### Details of Proposed Request

**Existing Conditions**

The proposal is the final phase of a development that was built in the 1980s. The existing 2.5 story multi-family buildings are contemporary wood sided units with internal parking under the buildings and balconies on the second level. Along Graham Street rear patios are enclosed by a brick wall. There are a few mature trees in the open spaces. A wood fence borders the side and rear of the lot. The subject vacant lot is adjacent to a new 4 story multi-family building with retail on the first level that faces Graham Street. The setback along the street is generally consistent with the three middle units set slightly back.

**Proposal**

The proposal is a four story multi-family building with parking on the first level and residential units above. Balconies are located on the second and fourth level. Primary exterior materials include brick and cementitious siding. Secondary materials include metal balcony railings and cementitious soffits and trim. The canopy over the garage is standing seam metal.

### Policy & Design Guidelines for New Construction

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.
**Staff Analysis**

Given the unique character of the project location, the Commission should consider the following Guidelines:

1. **Scale** 
2. **Massing** 
3. **Fenestration** – Particularly along Graham Street 
4. **Rhythm** – Particularly along Graham Street 
5. **Materials** 
6. **Context**

Staff believes the project meets Guidelines for Size, Setback and Landscaping.
Charlotte Historic District Commission - Case 2013-070
Local Historic District: Fourth Ward

618 North Graham Street
Fourth Ward Local Historic District
North Graham St
West 10th St

Print Date: May 5, 2013
PLAN NORTH ELEVATION (REAR)

ASPHALT SHINGLES
PAINTED CEMENTIOUS SOFFIT & TRIM
PAINTED CEMENTIOUS LAP SIDING & TRIM
ALUMINUM GUTTERS & DOWNSPOUTS
VINYL-CLAD OR ALUMINUM-CLAD WINDOWS & DOORS
PAINTED CEMENTIOUS PANEL & TRIM
STANDING SEAM CANOPY ROOF
6' WOOD PRIVACY FENCE
PANELIZED CEMENTIOUS WATER TABLE TRIM

ANDERSON PEARSON ARCHITECTURE / 115 EAST PARK AVE CHARLOTTE NC / 704-333-5530
626 NORTH GRAHAM (CORNER)
626 NORTH GRAHAM (NORTH OF SITE)
618 NORTH GRAHAM (PROJECT SITE)
600-604 NORTH GRAHAM (SOUTH OF SITE)
9TH STREET ELEVATIONS
NORTH GRAHAM PANORAMIC
NORTH GRAHAM SIDEWALK (LOOKING NORTH)
INTERNAL SITE VIEW (NORTH WEST)
INTERNAL SITE VIEW (NORTH)
INTERNAL SITE VIEW (SOUTH)
INTERNAL SITE VIEW (SOUTH EAST)