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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 300 West Park Avenue

**SUMMARY OF REQUEST:** Non-traditional material

**APPLICANT:** Robert St. Louis/Justin Nifong

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### **Details of Proposed Request**

#### *Existing Conditions*

A Certificate of Appropriateness application was approved by the HDC October 12, 2016 for a new single family house. Design features included wood lap and cedar shake siding.

#### *Proposal*

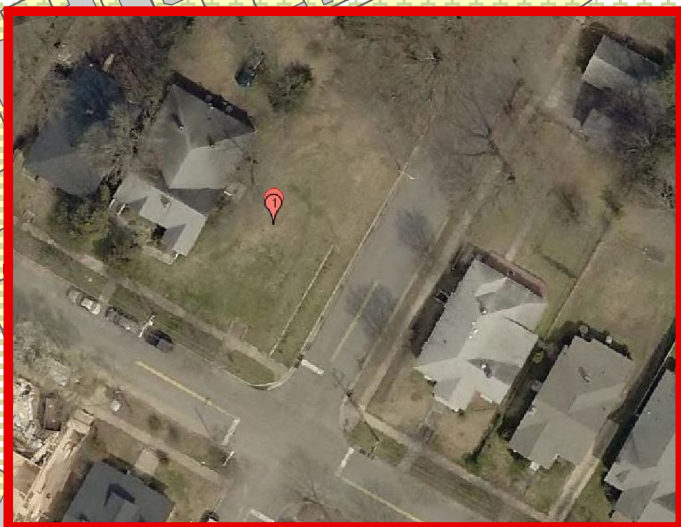
The applicant is applying for cementitious (Hardie 'Artisan') 7-1/4" lap siding with a 6" reveal and 1" x 6" corner boards. Window and door trim, fascia and frieze boards are also cementitious. Cedar shake siding will remain in the gables.





### **Policy & Design Guidelines for Materials, page 34**

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 the proposal meets the guidelines for non-traditional materials.

***Charlotte Historic District Commission - Case 2016-325***  
***HISTORIC DISTRICT: Wilmore***  
***ALTERNATE MATERIALS FOR HOUSE***



-  300 W. Park Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints





# Materials

- Proper historic materials or approved substitutes
  - Exterior Fiber-Cement
  - Exposure - 6"
  - Thickness – 5/8"

*artisan*<sup>™</sup>  
**JamesHardie**



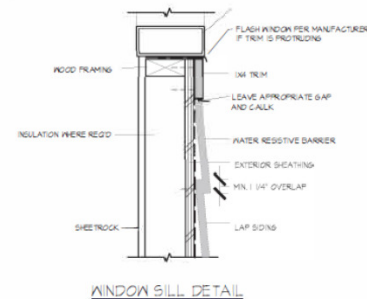
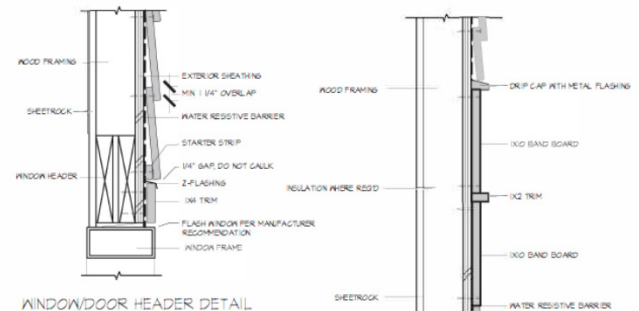
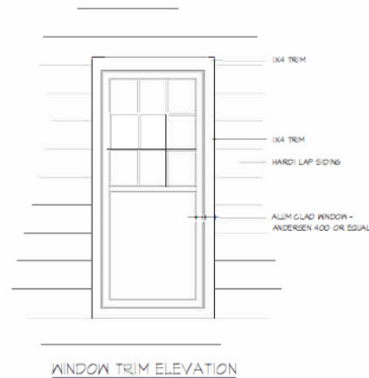
# Materials References

## 421 Grandin Road

COA Approved Application: 2016-293

### EXTERIOR SIDING, TRIM, ETC

1. LAP SIDING: 5/8" THICK FIBER CEMENT, 7" EXPOSURE, INSTALL PER MANUFACTURER RECOMMENDATIONS
2. CORNER BOARDS: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES
3. WINDOW TRIM: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES
4. FASCIA AND FRIEZE: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES



SIDING DETAIL

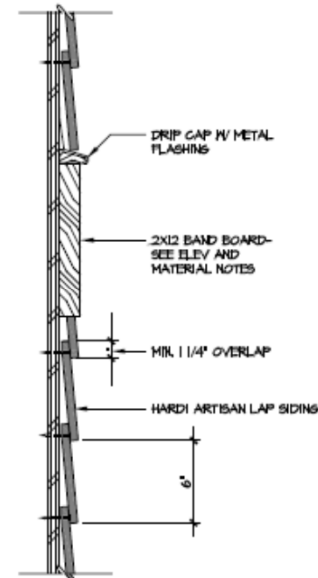
# Materials References

**700 S Summit Ave Grandin Road**

COA Approved Application: 2015-250

## EXTERIOR SIDING, TRIM, ETC.

- LAP SIDING: 5/8" THICK FIBER CEMENT (HARDI ARTISAN), 6" EXPOSURE. INSTALL PER MFR. RECOMMENDATIONS



## LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

### Details

- Distinctively deep shadow-line
- Ability to resist rotting
- Tongue and groove joints provide low profile seams

## PRODUCT SPECIFICATIONS

### Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

### Size/Weight/Feature

Length: 12  
Thickness: 5/8"  
Width: 3'-1/4" (6" exposure)  
7'-1/4" (8" exposure)  
8'-5/8" (9" exposure)  
Weight: 4.55 lbs./sq. ft.  
Texture: Smooth and Woodgrain  
Nail line is 1" from the top edge of the board

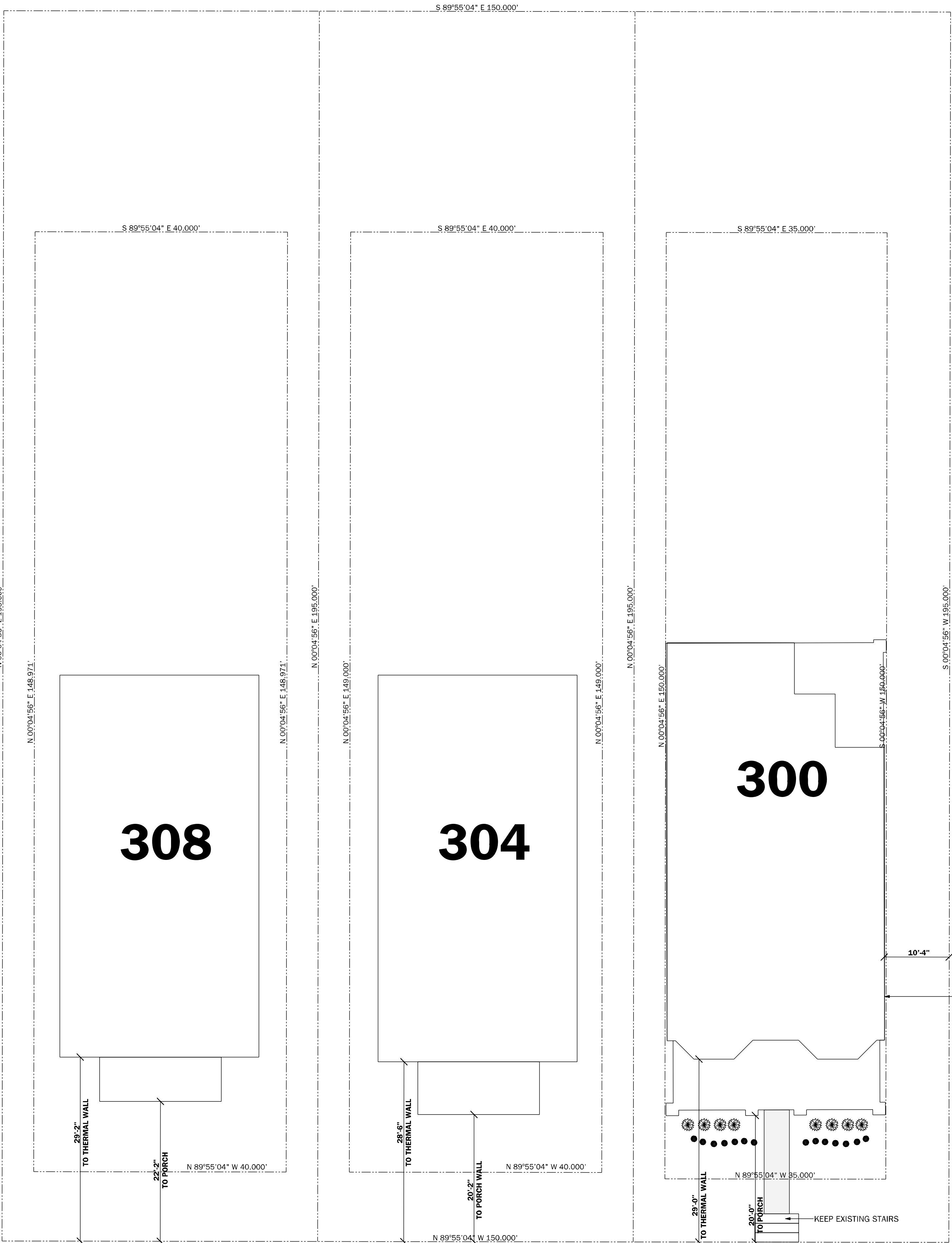
### Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.



Artisan lap siding is finished with a smooth finish and a shadow-line that gives it a wood-grain appearance.

GENERAL NOTES  
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7 ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9 FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



SOUTHWOOD AVE.

W. PARK AVE.

ALL MEASUREMENTS ARE FROM BACK OF SIDEWALK



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**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

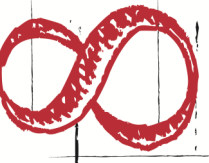
**ELEVATION NOTES:**

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE HARDIARTISAN OR CEDAR LAP
- ARTISAN LAP SIDING TO BE 7-1/4" W/ A 6" EXPOSURE
- 1"x6" HARDI TRIM BOARDS
- SHAKE TO BE CEDAR SHAKE
- OVERLAP OF SIDING TO BE MIN. 1-1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
- HARDI ARTISAN TRIM BOARDS TO BE 3/4" THICK AND 1/4" REVEAL WILL BE MAINTAINED AT ALL TRIM
- MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3/4" THICK HARDI ARTISAN, THIS INCLUDES FASCIA AND FREEZE BOARDS



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"





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**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

**ELEVATION NOTES:**

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**RIGHT ELEVATION**

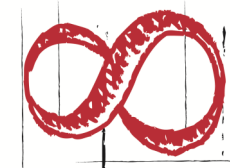
SCALE: 1/4" = 1'-0"

MEMBER

**A I B D**

AMERICAN INSTITUTE of  
BUILDING DESIGN

**TWENTY ONE  
HOME DESIGN**



WAXHAW, NC

704-401-6159

THIS COPYRIGHTED DESIGN IS THE  
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**ST. LOUIS RESIDENCE**

300 W. PARK AVE.

Charlotte  
North Carolina

PAGE:

8

REAR

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This \_\_\_\_ day of \_\_\_\_\_, 2015.

NON-CERTIFIED CAD DRAWING  
REFER TO SIGNED AND SEALED  
PDF DATED MARCH 5, 2015  
  
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098

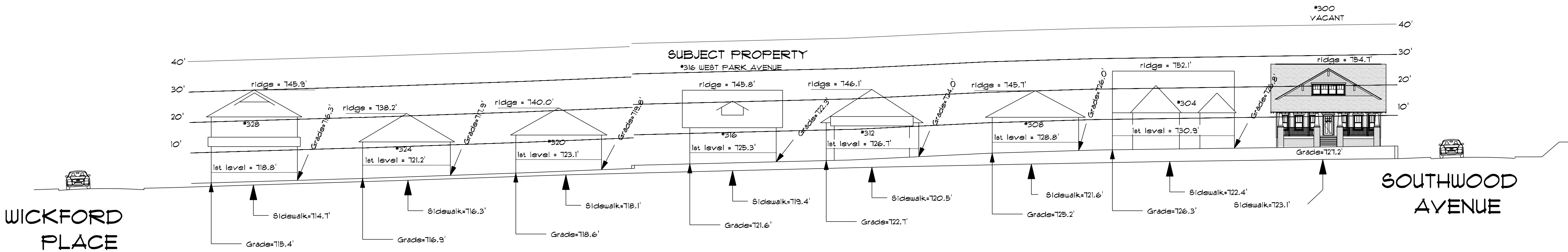
SCALE: 1" = 20'-0"  
DRAWN BY: BR, KR  
DATE: Wednesday, January 04, 2017

TWENTY ONE  
HOME DESIGN  
  
WAXHAM, NC 704-401-6159

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PAGE: 1  
STREET VIEW

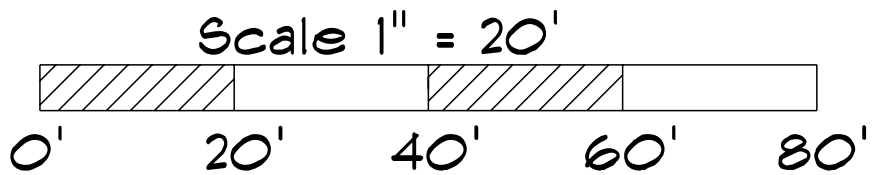


WEST PARK AVENUE

A.G. ZOUTEWELLE  
SURVEYORS

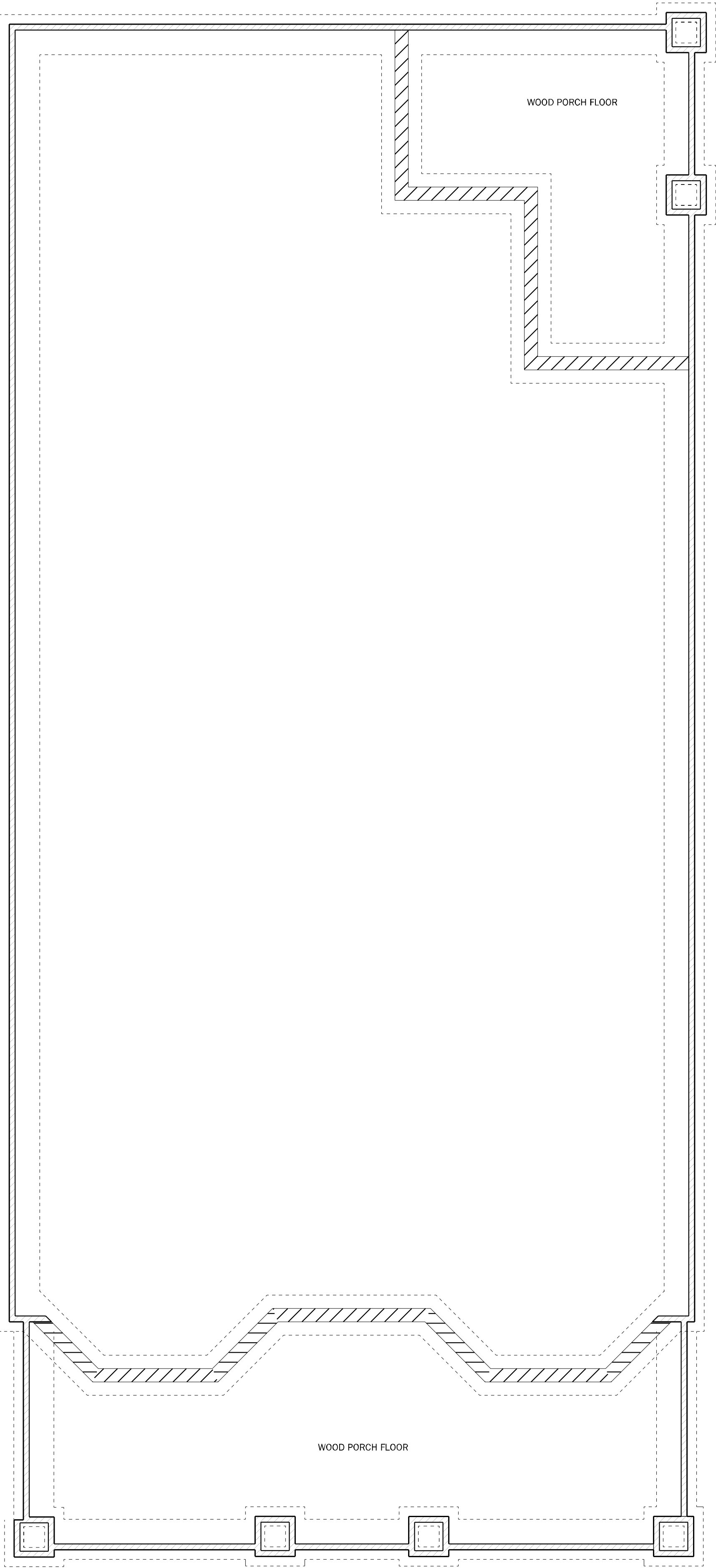
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

Copyright 2015  
Building Heights Sketch of  
300 BLOCK of WEST PARK AVENUE  
FACING NORTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
March 04, 2015





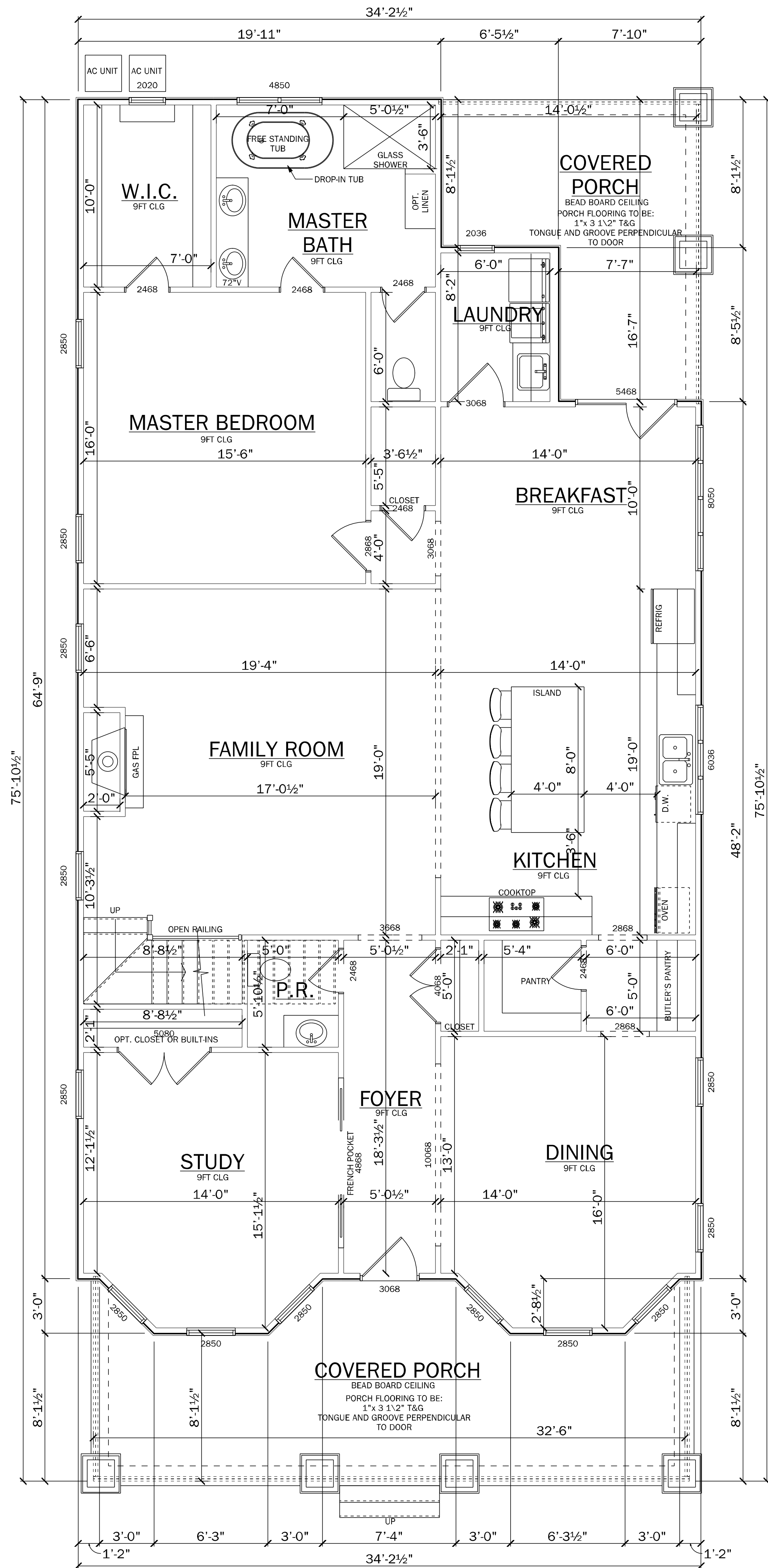
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**FOUNDATION**  
SCALE: 1/4" = 1'-0"

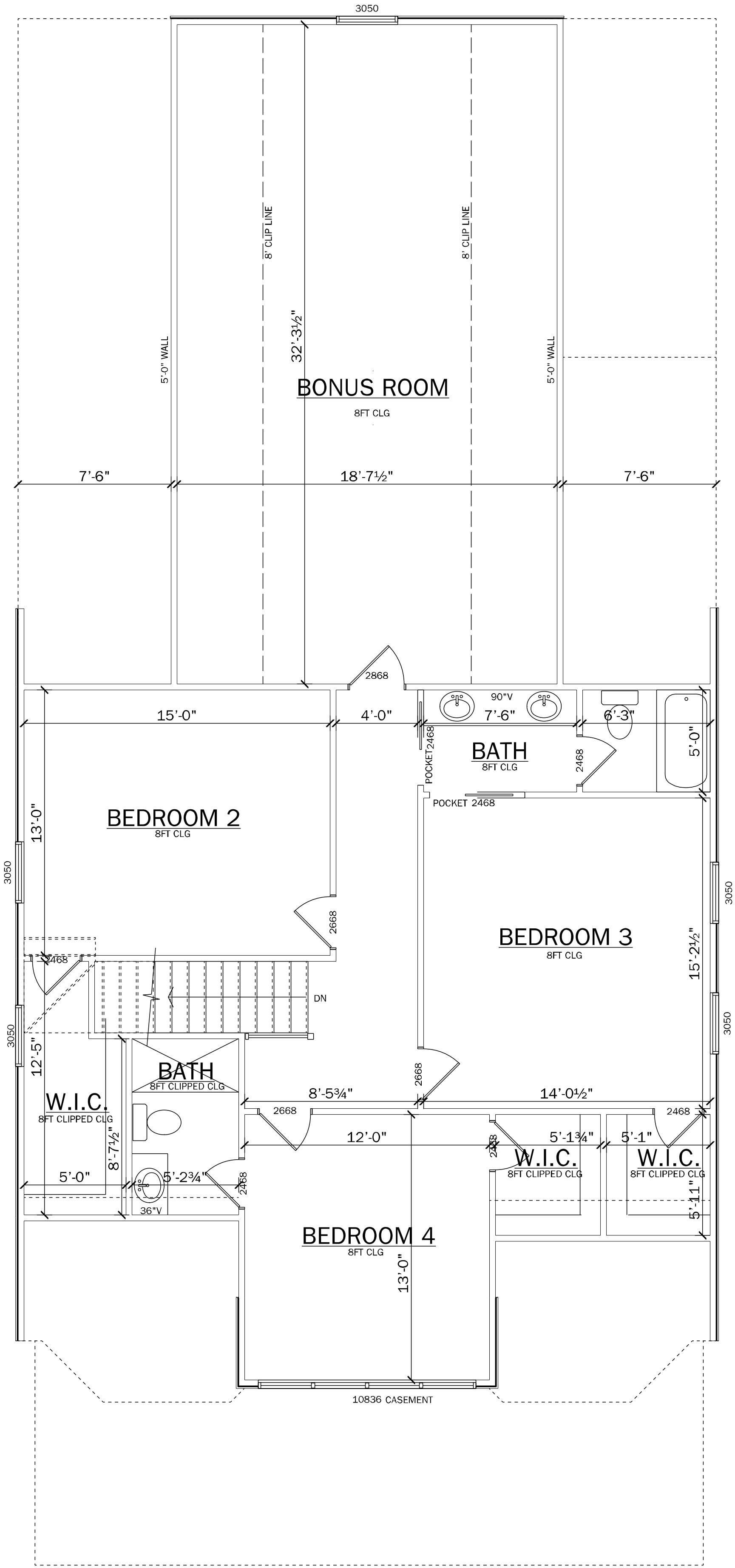


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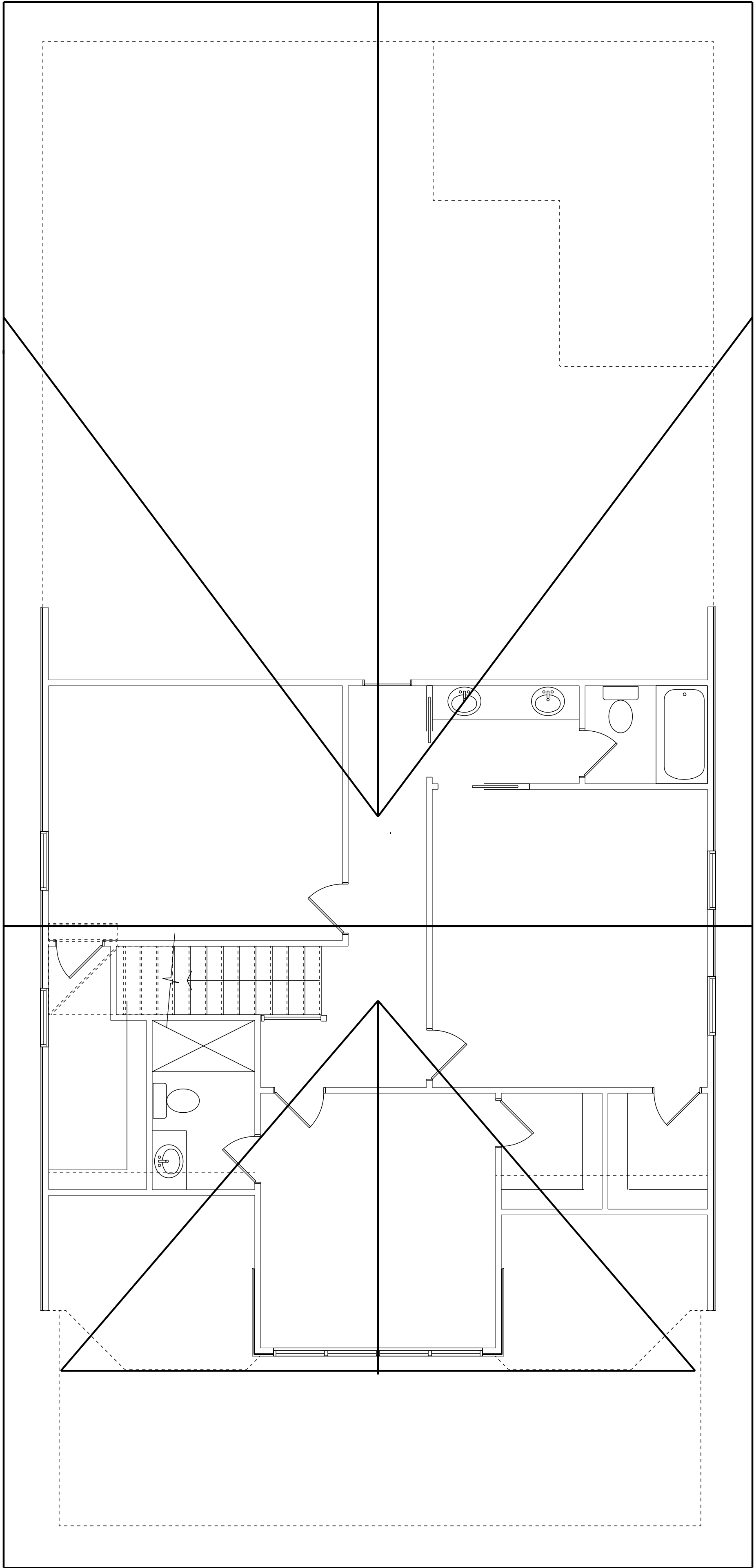


| Sq Footage       |      |
|------------------|------|
| FIRST FLOOR      | 2086 |
| SECOND FLOOR     | 1619 |
| TOTAL HEATED     | 3705 |
| FRONT PORCH      | 311  |
| REAR PORCH       | 181  |
| TOTAL UNDER ROOF | 4197 |

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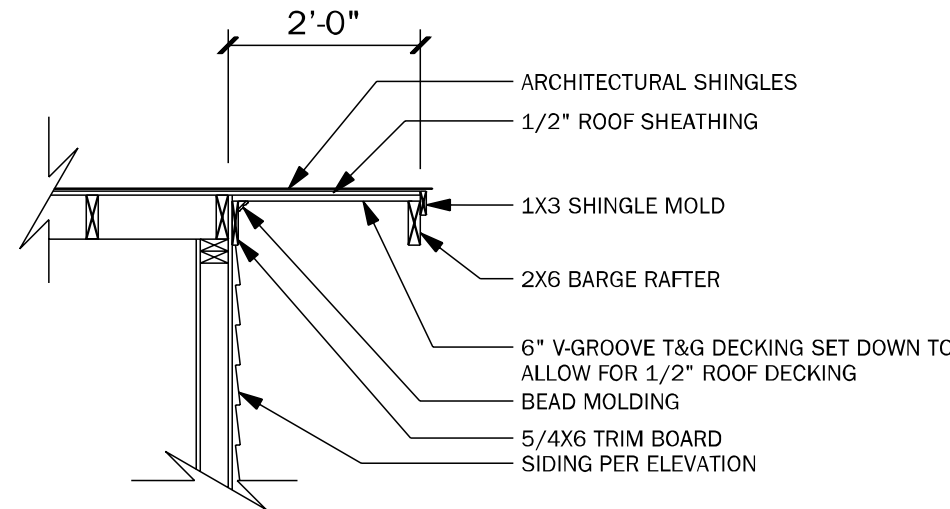


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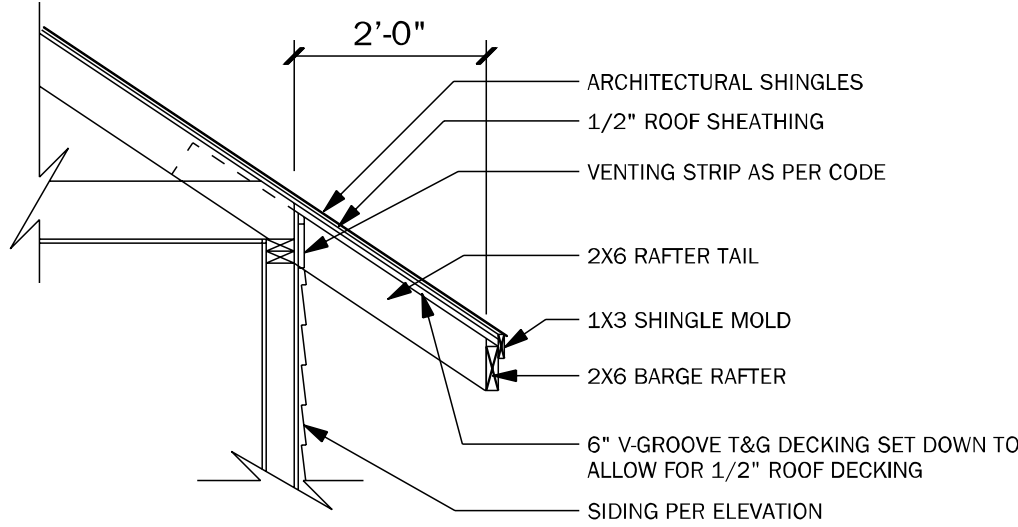


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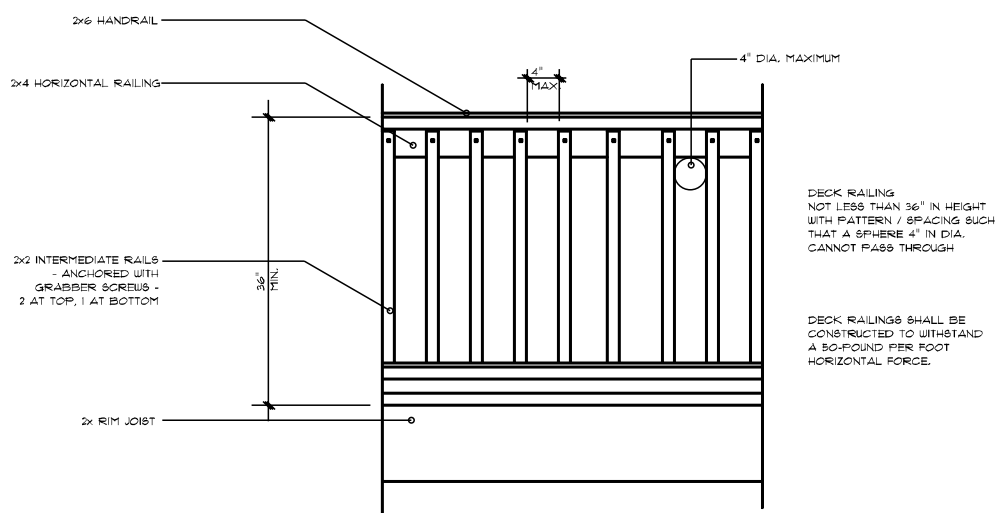
**RAKE OVERHANG DETAIL**

SCALE: 1/2" = 1'-0"



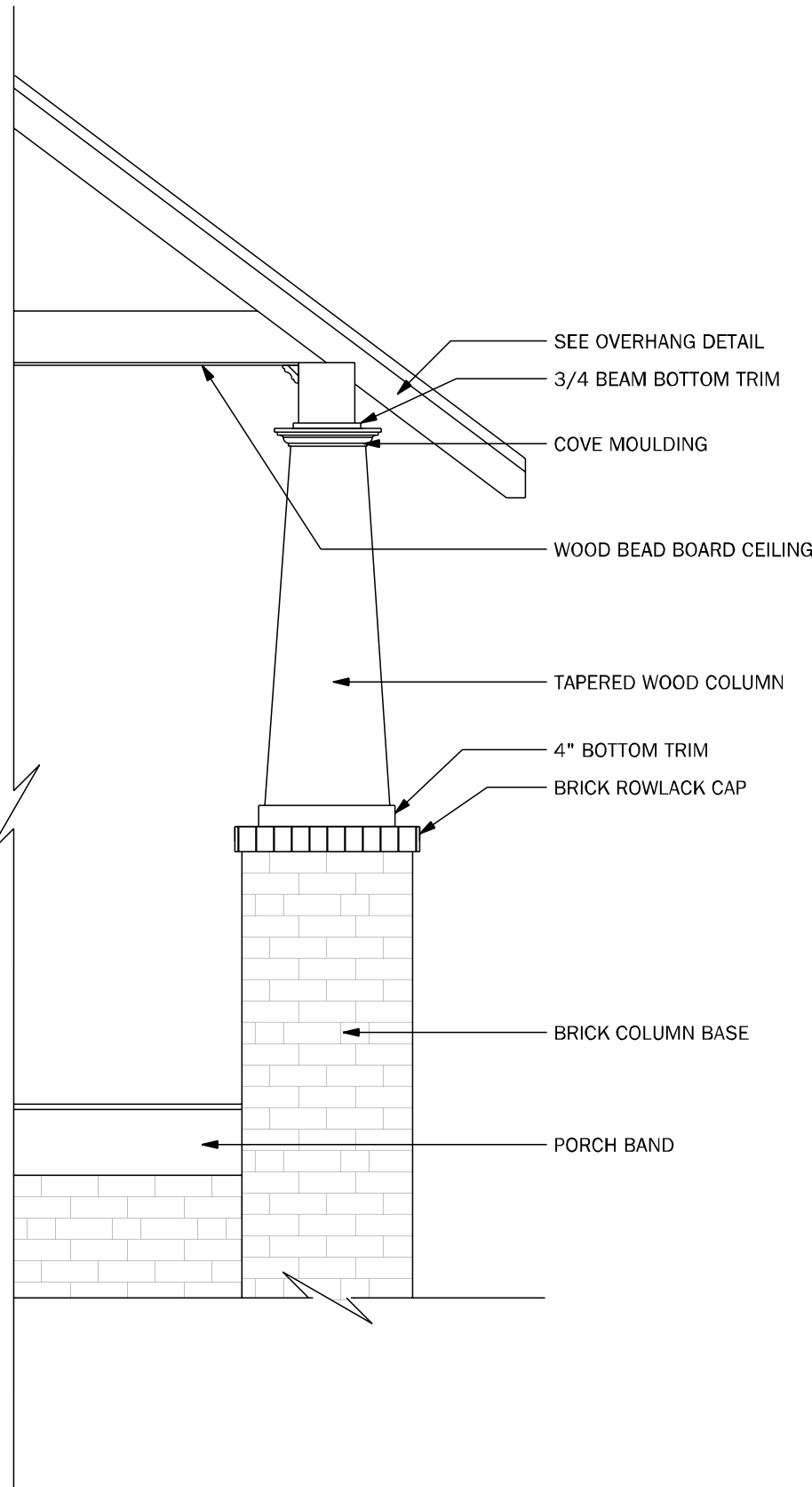
**SLOPED OVERHANG DETAIL**

SCALE: 1/2" = 1'-0"



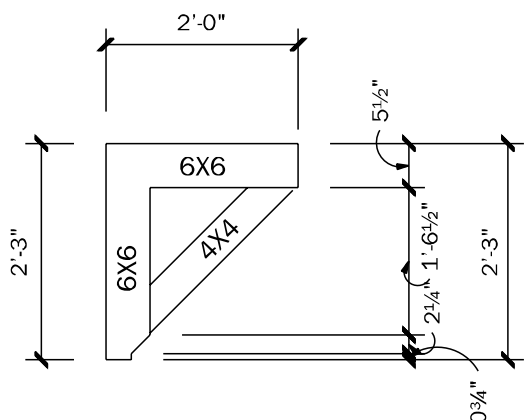
**RAILING DETAIL**

SCALE: 1/2" = 1'-0"



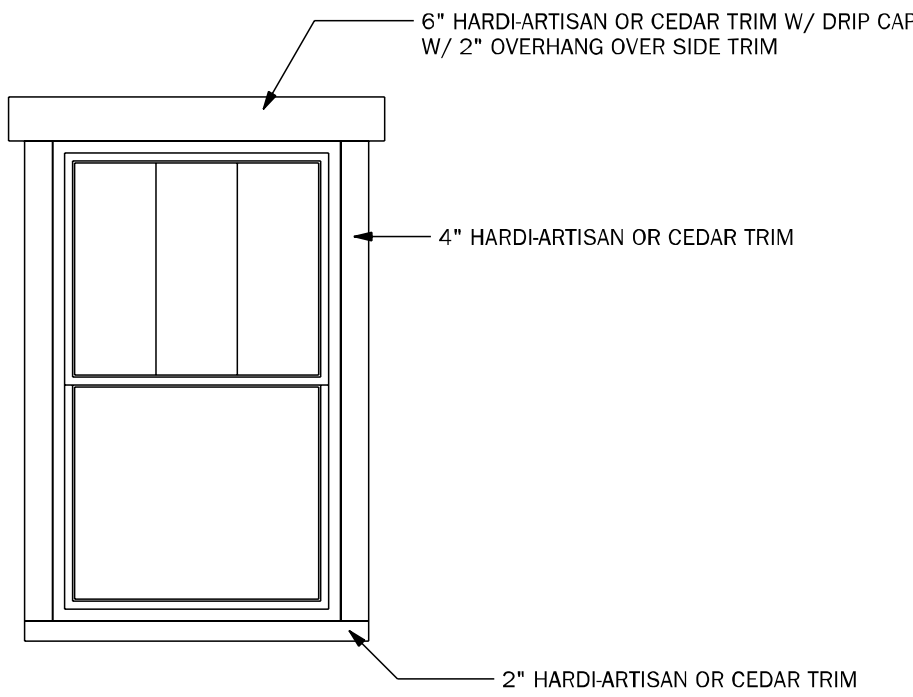
**PORCH POST DETAIL**

SCALE: 1/2" = 1'-0"



**BRACKET OVERHANG DETAIL**

SCALE: 1/2" = 1'-0"



**WINDOW TRIM DETAIL**

SCALE: 1/2" = 1'-0"