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

<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>

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*.





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N. PINE STREET



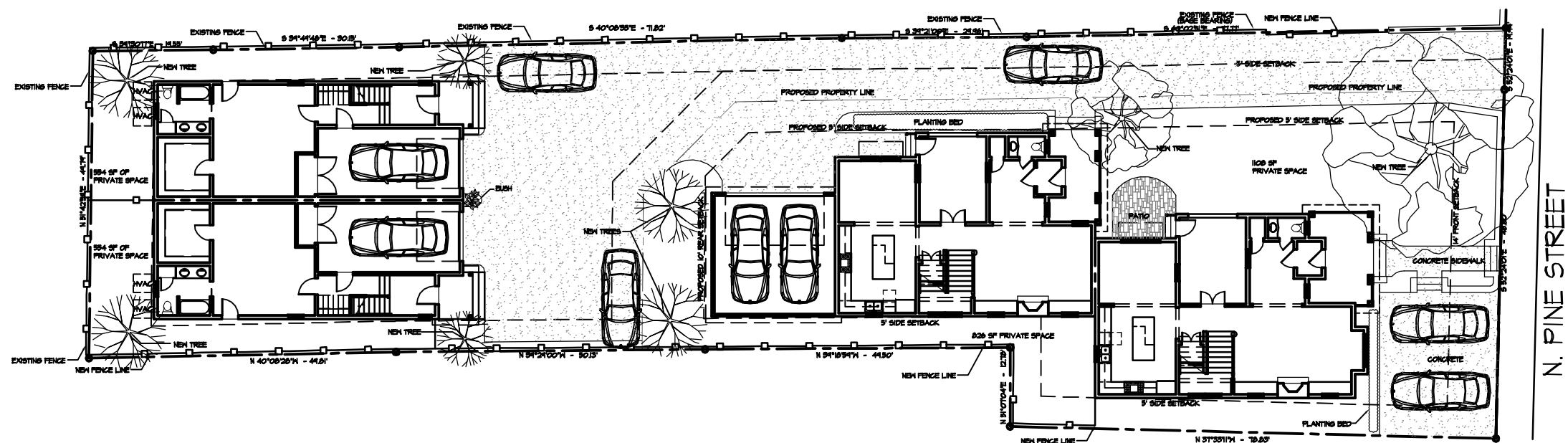
NEIGHBOR



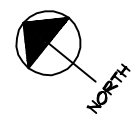
PROPOSED SITE



NEIGHBOR



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
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SITE PLAN

A-1

OF: EIGHT



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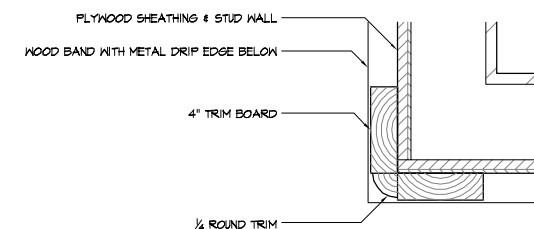
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PROPOSED ELEVATIONS

A-6

OF: EIGHT



③ TRIM DETAIL
3" = 1'-0"



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PROPOSED ELEVATIONS

A-7

OF: EIGHT



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



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PROPOSED ELEVATIONS

A-8

OF: EIGHT



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



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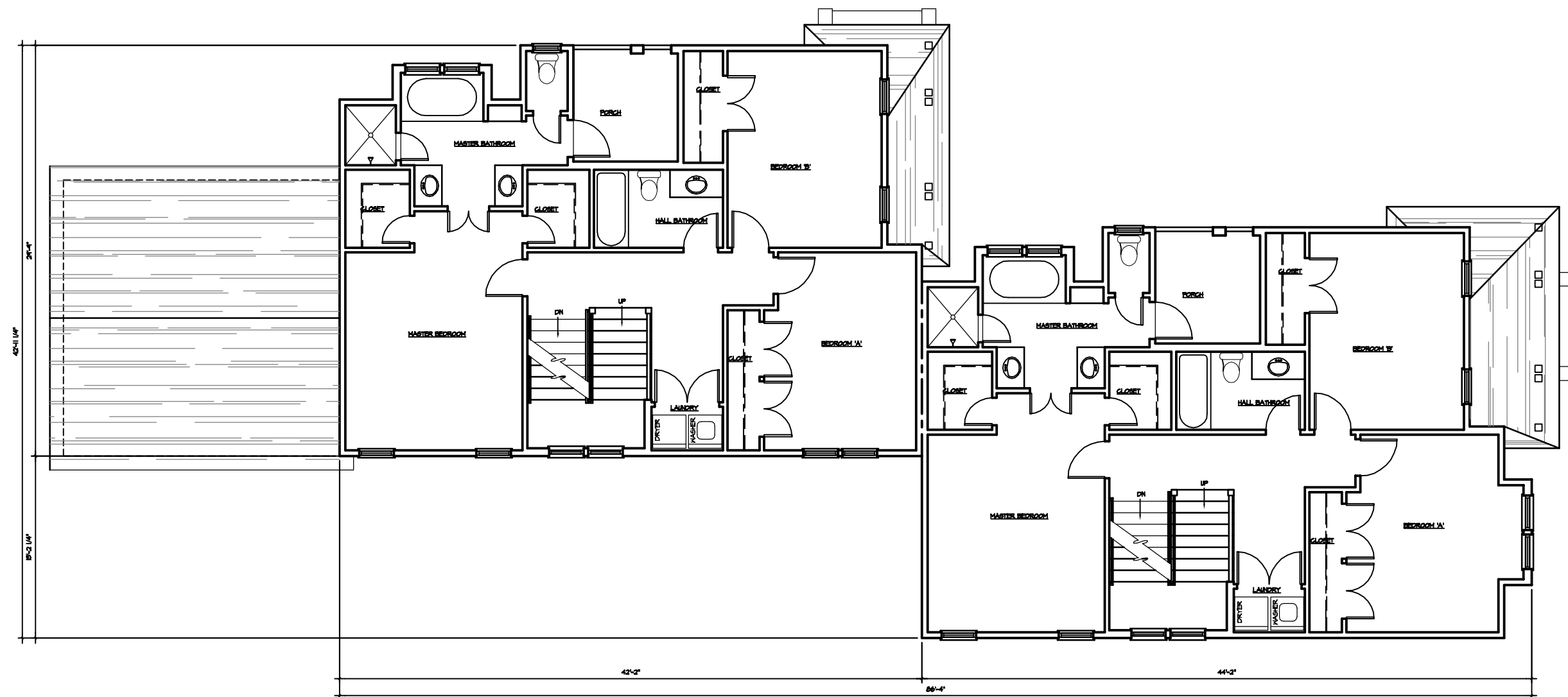
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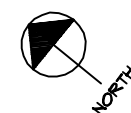
PROPOSED PLANS

A-3

OF: EIGHT



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





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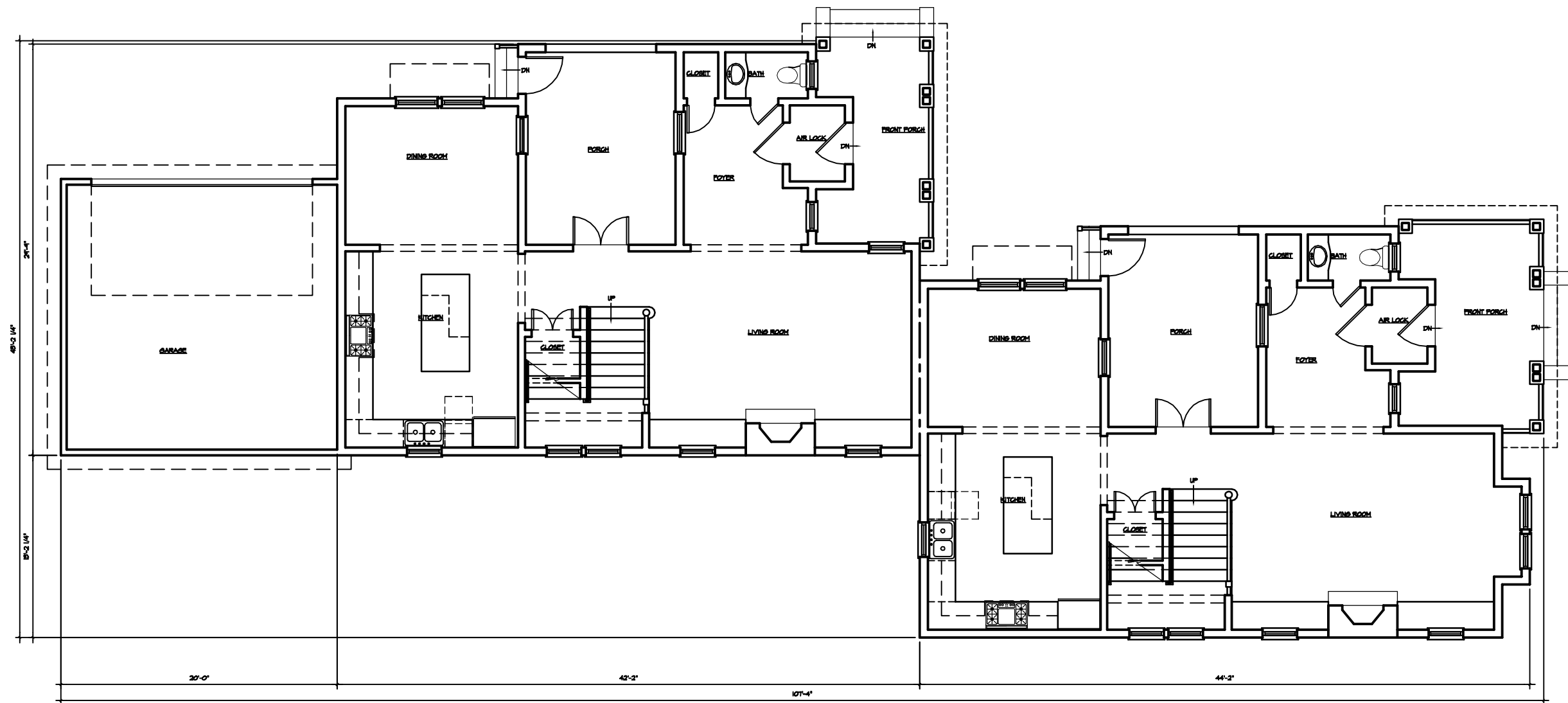
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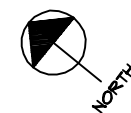
PROPOSED PLANS

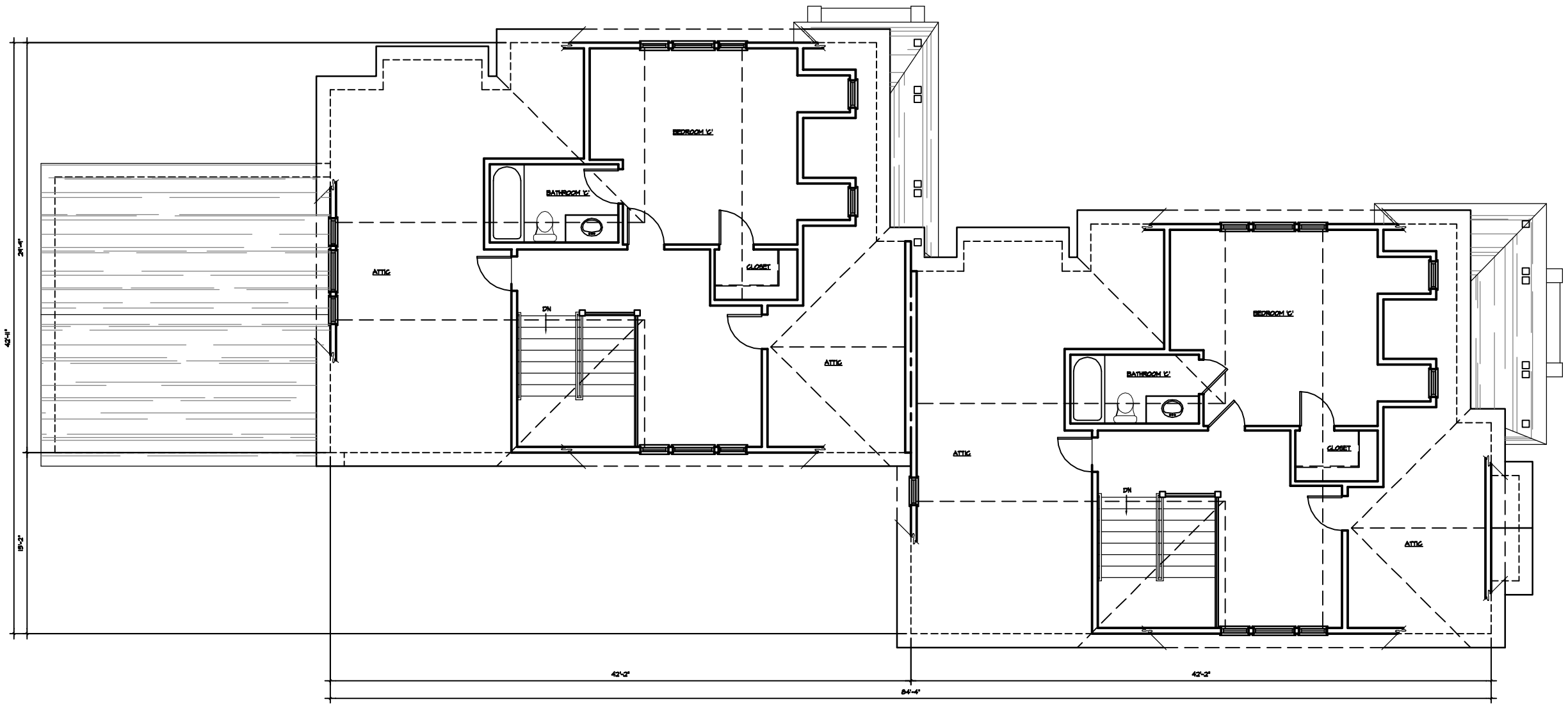
A-2

OF: EIGHT




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





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





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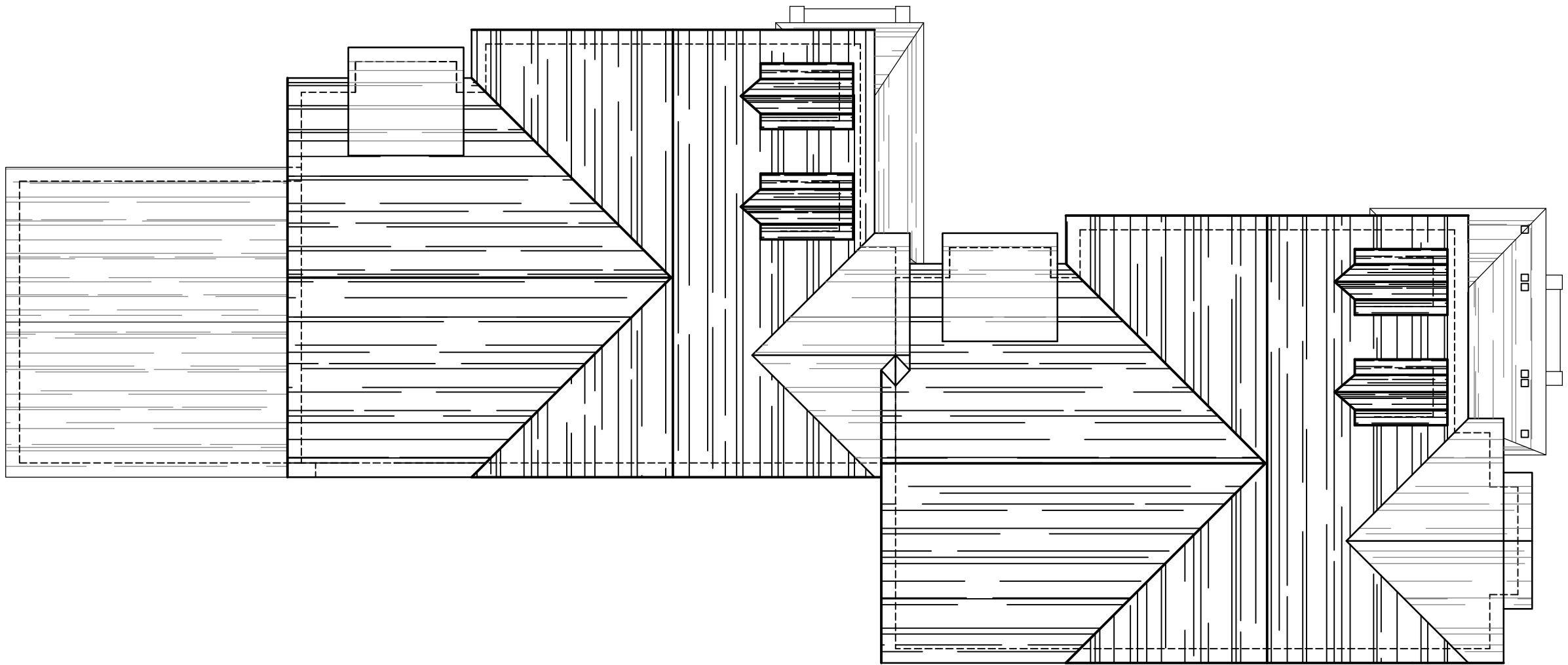
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PROPOSED PLANS

A-4

OF: EIGHT



① **PROPOSED ROOF PLAN**
1/4" = 1'-0"



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PROPOSED PLANS

A-5

OF: EIGHT

Charlotte Historic District Commission - Case 2013-007

