
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

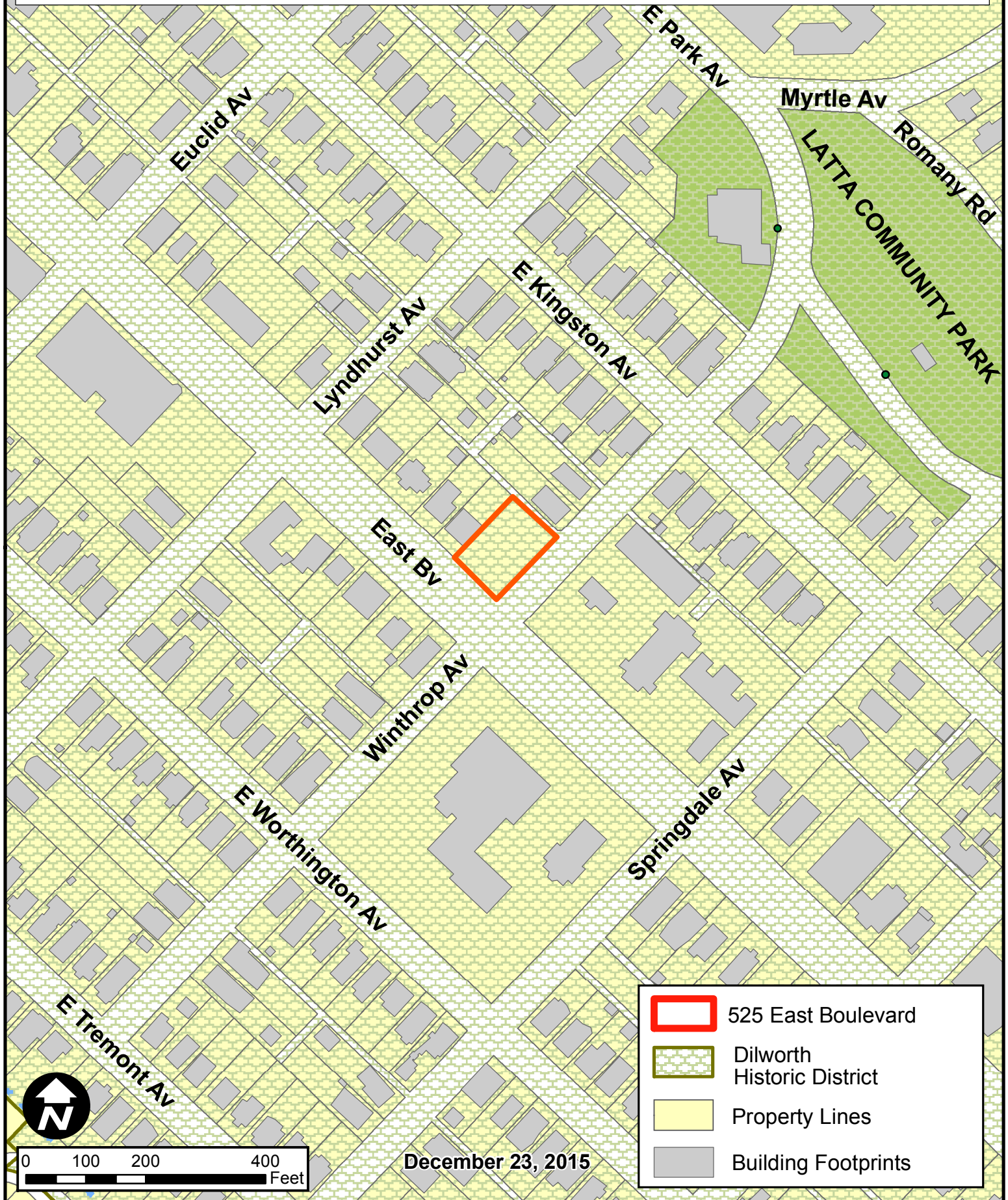
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts 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
 $1/8" = 1'-0"$