LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 508 Walnut Avenue

SUMMARY OF REQUEST: Addition, rear

APPLICANT/OWNER: Jim Owen

Details of Proposed Request

Existing Conditions
The existing structure is a one story brick Bungalow constructed in 1928 on a corner lot. The site slopes downward from the rear approximately 10’ to the property line.

Proposal
The project is a rear addition that includes a wood deck and stairs. The existing windows and door on the left side remain. The roof will be raised not to exceed the height of the existing ridge. The roofline and details of the new addition on the right will match the original in detail and pitch. New materials are wood, brick and parged masonry. 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

1. The proposal meets the applicable guidelines for additions. The guidelines for setback and orientation do not apply.
2. Minor detail changes may be reviewed by staff.
**508 WALNUT AVE - REAR YARD PERMEABILITY CALCULATIONS**

<table>
<thead>
<tr>
<th>AREA DESCRIPTION</th>
<th>SOFT AREAS</th>
<th>% CALCULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING YARD REAR AREA</td>
<td>2673 sqf</td>
<td></td>
</tr>
<tr>
<td>MIN. PERMEABLE SURFACE REG'D ROOFS, WALKS, SHEDS AS DESIGNED</td>
<td>1796.5 sqf</td>
<td>67%_perms</td>
</tr>
<tr>
<td>PERMEABLE AS DESIGNED</td>
<td>1796.5 sqf</td>
<td>67%_perms</td>
</tr>
</tbody>
</table>

**Site Plan and Survey**

**508 Walnut Avenue**

Prepared by: Clark & Curtis, Inc.

Mark: Date: Description

AO01
Proposed Elevations

Existing Elevations

Side Elevation

Existing and Proposed

508 Walnut Avenue
Proposed Plan, Front & Front Elevation

Mark Date Description
03 04/13/2018 MDC Review

A203