ADDRESS OF PROPERTY 400 East Boulevard, Dilworth Local Historic District HDC 2012-038

SUMMARY OF REQUEST Change in Fenestration

OWNER Charlotte Housing Authority

APPLICANT John Fryday of Fryday-Doyne Architecture

Details of Proposed Request

This building is being completely renovated on the interior. As part of this renovation, there are three elements that will impact the exterior of the building or its site.

- The addition of six new windows on the second floor
- The replacement of the existing black glass curtain wall primarily on the East Boulevard elevation
- The re-landscaping of the site

Current Status and Context of Property

This three story building was constructed in 1968 as an office building, and has had a number of major tenants over the years. The building is now being renovated as the new main office of the Charlotte Housing Authority.

It is located at the intersection of East Boulevard and Euclid Avenue, in a largely commercial area that is a mixture of structures from the original development period of the Dilworth neighborhood and infill development from the latter part of the Twentieth Century.

Relevant HDC Design Guidelines

- Additions
- Windows and Doors
- Landscaping

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.

The three elements of this proposal will be addressed separately.

The addition of six new windows on the second floor

On the left portion of the East Boulevard façade of this building, there is a section of wall this is a large painted brick field over a series of small windows that from the street are quite low, appearing to be almost at the grade of the public sidewalk. This proposal would add six new windows in this area, in line with the six existing windows below. The new windows, which would be seven by four feet in size, would be larger versions of the existing lower windows, and are in line with other elements of this elevation of the building.

The replacement of the existing black glass curtain wall primarily on the East Boulevard elevation

The three story section of this building, which is massed toward the intersection of East Boulevard and Euclid Avenue, is clad in a very dark glass curtain wall. This same material is also used at the building entrance and in a sloped roof element over the building atrium.

This glass creates a very dark appearance to the structure, and being from the late 1960's construction of the building, is not an energy efficient material. This proposal would replace this dark glass with a lighter curtain wall, which would be both more transparent and, in the words of the applicant, more energy responsive. A sample of the proposed new glazing will be available at the April 11th HDC meeting for the Commission's inspection.

The re-landscaping of the site

The rethinking of the landscaping for this site consists primarily of the removal of the older, unmaintained and overgrown shrubbery, which is primarily holly. These would be replaced with new and more size appropriate shrubbery.

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application #	**************************************
Date Received	**************************************
Received By	
HDC/Staff	

ADDRESS OF PROPERTY: 400 EAST BOULEVARO
HISTORIC DISTRICT:Dilworth Fourth Ward Hermitage Court Plaza-Midwood Wesley Heights Wilmore
TAX PARCEL NUMBER:
OWNER: CHORENTE HOUSING AUTHORITY
ADDRESS: 301 SOUR BOLLEMORD
DAY PHONE: 704-336-4821
APPLICANT: JOHN B. FRYDING, AIA EMAIL: John C fryday-doyne.com
MAILING ADDRESS: 118 E. KINGTON AVE, SUTE 20
DAY PHONE: 704-372-0001 FAX: 704-372-2517
DETAILS OF PROPOSED PROJECT: AS PORT OF A FULL IMERIAR REMOVED IN FOR
OFFICES, EXTEREITE MODIFICATIONS ARE: 1) ADDITION OF 6 WIMPONS ON
ZND FLOOR/EDST BUILDING ALIGNING WITH EXIST. MINDOWS ON IST FLOOR, 2) BERLDOOMENS
OF EXIST BLACK GUOSS' CHOTOIN WON ON WEST BUILDING WITH MORE TRANSPORDET
EMERGY RESPONSIVE GUAZING (MICH MAY ALSO BE WED ELSEMIENE), 3) RE- Attach additional sheets if necessary. LANDSCAPPING TO REMOVE OVERGROWN HOLLY & OTHER. PURILL, GUAZING SAMBLES WILL BE SUBMITTED FOR COMMISSION REMEW.)
PURITI. (GUAZING SEMBLET WILL BE SUBMITTED FOR COMMISSION RENEW.)

APPLICATION REQUIREMENTS

Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE:

FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.

CHARLOTTE HISTORIC DISTRICT COMMISSION FINAL PLAN SUBMISSION CHECKLIST

Contact HDC staff to determine the materials necessary to review your application.

REQUIRED MATERIALS FOR ALL APPLICATIONS:

- Completed application form. Describe clearly and in detail the nature of the proposed project.
 Attach additional sheets if necessary.
- Photographs of site and existing conditions. Photographs should be labeled with the property address and the date the photograph was taken. Digital format is acceptable.

NECESSARY DOCUMENTATION MAY ALSO INCLUDE:

Detailed elevations including notes, dimensions and building materials showing both existing and proposed conditions.
Site plan with dimensions showing both existing and proposed conditions. Include buildings, additions, sidewalks, drives, trees, property lines, and fences/walls where applicable.
Streetscape photographs showing the context of the proposed project by plugging it into the streetscape.
Indication of proposed tree removal and/or tree planting.
Landscape plans indicating major plant materials and site features. Indicate significant changes of grade.
Indication of any planned demolition.
Material samples where applicable.
Other documentation as indicated by HDC staff.

PLAN SUBMISSION REQUIREMENTS:

3 copies of Site Plan & Elevations, not to exceed 11 x 17

3.20.2012

Drawings may be submitted electronically.
 Contact HDC staff for specifications.

Although attendance by applicants at Historic District Commission meetings is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

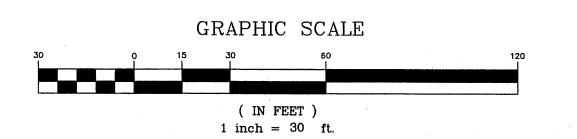
I, the undersigned, certify that all information in this application and in any attachments is accurate to the best of my knowledge. Furthermore, I understand that, should the Charlotte Historic District Commission issue this Certificate of Appropriateness, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the authorized work must be completed within six months. Certificates can be extended for six months prior to their expiration by requesting an extension in writing from Historic District Commission staff.

Applicant

Date

LEGAL DESCRIPTION 400 EAST BOULEVARD The NC Grid coordinates shown on this plat were derived by RTK Network differential GPS observations using one Trimble 5800 receiver. The vectors were adjusted by the NCGS RTK TITLE EXCEPTIONS Network server using Trimble VRS software producing a weighted least squares adjustment of the Being located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as NAD 83 positions. INVESTORS TITLE INSURANCE COMPANY COMMITMENT NO. 201003883CH/RC/1; EFFECTIVE DATE 10/20/2010 SCHEDULE B — SECTION II EXCEPTIONS: DESIGNATION - 177 WELCOME CNTR CORS L1 PHASE CENTER CORS_ID - NC77 BEGINNING at a set nail in a sidewalk located at the intersection of the easterly right—of—way of Euclid Avenue (60' public right—of—way per Deed Book 9680 Page 593; hereinafter all references are to the Mecklenburg County 2. EASEMENT TO PAULA R. NEWSOME (DB 5787 PG 570): AS SHOWN ON PLAT NAD 83(CORS)- 35 07 21.25429(N) 080 54 58.46827(W) ADJUSTED Register of Deeds) with the southerly right—of—way of East Boulevard (100' public right—of—way per Deed Book 9680 ELLIP HEIGHT- 157.648 (meters) (07/??/03) ADJUSTED Page 593), said nail also being the northwesterly corner of Lot 3, Block 38, Dilworth Section 1 as recorded in Map 4. MATTERS SHOWN (MB 230 PG 60): AS SHOWN ON PLAT GEOID HEIGHT- -30.37 (meters) GEOID03 Book 230 Page 60; said nail also having North Carolina Grid Coordinates N=536484.408 and E=1445820.626; and runs thence with said southerly right-of-way of East Boulevard, S 46-35-29 E 400.00 feet to a found rebar 5. RIGHTS OF OTHERS FOR INGRESS/EGRESS PURPOSES (10 FOOT & 20 FOOT ALLEYS): AS SHOWN ON PLAT located at the intersection of the southerly right—of—way of East Boulevard with the westerly right—of—way of Lyndhurst Avenue (60' public right-of-way per Deed Book 9680 Page 593); thence with said westerly right-of-way of Lyndhurst Avenue, S 43-35-29 W 149.77 feet to a found rebar located at the northeasterly corner of Lot 11, Block 38, Dilworth Section 1 as recorded in Map Book 230 Page 60, said rebar also being the northeasterly corner of Charles and Silvia Hipple (now or formerly: Deed Book 9810 Page 987); thence with the common lines of said Hipple, the following two (2) courses and distances: (1) N 46-39-05 W 134.96 feet to a nail set in the curb; and (2) S 43-34-25 W 50.00 feet to a set rebar in the northerly line of Lot 12, Block 38, Dilworth Section 1 as recorded in Map Book 230 Page 60, said rebar also being set in the line of 400 East, LLC (now or formerly: Deed Book 19501 Page 032); thence with the common lines of said Lot 12/400 East, LLC, the following two (2) courses and distances: (1) N 46-26-42 W 64.96 feet to a found rebar; and (2) S 43-35-22 W 49.99 feet to a found hole in a concrete headwall, the common rear corner of Lots 16 and 17, Block 38, Dilworth Section 1 as recorded in Map Book 230 Page 60; thence with the rear lines of Lots 17 — 20, Block 38, Dilworth Section 1 as recorded in Map Book 230 Page 60, N 46-28-40 W 199.73 feet to a found rebar located on the easterly right—of—way of Euclid Avenue; thence with said easterly right—of—way of Euclid Avenue, N 43—30—34 E 249.32 feet to a set nail located at the intersection of the easterly right—of—way of Euclid Avenue with the southerly right—of—way of East Boulevard, the POINT AND PLACE OF BEGINNING, containing 83,083 square feet / 1.907 acres, and being all as shown on ALTA/ACSM Land Title Survey of 400 East Boulevard dated 11/01/2010 by Lucas-Forman, Inc.; and being all of Lots 1 — 10 and a part of Lot 11, Block 38, Dilworth Section 1 as recorded in Map Book 230 NOTES & REFERENCES SUBJECT TRACT: TAX PARCEL - 121-052-13 N/F - 412 EAST, LLC DB 9680 PG 593 MB 230 PAGE 60 SEE NOTES FROM PRIOR SURVEY BELOW NC GRID COORDINATES EAST BOULEVARD

100' PUBLIC R/W F.E.M.A./F.I.R.M. INFORMATION: N 536560.351 NC GRID COORDINATES COMMUNITY: 370159 MAP NUMBER: 3710454300J ZONE: X EFFECTIVE DATE: MARCH 2, 2009 ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA E 1445821.248 N 536240.083 E 1446151.476 SURFACE PARKING = 120 SPACES (4 HANDICAP) PARKING DECK = 64 RAM NAIL (S) TOTAL = 184N=536484.408 E=1445820.626 COMBINED GRID FACTOR: 0.99984355 DRIVEWAY (400.00') [©]መ S46'35'29"E 400.00 THE FOLLOWING WERE CONSIDERED IN PREPARATION OF THIS SURVEY: 6' SIDE YARD SETBACK (SEE NOTE 6) RECORDED MAPS -MB 230 PG 60 (MAP OF DILWORTH, SECTION 1) RECORDED DEEDS -YNDHUR! DB 9680 PG 593 (412 EAST, LLC) DB 19501 PG 32 (400 EAST, LLC) CONCRETE BOLLARD (TYP.) UNRECORDED MAPS -60 "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR 412 EAST, LLC" BY R.B. PHARR & ASSOCIATES DATED 4/16/1998 LAST REVISED 5/15/1998. NOTES FROM "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR 412 EAST, LLC" BY R.B. THREE STORY BRICK & GLASS OFFICE BUILDING PHARR & ASSOCIATES DATED 4/16/1998 LAST REVISED 5/15/1998. WITH TWO STORY PARKING GARAGE α $\dot{\phi}$ #400 EAST BOULEVARD 2. SUBJECT PROPERTY IS ZONED 0-2 (SEE NOTE 6) CURRENT ZONING RESTRICTIONS: \overline{z} MAX. RESIDENTIAL DENSITY 22.0 MINIMUM BUILDING SETBACK 20' **₹**□ MAX. FLOOR AREA RATIO 1.0 6,000 MIN. LOT AREA MIN. LOT WIDTH 50 FEET (DB A) 83,083 sq. ft MAX. BUILDING HT. 40 FEET 1.907 acres 6. THE PROPERTY SHOWN ON THIS MAP IS CURRENTLY ZONED 0-2; HOWEVER THE SETBACKS SHOWN ON THIS MAP REFLECT THE PREVIOUS 0-6 ZONING OF THE SUBJECT VENU 8 9680 س ش پ LEGEND PROPERTY AS REQUESTED BY THE CLIENT IN ORDER TO DETERMINE ZONING COMPLIANCE. THESE SETBACKS WERE DETERMINED BY GARY HUSS, ZONING COORDINATOR. NO ZONING PROPERTY/EASEMENT CORNER VIOLATION EXISTS ON SUBJECT PROPERTY ACCORDING TO GARY HUSS, ZONING FOUND COORDINATOR (AS PER LETTER DATED MAY 14, 1998). 10' ALLEY RESERVED SET 10' ALLEY RESERVED NO. 3 REBAR 593) M.90,62.9†N NO. 4 REBAR S48'36'06"E NO. 5 REBAR CHARLES W. & SILVIA HIPPLE DB 9810 PG 987 TAX #12105210 NO MONUMENT FOUND/SET R/W RIGHT-OF-WAY DEEDBOOK MAPBOOK SURVEY CERTIFICATION S46'40'48"E #3b (F) PAGE NOW OR FORMERLY To Housing Authority of the City of Charlotte, N.C. and Investors Title Insurance Company: FENCE LINE This is to certify that this map or plat and the survey on which it is based were made in SANITARY SEWER CLEANOUT accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," WATER METER OR VAULT jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, FIRE HYDRANT 7(a), 8, 9, 10, 11(a), 13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further **%** FIRE DEPT. CONNECTION certifies that in my professional opinion, as a land surveyor registered in the State of North PIPE (F) M.O+.8Z.9+N IRRIGATION CONTROL VALVE 10' ALLEY RESERVED Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified 3/4" PIPE (F) 49.88'3/4" PIPE (F) S46'23'04"E 50.25' 3/4" PIPE (F) 10' ALLEY RESERVED LIGHT POLE $\dot{\phi}$ ф UTILITY POLE Dated this 30th day of November, 2010. OVERHEAD UTILITIES **GUY WIRE** (T) FIBER OPTIC CABLE BOX C & C PROPERTIES OF CHARLOTTE, LLC DB 23417 PG 820 LOT 20 BLOCK 38 MB 230 PG 60 JOHN L. & ARLENE H. FENLON DB 19118 PG 699 LOT 18 BLOCK 38 MB 230 PG 60 TAX #12105203 MICHAEL R. III & ERIN JANICE E. MILLWARD DB 13461 PG 473 LOT 16 BLOCK 38 MB 230 PG 60 TAX #12105205 KEYPAD-GATE ENTRY LOT 19 BLOCK 38 MB 230 PG 60 TAX #12105202 SIGNAL POST FLAG POLE # OF PARKING SPACES GAS METER BACKFLOW PREVENTER



REV. 1 11/30/10 JTE CLARIFY CURB CUTS AT ENTRANCES



Lucas-Forman Incorporated

Land Surveying Planning & Engineering N.C. License C-1215

4000 Stuart Andrew Boulevard Charlotte, North Carolina 28217 P.O. Box 11386 28220-1386 (704) 527-6626 Fax 527-9640 email: postmaster@lucas-forman.com

ALTA/ACSM LAND TITLE SURVEY

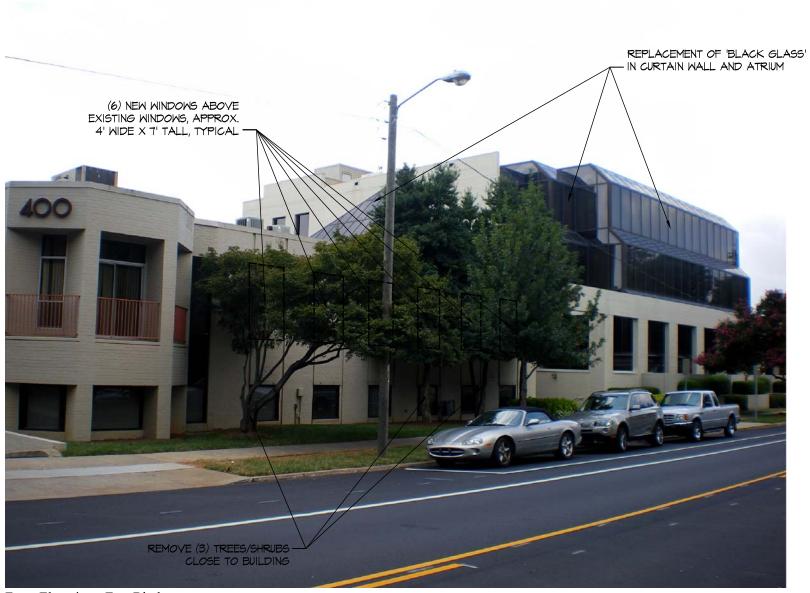
SIDE YARD SETBACK

REAR SETBACK

10'

400 EAST BOULEVARD LOTS 1-10, PART OF LOT 11, BLOCK 38, MB 230 PG 60 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. Surveyed for Housing Authority of the City of Charlotte

SURVEYED BY	DESIGNED BY	DRAWN BY	DATE
R.D. HILDERBRAND	N/A	J.T. EASTERWOOD	11/11/2010
CHECKED BY	JOB NUMBER	TOPO FILE NUMBER	
A.F. FORMAN	10198	3	



Front Elevation - East Blvd

