
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 703 Walnut Avenue

SUMMARY OF REQUEST: Non-traditional siding

APPLICANT: Mark and Karen Kubiak

Details of Proposed Request

Existing Conditions

The existing structure was originally a duplex constructed in 1937 and converted to a single family house. It is identified as a contributing structure in the Wesley Heights National Register of Historic Places. A Certificate of Appropriateness was issued by staff July 14, 2015 for an addition with wood lap siding. A Notice of Violation was issued January 2016.

Proposal – Non-traditional siding

The new addition on the rear house has cementitious siding. The applicant is requesting an exception to allow the siding to remain.

Policy & Design Guidelines – Non-Traditional Building Materials, page 49

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 Commission will determine if an exception for non-traditional siding material is approved.

Charlotte Historic District Commission - Case 2016-107
HISTORIC DISTRICT: WESLEY HEIGHTS















