LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 515 Walnut Avenue

SUMMARY OF REQUEST: Addition, materials

APPLICANT/OWNER: Wes Hyland

Details of Proposed Request
Existing Conditions
The site is a corner lot on Walnut Avenue that abuts a greenway and approximately 10 feet above Litaker Avenue. The existing structure was originally constructed in 1929 and modified with HDC approval. The lot size is 55’ x 192.5’. Existing features include brick exterior, bungalow style porch, a gabled dormer and shed roof dormer on the front, and a shed dormer on the rear. The applicant has included examples of houses in the neighborhood of similar size.

Proposal
The proposal is a rear addition that is no taller or wider than the house but is located on a corner lot and the proposed square footage is greater than 50% of the existing house. The footprint of the main addition is 24’x42’. The addition includes a garage one the first level under living space and porches on the ground floor and second floor on the left side. Architectural features include a brick façade, wood porch columns. The proposal includes Hardie siding on the rear of the addition and existing dormers. There are no impacts to mature trees.

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 with the application:

1. Massing – The relationship of the parts of the new addition as shown from the rear and left side appear out of proportion.
2. Directional Expression – The vertical or horizontal proportions of the building as it relates to other buildings. Staff concern of the horizontal dimension on the left side.
4. Doors and Windows – The placement, style and materials of these components. Staff concern with window to wall ratio on the rear and left side.
Charlotte Historic District Commission Case 2018-091
HISTORIC DISTRICT: WESLEY HEIGHTS ADDITION
PICS FROM TODAY
RENOVATION PROPOSAL (GARAGE WITH LIVING SPACE ABOVE)

- As referenced in Section 7.1 of the HDC Design Guidelines: This design addition will complement the original structure. It will reflect the design, scale, materials and architectural style of the original house.

- As referenced in Section 7.2 of the HDC Design Guidelines:

  1. New addition will NOT be visible from the street.
  2. Addition will complement existing building.
  3. Attachment will not impair integrity of original structure.
  4. Will maintain original orientation of the structure.
  5. Maintains existing roof pitch. New roof lines will be secondary.
  6. New addition will be differentiated but compatible with existing building.

  - **Massing** - Addition will fit in with and respect current structure.
  - **Form** - Addition will honor form & design of original structure.
  - **Scale** - Size will not overpower what’s already in existence.
  - **Directional Expression** - Addition will undulate and roll back and forth.
• **Roof Forms**- Will complement roof lines already in place.


• **Foundation**- Same as current structure.

7. Addition will NOT be taller or wider than existing building.
8. At least 50% of the rear yard will remain permeable.

**Structures of the same length or longer on Walnut Ave (@ 90 feet)**

- 601 Walnut Ave
• 816 Walnut Ave

• 524, 600, 604 Walnut Ave
EXTIOR FINISH MATERIAL LIST

1. ANDERSON WOOD DOORS, WINDOWS W/ DIVIDED GRIDS
2. 2 IN. BRICK MOLD
3. PINE WALL BRICK - KHAKI LAFAFAGE TYPE S 481
4. BOXING: 4X6 PSECCIA W/ 1/2 4IN. PLYWOOD 2" CONT. VENT
5. PRIMED (PAINTED)
6. PORK CEILINGS: 18" T & G PRIMED & PAINTED
7. WOOD CARRIAGE GARAGE DOORS: EOCORS
8. ALUM. GUTTERS, DOWN SPOUT
9. HARDY ARTISAN SIDING
FRONT ELEVATION

RELIABLE CONSTRUCTION

MOLLY AND WESLEY HYLAND RESIDENCE
515 WALNUT AVENUE
LEFT ELEVATION

ALTERNATE 1 - SMALL ADDITION SIDE WINDOWS
REAR ELEVATION

RELIABLE CONSTRUCTION

MOLLY AND WESLEY HYLAND RESIDENCE
515 WALNUT AVENUE