
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.

Design Guidelines – Windows, page 4.14

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.

GUIDELINES

For Roof Form and Materials:

1. Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.

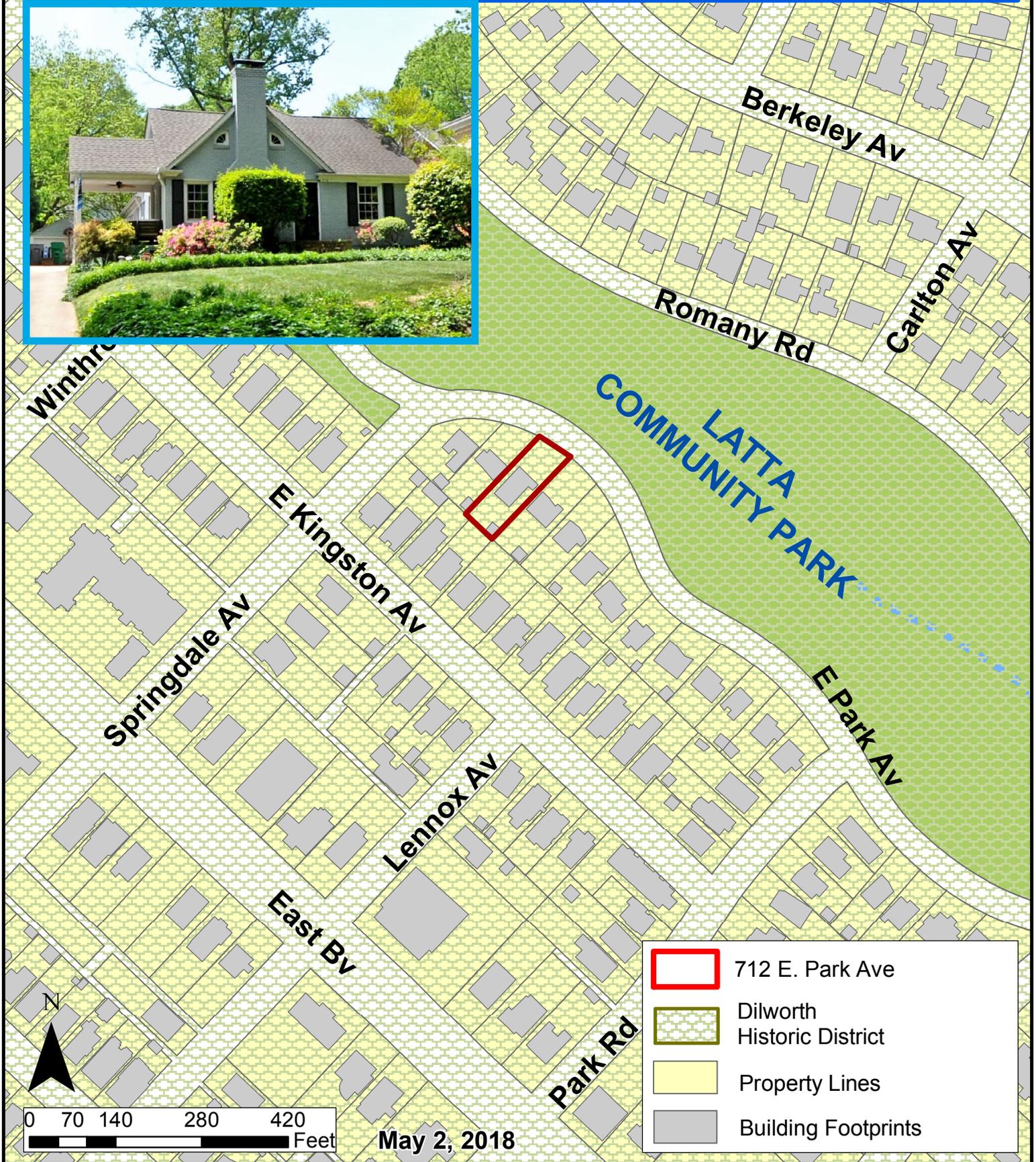
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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

0 70 140 280 420 Feet

May 2, 2018

Bay Windows



716 East Park Avenue



732 East Park Avenue



704



712



700



716

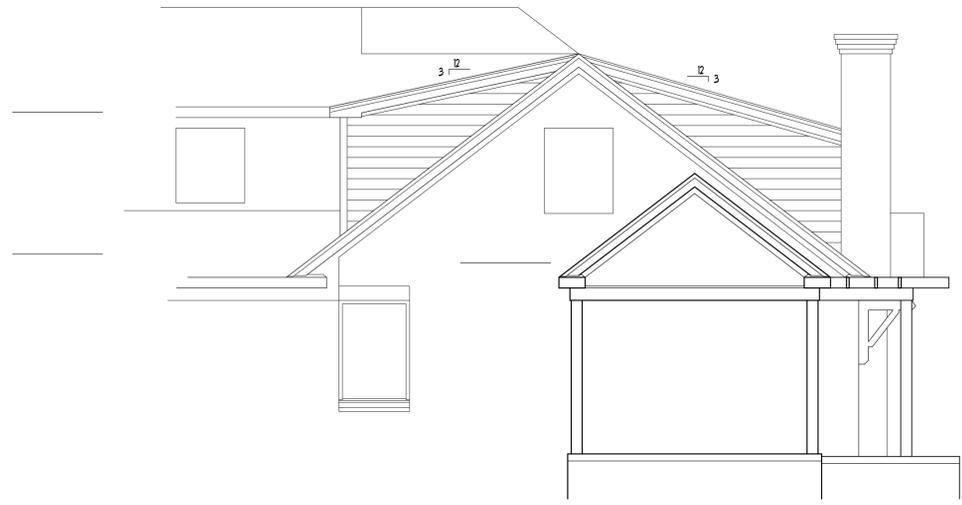
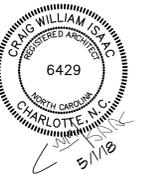


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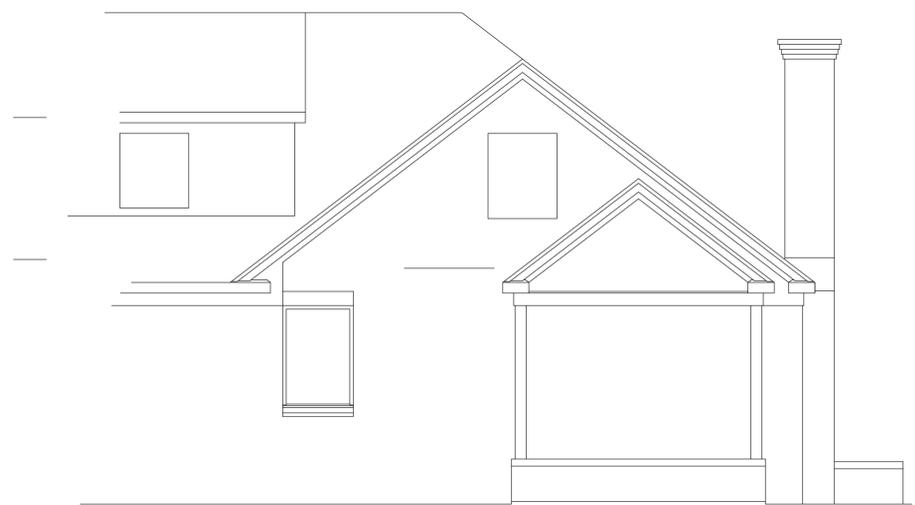


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MAY



6 Renovated Side Elev
 A-2 1/4" = 1'-0"



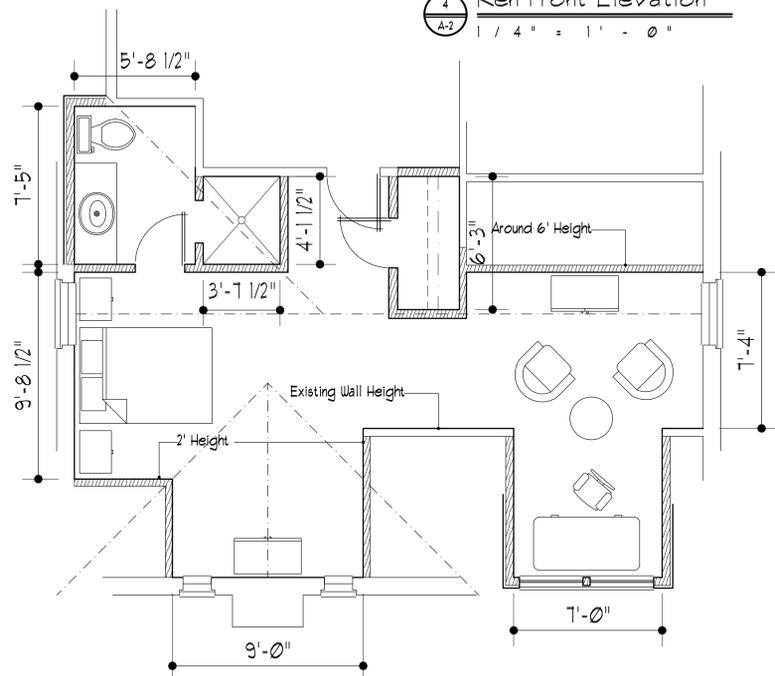
5 Existing Side Elev
 A-2 1/4" = 1'-0"



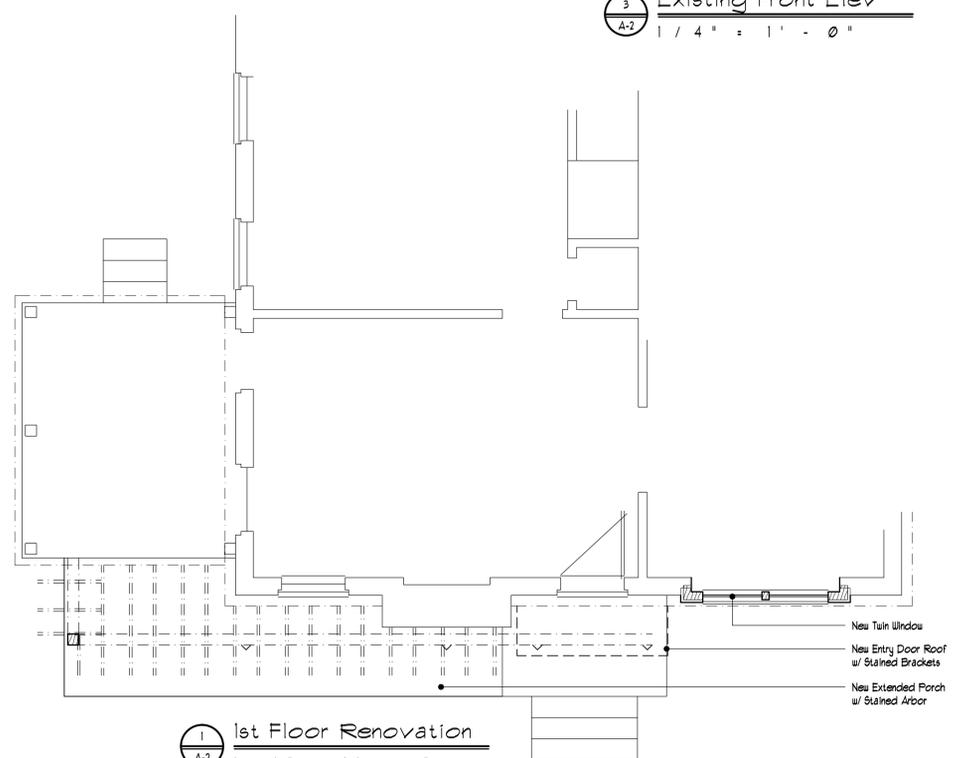
4 Ren Front Elevation
 A-2 1/4" = 1'-0"



3 Existing Front Elev
 A-2 1/4" = 1'-0"



2 2nd Floor Renovation
 A-2 1/4" = 1'-0"



1 1st Floor Renovation
 A-2 1/4" = 1'-0"

Daly Renovation

712 East Park Avenue

Charlotte NC

April 18, 2018
May 1, 2018

A-2

4.6 Avoid Adding New Openings or Changing Existing Openings at Primary Elevations



We have shared the plans with our adjacent neighbors on both sides and they both prefer the original plan because it looks much better and is STILL in character with the neighborhood. All around the park, including the houses of our adjacent neighbors, you will find similar bump outs or increased openings to take advantage of the park views. We simply want to be given that same opportunity.

Your guidelines are just that- guidelines. You do have an option to consider the changes we want and I hope you will consider saying yes. The guidelines ask that you try to avoid changing the openings on the lower level, but this is not mandatory. To get the space/light we need upstairs, we need the double window. The double window below is the only thing that looks right/in proportion with the larger window up top. The change on the lower level cannot be avoided without either denying us what we truly need or having everything out of proportion. Please consider approving the original drawing and allow our growing family to fully enjoy our home and Latta Park.

Upstairs, the bump out as proposed will give our daughter a window seat overlooking the park that I have always dreamed of having. We will be investing a lot of money, and not being able to get the very modest/reasonable/in character changes we want would be so disappointing to her and to us.

7.6 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.

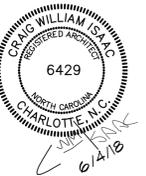
My name is Ginger Daly and I am the homeowner at 712 E Park Ave. My husband and I have lived in this house since we were newlyweds in 2004. Since then, we have spent a LOT of money on it (new master bed/bath upstairs, new downstairs bath, expanded/new kitchen, refinished basement) all while taking much care to keep it in character with the historic neighborhood that we love. Living on Latta 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 3 children home to this house, and we quickly are running 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.



CRAIG W ISAAC
ARCHITECTURE
Studio Lane
900 Linda Lane
Charlotte NC 28211
Architecture
Interior Design
Product Design
704 358 1365

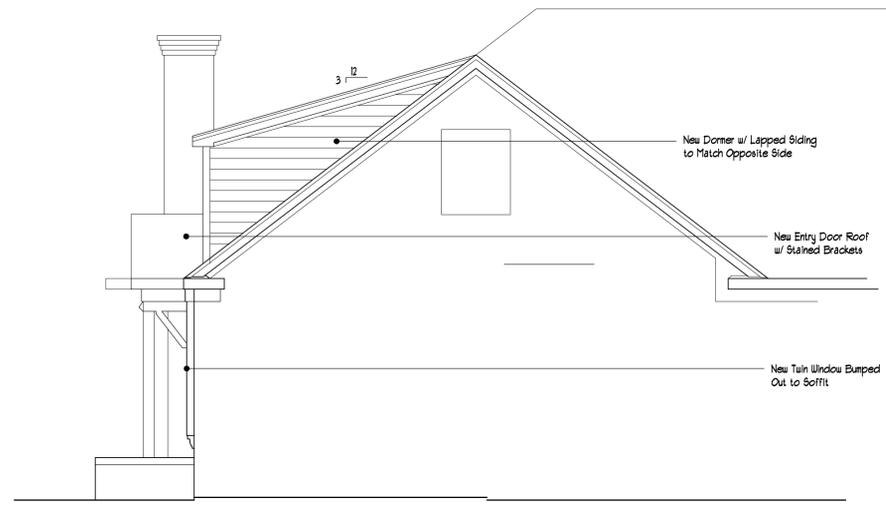


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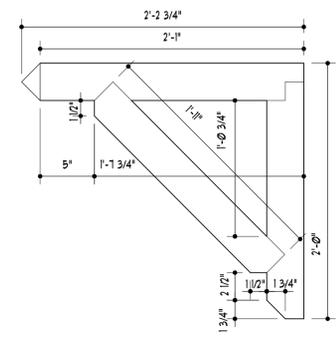
April 18, 2018
May 1, 2018
June 4, 2018

A-3

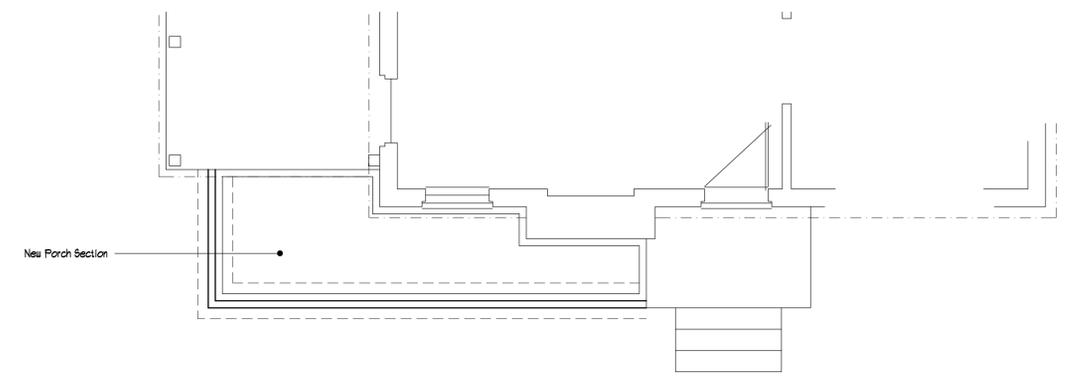
Note:
 All New 2nd Floor Loads Align with Existing Bearing Walls Below to Girders & Piers That are Deemed Acceptable for All NC Residential Building Code Requirements - Field Inspector to Verify



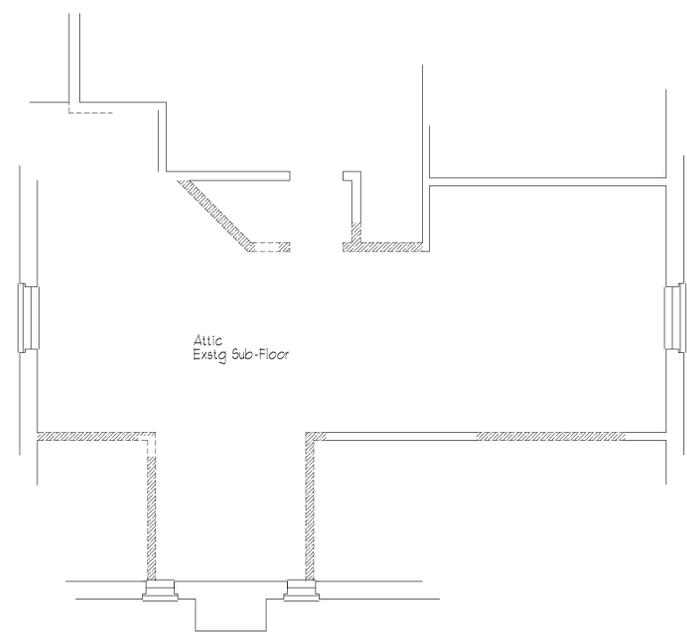
4 Ren Right Elevation
 1/4" = 1' - 0"



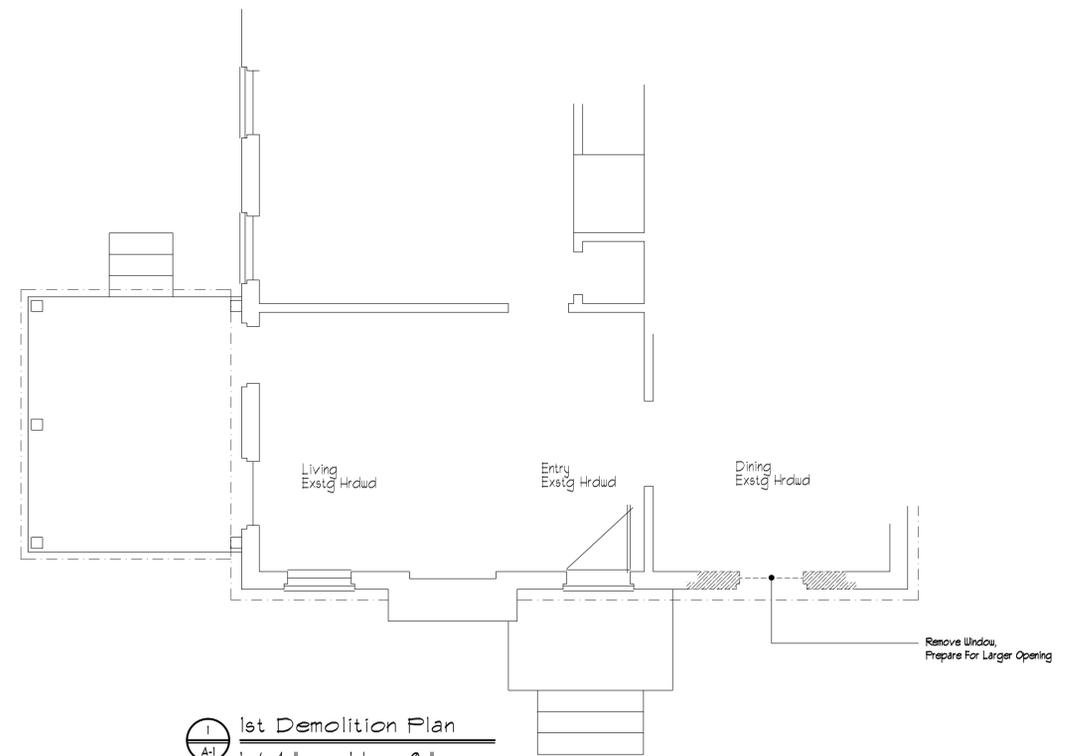
5 Bracket Detail
 1/2" = 1' - 0"



3 Foundation Plan
 1/4" = 1' - 0"



2 2nd Demolition Plan
 1/4" = 1' - 0"



1 1st Demolition Plan
 1/4" = 1' - 0"

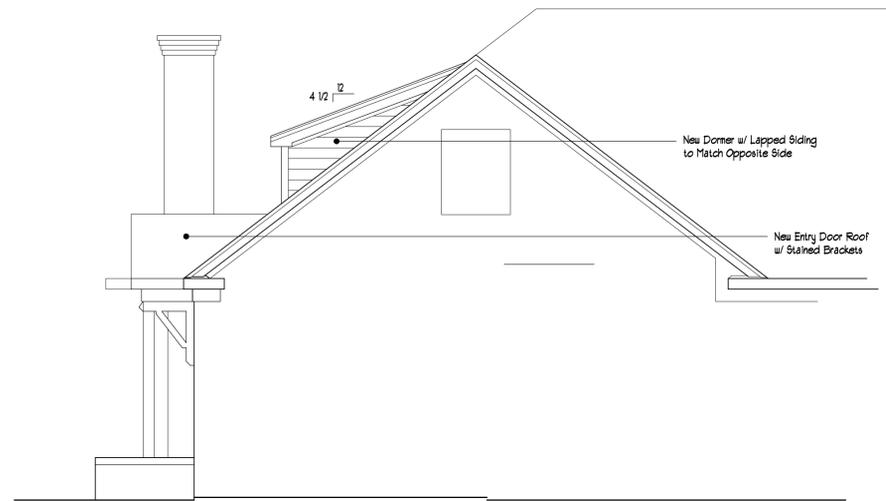
Daly
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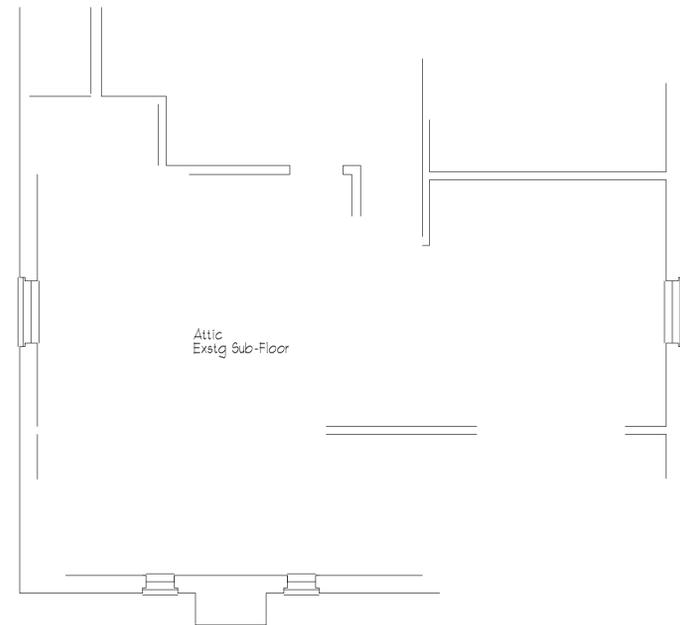
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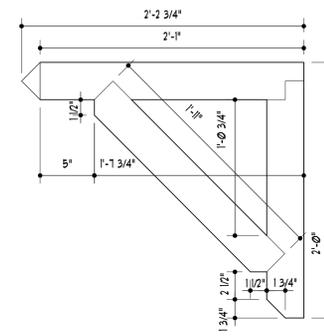
JUNE



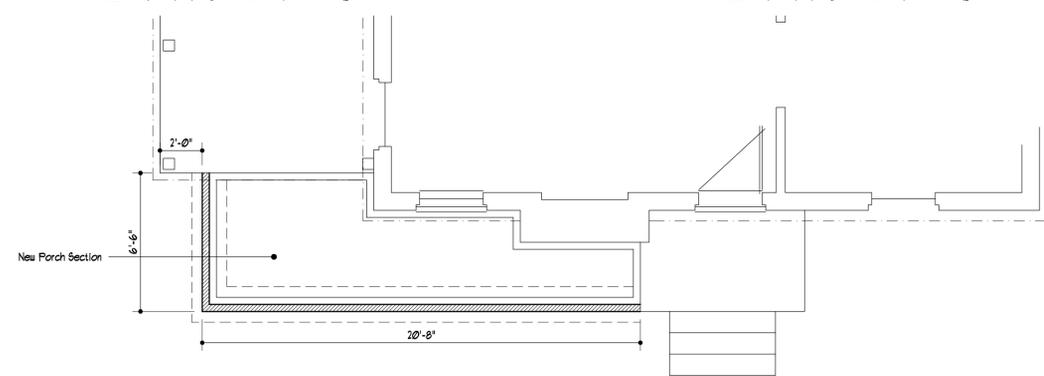
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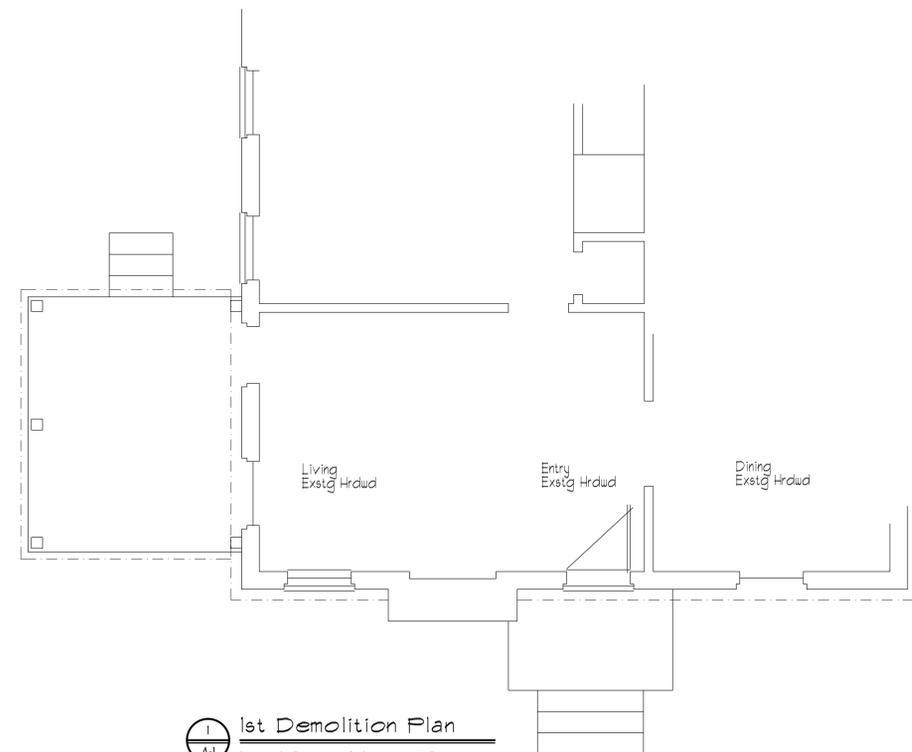
2 2nd Demolition Plan
 1/4" = 1' - 0"



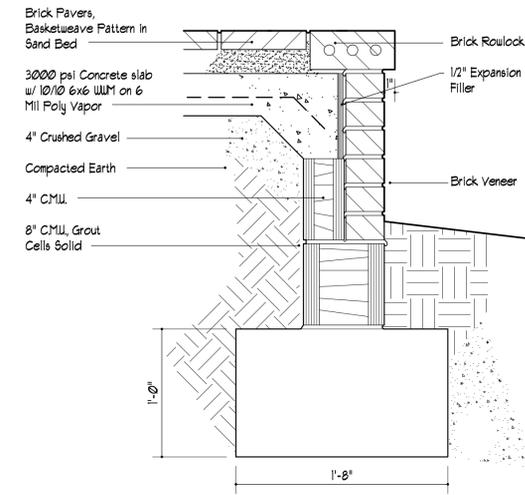
5 Bracket Detail
 1/2" = 1' - 0"



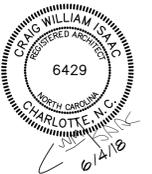
3 Foundation Plan
 1/4" = 1' - 0"



1 1st Demolition Plan
 1/4" = 1' - 0"



6 Porch Detail
 1/2" = 1' - 0"



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