**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 600 East Boulevard

**SUMMARY OF REQUEST:** Addition/Site Features

**APPLICANT:** Constantine Vrettos

### Details of Proposed Request

**Existing Conditions**
The location is the Holy Trinity Greek Orthodox Cathedral Complex. The cathedral, c. 1951, is a Gothic/Byzantine design with basilica, projecting gabled sections and flanking towers. The Hellenic Center, c. 1967, is a brick two story arcaded structure. On the left side is a playground surrounded by a metal picket fence. Site features include a plain concrete plaza with landscaping.

**Proposal**
The proposal is a renovation, addition and new site features. The project includes an elevator which requires an addition to the left and right side of the Cathedral. On the right side the existing wheelchair ramp will be redesigned to meet code and will be covered. The courtyard between the church and the community will be improved with new concrete pavement, planters, decorative lighting, benches and three flag poles. A new covered walkway will connect the Cathedral, community center and parking lot. Materials and architectural details will match and complement the existing structures.

**Policy & Design Guidelines - Additions**
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   - **Size:** the relationship of the project to its site
   - **Scale:** the relationship of the building to those around it
   - **Massing:** the relationship of the building’s various parts to each other
   - **Fenestration:** the placement, style and materials of windows and doors
   - **Rhythm:** the relationship of fenestration, recesses and projections
   - **Setback:** in relation to setback of immediate surroundings
   - **Materials:** proper historic materials or approved substitutes
   - **Context:** the overall relationship of the project to its surroundings
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Landscape and Site Features:
1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.

2. Not all landscape structures are appropriate for every lot in the Local Historic District; a retaining wall is not suitable for a flat lot.

3. Historic precedents indicate appropriate materials such as stone, brick and concrete.

4. Historic site features are considered integral parts of Local Historic District properties, and cannot be removed without the review of the HDC or its Staff.

5. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.

6. Certain modern materials for landscape and site features are not allowed without the approval of the Historic District Commission.
   • Interlocking concrete block
   • Treated landscaping timbers
   • Railroad ties
   • Pre-fabricated lattice

Staff Analysis
The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.
LIST OF DRAWINGS

ARCHITECTURAL
A00-0  COVER SHEET
A00-0.0  APPENDIX B
A01-0  SITE PLAN, EXISTING CONDITIONS, DEMOLITION PLAN
A01-1  FLOOR PLANS, EXISTING CONDITIONS, DEMOLITION PLAN
A01-2  EXISTING AND PROPOSED PICTORIAL ELEVATIONS
A01-3  NA
A01-4  NA
A01-5  PLAZA PLAN
A01-6  ROOF PLAN
A01-7  RELECTED CEILING PLAN, PLAZA AND NAve LEVEL
A01-8  BASEMENT CEILING PLAN
A01-9  ROOM FINISH SCHEDULE AND DETAILS
A01-10  DOOR SCHEDULE AND DETAILS
A01-11  NAVE FLOOR PLAN
A01-12  BASEMENT FLOOR PLAN
A01-13  MEZZANINE FLOOR PLAN, ROOM FINISH SCHEDULE
A01-14  SITE DEVELOPMENT DRAWINGS
A02-0  ELEVATIONS
A02-1  ELEVATIONS
A02-2  ELEVATIONS
A02-3  OVERALL WALL SECTIONS
A02-4  OVERALL WALL SECTIONS
A02-5  OVERALL WALL SECTIONS
A02-6  WALL SECTIONS
A02-7  WALL SECTIONS
A02-8  WALL SECTIONS
A02-9  WALL SECTIONS
A03-0  WALL SECTIONS
A03-1  WALL SECTIONS
A03-2  WALL SECTIONS
A03-3  WALL SECTIONS
A03-4  WALL SECTIONS
A03-5  WALL SECTIONS
A03-6  SITE DEVELOPMENT DRAWINGS

SITE DEVELOPMENT DRAWINGS
L01  SITE DEVELOPMENT DRAWINGS
L01-0  Tree Ordinance Compliance Plan
L01-1  PLAZA PLANTING PLAN
HOLY TRINITY
GREEK ORTHODOX
CHURCH
600 EAST BLVD.
CHARLOTTE, NC  28203

RENOVATIONS
TO IMPROVE
ACCESSIBILITY
TO THE NAVE
AND TOILETS

FLOOR PLANS
EXISTING
CONDITIONS
DEMOLITION
PLAN

001     EXISTING NAVE FLOOR PLAN
1/8"=1'-0"

003     EXISTING MEZZANINE PLAN
1/8"=1'-0"

002     EXISTING BASEMENT FLOOR PLAN
1/8"=1'-0"

ONE on ONE
DESIGN, Ltd.
"a division of one"
2719 LILLY MILL RD.
CHARLOTTE, NC 28210
phone: 704 643-8697
fax: 704 643-8621
e-mail: cltcvrettos@carolina.rr.com

PRELIMINARY NOT FOR CONSTRUCTION
ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

LUESA PRELIMINARY PROJECT NO. 352452

JUNE 15, 2015

001     EXISTING NAVE FLOOR PLAN
1/8"=1'-0"

003     EXISTING MEZZANINE PLAN
1/8"=1'-0"

002     EXISTING BASEMENT FLOOR PLAN
1/8"=1'-0"
EXISTING NORTH ELEVATION

EXISTING NORTHEAST ELEVATION

EXISTING NORTHWEST ELEVATION

PROPOSED NORTHWEST ELEVATION

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ISSUED FOR CONSTRUCTION

LUESA PRELIMINARY PROJECT NO. 352452
HOLY TRINITY GREEK ORTHODOX CHURCH
600 EAST BLVD.
CHARLOTTE, NC  28203

RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS

EXISTING AND PROPOSED PICTORIAL ELEVATIONS

2114
JOB Number

2114
Project Number

June 15, 2015
Revision Date
THE LIGHTER IMAGE IS THE EXISTING PART OF THE BUILDING

BASEMENT
@-9'-4"

NAVE @ 0'-0"

ELEVATIONS

ONE ON ONE DESIGN, LTD.
2719 LILLY MILL RD.
CHARLOTTE, NC 28210
phone: 704 643-8697
fax: 704 643-8621
email: cltcvrettos@carolina.rr.com
THE LIGHTER SECTION IS THE EXISTING PART OF THE BUILDING.

SEE ELEVATION 205/A2-2.1 FOR VERTICAL DIMENSIONS.

RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS.

HOLY TRINITY GREEK ORTHODOX CHURCH
600 EAST BLVD. CHARLOTTE, NC 28203

ELEVATIONS

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ISSUED FOR CONSTRUCTION

A2-3.1

TOTAL DRAWING SHEET NUMBER 3
THE LIGHTER IMAGE IS THE EXISTING PART OF THE BUILDING

BASEMENT

@-9'-4"

NAVE @

0'-0"

3-0.401

A3-0.2

3-0.501

A3-0.3

15

15

15

21

21

21

7

7

1

6

6

7

7

7

7

27

2

14

14

14

6

3

27

7

7

1

1

3

14

21

29

208     SOUTH ELEVATION (THE LIGHT SECTION IS THE EXISTING BUILDING)  1/8"=1'-0"

209     SOUTH ELEVATION (INDICATES EXISTING AND NEW PART OF THE BUILDING)  1/8"=1'-0"
FOR MATERIAL DESCRIPTION AND DIMENSIONS FOR THIS SECTION
SEE SHEETS:
A3-1.1
A3-1.2
A3-1.3

FOR MATERIAL DESCRIPTION AND DIMENSIONS FOR THIS SECTION
SEE SHEET:
A3-2.1
HOLY TRINITY GREEK ORTHODOX CHURCH
600 EAST BLVD.
CHARLOTTE, NC 28203

RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS

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ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

3-0.301 WALL SECTION
3/8"=1'-0"

FOR MATERIAL DESCRIPTION AND DIMENSIONS FOR THIS SECTION SEE SHEETS:
A3-3.1
A3-3.2

3-0.401 WALL SECTION
3/8"=1'-0"

FOR MATERIAL DESCRIPTION AND DIMENSIONS FOR THIS SECTION SEE SHEET:
A3-4.1

JUNE 15, 2015

LEAD PROJECT MANAGER: D. M. S.
FOR MATERIAL DESCRIPTION AND DIMENSIONS FOR THIS SECTION
SEE SHEETS:
A3-5.1
A3-5.2
HOLY TRINITY GREEK ORTHODOX CHURCH
600 EAST BLVD.
CHARLOTTE, NC 28203

RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS

1412_A3-2.1_Wall Sections.dwg
CNV
No Date
No
No
No

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LUESA PRELIMINARY PROJECT NO. 352452
3-102 WALL SECTION
3/4"=1'-0"
HOLY TRINITY
GREEK ORTHODOX
CHURCH

600 EAST BLVD.
CHARLOTTE, NC  28203

RENOVATIONS
TO IMPROVE
ACCESSIBILITY
TO THE NAVE
AND TOILETS

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ISSUED FOR BIDDING
ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

2114 JUNE 15, 2015

WALL SECTIONS

LUESA PRELIMINARY PROJECT NO. 352452
## Room Finish Schedule

<table>
<thead>
<tr>
<th>Number</th>
<th>Room Name</th>
<th>Floor</th>
<th>North Wall</th>
<th>South Wall</th>
<th>East Wall</th>
<th>West Wall</th>
<th>Ceiling</th>
<th>Finish</th>
<th>Height</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Lobby</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>30' Maple</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>102</td>
<td>Sanctuary</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Acoustical</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>103</td>
<td>Conf. Rm.</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>30' Maple</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>104</td>
<td>Kitchen</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Acoustical</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>105</td>
<td>Dining Rm.</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Acoustical</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>106</td>
<td>Nursery</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Acoustical</td>
<td>30'</td>
<td>1</td>
</tr>
<tr>
<td>107</td>
<td>2nd Foyer</td>
<td>Main</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Panelled</td>
<td>Acoustical</td>
<td>30'</td>
<td>1</td>
</tr>
</tbody>
</table>

### Room Finish Schedule

- **101** Lobby
- **102** Sanctuary
- **103** Conf. Rm.
- **104** Kitchen
- **105** Dining Rm.
- **106** Nursery
- **107** 2nd Foyer

---

**Preliminary Not for Construction**

**Issued For Bidding**

**Issued For Permit**

**Issued For Construction**

---

**Holy Trinity Greek Orthodox Church**

**600 East Blvd. Charlotte, NC 28203**

**Reniors To Improve Accessibility To The Nave And Toilets**

---

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---

**Date:**

- **June 15, 2015**
<table>
<thead>
<tr>
<th>NO.</th>
<th>WALL</th>
<th>DOOR</th>
<th>MATERIAL</th>
<th>LABEL</th>
<th>FINISH</th>
<th>MATERIAL</th>
<th>LABEL</th>
<th>HANGER</th>
<th>HARDWARE</th>
<th>INSTRUCTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>A</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>02</td>
<td>A</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>03</td>
<td>B</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>GLASS</td>
<td>CLEAR</td>
<td>FRAMELESS</td>
<td>GLASS</td>
<td>CLEAR</td>
<td>FRAMELESS</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>04</td>
<td>B</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>GLASS</td>
<td>CLEAR</td>
<td>FRAMELESS</td>
<td>GLASS</td>
<td>CLEAR</td>
<td>FRAMELESS</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>05</td>
<td>C</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>METAL</td>
<td>STAIN</td>
<td>STANDARD</td>
<td>METAL</td>
<td>STAIN</td>
<td>STANDARD</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>06</td>
<td>D</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>SC-DOOR</td>
<td>STAIN</td>
<td>RED</td>
<td>SC-DOOR</td>
<td>STAIN</td>
<td>RED</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>07</td>
<td>E</td>
<td>3'-0&quot;x7'-0&quot;</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>WOOD</td>
<td>RED</td>
<td>STANDARD</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

ALLOWSANCES INDICATED FOR DOORS AND HARDWARE IS FOR MATERIAL ONLY. LABOR FOR INSTALLATION CHIPS & MUST BE INCALED ON THE BASIS.

HARDWARE ALLOWANCE FOR ALL DOORS: $15,000.00
HOLY TRINITY GREEK ORTHODOX CHURCH
600 EAST BLVD
CHARLOTTE, NC 28203
RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS

TREE ORDINANCE COMPLIANCE PLAN

Chapter 21 City Tree Ordinance Code Summary
Street Tree Requirements:
Trees that are required to be a part of the public right-of-way must be maintained in accordance with the City of Charlotte tree code. Tree maintenance must be performed by the property owner or a qualified contractor.

Chapter 21 Tree Ordinance Code Summary
Individual Tree Requirements:
Trees that are required to be a part of the public right-of-way must be maintained in accordance with the City of Charlotte tree code. Tree maintenance must be performed by the property owner or a qualified contractor.

PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>Date</th>
<th>Tree Type</th>
<th>Species</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/07/2015</td>
<td>Prairie Dropseed</td>
<td>Festuca glauca</td>
<td>6&quot; x 30&quot;</td>
<td>Nave</td>
</tr>
<tr>
<td>04/07/2015</td>
<td>Prairie Dropseed</td>
<td>Festuca glauca</td>
<td>9&quot; x 48&quot;</td>
<td>Toilets</td>
</tr>
</tbody>
</table>

ONE ON ONE DESIGN, Ltd.
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Charlotte, NC 28217
Phone: 704.525.2003
Fax:   704.525.2051
www.geosciencegroup.com
HOLY TRINITY
GREEK ORTHODOX CHURCH
600 EAST BLVD
CHARLOTTE, NC 28203

RENOVATIONS TO IMPROVE ACCESSIBILITY TO THE NAVE AND TOILETS

PLAZA PLANTING PLAN

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www.geosciencegroup.com

PRELIMINARY NOT FOR CONSTRUCTION
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ISSUED FOR PERMIT
ISSUED FOR CONSTRUCTION

2114 PLAZA PLANTING PLAN

PLAN SCHEDULE

1. Design and construction of a new planting plan to improve accessibility to the nave and toilets.

2. Plant species selection to enhance the aesthetic appeal.

3. Installation of new planting beds to create a cohesive design.

4. Use of sustainable and low-maintenance plants to reduce maintenance costs.

5. Detailed planting schedule with specific plant species and their locations.

6. Use of native plants to support local ecosystems.

7. Incorporation of drought-tolerant plants to reduce water usage.

8. Use of locally sourced materials to minimize transportation impacts.

9. Collaboration with local landscapers to ensure quality workmanship.

10. Final review to ensure compliance with all design requirements.

Graph Scale:

1 unit = 1 ft.