

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 620 East Worthington Avenue

SUMMARY OF REQUEST: Substitute material

APPLICANT/OWNER: Tamara Titus

Details of Proposed Request

Existing Conditions

The existing structure is a 2.5 story Colonial style home constructed in 1911. Lot dimensions are 55' x 140'. A driveway is located in the left side yard leading to the rear yard.

Proposal

The proposal is a substitute material on the approved garage. The proposed material is composite wood lap siding (LP Smartside).

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 Analysis

1. The HDC will determine if the proposed material is an appropriate substitute.

Charlotte Historic District Commission Case 2018-332
HISTORIC DISTRICT: DILWORTH
ALTERNATE MATERIALS





July 31, 2018

Dear Commissioners,

We have staff approval to build a new garage, and we are asking the commission to evaluate two non-traditional building materials and determine whether either of them would be appropriate for our project. The products we are presenting are LP Smartside and Nichiha Savannah Smooth lap siding.

Approximately 75 percent of the original lap siding on our house at 620 E. Worthington Avenue has been replaced with new wood lap siding. All of the new wood siding measures ½ inch in thickness and has a reveal of anywhere from 4.5 to 5 inches. The remaining original wood lap siding is approximately 3/8 inch thick.

HDC guideline 6.15, #2 (New Construction, Materials) states: "Smooth cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings." Hardie Artisan is .62 inches thick, and we feel that a ½ inch product would be a better match to our house, which has no lap siding thicker than ½ inch.

Thank you for your consideration.

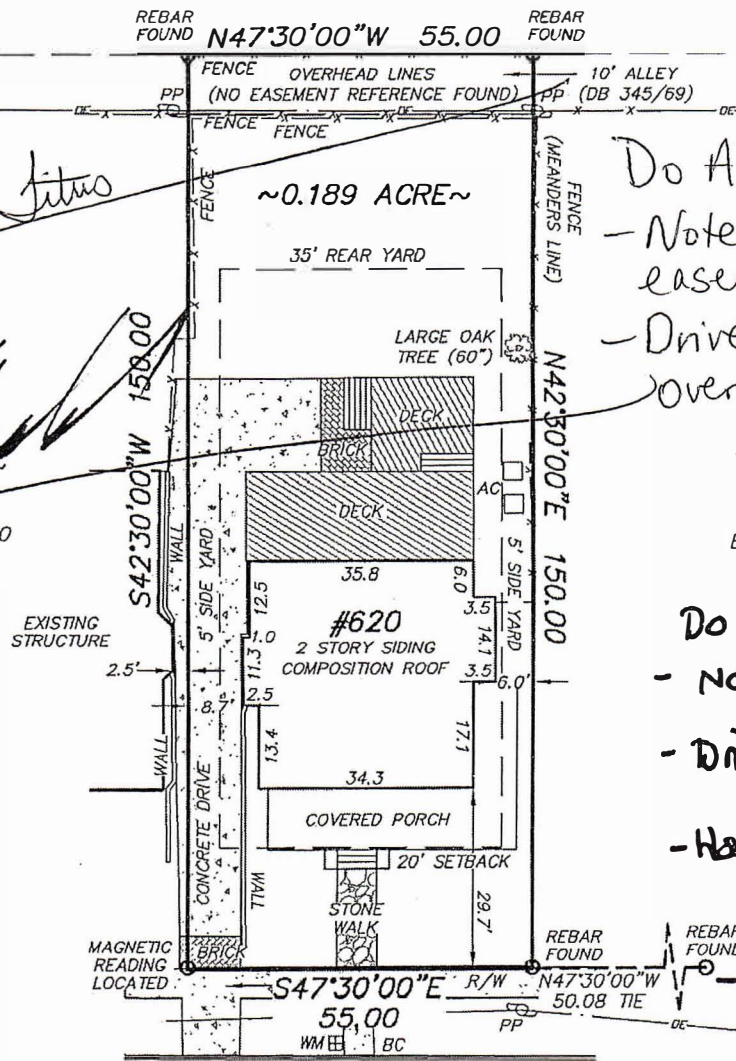
Sincerely,

Tamara Titus and Lane Jacobs
620 E. Worthington Avenue
Charlotte NC 28203

THIS IS TO CERTIFY THAT ON THE 10th DAY OF MAY, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.



~NOW OR FORMERLY~
JANE E SIEMENS
LOT 11
BLOCK 59, MB 230/60
DB: 20884 PG: 438



Do Affidavit

- Note location of easement & rear
- Drive, fence & ^{rear} wall over line

~NOW OR FORMERLY~
SUSANNAH S RYAN
& JASON A RYAN
LOT 7
BLOCK 59, MB 230/60
DB: 25482 PG: 740

Do A's:

- Note loc of easement
- Drive, ^{to} garage & wall over line.
- House on front setback line.

① - Senses meander line

4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

E. WORTHINGTON AVENUE
PUBLIC R/W UNKNOWN

BC

PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
WM = WATER METER

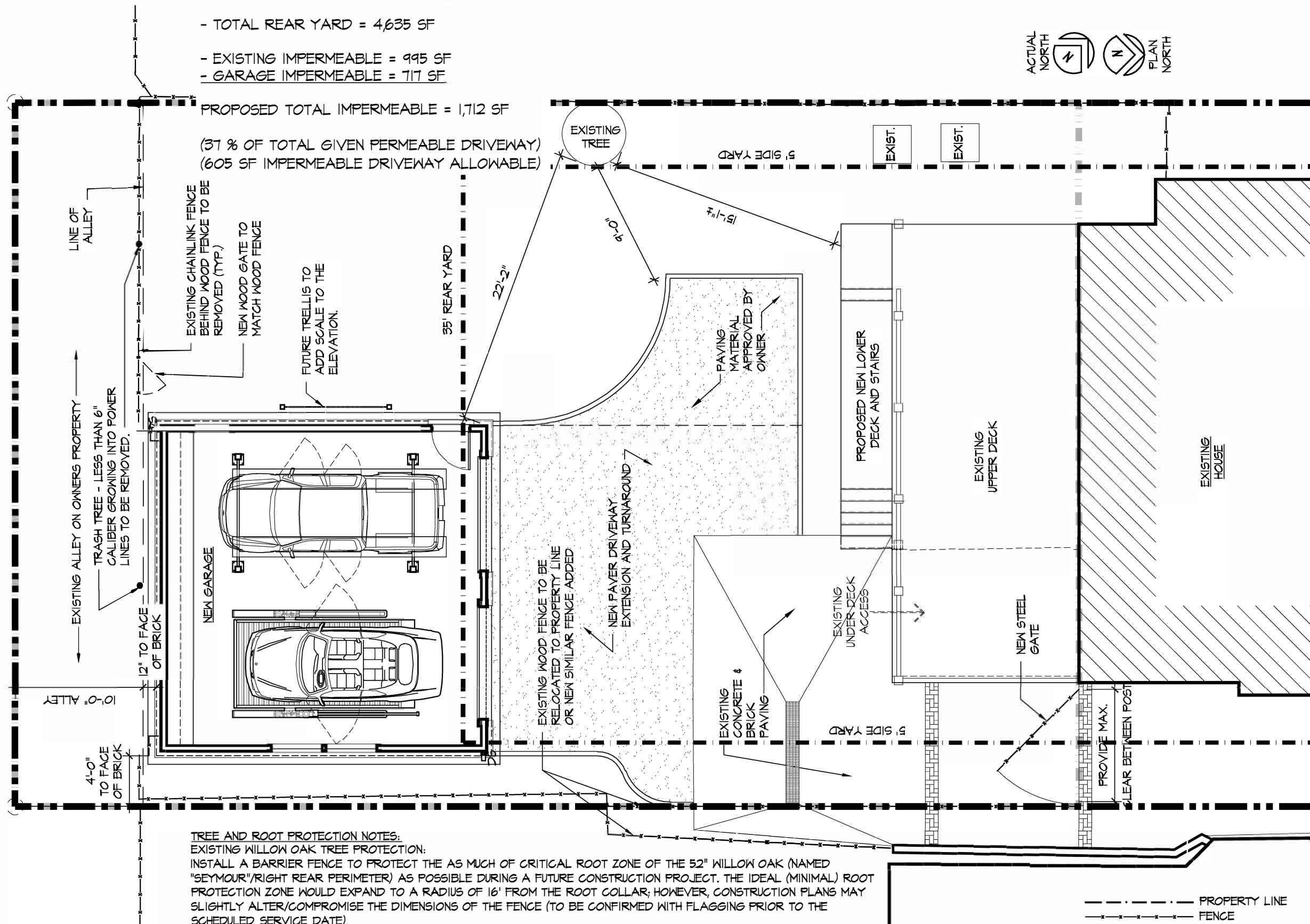
REAR YARD PERMEABILITY STUDY

- TOTAL REAR YARD = 4,635 SF
- EXISTING IMPERMEABLE = 995 SF
- GARAGE IMPERMEABLE = 717 SF



PROPOSED TOTAL IMPERMEABLE = 1,712 SF

(37 % OF TOTAL GIVEN PERMEABLE DRIVEWAY)
(605 SF IMPERMEABLE DRIVEWAY ALLOWABLE)



TREE AND ROOT PROTECTION NOTES:
EXISTING WILLOW OAK TREE PROTECTION:
INSTALL A BARRIER FENCE TO PROTECT THE AS MUCH OF CRITICAL ROOT ZONE OF THE 52" WILLOW OAK (NAMED "SEYMOUR"/RIGHT REAR PERIMETER) AS POSSIBLE DURING A FUTURE CONSTRUCTION PROJECT. THE IDEAL (MINIMAL) ROOT PROTECTION ZONE WOULD EXPAND TO A RADIUS OF 16' FROM THE ROOT COLLAR; HOWEVER, CONSTRUCTION PLANS MAY SLIGHTLY ALTER/COMPROMISE THE DIMENSIONS OF THE FENCE (TO BE CONFIRMED WITH FLAGGING PRIOR TO THE SCHEDULED SERVICE DATE).
EXISTING WILLOW OAK ROOT PROTECTION:
PRIOR TO CONSTRUCTION, INSTALL A 4" LAYER OF WOOD CHIPS WITHIN THE DRIP LINE OF THE 52" WILLOW OAK (NAMED "SEYMOUR"/RIGHT REAR PERIMETER) TO BUFFER THE ROOT ZONE (BEYOND THE TREE PROTECTION ZONE AS APPROPRIATE) AND REDUCE SOIL COMPACTION DURING A FUTURE CONSTRUCTION PROJECT.

SCALE: 1/8" = 1'-0"

REAR YARD DRIVE 01

FRYDAY & DOYNE
ARCHITECTURE • INTERIOR DESIGN
118 East Kingston Avenue
Suite 20
Charlotte, NC 28203
Tel: 704-372-0001
Fax: 704-372-2517
www.fryday-doyne.com

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PROJECT NAME:

620 E.
NORTHINGTON AVE.
CHARLOTTE, NC
28205

DATE: MARCH 5, 2018

DRAWN BY: JCL

SHEET TITLE:

PARTIAL
SITE PLAN

SHEET NUMBER:

AS1.0

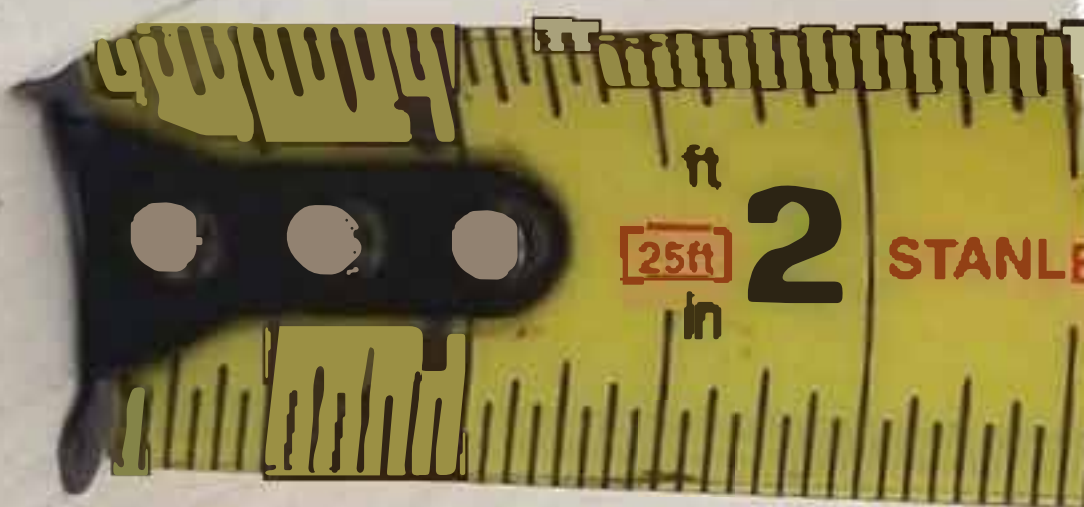
**Original Lap Siding .375
Thickness**

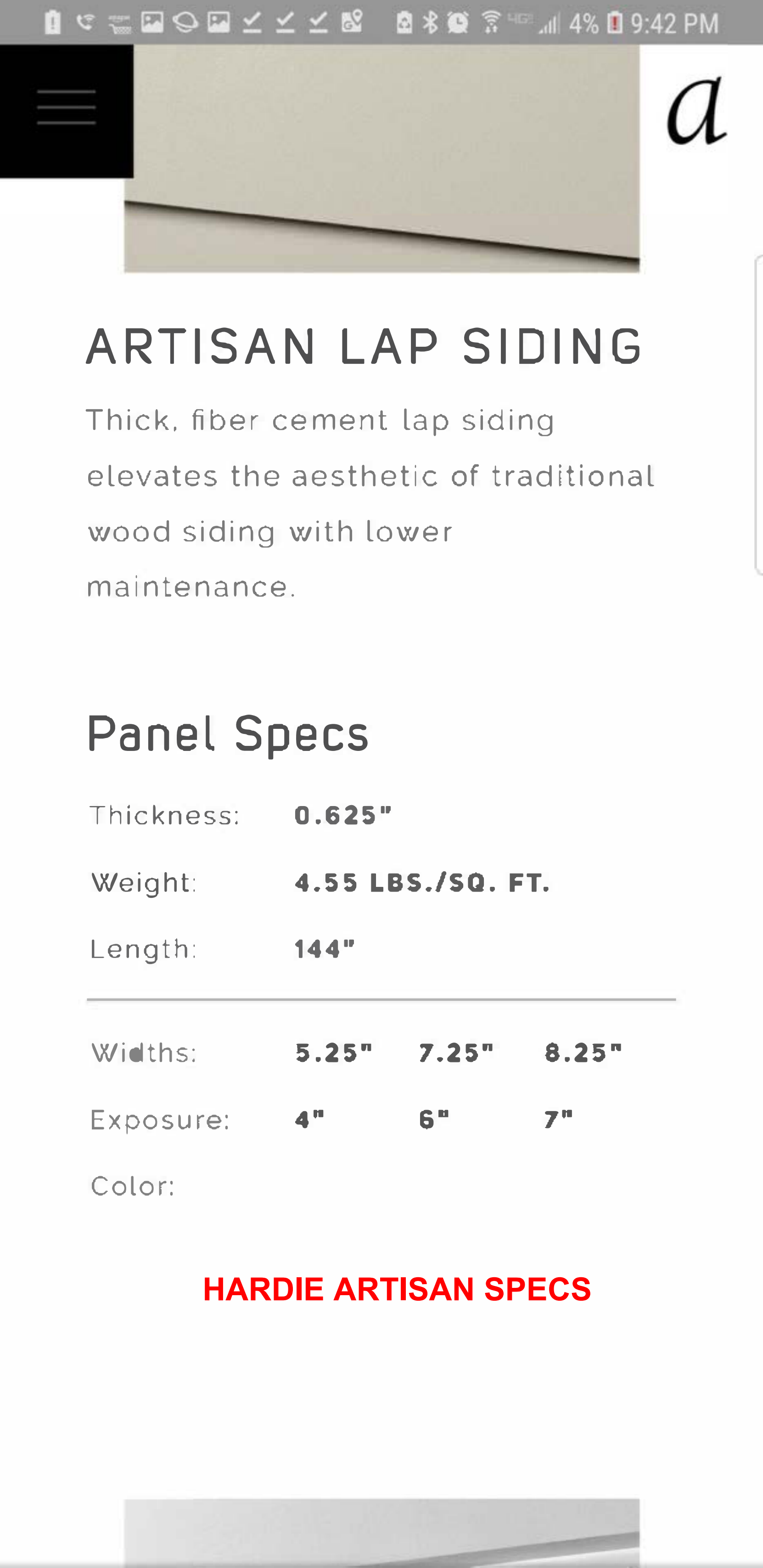


Original Lap Siding .375 Thickness



**Original Lap Siding .375
Thickness**





ARTISAN LAP SIDING

Thick, fiber cement lap siding elevates the aesthetic of traditional wood siding with lower maintenance.

Panel Specs

Thickness: **0.625"**

Weight: **4.55 LBS./SQ. FT.**

Length: **144"**

Widths: **5.25" 7.25" 8.25"**

Exposure: **4" 6" 7"**

Color:

HARDIE ARTISAN SPECS

REGULAR HARDIE PLANK SPECS.

Smooth

21colors



You can't go wrong with this simple, clean look.

Thickness	0.312"
Weight	2.40 lbs. per square foot
Length	144"

Width	6.25"
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Exposure	5"
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Pcs./Pallet	280 ColorPlus 308 Primed
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Width	7.25"
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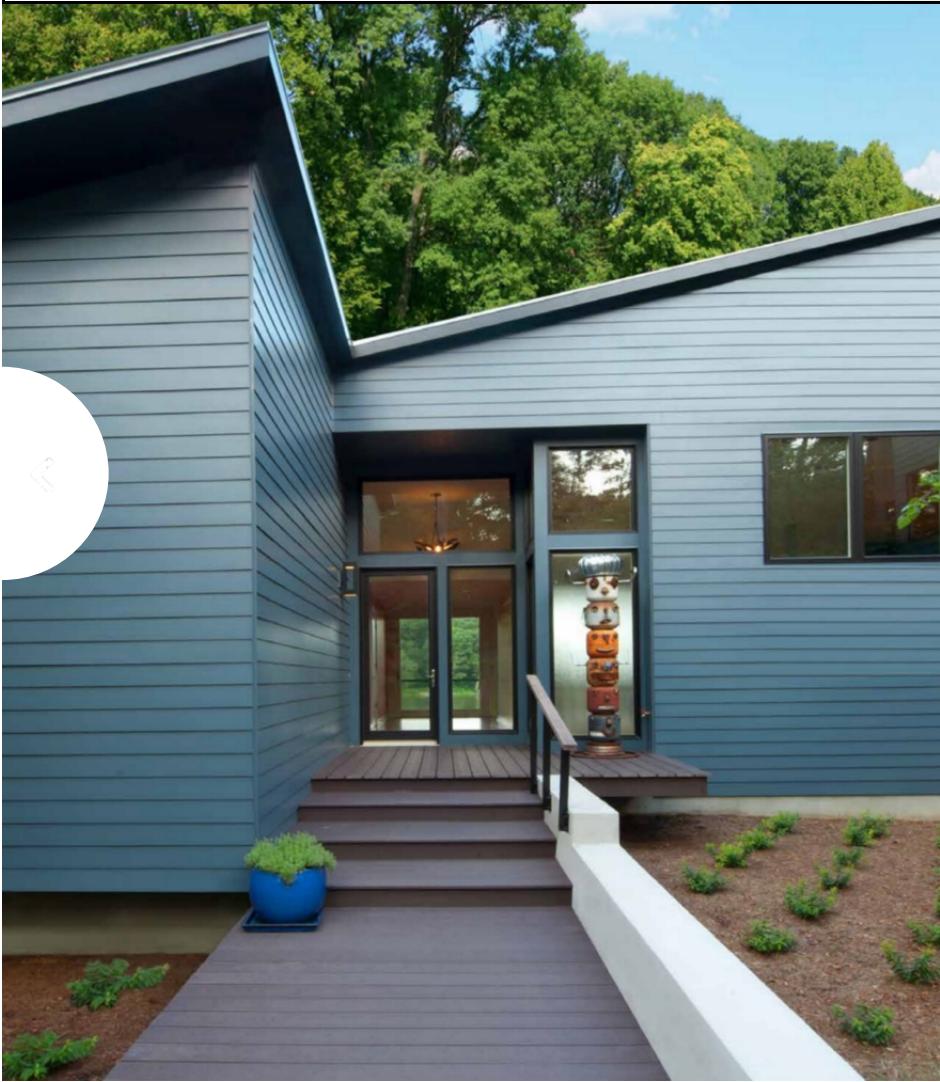
Exposure	6"
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Pcs./Pallet	252 ColorPlus 252 Primed
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Width	8.25"
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Exposure	7"
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NichiBoard makes classic lap siding affordable.

We're making the traditional attainable and durable with NichiBoard. Resistant to warping, rotting, or falling victim to termites, this panel delivers the look of lap and the performance of fiber cement at the price your budget likes. One of our most popular products, this continues to be admired by builders and homeowners for its budget friendly pricing and low maintenance beauty – truly an outstanding value and an easy choice.

NICHIBOARD™



NICHIBOARD™ SPECS

WIDTH (IN.)	5-1/4"	6-1/4"	7-1/4"	8-1/4"	9-1/4"	12"
LENGTH (FT.)	12	12	12	12	12	12
THICKNESS (NOM. IN.)	5/16	5/16	5/16	5/16	5/16	5/16
WEIGHT (LBS. PER BOARD)	14.44	17.19	19.94	22.69	25.44	33.01
WEIGHT (LBS. PER SQ. FT.)	2.2	2.2	2.2	2.2	2.2	2.2
COVERAGE (SQ. FT. PER BOARD)	5.25	6.25	7.25	8.25	9.25	12
EXPOSED COVERAGE (SQ. FT. PER BOARD)	4	5	6	7	8	10-3/4
PACKAGING (PIECES PER PALLET)	296	252	216	190	170	128





Savannah Smooth has reinvented the traditional.

A traditional wood lap home is a classic, dating back centuries. But today's lap siding simply falls short of the look and durability of fiber cement. That's why Nichiha has modernized this timeless look that is resistant to warping, rotting, or falling victim to termites.

Savannah Smooth Architectural Lap Siding creates a timeless appeal backed by modern innovation. Its half-inch thick construction provides gorgeous shadow lines that make a statement, delivering classic head-turning beauty that will endure for decades.

SAVANNAH SMOOTH



SAVANNAH SMOOTH SPECS

	6-1/4"	7-1/4"	8-1/4"
HEIGHT (ACTUAL IN. ~ NOM. MM)	6-1/4" (158.75MM)	7-1/4" (186MM)	8-1/4" (209.55MM)
LENGTH (NOM. FT. ~ ACTUAL MM)	9' 4" (2865MM)	9' 4" (2865MM)	9' 4" (2865MM)
THICKNESS (NOM. IN. ~ ACTUAL MM)	1/2" (12MM)	1/2" (12MM)	1/2" (12MM)
WEIGHT (LBS. PER BOARD)	14.2	16.4	18.7
WEIGHT (LBS. PER SQ. FT.)	3.1	3.1	3.1
COVERAGE (SQ. FT. PER BOARD)	4.86	5.64	6.41
EXPOSED COVERAGE (SQ. FT. PER BOARD W/ 1-1/4" OVERLAP)	3.89	4.67	5.44
PACKAGING (BOARDS PER PALLET)	300	250	200

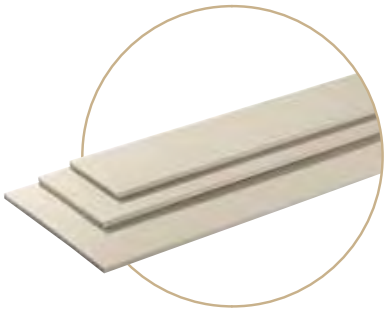
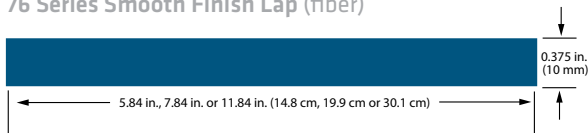


Smooth Finish Lap

A Traditional, Subtle Look

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate

76 Series Smooth Finish Lap (fiber)



Smooth finish

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
76 Series Smooth Finish Lap (fiber)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)	25919	2 psf
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	25920	2 psf
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)	25921	2 psf

Did You Know? The LP® SmartSide® Limited Warranty Beats Hardie's by 20 Years

by Amy Lindholm, April 3, 2017



As a builder, you have many options when it comes to which siding material to install on new construction projects. It's a crucial decision for your business. After all, your success depends on your reputation, and your reputation hinges on the homes you build and the quality of the materials you choose for those homes.

Since your choice of siding material matters so much, its warranty coverage matters too. When you build with LP® SmartSide® trim and siding, your customers will enjoy products with exceptional durability that look beautiful when installed on a home. You'll enjoy a better alternative to fiber cement siding, and peace of mind knowing that the siding is covered by an industry-leading, 50-year limited warranty.

Industry-Leading Warranty Coverage Now Includes Hail Damage



At LP, our products and processes are designed to maximize your success. Each strand or fiber of our innovative engineered wood siding (<https://www.lpsmartside.com/advantages/durability/>) products are treated with the SmartGuard® process to resist termites and fungal decay. Advanced binders and special water-resistant waxes coat every strand for enhanced durability. A resin-saturated overly creates the final layer of protection against the elements, finishing off a material with long-term durability and strength. Available in different sizes in smooth and textured finishes, LP SmartSide lap siding (<https://www.lpsmartside.com/products/lap/>) and trim greatly enhance the curb appeal of new homes.

LP backs all siding and trim products with the LP® SmartSide® 5/50 Limited Warranty (<http://lpcorp.com/resources/product-literature/warranties/lp-smartside-warranty-english/>), one of the most competitive warranties on the market. The five-year, 100% labor and material replacement feature with a 50-year prorated warranty provides protection with confidence. New in 2017, the limited warranty also covers damage from hail, up to 1.75 inches in diameter, when the siding is properly installed and maintained according to the LP application instructions. A copy of the updated warranty is available at www.LPCorp.com (<http://www.lpcorp.com/>).

When you choose LP SmartSide products, you'll have **20 extra years of coverage** beyond the James Hardie® 30-Year Limited Warranty (<https://www.jameshardie.com/JamesHardieMainSite/media/Site-Documents/Warranty/hz10.pdf>) included with Hardie fiber cement products.