
ADDRESS OF PROPERTY:	412 East Tremont, Dilworth Local Historic District	HDC 2013-076
SUMMARY OF REQUEST:	HardiePlank siding on previously approved addition	
OWNER:	Anne Dickerson	
APPLICANT:	Anne Dickerson	

Details of Proposed Request: An addition to the side of this c. 1925 house was recently approved. The house is sided in asbestos and there is no intent to alter this. After looking into it, it appears that no lapped wood siding could be found that anywhere near matches the existing siding. However, it was found that a HardiePlank siding is a much closer match. The owners are asking for approval to add HardiePlank siding to the new addition as a way to unify and integrate.

Relevant HDC Design Guidelines

- Building Materials

Staff Analysis: HardiePlank has been seen as approvable on additions if a sample proves acceptable. Commission will have to determine if this visible, side addition warrants Hardie as a material to compliment the existing siding in a way that wood will not.

BUILDING MATERIALS

BUILDING MATERIALS

One of the main components of a building's character is the material used in its construction. The weight and permanence of stone, the texture and shadow of wood, and the color and amount of glass are vital elements in many architectural styles.

Historically, wood has been the most common choice as a residential building material in Charlotte's older neighborhoods. The application of non-traditional siding materials over wood eliminates the scale, warmth and appearance of the original material, and also conceals the condition of the original structure, allowing for possible undetected decay or damage to occur.

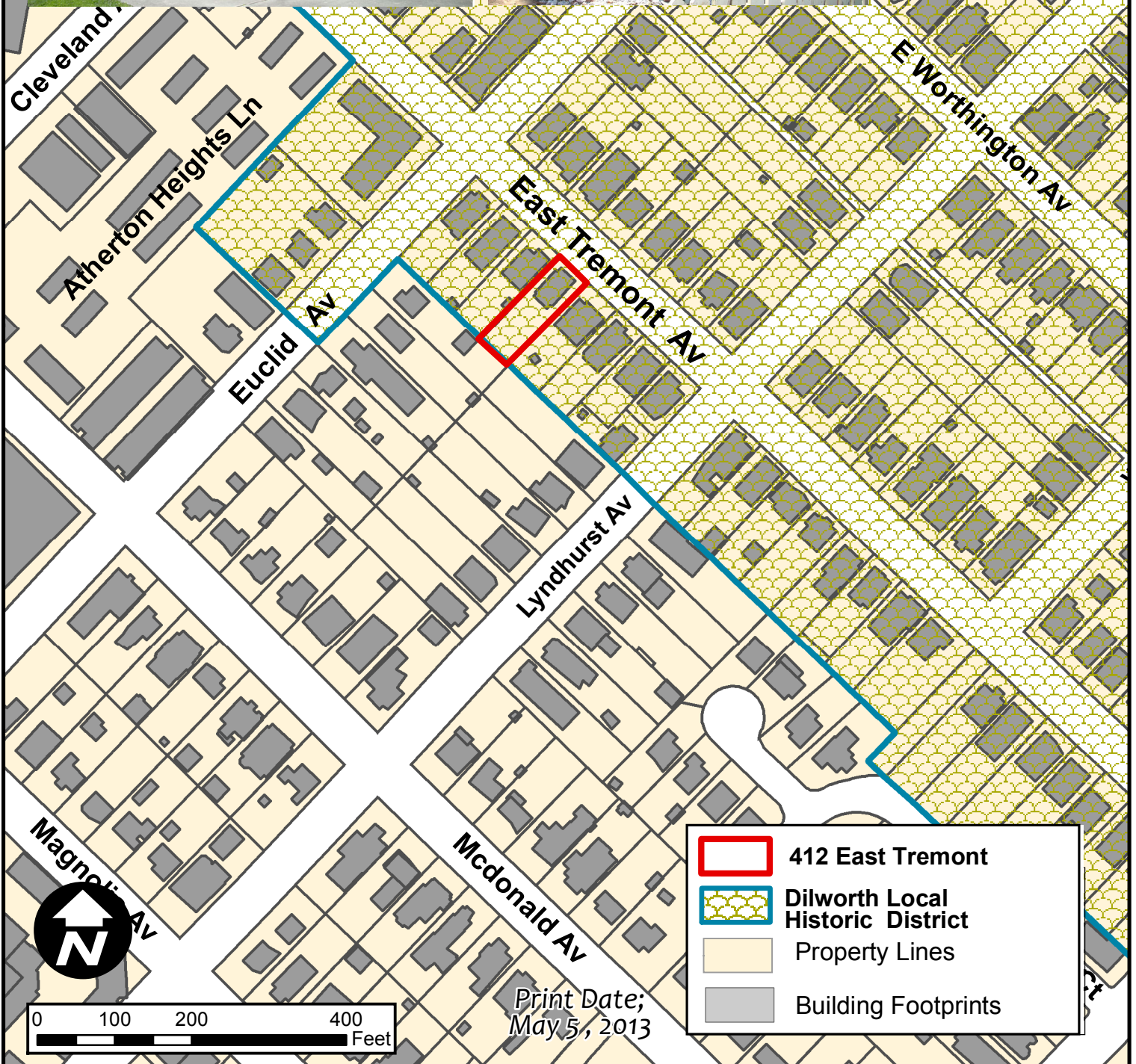
Traditional Building Materials

- 1. The use of historically traditional building materials is strongly encouraged in all renovation, addition and new construction projects in Local Historic Districts.*
- 2. Historic precedents in the visual context of any project indicate appropriate choices for building materials.*
- 3. All building materials must match the character of the existing structure and/or the streetscape in design, texture and other visual qualities.*

Non-Traditional Building Materials

1. *The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.*
2. *The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.*
 - *Vinyl*
 - *Aluminum or other metal sidings*
 - *Masonite*
3. *Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.*
4. *All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.*
5. *The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.*

Charlotte Historic District Commission - Case 2013-076

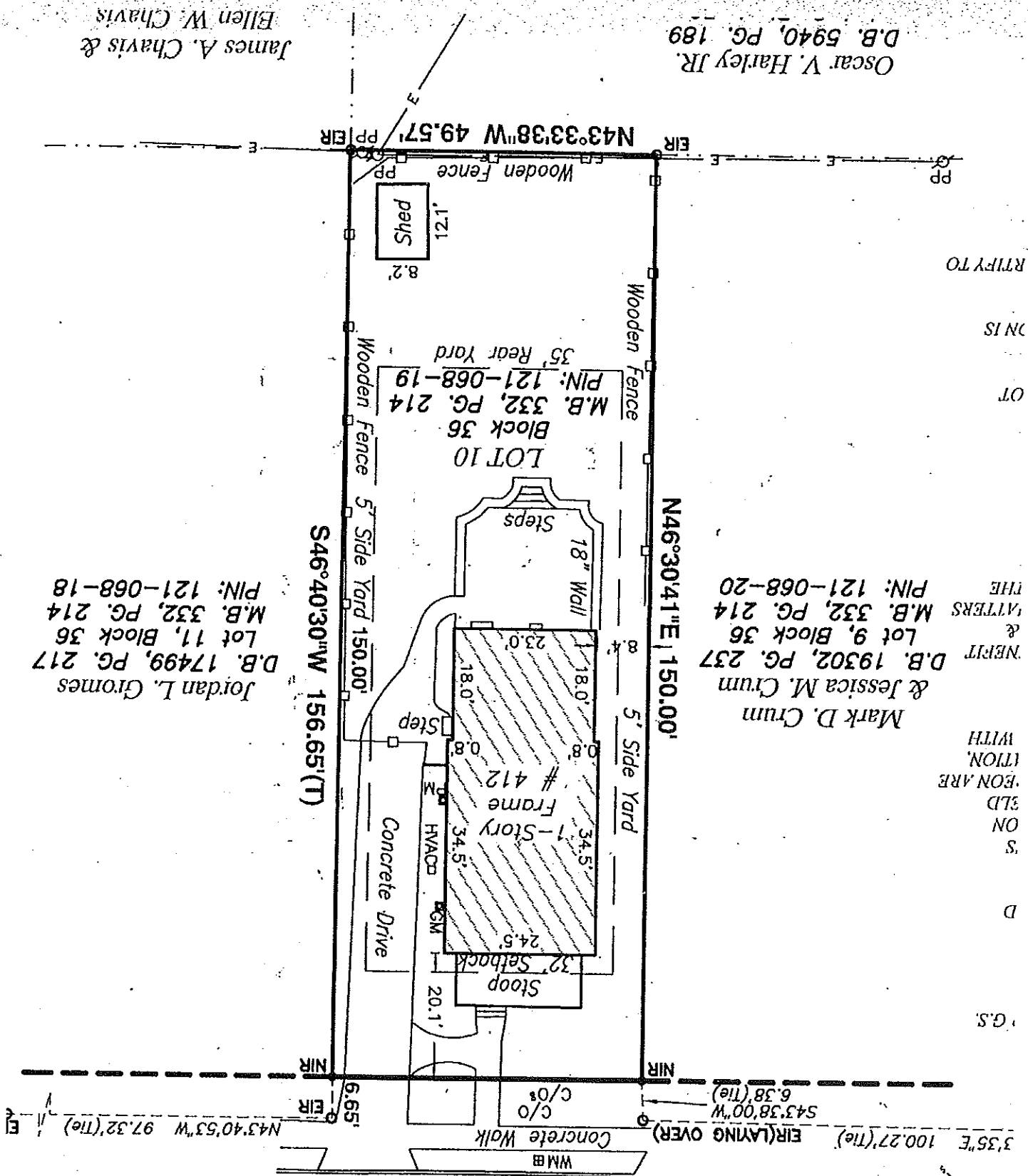


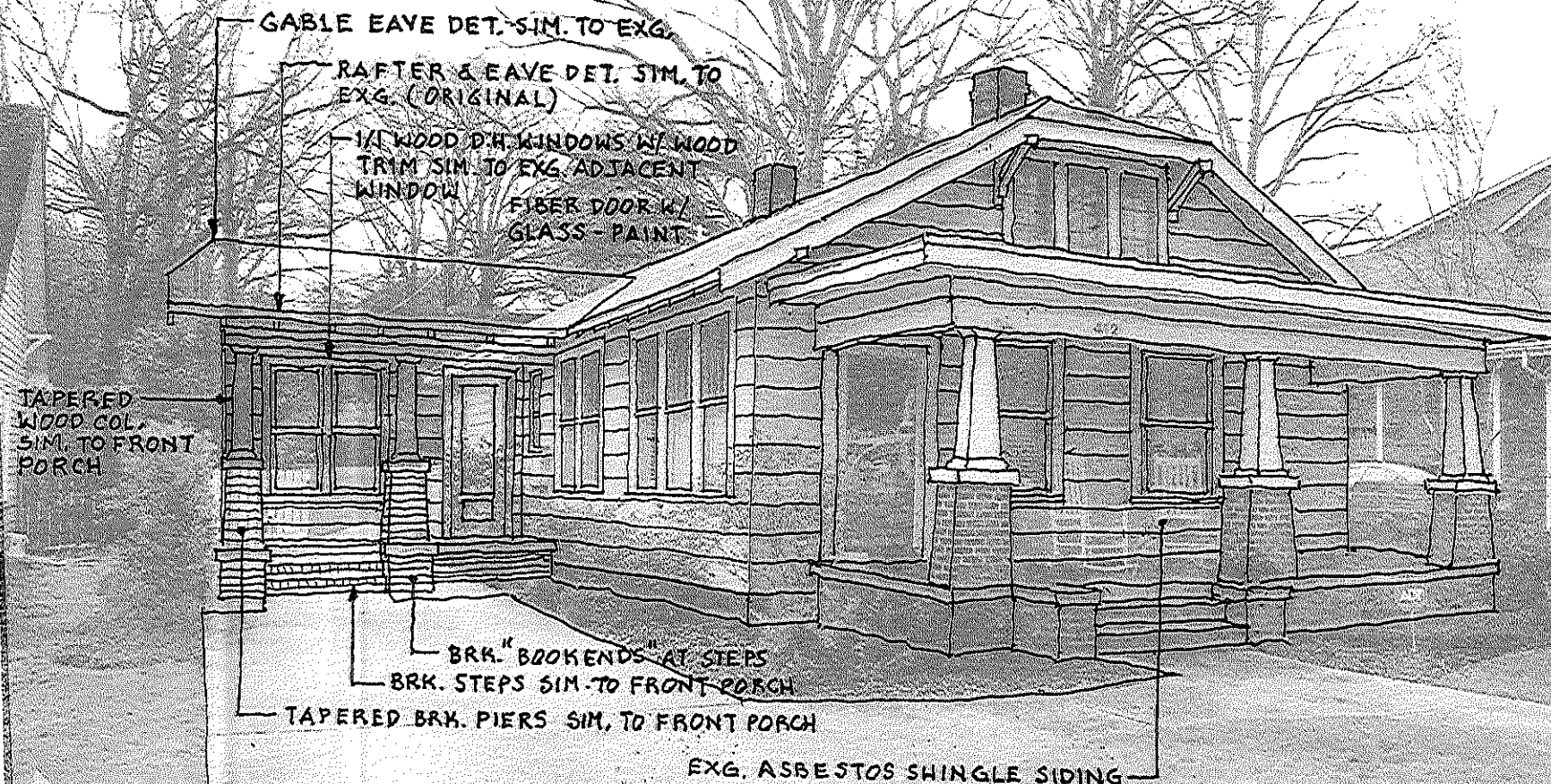




By LK at 9:41 am, Mar 22, 2013

S43°33'33"E 50.00' 30" C&G





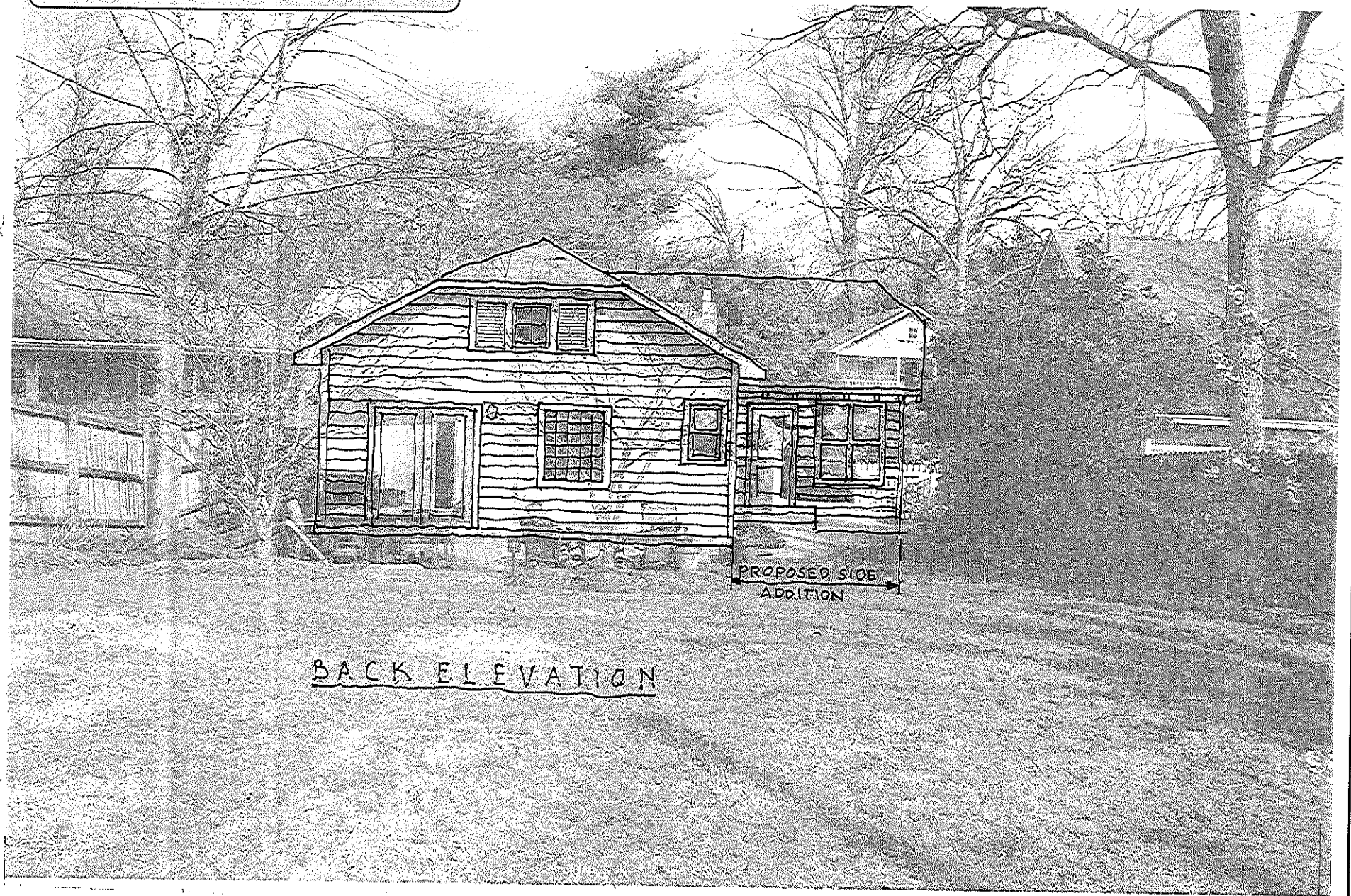
FRONT ELEVATION • 412 E TREMONT
PROPOSED SIDE PORCH & ROOM ADDITION

RECEIVED

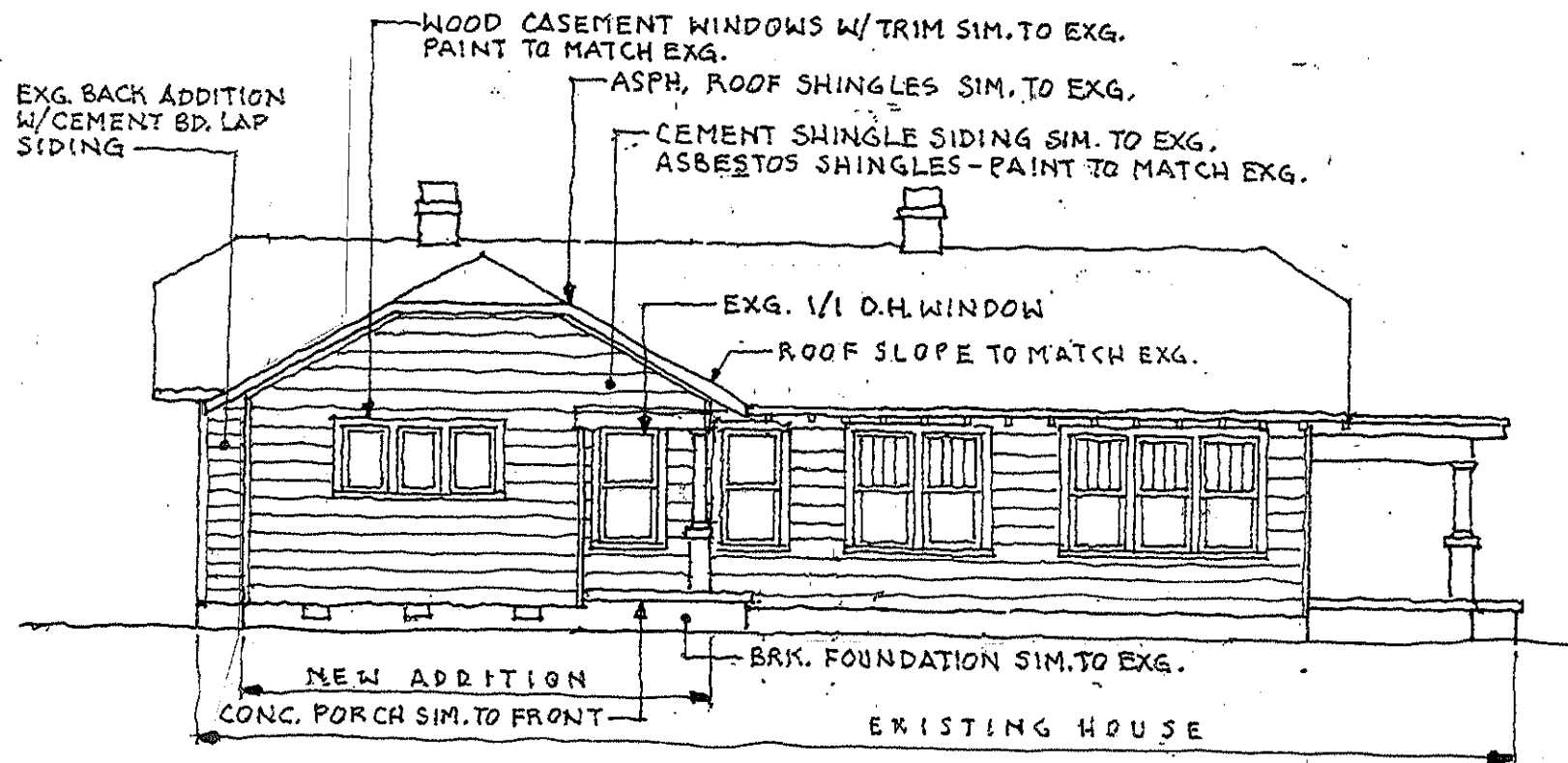
By LK at 9:39 am, Mar 22, 2013

RECEIVED

By LK at 9:43 am, Mar 22, 2013



BACK ELEVATION



SIDE ELEVATION

1/8" = 1'-0" REVISED 3/5/13