

Staff Report and Comments – UPDATED 03-10-2022
Bishop John C. Kilgo House
2100 The Plaza, Charlotte
Application for COA HLC196

Exhibits presented to and considered by the Commission:

Exhibit A – project description from application

Coverting an existing deck at the rear of the house to a covered porch.
Demolishing the existing 1-story 2-car garage and building a new 2-story 3-car garage, with a guest bedroom and office .
No work involves the house other than the roof tie-in of the proposed new porch roof.
Construction of a new breezeway connecting the porch to the garage.
The applicant does not believe that either the deck or the garage is original to the house.

Exhibit B – map

Exhibit C – streetview

<https://www.google.com/maps/@35.2299578,-80.8078903,3a,75y,9.38h,90.21t/data=!3m6!1e1!3m4!1st9c1FWMKCniN9qkrofCkWA!2e0!7i16384!8i8192>

Exhibit D - proposed scope of work and images

Based upon the information presented in the application, staff offers the following **suggested findings of fact:**

1. The existing deck and garage do not appear to be original.
2. Demolition of the existing garage, construction of the proposed two-story three-car garage, replacement of the existing deck with a covered porch, and construction of a breezeway would have a minor negative affect on the historic character of the property, which would be in conflict with STANDARDS #2.
3. The proposed project meets STANDARDS #2 and #5 as the proposed changes do not significantly negatively affect on the historic character of the property, and the project does not obscure or cause to be removed historic materials or features that characterize the property.
4. The proposed project meets STANDARDS #9 and #10 as the proposed new elements and alterations do not destroy the historic materials that characterize the property, and the proposed new garage would be well differentiated from the historic house. If the proposed elements were removed in the future, the essential form and integrity of the Bishop John C. Kilgo House would be unimpaired.

Staff suggests that the Commission approve the application with the following conditions:

1. All work shall be in accordance with attached drawings and plans.
2. All permits, variances, or approvals as required by law must be obtained before work may commence.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

Kilgo House - EXHIBIT B

0.79 acres(34393.58 sq ft)

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Bishop John C. Kilgo House

(Charlotte, NC)



Prepared for
**The Charlotte Historic District Comission
& Historic Landmarks Commission**

301 Providence Road

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2100 The Plaza
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Brant Residence









1 REAR OF EXISTING HOUSE
XX1.0



2 VIEW FROM THE PLAZA
XX1.0



4 EXISTING PORCH AREA
XX1.0



6 FRONT OF HOUSE
XX1.0



5 VIEW OF EXISTING COVERED PORCH
XX1.0



3 EXISTING GARAGE
XX1.0

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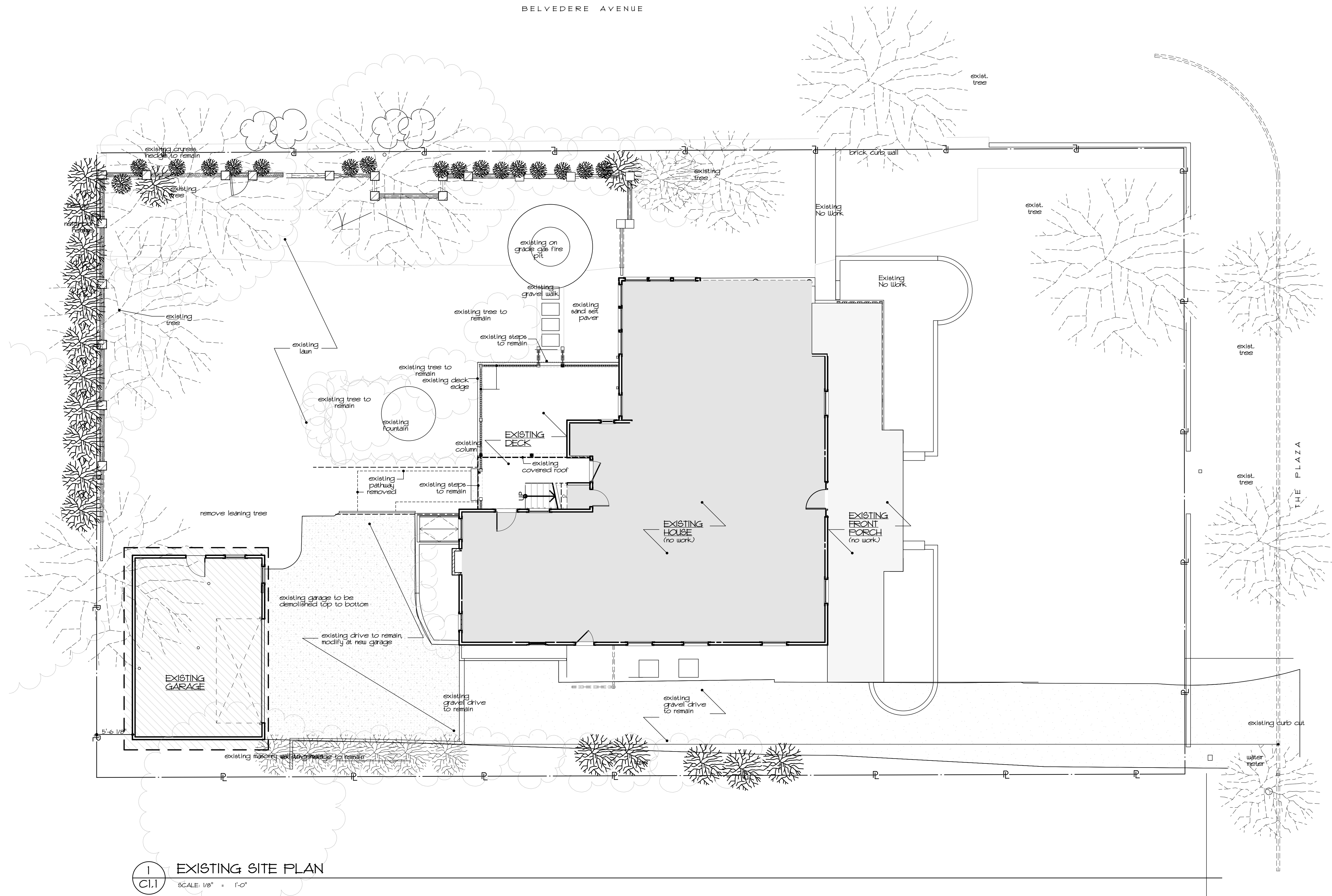
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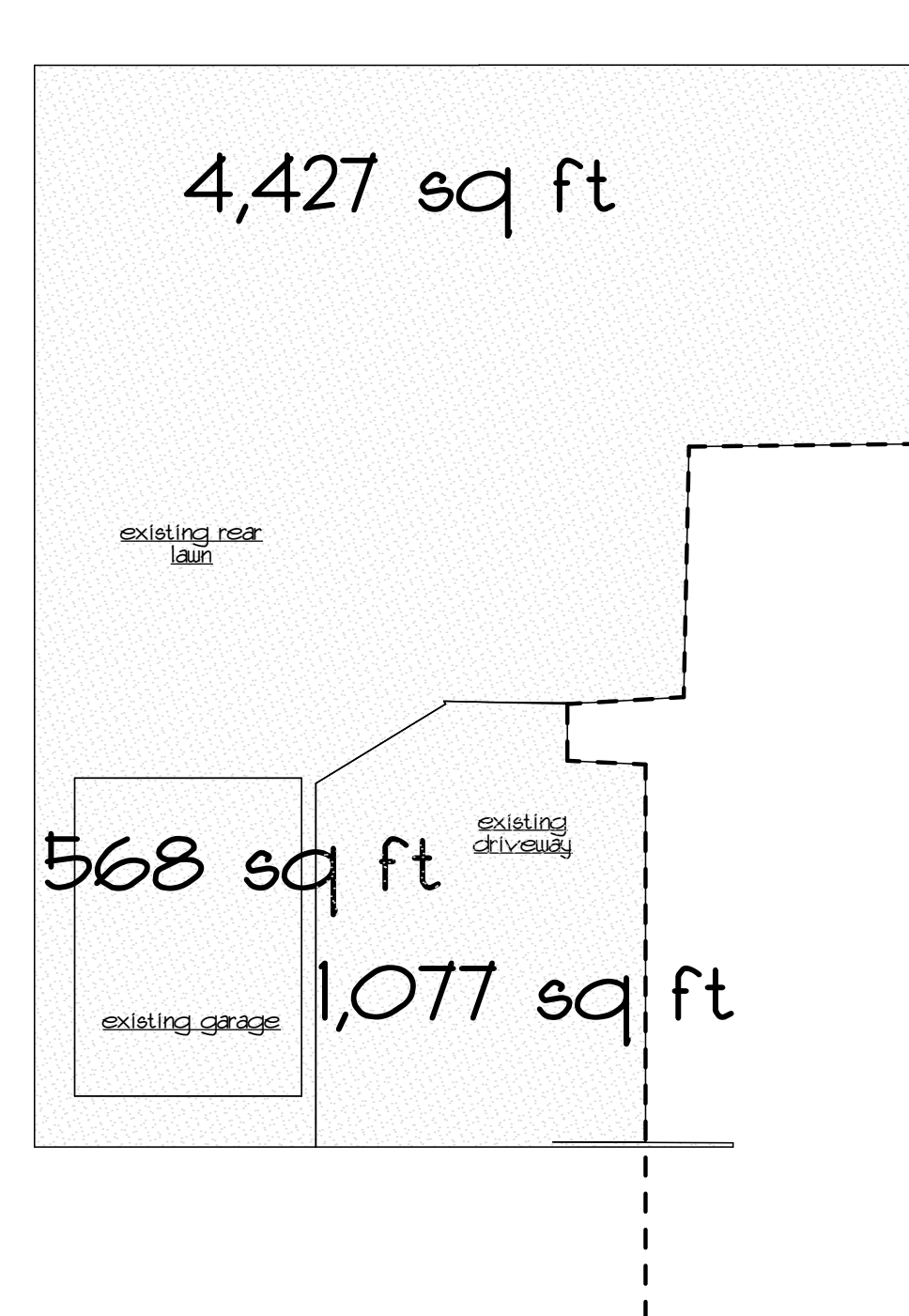


1
C1.1

EXISTING SITE PLAN

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

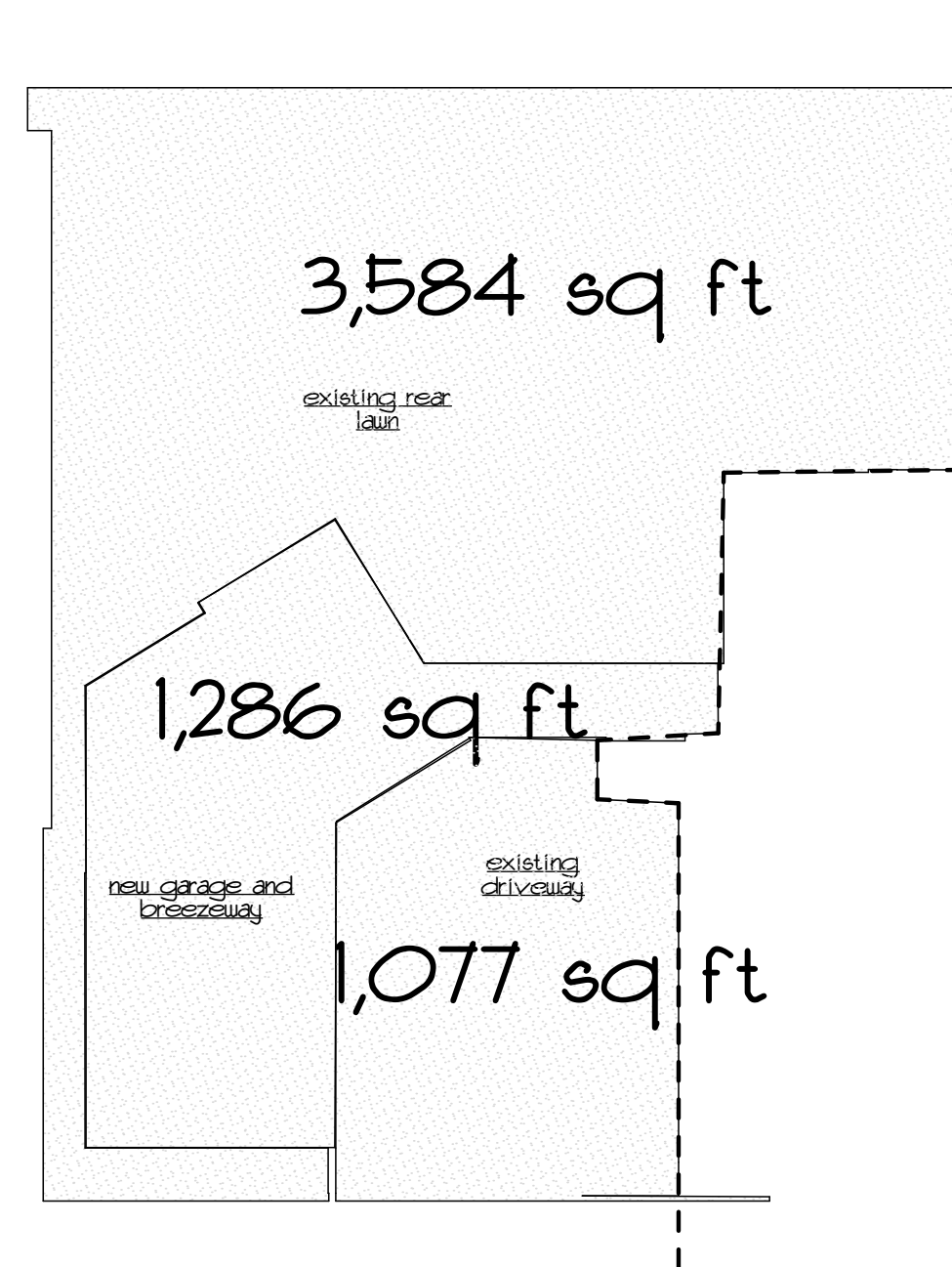
site calculations



2
CL.2

EXISTING SITE CALCULATIONS

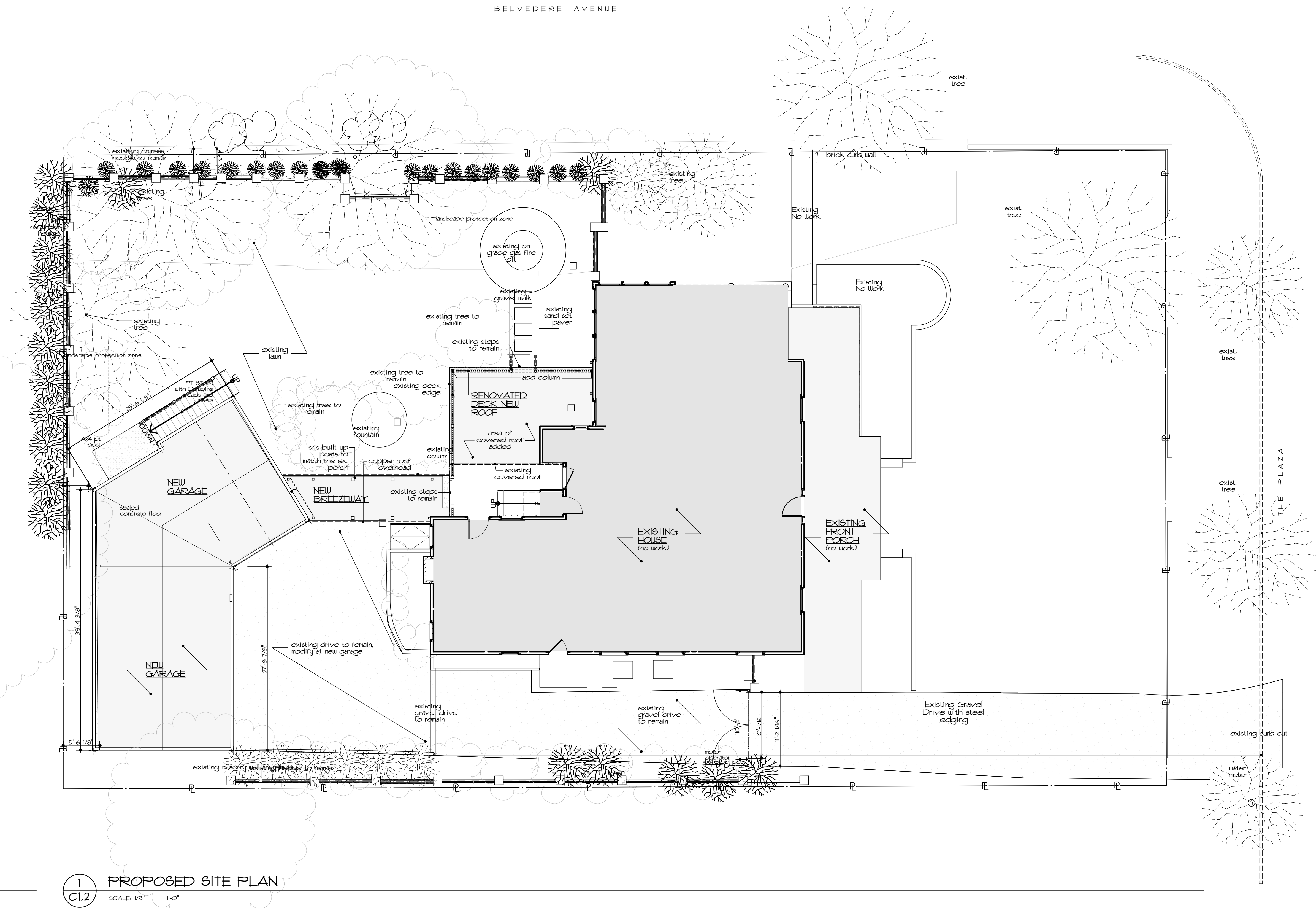
SCALE: 1/16" = 1'-0"



3
C1.2

PROPOSED SITE CALCULATIONS

SCALE: 1/16" = 1'-0"



1
C1.2

PROPOSED SITE PLAN

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

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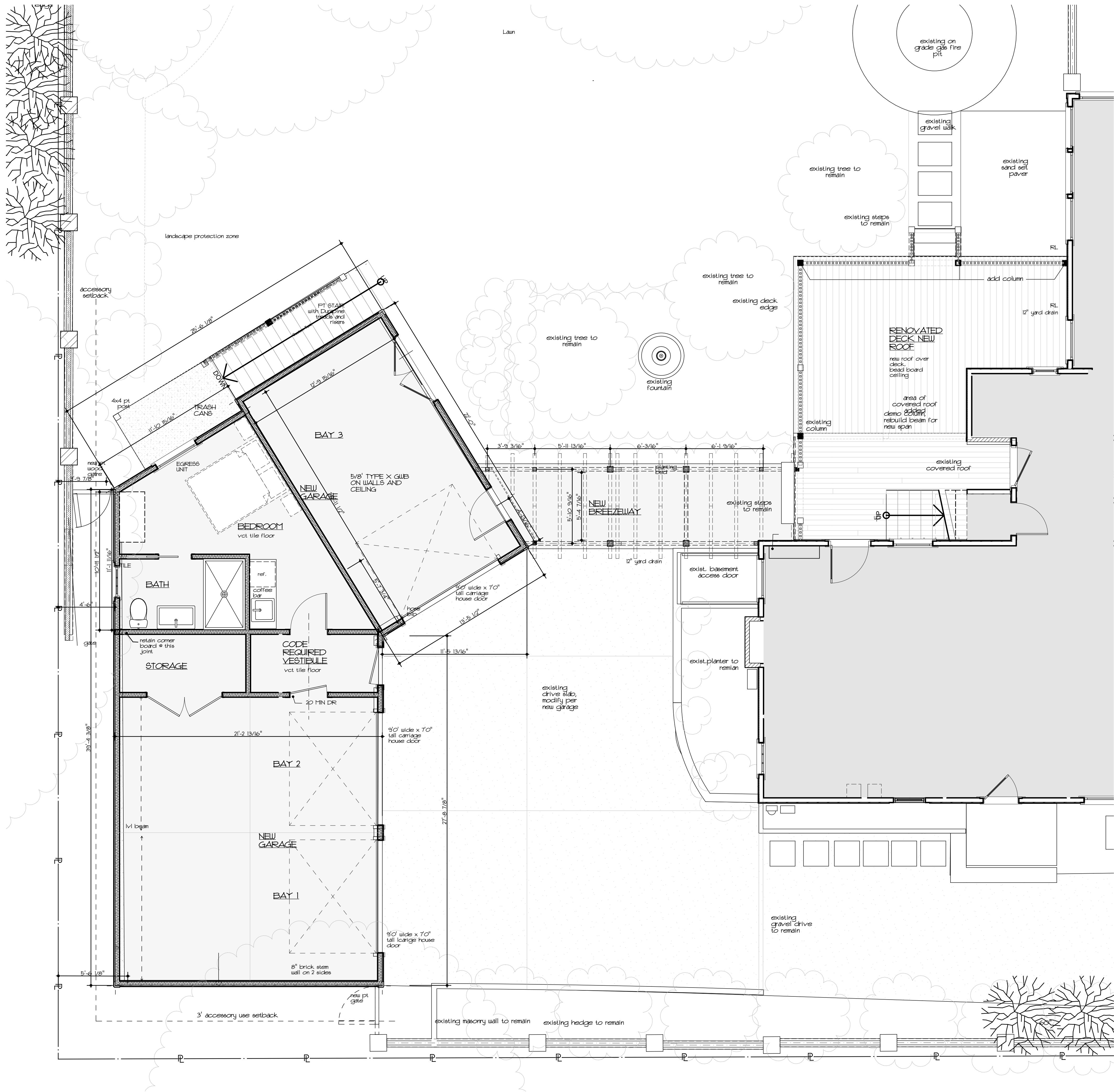
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1 GARAGE FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

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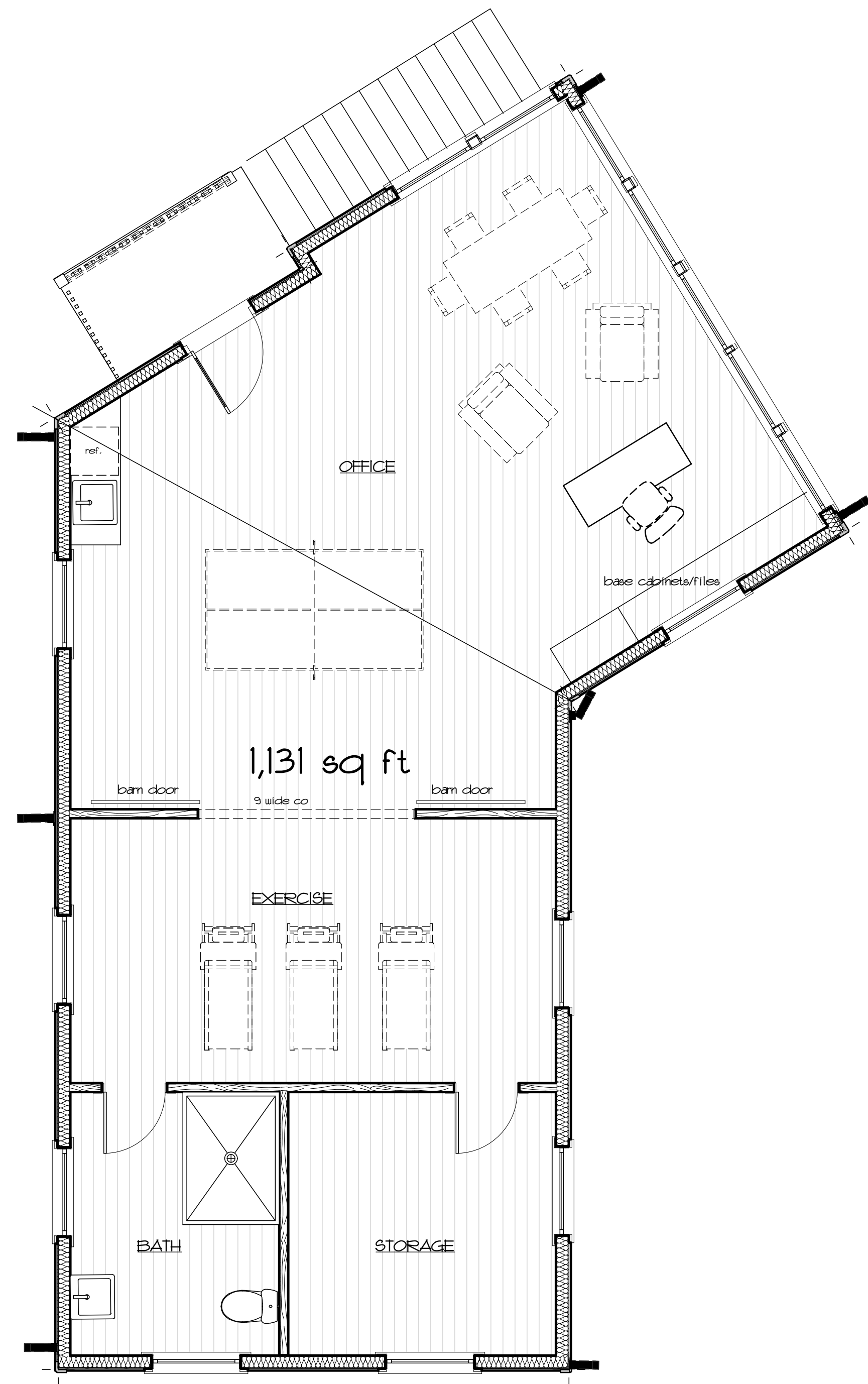
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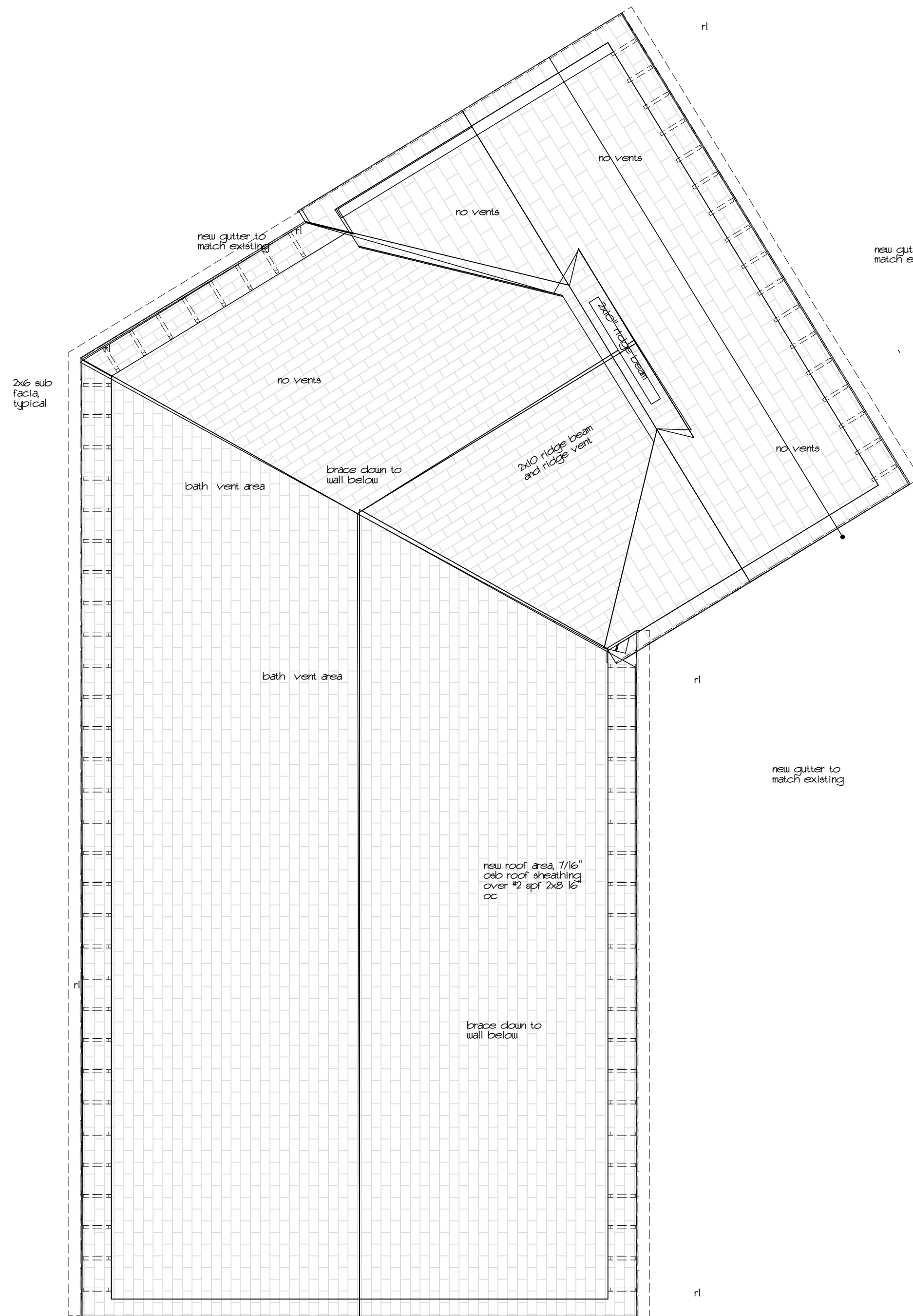
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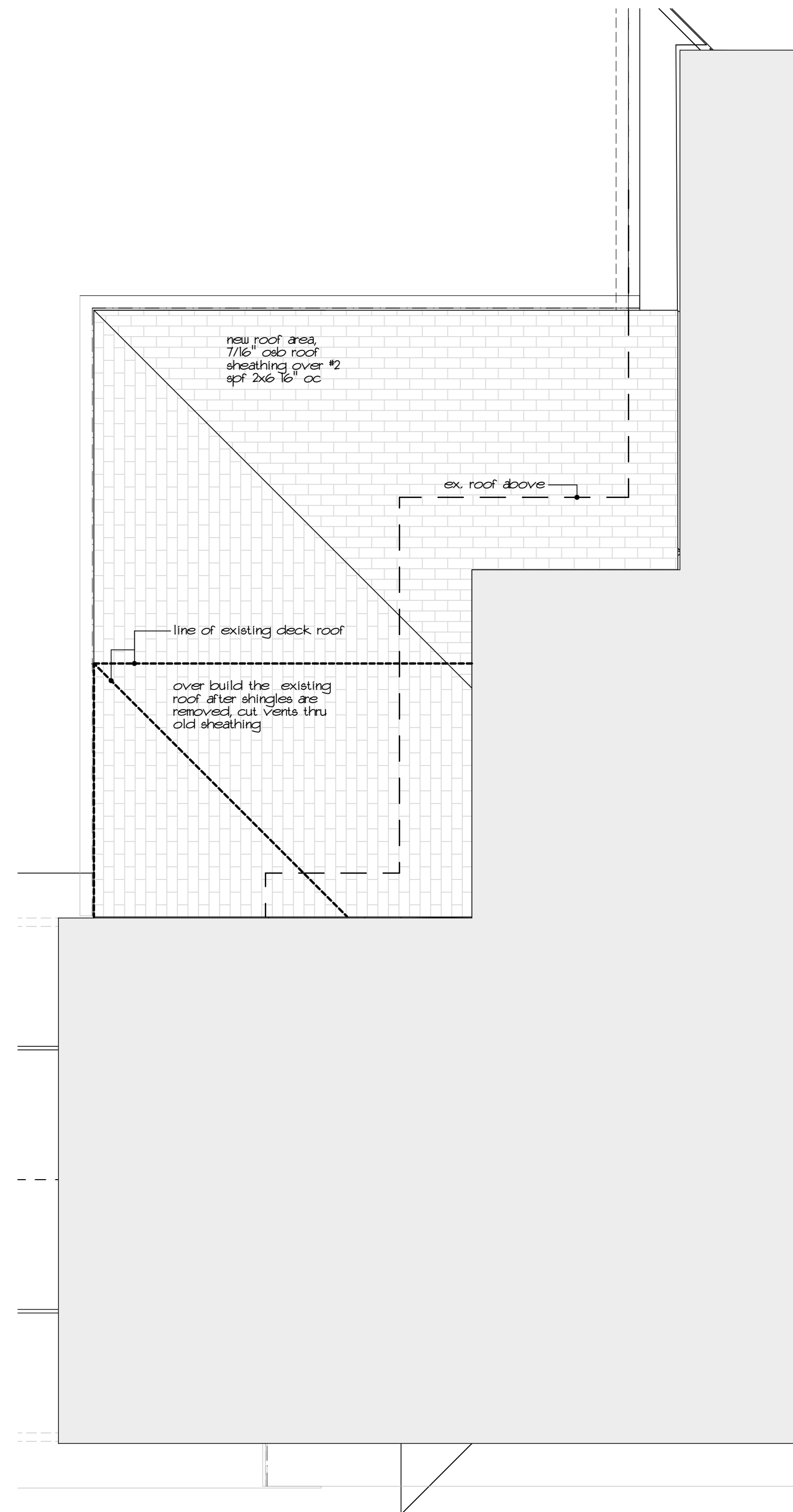
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2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



3 PORCH ROOF
SCALE: 1/4" = 1'-0"

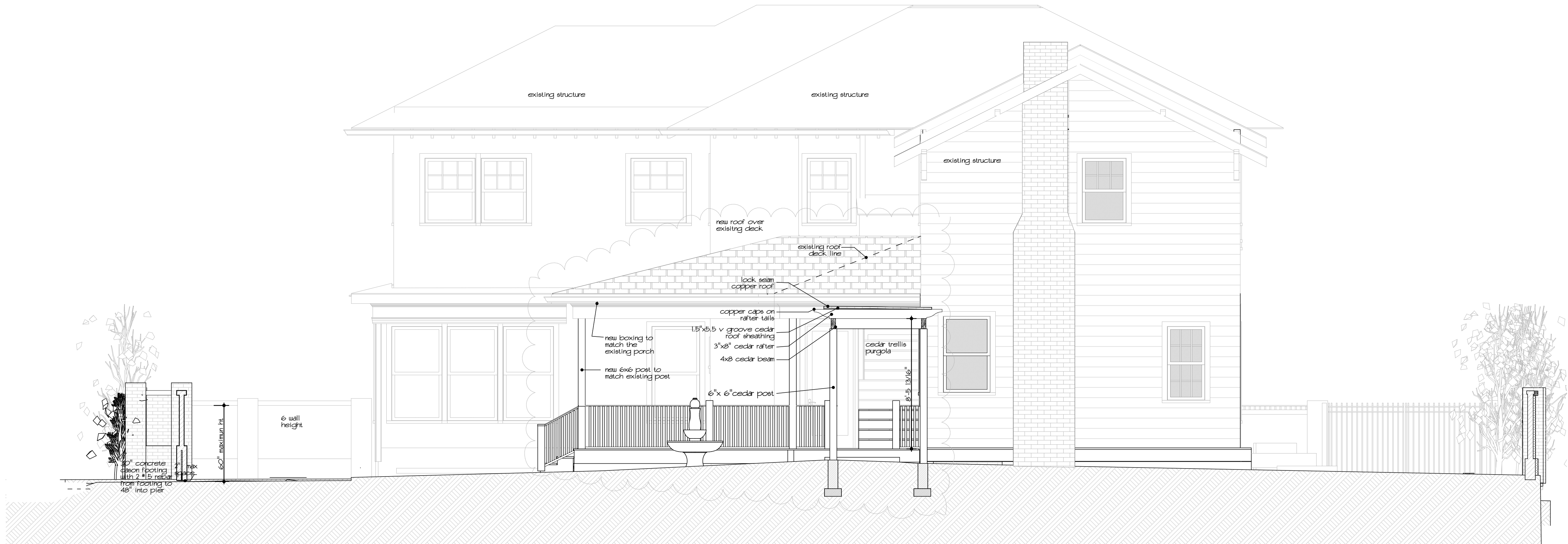
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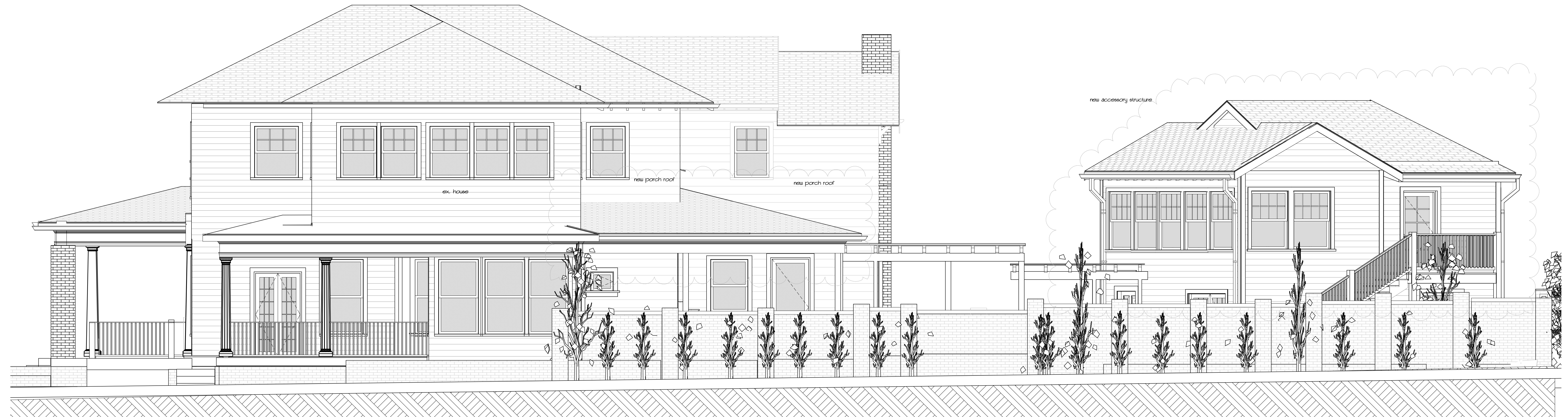
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2 BREEZEWAY SECTION TO HOUSE
SCALE: 1/4" = 1'-0"



1 BELVEDERE ELEVATION - SITE WALL
SCALE: 1/4" = 1'-0"

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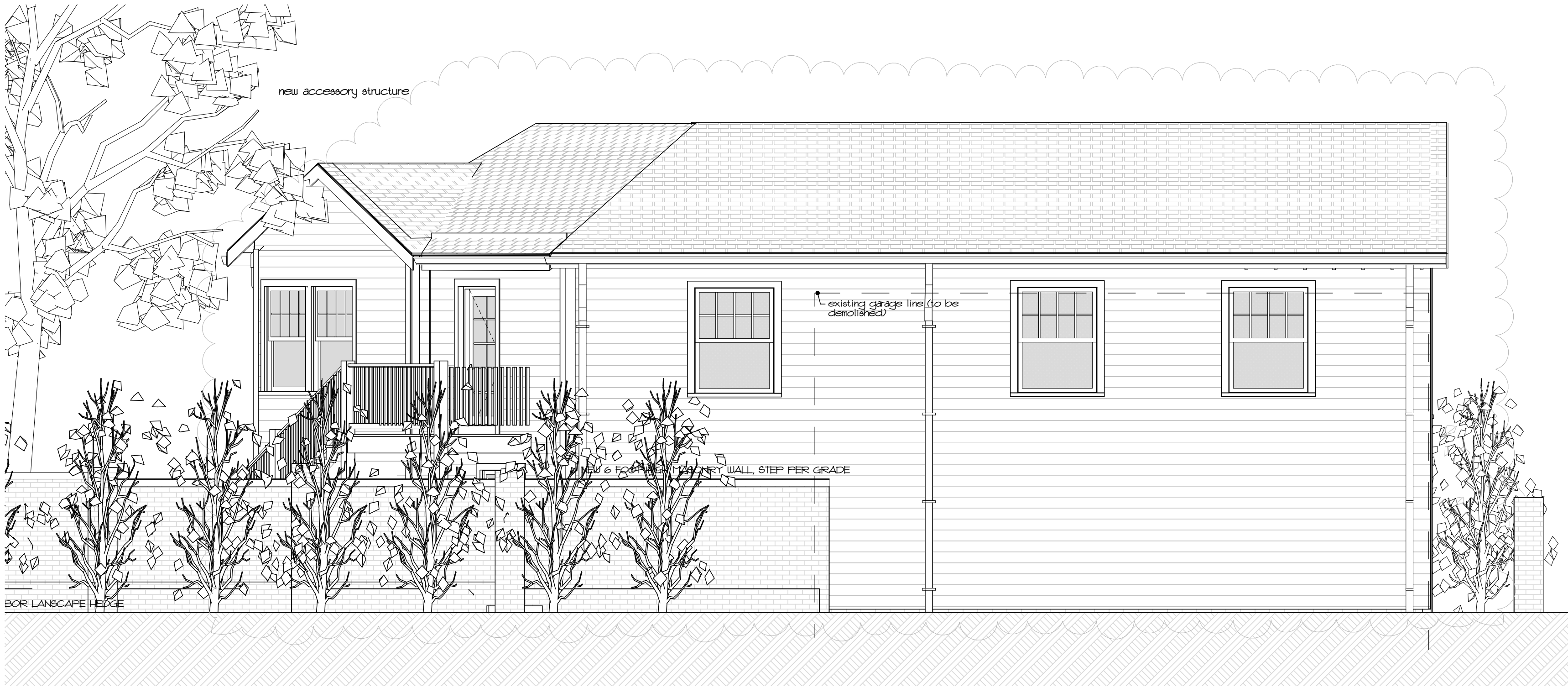
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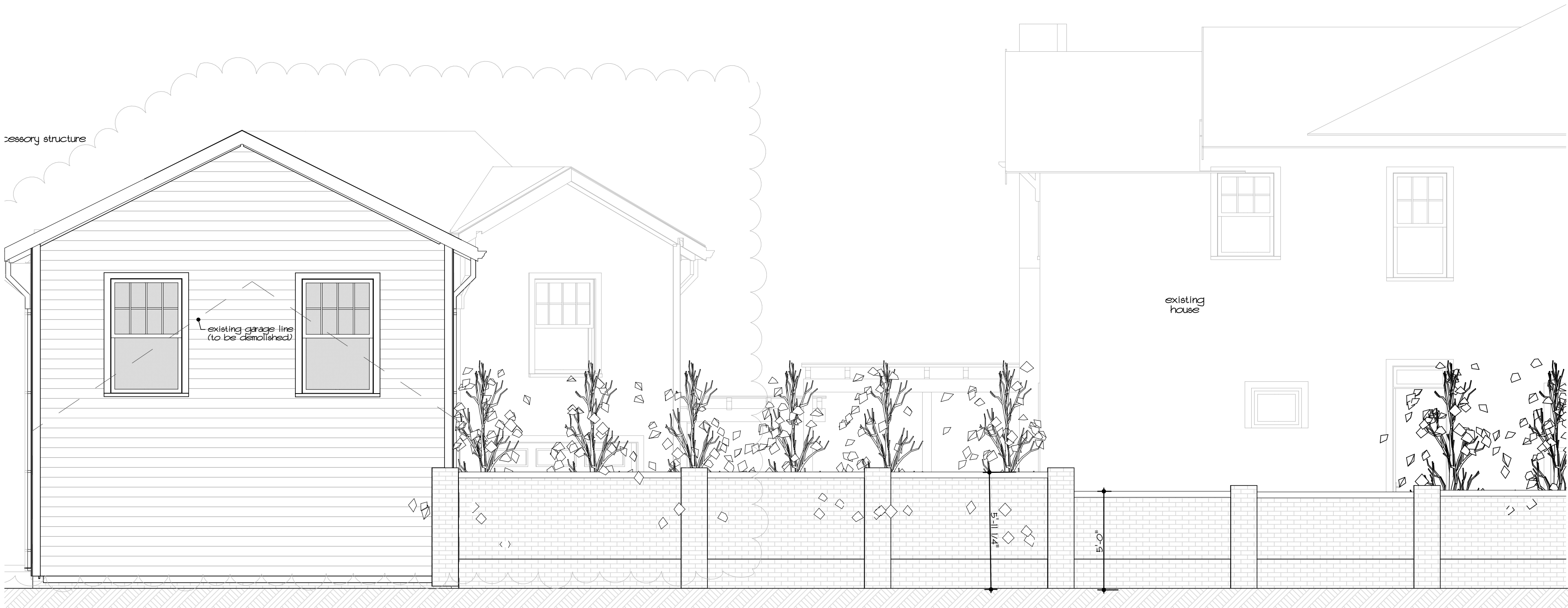
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2 REAR OF GARAGE
SCALE: 1/4" = 1'-0"



1 NEIGHBOR'S SIDE VIEW
SCALE: 1/4" = 1'-0"

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



1 PLAZA SIDE ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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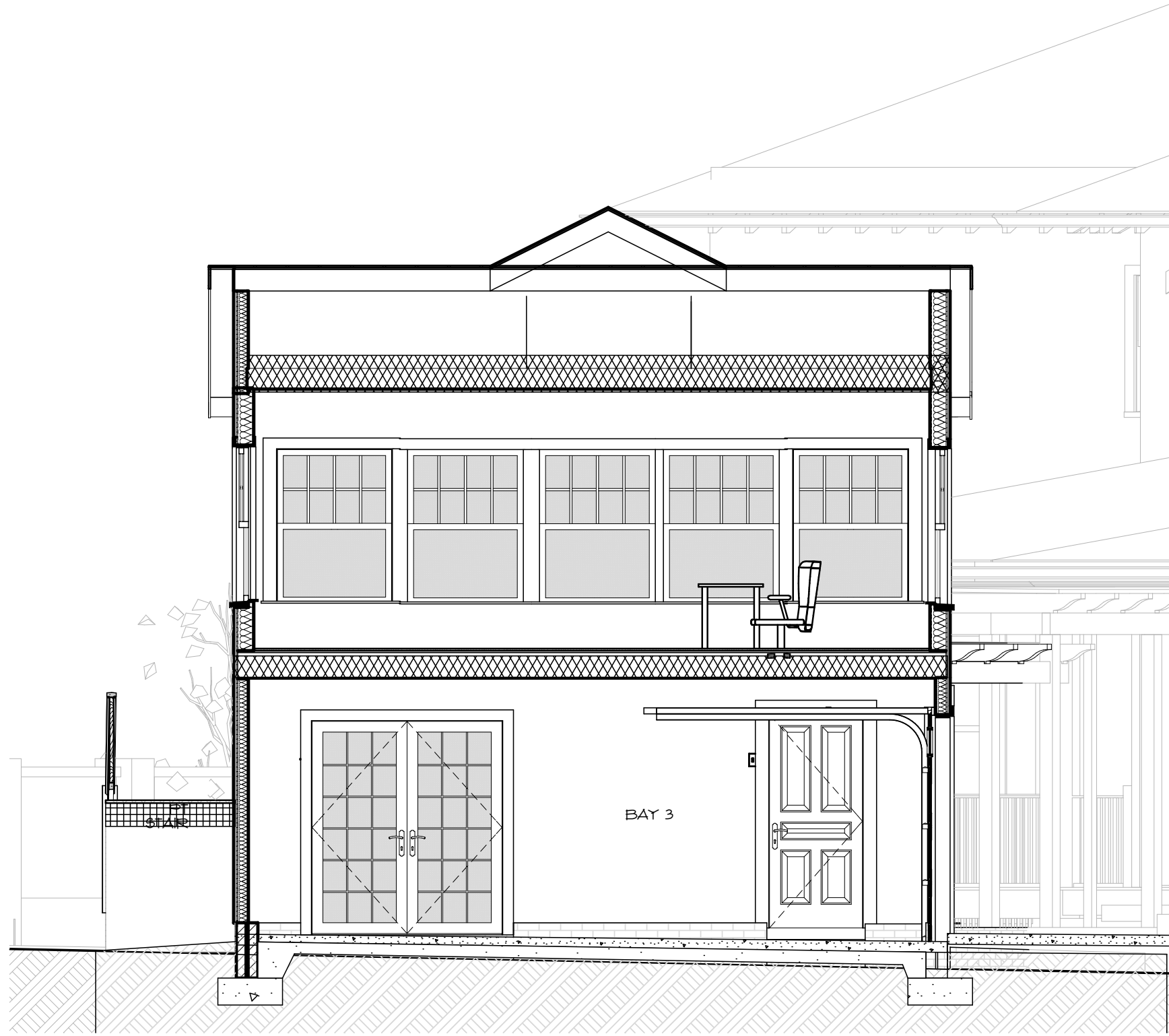
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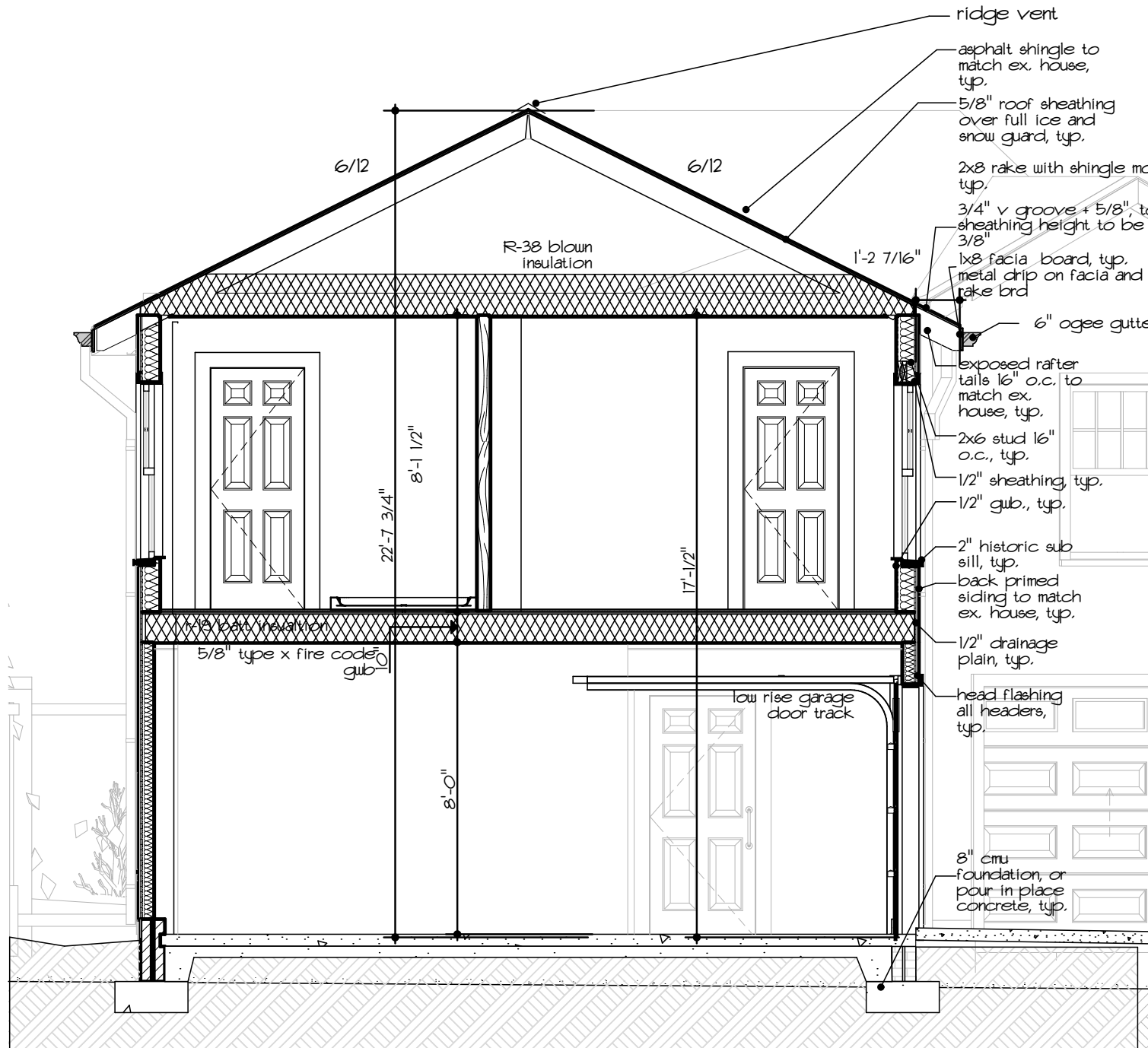
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1 BAY 3 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"



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

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1 REAR PORCH ADDITION
XXI.1



3 NEW GARAGE VIEW FROM EXISTING DRIVEWAY
XXI.1



2 BACKYARD VIEW SHOWING REAR PORCH ADDITION AND NEW GARAGE
XXI.1



4 VIEW FROM COVERED PORCH ADDITION TOWARD BREEZEWAY AND NEW GARAGE
XXI.1

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