

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 301 West Kingston Avenue

SUMMARY OF REQUEST: Front porch addition

APPLICANT: Smitha Bally

The application was continued from August for the following: Details on the front porch including dimensions and materials.

Details of Proposed Request

Existing Conditions

The existing structure is a two story house constructed in 1948. There were additions made to the house over time including the second level and replacement windows. The HDC will review the front porch that was completed without a COA.

Project

The applicant is requesting approval for the front porch addition. The proposed front porch design is a traditional Bungalow style with brick piers and tapered wood columns.

Revisions – January 10

1. Porch Columns – Revised to squared posts to compliment the foursquare house design including dimensions. Porch piers are brick and posts are wood.
2. Precedents – Applicant has included design precedents for the porch design.

Design Guidelines – Porches, page 6.14

1. Include a porch in the design of new residential construction when the majority of surrounding existing houses also contain a porch.
2. Design new porches to complement the size, proportion, placement and rhythm of existing historic porches within its context.
3. Ensure that the new porch is compatible with the overall architectural vocabulary/style of the new building.
4. Porches shall have a minimum depth of 8 feet.
5. Substitute materials are not allowed for front porch floors. Frame porches shall have tongue and groove floors laid perpendicular to front elevation of house.

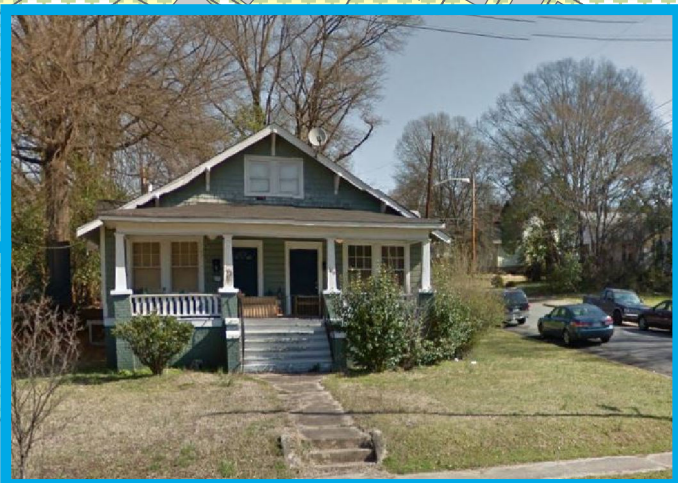
Design Guidelines - Additions, page 7.2

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 façade, 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 porch addition meets the guidelines for additions and porches.

Charlotte Historic District Commission Case 2017-439
HISTORIC DISTRICT: WILMORE
ADDITION





Howard Verna Engineering, P.C.

Structural Engineering Design
Residential and Commercial Inspection
Structural Inspection and Design of Repairs
Expert Witnesses: Structural & Construction

5109 Monroe Road, Suite A
Charlotte, NC 28205
NC License #C-3528
SC License #4185

Office 704-331-9219

E-mail dhoward@howardverna.com
or npegan@howardverna.com

Via Email to peternavarroii@gmail.com

July 21, 2017

Peter Navarro
301 W. Kingston Ave.
Charlotte, NC 28203

RE: 301 W. Kingston Ave.

Dear Peter:

At your request, HowardVerna Engineering made a visit to the referenced address on July 19th, 2017, to provide an inspection and consultation on the roof and ceiling front porch cover framing. This is a two-level home, originally built in 1948, that is clad with siding, is covered with a truss framed gable roof (front to rear), and is supported over a crawlspace foundation (see photo #1).



Photo #1

(All directions in this letter are from the perspective of a person facing the front of the house.)

As observed at the time of this visit, the ceiling joists and rafters, installed to support the roof and ceiling of the front porch cover; which are all tied to a triple 2x6 band at the front of this porch which is supported over four 4x4 posts supported over solid 24" x 24" masonry pilasters. **The porch roof framing in place will support the lateral/wind, dead and live loads imposed per the intent of sections R301.2, R301.4 thru R301.7 of the 2012 North Carolina Residential Code.**

These conclusions are based on preliminary and limited examinations and analyses. We reserve the right to supplement or amend these findings and/or opinions should new information become available. The scope of this service is limited to preliminary property inspection via visual means. Concealed discrepancies and/or defects may limit the accuracy and scope of this report. The recommendations and opinions contained in this report are based on our professional judgment and experience. This report does not constitute an overall review or inspection of all aspects of this property. It only represents a report of the items specifically covered. The evaluation does not include destructive or invasive testing, and is limited to the visible and accessible areas of the property. Nothing is implied or can be assumed on any items not mentioned in this report.

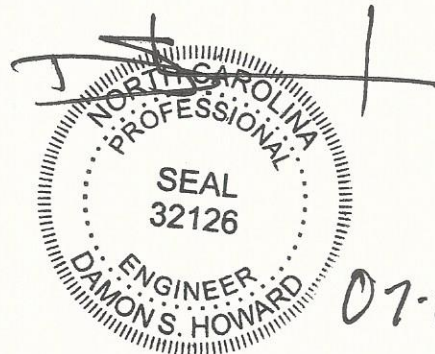
Should you have any questions regarding this report, please feel free to contact us at the number provided above.

Sincerely,



Damon S. Howard, P.E.
NC License #32126

DSH/vgw

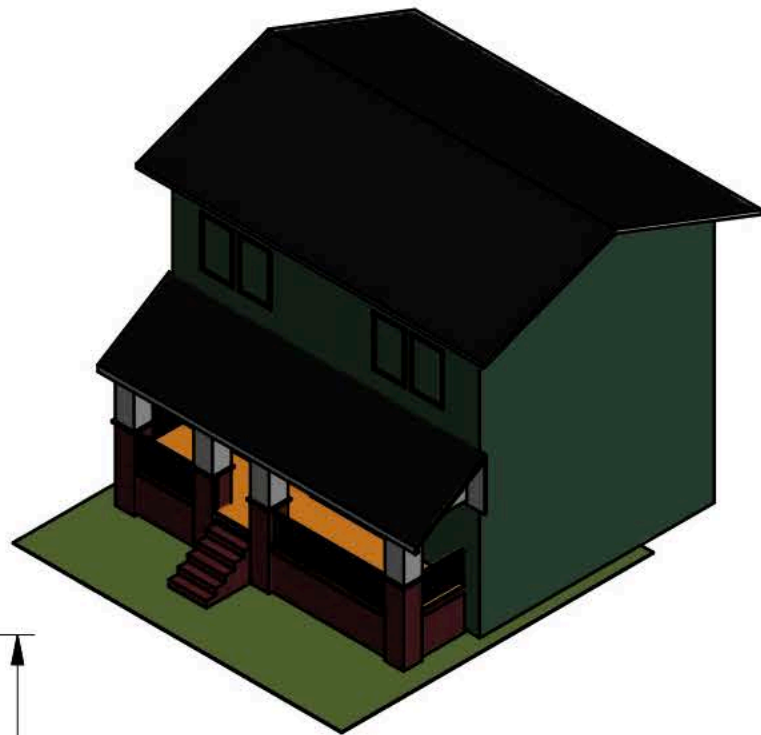
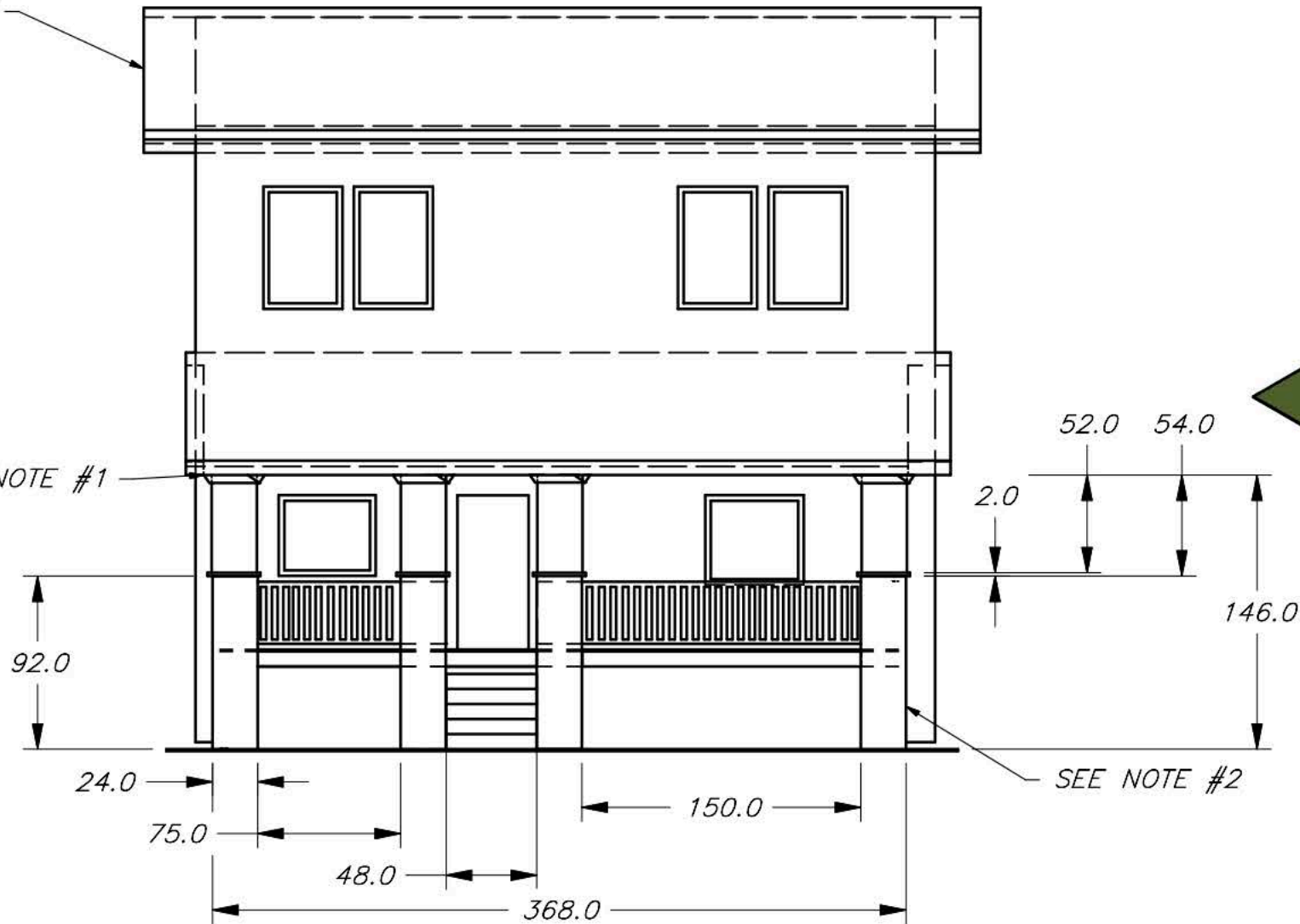


07-21-17

REV	ECN NO.	DATE	BY	ZONE	NOTES
A	NA	12/27/17	PTN	-	RELEASE

SEE NOTE #3

SEE NOTE #1

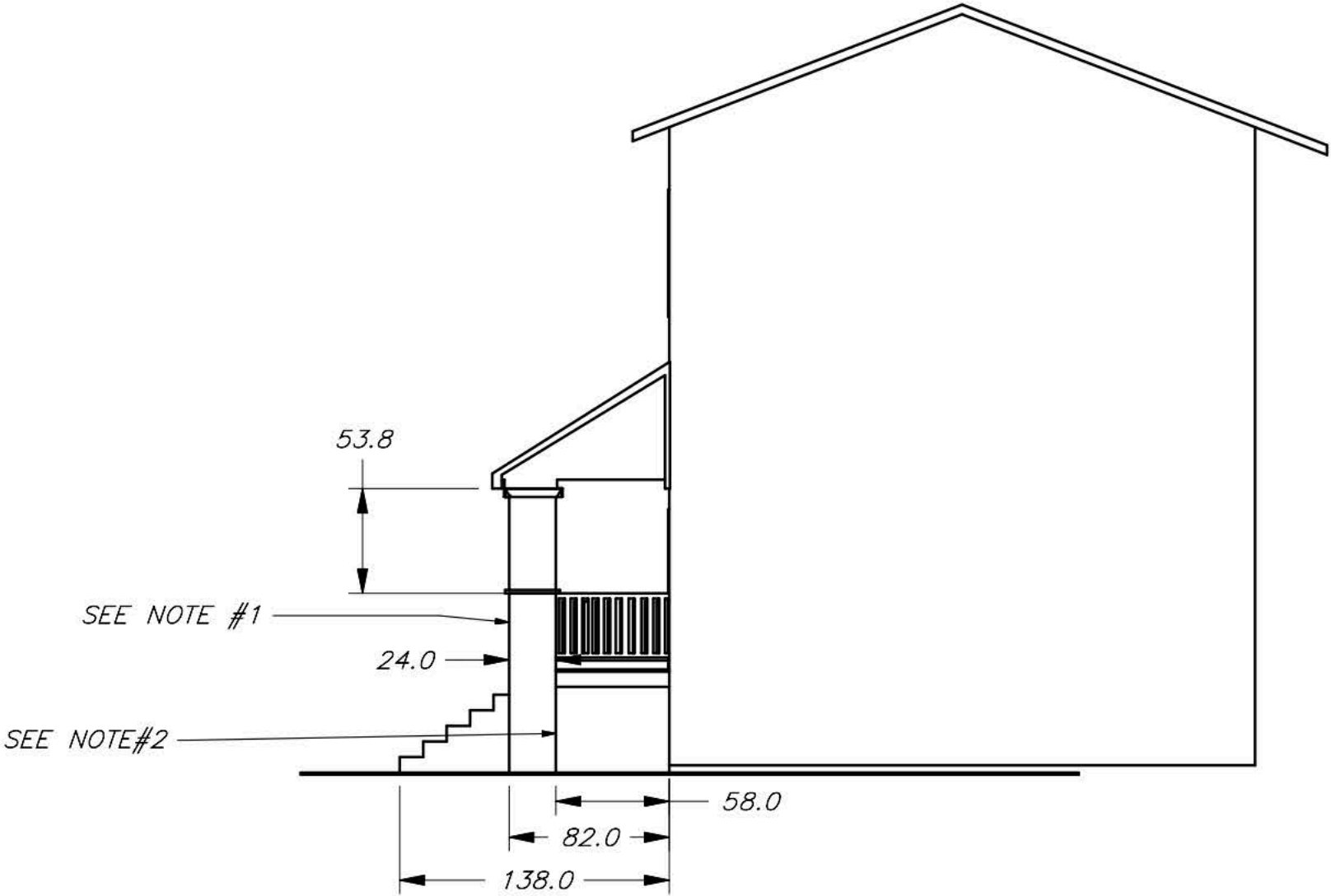


NOTES:


1. EDGE OF PILAR TRIM TO ALIGN WITH PORCH ROOF SUPPORT
2. ADDITION OF BRICK IS NOT SUPPORTING LOAD. EXISTING STRUCTURE MAINTAINS LOAD CELL
3. HOUSE DRAWING FOR REFERENCE ONLY

Klug Technologies		DRAWN BY: PTN	DATE: 27DEC2017
301 W Kingston Ave CHARLOTTE NC 28203		MATERIAL: XXXXXX	
		FINISH: XXXXXXXXXX	
		ALL DIMENSIONS IN INCHES UNLESS OTHERWISE INDICATED	
		TOLERANCES (EXCEPT AS NOTED)	
		X +/- .06"	X +/- 1.52mm
		XX +/- .03"	XX +/- .76mm
		XXX +/- .010"	XXX +/- .25mm
		ANGULAR: ± 1°	
THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF SPECIALTY MANUFACTURING INC., AND IS NOT FOR DISSEMINATION OR DISCLOSURE IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED, EXCEPT AS EXPLICITLY AUTHORIZED IN WRITING BY SPECIALTY MANUFACTURING INC.			
DESCRIPTION NAVARRO PORCH			
SIZE B	SCALE: -	DRAWING/PART NO. -	REV. A

REV	ECN NO.	DATE	BY	ZONE	NOTES
A	NA	12/27/17	PTN	-	RELEASE



- NOTES:
- 1. BRICK PILLAR TO OFFSET APROX 2.5 INCHES FROM CURTAIN WALL USING MASONRY DISCRETION
 - 2. SEE NOTE 1 & MASON MUST MAINTAIN SQUARE, GEOMETRIC, CONFIGURATION AS POSSIBLE

		DRAWN BY: PTN	DATE: 27DEC2017
		MATERIAL: XXXXXX	
301 W Kingston Ave CHARLOTTE NC 28203		FINISH: XXXXXXXXXX	
		ALL DIMENSIONS IN INCHES UNLESS OTHERWISE INDICATED	
		TOLERANCES (EXCEPT AS NOTED)	
		X +/- .06" X +/- 1.52mm XX +/- .03" XX +/- .76mm XXX +/- .010" XXX +/- .25mm ANGULAR: ± 1°	
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DESCRIPTION NAVARRO PORCH			
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1725