

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	922 East Park Avenue, Dilworth Local Historic District	HDC 2011-098
SUMMARY OF REQUEST	New Construction – Single Family House	
OWNERS	John & Sarah Valentine	
APPLICANT	John & Sarah Valentine	

Details of Proposed Request

This application seeks approval for the construction of a new two story brick single family home on a vacant lot.

Current Status and Context of Property

This property is a vacant lot that lies between two single family houses one lot off of the intersection of. The lot was created in 2009 when two adjacent large lots at this intersection were re-platted into three lots. This is the only lot of the three that does not contain a single family house. The site lies across East Park Avenue from Latta Park.

The house to the right of this lot was constructed in 1939, and is a one and one-half story brick house that was expanded with a rear second floor addition. This house is listed as a contributing structure within the Dilworth National Register Historic District.

The house to the left of this site sits at the intersection of East Park Avenue and Dilworth Road West, and is a two and one-half story brick and frame single family house built in 2010.

Relevant HDC Design Guidelines

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.

Analysis of Proposal

This lot is currently under contract for purchase by the applicants.

The proposed new house is a two story brick structure with a gable end roof and a partially engaged, shouldered chimney on the left side elevation. The front porch is almost the full width of the façade, encompassing a five bay front elevation with a centered entrance door. This porch is proposed to have a standing seam metal roof. There are small projecting bays on both of the side elevations. The front elevation also has three evenly spaced front dormers, each containing a full window matching those in the full floors below, but with little or no trim detail facing the front.

The rear elevation has a colonnade porch across the right side and center, ending in a projecting two story gabled bay to the left.

The application also requests approval for a brick two car garage in the rear yard at the end of a driveway that runs to the right of the house off of East Park Avenue. The garage is one story, and is designed with the same materials and detailing as the proposed house.

There is a highly ornamented oculus window proposed for the right side of the house. All other windows on the plans are double hung windows in a 6/6 or 9/9 pattern.

Current HDC Design Policy on New Construction states in part:

- *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*

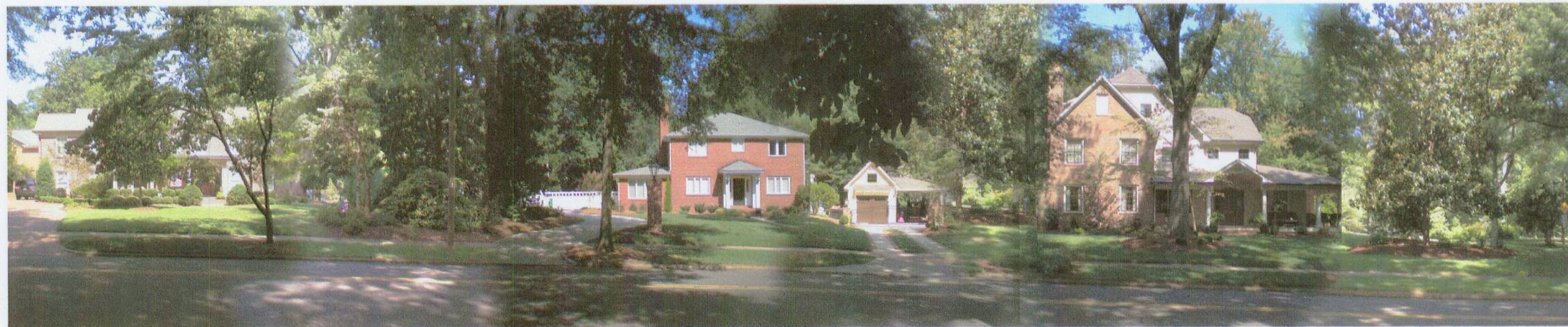
All new construction projects will be evaluated for compatibility by the following criteria:

- | | |
|------------------------|---|
| 1. Size | |
| 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. | <i>proper historic materials or approved substitutes</i> |
| 8. Context | |
| 9. Landscaping | |

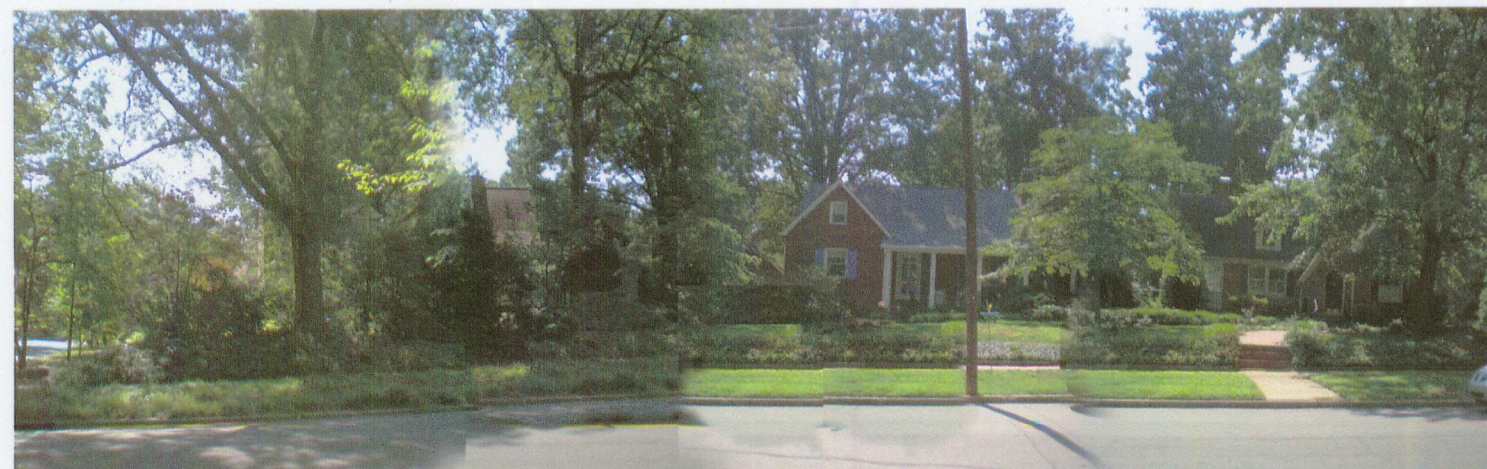
The Commission will need to make a determination on how well this proposal addresses these criteria.



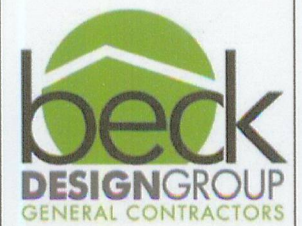
East Park Avenue Streetscape



Dilworth Road West Streetscape



Park Road Streetscape



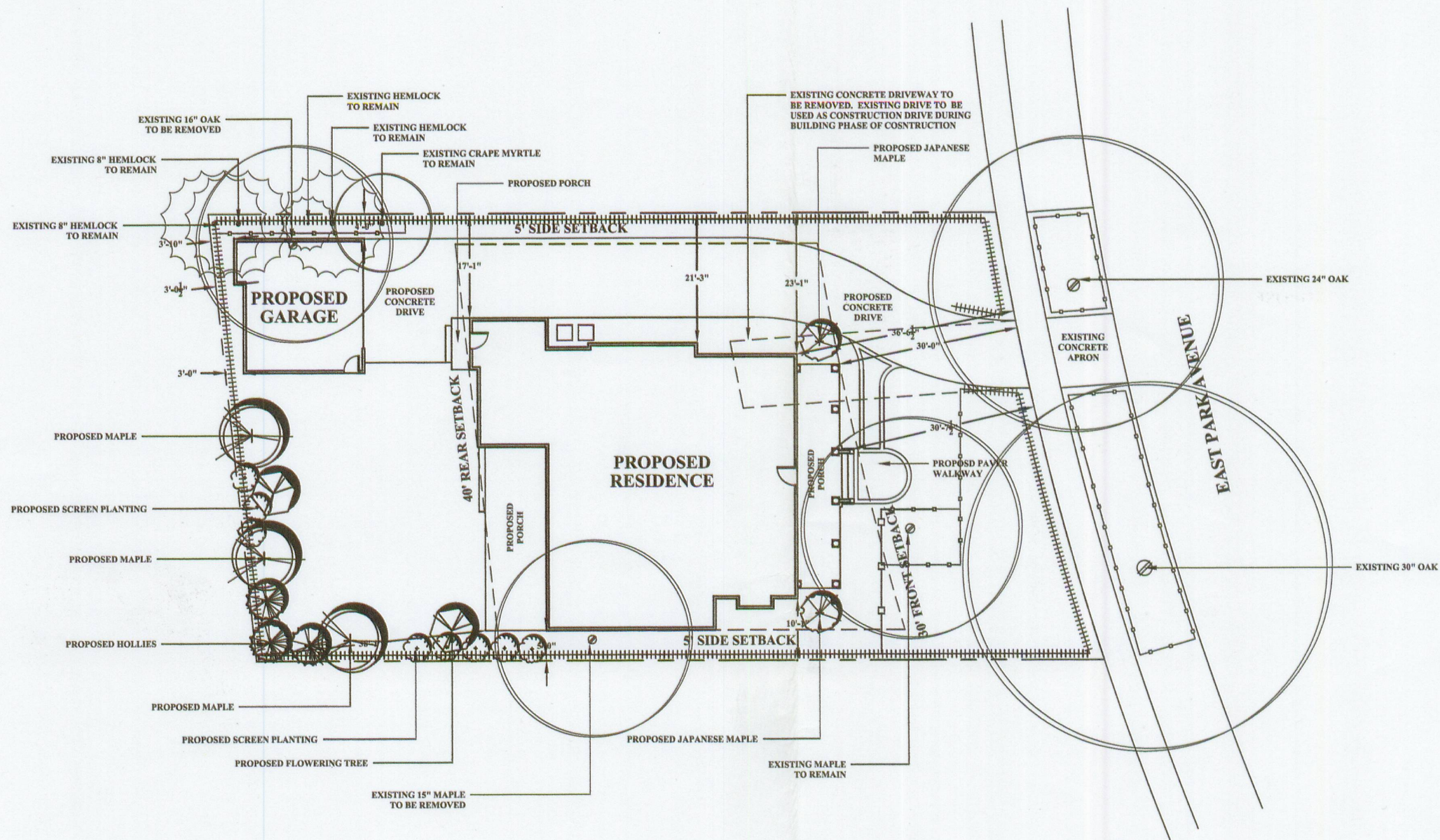
REVISIONS	DATE

PROJECT TITLE:

VALENTINE RESIDENCE
922 EAST PARK AVENUE
CHARLOTTE, NC 28203

DRAWING BY: V. DEPAOLI	DATE: 08-17-2011
SCALE: AS NOTED	DATE: 08-17-2011
DRAWING TITLE: VALENTINE RESIDENCE STREET CONTEXT	

DRAWING NO:
CS-1



SILT FENCING WITH STEEL POSTS

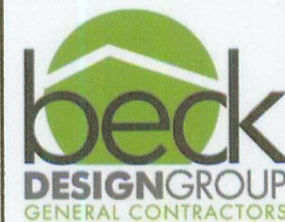


ORANGE TREE PROTECTION ON UPSLOPES

Site Plan

Scale: 1" = 20'-0"

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REVISIONS	DATE

PROJECT TITLE:

VALENTINE RESIDENCE

922 EAST PARK AVENUE

CHARLOTTE, NC 28203

DRAWING BY:	V. DEPAOLI
SCALE:	AS NOTED
DATE:	08-17-2011
DRAWING TITLE:	VALENTINE RESIDENCE
SITE PLAN	
DRAWING NO:	SP-1



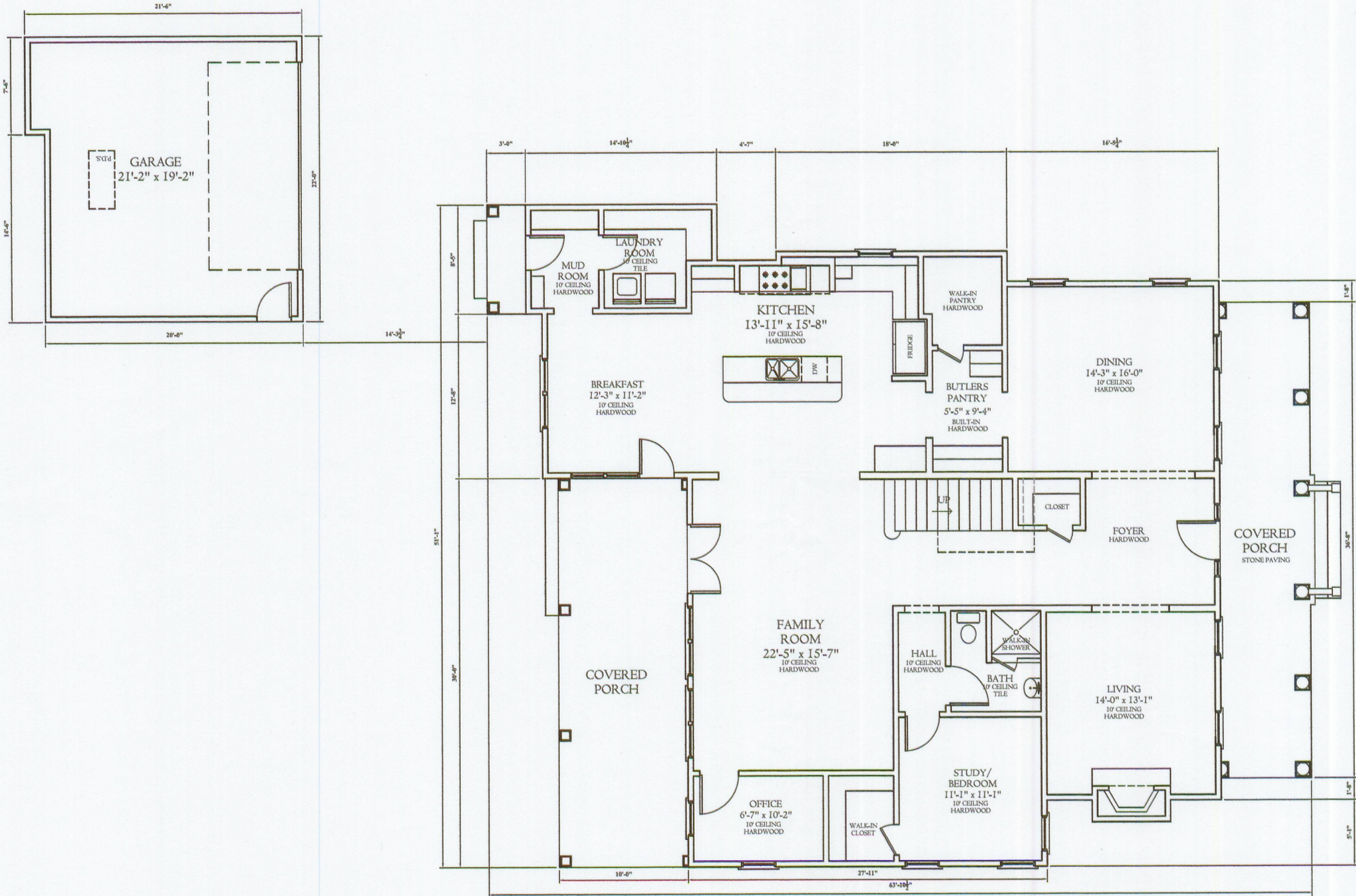
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922 EAST PARK AVENUE
CHARLOTTE, NC 28203

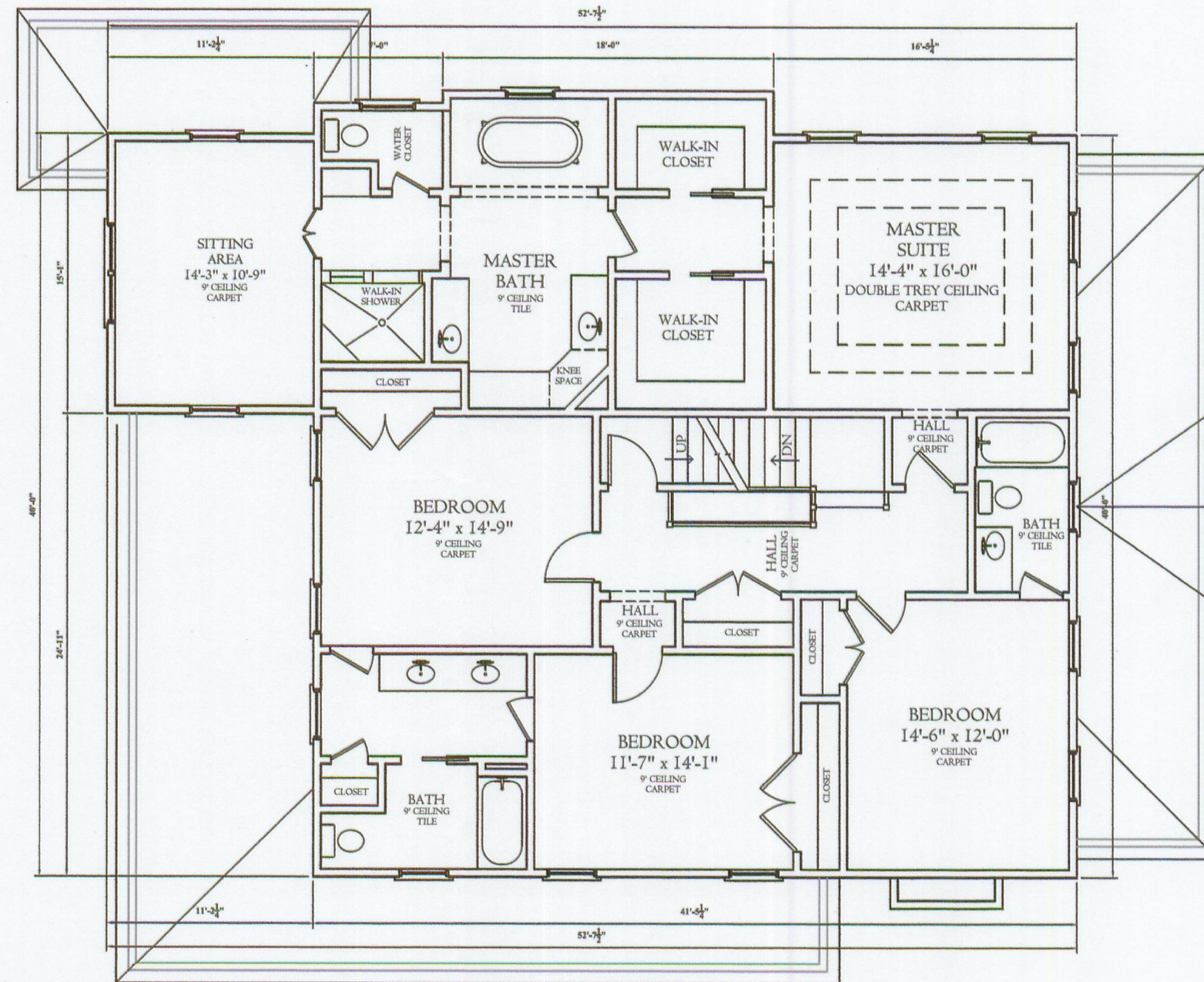
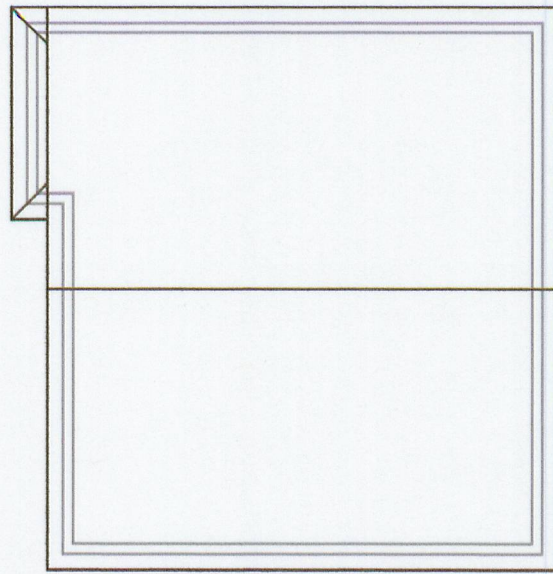
DRAWING BY:	V. DEFAOLI
SCALE:	AS NOTED
DATE:	08-17-2011
DRAWING TITLE:	VALENTINE RESIDENCE FIRST FLOOR PLAN

DRAWING NO:
A-1.0



First Floor Plan
Scale: 1/8" = 1'-0"

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Second Floor Plan

Scale: 1/8" = 1'-0"

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VALENTINE RESIDENCE

922 EAST PARK AVENUE
CHARLOTTE, NC 28203

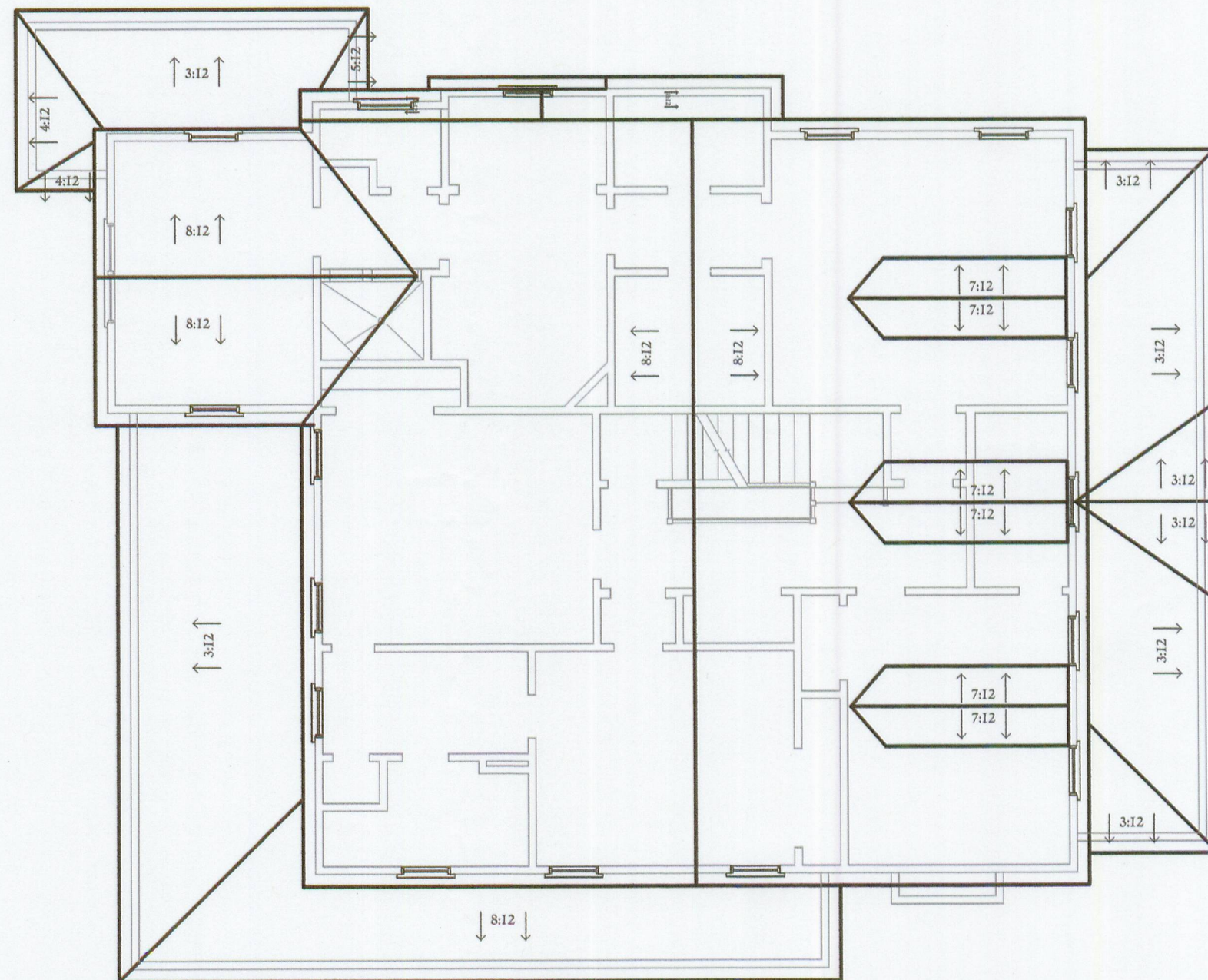
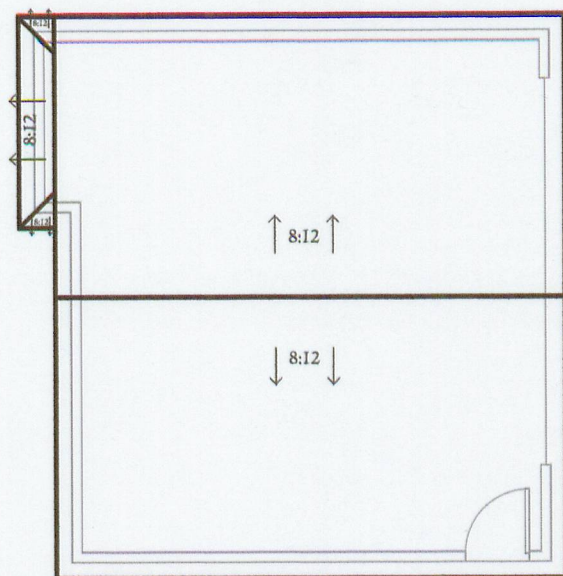
DRAWING BY:
V. DEPAOLI

SCALE: AS NOTED
DATE: 08-17-2011

DRAWING TITLE:
VALENTINE RESIDENCE
SECOND FLOOR PLAN

DRAWING NO:

A-2.0



Roof Plan

Scale: 1/8" = 1'-0"

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PROJECT TITLE:

VALENTINE RESIDENCE

922 EAST PARK AVENUE

CHARLOTTE, NC 28203

DRAWING BY:
V. DEPAOLI

SCALE: AS NOTED
DATE: 08-17-2011

DRAWING TITLE:
VALENTINE RESIDENCE
ROOF PLAN

DRAWING NO:

A-3.0

REVISIONS	DATE

PROJECT TITLE:

VALENTINE RESIDENCE
922 EAST PARK AVENUE
CHARLOTTE, NC 28203

DRAWING BY:
V. DEPAOLI

SCALE: AS NOTED
DATE: 08-17-2011

DRAWING TITLE:
VALENTINE RESIDENCE
FRONT ELEVATION

DRAWING NO:

A-4.0



Front Elevation

Scale: 1/8" = 1'-0"

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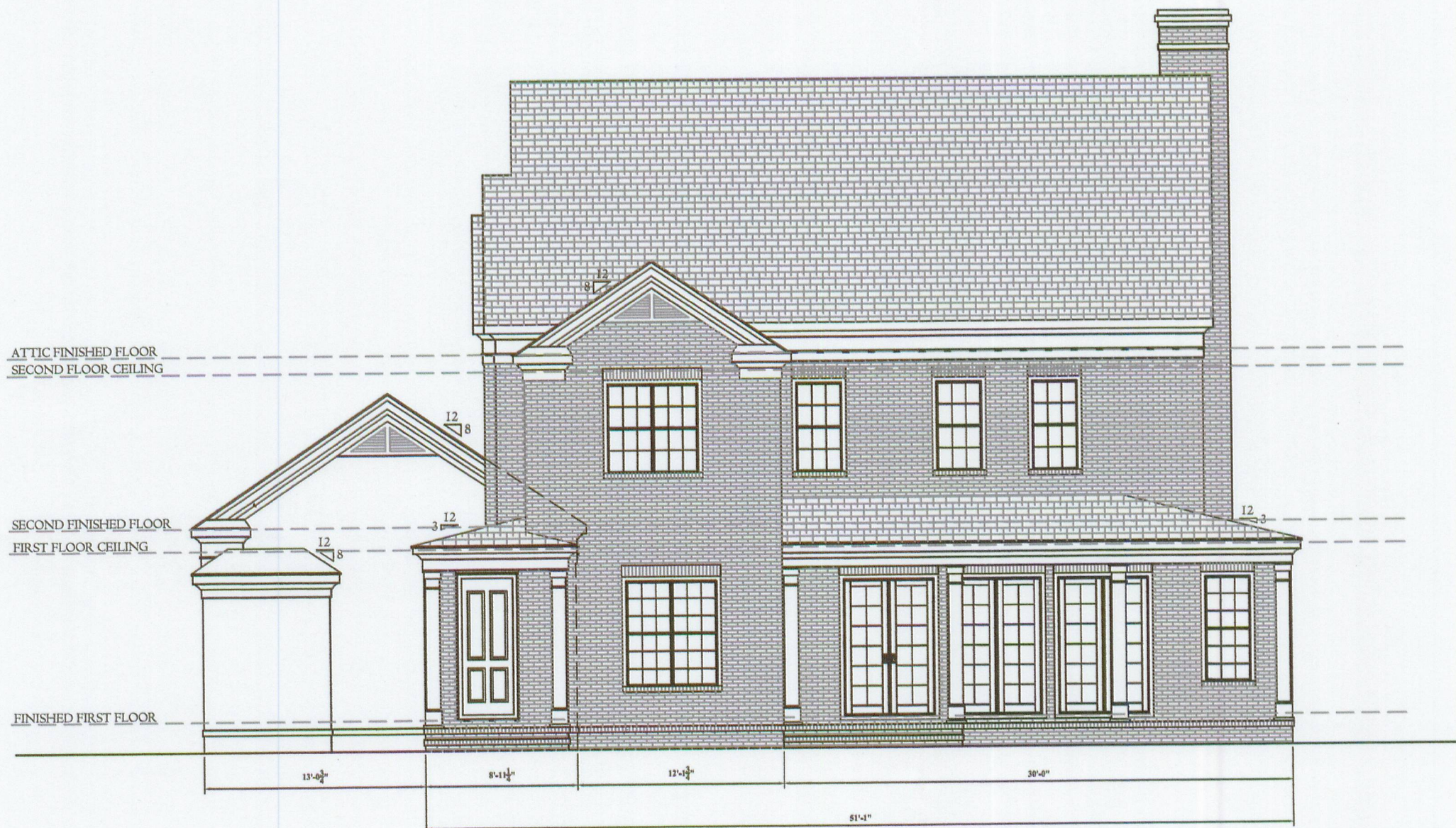
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VALENTINE RESIDENCE
922 EAST PARK AVENUE
CHARLOTTE, NC 28203

DRAWING BY:	V. DEPAOLI
SCALE:	DATE:
AS NOTED	08-17-2011
DRAWING TITLE:	VALENTINE RESIDENCE
BACK ELEVATION	
DRAWING NO:	

A-4.1



Back Elevation

Scale: 1/8" = 1'-0"

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922 EAST PARK AVENUE
CHARLOTTE, NC 28203

DRAWING BY:
V. DEPAOLI

SCALE: AS NOTED
DATE: 08-17-2011

DRAWING TITLE:
VALENTINE RESIDENCE
SIDE ELEVATION

DRAWING NO:

A-4.2



Side Elevation

Scale: 1/8" = 1'-0"

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922 EAST PARK AVENUE
CHARLOTTE, NC 28203

DRAWING BY:
V. DEPAOLI

SCALE: AS NOTED
DATE: 08-17-2011

DRAWING TITLE:
VALENTINE RESIDENCE
SIDE ELEVATION

DRAWING NO:

A-4.3



Side Elevation

Scale: 1/8" = 1'-0"

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August 17, 2011

*New Home For:
John & Sarah Valentine*

*Project Address:
922 East Park Avenue
Charlotte, NC 28203*

NEW HOME MATERIAL SUMMARY

SIDING:
Brick Veneer, Boral Brick, Croggy Mountain

ROOFING:
30 year architectural shingle, Driftwood or Weatherwood

TRIM:
Composite hardboard

PORCH:
Concrete with brick edge or Bluestone paving with brick edge

DRIVEWAY:
Poured Concrete

WALKWAYS:
Concrete or Boral brick paver

beck DESIGN GROUP

BAXTER VILLAGE

1701 FIRST BAXTER CROSSING SUITE 101





FORT MILL, SC 29708

803.746.7908

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Charlotte Historic District Commission - Case 2011-098



-  922 East Park Av
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

September 7, 2011