
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 501 West Park Avenue / Greater Galilee Baptist Church

SUMMARY OF REQUEST: Institutional building addition

APPLICANT/OWNER: Dexter Sneed and Ben Hutchings

Details of Proposed Request

Existing Conditions

The Greater Galilee Baptist Church was constructed in 1932, and the McKissick Building, was constructed in 2003. The campus is located in the heart of the Wilmore Local Historic District, with the sanctuary and fellowship hall located in a triangle of West Park Avenue, South Mint Street and Spruce Street. Wilmore Drive is on the back side of the campus. A long process was completed in 2010 to reconfigure the campus and relocate houses. The Commission approved the project on March 9, 2011 and the COA was issued August 22, 2011 (COA# 2010-080A).

Proposal

The proposal is in two parts:

1. Reaffirmation of previously reviewed and approved plans for site improvements, lighting, sidewalks, tree preservation/planting, and architectural elevations for the new sanctuary (COA# 2010-080A).
2. Review of new plans for changes to existing door and window openings and the relocation of access stairs on the McKissick Building. On the rear elevation a doorway will be changed to a window and infilled with brick. The new stairs will be screened from the street with a block foundation and brick wall to match existing and a wire mesh screen.

Design Guidelines – Secretary of the Interiors Standards for Historic Rehabilitation, page 2.5

1. A property shall be used for its historical purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new one shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Guidelines – Windows, page 4.12-4.14

1. Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. Ensure that all hardware is in good operating condition.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can, in fact, be repaired rather than replaced. Ensure that caulk and glazing putty are in good condition and that water drains off the sills.
3. Replace only those features of the window that are beyond repair.
4. Uncover and repair covered-up windows and reinstall windows with their original dimensions where they have been blocked in.
14. Match window replacements to the height and width of the original openings.
20. Use translucent or low-e glass.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Staff Recommendation:

1. Re-affirm COA# 2010-080A, which includes site improvements, lighting, sidewalks, tree preservation/planting, architectural elevations for new sanctuary.

Staff Analysis:

Staff has the following concerns with the proposal:

1. New door material/design not noted.
2. Minor revisions may be reviewed by staff.





CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2010-80 A **DATE:** August 22, 2011

ADDRESS OF PROPERTY: 501 West Park Avenue

HISTORIC DISTRICT: Wilmore **TAX PARCEL NUMBER:** 11908107

OWNER(S): Greater Galilee Baptist Church

DETAILS OF APPROVED PROJECT: Site Improvements – Greater Galilee Baptist Church
As shown on the Attached Plans, and as Approved by City Council in
Rezoning Petition 2010-064

These improvements include:

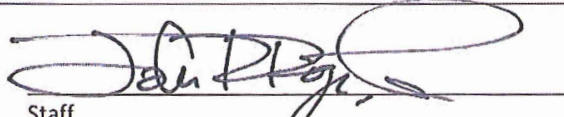
- The proposed footprint of the planned new sanctuary
- The parking lots, driveways and associated work as shown
- The demolition of the existing house on the main church parcel facing West Park Avenue
- Site lighting as shown
- The installation of the screening wall as shown
- Sidewalk installation as shown
- Tree preservation/planting as shown

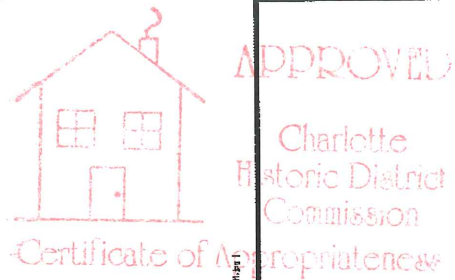
NOTE: A separate approval of the final architectural elevations for the new sanctuary will be issued at a future date.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

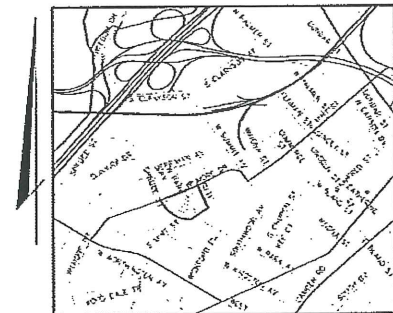

Chairman


Staff

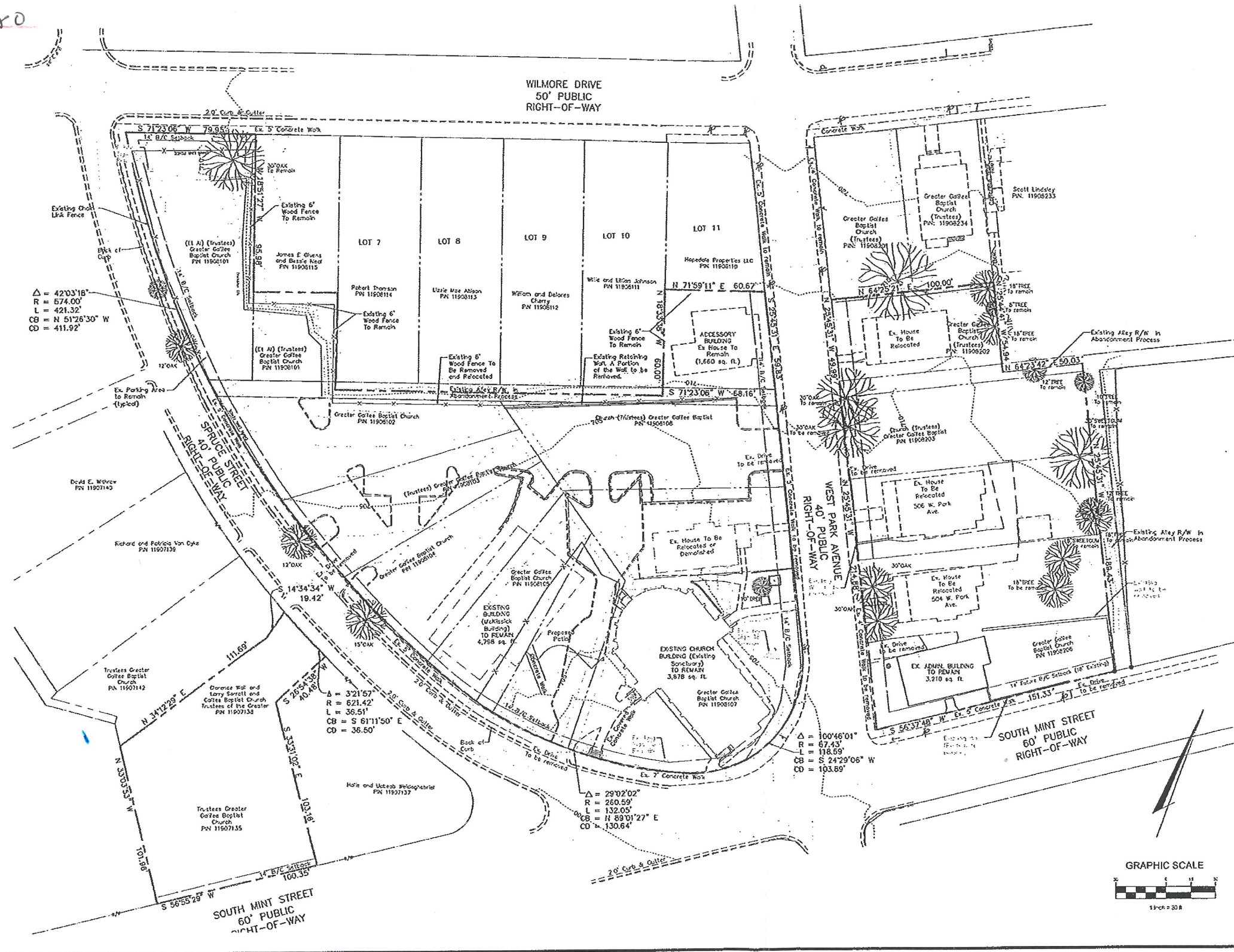


2010-080

Greater Galilee Baptist Church 501 West Park Avenue Existing Conditions Rezoning Petition



Location Map
Not To Scale



Development Data	R-5
Existing Zoning:	MUD0-0
Proposed Zoning:	Mixed Use Development District-Optional
Use:	Institutional
Tax Parcel Nos.:	119-081-01, 119-081-02, 119-081-03, 119-081-04, 119-081-05, 119-081-06, 119-081-07, 119-081-08, 119-081-09, 119-071-35, 119-082-02, 119-082-03, 119-082-04, 119-082-05, 119-082-06, 119-071-38
Site Area:	2.86± Acres Total (1.72± West of Park Avenue, 0.83± East of Park Avenue, 0.31± West of Spruce Street)
Floor Area Ratio:	124,582 SF/29,732 SF = 0.235%
Site Building Area	
(Existing Buildings to Remain)	1,660 sq. ft.
House on PN 11908109	3,210 sq. ft.
Existing Administration Building	4,798 sq. ft.
Original Church Building	3,878 sq. ft.
Existing Sanctuary Building	13,516 ± sq. ft.
Total of Existing Buildings	16,186 ± sq. ft.
Proposed Building Addition	16,186 ± sq. ft.
Total at Proposed Build Out	29,732 ± sq. ft.
Building Data	
Maximum Building Height:	40 feet
Sanctuary Capacity:	750 seats
Parking	
Required Parking Spaces:	1 space per 600 gross sq. ft. 29,732 / 600 = 50 spaces
Provided Parking Spaces:	101 spaces (includes 5 Accessible Spaces)

REVISIONS

GREATER GALILEE BAPTIST CHURCH
501 W. Park Avenue
Charlotte, N.C. 28208
REZONING PETITION NUMBER:

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
EXISTING SITE CONDITIONS
FOR
GREATER GALILEE BAPTIST CHURCH
501 W. PARK AVENUE



DATE
July 26, 2010
SCALE
1" = 30'
JOB NO.
2009-0717
SHEET
1/2

201-050



Development Data

Existing Zoning:	R-5
Proposed Zoning:	MUDD-O
Use:	Wired Use Development
Tax Parcel Nos.:	119-081-01, 119-081-02, 119-081-03, 119-081-04, 119-081-05, 119-081-06, 119-081-07, 119-081-08, 119-081-09, 119-071-35, 119-082-02, 119-082-03, 119-082-04, 119-082-05, 119-082-06, 119-071-38
Site Area:	2.86± Acres Total (1.72± West of Park Avenue, 0.83± East of Park Avenue, 0.31± West of Spruce Street)
Floor Area Ratio:	124,582 SF/29,732 SF = 0.238%
Site Building Area (Existing Buildings to Remain)	House on PN 11908109: 1,660 sq. ft. Existing Administration Building: 3,210 sq. ft. Original Church Building: 4,738 sq. ft. Existing Sanctuary Building: 3,878 sq. ft. Total of Existing Buildings: 13,546 ± sq. ft.
Proposed Building Addition:	16,186 ± sq. ft.
Total of Proposed Bldg. Out:	29,732 ± sq. ft.
Building Data	
Maximum Building Height:	40 feet
Sanctuary Capacity:	750 seats
Parking	
Required Parking Spaces:	1 space per 600 gross sq. ft. 29,732 / 600 = 50 spaces
Provided Parking Spaces:	101 spaces (includes 5 Accessible Spaces)

- Optional Requests from MUDD Development Standards**
- The Petitioner is requesting the following options from the MUDD minimum standards for development as part of this MUDD-O application:
1. Allow existing sidewalks less than six feet (6') in width and without an eight foot (8') tree lawn to remain in place, except those abutting the proposed parking area and proposed building on the east and west side of West Park Avenue. Any new sidewalks along that area shall be constructed six feet (6') wide with an eight foot (8') tree lawn. The exact route shall be subject to existing trees.
 2. The existing parking spaces along the east side of Spruce Street are requested to remain as shown on the plan. The existing spaces encroach into the 14' back of curb setback.
 3. Building walls for the existing buildings along Spruce Street to be exempt from the Street Wall requirements for percentage of windows and doors. Due to the use of the building being a church, all buildings (existing and proposed) to be exempt from clear window requirements as many, if not all, of the windows will be stained/decorative glass.
 4. The existing signs on the site are to be exempt from the MUDD signage requirements. All existing signage on the site is to remain in its current location and current size. The existing signs are located at the corner of Wilmore Drive and Spruce Street, the corner of Spruce Street and S. Mint Street, and the corner of W. Park Avenue and S. Mint Street.
 5. Parking between existing streets and the existing buildings/proposed addition are requested to be allowed as an exception to Section 9.8507 (2), which does not allow parking between the permitted use and the required setback.

Tree Note
Existing trees are to be saved if possible. Removal of some trees may be necessary for relocation of the existing houses. Every effort will be made to save trees 12" and larger on the site.

Existing Alleys
The existing alleys located within and adjoining the parcels are in the process of abandonment. Existing alleys in the process of abandonment are labeled in the site plan.

Fencing
Church may utilize gates on parking areas for security. Gate materials will match screening fence material.

Site Lighting
Parking lot light fixtures shall be full cutoff style to minimize light pollution.

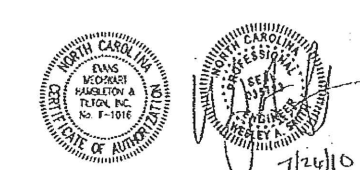
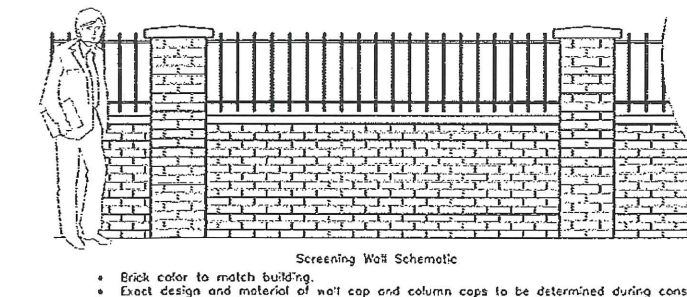
Parking and Drive Configurations
The exact alignments of driveways and number of parking spaces are subject to final design and engineering plans. Accordingly, modifications or alterations of these alignments may take place during design development and construction phases. Reason for modification may include, but not be limited to, utility design, storm water control, tree save, building changes, etc.

Building Configuration
The exact building addition configuration and layout are subject to change upon final design in accordance with Section 6.207. Layout shown is approximate and subject to change.

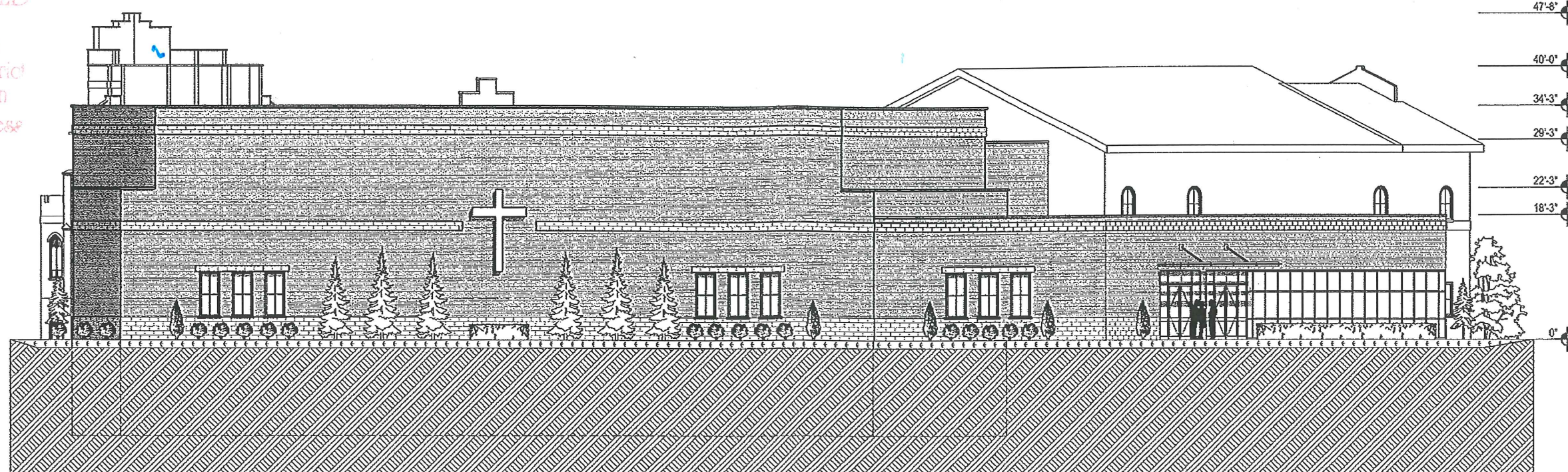
Tree Notes
Existing trees are to be saved if possible. Removal of some trees may be necessary for relocation of the existing houses. Every effort will be made to save trees 12" and larger on the site.

Tree save areas (final areas to be determined during engineering) shall be maximized to provide undisturbed areas around existing trees and sufficient areas for future growth.

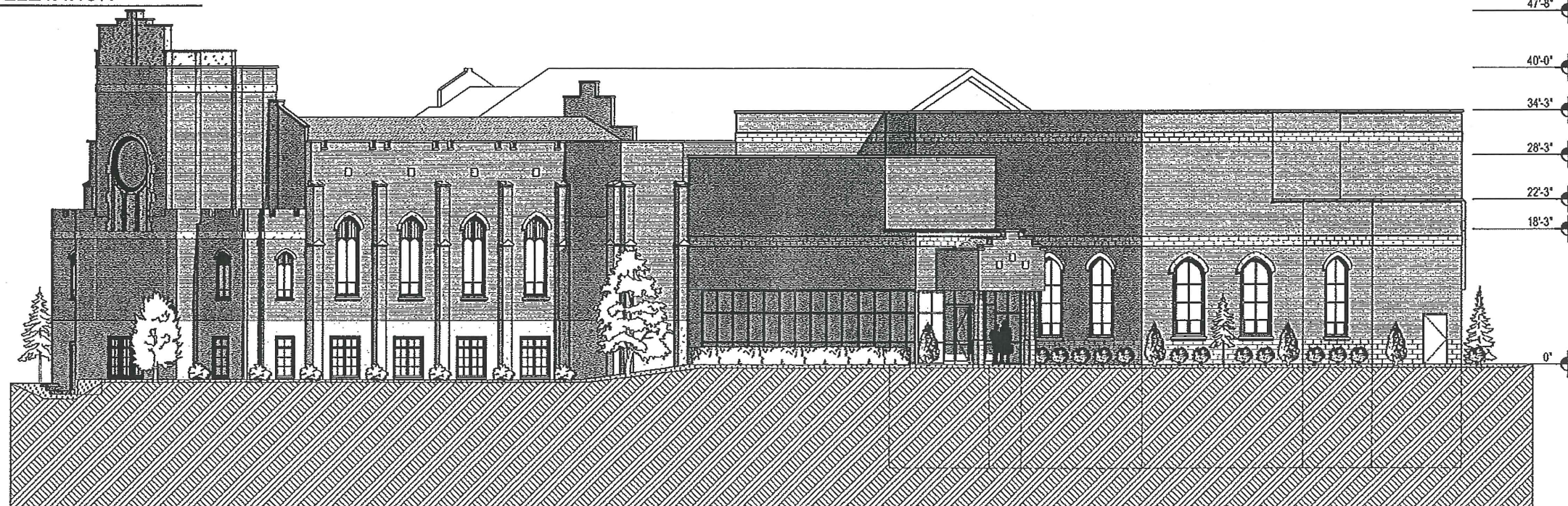
Screening
Screening shall be provided by a brick and wrought iron fence where shown to provide a uniform campus appeal and to conform to neighborhood suggestion. A 6 foot wooden fence will be provided where existing wooden fence is already located or to connect to existing wooden fence.



GREATER GALILEE BAPTIST CHURCH 501 W. Park Avenue Charlotte, N.C. 28208 REZONING PETITION NUMBER:	
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA PROPOSED SITE EXHIBIT GREATER GALILEE BAPTIST CHURCH 501 W. PARK AVENUE	DATE July 26, 2010 SCALE 1" = 30' JOB NO. 1009-0717 SHEET 2/2



NORTH ELEVATION



EAST ELEVATION

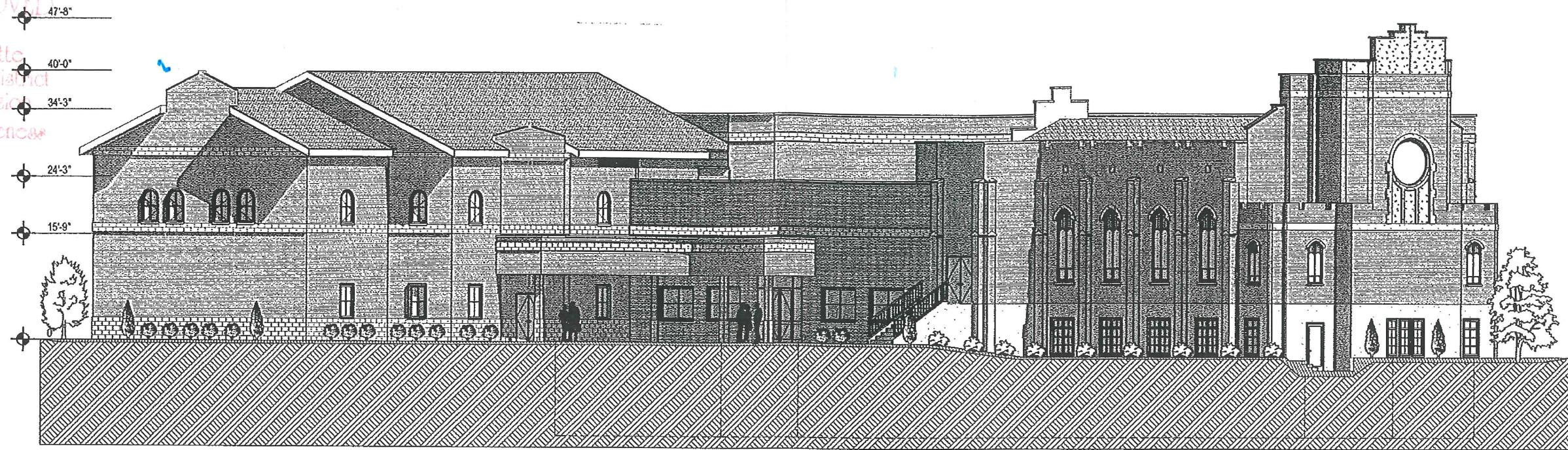


www.bgwservices.com

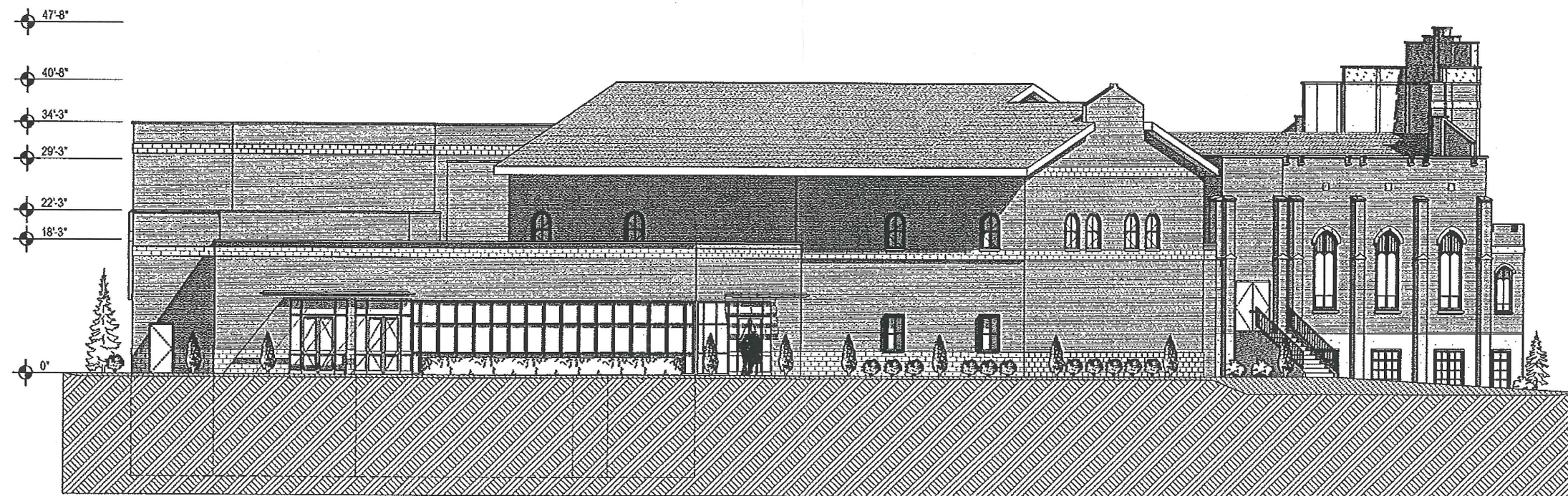
Greater Galilee
Charlotte, North Carolina

Exterior Elevations

7/23/10



SOUTH ELEVATION



WEST ELEVATION



www.bgwservices.com

Greater Galilee
 Charlotte, North Carolina

Exterior Elevations

7/23/10

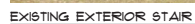
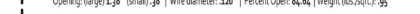


EXISTING EXTERIOR STAIR



Spruce Street elevation + location of proposed stair

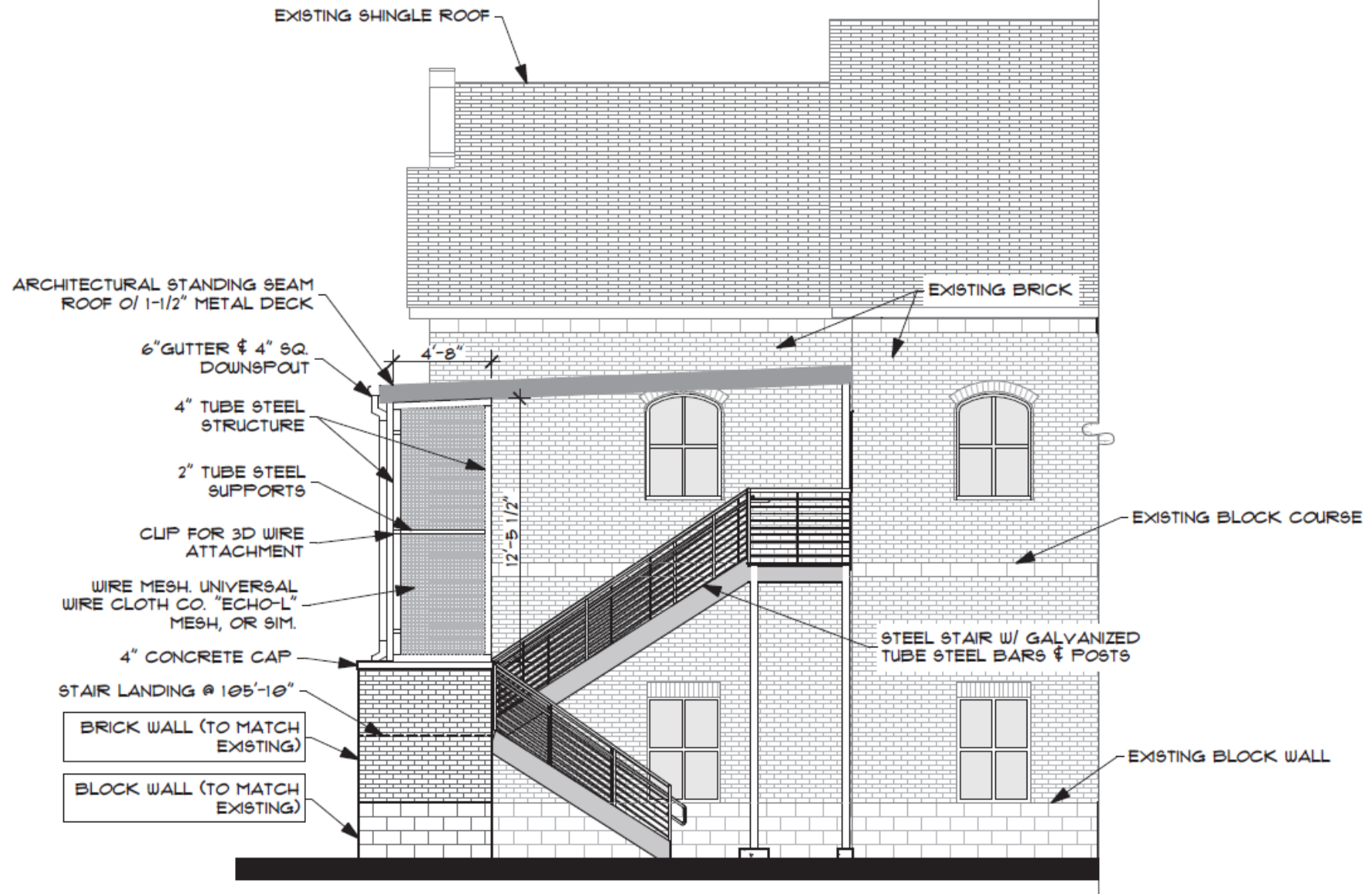




SHEET NUMBER:

G105

DO NOT SCALE DRAWING



MCKISSICK BUILDING SOUTH ELEVATION

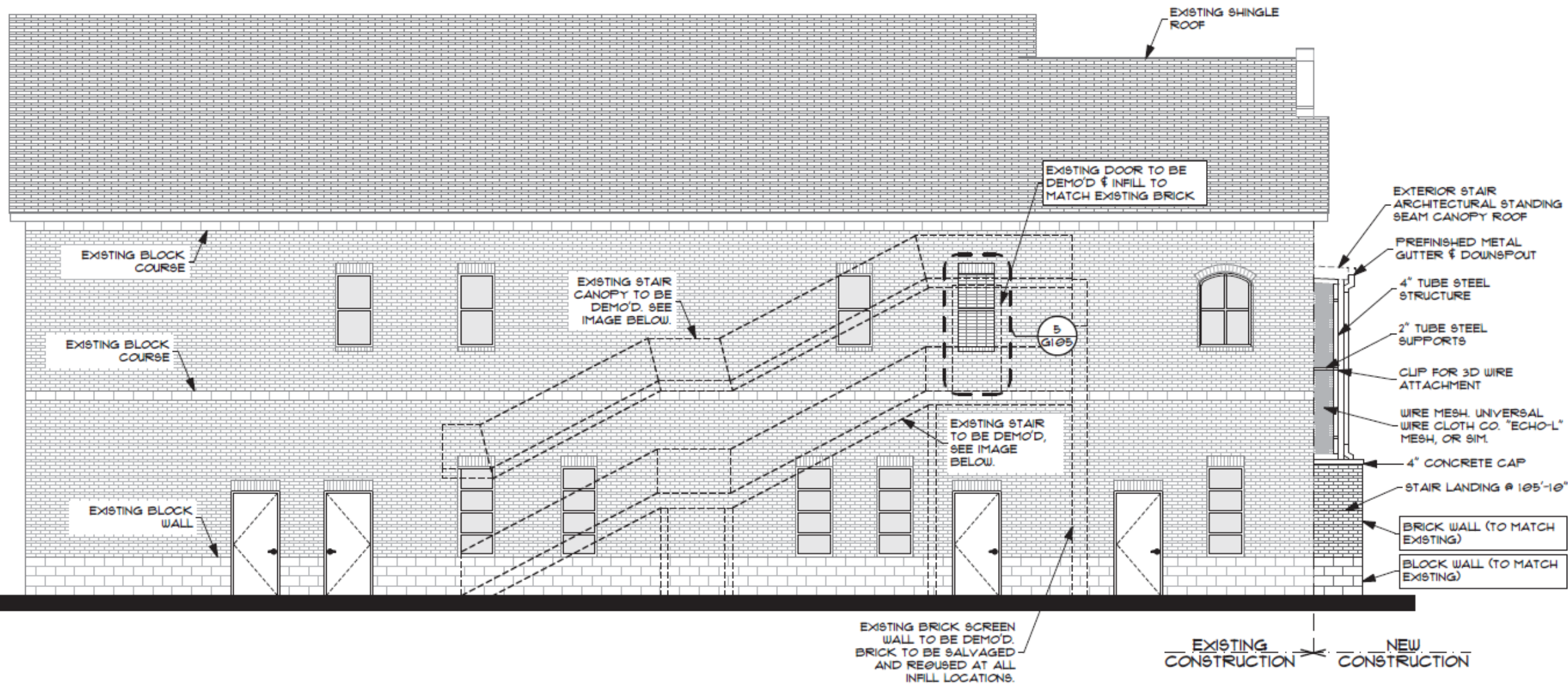
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2

MCKISSICK BUILDING WEST ELEVATION

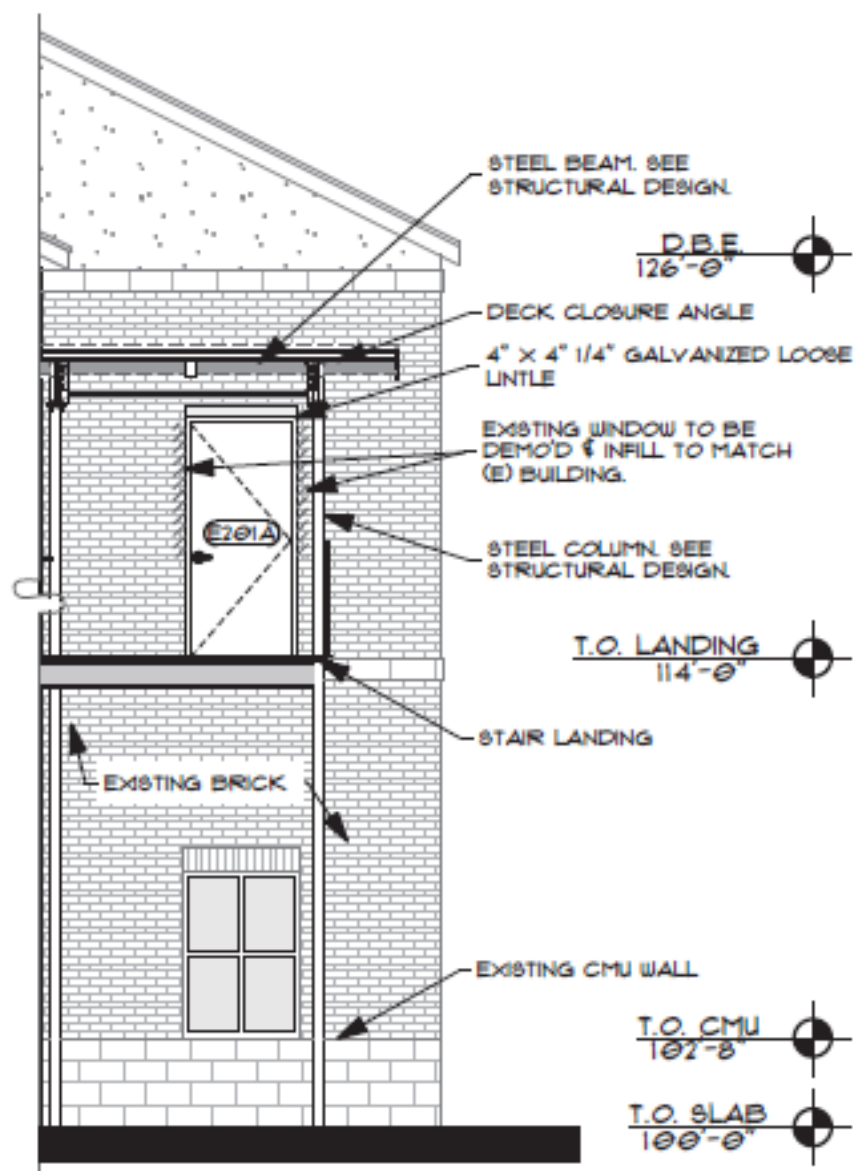
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3

MCKISSICK BUILDING NORTH ELEVATION

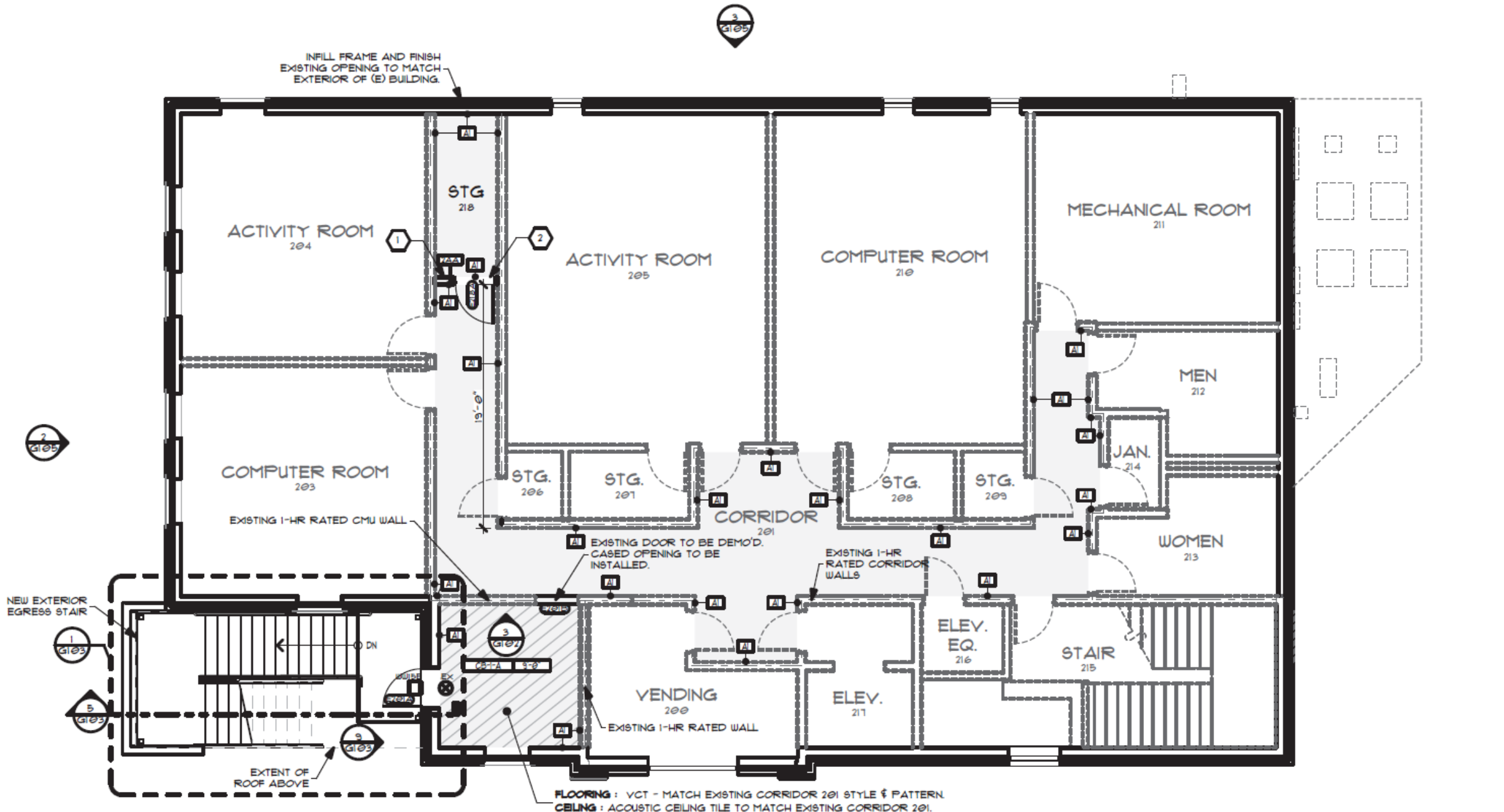
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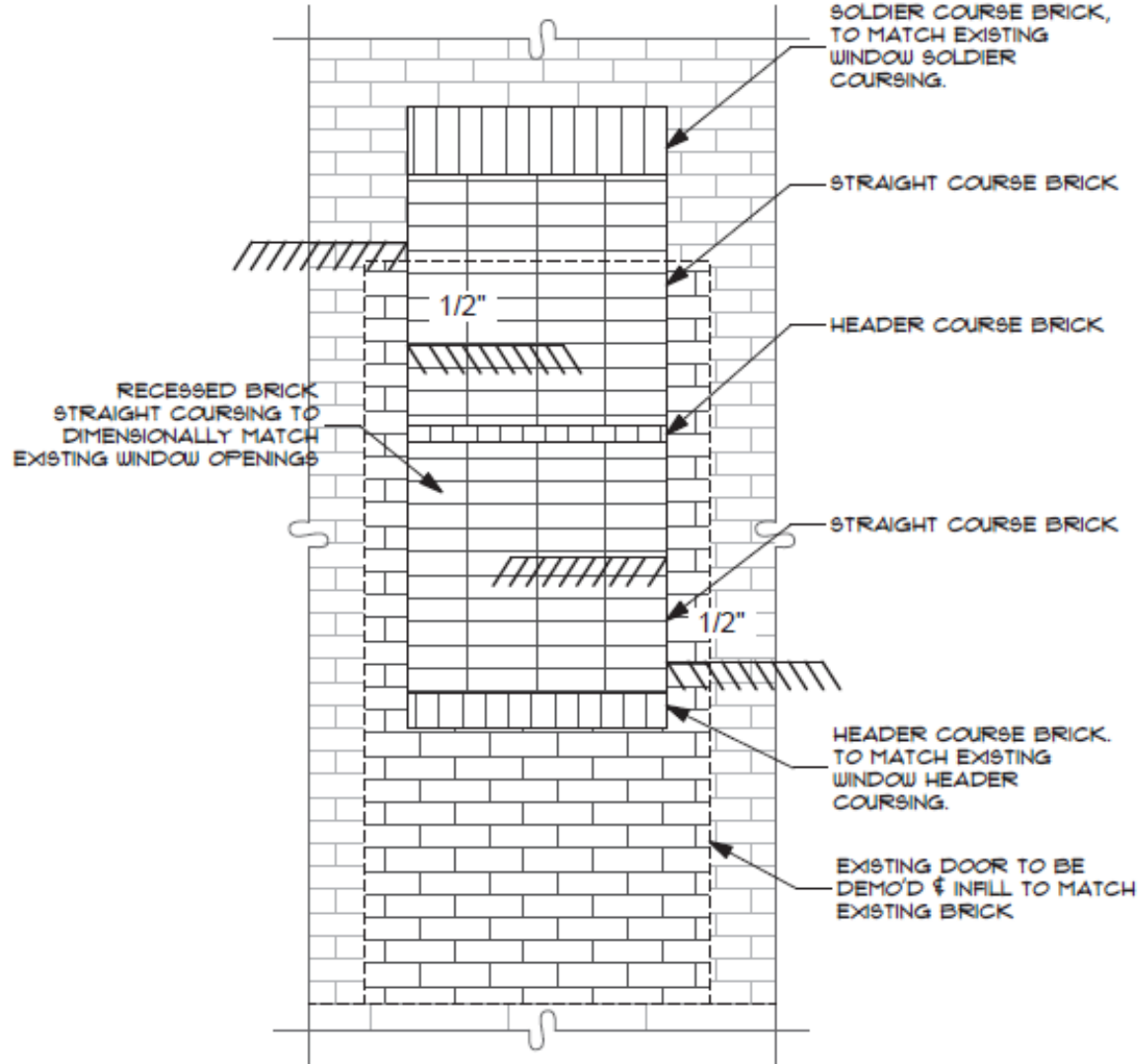


4

EXISTING BUILDING HIDDEN ELEVATION

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



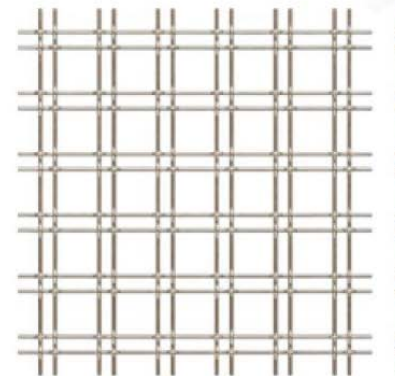


5

BRICK DETAIL

SCALE: 1/2" = 1'-0"

UNIVERSAL WIRE CLOTH CO. "ECHO-L" MESH



Echo - l

Opening: (large) 1.38" (small) .38" | Wire diameter: .120" | Percent Open: 84.64 | Weight (lbs./sqft.): .95