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**LOCAL HISTORIC DISTRICT:** Dilworth

**ADDRESS OF PROPERTY:** 601 Mount Vernon Avenue

**SUMMARY OF REQUEST:** Addition

**OWNER:** Keith and Amanda Anderson

**APPLICANT:** Ray Sheedy

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**Details of Proposed Request**

*Existing Conditions*

The subject property is a split level home built in 1954. Several alterations have occurred to the home including painted brick and a large shed dormer on the front with mismatched windows from the main structure. The house sits on a corner lot with the driveway access from Euclid Avenue. Adjacent structures along the street are primarily two story of various designs. Setbacks along the subject block face are generally consistent with the subject property having a slightly deeper.

*Proposal*

The proposed additions include a bathroom and front porch, an attached garage and deck on the rear, a covered patio, second floor balcony to the rear, a breakfast nook to the rear and cedar shake siding to replace the existing metal siding. The exterior of new room additions will be clad in cementitious siding. Attached garages are not prohibited by the Policy & Design Guidelines.

**Policy & Design Guidelines for Additions**

HDC Design Policy for Additions requires that additions be evaluated according to the following:

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

Staff believes this house will be improved by the proposed additions. Specifically, the proposal organizes the facade Massing, Rhythm, Materials and improves the overall Context of the block. The home's Fenestration and Size also meet the Guideliens. The front Setback of the new addition may be a point of discussion for the Commission.

# Charlotte Historic District Commission - Case 2013-138



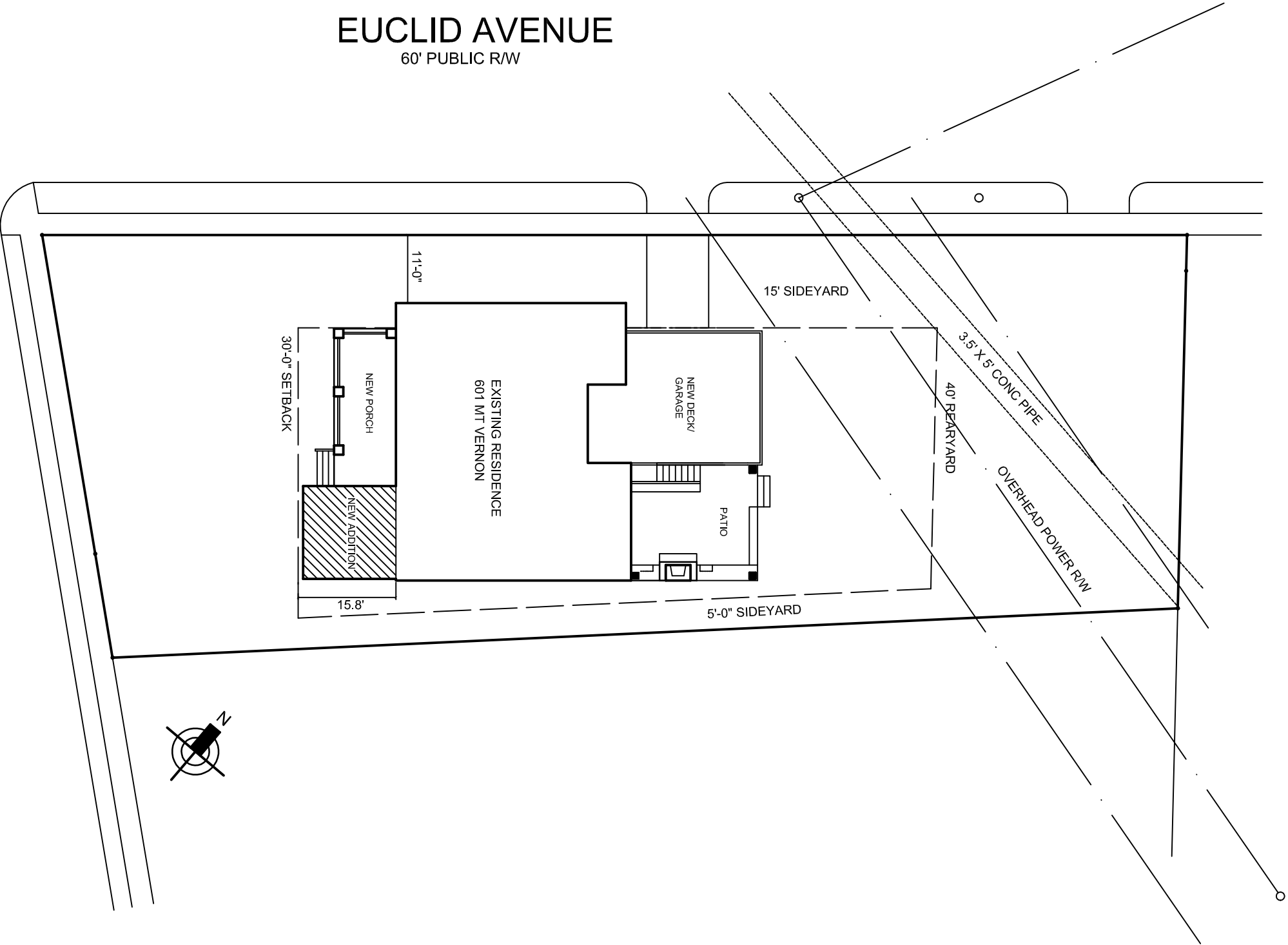






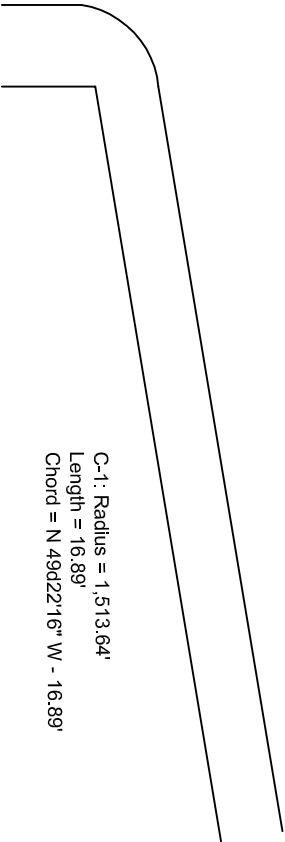
EUCLID AVENUE

60' PUBLIC R/W



MT VERNON AVENUE

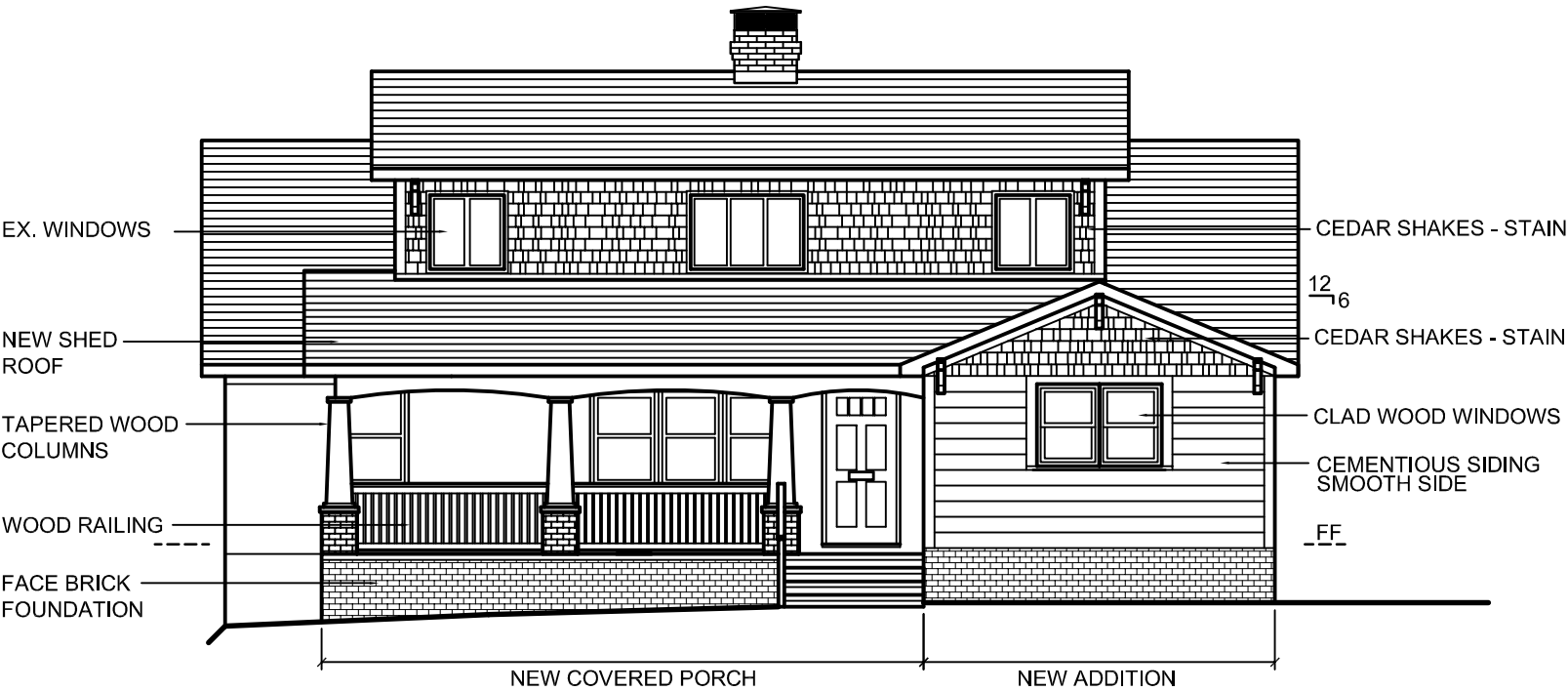
50' PUBLIC R/W



C-1: Radius = 1,513.64'  
Length = 16.89'  
Chord = N 49d22'16" W - 16.89'



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

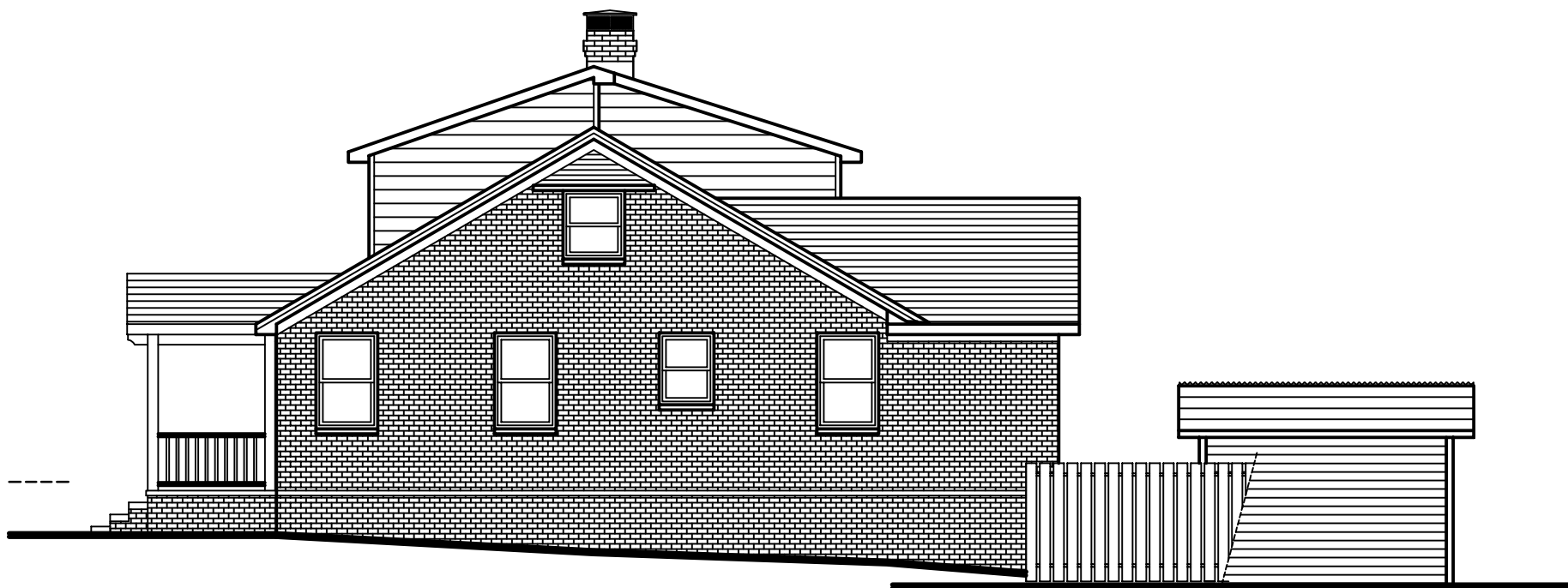




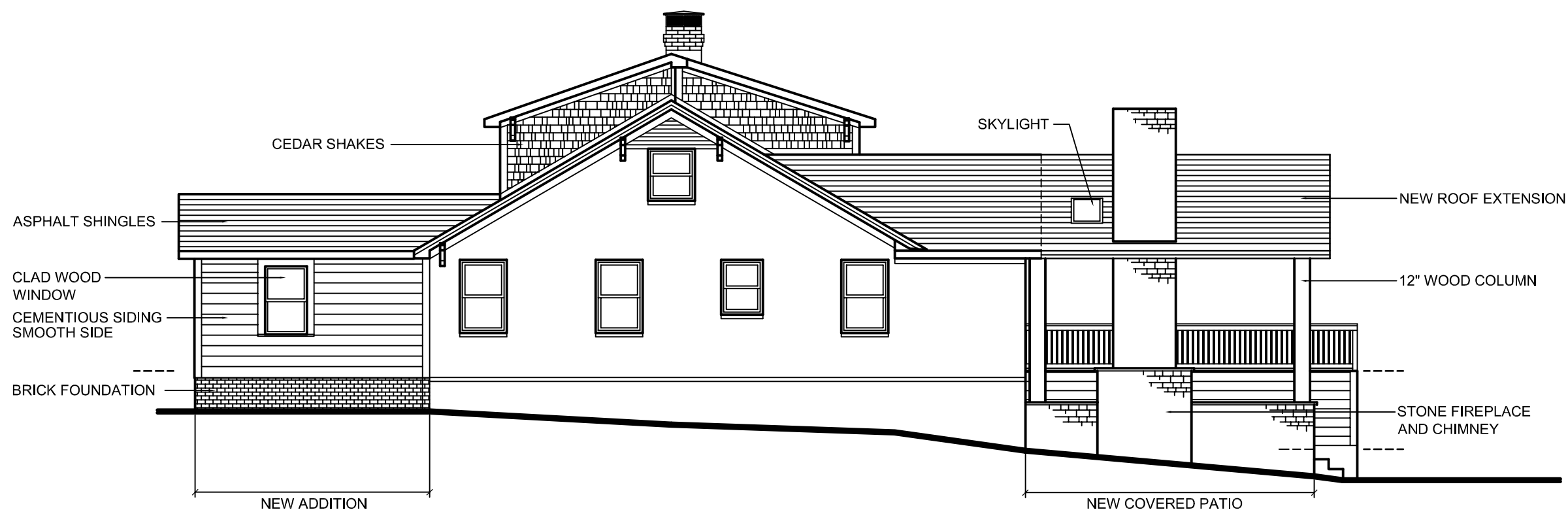
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION





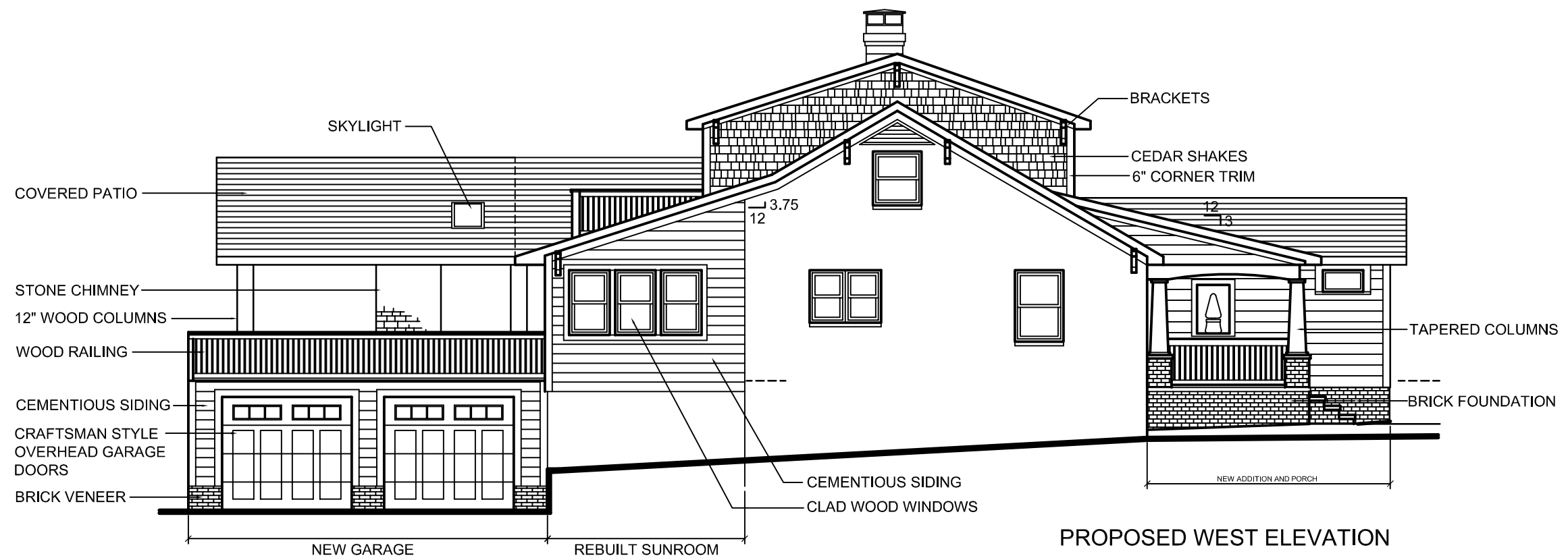
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION





EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION