Charlotte Historic District Commission Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY 808 East Kingston Avenue, Dilworth Local Historic District HDC 2011-106

SUMMARY OF REQUEST Rear Porch Addition

OWNERS Mr. & Mrs. Rob Currey

APPLICANT Jeanine DeVaney

Details of Proposed Request

This application requests approval for the construction of rear porch addition. This proposal is ineligible for administrative approval due to a set of steps that are wider than the existing house.

Current Status and Context of Property

This house is a wood frame bungalow style home with asymmetrical front gables and an engaged brick-faced front porch on the right half of the façade. This house was built c. 1920, and is listed as a contributing structure in the Dilworth Local Historic District.

The area around this site consists primarily of single family homes. The size and scale of the surrounding building are largely consistent with this structure.

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.

Analysis of Proposal

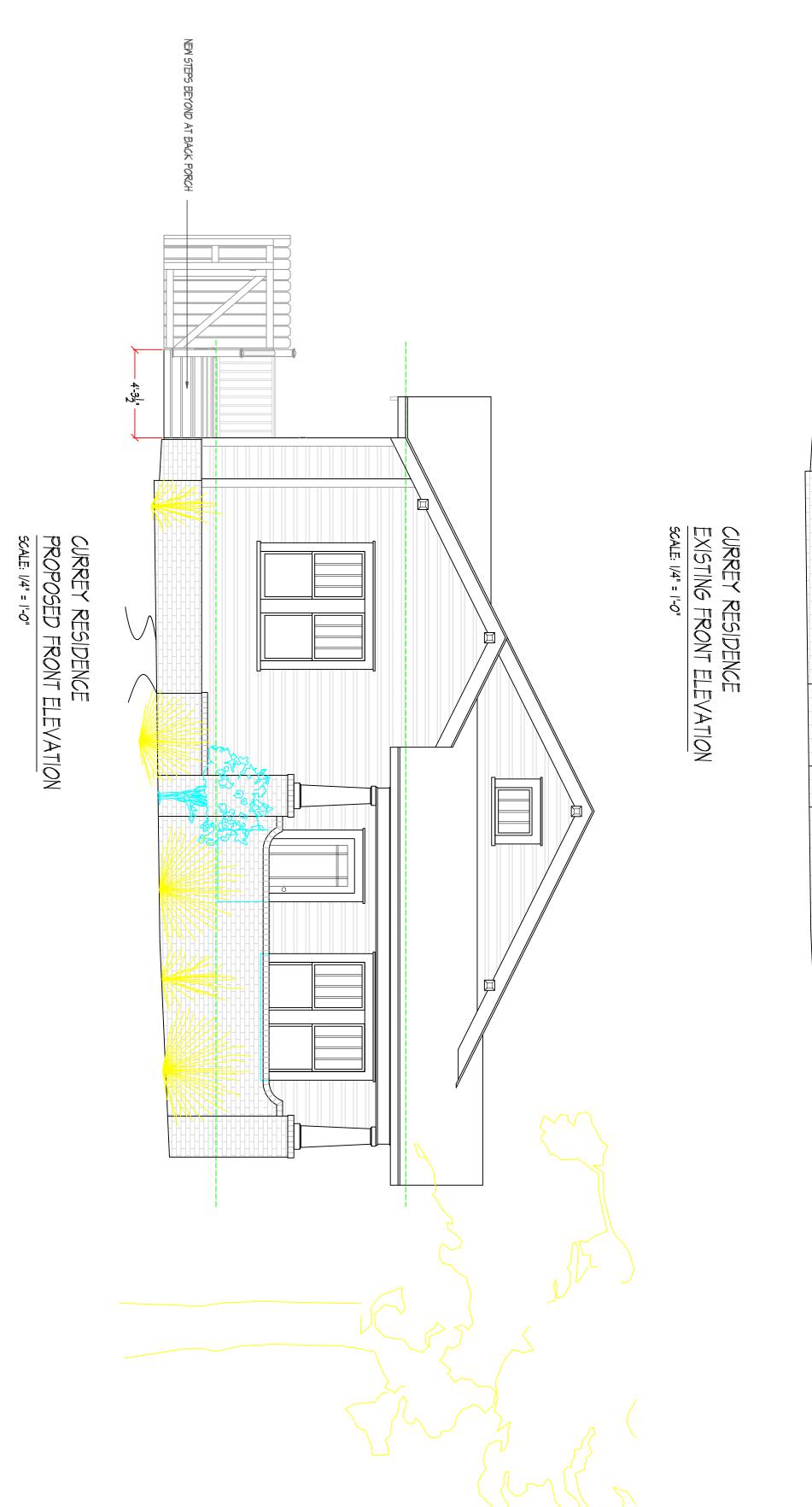
As noted above, this proposal would have been approved administratively if the steps on the left side of the new rear porch addition were not wider than the existing house.

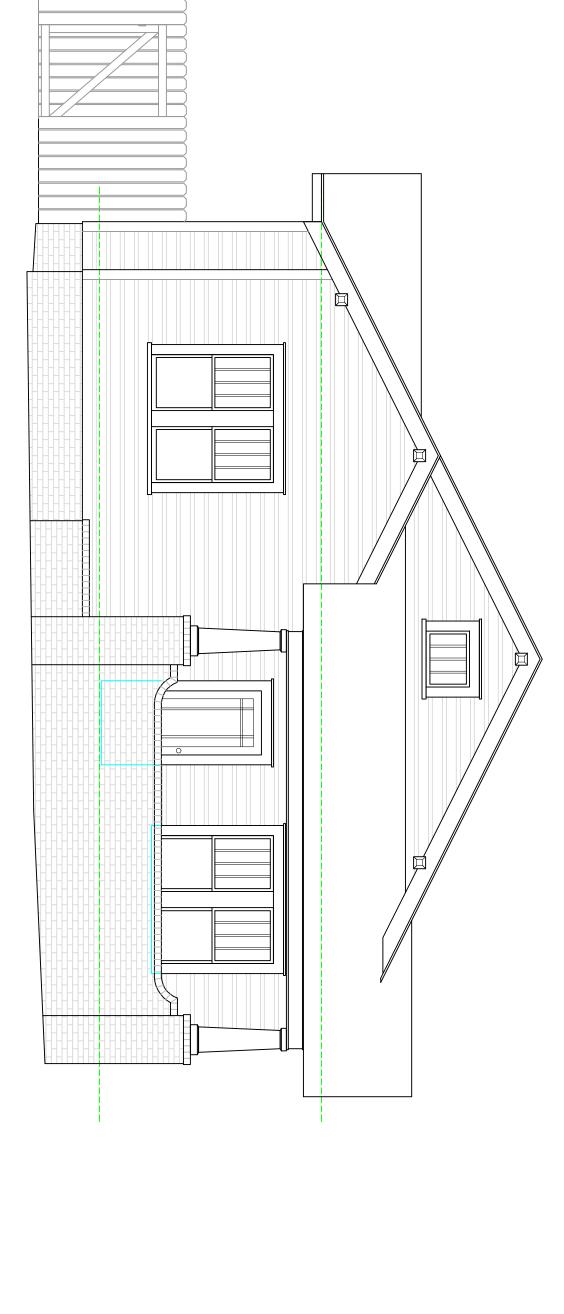
The overall design of the proposed rear porch addition is styled after the front elevation of the house, and is consistent with the house in detailing and materials.

Under current HDC policy covering *Additions*, there are eight criteria that must be satisfied for an addition to an existing structure to be considered appropriate. These criteria are:

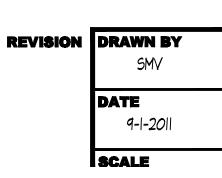
| 1. | Size | the relationship of the project to its site |
|----|--------------|--|
| 2. | Scale | the relationship of the building to those around it |
| 3. | Massing | the relationship of the building's various parts to each other |
| 4. | Fenestration | the placement, style and materials of windows and doors |
| 5. | Rhythm | the relationship of fenestration, recesses and projections |
| 6. | Setback | in relation to setback of immediate surroundings |
| 7. | Materials | proper historic materials or approved substitutes |
| 8. | Context | the overall relationship of the project to its surroundings |

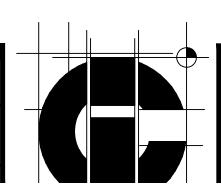














36"H WOOD GUARDRAIL W/ 4" MAX. BALUSTER SPACING PROVIDE NON CORROSIVE METAL FLASHING AT ALL ROOF -HOUSE INTERSECTS AT ALL ELEVATIONS AND ABOVE ALL MINDOWS/ DOORS/
VENTS NEW WOOD COLUMNS TO MATCH EXISTING FRONT PORCH W/ 24" BRICK BASE NEW LAP SIDING TO MATCH EXISTING GRADE TO BE DETERMINED IN FIELD BRACKETS TO MATCH EXISTING VERIFY # TREADS DOWN NEW BRICK FOUNDATION 6 口 OPEN TO BEYOND 2-0 CURREY RESIDENCE REAR ELEVATION SCALE: 1/4" = 1'-0" 口 12 <u>0</u> EXISTING ROOF SCALE: |/4" = |'-0" CURREY RESIDENCE LEFT SIDE ELEVATION 7-0" 9'-3" ———— INTERIOR CEILING HEIGHT 1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTIN GTOPOGRAPHY OF THE SITE.

2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.

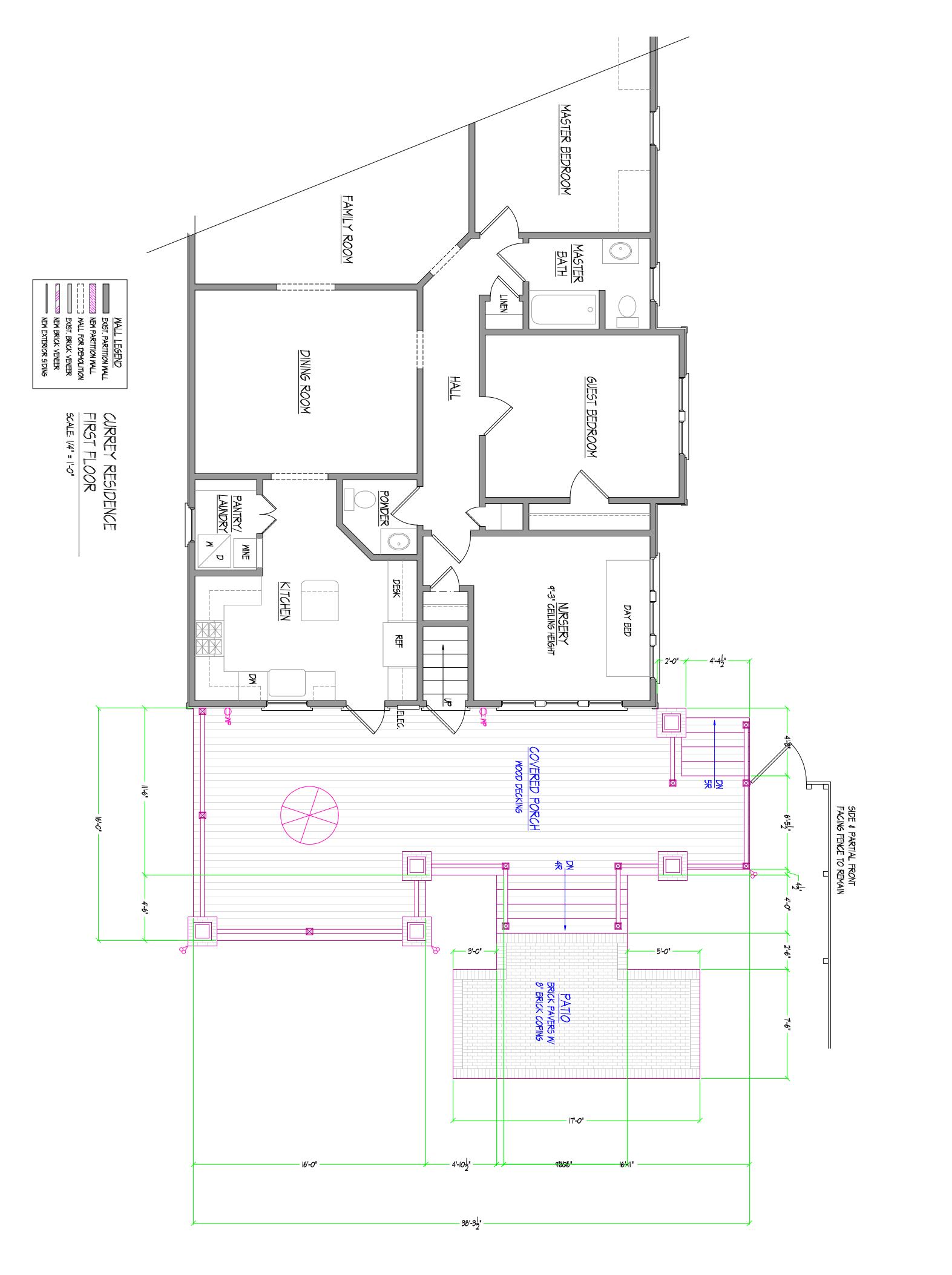
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.

4. PROVIDE FLASHING PER CODE AT ALL ROOF/ WALL CONNECTIONS AND ROOF/ CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY, CONCRETE OR STONE.

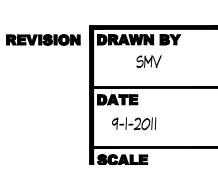
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE. ELEVATION NOTES 2-0 REVISION DRAWN BY PROJECT **CHARLOTTE IN-VIRONMENTS INC.** CURREY RESIDENCE REAR & LEFT SIDE SMV ELEVATIONS 808 EAST KINGSTON AVENUE 4730-D PARK ROAD DATE CHARLOTTE, NC 28209 CHARLOTTE, NC 28203 9-1-2011 (704)527-7700 JEANINE DeVANEY <u>38</u>

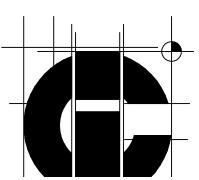
All dimensions to be verified by general

SCALE









CHARLOTTE IN-VIRONMENTS INC.

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CHARLOTTE, NC 28209

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JEANINE DeVANEY

