



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	401 East Kingston Avenue, Dilworth Local Historic District HDC 2011-033
SUMMARY OF REQUEST	Side Porch Enclosure
OWNERS	Richard A & Kathy B Harris
APPLICANT	Rick Harris

Details of Proposed Request

This application seeks approval for the enclosure of an existing engaged side porch on this house.

Current Status and Context of Property

This house sits at the corner of East Kingston and Euclid Avenues in the Dilworth Local Historic District. The house, a long narrow house on a corner lot, was constructed in 2004 under an approval granted by the HDC. Although modern in form, the house does have materials and detailing in keeping with the historic character of this section of Dilworth.

The lot for this house is on an artificial cul de sac installed by the City of Charlotte. The porch that is the subject of this application is on the side of the house away from the Euclid Avenue side elevation of the house, and is only visible from the very end of the closed portion of East Kingston Avenue. The porch does protrude slightly from the main plane of this side of the house.

Relevant HDC Design Guidelines

- *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.

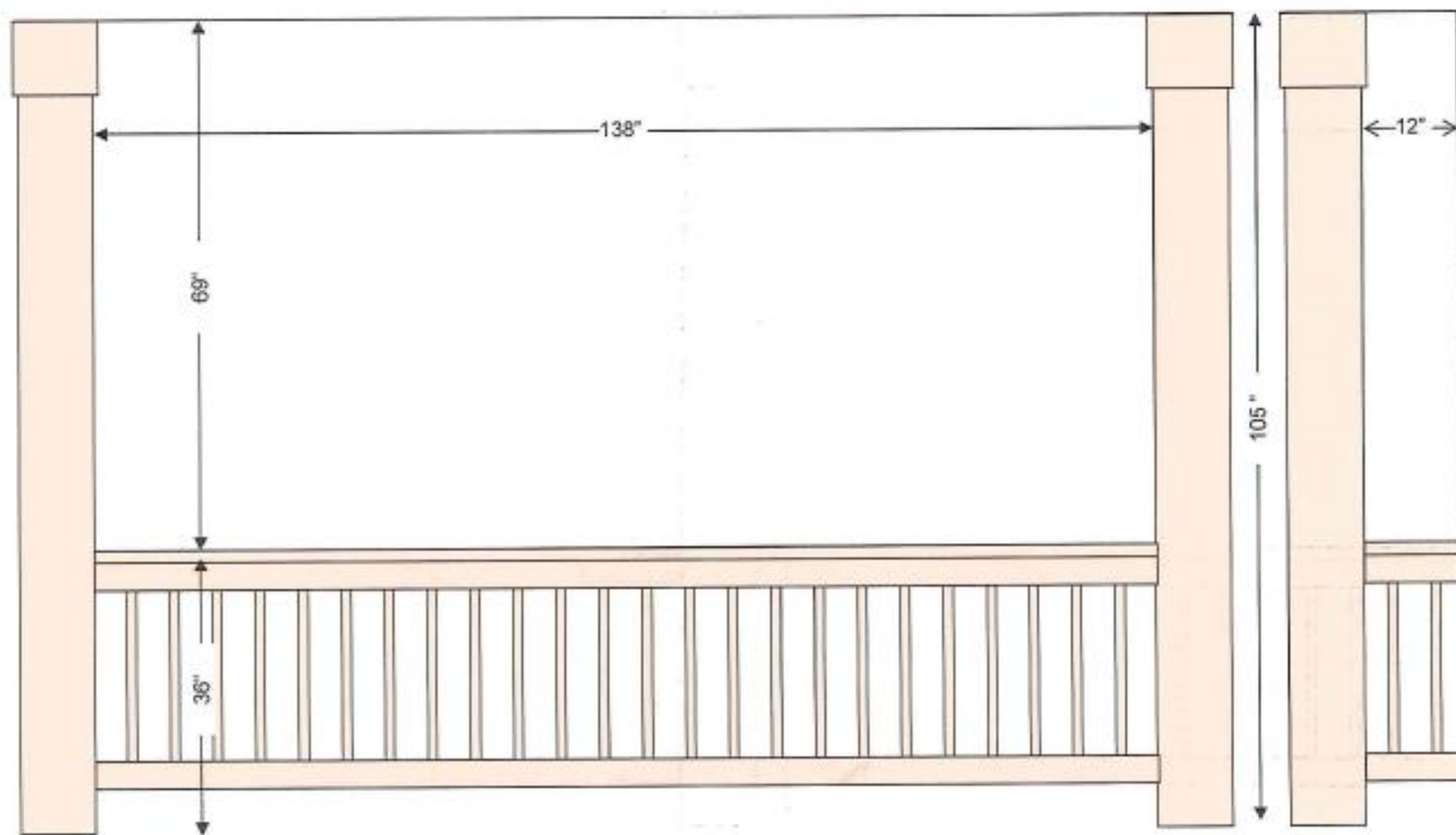
Outstanding Issues

The current HDC policy on The *Enclosure of Existing Porches* states in part:

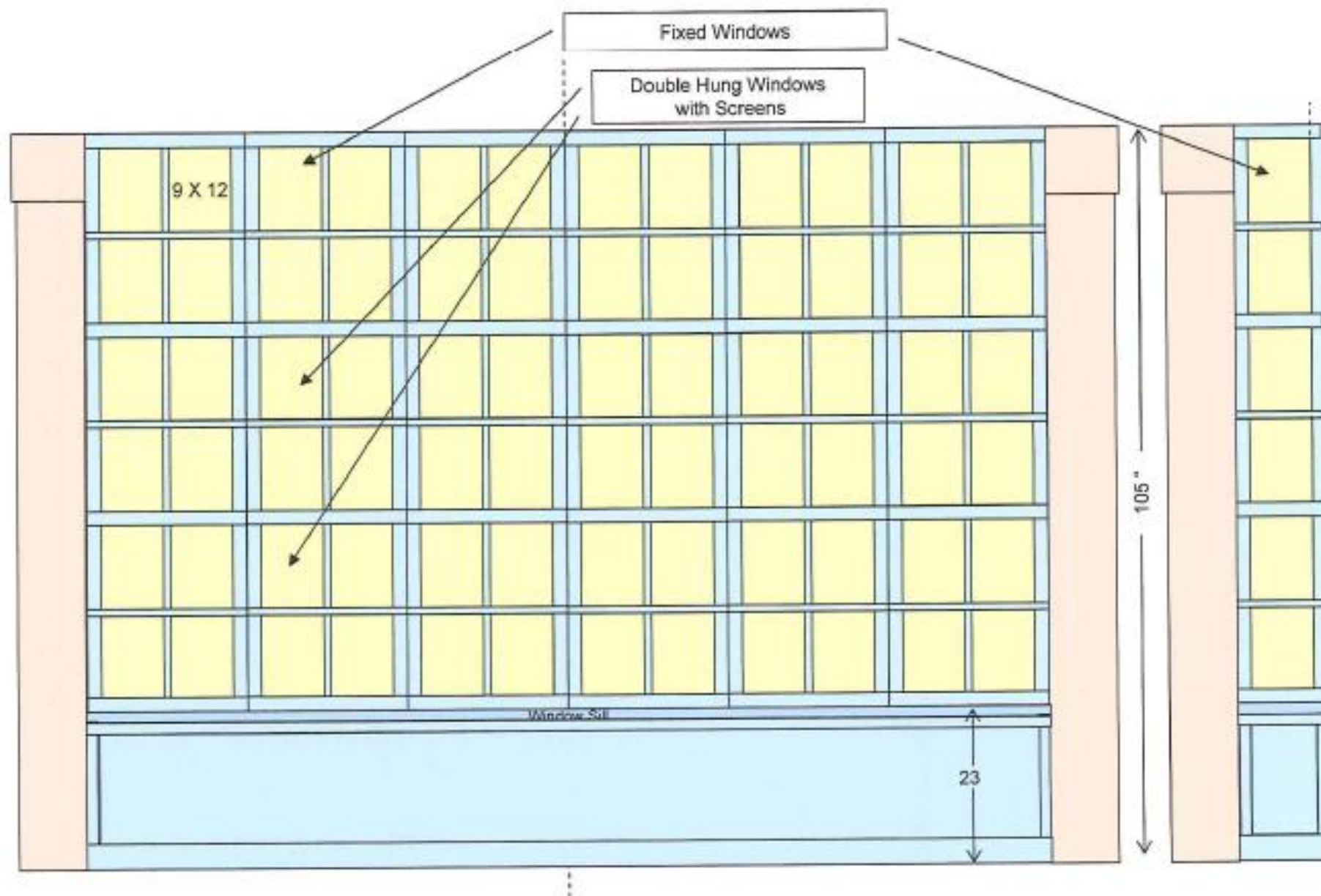
1. All proposals for the enclosure of all or any part of a front, side or rear porch which are substantially visible from a street will be reviewed by the full Historic District Commission.
4. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
5. All porch enclosures must be plausibly reversible. Incorporation of permanent elements that could preclude the reversibility of a porch enclosure are not allowed.

This proposal is for an alteration to a modern, infill house in the Dilworth Local Historic District. The porch, which is accessible only from the interior of the house, is on the least visible elevation of the house. Had this projection been shown as an enclosed space in the original approved plans for the house when it was built, it does not appear that it would have had a substantial impact on the approval granted by the HDC.

As shown on the attached plans, the detailing and plans for the enclosure are in keeping with the overall design vocabulary of the existing house.

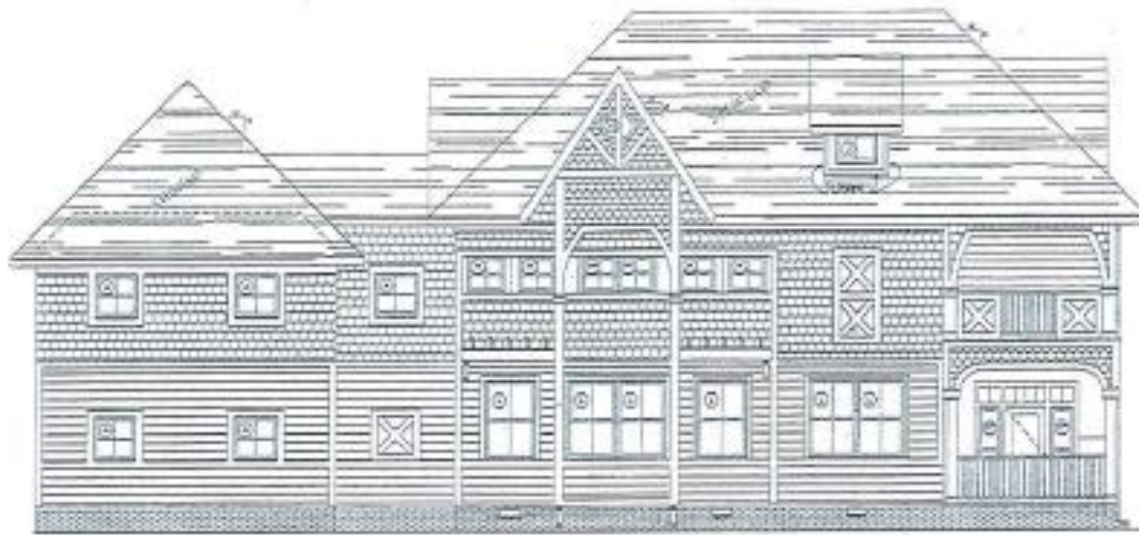


Existing Porch
Scale 1" = 20 "

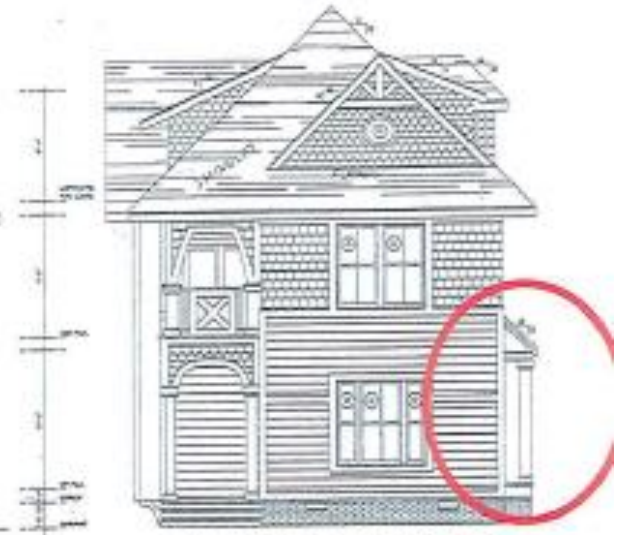


Enclosed Porch
Scale 1" = 20"

401 East Kingston Ave
Location of Porch Enclosure - 2011



② EUCLID AVE. ELEVATION
1/4" = 1'-0"



① E. KINGSTON AVE. ELEVATION
1/4" = 1'-0"

NOTE: SEE NOTING ON SET A-K FOR NOTES ON BUILDING MATERIALS

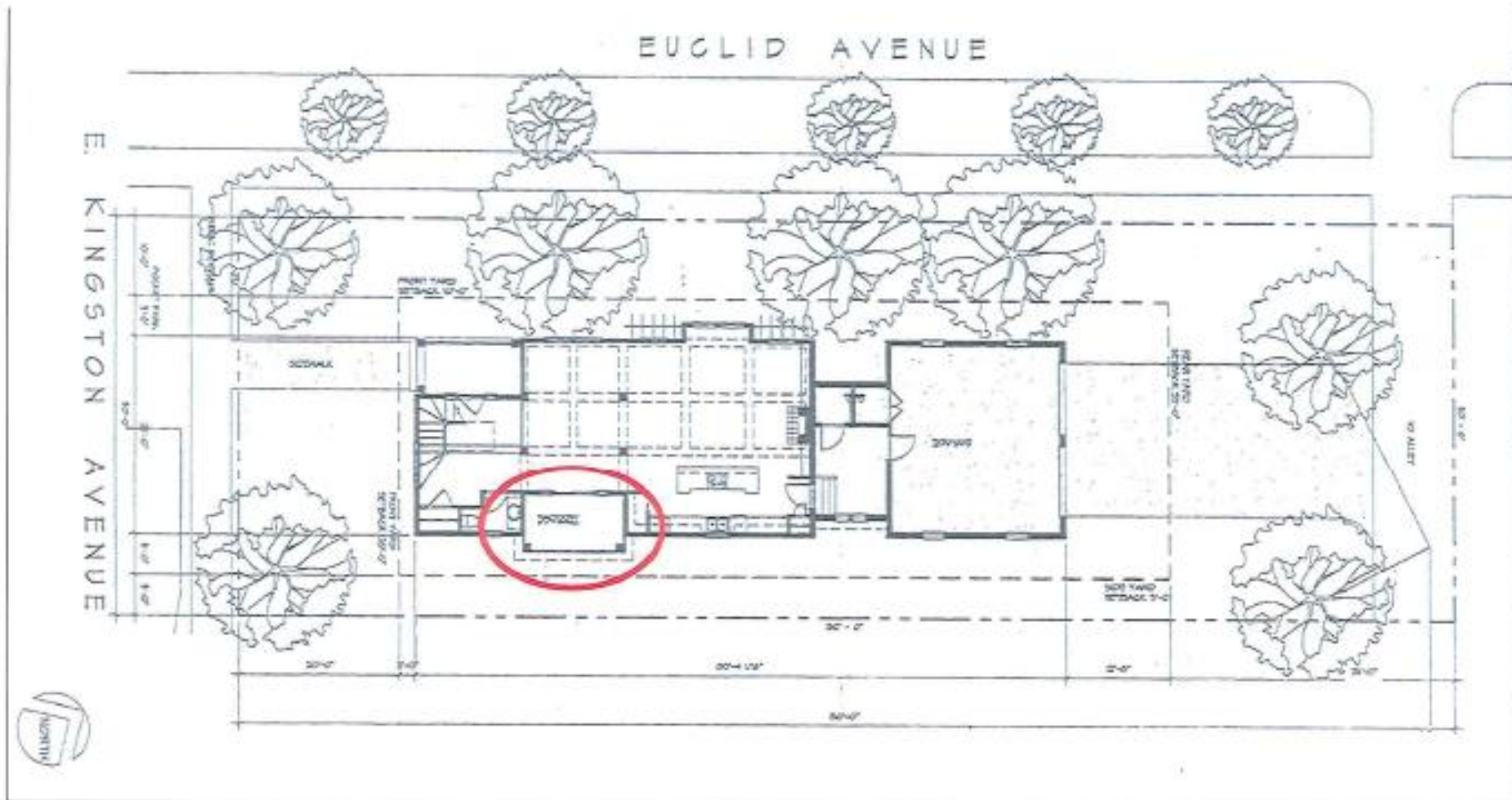


③ SIDE YARD ELEVATION
1/4" = 1'-0"



④ REAR ALLEY ELEVATION
1/4" = 1'-0"

401 East Kingston Ave
Plan View





Existing Porch
401 East Kingston Ave - March 1, 2011





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