

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 716 West Kingston Avenue

**SUMMARY OF REQUEST:** Rear addition

**APPLICANT:** Jennifer Benson

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**Details of Proposed Request**

*Existing Context*

The existing structure is a one story American Small House constructed in 1950. The lot is +/- 178' in depth. Exterior features include a front gable roof on the left side and a covered porch on the right side. Adjacent houses are primarily one story in height.

*Proposal*

The project is a second floor rear addition on top of an existing one story space. The new addition is +/- 6'6" above the existing ridge line. New siding, trim and windows will match the house. The front and rear gable ends are clipped. Window design and proportions will match existing.

**Policy & Design Guidelines for Additions, page 7.2 (New Guidelines)**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

**Staff Analysis** -The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

***Charlotte Historic District Commission Case 2017-334***  
***HISTORIC DISTRICT: WILMORE***  
***ADDITION***









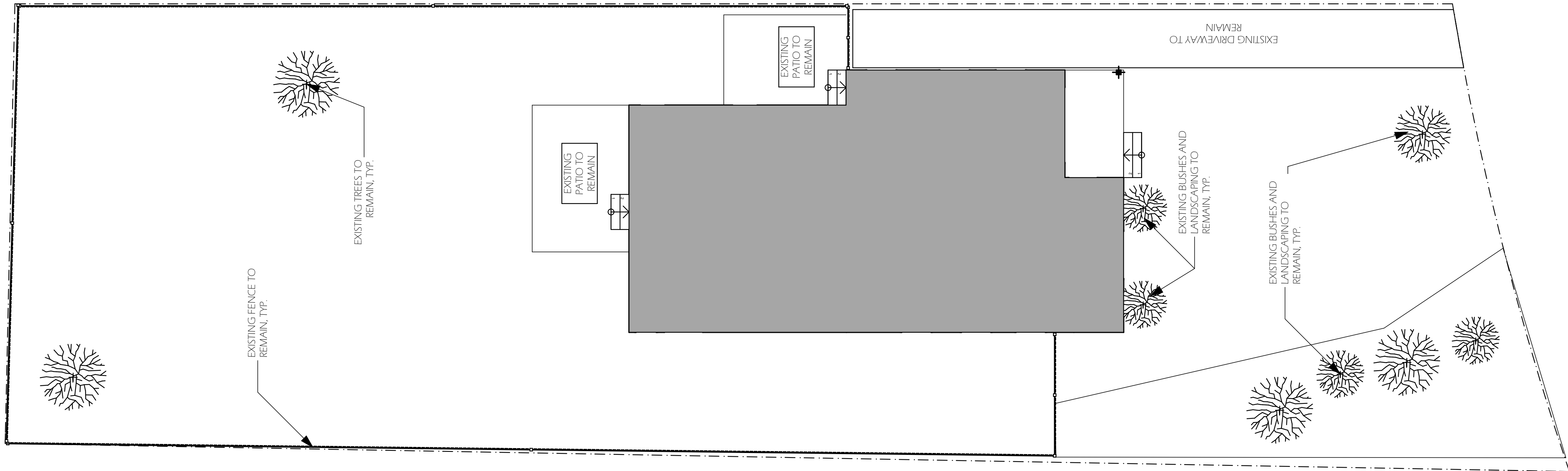


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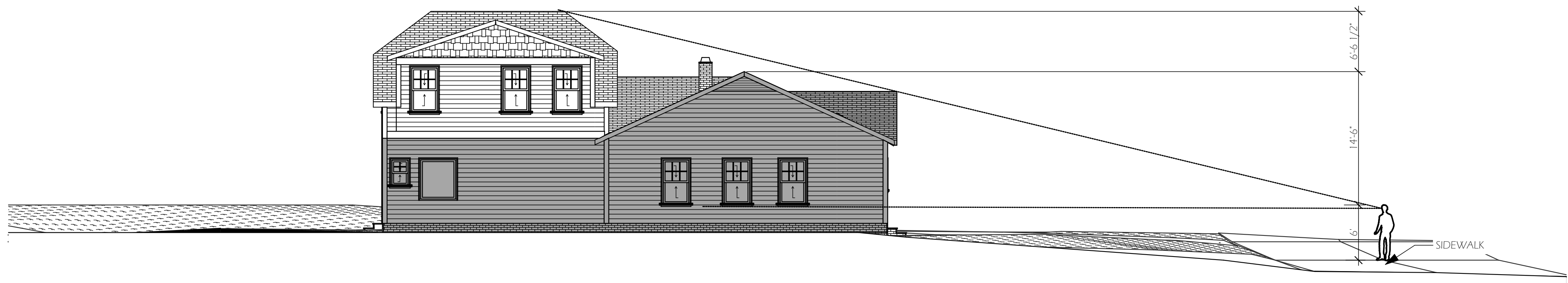


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1 SITE PLAN  
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION SECTION  
SCALE: 1/8" = 1'-0"

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DATE: 6/7/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 17.310

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SHEET TITLE: SITE PLAN
SHEET NUMBER:

**A-101**

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SHEET TITLE:  
FRONT ELEVATIONS

SHEET NUMBER:

A-201



2 FRONT ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION OPT. 1  
SCALE: 1/4" = 1'-0"

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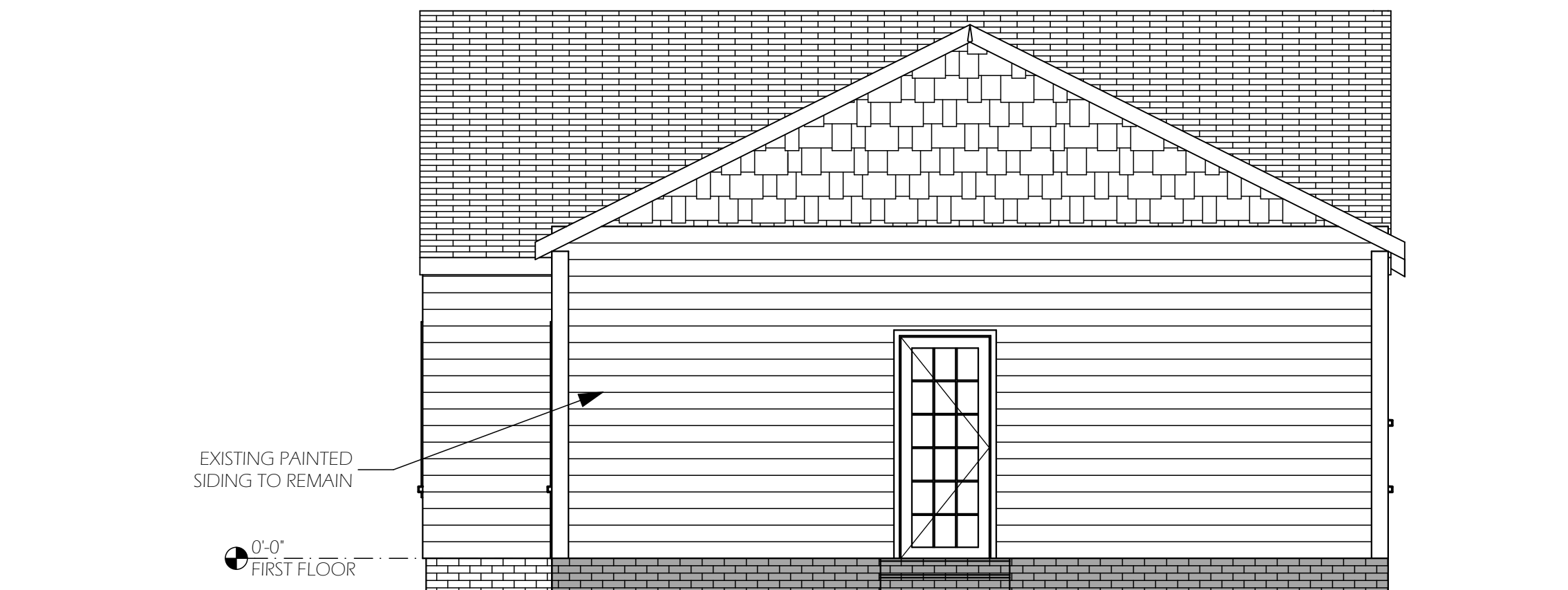
DATE: 6/7/2017	DRAWN BY: JAB
SCALE:	PROJECT NO: 17.310

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SHEET TITLE:  
REAR ELEVATION

SHEET NUMBER:

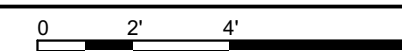
A-202



2 REAR ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION OPT. 1  
SCALE: 1/4" = 1'-0"





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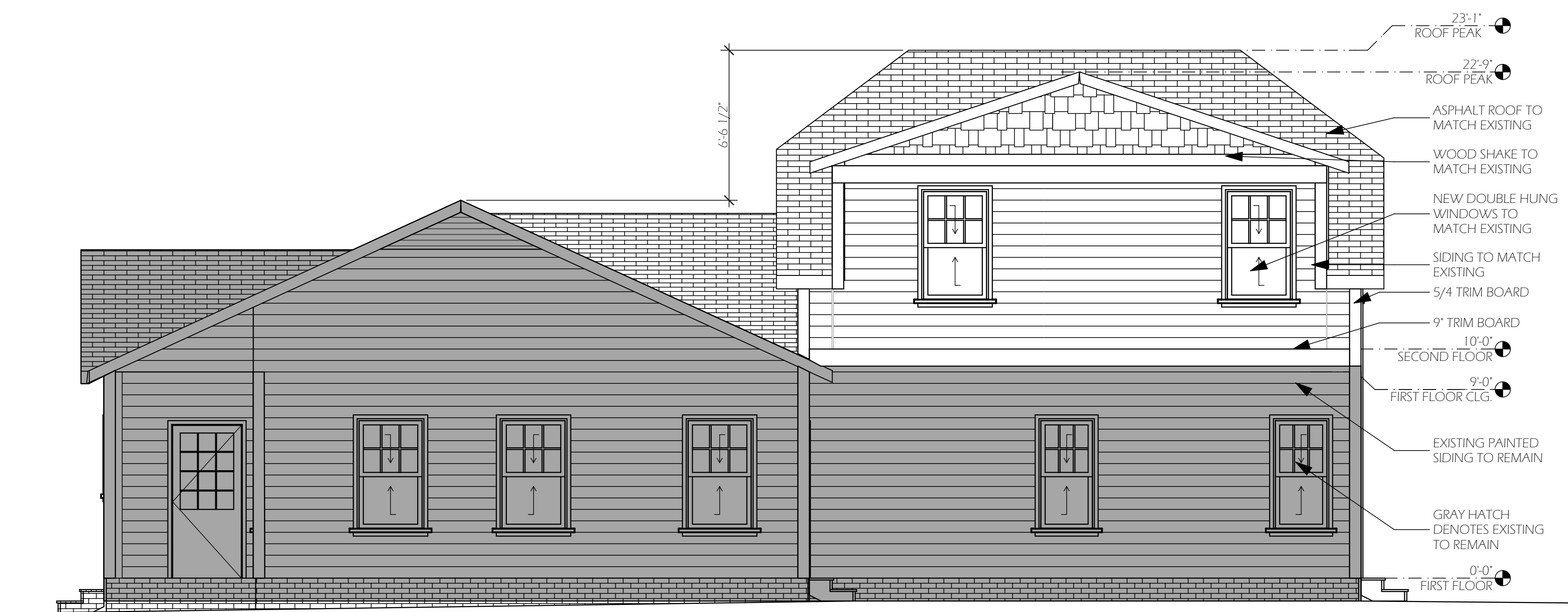
SHEET TITLE:  
RIGHT ELEVATION

SHEET NUMBER:

A-203



2 RIGHT ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION OPT. 1  
SCALE: 1/4" = 1'-0"

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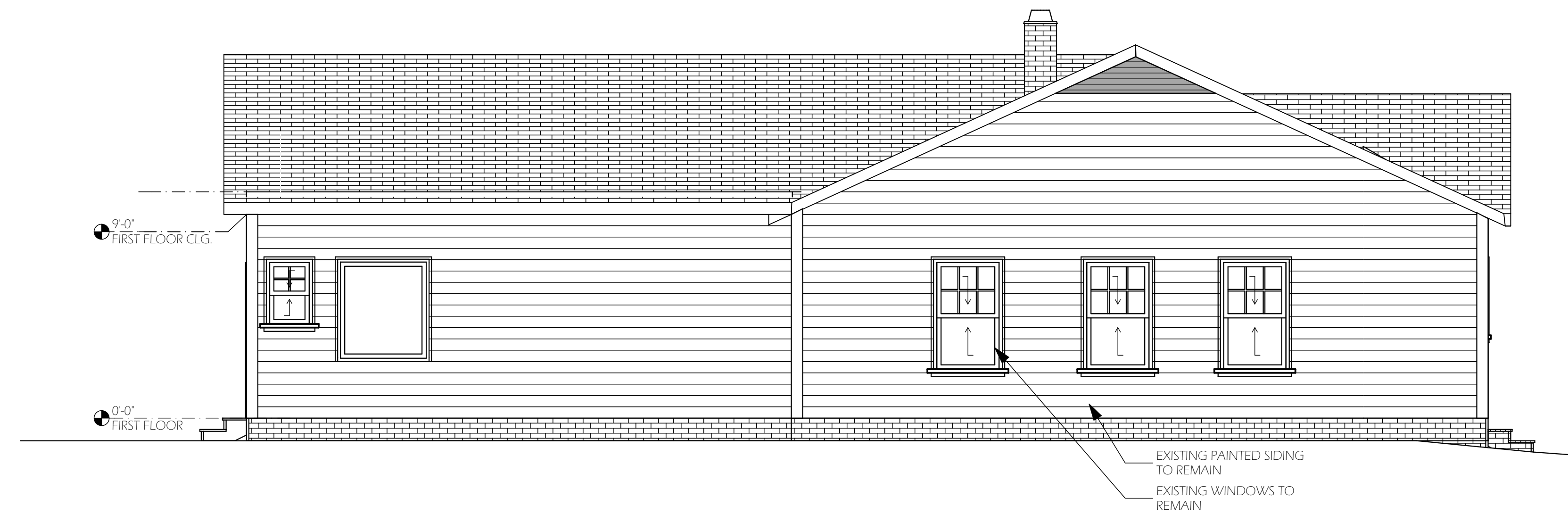
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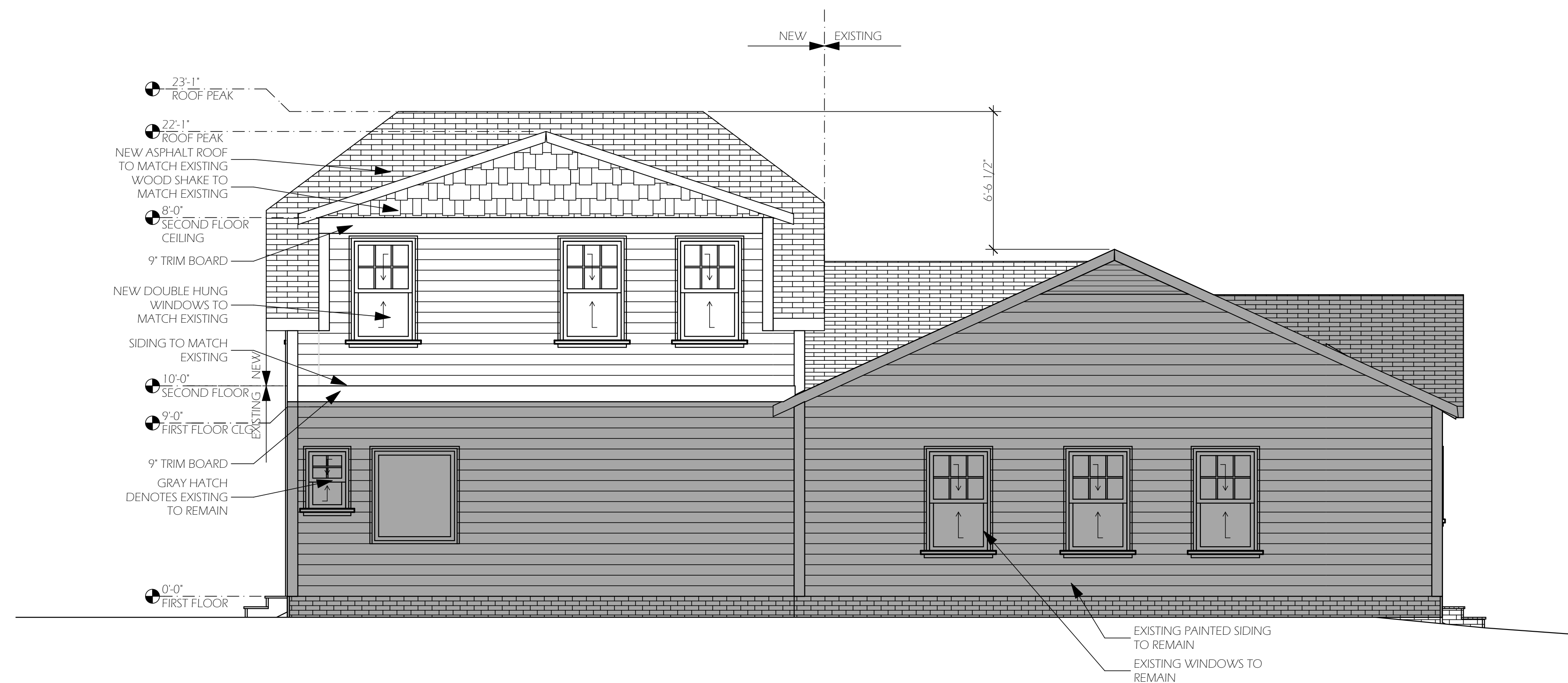
SHEET TITLE:  
LEFT ELEVATION

SHEET NUMBER:

A-204



2 LEFT ELEVATION EXISTING  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'



1 LEFT ELEVATION OPT. 1  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

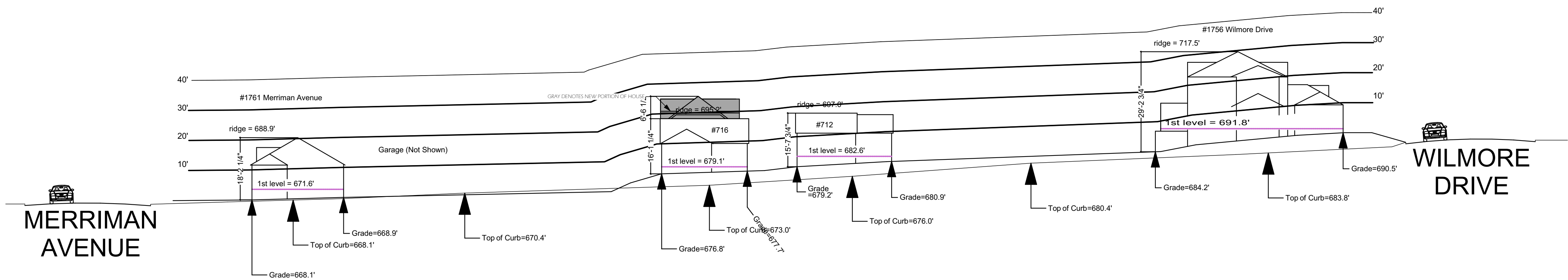


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This \_\_\_\_ day of \_\_\_\_\_, 2017.

Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098

NON-CERTIFIED  
REFER TO SIGNED & SEALED COPY  
DATED June 5, 2017



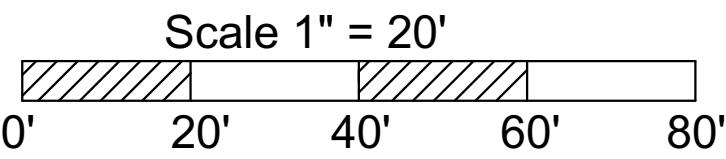
# WEST KINGSTON AVENUE

A.G. ZOUTEWELLE  
SURVEYORS

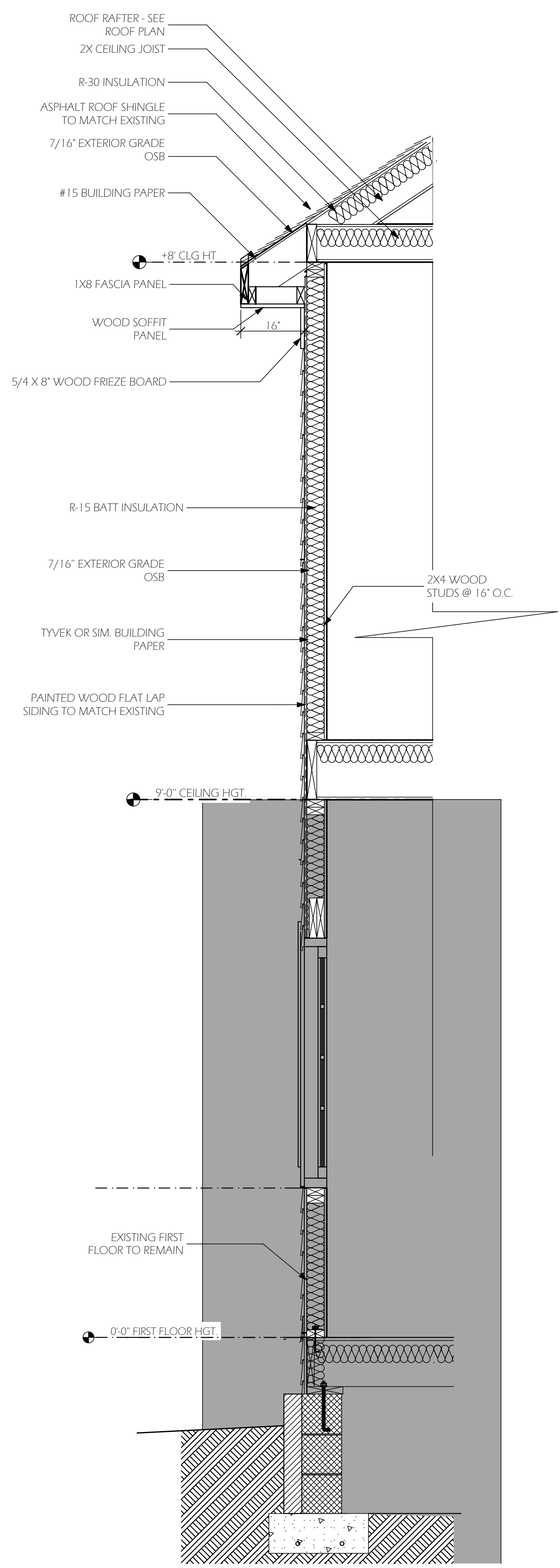
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

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Building Heights Sketch of  
700 BLOCK of WEST KINGSTON AVENUE  
FACING EAST - EVEN SIDE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department

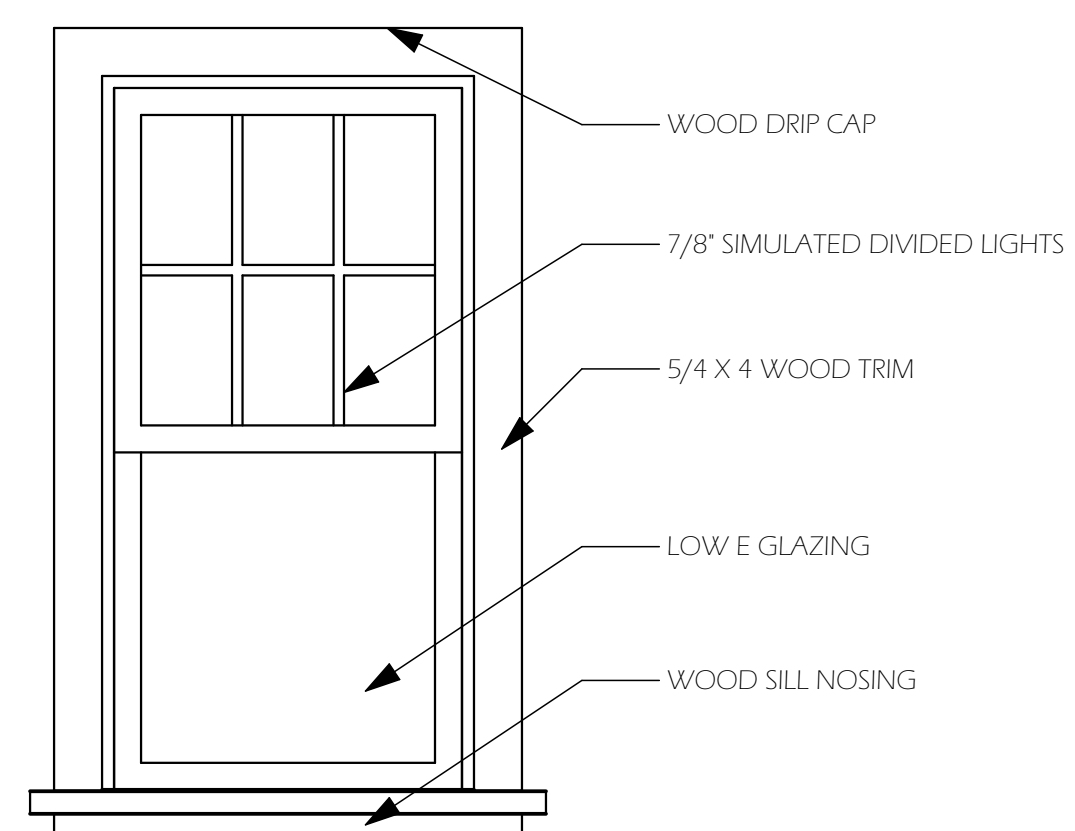
May 24, 2017



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 design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



1 TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"



2 TYPICAL WINDOW DETAIL  
SCALE: 3/4" = 1'-0"

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SCALE:	PROJECT NO: 17.310

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SHEET TITLE:  
DETAILS

SHEET NUMBER:

**A-301**



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SHEET TITLE:  
FLOOR PLANS

SHEET NUMBER:

A-102

