

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 529 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Allan and Tracy Foster

The application was continued for massing and context of the rear addition. Massing of the rear addition and context, the overall relationship of the project to its surroundings, soften it a little and break down the roofline with the clearstory being incompatible.

Details of Proposed Request

Existing Conditions

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. Adjacent residential structures are 1, 1.5, and 2 story single family homes.

Proposal

The proposal is the addition of a deck enclosure to the rear of the building. Siding and trim materials are wood to match existing. The roof is supported by new squared columns. The new casement windows on the right side will match the existing windows at the front.

Revised Proposal

- The clerestory has been removed from the roof.

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.

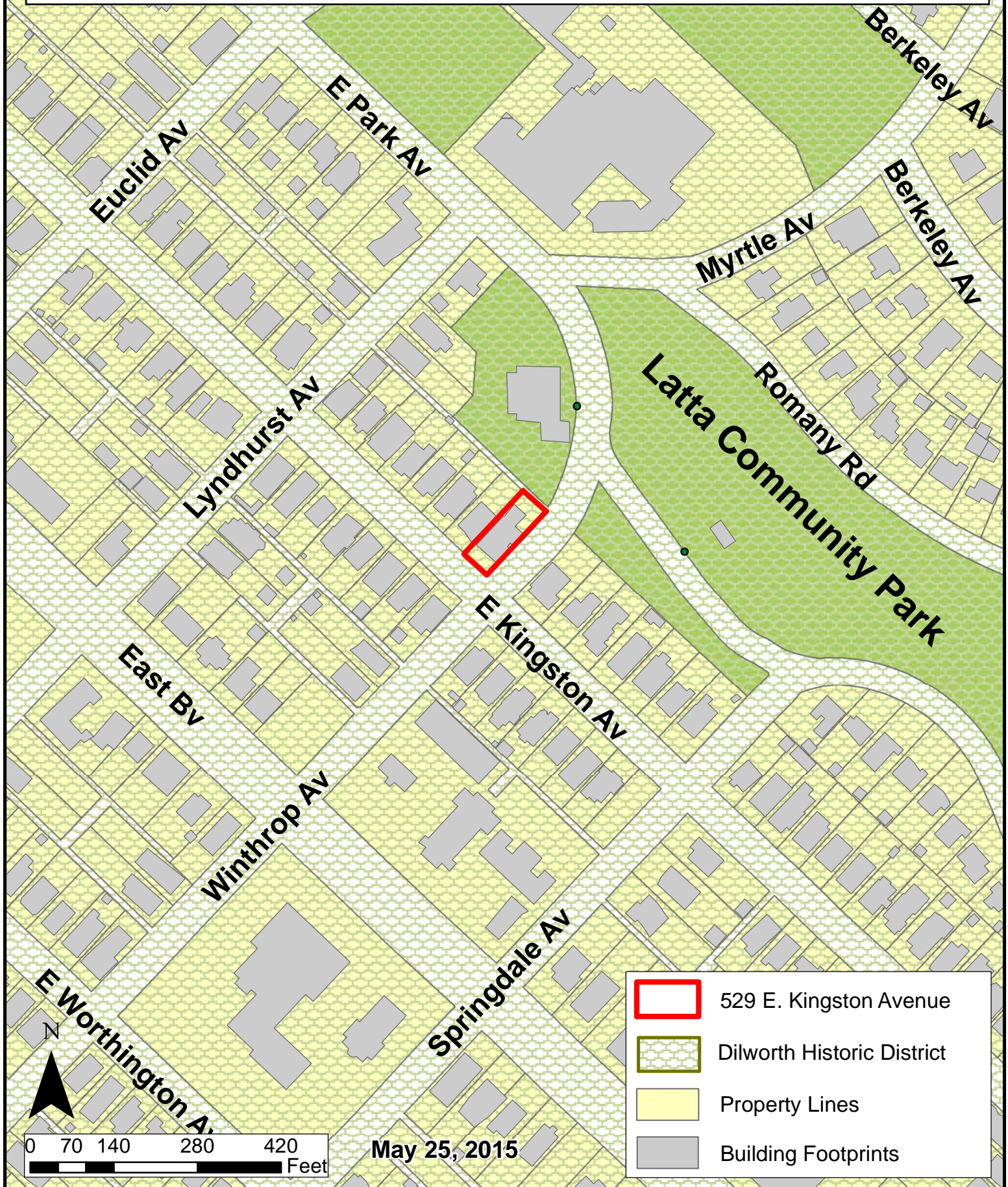
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-093
HISTORIC DISTRICT: DILWORTH





601 SPARLING



611 HOHNBAUM



607 WALSH



615 TILLEY



600 WAPLE



608 DUTTON



604 SCHMITT



612 GRAHAM



516 FIELD



524 SHEELY



520 ALTMAN



528 SPENCER



517 JOHNSON



527 FROOK



523 JOHNSON



529 FOSTER



529 FOSTER

529 FOSTER



529 FOSTER



529 FOSTER



529 FOSTER



529 FOSTER



529 FOSTER



529 FOSTER

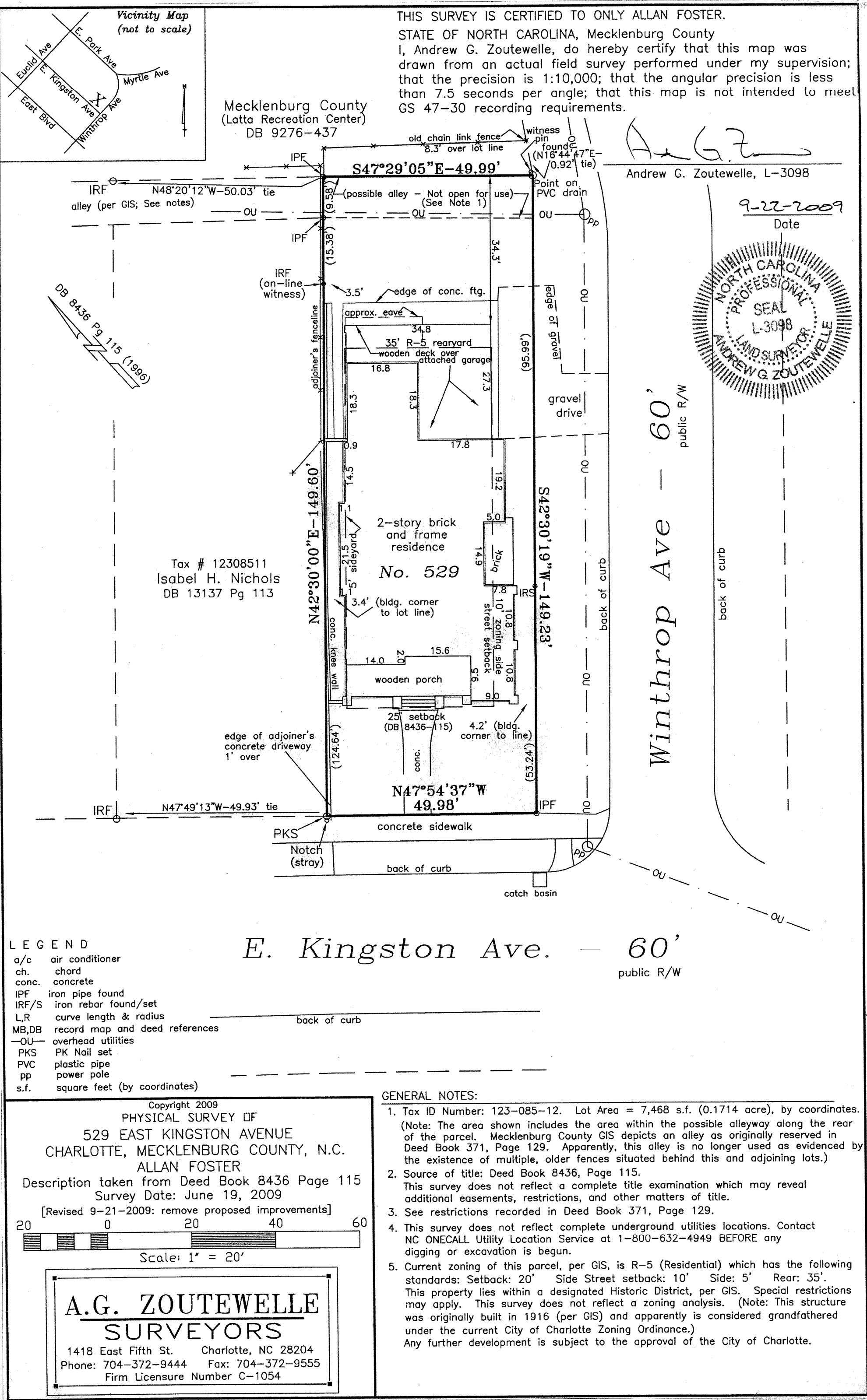
INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

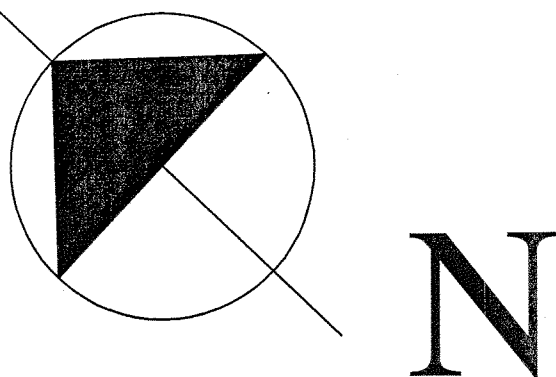
- CS1.....COVER SHEET, SURVEY, & INDEX OF DRAWINGS
AS.....ARCHITECTURAL SKETCHES (FOR DESIGN SUBMITTAL)
A1.....EXISTING FLOOR PLAN
A2.....NEW FLOOR PLAN
A3.....EXISTING & NEW EAST ELEVATION (WINTHROP AV.)
A4.....EXISTING & NEW NORTH ELEVATION (REAR)
A5.....EXISTING & NEW ROOF PLAN

SITE PLAN INFORMATION TAKEN FROM AN ACTUAL SURVEY PREPARED
BY ANDREW ZOUTEWELLE SURVEYOR, NORTH CAROLINA PROFESSIONAL
LAND SURVEYOR, SEAL # L-3098, 19 JUNE, 2009.

A.G. ZOUTWELLE / SURVEYORS
1418 EAST FIFTH STREET CHARLOTTE, NC 28204
FIRM LICENSURE NUMBER C-1054



1
CS1 1" = 20'



JUNE 2016



2
A3
NEW EAST ELEVATION (WINTHROP)
1/4" = 1'-0"



2
A3
EXISTING EAST ELEVATION (WINTHROP)
1/4" = 1'-0"

July 2016

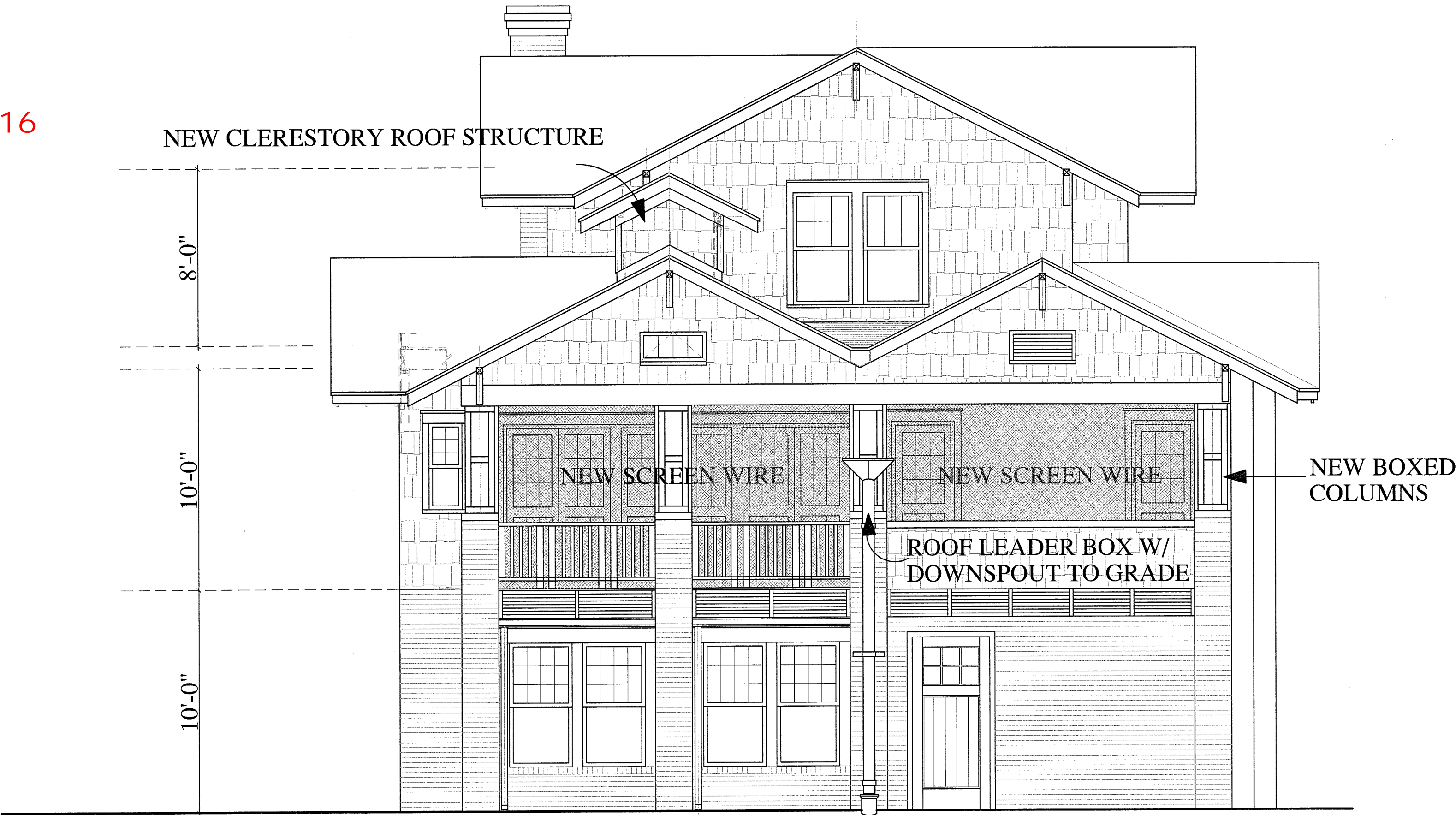


2 NEW EAST ELEVATION (WINTHROP)
A3 1/4" = 1'-0"



1 EXISTING EAST ELEVATION (WINTHROP)
A3 1/4" = 1'-0"

JUNE 2016



1
A4
NEW NORTH ELEVATION (REAR)
1/4" = 1'-0"



1
A4
EXISTING NORTH ELEVATION (REAR)
1/4" = 1'-0"

July 2016



2
A4
NEW NORTH ELEVATION (REAR)
1/4" = 1'-0"

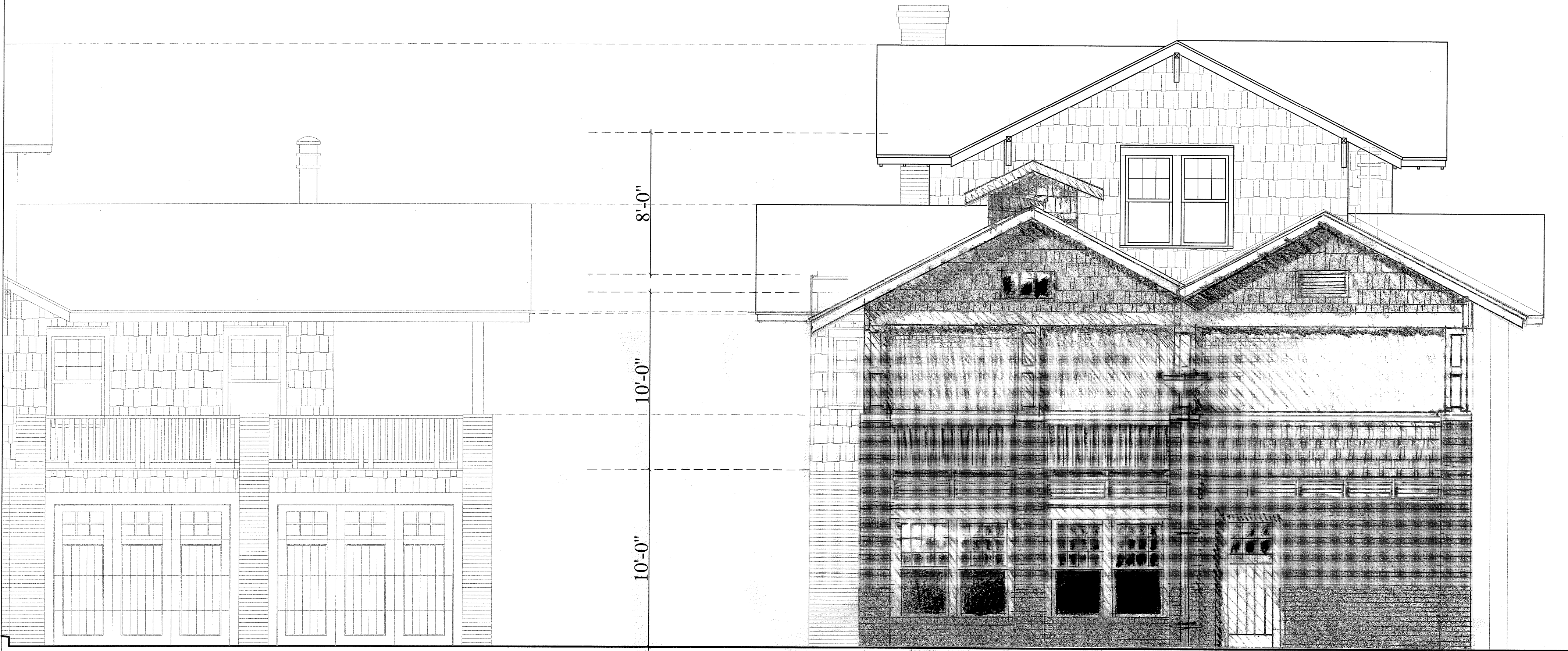


1
A4
EXISTING NORTH ELEVATION (REAR)
1/4" = 1'-0"

JUNE 2016

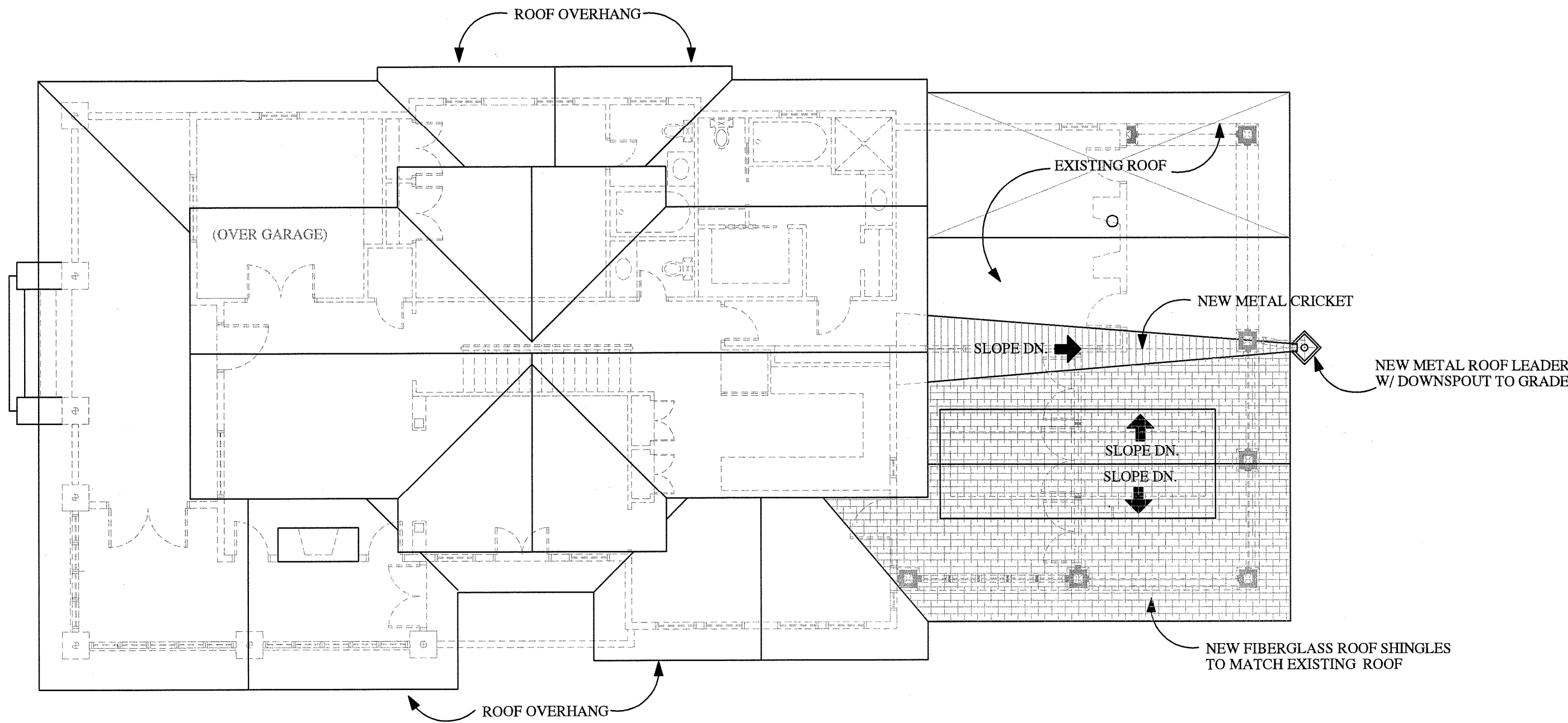


2 NEW EAST ELEVATION (WINTHROP)
AS 1/4" = 1'-0"



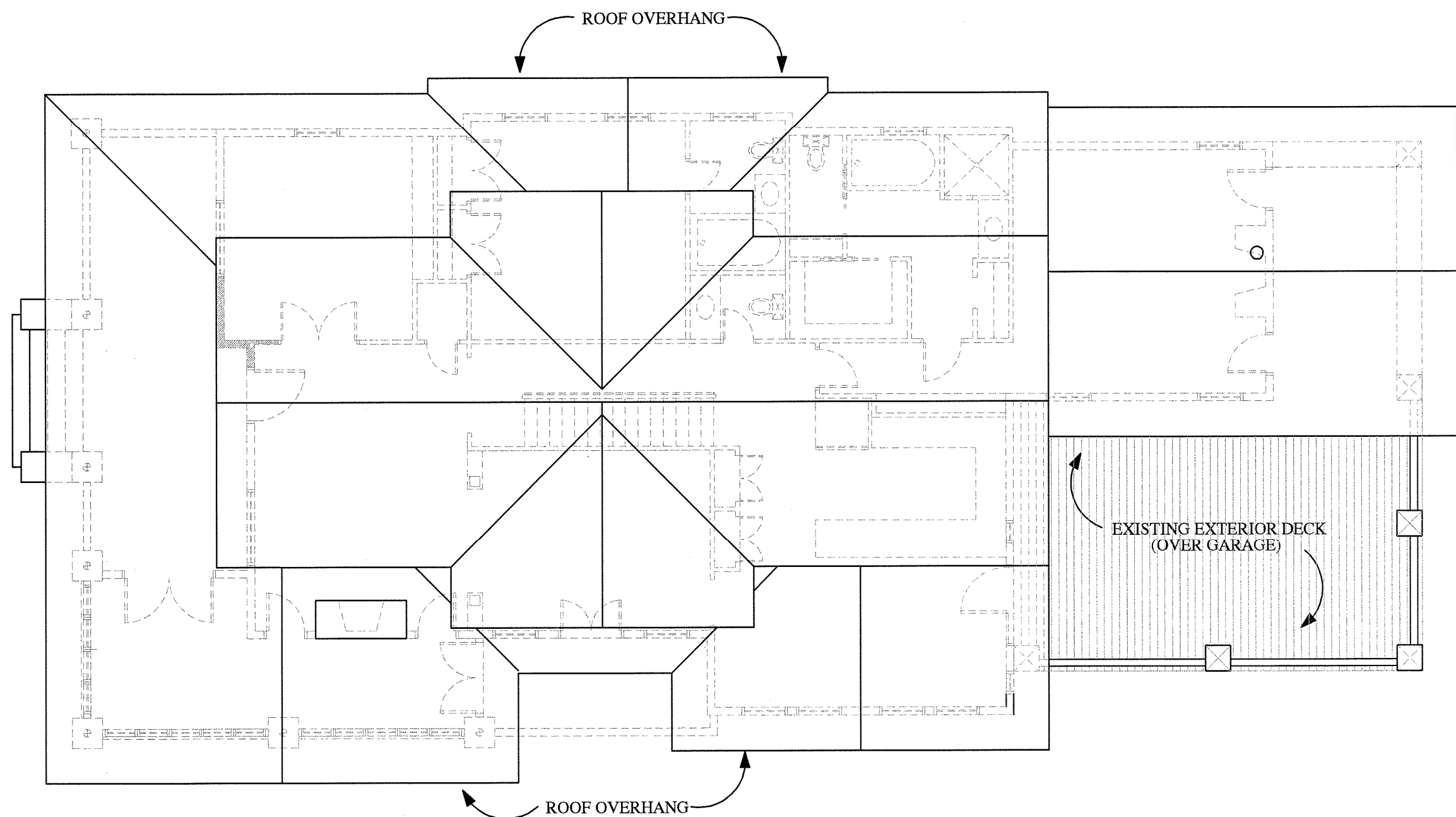
1 NEW NORTH ELEVATION (REAR)
AS 1/4" = 1'-0"

JUNE 2016



2
A5
1/8" = 1'-0"

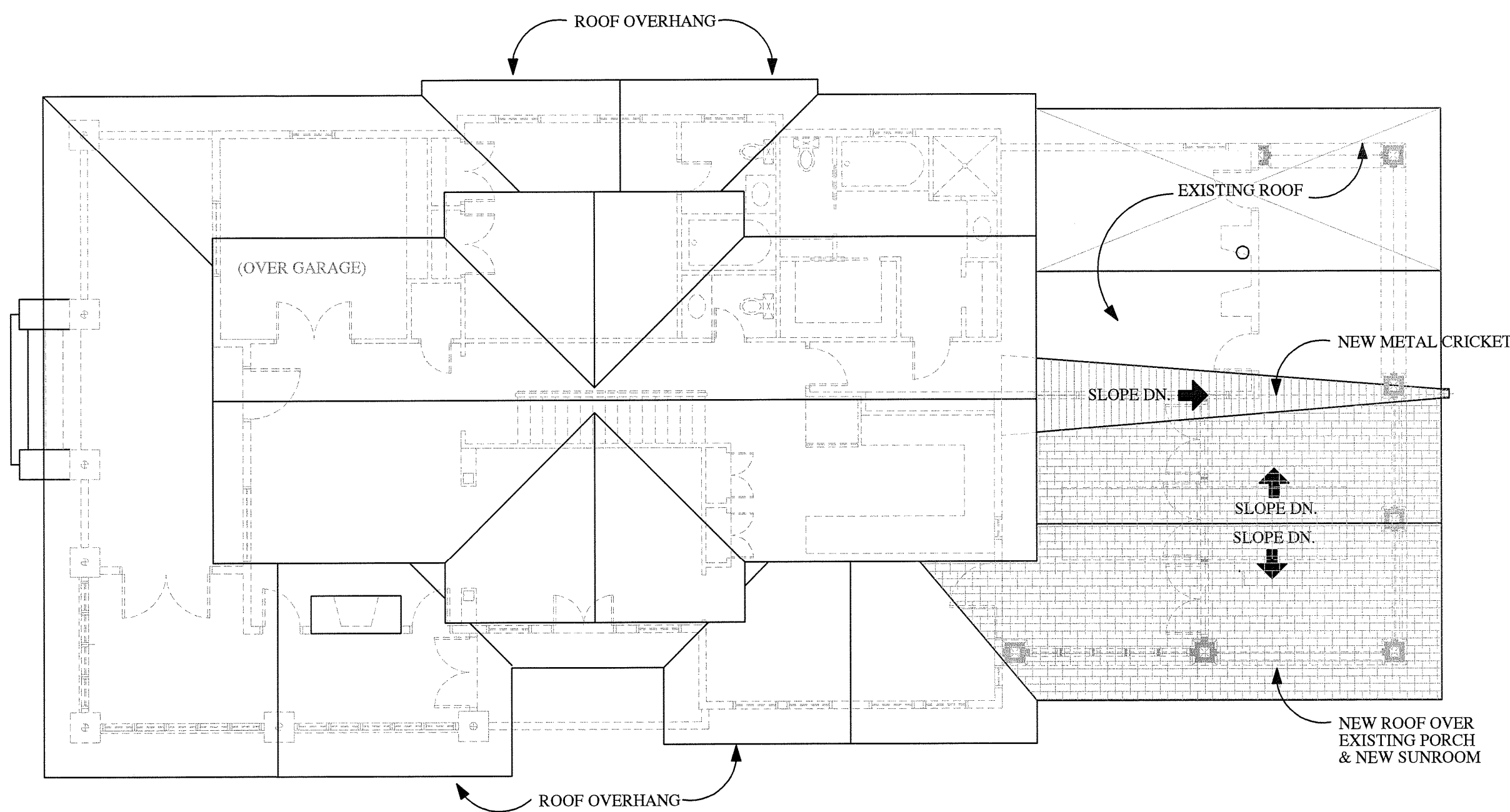
ROOF PLAN / NEW



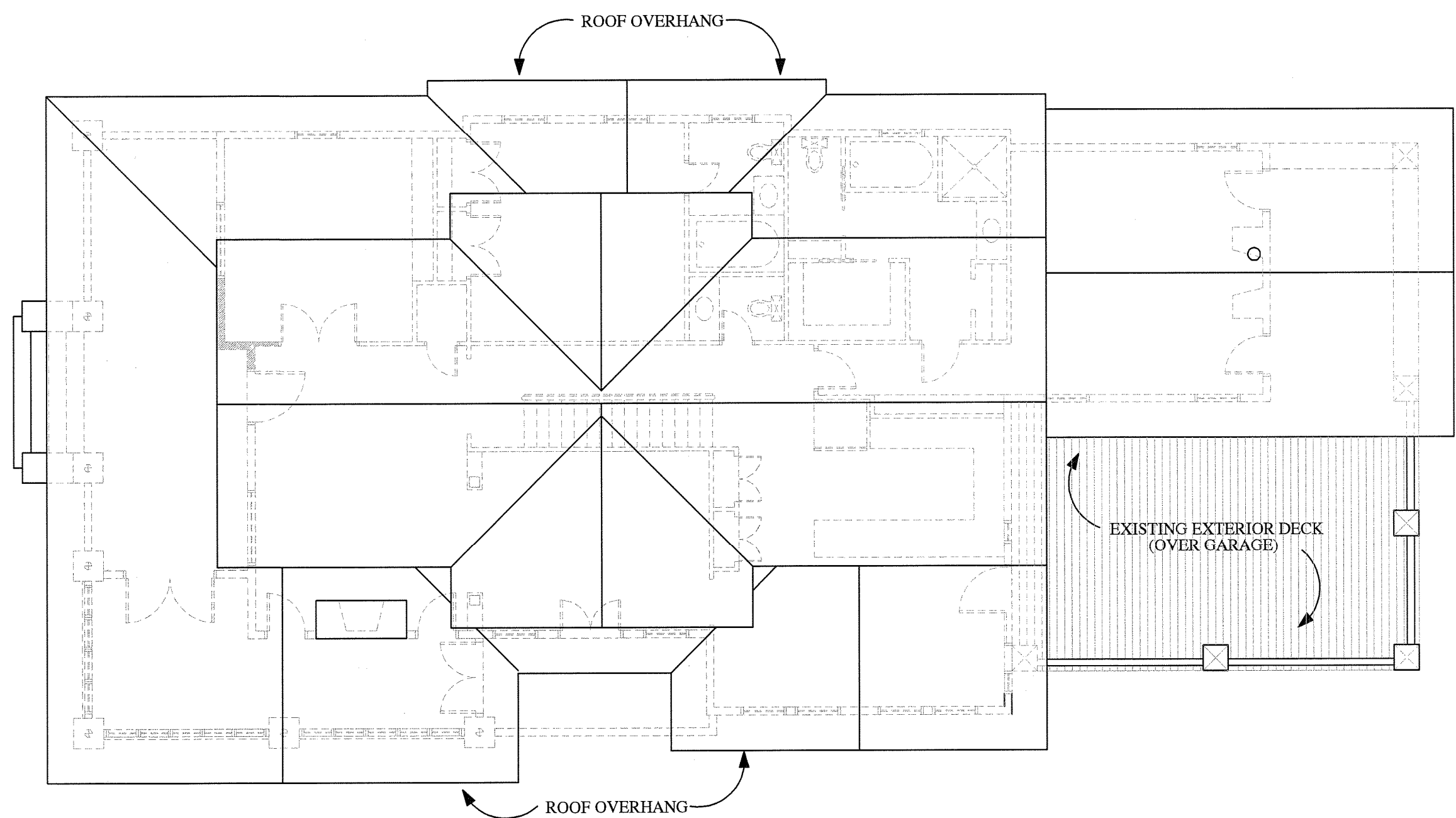
1
A5
1/8" = 1'-0"

ROOF PLAN / EXIST.

July 2016

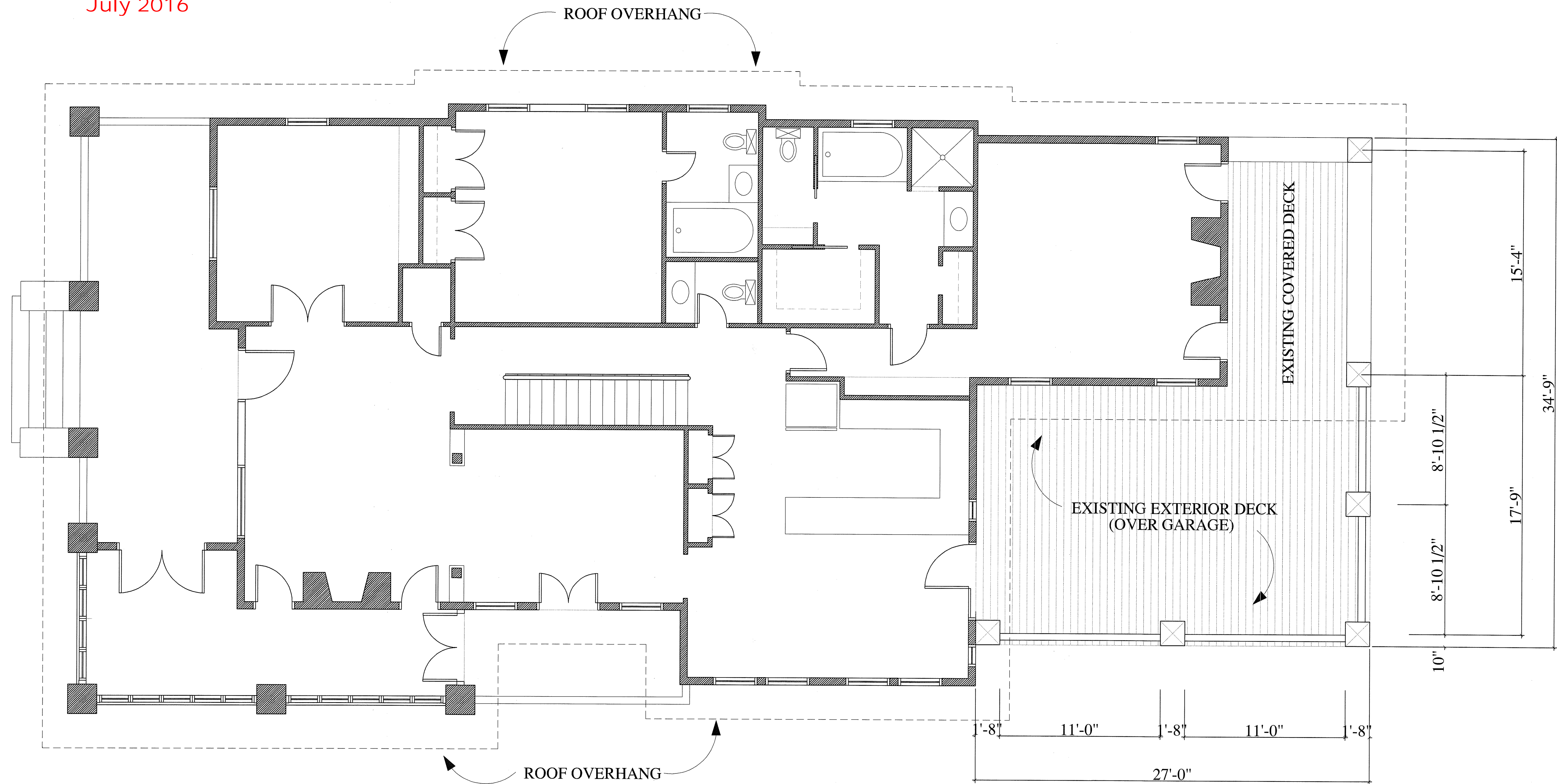


2
A5
1/8" = 1'-0"



1
A5
1/8" = 1'-0"

July 2016



1
A1
1/4" = 1'-0"

EXISTING FLOOR PLAN

July 2016

