
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

OWNER: Richard Bartlett

APPLICANT: Richard Bartlett

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-June 11, 2014

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 Boulevard and Winthrop Avenue facades feature a balanced fenestration pattern, a series of hipped roofs and other design elements from the original building. **The application was denied based on Size, Scale, Massing and Context.**

Revised Proposal-July 9, 2014

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. Setback increase of 3' along East Blvd.
2. Removal of front porches along East Blvd.
3. Winthrop Ave. setback increased 4'
4. Building height reduced 3'-2.5" matching the height of 501 East Blvd.
5. Height of end units along Winthrop Ave. have been reduced
6. Material changes include additional wood shake siding and brick to compliment adjacent structures
7. Massing of building has been changed through variation between townhouse units and roof design

Staff Analysis

The Commission will render a decision on substantial change. An affirmative vote allows the application to be heard.

Policy & Design Guidelines

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 Size, Scale, Massing and Context.

Charlotte Historic District Commission - Case 2014-101





521 East Blvd.
Jackson Law Group



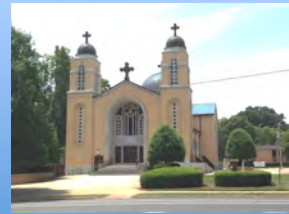
601 & 605 East Blvd.
Dilworth Methodist Church



517 East Blvd.
ALR Architecture



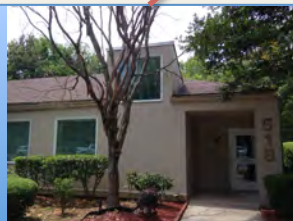
511 East Blvd.
MC3 Salon and Wellness



600 East Blvd.
Greek Orthodox Church



528 East Blvd.
Efird Appraisal Group



518 East Blvd.
Webber Dentistry



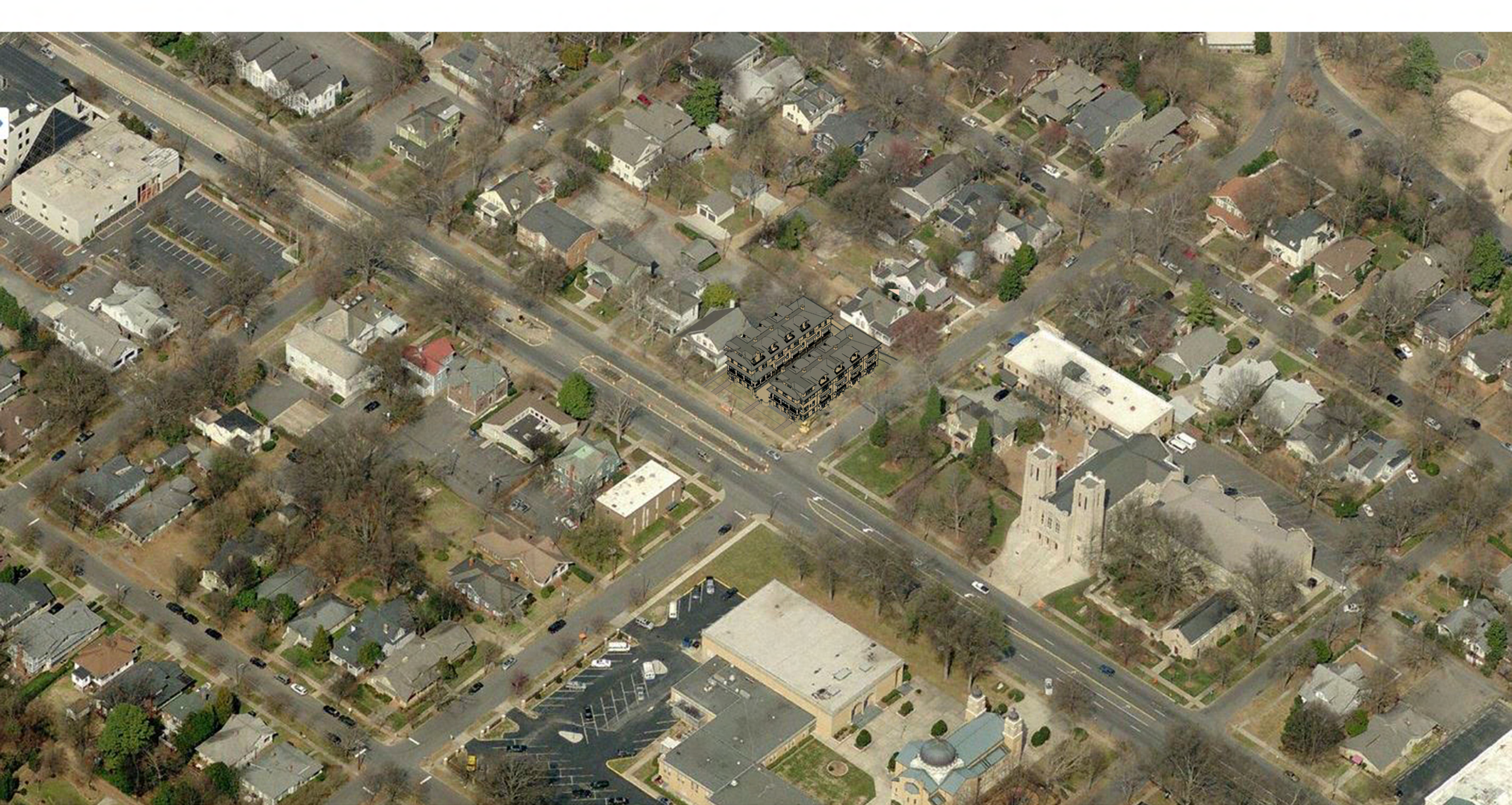
524 East Blvd.
Multi-Tenant Office Building

All photos taken on 5/20/14



Winthrop Mews

JUNE 30, 2014

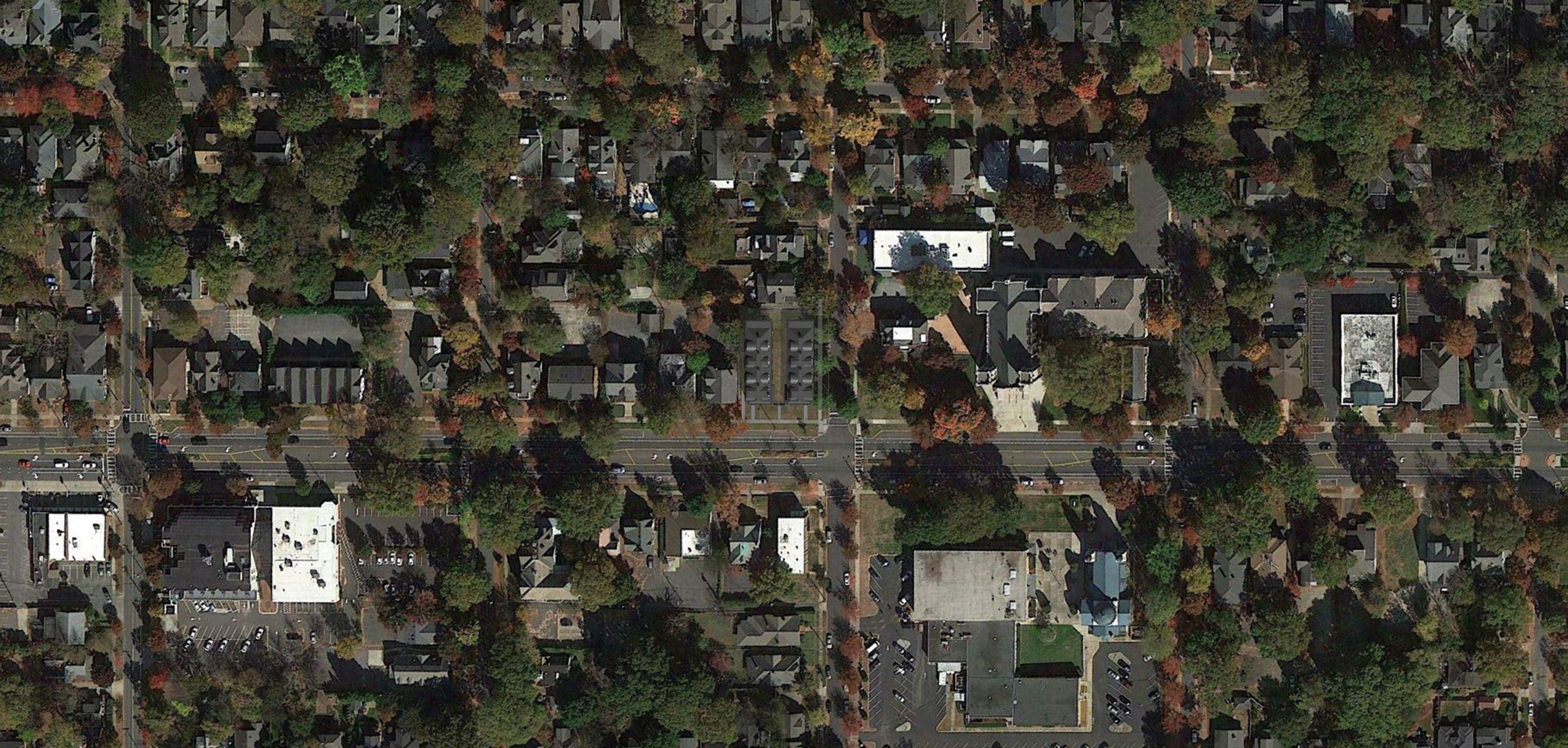


Property at East Blvd & Winthrop Ave Submission

6/30/14

Summary of Changes from 6/2/14 Submission to address comments from June HDC meeting:

1. Buildings facing East Blvd have been set back an additional 3'. The buildings now align with the East Blvd neighboring office structure's main wall and porch projection at 521 East BLVD.
2. Porches facing East Blvd have been deleted.
3. Building facing Winthrop Ave has been set back an additional 4'. It now matches the typical set back of the structures on the other outside 3 corners of the block facing East Blvd and Kingston Ave. The corner building at 501 East Blvd is 22' – 6" from the street on Lyndhurst Ave with a 2' – 6" bay window projecting into that. Typically the houses facing the middle of the blocks on the side streets, such as Winthrop Ave, are set further back due to their property being turned and running deep into the center of the block.
4. The building height has been reduced 3' – 2 ½". It now matches the roof height of the neighboring office structure at 501 East Blvd.
5. The two end units facing neighboring home at 1716 Winthrop Ave have had the top floors deleted to transition to the lower structure next door.
6. The style of the townhomes has been revised to incorporate a combination of wood shakes, brick, and hard coat stucco similar to other buildings on the block.
7. The massing and materials now change between townhomes to reflect more variety rather than looking like one overall building.



I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 10th day of June, 2014.



Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

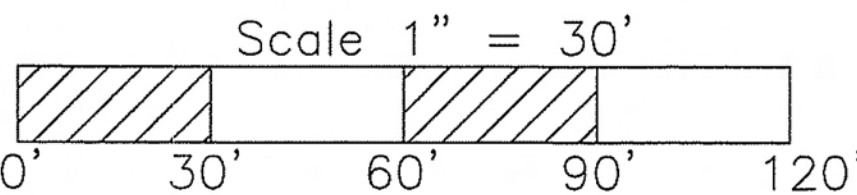


A.G. ZOUTEWELLE
SURVEYORS

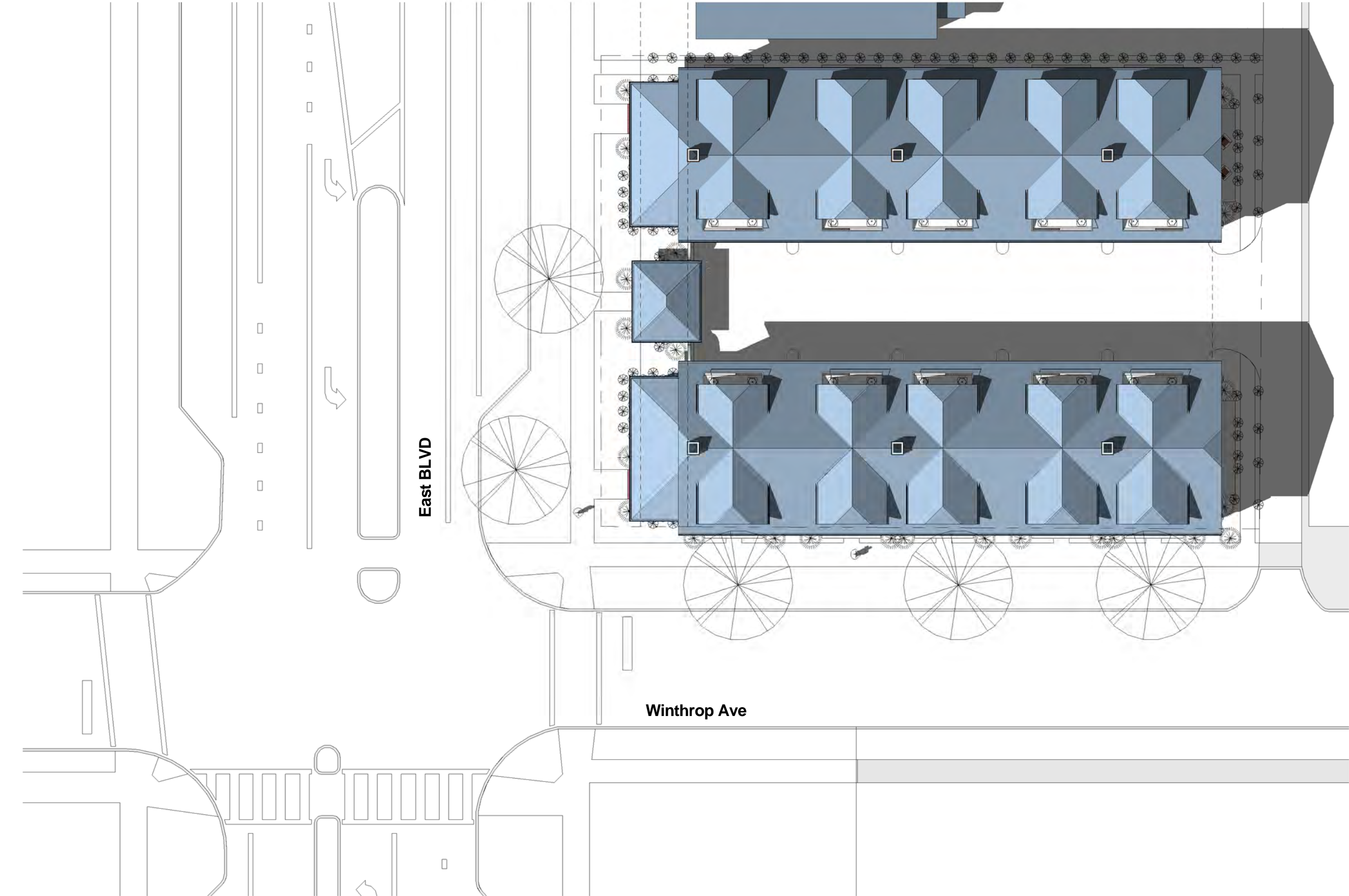
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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Building Heights Sketch of
The 500 BLOCK of EAST BOULEVARD &
The 1700 BLOCK of WINTHROP AVENUE
BILATERAL VIEW AS NOTED
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 09, 2014

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

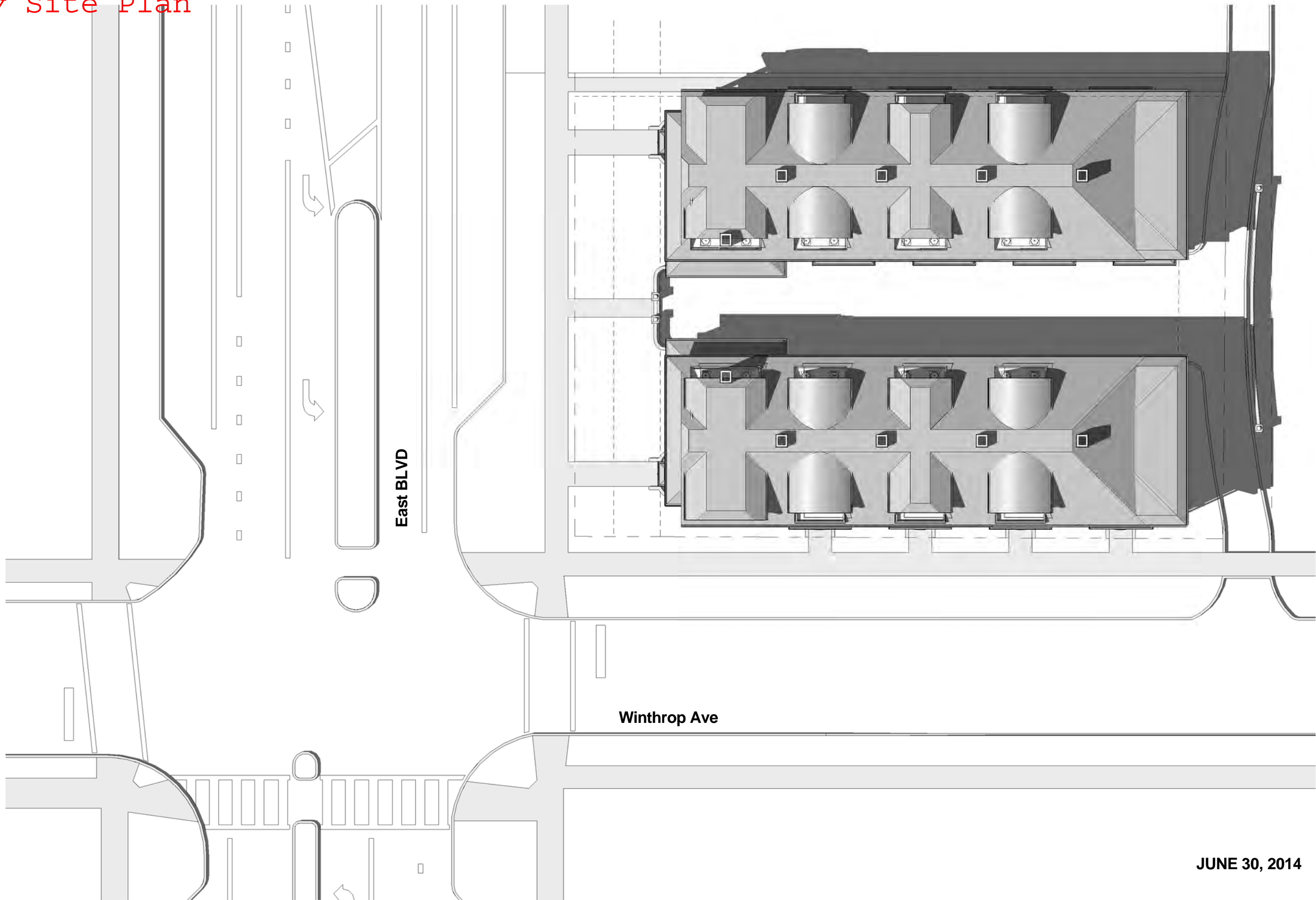


Denied in June



1 Site Plan
1" = 20'-0"

July Site Plan



DENIED IN JUNE



1 3D View

JULY ELEVATION



1 3D View

JUNE 30, 2014

10' - 0"

10' - 0"

East Blvd

18' - 0"

Winthrop Mews

EXISTING ASPHALT ALLEY

①

Winthrop Ave

— EXISTING TREES TO BE PROTECTED
WITH 8' DIAMETER CONSTRUCTION
FENCE —

JULY 2014

SIDE YARD
NEW CONC. SIDEWALK
EXISTING CONC. SIDEWALK TO REMAIN

10' BUFFER FROM
PROPERTY LINE
EXISTING ASHPALT
ALLEY
(PATH MODIFIED)

East Blvd

CONCRETE PAVERS
Winthrop Mews
CONCRETE CURB

ZONING
SET BACK
ZONING PORCH
SET BACK

Winthrop Ave





EXISTING CONC. SIDEWALK TO REMAIN

East Blvd

Winthrop Mews

Winthrop Ave

PLANTING

-  WINTER GEM BOXWOOD
-  BLUSHING KNOCKOUT ROSE SHRUB
-  SEASONAL FLOWERS
-  FESCUE LAWN

DENIED IN JUNE



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



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

JUNE 30, 2014

DENIED IN JUNE



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



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

JUNE 30, 2014

DENIED IN JUNE



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



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

JUNE 30, 2014

DENIED IN JUNE



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



JUNE 30, 2014

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



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

JUNE 30, 2014

DENIED IN JUNE



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



1 Mews West Elevation
 1/8" = 1'-0"

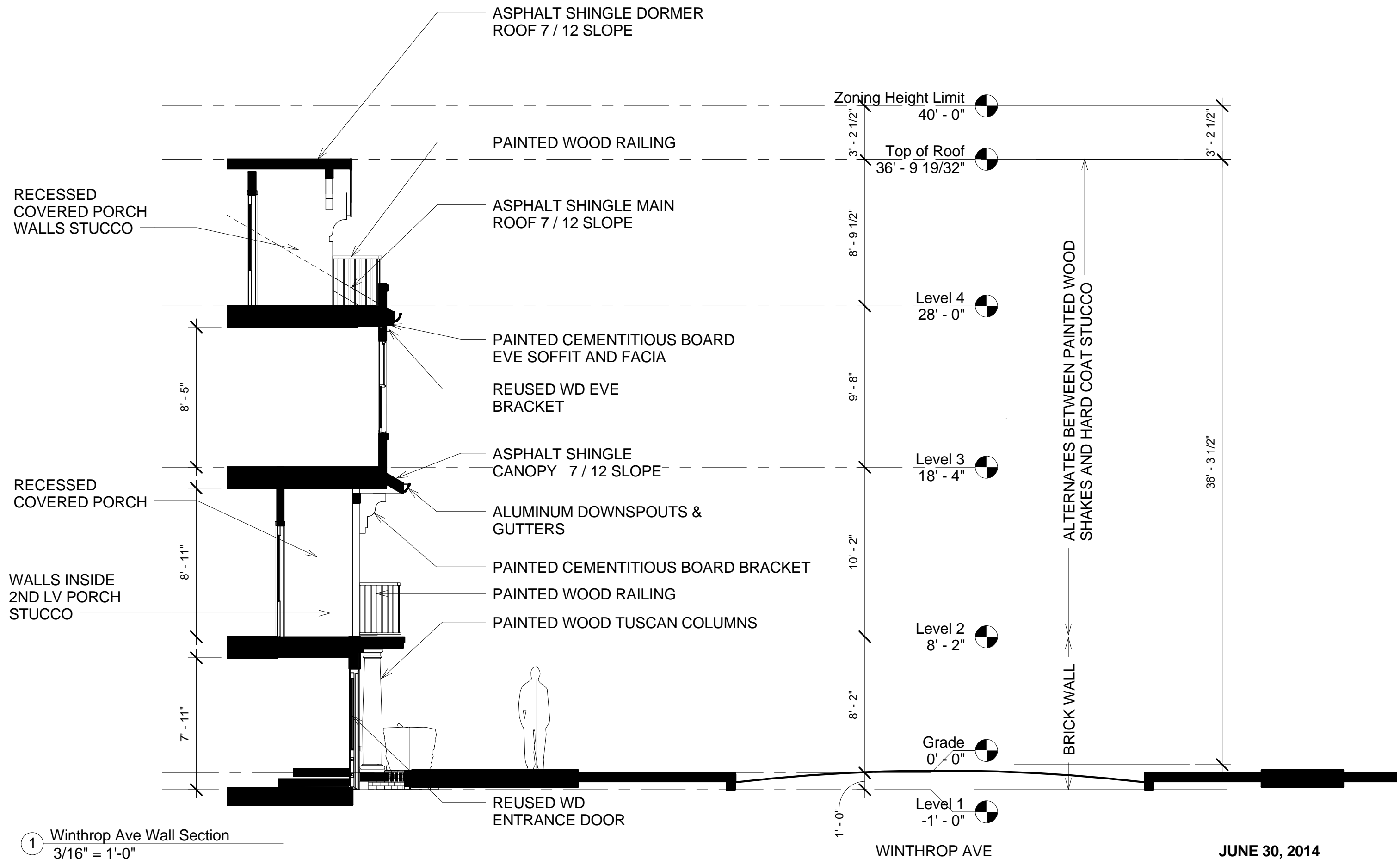
JUNE 30, 2014

ORIGINAL STRUCTURE OUTLINE

JUNE SUBMISSION OUTLINE

JULY SUBMISSION
OUTLINE

JULY SUBMISSION
OUTLINE



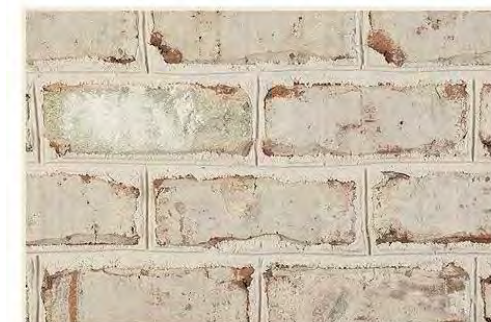
MATERIALS



STUCCO:
HARD COAT STUCCO



SHAKES:
PAINTED CEDAR WOOD SHAKES



BRICK:
CAROLINA CERAMICS BRICK
PROVINCIAL COLLECTION
BIANCO

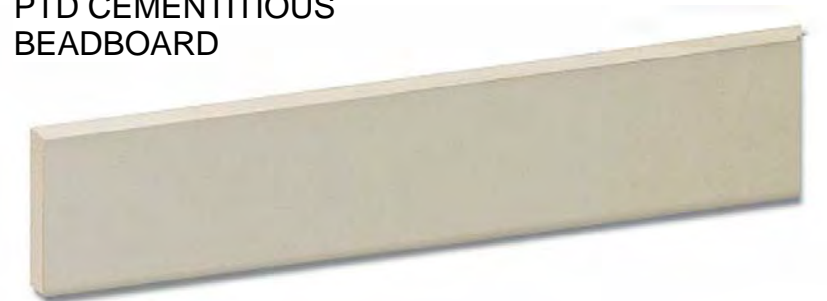
Colonial Slate



ROOF:
CERTAINTED
INDEPENDENCE
COLONIAL SLATE



SOFFIT:
HARDIESOFFIT
PTD CEMENTITIOUS
BEADBOARD



TRIM & PILASTERS:
HARDIETRIM
PTD CEMENTITIOUS
BOARDS SMOOTH



RAILING:
PAINTED WOOD RAILING



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