LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 516 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Don Duffy, applicant

Details of Proposed Request

Existing Context
The house is a 1.5 story Bungalow constructed in 1915 and listed as a contributing structure in the Dilworth National Register of Historic Places. The front dormer is recessed with a small sitting area and handrails.

Project
The project is the addition of eave brackets, wood siding and trim, copper caps on the balcony railing and a dormer roof extension. New hand rails on the front porch will match existing and other repair work on the porch is noted on plans.

Design Guidelines-Trim, page 4.11
1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles.
   Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

Design Guidelines – Additions, page 7.2
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 façade, 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 and trim.
Harris Residence
(Charlotte, NC)

301 Providence Road
Don Duffy Architecture
Charlotte, North Carolina 28207

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Harris Residence
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PRELIMINARY
NOT FOR CONSTRUCTION

516 E. Kingston Ave

LEFT SIDE VIEW

FRONT ELEVATION

RIGHT SIDE VIEW

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