



Charlotte Historic District Commission Application for a Certificate of Appropriateness

May 11, 2011

ADDRESS OF PROPERTY	601 N Graham Street, Fourth Ward Local Historic District	HDC 2011-046
SUMMARY OF REQUEST	Signage and Greenhouse	
OWNER	St. Marks, Inc., dba Lifespan	
APPLICANT	Nancy McEneny	

Details of Proposed Request

This application seeks approval for the installation of a sign on the covered entrance canopy on this building, as well as for a greenhouse on the rear portion of the property.

Current Status and Context of Property

This one story building was constructed in 1980, and is centered in the block. It is a special needs educational facility.

Relevant HDC Design Guidelines

- *Signage*
- *Accessory Structures*

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 proposed sign would identify the operator of this special needs educational facility, and would be located facing North Graham Street on the drive through drop-off canopy on the front of the building.

The property is zoned UR-C, an urban missed use classification. Under current HDC guidelines for Signage, the allowable maximum size that can be administratively approved is eight square feet.

The requested sign would exceed this maximum. This building is the only structure located within this block, and it is well recessed from the street. The proposed location of the sign is a blank vertical surface. It is not a typical building that the HDC signage guidelines normally apply to.

The proposed greenhouse would be in the rear yard of the property, but would be visible from North Graham Street. It would be used for educational purposes. Plans for this small structure will be available at the May 11th HDC hearing.



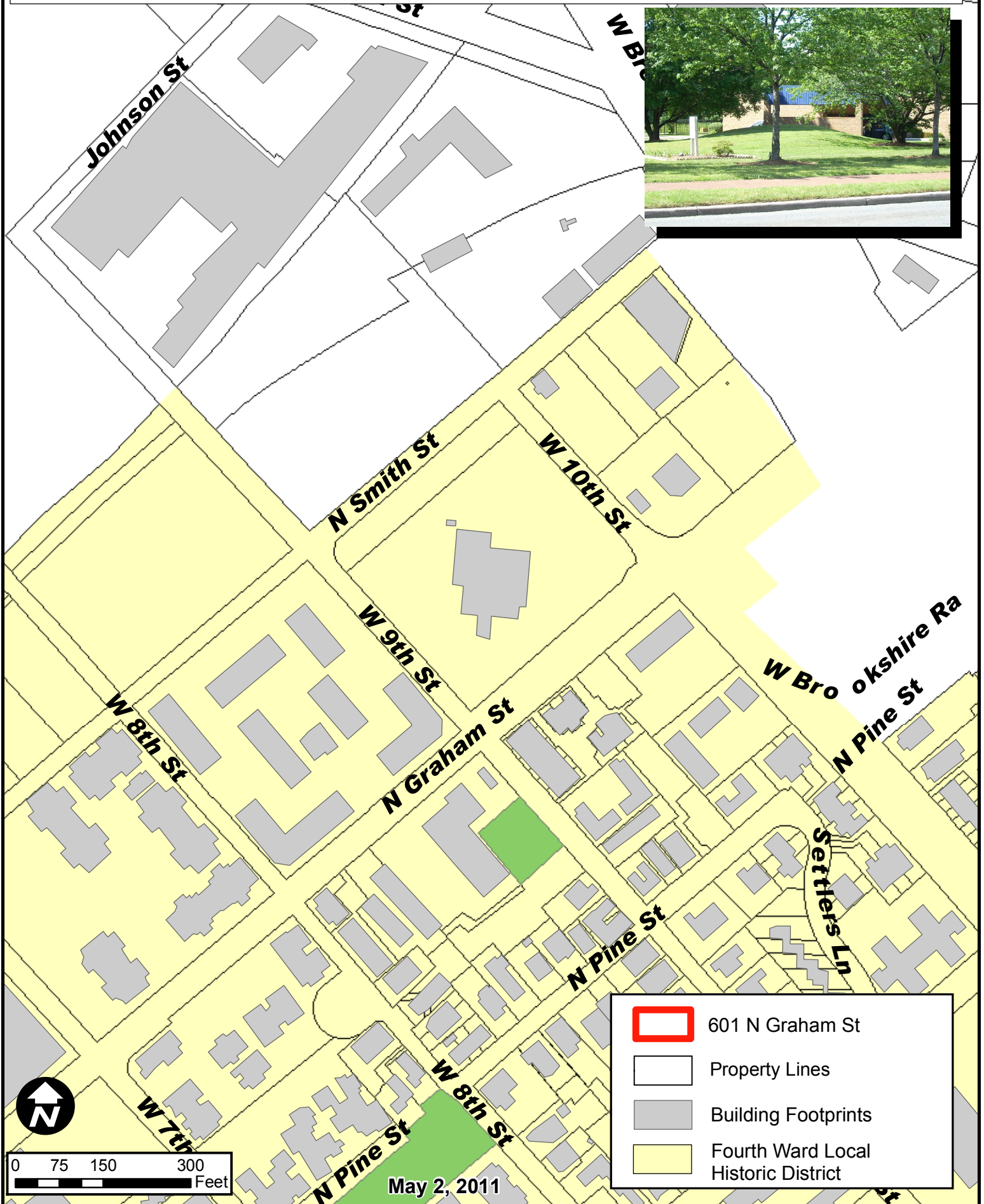
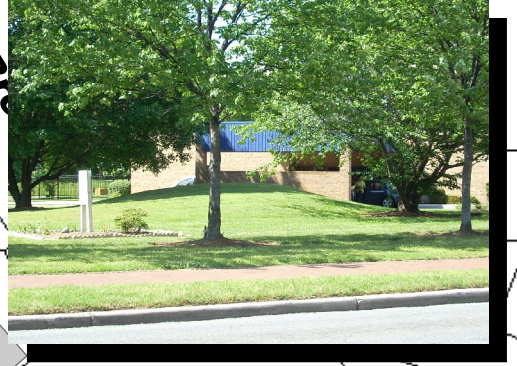
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

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2011/03/09



Charlotte Historic District Commission - Case 2011-046



-  601 N Graham St
-  Property Lines
-  Building Footprints
-  Fourth Ward Local Historic District