
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 514 West Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Duncan Palmer

Details of Proposed Request

Existing Conditions

The existing structure is a full brick one story American Small House constructed in 1951. The property has mature trees in the rear yard.

Project

The project is an addition to the right and rear side. The addition extends 5' from the right side and is approximately 14' in height. Materials, roof trim and windows will match house.

Design Guidelines, 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 HDC will determine if the project meets the guidelines for additions.

Charlotte Historic District Commission Case 2017-445
HISTORIC DISTRICT: WILMORE
ADDITION





514 W. Kingston Ave.

Existing Conditions



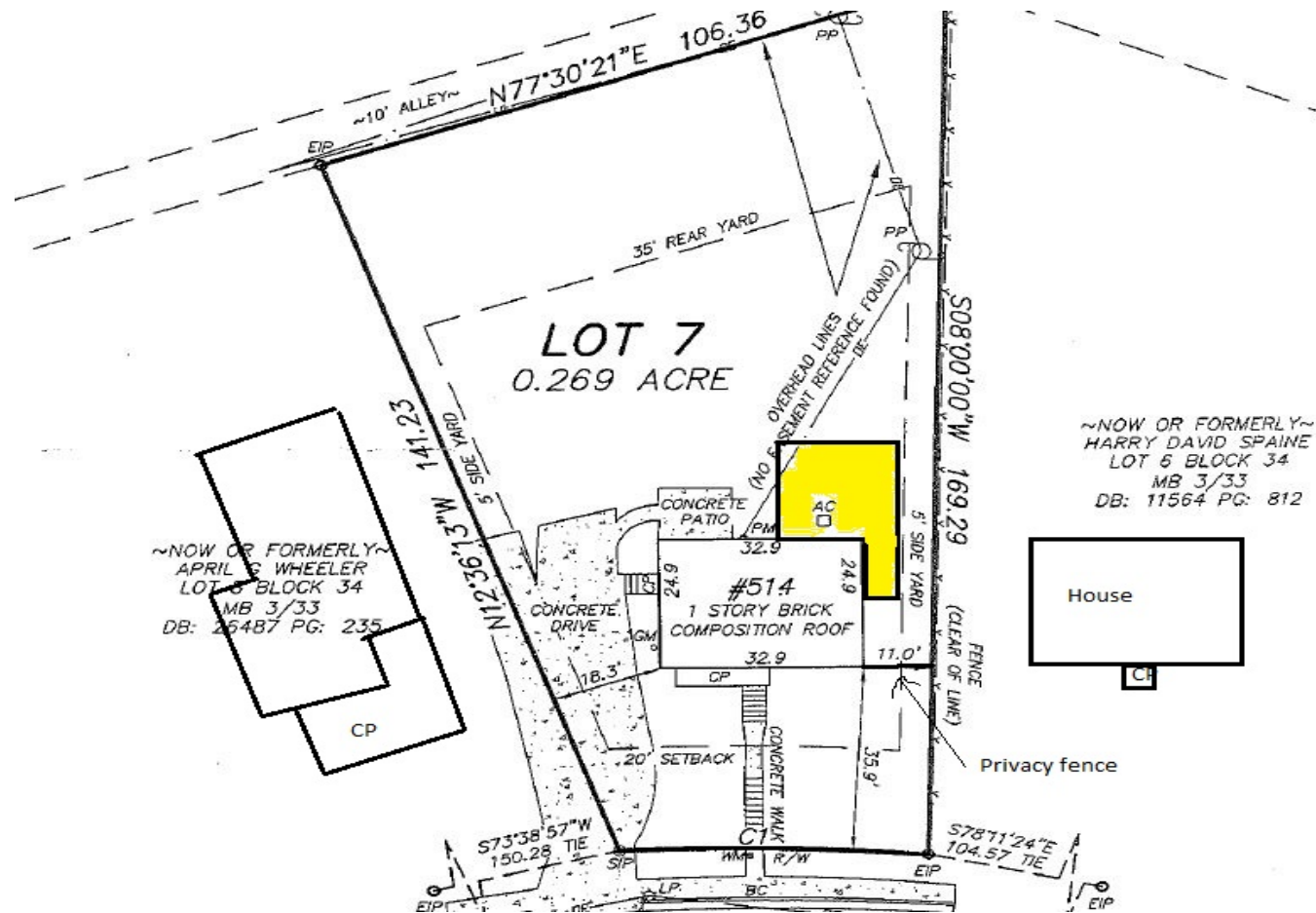
Existing Conditions (cont.)



Context

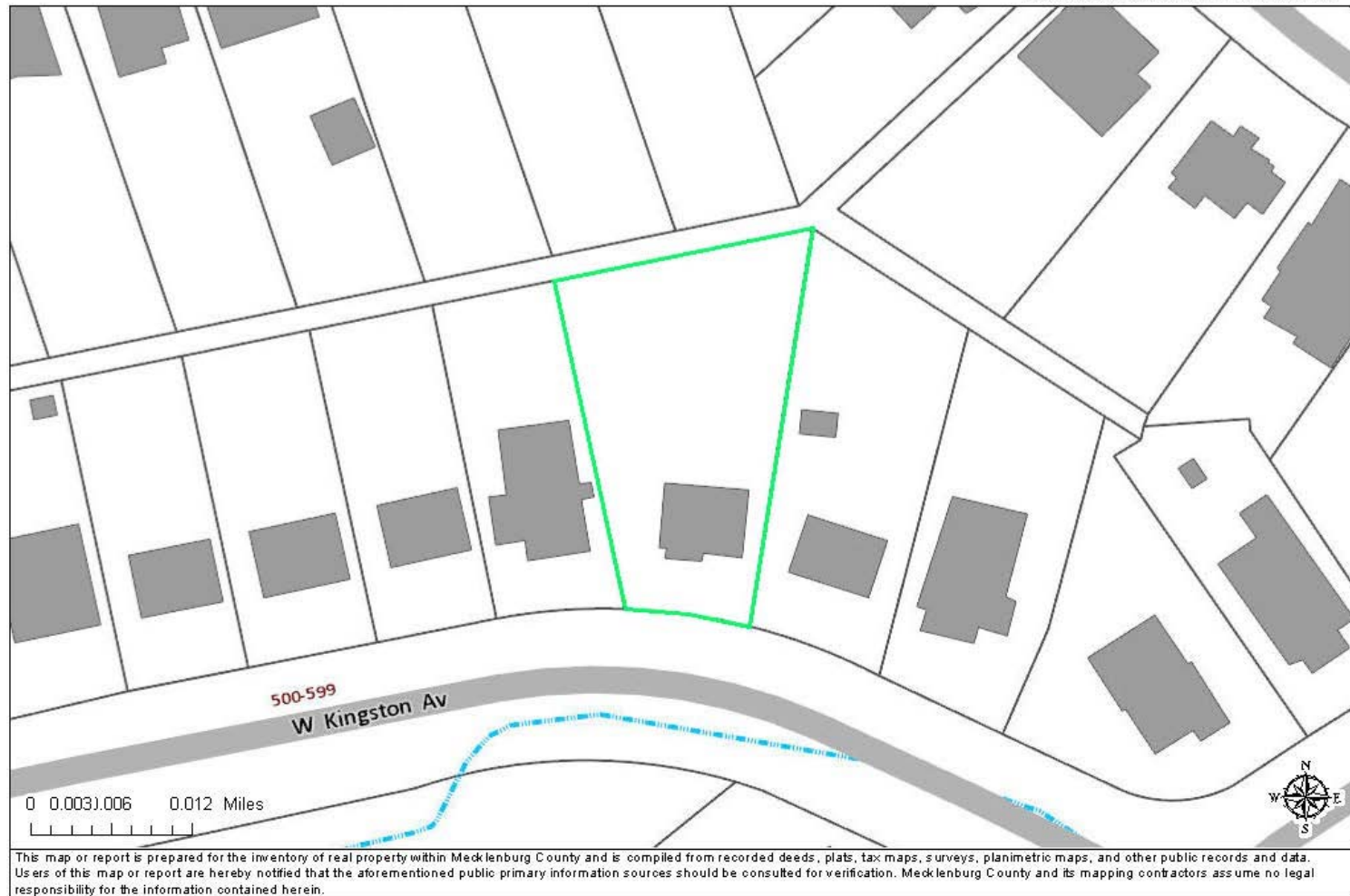


Survey/Site Plan

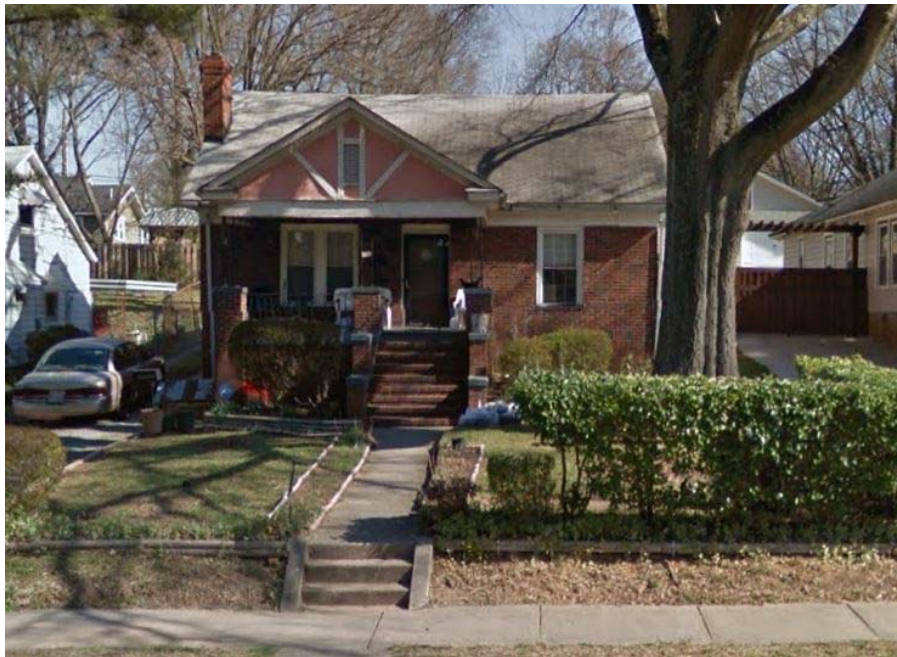


Polaris 3G Map – Mecklenburg County, North Carolina

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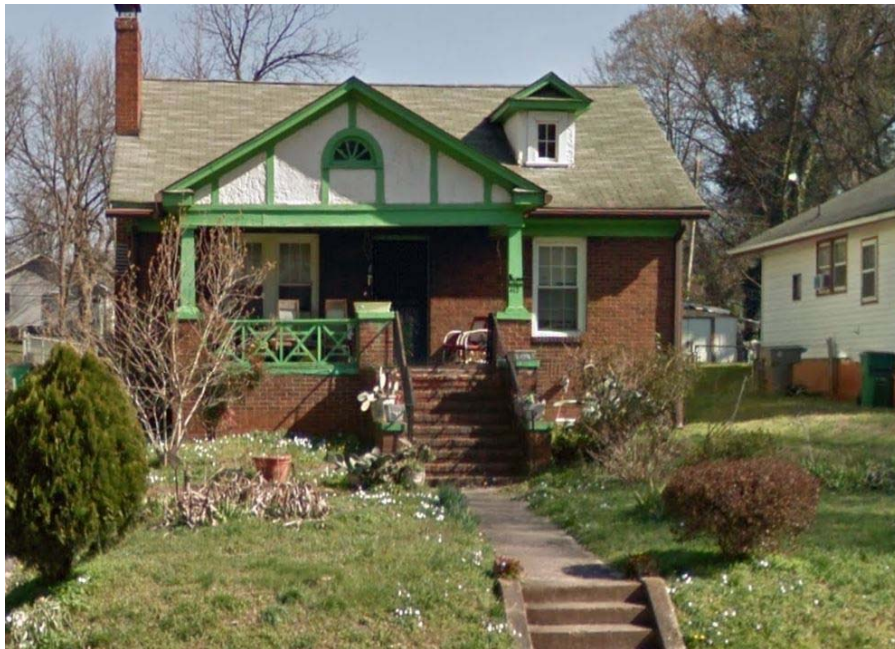
323 W. Kingston Ave.



1700 Merriman Ave.



414 W. Kingston Ave.



1856 Wickford Place



Existing Front Elevation



Proposed Front Elevation



Existing Left Elevation



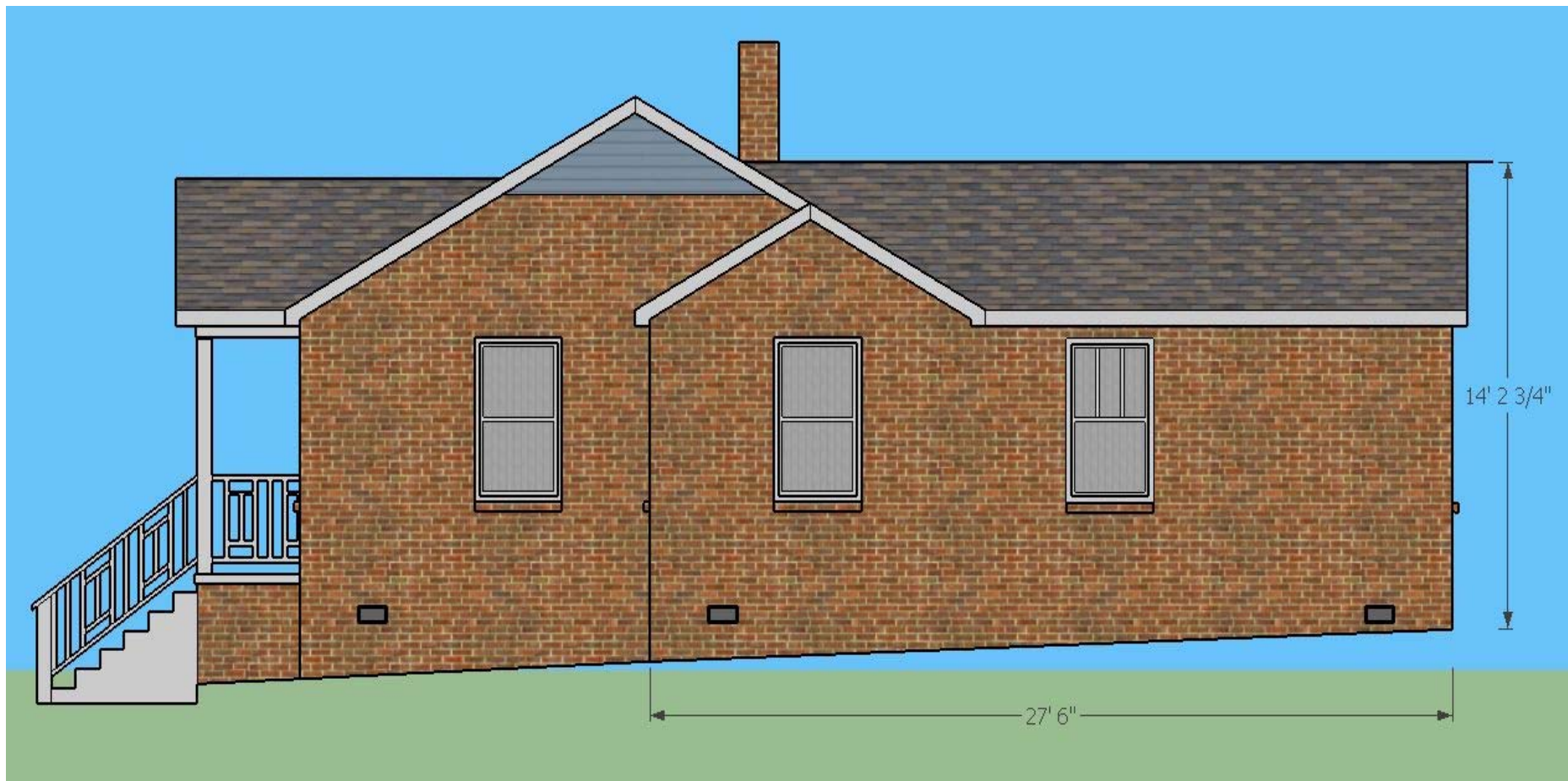
Proposed Left Elevation



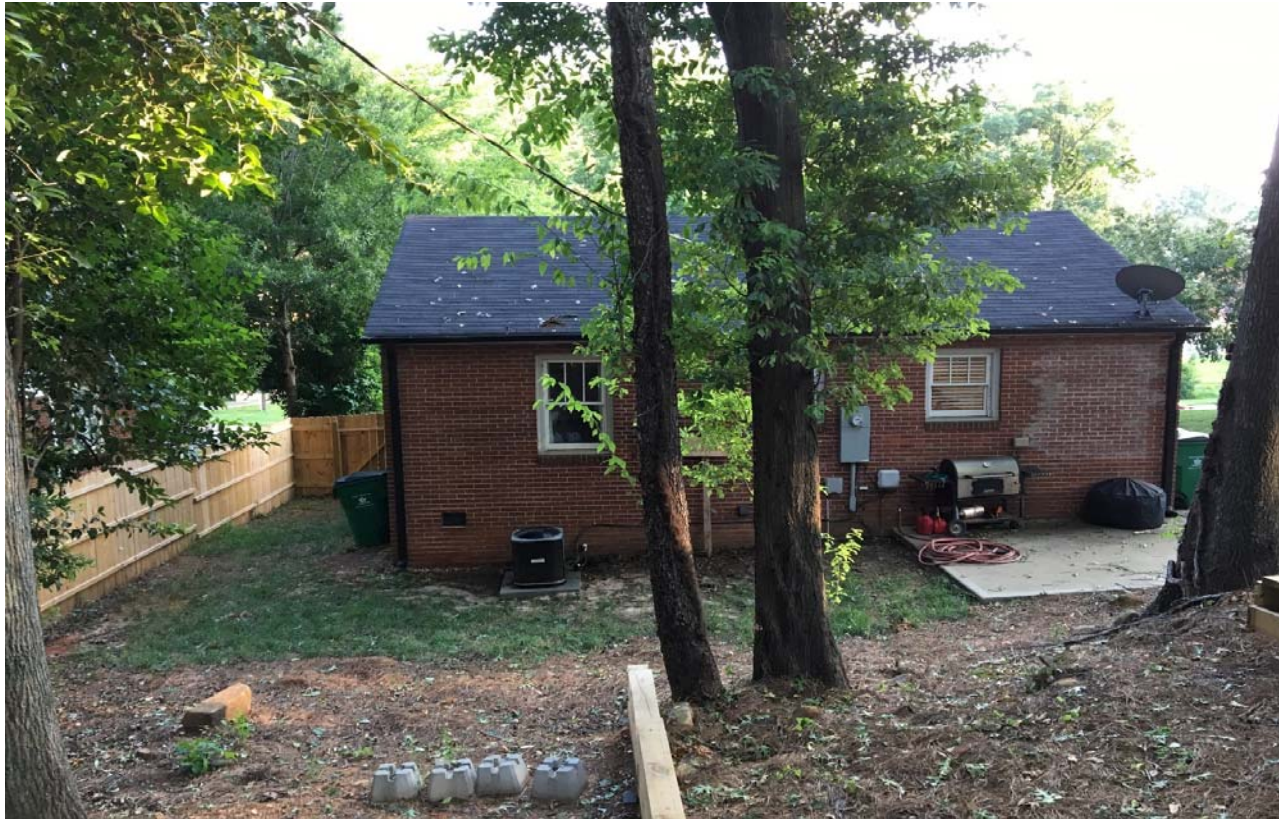
Existing Right Elevation



Proposed Right Elevation



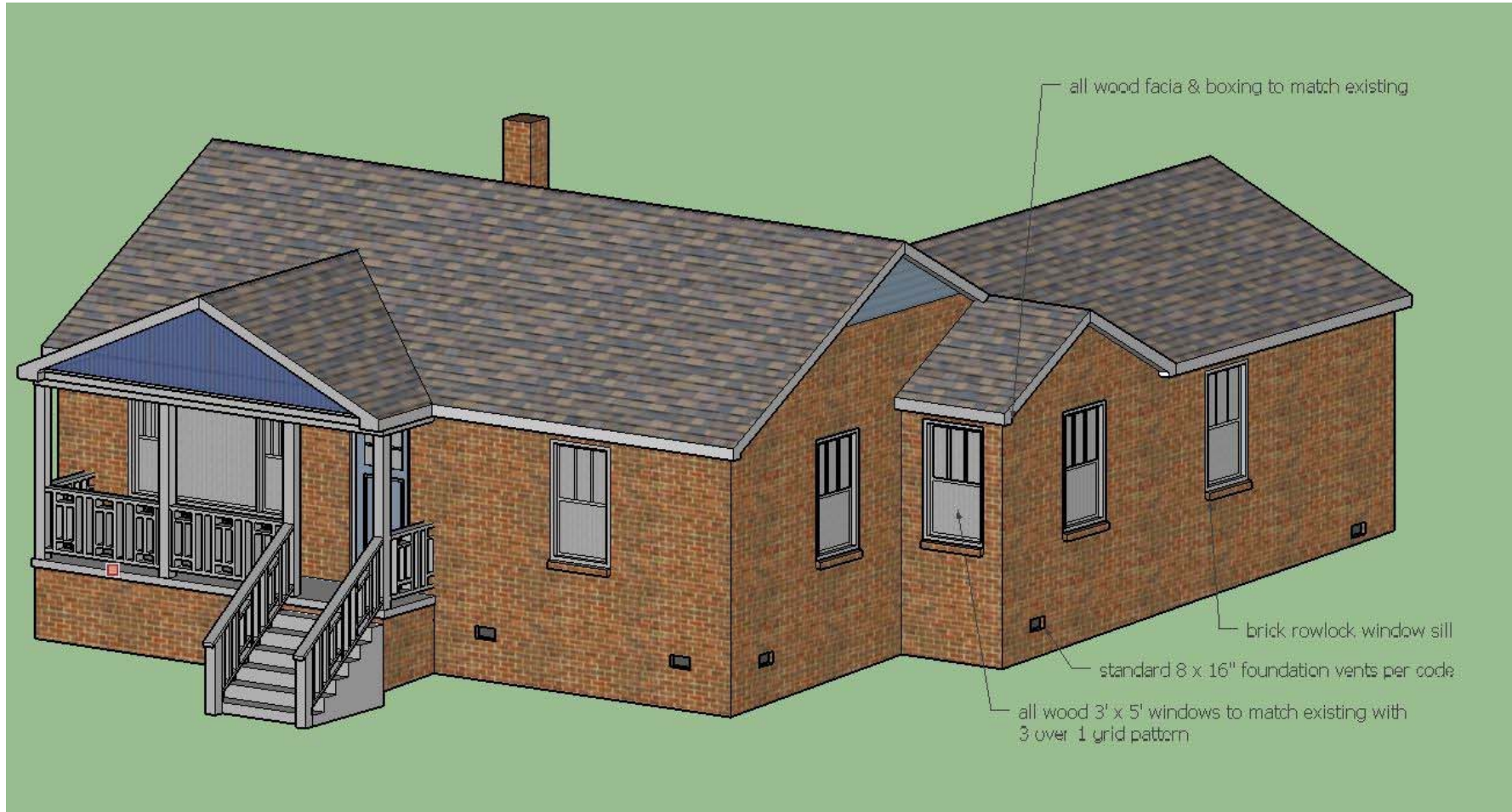
Existing Rear Elevation



Proposed Rear Elevation



Architectural Details



Architectural Details (cont.)

