LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

OWNER: Barbara Ann Bartlett

APPLICANT: Jason McArthur

This application was continued from October for further design study on 1) Size, 2) Scale, and 3) Materials.

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 redesign 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

Revised Proposal – October 8, 2014
The revised application is resubmitted based on substantial redesign from the denied application. A summary of the changes include:
1. Change in design to a single building footprint.
2. Parking will be enclosed under the primary structure.
3. Front setback is in alignment with the adjacent structure.
4. Rear alley will not be used for access.
5. Height to ridge is under 40 feet.
6. Additional buffer at the rear of the structure.
7. Massing and fenestration patterns have been redesigned.
8. Primary materials are cementitous siding and brick.

**Revised Proposal – November 12, 2014**

Summary of plan revisions:
1. Size – Lot coverage has been reduced from 58% in the previous plan to 52%. HDC request is 50%.
2. Scale – The massing and scale have been changed to reduce the visual impact along Winthrop Avenue and the other elevations.
3. Materials – Primary siding material changed to wood lap and cedar shake.

**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 |
|---|---|
| **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 |
**Staff Analysis**
The Commission shall determine if the project meets the guidelines for new construction.
EXISTING CONC. SIDEWALK TO REMAIN

SIDE YARD

ZONING SET BACK

ZONING PORCH SET BACK

24 CARS

20' - 5"

31' - 7 1/4"

28' - 5 1/4"

24 CARS

31' - 7 1/4"

28' - 5 1/4"

Winthrop Ave

September 29, 2014
POSSIBLE OFFICE OR LIVING UNITS
7,390 HEATED SF PER LEVEL

September 29, 2014

1/16" = 1'-0"
POSSIBLE OFFICE OR LIVING UNITS
7,333 HEATED SF PER LEVEL

Winthrop Ave

East Blvd

November 3, 2014
POSSIBLE OFFICE OR LIVING UNITS
7,390 HEATED SF PER LEVEL

1" = 20'-0"

Level 2

POSSIBLE OFFICE OR LIVING UNITS
7,390 HEATED SF PER LEVEL

1" = 20'-0"

Attic

September 29, 2014
Winthrop Ave

East Blvd

SEASONAL FLOWERS

PLANTING

BLUSHING KNOCKOUT ROSE SHRUB

WINTER GEM BOXWOOD

COLUMNAR MAPLE

EXISTING TREES PROTECTED WITH CONSTRUCTION FENCE

FESCUE LAWN

EXISTING TREE TO BE REMOVED

NEW WATER OAK

Winthrop Ave

October 2014

September 29, 2014
Winthrop Ave

East Blvd

SEASONAL FLOWERS

PLANTING

BLUSHING KNOCKOUT ROSE SHRUB

WINTER GEM BOXWOOD

COLUMNAR MAPLE

EXISTING TREES

PROTECTED WITH CONSTRUCTION FENCE

FESCUE LAWN

EXISTING TREE TO BE REMOVED

NEW WATER OAK

EXISTING TREE TO BE REMOVED
7,340 SF
52% LOT COVERAGE

8,159 SF
58% LOT COVERAGE

September 29, 2014
ORIGINAL STRUCTURE OUTLINE
7,340 SF
52% LOT COVERAGE

NEW STRUCTURE OUTLINE
7,333 SF
52% LOT COVERAGE

November 3, 2014
EAST BOULEVARD ELEVATION
EAST BOULEVARD ELEVATION
MATERIALS

LAP SIDING: 
PAINTED WOOD LAP SIDING 
WITH CORNER BOARDS

BRICK: 
CAROLINA CERAMICS BRICK 
PROVINCIAL COLLECTION 
BIANCO

SHAKES: 
PAINTED CEDAR WOOD SHAKES

ROOF: 
CERTAINTEED 
INDEPENDENCE 
COLONIAL SLATE

RAILING: 
PAINTED WOOD RAILING

SOFFIT: 
PAINTED WOOD SOFITS

TRIM: 
PAINTED WOOD TRIM

WINDOWS: 
PAINTED WOOD INSULATED WINDOWS 
MULLIONS ON EXTERIOR & INTERIOR 
6 LITES OVER 0

November 3, 2014