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.
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

Map Printdate: June, 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