

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 617 South Summit Avenue

SUMMARY OF REQUEST: Non-traditional siding

APPLICANT/OWNER: Joshua Stewart

Details of Proposed Request

Existing Conditions

The existing house is a 1.5 story Bungalow style single family house constructed in 1940. Existing siding is wood, ½" thick.

Proposal

The proposal is the installation of smooth *LP Smartside* on the ADU. *LP Smartside* is a composite wood siding product.

Building Materials, Wood – page 5.2

MATERIALS

There is a rich variety of materials used to construct the historic buildings in the historic districts including wood for trim, siding and wall shingles, brick for foundations and walls, stone for foundations and porch piers, and stucco for walls. The variety of these materials help to give the districts rich character. See the Building Materials Chapter for more information on materials found in Charlotte's Local Historic Districts.

In recent years, the building industry has developed various substitute materials that have a similar appearance to several of these traditional, historic materials. For various reasons including cost, maintenance, and quality of available original materials, substitute materials are being used as alternatives to traditional materials in historic districts, particularly for compatible new construction.

GUIDELINES

For Materials:

1. Use compatible traditional materials such as brick, stucco, stone, and wood. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the historic context.
2. While wood is the most appropriate material for new houses, non-grained cementitious siding may be permitted for new construction. Smooth cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings. Additions to historic structures using non-traditional materials will be evaluated on a case by case basis.
3. Vinyl, cellular PVC, particle board/engineered wood, aluminum or other metal sidings are not allowed on either existing buildings or new construction in the historic districts.
4. While wood is the first choice for elements such as trim, porch elements, and other decorative features, substitute materials may be considered for trim details on new construction.

Staff Recommendation

1. The HDC will determine if the proposed material is an appropriate non-traditional siding material.

Siding Information:

The current siding is 1/2" thick, but the reveal exposure varies from row to row - from a range of approximately 4 1/2" to 5 7/8". The "average" is about 5".

Charlotte Historic District Commission Case 2018-244
HISTORIC DISTRICT: WESLEY HEIGHTS
SUBSTITUTE MATERIAL









