

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 708 Mt. Vernon Avenue

**SUMMARY OF REQUEST:** Porch column addition

**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 is the addition of a front porch and wood columns. The proposed dimension of the columns is approximately 8'  $\frac{3}{4}$ " by 14". The HDC recommended approval if the columns were 10" to 12" in diameter. The applicant is seeking approval for 14" columns.

### **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.

<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>

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.

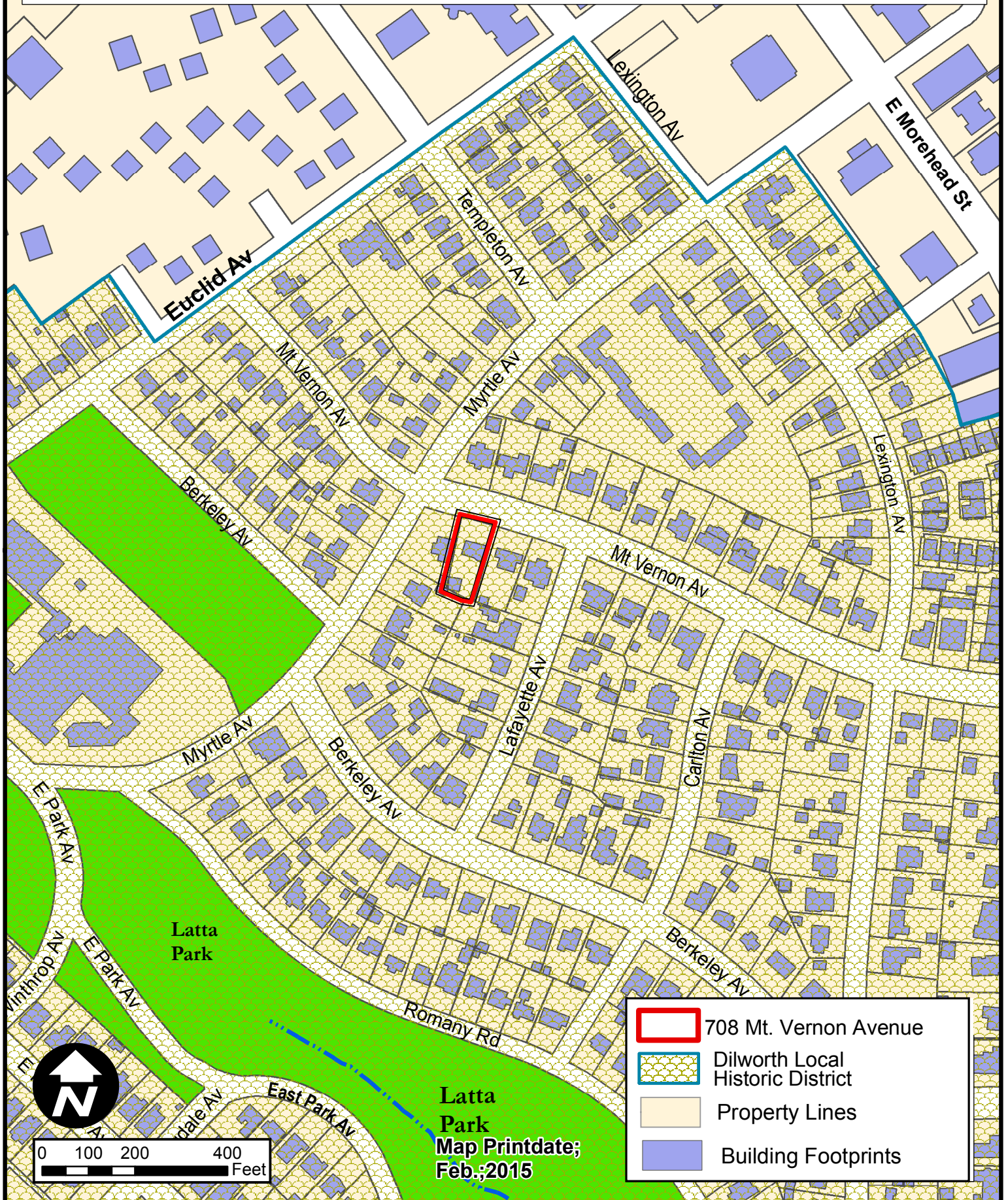
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**

The Commission will determine if the proposal meets the applicable guidelines for additions – Scale, massing, rhythm and context.

# Charlotte Historic District Commission - Case 2015-028

## Historic District; Dilworth



708 Mt Vernon Avenue

Front Porch Column Sizes

For a Tuscan Order Column, (column diameter at base) x (7) = total column height.

$$(12'') \times (7) = 7'-0''$$

$$(14'') \times (7) = 8'-2''$$

Our total column height is 8'-0 3/4".

A 14" diameter column is much closer to Tuscan Order Column proportions than a 12" diameter column.

Please see following diagram of Tuscan Order Column and front and side elevations of proposed porch for 708 Mt Vernon Avenue with 12" and 14" diameter columns.

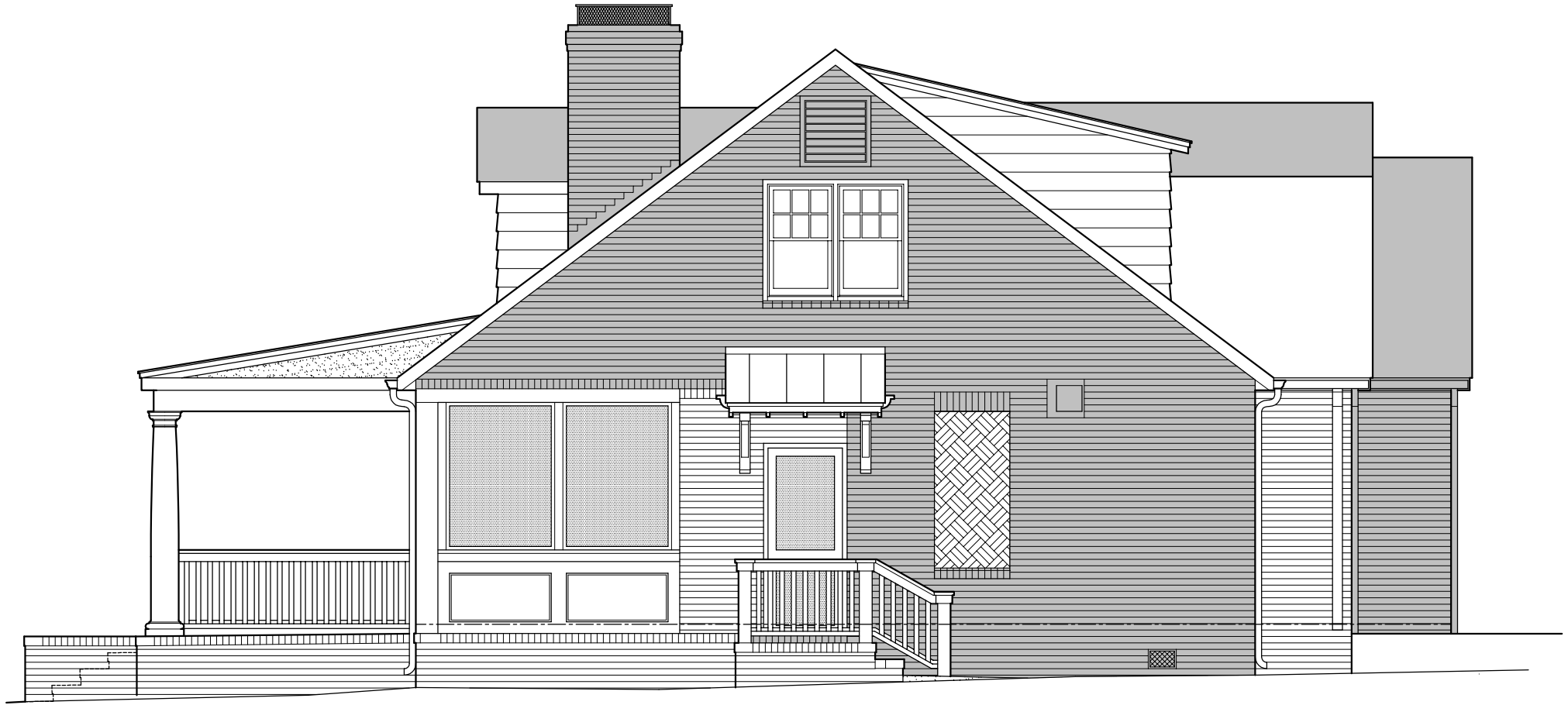
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12" COLUMNS

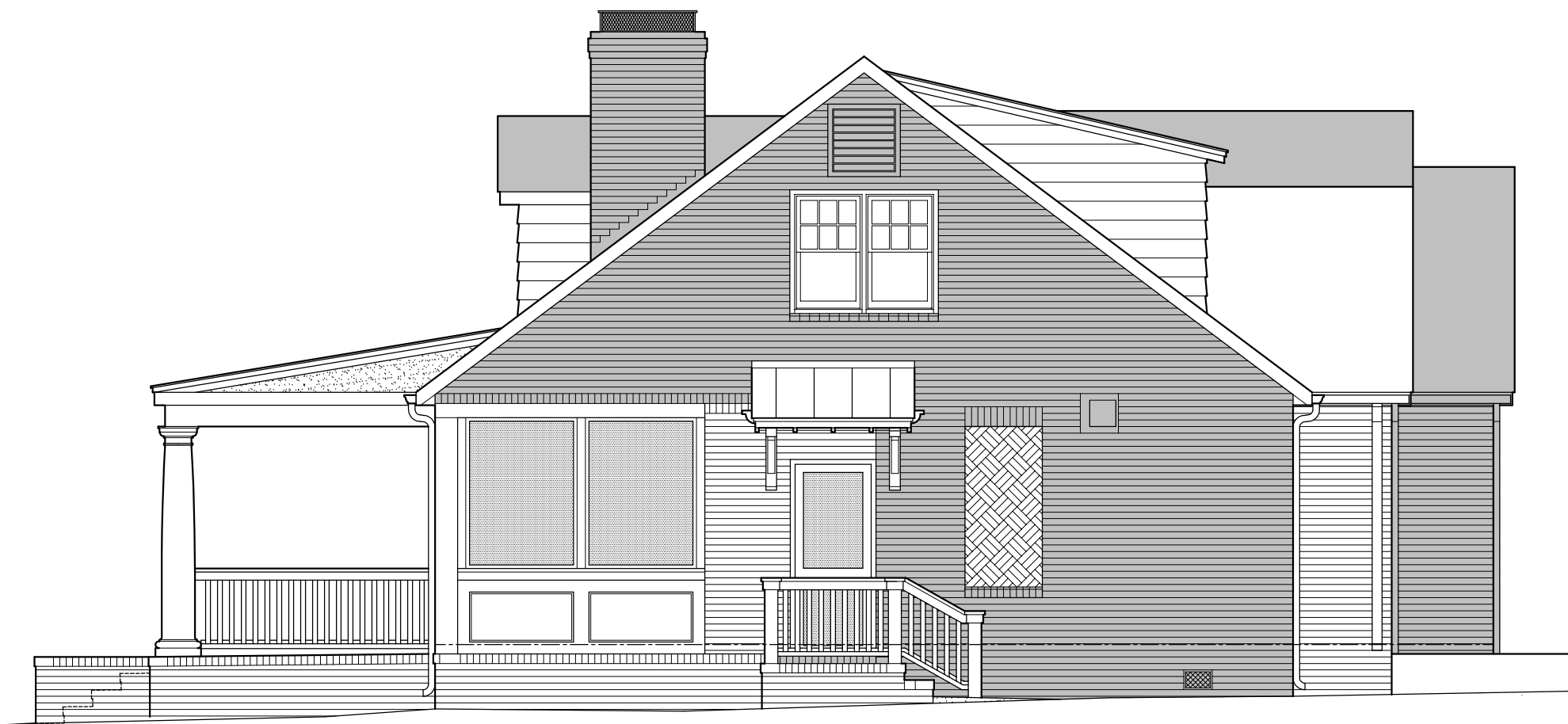


12" COLUMNS



14" COLUMNS





14" COLUMNS