



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCRMA-2018-00411

DATE: 11 February 2019
12 April 2019 – AMENDED

ADDRESS OF PROPERTY: 515 Walnut Avenue

TAX PARCEL NUMBER: 07102201

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Wes and Molly Hyland

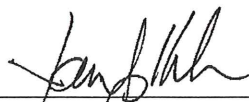
APPLICANT: Kent Lineberger

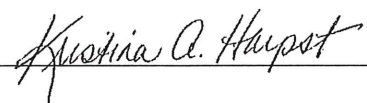
DETAILS OF APPROVED PROJECT: The project is a rear addition. A one-story sunroom/screen porch breezeway connects the main house to the new 1.5 story addition. The footprint of the main addition is 26'x36'. The addition includes a garage on the first level under living space. Architectural features include a brick façade, wood porch columns. The proposal includes wood lap siding on the addition's dormers to match existing dormers on the main house. Garage doors will be wood. New windows will be double-hung wood with Simulated True Divided Lights (SDTL) to match existing. There are no impacts to mature trees. See attached plans.

The project was approved by the HDC October 10, 2018.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

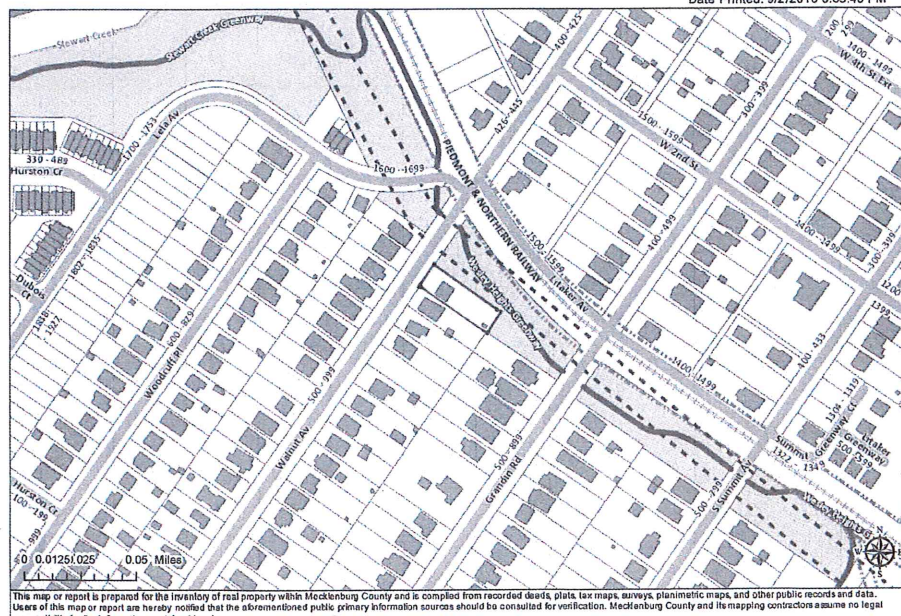
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman


Staff

Polaris 3G Map – Mecklenburg County, North Carolina
515 Walnut Ave

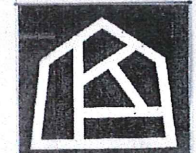
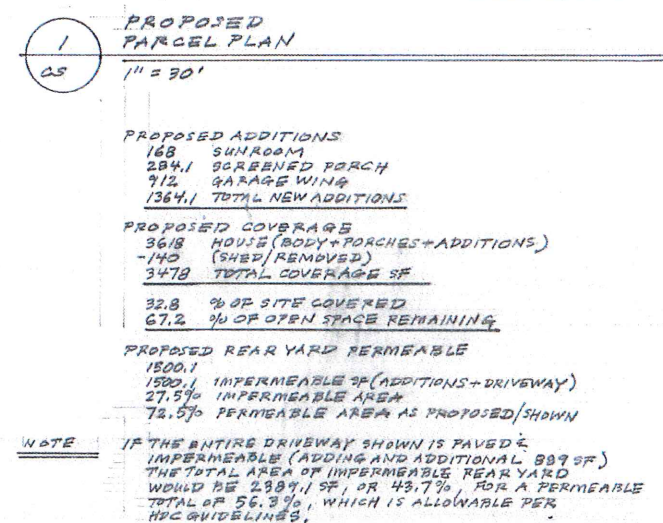
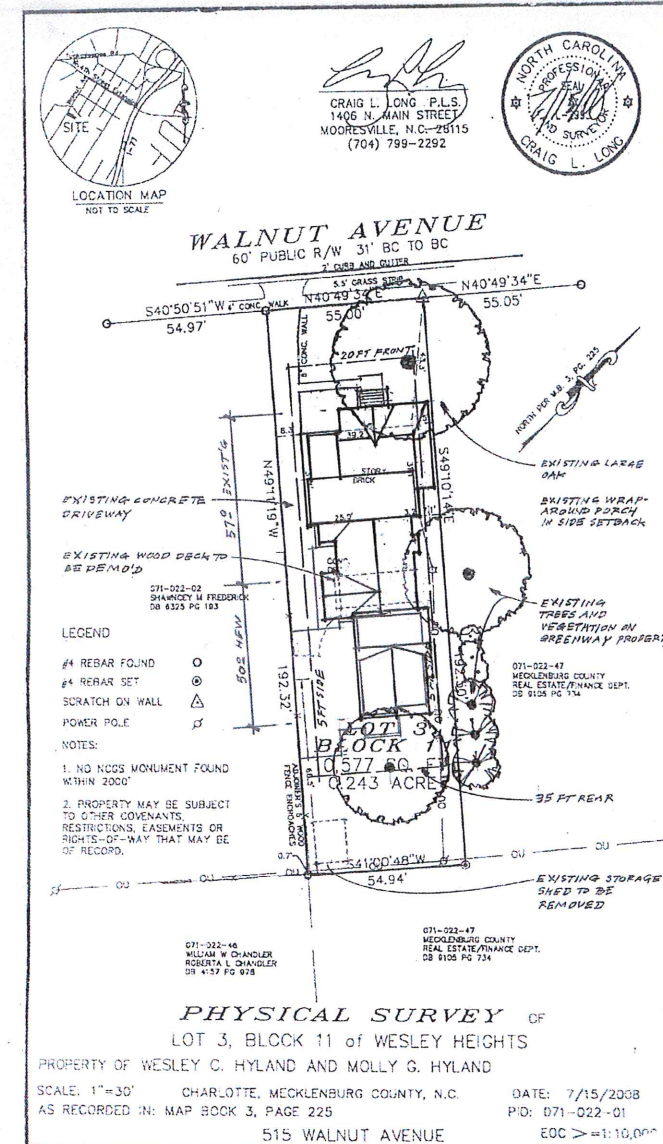
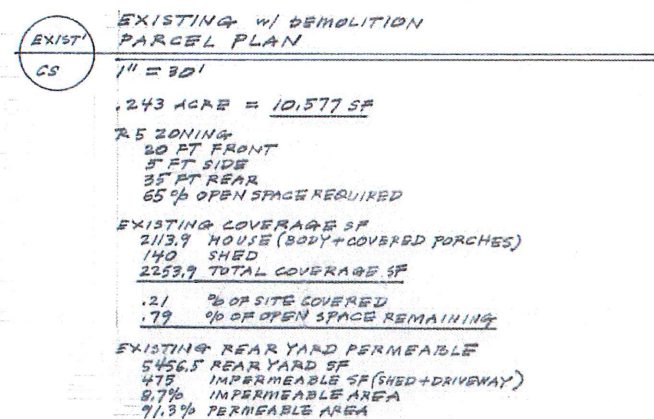
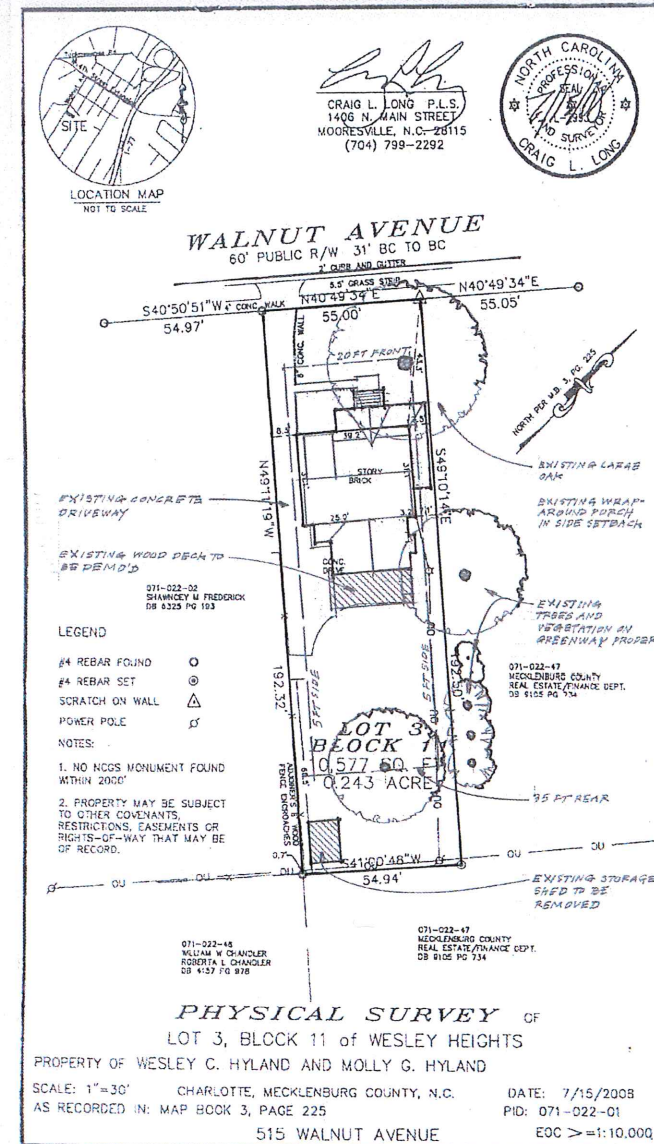
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovesaid public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

INDEX OF DRAWINGS

CS	COVER SHEET INDEX / LOCATOR / PARCEL SURVEYS ZONING + OPEN SPACE CALCULATIONS
SGN-01	STRUCTURAL GENERAL NOTES
S-1	FOUNDATION + MAIN LEVEL FRAMING PLANS
S-2	UPPER LEVEL FRAMING + ROOF FRAMING PLANS / TYPICAL SECTION
A-1	MAIN LEVEL EXISTING + PROPOSED PLANS
A-2	UPPER LEVEL EXISTING + PROPOSED PLANS
A-3	PROPOSED ROOF PLAN
A-4	RIGHT SIDE EXISTING + PROPOSED ELEVATIONS
A-5	LEFT SIDE EXISTING + PROPOSED ELEVATIONS
A-6	REAR EXISTING + PROPOSED ELEVATIONS / STAIR SECTION



KENT LINEBERGER ARCHITECTURE

KENT LINEBERGER / AIA
1916 SHARON LANE
CHARLOTTE NC 28211

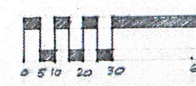
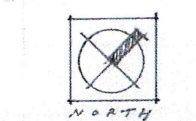
704.334.6366
KENT@KENTLINEBERGER.COM



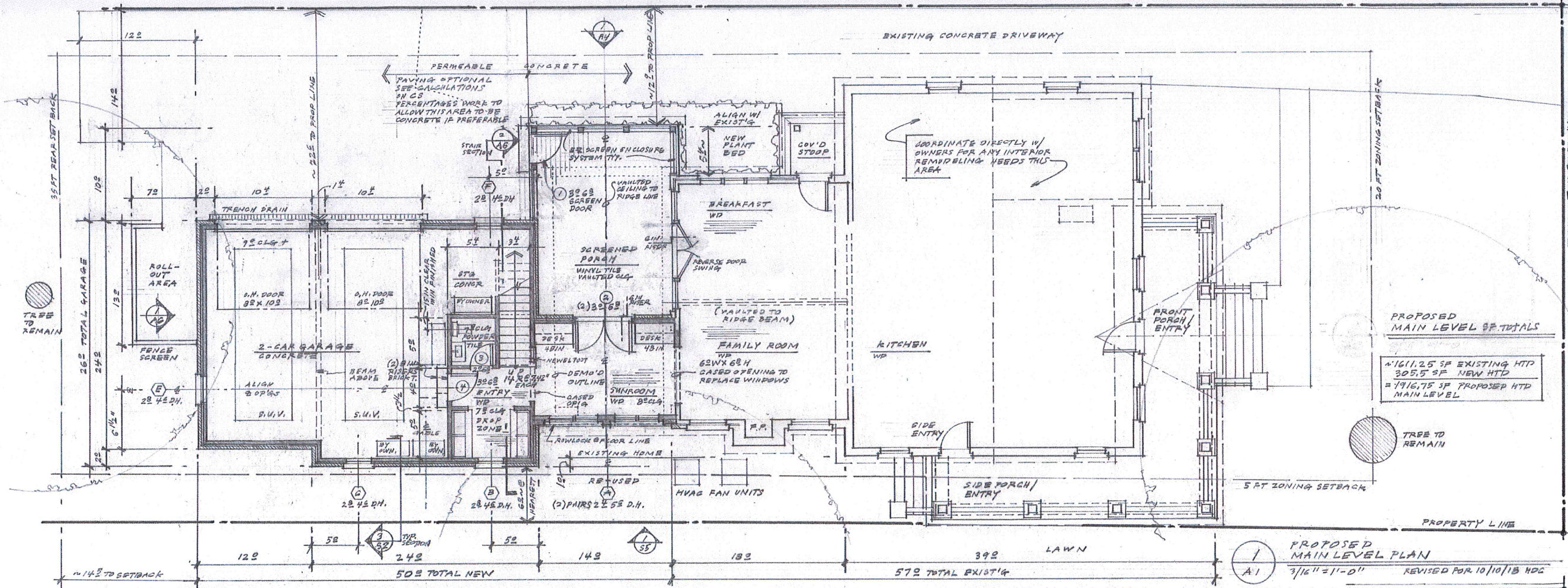
515 WALNUT AVENUE
ADDITIONS

WESLEY C. HYLAND
MOLLY G. HYLAND
515 WALNUT AVENUE
CHARLOTTE NC 28208
CHARLOTTE HISTORIC DISTRICT

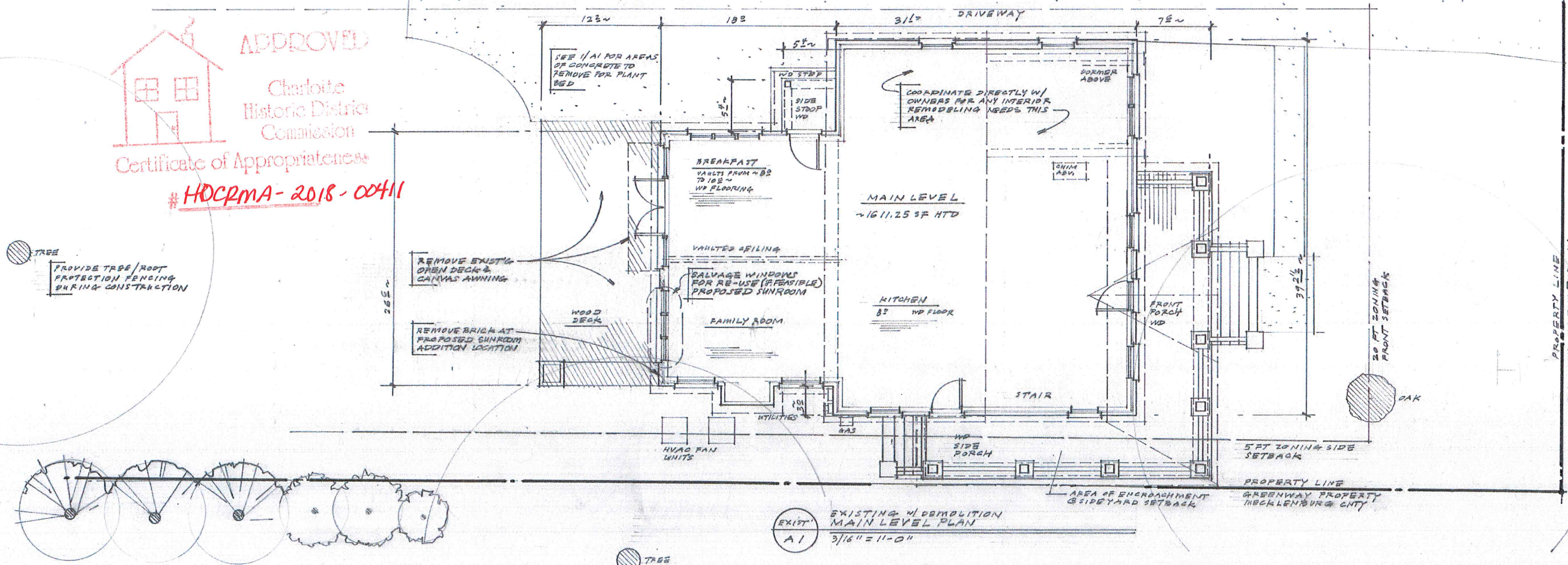
HDC REVIEW SET
11/10/18
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PERMIT SET
12/26/18



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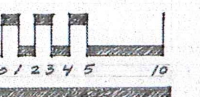


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ADDITIONS**

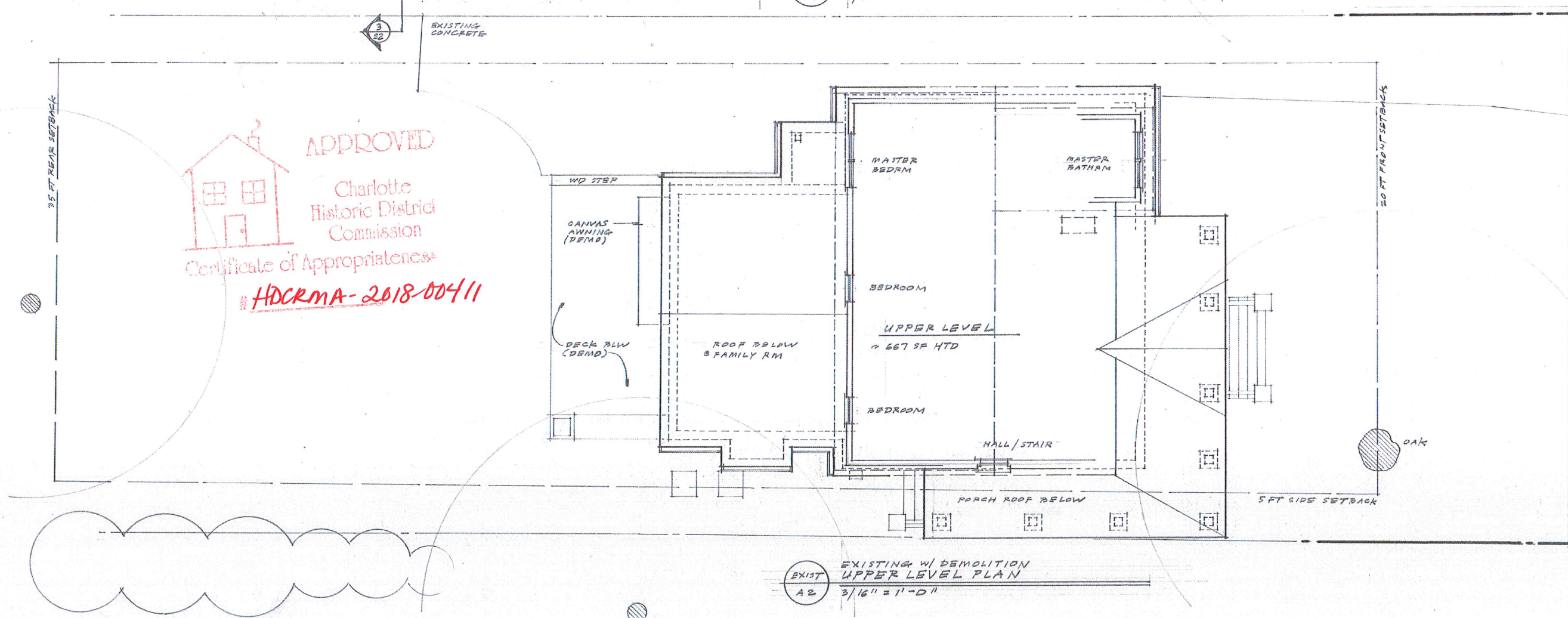
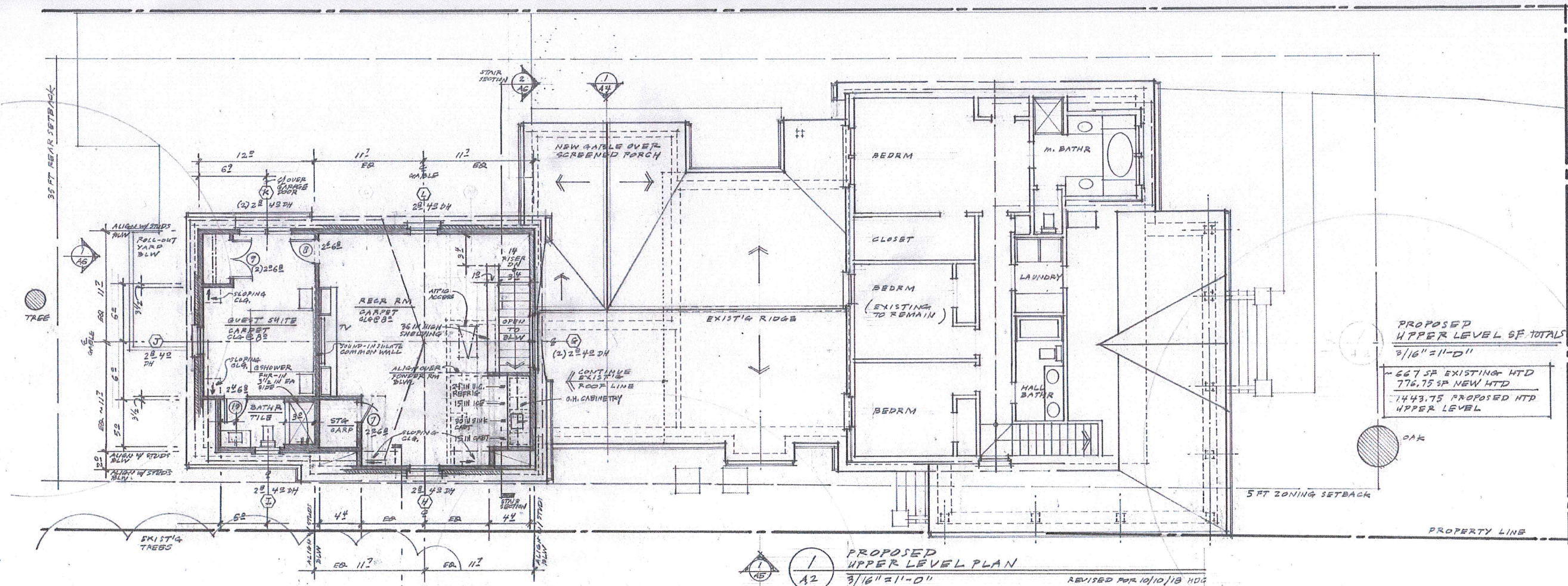
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A 1

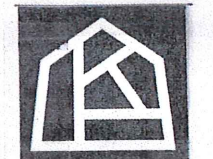


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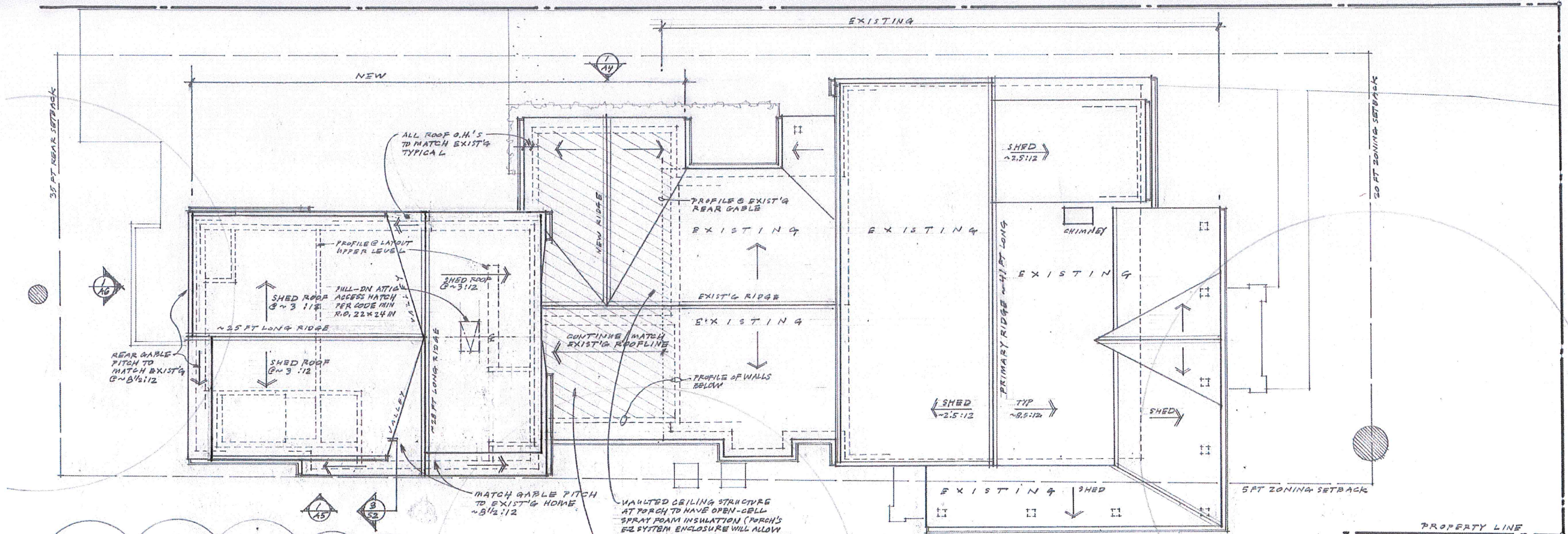
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A 2



ATTIC VENTILATION CALCULATIONS

* OPTIONAL IF OWNERS & BUILDER OPT NOT TO SEAL ATTIC (& CRAFT FAUX GABLE-END VENTS AS SHOWN ON ELEVATIONS)

820 SF OF ATTIC OVER "GARAGE"/BEDRM SUITE & PLAYROOM
 $820 \text{ SF} \times 144 = 118,080 \text{ SQ IN}$
 $118,080 \div 300 = 394 \text{ SQ IN REQ'D VENTILATION}$

(3) TRIANGULAR GABLE-END VENTS PROPOSED
 $3 \times 1.75 \times 2.0 = 10.5 \text{ SF} \times 90\% \text{ NET VENTED} = 9.45 \text{ SF}$
 $9.45 \times 144 = 1360 \text{ SQ IN PROVIDED W/ GABLE VENTS}$
 IN ADDITION TO EAVE VENTILATION TO MATCH TYPICAL AT EXIST'G HOME

VAULTED CEILING STRUCTURE AT PORCH TO HAVE OPEN-CELL SPRAY FOAM INSULATION (PORCH'S FB SYSTEM ENCLOSURE WILL ALLOW ROOM TO BE CONDITIONED AS NEEDED). NO EAVE OR ATTIC VENTILATION THIS AREA.

ROOF STRUCTURE OVER SUNROOM TO BE SPRAYED W/ OPEN-CELL SPRAY FOAM INSUL. FOR A SEALED ATTIC W/ NO VENTS

PROPOSED ROOF PLAN

1
A 3
3/16" = 1'-0"

REVISED FOR 10/10/18

NOTES:

ALL NEW ROOFING TO MATCH EXIST'G ASPHALT COMPOSITION SHINGLES, USE GRADE ICE & WATER MEMBRANE TYPICAL ANY AREAS OF 3:12 PITCH OR LESS.

FLASH ALL ROOF-TO-VERTICAL CONDITIONS, MATCH TYP. DIRT-EDGE FLASHING.

MATCH TYP. GUTTERS & DOWNSPOUTS. TIE DOWNSPOUTS TO BELOW-GRADE DRAIN LINES & RUN TO DAYLIGHT.

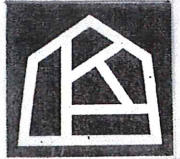
MATCH EAVES & OVERHANGS TO TYP. ON EXIST'G WITH EXCEPTION TO EAVE VENTILATION AS SEALED ATTIC AREAS VARY

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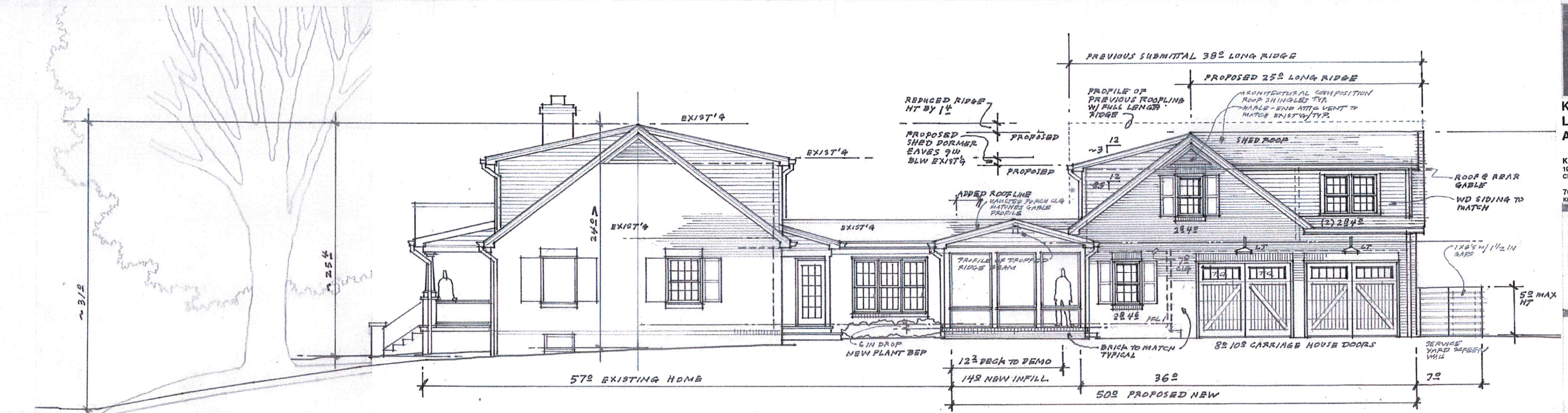
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A 3



1
A4
PROPOSED RIGHT SIDE (DRIVEWAY VIEW)
SOUTHWEST ELEVATION
3/16" = 1'-0" REVISED FOR 10/10/18

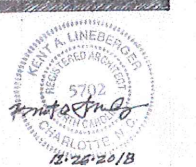
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EXIST
A4
EXISTING RIGHT SIDE (DRIVEWAY VIEW)
SOUTHWEST ELEVATION
3/16" = 1'-0"



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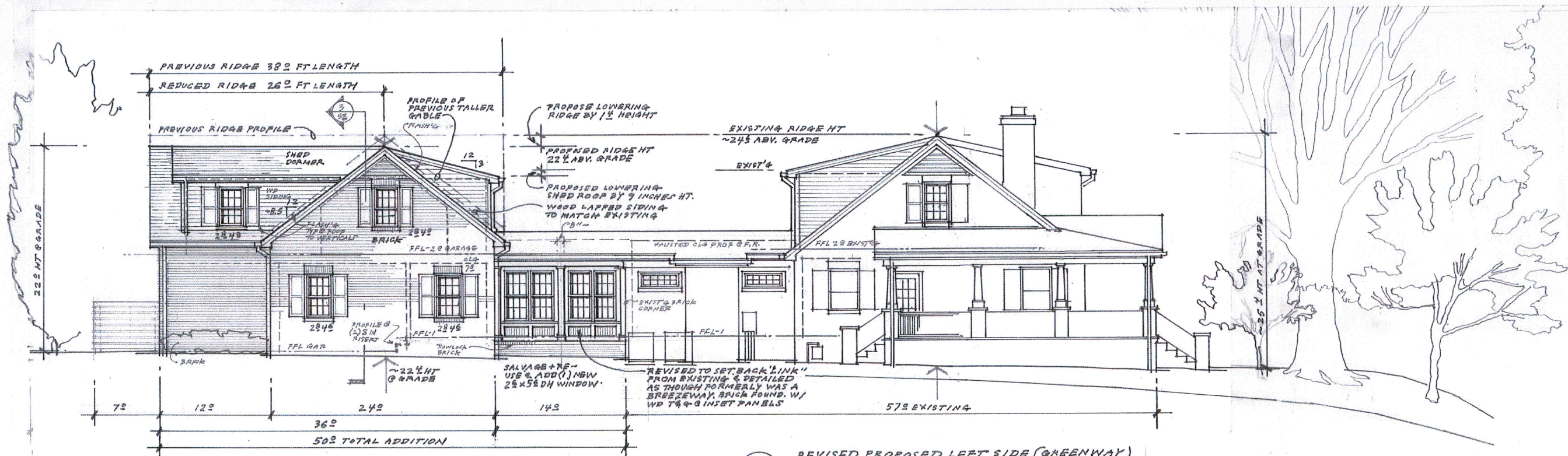


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1
A5

REVISED PROPOSED LEFT SIDE (GREENWAY)
NORTHEAST ELEVATION

$\frac{3}{16}'' = 1'-0''$

REVISED FOR 10/10/18



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EXISTING LEFT SIDE (GREENWAY VIEW)
NORTHEAST ELEVATION
3/16" = 1'-0"

515 WALNUT AVENUE
ADDITIONS

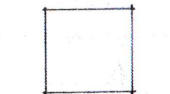
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A 5

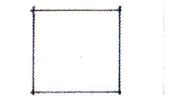


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A 6

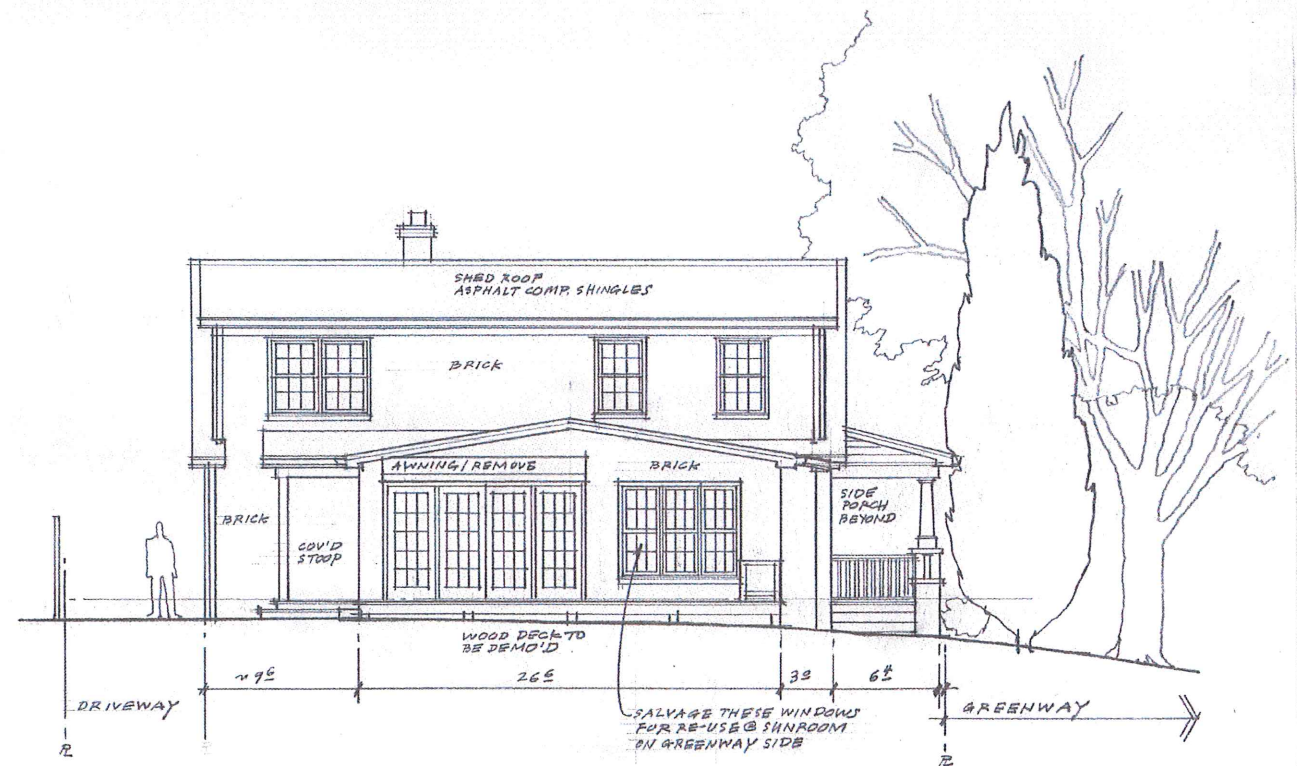


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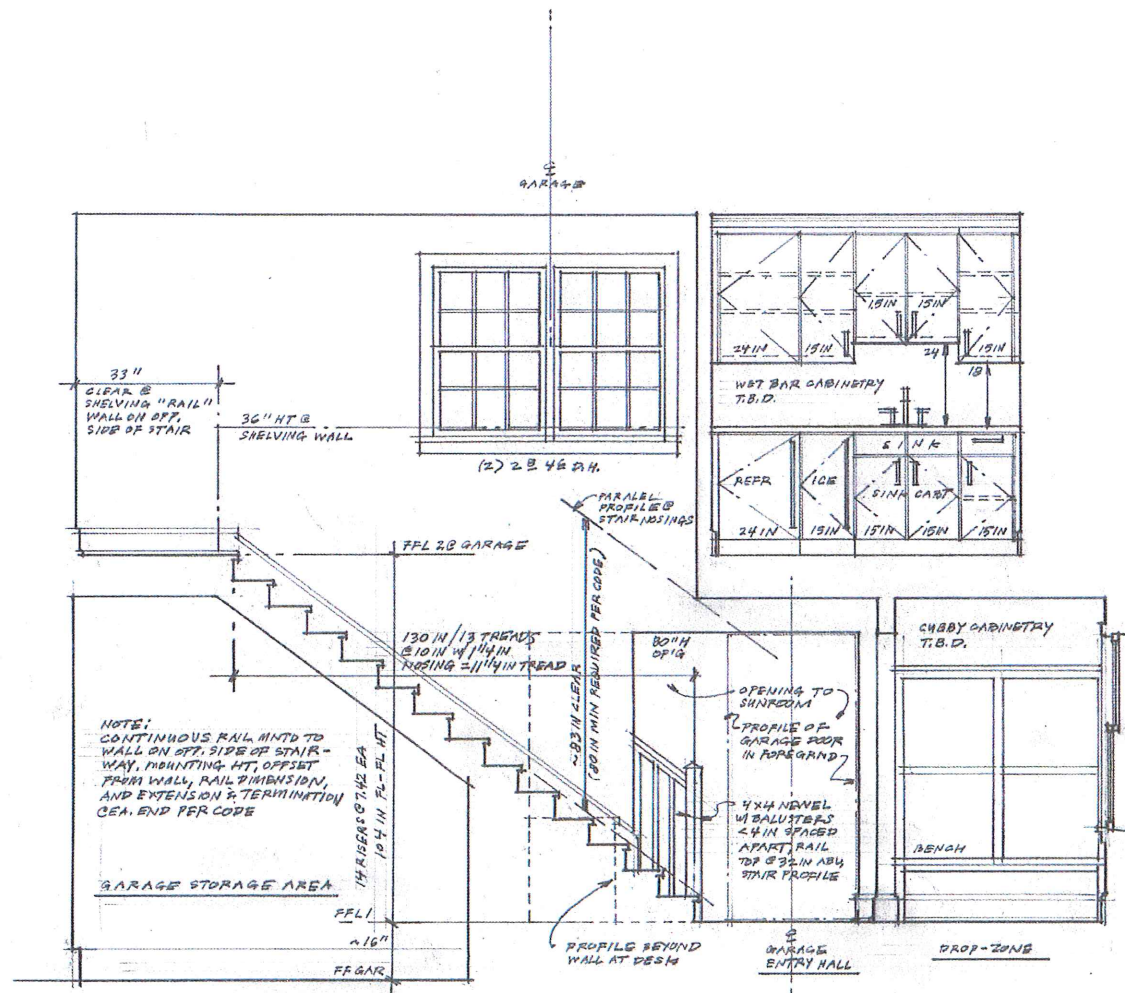
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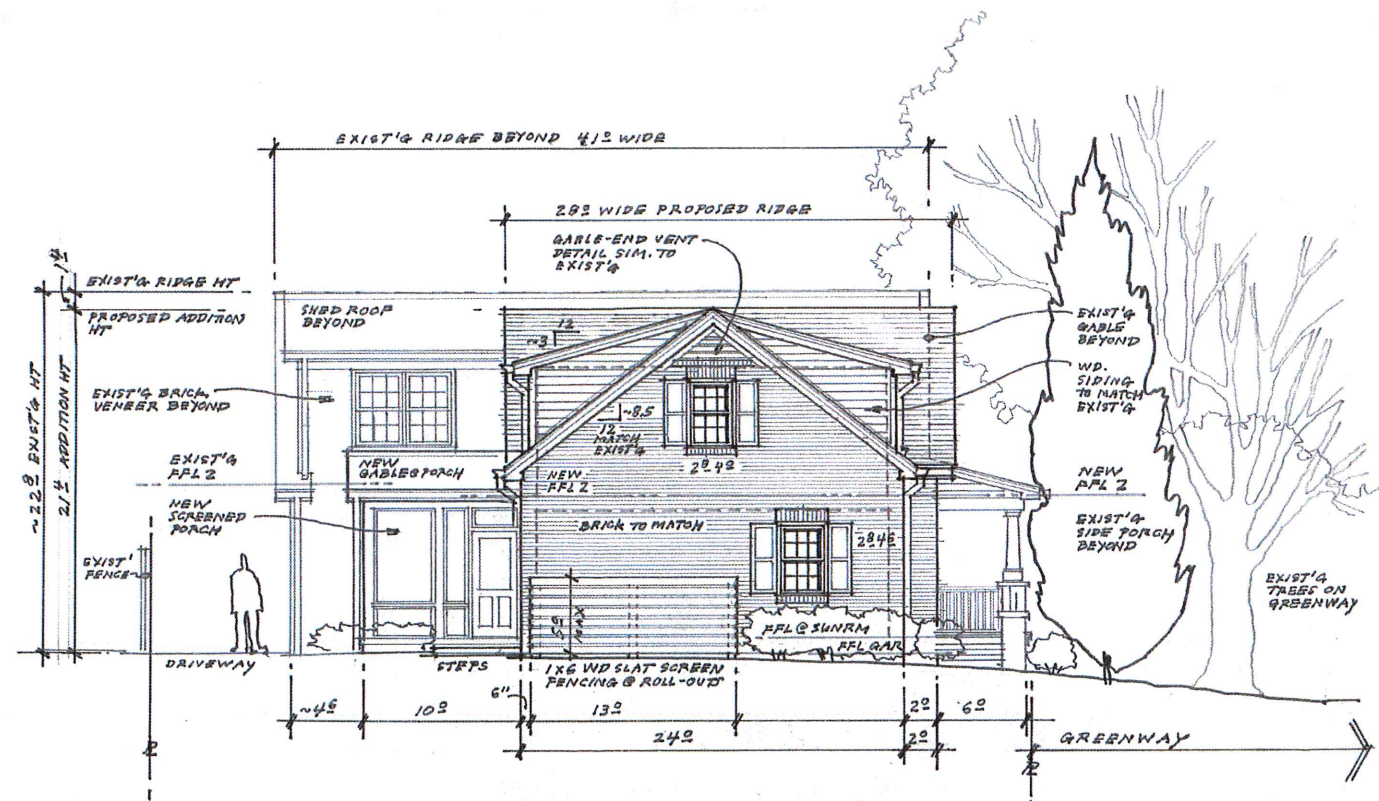


EXIST
A6

EXISTING SOUTHEAST
REAR ELEVATION
3/16" = 1'-0"



2 NEW STAIR @ ADDITION
SECTION
AG 1/2" = 1'-0"



PROPOSED SOUTHEAST
REAR ELEVATION

1
46 3/16" = 11'-0"

REVISED FOR 10/10/18



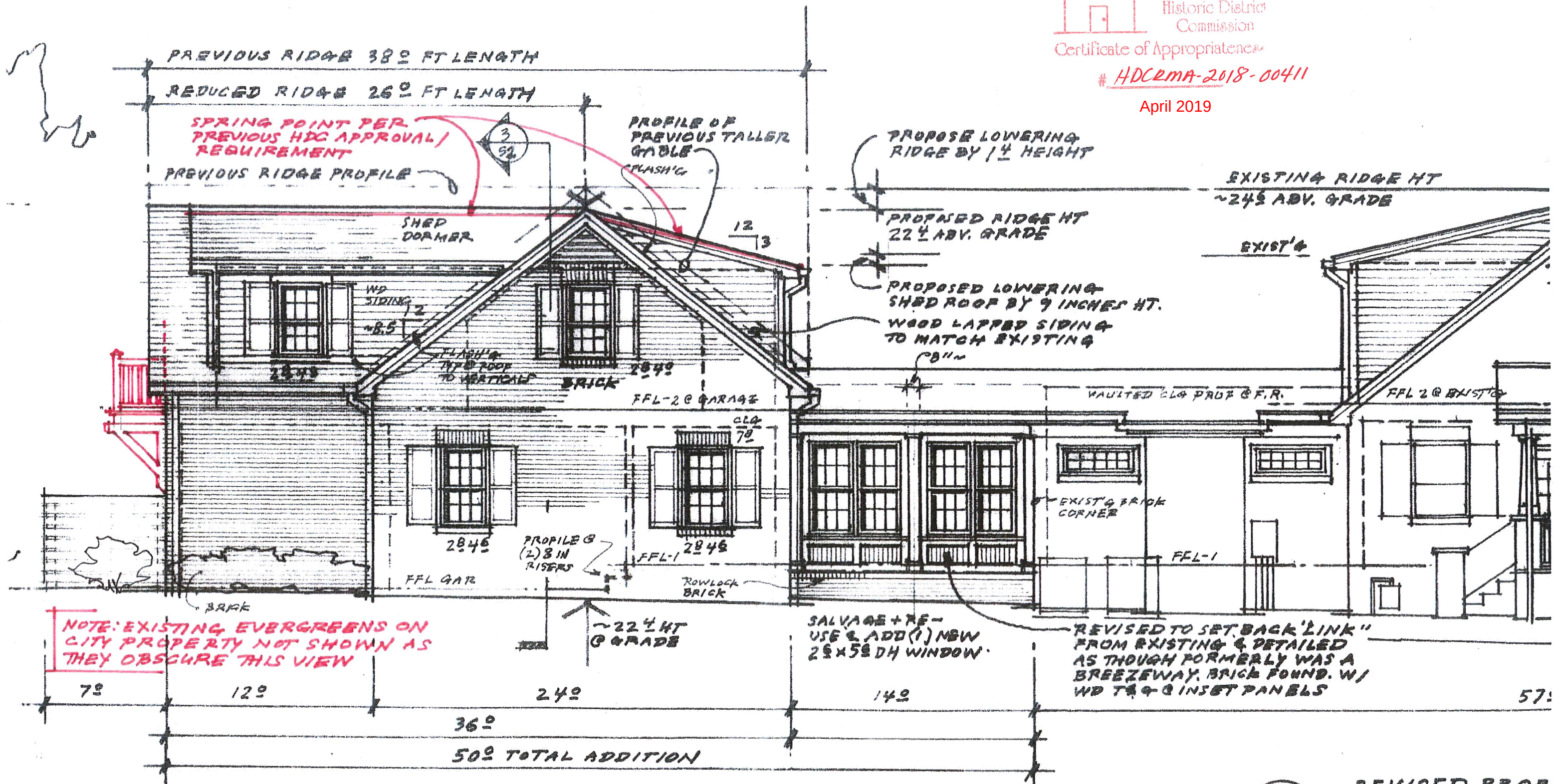
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GREENWAY - SIDE (NORTHEAST) ELEVATION
w/ PROFILE OF PROPOSED BALCONY

1
A5

REVISED PROP.
NORTHEAST

3/16" = 1'-0"



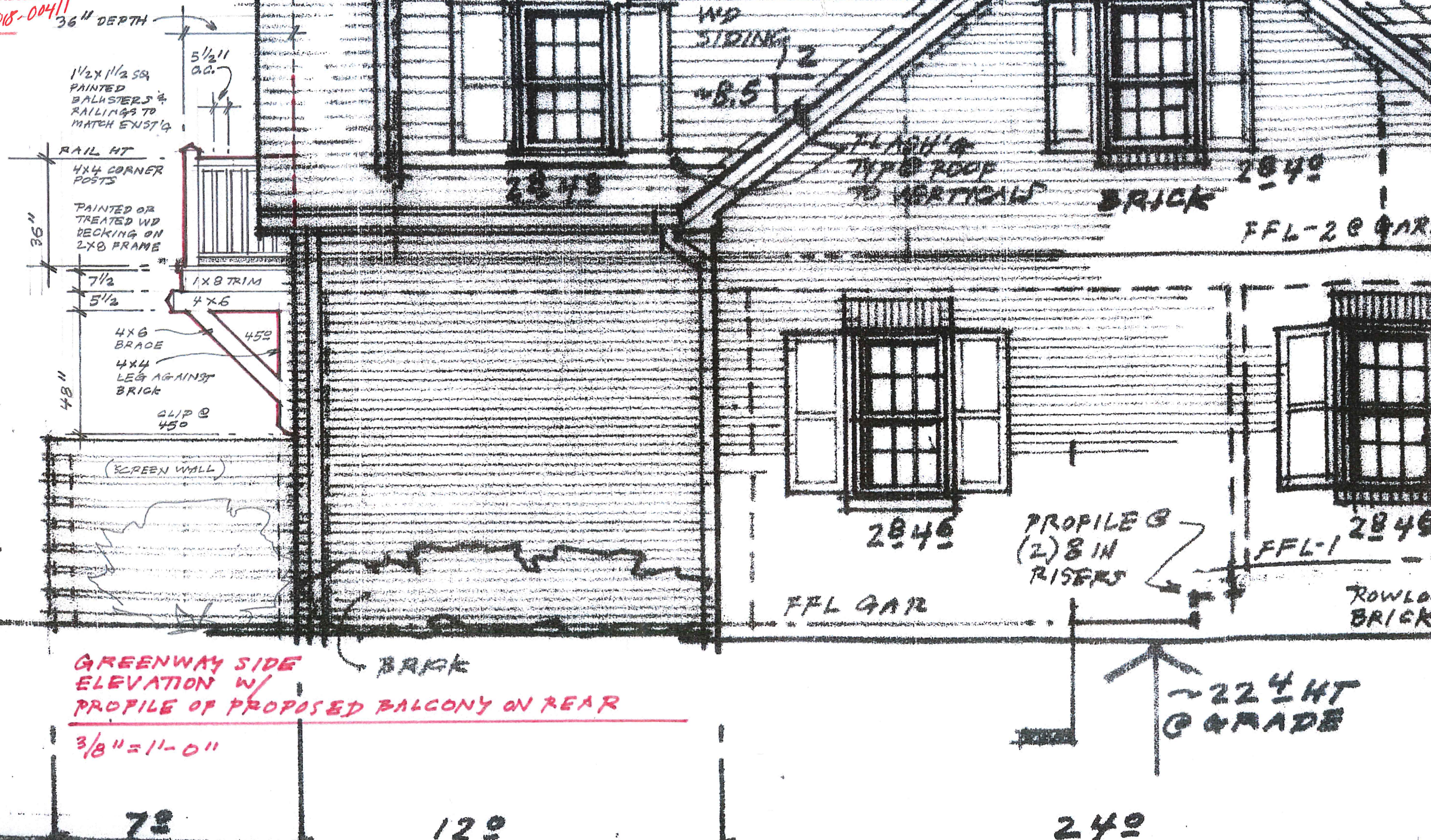
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3

72

120

240



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NOTE: SHED ROOFS SPRING
JUST BELOW RIDGE CAP
AS DIRECTED BY
HDC APPROVAL (NOT AS SHOWN).
SEE RED LINES IN BLACK

