
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 609 North Pine Street

SUMMARY OF REQUEST: New Construction

APPLICANT: John Morgan

This application was continued from August for modifications on building height (reduction) and fenestration on the front facade.

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel. A previous plan for a duplex was approved by the HDC in 2013. Adjacent uses are single family and multi-family structures of various types and scale.

Proposal

The proposal is a new three story single family house. Features of the house include a two story front porch, wood siding and trim details, brick foundation and aluminum clad windows. The front setback is 14' from the back of curb. Total height is approximately 40'.

Revised Proposal – September 9, 2015

Revisions to the previous plans include the following:

1. Height from grade is reduced from 38'-11" to 35'-5 1/2".
2. A downspout was added to the right side front facade.
3. The sizes of the dormers are modified relative to the lower roof height.

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.

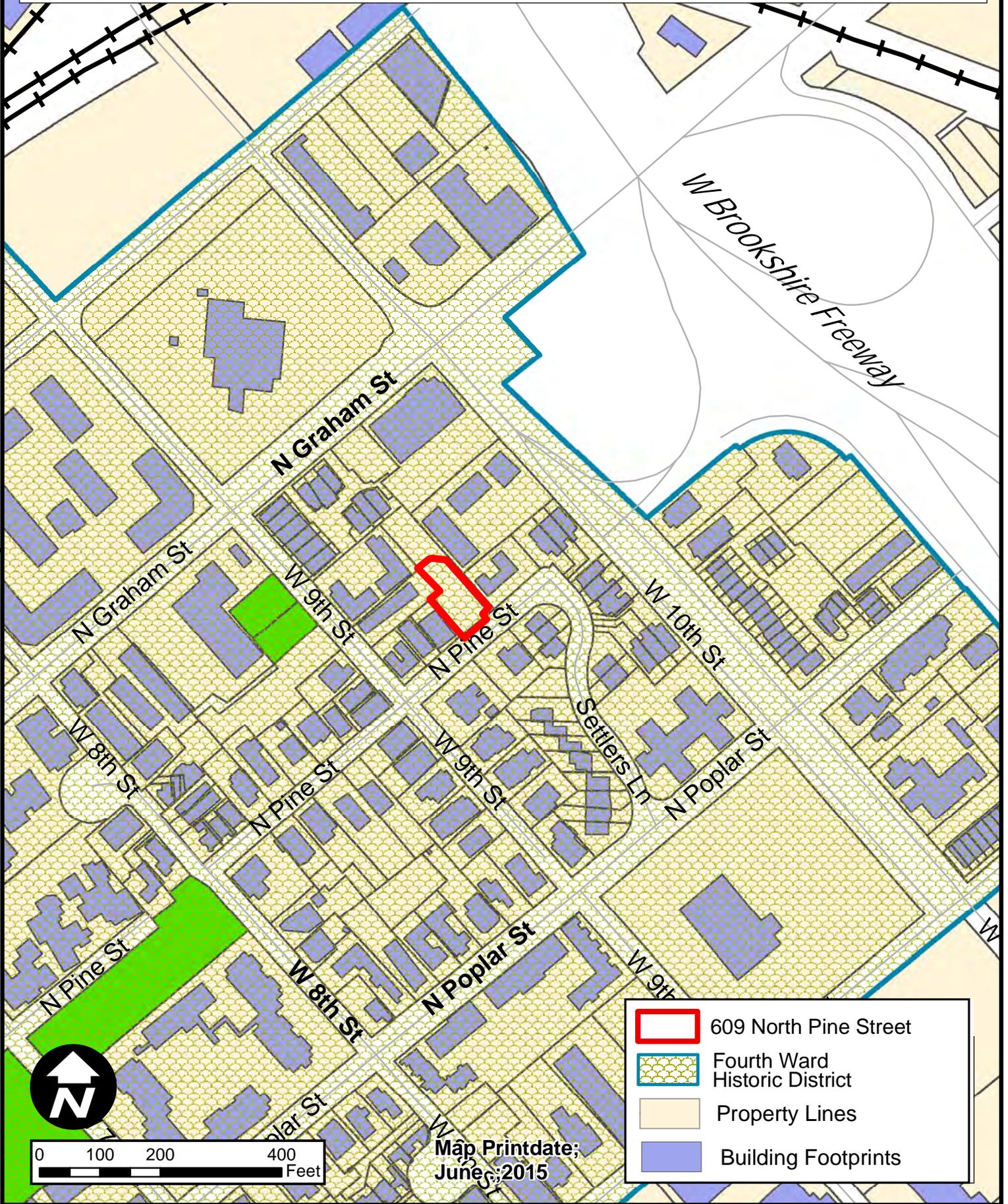
The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<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

The Commission will determine if the proposal meets the guidelines for new construction.

*Charlotte Historic District Commission - Case 2015-144
Historic District; Fourth Ward*



	609 North Pine Street
	Fourth Ward Historic District
	Property Lines
	Building Footprints

Map Printdate;
June, 2015

0 100 200 400 Feet



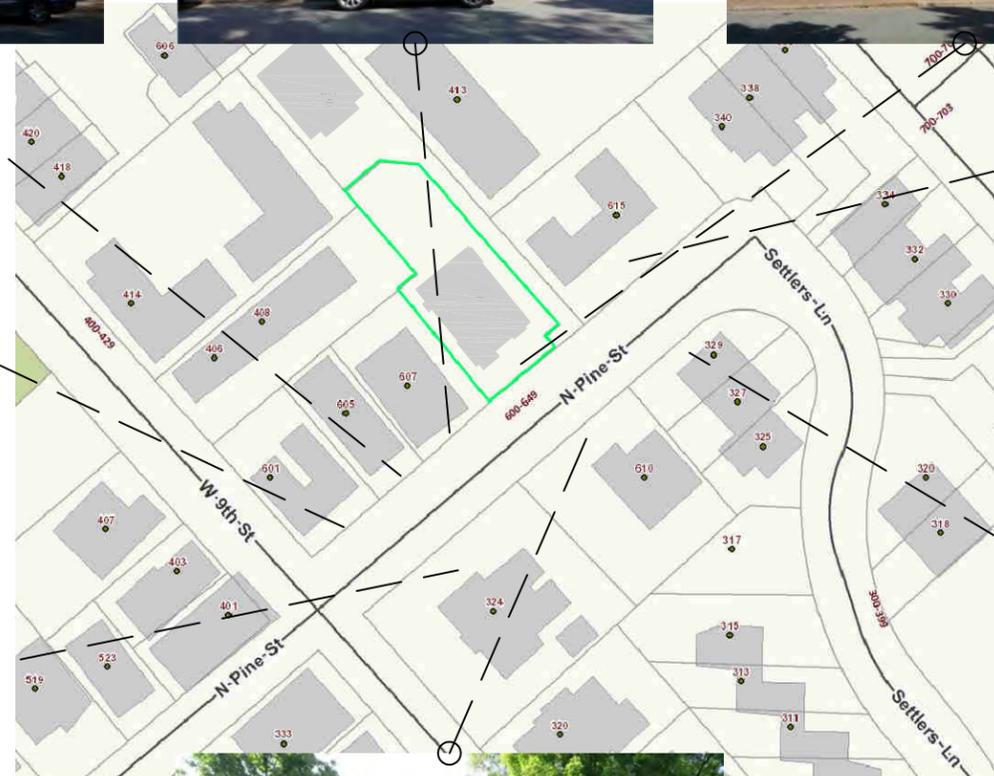
601 North Pine Street

605 North Pine Street

607 North Pine Street

609 North Pine Street - Proposed Site

615 North Pine Street



324 West 9th. Street



610 North Pine Street



329 Settlers Lane



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**Fourth Ward Historic District
(Partial Map)**

609 North Pine Street

Existing Buildings Shown in
Photos (shaded orange)



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609 North Pine Street - Back of the Lot



609 North Pine Street - Left Side of the Lot



609 North Pine Street - Right Side of the Lot



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610 North Pine Street - Neighbor Across the Street



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324 West 9th. Street



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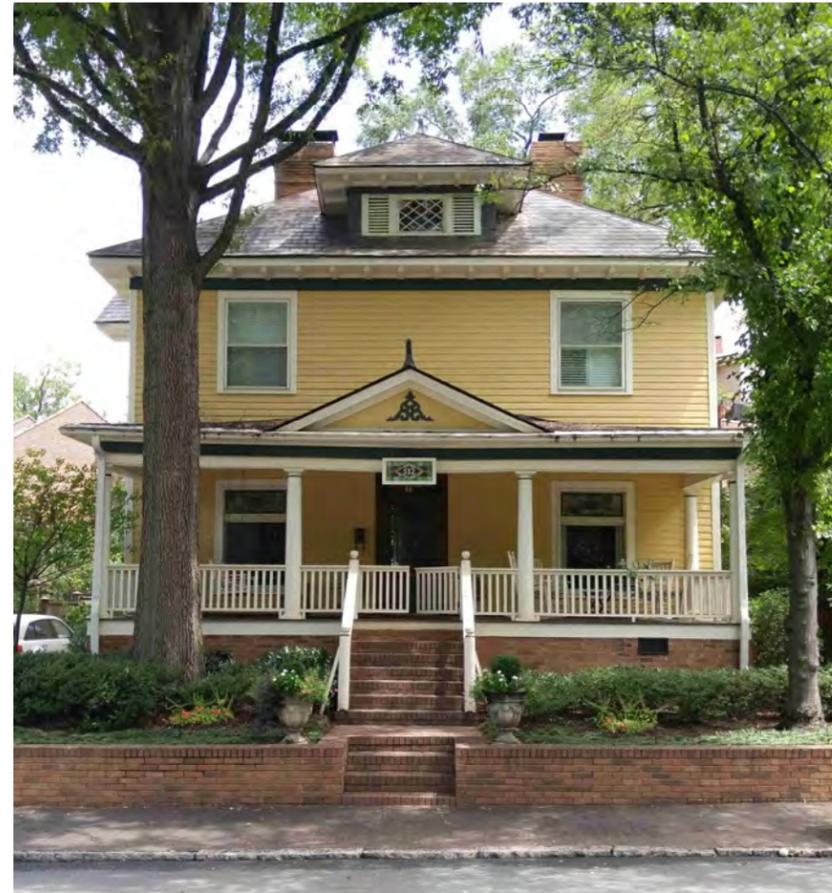
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320 West 9th Street



316 West 9th Street



312 West 9th Street



601 North Poplar Street



601 North Poplar Street



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503-505 North Pine Street



519 North Pine Street



400 West 8th Street



326 West 8th Street



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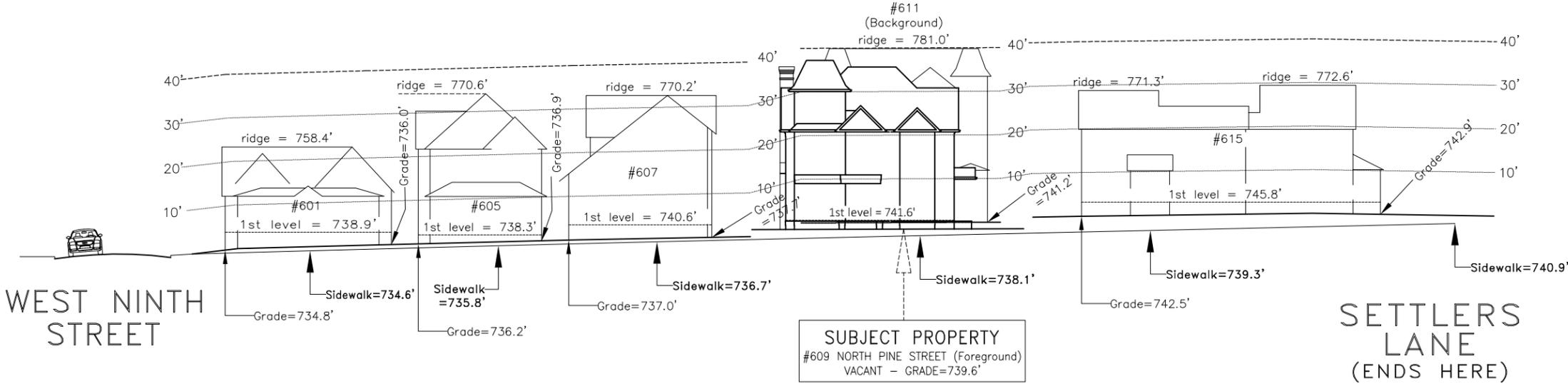
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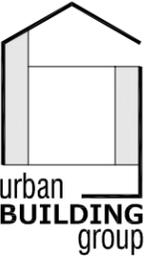
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N O R T H P I N E S T R E E T

SUBJECT PROPERTY
#609 NORTH PINE STREET (Foreground)
VACANT - GRADE=739.6'



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07.22.2015

Streetscape

Scale: 1" = 30'-0"



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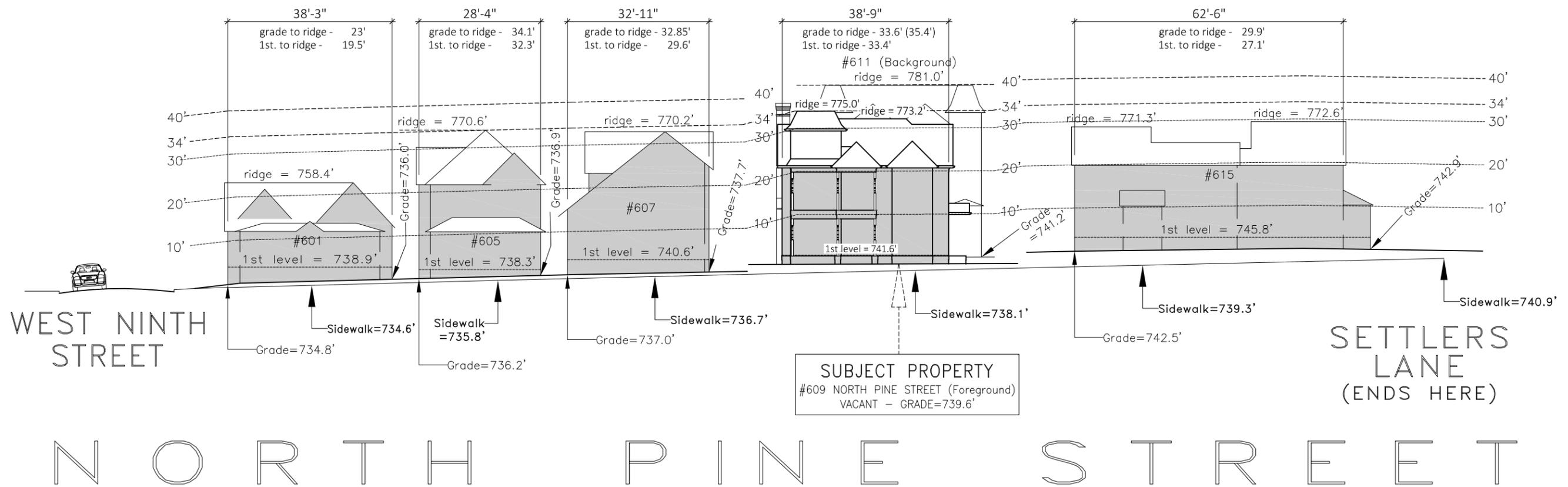
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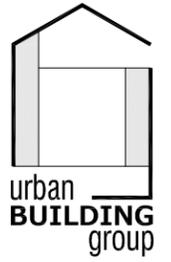
Streetscape

Scale: 1" = 25'-0"



Mass Scale Study

N.T.S.



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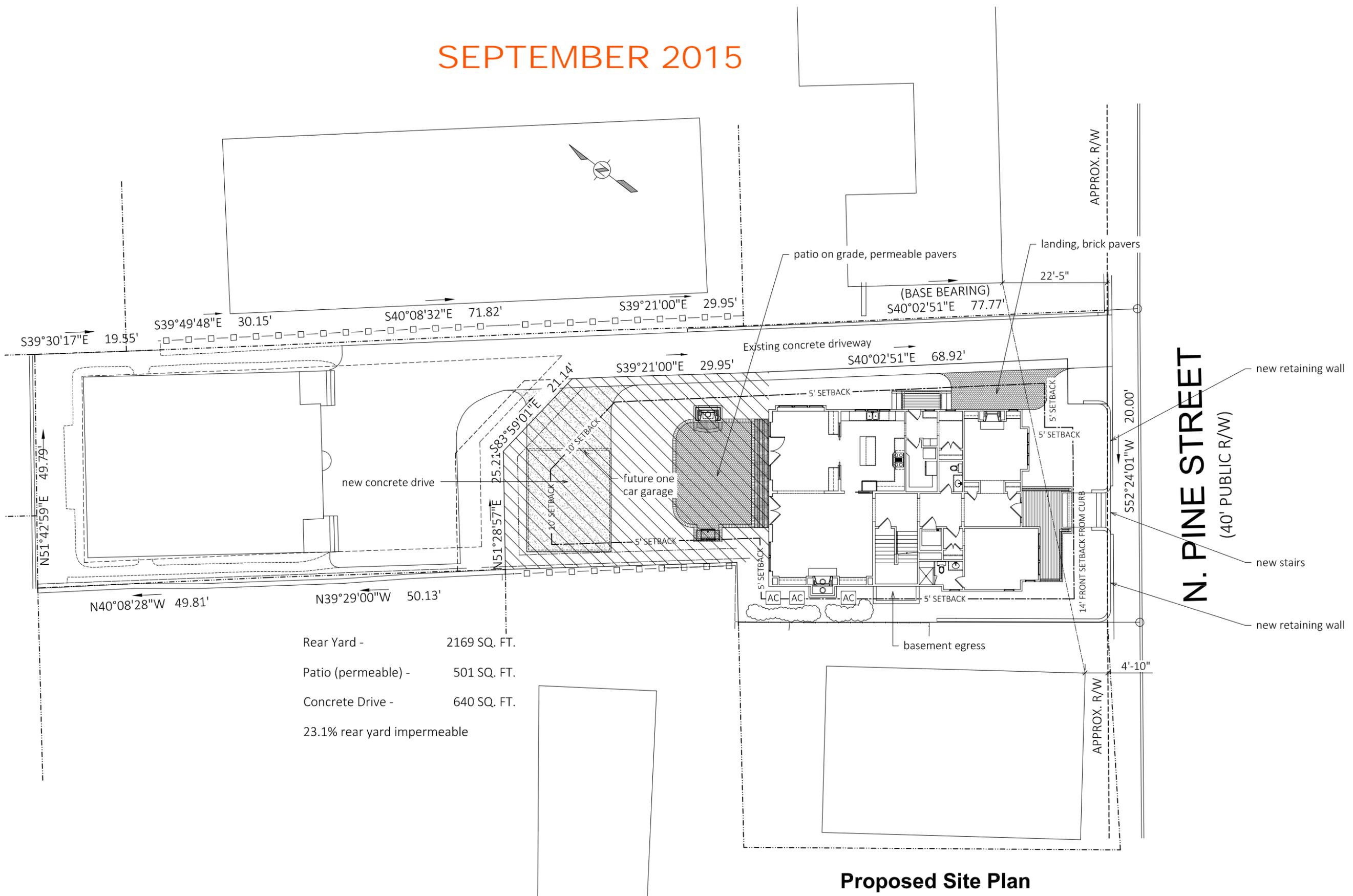
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SEPTEMBER 2015



Rear Yard -	2169 SQ. FT.
Patio (permeable) -	501 SQ. FT.
Concrete Drive -	640 SQ. FT.
23.1% rear yard impermeable	

Proposed Site Plan

Scale: 1" = 20'-0"



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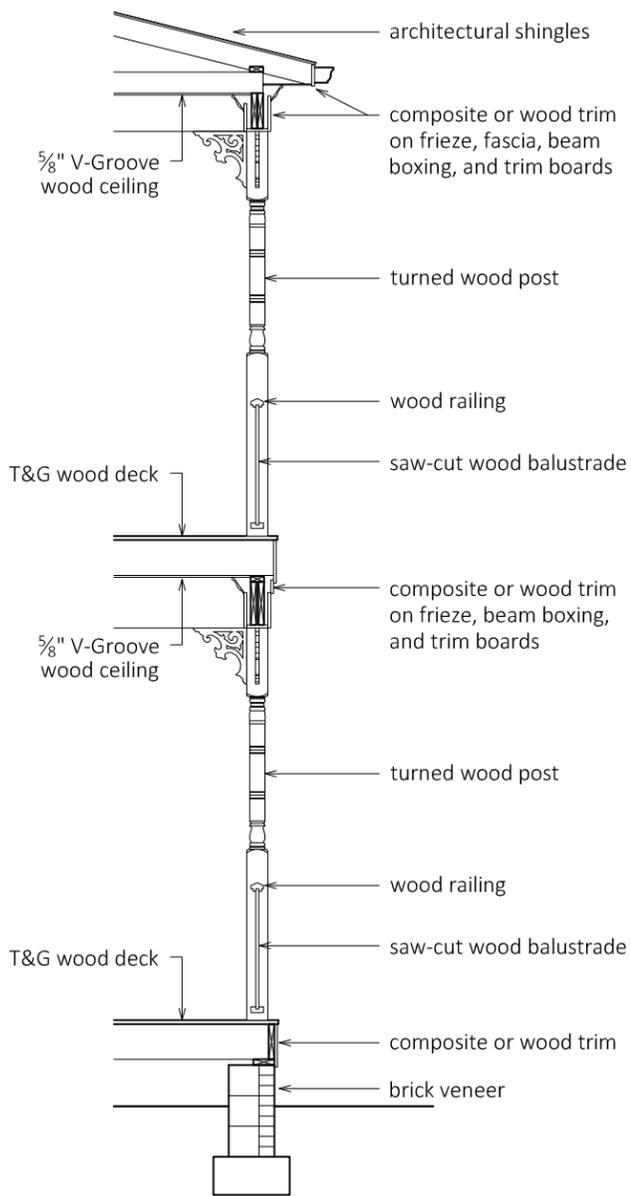
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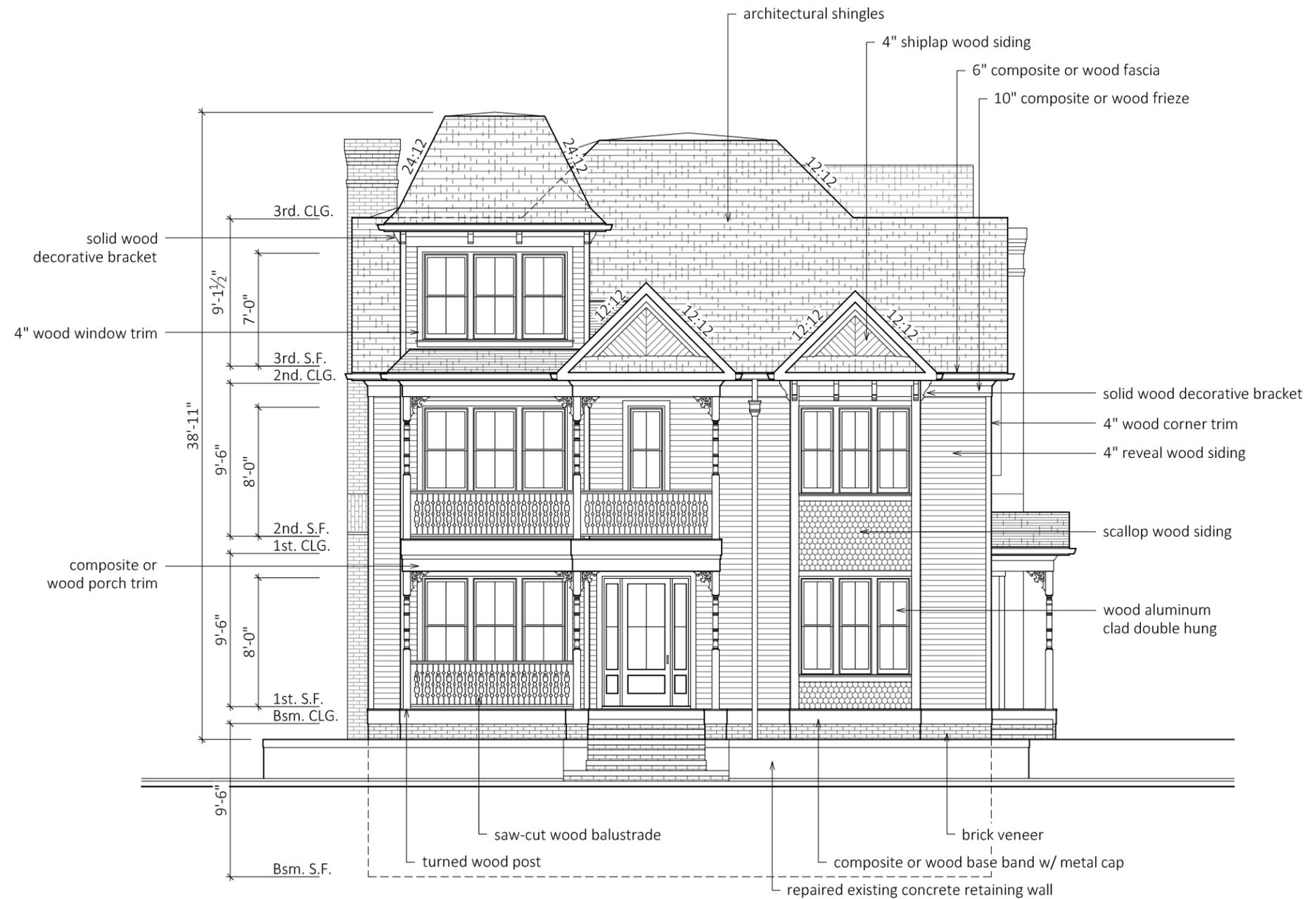
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Front Porch Detail

Scale: 1/4" = 1'-0"

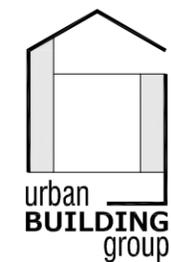


Proposed Front Elevation

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

Note: If used all composite trim will be field painted.

SEPTEMBER 2015



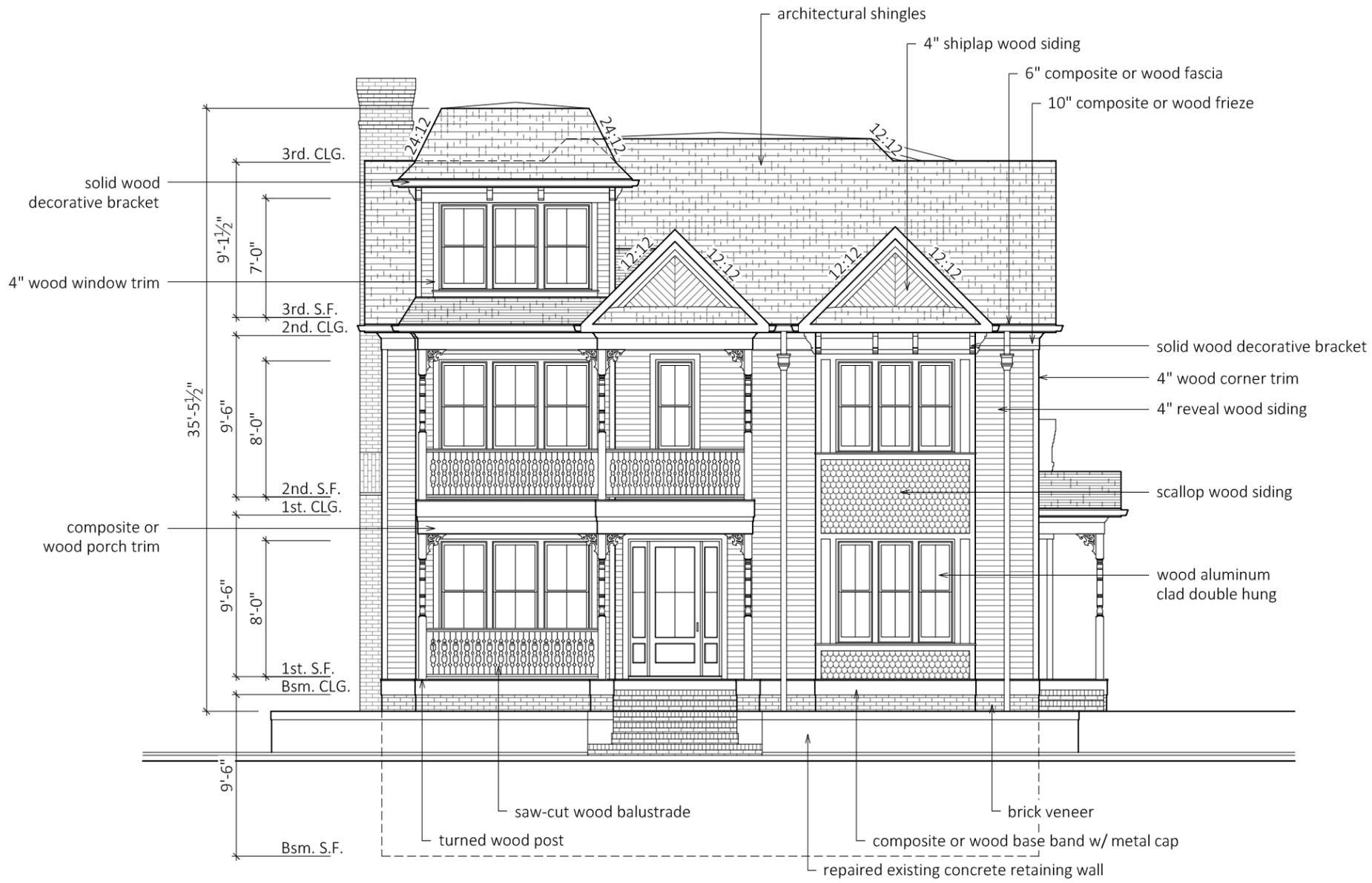
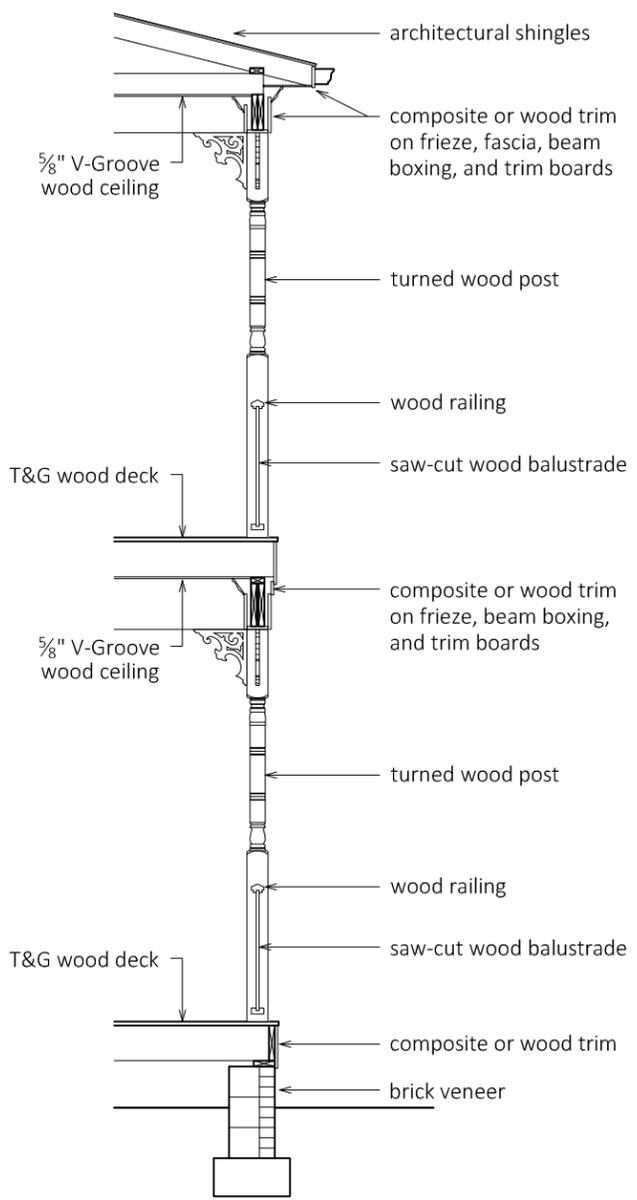
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Note: If used all composite trim will be field painted.

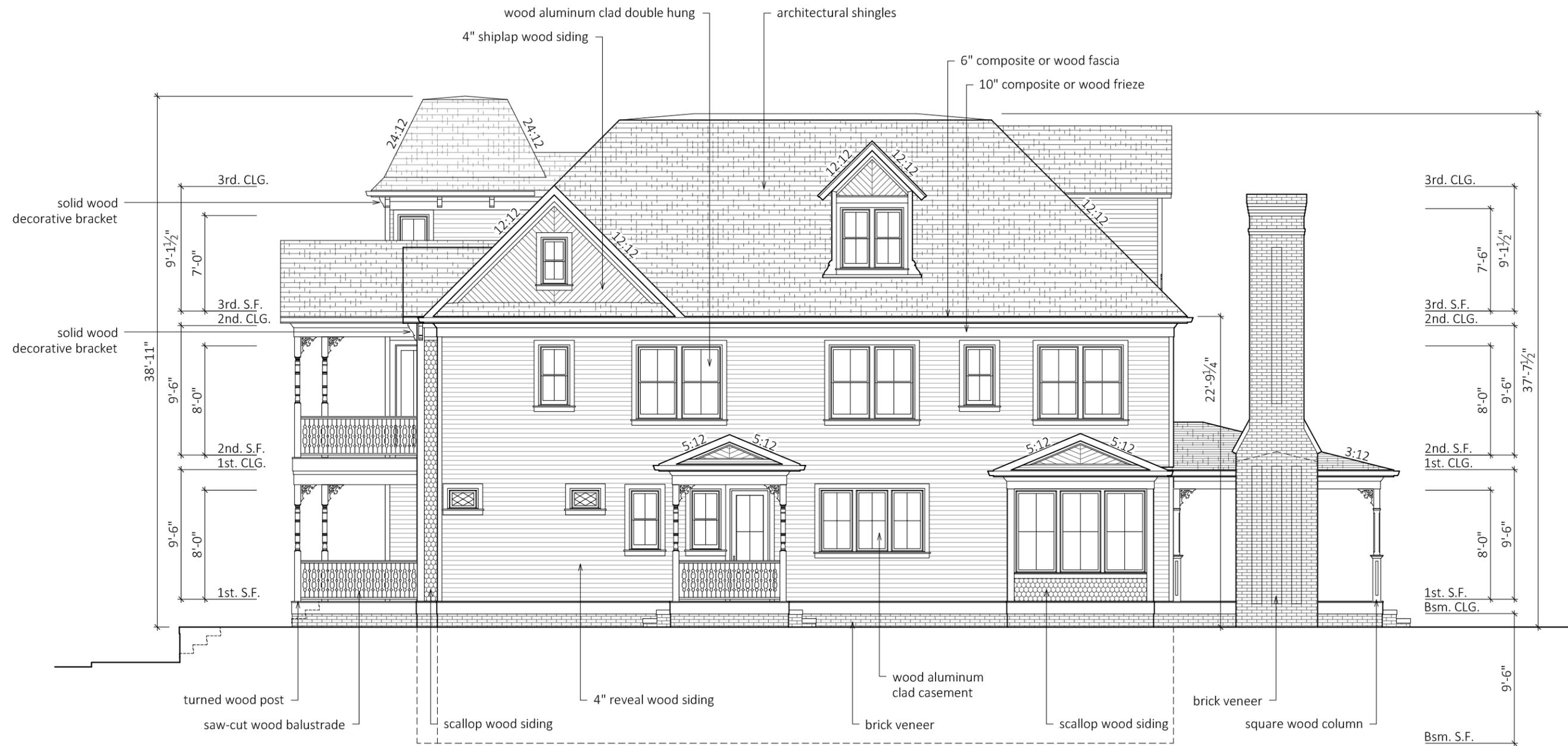
Front Porch Detail

Scale: 1/4" = 1'-0"

Proposed Front Elevation

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

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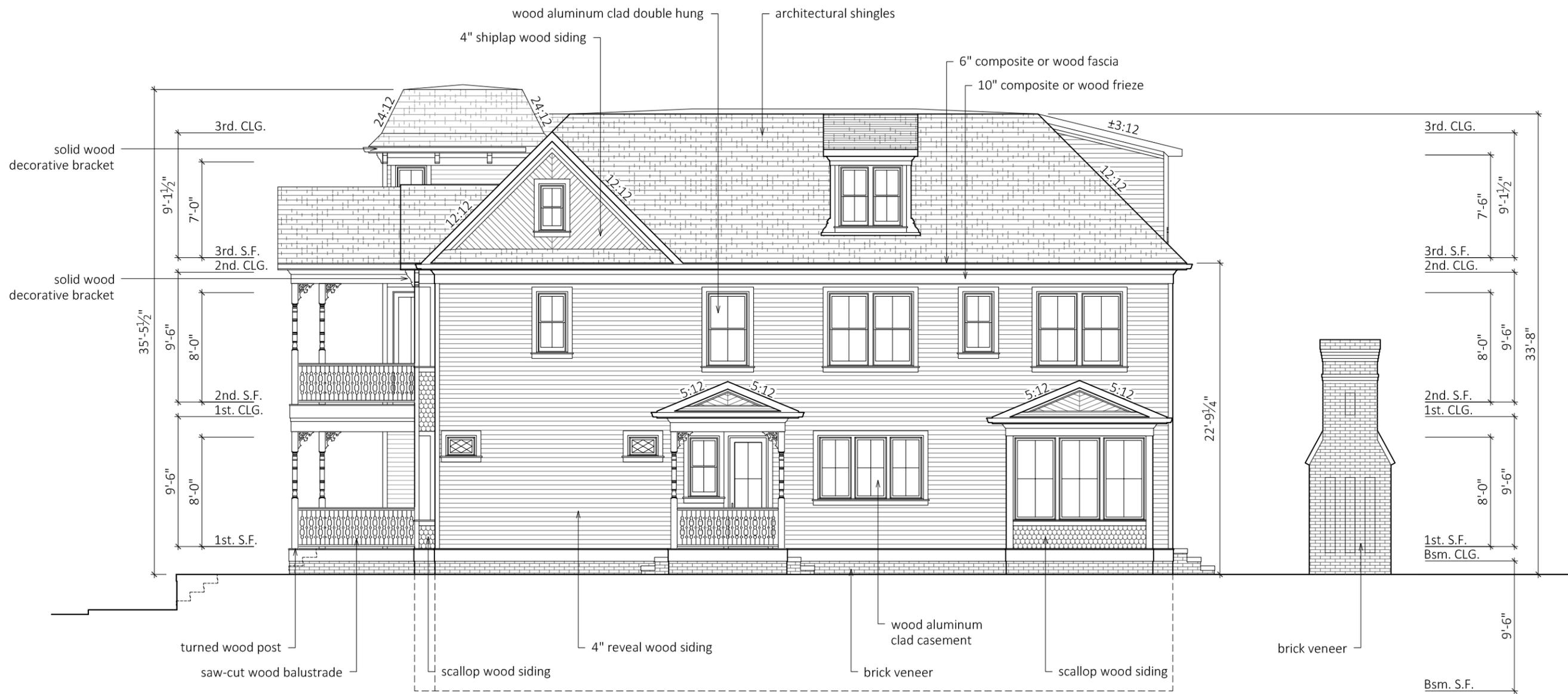
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Proposed Right Elevation

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

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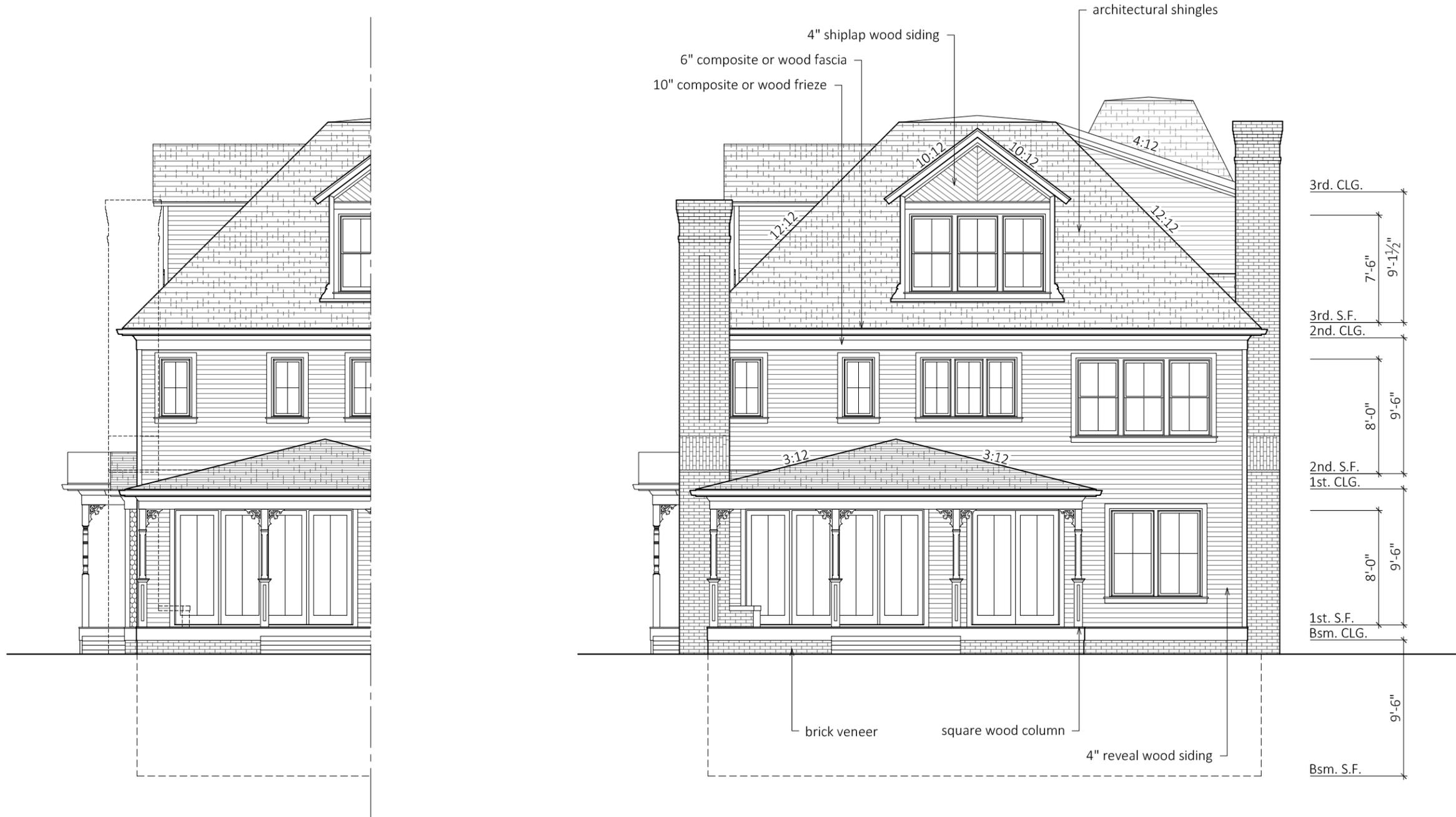
Proposed Right Elevation

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

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Proposed Rear Elevation

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



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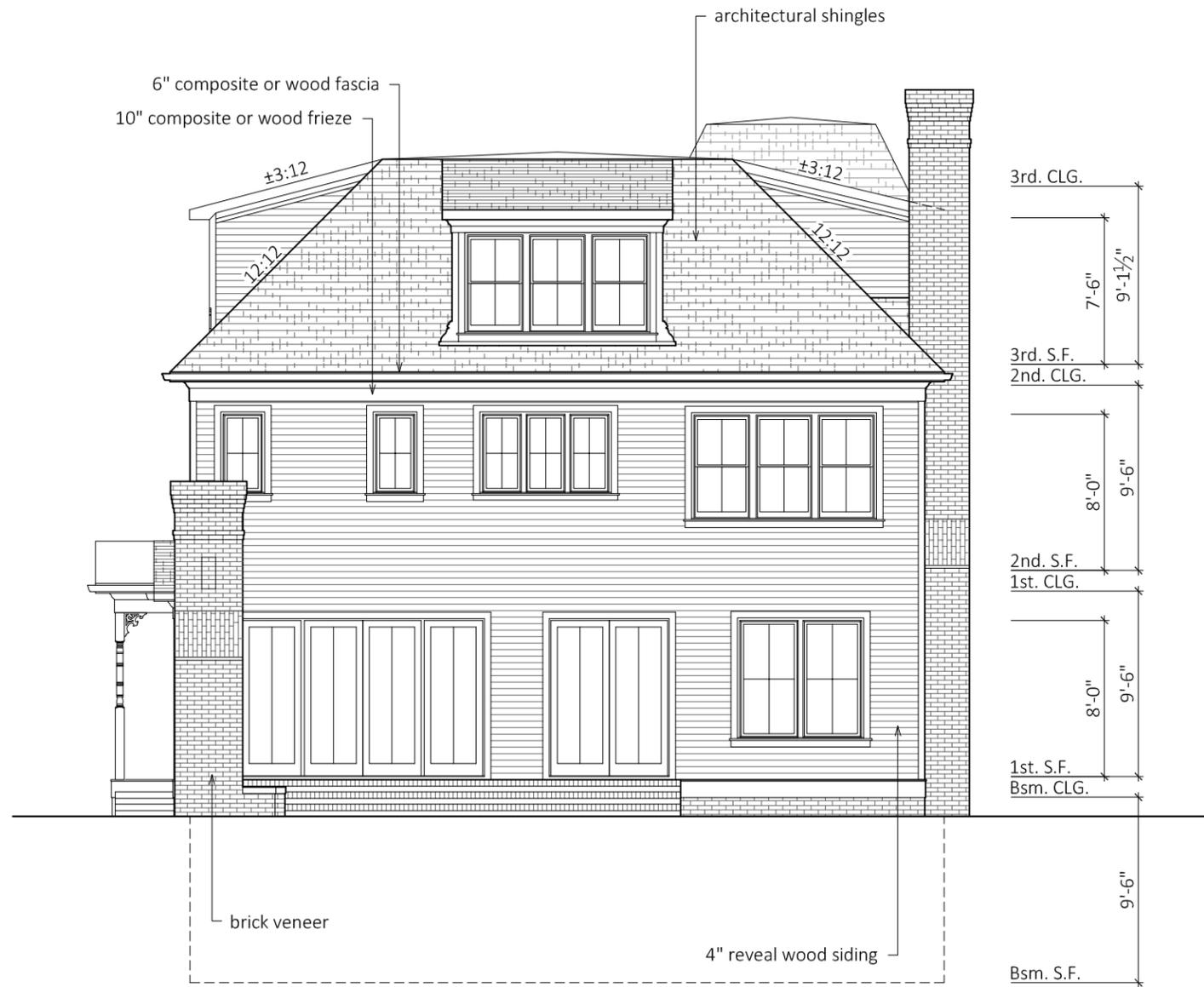
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Proposed Rear Elevation

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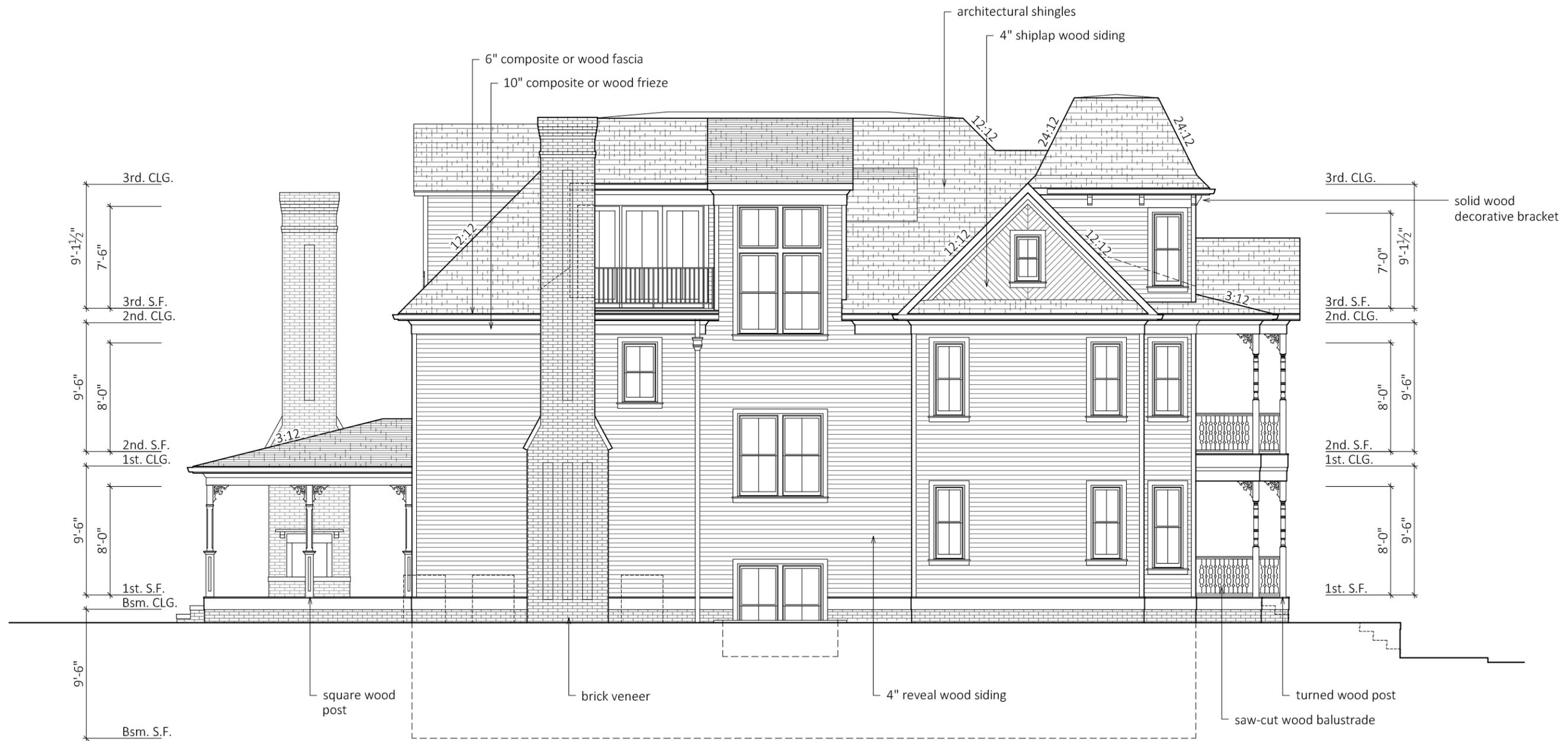
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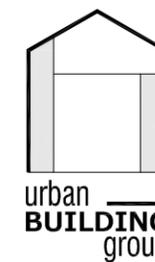
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Proposed Left Elevation

Scale: $\frac{1}{8}'' = 1'-0''$

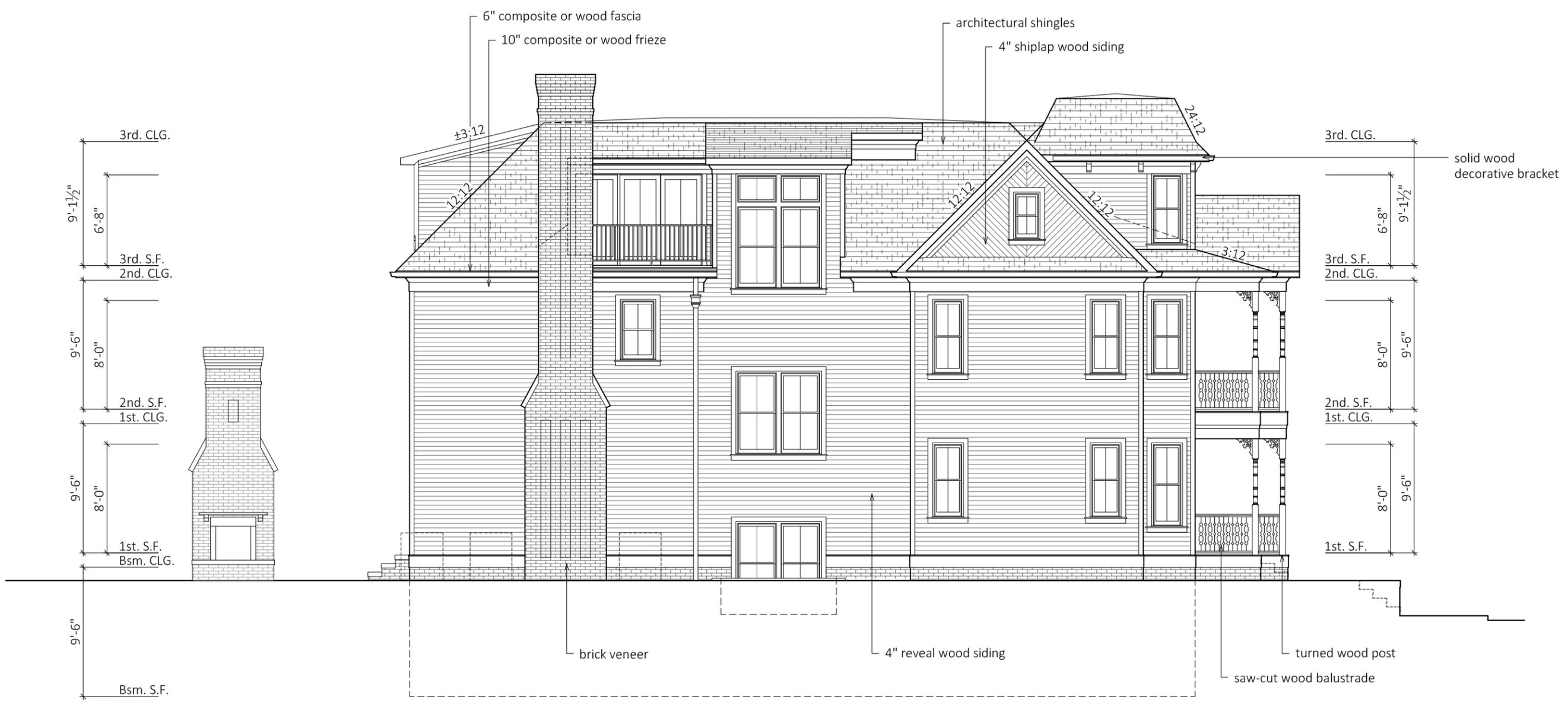
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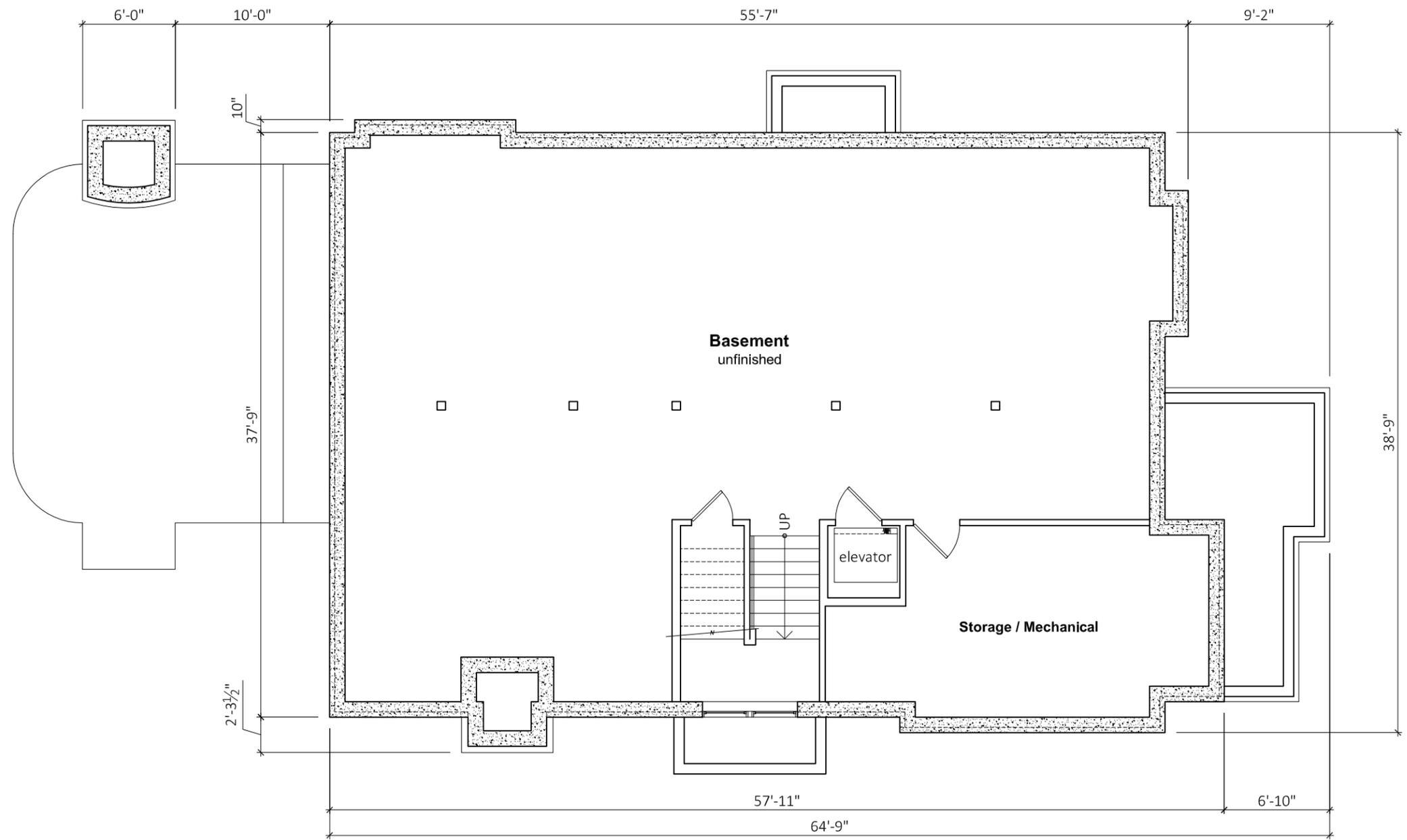


Proposed Left Elevation

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

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Proposed Basement Plan

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



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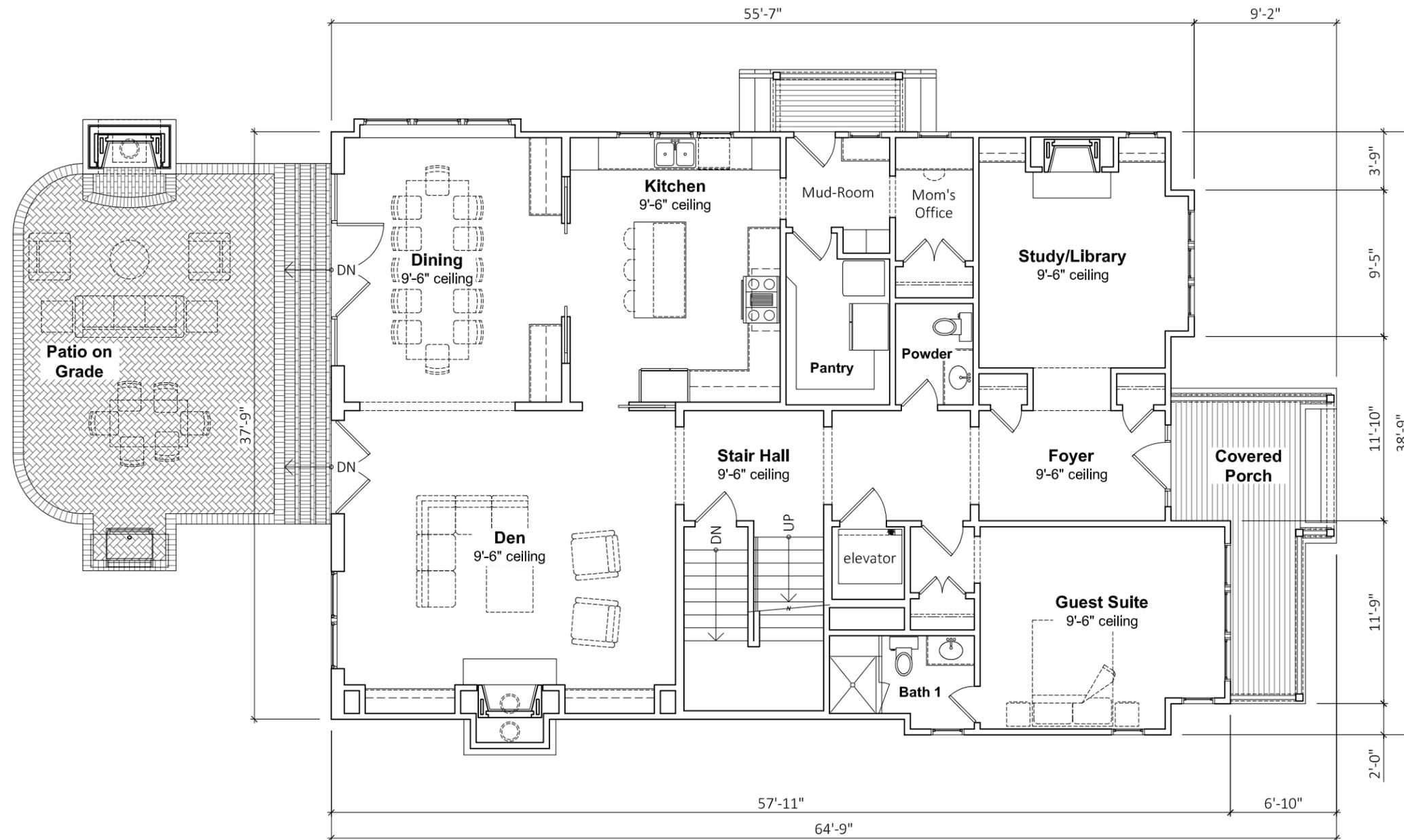
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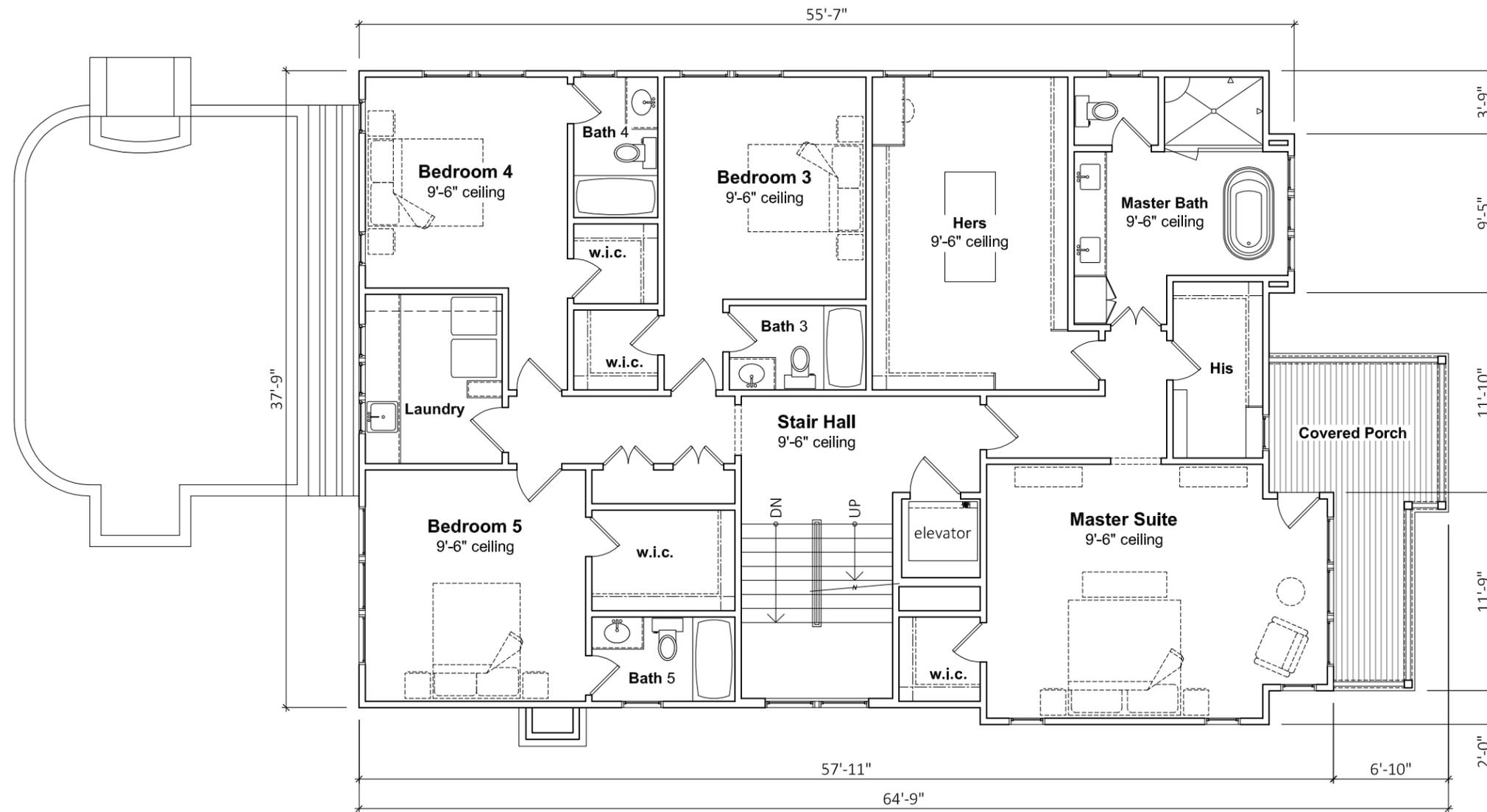
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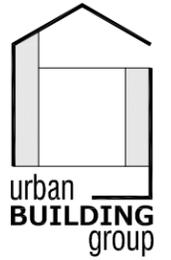
Proposed 1st. Floor Plan

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



Proposed 2nd. Floor Plan

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



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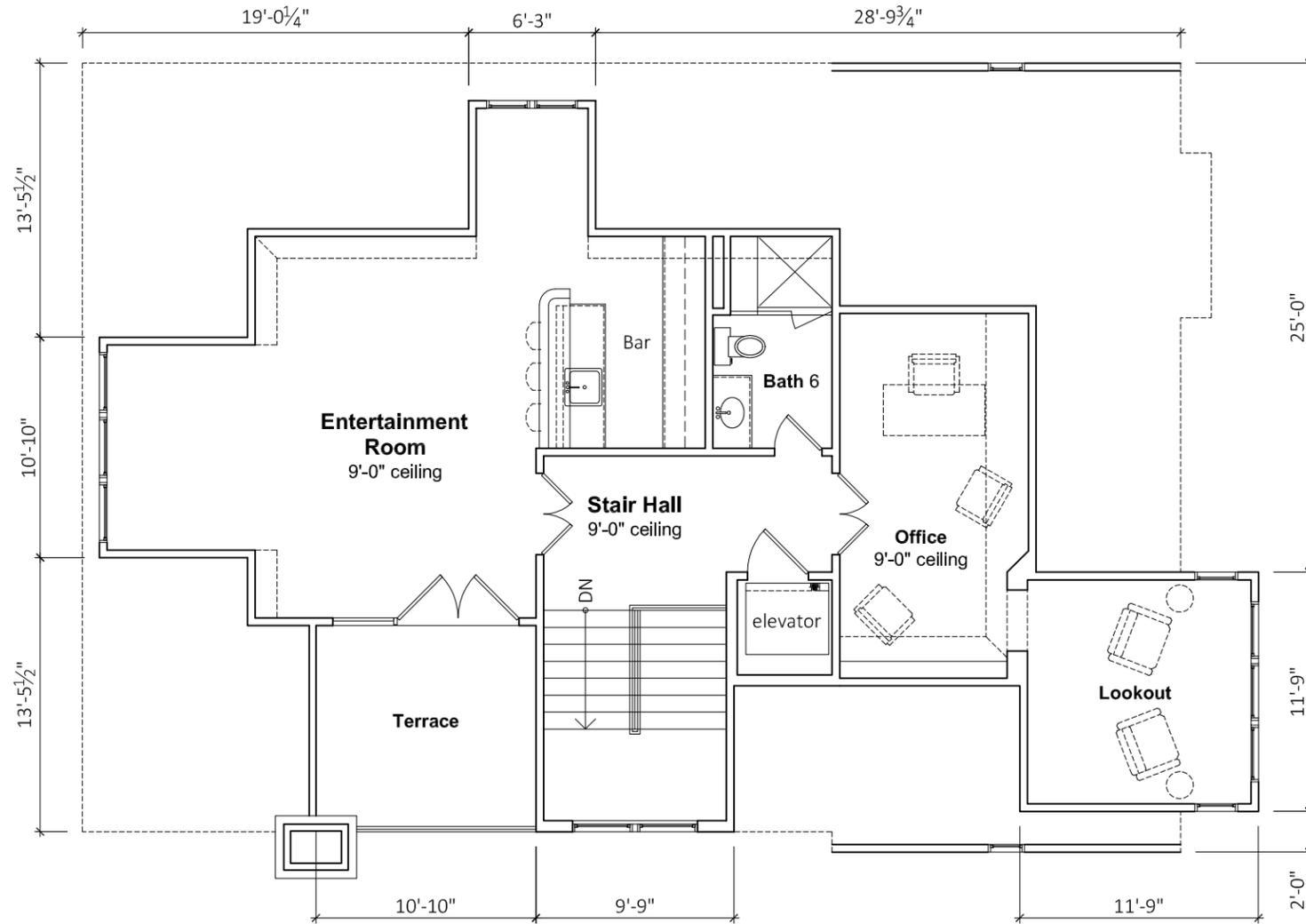
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Proposed 3rd. Floor Plan

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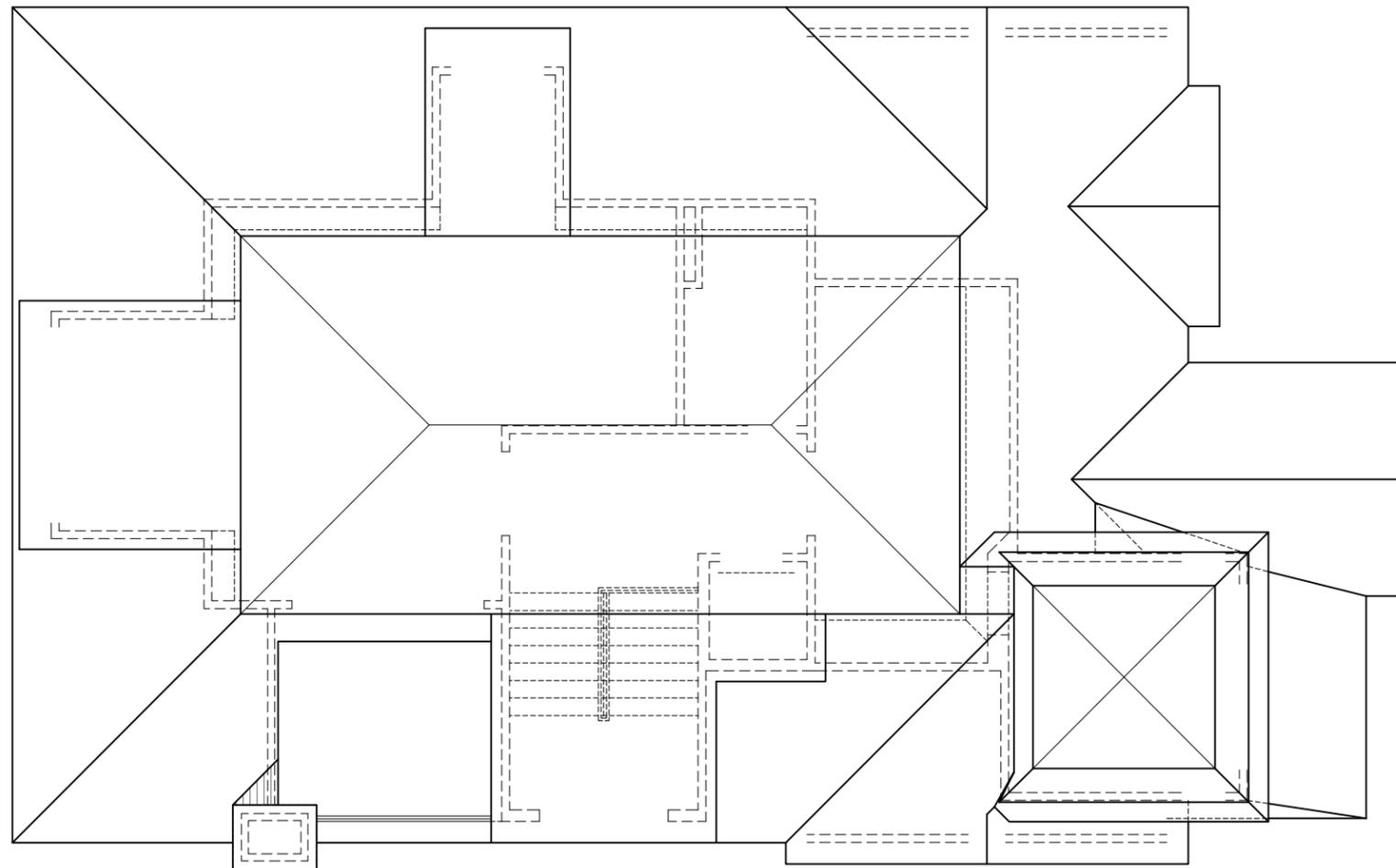
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Proposed Roof Plan

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