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|-----------------------------|---|---------------------|
| <b>ADDRESS OF PROPERTY:</b> | <i>328 E Worthington Av, Dilworth Local Historic District</i> | <i>HDC 2013-012</i> |
| <b>SUMMARY OF REQUEST:</b>  | <i>Rear Addition</i>  |                     |
| <b>OWNER:</b>               | <i>Parker Jones</i>   |                     |
| <b>APPLICANT:</b>           | <i>Parker Jones</i>   |                     |

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### **Details of Proposed Request**

This proposal is for the addition of a two story rear porch element to this existing one story house. This house is located at the intersection of East Worthington and Euclid Avenues on a lot that falls significantly toward the rear. Being on a corner lot, the proposed porch element would be highly visible from Euclid Avenue.

### **Relevant HDC Design Guidelines**

- *Additions*
- *Building Materials*

### **Staff Analysis**

This house was constructed in 1998 as a replacement structure for a 1905 house that was in an advanced state of deterioration, under a City of Charlotte Housing Code case. The overall design of the house was inspired by the original structure, and it was built under an HDC approval.

The proposed porch structure is projected from the finished floor level of the house, which is significantly higher than the rear grade of the house. The porch is an open deck under a projecting rear-facing gable that is of the same slope and proportions as the main gabled roof of the house. The deck is supported by a series of 8x8 posts, matching both the ones above and the existing ones on the front porch of the house. There is a staircase leading from the deck level to the ground on the street side of the structure, with a center landing. Also as part of this proposal, a new rear door would be installed to access the deck from the house.

The noted on the attached plans state that the posts, railings, materials and overall detailing of the structure match those existing on the house.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

| <b>1. All additions will be reviewed for compatibility by the following criteria:</b> |   |
|---|---|
| <b>a. Size</b>  | <i>the relationship of the project to its site</i>                    |
| <b>b. Scale</b>   | <i>the relationship of the building to those around it</i>            |
| <b>c. Massing</b>   | <i>the relationship of the building's various parts to each other</i> |
| <b>d. Fenestration</b>  | <i>the placement, style and materials of windows and doors</i>        |
| <b>e. Rhythm</b>  | <i>the relationship of fenestration, recesses and projections</i>     |
| <b>f. Setback</b>   | <i>in relation to setback of immediate surroundings</i>               |
| <b>g. Materials</b>   | <i>proper historic materials or approved substitutes</i>              |
| <b>h. Context</b>   | <i>the overall relationship of the project to its surroundings</i>    |

Overall, this proposal appears to meet these guidelines.

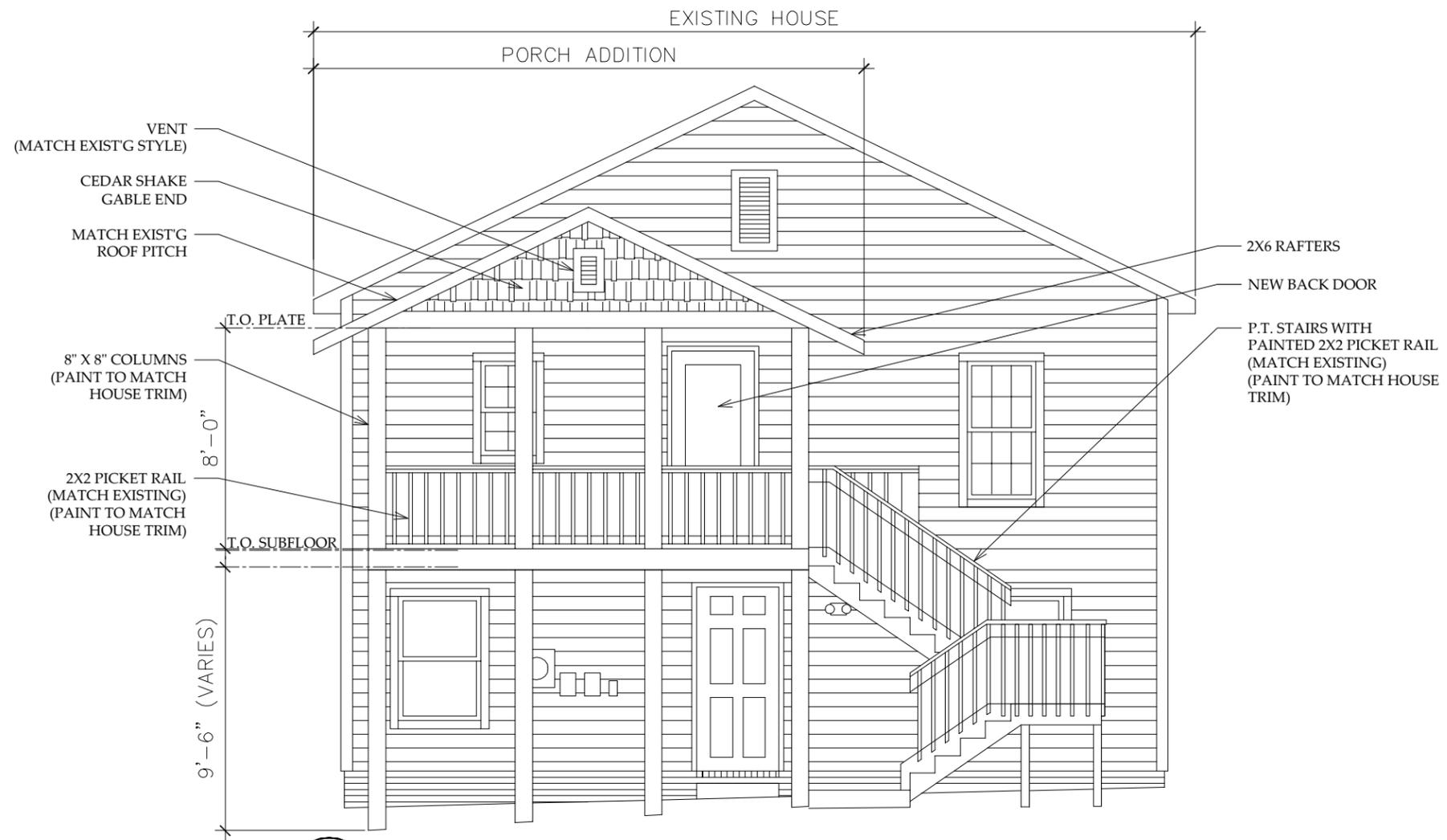
The overall design of the addition is in proper proportion to the house. Also, site conditions seem to preclude the relocation of the proposed stairs to the inward side of the deck away from Euclid Avenue.

The only overall improvement under the guidelines would be in detailing this rear addition more in keeping with the front porch rather than like a rear yard desk, due to its visual prominence.

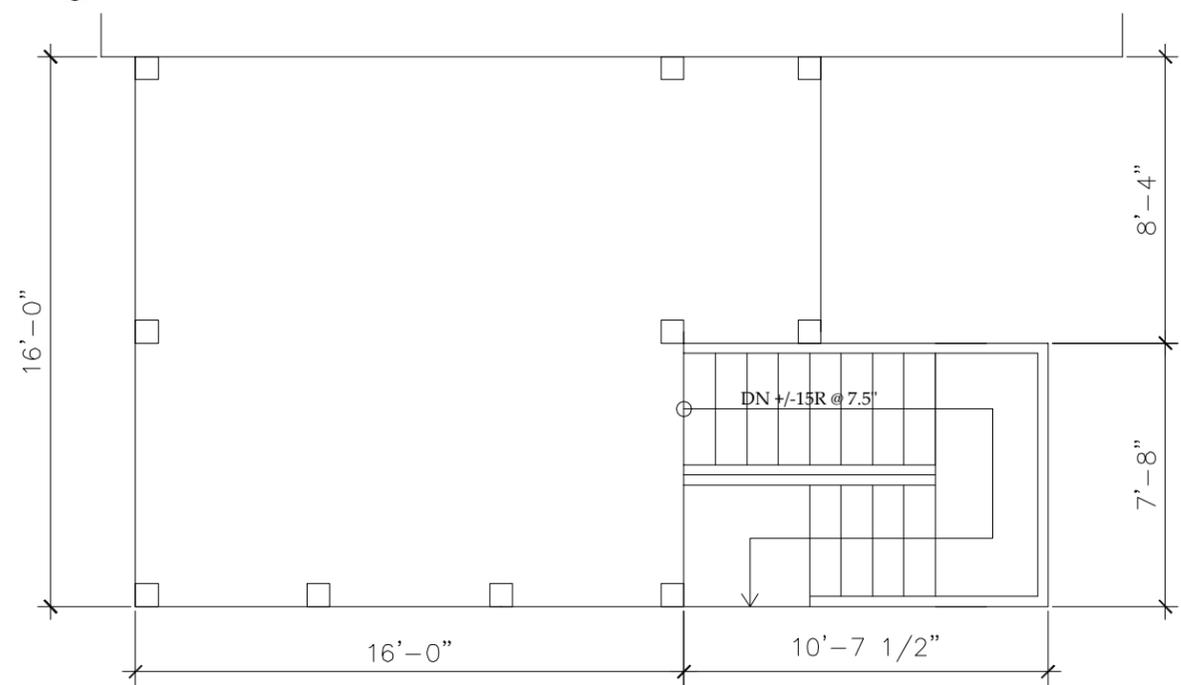








**1 REAR ELEVATION**  
 3/16" = 1'-0"



**2 PORCH PLAN**  
 3/16" = 1'-0"

**Porch Addition**  
**328 E. Worthington Ave**

For submission to  
 DHC Certificate of Appropriateness

Dwg Date: 1-2-13

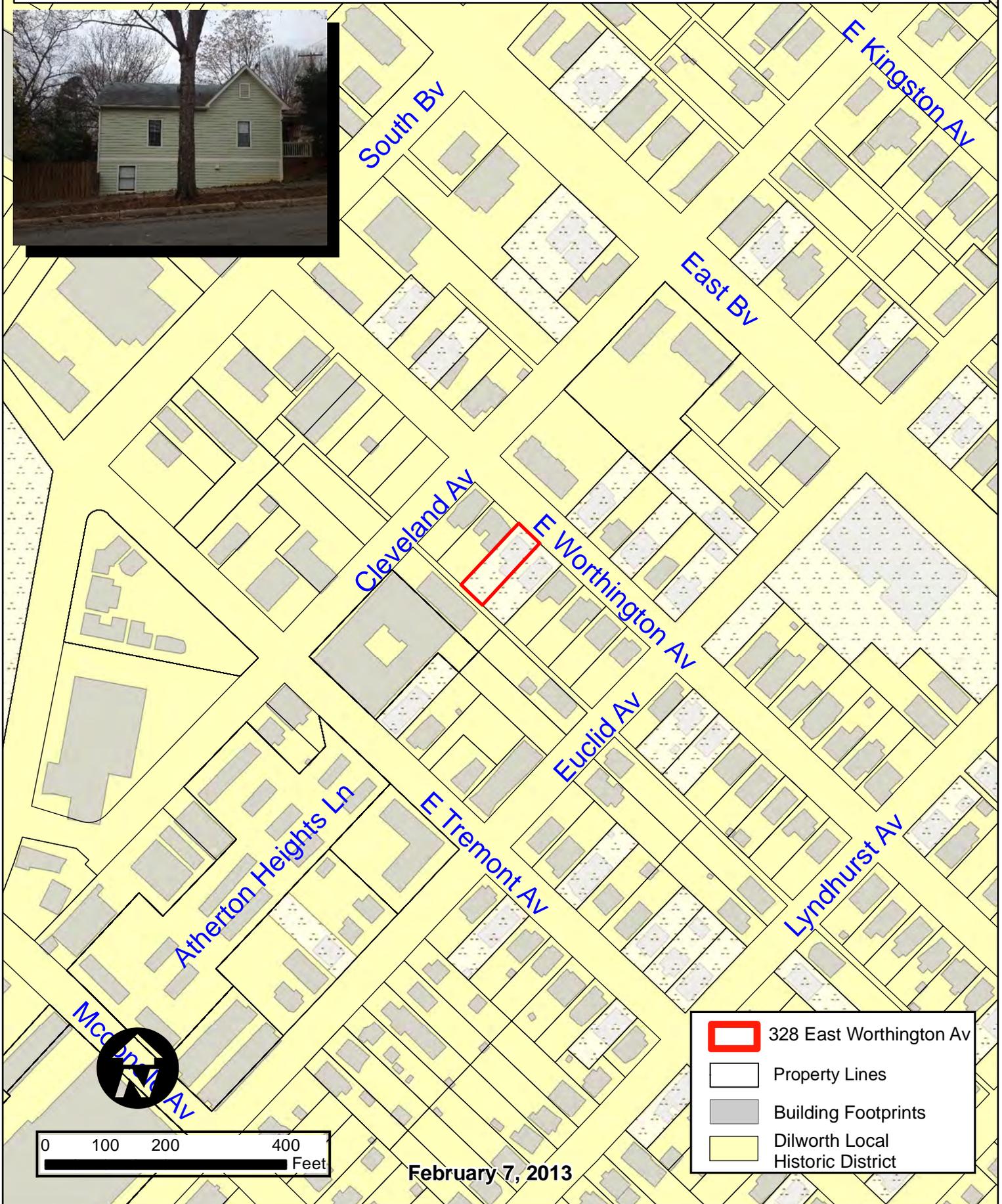


**3** SIDE ELEVATION (EUCLID AVE)  
 3/16" = 1'-0"

**Porch Addition**  
**328 E. Worthington Ave**

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# Charlotte Historic District Commission - Case 2013-012



February 7, 2013