LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 415 Walnut Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Ray Sheedy, applicant / Josh Coggins, owner

Details of Proposed Request

Existing Conditions
The existing structure is a one story Bungalow style house constructed in 1926 with a front porch that continues on the left side. Other features include a hipped roof, wood siding, a hipped front dormer, brick chimney, side gables, and paired windows on the front. A one-story rear addition was added c. 2007/2008.

Proposal
The project is an addition of a cross gable that raises a portion of the roof approximately 4’-4” in height. Behind the existing original porch, the left wall would be extended approximately 7’ closer to the left property line. The existing rear deck and arbor will be extended to be full-width. No changes to the front of the house, including the front porch and original front dormer. New materials are wood siding and trim to match existing.

Design Guidelines – Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
**Staff Recommendation**

Staff has the following concerns:

1. Massing of rear dormer.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-016
HISTORIC DISTRICT: WESLEY HEIGHTS ADDITION

April 3, 2018

Building Footprints
Property Lines
Historic District
Wesley Heights
WESLEY HEIGHTS GREENWAY
WESLEY HEIGHTS GREENWAY

415 Walnut Av

0 70 140 280 420 Feet
COGGINS RESIDENCE + EXISTING ELEVATIONS
GABLE ROOF STUDY

SINGLE RAISED HIP STUDY

INITIAL MASSING STUDIES
EX. WOOD PERGOLA
REMOVE SIDE DECK
AND BENCHES

F.F.
9' ceil
F.F.
6'-0" win h.h.
8' ceil

CONT. EAVE RETURN
DETAIL
OVERHANG AND FASCIA TO MATCH EX.
GERMAN LAP WOOD SIDING TO MATCH EX.
NEW DOUBLE HUNG WINDOWS TO MATCH EX.
CASING/TRIM TO MATCH
COMPOSITE ARCH SHINGLES
NEW DOUBLE HUNG WINDOWS TO MATCH EX.
BRICK CURTAINWALL TO MATCH EXIST.

EXIST. PERGOLA EXTEND TO CORNERS

EXISTING USE: DECK AND BENCHES

Consultants
Coggins Residence
415 Walnut Ave
Charlotte NC

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Exterior Elevations

A2.1
EX. WOOD DECK AND BENCH
EX. PORCH BEYOND

2.5
12

GERMAN LAP WOOD SIDING TO MATCH EX.
NEW DOUBLE HUNG WINDOWS TO MATCH EX.
CASING/TRIM TO MATCH NEW PATIO DR
NEW PATIO DECK AND PERGOLA

1'-0" 11'-0"

EXTENDED GABLE BEYOND CONT. EAVE RETURN DETAIL
EXTEND PERGOLA TO CORNERS OF HOUSE

Elevations

Existing East Elevation

Proposed East Elevation

Coggins Residence
415 Walnut Ave
Charlotte NC

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Consultants

Revisions

1/4" = 1'-0"

A2.2

Exterior Elevations
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No yard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building topside heights relative to the elevation points at the public sidewalks or top of curb, front yard grade ("outside"), tax level, and rooftop of the houses depicted herein. No backyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Building Heights Sketch of
404-432 WALNUT AVENUE
FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 29, 2018
WINDOW TRIM DETAIL

ATTIC VENT, FACIA W/ BARGEBOARD AND CORNER BOARD DETAILS