CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-274
DATE: April 17, 2017

ADDRESS OF PROPERTY: 700 Templeton Avenue
TAX PARCEL NUMBER: 12305619

HISTORIC DISTRICT: Dilworth

OWNER(S): Micah Simon

DETAILS OF APPROVED PROJECT: The project is an addition to an existing single family house and detached garage. The front setback is approximately 38' from ROW. The proposed height of the house is approximately 23' from the FFE. Portions of the foundation and walls will remain along the front, sides and rear as shown on the foundation plan and elevations. 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%.

The project was approved by the HDC March 8, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Jim Haden, Chairman
Staff

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INDEX OF DRAWINGS

A-0  Cover Sheet
A-1  Existing & Proposed Site Plan
A-2  Site Profile
A-3  Existing Plans
A-4  Existing Roof Plan
A-5  Existing Elevations
A-6  Existing Elevations
A-7  Proposed Plans
A-8  Proposed Plans
A-9  Proposed Roof Plan
A-10 Proposed Elevations
A-11 Proposed Elevations
A-12 Sections & Details
A-13 Sections & Details
A-14 Proposed Accessory Plans (Separate Permit)
A-15 Proposed Accessory Elevations (Separate Permit)
A-16 Proposed Accessory Section (Separate Permit)

HDC-COA: 2016-274

SQUARE FOOTAGE CALCULATIONS

Heated                   Unheated

Existing First Floor:   1,108 S.F.      168 S.F.  
Proposed Basement Floor:  975 S.F.      170 S.F.
Proposed First Floor:    1650 S.F.      387 S.F.
Proposed Second Floor:   1313 S.F.      128 S.F.
Total:                   3,398 S.F.      685 S.F.
Total Under Roof:        4,623 S.F.

Proposed Garage:        0 S.F.           529 S.F.
Proposed Garage:        600 S.F.          0 S.F.
Total Under Roof:       1,032 S.F.