

Agenda Supplement

May 10, 2023
HDC Meeting

Applicant Submitted Information

7. 501 N Poplar Street (PID: 07803623)
HDCRMA-[2022-00775](#)
Fourth Ward
Ryan Baird, Applicant
8. 1953 Wilmore Dr (PID: 11907413)
HDCRMA-[2022-00957](#)
Wilmore
Angie Lauer, Applicant
9. 828 E Worthington Av (PID: 12108712)
HDCRMA-[2022-01127](#)
Dilworth
Angie Lauer, Applicant
12. 1701 The Plaza (PID: 08118602)
HDCRMA-[2023-00076](#)
Plaza Midwood
Matthew Corey & Jessica Hindman, Applicants

Information Submitted by the Public

11. 1706 Dilworth Rd E (PID: 12311111)
HDCRMI-[2022-01154](#)
Dilworth
Ann Warren, Applicant

7. 501 N Poplar Street (PID: 07803623)
HDCRMA-[2022-00775](#)
Fourth Ward
Ryan Baird, Applicant

The following are written responses to each March continuation letter item:

1. Roof forms and materials, per Standard 6.13, numbers 1, 4, 5, 6, 7, and 8.

The entire roof form has been significantly changed. The main context is shown on sheets CTX-003 and CTX-004.

2. Massing, Standard 6.8, number 6.

Please see the following supplemental PDF page for a summary of this item.

3. Height and Width, Standard 6.9, number 5.

See sheet HDC-004 for evidence that our multi-family home respects the height and width in our context. Our home isn't the tallest or widest on our same blocks compared to single family historic homes and our home is less than the average of our relevant context.

4. Scale, Standard 6.10, number 4.

Please see the following supplemental PDF page for a summary of this item.

5. Provide the final plans, roof plans and elevations for the Commission to be able to assess these plans. Restudy especially a third floor, especially with regard to the impact of the pool and properly be able to assess the roof forms and massing, especially along West 8th Street.

All roof forms have been significantly revised as a result of this re-study, which includes a full re-working of the 3rd floor.

6. Expand search for comparable buildings and appropriate context.

Sheet HDC-003 has been entirely re-made. Context area has been expanded to reflect the standards. Additional historic, multi-family, and homes with a history of multi-family use have been noted as identified.

7. Consider a deeper front porch to help with the massing of the structure.

After reviewing the porch form, we've decided to expand it as a wrap-around porch over the first floor.

8. Left elevation, explore the Directional Expression along West 8th Street to lower the impact along that street.

The new roof forms add verticality to the elevation. There are also examples of horizontal directional expressions at 314 W 8th St, 412 N Poplar St, the side of 428 N Poplar St, the side of 529 N Poplar St, and the side of 601 N Poplar St in addition to the markup elevations shown in the last meeting's supplemental PDFs.

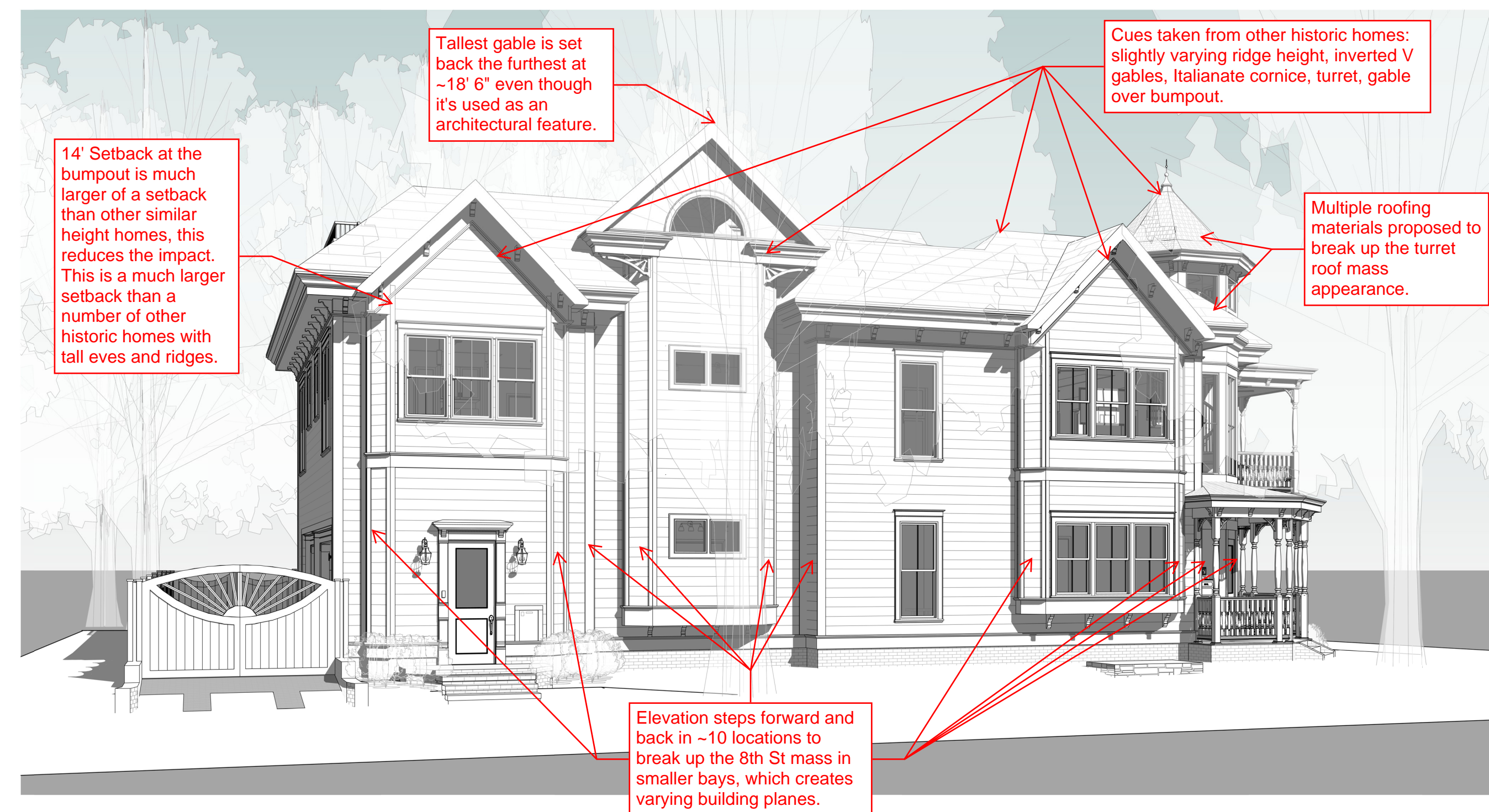
9. The Commission has not reviewed the rest of the building elements at this time (such as materials and cornices and trim).

This submission is only requesting approval for the building envelope, solar roof, and electrochromic glazing so that the design engineering may continue towards completion.

Site doesn't adjoin historic dwellings, but we've incorporated various scale-reducing techniques regardless.

2. Massing, Standard 6.8, number 6.
6. New buildings should include scale-reducing techniques when the site adjoins historic dwellings. Examples include, but are not limited to, dividing the elevation elements into smaller bays, stepping back taller levels of the new building next to smaller historic structures, varying building planes, breaking up roof masses, using multiple materials, and taking cues from nearby historic buildings.
- Numerous cues were taken from nearby historic buildings, see context sheets for numerous examples.
4. Scale, Standard 6.10, number 4.
4. Use scale-reduction techniques on larger multi-family structures (massing, height, roof forms, elements, materials, fenestration, etc.) particularly on elevations that face historic dwellings. These situations may occur in areas where the new construction faces both the historic district and non-historic district areas or where residential zoning adjoins commercial or multi-family zoning.

SCALE REDUCING TECHNIQUES SUMMARY



Solar Roof Material Example Images



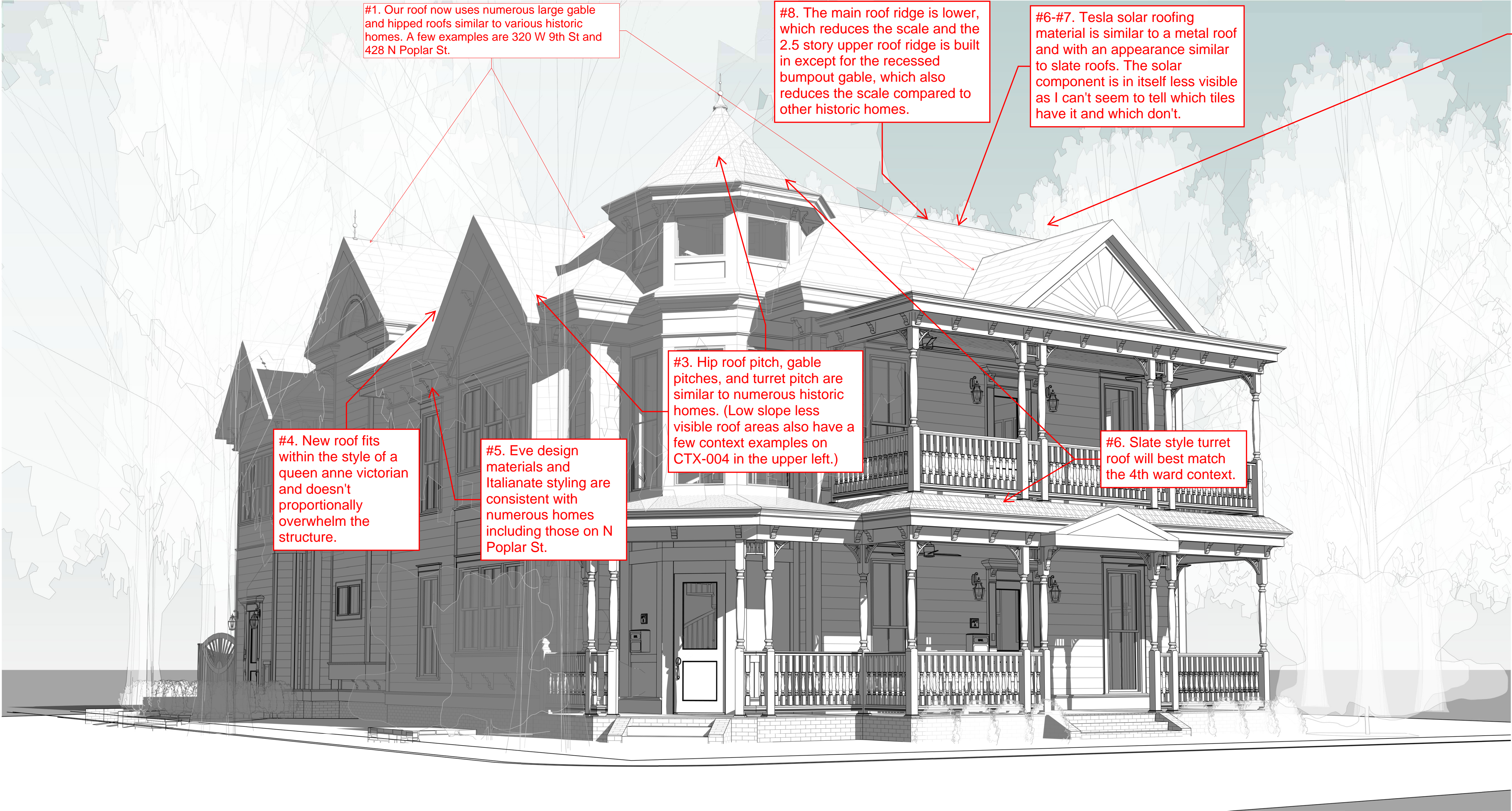
2nd Video link in the image above.

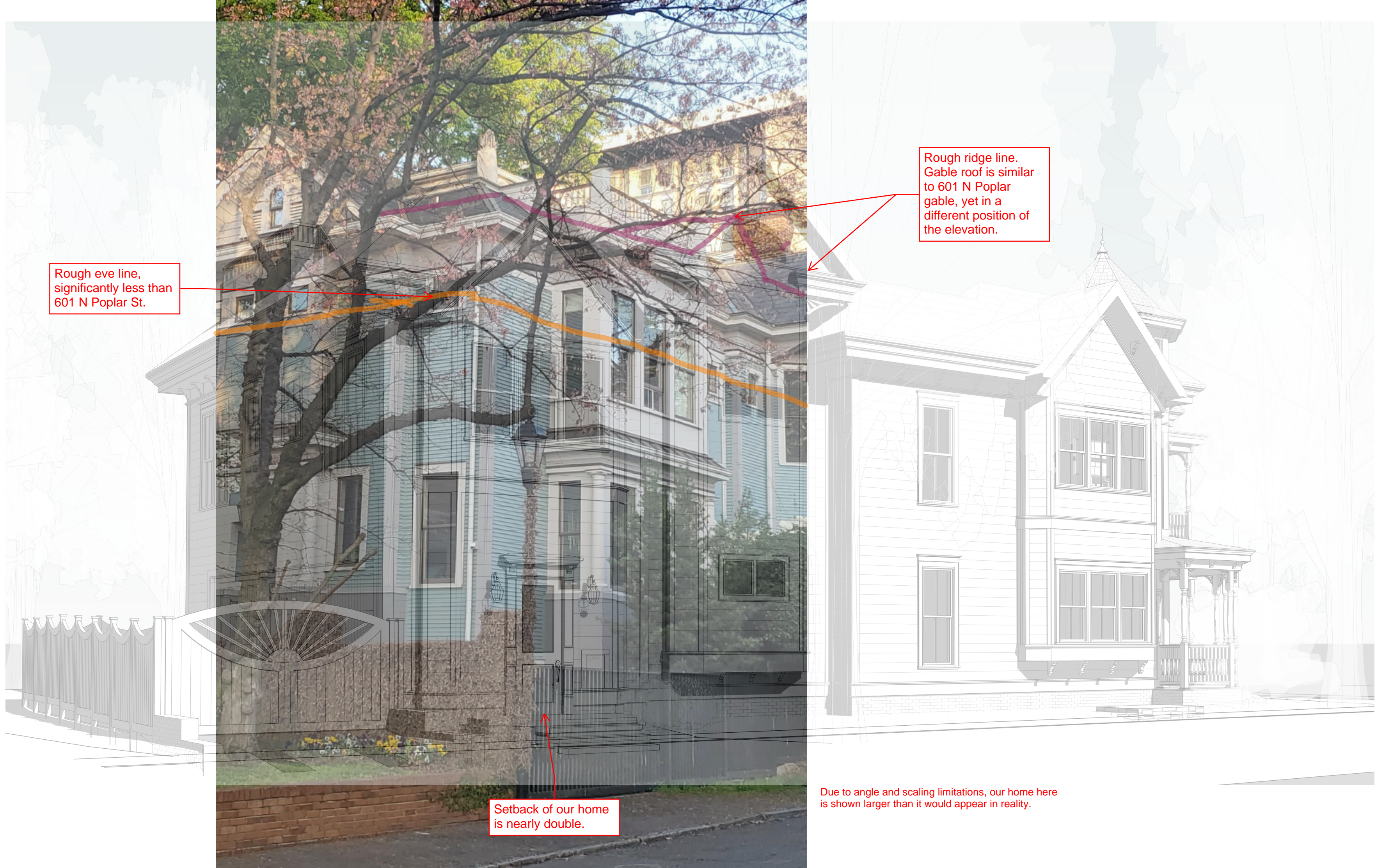
View last 8 seconds of video for completed roof example.



For Roof Form and Materials:

1. Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.
7. Skylights, solar panels, vents, and other similar roof features should be located on less visible locations of the roof.
8. For multi-family buildings in a corner location where an additional story may be allowed, the roof form and design may help to reduce the scale of the building in relation to the other homes within its context.



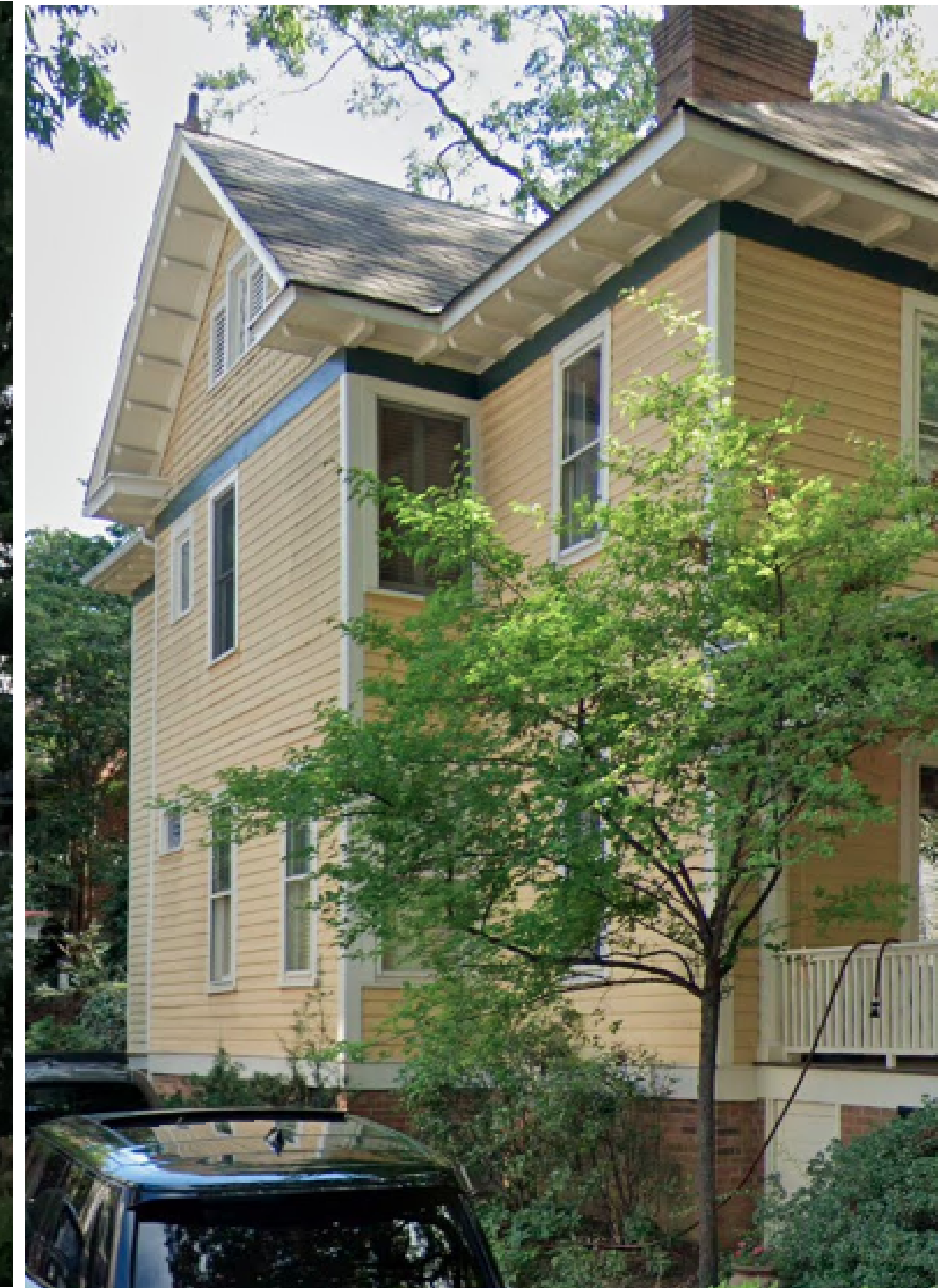


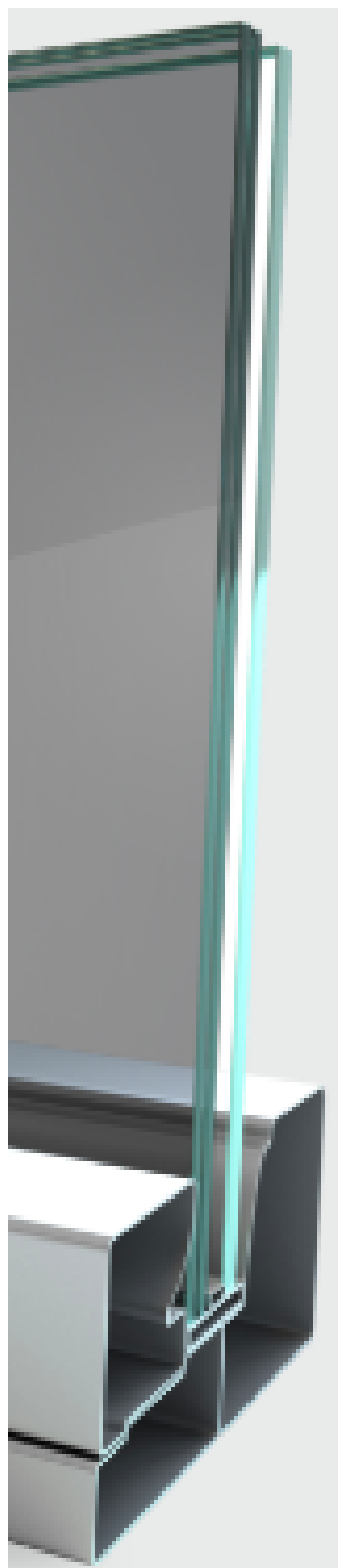
For Massing and Form:

1. Relate massing to those of existing adjacent historic houses. For instance, if a street is primarily Colonial Revival style houses with simple massing, do not introduce a new building with a complex massing.
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.
3. The massing of historic multi-family buildings, typically duplexes and fourplexes in Charlotte, have similar massing as single-family dwellings in the districts.
4. Multi-family developments with more than four units will need to employ techniques for breaking down the mass and modulating the facades to appear as separate structures in order to have the new development fit the scale of the existing historic context.
5. Roof forms such as hipped and gable roofs help to break down the mass as do the complexity of form, architectural details, and materials.
6. New buildings should include scale-reducing techniques when the site adjoins historic dwellings. Examples include, but are not limited to, dividing the elevation elements into smaller bays, stepping back taller levels of the new building next to smaller historic structures, varying building planes, breaking up roof masses, using multiple materials, and taking cues from nearby historic buildings.



ADDITIONAL WINDOW FENESTRATION CONTEXT





The exterior layer of the glass can be kept translucent or the clear version of low-e glass, similar to how for the bathrooms we may be able to have a privacy glass on the inside, we can keep the electrochromic glazing on the inside of the double or triple pane windows. None of the privacy or electrochromic panes of glass would be directly visible on the exterior elevations. Thus, this electrochromic aspect would be similar to an interior automatic shade or electrically switchable film that is a part of the interior design of the home and in the interior private realm.

- Untainted outside views with industry leading color neutral appearance.



8. 1953 Wilmore Dr (PID: 11907413)
HDCRMA-[2022-00957](#)
Wilmore
Angie Lauer, Applicant

From: [Angie Lauer](#)
To: [Harpst, Kristina](#); [Leite, Candice](#)
Subject: [EXT]Agenda Supplement 1953 Wilmore Drive
Date: Tuesday, May 2, 2023 4:22:16 PM

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Kristi

The height from grade to ridge is 22'-9" on the right and 22'-10" on the left side as taken from the front of the existing house location
Please add to the agenda for 1953 Wilmore Drive

Thank you

Angie Lauer,
Owner

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9. 828 E Worthington Av (PID: 12108712)
HDCRMA-[2022-01127](#)
Dilworth
Angie Lauer, Applicant

From: [Angie Lauer](#)
To: [Harpst, Kristina](#); [Leite, Candice](#)
Cc: [Justin](#)
Subject: [EXT]Agenda Suppliment 828 E Worthington Ave
Date: Tuesday, May 2, 2023 4:10:58 PM

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Kristi

The height from grade to ridge of existing house is 25'-9" on the right and 24'-9" on the left
The new added gable to rear is 2'-5" below the main ridge.

Please add to the the agenda for 828 E Worthington Ave
Thank you

Angie Lauer,
Owner

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11. 1706 Dilworth Rd E (PID: 12311111)
HDCRMI-[2022-01154](#)
Dilworth
Ann Warren, Applicant

Information Submitted by the Public

Sharon Frazier

1712 Dilworth Rd E

From: [Sharon Frazier](#)
To: [Harpst, Kristina](#)
Subject: [EXT]1706 Dilworth Rd E 12311111 HDCRMI -2022-01154
Date: Tuesday, May 9, 2023 10:06:16 AM

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Re: 1706 Dilworth Rd E

Property: 12311111

Case: HDCRMI -2022-01154

Hello,

My name is Sharon Frazier. I have owned and lived in the house at 1712 Dilworth Rd East since 1977. I am the closest neighbor and share a driveway with 1706 Dilworth Rd East. I am in total support of the proposal to change the material on the side porch to glass.

At some point in the late 50's or early 60's the side porch on the house was boarded up to enclose it. This part of the house is out of character with the rest of the house and with Dilworth.

The proposed change will take out the wooden boards and replace them with glass. This is much more in character with the original style of the house when this area was a screened-in porch.

I am so impressed with the care and attention to detail the owners have taken in restoring and revitalizing the house at 1706 Dilworth Rd East. They are dedicated to retaining the character and quality of materials of this historic home.

I heartily support this proposal.

Sharon Frazier

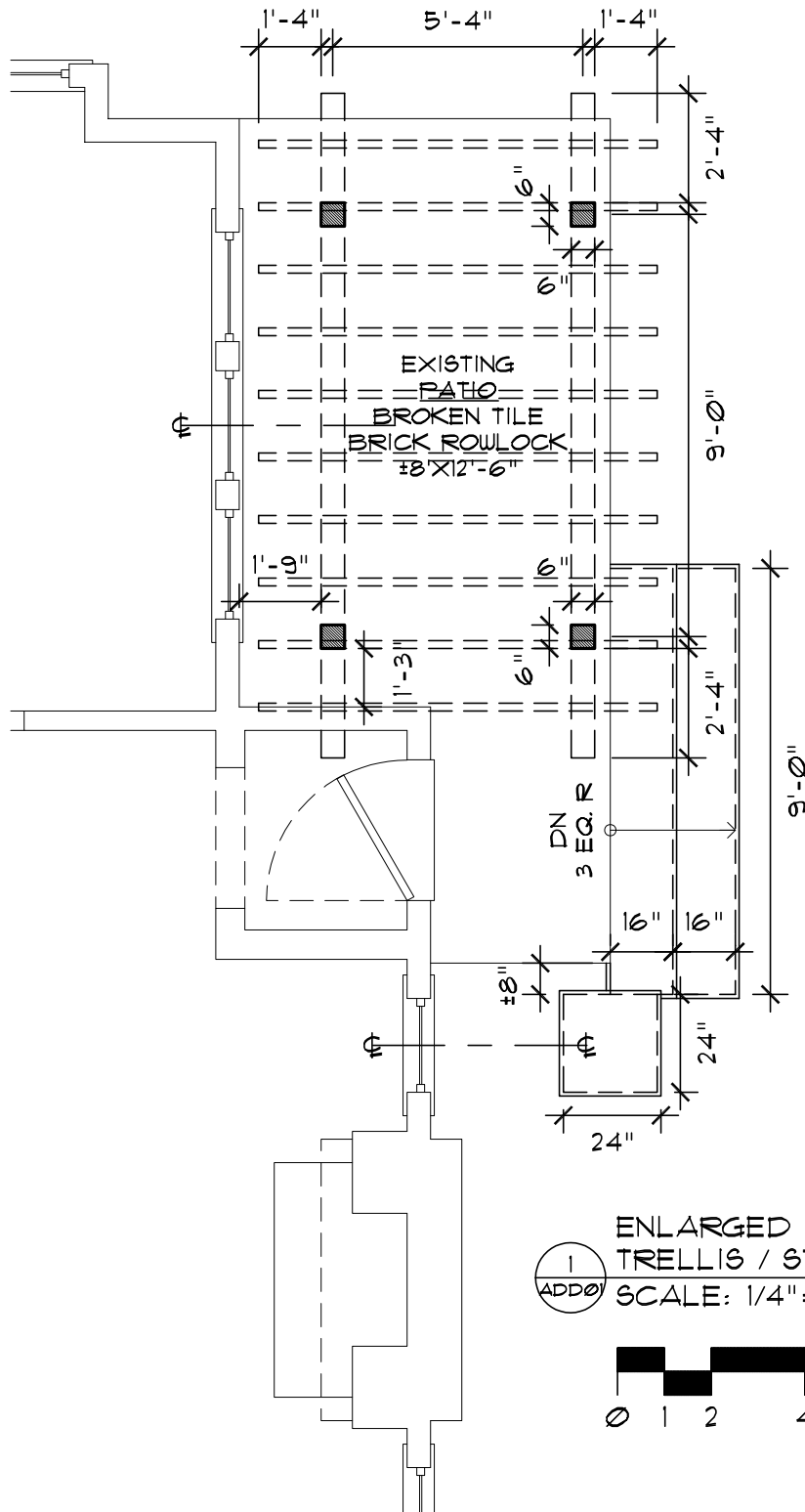
1712 Dilworth Rd E

12. 1701 The Plaza (PID: 08118602)

HDCRMA-[2023-00076](#)

Plaza Midwood

Matthew Corey & Jessica Hindman, Applicants



ENLARGED
TRELLIS / STAIR
SCALE: 1/4" = 1'-0"



1701 The Plaza - analysis of HDC Standards

project goals

- preserve interior & exterior character of historic picturesque cottage
- minimize impact to exterior street faces of historic structure as viewed from pedestrian right-of-way
- create a sense of wayfinding / entry at The Plaza, resolve lighting for safety
- preserve historic side porch & patio on interior lot line
- add family room & parent's bedroom suite

existing conditions

- 1936 cottage, mostly original condition
- craftsman elements: window lite configuration multi pane over single pane, exposed rafter tails, shed roof box bays
- picturesque cottage elements: asymmetric massing, pure geometric curves at front door & interior wall, chimney anchored on front façade, range of roof pitches, irregular rooflines, shallow rake & deep eave overhangs
- multiple stylistic influences speak to original master builder 'signature' on structure
- 5 interior original rooms & curved interior hallway wall (distinguishing feature)
- historic windows intact
- unique site / context conditions: corner lot, very wide right-of-way on Kensington typical of The Plaza cross streets, compact building footprints in 360 degree view

takeaways from January HDC workshop

- given site and context conditions, a modest increase in ridge height acceptable in order to retain a compact footprint and minimize the impact to street facing elevations as viewed from the pedestrian right-of-way
- given site and context conditions, option to go straight back not viable; footprint overwhelmed historic structure and surrounding footprints / spacing
- given site and context conditions, option to 'peek over' historic ridge not viable; massing, proportion, and roof form out of step with rhythm and simplicity of historic structure
- with a modest increase in ridge height, using the interior side lot setback will not be permitted whether it is perceptible from the pedestrian right-of-way or not; interpreted as going 'up and out'

adjustments to proposal per January HDC workshop & meetings with HDC staff

- modest height increase preserves historic ridge edges and gables
- modest height increase simplifies roof forms with cross ridge, stepped back gable walls, hipped corner pent eaves aligning with historic fascia line, and rear roof pitch to match historic roof pitch; receding rooflines and eliminating wall faces minimizes impact to pedestrian right-of-way
- minimal massing on street faces: open / unheated back porch addition steps back to preserve historic rear corner and rear wall of structure, small shed dormer proportioned to historic structure and windows
- eliminating use of side yard preserves historic side porch and side patio at interior lot line with no change in width
- bedroom addition steps back 18' from historic wall and 50' from Kensington curb, minimizing visibility from pedestrian right-of-way; steps back at interior lot line to preserve historic rear corner and rear wall of structure
- clarity of both historic rear corners assures that future applications will not result in loss of historic corners
- reduction in scale reducing strategies deferential to existing historic scale reducing strategies in historic home (gables, shed bays, layered eaves, hipped corner at rear) in order to minimize visual impact
- pure geometries utilized at open rear porch and gable window are deferential to existing historic door & interior wall

HDC precedents

- 329 West Park Avenue – ridge height increase with minimal impact to pedestrian right-of-way
- 624 East Kingston Avenue – ridge height increase with minimal impact to pedestrian right-of-way
- 712 East Tremont Avenue – ridge height increase with minimal impact to pedestrian right-of-way
- 409 Rensselaer Ave – trellis at cottage front patio in semi-public realm
- 808 Woodruff Pl – trellis at cottage front patio in semi-public realm

Secretary of the Interior's Standards (Federal Standards)

standard #	description	project strategy	HDC app sheet #
1	A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	<ul style="list-style-type: none"> property in continuous use as a single family residence 	
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	<ul style="list-style-type: none"> no defining characteristics removed. 	
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	<ul style="list-style-type: none"> essential character of historic cottage as experienced from the public right-of-way unchanged 	
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	<ul style="list-style-type: none"> small shed roof bathroom addition at rear outside period of historic significance (50 years) and not recognized as historically significant 	
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	<ul style="list-style-type: none"> 1936 cottage craftsman elements: window lite configuration multi pane over single pane, exposed rafter tails, shed roof box bays picturesque cottage elements: asymmetric massing, pure geometric curves (front door & interior wall), chimney anchored on front façade, range of roof pitches, irregular rooflines, shallow rakes & deep eaves historic wood windows 	HDC0.1
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	<ul style="list-style-type: none"> repairs to be assessed during construction and reviewed with HDC staff for scope 	
7	Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	<ul style="list-style-type: none"> n/a 	
8	Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	<ul style="list-style-type: none"> n/a – none known or identified at this time 	
9	New additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	<ul style="list-style-type: none"> addition configured such that construction 'does no harm' to distinguishing historic character & features historic structure remains fully recognizable 	HDC0.4- HDC0.6 A0.1 A2.0- A2.4
10	New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	<ul style="list-style-type: none"> historic ridge: edges and gables preserved at both sides historic rear corners: both rear corners preserved historic rear wall: preserved at open rear porch and interior historic front patio: independent trellis (does not tie into historic wall) 	HDC0.4- HDC0.6 A0.1- A2.4

Charlotte Historic District Standards (Local Standards)

standard #	description	project strategy	HDC app sheet #
6.1-6.4	Context – the overall relationship of the project to its surroundings		
6.2	6.2 preamble – ...the block and the surrounding historic structures in which the new site is located should be carefully studied when designing...	<ul style="list-style-type: none"> The Plaza: wide range of style, expression, width, and height as well as a sometimes-whimsical character site / context: corner lot, wide Kensington right-of-way typical of Plaza cross streets, porches & compact building footprints in 360-degree view 	HDC0.1-HDC0.6
6.2	The Semi Public / Private Realm – this area includes the parts of the private sites that can be viewed from a public right-of-way including the existing building on the site.		
6.5	Setback – in relationship to setback of immediate surroundings		
6.5.1	6.5.1 – Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction...	<ul style="list-style-type: none"> no changes to historic setback lines bedroom addition 50' off Kensington curb (to minimize visual impact) 	HDC0.4 A0.1
6.6	Spacing – the side distance from adjacent buildings as it relates to other buildings		
6.6.1	6.6.1 – Space new construction according to the historic pattern in the immediate surroundings of the proposed new construction. This includes sites adjacent to, as well as across the street from the proposed new construction.	<ul style="list-style-type: none"> modest height increase & open porch (to retain contextual compact footprint) bedroom addition 50' off Kensington curb (to minimize visual impact) 	HDC0.4 HDC0.6
2.5-6.8	Massing: the relationship of the buildings various parts to each other		
2.5	2.5 – The HDC also recognizes that each property in Charlotte's Local Historic Districts has unique qualities, and there are circumstances that warrant exceptions to their adopted standards and policies.	<ul style="list-style-type: none"> roof: receding planes (to minimize visual impact), new pitch matches historic pitch & ties in below ridge extension, new small shed dormer matches existing box bay detailing & ties in below ridge (contextual, secondary, scale-reducing) porch: open, set back (to preserve historic rear corner & wall), cottage style fireplace, pent roof eave / hip corner aligns with historic fascia (contextual, secondary, & scale-reducing) bedrooms: addition 50' off Kensington curb & set back at interior lot line (to preserve historic rear corner & wall), other bedrooms tucked into roof (to retain contextual compact footprint & minimize visual impact) shed roofs & box bays: existing right side porch & shed roof box bay preserved, new shed roof box bays & French door overhang to match existing shed box bay detailing (contextual, secondary, & scale-reducing) 	A0.1 A2.0-A2.4
6.8.2	6.8.2 – Use forms for new construction that relate to the forms of the majority of surrounding buildings...		
6.8.5	6.8.5 – Roof forms such as hipped and gable roofs help to break down the mass as do the complexity of form, architectural details, and materials.		
6.8.6	6.8.6 – New buildings should include scale reducing techniques when the site adjoins historic dwellings. Examples include, but are not limited to, dividing the elevation elements into smaller bays, stepping back taller levels of the new building next to smaller historic structures, varying building planes, breaking up roof masses, using multiple materials, and taking cues from nearby historic buildings.		
6.9	Height and Width: the relationship to height and widths of buildings in the project surroundings within a 360 degree range of visibility		
6.9.1	6.9.1 – The height and width of a new building must be compatible within a 360 degree range of visibility of the new building.	<ul style="list-style-type: none"> height increase of 3'-6"; preserves both edges and both gable walls of the historic ridge (to retain contextual compact footprint & minimize visual impact) no change to width not taller or wider than historic single family structures of the same type; within a 360 degree range of visibility and among one-and-one-half story historic homes, five historic are taller and six historic are wider (contextual) 	HDC0.5 HDC0.6
6.9.2	6.9.2 – For new single family structures, the height of the proposed building shall be no taller than the tallest single family historic building on the block within a 360 degree range of visibility from the sidewalk in front of the subject parcel. The height of the historic building should be calculated from the original historic ridge line (not any later additions that may be taller).		
6.9.3	6.9.3 – Design new buildings to respect the existing width of original structures in the district...		
6.10	Scale: the relationship of the building to those around it and the human form		
6.10.1	6.10.1 – Create human scale by including functional elements typical to the historic context, such as porches and porticos.	<ul style="list-style-type: none"> historic front patio: independent trellis does not tie into historic wall 	A2.0-A2.4

	6.10.2 – Materials can also break down the mass of a building and reinforce human scale	(reversibility), provides a sense of wayfinding & gathering in the semi-public transition realm (contextual) <ul style="list-style-type: none">materials: match historic brick and 8” exposure wood lap siding, which each have a human scale ‘hand’ of 8” (contextual & scale-reducing)	
6.11	Directional Expression: the vertical or horizontal proportions of the building as it relates to other buildings		
	6.11 preamble – The relationship of the height and width of the front elevation of a building mass provides its directional expression. A building may be horizontal, vertical, or square in its proportions.	<ul style="list-style-type: none">no change to historic directional expressionridge extension recedes with no wall face (to retain contextual compact footprint & minimize visual impact)	A2.0
4.4	Foundations: the height of foundations as it relates to other buildings in the project surroundings		
6.12	4.4.6 – Do not paint unpainted brick or stone	<ul style="list-style-type: none">existing painted historic brick foundation to remainexisting unpainted historic brick & tile front patio to remainnew brick foundations & exterior stairs to be unpaintednew foundation to align with existing, new rear porch to drop 12” below interior finish floor to align with top of existing foundation	HDC0.1 A2.0- A2.3
	6.12.1 – Relate the height of a new foundation to the height of foundations found within the context of the new building...		
	6.12.2 – Relate the new foundation’s material treatment to that found on historic buildings within the context of the new building. For instance, use brick or stone on frame buildings.		
2.5	Roof Form and Materials: as it relates to other buildings in project surroundings		
4.5- 4.7 6.13	2.5 – The HDC also recognizes that each property in Charlotte’s Local Historic Districts has unique qualities, and there are circumstances that warrant exceptions to their adopted standards and policies.	<ul style="list-style-type: none">height increase of 3’-6” (to retain contextual compact footprint & minimize visual impact)historic ridge edges & gable walls preserved; new secondary gable walls set back from historic thermal wall and into pent eaves (secondary & to minimize visual impact)bedrooms tucked into roof (to retain contextual compact footprint & minimize visual impact)receding planes (to minimize visual impact), new pitch matches historic pitch & ties in below ridge extension, new small shed dormer matches existing box bay detailing & ties in below ridge (contextual, secondary, scale-reducing)existing exposed rafter tails to remain; new exposed rafter tails to match existing; pent roof eaves / hip corner aligns with historic fasciaexisting unpainted front chimney to remain; existing secondary furnace flue to be removed; new rear porch chimney to be unpaintedprecedents: 329 West Park Ave, 624 E Kingston Ave, & 712 E Tremont Ave	HDC0.5 HDC0.6 A2.0- A2.4
	4.5 preamble - ...However, simple roof forms of one story structures may accommodate a slight increase while retaining the original form. Older architectural styles with complex roof forms... typically do not accommodate an increase of the original ridgeline successfully.		
	4.5.2 - Preserve original roof shapes.		
	4.5.3 – Retain architectural features including dormers, cornices, exposed rafter tails, and chimneys. New dormers should be appropriately designed for the style of the structure in massing and material.		
	4.7.3 – Avoid removing any primary masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the historic building.		
	4.7.4 – Secondary chimneys or flues that are located to the rear of the building in less visible areas may be considered for removal if necessary.		
	6.13.1 – Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.		
	6.13.2 – Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.		
	6.13.4 – Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.		
	6.13.5 – Use eave design and materials that complement those frequently found in the block where the new building is being constructed.		
	6.13.6 – Match new roof materials with materials used in the context of the new building.		
4.11	Cornices and Trim: as it relates to the stylistic expression of the proposed building		
6.14	4.11 preamble – Retain all original trim that defines the architectural character of	<ul style="list-style-type: none">historic trim preserved / repaired	A2.0-

	the historic building		
	6.14.1 – Take cues from historic buildings on the appropriate use of trim to articulate the design of a new building’s style and elements.	<ul style="list-style-type: none"> scope of repairs to be verified with HDC staff new trim details to match existing & verified in field 	A2.3
	6.14.2 – Ensure that the proportion and scale of the trim relates to the scale and proportion of trim on historic buildings within the context of the new building.		
4.10	Doors and Windows: the placement, style, and materials of these components		
4.12-	4.10.1 – Retain and repair all existing features and materials of the historic front entrance and front door.	<ul style="list-style-type: none"> historic arch top front door preserved 	HDC0.1
4.14	4.14.1 – Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.	<ul style="list-style-type: none"> historic wood windows preserved at both street-facing & ¾ of right side elevation 	A2.0-
6.15-	4.14.6 – Avoid adding new openings or changing existing openings on primary elevations.	<ul style="list-style-type: none"> no changes to existing openings & no new openings on primary elevations 	A2.3
6.16	6.15.1 – Relate window and door openings for new construction to the historic context in the following ways: (a.) the ratio of solids (walls) and voids (windows and doors), (b.) the rhythm and placement of window and door openings, (c.) the proportion of window and door openings (the ratio of width to height), and (d.) the general size of windows and doors.	<ul style="list-style-type: none"> new windows: clad wood STDs with shadowbars (Kolbe, Jeldwen, or eq.); proportioned to historic windows in overall size and lite configuration new French doors at rear addition: wood new circular gable window deferential to pure geometries at historic picturesque front door & interior wall (contextual); also considered half-moon, arch top, or dove-cote with small window; top sash salvage not considered due to lack of historic precedent for reuse of this style sash in top-only configuration and interior ‘jail cell’ quality 	
	6.15.3 – Construct doors of wood (preferred material). Metal clad, fiberglass, or metal doors may also be considered for side and rear doors on new construction on a case-by-case basis.		
	6.15.4 – Use windows with true divided lites or interior and exterior fixed muntins with internal spacers to reference traditional designs and match the style of the building. Flat muntins, exterior removable grilles, and grilles between the glass are not allowed. The ratio of muntin to glass should be consistent with historic buildings in the context of the new construction and appropriate to the style.		
4.8	Porches: as it relates to the stylistic expression of the proposed building and other buildings in the district		
6.17	4.8 preamble - ... have traditionally been a social gathering place as well as a transitional area between the interior and exterior.	<ul style="list-style-type: none"> historic front patio: independent trellis does not tie into historic wall (reversibility), provides a sense of wayfinding & gathering in the semi-public transition realm (contextual) precedents: 409 Rensselaer Ave & 808 Woodruff Place 	A2.0-
	6.17.1 – Include a porch in the design of new residential construction when the majority of surrounding existing houses also contain a porch.		A2.4
	6.17.3 – Ensure that the new porch design and materials are compatible with the overall architectural vocabulary / style of the new building...		
5.2	Materials: proper historic materials or approved substitutes		
5.5-	5.2.1 – Retain wood as one of the dominant framing, cladding, and decorative materials.	<ul style="list-style-type: none"> new lap siding, trim, and trellis: wood to match existing 	HDC0.1
5.6	5.2.6 – Match existing historic materials and details.	<ul style="list-style-type: none"> new foundation, rear porch chimney, & exterior stairs:unpainted brick to match existing 	A2.0-
5.8	5.5.2 – Retain masonry features that are important in defining the overall character of the building.	<ul style="list-style-type: none"> new roof: architectural shingles to match existing existing wood windows to remain 	A2.4
6.18	5.5.3 – Leave unpainted masonry unpainted.	<ul style="list-style-type: none"> new windows: clad wood STDs with shadowbars (Kolbe, Jeldwen, or eq.); proportioned to historic windows in overall size and lite configuration new French doors at rear addition: wood 	
	6.18.1 – Use compatible traditional materials such as unpainted brick, stucco, stone, and wood for the same features found in the context of the new development such as siding, windows, doors, trim, and foundations...		

	6.18.6 – New brick should be a traditional brick / mortar color and should not be painted.		
2.5	Additions		
6.20	2.5 – The HDC also recognizes that each property in Charlotte’s Local Historic Districts has unique qualities, and there are circumstances that warrant exceptions to their adopted standards and policies.	<ul style="list-style-type: none"> per January HDC workshop: adding only to rear overwhelms historic structure and is not compatible with context of compact footprints & spacing (compatibility & context) surrounding historic context primarily compact building footprints; modest height increase of 3’-6”, open porch, bedroom addition set 50’ off Kensington, & bedrooms tucked into roof (to retain contextual compact footprint & minimize visual impact) historic ridge edges & gable walls preserved; new secondary gable walls set back from historic thermal wall and into pent eaves (secondary & to minimize visual impact) historic rear corners: open porch & bedroom addition set off of historic corners (secondary & to preserve both historic rear corners & wall) historic front patio: independent trellis does not tie into historic wall (reversibility), provides a sense of wayfinding & gathering in the semi-public transition realm (contextual) roof: receding roof planes (to minimize visual impact), new pitch matches historic pitch & ties in below ridge extension, new small shed dormer matches existing box bay detailing & ties in below ridge, pent eave / hip corner aligns with historic fascia (contextual, secondary, scale-reducing) shed roofs & box bays: existing right side porch & shed roof box bay preserved, new shed roof box bays & French door overhang to match existing shed box bay detailing (contextual, secondary, & scale-reducing) porch: open, set back (to preserve historic rear corner & wall), cottage style fireplace, (contextual, secondary, & scale-reducing) existing unpainted front chimney to remain; existing secondary furnace flue to be removed; new rear porch chimney to be unpainted porch & circular gable window deferential to pure geometries at historic picturesque front door & interior wall (contextual) precedents: 329 West Park Ave, 624 E Kingston Ave, & 712 E Tremont Ave 	HDC0.4 HDC0.5 HDC0.6 A0.1 A2.0- A2.4
	6.20 preamble – Additions in Charlotte’s Local Historic Districts should complement the original structure. They should reflect the design, scale, materials, and architectural style of the original building. At the same time, a carefully designed new addition may respect the original without totally copying the historic design features.		
	6.20.1 – Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.		
	6.20.2 – Limit the size of the addition so that it does not visually overpower the existing building.		
	6.20.3 – Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.		
	6.20.4 – Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.		
	6.20.5 – Maintain the existing roof pitch. Rooflines for new additions should be secondary to those of the existing structure. Typically, the original roof as visible from the public right-of-way should not be raised.		
	6.20.6 – Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.		
8.1-	Landscaping: a tool to soften and blend the project with the district		
8.12	8.1 preamble – The HDC recognizes that garden and yard design is easily changed, often with little impact on the overall character of a historic district...	<ul style="list-style-type: none"> independent low brick landscape pier does not tie into historic structure (reversibility) lantern provides soft safety lighting & wayfinding (should not crowd or overwhelm historic front elevation) 	A2.0
	8.12 preamble – Lighting – Lighting of residential properties generally includes exterior lights on houses, minimal lights on walkways and in garden areas, and utilitarian lighting at accessory buildings.		
	8.12.4 – Use fixtures that are compatible with the character of the historic building and the surrounding area.		
	8.12.5 – Choose light levels that provide for adequate safety but do not overly emphasize the residential site or building.		