**Details of Proposed Request**

**Existing Conditions**
This is an assemblage of parcels at the corner of Euclid and East Tremont Avenues. It consists of six tax parcels and four buildings that will be demolished for the redevelopment. The subject parcels are:

- 315 East Tremont Avenue is identified as a c. 1950 Non Contributing building.
- 317 East Tremont Avenue is identified as a c. 1925 Contributing building.
- 321 East Tremont Avenue has been an empty lot for many years. It is a flag shaped lot.
- 325 East Tremont Avenue is identified as a c. 1915 Contributing building. It sits in the elbow of the flag shaped lot that wraps it.
- 1920 Euclid is an early c. 1900 two story brick multi-unit apartment building. It is recognized as Contributing.
- 1916 Euclid Avenue is an empty lot.

The subject site elevation is lower in elevation than the southern side of East Tremont. The block across the street from the site on East Tremont is developed primarily with 3-story multi-family buildings with a mix of architectural styles, most of which is outside of the Dilworth Historic District. Across the street on Euclid Avenue are single family and duplex dwellings as well as the block diagonally from the subject site. On the corner of East Tremont Ave. and Cleveland Ave. is a newer 3-4 story mixed use building. The remainder of the block on Worthington Ave. is single family in character.

The Commission determined all the existing structures to be Contributing and imposed the maximum 365-Day-Stay-of-Demolition. When plans are approved, the Commission will lift what is remaining of the Delay. Further discussion may be had regarding finding a potential owner to relocate the structures.

**Proposal**
The proposal is a 54 unit apartment building. The revised design is a two and three story building with the ground level units addressing Euclid and Tremont Avenues with individual porches, landscaping and sidewalk connections. One car per unit will park on a rear surface parking lot. A mixture of finishes includes wood, brick and Hardie. The project has been revised from earlier submittals. Changes include an enhanced Euclid Street elevation, reduction in overall building height, relocated stairwell and variation in roof design.
Policy & Design Guidelines for New Construction

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

### All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

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### Staff Analysis

Staff believes the proposal meets the criteria for new construction based on the project’s residential design details that include generous front porches and balconies, offset façade wall planes, appropriate size and location of windows, and roof planes altered by gables, height change, dormers and balconies. Consideration was also given to the relocated stairwell at the rear, additional vegetative screening and the increased building separation from the abutting single family property.
TREMONT APARTMENTS

FROM OPPOSITE CORNER AT INTERSECTION - TREMONT

FROM OPPOSITE CORNER AT INTERSECTION - EUCLID
TREMONT APARTMENTS

100 FEET DOWN EUCLID - TREMONT FACADE

FROM OPPOSITE SIDE OF TREMONT
EXISTING 3-STORY MULTIFAMILY PROJECT ONE-HALF BLOCK UP TREMONT FROM AXIOM PROJECT SITE

EXISTING 3.5-STORY MULTIFAMILY MIXED-USE PROJECT - ADJACENT TO LEFT EDGE OF AXIOM PROJECT SITE (ALONG TREMONT)

3.5-STORY EXISTING BLDG. AT TREMONT/CLEVELAND CORNER (HALF-BLOCK UP FROM AXIOM PROJECT SITE)

3-STORY MULTIFAMILY PROJECT DIRECTLY ACROSS TREMONT FROM AXIOM PROJECT SITE
All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

1. Size: the relationship of the project to its site
2. Scale: the relationship of the building to those around it
3. Massing: the relationship of the building's various parts to each other
4. Fenestration: the placement, style and materials of windows and doors
5. Rhythm: the relationship of fenestration, recesses and projections
6. Setback: in relation to setback of immediate surroundings
7. Materials: proper historic materials or approved substitutes
8. Context: the overall relationship of the project to its surroundings
9. Landscaping: as a tool to soften and blend the project with the district

**SIZE**

**EXISTING PARCELS**

**REvised with new project building**

**NEIGHBORING MULTIFAMILY BLDG: SITE = 40% FOOTPRINT**

**EXISTING APT BUILDING: SITE = 40% FOOTPRINT**

**TYP R-6, BUSINESS, R-2MF, OR OFFICE LOT BLDG: SITE = 30 - 50% AVE. FOOTPRINT**

**NEW PROJECT BLDG: SITE = 33% FOOTPRINT (COLLECTIVE PARCELS TOT. 1.1 ACRES)**

**NEIGHBORING MULTIFAMILY BLDG: SITE = 40% (CURRENTLY UNDER CONSTRUCTION)**
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**SCALE**

**ADJACENCY OF SCALE BETWEEN EXISTING MULTIFAMILY MIXED-USE PROJECT AND PROPOSED PROJECT (ALONG TREMONT)**

**RELATIONSHIP BETWEEN EXISTING MULTIFAMILY ACROSS TREMONT FROM PROPOSED PROJECT**

**APPROX HEIGHT LINE FROM HOMES ALONG WORTHINGTON AVE. TO PROPOSED PROJECT SITE**

**PHOTOS OF EXISTING STRUCTURES - SIMILAR SCALE TO PROPOSED NEW PROJECT**

- Left edge of project site - adjacent to 3.5 story multifamily building
- Existing multifamily directly across Tremont Avenue from project site
- Existing 3-story structure (on new project site) along Euclid Avenue
- Existing 3-story multifamily building - adjacent to project site
- Existing 3-story multifamily buildings one-half block up Tremont Avenue from project site
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**MASSING**

**DOUBLE AND TRIPLE, TALL WINDOWS RESPOND TO HEIGHT/SCALE OF OVERALL BUILDING DESIGN**

**GROUND LEVEL PORCH PIERs, COLUMNS, AND LOW MASONRY WALLS RELATE TO STREET LEVEL CONNECTIVITY AND ARE SIZED TO BLEND WITH MASSING/SCALE OF OTHER 2 AND 3-STORY BUILDING COMPONENTS**

**MASSING OF CANTILEVERED UPPER BALCONY BAYS RELATE TO 3-STORY SIDE OF BUILDING AND ITS OVERALL HEIGHT - WHILE PROVIDING APPROPRIATE SCALE AND PORCH COVERAGE TO GROUND UNIT PATIOS - CONNECTED TO STREET**

**ENTRY LEVEL MASSING AND SCALE PROVIDES TALL, CENTRAL FOCAL POINT OF ACCESS INTO 3-STORY SIDE OF BUILDING**
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RHYTHM

RHYTHM ESTABLISHED WITH VARIOUS BUILDING COMPONENTS INCLUDING: REPEATED GROUND LEVEL PORCHES WITH MATCHING PIERS/COLUMNS OR MIRRORED BALCONY BAYS PAIRED ABOUT TREMONT CENTRAL ELEMENT. FURTHER RHYTHM KEPT WITH CONSISTENT WINDOW PATTERNS/STACKS, RECESSED PORCH AND UPPER BALCONIES, AND BRACKET DETAILS.
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SETBACK

NOTE: EUCLID AVENUE BUILDING EDGE IS PUSHED A FEW ADDITIONAL FEET BEHIND REQ. CITY SETBACK TO RESPOND TO SINGLE FAMILY SIDE AND 2-STORY WING

BOTH STREET SETBACKS CONFORM TO CITY OF CHARLOTTE (UR-2) STANDARDS
AS PREVIOUSLY PRESENTED TO HDC:

1. WOOD COMPOSITE WINDOWS - PLY-GEM SAMPLE PRESENTED
2. FIBER CEMENT LAPPED SIDING - BY “NICHIHA” - SIERRA SMOOTH 1/2" PRESENTED TO HDC
3. BRICK - MODULAR WIRECUT BLEND - "TEAKWOOD" THRU-BODY BRICK BY CAROLINA CERAMICS (OR APPROVED EQ.)
4. ROOF SHINGLE PRESENTED - “TAMKO” HERITAGE CLASSIC ARCHITECTURAL SHINGLE (WEATHERED WOOD PRESENTED)
5. PREFINISHED ALUMINUM OR PRIMED STEEL/FIELD PAINTED RAILINGS
6. MISC TRIM AND PANELS TO BE FIBER CEMENT SMOOTH (BATTENS, CASINGS, BACK BANDS, ETC.) - FIELD PAINTED
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LANDSCAPING