CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2018-00205 **DATE:** May 11, 2018

ADDRESS OF PROPERTY: 508 Walnut Avenue **TAX PARCEL NUMBER:** 07102149

HISTORIC DISTRICT: Wesley Heights

APPLICANT/OWNER(S): Jim Owen, Alter Arch./Charles and Carla Haley

DETAILS OF APPROVED PROJECT: The project is a rear addition that includes a wood deck and stairs. The existing windows and door on the left side remain. The roof will be raised not to exceed the height of the existing ridge. The roofline and details of the new addition on the right will match the original in detail and pitch. New materials are wood, brick and parged masonry. New brick exterior to be painted to match existing.

This project was approved by the Historic District Commission on May 9, 2018.

- 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

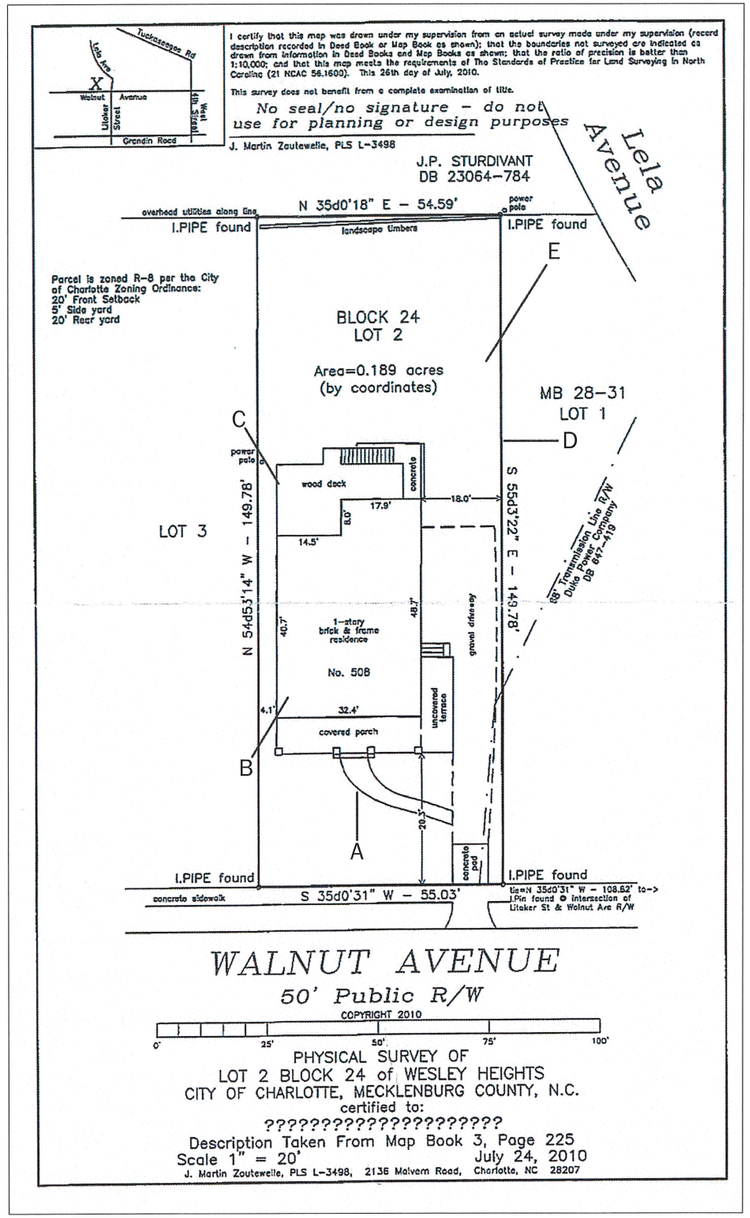
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

508 WALNUT AVE - REAR YARD PERMEABLITY CALCULATIONS

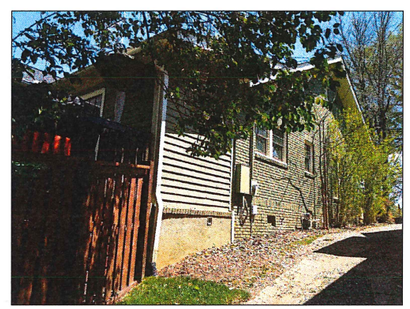
AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING YARD REAR AREA	3473 sqft	100% FROM BACK OF ORIGINAL HOUSE
MIN. PERMEABLE SURFACE REQ'D	1736.5 sqft	*50% MIN. PERMEABLE(OPEN) REQ'D*
ROOFS, WALKS, SHEDS AS DESIGNED	371 sqft	11% COVERED SURFACE AREA DESIGNED
PERMEABLE AS DESIGNED	3102 sqft	*89% PERMEABLE AS DESIGNED*



A. Front Elevation

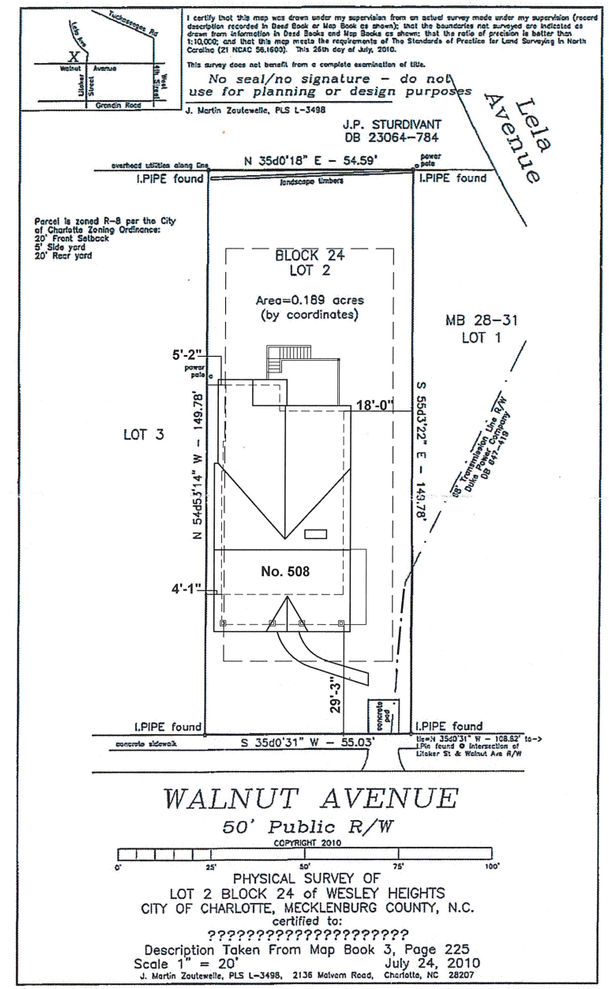
E. Rear Elevation

B. Left Side Elevation



C. Left Side/Rear Elevation

D. Right Side/Rear Elevation



alter ARCHITECTS
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003

CAD File Name: 508 Walnut

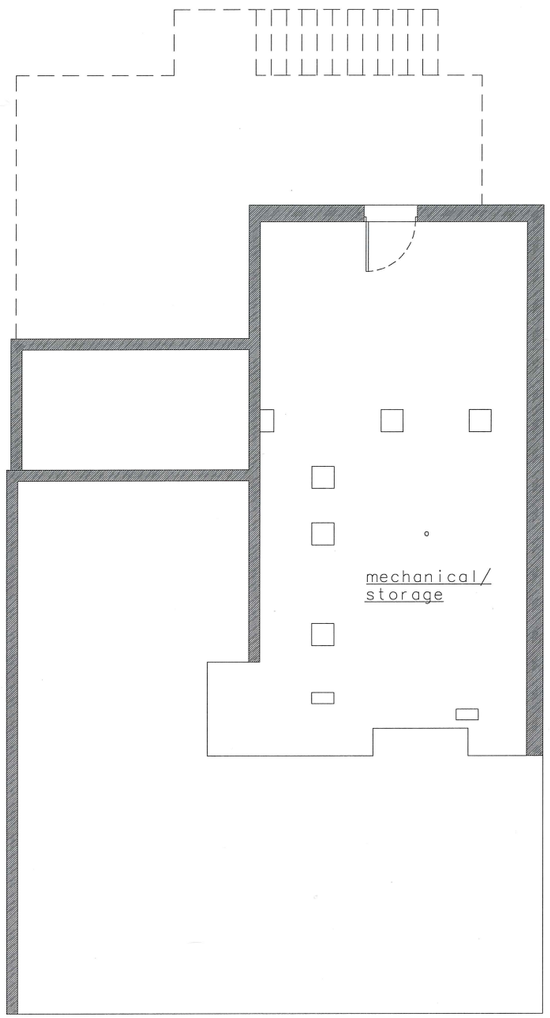
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP. Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

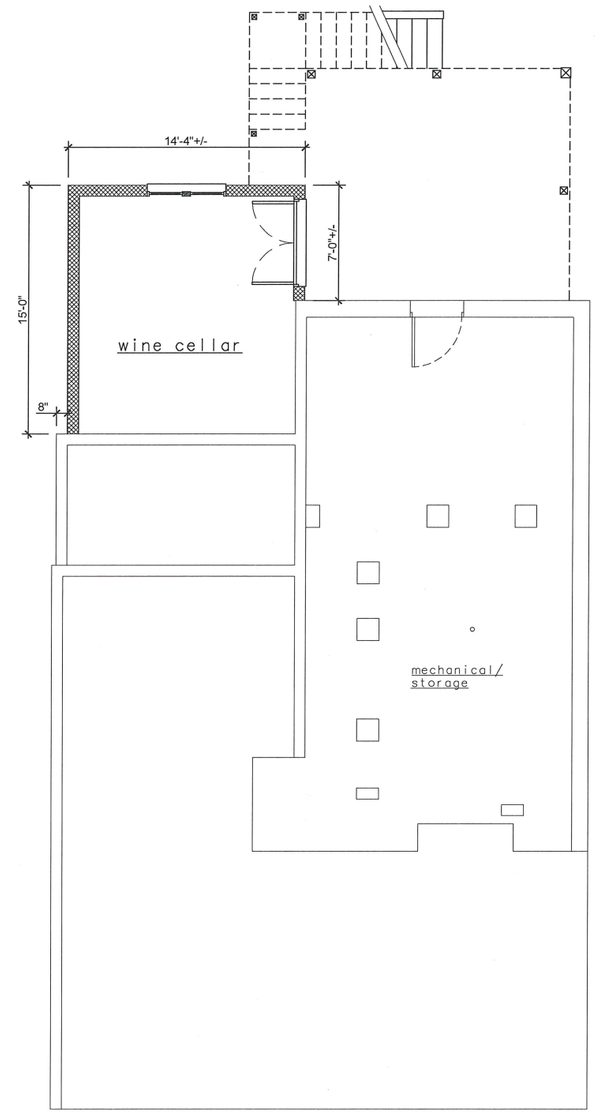
Mark	Date	Description
01	04.12.2018	HDC Review

Site Plan and Survey
Existing and Proposed

A001



Existing Floor Plan



Proposed Floor Plan

alter
ARCHITECTS
The Alter Architect's Studio, PLLC
1152 Lodge Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name: 508 Walnut Avenue Renovation/18003
CAD File Name: 508 Walnut

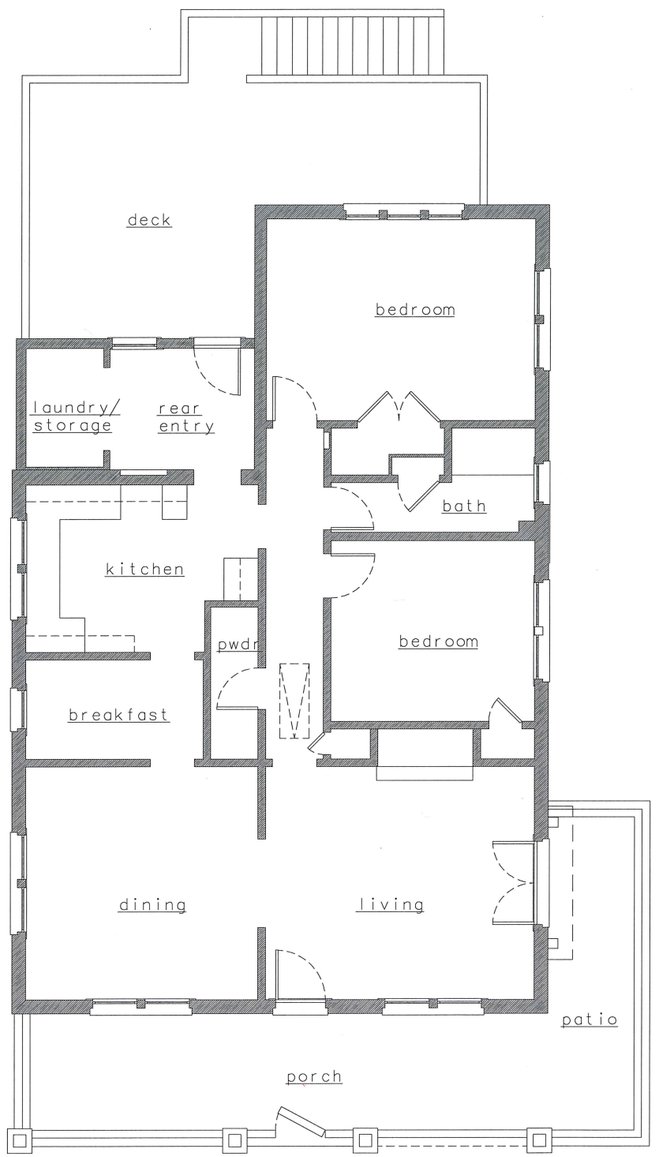
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from the Alter Architect's Studio, PLLC and Zacharias A. Alsentzer, RA, LEED AP.
Copyright 2018.

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

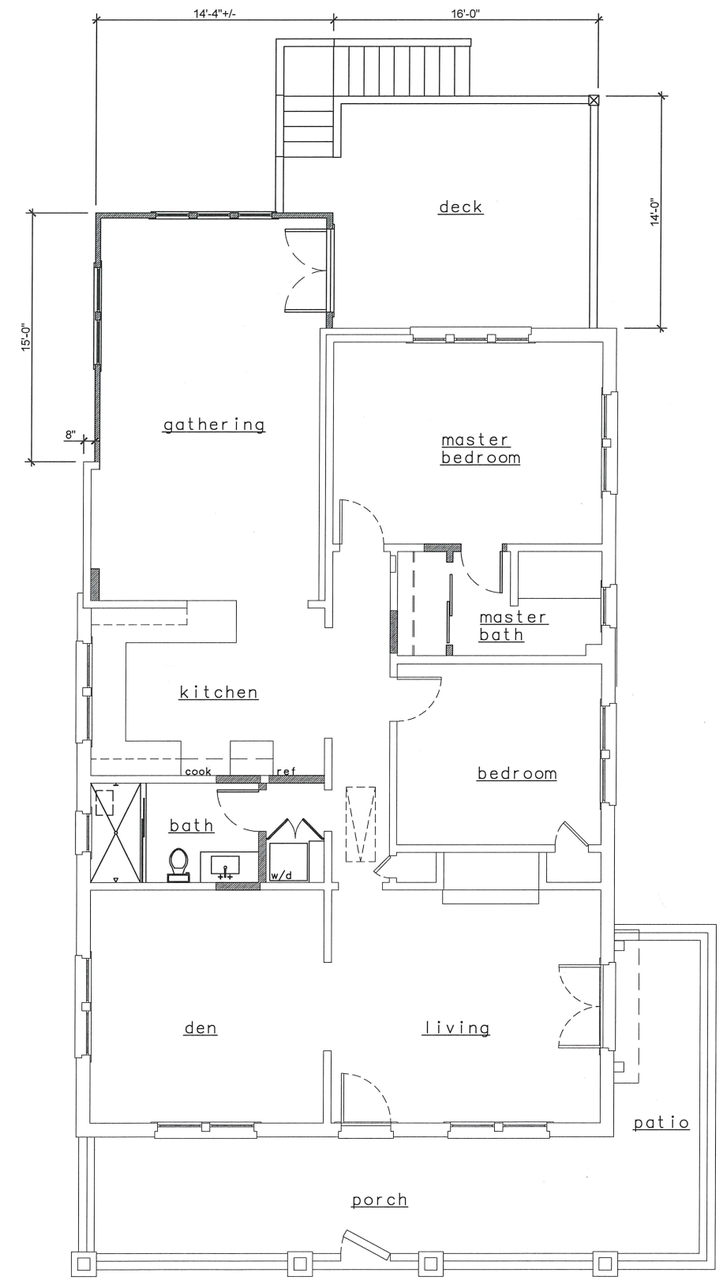
Mark	Date	Description
01	04.12.2018	HDC Review

Lower Floor Plan
Existing and Proposed

A101



Existing Elevation



Proposed Elevation

alter ARCHITECTS
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003

CAD File Name: 508 Walnut

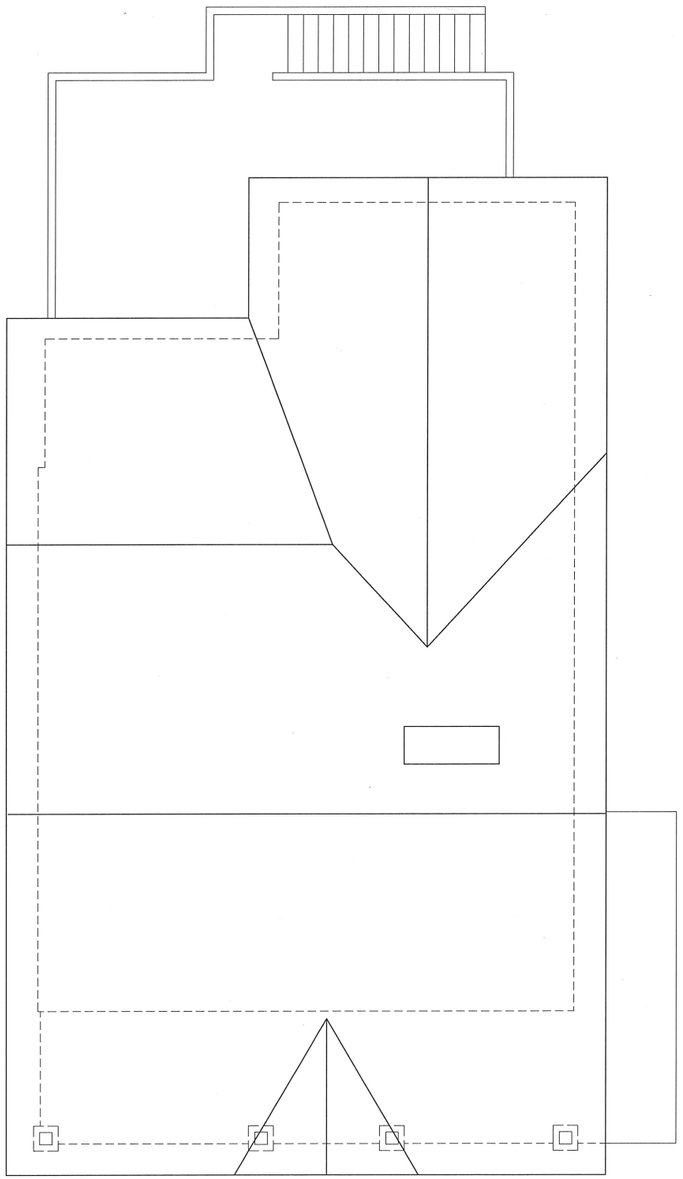
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP. Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

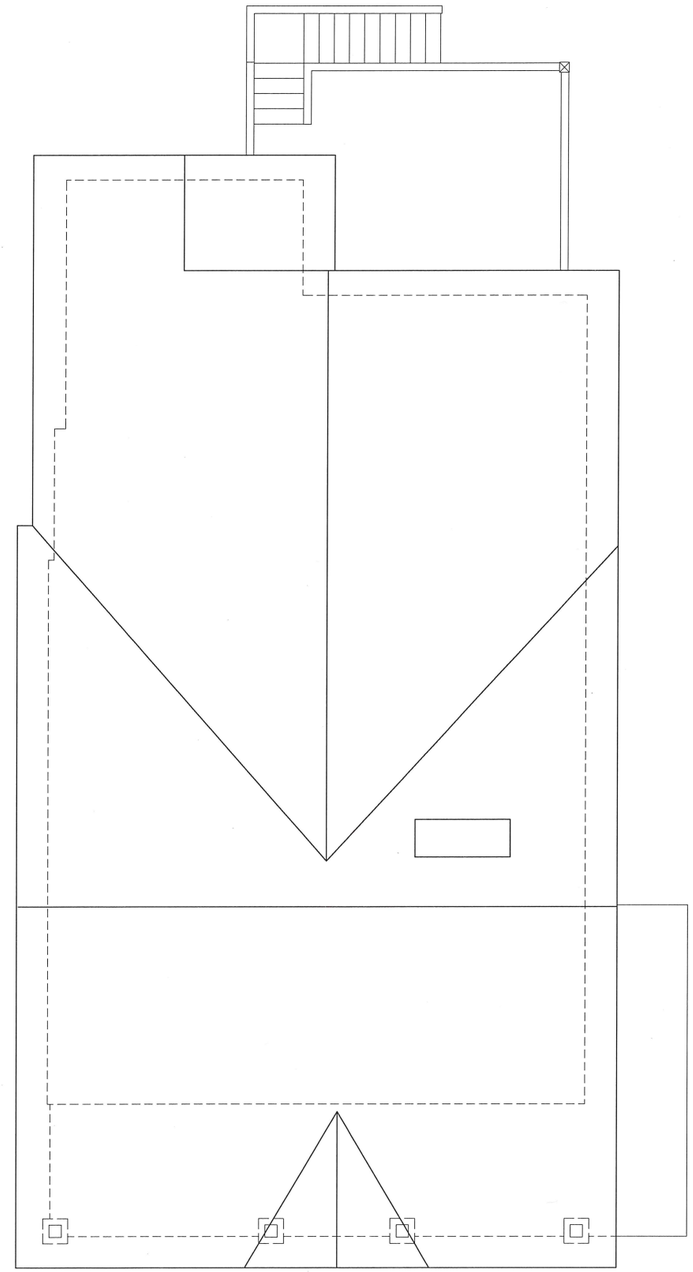
Mark	Date	Description
01	04.12.2018	HDC Review

Main Floor Plan
Existing and Proposed

A102



Existing Roof Plan



Proposed Roof Plan

alter ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003

CAD File Name: 508 Walnut

Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP. Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

Mark	Date	Description
01	04.12.2018	HDC Review

Roof Plan
Existing and Proposed

A103

Existing Elevations

Proposed Elevations

Front Elevation(no change)

Rear Elevation

alter ARCHITECTS
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

THE ARCHITECT'S STUDIO PLLC NORTH CAROLINA CHARLOTTE NC

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003
CAD File Name: 508 Walnut

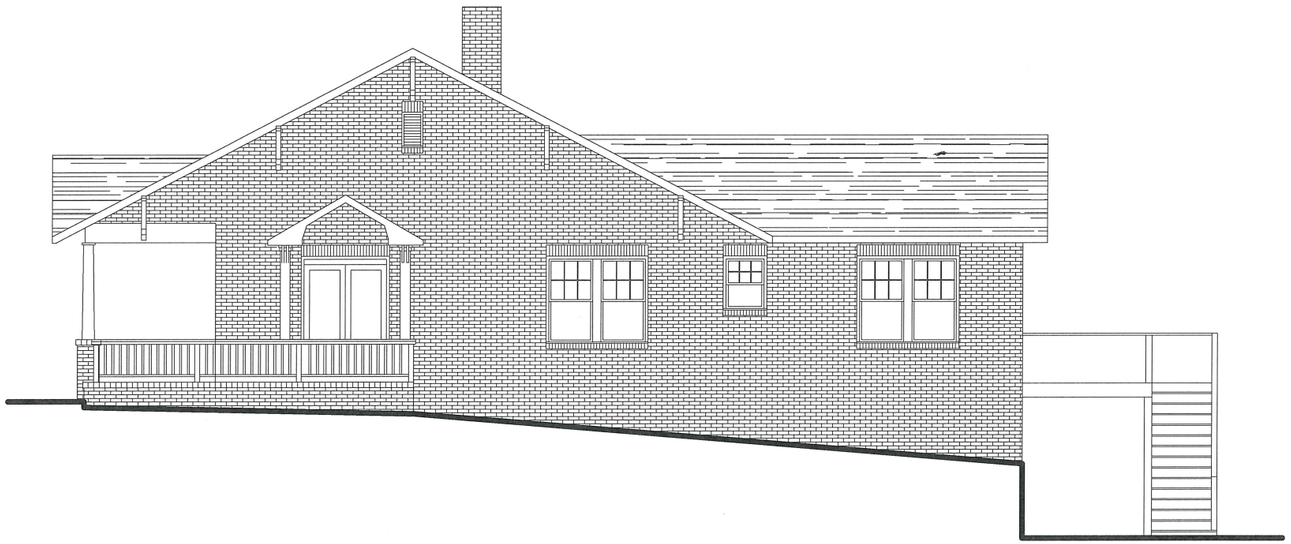
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP. Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
#2018-00205

Mark	Date	Description
01	04.12.2018	HDC Review

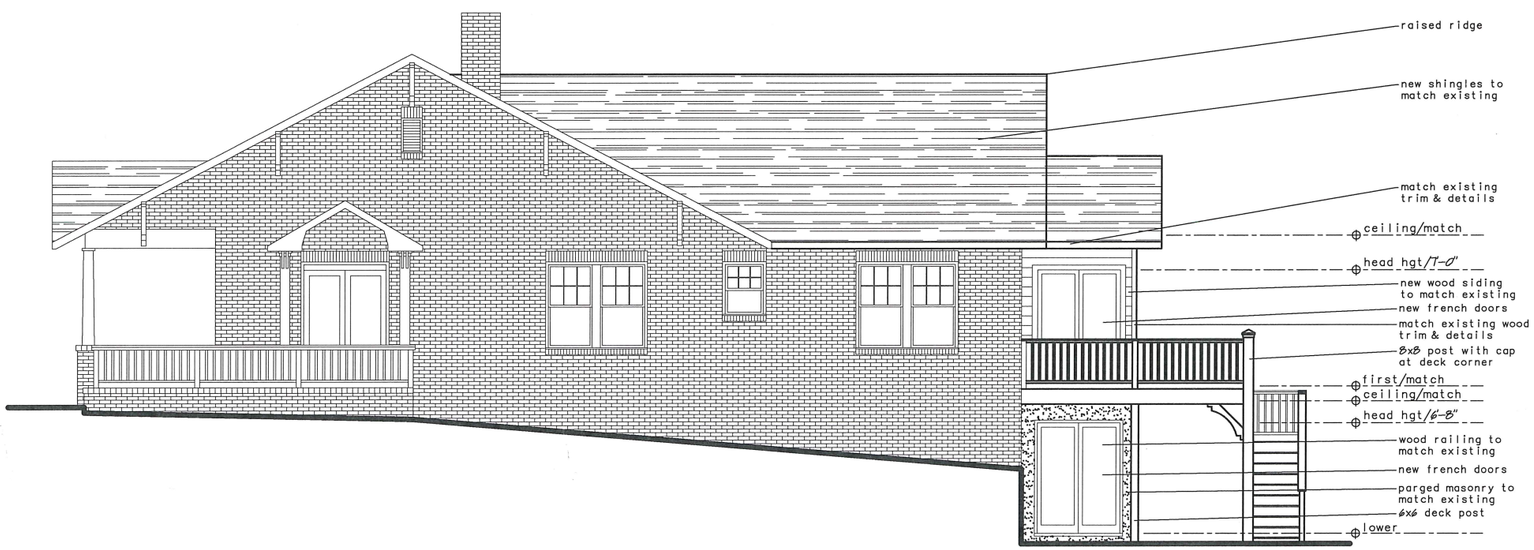
Front and Rear Elevations
Existing and Proposed

A201



Existing Elevations

Proposed Elevations



Side Elevation

alter ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003
CAD File Name: 508 Walnut

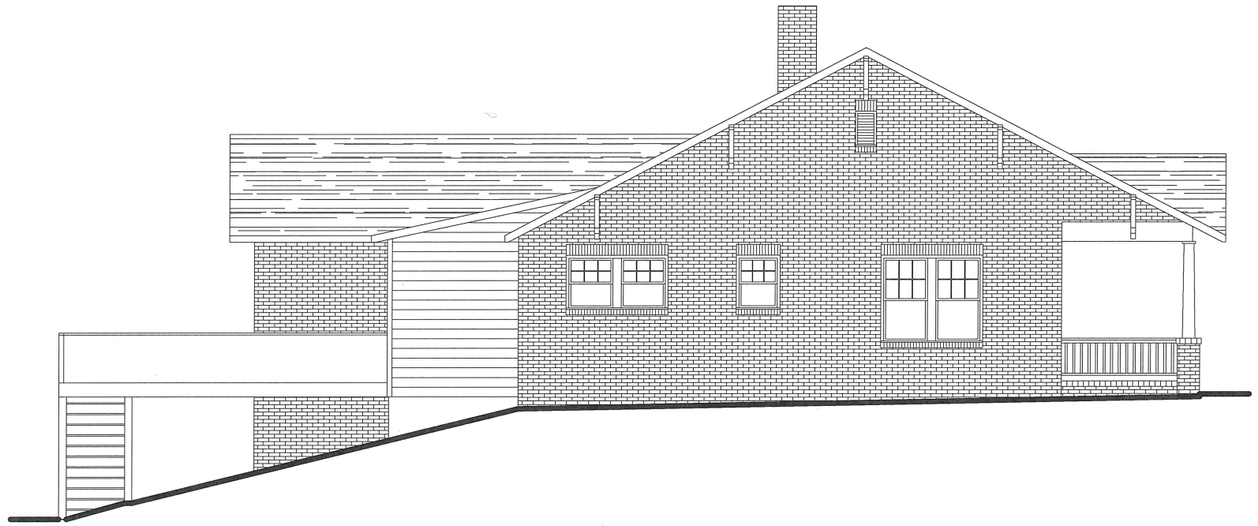
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP.
Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

Mark	Date	Description
01	04.12.2018	HDC Review

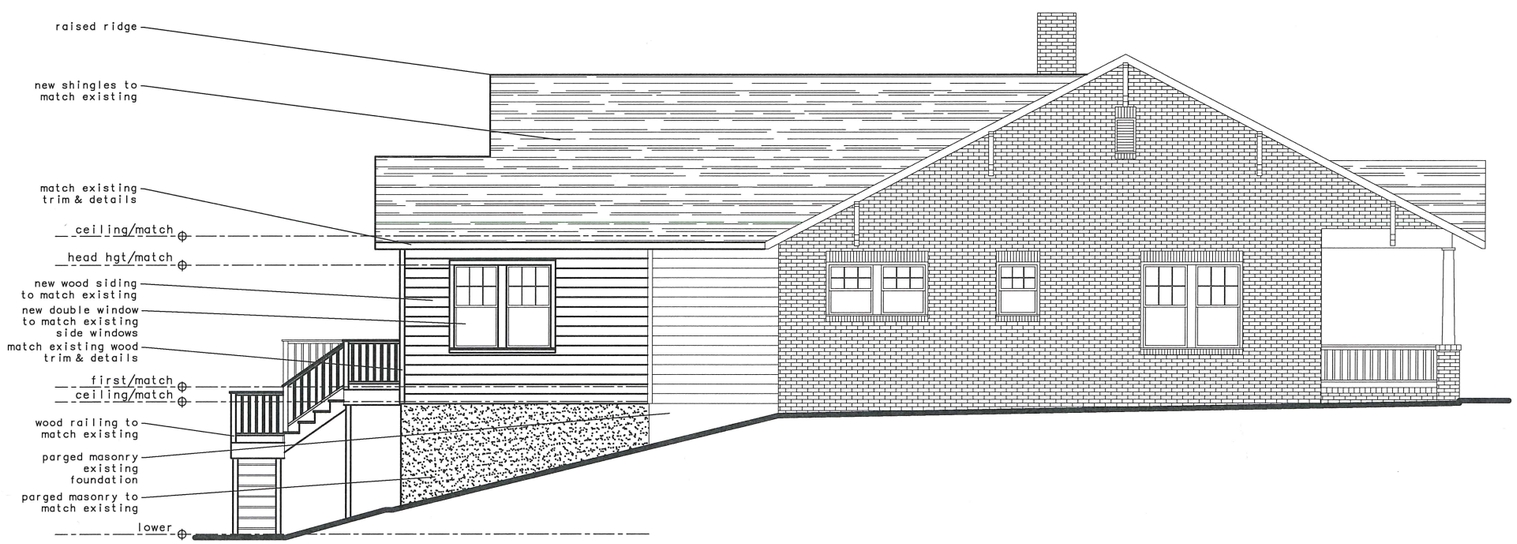
Right Side Elevation
Existing and Proposed

A202



Existing Elevations

Proposed Elevations



Side Elevation

alter ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003

CAD File Name: 508 Walnut

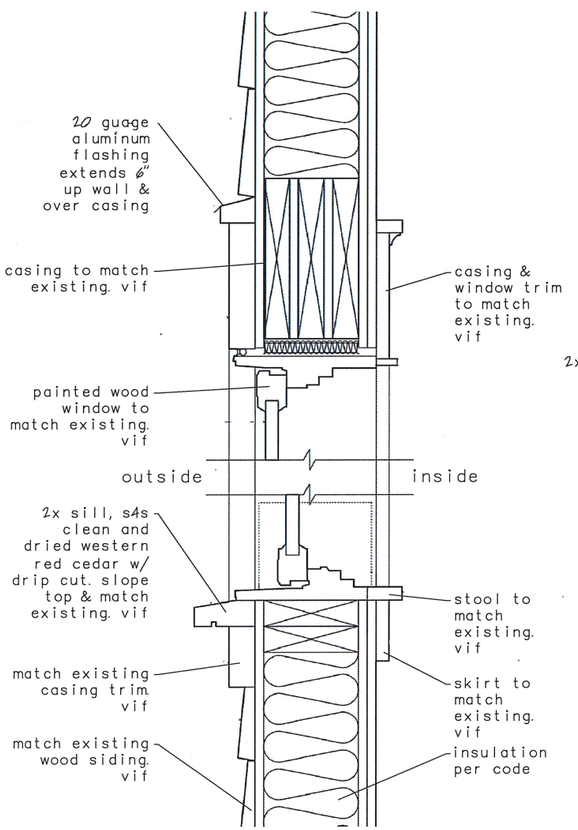
Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP. Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

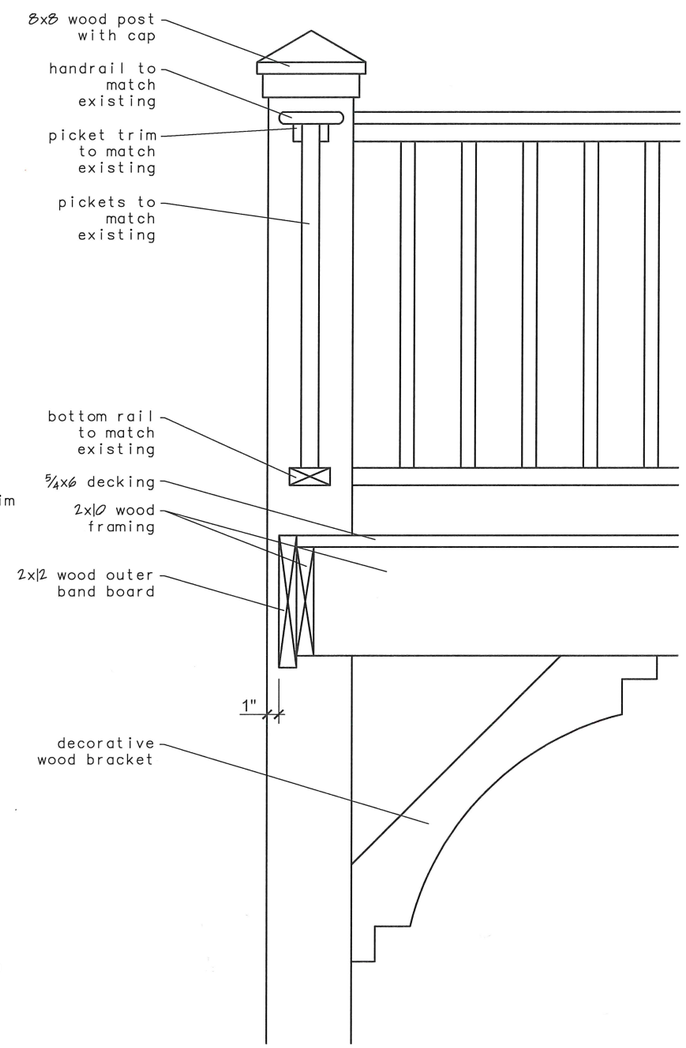
Mark	Date	Description
01	04.12.2018	HDC Review

Left Side Elevation
Existing and Proposed

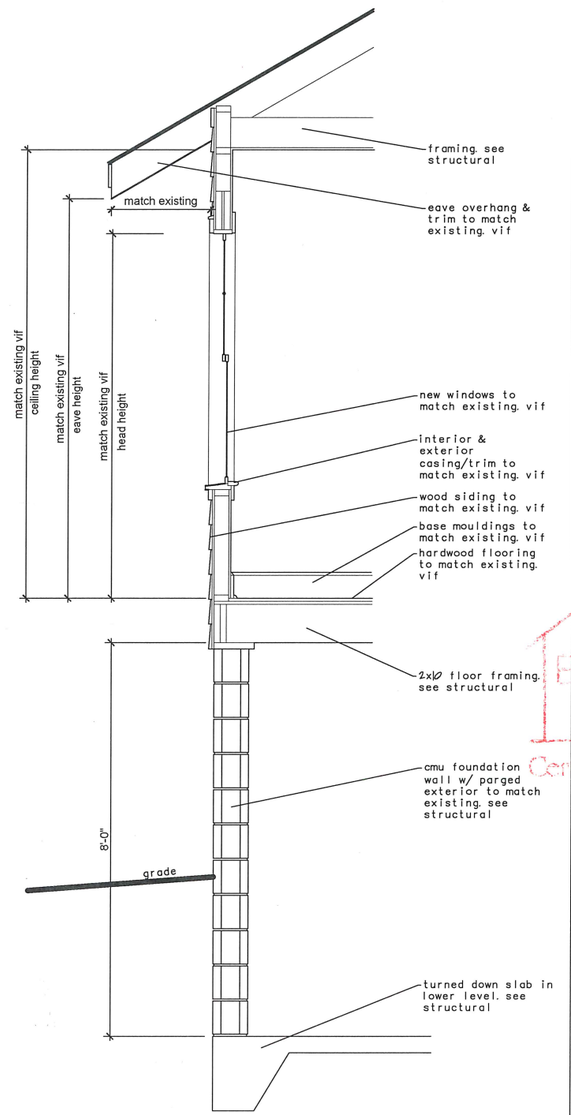
A203



Window Detail. Typ.



Deck Rail Detail



Wall Section

alter ARCHITECTS
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph. 704.577.3632

NOT FOR CONSTRUCTION

508 Walnut Avenue

Prepared for: Chuck & Carla Haley

Project Name/#: Walnut Avenue Renovation/18003
CAD File Name: 508 Walnut

Drawings and their contents are property of: The Alter Architect's Studio, PLLC. Do not reproduce or distribute without written consent from The Alter Architect's Studio, PLLC and Zacharias K. Alsentzer, RA, LEED AP.
Copyright 2018

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2018-00205

Mark	Date	Description
01	04.12.2018	HDC Review

SECTIONS
WALL , WINDOW & DECK RAILING

A301