

**LOCAL HISTORIC DISTRICT:** Wesley Heights  
**PROPERTY ADDRESS:** 404 Walnut Avenue  
**SUMMARY OF REQUEST:** Addition  
**APPLICANT:** Michelle Sutton

**Details of Proposed Request**

*Existing Context*

The existing structure is a one story Bungalow constructed in 1923. The property is a corner lot that slopes from the front to back approximately 8-10 feet.

*Proposal*

The proposal is an addition to the rear of the house. New windows, brick and wood siding will match existing. Roof details will also match the existing design.

**Policy & Design Guidelines - Additions**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis** - The HDC will determine if the revisions meet the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.



# 404 WALNUT AVE

Historic Wesley Heights

PID#07103320





Rear Building Addition

February 29, 2016

**DRYDEN**  
DESIGN BUILD

*Charlotte Historic District Commission - Case 2016-038*  
**HISTORIC DISTRICT: WESLEY HEIGHTS**



-  404 Walnut Avenue
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

February 29, 2016

# SITE PLAN & CONTEXT



SIDE YARD VIEW OF 404 WALNUT FROM W. 4<sup>TH</sup> STREET



APPROACHING 404 WALNUT FROM W. 4<sup>TH</sup> ST.

# ARCH | 1 CONTEXT





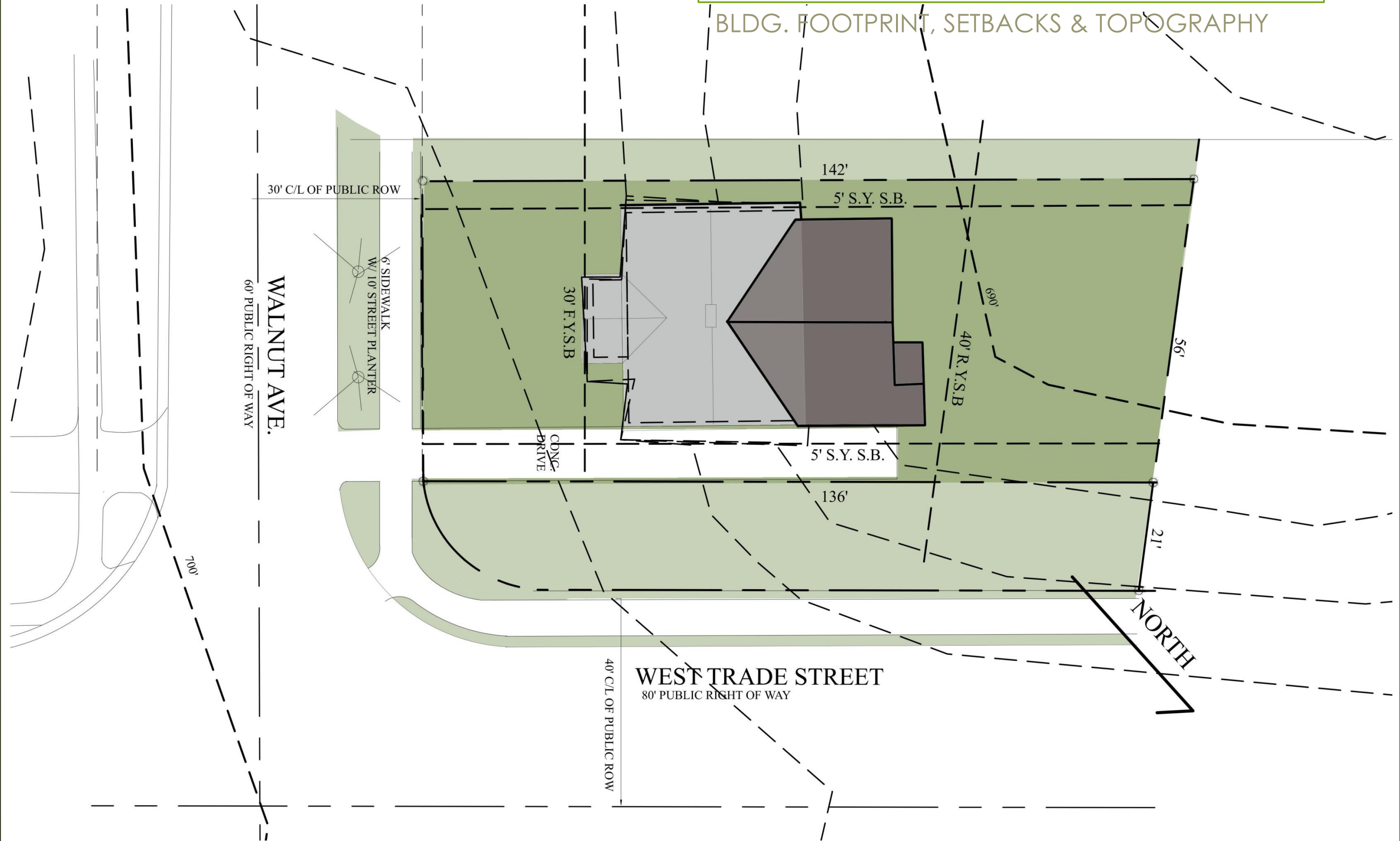
EXTEND BACK OF HOUSE 16'-0" [MAINTAINING MIN. 4'-0" OFFSET FOR HVAC.]



- Remove deck & rail details that do not fit the style/language of the architecture
- Create overhang on new back deck to eliminate decay from water runoff splash-back as well as moss and mildew growth on north-west façade
- Utilize the existing architectural language from the columns and construction at the front porch to inform detailing decisions at the new addition and new porch
- **\*\*NO MATURE VEGETATION TO BE REMOVED**

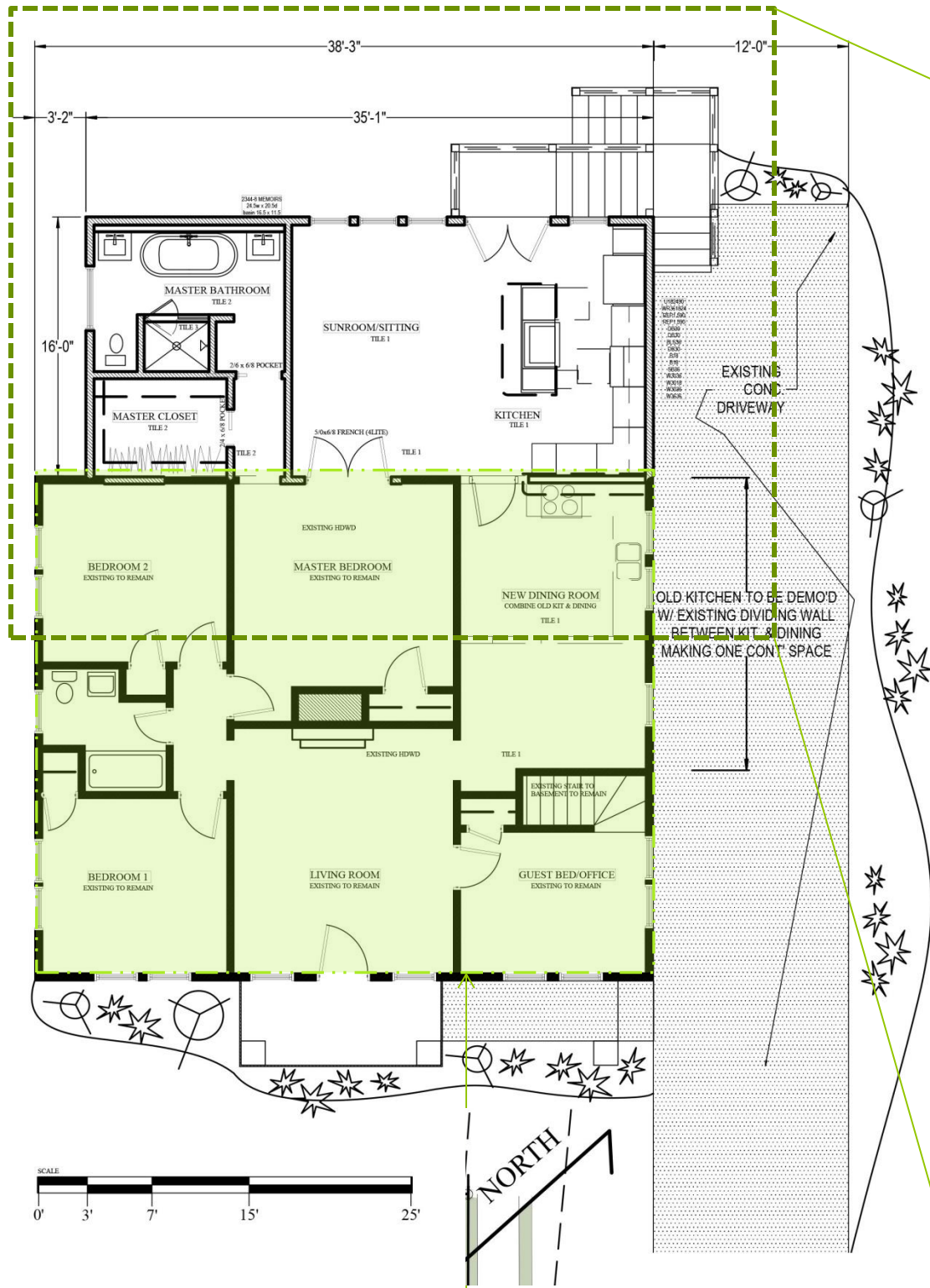
# ARCH | SITE PLAN

BLDG. FOOTPRINT, SETBACKS & TOPOGRAPHY

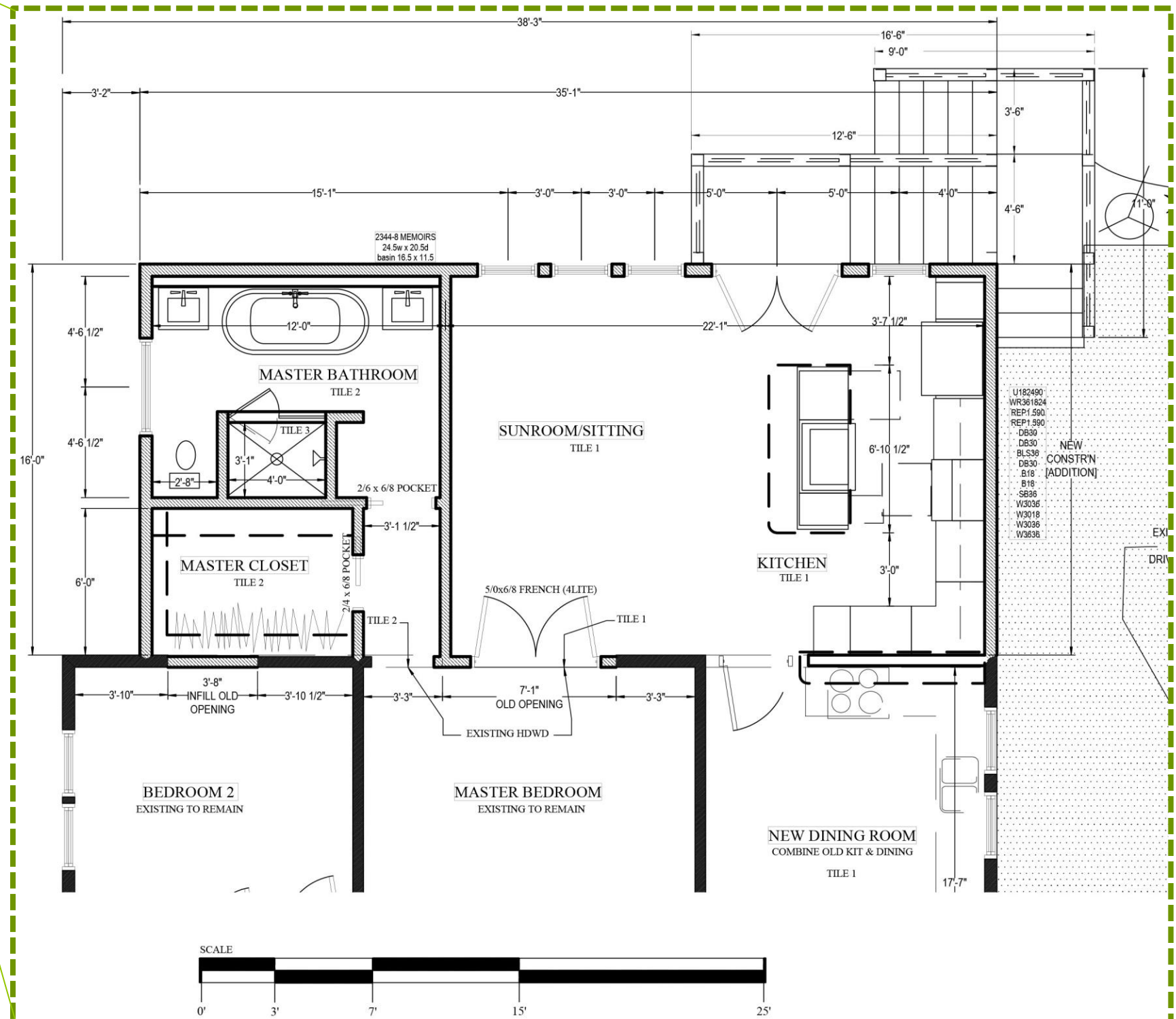


# ARCH | NEW PLAN

## ENLARGED AREA



## ENLARGED FLOOR PLAN @ ADDITION

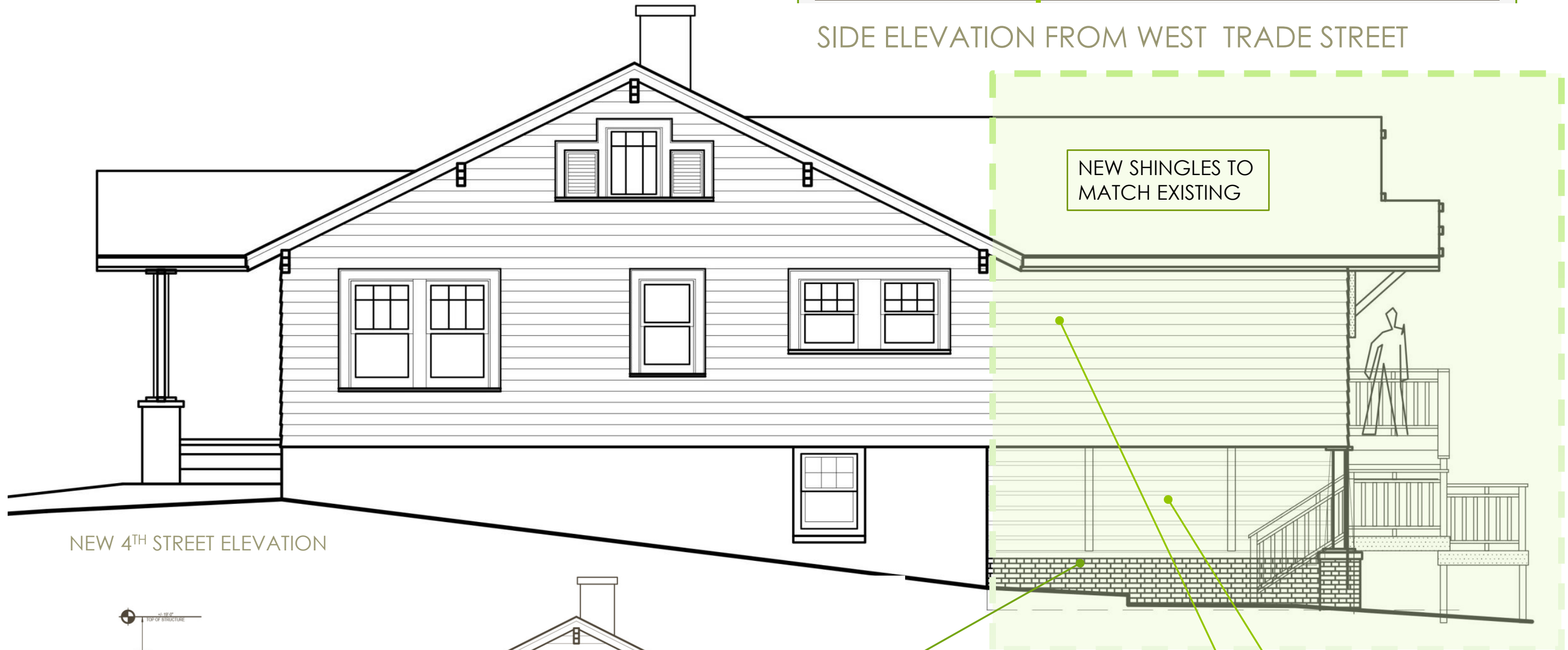


EXISTING HOUSE FOOTPRINT SCREENED IN GREEN



# ARCH | TELEVATIONS

SIDE ELEVATION FROM WEST TRADE STREET



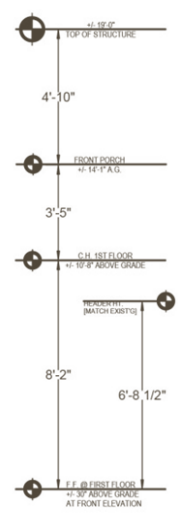
NEW SHINGLES TO MATCH EXISTING

BRICK RETAINING/CURB & POST BASES TO MATCH EXISTING BRICK

LAP SIDING DETAILS TO MATCH EXISTING; FEATHER NEW SIDING INTO OLD TO MAKE TRANSITION SEAMLESS

SCREEN VISIBILITY FROM TRADE WITH 1X6 BOARDS WITH 2" GAP; PAINTED TO MATCH SIDING. (OPEN PATIO BELOW ADDITION)

NEW 4<sup>TH</sup> STREET ELEVATION



EXISTING SIDE ELEVATION

# ARCH | 2ELEVATIONS

## BACK YARD ELEVATION

WOOD WINDOWS TO MATCH EXISTING THROUGHOUT:  
JELD-WYN 2500 SERIES, DOUBLE HUNG WITH CUSTOM  
GRILLE PATTERN TO MATCH EXISTING

NEW ROOF SLOPE @ BACK 4:12 TO MAINTAIN 5'-0" HEIGHT  
DIFFERENTIAL TO TOP OF CHIMNEY [NO CHANGES WILL  
NEED TO BE MADE TO EXISTING CHIMNEY ]

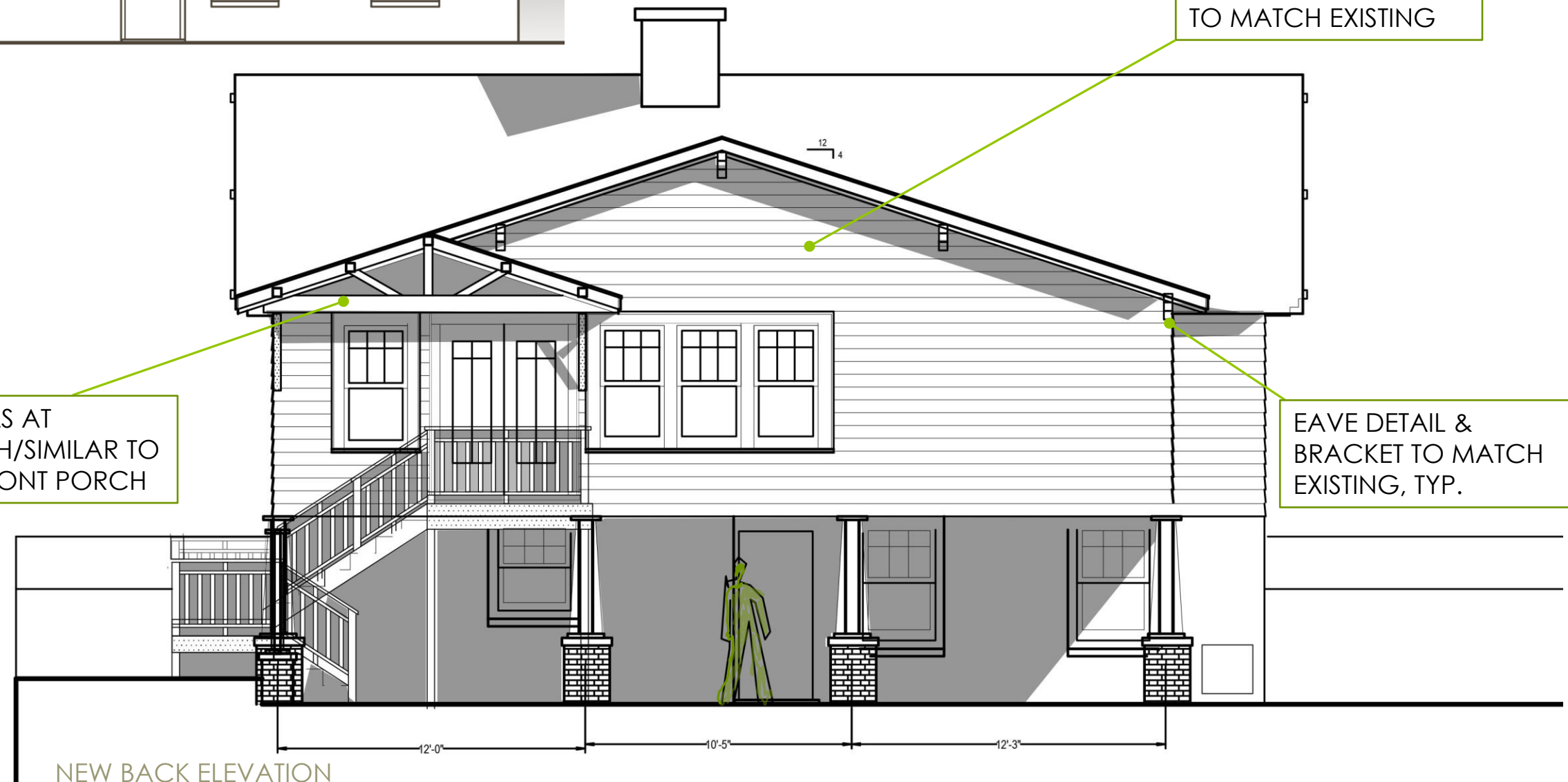
LAP SIDING DETAILS  
TO MATCH EXISTING

EAVE DETAIL &  
BRACKET TO MATCH  
EXISTING, TYP.

CONSTRUCTION DETAILS AT  
CANTELEVER TO MATCH/SIMILAR TO  
EXISTING DETAILS AT FRONT PORCH

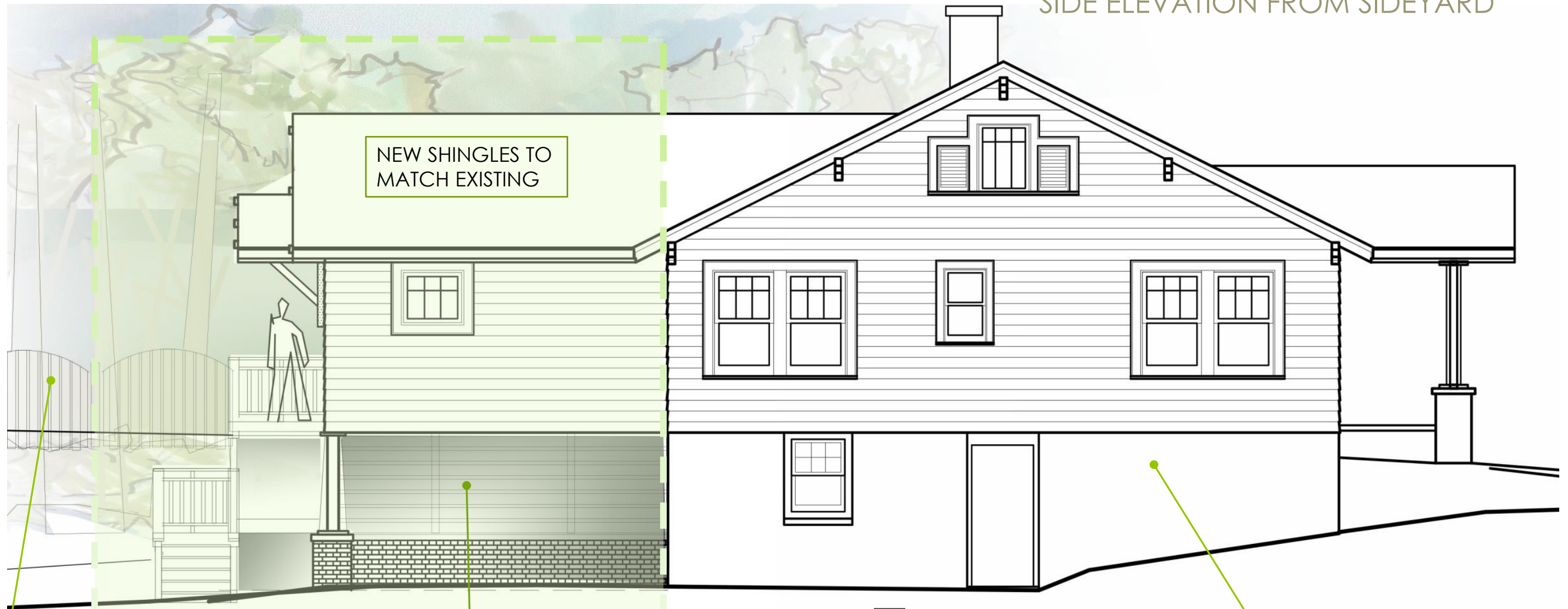


EXISTING ELEVATION



# ARCH | 3ELEVATIONS

SIDE ELEVATION FROM SIDEYARD



NEW SHINGLES TO MATCH EXISTING

FENCE AND CURB AT WEST TRADE

SCREEN WALL BEYOND)

WOOD WINDOWS TO MATCH EXISTING THROUGHOUT: JELD-WYN 2500 SERIES, DOUBLE HUNG WITH CUSTOM GRILLE PATTERN TO MATCH EXISTING

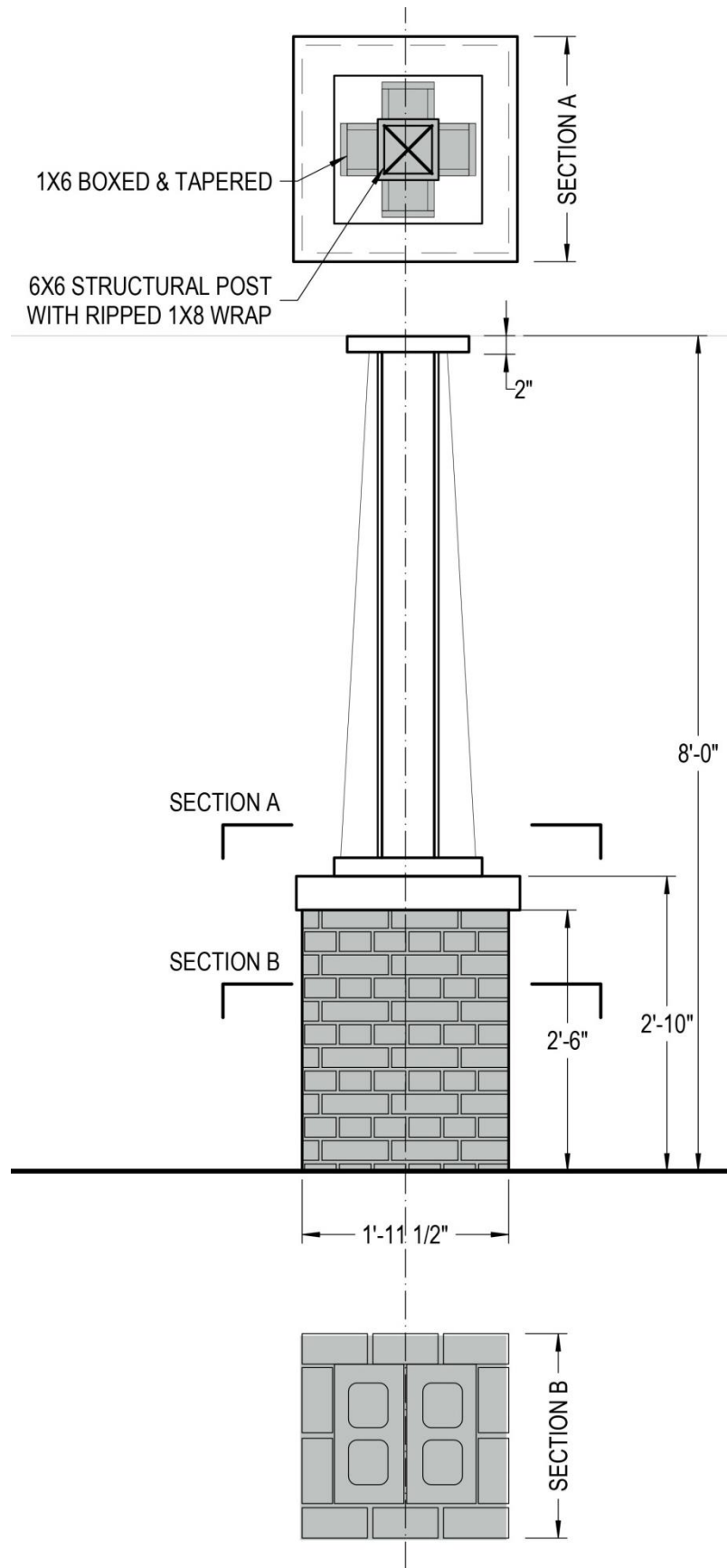
LAP SIDING DETAILS TO MATCH EXISTING; CHANGE IN PLANE AT THIS ELEVATION—OUTSIDE CORNERS TO MITER TO MATCH EXISTING

ALL EXISTING BRICK IS UNPAINTED, NEW BRICK TO BE BEST MATCH

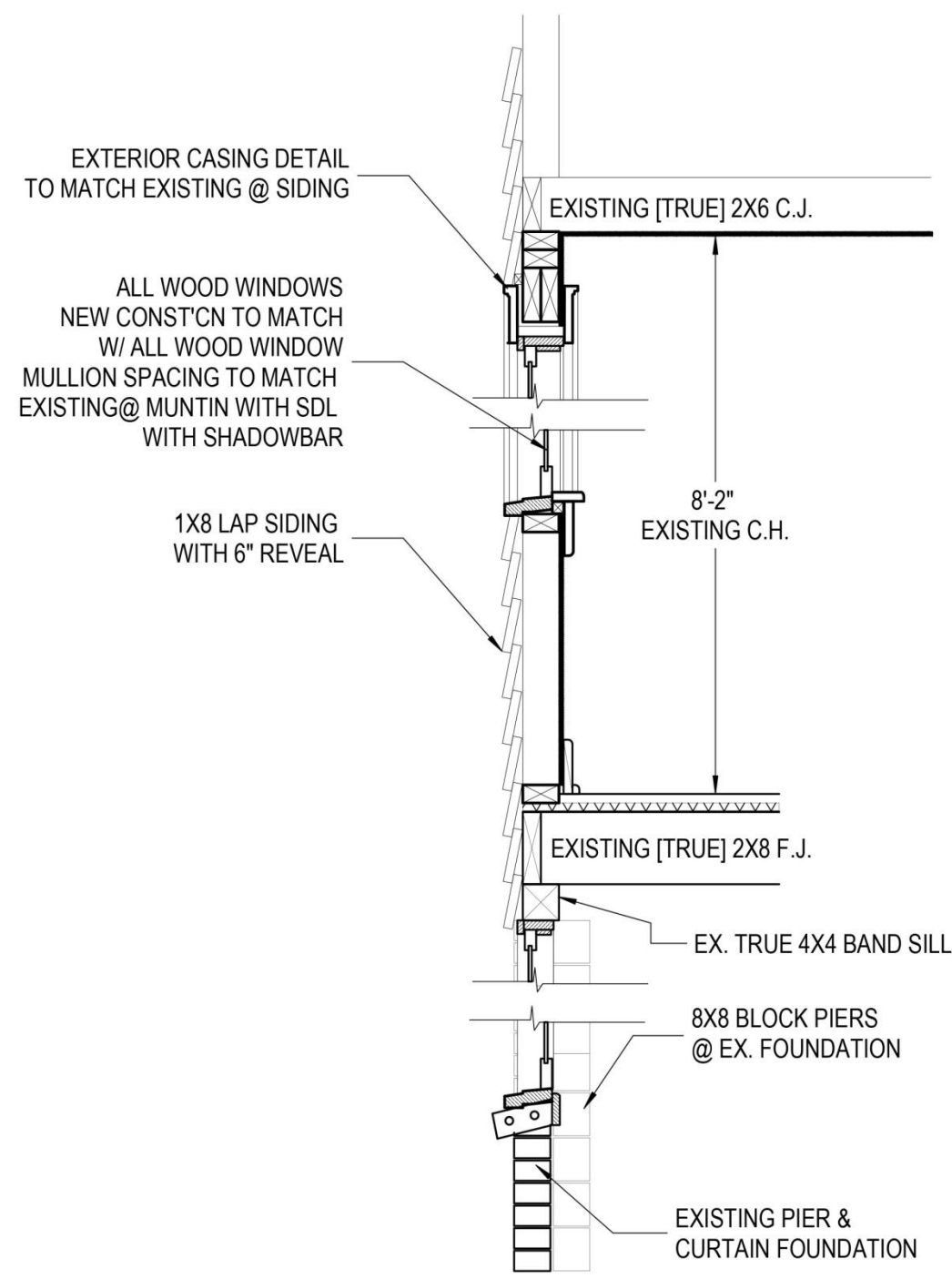
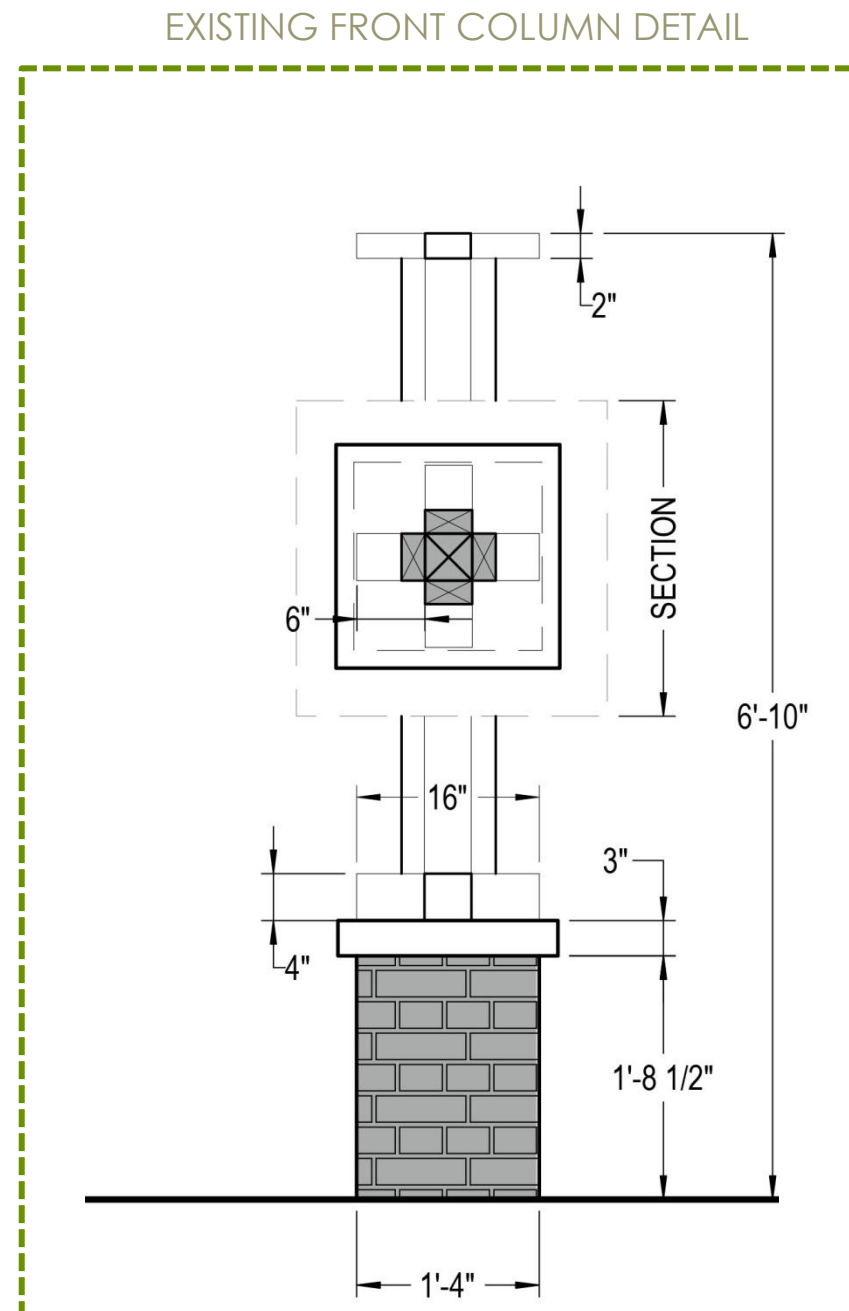


# ARCH | 1 DETAILS

NEW & EXISTING WITH CONSTRUCTION NOTES



NEW COLUMN DETAIL AT BACK CANOPY



EXISTING FULL GABLE WALL SECTION

# ARCH | EXISTING



# ARCH | EXISTING



# ARCH | W/ ADDITION



# ARCH | W/ STAIR

