
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.

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 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



-  424 Walnut Avenue
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

November 1, 2017



432



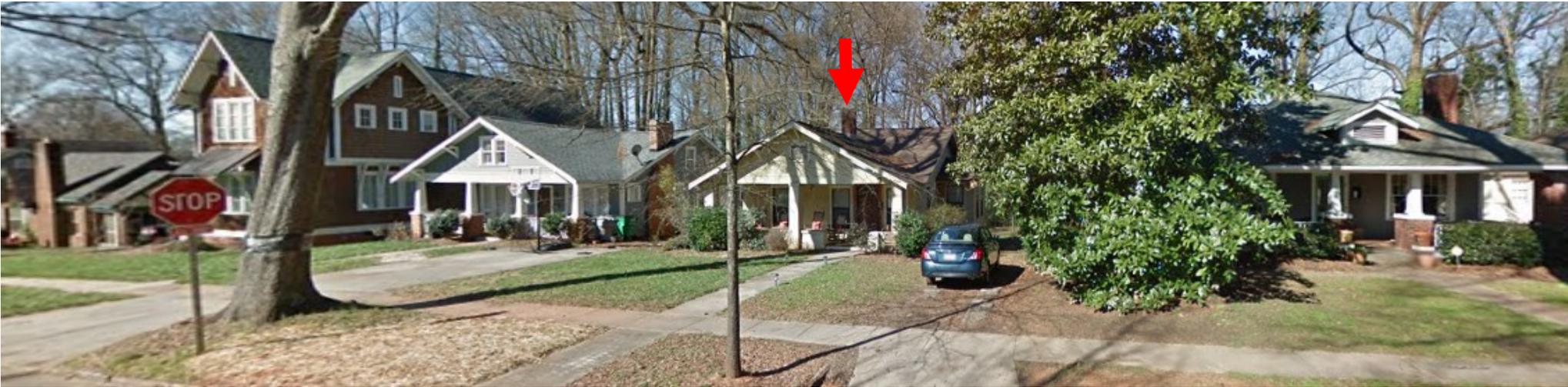
428



424

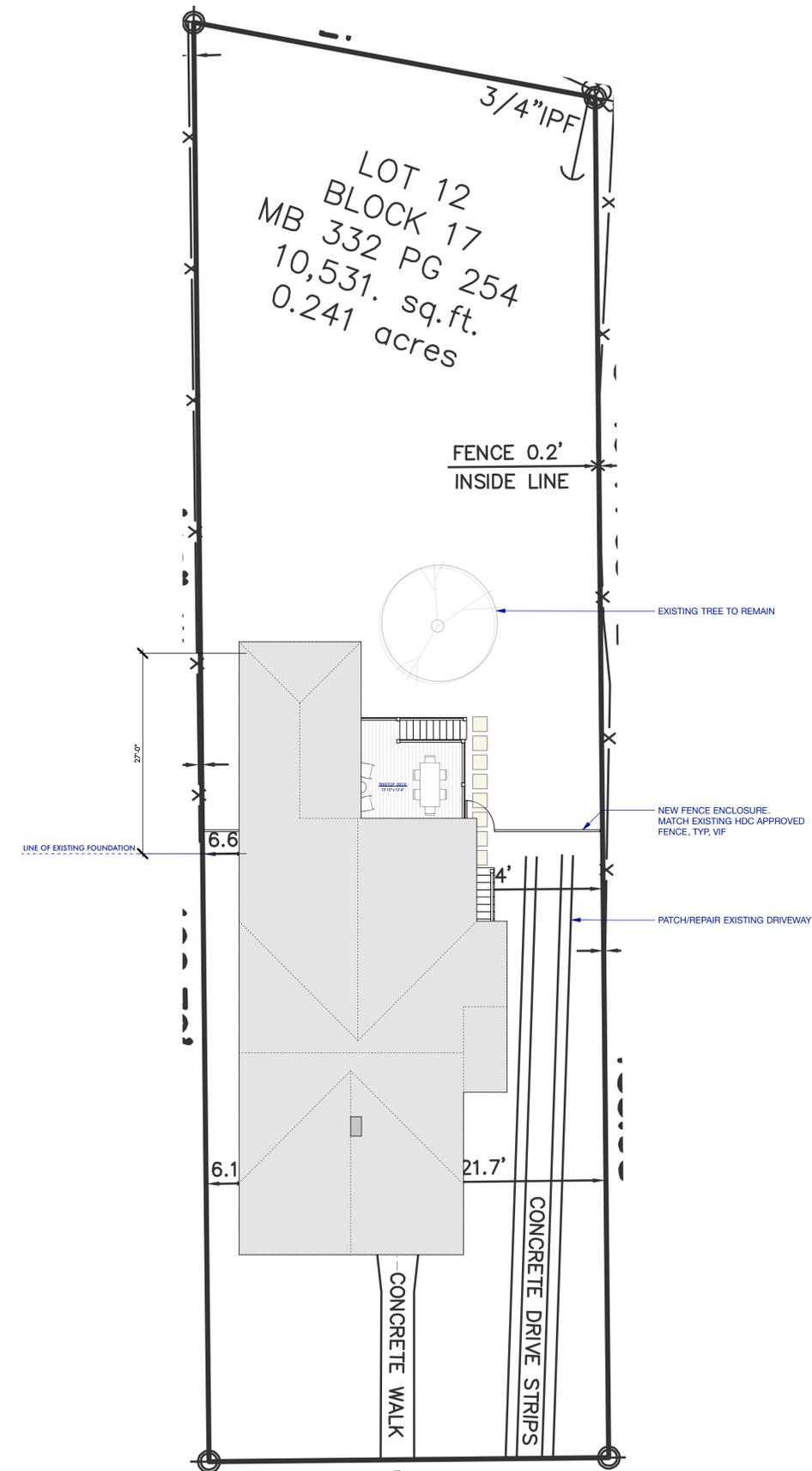
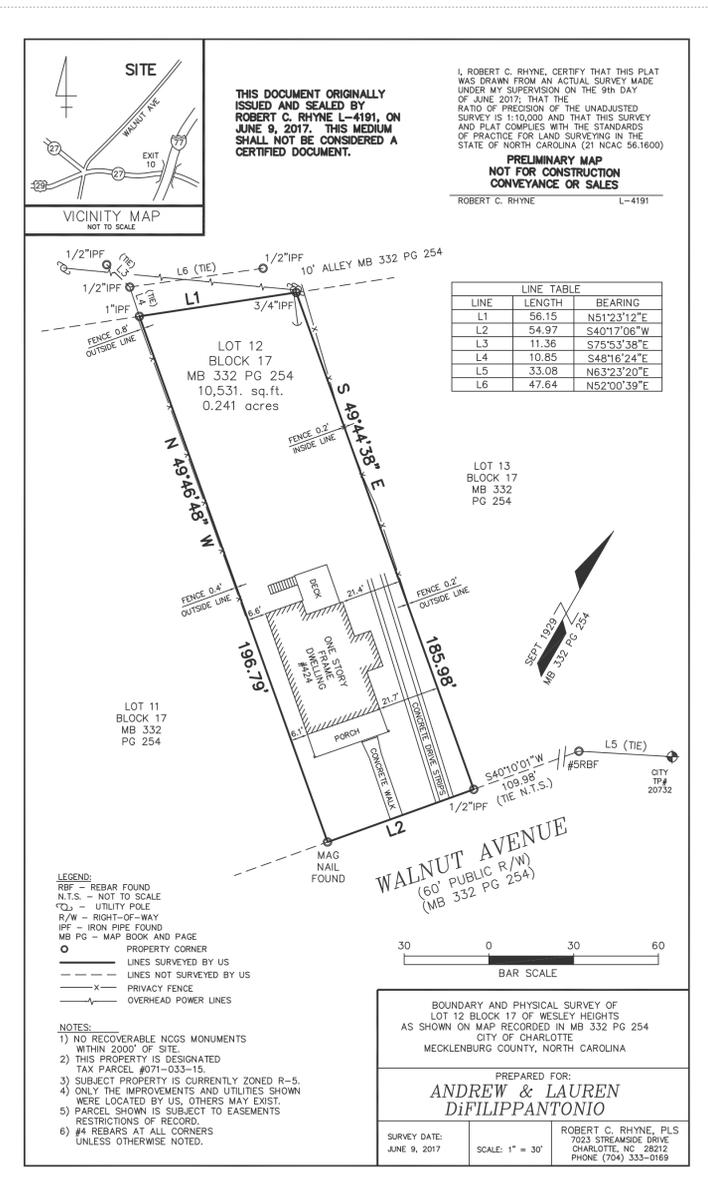


420



604 EAST WORTHINGTON AVENUE - REAR YARD PERMEABILITY CALCS

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	5952 sqft	100%
MIN. PERMEABLE SURFACE REQ'D	2976 sqft	50% MIN. PERMEABLE (OPEN) REQ'D
ROOFS, WALKS, DECKS AS DESIGNED	798 sqft	13% COVERED SURFACE AREA DESIGNED
PERMEABLE AS DESIGNED	5156 sqft	87% PERMEABLE (OPEN) AS DESIGNED



424 Walnut Avenue

Prepared for: Andrew & Lauren Difilippantonio

Project name/#: 424 Walnut Ave / 017019
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Mark	Date	Description
01	10/01/2017	Schematic Design
02	10/24/2017	DD / HDC Package

Site Plan & Survey

A001

A1 Existing Property Survey

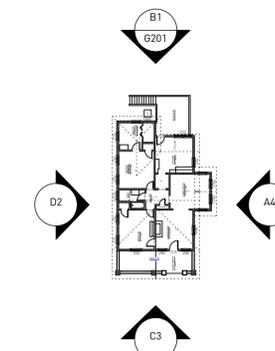
A3 Site Plan
 Scale: 1" = 10 ft



424 Walnut Avenue

Prepared for: Andrew & Lauren Difillipantonio

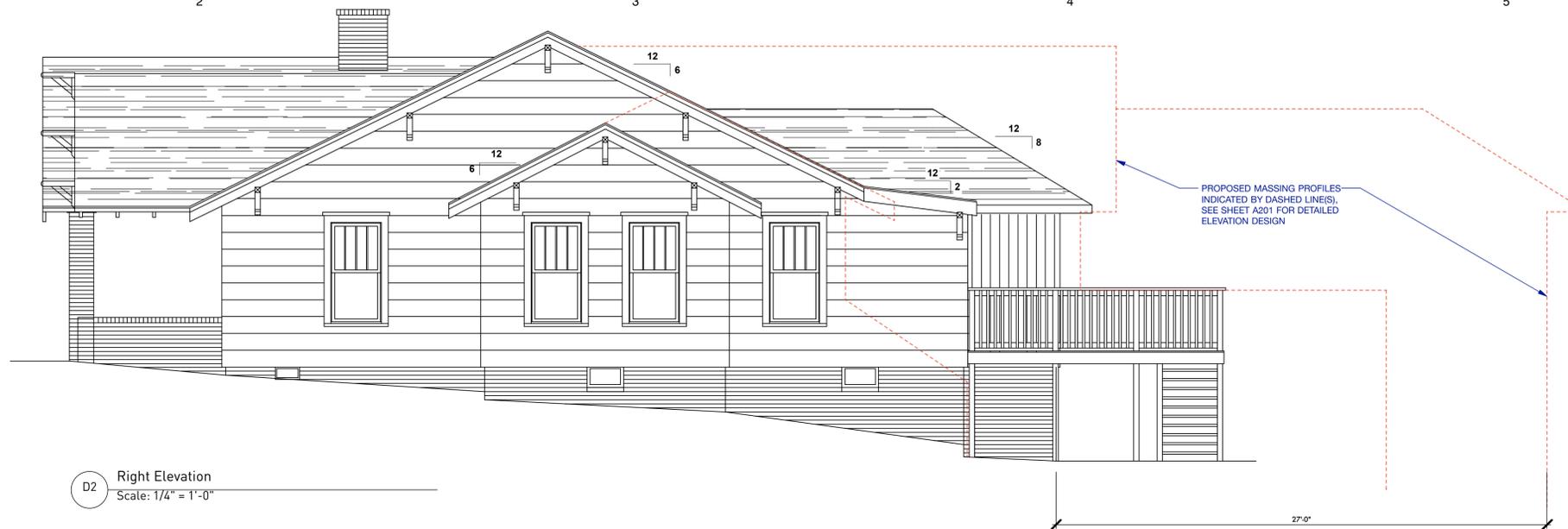
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Existing Elevations

G201



D2 Right Elevation
 Scale: 1/4" = 1'-0"



B1 Rear Elevation
 Scale: 1/4" = 1'-0"



C3 Front Elevation
 Scale: 1/4" = 1'-0"



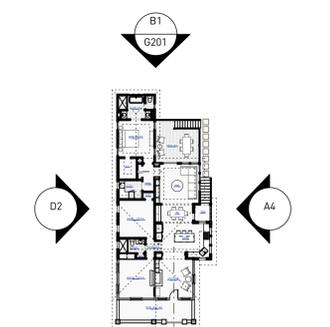
A4 Left Elevation
 Scale: 1/4" = 1'-0"



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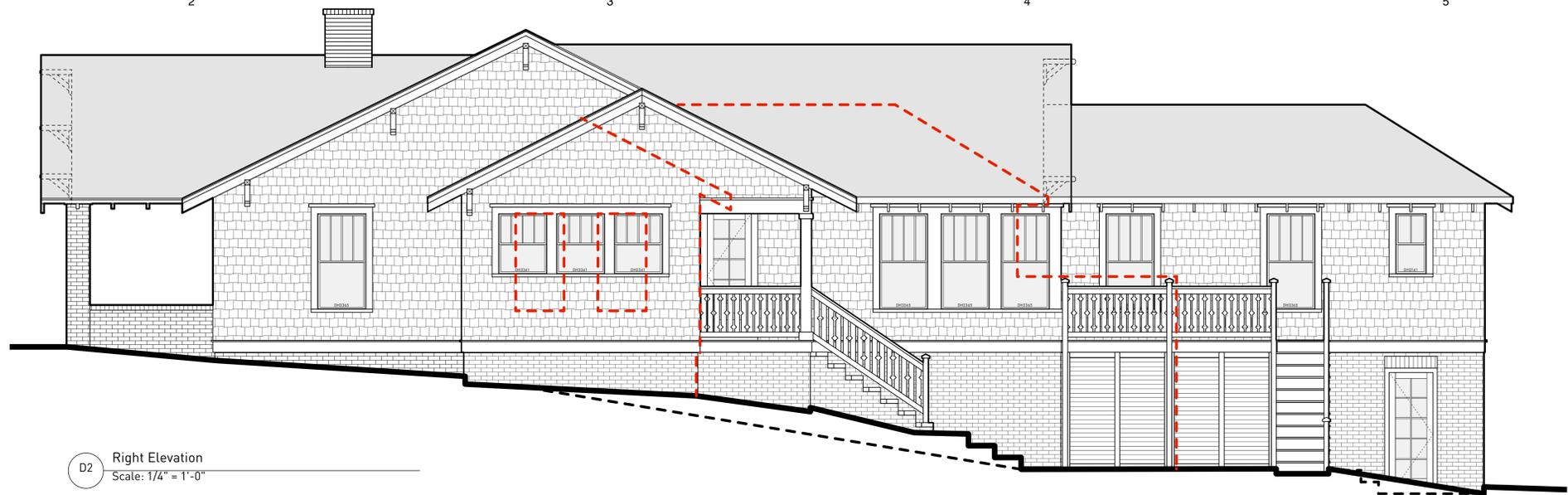
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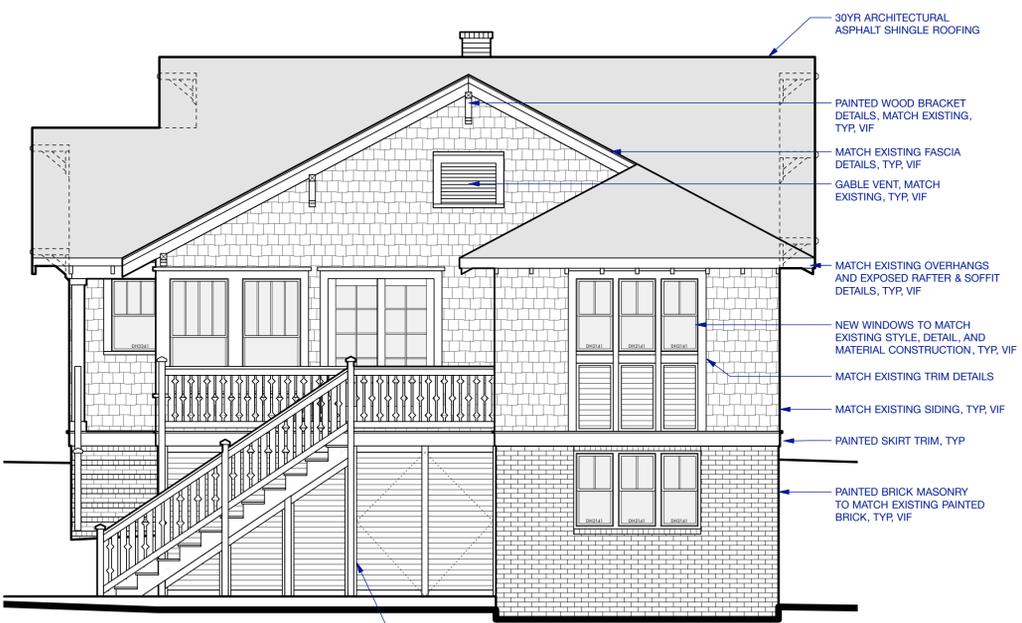
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Proposed Elevations

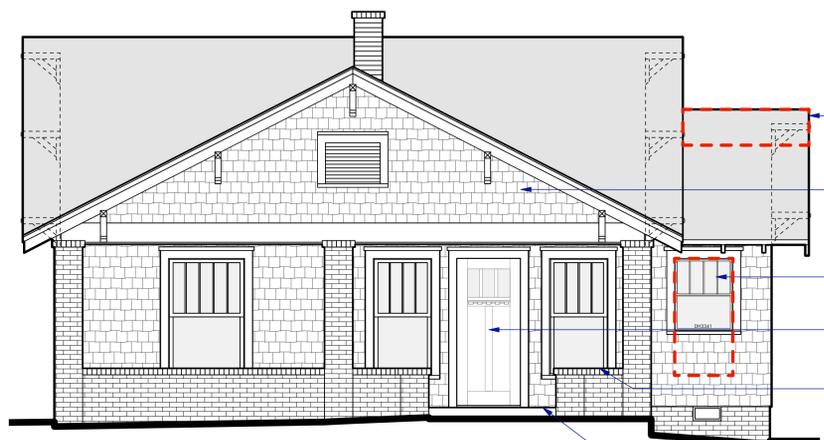
A201



D2 Right Elevation
 Scale: 1/4" = 1'-0"



B1 Rear Elevation
 Scale: 1/4" = 1'-0"

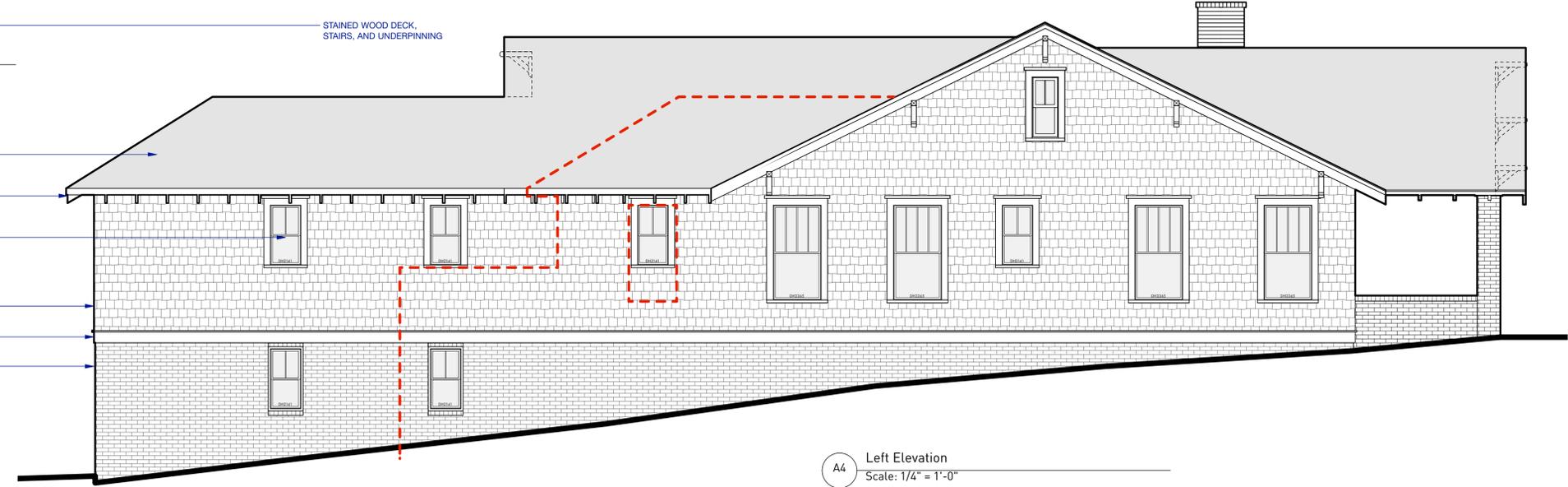


C3 Front Elevation
 Scale: 1/4" = 1'-0"

- EXTEND GABLE ROOF RIDGE UP TO EXISTING MAIN ROOFLINE
- FIELD VERIFY EXISTING SIDING. REPAIR/REPLACE AS REQ'D
- NEW (SMALLER) WINDOW IN EXISTING LOCATION. MATCH WINDOW STYLE AND DETAIL, TYP, VIF
- NEW CRAFTSMAN STYLE FRONT DOOR IN EXISTING DOOR FRAME
- REPAIR ANY DAMAGED BRICK MASONRY. MATCH EXISTING, TYP, VIF
- REPLACE T&G FRONT PORCH W/ NEW STAINED T&G, MATCH EXISTING, TYP, VIF

BUBBLED NOTES INDICATE VISIBLE CHANGES TO THE EXISTING FRONT ELEVATION AS VIEWED FROM THE STREET

HEAVY DASHED LINES INDICATE EXISTING MASSING PROFILES AND/OR ARCHITECTURAL DETAILS TO BE MODIFIED



A4 Left Elevation
 Scale: 1/4" = 1'-0"

- 30YR ARCHITECTURAL ASPHALT SHINGLE ROOFING
- MATCH EXISTING OVERHANGS AND EXPOSED RAFTER & SOFFIT DETAILS, TYP, VIF
- NEW WINDOWS TO MATCH EXISTING STYLE, DETAIL, AND MATERIAL CONSTRUCTION, TYP, VIF
- MATCH EXISTING SIDING, TYP, VIF
- PAINTED SKIRT TRIM, TYP
- PAINTED BRICK MASONRY TO MATCH EXISTING PAINTED BRICK, TYP, VIF

- 30YR ARCHITECTURAL ASPHALT SHINGLE ROOFING
- PAINTED WOOD BRACKET DETAILS, MATCH EXISTING, TYP, VIF
- MATCH EXISTING FASCIA DETAILS, TYP, VIF
- GABLE VENT, MATCH EXISTING, TYP, VIF
- MATCH EXISTING OVERHANGS AND EXPOSED RAFTER & SOFFIT DETAILS, TYP, VIF
- NEW WINDOWS TO MATCH EXISTING STYLE, DETAIL, AND MATERIAL CONSTRUCTION, TYP, VIF
- MATCH EXISTING TRIM DETAILS
- MATCH EXISTING SIDING, TYP, VIF
- PAINTED SKIRT TRIM, TYP
- PAINTED BRICK MASONRY TO MATCH EXISTING PAINTED BRICK, TYP, VIF

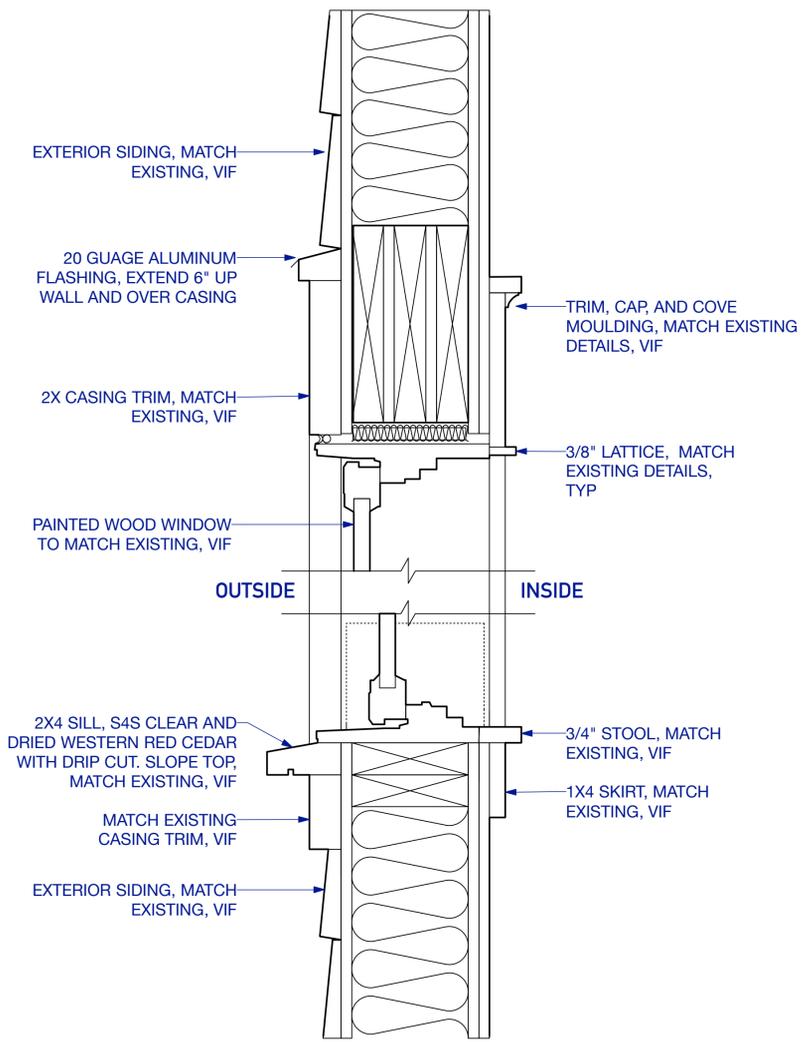
STAINED WOOD DECK, STAIRS, AND UNDERPINNING



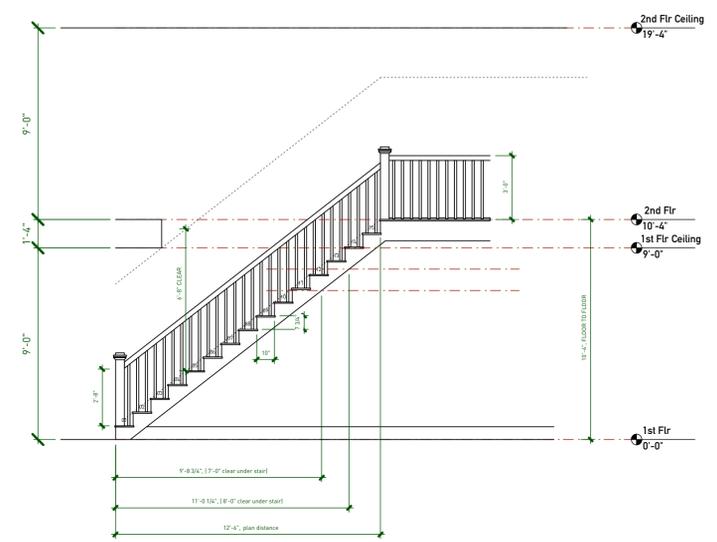
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A3 Window Detail - Typical
 Scale: 3" = 1'-0"



- STAIR NOTES:**
1. THE GREATEST TREAD DEPTH OR THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 OF AN INCH.
 2. THE TOP AND BOTTOM RISER OF AN INTERIOR SHALL NOT EXCEED THE SMALLEST RISER WITHIN THE RUN BY MORE THAN 3/4 OF AN INCH.
 3. THE HEIGHT OF THE TOP AND BOTTOM RISER OF THE INTERIOR STAIRS SHALL BE MEASURED FROM PERMANENT FINISHED SURFACE TO PERMANENT FINISHED SURFACE.
 4. WHEN THE BOTTOM RISER OF AN EXTERIOR STAIR ADJOINS AN EXTERIOR WALK, PORCH, DRIVEWAY, PATIO, GARAGE FLOOR, OR FINISHED GRADE, THE HEIGHT OF THE RISER MAY BE LESS THAN THE HEIGHT OF THE ADJACENT RISER.
 5. GUARDRAIL MUST HAVE INTERMEDIATE RAILS OR PICKETS THAT DO NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAX. OF 4 INCHES AT THE NEAREST POINT BETWEEN MEMBERS.

A5 General Stair Notes
 Scale: 1/4" = 1'-0"

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Sections and Details



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Existing Floor Plans First Floor

G101

D

C

B

A

D

C

B

A

1

2

3

4

5

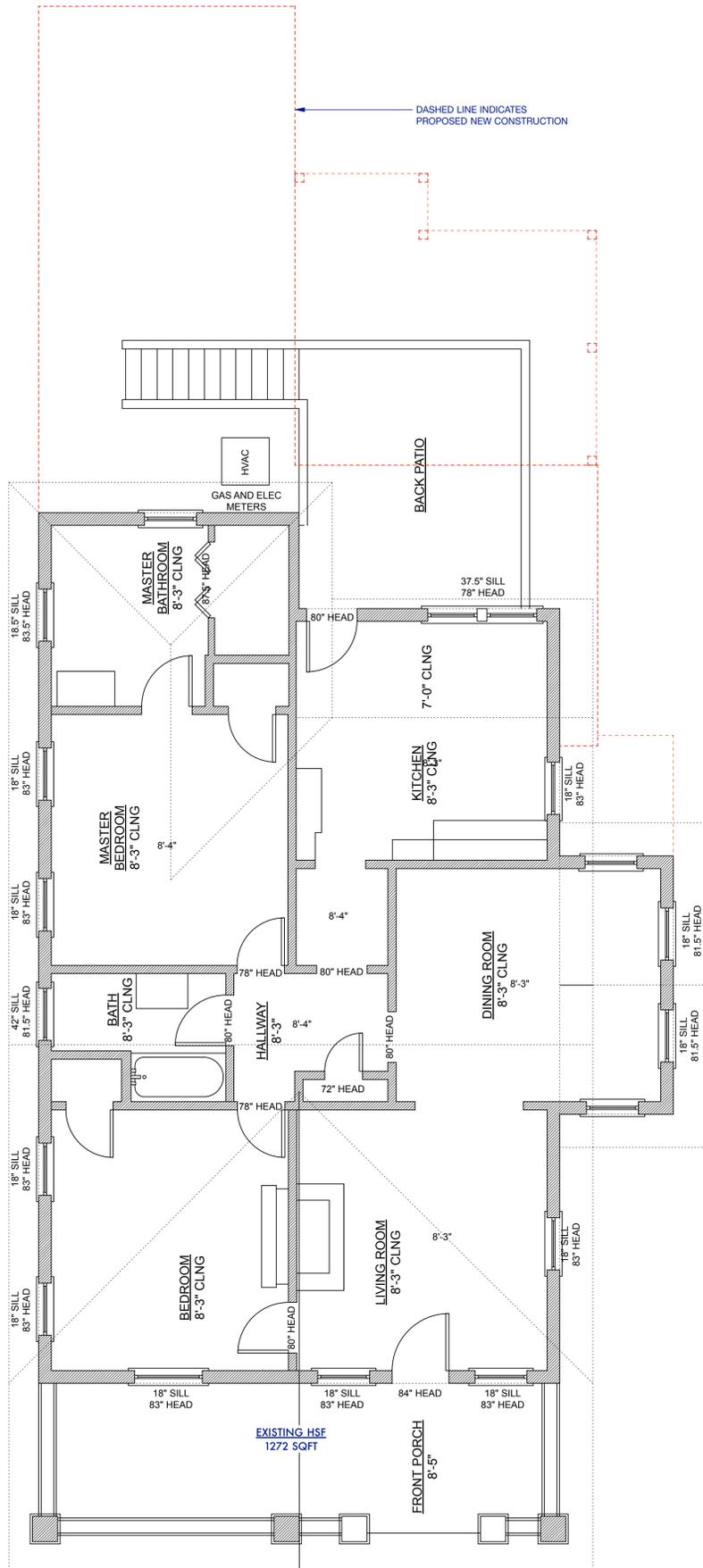
1

2

3

4

5



DASHED LINE INDICATES
 PROPOSED NEW CONSTRUCTION

A3 First Floor Plan
 Scale: 1/4" = 1'-0"





424 Walnut Avenue

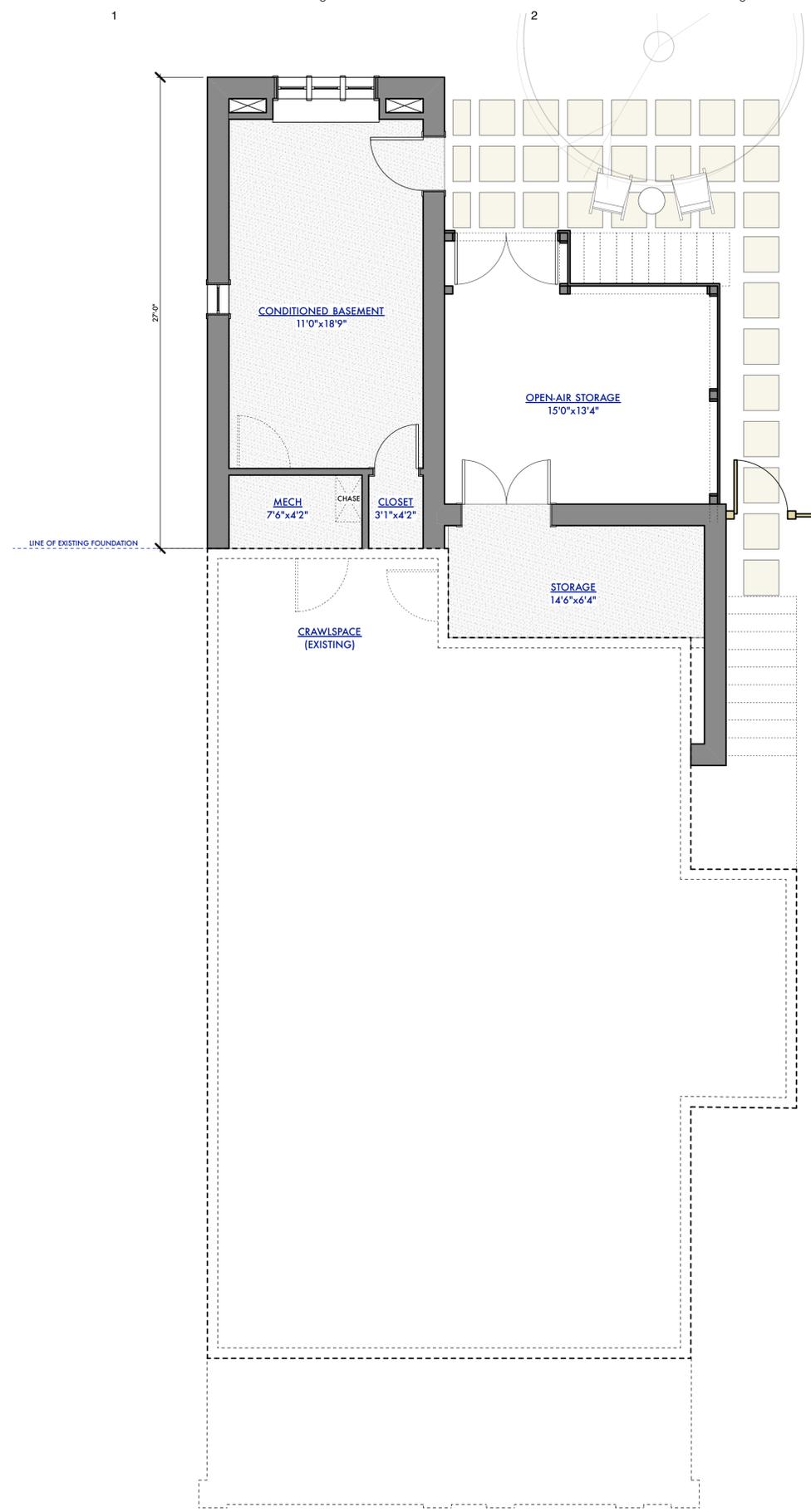
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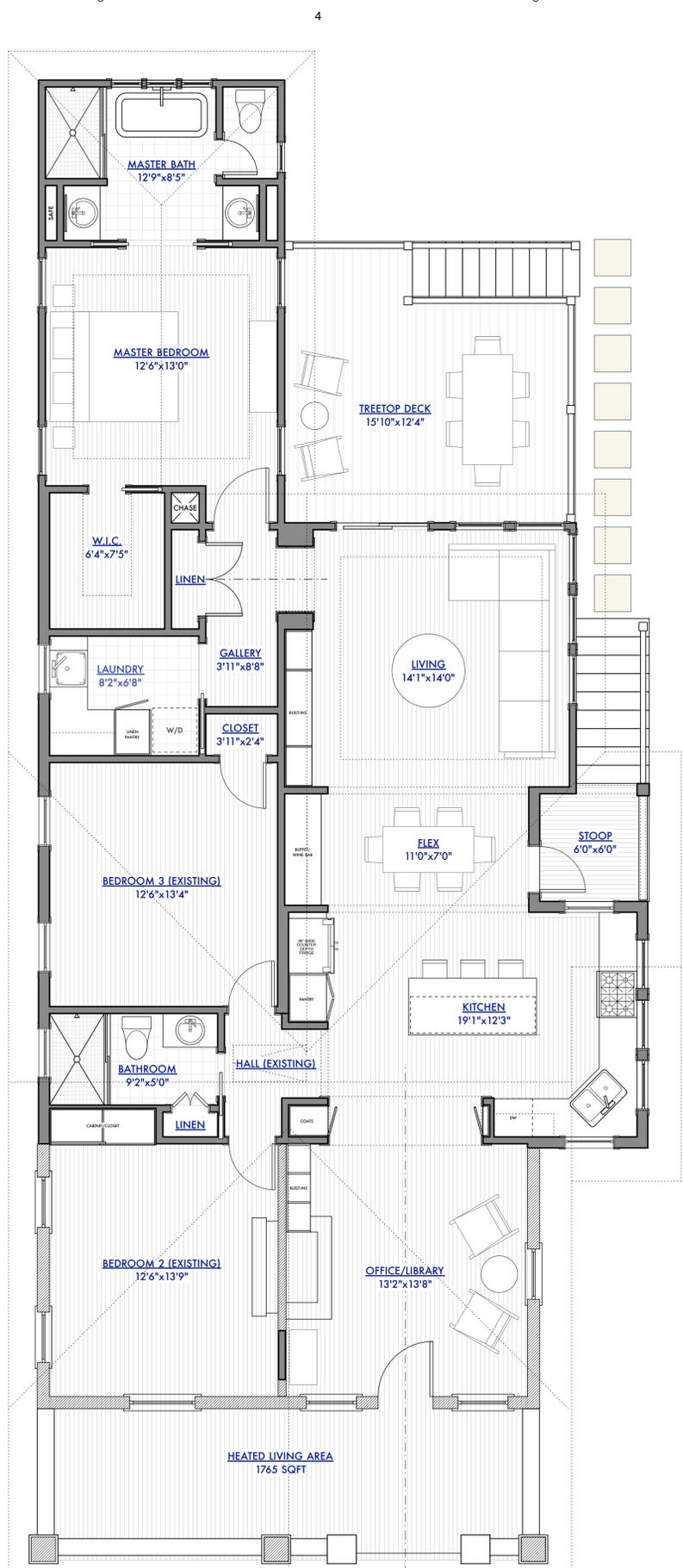
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Proposed Floor Plans

A101



A1 Basement / Crawlspace Plan
Scale: 1/4" = 1'-0"



A3 First Floor Plan
Scale: 1/4" = 1'-0"

