

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 520 East Kingston Avenue

SUMMARY OF REQUEST: Porch column replacement

APPLICANT/OWNER: Bjorn Green

Details of Proposed Request

Existing Context

The existing home is 1.5 story Bungalow with “an engaged porch on slender columns on brick piers”. The house is listed as a contributing structure in the Dilworth National Register of Historic Places.

Proposal

The proposal is the replacement of the porch columns with tapered boxed columns. Dimensions taper from approximately 12” at the base to +/- 10”. The material is wood.

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.

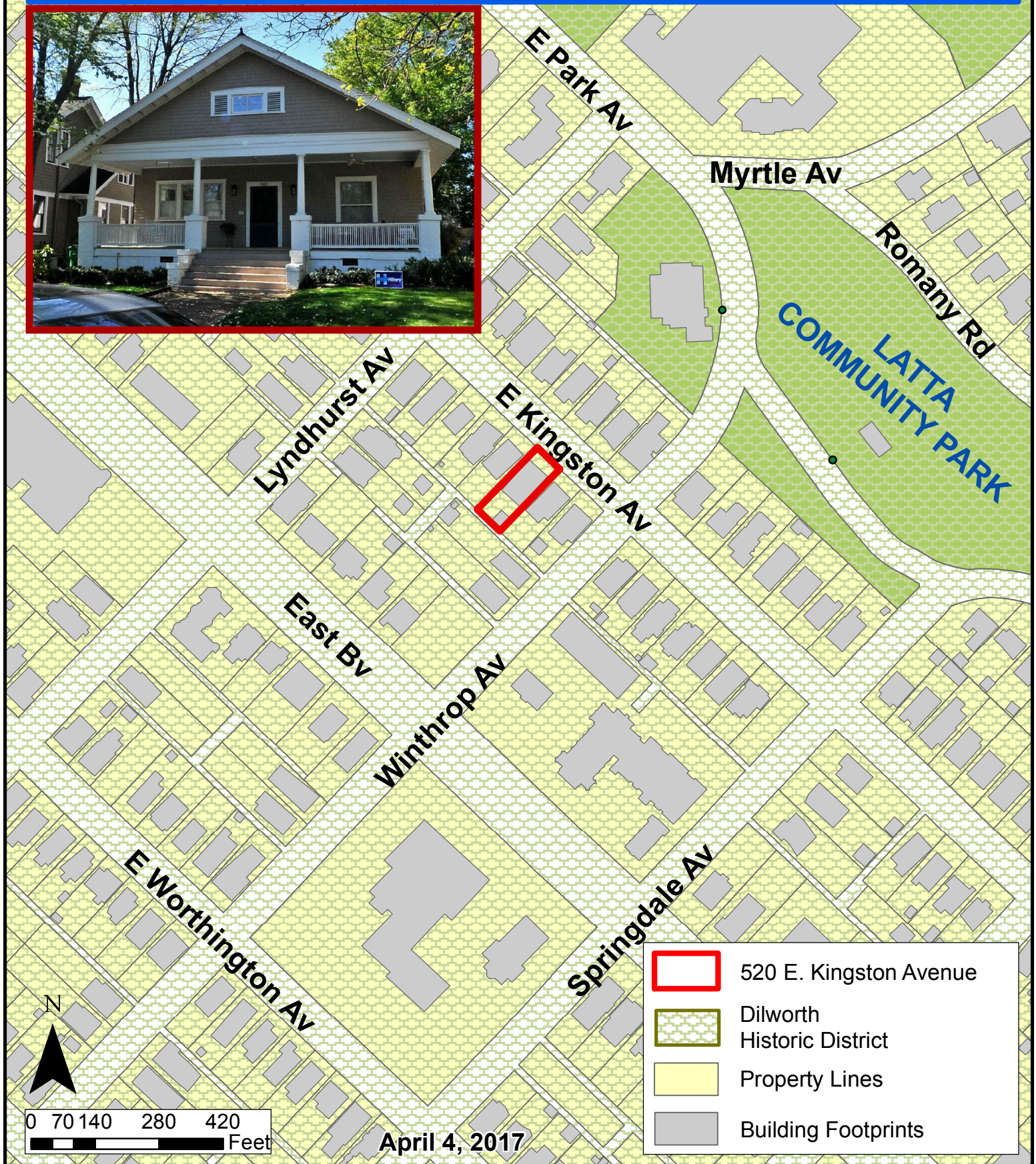
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style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

Charlotte Historic District Commission Case 2017-151
HISTORIC DISTRICT: Dilworth
FRONT PORCH REDESIGN



-  520 E. Kingston Avenue
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

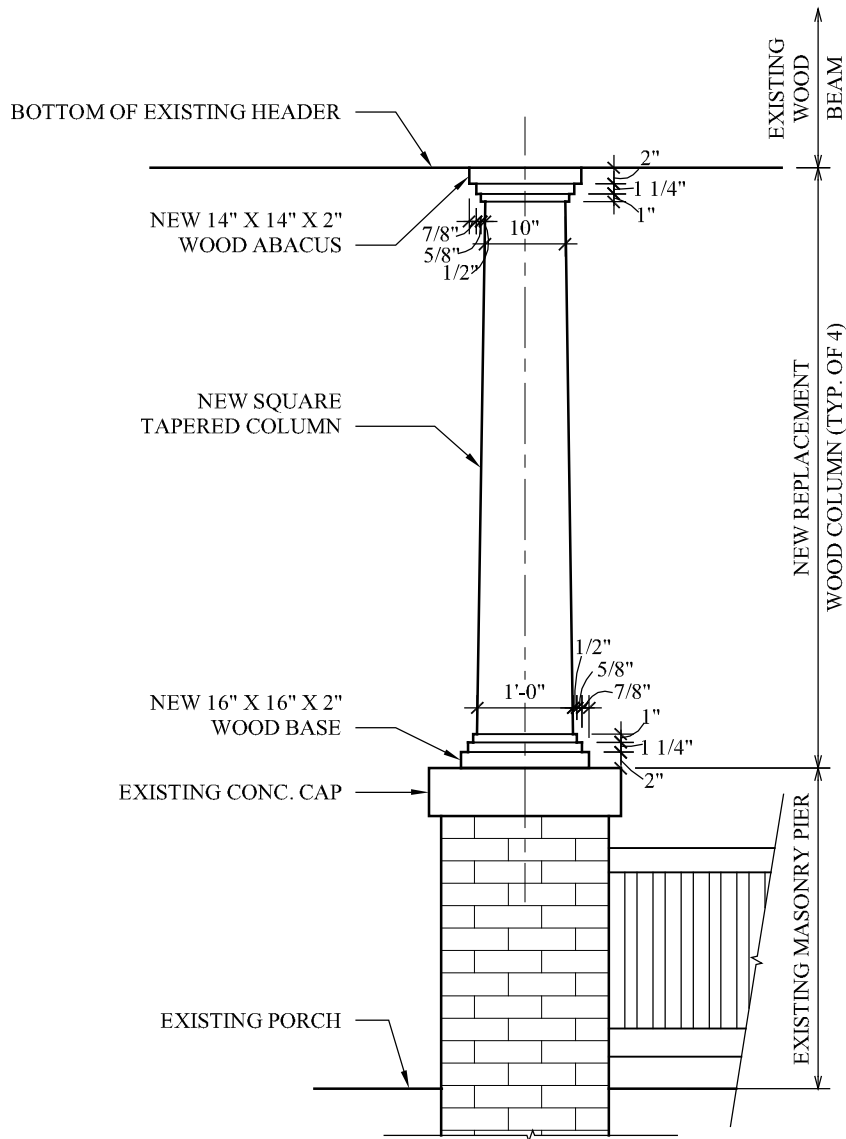
0 70 140 280 420
Feet

April 4, 2017









COLUMN REPLACEMENT

ALTMAN RESIDENCE
520 EAST KINGSTON AVE.
CHARLOTTE, NC 28203