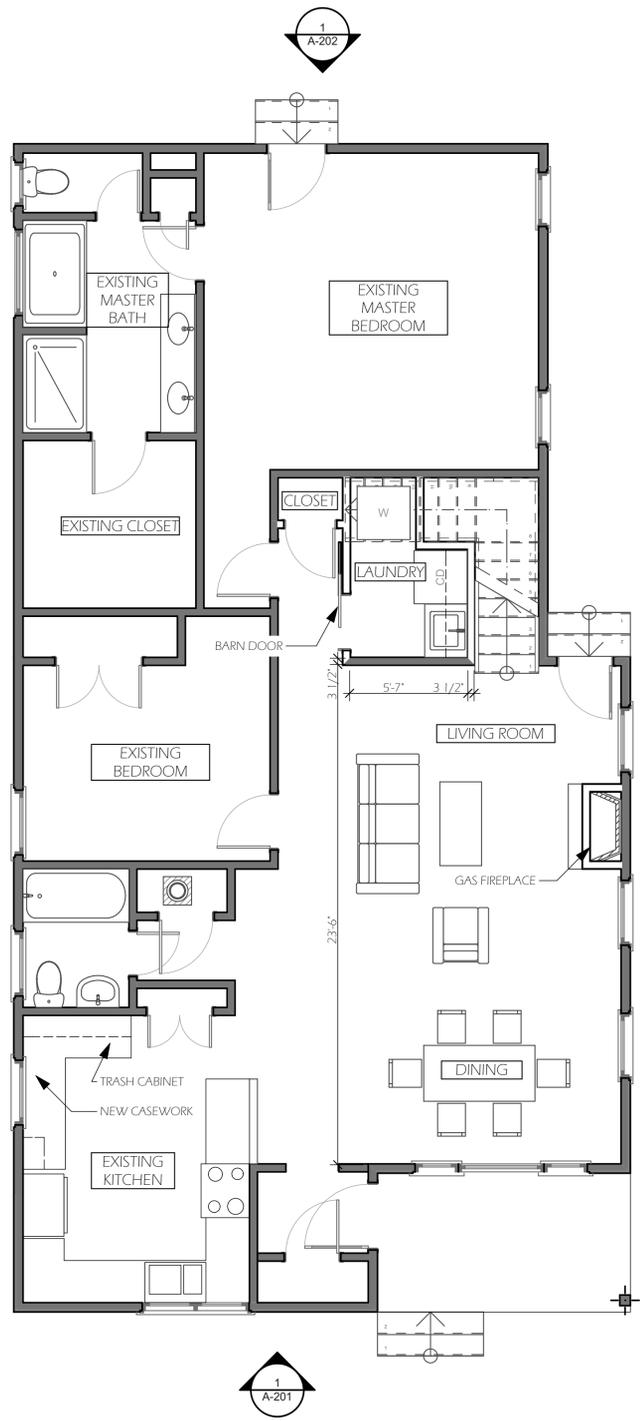
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6/7/2017	JAB
SCALE:	PROJECT NO:
	17.310

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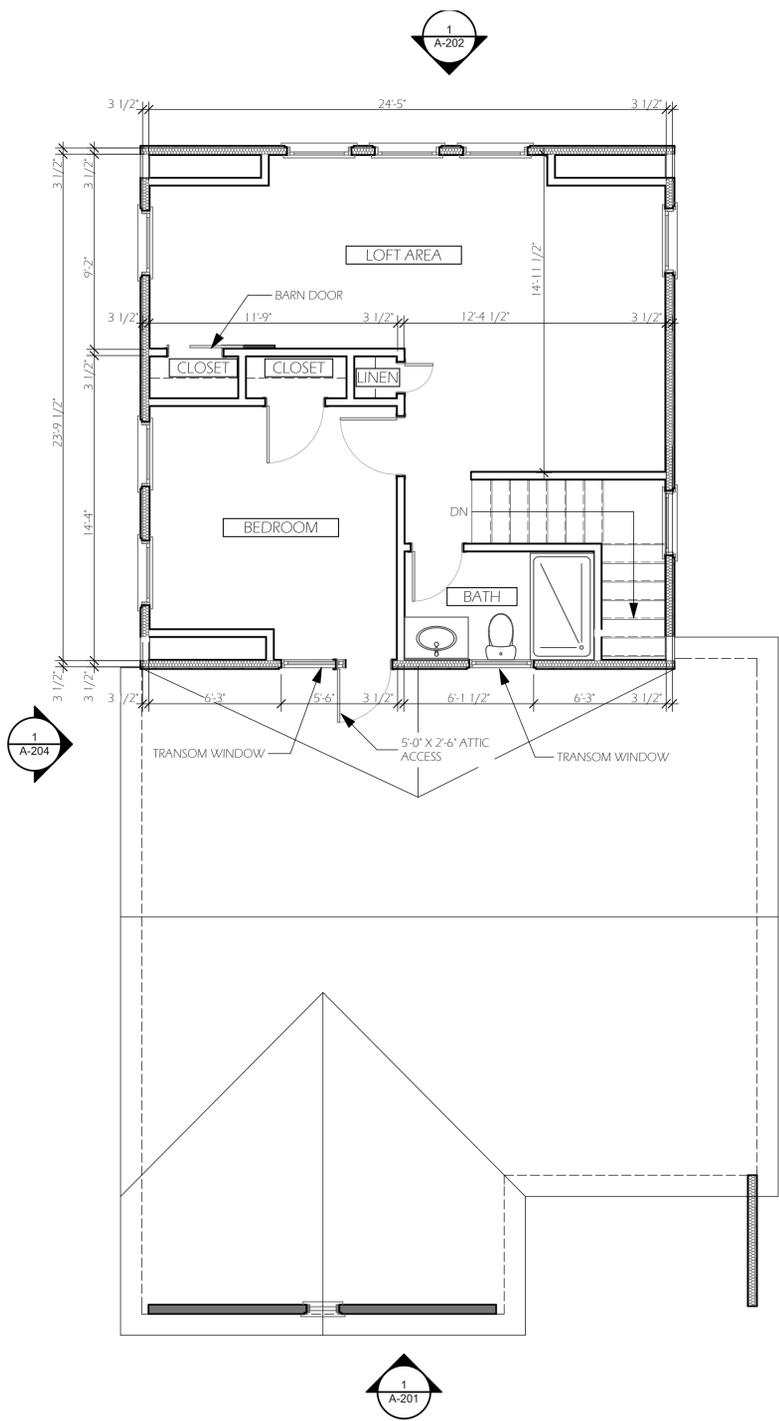
SHEET TITLE:
 FLOOR PLANS

SHEET NUMBER:

A-102



1 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



2 2nd FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'