

The logo for the Charlotte Historic District Commission is a stylized, elongated shape with a blue outline and a light green fill. It has a purple shadow effect on the left side. Inside the green area, the text "Charlotte Historic District Commission" is written in black, and below it, "Application for a Certificate of Appropriateness" and "August 10, 2011" are also written in black.

Charlotte Historic District Commission

Application for a Certificate of Appropriateness August 10, 2011

ADDRESS OF PROPERTY	508 East Kingston Avenue, Dilworth Local Historic District	HDC 2011-078
SUMMARY OF REQUEST	Rear Addition	
OWNERS	Roger & Deborah Lovelett	
APPLICANT	Allen Brooks, Applicant	

Details of Proposed Request

This application is a request for approval for a rear addition to this existing house in the Dilworth Local Historic District. The proposed addition would replace an existing addition on the rear, and includes a rear deck that is slightly wider than the existing house, making the project ineligible for Administrative approval.

Current Status and Context of Property

This house was constructed in 1930, according to Mecklenburg County Tax Records. It is not listed in the Dilworth National Register Historic Nomination Form. The house was relocated in the mid 1980's to this lot from another location on Park Road outside the Dilworth district.

Relevant HDC Design Guidelines

- *Additions*

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 plans for this project show a small rear addition that is well in keeping with the existing house in scale, style and materials.

The rear deck extends slightly past the side wall of the house, as shown on the attached plans.

This project appears to meet all relevant current HDC policies.



508



LOVELETT RESIDENCE

508 EAST KINGSTON AVENUE
CHARLOTTE, NC 28203

HISTORIC DILWORTH NATIONAL REGISTER DISTRICT (COA#)
R-5 ZONING

SF	EXISTING	PROPOSED	TOTAL
HEATED	1932	306	2238
BASEMENT	1260		1260
PORCH	208		208
Deck	190 (removed)	150	150

Drawing Legend

A.0	Cover Sheet
A.1	Existing Site Plan
A.2	Existing First Floor Plan
A.3	Existing Second Floor Plan
A.4	Existing Basement Plan
A.5	Existing Exterior Elevations
A.6	Proposed Site Plan
A.7	Composite First Floor Plan
A.8	Composite Side Elevations
A.9	Proposed Rear Elevation
A.10	Enlarged Proposed First Floor Addition
A.11	Proposed Foundation Plan
A.12	Proposed Roof Plan
A.13	Proposed Right Elevation
A.14	Proposed Rear Elevation
A.15	Proposed Left Elevation
A.16	Proposed Lighting Plan
A.17	Proposed Basement Lighting Plan
SGN	Structural General Notes
SD1	Structural Design
F1	Foundation First Floor Framing Plan
C1	Ceiling Framing Plan
R1	Roof Framing Plan



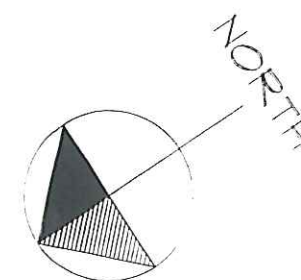
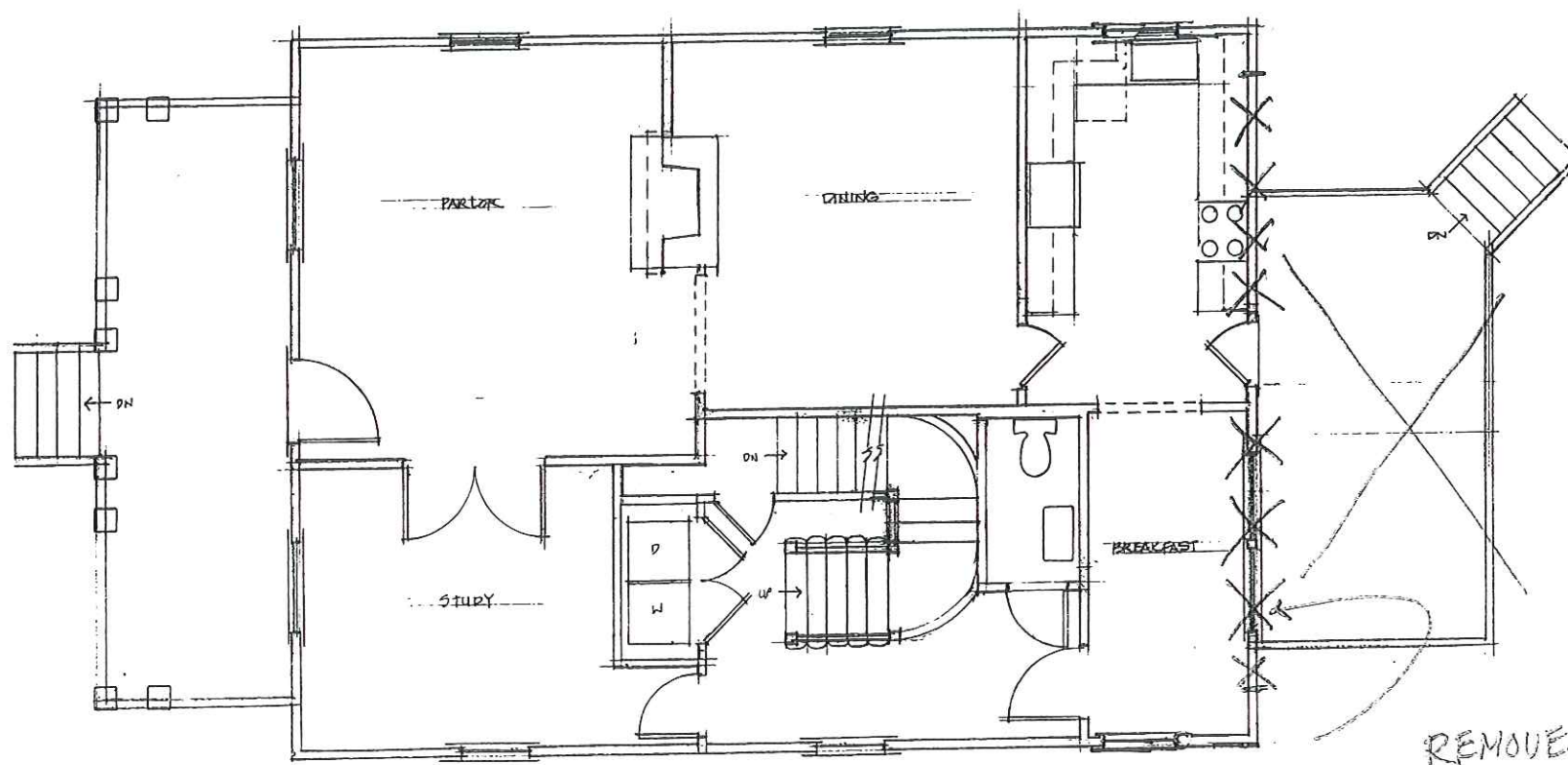
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$$1'' = 15'-0''$$



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



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PROJ NO: 101
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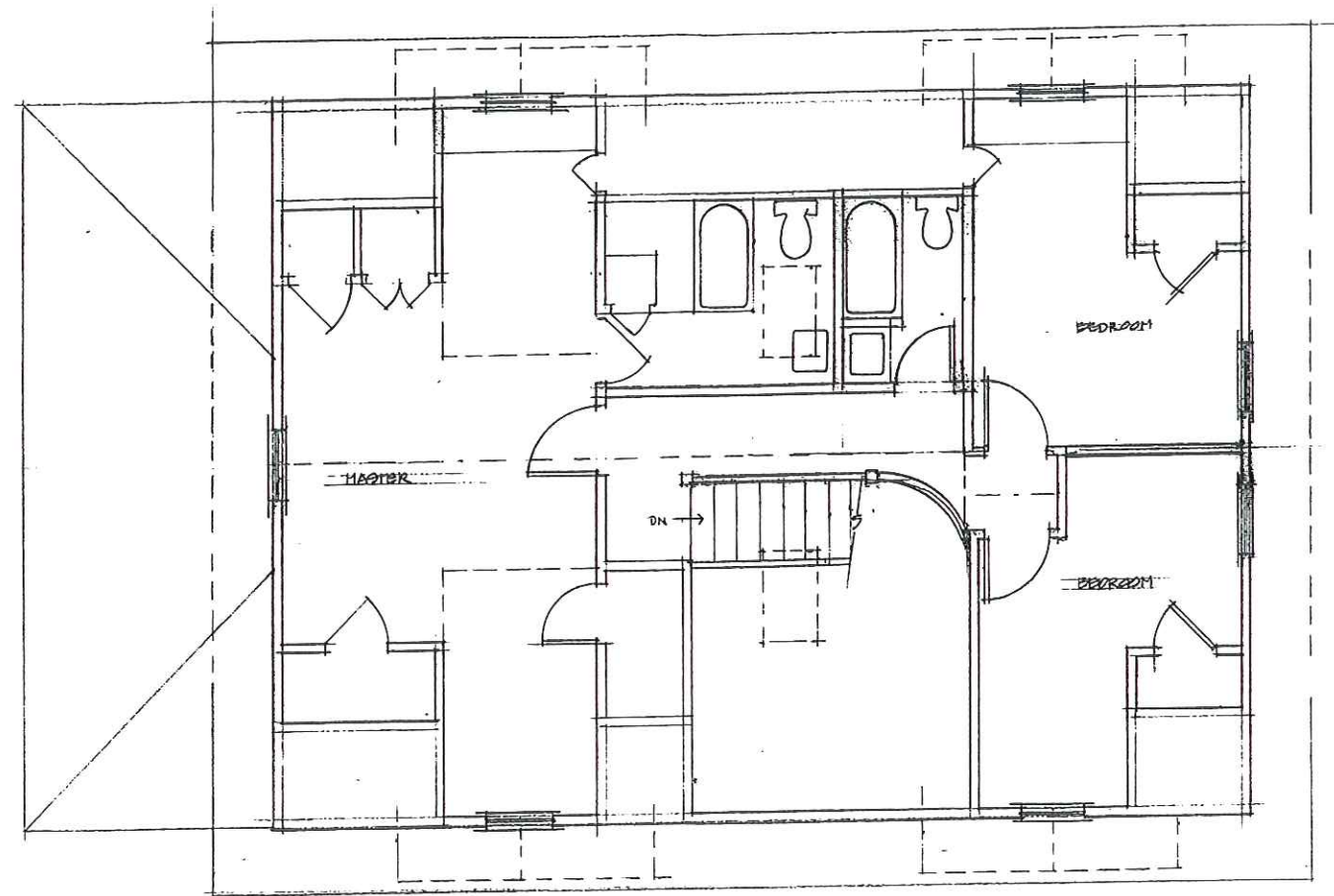
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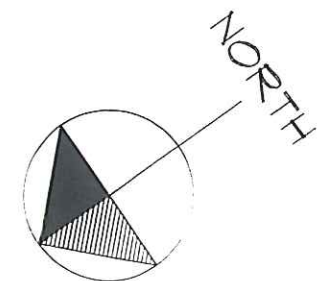
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NO REVISIONS



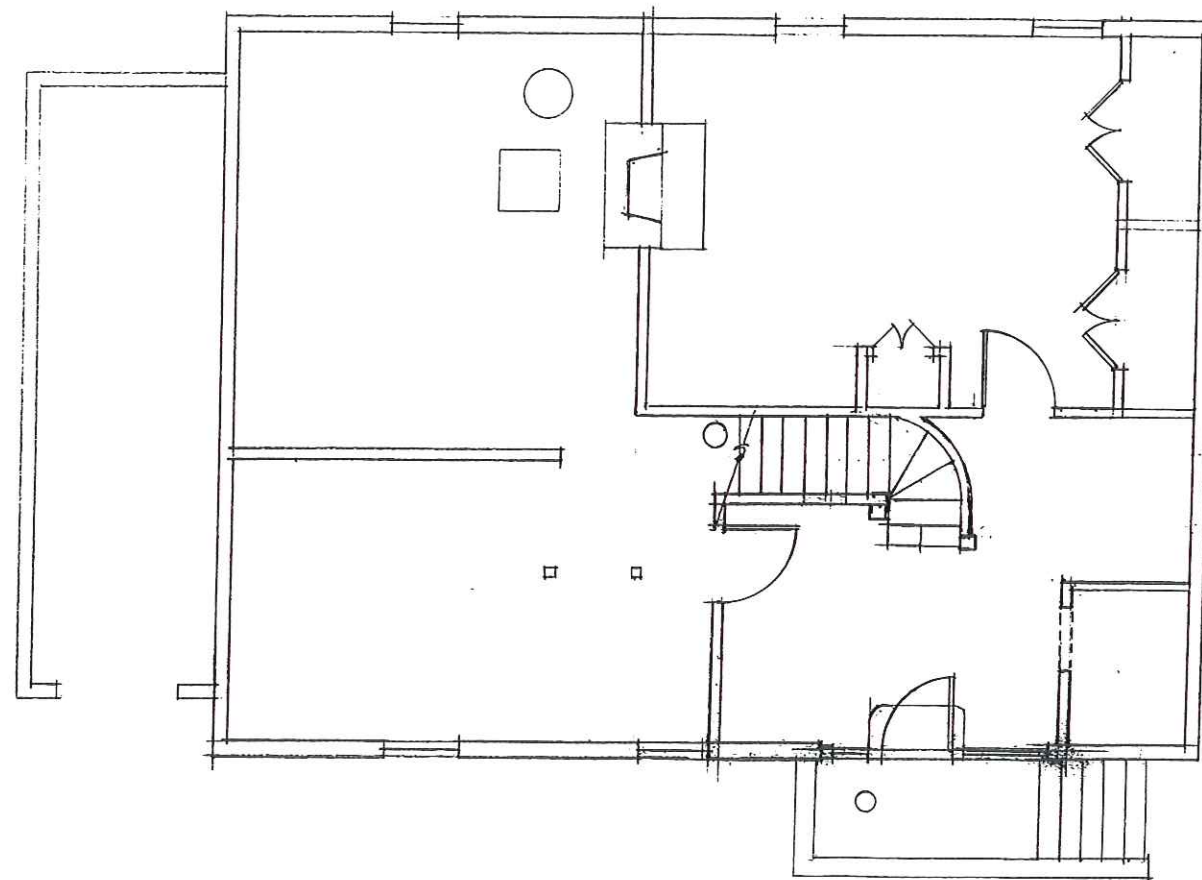
EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

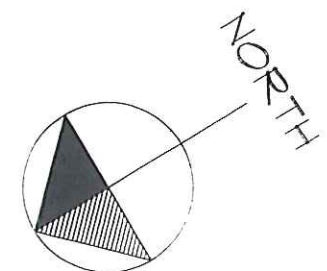


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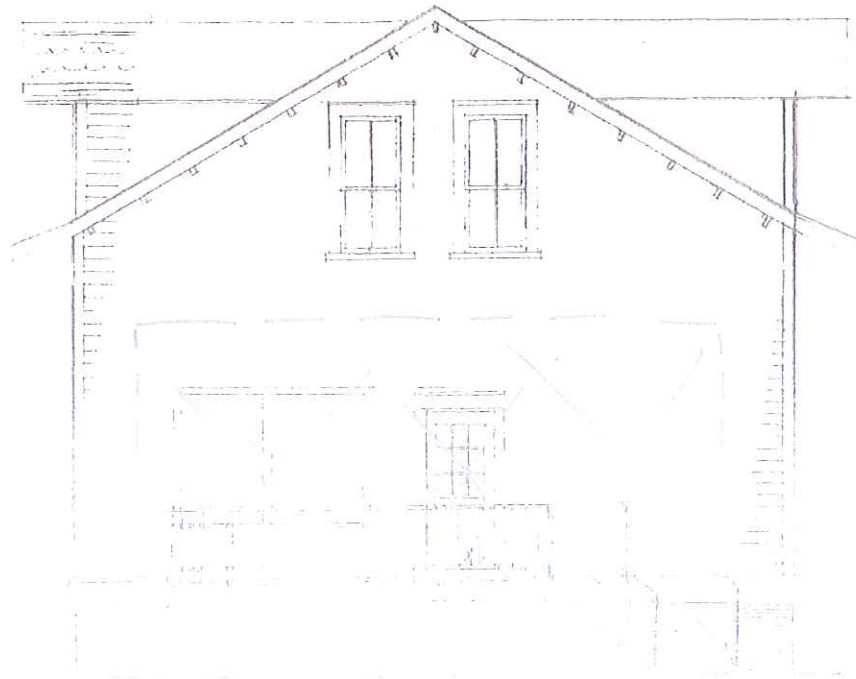
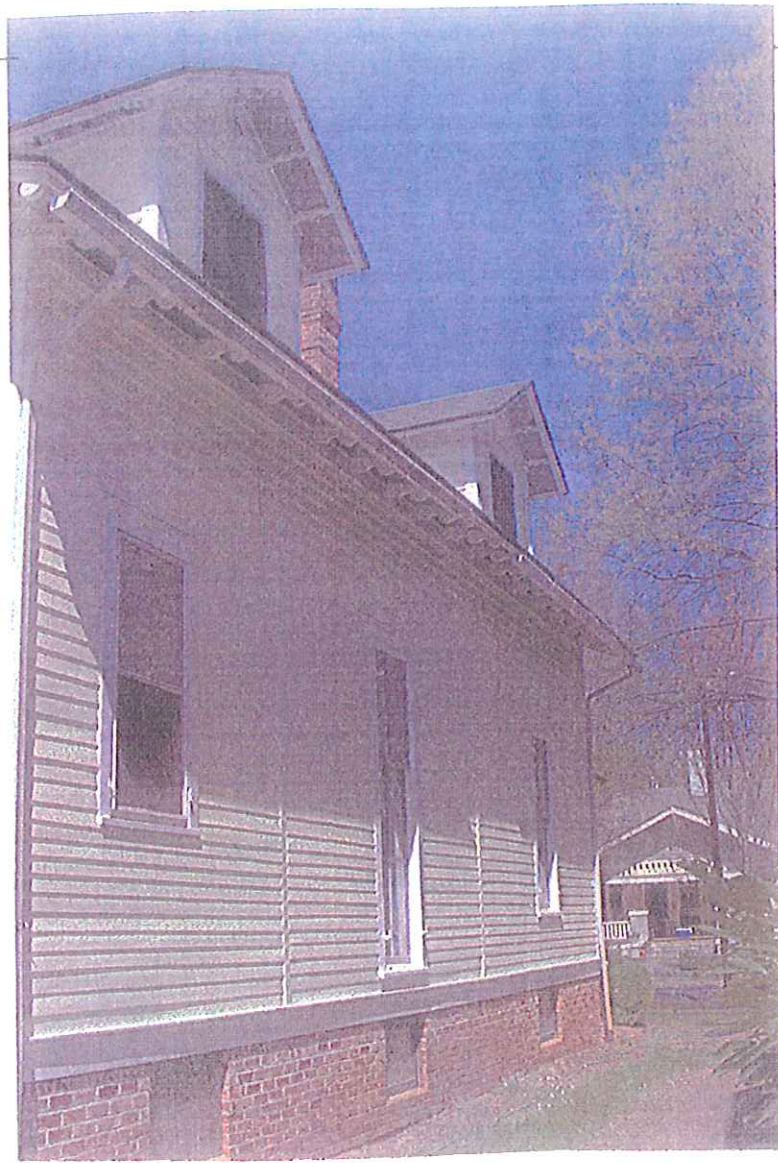
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THE LOVELETT RESIDENCE
508 EAST KINSTON AVENUE, CHARLOTTE, NC 28203

1000

EXISTING BASEMENT PLAN



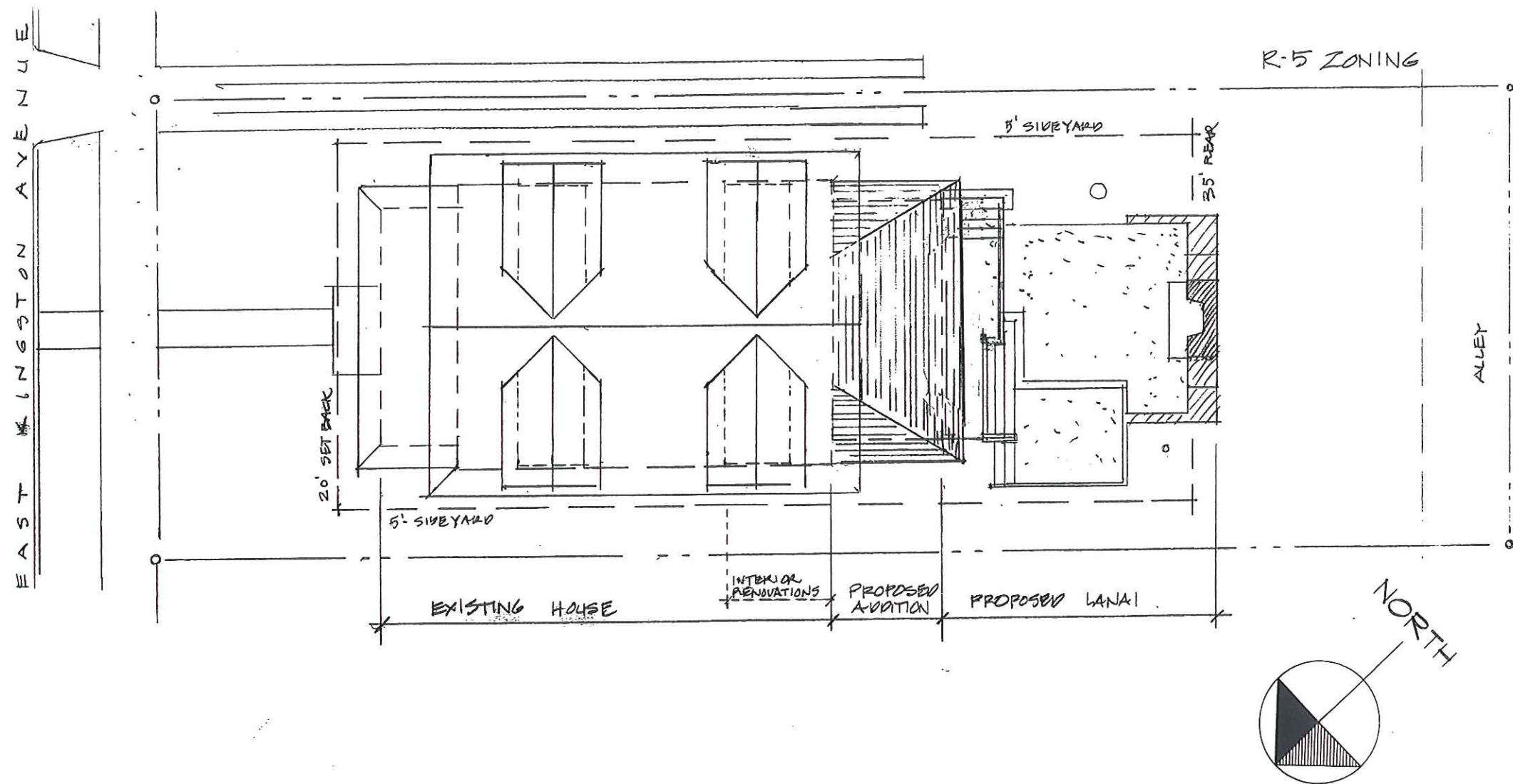
EXISTING EXTERIOR ELEVATIONS



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YARD CALCULATIONS

Lot size: $50 \times 150 = 7500$ SF
 Built area: 1840 SF Open Space: 75.5 (required 65%)

Rear yard behind existing house: $50 \times 75 = 3750$ SF
 Addition and impervious lanai: 1020 SF
 Permeable space 72.8% (required 50%)

PROPOSED SITE PLAN

1" = 15'-0"



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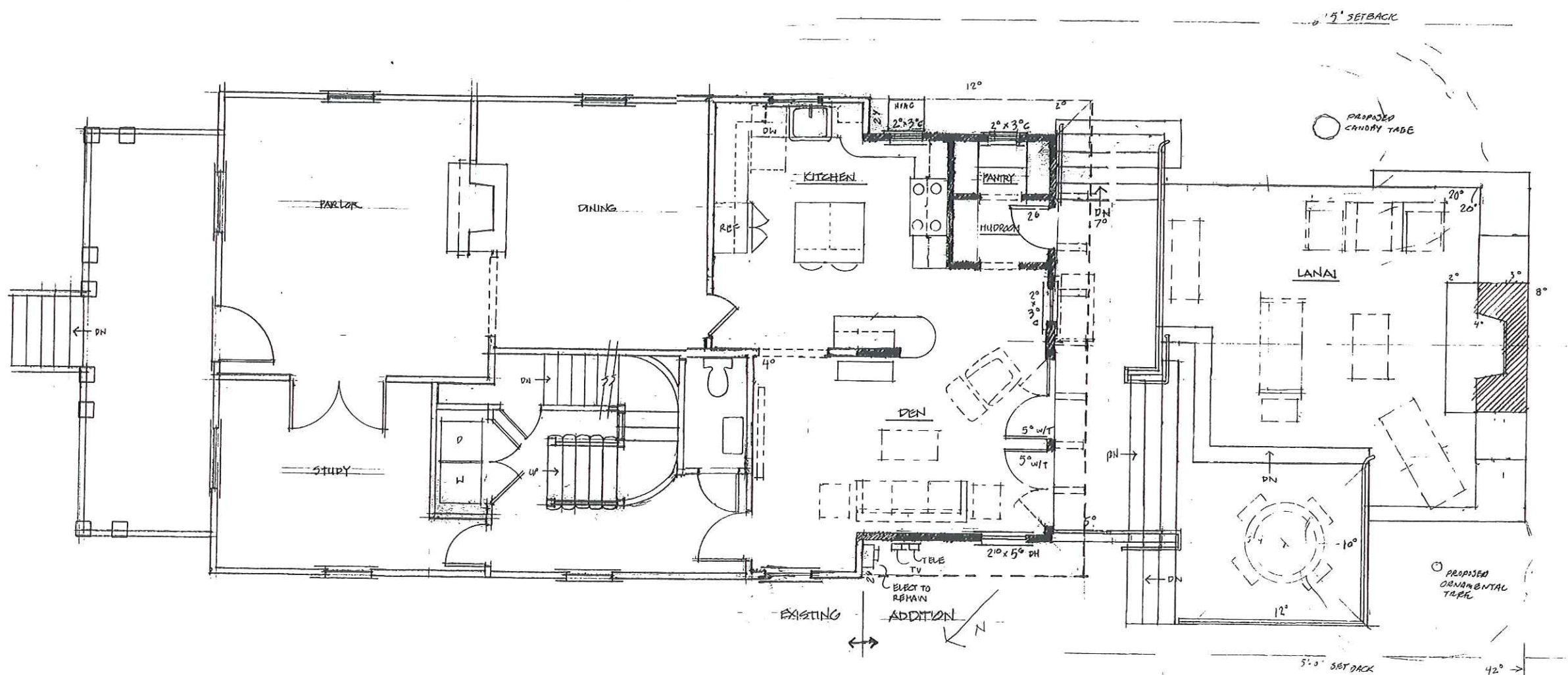
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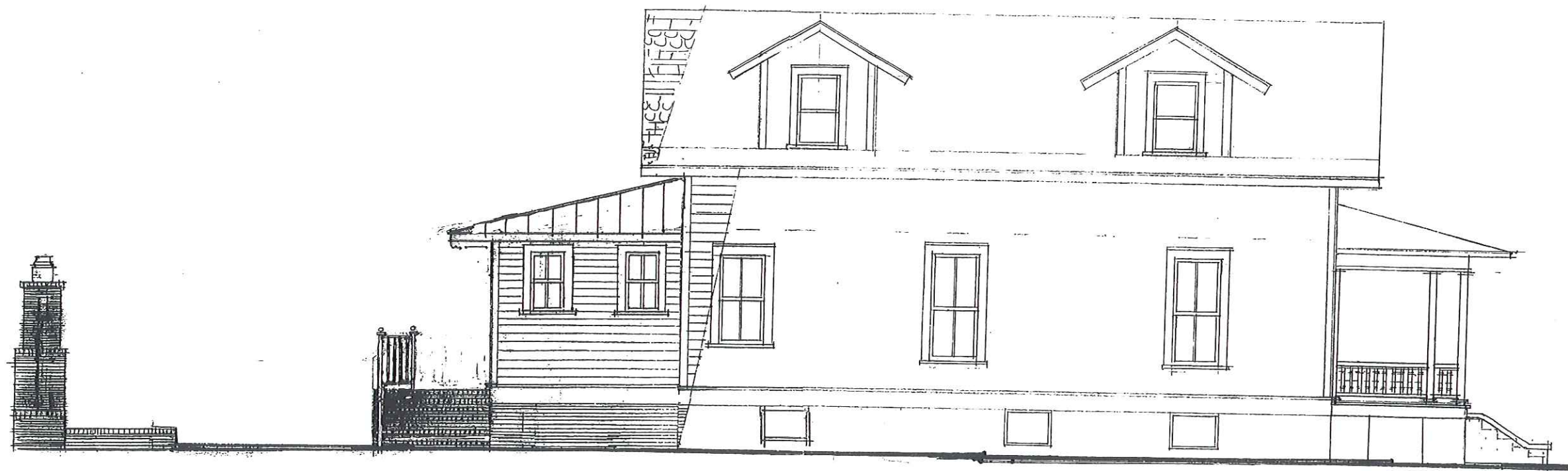
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COMPOSITE FIRST FLOOR PLAN



COMPOSITE LEFT ELEVATION

1/8" = 1'-0"



COMPOSITE RIGHT ELEVATION

1/8" = 1'-0"



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PROJ. NO. -1101
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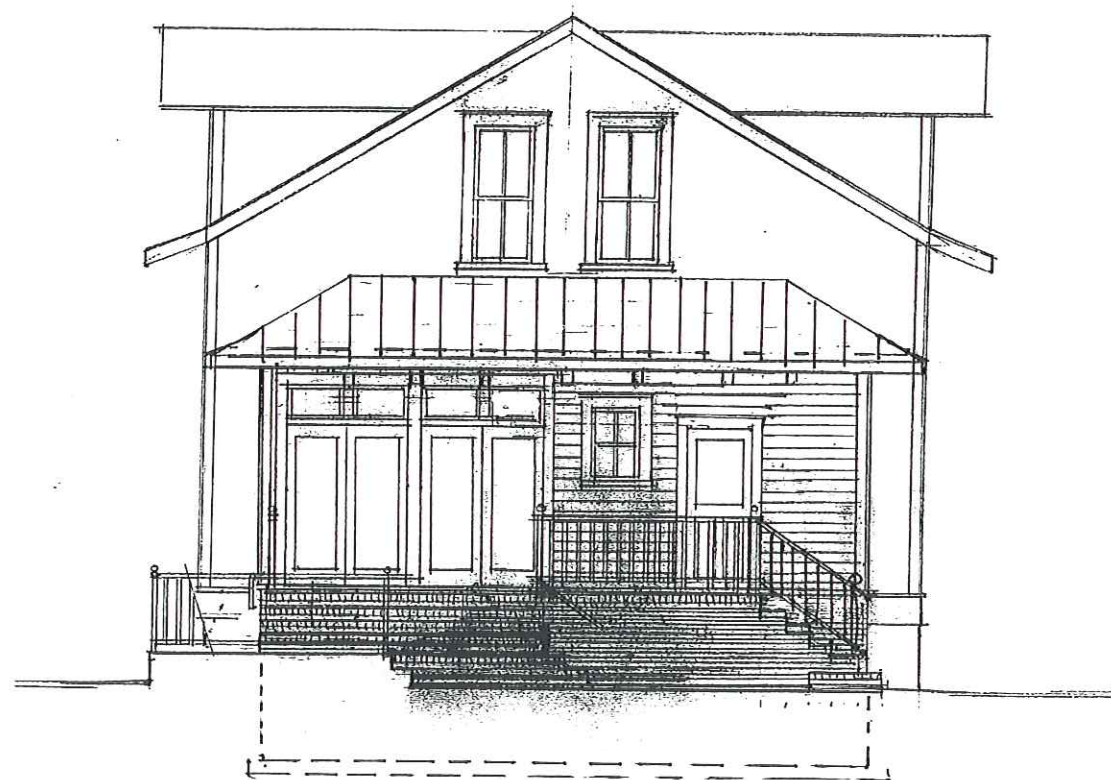
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PROPOSED REAR ELEVATION

1/4" = 1'-0"

Charlotte Historic District Commission - Case 2011-078



-  508 E Kingston Av
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

August 4, 2011