

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 512-514 Walnut Avenue

SUMMARY OF REQUEST: Addition, fenestration changes and non-traditional material

APPLICANT: Sokoni Scott

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick duplex constructed in 1928. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Architectural features include a front porch on the right side and an arched entry to a side unit on the left side. Existing height is +/- 17'-6". Adjacent structures are a mix of one and two story homes.

Proposal

The proposal is a second floor addition within the existing footprint and changes to window and door openings. The new height is +/- 24'-6". Front additions include new porch columns and expanded deck, relocated front door, new siding in the existing porch gable and front dormer. On the left elevation a new entrance replaces an existing window. On the right elevation a side walkway is extended to a new rear deck.

Policy & Design Guidelines for Additions, page 36

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.

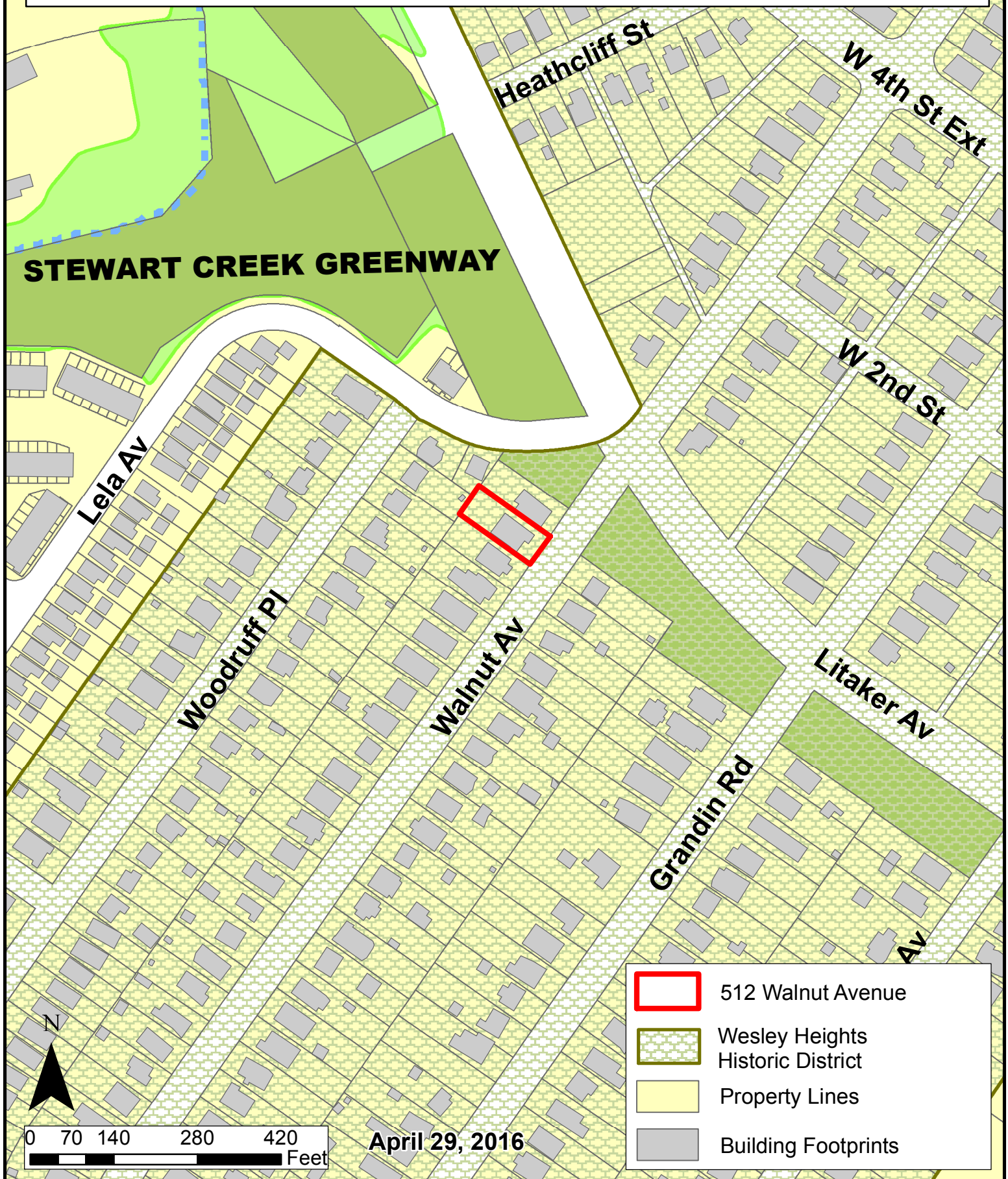
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style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

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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 Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-092
HISTORIC DISTRICT: WESLEY HEIGHTS





FRONT



LEFT FRONT



LEFT REAR



REAR



RIGHT FRONT



RIGHT REAR

512 WALNUT AVE.
RENOVATION
512 WALNUT AVE
CHARLOTTE, NC

PROJECT NUMBER:	
ISSUE DATE: 4-20-16	
REVISIONS	
No.	DATE
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EXISTING CONDITIONS
A-100



508 WALNUT AVE.



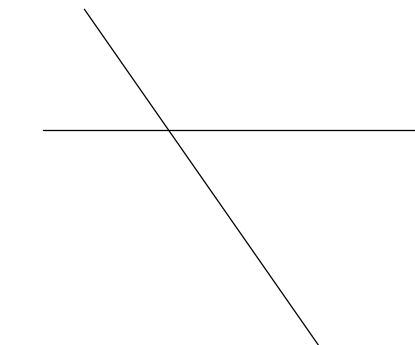
516 WALNUT AVE.



517 WALNUT AVE.



520 WALNUT AVE.



521 WALNUT AVE.



524 WALNUT AVE.



525 WALNUT AVE.



601 WALNUT AVE.



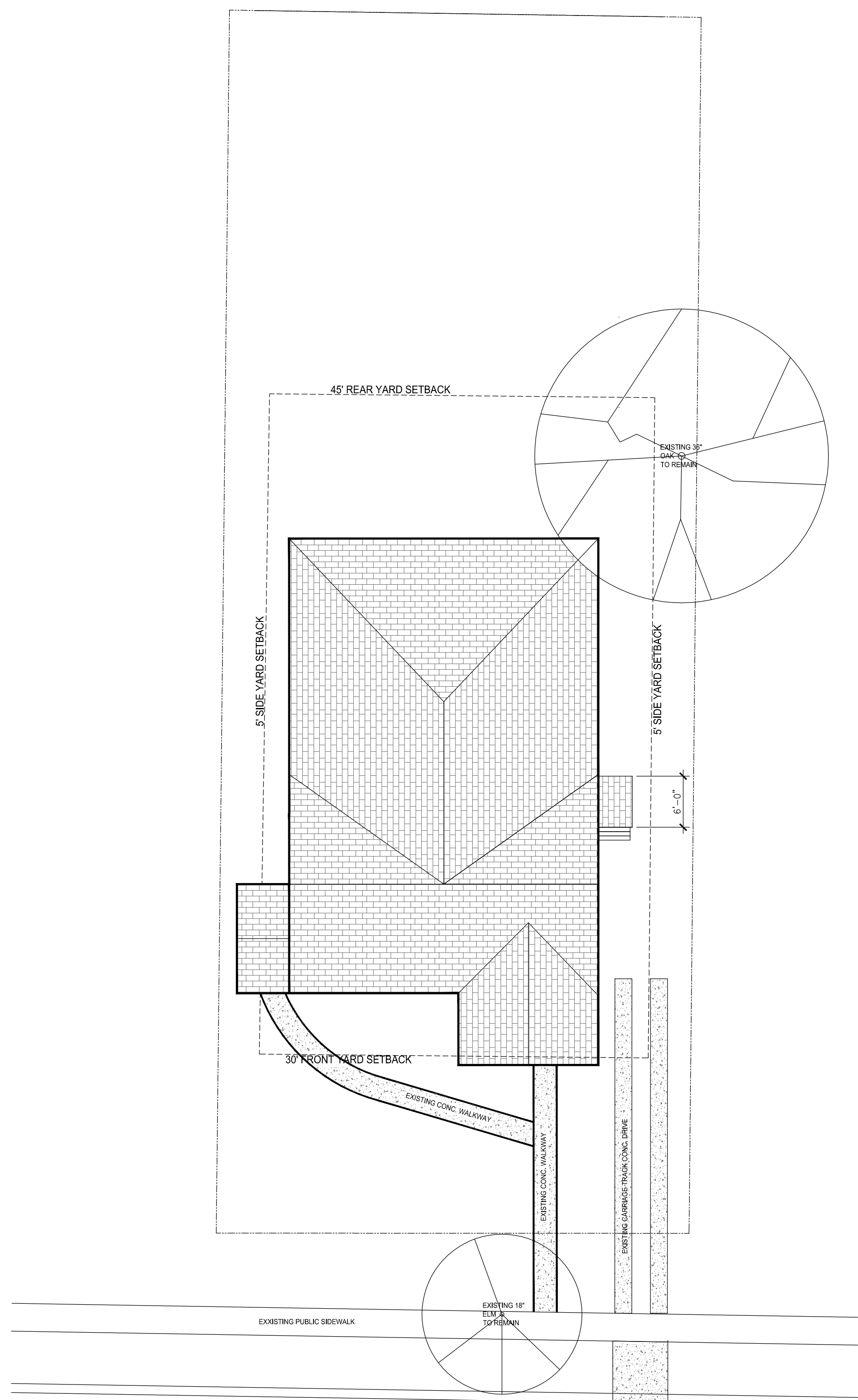
**512 WALNUT AVE.
RENOVATION**
512 WALNUT AVE
CHARLOTTE, NC

ISSUE DATE:
4-20-16

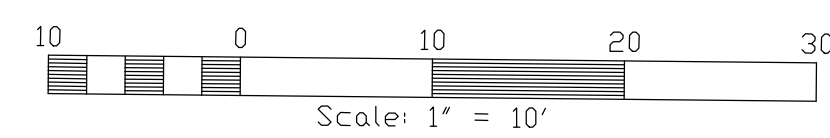
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CONTEXT/ADJACENT
STRUCTURES

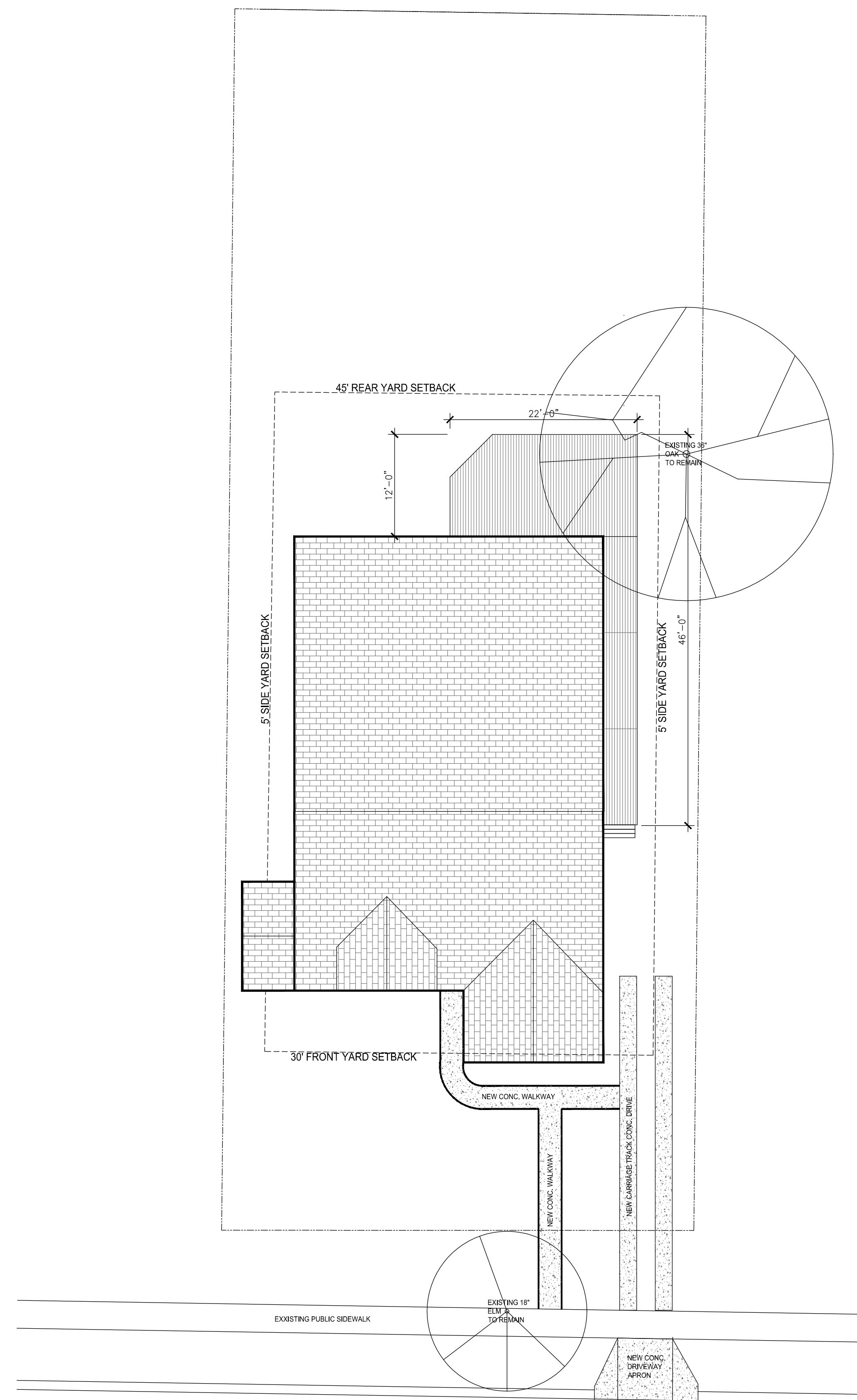
A-101



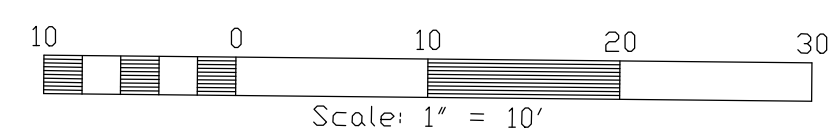
WALNUT AVE.



EXISTING SITE PLAN
1" - 10'-0"



WALNUT AVE.



NEW SITE PLAN
1" - 10'-0"

512 WALNUT AVE. RENOVATION

512 WALNUT AVE
CHARLOTTE, NC

ISSUE DATE:
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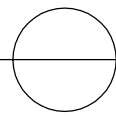
SITE PLAN
(EXISTING AND PROPOSED)

A-102



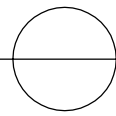
EXISTING FRONT ELEVATION

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



FRONT ELEVATION

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



512 WALNUT AVE.
RENOVATION
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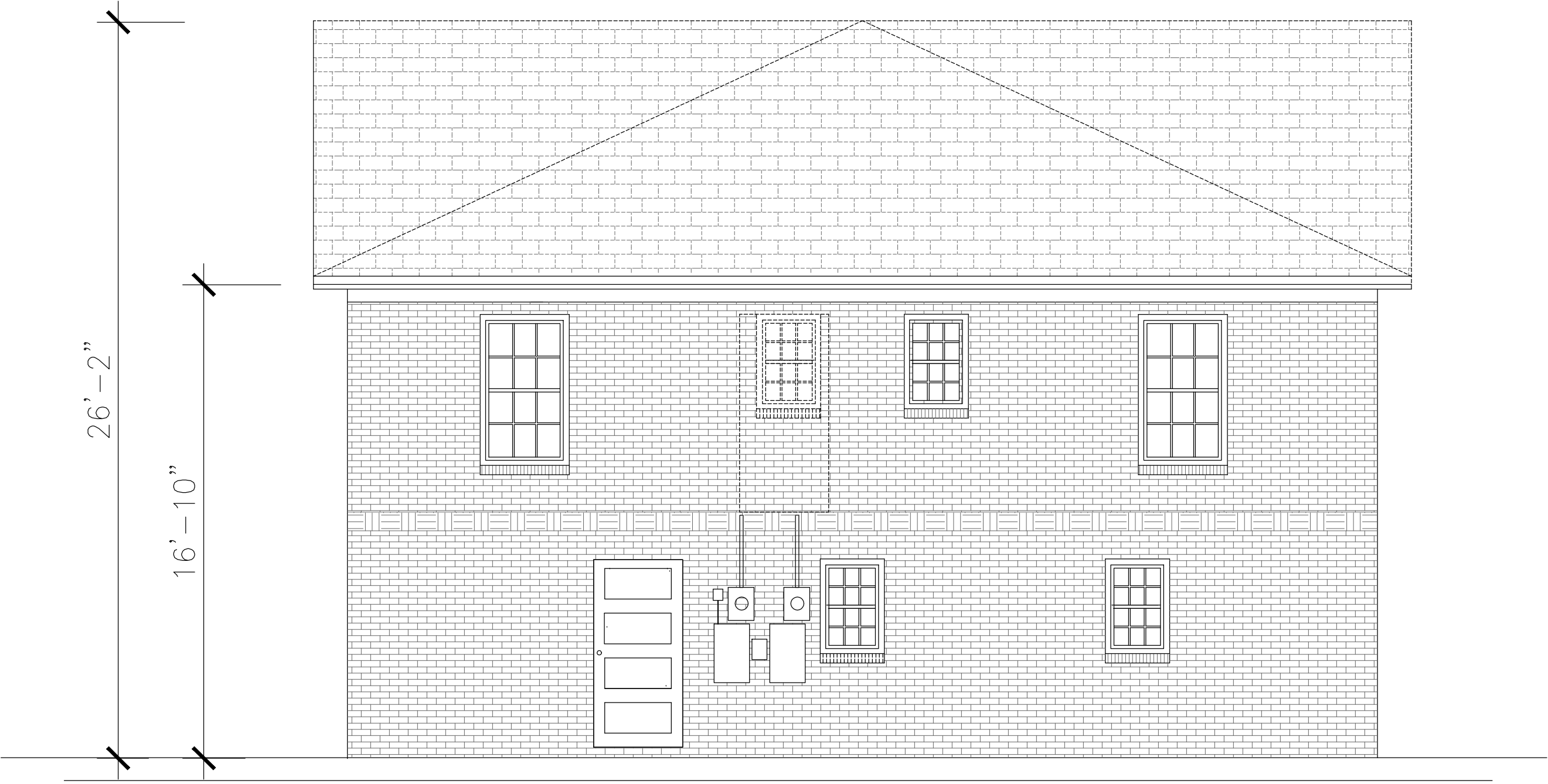
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REVISIONS

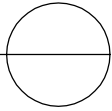
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ELEVATIONS

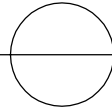
A-301



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



512 WALNUT AVE.
RENOVATION
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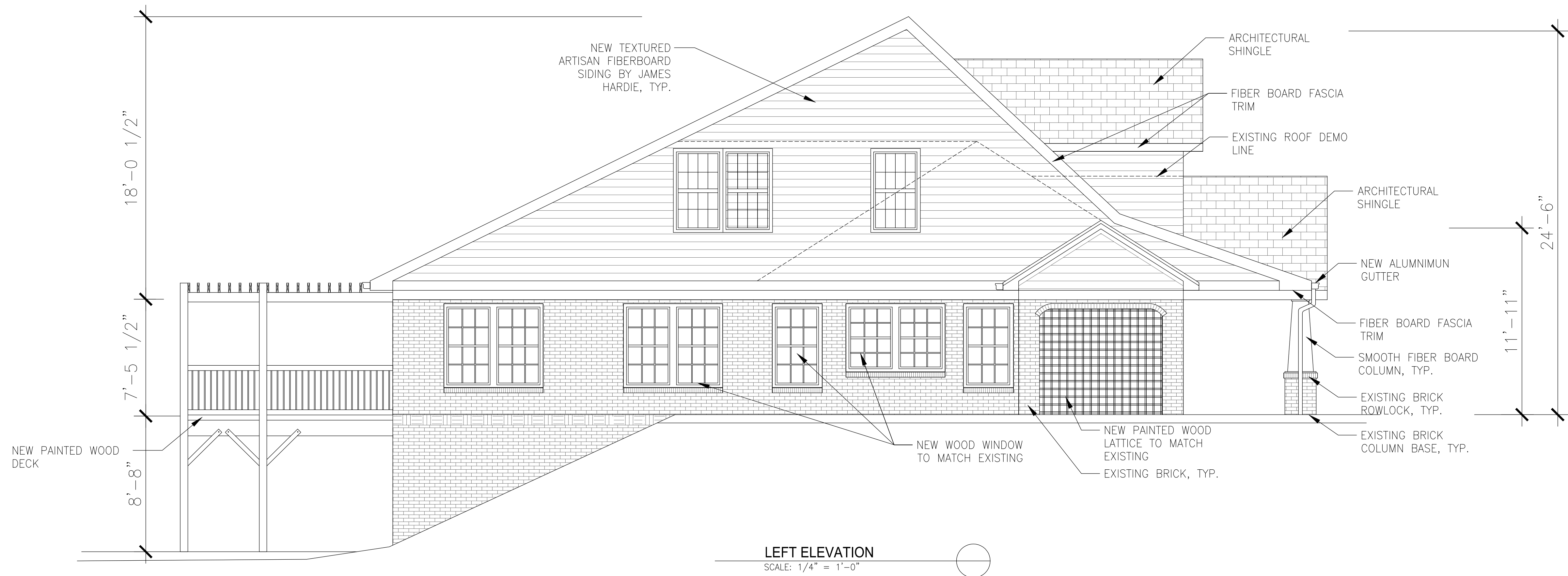
ISSUE DATE:
4-20-16

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ELEVATIONS

A-302



**512 WALNUT AVE.
RENOVATION**
512 WALNUT AVE
CHARLOTTE, NC

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REVISIONS	
No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE

ELEVATIONS
A-303



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

512 WALNUT AVE.
RENOVATION
512 WALNUT AVE
CHARLOTTE, NC

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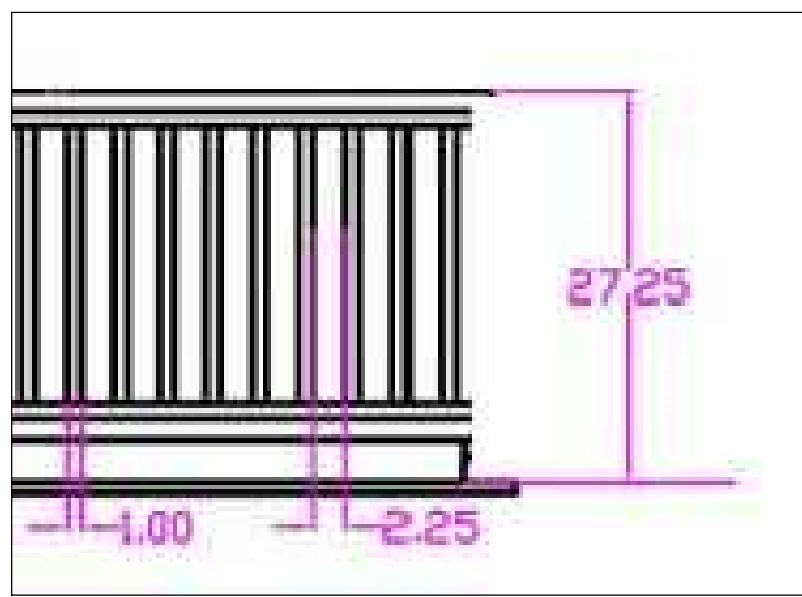
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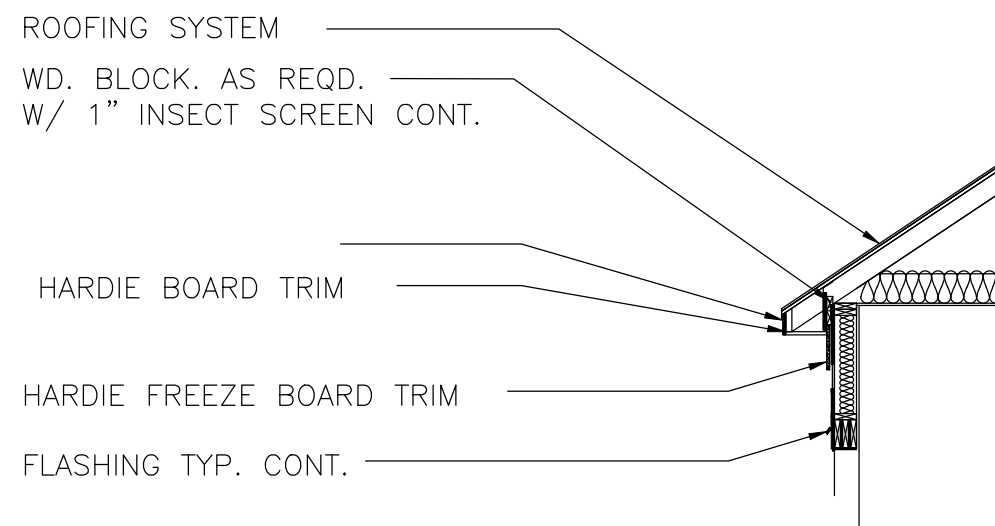
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ELEVATIONS

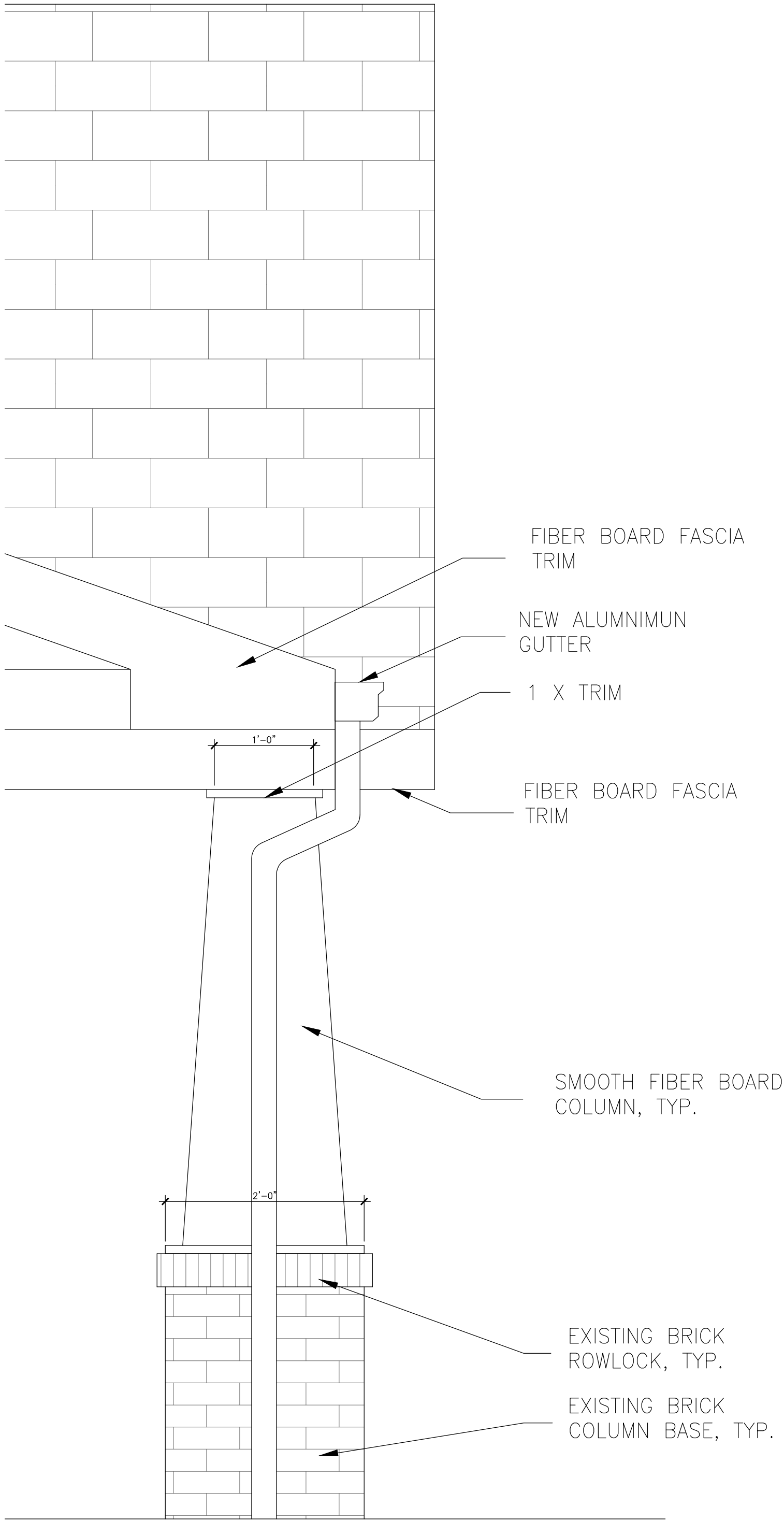
A-304



DECK RAILING DETAIL



EAVE DETAIL
1/4" - 1'-0"



NEW COLUMN DETAIL
1" - 1'-0"

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DETAILS

A-103