
ADDRESS OF PROPERTY	815 Mt. Vernon Avenue, Dilworth Local Historic District	HDC 2012-023
SUMMARY OF REQUEST	Demolition and Replacement of Existing House	
OWNERS	Robert MacPherson & Veronica Kenny-MacPherson	
APPLICANT	Josh Allison	

Details of Proposed Request

The HDC approved a plan for a complete renovation for the house on this property in March of 2012. As work progressed on the existing structure, which was to be transformed through this project, significant termite damage was discovered in the house, and the decision in the field was made to demolish the house and build to the approved renovation plans. Since the complete demolition was not part of the HDC approval, a Stop Work Order was issued by the City's Code Enforcement Staff at the request of HDC Staff. The demolition, which as occurred, and the re-approval of the approved plans as new construction needs to occur before a new permit for the project is issued.

Current Status and Context of Property

The original house, constructed in 1949, was listed as a non-contributing structure to the Dilworth National Register Historic District. It sat mid-block in a section of Mt Vernon Avenue that is primarily larger scale homes, many of which have been renovated and expanded under previous HDC approvals.

Relevant HDC Design Guidelines

- **Demolition**
- **New Construction**

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.





CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2012-023 **DATE:** April 17, 2012
ADDRESS OF PROPERTY: 815 Mt Vernon Avenue
HISTORIC DISTRICT: Dilworth **TAX PARCEL NUMBER:** 12305107
OWNER(S): Robert Macpherson & Veronica Kenny-Macpherson

DETAILS OF APPROVED PROJECT: Addition/Renovation

Second floor addition and overall renovation of existing one-story single family house as shown on the attached plans

Major features include:

- Raising existing cross gable ridge
- Addition of a new front-facing centered gable
- Replacement of a substantial portion of the existing brick veneer with cedar shake siding
- Addition of a partially screened front porch with a standing seam metal roof

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chair of the Charlotte Historic District Commission


Charlotte Historic District Commission Staff

JOSH ALLISON
ARCHITECTURE

JOSH ALLISON ARCHITECTURE PLLC
1018 E. 10th St. #200
Charlotte, NC 28203

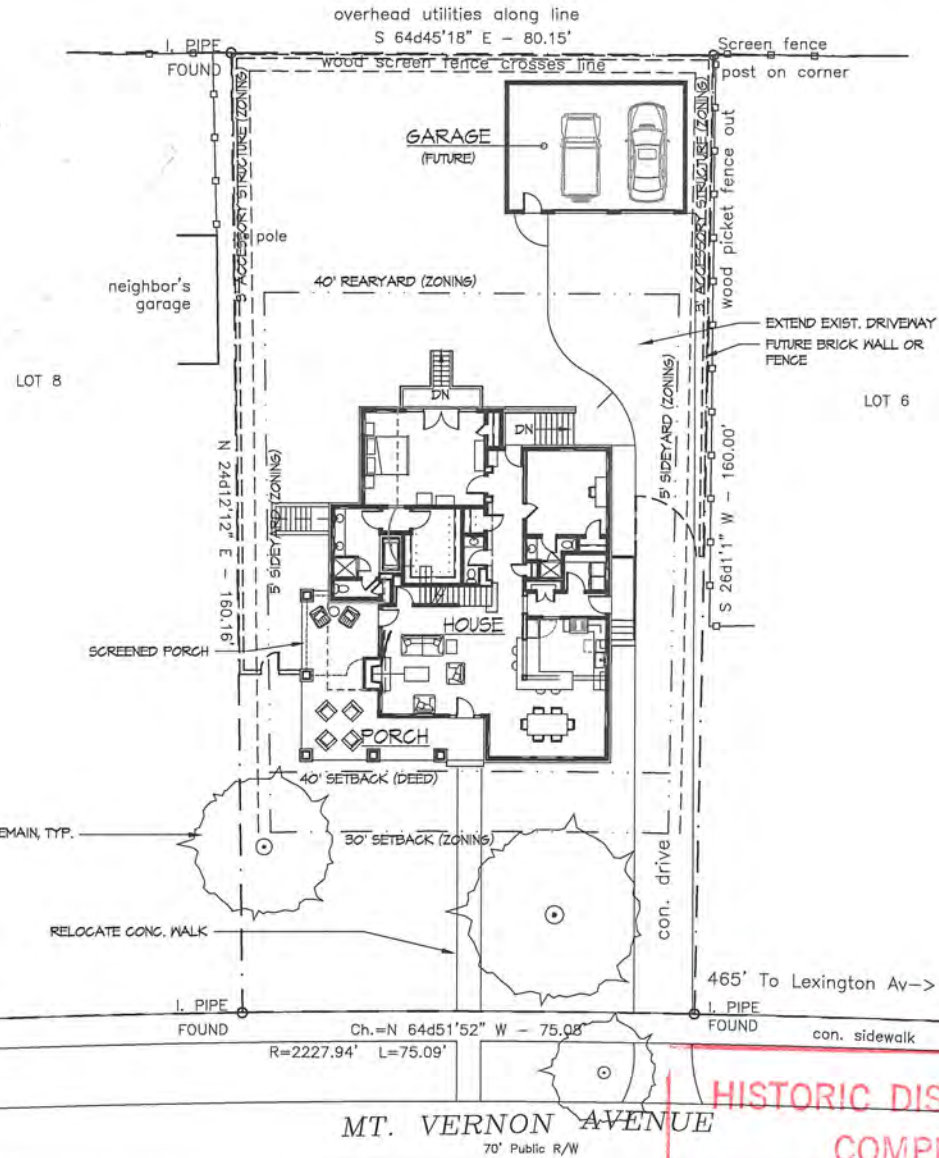
Macpherson Residence
Charlotte, NC

Date: 03.05.12

Project Status:
HDC Submittal

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A1.0



APPROVED

Charlotte
Historic District
Commission

01 Site Plan: Alternate 1

1"=20'-0"

Certificate of Appropriateness

~~33~~ 402 2012-023

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

8PR

April 17, 2012

Date: 03.05.12

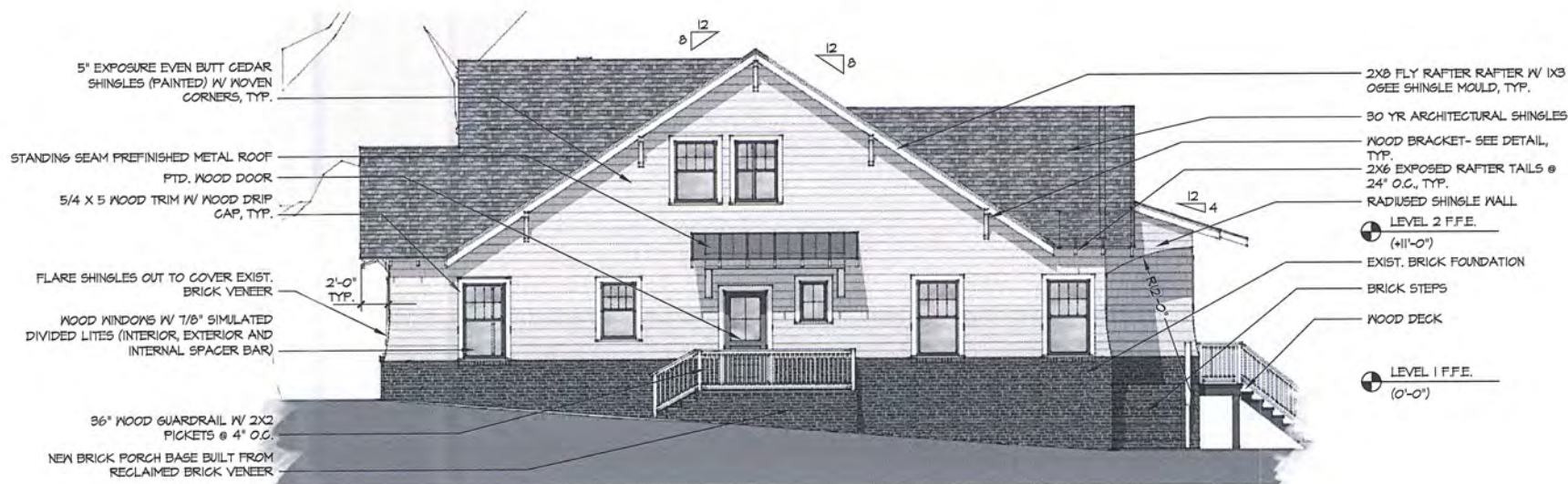
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A2.1

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HDC 2012-023



02 Left Side Elevation

1/8" = 1'-0"



01 Front Elevation

1/8" = 1'-0"

HISTORIC DISTRICT COMMISSION

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REQUIRED

JPR

April 17, 2012

Date: 03.05.12

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Hdc 2012-023

A2.2



02 Rear Elevation

1/8" = 1'-0"



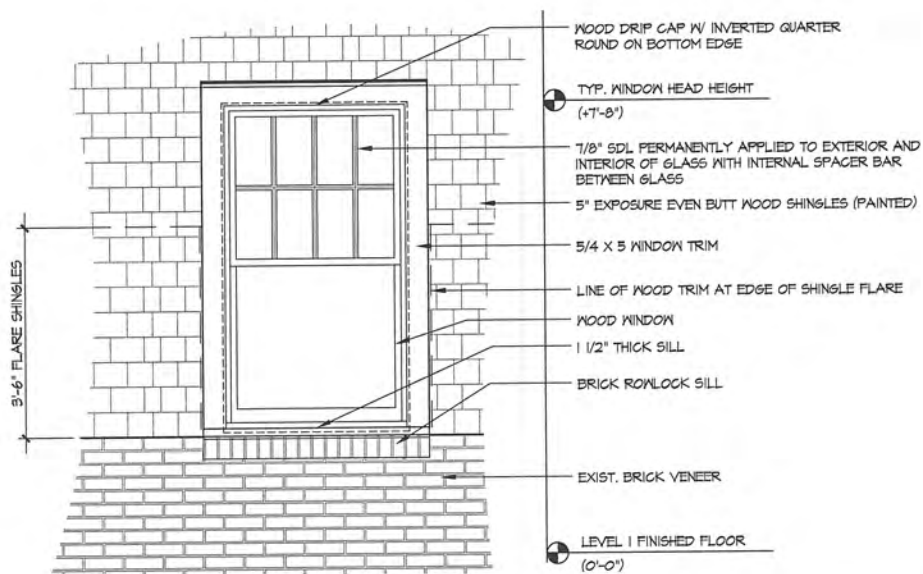
01 Left Side Elevation

1/8" = 1'-0"

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SPR

April 17, 2012

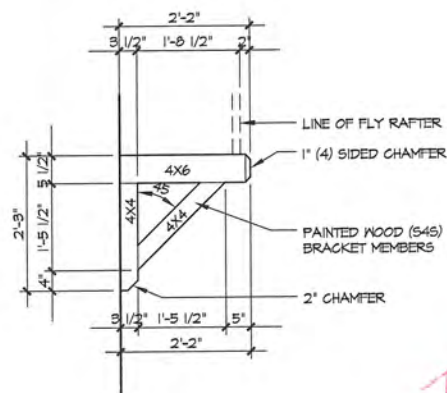
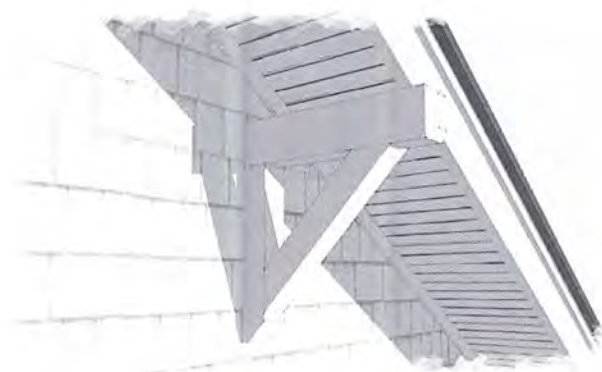


JOSH ALLISON ARCHITECTURE PLLC
7811 Bay Ridge Road
Charlotte, NC 28217
704.366.1000
www.joshallison.com

Macpherson Residence
Charlotte, NC

02 Typ. Window Casing Detail

1/2" = 1'-0"



Date: 03.05.12

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A2.10

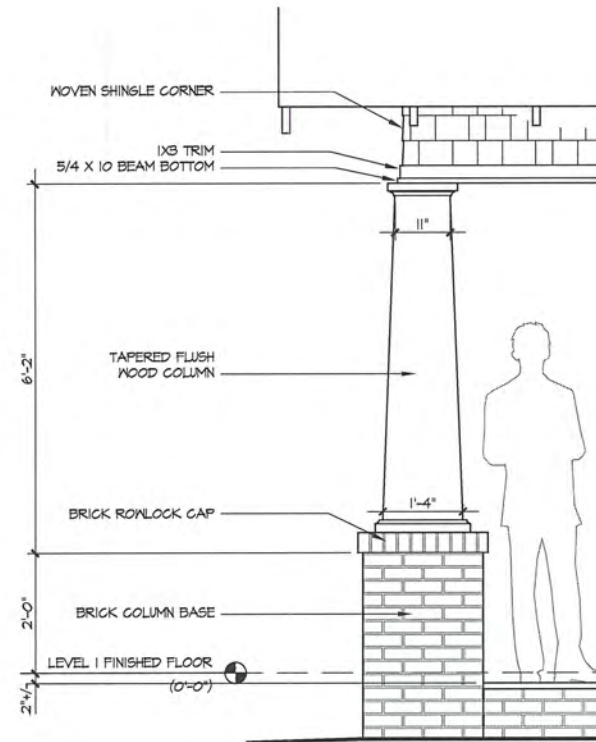
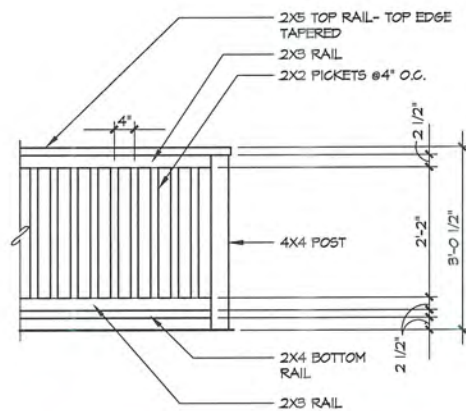
01 Typ. Bracket Detail

1/2" = 1'-0"

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April 17, 2012



Macpherson Residence
Charlotte, NC

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02 Typ. Guardrail Detail

1/2" = 1'-0"

01 Typ. Porch Column Detail

1/2" = 1'-0"

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April 17, 2012

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HDC 2012-023

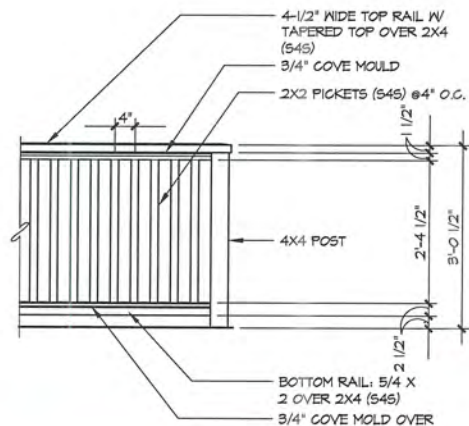
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Macpherson Residence
Charlotte, NC

Date: 03.05.12

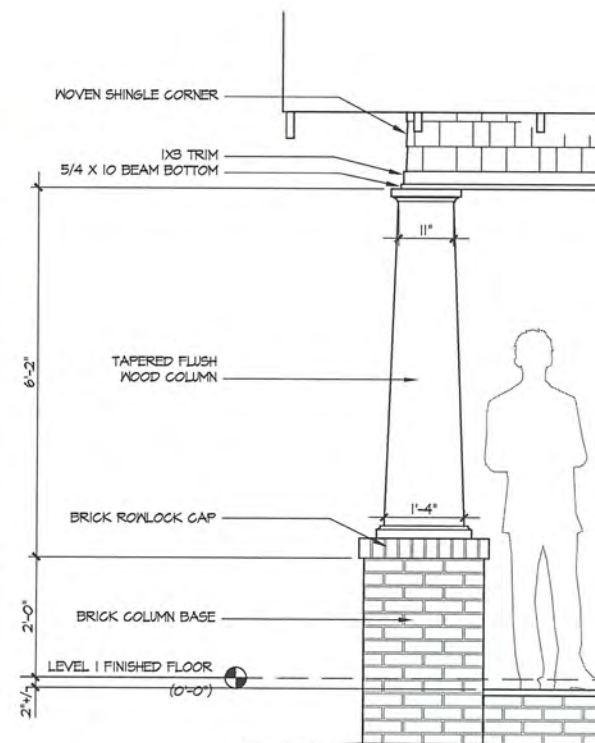
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02 Typ. Guardrail Detail

1/2" = 1'-0"



01 Typ. Porch Column Detail

1/2" = 1'-0"

**HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED**

SPR

April 17, 2012



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Charlotte
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Commission

Certificate of Appropriateness

HDC 2012-023

July 20, 2012

To Whom It May Concern:

I am writing this letter on behalf of the Homeowners of 815 Mt Vernon Ave, Charlotte, NC 28203 regarding the HDC modifications. Upon a site visit for a foundation inspection at 815 Mt Vernon Ave, notice was taken of the severe termite damage in the wall framing of the structure. Said termite damage was not noticeable until the interior wall framing was exposed during the demolition phase of the renovation. Due to the extensive amount of damage to the majority of the structure, the most reasonable course of action was to remove all the damaged wall systems to ensure proper building codes were being met. In my opinion, the removal of all termite-damaged wall systems was unavoidable and would not have passed the framing inspection until the structure was brought to code compliance. I also realize it was neither the intent of the Homeowner nor Builder to remove as much of the original structure, but was deemed necessary due to the extensive amount of termite damage.

Sincerely,



Stephen Lineberger
Building Inspector #138
704.634.8855



SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC

PO Box 691071

Charlotte, NC 28227-7018

Phone: 704.239.0478

Fax: 704.973.9276

July 20, 2012

Ethic, LLC
Attn: Cameron Cooke
1915 S. Mint Street
Charlotte, NC 28203

Re: The Macpherson Residence at 815 Mt. Vernon Ave

Dear Cameron,

At your request, a site visit was made to the referenced address on July 13, 2012 to perform a structural inspection of the existing walls that were to remain in the proposed renovation/addition. (Note: All directions provided in this report are as if facing the front of the house from the street.)

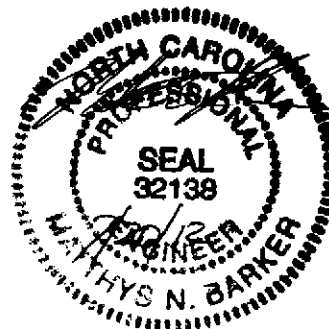
At the time of the inspection, approximately 80 percent of the framing in the walls that were to remain were found to be riddled with termite damage. Therefore, it was recommended that all of the first floor walls be completely removed due to the walls being structurally compromised. There was no way to cut out the damaged sections of the walls without significantly damaging the structural integrity of them. New walls should be constructed in their place to adequately support the second floor addition and roof loads.

This report represents our best judgment based on our conversation and our experience. The scope of our evaluation was limited to the content of this report. Therefore, this report should not be construed as an implication that there are no deficiencies or defects at other locations in the structure.

If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.239.0478.

Sincerely,

Matthys N. Barker, PE
NC License No. 32138























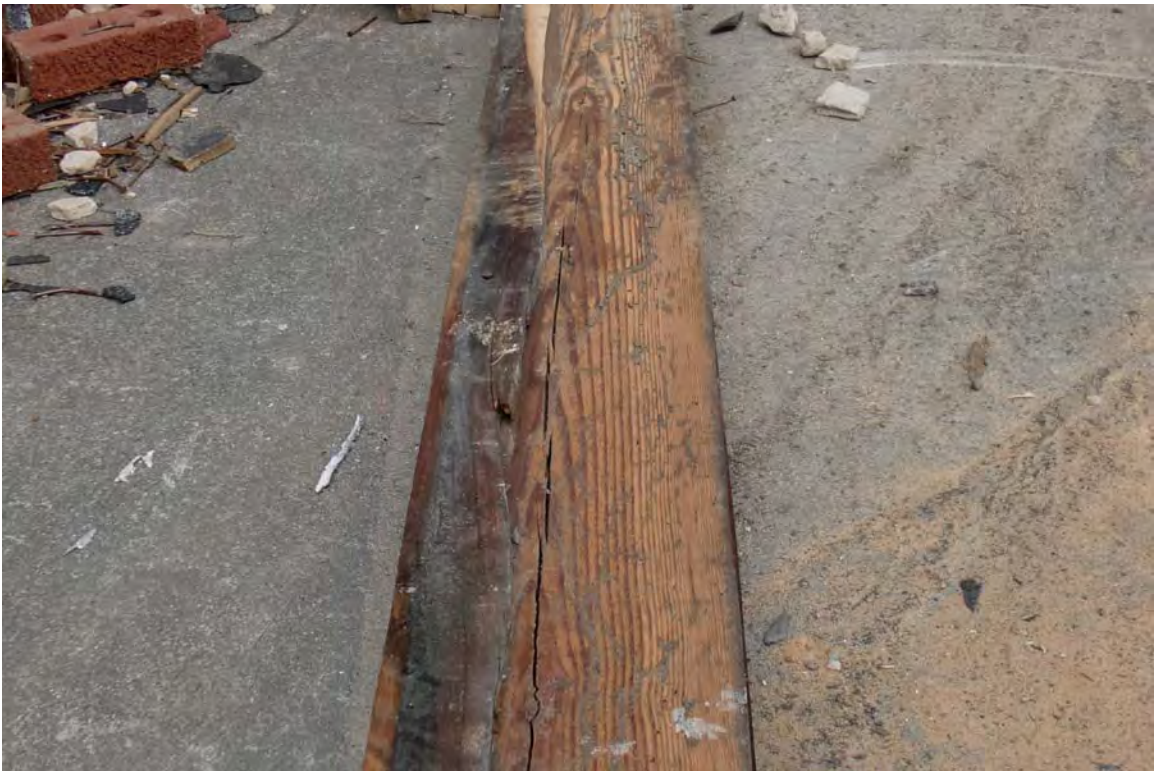
























































Macpherson Residence

Charlotte, NC

Date: 04.25.12

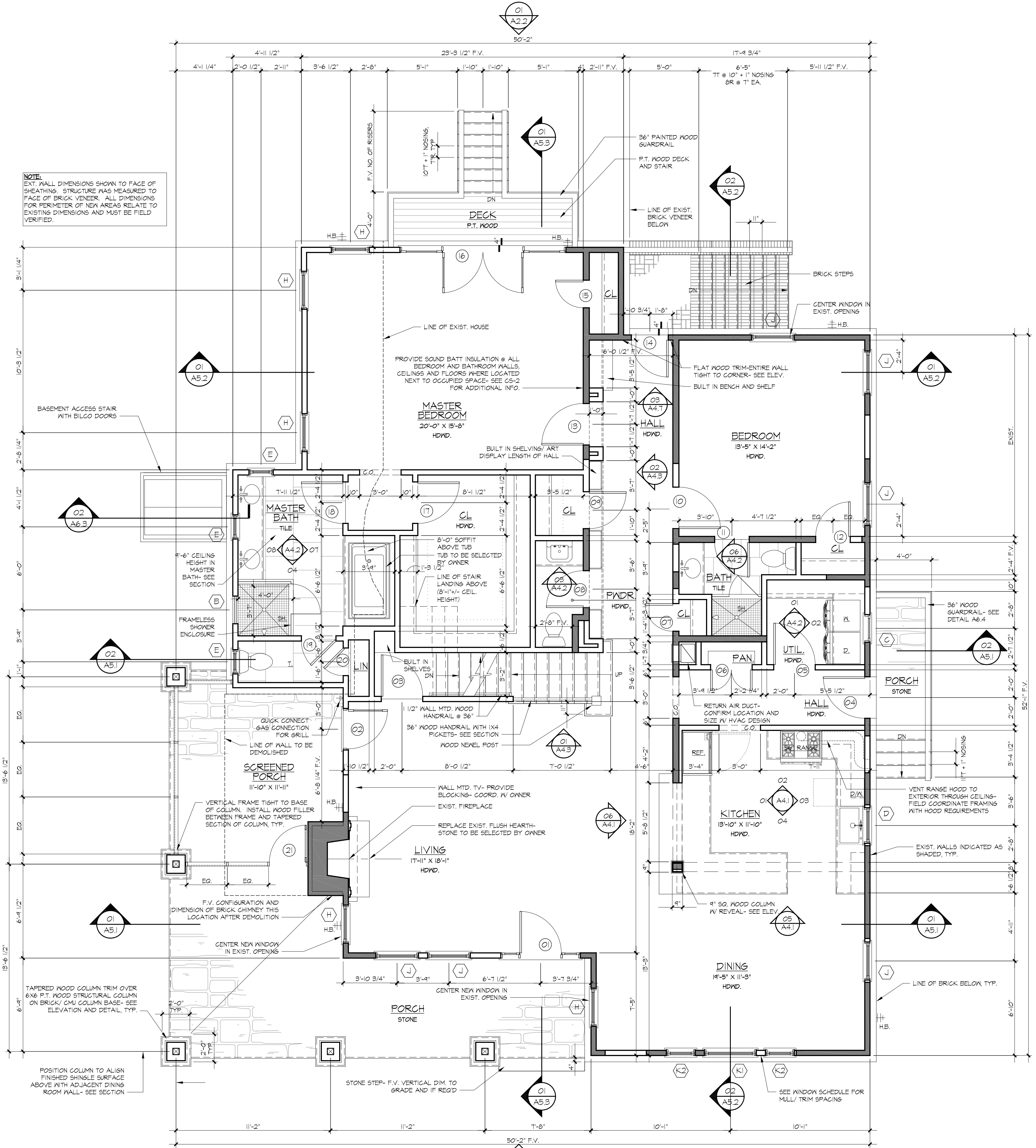
Project Status:
Construction Drawings

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Level 1 Floor Plan

1.2



- Wall Key**
- EXIST. WALL
 - NEW BRICK VENEER
 - CMU WALL
 - WOOD STUD WALL (2X4 WOOD STUD + 1/2" GNB EA. SIDE U.N.O.)
- Plan Notes**
- ALL WALLS DIMENSIONED TO FINISH FACE OF GNB OR MASONRY, U.N.O.
 - DO NOT SCALE PLANS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT.
 - NEW INTERIOR WALLS DRAWN AS 4-1/2" THICK (2X4 WOOD STUD PLUS (1) LAYER 1/2" GNB EA. SIDE) U.N.O.
 - FIELD LOCATE ALL WALL MTD, LIGHTING, CABINETRY, ACCESSORIES, ETC. TO BE SELECTED BY OWNER & PROVIDE BLOCKING AS REQ'D. FOR PROPER INSTALLATION.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS INDICATED ON PLANS. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROCEEDING.

01 Level 1 Floor Plan

1/4" = 1'-0"

Macpherson Residence
Charlotte, NC

Date: 03.05.12

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Macpherson Residence

Charlotte, NC

Date: 03.05.12

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Macpherson Residence

Charlotte, NC

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Charlotte Historic District Commission - Case 2012-023



March 9, 2012