
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: Grandin Road, West 4th Street and South Summit Avenue

SUMMARY OF REQUEST: COA revision for non-traditional material

APPLICANT/OWNER: Mark Fishero

Details of Proposed Request

Existing Conditions

The site is a vacant parcel to be developed with a three story multi-family project that was approved by the HDC on April 8, 2015 (2015-027) with brick and wood siding materials.

Proposal

This applicant is requesting approval for non-combustible materials on the third floor soffits to meet the North Carolina building code for commercial structures. A similar application for non-traditional material on a commercial building was approved February 10, 2016 (2015-287).

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

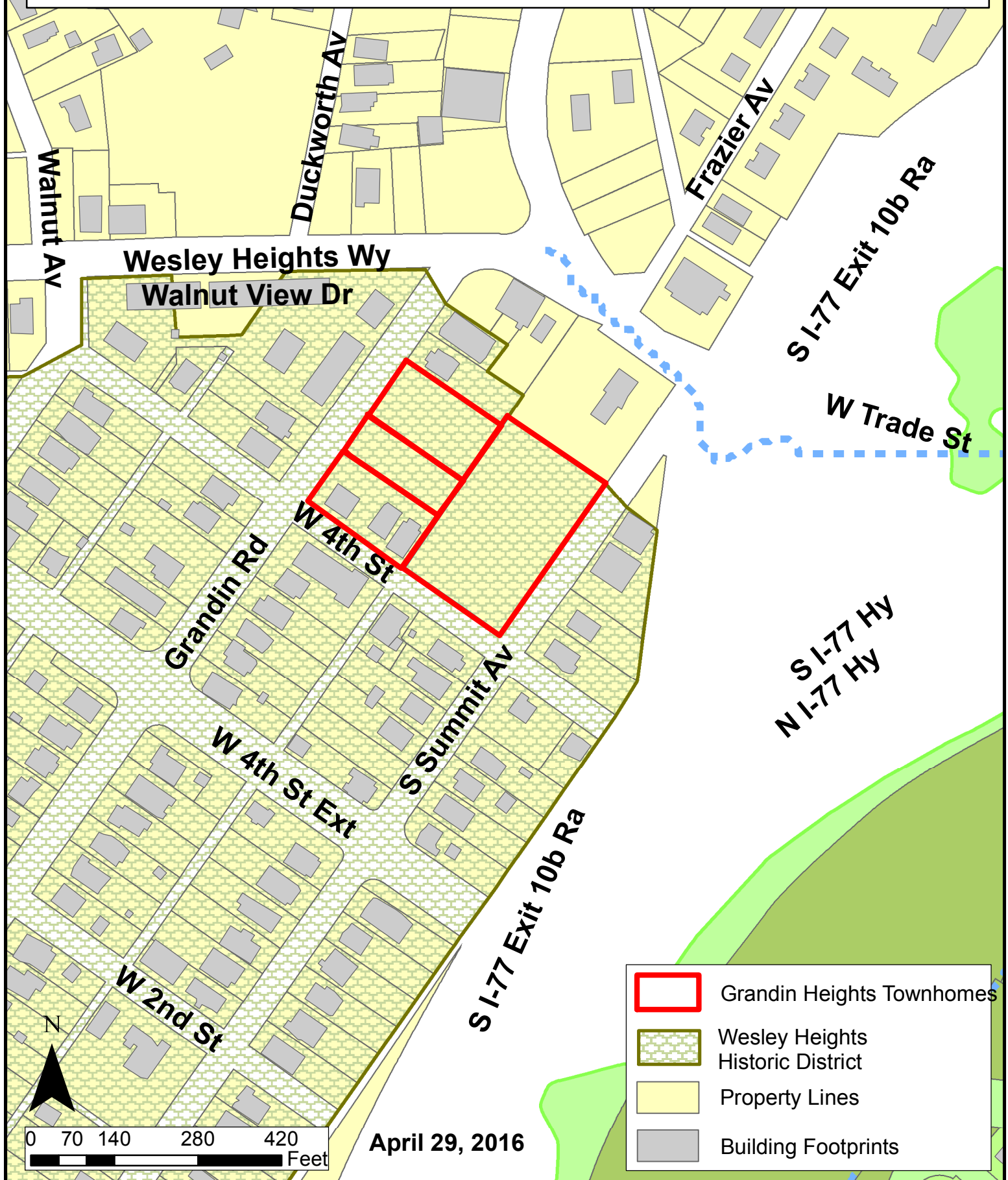
1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous 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.

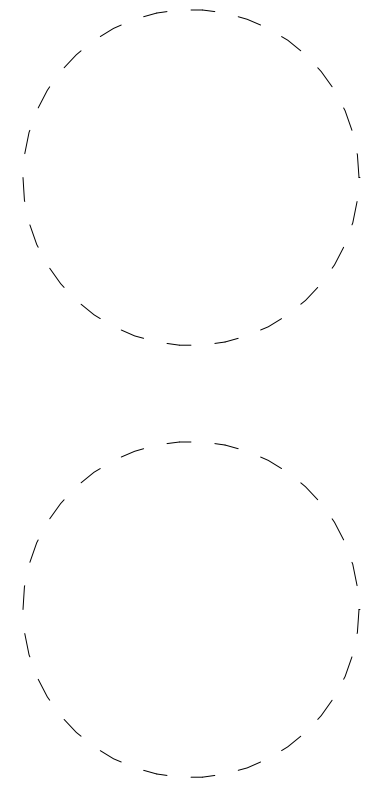
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate 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 2016-085
HISTORIC DISTRICT: WESLEY HEIGHTS





Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

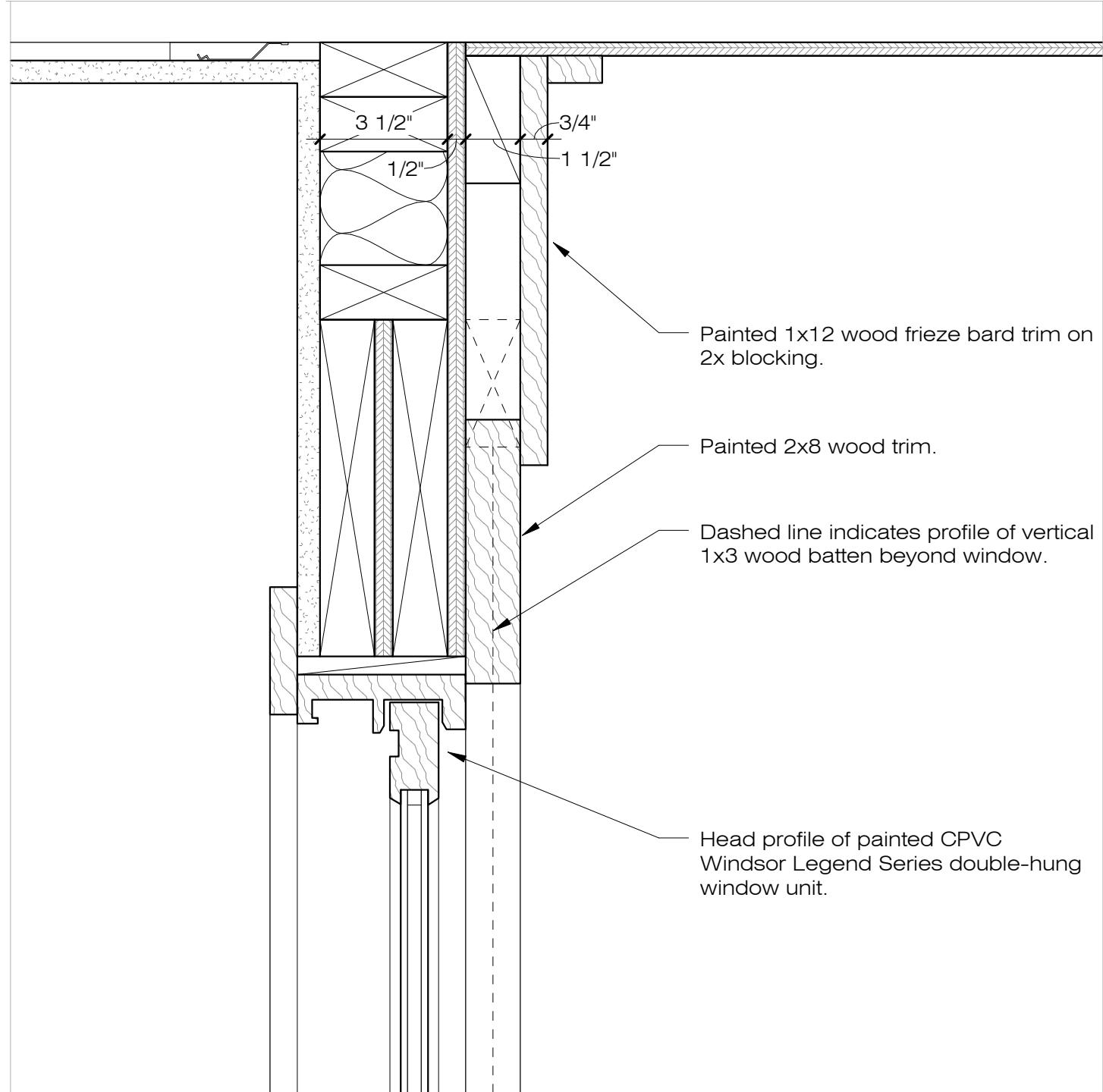
REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Wall Section and Window Details

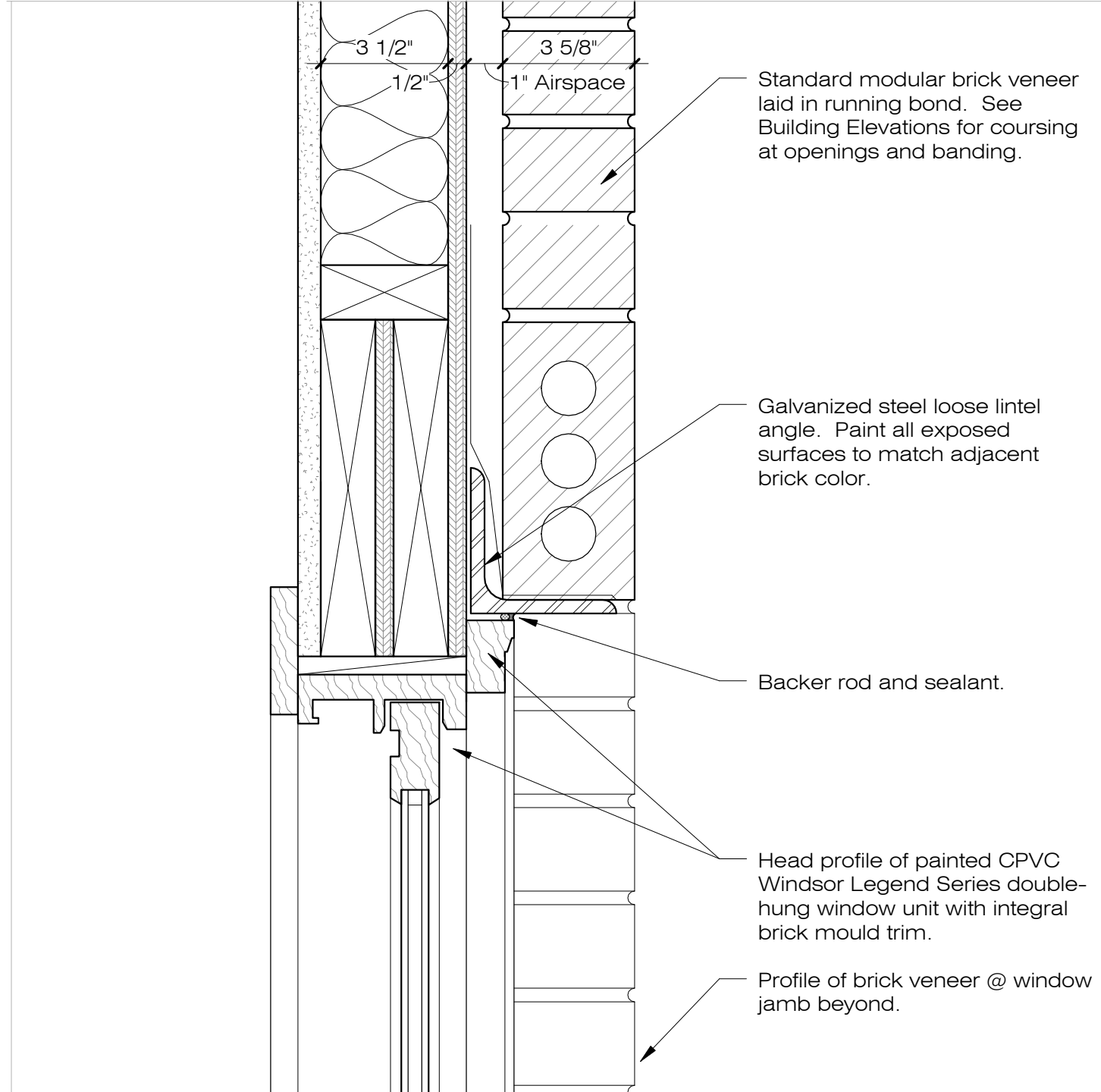
Craft Solutions

SHEET NUMBER

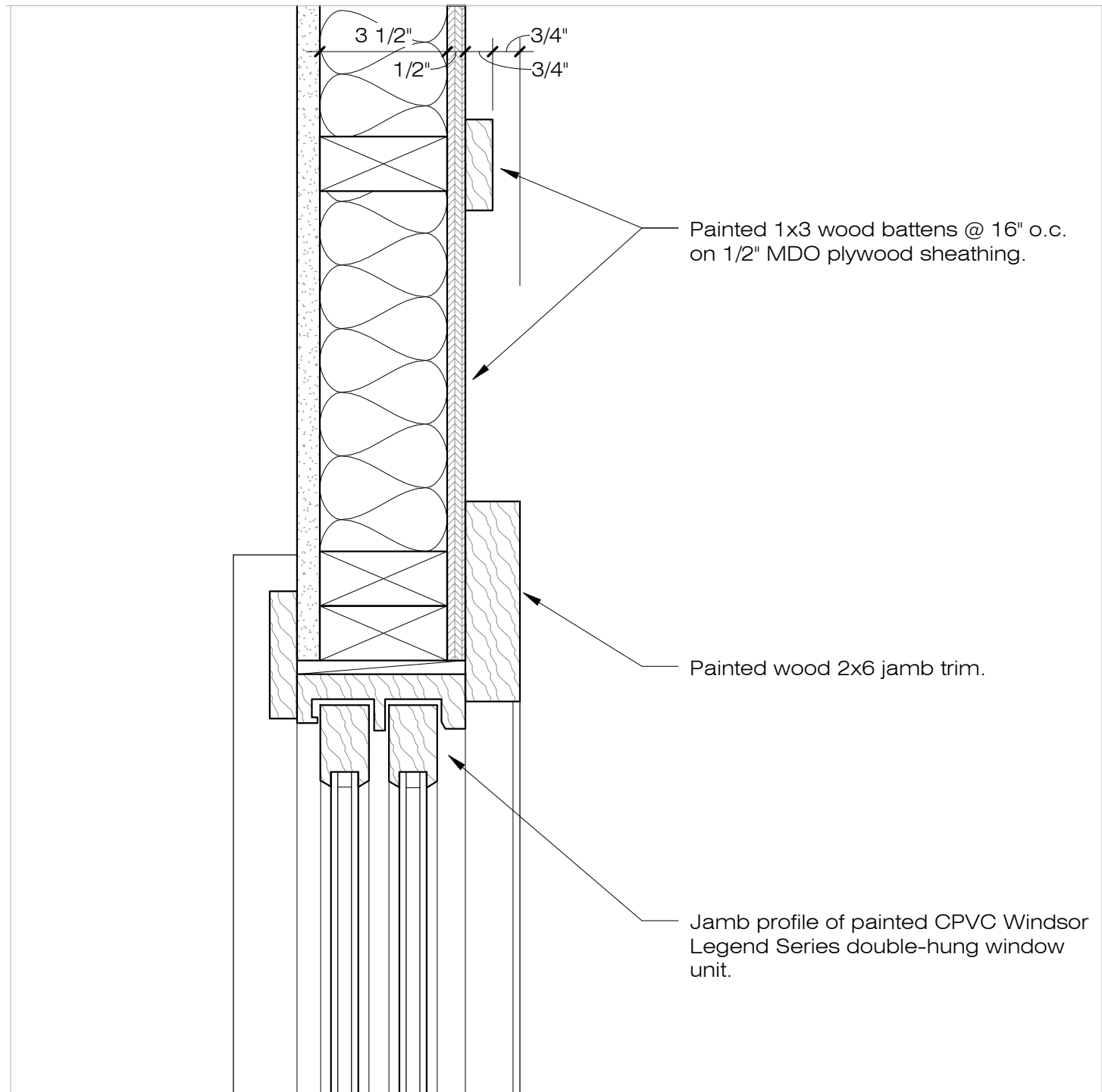
HDC5.0



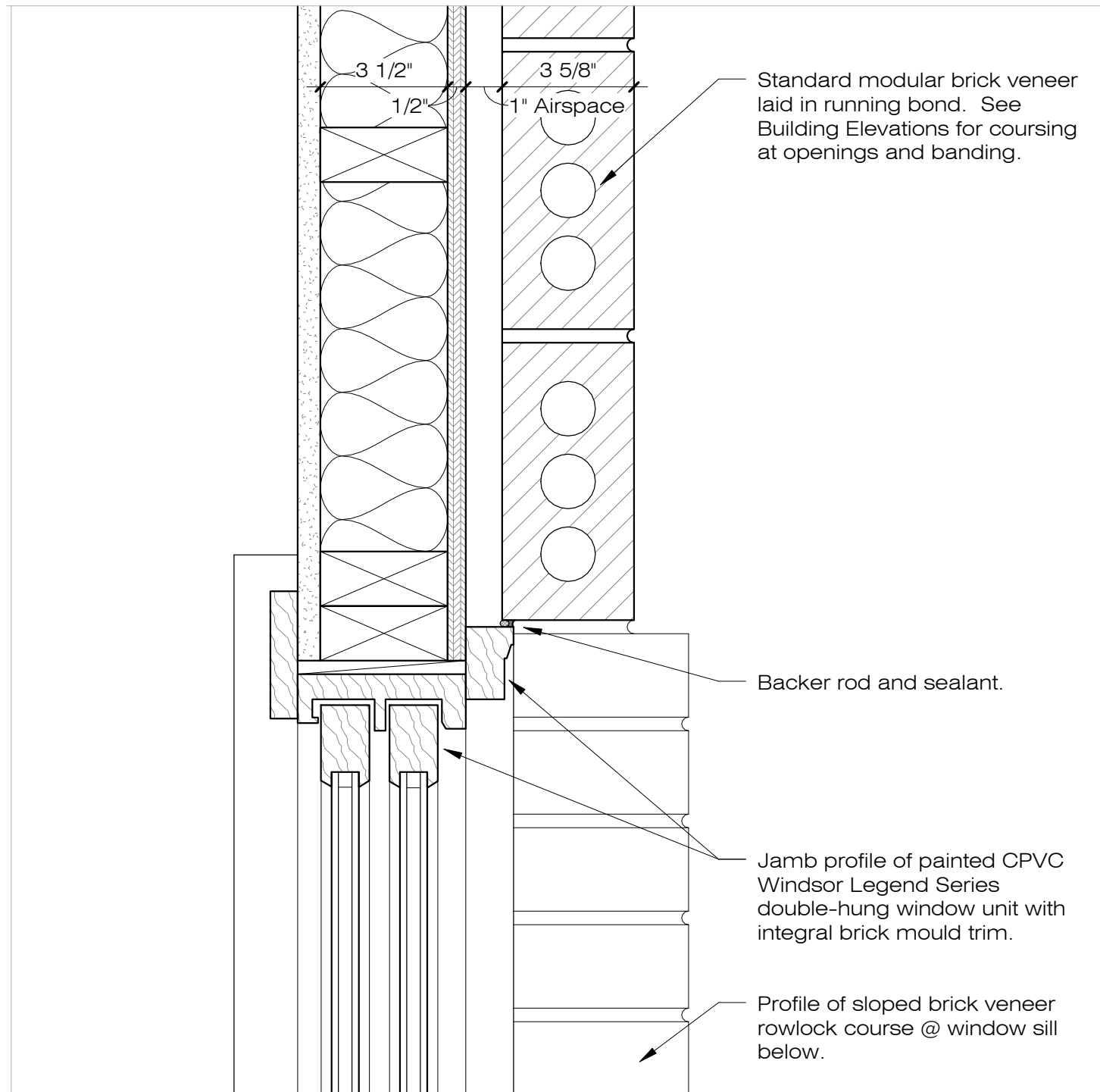
7 Window Head @ Siding
3" = 1'-0"



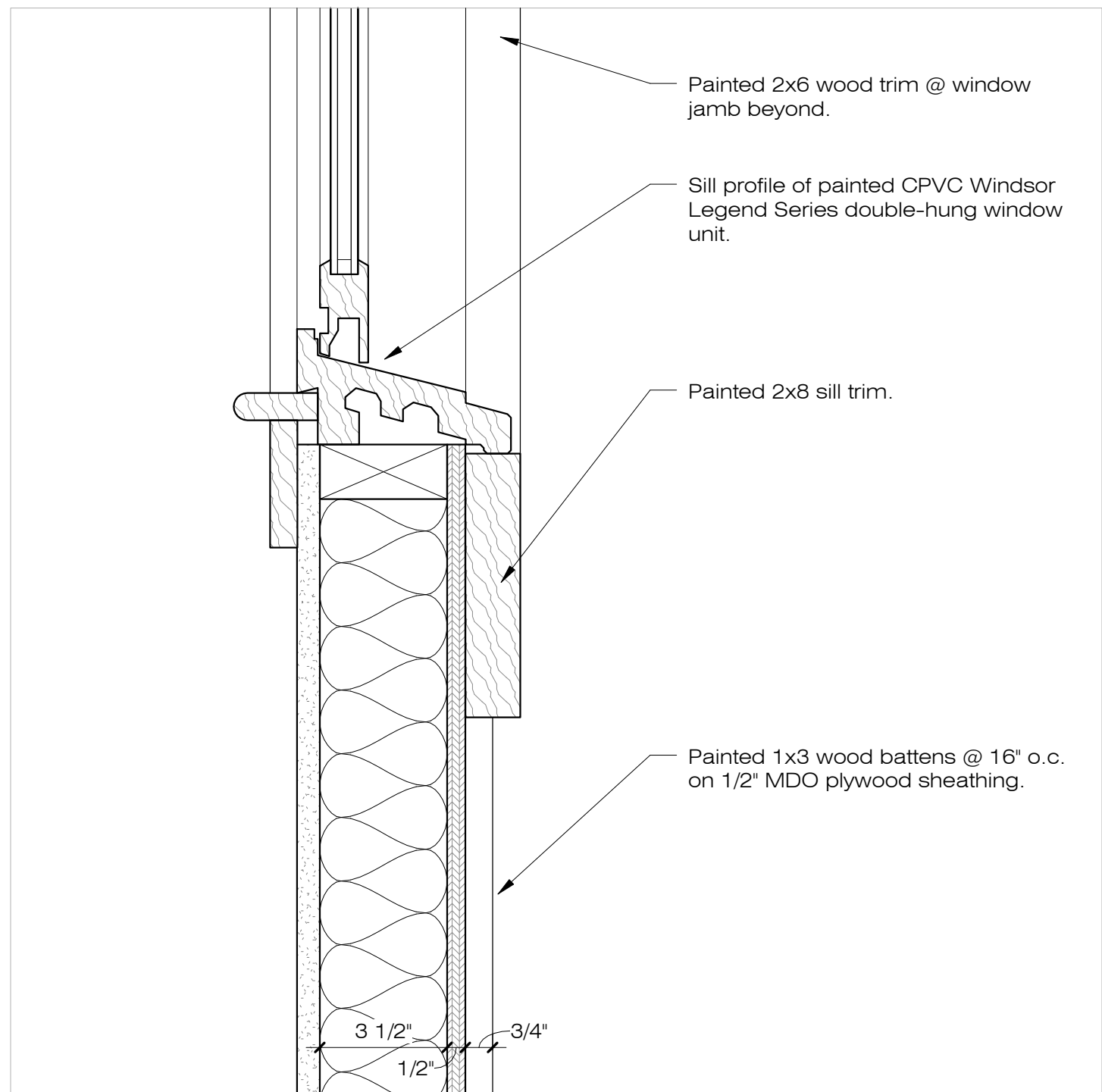
4 Window Head @ Brick
3" = 1'-0"



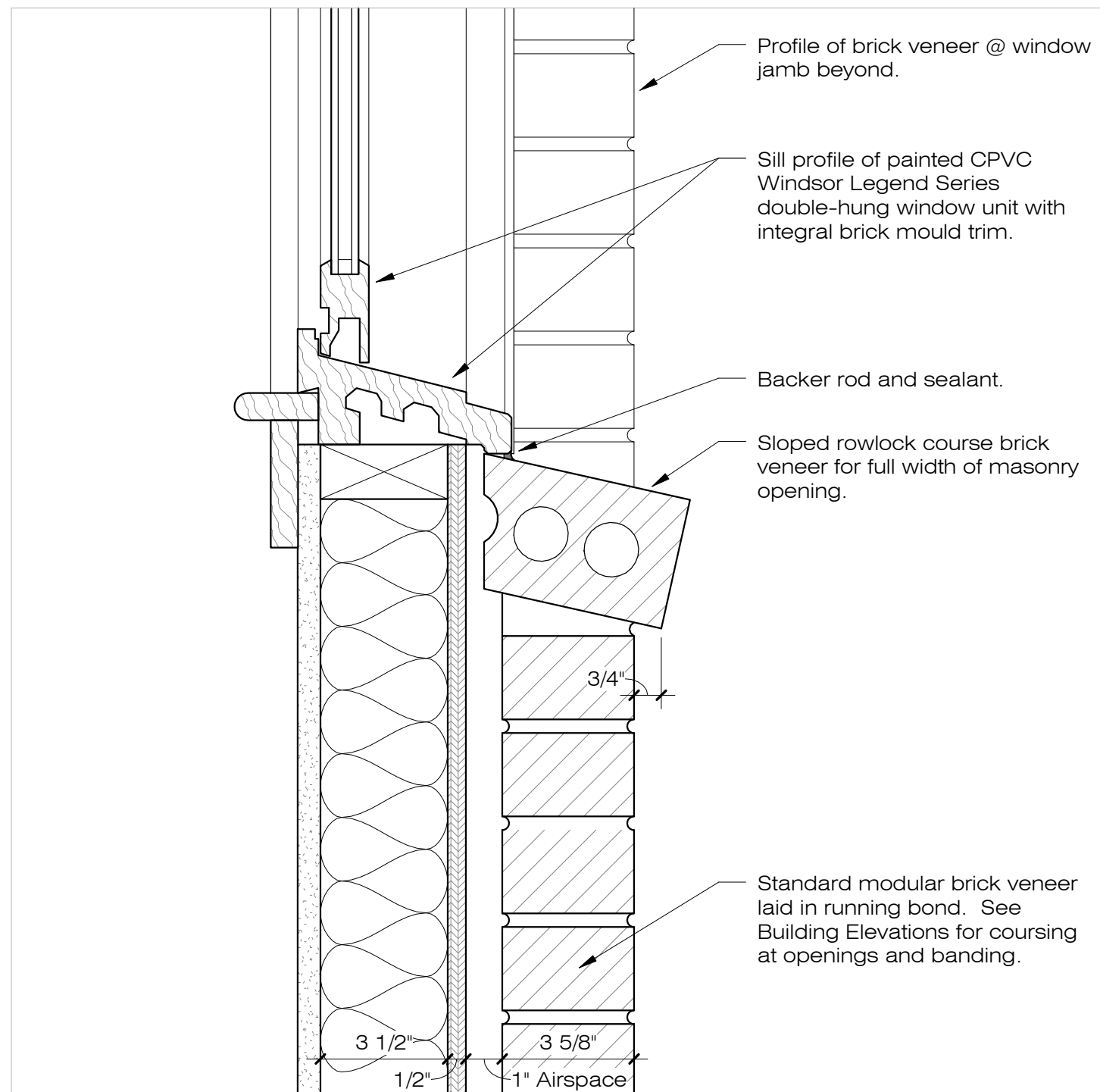
6 Window Jamb @ Siding
3" = 1'-0"



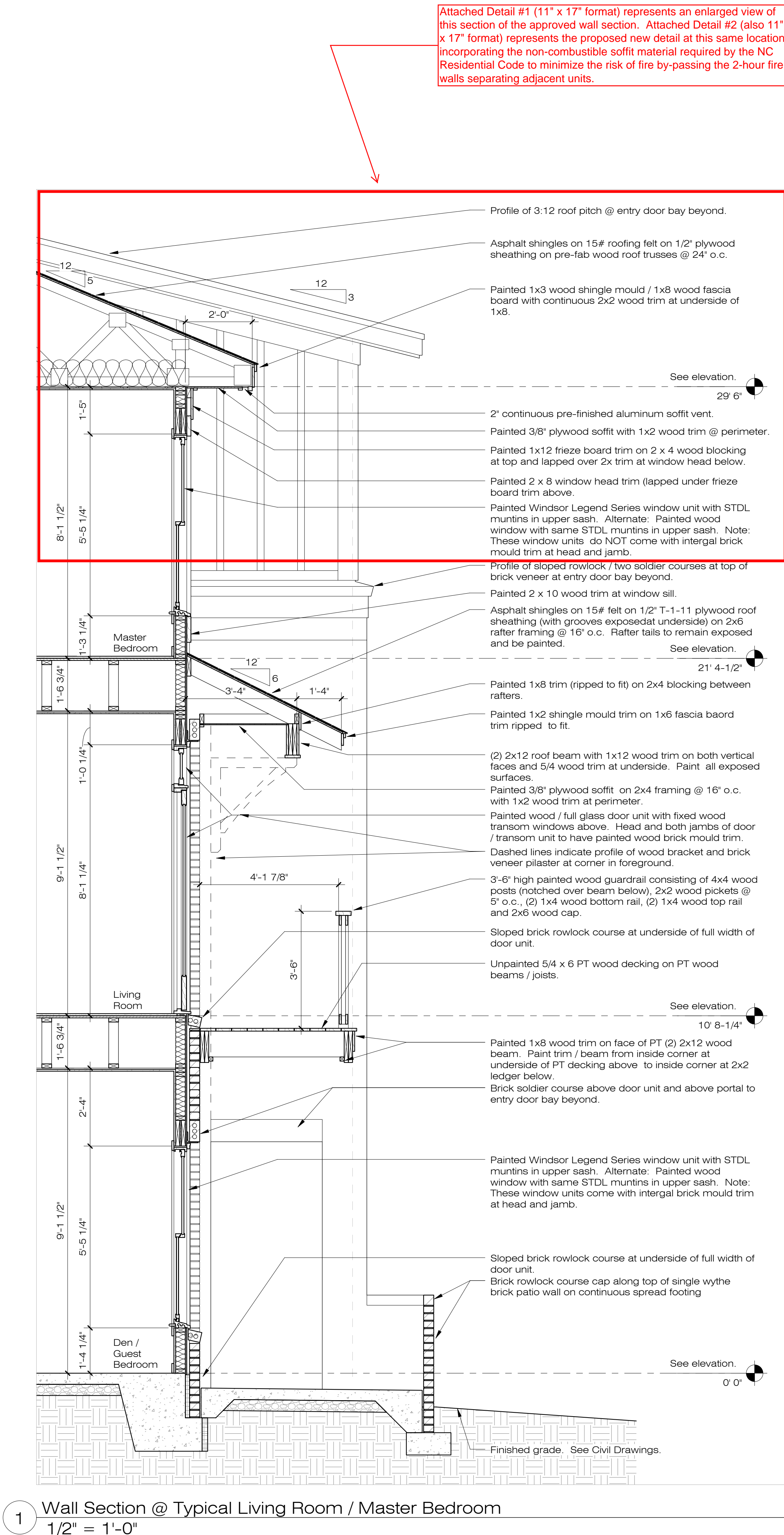
3 Window Jamb @ Brick
3" = 1'-0"



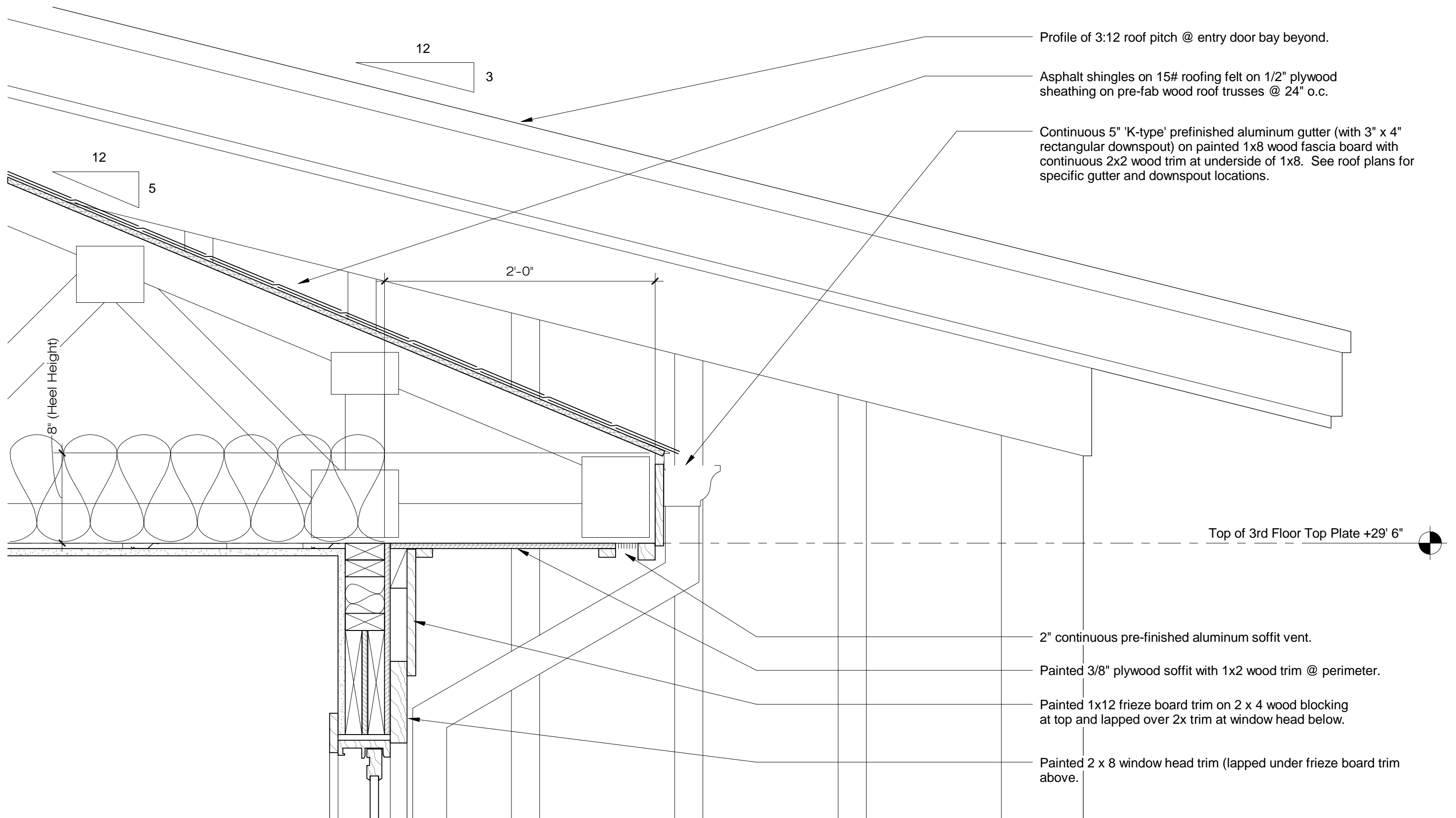
5 Window Sill @ Siding
3" = 1'-0"



2 Window Sill @ Brick
3" = 1'-0"







1 Grandin Heights Townhomes - Approved Third Floor Soffit Detail
 1 1/2" = 1'-0"

