
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1101 Myrtle Avenue

SUMMARY OF REQUEST: New Construction - Townhomes

APPLICANT: DAS Architecture Inc./Westwood Stevens Grove LLC

The application was continued from May for the following items:

- Pedestrian interest to the unit on the corner of Myrtle and Lexington.
- Show height for other historic single-family homes, including the homes on Myrtle.
- Tree protection program.
- Detail what trees are being removed, added and staying, including the size.
- Revisit the patios in the front yard or show historic precedence.
- Provide detail on the brick mold, trim, soffits, material etc.
- Show historic precedence for recessed openings for the front entryway.
- Revisit rhythm of the three buildings to show differentiation.
- Provide details on the retaining wall, including elevations and materials.
- Tree planting proposal for trees on the site, not just in the public right of way, per Guideline 8.5 #5.

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 three-unit townhome project with detached garages. Front setback of the project is approximately 22' from back of the existing city sidewalk on Myrtle Avenue and 17'-8" from the back of the city sidewalk on Lexington Avenue. Proposed trees are noted on the site plan. Townhome heights are +/- 29' from grade at Lexington Avenue and +/- 32' from grade at Myrtle Avenue. Materials include brick veneer siding, aluminum clad Simulated True Divided Light (STDL) windows, wood doors, wood shutters. Garage heights are 16'-0" from grade. Garage siding material is Hardie Artisan lap siding smooth with mitered corners.

Revised Proposal – June 12

1. Corner unit changed to have two entries – Myrle and Lexington.
2. Zoutewelle surveys for heights of single-family homes.
3. Trees detailed on site plan (existing, to be removed, and new).
4. Patios in front yard removed.
5. Trim details labeled.
6. Recessed and asymmetrical entry photos included.
7. Retaining wall shown on 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. Lack of differentiation in building designs.
2. Additional information needed about materials (garage doors, front entry doors, permeable paver drive, etc.).
3. Tree protection plan for the existing trees to remain.
4. Additional details + dimensions needed about the brick retaining wall + piers along Myrtle, and 4' wall on Lexington.



HDC-2019-00085

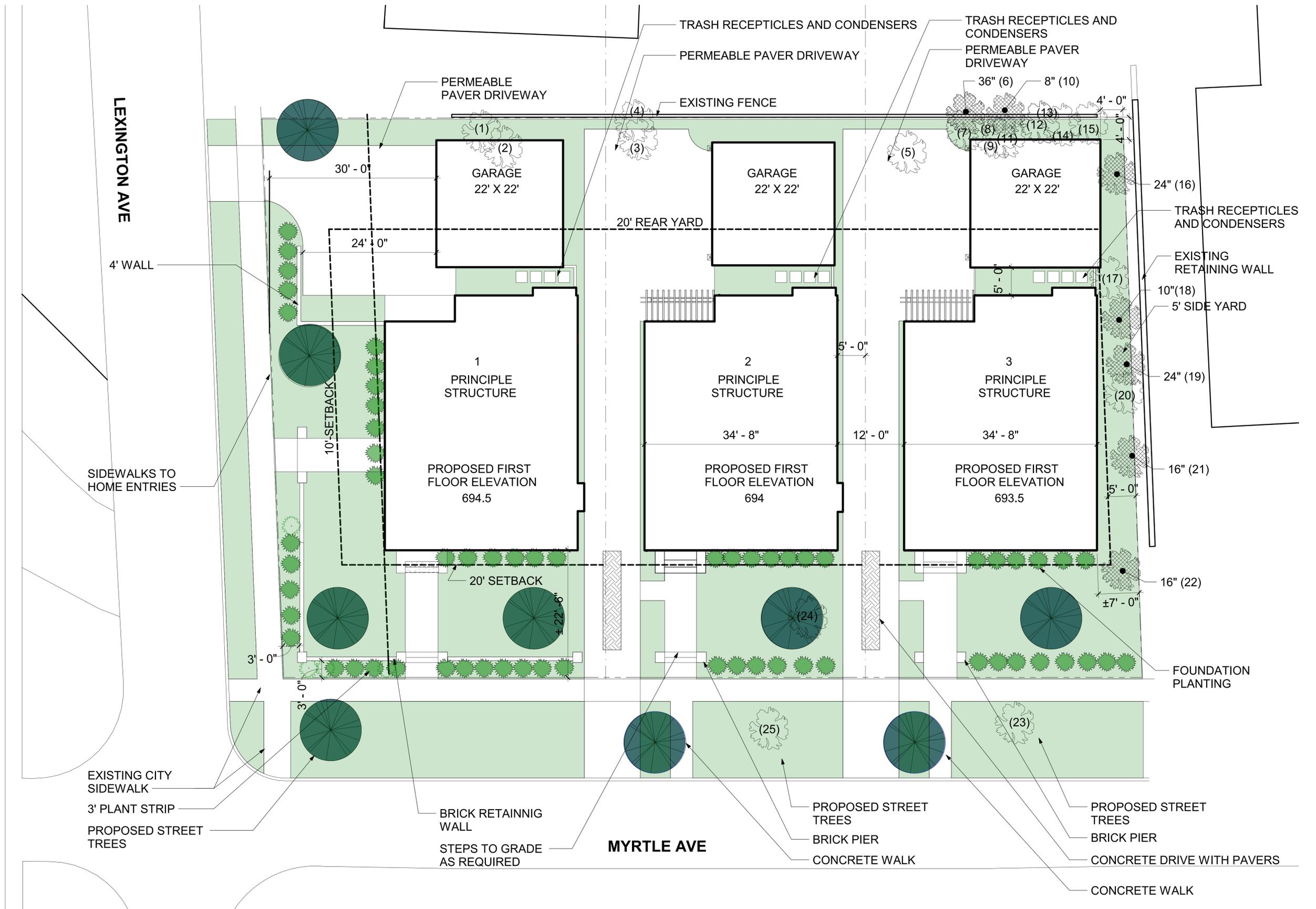
PID: 12305179

LOCAL HISTORIC DISTRICT: DILWORTH
PROPOSED PROJECT: CONTINUED CASE

June Meeting 2019



TREE TABLE	
NUMBER	DESCRIPTION
1	8"
2	CLUSTER
3	12"
4	4"
5	3"
6	36"
7	3"
8	4"
9	8"
10	8"
11	4"
12	4"
13	4"
14	4"
15	CLUSTER
16	24"
17	8"
18	10"
19	24"
20	4"
21	16"
22	16"
23	CREPE MYRTLE
24	12"
25	CLUSTER



SITE PLAN

MYRTLE AVENUE HOMES

June 3, 2019



RECESSED ENTRIES



ASYMMETRICAL ENTRIES



ENTRIES

MYRTLE AVENUE HOMES

June 3, 2019





**PERSPECTIVE FROM
MYRTLE AVE**

MYRTLE AVENUE HOMES

June 3, 2019





**PERSPECTIVE FROM
INTERSECTION OF
MYRTLE AND LEXINGTON**

MYRTLE AVENUE HOMES

June 3, 2019



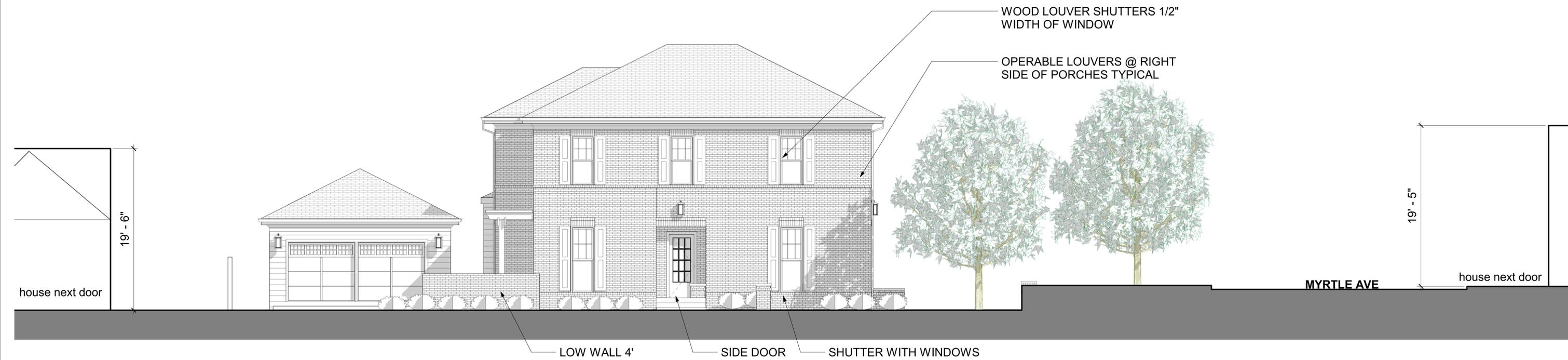


**PERSPECTIVE FROM
LEXINGTON**

MYRTLE AVENUE HOMES

June 3, 2019





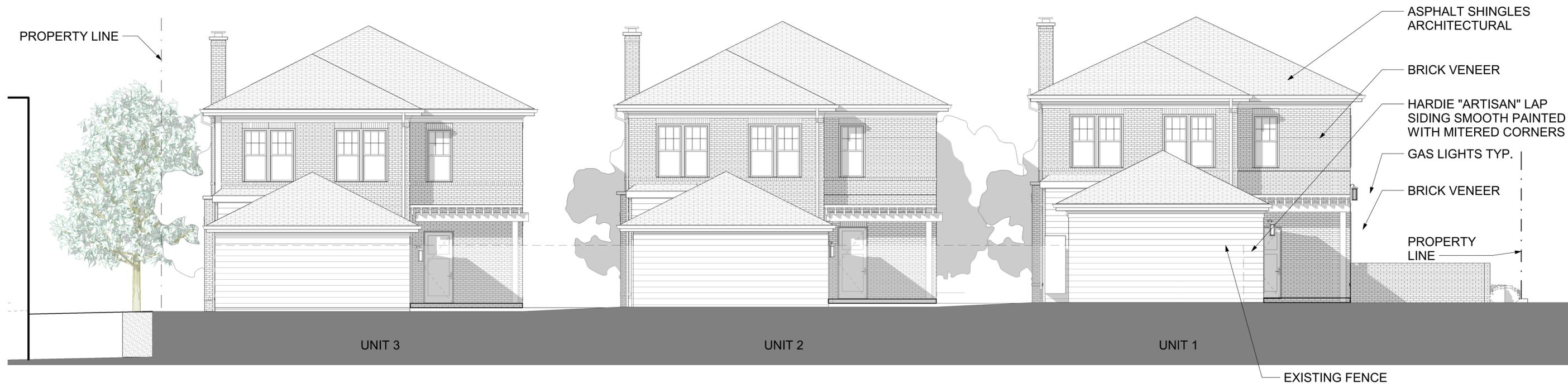
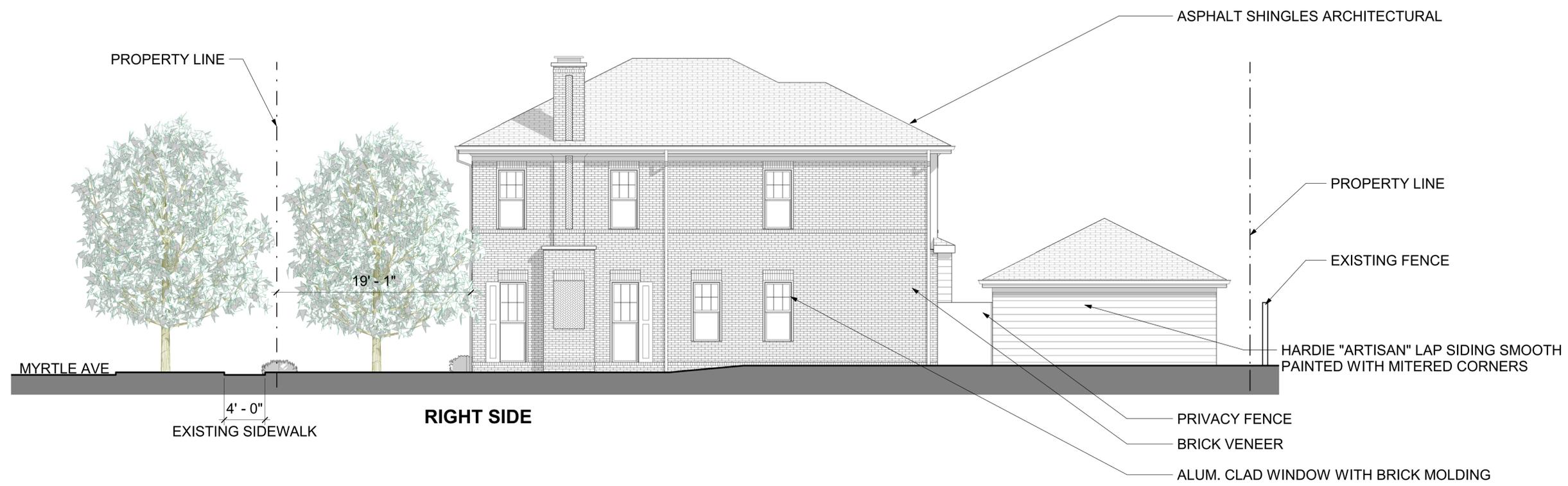
ELEVATIONS

MYRTLE AVENUE HOMES

June 3, 2019

Scale: 3/16" = 1'-0"





REAR
ELEVATIONS

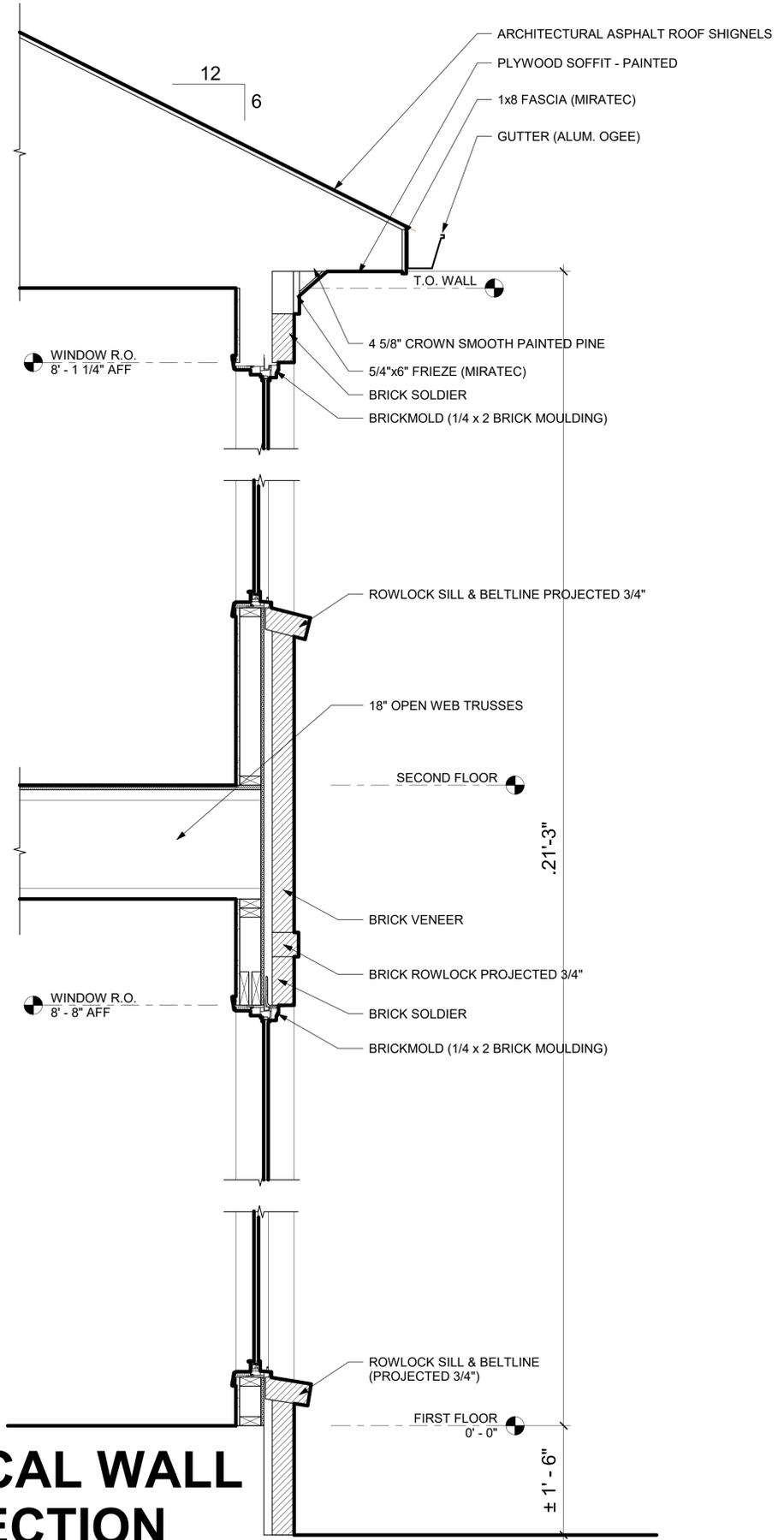
MYRTLE AVENUE HOMES

June 3, 2019

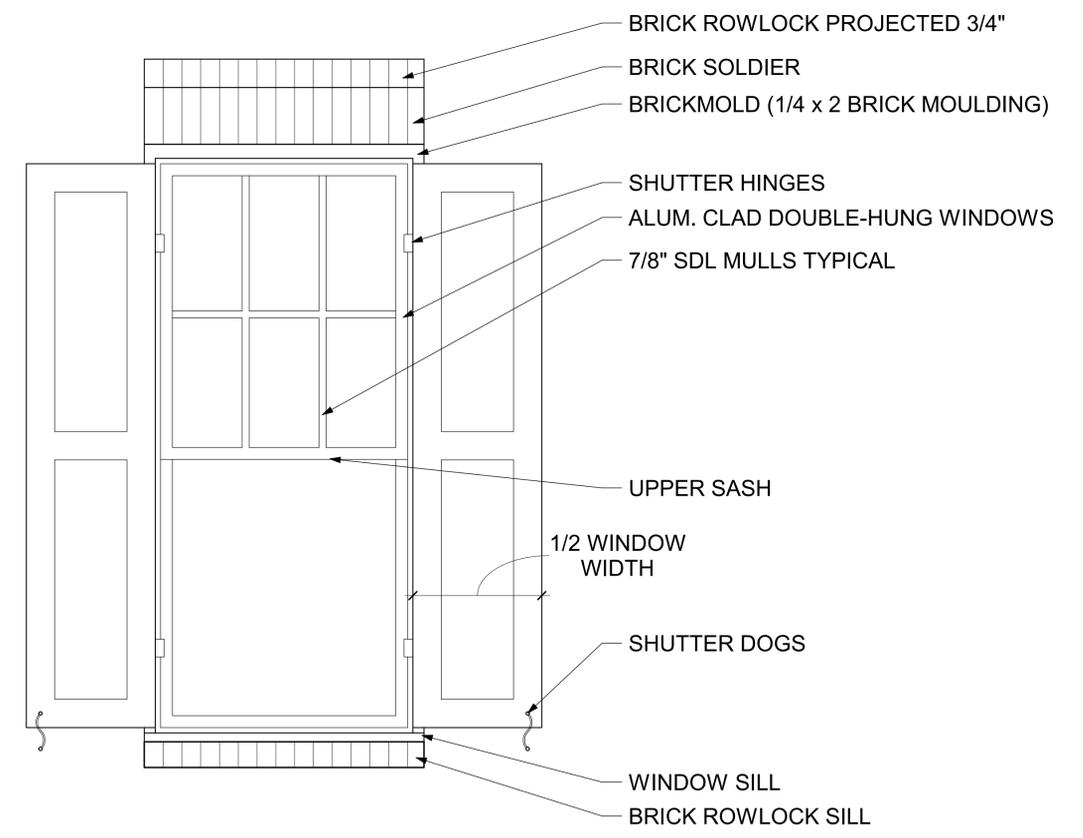
Scale: 3/16" = 1'-0"

LEXINGTON





TYPICAL WALL SECTION



TYPICAL WINDOW