The application was denied in May for scale, massing, fenestration and materials. The Commission will first determine if the revised proposal has been substantially redesigned before allowing the application to be heard.

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 +/- 23’. Additions include new porch columns and expanded deck, new siding in the existing porch gable and a new gable dormer. On the left elevation a new entrance replaces an existing window. On the right elevation a small stoop and overhang are added with a new entry door. Additions to the rear include two new doors and a 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.
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.
DECK RAILING DETAIL

2x4 FLAT
2x8

MAX

2" GAP FROM TOP OF DECKING TO BOTTOM OF RAIL

2x6

6x6 COLUMN (TYP.)

4x4 POST SPACED AT MAXIMUM 4'-0" CENTERS

2x12 DOUBLE BEAM

DECK RAILING DETAIL

FIBER BOARD FASCIA

FIBER BOARD FASCIA

1 X TRIM

FIBER BOARD FASCIA TRIM

SMOOTH FIBER BOARD COLUMN, TYP.

EXISTING BRICK ROWLOCK, TYP.

EXISTING BRICK COLUMN BASE, TYP.

EAVE DETAIL

1 1/2" - 1'-0"

NEW COLUMN DETAIL

1" - 1'-0"

The wall is bowing inward

The cracks in the brick near the right rear corner

Cracks in the brick veneer were observed on the left, right, and rear sides of the house

EXISTING BRICK REPAIRS
512 WALNUT AVE
Historic Wesley Heights

Second Story Addition
and Renovation

May 30, 2016
AREA PLAN | CONTEXT

TRANSVERSE STREET ELEVATION & RELATIVE BUILDING HEIGHT

STREET CROSS SECTION & CHANGE OF GRADE
• Utilize the existing architectural language to inform detailing decisions at the new addition and new back porch
• Match all new window to size and style of existing, wood SDL windows.
• Match board and batten style found in the front eave for 2nd story addition—with course mortar stucco
• Match all 12” deep eaves
BUILDING & SITE PHOTOS SHOWING NEEDED BRICK REPAIRS

ARCH | EXISTING BLDG
• New floor plan adds 730 heated square feet at the second floor to the existing 1950 H.S.F on the first floor
• Plan maximizes existing building under roof, by minimally changing location of front main gable to accommodate 3 bedrooms, bath and lounge space
• By placing the ‘heavy’ programmatic elements near the front of the house on the first floor we are able to fully support the additional livable spaces on the second to existing bearing points while also leaving the back of the house with clear open floor plan
• Expansion of livable spaces on the exterior seamlessly stitch the interior to exterior together
NEW FRONT ELEVATION

- All windows to be replaced with wood JELD-WYN 2500 series or sim, 4/CLEAR SDL DOUBLE HUNG OR CASEMENT, as shown.

NEW & EXISTING FRONT ELEVATION

- Overbuild existing front cross gable to accommodate new vertical height of 42” — new architectural shingles for entire roof.

- New wood front door with sidelite — new door opening to increase by 12”.

- Construction details at addition to match/similar to existing materiality at front porch.

- Rebuild columns and shift location to balance new elevation — materials to best match existing.

EXISTING FRONT ELEVATION
OVERBUILD EXISTING FRONT CROSS GABLE TO ACCOMMODATE NEW VERTICAL HEIGHT OF 42” — NEW ARCHITECTURAL SHINGLES FOR ENTIRE ROOF

CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH — FAUX STUCCO FINISH CEMENT BOARD SHEET GOODS WITH TRUE 1X4 PINE BATTENS

NEW FRONT PORCH WITH BELL SCAB RAFTERS

NEW DECORATIVE GABLE TO EAVE CORNER BOARDS TO REPEAT NEW CURVILINEAR DETAILS AT ROOFLINE AND BRACKETS

MAINTAIN ORIGINAL BRICK AT ALL SILLS AND SOLDIER COURSE AT PORCH; NEW COLUMN BASES TO MATCH EXISTING BRICK IN COLOR, SIZE AND STYLE

REPAIR & STABILIZE ALL BRICKWORK OF ORIGINAL ARCHITECTURE AT ARCHES ON NEWLY DESIGNATED PRIVATE MASTER BEDROOM PORCH

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 6/6 SDL SH OR CASEMENT AS SHOWN

REMOVE EXISTING SIDE DOOR AND PAINT BRICK TO MATCH NEW SECOND STORY ADDITION, ALL BOARD AND BATTEN TO BE PAINTED ONE COLOR, WITH SECOND COLOR ON FASCIA TRIM, BOXING & COLUMNS ONLY

NEW & EXISTING SOUTHEAST ELEVATION
NEW & EXISTING NORTHWEST ELEVATION

BUILD OUT NEW TOP OF GABLE WITH 2X4 FALSE WALL TO CREATE SHADOW LINE ABOVE 2ND FLOOR WINDOWS, SIDING AT THIS BUILD OUT TO BE TRUE 2X4 LAP WITH 3-1/2” EXPOSURE

EXISTING HIP ROOFLINE TO REMAIN AS IS, FULL REPLACEMENT OF SHINGLES TO BE INCLUDED

NEW ‘EYEBROW’ ROOF OVER ENTRY TO PROTECT DOOR FROM ELEMENTS [2 NEW DOORS ON BACK OF HOUSE IN EXISTING WINDOW OPENINGS]

NEW DECK 10'-0" OFF BACK OF EXISTING STRUCTURE, TO MEET OR EXCEED ALL CURRENT DECK CODES

OPTIONAL REPLACEMENT OF EXISTING WINDOWS ON BASEMENT LEVEL, IF REPLACED TO BE OF SAME MAKE AND QUALITY OF OTHER TYPICAL WOOD REPLACEMENT WINDOWS IN RENOVATION

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM. 6/6 SDL SH OR CASEMENT AS SHOWN

MAINTAIN SIDE ENTRY AT DRIVEWAY SIDE OF STRUCTURE, REBUILD DECK ENTRY TO MATCH STYLE OF NEW BACK DECK, BUILD NEW ‘EYEBROW’ ROOF OVER ENTRY TO PROTECT THE DOOR FROM THE ELEMENTS
ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM. 6/6 SDL SH OR CASEMENT AS SHOWN

NEW & EXISTING BACK ELEVATION

OVERBUILD EXISTING FRONT CROSS GABLE TO ACCOMMODATE NEW VERTICAL HEIGHT OF 42"—NEW ARCHITECTURAL SHINGLES FOR ENTIRE ROOF

EXISTING HIP ROOFLINE TO REMAIN AS IS;

NEW 'EYBROW' ROOF OVER ENTRY TO PROTECT DOOR FROM ELEMENTS [2 NEW DOORS ON BACK OF HOUSE IN EXISTING WINDOW OPENINGS]

NEW DECK 10'-0" OFF BACK OF EXISTING STRUCTURE, TO MEET OR EXCEED ALL CURRENT DECK CODES

OPTIONAL REPLACEMENT OF EXISTING WINDOWS ON BASEMENT LEVEL, IF REPLACED TO BE OF SAME MAKE AND QUALITY OF OTHER TYPICAL WOOD REPLACEMENT WINDOWS IN RENOVATION

NEW STAIR TO RETURN BACK TO CENTER OF YARD, EXACT LOCATION AND HEIGHT TO BE ASSESSED IN THE FIELD

EXISTING BACK ELEVATION
ARCH | 1 VIGNETTES

MASSING MODEL OF NEW BUILDING

VIGNETTES TO SERVE AS MASSING STUDIES AND ARE PROPORTIONAL AND SCALED BUT ARE INTENDED TO ARTICULATE THE GENERAL SCOPE AND SCALE OF THE STRUCTURE. NOT TO BE LITERAL FOR CONVERSATIONS OF MATERIALITY; SEE ELEVATIONS ADDITIONAL INFORMATION.
NEW FRONT ELEVATION

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 4/CLEAR SDL DOUBLE HUNG OR CASEMENT, AS SHOWN

TUDOR REVIVAL - DEPRESSION ERA OF CONSTRUCTION

ARCH | ALTERNATE

FROM DEC. 1928-1933, THE NUMBER OF BLDG PERMITS WAS DOWN 81%, WITH AN EVEN MORE STARTLING REDUCTION IN ACTUAL CONSTRUCTION COST/VALUE DOWN A WHOPPING 96%! [cmhpf.org/CharlotteArchInGreatDepression.htm]

COMMON IN THE NEIGHBORHOOD—DUPLEXES ARE HIDDEN WITH SIDE PORCH ENTRY TO SECOND UNIT

DURING THE GREAT DEPRESSION 1929-1939, TRADITIONAL STYLES WERE DESIRABLE HARKENING HUMAN DESIRES TO ‘GO BACK’ TO MORE PROSPEROUS TIMES. THE SMALL AMOUNT THAT WAS BEING BUILT IN THIS PERIOD HAD A STYLE THAT WAS DISTINGUISHED AS “OVRWHELMINGLY RED BRICK GEORGIAN REVIVAL WITH SCATTERED EXAMPLES OF TUDOR REVIVAL.” [EASTOVER NEIGHBORHOOD PAGE – CMHPF.ORG]