LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 601 Mount Vernon Avenue

SUMMARY OF REQUEST: Addition

OWNER: Keith and Amanda Anderson

APPLICANT: Ray Sheedy

Details of Proposed Request

Existing Conditions
The subject property is a split level home built in 1954. Several alterations have occurred to the home including painted brick and a large shed dormer on the front with mismatched windows from the main structure. The house sits on a corner lot with the driveway access from Euclid Avenue. Adjacent structures along the street are primarily two story of various designs. Setbacks along the subject block face are generally consistent with the subject property having a slightly deeper.

Proposal
The proposed additions include a bathroom and front porch, an attached garage and deck on the rear, a covered patio, second floor balcony to the rear, a breakfast nook to the rear and cedar shake siding to replace the existing metal siding. The exterior of new room additions will be clad in cementitious siding. Attached garages are not prohibited by the Policy & Design Guidelines.

Policy & Design Guidelines for Additions
HDC Design Policy for Additions requires that additions be evaluated according to the following:

- **Size**: the relationship of the project to its site
- **Scale**: the relationship of the building to those around it
- **Massing**: the relationship of the building’s various parts to each other
- **Fenestration**: the placement, style and materials of windows and doors
- **Rhythm**: the relationship of fenestration, recesses and projections
- **Setback**: in relation to setback of immediate surroundings
- **Materials**: proper historic materials or approved substitutes
- **Context**: the overall relationship of the project to its surroundings
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**

Staff believes this house will be improved by the proposed additions. Specifically, the proposal organizes the facade Massing, Rhythm, Materials and improves the overall Context of the block. The home’s Fenestration and Size also meet the Guidelines. The front Setback of the new addition may be a point of discussion for the Commission.