
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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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***



-  1101 Myrtle Av
-  Dilworth
-  Property Lines
-  Building Footprints

0 45 90 180 270 Feet

Wednesday, October 31, 2018

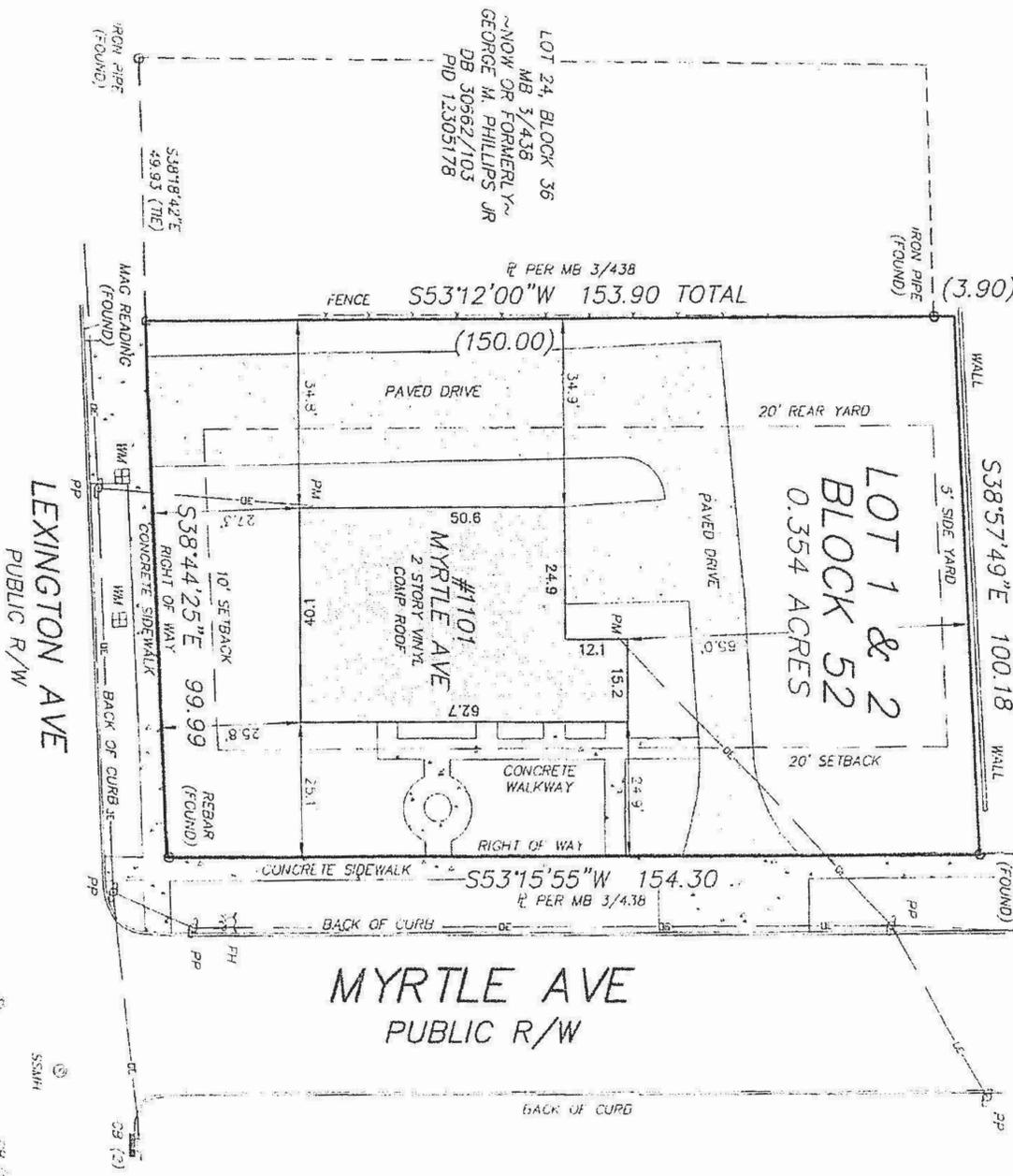
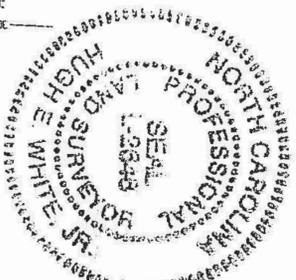
THIS IS TO CERTIFY THAT ON THE 3rd DAY OF JULY 2018, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

NOTES

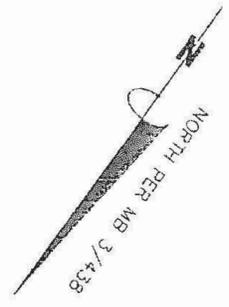
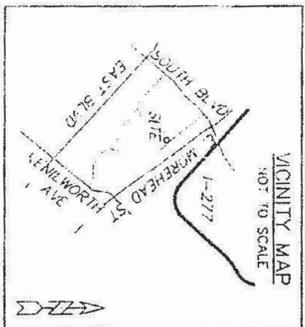
1. PID: 12305099
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 37104S-1300L WITH A DATE OF IDENTIFICATION OF 09/02/2015.
4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
5. PROPERTY ZONED R-22NF. SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.
6. MAP BOOK 1763 PAGE 346 DOES NOT SHOW BOUNDARY BEARINGS OR DISTANCES.

SIGNED *[Signature]*
PROFESSIONAL LAND SURVEYOR

MYRTLE SQUARE
CONDOMINIUMS
U/F 182
PID 12305099



LOT 24, BLOCK 36
MB 3/438
~NOW OR FORMERLY~
GEORGE M. PHILLIPS JR
DB 30562/103
PID 12305178



PHYSICAL SURVEY

LOTS 1 & 2, BLOCK 52 OF
MB 1763 PG 346
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

- LEGEND:
- PM = POWER METER
 - WM = WATER METER
 - PP = POWER POLE
 - CB = CATCH BASIN
 - SSMH = SANITARY/SEWER MANHOLE
 - OE = OVERHEAD ELECTRICITY
 - FH = FIRE HYDRANT
 - ≡ = PROPERTY LINE

SUBMITTED FOR
MAP RECORDED IN BOOK 1763 AT PAGE 346 DEED RECORDED BOOK 8701 PAGE 371.
DRAWN BY RD FIELD WORK MB/AS FIELD BOOK # _____
2018/07/03 MYRTLE AVE #101
2018/07/03 MYRTLE AVE #101



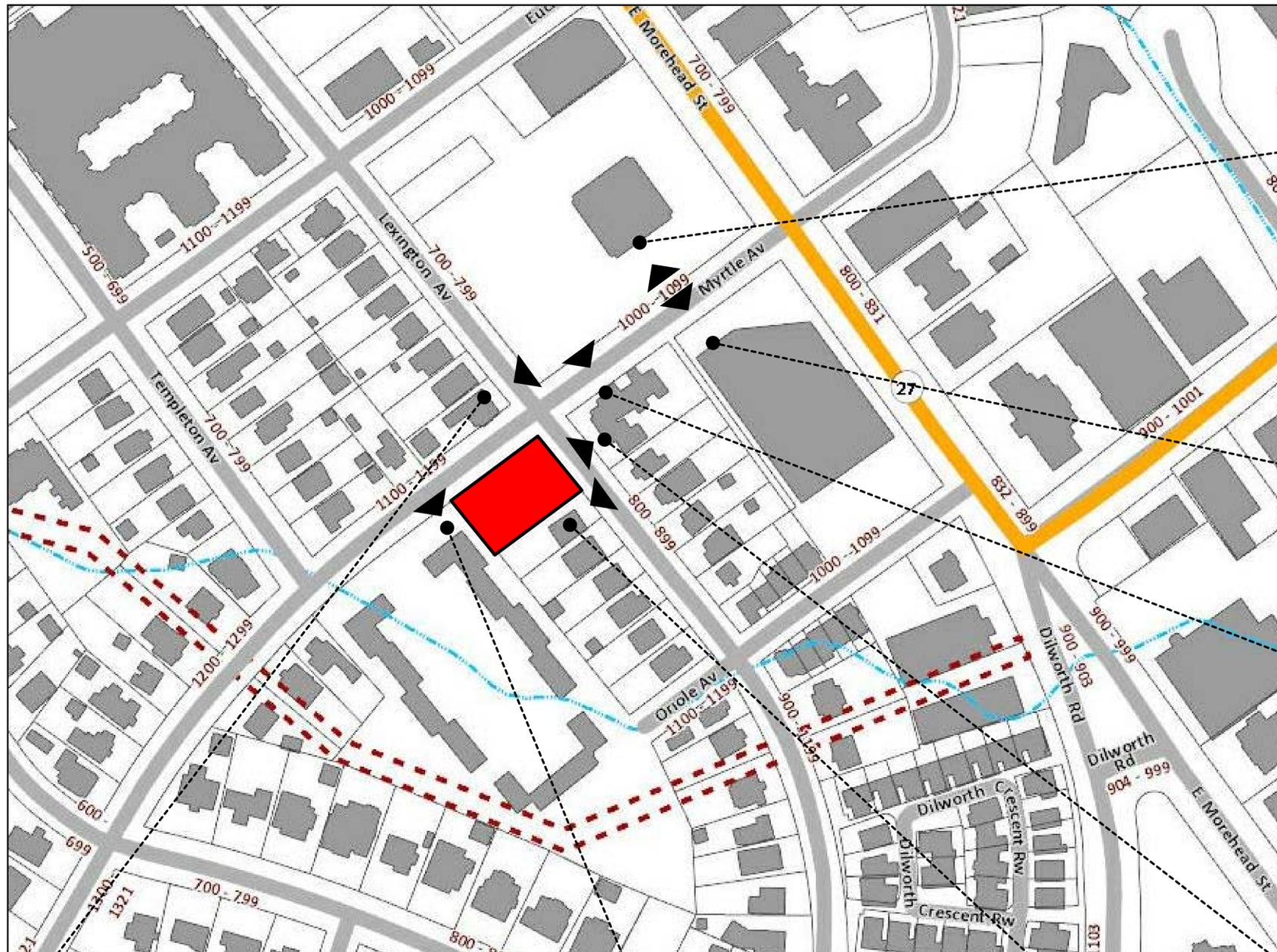
- APARTMENTS
- OFFICE
- TOWNHOMES
- OUR SITE**
- ORIOLE TOWNHOMES
- MULTIPLE DUPLEXES
- DILWORTH CRESCENT TOWNHOMES
- MYRTLE CONDOMINIUMS
- EUCLID AVE CONDOMINIUMS

**AREA MULTIFAMILY
PROJECTS
FOR CONGRUENCY**

MYRTLE AVENUE TOWNHOMES

January 7, 2019





ADJACENT PROPERTIES

MYRTLE AVENUE TOWNHOMES

January 7, 2019



900 LEXINGTON



906 LEXINGTON



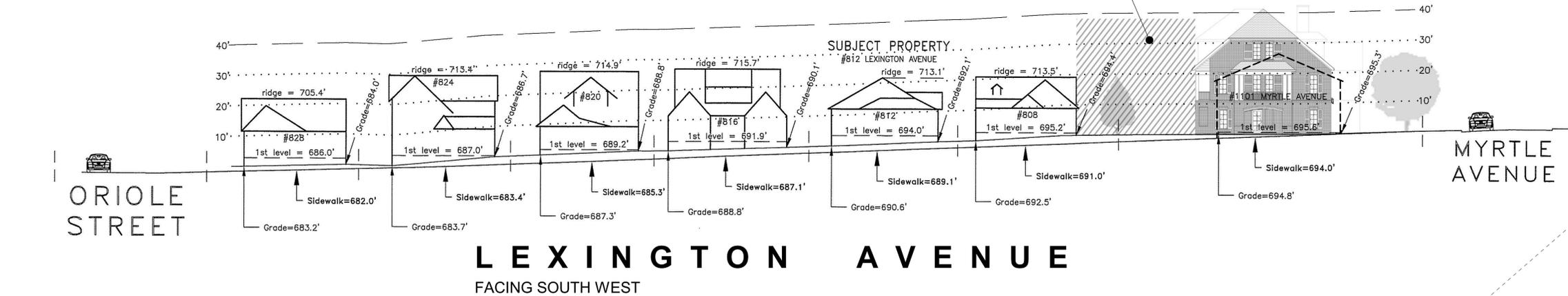
DILWORTH CRESCENT TOWNHOMES



ORIOLE TOWNHOMES

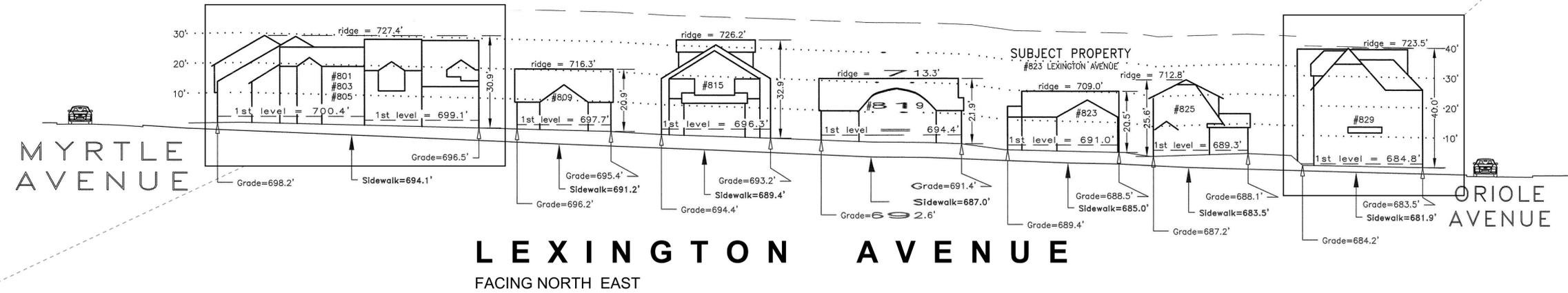


ORIOLE TOWNHOMES



LEXINGTON AVENUE

FACING SOUTH WEST



LEXINGTON AVENUE

FACING NORTH EAST

OTHER TOWNHOUSE PROJECTS IN ONE BLOCK AREA



MYRTLE TOWNHOMES



MYRTLE TOWNHOMES



EUCLID CONDOMINIUM



EUCLID CONDOMINIUM



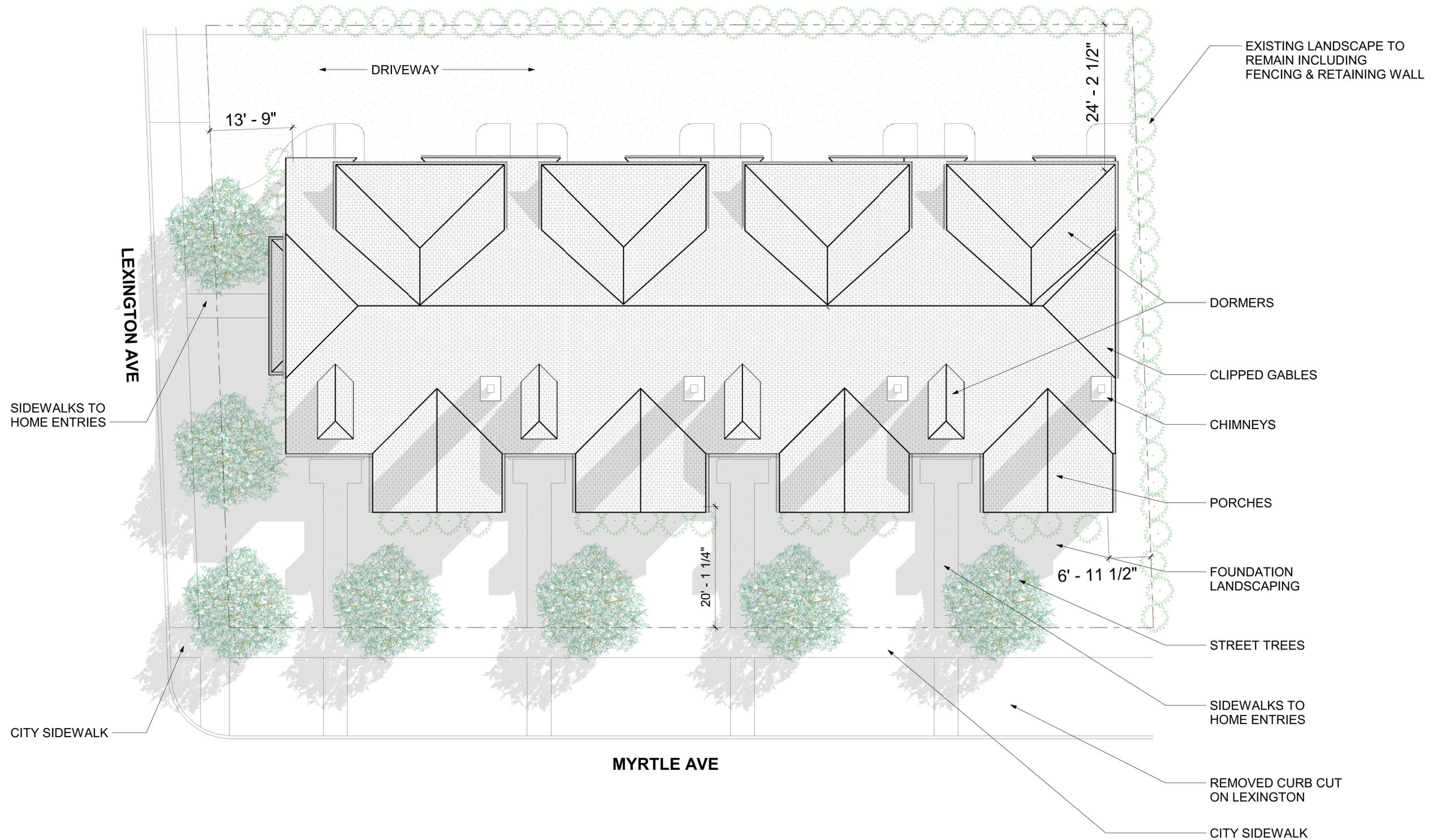
LEXINGTON / EUCLID APARTMENTS

SCALE REFERENCES

MYRTLE AVENUE TOWNHOMES

January 7, 2019





SITE PLAN

MYRTLE AVENUE TOWNHOMES

January 7, 2019 Scale: 1/8" = 1'-0"





ELEVATIONS

MYRTLE AVENUE TOWNHOMES

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



ALUM. GUTTERS AND
DOWNSPOUTS

1x8 HARDIE FASCIA BOARD
SMOOTH WITH 4 5/8" CROWN
ON 5/4x6 FRIEZE BD.

BOX COLUMNS

OPERABLE LOUVER
SCREENS AT RIGHT
SIDES OF EACH PORCH

ALUM. CLAD WINDOWS WITH 5/4x4 CASING TYPICAL

ASPHALT SHINGLES ARCHITECTURAL

ALUM. GUTTERS AND DOWNSPOUTS

HARDIE "ARTISAN" LAP SIDING SMOOTH
PAINTED WITH MITERED CORNERS

21' - 9"

31' - 8 1/2"

42' - 9 1/2"

BRICK ROWLOCK

BRICK VENEER

ALUM. CLAD WINDOW WITH BRICK MOLDING

RIGHT SIDE

ALUM. GUTTERS AND DOWNSPOUTS

42' - 9 1/2"

32' - 3"

22' - 3 1/2"

9' - 10 1/2"

SEE WINDOW DETAIL

ASPHALT SHINGLES
ARCHITECTURAL

HARDIE "ARTISAN" LAP
SIDING SMOOTH PAINTED
WITH MITERED CORNERS

42' - 10 1/2"

10' - 0"

BRICK VENEER

11' - 5"

REAR

PROJECTED BAY, TYPICAL
RECESSED REAR ENTRY WITH
AREA FOR TRASH CANS

RECESSED GARAGE DOORS, TYPICAL
BRACKETS SUPPORTING CANTILEVERED FLOOR

RECESSED PORCH WITH ALUM. RAILING
GARAGE DOORS PAINTED ALUM. WITH
APPLIED 1x BATTONS WITH GLASS TOP PANEL

ELEVATIONS

MYRTLE AVENUE TOWNHOMES

January 7, 2019

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 STREETSAPES 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 STREETSAPES.