
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 708 Mt. Vernon Avenue

SUMMARY OF REQUEST: Accessory building addition

APPLICANT/OWNER: John Phares

Details of Proposed Request

Existing Conditions

The existing structure is a one story Colonial style ranch home constructed in 1947. There is an existing garage in the rear yard.

Proposal

The project is a 1.5 story garage that will reuse a portion of the existing garage. Approximate height is 20'-3" and the footprint is 24'x26'. House height is approximately 23.5'. New siding will match the reveal of the existing vinyl siding. Exterior stair treads are a composite material with wood handrails. Wood trim material is wood. Other features include new dormers with eave brackets and aluminum clad windows. Existing garage doors will remain.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Continued on page 2.



This illustration shows site appurtenances (A) located in areas behind fences and screened from public view in the "Recommended" view as well as the size of accessory buildings (B) in relationship to the main house.

The "Not Recommended" view shows appurtenances (B) that are not screened and an accessory building (A) that is too large according to regulations. Also note the front lawn parking pad that would not be allowed.

ACCESSORY BUILDINGS

Although the main dwelling on a site makes the strongest statement about a property's contribution to the character of a Local Historic District, accessory buildings, such as garages and storage sheds can also have a significant impact on the historic character of the district. Many of the homes in the districts have garages set to the rear of the house and do not detract from the site.

GUIDELINES

For Accessory Buildings:

1. Retain and repair historic outbuildings. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

1. Introduction	2. Historic District Review Process	3. Historic Districts & Architecture	4. Rehabilitation of Building Elements	5. Building Materials	8.9
6. New Construction	7. Additions	8. Guidelines for Private Sites	9. Demolition & Relocation of Historic Structures	Appendices	

Staff Analysis

1. The proposal meets the guidelines for additions, 7.2 and accessory buildings, 8.9. The project is not incongruous with the District.

Charlotte Historic District Commission Case 2018-269
HISTORIC DISTRICT: DILWORTH
ACCESSORY STRUCTURE





708





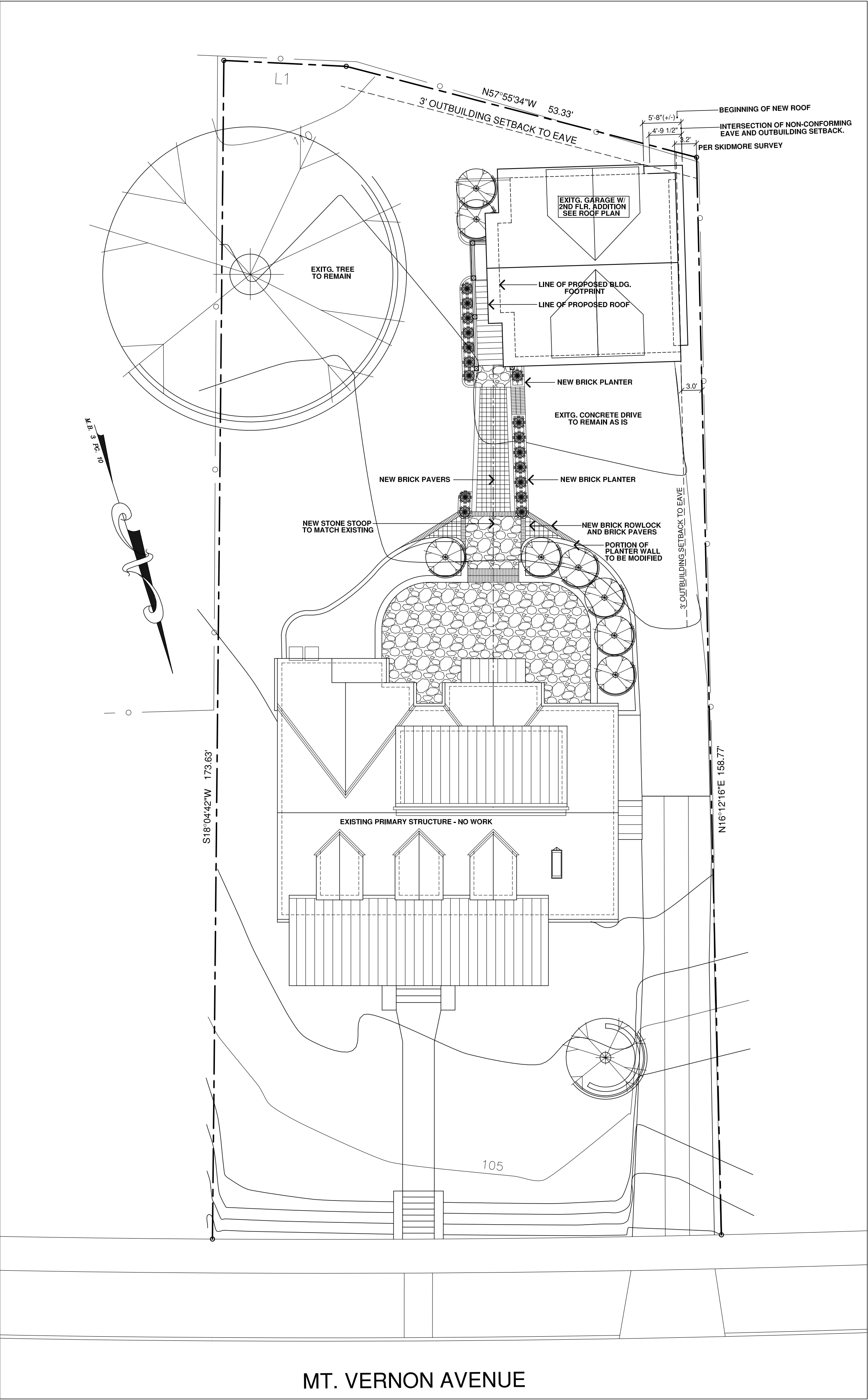


708

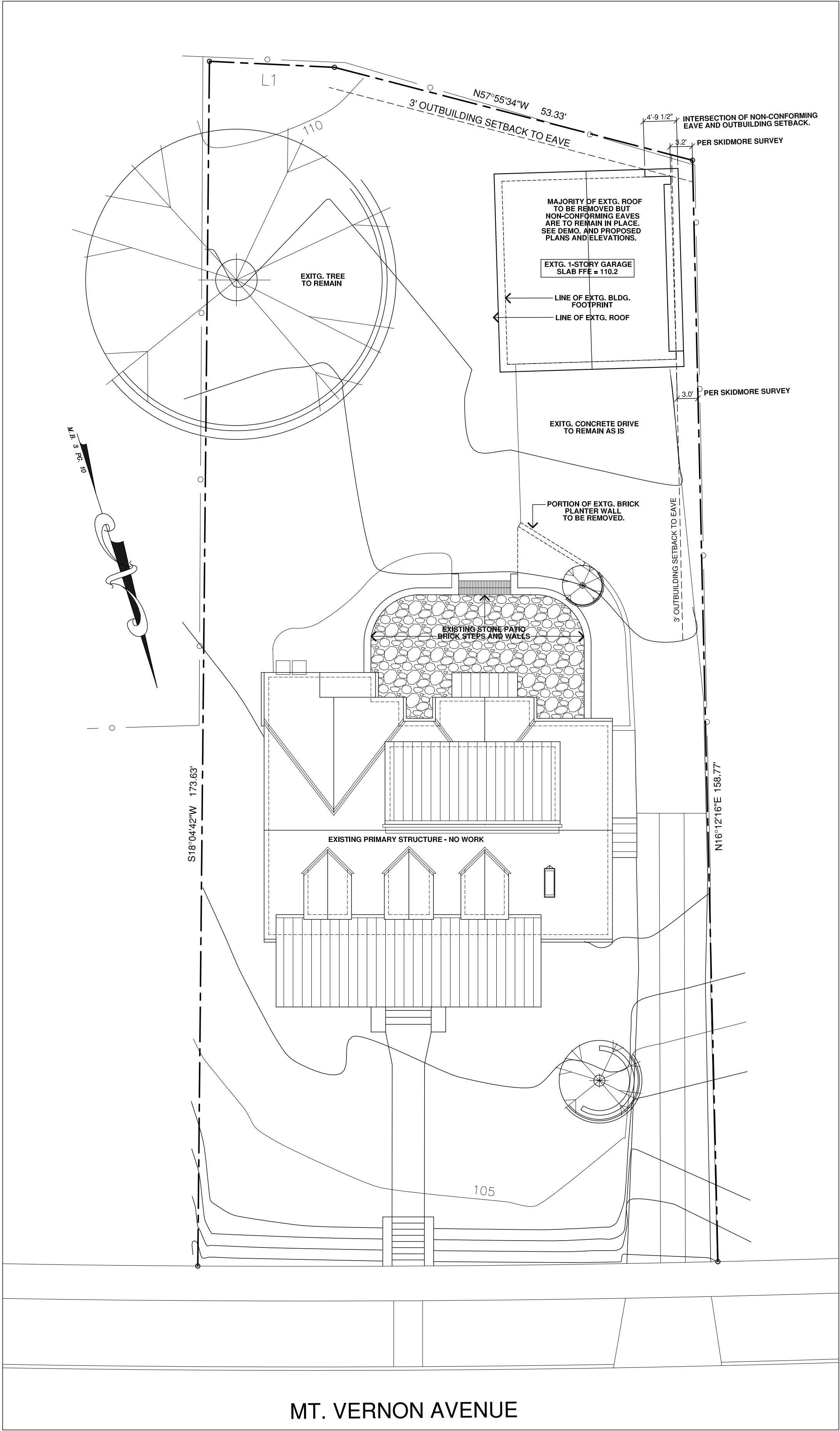
SPEED
LIMIT
25







B PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



A EXISTING / DEMO SITE PLAN
SCALE: 3/32" = 1'-0"

IMPORTANT NOTE:
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SITE PLANS:



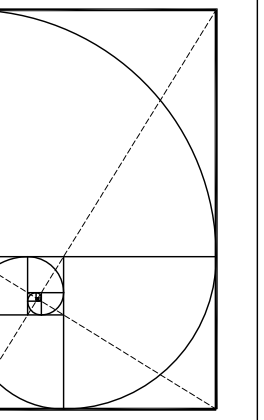
A EXISTING SITE SECTION
SCALE: 3/16" = 1'-0"



B PROPOSED SITE SECTION
SCALE: 3/16" = 1'-0"

SITE SECTIONS

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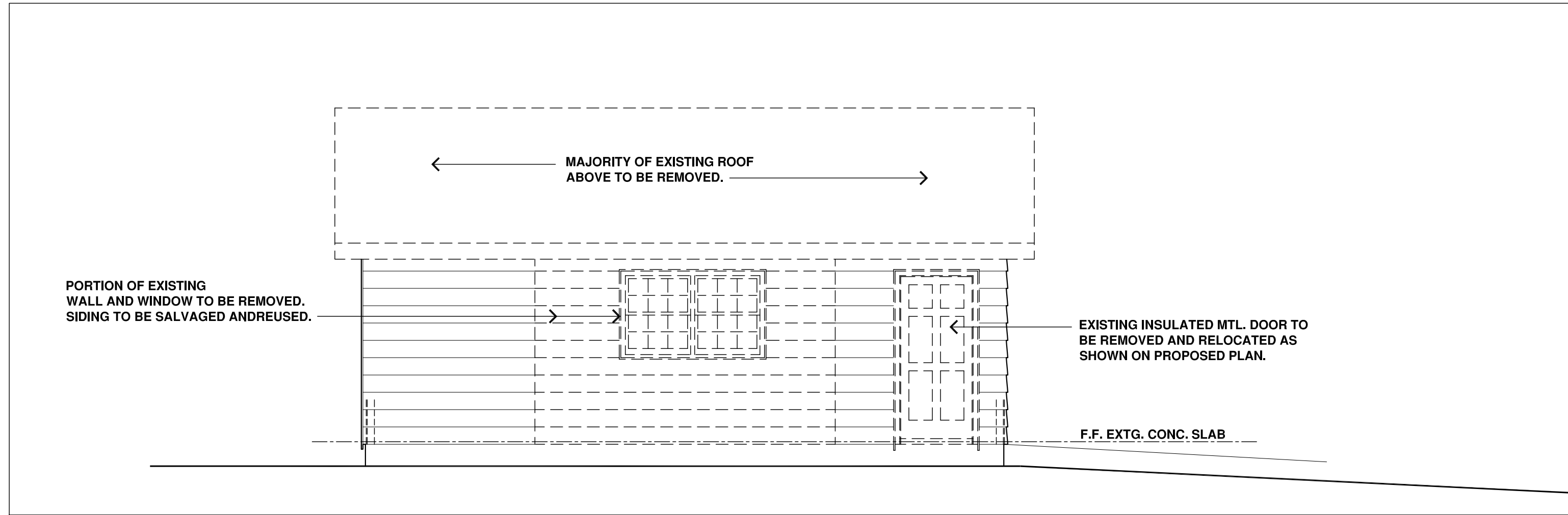
PROPOSED 2ND STORY ADDITION TO EXISTING AMOROSO OUTBUILDING
708 MT VERNON AVENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-5
ISSUED: 7/2/18
HDC REVIEW

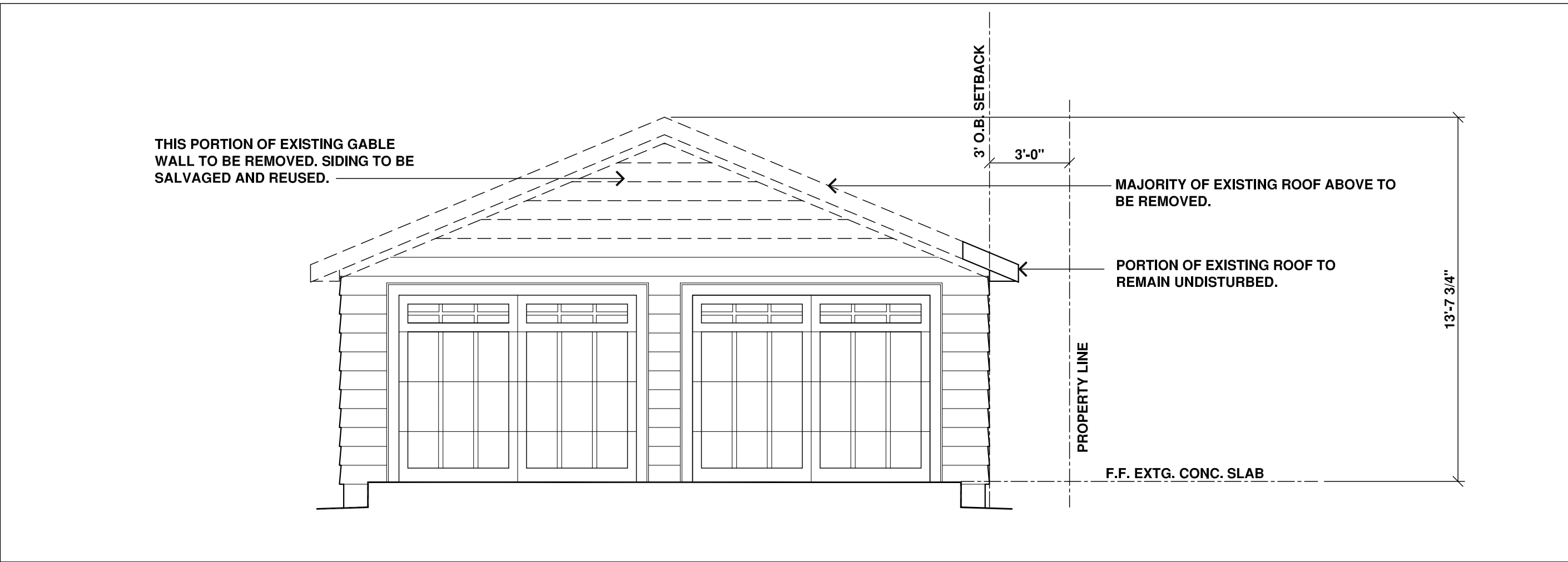
REVISIONS:

SITE SECTIONS:
EXISTING and
PROPOSED

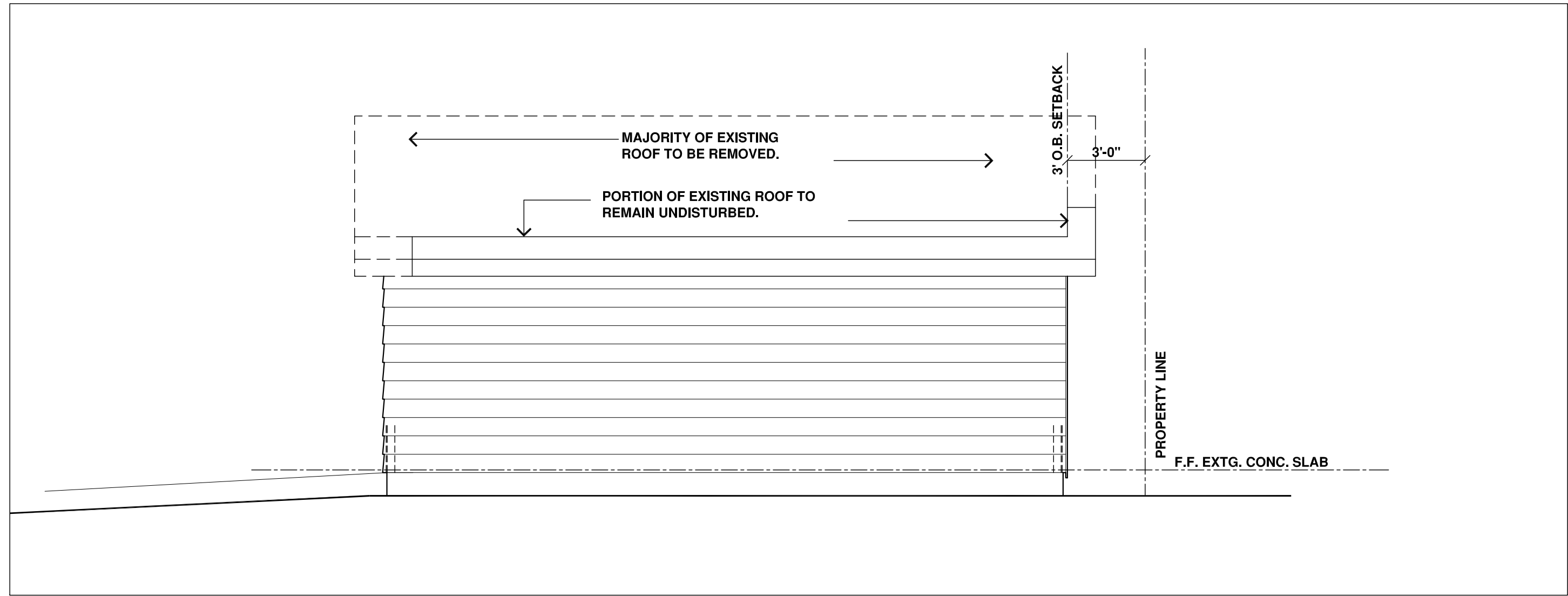
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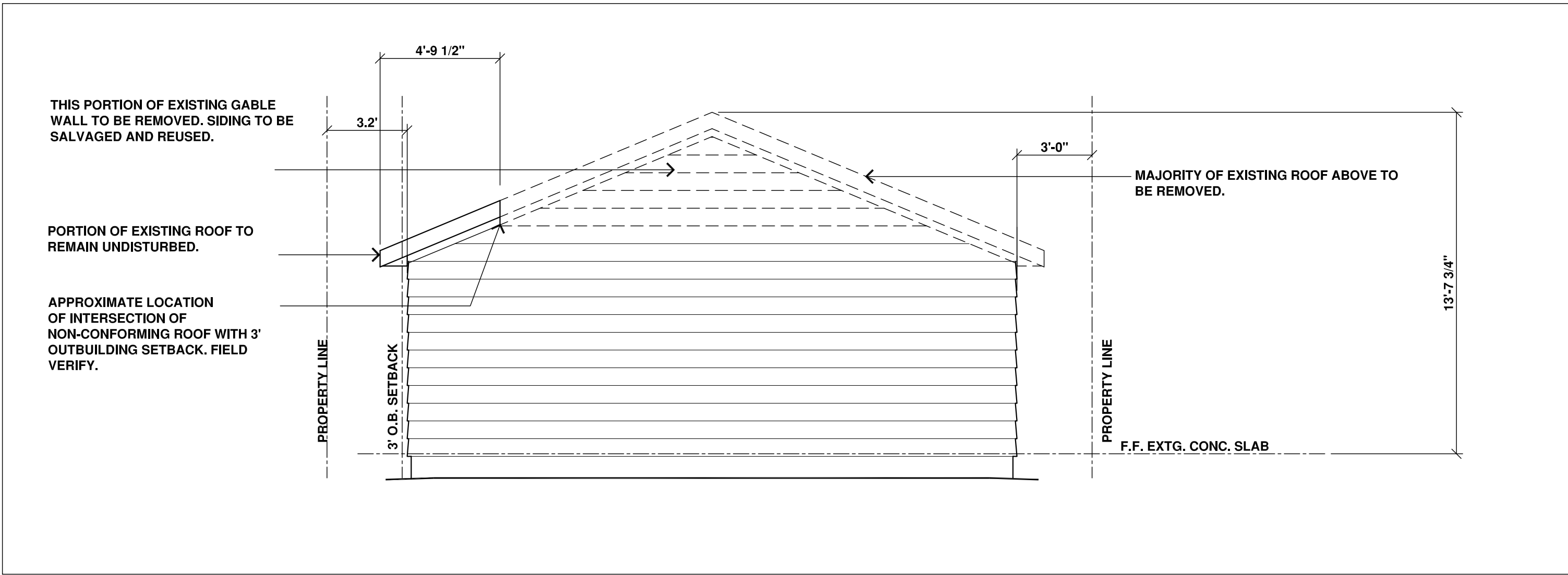
B EXISTING / DEMOLITION LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A EXISTING / DEMOLITION FRONT ELEVATION
SCALE: 1/4" = 1'-0"



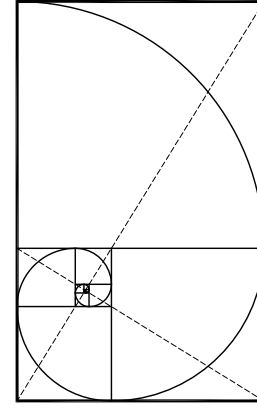
D EXISTING / DEMOLITION RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



C EXISTING / DEMOLITION REAR ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION ELEVATIONS:

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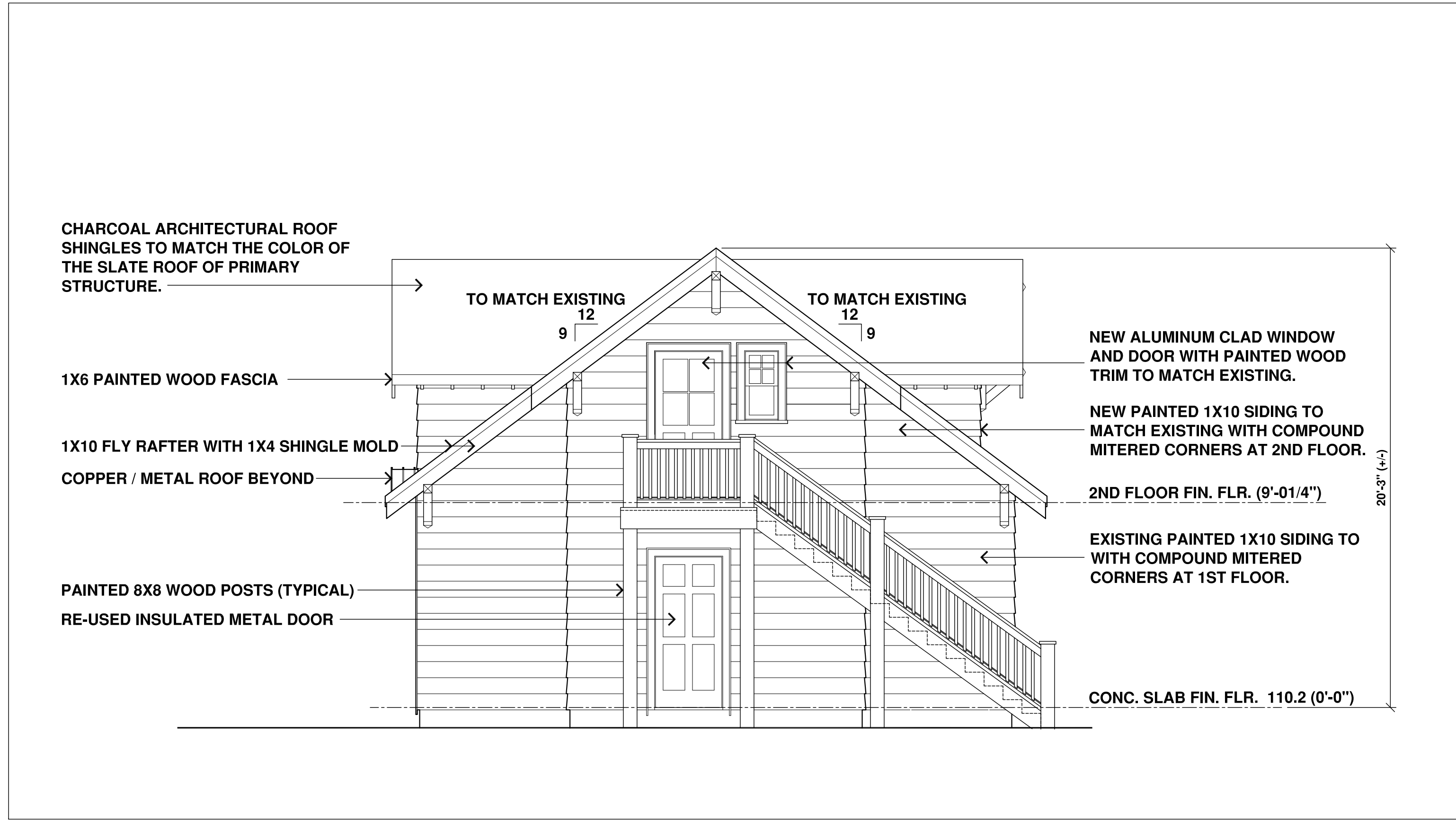
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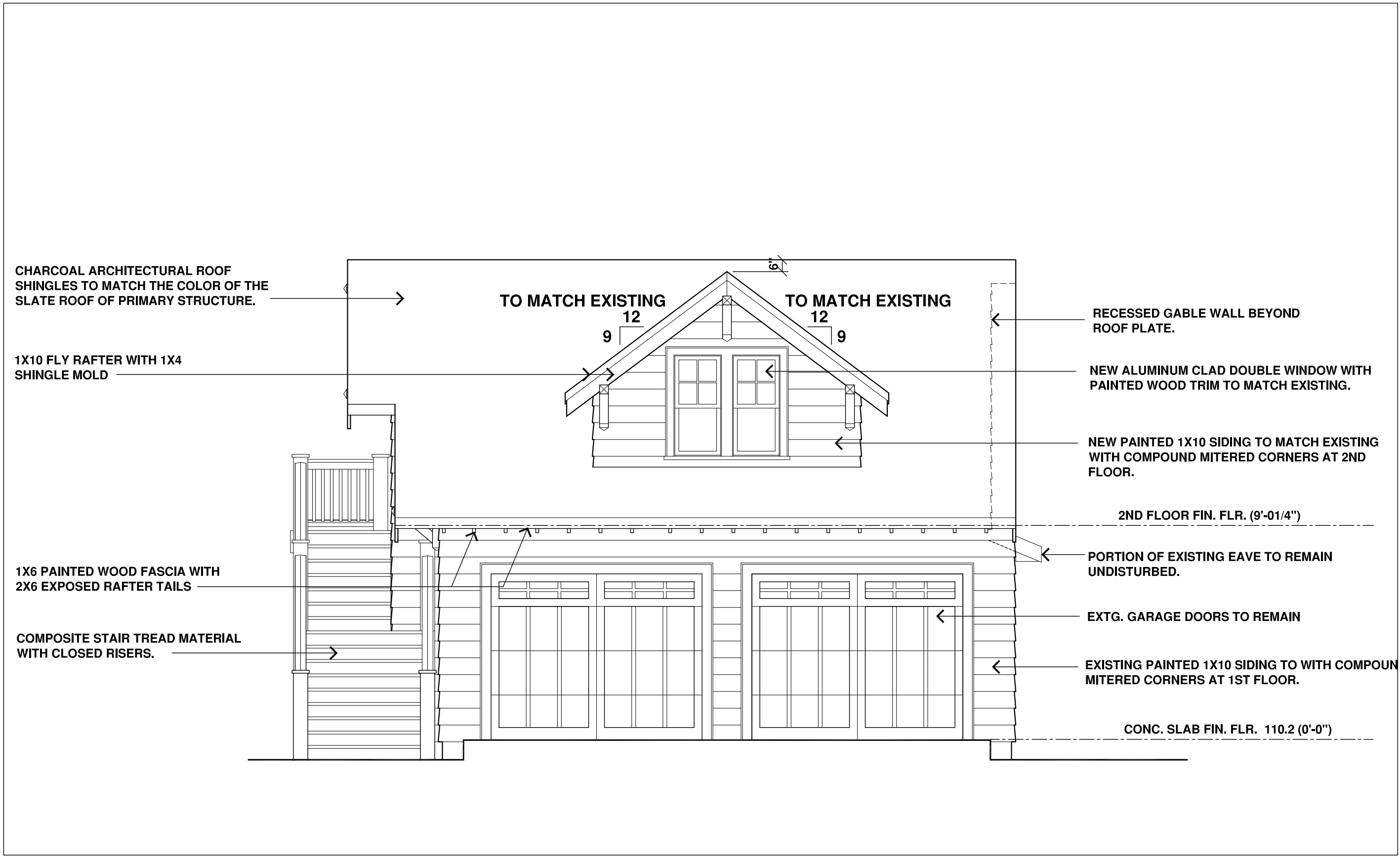
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DEMO. ELEVATIONS:

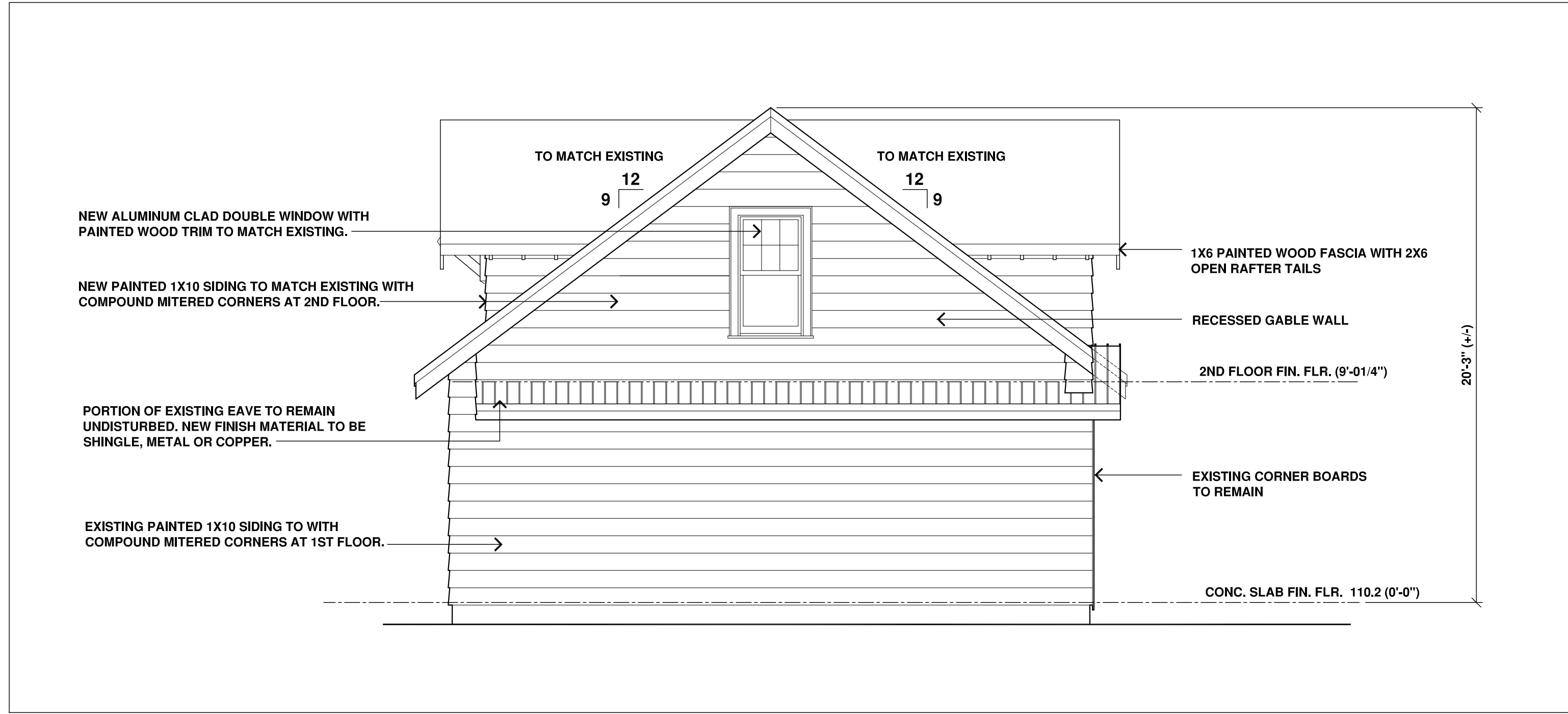
A.3



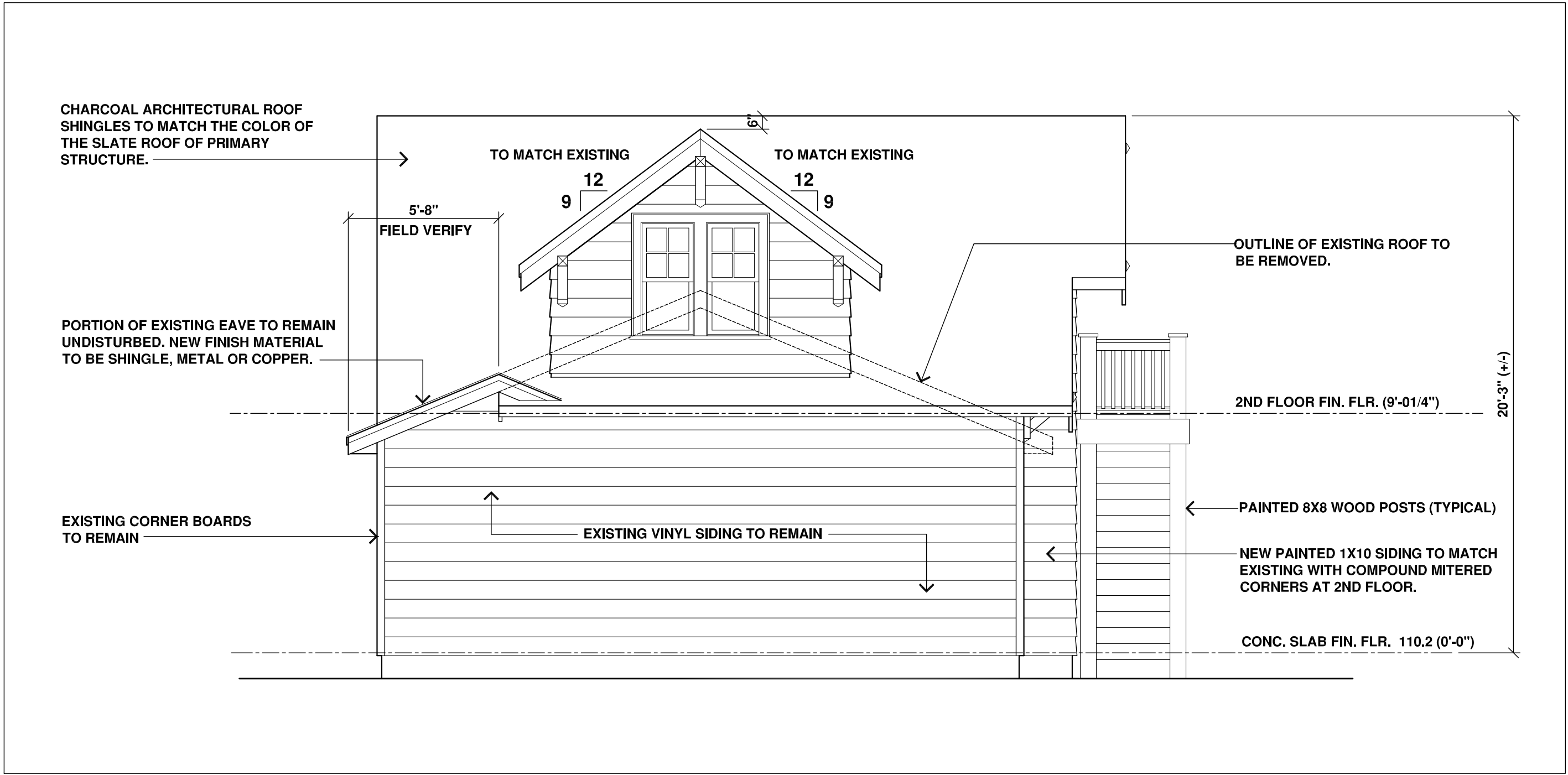
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SCALE: 1/4" = 1'-0"



A EXISTING / DEMOLITION FRONT ELEVATION
SCALE: 1/4" = 1'-0"



D EXISTING / DEMOLITION RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



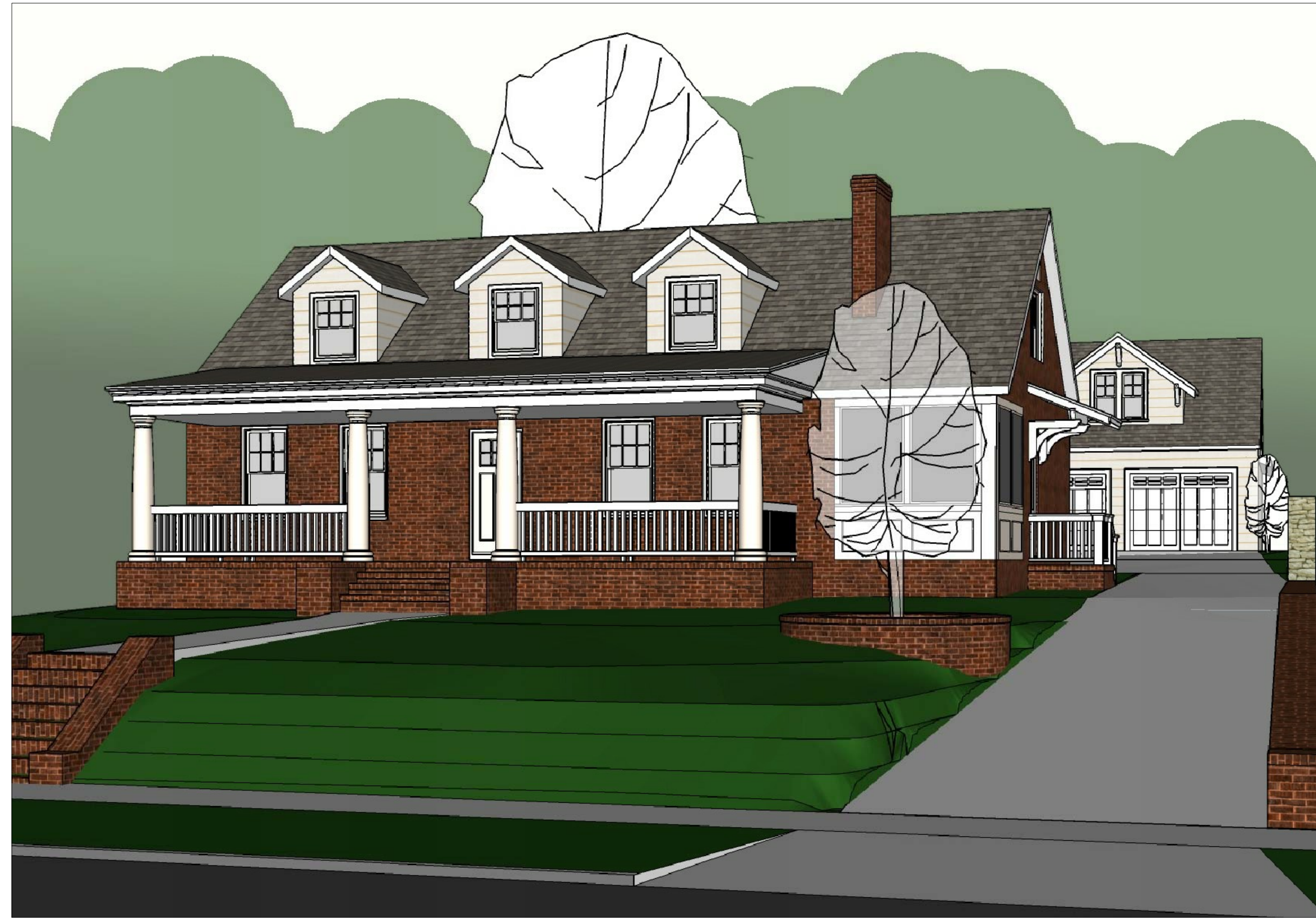
C EXISTING / DEMOLITION REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS:

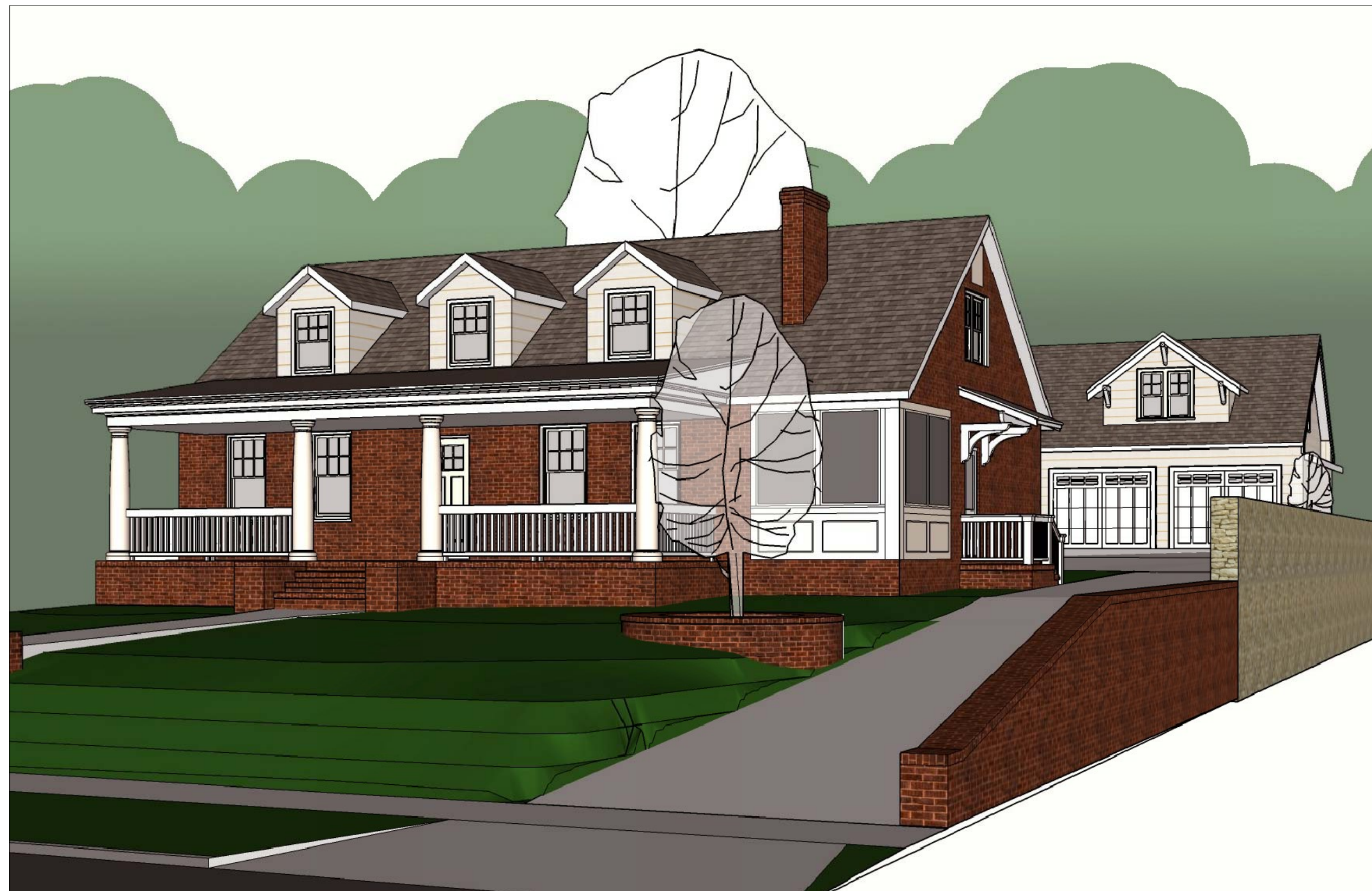
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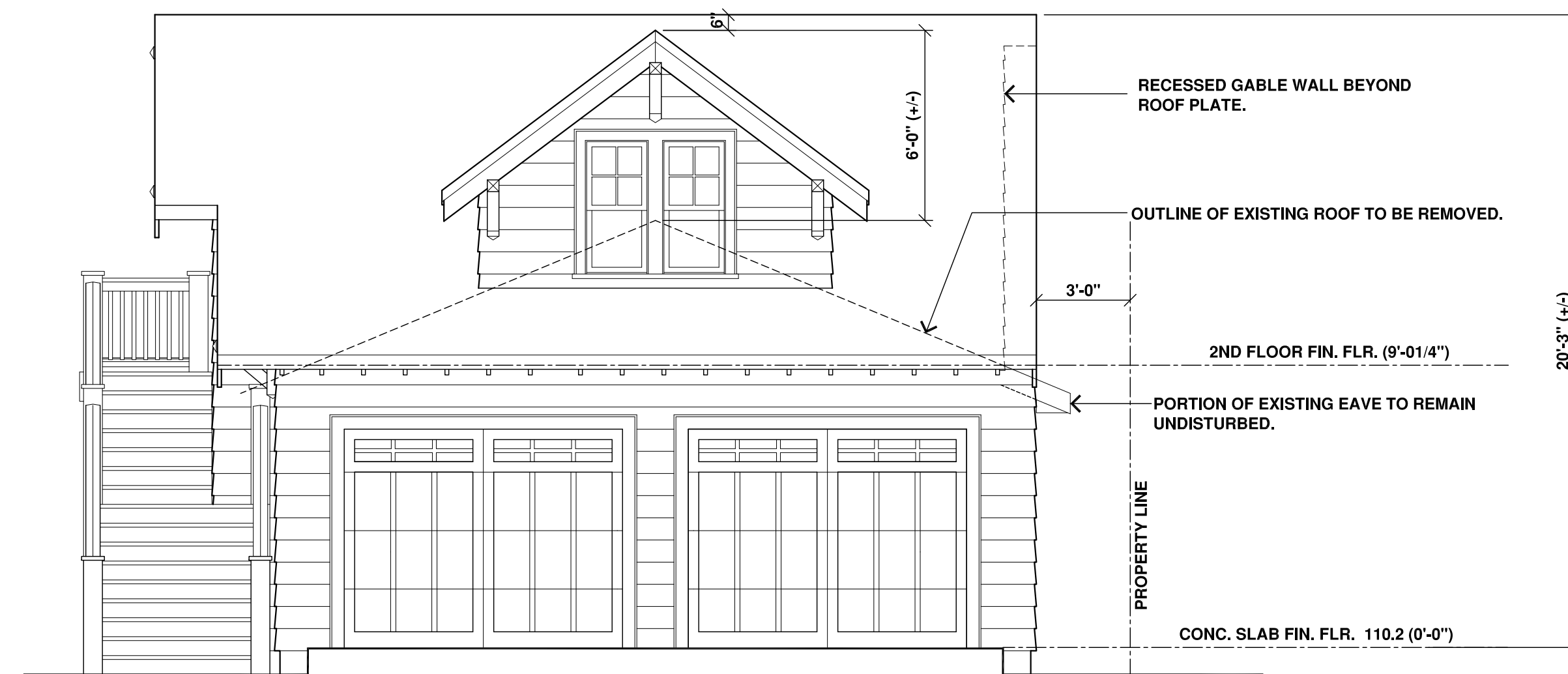
B STREETScape 1



A STREETScape 2

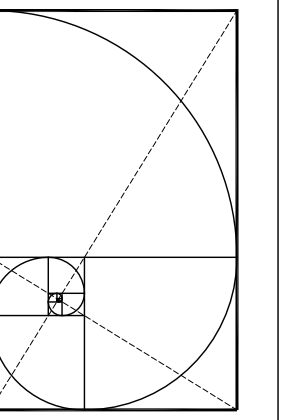


D STREETScape 3



C ANALYSIS OF HEIGHT AND SETBACK ISSUES
SCALE: 1/4" = 1'-0"

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REVISIONS:

3D STREETScape
VIEWS:

A.5

3D STREETScape VIEWS:



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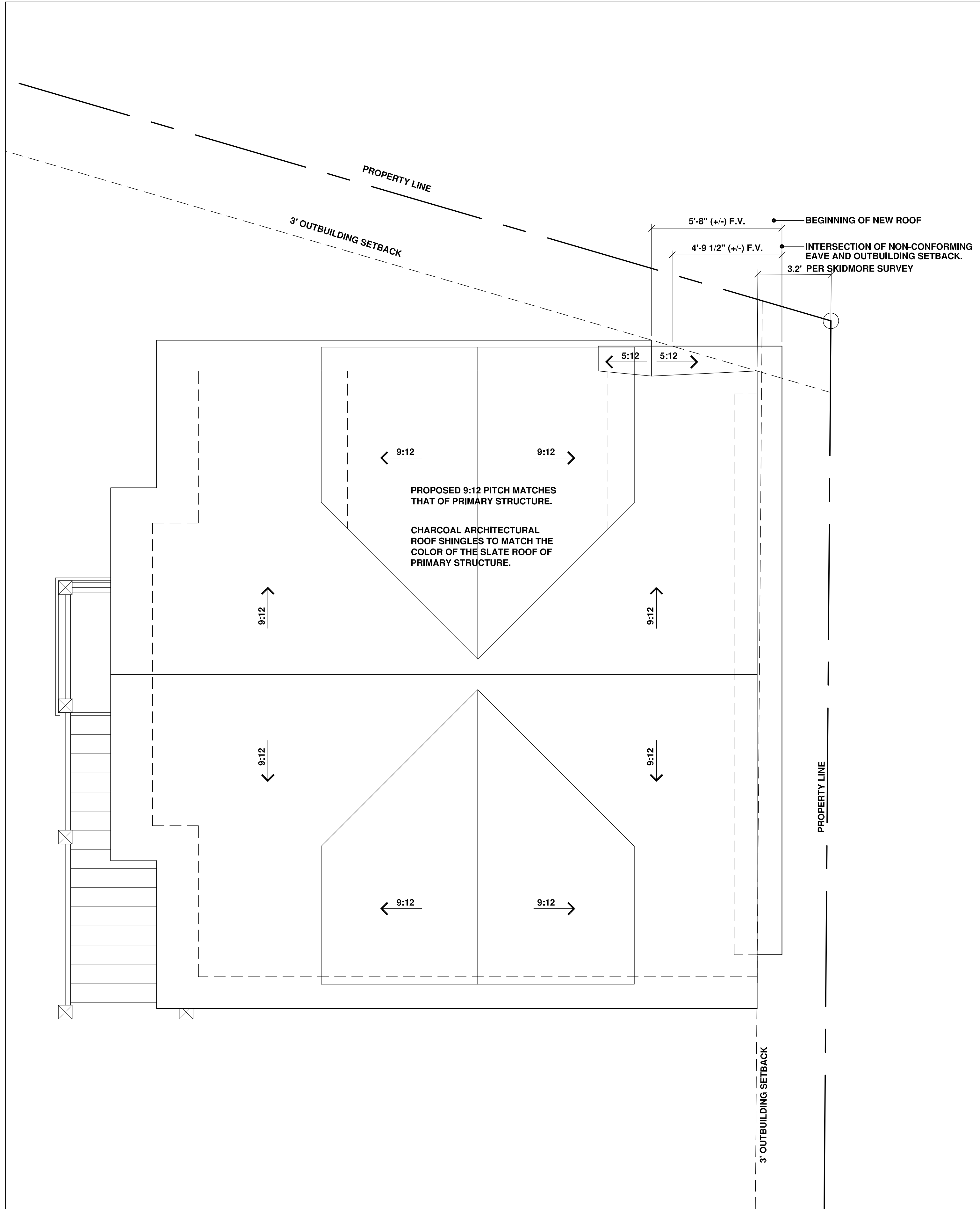
FIRST FLOOR PLANS:
EXISTING and
PROPOSED

A.1

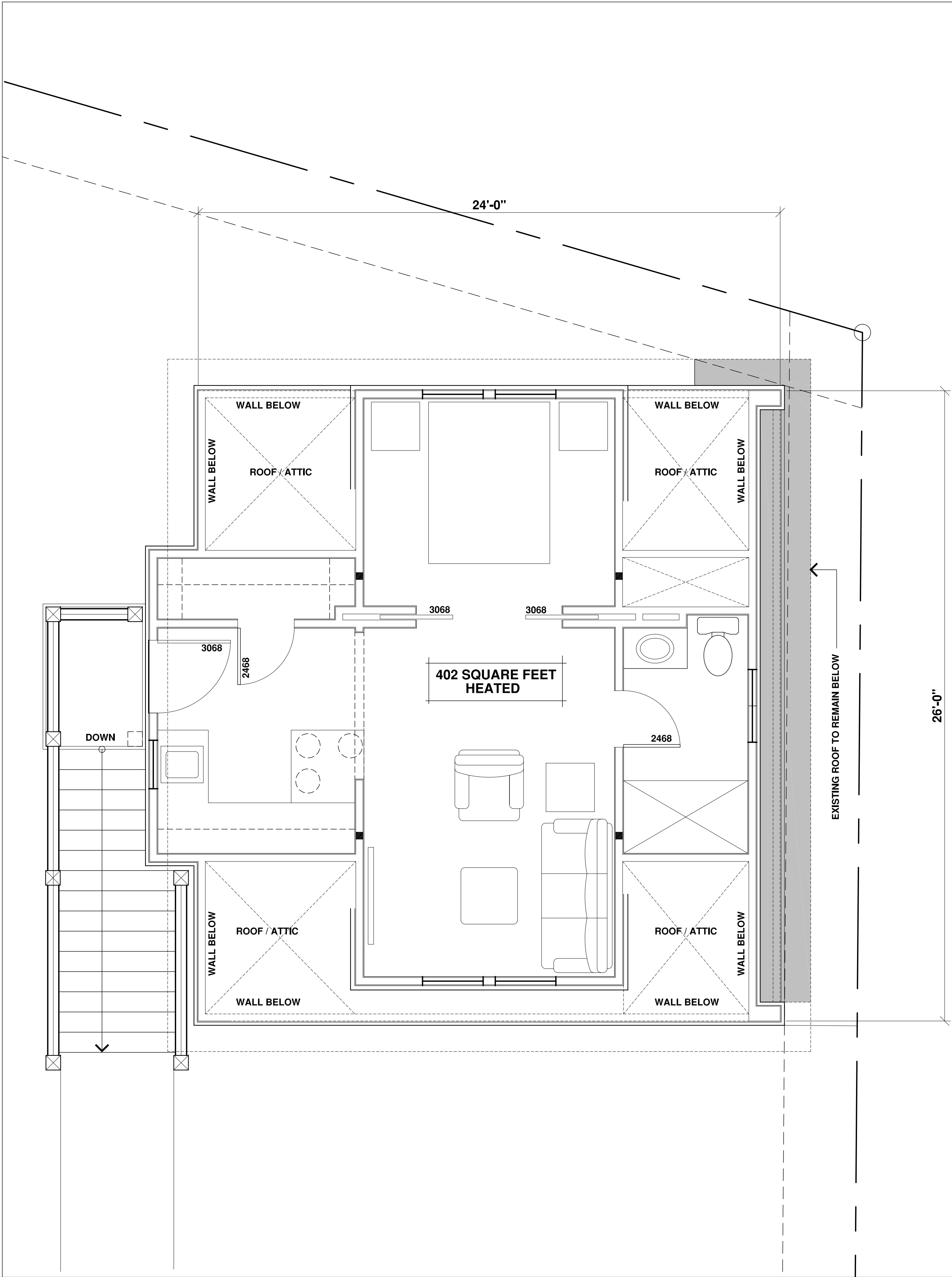


FIRST FLOOR PLANS:

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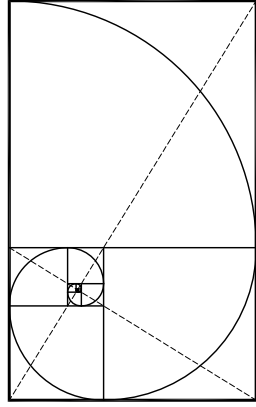
B PROPOSED ROOF PLAN
SCALE: 3/8" = 1'-0"



A SECOND FLOOR PROPOSED PLAN
SCALE: 3/8" = 1'-0"

2nd FLOOR/ROOF PLANS:

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SECOND FLOOR PLAN:
PROPOSED ROOF PLAN