
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 809 Mount Vernon Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Paul and Krista Tillman

APPLICANT: Don Duffy

Based on the need for additional information this application was continued from the April 9 meeting for the following:

- Setbacks
- Cross sections
- Show samples of materials
- Tree save plan
- Wall sections

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 home was built in 1950.

Proposal

The proposal is a new 1.5 story single family home. On the front façade features include a centered front porch and dormer. The rear elevation includes a center chimney flanked by French doors and a centered dormer. Details include cottage style windows, wood lap siding, cedar shake in the gables, and a combination of wood and cementitious trim materials. The overall height is approximately 24'-6".

Revised Proposal

The following changes were made based on comments from April (Clarify setback, include cross sections, provide material samples and a tree save plan):

1. The setback (42'8" from back of sidewalk) is consistent with the established condition
2. Porch and wall section details have are provided
3. The two oak trees will remain. The front walkway will curve slightly to protect tree roots.

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.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
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 project meets the guidelines for new construction.

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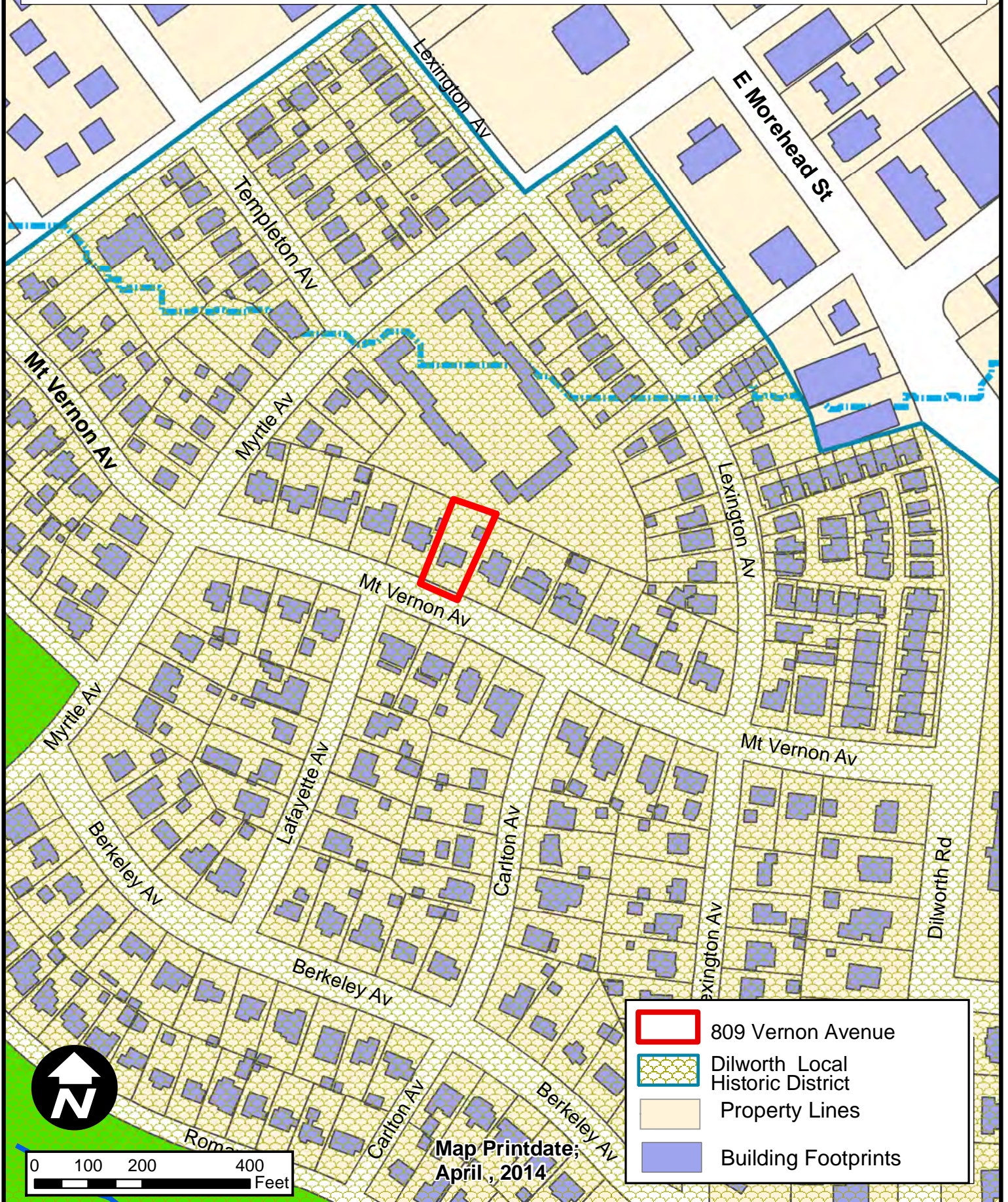
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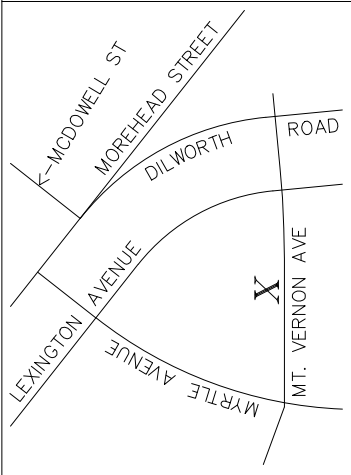
Staff Analysis

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Charlotte Historic District Commission - Case 2014-043

Historic District -Dilworth



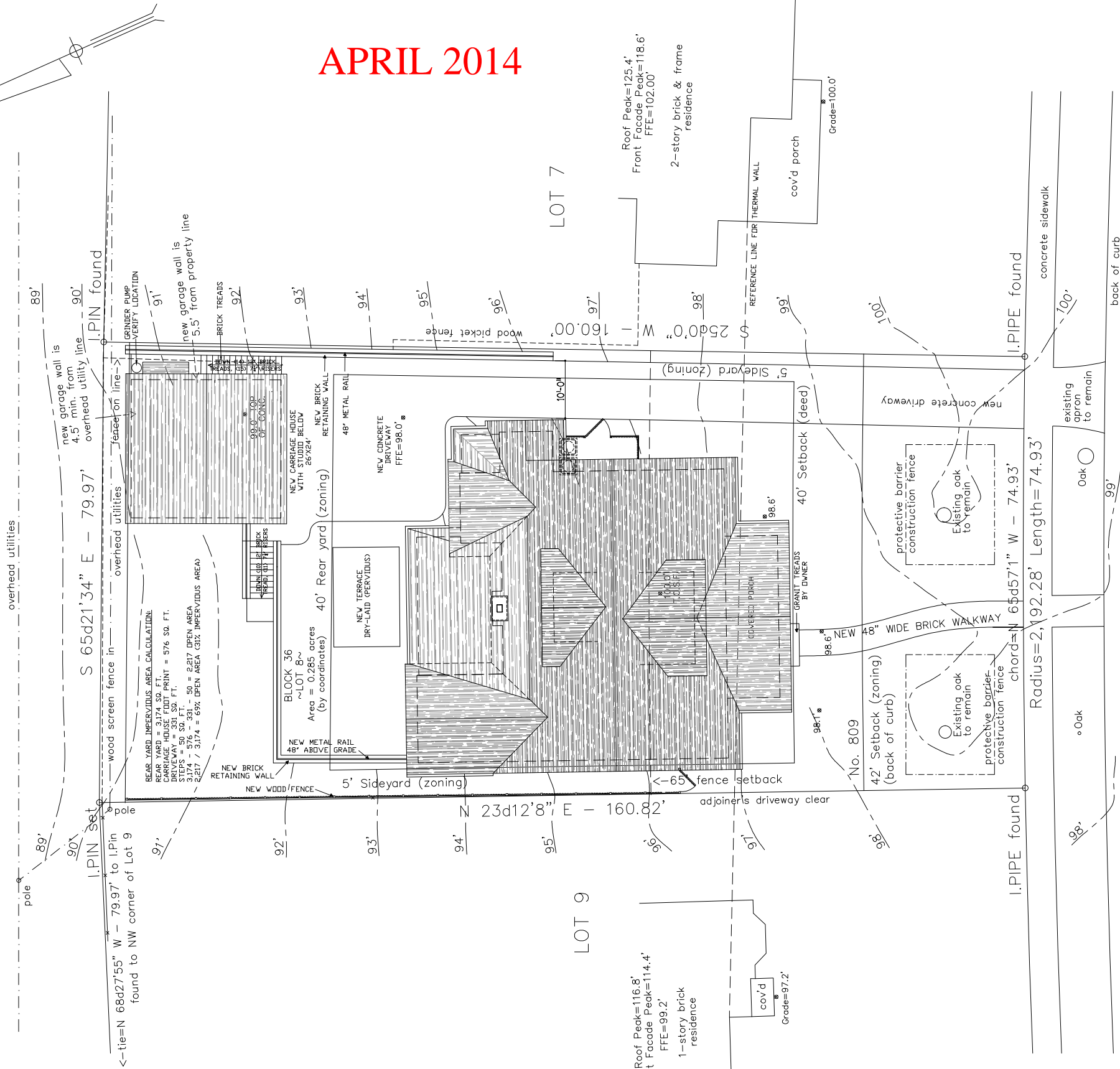


I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 31st day of October, 2013.

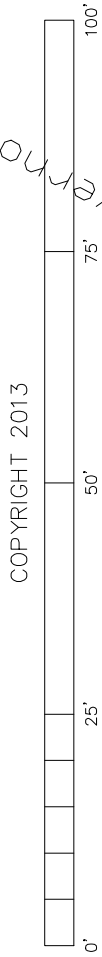
This survey does not benefit from a complete examination of title.

J. Martin Zoutewelle, PLS L-3498

MYRTLE SQUARE CONDOMINIUMS
Unit File 182



MOUNT VERNON AVENUE
70' Public R/W



PHYSICAL SURVEY OF
LOT 8 BLOCK 36 of DILWORTH
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

certified to:

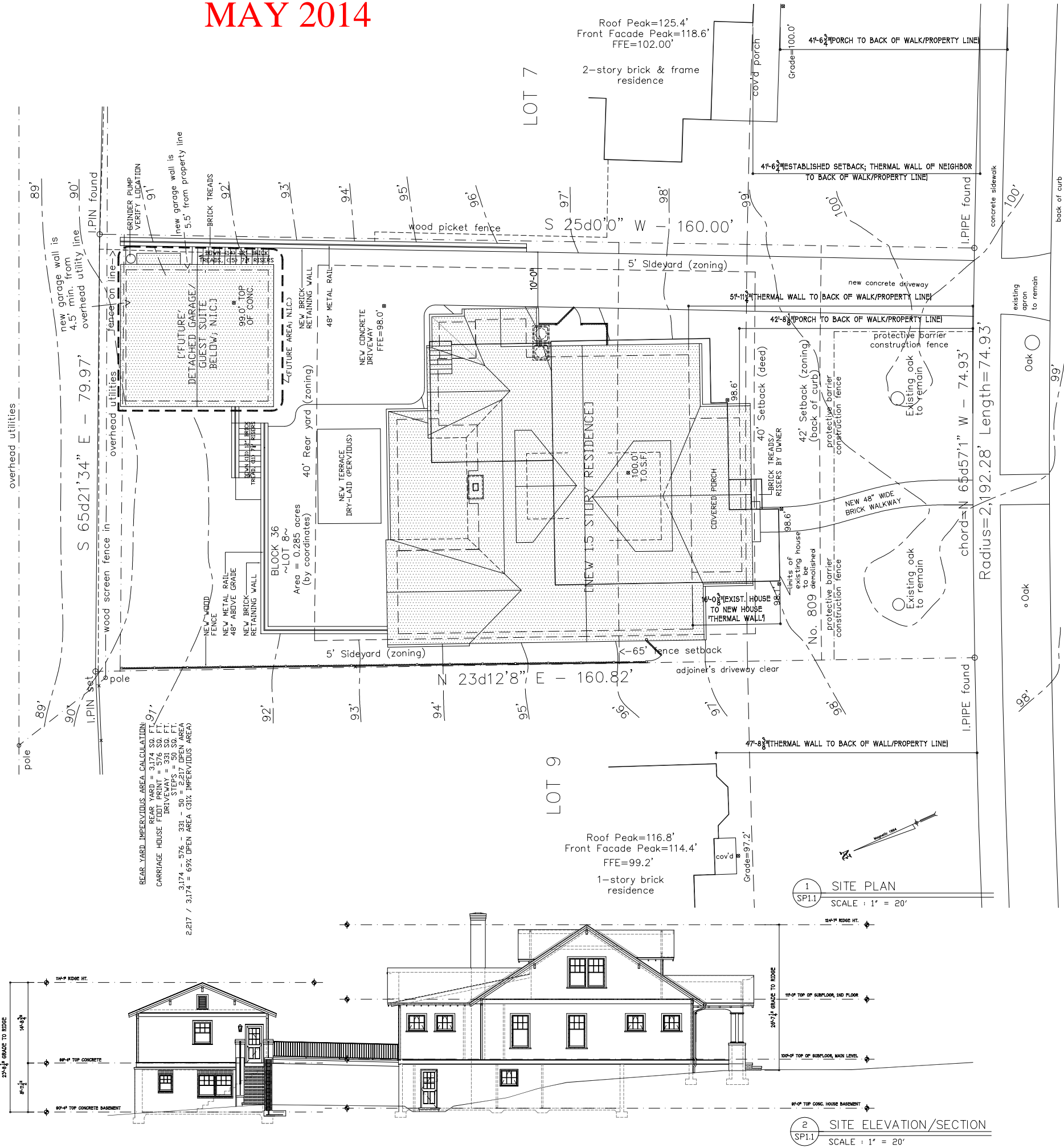
PAUL D. TILLMAN & KRISTA S. TILLMAN

Description Taken From Map Book 3, Page 10

Scale 1" = 20'

October 31, 2013

MAY 2014



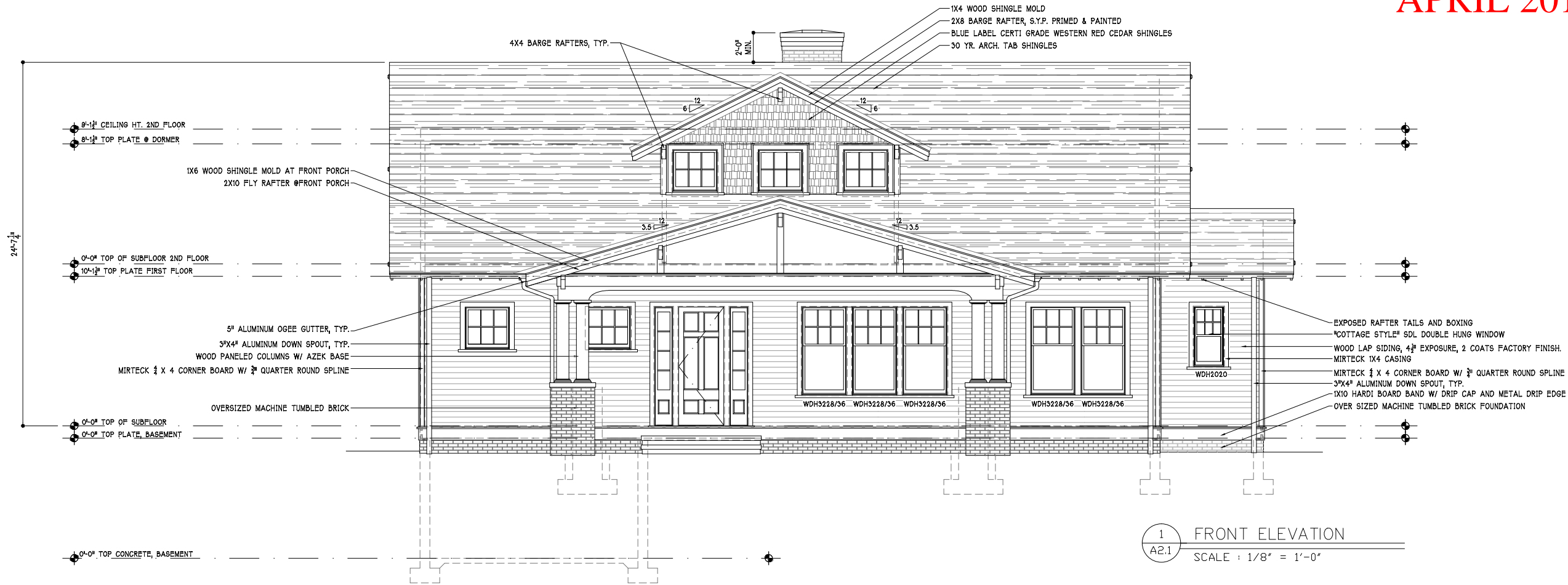


Tillman Residence, 309 Mount Vernon Avenue
'Existing' (Streetscape Panorama)
Don Duffy Architecture
March 18, 2014



Tillman Residence, 309 Mount Vernon Avenue
'Existing' (Streetscape Photomontage)
Don Duffy Architecture
March 18, 2014

APRIL 2014



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



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

Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC

Elevations

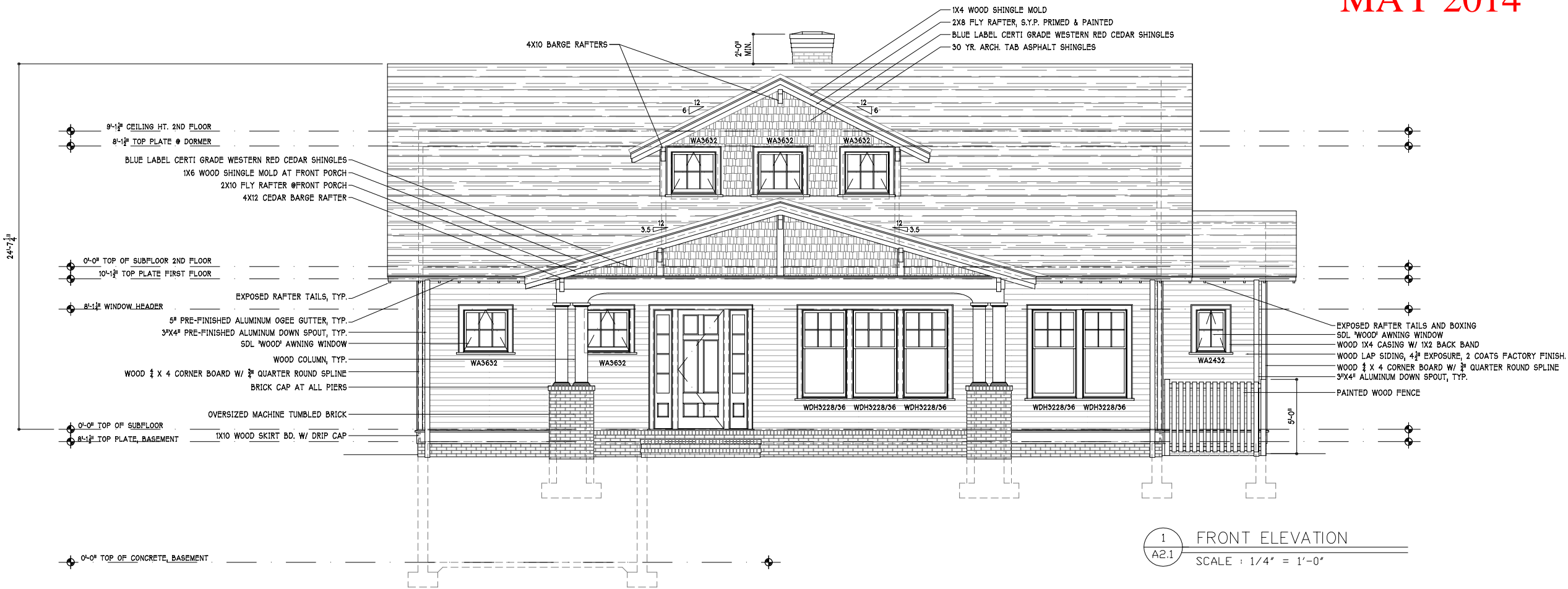
DonDuffy
Architecture

301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

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Date: 03.31.2014
Revisions:
Drawn By: J.A.Z.
Sheet: A2.1

MAY 2014



Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC

Elevations

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Date: 04.24.2014

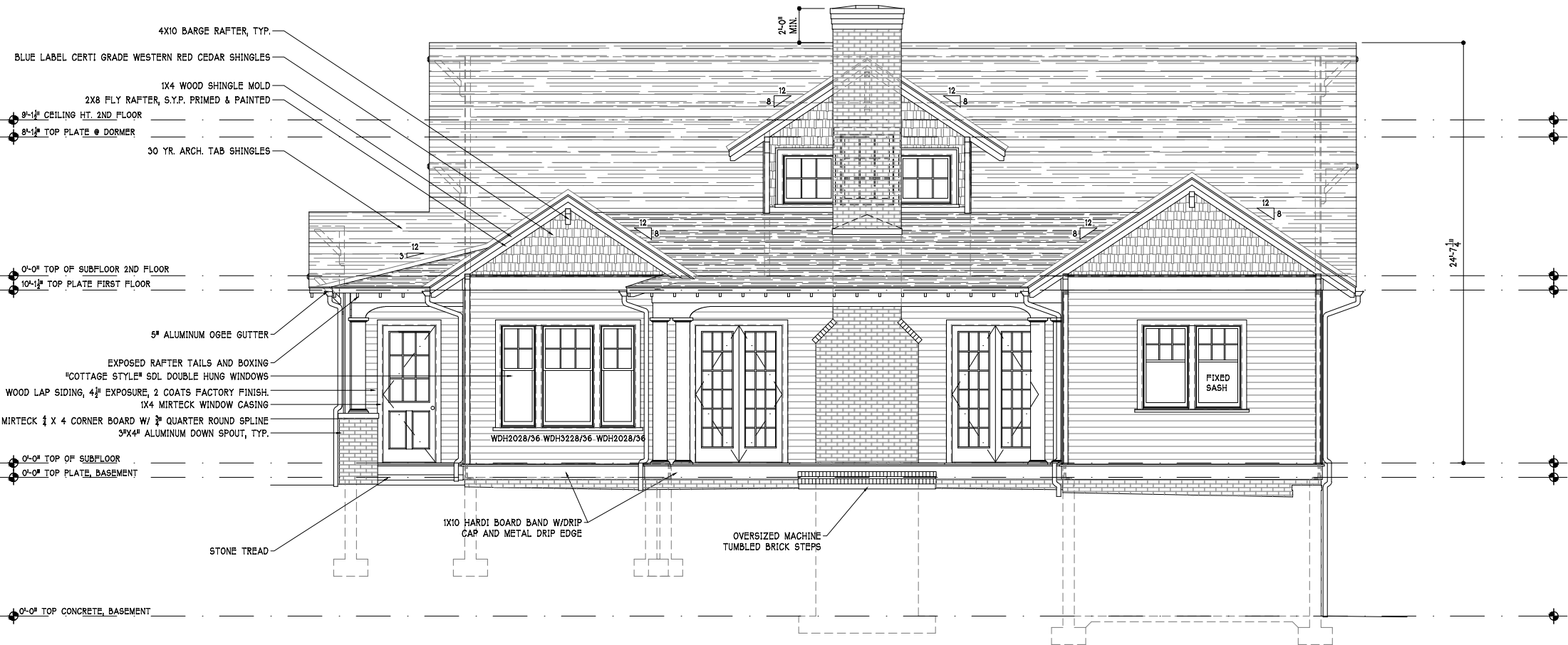
Revisions:

Drawn By: J.A.Z.

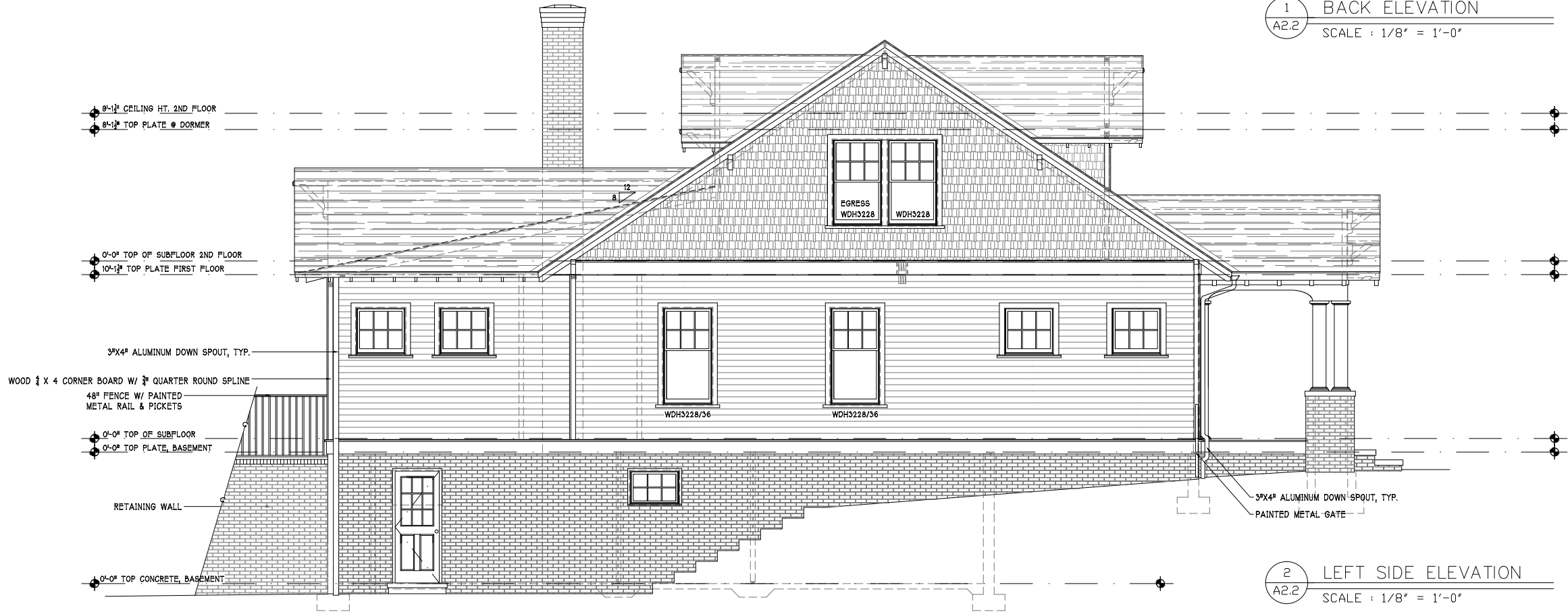
Sheet: A2.1

Tillman

APRILL 2014



1 BACK ELEVATION
SCALE : 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC

Elevations

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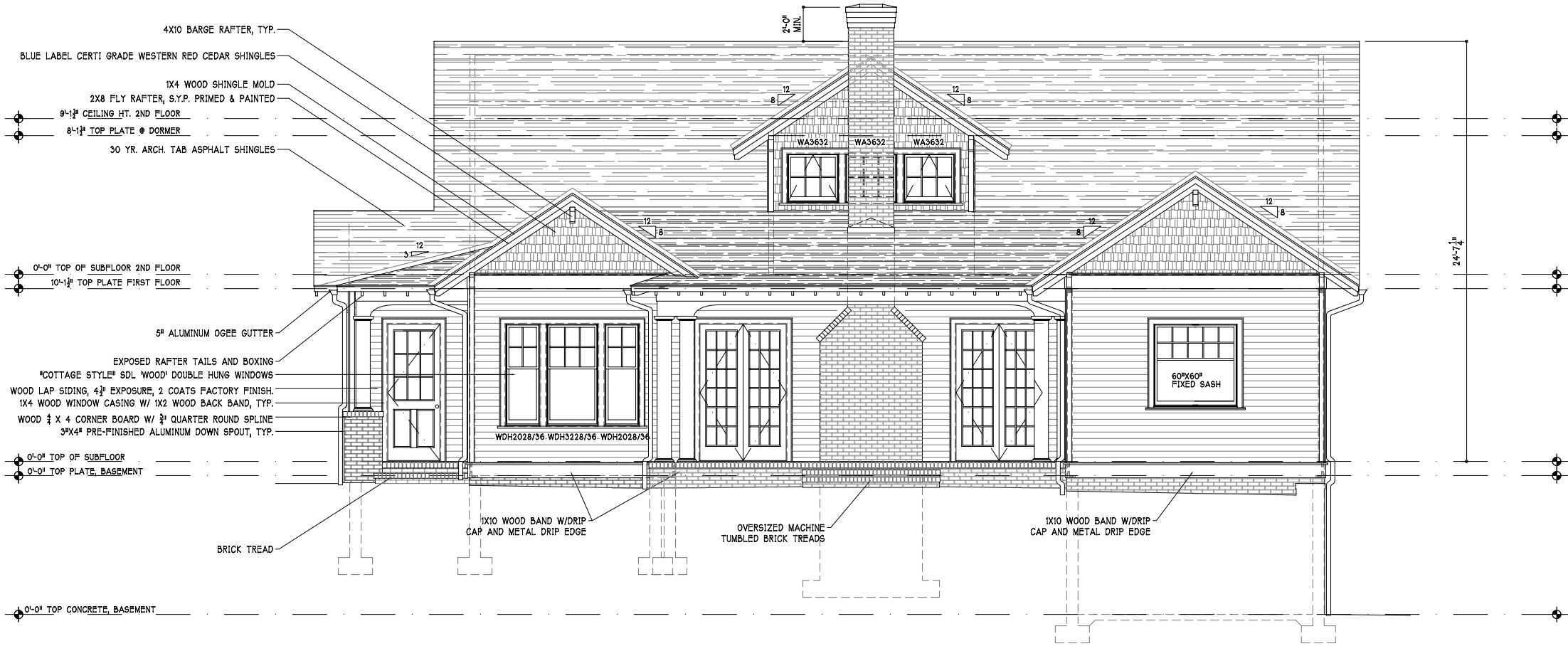
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Date: 03.31.2014
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Sheet: A2.2

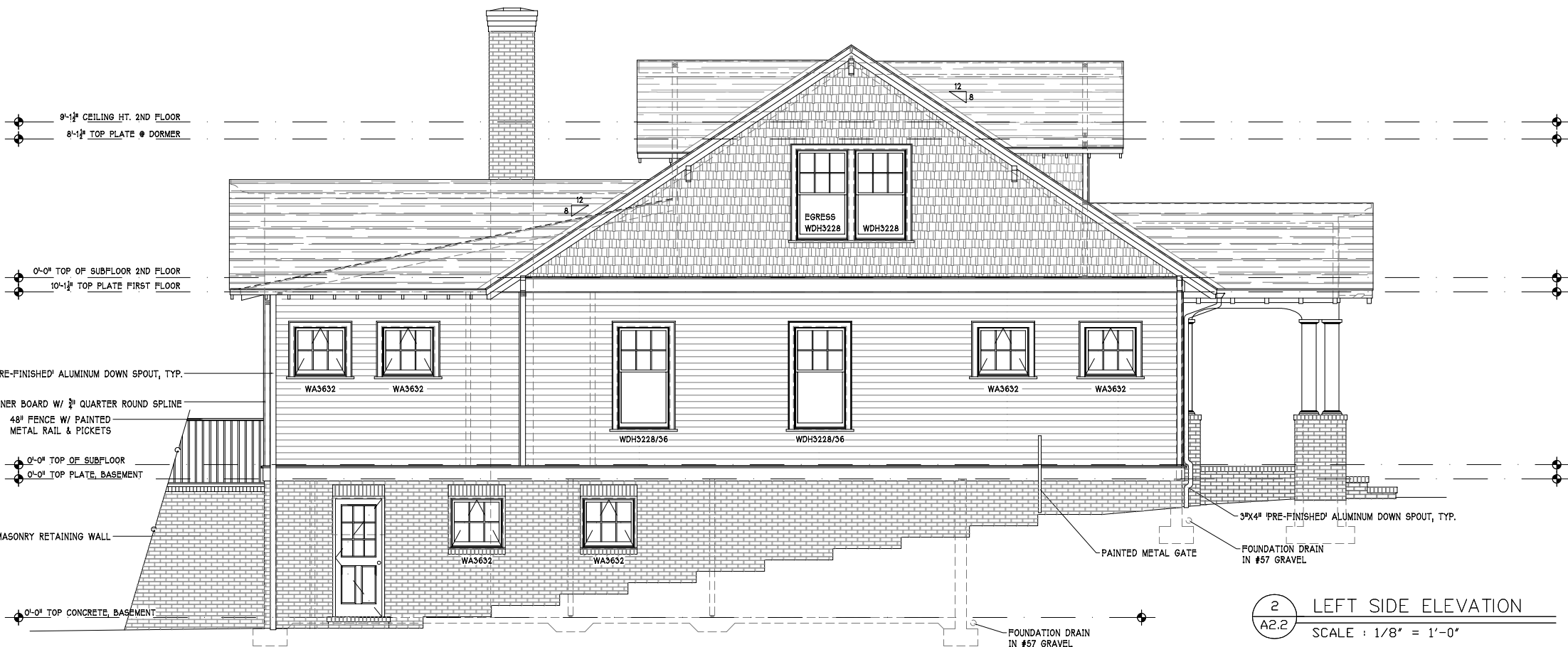
Tillman

MAY 2014

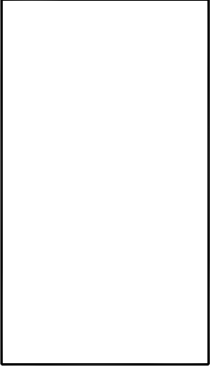
Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC



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



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



Elevations

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■ Sheet:	A2.2	●

Tillman

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512 sq. ft. heated
274 sq. ft. storage

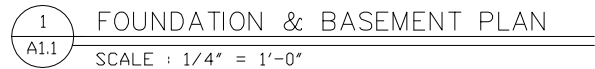
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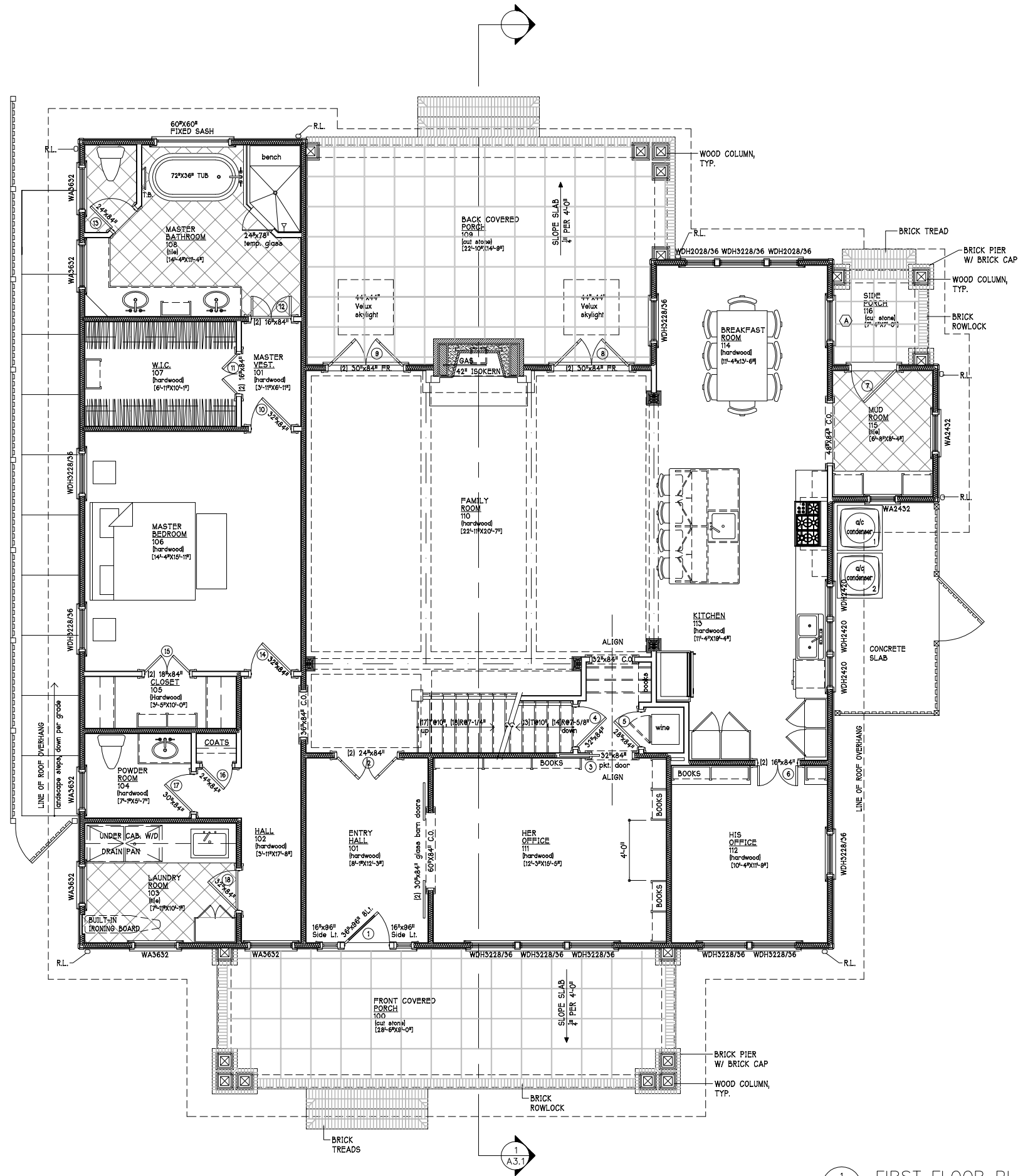
■ Date: 04.24.2014 •

■ Revisions: •

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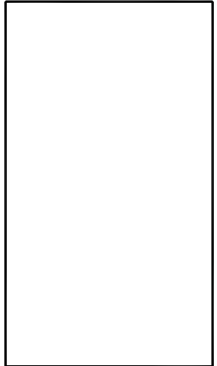
■ Sheet: A1.1 •





1
A1.2 FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC



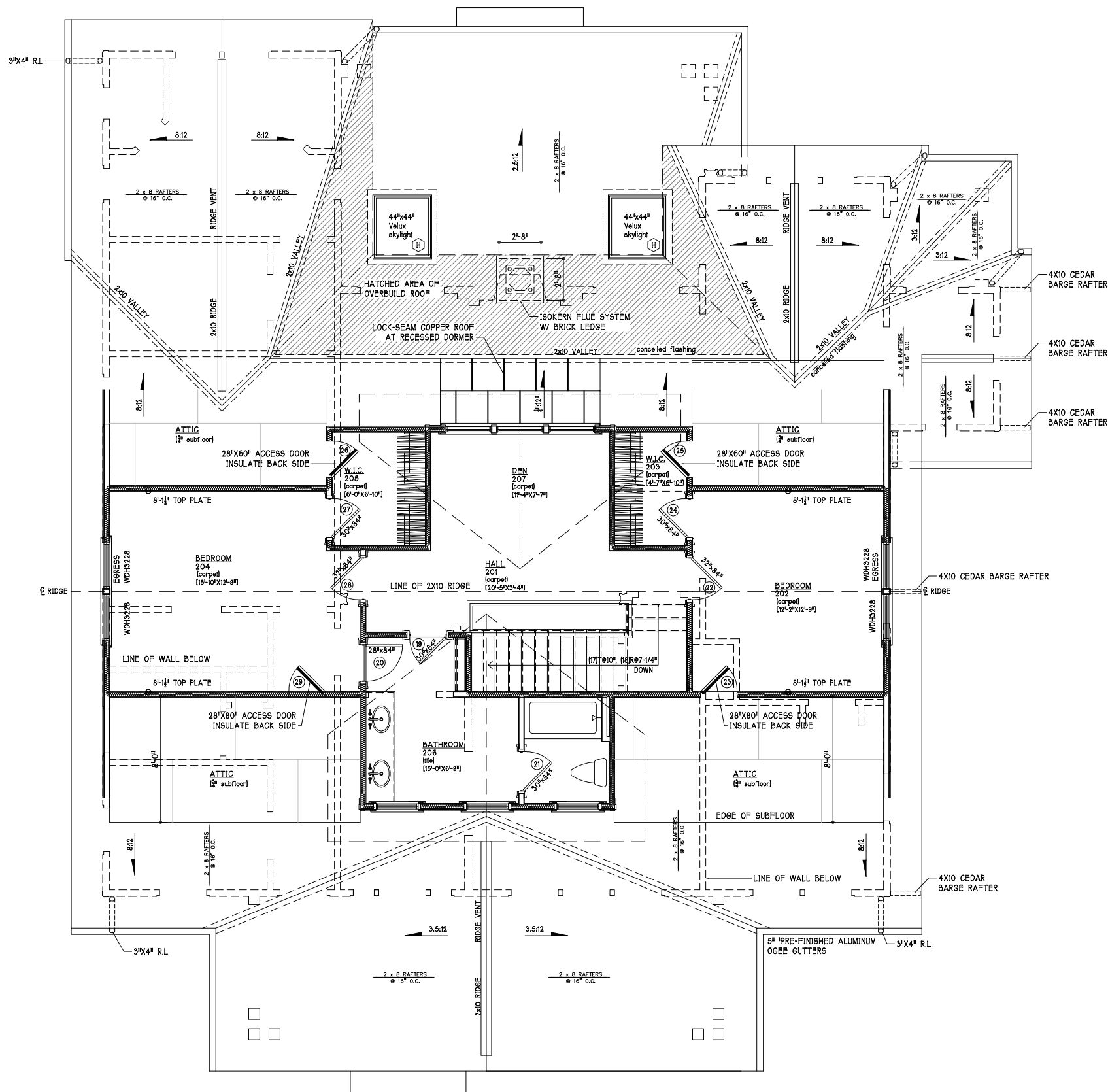
1st Floor Plan
2,326 sq. ft. Heated
682 sq. ft. Porches
3008 sq. ft. Footprint
main level

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■ Sheet: A1.2 ■
Tillman

Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC



1 SECOND FLOOR PLAN
A1.3 SCALE : 1/4" = 1'-0"

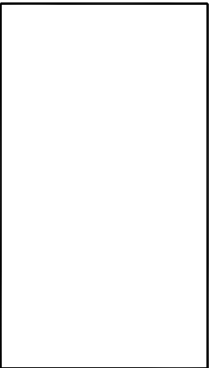
2nd floor Plan
881 sq. ft. heated
+524 basement htd.
+2,326 1st flr. htd.
3,731 total heated

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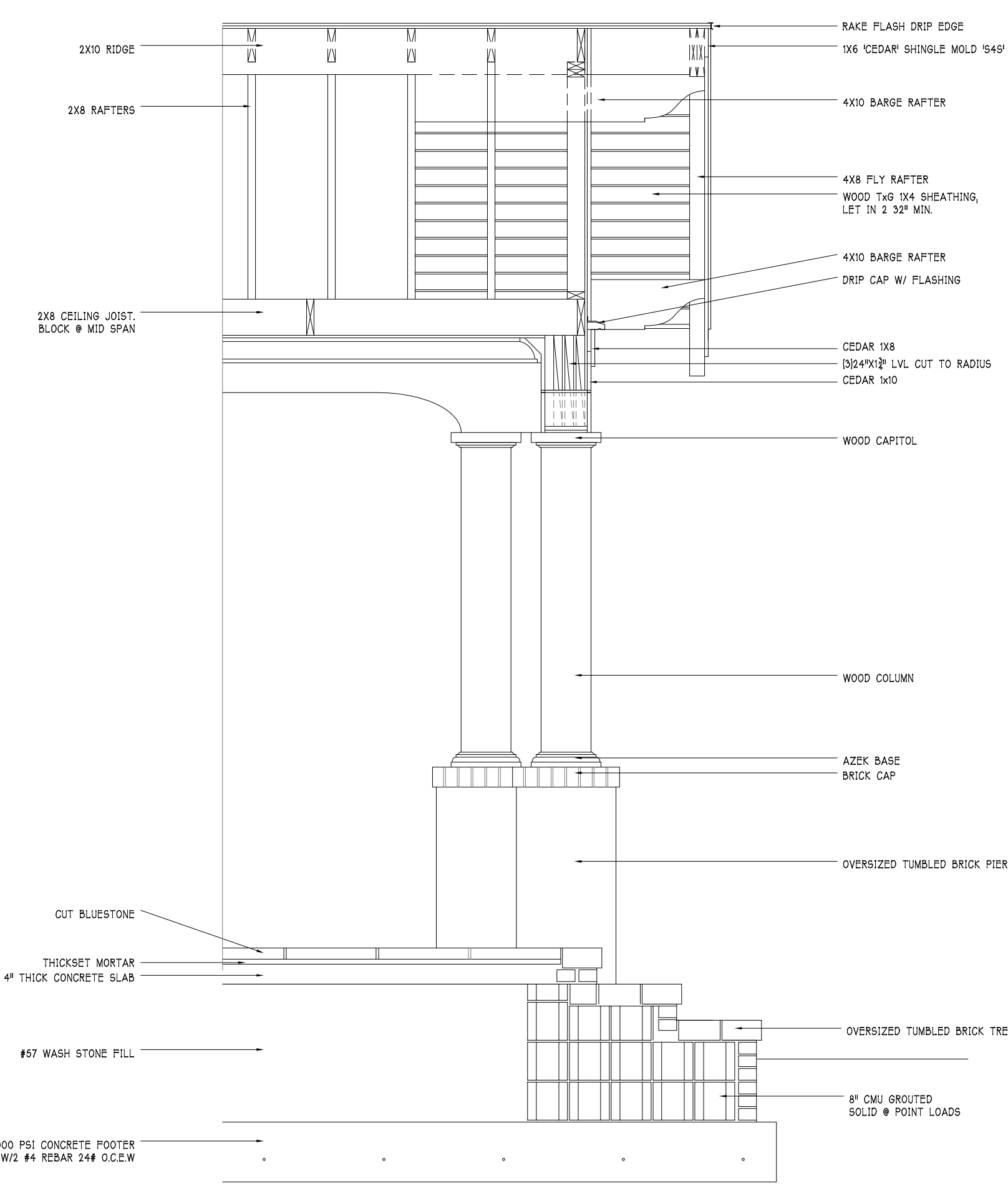


Sections

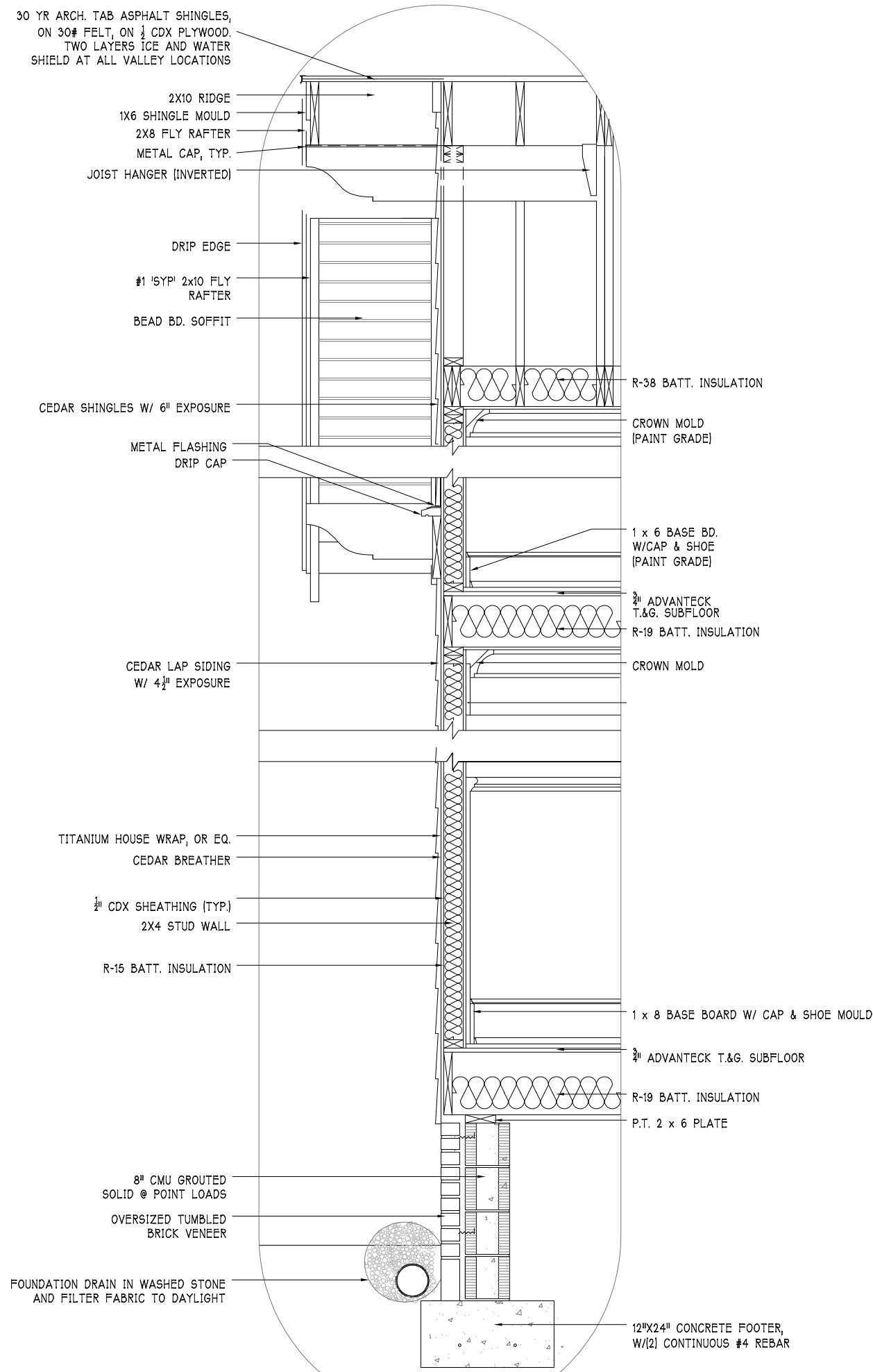
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■ Sheet: **A3.1** ■
Tillman



1 WALL SECTION
A3.1 SCALE : 1/2" = 1'-0"



1 WALL SECTION
A3.1 SCALE : 1/2" = 1'-0"