

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 708 Mt. Vernon Avenue

SUMMARY OF REQUEST: Addition/Renovation/Window removal

APPLICANT: John Phares

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1947 and listed as a contributing structure.

Proposal

The proposal for Commission review is the addition of a front porch, overhang on right side, window removal/infill and conversion of the side addition to a screened porch. The porch addition dimension is 38' x 10'. Features include new brick steps, concrete floor, wood columns, wood hand rails and standing seam metal roof.

The right side porch plan includes the removal of two windows and walls to be replaced with screens and plywood panels below. The overhang will have a matching metal roof and brackets. The window infill will be replaced with brick in a contrasting pattern. New hand rails will match the front porch.

Policy & Design Guidelines

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

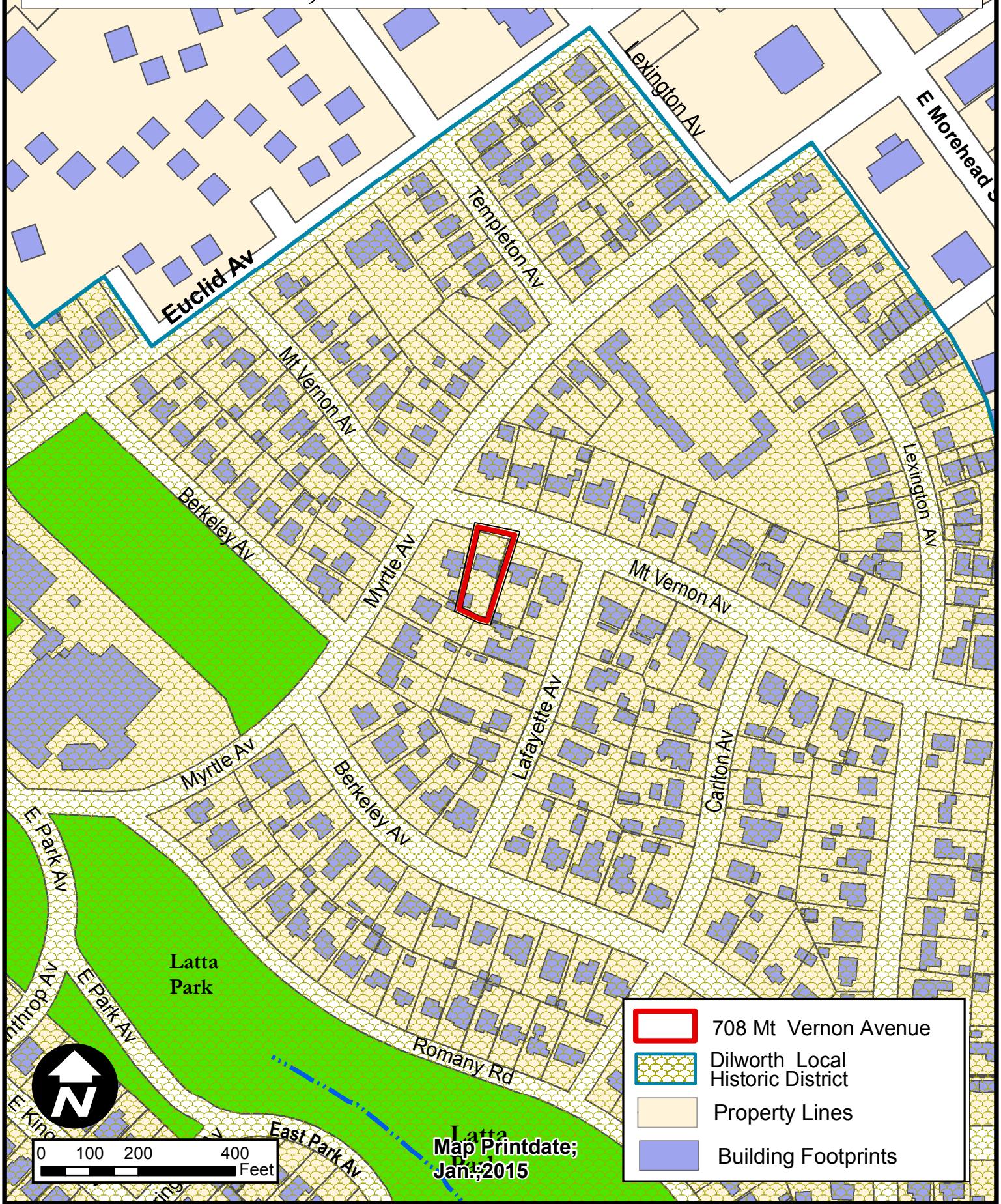
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission will determine if the proposal meet the applicable guidelines for additions.

Charlotte Historic District Commission - Case 2015-009

Historic District; Dilworth



Details of Proposed Project: 708 Mt. Vernon Avenue

Description of the Existing

The subject property is listed in the National Register of Historic Places as a 1 1/2 story brick Colonial Revival cottage with side gables and 3 gabled dormers. The National Register listing shows the house to be a contributing structure to the district and claims it was constructed ca.1925. Tax records however, indicate the house was constructed in 1947. The interior and exterior details of the construction support the idea that this home was constructed post World War II.

Preamble for Additions

"Additions to existing structures in Local Historic districts have a responsibility to complement the original structure. Additions should reflect the design, scale, and architectural style of the original structure."

Description of Proposed Addition

The primary intent of the proposed design is to improve the aesthetic and the livability of the home by way of adding a front porch which emulates the Colonial Revival style of the original entrance portico. Other details that are intended to retain the simplicity of the original design yet soften the appearance of the home are as follows:

- Removal of vinyl siding from gabled dormers and enclosed porch on the right side of front elevation
- Remove painted wood 6-panel front door and replace with a new stained panelized door containing a small percentage of glazing for additional light to the interior and visibility to the exterior
- Existing single glazed one over one windows and storm windows to be removed and replaced with painted wood SDL sashes with a 6 over 1 muntin pattern.
- Original slate roof will remain intact.

The proposed modifications make the original structure more compatible with the neighborhood while allowing it to retain its original design, scale, and architectural style as required by the Design Guidelines.

Miscellaneous Notes about Proposed Design

- The (2) large 36" oaks in the front yard are being studied for percentage of decay. The tree on the left when facing the house from the street, has visible rot near the base. See preliminary report (attached).
- Gas meter to be removed from front elevation and relocated to less visible location.

Minimal work to rear elevation:

- Removal of existing brick bay window and extension of dining room. This work will not be higher or wider than the original house and will not be visible from the street.
- Window Replacement

Minimal work to left side elevation :

- Window Replacement

Minimal work to right side elevation:

- Removal of vinyl siding
- Re-configuration of existing stoop; entrance canopy added,
- Window removed and opening in-filled with brick
- Window replacement

Compatibility Review Criteria

Size: The relationship of project to its site. (a percentage comparison between the existing footprint to the site and proposed footprint to the site is the most effective way to describe this relationship)

- The site measures 12,108 square feet (approximately .28 acres).
- The foot print of the existing house including all extremities measures 1703 sq. ft and comprises approximately 14 % of the site.
- The proposed footprint of the existing house plus proposed additions (new front porch and dining room extension to the rear) comprises 17% of the site.
- The new addition raises the footprint to site ratio by 3%.

Scale: The relationship of the building to those around it.

- See Context Photo Sheet and compare proposed design to existing structures in close proximity.
- See Sheet A2. The footprint of the subject structure is smaller than that of the homes in close proximity.
- The proposed addition of the front porch adds 420 (unheated) sq. ft. to the foot print.
- The subject building is flanked by true 2-story homes immediately to either side.
- Other homes in close proximity are 1½ and 2 stories.
- The proposed design does not increase the height or width of the original structure so this relationship will remain unaltered.

Massing: The relationship of the building's various parts to each other.

- The massing of the existing roof form and the (3) gabled dormers will remain unaltered.
- The massing of the thermal envelope that is visible from the street will remain unaltered.
- The added massing of the proposed front porch will add depth and interest to the existing house.

Fenestration: The placement, style and materials of windows and doors.

- All window sizes and locations remain original except for the bay window on the rear elevation that is to be removed and replaced with new patio doors and windows.
- One existing window (located on the right elevation) is to be removed and its opening in-filled with a unique brick pattern to differentiate the new from the existing and articulate right elevation.
- All new windows and doors are painted wood semi-divided lite with painted wood trim.

Rhythm: The relationship of fenestration, recesses, and projections.

- The proposed front porch addition comprised of 4 Tuscan columns, adds depth to the façade and reinforces the rhythm established by the original fenestration.

Setback: In relation of setback to immediate surroundings.

- Established Setback: (See Sheet A2)
- The new porch addition respects the rhythm of the established setback along Mount Vernon.
 - The footprint of the proposed porch is 10'-0" deep with an 8'-0" usable depth.
 - The front thermal wall of the subject house remains unaltered.
 - The house to the left of subject house has wide uncovered portions of porch to left and right of entry portico.
(See photo on Sheet A1)
 - Alterations to the established setback are not as detrimental to the curvilinear areas of Dilworth as they are to the older orthogonal blocks. Additionally, The houses in curvilinear blocks are set further from the right-of-way.

Required Setbacks (R4 Zoning)

Front Yard: 42 feet from back of curb (Design complies - no changes)
Side Yards: 5 feet (Proposed design complies with 3 foot encroachment for stairs on rear left)
Rear Yard: 40 feet (Proposed design complies)

Materials: Proper Historic materials or approved substitutes.

- All materials used in the proposed addition are traditional and windows are painted wood SDL.

Context: The overall relationship of the project to its surroundings.

- The proposed design features the addition of a front porch comprised of properly proportioned traditional elements that are similar to those found in the immediate surroundings and also to that of the original house. Having successfully met all compatibility review criteria above, the designers of the addition to 708 Mt. Vernon feel as though the overall project is appropriate in terms of context.

PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

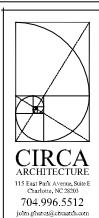
PROJECT: CA-14-16
ISSUED: 01/05/15

HDC
SUBMITTAL

REVISIONS:

DETAILS
OF PROPOSED
PROJECT

A.3



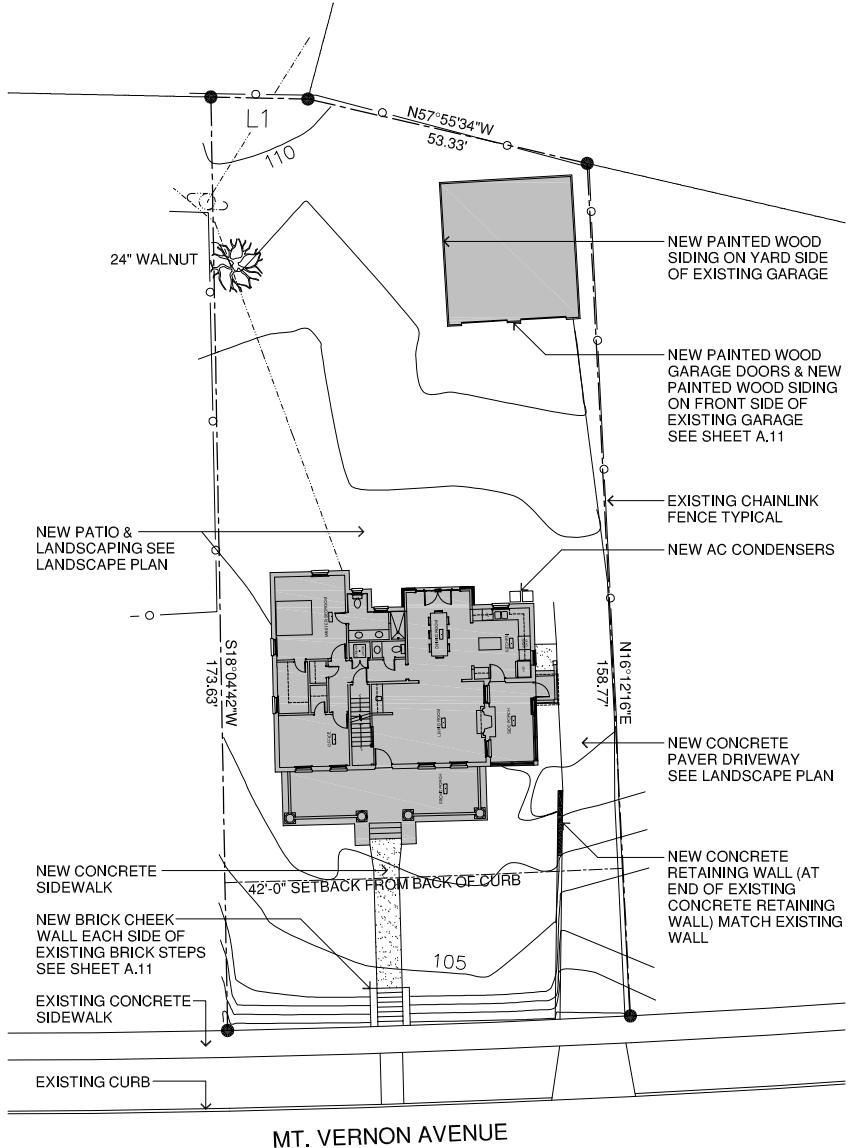
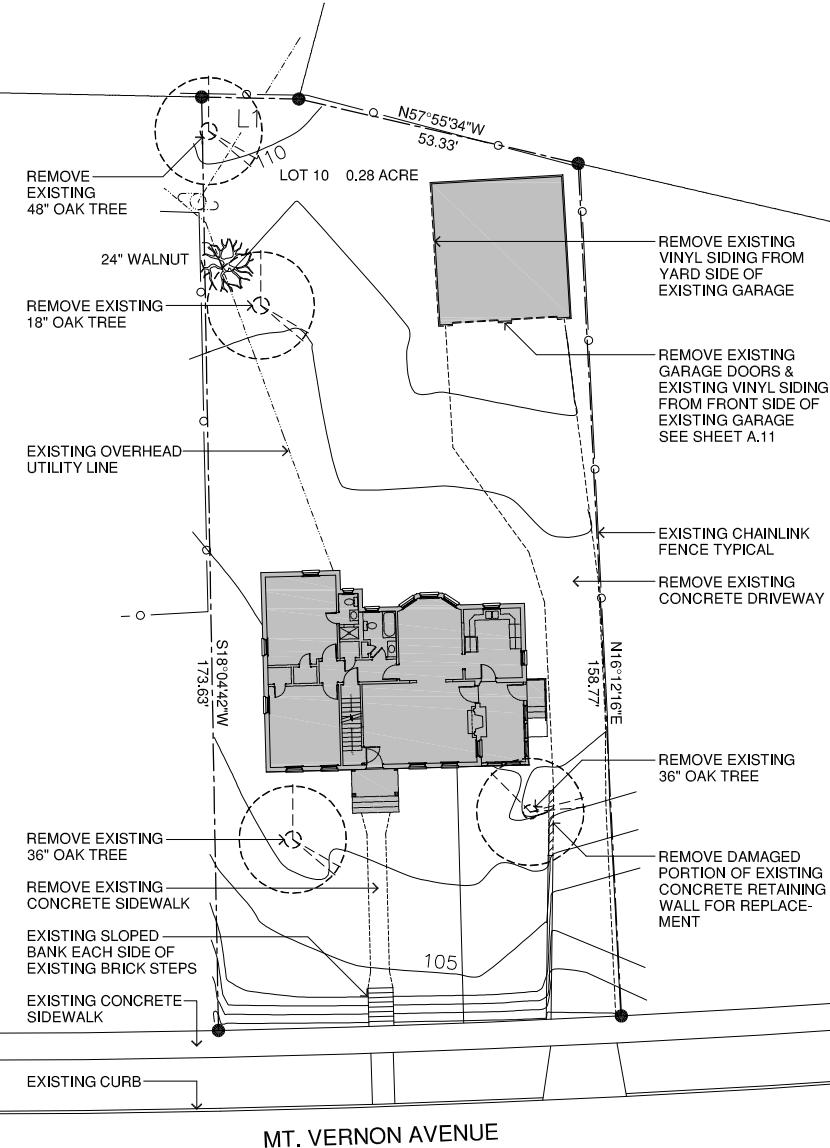
**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**

PROJECT: CA-14-16
ISSUED: 01/05/15
HDC
SUBMITTAL

REVISIONS:

SITE PLAN
EXISTING and
PROPOSED

A.4



NORTH SIDE OF STREET



701 MT VERNON AVENUE

711 MT VERNON AVENUE

717 MT VERNON AVENUE

723 MT VERNON AVENUE

**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**

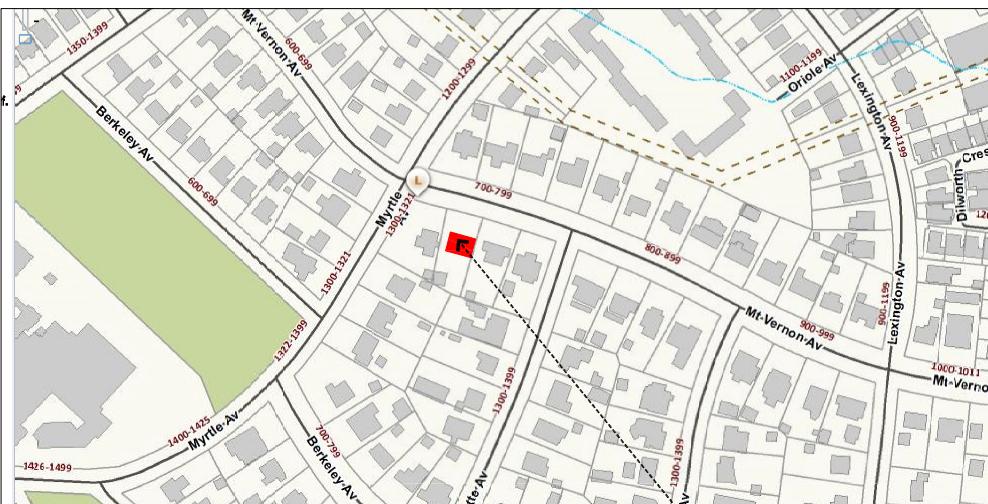
PROJECT: CA-14-16
ISSUED: 01/05/15

HDC
SUBMITTAL

REVISIONS:

NEIGHBORHOOD MAP
and PHOTOGRAPHS

A.1



718 MT VERNON AVENUE

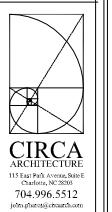
712 MT VERNON AVENUE

708 MT VERNON AVENUE

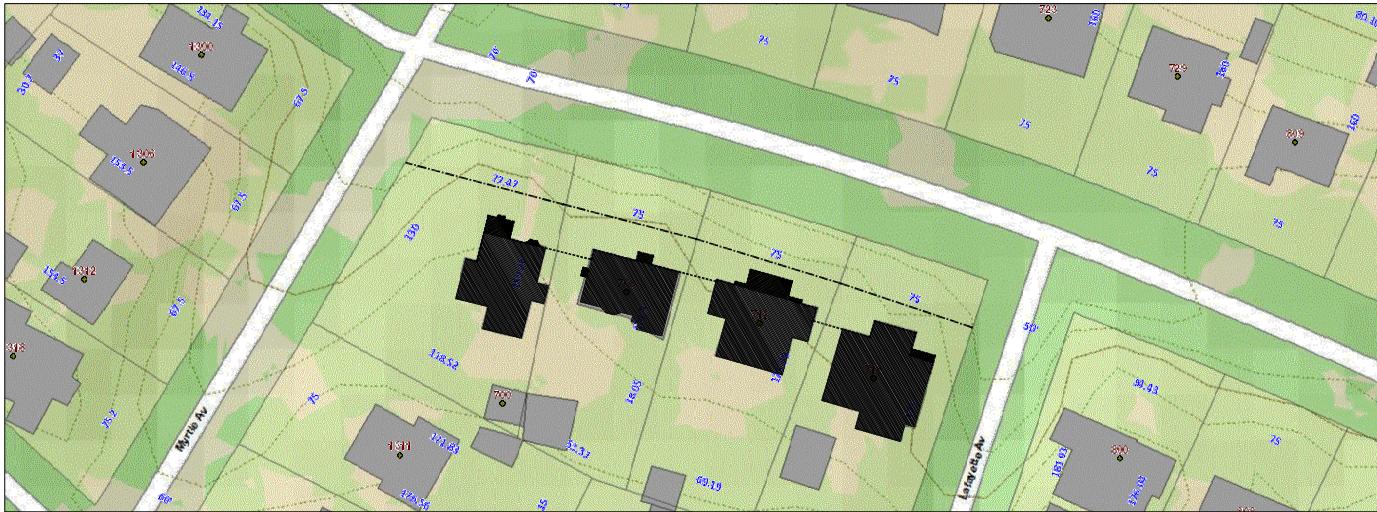
700 MT VERNON AVENUE



SOUTH SIDE OF STREET







A EXISTING FRONT YARD SETBACK

SCALE: 1/32" - 1'-0"



----- ZONING SETBACK (42'-0" FROM BACK OF CURB)
..... ESTABLISHED SETBACK (ALONG FRONTS OF HOUSES)



B PROPOSED FRONT YARD SETBACK

SCALE: 1/32" - 1'-0"



----- ZONING SETBACK (42'-0" FROM BACK OF CURB)
..... ESTABLISHED SETBACK (ALONG FRONTS OF HOUSES)
----- PROPOSED ADDITION

**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**

PROJECT: CA-14-16
ISSUED: 01/05/15

HDC
SUBMITTAL

REVISIONS:

FRONT YARD SETBACK
EXISTING and
PROPOSED

A.2

CIRCA
ARCHITECTURE
101 South Tryon Street
Charlotte, NC 28202
704.996.5512
john@circaarchitecture.com



**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**



PROJECT: CA-14-16
ISSUED: 01/05/15
HDC SUBMITTAL
REVISIONS:
EXISTING / DEMO and PROPOSED ELEVATIONS

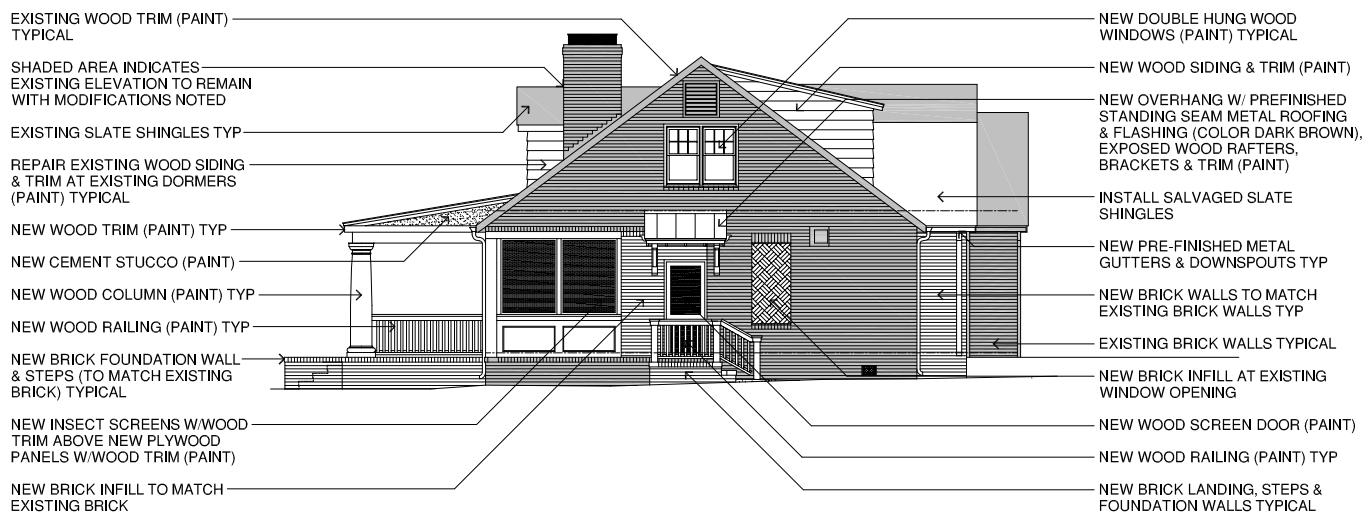
A.7



**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**



A EXISTING / DEMO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

PROJECT: CA-14-16
ISSUED: 01/05/15
HDC SUBMITTAL

REVISIONS:

EXISTING / DEMO and PROPOSED ELEVATIONS

A.8





**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**



A EXISTING / DEMO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

PROJECT: CA-14-16
ISSUED: 01/05/15
HDC SUBMITTAL
REVISIONS:
EXISTING / DEMO and PROPOSED ELEVATIONS

A.10





PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-16
ISSUED: 01/05/15

HDC
SUBMITTAL

REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

A.9



A EXISTING / DEMO REAR ELEVATION

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



B PROPOSED REAR ELEVATION

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

**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**

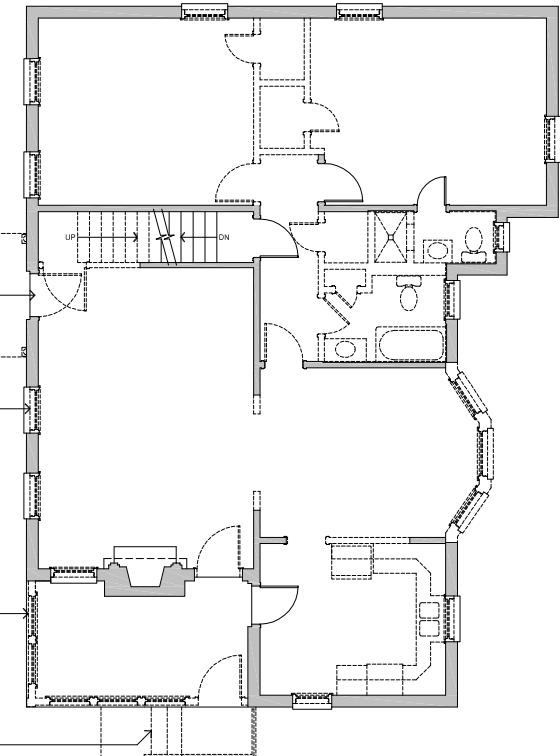
REMOVE EXISTING
PORCH (INCLUDING
WROUGHT IRON
RAILINGS, WOOD
ROOF & COLUMNS,
CONCRETE FLOOR
W/QUARRY TILE,
MASONRY FOUNDATION
WALLS & STEPS
(DASHED LINES))

REMOVE EXISTING
WOOD DOOR

REMOVE EXISTING
ALUMINUM STORM
WINDOWS &
EXISTING WOOD
WINDOWS (DASHED
LINES) TYPICAL

REMOVE EXISTING
PORCH WALLS,
WINDOWS & DOOR
(DASHED LINES)

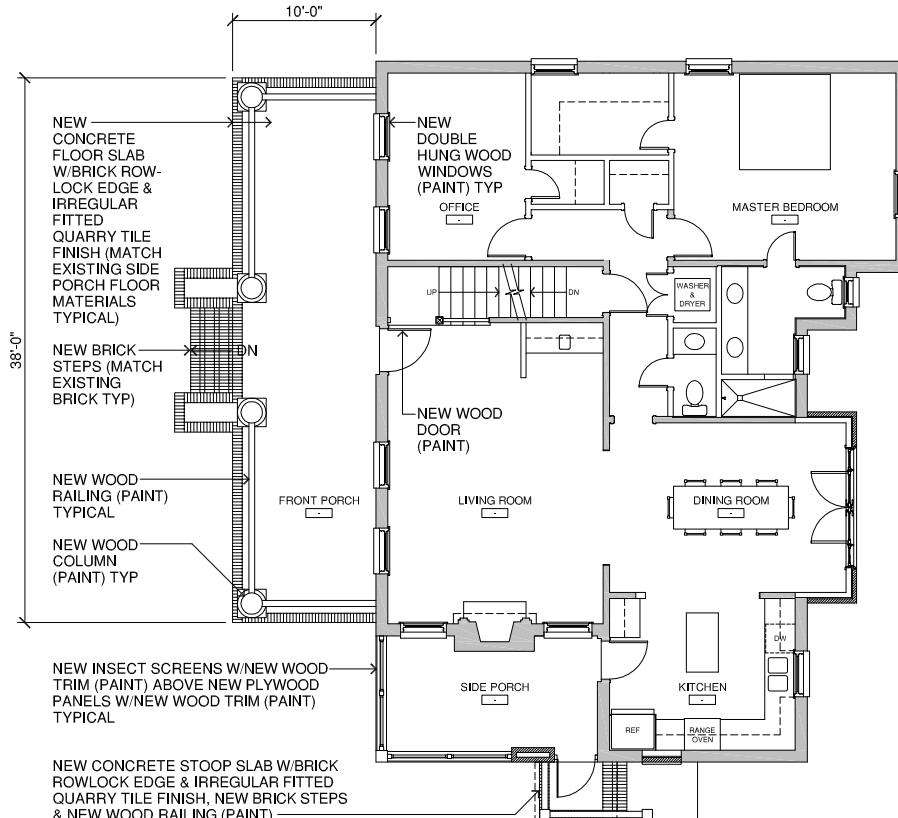
REMOVE EXISTING
STOOP, STEPS &
RAILING (DASHED
LINES)



A FIRST FLOOR EXISTING / DEMO PLAN

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

NORTH



B FIRST FLOOR PROPOSED PLAN

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

NORTH

PROJECT: CA-14-16
ISSUED: 01/05/15

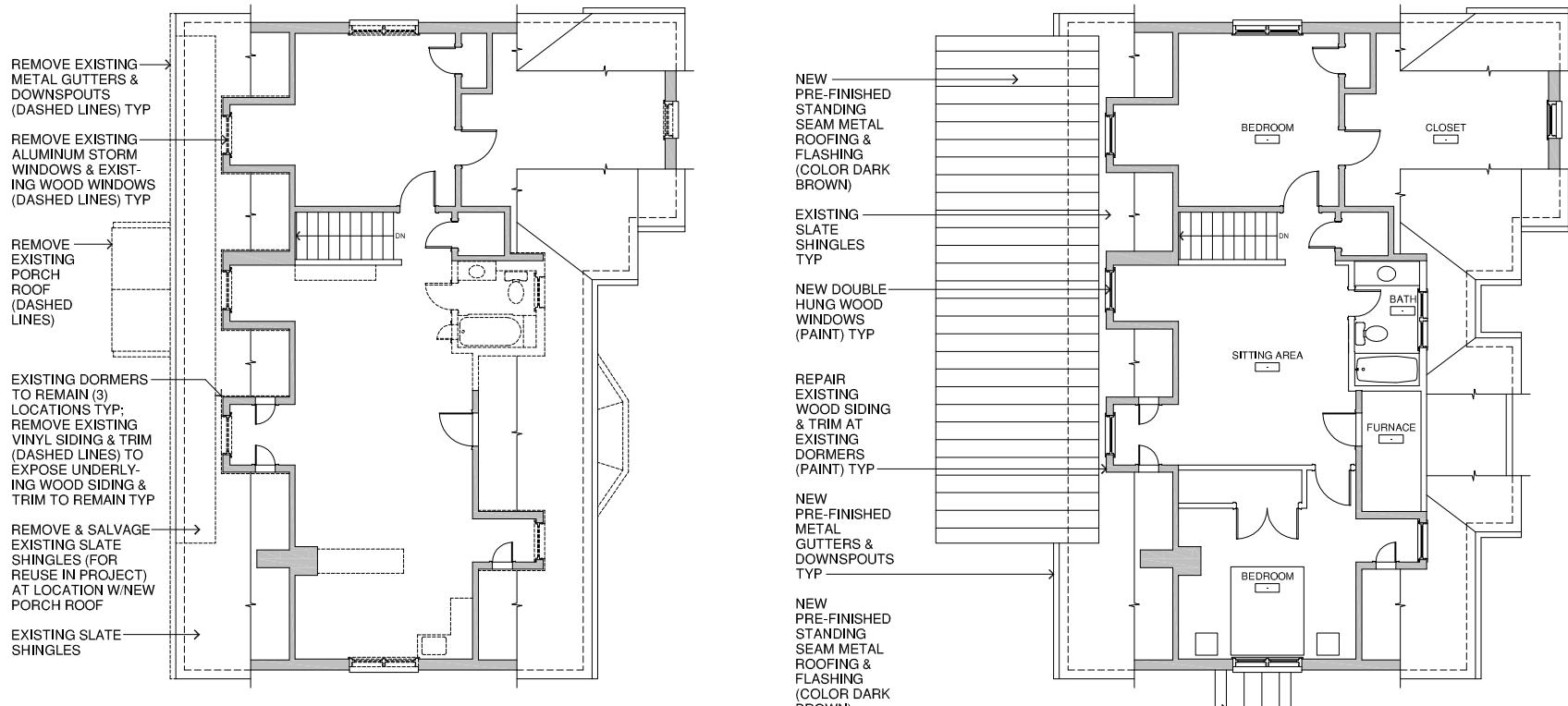
HDC
SUBMITTAL

REVISIONS:

FIRST FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

A.5

**PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203**



A SECOND FLOOR EXISTING / DEMO PLAN

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

NORTH

B SECOND FLOOR PROPOSED PLAN

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

NORTH

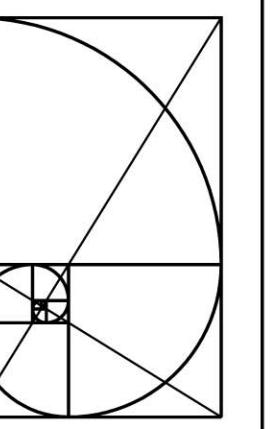
PROJECT: CA-14-16
ISSUED: 01/05/15

HDC
SUBMITTAL

REVISIONS:

SECOND FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

A.6



CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

Wirth & Associates
LANDSCAPE ARCHITECTS AND DESIGNERS
1230 W Morehead St, Suite 212
Charlotte, NC 28203
Phone: 704.275.5588 Fax: 704.275.3844
Email: gerry@wirthassociates.com

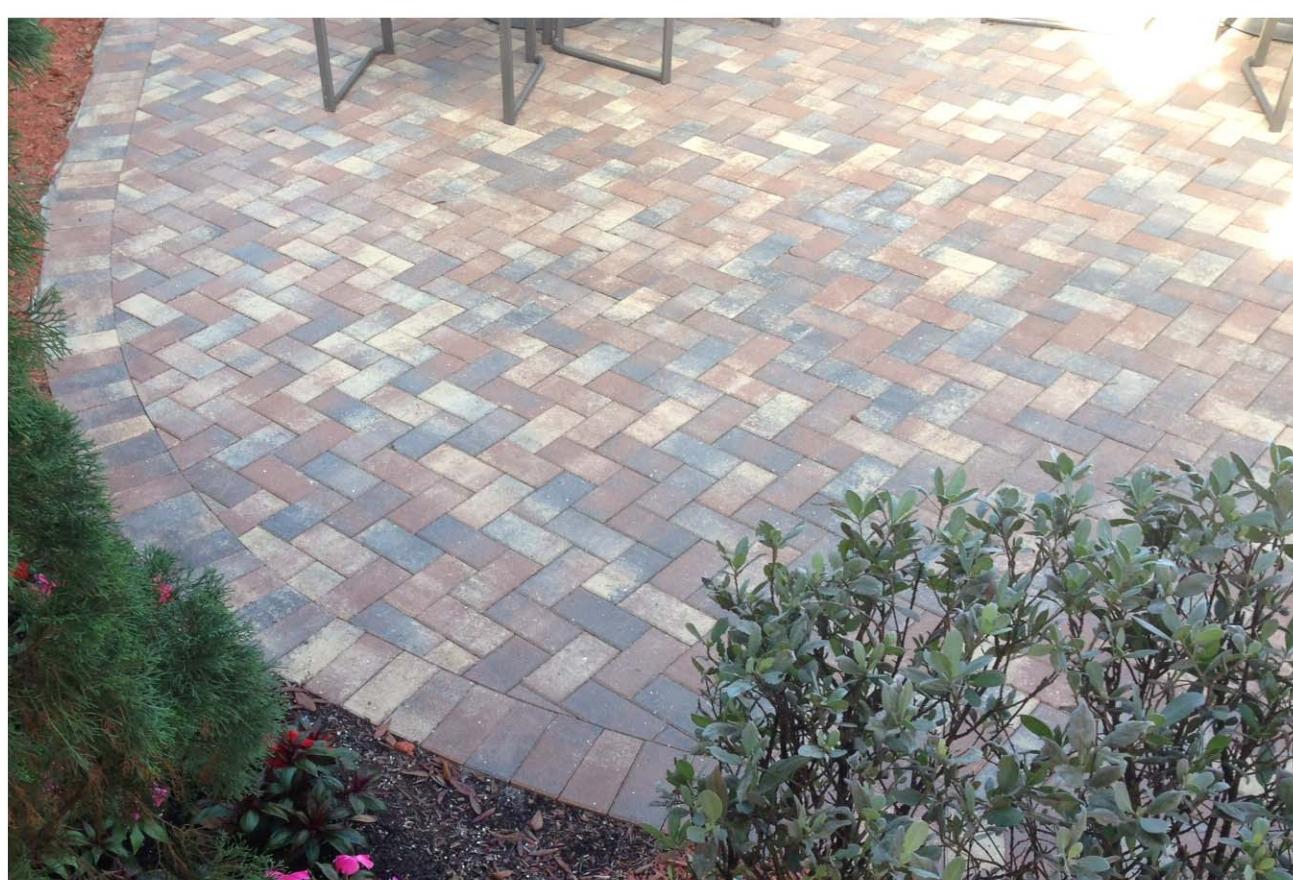
PROPOSED RENOVATIONS TO AMOROSO RESIDENCE 708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-16
ISSUED: 12/17/14
HDC SUBMITTAL

REVISIONS:

SITE PLAN

L1.0



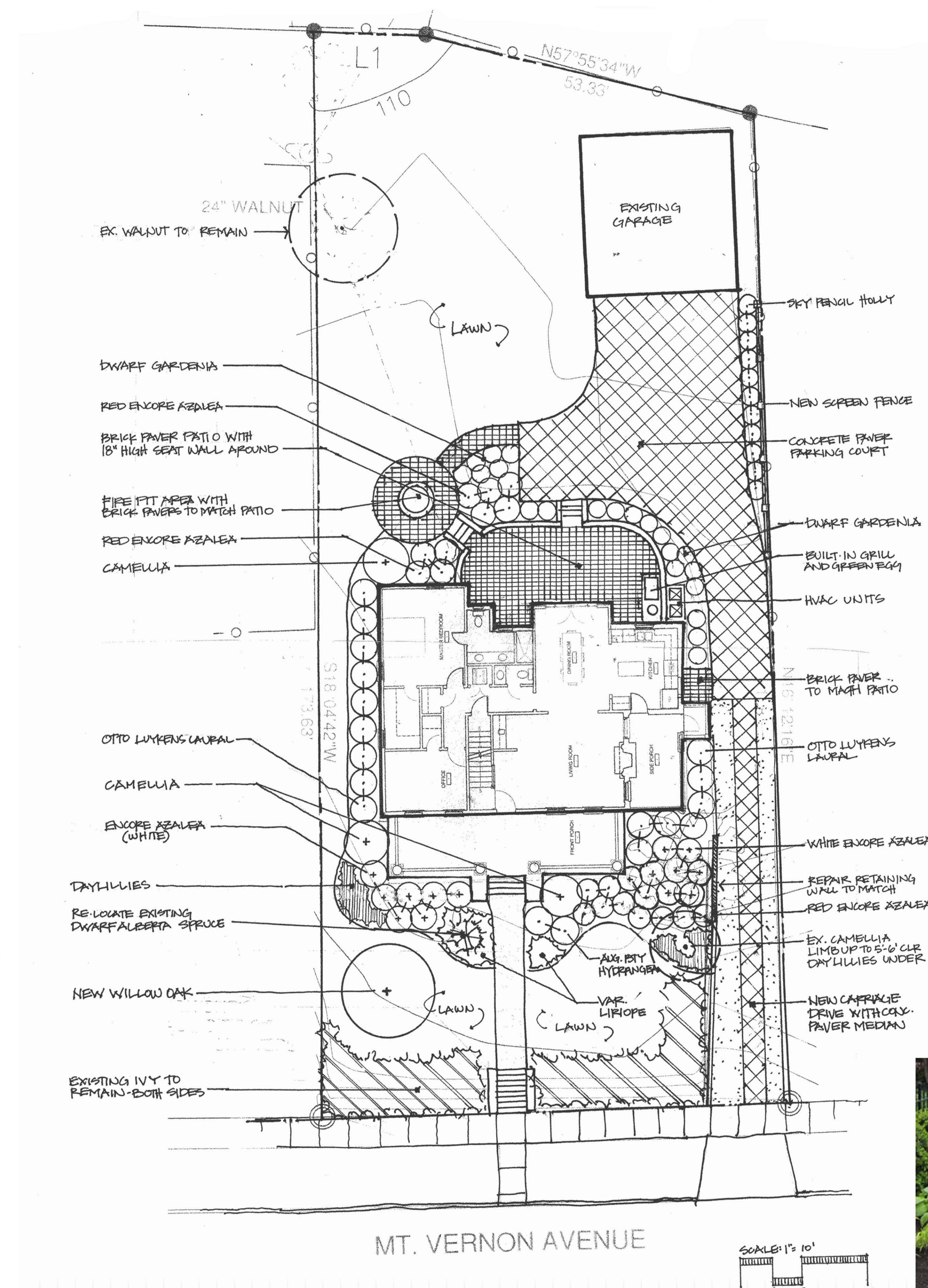
BRICK PAVERS



FIRE PIT



BRICK PATIO SND SEAT WALL



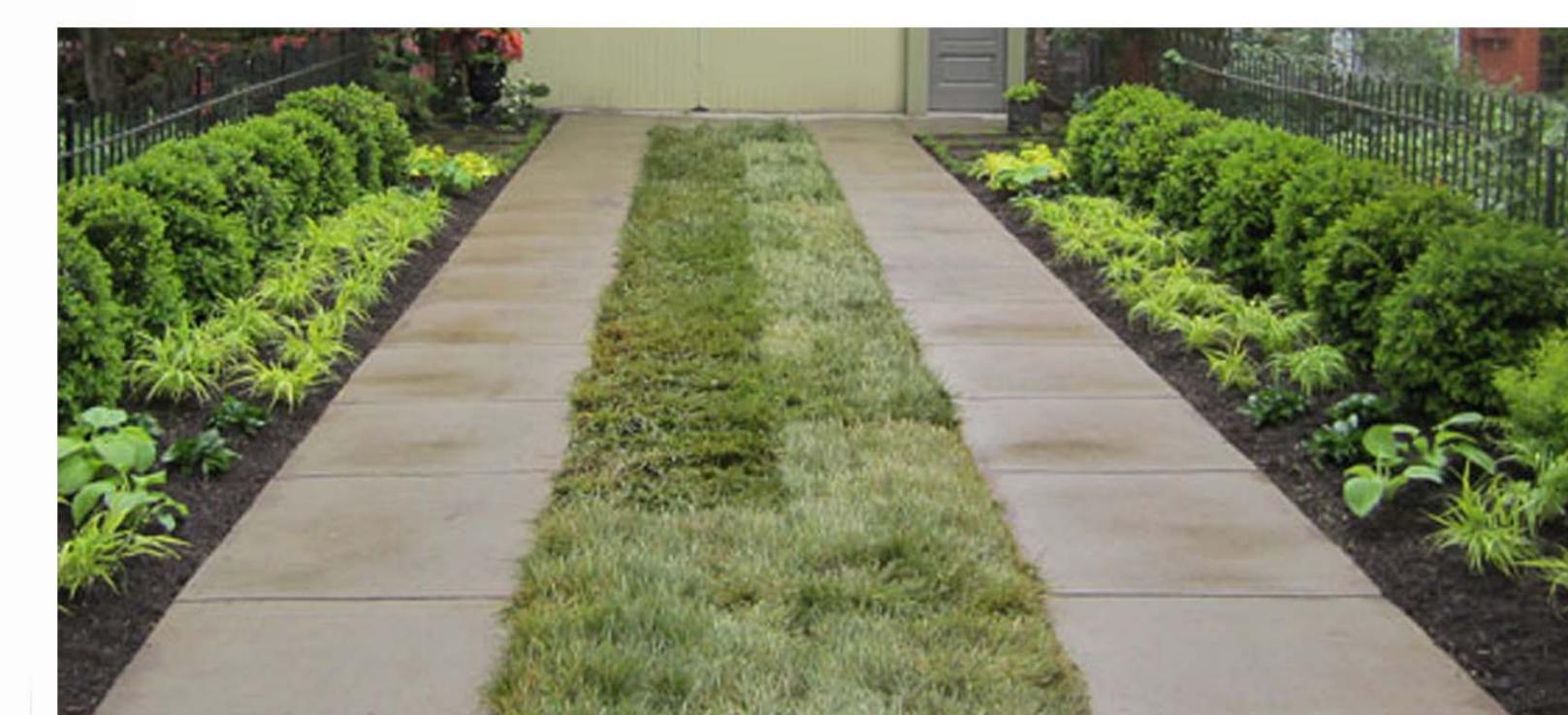
6' PRIVACY FENCE



PAVERS PARKING COURT



GREEN EGG WITH GRILL



CONCRETE CARRIAGE DRIVE WITH
CONCRETE PAVER MEDIAN

Heartwood Tree Service, LLC
P.O. Box 240881
Charlotte, NC 28224
Office: 704-525-3066
Fax: 704-521-8831



Limits of Assignment

The focus of this report is to assess the potential for whole tree failure, based on the amount of decay or damage to the root flare. All tree and site observations were made from the ground.

It must be emphasized that all large trees pose a certain degree of inherent risk. This evaluation does not preclude all possibility of failure, especially in severe storm events. This report is only valid at the time of inspection.

Summary

On December 11th and 12th Heartwood Tree Service performed a tree risk assessment to the 38" Willow Oak at the left front, and the 31" Willow Oak at the right front of 708 Mount Vernon Ave, 28203. The tree on the left has visual decay present on the root flare, has codominant stems, and has a large dead leader in the canopy. The tree on the right also has codominant stems and sits 3-4 feet from a retaining wall, which drops down about three feet to the neighbors driveway. Both trees are in close proximity to targets, including: three houses and the occupants inside them and any vehicle or pedestrian in that area of Mount Vernon Ave.

After a limited visual assessment, I performed a percussion test to the lower trunk by sounding it with a rubber mallet. This allowed me to listen for changes in pitch, which is indicative of decay/cavities. An F-300 Resistograph was then used on each tree to graph the internal structure of the wood in the root flare, based on resistance.

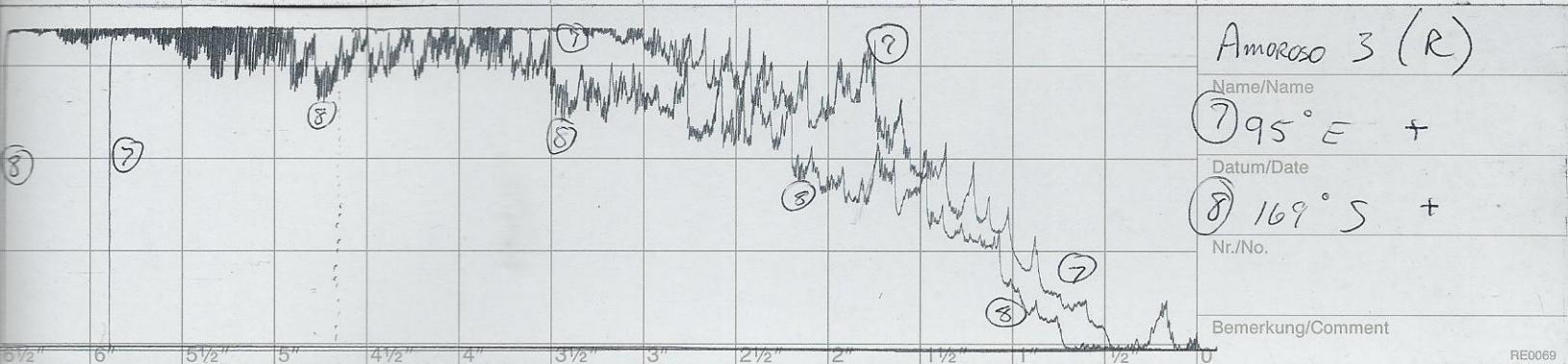
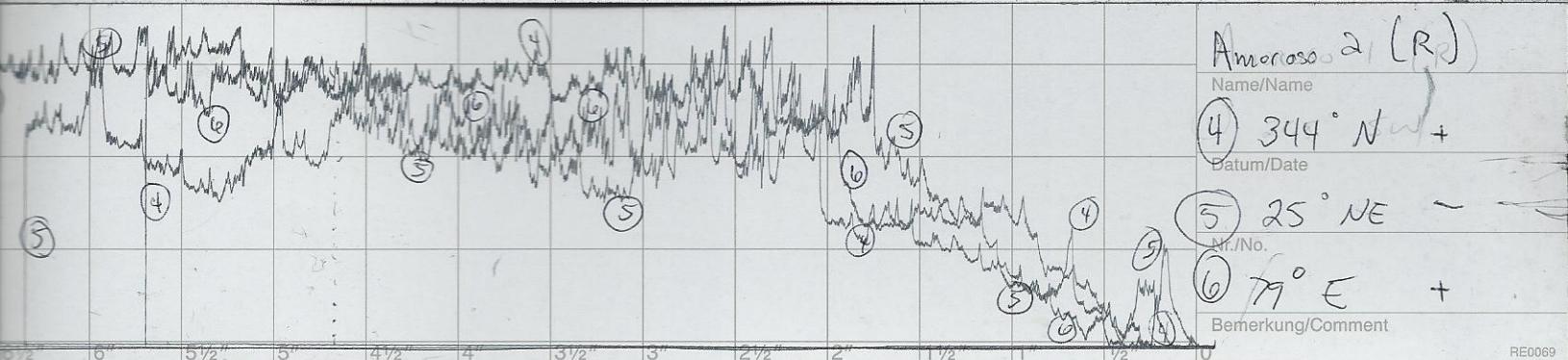
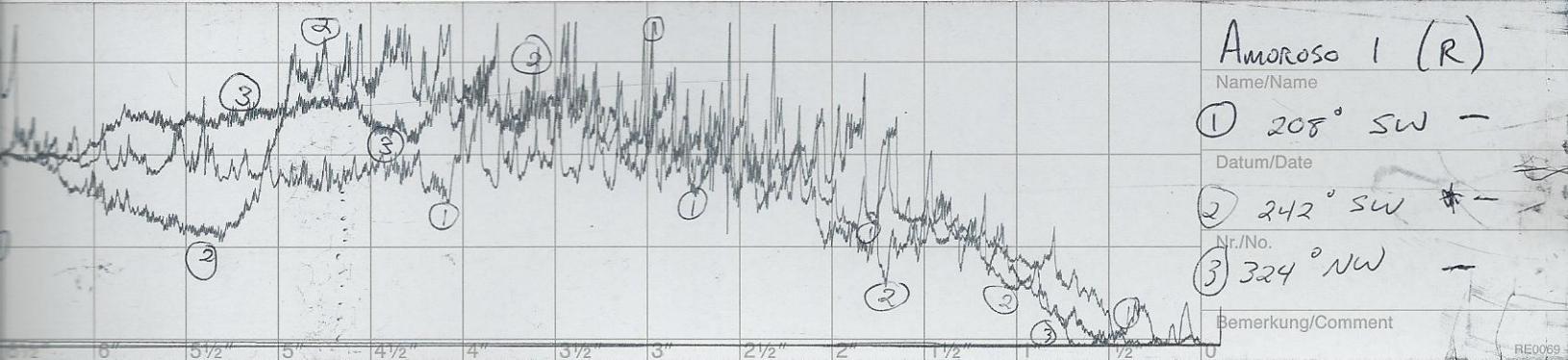
Discussion

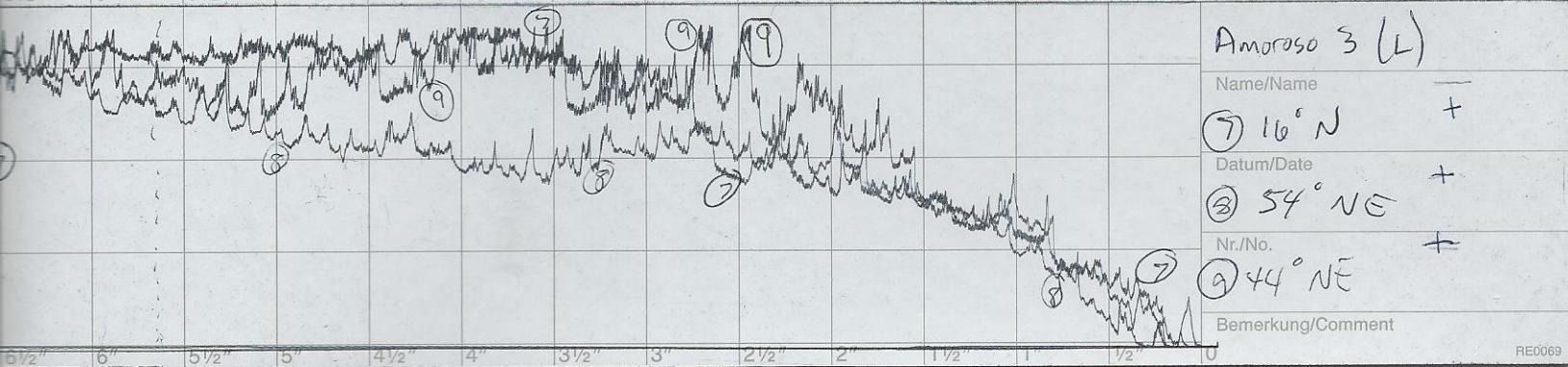
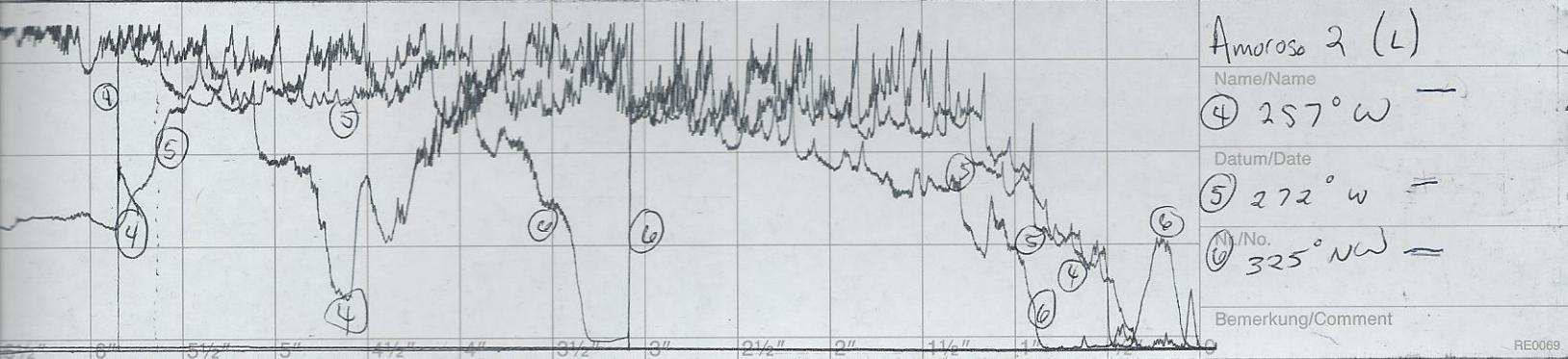
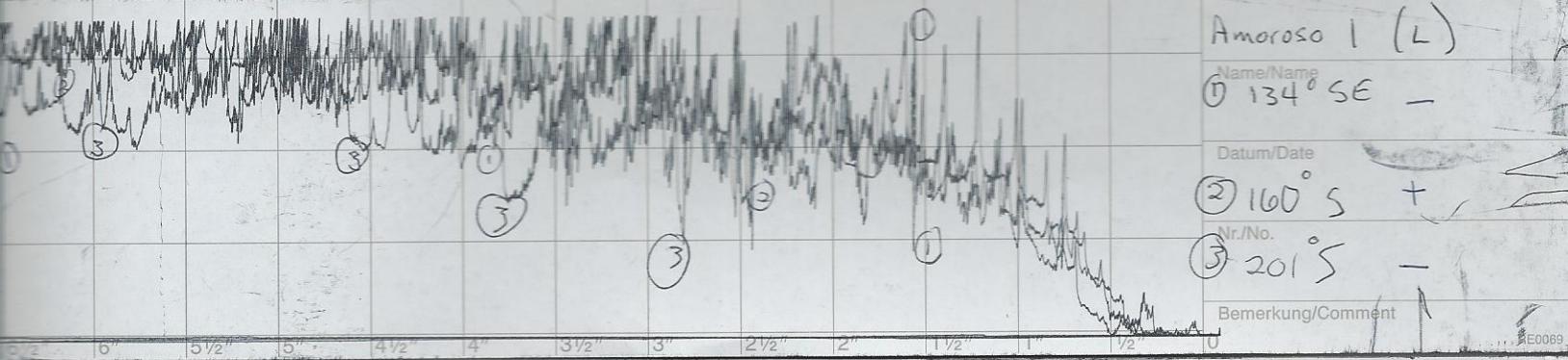
Industry standards state that the ratio of sound minimal shell wall thickness (MSWT), relative to the diameter of the trunk, should not be less than 33%. In addition, there should not be more than 33% of the root flare missing or compromised by cavities. Arborists obtain the MSWT by multiplying the diameter of the trunk by .15.

For example, $(38") \times (.15) = 5.7"$. Each root flare on the tree on the left needs a minimum of 5.7" of sound wood to "pass". If more than 33% of the root flares "fail", then the whole tree "fails".

The 38" Willow Oak on the left had nine root flares sampled. Four of those sampled "failed", resulting in 44% of the root flare being affected by decay. The 31" Willow Oak on the right had eight root flares sampled. Four of those eight "failed", resulting in 50% of the root flare being affected by decay. Based on these percentages, both trees fail to meet the "acceptable" threshold. Another concern is the plan for future construction to this site. Even if these trees were to be retained for any reason, the impact of construction would only expedite their demise. It is my regret to recommend these trees be removed.

Santigie Kobia







A EXISTING GARAGE DOORS ELEVATION
NOT TO SCALE

REMOVE EXISTING VINYL SIDING (FRONT & YARD SIDE) & METAL DOORS (FRONT SIDE)



B PROPOSED GARAGE DOORS ELEVATION
NOT TO SCALE

PROVIDE WOOD SIDING (FRONT & YARD SIDE) & WOOD DOORS (FRONT SIDE) PAINT



C EXISTING BRICK CHEEK WALLS AT 712 MT VERNON AVE
NOT TO SCALE

PROVIDE BRICK CHEEK WALLS (AT STEPS TO SIDEWALK) SIMILAR TO THESE



D EXISTING VIEW OF GARAGE FROM STREET
NOT TO SCALE

PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-16
ISSUED: 01/05/15
HDC
SUBMITTAL
REVISIONS:

GARAGE DOORS
and BRICK
CHEEK WALLS

A.11