
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 224 North Poplar Street

SUMMARY OF REQUEST: Façade material change

APPLICANT/OWNER: Lonnie Coggins

Details of Proposed Request

Existing Conditions

The existing structure, constructed in 1982, is a six story condominium building with parking underneath. The brick façade was previously decorated with openings along the balconies. A COA was issued February 2015 to fill in the openings due to water damage.

Project

The project is the replacement of the brick balcony railing with a metal balcony railing due to continued water damage issues stemming from the brick balcony construction.

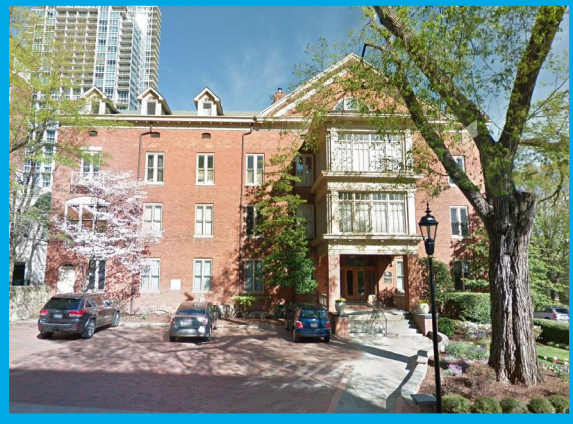
Design Guidelines – Building Materials, page 5.2

1. Retain wood as one of the dominant framing, cladding and decorative materials.
2. Retain wood features that define the overall character of the building.
3. Repair rotted or missing sections rather than replacing the entire element.
4. Use new or salvaged wood, epoxy consolidants or fillers to patch, piece or consolidate parts.
5. Match existing historic materials and details.
6. Replace wood elements only when they are rotted beyond repair. Do not use cementitious, vinyl, aluminum or fiberglass siding to replace original irreparable wood siding.
7. Match the original in material and design or use surviving material.
8. Base the design of reconstructed wood elements on pictorial or physical evidence from historic sources.
9. Do not use synthetic siding, such as vinyl or aluminum to cover existing wood.
10. Do not use high-pressured power washing to clean wood siding as the pressure may force moisture behind the siding where it can lead to paint failure and rot.
11. Do not caulk under individual siding boards or windowsills as this action may seal the building too tightly and can lead to moisture problems within the frame walls and cause paint failure.

Staff Analysis

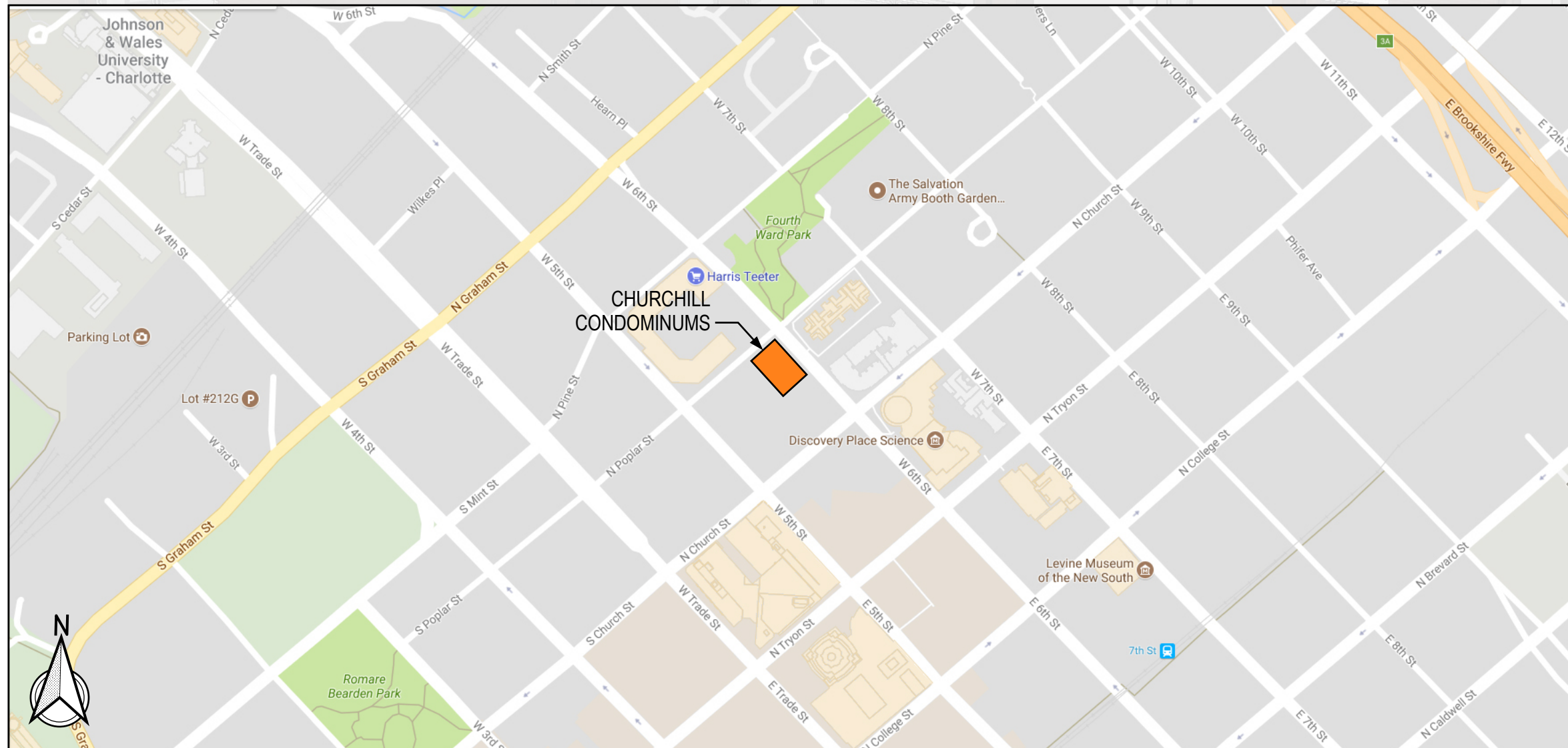
The Commission will determine if the project is an appropriate change in material.

Charlotte Historic District Commission Case 2017-730
HISTORIC DISTRICT: FOURTH WARD
FAÇADE CHANGES



CHURCHILL CONDOMINIUMS FAÇADE RENOVATION CONCEPT SUBMITTAL

224 NORTH POPLAR STREET
CHARLOTTE, NORTH CAROLINA 28202



501 North Church Street
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WEST ELEVATION - PROPOSED RAILING : HORIZONTAL RAILS



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



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WEST ELEVATION - PROPOSED RAILING : PRIVACY RAILS



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING

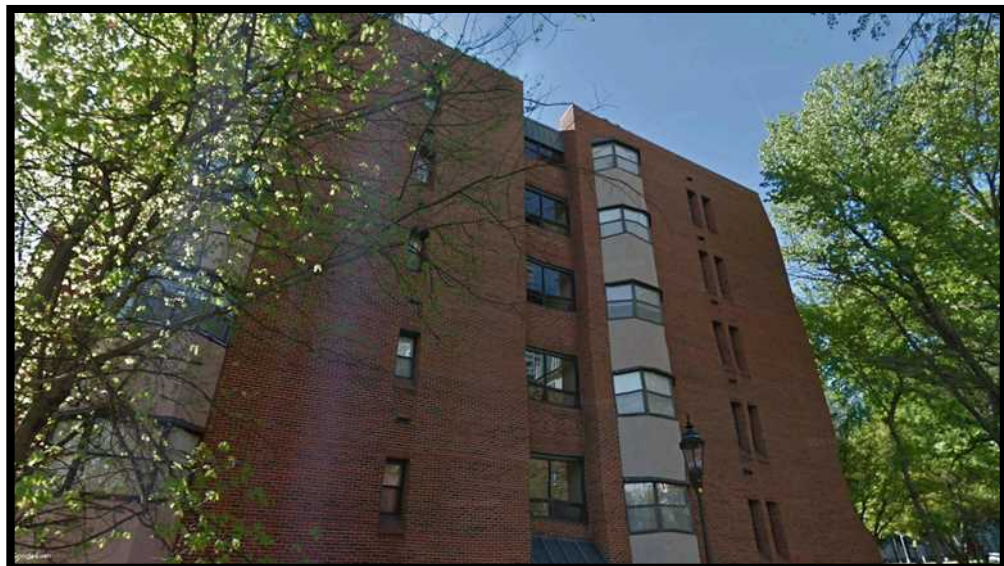


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NORTH ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING



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NEW STANDING SEAM METAL ROOF
COLOR TO MATCH NEW RAILING

NEW RAILING



EAST ELEVATION - PROPOSED RAILING : HORIZONTAL RAILS



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



WEST ELEVATION - EXISTING



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EAST ELEVATION - PROPOSED RAILING : PRIVACY RAILS



EAST ELEVATION - EXISTING



EAST ELEVATION - EXISTING



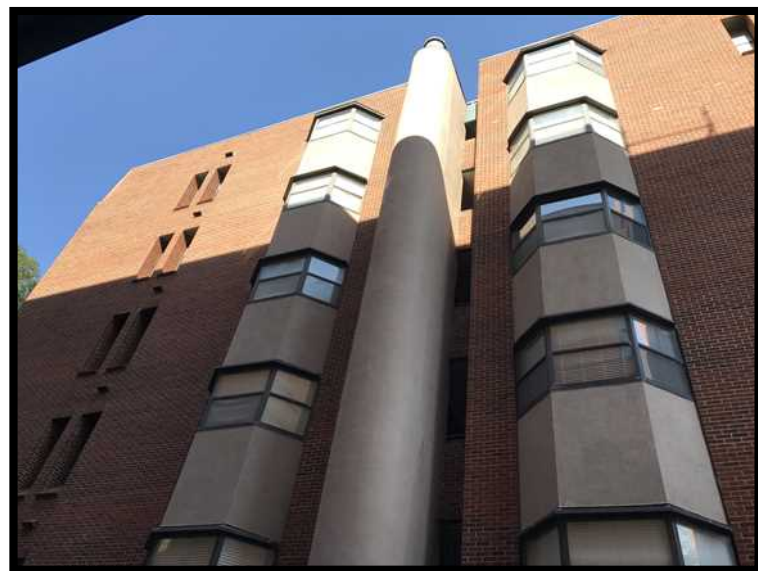
EAST ELEVATION - EXISTING



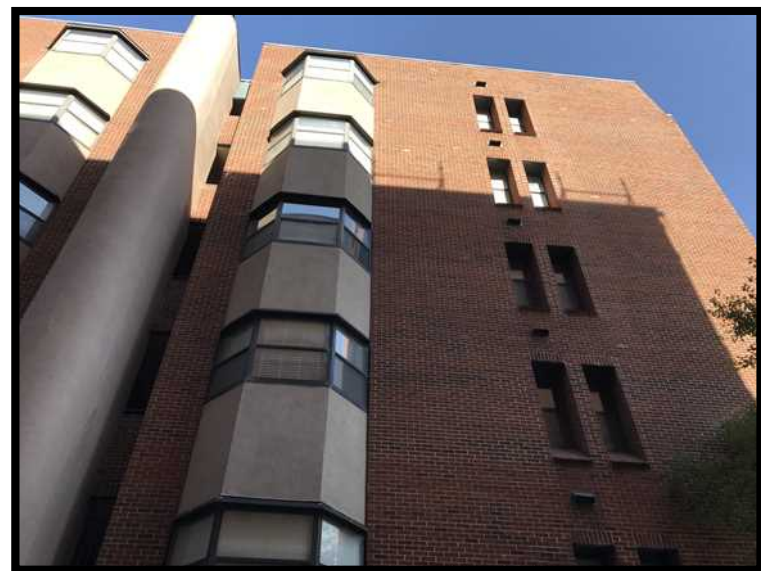
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SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING



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EAST ELEVATION - PROPOSED RAILING : HORIZONTAL RAILS



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