LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

APPLICANT Chip Shelton

**Details of Proposed Request**

*Existing Conditions*

The existing site is a vacant parcel at the corner of East Boulevard and Winthrop Avenue. The previous use was a two-story stucco multi-family building (1911) with a hipped roof and one story porches. The structure was destroyed by fire several years ago. The block currently consists of two story buildings facing East Boulevard and Winthrop Avenue. Across the street is a mix of uses including churches, office and retail of varying heights and setbacks. The setback along the block face of East Boulevard and Winthrop Avenue is relatively consistent.

*Proposal*

The proposal is a 3.5 story townhouse development with two separate buildings joined by a center courtyard with ground level garages. The exterior materials are stucco, brick and wood. Units facing East Boulevard will have two story porches. The height of the development is approximately 39’-9” from grade. The East Blvd. and Winthrop Avenue facades feature a balanced fenestration pattern, a series of hipped roofs and other design elements from the original building.

**Policy & Design Guidelines**

**New Construction**

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.
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<thead>
<tr>
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<th>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</th>
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<tbody>
<tr>
<td>1.</td>
<td><strong>Size</strong> the relationship of the project to its site</td>
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<td>2.</td>
<td><strong>Scale</strong> the relationship of the building to those around it</td>
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<td>3.</td>
<td><strong>Massing</strong> the relationship of the building’s various parts to each other</td>
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<td>4.</td>
<td><strong>Fenestration</strong> the placement, style and materials of windows and doors</td>
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<td>5.</td>
<td><strong>Rhythm</strong> the relationship of fenestration, recesses and projections</td>
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<td>6.</td>
<td><strong>Setback</strong> in relation to setback of immediate surroundings</td>
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<td>7.</td>
<td><strong>Materials</strong> proper historic materials or approved substitutes</td>
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<td>8.</td>
<td><strong>Context</strong> the overall relationship of the project to its surroundings</td>
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<td>9.</td>
<td><strong>Landscaping</strong> as a tool to soften and blend the project with the district</td>
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**Staff Analysis**

The Commission shall determine if the proposal meets the guidelines for new construction.
521 East Blvd.
Jackson Law Group

601 & 605 East Blvd.
Dilworth Methodist Church

600 East Blvd.
Greek Orthodox Church

517 East Blvd.
ALR Architecture

511 East Blvd.
MC3 Salon and Wellness

518 East Blvd.
Webber Dentistry

524 East Blvd.
Multi-Tenant Office Building

Project Site

All photos taken on 5/20/14
Winthrop Mews
Design Inspiration
A former 14 unit apartment building built in 1912 then destroyed by fire in 2005 occupied the present site.
Former Building Existing Elevation Drawings
Architectural artifacts salvaged from the former building to be reused in the new development.
EXISTING ASHPALT ALLEY

EXISTING TREES TO BE PROTECTED WITH 6' DIAMETER FENCE

EXISTING TREES TO BE PROTECTED WITH 8' DIAMETER CONSTRUCTION FENCE

NEW CONC. SIDEWALK

EXISTING CONC. SIDEWALK TO REMAIN

CONC. PORCH W/ BRICK BORDER

EXISTING CONC. SIDEWALK TO REMAIN

EXISTING CONC. PORCH

EXISTING CONC. SIDEWALK

CONC. CURBS & DRIVE

CONC. PAVER DRIVE

CONC. PATIO

SEASONAL FLOWERS

WINTER GEM BOXWOOD

BLUSHING KNOCKOUT ROSE SHRUB

SEASONAL FLOWERS

1/16" = 1'-0"
1/16" = 1'-0"
Winthrop Ave Elevation

1/8" = 1'-0"
Winthrop Avenue Block View
STUCCO:
HARD COAT STUCCO

BRICK:
CAROLINA CERAMICS BRICK
PROVINCIAL COLLECTION
BIANCO

ROOF:
CERTAINTEED
INDEPENDENCE
COLONIAL SLATE

RAILING:
NEXAN
PAINTED ALUMINUM RAILING
T16

SOFFIT:
HARDIESOFFIT
PTD CEMENTITIOUS
BEADBOARD

TRIM & PILASTERS:
HARDIETRIM
PTD CEMENTITIOUS
BOARDS SMOOTH

WINDOWS:
WINDSOR LEGENDS SERIES
PTD. CELLULAR PVC
MULLIONS ON EXTERIOR & INTERIOR
6 LITES OVER 0