
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 809 Mount Vernon Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Paul and Krista Tillman

APPLICANT: Don Duffy

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick ranch style home listed as a non-contributing structure in the Dilworth National Register. The Commission waived the 365-Day Stay of Demolition in March 2014. Plans for a new 1.5 story single family home were approved May 21, 2014.

Proposal – Revisions to approved plans

Revisions include:

1. A smaller front dormer
2. Change from a gable to shed porch roof
3. Removal of the rear dormer
4. Redesigned rear porch staircase
5. Chimney shifted further into the roof
6. Addition of skylights on the rear
7. A new detached garage with details to match the home

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

*All New Construction Projects Will Be Evaluated
For Compatibility By The Following Criteria*

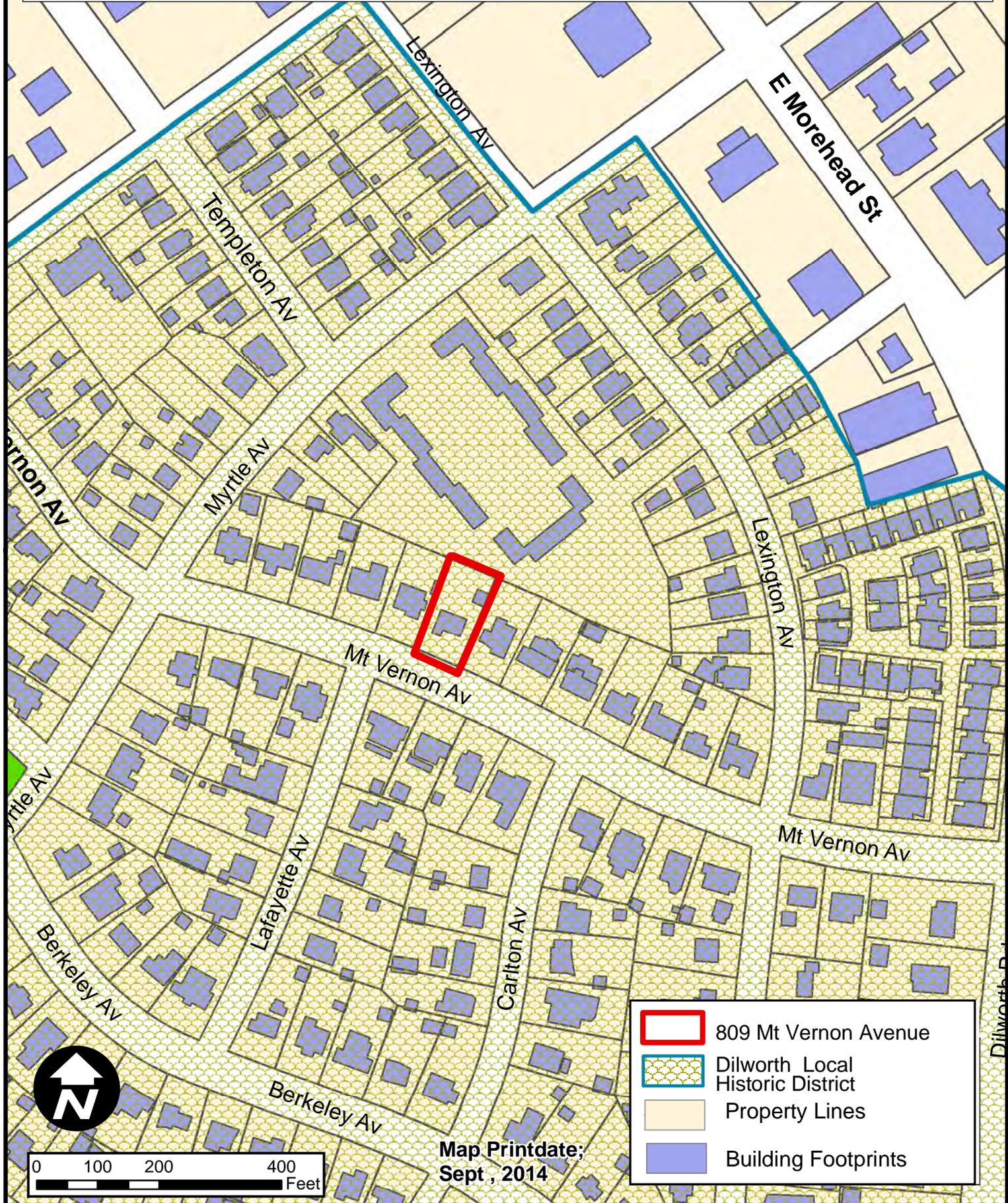
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the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

Staff Analysis

The Commission shall determine if the changes meet the applicable guidelines for new construction.

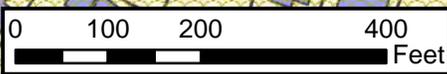
Charlotte Historic District Commission - Case 2014-244

Historic District; Dilworth



-  809 Mt Vernon Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
Sept , 2014





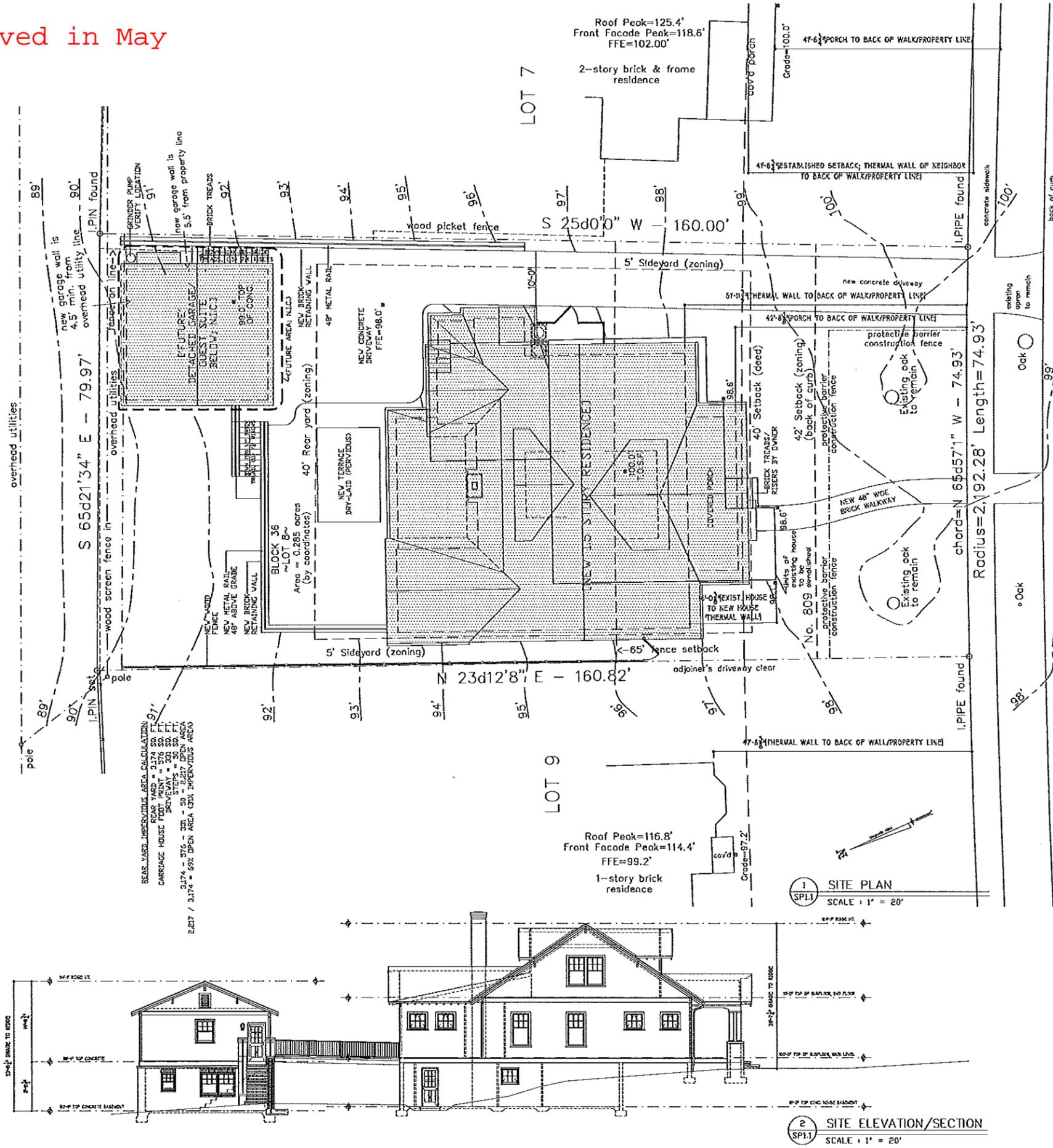
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2014-043

Approved in May



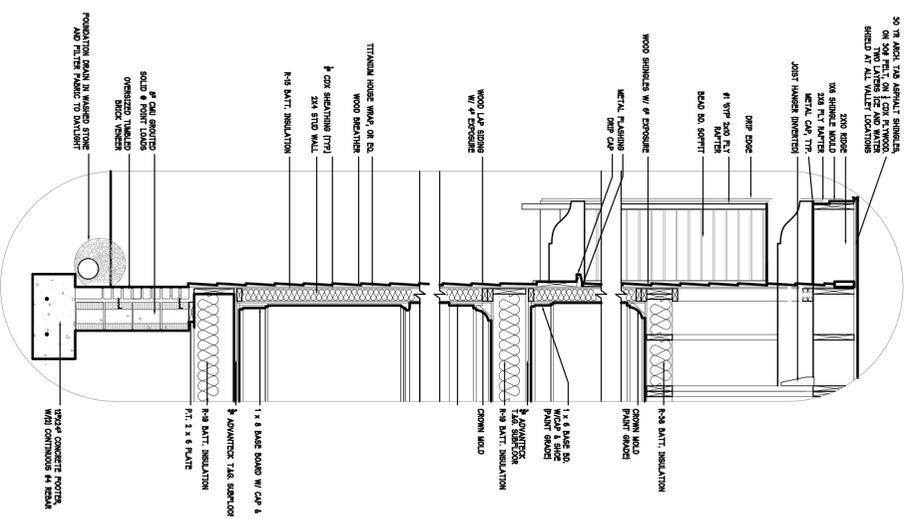
Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC

Site Plan

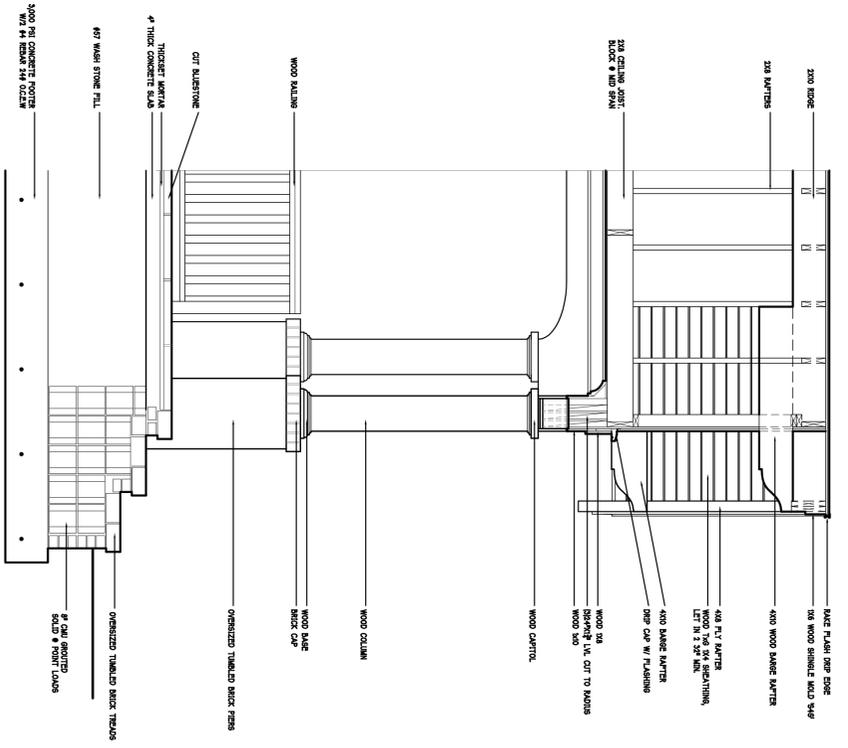
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www.donduffyarchitecture.com

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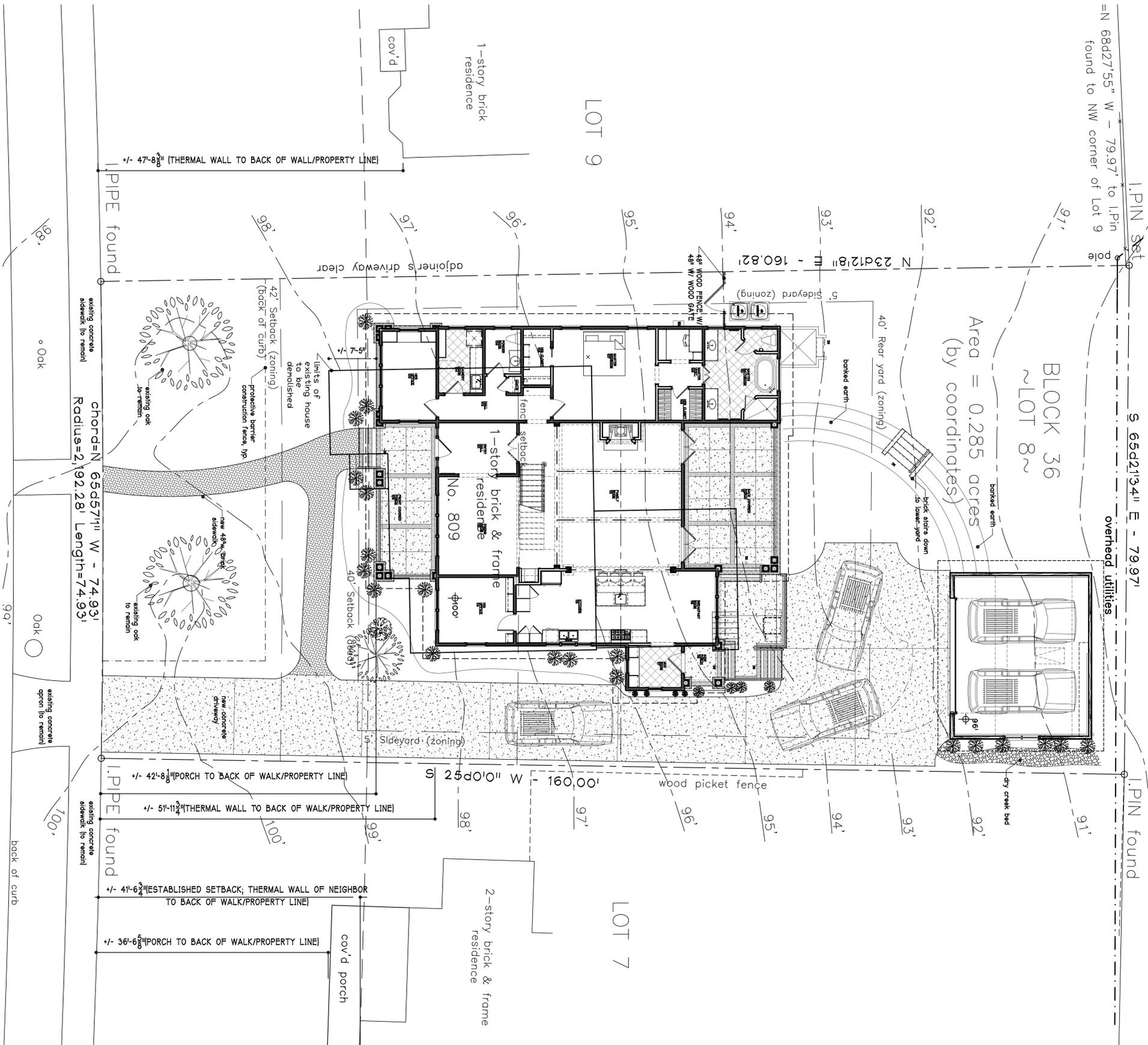
Date: 04.24.2014
Revisions:
Drawn By: J.A.Z.
Sheet: SP1.1



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

Tillman Residence
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Charlotte, North Carolina

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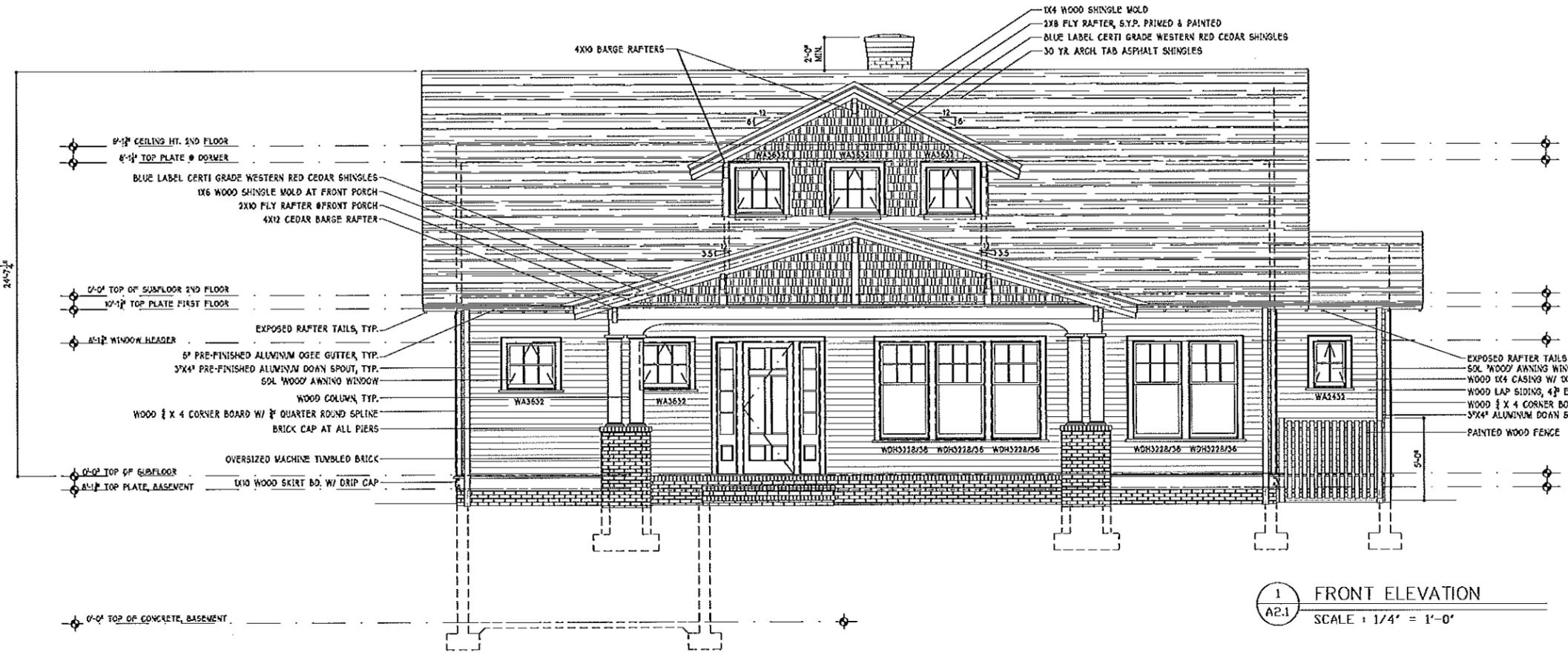
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 ■ Sheet: **A3.1**

Approved in May

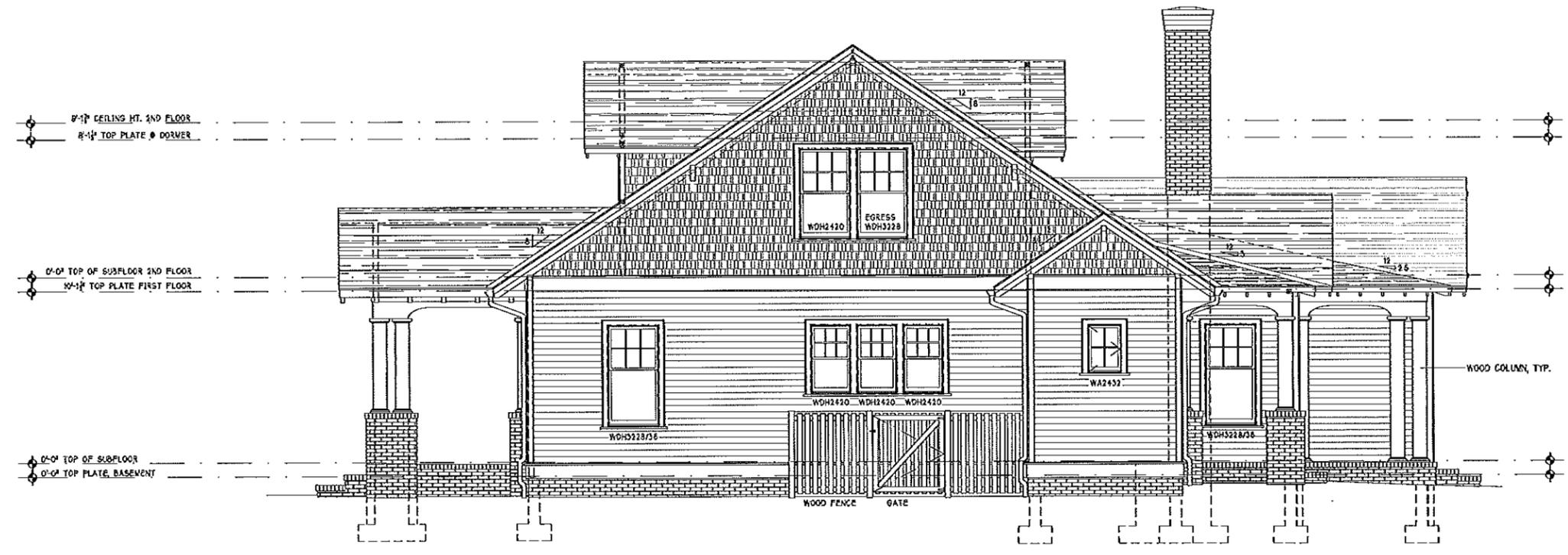


2114-043

Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC



1 FRONT ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

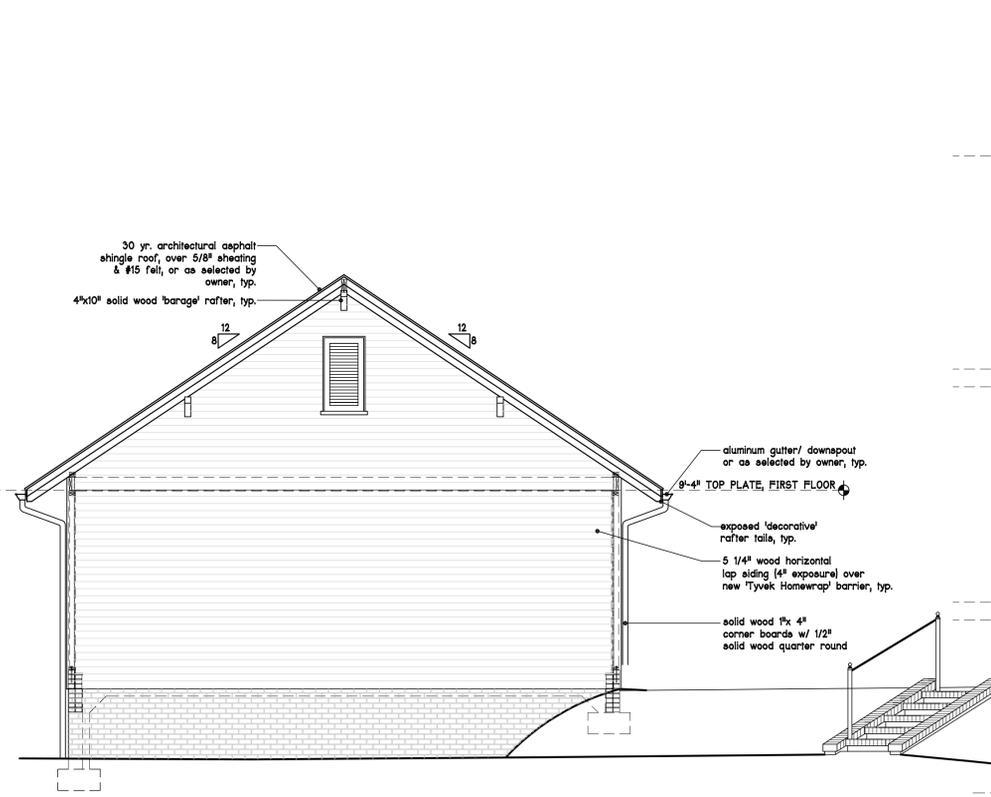
Elevations

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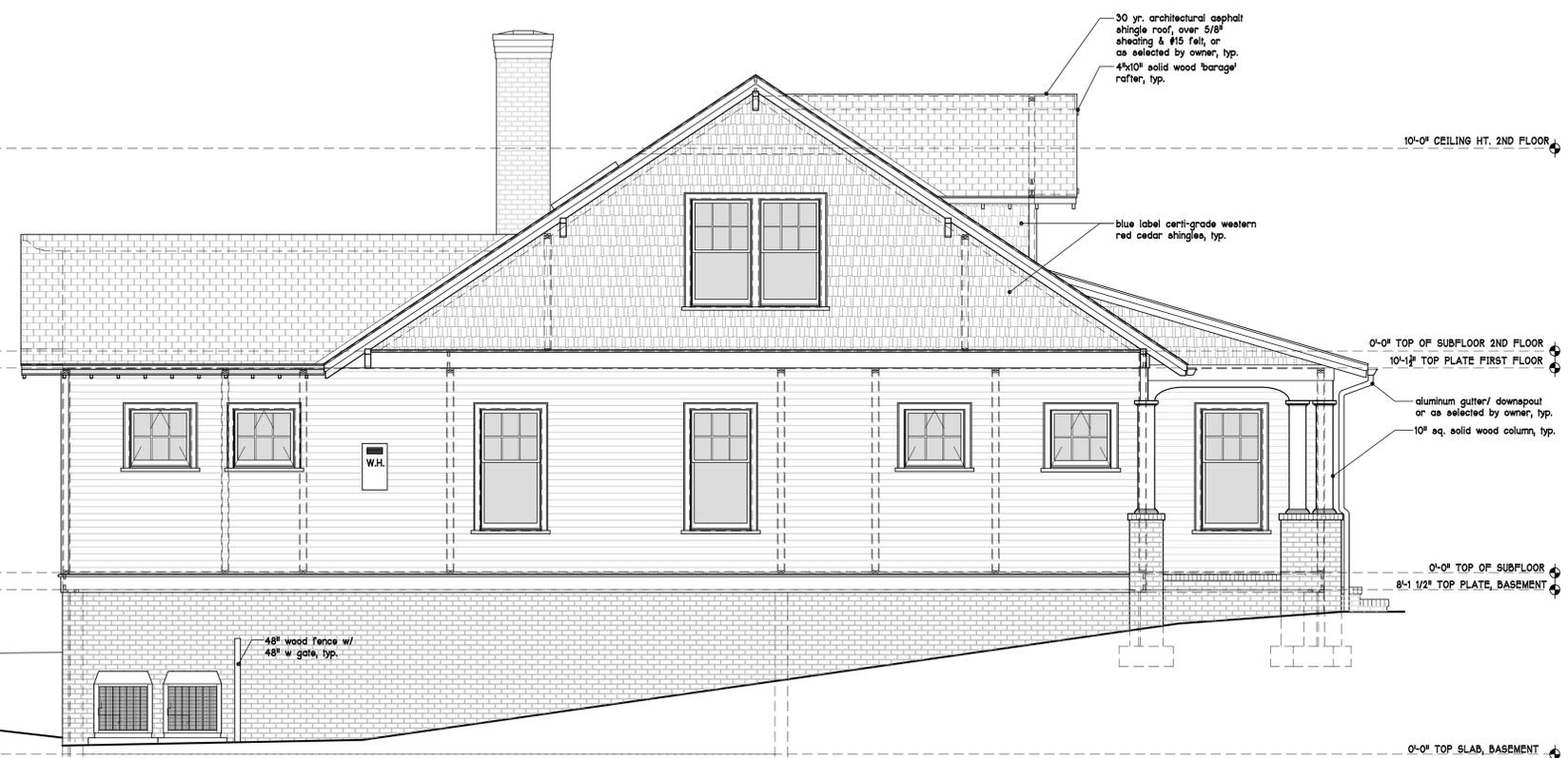
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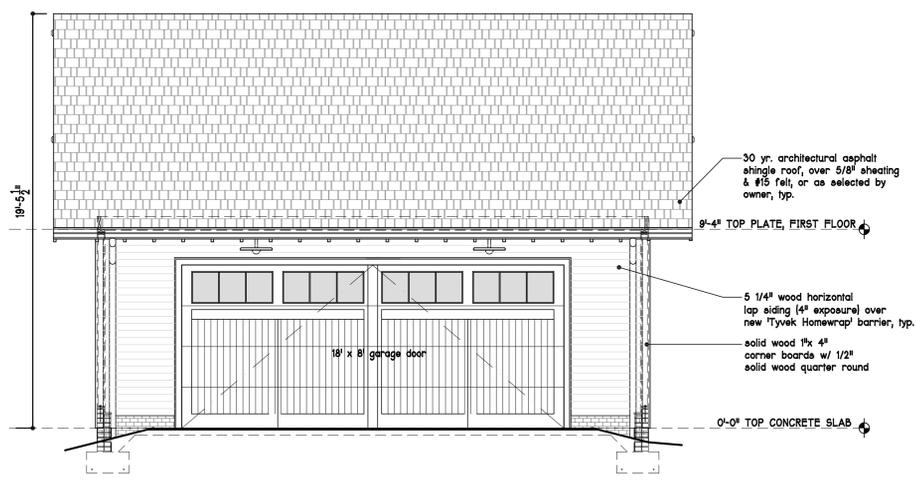
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 Charlotte, North Carolina



4
 A2.1 TWO CAR GARAGE
 LEFT ELEVATION (TWO CAR GARAGE)
 SCALE: 1/4" = 1'-0"



3
 A2.1 NEW RESIDENCE
 LEFT ELEVATION (NEW RESIDENCE)
 SCALE: 1/4" = 1'-0"



2
 A2.1 TWO CAR GARAGE
 FRONT ELEVATION (TWO CAR GARAGE)
 SCALE: 1/4" = 1'-0"



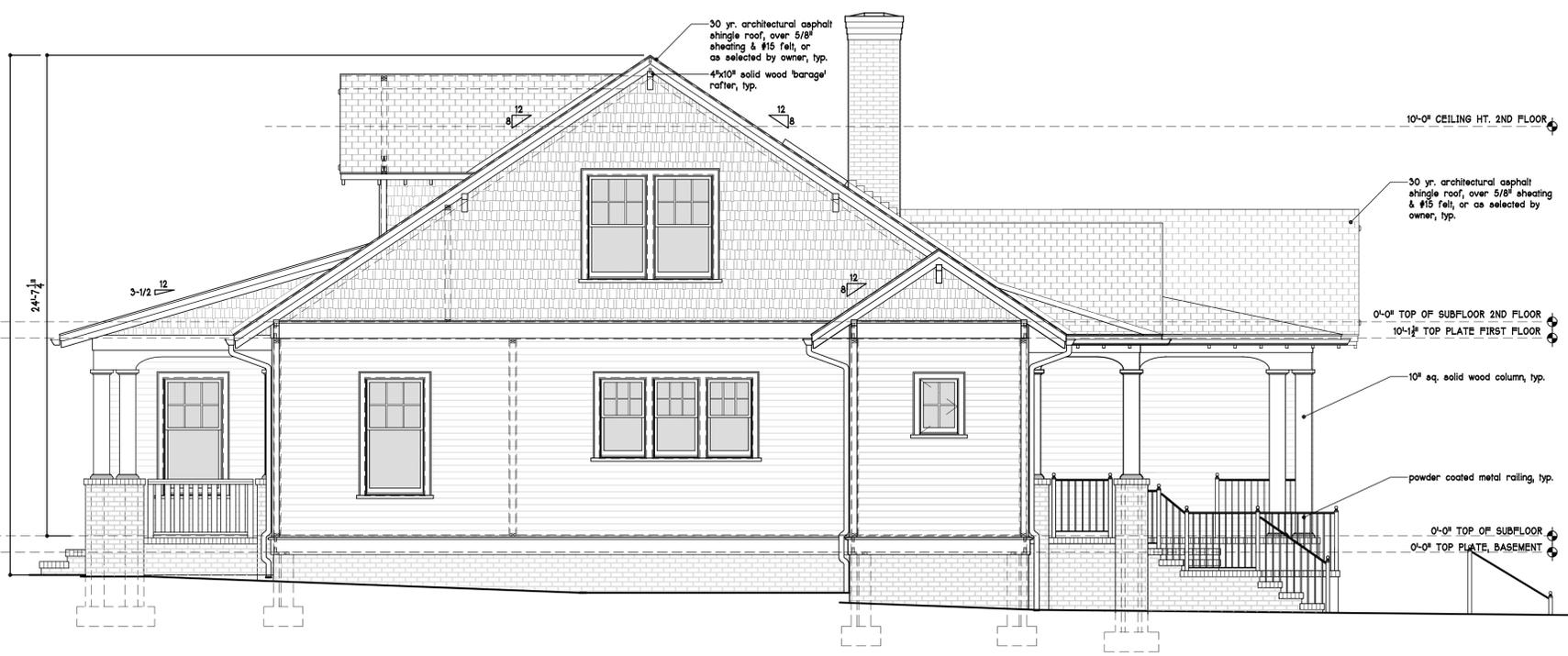
1
 A2.1 NEW RESIDENCE
 FRONT ELEVATION (NEW RESIDENCE)
 SCALE: 1/4" = 1'-0"

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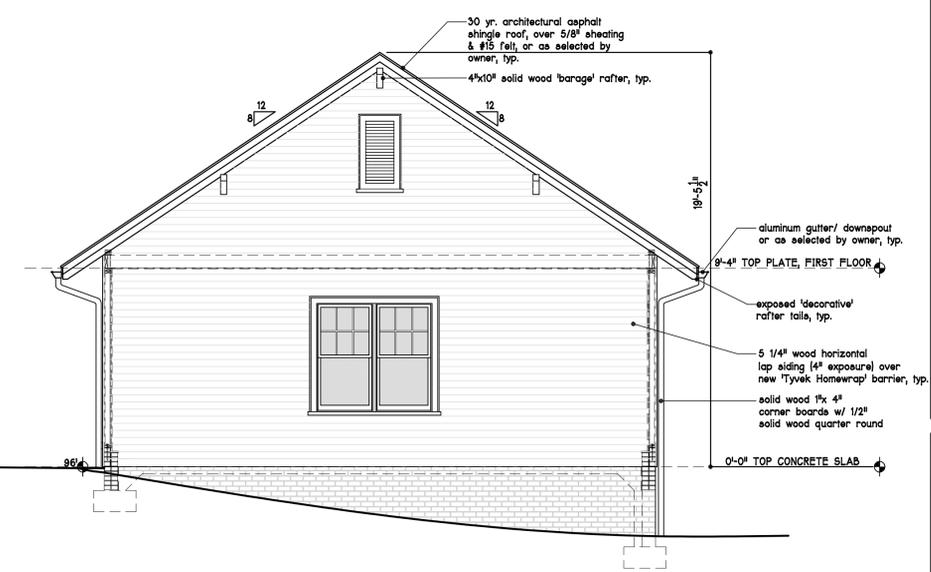
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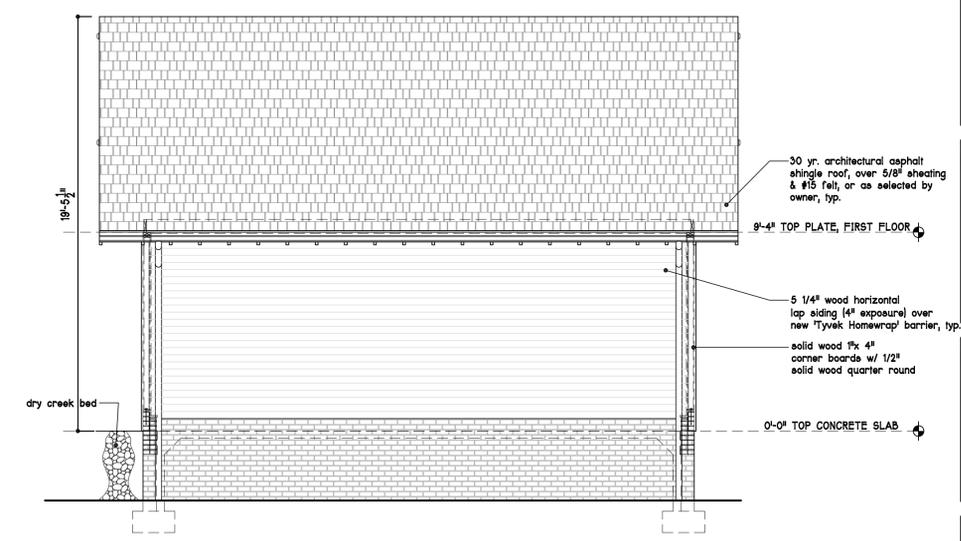
NEW RESIDENCE
 4 RIGHT ELEVATION (NEW RESIDENCE)
 A2.2 SCALE: 1/4" = 1'-0"



TWO CAR GARAGE
 3 RIGHT ELEVATION (TWO CAR GARAGE)
 A2.2 SCALE: 1/4" = 1'-0" TWO CAR GARAGE



NEW RESIDENCE
 2 REAR ELEVATION (NEW RESIDENCE)
 A2.2 SCALE: 1/4" = 1'-0"



TWO CAR GARAGE
 1 REAR ELEVATION (TWO CAR GARAGE)
 A2.2 SCALE: 1/4" = 1'-0" TWO CAR GARAGE

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 Paul and Krista Tillman



124.5'
(Roof Peak)

123.4'
(Roof Peak)

100.00
(7.5' +/-)

102.00
(7.5' +/-)

Tillman Residence, 809 Mount Vernon Avenue
'Proposed' New Front Elevation (Streetscape Photomontage)
Don Duffy Architecture
October 30, 2014



723 Mount Vernon



728 Mount Vernon



809 Mount Vernon



815 Mount Vernon