LOCAL HISTORIC DISTRICT:DilworthPROPERTY ADDRESS:824 E. Park AvenueSUMMARY OF REQUEST:AdditionOWNER:Brad DavisAPPLICANT:Brad Davis

# **Details of Proposed Request**

# **Existing Conditions**

The existing structure is a 1.5 story brick single family home c. 1941 and listed as a contributing structure. The house sits on a curving street across from Latta Park. Adjacent homes along the block are 1 and 1.5 stories in height. Height of the existing structure is approximately 20'.

### Proposal

The proposal is a second story addition, toward the rear of the home, exterior improvements and new patio/driveway. Details of the addition include:

- 1. The second story addition includes an extension of the façade on the far left side to meet thermal wall.
- 2. Approximate height is 26'-8".
- 3. All new brick veneer to match existing.
- 4. Addition of a front shed dormer with metal window well.
- 5. Roof trim details to match existing.
- 6. Second story material includes cedar shake on side and rear elevations.
- 7. New full size STDL windows match existing pattern (6/6) and details.

# Policy & Design Guidelines – Additions, page 36

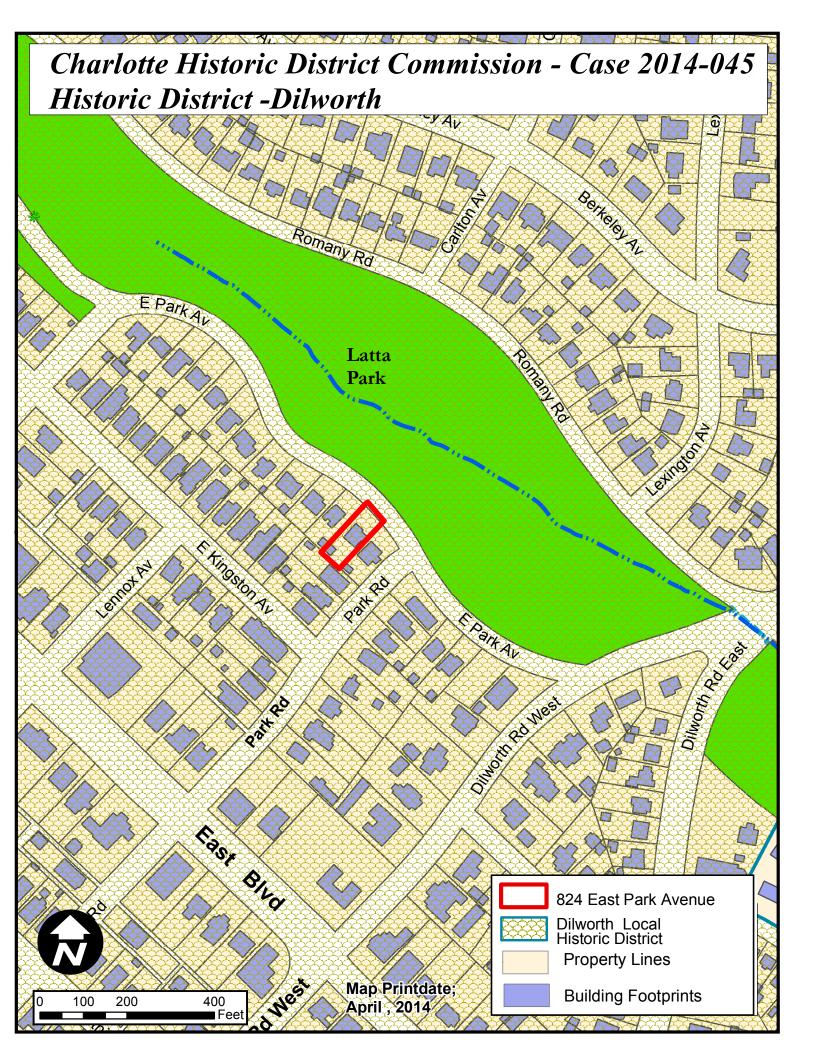
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

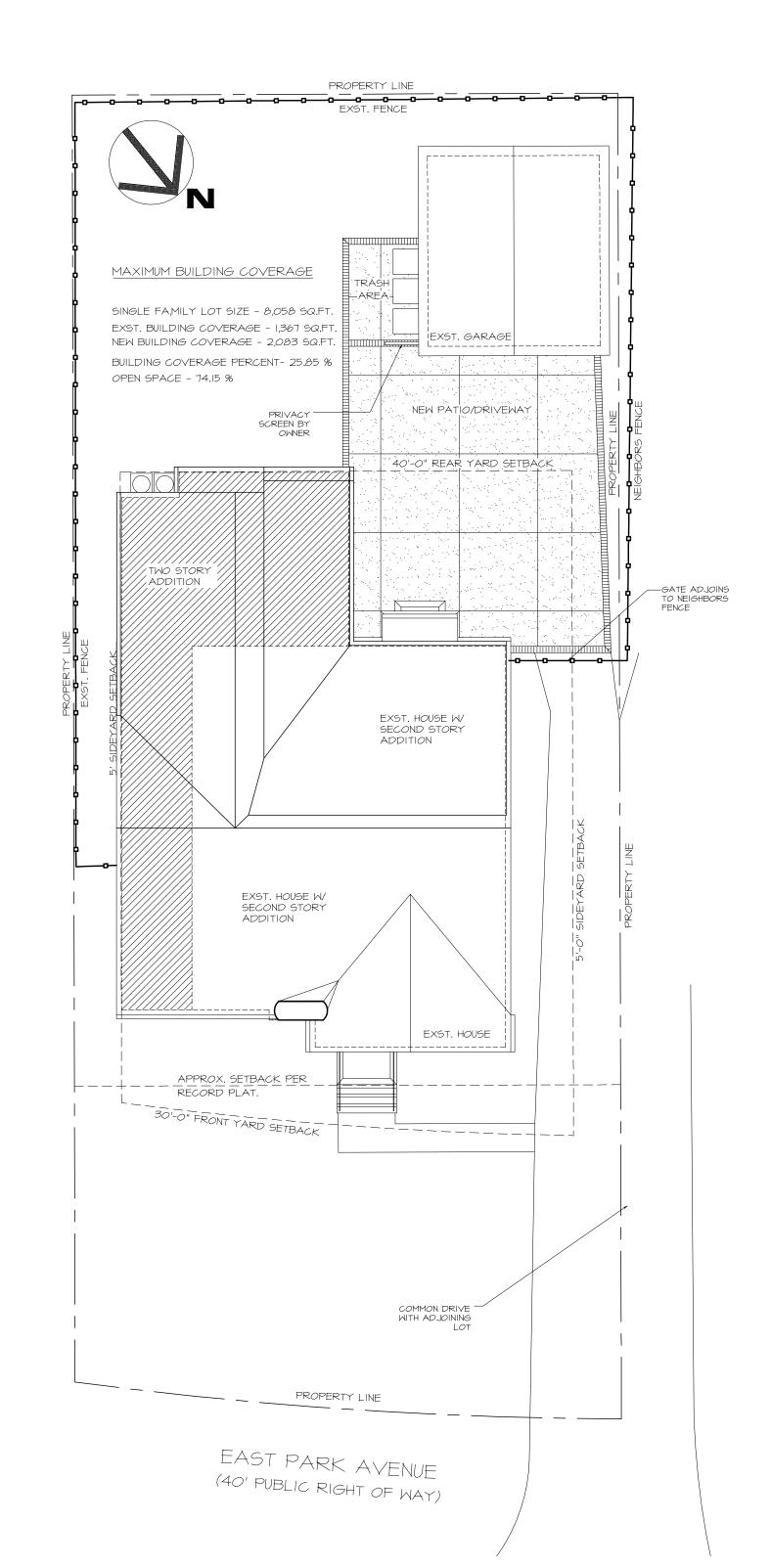
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style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

- 2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
- 3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
- 4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

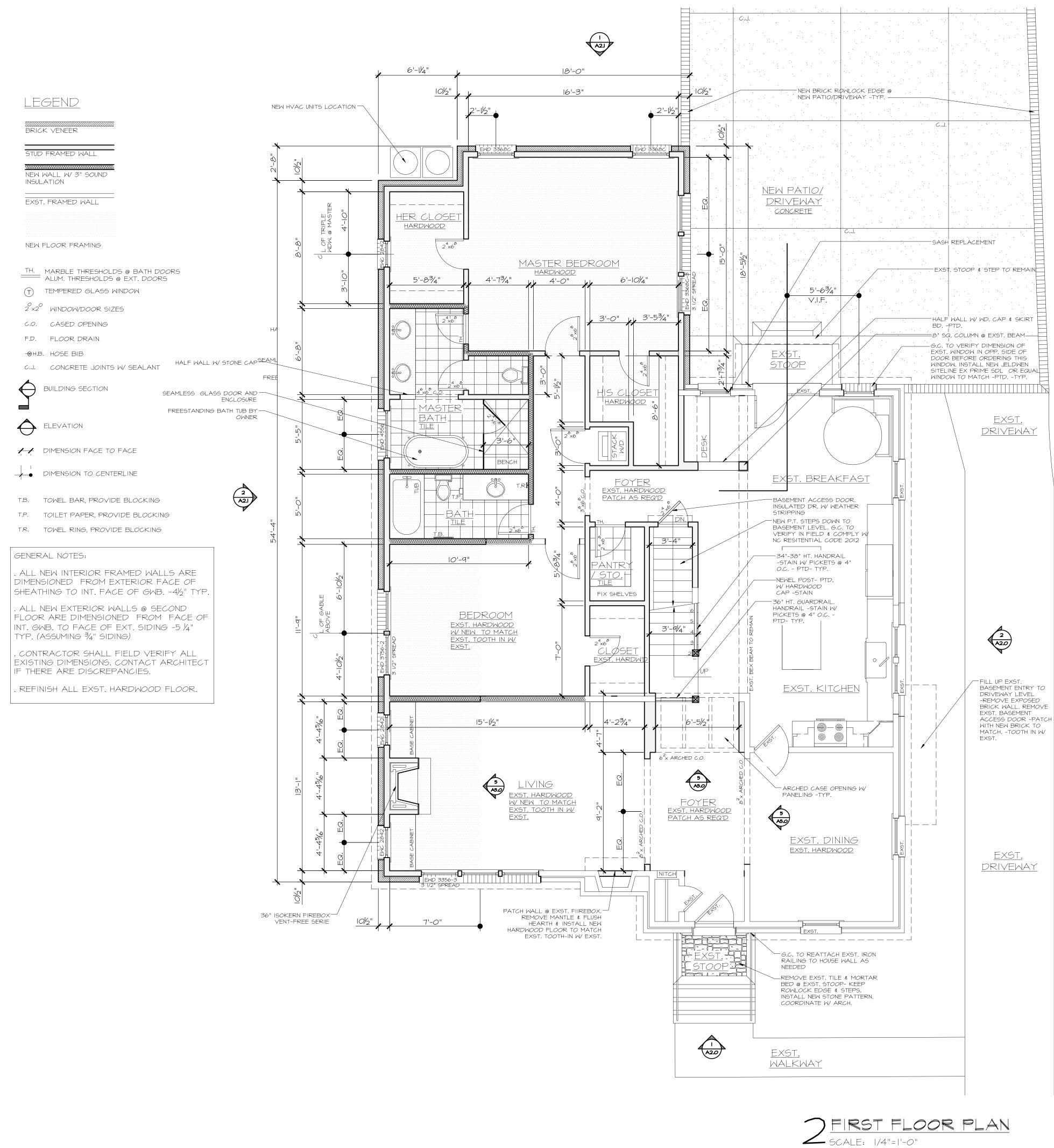
# **Staff Analysis**

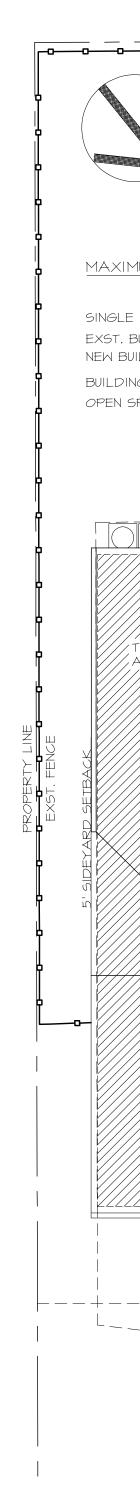
The Commission shall determine if the proposal meets the Guidelines for additions. The guideline for Setback is not applicable.

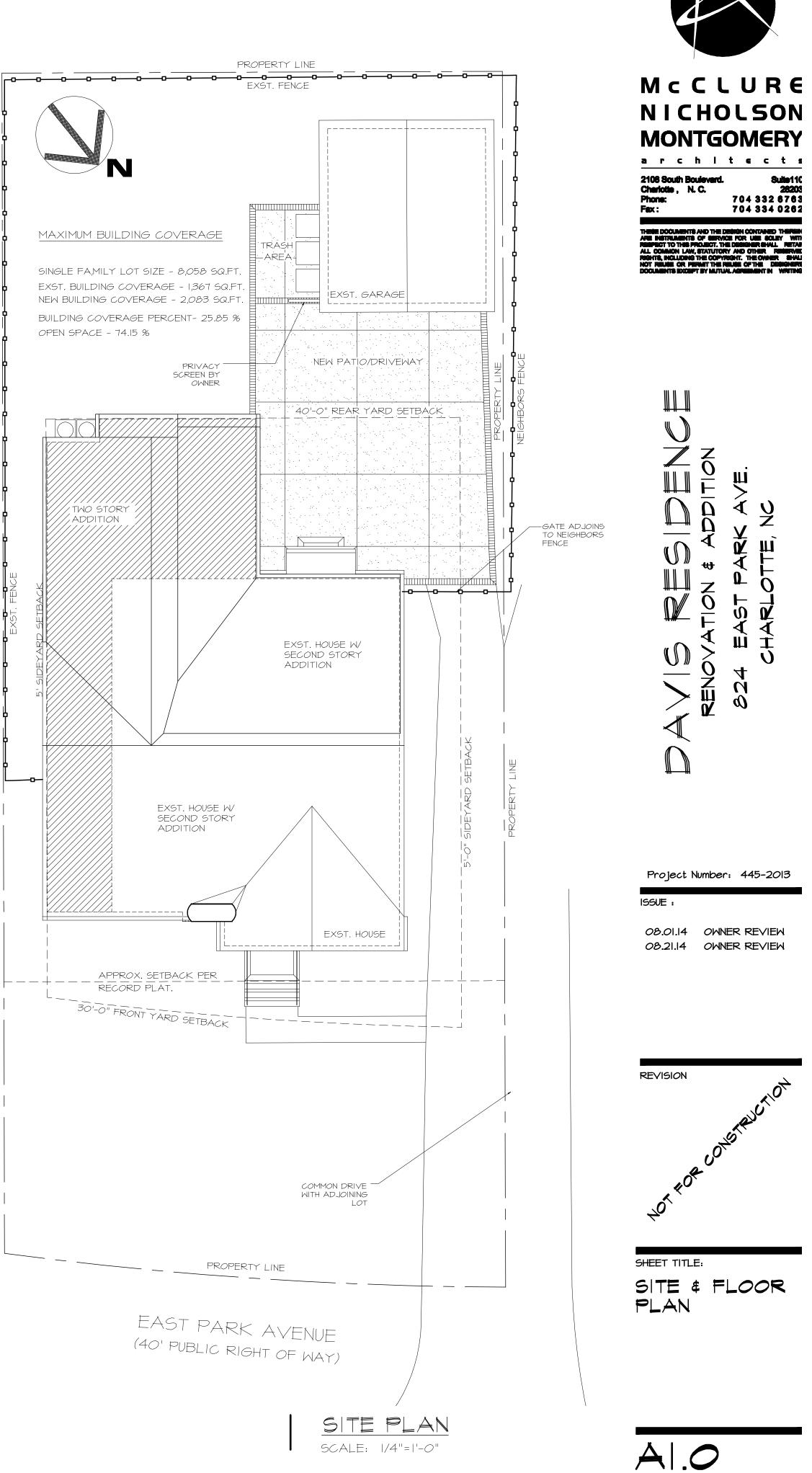


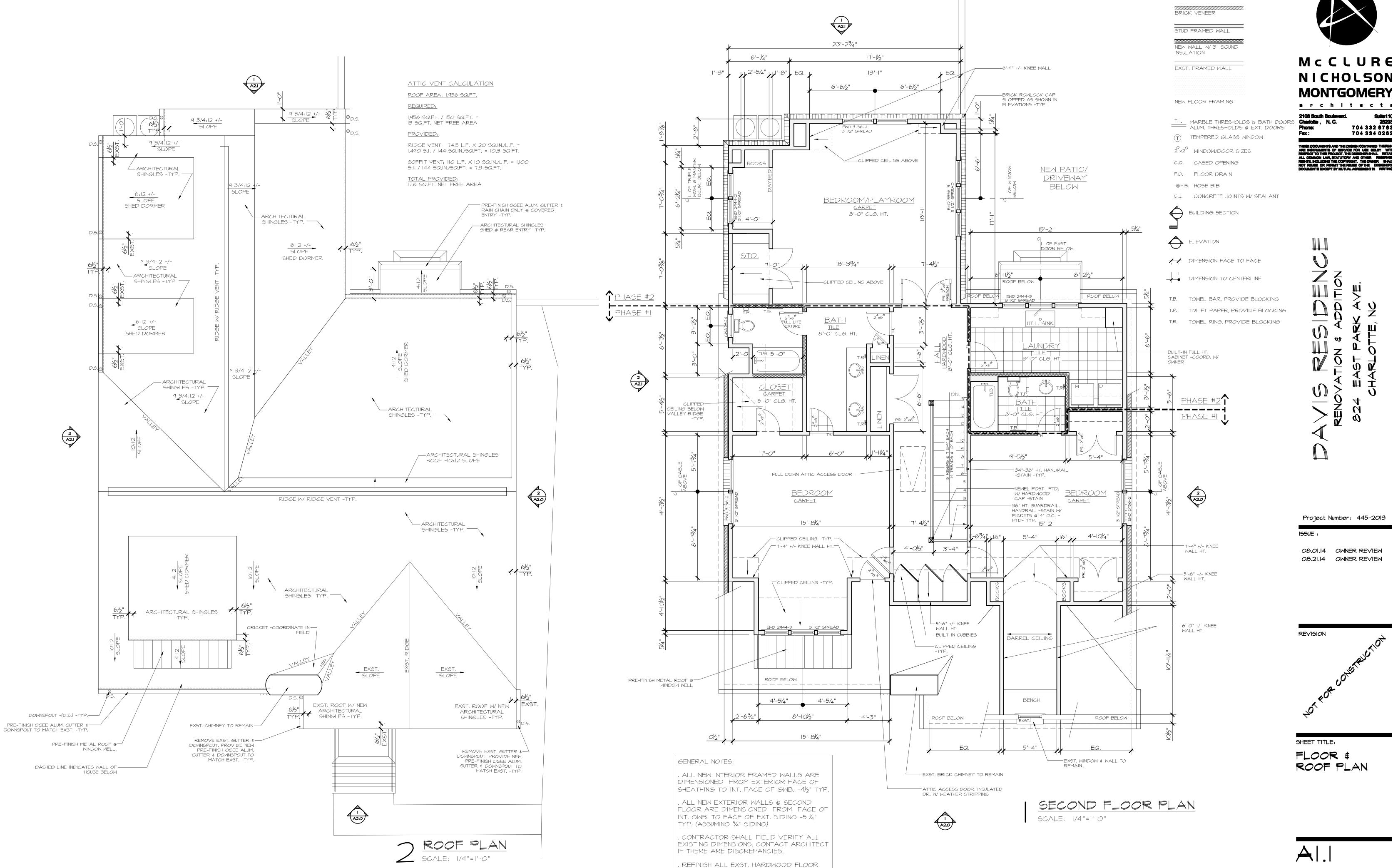








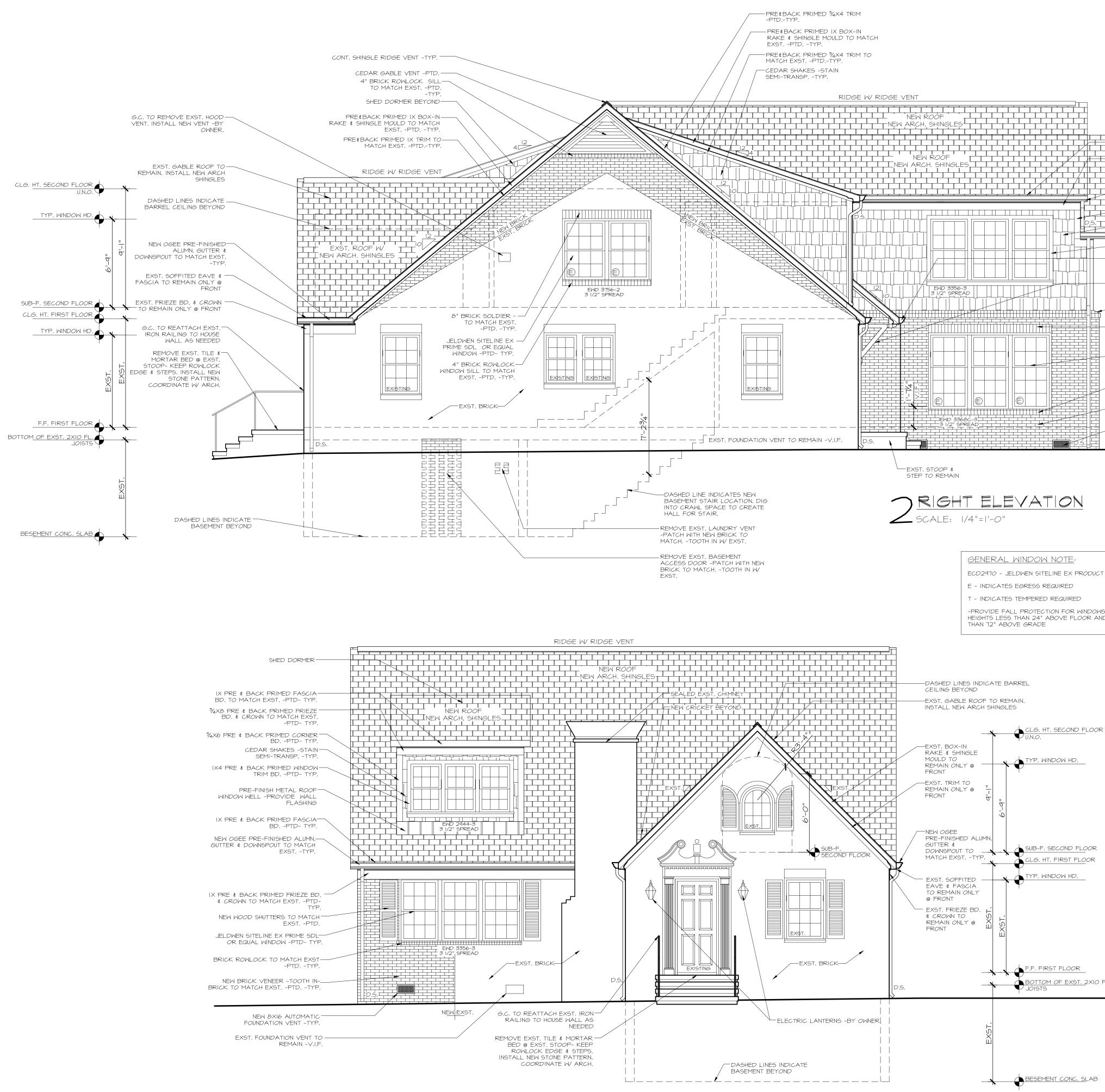






NEW 8XI6 AUTOMATIC— FOUNDATION VENT -TYP.
EXST. FOUNDATION VENT TO - REMAIN -V.I.F.

TRIM BDPTD- TYP.	
PRE-FINISH METAL ROOF- WINDOW WELL -PROVIDE WALL FLASHING	
IX PRE & BACK PRIMED FASCIA- BDPTD- TYP.	
NEW OGEE PRE-FINISHED ALUMN. GUTTER & DOWNSPOUT TO MATCH EXSTTYP.	
X PRE & BACK PRIMED FRIEZE BD. & CROWN TO MATCH EXSTPTD- TYP.	
NEW WOOD SHUTTERS TO MATCH- EXSTPTD.	
JELDWEN SITELINE EX PRIME SDL- OR EQUAL WINDOW -PTD- TYP.	
BRICK ROWLOCK TO MATCH EXST- -PTDTYP.	
NEW BRICK VENEER -TOOTH IN BRICK TO MATCH EXSTPTDTYP.	
	-



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

−IX PRE & BACK PRIMED FASCIA BD. TO MATCH EXSTPTD- TYP.
<sup></sup> ¾X8 PRE & BACK PRIMED FRIEZE BD. & CROWN TO MATCH EXST. -PTD- TYP.
-NEW OGEE PRE-FINISHED ALUMN. GUTTER & DOWNSPOUT TO MATCH EXSTTYP.
<sup>-5</sup> 4x6 pre & BACK PRIMED CORNER BDPTD- TYP.
-CEDAR SHAKES -STAIN SEMI-TRANSPTYP.
-IX4 PRE & BACK PRIMED WINDOW TRIM BDPTD- TYP.
– PRE-FINISH OGEE ALUM. GUTTER & RAIN CHAIN ONLY @ COVERED ENTRY -TYP.
–6X6 CEDAR BRACKET -PTDTYP.
-BRICK ROWLOCK CAP SLOPPED AS SHOWN -TYP.
8" BRICK SOLDIER - TO MATCH EXST. -PTDTYP.
- JELDWEN SITELINE EX PRIME SDL OR EQUAL WINDOW -PTD- TYP.
-4" BRICK ROWLOCK WINDOW SILL TO MATCH EXSTPTDTYP.
-BRICK VENEER -BRICK TO MATCH EXST, -PTDTYP.
NEW 8XI6 AUTOMATIC FOUNDATION VENT -TYP.

ECD2970 - JELDWEN SITELINE EX PRODUCT NUMBER

-PROVIDE FALL PROTECTION FOR WINDOWS WITH SILL HEIGHTS LESS THAN 24" ABOVE FLOOR AND GREATER

CLG. HT. SECOND FLOOR

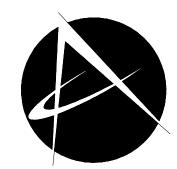
TYP. WINDOW HD.

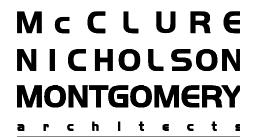
CLG. HT. FIRST FLOOR

F.F. FIRST FLOOR

BOTTOM OF EXST. 2XIO FL.

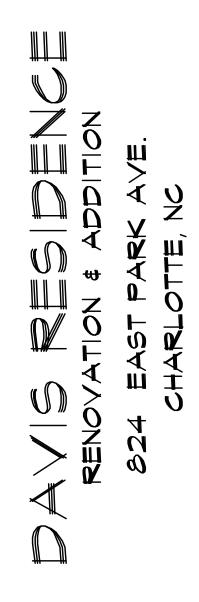
BESEMENT CONC. SLAB



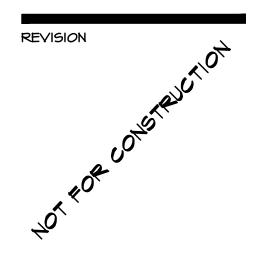


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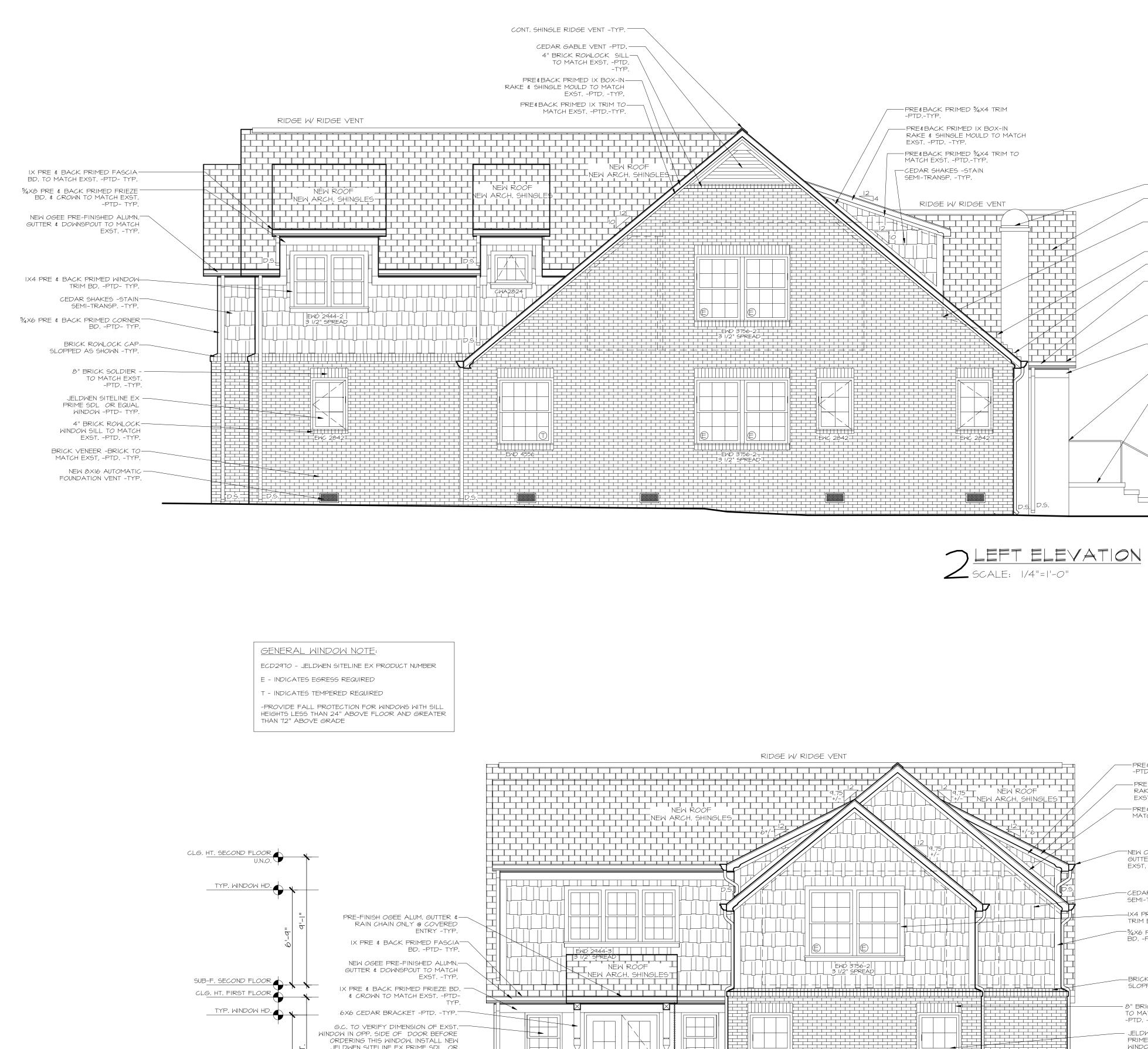


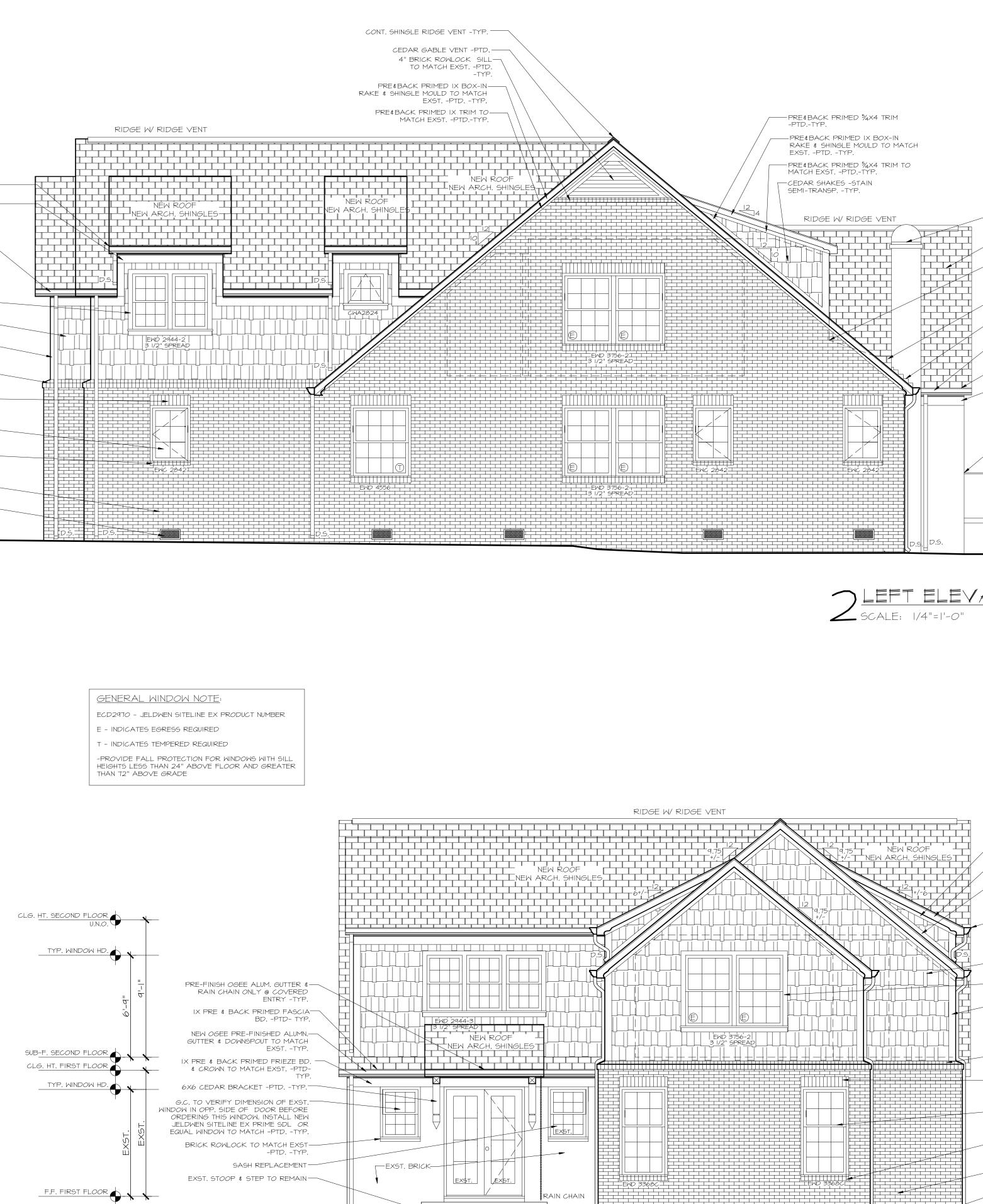
Project N	lumber: 445-2013
ISSUE :	
08.01.14	OWNER REVIEW
08.21.14	OWNER REVIEW



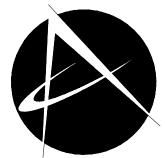
SHEET TITLE: EXTERIOR ELEVATIONS







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



# -SEALED EXST. CHIMNEY – EXST. GABLE ROOF TO REMAIN. INSTALL NEW ARCH SHINGLES CLG. HT. SECOND FLOOR -DASHED LINES INDICATE PRE-FINISH METAL ROOF @ WINDOW WELL BEYOND -SLOPE 4:12 TYP. WINDOW HD. MEW CRICKET BEYOND FLASHING -TYP. ALUMN. GUTTER & DOWNSPOUT TO MATCH EXST. -TYP. - EXST. SOFFITED EAVE ∉ FASCIA TO REMAIN ONLY @ FRONT EXST. FRIEZE BD. & CROWN TO REMAIN ONLY @ FRONT LG. HT. FIRST FLOOR -G.C. TO REATTACH EXST. TYP. WINDOW HD. IRON RAILING TO HOUSE WALL AS NEEDED REMOVE EXST. TILE & MORTAR BED @ EXST. STOOP- KEEP ROWLOCK EDGE & STEPS. INSTALL NEW STONE PATTERN. COORDINATE W/ ARCH.

 -PRE≰BACK PRIMED ⅔X4 TRIM -PTDTYP.
 –PRE&BACK PRIMED IX BOX-IN RAKE & SHINGLE MOULD TO MATCH EXSTPTDTYP.
 -PRE&BACK PRIMED ¾X4 TRIM TO MATCH EXSTPTDTYP.

 -CEDAR SHAKES -STAIN SEMI-TRANSPTYP.
⊣X4 PRE & BACK PRIMED WINDOW TRIM BDPTD- TYP.
 -¼x6 PRE ∉ BACK PRIMED CORNER BDPTD- TYP.

# —BRICK ROWLOCK CAP SLOPPED AS SHOWN -TYP.

8" BRICK SOLDIER - TO MATCH EXST. -PTDTYP.
- JELDWEN SITELINE EX PRIME SDL OR EQUAL WINDOW -PTD- TYP.
-4" BRICK ROWLOCK WINDOW SILL TO MATCH EXSTPTDTYP.
-BRICK VENEER -BRICK TO MATCH EXST, -PTDTYP.
NEW 8X16 AUTOMATIC FOUNDATION VENT -TYP.

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