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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 725 Templeton Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** David Westfall

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a 1.5 story Colonial Revival cottage constructed in 1940. Architectural features side gable roof and partial front porch. Siding material is brick. Adjacent structures are 1-2 story single family houses. The house height is approximately 23'-5". The lot size is 50' x 153'. A Stop Work Order (SWO) was issued on 7/31/2018 for beginning work without a COA.

*Proposal*

The proposal is changes to the existing front porch. Materials include new tapered wood columns atop brick piers. New brick will match existing. There are no impacts to mature trees.

**Design Guidelines – Porches, page 4.8**

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

**Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.

4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

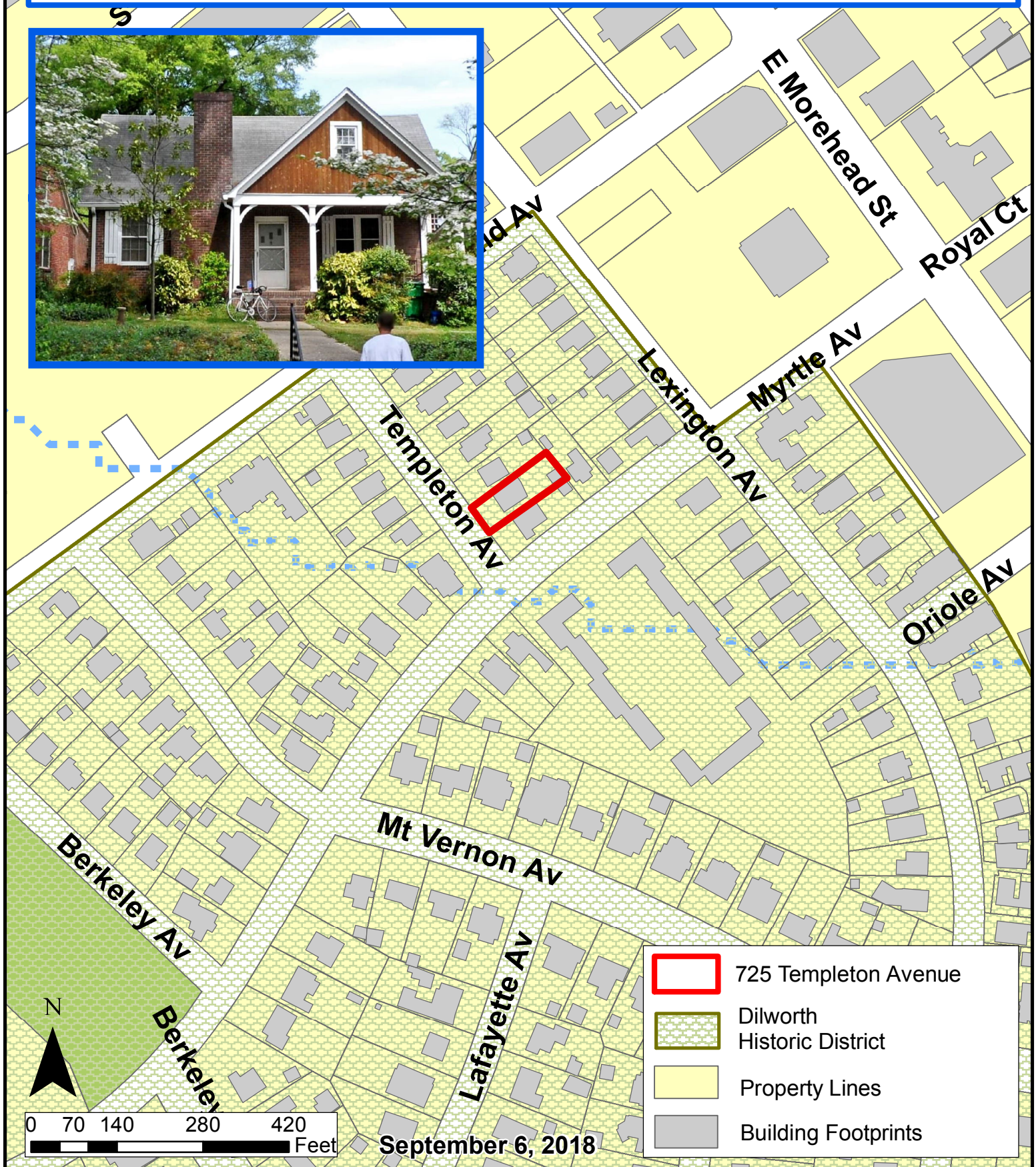
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Staff Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above and new construction porches, 6.14.
2. The Commission will decide if the proposal meets the guidelines for rehabilitation of Porches, 4.8 above.
3. Minor revisions may be reviewed by staff.

*Charlotte Historic District Commission Case 2018-431*  
**HISTORIC DISTRICT: DILWORTH**  
**ADDITION**



# Polaris 3G Map – Mecklenburg County, North Carolina

## Site

Date Printed: 8/6/2018 11:16:19 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



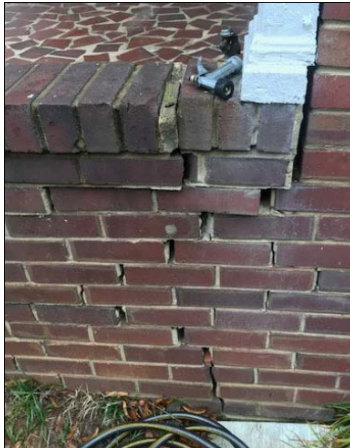
# Pre-Foundation Repair



*Pre-Repair*



*Illustration of porch settlement*



*Porch Separated from main structure*



*Settling over side porch entry door*

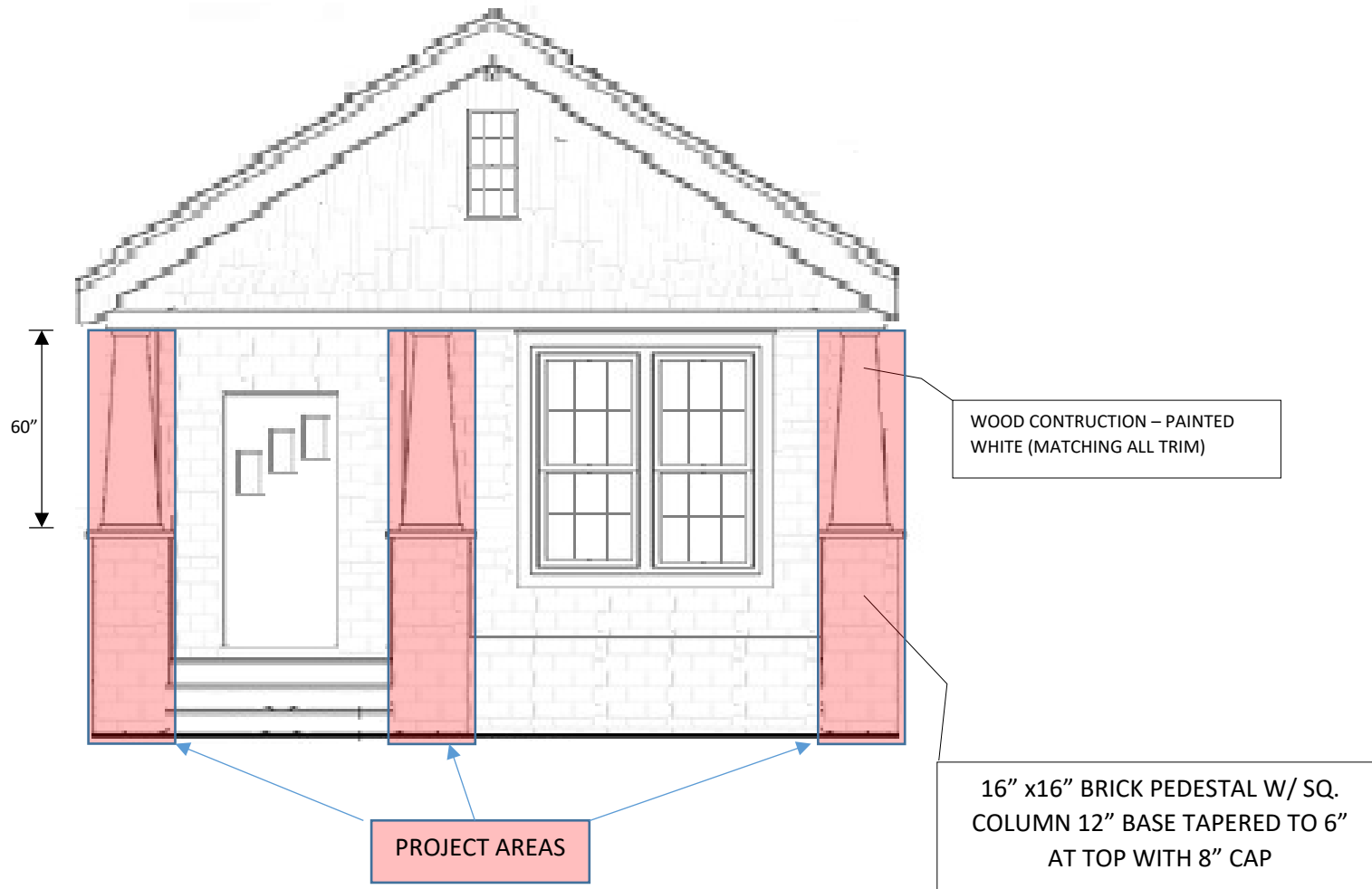


*Porch Floor settlement*

## Reconstruction



## Proposed Project





## Homes in vicinity with similar features

724 Lexington Ave



729 Templeton Ave



730 Templeton Ave



719 Templeton Ave



1306 Myrtle Ave



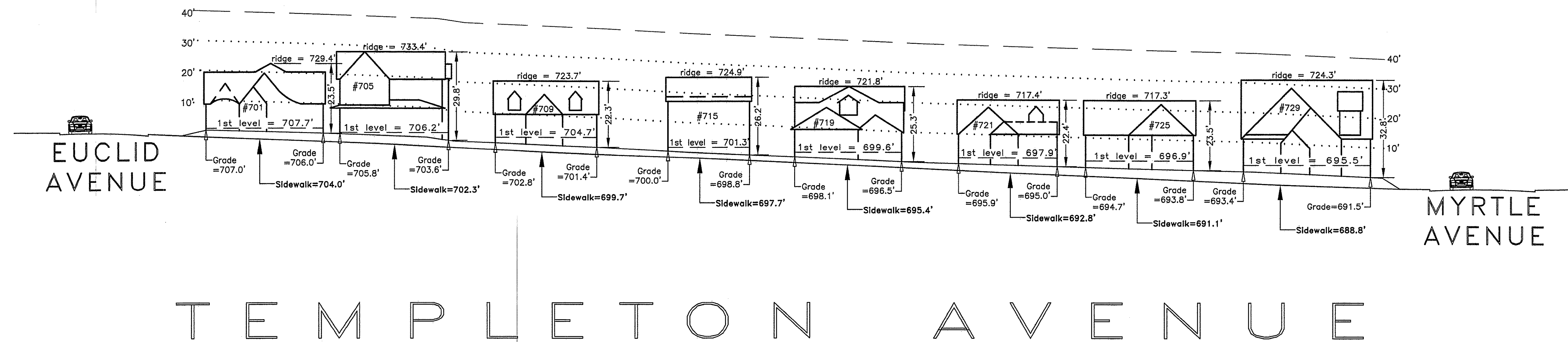


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 5<sup>th</sup> day of December, 2016.



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

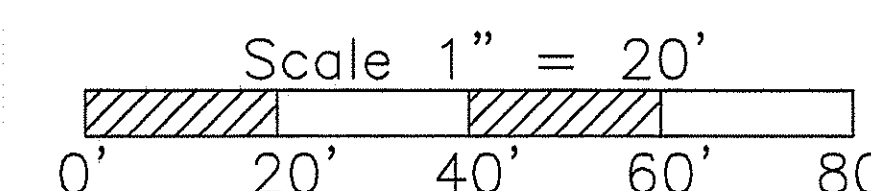


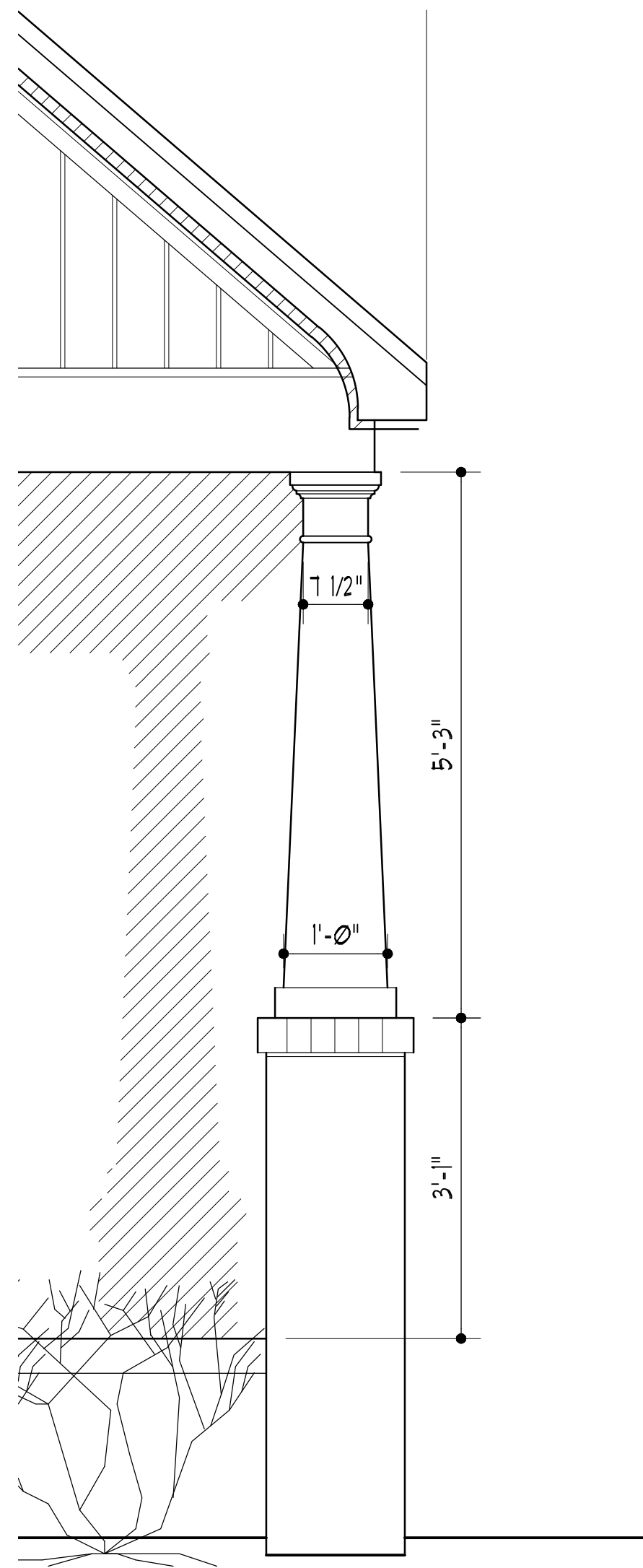
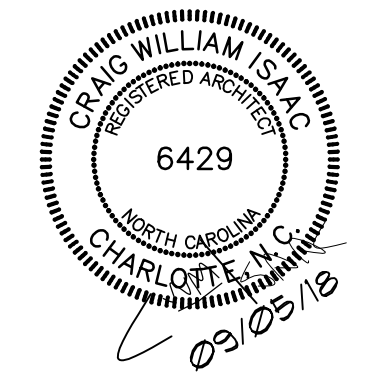
**A.G. ZOUTEWELLE  
SURVEYORS**

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Firm Licensure Number C-1054

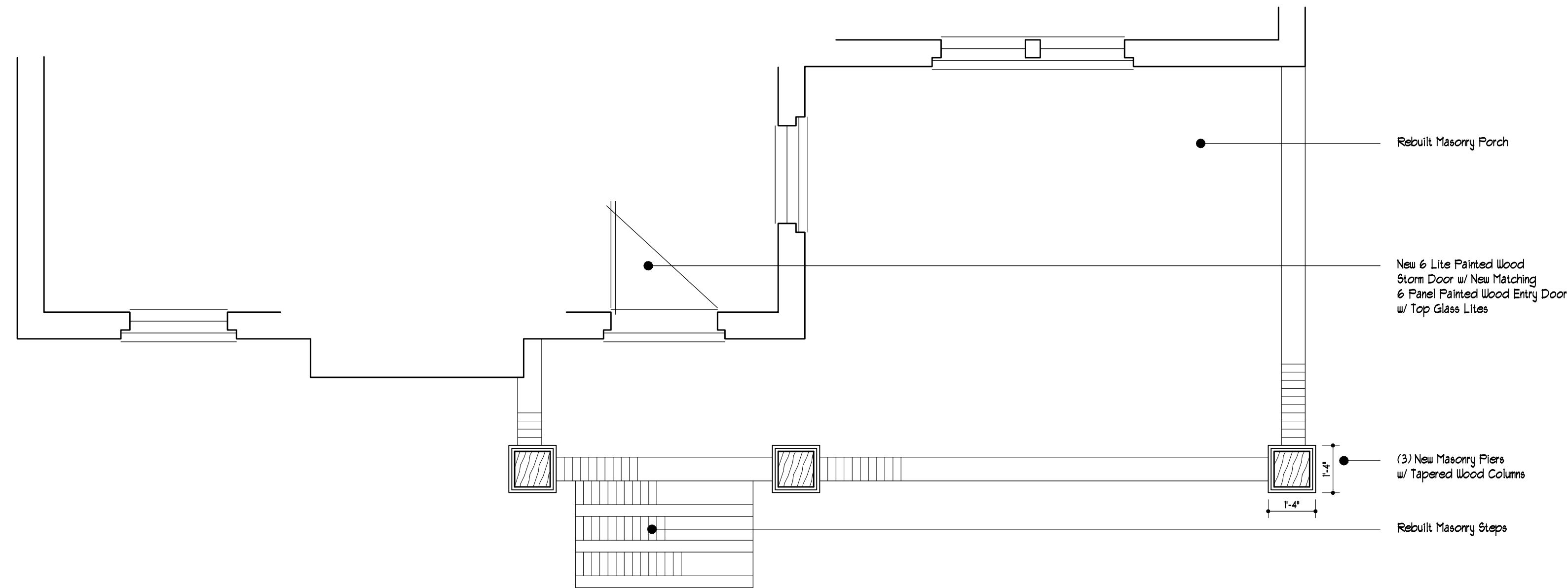
Copyright 2016  
Building Heights Sketch of  
**700 BLOCK of TEMPLETON AVENUE**  
**FACING NORTHEAST**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
November 21, 2016

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 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.

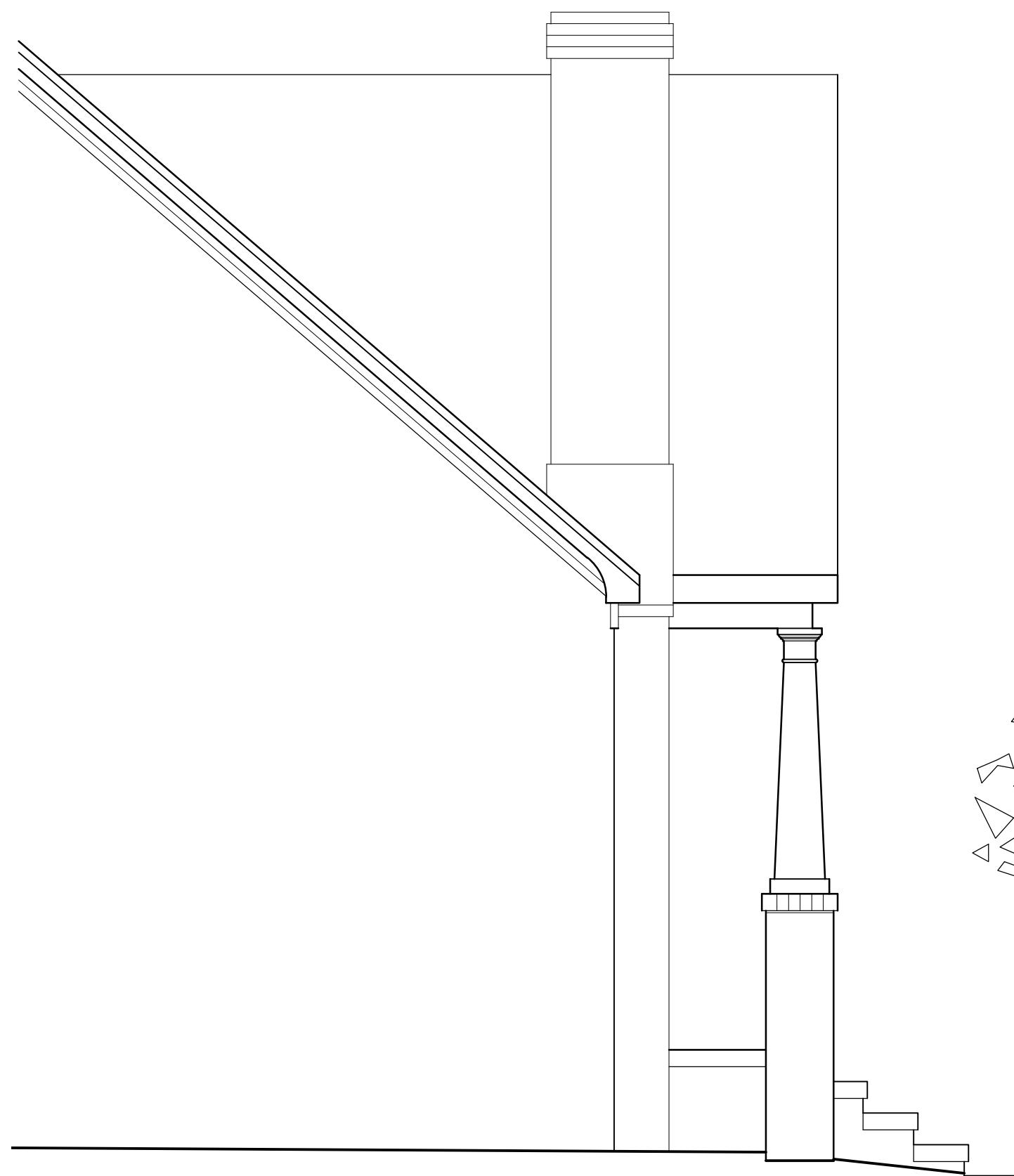




5 Column Detail  
3 / 4 " = 1 ' - 0 "



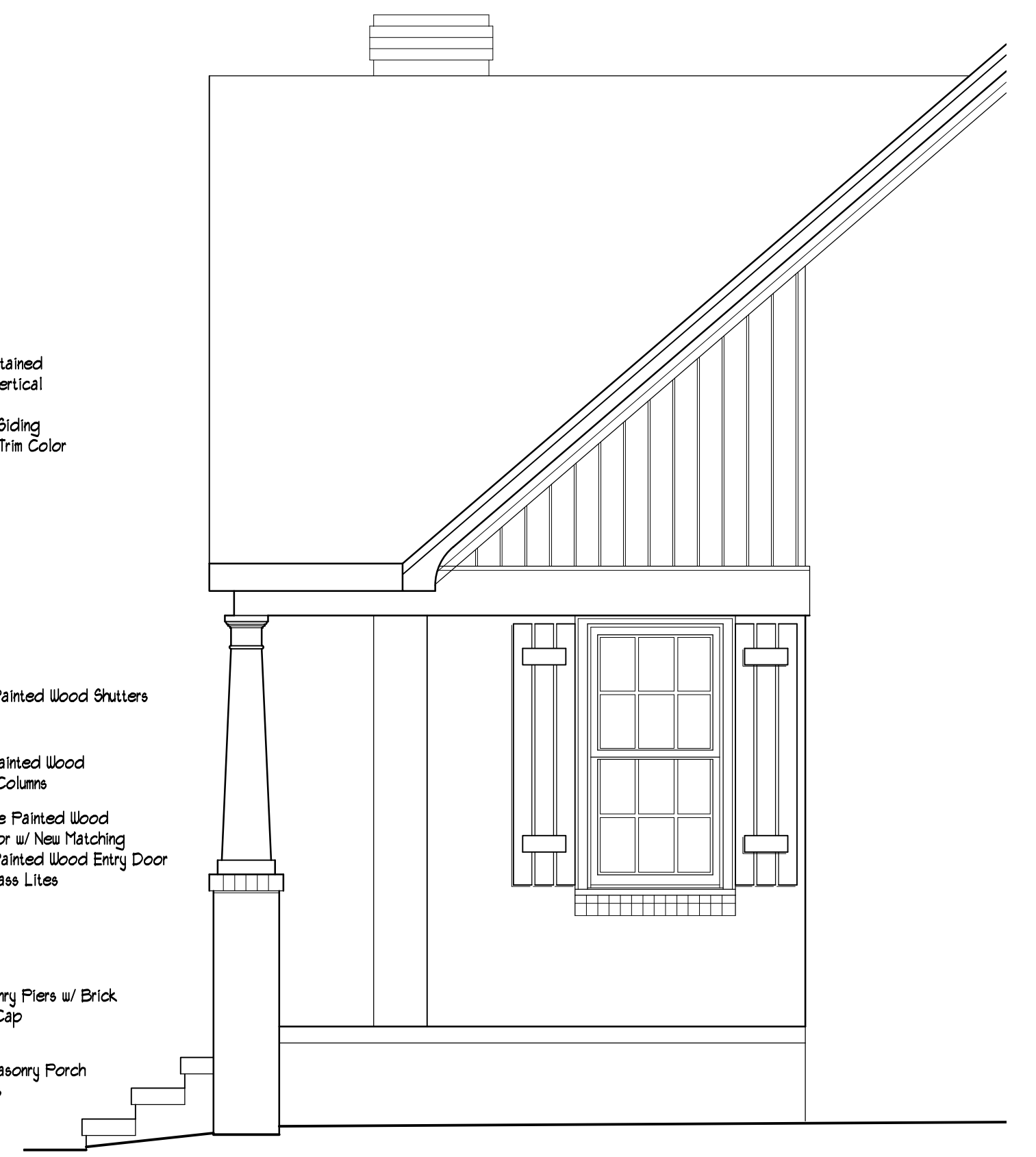
1 Porch Plan  
3 / 8 " = 1 ' - 0 "



4 Side Elevation  
3 / 8 " = 1 ' - 0 "



2 Entry Porch Elevation  
3 / 8 " = 1 ' - 0 "



3 Driveway Elevation  
3 / 8 " = 1 ' - 0 "

Westfall  
Porch

725  
Templeton  
Avenue

Charlotte  
NC

August 13, 2018  
September 5, 2018

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