
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 300 West Park Avenue

SUMMARY OF REQUEST: Non-traditional material

APPLICANT: Robert St. Louis/Justin Nifong

Details of Proposed Request

Existing Conditions

A Certificate of Appropriateness application was approved by the HDC October 12, 2016 for a new single family house. Design features included wood lap and cedar shake siding.

Proposal

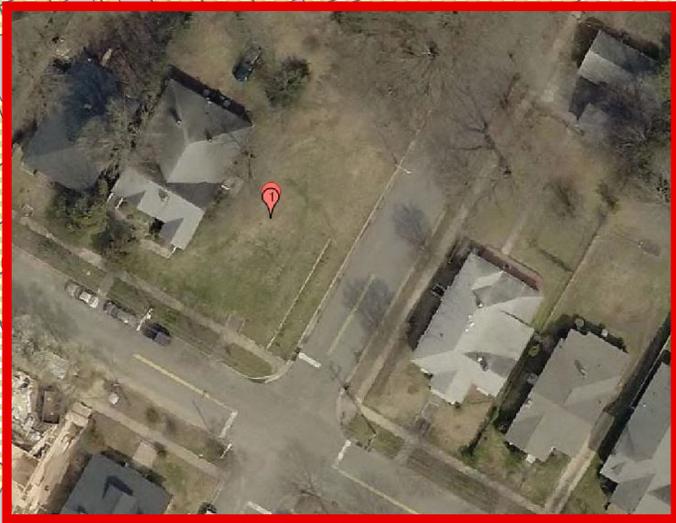
The applicant is applying for cementitious (Hardie 'Artisan') 7-1/4" lap siding with a 6" reveal and 1" x 6" corner boards. Window and door trim, fascia and frieze boards are also cementitious. Cedar shake siding will remain in the gables.

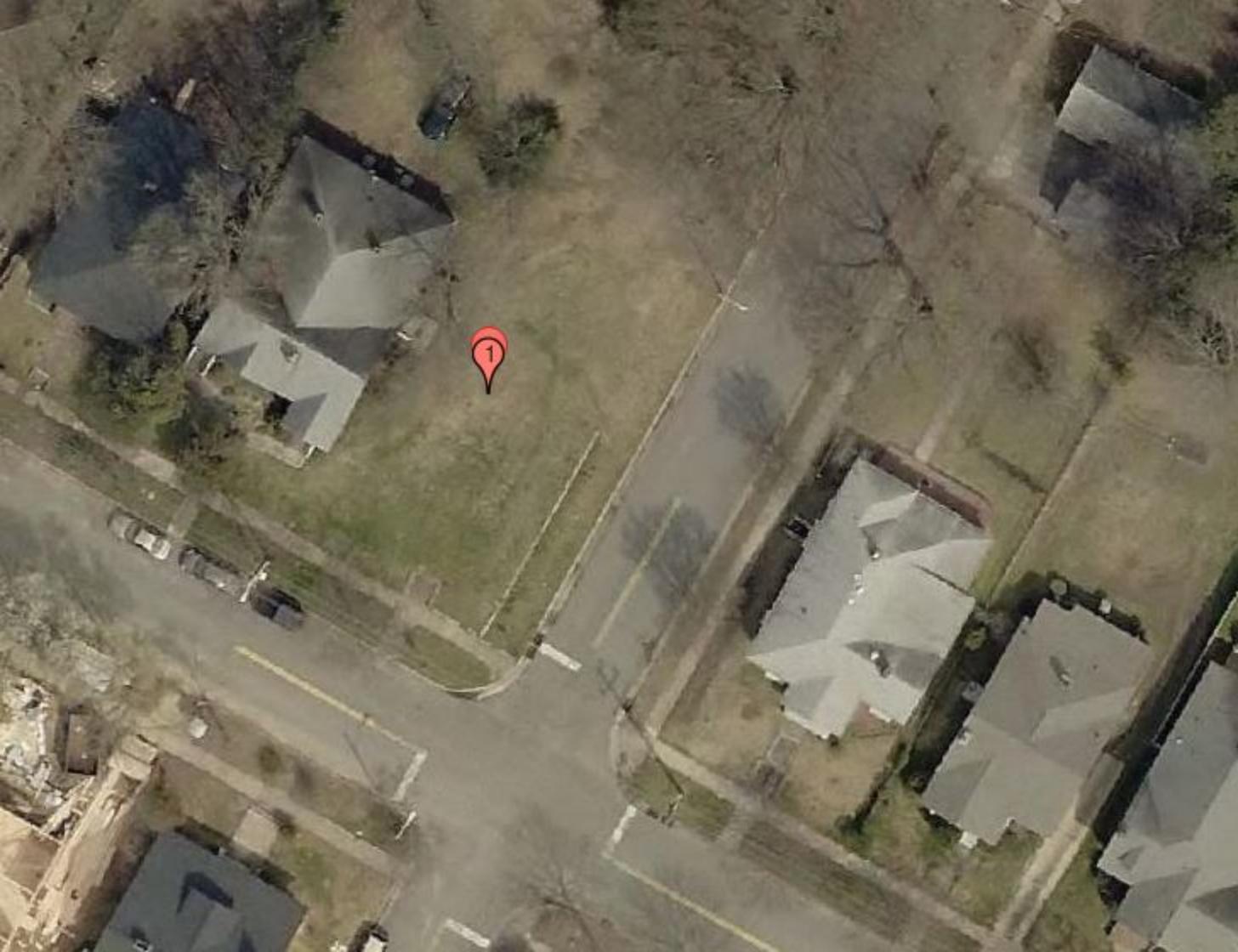
Policy & Design Guidelines for Materials, page 34

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 Commission will determine if the proposal meets the guidelines for non-traditional materials.

Charlotte Historic District Commission - Case 2016-325
HISTORIC DISTRICT: Wilmore
ALTERNATE MATERIALS FOR HOUSE

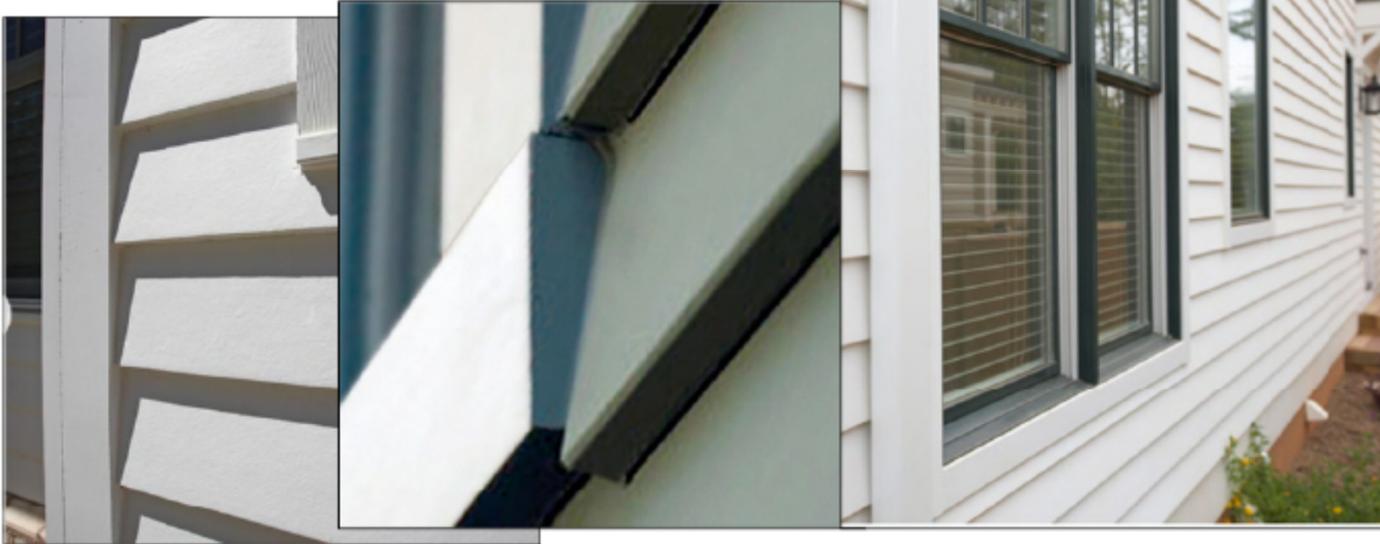




Materials

- Proper historic materials or approved substitutes
 - Exterior Fiber-Cement
 - Exposure - 6"
 - Thickness – 5/8"

artisan[™]
JamesHardie



Materials References

700 S Summit Ave Grandin Road

COA Approved Application: 2015-250



LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineering for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow-line
- Ready to nail corners
- Tongue and groove joints provide low profile seams

PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

Size/Weight/Feature

Length: 12
 Thickness: 5/8"
 Width: 3'-6" (6" exposure)
 7'-6" (8" exposure)
 8'-3" (7" exposure)
 Weight: 4.55 lbs./sq. ft.
 Texture: Smooth and Woodgrain
 Nail line is 1" from the top edge of the board

Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. The product replacement warranty is the best in the industry.



Artisan lap siding is manufactured with a unique tongue and groove joint design to provide a tight seal.

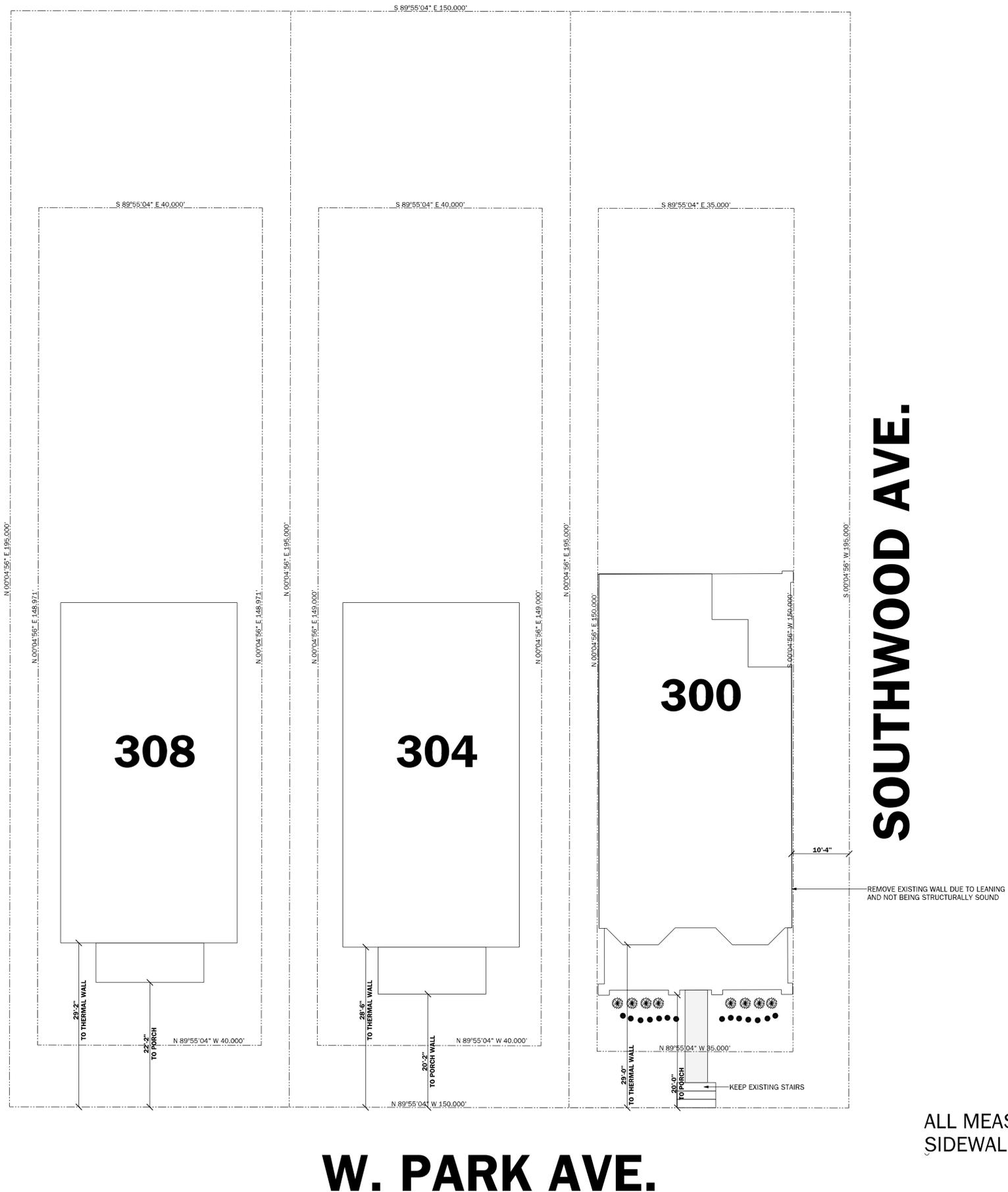


EXTERIOR SIDING, TRIM, ETC.

- LAP SIDING: 5/8" THICK FIBER CEMENT (HARDI ARTISAN), 6" EXPOSURE. INSTALL PER MFR. RECOMMENDATIONS

GENERAL NOTES

- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
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- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



ALL MEASUREMENTS ARE FROM BACK OF SIDEWALK

MEMBER



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SAMPLE SITE

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE HARDIARTISAN OR CEDAR LAP
- ARTISAN LAP SIDING TO BE 7-1/4" W/ A 6" EXPOSURE
- 1"X6" HARDI TRIM BOARDS
- SHAKE TO BE CEDAR SHAKE
- OVERLAP OF SIDING TO BE MIN. 1-1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
- HARDI ARTISAN TRIM BOARDS TO BE 3/4" THICK AND 1/4" REVEAL WILL BE MAINTAINED AT ALL TRIM
- MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3/4" THICK HARDI ARTISAN, THIS INCLUDES FASCIA AND FREEZE BOARDS



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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FRONT

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REAR ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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REAR

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This ____ day of _____, 2015.

NON-CERTIFIED CAD DRAWING
REFER TO SIGNED AND SEALED
PDF DATED MARCH 5, 2015

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

SCALE: 1" = 20'-0"
DRAWN BY: BR, KR
DATE: Wednesday, January 04, 2017

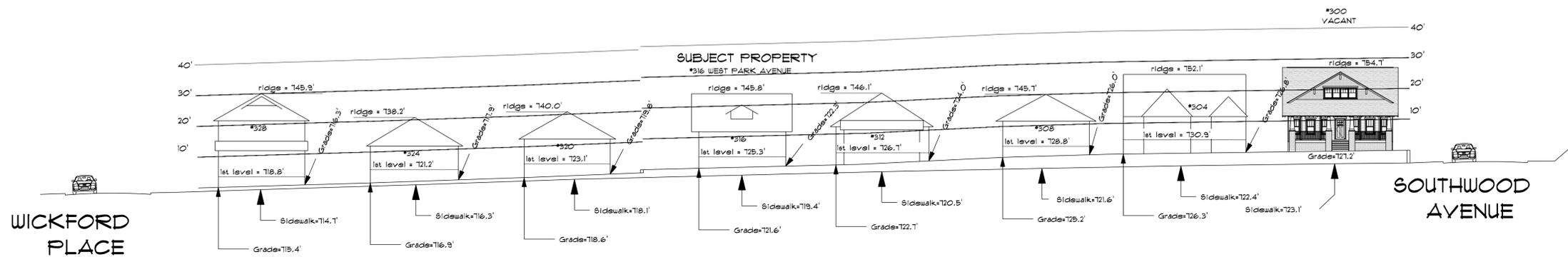
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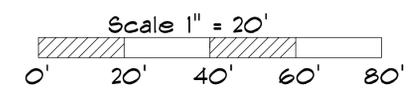
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WEST PARK AVENUE

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

Copyright 2015
Building Heights Sketch of
300 BLOCK of WEST PARK AVENUE
FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 04, 2015



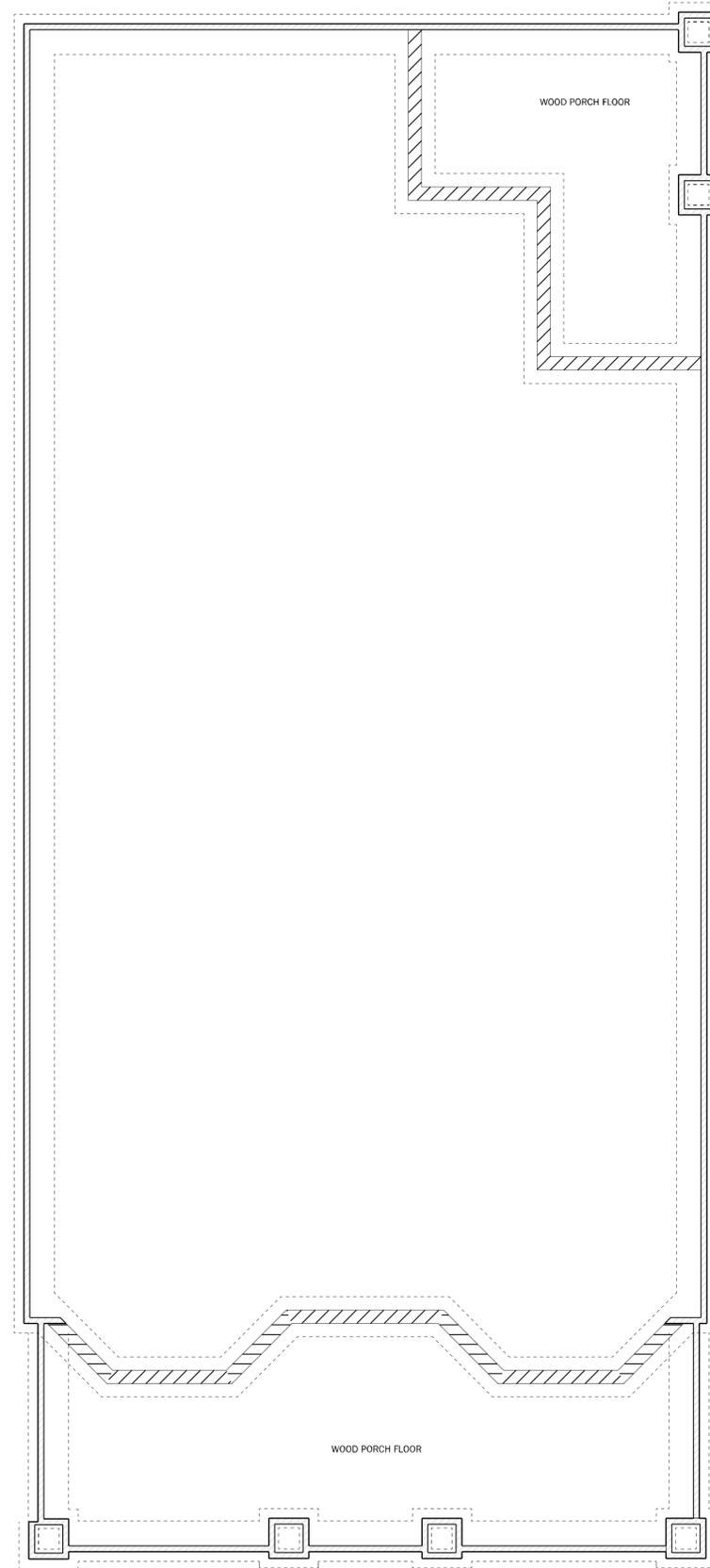
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PAGE: **1**
STREET VIEW

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FOUNDATION
SCALE: 1/4" = 1'-0"

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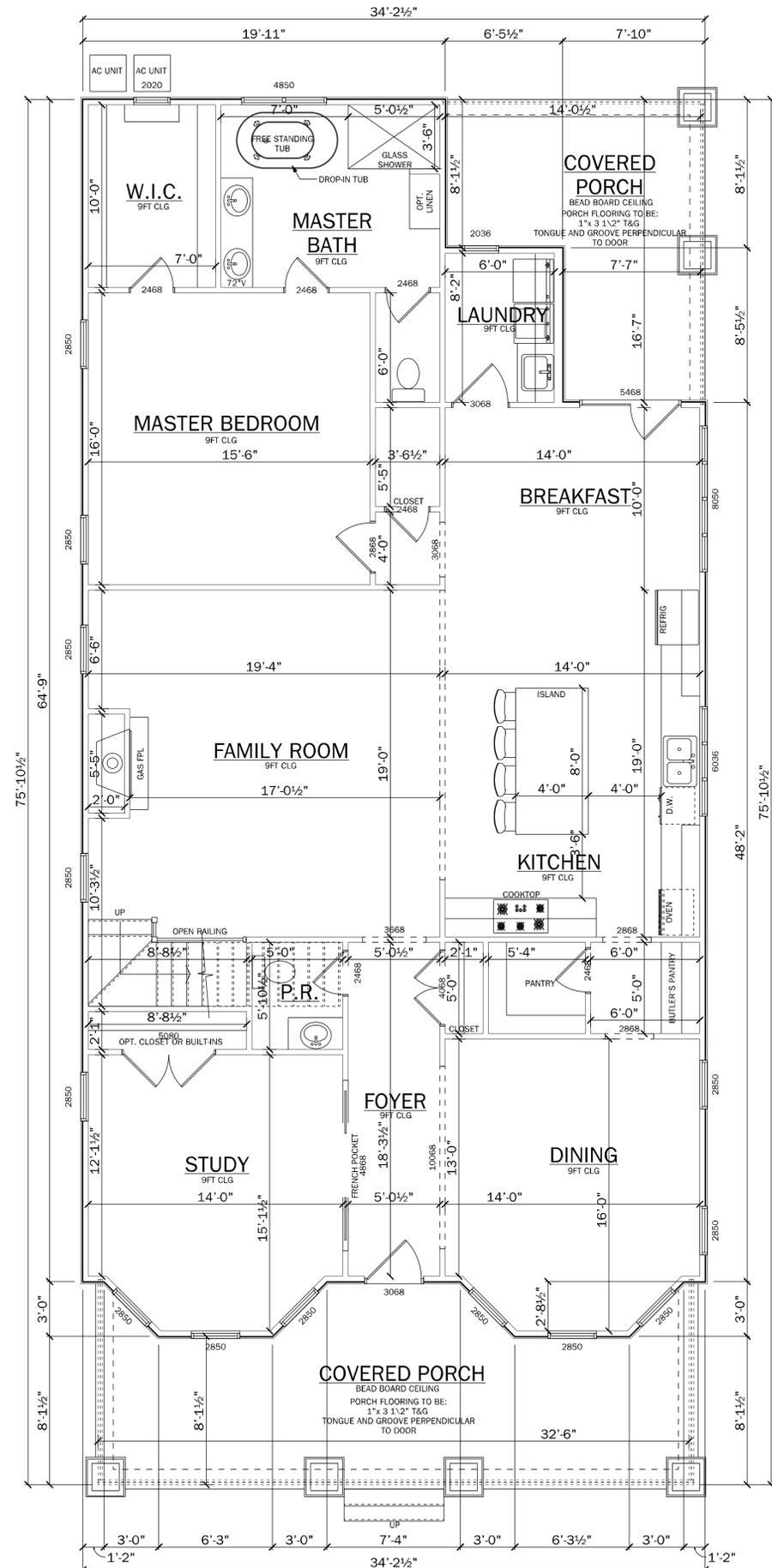
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FOUNDATION

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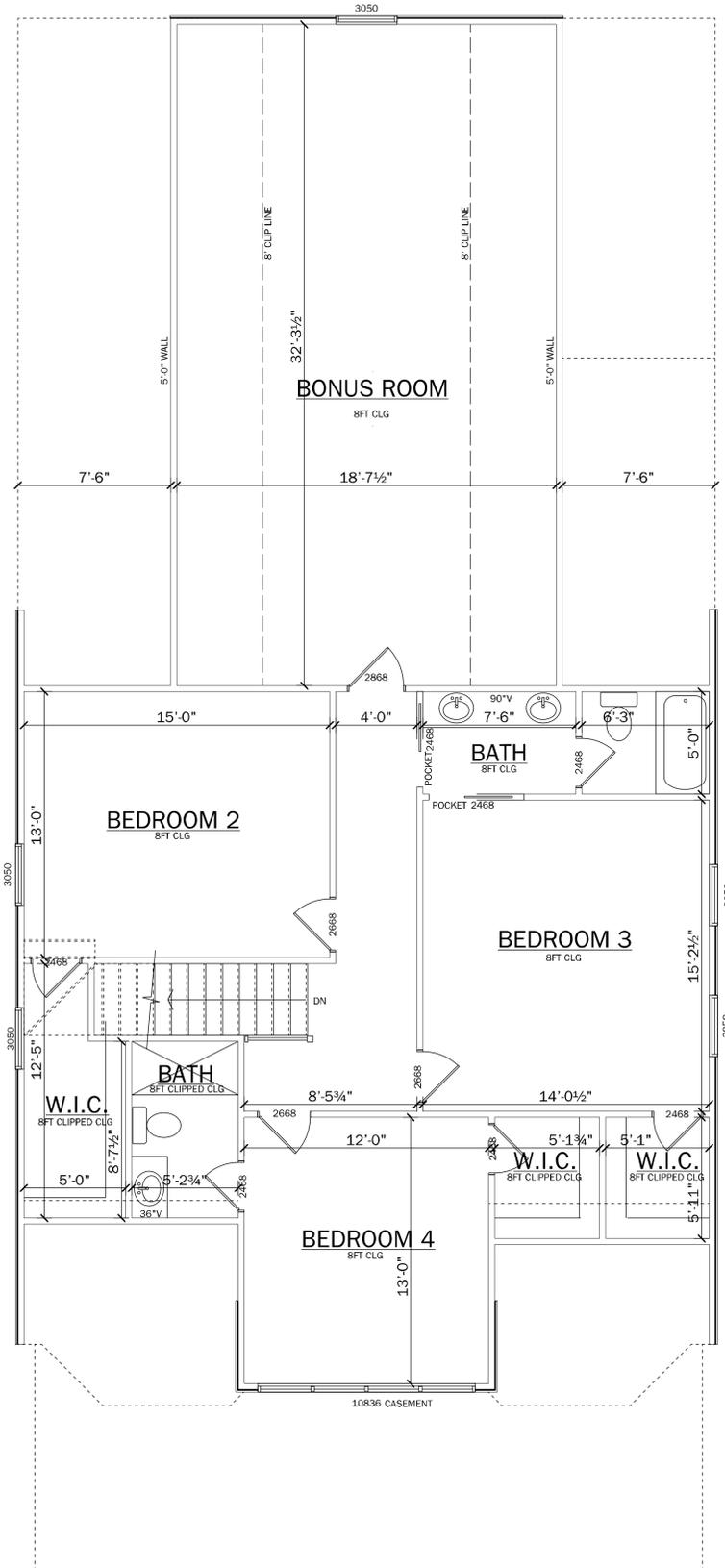


Sq Footage	
FIRST FLOOR	2086
SECOND FLOOR	1619
TOTAL HEATED	3705
FRONT PORCH	311
REAR PORCH	181
TOTAL UNDER ROOF	4197

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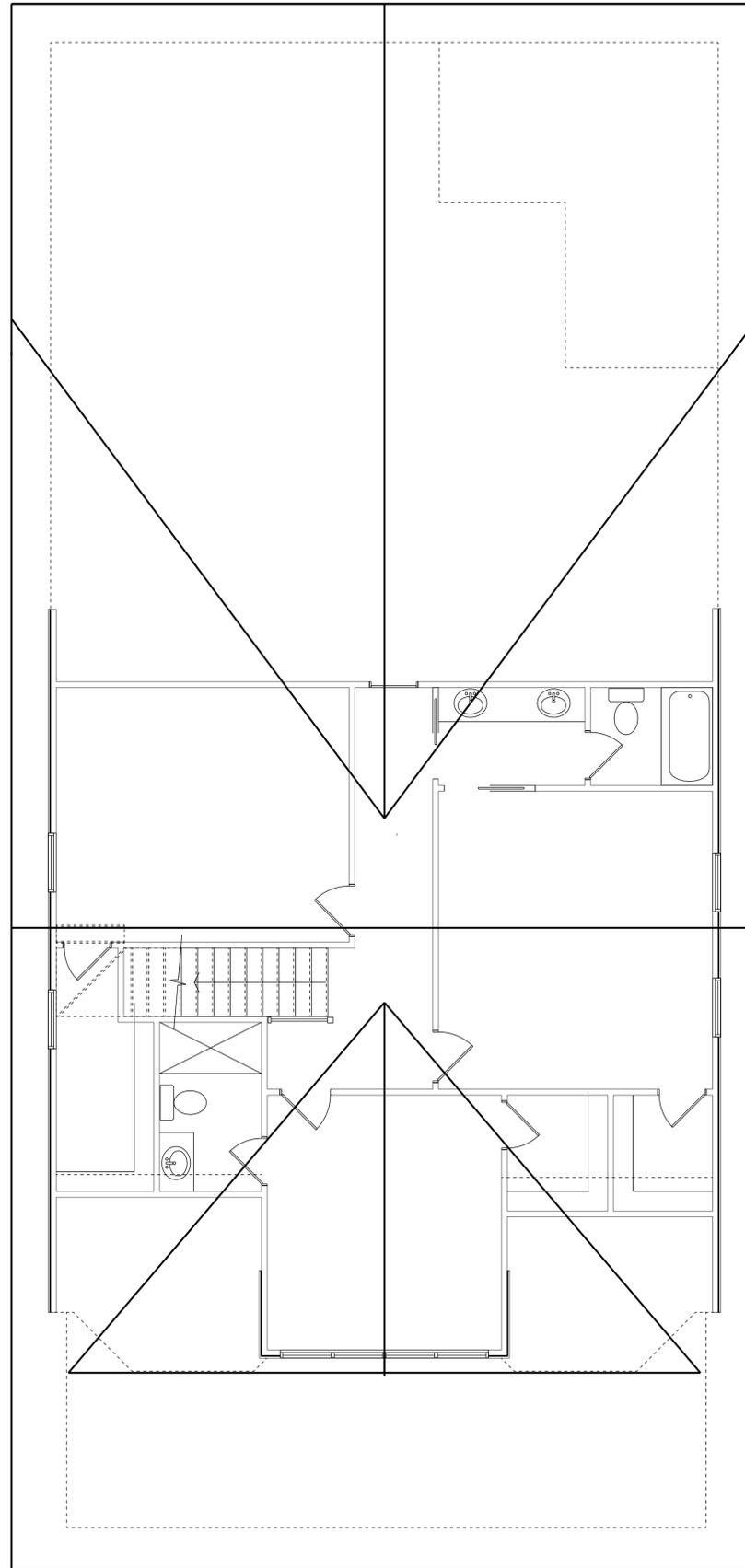
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SECOND FLOOR

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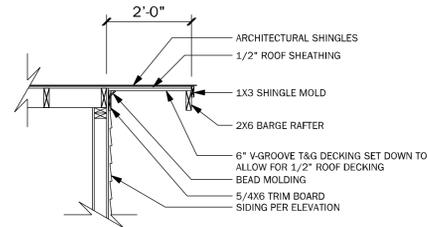
ROOF PLAN

PAGE SIZE 24"X36"

DATE: Wednesday, January 04, 2017
SCALE: 1/4" = 1'-0"

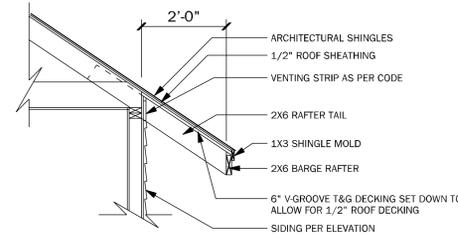
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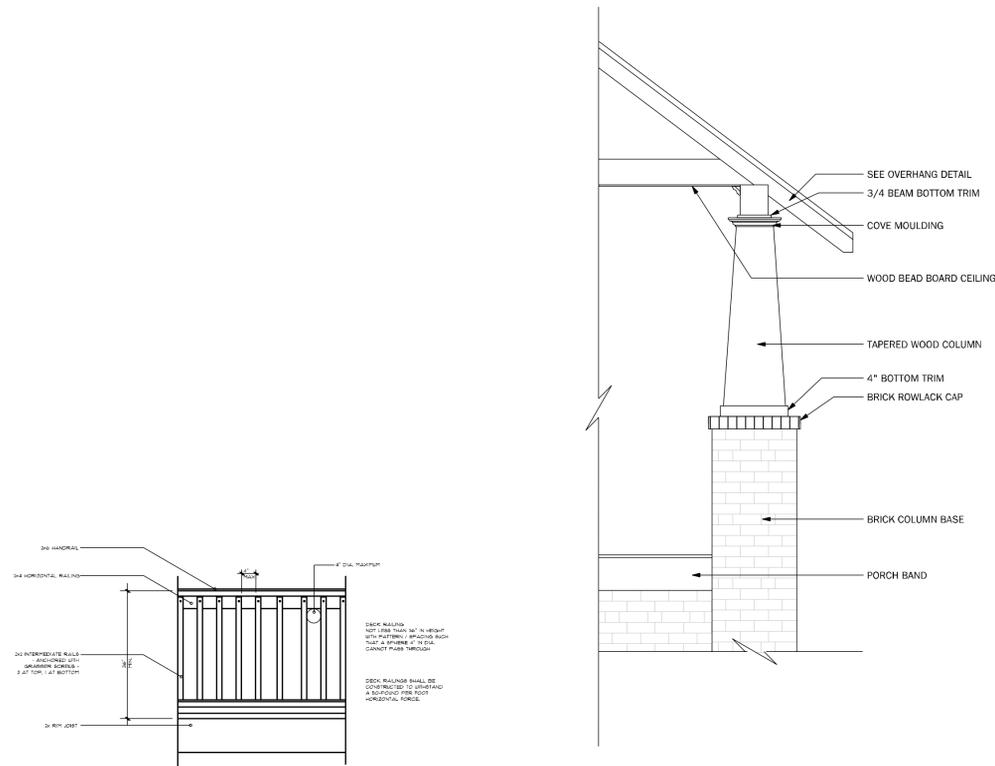
RAKE OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



SLOPED OVERHANG DETAIL

SCALE: 1/2" = 1'-0"

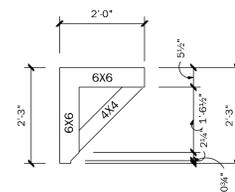


RAILING DETAIL

SCALE: 1/2" = 1'-0"

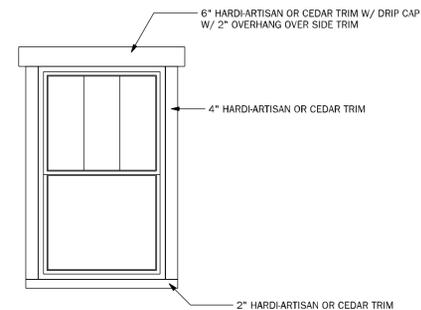
PORCH POST DETAIL

SCALE: 1/2" = 1'-0"



BRACKET OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"

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DETAILS