

---

<b>ADDRESS OF PROPERTY:</b>	<i>611 N Pine St, Fourth Ward Local Historic District</i>	<i>HDC 2013-007</i>
<b>SUMMARY OF REQUEST:</b>	<i>New Construction – Two Duplexes</i>	
<b>OWNER:</b>	<i>Redwood Properties – Scott Rea</i>	
<b>APPLICANT:</b>	<i>Angie Lauer of ALB Architecture, Applicant</i>	

---

**Details of Proposed Request**

This proposal is for the construction of a duplex condominium building on a vacant lot in Fourth Ward.

**Relevant HDC Design Guidelines**

- *New Construction*
- *Setbacks*
- *Parking, Paving & Driveways*

**Staff Analysis**

This proposal is for the development of one of two two-unit attached townhouse. A sister building on an adjacent lot was approved by the HDC at the January 2013 meeting. The site has been vacant for over 25 years, and lies between two single family homes of different styles and eras – a contemporary style house to the right that was built in 1980, and a 1900 modified Victorian to the left.

This proposal, which was deferred for additional design work by the Commission in January 2013, is for the building that fronts on North Pine Street.

The site is zoned UR-1, which allows for the proposed development.

This building, referred to as *Victor*, is a two and one-half story Victorian design, which has one unit on the left at the street setback and one on the right offset toward the rear of the structure. The building is wood frame, with attached front porches on both units and Victorian two-over-two windows and porch detailing. The roof contains small dormers in an appropriate style to allow for light in the third half-story. The gable ends of the building have Victorian shake trim. The side elevations have an engaged internal access porch. The rear unit includes an attached side-loaded garage.

The rear elevation is plain in comparison to the other elevations.

One of the main discussion points at the January 2013 HDC meeting on this proposal was the arrangement of the parking for the unit facing onto North Pine Street. That parking configuration has been redesigned, as shown on the attached plans.

HDC Policy on New Construction requires the Commission to judge such projects according to the following matrix:

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

This building is smaller in visual scale than its sister structure to the rear, in keeping with the overall size of its neighbors along North Pine Street.

Massing is often a difficult matter to judge in Victorian architecture, given the exaggerated elements that the style often contains.

The facade of this building has substantial and stylistically correct fenestration and detailing, but the rear elevation is more plain in design.

This revised proposal addresses the concerns the Commission expressed in January, and appears to meet relevant HDC *Policy and Design Guidelines*.





9200 Bob Beatty Road  
 Charlotte, NC 28269  
 704 • 494 • 4400  
 FAX • 494 • 4030  
 alarchitecture@aol.com  
 www.alarchitecture.com

17 DEC 2012  
 sml

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© 2012 A.B. Architecture



N. PINE STREET



NEIGHBOR



PROPOSED SITE



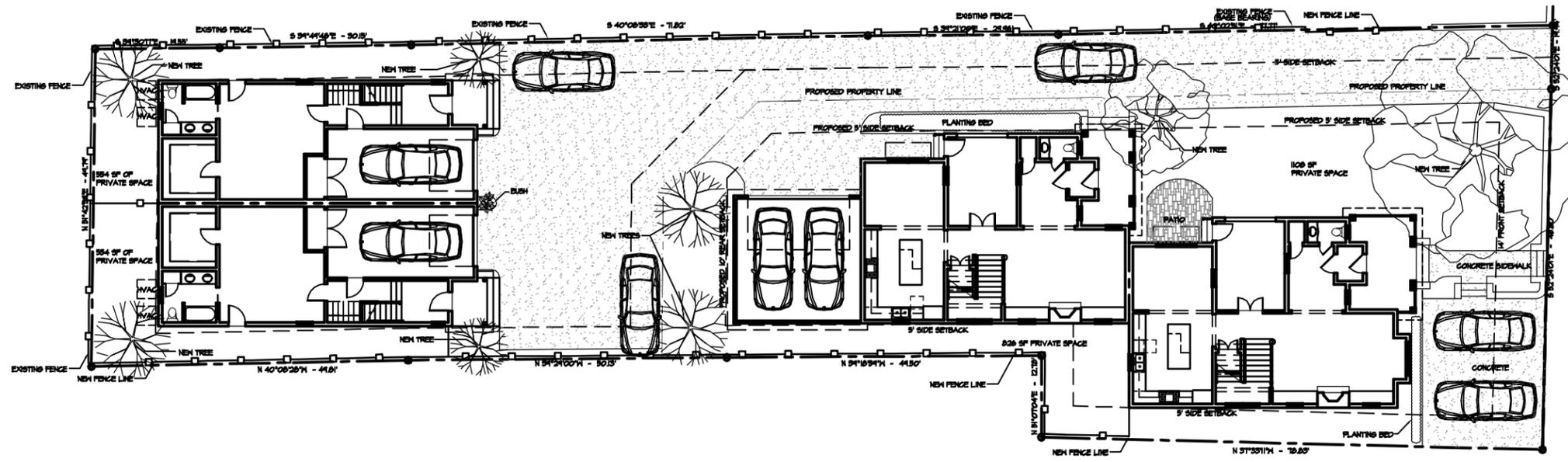
NEIGHBOR



RETAINING WALL EXAMPLE



FENCE EXAMPLE



① PROPOSED SITE PLAN  
 1" = 10'-0"



Historic Forth Ward Infill Project of the  
**VICTOR HOUSE**  
 611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
 ISSUE/D - 17 DEC 2012  
 REVISIONS -

SITE PLAN

**A-1**

OF: EIGHT



Architecture, PA

9200 Bob Beatty Road  
Charlotte, NC 28269  
704 • 494 • 4400  
FAX • 494 • 4030  
albarchitecture@aol.com  
www.albarchitecture.com

17 DEC 2012

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© ALB 2012

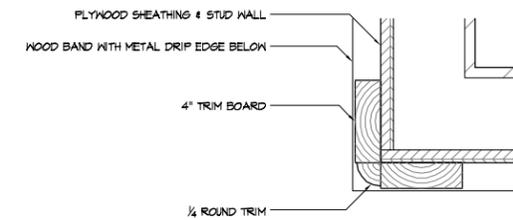
Historic Fourth Ward Infill Project of the  
**VICTOR HOUSE**  
611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
ISSUED - 17 DEC 2012  
REVISIONS -

PROPOSED ELEVATIONS

**A-6**

OF EIGHT



③ TRIM DETAIL  
3" = 1'-0"



② PROPOSED REAR ELEVATION  
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



Architecture, PA

9200 Bob Beatty Road  
Charlotte, NC 28269  
704 • 494 • 4400  
FAX • 494 • 4030  
albarchitecture@aol.com  
www.albarchitecture.com

17 DEC 2012

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© ALB 2012



① PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"

Historic Fourth Ward Infill Project of the  
**VICTOR HOUSE**  
611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
ISSUED - 17 DEC 2012  
REVISIONS -

PROPOSED ELEVATIONS

**A-7**

OF EIGHT



9200 Bob Betty Road  
 Charlotte, NC 28269  
 704 • 494 • 4400  
 FAX • 494 • 4030  
 albarchitecture@aol.com  
 www.albarchitecture.com

17 DEC 2012

This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© ALB 2012

Historic Fourth Ward Infill Project of the  
**VICTOR HOUSE**  
 611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
 ISSUED - 17 DEC 2012  
 REVISIONS -

PROPOSED ELEVATIONS

**A-8**

OF EIGHT



① PROPOSED LEFT ELEVATION  
 1/4" = 1'-0"



Architecture, PA

9200 Bob Beatty Road  
Charlotte, NC 28269  
704 • 494 • 4400  
FAX • 494 • 4030  
albarchitecture@aol.com  
www.albarchitecture.com

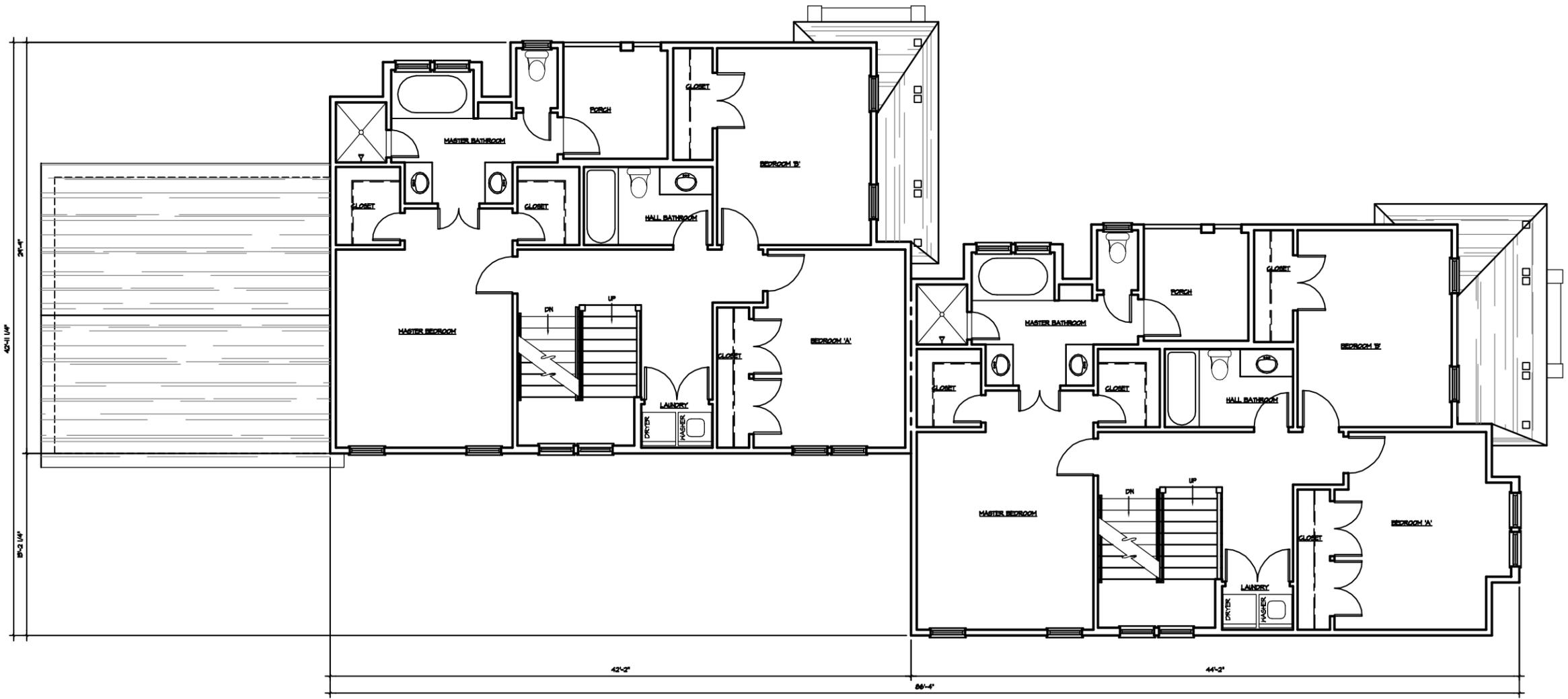
17 DEC 2012

1st

1st

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© A.B. Architecture



Historic Forth Ward Infill Project of the  
**VICTOR HOUSE**  
611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
ISSUED - 17 DEC 2012  
REVISIONS -

PROPOSED PLANS

**A-3**

OF EIGHT

① PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"





9200 Bob Beatty Road  
 Charlotte, NC 28269  
 704 • 494 • 4400  
 FAX • 494 • 4030  
 alarchitecture@aol.com  
 www.alarchitecture.com

17 DEC 2012  
 1st

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© A.B. Architecture

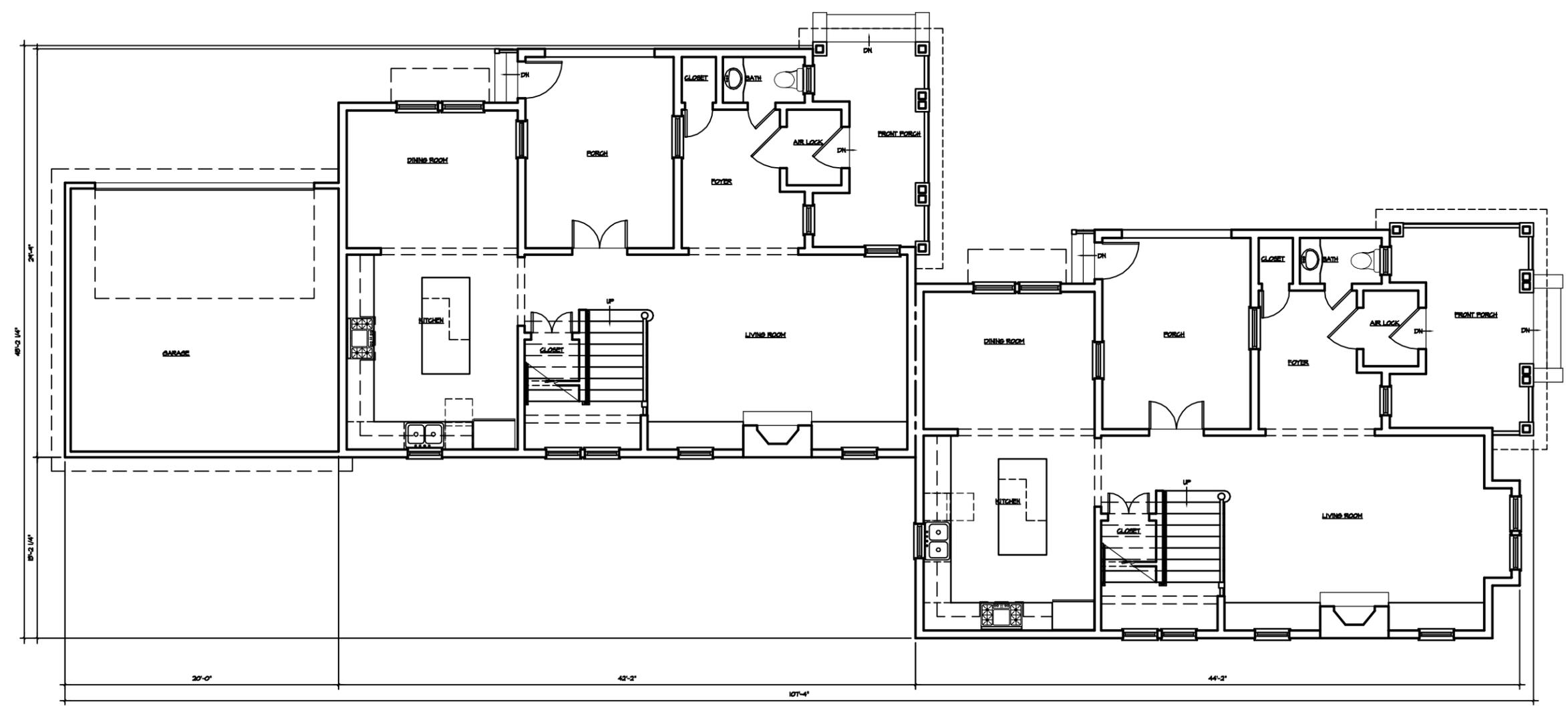
Historic Forth Ward Infill Project of the  
**VICTOR HOUSE**  
 611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
 ISSUED - 17 DEC 2012  
 REVISIONS -

PROPOSED PLANS

**A-2**

OF EIGHT



① PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"





Architecture, PA

9200 Bob Beatty Road  
Charlotte, NC 28269  
704 • 494 • 4400  
FAX • 494 • 4030  
albarchitecture@aol.com  
www.albarchitecture.com

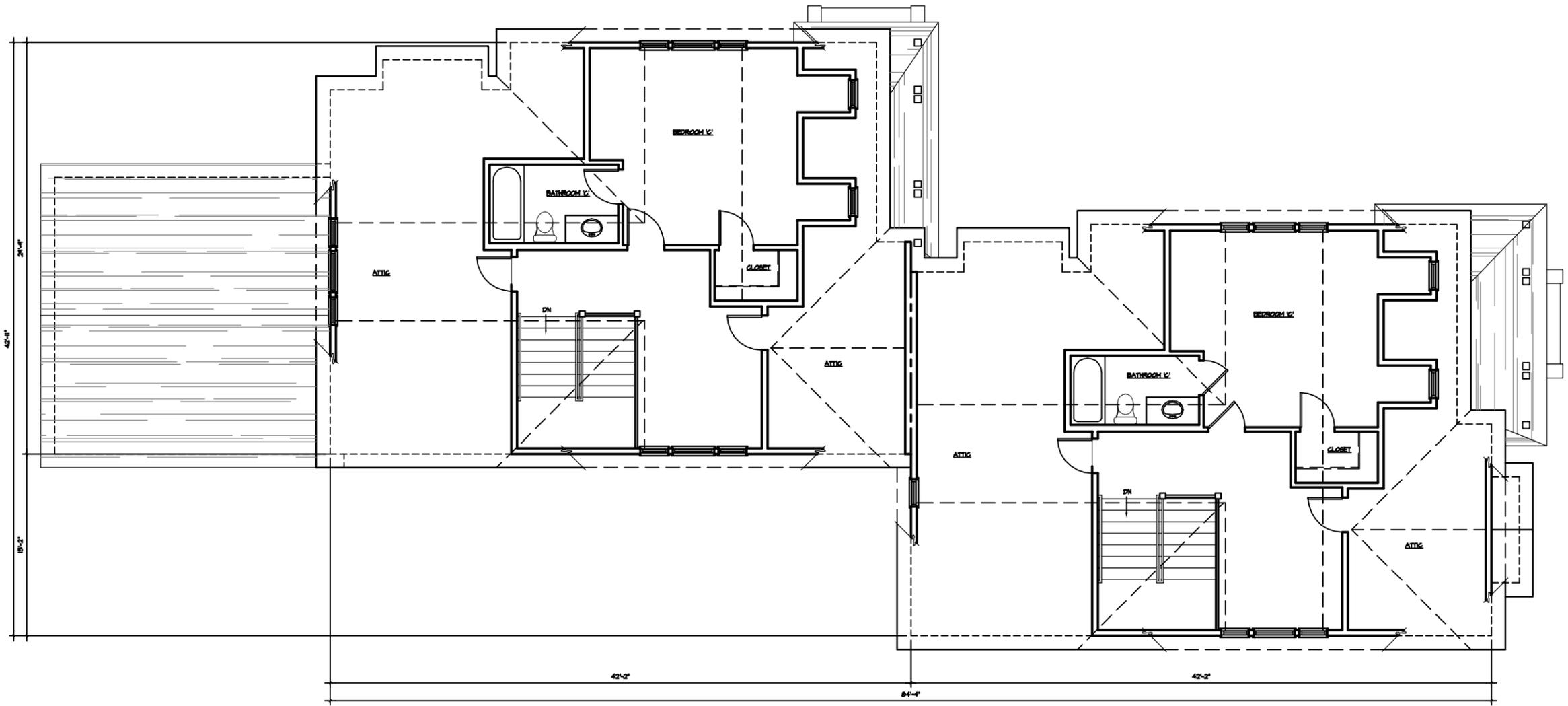
17 DEC 2012

sd

sd

This drawing and the design shown is the property of A.B. Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

© A.B. Architecture



① PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



Historic Forth Ward Infill Project of the  
**VICTOR HOUSE**  
611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
ISSUED - 17 DEC 2012  
REVISIONS -

PROPOSED PLANS

**A-4**

OF EIGHT

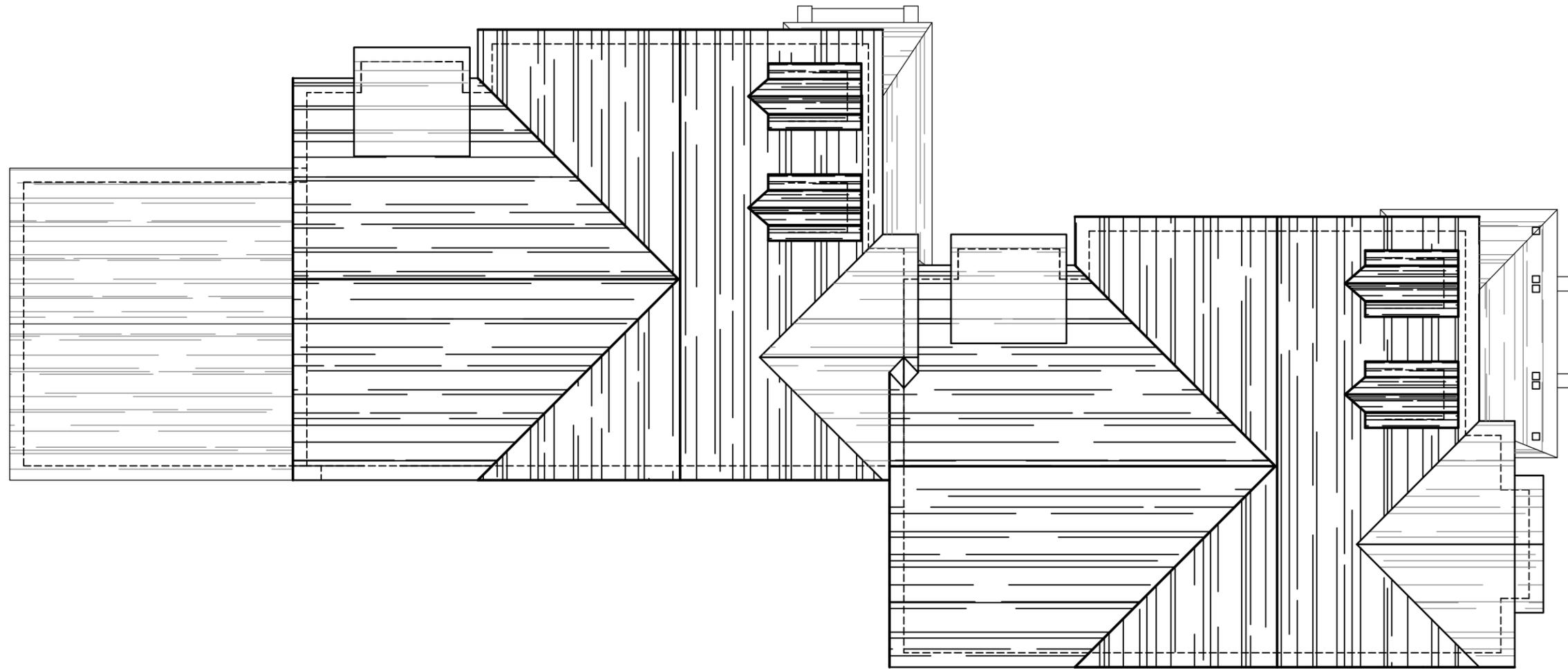


9200 Bob Beatty Road  
Charlotte, NC 28269  
704•494•4400  
FAX•494•4030  
albarchitecture@aol.com  
www.albarchitecture.com

17 DEC 2012  
sd

This drawing and the design shown is the property of AB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

• 4/12/2012



Historic Forth Ward Infill Project of the  
**VICTOR HOUSE**  
611 North Pine Street, Charlotte 28202

PROJ. NO. - 12063  
ISSUED - 17 DEC 2012  
REVISIONS -

PROPOSED PLANS

**A-5**

OF EIGHT

① **PROPOSED ROOF PLAN**  
1/4" = 1'-0"



# Charlotte Historic District Commission - Case 2013-007

