**LOCAL HISTORIC DISTRICT:** Dilworth

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

**SUMMARY OF REQUEST:** Addition

**OWNER:** Shannon Bishop

**APPLICANT:** John Zucker

---

The application was continued for the following revisions: 1) Rear yard open space calculation, 2) Ridge height, 3) False side window treatment, 4) Adjacent setbacks, 5) Tree replacement location, 6) Material notes.

### 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 – September 10, 2014

Additions include a large front facing gable entered over two pair of windows (existing bay 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.

#### Revised Proposal – November 12, 2014

The application is resubmitted before the 6 month rule based on substantial redesign from the denied application. A summary of the changes to reflect less-ornate 1940s era houses include:

1. **Front Elevation**
   1. Lower front gable.
   2. Window light pattern and details reflect existing.
   3. Less detailed roof. Includes duplication of dentil mold from existing structure.
   4. Gable material changed to brick.

2. **Side Elevations**
   1. Single gable changed to offset gables.
   2. Gable material changed to brick and wood lap siding.
   3. Window light pattern and details reflect existing.
   4. Simplified porch columns.
3. Rear Elevation
   i. Siding material changed to wood lap.
   ii. Window light pattern and design reflects existing.

The applicant is also requesting the removal of a tree in the rear yard and a new brick patio.

Revised Proposal – December 10, 2014
The following is a summary of the plan revisions:
1. Adjacent setbacks included.
2. Rear yard open space – 76.8%.
3. Tree location in the rear yard shown on site plan.
4. Ridge height from FFE is approx. 22’-2.5’ and 25’-3” from grade, shown as the maximum.
5. Left side false window treatment noted.
6. Material notes included.

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.

1. All additions will be reviewed for compatibility by the following criteria:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Size</td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td>b. Scale</td>
<td>the relationship of the building to those around it</td>
</tr>
<tr>
<td>c. Massing</td>
<td>the relationship of the building’s various parts to each other</td>
</tr>
<tr>
<td>d. Fenestration</td>
<td>the placement, style and materials of windows and doors</td>
</tr>
<tr>
<td>e. Rhythm</td>
<td>the relationship of fenestration, recesses and projections</td>
</tr>
<tr>
<td>f. Setback</td>
<td>in relation to setback of immediate surroundings</td>
</tr>
<tr>
<td>g. Materials</td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td>h. Context</td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
</tbody>
</table>

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 addresses the unresolved issues and meets the guidelines.
DECEMBER 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 rate of precision is better than ± 15,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NOAC 50:000). This 9th day of June, 2014.

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

E.D. OLIPHANT
DB 28916-424

WAVERLY CONDOMINIUMS
U/F 133

N 51d26'52" W 58.09'

LOT 707

LOT A

Area = 0.207 acres
(by coordinates)

LOT B

PL 3488

LOT C

Permeability Calculations:

Area of Lot B = 0.207 acres = 8,017 sq. ft.
Area of rear yard = 4,010 sq. ft.
Area of addition = 860 sq. ft. (foot print) = 108 sq. ft. (foot print to drip edge) = 788 sq. ft.
Area of existing garage to drip edge = 424 sq. ft.
Area of new terrace = 232 sq. ft.
Area of concrete driveway to be removed = <500 sq. ft.
Area of permeable space (rear yard) = 3,080 sq. ft. / 4,010 sq. ft. = 76.85% permeable space
Area of impermeable space (rear yard) = 950 sq. ft. / 4,010 sq. ft. = 23.15% impermeable space

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

J. Martin Zoutewelle L-3488, Zoutewelle Land Surveyors, PC C-3764, 1123 Shadowbrook Lane, Charlotte, NC 28211 704-910-2329
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No reyard or sideway measurements were made.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
704 East Park Avenue
Existing photographs taken 6-12-14.
Front Elevation
Back Elevation
Garage