

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

January 11, 2012

ADDRESS OF PROPERTY	1615 Lela Avenue, Wesley Heights Local Historic District	HDC 2011-117
SUMMARY OF REQUEST	Slate Installation on Front Porch & Steps	
OWNER	James P Sturdivant	
APPLICANT	James P Sturdivant	

Details of Proposed Request

This application requests approval for the installation of slate on the existing steps and front porch of this single family house.

Current Status and Context of Property

This house, constructed in 1940, is a one story brick single family structure with a steeply gabled roof. The main body of the house is covered in lapped wood siding. There is an attached brick chimney on the façade. The house has an uncovered concrete slab entrance stoop and a brick entrance vestibule. The steps leading to the entrance stoop are a combination of concrete and brick.

The house is in an area of single family houses of similar age and style. This property is adjacent to the Wesley Heights Greenway.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis of Proposal

The request for this project requests approval for covering the concrete slab of the entrance stoop with slate, as well as the steps that access the stoop. There is one set of concrete steps to the stoop leading from the driveway at the left of the façade. The main entrance steps are a combination of concrete and brick steps leading up across a fairly steep grade from the street level to the stoop.

The HDC will have to decide if this proposal would result in an incongruent change to the overall character of this house, and if the introduction of a new material to this house is appropriate.

NOTE:

This application has been deferred on several occasions by the HDC, including at the November and December 2011 HDC meetings. The applicant has failed to appear each time this matter has been placed on the agenda. Under the terms of NSGS §160A-400.9.(d), the HDC must review and act upon an Application for a Certificate of Appropriateness within 180 days of the submission of the application. Under this legislative requirement, this matter cannot be deferred past the upcoming February 8, 2012 HDC meeting.





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December 8, 2011