

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 601 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks (Alicia and Mark Sparling, owners)

Details of Proposed Request

Existing Conditions

The existing structure is a two story Four Square home constructed in 1920. The property is located at the corner of East Kingston Avenue and Winthrop Avenue. It is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal

The proposal is a rear second floor addition that is approximately 7 feet lower than the roof of the main section of the house. Project details of the addition include a wood siding, wood brackets and wood Simulated True Divided Light (STDL) windows.

Policy & Design Guidelines – Additions, page 36

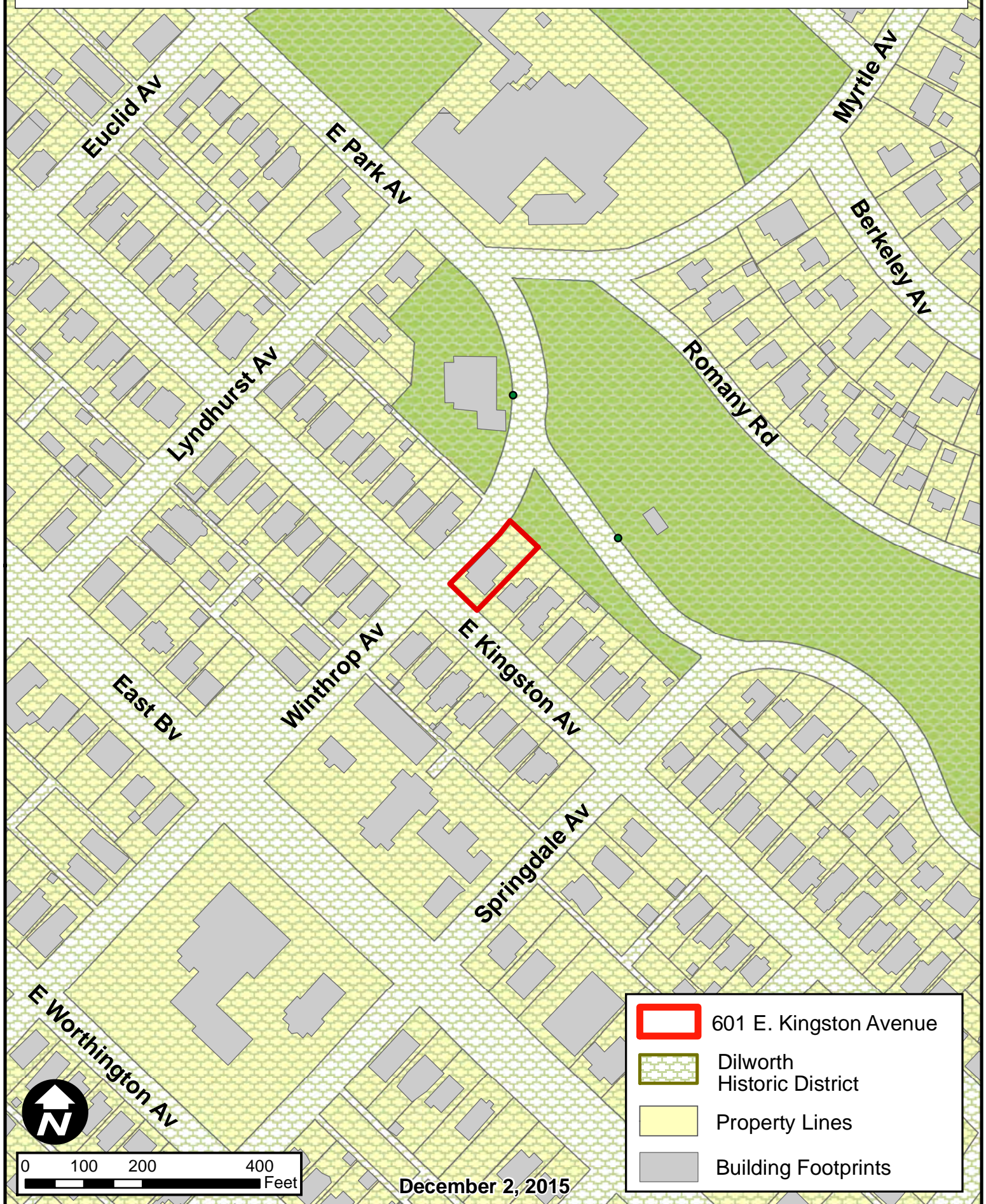
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	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 applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-266





REAR YARD AT WINTHROP LOOKING TOWARD LATTA PARK



REAR YARD AT WINTHROP LOOKING AT GATES TO PARKING AREA AT REAR YARD



LEFT REAR ELEVATION WHERE A SECOND FLOOR ADDITION IS TO BE ADDED



LEFT ELEVATION AT WINTHROP



FRONT ELEVATION AT KINGSTON



RIGHT FRONT ELEVATION OF PORCH



RIGHT REAR ELEVATION OF MAIN HOUSE



RIGHT REAR CORNER VIEW



RIGHT REAR SINGLE STOREY INFILLED PORCH WHERE A SECOND FL ADDITION IS TO BE ADDED



CURRENT REAR DECK TO BE REPLACED WITH GARAGE/CARPORT WITH DECK ABOVE



REAR ELEVATION WHERE SECOND FL ADDITION IS TO BE ADDED



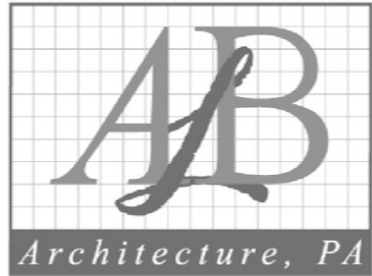
FAR REAR ELEVATION VIEW



VIEW LOOKING INTO REAR YARDWITH LATTA RECREATIONAL CENTER BEYOND

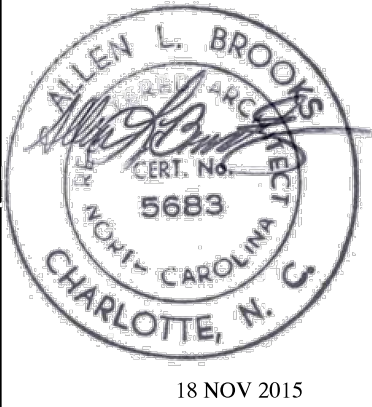


VIEW FROM REAR ATTIC WINDOW TO CITY SKYLINE



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Historic Dilworth Renovation & Addition *for the:*
SPARLING RESIDENCE
601 East Kingston Avenue, Charlotte, NC 28203

PROJ. NO. - 13082
ISSUED - 18 NOV 2015
REVISIONS -

SUBJECT HOUSE IMAGES

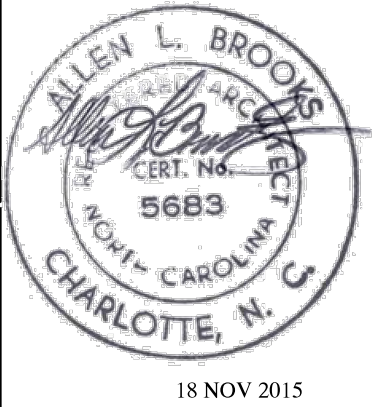
SUBJECT HOUSE IMAGES

OF: TWENTY TWO



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SITE CONTEXT IMAGES

OF: TWENTY TWO



529 E.KINGSTON AVENUE—OPPOSITE OF SUBJECT HOUSE AT WINTHROP



601 E.KINGSTON AVENUE—SUBJECT HOUSE



607 E.KINGSTON AVENUE—ADJACENT TO SUBJECT HOUSE AT RIGHT



611 E.KINGSTON AVENUE—SECOND TO SUBJECT HOUSE AT RIGHT



528 E.KINGSTON AVENUE—DIAGONAL OPPOSITE AT KINGSTON



600 E.KINGSTON AVENUE—DIRECTLY OPPOSITE AT KINGSTON

SITE CONTEXT IMAGES



601 BERKELEY AVENUE CORNER LOT



601 BERKELEY AVENUE AT EUCLID



601 BERKELEY AVENUE GRADE RECESSED GARAGE



1607 DILWORTH ROAD W.RECESSED GRADE BASEMENT
DOUBLE CAR GARAGE



2000 CHARLOTTE DRIVE CORNET LOT



2000 CHARLOTTE DRIVE AT IDEAL WAY



2000 CHARLOTTE DRIVE-DOUBLE CAR GARAGE
AT SIDE STREET EDGE



2222 SARAH MARKS & DILWORTH ROAD WEST
CORNER LOT GARAGE AT SIDE STREET EDGE



2300 DILWORTH ROAD WEST CORNER LOT
GARAGE AT SIDE STREET EDGE



529 E.KINGSTON AVENUE BASEMENT
DOUBLE CAR GARAGE



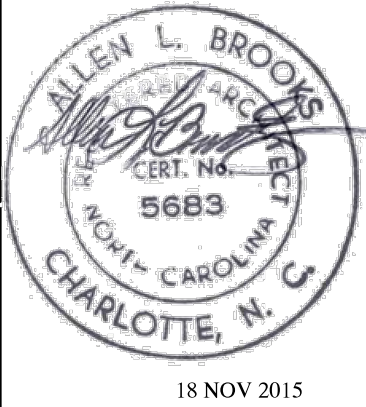
529 E.KINGSTON AVENUE RECESSED GARAGE
WITH ADDITION & OPEN DECK ABOVE

REFERENCE IMAGES



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REFERENCE IMAGES

OF: TWENTY TWO



90 CL6

2ND FL.

90 CL6

83

POUCH CLO

1ST FL

FRONT ELEV. (KINGSTON) EXIST. & PROPOSED
 3/16" = 1'



EXISTING (WINTHROP) ELEV.

3/16" = 1'

MATCH EXIST. ROOF MATERIAL & DETAILS

ADDITION

7'-0"
LOWER

MATCH EAVE DETAILS
MATERIALS & DETAILS
IN WOOD

WOOD SHUTTER WINDOWS TO
MATCH EXISTING

WOOD SIDING TO MATCH
W/ TRIM DETAILS

ADDITION

PROPOSED (WINTHROP) ELEV.

3/16" = 1'



EXISTING REAR ELEV.
3/16" = 1'

WOOD BALUSTRADE SIMILAR TO FRONT
PORCH DETAILS



ADAPT FOR CODE
COMPLIANCE W/
WIRE

ADDITION PROPOSED

EXIST.

PROPOSED REAR ELEV.



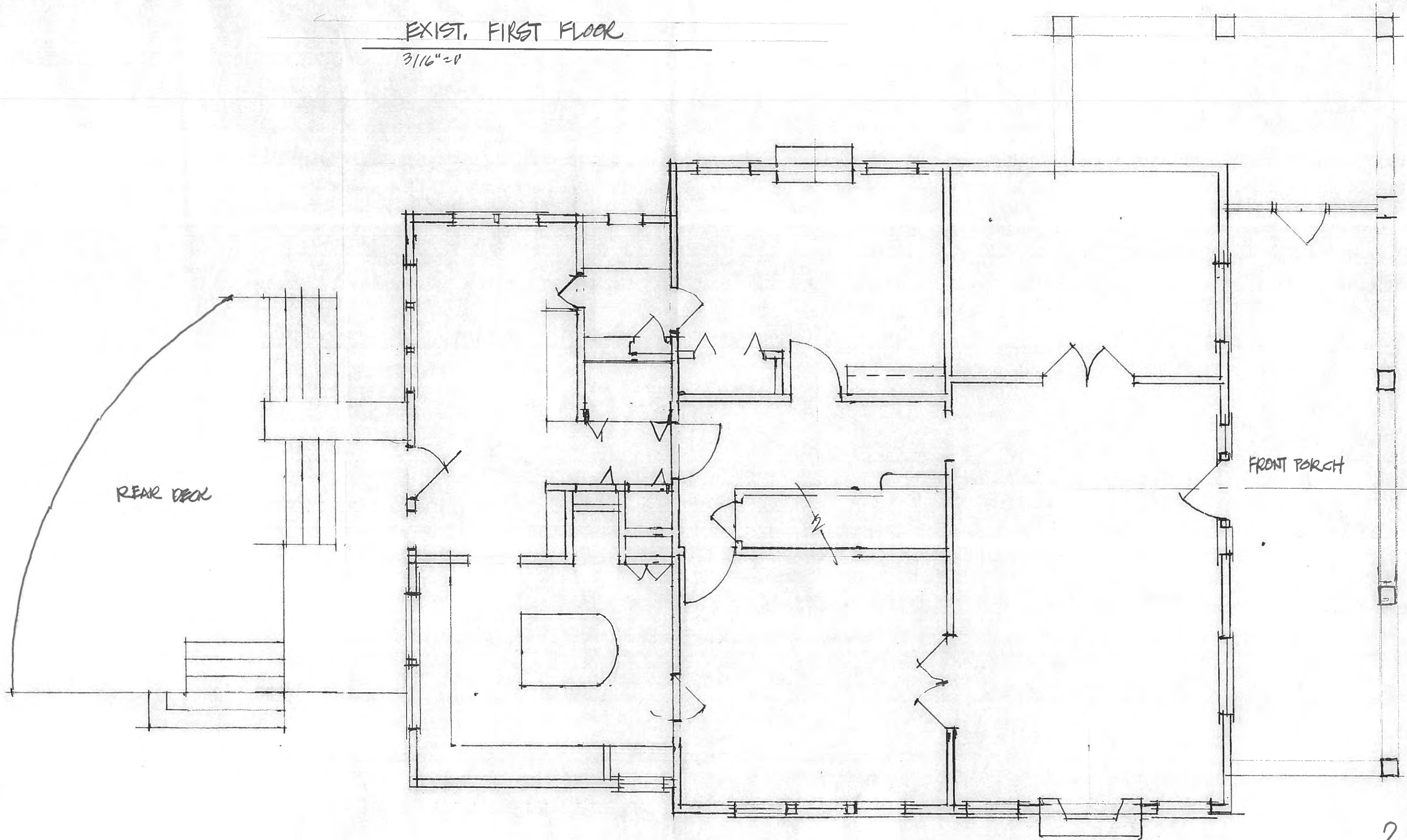
EXIST, RIGHT ELEV (NEIGHBOR)

1/16" = 1'



EXIST. FIRST FLOOR

3/16" = 1'

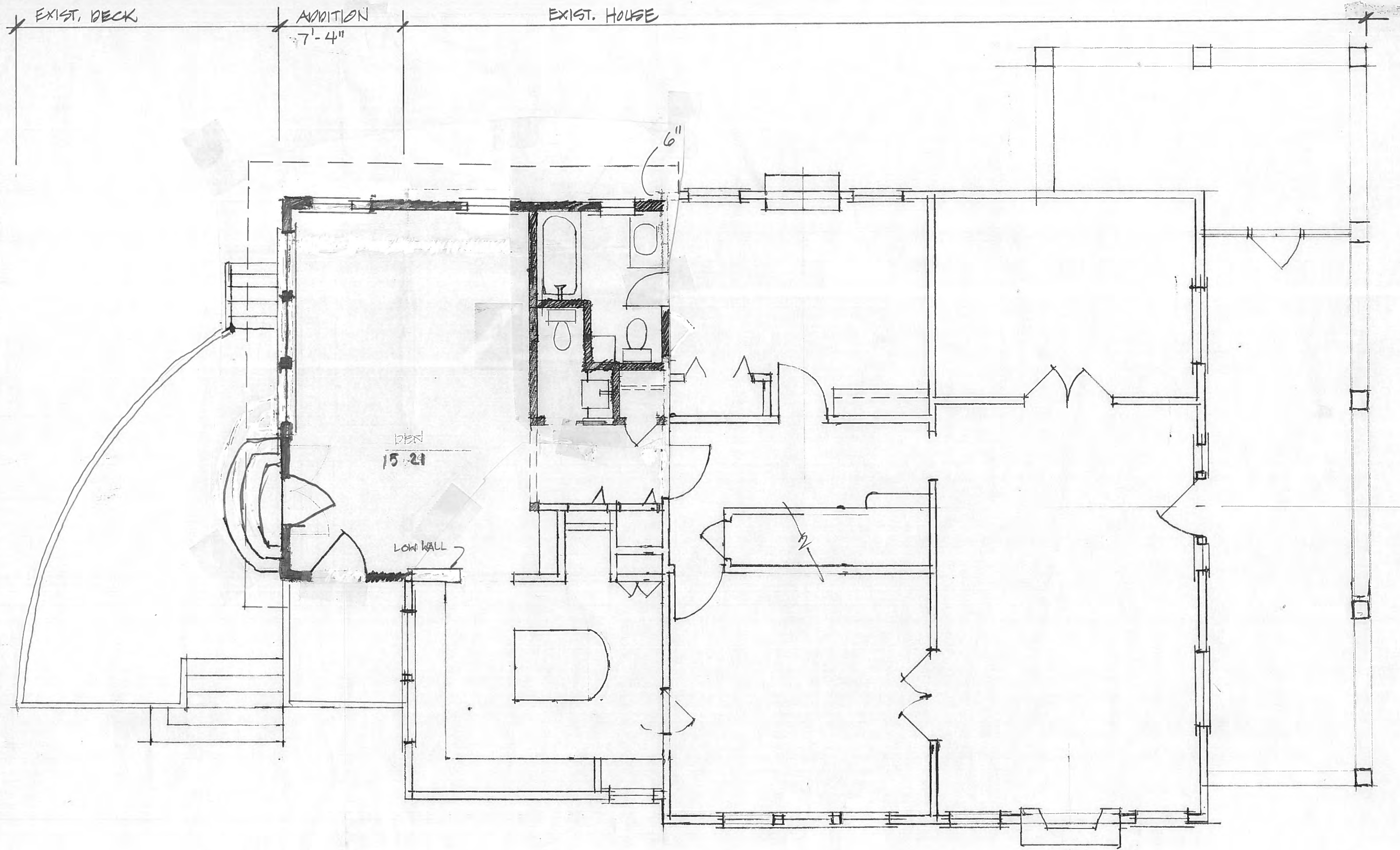


REAR DECK

FRONT PORCH

KINGSTON

WINTHROP



PROPOSED FIRST FLOOR PLAN

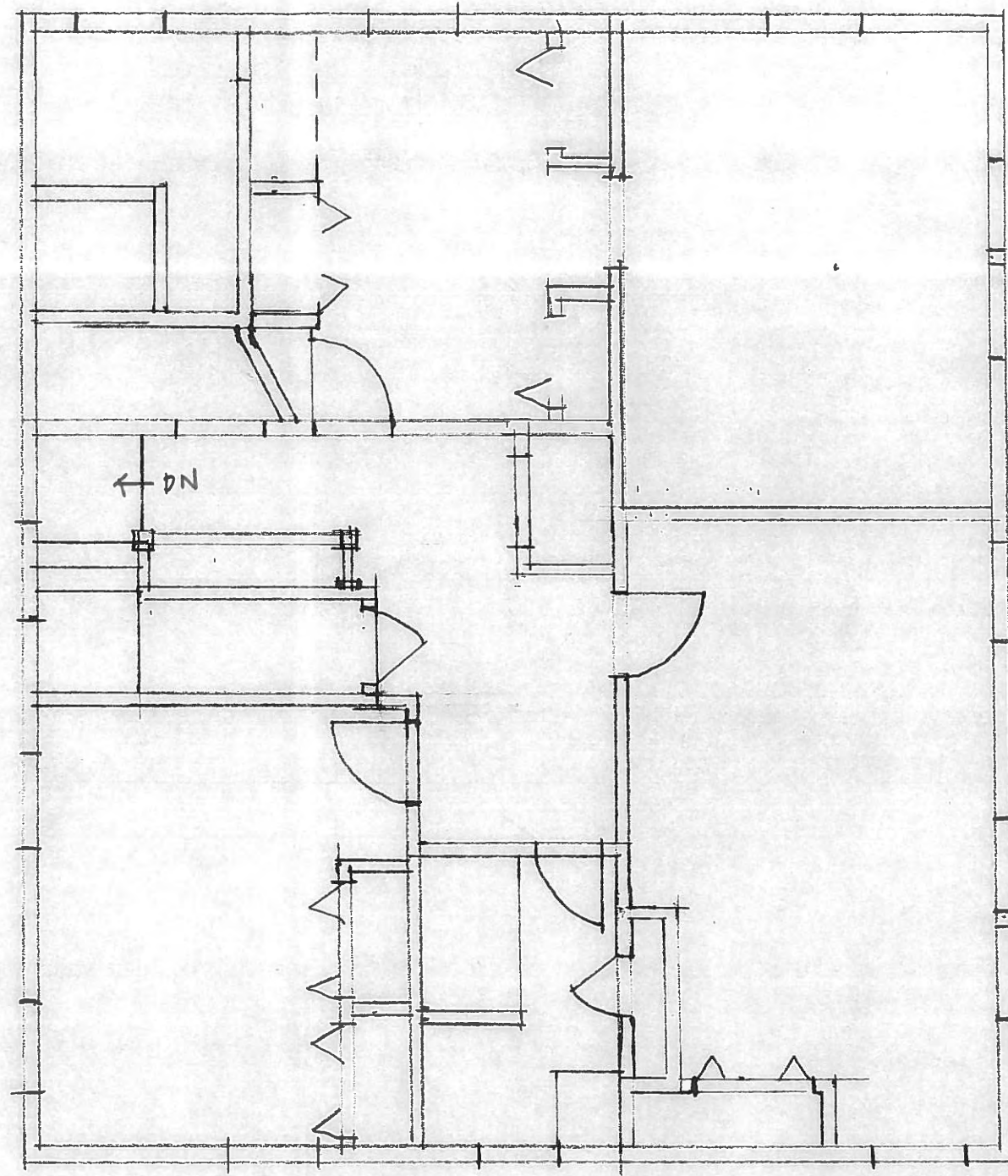
3/16" = 1'

3/16

10,

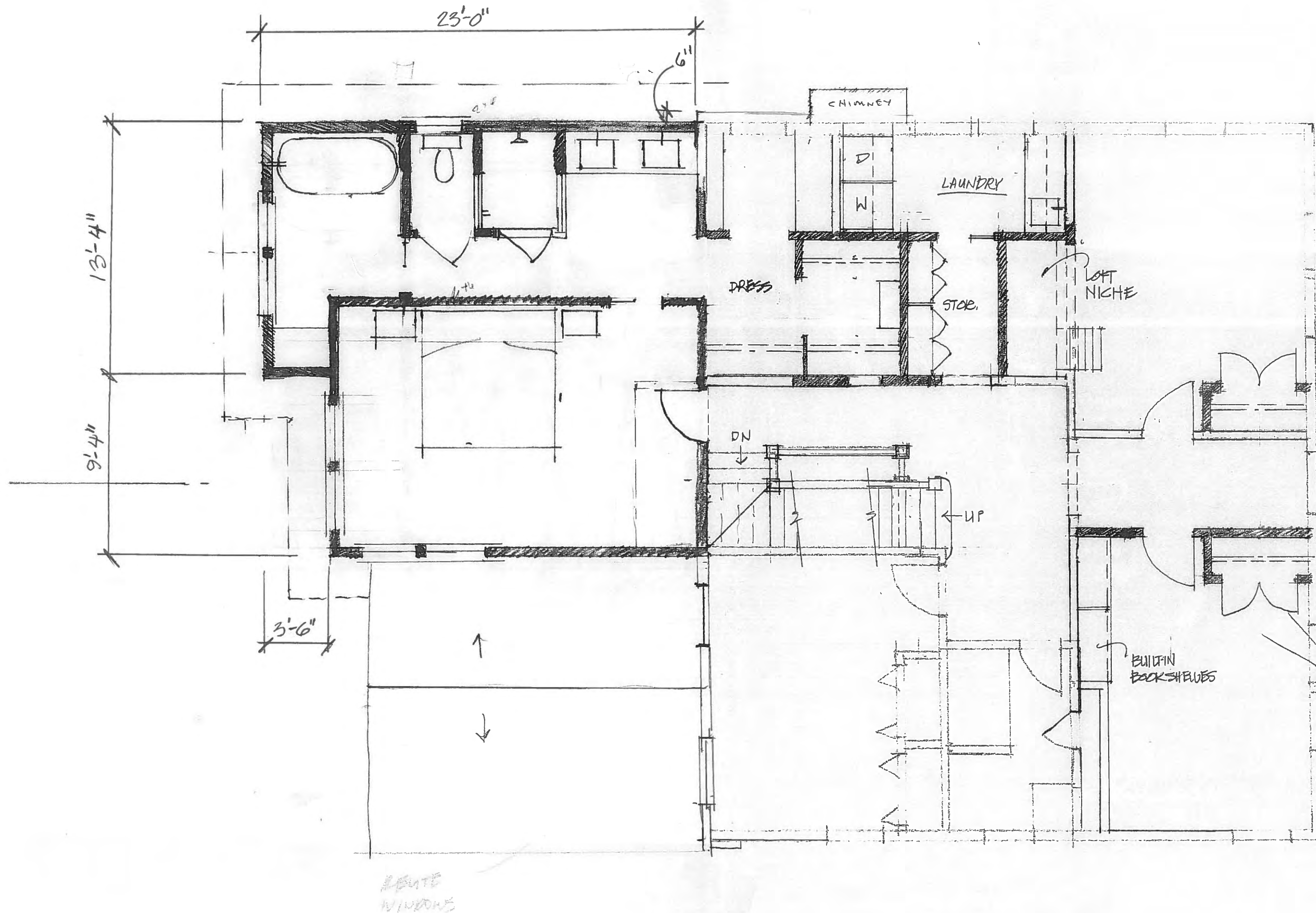
EXISTING SECOND FLOOR

3/16" = 1'



FRONT
KINGSTON

WINTHROP SIDE

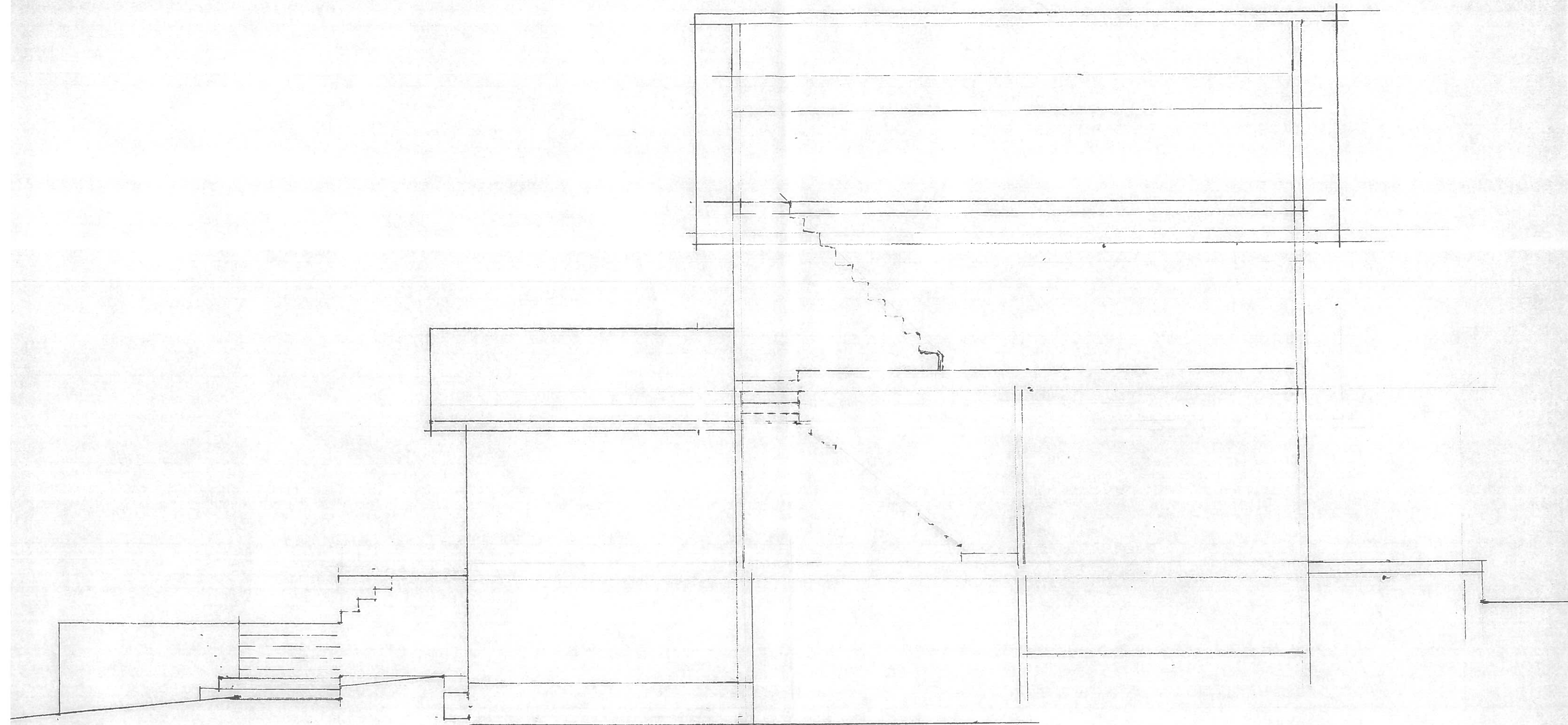


PROPOSED SECOND FLOOR PLAN

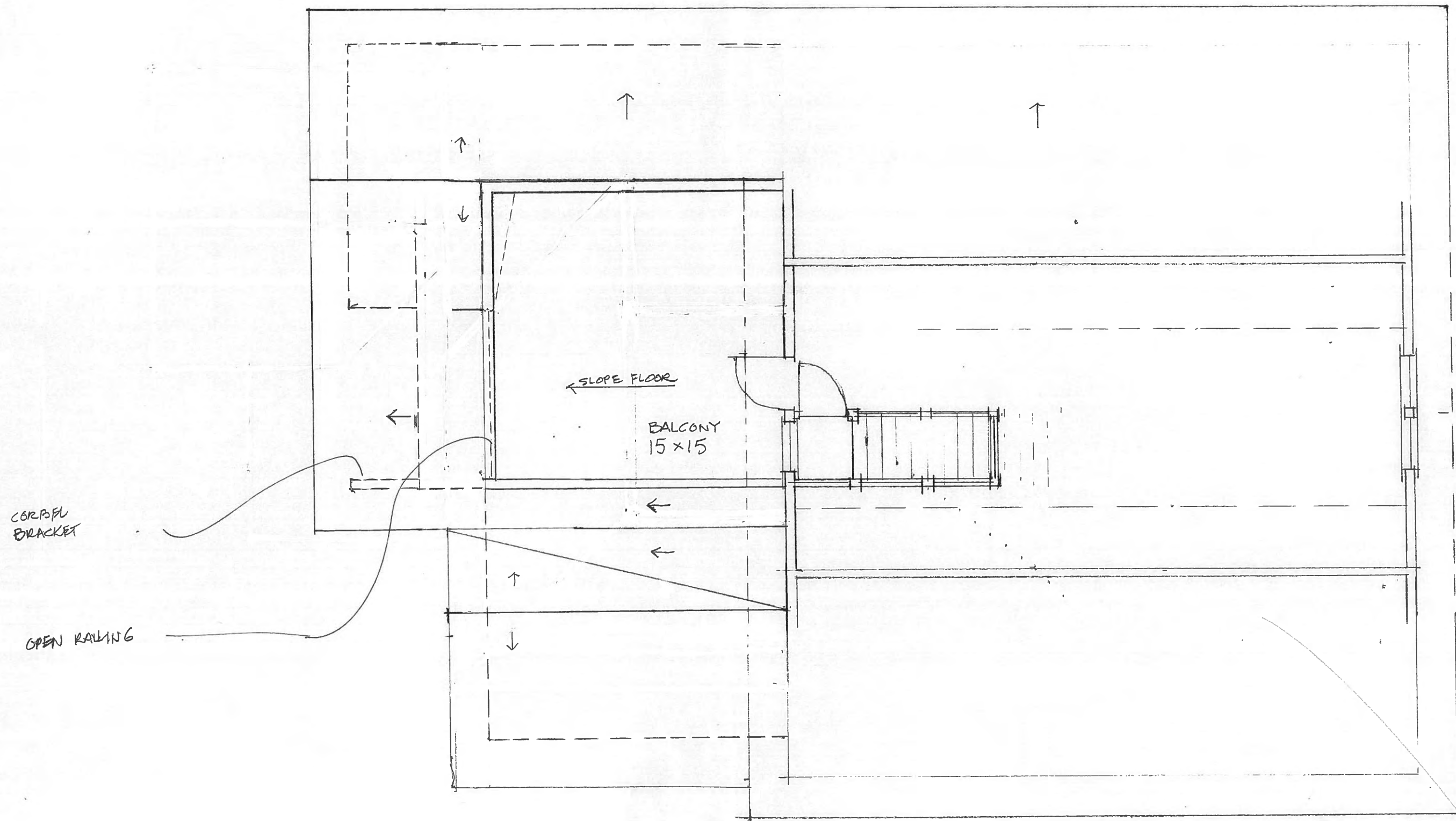
3/16/11

SPARLING

1000 2010



EXIST. LONGITUDINAL SECTION



PROPOSED ATTIC/THIRD FLOOR PLAN

3/16" = 1'

04 NOV 2015
19 NOV
26

