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.
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

Map Printdate: June 2015
610 North Pine Street - Neighbor Across the Street

329 Settlers Lane

324 West 9th. Street
AUGUST 2015

West Ninth Street

North Pine Street

Settlers Lane (ends here)

Scale: 1" = 30'-0"
Proposed Site Plan

Scale: 1" = 20'-0"

Rear Yard - 2169 SQ. FT.
Patio (permeable) - 501 SQ. FT.
Concrete Drive - 640 SQ. FT.
23.1% rear yard impermeable
AUGUST 2015

Front Porch Detail

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

Proposed Front Elevation

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

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

Scale: 3/4" = 1'-0"
AUGUST 2015

Proposed Rear Elevation

Scale: 1/8" = 1'-0"
Proposed Rear Elevation

Scale: $\frac{1}{8}" = 1'-0"$
Proposed Left Elevation

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

brick veneer
4" reveal wood siding
saw-cut wood balustrade
turned wood post
2nd S.F.
3rd S.F.
2nd C.G.
3rd C.G.
1st S.F.
5th C.G.
1st C.G.
2nd C.G.
3rd C.G.
4th S.F.
6th S.F.
7th S.F.
6th C.G.
5th C.G.
4th C.G.
3rd C.G.
2nd C.G.
1st C.G.
6th S.F.
7th S.F.
8th S.F.
9th S.F.
6th C.G.
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9th S.F.