LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1009 East Boulevard

SUMMARY OF REQUEST: Roof and fenestration changes

APPLICANT/OWNER: DAS Architecture, applicant

The application was continued for the following: Final drawings with materials, entry canopies, fenestration changes and landscaping.

Details of Proposed Request

Existing Context
The building is a one story commercial structure constructed in 1968. The façade is painted brick and the mansard style parapet roof is not a structural element to the building. Roof top mechanical units are located toward the rear and not screened by the parapet. A COA for façade changes was issued May 23, 2006 (COA# 2006-31-D21).

Project
The project is the removal of the mansard parapet, repainting, removal of the front awnings, and fenestration replacement with new metal frame windows and doors. The front right picture window is replaced with two matching windows. Some window openings on the side elevations are removed or changed in size. Windows that are removed will be bricked in for future use as windows. The roof top mechanical units will not be visible from the street. A video will be shown to explain the changes to the building.

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.

Policy & Design Guidelines for Roof Form and Materials, page 6.10
1. Use roof forms, such as gable or hipped or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.
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All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for fenestration and roof form.
This application was continued from November for final drawings with materials, entry canopies, fenestration changes and landscaping.
 Charlotte Historic District Commission Case 2017-655
HISTORIC DISTRICT: DILWORTH
FRONT ELEVATION CHANGES

1009 East Boulevard
Dilworth
Historic District
Property Lines
Building Footprints

0 70 140 280 420 Feet
November 1, 2017
1009 Mansard Overall
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 1009 East Boulevard

HISTORIC DISTRICT: Dilworth        TAX PARCEL NUMBER: 123.111.04

OWNER: Lucy & Company

DETAILS OF APPROVED PROJECT: Façade renovation. Existing mansard roof will be refaced with a metal, vertical seam treatment. Gooseneck spots will be installed. Center portion of new roof will be pulled forward over front entry. Windows will be storefront with a vertical division. Paving in front will be removed and sidewalk from the front door to the street will be flanked with lawn areas. A drive will be along the property line to the left and the right. SEE ATTACHED PLANS.

This Certificate of Appropriateness indicates that the project proposal submitted to the Historic District Commission has been determined to comply with the standards and policies of the Charlotte Historic District Commission. No other approvals are to be inferred. All work must be completed in accordance with all other applicable state and local codes.

Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 1009 East Boulevard

HISTORIC DISTRICT: Dilworth  TAX PARCEL NUMBER: 123.111.04

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Chairman  Staff

www.charmeck.nc.us
600 East Fourth Street
Charlotte, NC 28202-2853
Ph: 704/336-2205
FAX: 704/336-5123
HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

1009 East Blvd
1914 Commonwealth Ave
Charlotte, NC 28205

Mail Approval
To: Lucy & Company
1009 East Blvd
123, 111, 04

5-06

Michael Lannon

5/16/2006

1009 East Blvd
Revised Drawing
Submitted 5/16/2006
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 1009 East Boulevard

HISTORIC DISTRICT: Dilworth       TAX PARCEL NUMBER: 12311104

OWNER: Siskate, LLC

DETAILS OF APPROVED PROJECT: Signage

The attached sign will be installed in the engineered space over the main Entrance of the building on East Boulevard.

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Chairman

Staff
lucy and company

APPROVED
Certificate of Appropriateness
#2006-69-D-48

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF Appropriateness
REQUIRED 7/10/06
Proposed Front Elevation

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

MAIL APPROVAL
To: LUCY + COMPANY
1919 COMMONWEALTH AVE
CHARLOTTE, NC 28205

1809 EAST BLVD
123, 111, 04

1809 EAST BLVD
REVISED DRAWING
Submitted 5/16/2006

Signature
HDC Approval to storefront May 23, 2006-
“Windows will be storefront with a vertical division.”
fenestration [ˈfɛn-əstrə-ʃən]
(architecture)
The arrangement of openings, especially windows, in the wall of a building.
(biology)
A transparent or windowlike break or opening in the surface.
The presence of windowlike openings.

“CITE” McGraw-Hill Dictionary
Wall Opening as % of wall height

Existing Wall

Existing- 53.5% with Mansard

Existing- 33.5% without Mansard

New Wall

Proposed- 48%

53.5% too tall

4'-0"
Existing Wall - 475 SF
New Wall - 739.08 SF 55.58% greater
Wall - Window

Existing Wall

New Wall - left side

Type A

Type B

Type D

existing window sill
existing door head
existing window head

2'-0" clear story window

match existing window sill
- maintain openings that are abandoned for future reversals
- Use stack bond and slight recess to express abandoned windows
- redesigned since last meeting to maintain sill and width of front windows
- use store front as previously approved in 2006 (not original)
- keep windows/ glazing recessed as much as windows being removed
1. SOUTH ELEVATION (EAST BLVD): EXISTING
1/8" = 1'-0"

2. SOUTH ELEVATION (EAST BLVD): PROPOSED
1/8" = 1'-0"

3. SOUTH ELEVATION (EAST BLVD): RENDERING
1/8" = 1'-0"

new recessed (1/2") wood board & batten panel
painted to match running bond field (existing)

metal rod/stay plate
metal rod/metal rod
3/8" x 12" channel metal canopy
EXHIBIT TWO

1009 East Boulevard, LLC

No. Description Date

1 NORTH ELEVATION (PARKING): EXISTING

2 NORTH ELEVATION (PARKING): PROPOSED

3 NORTH ELEVATION (PARKING): RENDERING

Scale

DAS Project Number 17 20500
Date 11/30/17

A-2
1. WEST ELEVATION- EXISTING

2. WEST ELEVATION- PROPOSED

3. WEST ELEVATION- RENDERING
1 EXISTING WINDOW
3/4" = 1'-0"

2 PROPOSED WINDOW
3/4" = 1'-0"
HDC Approval to storefront May 23, 2006-
“Windows will be storefront with a vertical division.”