

## Charlotte Historic District Commission

### Application for a Certificate of Appropriateness

January 11, 2012

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ADDRESS OF PROPERTY	901 East Boulevard, Dilworth Local Historic District	HDC 2012-003
SUMMARY OF REQUEST	Signage	
OWNER	Carter Meiselman	
APPLICANT	Bill Spena of Instant Signs Solutions	

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#### **Details of Proposed Request**

This application requests a new sign for this building that is beyond what can be approved administratively, since it is larger than what the policy allows. An approval would require the granting of an exception to policy by the Historic District Commission based on the circumstances of this building and its site.

#### **Current Status and Context of Property**

This property is located at the intersection of East Boulevard and Park Road. The building is a two story brick commercial structure built in 1976 and subsequently renovated. It was until recently the headquarters office for Eastern Federal Theaters. 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 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 proposed sign shown in the attached plans is roughly six feet by four feet in size, and is mounted on a sixteen inch pedestal base. The sign itself is approximately 24 square feet in size. The height of the sign and its base is six feet. The sign is extruded aluminum on an existing brick base, and is not illuminated.

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.



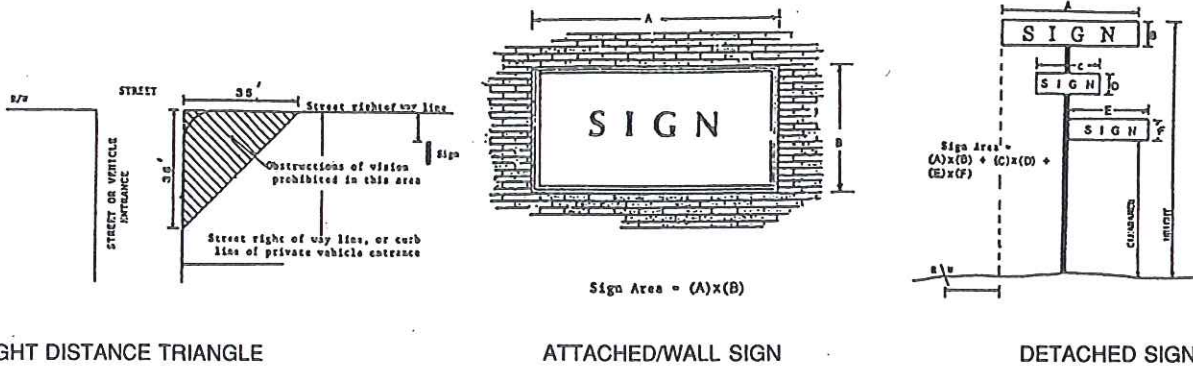




# DRAWINGS FOR SIGN PERMIT APPLICATION

<b>LOCATION</b>	STREET # (N,S,E,W) <u>901</u>	STREET NAME <u>East</u>	(AV, RD, ST, etc) <u>Blvd.</u>	<b>PERMIT #</b>
	SUITE/UNIT(S): _____			
	TAX JURISDICTION: (Check One) <input type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 4-Pineville <input checked="" type="checkbox"/> 1-Charlotte <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 7-Mint Hill			
TAX PARCEL # _____		JOB # _____		

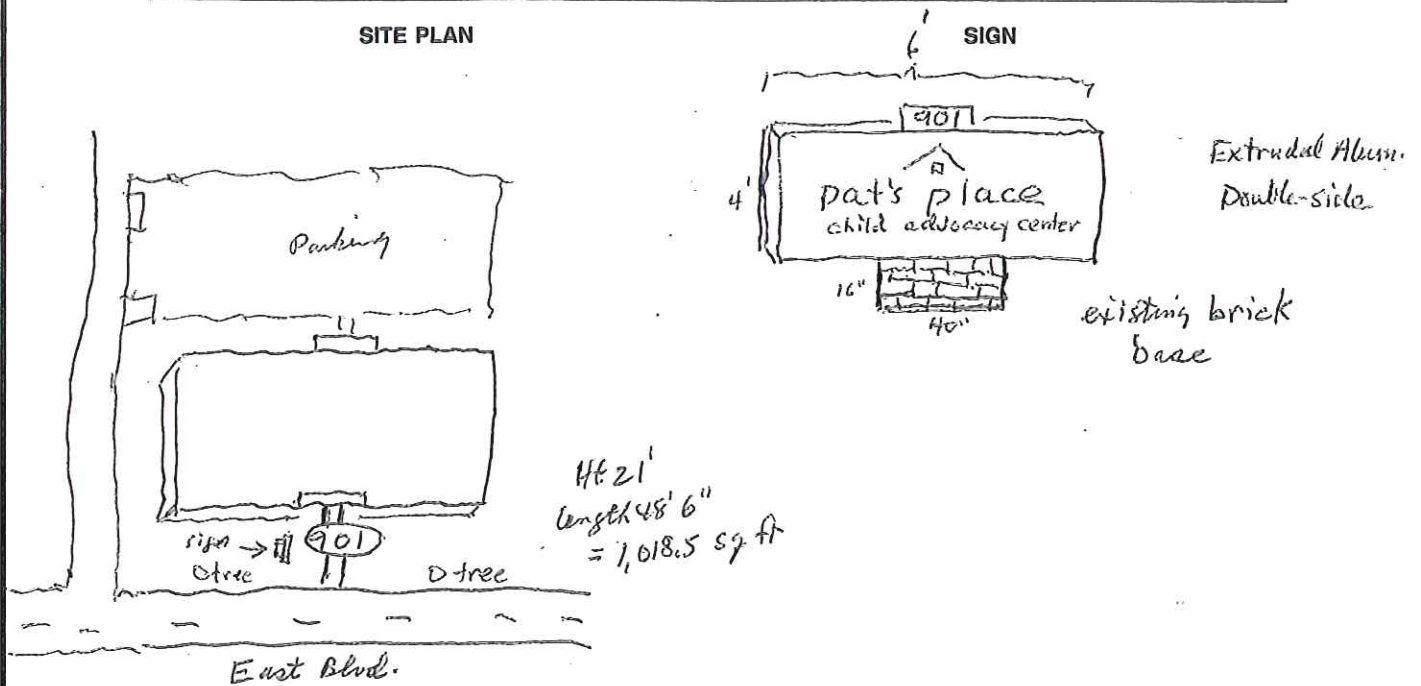
**EXAMPLES**



**DRAWINGS**

**DRAW NEW AND EXISTING SIGNS, STREET R/W'S, DRIVEWAYS, SIGHT DISTANCE TRIANGLES, ETC.**  
(Separate application and drawings required for each sign)

**SITE PLAN**



ALL EXISTING AND PROPOSED SIGNS ARE SHOWN WITH EXACT MEASUREMENTS.

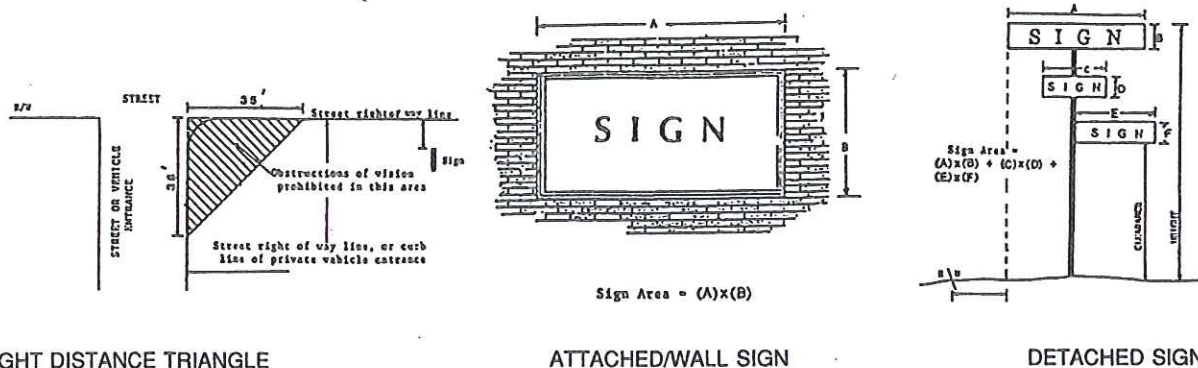
Bill Spencer Instant Sign Solutions	12/7/11 DATE	Bill Spencer Instant Sign Solutions PRINT APPLICANT'S NAME
APPLICANT'S SIGNATURE		

APPROVED BY

# DRAWINGS FOR SIGN PERMIT APPLICATION

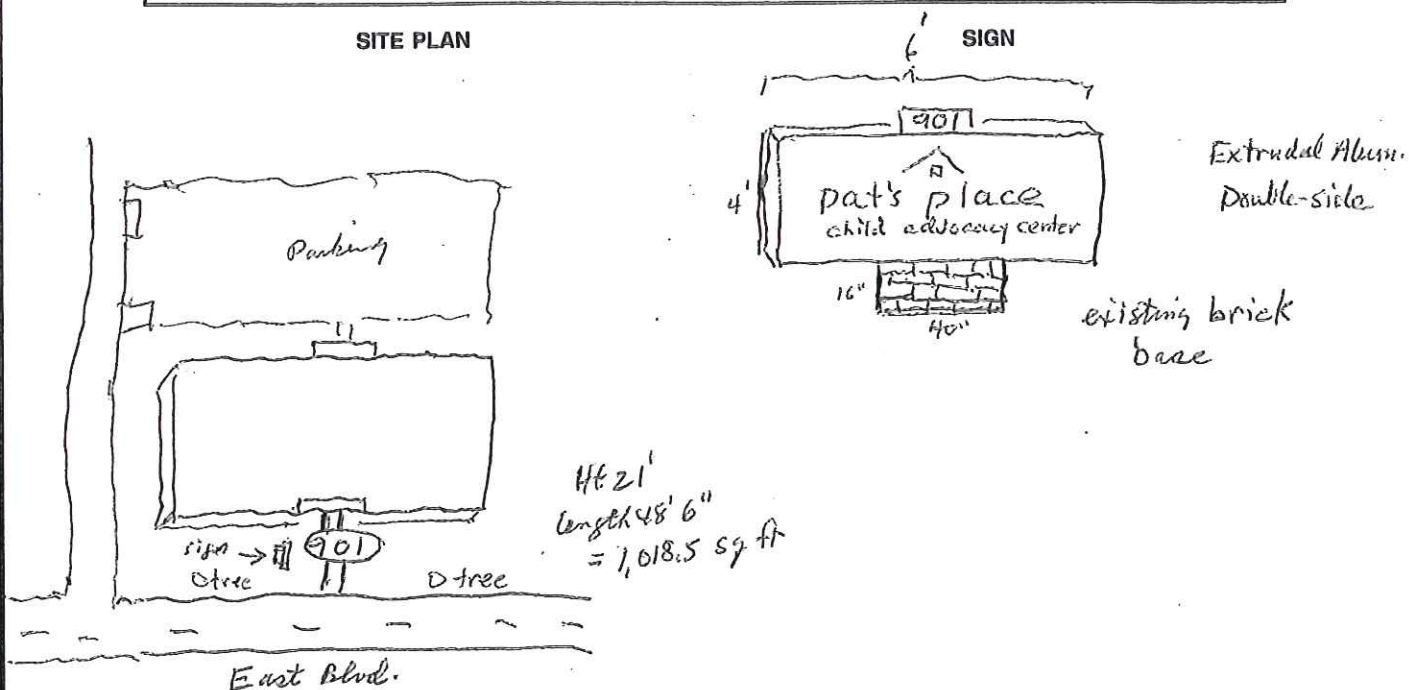
<b>LOCATION</b>	STREET # (N,S,E,W)	STREET NAME	(AV,RD,ST, etc)	<b>PERMIT #</b>
	901	East	Rd.	
	SUITE/UNIT(S):			
TAX JURISDICTION: (Check One) <input type="checkbox"/> 0-Mecklenburg <input checked="" type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill				
TAX PARCEL #		JOB #		

**EXAMPLES**



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(Separate application and drawings required for each sign)

**DRAWINGS**



ALL EXISTING AND PROPOSED SIGNS ARE SHOWN WITH EXACT MEASUREMENTS.

Bill Spencer  
Instant Sign Solutions

12/7/11  
DATE

Bill Spencer  
Instant Sign Solutions  
PRINT APPLICANT'S NAME

APPROVED BY



## CITY OF CHARLOTTE SIGN PERMIT APPLICATION

<b>PERMIT #:</b>	<b>PROJECT #:</b>		<b>TOTAL FEE: \$</b>	
	<b>PROJECT NAME:</b>			
<b>LOCATION</b>	STREET #	N,S,E,W	STREET NAME	AV, RD, ST ETC
	901		East	Blvd.
	SUITE/UNIT	TAX PARCEL #	ZONING DISTRICT	
	PROPERTY USE: medical / office			
<b>CONTACTS</b>	REMARKS: Main ID sign (double side) for 2 story bldg.			
	PROPERTY OWNER Carter Meiselman		ADDRESS 122 Cherokee Rd.	
	CITY Charlotte	STATE NC	ZIP 28207	PHONE # 704 414-2341
	SIGN OWNER Pat's Place Anne Pfeiffer PHONE # 704 335-2767			
<b>PROPOSED SIGNAGE</b>	ADDRESS 901 East Blvd.		CITY Charlotte	STATE NC ZIP 28203
	SIGN CONTRACTOR Instant Sign Solutions		PHONE # 704 342-0966	
	ADDRESS 601 S. King Dr. Suite M.		CITY Charlotte	STATE NC ZIP 28204
	CONTRACTOR # 517300		CONTACT PERSON Bill Spencer	
<b>CATEGORY:</b> <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached: <input type="checkbox"/> Canopy/Awning <input type="checkbox"/> Projecting <input type="checkbox"/> Wall <b>SIGN DESCRIPTION (verbiage on sign):</b> pat's place (Main ID)				
<b>PROPOSED DETACHED SIGN:</b> Height: 6 Ft. 0 In. x Width: 4 Ft. 8 In. = 25.1 Sq. Ft. Is The Sign Illuminated?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Electrical Permit Application Must Be Attached) Ground Clearance of Sign: 18 Ft. Total Height of Sign 6 Ft. 0 In. Does The Proposed Sign Flash? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will Sign Located Within Sight Triangle? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance Sign Located Behind Right-Of-Way: 1 Ft. 6 In. Percentage of Changeable Copy 0 % Any Existing Detached Signs On This Parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing Sign Size: Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ Sq. Ft. Existing Sign Height: _____ Ft. _____ In. Ground Clearance of Existing Sign: _____ Ft. _____ In. Photos/Drawings of Existing Detached Signs Attached to Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Street Classification? _____				
<b>PROPOSED ATTACHED SIGN (for each wall elevation):</b> <input type="checkbox"/> Right <input type="checkbox"/> Left <input type="checkbox"/> Rear <input type="checkbox"/> Front Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ Sq. Ft. Is The Sign Illuminated?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Electrical Permit Application Must Be Attached) Does The Proposed Sign Flash? <input type="checkbox"/> Yes <input type="checkbox"/> No Proposed Sign Projection from Building Wall? _____ Ft. _____ In. Area of building wall: Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ Sq. Ft. Any Existing Permitted Signs Attached to Wall Elevation? <input type="checkbox"/> Yes <input type="checkbox"/> No Existing Sign Size: Height: _____ Ft. _____ In. x Width: _____ Ft. _____ In. = _____ Sq. Ft. Percentage of Building Wall with Existing Wall Signs? _____ Photos/Drawings of Existing Wall Signs Attached to Application? <input type="checkbox"/> Yes <input type="checkbox"/> No				
<b>ORDINANCE CODE SECTION USED TO APPROVE PERMIT APPLICATION:</b> Dilworth Historic District Commission att: Wanda Birmingham 704 336-2302				

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS REGULATING THE WORK. SIGN APPLICATION APPROVAL DOES NOT PROVIDE ZONING APPROVAL FOR BUSINESS USE.

Applicant's Signature: Instant Sign Solutions, Inc DATE: 12-7-11 PRINT APPLICANT'S NAME: Bill Spencer  
 Instant Sign Solutions, Inc



## CITY OF CHARLOTTE SIGN PERMIT APPLICATION

	PERMIT #:	PROJECT #:	TOTAL FEE: \$
	PROJECT NAME:		USDC #329

L O C A T I O N	STREET #	N,S,E,W	STREET NAME	AV, RD, ST ETC
	901		East	Blvd.
	SUITE/UNIT	TAX PARCEL #	ZONING DISTRICT	
	PROPERTY USE: medical / office			
	REMARKS: Main ID sign (double side) for 2 story bldg.			

C O N T A C T S	PROPERTY OWNER	ADDRESS
	Carter Meiselman	122 Cherokee Rd.
	CITY	STATE ZIP PHONE #
	Charlotte NC 28207 704 414-2341	
	SIGN OWNER	PHONE #
	Pat's Place Anne Pfeiffer	704 335-2769
	ADDRESS	CITY STATE ZIP
	901 East Blvd.	Charlotte NC 28203
	SIGN CONTRACTOR	PHONE #
	Instant Sign Solutions	704 342-0966
	ADDRESS	CITY STATE ZIP
	601 S. Kings Dr. Suite M.	Charlotte NC 28204
	CONTRACTOR #	CONTACT PERSON
	517300	Bill Spencer

P R O P O S E D  S I G N A G E	CATEGORY:	<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> Attached:	<input type="checkbox"/> Canopy/Awning	<input type="checkbox"/> Projecting	<input type="checkbox"/> Wall								
	SIGN DESCRIPTION (verbiage on sign): pat's place (Main ID)													
	PROPOSED DETACHED SIGN:													
	Height:	6 Ft.	0 In.	x Width:	4 Ft.	8 In.	= 25.1 Sq. Ft.							
	Is The Sign Illuminated?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Electrical Permit Application Must Be Attached)													
	Ground Clearance of Sign:		Ft.	18 In.	Total Height of Sign	6 Ft.	0 In.							
	Does The Proposed Sign Flash?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will Sign Located Within Sight Triangle?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
	Distance Sign Located Behind Right-Of-Way:		1 Ft.	6 In.	Percentage of Changeable Copy		0 %							
	Any Existing Detached Signs On This Parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
	Existing Sign Size:		Height:		Ft.	In.	x Width:		Ft.	In.	=		Sq. Ft.	
Existing Sign Height:			Ft.	In.	Ground Clearance of Existing Sign:			Ft.	In.					
Photos/Drawings of Existing Detached Signs Attached to Application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										Street Classification?				
PROPOSED ATTACHED SIGN (for each wall elevation): <input type="checkbox"/> Right <input type="checkbox"/> Left <input type="checkbox"/> Rear <input type="checkbox"/> Front														
Height:			Ft.		In.	x Width:		Ft.		In.	=		Sq. Ft.	
Is The Sign Illuminated?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, Electrical Permit Application Must Be Attached)														
Does The Proposed Sign Flash?		<input type="checkbox"/> Yes <input type="checkbox"/> No	Proposed Sign Projection from Building Wall?			Ft.		In.						
Area of building wall:		Height:		Ft.		In.	x Width:		Ft.		In.	=		Sq. Ft.
Any Existing Permitted Signs Attached to Wall Elevation? <input type="checkbox"/> Yes <input type="checkbox"/> No														
Existing Sign Size:		Height:		Ft.		In.	x Width:		Ft.		In.	=		Sq. Ft.
Percentage of Building Wall with Existing Wall Signs? _____														
Photos/Drawings of Existing Wall Signs Attached to Application? <input type="checkbox"/> Yes <input type="checkbox"/> No														

ORDINANCE CODE SECTION USED TO APPROVE PERMIT APPLICATION:	
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 Instant Sign Solutions, Inc.  
 APPLICANT'S SIGNATURE

12-7-11  
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 PRINT APPLICANT'S NAME

APPROVED BY

DATE





901



pat's place  
child advocacy center

# Charlotte Historic District Commission - Case 2012-003

