
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 518 West Kingston Avenue

SUMMARY OF REQUEST: Front porch addition/replacement

APPLICANT/OWNER: April Wheeler

Details of Proposed Request

Existing Conditions

The existing structure is a one story American Small House constructed in 1950. The existing front porch has 4x4 posts supporting a gable roof, lattice screening, wood handrails and wood stairs.

Project

The project is the replacement of the front porch to include 8" squared columns, new handrails, brick foundation, widened porch stairs, wood trim and siding. Boxing will match existing.

Design Guidelines - Porches, page 4.8

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.

Design Guidelines – Additions, page 7.2

7. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
8. Limit the size of the addition so that it does not visually overpower the existing building.
9. 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.
10. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
11. 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.

12. 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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for porch additions.

Charlotte Historic District Commission Case 2018-014
HISTORIC DISTRICT: WILMORE
ADDITION



-  518 W Kingston Av
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

1/25/2018



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-301

DATE: January 3, 2017

ADDRESS OF PROPERTY: 522 West Kingston Avenue

TAX PARCEL NUMBER: 11907128

HISTORIC DISTRICT: Wilmore

OWNER(S): Bryant Rogers

DETAILS OF APPROVED PROJECT: The project is the extension of the existing front porch pad and the addition of new wood handrails and porch columns. The porch columns are 8" x 8" with 12" x 2" column caps. The porch deck will be 8' in depth and 18' in length with 3-1/4" T&G wood decking perpendicular to the wall. The foundation will be brick. The new porch height from grade to ridge is +/- 16'-1". Front gable material is wood lap siding. The mature canopy tree will remain as indicated on the site plan.

The project was approved by the HDC December 14, 2016.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

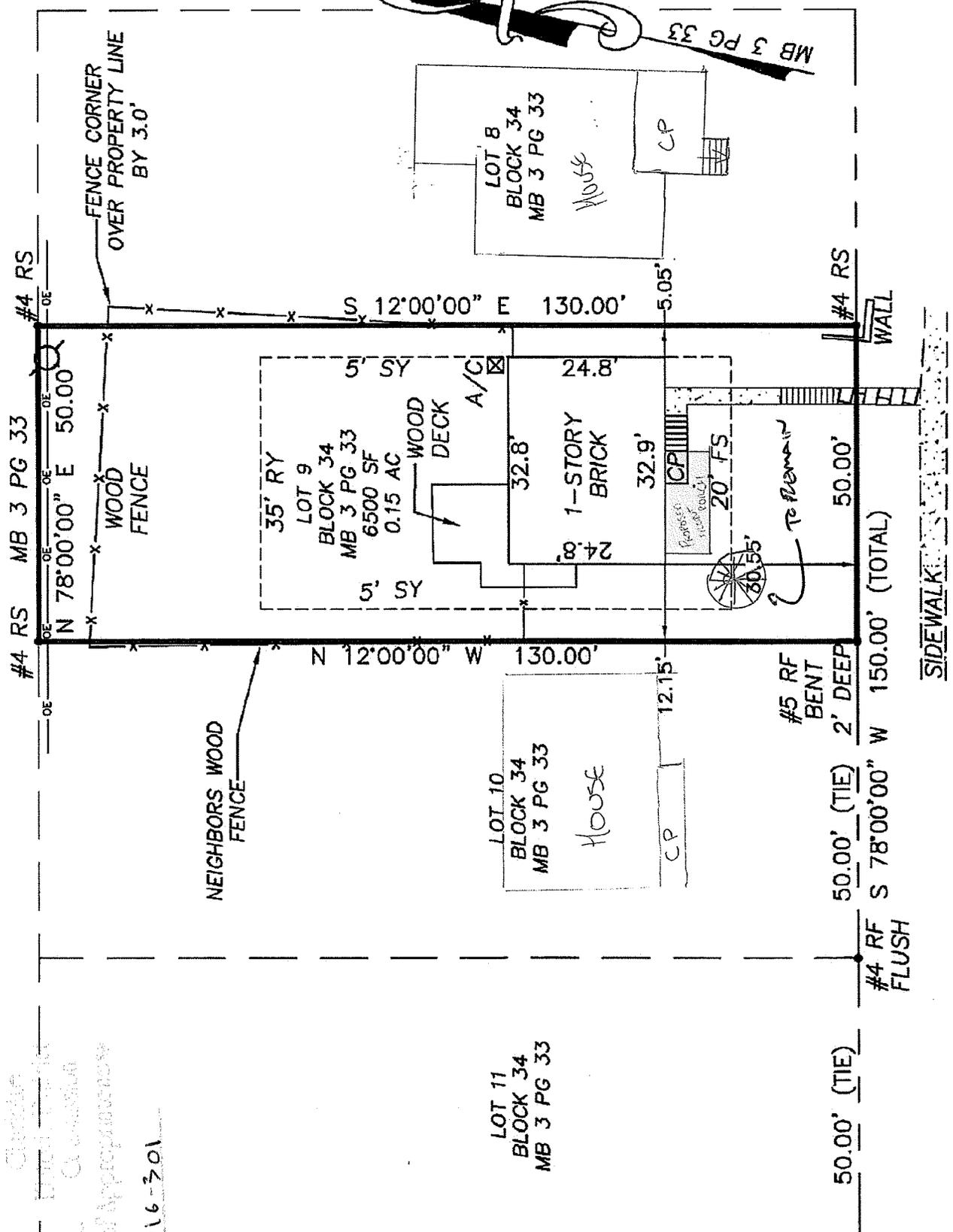
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

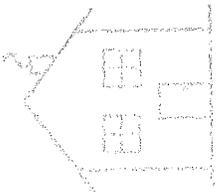
Jim Haden, Chairman

Staff



2016-301



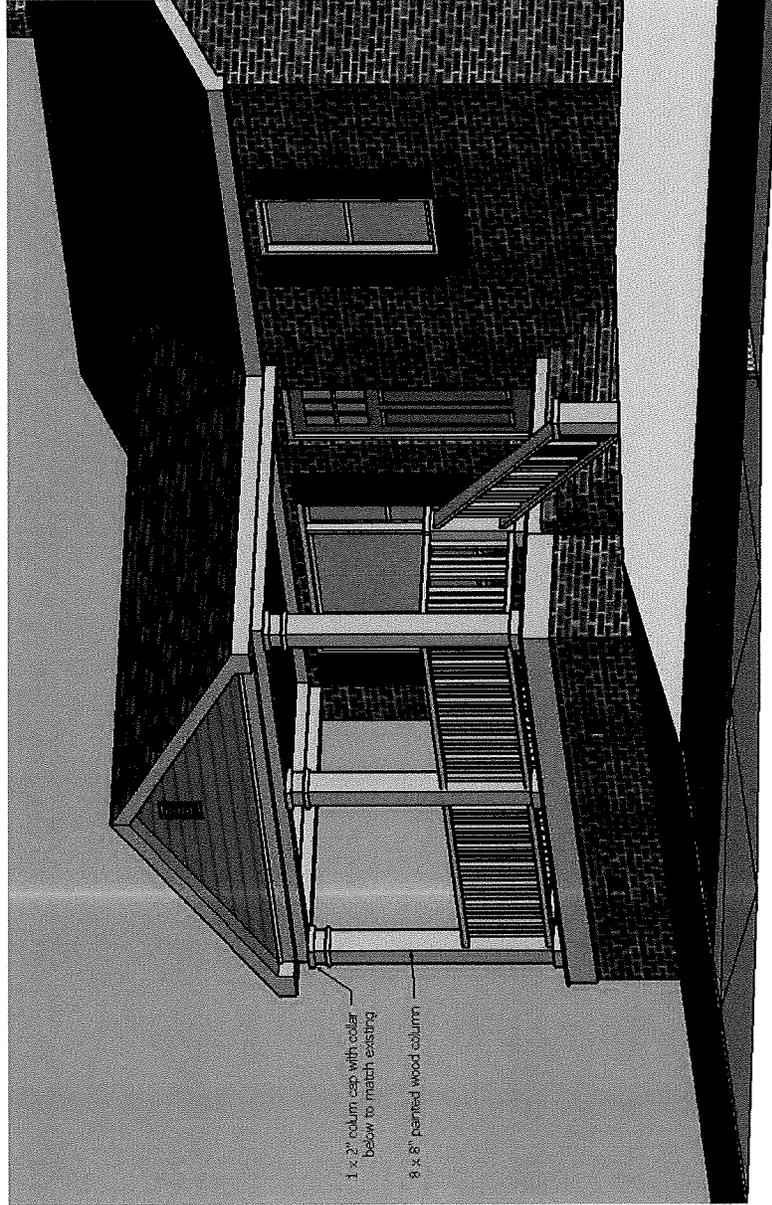


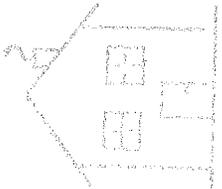
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-301



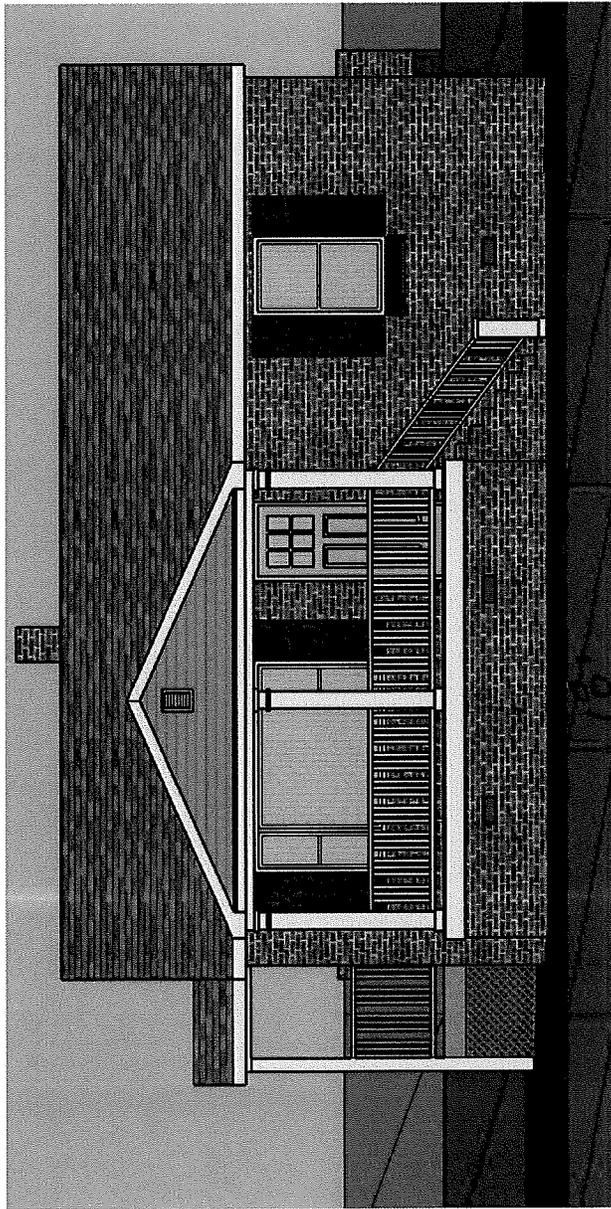


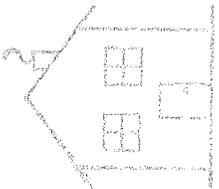
APPROVED

Charlotte
Historic District
Commission

Permits of Appropriateness

2016-301



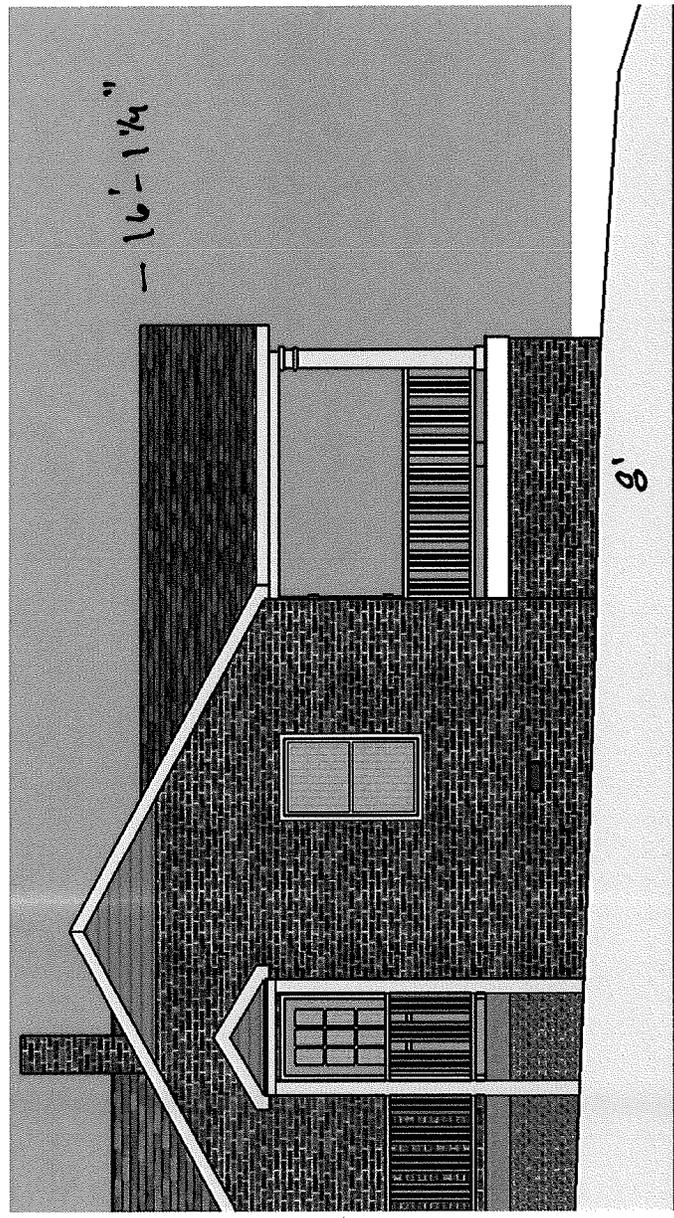


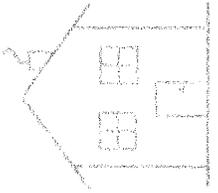
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-301



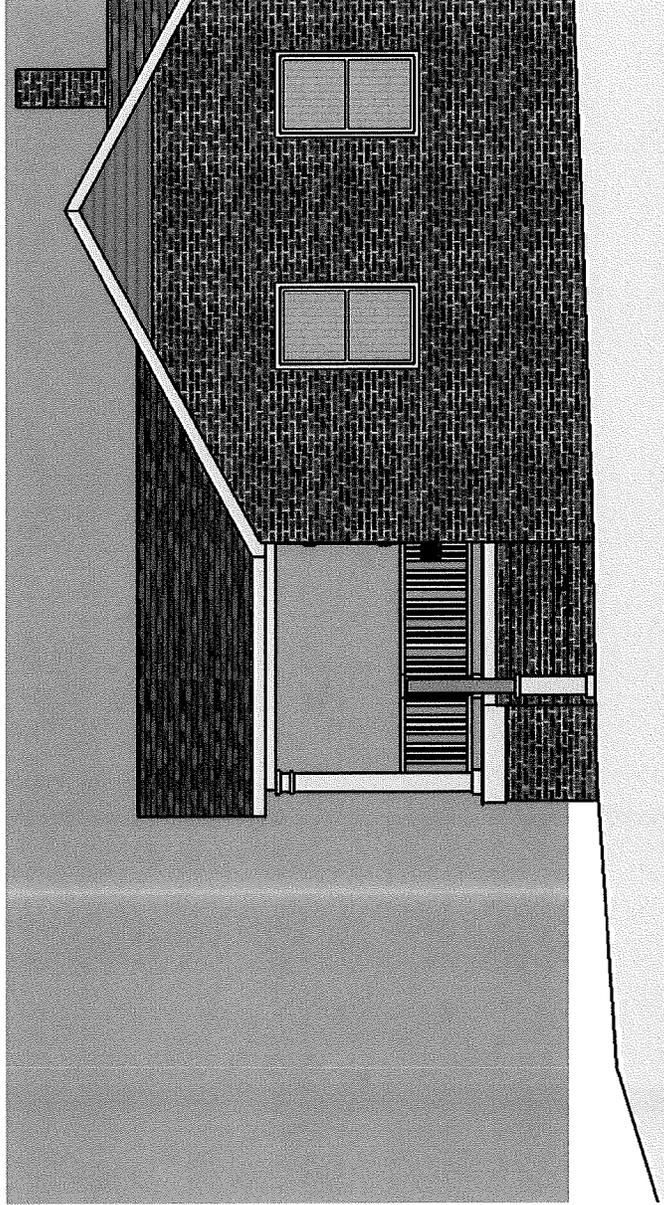


APPROVAL

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-301







518 W. Kingston Ave.

Existing Conditions



Existing Conditions (cont.)



"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 26487, PAGE 235 OR OTHER REFERENCE SOURCE _____); 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 11TH DAY OF JANUARY, 2018.

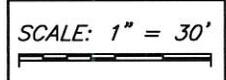
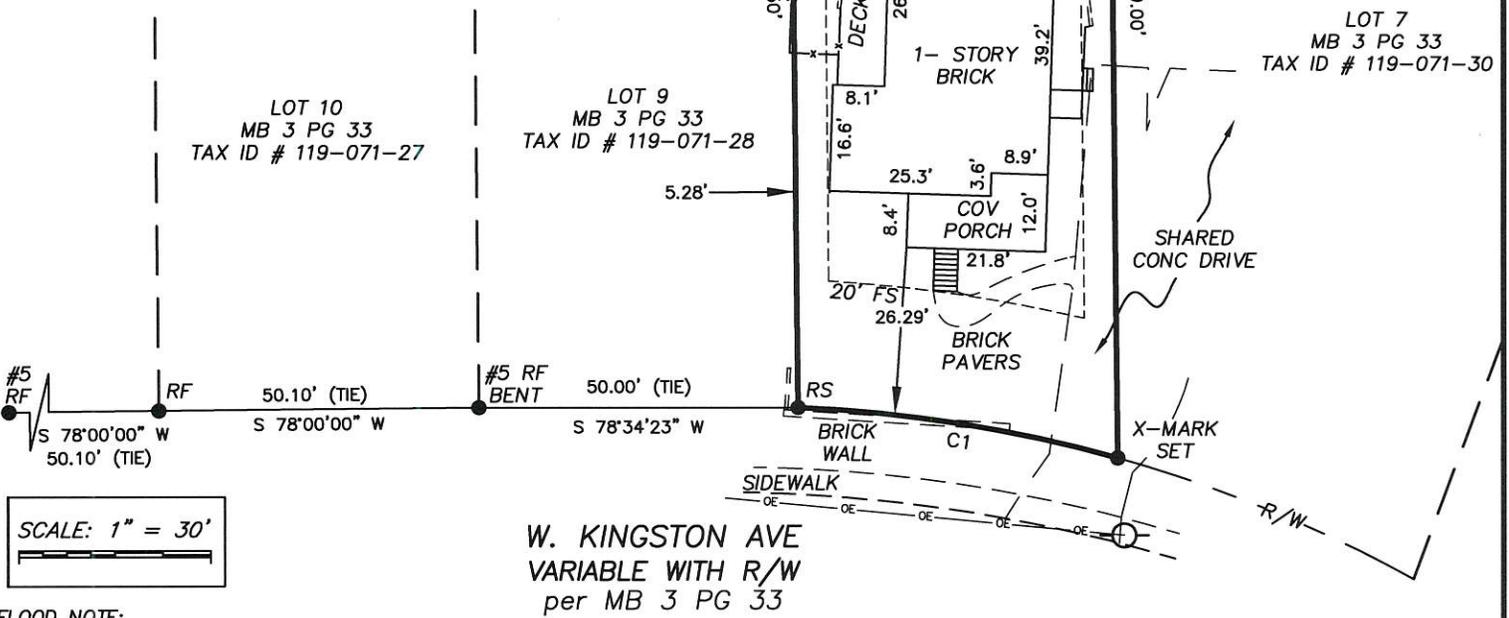
Chevis L. King
 PROFESSIONAL LAND SURVEYOR

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.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.

LEGEND

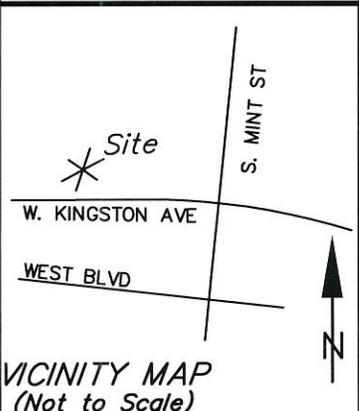
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- POWER POLE



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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	219.56'	50.83'	50.72'	S 87°38'53" W	13°15'54"

PHYSICAL SURVEY
 AT PROPERTY KNOWN AS
 # 518 WEST KINGSTON AVENUE
 LOT 8, BLOCK 34, WILLMOORE SECTION 2
 PARCEL ID # 119-071-29, MB 3 PG 33, DB 26487 PG 235
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR
 APRIL WHEELER



**METROLINA
 ENGINEERING &
 SURVEYING
 ASSOCIATES**

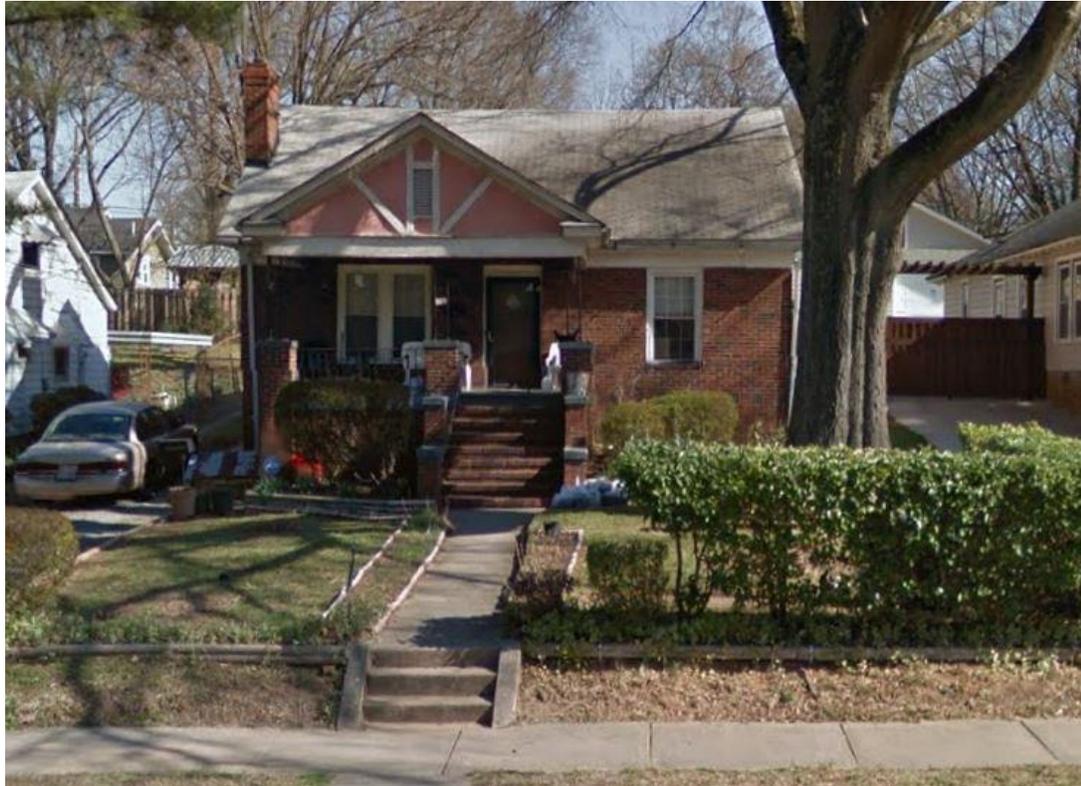
4400-N STUART ANDREW BLVD
 CHARLOTTE, NC 28217
 P (704) 334-1325
 F (704) 334-1330
 NC #C-1170 & SC #C00946

Job No.	518 W KINGSTON
Date	01/11/18
Proj. Mgr.	CLK
Drawn	CLK

Context



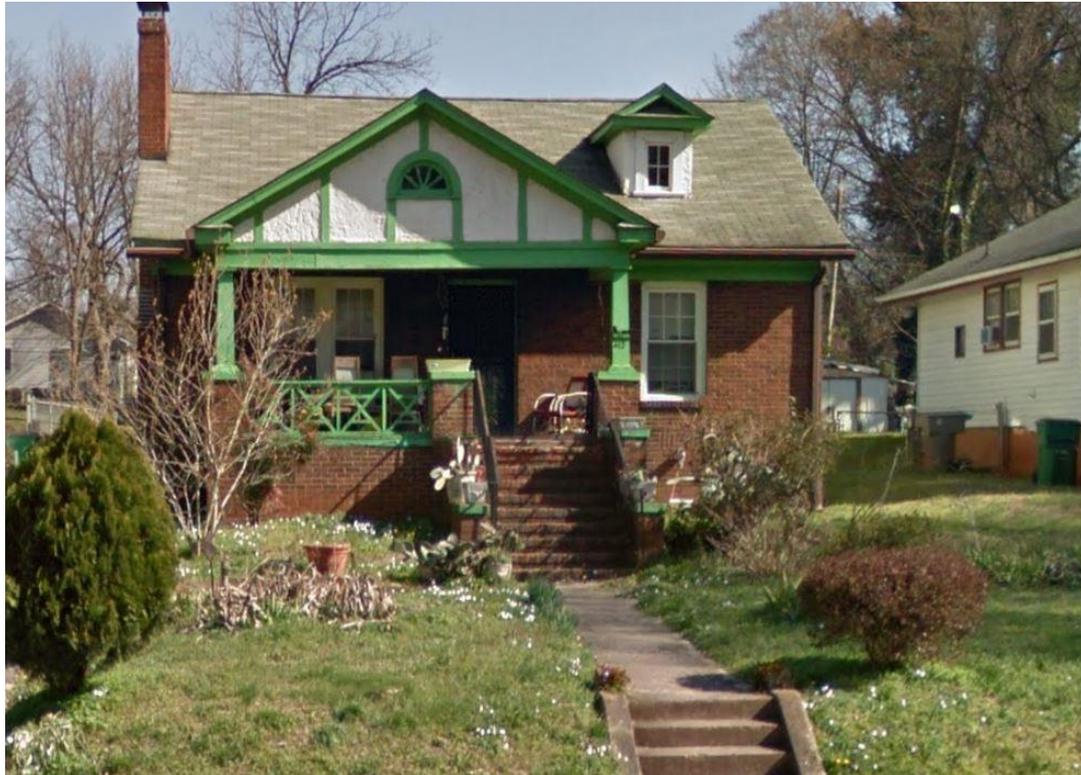
323 W. Kingston Ave.



1700 Merriman Ave.



414 W. Kingston Ave.



1856 Wickford Place



Survey/Site Plan

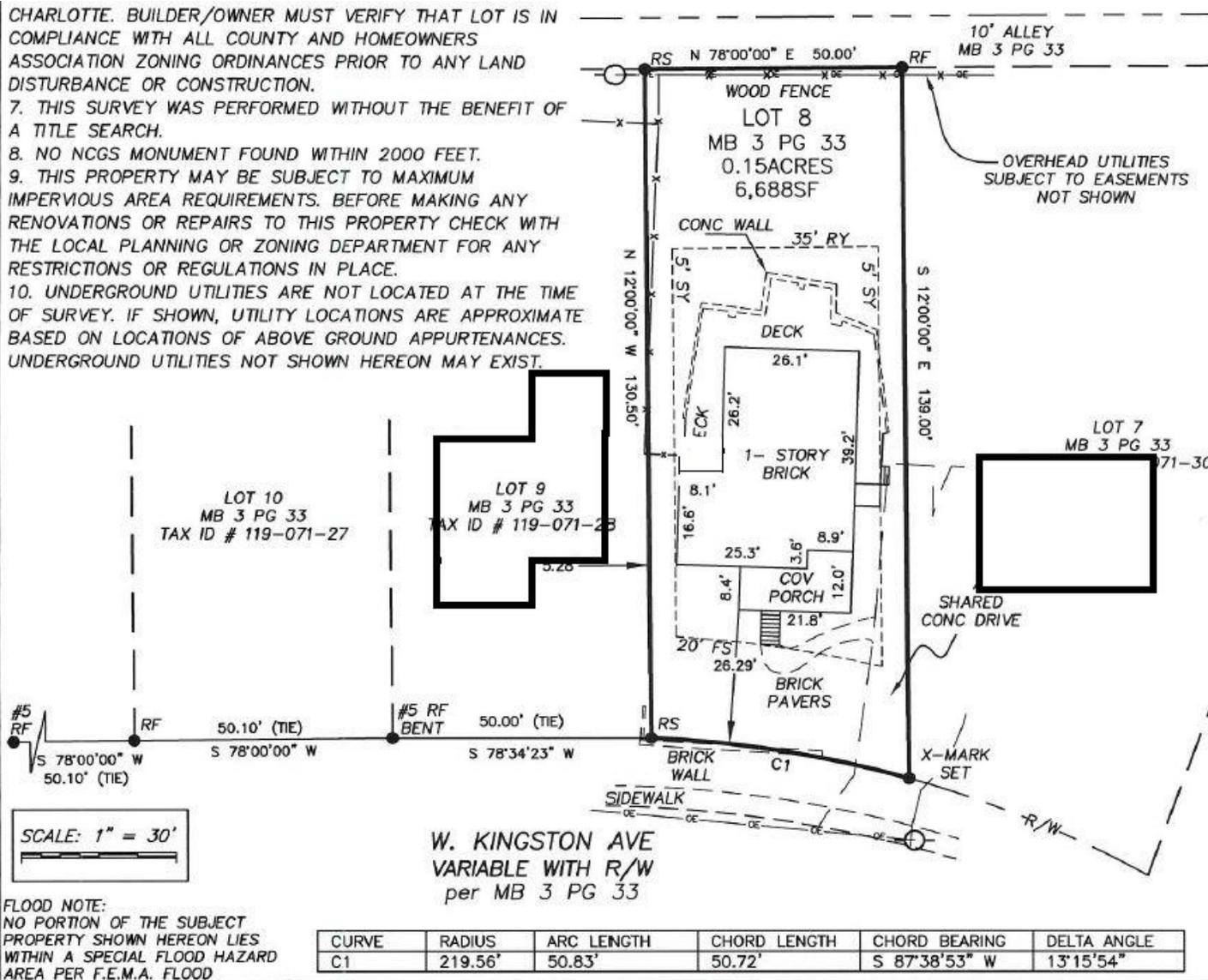
CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.

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Polaris 3G Map – Mecklenburg County, North Carolina

Wheeler Residence

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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.

Existing Front Elevation



Proposed Front Elevation



Existing Left Elevation



Proposed Left Elevation



Existing Right Elevation



Proposed Right Elevation



Architectural Details



Architectural Details (cont.)



