

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 522 West Kingston Avenue

**SUMMARY OF REQUEST:** Porch addition

**APPLICANT/OWNER:** Louis Rogers

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story brick American small house constructed in 1951. The house has a small porch with a gabled roof and squared columns. Adjacent structures are similar in scale and style with porch additions. Setbacks vary slightly along the street.

*Proposal*

The project is a new full size front porch with expanded gable roof, new brick foundation and piers, wood handrails and wood columns.

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

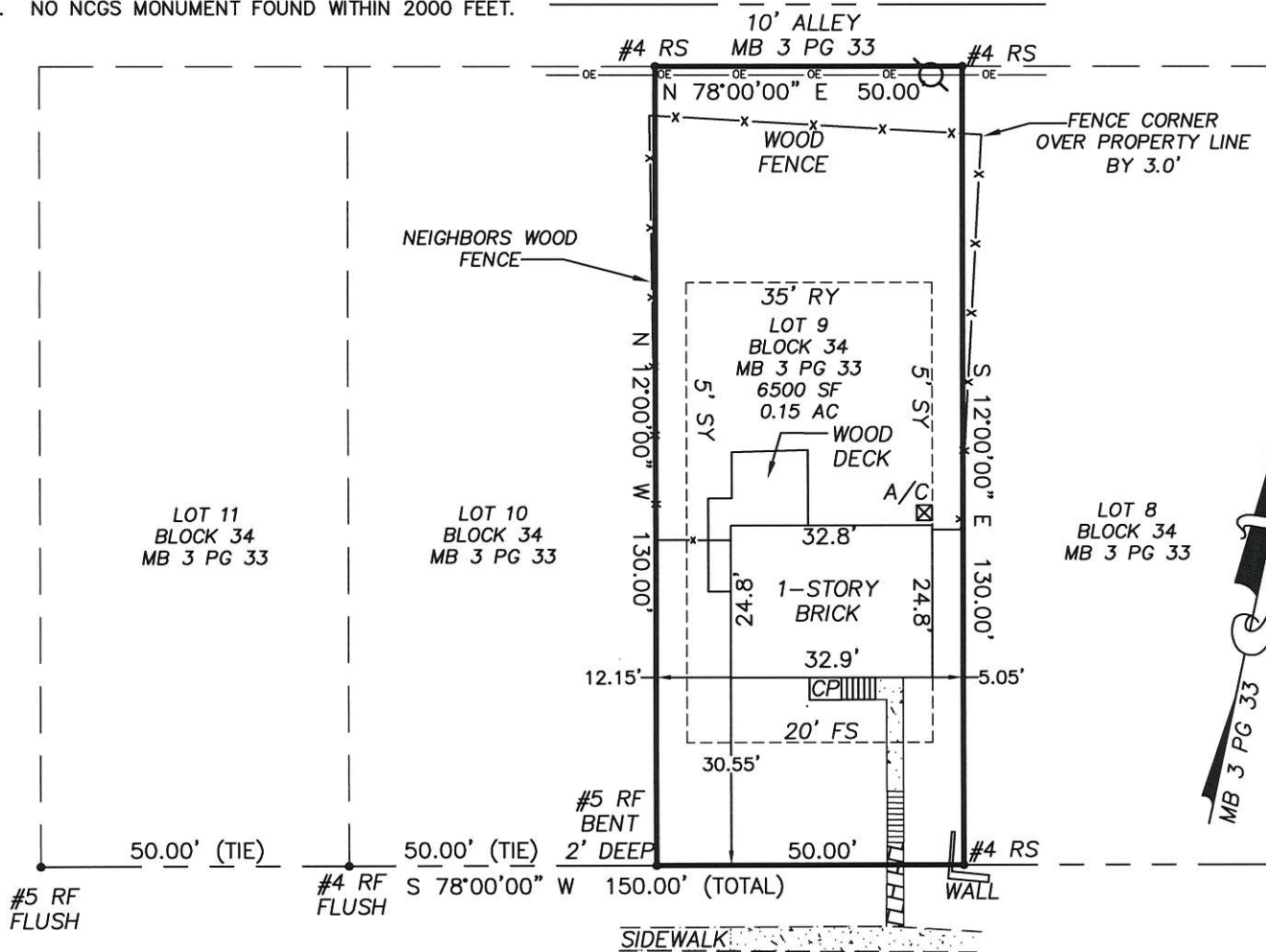
*Charlotte Historic District Commission - Case 2016-301*  
**HISTORIC DISTRICT: Wilmore**  
**ADDITION**





1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

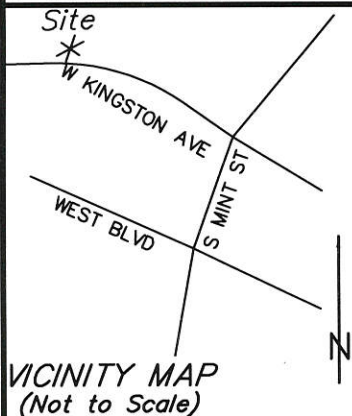
|   |                    |
|---|--------------------|
| RF  | REBAR FOUND        |
| RS  | REBAR SET          |
| R/W   | RIGHT-OF-WAY       |
| SF  | SQUARE FEET        |
| MB  | MAP BOOK           |
| DB  | DEED BOOK          |
| PG  | PAGE               |
| FS  | FRONT SETBACK      |
| RY  | REAR YARD          |
| SY  | SIDE YARD          |
| CP  | COVERED PORCH      |
|  | POWER POLE         |
|  | OVERHEAD UTILITIES |



FLOOD NOTE:  
NO PORTION OF THE SUBJECT  
PROPERTY SHOWN HEREON LIES  
WITHIN A SPECIAL FLOOD HAZARD  
AREA PER F.E.M.A. FLOOD  
INSURANCE RATE MAP. COMMUNITY  
PANEL 3710454300L, DATED:  
SEPTEMBER 02, 2015.

W. KINGSTON AVE  
VARIABLE WIDTH PUBLIC R/W  
per MB 3 PG 33

SCALE: 1" = 30'



PHYSICAL SURVEY  
AT PROPERTY KNOWN AS  
#522 W. KINGSTON AVE  
LOT 9, BLOCK 34 MB 3 PG 33  
PARCEL ID # 119-071-28, MB 3 PG 33, DB 30445 PG 923  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR  
BRYANT & MADISSON ROGERS



**METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES**

4400-N STUART ANDREW BLVD  
CHARLOTTE, NC 28217

P (704) 334-1325  
F (704) 334-1330

NC #C-1170 & SC #C00946

Job No.  
522 W KINGSTON

Date 11/23/16

|            |     |
|------------|-----|
| Proj. Mgr. | CLK |
|------------|-----|

|       |     |
|-------|-----|
| Drawn | CLK |
|-------|-----|

522 W. Kingston Ave.



# Existing Conditions





# Existing Conditions (cont.)



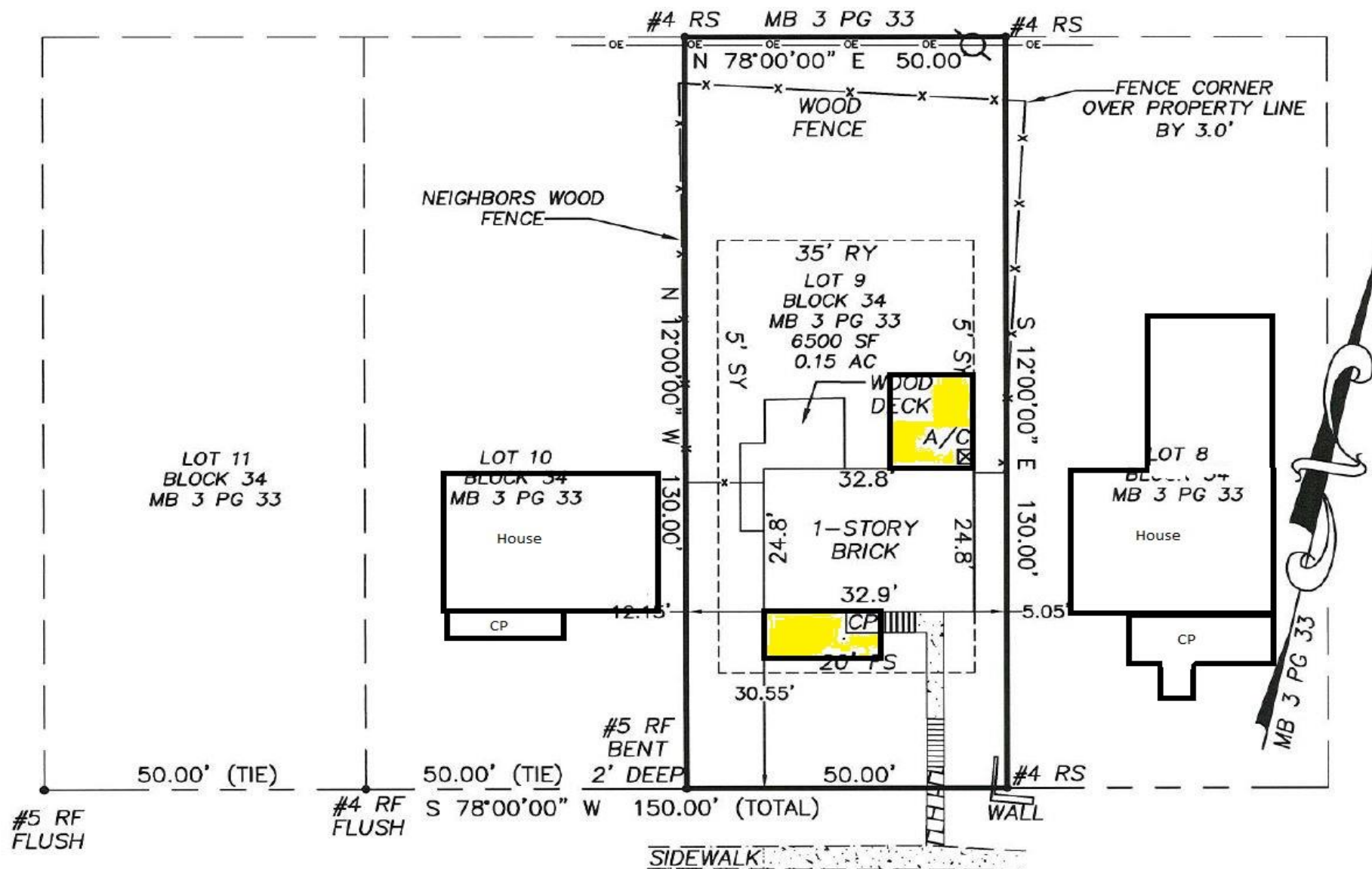


# Context





# Survey/Site Plan



# Polaris 3G Map – Mecklenburg County, North Carolina

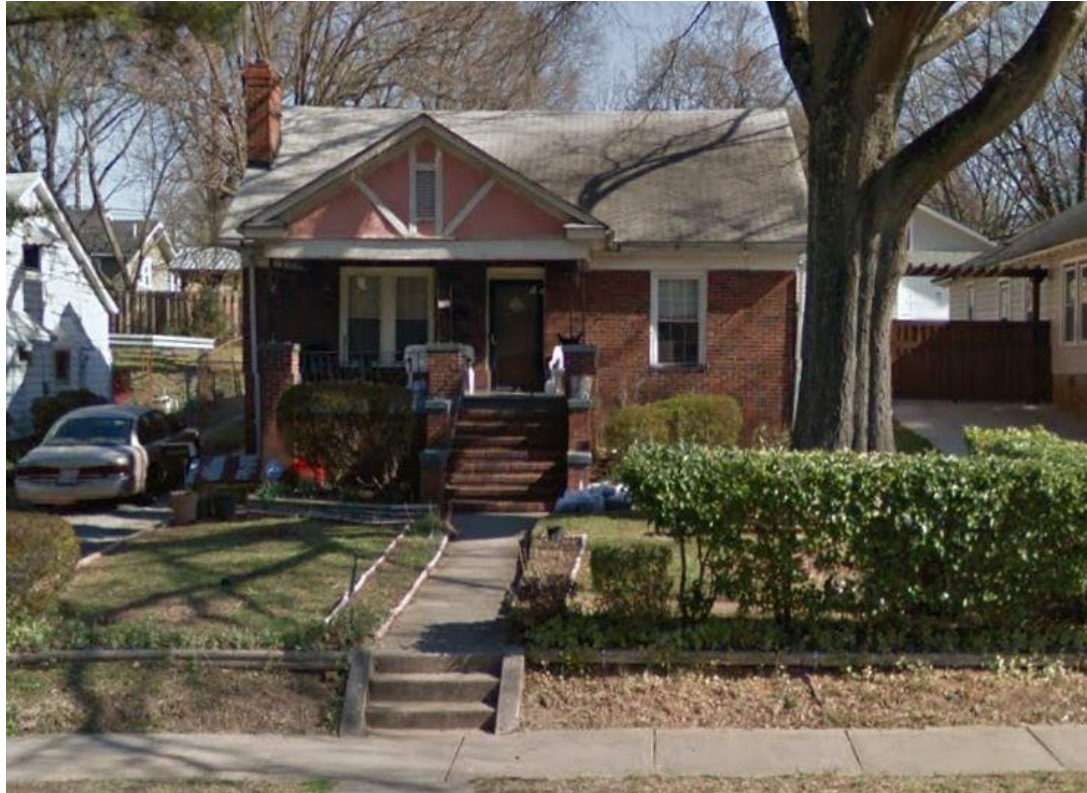
## 522 W. Kingston Map

Date Printed: 12/5/2016 7:12:43 AM





323 W. Kingston Ave.

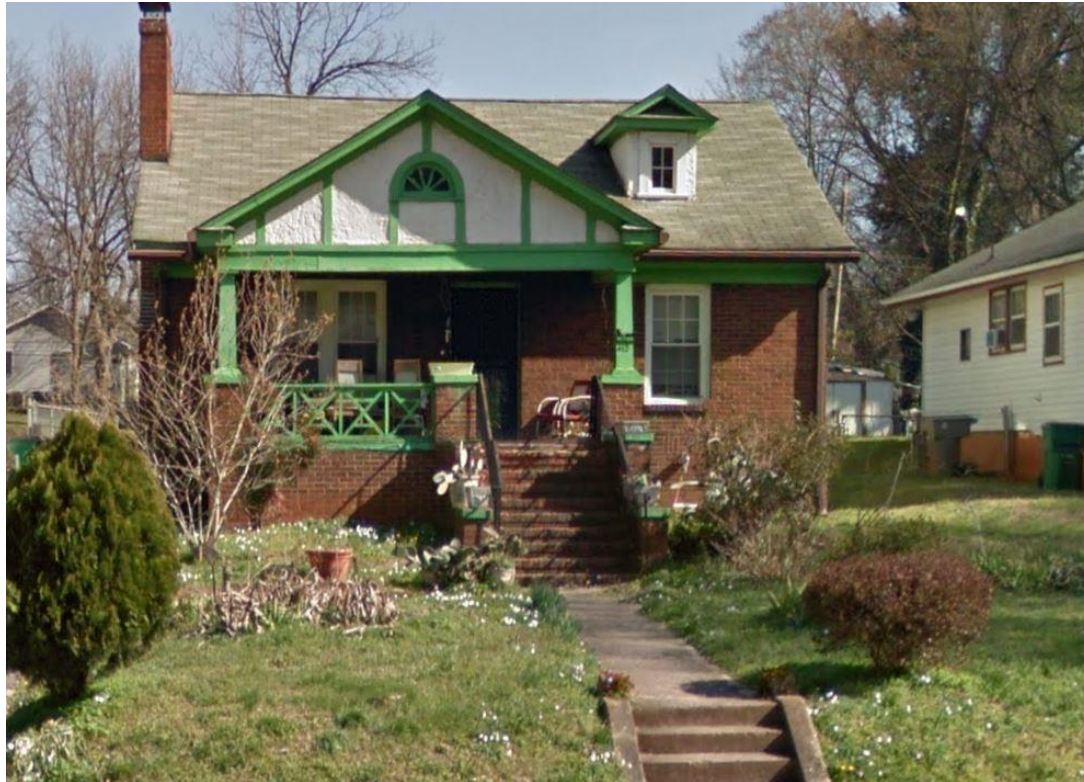


1700 Merriman Ave.





414 W. Kingston Ave.



1856 Wickford Place





# Existing Front Elevation





# Proposed Front Elevation





# Existing Left Elevation



# Proposed Left Elevation





# Existing Right Elevation

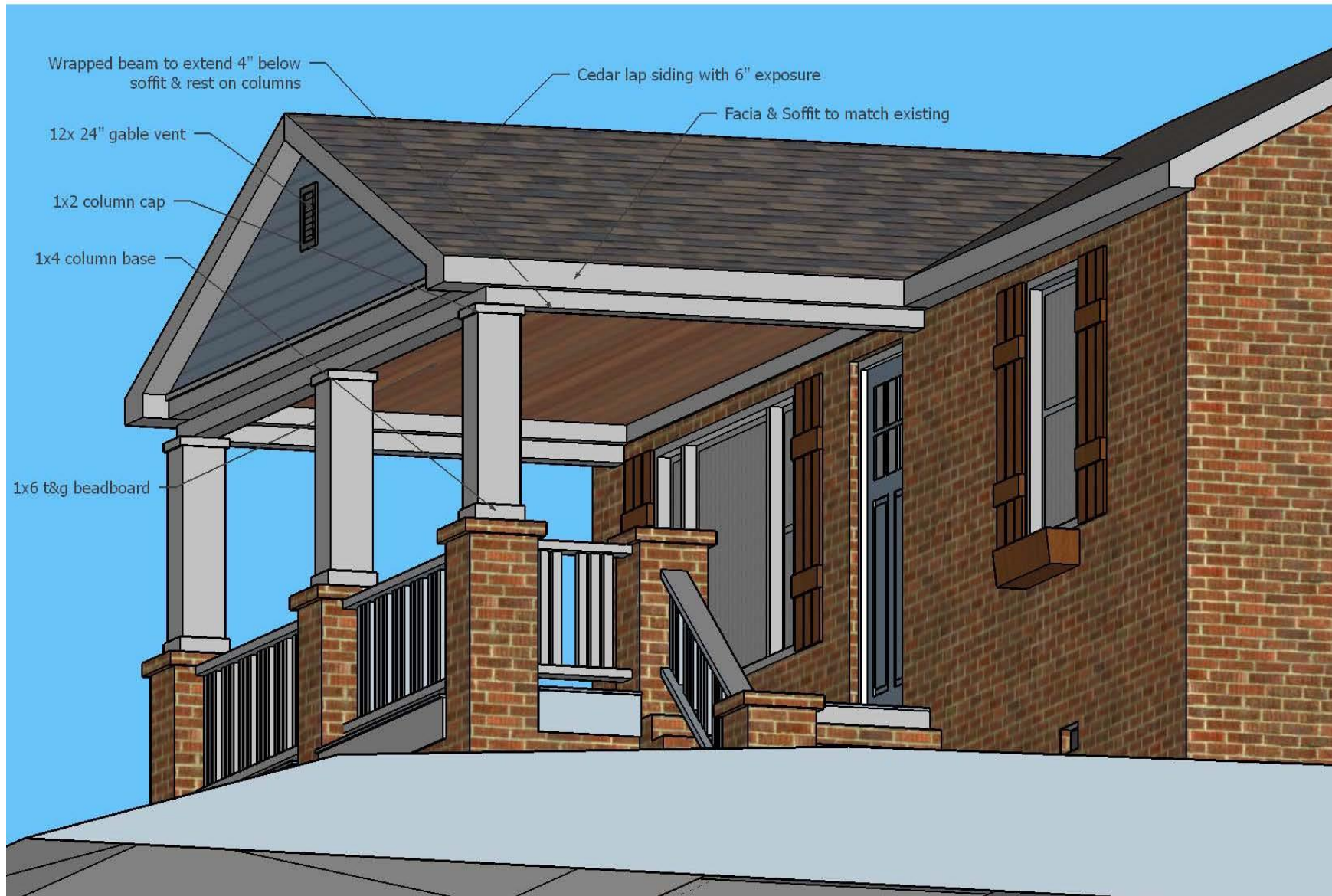


# Proposed Right Elevation





# Architectural Details



# Architectural Details (cont.)

