
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1716 Winthrop Avenue

SUMMARY OF REQUEST: Non-traditional building material (Accessory building)

APPLICANT/OWNER: Allen West

The application was Continued for more information on the garage siding.

Details of Proposed Request

Existing Conditions

The property is located at the edge of a single family block and adjacent to an alley. A new detached garage was approved administratively in May 2015 and construction on the garage is near completion. Access to the garage is from the alley and not highly visible from the street. The approved siding material is wood. A Notice of Violation was issued October 2015 for the use of cementitious siding.

Proposal

The property owner is applying for approval of cementitious siding (Hardie plank) on the new garage. New information includes measurements of the garage siding.

Policy & 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.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

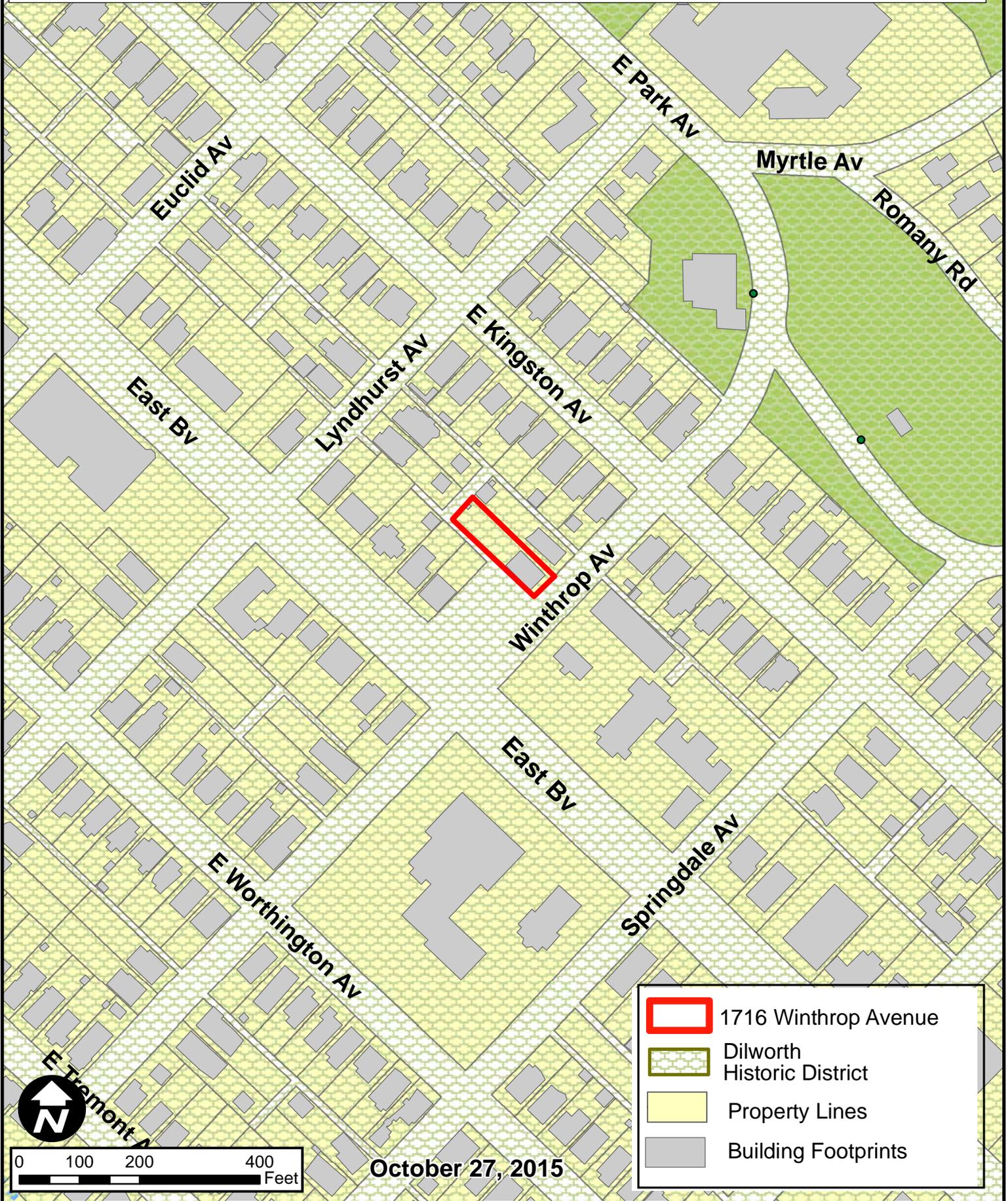
Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The HDC will determine if the proposal meets the Policy and Design Guidelines for the use of Non-Traditional Building Materials.

Charlotte Historic District Commission - Case 2015-226



Pg. 49, NON-TRADITIONAL BUILDING MATERIALS - #3 from HDC Guidelines (attached)

“Cementitious board products are rarely considered appropriate for **the main structure** on a property. The Historic Commission will consider these products on a case by case basis.”

p. 53, OTHER ACCESSORY BUILDINGS - #2 from HDC Guidelines (attached)

“Accessory buildings that are **visible from the street** must be constructed using materials that are in keeping with the main building they serve and that are appropriate to the District.”

Why Cementitious Board/Hardiplank is ideal for accessory buildings

- Fiber cement is extremely low-maintenance and requires only a periodic washing with a hose. The paint finish on. Hardie siding is guaranteed not to fade or chip for 15 years.
- Fiber cement is also very durable. It is impervious to termites, woodpeckers and other pests.
- It resists rotting, warping, and cracking. It will withstand extreme weather including rain, snow, hail, hot sun, and even hurricane-force winds.
- Fiber cement will not ignite when exposed to direct flame or extreme heat, and has been rated for fire-resistance rated construction (ASTM E119).
- Fiber cement is made from inert materials (sand, cement, cellulose fibers, and water) that are sustainable and won't release toxins into the environment.
- Fiber cement is approved for use in LEED® rated buildings.

Hardiplank is gaining acceptance in Historic Districts Nationwide

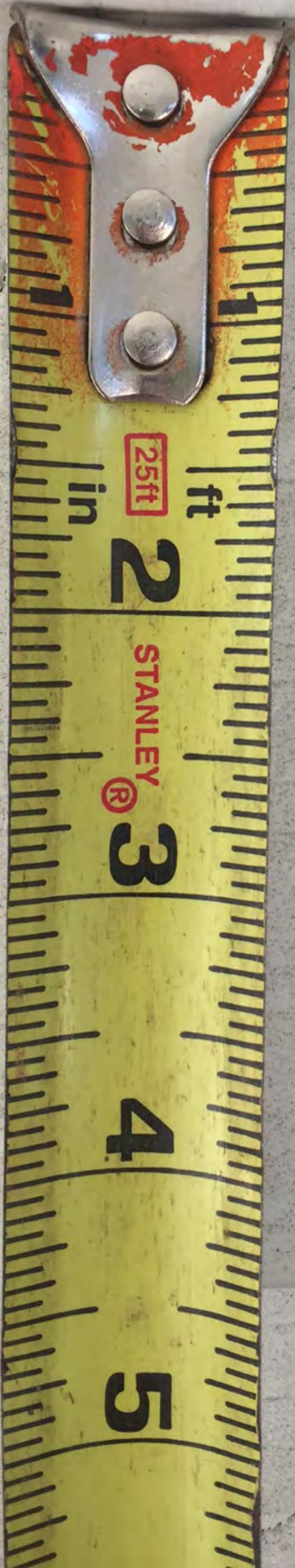
- Williamsburg
- New Orleans (allows staff approval of smooth; commission approval for grain)
- Rhinebeck Village, NY
- Historic Kingston, NY
- Historic Districts of Columbus Ohio (recommended)
- El Paso (rear or nonvisible elevations)
- Jacksonville (rear or nonvisible elevations)

Slide 5

Columbus, Ohio Historic Commission Study

- “In the other cities and smaller communities there is widespread acceptance that cementitious siding in the smooth lap design is appropriate for new construction, rear additions and garages. Most communities will not allow this material to be installed on primary elevations but there is more flexibility on rear elevations or those not readily visible from the street.”

From a study prepared for the Historic Preservation Office, City of Columbus, Ohio Planning Commission



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