
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 318 Settlers Lane

SUMMARY OF REQUEST: Window replacement, deck rail replacement & chimney demolition

OWNER: Victor R. Holloway

APPLICANT: Victor R. Holloway

Details of Proposed Request

Background-Denied November 14, 2012

This property is located in Fourth Ward. The applicant is seeking approval to replace two windows, replace railing around the deck and remove a chimney from his townhouse unit. The applicant was unaware of the HDC process and replaced windows without applying for a CoA. The applicant was not present at the November meeting to explain his position. An appeal was filed to the Zoning Board of Adjustment who (on July 30, 2013) remanded the applicant back to the HDC for a proper hearing (see attachments).

Existing Conditions and Completed work

The existing building is a three story townhouse development constructed in 1982. There is one unit attached to the subject property. The units have brick facades, balconies on the second floor and operable arched windows on each floor at the rear which extend close to the finished floor. The applicant has replaced the windows on the second and third floor with the same style window but shorter, allowing more clearance between the floor and sill which also brings the window placement up to current construction code (NC Residential Code Section #). The proportion of the individual windows is appropriate (vertical orientation) and match existing windows on the side of the units. The new brick appears to have appropriately designed constructed to match the existing pattern.

Proposal-Work not Completed or Approved

1. Balcony Rail-The proposal is to replace the existing metal railing with a brick enclosure. The brick would match the existing pattern.
2. Chimney Demolition-The proposal is to remove the chimney at the front of the property.

Policy & Design Guidelines

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Demolition

The following are relevant Guidelines for this demolition proposal (page 35):

Note: Any project that the Historic District Commission determines would require significant and substantial exterior demolition may, at the discretion of the Commission, be subject to the HDC policy on Demolition.

- No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
- The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
- Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.

Staff Analysis

1. Staff believes the proposed window replacement and replacement of the railing with matching brick is acceptable.
2. Approval for demolition of the chimney should be discussed by the HDC to determine if it is significant, thus requiring HDC approval.

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