

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	615 Mt Vernon Avenue, Dilworth Local Historic District	HDC 2011-090
SUMMARY OF REQUEST	Sunroom Renovation	
OWNER	Christine Bonner	
APPLICANT	Christine Bonner	

Details of Proposed Request

This application seeks approval for the conversion of an existing side addition into a sunroom. The addition is on the right, driveway side of the house and is currently enclosed with lapped wood siding with small windows.

Current Status and Context of Property

This house, which was constructed in 1936, is a two story brick Colonial Revival structure with a centered stoop porch entrance. It lies outside the Dilworth National Register Historic District Boundary. This block of Mt Vernon Avenue consists of a wide range of house styles, many of which are contemporary with the subject property.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *The Enclosure of Existing Porches*

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.

Analysis of Proposal

This house has a projecting gable end side porch on right side elevation. This porch was previously enclosed with lapped wood siding, with jalousie windows and an exterior air conditioning unit. This porch is on the driveway side of the house, and is highly visible from Mt Vernon Avenue.

As the attached plans show, this proposal would transform this porch into a sunroom. The wood siding and existing windows would be removed. The porch would then be resided with a series of clad wooden double hung casement windows above wooden panels to create an enclosed sunroom. The existing foundation and roof would remain intact, and the existing steps from the porch to the rear yard will remain, although they have been non-functional since the porch was originally enclosed. The existing gable end will have a board and batten trim pattern applied, which is a common treatment on similar houses throughout this section of Dilworth. Wooden pilaster detailing will be used on the corners of the porch, and the dentil molding and soffit detailing that exists on the house will be replicated on the porch. The existing interior door and window openings will remain intact.

Current HDC policy on Additions states in part:

- *Additions should reflect the design, scale and architectural style of the original structure.*
- *Additions must respect the original character of the property, but must be distinguishable from the original construction.*
- *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.*

Current HDC Policy on The Enclosure of Existing Porches states in part:

- *Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.*
- *All porch enclosures must be plausibly reversible. Permanent elements that could preclude the reversibility of the enclosed porch are not allowed.*

It should be noted that the porch has been previously enclosed prior to this area being added to the Dilworth Local Historic District, and that this proposal would create a more open appearance than currently exists.

The materials and windows proposed for this project appear to meet current HDC policy standards.

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application # _____
Date Received _____
Received By _____
HDC/Staff _____

ADDRESS OF PROPERTY: 615 Mt. Vernon Avenue

HISTORIC DISTRICT: ☒ Dilworth ☐ Fourth Ward ☐ Hermitage Court ☐ Plaza-Midwood ☐ Wesley Heights ☐ Wilmore

TAX PARCEL NUMBER: 12305604

OWNER: Benjamin Bonner

ADDRESS: 615 Mt. Vernon Avenue

DAY PHONE: 704-649-7774

APPLICANT: Christine Bonner EMAIL: chrissy.cornelison@gmail.com

MAILING ADDRESS: 615 Mt. Vernon Ave.

DAY PHONE: 704-641-7786

FAX: _____

DETAILS OF PROPOSED PROJECT: Sunroom renovation - current sunroom is mostly siding with small windows. would like to enlarge windows, add columns and wood-trimmed panels to add more curb appeal.

Attach additional sheets if necessary.

APPLICATION REQUIREMENTS

Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE: FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.

CHARLOTTE HISTORIC DISTRICT COMMISSION

FINAL PLAN SUBMISSION CHECKLIST

Contact HDC staff to determine the materials necessary to review your application.

REQUIRED MATERIALS FOR ALL APPLICATIONS:

- ✓ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ✓ Photographs of site and existing conditions. Photographs should be labeled with the property address and the date the photograph was taken. Digital format is acceptable.

NECESSARY DOCUMENTATION MAY ALSO INCLUDE:

- ☒ Detailed elevations including notes, dimensions and building materials showing both existing and proposed conditions.
- ☒ Site plan with dimensions showing both existing and proposed conditions. Include buildings, additions, sidewalks, drives, trees, property lines, and fences/walls where applicable.
- ☐ Streetscape photographs showing the context of the proposed project by plugging it into the streetscape.
- ☐ Indication of proposed tree removal and/or tree planting.
- ☐ Landscape plans indicating major plant materials and site features. Indicate significant changes of grade.
- ☐ Indication of any planned demolition.
- ☐ Material samples where applicable.
- ☐ Other documentation as indicated by HDC staff.

PLAN SUBMISSION REQUIREMENTS:

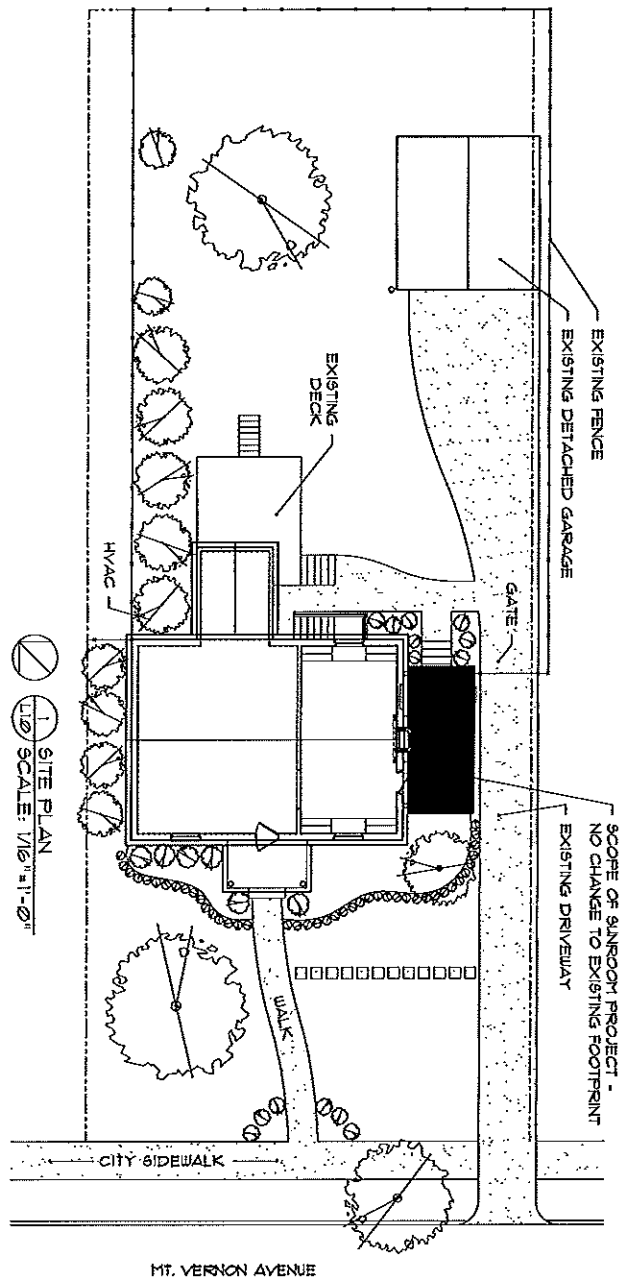
- 3 copies of Site Plan & Elevations, not to exceed 11 x 17
- Drawings may be submitted electronically.
Contact HDC staff for specifications.

Although attendance by applicants at Historic District Commission meetings is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

I, the undersigned, certify that all information in this application and in any attachments is accurate to the best of my knowledge. Furthermore, I understand that, should the Charlotte Historic District Commission issue this Certificate of Appropriateness, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the authorized work must be completed within six months. Certificates can be extended for six months prior to their expiration by requesting an extension in writing from Historic District Commission staff.

Christine Bon
Applicant

8/15/2011
Date



1 SITE PLAN
 1/16" = 1'-0"

NOTE: SITE PLAN DERIVED FROM FIELD MEASUREMENTS AND MECKLENBURG COUNTY POLARIS. ALL SITE INFORMATION, INCLUDING LAYOUT AND SETBACKS, TO BE CONFIRMED BY SURVEY.

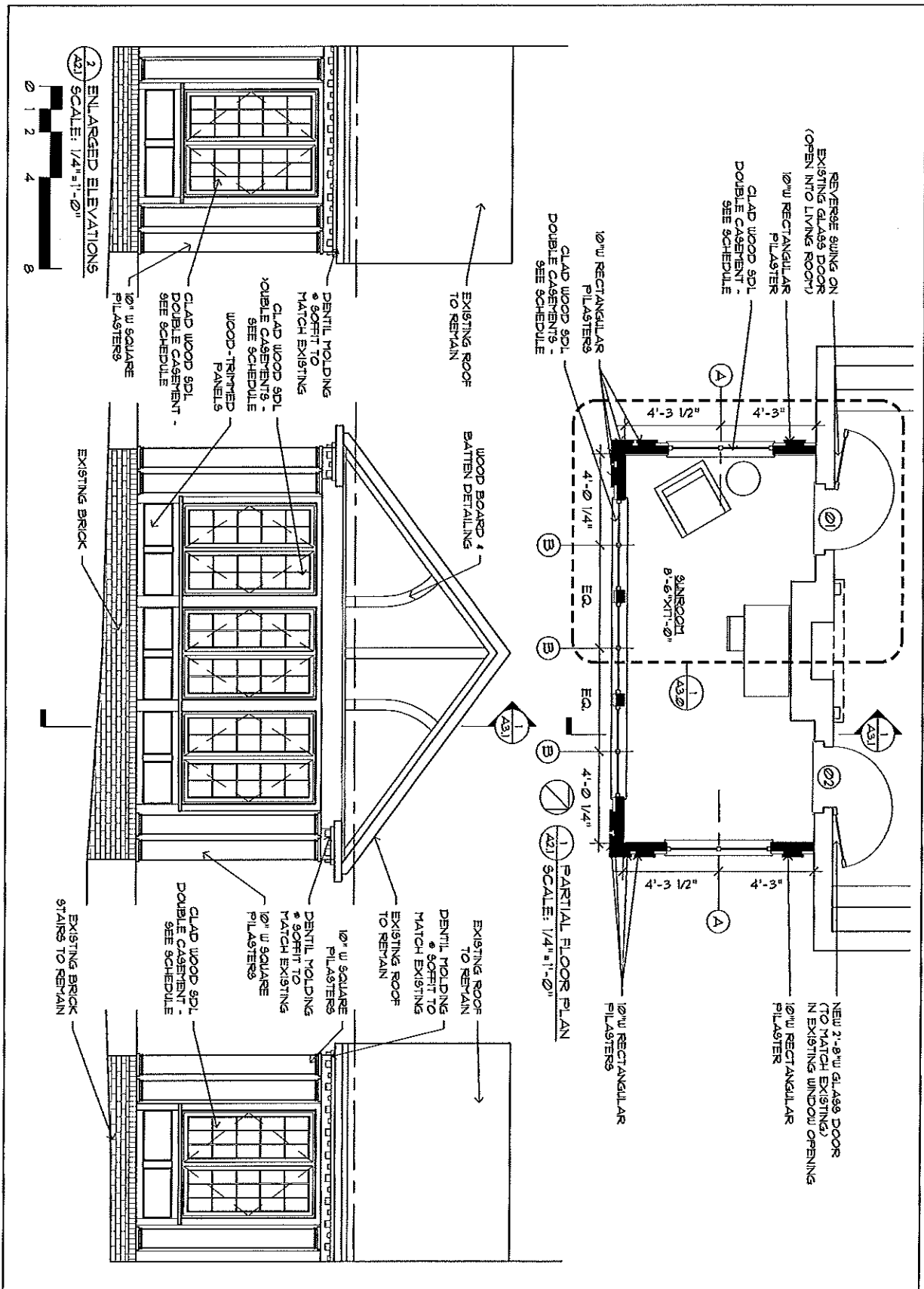
BONNER
 SIDE PORCH
 RENOVATION
 615 TL Vernon Avenue
 Charlotte, NC 28203

DATES:
 Existing
 6 July 2010
 Schematics /
 Historic District
 20 July 2010
 12 September 2010
 14 October 2010
 Pricing Set
 05 November 2010
 Value Engineering
 20 July 2011
 Historic District App.
 12 August 2011

STUDIO H DESIGN
 JESSICA BEIL HINDMAN
 120 E. TREMONT AVE.
 CHARLOTTE, NC 28203
 704.995.3605

SITE PLAN

L10



**BONNER
SIDE PORCH
RENOVATION**
415 W. Vernon Avenue
Charlotte, NC 28203

DATES:
Existing
8 July 2010
Architects /
Historic District
Application
20 July 2010
13 September 2010
14 October 2010
Filing Set
05 November 2010
Value Engineering
20 July 2011
Historic District App.
12 August 2011

STUDIO H DESIGN
JESSICA BEIL HINDMAN
120 E. TREMONT AVE.
CHARLOTTE, NC 28203
704.935.3605

**ENLARGED
PLAN &
ELEVATIONS**
A2.1

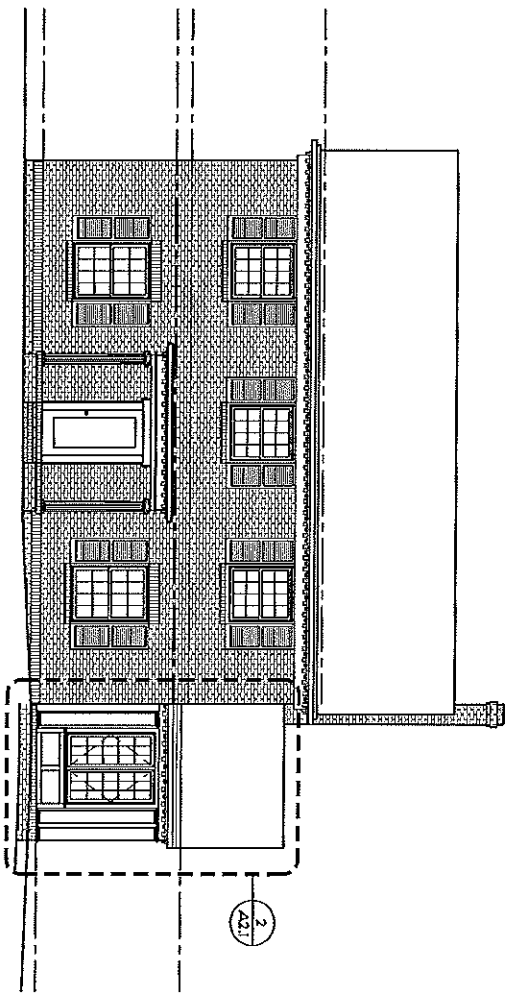
BONNER
SIDE PORCH
RENOVATION
615 PL. Venable Avenue
Charlotte, NC 28203

DATE:
Drawing
8 July 2010
Schematics /
Historic District
Application
12 July 2010
3 August 2010
14 October 2010
Pricing Est.
05 November 2010
Value Engineering
20 July 2011
Historic District App.
12 August 2011

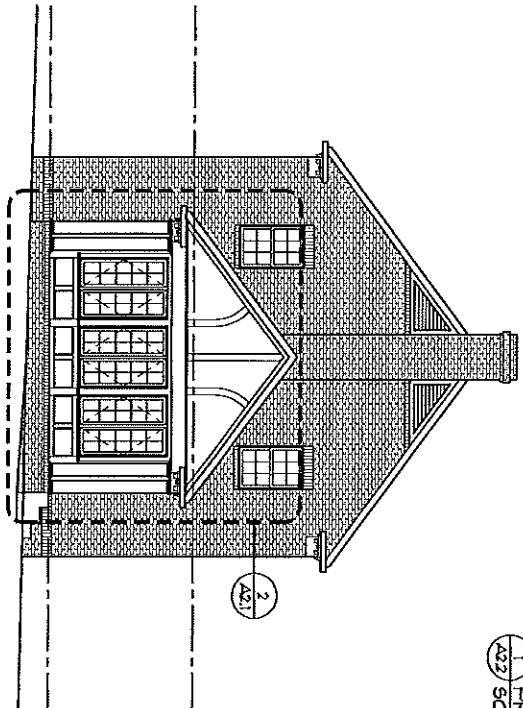
STUDIO H DESIGN
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ELEVATIONS

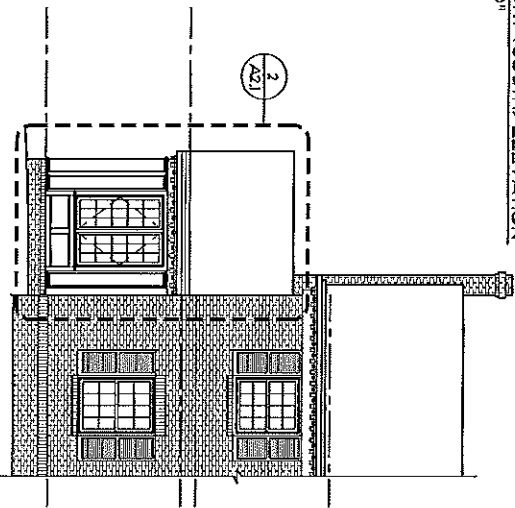
A2.2



1. PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



2. PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"



3. PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



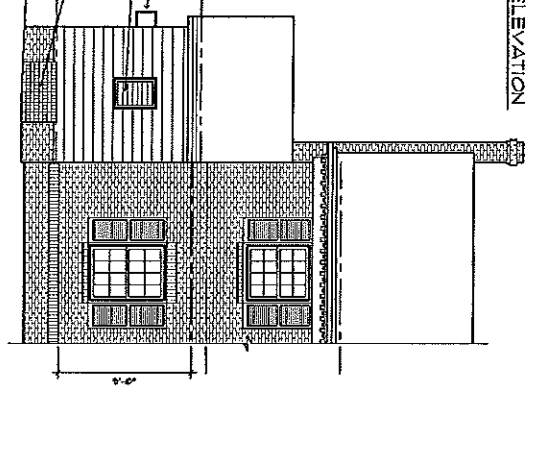
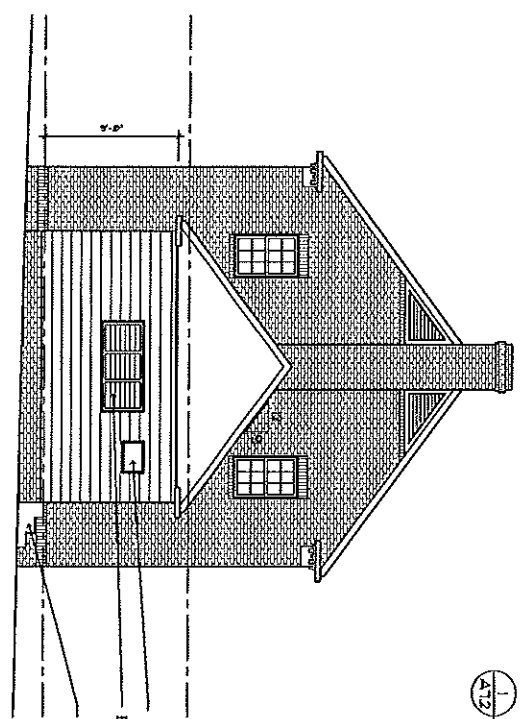
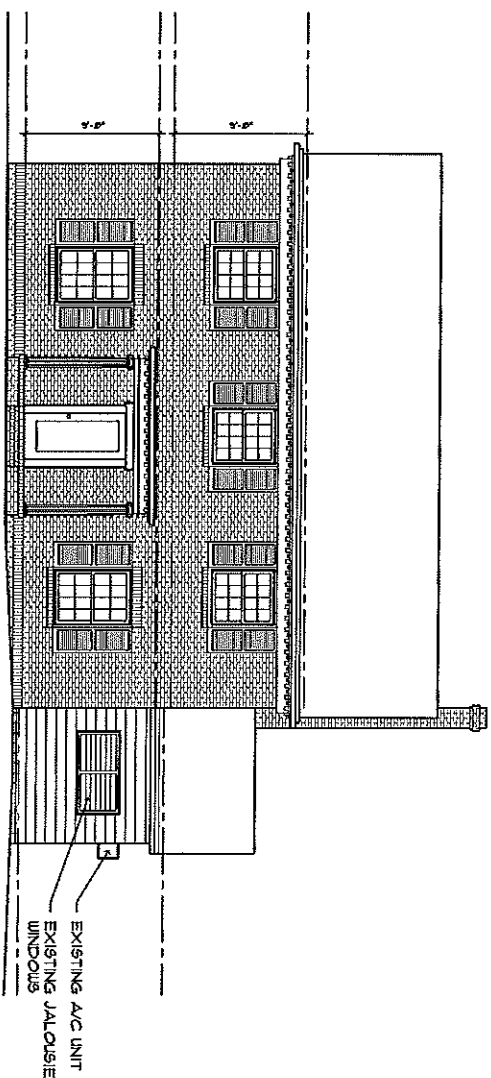
BONNER
SIDE PORCH
RENOVATION
615 N. VERNON AVENUE
CHARLOTTE, NC 28203

DATE:
Existing
8 July 2010

STUDIO H DESIGN
JESSICA BEIL HINDMAN
120 E. TREMONT AVE.
CHARLOTTE, NC 28203
104.995.3605

EXISTING
ELEVATIONS

A7.2



Charlotte Historic District Commission - Case 2011-090

