LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 700 Templeton Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Allen Brooks

Details of Proposed Request

Existing Conditions
The existing structure is a one story brick house constructed in 1936. Adjacent properties are one and two story single family houses. A multi-family development is located behind the house. A 365-Day Stay of Demolition was placed on the property July 13, 2016.

Proposal
The project is a new single family house and detached garage. The proposed building setback matches existing thermal walls. The proposed height is approximately 28'. Materials are wood and brick. The detached garage is 21' in height with materials and architectural details to match the house.

Policy & Design Guidelines for New Construction, page 34
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis
The Commission will determine if the proposal meets the guidelines for new construction.
Charlotte Historic District Commission - Case 2016-254
New Construction

HISTORIC DISTRICT: DILWORTH

October 4, 2016

Building Footprints

Property Lines

Dilworth

Historic District

700 Templeton Avenue

October 4, 2016

Building Footprints

Property Lines

Dilworth

Historic District

700 Templeton Avenue
Foundation wall at front porch slab has failure.

Right wall facing Furlid has failure at wall and chimney.
Rear wall with basement entry has failing structure even after repairs have been made.
SUBJECT & CONTEXT

A NEW DEVELOPMENT ACROSS EUCLID @ TEMPLETON CAN BE SEEN FROM EUCLID.

END OF OTHER CORNER FACING EUCLID. 701 TEMPLETON.

END OF 701 TEMPLETON AS VIEW FROM EUCLID.

A TWO STORY HOUSE ACROSS-OOU6. 715 TEMPLETON.

A HOUSE @ 0THI & BLOCK ACROSS EUCLID. 701 TEMPLETON.

STREETSCAPE & OTHER SIDE OF TEMPLETON. 705 AS TALL TWO STORY HOUSE. NEW.
These Houses are primarily examples of a typical frontal story and half with a second floor to the rear. The architecture style is more or less in the Colonial-Tudor-cottage style in brick veneer with a secondary material of wood siding or stucco. They were built in the pre-WWII era and are contributing structures of the National Register and the local historic district of Dilworth.

The subject house to be replaced is similar in nature of these examples. It is within the local district but not National Register. It is of relative same age and style and in brick veneer, but with structural problems, un-improved without additions or renovations, and nonconforming in zoning side-street setback and with attached garage with breezeway outside of HDC guidelines. It also has smaller square-footage without a habitable second floor and on a corner lot at the perimeter of the historic district.

The proposed house is more emblematic of these depicted examples of similar square-footage, inhabitable second floor and streetscape presence.
EXISTING SUBJECT ELEVATIONS

RIGHT ELEVATION - EUCLID - EXISTING

FRONT ELEVATION - TEMPLETON - EXISTING
EXISTING SUBJECT ELEVATIONS

BEAR ELEVATION

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

This ___ day of ___ Month, 2016.

[Signature]
Andrew C. Thomas
Professional Land Surveyor
BDH-5080

[Signature]
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Building Heights Sketch of
700 BLOCK of TEMPLETON AVENUE
EVEN SIDE - FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
August 26, 2016

A.8

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building footline heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Giraffe"), 1st level, and roofline of the houses depicted herein. No reappraisal or setback measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural use.

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.
PROPOSED ROOF

ROOF PLAN

1/8" = 1'
13 SEP '14

A.17