
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: New Construction

OWNER: Barbara Ann Bartlett

APPLICANT: Jason McArthur

This application was continued from October for further design study on 1) Size, 2) Scale, and 3) Materials.

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 redesign 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

Revised Proposal – October 8, 2014

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

1. Change in design to a single building footprint.
2. Parking will be enclosed under the primary structure.
3. Front setback is in alignment with the adjacent structure.

4. Rear alley will not be used for access.
5. Height to ridge is under 40 feet.
6. Additional buffer at the rear of the structure.
7. Massing and fenestration patterns have been redesigned.
8. Primary materials are cementitious siding and brick.

Revised Proposal – November 12, 2014

Summary of plan revisions:

1. Size – Lot coverage has been reduced from 58% in the previous plan to 52%. HDC request is 50%.
2. Scale – The massing and scale have been changed to reduce the visual impact along Winthrop Avenue and the other elevations.
3. Materials – Primary siding material changed to wood lap and cedar shake.

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.

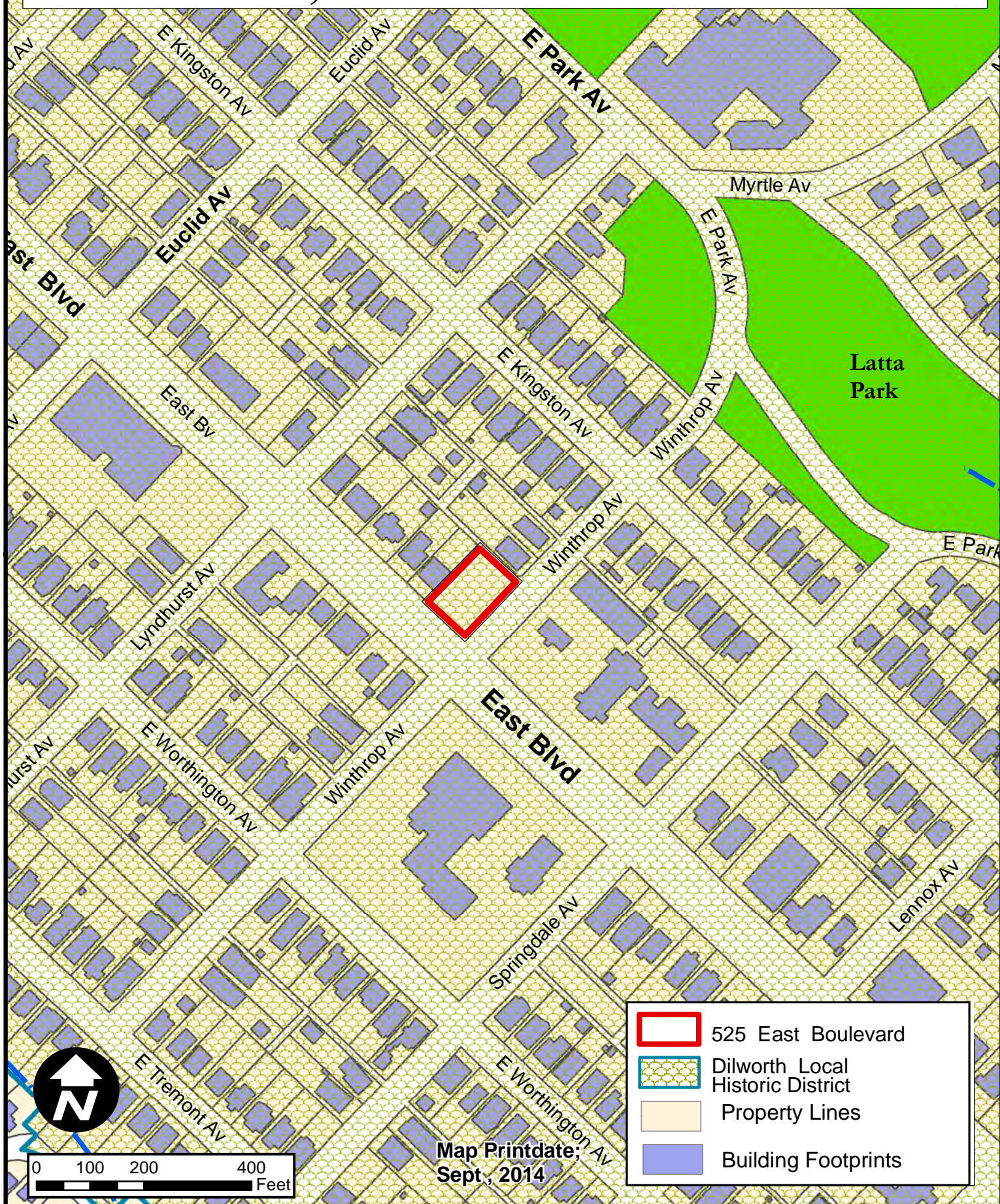
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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 project meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2014-210

Historic District; Dilworth



October 2014



View from East Blvd & Winthrop Ave Corner



View from Winthrop Ave towards East Blvd

East at Winthrop

September 29, 2014

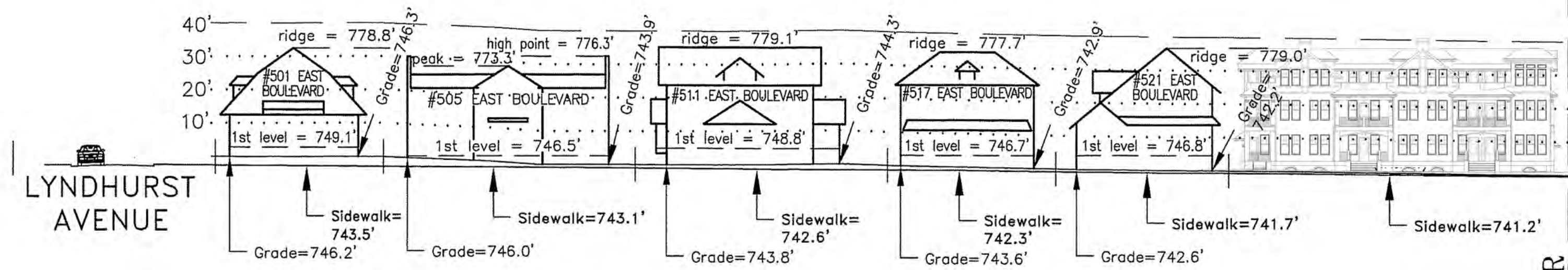


View from East Blvd & Winthrop Ave Corner

East at Winthrop

November 3, 2014

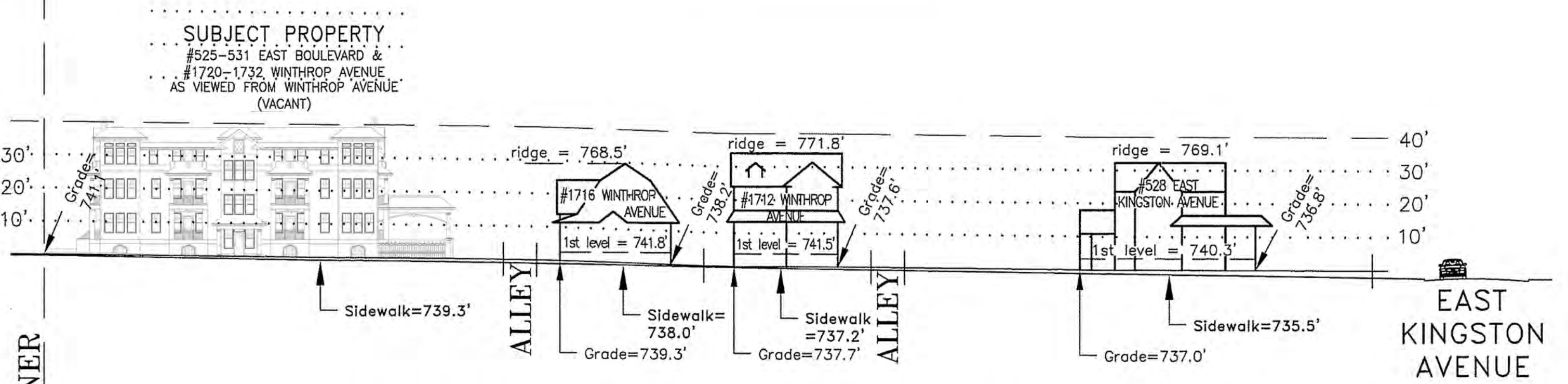
October 2014



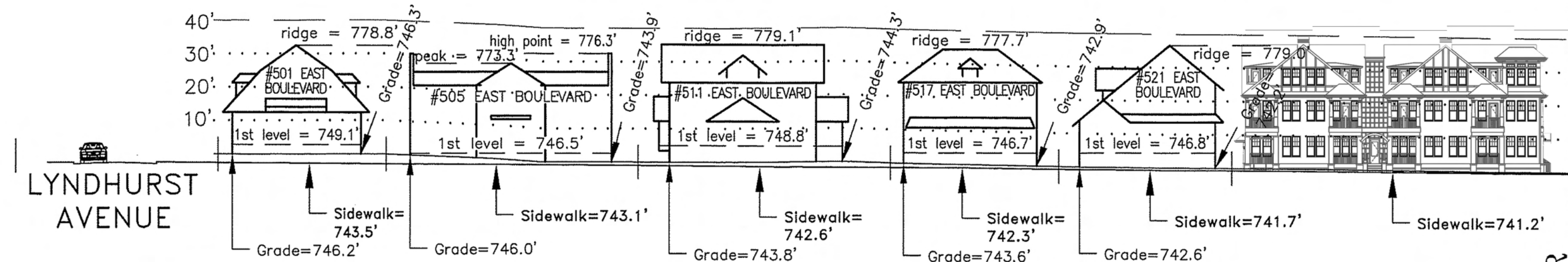
EAST BOULEVARD
VIEW FACING NORTHEAST

BLOCK CORNER

BLOCK CORNER



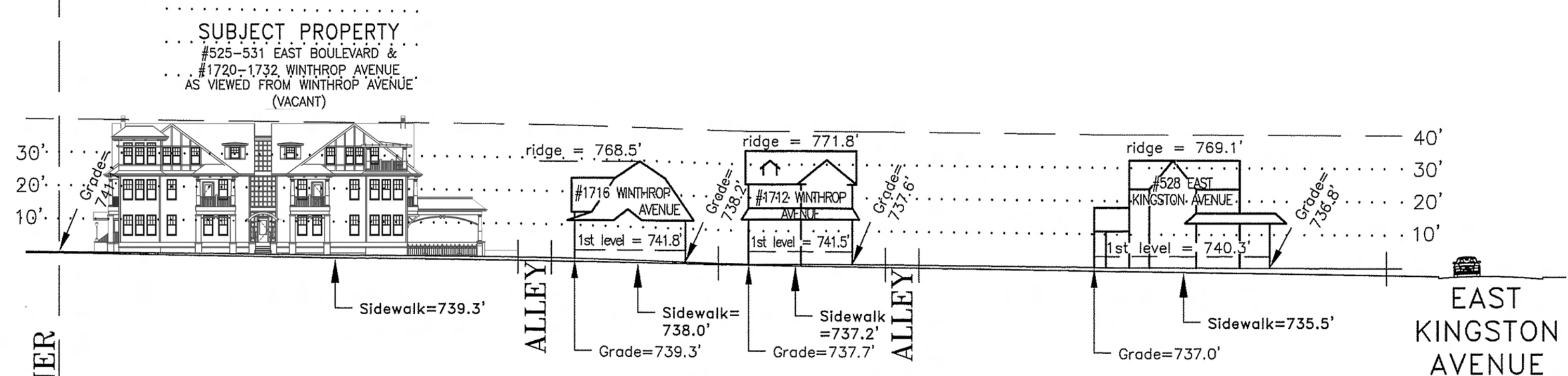
WINTHROP AVENUE
VIEW FACING NORTHWEST



EAST BOULEVARD
VIEW FACING NORTHEAST

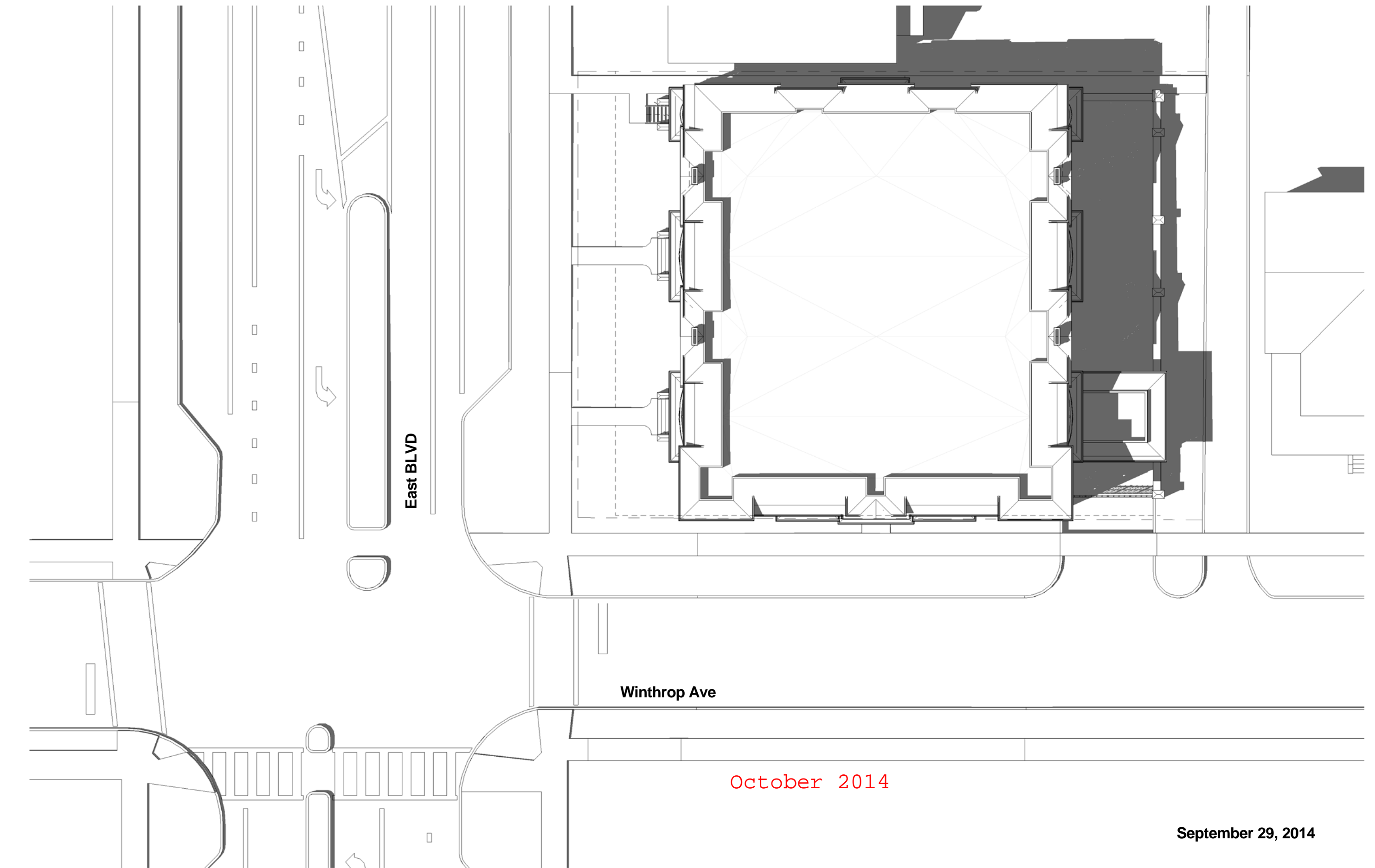
BLOCK CORNER

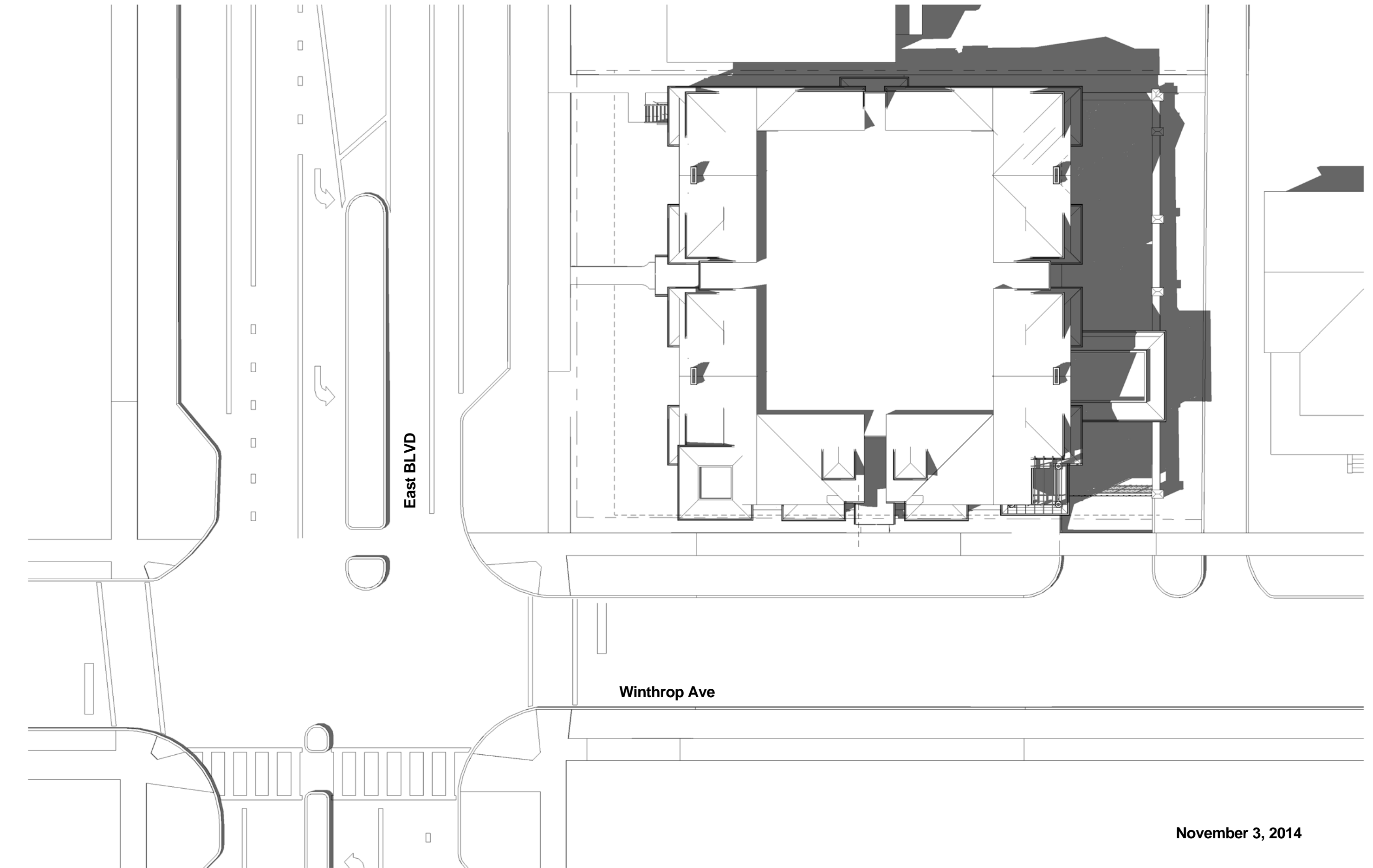
BLOCK CORNER



WINTHROP AVENUE
VIEW FACING NORTHWEST

EAST KINGSTON AVENUE





October 2014

SIDE YARD

EXISTING CONC. SIDEWALK TO REMAIN

East Blvd

ZONING SET BACK

ZONING PORCH SET BACK

+0

36' - 9 1/2"

40' - 0"

44' - 0"

-1

18' - 0"

19' - 2"

20' - 5"

ZONING SET BACK

-6

24 CARS

C

C

-6

31' - 7 1/4"

28' - 5 1/4"

-4.8

-3.8

EXISTING CONC. SIDEWALK TO REMAIN

Winthrop Ave

BUILDING OUTLINE ABOVE

10' BUFFER FROM PROPERTY LINE

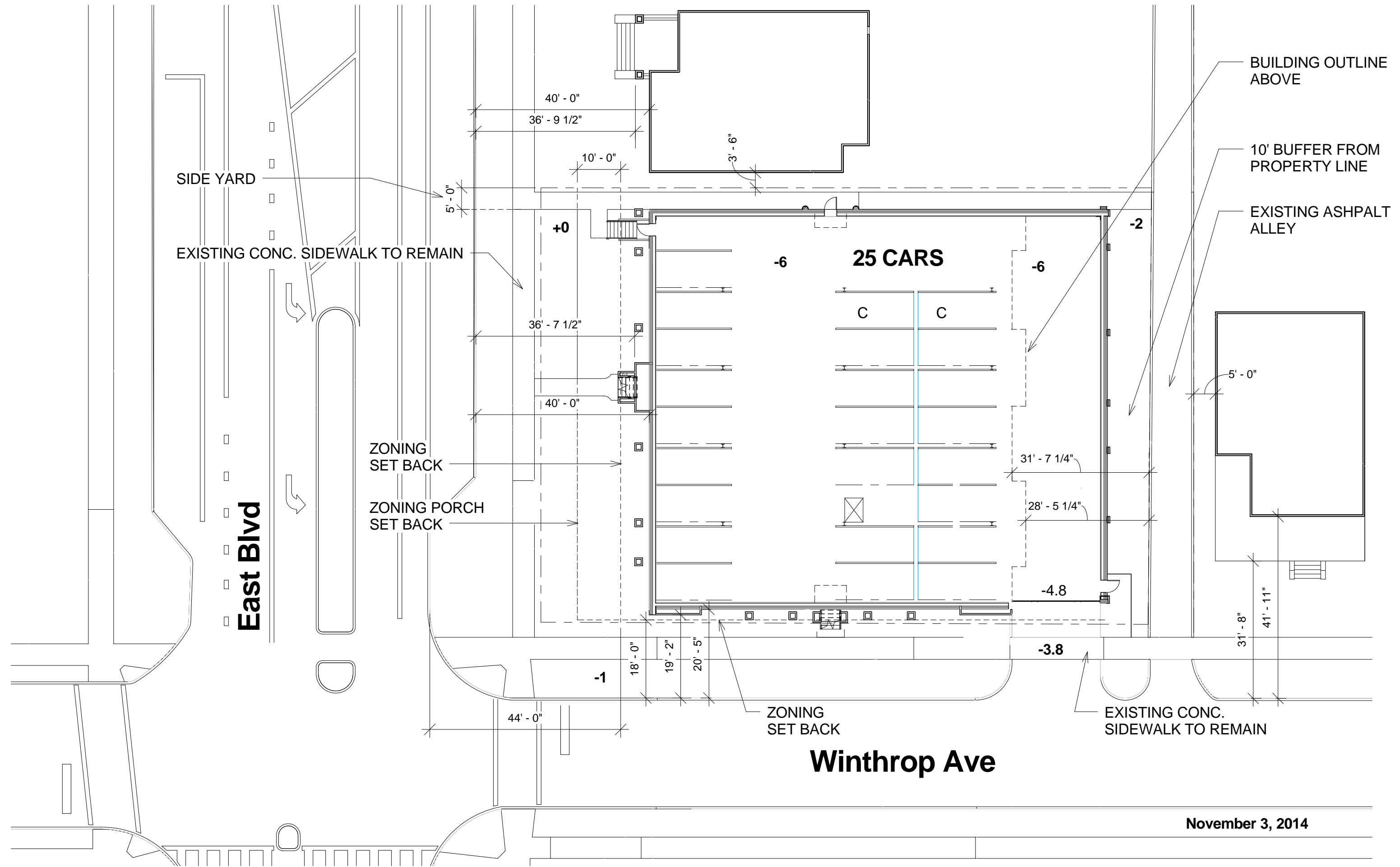
EXISTING ASPHALT ALLEY

5' - 0"

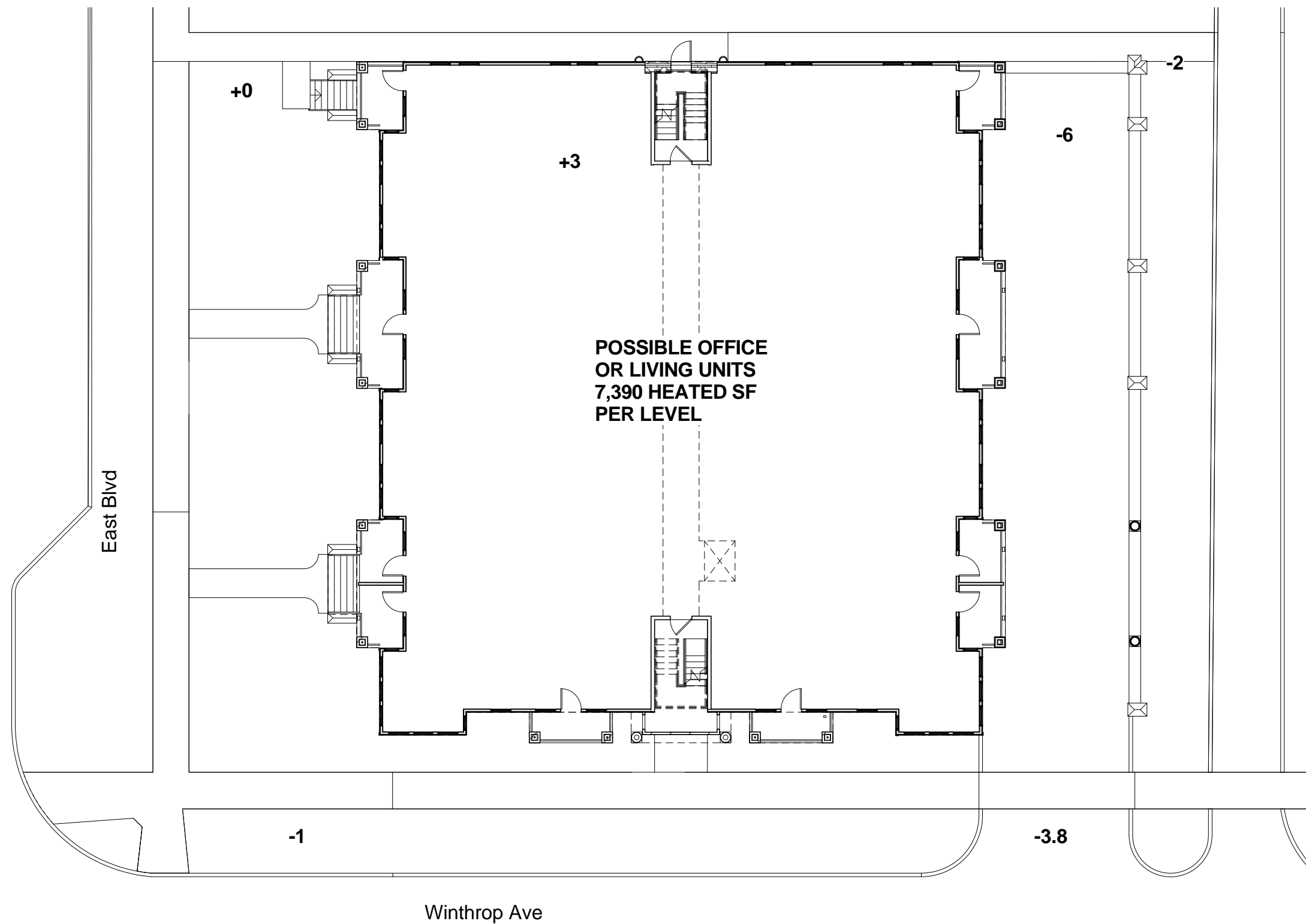
31' - 8"

41' - 11"

September 29, 2014

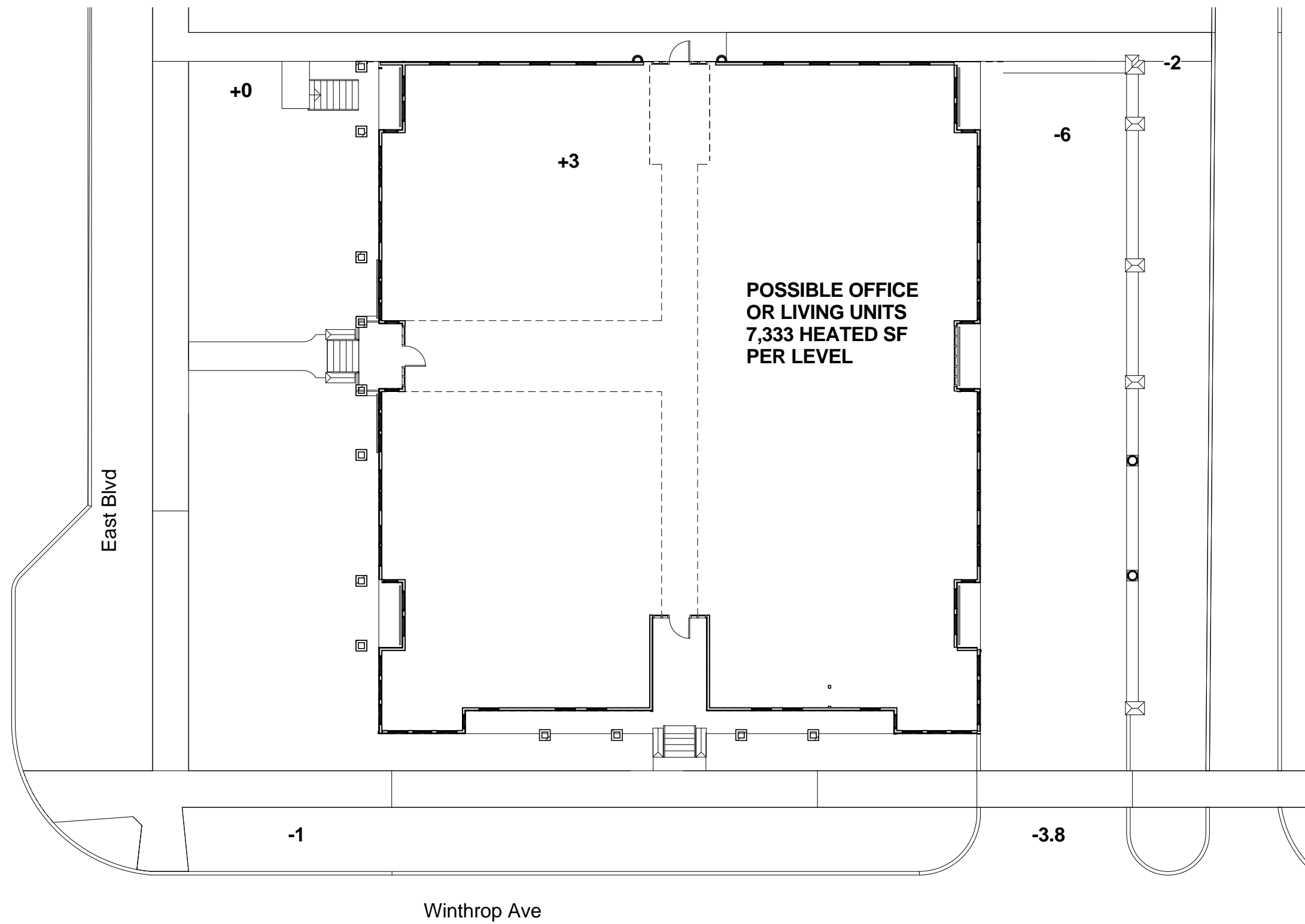


October 2014



2 Level 1
1/16" = 1'-0"

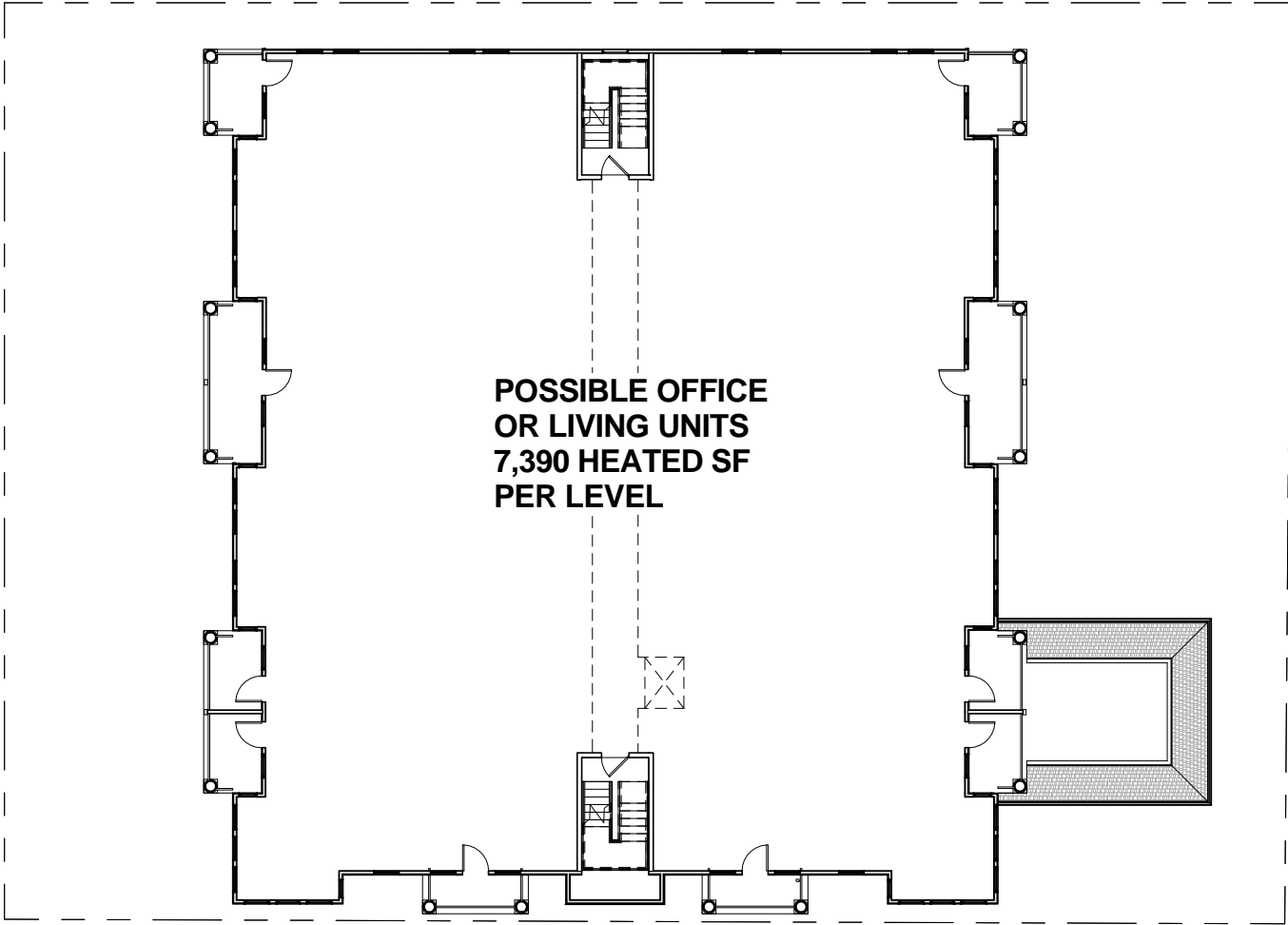
September 29, 2014



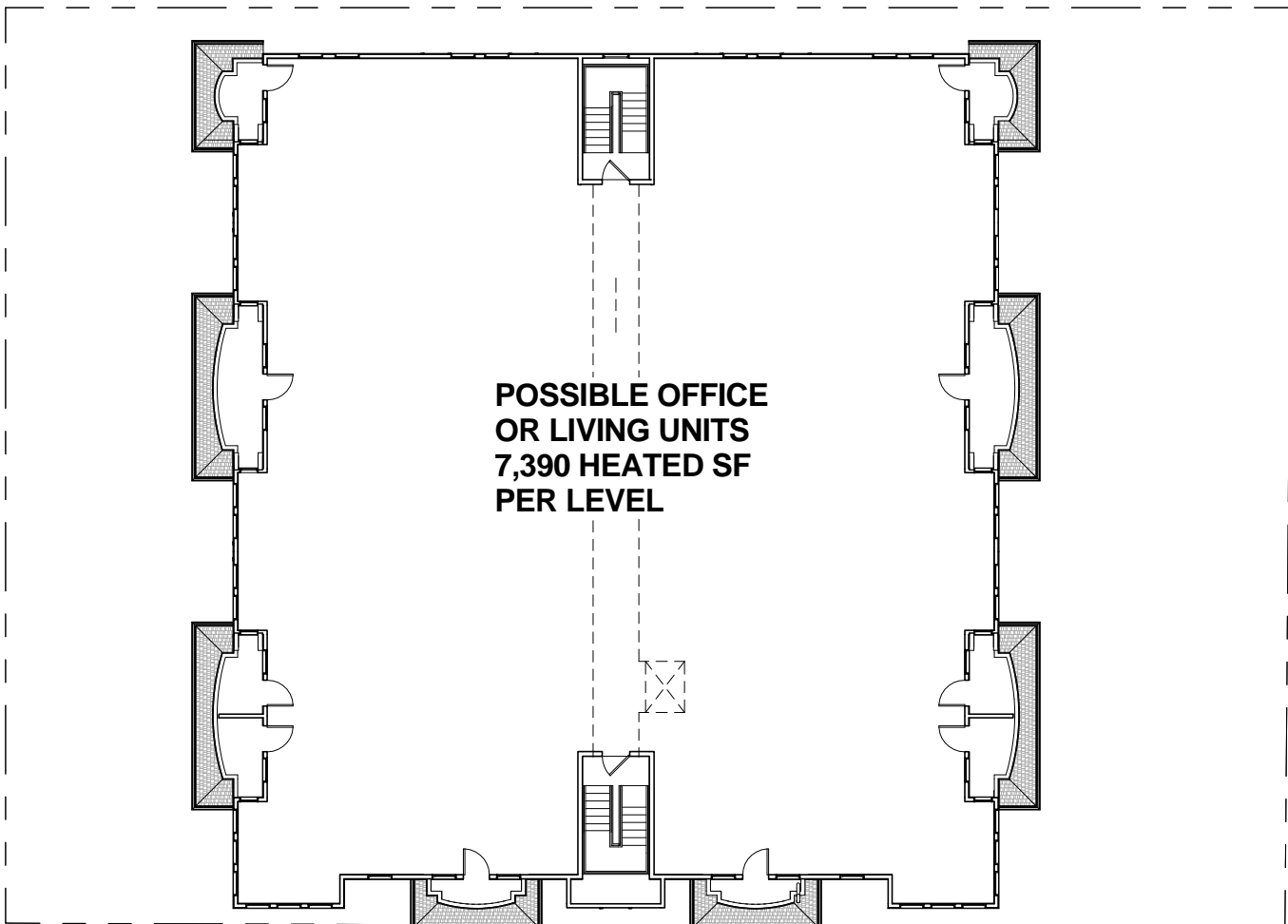
② Level 1
1/16" = 1'-0"

November 3, 2014

October 2014

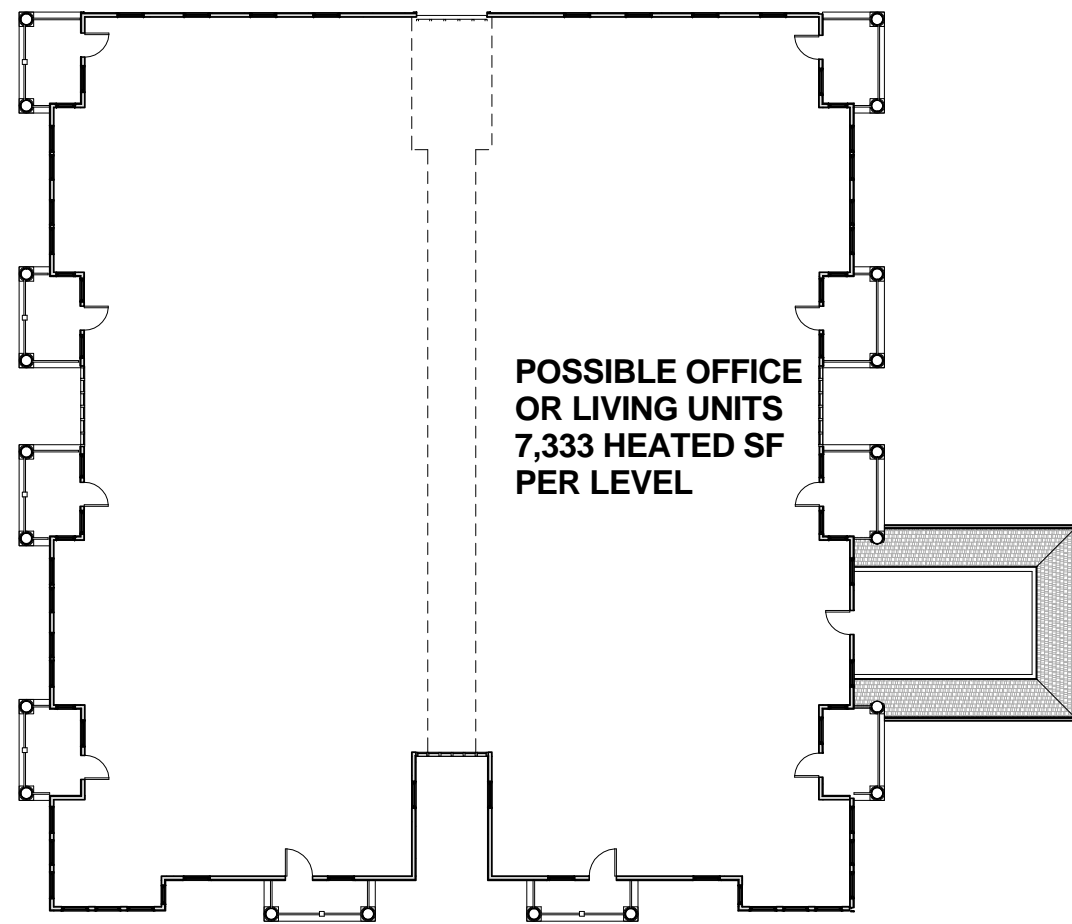


① Level 2
1" = 20'-0"

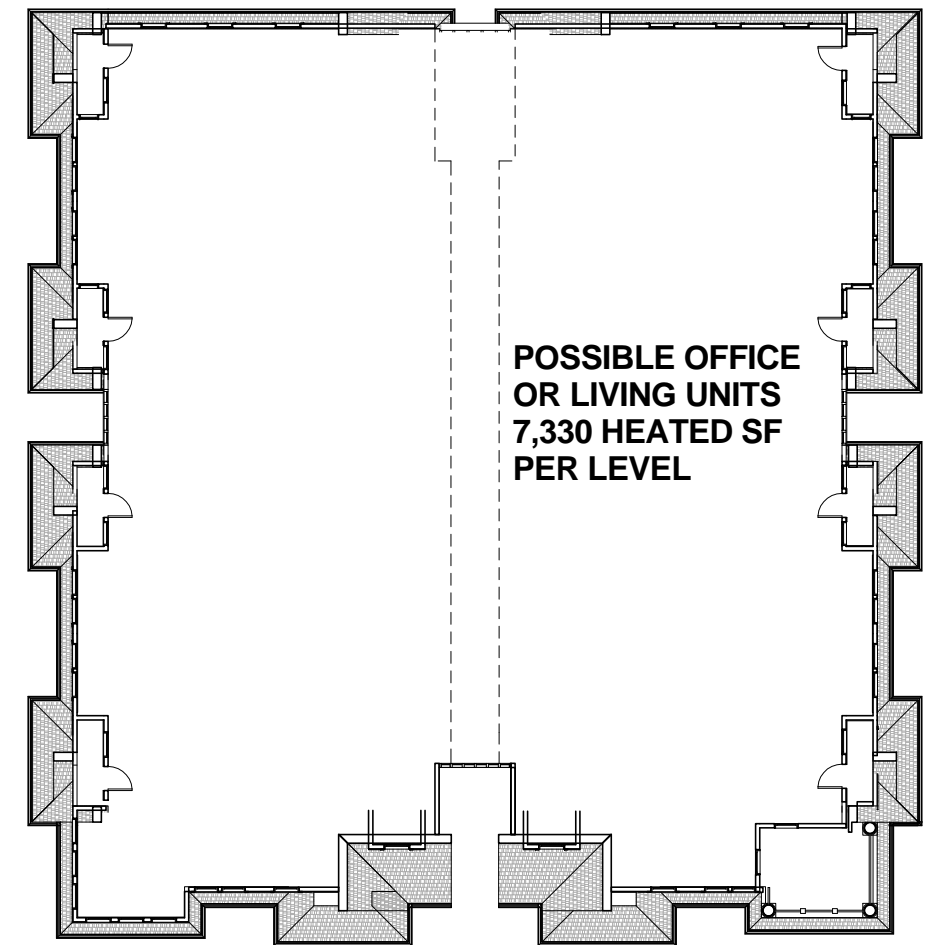


② Attic
1" = 20'-0"

September 29, 2014



① Level 2
1" = 20'-0"



② Attic
1" = 20'-0"

November 3, 2014

EXISTING TREES
PROTECTED WITH
CONSTRUCTION FENCE

East Blvd

PLANTING

COLUMNAR MAPLE

WINTER GEM BOXWOOD

BLUSHING KNOCKOUT ROSE SHRUB

SEASONAL FLOWERS

FESCUE LAWN

EXISTING TREES
PROTECTED WITH
CONSTRUCTION FENCE

EXISTING TREE TO
BE REMOVED

NEW WATER OAK

Winthrop Ave

October 2014

September 29, 2014

EXISTING TREES
PROTECTED WITH
CONSTRUCTION FENCE

East Blvd

FESCUE LAWN

EXISTING TREES
PROTECTED WITH
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PLANTING

COLUMNAR MAPLE

WINTER GEM BOXWOOD

BLUSHING KNOCKOUT ROSE SHRUB

SEASONAL FLOWERS

EXISTING TREE TO
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NEW WATER OAK

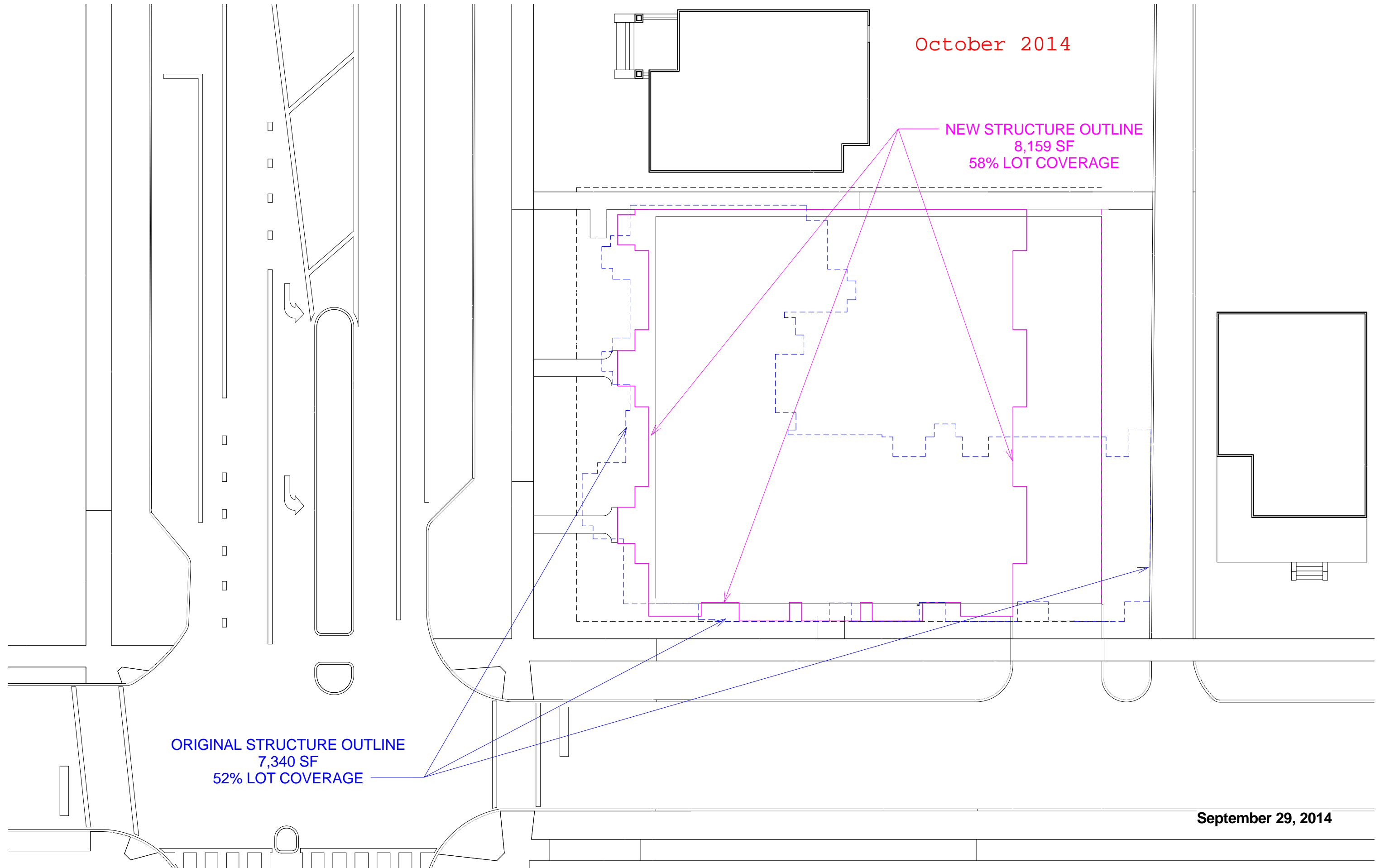
Winthrop Ave

October 2014

NEW STRUCTURE OUTLINE
8,159 SF
58% LOT COVERAGE

ORIGINAL STRUCTURE OUTLINE
7,340 SF
52% LOT COVERAGE

September 29, 2014



ORIGINAL STRUCTURE OUTLINE
7,340 SF
52% LOT COVERAGE

NEW STRUCTURE OUTLINE
7,333 SF
52% LOT COVERAGE

November 3, 2014



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

September 29, 2014



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

November 3, 2014

October 2014





① Winthrop Ave Elevation
1/8" = 1'-0"

November 3, 2014

October 2014



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

September 29, 2014



① Alley Elevation
1/8" = 1'-0"

November 3, 2014

October 2014



① North Elevation
1/8" = 1'-0"

September 29, 2014



① North Elevation
1/8" = 1'-0"

November 3, 2014

October 2014



EAST BOULEVARD ELEVATION

November 2014

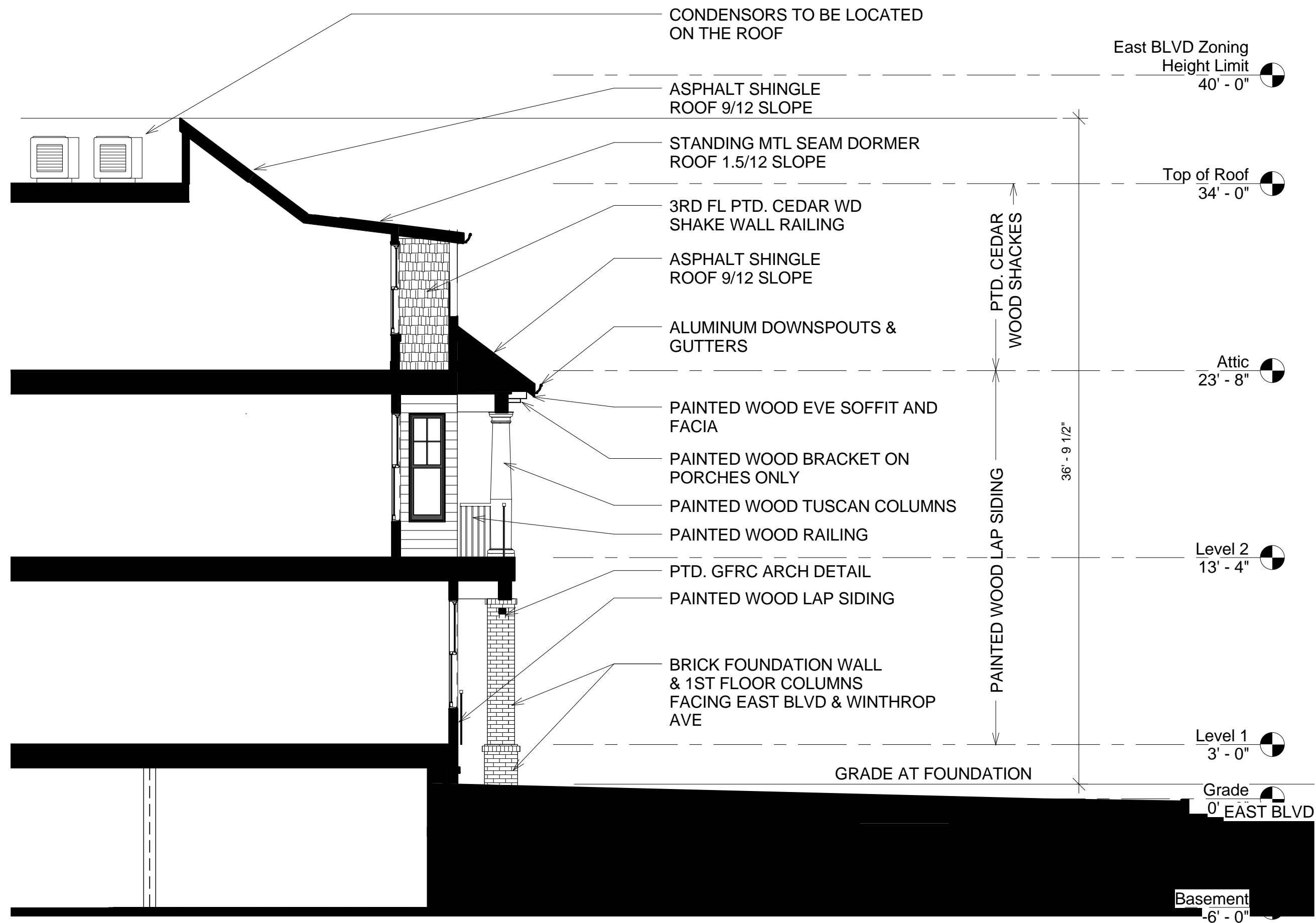


EAST BOULEVARD ELEVATION



1 Section Thru Drive
1/8" = 1'-0"

November 3, 2014



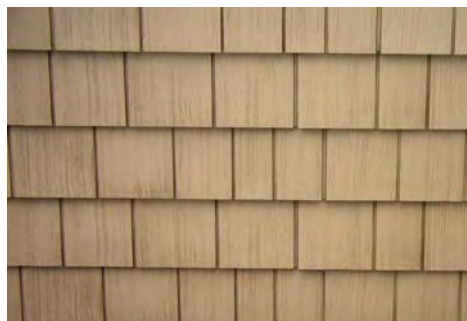
① Winthrop Ave Wall Section
3/16" = 1'-0"

November 3, 2014

MATERIALS



LAP SIDING:
PAINTED WOOD LAP SIDING
WITH CORNER BOARDS



SHAKES:
PAINTED CEDAR WOOD SHAKES

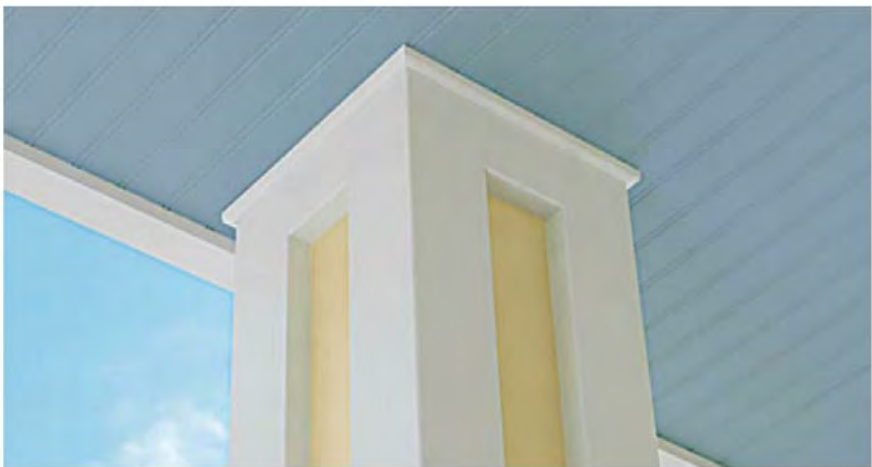


BRICK:
CAROLINA CERAMICS BRICK
PROVINCIAL COLLECTION
BIANCO

Colonial Slate



ROOF:
CERTAINTEED
INDEPENDENCE
COLONIAL SLATE



SOFFIT:
PAINTED WOOD SOFITS



TRIM:
PAINTED WOOD TRIM



RAILING:
PAINTED WOOD RAILING



WINDOWS:
PAINTED WOOD INSULATED WINDOWS
MULLIONS ON EXTERIOR & INTERIOR
6 LITES OVER 0