

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

April 11, 2012

ADDRESS OF PROPERTY	<i>828 Walnut Avenue, Wesley Heights Local Historic District</i>	<i>HDC 2012-037</i>
SUMMARY OF REQUEST	<i>Addition of Two Front Dormers</i>	
OWNER	<i>Queen City Historical Revitalization</i>	
APPLICANT	<i>James McClincy</i>	

Details of Proposed Request

This application requests approval for the addition of two new front dormers within the existing roof.

Current Status and Context of Property

This house sits between two other houses of similar size and vintage, one lot into the Wesley Heights Local Historic District near the intersection of Walnut Avenue and West Morehead Street.

Constructed in 1928, the house is a one story frame structure with a gabled entrance portico centered on the façade. It is listed as a contributing property within the Wesley Heights National Register Historic District.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *Windows and Doors*

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.

The attached plans for this project show two new front facing dormers within the existing roof of this house.

The new dormers are designed to be in line with the existing first floor fenestration, with pairs of new double hung windows that are smaller versions of the existing windows in the house. The roof pitch of the new dormers is the same as the pitch of the existing front portico gable over the front door of the house. The plans also show boxed returns in the front of the gables.

The materials in the new dormer are noted to match those on the existing house.

The only other exterior changes shown on the plans are the removal of artificial siding in the existing front portico gable and an existing rear dormer addition, and the installation in both places of lapped wood siding to match the main body of the house, as well as the installation of new gutters.



EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION

DRAWN BY:
BILL J. ELMORE
CHARLOTTE, NC

EXISTING ELEVATIONS

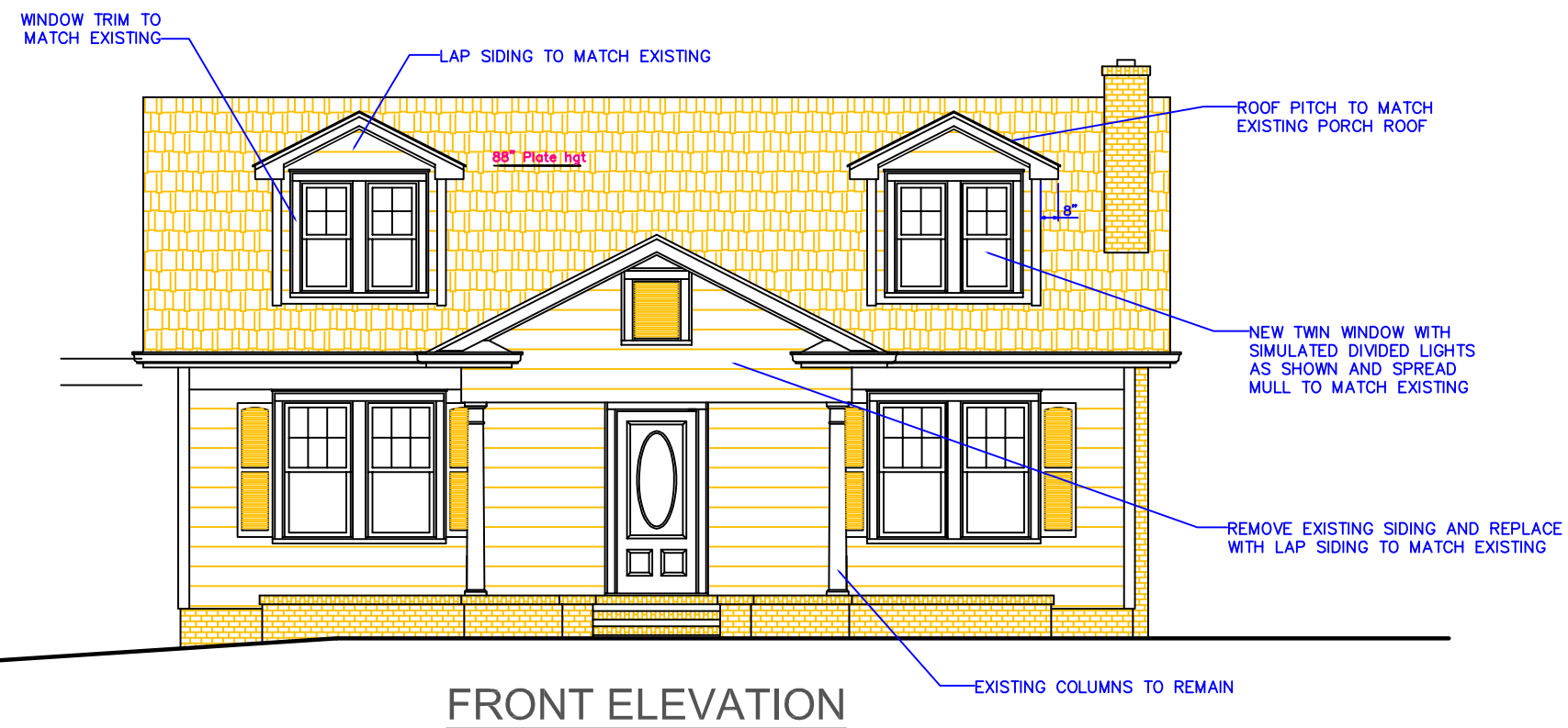
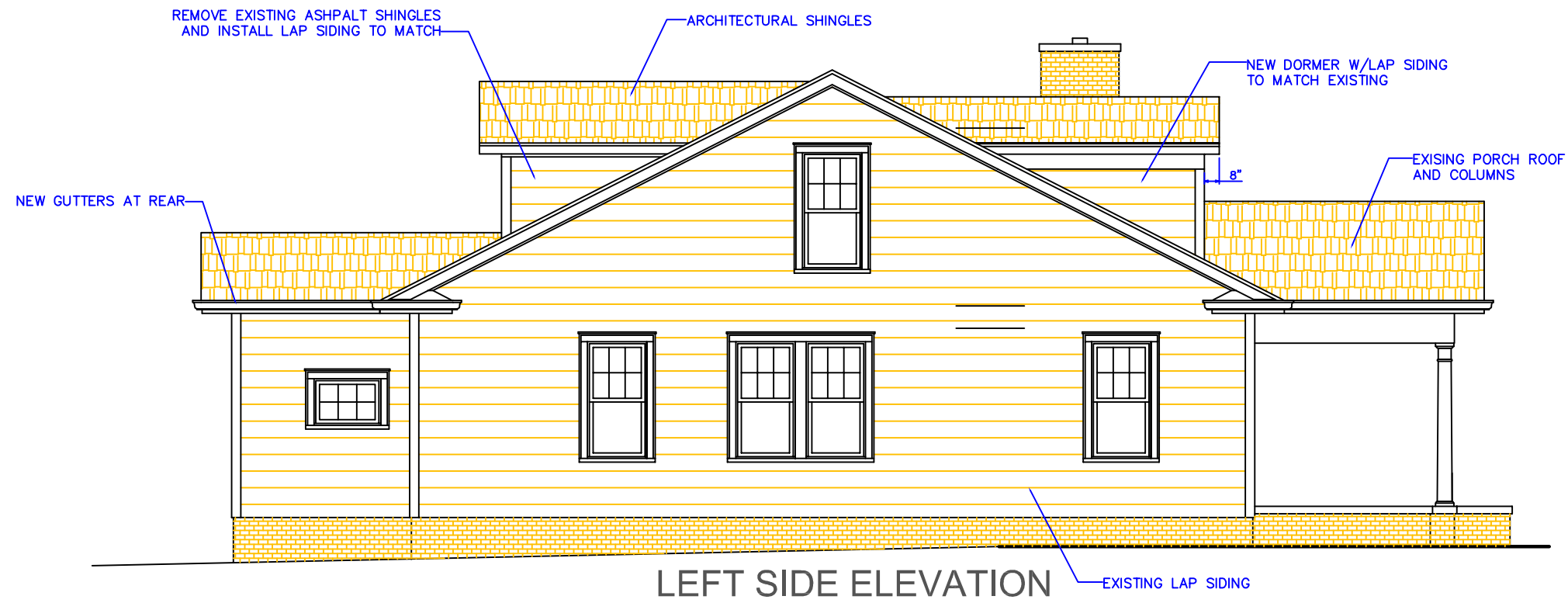
Renovations and Additions at
828 Walnut Av.
DAEDALUS PROPERTIES
Charlotte, NC

DATE:
3-20-12

SHEET

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OF 3



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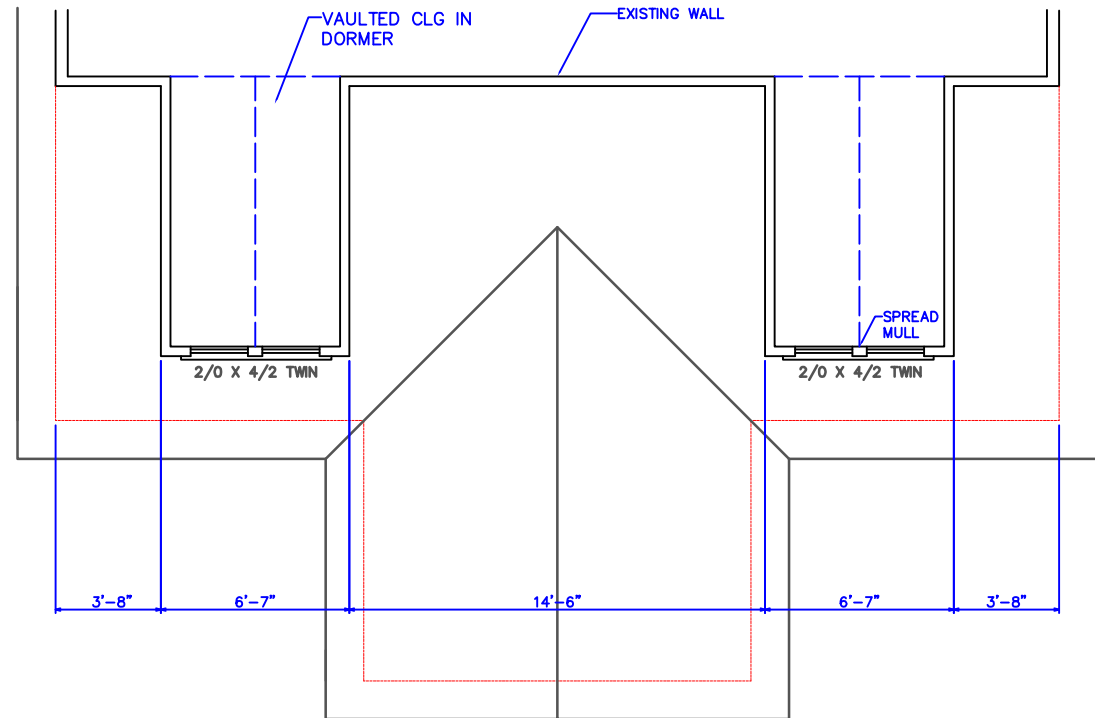
PROPOSED ELEVATIONS

Renovations and Additions at
828 Walnut Av.
DAEDALUS PROPERTIES
Charlotte, NC

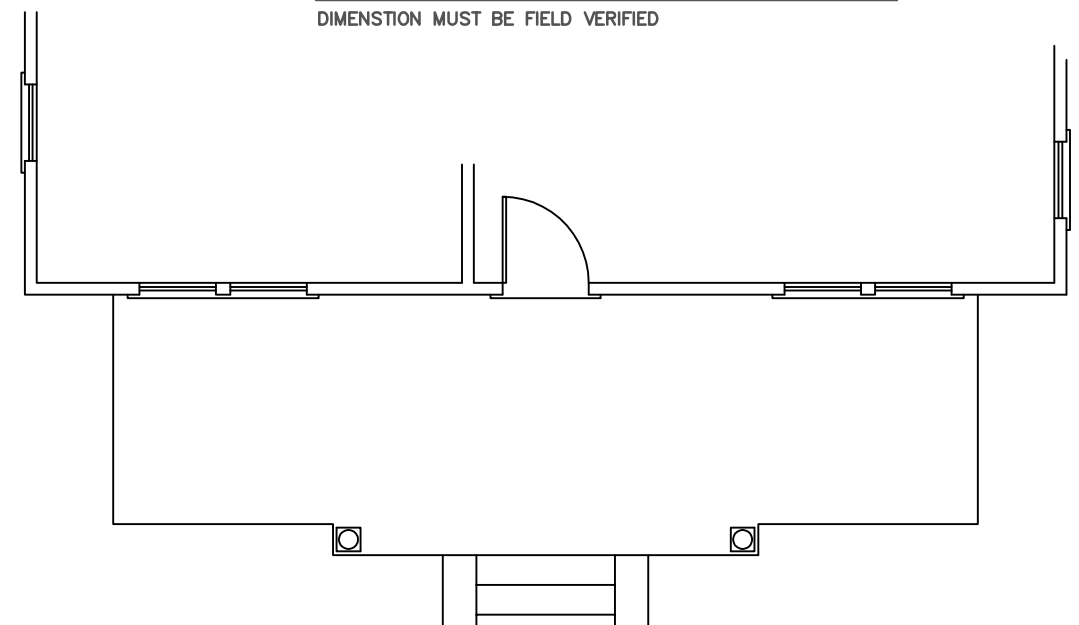
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NEW DORMER LOCATION
DIMENSTION MUST BE FIELD VERIFIED



EXISTING EXTERIOR WALLS

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CHARLOTTE, NC

PROPOSED ELEVATIONS

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SHEET

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Charlotte Historic District Commission - Case 2012-037

