

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 804 East Kingston Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT/OWNER: Keith Wesolowski

The application was denied December 9, 2015 for the following: Massing - The addition fails to respect the original structure and character of the property, specifically the removal and expansion of sections of side walls toward the rear.

The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned and now meets the guidelines for new construction. The applicant has also added new drawings to reflect changes from the previous application.

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 upper level expansion that raises the existing ridge approximately 2'-5" to the principal structure. Elements of the rear of the house will be removed. The additions 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 (STDL). A new driveway will be extended to the rear yard, a mature tree on the right side will be removed and a new tree planted in the rear yard. An existing garage will be demolished.

The summary of revisions includes:

- Additional information on previous additions to the rear.
- Clearer drawings showing areas to be removed.
- The massing of wall and roof planes on the side elevations have been redesigned.
- Existing driveway and mature tree will remain.

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	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

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



SHOWING PLYWOOD FLOOR IN AREA OF CONVERTED PORCH (WEST REAR)



SHOWING INTERIOR WALL (SHAKES)
OF SHED ADDITION BUILT IN 80'S-90'S
AT (SOUTH REAR) OF HOUSE



NOTE:
SUB FLOOR IN CONVERTED PORCH IS SAME HEIGHT AS
FINISHED FLOOR WE PLAN TO SALVAGE

STREET VIEW

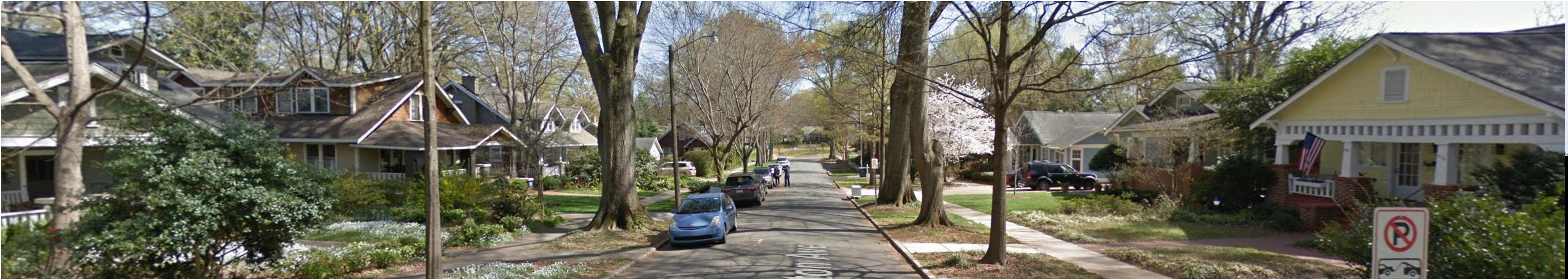


808 E. KINGSTON AVE.

804 E. KINGSTON AVE.

802 E. KINGSTON AVE.

STREET VIEW



VIEW OF 804 AS SEEN FROM LENNOX





REVISION TABLE	
NUMBER	DATE

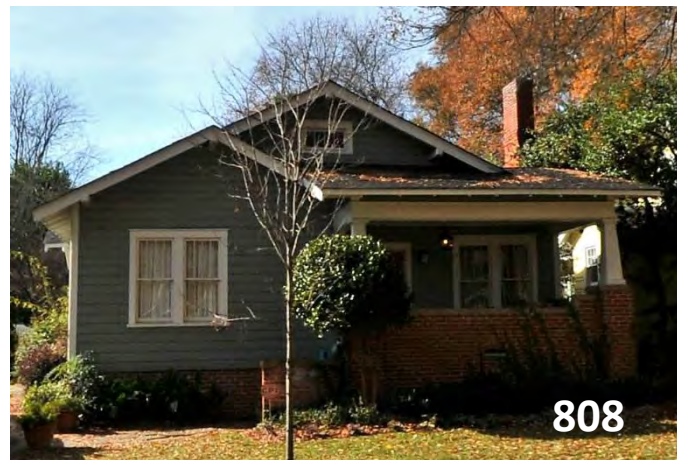
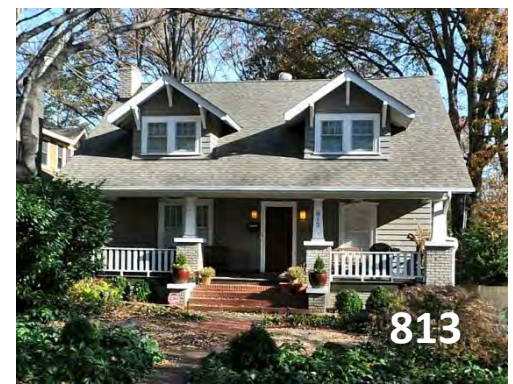
Restoration/Renovation
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Charlotte, NC 28203

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Ram Design Build
401 Rensselaer Ave.
Charlotte, NC 28203

DATE:
1/4/2016

SCALE:

SHEET:
A-2

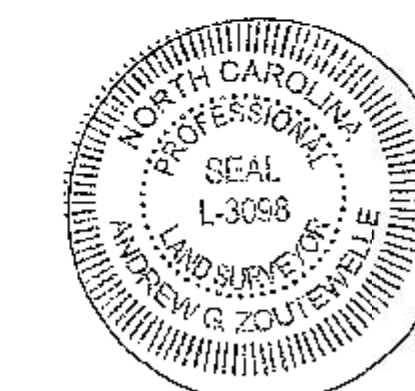




DESIGN BUILD

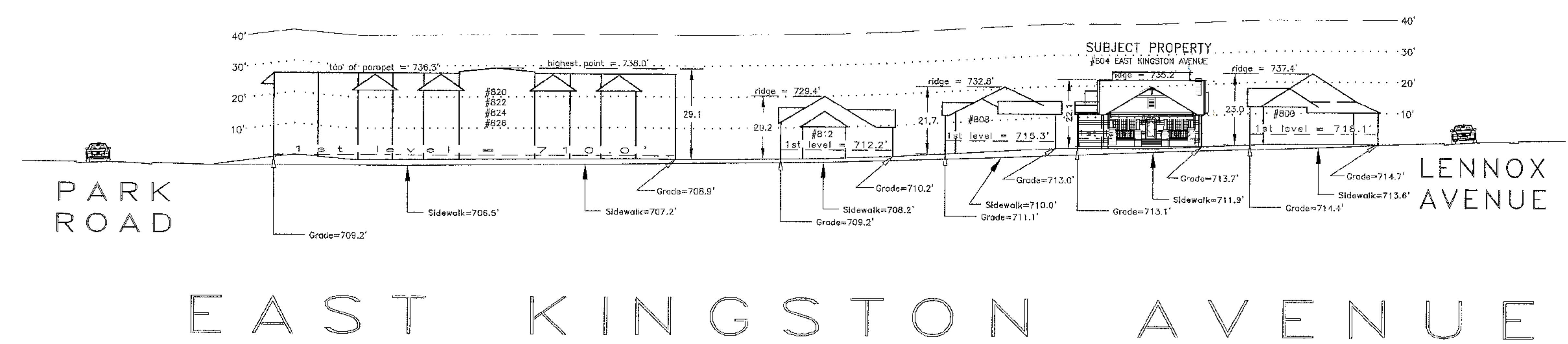
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon and is not intended to meet G.S. 47-30 recording requirement

This 9th day of November, 2015.



A.G. Z.
Andrew G. Zoutewelle
Professional Engineer
NC License No.

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	



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

Copyright 2015
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 rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural

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401 Rensselaer Ave
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DATE:	1/4/2016
SCALE:	1"=20'
SHEET:	A-7



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804 E. Kingston Ave
Charlotte, NC. 28203

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401 Rensselaer Ave.
Charlotte, NC 28203

A-3



DEMO CONVERTED PORCH
BUILT AFTER FIRE 50'S OR 60'S?

7E110"

DEMO ADDITION AND DECK
80'S-90'S

EXISTING DECK

DINING ROOM
15'-9" x 8'-2"

KITCHEN
3'-5" x 9'-9"

BEDROOM 2
13'-0" x 13'-0"

BEDROOM 1
13'-0" x 13'-0"

FAMILY ROOM
12'-1" x 12'-0"

LIVING ROOM
14'-1" x 10'-11"

LIVING ROOM
18'-2" x 14'-1"

COVERED PORCH

1
S
T
F
L
O
O
R

AS-BUILT
804 E KINGSTON AVE
NOT TO SCALE

REVISION TABLE		REVISION	DESCRIPTION
NUMBER	DATE	REVISION	DESCRIPTION

ELEVATIONS

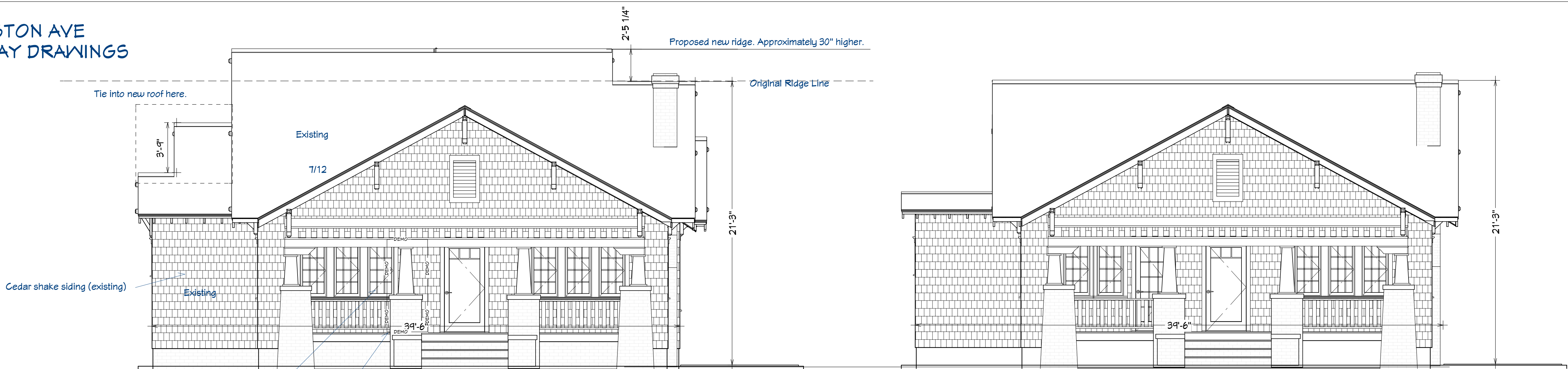
Restoration/Renovation
804 E. Kingston Ave
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DATE:
11/30/2015

SCALE:
1/4"=1'

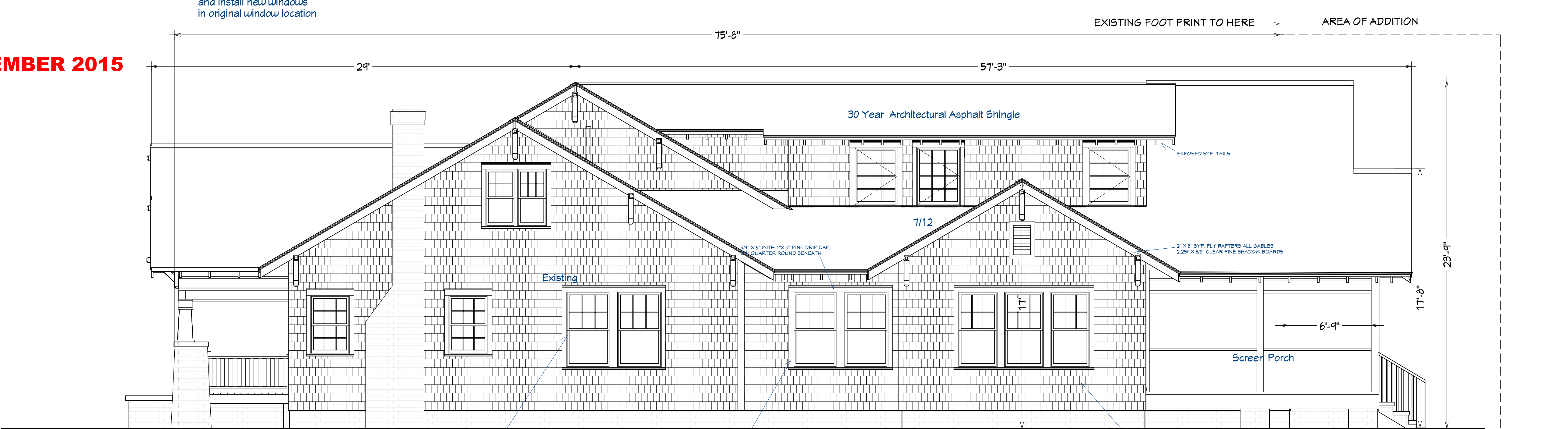
SHEET:
A-4



Proposed Front Elevation

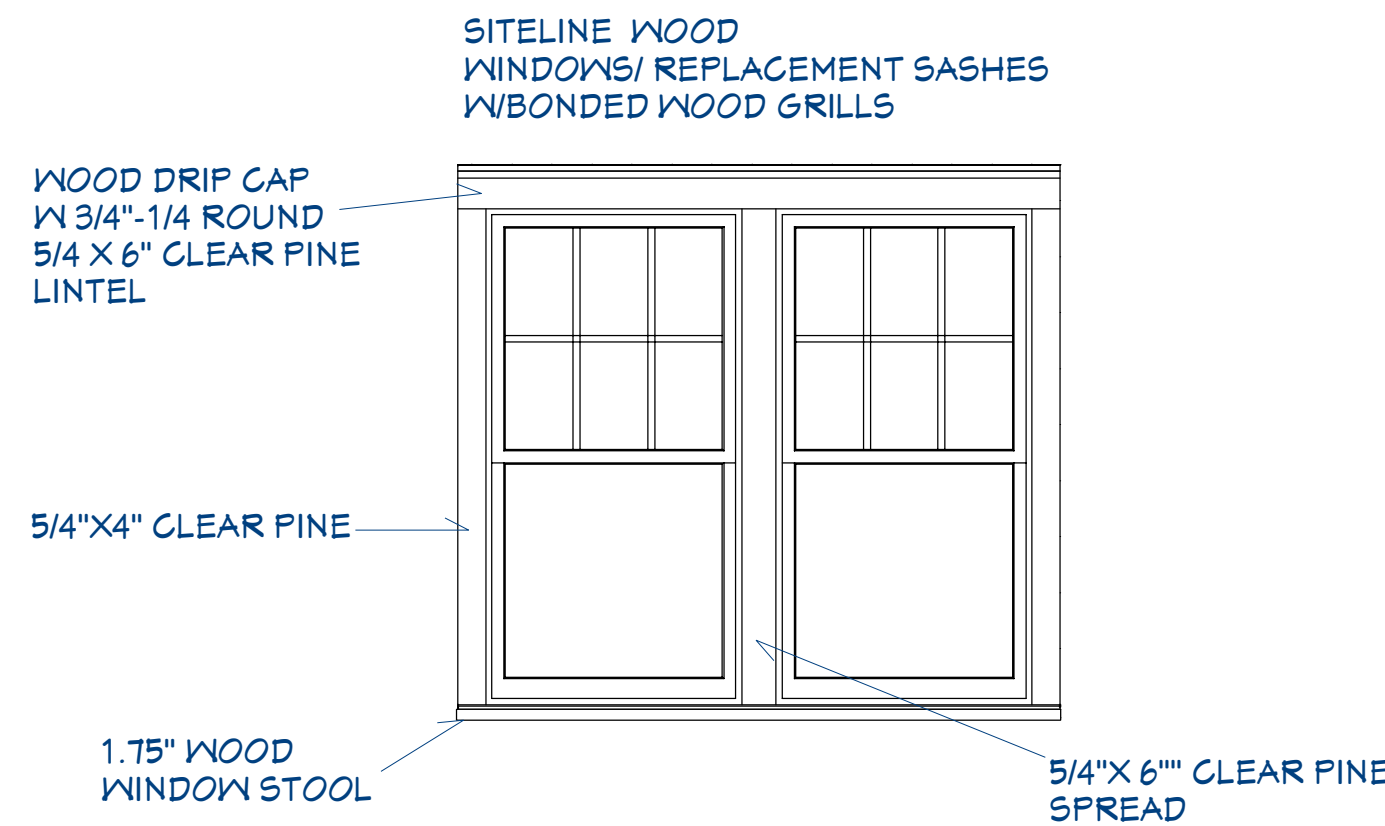
Existing Front Elevation

DENIED DECEMBER 2015



Proposed Right Elevation

Existing Right Elevation



WINDOW DETAIL

REVISION TABLE		REVISION BY	DESCRIPTION
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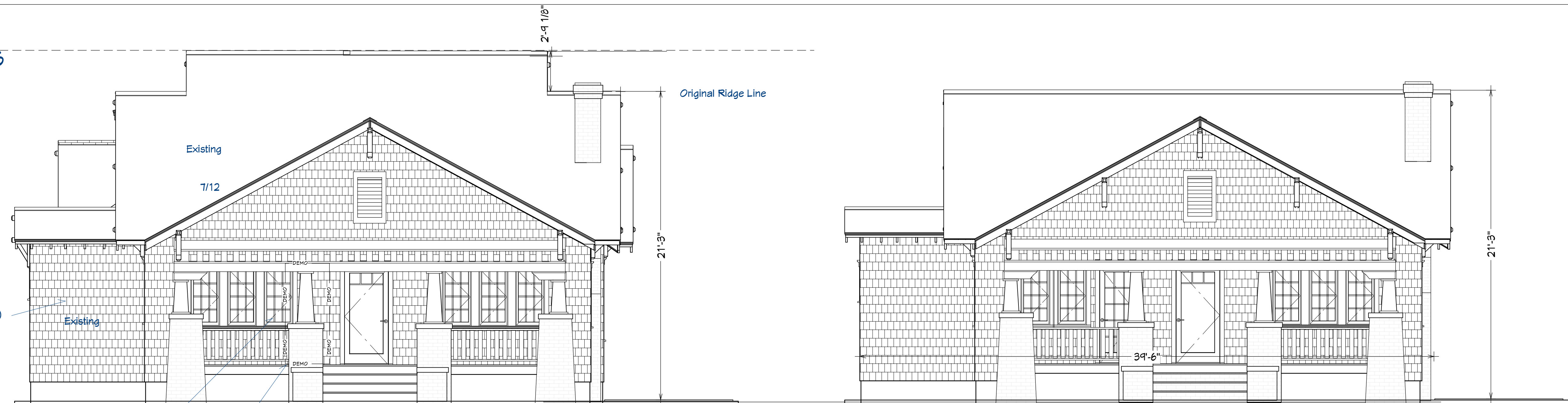
1/4/2016

SCALE:

1/4"=1'

SHEET:

A-4



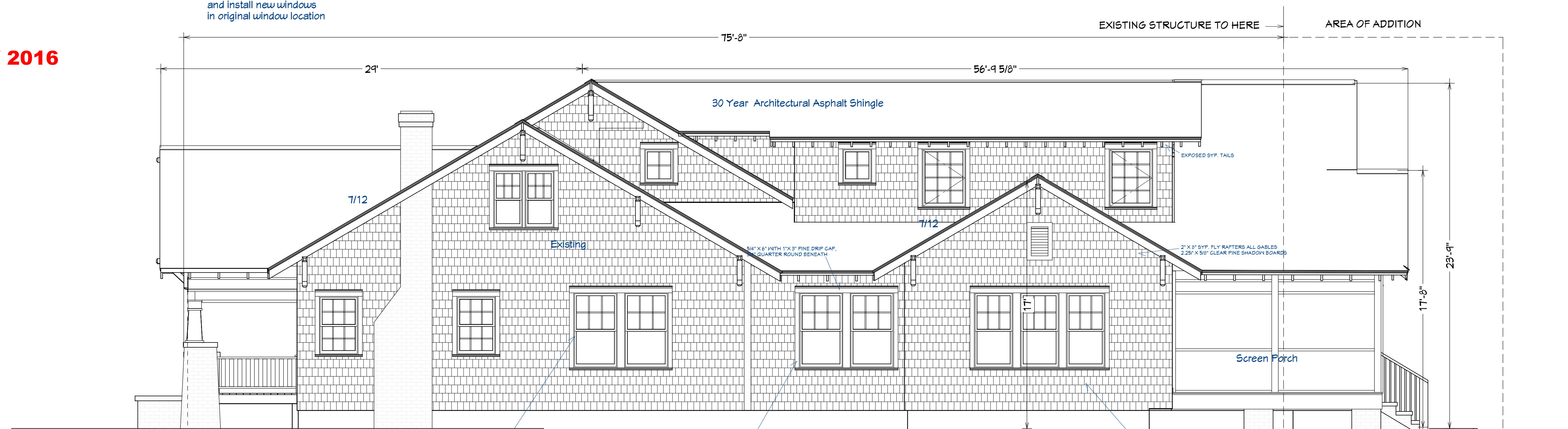
New windows to match existing
(All wood - Jeld-Wen Site Line EX)

Remove duplex entry door
and install new windows
in original window location

Proposed Front Elevation

Existing Front Elevation

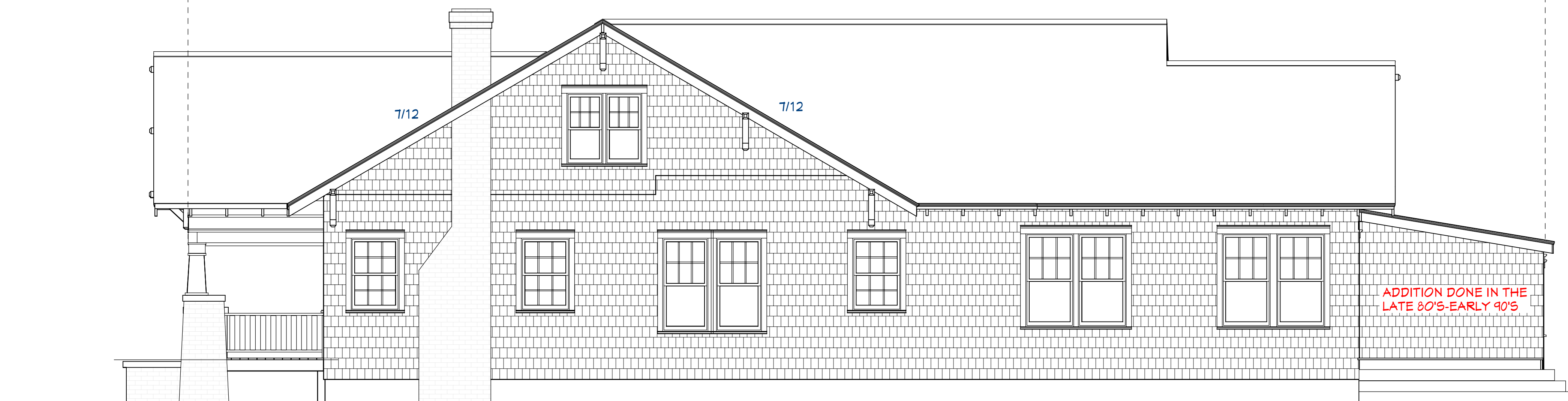
JANUARY 2016



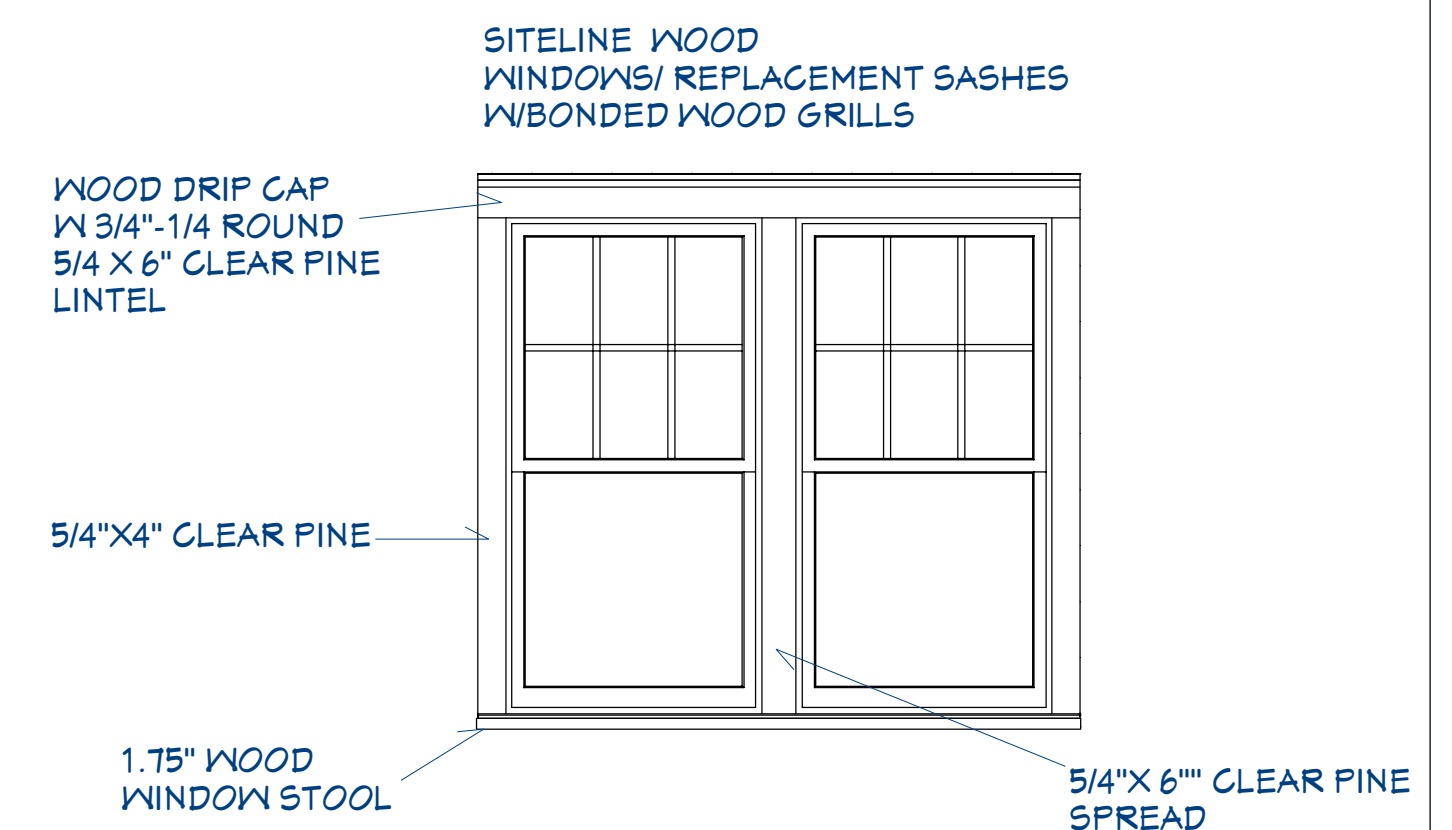
New Jeld-Wen SiteLine All wood
with bonded grill.

Proposed Right Elevation

CEDAR SHAKE TO MATCH EXISTING



Existing Right Elevation



WINDOW DETAIL



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ELEVATIONS

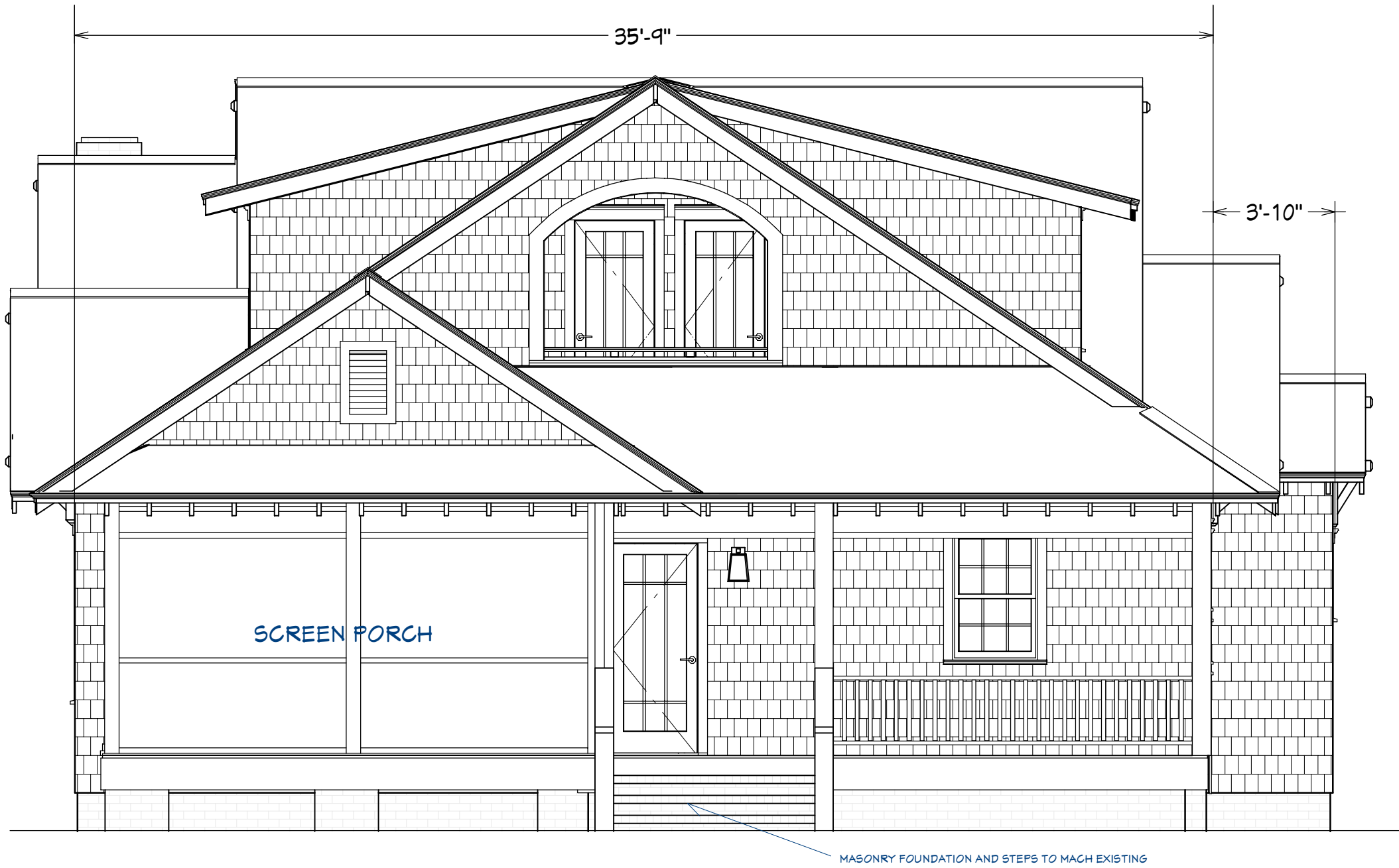
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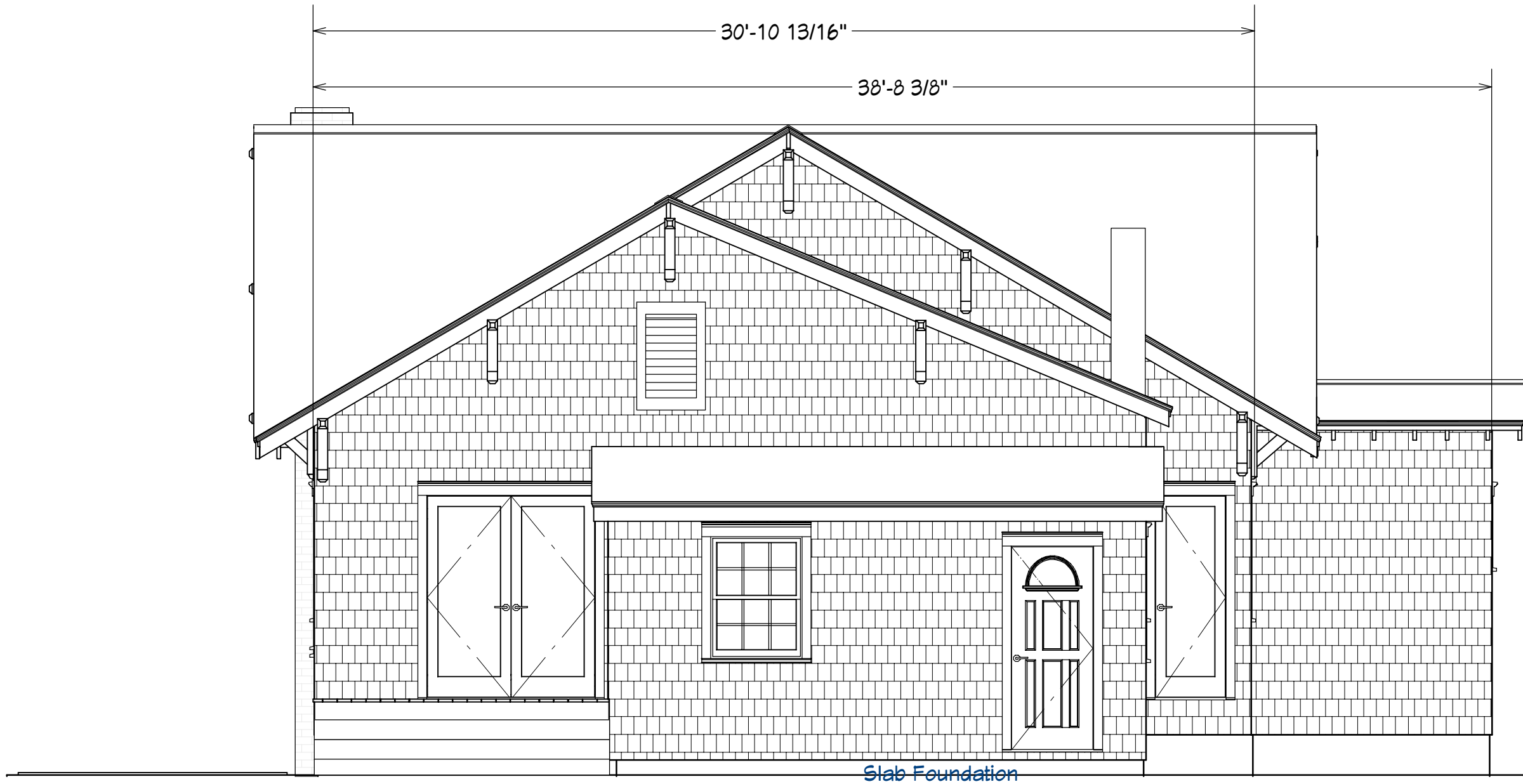
DATE:
11/30/2015

SCALE:
1/4"=1'

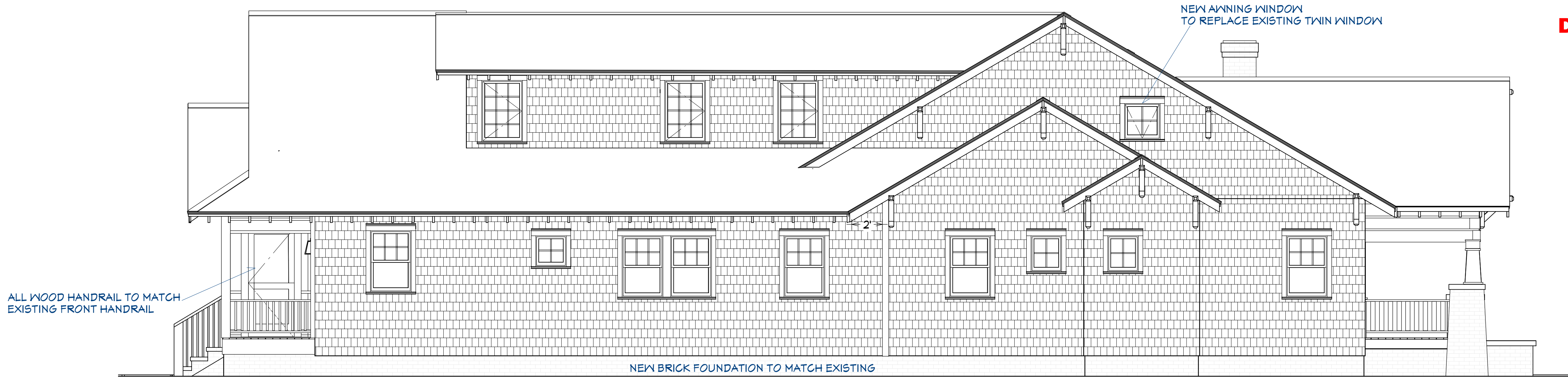
SHEET:
A-5



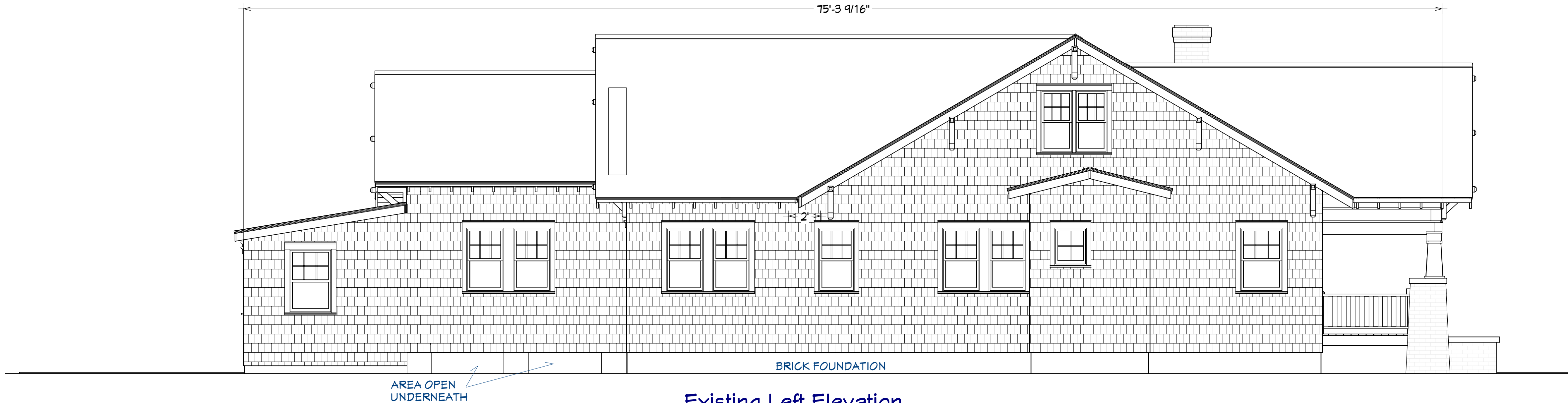
Proposed Rear Elevation



Existing Rear Elevation



Proposed Left Elevation



Existing Left Elevation

DENIED DECEMBER 2015



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SCALE:

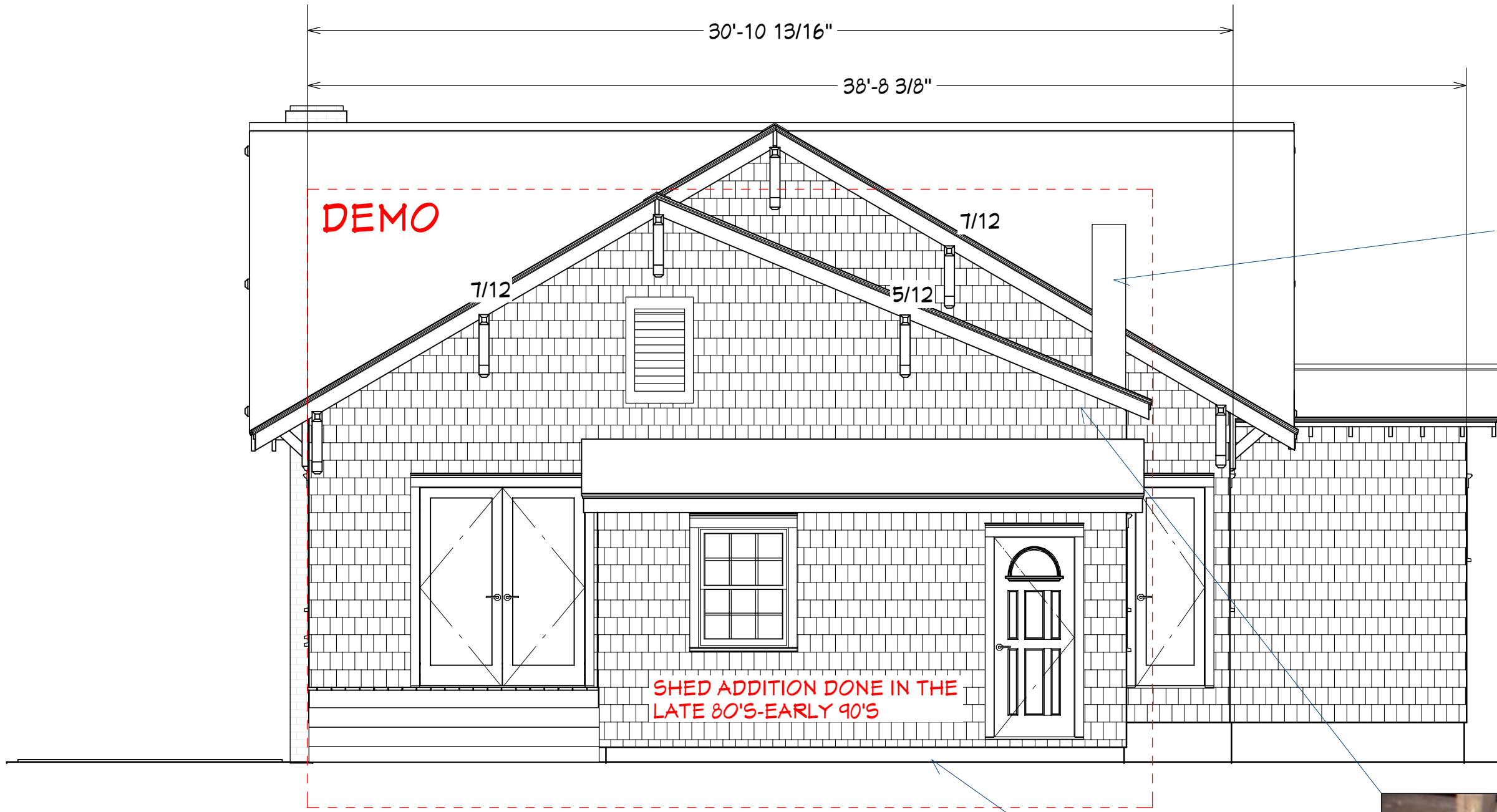
1/4"=1'

SHEET:

A-5



Proposed Rear Elevation

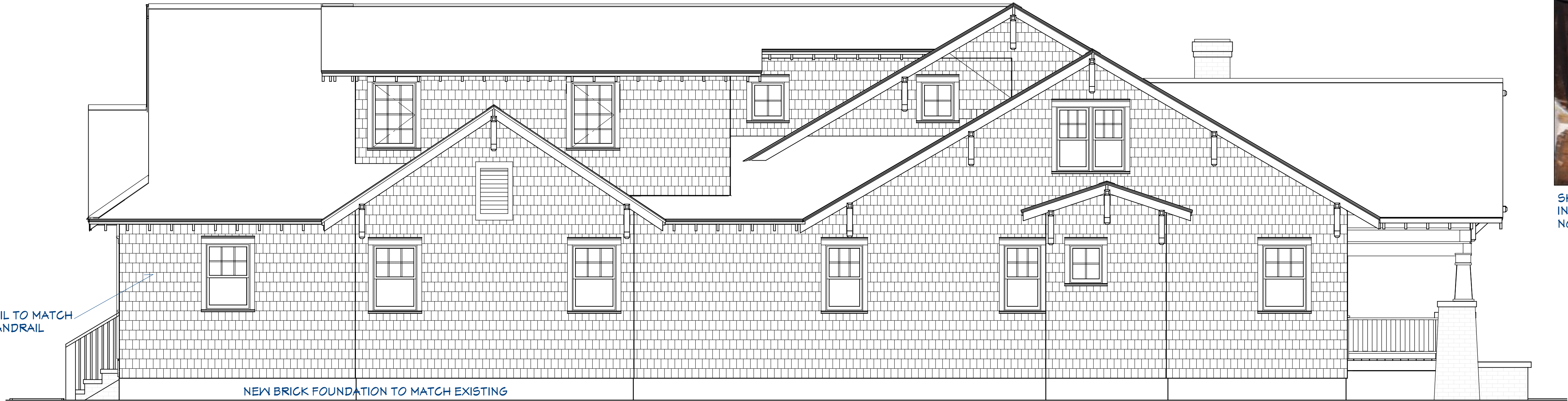


Existing Rear Elevation



SHOWING OLD SHED ROOF UNDER
INCORRECT PITCHED GABLE
NOTE-FIRE DAMAGE

JANUARY 2016



Proposed Left Elevation

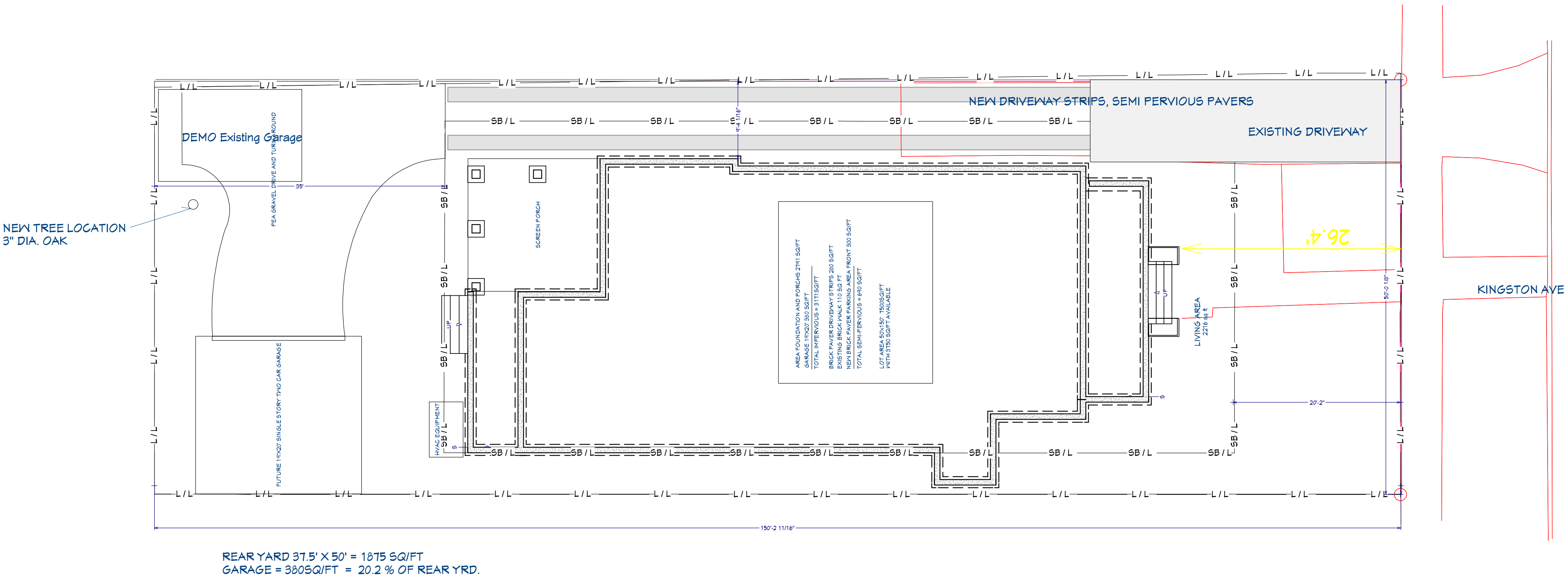


AREA OPEN UNDERNEATH
PAST ADDITION

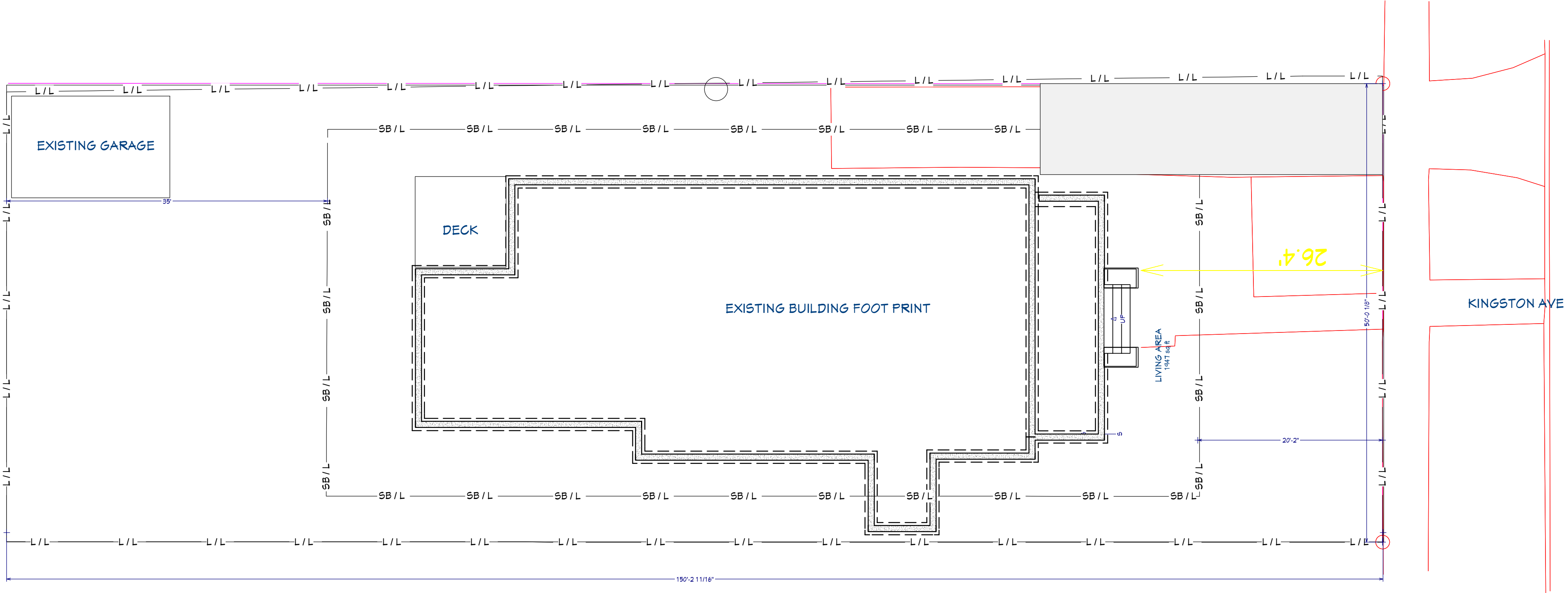


Existing Left Elevation

DENIED DECEMBER 2015



Proposed Plot Plan



Existing Plot Plan



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PLOT PLAN

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Charlotte, NC 28203

DATE:

11/30/2015

SCALE:

1/8"=1'

SHEET:

A-6



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

DATE:

SCALE:

$$1/8'' = 1'$$

SHEET:

A-6

NEW WALLS

EXISTING GARAGE

EXISTING DRIVEWAY

SCREEN PORCH
AREA 220 SQFT

AREA FOUNDATION AND UNHEATED PORCHES 2411 SQFT
EXISTING BRICK WALK 110 SQ FT
NEW BRICK PAVED PARKING AREA FRONT 350 SQFT
TOTAL INTERIORS = 311/2 SQFT
LOT AREA 520/130' 10000 SQFT

24 SQFT UNHEATED

LIVING AREA
222 SQ FT

HVAC EQUIPMENT

26.4'

150-2 111ST

KINGSTON AVE

The site plan illustrates the layout of the property at 150-211th St. The existing building footprint is shown in blue, with a large addition in grey. The addition includes a deck, an unheated shed (30'5-40'5), and a converted porch (50'5-60'5). The plan also shows the existing garage, driveway, and various setbacks (SB/L, L/L, T/B, T/S, T/SB, T/SB/L). A yellow arrow indicates a 26.4' distance from the building to the property line. The plan is oriented with Kingston Avenue to the right.

Existing Plot Plan



VIEW FROM WEST
(PROPOSED)



VIEW FROM FRONT
(PROPOSED)



RAM
DESIGN BUILD

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