
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.

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

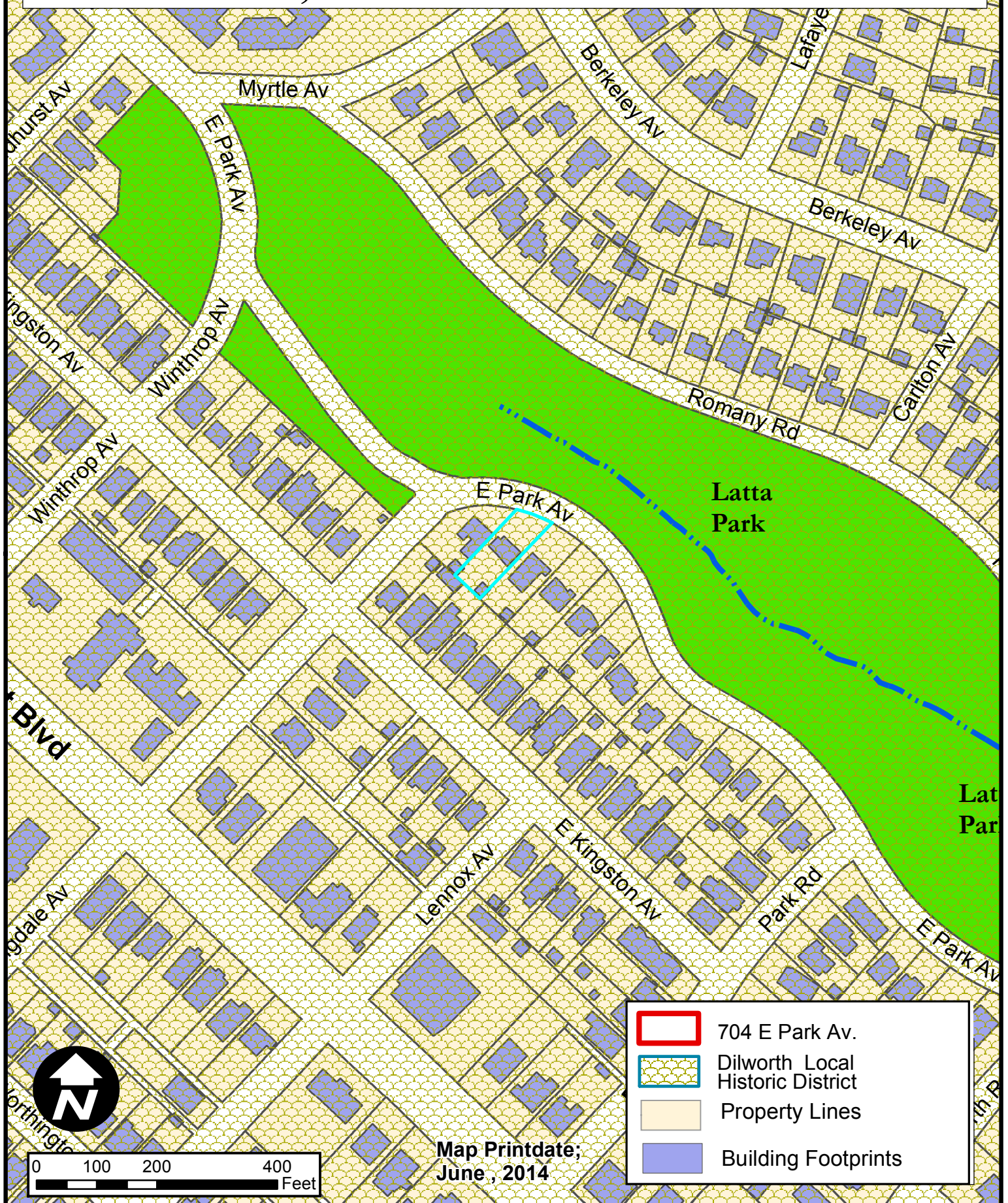
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the 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 Distric; Dilworth



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

overhead	utilities along line	N 51d26'52" W	58.09'
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tie=N 51d57'54" W - 79.33' to-->
1 Pipe found @ SW corner Lot A

1. PIPE found

wood screen fence in

1. PIPE found

Existing
garage
no work

BLOCK 31-A
~LOT B~

Area = 0.207 acres
(by coordinates)

1. PIN found
@ 31.00'

Remove existing
concrete drive

remove existing
oak tree

40' Rear yard (zoning)

5' Sideyara (zoning)

new
brick
terrace

5' Sideyard (zoning)

N 38d28'41" E - 145.56'

LOT A

LOT C

drive over 1.3' →

Setback (plat)

- lamp

Nail found

chord = S 73d51'45" E 278.80' Length = 62.05'

L.PIN found

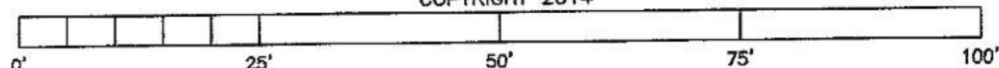
concrete sidewalk

East

73d51'45" E
78.80' Length=62.05'

PARK AVENUE
50' Public R/W

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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

J. Martin Zoutewelle L-3498, Zoutewelle Land Surveyors, PC C-3764, 1123 Shadowbrook Lane, Charlotte, NC 28211 704-910-2329



East Park Ave. Streetscape, Existing

(photos taken 06-12-14)



East Park Ave. Streetscape, Proposed

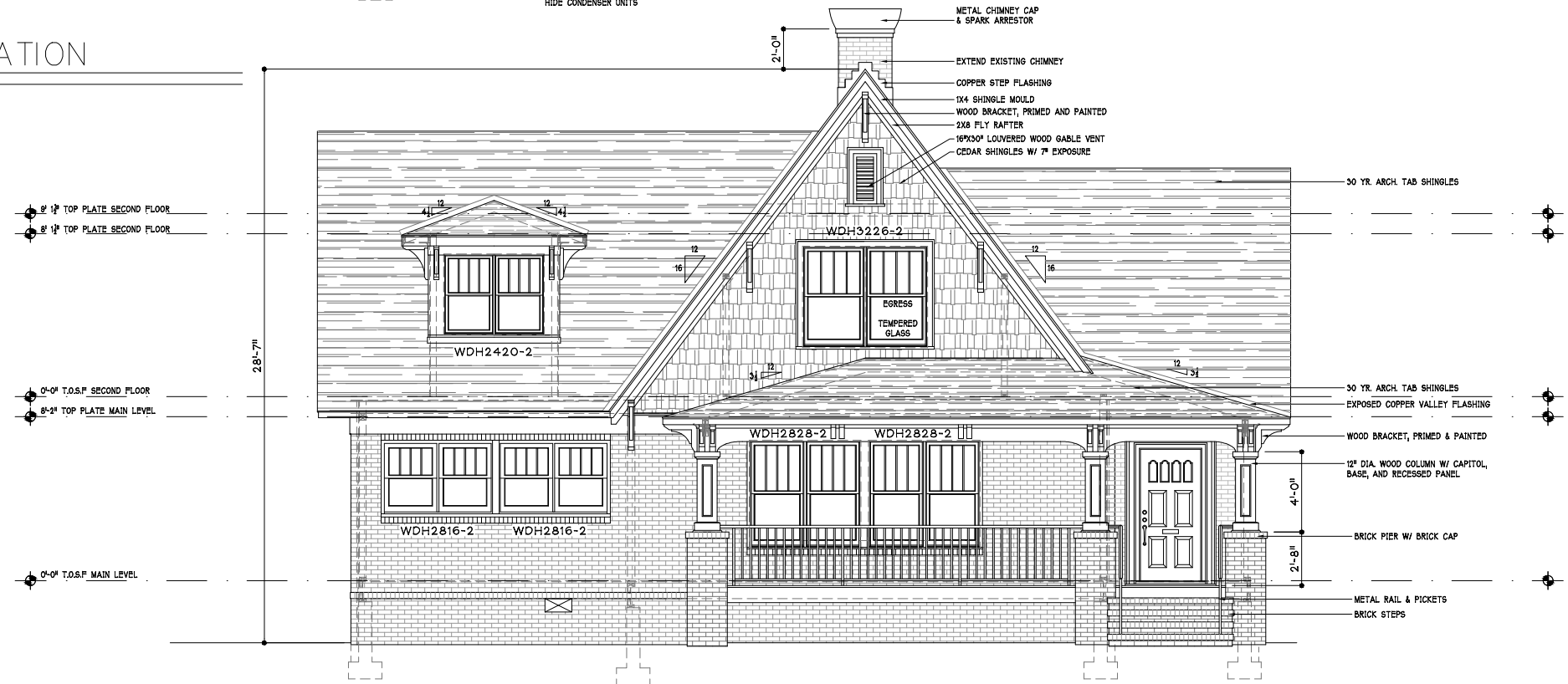


704 East Park Avenue
Existing photographs taken 6-12-14.
Front Elevation
Back Elevation
Garage





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



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

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AN ADDITION AND RENOVATION FOR

SHANNON BISHOP

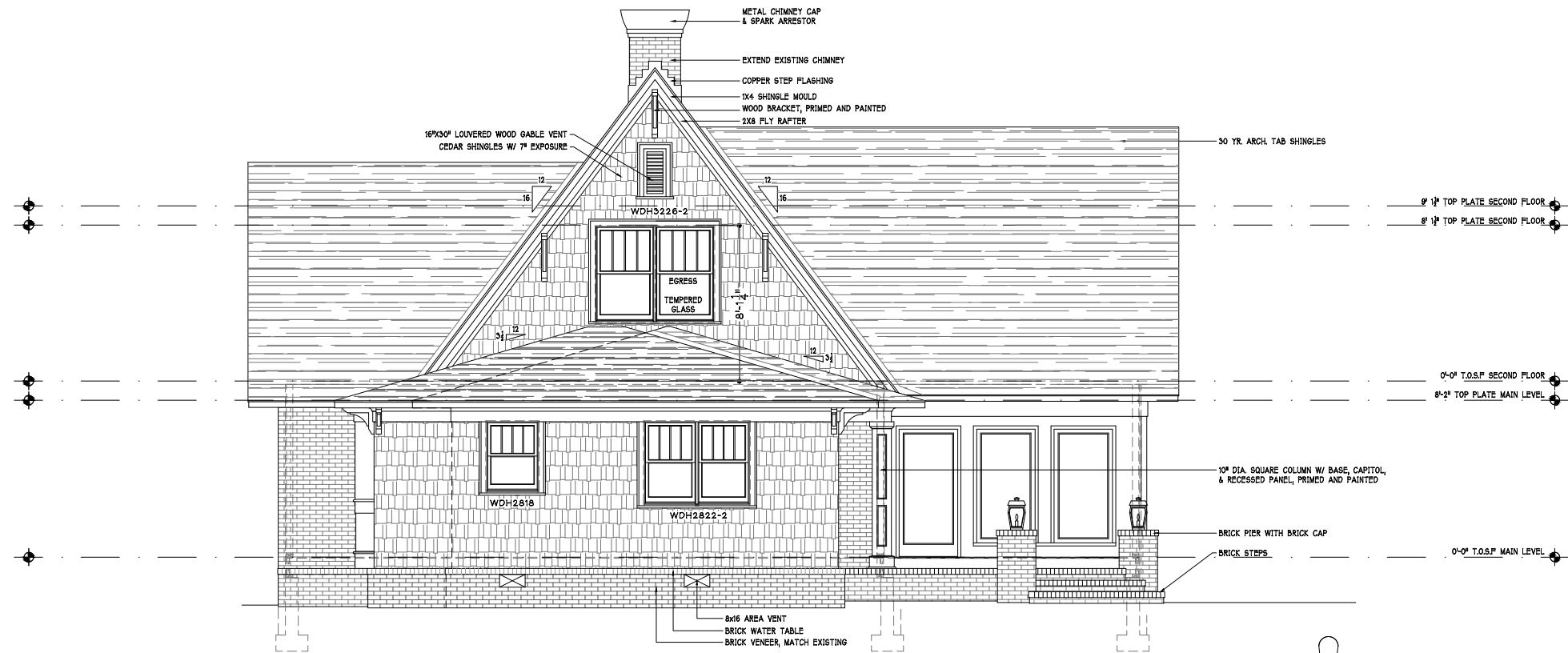
704 East Park Avenue Charlotte, North Carolina

JZ Studio, Inc.

ELEVATIONS

DATE: 07-28-14
SHEET NO.

A4



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



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

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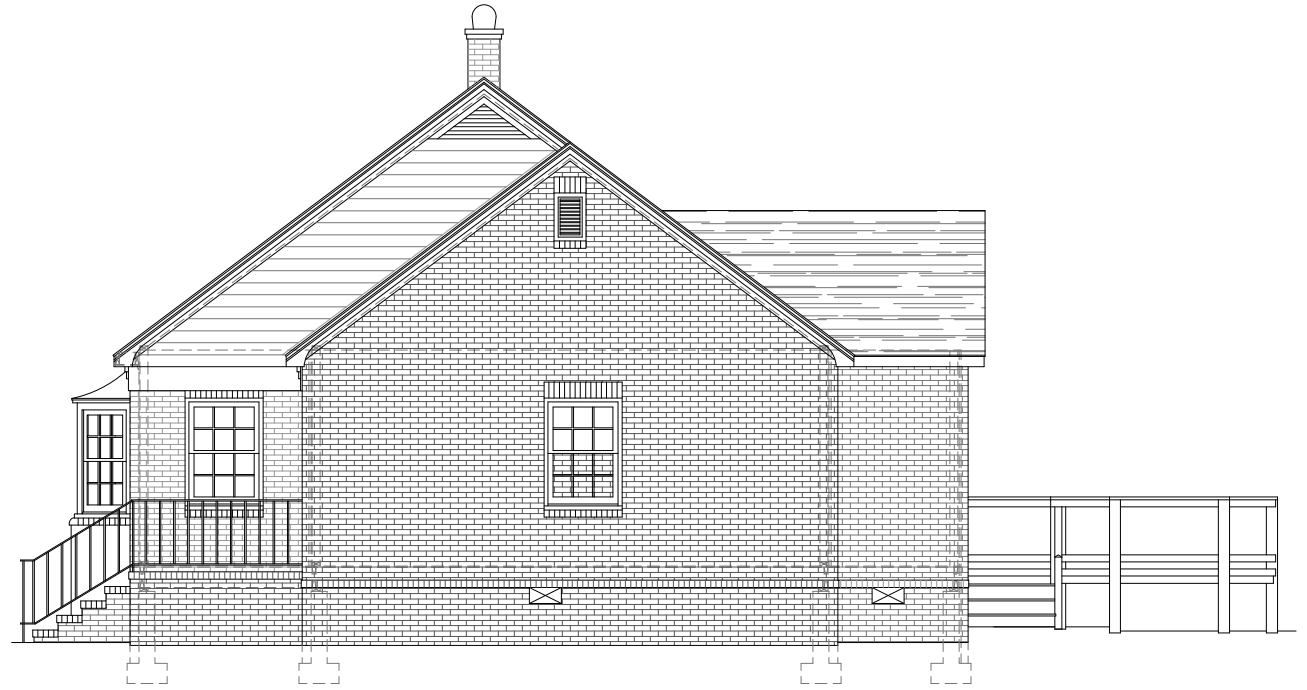
ELEVATIONS

DATE: 07-28-14
SHEET NO.

A5



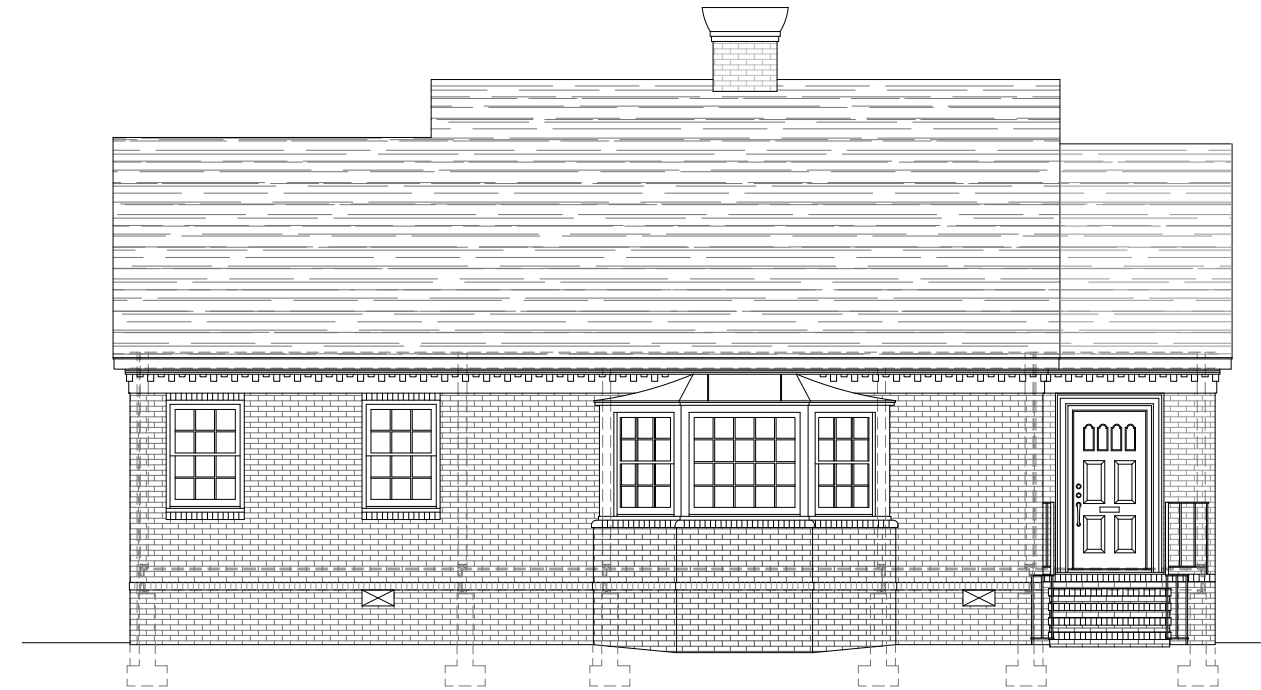
4 BACK ELEVATION
AB2
SCALE : 1/8" = 1'-0"



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"

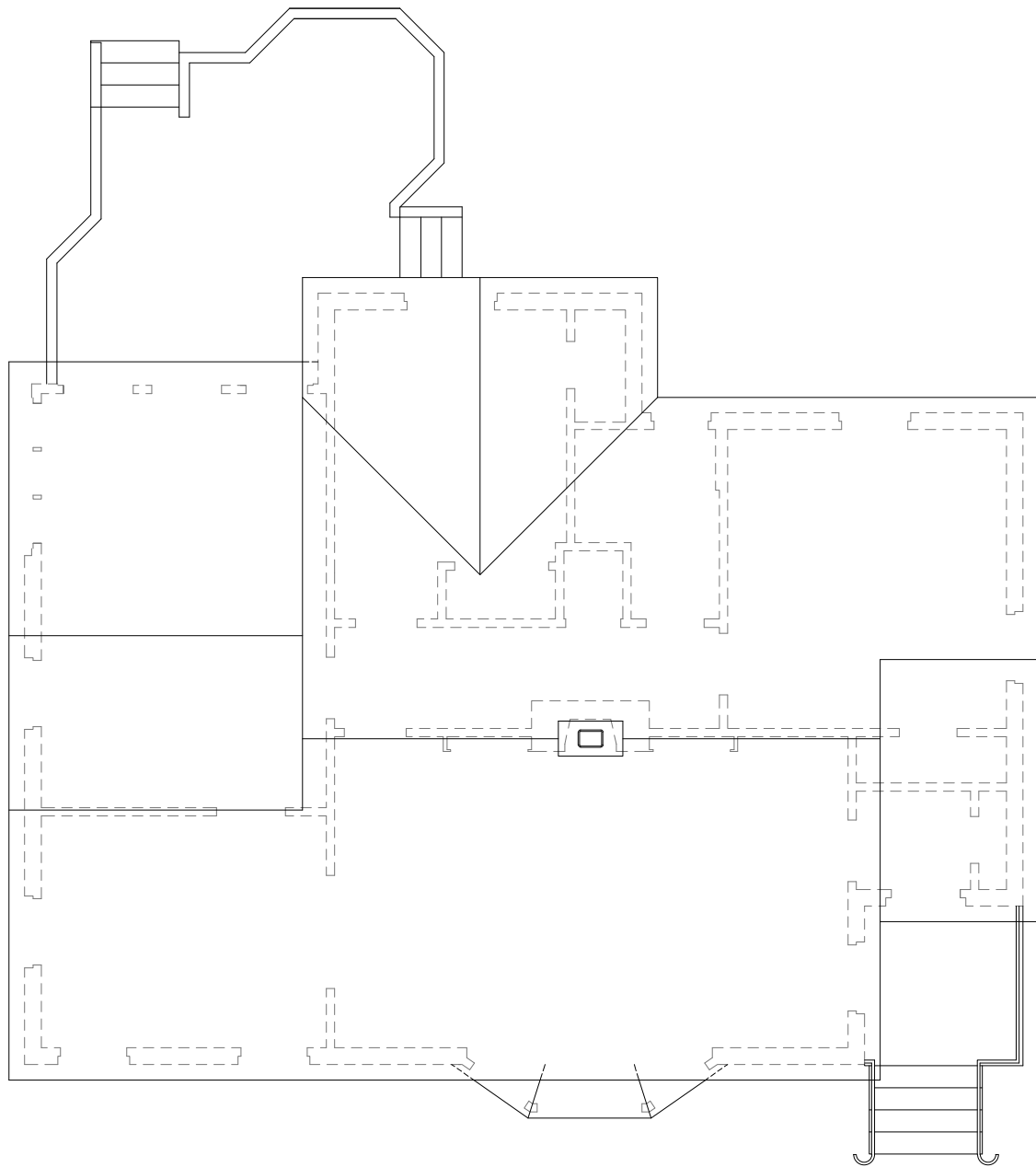
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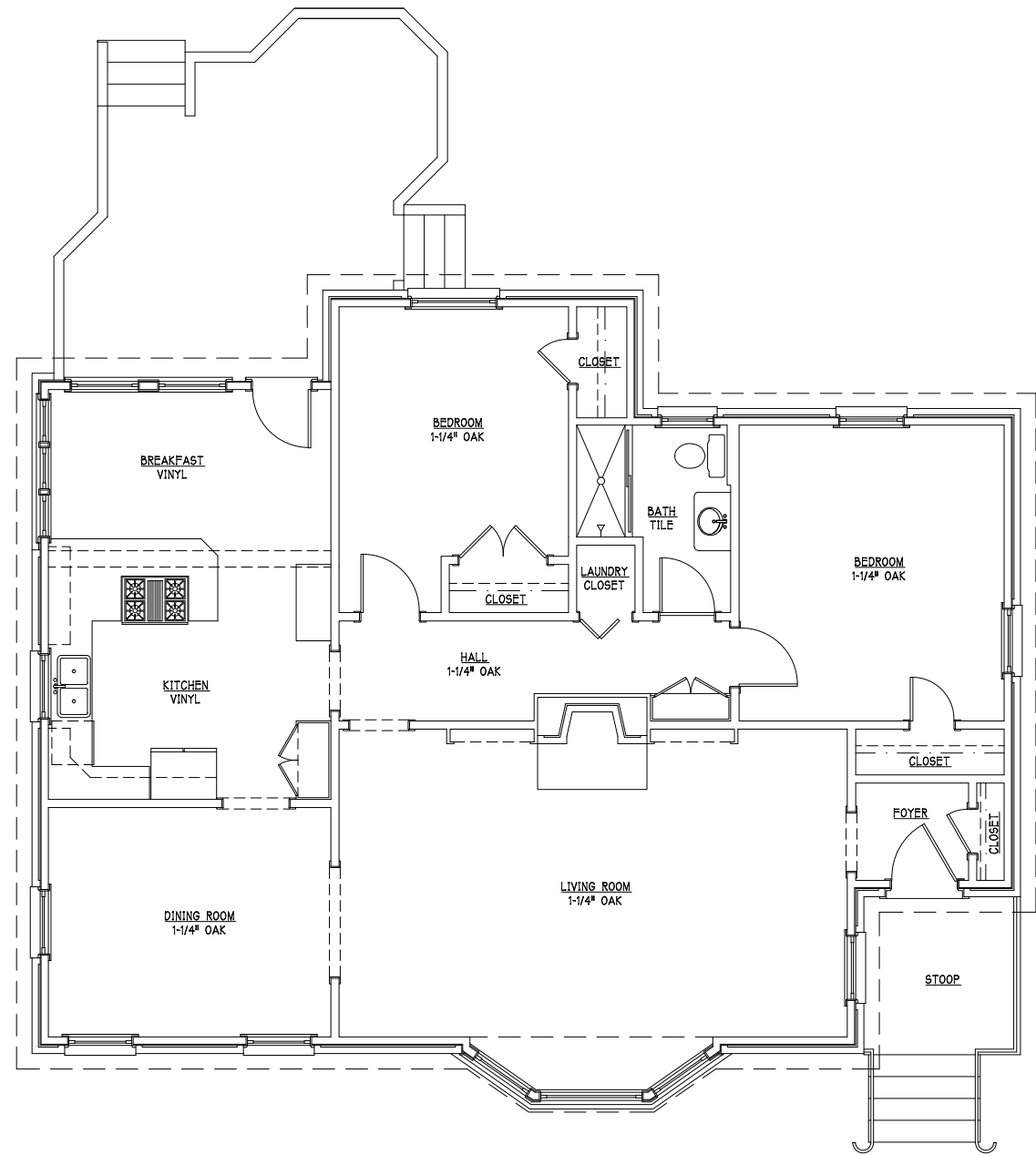
JZ Studio, Inc.

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"

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SHANNON BISHOP

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JZ Studio, Inc.

EXISTING
STRUCTURE

DATE: 06-06-14
SHEET NO.

AB1