LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 712 East Park Avenue

SUMMARY OF REQUEST: Addition, window replacement

APPLICANT/OWNER: Craig Isaac

The project was continued for the following: 1) Restudy the massing of the upstairs dormer, 2) Add information on materials and dimensions, 3) Retain the window on the ground floor per guideline 4.14.1.

**Details of Proposed Request**

*Existing Conditions*
The existing structure is a brick 1.5 Picturesque Revival house constructed in 1941. Features include a front chimney flanked by two quarter round windows and two full size windows on the main floor. The property faces Latta Park.

*Proposal-May 9, 2018*
The project is a dormer addition, window replacement, arbor, and canopy over the front door. The proposed new right side window is a paired bay window that is the same width (7') as the dormer above. The new canopy is a gable roof supported by two brackets. Materials and trim are wood.

*Revised Proposal-June 13, 2018*
1. The applicant has provided additional information on the proposed window design to enlarge the first level window including examples of bay and paired windows within the surrounding context.
2. The scale of the dormer has been reduced.
3. Additional information has been provided for materials and dimensions.
4. Sheet A-3 includes a statement from the property owner on the preferred design.

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters.
6. Avoid adding new openings or changing existing openings on primary elevations.

**Design Guidelines – Additions, page 7.2**
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Continued on page 2.
Staff Recommendation

1. The proposed bay window does not meet guideline 4.14.1 and 4.14.6. However, the HDC will determine if an exception will be granted based on the existence of similar bay window designs on the block.
2. The revisions for the porch roof and dormer meet the applicable guidelines for additions and roofs.
3. Overall, the proposal is not incongruous with the District. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-218
HISTORIC DISTRICT: DILWORTH
ADDITION

712 E. Park Ave
Dilworth Historic District
Property Lines
Building Footprints

May 2, 2018
Bay Windows

716 East Park Avenue

732 East Park Avenue
My name is Ginger Daly and I am the homeowner at 12 E Park Ave. My husband and I have lived in this house since we were newlyweds in 2004. Since then, we have spent a lot of money on it (new master bed/bath upstairs, new downstairs bath, expanded/new kitchen, refinished basements, all while taking much care to keep it in character with the historic neighborhood that we love. Living on Lesta Park is what we love most about our house, but we are constantly aware that we don't even see the park from the inside of our house.

Over the past 12 years, we have brought three children home to this house, and we quickly ran out of space. Instead of leaving the neighborhood and park that we love so much, we are trying to continue to grow in this house.

We very much need more natural light in the front of our house, both upstairs and downstairs and obviously would love to be able to have a better view of the park.
Note:
All New 2nd Floor Loads Align with
Existing Bearing Walls Below to Ceilings
4 Piers That are Deemed Acceptable for
All NC Residential Building Code
Requirements - Field inspector to verify