



Charlotte Historic District Commission Application for a Certificate of Appropriateness

June 8, 2011

ADDRESS OF PROPERTY	600 Mt Vernon Avenue, Dilworth Local Historic District HDC 2011-060
SUMMARY OF REQUEST	Rear Addition over Existing Garage
OWNERS	Megan & John McCann
APPLICANTS	Megan & John McCann

Details of Proposed Request

The proposal is for a rear facing gable addition to this existing house that would extend over the existing garage.

Current Status and Context of Property

This house sits on a corner lot at the intersection of Mount Vernon and Euclid Avenues. The house sits on an elevated lot, which allows for an engaged garage that faces a short driveway off of Euclid Avenue.

The house is a one story stucco structure, with an end gable roof with a projecting front gable. The house is listed as a contributing structure to the Dilworth National Register Historic District.

There have been a number of proposals brought to the HDC over the years, including requests for demolition and redevelopment of the site. None of these earlier projects were ever executed.

Relevant HDC Design Guidelines

- *Additions*

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

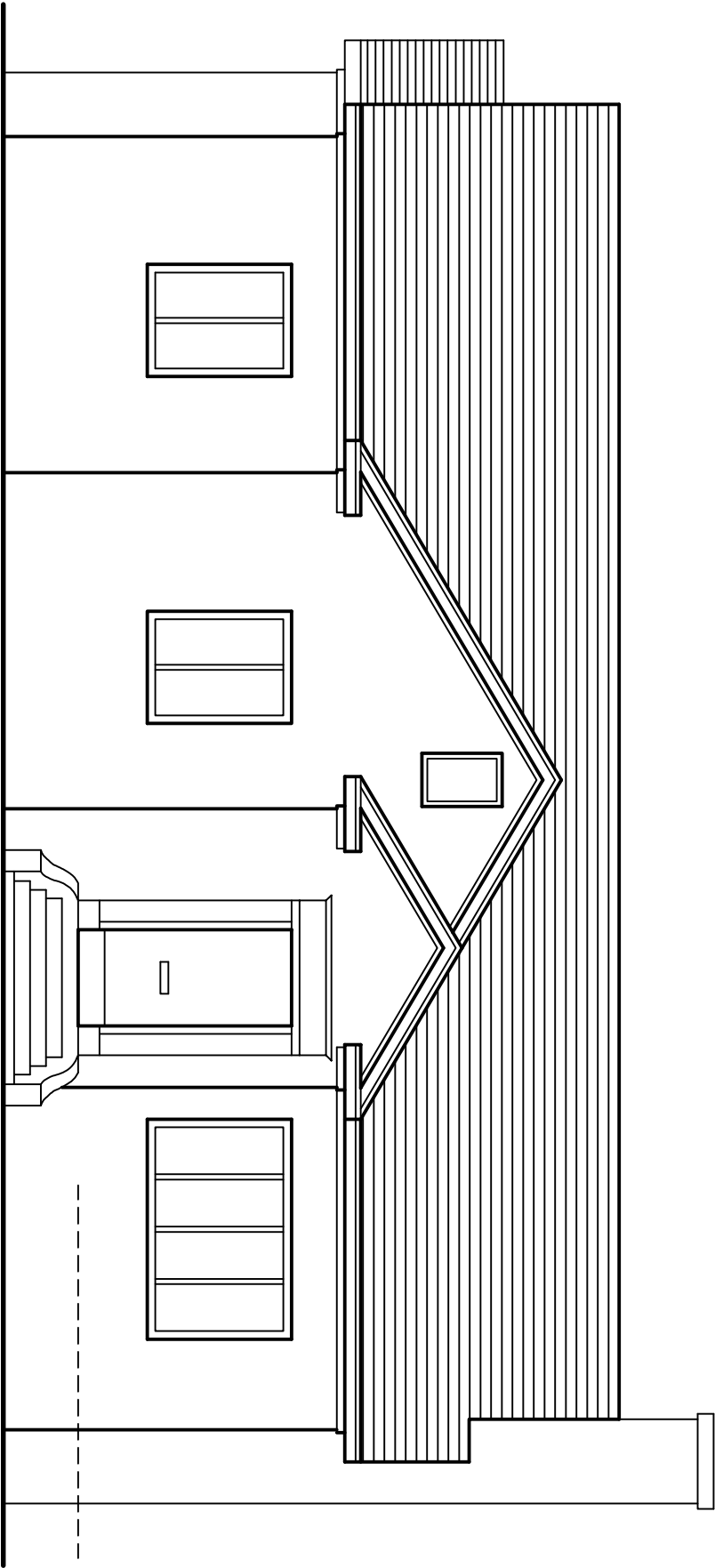
The attached plans show an addition that would run from the front end-facing gables and would extent to the rear over the existing garage. While the proposed addition is offset from the front facing gable to be centered over the garage extension of the house, the peak of this new construction would align with the existing front gable in height. The new gable extension engaged the existing roof well below the current roof peak.

Because of the siting of this house, this addition would not be seen from Mt Vernon Avenue, but would be highly visible from Euclid Avenue.

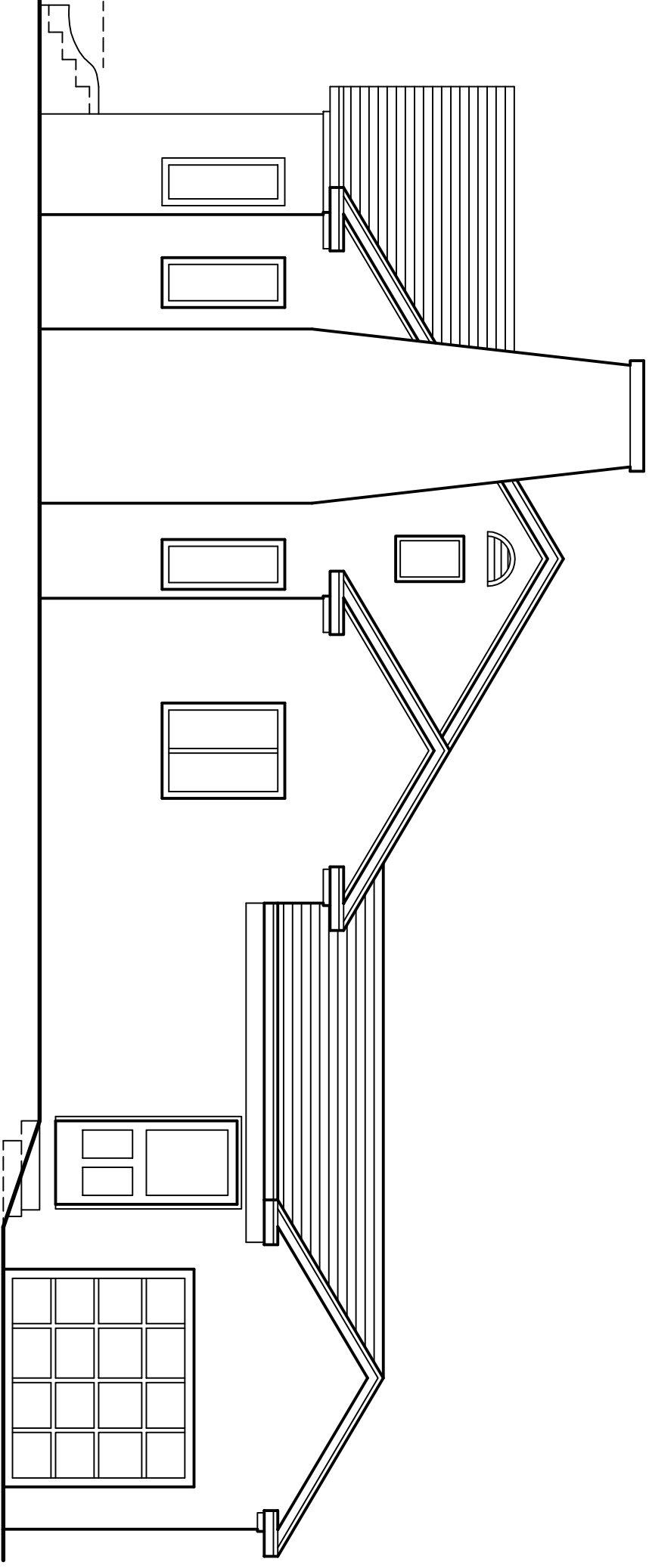
The plans as drawn appear to be compatible with the overall architecture and scale of the existing house, as well as this section of the Dilworth Local Historic District.



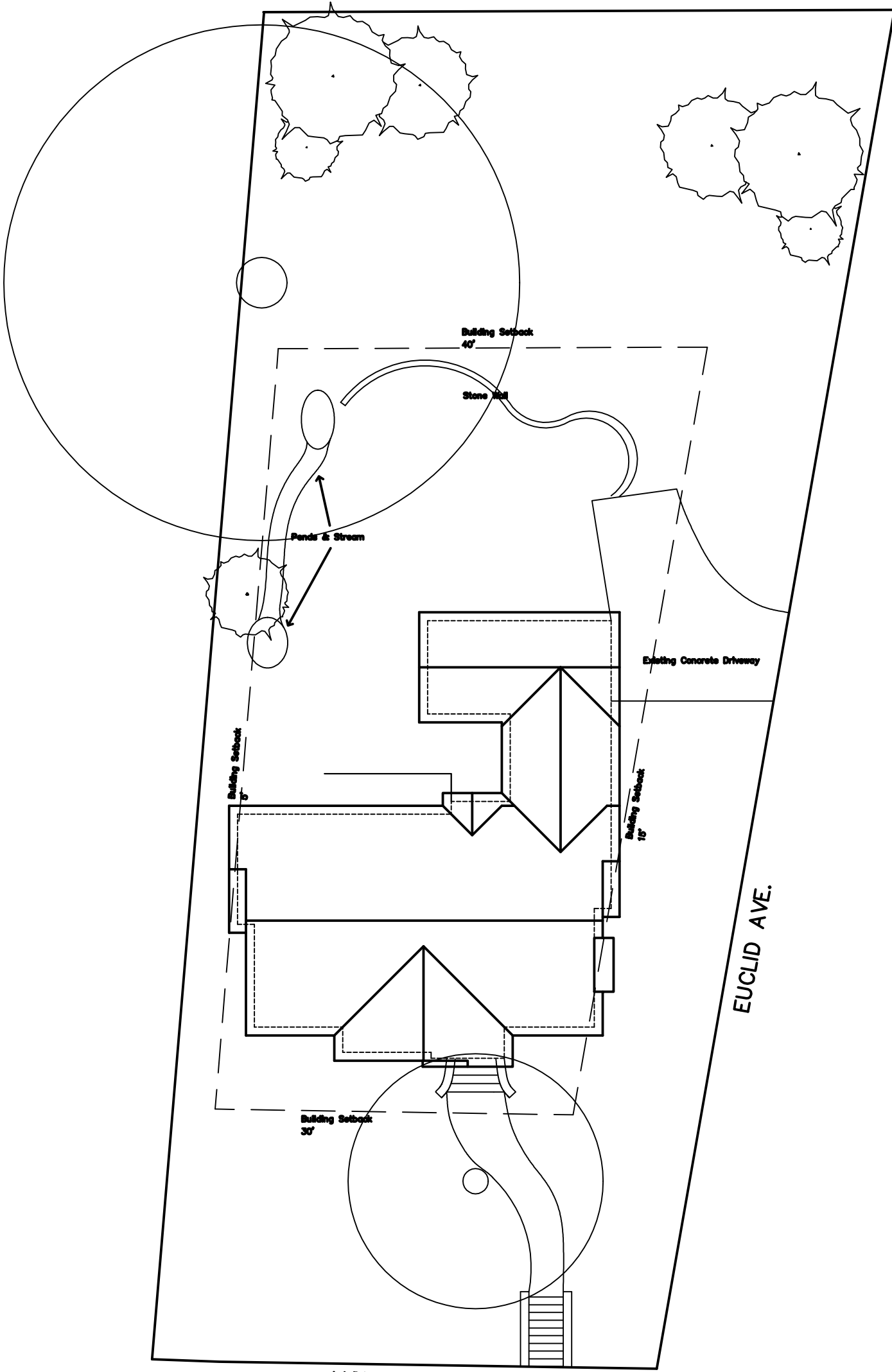




EXISTING EAST ELEVATION



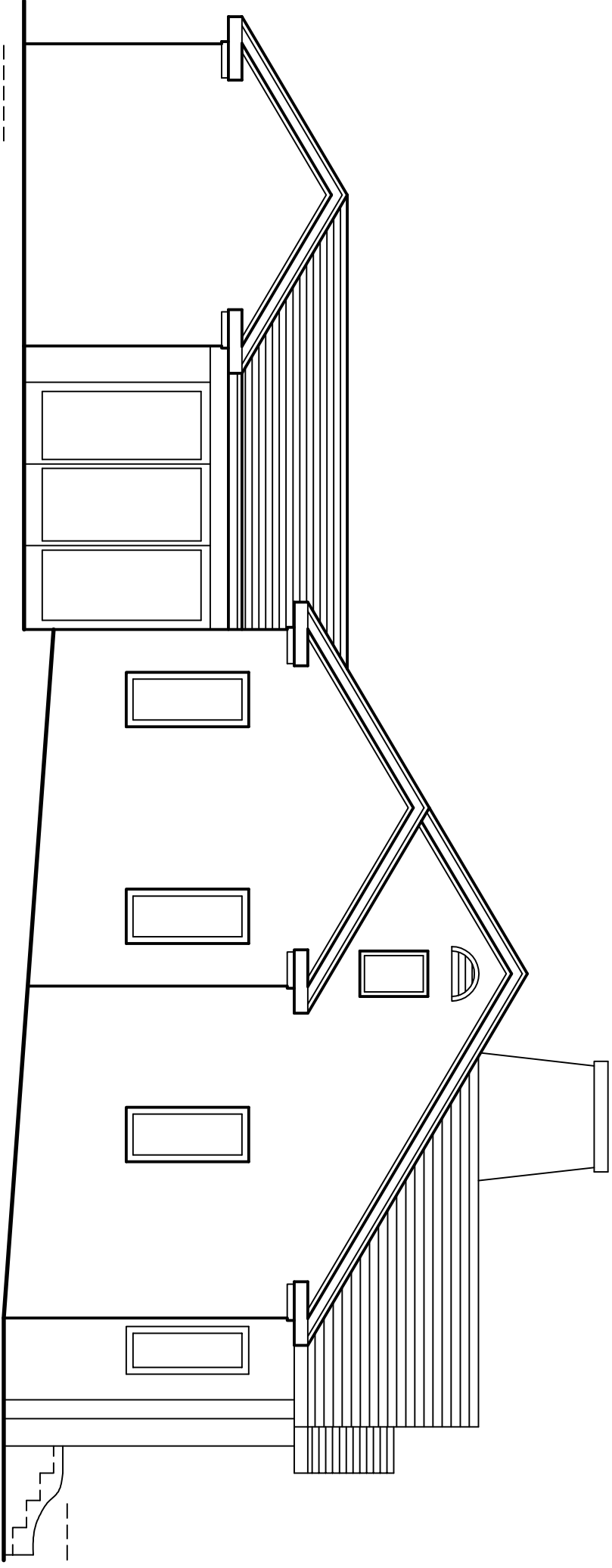
EXISTING NORTH ELEVATION



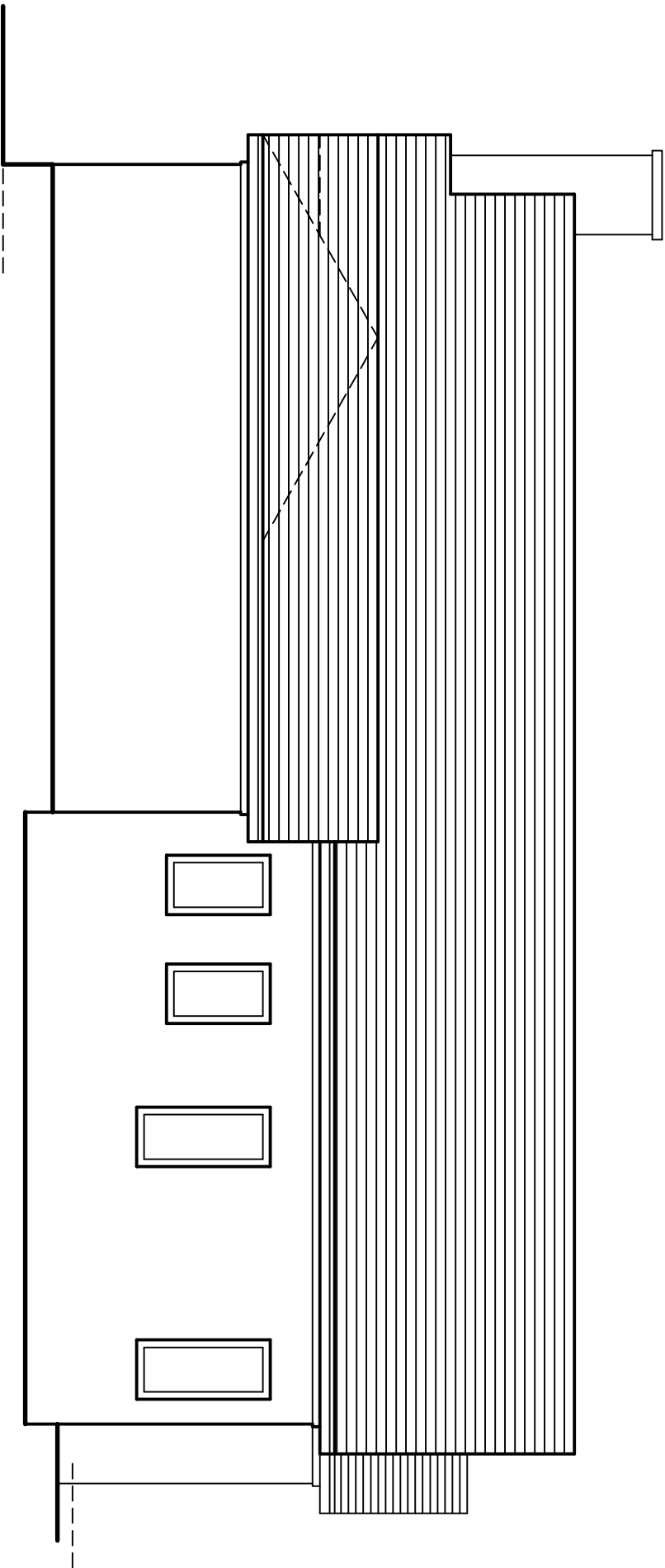
MOUNT VERNON

EUCLID AVE.

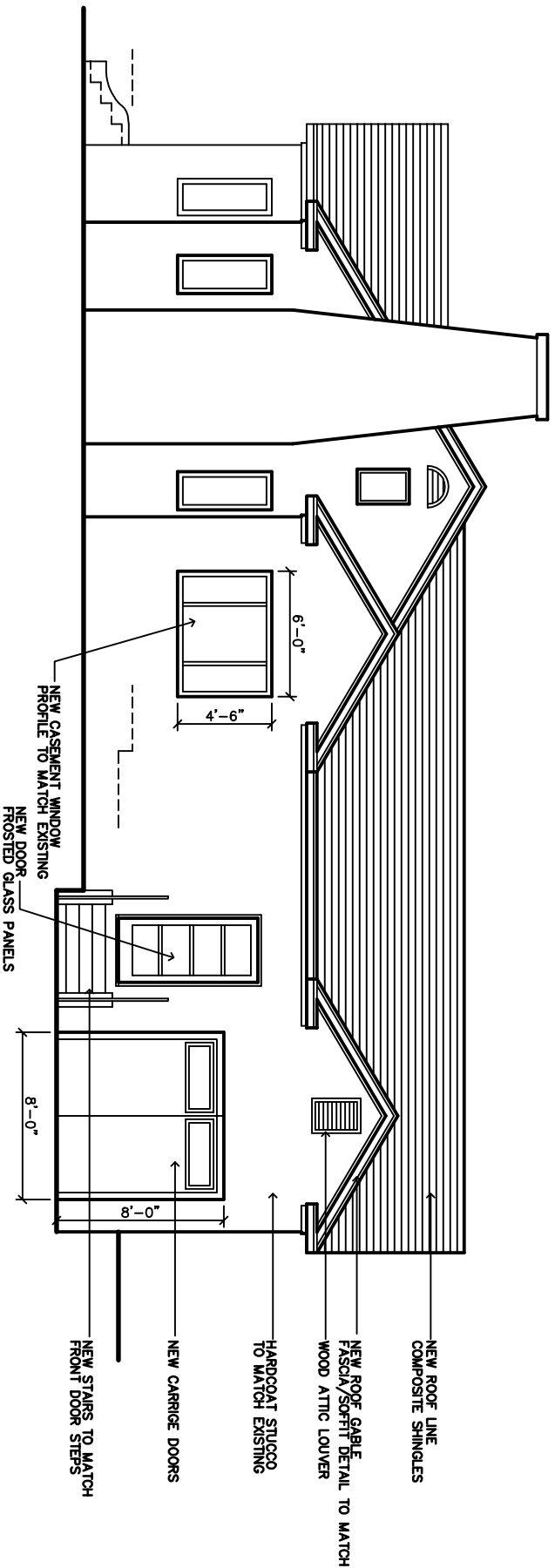
EXISTING ROOF PLAN



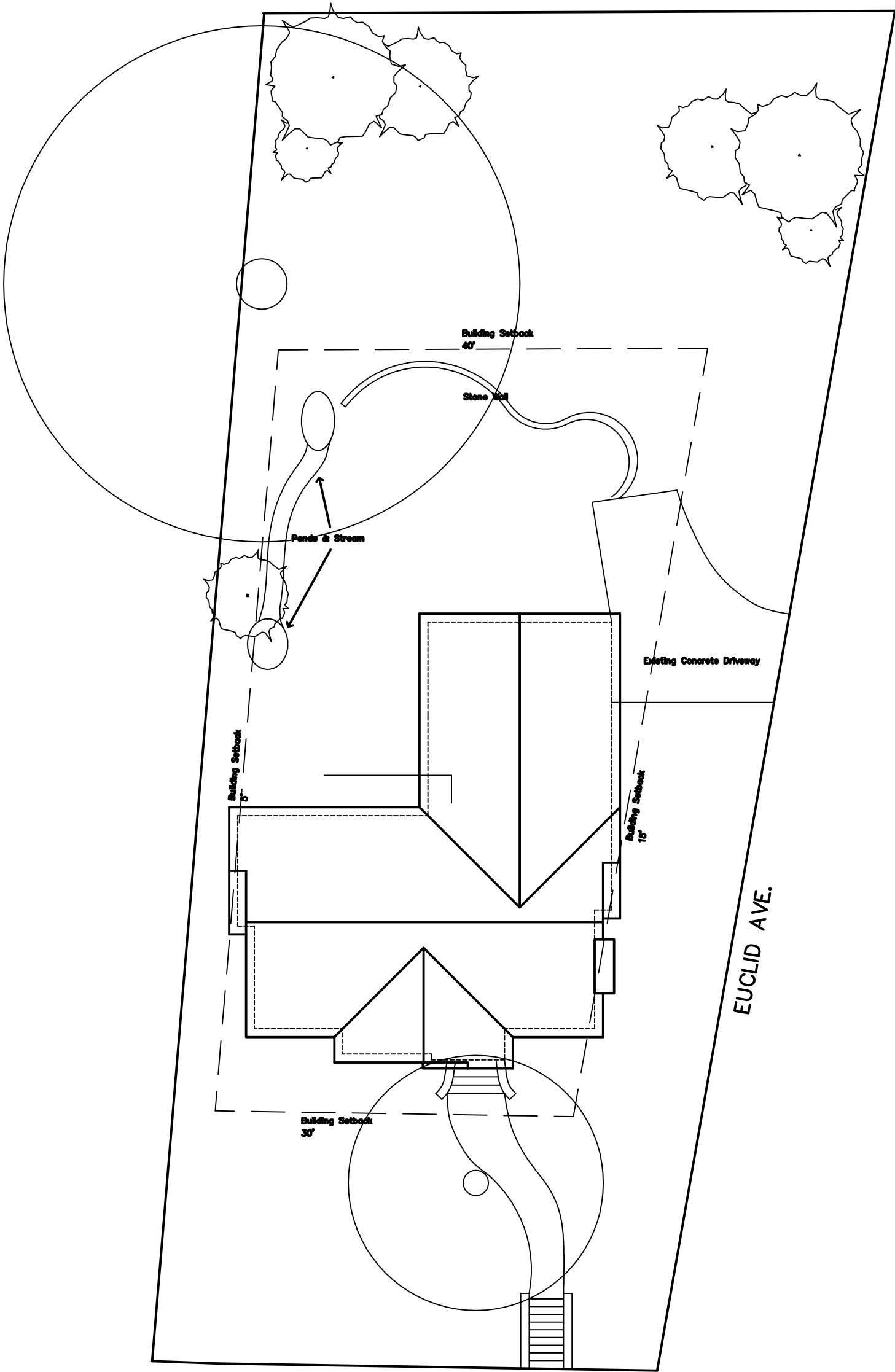
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

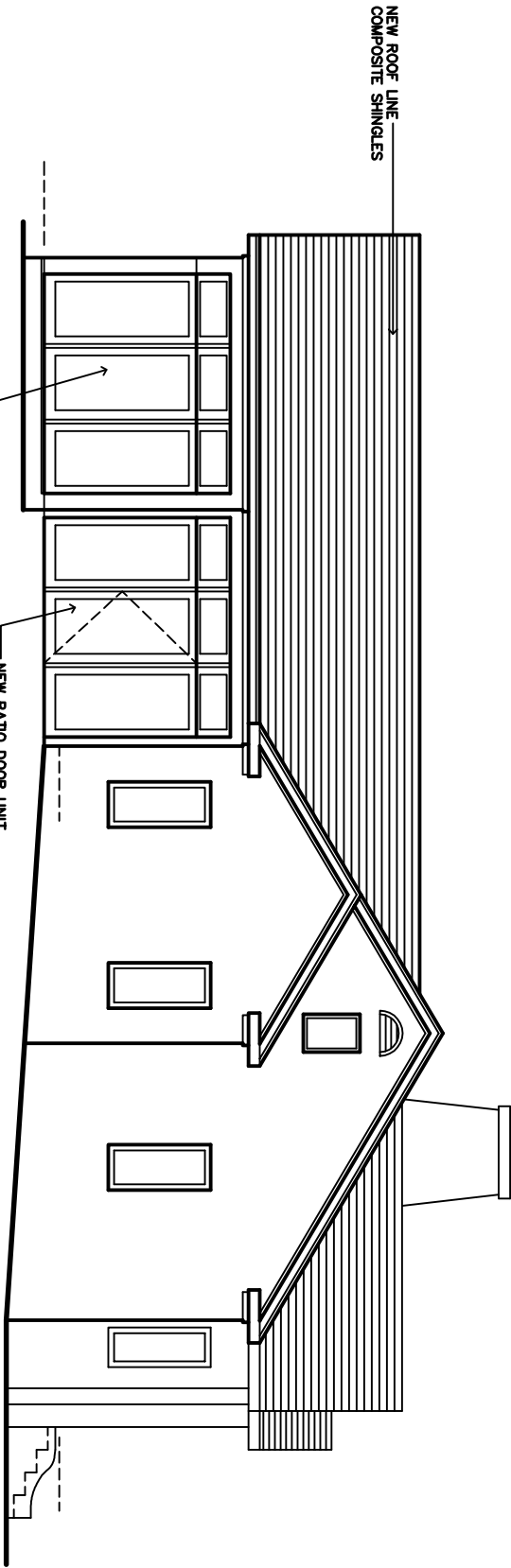


PROPOSED NORTH ELEVATION

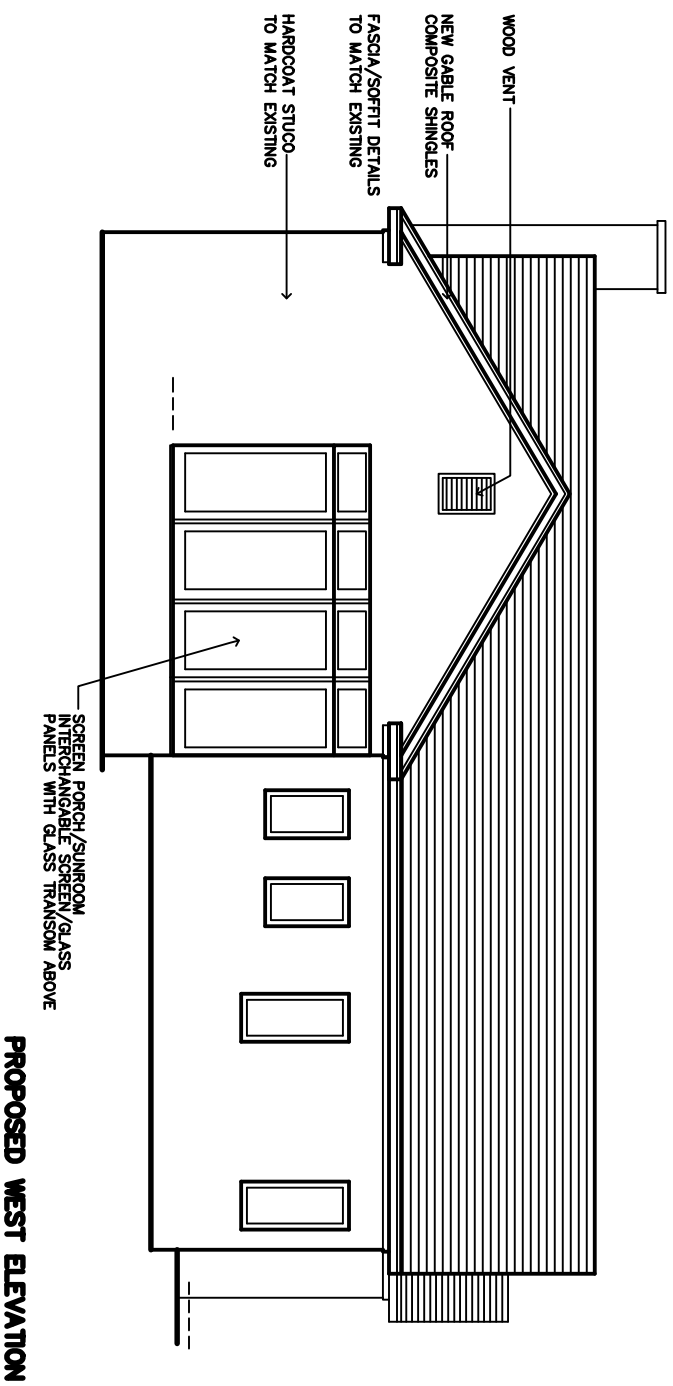


MOUNT VERNON

PROPOSED ROOF PLAN



PROPOSED SOUTH ELEVATION



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