



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	1333 Carlton Avenue, Dilworth Local Historic District	HDC 2011-038
SUMMARY OF REQUEST	Partial Front Porch Enclosure	
OWNER	William Patrick Burgess	
APPLICANT	William Patrick Burgess	

Details of Proposed Request

This application seeks approval for the enclosure of the far right bay of the front porch of this recently built infill house in Dilworth. The enclosure would create a new sunroom and would use window units identical to those existing on the house as the exterior walls. The majority of the work would be inboard of the existing porch.

Current Status and Context of Property

This house was constructed in 1999 under an approval granted by the Historic District Commission. It is a one and one-half story wood shingled house with a two-thirds front porch with an entrance bay centered on the façade. The house has a front facing stone chimney in the left side of the front elevation. It is similar in scale to many of the houses on this section of Carlton Avenue.

Relevant HDC Design Guidelines

- *The Enclosure of Existing Porches*

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 proposal would create a sunroom from the right bay of the façade of this house, as shown on the attached plans.

The exterior walls of the enclosure would primarily consist of window units identical to those used when the house was constructed twelve years ago. The detailing and materials are also consistent with the existing house.

Current HDC Policy on the ***Enclosure of Existing Porches*** says:

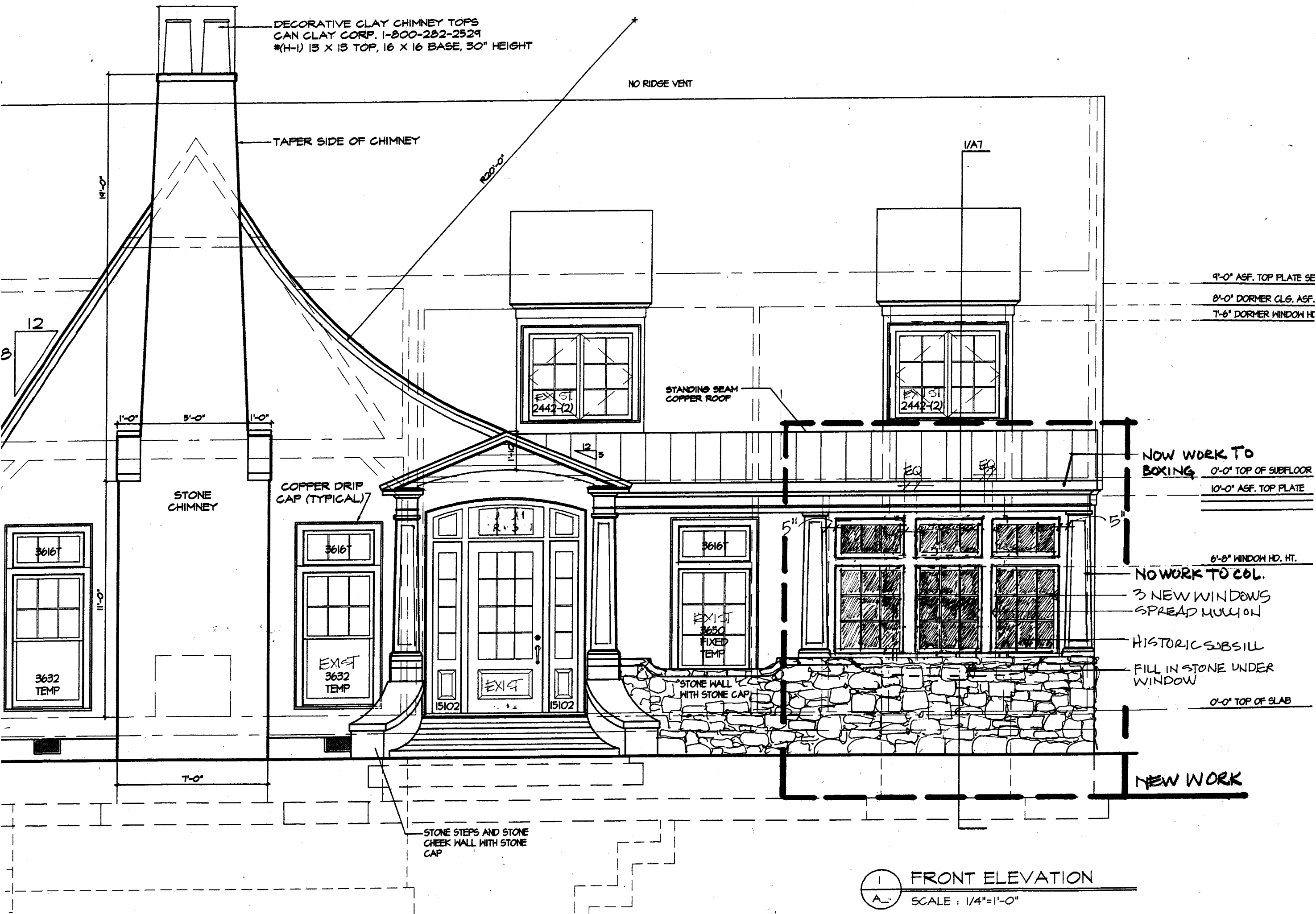
Porches are an important part of the residential sections of older neighborhoods. The Historic District Commission strongly discourages porch enclosures in an effort to maintain the design integrity of both individual buildings and the overall streetscape in historic districts.

1. All proposals for the enclosure of all or any part of a front, side or rear porch which are substantially visible from a street will be reviewed by the full Historic District Commission.
2. It is not appropriate to enclose a front porch or balcony on the front of an historic building. The full enclosure of a front porch is not allowed.
3. Front porch enclosures that reorient the entrance away from the street elevation of a building are not allowed.
4. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
5. All porch enclosures must be plausibly reversible. Permanent elements that could prohibit the reversibility of the enclosed porch are not allowed.

The Commission will have to determine the extent to which to apply this policy to a relatively recent infill structure.







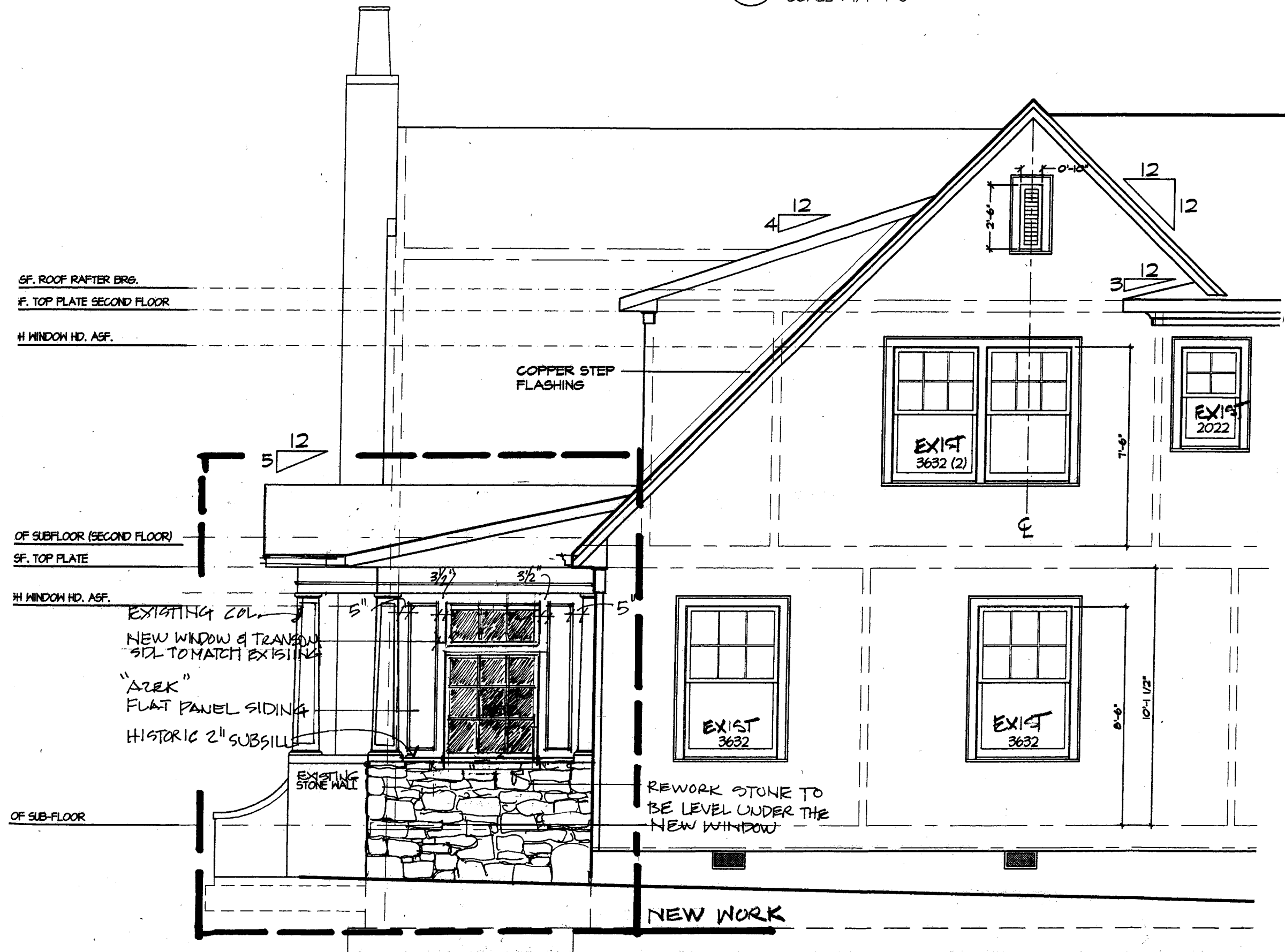
Burgess Residence
Charlotte, North Carolina

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• Date: 03-11-11 •
• Revisions: •
• Drawn By: •
• Sheet: A-2 •
Burgess Residence

1 REAR ELEVATION
A- SCALE : 1/4"=1'-0"



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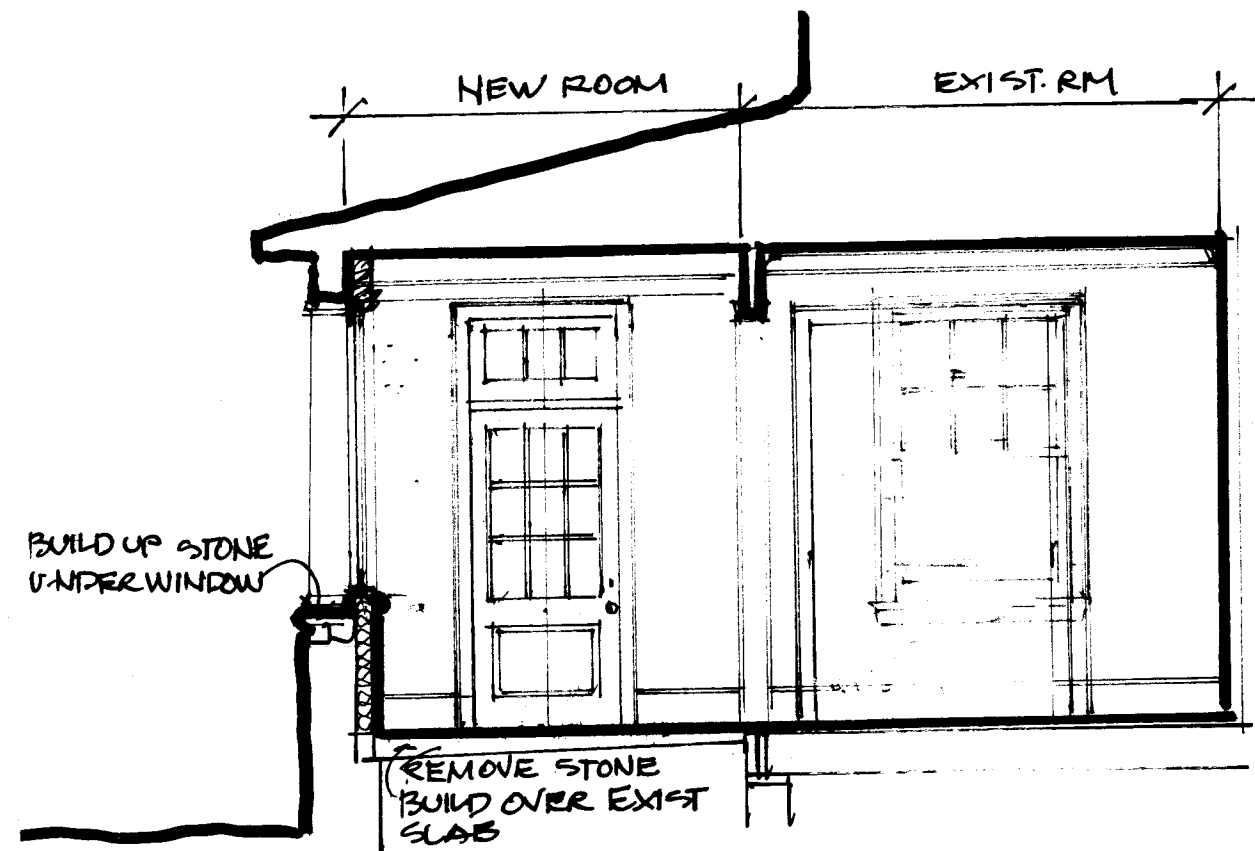
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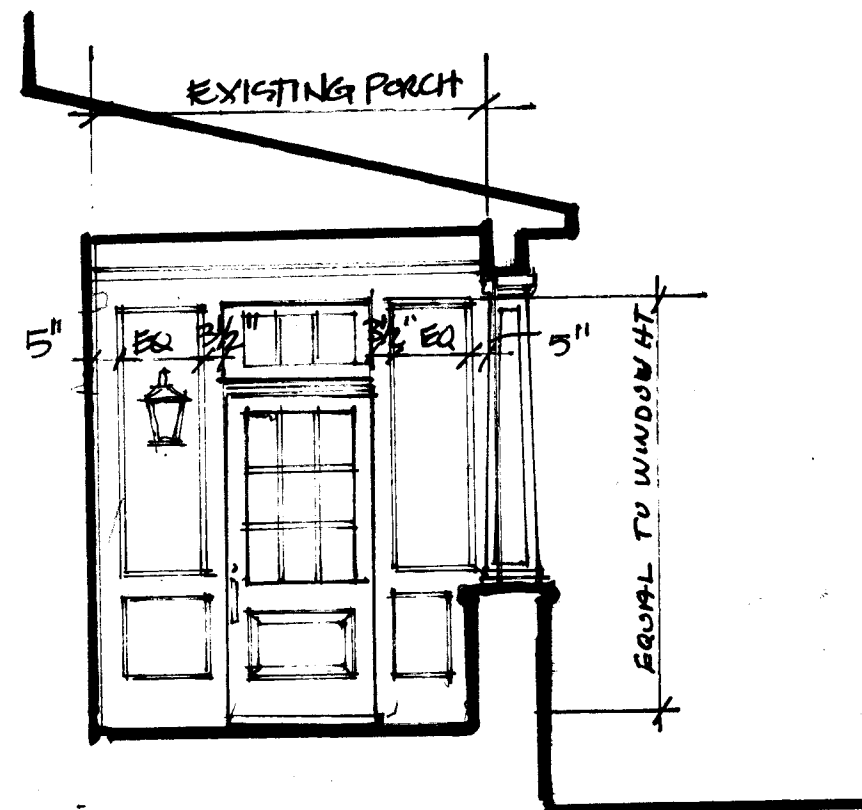
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Burgess Residence



① OFFICE SECTION
1/4" = 1'-0"



② PORCH SECTION
1/4" = 70

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Burgess Residence

Comparison of Front Porches within 2 Blocks of

1333 Carlton Avenue, Charlotte, NC 28203

ADDRESS	Area of Front, Covered Porch, ft ²	% of New 1333 Carlton Front Porch	Comment
1333 Carlton Ave (after enclosure of portion of porch)	186.5		Reference new front porch (Glass/door window enclosed porch)
1314 Carlton Ave	54	29%	
1318 Carlton Ave	317.5	170%	
1319 Carlton Ave	35.6	19%	
1325 Carlton Ave	31.4	17%	
1330 Carlton Ave	45.5	24%	
1335 Carlton Ave	33	18%	
1336 Carlton Ave	39	21%	
820 Mt Vernon Avenue	49.1	26%	
816 Mt Vernon Avenue	~120	64%	
808 Mt Vernon Avenue	~60	32%	Glassed window in-fill side porch
800 Mt Vernon Avenue	~12	6%	
809 Mt Vernon Avenue	~15*	8%	*Porch not covered
815 Mt Vernon Avenue	~24*	13%	*Porch not covered
821 Mt Vernon Avenue	~240	129%	
825 Mt Vernon Avenue	~120	64%	
901 Mt Vernon Avenue	~35	19%	
907 Mt Vernon Avenue	~154	83%	
915 Mt Vernon Avenue	~54	29%	Screened in-fill side porch
919 Mt Vernon Avenue	173.7*	93%	*Porch not covered
918 Mt Vernon Avenue	~40	21%	
916 Mt Vernon Avenue	~80	43%	
908 Mt Vernon Avenue	~80	43%	
900 Mt Vernon Avenue	~32	17%	





ADDRESS	~SF of Front Open Porch	% of New 1333 Carlton Front Porch	Comment
827 Berkeley Avenue	50	27%	
821 Berkeley Avenue	60	32%	Glassed window in-fill side porch
815 Berkeley Avenue	40	21%	Screened in-fill side porch
809 Berkeley Avenue	160	86%	
801 Berkeley Avenue	48	26%	Screened in-fill side porch
800 Berkeley Avenue	72	39%	Screened in-fill side porch
810 Berkeley Avenue	200	107%	
814 Berkeley Avenue	32	17%	Screened in-fill side porch
820 Berkeley Avenue	120*	64%	*Porch not covered
826 Berkeley Avenue	36*	19%	*Porch not covered
900 Berkeley Avenue	24	13%	
908 Berkeley Avenue	18*	10%	*Porch not covered
914 Berkeley Avenue	64	34%	Glassed window in-fill side porch
920 Berkeley Avenue	32	17%	
926 Berkeley Avenue	96	51%	
930 Berkeley Avenue	21	11%	Screened in-fill side porch
938 Berkeley Avenue	112	60%	
933 Berkeley Avenue	60	32%	Glassed window in-fill side porch
921 Berkeley Avenue	72	39%	
917 Berkeley Avenue	18*	10%	*Porch not covered
909 Berkeley Avenue	42	23%	
901 Berkeley Avenue	48	26%	Glassed window in-fill side porch
Average of All Front Porches	75.1 SF	40%	

Remaining covered front porch at 1333 Carlton Avenue after the renovation is 2.48 times the mean SF of the porches within 2 blocks.

Only 3 of 45 front porches within the 2 blocks is larger than the remaining covered front porch at 1333 Carlton Avenue after the renovation.

Charlotte Historic District Commission - Case 2011-038



-  1333 Carlton Avenue
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

0 100 200 400 Feet

March 28, 2011