
LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 718 North Poplar Street

SUMMARY OF REQUEST: Siding replacement/substitute materials

APPLICANT/OWNER: Lee Clementi

Details of Proposed Request

Existing Conditions

The existing structure is a 3 story condo building constructed in 1983. Siding material is unpainted brick and Masonite. Adjacent structures townhomes, condos, and commercial buildings. The lot size is approximately 73' x 204'.

Proposal

The proposal is the removal of failing Masonite siding and the installation of LP Smartside siding which will match the Masonite in depth and dimension.

Design Guidelines – Materials, page 6.15

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.

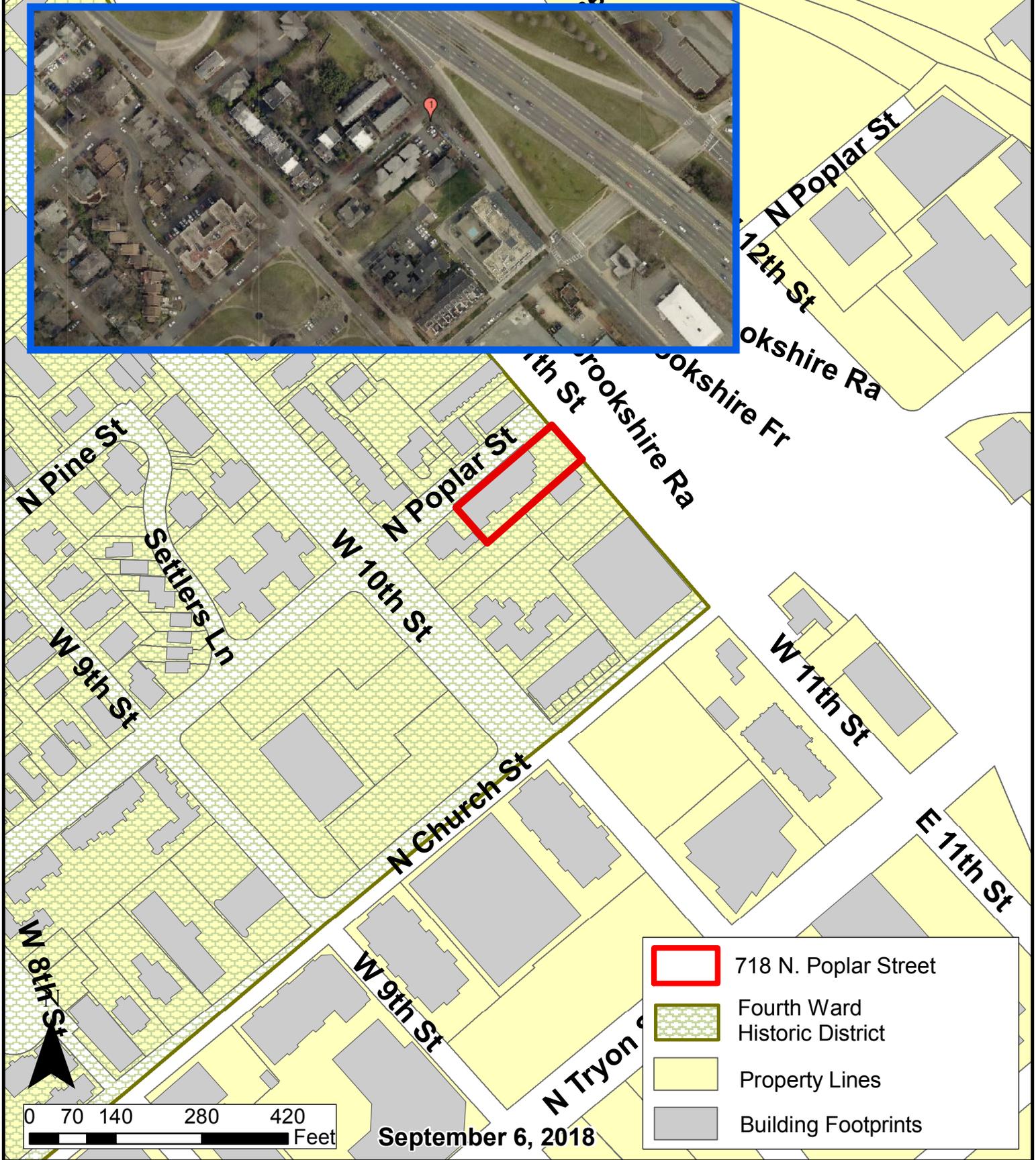
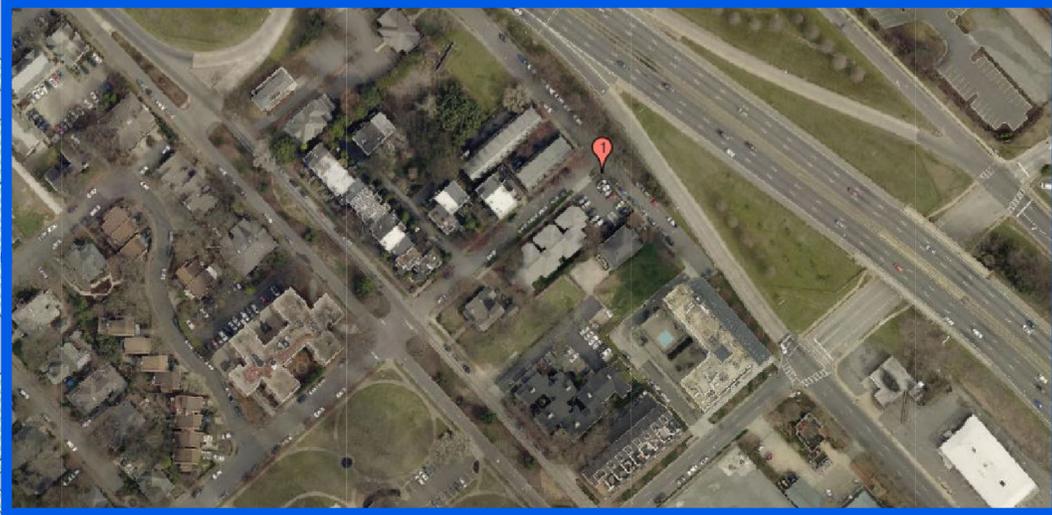
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building 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 Recommendation

1. The full Commission will determine if the project meets the Guidelines for alternative materials, page 6.15 above.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-458
HISTORIC DISTRICT: FOURTH WARD
SIDING REPLACEMENT















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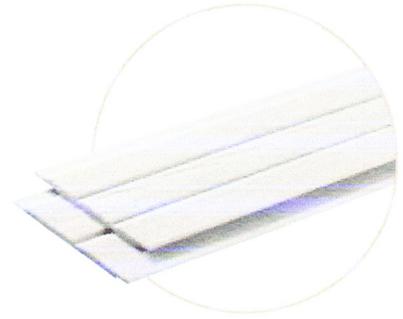
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BUILD WITH US.

12" Bold Profiles

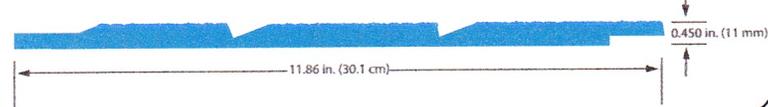
Genuine Detail

- Distinctive Triple 4" and Double 5" profiles
- Shiplap edges make it easier to level and apply
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate

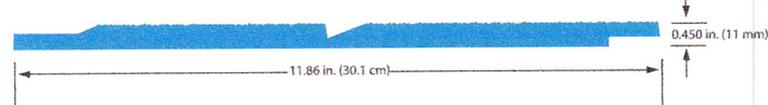


Cedar texture

Triple 4" Bold Profile Cedar Texture Lap (fiber)



Double 5" Bold Profile Cedar Texture Lap (fiber)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
Triple 4" Bold Profile Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	11.86 in. (30.1 cm)	0.450 in. (11 mm)	25906	2 psf
Double 5" Bold Profile Cedar Texture Lap (fiber)	16 ft. (192 in.)(4.9 m)	11.86 in. (30.1 cm)	0.450 in. (11 mm)	25907	2 psf