
LOCAL HISTORIC DISTRICT: Fourth Ward

ADDRESS OF PROPERTY: 618 North Graham Street

SUMMARY OF REQUEST: New Construction

OWNER: Terry Lietz

APPLICANT: Anderson Pearson

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.

<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

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 Guideliens for Size, Setback and Landscaping.

Charlotte Historic District Commission - Case 2013-070
Local Historic District;: Fourth Ward

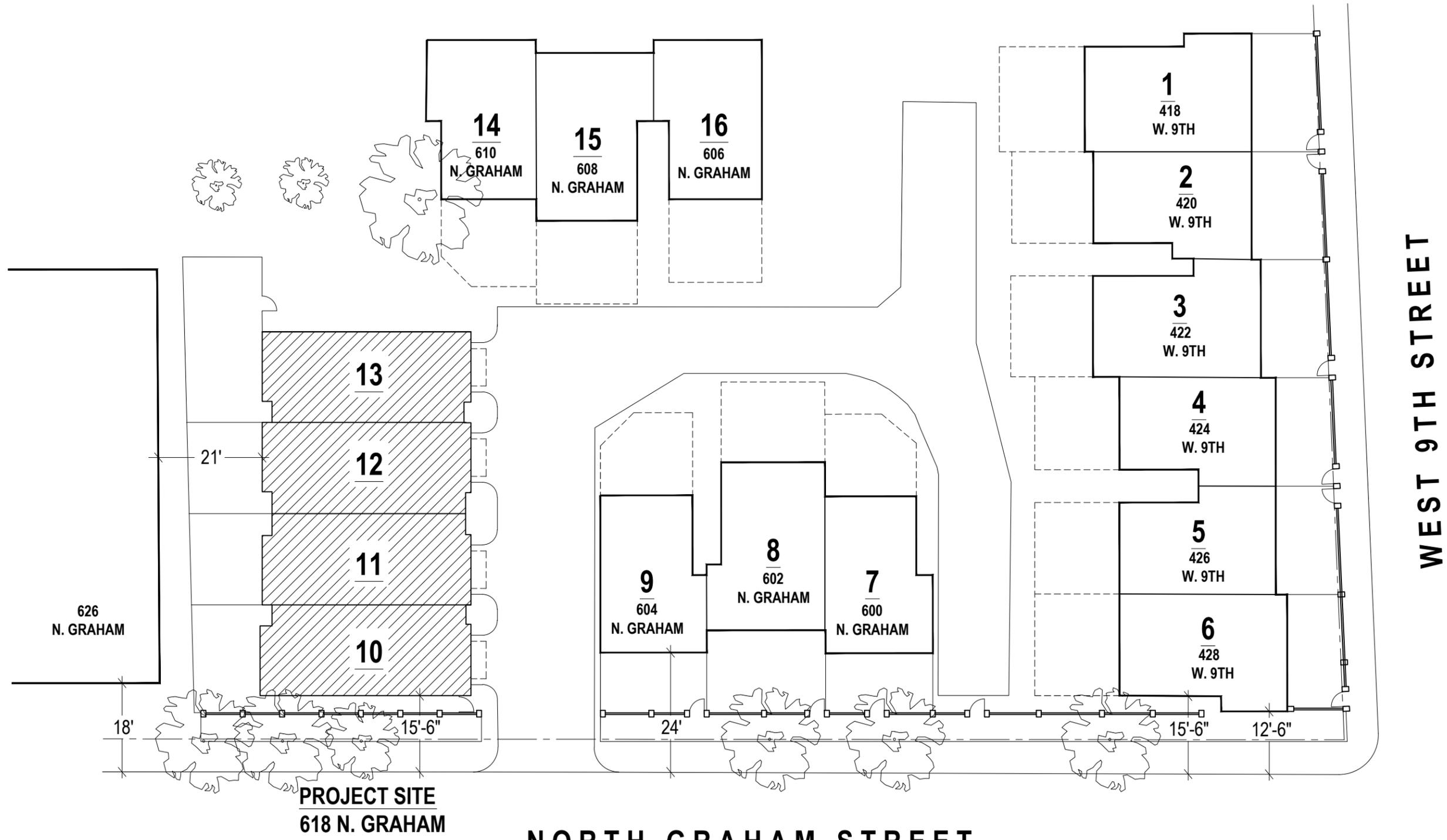


-  618 North Graham Street
-  Fourth Ward Local Historic District
-  Property Lines
-  Building Footprints

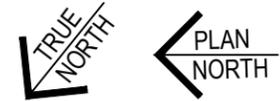
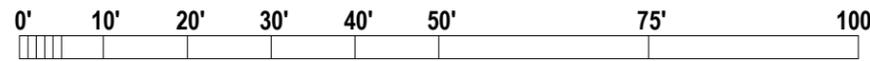
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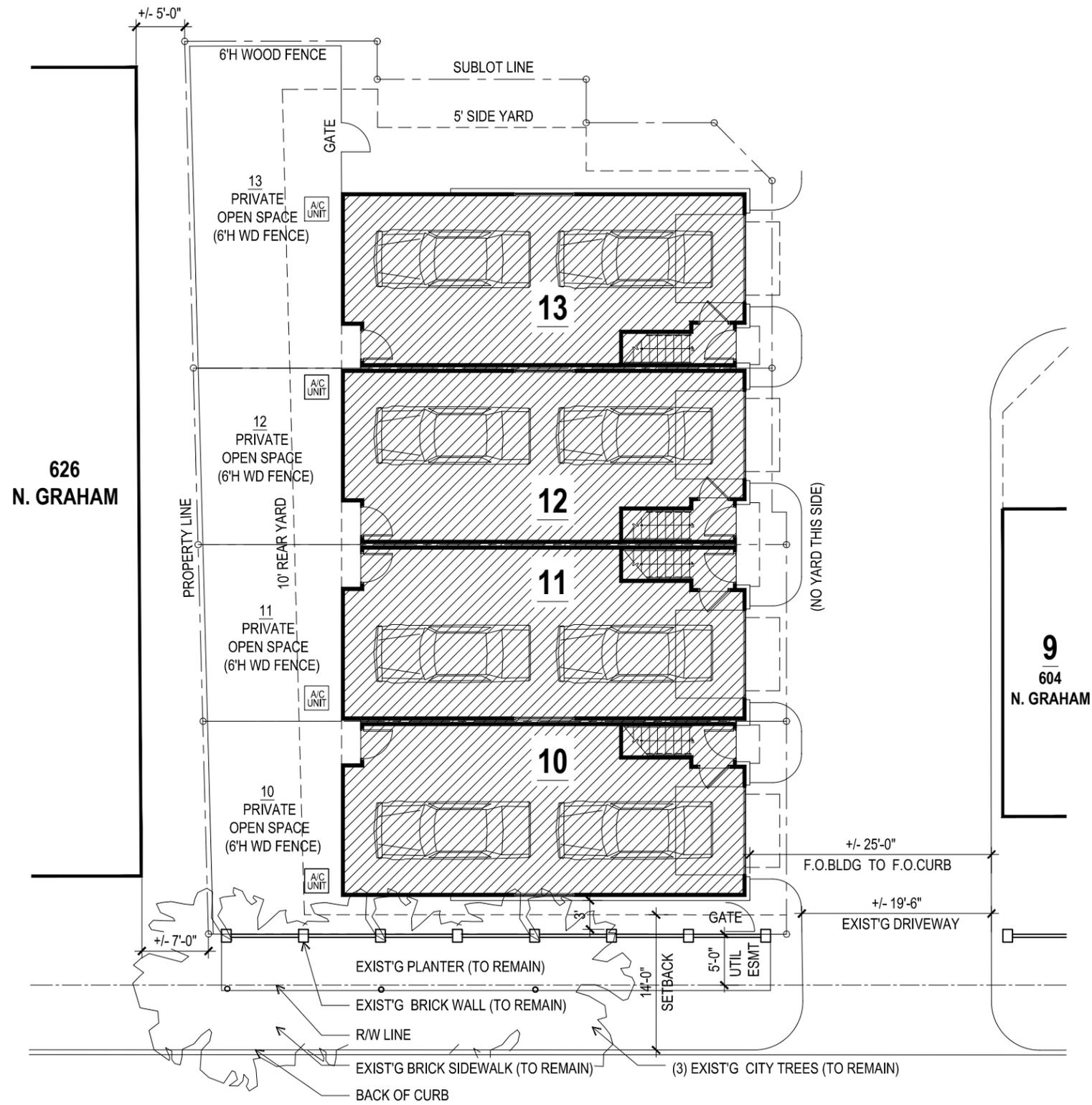




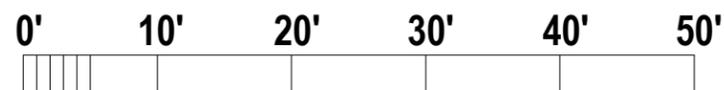


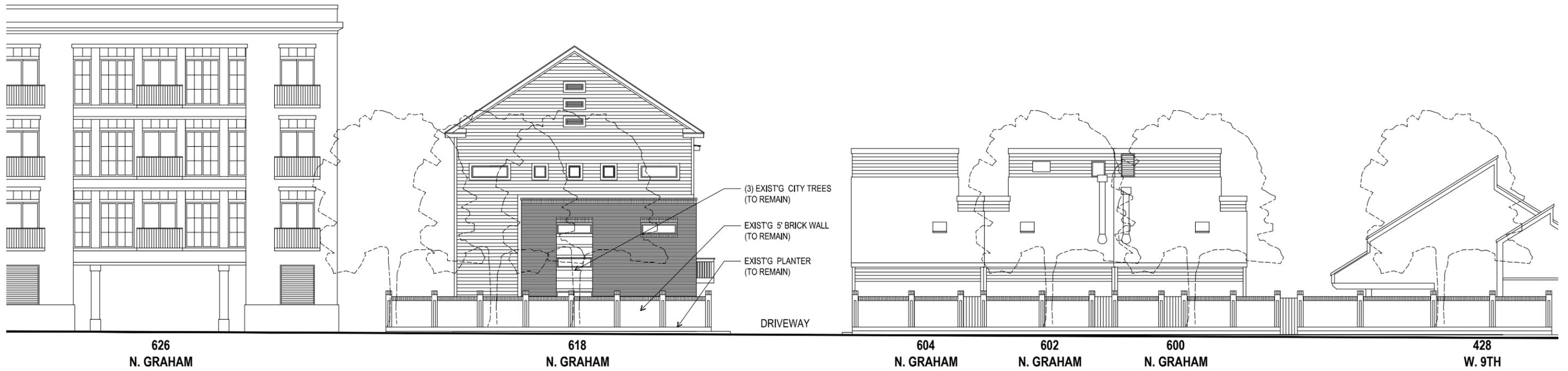
NORTH GRAHAM STREET





NORTH GRAHAM STREET





626
N. GRAHAM

618
N. GRAHAM

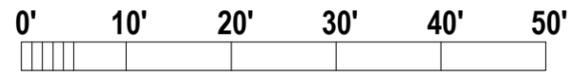
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N. GRAHAM

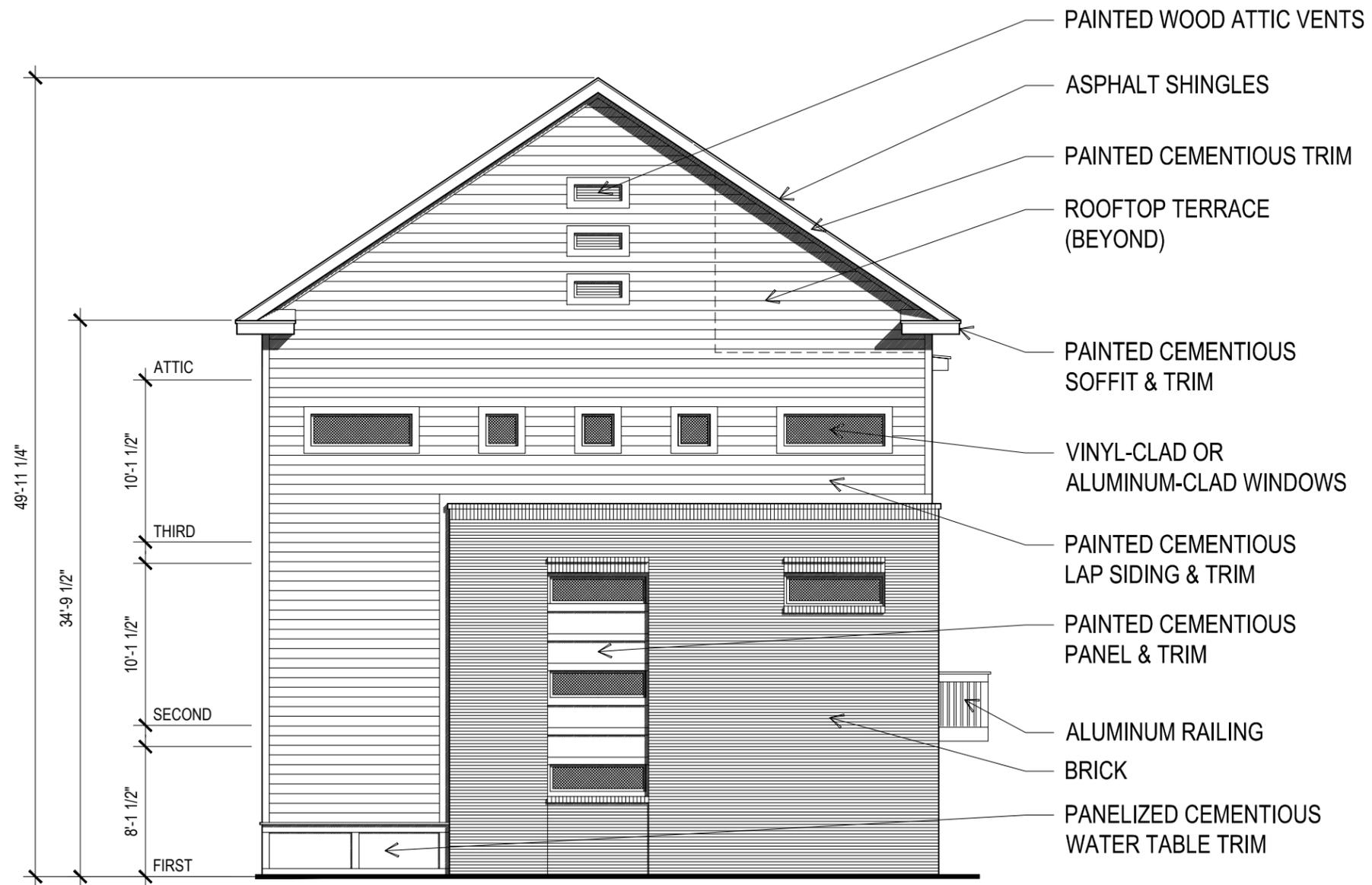
602
N. GRAHAM

600
N. GRAHAM

428
W. 9TH

NORTH GRAHAM STREET CONTEXT





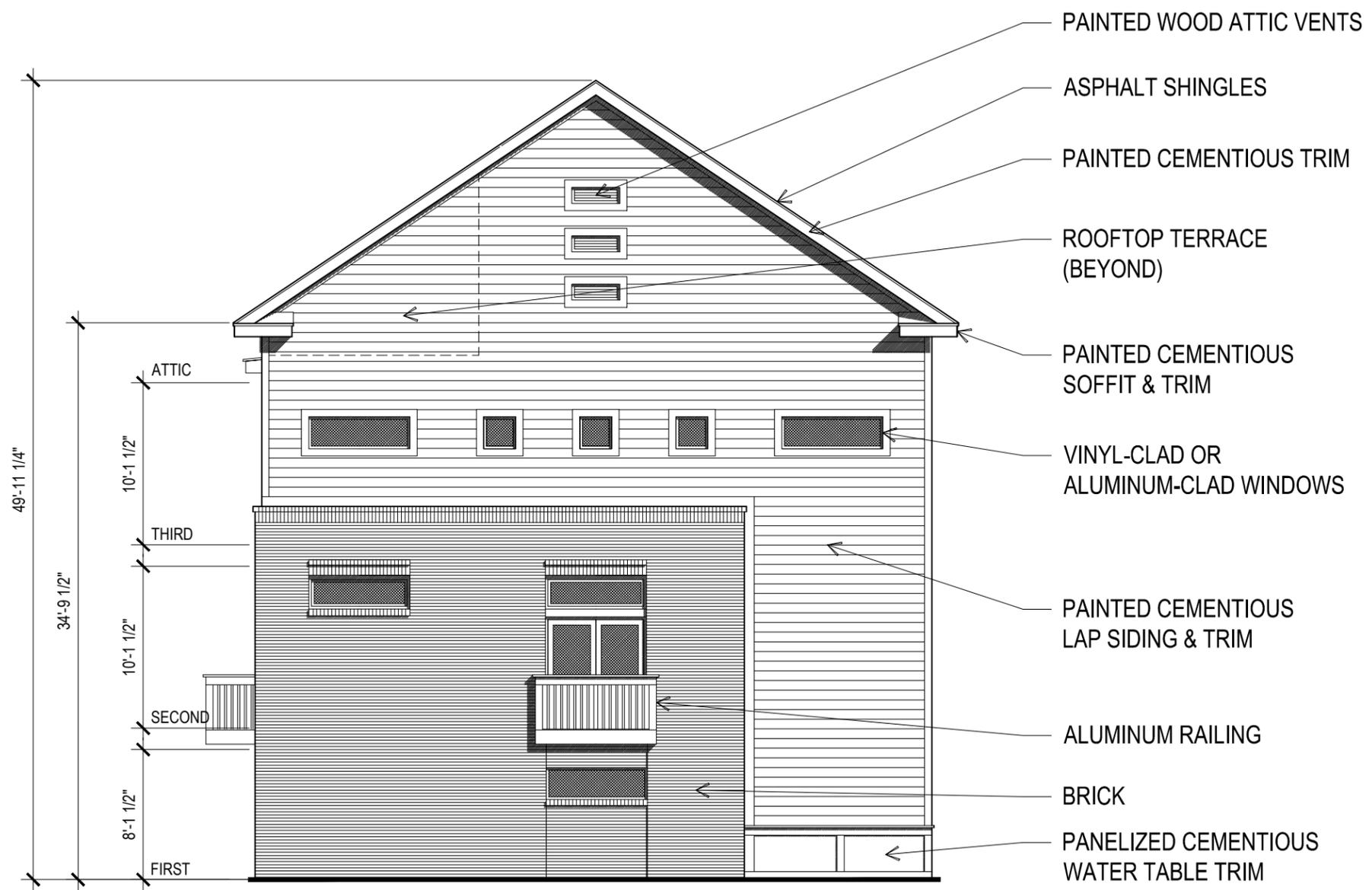
PLAN WEST ELEVATION
(GRAHAM STREET)





PLAN SOUTH ELEVATION
(DRIVEWAY)





PLAN EAST ELEVATION
(SIDE)





**PLAN NORTH ELEVATION
(REAR)**





626 NORTH GRAHAM (CORNER)



626 NORTH GRAHAM (NORTH OF SITE)



618 NORTH GRAHAM (PROJECT SITE)



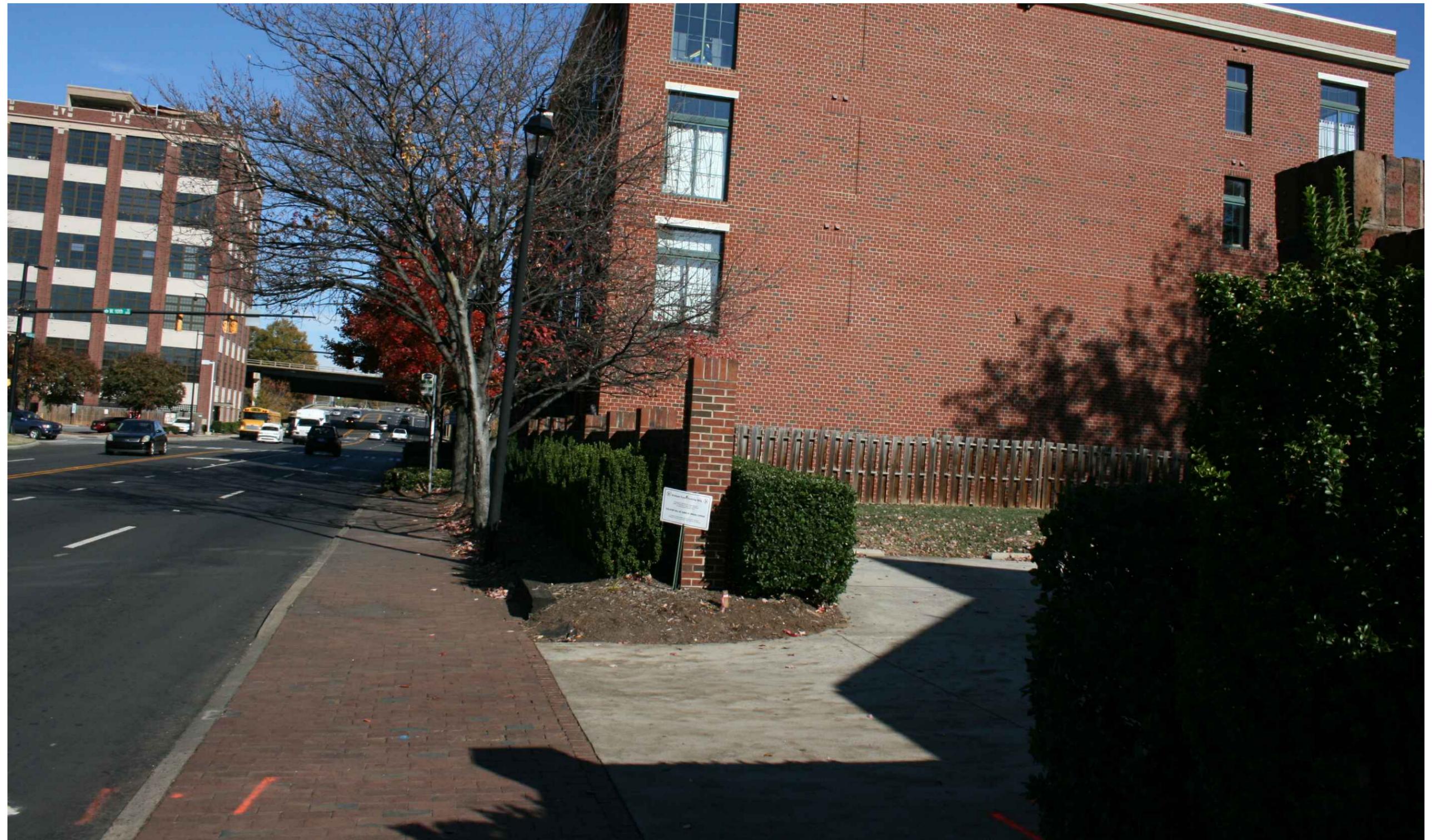
600-604 NORTH GRAHAM (SOUTH OF SITE)



9TH STREET ELEVATIONS



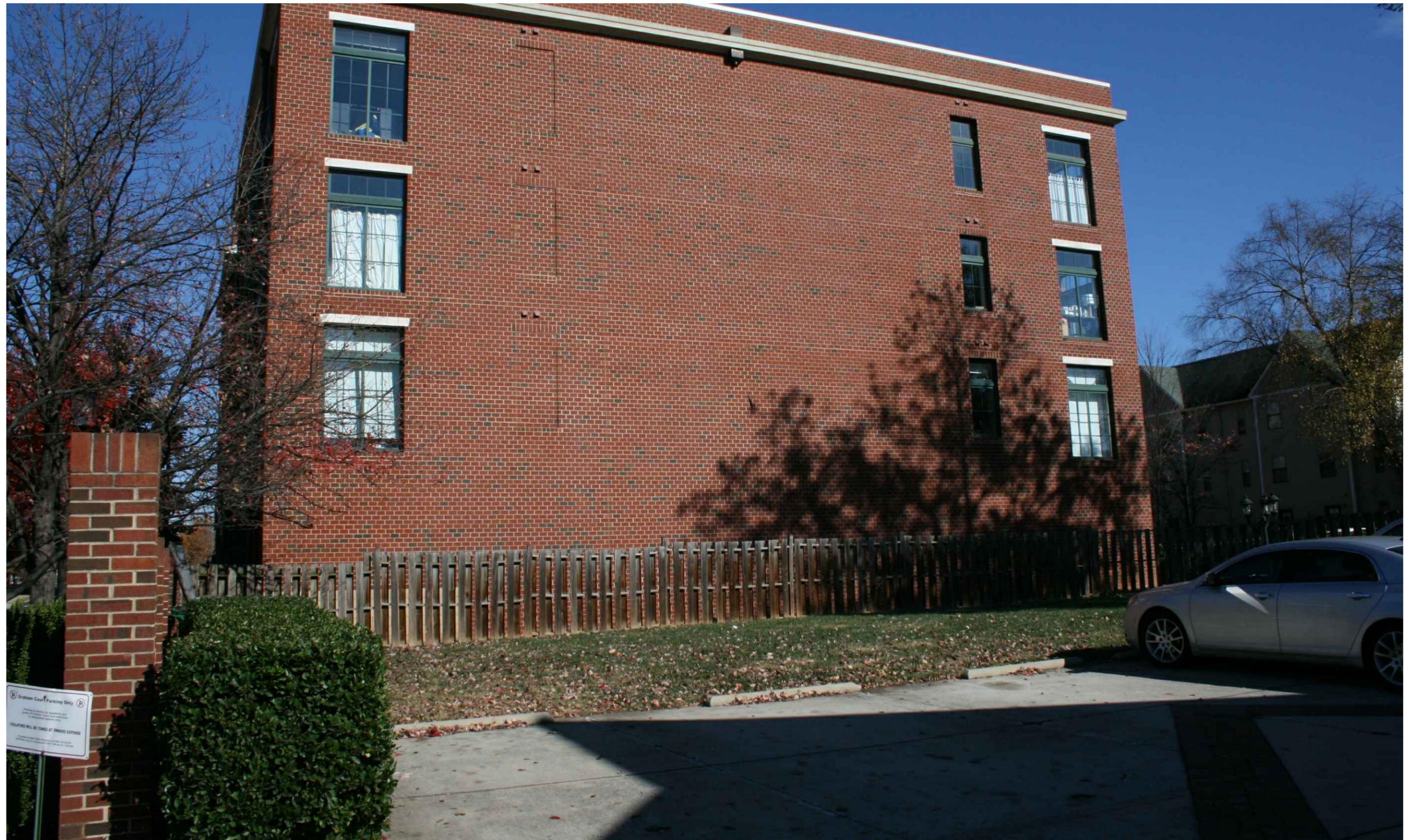
NORTH GRAHAM PANORAMIC



NORTH GRAHAM SIDEWALK (LOOKING NORTH)



INTERNAL SITE VIEW (NORTH WEST)



INTERNAL SITE VIEW (NORTH)



INTERNAL SITE VIEW (SOUTH)



INTERNAL SITE VIEW (SOUTH EAST)