

# 100 BLOCK OF CHARLOTTE STREET

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# A CREATIVE RESPONSE

Friends of the Preservation Society of Asheville and Buncombe County, Hank Methvin and Delce Dyer, recently spent time on the 100 block of Charlotte Street and developed a thoughtful examination of what sensitive development might look like on this block.

We are so thankful for the time and creativity they put into this proposal and encourage others to share their vision as well.



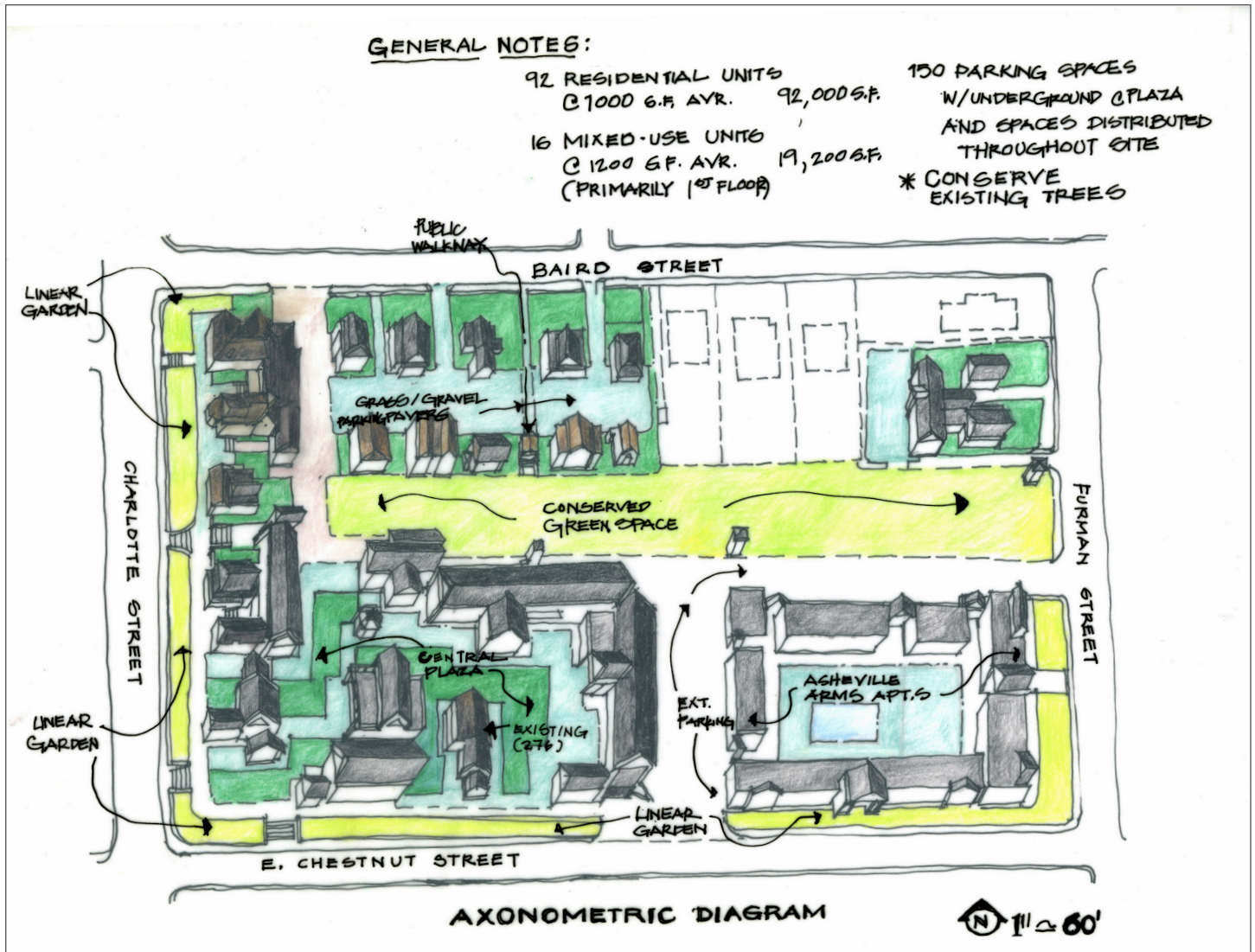
WHAT IS YOUR VISION FOR THE STREET?  
LET US KNOW AT [JESSIE@PSABC.ORG](mailto:JESSIE@PSABC.ORG)

## Charlotte & East Chestnut Proposal



By building onto the rear of the homes along Charlotte Street, the existing structures can retain their front facades and architectural features, while maximizing commercial/residential space as needed. This would also resolve any accessibility issues posed by the historic structures.

## Charlotte & East Chestnut Proposal



Existing structures can be saved/rehabilitated and sensitive infill can be used to increase density. Rather than a dedicated parking garage, parking can be creatively tucked inside multi-use structures or built at basement level. The existing grassy corridor can be retained as green space for this neighborhood.

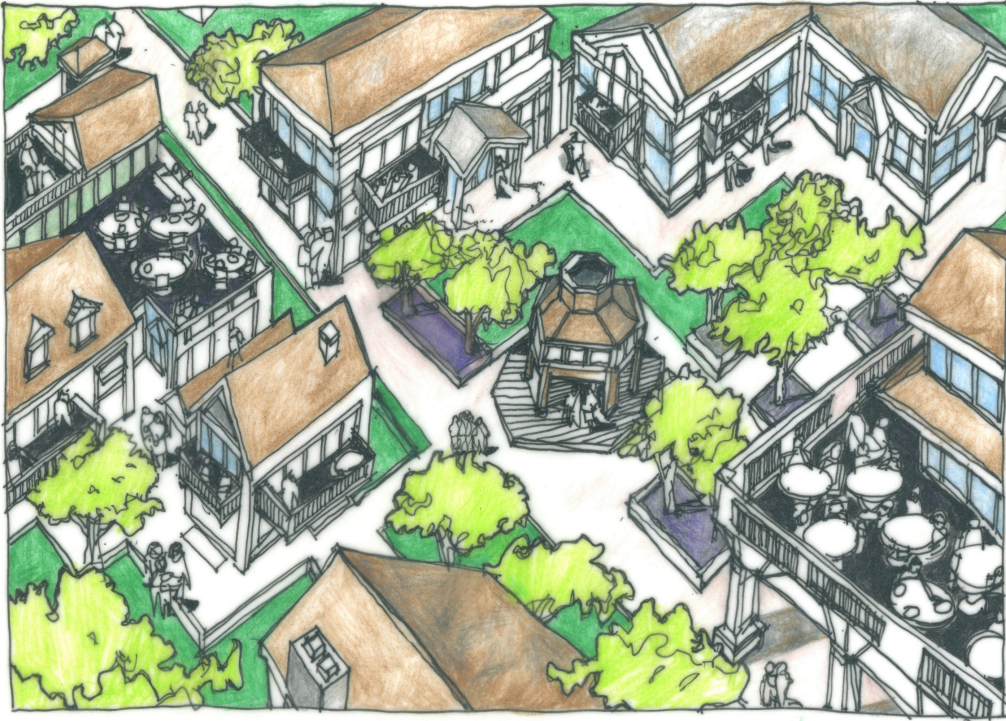


## Charlotte & East Chestnut Proposal



An alley behind existing homes on Baird would allow for several 6–8 unit apartment buildings to be added, taking design cues from other similar structures in the neighborhood like the Ansonia, King James and Charlotte apartments.

# Charlotte & East Chestnut Proposal



**CENTRAL PLAZA BIRD'S-EYE VIEW**

## THOUGHTS ON DESIGN

- How a building looks is critical to its acceptance within a community and to the “pride of place” it creates among residents.
- Every effort should be made to create a high quality, community-sensitive appearance.
- Avoid creating a building that looks strange or out of place in its neighborhood. Consider a building image that fits in with the image of good quality historic architecture in the community where the project is located. A building should reinforce the physical “fabric” of the surrounding neighborhood.
- Relate the size and bulk of the new structure to the prevalent scale in other buildings in the immediate neighborhood.
- Relate the overall height of the new structure to that of adjacent structures and those of the immediate neighborhood. Avoid new construction that varies greatly in height from other buildings in the area. To the extent feasible, relate individual floor-to-floor heights to those of neighboring buildings.
- Consider how the first floor level relates to the street, consistent with the first floors in neighboring buildings.
- The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof.



## NUMBERS AT A GLANCE

19,200

SQUARE FEET OF RETAIL

92  
RESIDENTIAL  
UNITS

0

HISTORIC HOMES DEMOLISHED

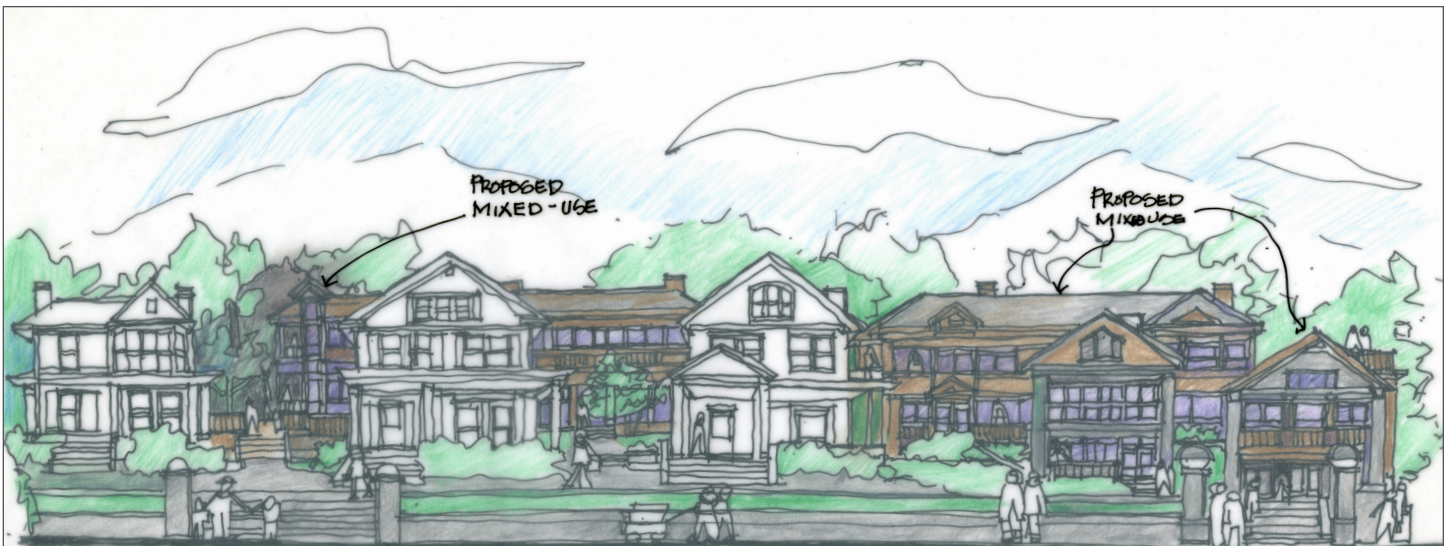
150

PARKING SPACES

92,000

SQUARE FEET OF RESIDENTIAL

19  
HOMES PER ACRE



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