LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1101 Myrtle Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT: DAS Architecture Inc./Westwood Stevens Grove LLC

Details of Proposed Request

Existing Conditions
The existing structure is a two-story multi-family apartment building constructed in 1980. Adjacent structures are a mix of single-family, multi-family, and commercial uses. The residential structures are a mix of one-story, one-and-one half story, and two-story heights. On December 16, 2018, the HDC voted to approve the demolition which make take place upon the approval of new construction plans and to waive the 90-day waiting period for the review of new construction plans.

Proposal
The proposal is a new four-until townhome project. Front setback of the project is approximately 20’ – 1 ¼” from back of the existing city sidewalk on Myrtle Avenue and 13’-9” from the back of the city sidewalk on Lexington Avenue. Proposed trees are noted on the site plan.

Building height is ranges from 42’-9 ½” to 43’-9 ½” from grade. Materials include Hardie Artisan siding and trim, brick walls, aluminum clad Simulated True Divided Light (STDL) windows, wood doors, metal porch rails, wood shutters, painted aluminum garage doors with applied 1x battens. Fenestration patterns and material palette vary per individual townhouse unit on the front elevations.

Policy & Design Guidelines for New Construction, page 6.1
Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.
**Staff Recommendation**

Staff has the following concerns with the proposal:

1. The scale/height relationship between the proposed project and the historic single-family houses at 808 Lexington Avenue and 728 Lexington Avenue.
Charlotte Historic District Commission Case 2018-00597
HISTORIC DISTRICT: DILWORTH
DEMOLITION
MYRTLE AVENUE TOWNHOMES
January 7, 2019
INCREASED SETBACK FROM NEIGHBOR

LEXINGTON AVENUE
FACING SOUTH WEST

LEXINGTON AVENUE
FACING NORTH EAST

OTHER TOWNHOUSE PROJECTS IN ONE BLOCK AREA

SCALE REFERENCES

MYRTLE AVENUE TOWNHOMES
January 7, 2019
ELEVATIONS

MYRTLE AVENUE TOWNHOMES

January 7, 2019  Scale:3/16" = 1'-0"

LEXINGTON AVE

- Asphalt Shingles
- Brick Chimney
- Shiplap Siding
- Painted Brick Veneer
- Hardie "Artisan" Siding
- 5/4x Casing
- Hardie 1X8 Trim Smooth
- Smooth Wood Louver Vent W/ 5/4x4 Casing
- Brick Soldier & Rowlock
- Hardie 1X12 Beam Trim
- 1X12 Hardie Beam Trim
- Box Columns
- Brick Soldier & Rowlock
- Brick Veneer
- Metal Railing, See DTL.
- Existing Screening & Fencing

MYRTLE AVE

- Operable Louvers @ Right Side of Porches TYPICAL
- Wood Louver Shutters 1/2" Width of Window
- Box Columns
- Beam Trims W/ 4 5/8" Crown
- Aluminum Railing

Lexington Ave

- Existing Driveway Cut
- Existing Screening & Fencing

Myrtle Ave

- Driveway
- Porch Entries

Scale: 3/16" = 1'-0"
1. **SETBACK**

   **(ZONING)**
   - **20’ - FRONT SETBACK MYRTLE (20’)**
   - **± 13’9” - SETBACK @ LEXINGTON (10’)**
   - **± 24’ - REAR SETBACK (20’)**
   - **± 7’ - SIDE SETBACK (5’)**

2. **SPACING**
   - We are maintaining a larger setback away from the existing house to the left on Lexington consistent with the existing condition.
   - The sideyard to the Myrtle Condos is consistent with side yards between homes on Lexington ± 20-22’.
   - The front setback on Lexington is consistent with front setbacks to the right of our project, providing a gateway condition moving into the neighborhood along Myrtle.

3. **ORIENTATION**

   - Our main orientation is to Myrtle Ave. The Lexington Ave. end is our short side which is consistent with the widths of the adjacent homes.

4. **MASSING**

   - Our project uses a two story eave line with a receding roof line consistent with the 2 story homes on the street along with the 2 story porches, dormers, gable and clipped gable ends to reduce the massing and create a relatable human scale for the project.

5. **HEIGHT AND WIDTH (MULTIFAMILY TO MULTIFAMILY)**

   - The eave line for the project is +/-22’ consistent with the eave line of the existing structure and lower than the eave line of the existing multifamily on Oriole Ave. As an example, the project uses the rhythm of porches and front doors to break up the Myrtle Ave. facade into a scale similar to single family homes.

6. **SCALE**

   - The project uses 2 story porches, dormers, chimneys, a lower eave line and a receding roofline to give the project a single family scale and street rhythm.

7. **DIRECTION EXPRESSION**

   - The overall directional expression of the project is horizontal, but the 2 story vertical porches give the project a feel consistent with the rhythm of gables along Lexington Ave.

8. **FOUNDATION**

   - The project has front entries raised 3 risers above ground to give the units a foundation consistent with the single family homes on the street.

9. **ROOF FORM AND MATERIALS**

   - Project uses simple gables, hipped roofs, clipped gables along with dormers and chimneys to break up the overall roof form.

10. **CORNICES AND TRIM**

    - The fascia and soffit detailing is traditional in design with the use of smooth trim boards, crown molding and flat casings. Beam trims and soffits are traditional along with traditional boxed columns.

11. **WINDOWS AND DOORS**

    - The project will use traditional style windows with aluminum cladding and traditional SDL Mullions. Casings to be brick mold for brick veneer areas and flat casing at siding areas. Entry doors and sidelites will be stained wood with SDL Mullions. Full lite doors will be aluminum clad with SDL bars.

12. **PORCHES**

    - Porches are a major element of this project. Our porches are 2 story in height with gable ends. The porches have a one story brick base with arches. The second story has boxed columns supporting the roof. The siding on the gable end will be shiplap smooth painted siding. Porches are +/-10’ deep.

13. **MATERIALS**

    - **SIDING:** Brick veneer and Hardie “Artisan” lap siding smooth and painted
    - **TRIM:** Hardie Smooth 1x Profiles smooth painted crown molding traditional profiles smooth painted
    - **COLUMN:** Boxed columns with simple base and cap
    - **RAILING:** Painted aluminum in traditional profiles
    - **ROOFING:** Architectural asphaltic shingles
    - **SHUTTERS:** Wood louvered shutters, painted

14. **SIZE**

    - See comparison photos and streetscapes with other multifamily and townhouse projects. Note our lower eave lines recessed back from our setback lines compared to the other multifamily projects in the immediate area.

15. **RHYTHM**

    - The rhythm of our porches and entries are consistent with the typical rhythm at a single family street in the district.

16. **CONTEXT**

    - Townhomes, condominiums and duplexes are quite prevalent in this area of Dilworth. Our corner townhomes are very congruent with the other corners of this block and immediate area.

17. **LANDSCAPE**

    - The existing rear and side yard vegetation and fencing is proposed to remain. Street trees and foundation landscaping will be planted to tie the project into the surrounding streetscapes.

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**COMPATIBILITY CRITERIA**

**MYRTLE AVENUE TOWNHOMES**

January 7, 2019