LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  700 Templeton Avenue

SUMMARY OF REQUEST:  New Construction and detached garage

APPLICANT/OWNER:  Allen Brooks

The application was continued from December for the following: 1) Accurate drawings with the substituted right elevation, 2) Landscaping plan and HVAC location, 3) Fence elevation and location on site plan and, 4) Setback of adjacent two houses on site plan or survey.

Details of Proposed Request
Existing Conditions
The existing structure is a one story brick house constructed in 1936. Adjacent properties are 1 and 2 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 height is approximately 24’-6". Materials are brick with wood trim, the chimney on the right side will be removed. Other features include wood clad windows and new front and rear porches. The detached garage is approximately 20’ in height with materials and architectural details to match the house and wood garage doors. Rear yard pervious area is approximately 58%.

Revised Proposal – March 8
1. The front porch and right side elevation have been simplified in design and massing.
2. Proposed landscaping, HVAC and fence location is identified on site plan. A design for the fence has not been finalized.
3. Adjacent setbacks are provided and identified as 38’ from ROW for the subject property.

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.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
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<tbody>
<tr>
<td>1. <strong>Size</strong></td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td>2. <strong>Scale</strong></td>
<td>the relationship of the building to those around it</td>
</tr>
<tr>
<td>3. <strong>Massing</strong></td>
<td>the relationship of the building’s various parts to each other</td>
</tr>
<tr>
<td>4. <strong>Fenestration</strong></td>
<td>the placement, style and materials of windows and doors</td>
</tr>
<tr>
<td>5. <strong>Rhythm</strong></td>
<td>the relationship of fenestration, recasses and projections</td>
</tr>
<tr>
<td>6. <strong>Setback</strong></td>
<td>in relation to setback of immediate surroundings</td>
</tr>
<tr>
<td>7. <strong>Materials</strong></td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>8. <strong>Context</strong></td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td>9. <strong>Landscaping</strong></td>
<td>as a tool to soften and blend the project with the district</td>
</tr>
</tbody>
</table>
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A-2      House & Garage Elevations
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A-2.2    Street Scape
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A-4      Existing Roof Plan
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A-12     Sections & Details

PERMEABLE AREA CALCULATIONS

<table>
<thead>
<tr>
<th>RESIDENCE CALCULATIONS</th>
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<tr>
<td>TOTAL PROPOSED HEATED AREA</td>
<td>2839</td>
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<tr>
<td>PROPOSED HEATED AREA OF GARAGE</td>
<td>123</td>
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<tr>
<td>PROPOSED UNHEATED</td>
<td>139</td>
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<tr>
<td>ROOF PERIMETER</td>
<td>139</td>
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<tr>
<td>UNHEATED GARAGE</td>
<td>129</td>
</tr>
<tr>
<td>POWN</td>
<td>0</td>
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<tr>
<td>HINTO</td>
<td>0</td>
</tr>
<tr>
<td>SHAP</td>
<td>0</td>
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<tr>
<td>TOTAL</td>
<td>165</td>
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REAR YARD PERMEABILITY CALCULATIONS ( DO I A AS REQUIRED BY HOD)

| EXISTING REAR AREA                                | 126     |
| CONCRETE PAVER                                   | 790     |
| GARAGE FOOTPRINT                                 | 66      |
| IMPERVIOUS AREA AT REAR YARD                     | 36      |

TOTAL AREA                                        | 165     |

TOTAL PERMEABLE AREA                              | 165     |

OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 20% REQUIRED)

| TOTAL AREA OF SITE                                | 7800    |
| FOOTPRINT OF HOUSE                                | 3158    |
| FOOTPRINT OF GARAGE                               | 129     |

TOTAL AREA                                         | 2635    |

PERCENTAGE OF OPEN SPACE                          | 0.0%    |
Foundation wall at front porch slab has failure.

Right wall facing Euclid has failure at wall and chimney.
EXISTING SUBJECT

Rear wall with basement entry has failing structure even after repairs have been made.
TEMPLETON SW SIDE

END OF BLOCK

Fifth to Left

Fourth to Left

Third to Left
TEMPLETON SW SIDE
TEMPLETON NE SIDE
TEMPLETON NE SIDE
DESIGN REFERENCE

HISTORIC LANDMARK, WOODLAWN BUNGALOW, 215 IRWIN AVENUE
EUCLID AVENUE

A THOROUGHFARE TO SHUTTLE TRAFFIC FROM MOREHEAD TO

BUNGALOWS
WALKING AND PORCH ZONE
--WORTHINGTON--

SOUTH BORDER
MIX OF MULTI-FAMILY ZONE
--TREMONT--
MIXED OFFICE OLDEST HOUSES
VICTORIAN ZONE
--KINGSTON--

COMMERCIAL BUSINESS ZONE
--EAST BOULEVARD--
LARGE & TALL & LONG HOUSES
PEDESTRIAN ZONE
--PARK AVENUE--

CREST OF EUCLID
PEDESTRIAN ZONE
HISTORIC, LARGE, IN-FILL ZONE
--KINGSTON-PARK AVENUE--
INSTITUTIONAL DUPLEX
SCHOOL ZONE
--RENSSALAER--

GRAND HISTORIC HOMES
LATTA PARK ZONE
--PARK AVENUE—
MULTI-FAMILY
CITY MIXED HOUSING ZONE
--BUTTERNUT COURT--

MIXED ERA HOMES
ATHLETIC FIELD ZONE
--BERKELEY--
NORTH BORDER
MIXED NEW DEVELOPMENT
OLD VENACULAR VICTORIAN ZONE
--LEXINGTON--

TRANSITIONAL
POST-WWII HOUSES
VEHICULAR PASSAGE ZONE
--TEMPLETON--
NOTE: ALL EAVES ARE 6" U.N.O.

NOTE: ALL EXISTING BRICK ABOVE FIRST F.F. TO BE REPLACED

FIREPLACE/CHIMNEY TO BE REMOVED

CURVED ROOF

EXISTING ELEVATIONS

EXISTING FRONT ELEVATION

EXISTING EUCLID SIDE ELEVATION
EXISTING & PROPOSED EUCLID SIDE ELEVATION

EXISTING & PROPOSED FRONT ELEVATION
TEMPLETON AVENUE

Templeton Ave.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Size</th>
<th>Base Footprint</th>
<th>% of Coverage</th>
<th>Garage/Other</th>
<th>% of Coverage</th>
<th>Notes</th>
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<td>420</td>
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<td>2000 Additions</td>
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Proposed

Average House

| Average | 7500 | 2095 | 37.5 | 517 | 34 |

Appended: 1
1. **EXISTING ROOF PLAN**

- **NOTE:**

  1. **R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.**

  2. **R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1\4 INCHES.**

  3. **R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.**

  4. **R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.**

  5. **R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.**

  6. **R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.**

  7. **R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.**

- **STAIRS, RAILING & GUARD NOTES:**

  1. **EXCEPTION DOES NOT APPLY TO THIS PROJECT.**

  2. **ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.**

  3. **EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HRAN THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.**

- **GENERAL NOTES:**

  1. **FINISH GRADE TO BE COORDINATED BY THE CONTRACTOR.**

  2. **ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.**

  3. **COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.**

  4. **ALL PROPOSED EAVES TO BE 1'-0" U.N.O.**

  5. **CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING SURFACE WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.**

  6. **ALL DIMENSIONS FROM FACE OF BLOCK U.N.O.**

  7. **FACE OF STUD TO BE 1" AWAY FROM FACE OF BLOCK.**
NOTES:

1. Structural Engineering to be coordinated with the Architect. All structural drawings to be submitted to the Architect for review and approval. Structural Engineer to provide the Architect with a General Letter of Agreement.

2. Foundation: All proposed foundation plans to be submitted to the Architect for review and approval. All foundation details to be verified by the Contractor. Foundation drawings to be furnished by the Contractor.

3. Exterior Materials: All exterior materials to be selected by the Client. Contractor to provide the Architect with a Material Listing of all exterior materials to be used.

4. Architectural Details: All architectural details to be furnished by the Contractor. Architectural details to be verified by the Contractor.

5. Construction Drawings: All construction drawings to be submitted to the Architect for review and approval. All construction drawings to be furnished by the Contractor.

6. Punch List: All punch list items to be submitted to the Architect for review and approval. All punch list items to be furnished by the Contractor.

7. Project Completion: All project completion items to be submitted to the Architect for review and approval. All project completion items to be furnished by the Contractor.

8. Final Payment: Final payment to be submitted to the Architect for review and approval. Final payment to be furnished by the Contractor.

9. Retainer Agreement: Client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees arising out of such reuse or modification of these construction drawings.

10. Revisions: All revisions to these construction drawings to be submitted to the Architect for review and approval. All revisions to these construction drawings to be furnished by the Contractor.

11. Administrative: All administrative items to be submitted to the Architect for review and approval. All administrative items to be furnished by the Contractor.

12. Final Drawings: All final drawings to be submitted to the Architect for review and approval. All final drawings to be furnished by the Contractor.

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