LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1414 The Plaza

SUMMARY OF REQUEST: Alternate material

APPLICANT: Matthew Harrison

Details of Proposed Request
Existing Conditions
The existing structure is a 1.5 story American Small House constructed in 1944. Several additions and modifications have been made to the exterior. The original material is brick.

Proposal
The project is being reviewed administratively for a rear addition that is no taller or wider than the main house and not more than 50% of the existing square footage.

The applicant is requesting the use of Hardie Artisan siding on the rear addition with mitered corners as shown on the plans.

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 siding material is appropriate for the main structure.
Charlotte Historic District Commission Case 2017-272
HISTORIC DISTRICT: Plaza Midwood
SUBSTITUTE MATERIAL
NEW WORK IS TO BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE EXISTING HOUSE STRUCTURE. NO NEW AREA OF THE SITE WILL BE USED UNDER THE CURRENT SCOPE OF WORK.
COLONIAL STYLE WINDOWS WITH MOLDED MULLION PROFILES TO MATCH EXISTING HOUSE - FULL WOOD OR ALUMINUM CLAD TRIM STYLE AT NEW DOORS AND WINDOWS TO MATCH EXISTING HOUSE

MATCH EAVE AND TRIM CONDITIONS OF EXISTING HOUSE

ARTISAN LINE FROM JAMES HARDIE CEMENTITIOUS SIDING COMPANY, OR APPROVED EQUAL

FACTORY CLAD GUTTER TO MATCH EXISTING GUTTERS AT HOUSE

REPAIR EXISTING DORMERS WITH WOOD SIDING TO MATCH EXISTING

EXISTING STEPS TO REMAIN