

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 804 East Kingston Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Keith Wesolowski

The application was continued from February for the following: Massing of the second floor addition.

Details of Proposed Request

Existing Context

The existing structure is a 1.5 story Bungalow constructed in 1920 and listed as a contributing structure in the Dilworth National Register of Historic Places.

The proposal includes a rear porch addition and the addition of two dormers on the left and right elevations. The height will increase approximately 2'-5". The addition will have materials and details to match the existing house. A door on the left side of the front facade will be replaced with a window. New windows are wood Simulated True Divided Light (STD L).

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.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

Staff Analysis

The HDC will determine if the project meets the Additions guidelines for Size, Scale, Massing, Context, Rhythm, Fenestration and Materials.

Charlotte Historic District Commission - Case 2015-238



804 E. KINGSTON AS SEEN FROM THE STREET



PICTURE SHOWING REAR OF HOUSE LOOKING DOWN LEFT SIDE
SHED ADDITION SHOWN ON LEFT OF PHOTO



DECK AND SHED ADDITION FROM REAR



SHOWING AREA BENEATH IMPROPERLY BUILT ADDITION



SHED ADDITION AS SHOWN FROM REAR



STREET VIEW FRONT LEFT



PICTURE SHOWING TREE BLOCKING ACCESS TO REAR YARD



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DRAWINGS PROVIDED BY:
Ram Design Build
401 Rensselaer Ave.
Charlotte, NC 28203

DATE:

1/4/2016

SCALE:

SHEET:

A-1

STREET VIEW



808 E. KINGSTON AVE.

804 E. KINGSTON AVE.

802 E. KINGSTON AVE.

STREET VIEW



VIEW OF 804 AS SEEN FROM LENNOX





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NUMBER	DATE

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DRAWINGS PROVIDED BY:
Ram Design Build
401 Rensselaer Ave.
Charlotte, NC 28203

DATE:
1/4/2016

SCALE:

SHEET:
A-2



800



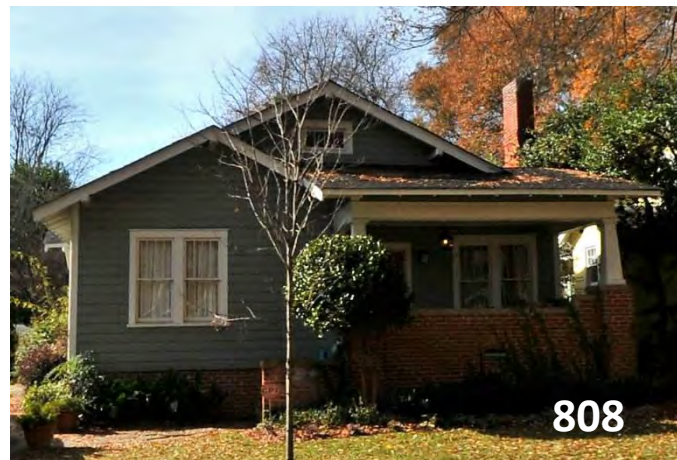
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813



804



808



805



812

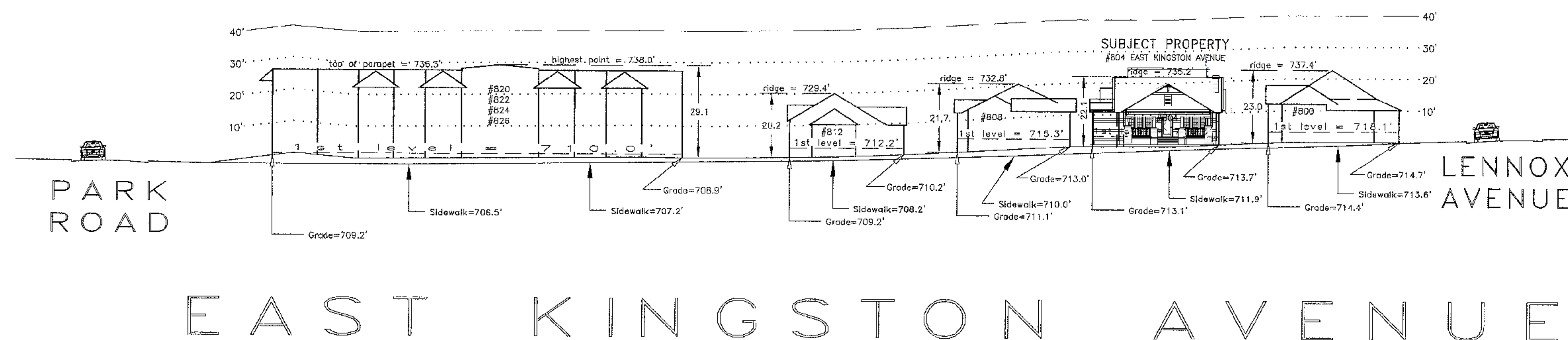


809



This 9th day of November, 2015.

Andrew G. Zoll
Professional Land Surveyor
NC License No. 10000



1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
800 BLOCK of EAST KINGSTON AVENUE
FACING SOUTHWEST – EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
November 09, 2015

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

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Ram Design Build
401 Rensselaer Ave.
Charlotte, NC 28202

DATE:

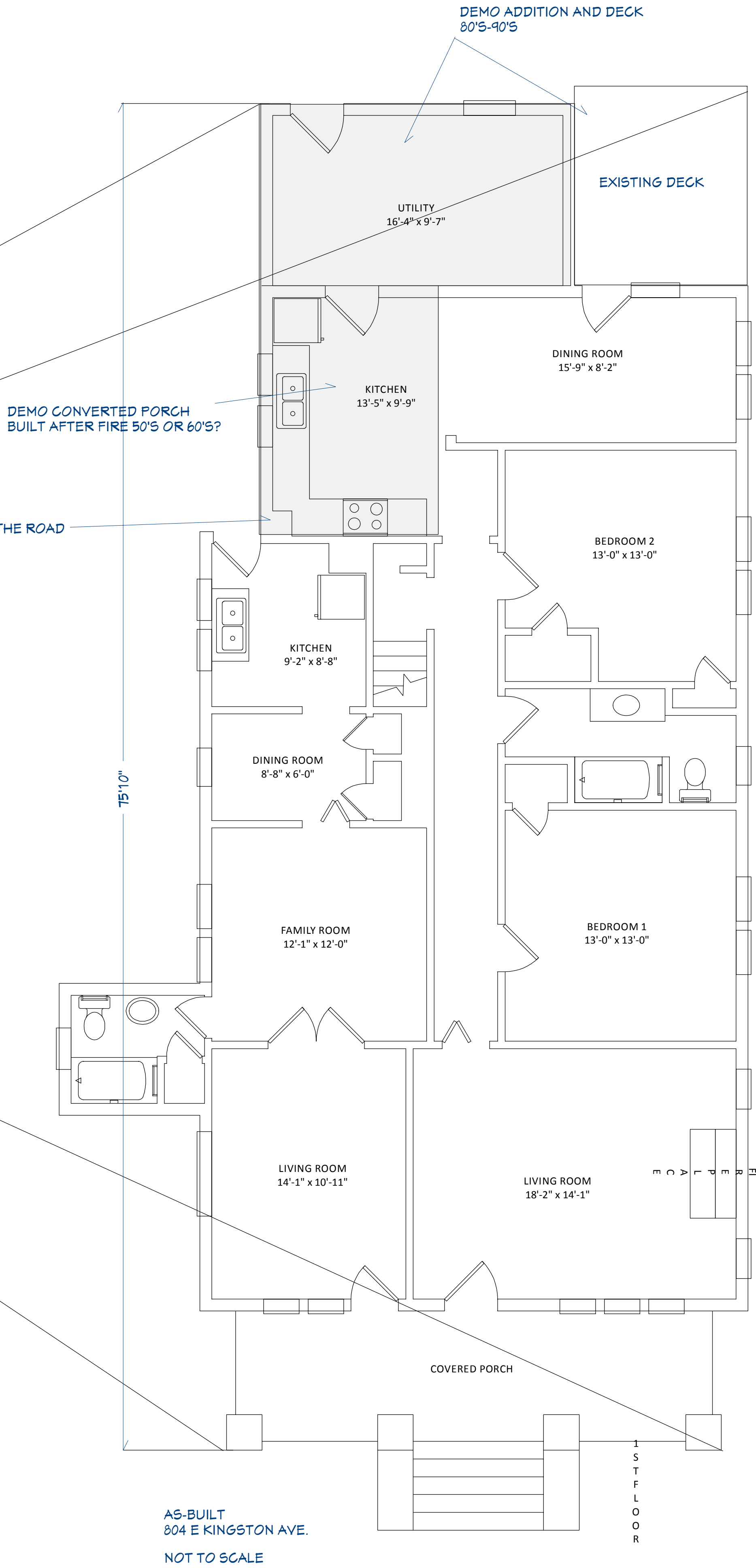
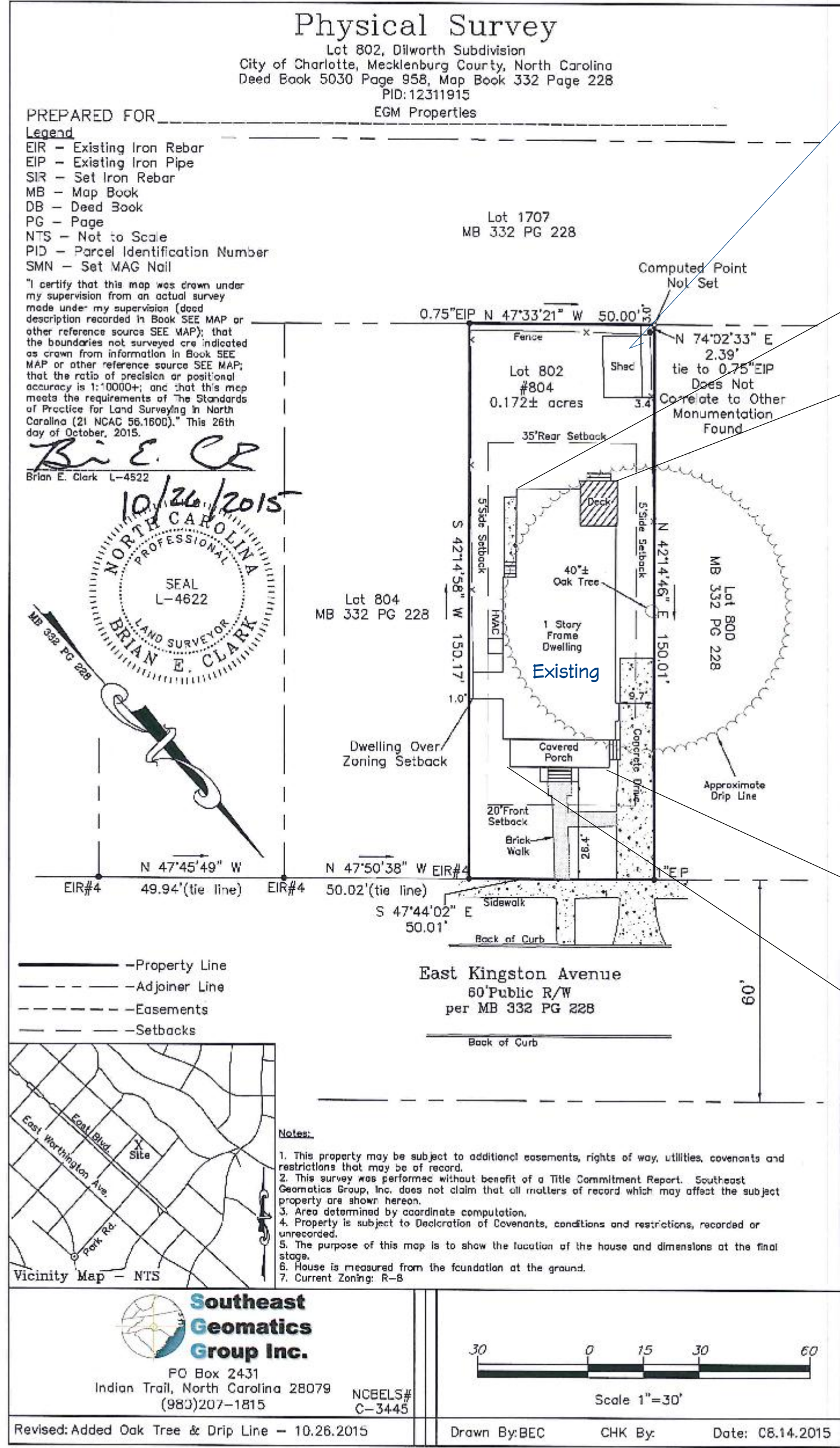
1/4/2016

SCALE:

1"=20'

SHEET:

A-7



REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION

AS-BUILT AND SURVEY

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DRAWINGS PROVIDED BY:
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401 Rensselaer Ave.
Charlotte, NC 28203

DATE:

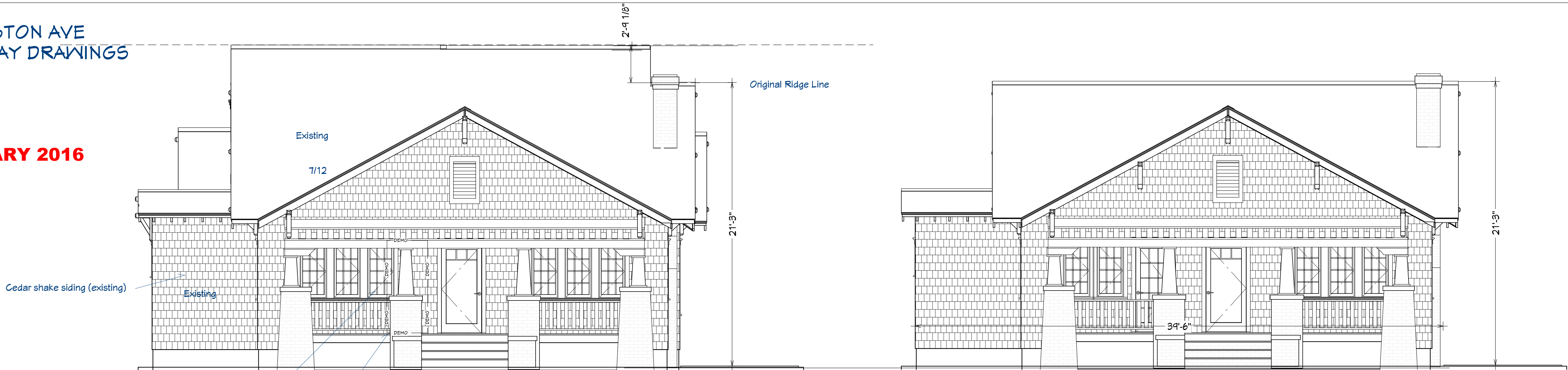
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SCALE:

SHEET:

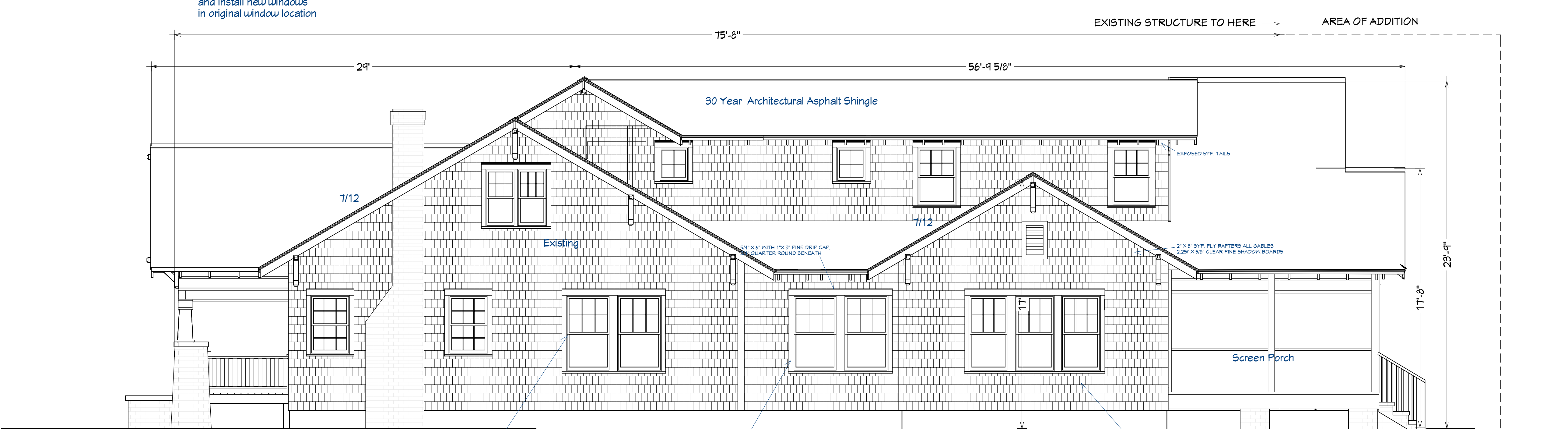
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FEBRUARY 2016

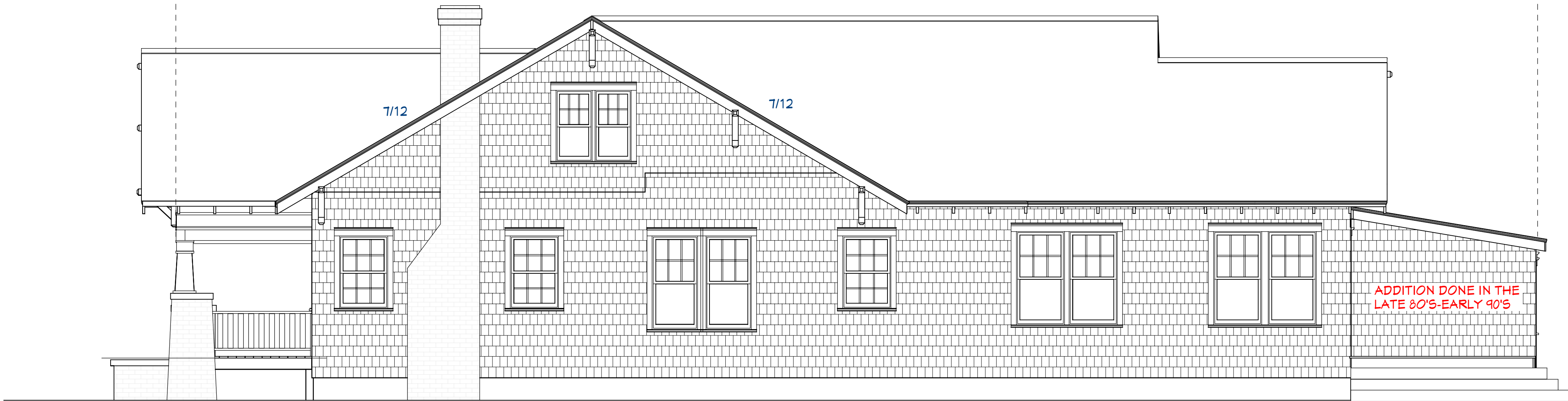


Proposed Front Elevation

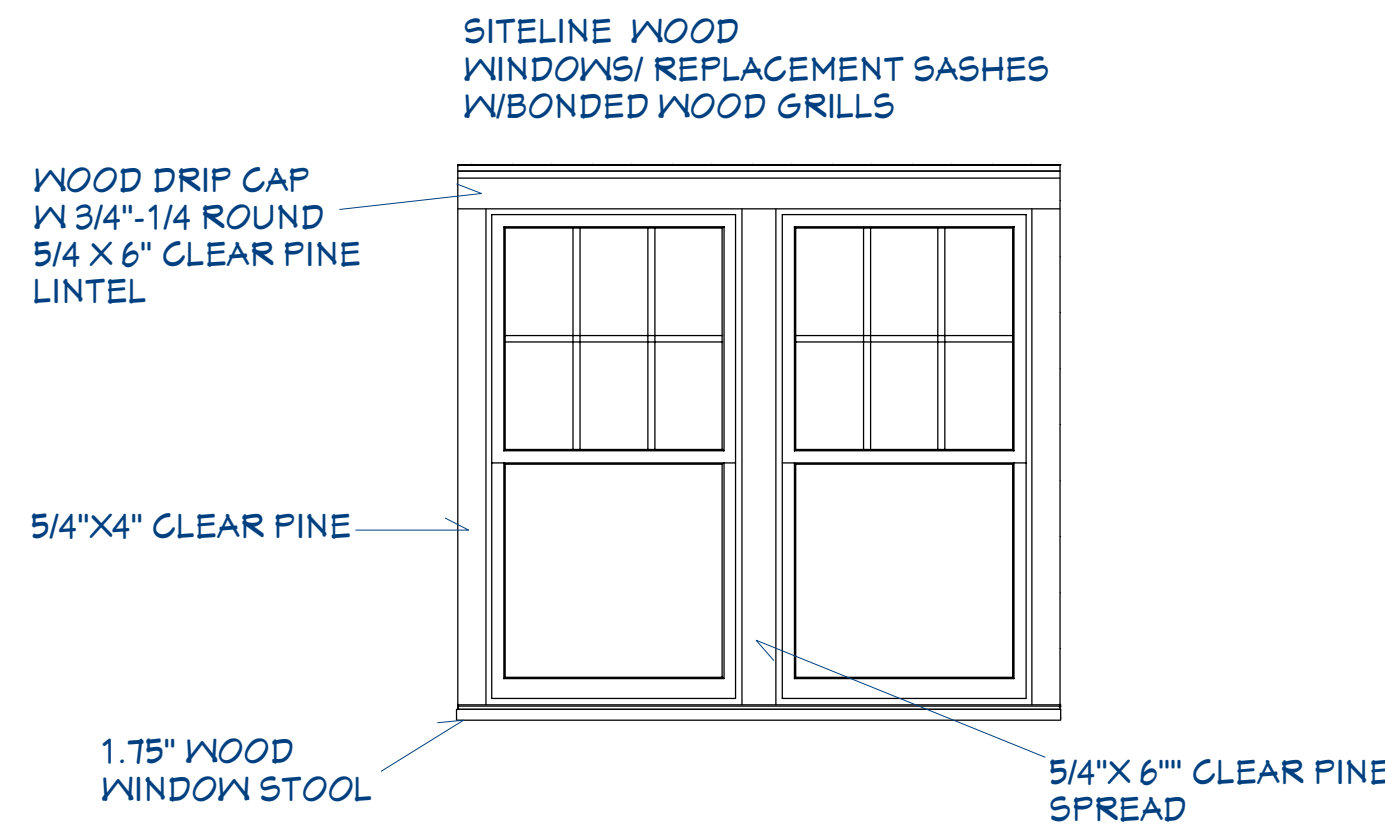
Existing Front Elevation



Proposed Right Elevation



Existing Right Elevation



WINDOW DETAIL



NUMBER	DATE	REVISION	DESCRIPTION

ELEVATIONS

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DRAWINGS PROVIDED BY:
Ram Design Build
401 Rensselaer Ave
Charlotte, NC 28203

DATE:

2/1/2016

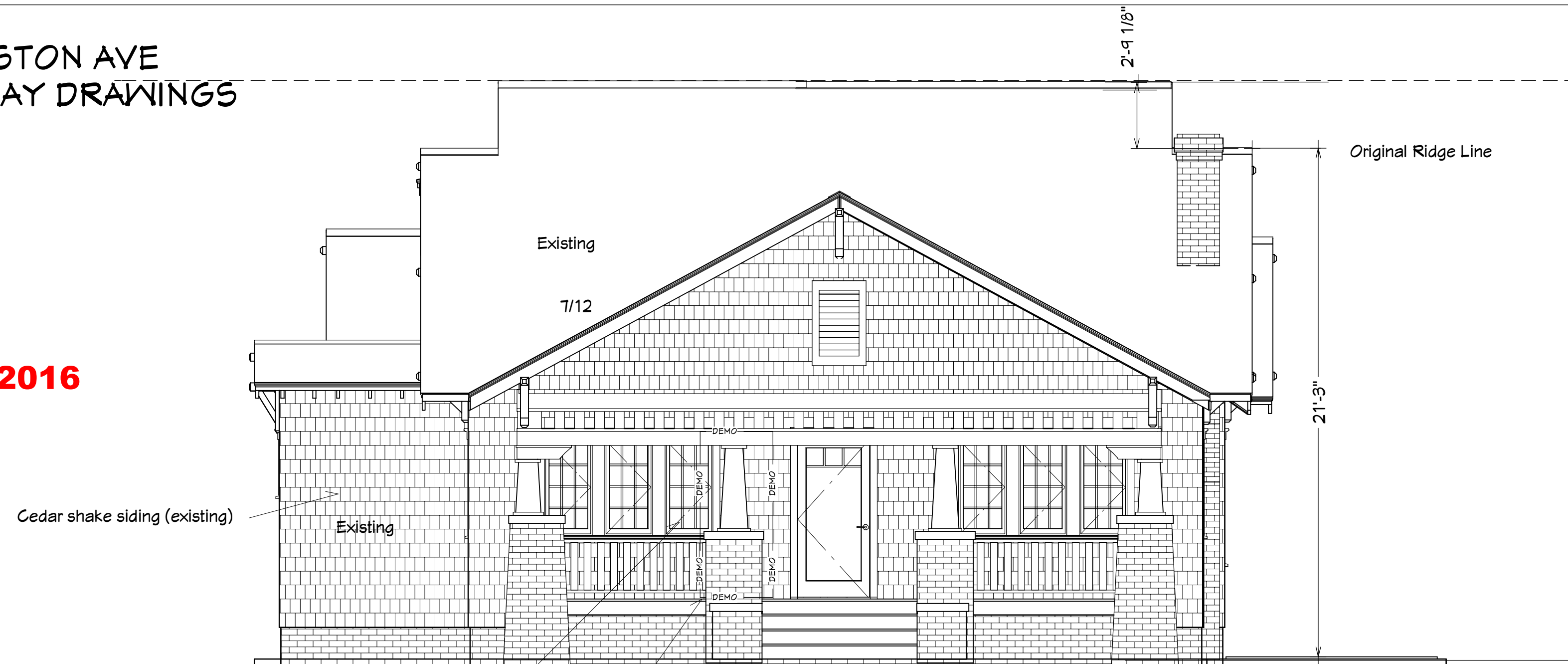
SCALE:

1/4"=1'

SHEET:

A-4

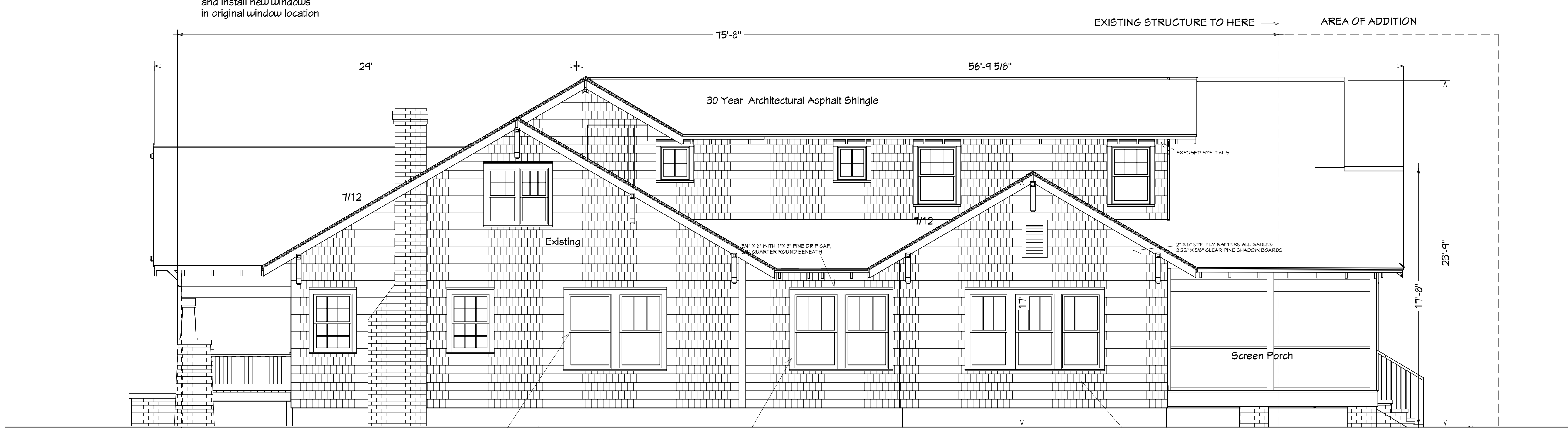
MARCH 2016



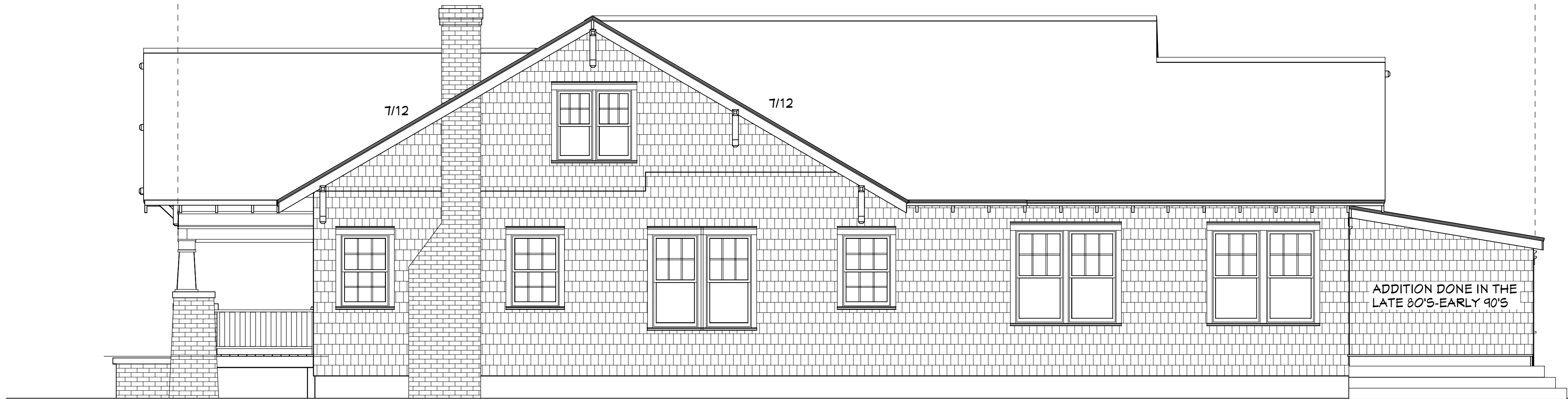
Proposed Front Elevation



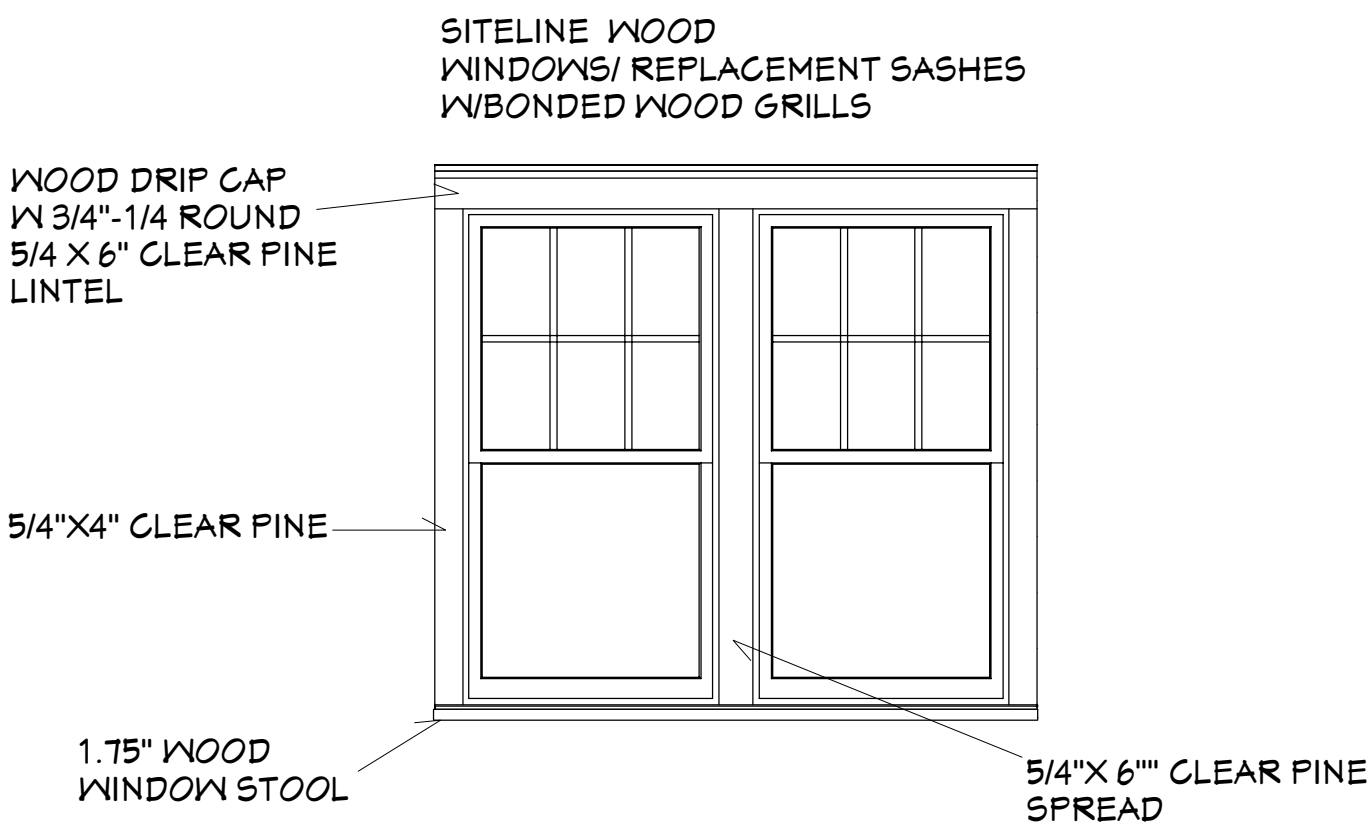
Existing Front Elevation



Proposed Right Elevation



Existing Right Elevation



WINDOW DETAIL



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ELEVATIONS

Restoration/Renovation
804 E. Kingston Ave
Charlotte, NC 28203

DRAWINGS PROVIDED BY:
Ram Design Build
401 Rensselaer Ave
Charlotte, NC 28203

DATE:

2/29/2016

SCALE:

1/4"=1'

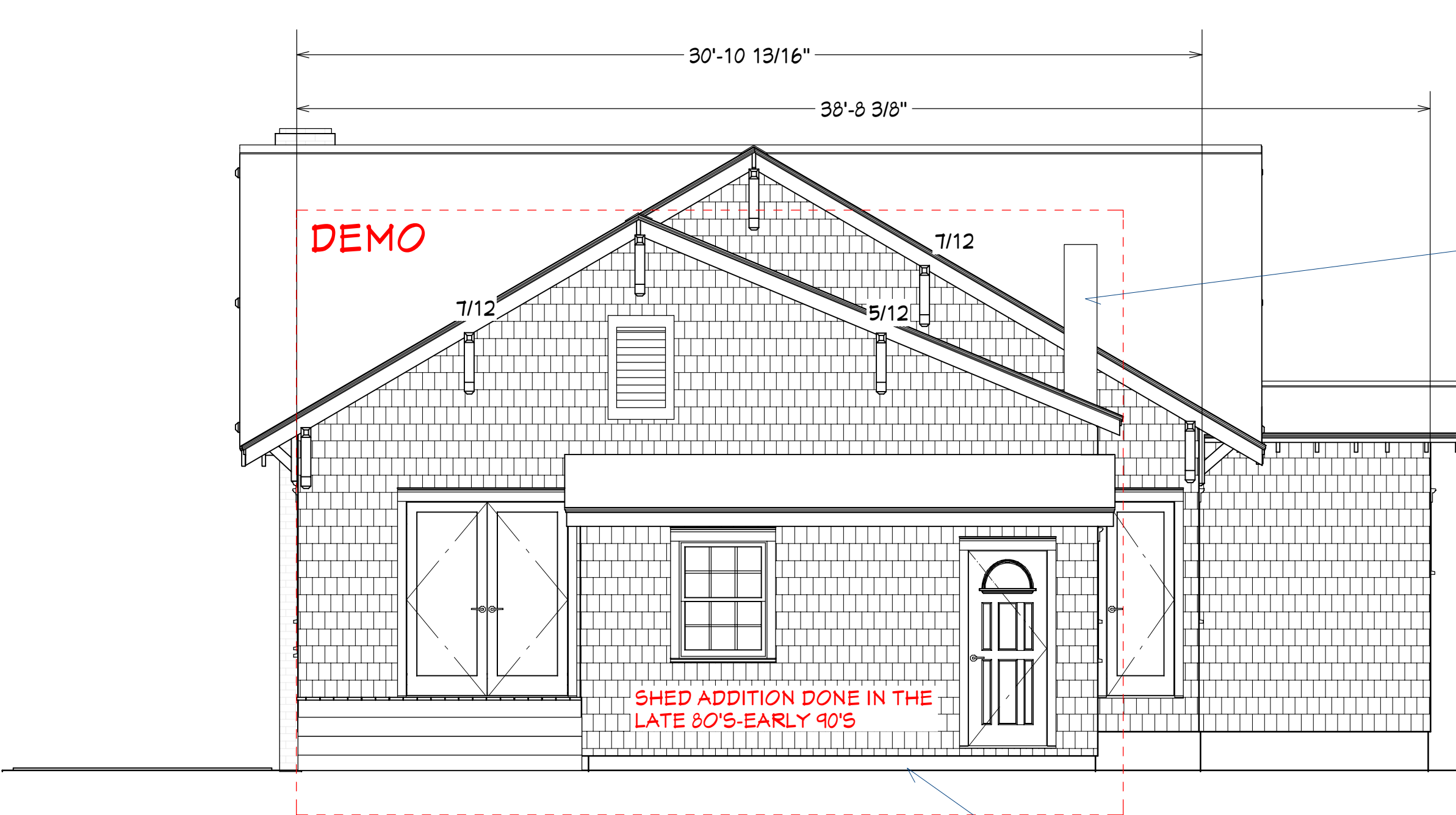
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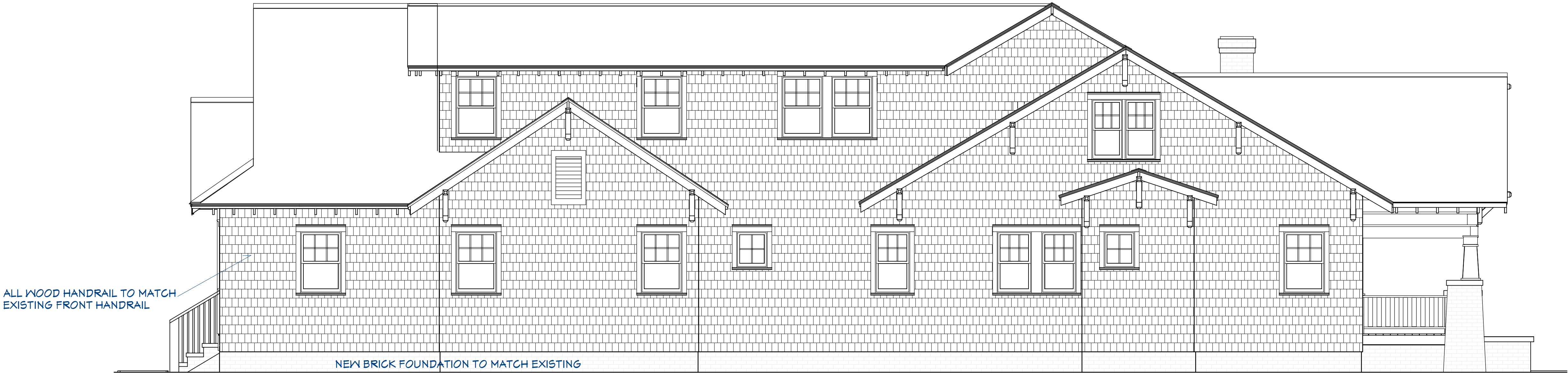
FEBRUARY 2016



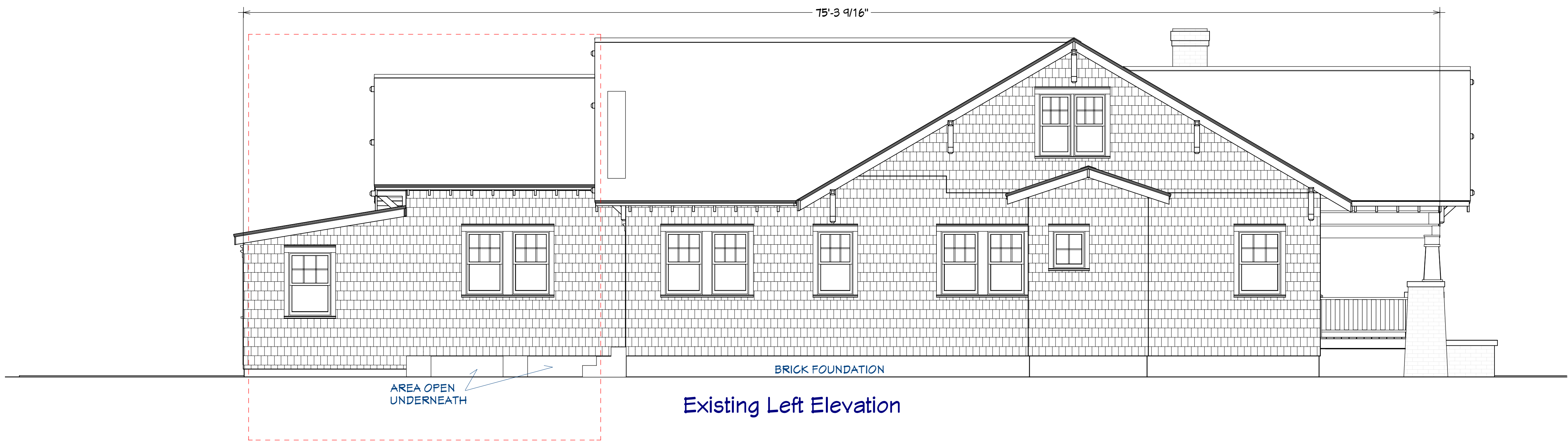
Proposed Rear Elevation



Existing Rear Elevation



Proposed Left Elevation



Existing Left Elevation



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ELEVATIONS

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DATE:

2/1/2016

SCALE:

1/4"=1'

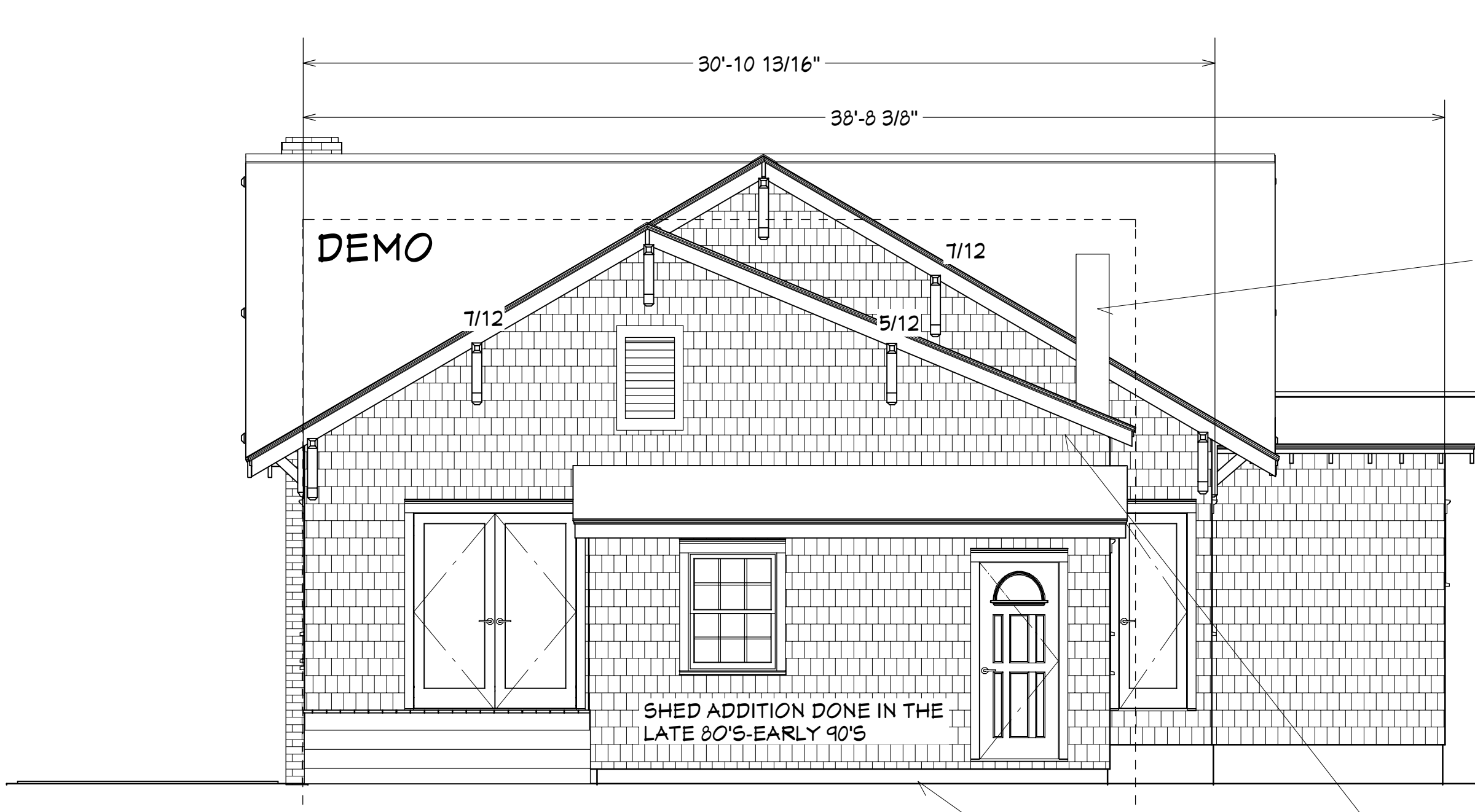
SHEET:

A-5

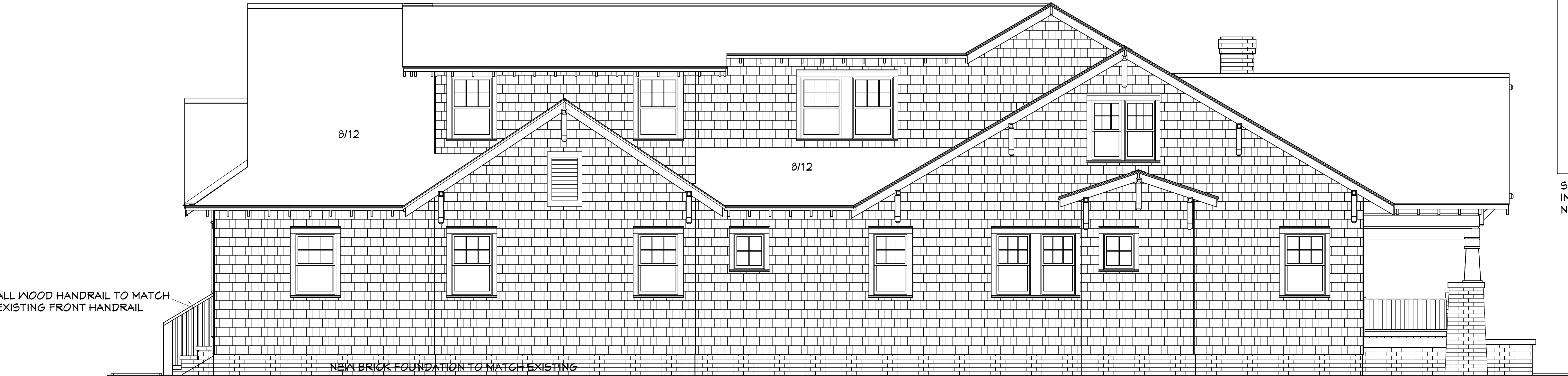
MARCH 2016



Proposed Rear Elevation



Existing Rear Elevation



Proposed Left Elevation



Existing Left Elevation

804 KINGSTON AVE
PRELIMINAY DRAWINGS



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

ELEVATIONS

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804 E. Kingston Ave
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Charlotte, NC 28203

DATE:

2/29/2016

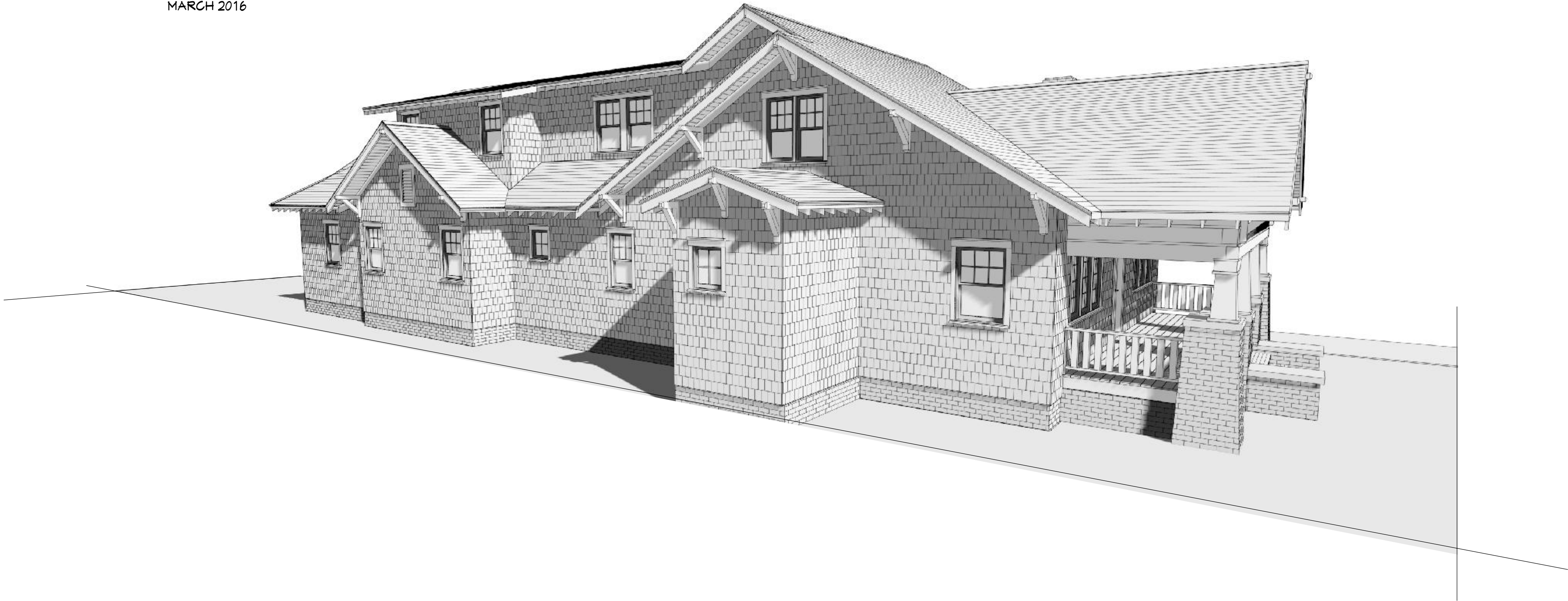
SCALE:

1/4"=1'

SHEET:

A-5

PROPOSED LEFT ELEVATION
MARCH 2016



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

MARCH 2016

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DATE:

2/29/2016

SCALE:

SHEET:



VIEW FROM EAST
(PROPOSED)



VIEW FROM REAR
(PROPOSED)



REVISION TABLE		REVISION	DATE
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RENDERINGS

Restoration/Renovation
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2/1/2016

SCALE:

SHEET: