

**LOCAL HISTORIC DISTRICT:** Fourth Ward

**PROPERTY ADDRESS:** 312 West Trade Street

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Mary E. Matthews

**Details of Proposed Request**

**Existing Context**
The existing structure is the Builders Building, a historic landmark in the Fourth Ward historic district. The building was constructed in 1926 and is currently vacant and in disrepair. A ground mounted scaffold system exists around the building on the ground level to catch debris that may fall from the building.

**Proposal**
The project is a new cantilevered awning/catchment system to replace the scaffolding and provide more space for pedestrian movement. The exterior is metal panels. A COA was issued by the Historic Landmarks Commission April 11, 2016.

**Policy & Design Guidelines – Additions, page 36**
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:**
   - a. **Size** the relationship of the project to its site
   - b. **Scale** the relationship of the building to those around it
   - c. **Massing** the relationship of the building’s various parts to each other
   - d. **Fenestration** the placement, style and materials of windows and doors
   - e. **Rhythm** the relationship of fenestration, recesses and projections
   - f. **Setback** in relation to setback of immediate surroundings
   - g. **Materials** proper historic materials or approved substitutes
   - h. **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.

**Staff Analysis**
The Commission will determine if the proposal meets the applicable guidelines for additions.
A NEW PEDESTRIAN PROTECTION AWNING FOR
312 WEST TRADE ST.
CHARLOTTE, NC 28202

LEFT ELEVATION (N. PINE ST.)
FIRST PLAN REVIEW
NOVEMBER 9, 2016
A NEW PEDESTRIAN PROTECTION AWNING FOR
312 WEST TRADE ST.
CHARLOTTE, NC 28202

COLOR RENDERING
FIRST PLAN REVIEW
NOVEMBER 9, 2018
# 7.2 PANEL

![Image of a metal panel with dimensions](image)

<table>
<thead>
<tr>
<th>PRODUCT FEATURES</th>
<th>MATERIAL</th>
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<tbody>
<tr>
<td>▶ 30-year non-prorated finish warranty</td>
<td></td>
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<tr>
<td>▶ Matching screws and rivets</td>
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<tr>
<td>▶ Closure strips available</td>
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<tr>
<td>▶ Precut short lengths (5'-0&quot; minimum)</td>
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<tr>
<td>(2'-0&quot; on the M-42 and R-41)</td>
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<tr>
<td>▶ Panel lengths up to 38'</td>
<td></td>
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<tr>
<td>▶ 38 stocked colors (24 gauge steel)</td>
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<tr>
<td>▶ 15 stocked colors (22 gauge steel)</td>
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<tr>
<td>▶ 36 stocked colors (.032 aluminum)</td>
<td></td>
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<tr>
<td>▶ 20 stocked colors (.040 aluminum)</td>
<td></td>
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<tr>
<td>▶ 29 stocked colors (.050 aluminum)</td>
<td></td>
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<tr>
<td>▶ Galvalume Plus available</td>
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**FLORIDA BUILDING PRODUCT APPROVALS**

Please refer to pac-clad.com or your local factory for specific product approval numbers for exposed fastener panels.

**AVAILABILITY**

M-42 and R-41 are only available in 24 ga. steel and .032 aluminum.

*Note: The M-36, M-42 and the R-41 Panels are not intended for use in the construction of metal buildings or structural roof applications. Please consult with Peterson Aluminum regarding the application of this panel. A complete specification is available online at pac-clad.com.*
Roof Plan

A NEW PEDESTRIAN PROTECTION AWNING FOR
312 WEST TRADE ST.
CHARLOTTE, NC 28202

Roof Plan
FIRST PLAN REVIEW
NOVEMBER 9, 2015