
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

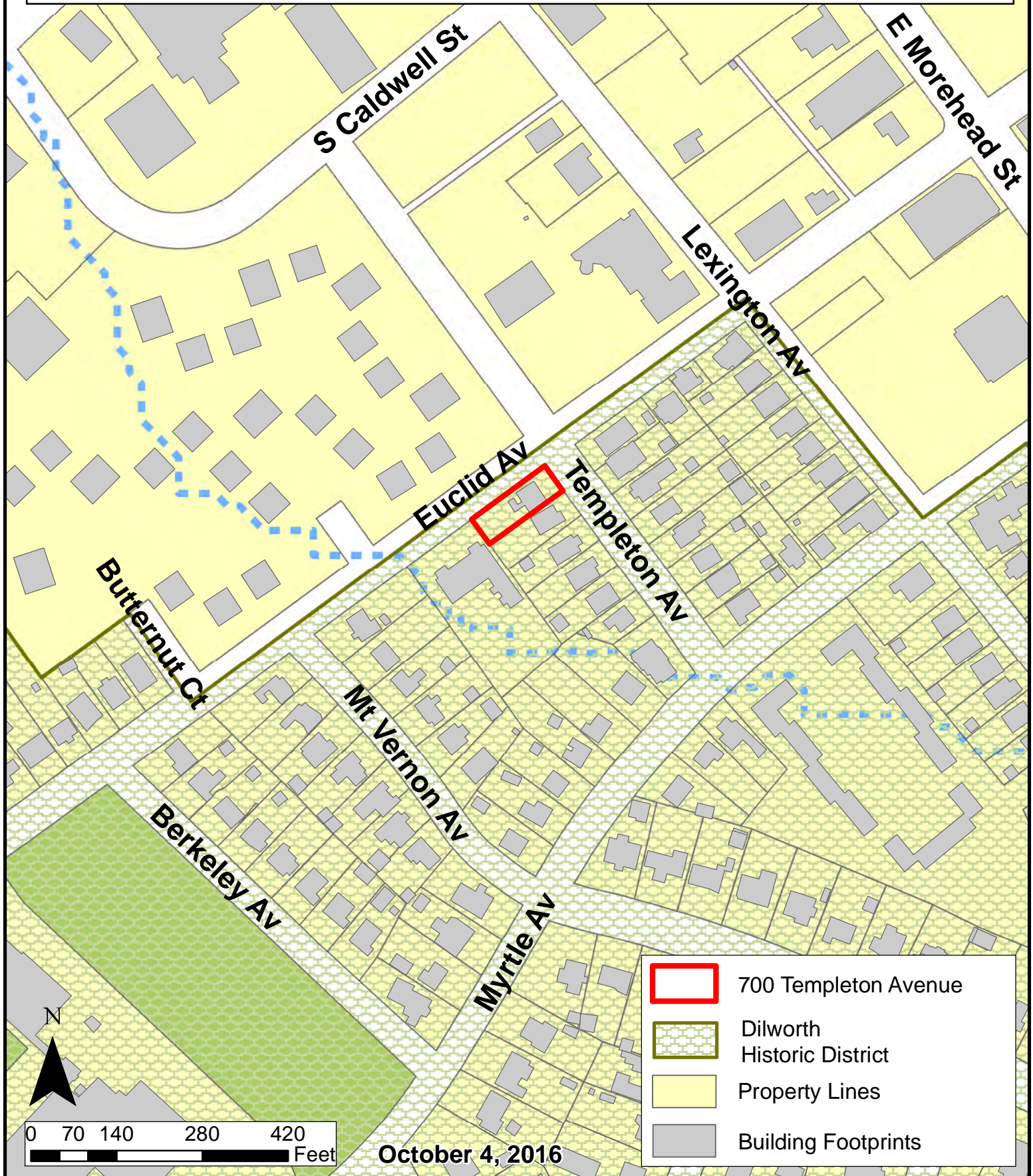
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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



EXISTING SUBJECT

Foundation wall at front porch slab has failure.



Right wall facing Euclid has failure at wall and chimney.



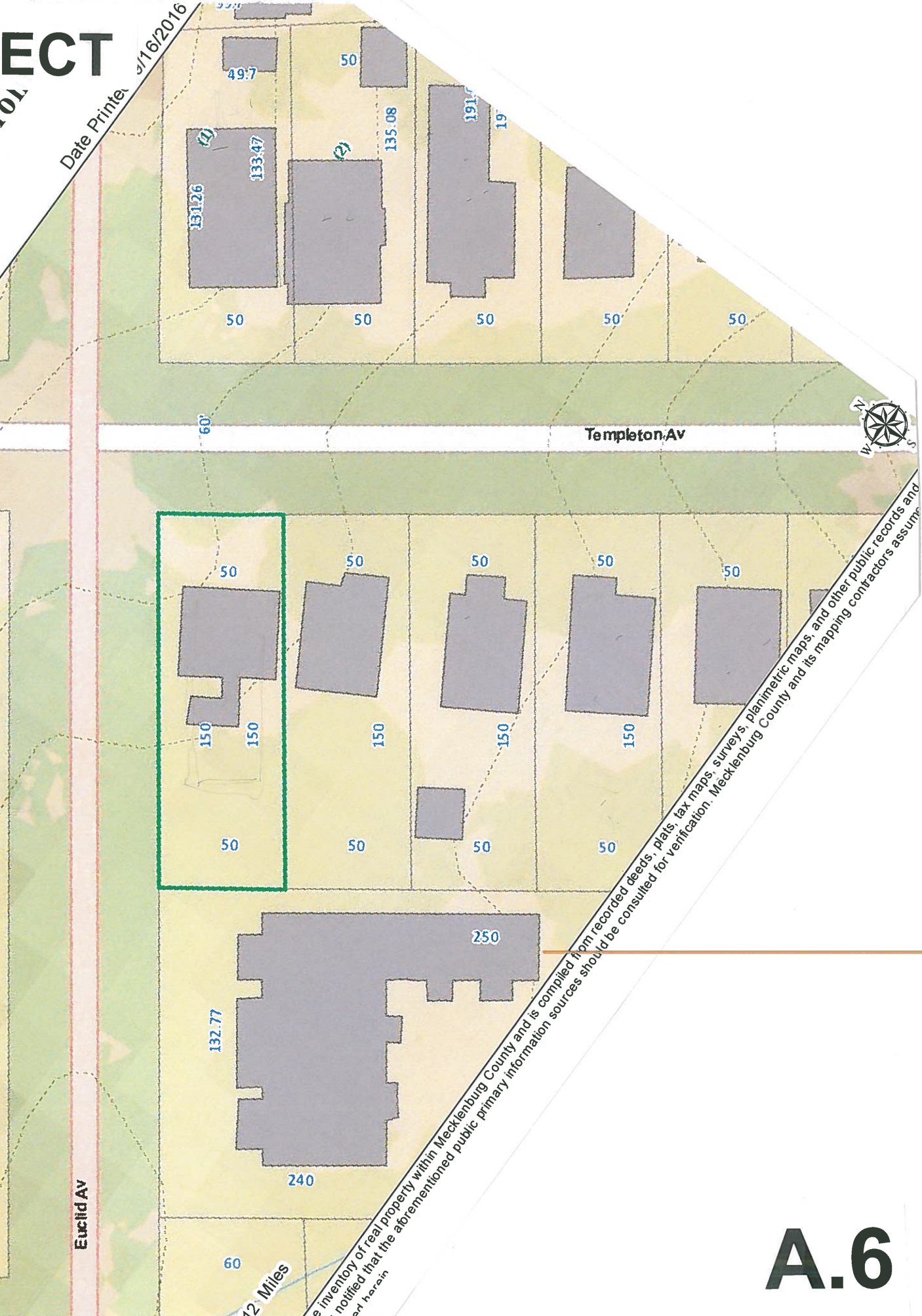
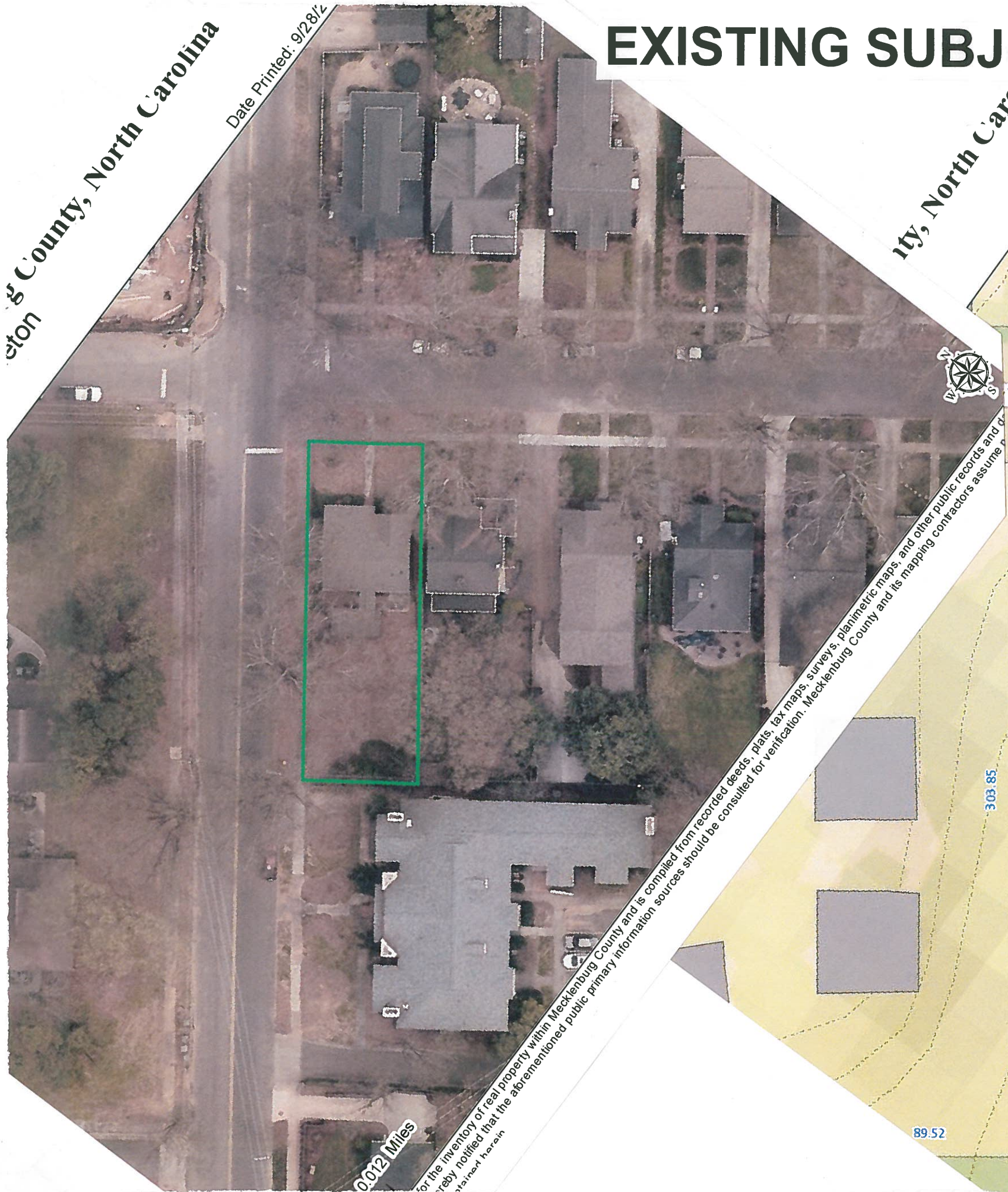
A.4

EXISTING SUBJECT



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

EXISTING SUBJECT



SUBJECT & CONTEXT



▲ HOUSE TO LEFT

704



▲ FOURTH TO LEFT

716



▲ SUBJECT HOUSE -

700



▲ THIRD TO LEFT

712



▲ ACROSS FROM SUBJECT

701



▲ SECOND TO LEFT

708

TEMPLETON AVENUE P.1

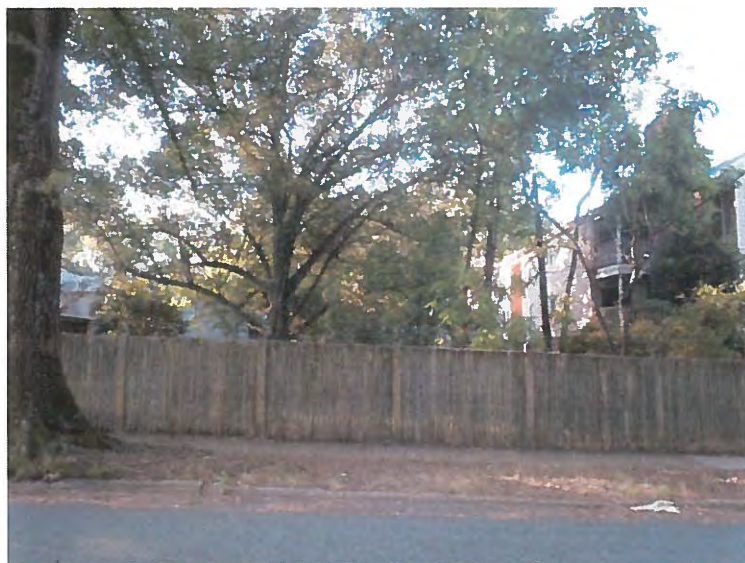
SUBJECT & CONTEXT



▲ SUBJECT CONNECTED GARAGE 700 T.



▲ SUBJECT CORNER @ TEMPLETON & EUCLID



▲ REAR YARD SUBJECT 700 T.



STREETSCAPE @ TEMPLETON 700 ▲



▲ BEHIND SUBJECT @ EUCLID



▲ SUBJECT @ EUCLID

700 T.

SUBJECT & CONTEXT



▲ HOUSE TO LEFT OF SUBJECT 704 T.



▲ HOUSE AT SAME BLOCK @ EUCLID 601 MT VERNON



▲ SUBJECT SIDE 700 T.



▲ DETACHED GARAGE AT EUCLID 601 MT VERNON



▲ SUBJECT REAR YARD 700 T.



▲ FENCE @ REAR OF SUBJECT

SUBJECT & CONTEXT



▲ NEW DEVELOPMENT ACROSS EUCLID @ TEMPLETON CORN



▲ END OF OTHER CORNER FACING EUCLID 701 TEMPLETON



▲ END OF 701 TEMPLETON AS VIEW FROM EUCLID



▲ TWO STORY HOUSE ACROSS - ON 6. 715 TEMPLETON



▲ HOUSE @ OTHER BLOCK ALONG EUCLID 701 TEMPLETON



▲ STREETSCAPE @ OTHER SIDE OF TEMPLETON 705 AS TALL TWO STORY HOUSE - NEW

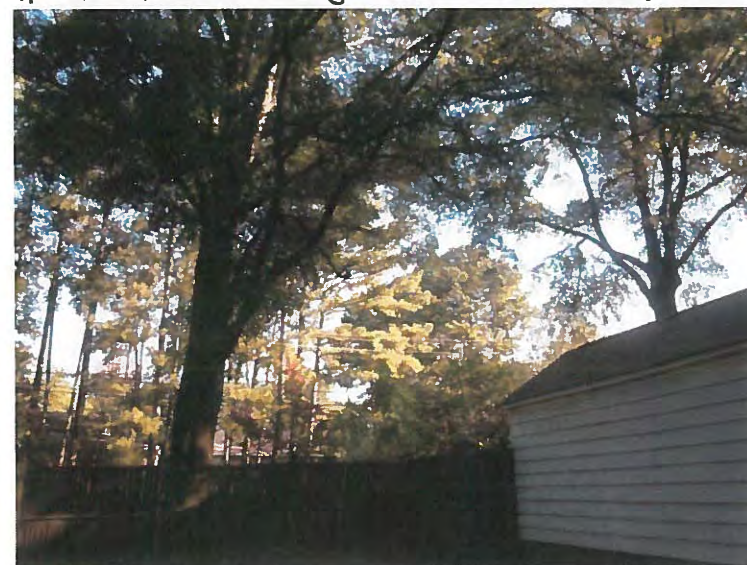
SUBJECT & CONTEXT TREES



A TREE IN NEIGHBOR YARD @ SUBJECT MID YARD



A TREE ALONG EUCLID @ SUBJECT REAR YARD



A TREE ALONG EUCLID @ SUBJECT MID YARD

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.



CIRCA 1943

808 LEXINGTON



1867 (H) / 2331 (T)

808 LEXINGTON



CIRCA 1936

812 LEXINGTON



CIRCA 1936

816 LEXINGTON



P.7

1634 (#)/2245 (T)

812 LEXINGTON



2007 ADDITION

2512 (H)/2929 (T)

816 LEXINGTON



CIRCA 1930

820 LEXINGTON



CIRCA 1936

824 LEXINGTON



P.8

820 LEXINGTON



2006 ADDITION 2970(CH)/3462(LT) 824 LEXINGTON



CIRCA 1939

1234 LEXINGTON



CIRCA 1931

1226 LEXINGTON



P.9

2007 REMOTION/REN. 4123 (H) / 4684 (T) 1234 LEXINGTON



2797 (H) 3739 (T)

1226 LEXINGTON

ACCUSED FROM SUICIDE

701 TEMPLETON



P.10

EXISTING SUBJECT ELEVATIONS



RIGHT ELEVATION - EUCLID - EXISTING

1/8" = 1'-0"



FRONT ELEVATION - TEMPLETON - EXISTING

1/8" = 1'

EXISTING SUBJECT ELEVATIONS



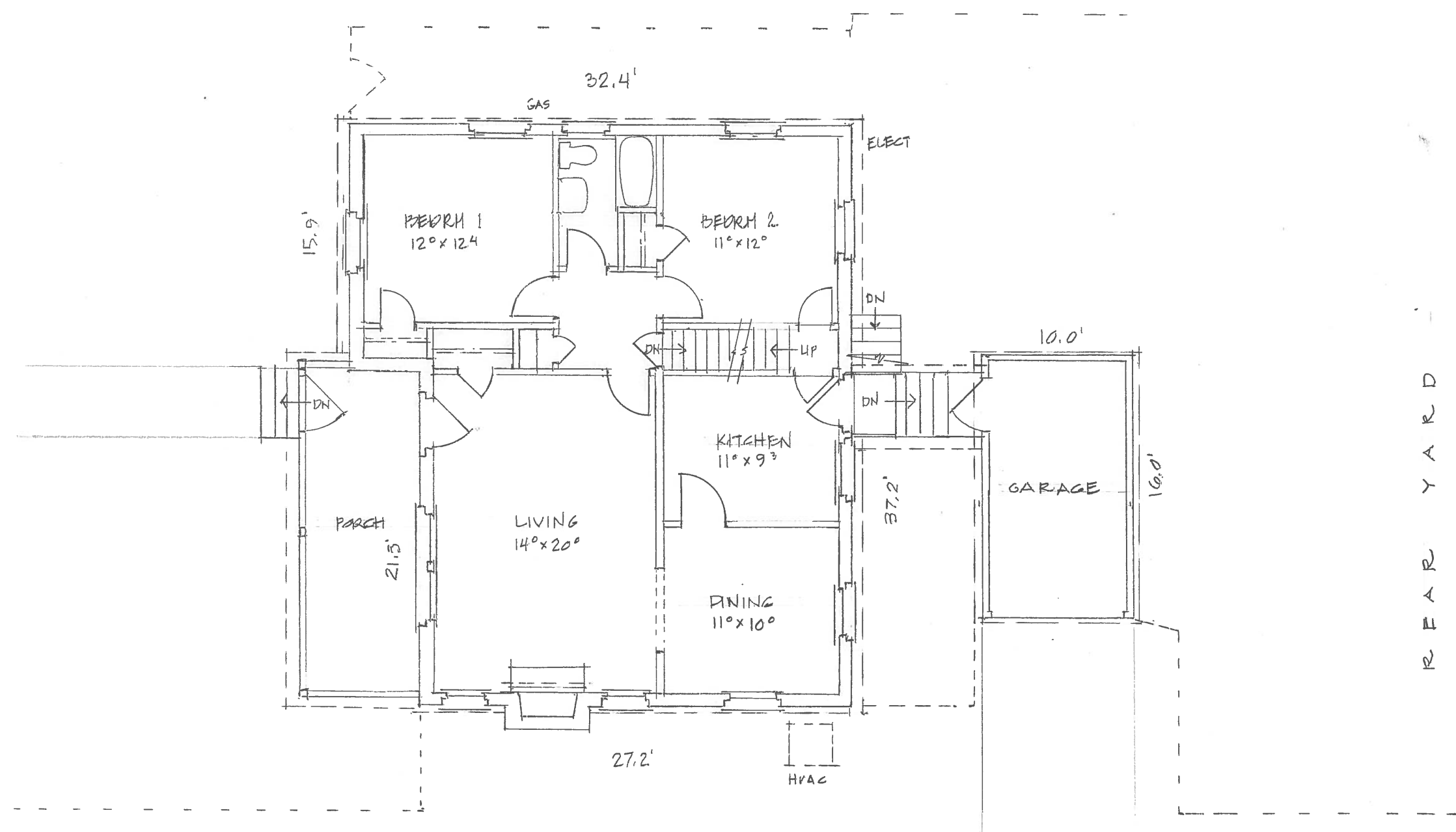
REAR ELEVATION w/ DASHED FOREGROUND OF GARAGE EXISTING
1/8" = 1'



LEFT ~ NEIGHBOR ELEVATION EXISTING
1/8" = 1'-0"

EXISTING SUBJECT FLOOR PLAN

TEMPLETON AVE



REAR YARD

FIRST FLOOR PLAN

1/8" = 1'

E U C L I D A V E

THIS IS TO CERTIFY THAT ON THE 26th DAY OF MAY, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

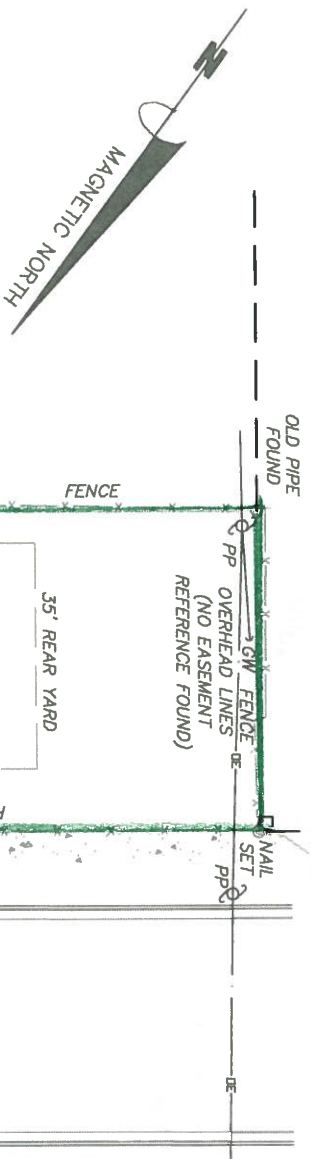
NOT TO SCALE



SOUTH BLVD
EUCLID AVE
E MOREHEAD ST
SITE

~NOW OR FORMERLY~
EUCLID STREET ASSOCIATES
DB: 5148 PG: 740

SIGNED _____
PROFESSIONAL LAND SURVEYOR



LOT 2
BLOCK 38
MB 3/438

60' PUBLIC R/W
(PER TAX RECORDS)

NOTES:

1. PID 12305619
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300L, WITH A DATE OF IDENTIFICATION OF 9/2/2015.
4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
5. PROPERTY ZONED: R-5
SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

TEMPLETON AVENUE

60' PUBLIC R/W
(PER TAX RECORDS)

LEGEND:

- PM = POWER METER
- GM = GAS METER
- AC = AIR CONDITIONING
- WM = WATER METER
- R/W = RIGHT OF WAY
- PP = POWER POLE
- BC = BACK OF CURB
- OE = OVERHEAD ELECTRICITY



SCALE 1"=30'

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

3
JW

48
BG/MB

2016\\BAT\\Templeton Ave 700
2016\\Templeton Ave 700

STREET SURVEY

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

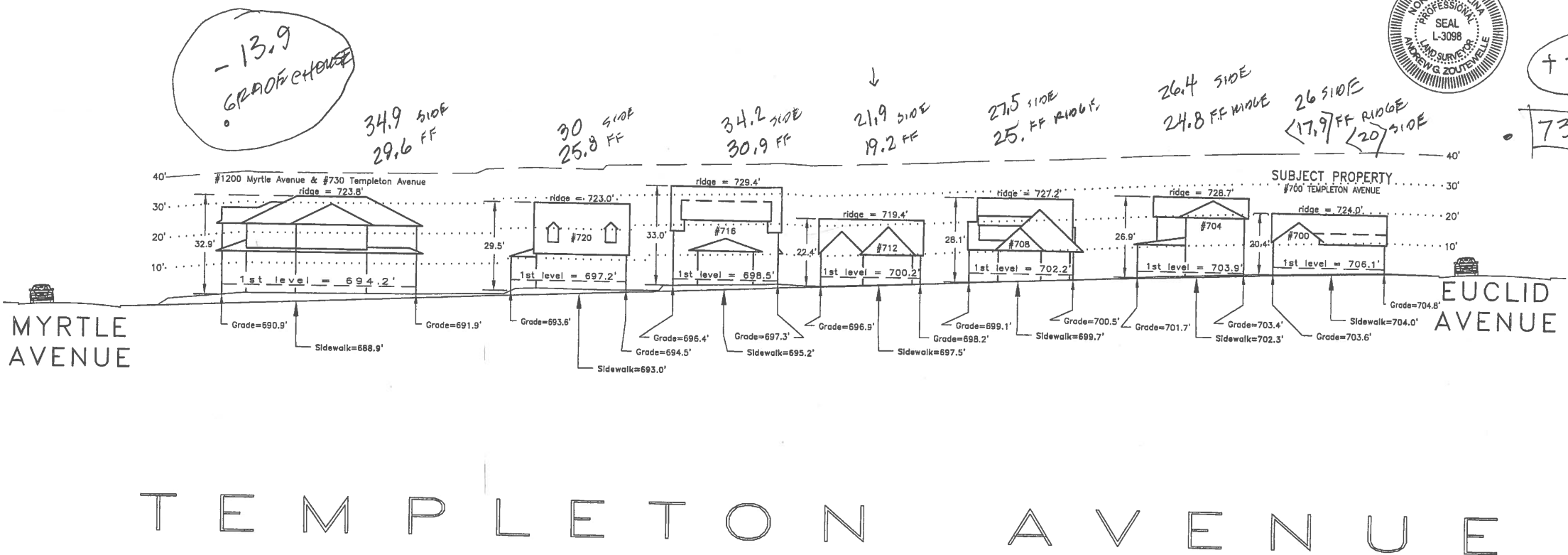
This 2nd day of September, 2016.



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

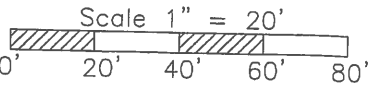
+ 7.2 HOUSE OTHER END RIDGE

73.14 TOP OF RIDGE



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 2016
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



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 or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearward or sideyard 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.

A.8

PROPOSED SITE

3G Map – Mecklenburg County, North Carolina
700 Templeton

Date Printed: 9/28/2016 10:00

601 MT. VERNON

PROPOSED SUBJECT 700 TEMPLETON

701

al property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume

ded deeds, plats, tax maps, surveys, planimetric maps, and other public records and consulted for verification. Mecklenburg County and its mapping contractors assume

PROPOSED STREET

SUBJECT PROPERTY

#700 TEMPLETON AVENUE

ridge = 728.7'

28.0

23.6

- ridge = 731.4

ridge = 724.0

#704

26.9'

20.4

1st level = 703.9'

1st level 706.1
705.0

Grade=704.8'

Sidewalk=704.0'

Grade=703.6'

\angle Grade = 703.4'

Sidewalk=702.3'

Grade=701.7'

Grade=700.5'

$$alk = 699.7'$$

A.10

PROPOSED STREET



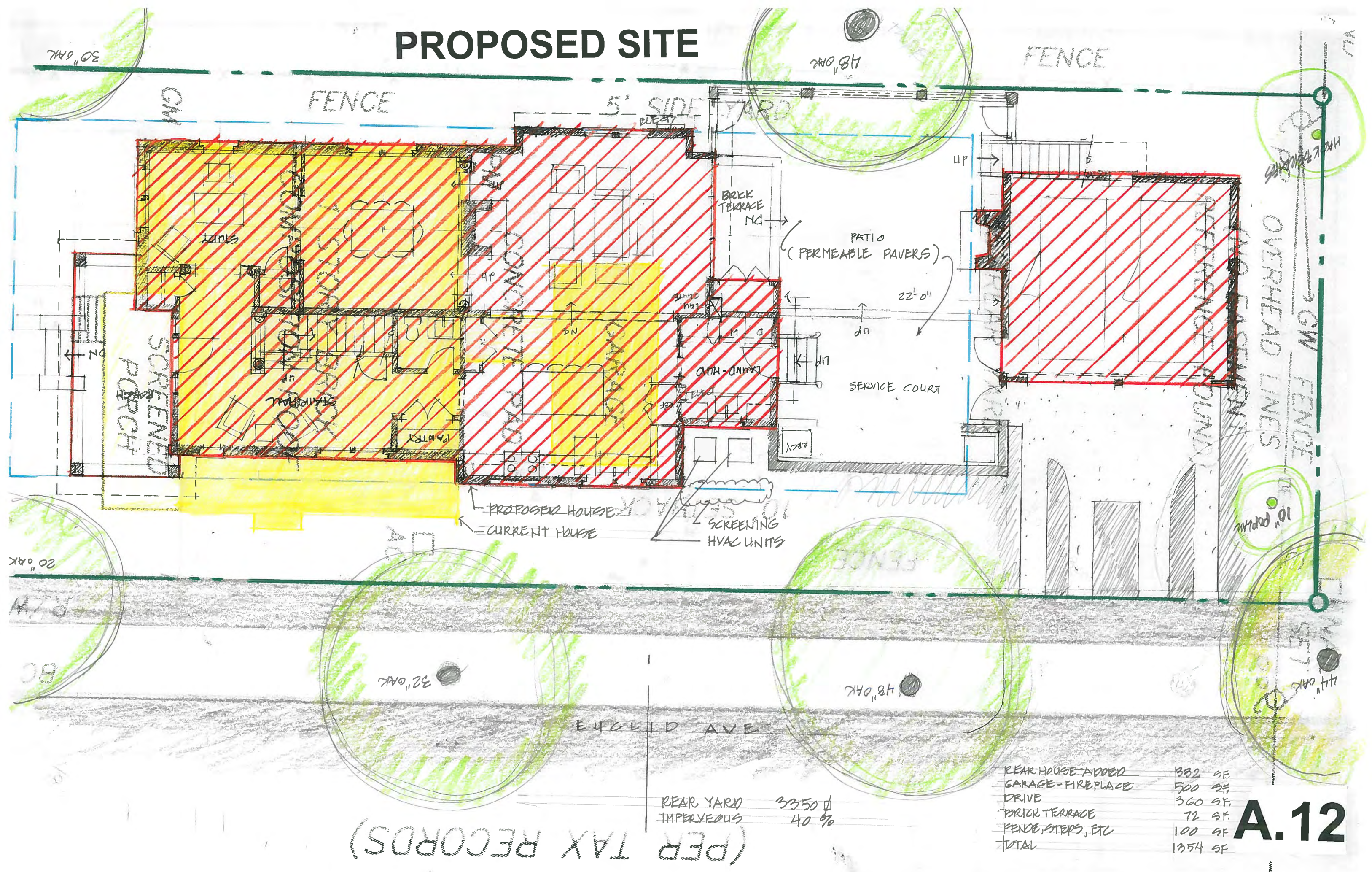
LEFT - EUCLID - ELEVATION

1/8" = 1'

SCH. A SIMON
13 SEPT 2016

A.11

PROPOSED SITE



PROPOSED

WOOD CLAD WINDOWS WITH BRICK MOUND
SIMULATED TRUE DIVIDED LITES

28'

27' @ SIDEWALK
26'

ARCHITECTURAL COMPOSITION ROOF SHINGLES
WOOD RAFTERS - CLOSED W/ SLOPE OF ROOF (1/2")

WOOD LAP SIDING W/ CORNER BEARDS & TRIM
ON UPPER PORTIONS

BRICK VENEER W/ ROWLOCK & SOLIDER COURSE
DETAILS

8"

9' @

WOOD ENTRY DOOR W/ SIDE LIGHTS & TRANSOM

FRONT - TEMPLETON - ELEV

1/8" = 1'

SCH A SIMON
17 SEPT 2016

A.13

PROPOSED



OPEN FRONT PORCH
RECESSED WINDOW WELL
OPEN SIDE PORCH W/ WOOD RAILING

WOOD LAP SIDING
BRICK VENEER W/ ROWLOCK & SOLIDER COURSES
REAR YARD HDC COMPLIANT BRICK WALL W/ TOP VOIDS ~ 5'-0"

WOOD GARAGE DOORS
WOOD LAP SIDING
BRICK FOUNDATION

LEFT - EUCLID - ELEVATION

1/8" = 1'

SCH. A SIMON

13 SEPT 2016

A.14

PROPOSED



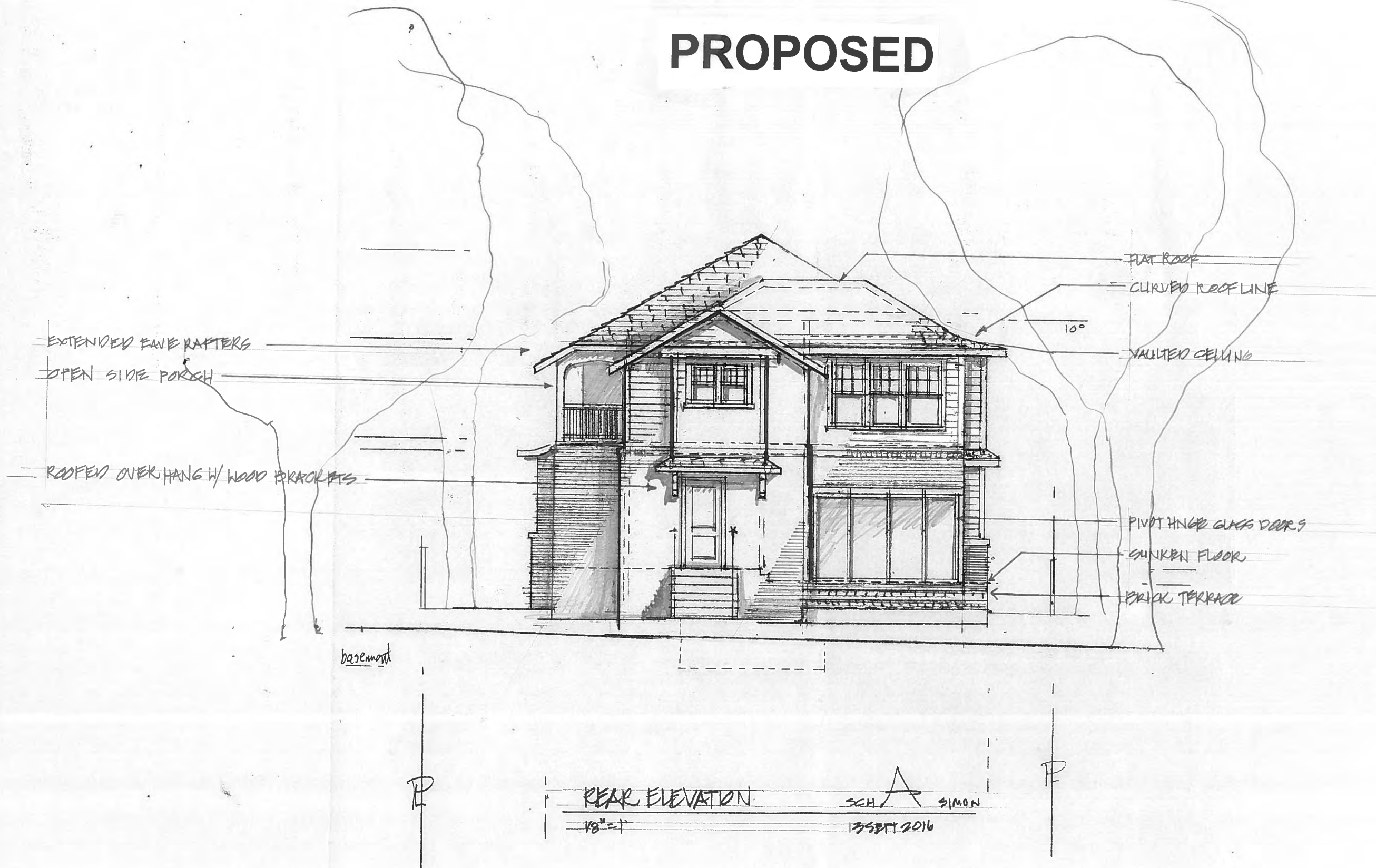
BRICK FIREPLACE
WOOD STAIR & BALUSTRADE
HRC COMPLIANT WOOD REAR FENCE W/ 5'0" OPEN TOP
W/ BRICK PIERS

LEFT ~ NEIGHBOR ELEVATION

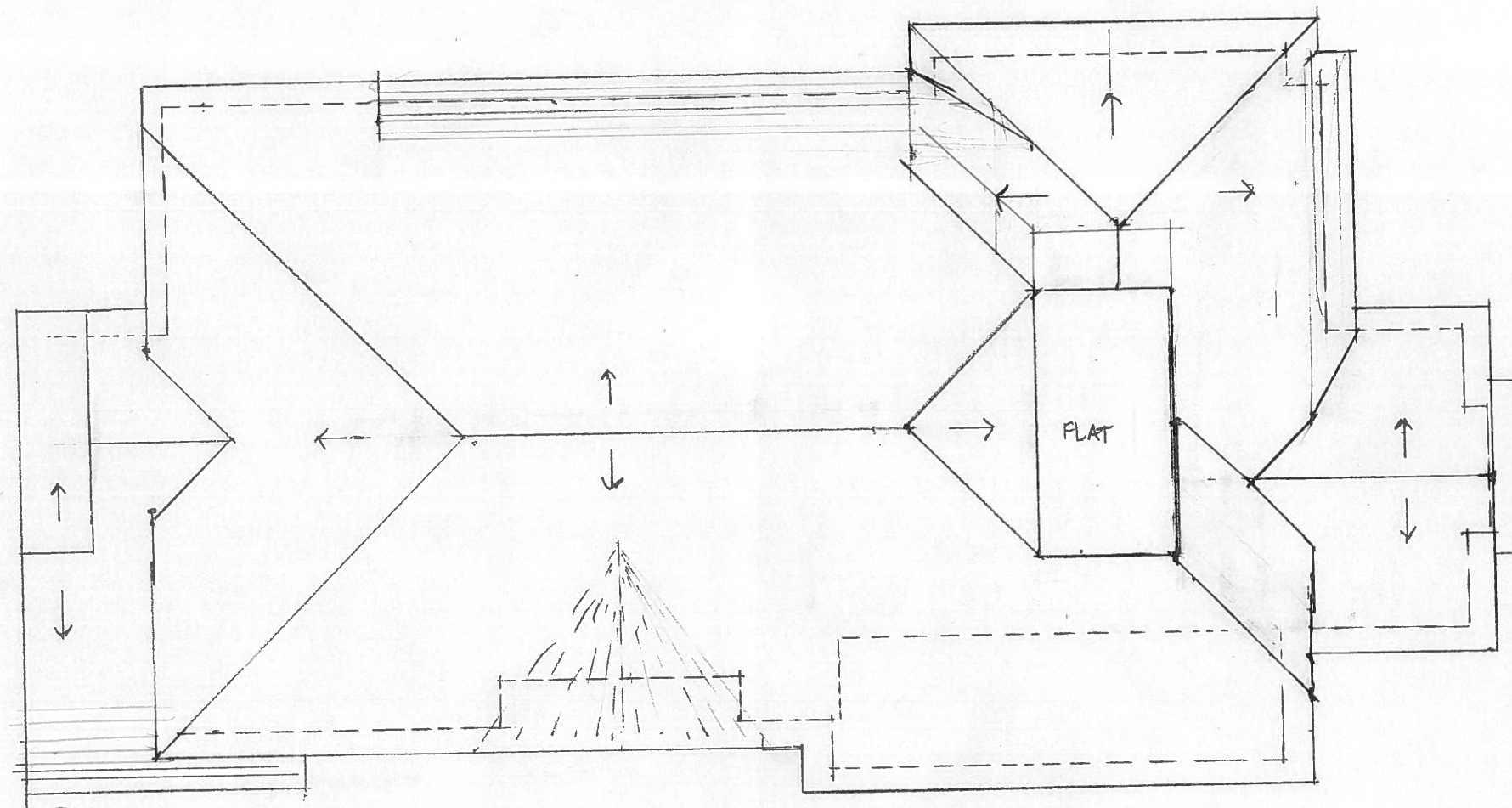
1/8" = 1'

SCH 1 SIMON
13 SEPT 2016

PROPOSED



PROPOSED ROOF



ROOF PLAN

1/8" = 1'

SCH

A

SIMON

13 SEPT 2016