
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 516 East Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Don Duffy, applicant

Details of Proposed Request

Existing Context

The house is a 1.5 story Bungalow constructed in 1915 and listed as a contributing structure in the Dilworth National Register of Historic Places. The front dormer is recessed with a small sitting area and handrails.

Project

The project is the addition of eave brackets, wood siding and trim, copper caps on the balcony railing and a dormer roof extension. New hand rails on the front porch will match existing and other repair work on the porch is noted on plans.

Design Guidelines-Trim, page 4.11

1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

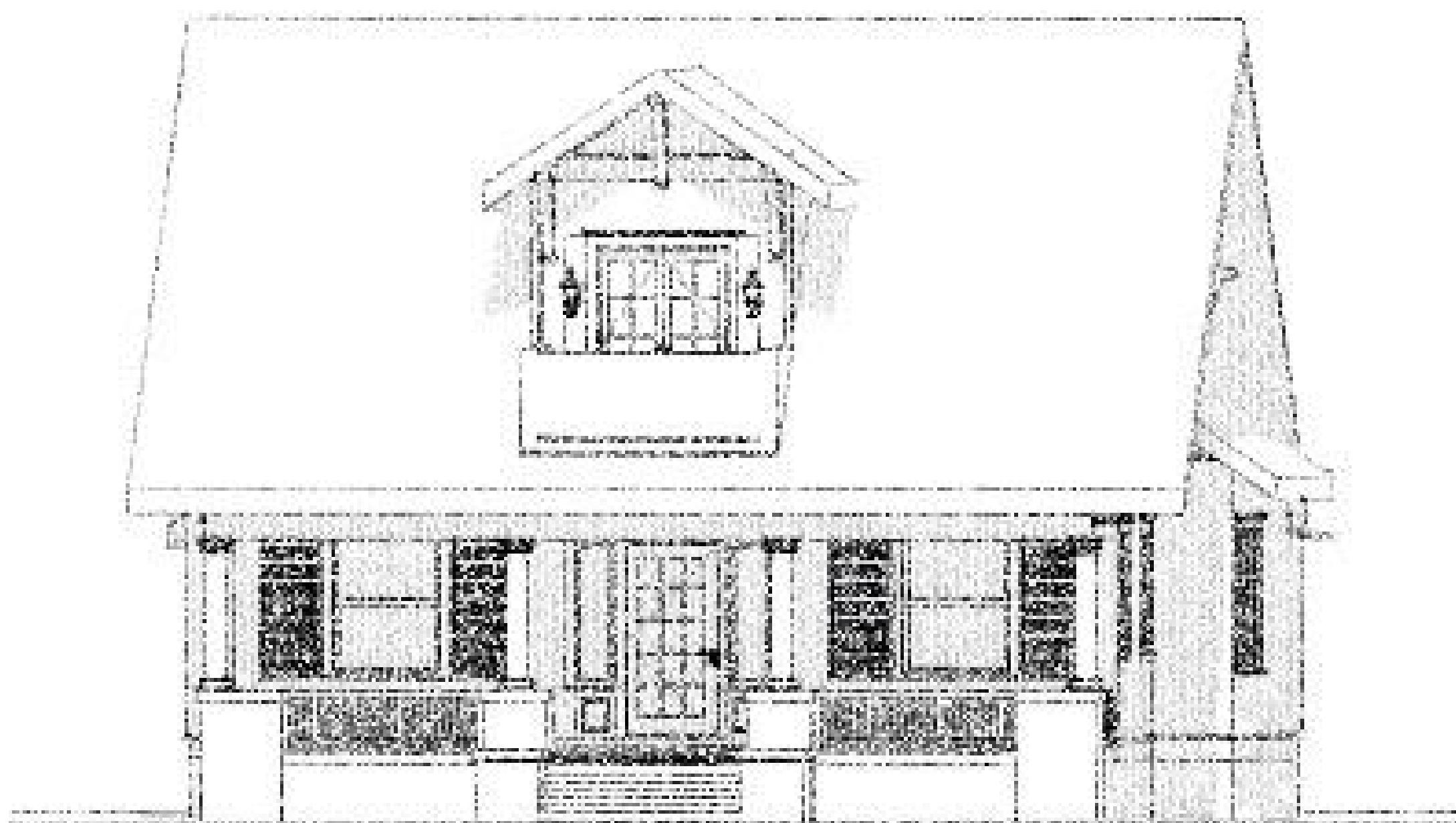
Staff Analysis - The Commission will determine if the proposal meets the guidelines for additions and trim.

Charlotte Historic District Commission Case 2017-648
HISTORIC DISTRICT: DILWORTH
FRONT ELEVATION CHANGES



Harris Residence

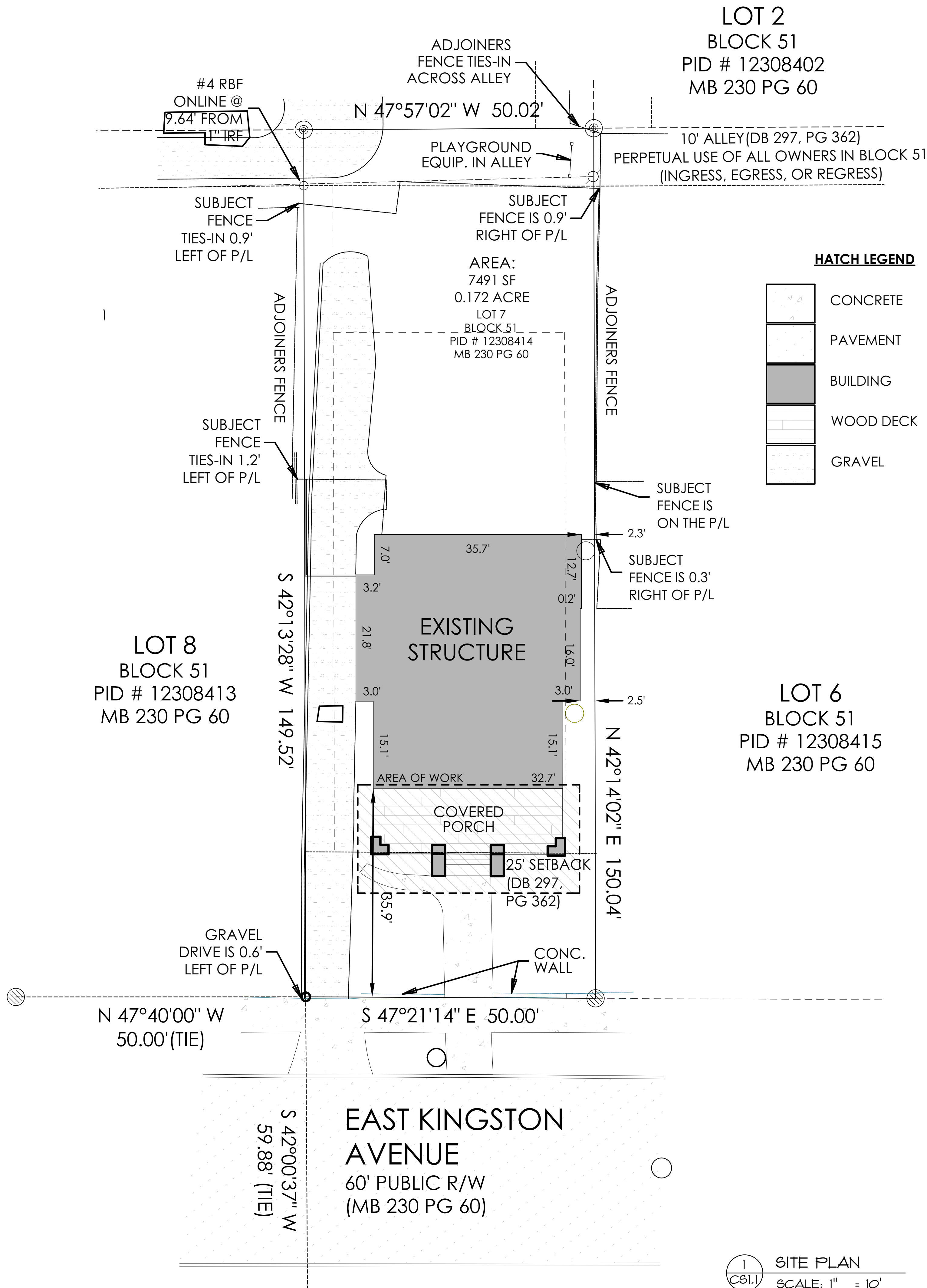
(Charlotte, NC)



301 Providence Road

Don Duffy
Architecture

Charlotte, North Carolina 28207



Harris Residence
516 E. Kingston Ave
Charlotte, NC

PRELIMINARY
NOT FOR CONSTRUCTION

Don Duffy
Architecture

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Charlotte, NC 28207
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(f) 704 - 358 - 1721
www.donduffyarchitecture.com

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Harris Residence



LEFT SIDE VIEW



FRONT ELEVATION



RIGHT SIDE VIEW

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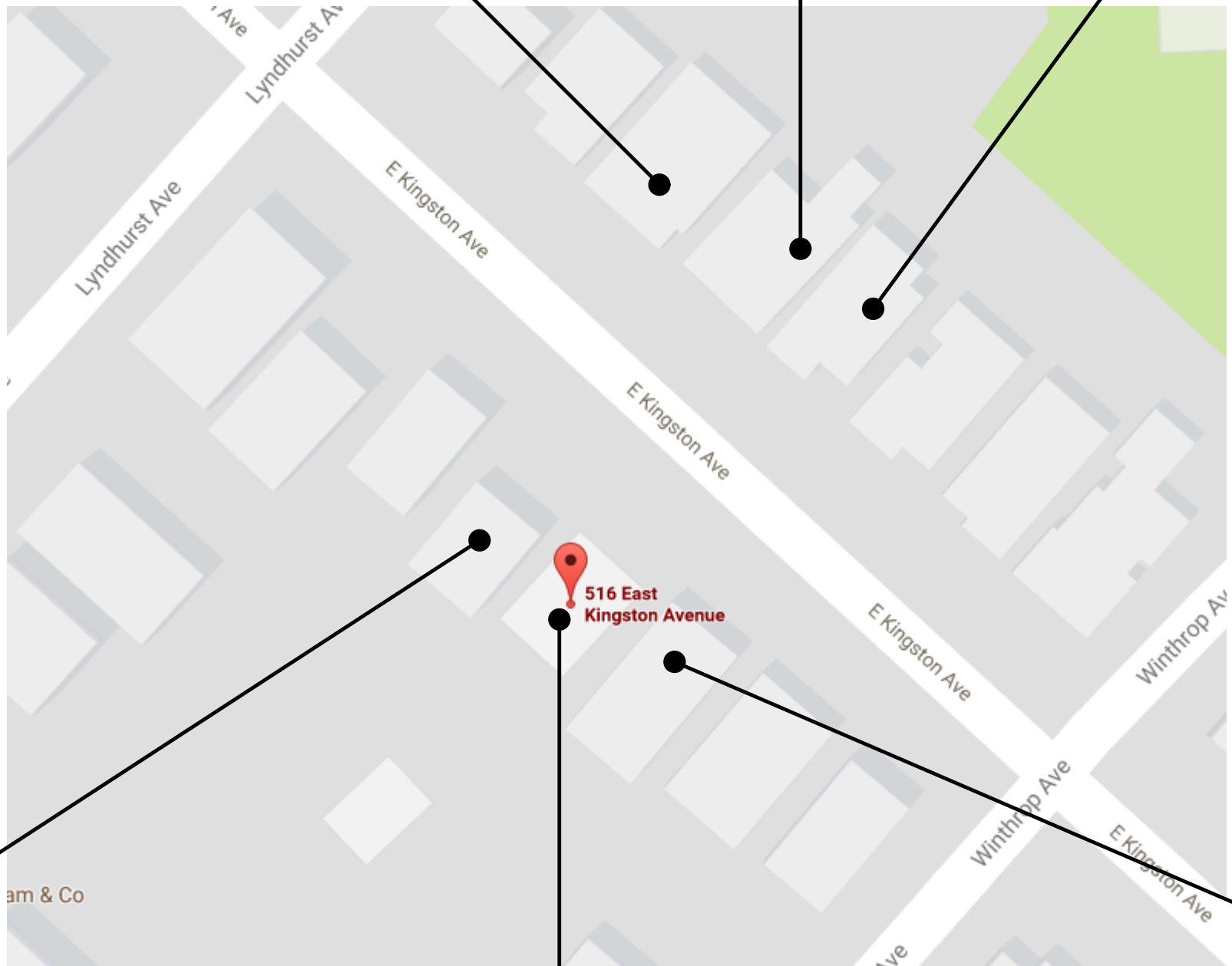
RA1
Harris Residence



(515 E. KINGSTON AVE)

(517 E. KINGSTON AVE)

(523 E. KINGSTON AVE)



VICINITY MAP



'RIGHT HOUSE'
(512 E. KINGSTON AVE)



SUBJECT PROPERTY
(516 E. KINGSTON AVE)



'LEFT HOUSE'
(520 E. KINGSTON AVE)

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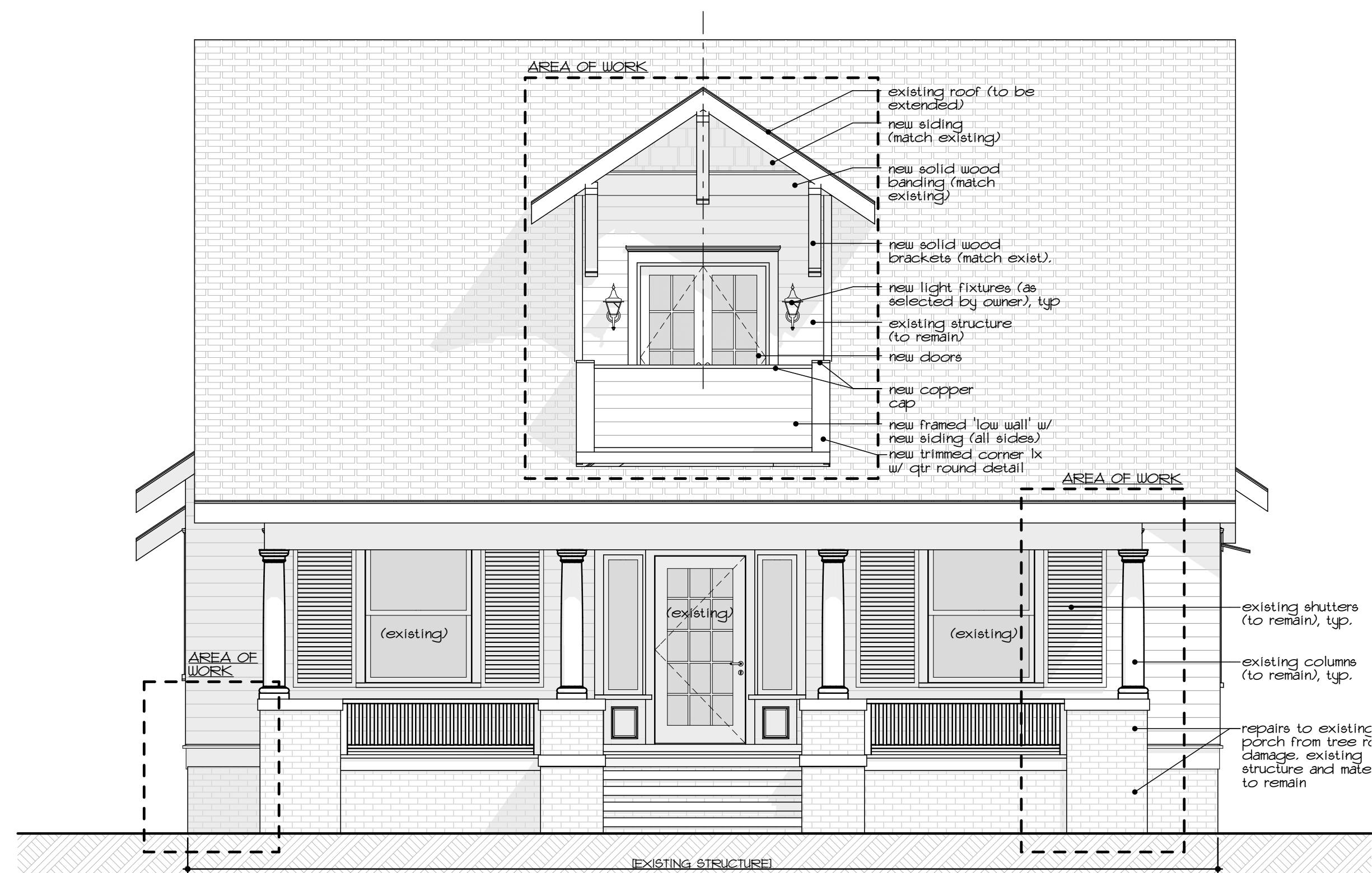
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Harris Residence



3 'PROPOSED' LEFT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



4 EXISTING LEFT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 'PROPOSED' FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

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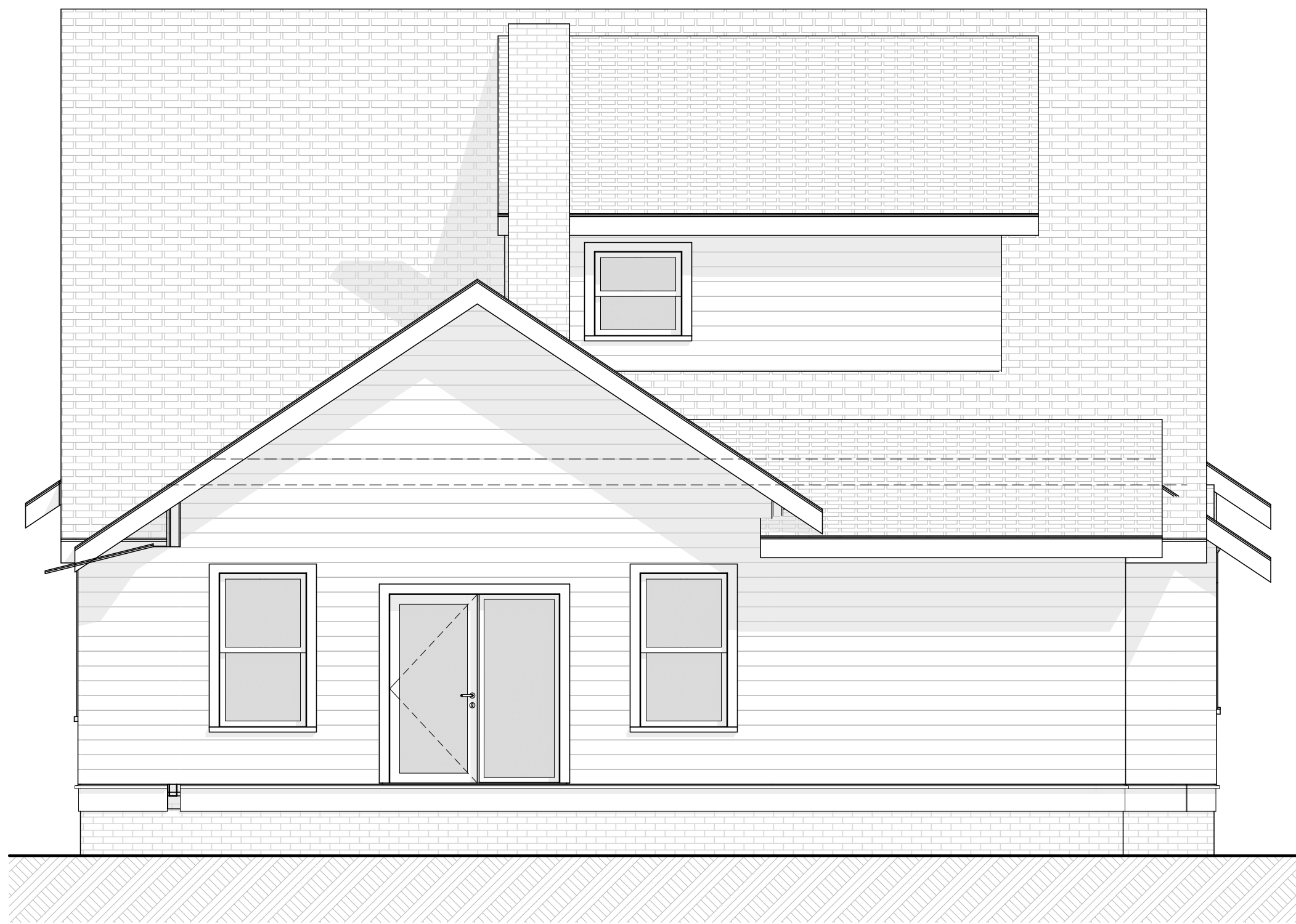
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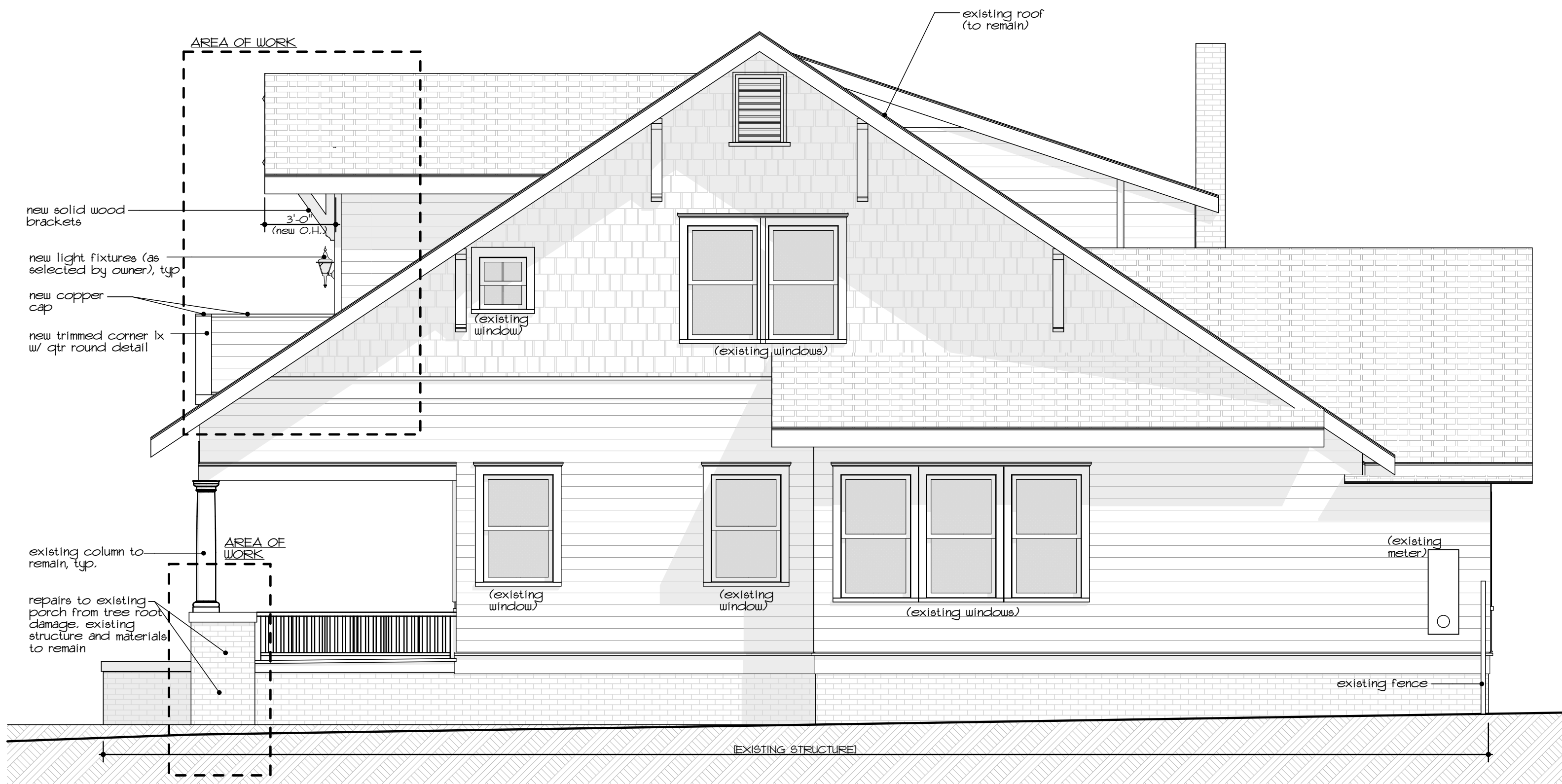
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Harris Residence



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



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



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