**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 424 Walnut Avenue

**SUMMARY OF REQUEST:** Addition, fenestration changes

**APPLICANT/OWNER:** Zack Alsentzer

### Details of Proposed Request

**Existing Context**

The house is a one story Bungalow constructed in 1924 and listed as a contributing structure in the Wesley Heights National Register of Historic Places. The masonry elements of the house have been painted. The property slopes downward from front to back.

**Project**

The project is an addition to the rear that includes raising the ridgeline of the existing right side bump out and window changes. The side addition raises the ridge approximately 2 feet. The half window on the front right side is increased to a full size window to match existing front windows. Other windows to be replaced on the left and right side are shown on the elevations. The front door will be replaced with a Craftsman style door. Materials and roof details will match existing. New brick will be painted to match existing.

### Design Guidelines – Trim, page 4.11

1. Repair rather than replace existing historic trim, matching original materials, details and profiles.
2. Match deteriorated trim with new trim to match as closely as possible in material, details and profiles. Do not remove elements that are part of the original design of the structure without replacing them in-kind.
3. Replace missing trim based on physical evidence. Do not replace original trim with material that conveys a different period of construction or architectural style.
4. Avoid using substitute materials such as fiberglass, composites, and PVC type products when repairing or replacing historic wood elements.

### Design Guidelines – Replacement Windows, page 4.14

18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

### 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.

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All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for additions and fenestration changes.
Charlotte Historic District Commission Case 2017-617
HISTORIC DISTRICT: WESLEY HEIGHTS ADDITION

Wesley Heights Historic District
424 Walnut Avenue

November 1, 2017
Proposed Floor Plans

- **First Floor Plan**
  - Living Room: 14'1"x14'0"
  - Dining Room: 19'1"x12'3"
  - Kitchen: 12'9"x8'5"
  - Master Bedroom: 12'6"x13'0"
  - Master Bath: 12'9"x8'5"
  - Bedroom 1: 12'6"x13'4"
  - Bedroom 2: 12'6"x13'9"
  - Linen Closet: 3'11"x2'4"
  - Linen Pantry: 3'11"x2'4"
  - Built-Ins: 11'0"x7'0"
  - Office/Library: 13'2"x13'8"
  - Gallery: 3'11"x8'8"
  - Stoop: 6'0"x6'0"
  - Heated Living Area: 1765 SQFT
  - FLEX: 11'0"x7'0"
  - Laundry Room: 8'2"x6'8"

- **Basement/Crawlspace Plan**
  - Conditioned Basement: 11'0"x18'9"
  - Mezzanine: 7'6"x4'2"
  - Storage: 14'6"x6'4"
  - Crawl Space (Existing): 11'0"x18'9"
  - Open-air Storage: 15'0"x13'4"
  - Attic: 15'10"x12'4"

- **Schematic Design**
  - Date: 10/01/2017

- **DD/HDC Package**
  - Date: 10/24/2017

**NOT FOR CONSTRUCTION**

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1. **424 Walnut Avenue**
2. Prepared for: Andrew & Lauren Difilipantonio
3. [52953 NOT FOR CONSTRUCTION]
4. [52953 NOT FOR CONSTRUCTION]

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**Reminders**
- **Architect Notes:**
- **Client Feedback:**
- **Construction Details:**

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