LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 701 North Graham Street

SUMMARY OF REQUEST: Reconstruction/Non-Traditional Material

APPLICANT: Benson Design Group

The application was continued for more information on the window details, materials and design of the canopy columns. More specific information about the siding size and the brick that is going to be used under the canopy, head and jam detail on how the artisan siding will fit with the windows, and a detailed column drawing at the canopy.

Details of Proposed Request

Existing Conditions
The existing structure is a one story commercial building at the corner of North Graham Street and West 10th Street constructed in 1987. An electrical fire inside the building caused damage to the wood siding. Adjacent structures are industrial, commercial and residential. There are no damages to the site or canopy.

Proposal
The proposal is a renovation which includes replacement of the wood siding with cementitious siding (Hardie Artisan) and new signage.

Revised Proposal – July 13, 2016
1. Window details have been included
2. The siding on the parapet has been enlarged (8” to 10”)
3. The canopy columns are clad in brick and Hardie 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.
**Staff Analysis**

The HDC will determine if an exception for non-traditional siding material should be approved.
Charlotte Historic District Commission - Case 2016-130
HISTORIC DISTRICT: FOURTH WARD

701 N. Graham Street

June 1, 2016
SURVEY NOTES:
1. AREA COMPUTED BY THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING BUT
   NOT LIMITED TO THOSE SHOWN ON MB 32 PG 927 AND DB 16299 PG 214.
3. NO NOD OR NODE CONTROL WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
4. PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE EXPOSED TO THE 0.2 % ANNUAL CHANCE
   FLOODPLAIN. AREAS OUTSIDE FUTURE CONDITIONS 1 % ANNUAL CHANCE FLOODPLAIN, ACCORDING
   TO FIRM MAP NUMBER 37104554G000, PANEL 454A, EFFECTIVE DATE FEBRUARY 19, 2014.
5. PROPERTY ZONED AS UR-C ACCORDING TO MECLEBBURG COUNTY GIS DATA.
6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO
   SHOW ALL MATTERS OF TITLE WHETHER OF RECORD OR NOT.

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREIN ARE LOCALIZED (GROUND) NAD 83 (2011),
BASED UPON THE NC STATE PLANE COORDINATE SYSTEM, PER A GPS SURVEY PERFORMED UNDER MY
SUPERVISION ON APRIL 25, 2016, THE NC STATE PLANE COORDINATES FOR THE PROPERTY CORNERS, SHOWN
HEREIN, WERE ESTABLISHED BY REAL TIME KINETIC DIFFERENTIAL GPS OBSERVATIONS USING A PROMARK
220 RECEIVER IN CONJUNCTION WITH THE NC GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH
IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CRS). ALL MEASUREMENTS
SHOWN HEREIN ARE REPORTED IN U.S. SURVEY FEET, DATUM BASED ON NAVD 1988.

MAP BOOK 32 PAGE 927
DEED BOOK 21510 PAGE 219

HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION.
FROM A SURVEY PERFORMED UNDER MY SUPERVISION, THAT
THE RATIO OF PRECISION EXCEEDS 1:10,000, ALL BUILDING
SHOWN HERE WHOLLY ON THE LOT, THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN
WITNESS MY ORIGINAL SIGNATURE
REGISTRATION NUMBER AND SEAL. THIS 8TH
DAY OF MAY, A.D. 2016.

BENSON DESIGN GROUP
701 N GRAHAM STREET
CIRCLE K STORE
CHARLOTTE, MECKLENBURG COUNTY, NC
Jackie G. Duncan, PLS, CFS
703 GRANDVIEW DRIVE NE
CONCORD, NC 28025
PHONE: (704) 788-1407 - FAX: (704) 788-1560

DRAWN BY: JGD
CHECKED BY: JGD
SHEET: 10

NORTH CAROLINA REGISTRATION NUMBER L-3412
JACKIE G. DUNCAN
WEST ELEVATION

SOUTH ELEVATION

EXISTING BRICK FACADE

ARTISAN LAP SIDING

PRE-FINISHED METAL COPING

HARDI TRIM BOARDS

EXISTING BRICK COLUMN

EXISTING BRICK COLUMN

9' 1-1/2" BOTTOM OF SOFFIT

EXISTING BRICK FACADE

HARDI TRIM BOARDS

PRE-FINISHED METAL COPING

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