
ADDRESS OF PROPERTY: *922 East Park Avenue, Dilworth Local Historic District HDC 2013-027*

SUMMARY OF REQUEST: *New Construction Single Family House*

OWNER: *Will Phipps*

APPLICANT: *ALB Architecture*

Details of Proposed Request

This empty lot overlooks Latta Park. It was part of the large side yard for the house facing Dilworth Road West. The previous owners were able to modify the house on its lot and carve out two additional lots. The house and the lot closest to the intersection have been sold. Proposed is a two and a half story home with a center bay front door and porch. French doors access front terrace. Center roof gable will be flanked by small gabled dormers. A two story element will project from each side. A Palladian window arrangement will be in gable end, third floor, of the right and left side elevations. Rear elevation shows a shed dormer on the third floor and a large chimney on the first floor. The proposal includes painting the brick house. A retaining wall will be installed to retain the property line in the back near the garage. The Commission recently deferred the application for further design study. It was suggested that cues be taken from Dilworth while understanding that this house is in context with the larger two story homes nearby. If the Georgian style house remains what the owners want, then all details must be shown and be completely accurate. Scale and mass remain a point of conversation.

Relevant HDC Design Guidelines

- New Construction
- Materials

Staff Analysis

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 to be located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often more important than any applied decorative details. 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.

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>

Charlotte Historic District Commission - Case 2013-027



Latta Community Park





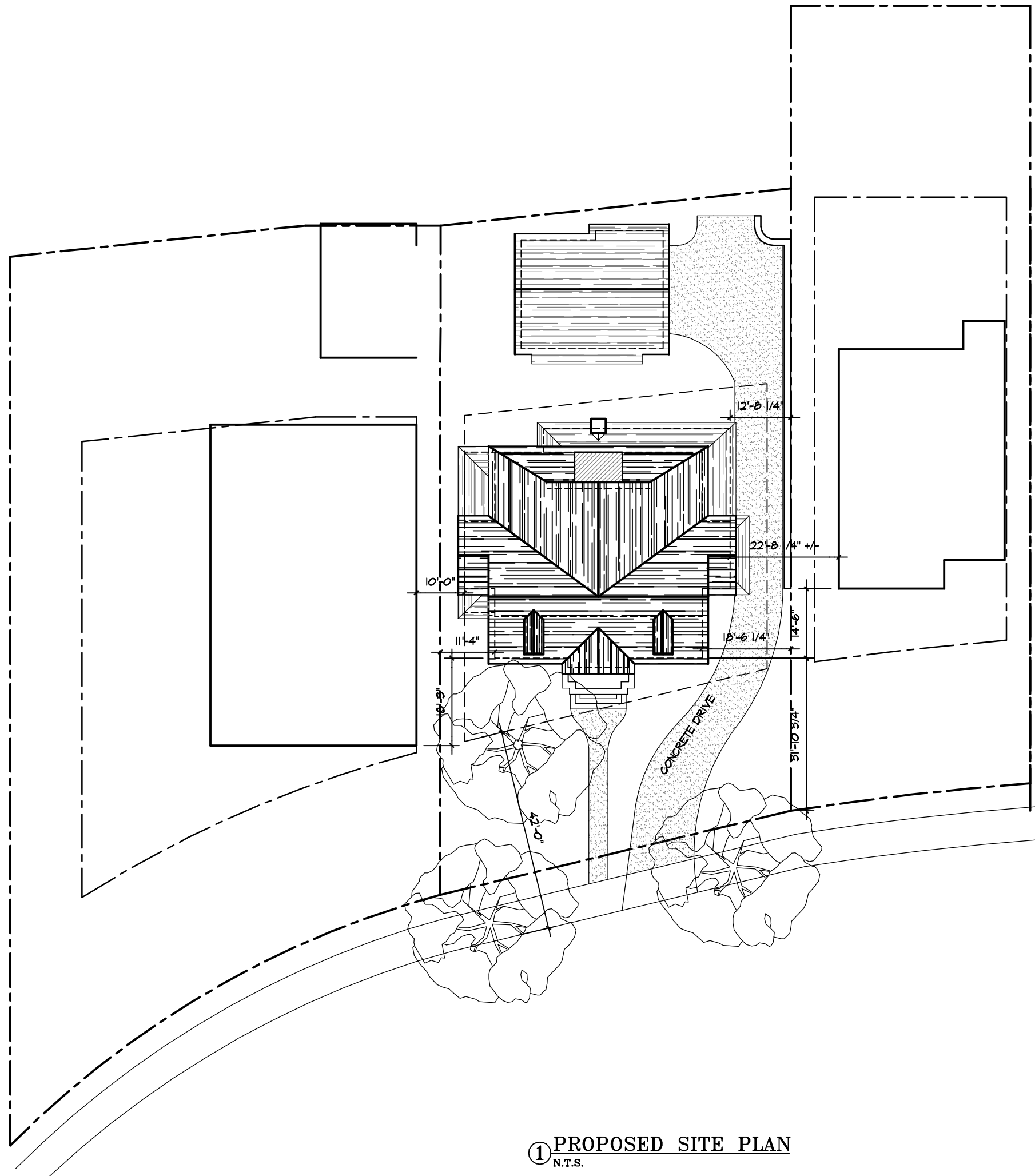


① STREET SCAPE ELEVATION
1/4" = 1'-0"



LOCATION OF RETAINING WALL

② SIDE VIEW ELEVATION
 $\frac{1}{4}" = 1'-0"$



① PROPOSED SITE PLAN
N.T.S.





② PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"



ORIGINAL SUBMITTED
ROOF LINE

TOP OF RIDGE @
29'-6 $\frac{1}{4}$ "

ATTIC F.F.
@ +28'-8"

ATTIC F.F.
@ +20'-8"

2nd FIN. CLG.
@ +19'-10"

2ND F.F. @
+10'-10"

1ST FIN. CLG.
@ +10'-0"

1ST F.F.
@ +0'-0"

10'-0"

9'-0"

10'-0"

② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"