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 a one-story addition to the left elevation and the rear. The rear addition is not visible from the street, will tie in below the existing ridge, and will measure approximately 16’ x 17’-4”. The addition to the left elevation will be located behind an existing wrap-around front porch, and is no taller than the existing house. The addition is +/- 8’ in width, and will extend 3’ past the front porch. 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. New roof and window trim details will match the house. No impacts to mature canopy 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 project is similar to the recently approved side addition at 805 E. Tremont Avenue (HDC 2018-00437)
2. Minor revisions may be reviewed by staff.
COGGINS RESIDENCE + EXISTING ELEVATIONS
1. Existing West Elevation

2. Proposed West Elevation

Coggins Residence
415 Walnut Ave
Charlotte NC

Consultants

Revisions

Date: Feb 4, 2019
Drawn by: CW RS
Checked: RS

Exterior Elevations

A2.0
BRICK CURTAINWALL TO MATCH EXIST.
SIDING AND TRIM DETAILS TO MATCH EXISTING
16'-0"
NEW ADDITION
NEW DOUBLE HUNG WINDOWS TO MATCH EX.
CASING/TRIM TO MATCH EX.
WOOD PERGOLA
REMOVE SIDE DECK AND BENCHES.
Coggins Residence
415 Walnut Ave
Charlotte NC
Date: Feb 4, 2019
Drawn by: CW RS
Checked: RS
Exterior Elevations
A2.1
NEW ADDITION 17'-4"

NEW PATIO DOORS TO MATCH EX. CASING/TRIM TO MATCH EX. WOOD DECK AND BENCH

Existing East Elevation

Proposed East Elevation
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet C.S. 47-30 recording requirements.

The __________ day of __________, 2018.

[Signature]

Professional Land Surveyor
NC License No. L-3098

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General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and roofline of the houses depicted herein. No rearyard 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.

Copyright 2018
Building Heights Sketch of
400 BLOCK of WALNUT AVENUE
FACING SOUTHEAST – ODD SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte–Mecklenburg Planning Department
April 6, 2018

Scale: 1" = 20'

0' 20' 40' 60' 80'
WINDOW TRIM DETAIL

ATTIC VENT, FACIA W/ BARGEBOARD AND CORNER BOARD DETAILS