
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction – Office Building

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 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 current proposal was approved 9-1 by the HDC in August 2007 for a three story office building, a COA was not issued. The exterior materials include stucco, wood and brick. Fenestration is even throughout with a combination of 8 over 1 and 1 over 1 window types. The front setback is consistent with adjacent structures. The setback is 18' to the curb line along Winthrop Avenue. Surface parking is located behind the building. Overall height is approximately 42'-6".

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.

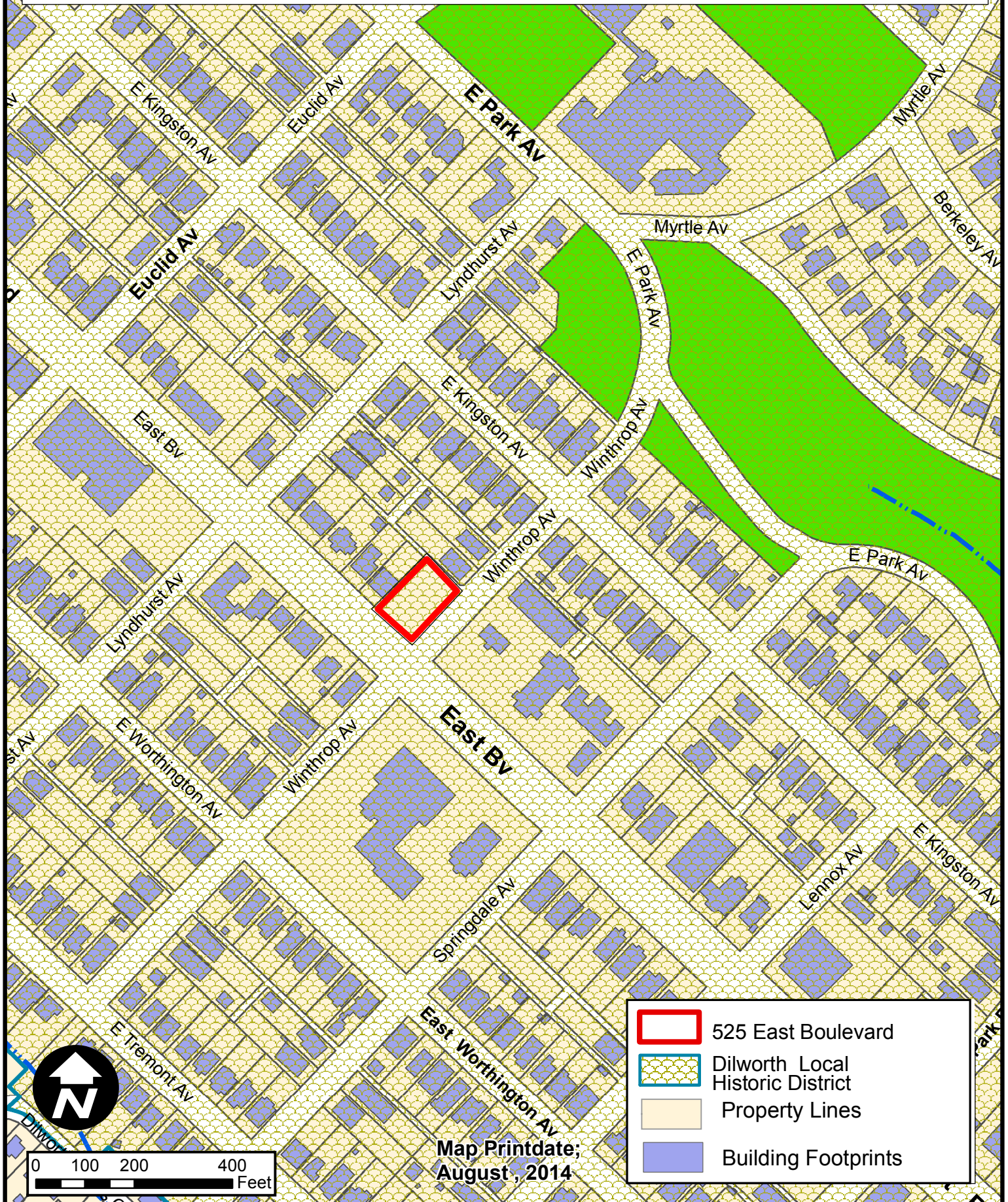
| <i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i> | |
|---|---|
| 1. Size | <i>the relationship of the project to its site</i> |
| 2. Scale | <i>the relationship of the building to those around it</i> |
| 3. Massing | <i>the relationship of the building's 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> |

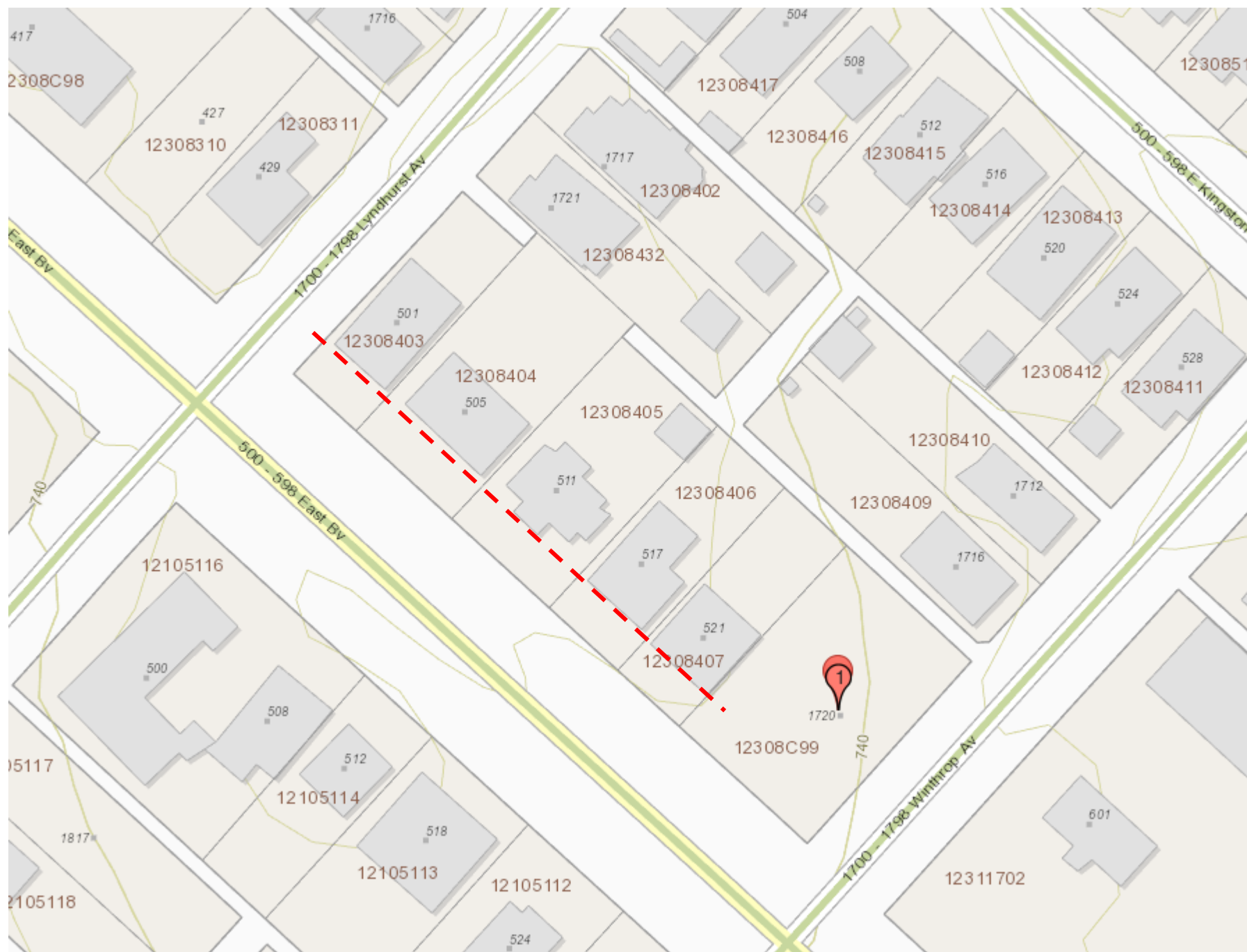
Staff Analysis

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

Charlotte Historic District Commission - Case 2014-163

Historic District; Dilworth







521 East Blvd.
Jackson Law Group



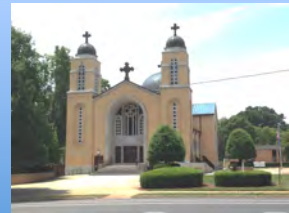
601 & 605 East Blvd.
Dilworth Methodist Church



517 East Blvd.
ALR Architecture



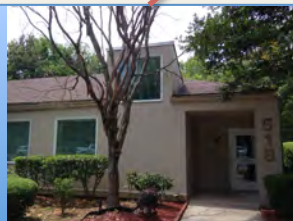
511 East Blvd.
MC3 Salon and Wellness



600 East Blvd.
Greek Orthodox Church



528 East Blvd.
Efird Appraisal Group

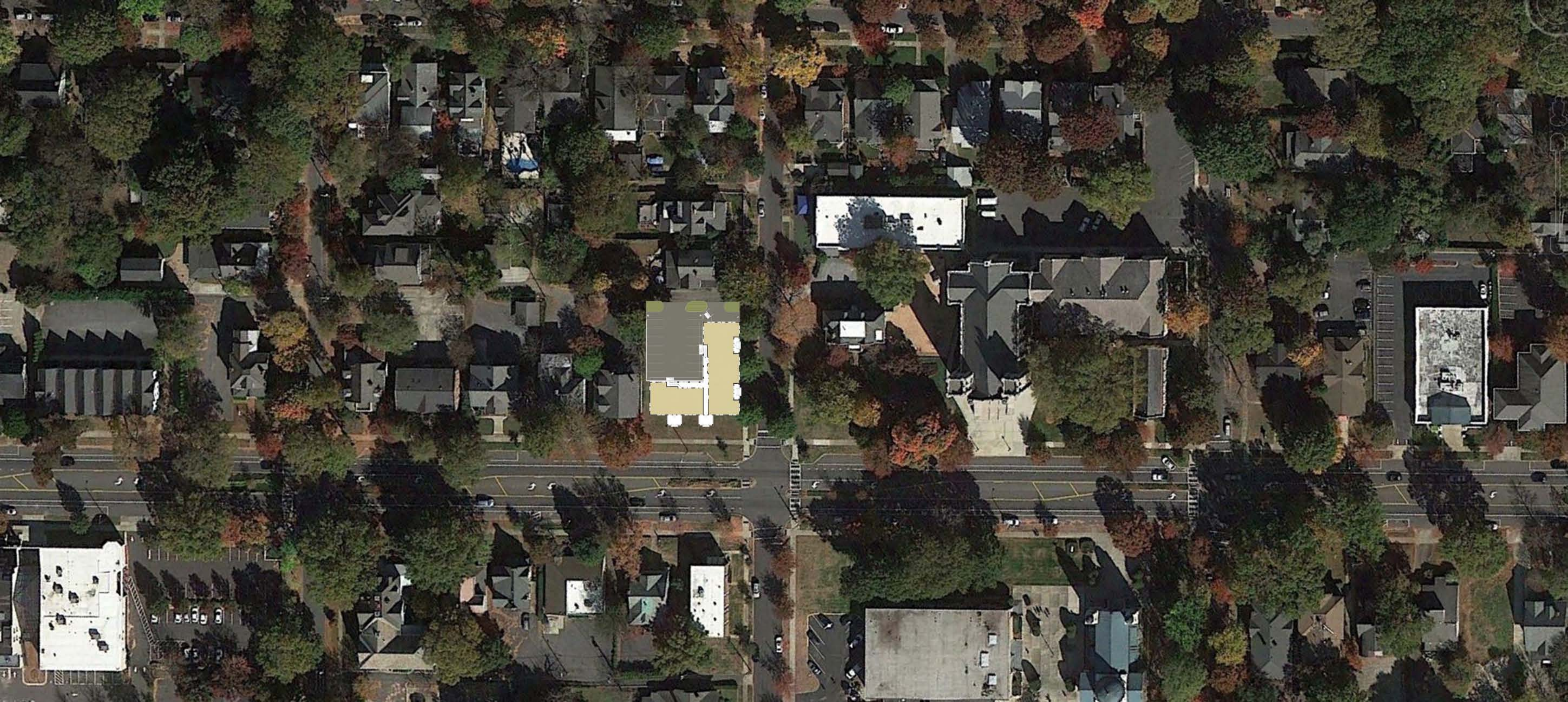


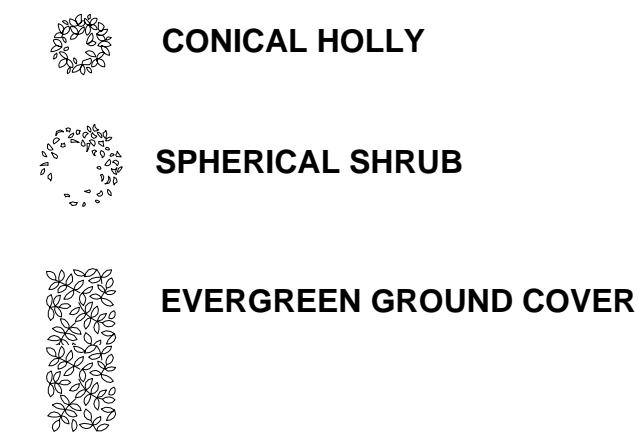
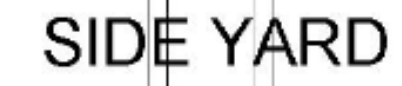
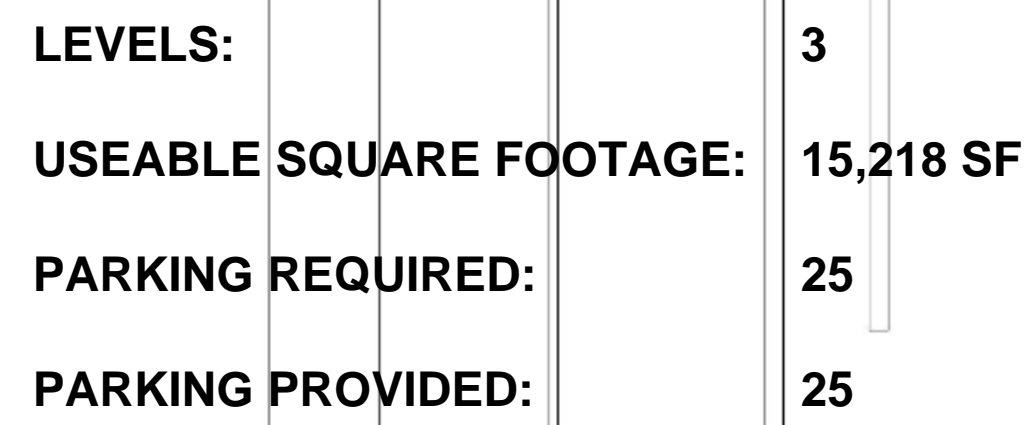
518 East Blvd.
Webber Dentistry

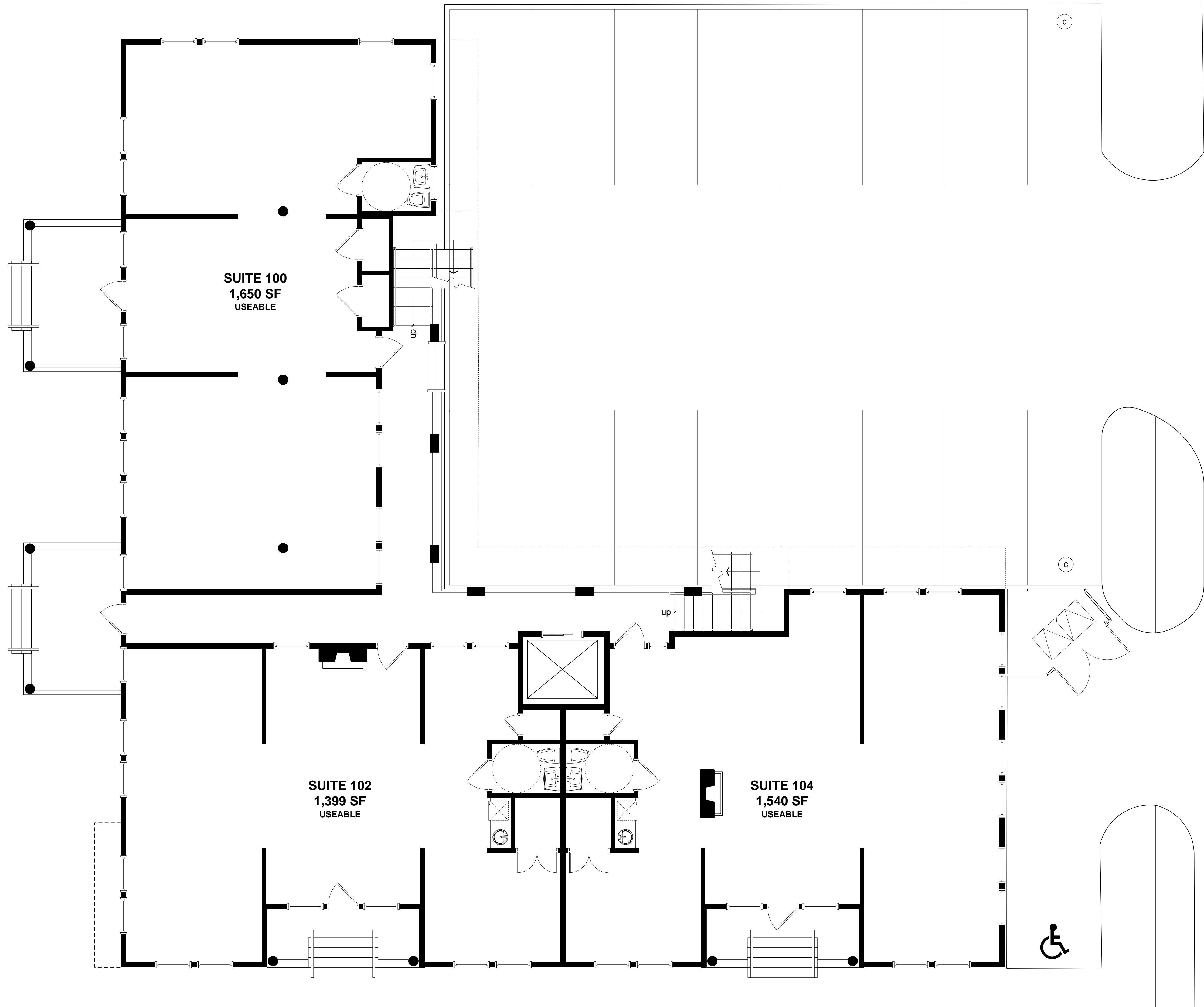


524 East Blvd.
Multi-Tenant Office Building

All photos taken on 5/20/14







LEVEL 1



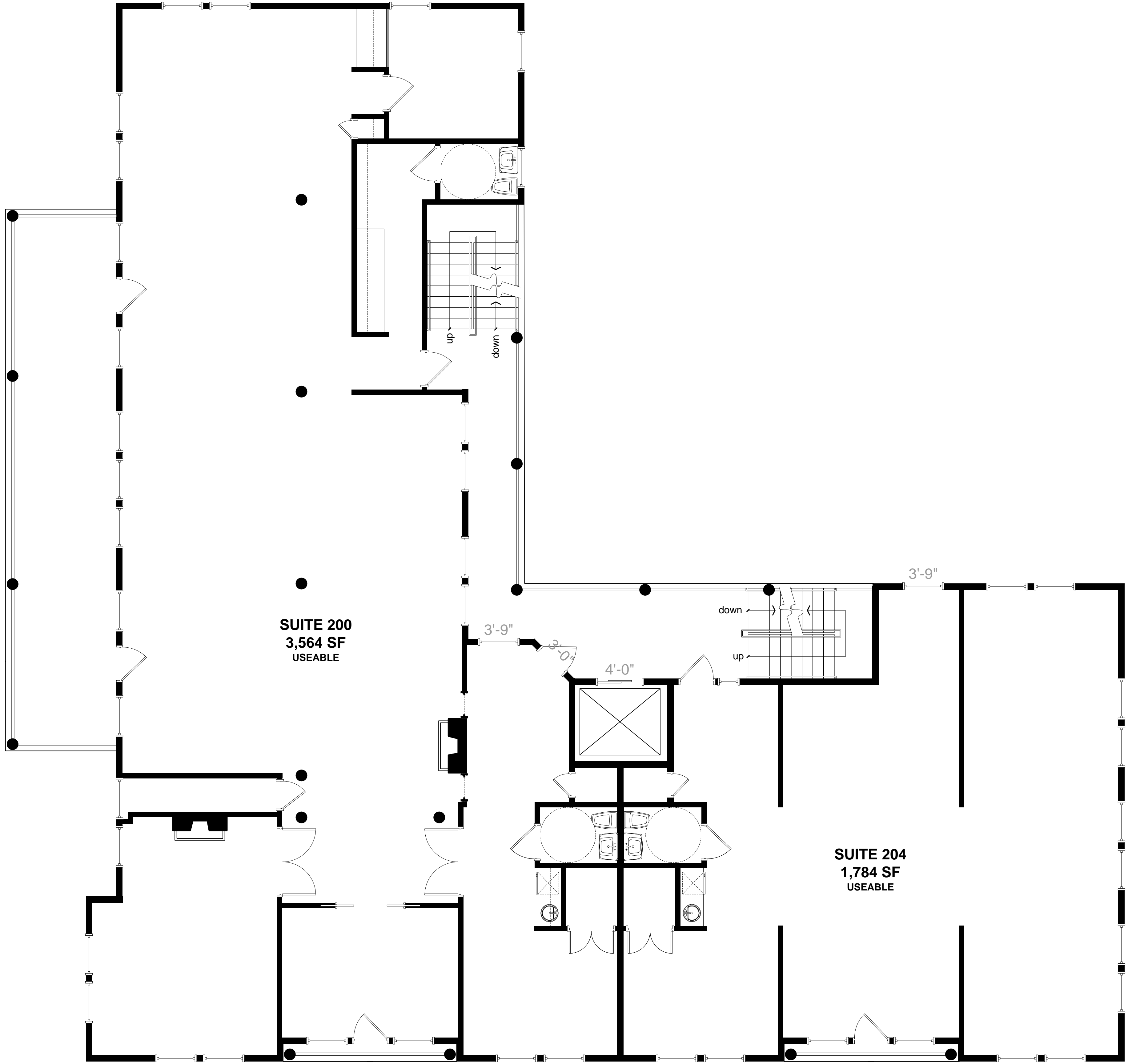
PUBLIC ALLEY

ISSUE DATE 06/20/07

REVISIONS 07/21/14

SHEET LEVEL 1

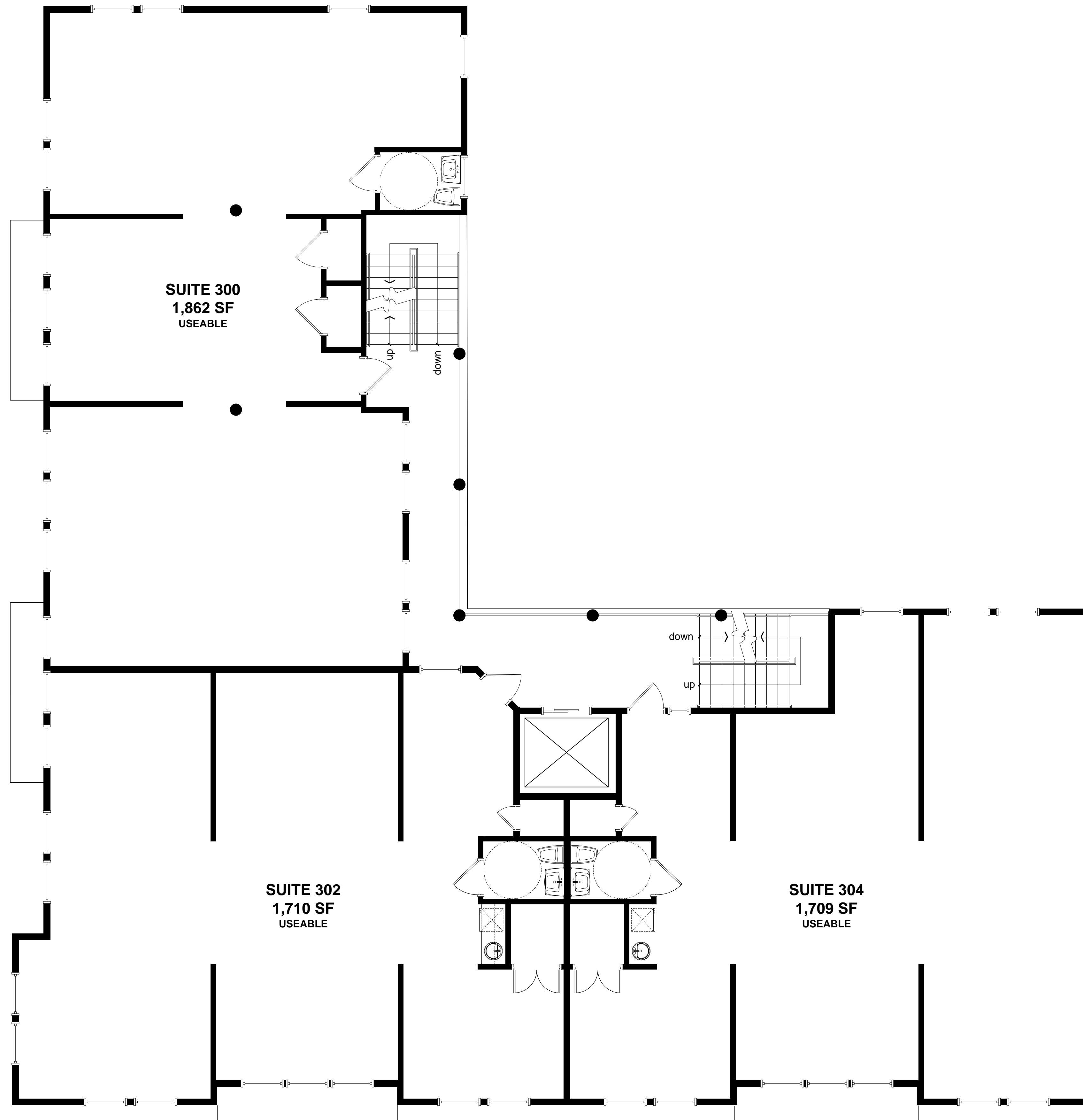
A1



LEVEL 2



| | |
|------------|---------------|
| ISSUE DATE | 06/20/07 |
| REVISIONS | 07/21/14 |
| SHEET | LEVEL 2 A2 |



LEVEL 3



ISSUE DATE 06/20/07

REVISIONS 07/21/14

SHEET LEVEL 3

A3



EAST BOULEVARD ELEVATION



WINTHROP AVENUE ELEVATION

| | |
|------------|------------|
| ISSUE DATE | 06/20/07 |
| REVISIONS | 07/21/14 |
| SHEET | ELEVATIONS |
| | A4 |



REAR ELEVATION OF EAST BOULEVARD



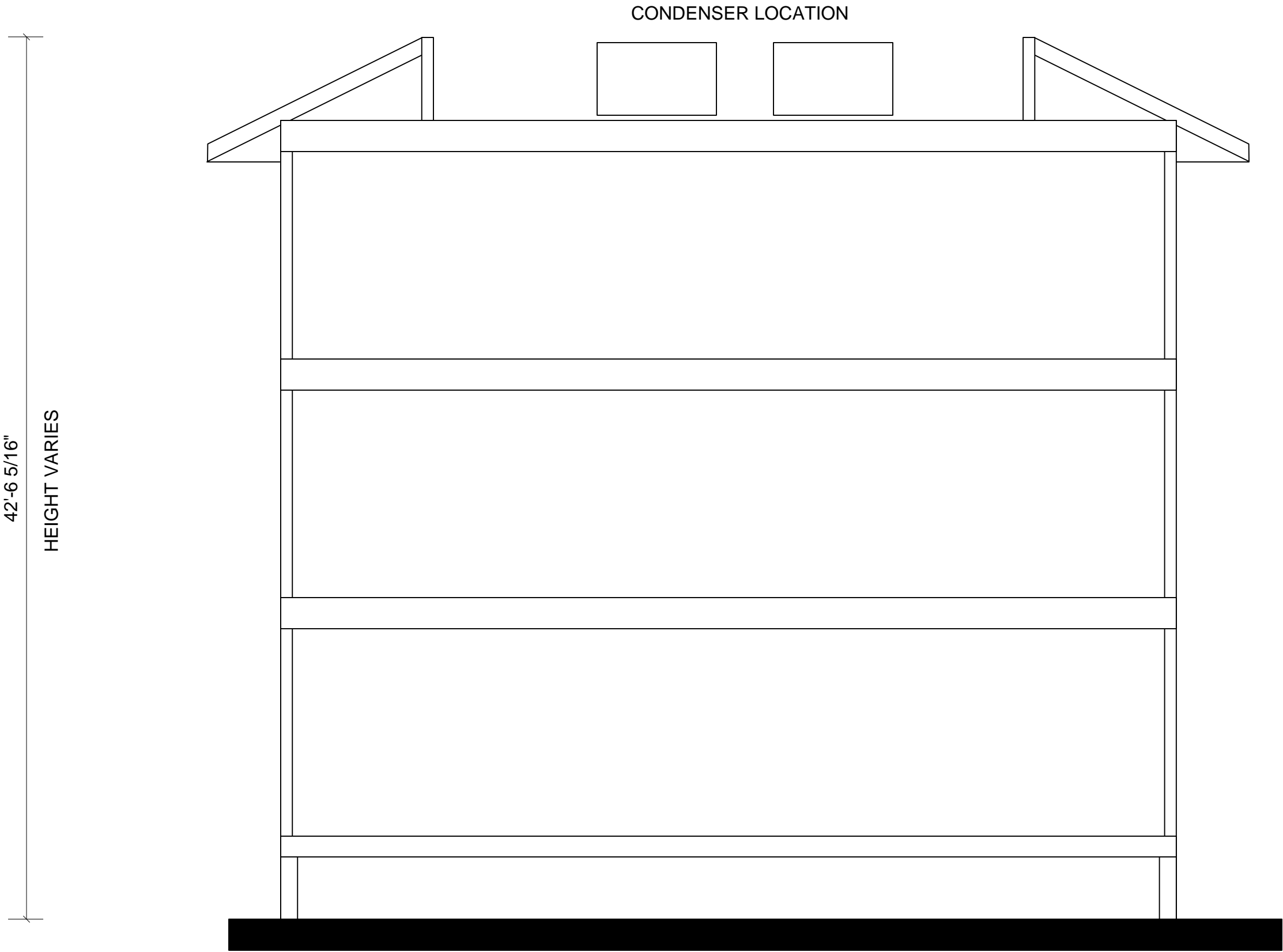
REAR ELEVATION OF WINTHROP AVENUE

ISSUE DATE 06/20/07

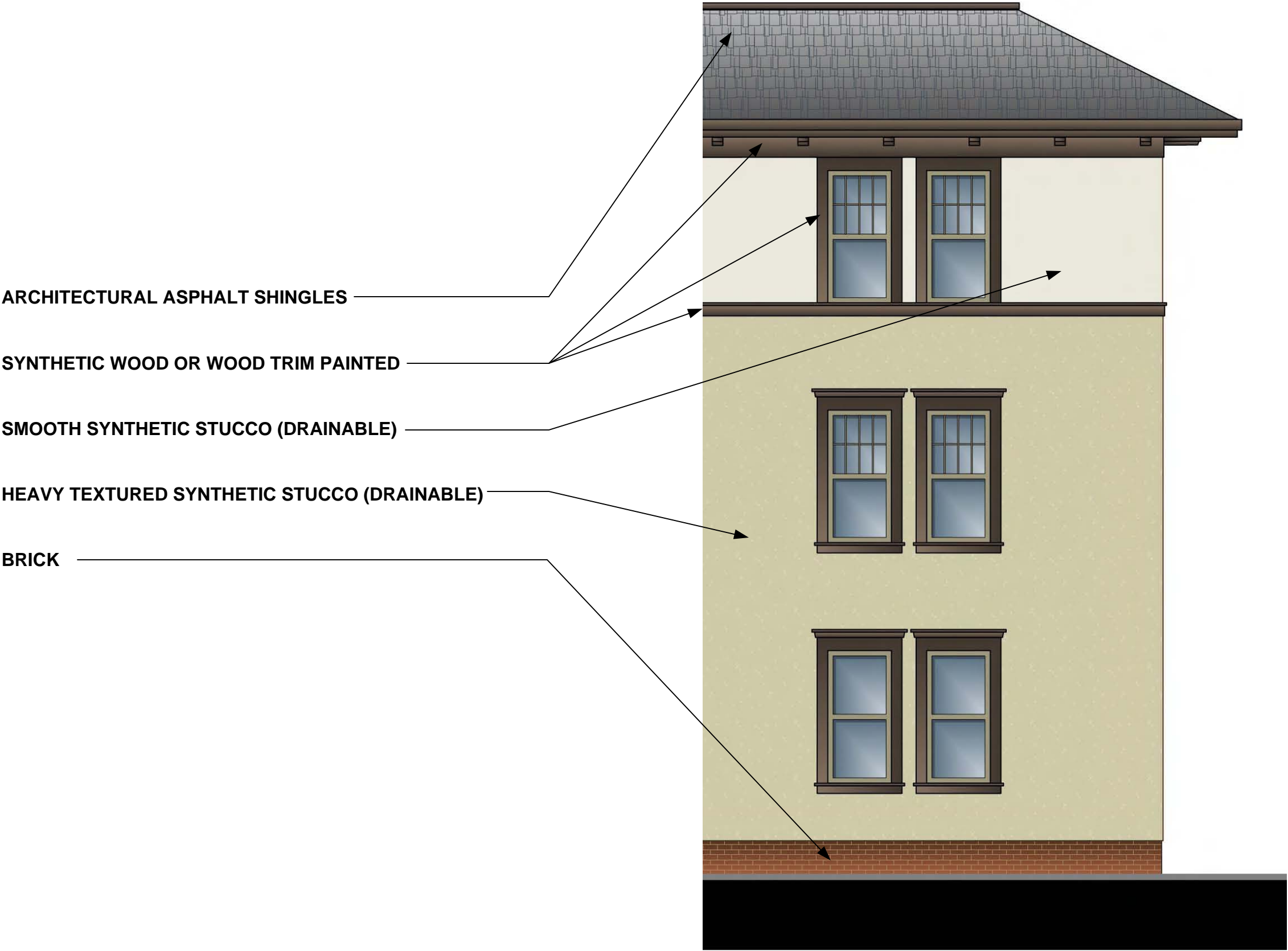
REVISIONS 07/21/14

SHEET ELEVATIONS

A5



SECTION



MATERIALS

| | |
|------------|---------------|
| ISSUE DATE | 06/20/07 |
| REVISIONS | 07/21/14 |
| SHEET | SECTION A6 |

PROPOSED BUILDING MATERIALS

THIRD LEVEL STUCCO COLOR

FIRST & SECOND LEVEL STUCCO COLOR

WOOD TRIM COLOR

BRICK FOUNDATION



WINTHROP AVENUE ELEVATION



EAST BOULEVARD ELEVATION

BARTLETT ASSOCIATES MEGA STRATEGIES PA