



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2016-155

DATE: 29 June 2016

ADDRESS OF PROPERTY: 512-514 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102148

OWNER(S): Sokoni Scott

APPLICANT: Michelle Sutton

DETAILS OF APPROVED PROJECT: The project is a rear addition, changes to windows, and replacing an existing covered entry on the right elevation. The new rear addition includes a screened in porch and wood deck with an open patio space on the ground level. The addition will tie into the existing roof below the ridge. Exterior material of the addition will be lap wood siding with mitered corners. Rear patio material will be concrete slab. New window and door openings to match existing will be added on the right and rear basement level elevations. The project also includes sash-kit window replacement in all existing openings. All new windows will be Stimulated True Divided Light (STDL) with exterior muntins in a 6/6 pattern. Other improvements include a replacement wood paneled front door, restoration of a missing square brick column on the front elevation, and brick repairs and repointing where required. The project also includes removing a door on the left elevation with brick infill to match existing. See attached project plans.

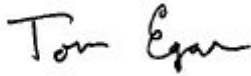
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.

2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

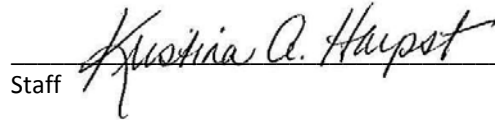
Continued on next page

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

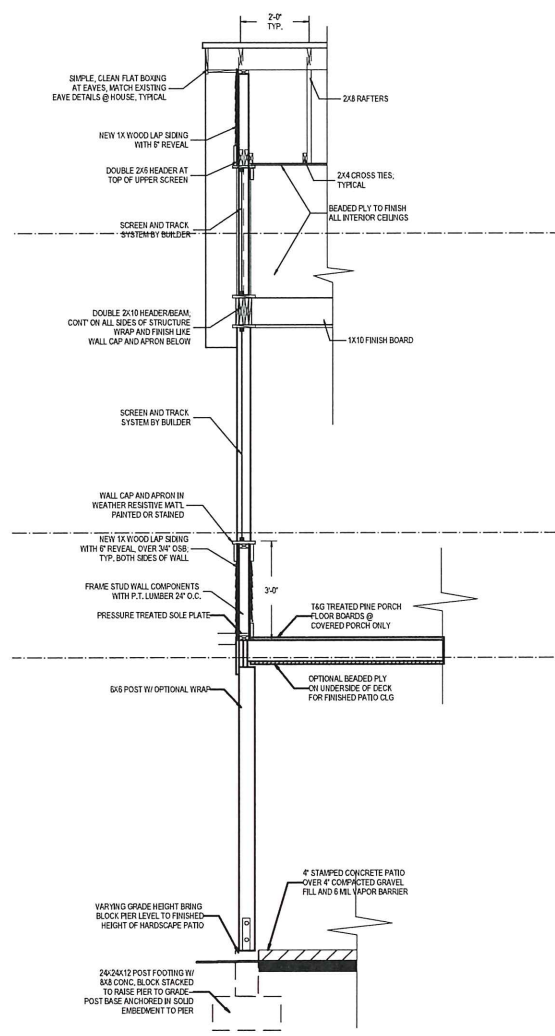


Chairman

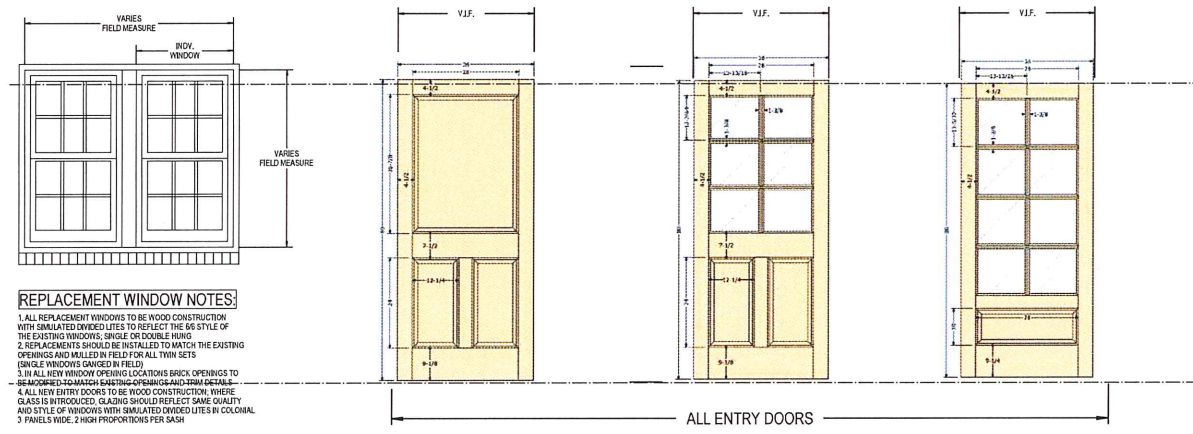


Staff

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-155



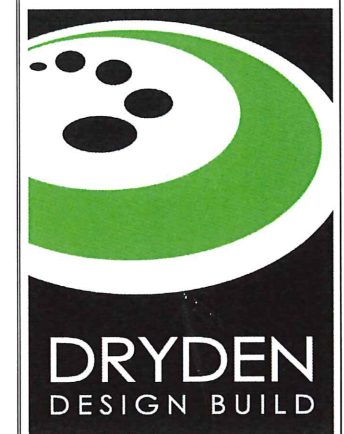
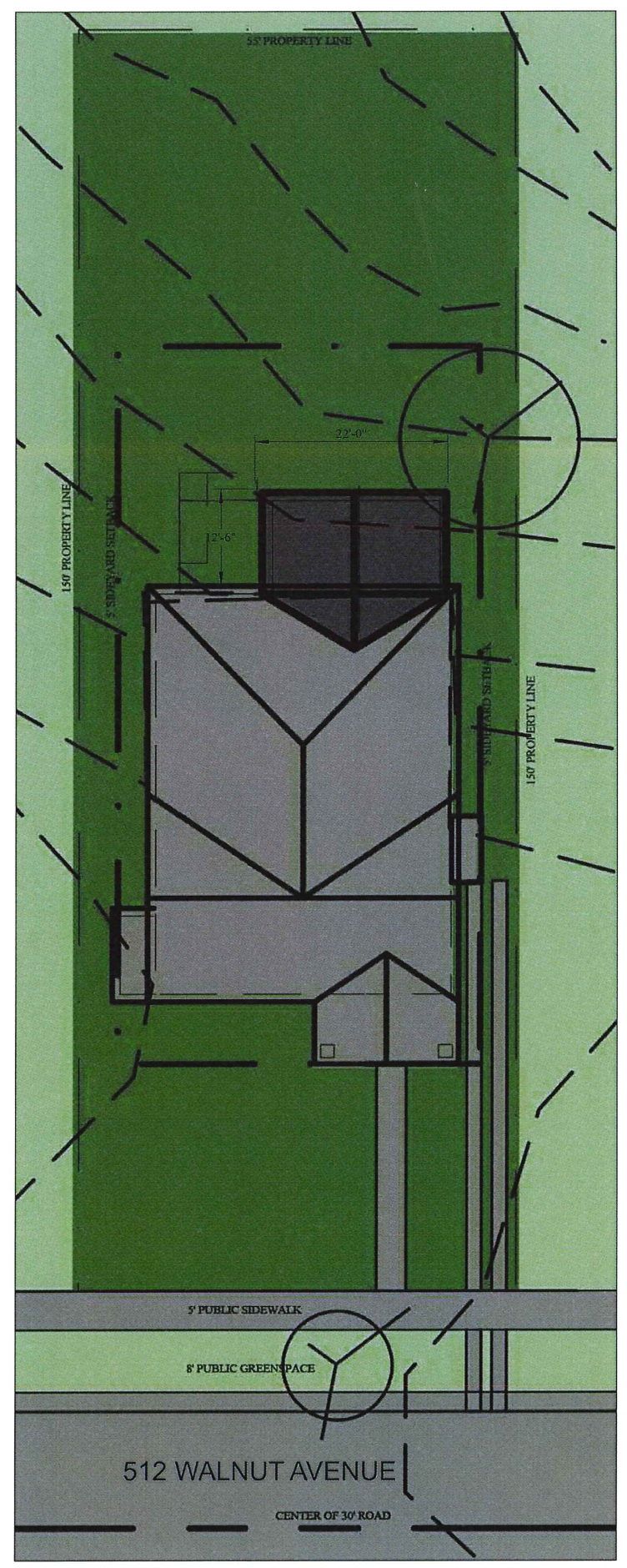
A SECTION AT ENDWALL @ PORCH
 1/2" = 1'-0"



REPLACEMENT WINDOW NOTES:
 1. ALL REPLACEMENT WINDOWS TO BE WOOD CONSTRUCTION WITH SIMULATED DIVIDED LITES TO REFLECT THE 18th STYLE OF THE EXISTING WINDOWS. SINGLE OR DOUBLE HUNG.
 2. REPLACEMENTS SHOULD BE INSTALLED TO MATCH THE EXISTING OPENINGS AND MULLED IN FIELD FOR ALL TRIM SETS (SINGLE WINDOWS GANGED IN FIELD).
 3. ALL NEW WINDOW OPENING LOCATIONS BRICK OPENINGS TO BE REWORKED TO MATCH EXISTING OPENINGS AND TRIM DETAILS.
 4. ALL NEW ENTRY DOORS TO BE WOOD CONSTRUCTION. WHERE GLASS IS INTRODUCED, GLASSING SHOULD REFLECT SAME QUALITY AND STYLE OF WINDOWS WITH SIMULATED DIVIDED LITES IN COLOR AND 3 PANELS WIDE, 2 HIGH PROPORTIONS PER SASH.

(R) REPLACEMENT WINDOW IN EXISTING OPENING CONDITION	D 1 LOC: FRONT ENTRY MFR: ROGUE VALLEY MODEL: 4092 SIZE: V.I.F. EXIST'G OPENING WOOD SPECIES: TBD SWING: LH INSWING FINISH: PAINT OR STAIN	D 2 LOC: SIDE ENTRY MFR: ROGUE VALLEY MODEL: 644 SIZE: V.I.F. EXIST'G OPEN'G WOOD SPECIES: TBD SWING: LH INSWING GLASS: SG CLEAR [SINGLE PANE GLASS] FINISH: PAINT OR STAIN	D 3 LOC: ALL BACK ENTRY MFR: ROGUE VALLEY MODEL: 510 SIZE: VARIES; V.I.F. EXIST'G WOOD SPECIES: TBD SWING: VARIES-SEE PLAN GLASS: SG CLEAR [SINGLE PANE GLASS] FINISH: PAINT OR STAIN
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B DOOR AND WINDOW GUIDELINES & SPECIFICATIONS
 N.T.S.



DRYDEN DESIGN BUILD, LLC
 2232 CHESTERFIELD AVE.
 CHARLOTTE, NC 28205
 (704) 726-3202
 www.drydendesignbuild.com

FINAL
 CONSTRUCTION
 DOCUMENT

OWNER:
 SIGNATURE PROPERTY
 SOLUTIONS -LLC
 3147 WINDSOR DR.
 CHARLOTTE NC, 28209

PROJECT SITE:
 512 WALNUT AVENUE
 CHARLOTTE NC 28204

REVISIONS:

DATE: JUNE 27, 2016

SCALE: N.T.S.

SITE PLAN
 DETAILS &
 SCHEDULE

A0.00

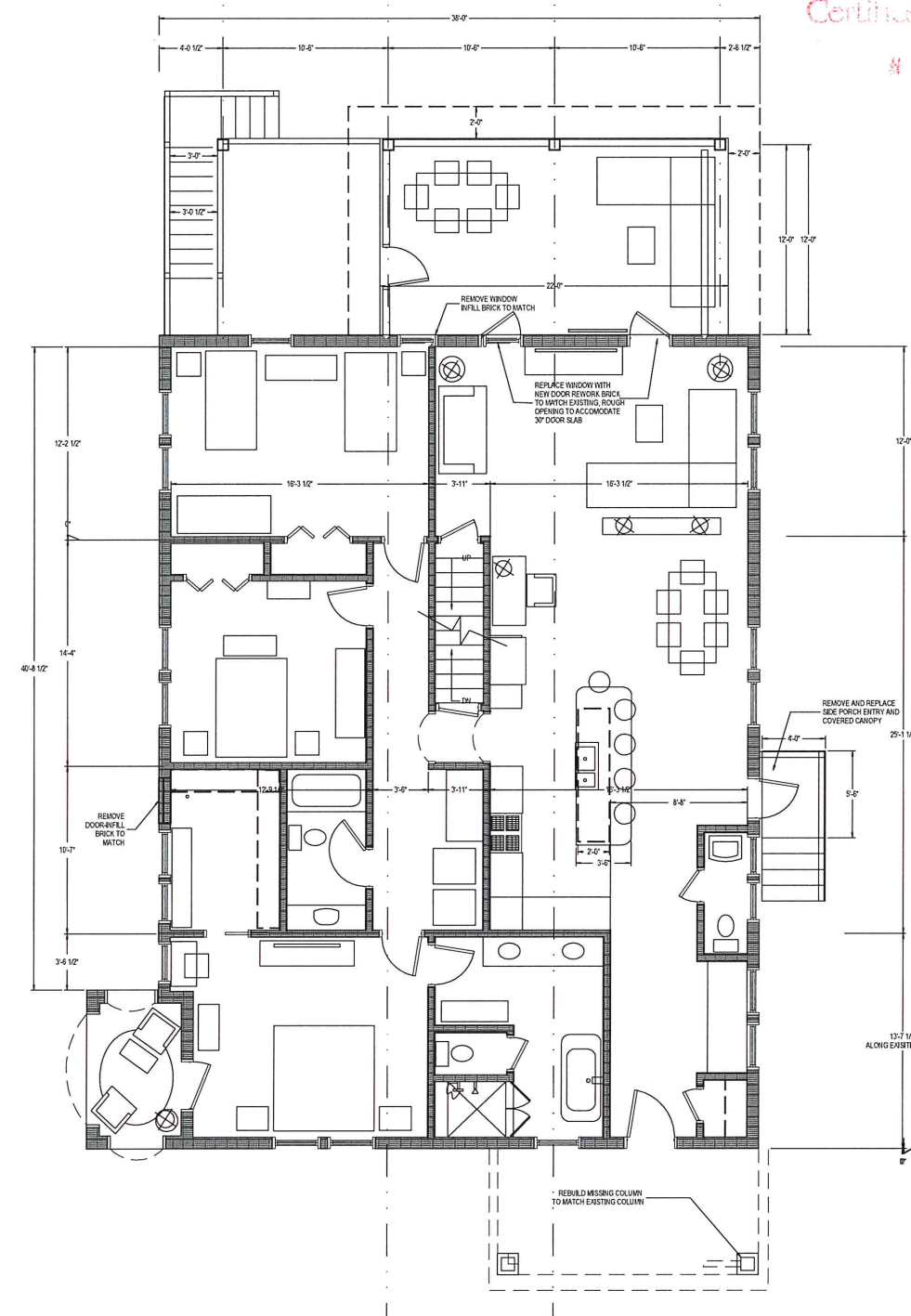


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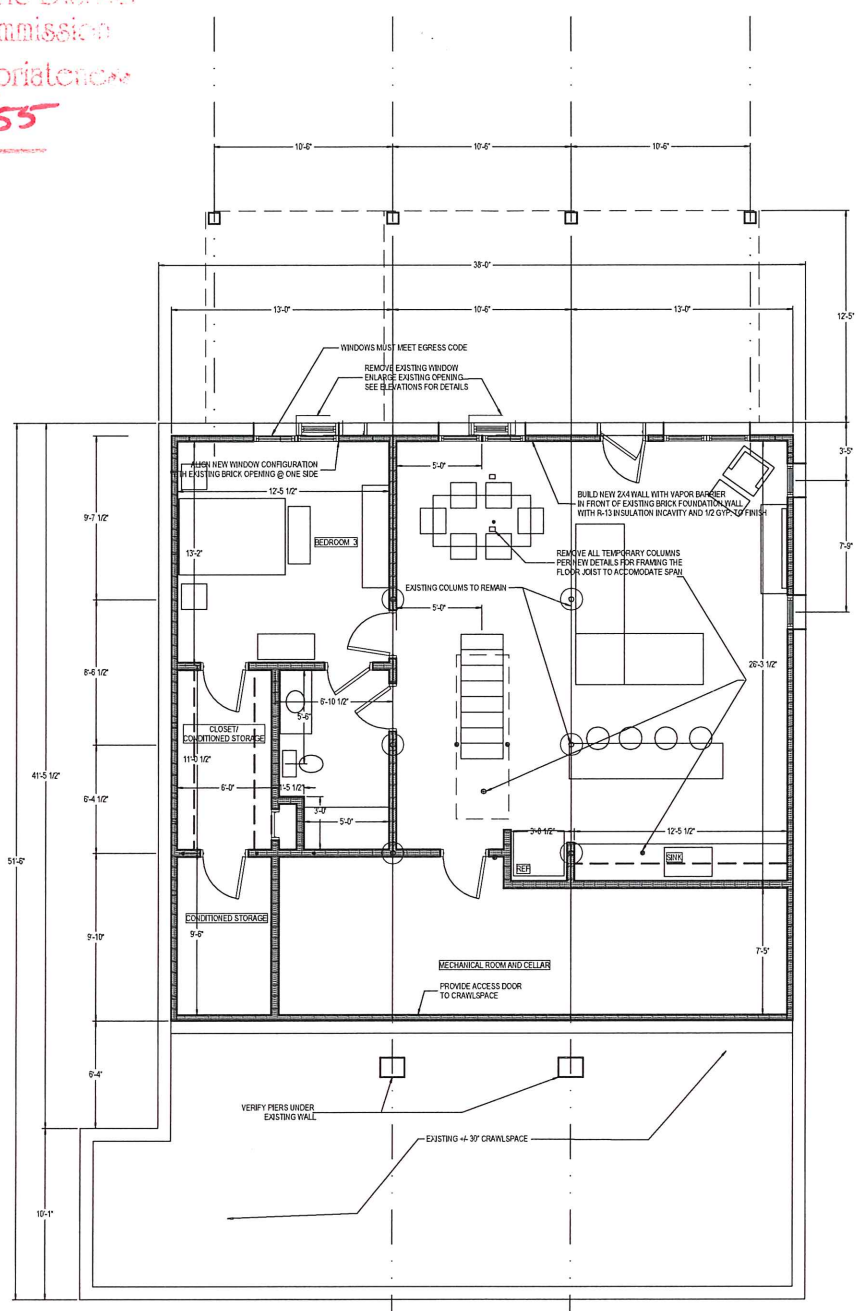
2016-155



FIRST FLOOR PLAN

1/4" = 1'-0"

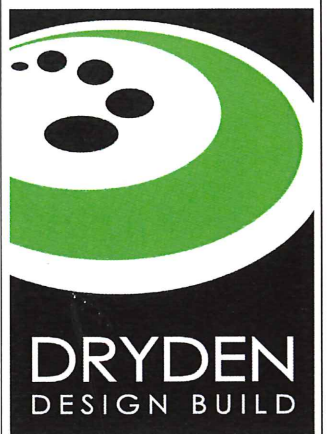
B



BASEMENT FLOOR PLAN

1/4" = 1'-0"

A



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SEE PLAN

BASEMENT &
FIRST FLOOR

A1.00

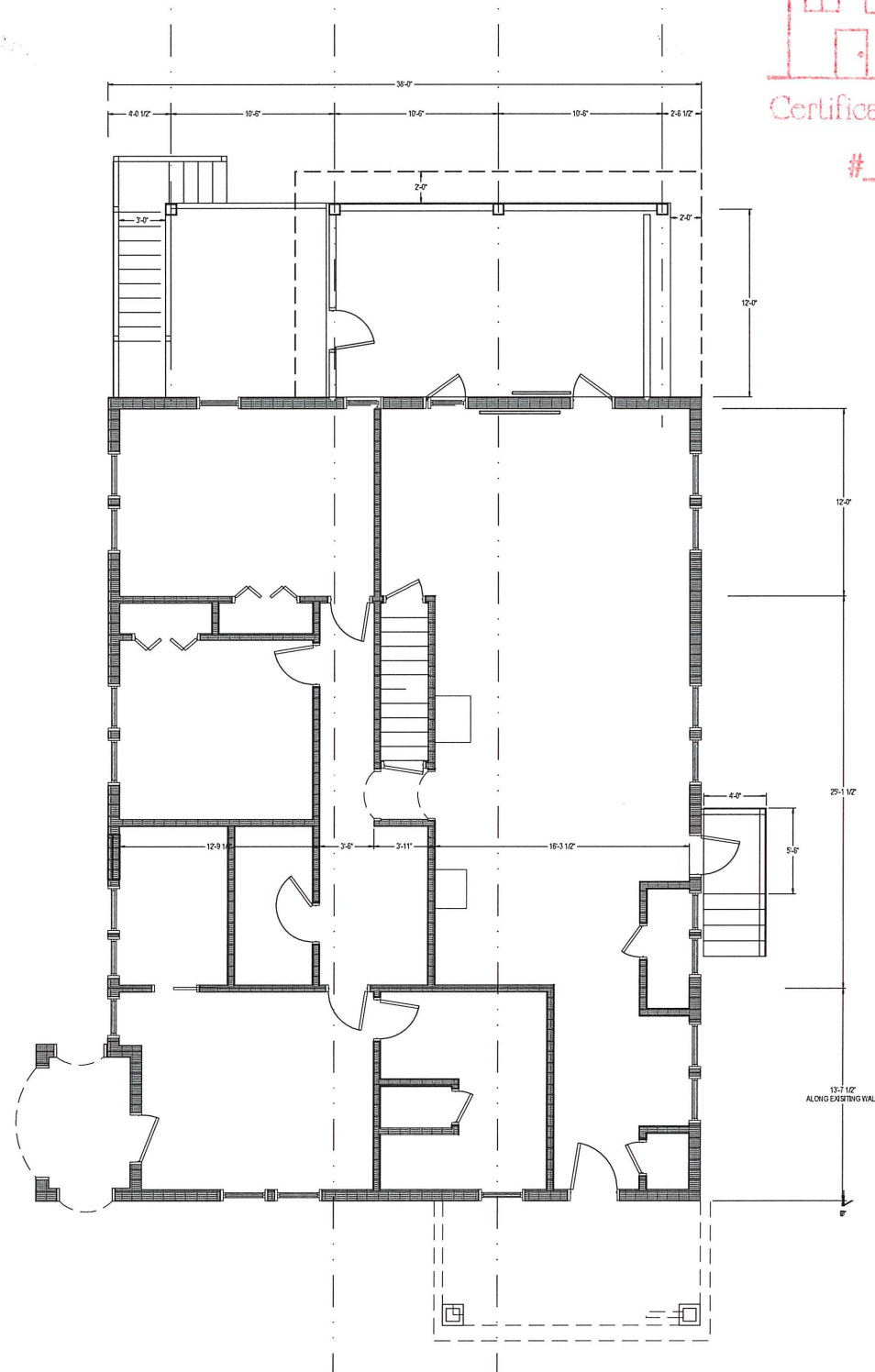


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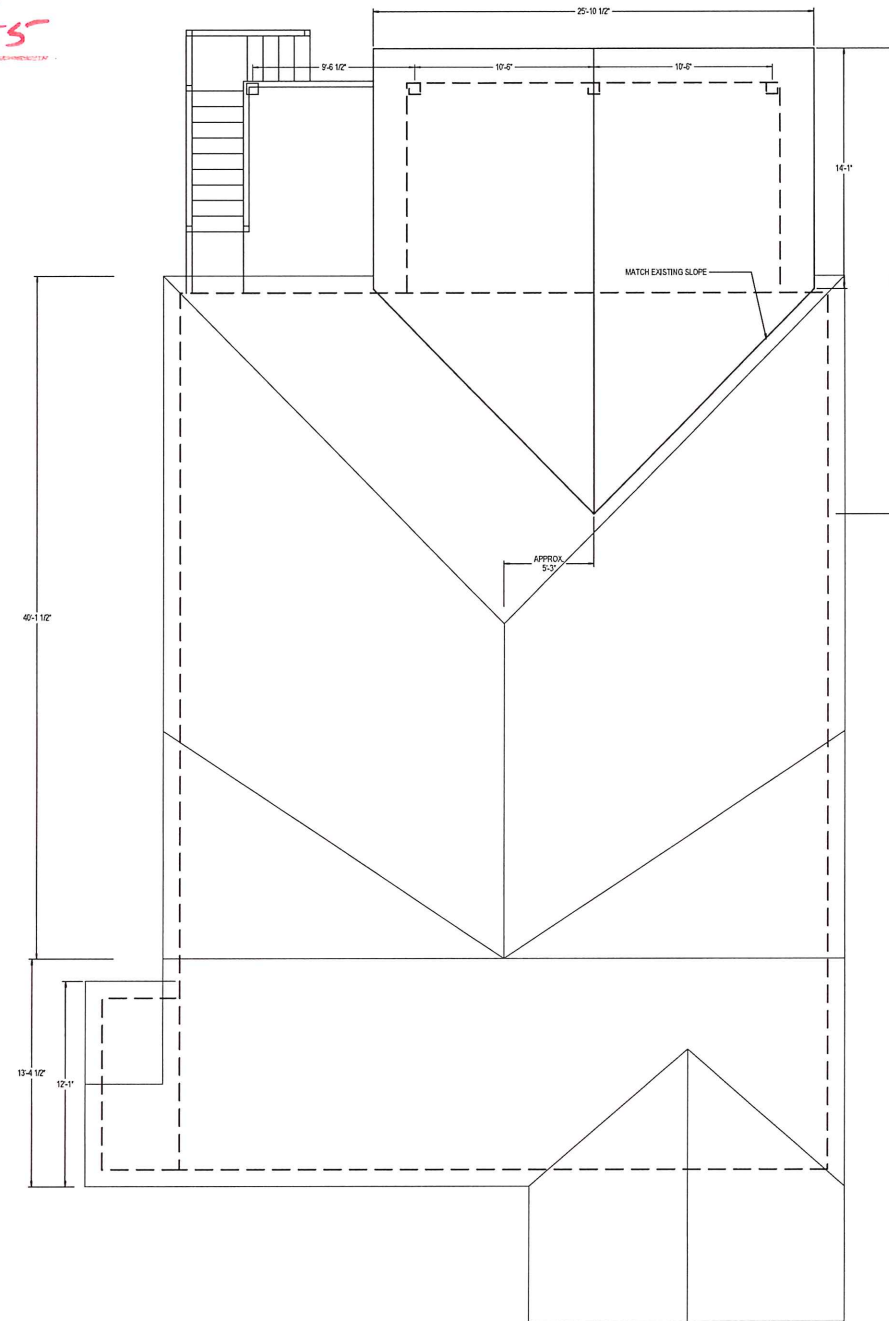
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B

FIRST FLOOR FRAMING OVERLAY PLAN

1/4" = 1'-0"



A

NEW ROOF PLAN

1/4" = 1'-0"



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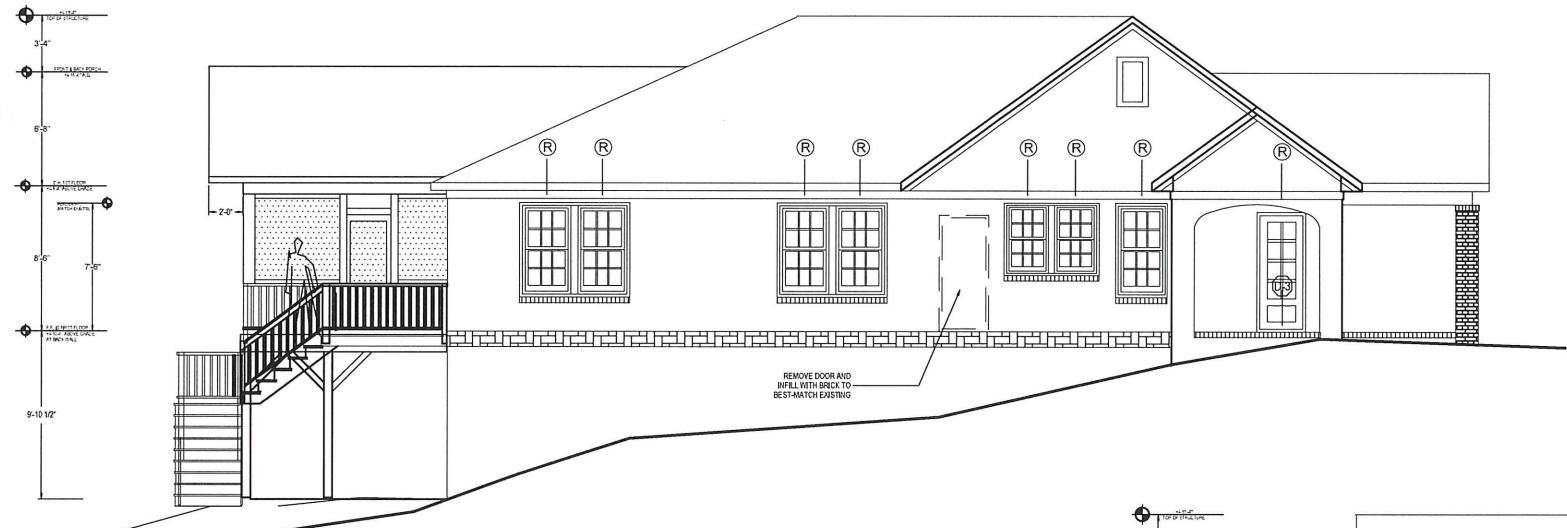
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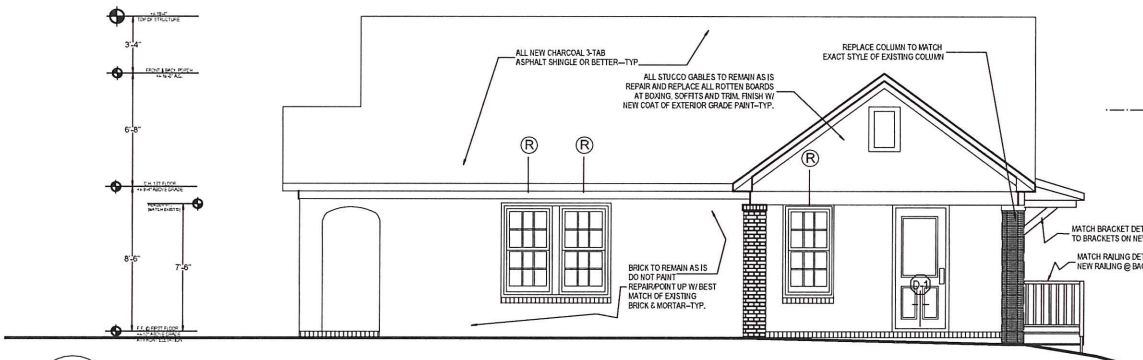
STRUCTURAL
OVERLAYS &
ROOF PLAN

A2.00

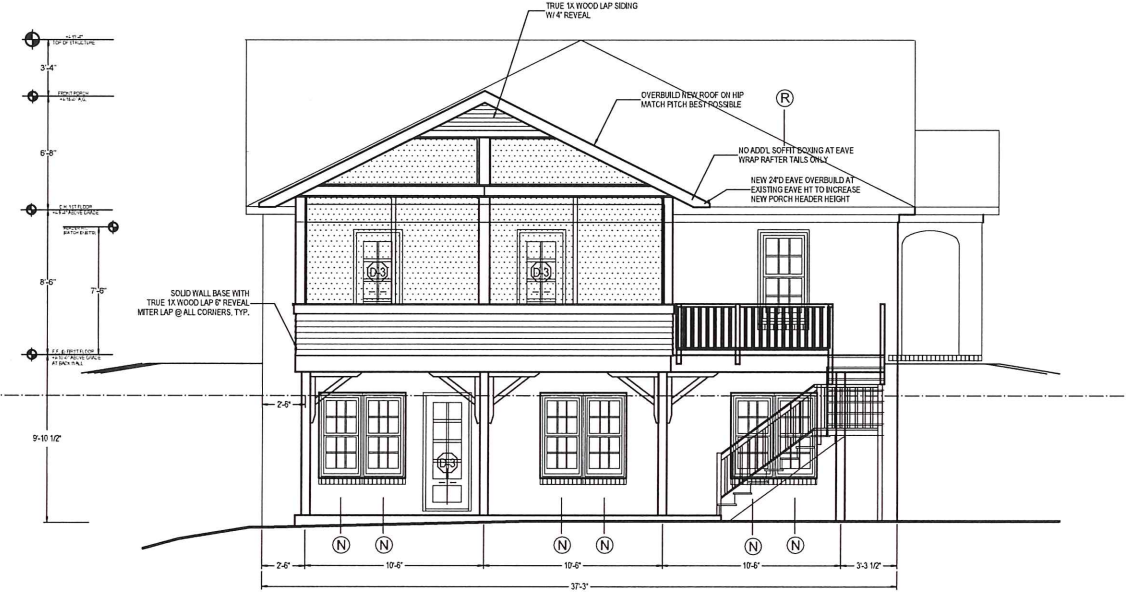


A **SOUTHEAST ELEVATION**
1/4" = 1'-0"

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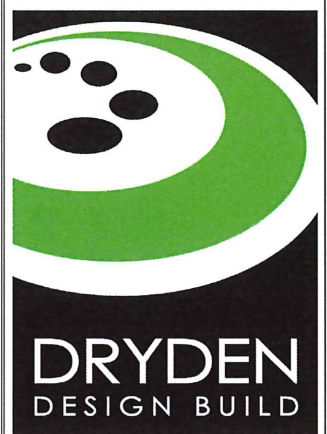
B **EXISTING FRONT ELEVATION**
1/4" = 1'-0"



C **NEW BACK ELEVATION W/ SCREENED IN PORCH**
1/4" = 1'-0"



D **NORTHWEST ELEVATION**
1/4" = 1'-0"



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NEW
ELEVATIONS

A3.00