
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 525 East Boulevard

SUMMARY OF REQUEST: COA Revision for non-traditional material

APPLICANT/OWNER: Mission Winthrop, LLC

Details of Proposed Request

Existing Conditions

A three story multi-family project was approved by the HDC on November 12, 2014 with brick and wood siding materials.

Proposal

This applicant is requesting approval for non-combustible materials on the north wall to meet the North Carolina building code for commercial structures. The majority of the north façade will consist of traditional materials. A similar application for non-traditional material on a commercial building was approved September 11, 2013 (814 East Boulevard, 2012-071).

Policy & Design Guidelines for Materials, pages 48-49

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

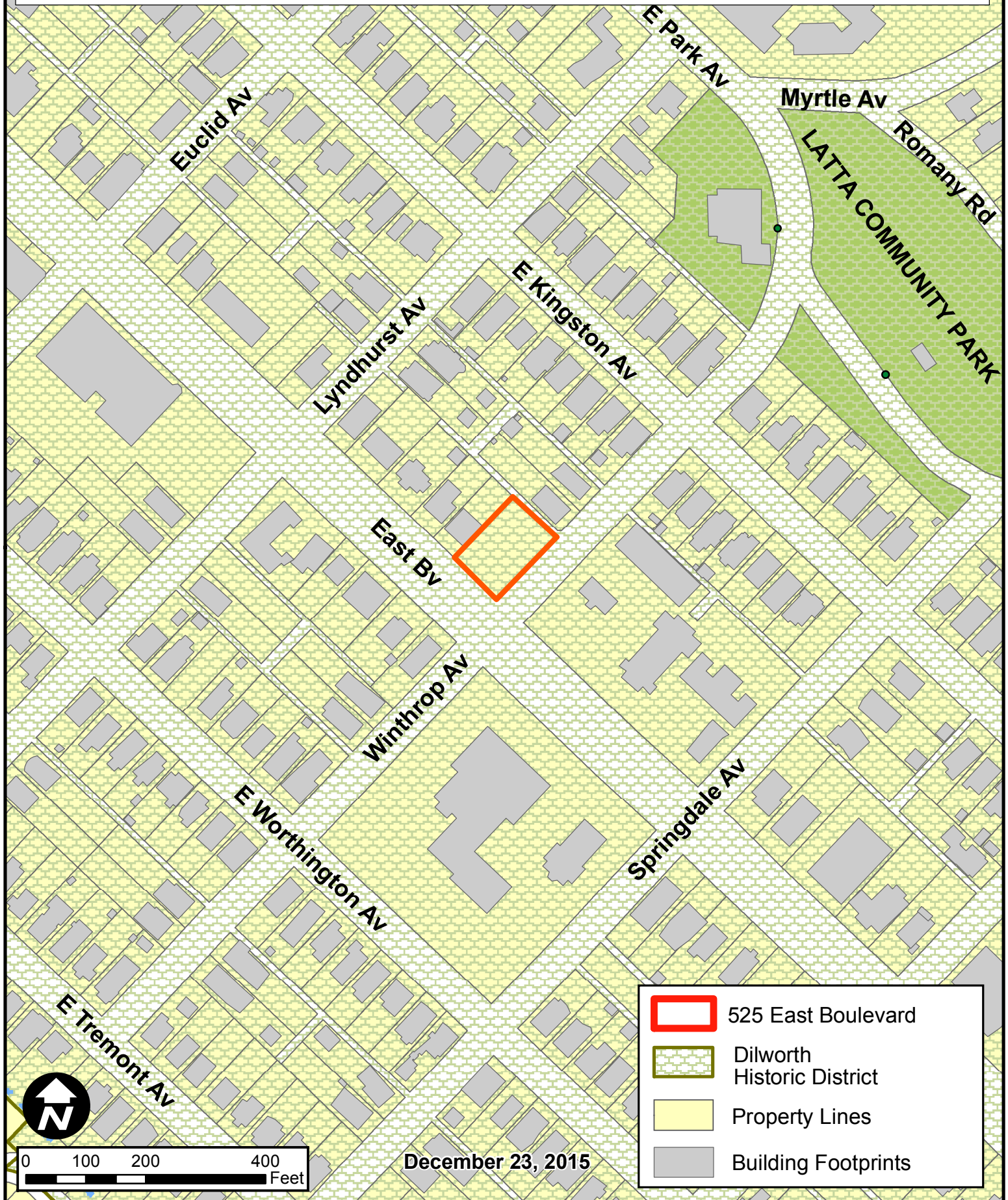
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts 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.

Staff Analysis

The HDC will determine if the use of non-traditional material should be approved.

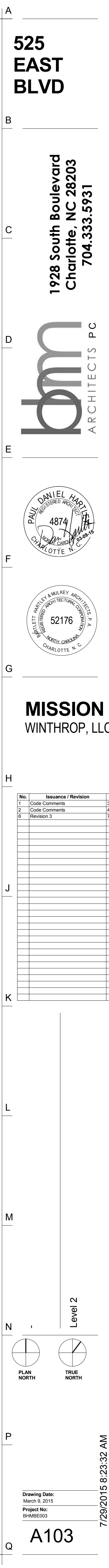
Charlotte Historic District Commission - Case 2015-287

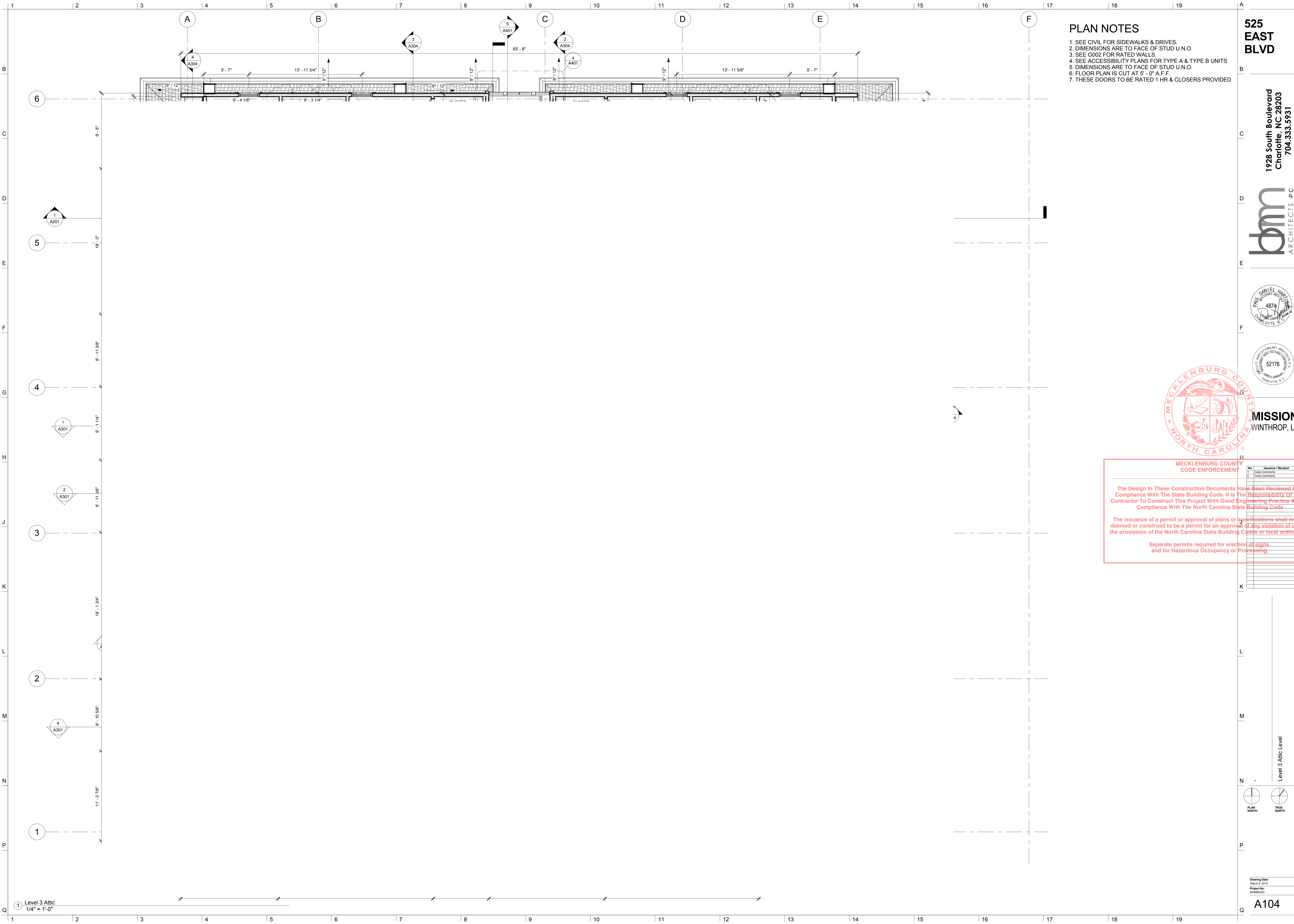
HISTORIC DISTRICT: DILWORTH





5 North Elevation
 $\frac{1}{8}'' = 1'-0''$



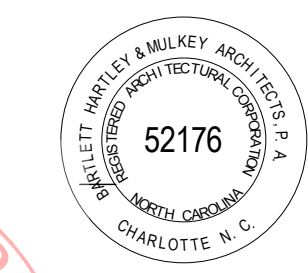
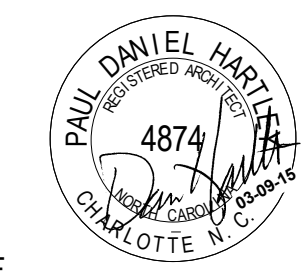


PLAN NOTES

1. SEE CIVIL FOR SIDEWALKS & DRIVES.
2. DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. SEE G002 FOR RATED WALLS.
4. SEE ACCESSIBILITY PLANS FOR TYPE A & TYPE B UNITS
5. DIMENSIONS ARE TO FACE OF STUD U.N.O.
6. FLOOR PLAN IS CUT AT 5' - 0" A.F.F.
7. THESE DOORS TO BE RATED 1 HR & CLOSERS PROVIDED

**525
EAST
BLVD**

**1928 South Boulevard
Charlotte, NC 28203
704.333.5931**



**MISSION
WINTHROP, LLC**



**MECKLENBURG COUNTY
CODE ENFORCEMENT**

No.	Issuance / Revision	Date
1	Code Comments	3/27/15
2	Code Comments	4/23/15

The Design In These Construction Documents Have Been Reviewed For Compliance With The State Building Code. It Is The Responsibility Of The Contractor To Construct This Project With Good Engineering Practice And In Compliance With The North Carolina State Building Code.

The issuance of a permit or approval of plans or specifications shall not be deemed or construed to be a permit for an approval of any violation of any of the provisions of the North Carolina State Building Codes or local ordinances.

Separate permits required for erection of signs and for Hazardous Occupancy or Processing.

Level 3 Attic Level

Level 3 Attic Level

Level 3 Attic Level

Level 3 Attic Level

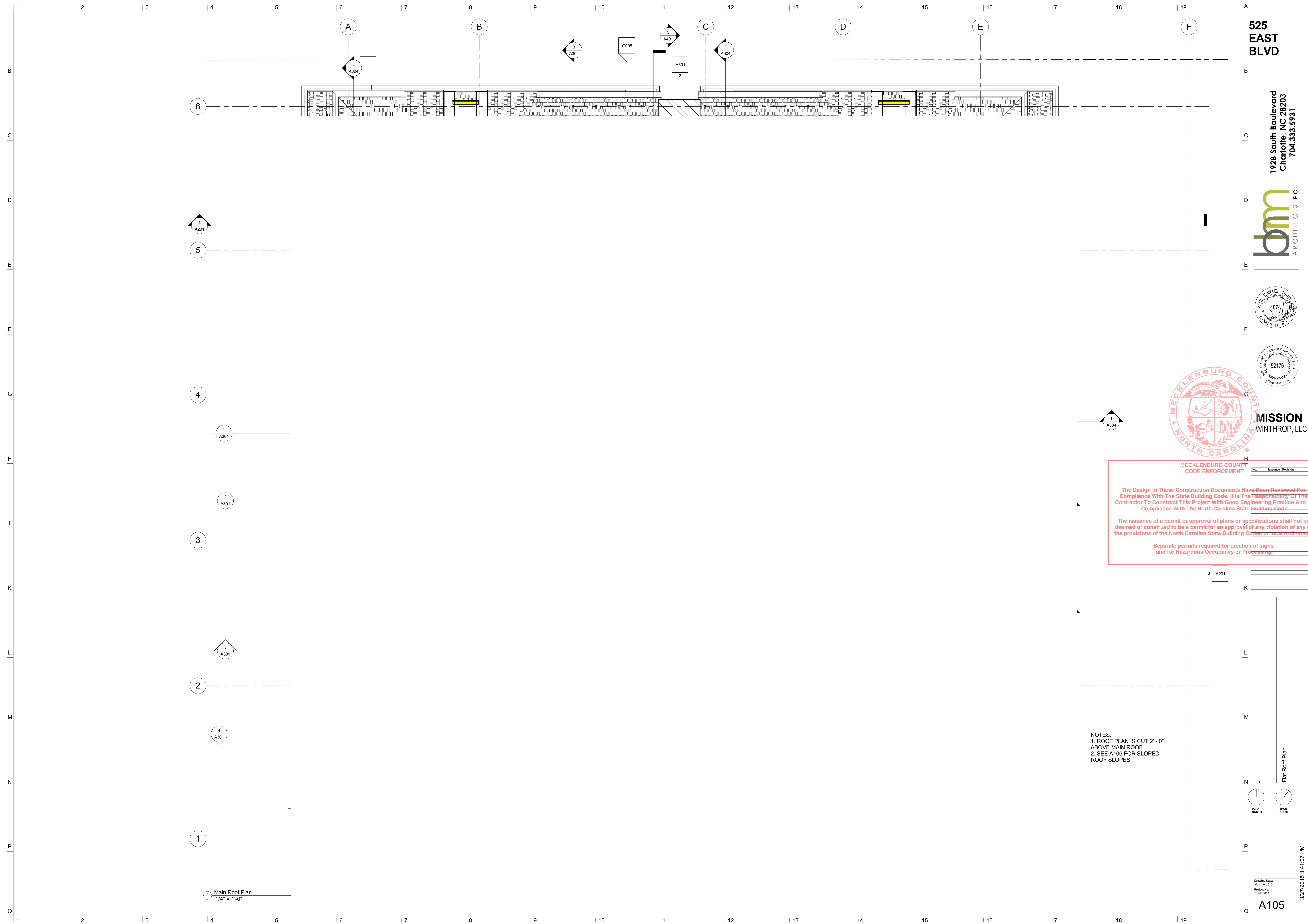
Level 3 Attic Level

Level 3 Attic Level

Level 3 Attic Level

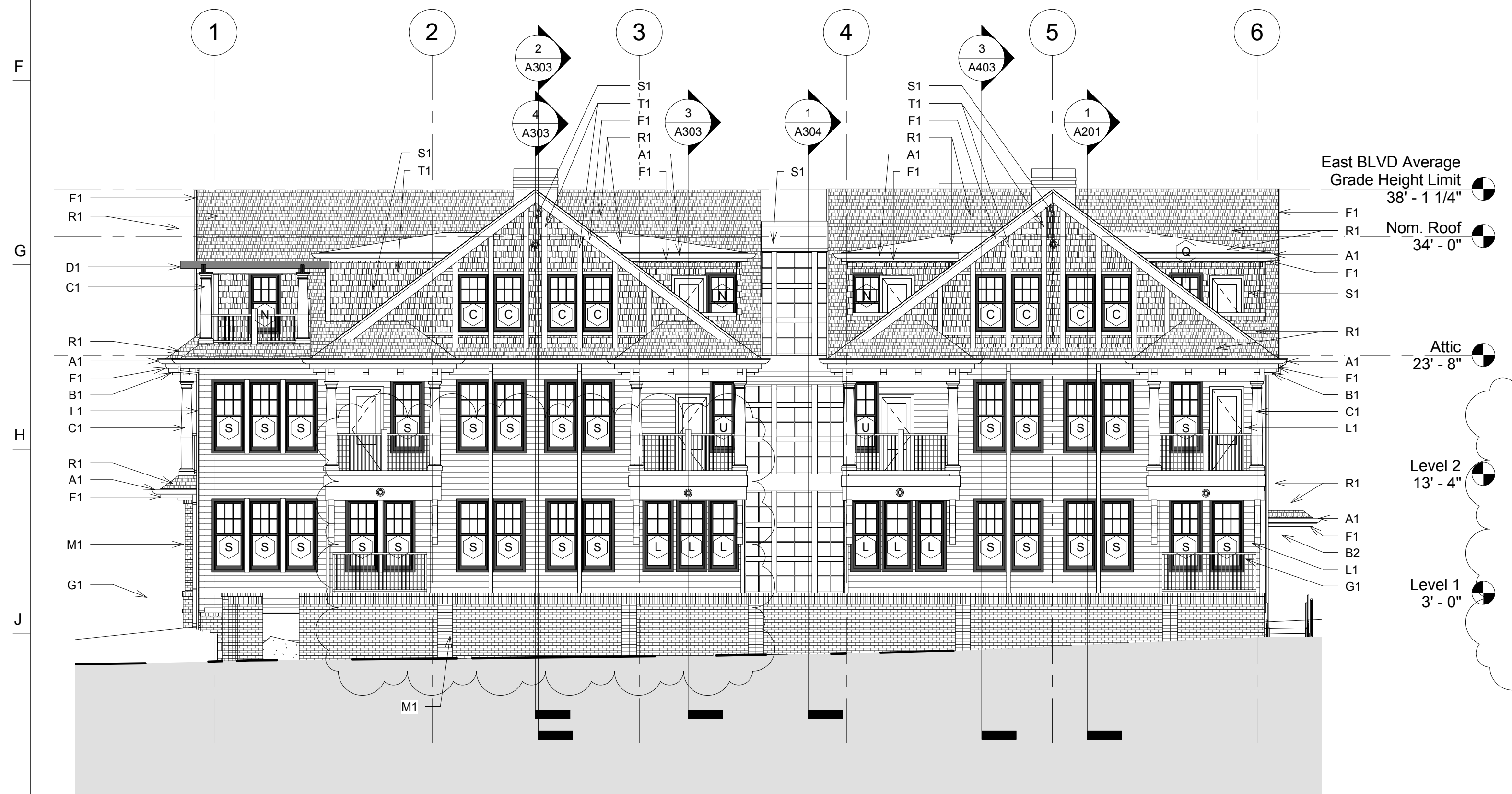
Level 3 Attic Level

Level 3 Attic Level

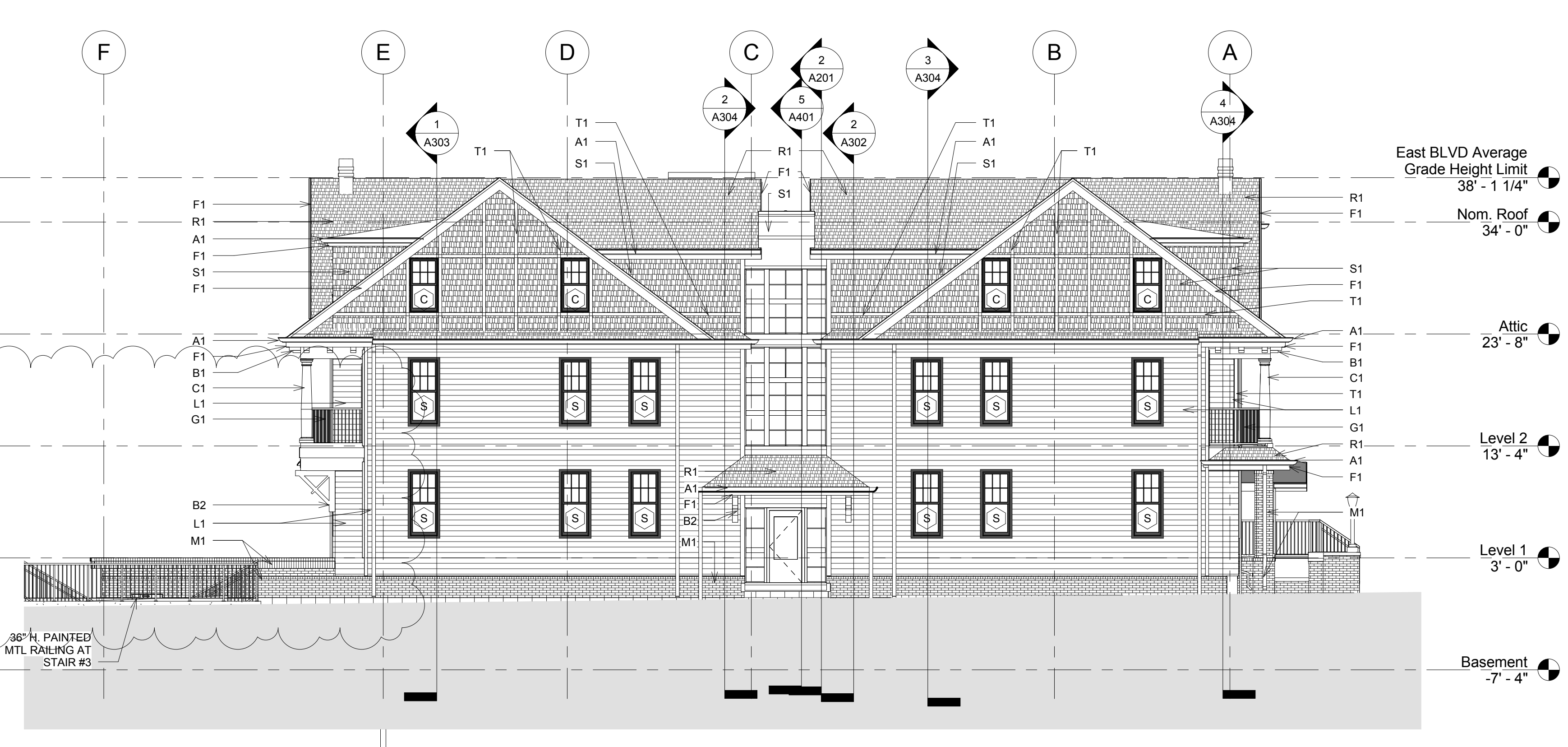




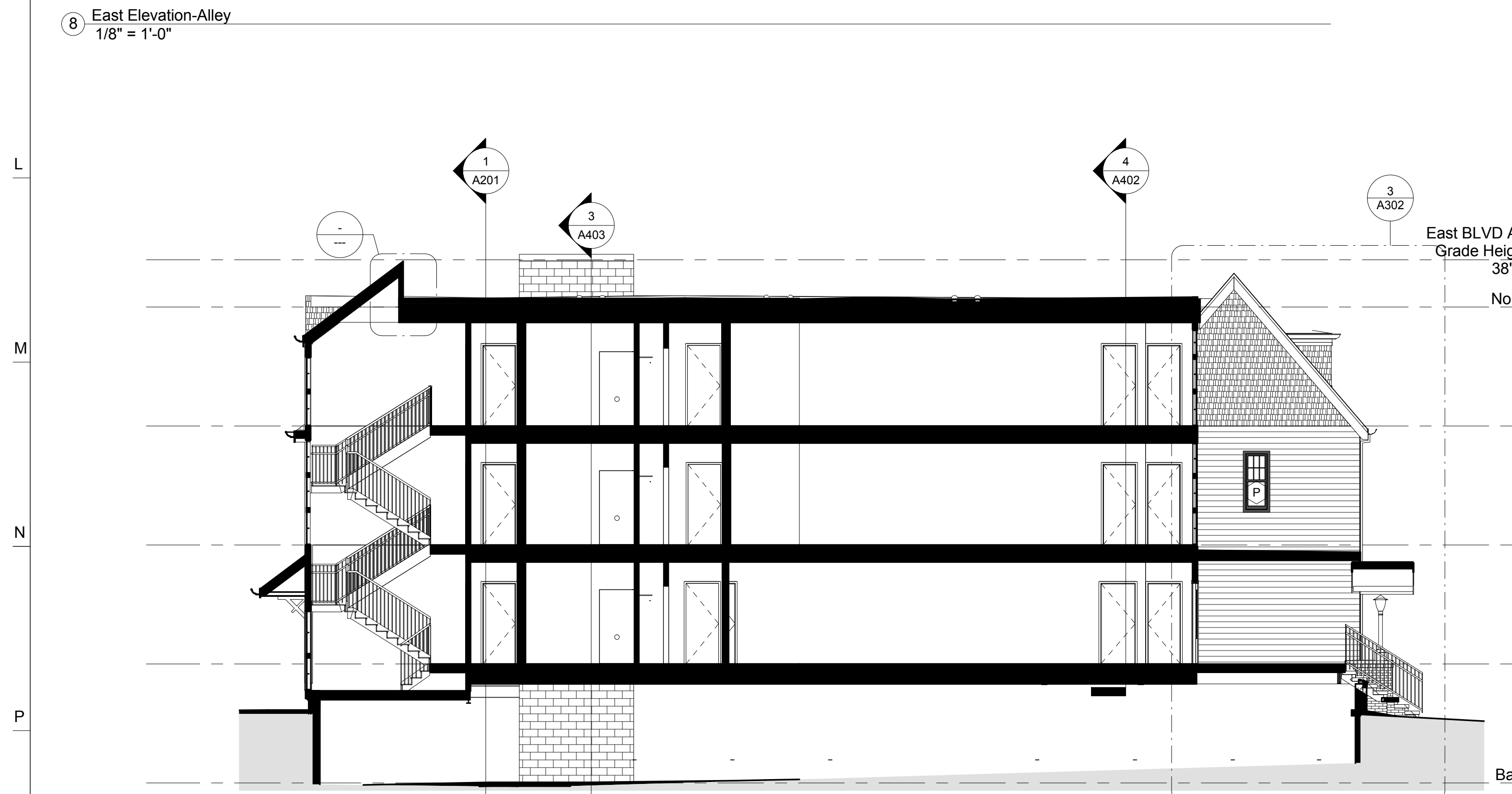
12 West Elevation- East Blvd
1/8" = 1'-0"



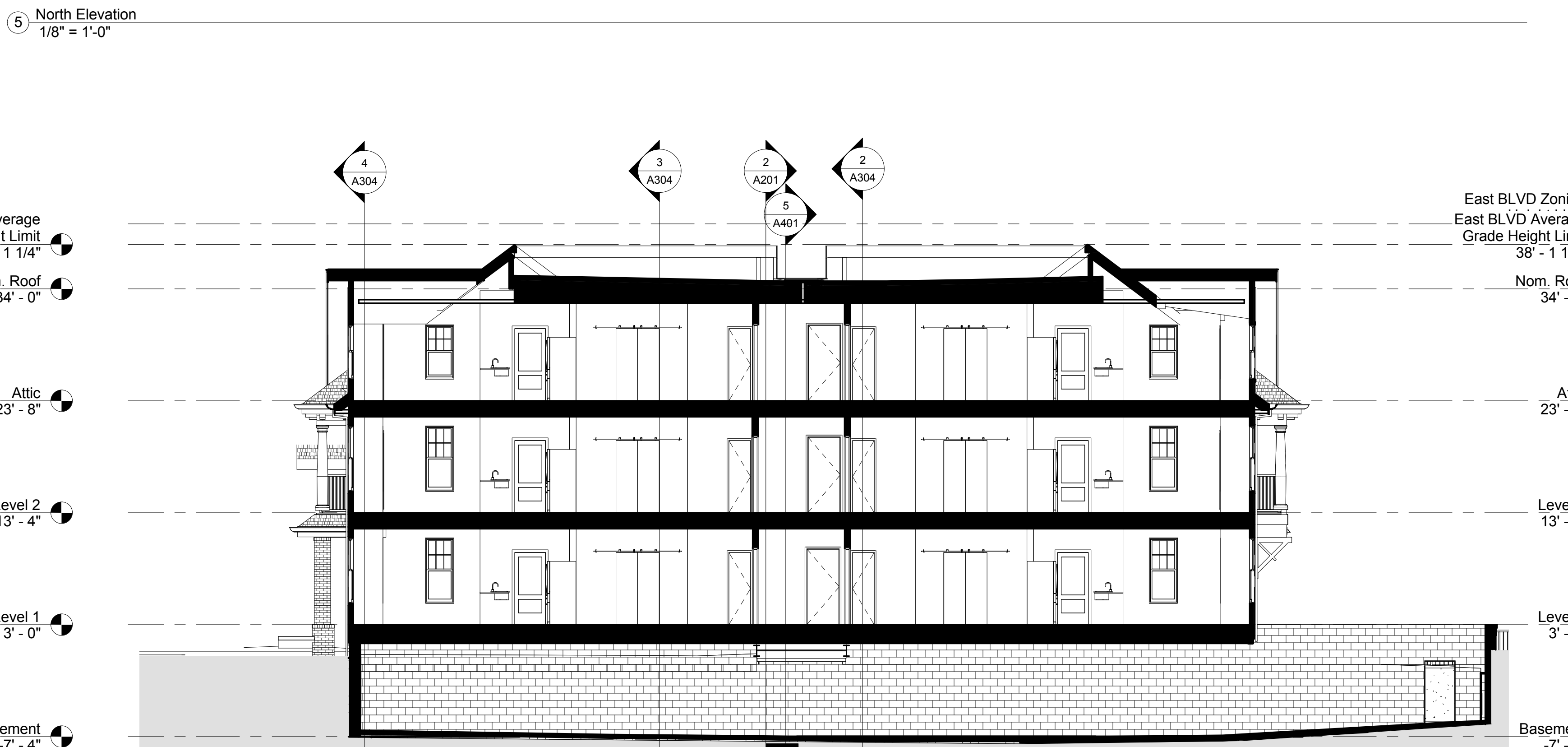
9 South Elevation-Winthrop Ave
1/8" = 1'-0"



5 North Elevation
1/8" = 1'-0"



2 Building Section B
1/8" = 1'-0"



1 Building Section A
1/8" = 1'-0"

MATERIAL LEGEND

- A1 - ALUMINUM GUTTERS AND DOWNSPOUTS
- B1 - PAINTED WOOD DENTAL BRACKET
- B2 - PAINTED WOOD BRACKET
- B3 - PAINTED WOOD ARCHED BRACKET
- C1 - PAINTED WOOD TUSCAN COLUMN
- D1 - PAINTED DIMENSIONAL LUMBER
- F1 - PAINTED WOOD FASCIA (SIZES VARY)
- G1 - PAINTED WOOD RAILING
- L1 - PAINTED WOOD LAP SIDING
- M1 - BRICK MASONRY
- M2 - CONCRETE MASONRY CAP
- R1 - COMPOSITE SHINGLE ROOF
- R2 - STANDING SEAM METAL ROOF
- S1 - PAINTED CEDAR WOOD SHAKES
- T1 - PAINTED WOOD TRIM
- W1 - WOOD TRIMMED WINDOW

SEE C3.0 FOR GRADES
AND 4/G004 FOR SLOPES

525
EAST
BLVD

1928 South Boulevard
Charlotte, NC 28203
704.333.5931

ARCHITECTS P.C.

PAUL DANIEL HART
REGISTERED ARCHITECT
4874
SOUTH CAROLINA
CHARLOTTE, N.C.

PAUL DANIEL HART
REGISTERED ARCHITECT
52176
SOUTH CAROLINA
CHARLOTTE, N.C.

MISSION
WINTHROP, LLC

No.	Issuance / Revision	Date
1	Code Comments	3/27/15
2	Revisions	7/28/15
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
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20		

Building Elevations

FLAT
NORTH

TRUE
NORTH

Drawing Date:
March 5, 2015
Project No:
BHN/NE0303

A201

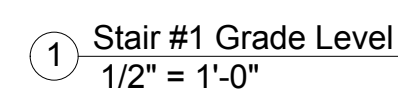
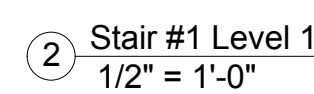
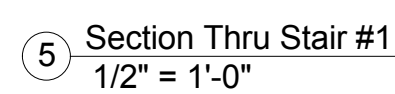
7/29/2015 8:23:48 AM

B

C



Q	
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A401

3/27/2015 3:41:39 PM

K

L

M

N

P

Q

Level 2
13' - 4"

ALL WOOD FRAMING, SHEATHING, SOFFIT BOARDS AND TRIM TO
BE FIRE RETARDANT TREATED-NORTH WALL ONLY.
SEE STRUCTURAL SHEET S4.0 FOR DETAILS.

1HR RATED WALL

9 3/8"

4' - 4 1/2"

12"
9"SCHEDULED
SHINGLES

SHEATHING

WOOD FRAMING

WD FASCIA
3/4" x 9 1/4"ALUM.
GUTTER

CONT. GWB

5/8" TYPE "X" GYP.
BD. BOTH SIDES &
@ OPENINGS3/4" x 9 1/4"
WD FASCIAFIRE RETARDANT
TREATED WOOD
BRACKETSTAIR STRINGER
@ LANDING

4' - 0 1/4"

DOOR HEAD

SHEET A451

④ Section Thru Stair #1 - Porch
1 1/2" = 1'-0"

1

2

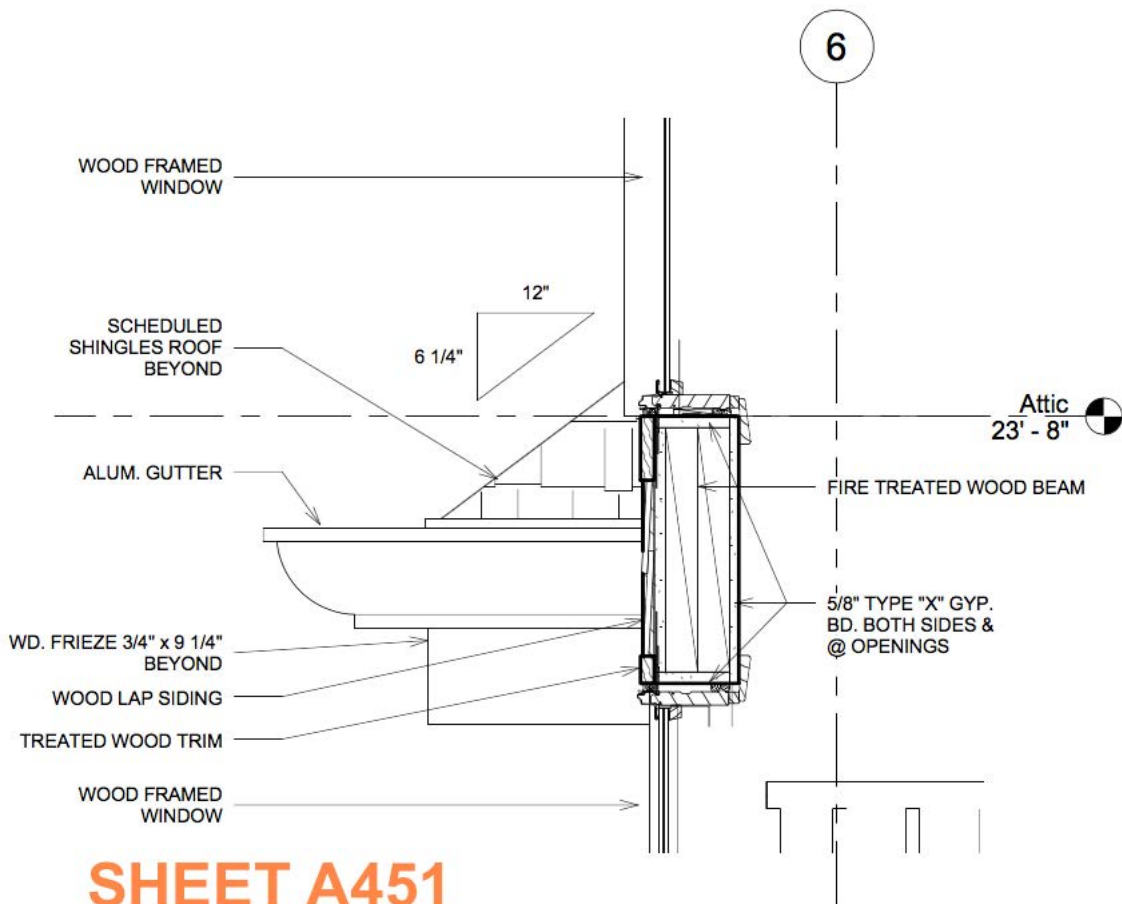
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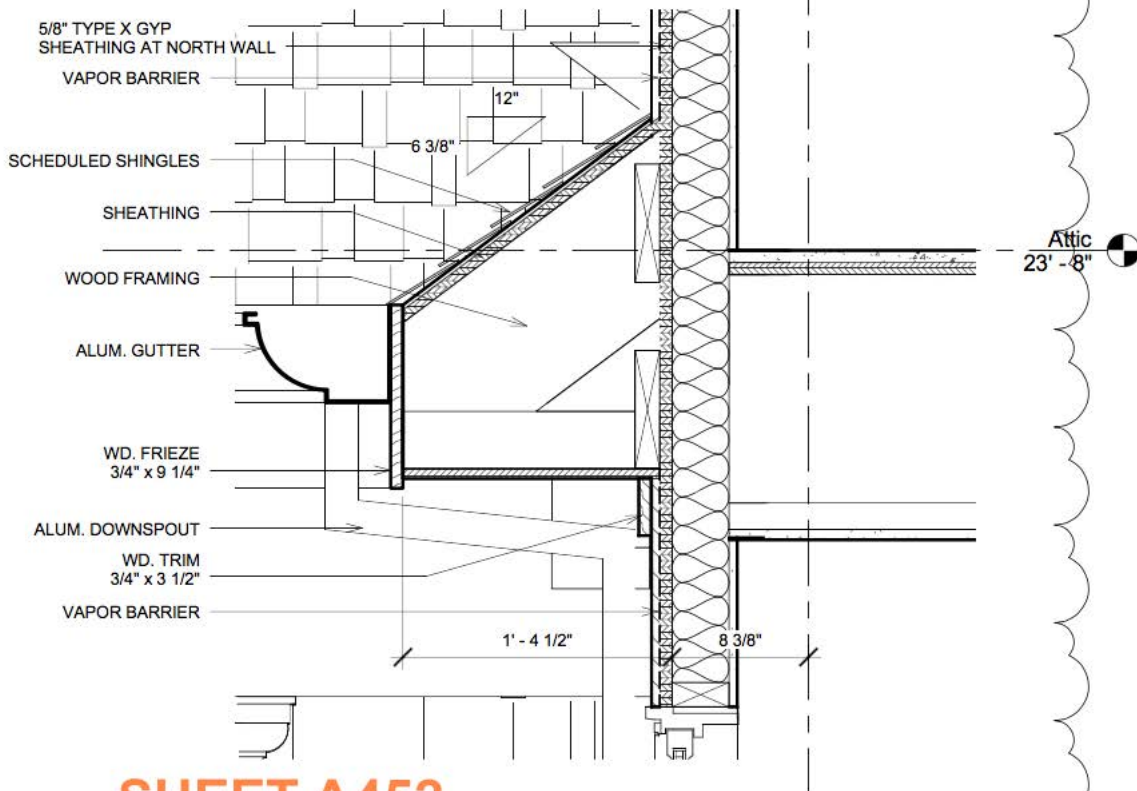
6

7



8 Section Thru Stair #1 - Attic Level
1 1/2" = 1'-0"

ALL WOOD FRAMING, SHEATHING, SOFFIT BOARDS AND TRIM TO
BE FIRE RETARDANT TREATED-NORTH WALL ONLY.
SEE STRUCTURAL SHEET S4.0 FOR DETAILS.

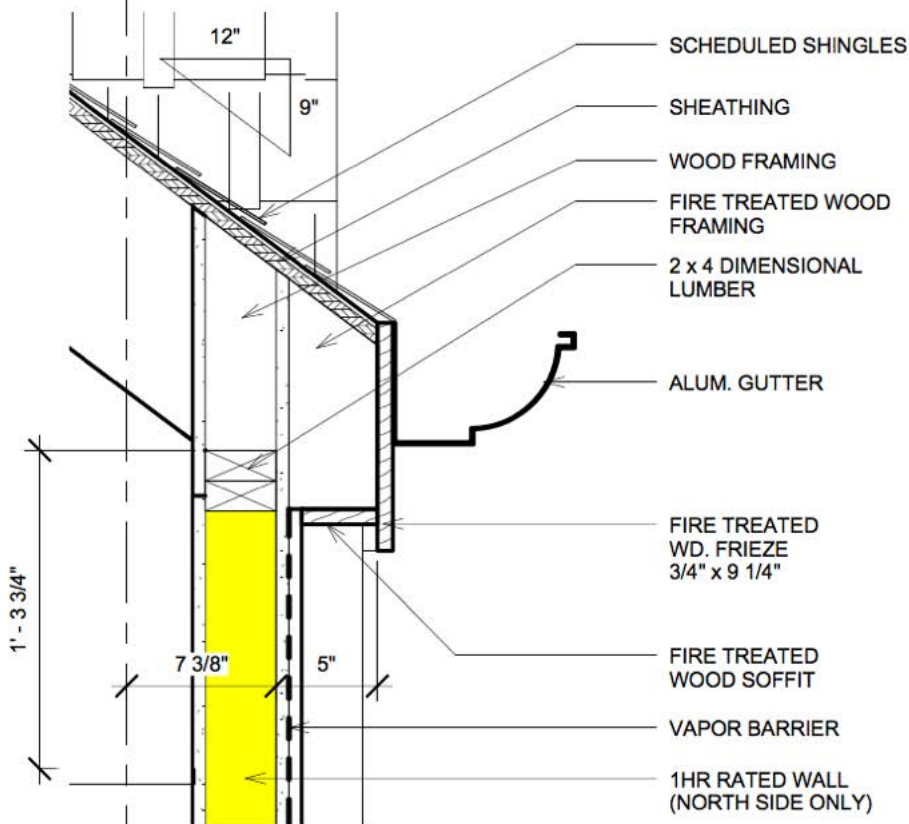


SHEET A452

⑧ Section at East Blvd Gable End - window
1 1/2" = 1'-0"

6

ALL WOOD FRAMING, SHEATHING, SOFFIT BOARDS AND TRIM TO BE FIRE RETARDANT AND TREATED-NORTH WALL ONLY. SEE STRUCTURAL SHEET S4.0 FOR DETAILS.



SHEET A453

4

Section at North Side - Eave

1 1/2" = 1'-0"