### LOCAL HISTORIC DISTRICT:
Wesley Heights

### PROPERTY ADDRESS:
821 Walnut Avenue

### SUMMARY OF REQUEST:
Addition

### APPLICANT/OWNER:
Ryan McArdle

The application was continued from September for the following items:

1. Re-study left elevation.
   a. The corner under the gable end needs to be defined as an outside corner.
   b. The paired windows need to be relocated so as not to be positioned under that section of roof.
   c. A re-study of the center bump-out with the 3:12 pitch for a new roof configuration.
2. Right elevation: removal of the transom window and replacing it with a double-hung window.
3. Rear yard: Save smaller tree in the backyard with a construction protection plan and reconfiguration of back deck to accommodate the tree.

### Details of Proposed Request

**Existing Conditions**
The existing structure is a one-story Bungalow with Tudor elements constructed in 1937, located at the edge of the Wesley Heights Local Historic District. Architectural features include brick porch columns, and stucco with timbering in all three gables. All windows and doors are replacements and not original to the house. According to the National Register nomination, the front door used to have a glazing pattern similar to the 6/1 windows. Siding material is unpainted brick. Lot size is approximately 50’ x 190’. Adjacent structures are 1-2 story single-family and multi-family houses. The garage at the rear was also constructed in 1937 and is considered a contributing element to the Wesley Heights National Register Historic District.

**Proposal**
The proposal is a one-story rear addition, which increases the square footage by more than 50% and includes a bump out on the left elevation. The addition’s new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include brick to match existing, fiber cement and wood on the right elevation bump out, and all wood trim to match existing. New windows to be aluminum clad in a 6/1 pattern to match existing. Two mature pecan trees will be removed to allow for the construction of the addition, and replanting is proposed.

**Revised Proposal – October 9**
- Left elevation: revised to maintain outside corner and paired window location, and changed roof configuration.
- Right elevation: transom window changed to a double-hung window.
- Additional information provided about the smaller tree in the rear yard.

**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.
Design Guidelines – Additions, page 7.2 (cont.)

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.

Design Guidelines – Trees, page 8.5

1. Retain existing trees that define the district’s character.
2. When tree removal is needed (due to disease or other reasons) or desired, a Certified Arborist must be consulted and the written recommendation must be provided to the HDC before removal is granted. This guideline includes trees in front, side, and rear yards.
3. Trees less than ten (10) inches in diameter may be removed in front, side, and rear yards with Administrative approval.
4. Identify and take care to protect significant existing trees and other plantings when constructing new buildings, additions, or site structures such as garages.
5. New construction that impacts healthy trees must be reviewed by the HDC. Mature trees that are unhealthy or causing significant structural damage to historic structures may reviewed by HDC staff. Replacement trees may be required.
6. The HDC may require the planting of additional trees to replace a mature canopy that is removed.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria

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

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

Staff Analysis

1. The proposal is not incongruous with the District and meets the guidelines for Additions 7.2, Trees 8.5, and New Construction above.
2. Minor revisions may be reviewed by staff.
HDCRMA 2019-00479
PID: 07102223
LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS
PROPOSED PROJECT: ADDITION
October Meeting 2019
Parking Lot to the right of 821 Walnut Ave.

817 & 819 Walnut Ave (Directly left of property)

813 Walnut Ave (two houses left of property)

821 Walnut Ave - Property for Renovation
FRONT ELEVATION - EXISTING AND PROPOSED

SEPTEMBER 25, 2019

EXISTING WINDOWS ARE REPLACEMENTS (NOT ORIGINAL)
EXISTING FRONT DOOR IS A REPLACEMENT (NOT ORIGINAL)
EXISTING BRICK TO REMAIN
EXISTING STUCCO TO REMAIN
NEW WOOD FRONT DOOR
NEW ALUMINUM CLAD DOUBLE HUNG WINDOWS
SALVAGED BRICK TO BE RE-USED AT LEFT SIDE OF ADDITION

EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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LEFT SIDE ELEVATION - EXISTING AND PROPOSED

EXISTING LEFT SIDE ELEVATION

PROPOSED LEFT SIDE ELEVATION

OCTOBER
RIGHT SIDE ELEVATION - EXISTING AND PROPOSED

EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NEW RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING BRICK TO REMAIN
EXISTING STUCCO TO REMAIN

NEW HVAC LOCATION
FIBER-CEMENT INSERT PANELS
W/PAINTED 1X1 FRAM SURROUND
NEW ALUMINUM CLAD DOUBLE HUNG WINDOWS
BRICK TO MATCH EXISTING

FASCA, SOFFIT, AND THIM TO MATCH EXISTING

OCTOBER 25, 2019

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REAR ELEVATION - EXISTING AND PROPOSED

EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

WOOD LOUVERS
TO MATCH EXISTING
STUCCO TO MATCH EXISTING

EXISTING BRICK TO REMAIN

FIBER-CEMENT INSERT PANELS
WITH PAINTED TRIM SURROUND
BRICK TO MATCH EXISTING

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

REAR PORTION OF HOUSE TO BE REMOVED

OCTOBER
ARCHITECTURAL DETAILS

SEPTMBER 3, 2019

UNDERSIDE OF FASCIA (TO ALINE WITH TOP OF SOLDIER COURSE)
BRICK SOLDIER COURSE BEAD TO MATCH EXISTING
PAINTED STEEL LINTEL
PAINTED WOOD TRIM SURROUNDING WINDOW TO MATCH EXISTING
NEW ALUMINUM CLAD DOUBLE PANED WINDOWS
(SIZES VARY)
PAINTED WOOD FLAT PANEL BETWEEN WINDOWS
SLEEPER BRICK REINFORCED SILL TO MATCH EXISTING

2 WINDOW DETAIL
SCALE: 3/4" = 1'-0"
(TO MATCH EXISTING)

GRAPHIC SCALE

<table>
<thead>
<tr>
<th>0</th>
<th>2</th>
<th>4</th>
<th>6</th>
<th>8</th>
<th>12</th>
</tr>
</thead>
</table>
GARAGE ELEVATIONS - EXISTING AND PROPOSED

1. EXISTING FRONT ELEVATION
   SCALE: 1/8" = 1'-0"

2. EXISTING LEFT SIDE ELEVATION
   SCALE: 1/8" = 1'-0"

1. PROPOSED FRONT ELEVATION
   SCALE: 1/8" = 1'-0"

2. PROPOSED LEFT SIDE ELEVATION
   SCALE: 1/8" = 1'-0"