



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2015-050

DATE: 30 September 2015

ADDRESS OF PROPERTY: 313 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101207

OWNER(S): Thomasina J. Massey

APPLICANT: Tim Smith

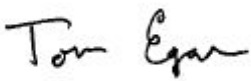
DETAILS OF APPROVED PROJECT: The project is a rear addition, changes to a window on the left side and a replacement in the front gable. With the exception of the new patio, changes to the rear will be within the building's existing footprint, see exhibit labeled 'Site Plan – September 2015'. The project includes the removal of a shed roof and the extension of rear gable; see exhibit labeled 'Existing Rear Elevation – September 2015'. All trim, brackets, corner boards and other details will match existing in material, design and dimension. Exterior material of the addition will be wood lap siding with a 5" reveal to match existing. The addition includes two double-hung wood windows, with be Simulated True Divided Light (STD L) muntins in a 3/1 pattern, a set of double French doors, and a double-casement window. The wood window and door trim will match existing. The project also the addition of a 14' x 16' covered patio to the rear, see exhibit labeled 'Proposed Rear Elevation – September 2015' and 'Floorplan Exhibit – September 2015'. The patio will have a rear facing gable roof that will match the slope of the rear facing gable on the main house. Wood lap siding to match existing will be in the pediment of the patio gable roof. Rear patio material will be brick pavers. The porch will be supported by 12" x 12" wood tapered columns on 16" x 16" brick piers, see column detail drawing in attached 'Proposed Rear Elevation – September 2015' exhibit. Other improvements include moving an existing window on the left side approximately one foot, and new wood lap siding will be toothed in to match existing, see photograph exhibit labeled 'Left Elevation – September 2015.' A window that previously existed in the front gable will be restored with trim to match existing, see photograph exhibit labeled 'Front Dormer – September 2015.' If used in the dormer window, muntins will be STD L in a pattern to match existing.

Continued on next page


1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval
 - c. Properly Documented Restoration Projects Consisting of Removal of Added Features (page 39)'
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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



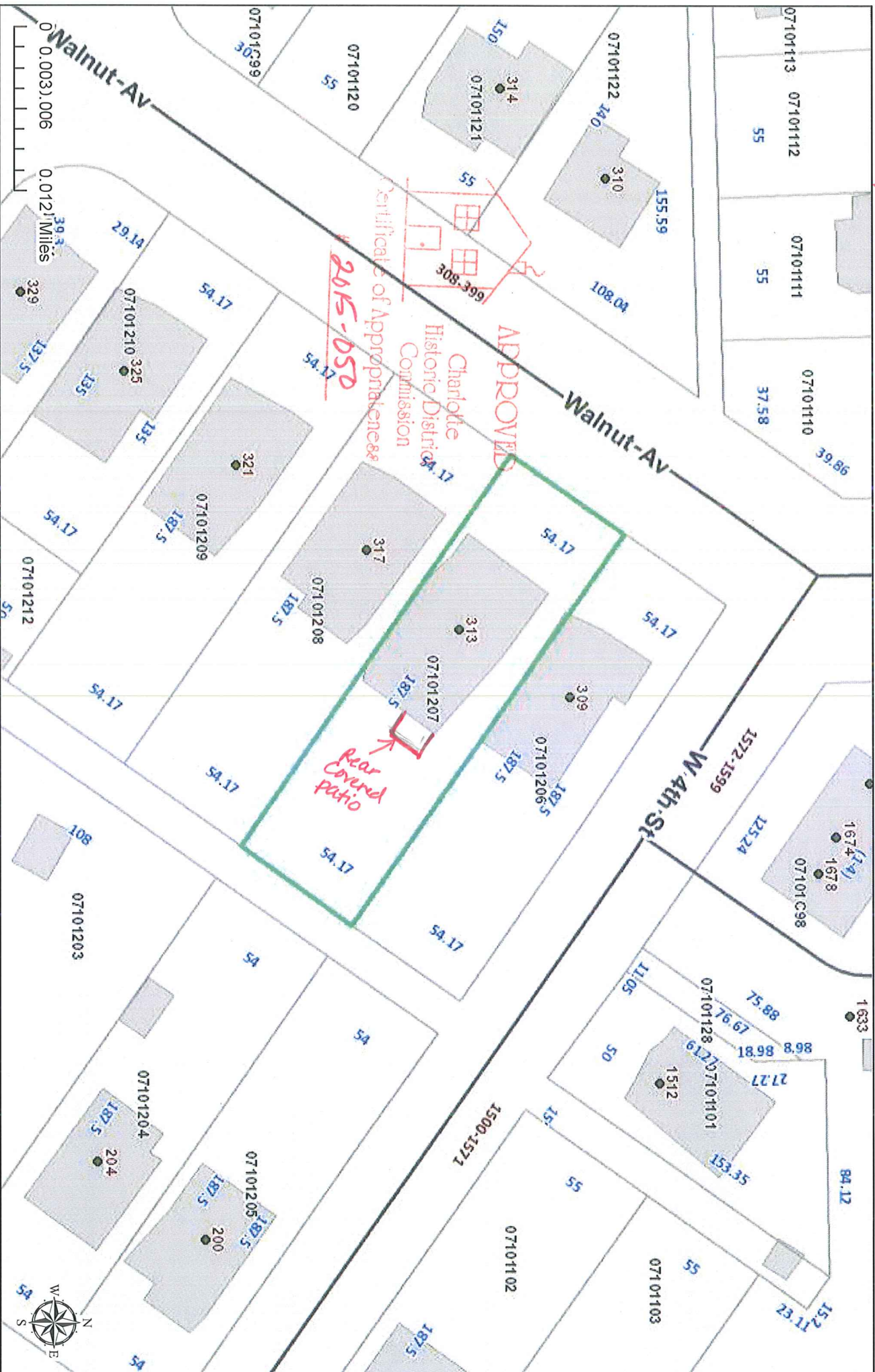
Staff

Polaris 3G Map – Mecklenburg County, North Carolina

313 Walnut Ave.

Site Plan - September 2015

Date Printed: 3/30/2015 9:49:19 PM

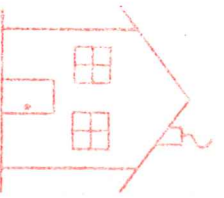
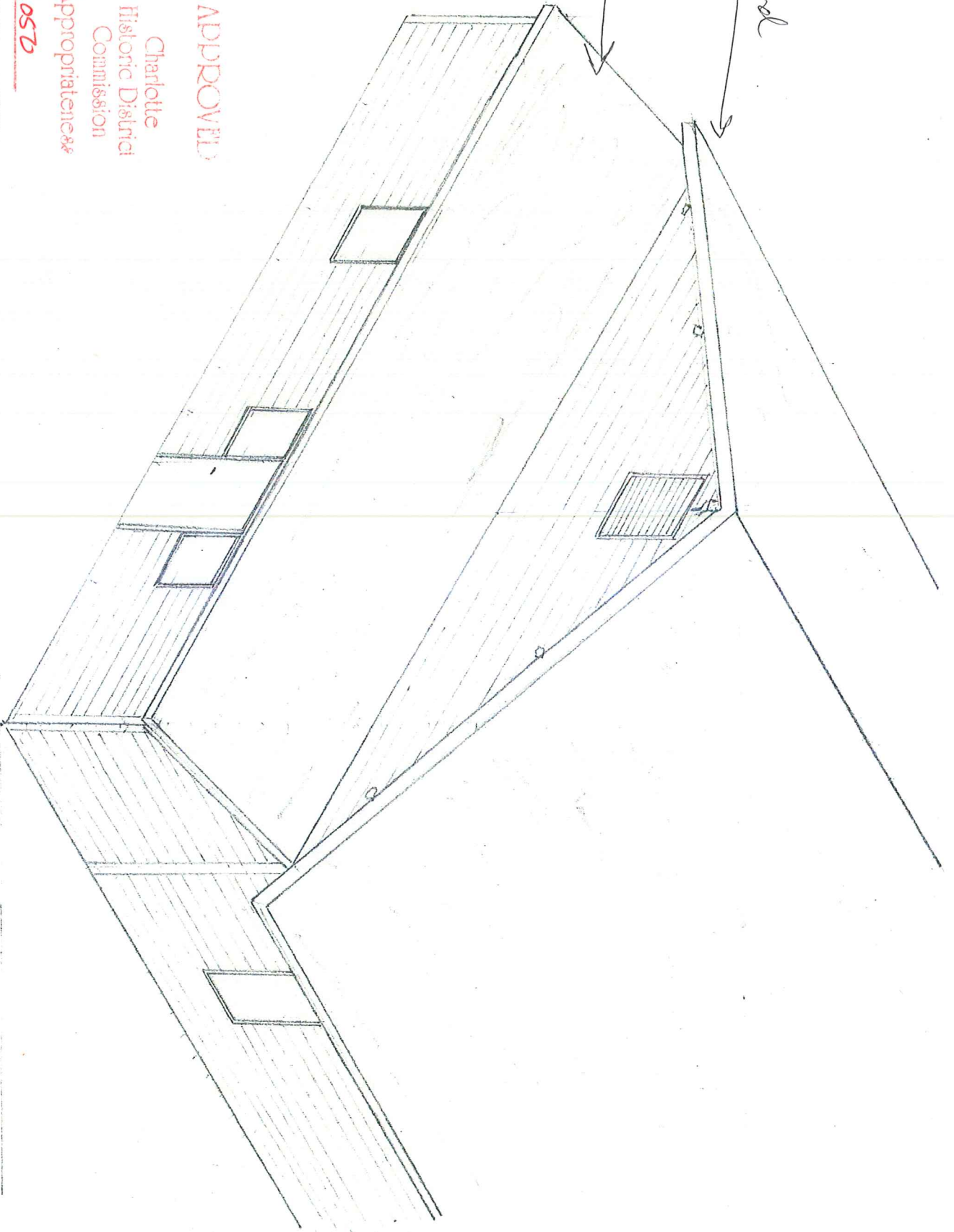


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Existing

Extend

Remove



APPROVED

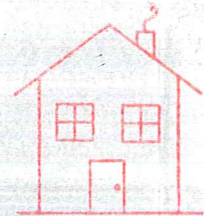
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2015-0570

Existing Rear Elevation - September 2015

Floorplan Exhibit - September 2015



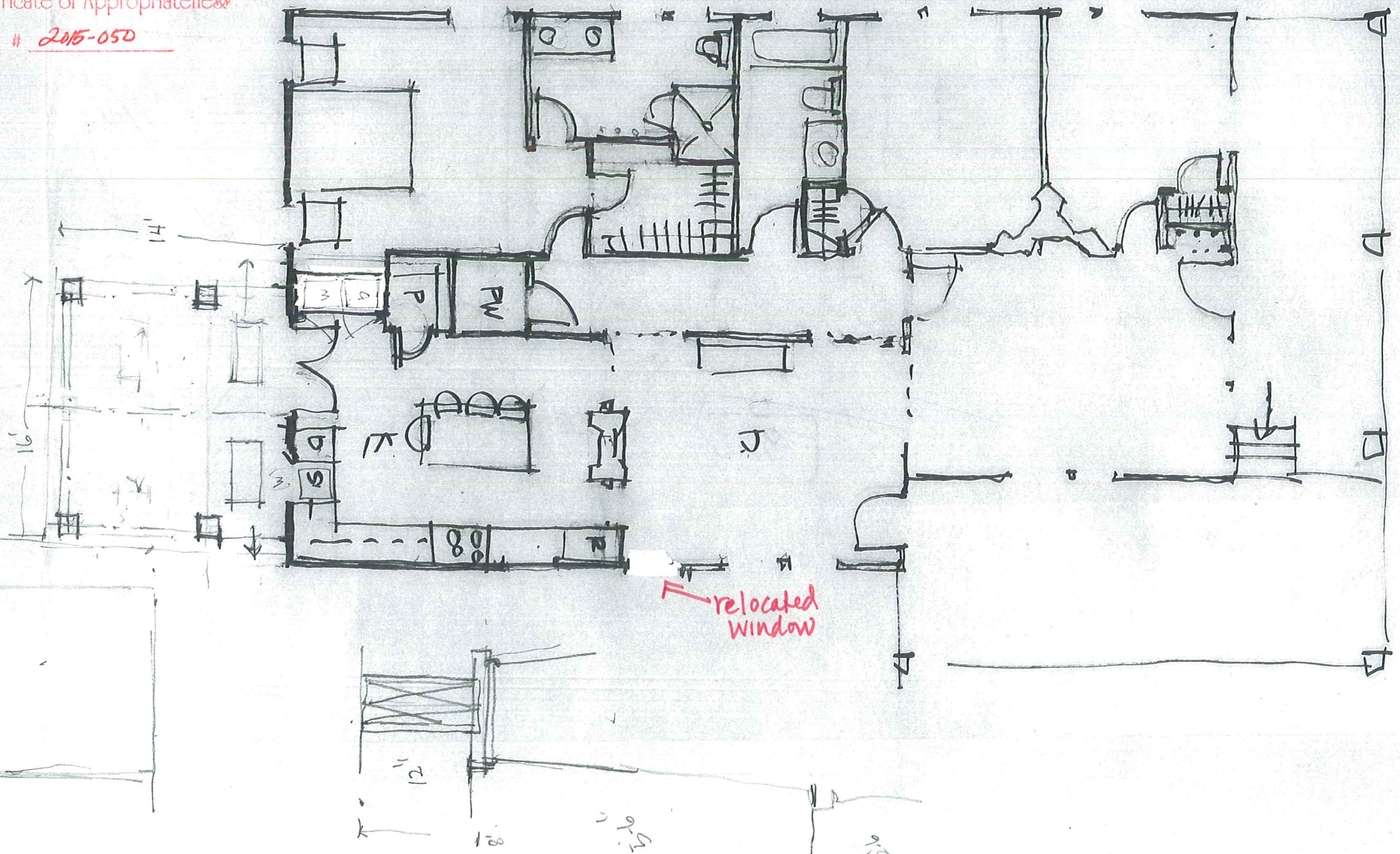
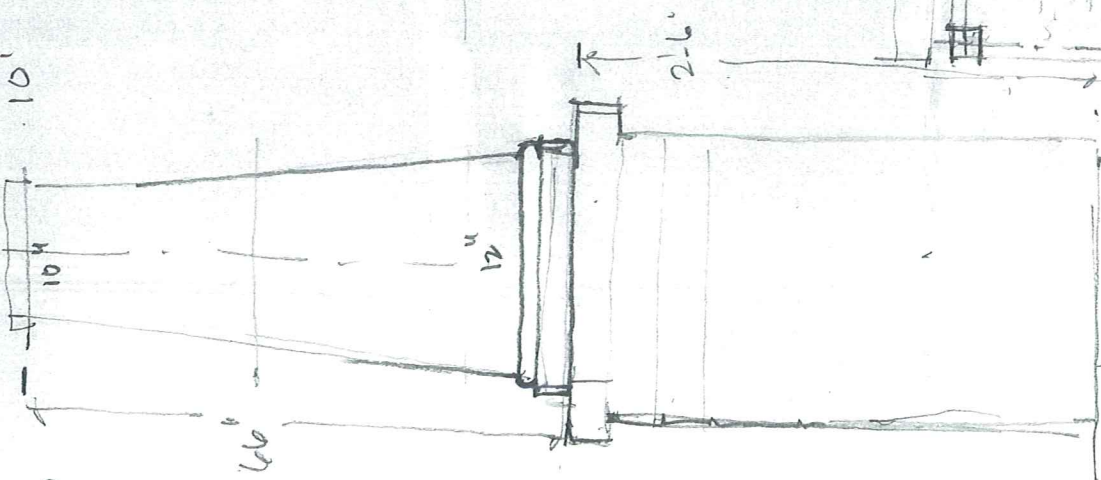
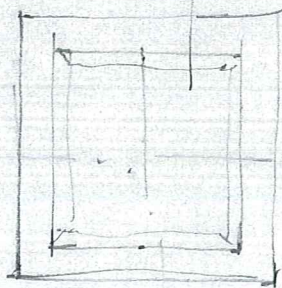
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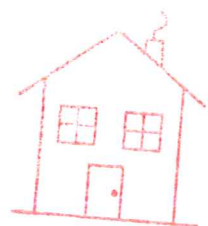
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2015-050

16 1/16 PER
12 X 12 TAPERED WOOD
COLUMN



Proposed Rear Elevation - September 2015



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2015-050

Wood windows +
doors

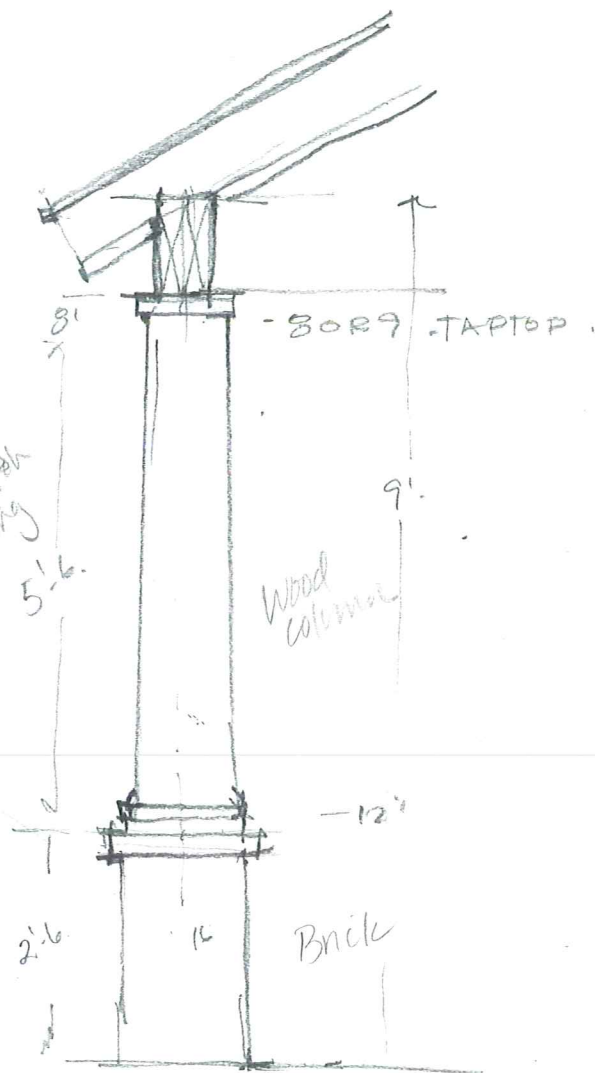
SIDE mentions
to match
existing

Window trim, flat casing
to match existing

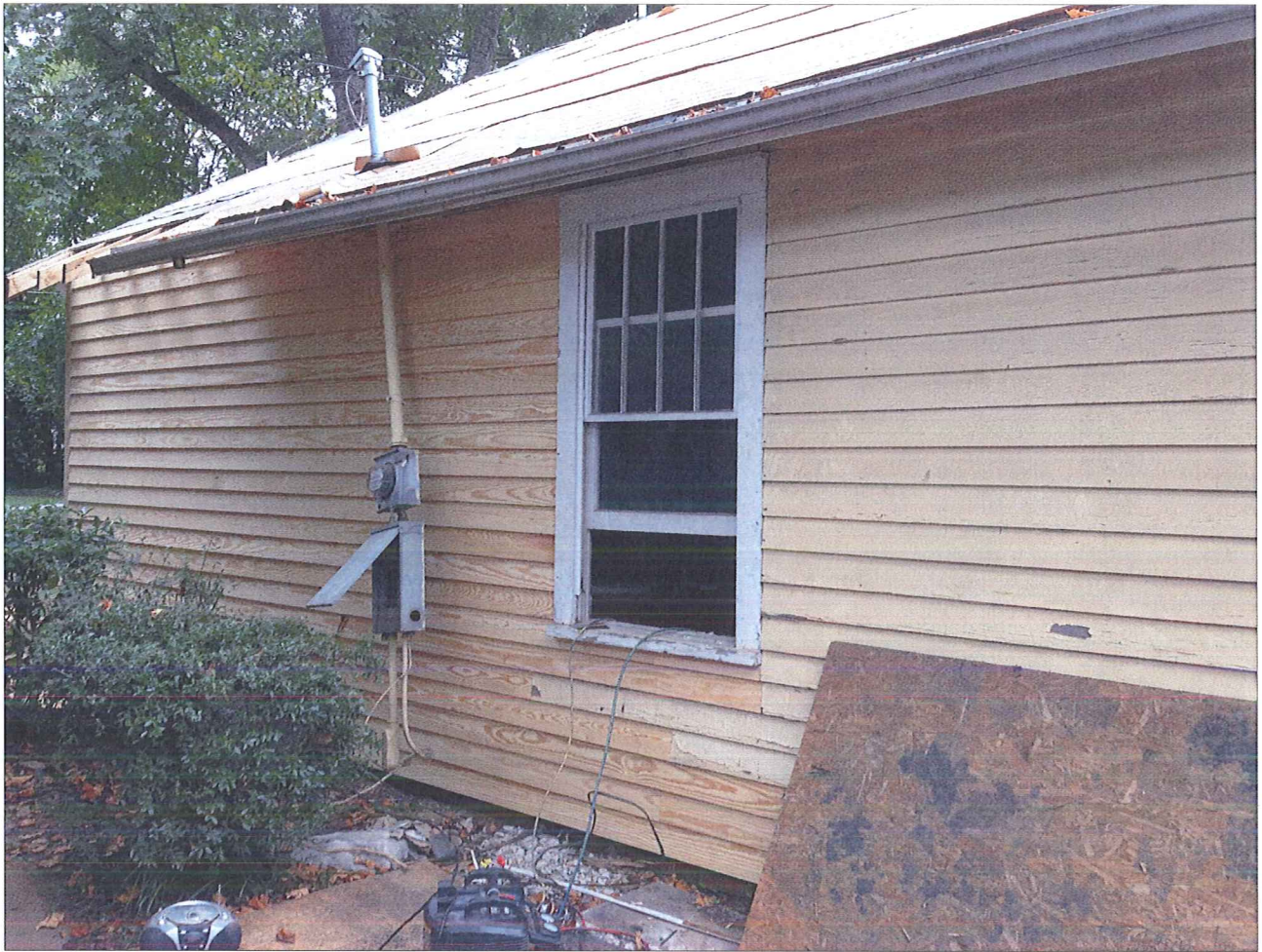
Brick paver patio

Wood brackets

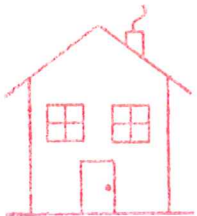
5" x 6" wood
siding
to match
existing



MASSEY - 313 WALNUT AVE
 $\frac{1}{8}$ " OR $\frac{1}{2}$ " SCALE - 9.22.15.



Left Elevation - September 2015



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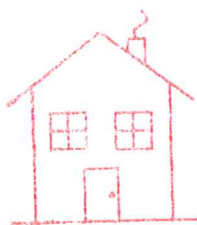
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2015-050



Front Dormer - September 2015



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2015-050