LOCAL HISTORIC DISTRICT: Dilworth

SUMMARY OF REQUEST.	New Construction - Townhomes
APPLICANT:	DAS Architecture Inc./Westwood Stevens Grove LLC

The application was continued from June for the following items:

- 1. Show height for other historic single-family homes, including the homes on Myrtle.
- 2. Trees:
 - a. Add a tree protection program for trees to remain.
 - b. Detail what trees are being removed, added, and staying, including the size.
 - c. Include a tree planting proposal for trees on the site, not just in the public right of way, per Guidelines page 8.5, items 5 and 6.
- 3. Provide detail on trim, soffits, brick mold, etc.
- 4. Show historic precedence for recessed openings for the front entryway.
- 5. Revisit rhythm of the three buildings to show differentiation.
- 6. Provide details on the retaining wall, including elevations and materials.

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.

Revised Proposal – July 10

- 1. Zoutewelle surveys for heights of single-family homes on Myrtle included.
- 2. Trees: Protection plan from Arborist provided, tree information detailed on site plan (existing, to be removed, and new).
- 3. Trim, soffit, brick mold details labeled.
- 4. Recessed, asymmetrical entry, and front porch included.
- 5. All 3 buildings are differentiated.
- 6. Retaining wall elevations and materials provided.

Policy & Design Guidelines for New Construction, page 6.1

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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria				
Setback	in relationship to setback of immediate surroundings	6.2		
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3		
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4		
Massing	the relationship of the buildings various parts to each other	6.5		
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6		
Scale	the relationship of the building to those around it and the human form	6.7		
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8		
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9		
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10		
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11		
Doors and Windows	the placement, style and materials of these components	6.12		
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14		
Materials	proper historic materials or approved substitutes	6.15		
Size	the relationship of the project to its site	6.2 & 3		
Rhythm	the relationship of windows, doors, recesses and projections	6.12		
Context	the overall relationship of the project to its surroundings.	6.1-16		
Landscaping	a tool to soften and blend the project with the district	8.1-11		

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following concerns with the proposal:

- 1. The proposal is not incongruous with the District and meets the guidelines for New Construction, above.
- 2. Additional information needed about materials (garage doors, front entry doors, permeable paver drive, etc.).
- 3. Minor revisions may be reviewed by staff (such as approval of door material, permeable pavers, etc.).

HDC-2019-00085 PID: 12305179 LOCAL HISTORIC DISTRICT: DILWORTH PROPOSED PROJECT: CONTINUED CASES July Meeting 2019







SITE PLAN

MYRTLE AVENUE HOMES



RECESSED ENTRIES









ASYMMETRICAL ENTRIES





ENTRIES

MYRTLE AVENUE HOMES







PERSPECTIVE FROM MYRTLE AVE



MYRTLE AVENUE HOMES



PERSPECTIVE FROM INTERSECTION OF MYRTLE AND LEXINGTON



MYRTLE AVENUE HOMES



PERSPECTIVE FROM LEXINGTON



MYRTLE AVENUE HOMES



ELEVATIONS





BRICK ROWLOCK CAP

July 10, 2019

Scale: 3/16" = 1'-0"

architecture, inc

ELEVATIONS

REAR





MYRTLE AVENUE HOMES

July 10, 2019

Scale: 3/16" = 1'-0"



LEXINGTON





July 10, 2019

MYRTLE AVENUE HOMES

5/8 4

4 5/8" TRADITIONAL CROWN DETAIL



TYPICAL WINDOW







BRICK MOLD DETAIL



RETAINING WALL ELEVATION







MYRTLE AVENUE HOMES

July 10, 2019

BRICK STEPS

BRICK PIER

Scale:3/8" = 1'-0"









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 2= day of _____, 2019. Andrew G. Zoutewelle Professional Land Surveyor NC License No. L-3098 30'······...#701 (Front View) .ridge. = .7.34.4'. ridge = 727.8' #717 #711 <u>1 st level = 707</u> 1 st |e ve| = 707.51st level = 707.0 Grade =705.6'-Grade=706.2'-Grade=705.0'--Sidewalk=703.6' —Sidewalk=705.0' -Sidewalk=704.3' Grade=706.4' -Grade=705.3' -Grade=705.7' TO LEXINGTON AVENUE VIEW FACING NORTHEAST A.G. ZOUTEWELLE SURVEYORS 1418 East Fifth St. Charlotte, NC 28204 Phone: 704-372-9444 Fax: 704-372-9555 Firm Licensure Number C-1054 Building Heights Sketch of 1201-1209 MYRTLE AVENUE & 701-717 MOUNT VERNON AVENUE BILATERAL VIEW AS NOTED CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department July 2, 2019 <u>Scale 1" = 20'</u> 40' 60 60' 20' 80

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.

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 6th day of June, 2019. Andrew G. Zoutewelle Professional Land Surveyor NC License No. L-3098 SEAL L-3098 #728 Lexington Avenue ridge = 720.0'#728 Lexington Avenue (Garage Not Shown) · · ·10' •••• ------ Sidewalk Ends B st level = 700.7 LEXINGTON Grade=697.7' -- Grade=697.2 AVENUE - Top of Curb=696.3' Top of Curb=694.5' Historic A.G. ZOUTEWELLE SURVEYORS 1418 East Fifth St. Charlotte, NC 28204 Phone: 704-372-9444 Fax: 704-372-9555 Firm Licensure Number C-1054 Building Heights Sketch of 1100-1208 MYRTLE AVENUE EVEN SIDE - FACING NORTHWEST CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department June 5, 2019

Z: \2019DWGS\ZAC\MYRTLE AVENUE 1100-1208 EVEN SIDE\MYRTLE AVENUE 1100-1208 EVEN SIDE

Scale 1'' = 20'VIIIIA 40' 60' 80' 20'

 $30! \cdots ridge = .728.9'$ $\frac{1}{1} \cdot \frac{1}{1} \cdot \frac{1}$ 20' · · · 10' • • • •••••10' 1 st |evel = 701.8 $|\underline{e} \vee \underline{e}| = 700.4$ LEXINGTON Grade=698.4'--Sidewalk=699.7' AVENUE Grade=700.8' TO EAST MOREHEAD STREET

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 or top of curb, 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.

Historic

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 <u>9th</u> day of <u>November</u>, 2018. Andrew G. Zoutewelle Professional Land Surveyor NC License No. L-3098 ·20' #1121 · ·10' $1 \text{ st} |e \vee e| = 687.2'$ Grade=687.2'--Sidewalk=687.6' ^LGrade=686.0' TO MOUNT Historic VERNON AVENUE A.G. ZOUTEWELLE SURVEYORS 1418 East Fifth St. Charlotte, NC 28204 Phone: 704-372-9444 Fax: 704-372-9555 Firm Licensure Number C-1054 Building Heights Sketch of 1000-1100 BLOCK of MYRTLE AVENUE FACING SOUTHEAST-ODD SIDE CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department November 8, 2018 Scale 1" = 20'V////// 40' 60' 20' 80' \bigcap' Z: \2018DWGS \JEFF \MYRTLE AVE 1000-1100 BLOCK ODD \MYRTLE AVE 1000-1100 BLOCK OD

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 <u>(11</u> day of <u>Norch</u>, 2019. Andrew G. Zoutewelle Professional Land Surveyor NC License No. L-3098 SEAL ridge = 714.1' ridge = 707.0' #910-#908 • • • • • • • 20' #906-#904 #900 -----. · · · · · · · · · · · · 10' <u>1st_level = 687.1'</u> 1 st |eve| = 684.7<u>|st level = 684.7</u> ORIOLE Grade -Grade=684.9' LGrade=682.2' =682.8'-AVENUE -Sidewalk=683.4' _____Sidewalk=680.8' -Sidewalk =680.9' -Grade=686.6' -Grade=683.5' Grade=682.6' Historic (MF) Historic (MF) Historic (MF) A.G. ZOUTEWELLE SURVEYORS 1418 East Fifth St. Charlotte, NC 28204 Phone: 704-372-9444 Fax: 704-372-9555 Firm Licensure Number C-1054 Building Heights Sketch of 900-1100 BLOCKS of LEXINGTON AVENUE FACING WEST - EVEN SIDE CHARLOTTE, MECKLENBURG COUNTY, N.C. for Charlotte-Mecklenburg Planning Department March 4, 2019 Scale 1'' = 20'VIIIIA 20' 40' 60' 80

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 or top of curb, 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.

Z: \2019DWGS \ZAC \LEXINGTON AVENUE 724-728 BUILDING HEIGHTS \LEXINGTON AVENUE 724-728 BUILDING HEIGHTS

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.

Heartwood Tree Service 4920 Old Pineville Road Charlotte, NC 28217

July 1, 2109

Westwood LLC

The below recommendations are based on site visit by Heartwood Tree Service arborist, Kevin Hartke. Observations were made from the ground and not every issue or hazard may have been detected/observed during these visits. Recommendations are valid only at the time of inspection and additional recommendations may be made due to changing conditions. All trees present a certain amount of risk and no amount of care short of removal will ever make a tree "safe".

On June 18th, an on site meeting between Myles Gordon and arborist Kevin Hartke was to determine a tree protection plan for 1103 Myrtle Avenue in Charlotte, North Carolina. A drawing was provided with the site plans and locations of all trees. The locations of the new buildings, driveways, property lines, and trees were part of the conversation. After discussing the future plans the next step was to get the Historic District involved. On June 25th 2019 Kristina Harpst and Kevin Hartke met on site. The discussion was to take information from the previous meeting with Myles Gordon and decide if the trees on the lot could be saved.

The formula to determine if a tree has become "unsafe" after severing roots is as follows: The first step is to find the diameter of trees by measuring trunk at 4.5 feet above ground level. For example, a tree that measures 24" is converted to 2 feet. Once the inches are converted to feet, the diameter in feet is multiplied by 3. In this example, a tree that has a 2 foot diameter is multiplied by 3 and the minimum distance to cut 25% of the trees roots is 6 feet from the base of the tree. The industry standard uses the multiplier of 3 as bare minimum and it is prefered to use 5 instead of 3. The 2 foot diameter tree multiplied by 5 is 10 feet from the base of the tree. The multiplier of 5 is more for longevity of tree health along with stability of tree. 10 feet would be the closest to the trunk to give trees the best chance for long term survival. After reviewing the drawings and using the industry standards, recommendations for the site are below.

#6 Hackberry 36" DBH- The tree will inside minimum distance. Hackberry also has a rather small canopy for size of trunk and is in fair condition.

#16 Hackberry 24" DBH- The tree will be inside minimum distance. Hackberry is in good condition.

#18 Water Oak 10" DBH- The tree has poor structure and will loose large branch, respectively, from raising of canopy to build house.

#19 Pecan 24" DBH- The tree roots will be inside minimum distance. Pecan is in good condition.

#21 Pecan 16" DBH- The tree roots will be inside minimum distance. Pecan is in good condition.

#22 Cherry 16" DBH- Questionable as it is unclear how close the house will be to base of tree. Tree has poor structure and large dead branches indicating internal decay and decline of tree.

There is a cluster of unmarked Hackberry trees that are located between the #22 Cherry and Myrtle Avenue. These trees are not on site plans and at the moment it is unclear how much digging, grade change, and damage to the root system will occur. Another potential problem with leaving cluster of Hackberry trees is the row of trees behind are all growing together. The removal of trees can expose the cluster of trees to wind throw. Compaction of soil is another issue for trees moving forward. This can take 2-7 years to show significant signs of decline or death of tree. The proximity of equipment driving over root system will influence decline of trees. All other trees on site plans are under 10 inch DBH and are not protected.

If the row of trees are all removed it is my recommendation to replant with a fastigiate shaped tree. There are both evergreen and deciduous choices. This will be practical selection of trees for such limited root zone and area for canopy.

With any further questions or concerns regarding Myrtle Avenue Homes project please call 704-363-1573 or email <u>Kevink@heartwoodtree.com</u>.

Kevin Hartke Board Certified Master Arborist OH-1016B TRAQ Qualified Heartwood Tree Service

TREE TABLE				
NUMBER	DESCRIPTION			
1	8"			
2	CLUSTER			
3	12"			
4	4"			
5	3"			
6	36"			
7	3"			
8	4"			
9	8"			
10	8"			
11	4"			
12	4"			
13	4"			
14	4"			
15	CLUSTER			
16	24"			
17	8"			
18	10"			
19	24"			
20	4"			
21	16"			
22	16"			
23	CREPE MYRTLE			
24	12"			
25	CLUSTER			

SITE PLAN

MYRTLE AVENUE HOMES

RECESSED ENTRIES

ASYMMETRICAL ENTRIES

ENTRIES

MYRTLE AVENUE HOMES

PERSPECTIVE FROM MYRTLE AVE

JUNE SUBMITTAL

MYRTLE AVENUE HOMES

PERSPECTIVE FROM INTERSECTION OF MYRTLE AND LEXINGTON

JUNE SUBMITTAL

MYRTLE AVENUE HOMES

PERSPECTIVE FROM LEXINGTON

JUNE SUBMITTAL

MYRTLE AVENUE HOMES

June 3, 2019

Scale: 3/16" = 1'-0"

architecture, inc

ELEVATIONS

REAR

JUNE SUBMITTAL

MYRTLE AVENUE HOMES

June 3, 2019

Scale: 3/16" = 1'-0"

- ASPHALT SHINGLES ARCHITECTURAL

ARCHITECTURAL ASPHALT ROOF SHIGNELS

- PLYWOOD SOFFIT - PAINTED

- 1x8 FASCIA (MIRATEC)

- GUTTER (ALUM. OGEE)

JUNE SUBMITTAL

PAINTED PIN	IE					
	G)					
INE PROJEC	TED 3/4"					
ECTED 3/4"						
	G)					
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INE						
+ + - - 6						

MYRTLE AVENUE HOMES

ADJACENT PROPERTIES

MYRTLE AVENUE TOWNHOMES

AREA MULTIFAMILY PROJECTS FOR CONGRUENCY

MYRTLE AVENUE TOWNHOMES

SURVEY

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

								1.17	-
ADMINISTRATION.	5. PROPERTY ZONED: R-22MF SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING	4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.	3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454300L, WITH A DATE OF IDENTIFICATION OF 09/02/2015.	2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.	1. PID 12305179	NOTES:	THIS IS TO CERTIFY THAT ON THE <u>Jrd</u> DAY UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.	REVISED JANUARY 14, 2019 TO SHOW TREES	
PID 12305C99	CONDOMINIUMS			5	SIGNED_		V THIS PLAT, AND		
	THOMAS E WHIT	ILL'S SURVERSE		NOPAH CARO	PROFESSIONAL LAND SURVEYOR	Sac X	7718, AN ACTUAL SURVEY WAS MADE THAT THE BOUNDARY LINES AND THE		

SETBACKS & SPACING

MYRTLE AVENUE TOWNHOMES

April 29, 2019

MYRTLE SETBACK

A. 1019-1027 N	IYRTLE	=	± 1' - 4"
B. 728 LEXING	TON SIDE	Ξ=	± 1' - 4"
C. 1121 MYRTI	.E	=	± 44' - 0"
		_	± 46' - 8"
			/3=

AVG SET BACK = ± 15.5' *PROPOSED* = ±22'-0"

LEXINGTON SETBACK

D. 724 LEXINGTONE. 805 LEXINGTONF. 808 LEXINGTON	= = =	± 15' - 0" ± 20' - 0" ± 24' - 0" ± 59.33' /3
--	-------------	--

AVG SET BACK = ± 19.7' <u>(-10%)</u> ± 17.7'

PROPOSED **±19' - 1" AVG**

SPACING

S1.	15'
S2.	12'
S3.	15'
S4.	15'
S5.	8'
S6.	22'
S7.	14'
S8.	15'
S9.	8'
S10.	15'
S11.	11'
S12.	9'

TOTAL = 149' AVERAGE = **12.41'**

PROPOSED BETWEEN UNITS = **12'-0"** PROPOSED BETWEEN MYRTLE SQUARE = **20'-7"**

MYRTLE AVENUE TOWNHOMES

April 29, 2019

LEXINGTON WIDTH

- A. 93'-4"
 B. 38'-1"
 C. 50'-8"
 D. 44'-10"
 K. 39'-0"
- L. 37'-0"
- M. 37'-4"
- N. 38'-4"

TOTAL 378'-7" /8= 47.32' AVG WIDTH **PROPOSED = 41'-0"**

MYRTLE WIDTH

E. 110'-11" F. 74'-2" H1. 72'-8" H2. 72'-6"

TOTAL 330.34'

/4= 82' AVG WIDTH

PROPOSED = 34'-8"

SITE PLAN

MYRTLE AVENUE TOWNHOMES

April 29, 2019

Scale: 1/8" = 1'-0"

HEIGHT & SCALE

April 29, 2019

MYRTLE AVENUE TOWNHOMES

LEXINGTON AVENUE

MAY SUBMITTAL

1. TWO STORY FOUR SQUARE EXAMPLES

2. TWO STORY BESIDE 1 STORY

PRECEDENTS

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

3. MULTIPLE SIDE BY SIDE - SAME DESIGN

4. GARAGE EXAMPLES

PRECEDENTS

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

PERSPECTIVE FROM MYRTLE AVE

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

PERSPECTIVE FROM INTERSECTION OF MYRTLE AND LEXINGTON

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

PERSPECTIVE FROM LEXINGTON

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

MAY SUBMITTAL

April 29, 2019

Scale:3/16" = 1'-0"

architecture, in

ELEVATIONS

REAR

MAY SUBMITTAL

MYRTLE AVENUE TOWNHOMES

April 29, 2019

Scale:3/16" = 1'-0"

EXISTING FENCE

- ASPHALT SHINGLES ARCHITECTURAL

. SETBACKS PROVIDED

(ZONING) (20') (10')

(20')

(5')

± 22'-6" - FRONT SETBACK MYRTLE ± 19'-1" - SETBACK @ LEXINGTON ± 32'-0" - REAR SETBACK ± 5'-0" - RIGHT SIDE SETBACK

2. SPACING

SEE SPACING DIAGRAM

3. ORIENTATION

OUR MAIN ORIENTATION IS TO MYRTLE AVE. WITH THE END UNIT FACING LEXINGTON.

4. MASSING

OUR PROJECT USES A TWO STORY EAVE LINE WITH A HIP ROOF LINE CONSISTENT WITH THE 2 STORY HOMES IN THE DISTRICT.

5. HEIGHT AND WIDTH (MULTIFAMILY TO MULTIFAMILY)

THE EAVE LINE FOR THE PROJECT IS CONSISTENT WITH THE EAVE LINE OF THE EXISTING MULTIFAMILY ON THE STREET @ 829 AND 901 LEXINGTON.

6. SCALE

THE PROJECT USES 3 BUILDINGS TO GIVE THE PROJECT A SINGLE FAMILY SCALE AND STREET RHYTHM.

7. DIRECTION EXPRESSION

IS TYPICAL OF 2 STORY HOMES IN THE DISTRICT. SEE PRECEDENT SHEET.

8. FOUNDATION

THE PROJECT HAS FRONT ENTRIES RAISED 3 RISERS ABOVE GROUND TO GIVE THE UNITS A FOUNDATION CONSISTENT WITH THE SINGLE FAMILY HOMES.

9.ROOF FORM AND MATERIALS

PROJECT USES SIMPLE HIPPED ROOFS WITH CHIMNEYS.

COMPATIBILITY CRITERIA

MAY SUBMITTAL

10. CORNICES AND TRIM

THE FASCIA AND SOFFIT DETAILING IS TRADITIONAL IN DESIGN WITH THE USE OF SMOOTH TRIM BOARDS, CROWN MOLDING AND BRICK MOLD CASINGS.

11. WINDOWS AND DOORS

THE PROJECT WILL USE TRADITIONAL STYLE, DOUBLE HUNG WINDOWS WITH ALUMINUM CLADDING AND TRADITIONAL SDL MULLIONS. CASINGS TO BE BRICK MOLD FOR BRICK VENEER AREAS. ENTRY DOORS WILL BE STAINED WOOD WITH SDL MULLIONS. FULL LITE DOORS WILL BE ALUMINUM CLAD WITH SDL BARS.

12.PORCHES

RECESSED ENTRIES ARE TYPICAL OF 4 SQUARE HOMES IN THE DISTRICT.

13. MATERIALS

- AND PAINTED
- PROFILES SMOOTH PAINTED
- COLUMN: BOXED COLUMNS WITH SIMPLE BASE AND CAP
- ROOFING: ARCHITECTURAL ASPHALT SHINGLES
- SHUTTERS: WOOD FLAT PANEL SHUTTERS, PAINTED

14. SIZE

SEE COMPARISON PHOTOS AND STREETSCAPES.

15. RHYTHM

THE RHYTHM OF OUR PROJECT IS CONSISTENT WITH THE TYPICAL RHYTHM OF A SINGLE FAMILY STREET IN THE DISTRICT.

16. CONTEXT

TOWNHOMES, 4 SQUARE HOMES, CONDOMINIUMS AND DUPLEXES ARE QUITE PREVALENT IN THIS AREA OF DILWORTH AND THROUGHOUT ALL OF DILWORTH.

17. LANDSCAPE

STREET TREES AND FOUNDATION LANDSCAPING WILL BE PLANTED TO TIE THE PROJECT INTO THE SURROUNDING STREETSCAPES.

MYRTLE AVENUE TOWNHOMES

April 29, 2019

SIDING: BRICK VENEER AND LIMITED USE OF HARDIE "ARTISAN" LAP SIDING SMOOTH

TRIM: HARDIE SMOOTH 1x PROFILES SMOOTH PAINTED CROWN MOLDING TRADITIONAL

