
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

APPLICANT Chip Shelton

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

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 Blvd. and Winthrop Avenue facades feature a balanced fenestration pattern, a series of hipped roofs and other design elements from the original building.

Policy & Design Guidelines

New Construction

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.

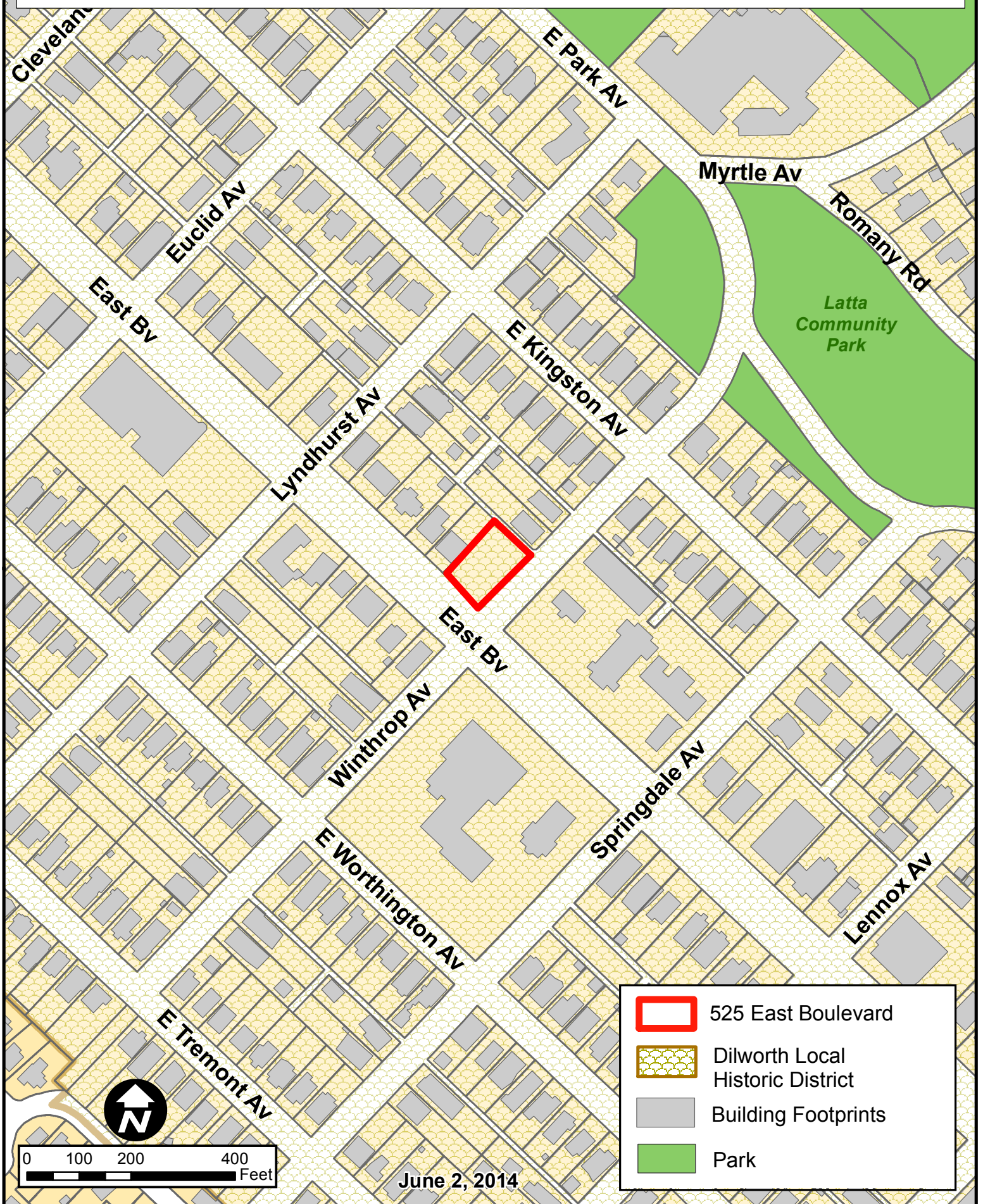
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission shall determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2014-101





521 East Blvd.
Jackson Law Group



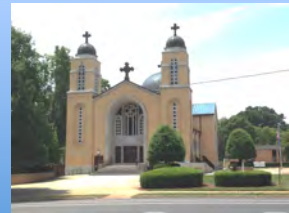
601 & 605 East Blvd.
Dilworth Methodist Church



517 East Blvd.
ALR Architecture



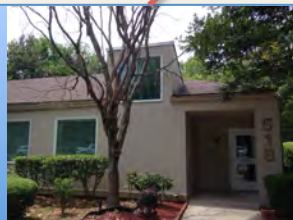
511 East Blvd.
MC3 Salon and Wellness



600 East Blvd.
Greek Orthodox Church



528 East Blvd.
Efird Appraisal Group



518 East Blvd.
Webber Dentistry



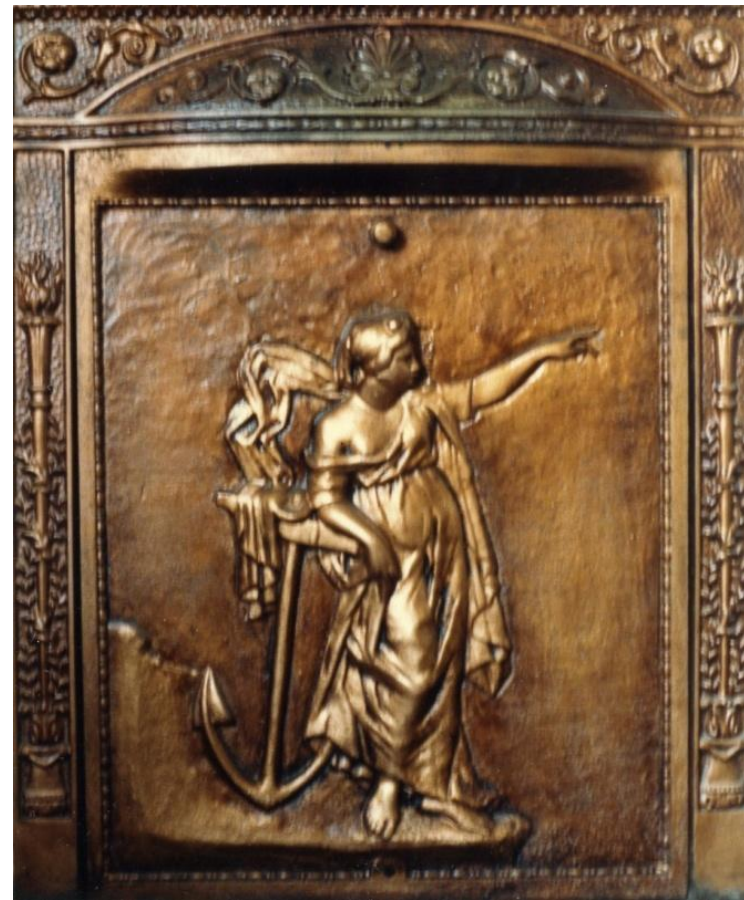
524 East Blvd.
Multi-Tenant Office Building

All photos taken on 5/20/14



Winthrop Mews

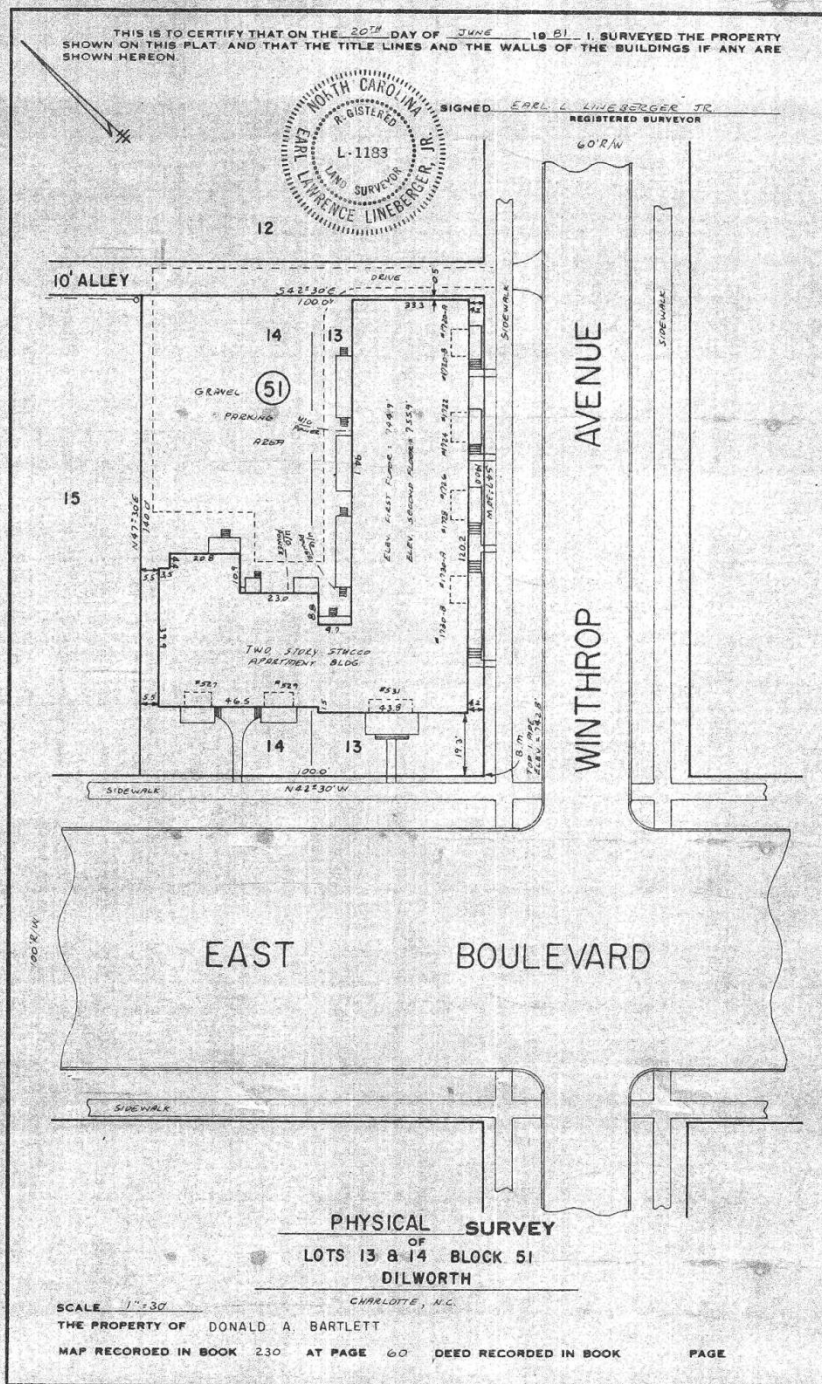
Design Inspiration



A former 14 unit apartment building built in 1912 then destroyed by fire in 2005 occupied the present site.

Former Building Existing Elevation Drawings

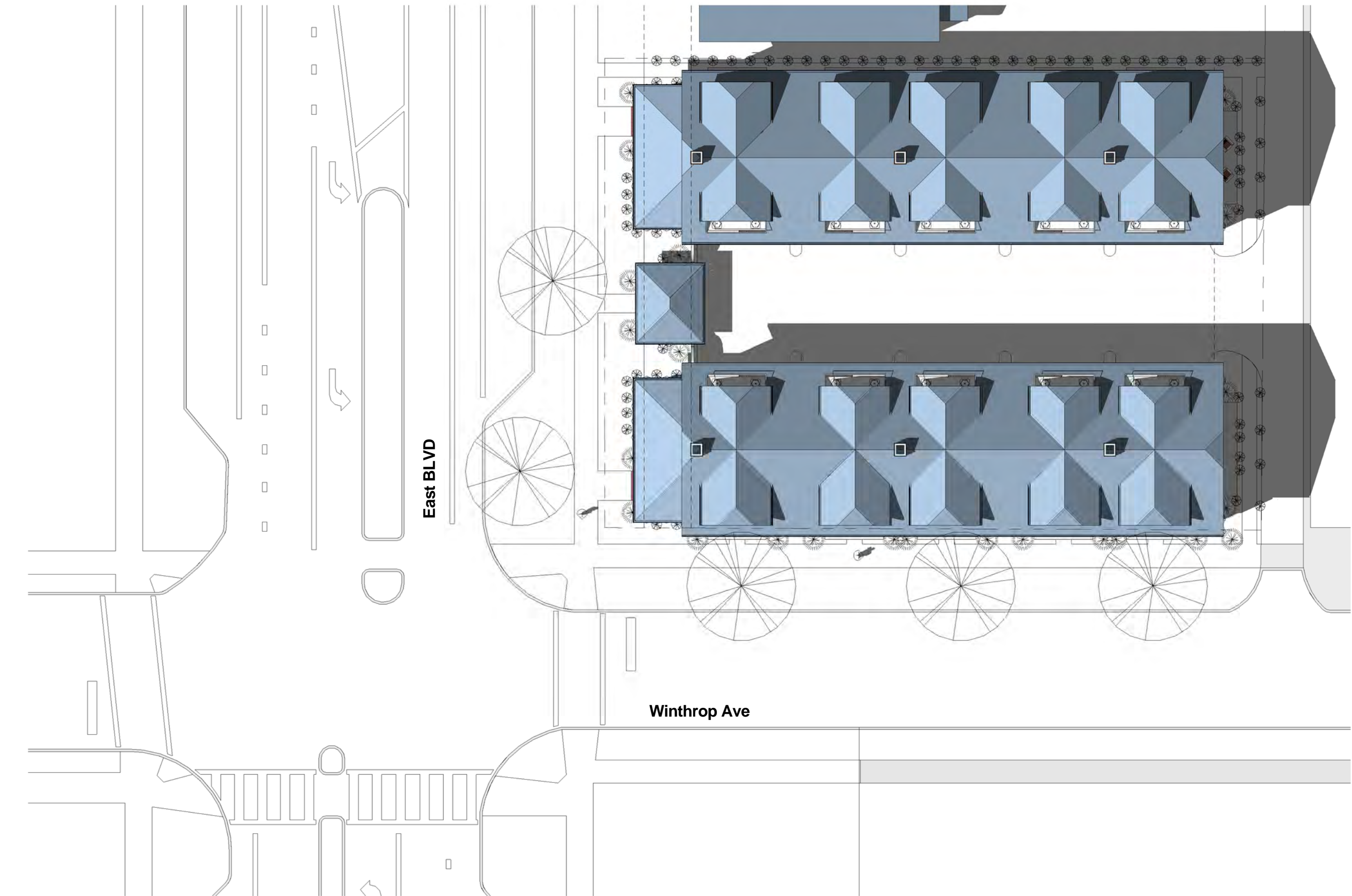




Architectural artifacts salvaged from the former building to be reused in the new development



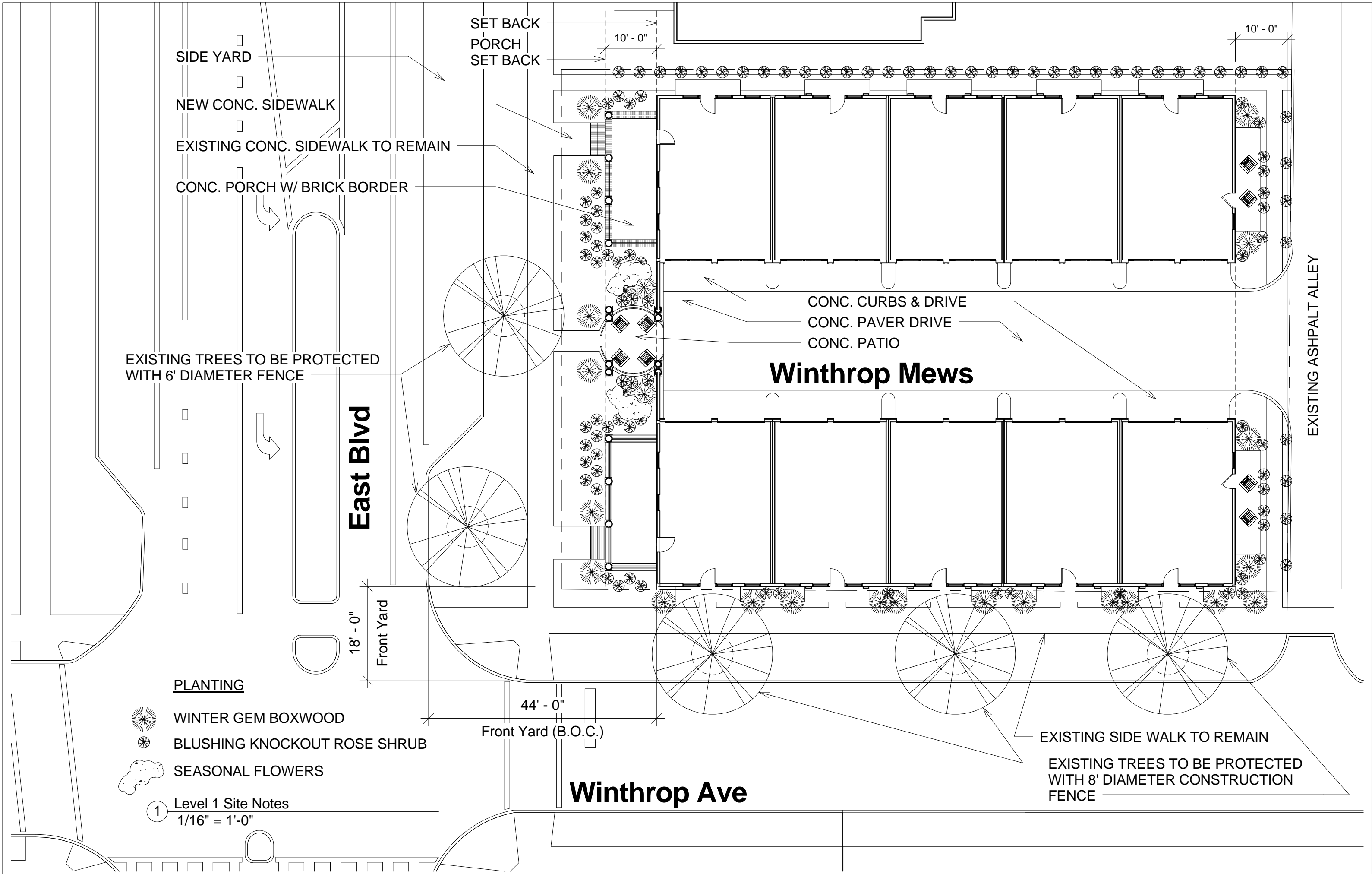
Winthrop Mews

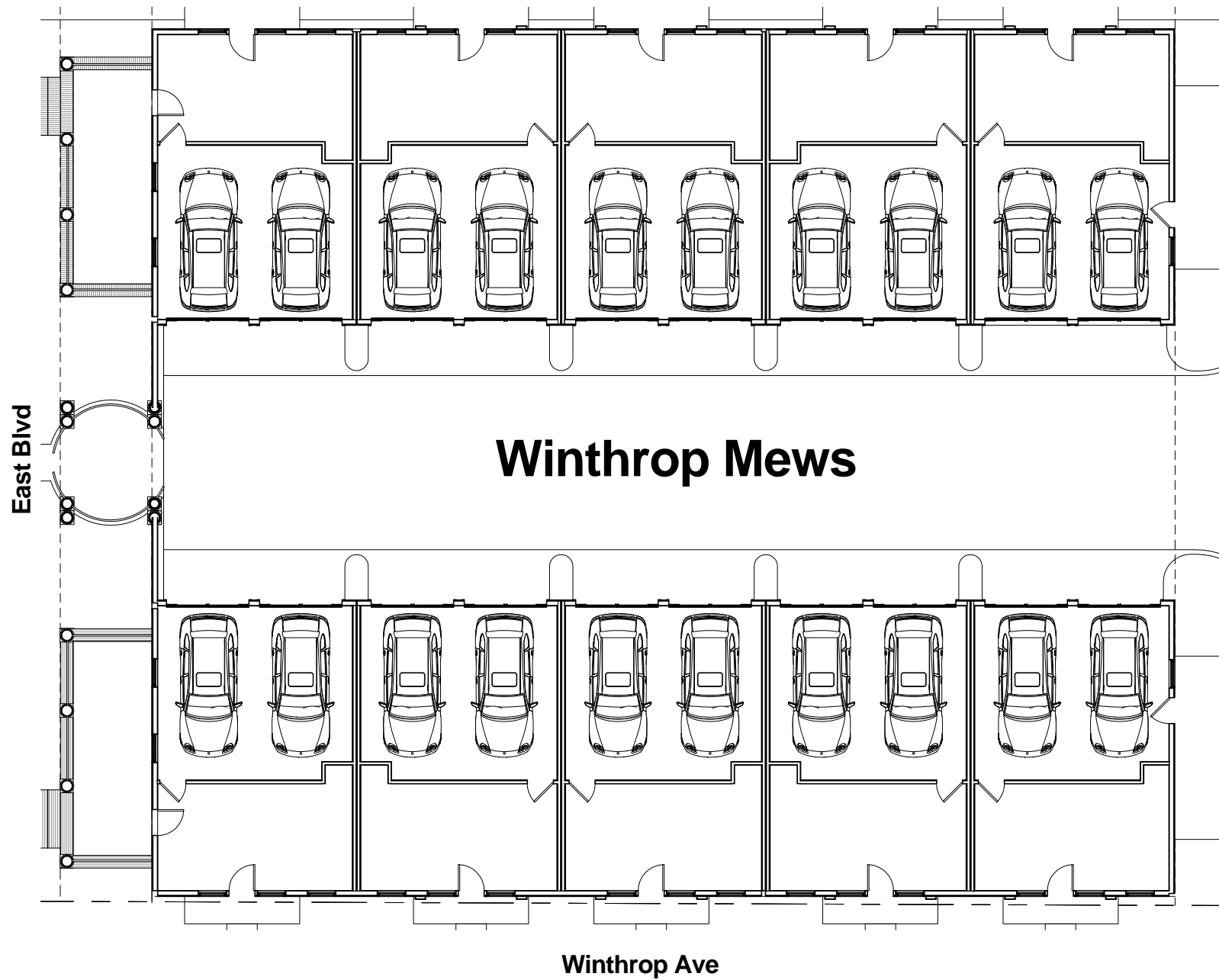


1 Site Plan
1" = 20'-0"

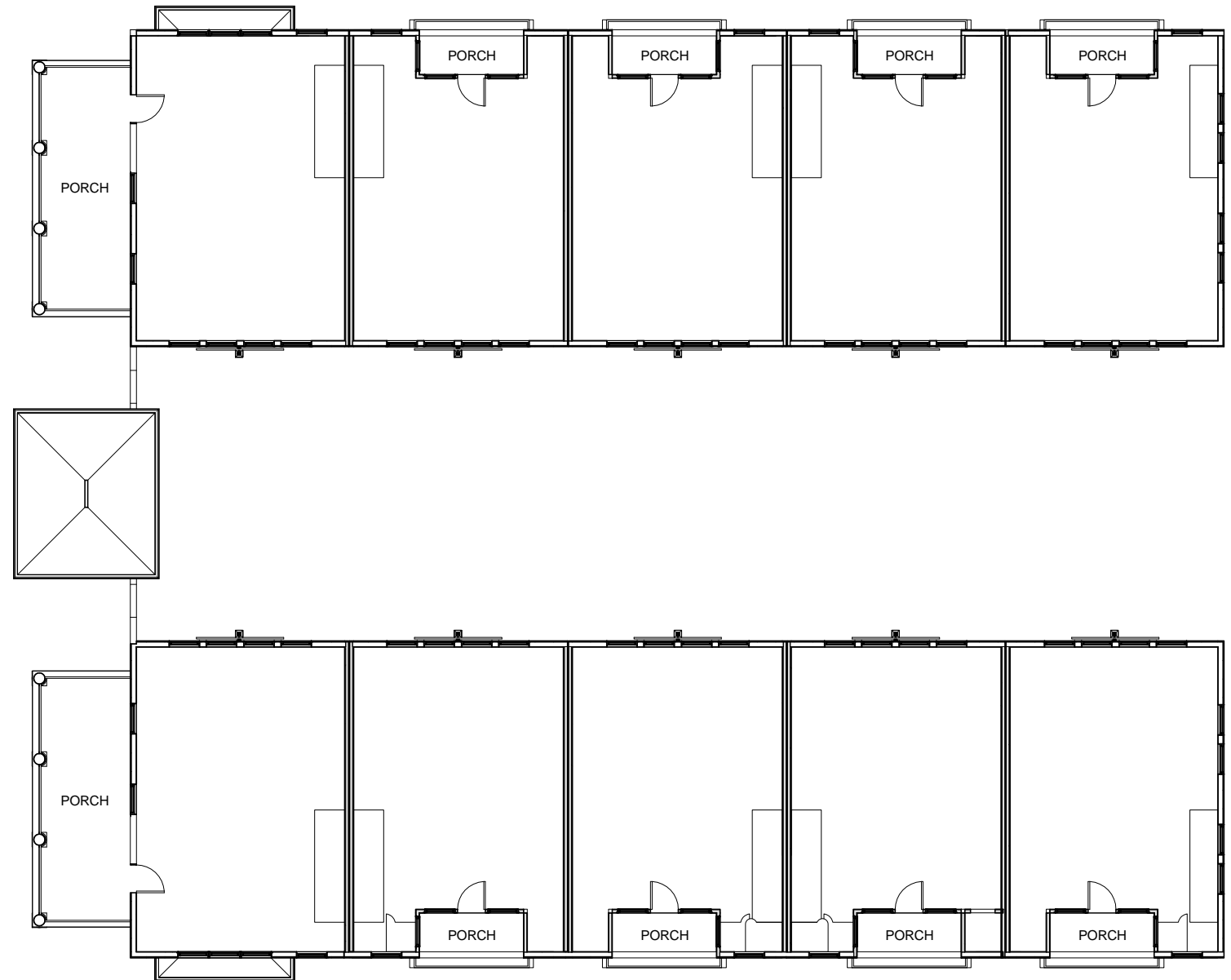


① 3D View

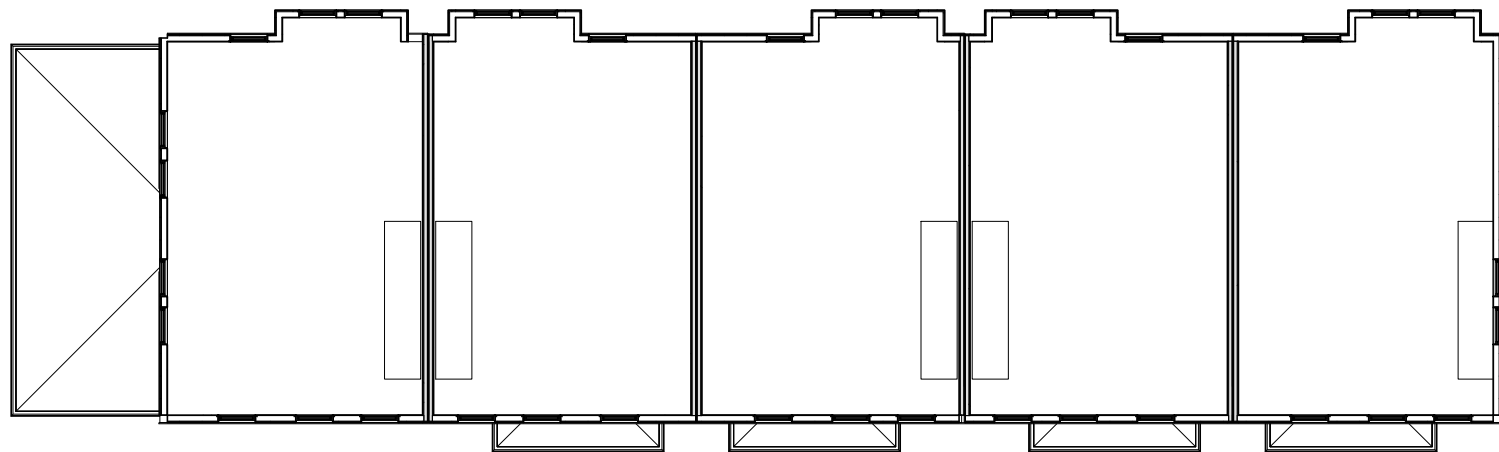
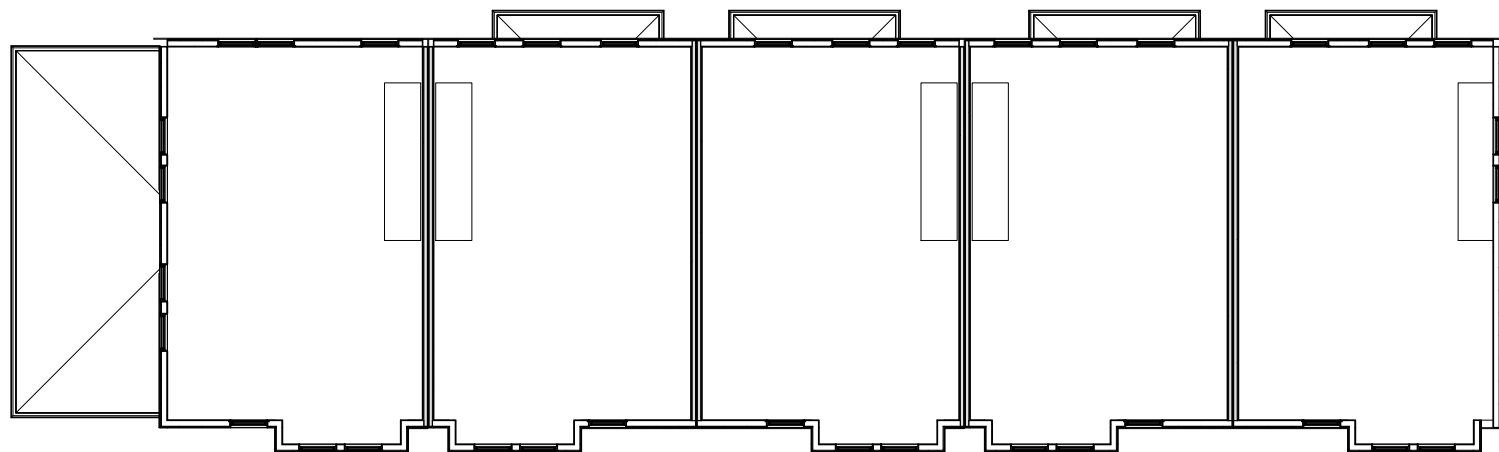




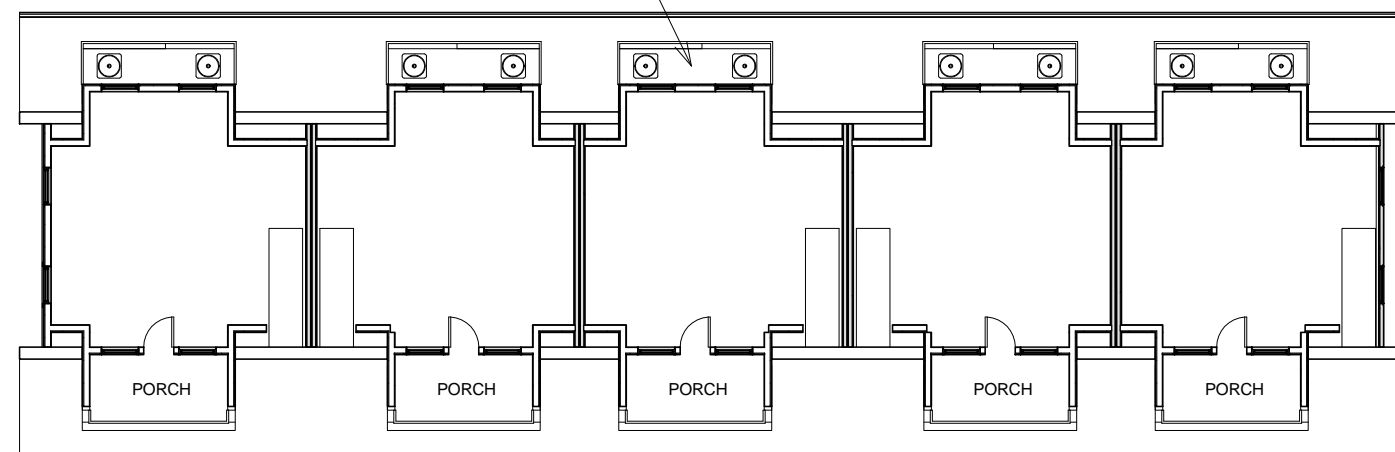
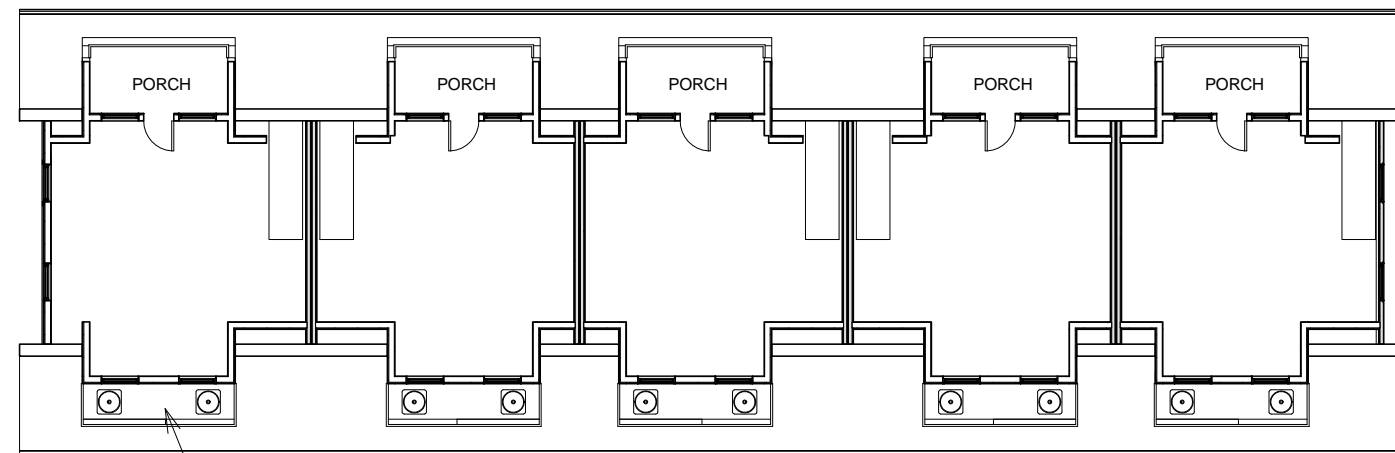
① A Level 1 Unit Layouts
1/16" = 1'-0"



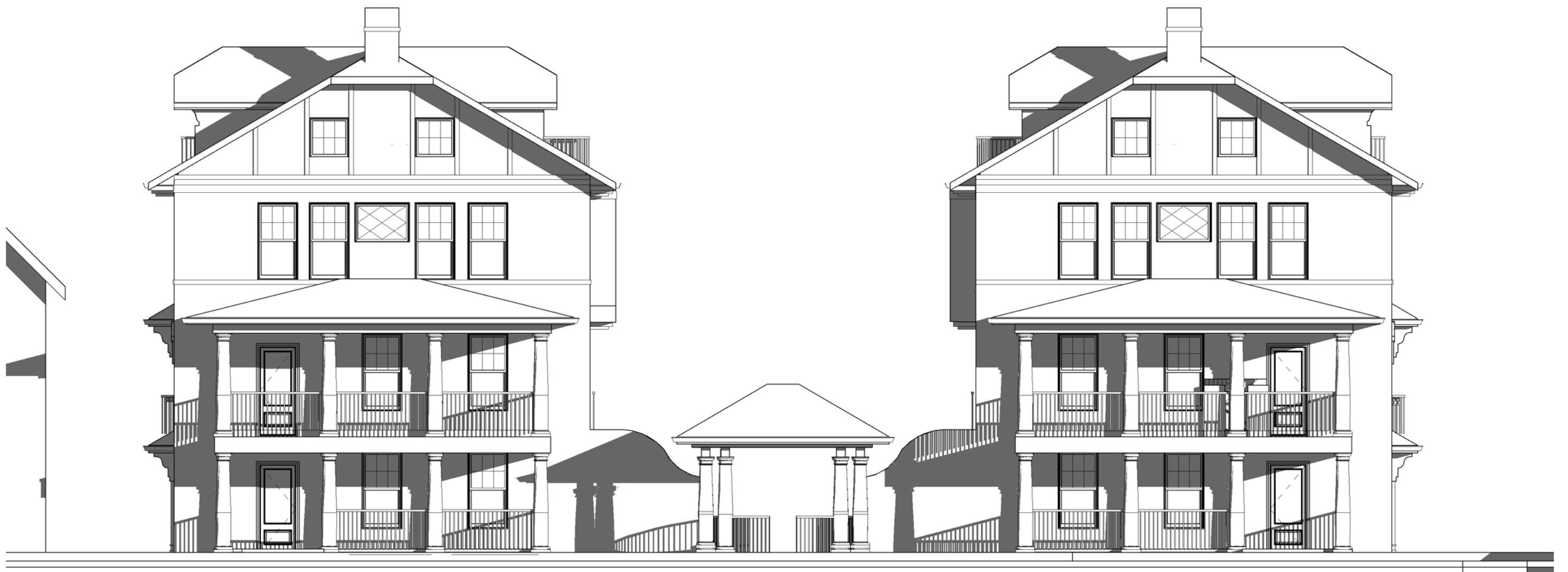
② B Level 2 Unit Layouts
1/16" = 1'-0"



① C Level 3 Unit Layouts
1/16" = 1'-0"



② D Level 4 Unit Layouts
1/16" = 1'-0"



① East Blvd Elevation
1/8" = 1'-0"



1 Winthrop Ave Elevation
1/8" = 1'-0"



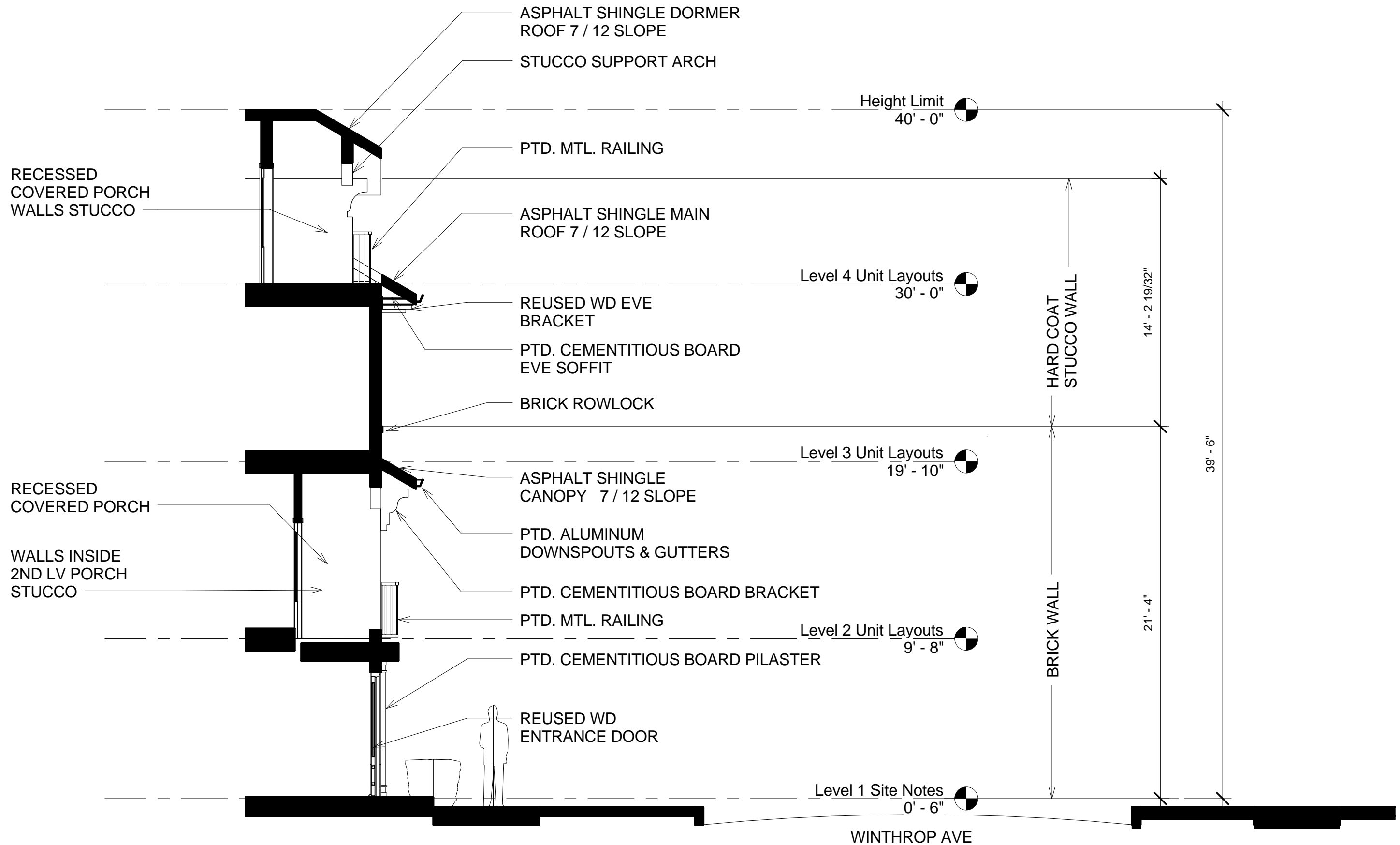
1 Alley Elevation
1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"



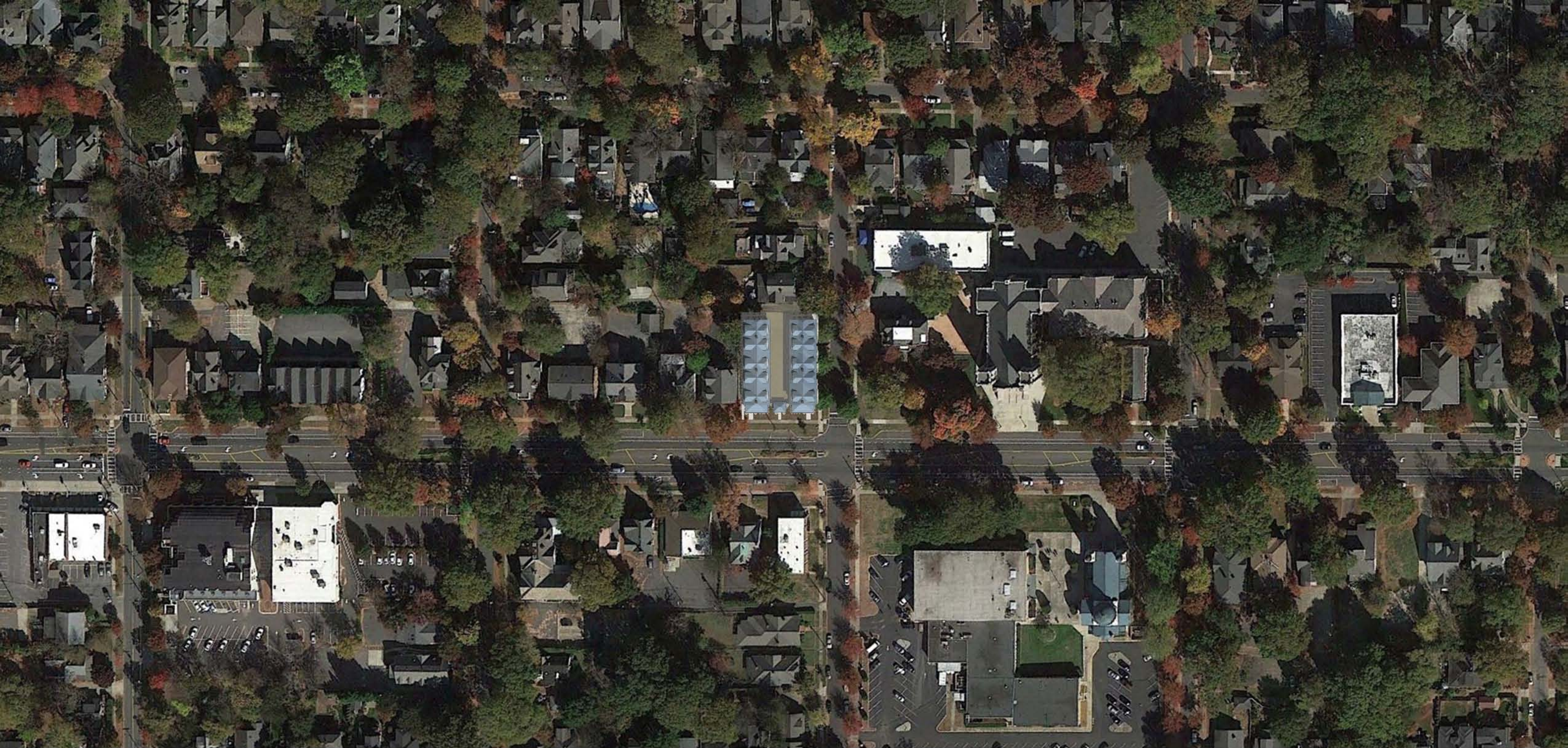
1 Mews West Elevation (East Elevation Similar)
1/8" = 1'-0"

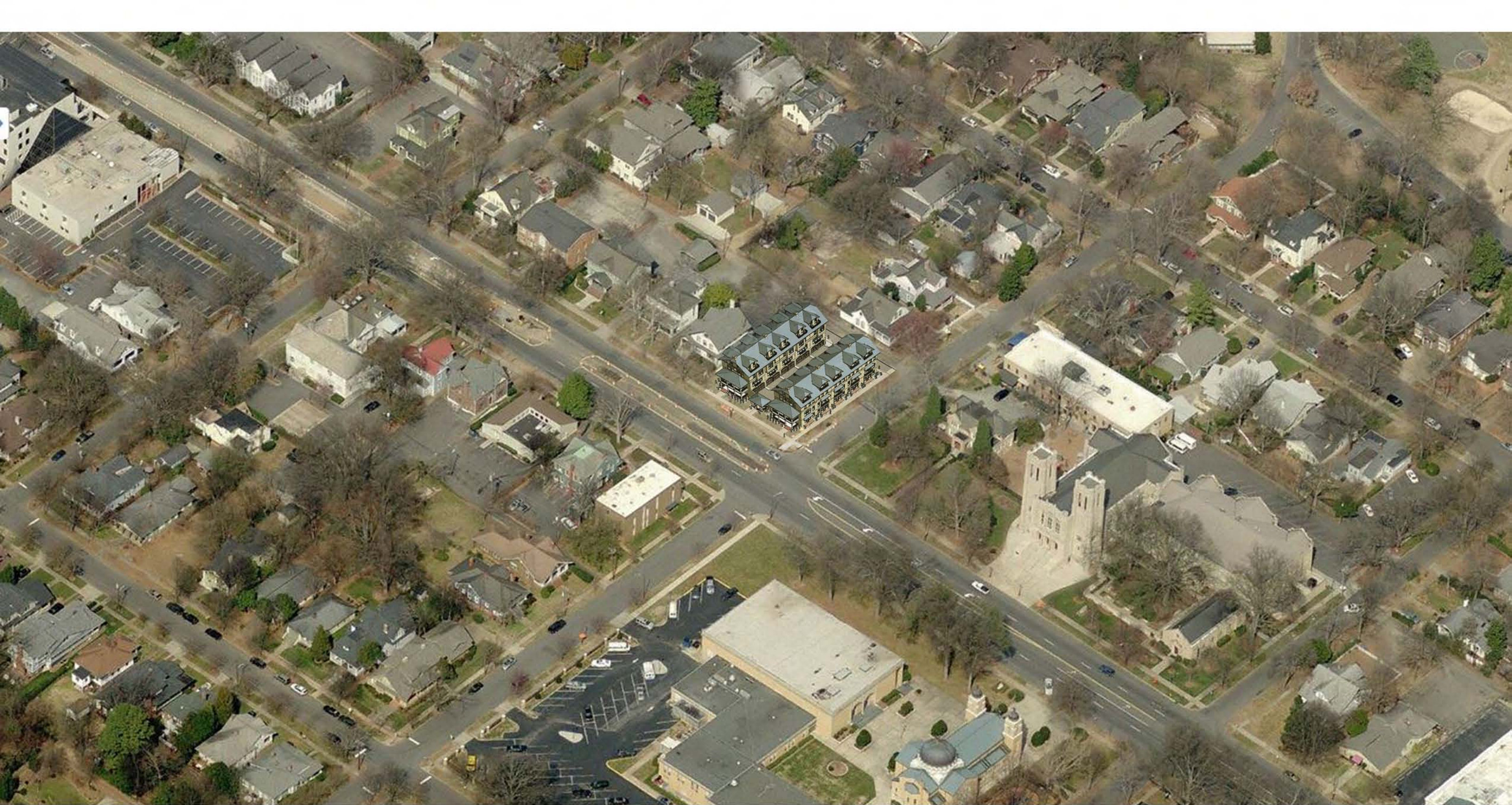


① Winthrop Ave Wall Section
3/16" = 1'-0"



1 East Blvd Elevation
1/8" = 1'-0"







EAST BOULEVARD ELEVATION



Winthrop Avenue Block View

MATERIALS



STUCCO:
HARD COAT STUCCO



BRICK:
CAROLINA CERAMICS BRICK
PROVINCIAL COLLECTION
BIANCO

Colonial Slate



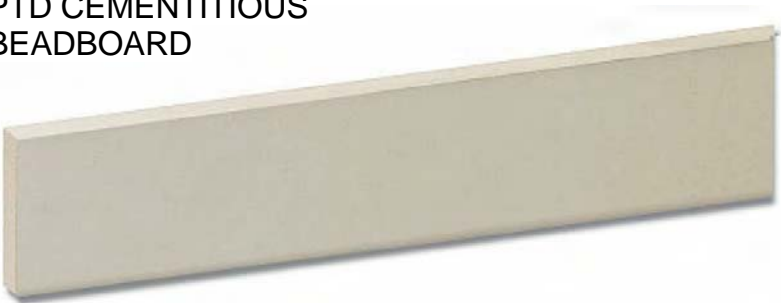
ROOF:
CERTAINTEED
INDEPENDENCE
COLONIAL SLATE



RAILING:
NEXAN
PAINTED ALUMINUM RAILING
T16



SOFFIT:
HARDIESOFFIT
PTD CEMENTITIOUS
BEADBOARD



TRIM & PILASTERS:
HARDIETRIM
PTD CEMENTITIOUS
BOARDS SMOOTH



WINDOWS:
WINDSOR LEGENDS SERIES
PTD. CELLULAR PVC
MULLIONS ON EXTERIOR & INTERIOR
6 LITES OVER 0