

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 318 East Kingston Avenue

**SUMMARY OF REQUEST:** Addition/Restoration

**APPLICANT:** Hal Kempson

The application was continued from June for more information on the existing and original design of the front porch.

#### **Details of Proposed Request**

##### *Existing Conditions*

The existing structure is a 2.5 story Four Square house constructed in 1910 and listed as a contributing structure in the Dilworth National Register of Historic Places.

##### *Proposal*

The proposal is the removal of the stone archway and columns, and the replacement of wood columns on the front porch. The new wood columns will be 10" round Tuscan style.

Revised Proposal – July 8, 2015

The revised proposal includes an analysis from a registered engineer on the stone work along the front porch. The applicant has also submitted additional photographs of surrounding homes for context.

#### **Policy & Design Guidelines - Additions**

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. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

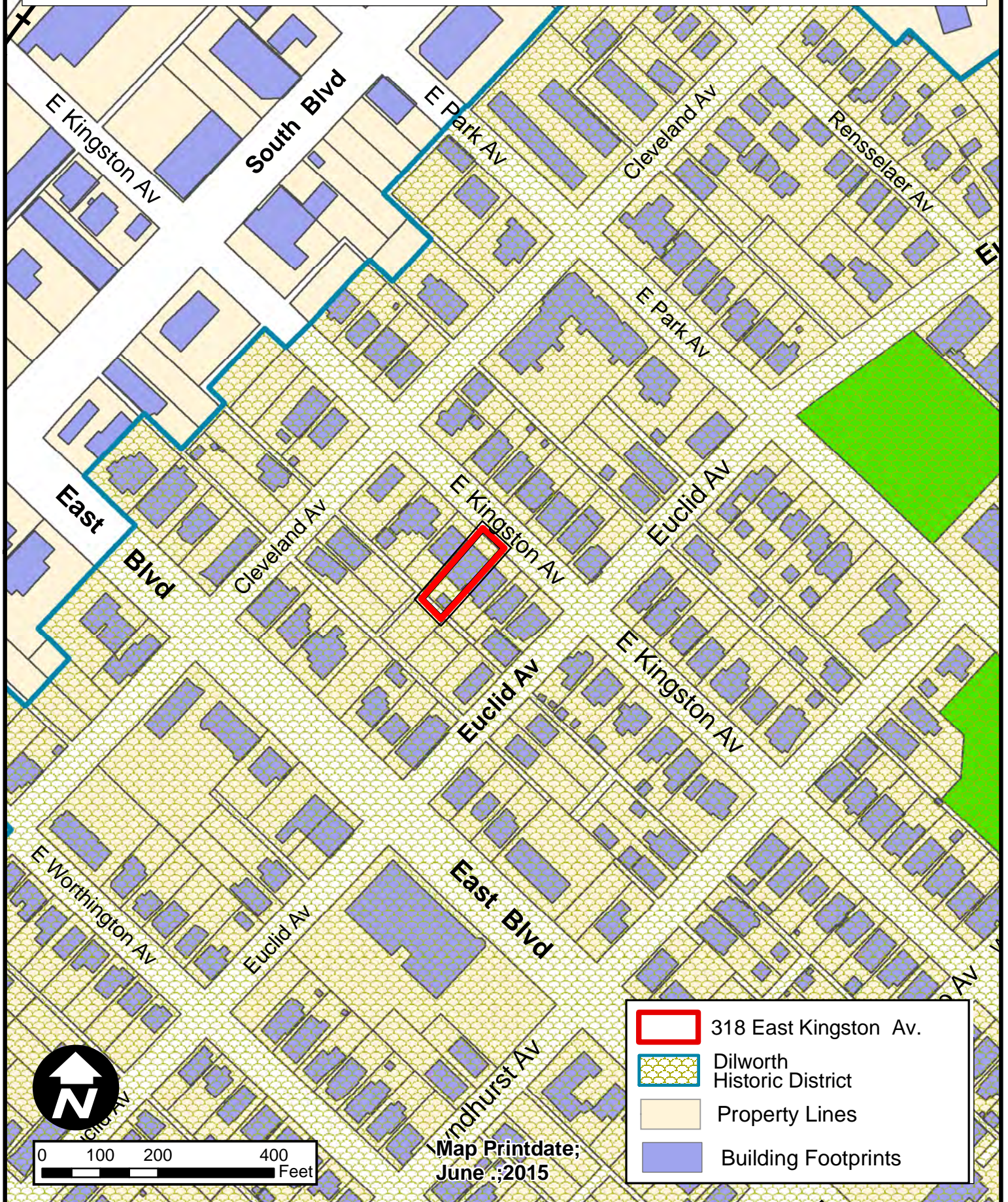
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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, except fenestration and setback.



# Charlotte Historic District Commission - Case 2015-106

## Historic District; Dilworth







1 701 E. Worthington St.  
A-1.3 N.T.S.



3 823 E. Worthington St.  
A-1.3 N.T.S.



2 801 E. Worthington Ave.  
A-1.3 N.T.S.



4 601 E. Kingston Ave.  
A-1.3 N.T.S.

Kempson Residence  
318 E. Kingston Ave.  
Charlotte, N.C.

FOR H.D.C. PURPOSES ONLY	
Neighborhood Context	Revisions:
June 29, 2015	
CAB	
	A-1.3





314-322 East Kingston Avenue





2218 Beverly Drive  
Charlotte, N.C. 28207  
Office (704) 333-2221, Fax (704) 334-3366  
mhleonardengineering.com

PROJECT #: 15E11506R1-I Engineer: Michael H. Leonard, PE  
DATE OF INSPECTION: May 8, 2015 Technician: Lee A. Davis  
DATE OF REPORT: June 23, 2015

(STFORM)

PAGE 1 of 2

LD/a

**MAILING ADDRESS**

Isabel Roberts  
Dickens Mitchener & Associates  
2330 Randolph Road  
Charlotte, NC 28207

**STRUCTURE / DWELLING ADDRESS:**

318 E. Kingston Ave.  
Charlotte, NC



**BASIS OF REPORT:**

Specific: To assess existing stone work at front porch to determine feasibility of removal.  
*This is a specific inspection and should not be considered an evaluation of the overall dwelling.*

**INSPECTION and REPORT BY:**

Date 6.23.15

**LEE A. DAVIS**  
M.H. Leonard Consulting Engineers, PA  
Technician and Staff Professional

**FINDINGS:**

**General:**

Two-story, single-family residence, partial cellar, approximately 110 to 115 years old. Renovations in 2009 (per county tax records). Asphalt/fiberglass roof shingles/rubber membrane – lower roof, slate tiles upper roof, conventional framing, wood lap siding, 8-inch brick/8-inch CMU/brick foundation walls, vented crawl space. Lot slopes back-to-front.

- *Directions in this report are based on standing on E. Kingston Avenue, facing the dwelling.*

**Existing Front Porch:**

- Wood framed with tongue and groove wood decking
- Mortared stone foundation wall
- Stone column bases with round tapered wood columns
- Four 24 x 24-inch stone columns with center stone arch detail.
- Mortar color and tooling at upper portions of column appears to differ from foundation wall.

**CONCLUSIONS AND RECOMMENDATIONS:**

The difference in mortar characteristics appears to indicate that the column arch detail and the full-height stone columns were added after original construction. That is consistent with other comparable houses with similarly framed and supported porches (wood columns) nearby.

*In our opinion, the stone elements could be removed and replaced with wood columns consistent with period architectural standards. That proposed work is structurally possible dependant on final design criteria.*

**Terms and Conditions of Inspection and Report:**

- This inspection is visual only, completed by a technician trained in structural design and construction. The report is co-written and reviewed for specific engineering standards and compliance by the principal engineer of record.
- This report is the property of the client only. It is not transferable without written permission by M.H. Leonard, PE.
- Limitations of Inspection and Report:
  - The opinions and recommendations in this report do not provide expressed or implied warranties.
  - M. H. Leonard Consulting Engineers, PA's liability is for design information only with limits stated. Unless otherwise noted, the maximum liability coverage is the paid engineering fee.
  - This offers an opinion based on visual inspection only, unless noted otherwise.

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*Please read the entire report. If there are any questions or unclear items, please contact our office at 704-333-2221.*

**Michael H. Leonard, PE**

**N.C. Licensed Engineer # 12680**

***End of Report***



Secure your drive entrance permit  
from the City Engineer's Office.

**PERMIT**

**Nº 2448**

All construction work covered by this permit must  
conform to all City Ordinances and laws of the State of  
North Carolina regulating the work specified.

Date Nov. 16 1950

Permit is hereby issued to Colonial Ry & Const. Co.  
to build remodel

At 318 E. King St. Street

Owned by Mr. T. P. & H. M. Thompson

As per specifications submitted on application form and on file in the office of H. L. G.  
Inspector

Fee \$ 1.25

**INSPECTIONS**

1. FOUNDATION INSPECTION.
2. FRAME INSPECTION.
3. STUCCO and/or PLASTER INSPECTION.
4. FINAL INSPECTION.

INSPECTION DIVISION,  
CITY OF CHARLOTTE

By

H. M. Lutt  
a

Temporary Privy must be installed  
before construction starts.





THE CHARLOTTE OBSERVER

The Harrill-Porter House at 329 East Kingston Avenue, built in 1894, was given local historic designation in 1984. "In 1894," said the historic properties report, "the 4Cs succeeded in enticing more affluent families to Dilworth. No doubt the establishment of electric service and the completion of a sewerage system were important factors."

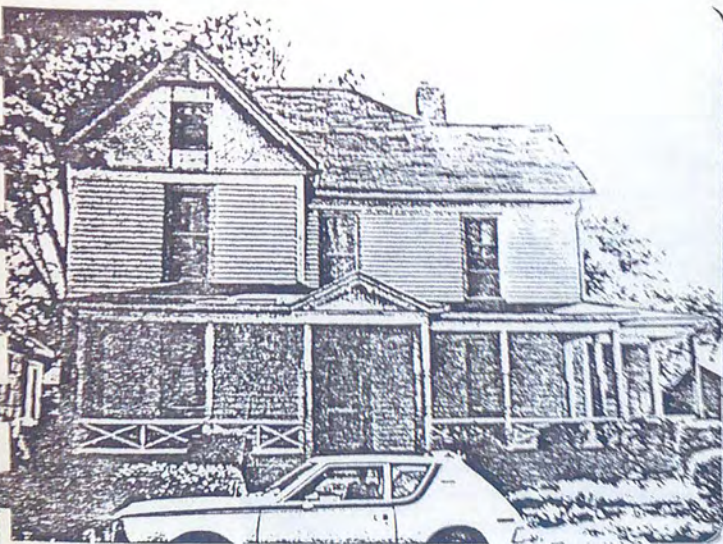
New South development, used the houses as examples in his influential book, *Cotton Mill: Commercial Features*, where he laid out his intentions:

"The whole matter of providing attractive and comfortable habitations for cotton mill operatives in the South may be summarized in the statement that they are essentially rural people."

That, in his view, meant open space and room for gardens. It did not, however, mean closets, as he explained: "Sometimes they would object to ordinary clothes closets on the plea that they were receptacles for worn out shoes and skirts that ought to be thrown away and destroyed."

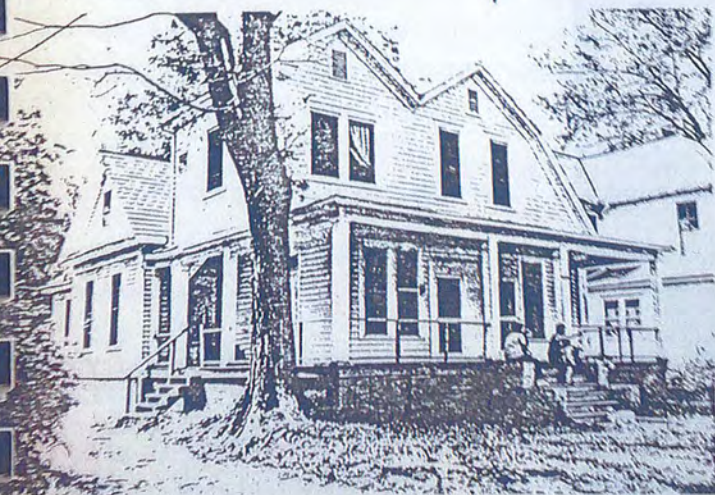
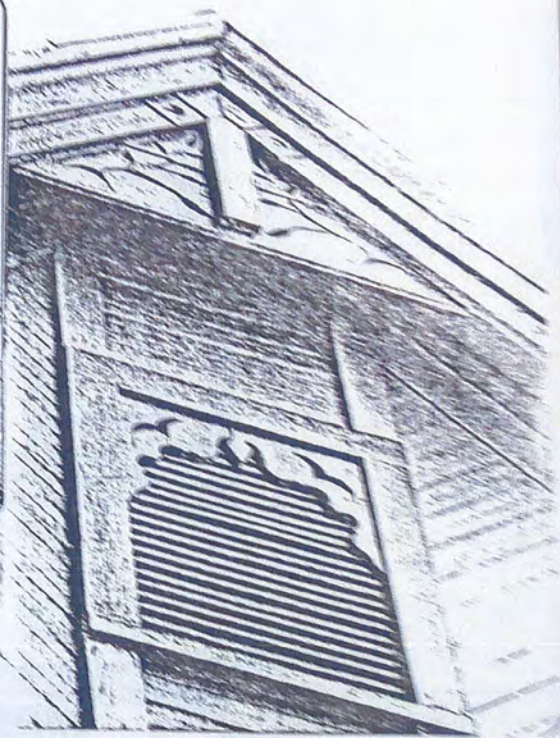
To serve the village, Tompkins began construction on the Atherton Lyceum in the fall of 1894. With its school room, reading room, meeting hall and store, it must have been the center of village life. In





Above: 329 E. Kingston Ave.

Right: Decorative Sawnwork,  
329 E. Kingston Ave.

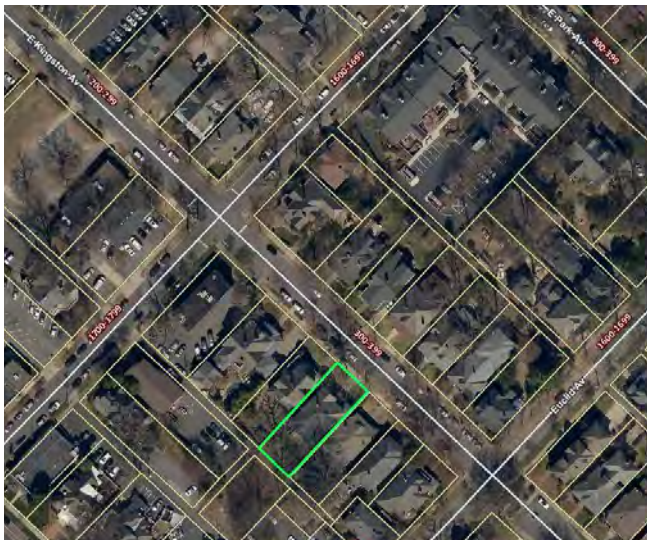


Above: 1715 Euclid Ave.

Right: 407 E. Blvd.







1  
A-1.0

Vicinity Map  
1/4" = 1'-0"



2  
A-1.0

Street View (Existing)  
1/4" = 1'-0"



3  
A-1.0

Side Porch view (Existing)  
1/4" = 1'-0"



4  
A-1.0

Street View Rendering (Proposed)  
1/4" = 1'-0"

Meyer | Greeson | Paullin | Benson  
ARCHITECTURE | INTERIOR DESIGN

320 South Tryon Street | Suite 222 | Charlotte, NC  
704.375.1001 704.333.3620 (fax) | www.mgbpa.com

Kempson Residence  
318 E. Kingston Ave.  
Charlotte, N.C.

FOR H.D.C. PURPOSES ONLY

Site Conditions - 1	Revisions:
June 1, 2015	
CAB	
	A-1.0

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Kempson Residence  
318 E. Kingston Ave.  
Charlotte, N.C.



1 Existing Column Base Condition (typ.)  
A-1.1 1/4" = 1'-0"



2 Existing Column Capital Condition (typ.)  
A-1.1 1/4" = 1'-0"

FOR H.D.C. PURPOSES ONLY

Site Conditions - 2	Revisions:
June 1, 2015	
CAB	
	A-1.1



Kempson Residence  
318 E. Kingston Ave.  
Charlotte, N.C.

General Notes:

1. Contractor is responsible for the temporary support and safety of all structural elements during demolition and construction.
2. Contractor shall provide protection to all existing building elements to remain.
3. General scope of work is to be contained to the front porch columns. All other areas shall be preserved.



FOR H.D.C. PURPOSES ONLY

Demo / Exist. Elevation	Revisions:
June 1, 2015	
CAB	
	A-1.2

1  
A-1.2  
Existing/Demo Street Elevation  
1/4" = 1'-0"



Kempson Residence  
318 E. Kingston Ave.  
Charlotte, N.C.



FOR H.D.C. PURPOSES ONLY

Proposed Elevation	Revisions:
June 1, 2015	
CAB	
	A-1.3