

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

January 11, 2012

ADDRESS OF PROPERTY	1000 East Boulevard, Dilworth Local Historic District	HDC 2012-002
SUMMARY OF REQUEST	Signage	
OWNER	RCB Bank USA	
APPLICANT	NW Sign Industries	

Details of Proposed Request

This application is seeking approval for a new signage plan for this converted house. The house has for years served as a branch bank, and the tenant bank is changing.

Current Status and Context of Property

This house was completed in 1924, and is listed as a contributing property within the Dilworth National Register Historic District. It is a two and one-half story brick house designed in a blend of several styles. The full front porch has been enclosed to create interior office space, and the original porte cochere has been converted into a drive-through teller window. It is located in an area of East Boulevard that is primarily in office use in a mixture of renovated older houses and modern infill buildings.

Relevant HDC Design Guidelines

- *Signage*

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.

Analysis of Proposal

This proposal contains a full signage plan for this property, to replace the signage plan approved by the HDC a number of years ago for the former bank tenant.

The first sign is a monument sign on the East Boulevard street frontage to replace the existing monument sign. The proposed sign is 9 feet, 3 inches in length, and is 2 feet, 8 inches tall on a 1 foot, four inch base. The sign is made of aluminum, and is proposed to be internally lit as shown on the attached diagrams.

The second sign consists of metal letters and a logo that are to be attached directly to the rear wall of the building. The overall sign is almost 8 feet, 8 inches wide, and one foot, 4 inches tall. This sign is not proposed to be illuminated.

This property is zoned O-2, which allows for the office and other commercial uses that line most of East Boulevard.

Within O-2 zoning districts, current HDC policy allows for the following:

1. *Signs should not exceed six feet in height or ten square feet in area.*
2. *Only one and two sided signs will be allowed.*
3. *In most circumstances, only one sign per property will be allowed. Businesses located on corner lots may request one sign per street frontage, but one frontage must be designated as secondary. On the secondary frontage, only one sign will be allowed, and that sign shall not exceed 1.5 square feet in area or three feet in height.*

In addition, general requirements for signage within designated Local Historic Districts include:

2. *All signs should be primarily for identification purposes.*
3. *All signs must visually relate to the building they serve. Only suitable materials, such as stone, wood, brick, and sturdy metals, will be approved.*
4. *Sensitively designed supports may, if approved, exceed the square footage restrictions listed below, but not the height restrictions.*
6. *The HDC reserves the right to approve the placement of all signs on properties within Local Historic Districts.*
7. *The HDC will not exercise control over logos or color. It is strongly recommended that color schemes relate to the building the sign serves.*
8. *Property addresses should be clearly displayed either on the sign or on the building itself.*
10. *Signs may be lit with unobtrusive ground-mounted spotlights, or other unobtrusive lighting as the HDC may approve. Signs may not flash, blink, or glow from within.*

The HDC will have to determine if in this circumstance the context of this building and its site warrant an exception to the size restrictions contained in current HDC policy.



RBC Bank



RBC Royal Bank®

CONVERSION PROGRAM

November 2, 2011

1000 East Blvd.
Charlotte, NC 28203

PID J037
EAST BOULEVARD

Revision Notes

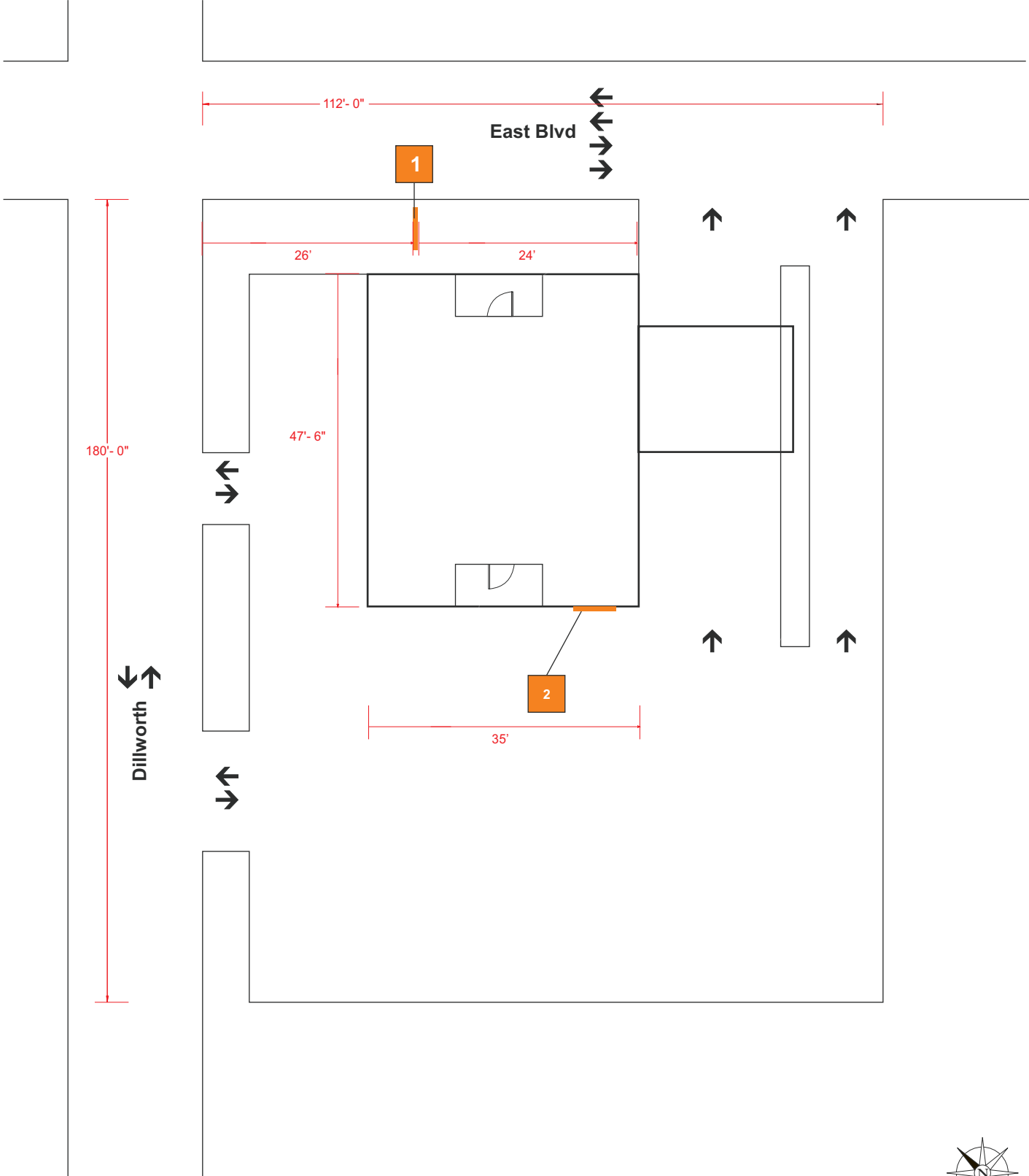
1. XXXXXXXXXXXXXXXXXXXX 00/00/00 XX •

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412

www.nwsignindustries.com

FLORIDA 2416 SAND LAKE RD. ORLANDO, FL 32809 - TEXAS 8715 HARMON RD. FT.WORTH, TX 76177 - NORTH CAROLINA 120 CASCADE DR. CONCORD, NC 28027 - OKLAHOMA 1108 SOUTH 4TH ST., SUITE 200 CHICKASHA, OK 73018 - CALIFORNIA 42445 AVENIDA ALVARADO TEMECULA, CA 92590





SIGN SCHEDULE

Proposed Sign Inventory

Site #	#	Sign Code	Description
J037	1	M-25	Monument
J037	2	NL-12-B	Plate Letters





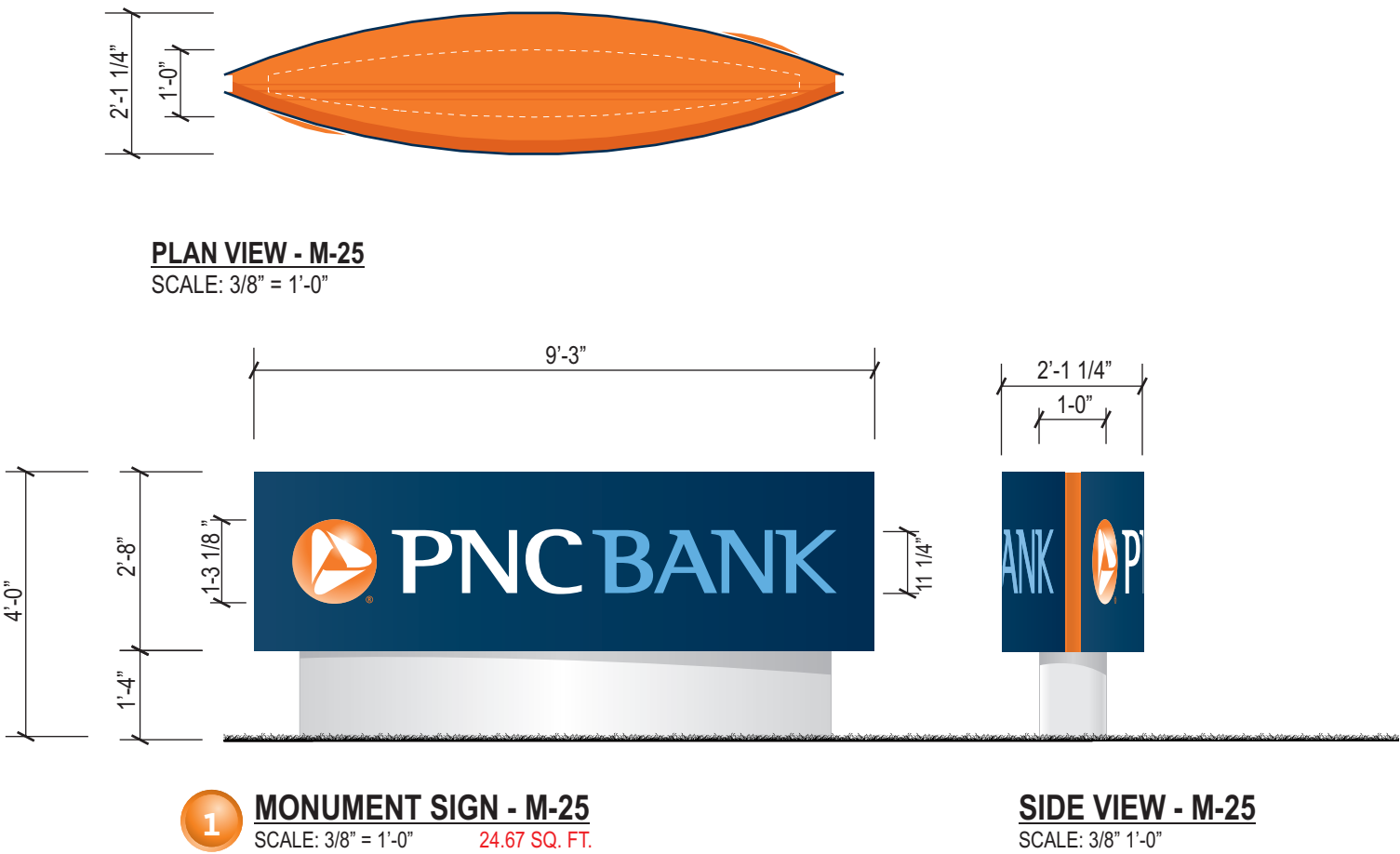
EXISTING



EXISTING SPECIFICATIONS

Existing Sign Type: Monument
Face Material: Metal
Construction: Vinyl
Height Above Grade: 85"
Face Height: 66"
Face Width: 62"
Depth: 12"
Illuminated: Internally Illuminated
Electrical: Power less than 8'-0"

PROPOSED



NOTES:
Install new signage using existing primary electrical. Restore ground material to base of new sign.

NOTES:
24' SETBACK TO EAST BLVD; 26' SETBACK TO DILWORTH

MANUFACTURING NOTES

☐ INTERNAL

☐ EXTERNAL

☐ HO FLUORESCENT LAMPS

☐ LED ILLUMINATED

☐ OTHER (SEE CALL OUTS)

☐ 120v

☐ 277v

SERVICE SWITCH LOCATION

☐ ON SIGN

☐ ON WALL

☐ OTHER (SEE CALL OUTS)

☐ SINGLE FACED

☐ DOUBLE FACED

☐ OTHER (SEE CALL OUTS)

ACRYLIC (SEE CALL OUTS)

☐ POLYCARBONATE (SEE CALL OUTS)

☐ ALUMINUM (SEE CALL OUTS)

☐ OTHER (SEE CALL OUTS)

☐ PAINT (SEE CALL OUTS)

☐ VINYL (SEE CALL OUTS)

MOUNTED ONTO INTERIOR WALL

☐ MOUNTED ONTO EXTERIOR WALL

☐ POLE MOUNTED INTO CONCRETE FOOTER

☐ REPLACEMENT (TO MATCH EXISTING - SEE CALL OUTS)

INSTALLATION NOTES

SCOPE OF WORK OR SPECIAL INSTALLATION NOTES

24' SETBACK TO EAST BLVD; 26' SETBACK TO DILWORTH

CLIENT NAME

ADDRESS

SITE

PAGE NUMBER

DRAWING NUMBER

PNC BANK

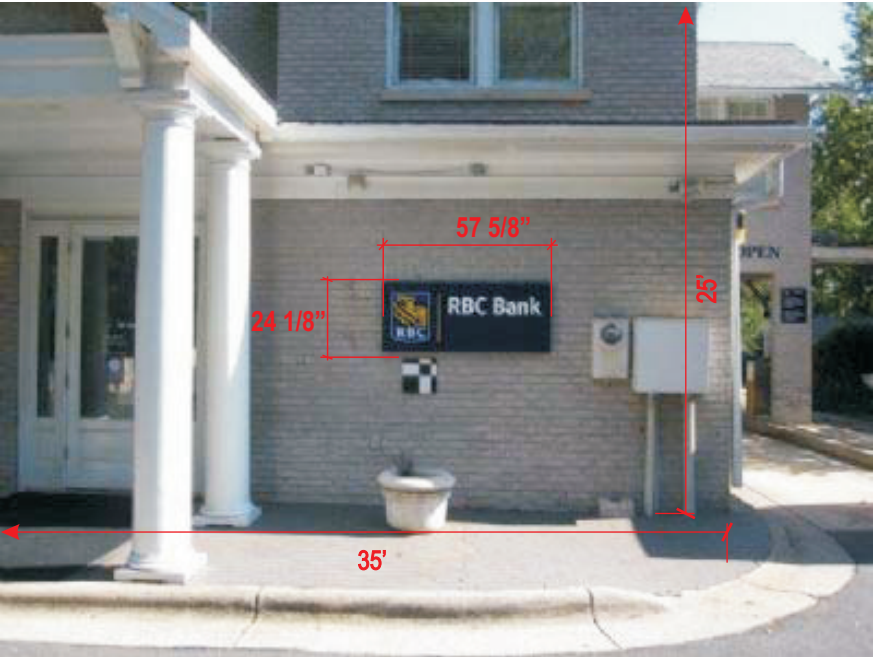
1000 East Blvd. Charlotte, NC 28203

J037

4

11-4146-00

EXISTING



EXISTING SPECIFICATIONS

Existing Sign Type: Wall Cabinet
Face Material: Metal
Construction: Vinyl
Height Above Grade: 66"
Face Height: 18"
Face Width: 35"
Depth: .25"
Illuminated: Non Illuminated
Electrical: No Power required

PROPOSED



NOTES

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required.

RESTORATION AREA - REMOVE-RESTORE

SCALE:NTS
* RESTORATION AREA COLOR MATCH OF WALL IS SW7043



Proposed.



MANUFACTURING NOTES

- ☐ INTERNAL
☐ EXTERNAL
- ☐ NO FLUORESCENT LAMPS
☐ LED ILLUMINATED
☐ OTHER (SEE CALL OUTS)
- ☐ 120v
☐ 277v
- SERVICE SWITCH LOCATION**
☐ ON SIGN
☐ ON WALL
☐ OTHER (SEE CALL OUTS)

- ☐ SINGLE FACED
☐ DOUBLE FACED
☐ OTHER (SEE CALL OUTS)
- ☐ ACRYLIC (SEE CALL OUTS)
☐ POLYCARBONATE (SEE CALL OUTS)
☐ ALUMINUM (SEE CALL OUTS)
☐ OTHER (SEE CALL OUTS)

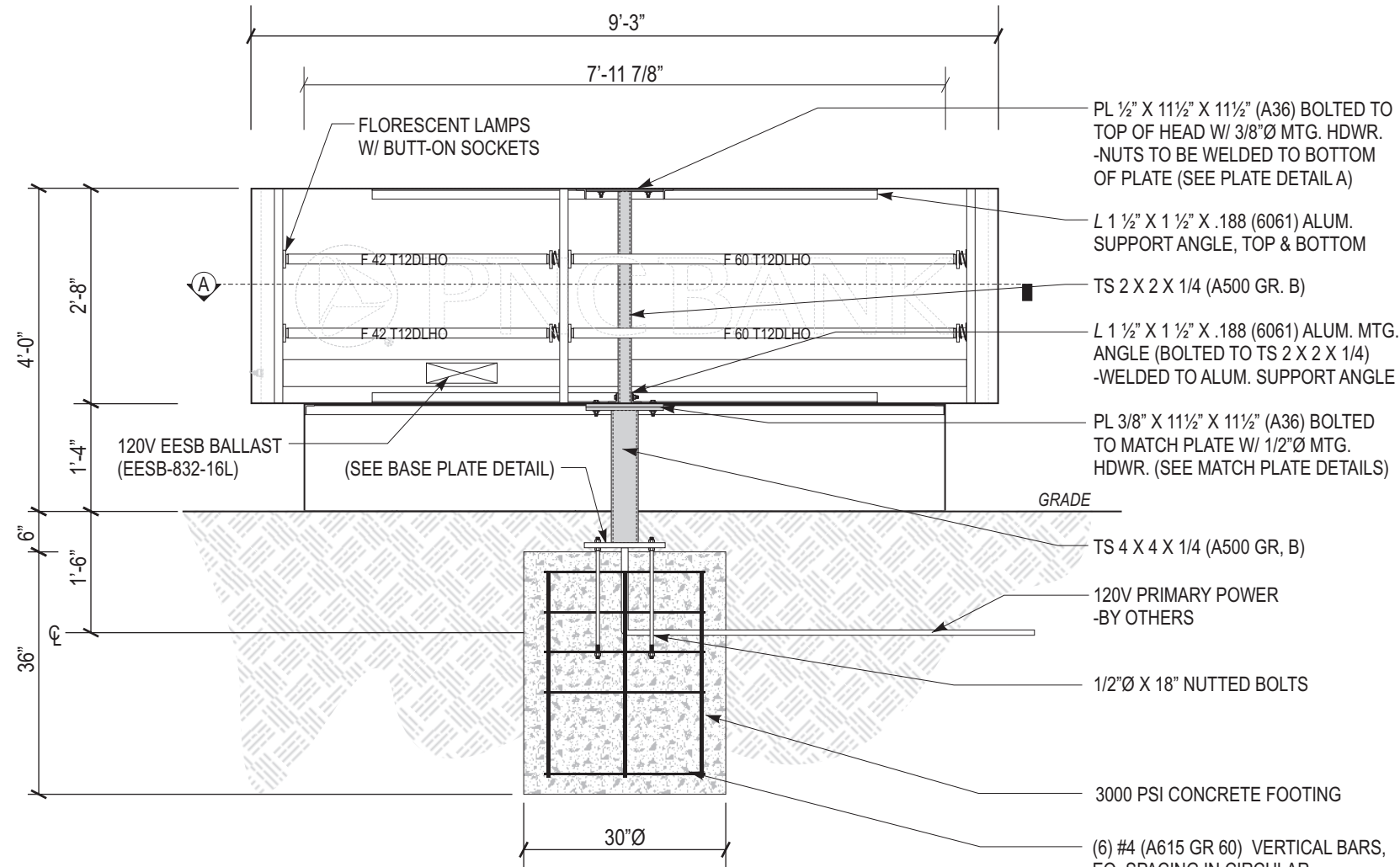
- ☐ PAINT (SEE CALL OUTS)
☐ VINYL (SEE CALL OUTS)

INSTALLATION NOTES

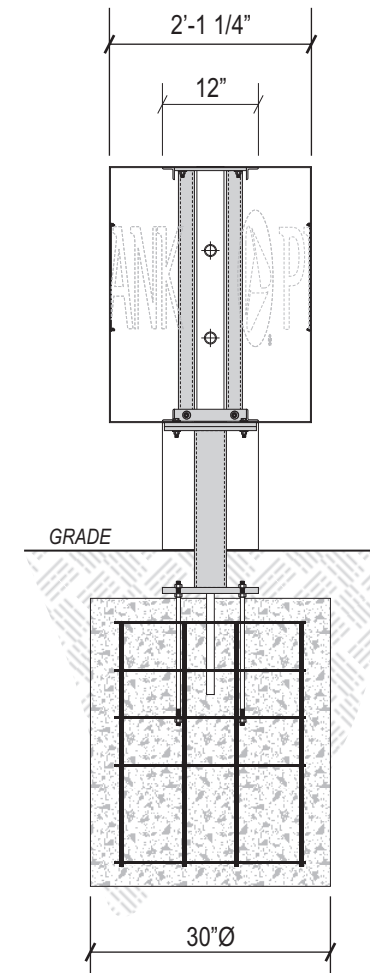
- ☐ MOUNTED ONTO INTERIOR WALL
☐ MOUNTED ONTO EXTERIOR WALL
☐ POLE MOUNTED INTO CONCRETE FOOTER
☐ REPLACEMENT (TO MATCH EXISTING - SEE CALL OUTS)

SCOPE OF WORK OR SPECIAL INSTALLATION NOTES

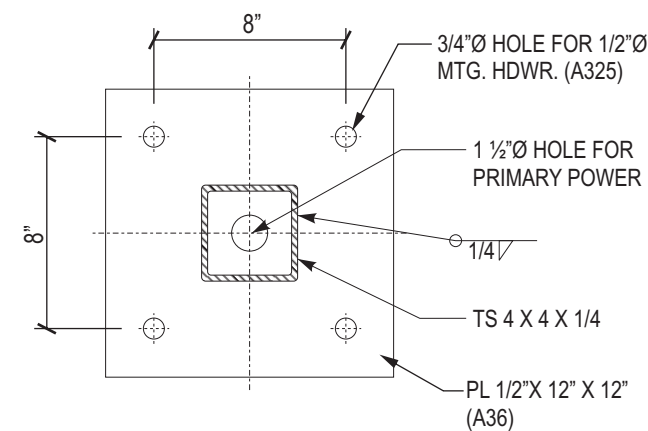
RESTORATION AREA BRICK - Color match of wall is SW7043



ILLUMINATED MONUMENT - M-25 - ELEVATION
SCALE: 1/2" = 1' 0"



SECTION DETAIL
SCALE: 1/2" = 1' 0"



BASE PLATE DETAIL
SCALE: 1 1/2" = 1' 0"

GENERAL NOTES:

- U.L. LISTED - FILE NUMBER E157099
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABEL IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- ALL WIRING CONTAINED IN ENCLOSED AREAS WITH LAMPS SHALL BE FIXTURE RATED
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED RUBBER GROMMET

BASIC WIND SPEED 90 MPH
-3 SEC GUST WIND
IMPORTANCE FACTOR: 1.0
EXPOSURE C

ESTIMATED SIGN WEIGHT
-400 lbs. TOTAL

EST. ELECTRICAL LOAD
1.7A @ 120VAC
EST. ELECTRICAL REQUIREMENTS
(1)20A circuit @ 120VAC

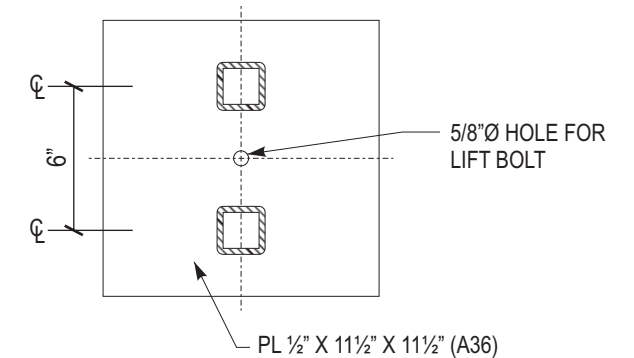
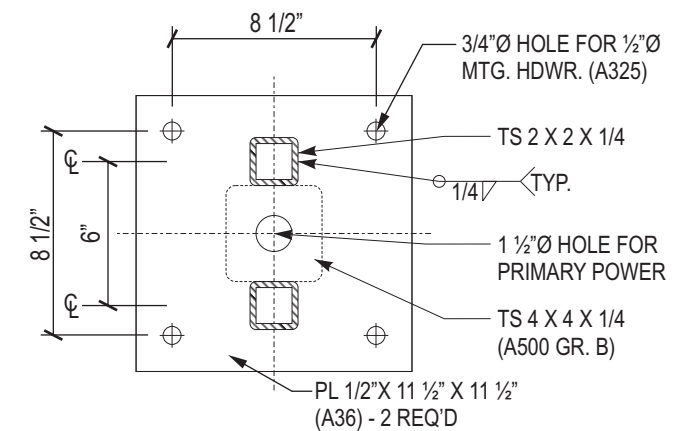
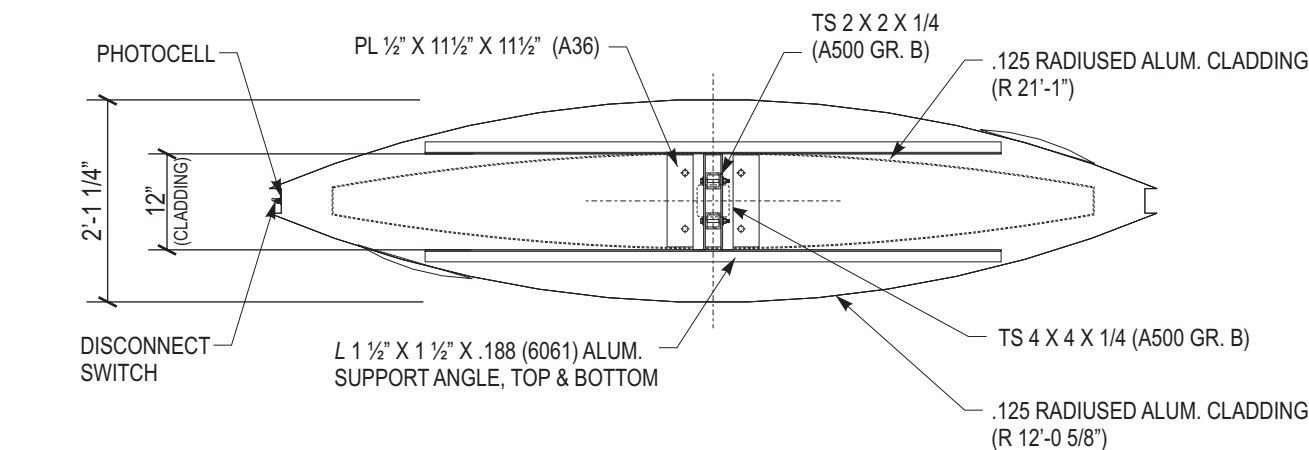


PLATE DETAIL A
SCALE: 1 1/2" = 1' 0"

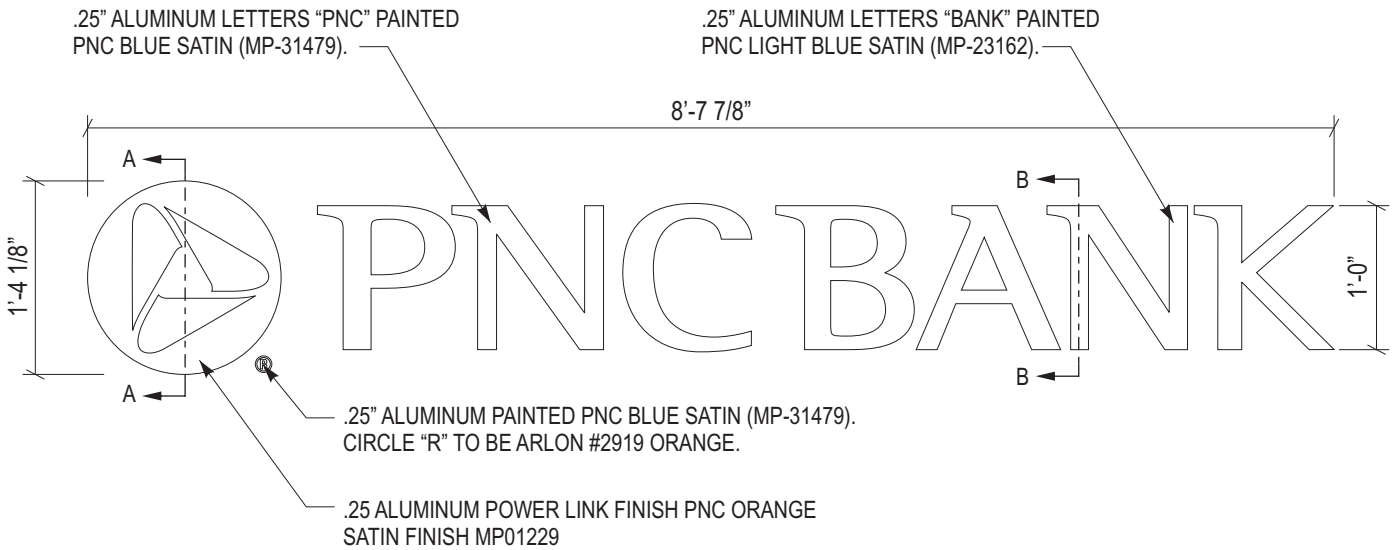


MATCH PLATE DETAIL
SCALE: 1 1/2" = 1' 0"

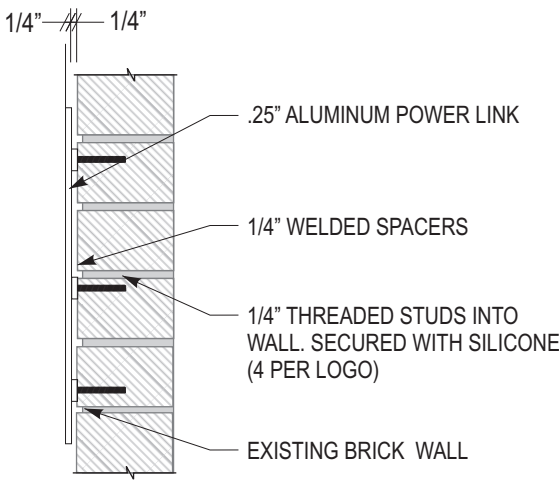


BASIC WIND SPEED 90 MPH
-3 SEC GUST WIND
IMPORTANCE FACTOR: 1.0
EXPOSURE B

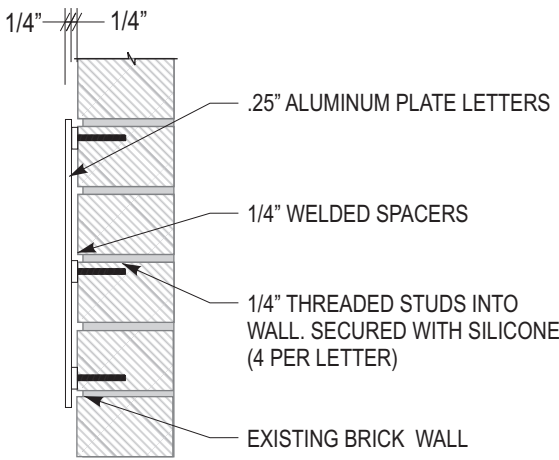
ESTIMATED SIGN WEIGHT
-2 lbs. PER LETTER
-3 lbs. PER LOGO



BLUE PLATE LETTERS - NL-12-B - ELEVATION
SCALE: 3/4" = 1' 0"



LOGO SECTION - AA
SCALE: 1 1/2" = 1' 0"



LETTERS SECTION - BB
SCALE: 1 1/2" = 1' 0"

Charlotte Historic District Commission - Case 2012-002

