
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 701 North Graham Street

SUMMARY OF REQUEST: Reconstruction/Non-Traditional Material

APPLICANT: Benson Design Group

The application was continued for more information on the window details, materials and design of the canopy columns. More specific information about the siding size and the brick that is going to be used under the canopy, head and jam detail on how the artisan siding will fit with the windows, and a detailed column drawing at the canopy.

Details of Proposed Request

Existing Conditions

The existing structure is a one story commercial building at the corner of North Graham Street and West 10th Street constructed in 1987. An electrical fire inside the building caused damage to the wood siding. Adjacent structures are industrial, commercial and residential. There are no damages to the site or canopy.

Proposal

The proposal is a renovation which includes replacement of the wood siding with cementitious siding (Hardie Artisan) and new signage.

Revised Proposal – July 13, 2016

1. Window details have been included
2. The siding on the parapet has been enlarged (8" to 10")
3. The canopy columns are clad in brick and Hardie siding.

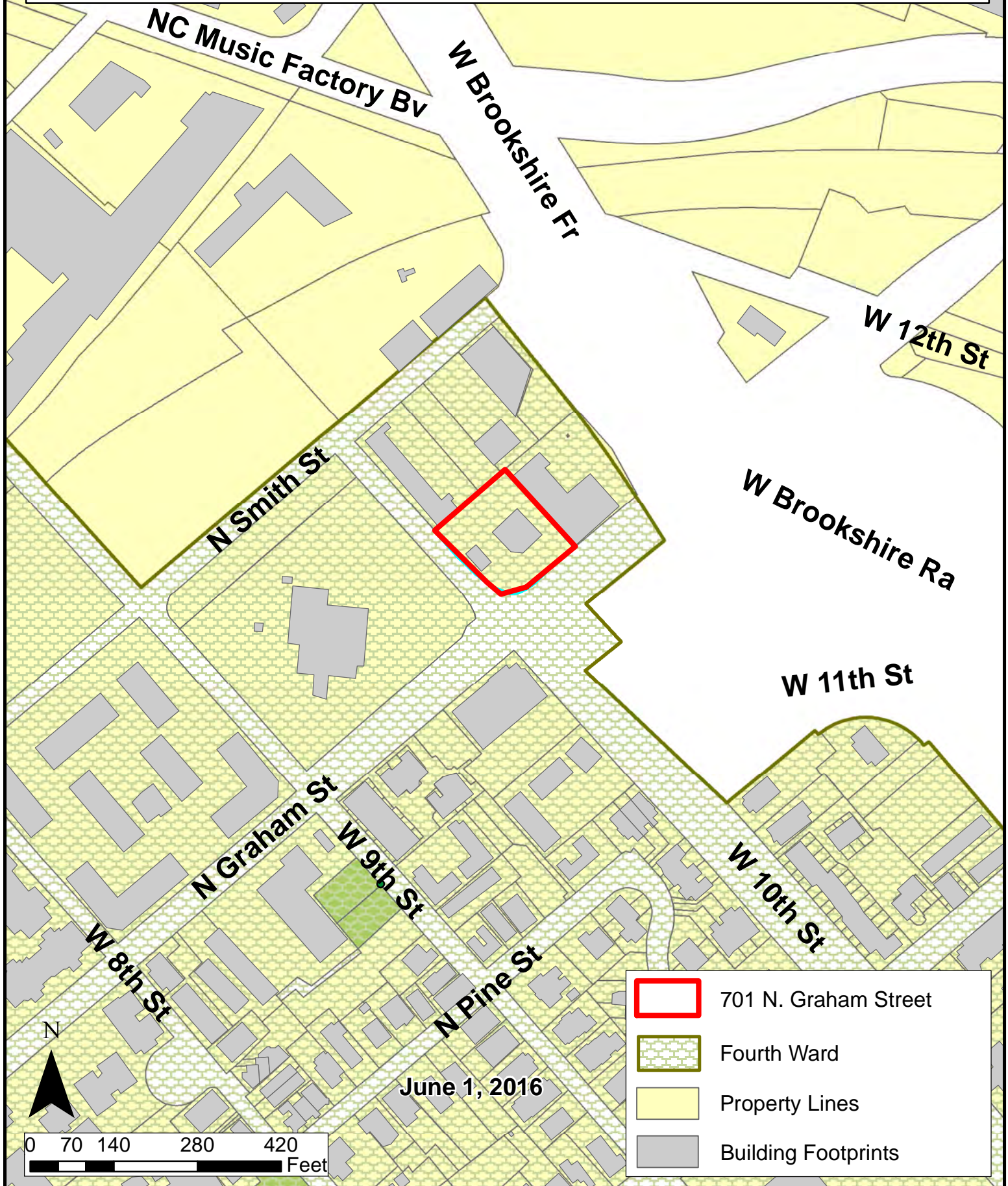
Policy & Design Guidelines – Non-Traditional Building Materials, page 49

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

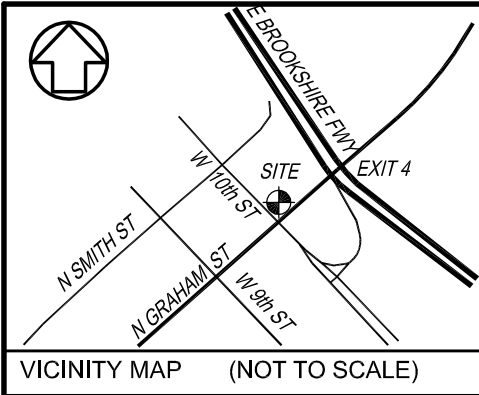
The HDC will determine if an exception for non-traditional siding material should be approved.

Charlotte Historic District Commission - Case 2016-130
HISTORIC DISTRICT: FOURTH WARD









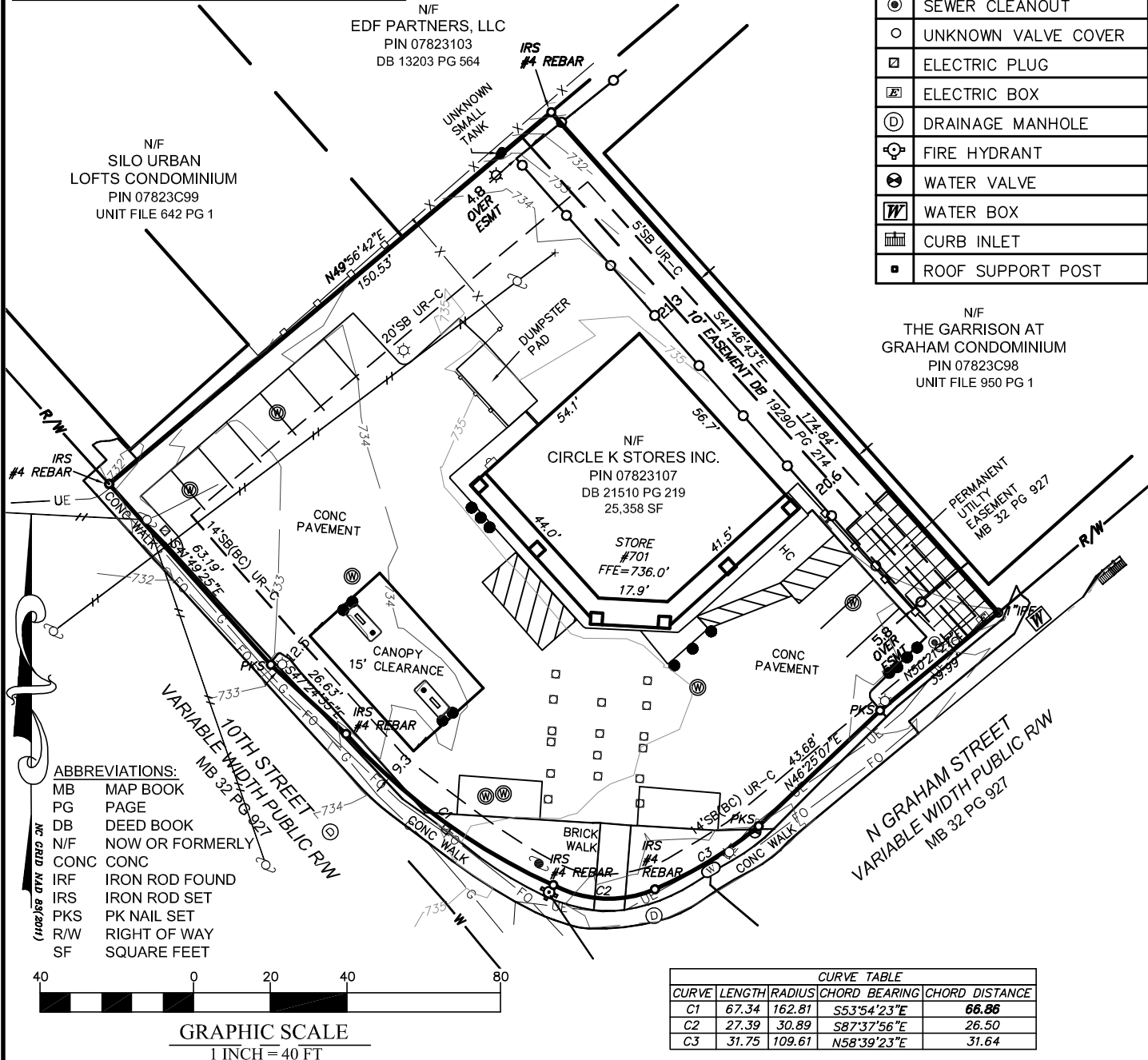
SURVEY NOTES:

1. AREA COMPUTED BY THE COORDINATE METHOD.
2. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON MB 32 PG 927 AND DB 19290 PG 214.
3. NO NGS OR NCGS CONTROL WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
4. PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN, AREAS OUTSIDE FUTURE CONDITIONS 1 % ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FIRM MAP NUMBER 3710455400K, PANEL 4554, EFFECTIVE DATE FEBRUARY 19, 2014.
5. PROPERTY ZONED AS UR-C ACCORDING TO MECKLENBURG COUNTY GIS DATA.
6. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE WHETHER OF RECORD OR NOT.

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2011), BASED UPON THE NC STATE PLANE COORDINATE SYSTEM, PER A GPS SURVEY PERFORMED UNDER MY SUPERVISION ON APRIL 25, 2016. THE NC STATE PLANE COORDINATES FOR THE PROPERTY CORNERS, SHOWN HEREON, WERE ESTABLISHED BY REAL TIME KINEMATIC DIFFERENTIAL GPS OBSERVATIONS USING A PROMARK 220 RECEIVER IN CONJUNCTION WITH THE NC GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET. DATUM BASED ON NAVD 1988.

SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	ELECTRIC METER
	BOLLARD
	LIGHT
	UTILITY POLE
	TRAFFIC LIGHT
	WATER METER
	MONITORING WELL
	TANK ACCESS LID
	SIGN
	SEWER CLEANOUT
	UNKNOWN VALVE COVER
	ELECTRIC PLUG
	ELECTRIC BOX
	DRAINAGE MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER BOX
	CURB INLET
	ROOF SUPPORT POST

LINE LEGEND	
	PROPERTY LINE
	PL NOT SURVEYED
	RIGHT OF WAY LINE
	SETBACK
	EASEMENT
	OVERHEAD UTILITY LINES
	WOOD FENCE
	CHAINLINK FENCE
	U/G FIBER OPTIC
	U/G ELECTRIC LINE
	U/G GAS LINE
	U/G WATER LINE



I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM A SURVEY PERFORMED UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION EXCEEDS 1:10,000. ALL BUILDINGS SHOWN LIE WHOLLY ON THE LOT, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8th DAY OF MAY, A. D., 2016.

NORTH CAROLINA
PROFESSIONAL
LAND SURVEYOR
SEAL
L-3412
JACKIE G. DUNCAN

NORTH CAROLINA REGISTRATION NUMBER L-3412
JACKIE G. DUNCAN

MAP BOOK 32 PAGE 927
DEED BOOK 21510 PAGE 219

FINAL SURVEY for:

BENSON DESIGN GROUP

701 N GRAHAM STREET
CIRCLE K STORE
CHARLOTTE, MECKLENBURG COUNTY, NC

Jackie G. Duncan, PLS, CFS

703 GRANDVIEW DRIVE NE
CONCORD, NC 28025
PHONE: (704) 788-1407 - FAX: (704) 788-1540

SCALE: 1" = 40'	DATE: MAY 8, 2016	FILE: 16-037
DRAWN BY: JGD	CHECKED BY: JGD	SHEET: 1/1





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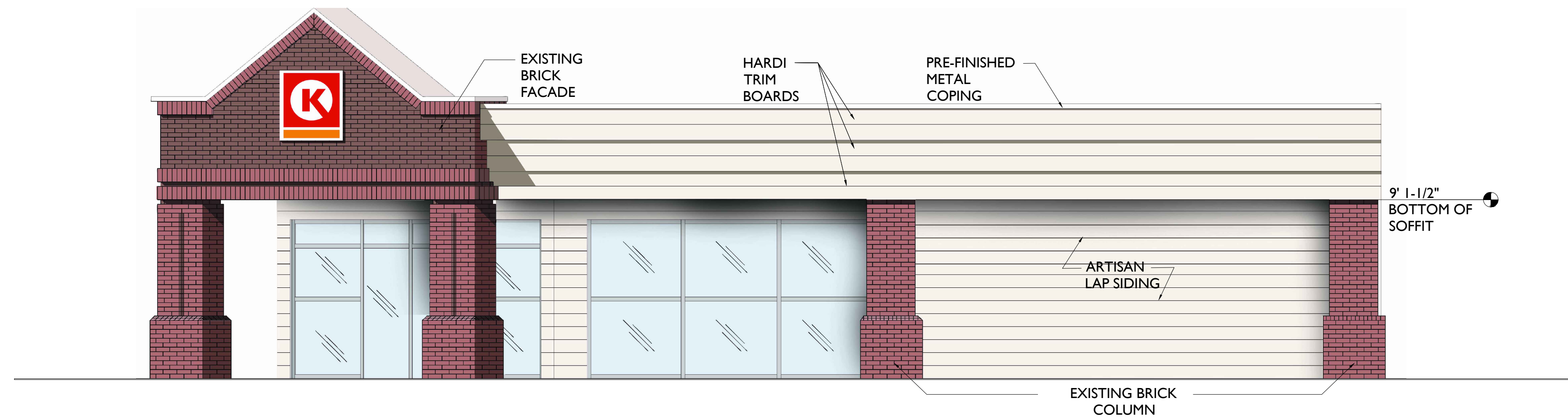
WELCOME TO
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EXPERIENCE.

NO
PARKING





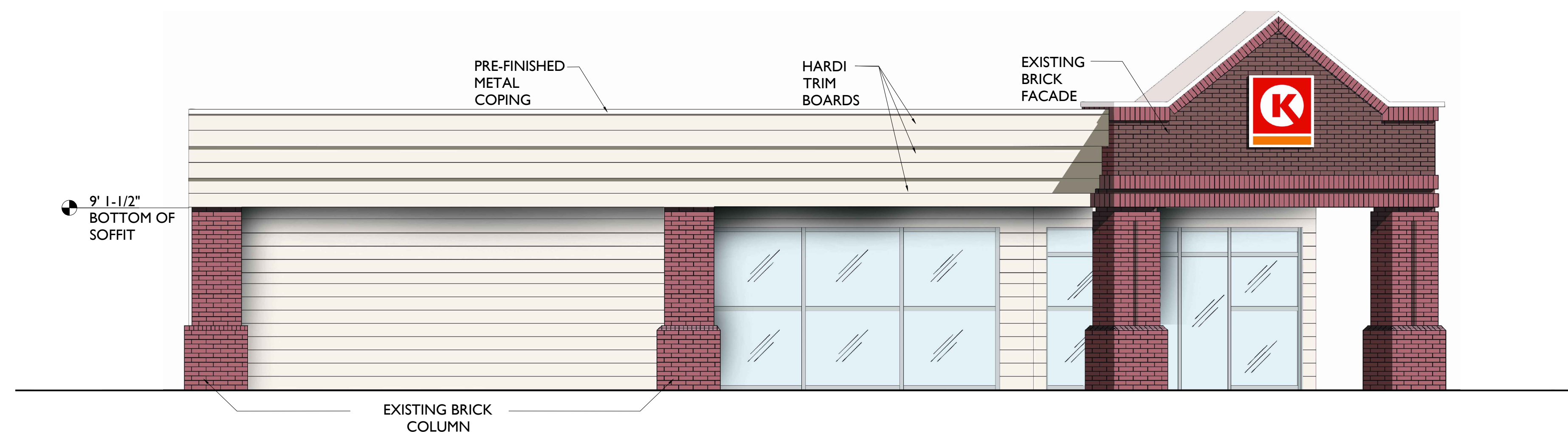
CIRCLE K - RECONSTRUCTION
701 N. GRAHAM ST.
CHARLOTTE, NC 28202



NORTH EAST ELEVATION



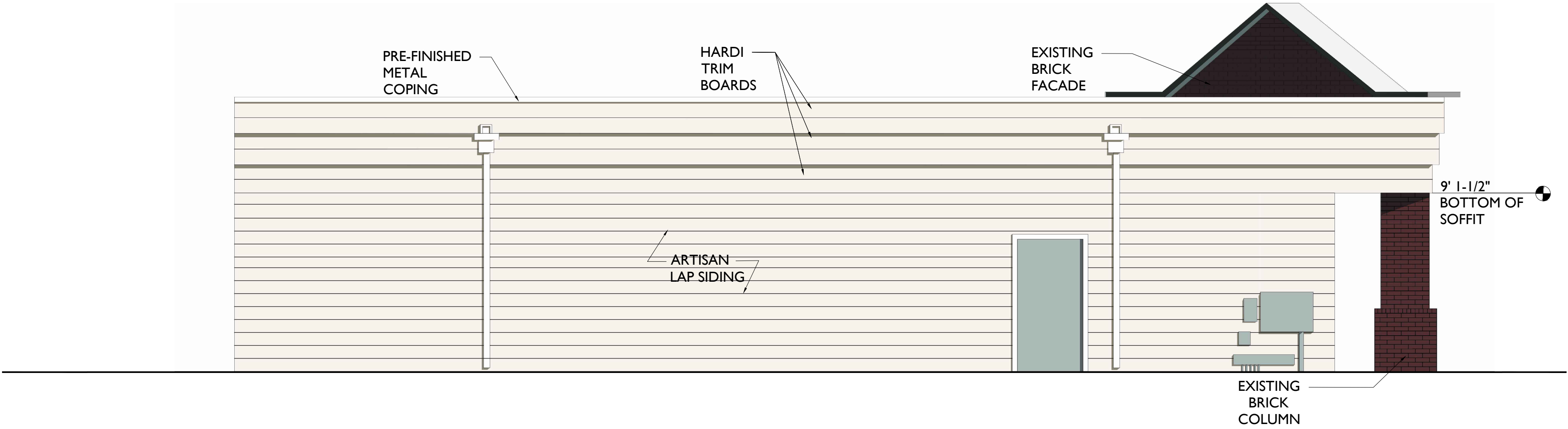
NORTH ELEVATION



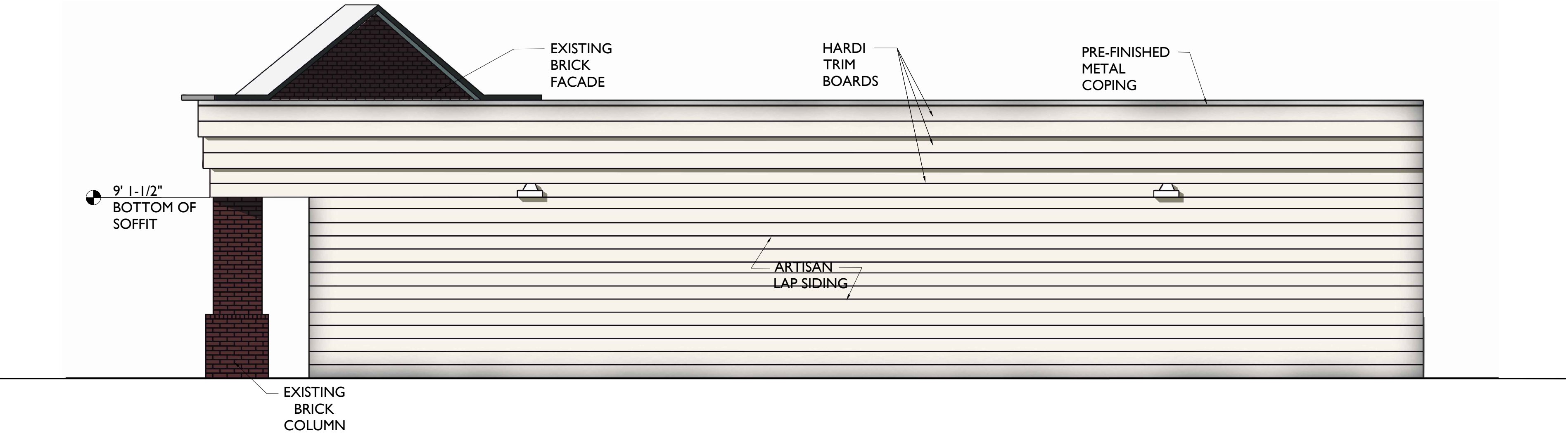
NORTH WEST ELEVATION



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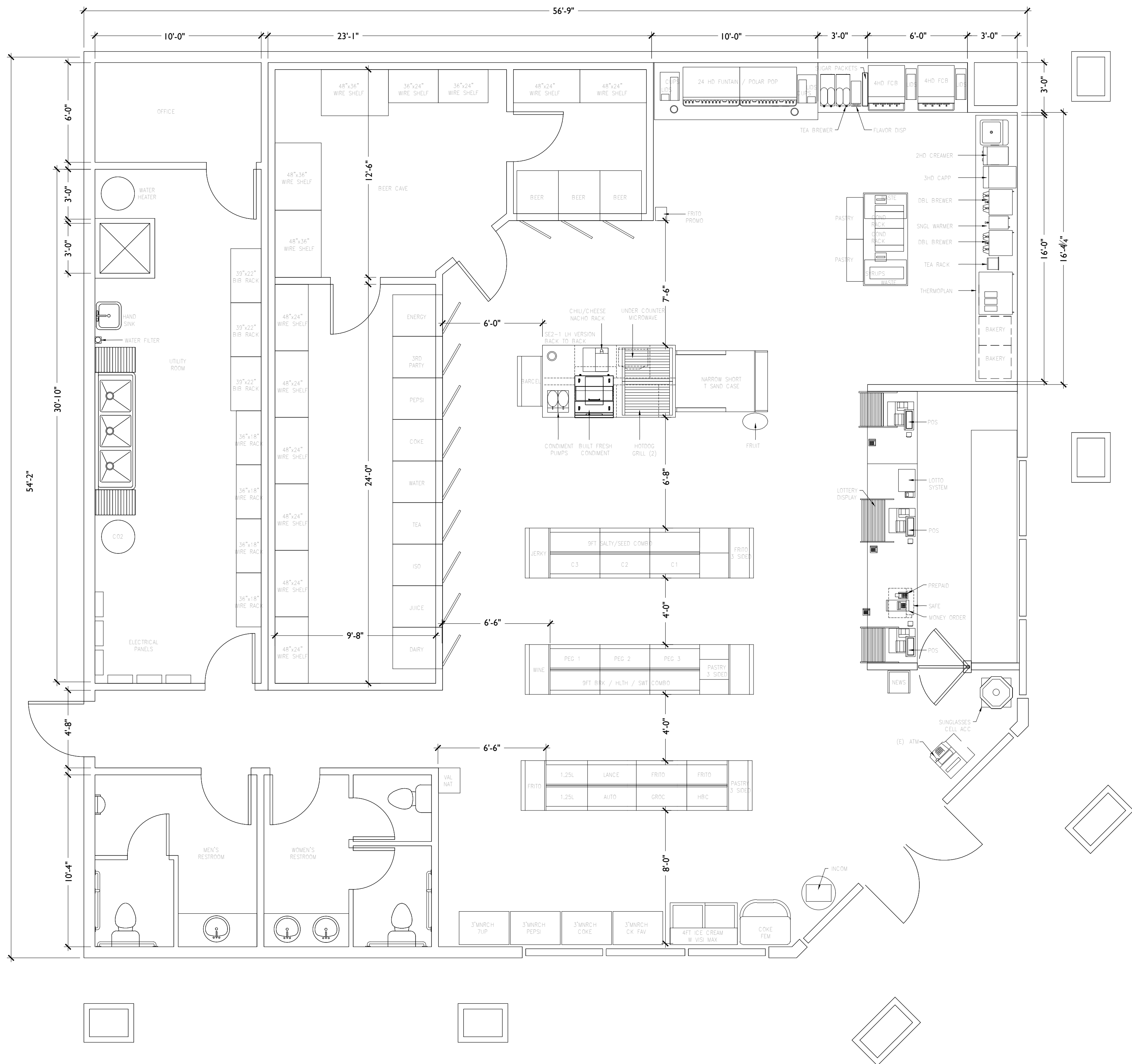
WEST ELEVATION



SOUTH ELEVATION



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FLOOR PLAN

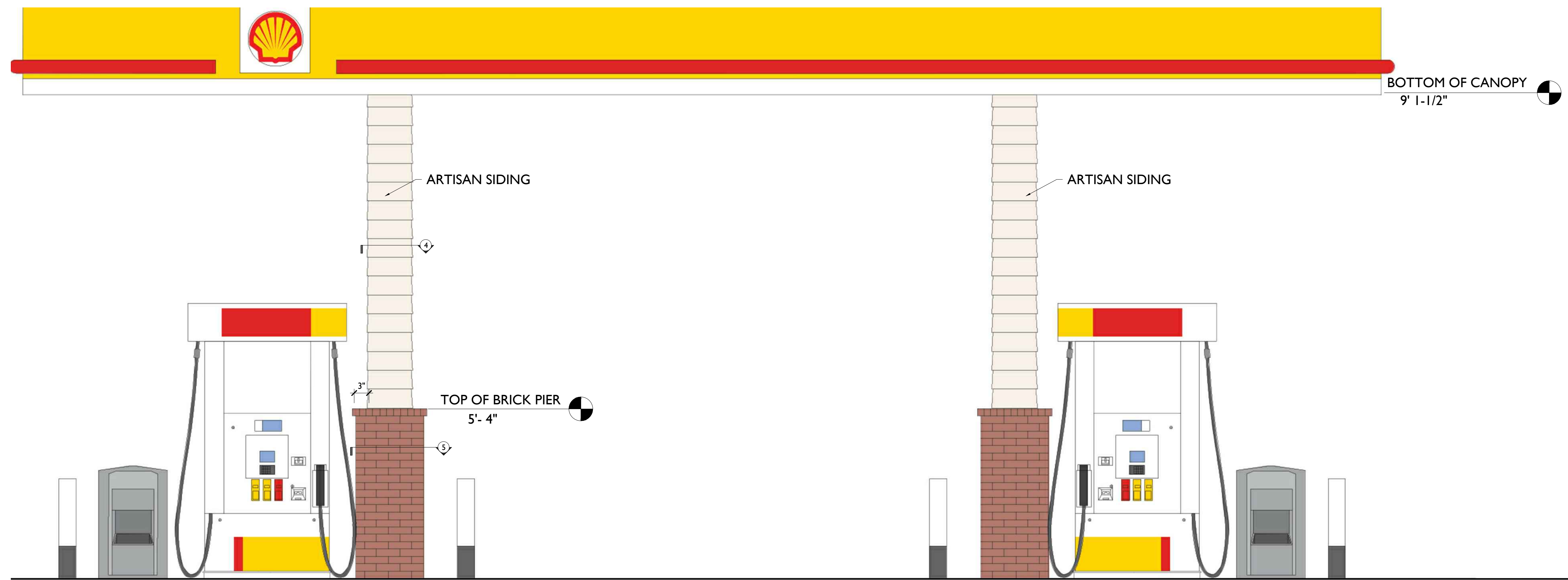




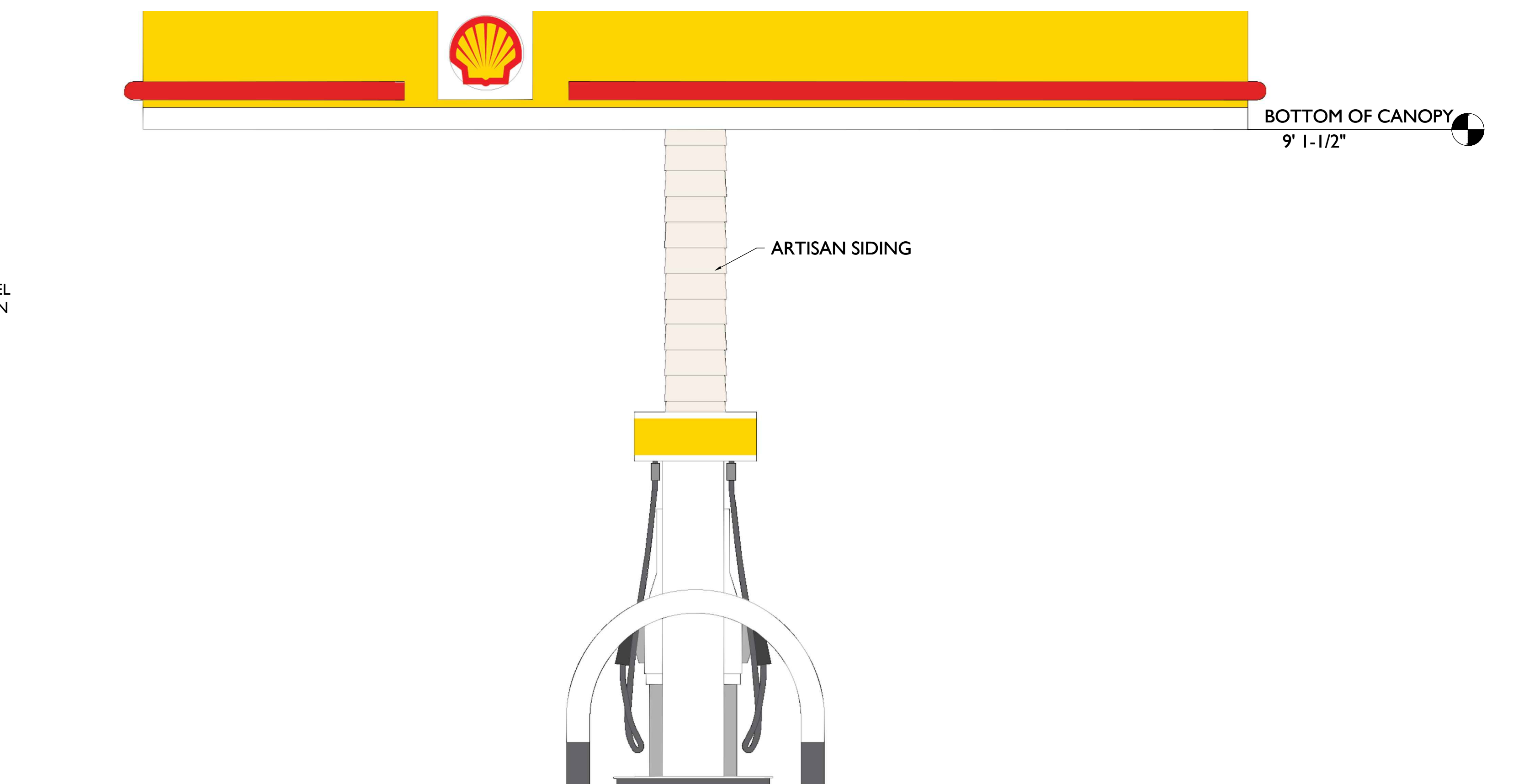
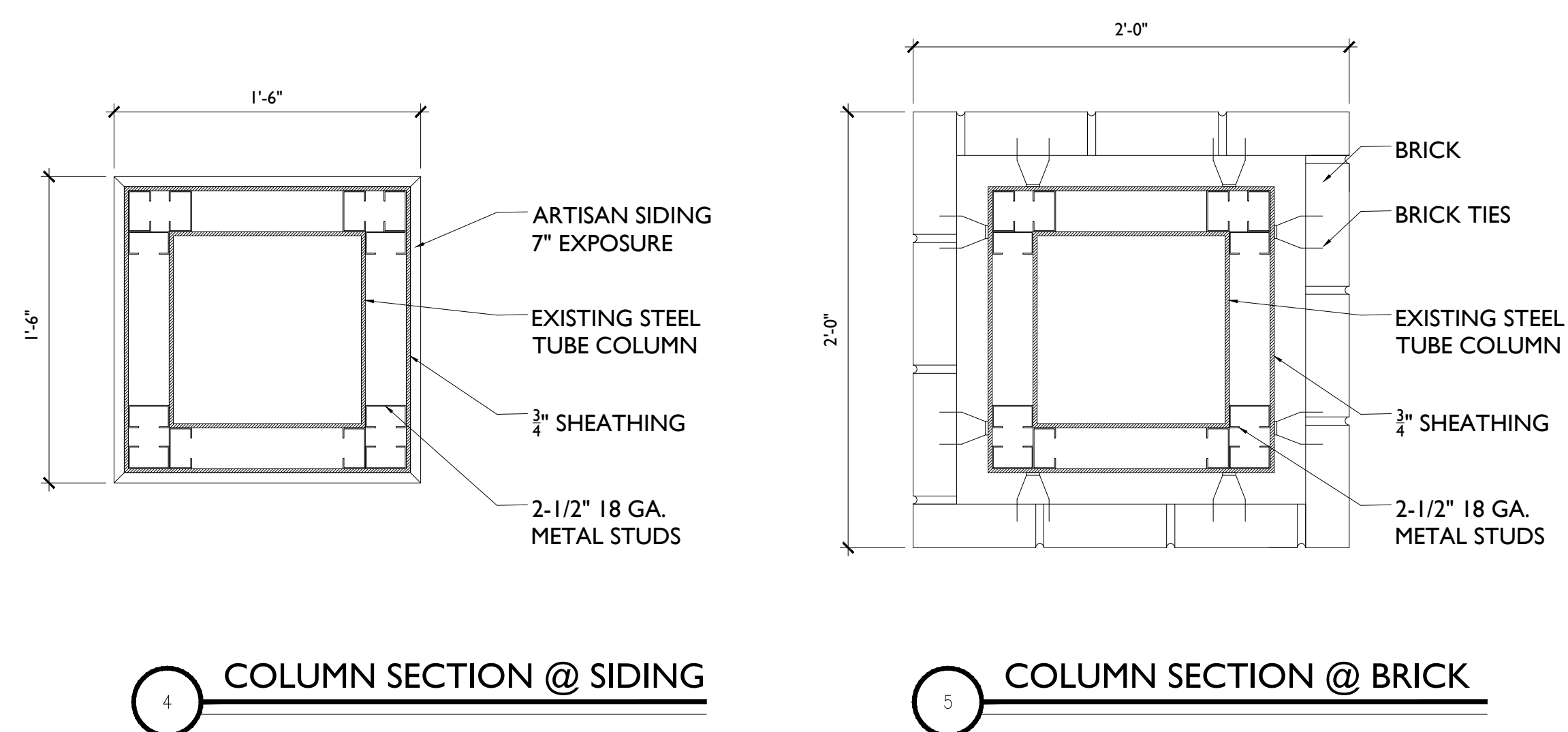


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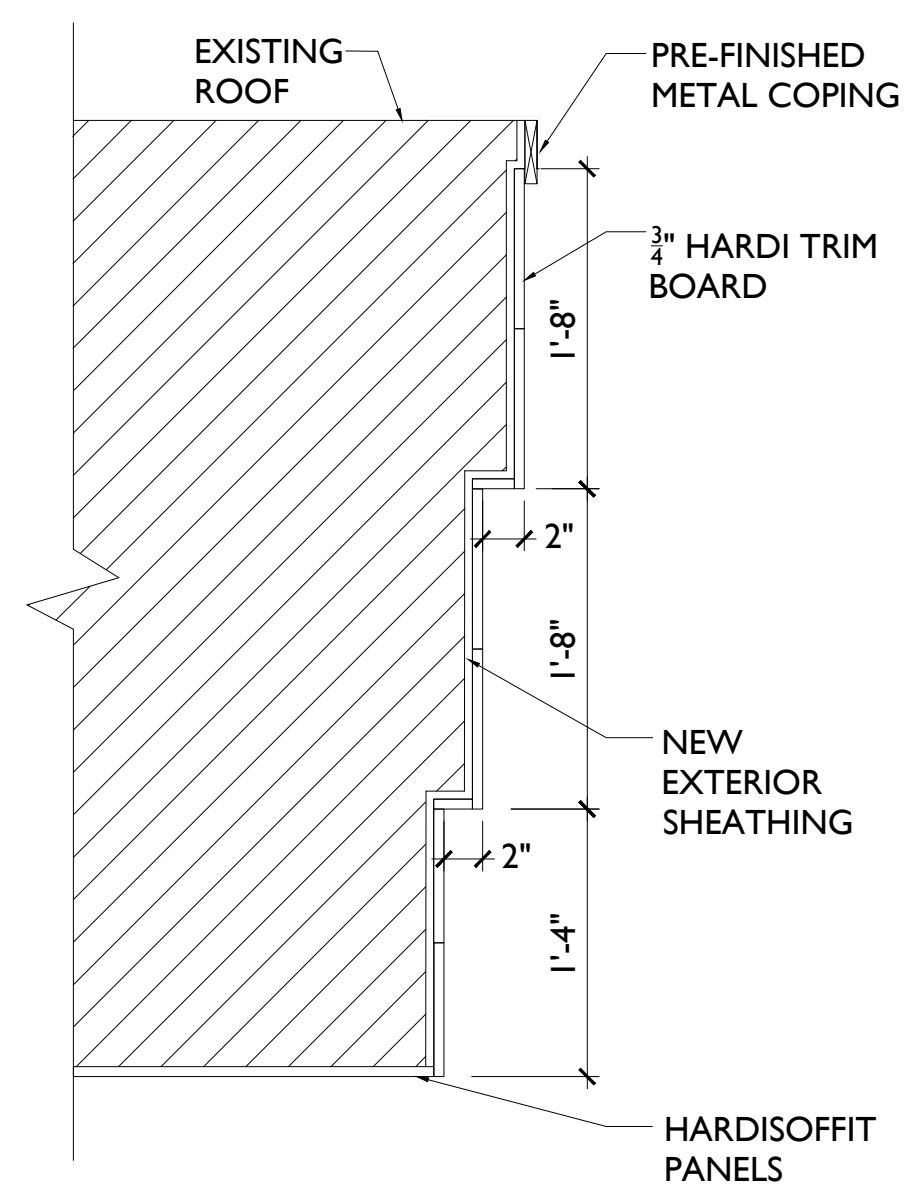
FRONT ELEVATION



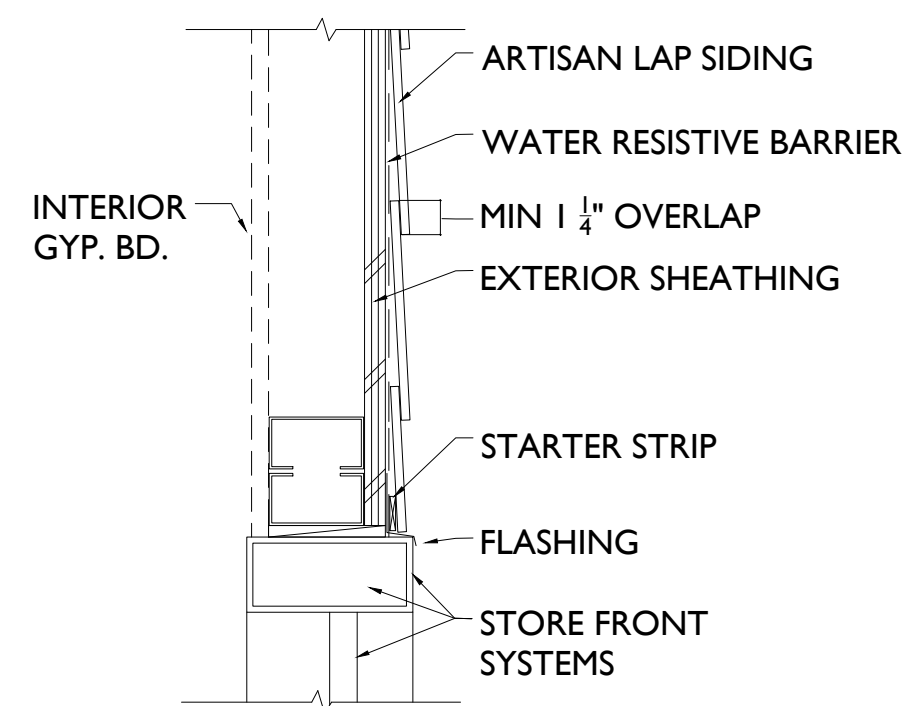
SIDE ELEVATION



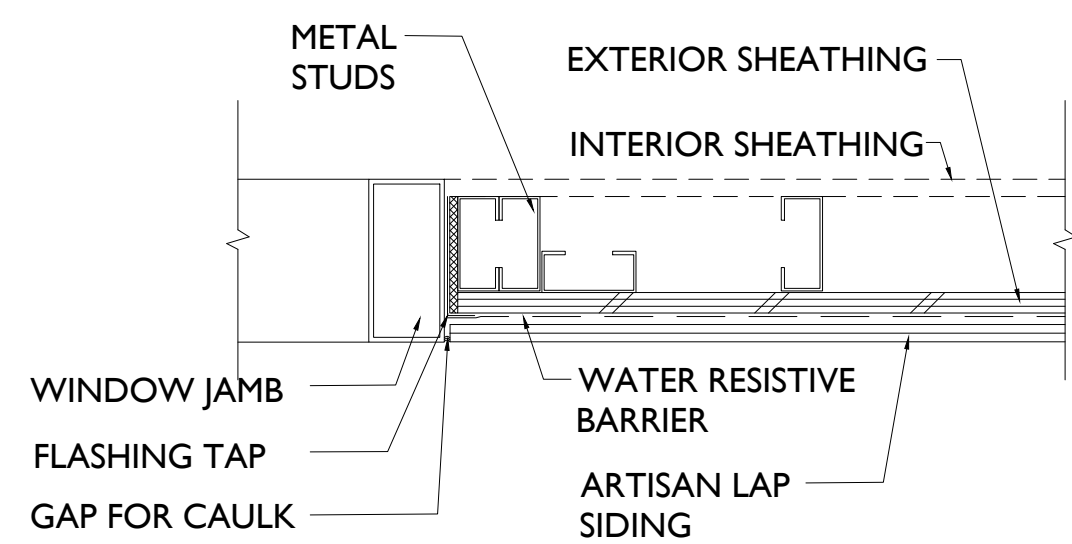
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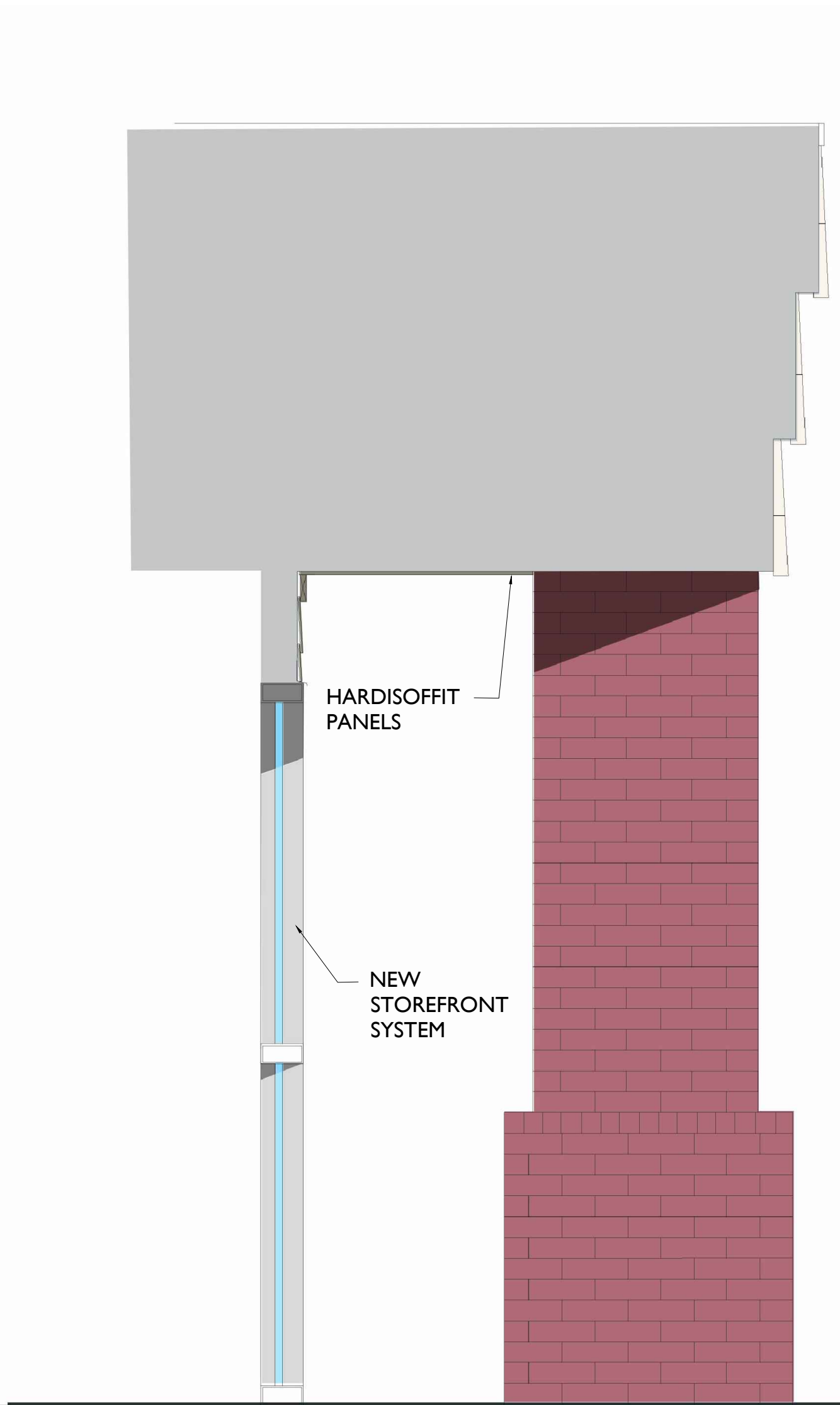
1 DETAIL OF CORNICE



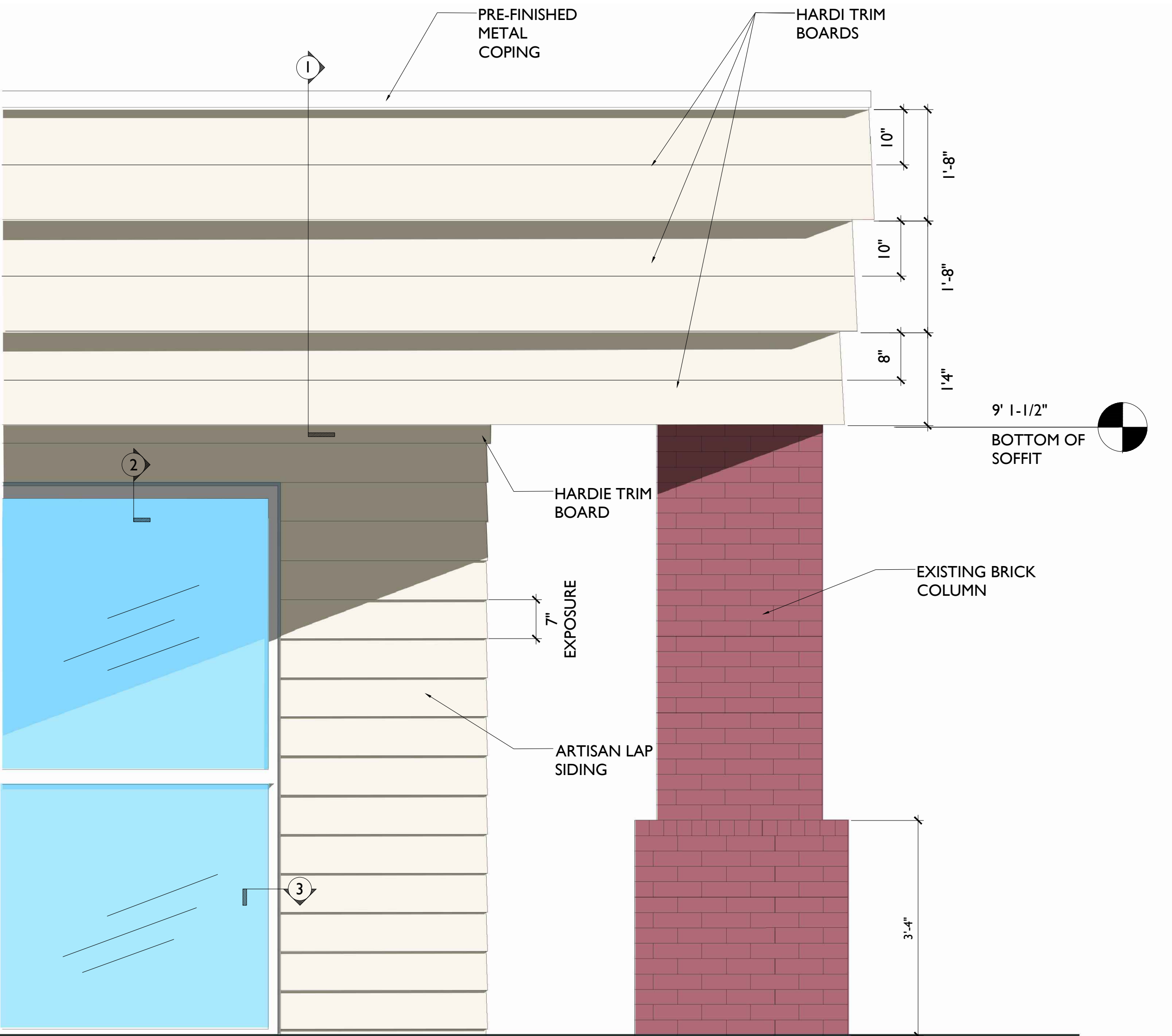
2 TYPICAL HEAD DETAIL



3 TYPICAL JAMB DETAIL



TYPICAL SECTION



TYPICAL ELEVATION