LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1508/1510 South Mint Street

SUMMARY OF REQUEST: Fenestration changes, signage, dormer addition, site features, tree removal

APPLICANT: Bruce Gaiser (Robert and Joan Rash, Owner)

Details of Proposed Request

Existing Conditions
The existing structure is a two story structure constructed in 1926. The current use is office. The existing façade is painted brick. Several fenestration changes and additions have been made over the years prior to the establishment of the Dilworth Local Historic District.

Proposal
The proposal is a group of changes to the façade and site work. Front façade changes include the addition of shutters, removal of an existing window opening, addition of a hipped dormer on the front below the ridge, extension of a brick wall on the right side and new arched entrance. Changes to the right side include a new door and deck expansion. Changes to the left elevation are a new sign and windows. Site work includes the removal of a mature tree in the rear yard, brick sidewalk and bluestone porch decking. The applicant is requesting cementitious siding on the new gable.

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. Sensitive 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.

Staff Analysis
The HDC will determine if the proposal meets the guidelines for Fenestration, Rhythm, Materials and Context.
NOTES:

ZONING IS B-1(CD).
SETBACKS PER B-1 ZONING. OTHER SETBACKS, RIGHT OF WAYS OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.
NO SIDE YARD REQUIRED BUT A MINIMUM OF 8' OF BUILDING SEPARATION MUST BE MAINTAINED.
SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

M.B. 3 PAGE 9, DILWORTH
BLOCK 11
LOT 10
LOT 9
N47°09'52"W 83.84'

LOT 1216
12,183 Sq Ft
0.28 Ac.

LOT 1214

EAST BOULEVARD
70' PUBLIC RIGHT OF WAY
BUILDING MODIFICATIONS FOR GIVING TREE REALTY
1244 EAST BOULEVARD
CHARLOTTE, NC

MAIN ID SIGN – SEE

EXISTING BUILDING SHAPE RELOCATED
SEE DESIGN OF DIVERSIFIED SIGNS & GRAPHICS

NEW DORMER WINDOWS
COPPER CHIMNEY TOP
OPEN WINDOWS
NEW CANOOLS
NEW BUILDING SHAPE

LEFT SIDE ELEVATION – EXISTING
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE IN FEET

LEFT SIDE ELEVATION – REVISED
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE IN FEET