

THE SIX STEPS OF AN ARCHITECTURAL REVIEW

- 1) Is the placement of the home on the lot appropriate with respect to setbacks, topography and streetscape? Site plans generally show setbacks and easements. The site plan should also show the topography “both existing and proposed”. An unnatural fit, requiring extensive excavation or fill for example, may cause a design to not be approved.
- 2) Are the masses balanced? Look at the overall configuration of the home. Is it one big box, sometimes appropriate – sometimes not, or is it comprised of a variety of boxes and other shapes or masses? Are they well composed and in proportion to one another? ARC Guidelines infrequently address massing, but poor composition of the major and minor masses is often a major factor in the ARC decision.
- 3) Do the roof lines tie the massed elements together successfully? Are there large areas of roof which are featureless? And is the roof appropriate to the style of the home or the aesthetic theme of the community. The roof should add aesthetic appeal to the home.
- 4) Are windows, doors, porches, balconies, chimneys or bays organized in a pleasing manner? Are you leaving large wall areas blank? Are windows sizes and configurations varied in an appropriate manner? Does the window configuration appear arbitrary? Your interior layout may result in poorly composed exterior elevations. All elevations are subject to ARC review, with the ARC placing tighter requirements on highly visible ones.
- 5) Are trim and details appropriate to the style of the home? Look at windows, doors, soffits and fascia, frieze boards and other details to determine if these items complement the style of the home.
- 6) Finally, are the finish exterior materials appropriate to the design? Do you have full elevations with only one wall material, or are you mixing in a balanced manner several materials such as brick, stone and stucco on the elevations to create more visual appeal?

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