# Charlotte Historic District Commission Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY 1226 Myrtle Avenue, Dilworth Local Historic District HDC 2011-112

**SUMMARY OF REQUEST** Rear Addition

OWNER Jim Barwick

APPLICANT Jim Barwick

## **Details of Proposed Request**

This application seeks approval for a rear addition to this existing house at the intersection of Myrtle and Mt Vernon Avenues.

A very similar design for a rear addition to this house was approved by the HDC in 2002, but was never constructed.

#### **Current Status and Context of Property**

This house is a two story Colonial Revival single family structure with a gable-ended roof and a full façade attached front porch. The house was constructed c. 1930, and is listed as a contributing structure within the Dilworth National Register Historic District.

This section of both Myrtle and Mt Vernon Avenues consists primarily of single family homes of similar size, scale and age.

## **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.

## **Analysis of Proposal**

This proposed one story rear addition would sit on the left side of the rear elevation of the existing house, extending from the existing rear entrance porch past the left rear corner of the house. The addition has a shed roof. The siding materials and windows are noted to match those on the existing house. There is a door from the addition to the rear yard facing Mt. Vernon Avenue.

It should be noted that the existing house is roofed with a combination of gable ends and shallow hips.

Under current HDC policy covering *Additions*, there are eight criteria that must be satisfied for an addition to an existing structure to be considered appropriate. These criteria are:

1.	Size	the relationship of the project to its site
2.	Scale	the relationship of the building to those around it
3.	Massing	the relationship of the building's various parts to each other
4.	Fenestration	the placement, style and materials of windows and doors
5.	Rhythm	the relationship of fenestration, recesses and projections
6.	Setback	in relation to setback of immediate surroundings
7.	Materials	proper historic materials or approved substitutes
8.	Context	the overall relationship of the project to its surroundings











