



**Charlotte Historic District Commission  
Application for a Certificate of Appropriateness**

**June 8, 2011**

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<b>ADDRESS OF PROPERTY</b>	816 Mt Vernon Avenue, Dilworth Local Historic District HDC 2011-015
<b>SUMMARY OF REQUEST</b>	Change in Previously Approved Plans - Screen Porch Addition
<b>OWNERS</b>	Peter & Phyllis Fulton
<b>APPLICANT</b>	Angie Lauer, Architect

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**Details of Proposed Request**

This proposal requests a change in the approval previously granted for this screen porch addition. The change involves abandoning the plans for a ventless gas fireplace in this new porch and replacing it with a wood burning fireplace with a full brick chimney.

The porch as designed would be to the rear left of the house, and is wider than the house.

**Current Status and Context of Property**

This house was constructed in 1937, according to Mecklenburg County Tax Records It lies outside of the Dilworth National Register Historic District.

**Relevant HDC Design Guidelines**

- *Additions*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior 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.
- (j) New additions and adjacent or 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.

**Outstanding Issues**

This porch appears to meet the criteria for additions as stated in current HDC policy.

The only architectural element being introduced not currently found on the house is the proposed metal roofing, but such roofing has been approved by the HDC in the past in similar applications.

At the March 9<sup>th</sup>, 2011 HDC Meeting, the Commission voted to defer this application due to concerns over the design and questions about the visibility of the porch addition from the street.

In response to those concerns, the applicant has provided revised plans and a number of photographs of the property and its context.

Revised plans for this project were approved at the April 13<sup>th</sup>, 2011 HDC Meeting.

The new plans showing the porch with the brick chimney are attached.



816

CP

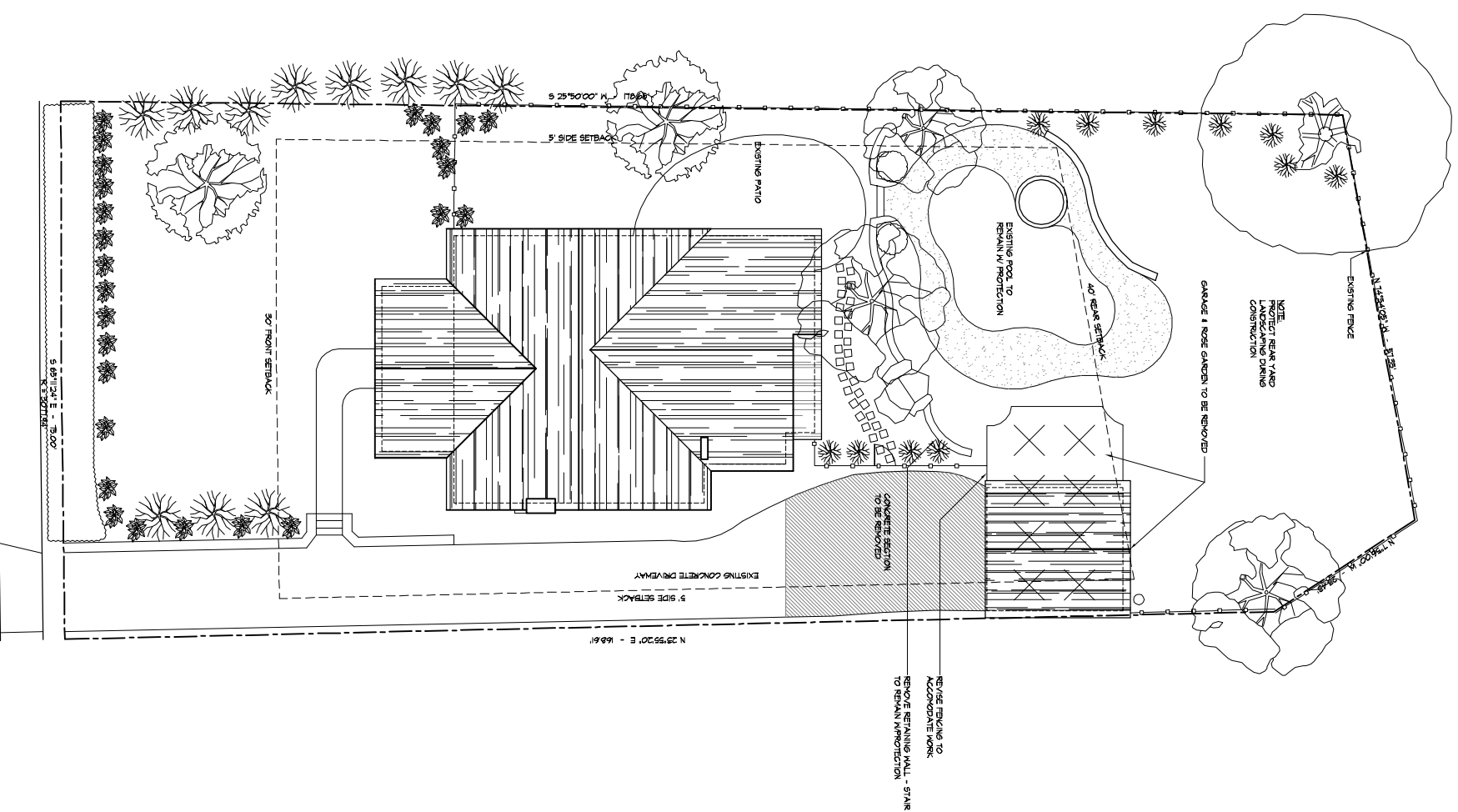
816  
St. Mary





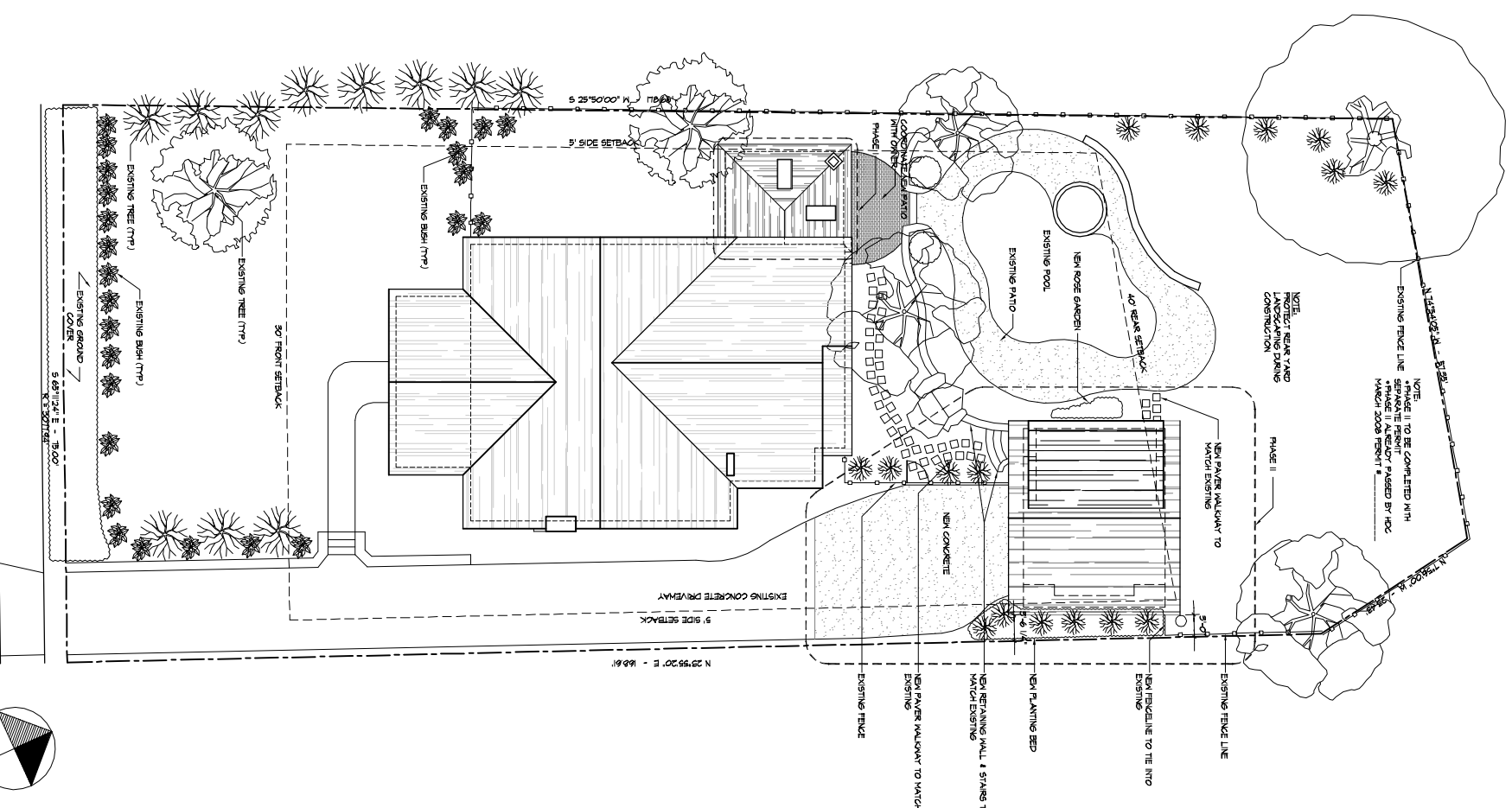


NOTE: PROTECT REAR YARD LANDSCAPING DURING CONSTRUCTION



2 EXISTING SITE PLAN  
1" = 10'-0"

TOTAL EXISTING HEATED AREA = N/A
TOTAL PROPOSED HEATED AREA = 0 SF.
TOTAL PROPOSED UNHEATED (SCREENED PORCH) = 148 SF.
REAR YARD CALCULATIONS
EXISTING REAR YARD
PROPOSED HOUSE ADDITION = 0 SF.
POOL/PATIO = 497 SF.
PERCENTAGE OF FLOOR AREA REMAINING AREA = 78.6 %
OPEN SPACE CALCULATIONS
TOTAL AREA OF SITE = 19188 SF.
1ST FLOOR AREA OF HOUSE = 1770 SF.
AREA OF 100% OPEN SPACE = 174 SF.
PERCENTAGE OF OPEN SPACE = 808



1 PROPOSED SITE PLAN  
1" = 10'-0"



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HISTORIC DILWORTH RENOVATION & ADDITION  
**FULTON RESIDENCE**  
816 Mt Vernon Ave, Charlotte NC 28203

PROJ. NO. - 06139  
ISSUED - 15 MARCH 2011  
REVISIONS - 04 MAY 2011

EXISTING & PROPOSED  
SITE PLANS

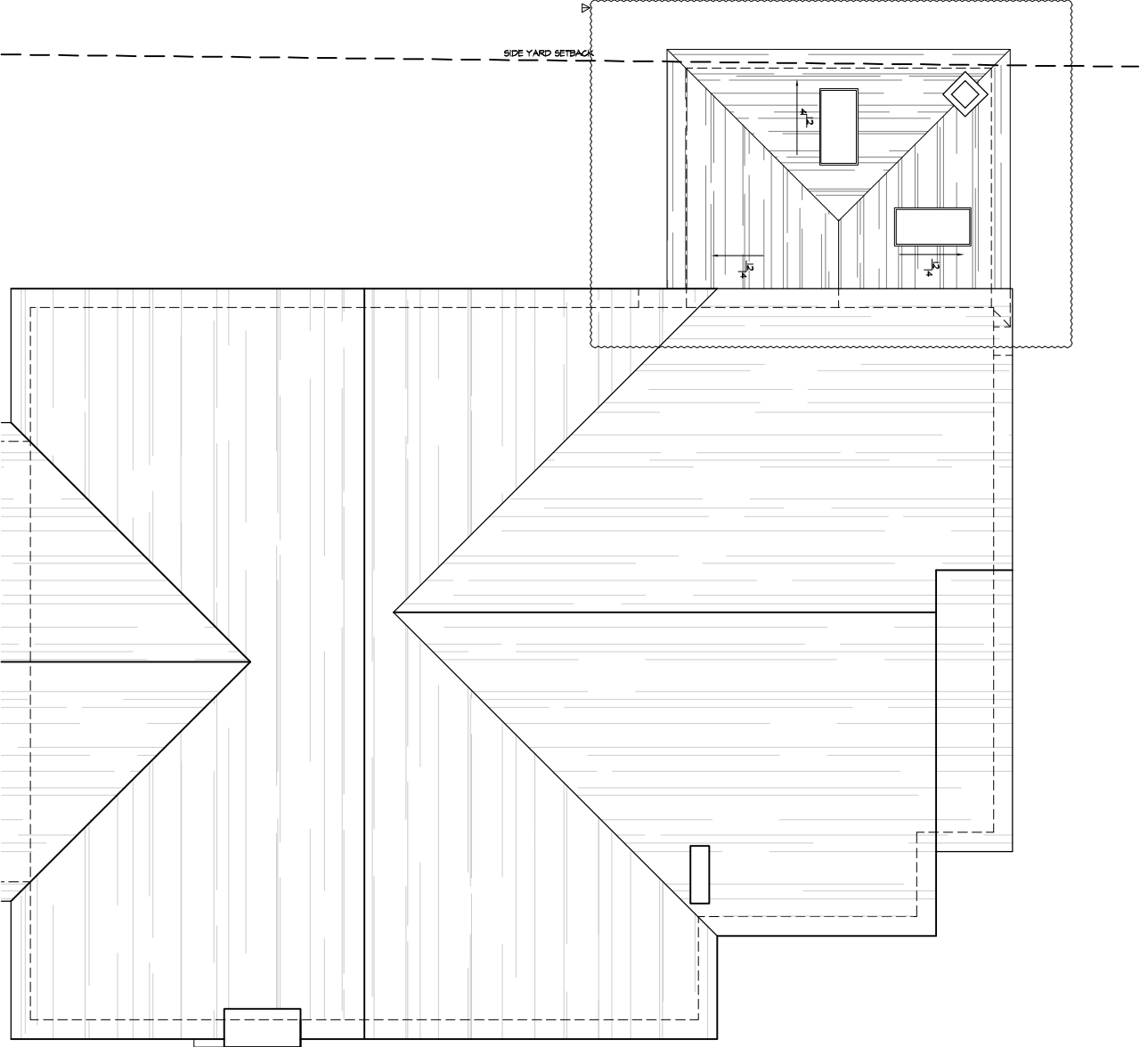
**A-1**

OF SEVEN

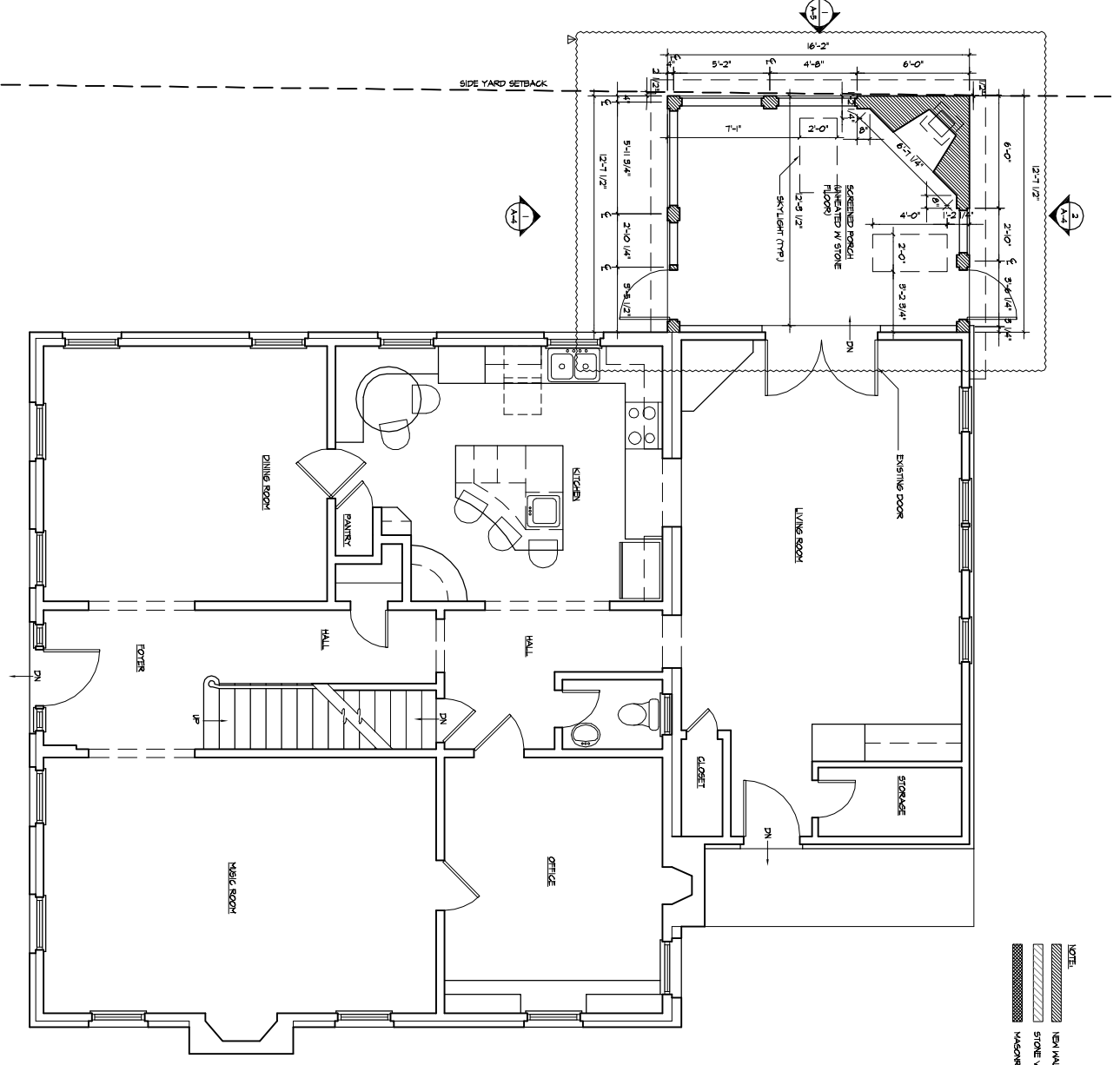
NOTE: • DRAWING OF EXISTING HOUSE TO BE USED AS REFERENCE ONLY.  
 • CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.  
 • FIELD VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION.

NOTE  
 NEW WALLS  
 STONE VENEER  
 MASONRY

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② PROPOSED ROOF PLAN  
 1/4" = 1'-0"



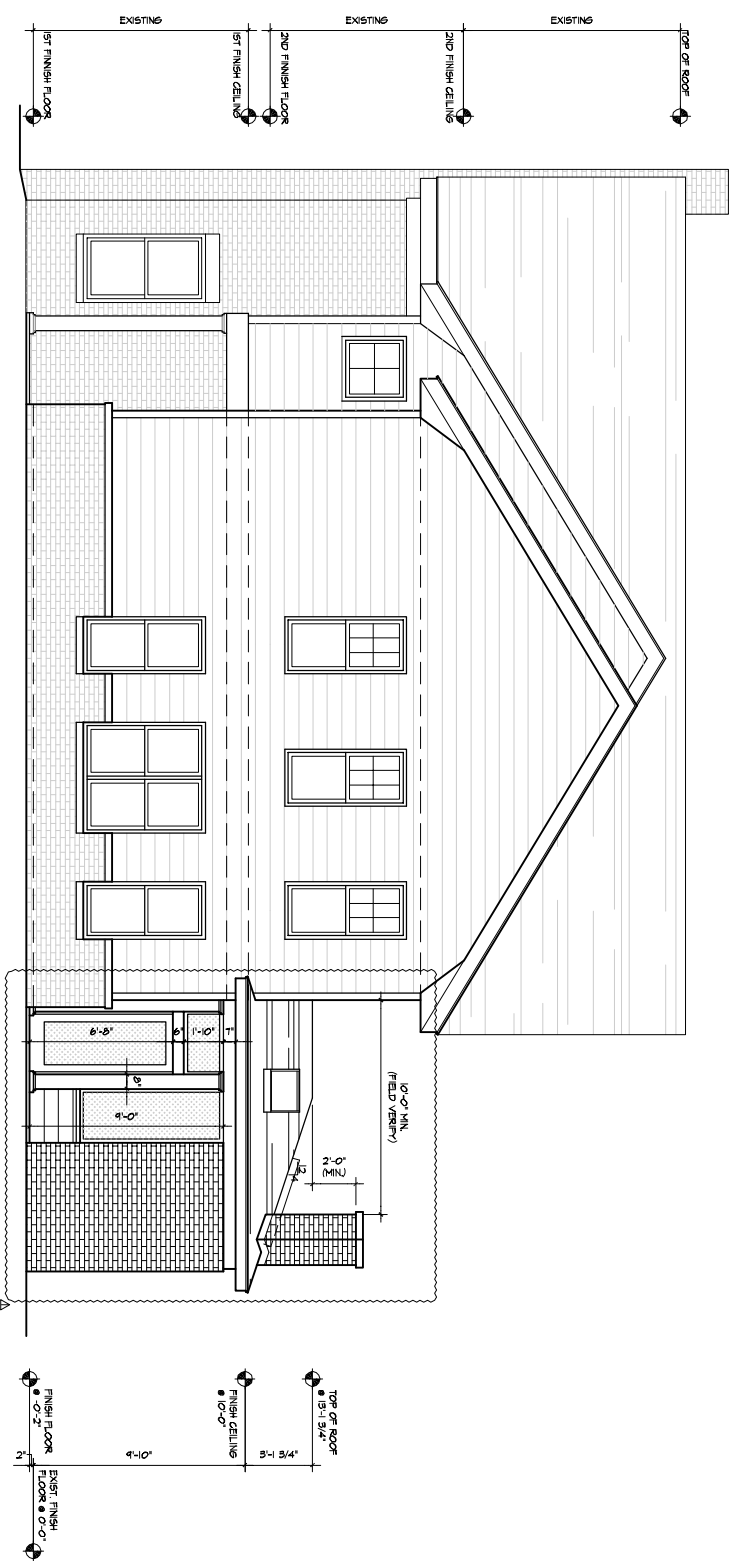
① PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

HISTORIC DILWORTH RENOVATION & ADDITION  
**FULTON RESIDENCE**  
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PROJ. NO. - 06139  
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 PROPOSED PLANS  
 (PHASE I)



④ VIEW FROM SIDE PATIO  
1/4" = 1'-0"

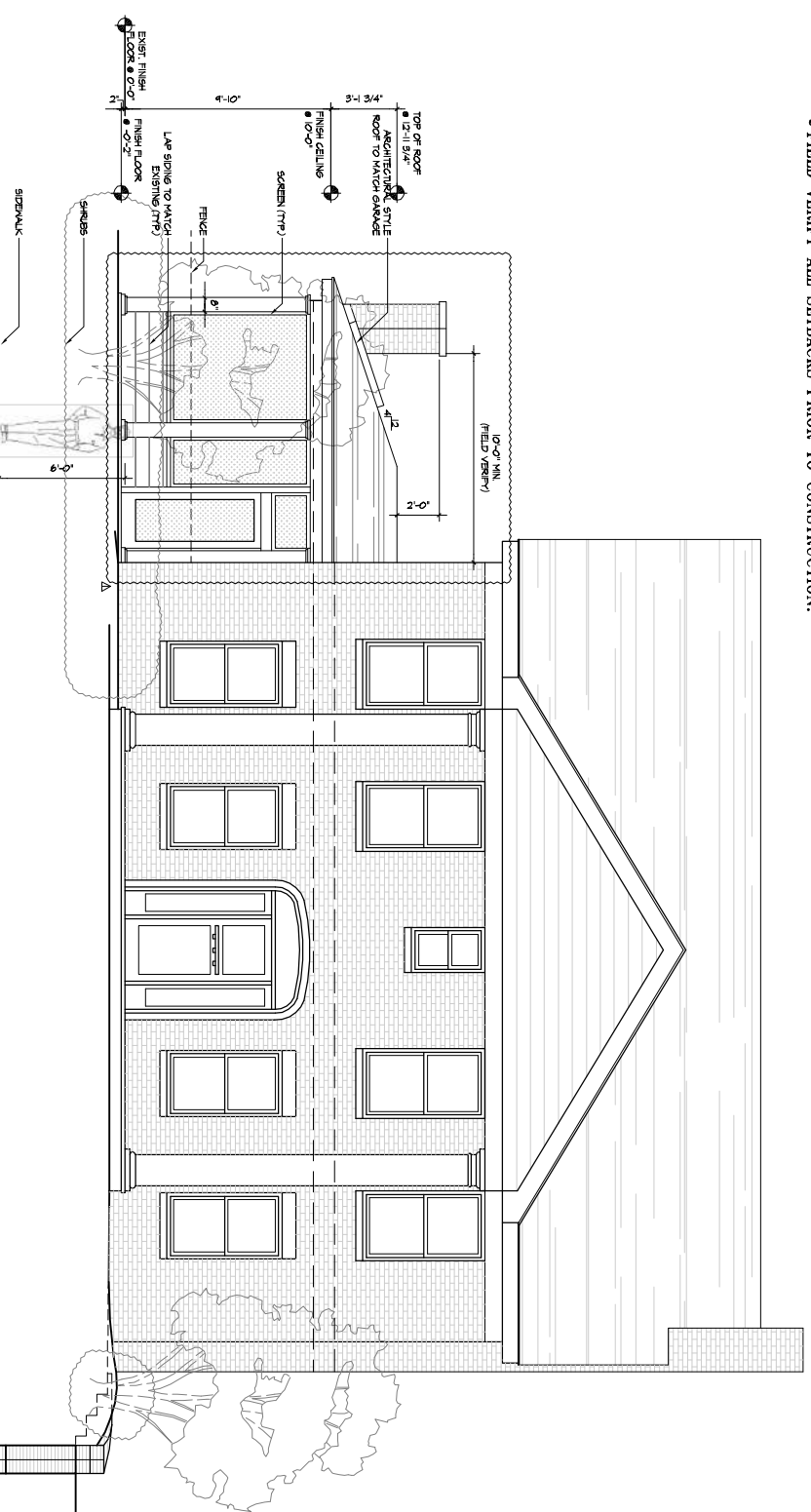


② PROPOSED REAR ELEVATION  
1/4" = 1'-0"

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③ VIEW FROM SIDEWALK  
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"





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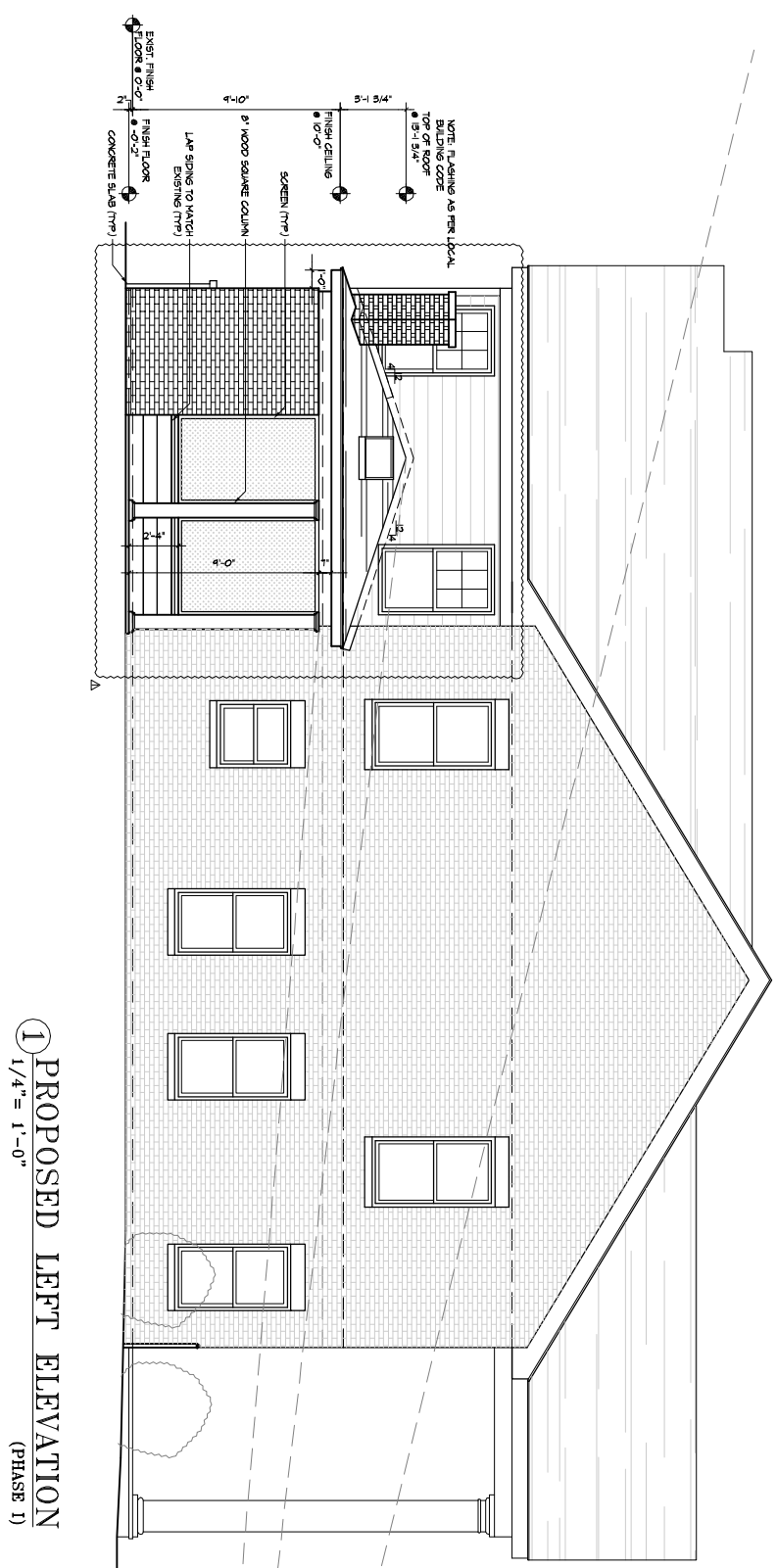
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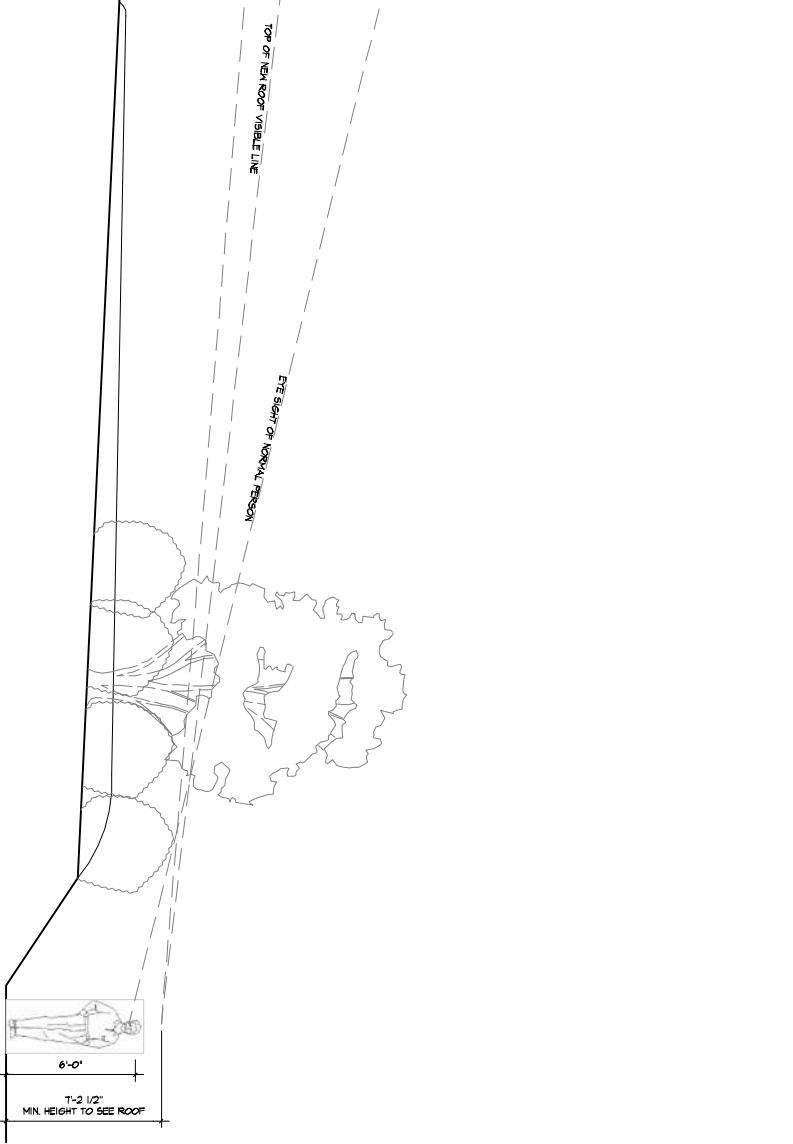


② VIEW @ LEFT ELEVATION  
 1/4" = 1'-0"  
 (PHOTO: 2011)

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① PROPOSED LEFT ELEVATION  
 1/4" = 1'-0"  
 (PHASE 1)



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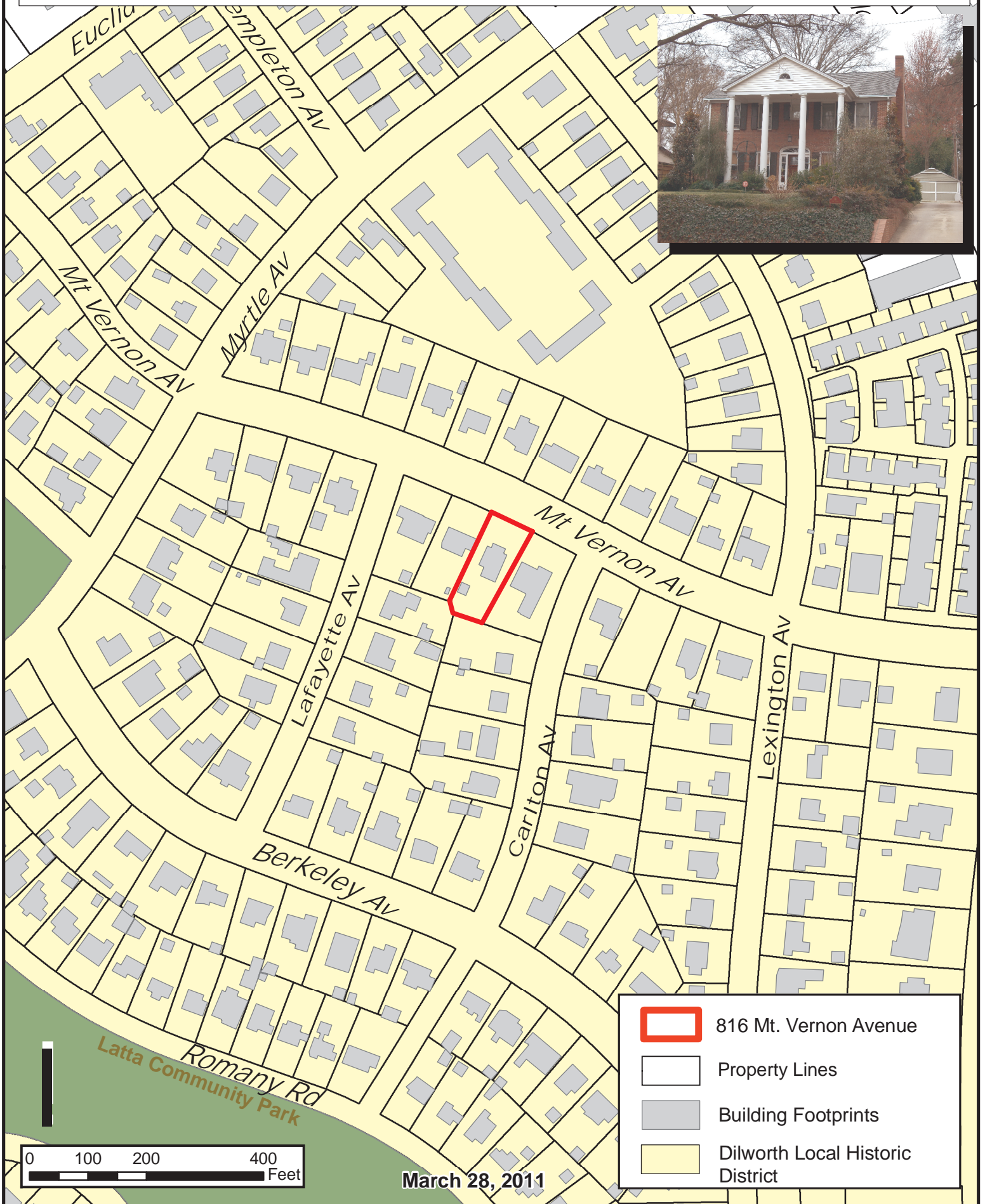
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PROPOSED ELEVATIONS (PHASE 1)

**A-5**

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# Charlotte Historic District Commission - Case 2011-015



0 100 200 400 Feet

March 28, 2011