



Charlotte Historic District Commission Application for a Certificate of Appropriateness

January 12, 2011

ADDRESS OF PROPERTY	501 West Park Avenue, Wilmore Local Historic District	HDC 2011-007
SUMMARY OF REQUEST	Implementation of Parking Plan for Greater Galilee Baptist Church	
OWNER	Greater Galilee Baptist Church	
APPLICANT	Dexter Sneed, Greater Galilee Baptist Church Trustees	

Details of Proposed Request

This application seeks approval for the implementation of the new parking plan for Greater Galilee Baptist Church. It consists of two parking areas in the blocks adjacent to the main church campus.

Current Status and Context of Property

The two sites covered in this request have been recently rezoned to accept the parking scheme as shown on the attached plans. One lot, located between South Mint and Spruce Streets, lies behind the building that houses the Red Sea Grocery and a small restaurant. The other lot, located across West Park Avenue from the main church campus, has contained two single family houses since the early years of development in the Wilmore neighborhood. These houses are currently being relocated to other, vacant lots in the immediate vicinity under permits obtained prior to the designation of the Wilmore Local Historic District.

These plans were part of the set of development plans reviewed by the Historic District Commission in September of 2010. The HDC granted Conceptual Approval to the plans at that time.

Relevant HDC Design Guidelines

- *Parking Areas, Paving & Driveways*
- *Landscape and Site Features*
- *Fences*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The attached plans are a refinement of the plans that were approved by City Council in 2010 as part of the rezoning petition filed by Greater Galilee Baptist Church, and that were granted conceptual approval by the HDC in September of that year.

The plans show the two parking areas in greater definition. They are sites and configured to mesh with the upcoming proposal to expand the existing sanctuary at the church.

The attached landscaping plan and the proposed brick and metal fencing are designed to screen the parking lot as required by local code, while also being of an appropriate design for the Wilmore Neighborhood. The proposed fence wall is within what is allowed by current HDC policy.



Spruce Street Parking Area Detail



Spruce Street Parking Area



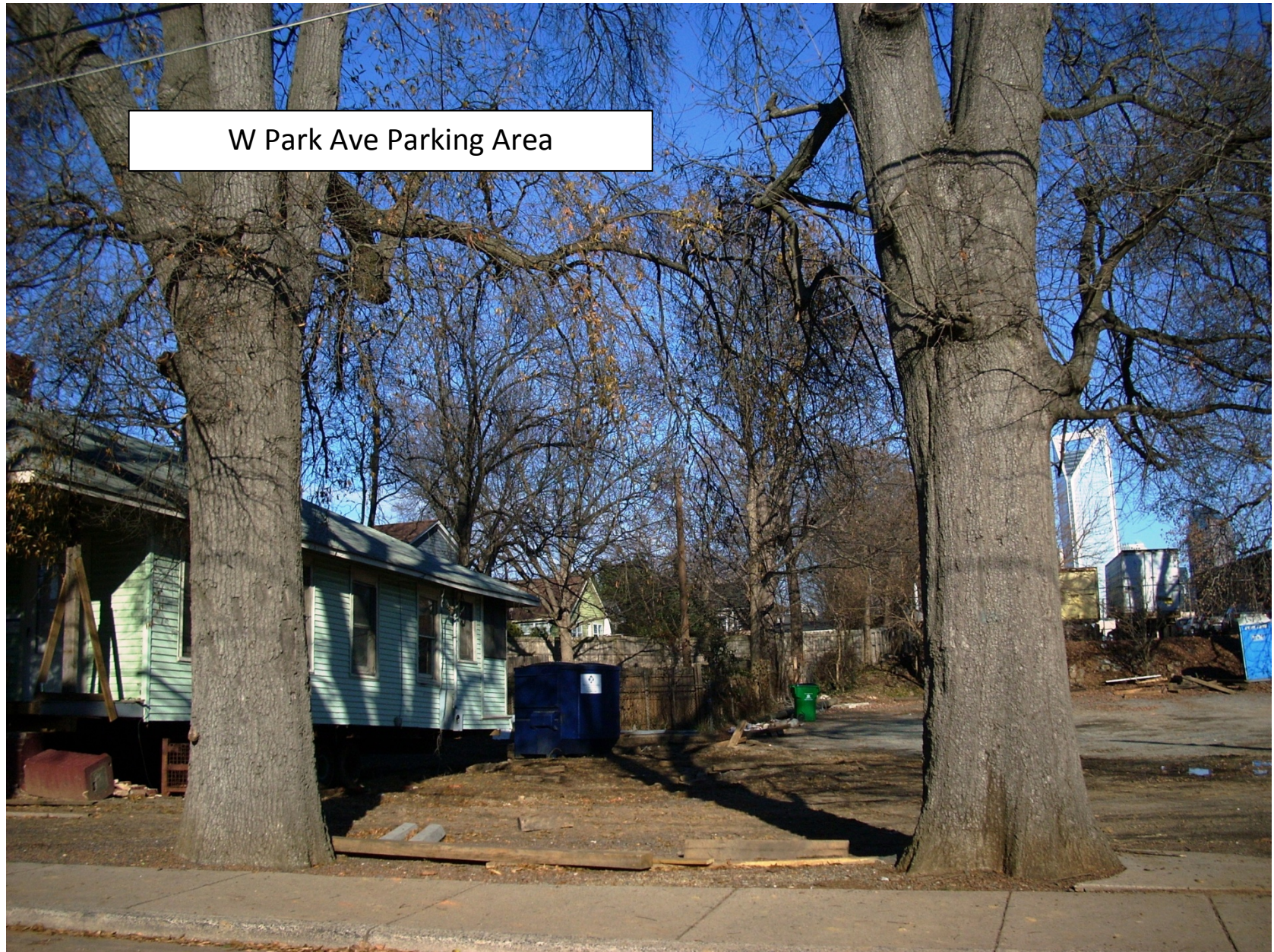
W. Park Ave Parking Area Detail



W Park Ave Parking Area

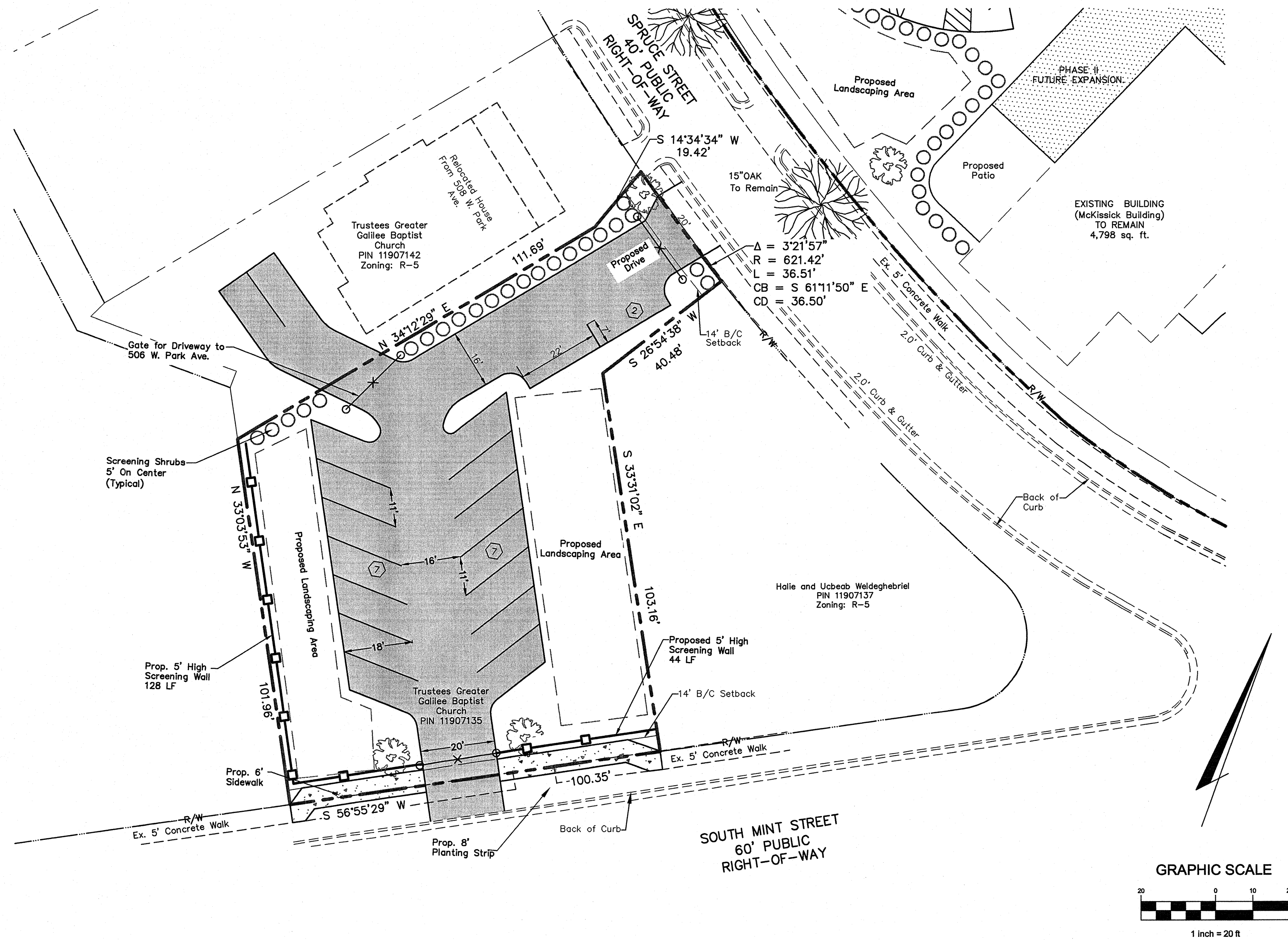


W Park Ave Parking Area



- Brick color to match building.
- Exact design and material of wall cap and column caps to be determined during construction.
- Total wall height to be five feet (5'). Wall to be 3' high brick with remainder black anodized aluminum (or approved equal). Width of Fence to be determined.

\\c:\data\city\projects\501 W. Park Ave\501 W. Park Ave.dwg - 1/4/2010 4:58:27 PM - No Image - Saved - E:\Users\j... - 1/4/2010 4:58:27 PM



LEGEND

- Existing Tree
- Existing Shrub
- Proposed Tree
- Proposed Shrub
- Parking Spaces
- Proposed Screening Wall
- Proposed Wood Fence
- Proposed Asphalt Parking

Development Data

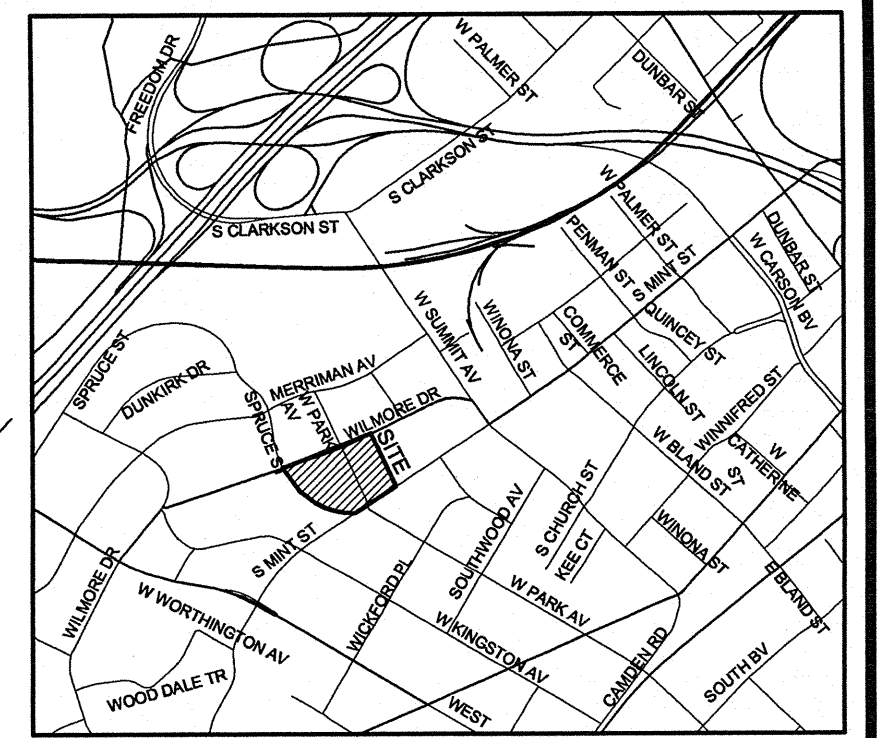
Existing Zoning: MUDD-O
Mixed Use Development
District-Optional

Use: Parking Lots

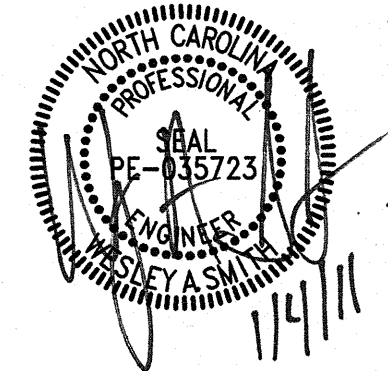
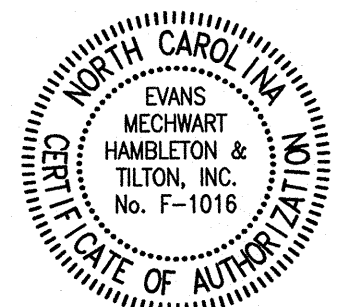
Tax Parcel Nos.: 119-071-35, 119-082-02,
119-082-03, 119-082-04,
119-082-05, 119-082-06,

Site Area: 1.03± Acres Total
(0.73± East of W. Park Avenue,
0.30± West of Spruce Street)

Parking
Provided Parking Spaces: West Park Ave. Parking Lot
56 spaces
Spruce Street Parking Lot
16 spaces
72 Total spaces provided



Location Map
Not To Scale



REVISIONS

MARK	DATE	DESCRIPTION

GREATER GALILEE BAPTIST
CHURCH
501 W. Park Avenue
Charlotte, N.C. 28208
Phase I - Parking Lots

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
SITE PLAN
SPRUCE STREET PARKING LOT
GREATER GALILEE BAPTIST CHURCH
501 W. PARK AVENUE



DATE
January 4, 2010

SCALE

JOB NO.

SHEET
2/2

Charlotte Historic District Commission - Case 2011-007

