

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>922 East Park Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-035</i>
SUMMARY OF REQUEST	<i>New Construction – Single Family House</i>	
OWNERS	<i>The Ullman Group LLC</i>	
APPLICANT	<i>Luke Ullman</i>	

Details of Proposed Request

This proposal is for the construction of a new single family house on this vacant lot.

The attached plans are revised from the set that was deferred by the HDC at the April 11, 2012 HDC meeting. They reflect a slight lowering of the main ridge of the proposed structure, as well as the redesign of the second floor dormers on the front elevation.

Current Status and Context of Property

Currently, this site is a vacant lot that was subdivided from a larger parcel. This site sits across East Park Avenue from Latta Park, and is between a new two and one half story structure and a c.1940 brick house with a half story addition. This area is a transition zone between the larger houses along Dilworth Road West and the smaller homes on East Park Avenue.

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.



2³

DRAFTSMAN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

BUILDER:
THE ULLMAN
GROUP

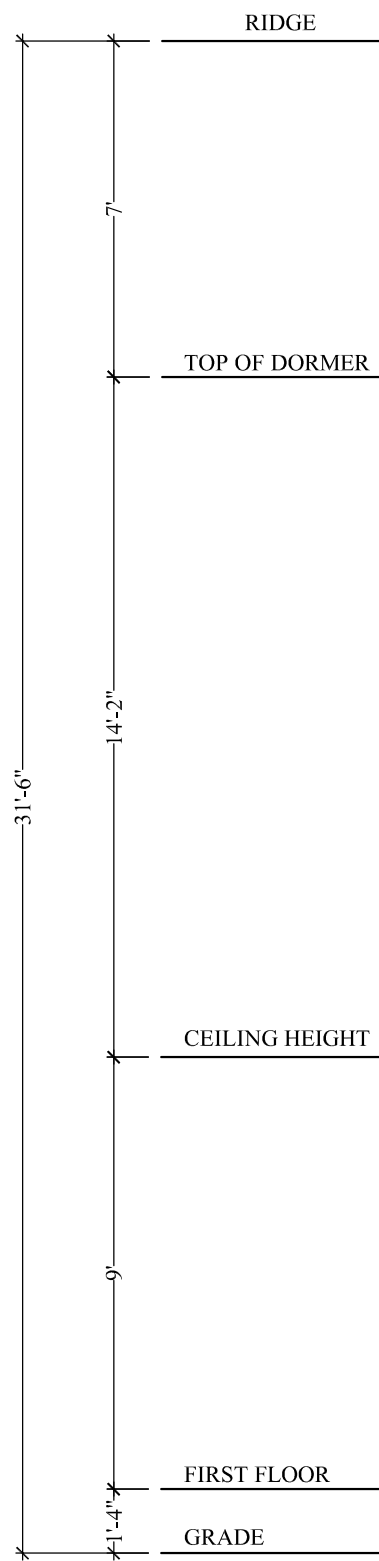
PROPOSED HOUSE PLANS
NEW CONSTRUCTION
LOT S-1 EAST PARK AVE
CHARLOTTE, NC 28203

SHEET:

A2

4. 17. 12

REV:
4.30.12



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

2³

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PROPOSED HOUSE PLANS
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CHARLOTTE, NC 28203

SHEET:
A3

4. 17. 12

REV:
4.30.12



1
A3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

2³

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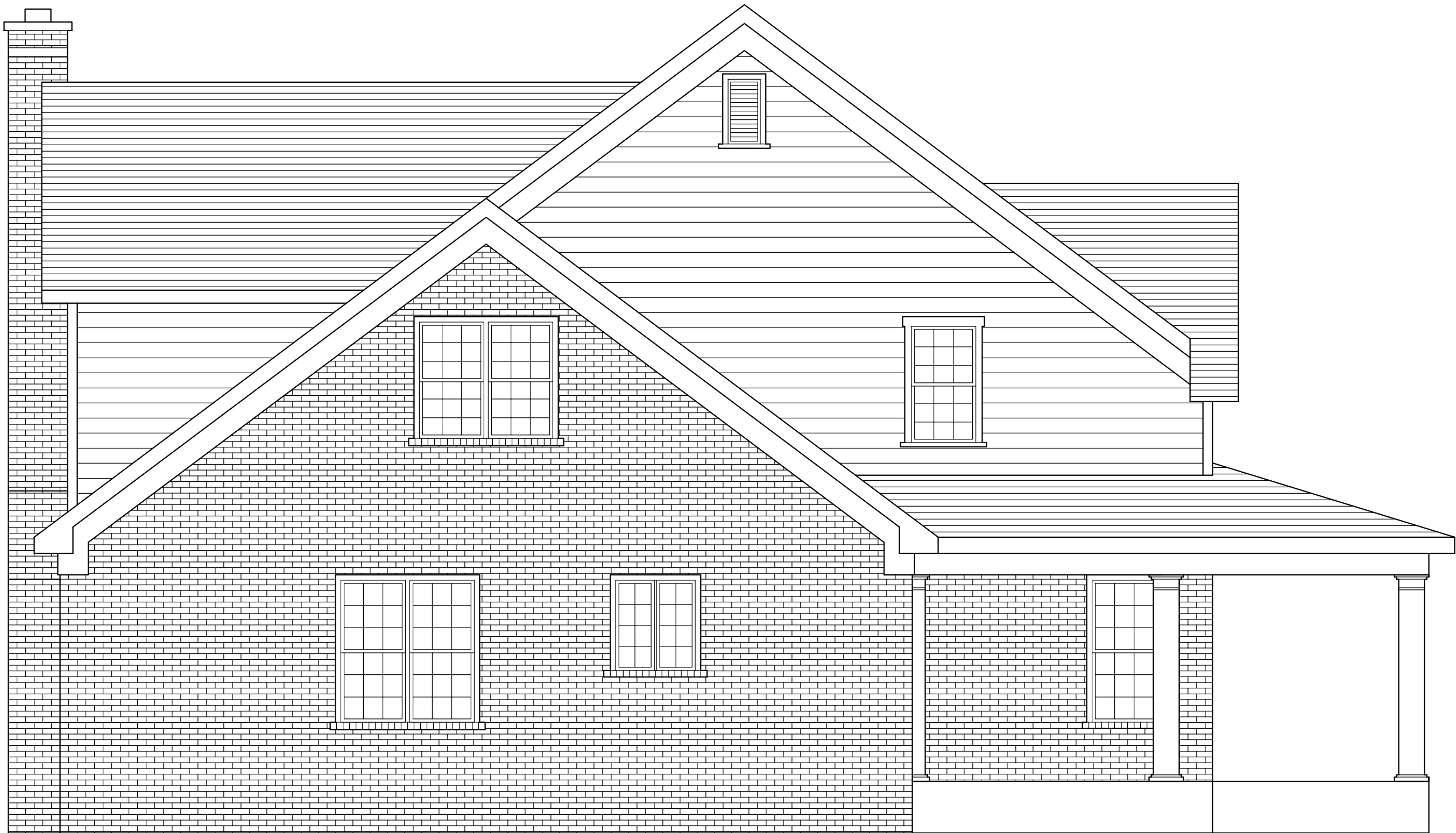
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PROPOSED HOUSE PLANS
NEW CONSTRUCTION
LOT S-1 EAST PARK AVE
CHARLOTTE, NC 28203

SHEET:
A5

4. 17. 12

REV:
4.30.12



1 LEFT ELEVATION
A5 SCALE: 1/4" = 1'-0"

2³

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PROPOSED HOUSE PLANS
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SHEET:
A4

4. 17. 12

REV:
4.30.12



1
A4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



Materials List 922 E Park Ave

Siding -

First floor - brick masonry

Second floor – cedar/pine hardwood

Trim/Soffit -

Painted pine

Windows –

Lincoln Traditional Series- STDL

First floor trim- standard brick mold

Second floor trim - 4" wood

Decking – (porch)

Brazilian Ipe Hardwoods (tongue and groove)

Columns –

Doric style – full wood

<http://www.meltonclassics.com/architectural-columns/wood-columns>

Columns to be set back from fascia board.

Exterior doors -

Stain grade all wood doors (oak/mahogany)

Roof -

30 year architectural shingles

Exposed deck –

All decking materials will be painted/stained pressure treated wood materials

Charlotte Historic District Commission - Case 2012-035

