
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 316 East Boulevard

SUMMARY OF REQUEST: Material Change

OWNER: NPR Properties

APPLICANT: Nasrin Robinson/NPR Properties

Details of Proposed Request

Existing Conditions

The existing structure is a 2 story non-contributing commercial structure constructed in 1980. Original siding material is wood. The right side, the left front and the rear elevation have been changed to cementitious siding (HardiePlank). Wood siding remains on the front and left rear side.

Proposal

The proposal is to allow a change in siding material to cementitious siding (HardiePlank) for the entire structure.

Policy and Design Guidelines

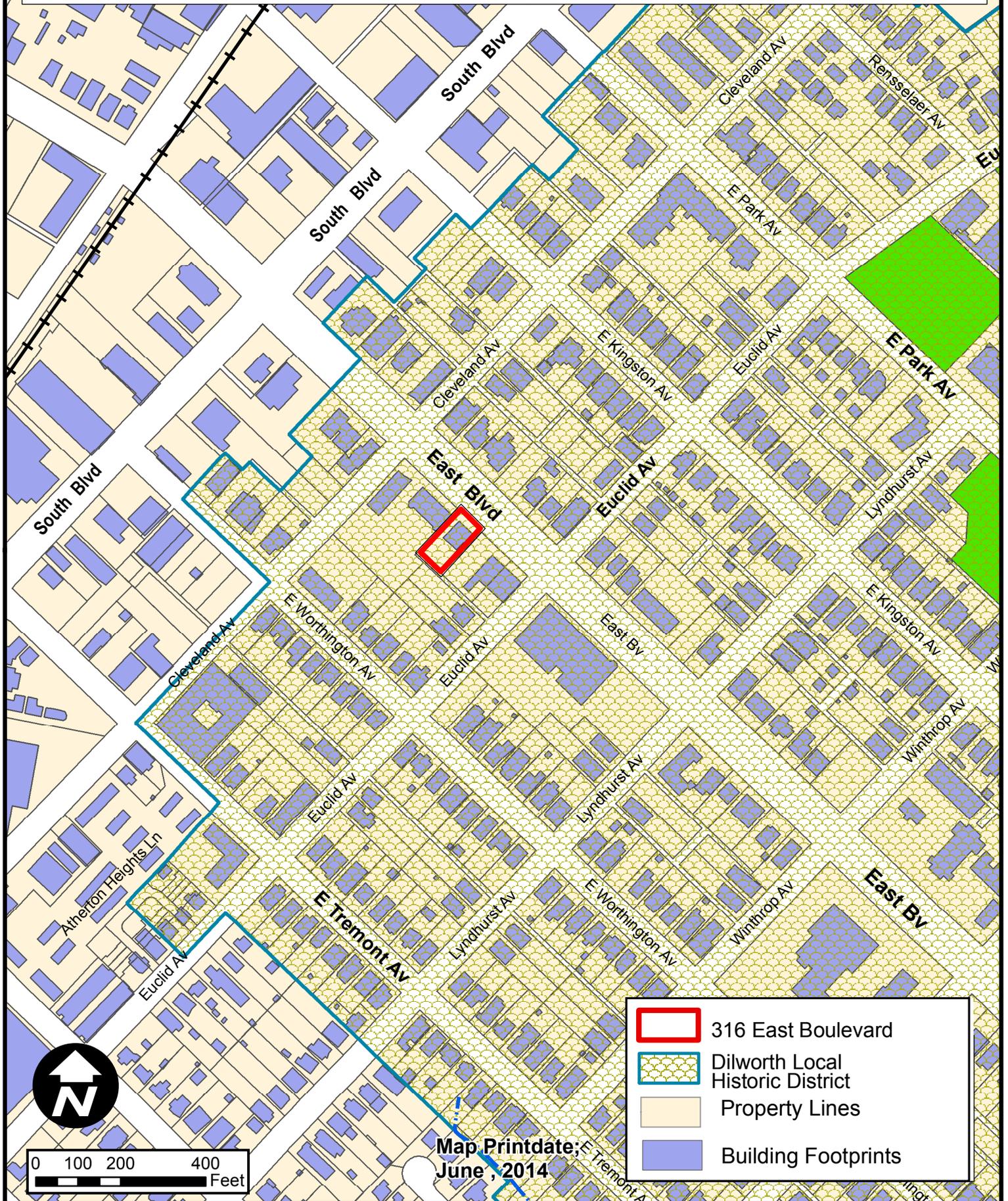
Non Traditional Building Materials, page 49

1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
 - Vinyl
 - Aluminum or other metal sidings
 - Masonite
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.
5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.

Staff Analysis

The Commission will determine if the use of a non-traditional building material is appropriate for siding and other related exterior elements.

Charlotte Historic District Commission - Case 2014-142 Historic Distric; Dilworth



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