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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.

**Proposed September 2013**

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.

**Proposal-Updated for November 13, 2013 Hearing**

The application was denied in September 2013. Before deliberating on the current project the Commission must determine if the applicant has made substantial changes from the previous plan. Based on the current submittal the following revisions have been made:

1. The front addition has been changed to a full width porch, keeping the streetscape consistent.
2. A detached garage has substituted the two car attached garage.
3. The windows on the front shed dormer will be replaced with 6 over 1 windows.
4. The size and mass of the primary structure has been reduced by detaching the garage.
5. 6 over 1 windows are being introduced around the house.

Based on the changes in response to Commission concerns from September, staff believes this project has met the Substantial Change criteria.

### **Policy & Design Guidelines for Additions**

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

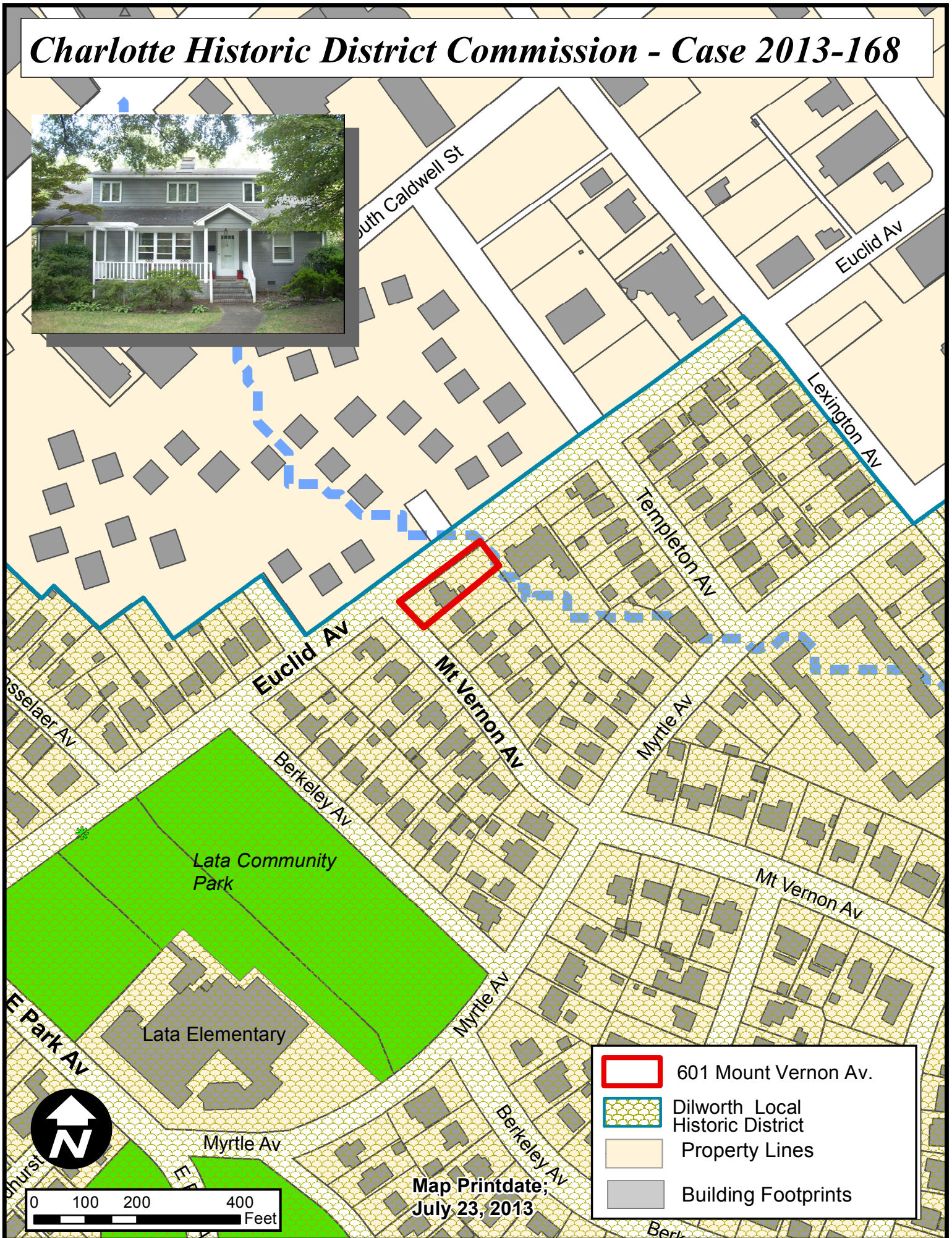
<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to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

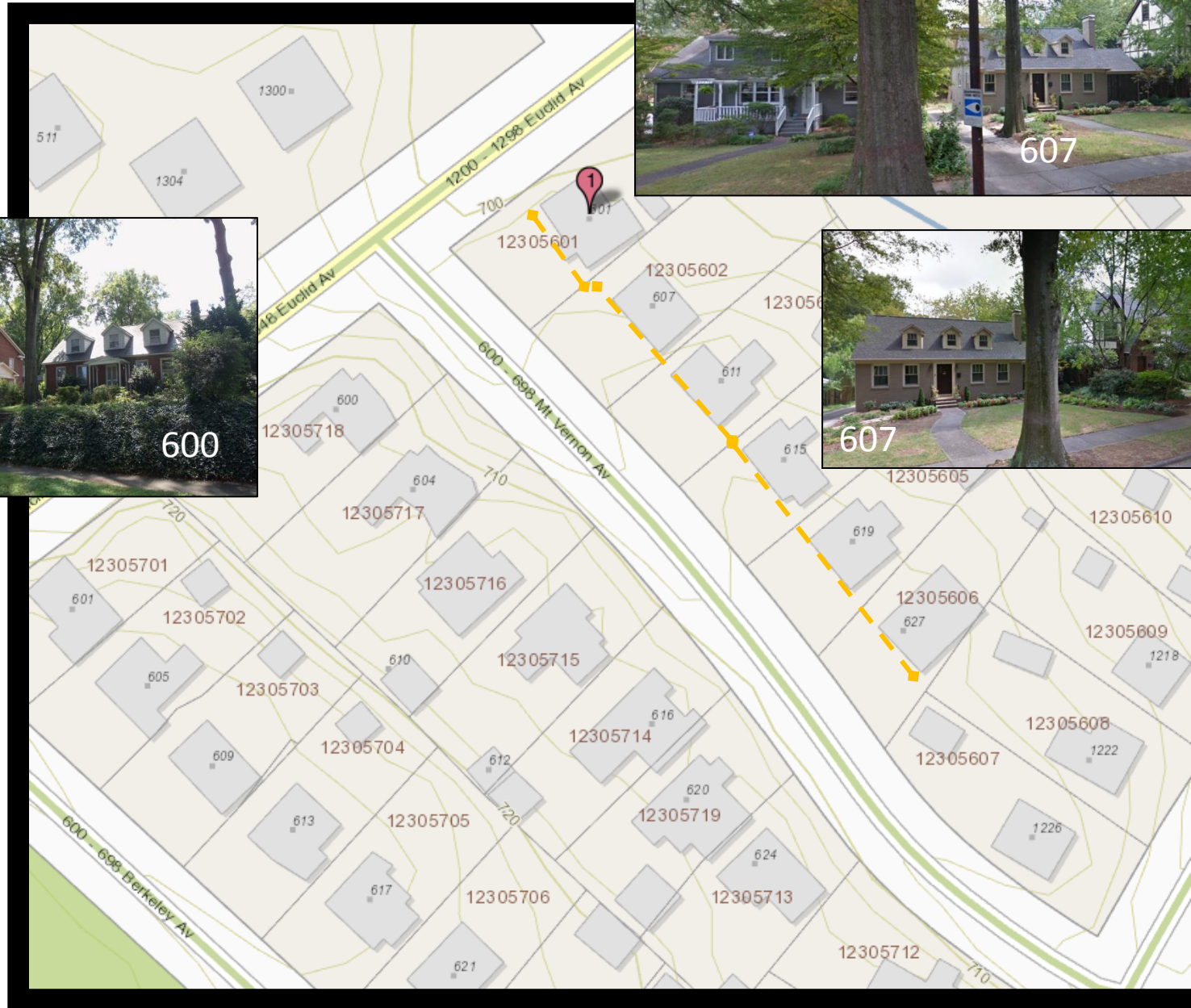
### **Staff Analysis**

The revised plans are more sensitive to the streetscape on both sides and project details such as fenestration and materials are consistent. The overall size, scale, massing, rhythm and setback of the home have been improved and contextually appropriate to the immediate area.

# Charlotte Historic District Commission - Case 2013-168

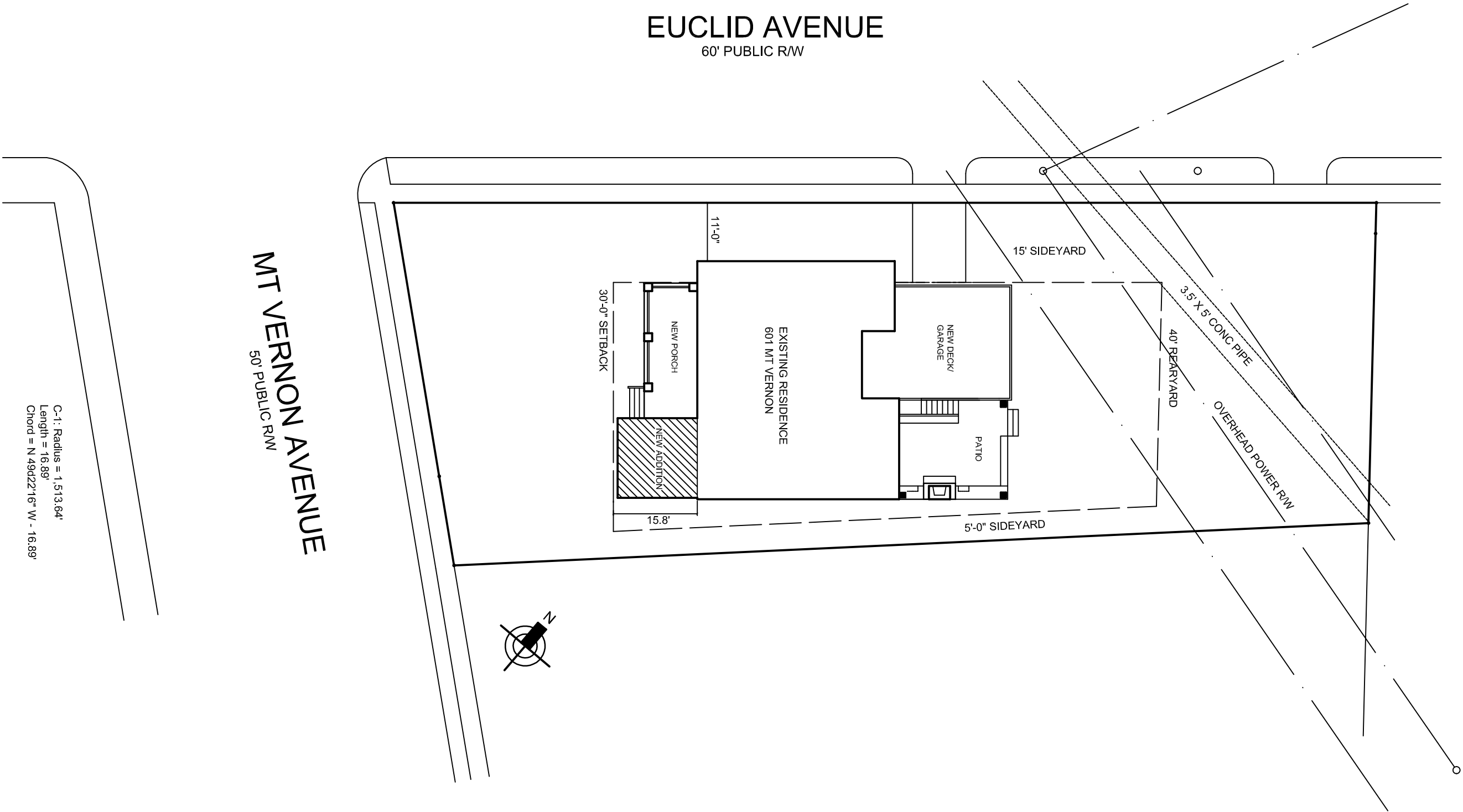


601 Mt. Vernon Avenue

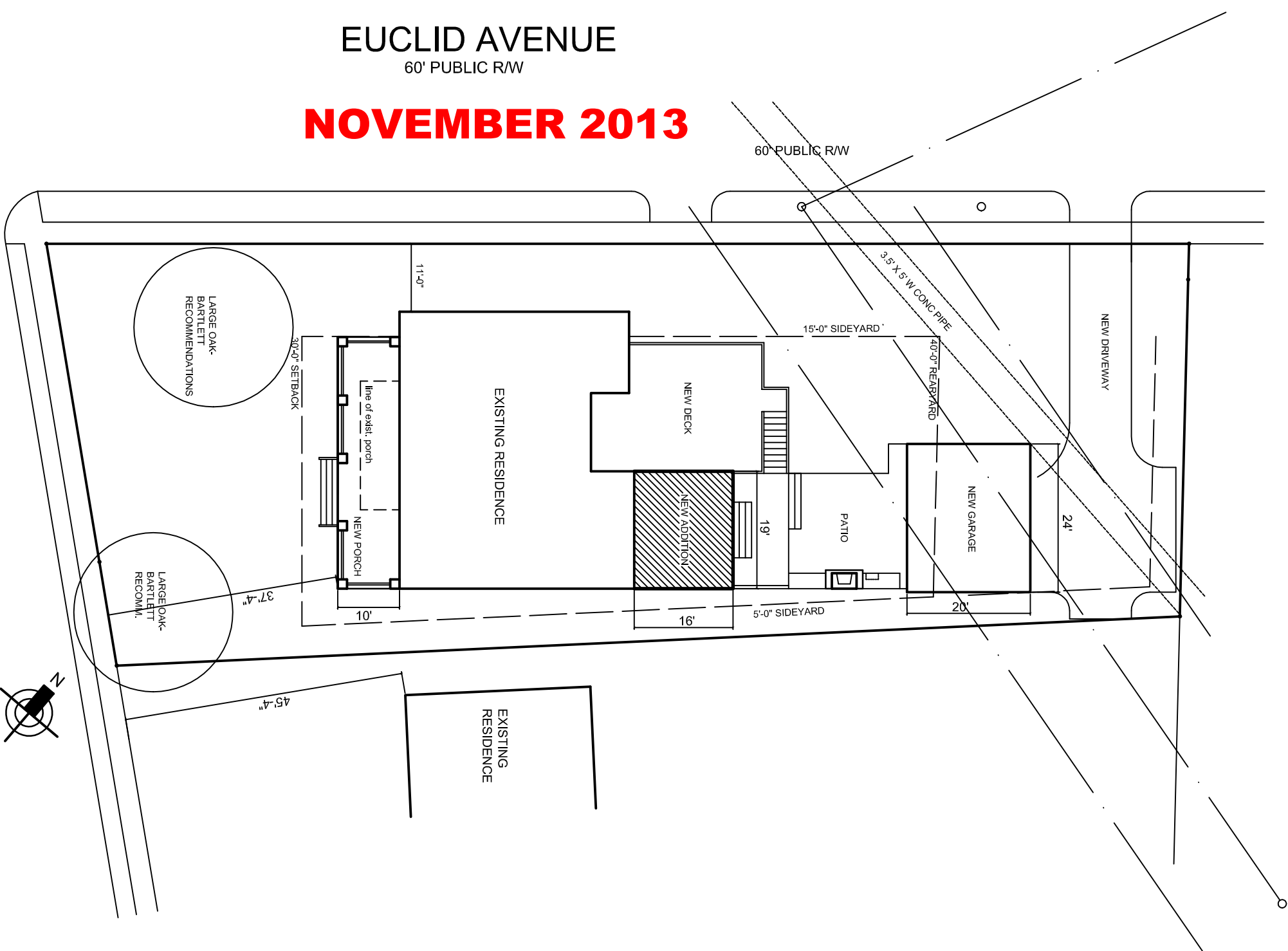




DENIED IN SEPTEMBER



EUCLID STREET ASSOC.  
DB 5148-740



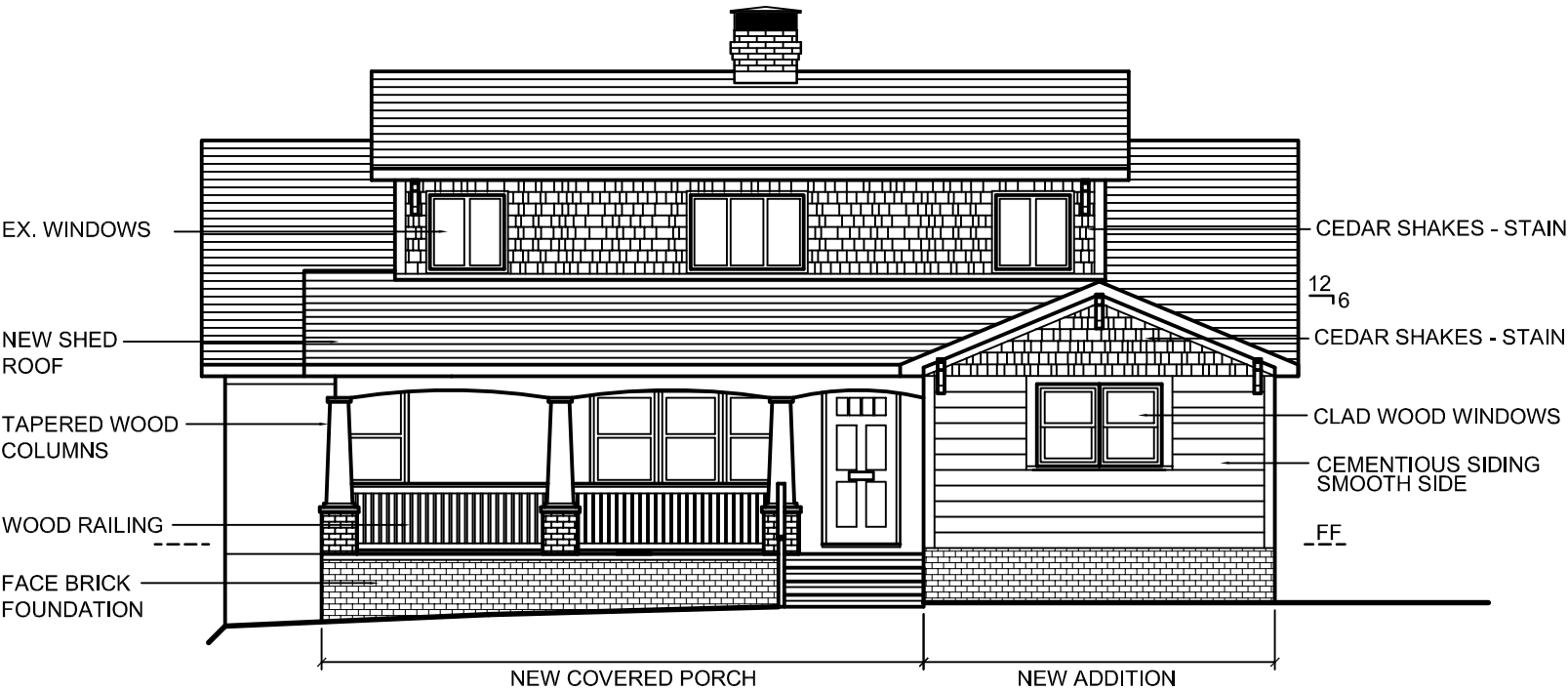
EUCLID AVENUE  
60' PUBLIC R/W  
**NOVEMBER 2013**

MT VERNON AVENUE  
50' PUBLIC R/W

DENIED IN SEPTEMBER



EXISTING SOUTH ELEVATION

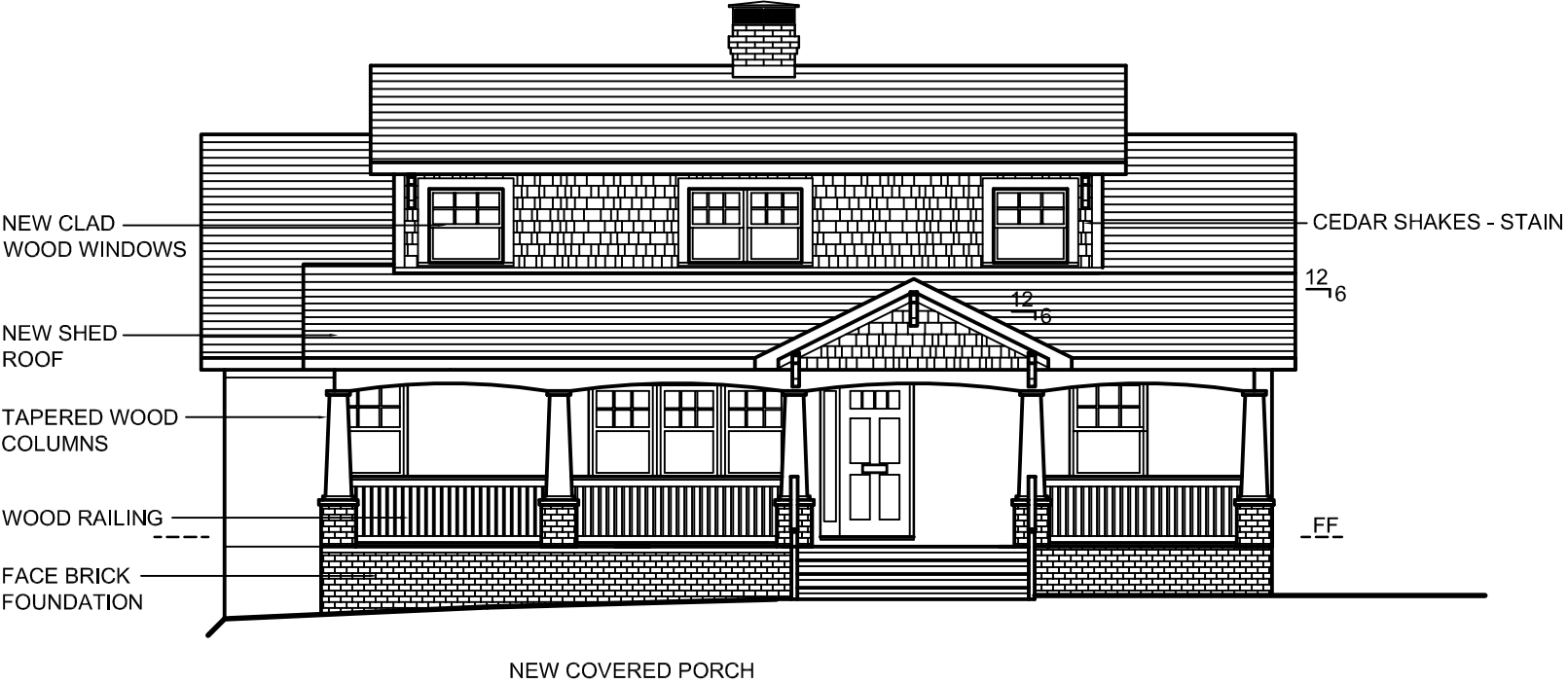


PROPOSED SOUTH ELEVATION

NOVEMBER 2013

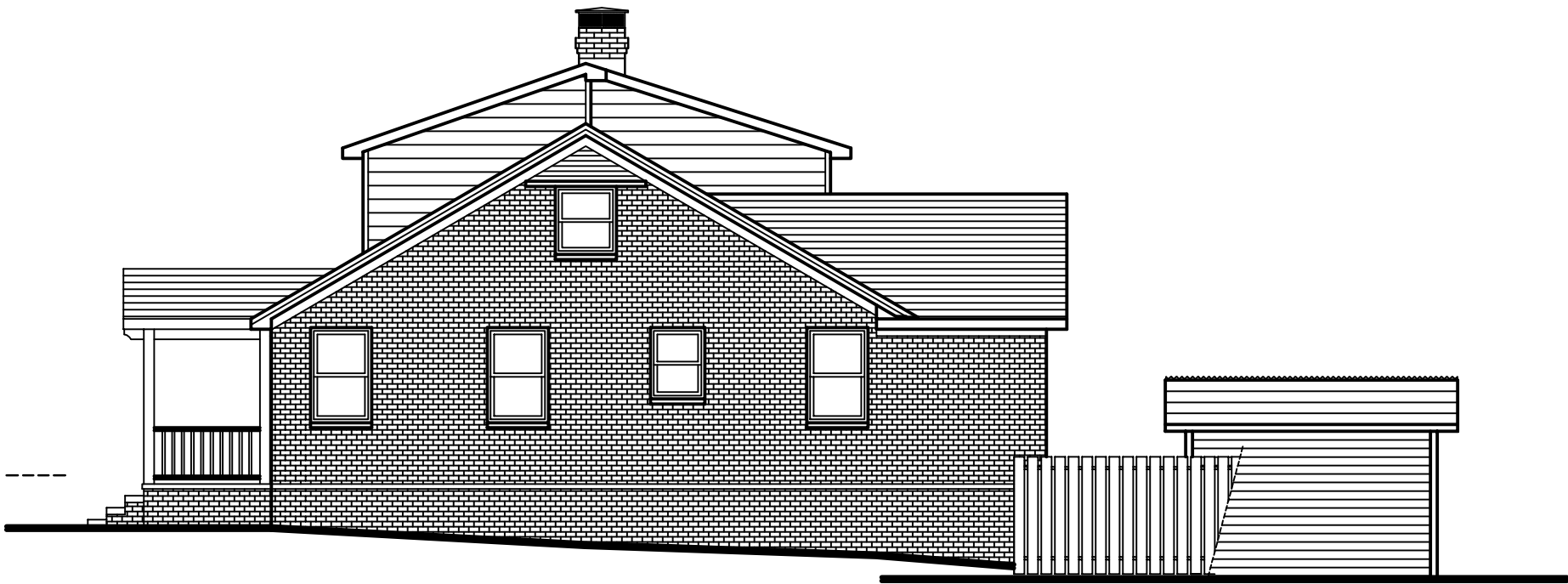


EXISTING SOUTH ELEVATION

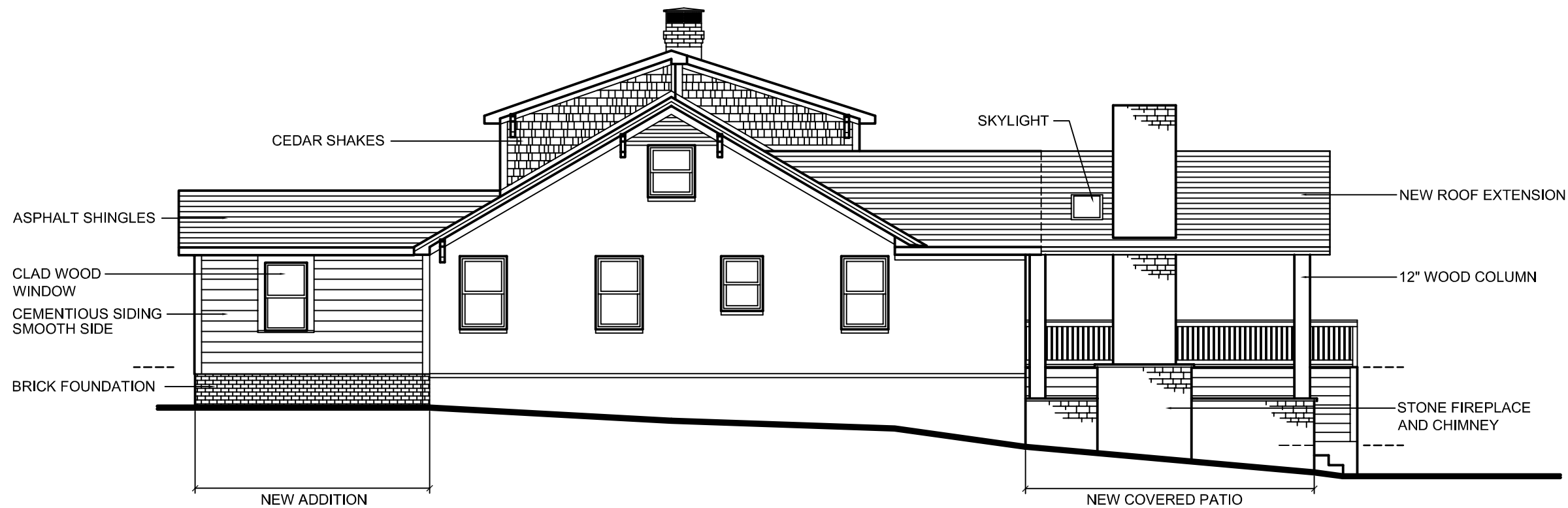


PROPOSED SOUTH ELEVATION

DENIED IN SEPTEMBER

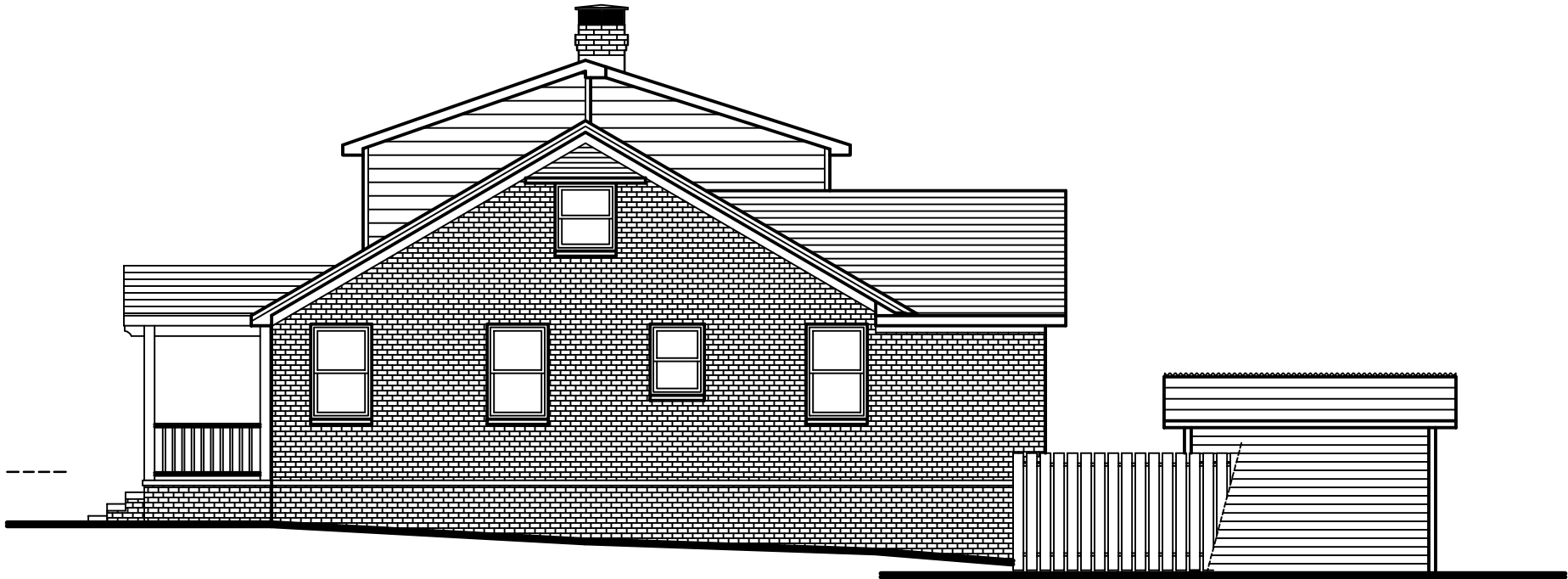


EXISTING EAST ELEVATION

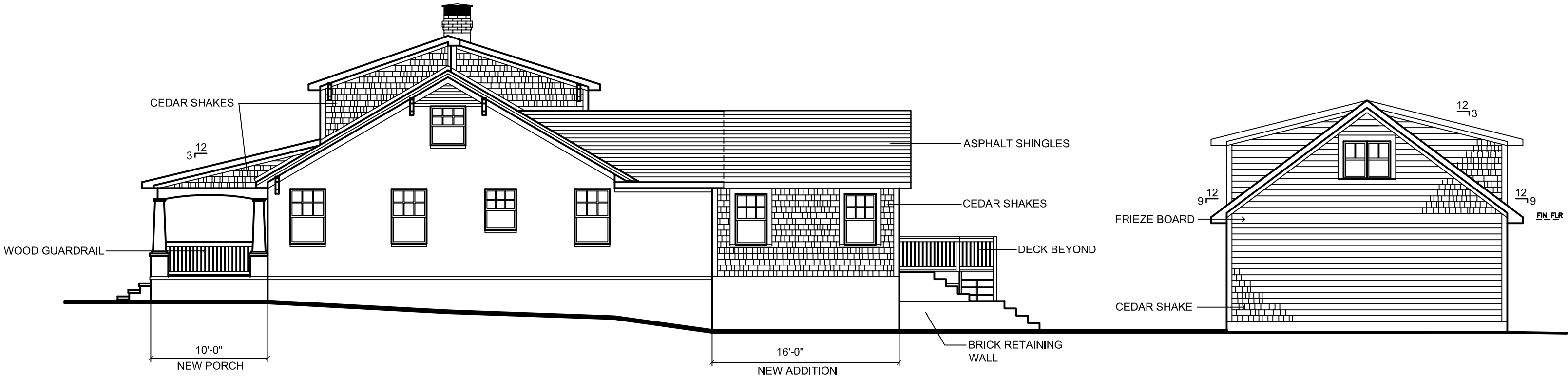


PROPOSED EAST ELEVATION

NOVEMBER 2013

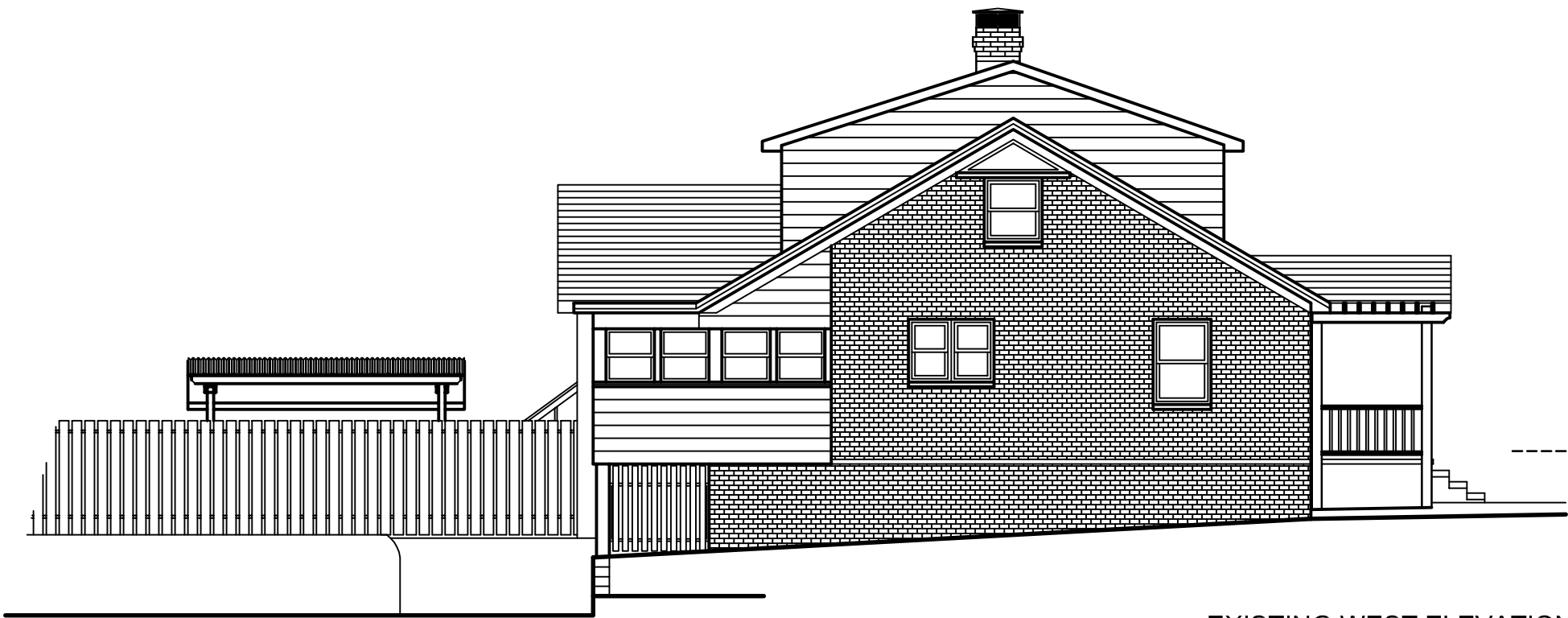


EXISTING EAST ELEVATION

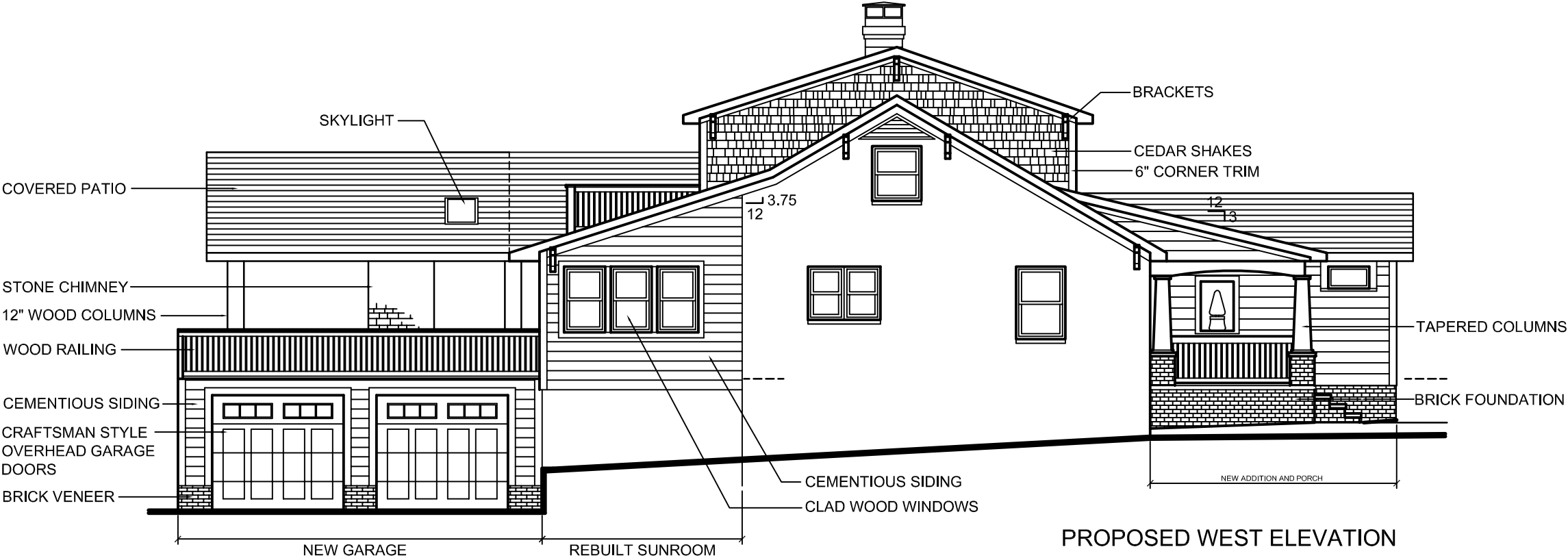


PROPOSED EAST ELEVATION

DENIED IN SEPTEMBER

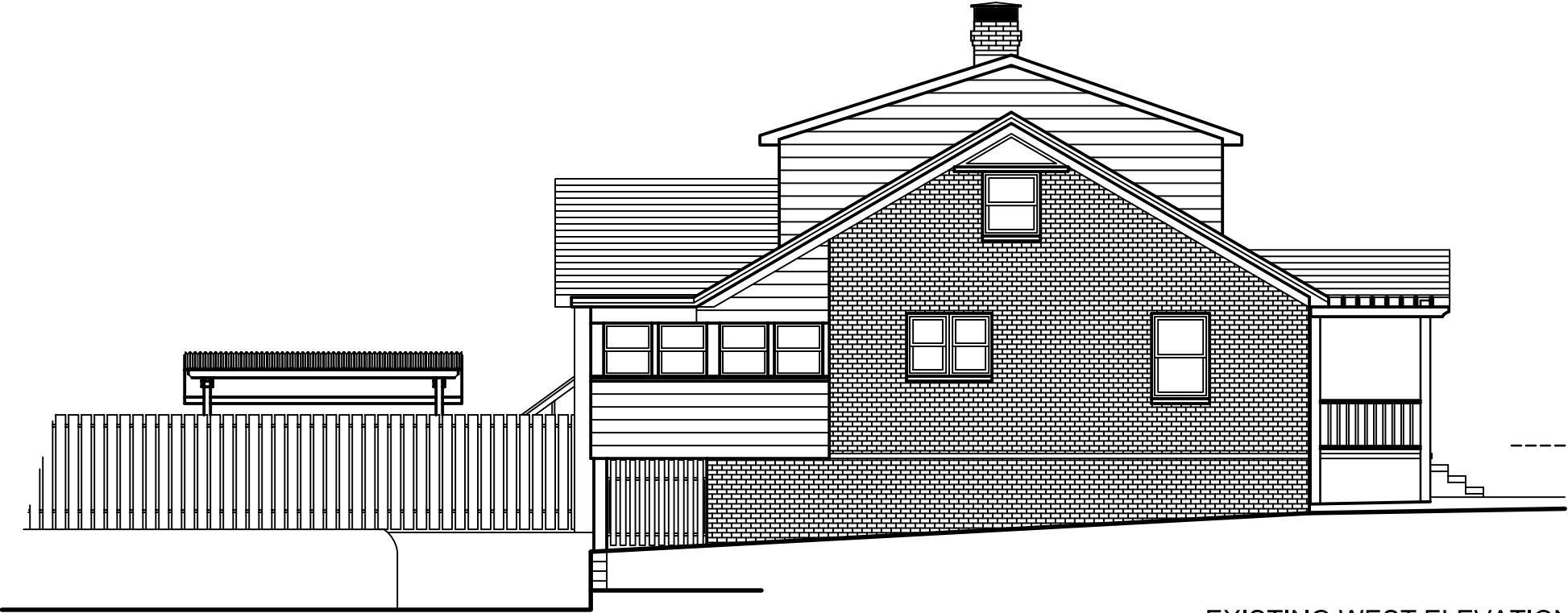


EXISTING WEST ELEVATION

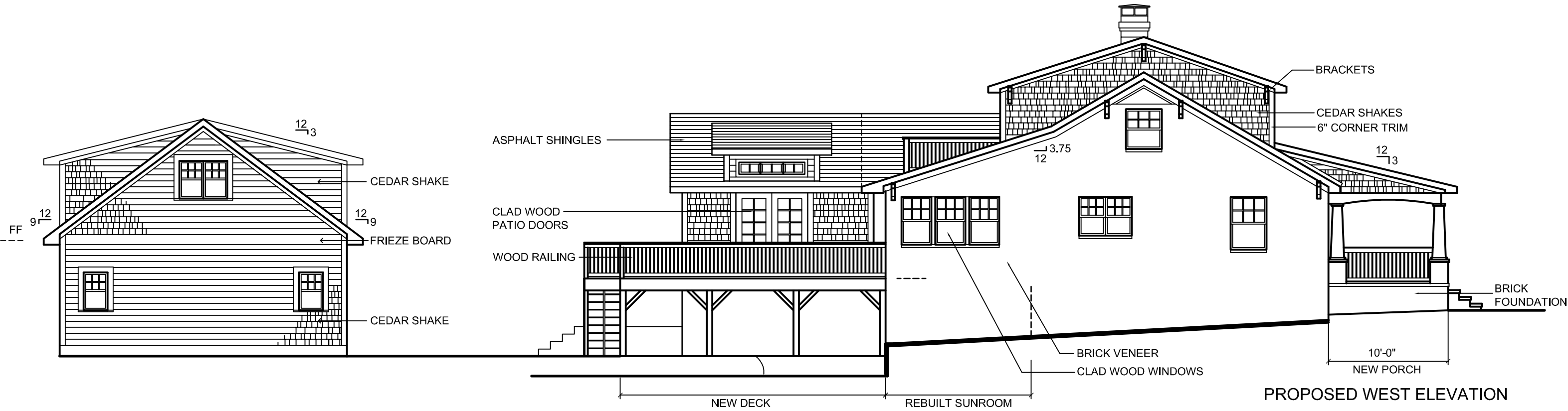


PROPOSED WEST ELEVATION

NOVEMBER 2013



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

DENIED IN SEPTEMBER



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

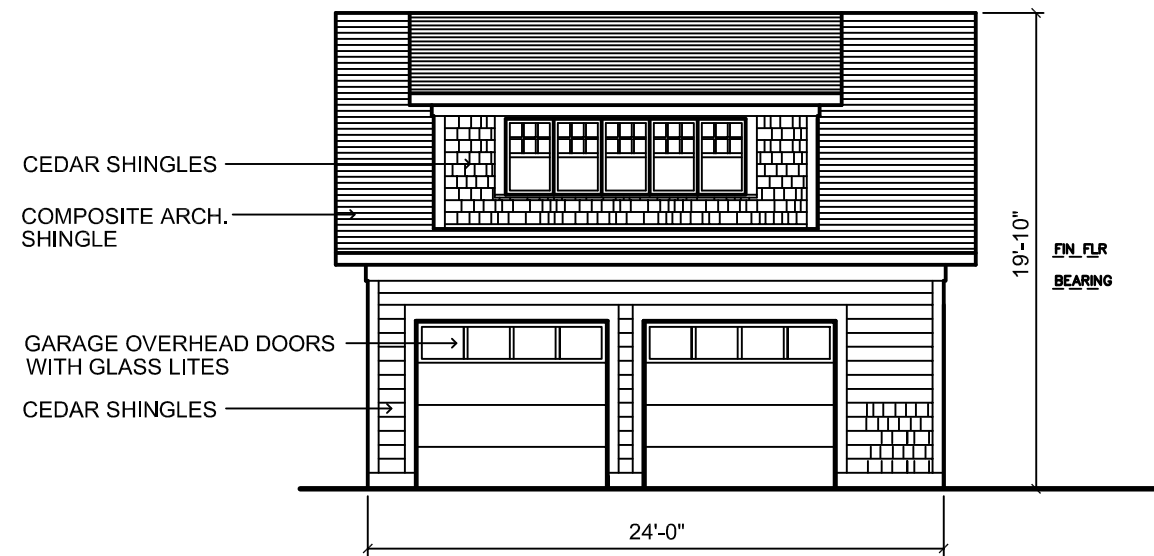
NOVEMBER 2013



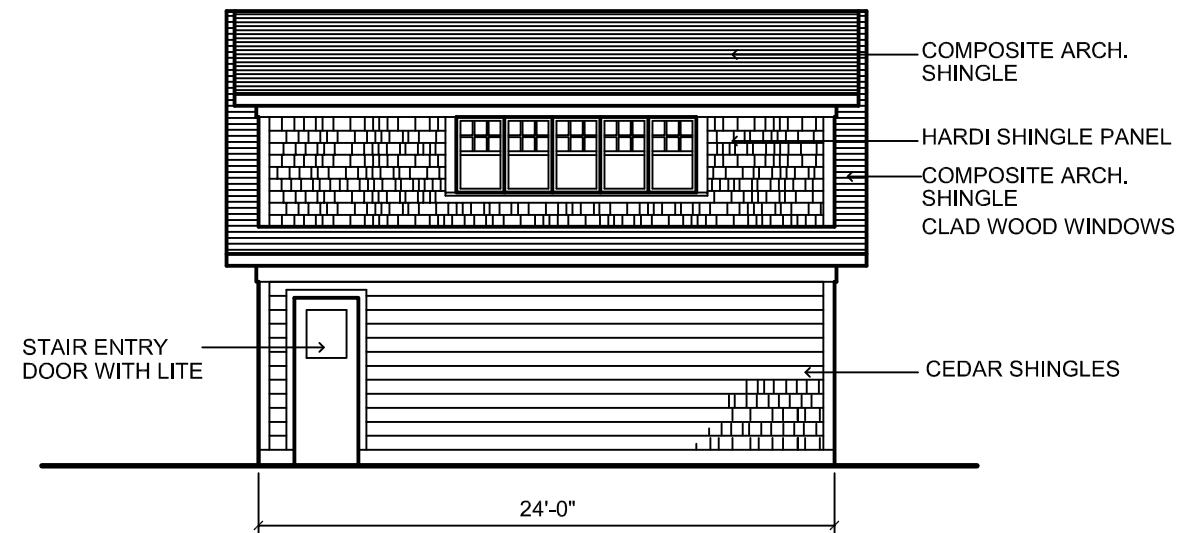
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



GARAGE - NORTH ELEVATION



GARAGE - SOUTH ELEVATION