



Charlotte Historic District Commission Application for a Certificate of Appropriateness

November 10, 2010

ADDRESS OF PROPERTY	528 East Kingston Avenue, Dilworth Local Historic District	HDC 2010-099
SUMMARY OF REQUEST	Partial Screening of Front Porch	
OWNERS	Joe & Sara Spencer	
APPLICANTS	Joe & Sara Spencer	

Details of Proposed Request

The applicants are seeking approval for the partial screening of the front porch of this house.

Current Status and Context of Property

This house is a two story wood frame late Victorian foursquare, with a cross-gable roof. The second story is sided in wood shingles. The house has an attached wraparound porch. Built c. 1910, the house is listed as a contributing structure within the Dilworth National Register Historic District.

The house is located on a corner lot on a street that contains a number of houses of similar age, as well as later homes that were built as Dilworth matured. The street has houses of a wide variety of styles and sizes.

Relevant HDC Design Guidelines

- *The Enclosure of Existing Porches*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

Over the years, the Historic District Commission has approved a number of such partial porch screening applications. The key factors in these approvals have been the design of the enclosure itself and the reversibility of the installation. Also important has been ensuring that the main entrance to the house remains visible from the street.

As described by the applicants, the front door would remain outside the section of the porch to be enclosed with screening. The screened section would be on the left side of the house, on the Winthrop Avenue elevation, and would encase a secondary door that leads from an interior room to the side of the porch.

Should the HDC find that the concept of the enclosure is acceptable, Staff could work with the applicants to ensure that the enclosure is designed and built in a manner that is consistent with similar projects that have been approved in the past, with a primary focus on respecting the historic architecture of the house as well as making sure that the enclosure installation is reversible.

The application filed for this project also includes the replacement of the metal roofing on the porch and kitchen roofs, as well as the replacement of the porch flooring. This work falls under the HDC definition of Repair and Maintenance, as long as the materials are replaced in-kind.



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