

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1009 East Boulevard

SUMMARY OF REQUEST: Roof and fenestration changes

APPLICANT/OWNER: DAS Architecture, applicant

The application was continued for the following: Final drawings with materials, entry canopies, fenestration changes and landscaping.

Details of Proposed Request

Existing Context

The building is a one story commercial structure constructed in 1968. The façade is painted brick and the mansard style parapet roof is not a structural element to the building. Roof top mechanical units are located toward the rear and not screened by the parapet. A COA for façade changes was issued May 23, 2006 (COA# 2006-31-D21).

Project

The project is the removal of the mansard parapet, repainting, removal of the front awnings, and fenestration replacement with new metal frame windows and doors. The front right picture window is replaced with two matching windows. Some window openings on the side elevations are removed or changed in size. Windows that are removed will be bricked in for future use as windows. The roof top mechanical units will not be visible from the street. A video will be shown to explain the changes to the building.

Design Guidelines –Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.

Policy & Design Guidelines for Roof Form and Materials, page 6.10

1. Use roof forms, such as gable or hipped or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.

| All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria | | | Page # |
|---|---|--|---------|
| Setback | in relationship to setback of immediate surroundings | | 6.2 |
| Spacing | the side distance from adjacent buildings as it relates to other buildings | | 6.3 |
| Orientation | the direction of the front of the building as it relates to other buildings in the district | | 6.4 |
| Massing | the relationship of the buildings various parts to each other | | 6.5 |
| Height and Width | the relationship to height and width of buildings in the project surroundings | | 6.6 |
| Scale | the relationship of the building to those around it and the human form | | 6.7 |
| Directional Expression | the vertical or horizontal proportions of the building as it relates to other buildings | | 6.8 |
| Foundations | the height of foundations as it relates to other buildings in project surroundings | | 6.9 |
| Roof Form and Materials | as it relates to other buildings in project surroundings | | 6.10 |
| Cornices and Trim | as it relates to the stylistic expression of the proposed building | | 6.11 |
| Doors and Windows | the placement, style and materials of these components | | 6.12 |
| Porches | as it relates to the stylistic expression of the proposed building and other buildings in the district. | | 6.14 |
| Materials | proper historic materials or approved substitutes | | 6.15 |
| Size | the relationship of the project to its site | | 6.2 & 3 |
| Rhythm | the relationship of windows, doors, recesses and projections | | 6.12 |
| Context | the overall relationship of the project to its surroundings. | | 6.1-16 |
| Landscaping | a tool to soften and blend the project with the district | | 8.1-11 |

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for fenestration and roof form.

This application was continued from November for final drawings with materials, entry canopies, fenestration changes and landscaping.

Charlotte Historic District Commission Case 2017-655
HISTORIC DISTRICT: DILWORTH
FRONT ELEVATION CHANGES



Lucy and Company

1009

a design studio...

for custom interiors



FRONT ELEVATION

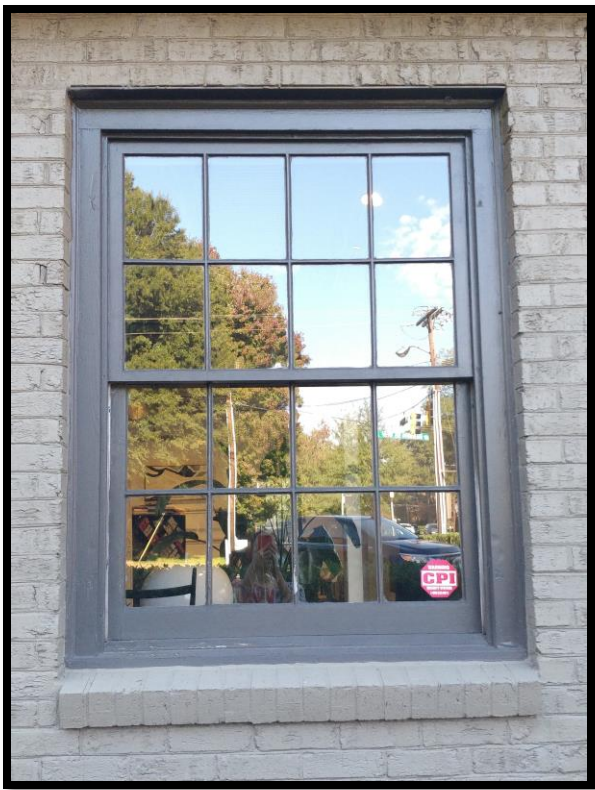
1009 Mansard Overall



1009 Mansard Detail



1009 Window 1 overall



1009 window 1 detail





1009 window 2



1009 window 1
interior



Example similar 900
East 1



Example similar 900
East 2



1001



1009



1015



1021





HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2006.31.D.21 **DATE:** May 23, 2006

ADDRESS OF PROPERTY: 1009 East Boulevard

HISTORIC DISTRICT: Dilworth **TAX PARCEL NUMBER:** 123.111.04

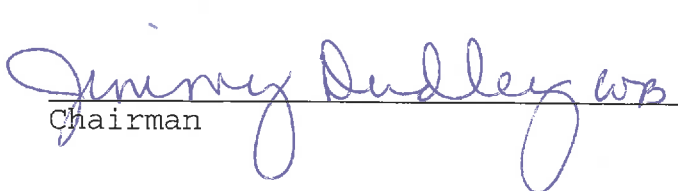
OWNER: Lucy & Company

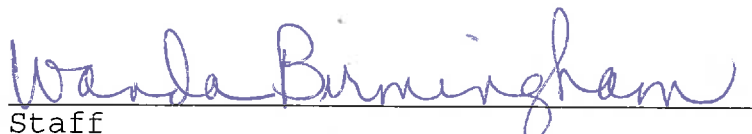
DETAILS OF APPROVED PROJECT: Façade renovation. Existing mansard roof will be refaced with a metal, vertical seam treatment. Gooseneck spots will be installed. Center portion of new roof will be pulled forward over front entry. Windows will be storefront with a vertical division. Paving in front will be removed and sidewalk from the front door to the street will be flanked with lawn areas. A drive will be along the property line to the left and the right. SEE ATTACHED PLANS.

This Certificate of Appropriateness indicates that the project proposal submitted to the Historic District Commission has been determined to comply with the standards and policies of the Charlotte Historic District Commission. No other approvals are to be inferred. All work must be completed in accordance with all other applicable state and local codes.

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Chairman


Staff



Handwritten signature in blue ink

HISTORIC DISTRICT COMMISSION

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HISTORIC DISTRICT: Dilworth TAX PARCEL NUMBER: 123.111.04

OWNER: Lucy & Company

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Jimmy Dudley
Chairman

Wanda Birmingham
Staff



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2006.31.D.21

FACADE RELIEF

NEW SIGNAGE -
EXTEND FASCIA 1'-0"

NEW FLUSH METAL ROOF
AT EXISTING SLOPE

NEW WALL
MOUNTED
LIGHT FIXTURE

EXISTING BRICK, PAINTED

Proposed Front Elevation

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

5-06

W885

MAIL APPROVAL

To: LUCY + COMPANY
1919 COMMONWEALTH AVE
CHARLOTTE, NC 28205

1009 East Blvd
123.111.04

1009 EAST BLVD
REVISED DRAWING
Submitted 5/16/2006
Richard C. Conway



HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2006-69-D-48 **DATE:** September 18, 2006

ADDRESS OF PROPERTY: 1009 East Boulevard

HISTORIC DISTRICT: Dilworth **TAX PARCEL NUMBER:** 12311104

OWNER: Siskate, LLC

DETAILS OF APPROVED PROJECT: Signage

The attached sign will be installed in the engineered space over the main Entrance of the building on East Boulevard.

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Chairman


Staff

9'

lucy and company

4'

9.5477"
= 5.0854'



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2006-67-D-48

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

SPR

7/18/06



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#2006-31-D-21

FACADE RELIEF

SIGN ON CANOPY UNDER CANOPY LIGHTING

NEW SIGNAGE -
EXTEND FASCIA 1'-0"

NEW FLUSH METAL ROOF
AT EXISTING SLOPE

NEW WALL
MOUNTED
LIGHT FIXTURE

EXISTING BRICK, PAINTED

Proposed Front Elevation

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
5-06 REQUIRED WSPB

MAIL APPROVAL

To: Lucy + Company

1919 COMMONWEALTH AVE

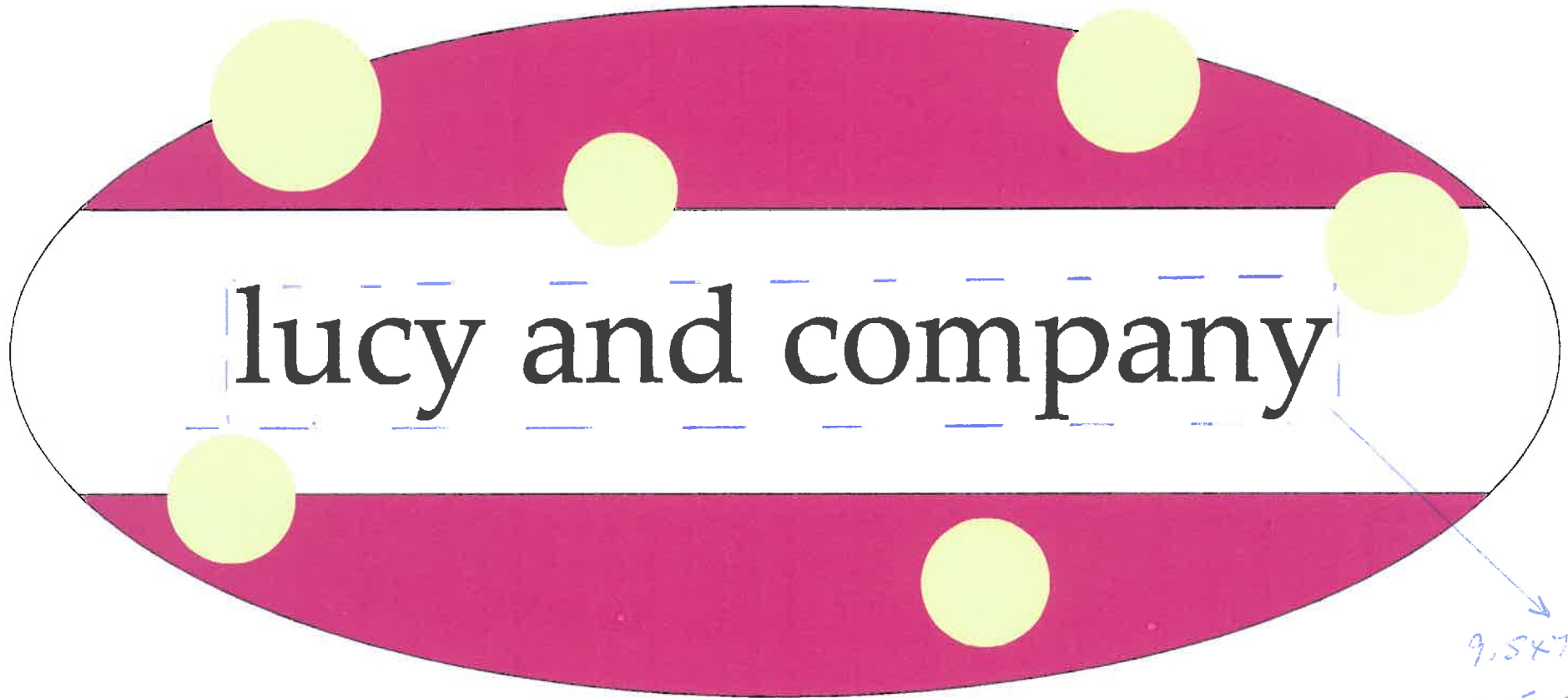
CHARLOTTE, NC 28205

1009 East Blvd
123.111.04

1009 EAST BLVD
REVISED DRAWING
Submitted 5/16/2006

Richard C. Conway

9'



lucy and company


4'

$9.5 \times 77''$
 $= \underline{5.08 \text{ sq ft}}$

Wall- Window

HDC Approval to storefront May 23, 2006-
"Windows will be storefront with a vertical division."





HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

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DATE: May 23, 2006

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HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 123.111.04

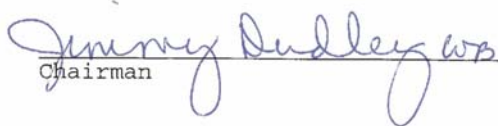
OWNER: Lucy & Company

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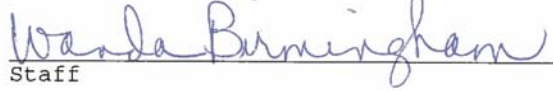
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Chairman



Staff

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

www.charmeck.nc.us

600 East Fourth Street

Charlotte, NC 28202-2853

PH: 704/336-2205

FAX: 704/336-5123

Fenestration

fenestration [ˌfɛn·əˈstrā·shən]

(architecture)

The arrangement of **openings**, especially windows, in the **wall** of a building.

(biology)

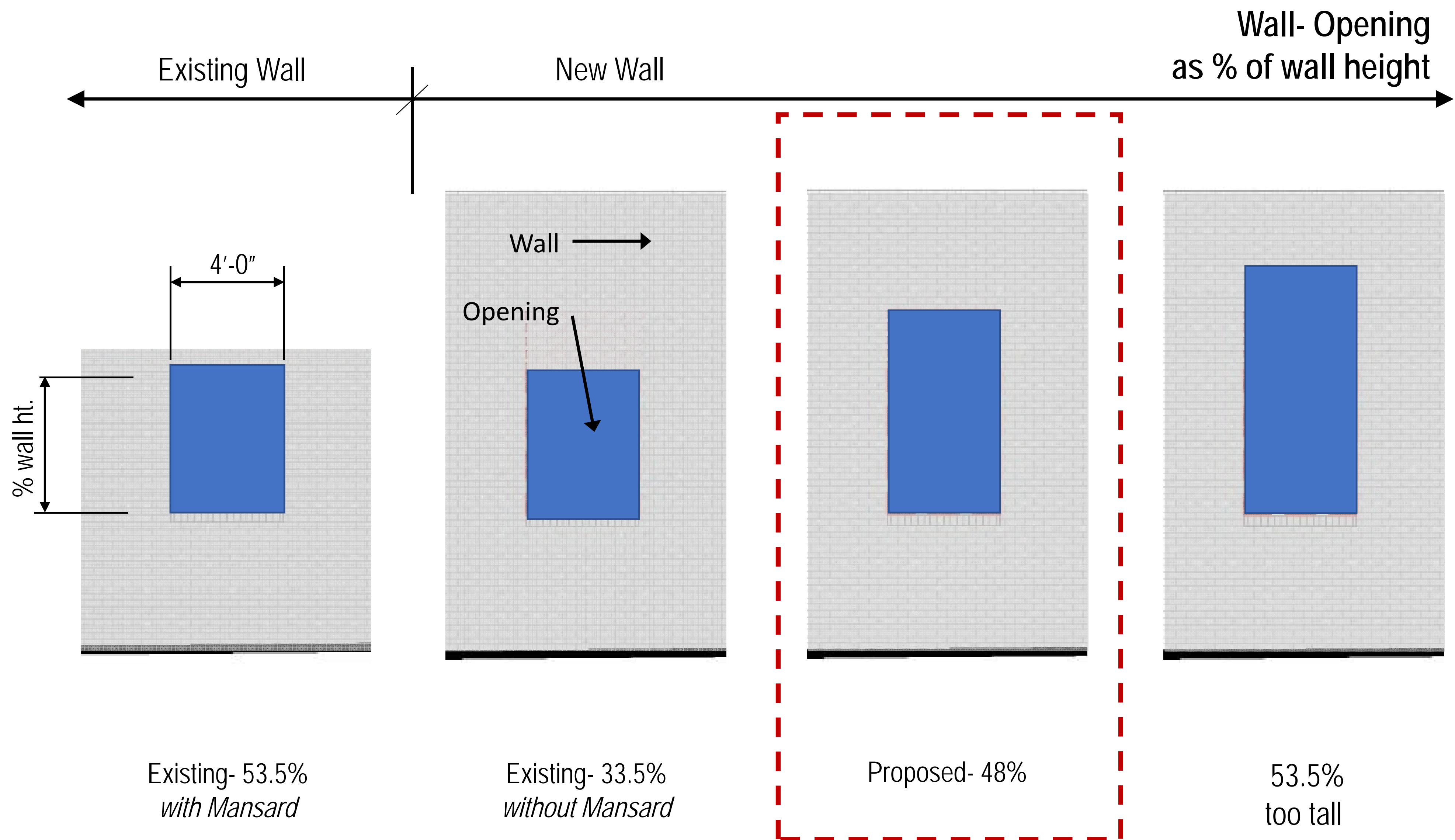
A transparent or windowlike break or opening in the surface.

The presence of windowlike openings.

"CITE"  McGraw-Hill Dictionary

openings

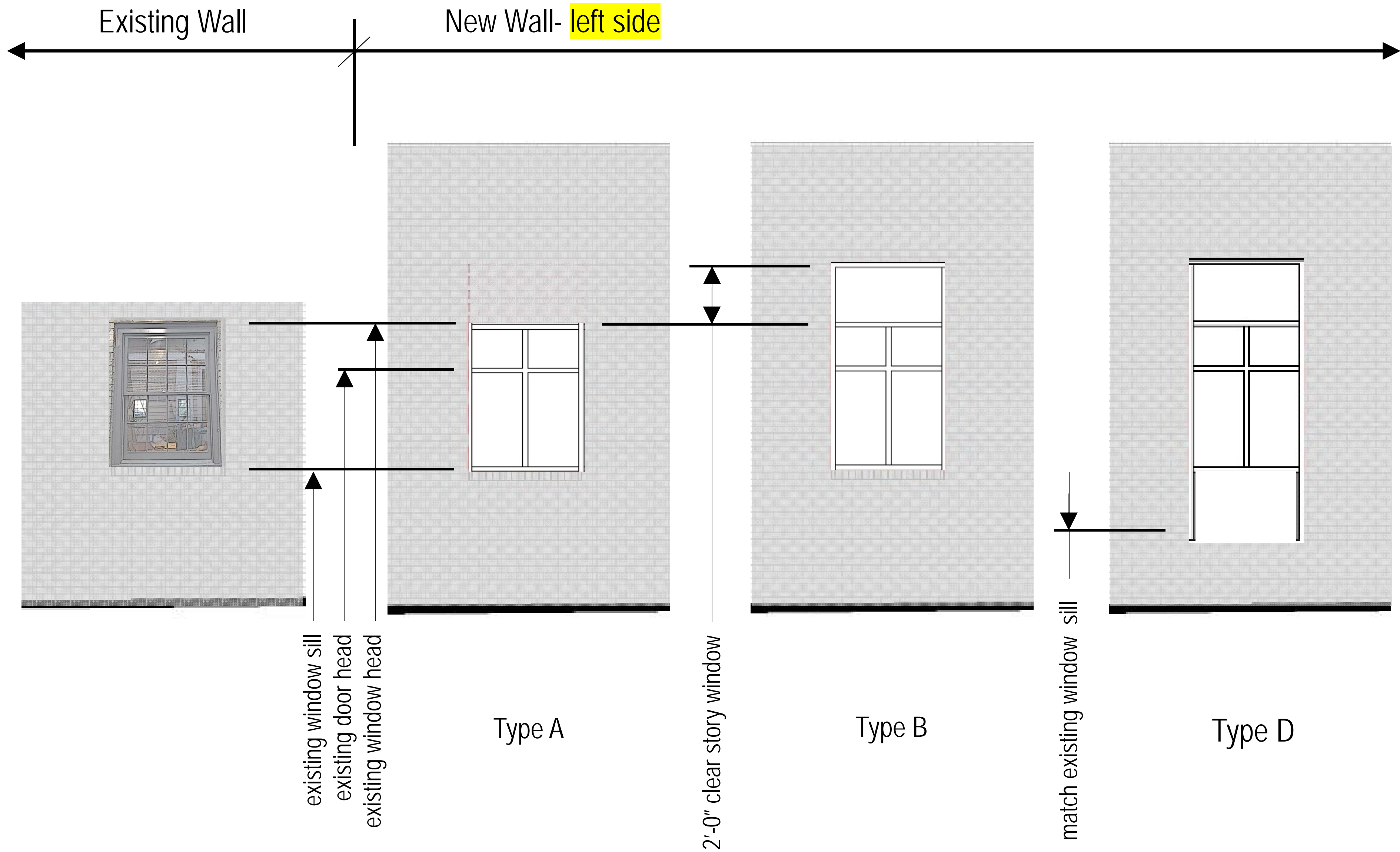
wall



Wall

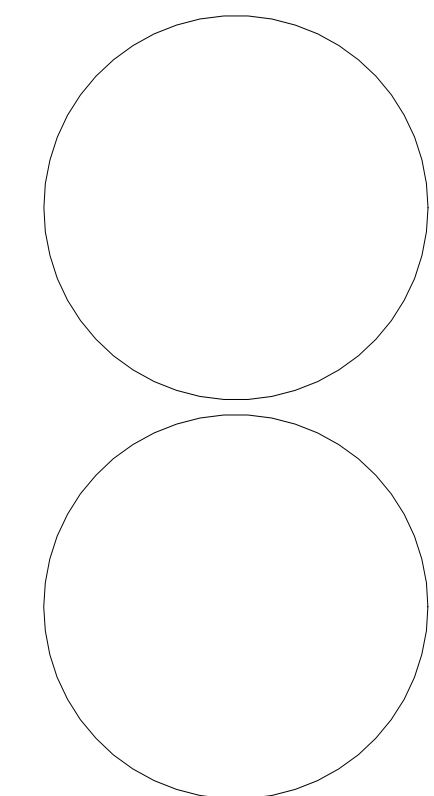


Wall- Window



Summary

- maintain openings that are abandoned for future reversals
- Use stack bond and slight recess to express abandoned windows
- redesigned since last meeting to maintain sill and width of front windows
- use store front as previously approved in 2006 (not original)
- keep windows/ glazing recessed as much as windows being removed



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construction@dasarchitecture.com

1009 East Boulevard, LLC

1009 East Blvd

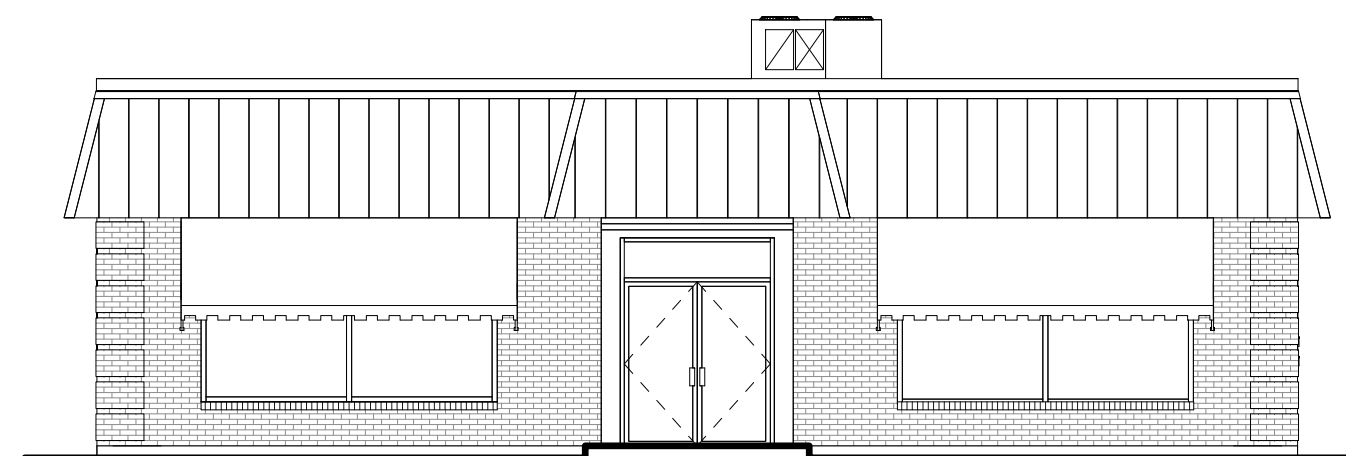
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EXHIBIT ONE

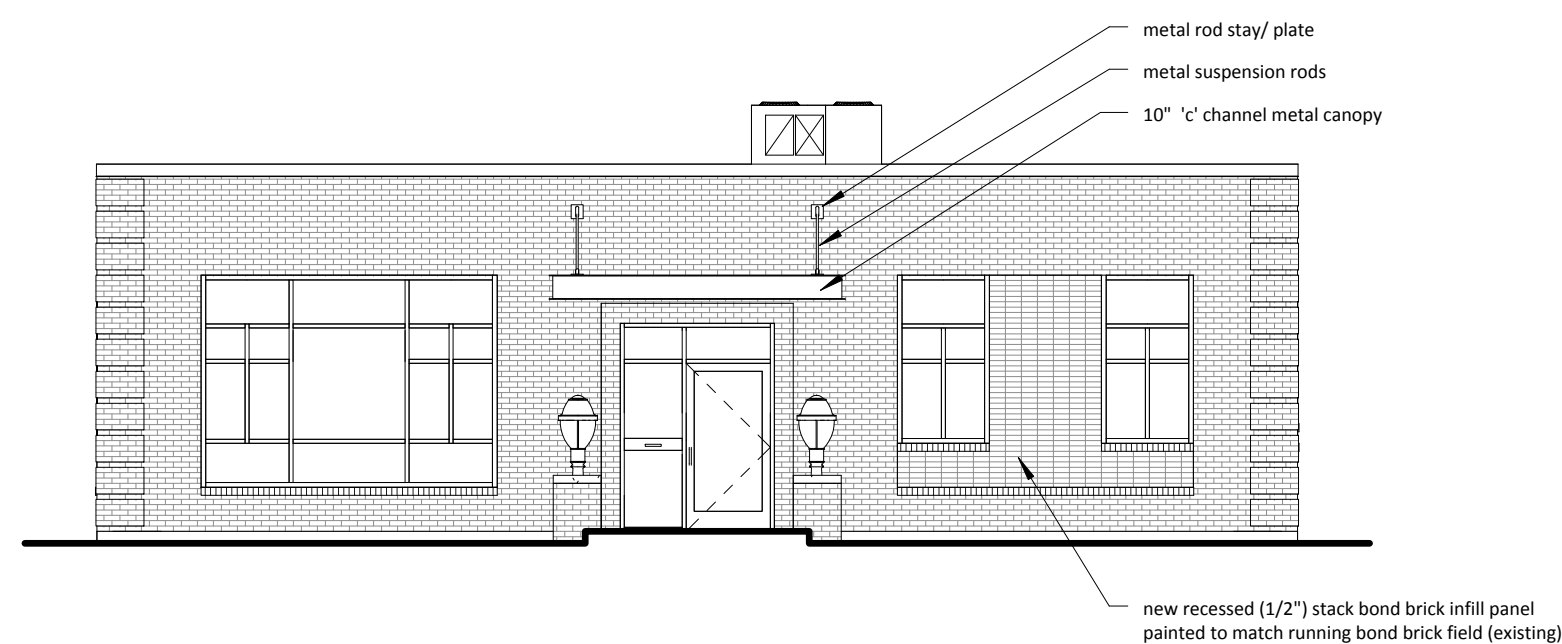
DAS Project Number 17 20500
Date 11/30/17

A-1

Scale 1/8" = 1'-0"



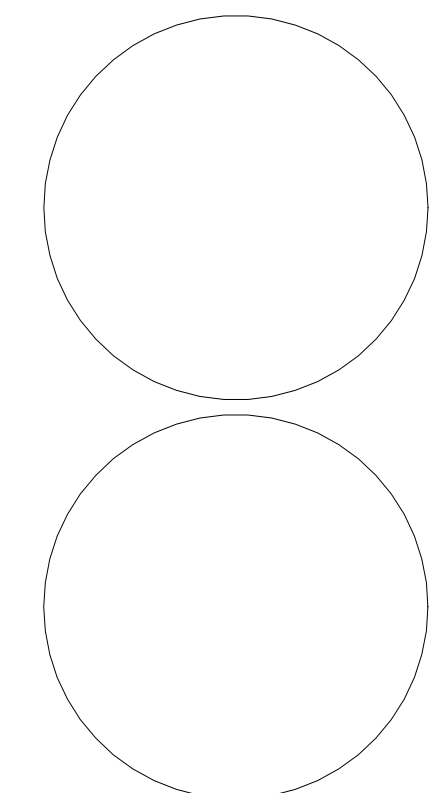
1 SOUTH ELEVATION (EAST BLVD)- EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION (EAST BLVD)- PROPOSED
1/8" = 1'-0"



3 SOUTH ELEVATION (EAST BLVD)- RENDERING
1/8" = 1'-0"



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construction@dasarchitecture.com

1009 East Boulevard, LLC

1009 East Blvd

| No. | Description | Date |
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EXHIBIT TWO

DAS Project Number 17 20500
Date 11/30/17

A-2

Scale 1/8" = 1'-0"



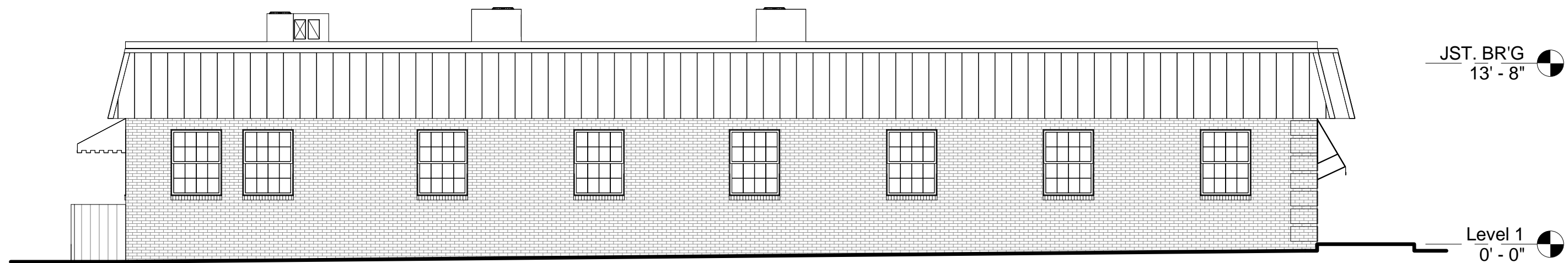
1 NORTH ELEVATION (PARKING)- EXISTING
1/8" = 1'-0"



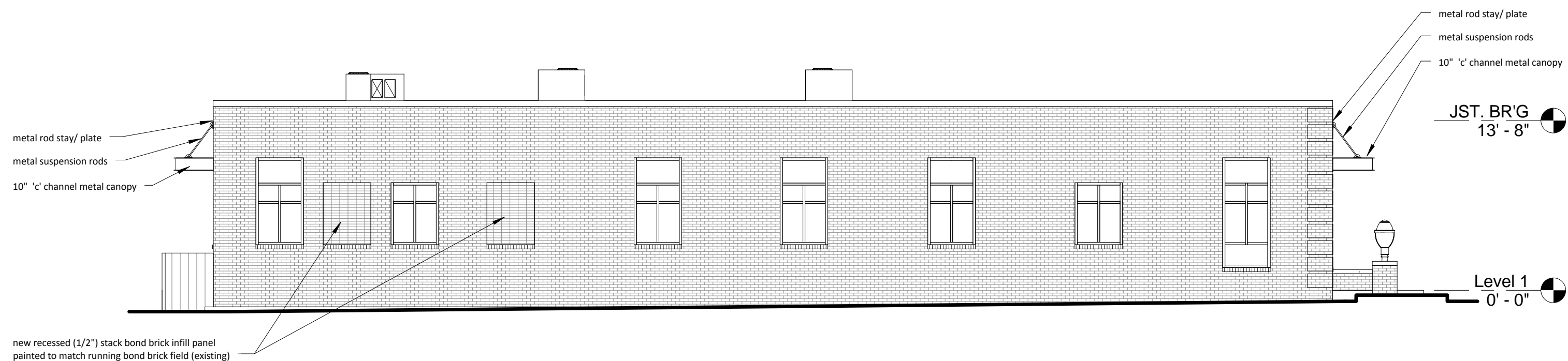
2 NORTH ELEVATION (PARKING)- PROPOSED
1/8" = 1'-0"



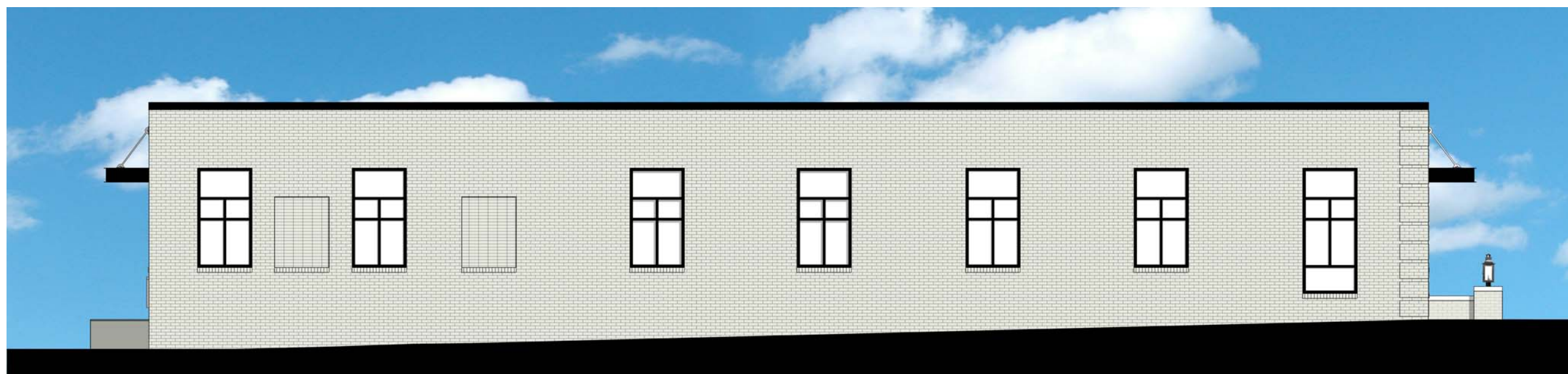
3 NORTH ELEVATION (PARKING)- RENDERING
1/8" = 1'-0"



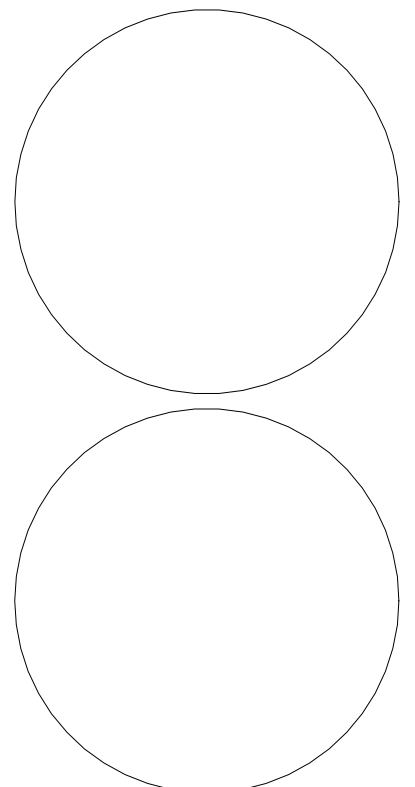
1 WEST ELEVATION- EXISTING
1/8" = 1'-0"



2 WEST ELEVATION- PROPOSED
1/8" = 1'-0"



3 WEST ELEVATION- RENDERING
1/8" = 1'-0"



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1009 East
Boulevard, LLC

1009 East Blvd

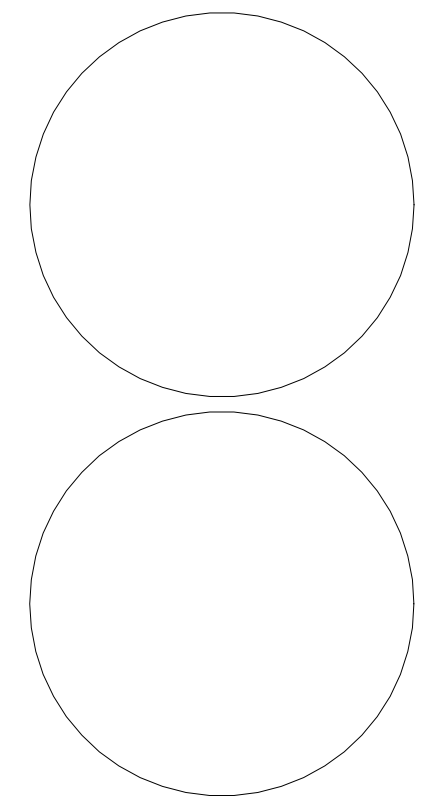
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EXHIBIT THREE

DAS Project Number 17 20500
Date 11/30/17

A-3

Scale 1/8" = 1'-0"



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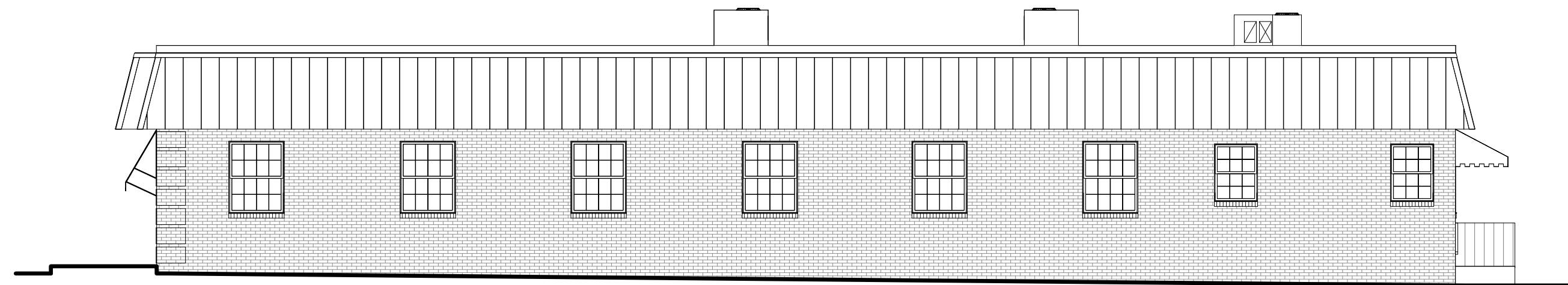
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EXHIBIT FOUR

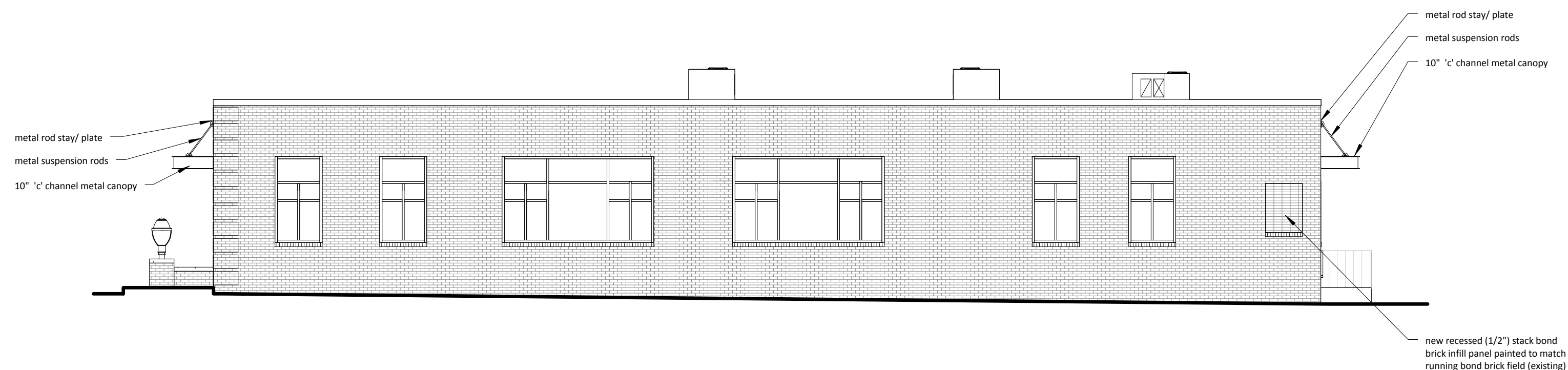
DAS Project Number 17 20500
Date 11/30/17

A-4

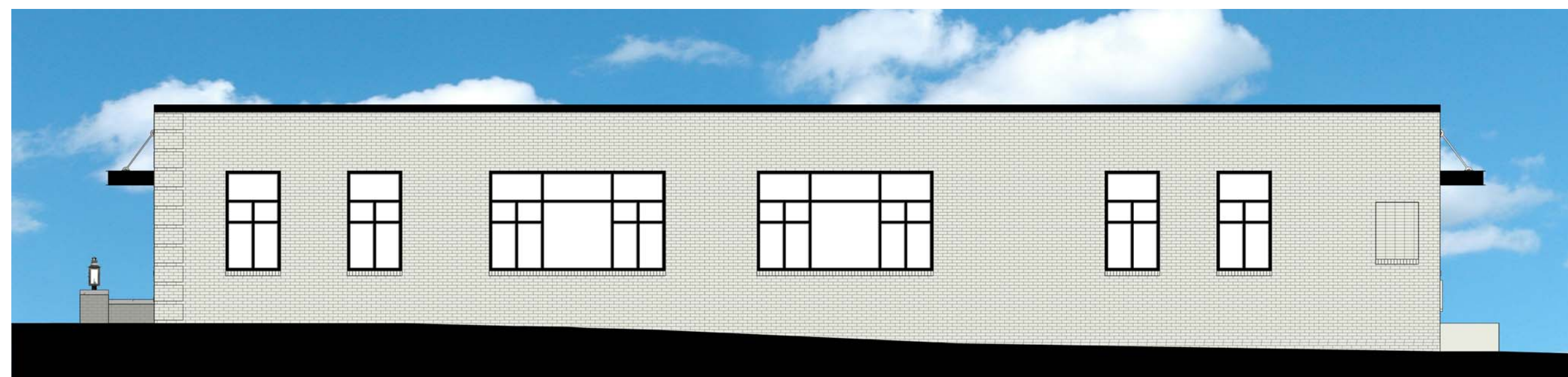
Scale 1/8" = 1'-0"



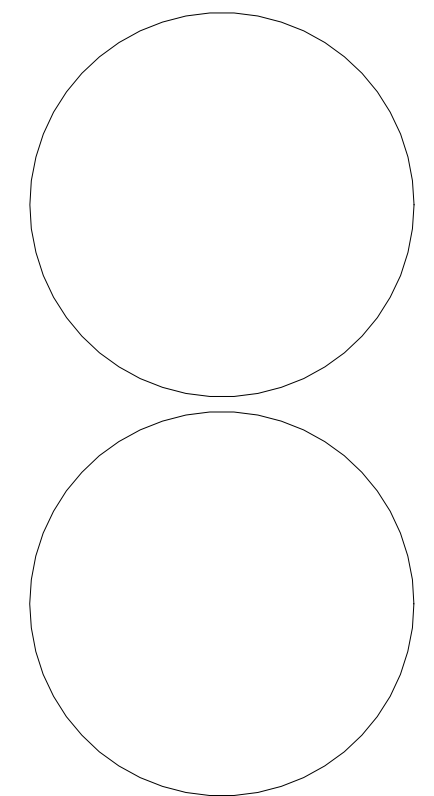
1 EAST ELEVATION- EXISTING
1/8" = 1'-0"



2 EAST ELEVATION- PROPOSED
1/8" = 1'-0"



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1/8" = 1'-0"



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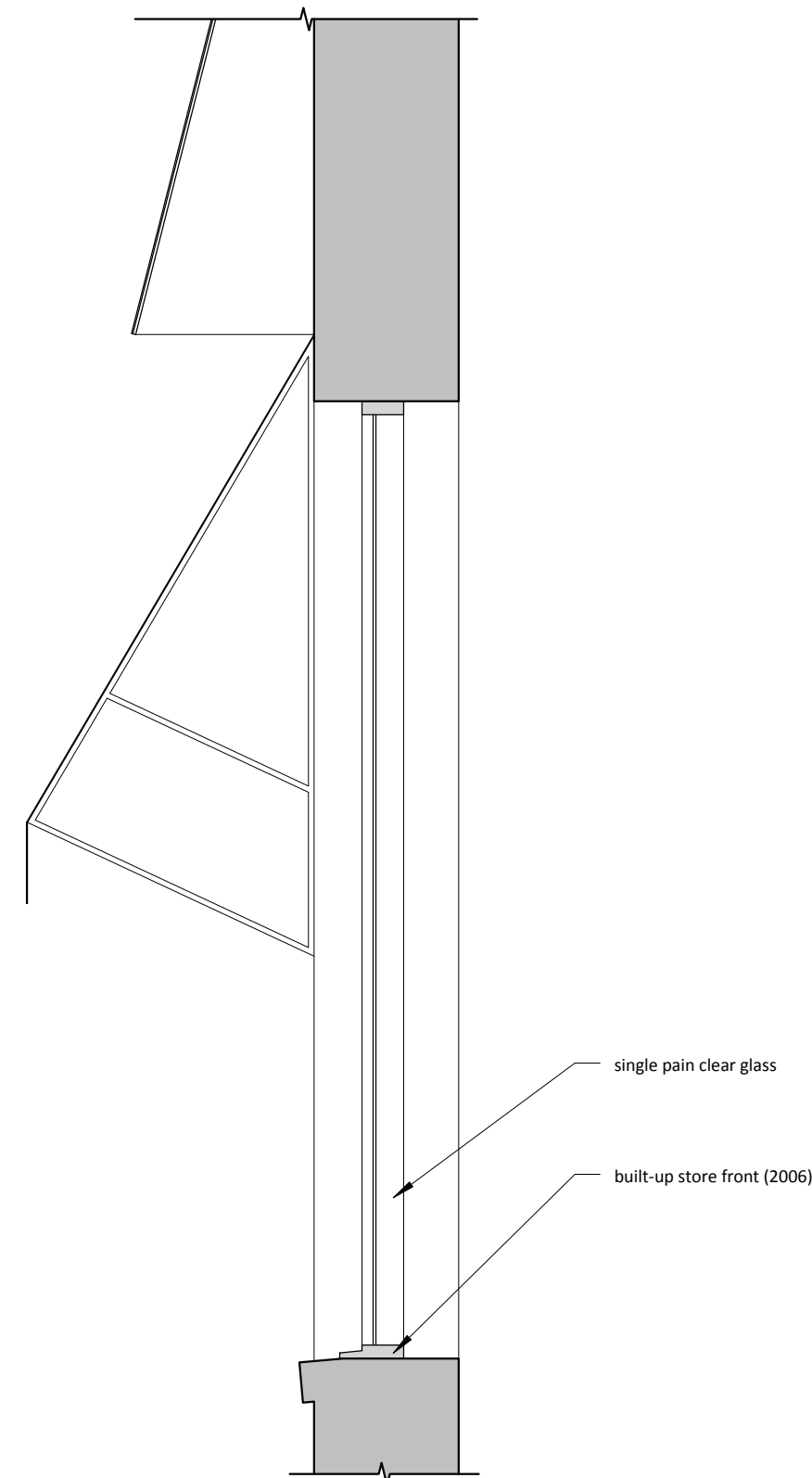
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EXHIBIT FIVE

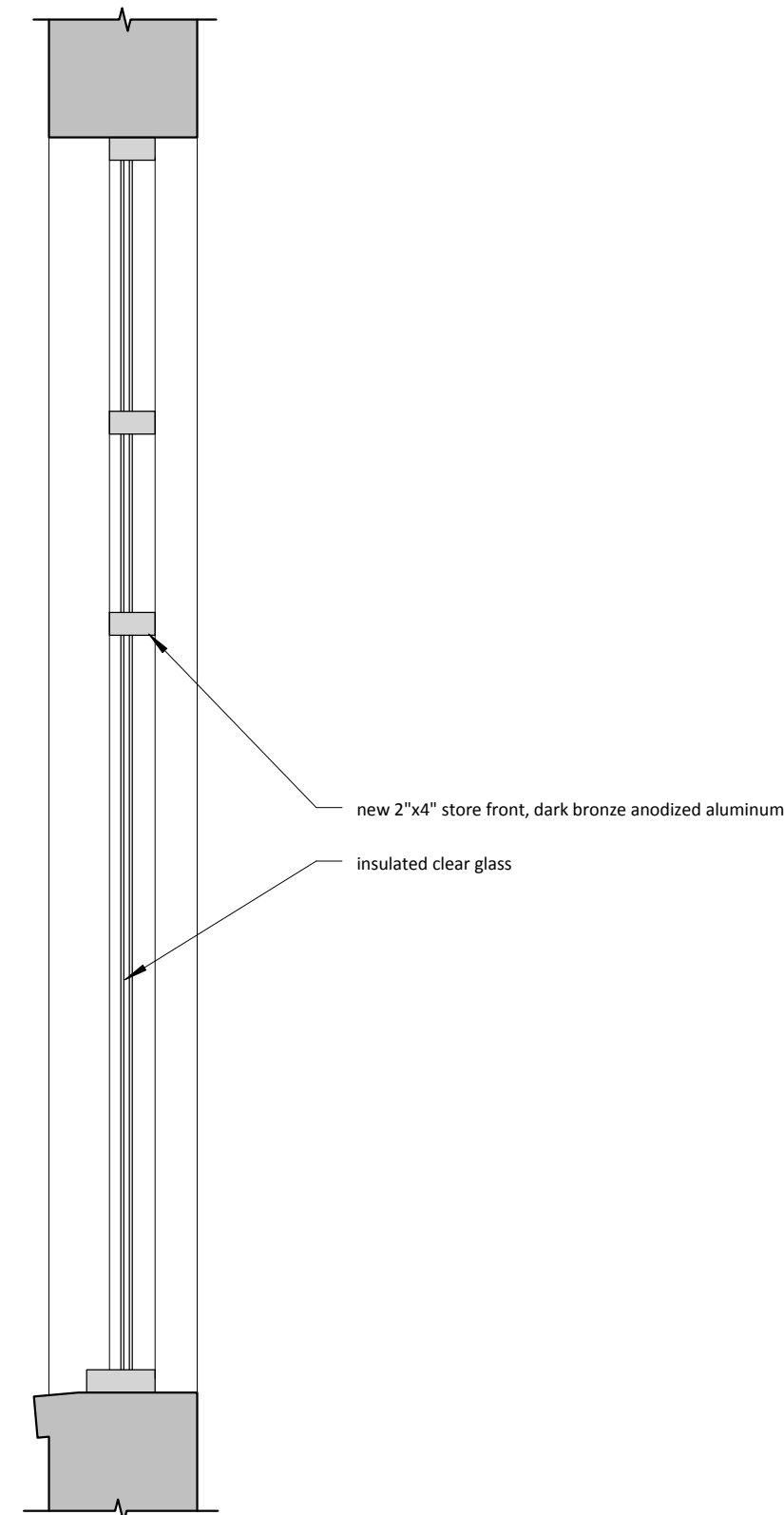
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| DAS Project Number | 17 20500 |
| Date | 11/30/17 |

A-5

| | |
|-------|--------------|
| Scale | 3/4" = 1'-0" |
|-------|--------------|



1 EXISTING WINDOW
3/4" = 1'-0"




2 PROPOSED WINDOW
3/4" = 1'-0"

Wall- Window



HDC Approval to storefront May 23, 2006-
"Windows will be storefront with a vertical division."





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CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2006.31.D.21

DATE: May 23, 2006

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HISTORIC DISTRICT: Dilworth

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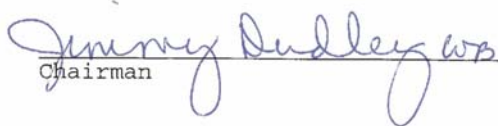
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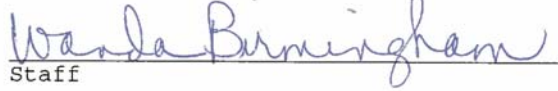
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Chairman



Staff

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