



Historic District Commission

Examples of Approved Projects

Major Works

Design Philosophy: Additions

1. Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure.
2. Additions should reflect the design, scale and architectural style of the original structure.
3. Additions must respect the original character of the property, but must be distinguishable from the original construction.

Charlotte Historic District Policy & Design Guidelines, page 36.



Examples of Approved Additions

The following slides are examples of approved major addition projects reviewed between 2014 and 2015. Critical design criteria for major additions are Size, Scale and Massing. These projects were reviewed and approved by the full Historic District Commission.

**Replication of these projects does not guarantee immediate approval. Refer to the Policy & Design Guidelines for the complete list of design standards.*



Example 1: The addition to the one story house is toward the rear and slightly taller than the original house. The front façade and most windows were not changed.



1 EXISTING FRONT ELEVATION - E. WORTHINGTON AVE.
A22 SCALE: 1/8"=1'-0"

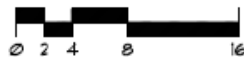


1 EXISTING REAR ELEVATION
A22 SCALE: 1/8"=1'-0"

Addition

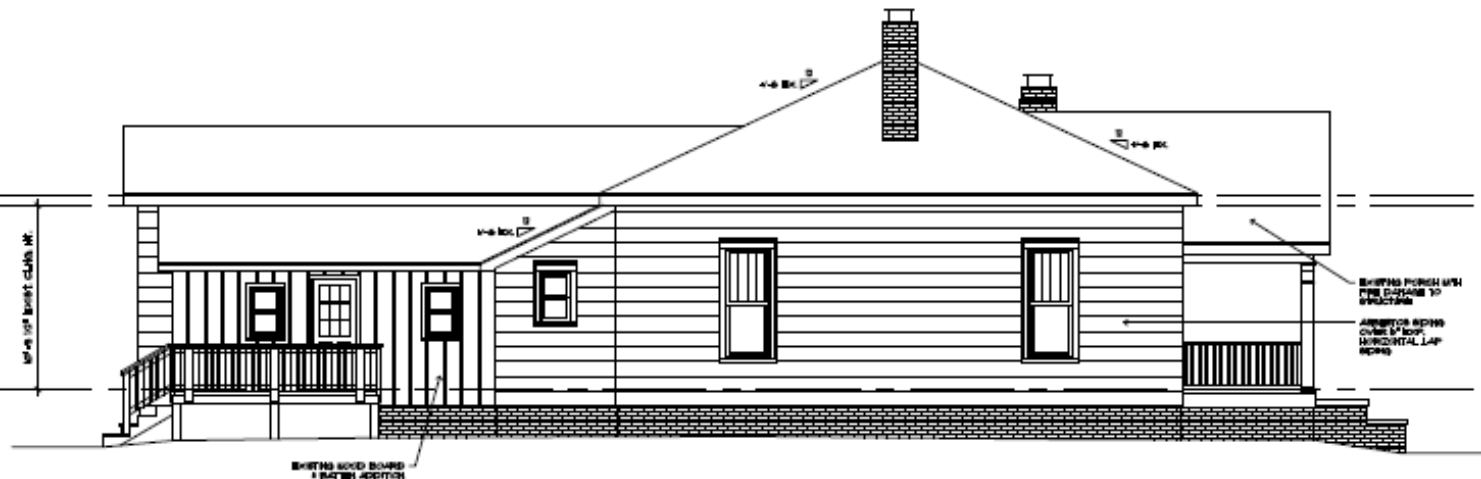


2 PROPOSED FRONT ELEVATION -
EAST WORTHINGTON AVE.
A22 SCALE: 1/8"=1'-0"

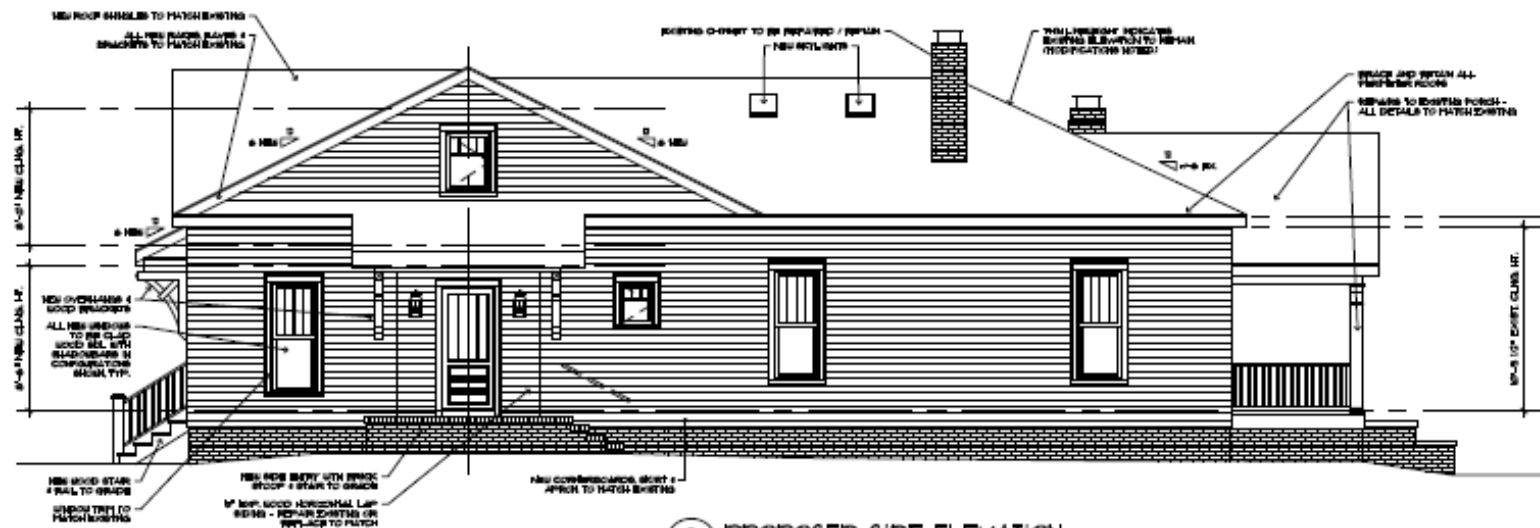


2 PROPOSED REAR ELEVATION
A22 SCALE: 1/8"=1'-0"



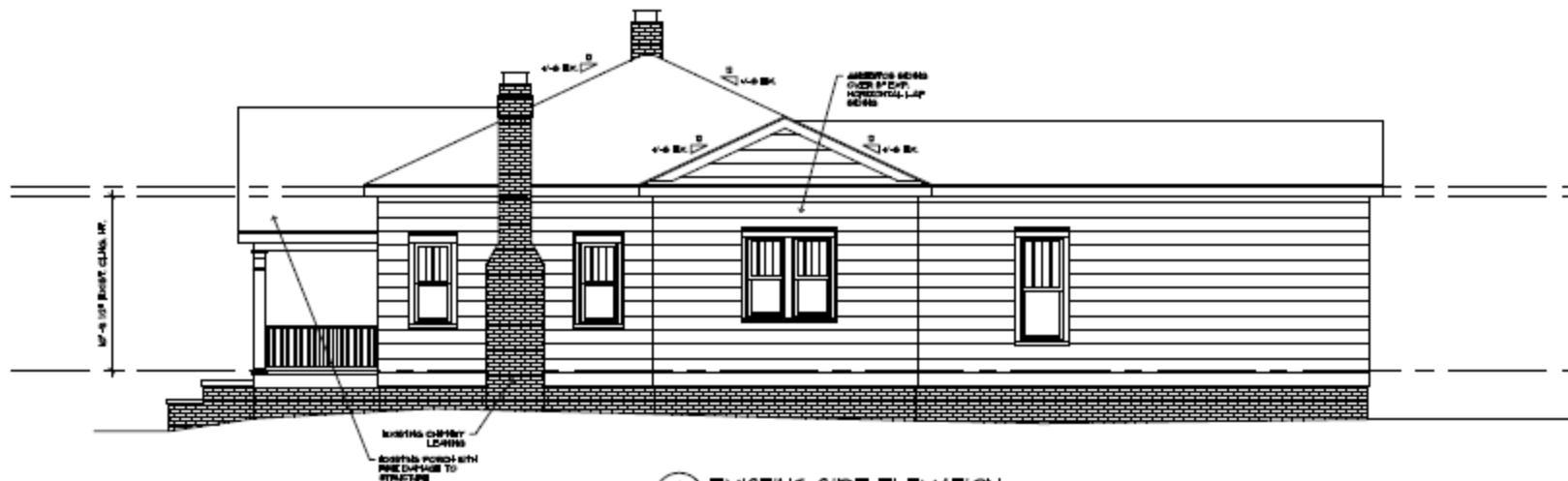


2 EXISTING SIDE ELEVATION
A13 SCALE: 1/8" = 1'-0"

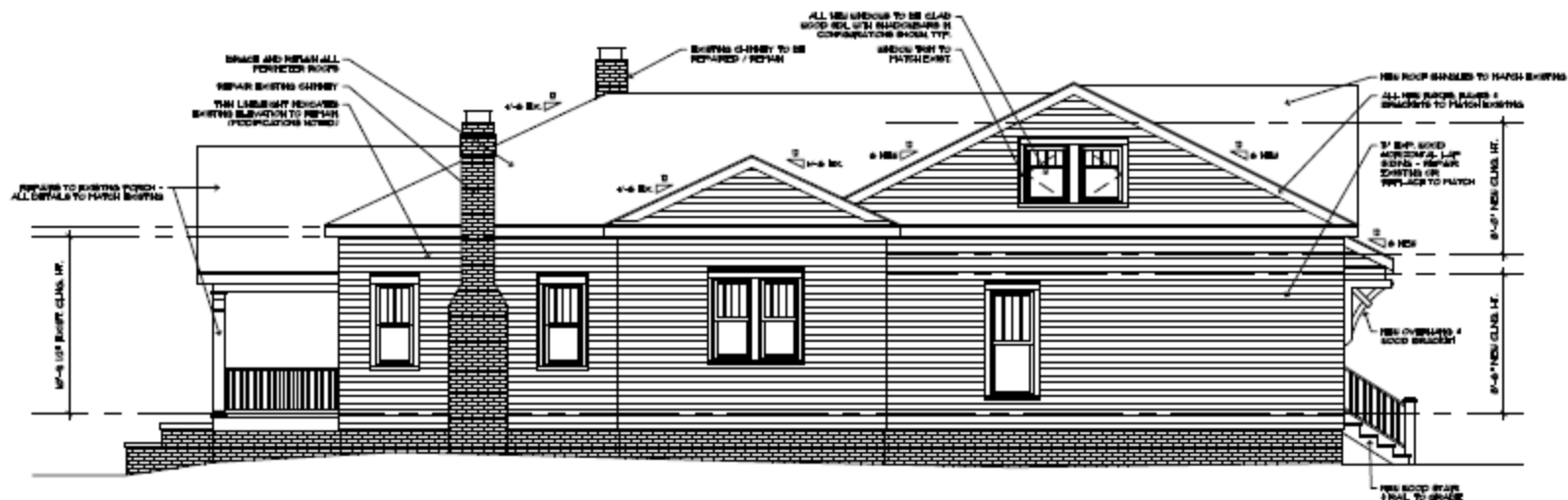


2 PROPOSED SIDE ELEVATION
A21 SCALE: 1/8" = 1'-0"





1 EXISTING SIDE ELEVATION
A23 SCALE: 1/8"=1'-0"



2 PROPOSED SIDE ELEVATION
A23 SCALE: 1/8"=1'-0"

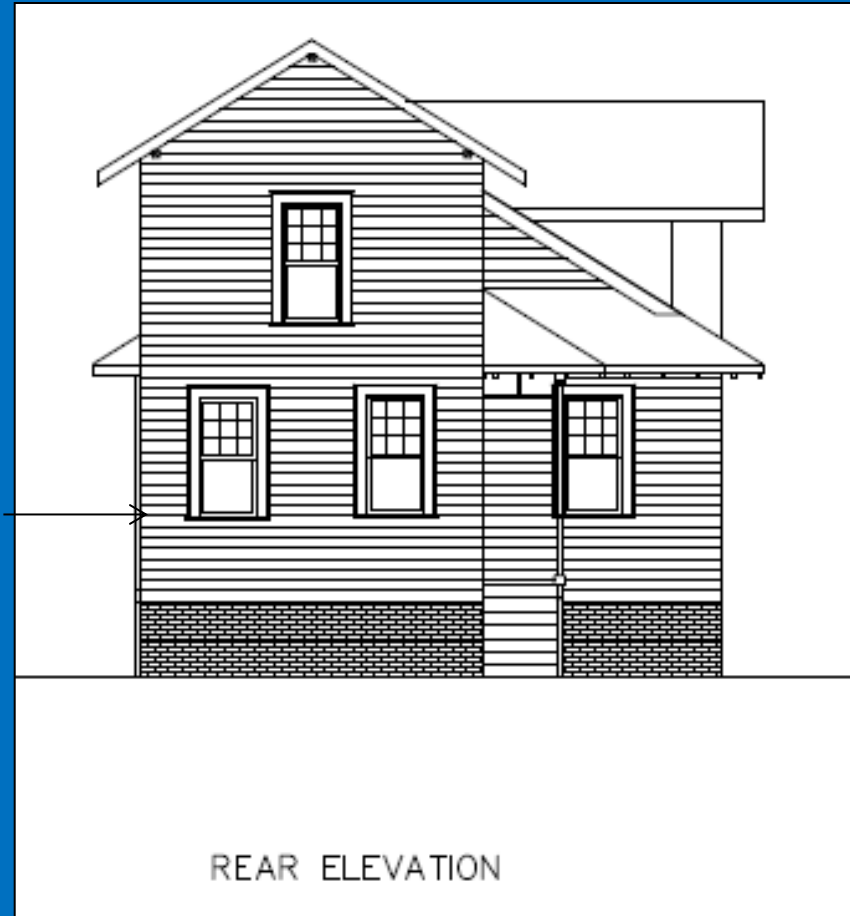


Example 2: The two story addition takes advantage of the deep lot by locating it on the rear of the house. The addition is not highly visible from the street.



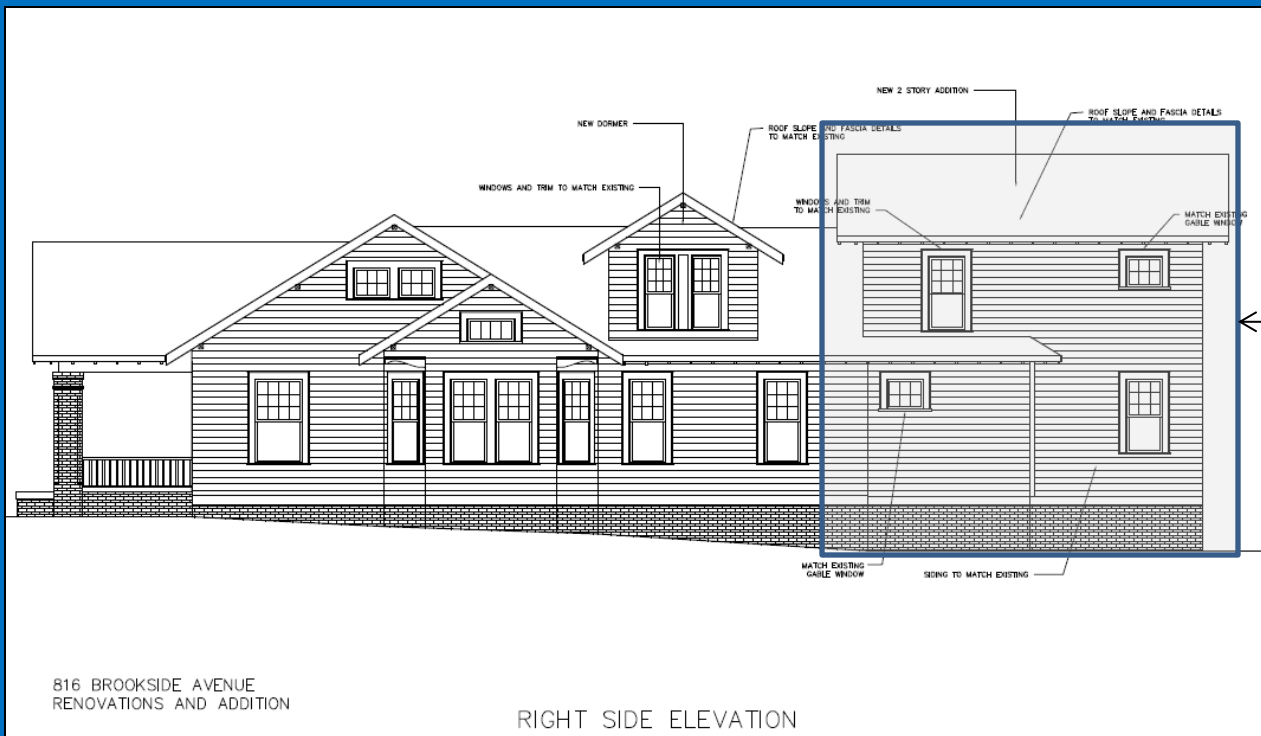
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FRONT ELEVATION



REAR ELEVATION

New addition

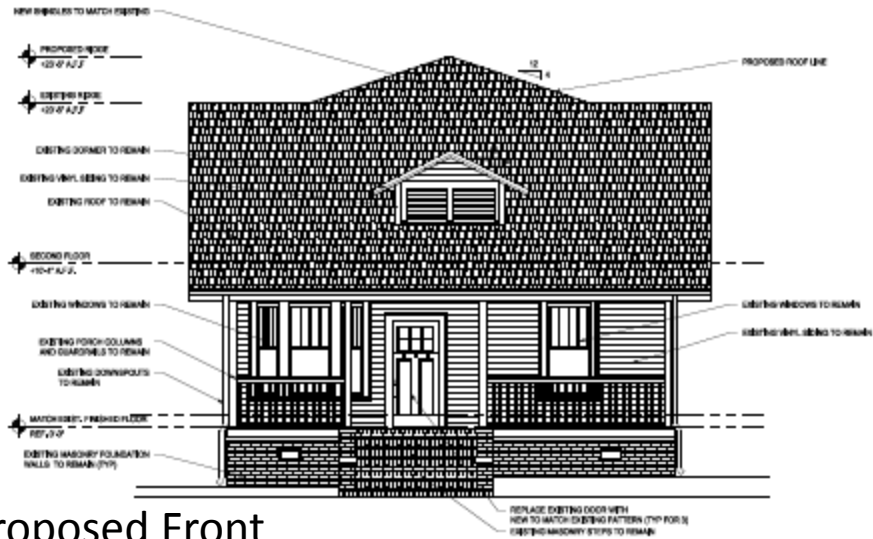


New addition

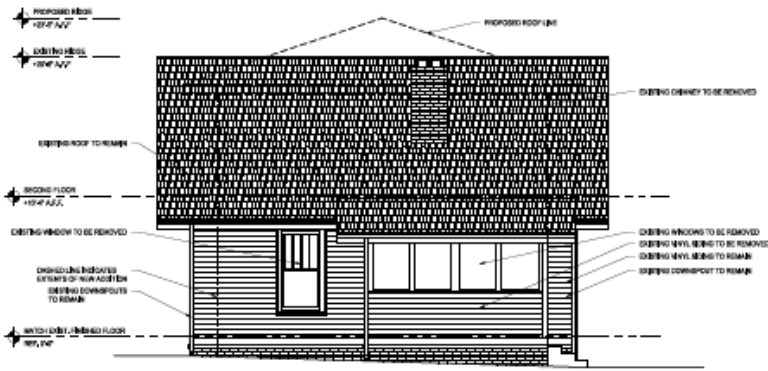
Example 3: This is another two story addition at the rear of the original house but within the existing building footprint. The new roof is an extension of the original roof line.



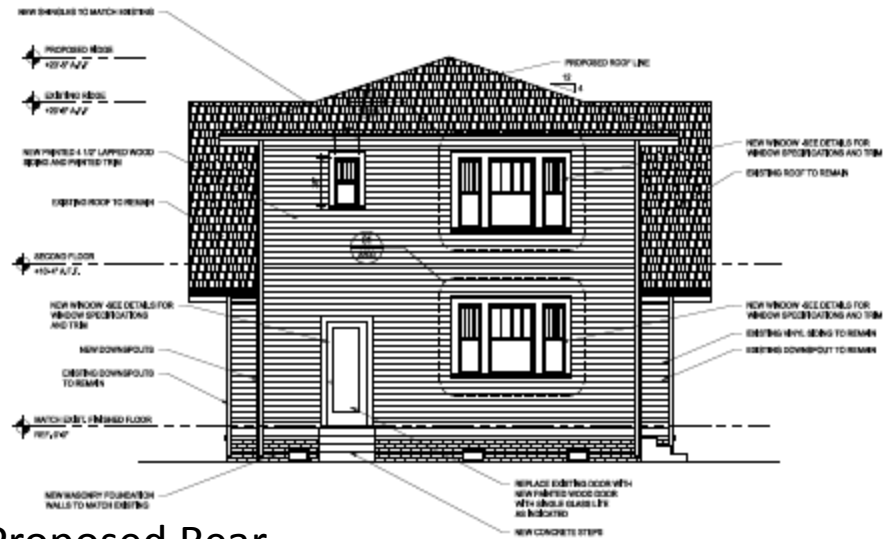
Existing Front



Proposed Front

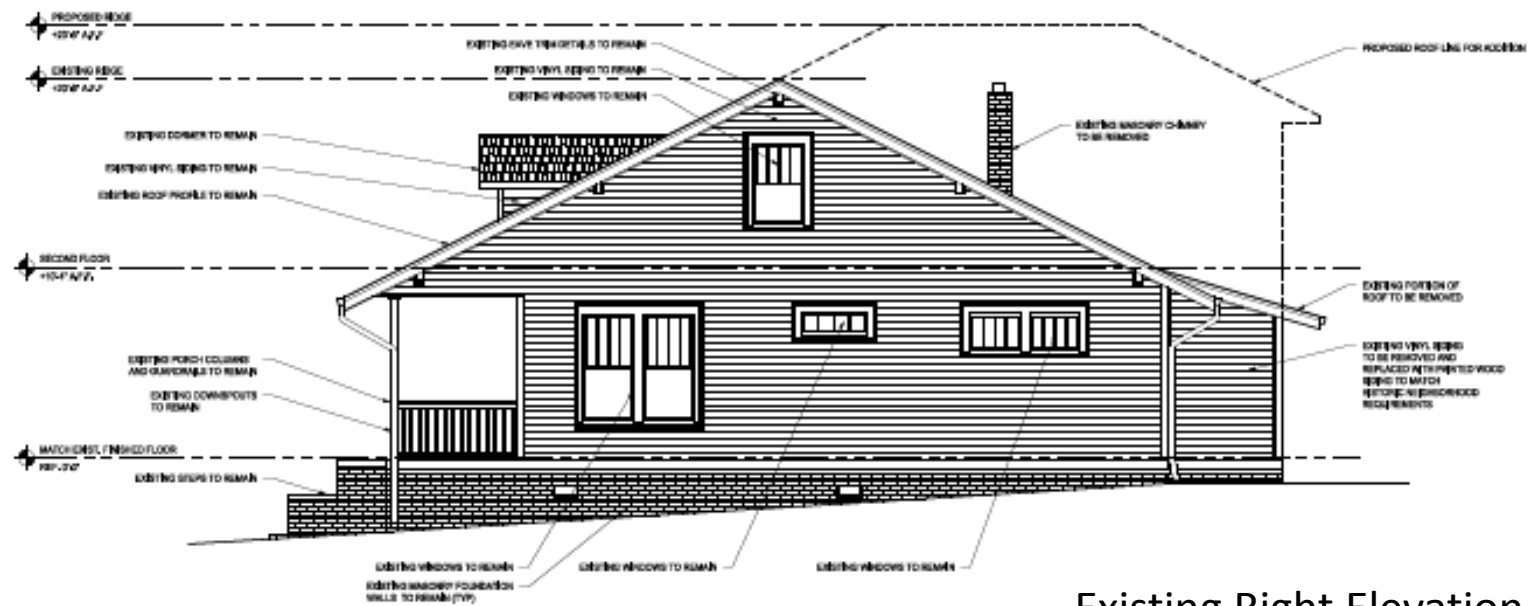


Existing Rear

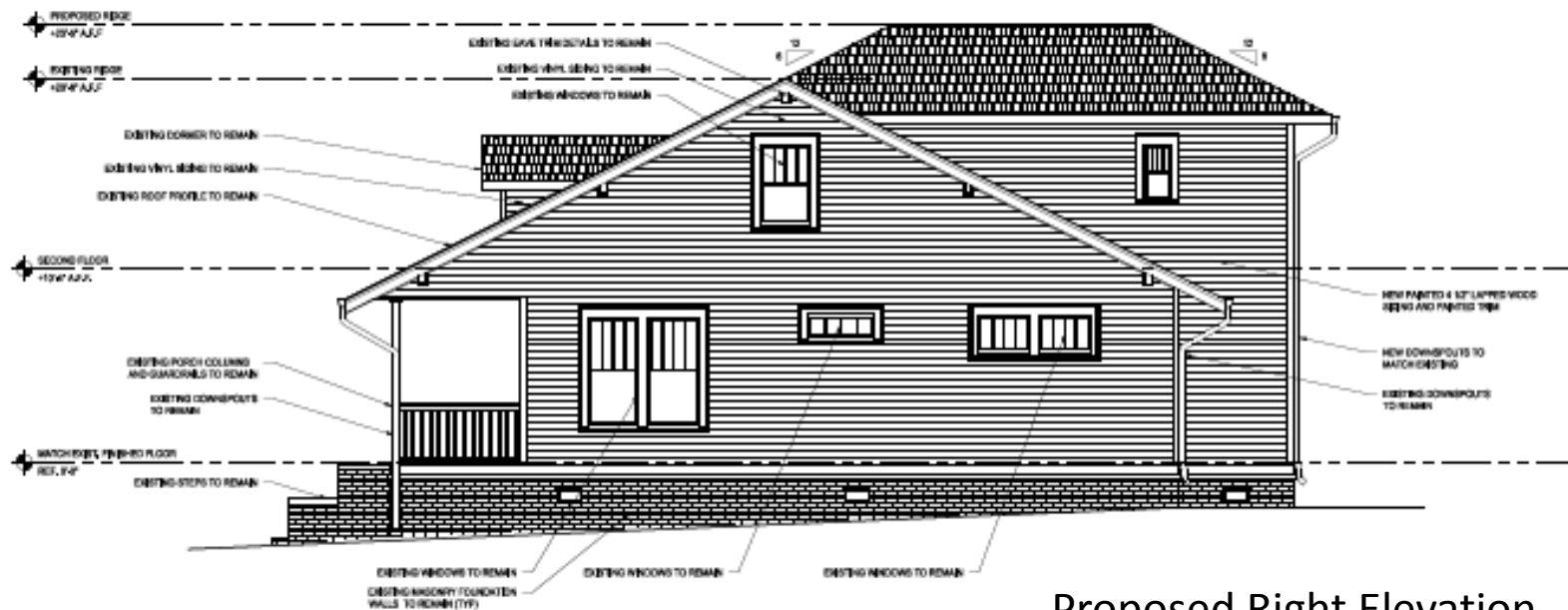


Proposed Rear



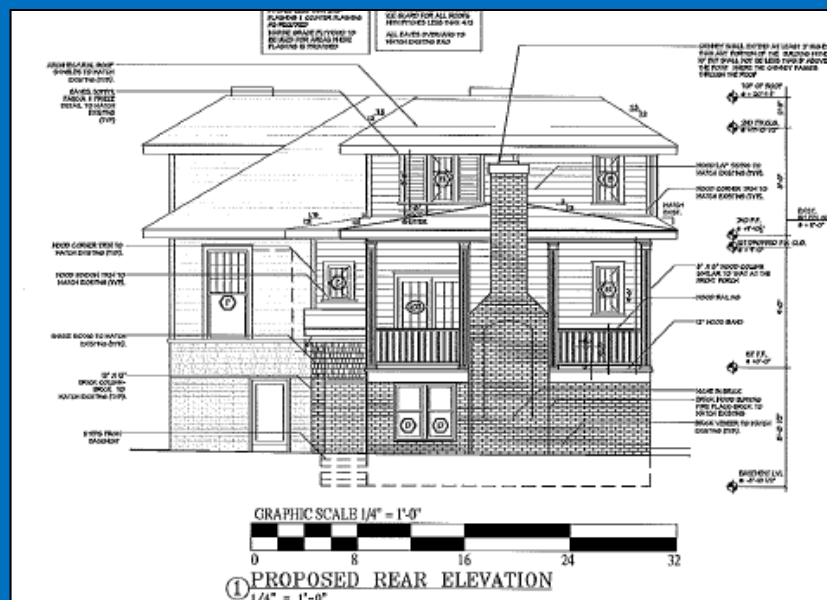
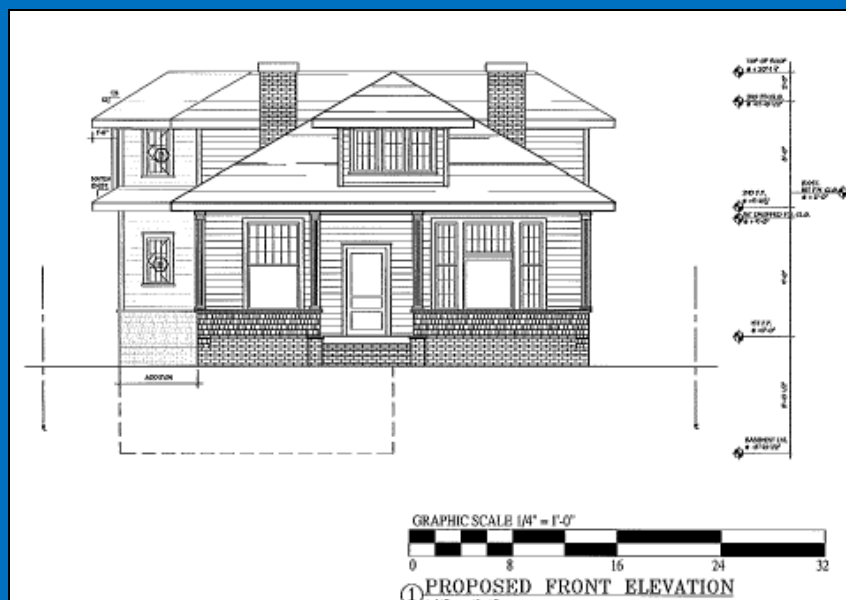
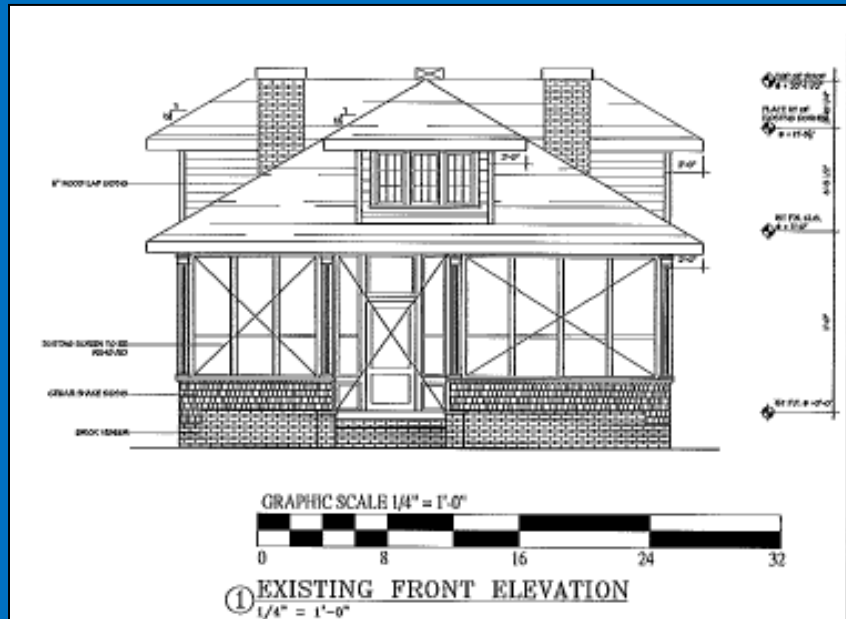


Existing Right Elevation



Proposed Right Elevation

Example 4: The addition to this house is not taller but wider on the left side. The new roof design and window pattern of the addition compliments the original house.





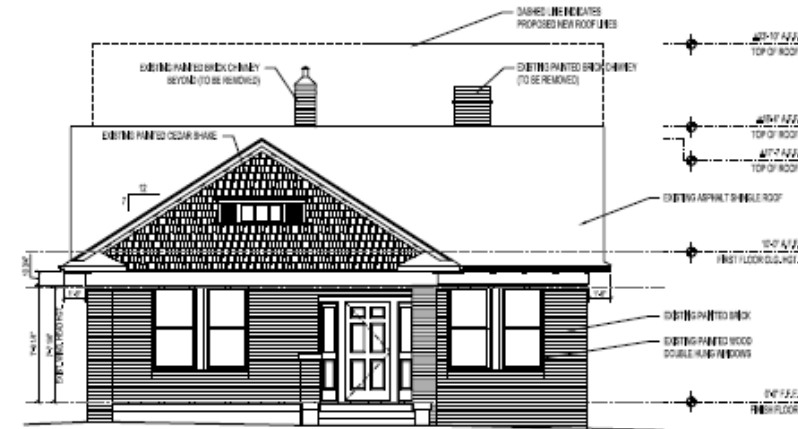
② EXISTING WINTHROP AVENUE ELEVATION
1/4" = 1'-0"



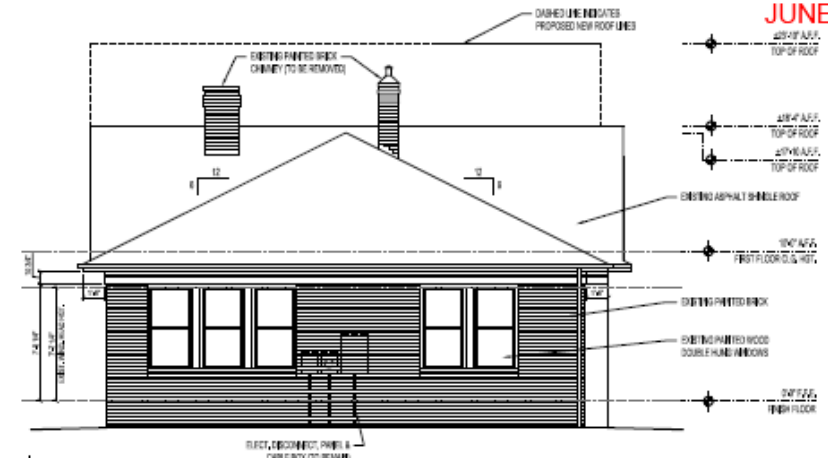


Example 5: The site is a relatively small parcel, making a ground level rear addition unfeasible. The second story additions begin behind the front wall. The new front dormer reduces the mass of the roof facing the street. The side additions tie into the original gables.

A-1.1
JUNE 2015



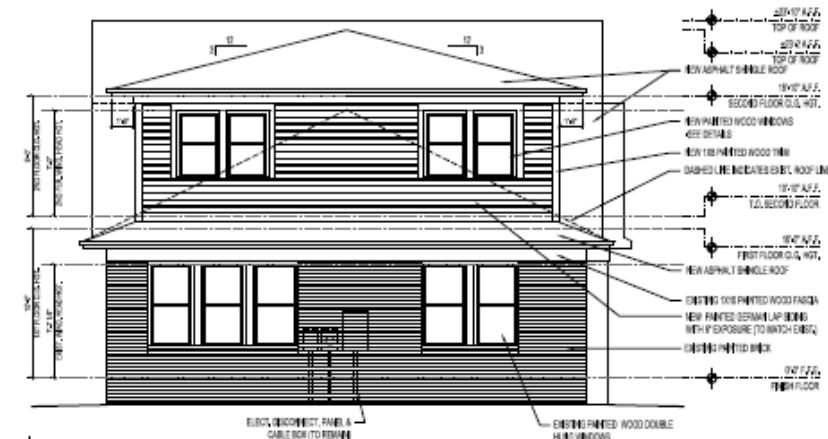
03 EXISTING FRONT ELEVATION
scale: 1/8" = 1'-0"



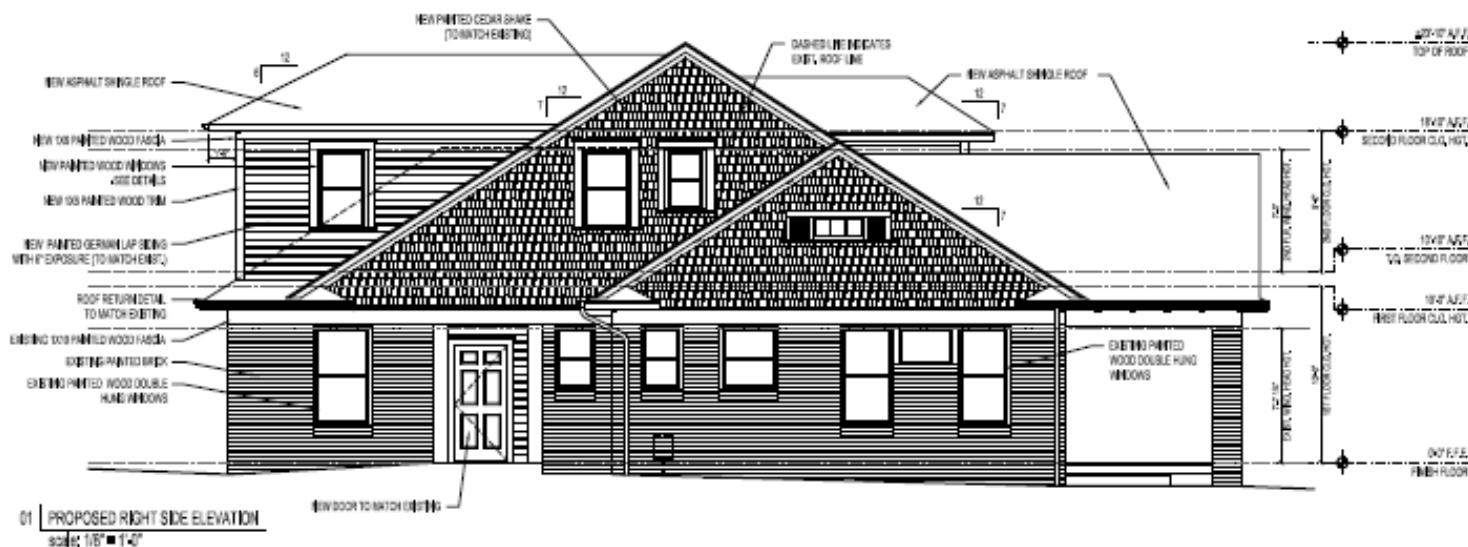
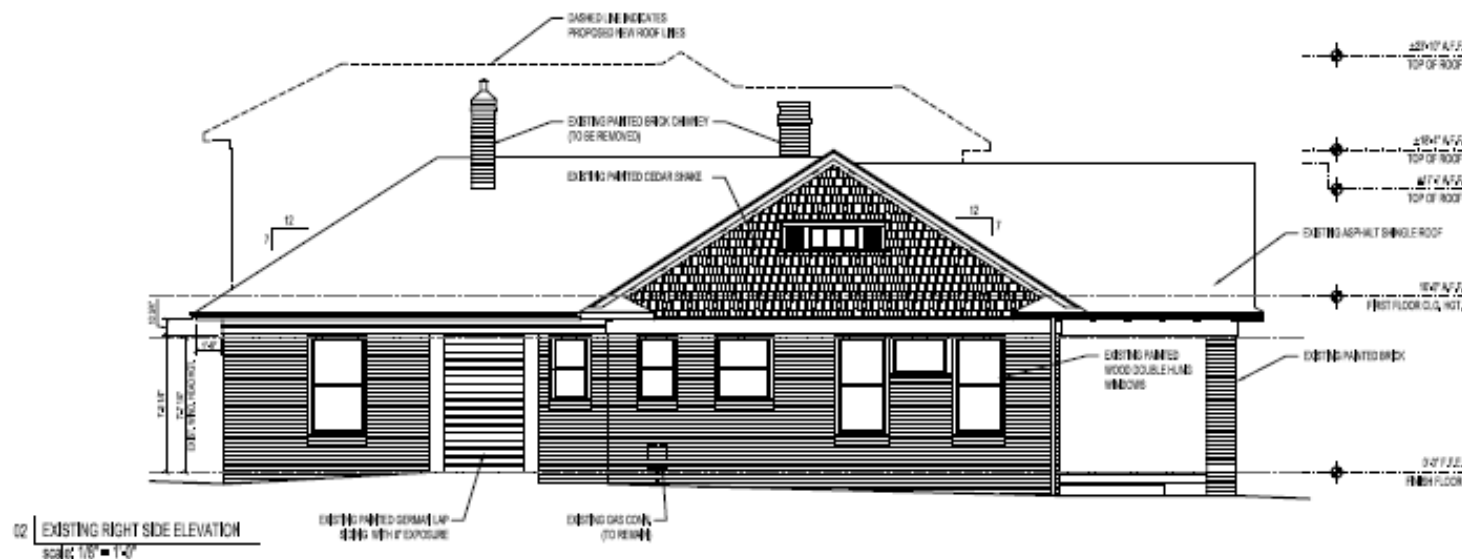
04 | EXISTING REAR ELEVATION
scale: 1/8" = 1'-0"



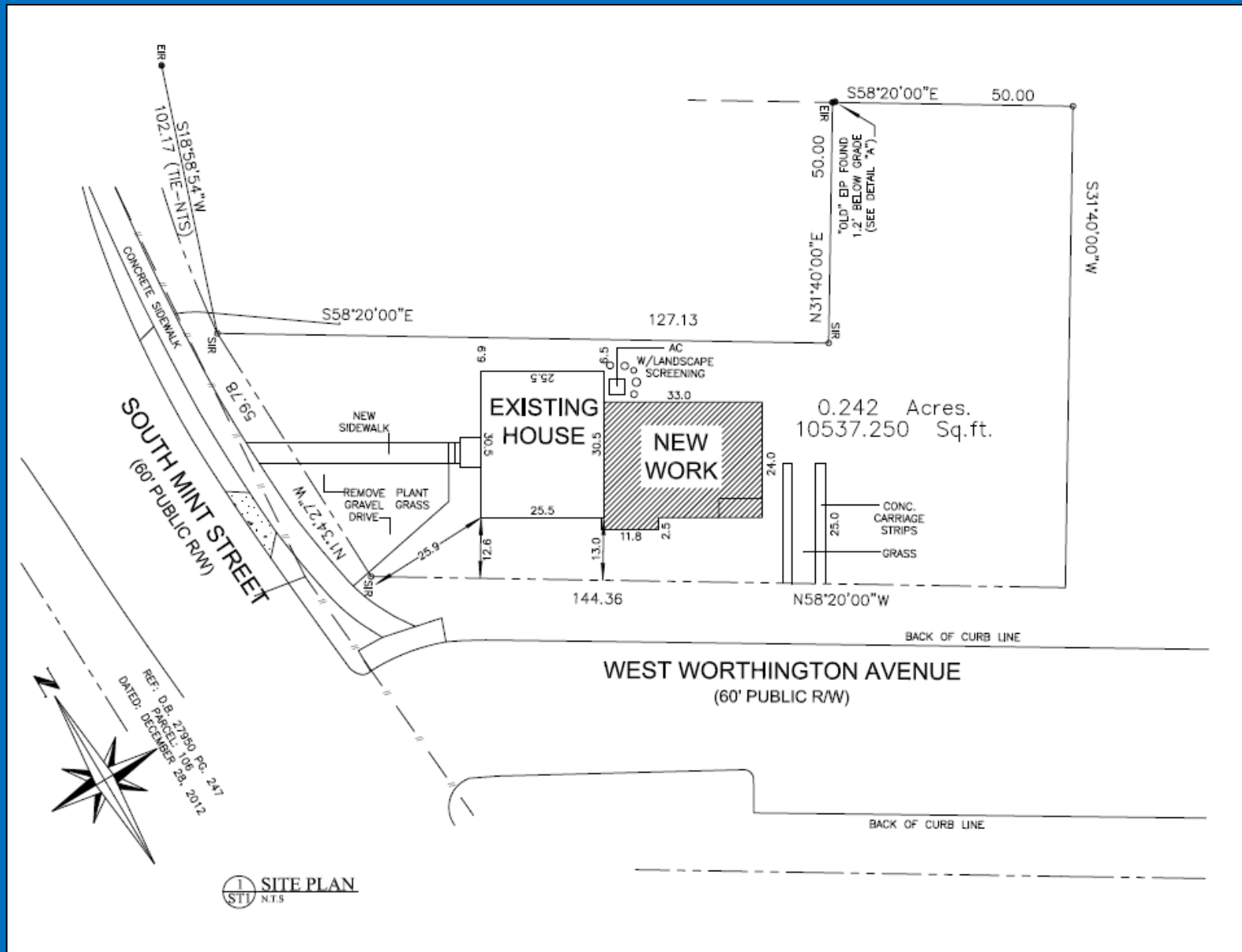
01 PROPOSED FRONT ELEVATION
scale: 1/8" = 1'-0"



02 | PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



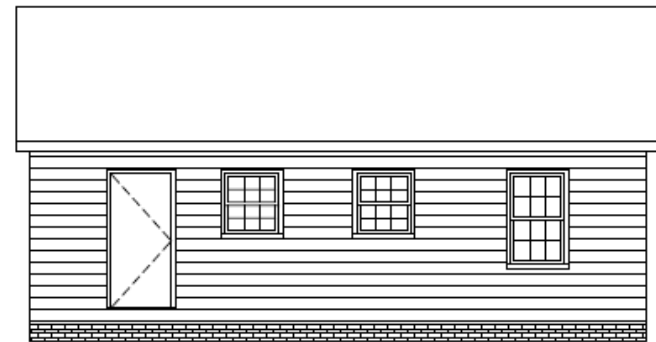
Example 6: The house is one story located on a corner lot. The design is a modest addition to a small house. New wall planes are offset from the existing walls to define new from old.



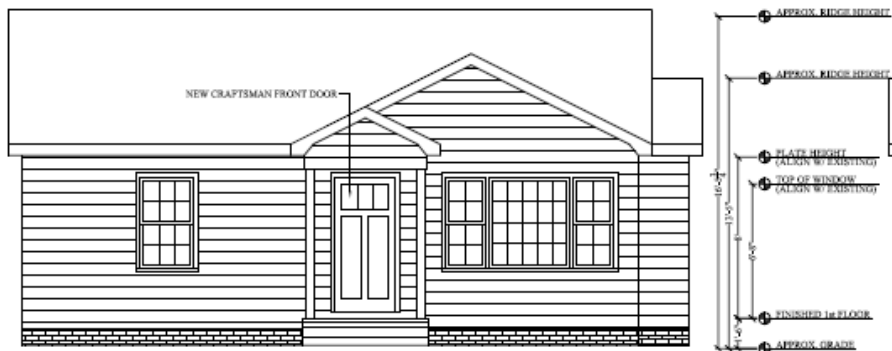
Example 8: Drawings of the existing house with notes and dimensions.



1 FRONT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

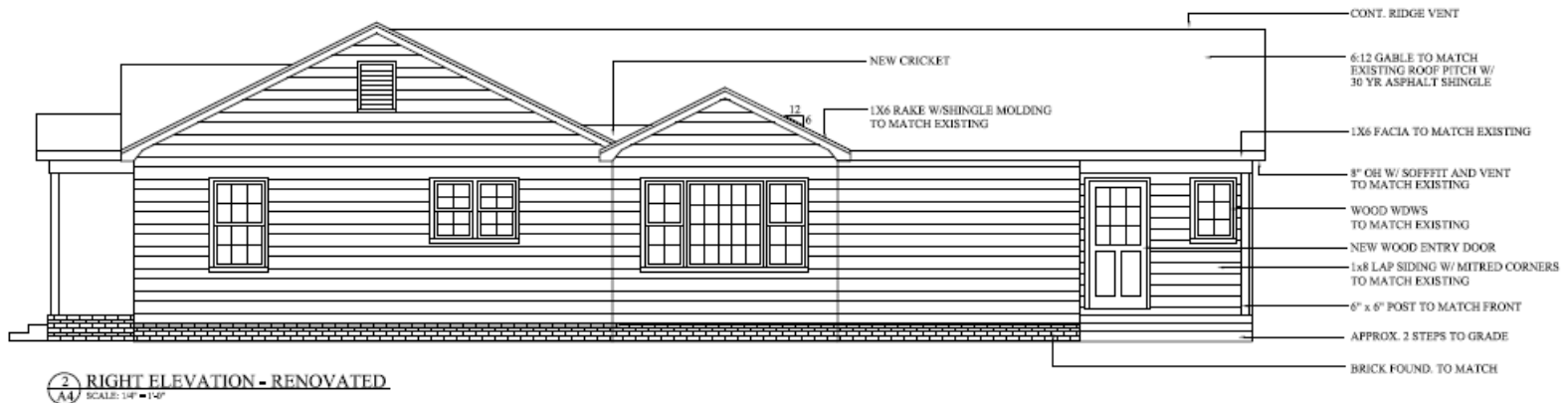
Example 8: Existing and proposed design. The new addition maintains a one story height.



1 RIGHT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNGUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



2 RIGHT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

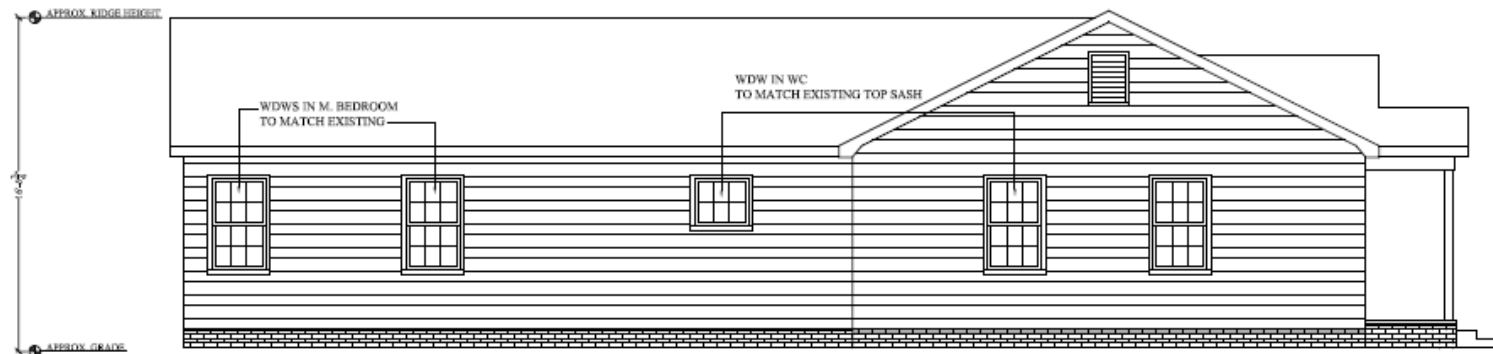
Example 8: Existing and proposed design. The new addition maintains a one story height.

ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
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5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.



1 LEFT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

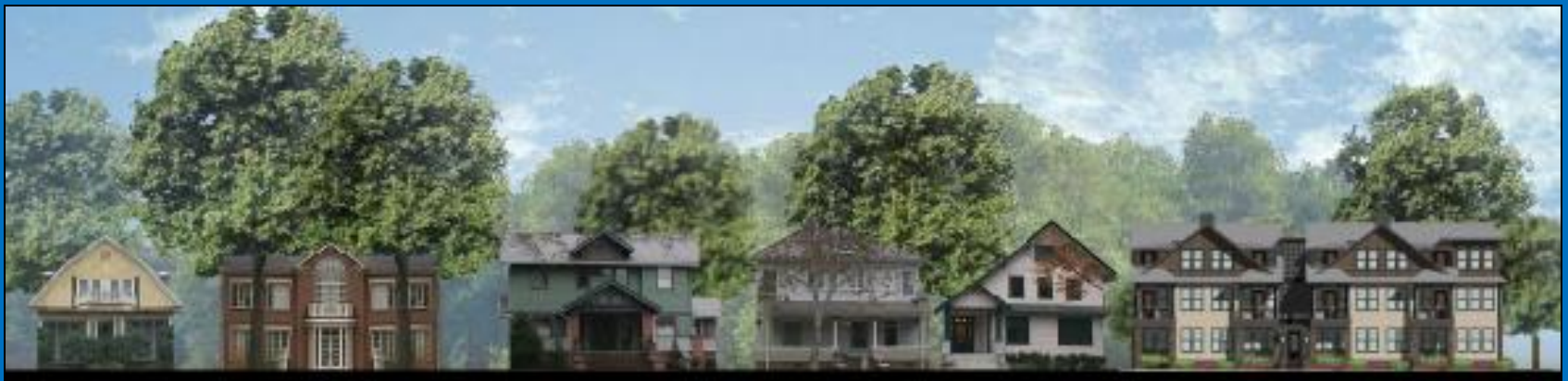


2 LEFT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

Design Philosophy: New Infill Construction

1. New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the District in which it is located.
2. The scale, mass and size of a building are often far more important than the decorative details applied.
3. New construction projects in Local Historic Districts must be appropriate to their surroundings.

Charlotte Historic District Policy & Design Guidelines, page 34.



New Infill Construction: Defining Context and Scale

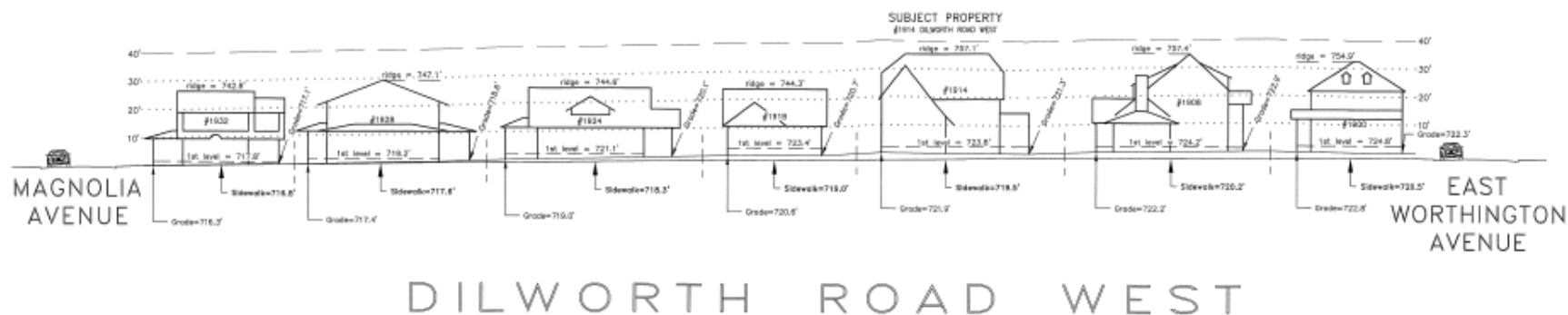
The next three slides illustrate various types of building scale on streets within historic districts. Some blocks have a uniform scale of buildings while others have a rhythm of varying building heights.

Scale is defined as “...the relationship of the building to those around it.” **Context** is defined as “...the overall relationship of the project to its surroundings.”

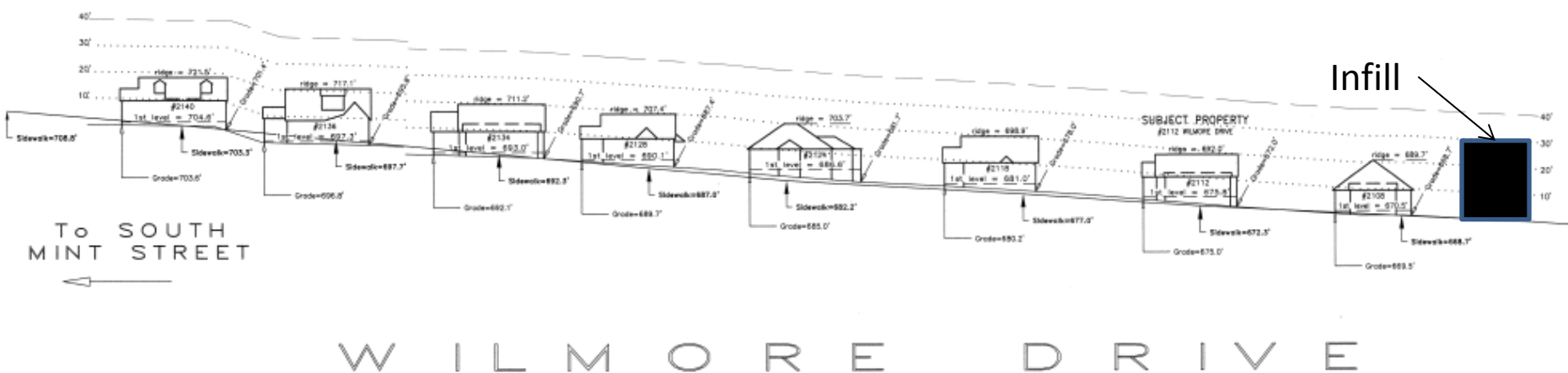
See the Charlotte Historic District Policy & Design Guidelines, page 34, for the complete list of design standards.



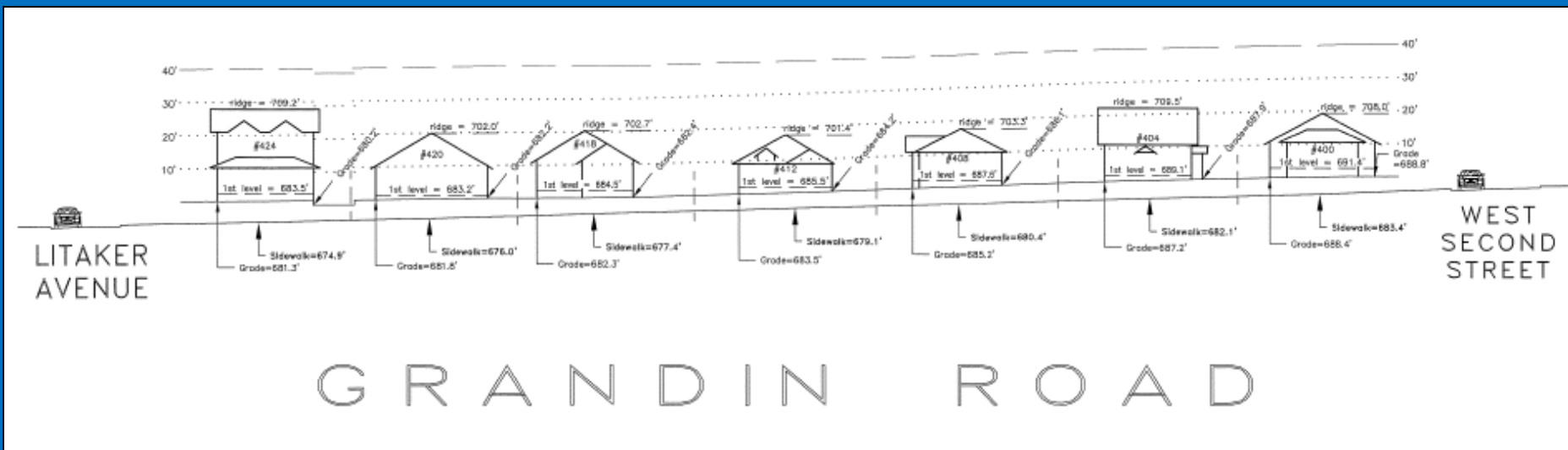
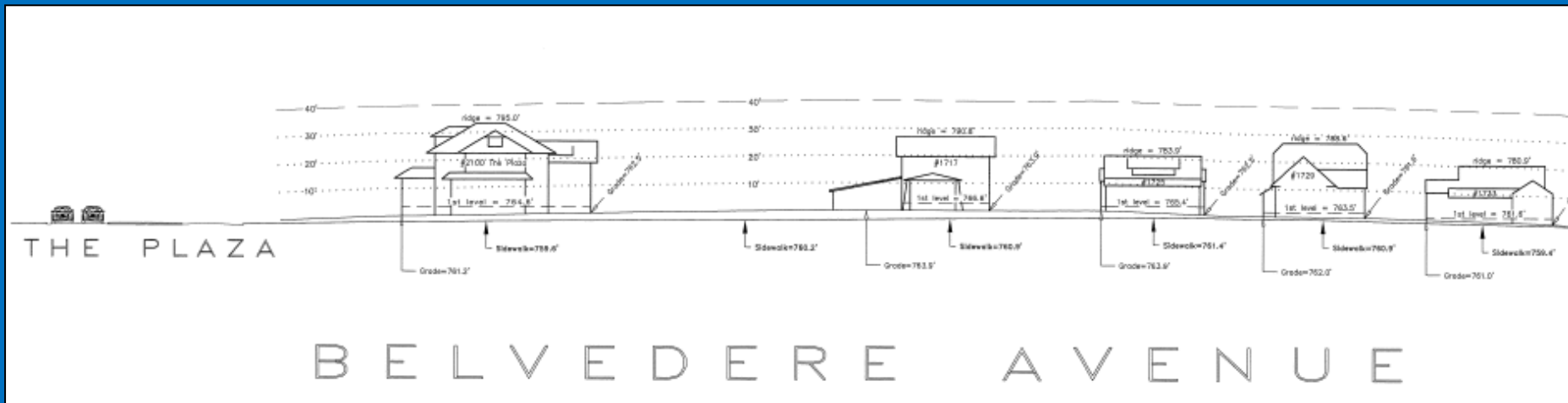
Building heights can vary greatly on some blocks. The height range of original homes on this block is between 23 and 35 feet.



The height of houses along this street are relatively uniform at an average of approximately 20 feet. An infill structure 30 feet tall or more may not be appropriate in this context.



Residential structures on corner lots are occasionally taller than others.





This project exhibits building mass, height, fenestration, and entry size inconsistent with neighboring buildings.

Inappropriate Scale & Proportion



New development that uses appropriately scaled building mass, height, fenestration, and entry size complements the surrounding buildings and respects the neighborhood fabric.

Appropriate Scale & Proportion

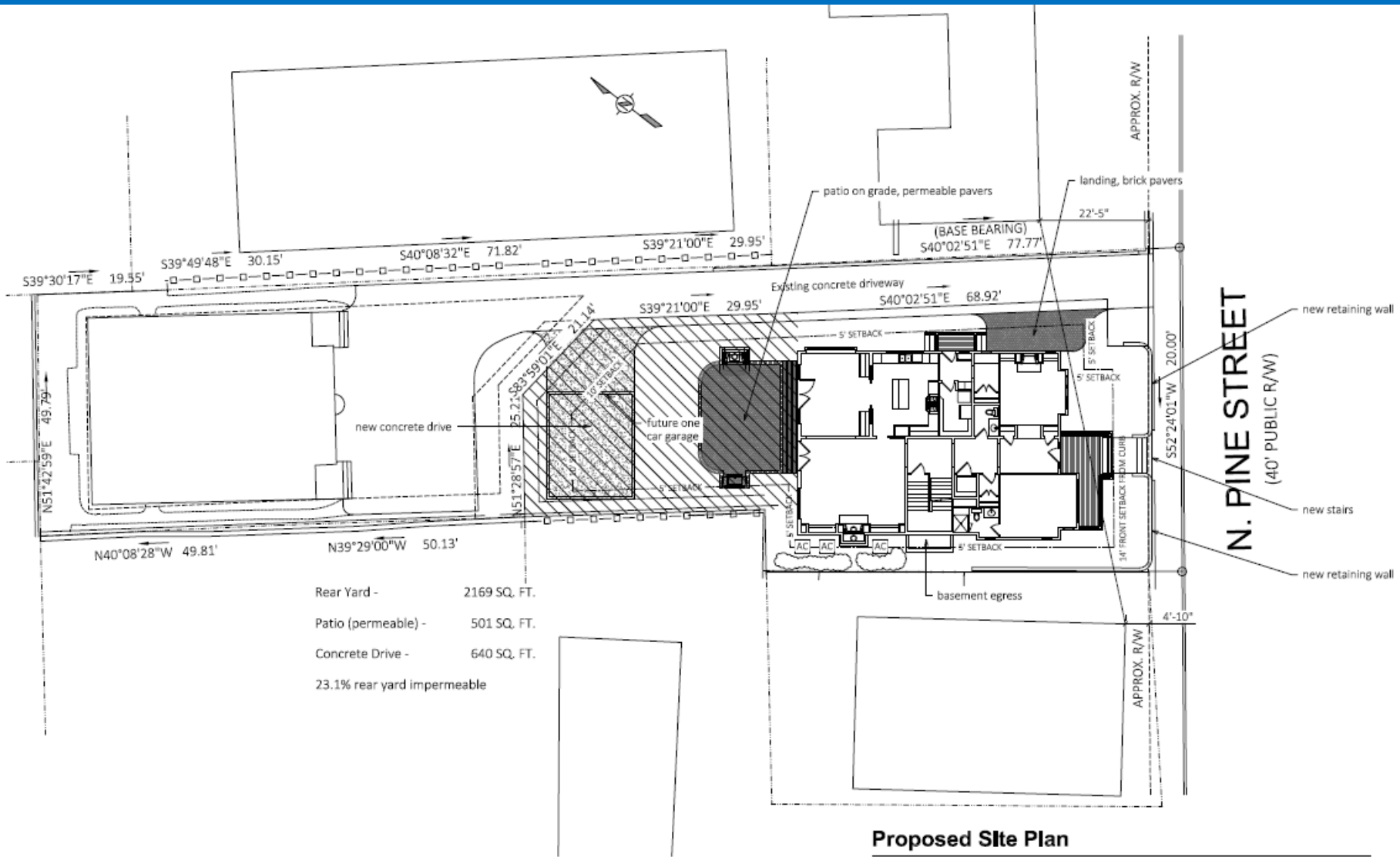
Approved Projects

The following slides are examples of approved projects reviewed between 2014 and 2016. Critical design criteria are Size, Scale, and Massing.

**Replication of these projects does not guarantee immediate approval. Refer to the Policy & Design Guidelines for more information.*

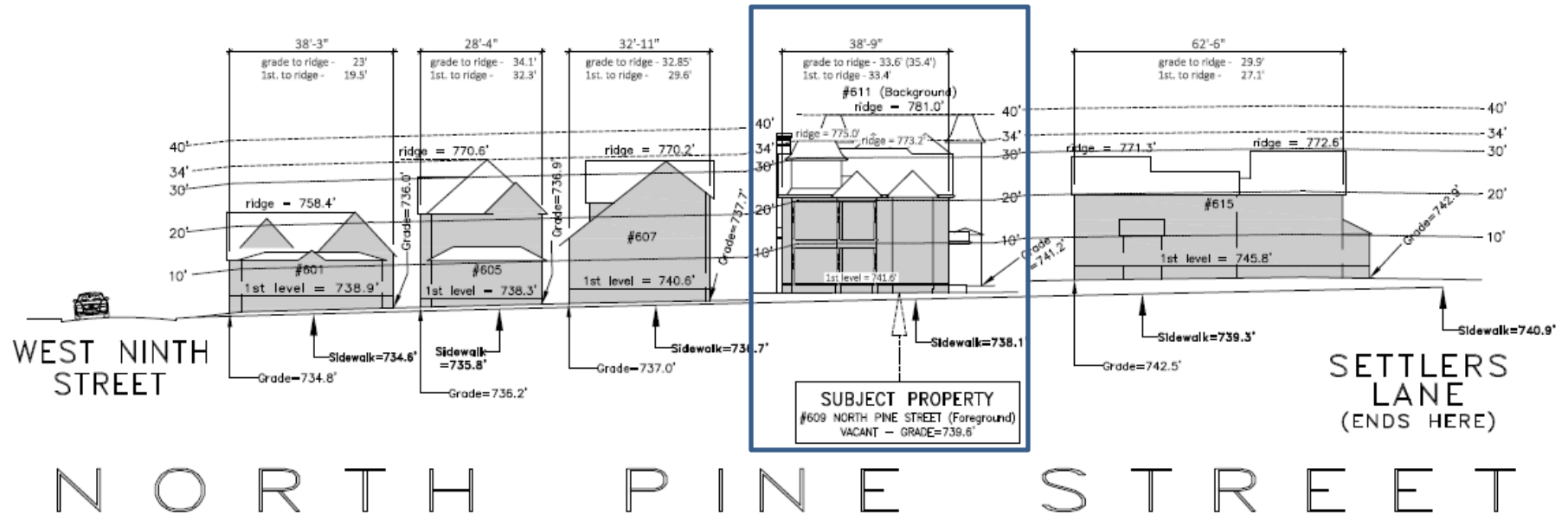


Example 1: New construction - Single family house. Site plans must have contextual information (adjacent setbacks, property lines) and site specific details.



Scale: 1" = 20'-0"

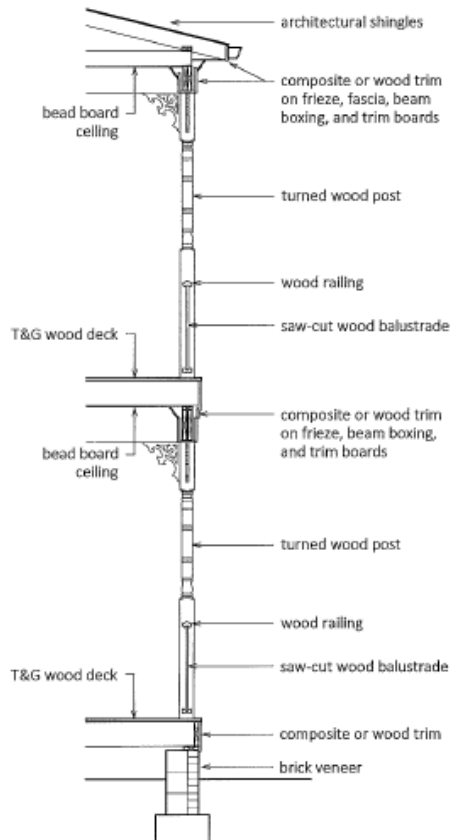
Example 1: Single family house. New construction should be consistent with the existing context.



Streetscape

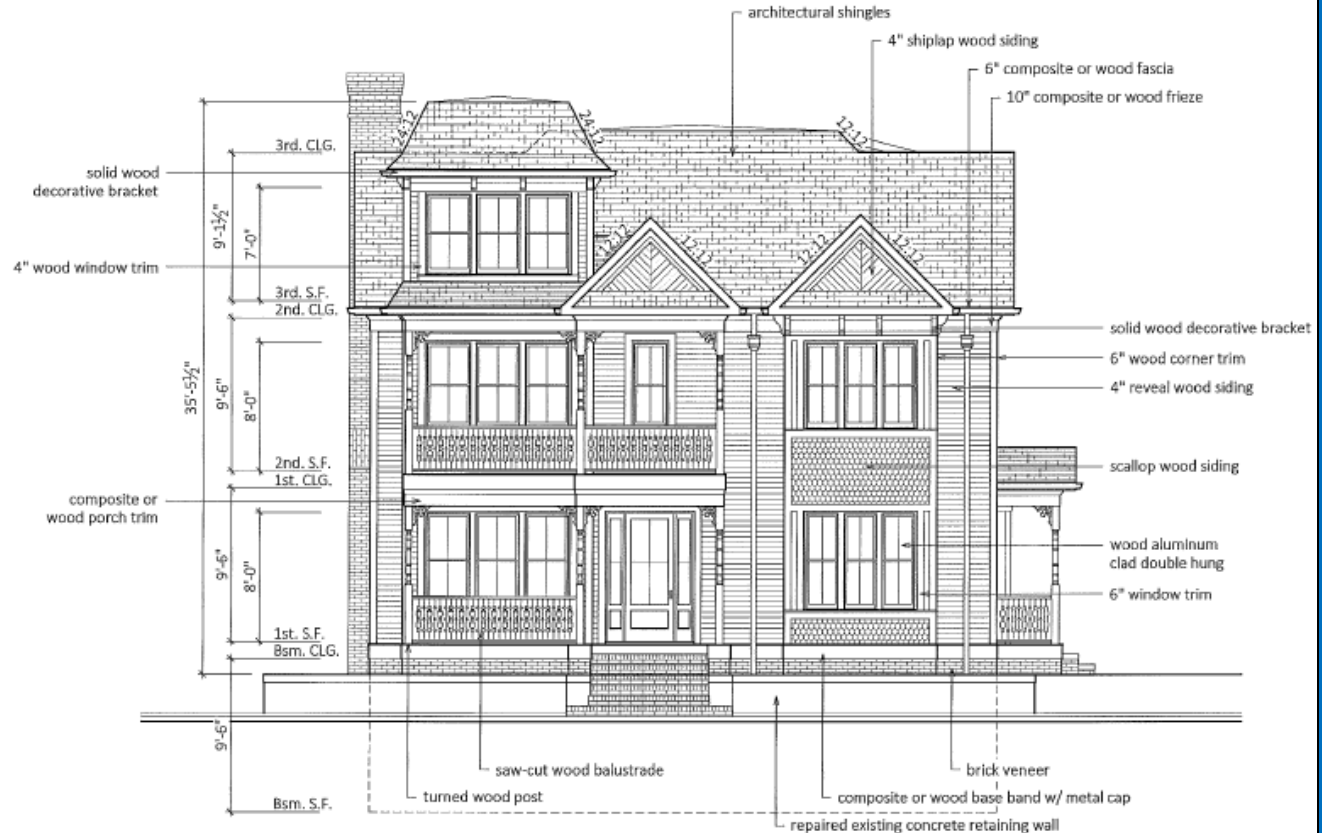
Scale: 1" = 25'-0"

Architectural notes and dimensions must be legible.



Front Porch Detail

Scale: $\frac{1}{4}" = 1'-0"$

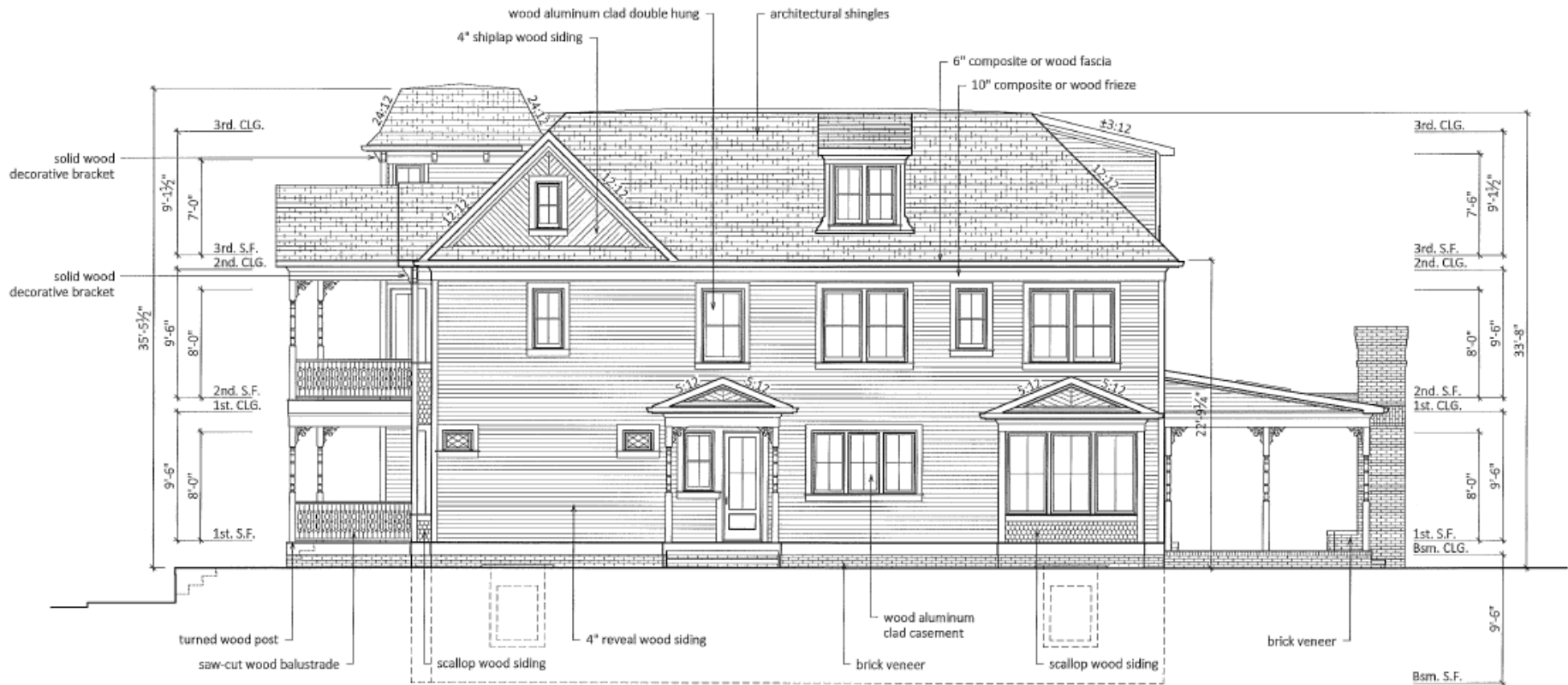


Note: If used all composite trim will be field painted.

Front Elevation

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

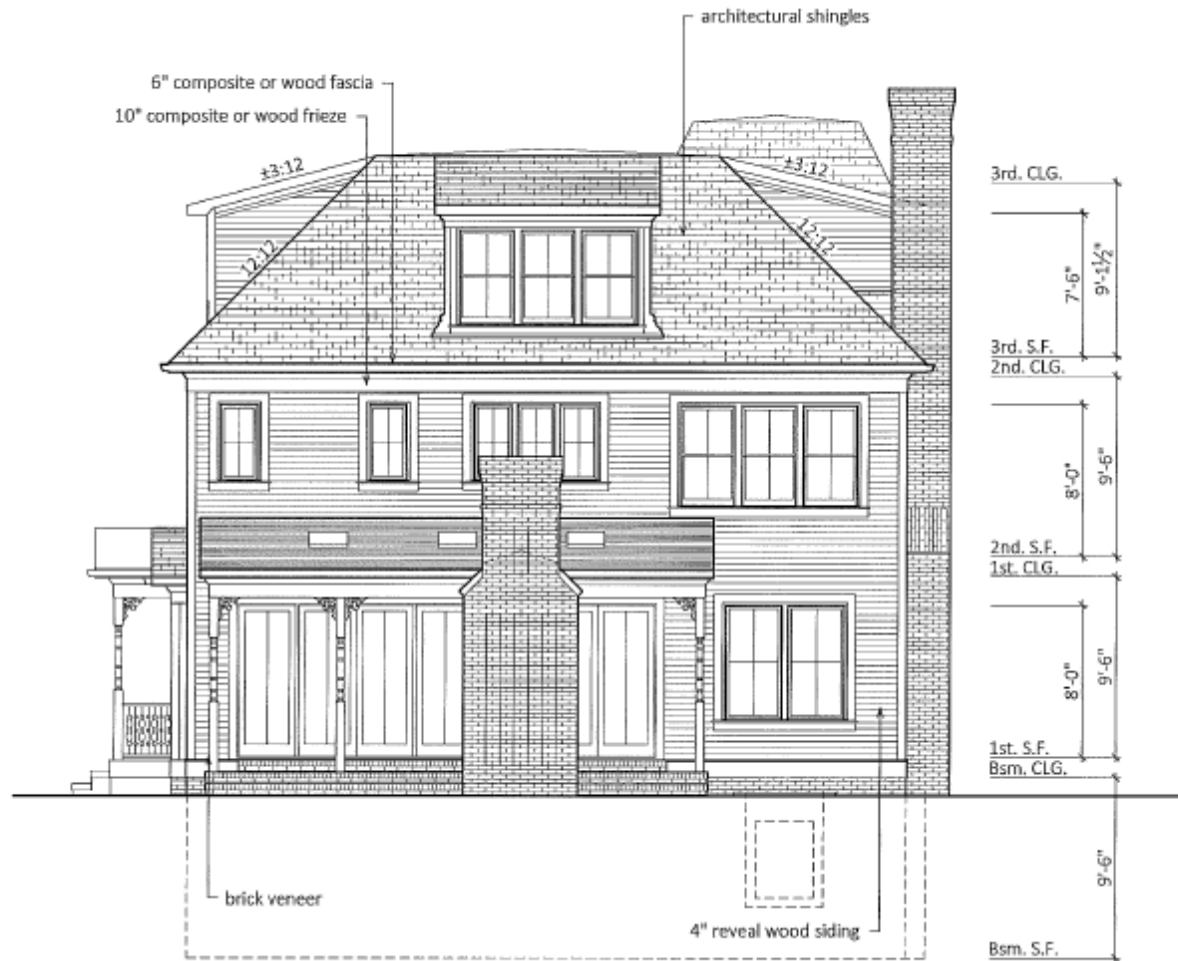
Elevations should include architectural features that compliment the house and each other.



Right Side Elevation

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

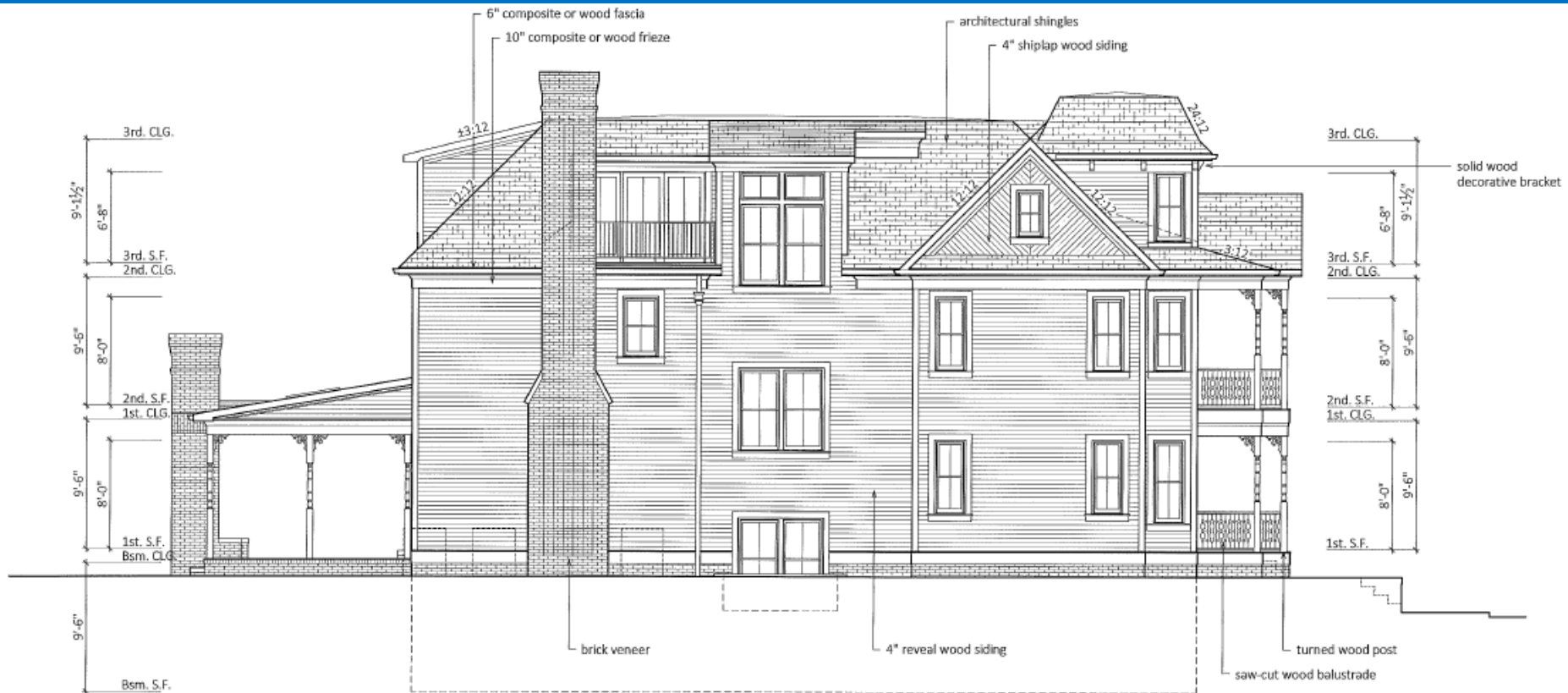
Blank walls should be minimal on all elevations.



Rear Elevation

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

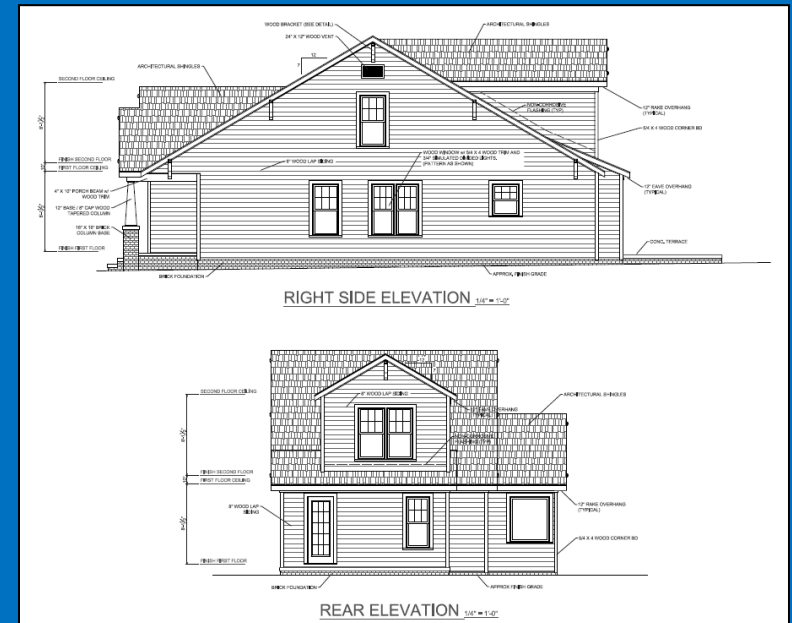
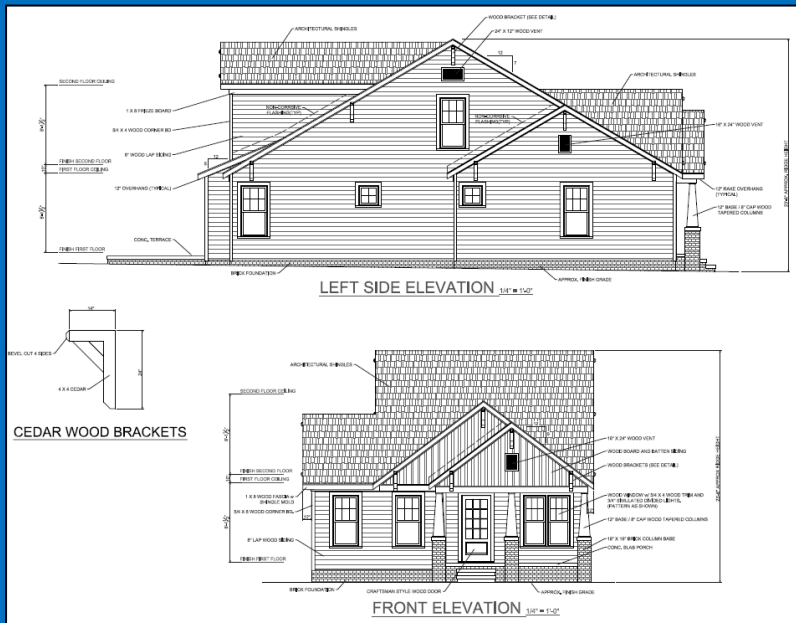
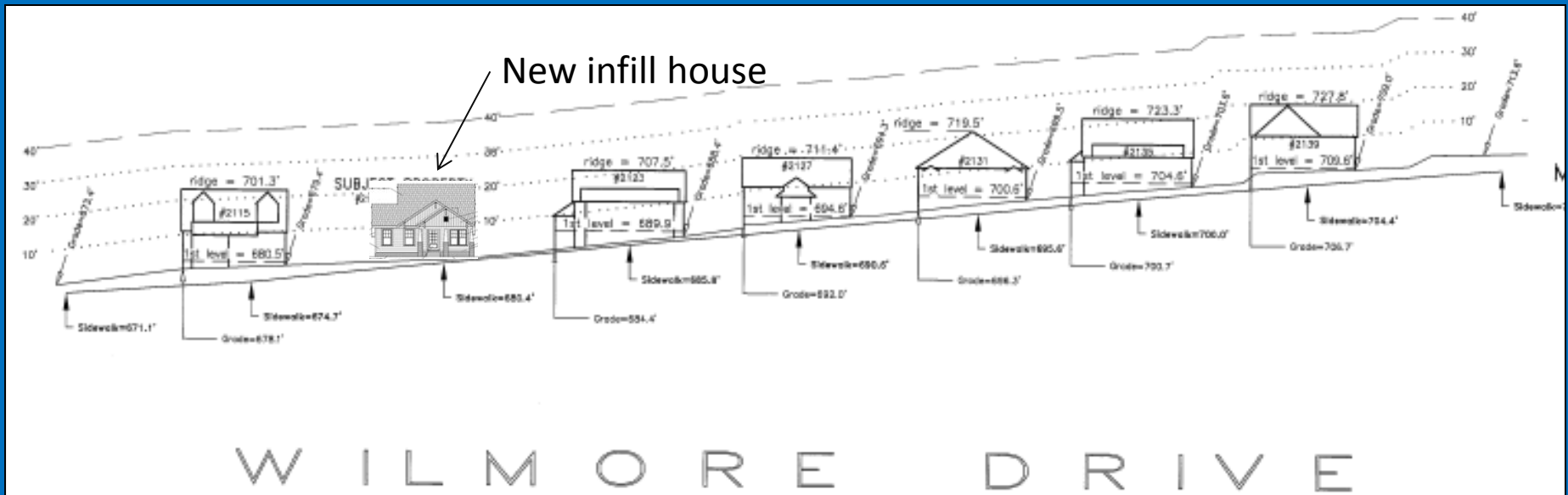
Wall and roof planes can be detailed with windows, varied roof forms, changes in materials and other complimentary architectural details.



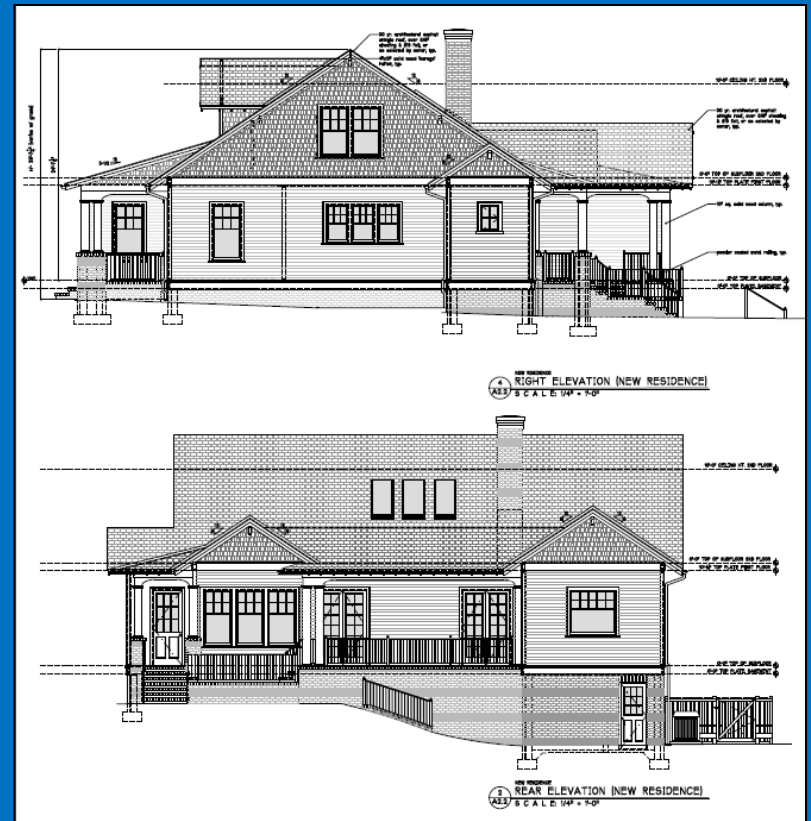
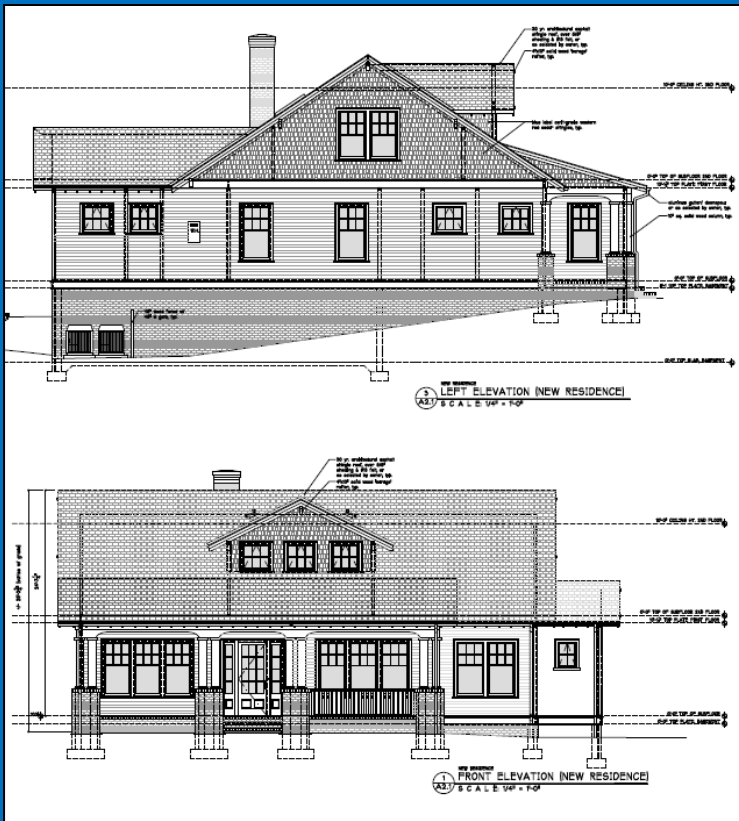
Left Side Elevation

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

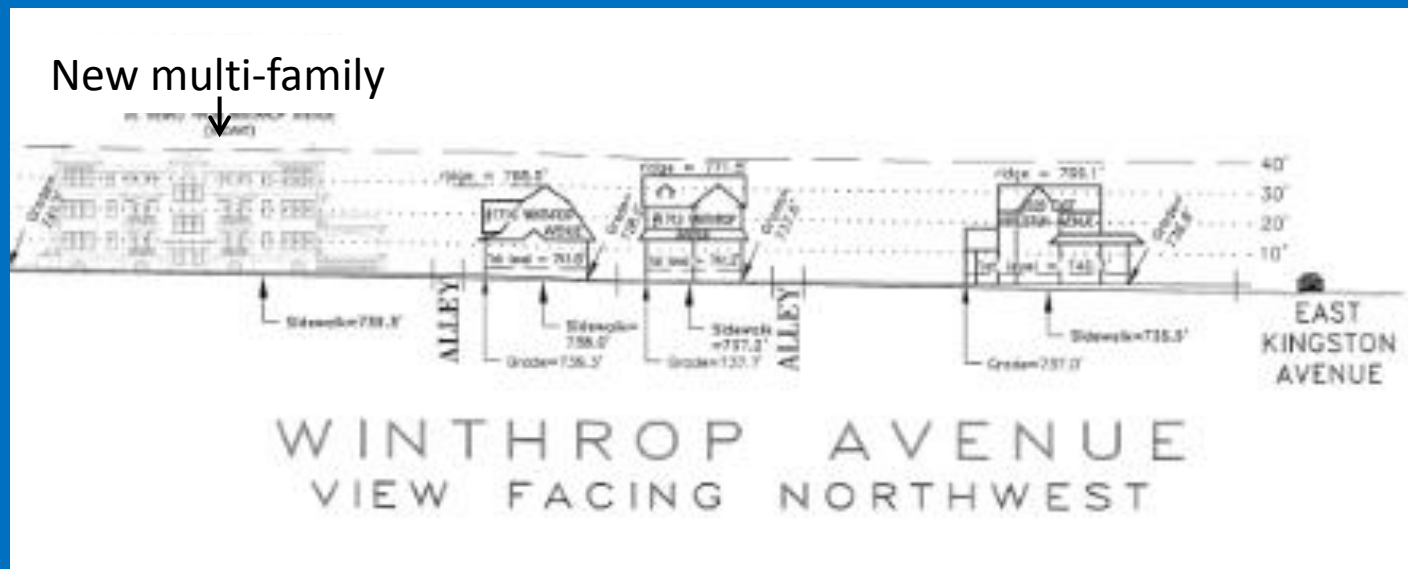
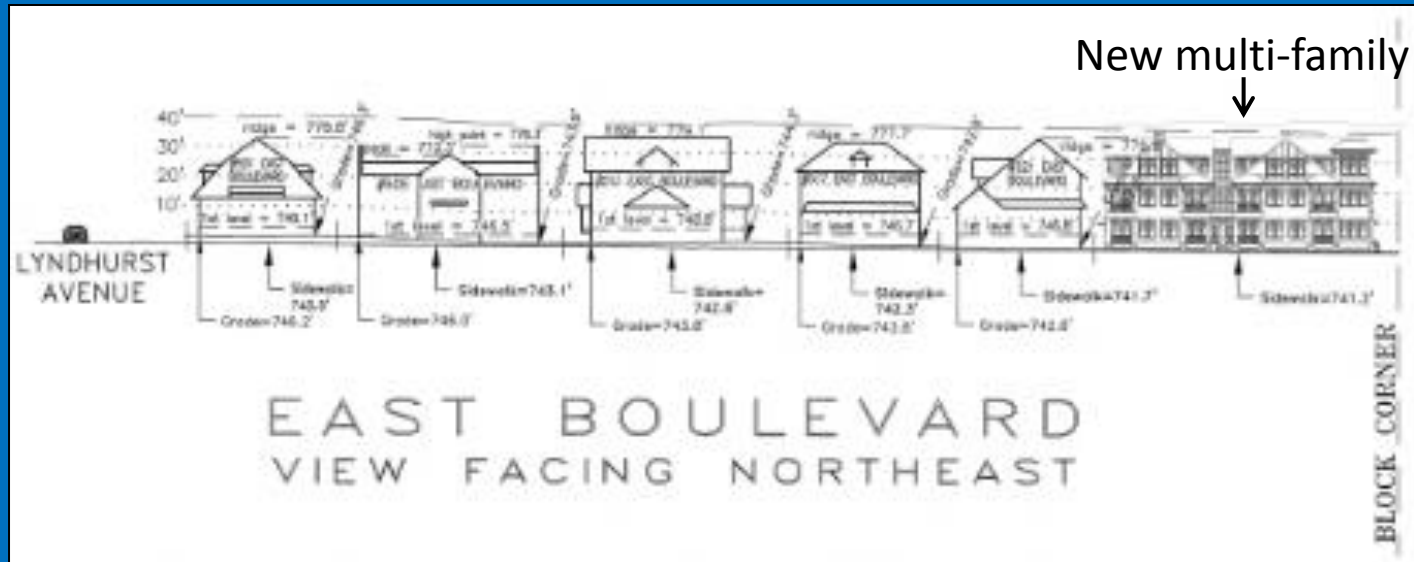
Example 2: The new house in this example has a scale that is harmonious with original houses on the street.



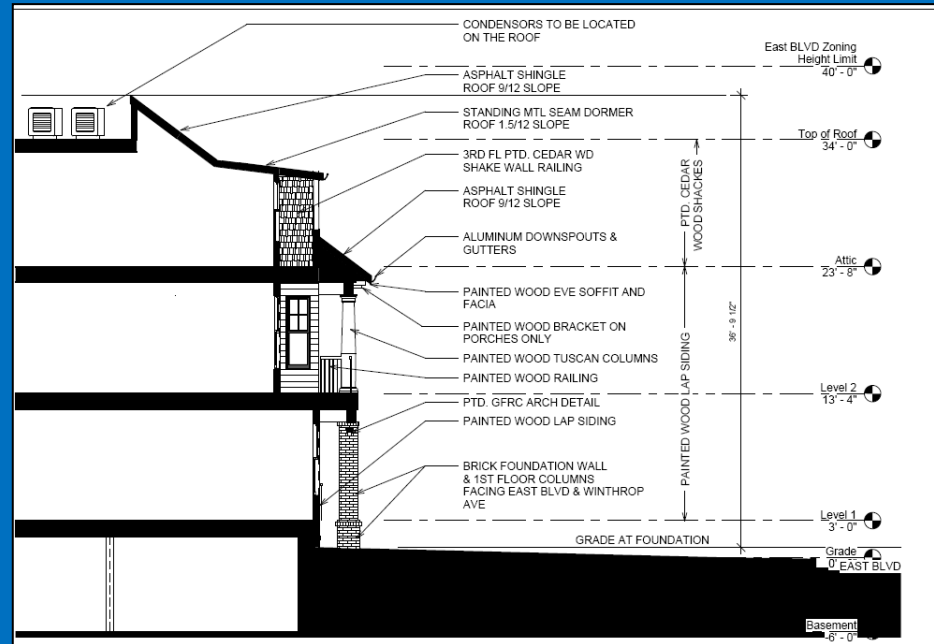
Example 3: Some areas have a suburban context with ranch style homes and larger lots. The proportions and scale of the new house is harmonious with adjacent houses on the street.



Example 4: The scale of the approved multi-family building on the corner complements the existing streetscape.



Example 4 Continued: Appropriate architectural details minimize the massing and scale of the building.



Example 5: The context of the area in this example is primarily multi-family, allowing more flexibility with building height. Appropriate architectural details minimize the massing and scale of the building.



Additional Information



Refer to the
Policy and Design Guidelines
for additional information.

Contact us for assistance.

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go as smoothly as possible for you.
Please contact us. We are eager to help you.*