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ADDRESS OF PROPERTY	<i>813 Walnut Avenue, Wesley Heights Local Historic District</i>	<i>HDC 2012-081</i>
SUMMARY OF REQUEST	<i>Demolition of Existing House</i>	
OWNER	<i>Key LLC</i>	
APPLICANT	<i>Diane Vandevere</i>	

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#### **Details of Proposed Request**

This proposal is for the demolition of an existing house which sits well to the rear of its lot in the Wesley Heights Local Historic District. According to the Applicant, the house is dilapidated and structurally unsound. Annotated photos and a plan view sketch are attached.

The Applicant is also requesting approval for the removal of several trees on the lot.

#### **Current Status and Context of Property**

This house was constructed in the mid-to-late 1930's. It is a small one story structure (732 heated square feet) with asbestos siding and an interior chimney. The house is well to the rear of its lot, out of line with the established setback along Walnut Avenue. The house is in poor condition, and appears to have been uninhabited for some time.

The house is listed as a contributing element to the character of the Wesley Heights National Register Historic District.

#### **Relevant HDC Design Guidelines**

- *Demolition of Existing Structures*
- *Tree Removal*

#### **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.





301 EAST BLVD. • P.O. BOX 37288 • CHARLOTTE, N.C. 28237 • TELEPHONE 704-377-2488

May 23, 2012

Mr. John Rogers  
Ms. Wanda Birmingham  
The Charlotte-Historic District Commission  
5600 East Fourth Street  
Charlotte, NC 28202-2853

Re: 813 Walnut Avenue  
Charlotte, NC 28208

Please find my enclosed application for demolition of the above property. I have enclosed data that may be helpful as well as recent photographs.

Please let me know if you need additional information. There is a "combination key box" on the front door for easy access. The code is 1 2 3 4 or I will be glad to meet someone there if that would work better.

Kindest regards,

KEY, LLC

A handwritten signature in cursive script that reads "Diane Vandevere".

Diane Vandevere

704-377-2488 x 21

Email: [dvandevere@carolina.rr.com](mailto:dvandevere@carolina.rr.com)



# CHARLOTTE HISTORIC DISTRICT COMMISSION

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application #	HDC 2012-081
Date Received	5/30/12
Received By	[Signature]
HDC/Staff	

ADDRESS OF PROPERTY: 813 WALNUT AVE (TAX Address) 815- (P.O. Address)

HISTORIC DISTRICT: ☐ Dilworth ☐ Fourth Ward ☐ Hermitage Court ☐ Plaza-Midwood ☒ Wesley Heights ☐ Wilmore

TAX PARCEL NUMBER: 071-022-21

OWNER: Key LLC

ADDRESS: 301 EAST Blvd. Charlotte, N.C. 28203

DAY PHONE: 704-377-2488

APPLICANT: DIANE VANDEVERE EMAIL: DVANDEVERE@CARDINALPR.COM

MAILING ADDRESS: P.O. Box 37288, Charlotte, N.C. 28237

DAY PHONE: 704-377-2488 FAX: 704-377-8507

### DETAILS OF PROPOSED PROJECT:

DEMOLITION OF delapidated house that is  
"STRUCTURALLY UN-SOUND". REMOVAL OF SEVERAL SMALL  
TREES AT CURB AND ONE CREPE MYRTLE TREE AT  
CENTER OF LOT FOR ACCESS TO STRUCTURE.

Attach additional sheets if necessary. FOR ENTRY TO PROPERTY:

COMBINATION Key Box: Code 1234 (VACANT)

### APPLICATION REQUIREMENTS

Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

**NOTE:** FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.

# CHARLOTTE HISTORIC DISTRICT COMMISSION

## FINAL PLAN SUBMISSION CHECKLIST

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Contact HDC staff to determine the materials necessary to review your application.

### REQUIRED MATERIALS FOR ALL APPLICATIONS:

- ✓ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ✓ Photographs of site and existing conditions. Photographs should be labeled with the property address and the date the photograph was taken. Digital format is acceptable.

### NECESSARY DOCUMENTATION MAY ALSO INCLUDE:

- ☐ Detailed elevations including notes, dimensions and building materials showing both existing and proposed conditions.
- ☐ Site plan with dimensions showing both existing and proposed conditions. Include buildings, additions, sidewalks, drives, trees, property lines, and fences/walls where applicable.
- ☐ Streetscape photographs showing the context of the proposed project by plugging it into the streetscape.
- ☒ Indication of proposed tree removal and/or tree planting.
- ☐ Landscape plans indicating major plant materials and site features. Indicate significant changes of grade.
- ☒ Indication of any planned demolition.
- ☐ Material samples where applicable.
- ☐ Other documentation as indicated by HDC staff.

### PLAN SUBMISSION REQUIREMENTS:

- 3 copies of Site Plan & Elevations, not to exceed 11 x 17
- Drawings may be submitted electronically.  
Contact HDC staff for specifications.

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Although attendance by applicants at Historic District Commission meetings is optional, it is STRONGLY ADVISED that applicants make every effort to attend. Failure to attend can result in the denial or delay of an application due to incomplete information.

I, the undersigned, certify that all information in this application and in any attachments is accurate to the best of my knowledge. Furthermore, I understand that, should the Charlotte Historic District Commission issue this Certificate of Appropriateness, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within that period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the authorized work must be completed within six months. Certificates can be extended for six months prior to their expiration by requesting an extension in writing from Historic District Commission staff.

Applicant

Date

*Key LLC*  
*Grace Vandewere*

*5/23/12*

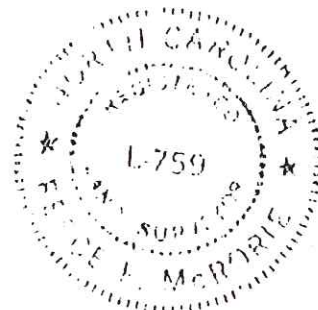
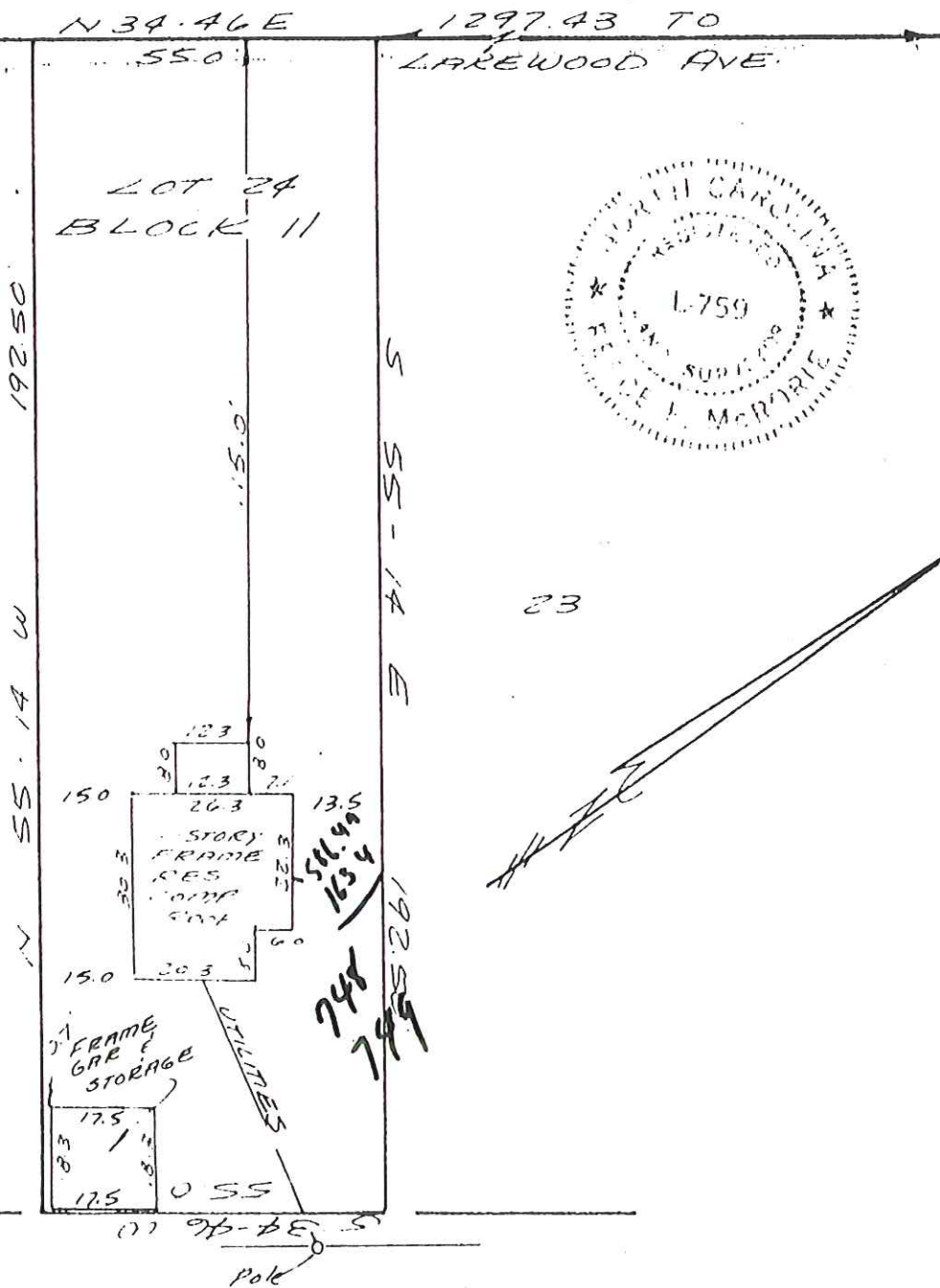
THIS IS TO CERTIFY THAT ON THE 8<sup>th</sup> DAY OF October 1979, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES, AND THE WALLS OF THE BUILDINGS IF ANY, ARE AS SHOWN HEREON

BY Reece F. McRorie  
REGISTERED SURVEYOR STATE OF NORTH CAROLINA

813  
WALNUT AVE.  
- PAVED -

1242(acres)

25



23

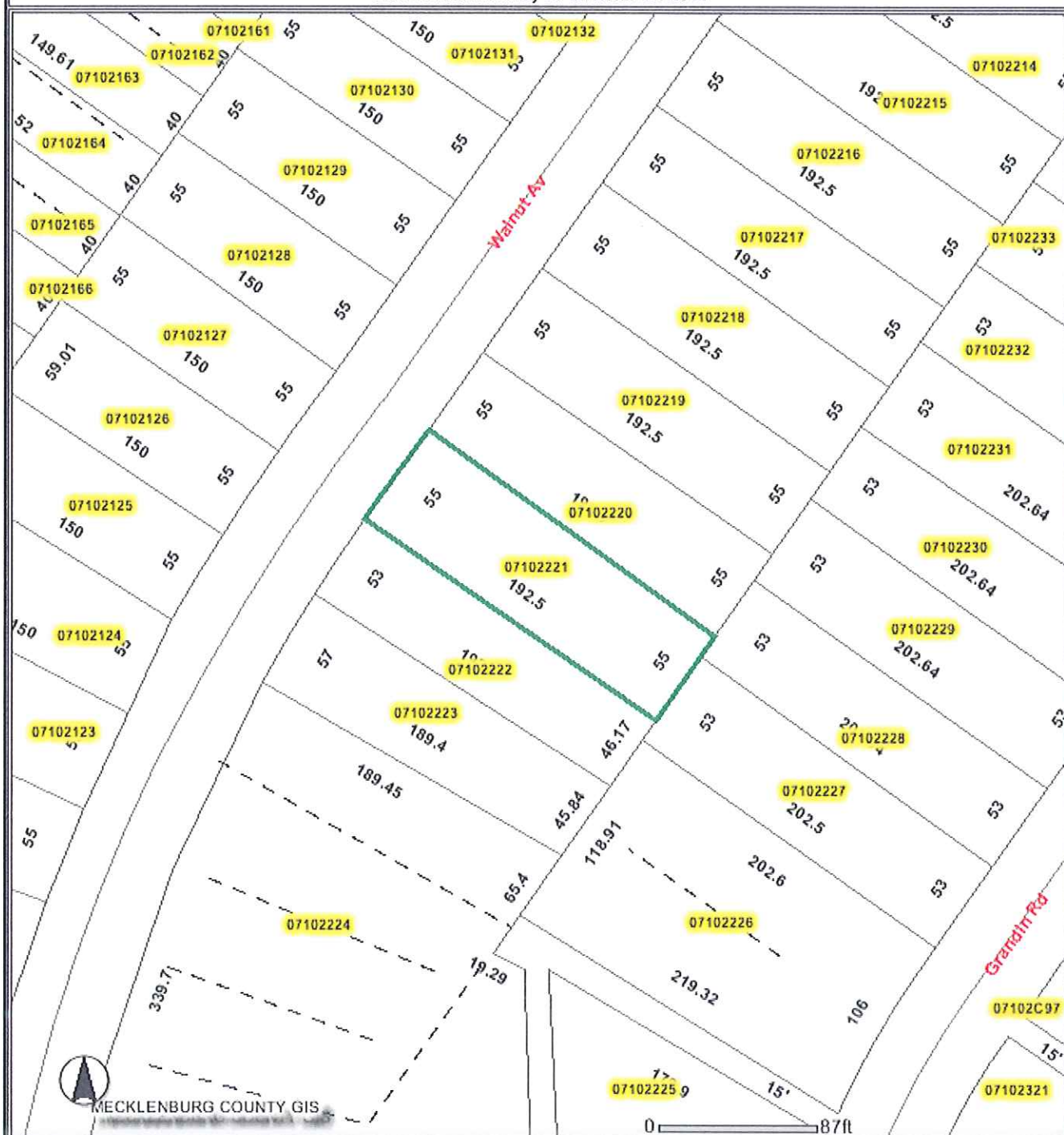
ARIS Page  
813-(<sup>P.O.</sup>815) WALNUT AVE

**Mecklenburg County, North Carolina**

# POLARIS

## Property Ownership Land Records Information System

Date Printed: Mon May 21 16:48:12 EDT 2012



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

## Parcel Information

[Return to Search Results Listing](#)  
[Print Ownership and GIS Summary](#)

### Parcel Ownership Summary

**Parcel ID#:** [07102221](#) **GIS ID#:** [07102221](#)

Owner Name: [KEY LLC](#)

Mailing [301 EAST BLVD](#)

Address: [CHARLOTTE, NC 28203-4721](#)

### Property Characteristics

Legal Desc.: [L24 B11 M3-225](#)

Land Area: [1 LT](#)

Fire District: [00-CITY OF CHARLOTTE](#)

Special District: [N/A](#)

Account Type: [NC CORP](#)

Municipality: [1-CHARLOTTE](#)

Property Use: [SINGLE-FAM](#)

### Deed Reference(s) and Sales Price

[25026-461](#) (8/21/2009) \$0.00

[04482-264](#) (10/27/1981) \$0.00

### Situs Addresses Tied to This Parcel



 [813 WALNUT AV](#)

Choose an address from the list above and  
click on the links below for more  
information

[Where to Go Vote](#) | [School Districts](#)

[Find Parks](#) | [Get Directions](#)

### Links to More Information

 [Building Photo\(s\)](#) 

[Floodplain, Zoning & Watershed Info.](#)

[Environmental Info.](#)

[Adjoining Owners Report](#)

[Tax Values & Building Info.](#) [Tax Bill Info.](#)

P.O.  
813 (815) WALNUT AVE



Print

Close

**Parcel Information**

<b>Parcel ID</b> 07102221	<b>Account</b> NC CORP	<b>Parent</b>	<b>Previous</b>
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**Owner(s)**

<b>Owner Name</b> KEY LLC	<b>Mailing Address</b> 301 EAST BLVD	<b>City/State</b> CHARLOTTE NC 28203-4721
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**Legal Information**

<b>Legal</b> L24 B11 M3-225	<b>Municipality</b> CHARLOTTE	<b>Annexed</b>	<b>Special District</b>	<b>Fire District</b> CITY OF CHARLOTTE	<b>Acreage</b> 0
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**Total Parcel Assessment & Exemptions**

<b>Building</b> 49300	<b>Land</b> 76000	<b>Features</b> 0	<b>Total</b> 125300	<b>Exemption</b>	<b>Year Approved</b>	<b>Review Date</b>	<b>Amount</b>
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**Sales Information**

<b>Sale</b>	<b>Price</b>	<b>Stamps</b>	<b>Qualify</b>	<b>V/I</b>	<b>DeedBook</b>	<b>Type</b>	<b>Legal Ref.</b>	<b>Grantor</b>
Aug 21 2009			LESS \$3000	IMP	25026 - 461	NON WRNTY	25026-461	VANDEVERE, J C
Oct 27 1981	0			IMP	04482 - 264	WARRANTY D	04482-264	

**Land Use**

<b>Use</b> R100	<b>Units</b> 1.00	<b>Type</b> LT	<b>Neighborhood</b> H105	<b>Assessment</b> 76000
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**Building Information**

<b>Bldg</b> 1	<b>Description</b> Single-Fam	<b>Type</b> RES	<b>Year Built</b> 1938	<b>Property Location</b> 813 WALNUT AV CHARLOTTE
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<b>Bldg</b> 1	<b>Story</b> 1 STORY	<b>Units</b> 1	<b>Total SqFt</b> 828	<b>Heated</b> 732	<b>Foundation</b> CRAWL SPACE	<b>Ext. Wall</b> ASB SHNG/SDG -	<b>Grade</b> AVERAGE 03	<b>Value</b> 49300
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<b>Bldg</b> 1	<b>Heat</b> AIR-NO-DUCT	<b>Fuel</b> GAS	<b>FirePlace</b>	<b>AC</b>	<b>Fixtures</b>	<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>3/4 Baths</b>	<b>1/2 Baths</b>
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**Sub Areas**

<b>Bldg</b> 1	<b>Description</b> BASE (FIRST FLOOR)	<b>Size</b> 732
1	PORCH - OPEN - FINISHED	96

**Depreciation**

<b>Bldg</b> 1	<b>Physical</b> AV - 16.00%	<b>Functional</b>	<b>Economic</b>	<b>Special</b>	<b>Override</b>
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**Notes**

<b>Tax Year</b> 2011	<b>Notes</b> Informal Review Request Received	<b>Note Date</b> 03/17/2011
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**Special Features & Yard Items**

<b>Bldg</b>	<b>Built</b>	<b>Type</b>	<b>Quantity</b>	<b>Units</b>	<b>Value</b>
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**Value Changes**

<b>Notice Date</b>	<b>Tax Year</b>	<b>Reason</b>	<b>Changed To</b>	<b>Deferred</b>
Feb 8 2011	2011	Countywide Revaluation	125300	0
Oct 13 2004	2004	Remodeled and/or New Addition	53200	0
Oct 13 2004	2004	Remodeled Improvements and/or New Additi	53200	0
Dec 16 2003	2003	Reviewed - No change in value	53800	0
Jan 17 2003	2003	Countywide Revaluation	53800	0
Jan 5 1998	1998	Countywide Revaluation	33460	
Nov 15 1991	1991	Equalization of Value	23810	
Jan 2 1991	1991	Countywide Revaluation	27770	

# 815 Walnut

Key Realty  
815 Walnut ave  
3-22-12  
Dave Plyler

\* House has poor air circulation due to lack of Foundation vents.

\* unable to see from Inside due to stored items.

Old signs of Wood Borer in 2x4 ledger board and possible hidden damage in band sill. appears to be inactive/approx. 6-8 Ft.

Fungus & mildew under large part of structure/mainly back half

Item #3 (M) Item #2

\* Item #1  
Vent piping from Furnace to chimney rusted and leaking 4 inch vent pipe

Band sill heavily damaged by termites - appears to be inactive termites. Damage from past. No signs of active termites. But No signs of treatment

Inch + 1/2 clean-out Plug missing on sewer drain line not leaking because someone stuffed a rag in it.



several areas SubFlooring/high Moisture reading May be soft spots inside house

Ground excessly wet due to Native (rear of house) grade

Subflooring wet from moisture or leak from inside house/may be soft spot

Cracked Band Sill

Band Sill cracked, (But appears to be sound), approx. 8 Ft. at rear, above access door.

Rear

STRUCTURAL Inspection  
3/22/12

5-21-12

813 1/2 815 WALNUT AVE



porch ceiling



Living Room -



Kitchen - Sub-Floor Damage  
Bandsilk



FRONT EXTERIOR

5-21-12

815

Walnut Ave



Kitchen Floor - STRUCTURAL Damage



Kitchen



Extreme Floor Damage



REAR ENCLOSED PORCH  
High moisture & Peeling  
STRUCTURAL Damage

5-21-12

815 Walnut Ave



Back Door



Most All Windows Damaged



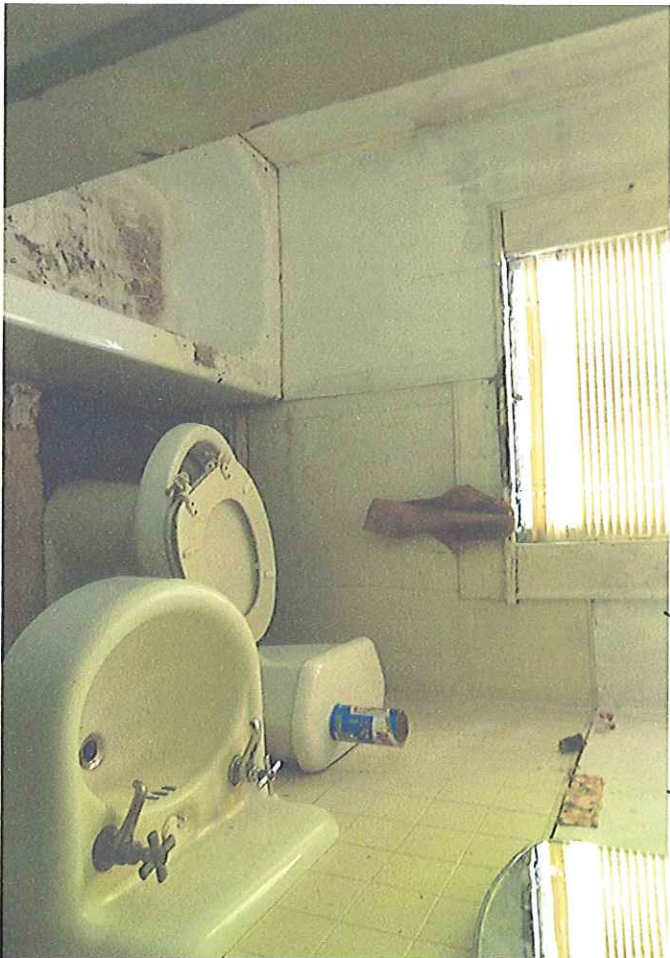
Bedroom

5-24-12

815 WALNUT AVE.



Bathroom Ceiling Decay



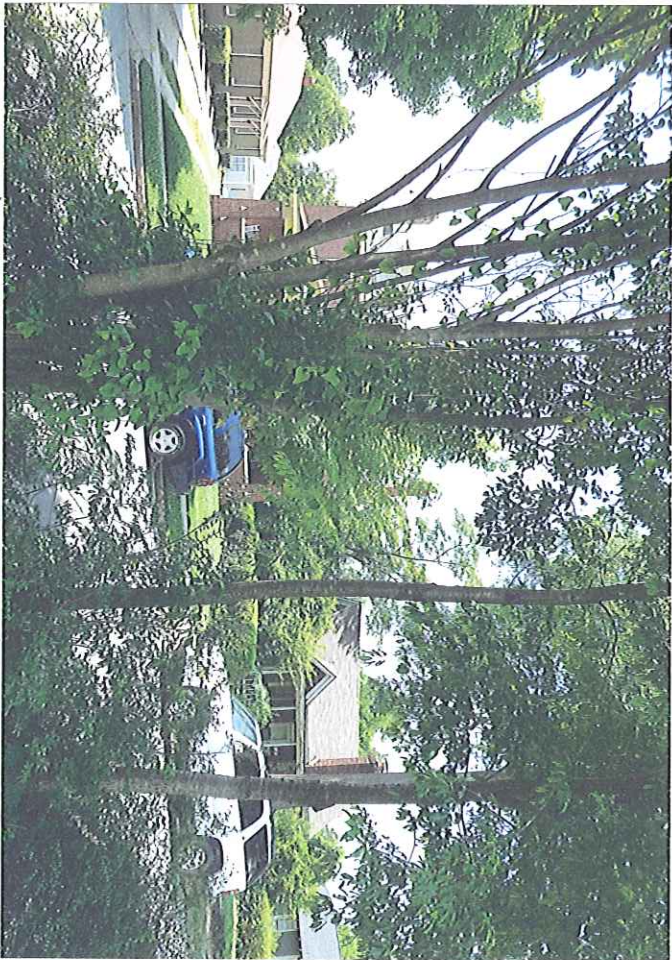
Bedroom



Bedroom Windows

5-22-12

813 Walnut Ave — TREES



VIEW FROM FRONT YARD — →

Small TREES at Curb ↘ ↙



Cree myrtle

Street view —

# Charlotte Historic District Commission - Case 2012-081

