
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 703 Walnut Avenue

SUMMARY OF REQUEST: Chimney removal

OWNER: Mark and Karen Kubiak

APPLICANT: Mark and Karen Kubiak

Details of Proposed Request

Existing Conditions

The existing structure is a two story house constructed in 1937. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. The house has a “symmetrical four-bay façade” and a centered chimney.

Proposal

The proposal is the removal of the chimney.

Policy and Design Guidelines – Chimneys

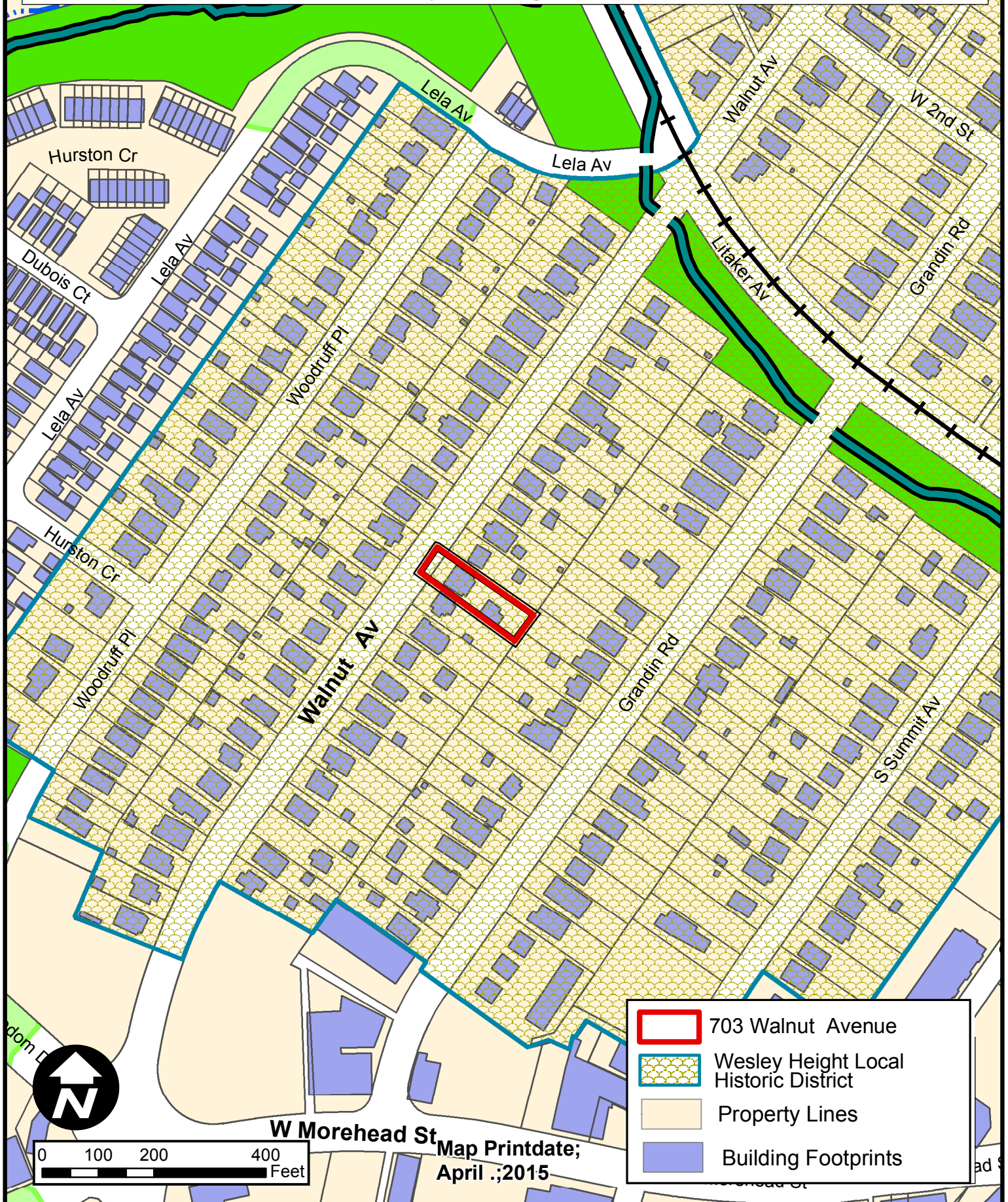
1. The removal or addition of any masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the streetscape will be reviewed by the full Historic District Commission.
2. The removal or installation of vent hoods and other similar structures in commercial uses are eligible for administrative approval, provided the proposal otherwise meets Historic District Commission design criteria.

Staff Analysis

The Commission will determine if the chimney is a strong contributing element to the character of the streetscape.

Charlotte Historic District Commission - Case 2015-077

Historic District; Wesley Heights



(Garage picture 2 of 2)



* Request #2: Chimney removal *

While we love the idea of historical preservation, the chimney structure is not conducive to living conditions and overall functionality of the house. The house was originally converted from a duplex, where in the past it made sense as there were two separate entrances on each side (although they tried to fix or cover it up, you can still see the entry ways in the flooring patterns.)

The chimney now blocks the main entry way (you literally walk into it when you enter the house) and the door just about hits it when you walk in. The chimney would also require maintenance and not something that we plan to invest money in.

We've spoken to contractors and the inspector, and the chimney can be removed without structurally impacting the house or the foundation.

(Chimney picture 1 of 2)



















WE'LL MAKE ONE
TRIP TO THE GROUND.
WE'LL CLEAN UP.





