



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

February 11, 2009

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ADDRESS OF PROPERTY	724 Walnut Avenue, Wesley Heights Local Historic District
SUMMARY OF REQUEST	Addition & Tree Removal
OWNER	Brian Gay
APPLICANT	Brian Gay

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### **Details of Proposed Request**

This proposed addition would extend the front face of the roof, creating a new ridge 3 feet higher than the existing ridge and allowing head room for a second floor addition to the rear. The extension of the first floor to the rear would be brick veneer to match the existing house, and the new rear second floor would be sided with cedar shakes.

The proposed second floor in the rear would be inset from the sides of the house, and would extend to the new rear wall. The windows, eave overhangs, and other architectural detailing on the addition would match those existing on the house. The materials would also match the existing house, with the exception of the proposed cedar shake siding on the new rear second floor. There is currently no shake siding on the house.

The applicant is also requesting approval for the removal of a large oak tree in the right rear of the lot. There is concern that the tree root structure could interfere with the foundation of the house in the future.

### **Current Status and Context of Property**

This house was constructed c. 1938, and is a contributing structure in the Wesley Heights National Register Historic District. The house is a one-story brick veneer structure, with a gable roof and a 2/3 front gable-roofed porch. The house has a large cross gable that engaged the front porch.

The house sits on a mid-block lot, and is surrounded by a mixture of one, one-and-one-half and two story homes. Although there is a mixture of architectural styles on the street, the predominant style is Early Twentieth Century American Bungalow.

### **Relevant HDC Design Guidelines**

- *Additions*
- *Landscaping – Tree Removal*

**Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Outstanding Issues**

This project was deferred at the January 14, 2009 HDC meeting. In deferring the proposal, the Commission noted four points that needed to be considered:

- A choice needs to be made between making all of the gables wood shake or stucco.
- Dimensions need to be illustrated on the plans.
- There needs to be better note made of materials being used
- Tree mitigation needs to be determined.

The attached plans are revised based on the comments of the HDC in January. The revised plans address the first three points. The inaccuracies in the façade elevation that were noted at the January HDC meeting have been corrected. The applicant has chosen to replace the original stucco material in the existing gables with wood shakes, and that same material will be used in the new gables shown on the plans. The originals of the plans submitted to staff are drawn at a ¼ scale, and all dimensions can be determined from those drawings.

The revised drawings also show a redesign of the side elevations that incorporate a design suggestion made at the January HDC meeting, simplifying the overall side elevations by incorporating new second floor windows into a dormer and straightening out the new walls of the new second floor rear facing gable.

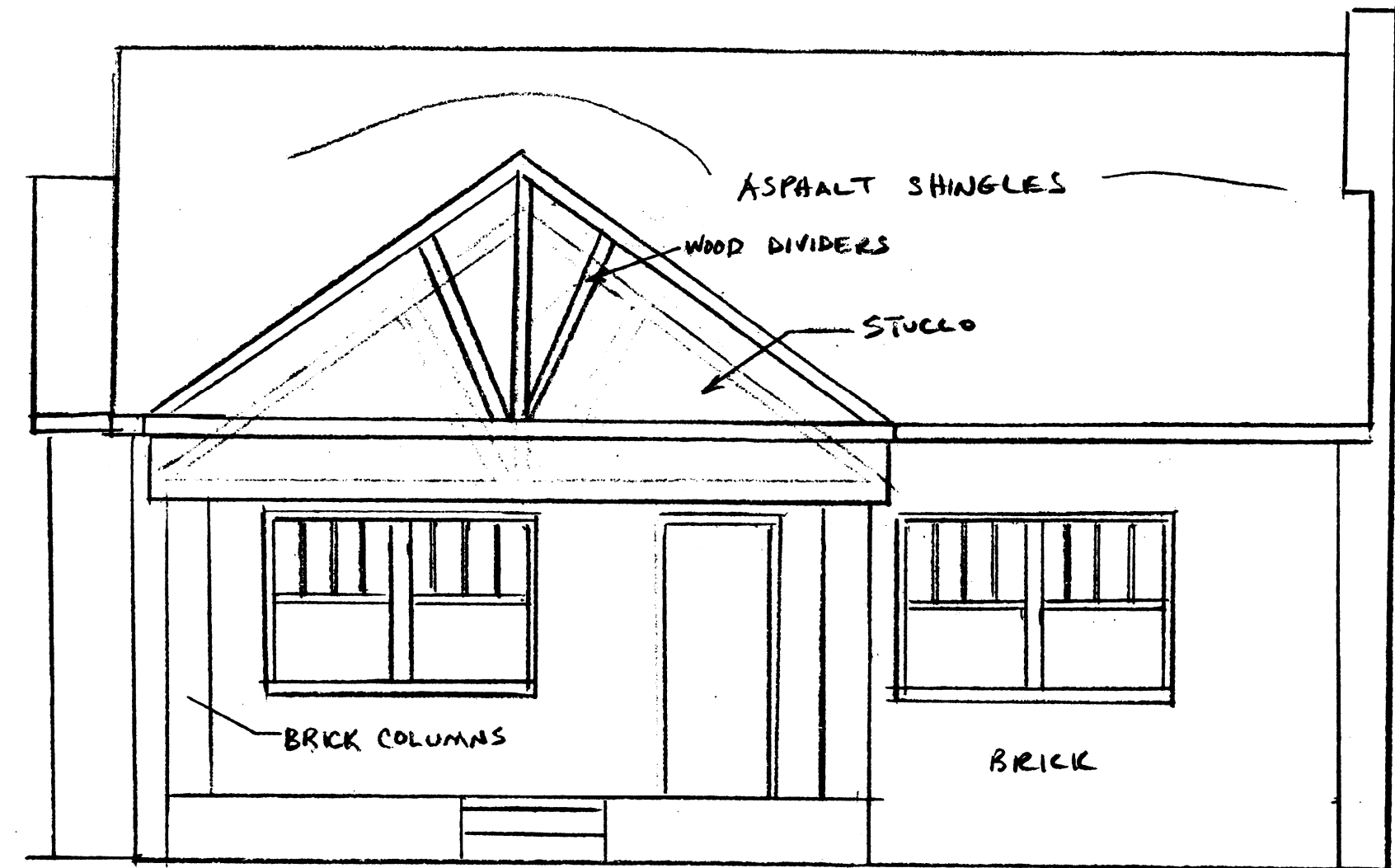
The applicant will abide by whatever tree mitigation that the HDC and City Staff determine is required. HDC staff would recommend that the City's Urban Forestry Staff make a recommendation, and that that recommendation be part of the final Certificate of Appropriateness.

The comments below are from the January HDC Staff comments on the original plan submittal:

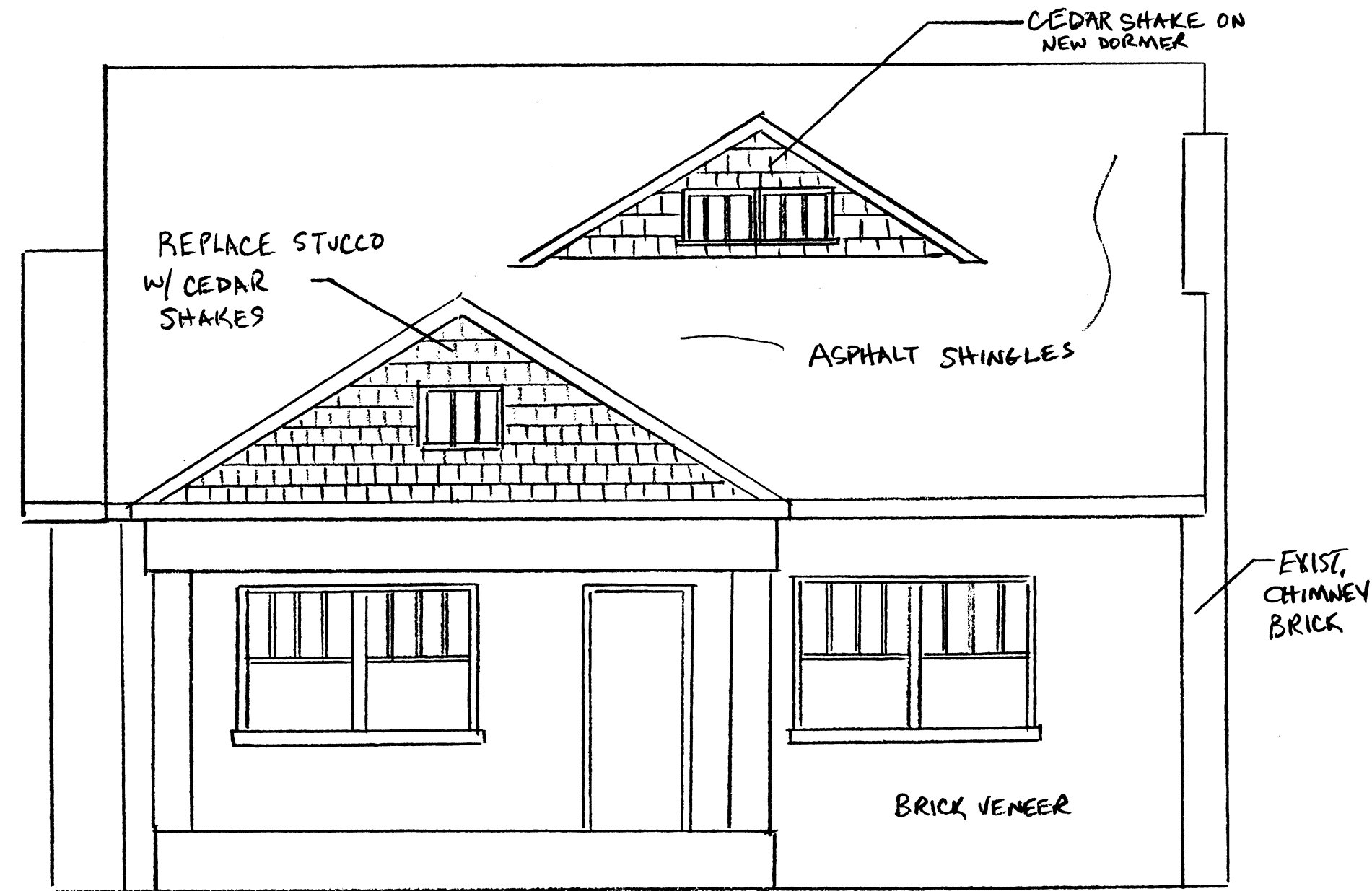
The use of wooden shake siding on the rear second floor introduces a new siding material on this house. This approach, however, is one that has proven successful in the past. It is also responsive to the charge in the *SOI's Standards for Historic Rehabilitation* that states that "*new work shall be differentiated from the old*".

The proposed addition appears to meet all relevant Historic District Commission Design Guidelines, as well as the *SOI's Standards for Historic Rehabilitation*.

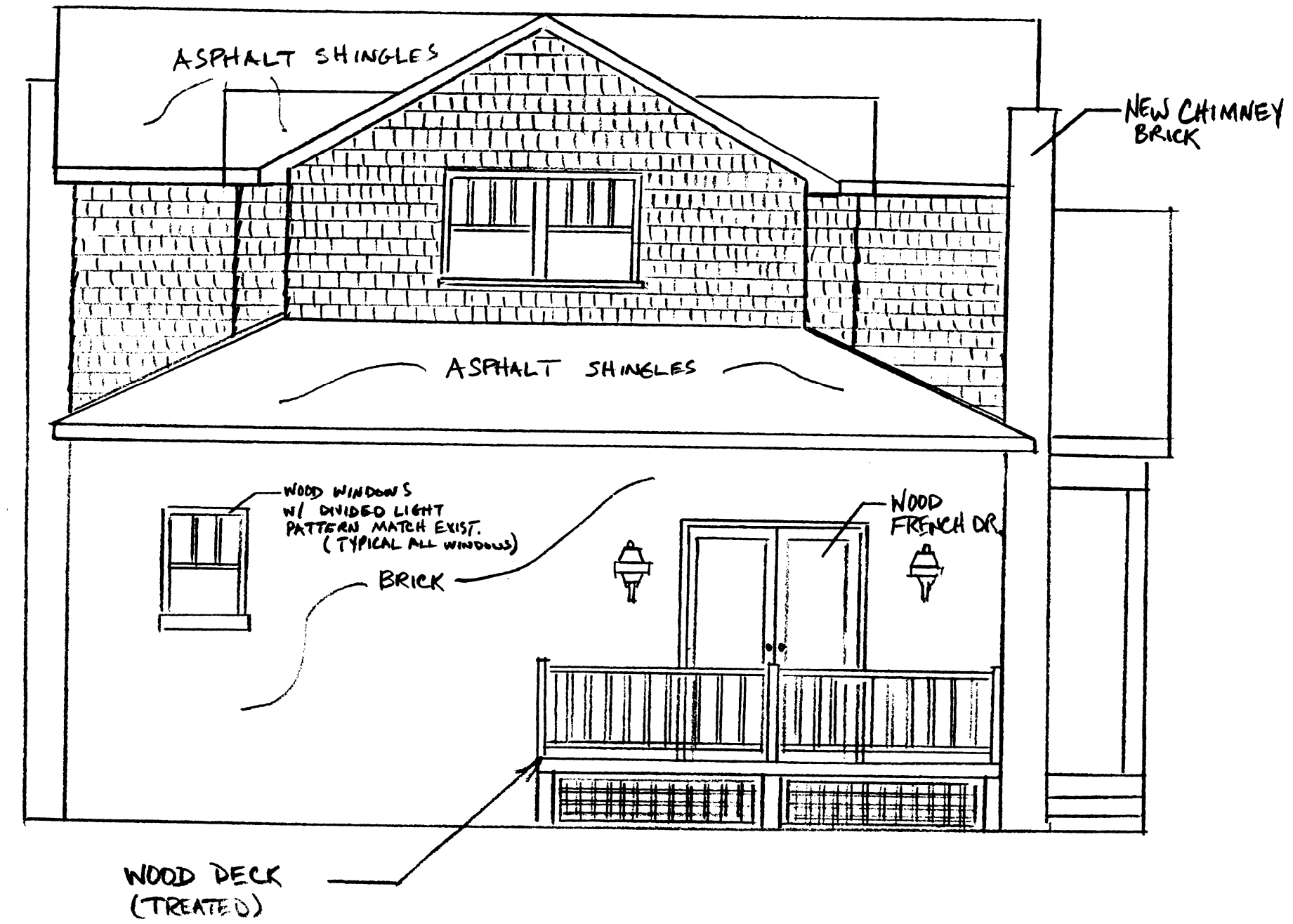
Photographs of the tree being considered for removal will be available at the meeting. HDC Staff requested that the Urban Forestry Staff evaluate the tree. The Urban Forestry staff has examined the tree in the field, and has advised us that the tree is currently healthy. However, because of the proximity to the existing foundation of the house, the root field of the tree would be heavily damaged by the extension of the foundation for the rear addition, and the crown of the tree would be a hazard to the proposed second floor addition in the rear of the house. The Urban Forestry Staff stated that if the addition is to be built, they would recommend that the tree be removed. Should the Commission approve the addition and the removal, the planting of at least one large-caliper, large-maturing hardwood elsewhere on the site should be made a condition of the approval.



Existing FRONT

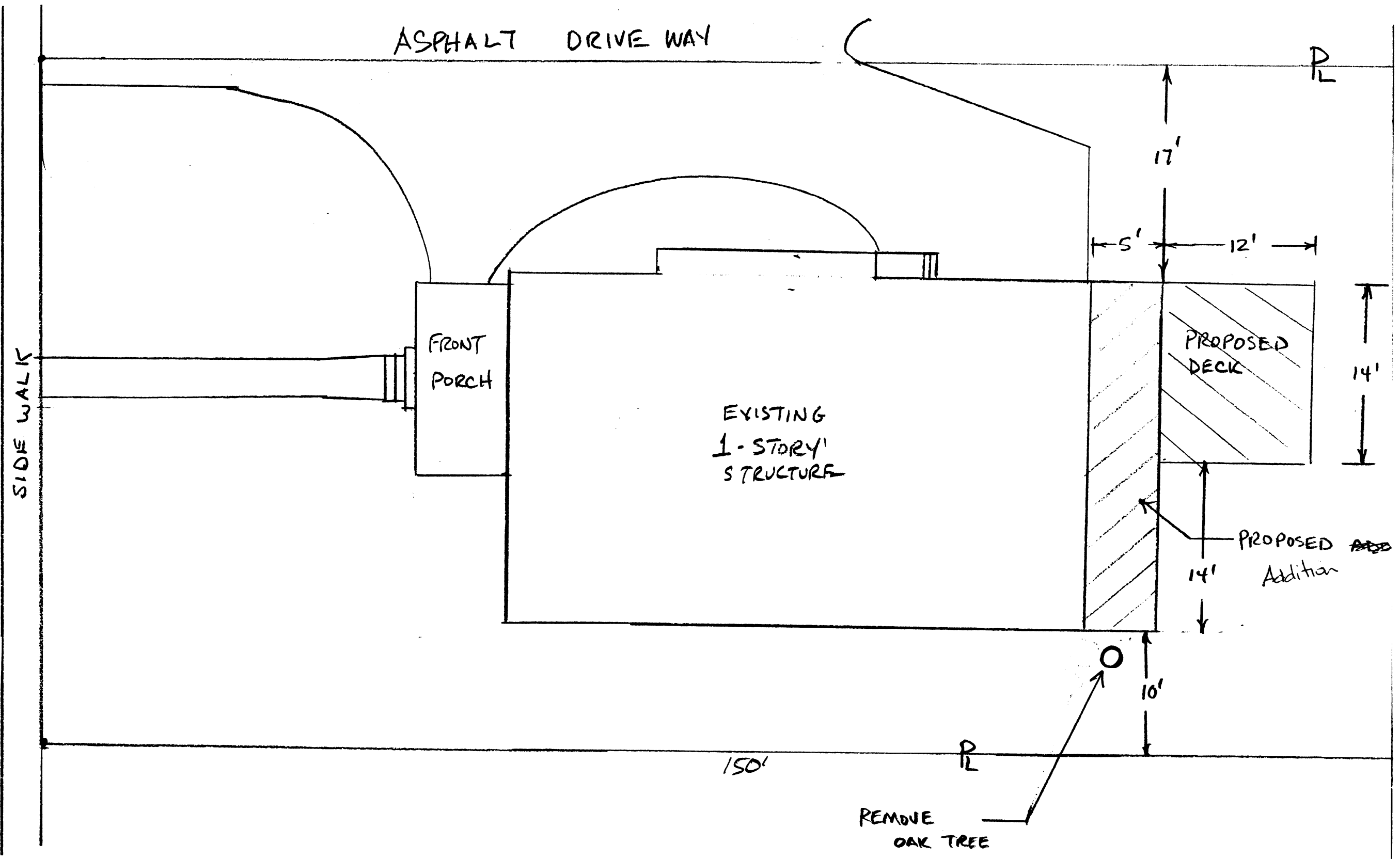


FRONT

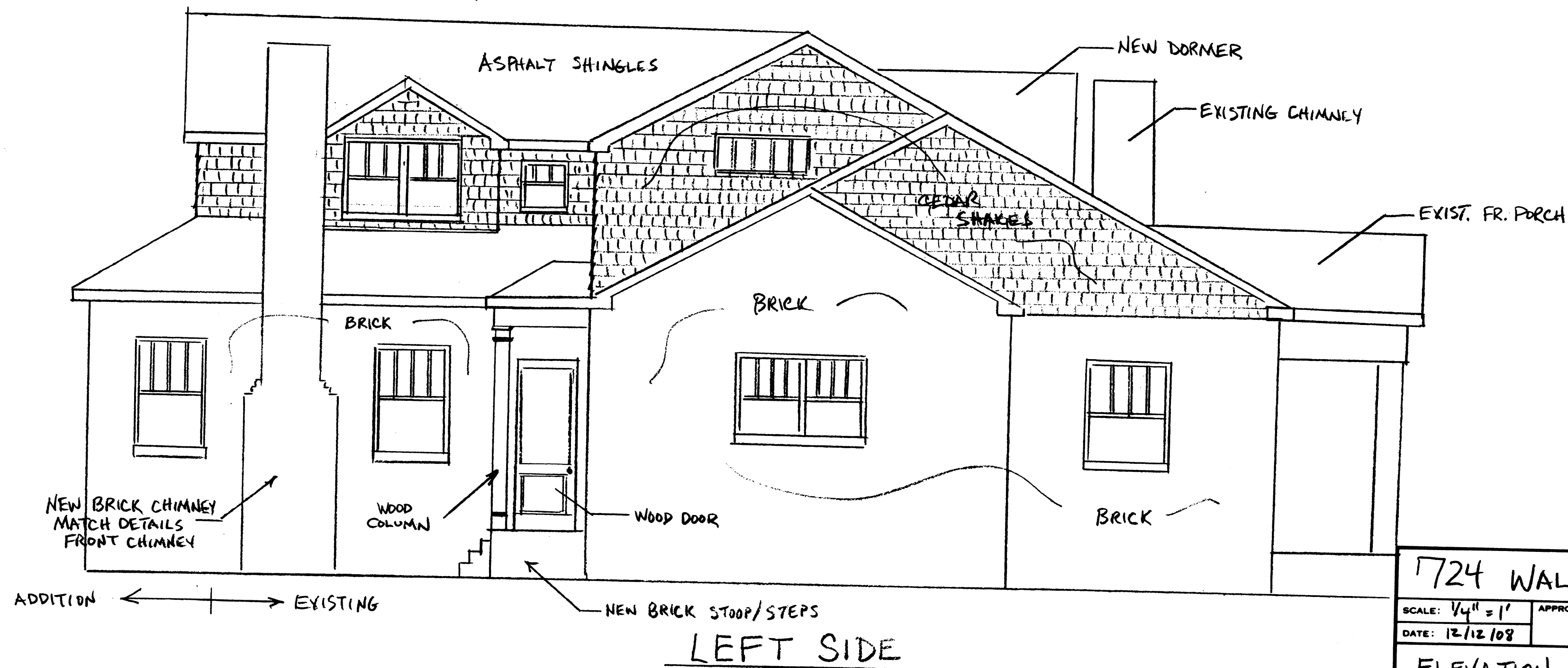
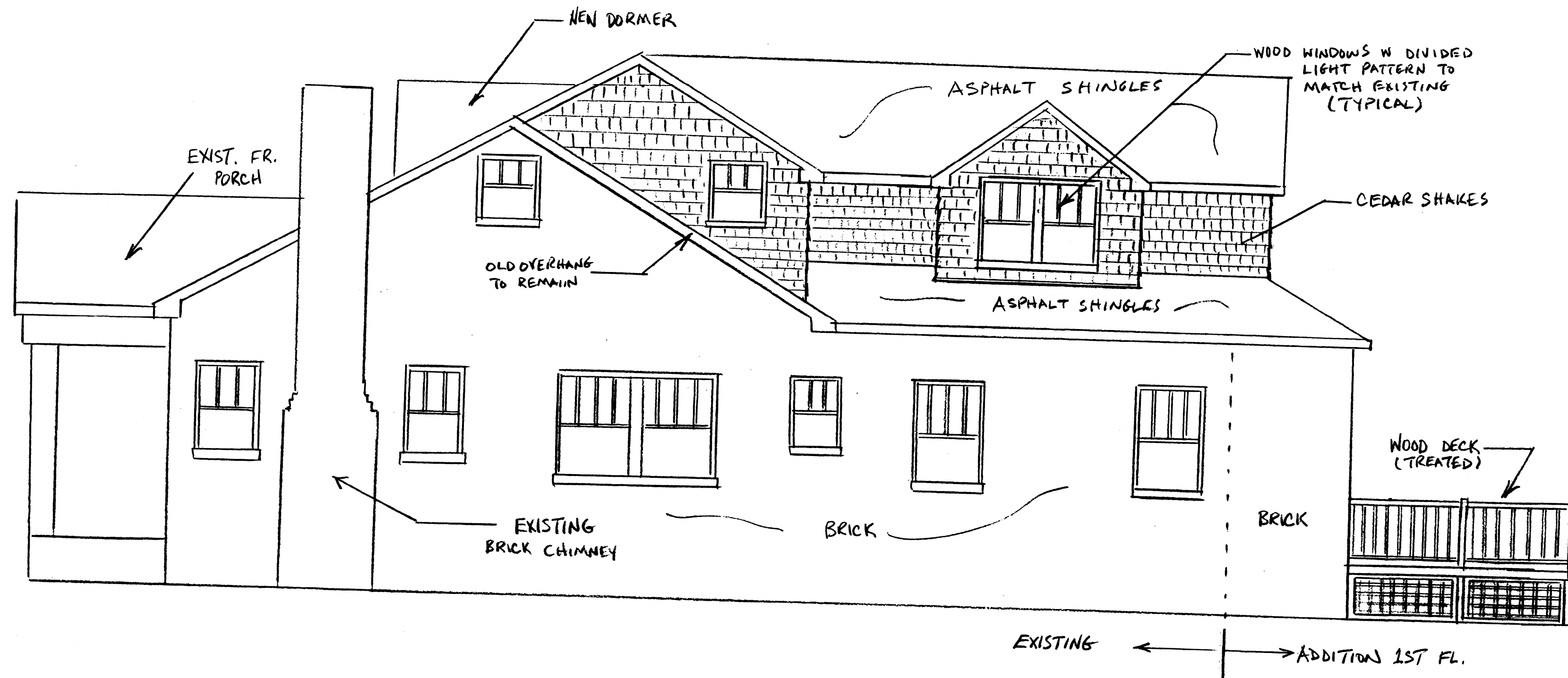


BACK









724 WALNUT AVE.	
SCALE: 1/4" = 1'	APPROVED BY:
DATE: 12/12/08	DRAWN BY:
ELEVATION - PROPOSED - SIDES	
DRAWING	