
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1712 Euclid Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Jason McArthur

APPLICANT: Jason McArthur & Tony Miller

This application was continued from March for 1) Landscaping/parking area screening, 2) Scale of deck and columns, and 3) Roof massing.

Details of Proposed Request

Existing Conditions

The existing site is located in the center of a block between East Blvd., Cleveland Ave., East Kingston Ave., and Euclid Ave. with alleyways on three sides. The site is zoned B-1(PED). Primary access to the site will be provided through a driveway from East Boulevard with secondary access from adjoining alleys. There are several mature trees adjacent to the site and one mature tree on the subject property. Adjacent structures are single family and multi-family with commercial uses along East Boulevard.

Proposal

The proposal is the construction of a two story quadraplex on the vacant parcel. Plan details include the following:

1. Parking will be provided along the alleyways.
2. Trees to remain are reflected on the site plan.
3. Mechanical systems are located at the rear.
4. Maximum height is approximately 33'-4.75".
5. Exterior materials are cedar shake and wood lap.
6. Windows are wood.

Revised Proposal – January 14, 2015

1. Building and open space area provided.
2. Building height recalculated.
3. Wall section and fenestration details provided.
4. Shutters removed.
5. Tree replacement/protection plan revised.

Revised Proposal – February 14, 2015

1. Building height revised to be similar to adjacent buildings on East Boulevard.
2. Roof pitch lowered from 12/12 to 10/12.

Revised Proposal – March 11, 2015

1. Roof massing has been modified.
2. Fenestration on southeast elevation has been redesigned.
3. An additional 5' has been added to the rear yard (facing single family)/building width reduced 5'.

Revised Proposal – April 8, 2015

1. The parking areas have additional landscaping at the curbs.
2. Roof massing has been modified.
3. Ridge height is approximately 30'-6".
4. Balcony columns have been redesigned.

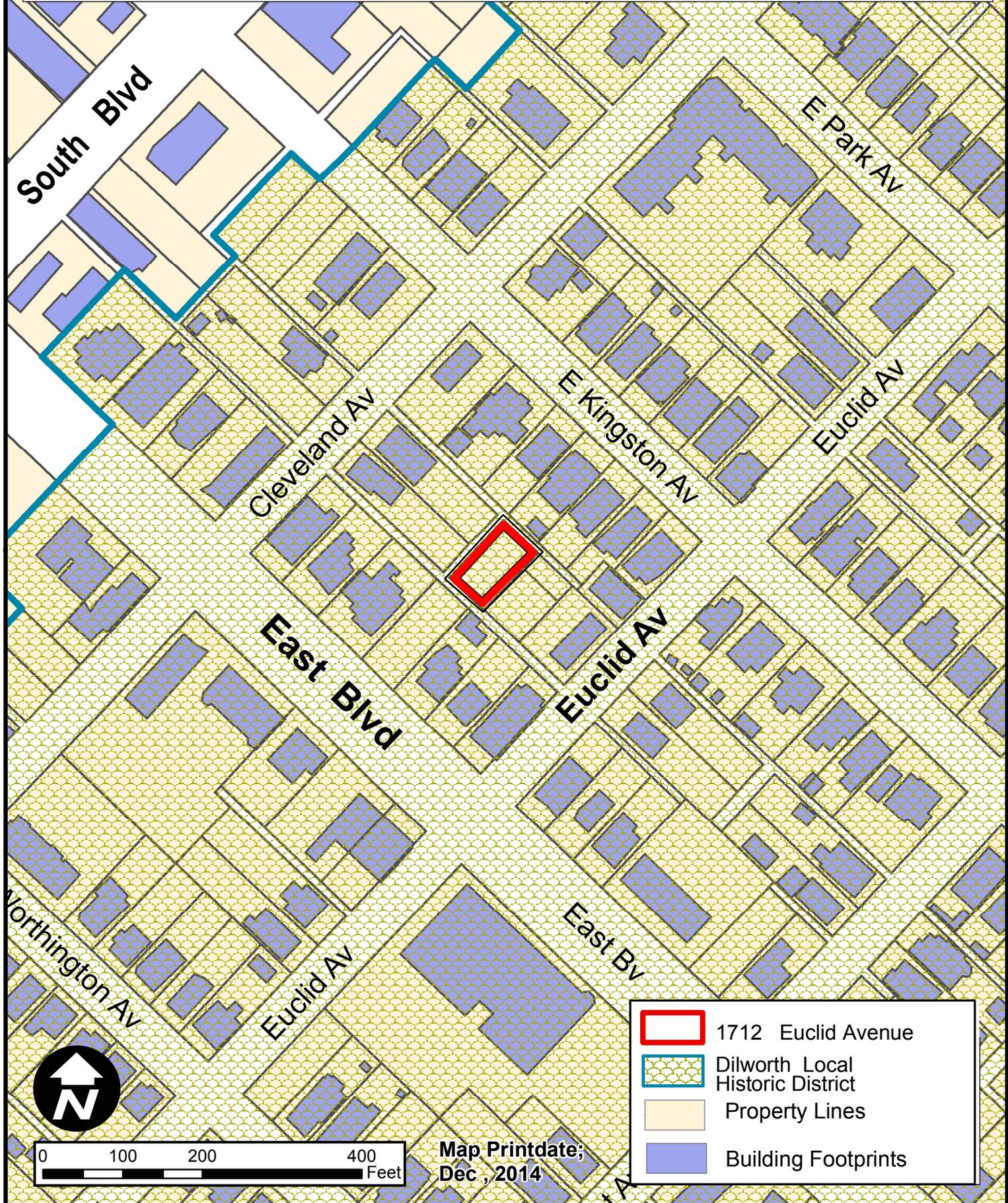
Policy & Design Guidelines

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for new construction.

*Charlotte Historic District Commission - Case 2014-268
Historic District; Dilworth*



-  1712 Euclid Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate;
Dec , 2014

0 100 200 400 Feet



East Bv.



1712 Euclid Ave.



314-322 East Kingston Avenue



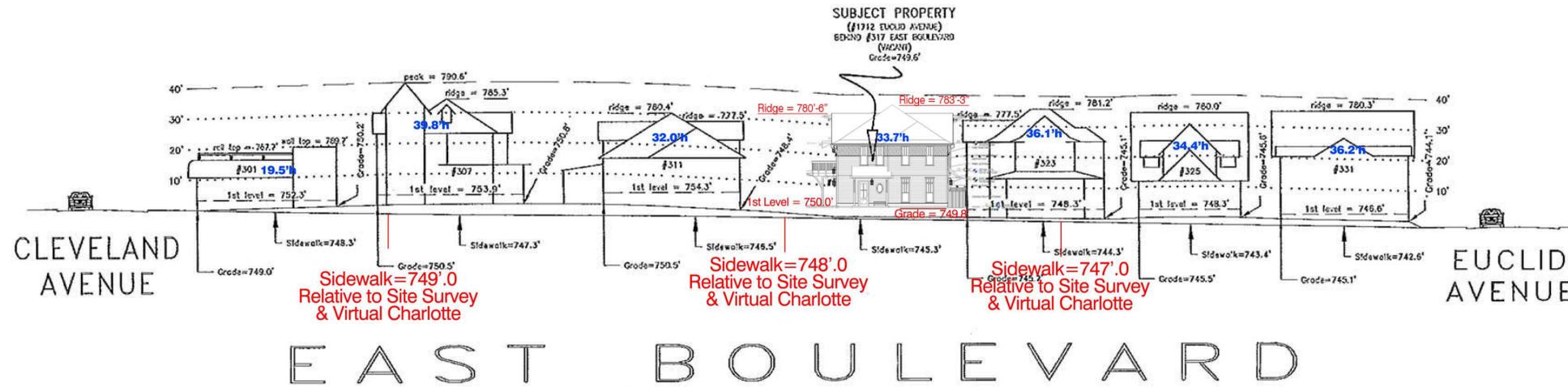
1717 Cleveland Avenue

MARCH 2015

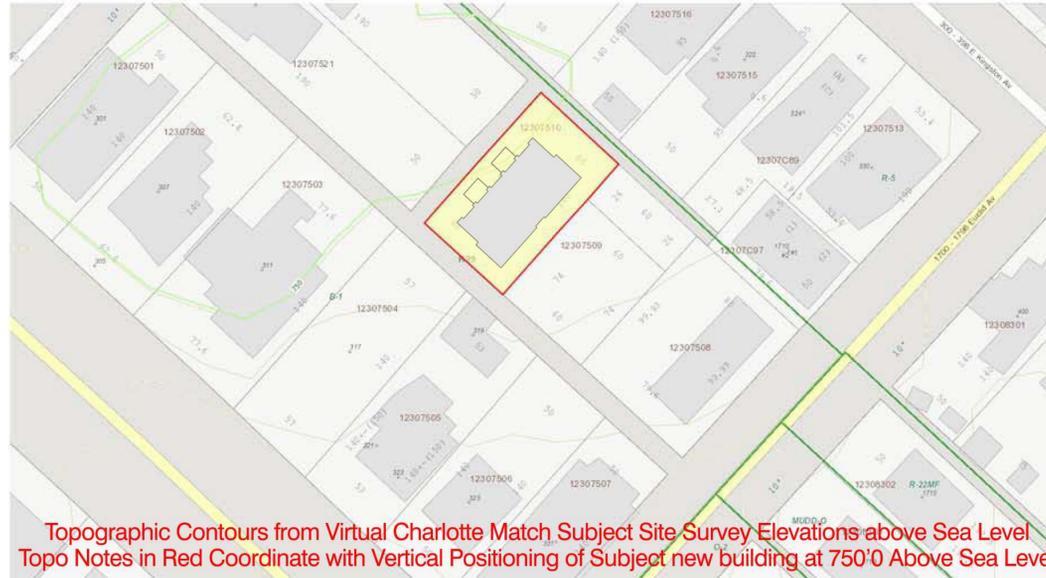
This 6th day of November, 2014.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



Aerial View with Proposed Building Roof Scale

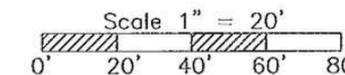


Topographic Contours from Virtual Charlotte Match Subject Site Survey Elevations above Sea Level
Topo Notes in Red Coordinate with Vertical Positioning of Subject new building at 750'0 Above Sea Level

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

Copyright 2014
Building Heights Sketch of
301-331 EAST BOULEVARD
FACING NORTHEAST

CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
NOVEMBER 06, 2014



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 rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
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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*Drawings Submitted Under Separate Permit & Contract

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EAST BOULEVARD EXISTING

03
Perspective I

EAST BOULEVARD CARRIAGE HOUSE APARTMENTS

HDC 2014-268
1712 EUCLID AVENUE

INNER BLOCK bounded by
EAST BOULEVARD, EUCLID AVENUE,
EAST KINGSTON AVENUE &
CLEVELAND AVENUE in
CHARLOTTE, NC 28203

FOR
MISSION PROPERTIES, LLC

ISSUED FOR: HDC REVIEW
ISSUE DATE: 01/13/15
REVISIONS: 01/30/15
Review Comments
 02/26/15
Roof Revisions

STREET
VIEWS

FILE NAME: 00-EB-H004-StreetViews.dwg
DRAWN BY: TFM
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H004

01
Perspective I



EAST BOULEVARD with PROPOSED CARRIAGE HOUSE QUADRAPLEX

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EAST BOULEVARD EXISTING

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Massing & Screening

STREET
VIEWS

FILE NAME: 00-EB-H004-StreetViews.dwg
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01

Perspective I

H004



EAST BOULEVARD with PROPOSED CARRIAGE HOUSE QUADRAPLEX

MARCH 2015

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SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER PARKING

15

3/16" = 1'-0"



SOUTHEAST ELEVATION Toward EUCLID AVENUE

03

3/16" = 1'-0"



NORTHEAST ELEVATION Toward EAST KINGSTON AVENUE

13

3/16" = 1'-0"



NORTHWEST ELEVATION Toward CLEVELAND AVENUE

01

3/16" = 1'-0"

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ELEVATIONS

FILE NAME: 00-EB-H201-Elevations
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CHECKED BY: TFM

A201

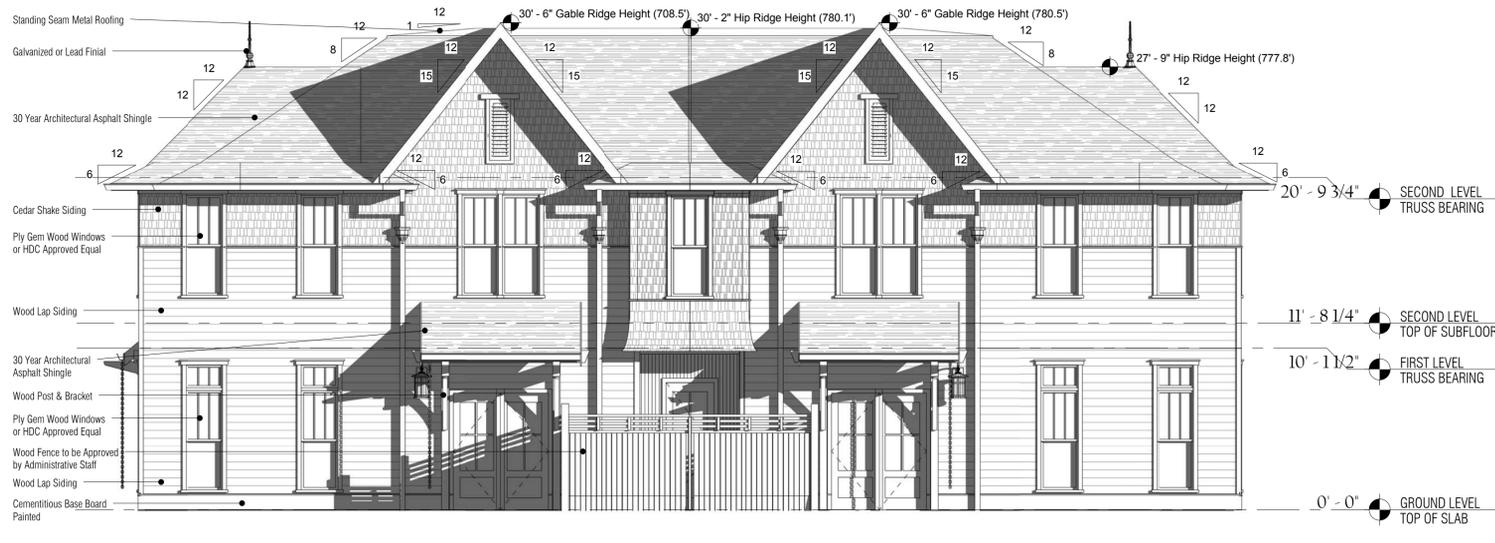
APRIL 2015

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SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER PARKING

15
3/16" = 1'-0"



SOUTHEAST ELEVATION Toward EUCLID AVENUE

03
3/16" = 1'-0"

EAST BOULEVARD
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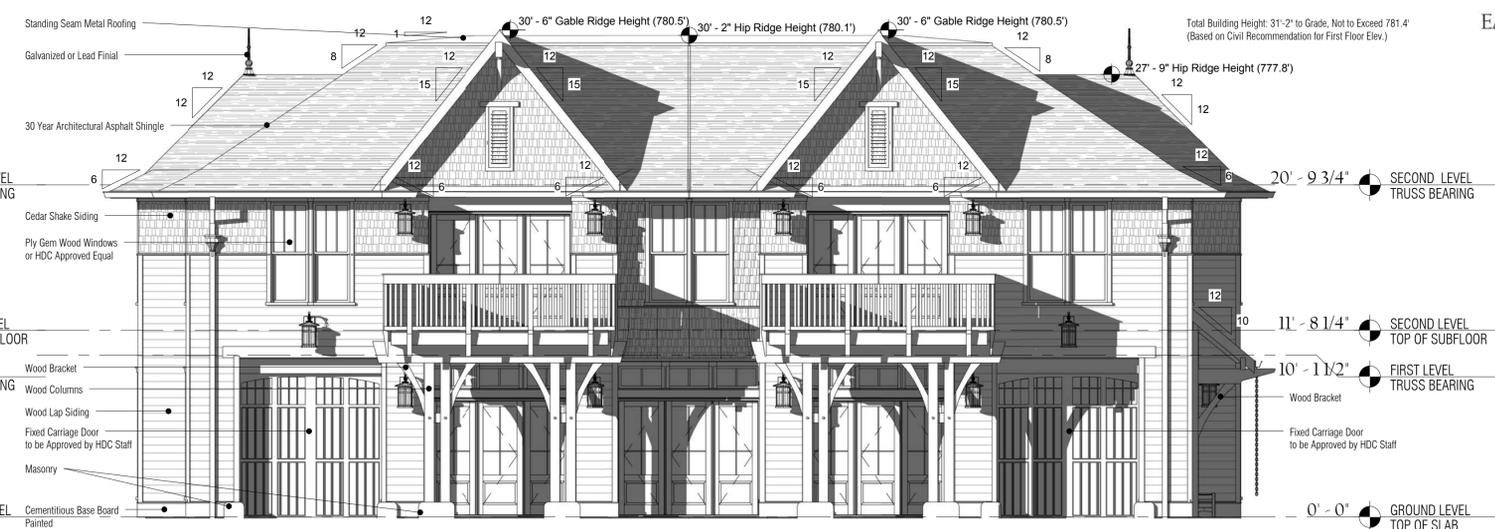
ELEVATIONS

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NORTHWEST ELEVATION Toward EAST KINGSTON AVENUE

13
3/16" = 1'-0"



NORTHWEST ELEVATION Toward CLEVELAND AVENUE

01
3/16" = 1'-0"

H201



THIRD FRONT FACING REAR of COMMERCIAL BUILDIGN on EUCLID AVENUE

03

Perspective



SECOND FRONT FACING REAR of COMMERCIAL BUILDINGS on CLEVELAND AVENUE

02

Perspective



01

Perspective

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FRONT CORNER FACING ALLEY & COPPER PARKING LOT off EAST BOULEVARD



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MARCH 2015

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ILLUSTRATIVE
VIEWS

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H301



HUDSON VALLEY CARRIAGE HOUSE COLUMNS

15
 Photo



THIRD FRONT FACING REAR of COMMERCIAL BUILDIGN on EUCLID AVENUE

03
 Perspective



DECK COLUMN DETAIL & DOOR BASE CURBS

13
 Perspective



SECOND FRONT FACING REAR of COMMERCIAL BUILDINGS on CLEVELAND AVENUE

02
 Perspective



FRONT CORNER FACING ALLEY & COPPER PARKING LOT off EAST BOULEVARD

01
 Perspective



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**ILLUSTRATIVE
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H301



REAR of COMMERCIAL BUILDING on EUCLID

04

Pamorama Photo



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**EAST SIDE & ROOF
 BEFORE & AFTER**

FILE NAME: 00-EB-H302-Before&After.dwg
 DRAWN BY: TFM
 CHECKED BY: TFM

H302



FEBRUARY ROOF (Not Part of Certificate of Appropriateness) Axon

19



FEBRUARY SUBMITTAL of EASTERN ELEVATION Facing Rear of OFFICES on EUCLID (Not Included in COA) Perspective

02



PROPOSED ROOF for CERTIFICATE of APPROPRIATNESS Axon

18



EASTERN ELEVATION Facing Rear of OFFICE BUILDING on EUCLID (Existing Trees to Remain not Shown) Perspective

01

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TALLER MARCH ROOF (Not Part of Certificate of Appropriateness)

18
 Axon



MARCH SUBMITTAL of EASTERN ELEVATION Facing Rear of OFFICES on EUCLID (Not Included in COA) Perspective

02



PROPOSED ROOF for CERTIFICATE of APPROPRIATNESS

17
 Axon



EASTERN ELEVATION Facing Rear of OFFICE BUILDING on EUCLID (Exstg Trees to Remain not Shown) Perspective

01

APRIL 2015

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**EAST SIDE & ROOF
 BEFORE & AFTER**

FILE NAME: 00-EB-H302-Before&After.dwg
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 CHECKED BY: TFM

H302

MARCH 2015

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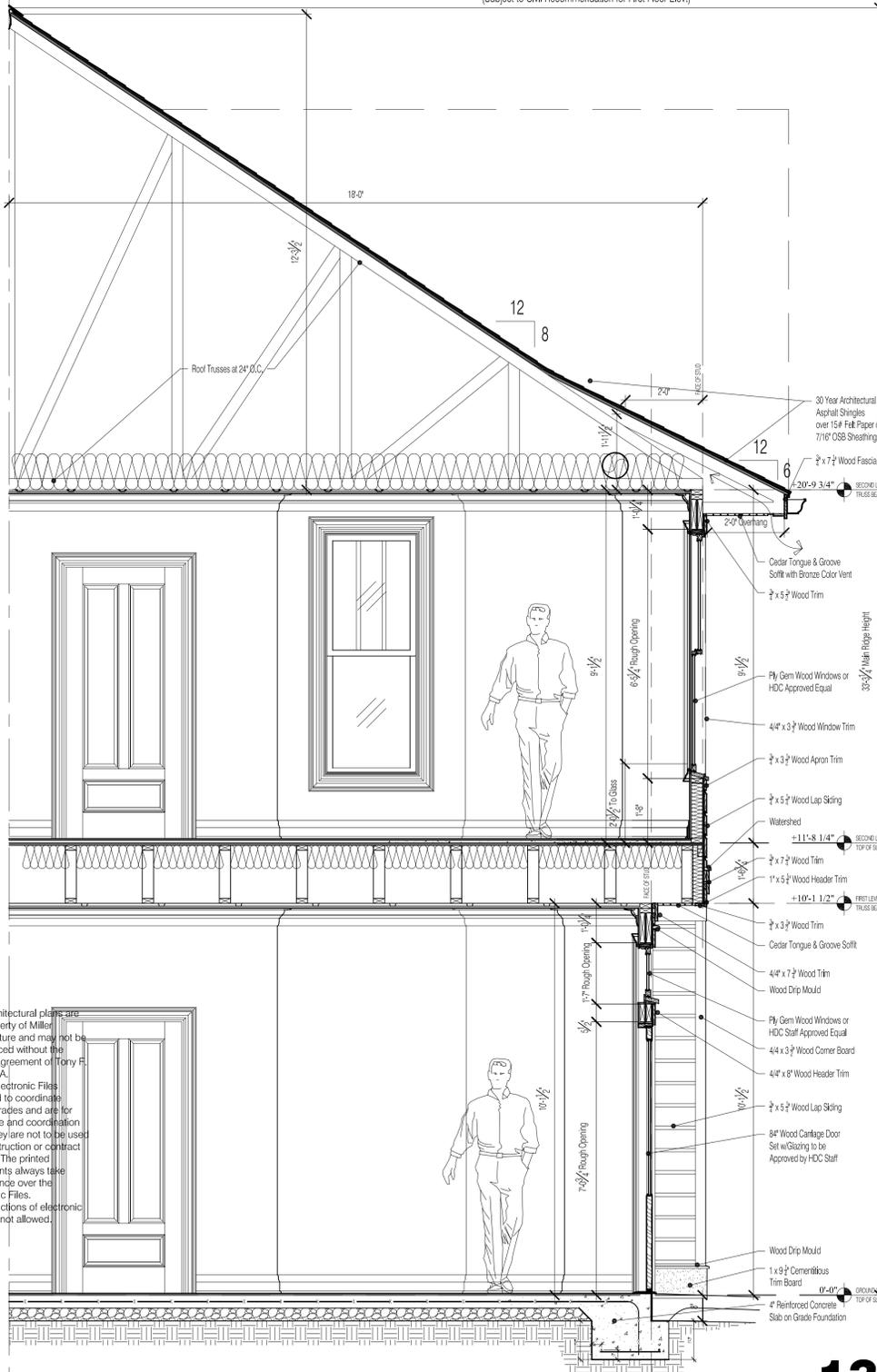
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WALL SECTIONS

FILE NAME: 00-EB-H401-WallSections.dwg
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H401

Total Building Height: 33'-8" to Grade, Not to Exceed 78'
 (Subject to Civil Recommendation for First Floor Elev.)



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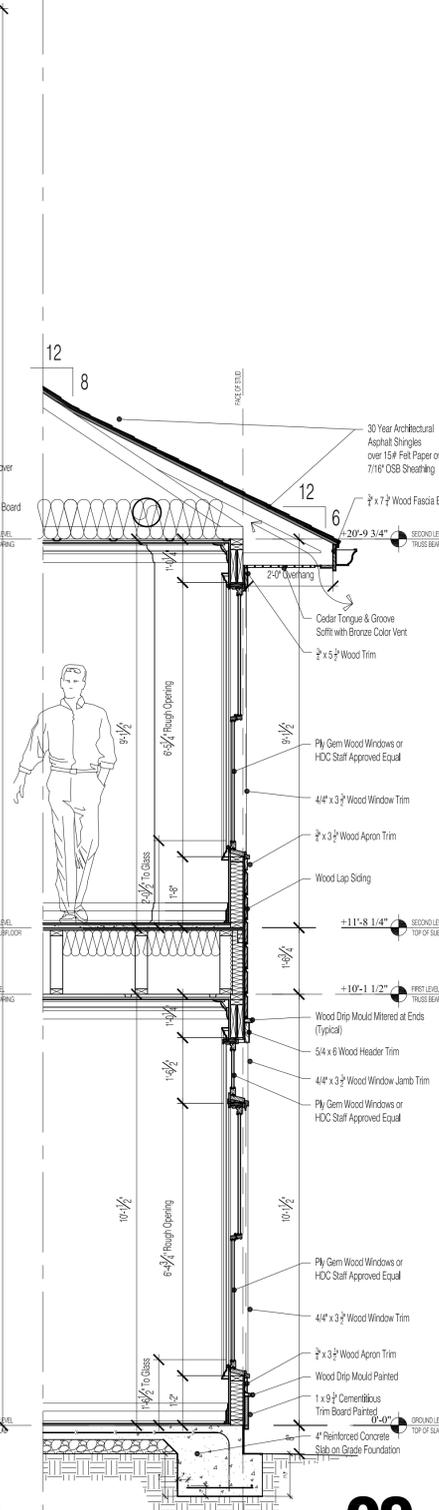
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WALL SECTION at RECESSED DOORS

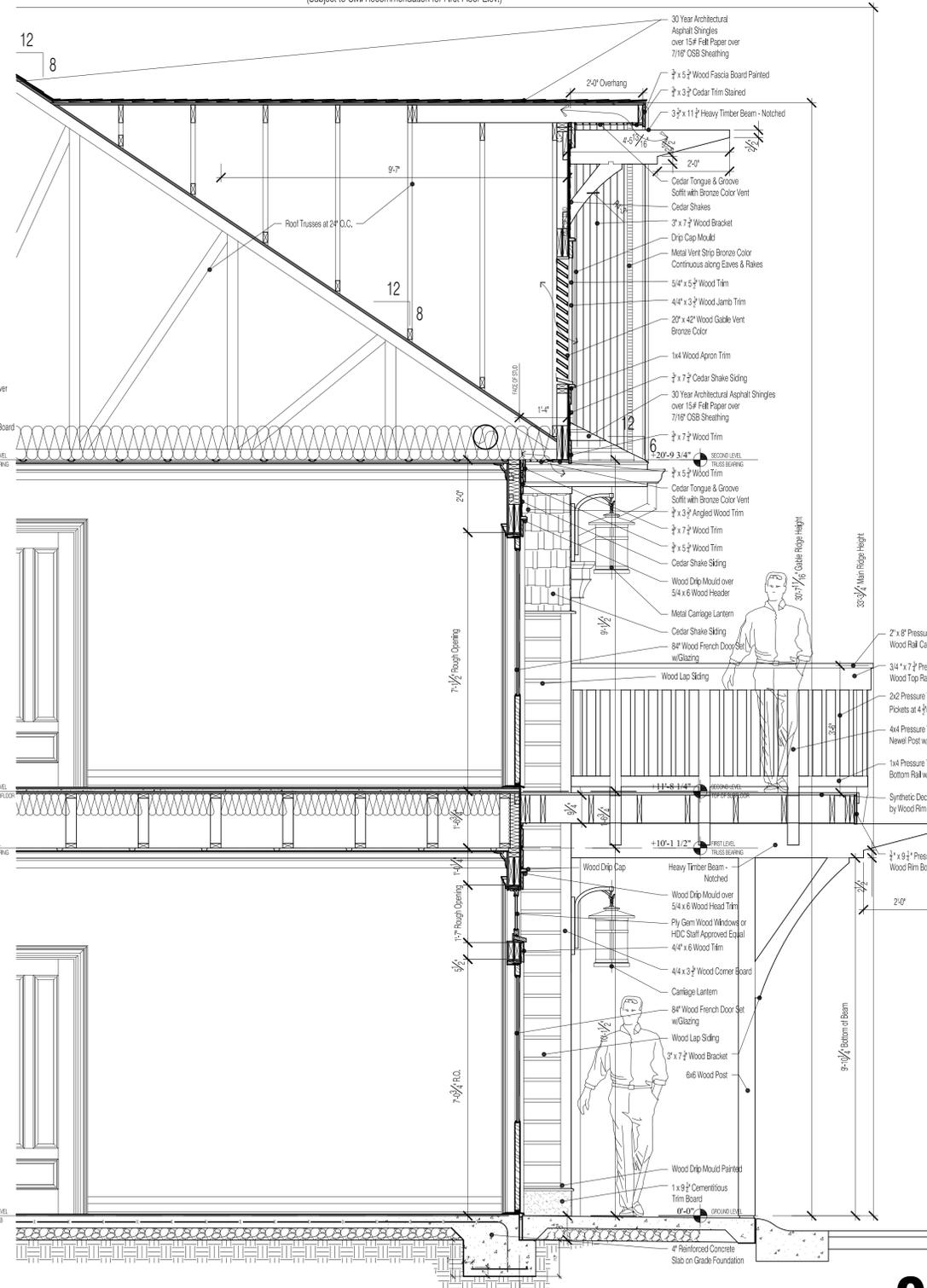
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09

TYPICAL WINDOWS



Total Building Height: 33'-8" to Grade, Not to Exceed 78'
 (Subject to Civil Recommendation for First Floor Elev.)



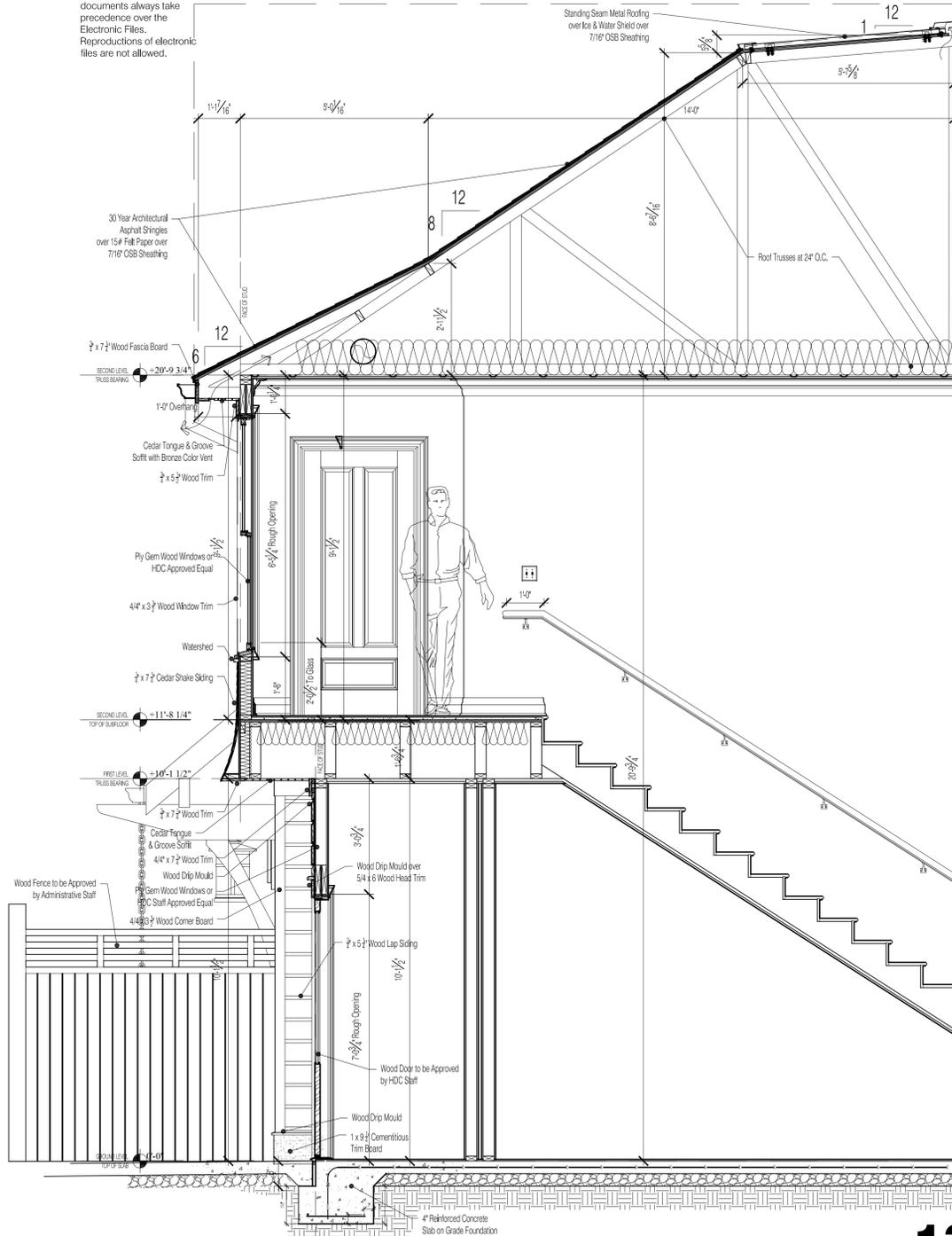
01

WALL THROUGH CENTRAL STAIR

Scale: 1/2"=1'-0"

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Total Building Height: 31'-2" to Grade, Not to Exceed 781.4'
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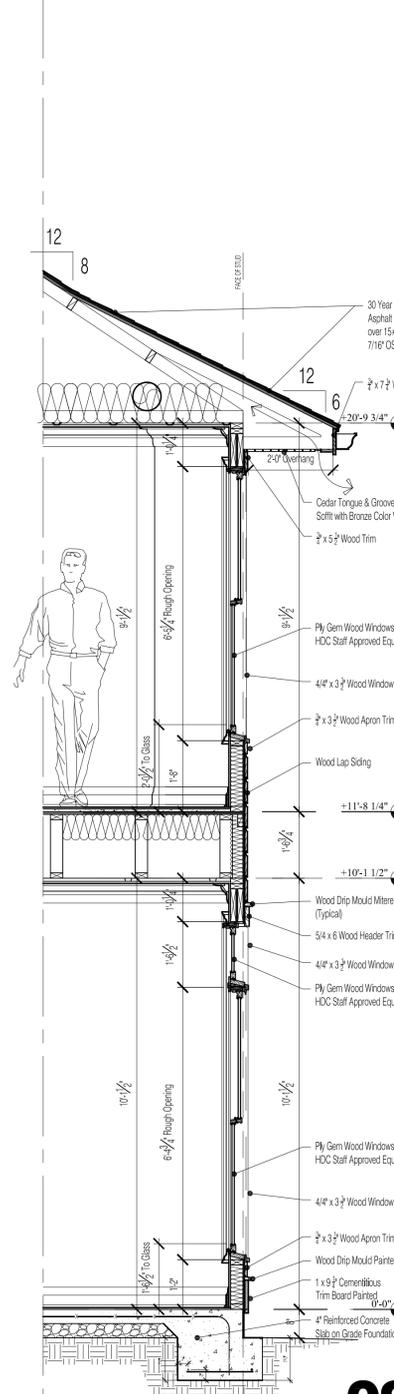


13

WALL SECTION THROUGH REAR STAIR LANDING

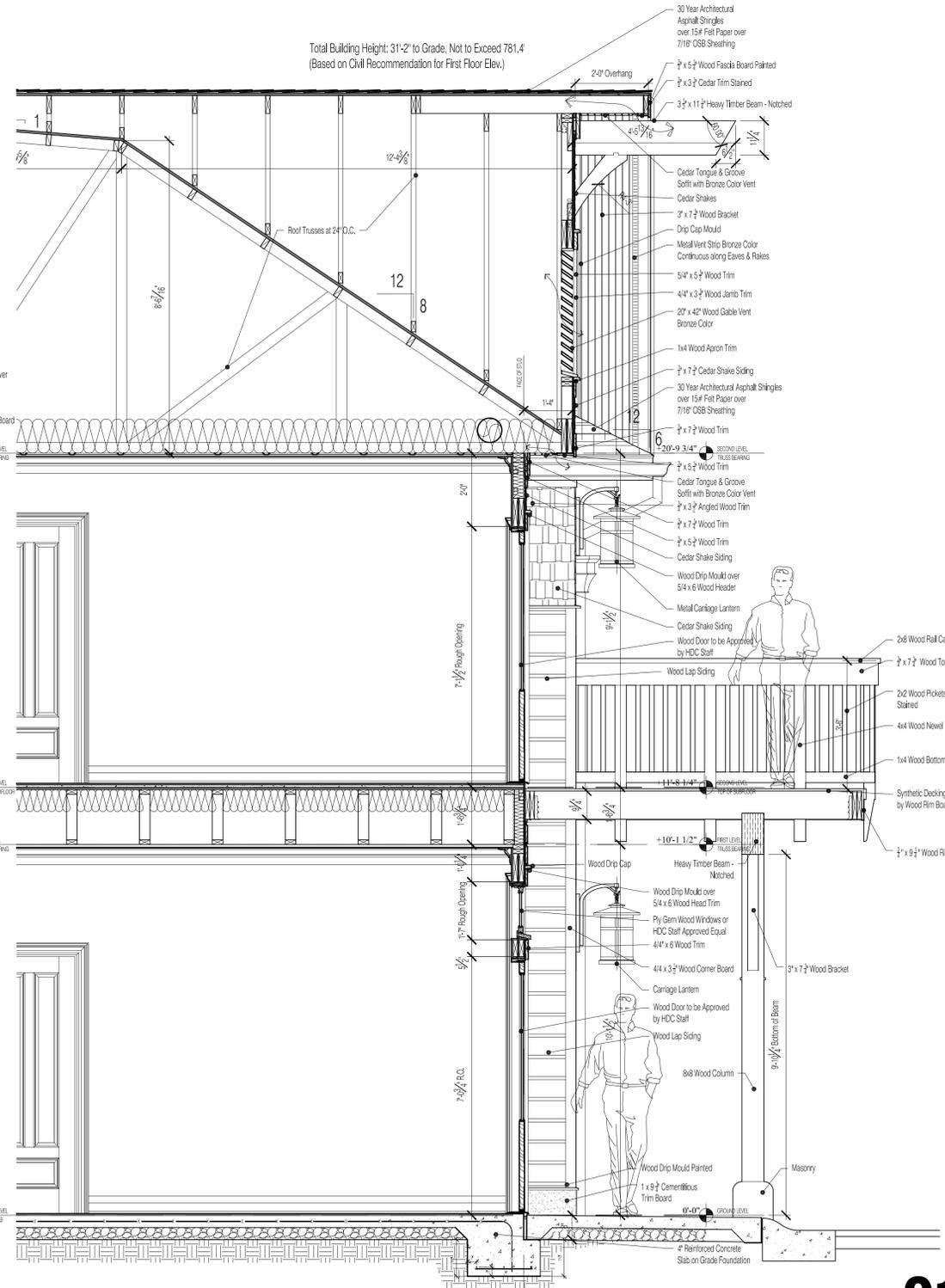
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APRIL 2015



09

TYPICAL WINDOWS



01

WALL SECTION THROUGH FRONT GABLE

Scale: 1/2"=1'-0"



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