LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 220 East Kingston Avenue

SUMMARY OF REQUEST: Fenestration changes, brick painting and tree removal

OWNER: Charlotte Montessori School

APPLICANT: Mark Bostian

Details of Proposed Request

Existing Conditions
The existing structure is a one story masonry building constructed in 1971. The front façade has a natural brick façade and deep roof overhang. The side elevations are painted concrete block with glass block windows. There are two mature trees in the parking lot.

Proposal
The proposal is the conversion of the building to a day care facility for the Montessori school. Project details include new gutters, new metal frame windows, new front door and awnings along the front. The applicant is requesting to paint the brick façade and enclose the small glass block windows on the east elevation. On the west elevation the windows will be replaced with new metal frame doors. The parking lot will be paved and new landscaping installed. A mature tree is proposed to be removed and a new tree planted on the site. A dilapidated storage building will be removed.

Policy & Design Guidelines – Windows and Doors, page 26

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.
Policy & Design Guidelines – Painting, page 30

1. The selection of paint colors is considered to be a matter of choice for property owners, and has no bearing on the preservation of structures. Therefore, the Historic District Commission does not regulate the choice of paint colors. HDC Staff can provide advice on historic color choices if a property owner desires.

2. Only traditionally painted materials, such as wood, should be painted.

3. Foundations must be visually differentiated from the main body of the structure.

4. The painting of unpainted brick or masonry will require a Certificate of Appropriateness. Painting brick or masonry is not considered a change of color, but a fundamental change in the character of a building. The painting of brick or other masonry will not be permitted except in such special circumstances as:
   - The repainting of buildings first painted prior to the establishment of the appropriate Local Historic District.
   - Cases where a brick building has poorly matched additions or repair work, and where the painting is designed to unify the disparate parts of the building.

Staff Analysis
The Commission will determine if the proposal meets the guidelines for Windows and Doors, brick painting and tree removal.
1. **EXISTING NORTH ELEVATION**

   - **EXISTING STEEL ROOF EDGE**
   - **EXISTING BRICK**
   - **EXISTING HOLLOW METAL FRAME AND DOOR** - TO BE REMOVED AND REPLACED WITH ALUMINUM STOREFRONT WINDOW.

2. **RENOVATED NORTH ELEVATION**

   - **NEW PREFINISHED STEEL ROOF EDGE**
   - **EXISTING BRICK - PAINTED**
   - **AWNING SYSTEM - FIRE RETARDANT FABRIC ON 1" X 1" ALUMINUM TUBING ATTACHED TO MASONRY WALL 40'-0" LONG X 3'-0" HIGH X 4'-0" DEEP**
   - **NEW ALUM STOREFRAME A1 IN NEW OPENING.**
   - **NEW ALUM STOREFRAME A6 IN EXISTING OPENING.**
   - **NEW ALUM STOREFRAME A3 IN NEW OPENING.**
   - **SEE ELEVATION 641.02 FOR EXTERIOR PAINTING NOTES**
EXISTING SOUTH ELEVATION

1/4"

EXISTING CMU - PAINTED
EXISTING STEEL ROOF EDGE
EXISTING CONDUIT OR HEAD AND DOWNSPOUT TO BE REPLACED
EXISTING PLYWOOD FENCE BETWEEN SUBJECT BUILDING AND 228 E. KINGSTON AVE.
EXISTING HOLLOW METAL DOOR AND FRAME TO BE REMOVED AND OPENING INFILLED WITH CMU

RENOVATED SOUTH ELEVATION

1/4"

AWNING SYSTEM - FIRE RETARDANT FABRIC ON 3" X 1" ALUMINUM TUBE ATTACHED TO MASONRY WALL, 7'-4" LONG X 3'-0" HIGH X 4'-0" DEEP
EXISTING PLYWOOD FENCE BETWEEN SUBJECT BUILDING AND 228 E. KINGSTON AVE.
NEW ALUM STOREFRONT A3 IN NEW OPENING.
SEE ELEVATION SA1.02 FOR EXTERIOR PAINTING NOTES
EXISTING EAST ELEVATION

RENOVATED EAST ELEVATION
1. **EXISTING WEST ELEVATION**

2. **RENOVATED WEST ELEVATION**

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**EXISTING CONDUCTOR HEAD AND DOWNSPOUT**

**EXISTING STEEL ROOF EDGE**

**EXISTING CMU - PAINTED**

**EXISTING AWNING SYSTEM - TO BE REMOVED AND REPLACED WITH NEW AWNING SYSTEM**

**EXISTING HOLLOW METAL FRAME AND DOOR**

**EXISTING GLASS BLOCK WINDOWS TO BE REMOVED AND INFILLED WITH CMU - TYPICAL OF 4 THIS ELEVATION**

**NEW PREFINISHED STEEL CONDUCTOR HEAD AND DOWNSPOUT**

**OVERFLOW SCUPPER IN ROOF EDGE**

**NEW PREFINISHED STEEL ROOF EDGE**

**EXISTING CMU - PAINTED**

**AWNING SYSTEM - FIRE RETARDANT FABRIC ON 1" X 1" ALUMINUM TUBING ATTACHED TO MASONRY WALL. 8" LONG X 3'-0" HIGH X 4'-0" DEEP**

**NEW ALUM STOREFRAME A1 IN EXISTING OPENING**

**AWNING SYSTEM - FIRE RETARDANT FABRIC ON 1" X 1" ALUMINUM TUBING ATTACHED TO MASONRY WALL. 4'-0" LONG X 3'-0" HIGH X 4'-0" DEEP**

**NEW ALUM STOREFRAME A2 IN NEW OPENING**

SEE ELEVATION 5A1.02 FOR EXTERIOR PAINTING NOTES
KINGSTON AVE. ELEVATION OF EXISTING STRUCTURE TO BE USED FOR CHARLOTTE MONTESSORI SCHOOL. 220 E. KINGSTON AVE.
EXISTING STRUCTURE TO BE USED FOR CHARLOTTE MONTESORI SCHOOL
220 E. KINGSTON AVE.
WOOD FENCE (FRONT & BACK) BETWEEN 220 & 226 E. KINGSTON AVE - NO ACCESS TO SPACE BETWEEN BUILDING FROM 220 E. KINGSTON
WEST ELEVATION OF EXISTING STRUCTURE TO BE USED FOR CHARLOTTE MONTESSORI SCHOOL FROM E. KINGSDON AVE
WEST ELEVATION OF EXISTING STRUCTURE TO BE USED FOR CHARLOTTE MONTESSORI SCHOOL - FROM NW CORNER OF BUILDING
WOOD FENCE, WOOD SHED & ROOF CONNECTING SHED TO BUILDING AT REAR ELEV. TO BE REMOVED
Existing awning to be removed

Existing glass block windows (4 per east & west elevations) to be removed

5 existing conc. masonry planters & landscaping in planters to be removed
Glass block windows to be removed

Planters & landscaping to be removed
219 E. KINGSTON AVE.

221 E. KINGSTON AVE.

STRUCTURES ACROSS STREET FROM 220 E. KINGSTON AVE.
221 E. KINGSTON AVE.

225 E. KINGSTON AVE.

229 E. KINGSTON AVE.

STRUCTURES ACROSS STREET FROM 220 E. KINGSTON AVE.
STRUCTURE TO BE RENOVATED FOR CHARLOTTE MONTESSORI SCHOOL - 220 E. KINGSTON AVE. AND 228 E. KINGSTON AVE. FROM STREET
- Existing Charlotte Montessori School at 219 E. Blvd.
  Windows and doors on renovated school at 220 E. Kingston Ave. will be clear anodized aluminum storefront w/gray tinted glass - similar to 219 E. Blvd.
- Owner desires to paint the exterior masonry of the renovated school at 220 E. Kingston Ave. to match the paint scheme of the Charlotte Montessori School at 219 E. Blvd. This includes the darker base, lighter field color, and two blue bands.
- Existing Charlotte Montessori School at 219 E. Blvd.

Windows and doors on renovated school at 220 E.

Kingston Ave. will be clear anodized aluminum

storefronts w/ gray tinted glass - similar to 219 E. Blvd.

- Owner desires to paint the exterior masonry of the

renovated school at 220 E. Kingston Ave. to match the

paint scheme of the Charlotte Montessori School

at 219 E. Blvd. This includes the darker base, lighter

field color and two blue bands.
The school desires to use the same sign at the renovated Charlotte Montessori School at 220 E. Kingston Ave, as is currently used at 219 E. Blvd School. "The" will not be used as the school name is now "Charlotte Montessori School". The sign at 219 E. Blvd is 50" wide x 48" high = 10 SF and the owner desires to use this size sign at 220 E. Kingston site as well.