

---

**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 704 E. Park Avenue

**SUMMARY OF REQUEST:** Addition

**OWNER:** Shannon Bishop

**APPLICANT:** John Zucker

---

**Details of Proposed Request**

*Existing Conditions*

This is a c. 1942 one story brick house overlooking Latta Park. The front door is recessed from the front thermal wall and to the far right. The roof is a side to side cross gable. This house is listed as Non Contributing in the Dilworth National Register Survey (most likely because it was not quite 50 years old when the Survey was done in the mid 1980s).

*Proposal*

Additions include a large front facing gable entered over two pair of windows (existing bow window will be removed and replaced with the two pair of windows). Existing windows to the left of the front will be removed and replaced with another two pair of windows. A pair of windows will be added in new front facing gable. All windows will match each other in a pattern of 4 vertical over one. A small shed dormer will be centered over the left pair of windows. A hipped roof front porch will be added across the front and beneath the new gable, Porch roof will be supported by wooden columns atop brick piers. The pitch of the right side gable will be increased to accommodate the new second floor. One story hipped roof rear addition will extend into back yard. Left elevation has a new gable to accommodate second floor. All new siding will be shakes. New windows provide a unified style.

**Policy & Design Guidelines**

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.

Continued on page 2.

<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>

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**

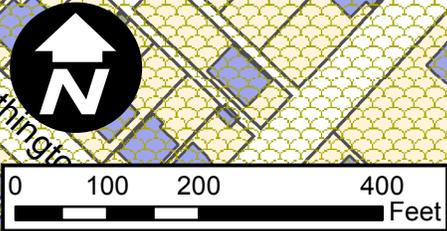
The Commission shall determine if the proposal meets the ***Policy & Design Guidelines*** for Scale, Massing, Fenestration and Rhythm. Commission also will determine if the addition is ***Policy & Design Guidelines*** compliant or if an exception is warranted.

# Charlotte Historic District Commission - Case 2014-206 Historic District; Dilworth



-  704 E Park Av.
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:  
June, 2014



I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 6th day of June, 2014.

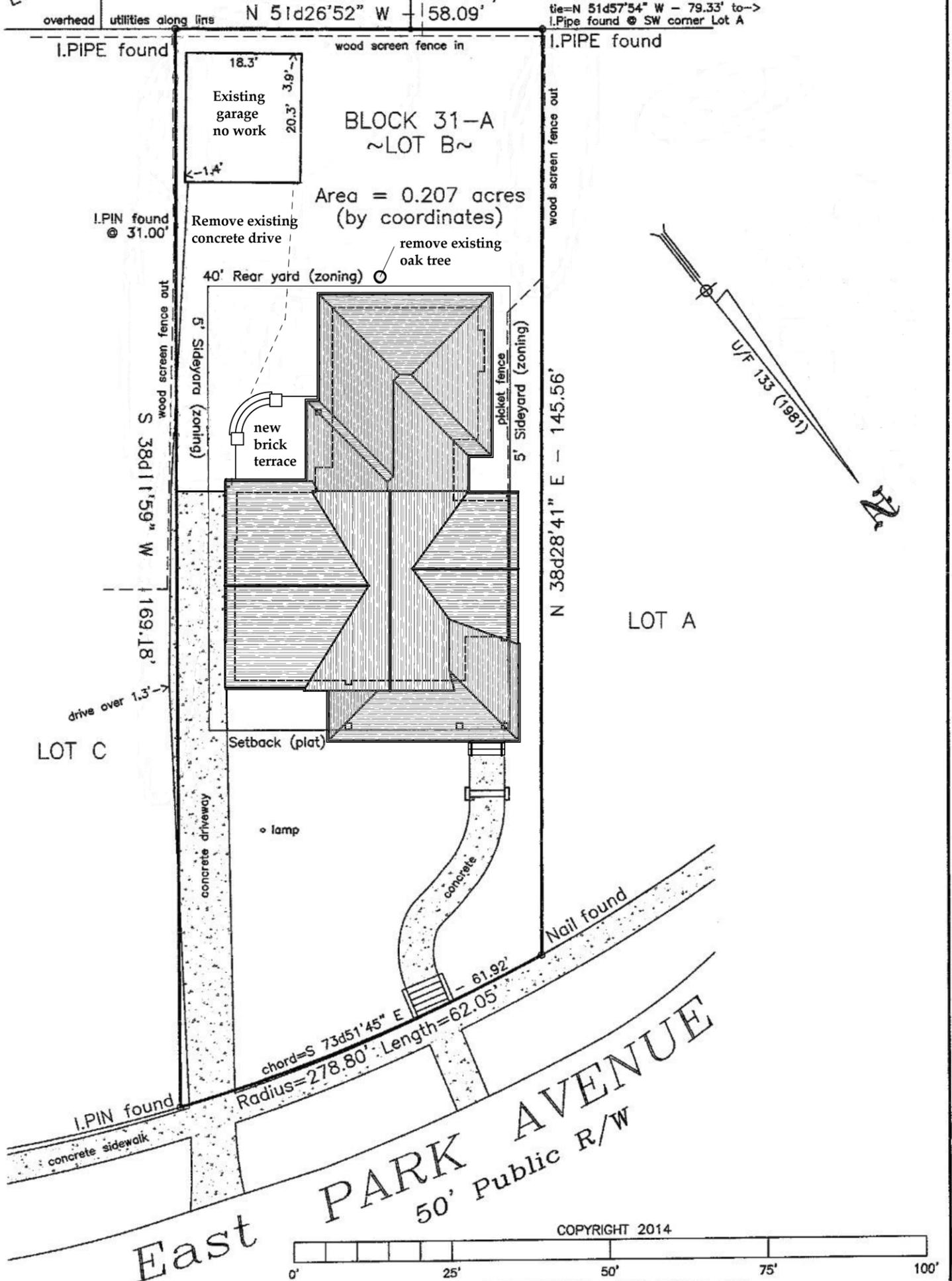
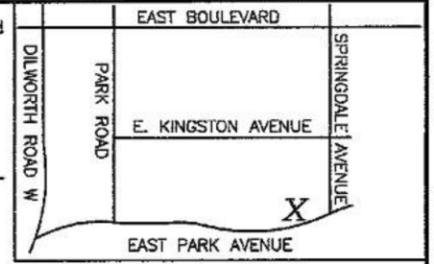
This survey does not benefit from a complete examination of title.

MB 332-228  
LOT 707

E.D. OLIPHANT  
DB 28916-424

J. Martin Zoutewelle, PLS L-3498

WAVERLY CONDOMINIUMS  
U/F 133



COPYRIGHT 2014

East PARK AVENUE  
50' Public R/W

PHYSICAL SURVEY OF  
LOT B BLOCK 31-A of DILWORTH  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
certified to:

**SHANNON B. BISHOP**

Description Taken From Map Book 4, Page 327  
Scale 1" = 20' June 6, 2014



**East Park Ave. Streetscape, Existing**

(photos taken 06-12-14)



**East Park Ave. Streetscape, Proposed**

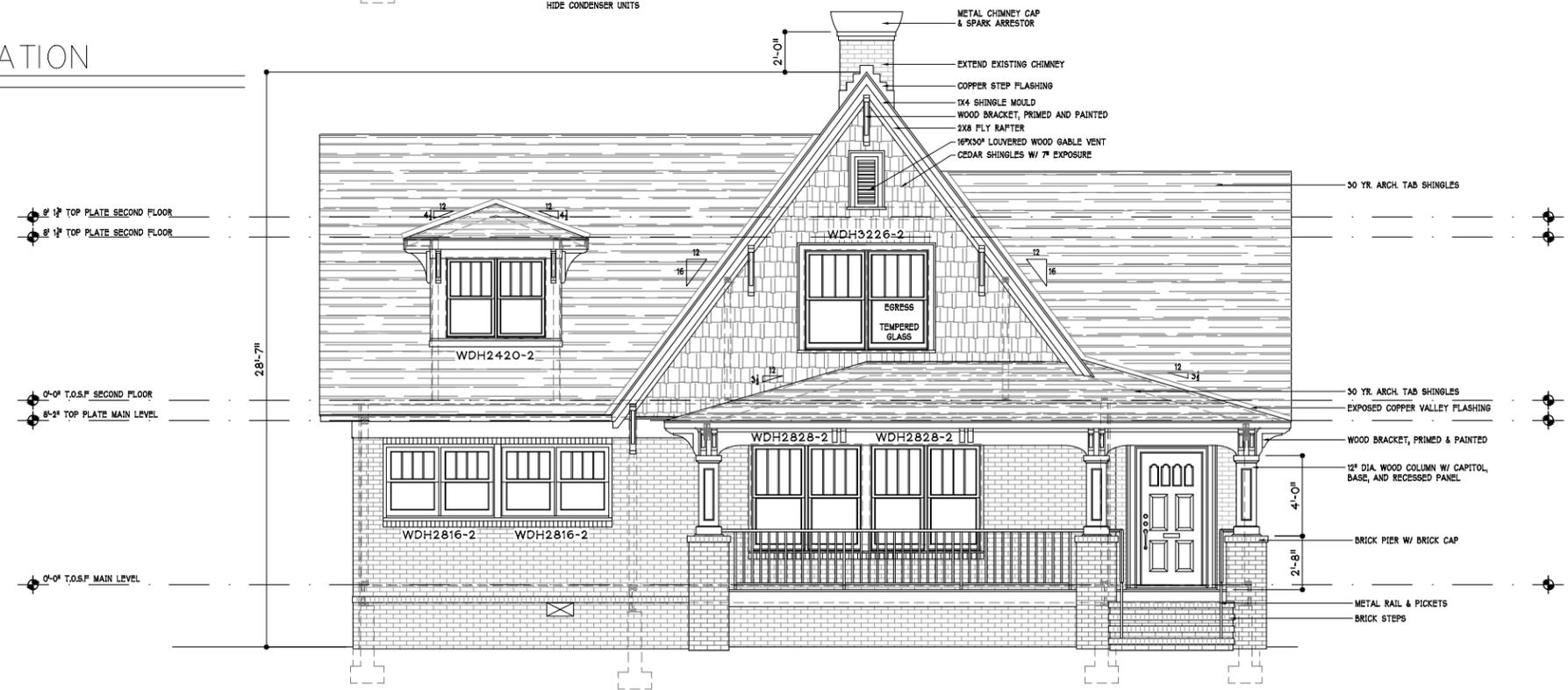


**704 East Park Avenue**  
**Existing photographs taken 6-12-14.**  
**Front Elevation**  
**Back Elevation**  
**Garage**





2 RIGHT SIDE ELEVATION  
A4 SCALE : 1/8" = 1'-0"



1 FRONT ELEVATION  
A4 SCALE : 1/8" = 1'-0"

THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. © 2010, JZ Studio, Inc.

AN ADDITION AND RENOVATION FOR  
SHANNON BISHOP

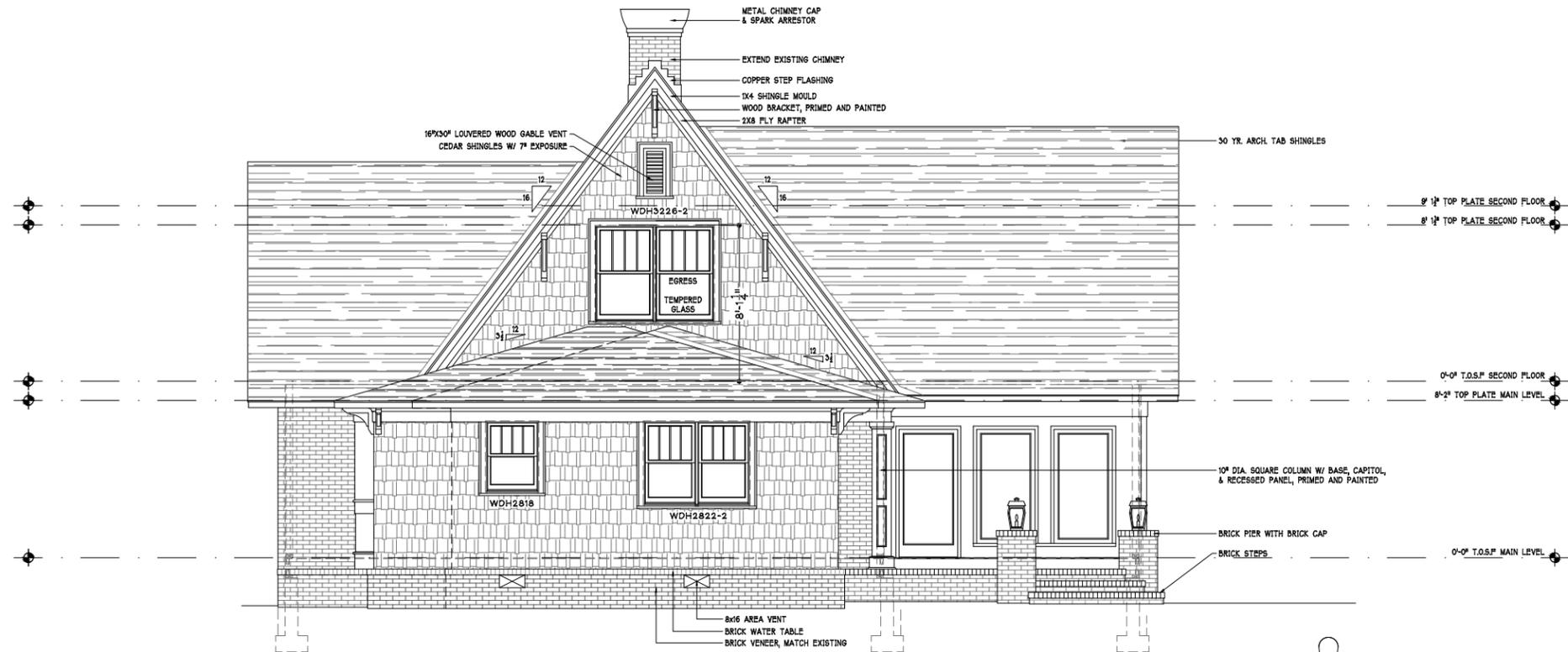
704 East Park Avenue  
Charlotte, North Carolina

JZ Studio, Inc.

ELEVATIONS

DATE: 07-28-14  
SHEET NO.

A4



2 BACK ELEVATION  
A5 SCALE : 1/8" = 1'-0"



1 LEFT SIDE ELEVATION  
A5 SCALE : 1/8" = 1'-0"

THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. © JZ STUDIO, INC.

AN ADDITION AND RENOVATION FOR  
SHANNON BISHOP  
704 East Park Avenue Charlotte, North Carolina

JZ Studio, Inc.

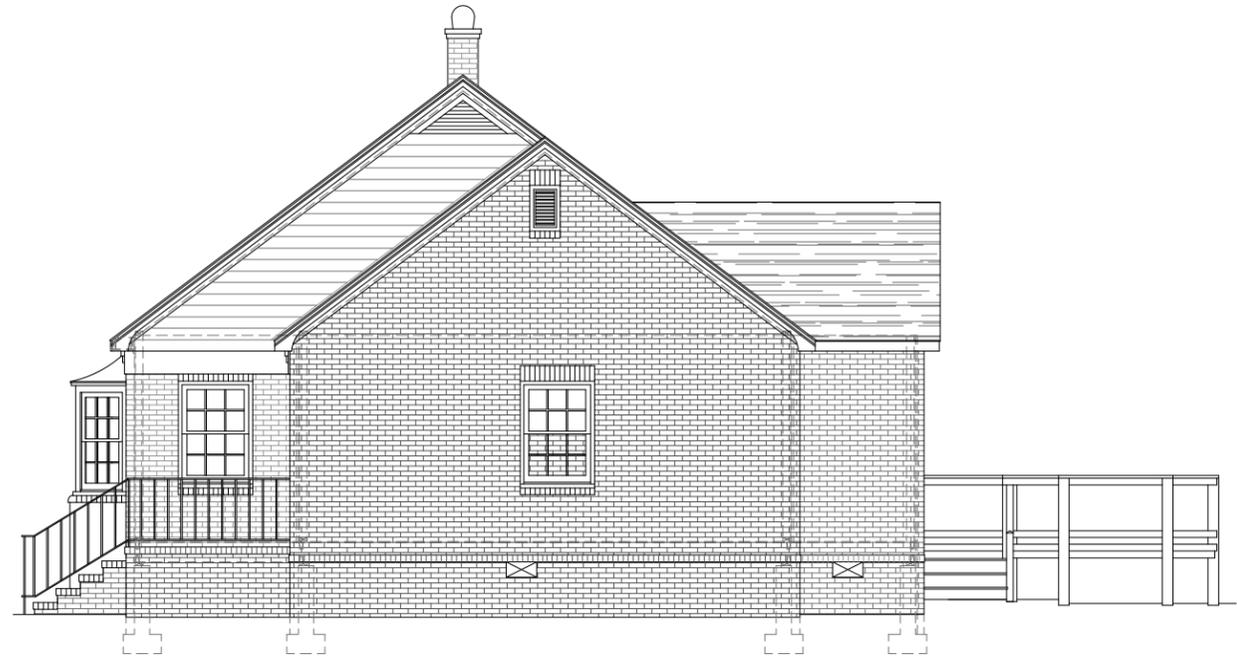
ELEVATIONS

DATE: 07-28-14  
SHEET NO.

A5



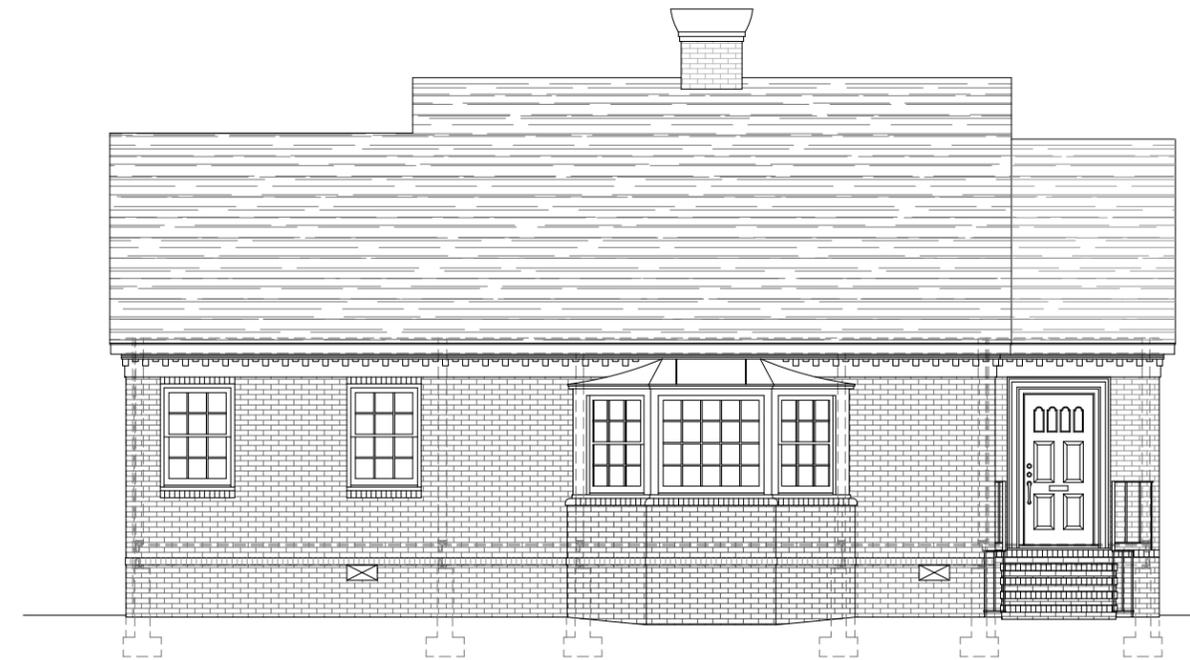
4 BACK ELEVATION  
 AB2 SCALE : 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION  
 AB2 SCALE : 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
 AB2 SCALE : 1/8" = 1'-0"



1 FRONT ELEVATION  
 AB2 SCALE : 1/8" = 1'-0"

THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. © JZ STUDIO, INC.

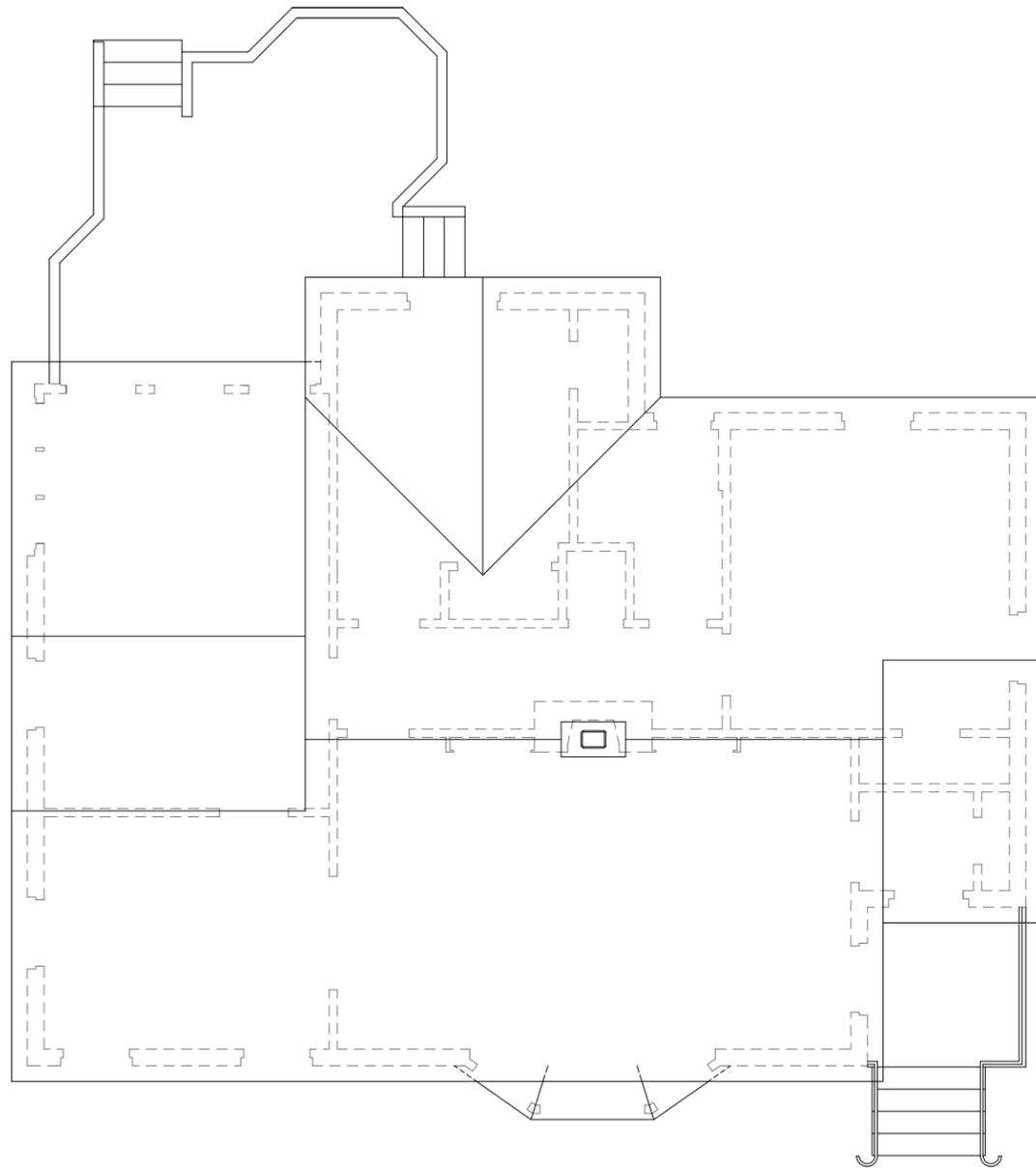
AN ADDITION AND RENOVATION FOR  
 SHANNON BISHOP  
 704 East Park Avenue  
 Charlotte, North Carolina

JZ Studio, Inc.

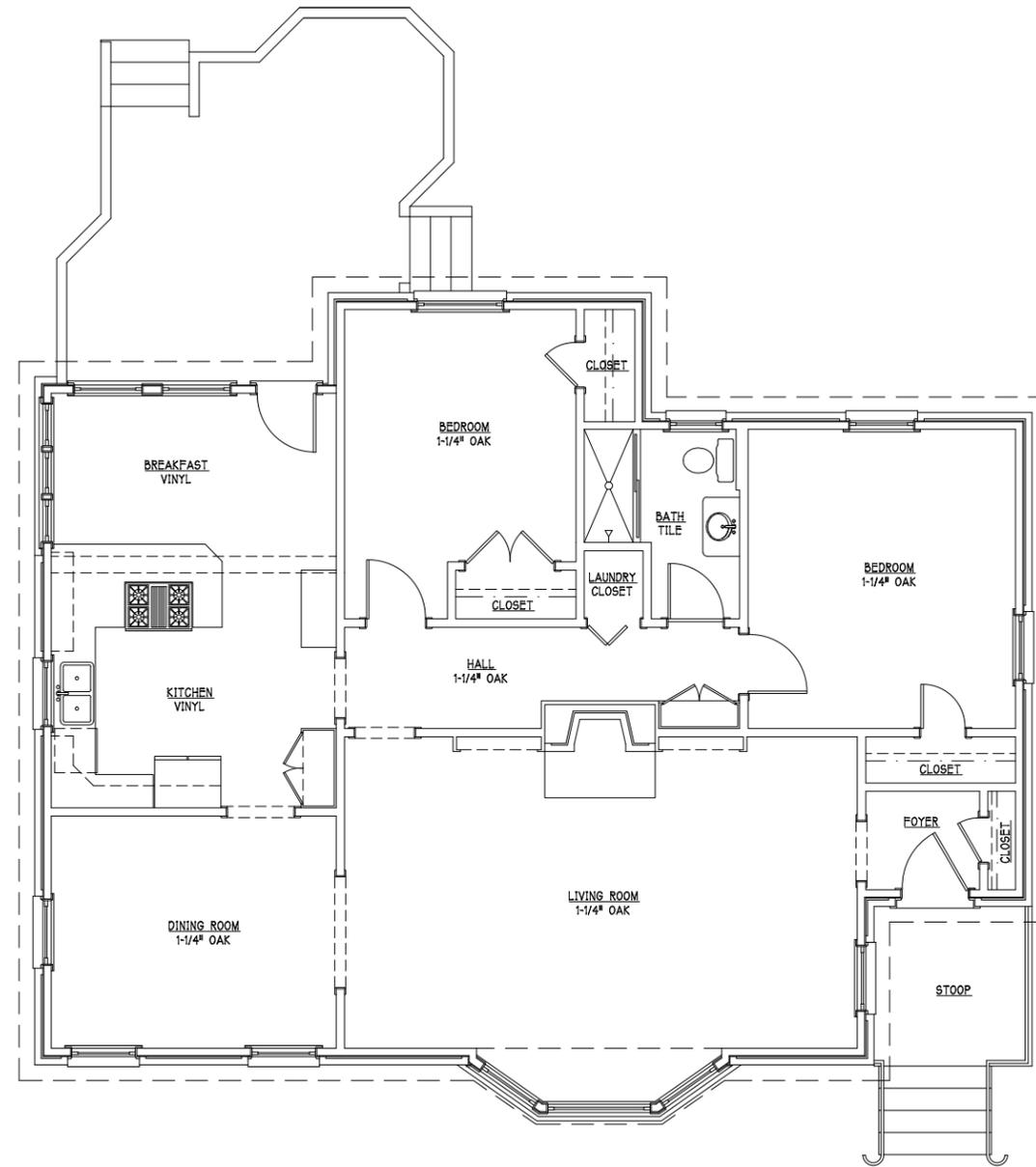
EXISTING  
 STRUCTURE

DATE: 06-06-14  
 SHEET NO.

AB2



2 ROOF PLAN  
 AB1 SCALE : 1/8" = 1'-0"



1 MAIN LEVEL PLAN  
 AB1 SCALE : 1/8" = 1'-0"

THESE DOCUMENTS AND THE DESIGN CONTAINED THEREIN, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE DESIGNER SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THE DESIGNER'S DOCUMENTS EXCEPT BY MUTUAL AGREEMENT IN WRITING. © JZ STUDIO, INC.

AN ADDITION AND RENOVATION FOR  
 SHANNON BISHOP  
 704 East Park Avenue Charlotte, North Carolina

JZ Studio, Inc.

EXISTING STRUCTURE

DATE: 06-06-14  
 SHEET NO. AB1