

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 720 E. Kingston Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant / Jonathan and Dare Pfeifer, applicants

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5-story Craftsman bungalow constructed in 1915. Architectural features include a cross gabled roof with a full-width front porch with brick piers and square wood columns. The garage structure is noted in the National Register Nomination. The front of the house was severely damaged from three fallen trees during Hurricane Michael (fall 2018) and received an emergency COA for restoration. Adjacent structures are 1, 1.5, and 2-story residential buildings. The lot size is 50' x 150'.

Proposal

The proposal is rear addition that is no taller than the original house, but is +/- 3' wider on the left elevation. The new rear addition will tie in below the existing ridge. All proposed materials will match existing, including the brick piers/wood columns, wood Dutch lap siding, brackets and trim. New Jeld-Wen aluminum clad wood windows will match existing in proportion and design with Simulated True Divided Lights (STDL) in a 6/1 pattern. On the right elevation, a secondary flue will be removed and a new shed dormer will be constructed. The existing gravel drive will be changed to a concrete carriage track drive approximately 8' in width. No trees are proposed to be removed. Post-construction the rear yard open space will be 75%.

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.

Design Guidelines – Sidewalks and Parking, page 8.2

8. Do not pave up to the foundation. A planting strip approximately 6"-12" wide should be left between the drive and house.

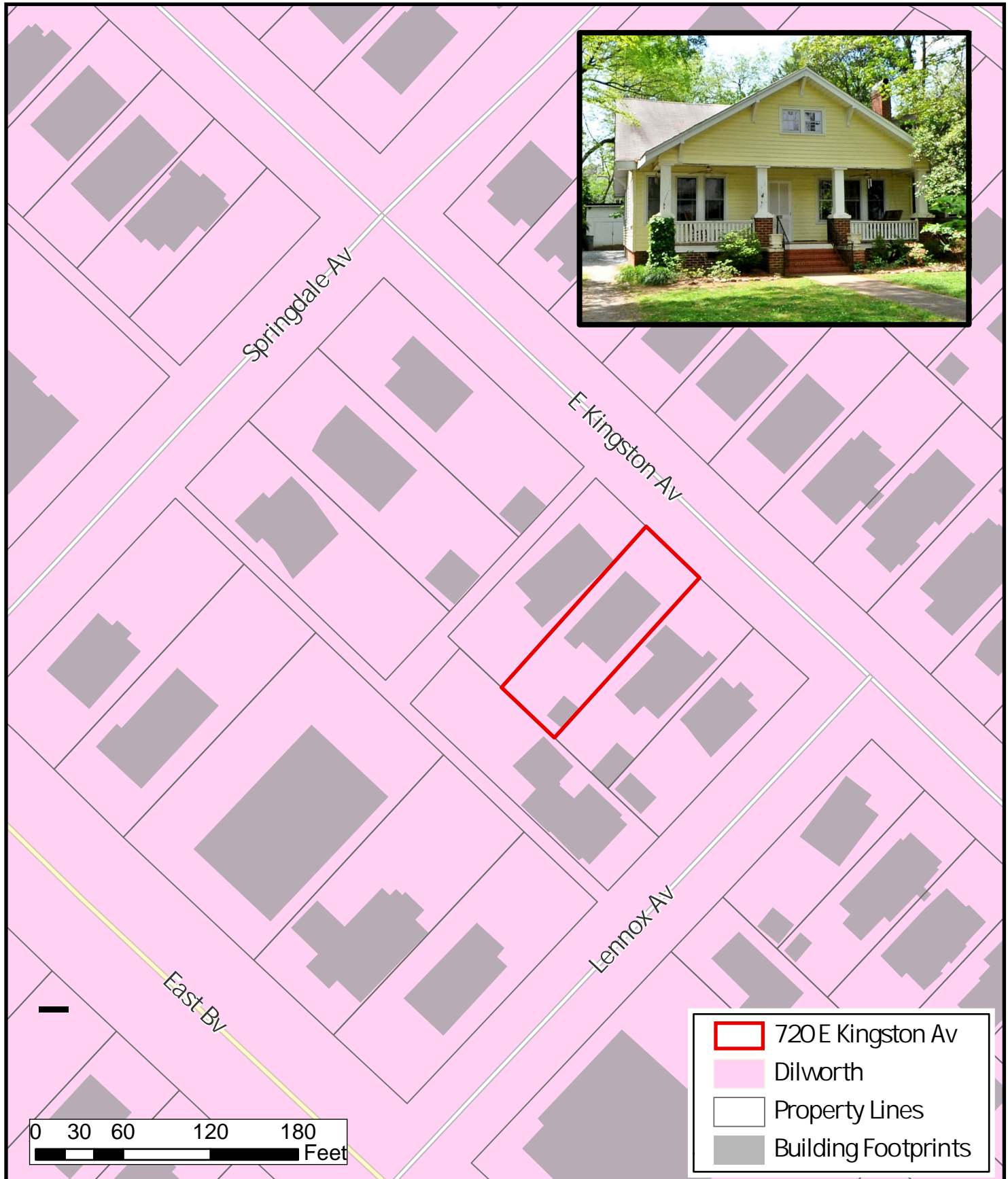
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the 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 Recommendation

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the Design Guidelines for Additions, 7.2 and New Construction.
2. Ensure that 6"-12" of space is left between new concrete carriage track drive and foundation of house.
3. Rear yard open space calculations.
4. Minor revisions may be reviewed by staff.



Existing Porch Details



Existing Left side Elevation



Existing rear Elevation



Existing Eave / Trim Details



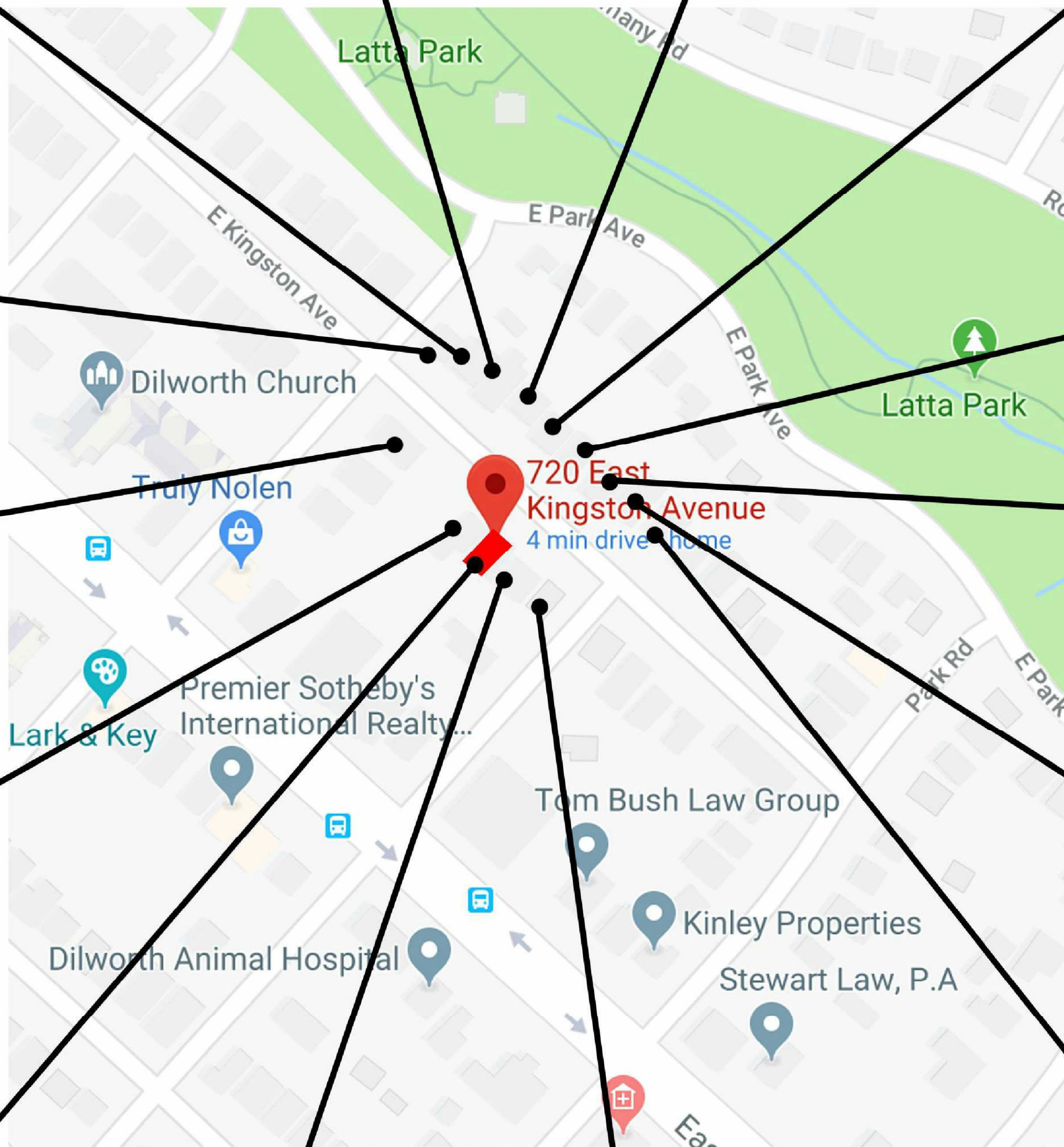
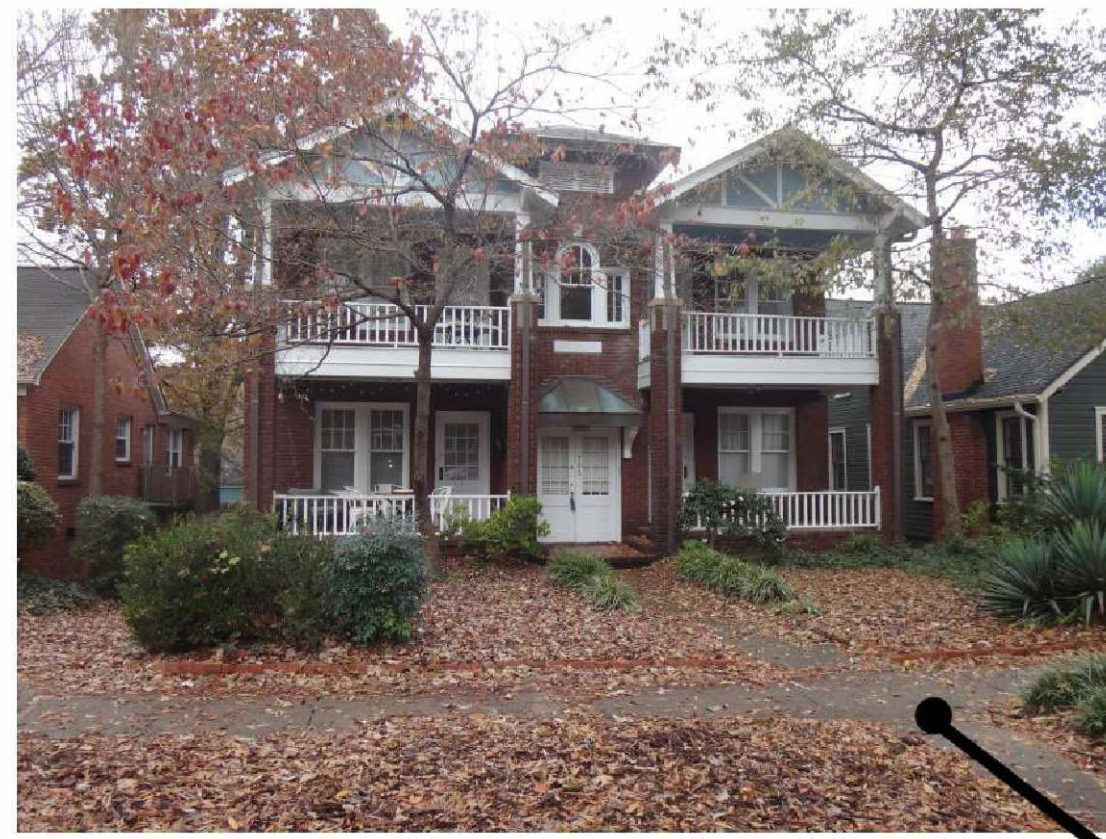
Existing Right side Elevation



Existing front Elevation

DATES:

Existing
26 November 2018
Schematics
29 February 2019
Progress Drawings
29 April 2019
HDC
29 April 2019
Final Pricing
-
Revisions
-



PFEIFER
ADDITION /
RENOVATION
120 E. Kingston Ave.
Charlotte, NC 28203

DATES:

Existing
26 November 2018
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Final Pricing
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Revisions
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CONTEXT

A0.2

PFEIFER
ADDITION /
RENOVATION

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Charlotte, NC 28203

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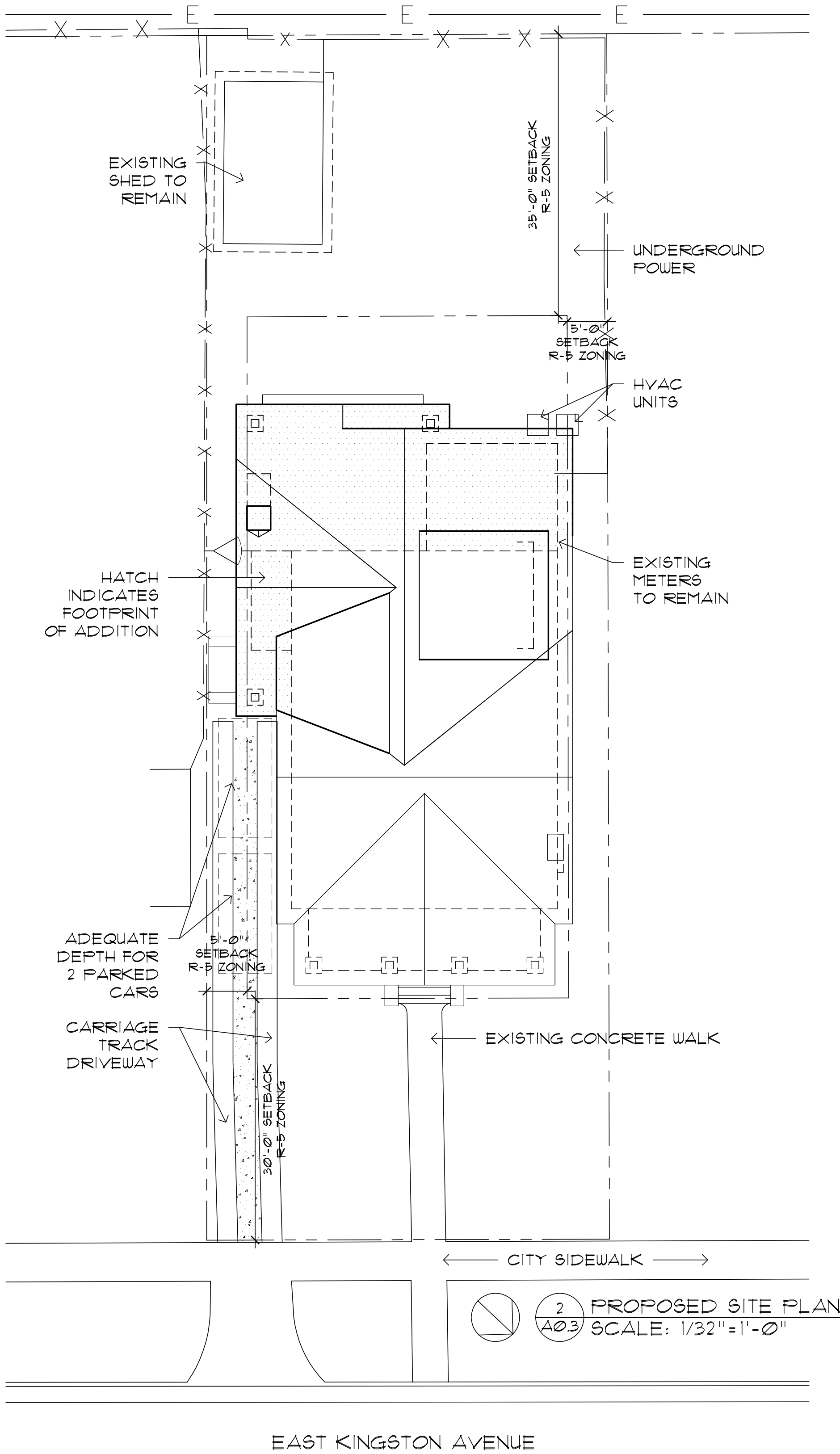
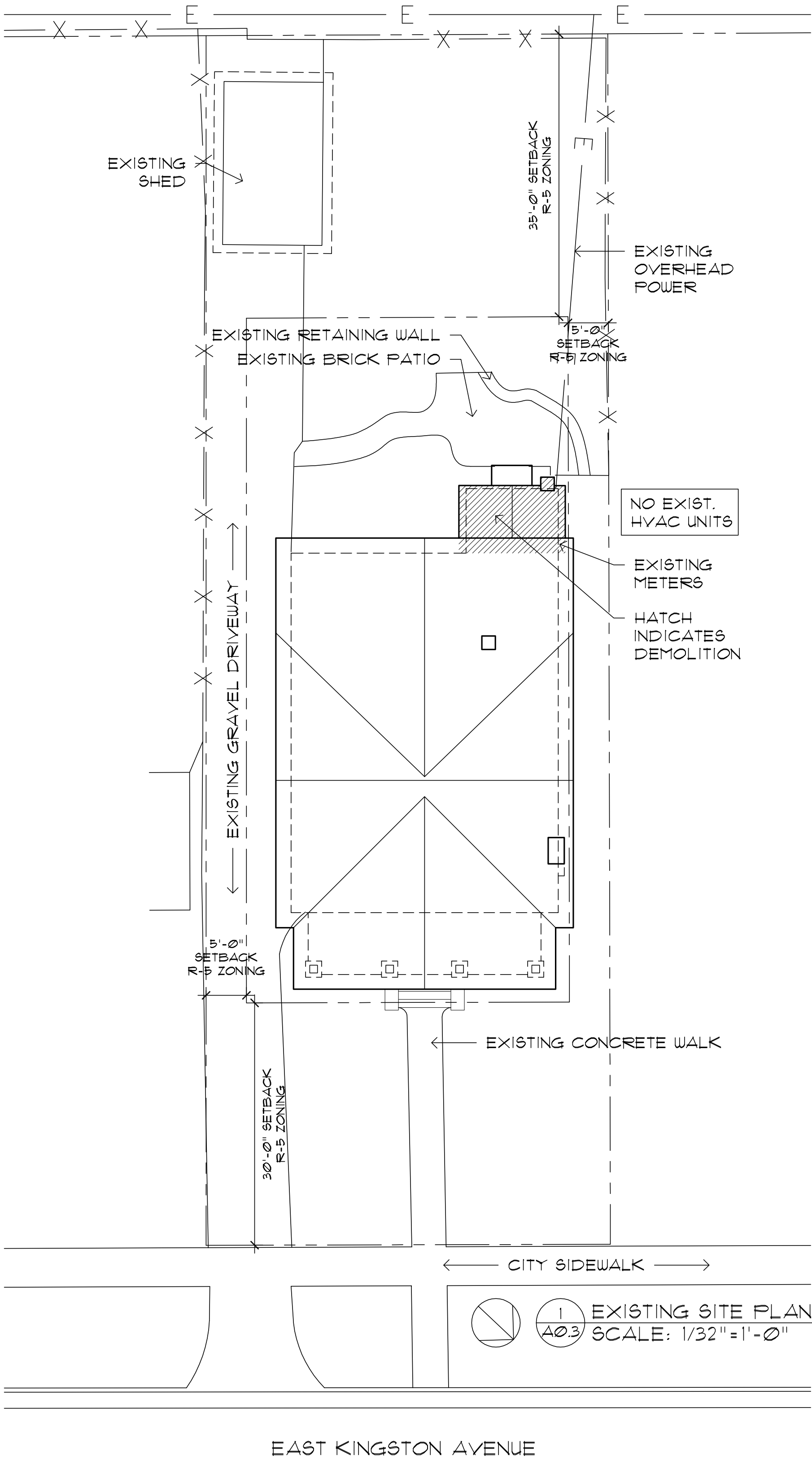
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SITE PLANS

A0.3



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ELEVATIONS

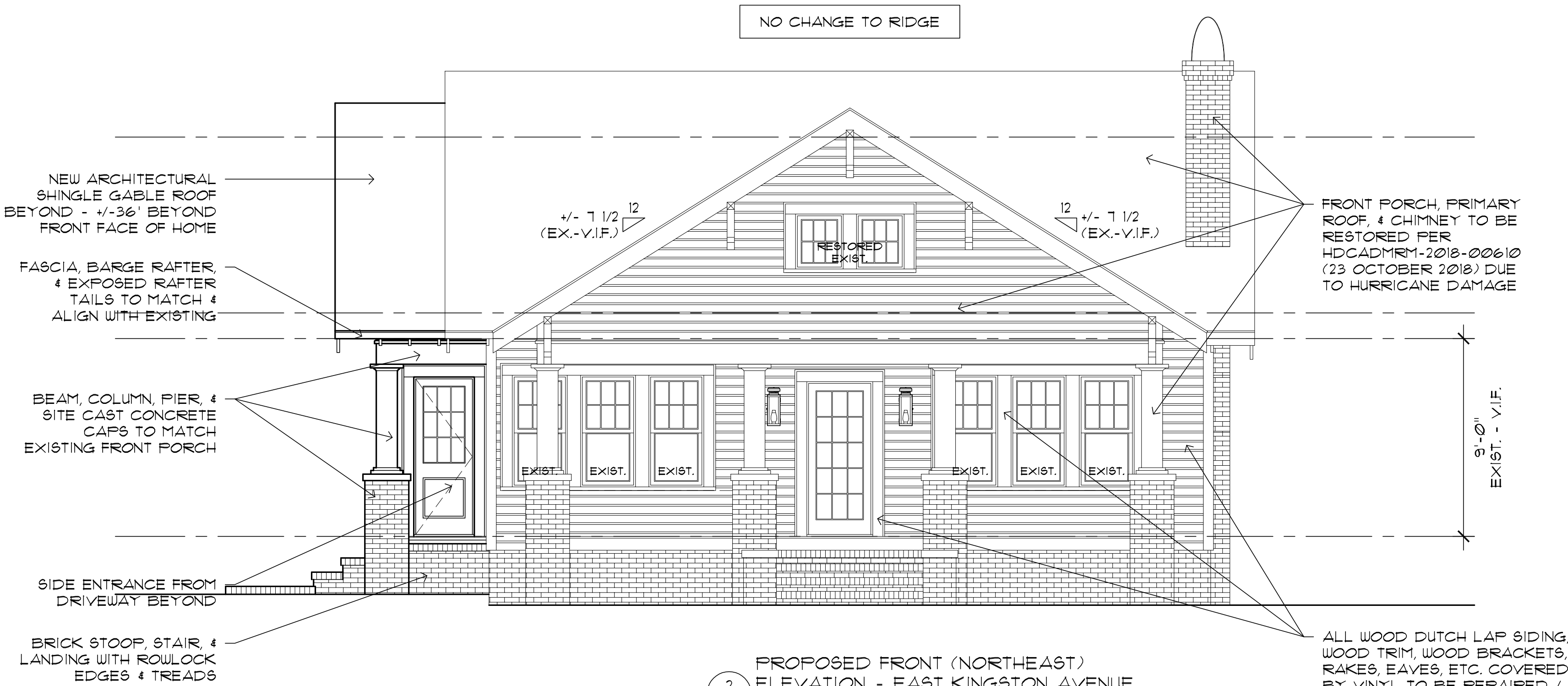
A2.0



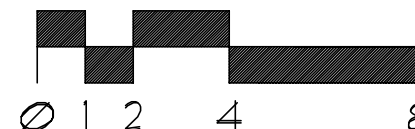
EXISTING FRONT (NORTHEAST)
ELEVATION - EAST KINGSTON AVENUE
3
A2.0 SCALE: 1/8"=1'-0"



RESTORED / REPAIRED FRONT
(NORTHEAST) ELEVATION - EAST KINGSTON AVENUE
1
A2.0 SCALE: 1/8"=1'-0"



PROPOSED FRONT (NORTHEAST)
ELEVATION - EAST KINGSTON AVENUE
2
A2.0 SCALE: 1/8"=1'-0"



NOTE: SALVAGE HISTORIC
BRICK IN FRONT PORCH
RESTORATION FOR
CHIMNEY REPAIRS

PFEIFER
ADDITION /
RENOVATION

120 E. Kingston Ave.
Charlotte, NC 28203

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26 November 2018

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29 February 2019

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29 April 2019

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-

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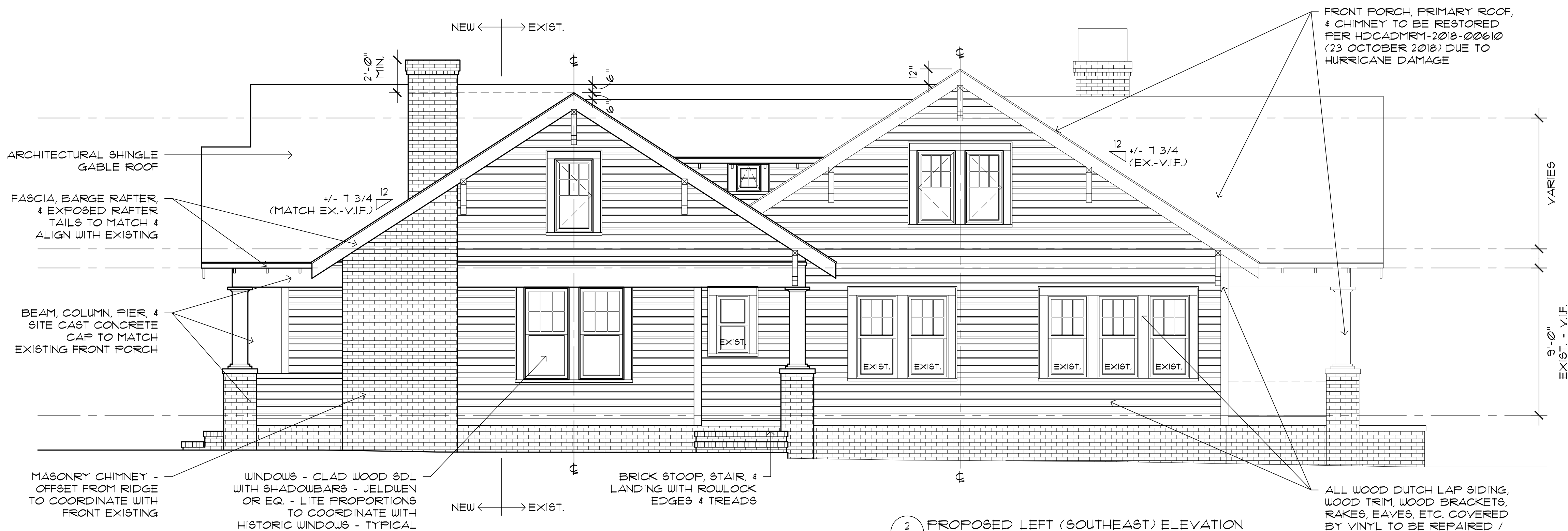
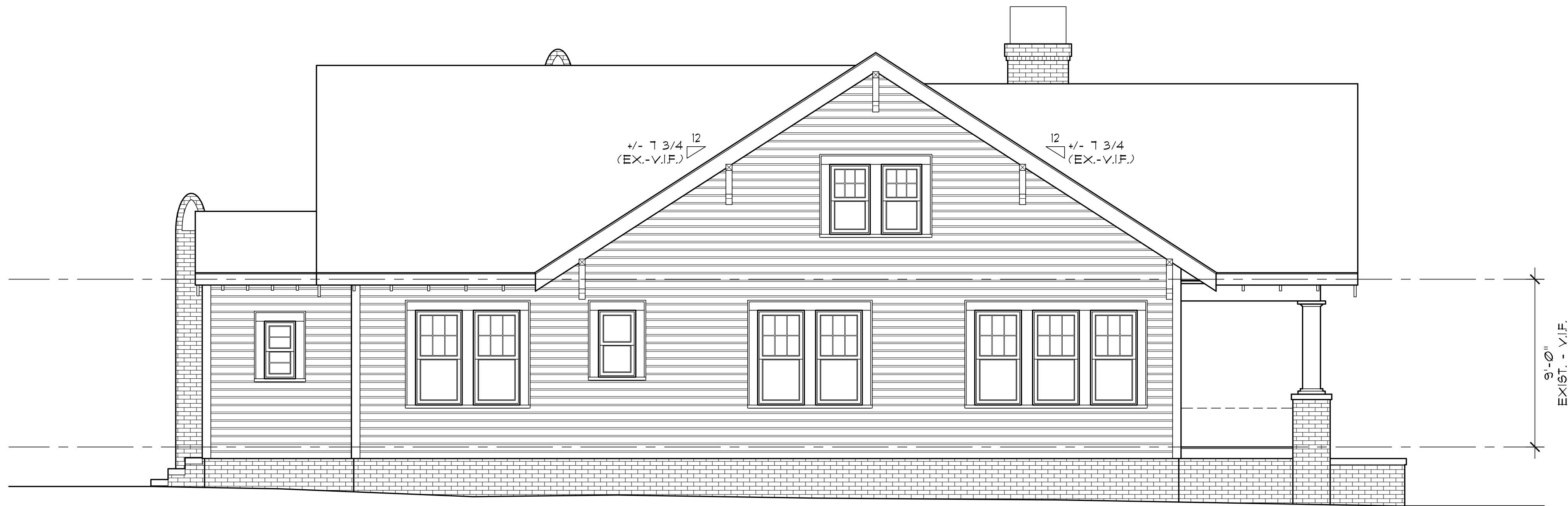
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ELEVATIONS

A2.1



Existing
26 November 2018

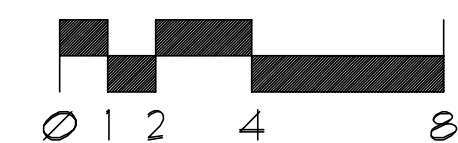
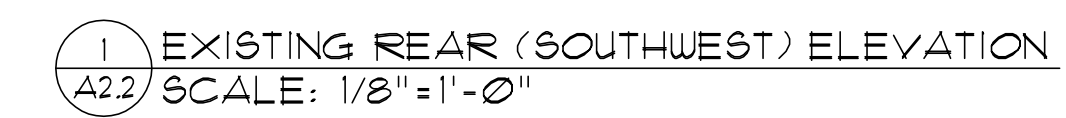
Schematics
25 February 2019

Progress Drawings
25 April 2019

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29 April 2019

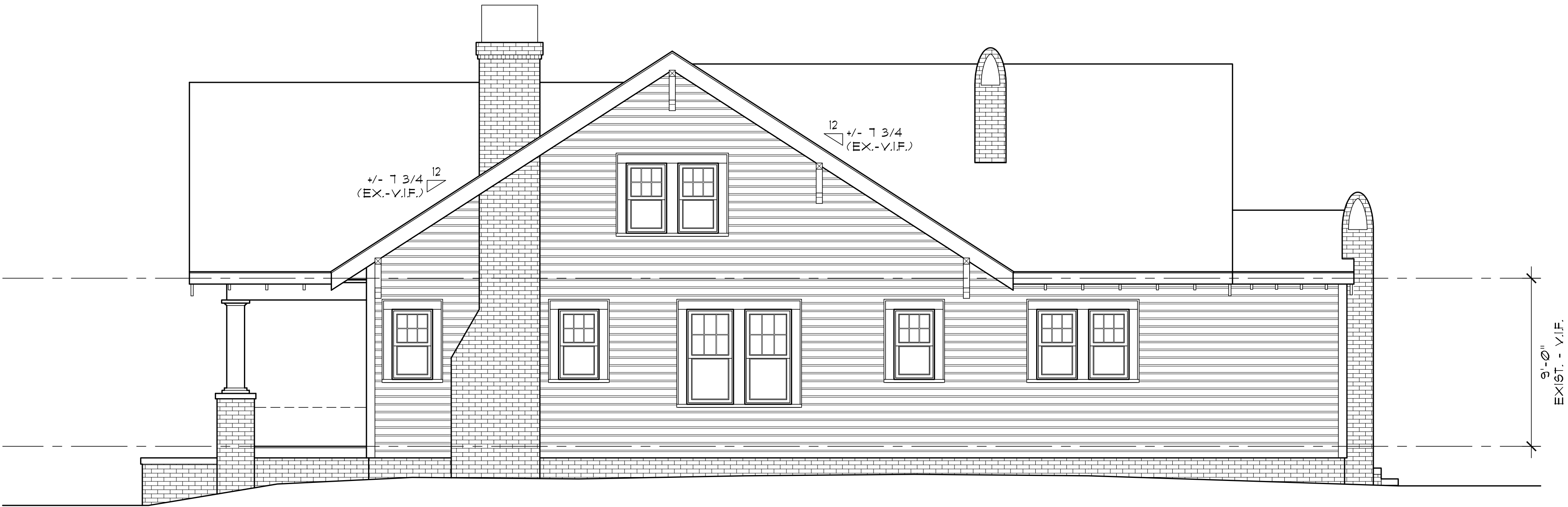
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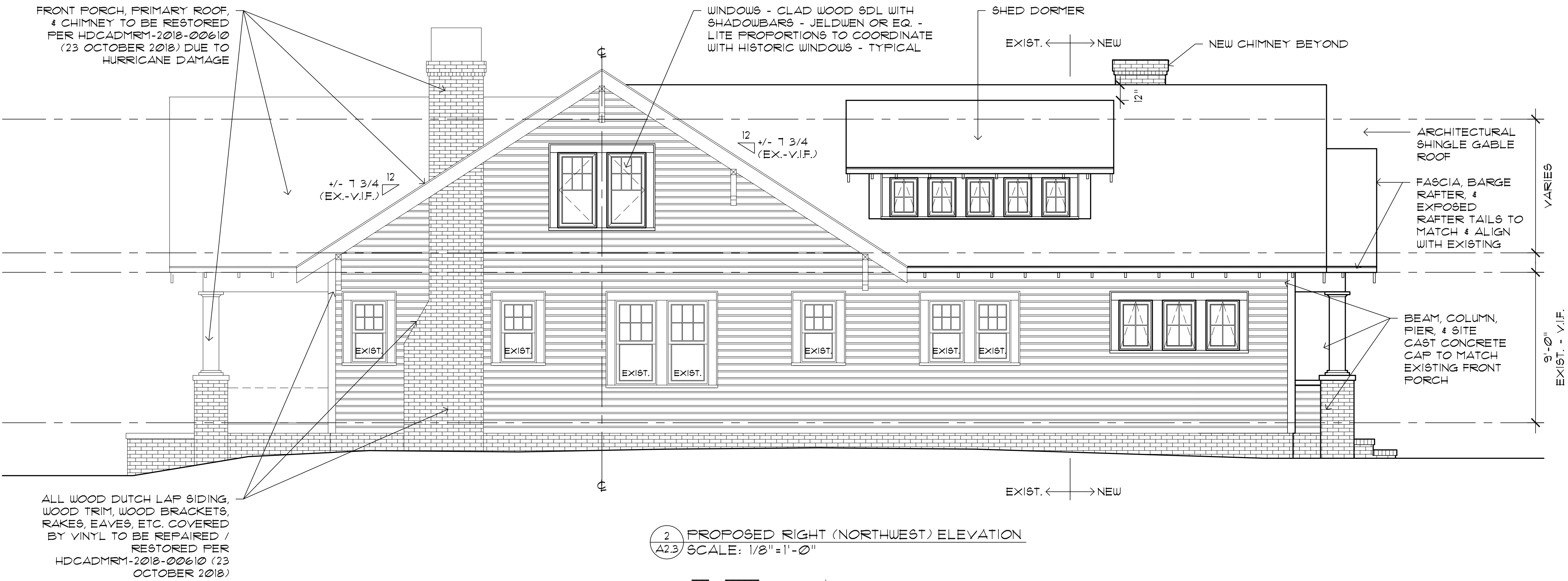


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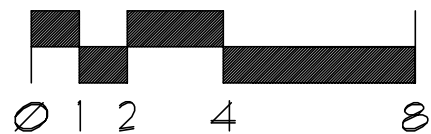
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1 EXISTING RIGHT (NORTHWEST) ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED RIGHT (NORTHWEST) ELEVATION
SCALE: 1/8"=1'-0"



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PERSPECTIVES

A2.4



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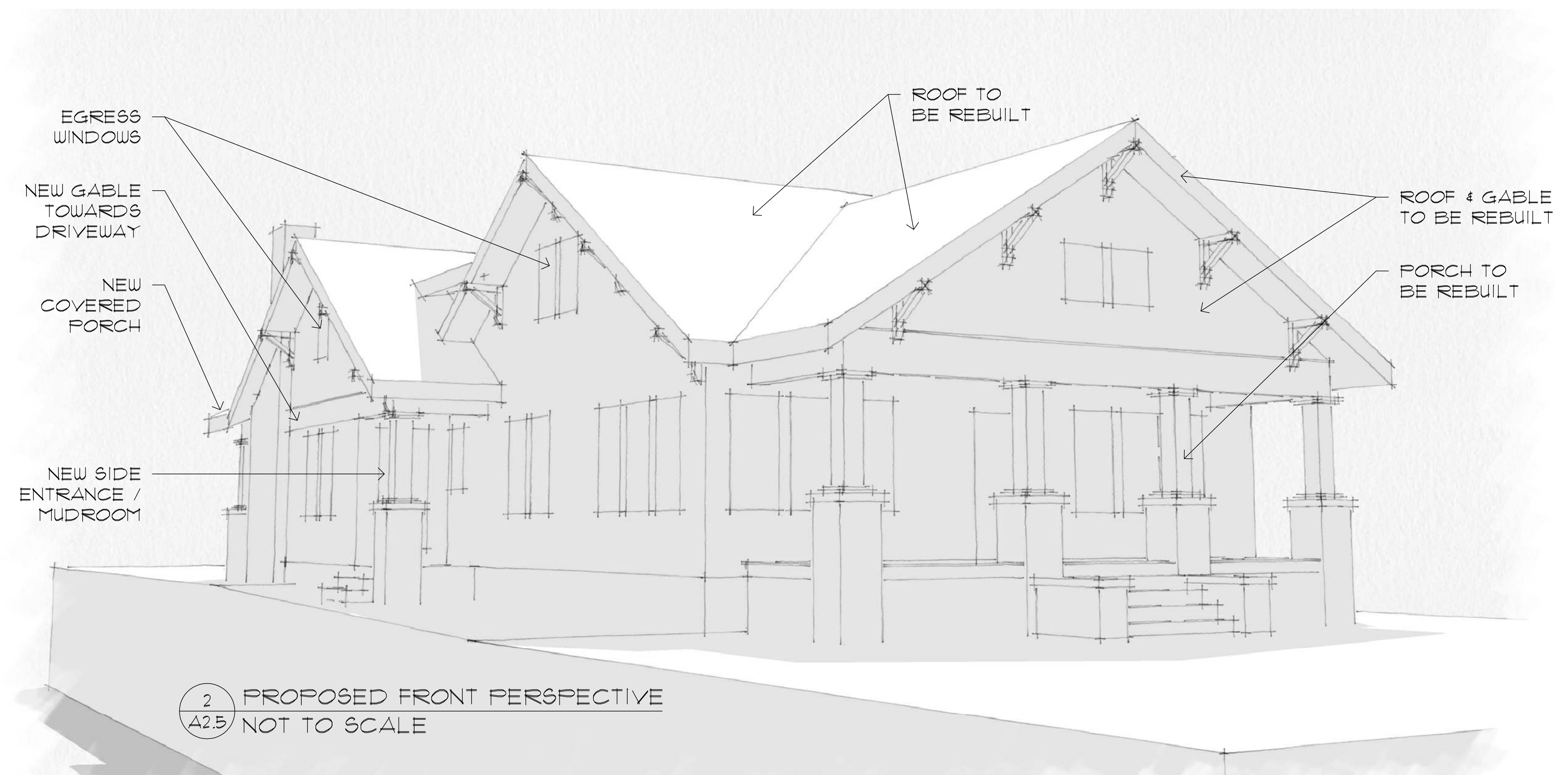
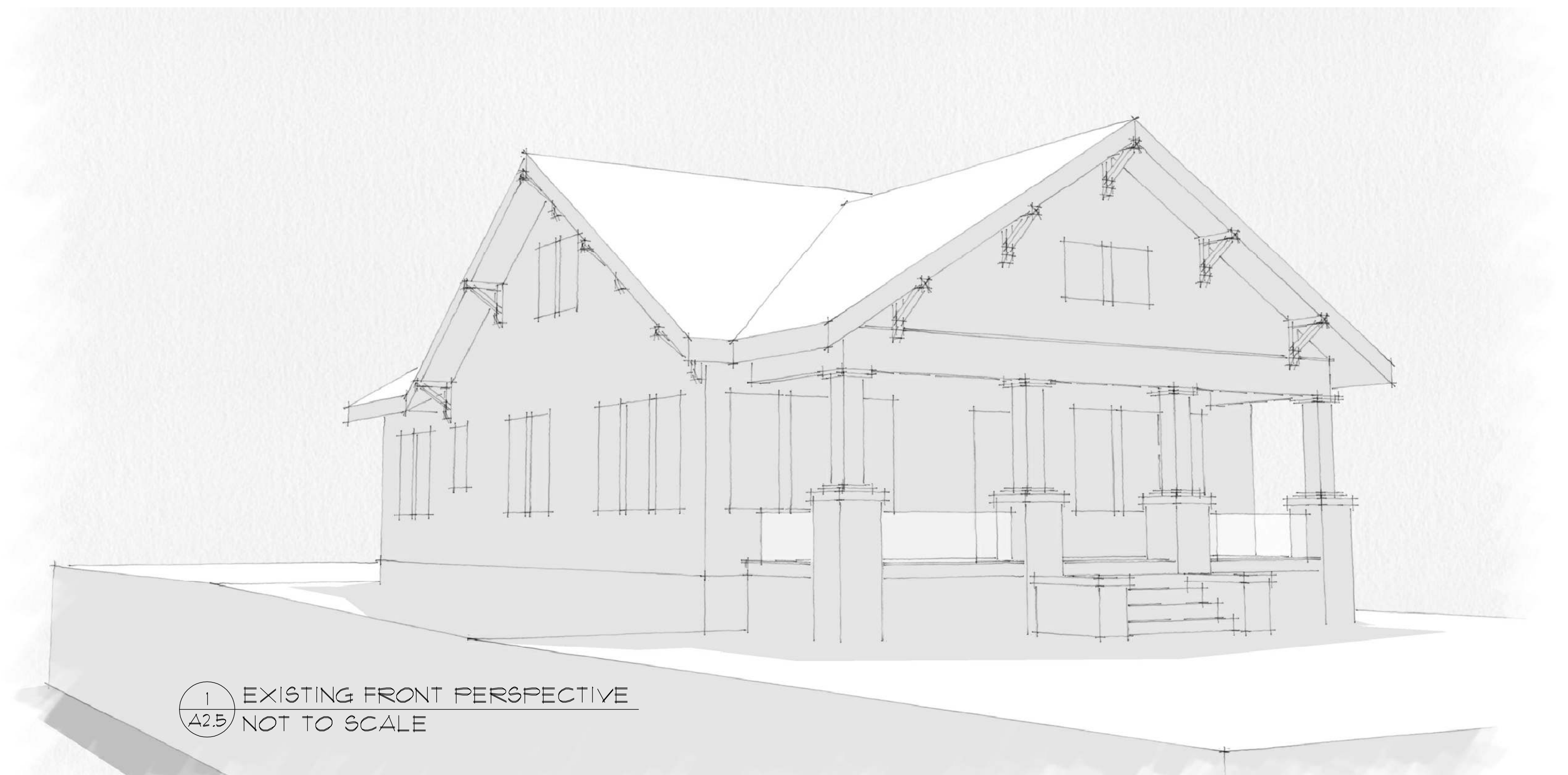
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PERSPECTIVES

A2.5



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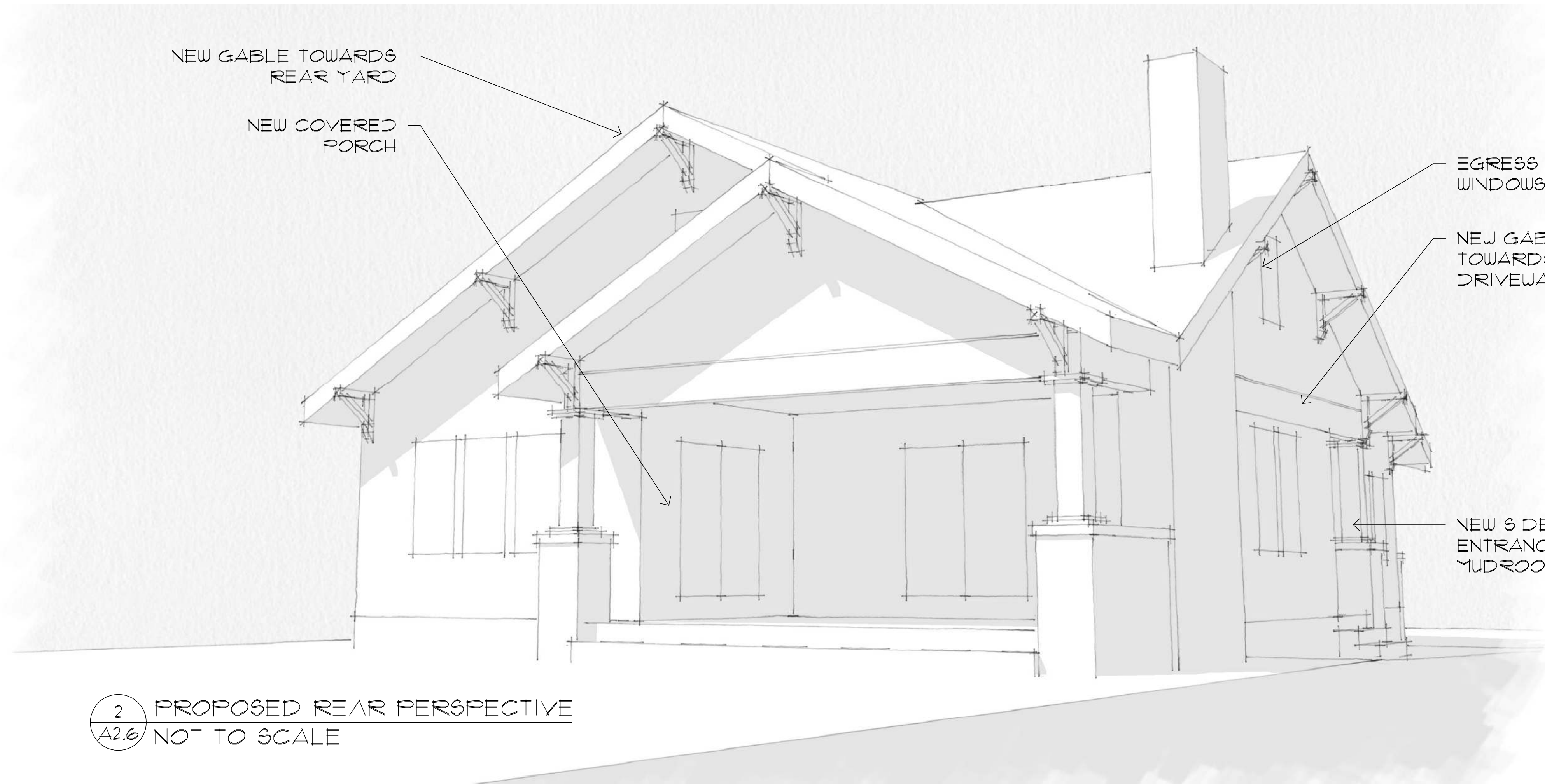
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PERSPECTIVES

A2.6



1 EXISTING REAR PERSPECTIVE
A2.6 NOT TO SCALE



2 PROPOSED REAR PERSPECTIVE
A2.6 NOT TO SCALE

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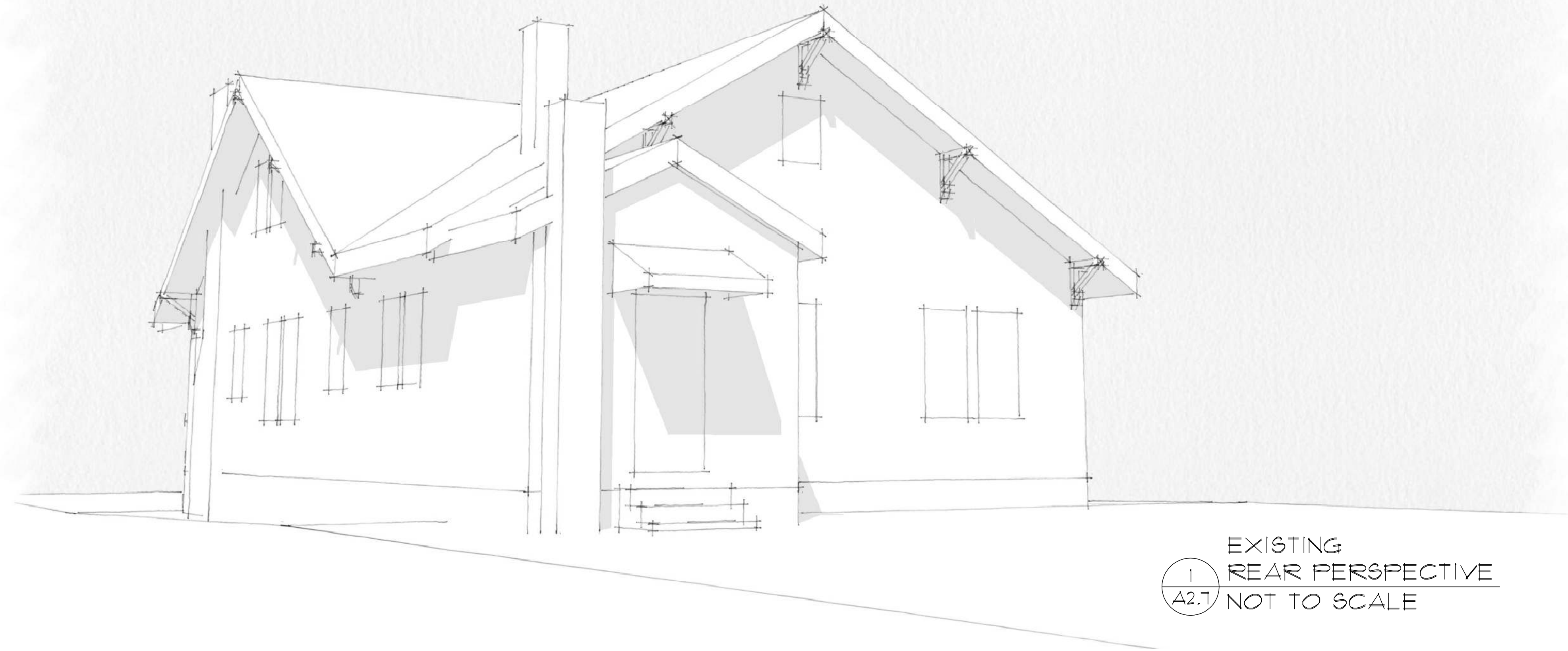
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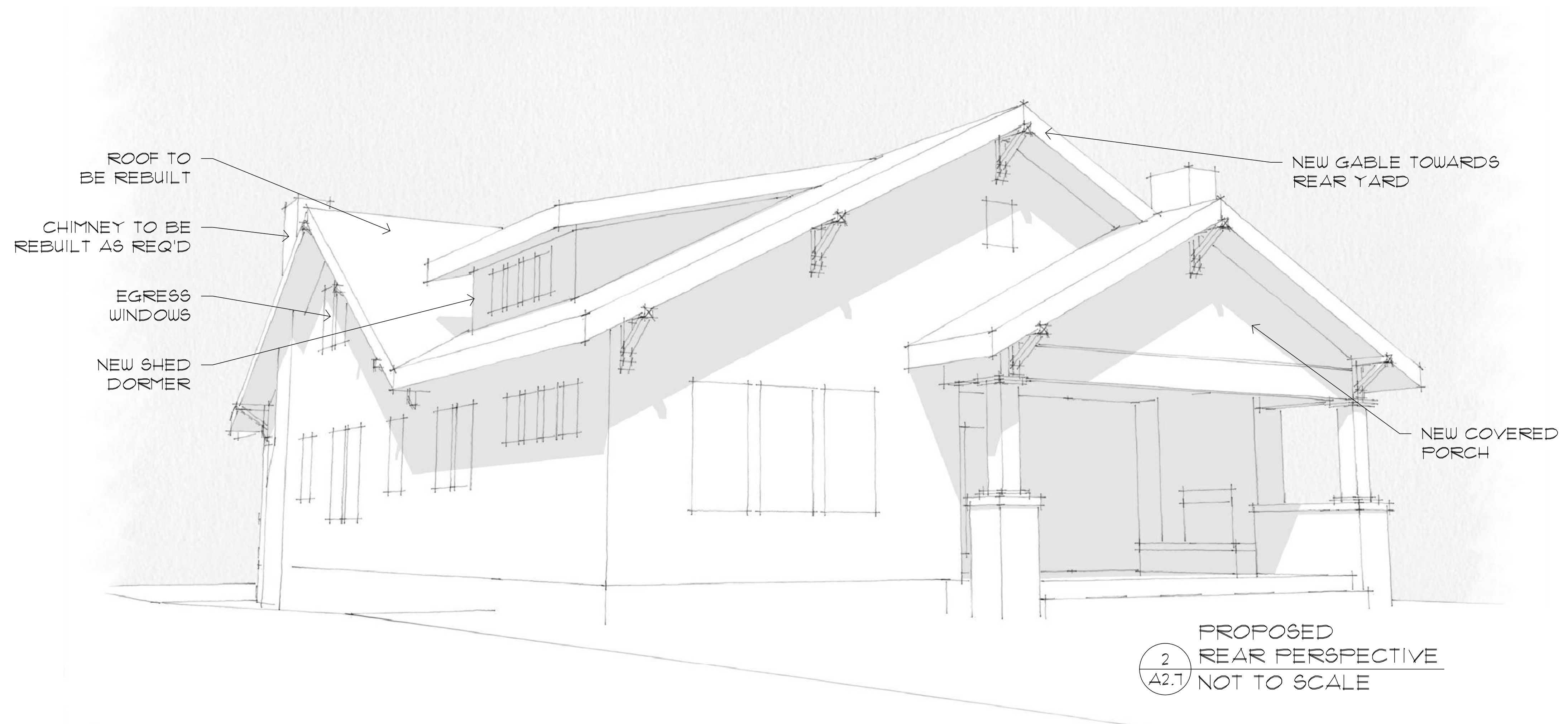
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PERSPECTIVES

A2.7



EXISTING
REAR PERSPECTIVE
NOT TO SCALE



PROPOSED
REAR PERSPECTIVE
NOT TO SCALE