
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: Grandin Road, West 4th Street and South Summit Avenue

SUMMARY OF REQUEST: COA revision for non-traditional material

APPLICANT/OWNER: Mark Fishero

Details of Proposed Request

Existing Conditions

The site is a vacant parcel to be developed with a three story multi-family project that was approved by the HDC on April 8, 2015 (2015-027) with brick and wood siding materials.

Proposal

This applicant is requesting approval for non-combustible materials on the third floor soffits to meet the North Carolina building code for commercial structures. A similar application for non-traditional material on a commercial building was approved February 10, 2016 (2015-287).

Policy & Design Guidelines for Materials, pages 48-49

Traditional Building Materials

1. The use of historically traditional building materials is strongly encouraged in all renovation, addition and new construction projects in Local Historic Districts.
2. Historic precedents in the visual context of any project indicate appropriate choices for building materials.
3. All building materials must match the character of the existing structure and/or the streetscape in design, texture and other visual qualities.

Non-Traditional Building Materials

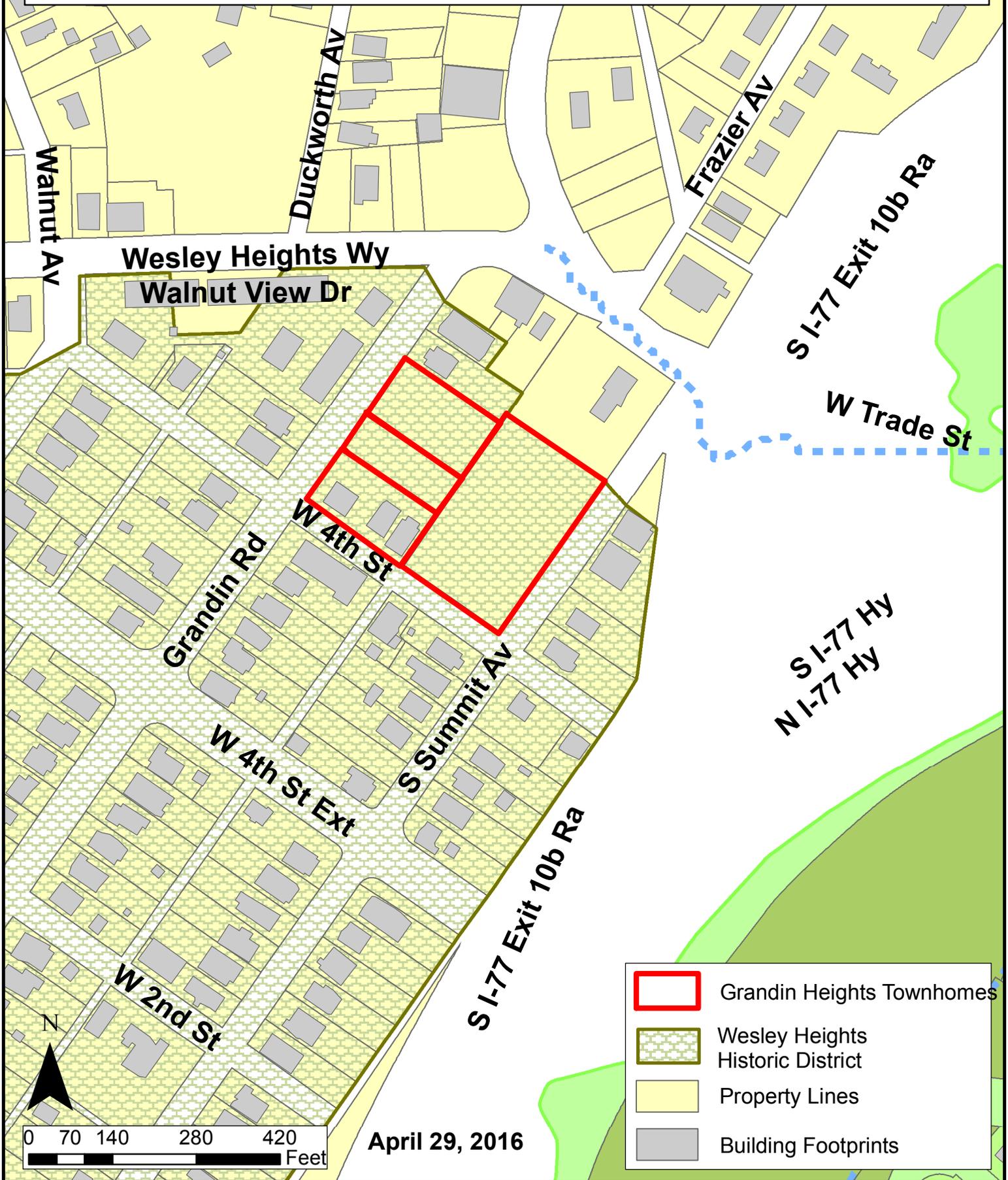
1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous 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.

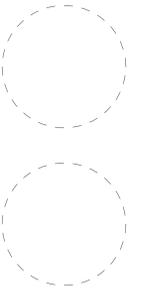
Staff Analysis

The HDC will determine if the use of non-traditional material should be approved.

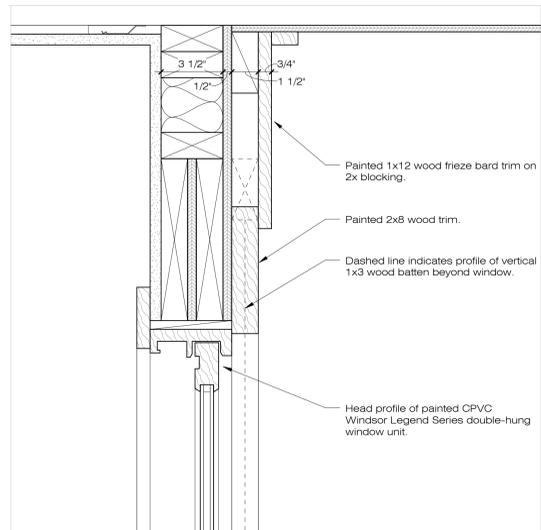
Charlotte Historic District Commission - Case 2016-085
HISTORIC DISTRICT: WESLEY HEIGHTS



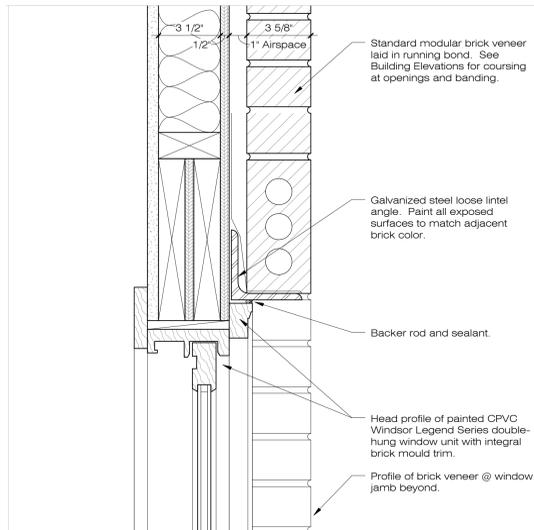
April 29, 2016



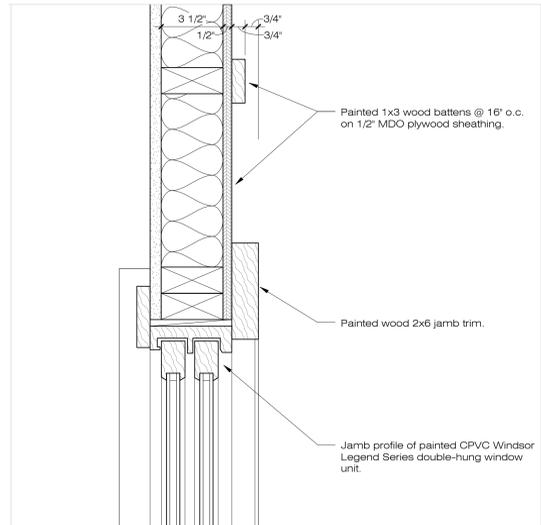
Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes



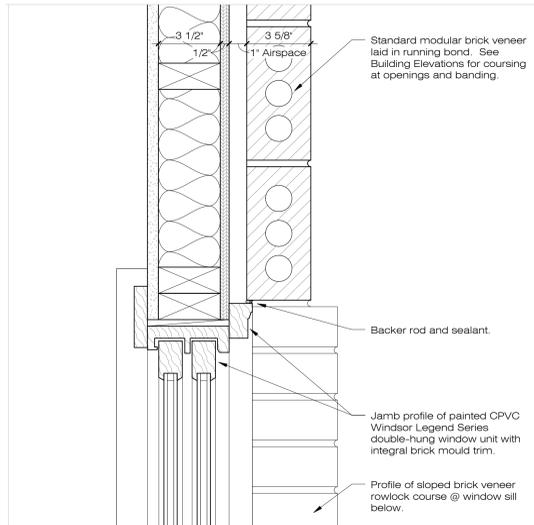
7 Window Head @ Siding
3" = 1'-0"



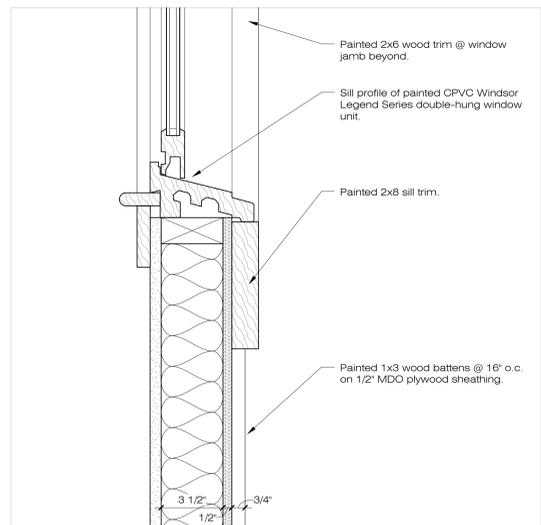
4 Window Head @ Brick
3" = 1'-0"



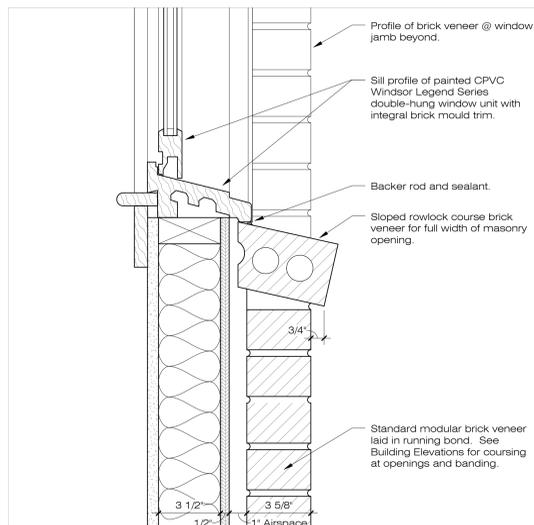
6 Window Jamb @ Siding
3" = 1'-0"



3 Window Jamb @ Brick
3" = 1'-0"

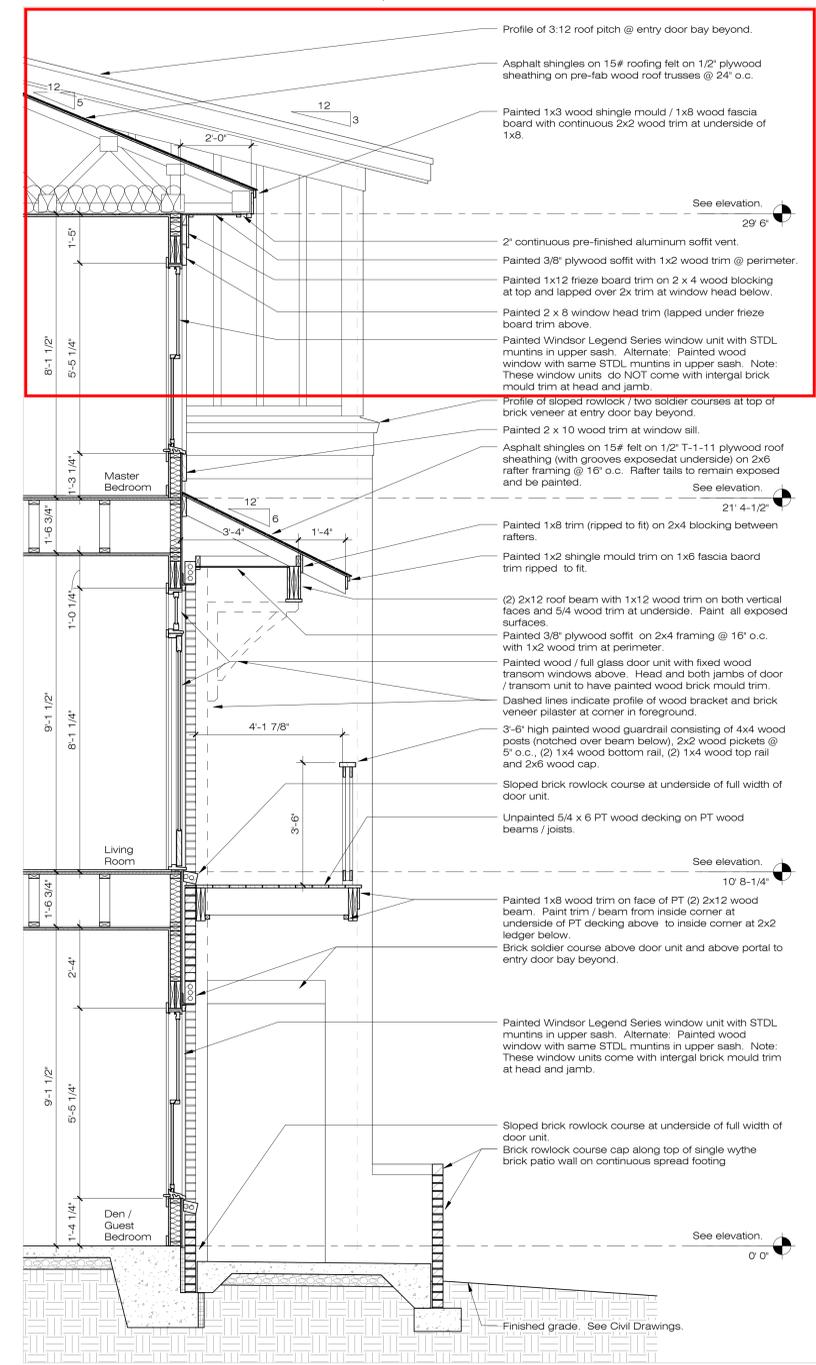


5 Window Sill @ Siding
3" = 1'-0"



2 Window Sill @ Brick
3" = 1'-0"

Attached Detail #1 (11" x 17" format) represents an enlarged view of this section of the approved wall section. Attached Detail #2 (also 11" x 17" format) represents the proposed new detail at this same location incorporating the non-combustible soffit material required by the NC Residential Code to minimize the risk of fire by-passing the 2-hour fire walls separating adjacent units.



1 Wall Section @ Typical Living Room / Master Bedroom
1/2" = 1'-0"

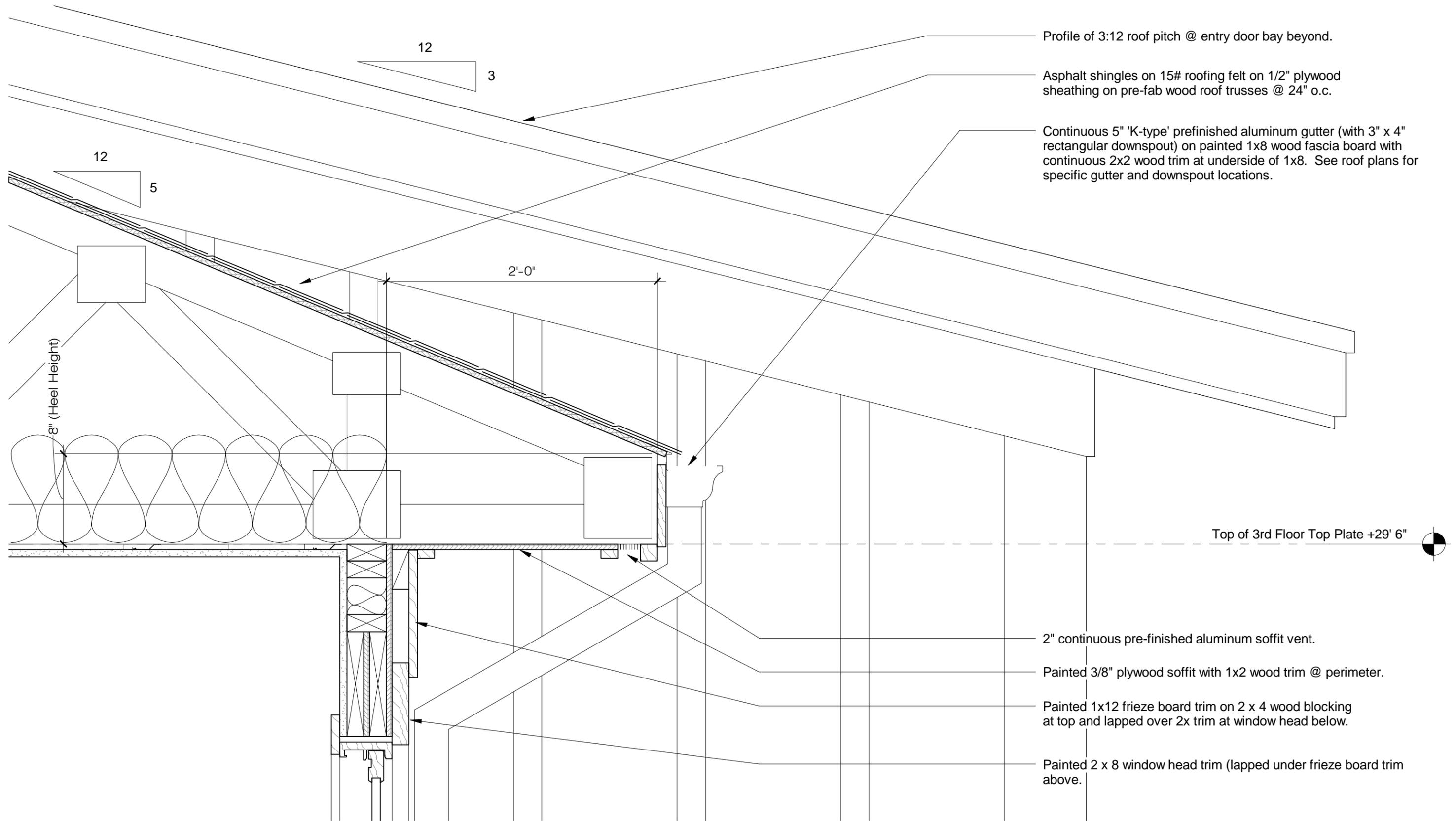
REVISIONS:

Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Wall Section and Window Details

Craft Solutions
SHEET NUMBER
HDC5.0





Profile of 3:12 roof pitch @ entry door bay beyond.

Asphalt shingles on 15# roofing felt on 1/2" plywood sheathing on pre-fab wood roof trusses @ 24" o.c.

Continuous 5" 'K-type' prefinished aluminum gutter (with 3" x 4" rectangular downspout) on painted 1x8 wood fascia board with continuous 2x2 wood trim at underside of 1x8. See roof plans for specific gutter and downspout locations.

2" continuous pre-finished aluminum soffit vent.

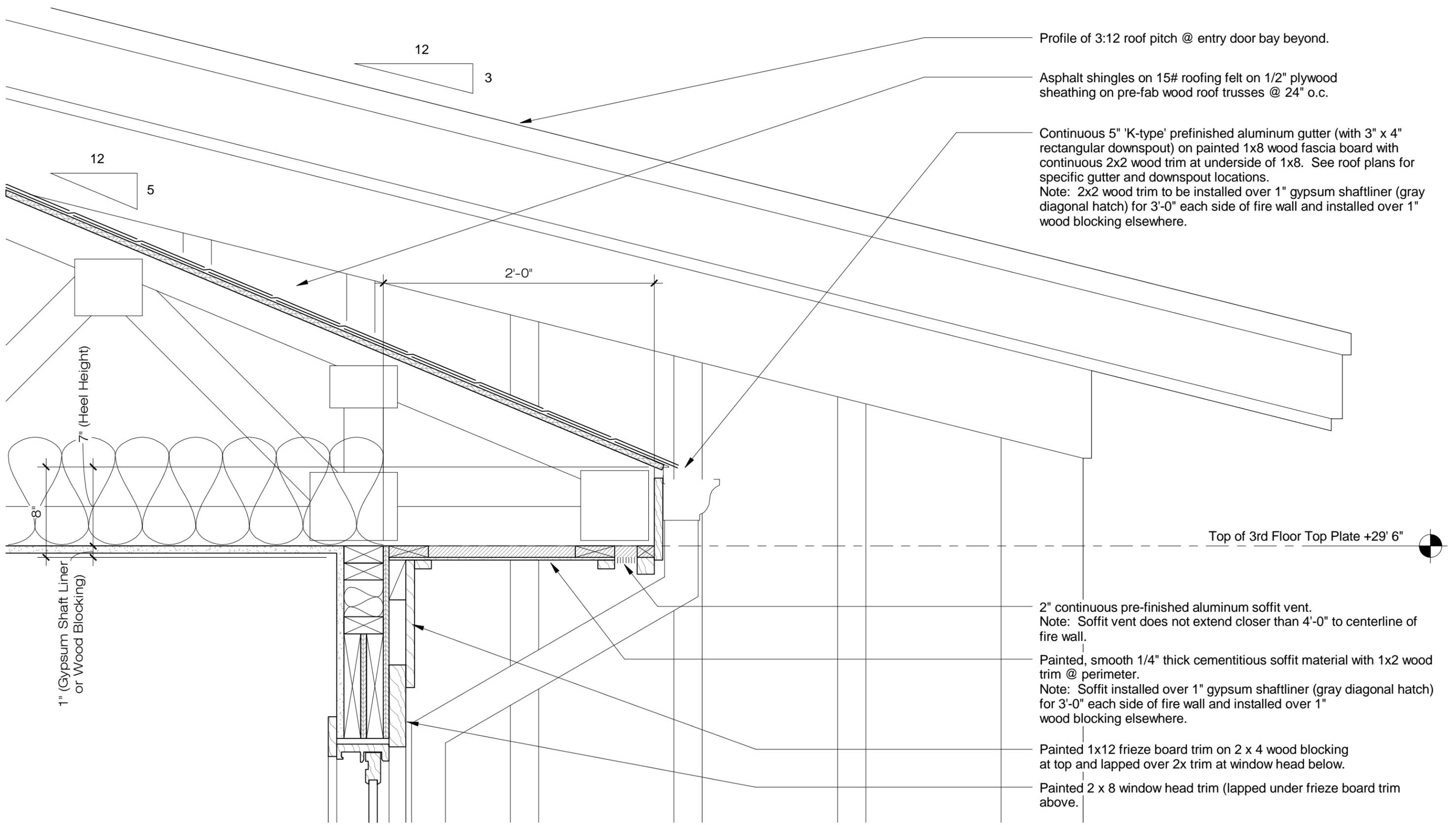
Painted 3/8" plywood soffit with 1x2 wood trim @ perimeter.

Painted 1x12 frieze board trim on 2 x 4 wood blocking at top and lapped over 2x trim at window head below.

Painted 2 x 8 window head trim (lapped under frieze board trim above).

Top of 3rd Floor Top Plate +29' 6"

1 Grandin Heights Townhomes - Approved Third Floor Soffit Detail
 1 1/2" = 1'-0"



Profile of 3:12 roof pitch @ entry door bay beyond.

Asphalt shingles on 15# roofing felt on 1/2" plywood sheathing on pre-fab wood roof trusses @ 24" o.c.

Continuous 5" 'K-type' prefinished aluminum gutter (with 3" x 4" rectangular downspout) on painted 1x8 wood fascia board with continuous 2x2 wood trim at underside of 1x8. See roof plans for specific gutter and downspout locations.

Note: 2x2 wood trim to be installed over 1" gypsum shaftliner (gray diagonal hatch) for 3'-0" each side of fire wall and installed over 1" wood blocking elsewhere.

Top of 3rd Floor Top Plate +29' 6"

2" continuous pre-finished aluminum soffit vent.
Note: Soffit vent does not extend closer than 4'-0" to centerline of fire wall.

Painted, smooth 1/4" thick cementitious soffit material with 1x2 wood trim @ perimeter.
Note: Soffit installed over 1" gypsum shaftliner (gray diagonal hatch) for 3'-0" each side of fire wall and installed over 1" wood blocking elsewhere.

Painted 1x12 frieze board trim on 2 x 4 wood blocking at top and lapped over 2x trim at window head below.

Painted 2 x 8 window head trim (lapped under frieze board trim above).

2 Grandin Heights Townhomes - Proposed Third Floor Soffit Detail
1 1/2" = 1'-0"