
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
 - i. Lower front gable.
 - ii. Window light pattern and details reflect existing.
 - iii. Less detailed roof. Includes duplication of dentil mold from existing structure.
 - iv. Gable material changed to brick.
2. Side Elevations
 - i. Single gable changed to offset gables.
 - ii. Gable material changed to brick and wood lap siding.
 - iii. Window light pattern and details reflect existing.
 - iv. 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.

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

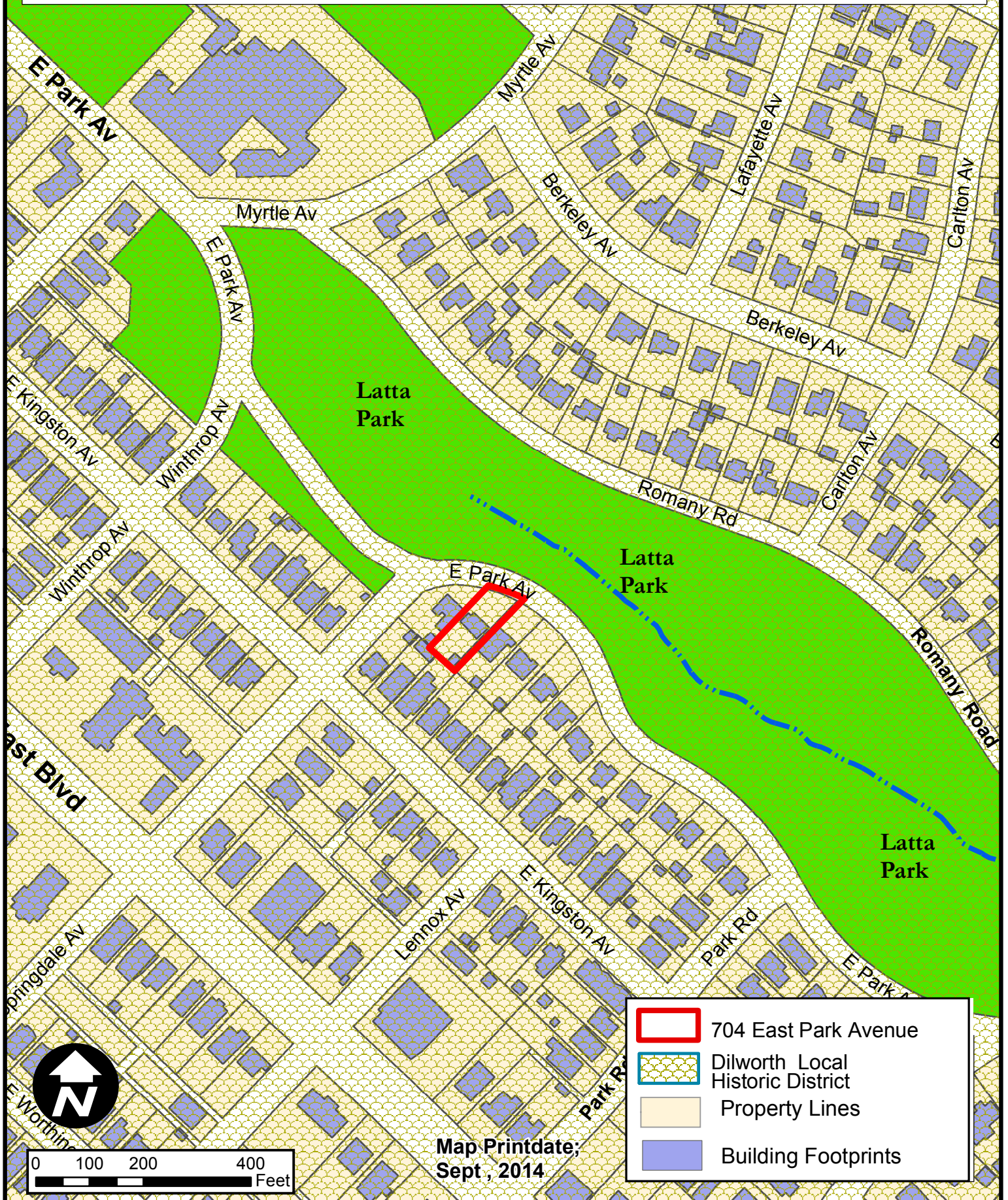
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

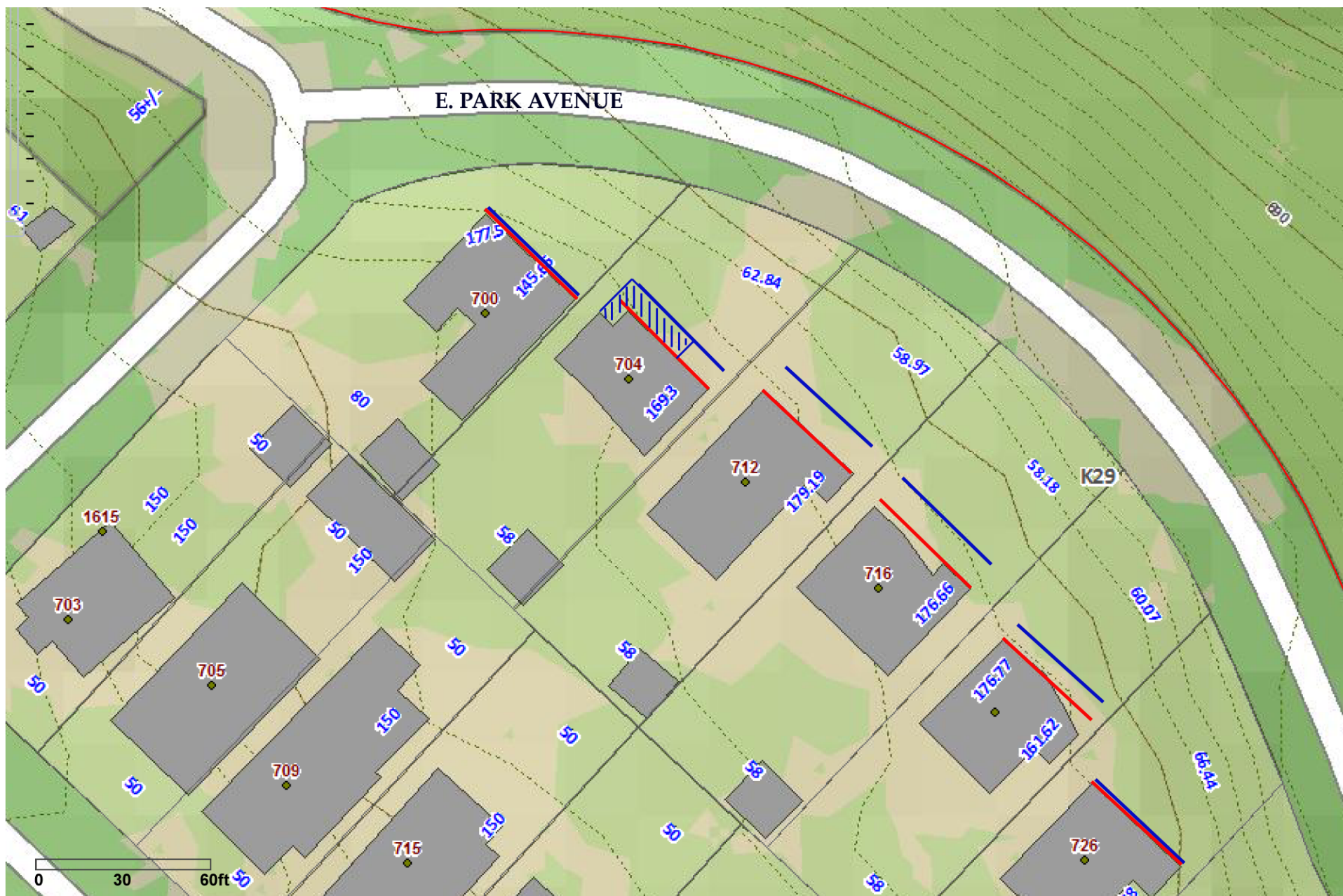
Staff Analysis

The Commission shall determine if the proposal addresses the unresolved issues and meets the guidelines.

Charlotte Historic District Commission - Case 2014-226

Historic District; Dilworth



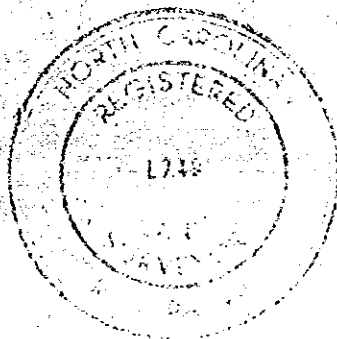


- ESTABLISHED SETBACK
- ZONING SETBACK
- PROPOSED PORCH ADDITION

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF NOVEMBER 1983 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE AS SHOWN HEREON.

SIGNED R.B. PHARR

R. B. PHARR & ASSOCIATES, REGISTERED SURVEYORS



FENCE

SPRINGDALE
AVENUE

LOT B

N 47-15 W 80.0

20.0
S FRAME
GARAGE
20.0

STONE DRIVEWAY

LOT A
BLOCK 31-A

S 42-45 W 145.65

18.0
28.0
18.0
12.0
4.0
0.21
0.5
0.62
42.0
1 STORY FRAME
#700

BUILDING LINE

35.0

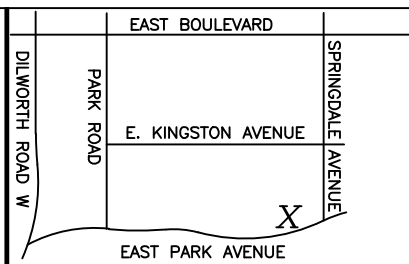
177.5

E. PARK AVENUE

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.

~DIGITAL COPY~

This survey does not benefit from a complete examination of title. See original for signature & seal



MB 332-228
LOT 707

E.D. OLIPHANT
DB 28916-424

J. Martin Zoutwelle, PLS L-3498

WAVERLY CONDOMINIUMS

U/F 133

overhead | utilities along line

N 51d26'52" W - 158.09'

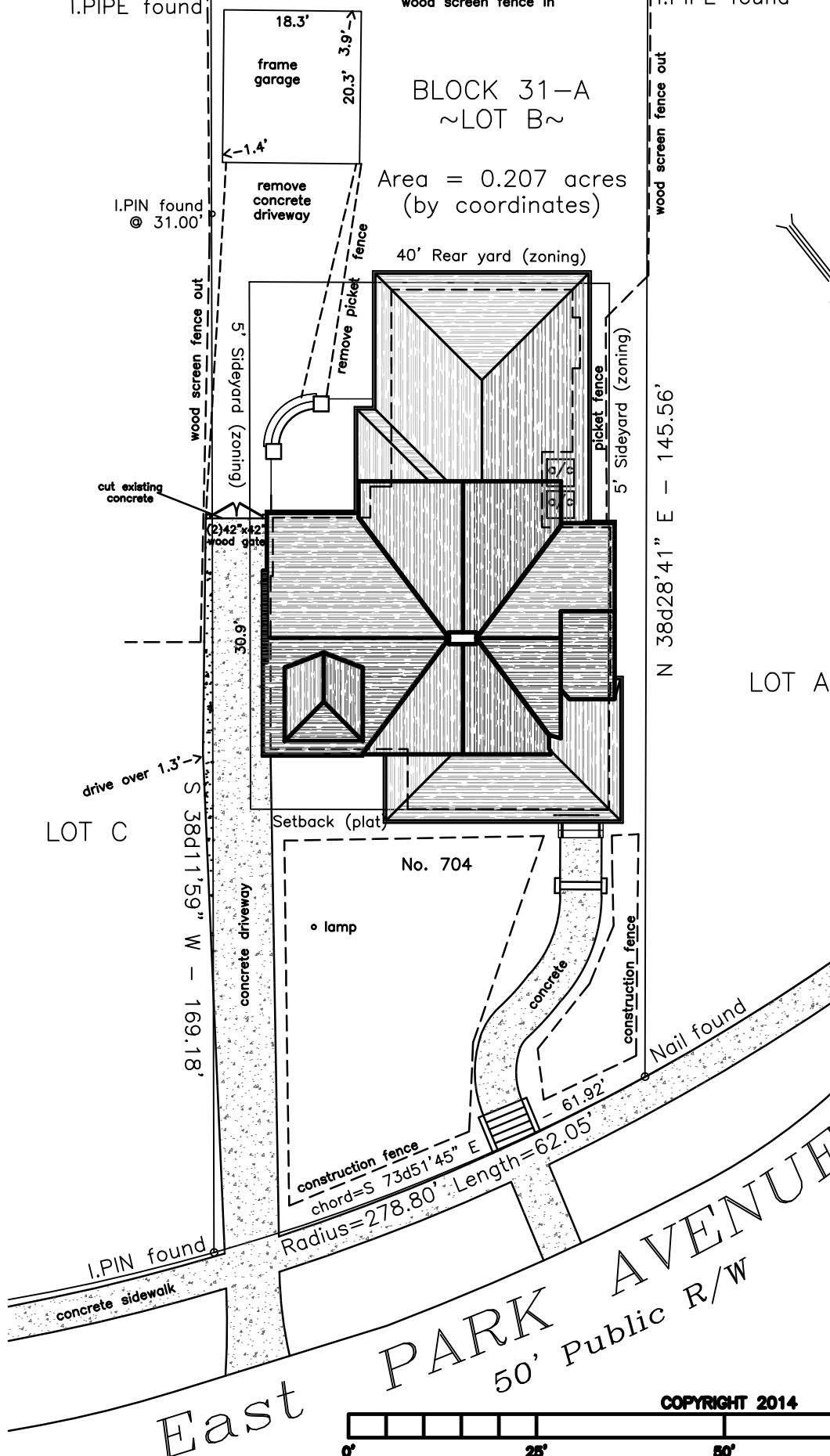
tie=N 51d57'54" W - 79.33' to->
1 Pine found @ SW corner Lot A

1. Pipe found @ SW corner Lot A

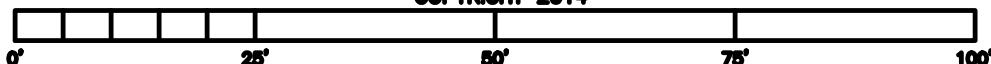
1. PIPE found

wood screen fence in

I.PIPE found



COPYRIGHT 2014



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

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.

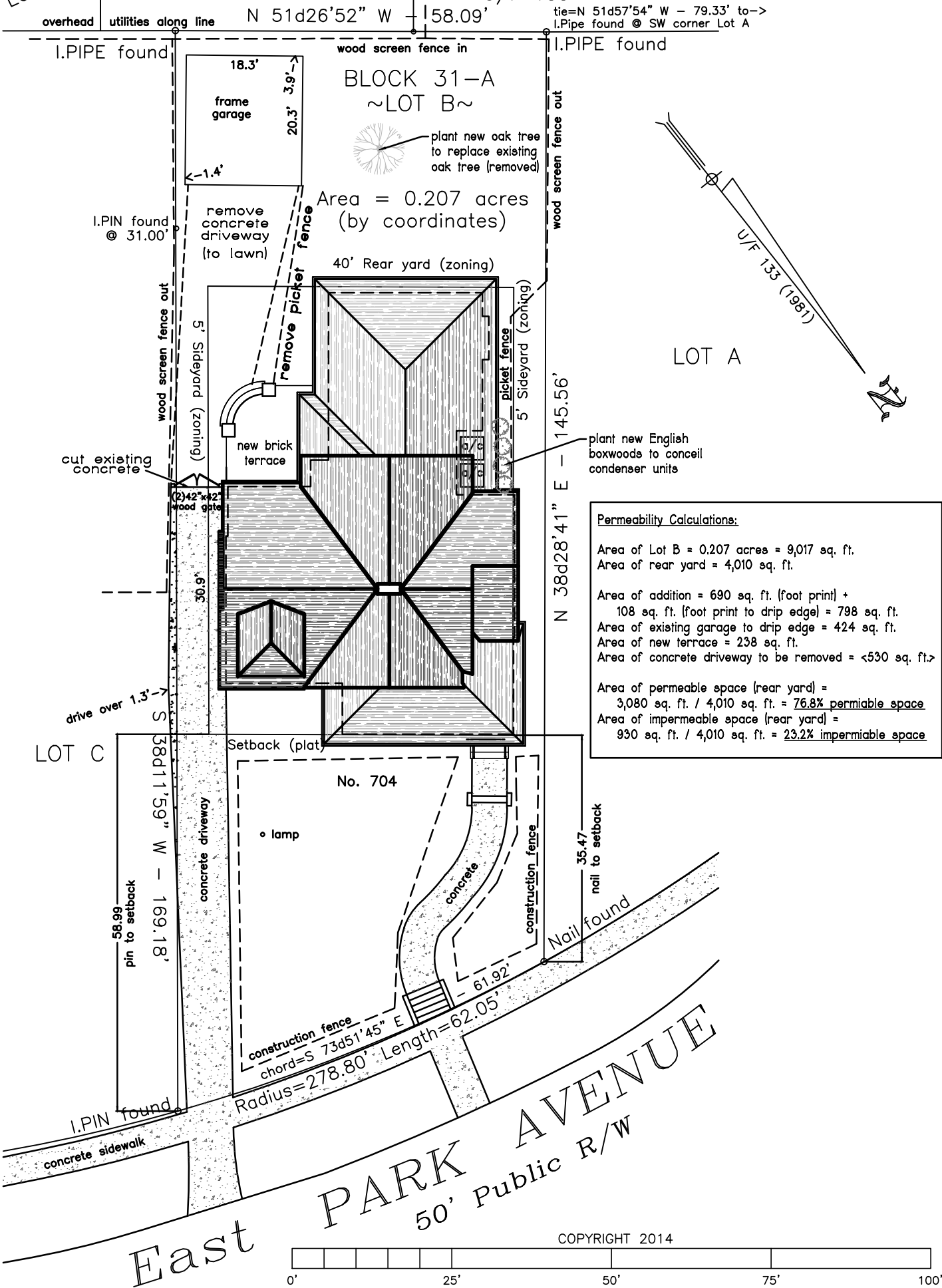
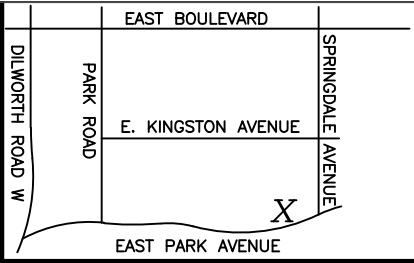
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MB 332-228
LOT 707

E.D. OLIPHANT
DB 28916-424

J. Martin Zoutewelle, PLS L-3498
WAVERLY CONDOMINIUMS
U/F 133



Permeability Calculations:

Area of Lot B = 0.207 acres = 9,017 sq. ft.
Area of rear yard = 4,010 sq. ft.

Area of addition = 690 sq. ft. (foot print) +
108 sq. ft. (foot print to drip edge) = 798 sq. ft.
Area of existing garage to drip edge = 424 sq. ft.
Area of new terrace = 238 sq. ft.
Area of concrete driveway to be removed = <530 sq. ft.>

Area of permeable space (rear yard) =
3,080 sq. ft. / 4,010 sq. ft. = 76.8% permeable space
Area of impermeable space (rear yard) =
930 sq. ft. / 4,010 sq. ft. = 23.2% impermeable space

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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

NOVEMBER 2014



East Park Ave. Streetscape, Existing

(photos taken 06-12-14)

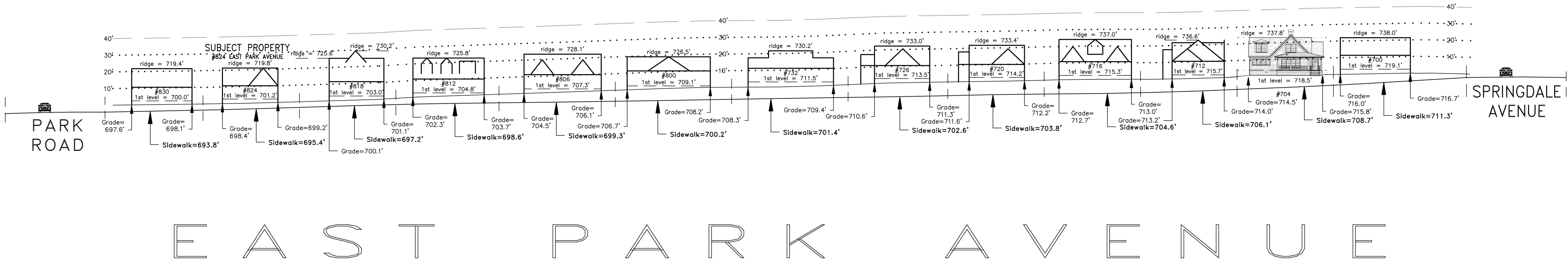
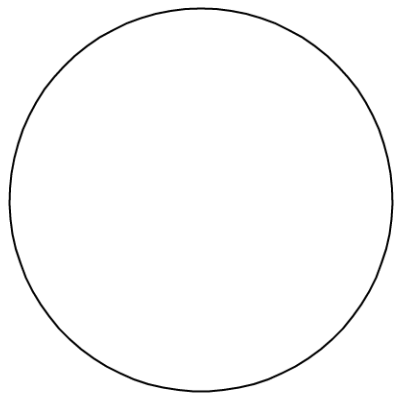


East Park Ave. Streetscape, Proposed

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2014.

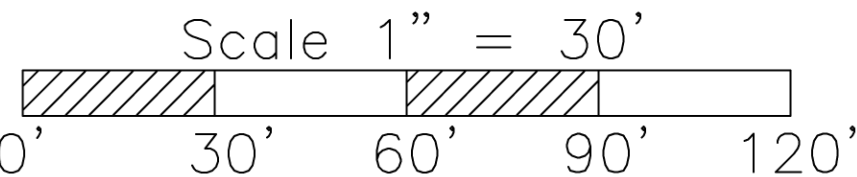
PRELIMINARY
FOR REVIEW PURPOSES ONLY
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

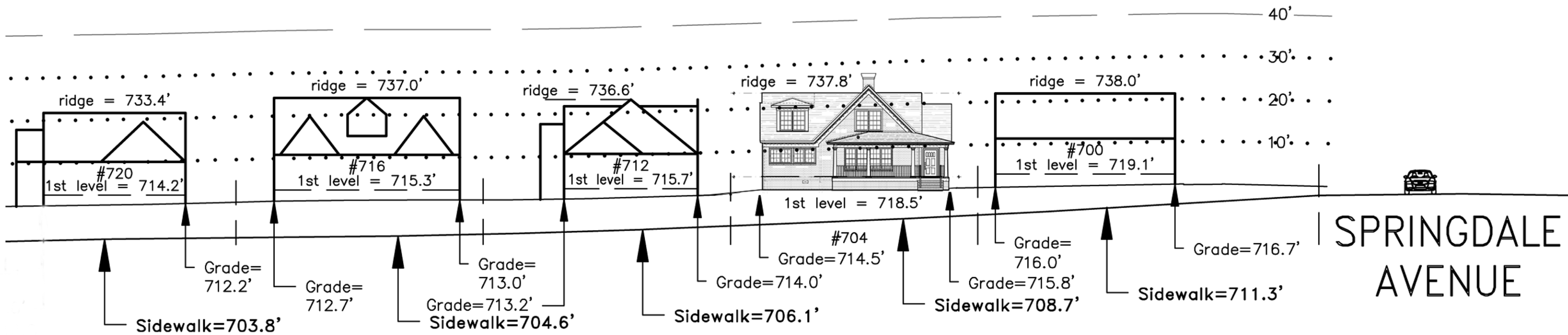


A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

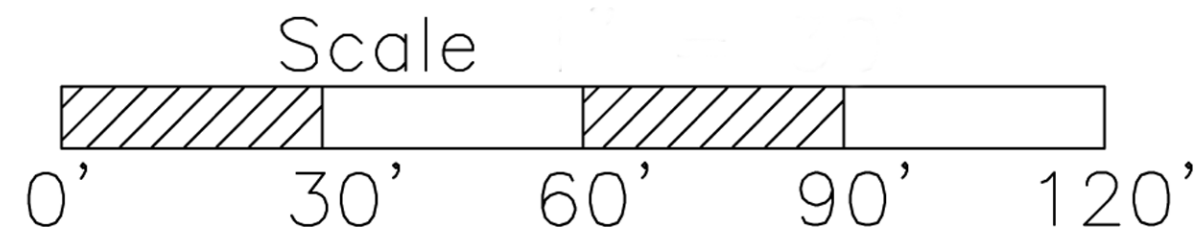
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made.
2. The 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.

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Building Heights Sketch of
700 & 800 BLOCK of EAST PARK AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 4, 2014

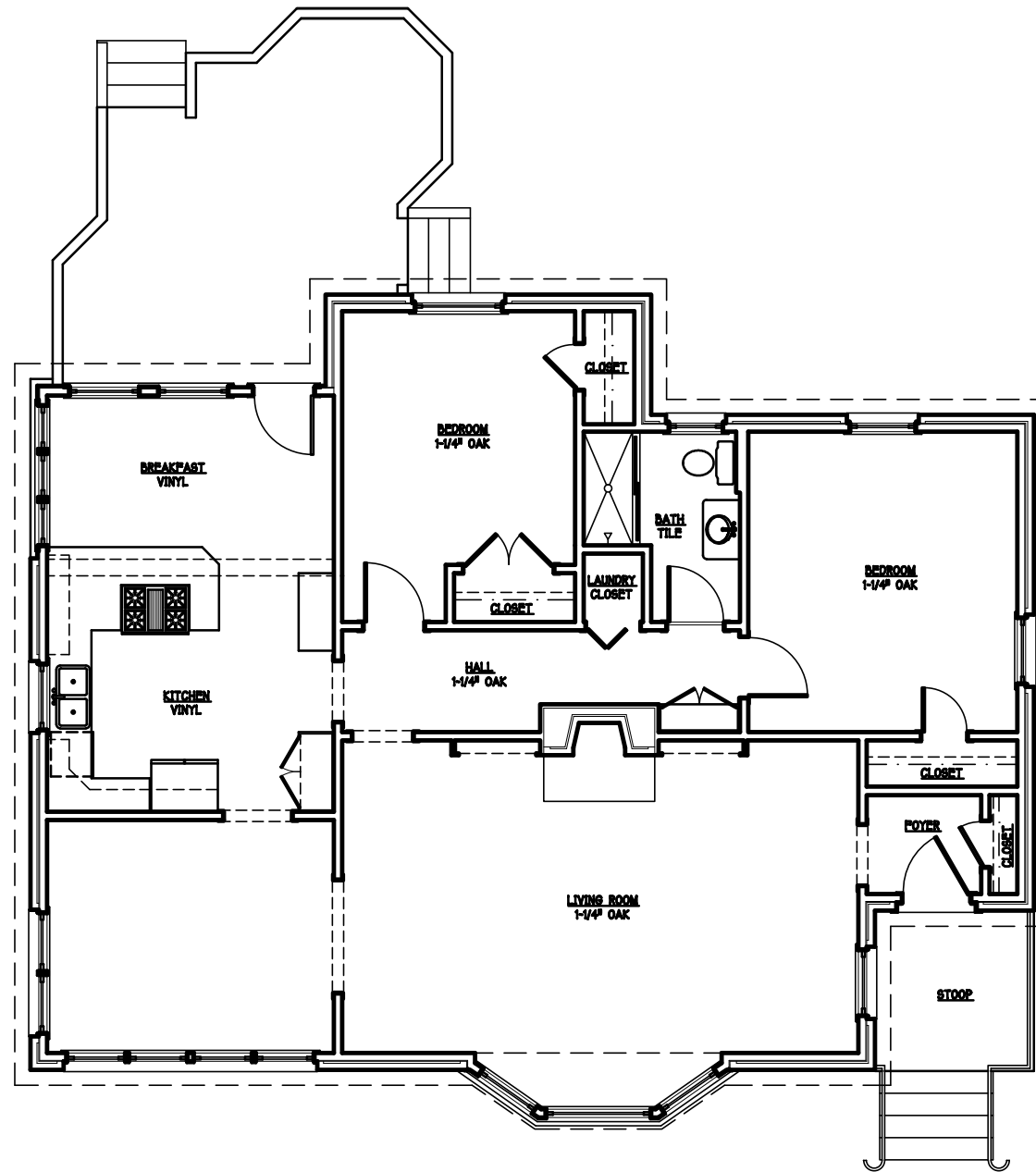




East Park Avenue



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1
AB1
EXISTING FLOOR PLAN
SCALE : 1/8" = 1'-0"

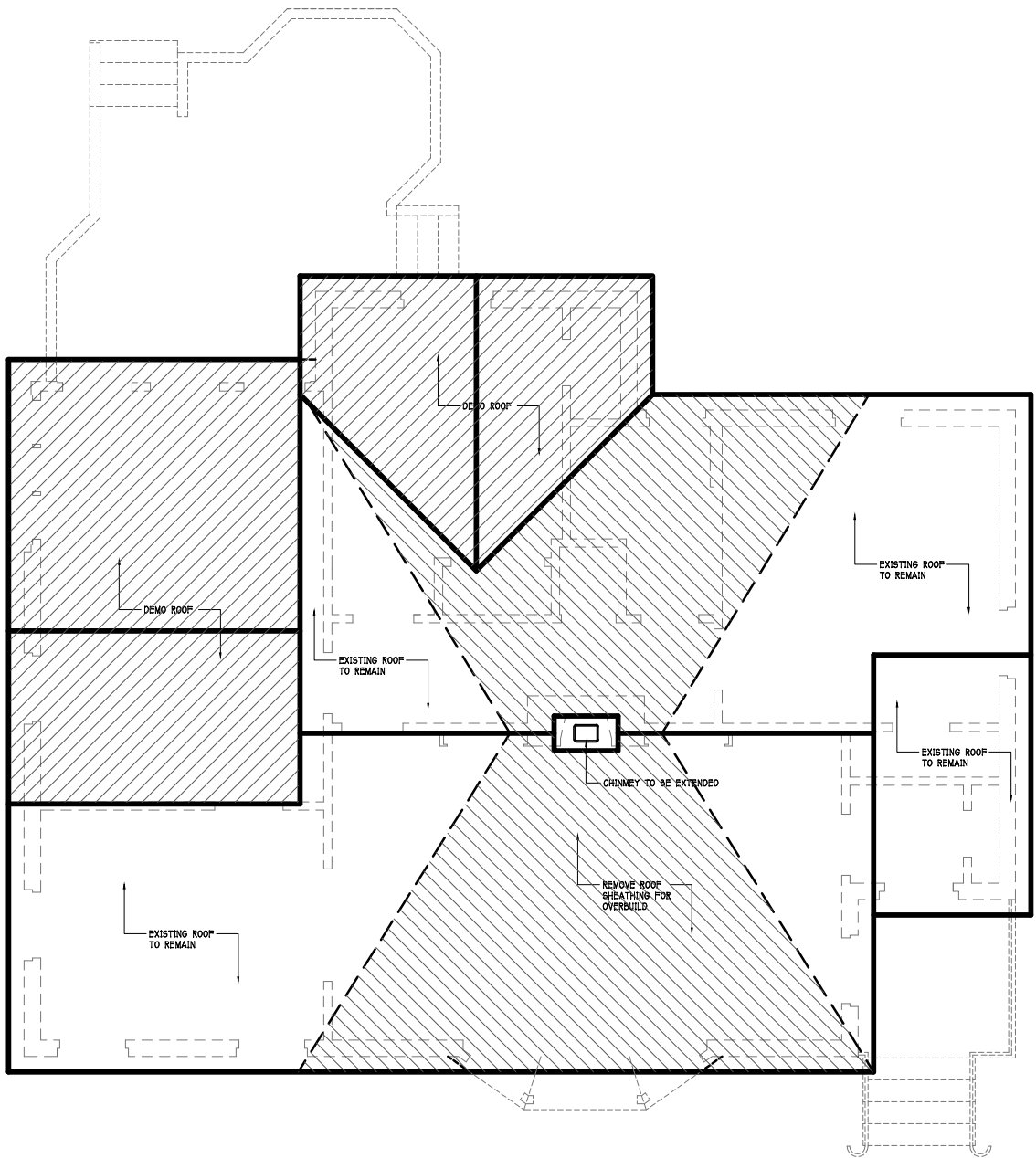
EXISTING
STRUCTURE

DATE: 10-15-14
SHEET NO.

AB1

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

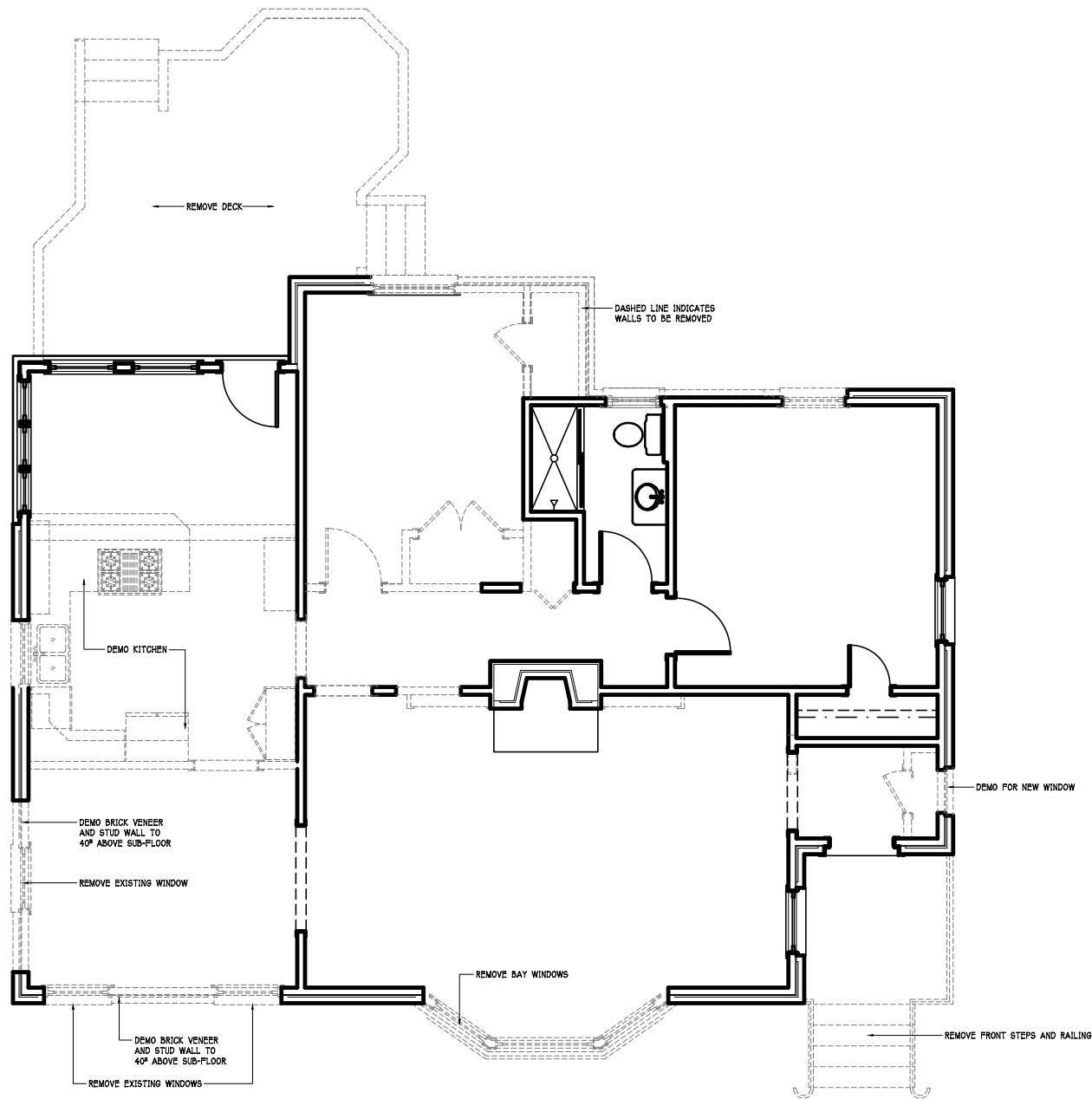
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2
D1

DEMOLITION ROOF PLAN

SCALE : 1/8" = 1'-0"



1
D1

DEMOLITION FLOOR PLAN

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.

DEMOLITION
PLAN

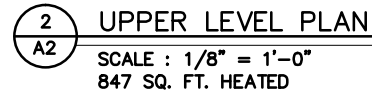
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SHEET NO.

D1

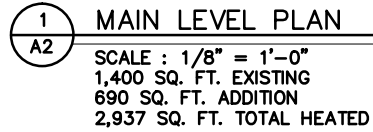
AN ADDITION AND RENOVATION FOR
SHANNON BISHOP
704 East Park Avenue Charlotte, North Carolina

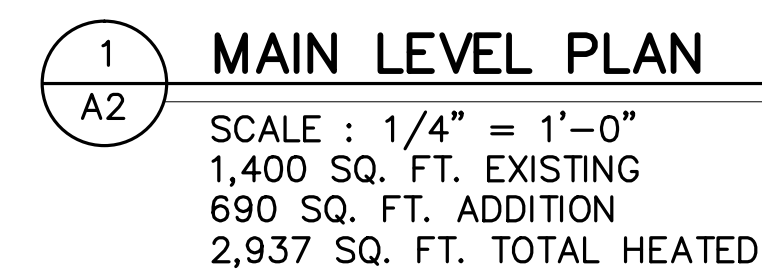
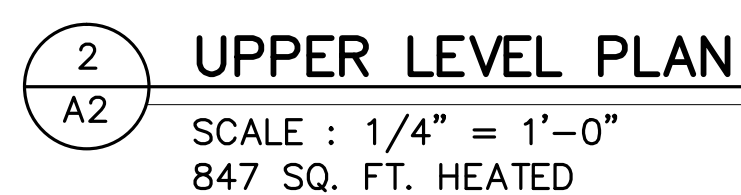
FLOOR PLANS

A2



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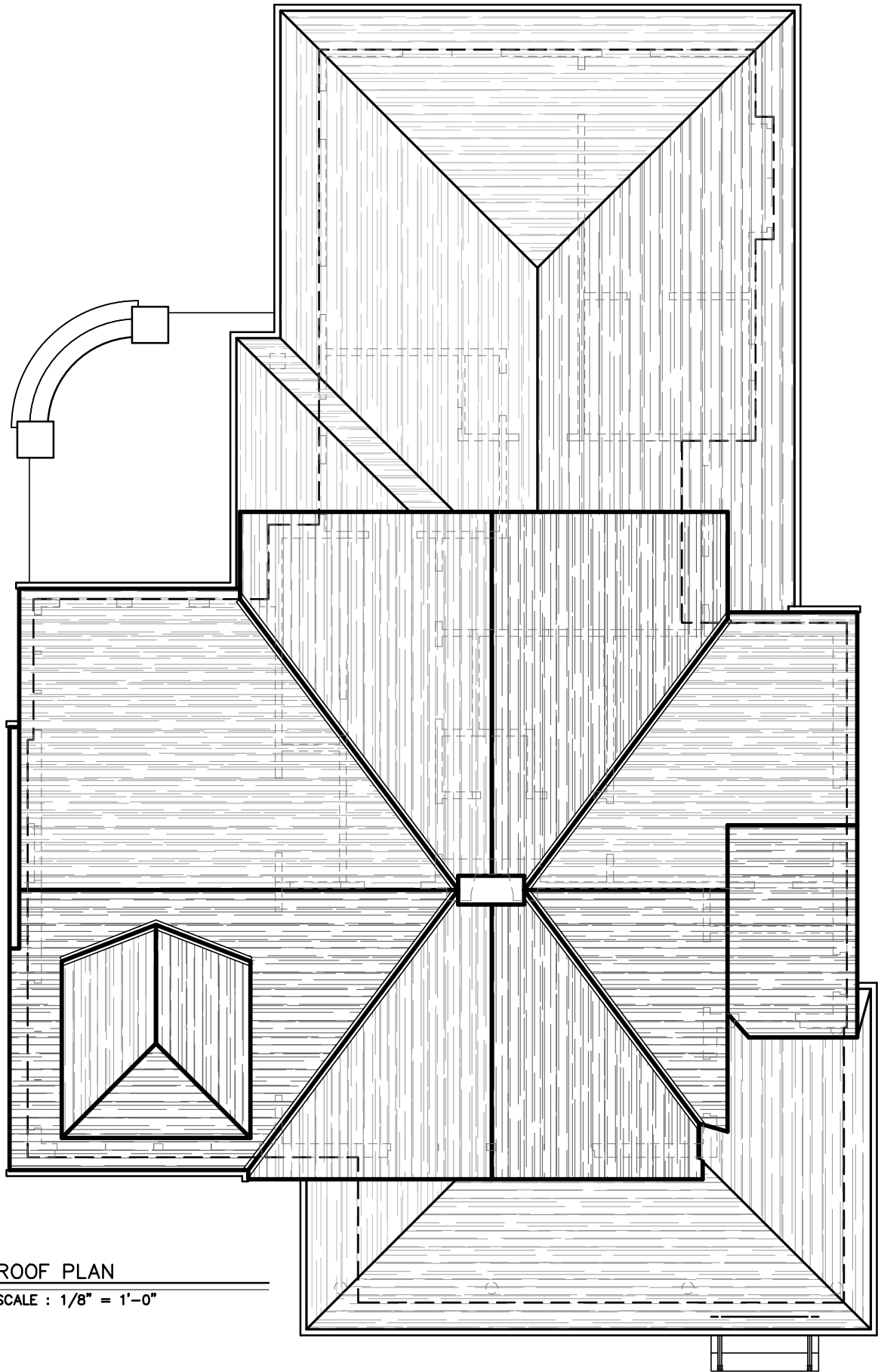
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1
A3

ROOF PLAN

SCALE : 1/8" = 1'-0"



DATE: 10-15-14
SHEET NO.

A3

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AN ADDITION AND RENOVATION FOR

SHANNON BISHOP

704 East Park Avenue

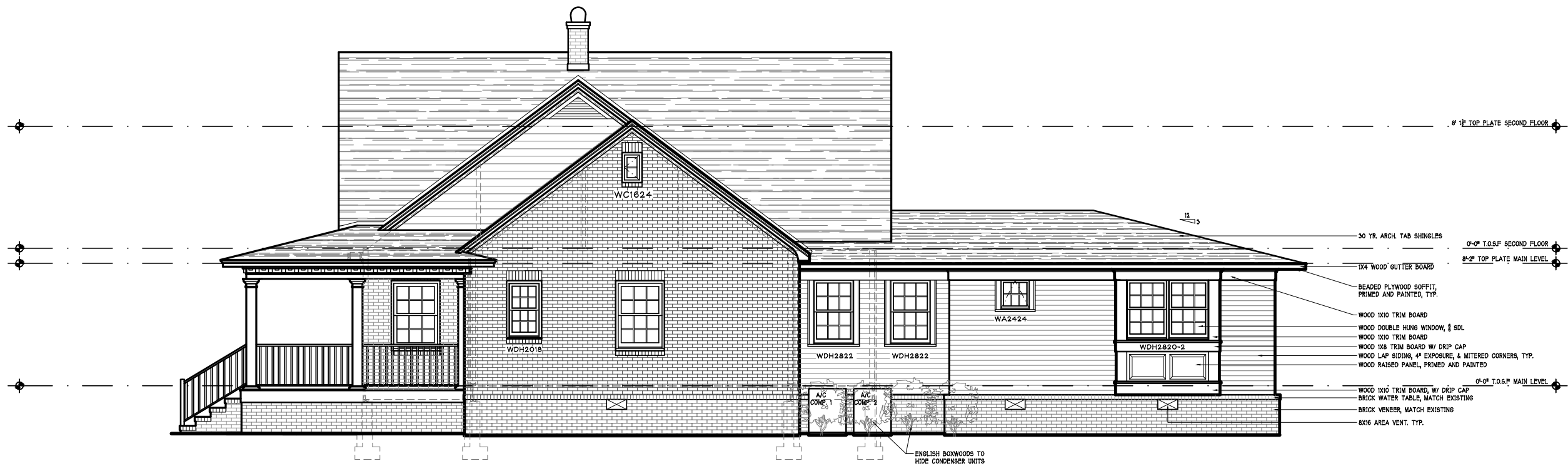
Charlotte, North Carolina



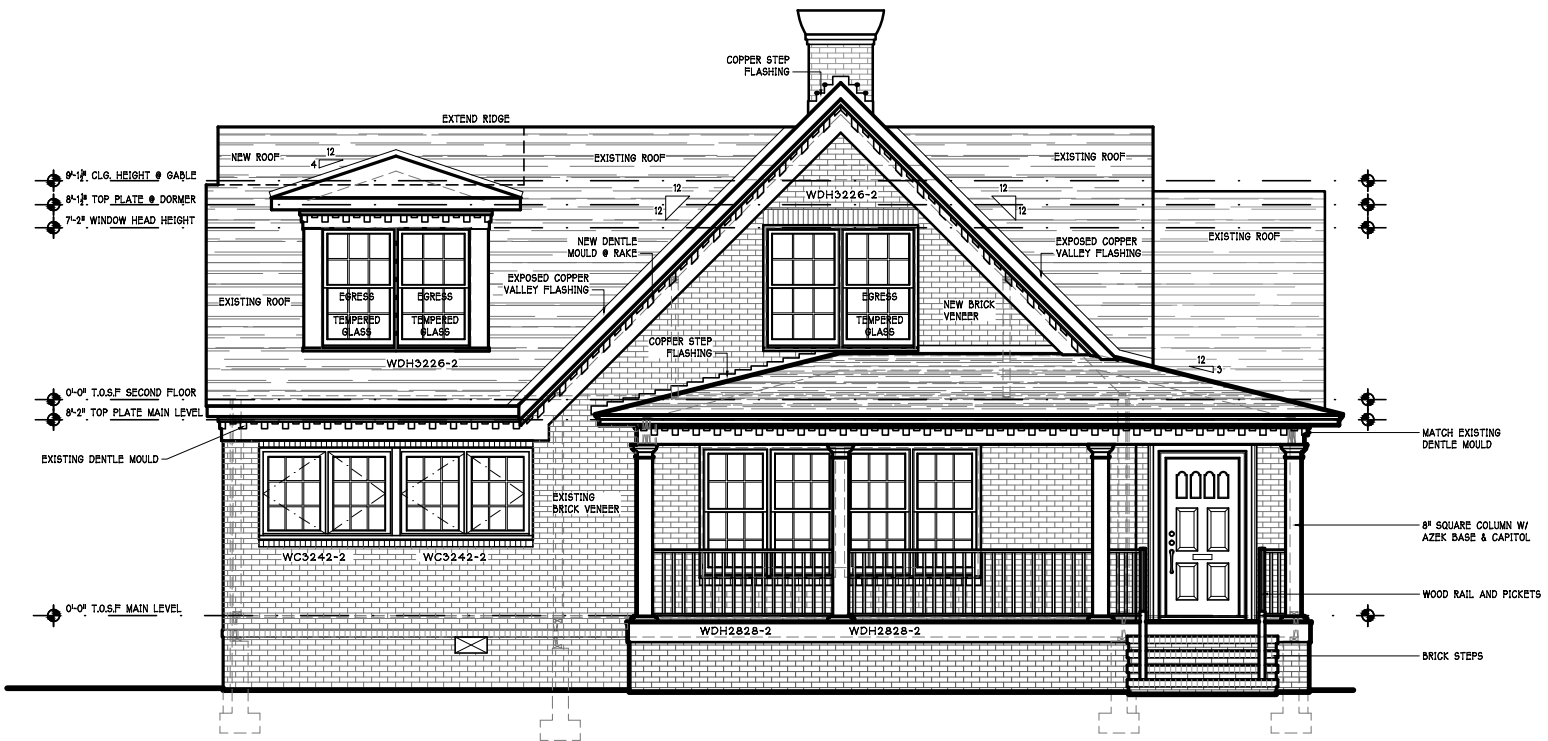
704 East Park Avenue
Existing photographs taken 6-12-14.
Front Elevation
Back Elevation
Garage



NOVEMBER 2014



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



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

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

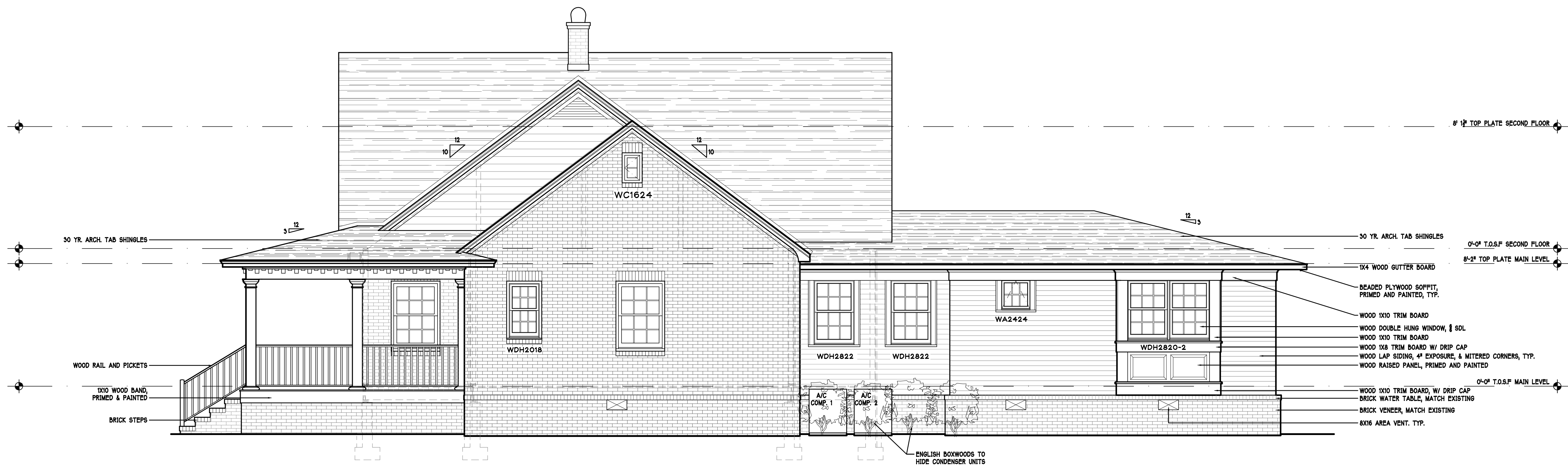
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ELEVATIONS

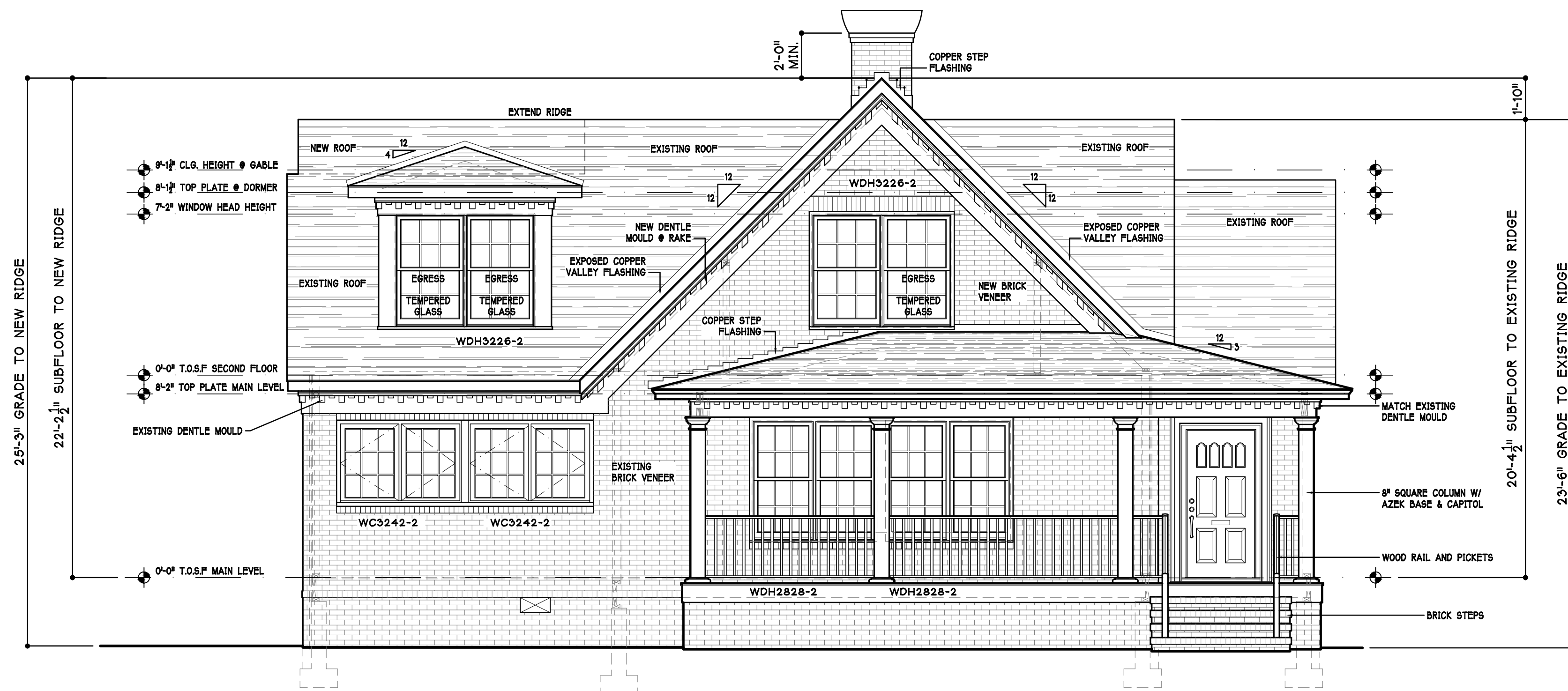
DATE: 10-15-14
SHEET NO.

A4

DECEMBER 2014



2 RIGHT SIDE ELEVATION
A4 SCALE : 1/4" = 1'-0"



1 FRONT ELEVATION
A4 SCALE : 1/4" = 1'-0"

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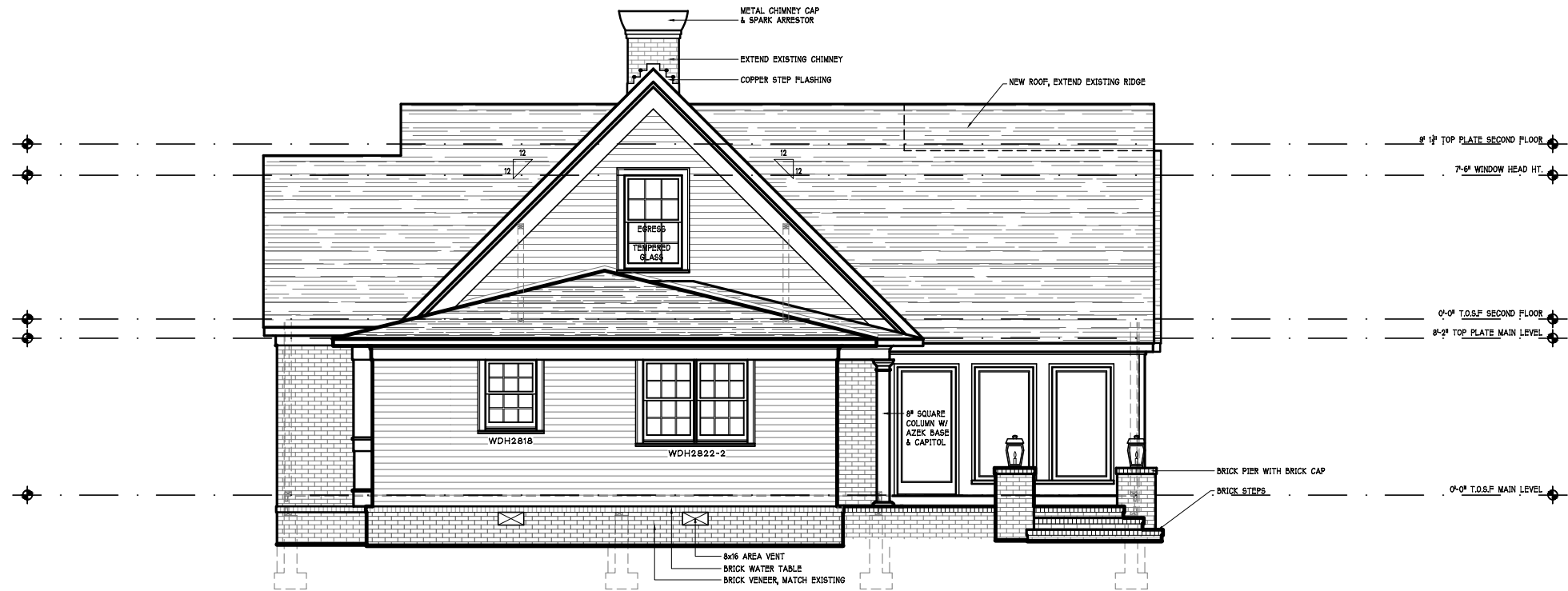
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ELEVATIONS

DATE: 11-18-14
SHEET NO.

A4

NOVEMBER 2014



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



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

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

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ELEVATIONS

DATE: 10-15-14
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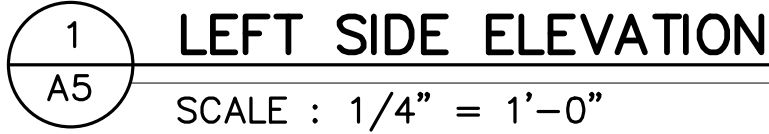
A5

AN ADDITION AND RENOVATION FOR

704 East Park Avenue
Charlotte, North Carolina

ELEVATIONS

A5



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