
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.

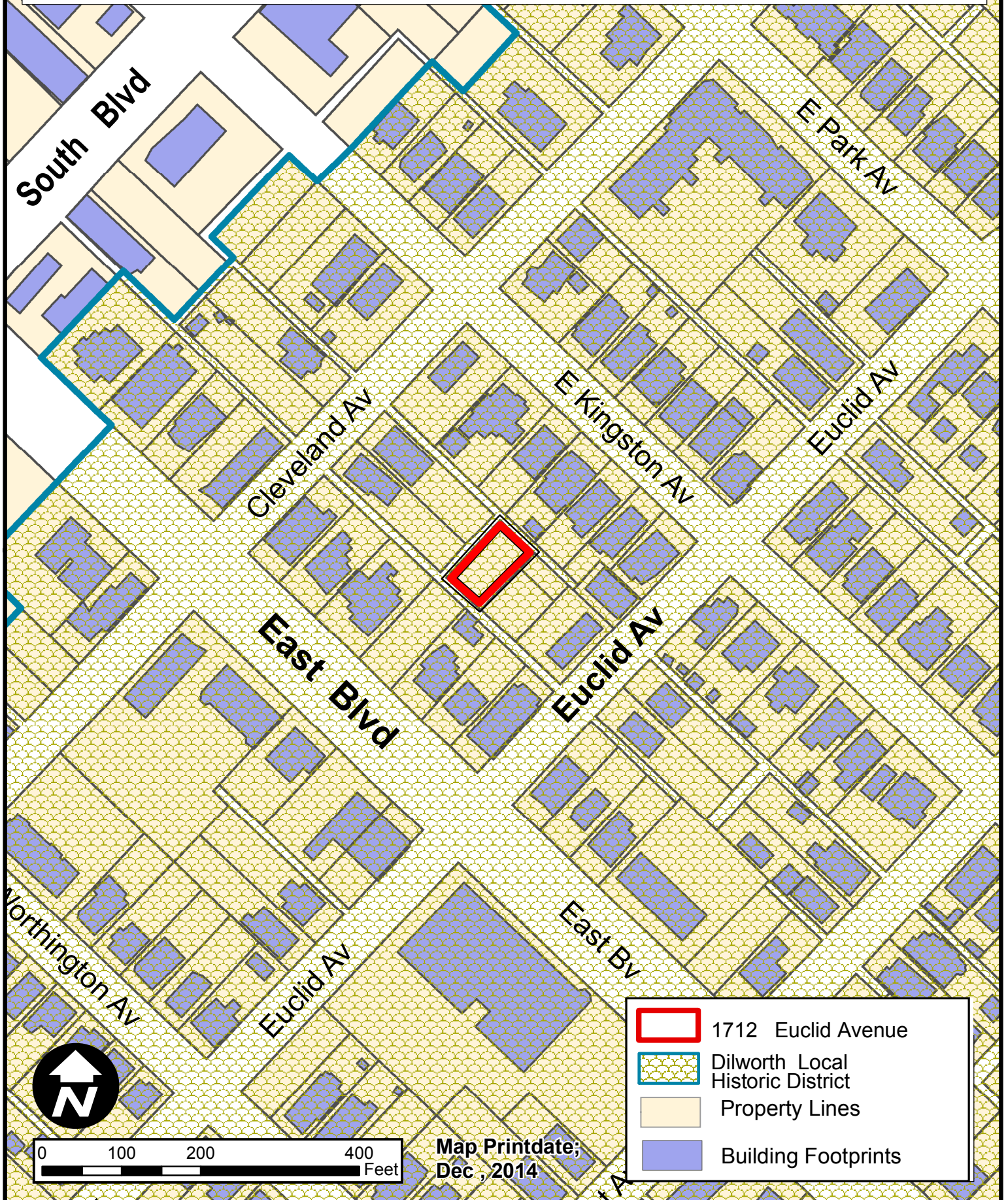
Policy & Design Guidelines

<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





East Bv.



1712 Euclid Ave.



314-322 East Kingston Avenue



1717 Cleveland Avenue

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ALLEY TREE TO BE PRESERVED



SPLIT TREE TO BE REMOVED



ALLEY TREE TO BE REMOVED



EXISTING SITE PLAN & LOT PHOTOS



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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: 1. 01/30/15
Review Comments
2. 02/26/15
Roof Revisions

EXISTING
SITE PLAN &
TREE SURVEY

FILE NAME: 00-EB-H001-SitePlan.dwg
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H001

Scale: 3/32"=1'-0"

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SITE DATA:

LOT AREA: 6,005.58sf (.0137 Acres)

SETBACKS per 10.803 (3): Street Setback -Not Applicable,

Side Yards -None Required (5' if provided), 5' Side Yard and/or
20' Rear Yard is required where the lot abuts an existing Residential
Structure or Residential Zoning District. 20' Rear Yard Provided.

MAXIMUM HEIGHT ALLOWED by ZONING: 40' + 1/10' up to 100'

MAXIMUM HEIGHT PROPOSED in HDC CERTIFICATE of APPROPRIATENESS: 33'-8" (33'-4" above slab).

OPEN SPACE REQUIRED by ZONING: 0sf

PERMEABLE AREA: 1,970sf in HDC Certificate of Appropriateness (33.3% of Site)

PARKING REQUIRED 1.25 Spaces/Unit x 4 Units = 5 Parking Spaces

No Parking Screening Required for less than 10 Spaces.



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MARCH 2015

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PROPOSED
SITE PLAN

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H002

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PROPOSED SITE PLAN

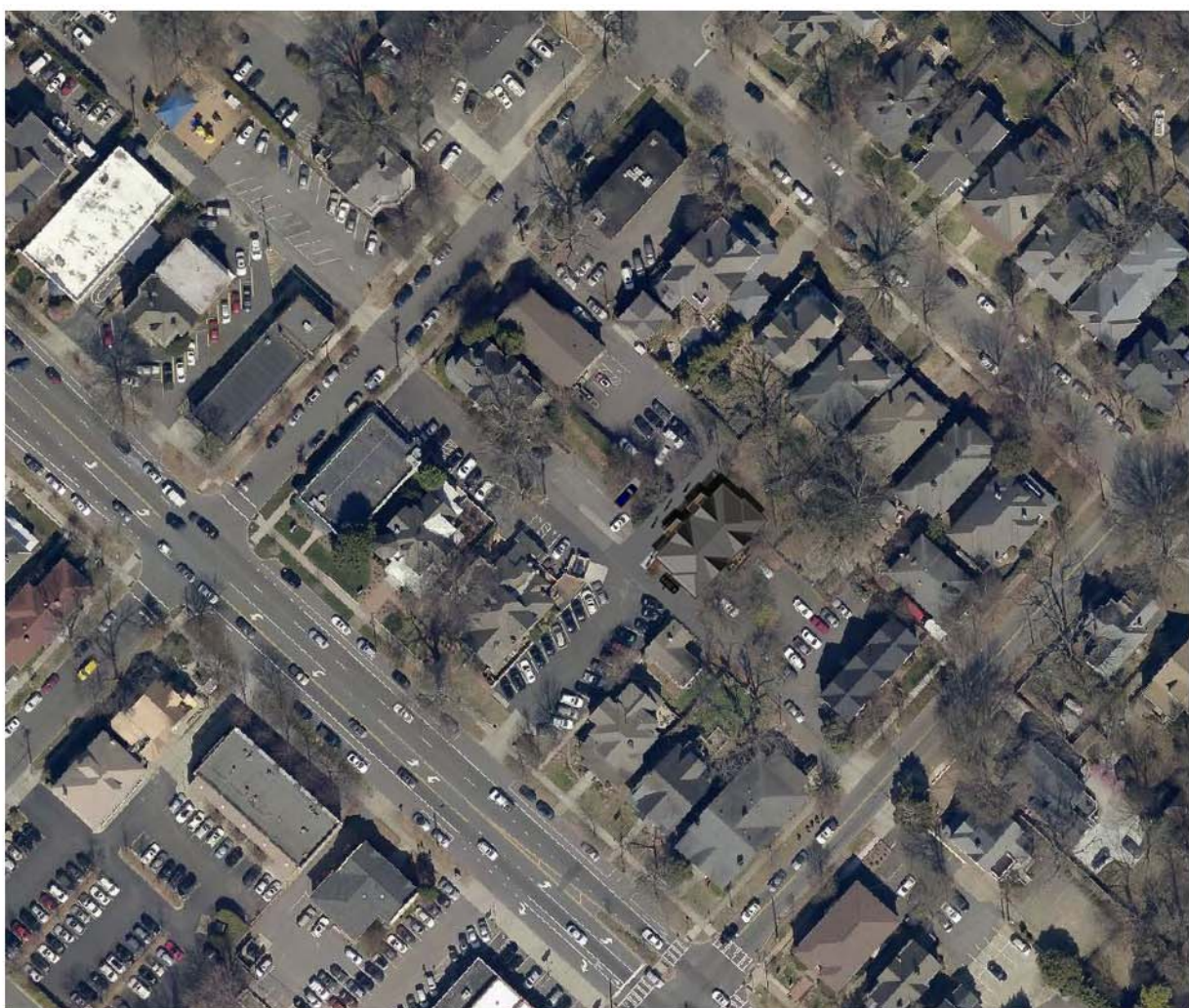
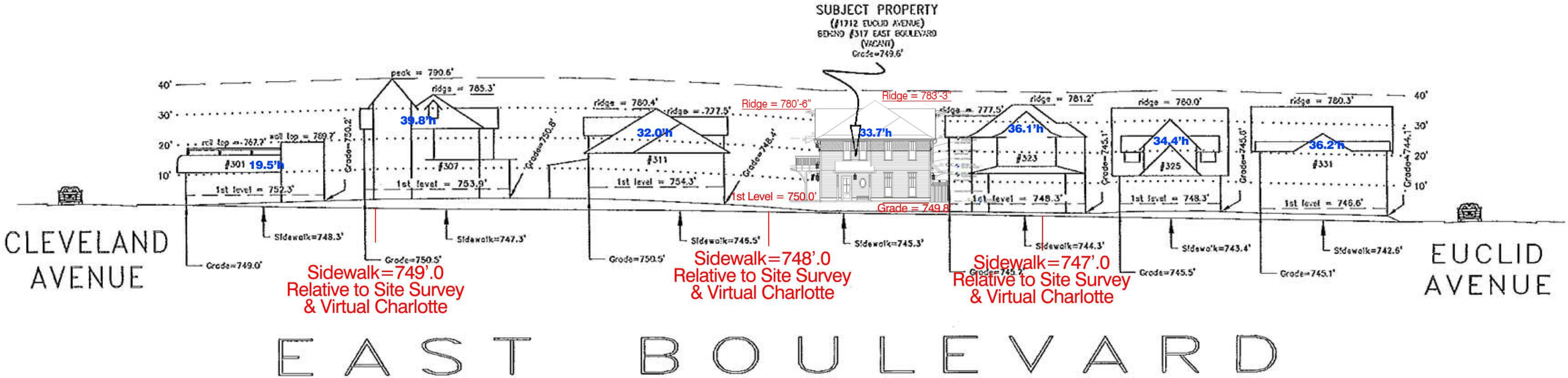
H002

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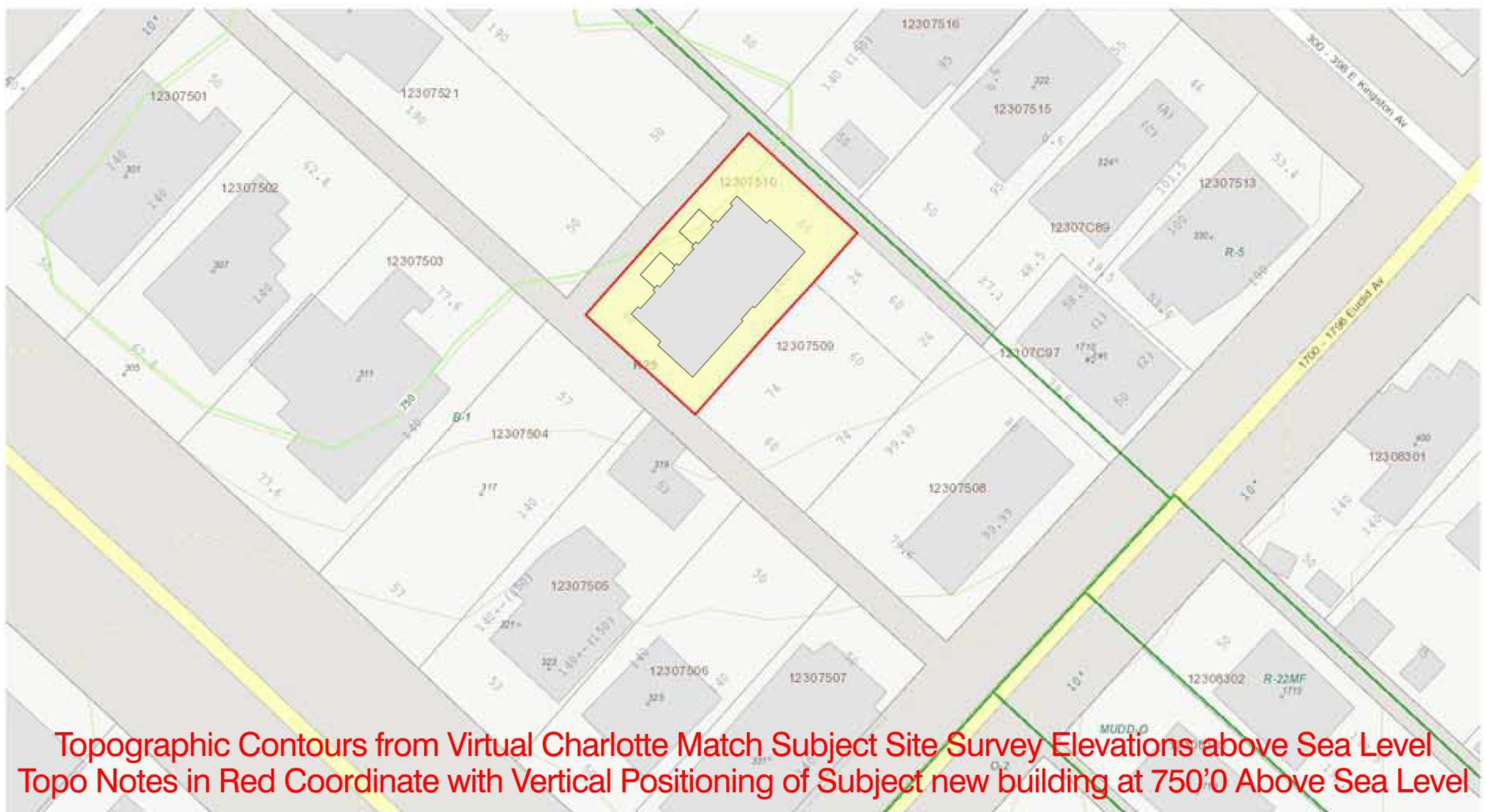
This 6th day of November, 2014.



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



Aerial View with Proposed Building Roof Scale

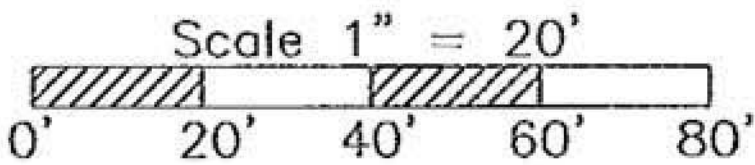


A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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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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EAST BOULEVARD EXISTING

03
Perspective

EAST BOULEVARD CARRIAGE HOUSE APARTMENTS

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STREET
VIEWS

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

H004



EAST BOULEVARD with PROPOSED CARRIAGE HOUSE QUADRAPLEX

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EAST BOULEVARD EXISTING

03
Perspective



EAST BOULEVARD with PROPOSED CARRIAGE HOUSE QUADRAPLEX

01
Perspective



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STREET
VIEWS

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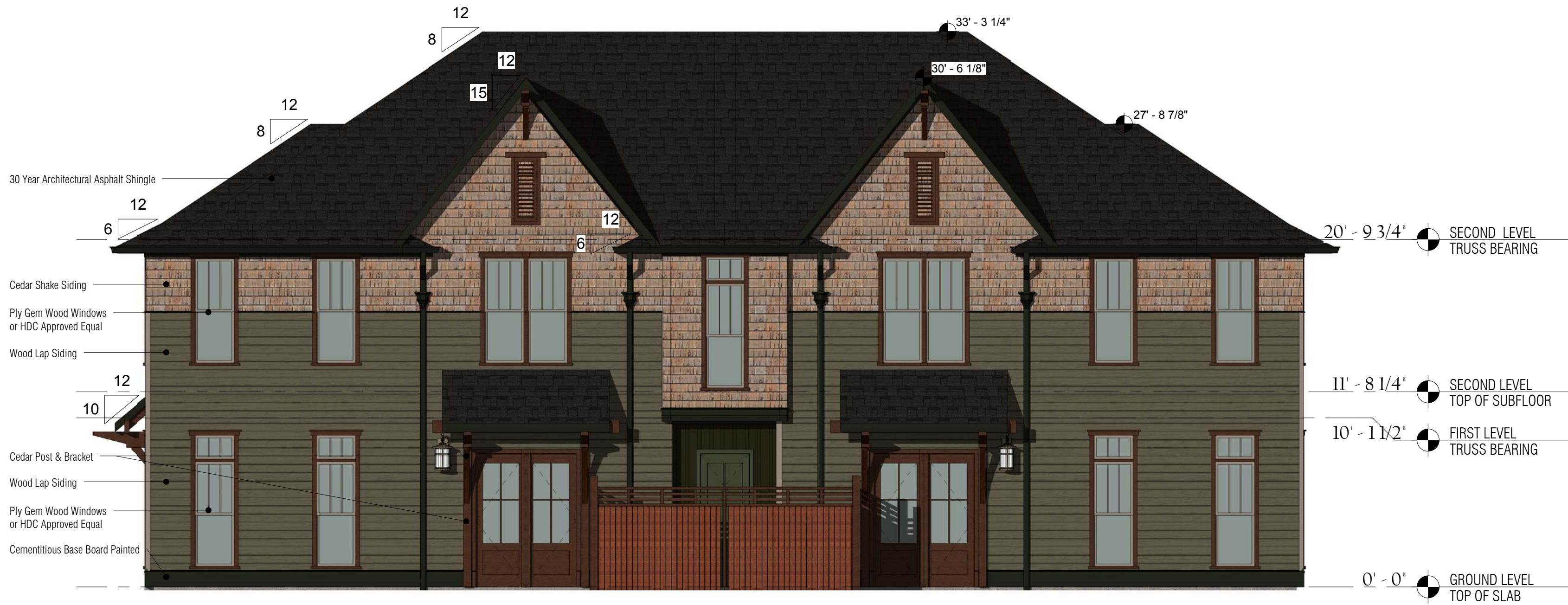
H004

MARCH 2015

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15
SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER PARKING
3/16" = 1'-0"



03
SOUTHEAST ELEVATION Toward EUCLID AVENUE
3/16" = 1'-0"

**EAST BOULEVARD
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ELEVATIONS

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13
NORTHEAST ELEVATION Toward EAST KINGSTON AVENUE
3/16" = 1'-0"



01
NORTHWEST ELEVATION Toward CLEVELAND AVENUE
3/16" = 1'-0"

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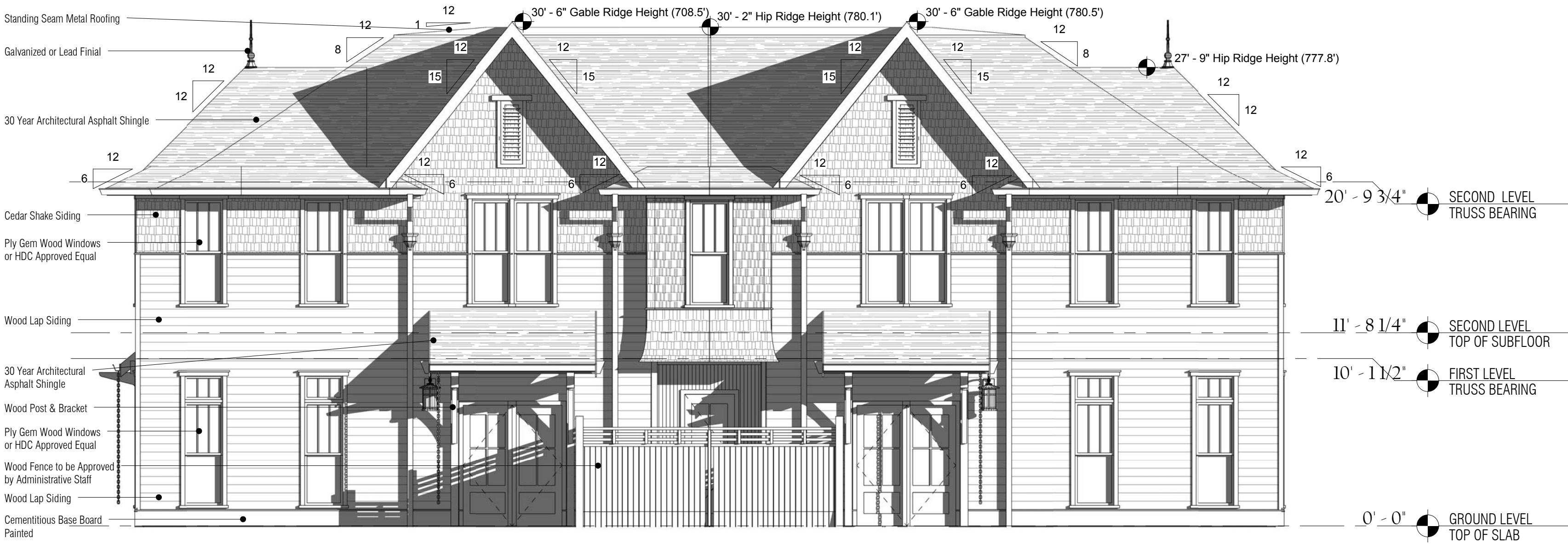
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SOUTHWEST ELEVATION Toward EAST BOULEVARD & COPPER
PARKING

3/16" = 1'-0"

15



SOUTHEAST ELEVATION Toward EUCLID AVENUE

3/16" = 1'-0"

03



NORTHWEST ELEVATION Toward EAST KINGSTON AVENUE

3/16" = 1'-0"

13



NORTHWEST ELEVATION Toward CLEVELAND AVENUE

3/16" = 1'-0"

01

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ELEVATIONS

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H201

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THIRD FRONT FACING REAR of COMMERCIAL BUILDIGN on EUCLID AVENUE

03
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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MARCH 2015

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ILLUSTRATIVE
VIEWS

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H301



HUDSON VALLEY CARRIAGE HOUSE COLUMNS

Photo

15



THIRD FRONT FACING REAR of COMMERCIAL BUILDIGN on EUCLID AVENUE

Perspective

03



DECK COLUMN DETAIL & DOOR BASE CURBS

Perspective

13



SECOND FRONT FACING REAR of COMMERCIAL BUILDINGS on CLEVELAND AVENUE

Perspective

02



FRONT CORNER FACING ALLEY & COPPER PARKING LOT off EAST BOULEVARD

Perspective

01



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ILLUSTRATIVE
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FEBRUARY ROOF (Not Part of Certificate of Appropriateness) Axon |



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PROPOSED ROOF for CERTIFICATE of APPROPRIATNESS Axon |



REAR of COMMERCIAL BUILDING on EUCLID Pamorama Photo |



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



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



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EAST SIDE & ROOF
BEFORE & AFTER

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

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TALLER MARCH ROOF (Not Part of Certificate of Appropriateness) Axon



PROPOSED ROOF for CERTIFICATE of APPROPRIATNESS Axon



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



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

APRIL 2015

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Massing & Screening

EAST SIDE & ROOF
BEFORE & AFTER

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

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EAST BOULEVARD CARRIAGE HOUSE APARTMENTS

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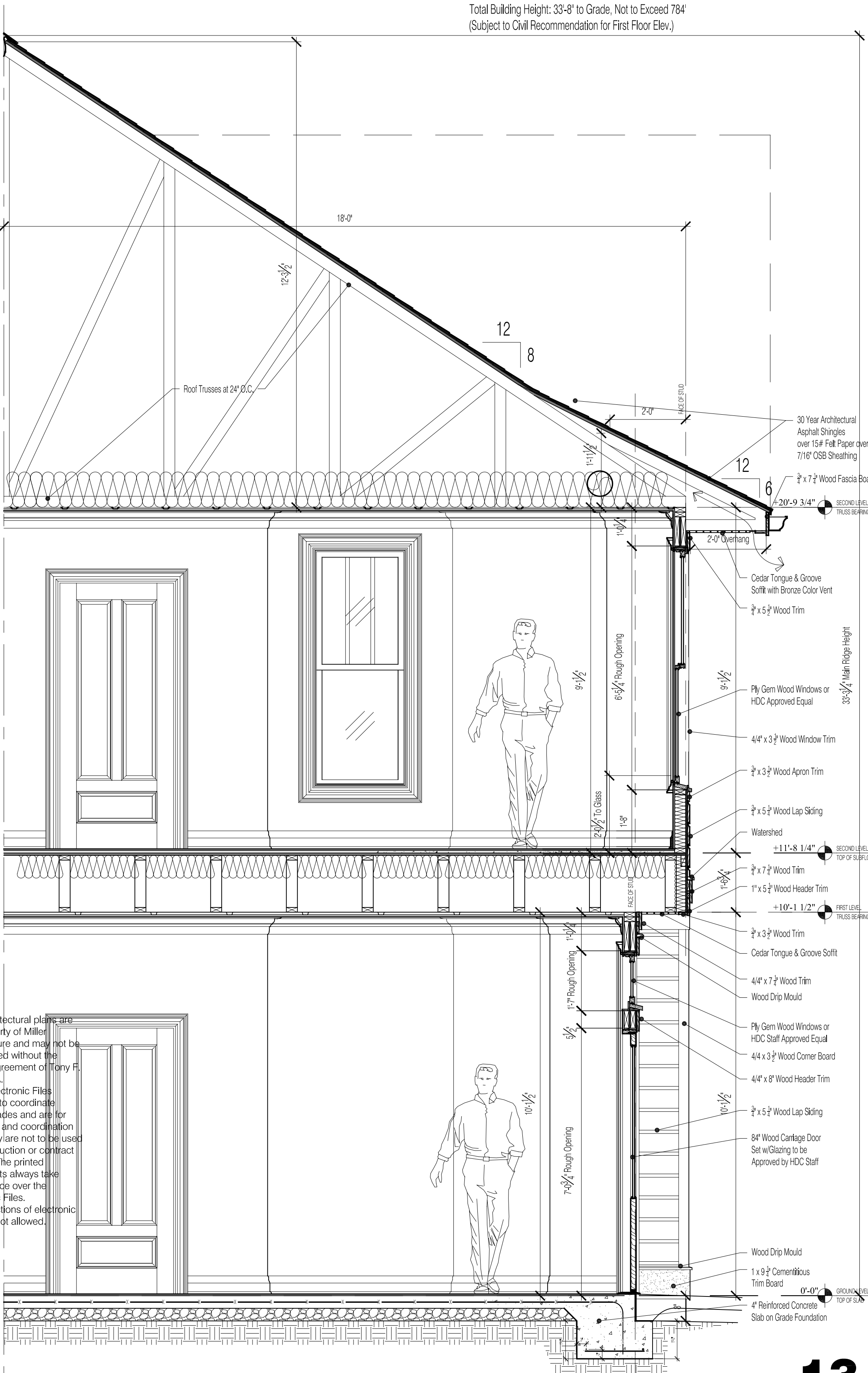
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WALL SECTIONS

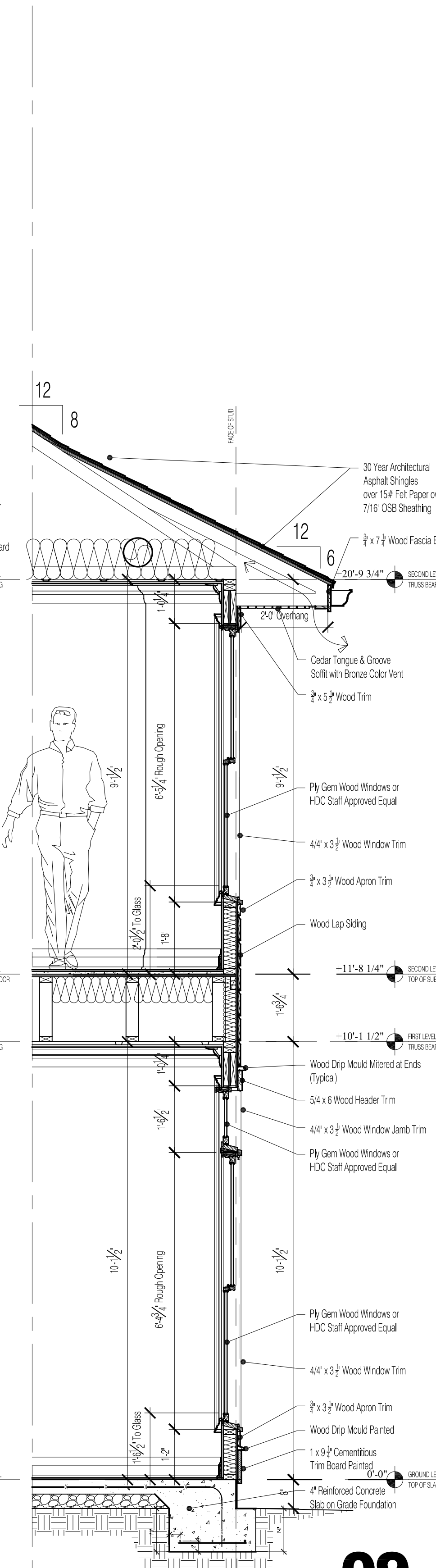
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H401



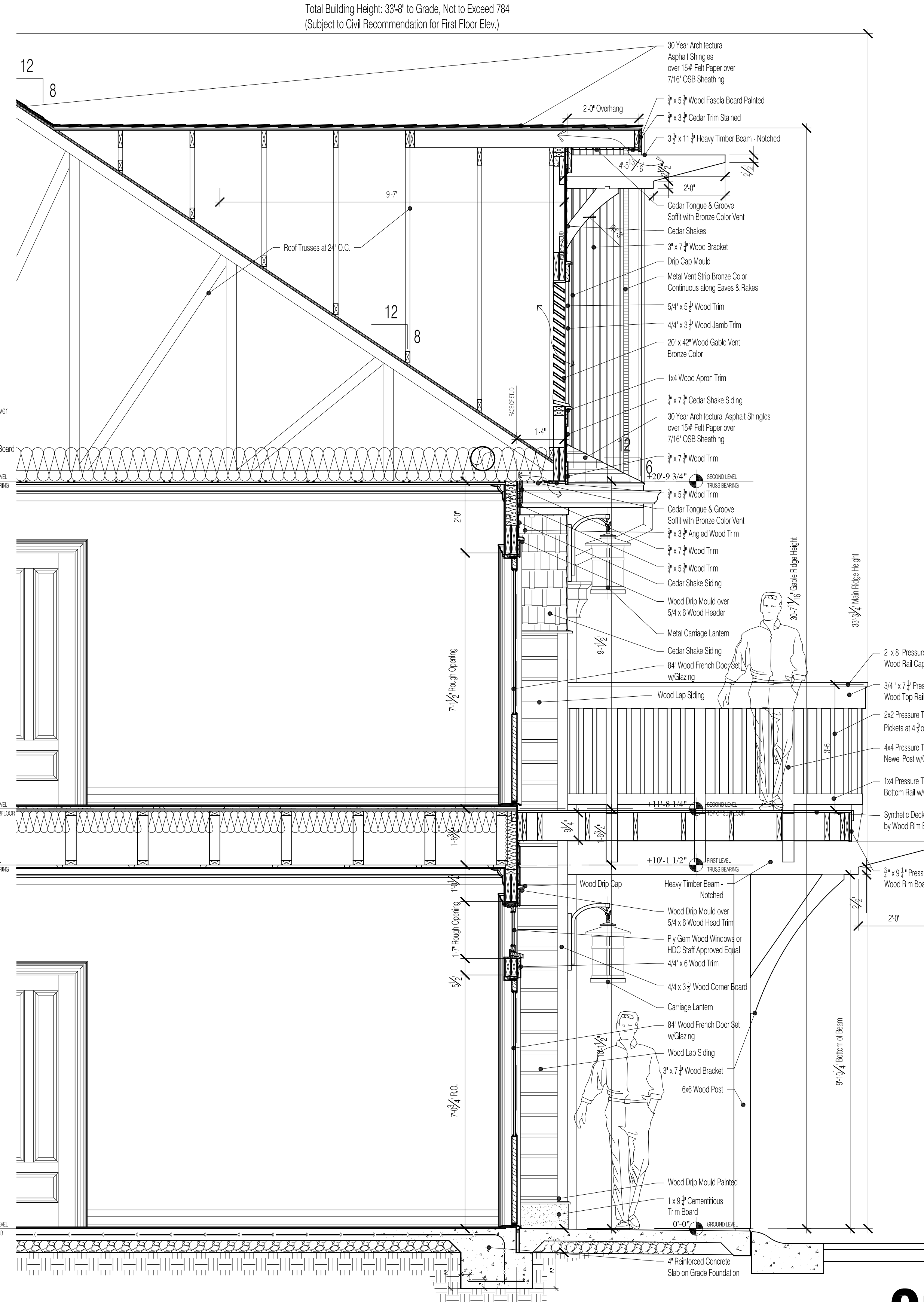
WALL SECTION at RECESSED DOORS

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



TYPICAL WINDOWS

09



WALL THROUGH CENTRAL STAIR

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

01

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WALL SECTION THROUGH REAR STAIR LANDING

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



TYPICAL WINDOWS



WALL SECTION THROUGH FRONT GABLE

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



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EAST BOULEVARD CARRIAGE HOUSE APARTMENTS

HDC 2014-268
1712 EUCLID AVENUE

INNER BLOCK bounded by
ST 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: 1, 01/30/15
 Review Comments
2, 02/26/15
 Roof Revisions
3, 03/25/15
 Massing & Screening

WALL SECTIONS

FILE NAME: 00-EB-H401-WallSections.dwg
DRAWN BY: KRJ
CHECKED BY: TFM

H401