
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.

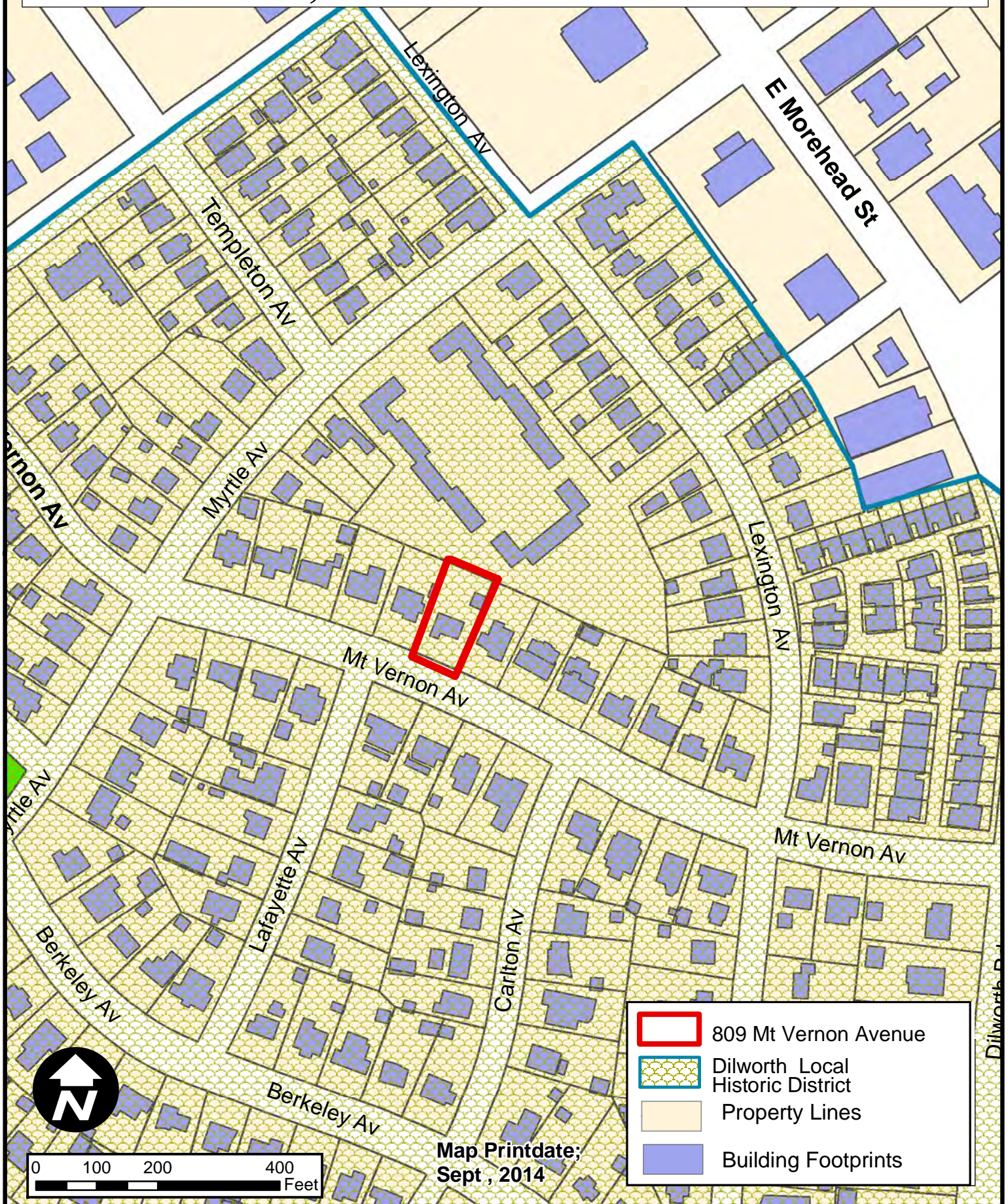
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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>

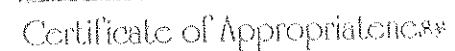
Staff Analysis

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

Charlotte Historic District Commission - Case 2014-244

Historic District; Dilworth

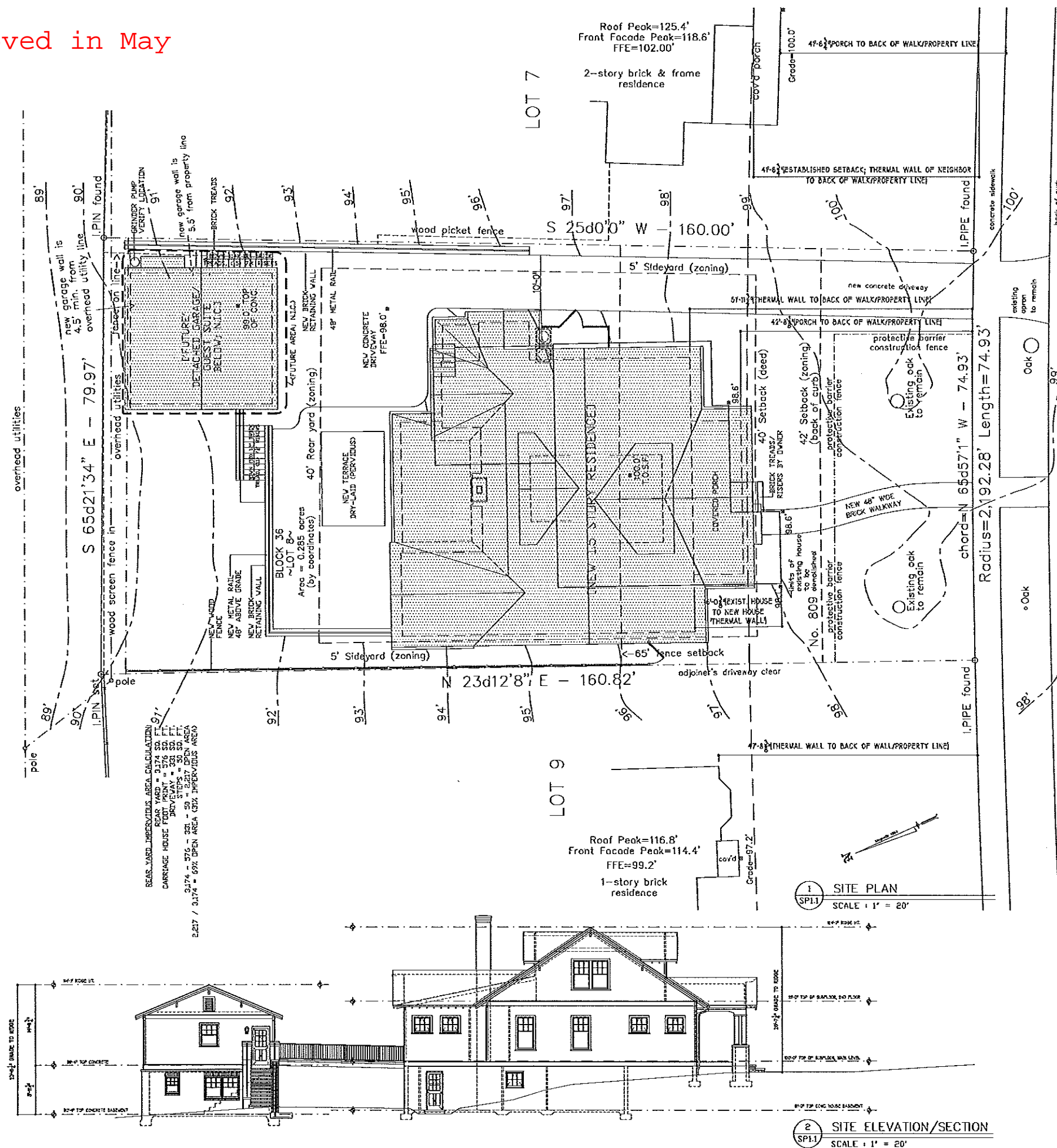




Charlotte
Historic District
Commission

2014-043

Approved in May



Tillman Residence
809 Mount Vernon Avenue
Charlotte, NC

Site Plan

Don Duffy
■ Architecture ■

301 Providence Rd
Charlotte, NC 28207
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www.dondafflyarchitecture.com

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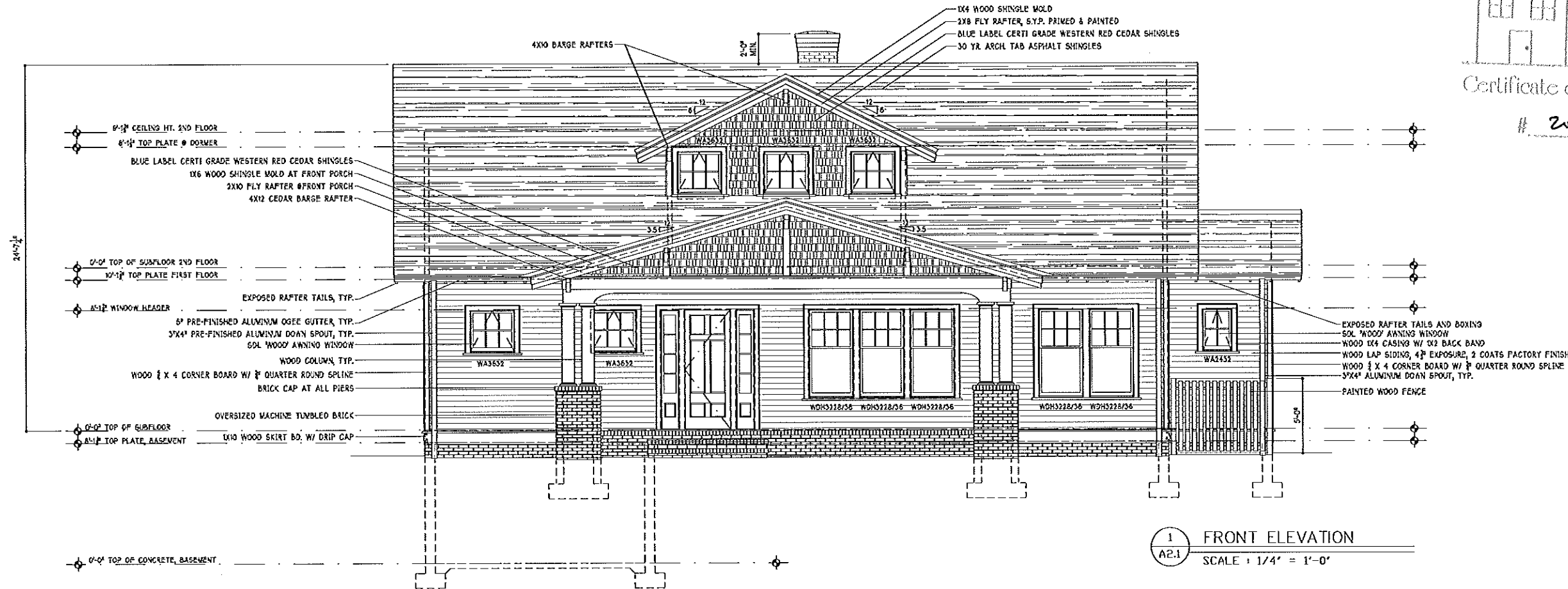
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■ Date: 04/24/2014 •
 ■ Revisions: •
 ■ Drawn By: J.A.Z. •
 ■ Sheet: SP1.1 •

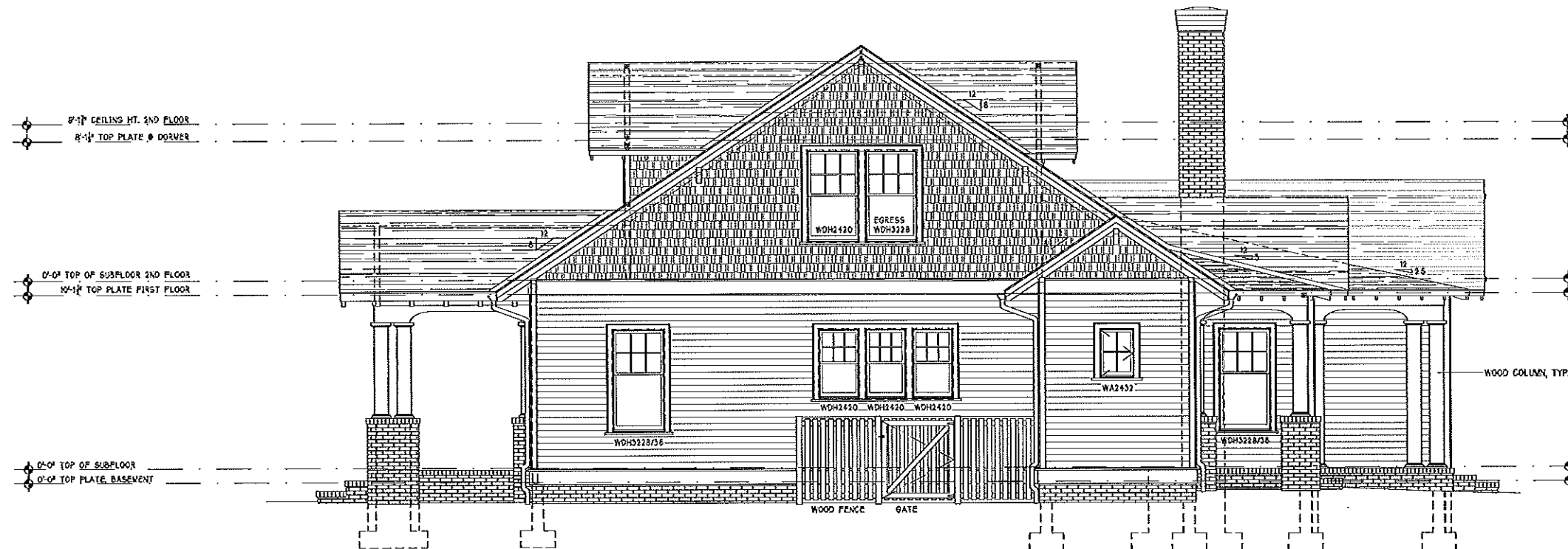
Approved in May



2014-043



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



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

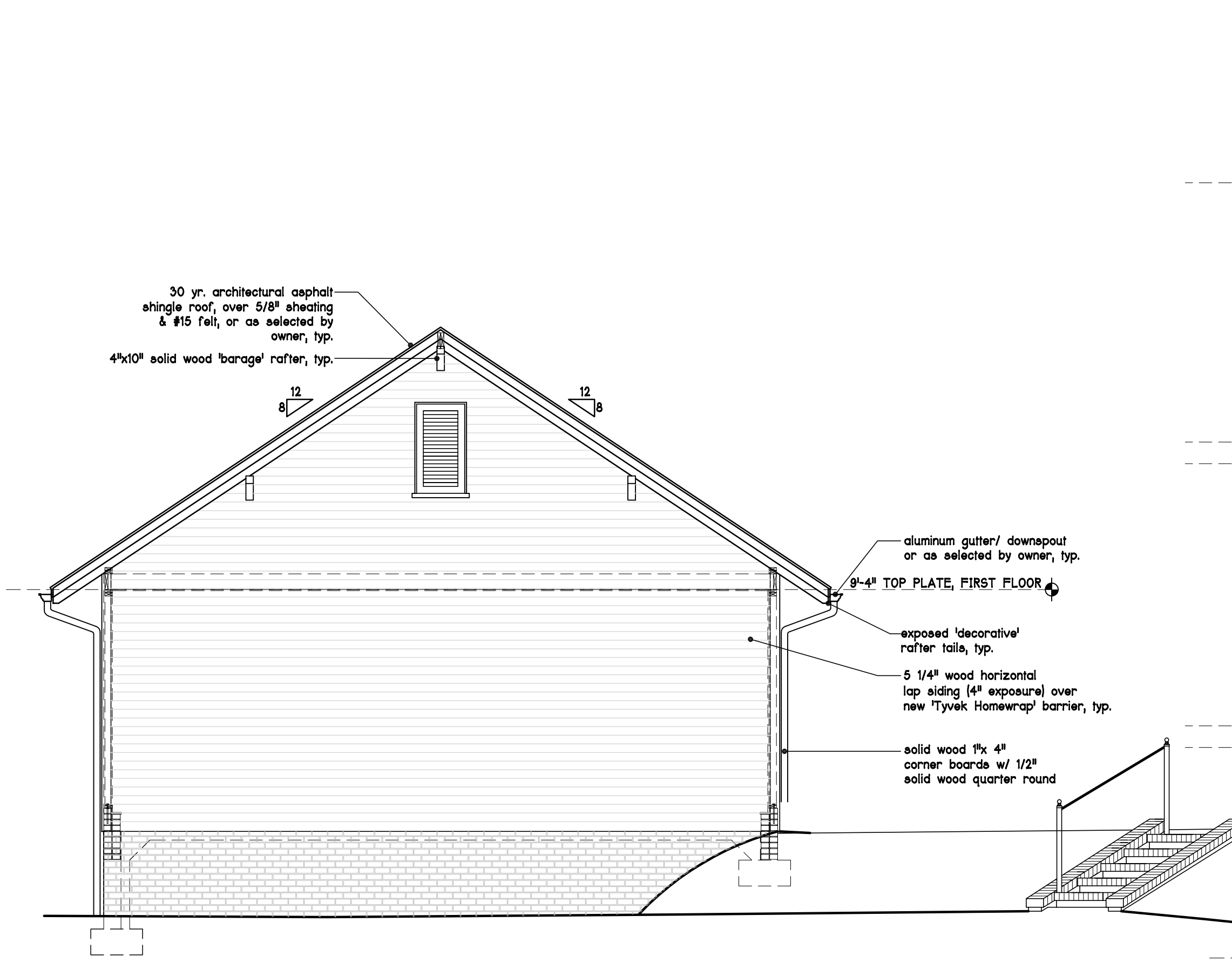
Elevations

DonDuffy
Architecture

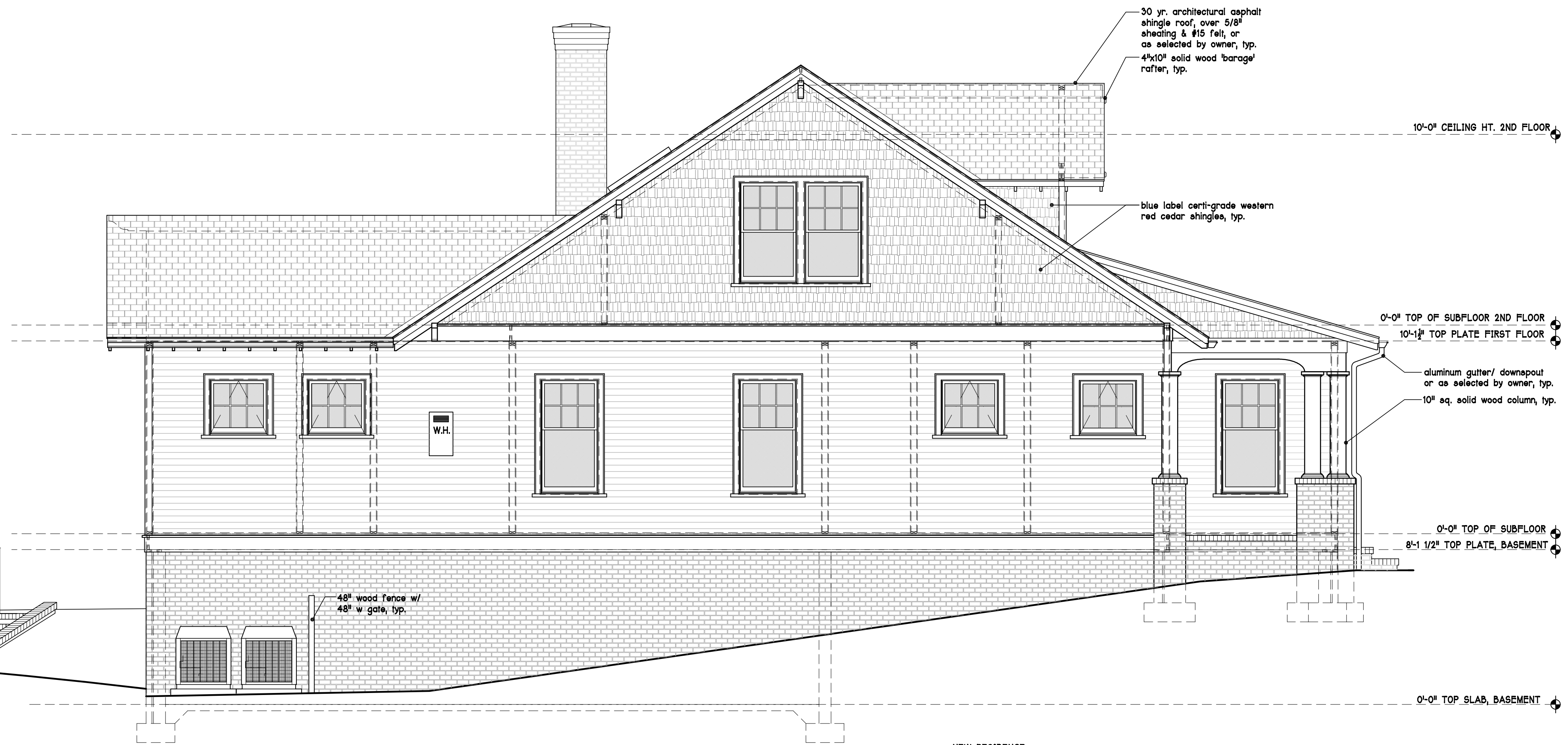
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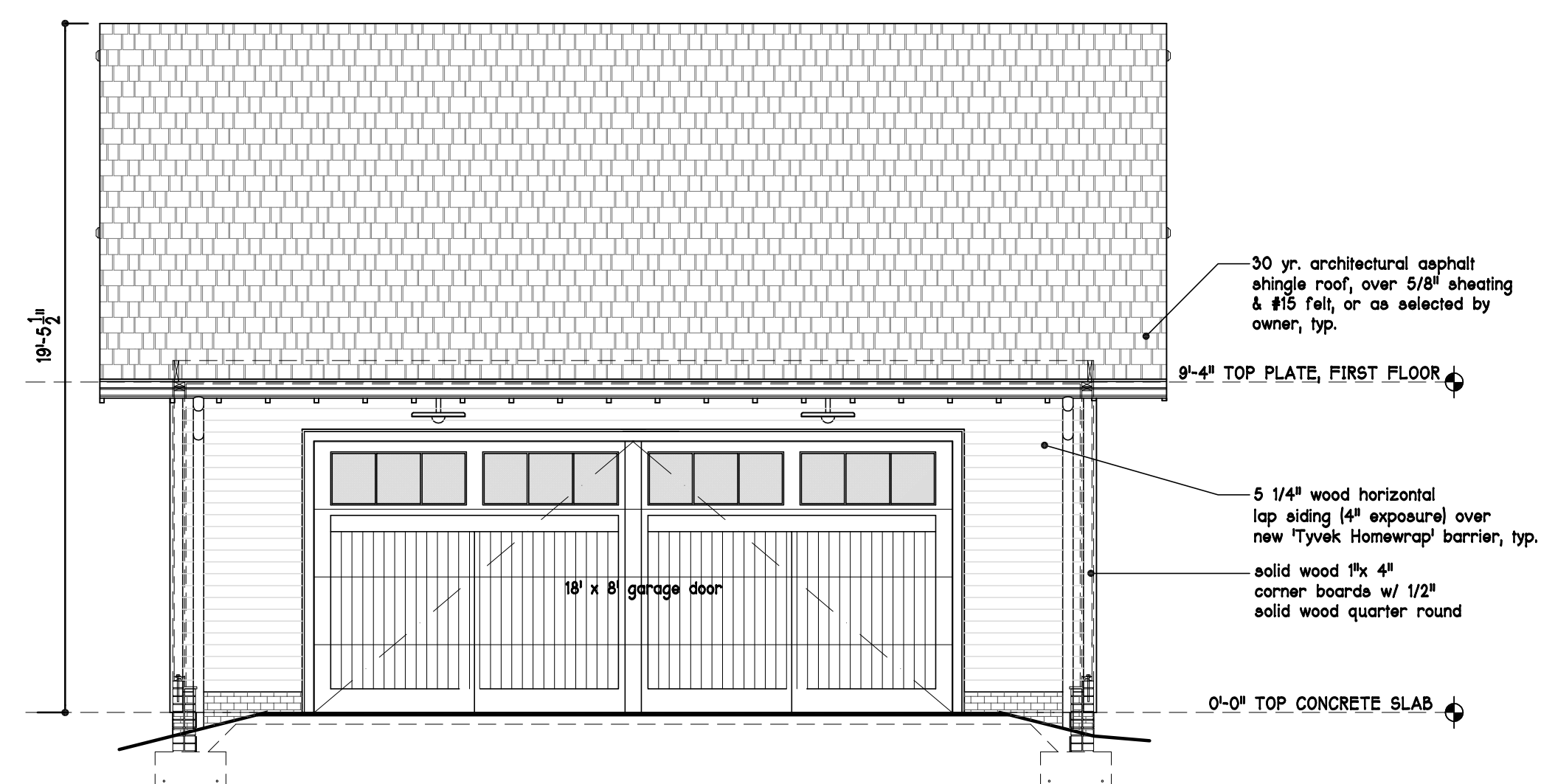
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Revisions:
Drawn By: J.A.Z.
Sheet: A2.1



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"



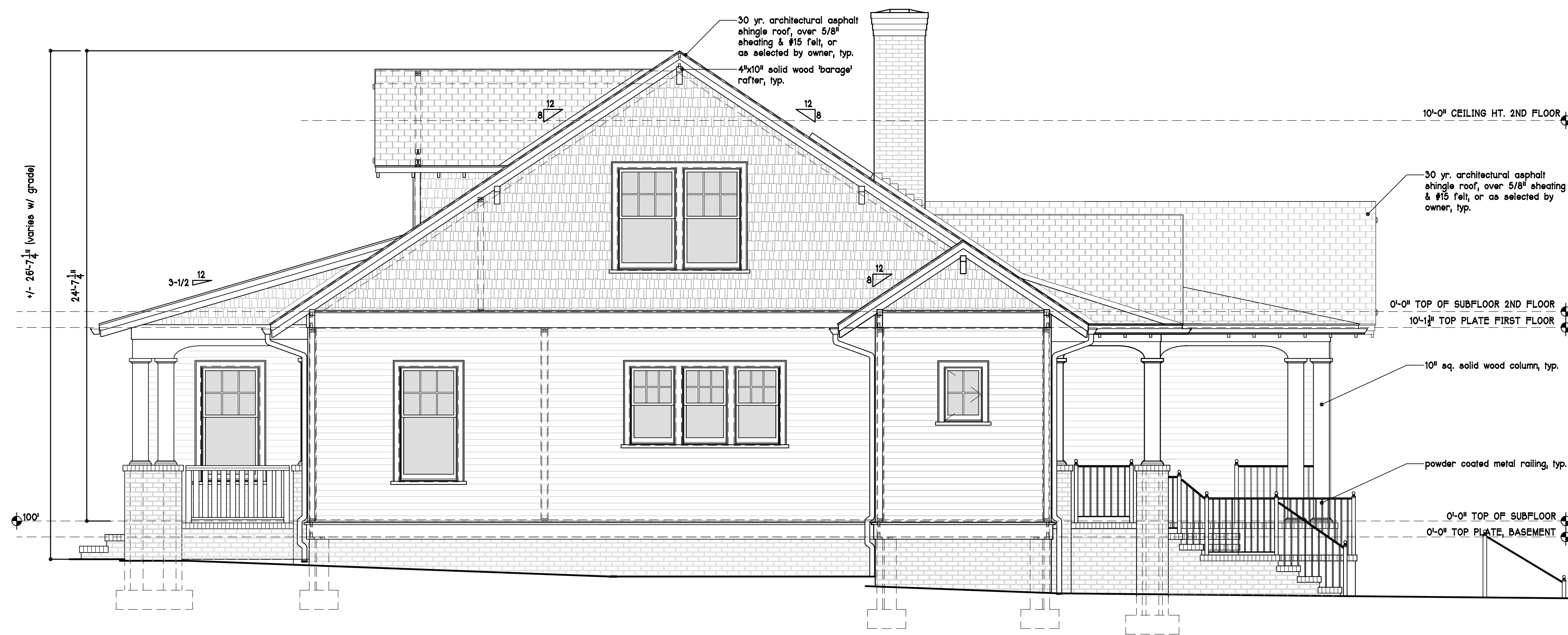
1
A2.1
NEW RESIDENCE
FRONT ELEVATION (NEW RESIDENCE)
SCALE: 1/4" = 1'-0"

Tillman Residence
809 Mount Vernon Ave
Charlotte, North Carolina

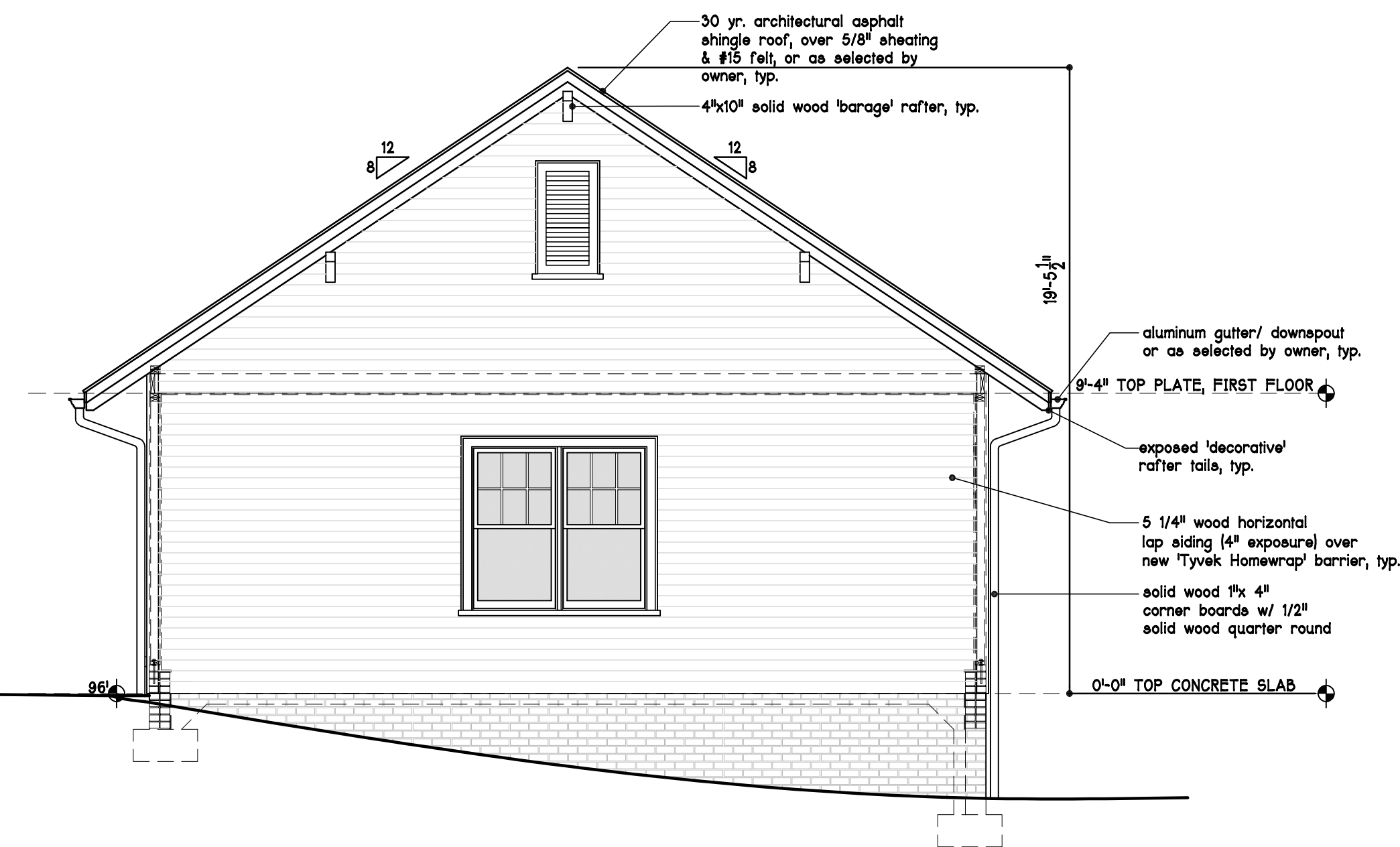
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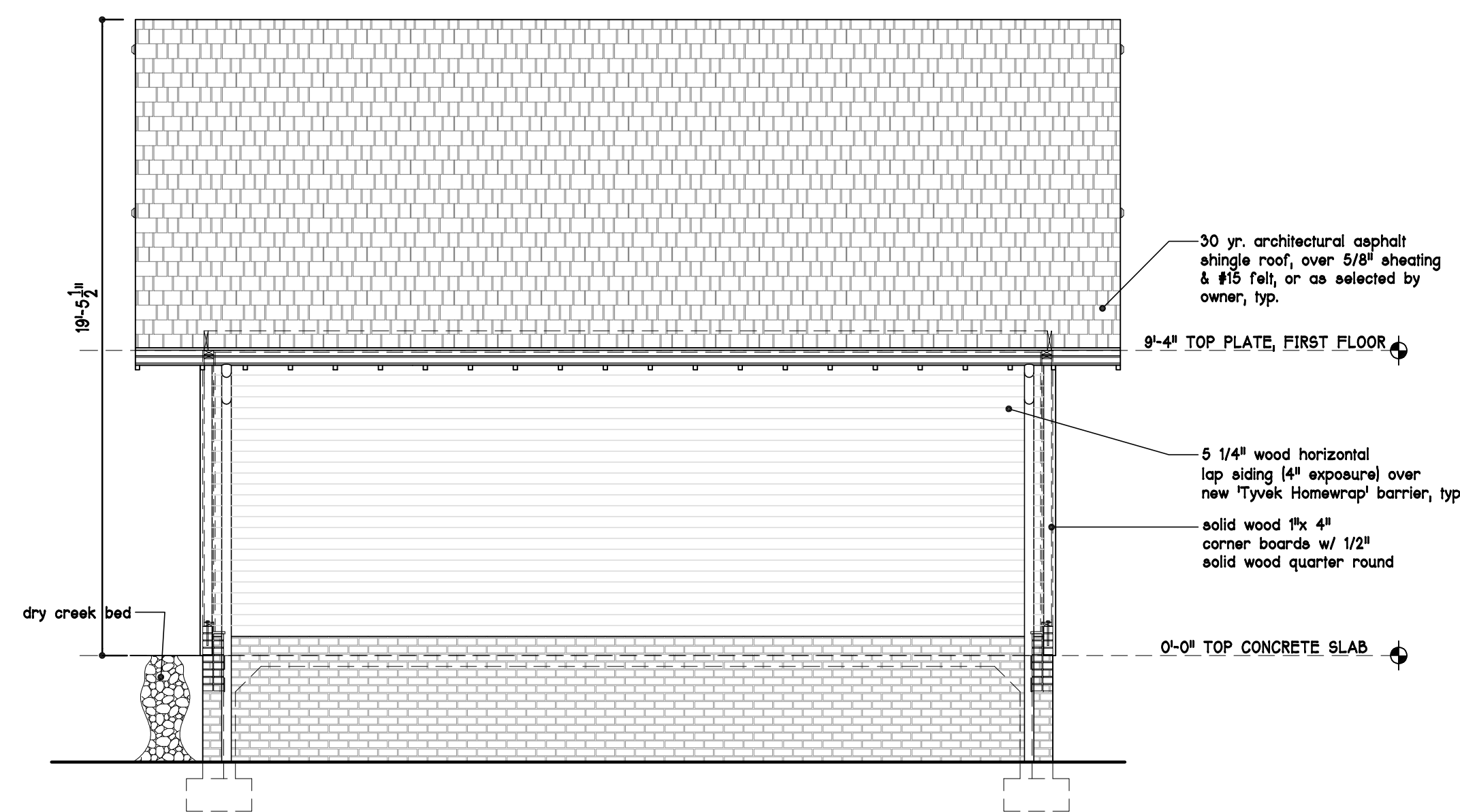
NEW RESIDENCE
4 RIGHT ELEVATION (NEW RESIDENCE)
A2.2 SCALE: 1/4" = 1'-0"



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



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