
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 on 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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

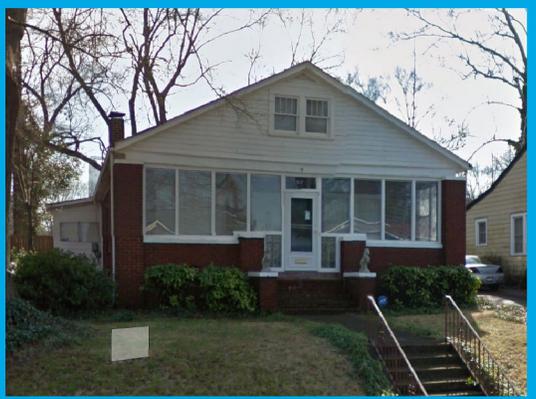
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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.
3. Rhythm – The relationship of windows, doors, recesses and projections on rear and 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



-  515 Walnut Ave
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

2/27/2018

515 WALNUT AVE OFFICIAL HDC APPLICATION

ORIGINAL HOME (PICS FROM 2008)



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.
 - **Materials**- Same materials used in first renovation. Brick, Artisan Hardie Plan Siding, Wood Windows, Wood Garage Doors, Working Wood Shutters.
 - **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**

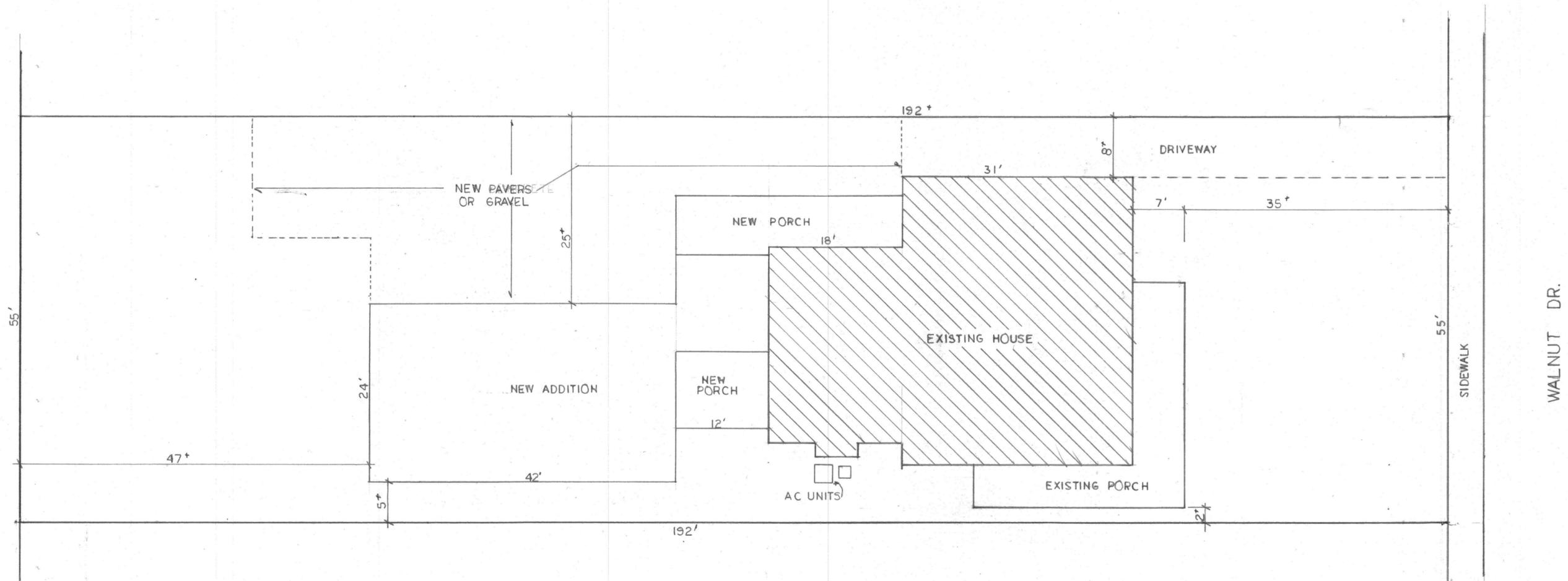


- **816 Walnut Ave**



- **524, 600, 604 Walnut Ave**





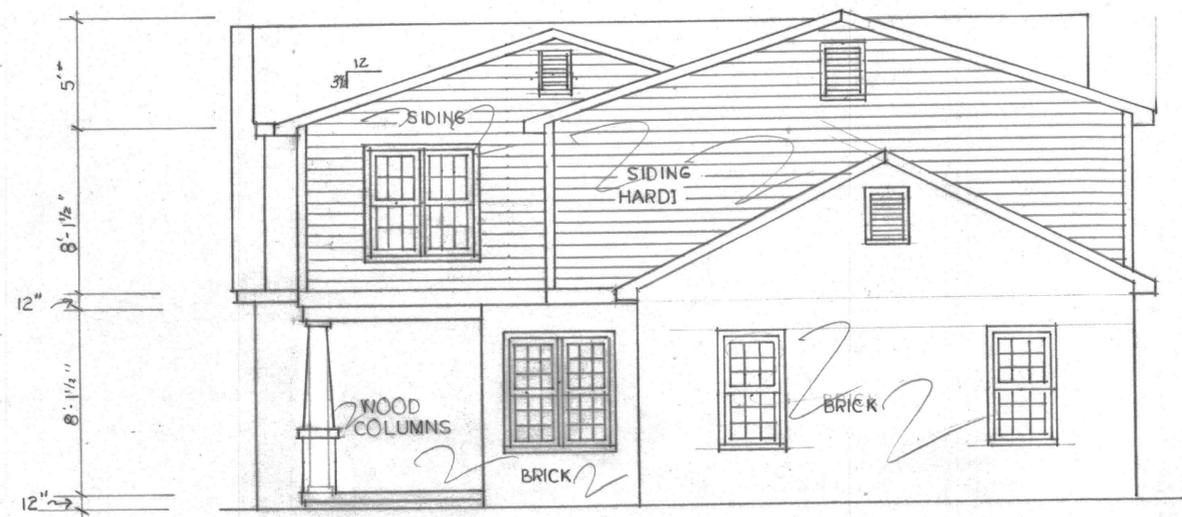
515 WALNUT AVENUE
 HYLAND REIDENCE
 SITE PLAN
 1" = 10'



RIGHT SIDE

EXTERIOR FINISH & MATERIAL LIST

1. ANDERSON WOOD DOORS & WINDOWS W/ DIVIDED GRIDS
2. 1/4" BRICK MOLD
2. PINE HALL BRICK - KHAKI LAFARGE TYPE S #111
3. 30 YEAR ARCH. SHINGLE
4. BOXING = 1X6 FASCIA W 3/8" AC PLYWOOD & 2" CONT. VENT PRIMED & PAINTED
5. PORCH CEILINGS = 1X6 T&G PRIMED & PAINTED
6. WOOD CARRIAGE GARAGE DOORSE DOORS
7. ALUM. GUTTERS & DOWN SPOUT
8. HARDI ARTISAN SIDING



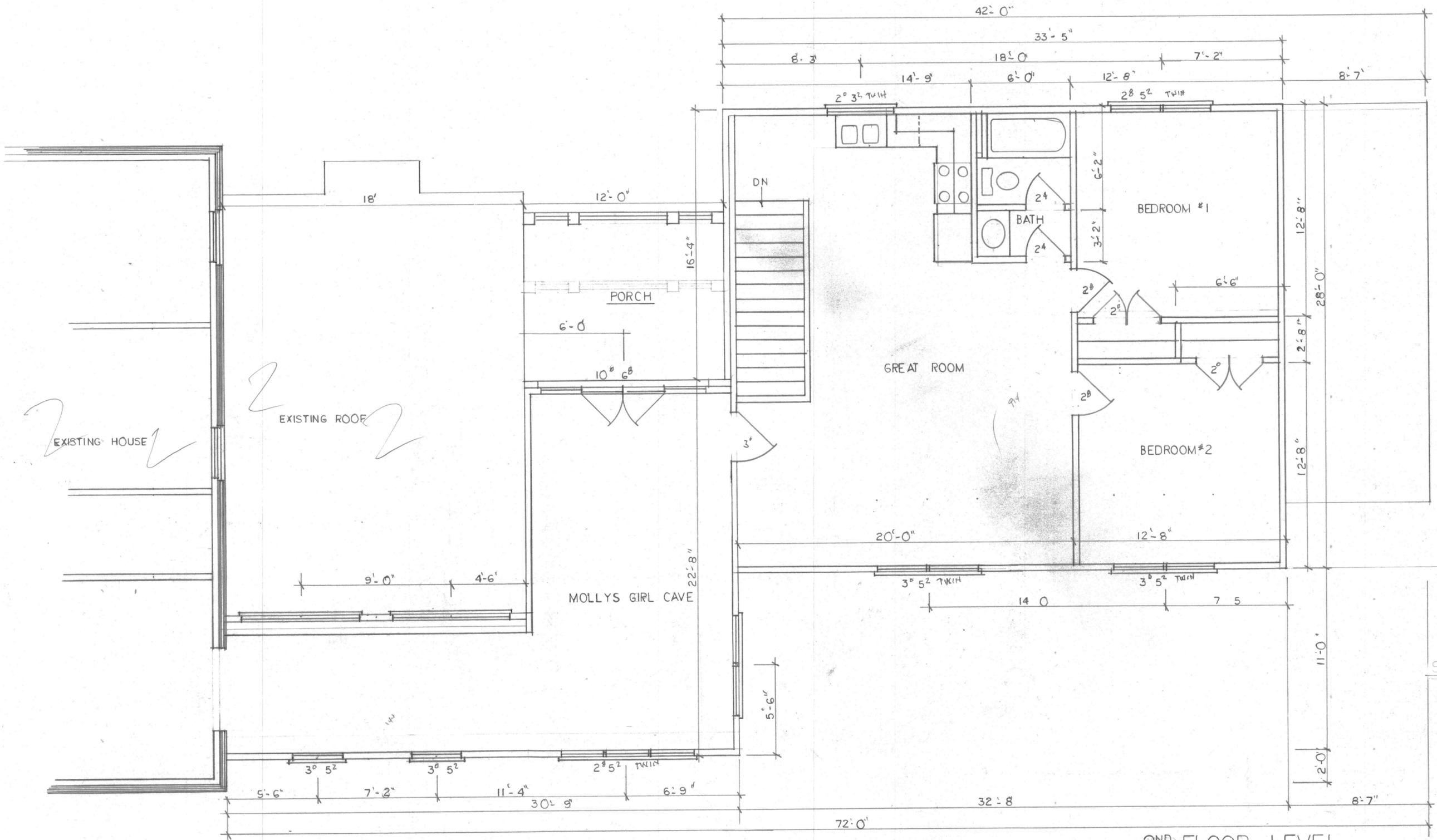
REAR



LEFT SIDE

515 WALNUT AVENUE
 HIGHLAND RESIDENCE
 ELEVATIONS
 SCALE 3/16" = 1"

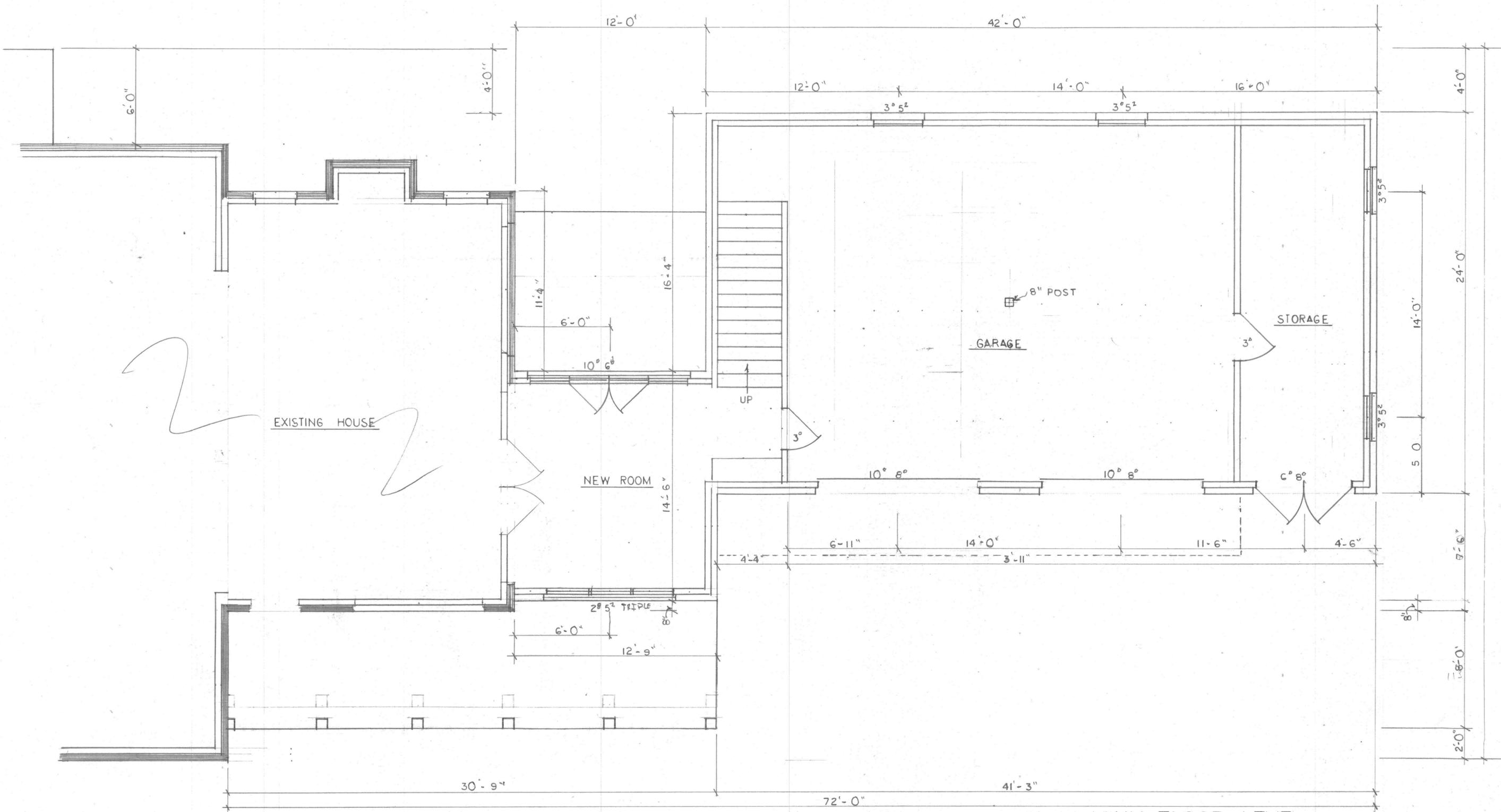
515 WALNUT AVE.
 HYLAND RESIDENCE
 NEW ADDITION
 1/4" = 1'-0"



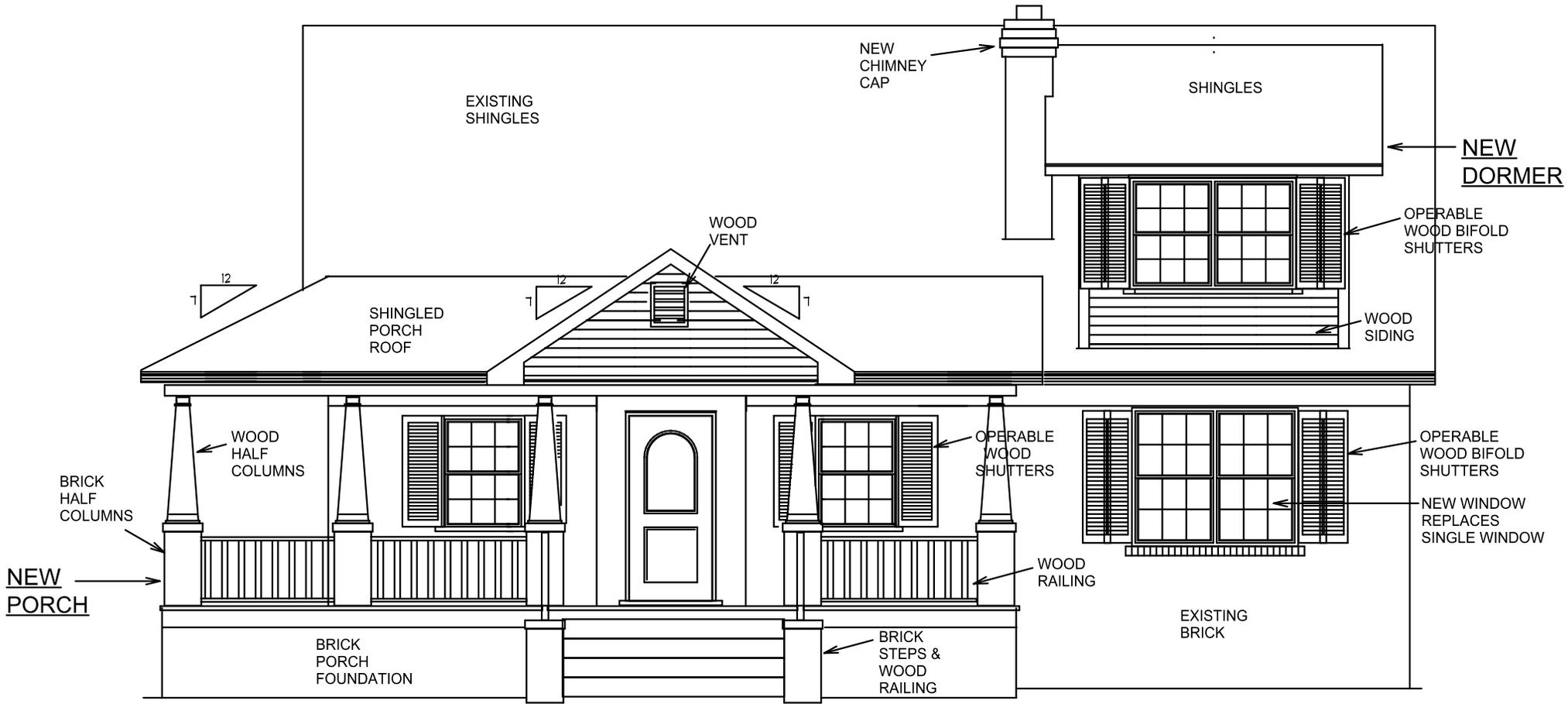
SQUARE FOOTAGE
 GARAGE = 1008
 MAIN HTL = 198
 2ND FL = 1330

2ND FLOOR LEVEL

515 WALNUT AVENUE
 HYLAND RESIDENCE
 NEW ADDITION
 SCALE 1/4" = 1'-0"



MAIN FLOOR LEVEL

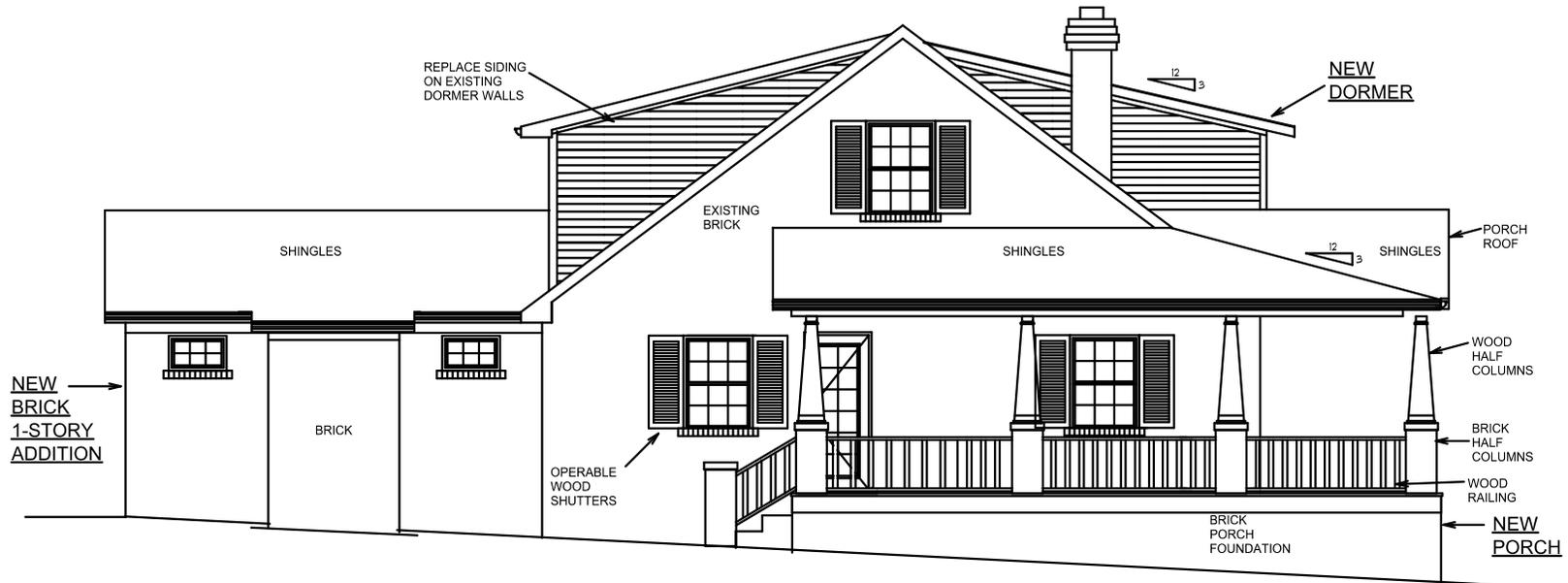


FRONT ELEVATION

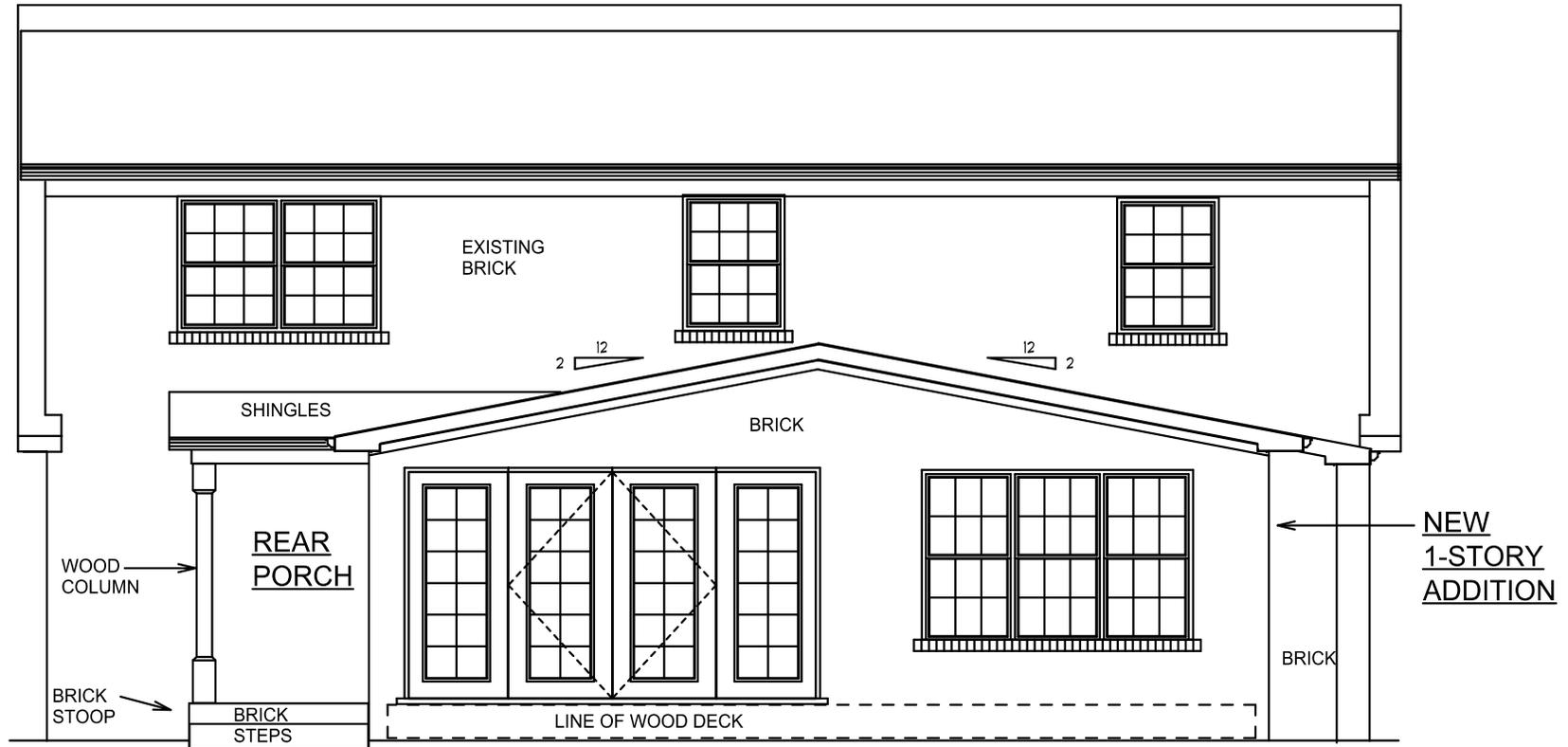
RELIABLE CONSTRUCTION

MOLLY AND WESLEY HYLAND RESIDENCE

515 WALNUT AVENUE



LEFT ELEVATION
 ALTERNATE 1 - SMALL ADDITION SIDE WINDOWS

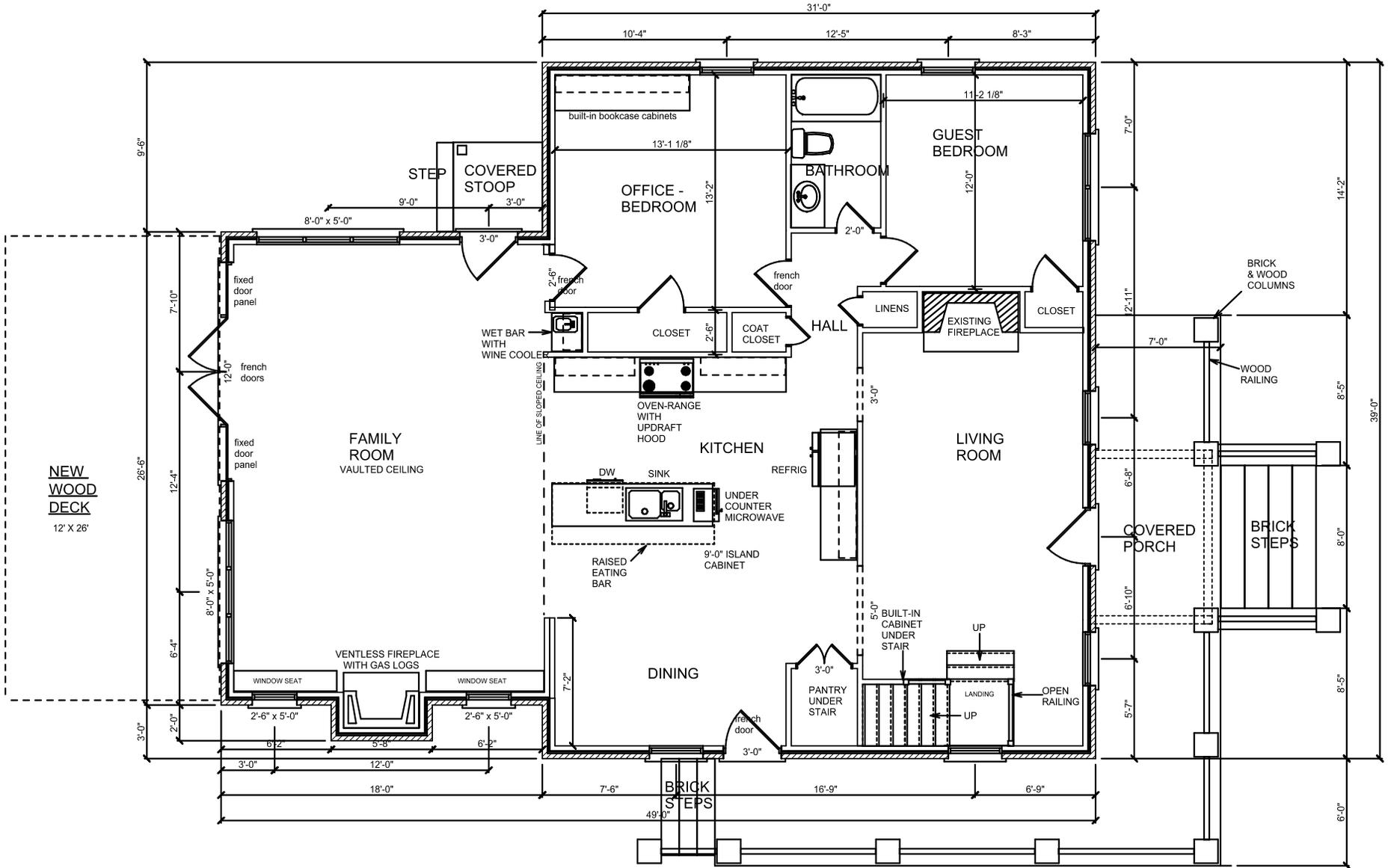


REAR ELEVATION

RELIABLE CONSTRUCTION

MOLLY AND WESLEY HYLAND RESIDENCE

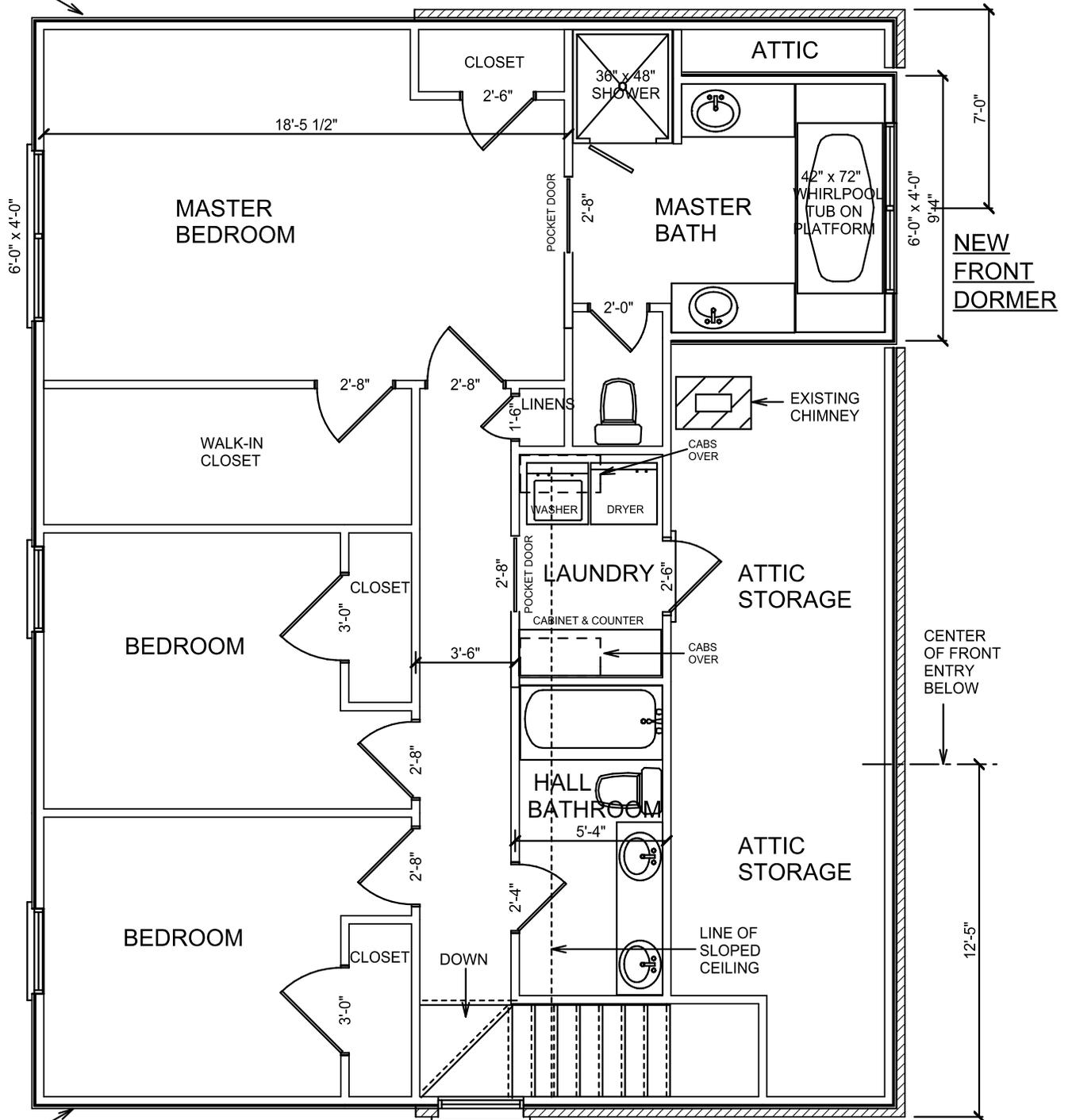
515 WALNUT AVENUE



FIRST FLOOR PLAN

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

MOVE EXTERIOR WALL



MOVE EXTERIOR WALL

SECOND FLOOR PLAN

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