
ADDRESS OF PROPERTY: 800 Walnut Avenue, Wesley Heights Local Historic District *HDC 2013-061*

SUMMARY OF REQUEST: Remove front porch enclosure

OWNER: *Richard Bogart*

APPLICANT: *Richard Bogart*

Details of Proposed Request

This house has a previously enclosed front porch. The space offers nothing and it was enclosed in such a way that removing it will be possible. The current owner would like to remove the enclosure and return the original open porch condition. Columns and piers will support the porch roof.

Relevant HDC Design Guidelines

- Enclosure of Existing Porches

Staff Analysis

Commission will determine if there is enough information regarding what the front of the house will look like once the porch is 'unenclosed'.

Enclosure of Existing Porches

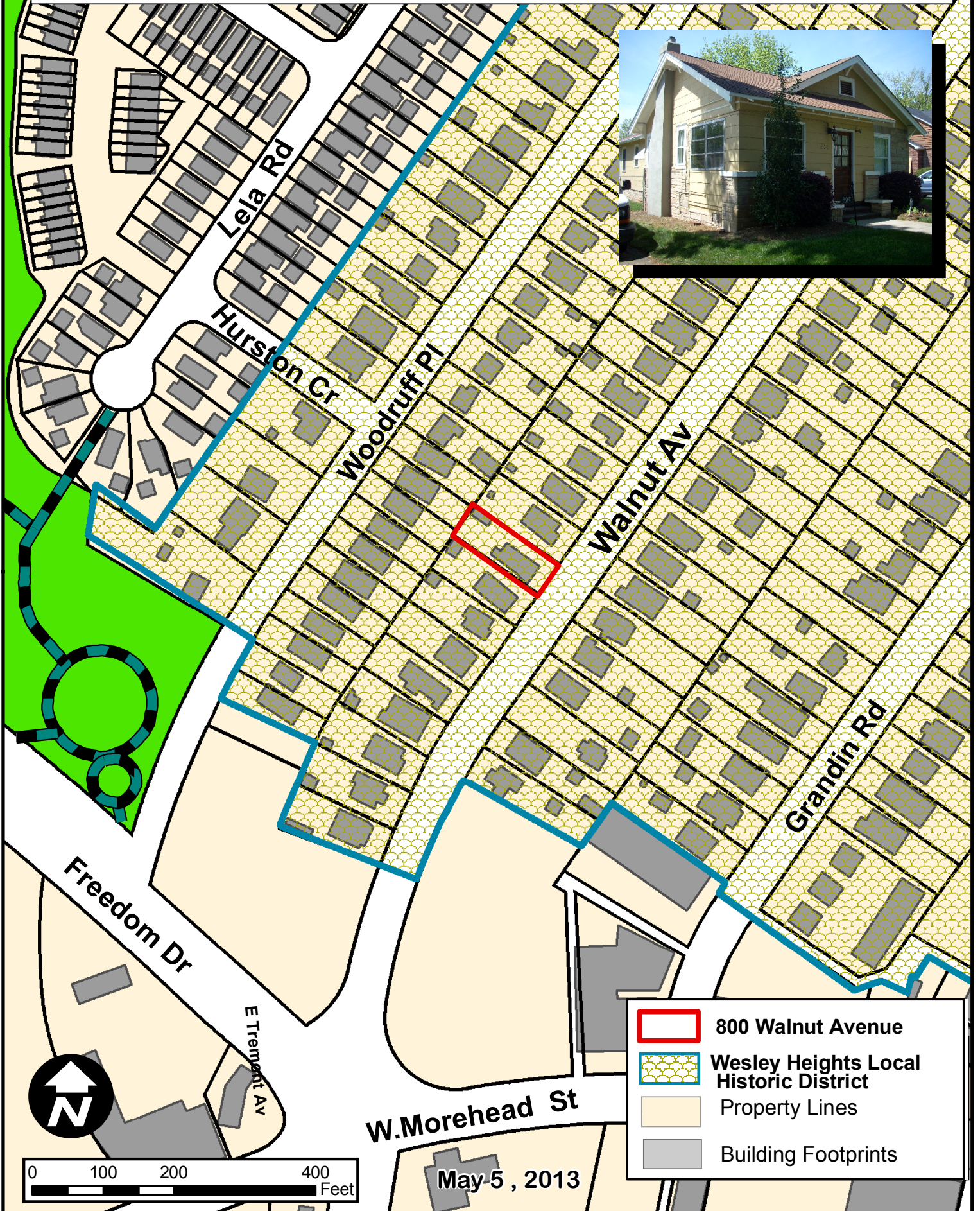
Porches are an important part of the residential sections of older neighborhoods. The Historic District Commission strongly discourages porch enclosures in an effort to maintain the design integrity of both individual buildings and the overall streetscape in historic districts.

1. All proposals for the enclosure of all or any part of a front, side or rear porch which are substantially visible from a street will be reviewed by the full Historic District Commission.
2. It is not appropriate to enclose a front porch or balcony on the front of an historic building. The full enclosure of a front porch is not allowed.
3. Front porch enclosures that reorient the entrance away from the street elevation of a building are not allowed.
4. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or

balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.

5. All porch enclosures must be plausibly reversible. Permanent elements that could preclude the reversibility of the enclosed porch are not allowed.

Charlotte Historic District Commission - Case 2013-061





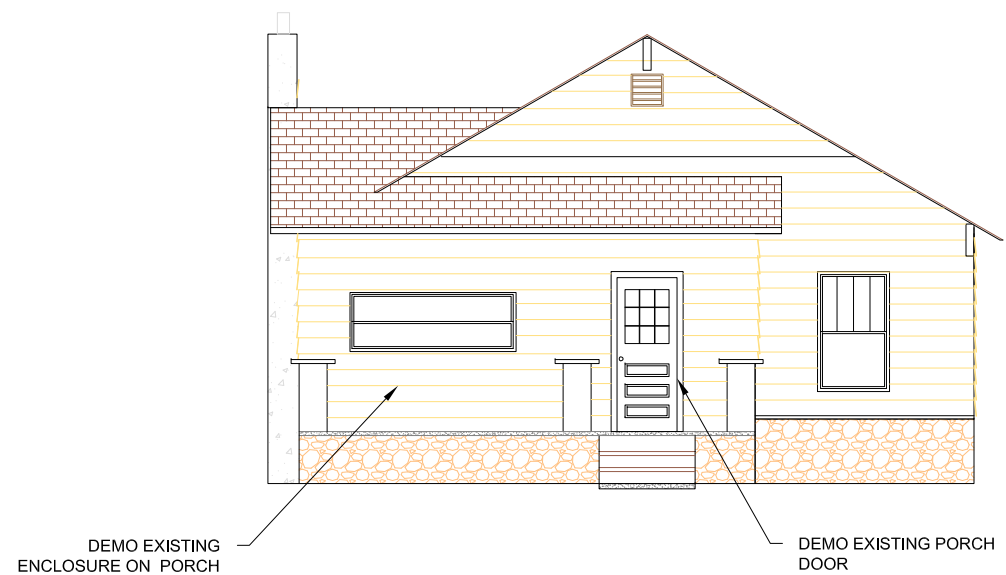




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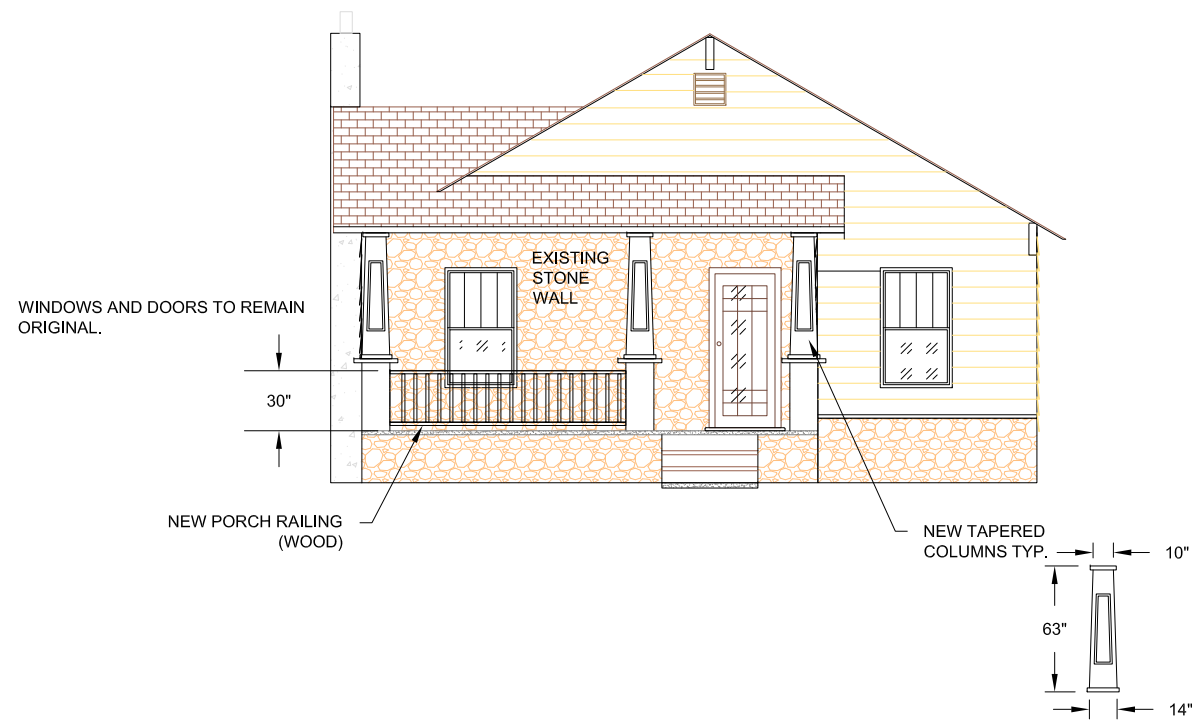




1

EXISTING PLAN- FRONT VIEW

Scale: 1/4" = 1'-0"



2

NEW PLAN- FRONT VIEW

Scale: 1/4" = 1'-0"

PLAN DESCRIPTION: PROPOSED CHANGES TO
EXTERIOR FRONT RESIDENCE

HISTORICAL DISTRICT: WESLEY HEIGHTS
PHYSICAL ADDRESS: 800 WALNUT AVENUE
CHARLOTTE, NC 28208