

3004 Lafayette Avenue

Summary: The owners/occupants of 3004 Lafayette Ave are requesting demolition of the two bedroom, one bath home so they may build a new home more suitable for their family of four. They want to build a single family home that is compatible in both scale and style to other homes in the Cherrywood Neighborhood they love, taking their design cues from neighboring homes including classic shapes, a welcoming front porch, one and a half story design to reduce massing, roof corbels, and detailed window and house trim. We will also provide architectural drawings of the new home.

The existing home, while maintaining *some* original architectural elements, is largely unoriginal, having been poorly enlarged and remodeled at some point without permits in the 1980s or 1990s (see photos). There is new, unpainted Hardie Plank siding on the home at the area of the addition, a clear delineation where the old oak flooring stopped and the new pine flooring begins, a seam in the ceiling at the same location of the addition, and evidence of a difference in the foundation piers where the home was enlarged. While some of the wood windows are original, they are basic in design and have decayed and rotted to such a degree that they would all require replacement. The electrical system was upgraded at some point without permits, and is not to code. The front and rear doors have been replaced with newer, run-of-the-mill metal and plastic doors. Structurally the house is a mess, with rot from water intrusion and holes in the floor where the crawlspace beneath may be seen. The exterior shutters are plastic, sized improperly, and are simply drilled into the siding, not operable. The owners believe the lack of detailing on the home and poor maintenance by previous owners makes it a poor example of the period in which it was built, and the home would be grossly cost-ineffective to repair.

Additionally, the owners will recycle the wood flooring and appliances from the old home and will conscientiously ensure that the new home is an enhancement to the neighborhood.



Plastic Shutters



Rotted Windows



Rotted Windows



Rotted Windows



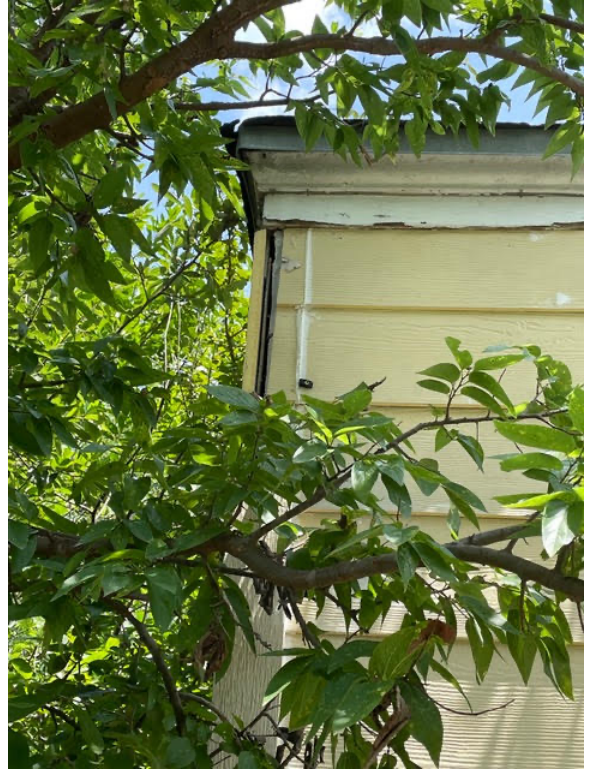
Un-permitted Electrical



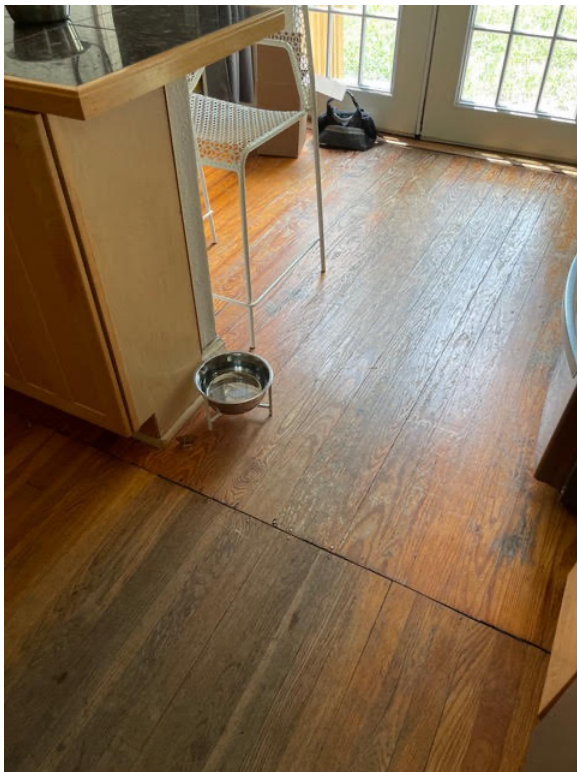
Addition with Hardie Siding



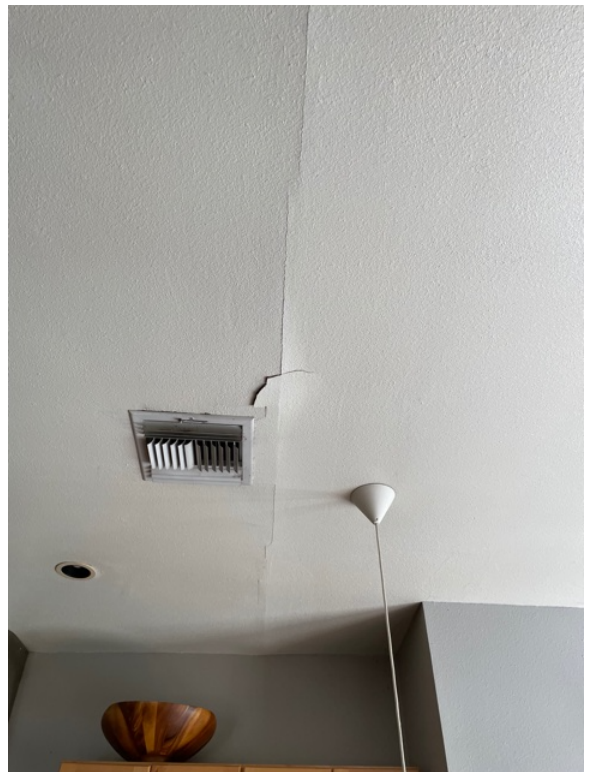
Hardie Siding and Metal Door



More Hardie, Other Side of House



Flooring at Addition 1980s/1990s



Ceiling Seam at Addition 1980s/1990s