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**ADDRESS OF PROPERTY:**      *824 East Park Avenue, Dilworth Local Historic District      HDC 2013-022*

**SUMMARY OF REQUEST:**      *Second Story Addition*

**OWNER:**                              *Brad & Kelly Davis*

**APPLICANT:**                      *Brad Davis*

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**Details of Proposed Request**

This one and one half story c. 1941 brick house overlooks Latta Park. The proposal is to increase the slope of the cross roof plane to better accommodate new upper living space. A shed dormer with paired windows will be added to the right of the front chimney. The chimney will be raised. New rear facing gabled roof will tie below a new cross ridge. Shed dormers to the sides of the new rear facing gable will provide additional light. Detailing on new upper addition will be shingle siding and cornerboards. Materials (including brick, roofing, windows, etc.) and details (including soffit/fascia treatment, overhang, trim, brackets, window configuration, etc.) will match existing.

**Relevant HDC Design Guidelines**

- Additions

**Staff Analysis**

HDC must make a determination as to whether or not the proposed addition meets the required Additions criteria regarding mass and scale and context for approval. Materials are matching.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>

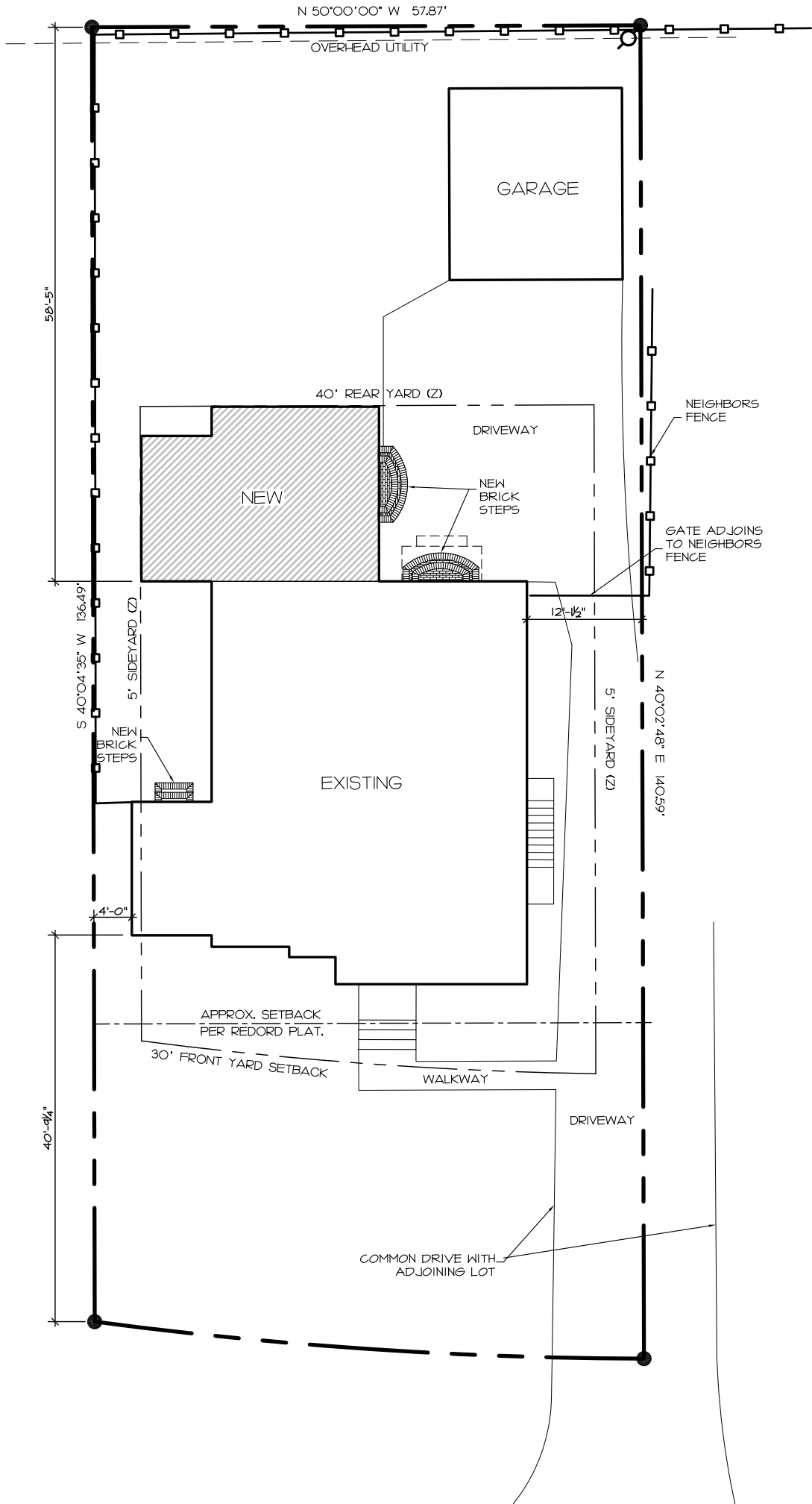


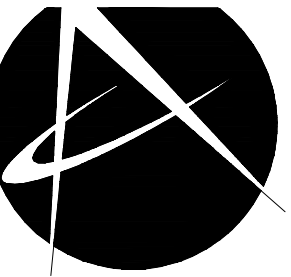


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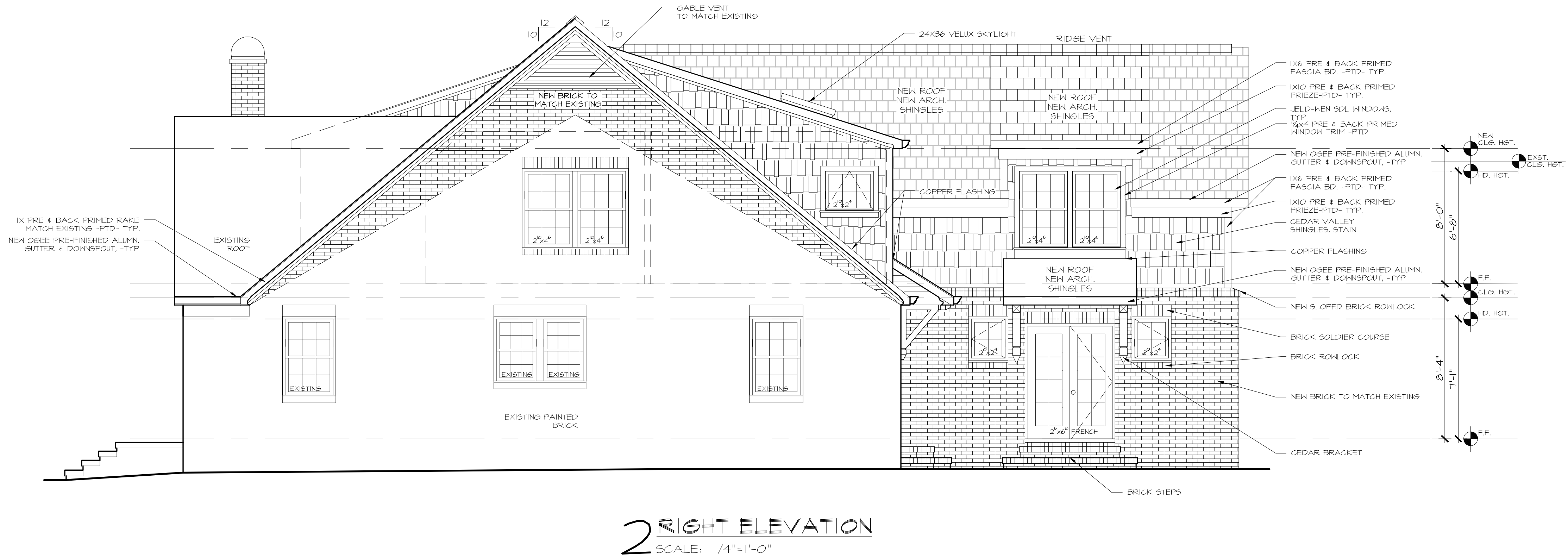


McCLURE  
NICHOLSON  
MONTGOMERY  
architects

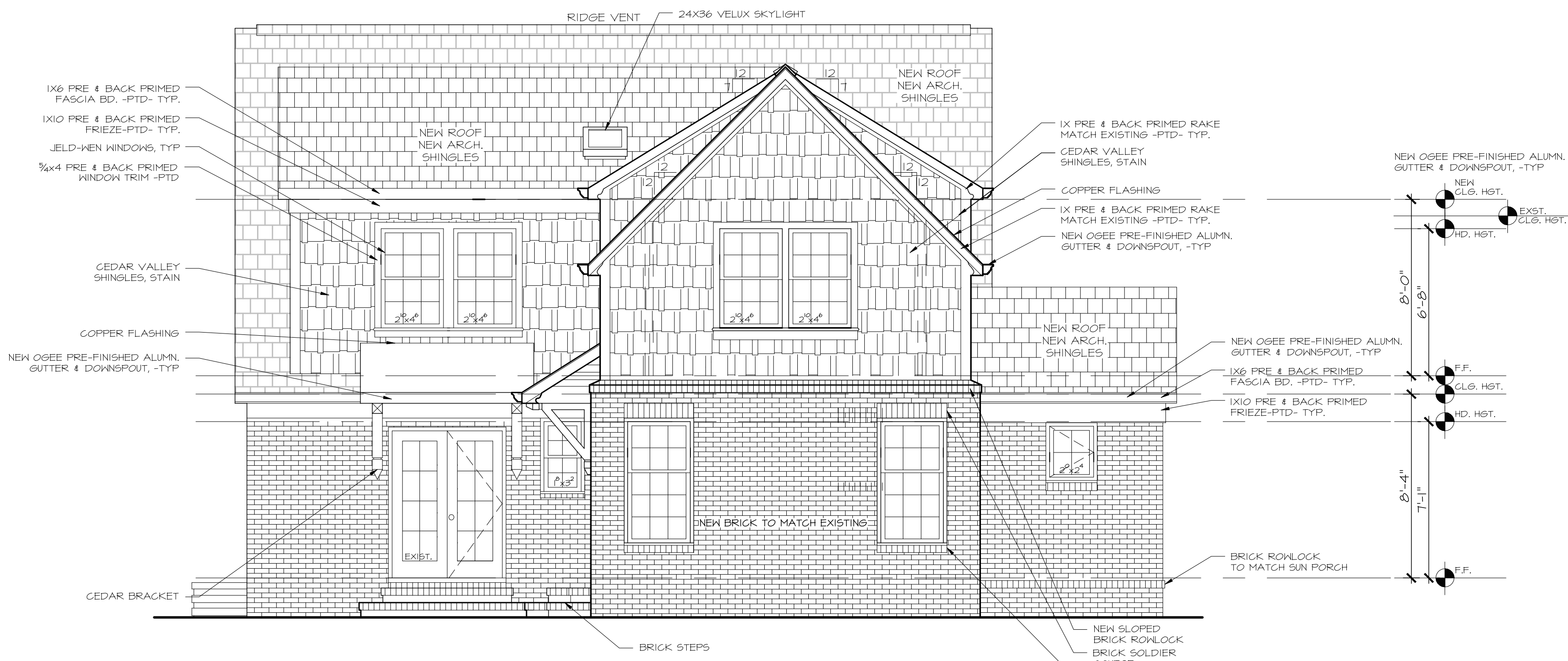
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Davis  
Residence  
824 PARK RD.  
CHARLOTTE, NC



2<sup>ND</sup> RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

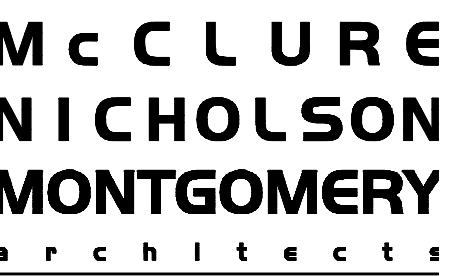


REAR ELEVATION  
SCALE: 1/4"=1'-0"

Project Number: x  
ISSUE:  
01.15.13  
01.23.13 OWNER REVIEW

REVISION  
NOT FOR CONSTRUCTION

SHEET TITLE:  
ELEVATIONS



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Davis  
Residence  
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SCALE: 1/4"=1'-0"

ISSUE :

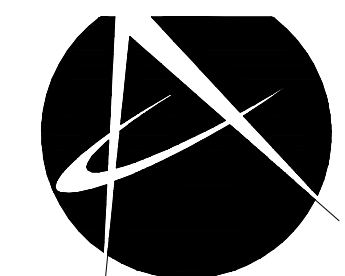
01.15.13  
01.23.13 OWNER REVIEW

## REVISION

SHEET TITLE:

## ELEVATIONS

## A2.0



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NICHOLSON  
MONTGOMERY  
architects

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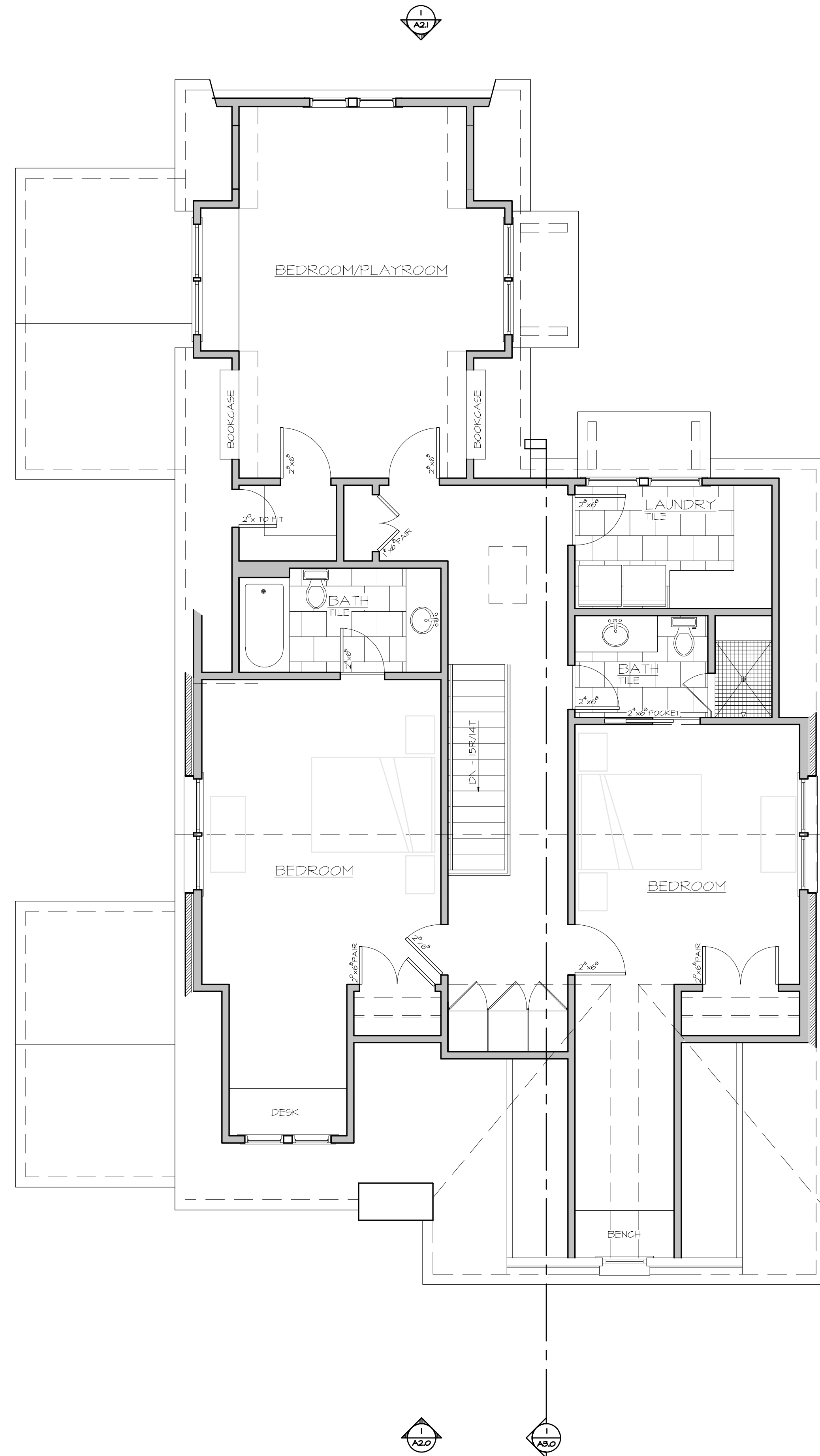
Davis  
Residence  
824 PARK RD.  
CHARLOTTE, NC

Project Number: x  
ISSUE:  
01.15.13  
01.23.13 OWNER REVIEW

REVISION  
NOT FOR CONSTRUCTION

SHEET TITLE:  
FIRST &  
SECOND  
FLOOR PLANS

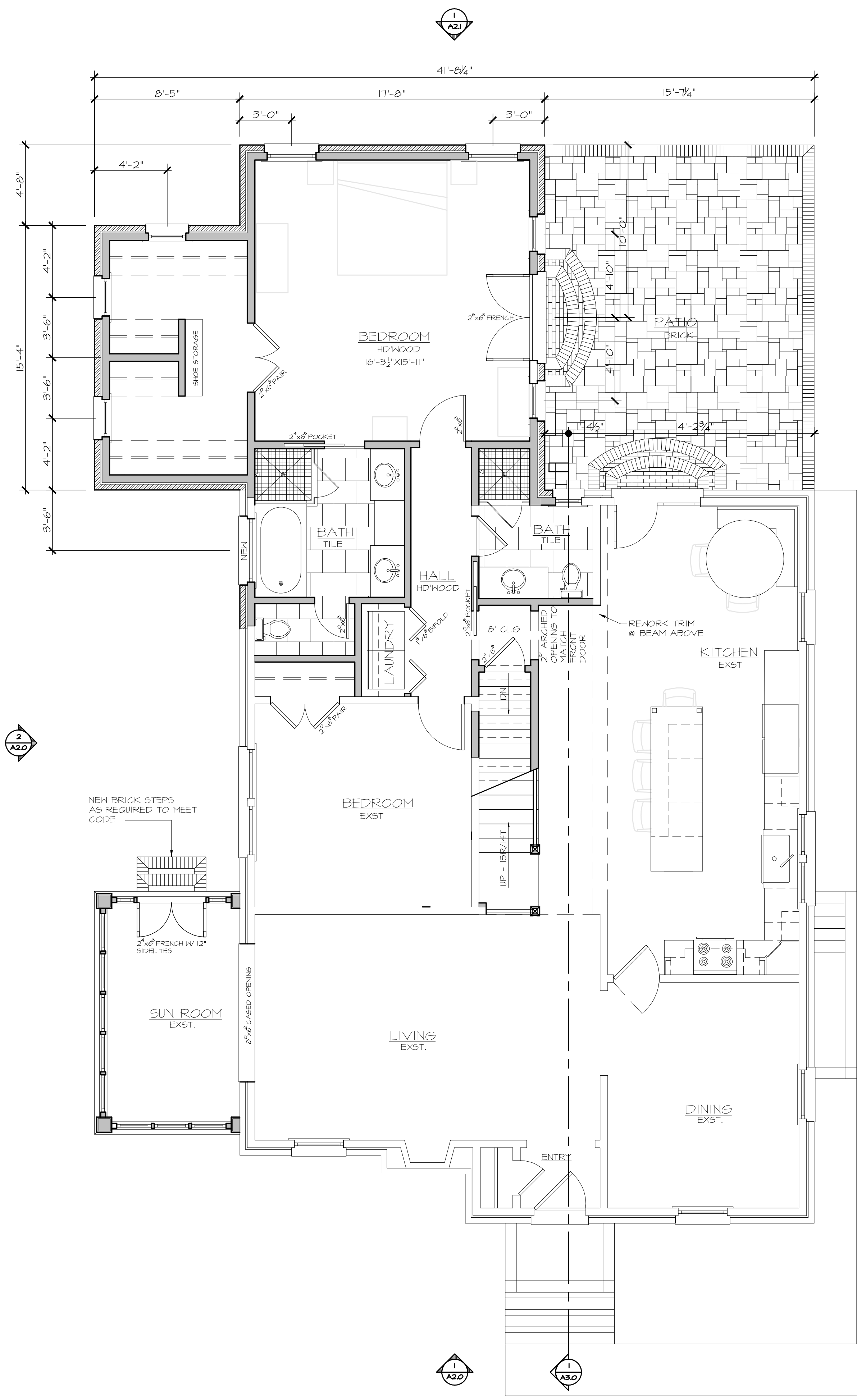
A1.0



2 SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

- LEGEND
- BRICK VENEER
  - NEW STUD FRAMED WALL
  - NEW WALL W/3" SOUND INSULATION
  - TH. MARBLE THRESHOLDS
  - TEMPERED GLASS WINDOW
  - BUILDING SECTION
  - WALL SECTION
  - ELEVATION
  - DIMENSION TO FACE OF STUD U.N.O.
  - DIMENSION TO CENTERLINE
  - WINDOW/DOOR SIZES
  - C.O. CASSED OPENING
  - T.B. TOWEL BAR, PROVIDE BLOCKING
  - T.P. TOILET PAPER, PROVIDE BLOCKING

NOTE:  
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS. CONTACT ARCHITECT IF THERE ARE DISCREPANCIES.



1 FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



# Charlotte Historic District Commission - Case 2013-022

