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.
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.

<table>
<thead>
<tr>
<th>All New Construction Projects Will Be Evaluated for Compatibility by the Following Criteria</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback</td>
<td>in relationship to setback of immediate surroundings</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
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<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
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<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
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<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
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<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
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<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
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<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
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<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
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<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district</td>
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<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
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<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
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<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
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<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
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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.
PERSPECTIVE FROM INTERSECTION OF MYRTLE AND LEXINGTON

MYRTLE AVENUE HOMES

June 3, 2019
BRICK ROWLOCK PROJECTED 3/4”
BRICK SOLDIER
BRICKMOLD (1/4 x 2 BRICK MOULDING)
SHUTTER HINGES
ALUM. CLAD DOUBLE-HUNG WINDOWS
7/8" SDL MULLS TYPICAL
SHUTTER DOGS
BRICK ROWLOCK SILL
WINDOW SILL
WIDTH
1/2 WINDOW
TYPICAL WINDOW
ROWLOCK SILL & BELTLINE PROJECTED 3/4”
18” OPEN WEB TRUSSES
SECOND FLOOR
ROWLOCK SILL & BELTLINE (PROJECTED 3/4”)
FIRST FLOOR
12
6
ARCHITECTURAL ASPHALT ROOF SHINGLES
PLYWOOD SOFFIT - PAINTED
1/8 FASCIA (MIRATEC)
GUTTER (ALUM. OGEE)
GUTTER (ALUM. OGEE)
BRICK ROWLOCK PROJECTED 3/4”
BRICK SOLDIER
BRICKMOLD (1/4 x 2 BRICK MOULDING)
SHUTTER HINGES
ALUM. CLAD DOUBLE-HUNG WINDOWS
7/8" SDL MULLS TYPICAL
UPPER SASH
1/2 WINDOW WIDTH
SHUTTER DOGS
WINDOW SILL
BRICK ROWLOCK SILL
TYPICAL WALL SECTION
DETAILS
MYRTLE AVENUE HOMES
June 3, 2019