
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 301 West Summit Avenue

SUMMARY OF REQUEST: Façade and fenestration changes, signs

APPLICANT/OWNER: Don Peadon

Details of Proposed Request

Existing Conditions

The existing structure is a one story industrial building constructed in 1958. Features include a barrel vaulted roof, a large service door and industrial metal frame windows. Façade is brick. Adjacent structures within the District are single family houses.

Project

The project is the renovation of the building for an adaptive commercial use. Changes include new storefront windows, replacement of the service door with windows, removal of existing siding and new doors as noted on elevations.

Design Guidelines – Doors, 4.10

Design Guidelines – Replacement Windows, page 4.14

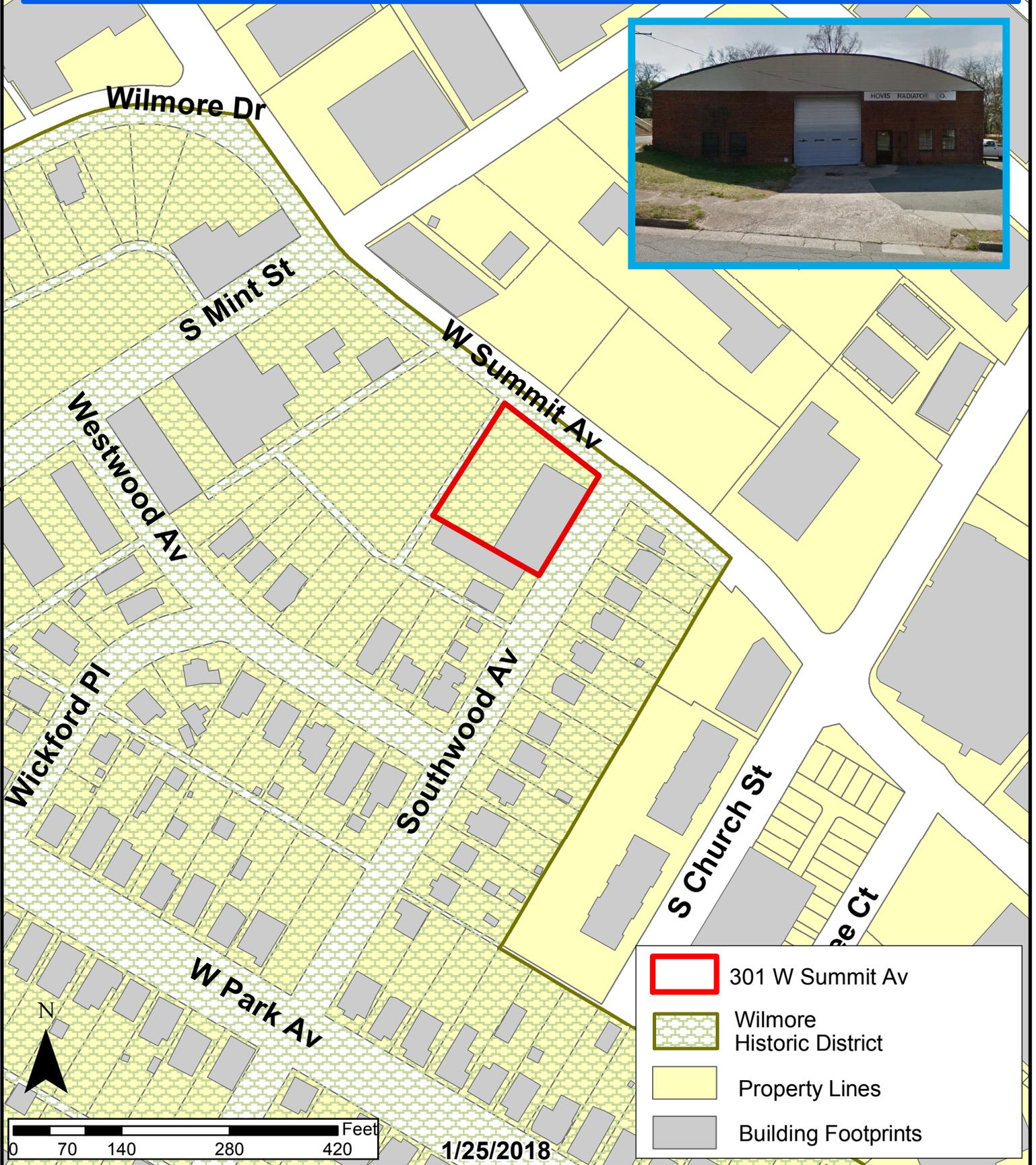
10. Replace entire windows only when they are missing or beyond repair.
11. To determine if replacement windows are necessary, first survey existing window conditions by noting the number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty and panes, in order to clearly gauge the extent of rehabilitation or replacement necessary.
12. If only the original sash are badly deteriorated, explore using sash replacement kits and retain existing wood window frames. This approach reduces potential damage to the surrounding interior of historic sash.
13. Maintain the original size and shape of windows. Thin sash frames rarely maintain the overall appearance of historic sash.
14. Match window replacements to the height and width of the original openings.
15. Retain the appearance of a double-hung window whether one or both sashes are operable.
16. Do not reduce the glass surface area.
17. Maintain the original number and arrangement of panes.
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 muntins 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.

19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum-clad wood, or fiberglass windows that meet these guidelines may be considered on a case-by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.
20. Use translucent or low-e-glass.
21. Paint windows in a historically appropriate paint color.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for fenestration. The guidelines do not explicitly address these types of commercial buildings.

Charlotte Historic District Commission Case 2018-033
HISTORIC DISTRICT: WILMORE
WINDOW/DOOR



-  301 W Summit Av
-  Wilmore Historic District
-  Property Lines
-  Building Footprints



01 | EXISTING SOUTHWOOD AVE BUILDING VIEW
scale: n.t.s.



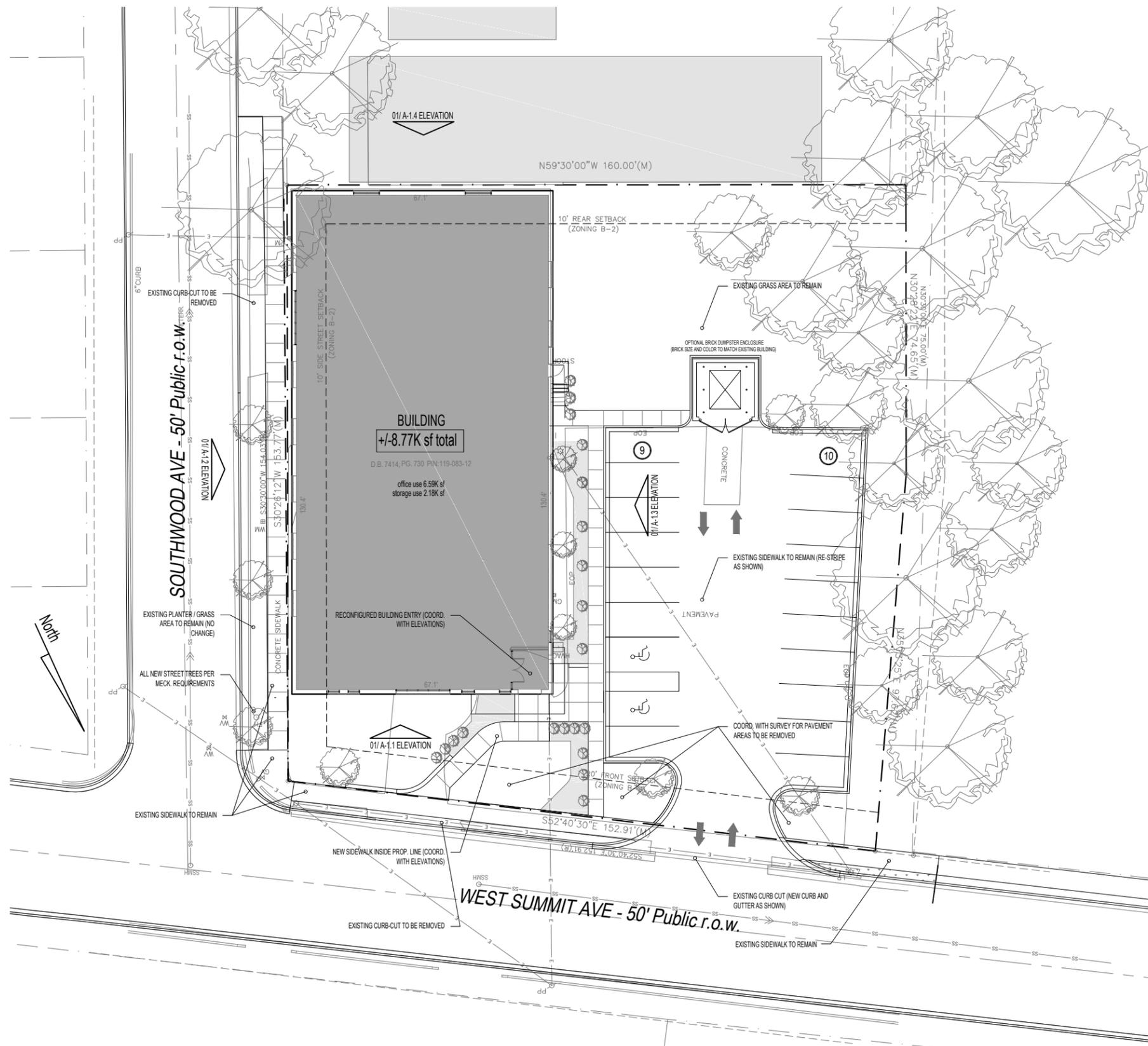
02 | SUMMIT STREET EXISTING BUILDING VIEW
scale: n.t.s.



03 | PARKING AREA EXISTING VIEW
scale: n.t.s.



04 | REAR EXISTING BUILDING VIEW
scale: n.t.s.



ZONING INFORMATION

PARCEL INFORMATION: LOTS 6-8, & PART OF LOT 5, BLOCK 3
WESTWOOD PARK, MAP BOOK 332, PAGE 361

Parcel I.D. Number / Address: 301 WEST SUMMIT AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 7414-730
TAX PARCEL NO: 119-083-12

Zoning Designation: B-2
Setbacks: SOUTHWOOD AVE: 10'
W. SUMMIT AVE: 20'
MINIMUM SIDE YARD: 0 OR 8' MIN.
MINIMUM REAR YARD: 10'

NOTES: This site plan is based on information provided by the property owner and shall be used only as a representation of the property. The General Contractor shall have property surveyed for construction purposes.

All existing drives, parking and landscaping area proposed to be changed as shown, although the project is currently under review with the Charlotte Planning Department. Any site changes will be only made upon the requested directive of their review.

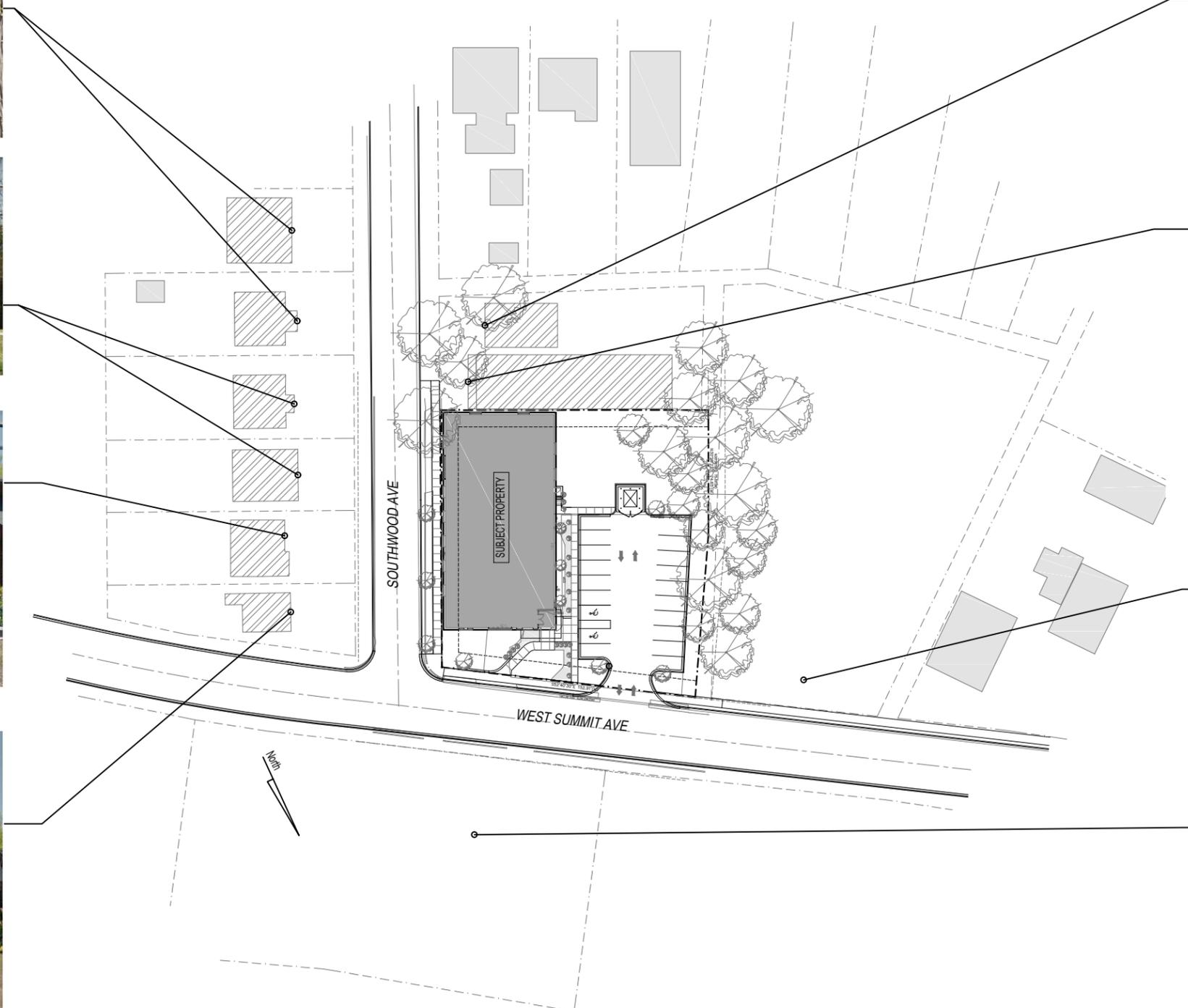
01 ILLUSTRATIVE SITE PLAN
scale = 1 : 30

301 WEST SUMMIT Ave. -HDC Submittal- Charlotte, NC

Charlotte, North Carolina
01.16.18
p | f arch Proj # 1743



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architecture



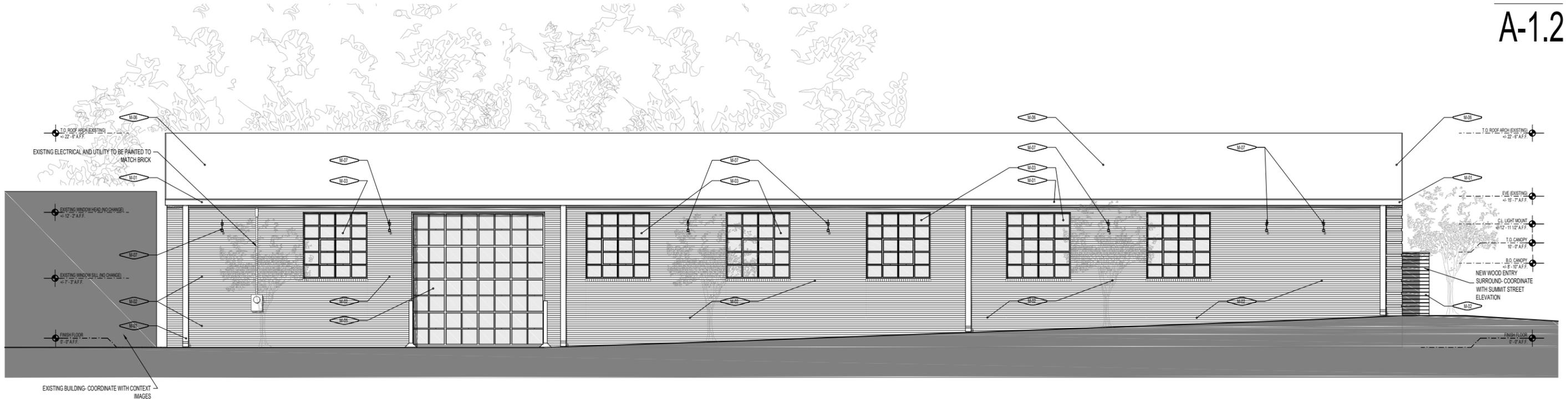
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scale = n.t.s

301 WEST SUMMIT Ave. -HDC Submittal- Charlotte, NC

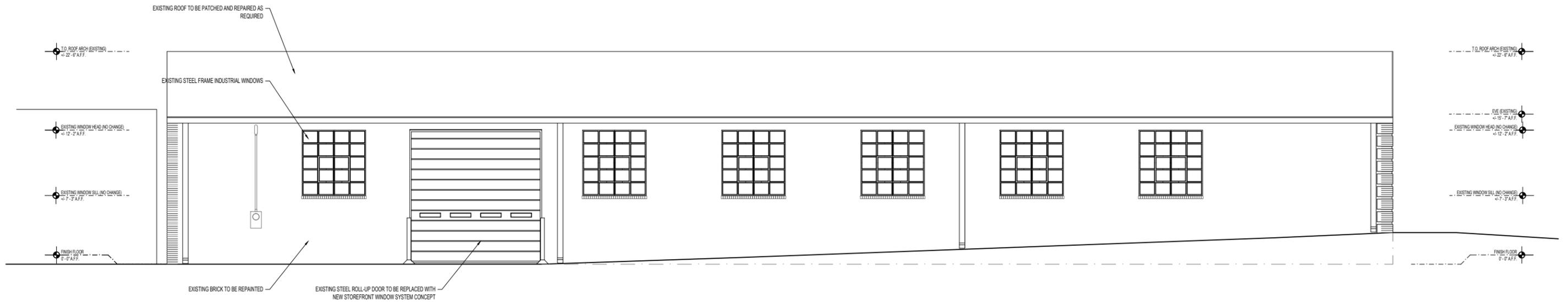
Charlotte, North Carolina
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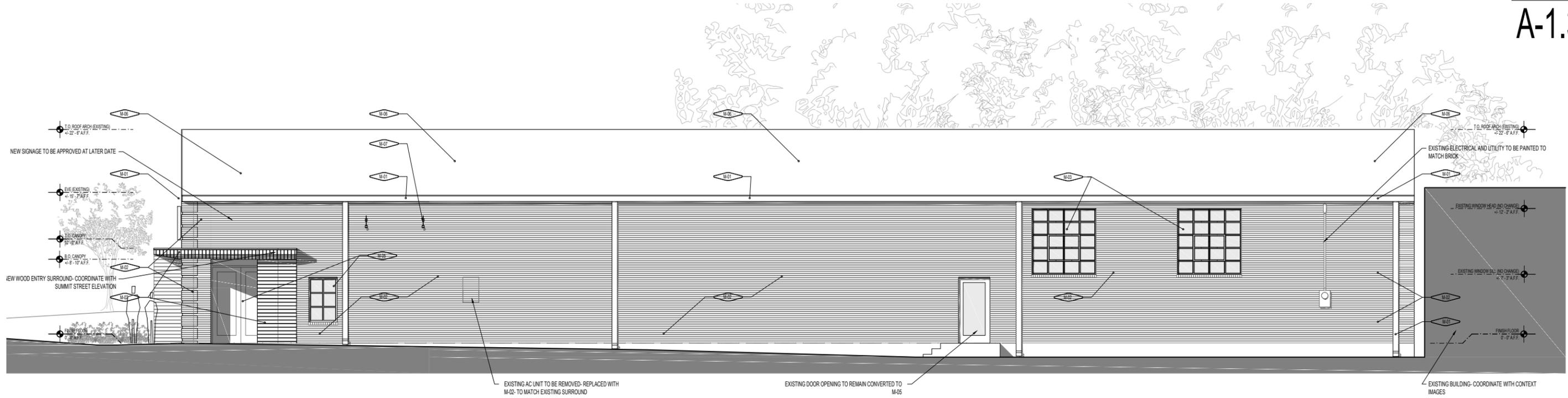
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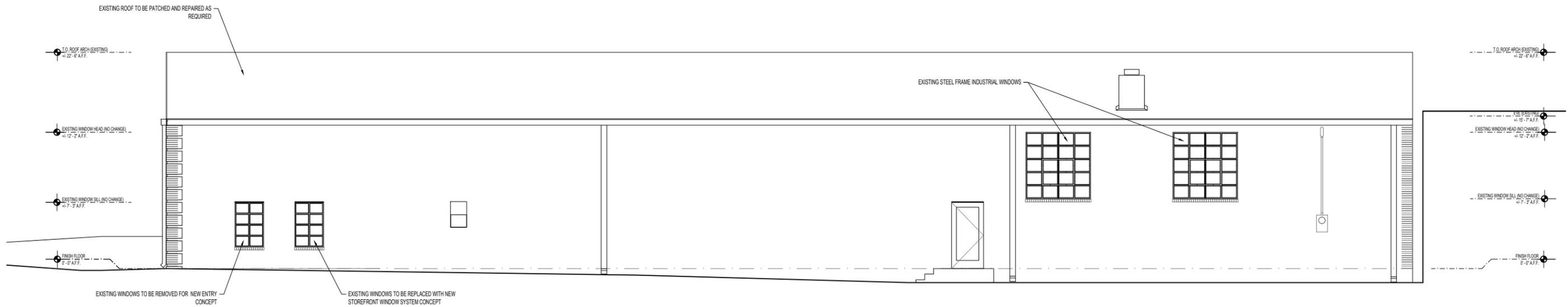
01 | PROPOSED SOUTHWOOD AVE ELEVATION
 scale: 3/32" = 1'-0"



02 | EXISTING SOUTHWOOD AVE ELEVATION
 scale: 3/32" = 1'-0"



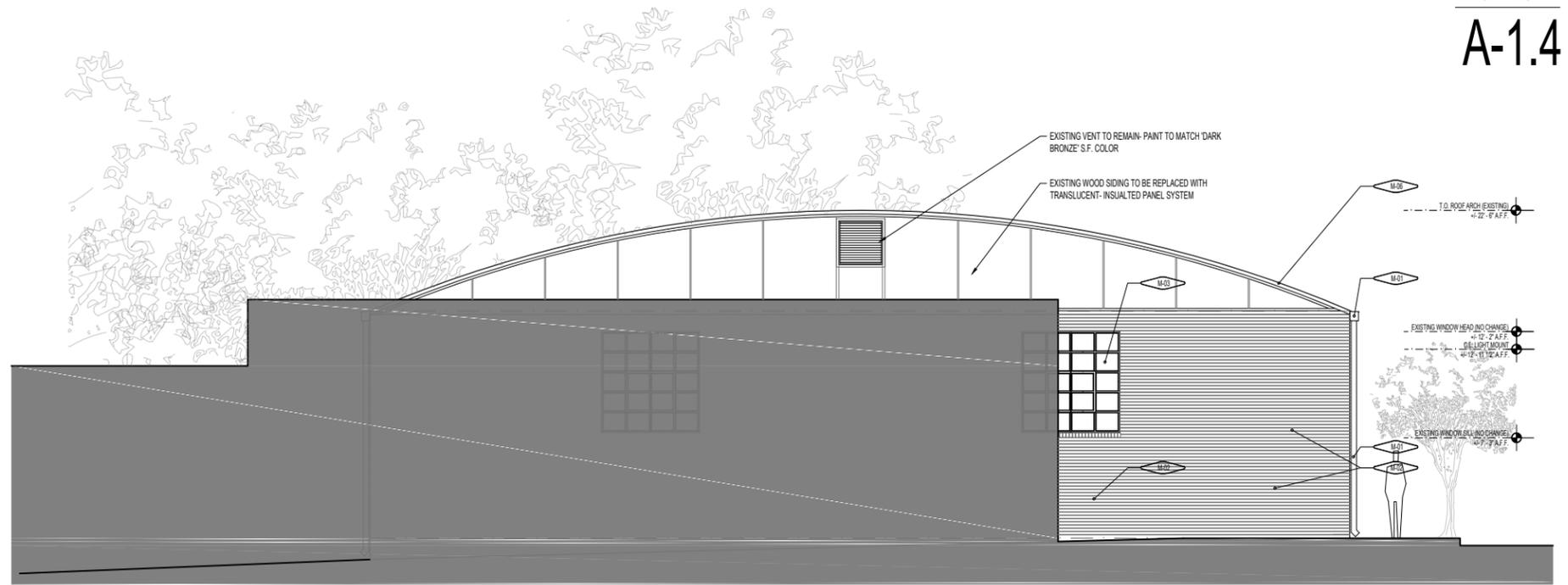
01 | PROPOSED PARKING SIDE ELEVATION
 scale: 3/32" = 1'-0"



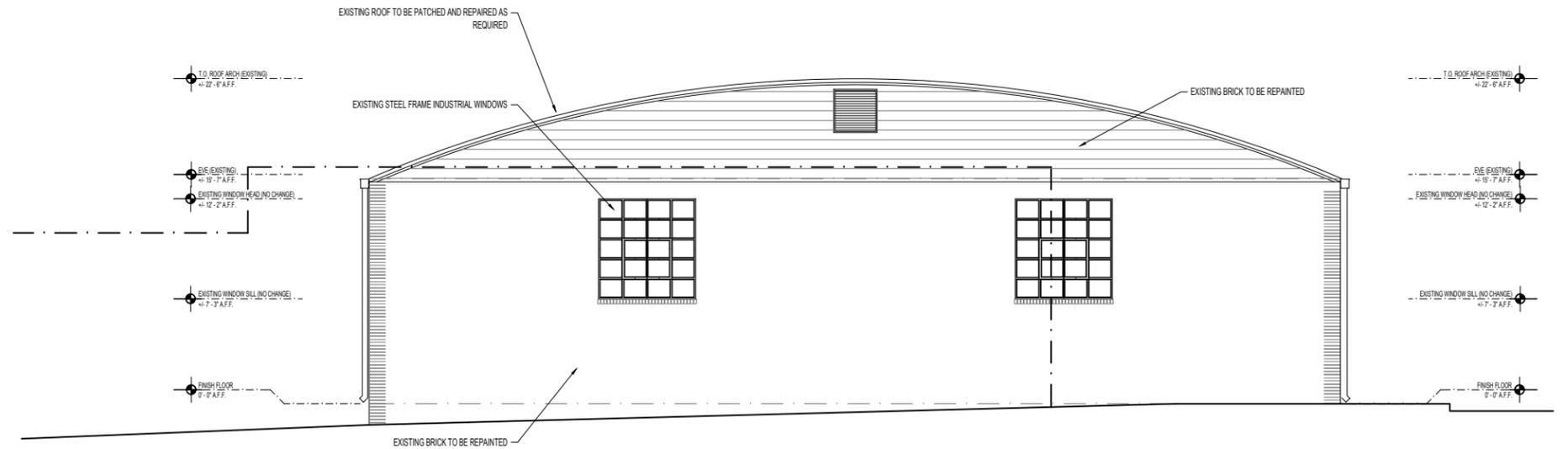
02 | EXISTING PARKING SIDE ELEVATION
 scale: 3/32" = 1'-0"

MATERIAL LEGEND	
M-01	EXISTING DARK BRONZE ALUMINUM GUTTER SYSTEM EXISTING TO REMAIN (NO CHANGE)
M-02	EXISTING BRICK TO BE PAINTED: COLOR: WHITE, SHERWIN WILLIAMS - SW7003 "TOQUE WHITE" - TO BE STRIPPED OF ANY EXISTING PAINT, REPAIRED AND PATCHED AND RE-FINISHED AS REQUIRED TO PROVIDE CONSISTENT WALL FINISH FOR NEW PAINT. - PROVIDE 1 COAT OF PRIMER AND 2 COATS OF ELASTOMERIC PAINT.
M-03	EXISTING STEEL FRAME INDUSTRIAL WINDOWS: MULLIONS REPAINTED TO MATCH DARK BRONZE S.F. COLOR. - GLASS TO BE REPLACED AND REPAIRED AS NEEDED TO MATCH EXISTING
M-04	WOOD SIDING SYSTEM: "FIBERCON COMPOSITE" WOOD SIDING RAIN SCREEN SYSTEM AT MAIN ENTRY 5.4" WIDTH BOARDS - COLOR -IPE (OR EQUAL)
M-05	STOREFRONT SYSTEM: ALUMINUM STOREFRONT SYSTEM, KAWNEER OR EQUAL, COLOR: DARK BRONZE - 4" EXTERIOR SYSTEM, WITH 3/4" FALSE MULLION (AS SHOWN) CENTER GLAZED WITH 1" LOW-E, INSULATED, GLASS FILLED WITH ARGON (U-VALUE OF 0.45 MAX.)
M-06	EXISTING TPO ROOF SYSTEM: TO REMAIN - PATCHED AND REPAIRED AS NEEDED
M-07	EXTERIOR GOOSENECK LIGHTING: PLACED AS SHOWN - "X" SERIES - BASELIGHT CO. - E-34 ARM DARK BRONZE COLOR
NEW DOORS: ALL NEW DOORS IN STOREFRONT SYSTEM SHALL BE DARK BRONZE FRAMES WITH CLEAR INSULATED GLASS INSERT.	
SIGNAGE: ALL NEW SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE H.D.C. AND MECK COUNTY PRIOR TO INSTALLATION AND PURCHASE.	

MATERIAL LEGEND
scale: n.t.s.



01 PROPOSED REAR ELEVATION
scale: 3/32" = 1'-0"



02 EXISTING REAR ELEVATION
scale: 3/32" = 1'-0"



01 | PROPOSED SUMMIT AVE COLOR ELEVATION
scale: n.t.s.



02 | PROPOSED PARKING SIDE FRONT COLOR ELEVATION
scale: n.t.s.



HOVIS RADIATO O.