

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 729 Mount Vernon Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman, applicant/Martha Harbison, owner

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5-story single family house constructed in 1951. The subject property is a Colonial Revival-style house, with a brick exterior, double-hung wood windows, a front bay window. All wood trim and siding accents appear to be wrapped in non-traditional material. Adjacent structures are a mix of 1, 1.5 and 2-story single-family houses. The lot measures approximately 75' x 160'. Under a separate application, demolition of the house was Approved with a 365-Day Stay at the January 16, 2019 HDC meeting.

Proposal

The proposal is a new 1.5 story residential house with a height of 27'-0". The house width is 49'-0" (heated) with a 13'-0" open porte cochere on the right side. Proposed siding materials are stucco and brick. Proposed windows are aluminum-clad and curtain wall windows. The perspective drawings presented are for Commission review of contextual criteria: setback, spacing, orientation, massing, height/width, scale, directional expression, and foundations.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

1. The proposal is not incongruous with the District and meets the guidelines for New Construction above.
2. Minor revisions may be reviewed by staff.



HDC-2019-00205

PID: 12305105

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: NEW CONSTRUCTION

July Meeting 2019



HARBISON
HOME

129 Mt. Vernon Avenue
Charlotte, NC 28203

DATES:

Schematics
8 April 2019
HDC Submission
29 April 2019
Progress Drawings
16 May 2019
30 May 2019
18 June 2019
HDC Submission
19 June 2019
30 June 2019
Preliminary Pricing
NOT FOR CONSTRUCTION
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EXISTING
SITE

AO.O



← EXISTING FRONT YARD
FROM MT. VERNON AVE.



EXISTING FRONT
YARD FROM MT.
VERNON AVE. -
SOUTHEAST SIDE



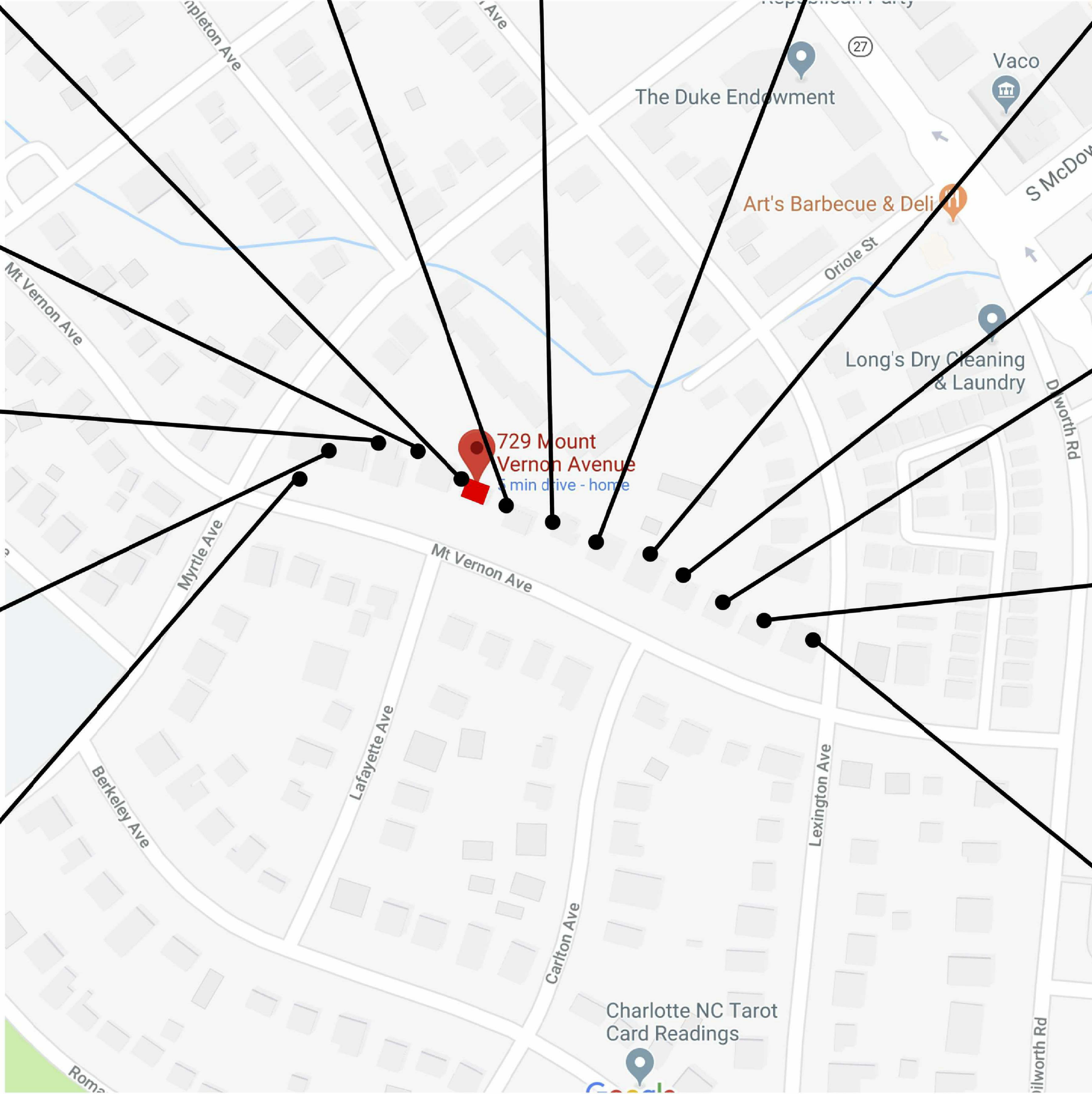
← EXISTING FRONT
YARD FROM MT.
VERNON AVE. -
SOUTHWEST SIDE



EXISTING
SIDE/REAR YARD -
SOUTHEAST SIDE



← EXISTING
SIDE/REAR YARD
FROM DRIVEWAY
(SOUTHWEST) SIDE



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CONTEXT

A0.1



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CONTEXT

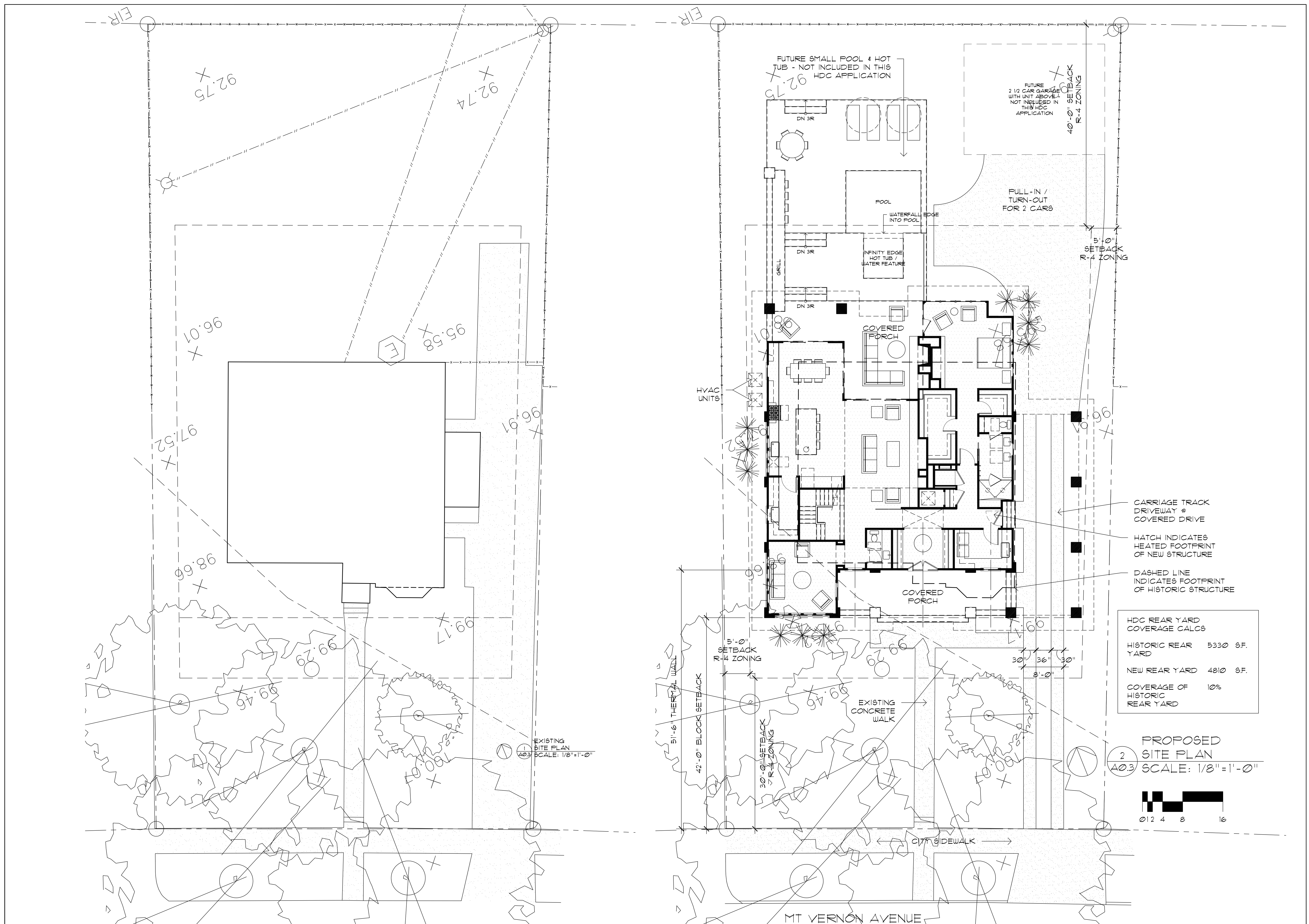
A0.2

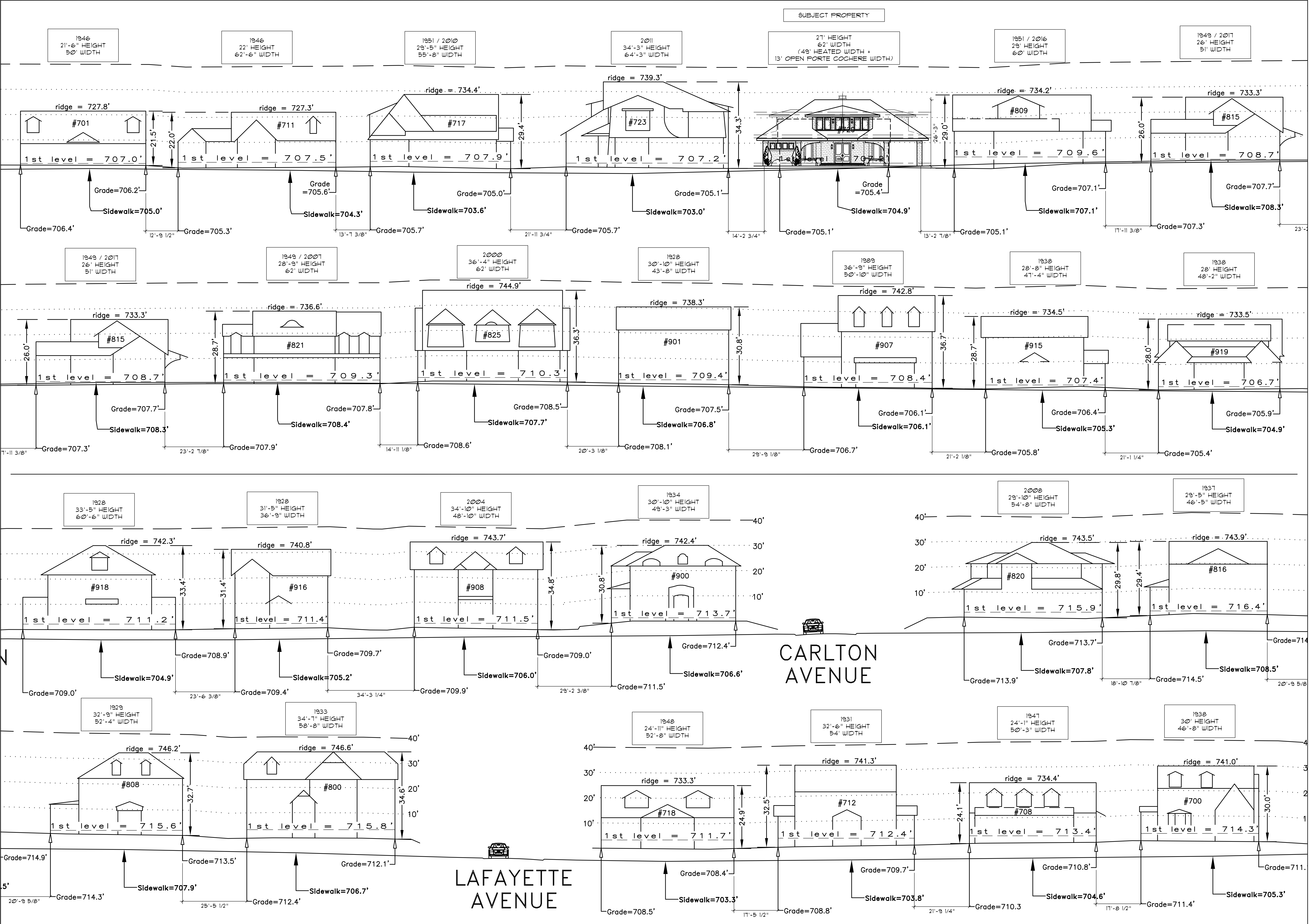
Mathematics
 1 April 2019
 IDC Submission
 9 April 2019
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 5 May 2019
 0 May 2019
 3 June 2019
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A0.3





HARBISON HOME
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STREETSCAPES
A0.4



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EXISTING
SITE WITH
PROPOSED
ROOF PLAN

A0.6





900 MT VERNON AVE



1934 EWING AVE



2101 DILWORTH RD W



1008 BERKELEY AVE



2007 DILWORTH RD W



1901 DILWORTH RD E



100 BERKELEY AVE



1226 DILWORTH RD



2001 DILWORTH RD W

HARBISON HOME

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STUCCO
PRECEDENT

A0.1

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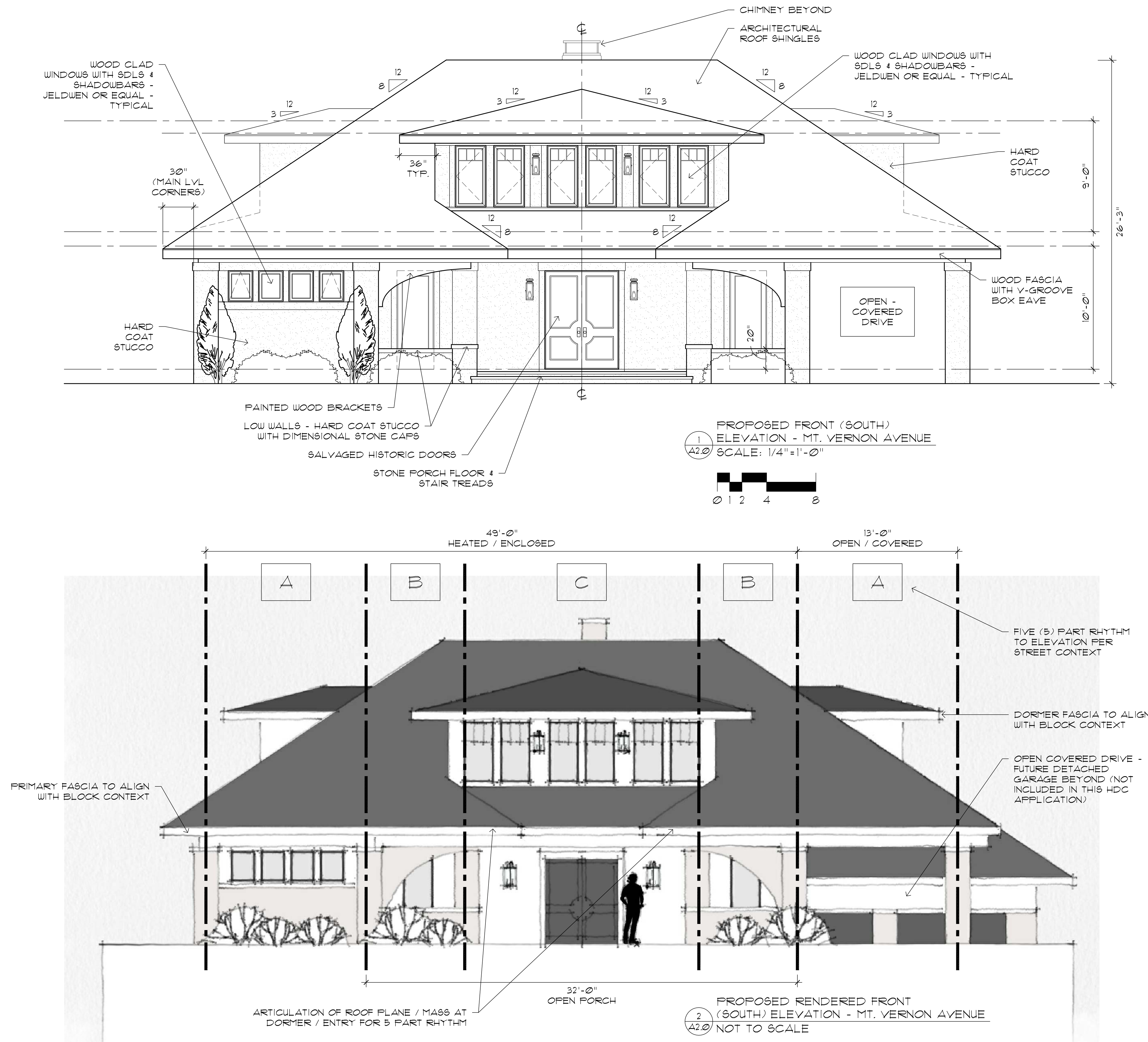
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ELEVATIONS

A2.0



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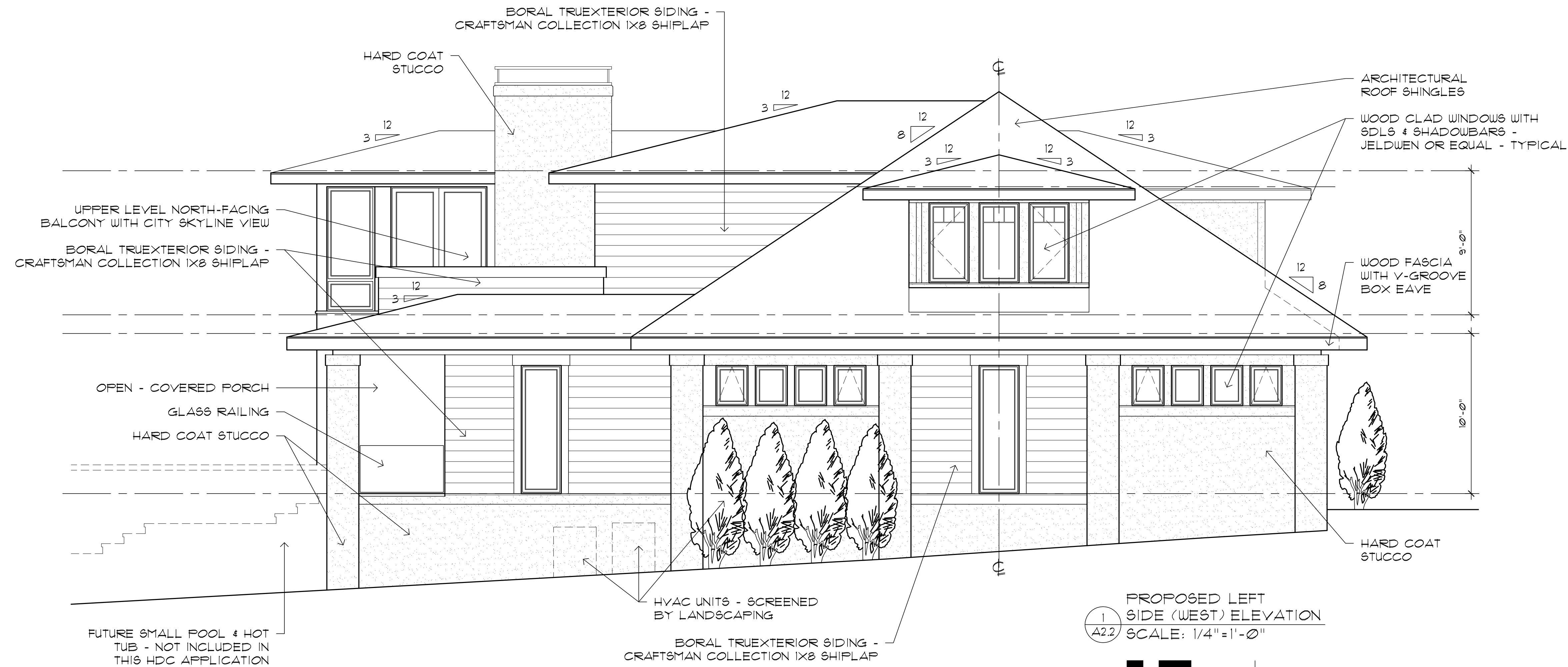
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ELEVATIONS

A2.1



PROPOSED RENDERED
LEFT SIDE (WEST) ELEVATION
NOT TO SCALE

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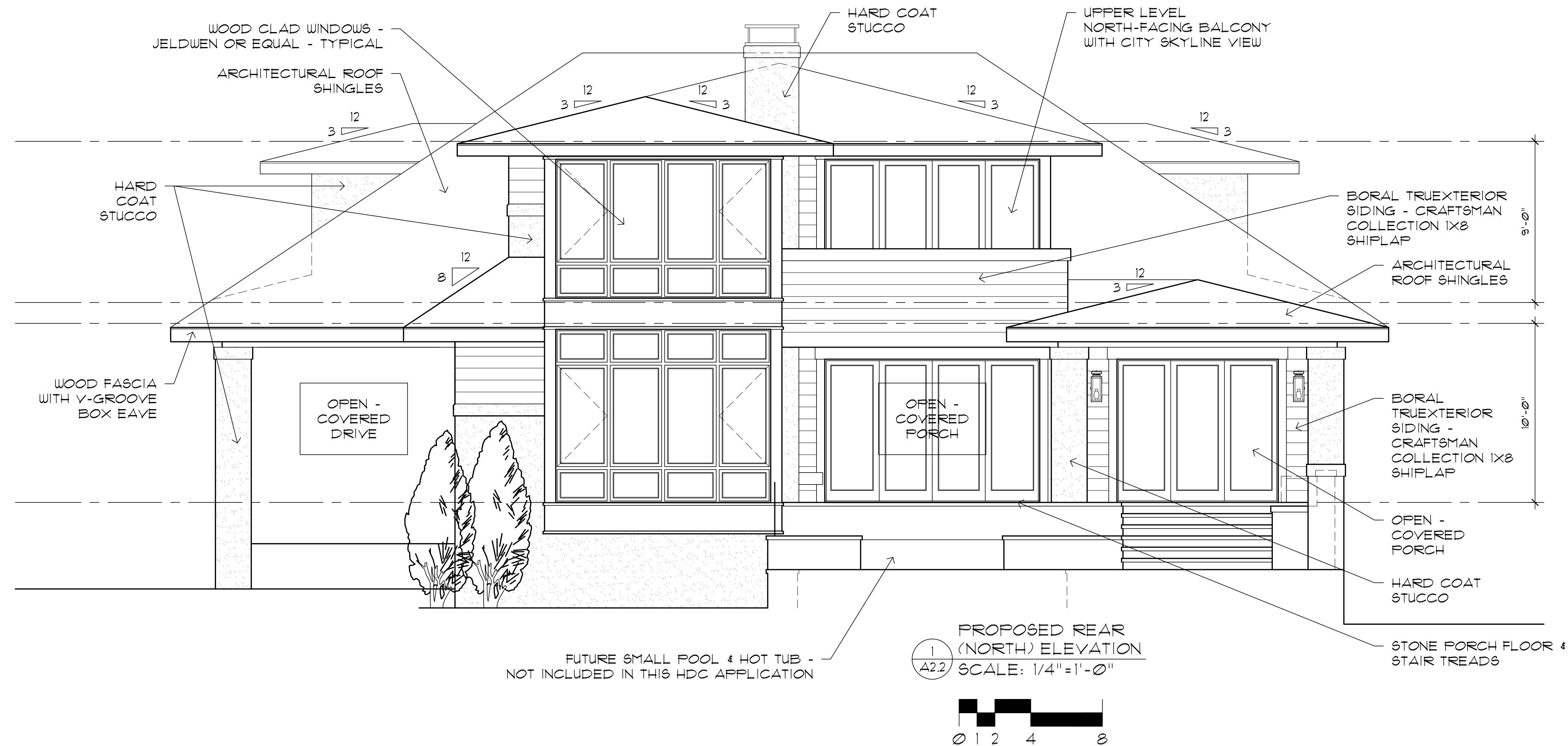
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ELEVATIONS

A2.2



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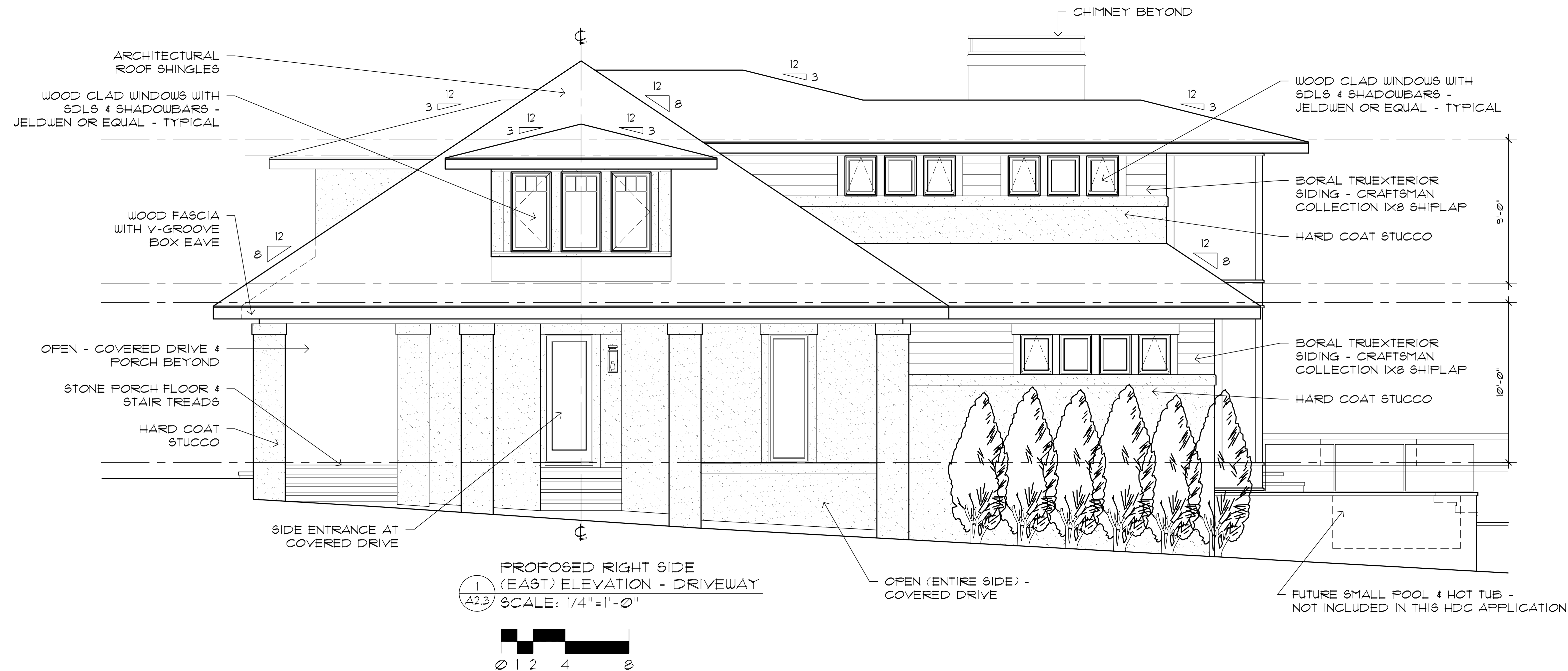
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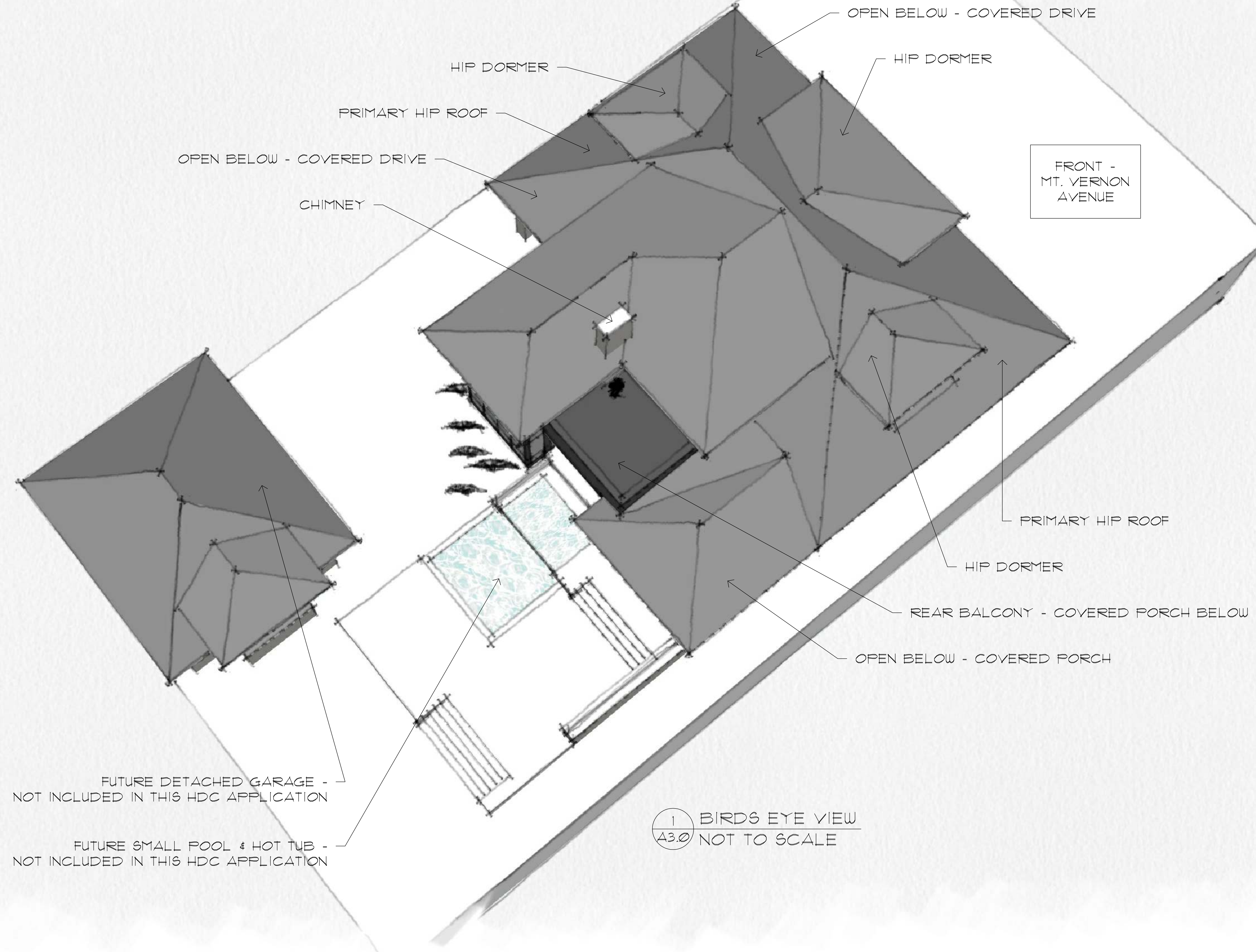
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BIRDS EYE
VIEW

A3.0



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PERSPECTIVES

A3.1



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PERSPECTIVES

A3.2

