LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

OWNER: Richard Bartlett

APPLICANT: Richard Bartlett

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-June 11, 2014
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 Boulevard and Winthrop Avenue facades feature a balanced fenestration pattern, a series of hipped roofs and other design elements from the original building. **The application was denied based on Size, Scale, Massing and Context.**

Revised Proposal-July 9, 2014
The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:
1. Setback increase of 3’ along East Blvd.
2. Removal of front porches along East Blvd.
3. Winthrop Ave. setback increased 4’
4. Building height reduced 3’-2.5” matching the height of 501 East Blvd.
5. Height of end units along Winthrop Ave. have been reduced
6. Material changes include additional wood shake siding and brick to compliment adjacent structures
7. Massing of building has been changed through variation between townhouse units and roof design

Staff Analysis
The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.
Policy & Design Guidelines

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.

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

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1. <strong>Size</strong></td>
<td>the relationship of the project to its site</td>
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<tr>
<td>2. <strong>Scale</strong></td>
<td>the relationship of the building to those around it</td>
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<tr>
<td>3. <strong>Massing</strong></td>
<td>the relationship of the building’s various parts to each other</td>
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<tr>
<td>4. <strong>Fenestration</strong></td>
<td>the placement, style and materials of windows and doors</td>
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<td>5. <strong>Rhythm</strong></td>
<td>the relationship of fenestration, recesses and projections</td>
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<tr>
<td>6. <strong>Setback</strong></td>
<td>in relation to setback of immediate surroundings</td>
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<td>7. <strong>Materials</strong></td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>8. <strong>Context</strong></td>
<td>the overall relationship of the project to its surroundings</td>
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<td>9. <strong>Landscaping</strong></td>
<td>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 Size, Scale, Massing and Context.
Summary of Changes from 6/2/14 Submission to address comments from June HDC meeting:

1. Buildings facing East Blvd have been set back an additional 3’. The buildings now align with the East Blvd neighboring office structure’s main wall and porch projection at 521 East BLVD.
2. Porches facing East Blvd have been deleted.
3. Building facing Winthrop Ave has been set back an additional 4’. It now matches the typical set back of the structures on the other outside 3 corners of the block facing East Blvd and Kingston Ave. The corner building at 501 East Blvd is 22’ – 6” from the street on Lyndhurst Ave with a 2’ – 6” bay window projecting into that. Typically the houses facing the middle of the blocks on the side streets, such as Winthrop Ave, are set further back due to their property being turned and running deep into the center of the block.
4. The building height has been reduced 3’ – 2 ½”. It now matches the roof height of the neighboring office structure at 501 East Blvd.
5. The two end units facing neighboring home at 1716 Winthrop Ave have had the top floors deleted to transition to the lower structure next door.
6. The style of the townhomes has been revised to incorporate a combination of wood shakes, brick, and hard coat stucco similar to other buildings on the block.
7. The massing and materials now change between townhomes to reflect more variety rather than looking like one overall building.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet C.S. 47-30 recording requirements.

This _______ day of ________, 2014.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3096

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General Notes:
1. The purpose of this Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridge line of the houses depicted herein. No rear yard or side yard measurements were made. The heights shown herein 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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Building Heights Sketch of The 500 BLOCK of EAST BOULEVARD & The 1700 BLOCK of WINTHROP AVENUE BILATERAL VIEW AS NOTED CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department June 09, 2014

Scale 1" = 30'

0' 30' 60' 90' 120'
Winthrop Ave

East Blvd

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

CONC. CURBS & DRIVE

CONC. PAVER DRIVE

CONC. PATIO

SEASONAL FLOWERS

BLUSHING KNOCKOUT ROSE SHRUB

WINTER GEM BOXWOOD

LEVEL 1 SITE NOTES

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

East Blvd

Winthrop Mews

Winthrop Mews

PLANTING

- WINTER GEM BOXWOOD
- BLUSHING KNOCKOUT ROSE SHRUB
- SEASONAL FLOWERS
- FESCUE LAWN

A Landscape

1/16" = 1'-0"
DENIED IN JUNE

North Elevation
1/8" = 1'-0"
DENIED IN JUNE

Mews West Elevation (East Elevation Similar)
1/8" = 1'-0"
MATERIALS

STUCCO: HARD COAT STUCCO

ROOF: CERTAINTED INDEPENDENCE COLONIAL SLATE

SOFFIT: HARDIESOFFIT PTD CEMENTITIOUS BEADBOARD

SHAKES: PAINTED CEDAR WOOD SHAKES

TRIM & PILASTERS: HARDIETRIM PTD CEMENTITIOUS BOARDS SMOOTH

BRICK: CAROLINA CERAMICS BRICK PROVINCIAL COLLECTION BIANCO

RAILING: PAINTED WOOD RAILING

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