
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1001 Mt. Vernon Ave

SUMMARY OF REQUEST: Addition

OWNER: Geoffrey & Sarah Curme

APPLICANT: Don Duffy

Details of Proposed Request

Existing Conditions

The existing structure is a two story home constructed in 1925 and listed as a contributing structure in the Dilworth National Register of Historic Places. The home is on a corner lot. The project was approved May 21, 2014. The COA expired and the applicant is resubmitting the unchanged plans for approval.

Proposal

The proposal is a two story rear addition that will be partially visible from the street and below the ridge line. The material is brick with trim and windows to match existing.

Policy & Design Guidelines 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. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

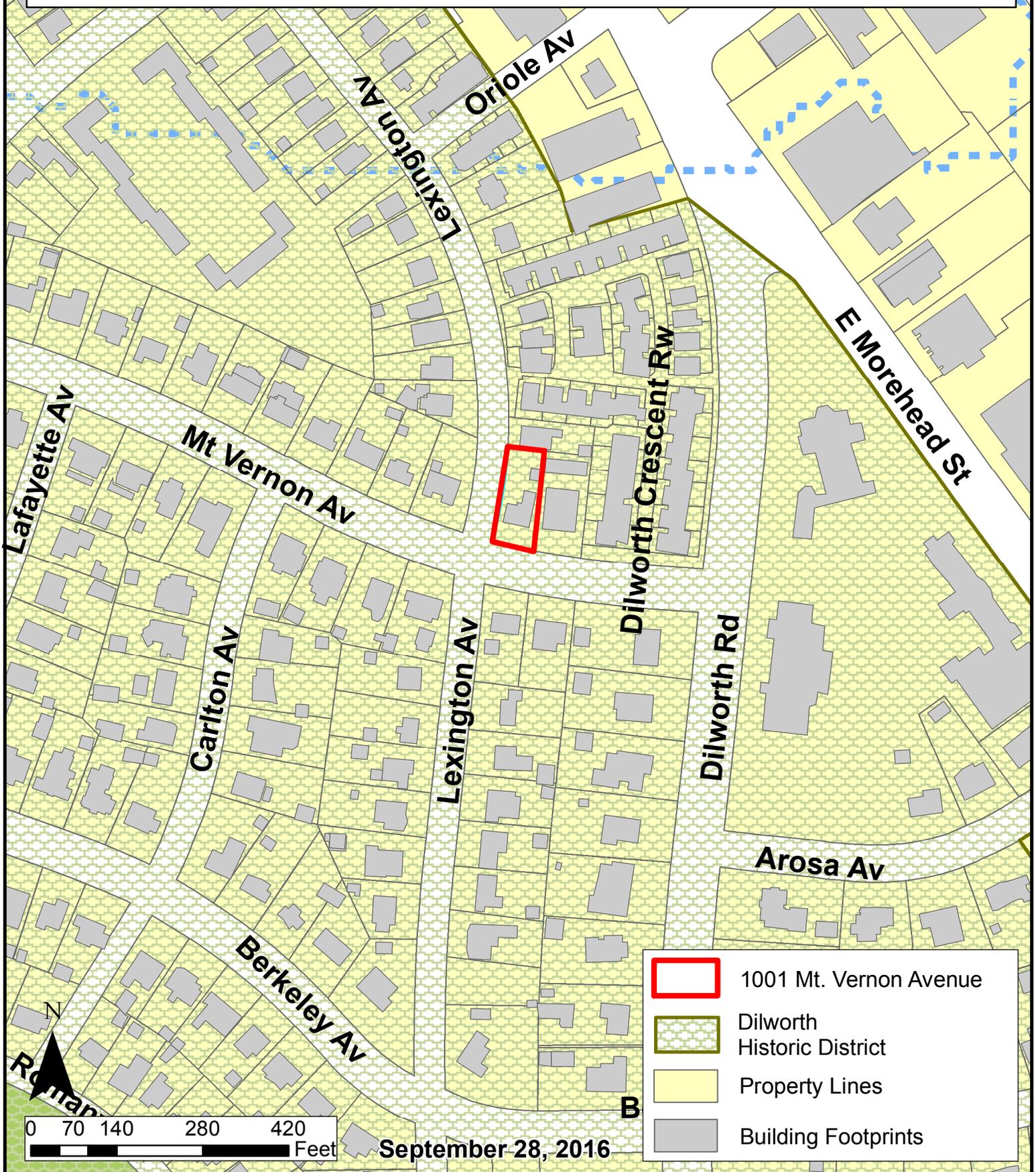
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

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 proposal meets the guidelines for scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-251
Addition
HISTORIC DISTRICT: DILWORTH



Existing Conditions







CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-075

DATE: August 18, 2014

ADDRESS OF PROPERTY: 1001 Mount Vernon Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12314141

OWNER(S): Geoffrey and Sarah Curme

DETAILS OF APPROVED PROJECT: The project is a two story rear addition that will be partially visible from the street. The material is brick. Windows and trim details will match existing. The roof will be copper. See attached plans and notes.

The project was approved by the HDC May 21, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

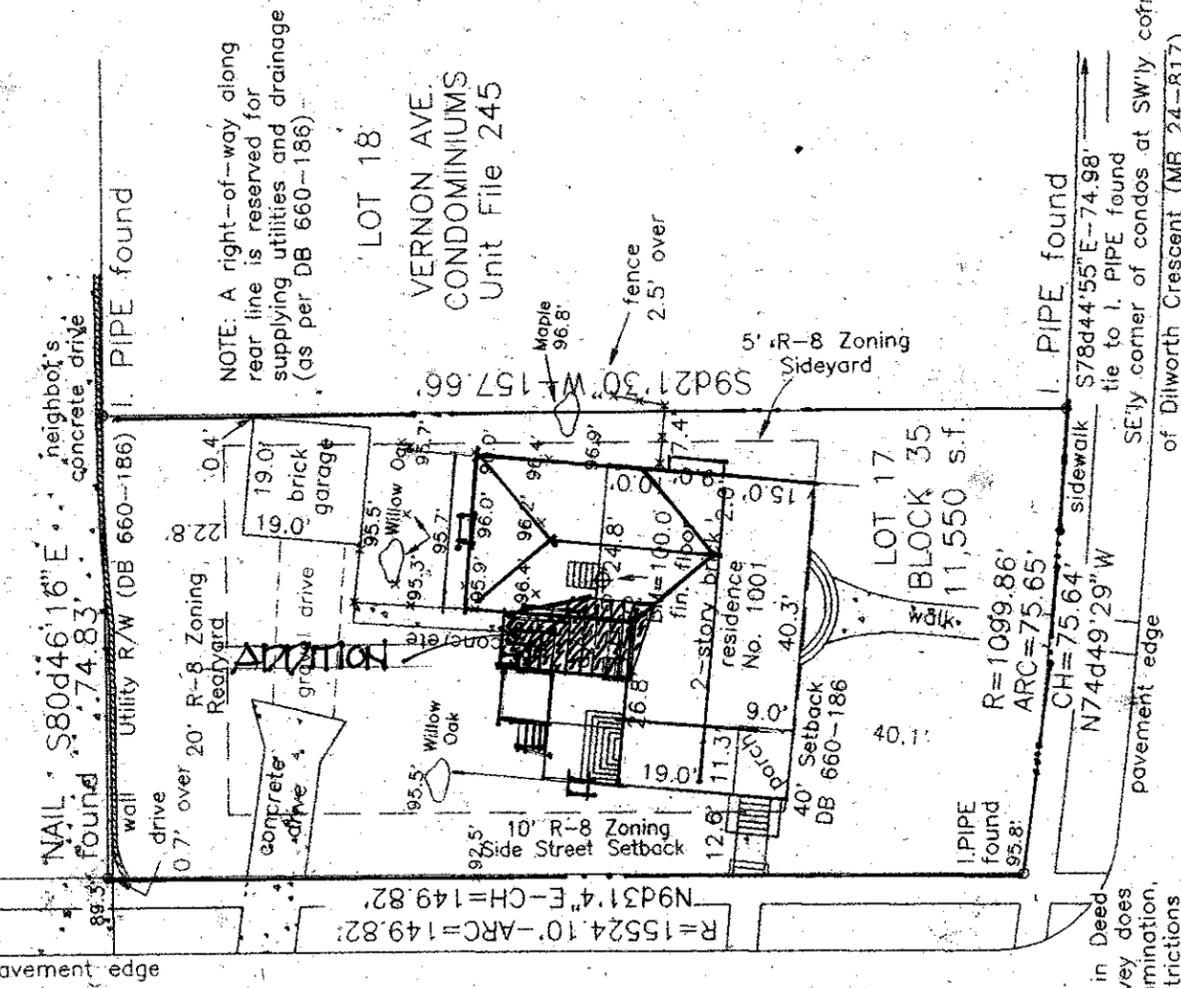
THIS SURVEY IS CERTIFIED TO ONLY THE PERSONS OR ENTITIES SHOWN IN THE TITLE BLOCK BELOW. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION. PRECISION IS GREATER THAN 1:10,000.

LEGEND
 ch. chord
 LR curve length & radius
 s.f. square feet (by coordinates)
 I.PIN iron survey stake
 conc. concrete
 a/c air conditioner
 MB, DB record map and deed references



Andrew G. Zoutewelle

LOT 17A
 BLOCK 35
 Map Book 3
 Page 438
 (R-22MF zoning)



Lexington Avenue 50'

Mount Vernon Avenue 70'

Note: See restrictions recorded in Deed Book 660 Page 186. This survey does not reflect a complete title examination, which may reveal additional restrictions and easements. This survey does not reflect complete utility locations. Contractor should call the NC One-Call Utility Locating Service at 1-800-632-4949 before any digging or excavation is begun.

Copyright 1998

PHYSICAL SURVEY OF

LOT 17 BLOCK 35 DILWORTH

CHARLOTTE, MECKLENBURG COUNTY, N.C.

GEOFFREY CURME and SARAH CURME

Description taken from Map Book 3 Page 10

Scale 1" = 30'

ANDREW G. ZOUTEWELLE, L-3098

1914 Brunswick Avenue

Charlotte, NC 28207



- Date: April 7, 2014
- Revisions: 4-16-14
- Drawn By:
- Sheet: SHI

DonDuffy
 Architecture
 301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
 ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
 COPYRIGHT © DON DUFFY ARCHITECT

**Curme Residence
 Renovation**
 1001 Mount Vernon ave
 Charlotte NC



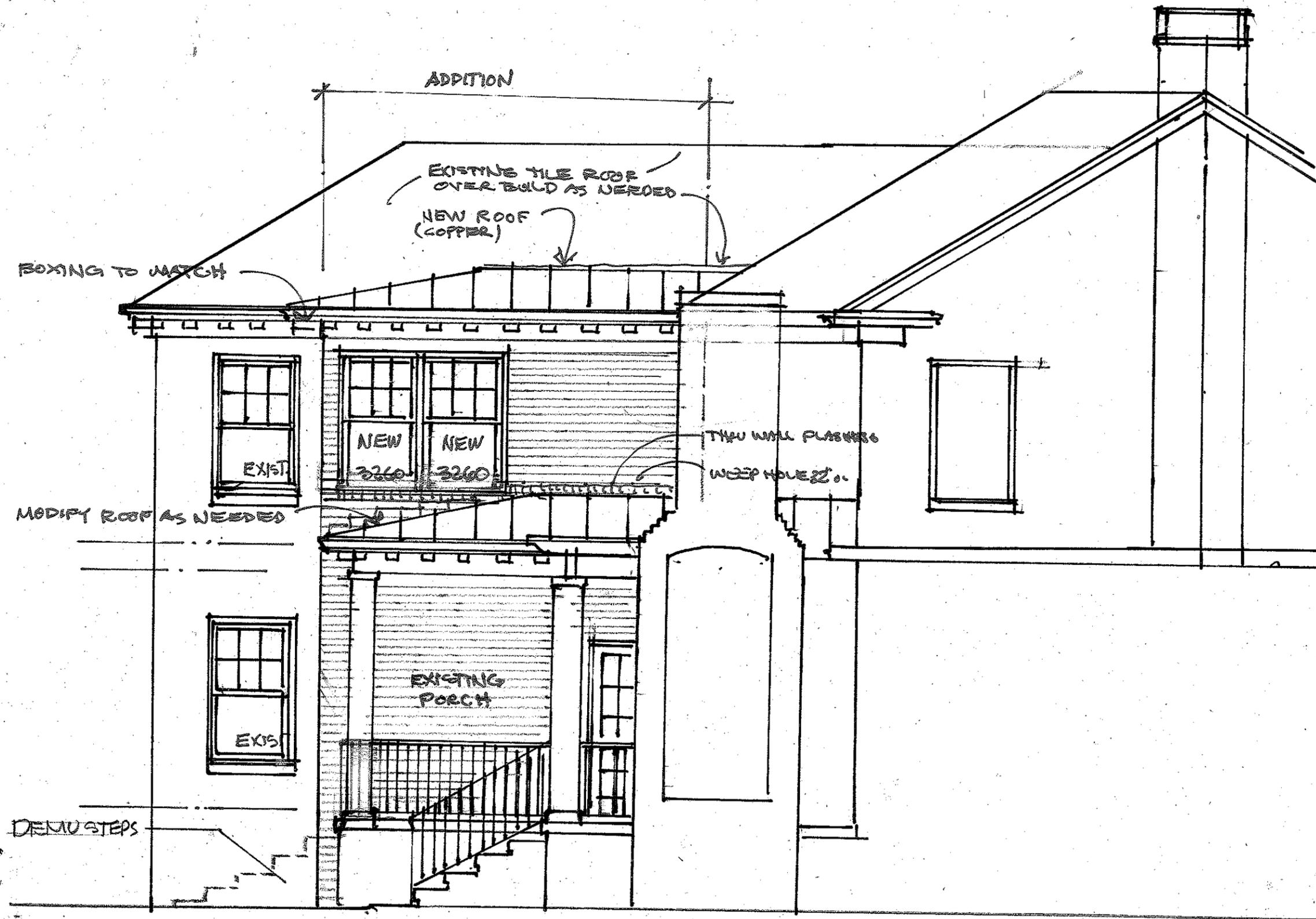
REAR ELEVATION
 1/4" = 1'-0"

Curme Residence
 Renovation
 1001 Mount Vernon ave
 Charlotte NC

DonDuffy
 Architecture
 301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
 COPYRIGHT © DON DUFFY ARCHITECT

■ Date: April 7, 2014
 4-16-14
 ■ Revisions:
 ■ Drawn By:
 ■ Sheet: A-3.



LEFT ELEVATION

1/4" = 1'-0"

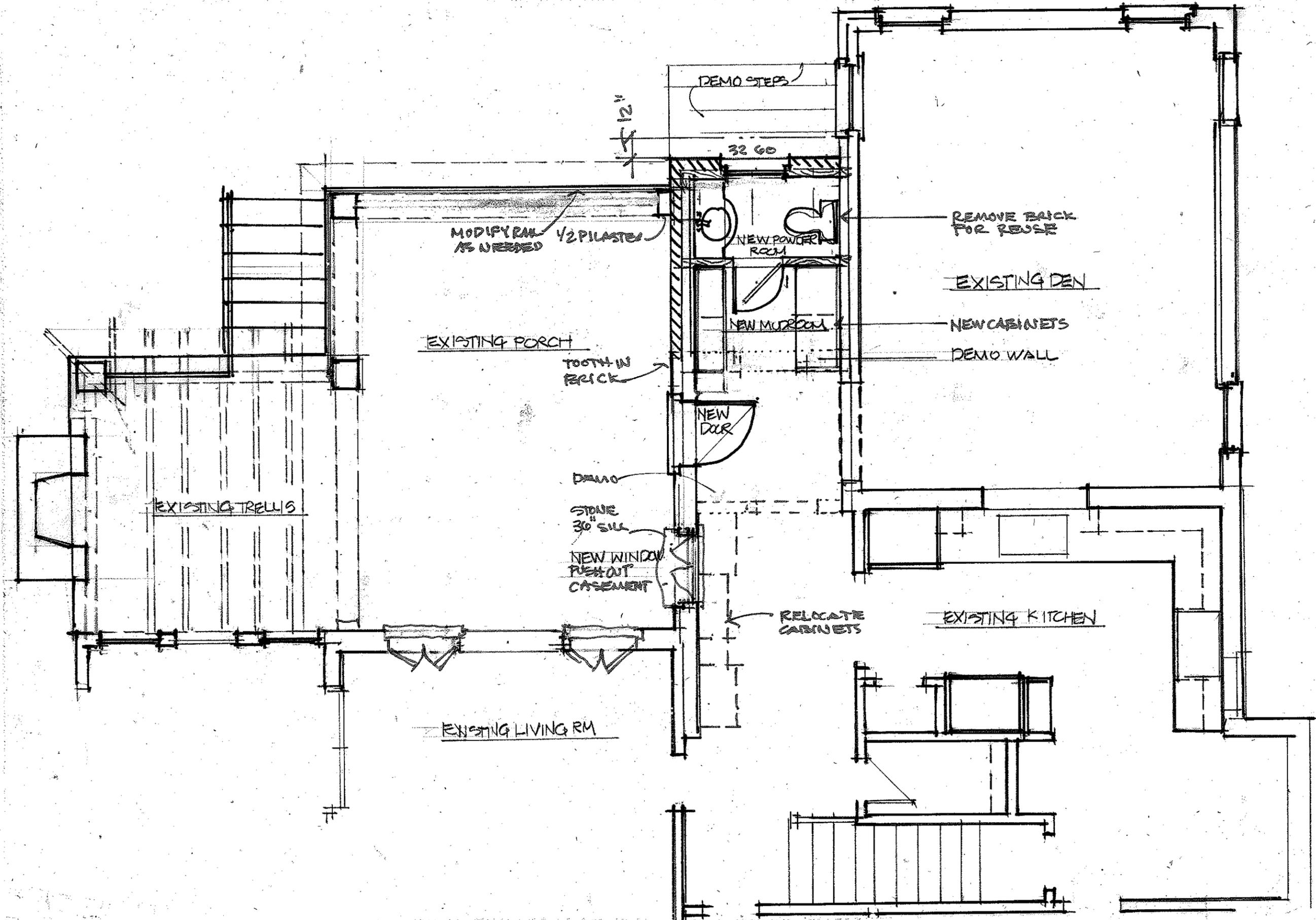
Curme Residence
 Renovation
 1001 Mount Vernon ave
 Charlotte NC

DonDuffy
 Architecture

301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
 COPYRIGHT © DON DUFFY ARCHITECT

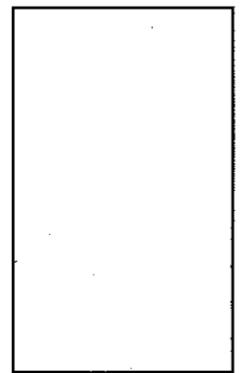
Date: April 7, 2014
 4-16-14
 Revisions:
 Drawn By:
 Sheet: A-4



FIRST FLOOR PLAN

1/4" = 1'-0"

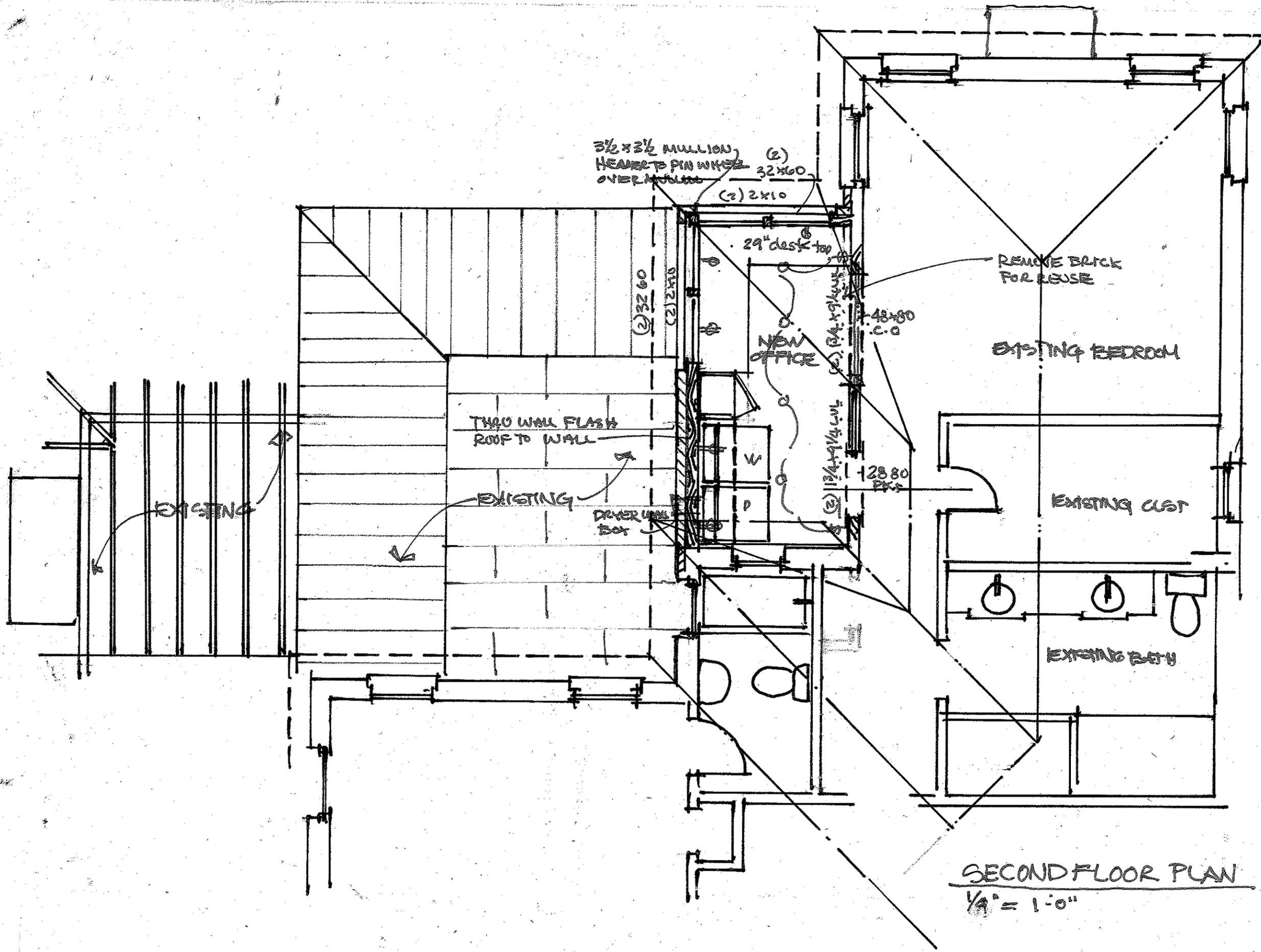
Curme Residence
 Renovation
 1001 Mount Vernon ave
 Charlotte NC



DonDuffy
 Architecture
 301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.
 ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.
 COPYRIGHT © DON DUFFY ARCHITECT

Date: April 7, 2014
 4-16-14
 Revisions:
 Drawn By:
 Sheet: A-1



SECOND FLOOR PLAN
 1/4" = 1'-0"

Curme Residence
 Renovation
 1001 Mount Vernon ave
 Charlotte NC

DonDuffy
 Architecture
 301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT. ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN. COPYRIGHT © DON DUFFY ARCHITECT

- Date: April 7, 2014
- Revisions: 41614
- Drawn By:
- Sheet: A.2.