

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 512-514 Walnut Avenue

SUMMARY OF REQUEST: Addition, fenestration changes

APPLICANT: Sokoni Scott

The application was denied in May for scale, massing, fenestration and materials. The Commission will first determine if the revised proposal has been substantially redesigned before allowing the application to be heard.

Details of Proposed Request

Existing Conditions

The existing structure is a one story brick duplex constructed in 1928. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Architectural features include a front porch on the right side and an arched entry to a side unit on the left side. Existing height is +/- 17'-6". Adjacent structures are a mix of one and two story homes.

Proposal

The proposal is a second floor addition within the existing footprint and changes to window and door openings. The new height is +/- 23'. Additions include new porch columns and expanded deck, new siding in the existing porch gable and a new gable dormer. On the left elevation a new entrance replaces an existing window. On the right elevation a small stoop and overhang are added with a new entry door. Additions to the rear include two new doors and a deck.

Policy & Design Guidelines for Additions, page 36

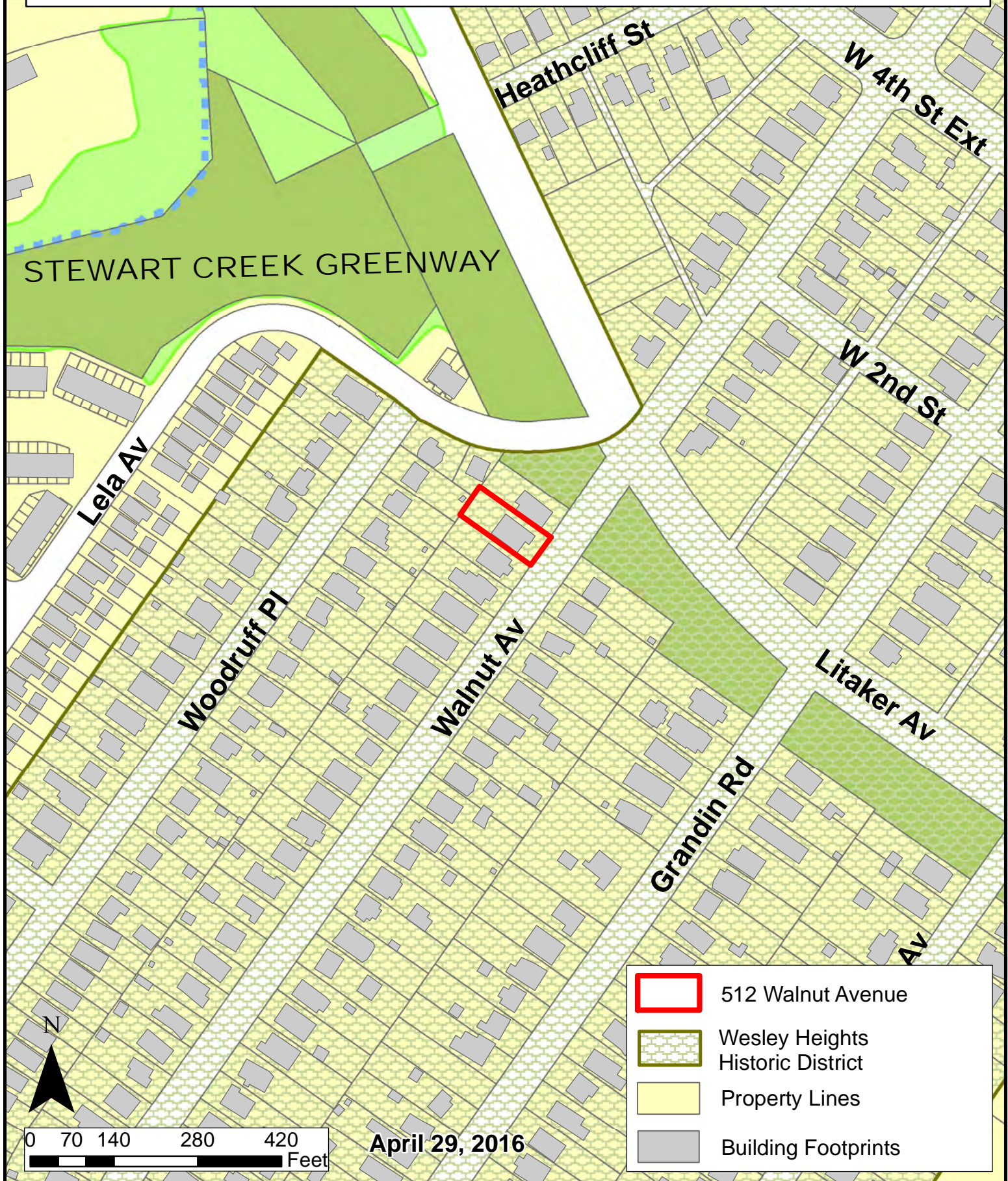
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis: The Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-092
HISTORIC DISTRICT: WESLEY HEIGHTS





FRONT



LEFT FRONT



LEFT REAR



REAR



RIGHT FRONT



RIGHT REAR

**512 WALNUT AVE.
RENOVATION**
512 WALNUT AVE
CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:
4-20-16

REVISIONS

No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE
No.	DATE

EXISTING CONDITIONS

A-100



508 WALNUT AVE.



516 WALNUT AVE.



517 WALNUT AVE.



520 WALNUT AVE.



521 WALNUT AVE.



524 WALNUT AVE.



525 WALNUT AVE.



601 WALNUT AVE.



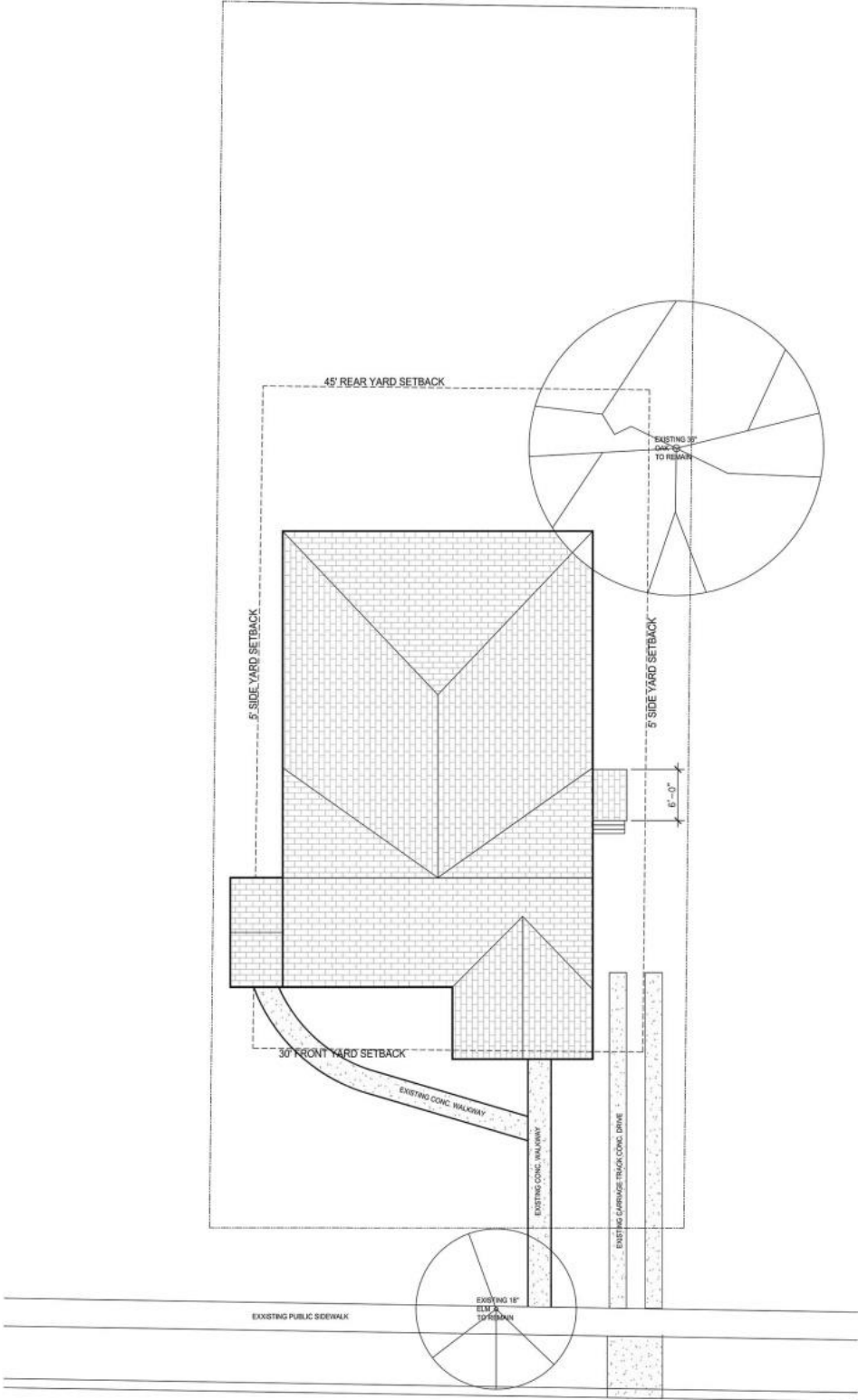
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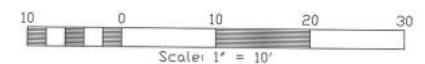
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CONTEXT/ADJACENT
STRUCTURES

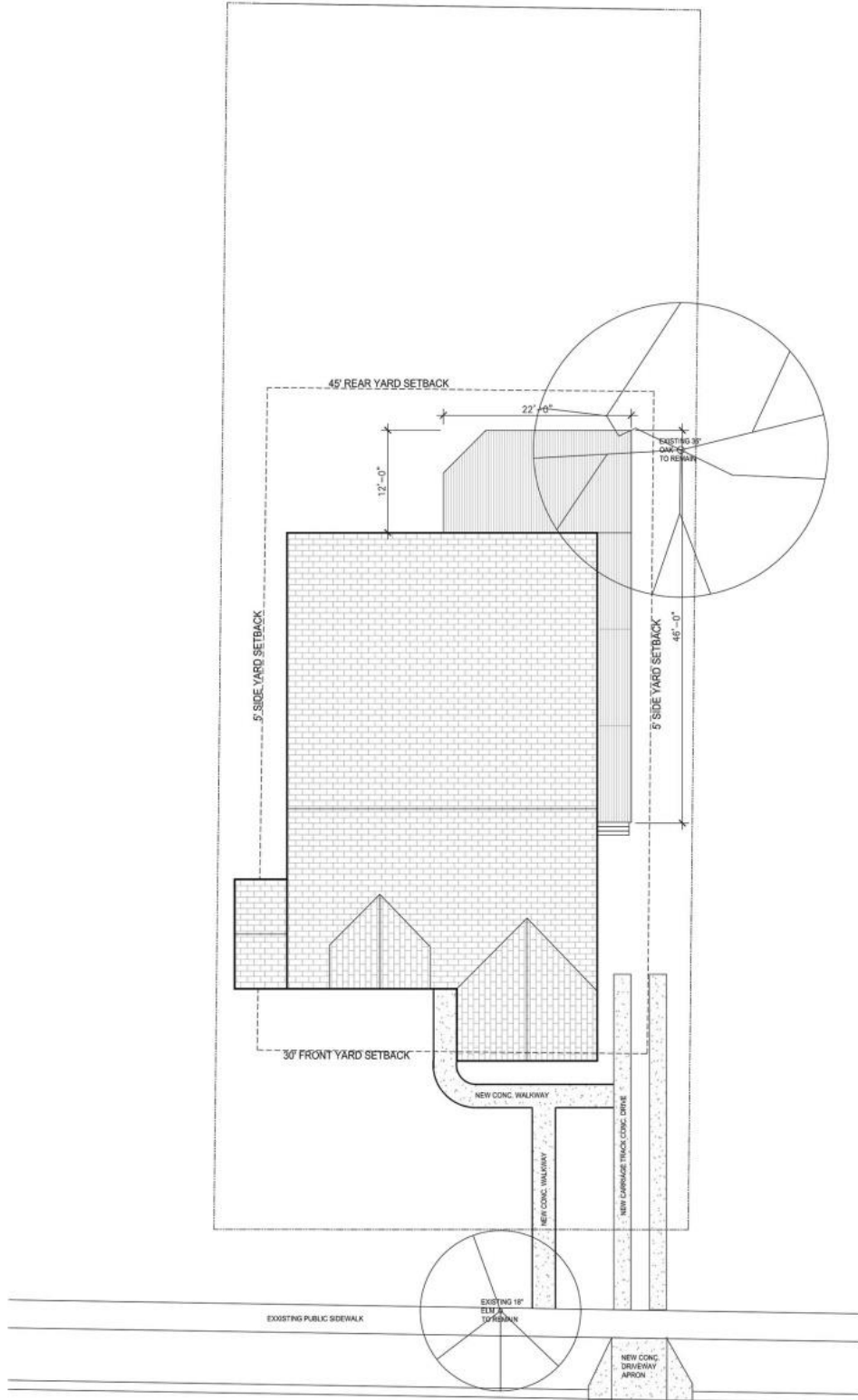
A-101



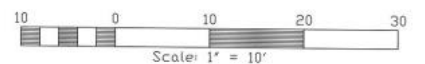
WALNUT AVE.



EXISTING SITE PLAN
1" - 10'-0"



WALNUT AVE.



NEW SITE PLAN
1" - 10'-0"



**512 WALNUT AVE.
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SITE PLAN
(EXISTING AND PROPOSED)

A-102



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

512 WALNUT AVE.
RENOVATION
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ELEVATIONS

A-301



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

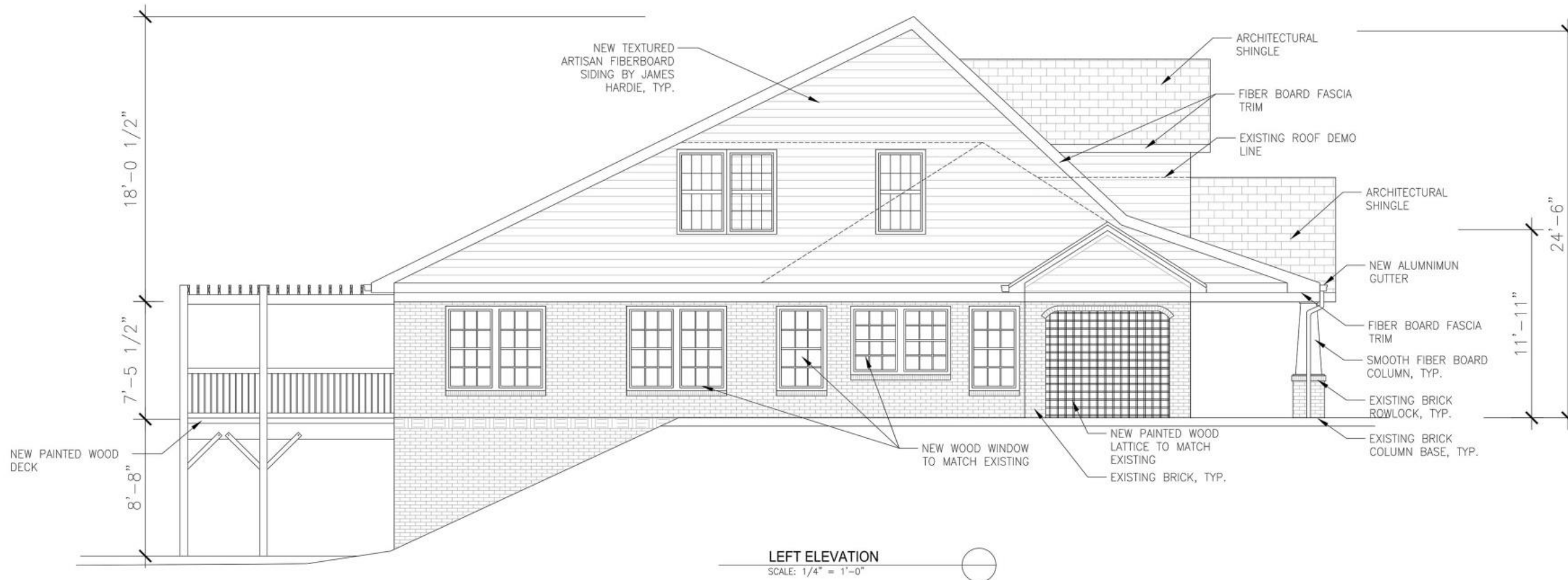
SCALE: 1/4" = 1'-0"



512 WALNUT AVE.
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EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

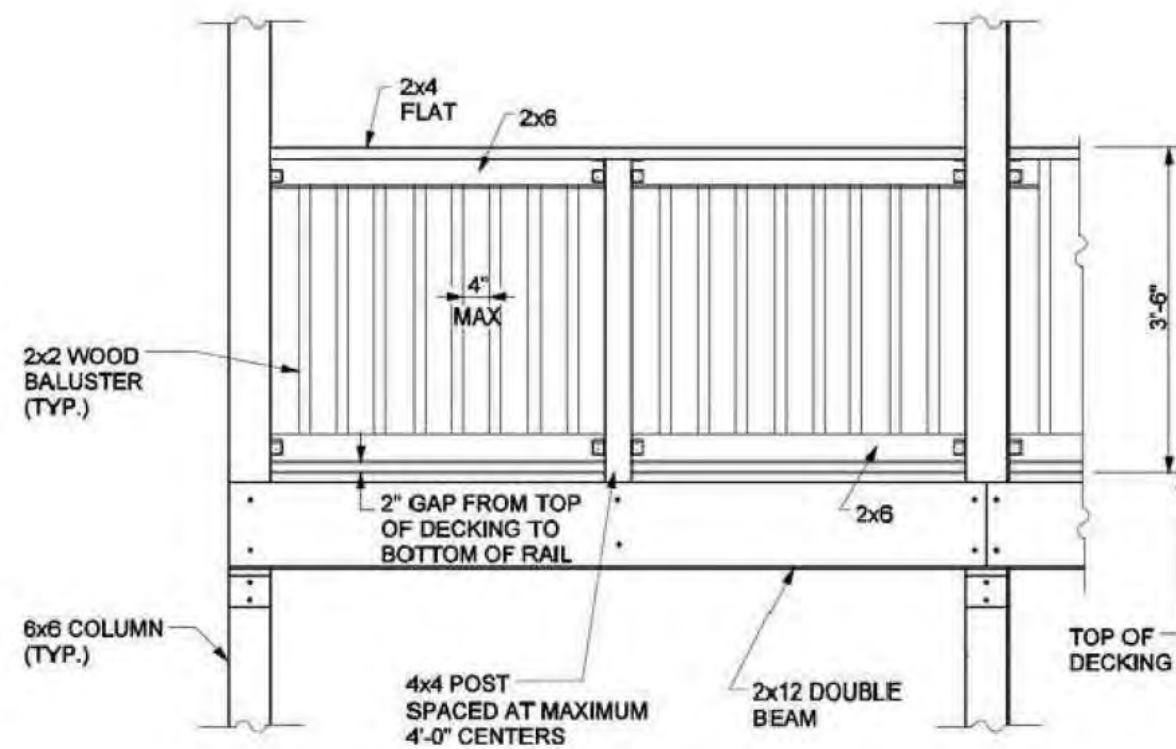


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

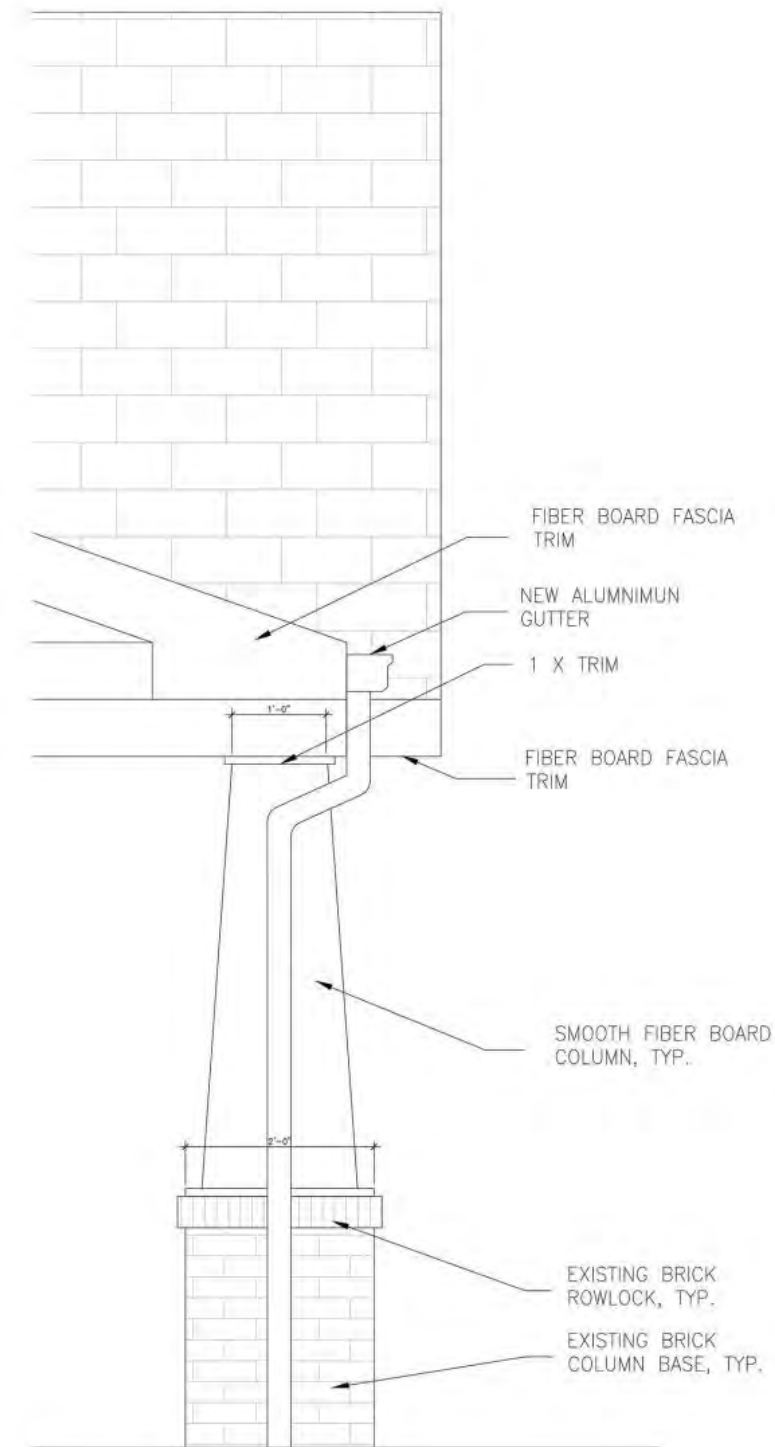
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DECK RAILING DETAIL



NEW COLUMN DETAIL
1" - 1'-0"



The wall is bowing inward

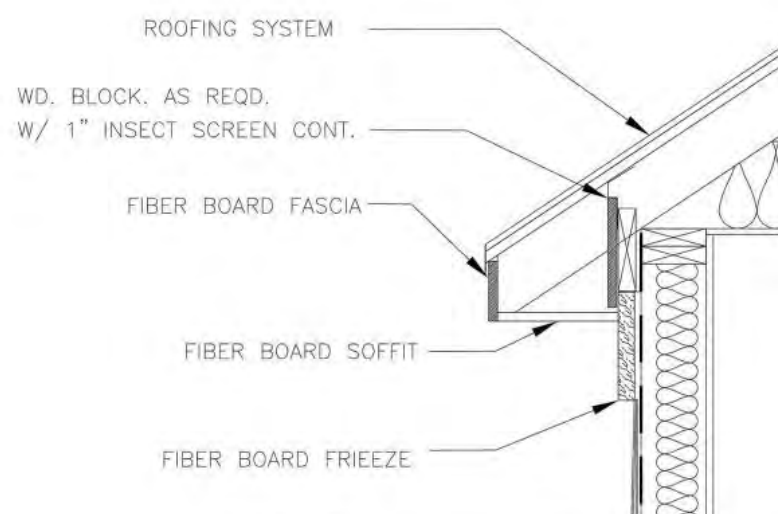


The cracks in the brick near the right rear corner



Cracks in the brick veneer were observed on the left, right, and rear sides of the house.

EXISTING BRICK REPAIRS



EAVE DETAIL
1 1/2" - 1'-0"

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DETAILS

A-103



Built c.1936

512 WALNUT AVE

Historic Wesley Heights

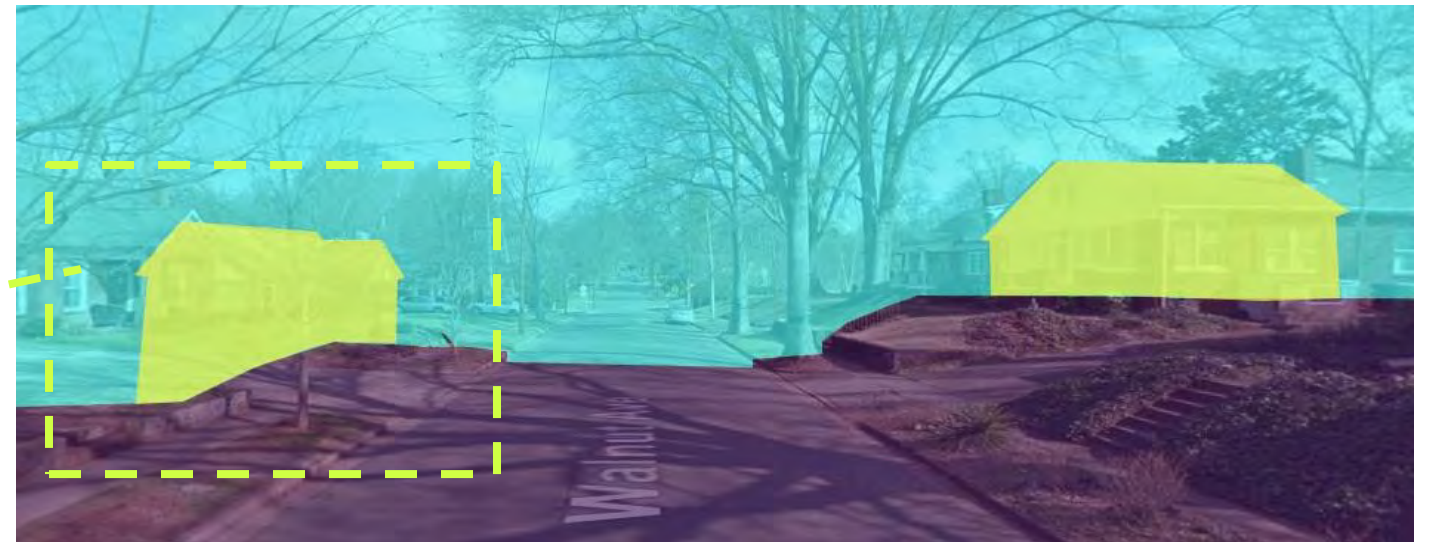
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Second Story Addition
and Renovation

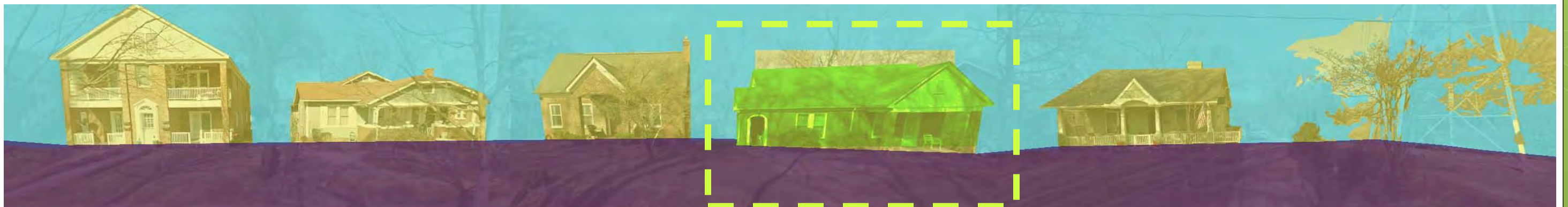
May 30, 2016

DRYDEN
DESIGN BUILD

AREA PLAN | CONTEXT



STREET CROSS SECTION & CHANGE OF GRADE



TRANSVERSE STREET ELEVATION & RELATIVE BUILDING HEIGHT

ARCH | EXISTING BLDG

EXISTING CONDITIONS & CHARACTERISTICS



- Utilize the existing architectural language to inform detailing decisions at the new addition and new back porch
- Match all new window to size and style of existing, wood SDL windows.
- Match board and batten style found in the front eave for 2nd story addition—with course mortar stucco
- Match all 12" deep eaves

SITE PHOTOS AND BRICK REPAIRS CONTINUED

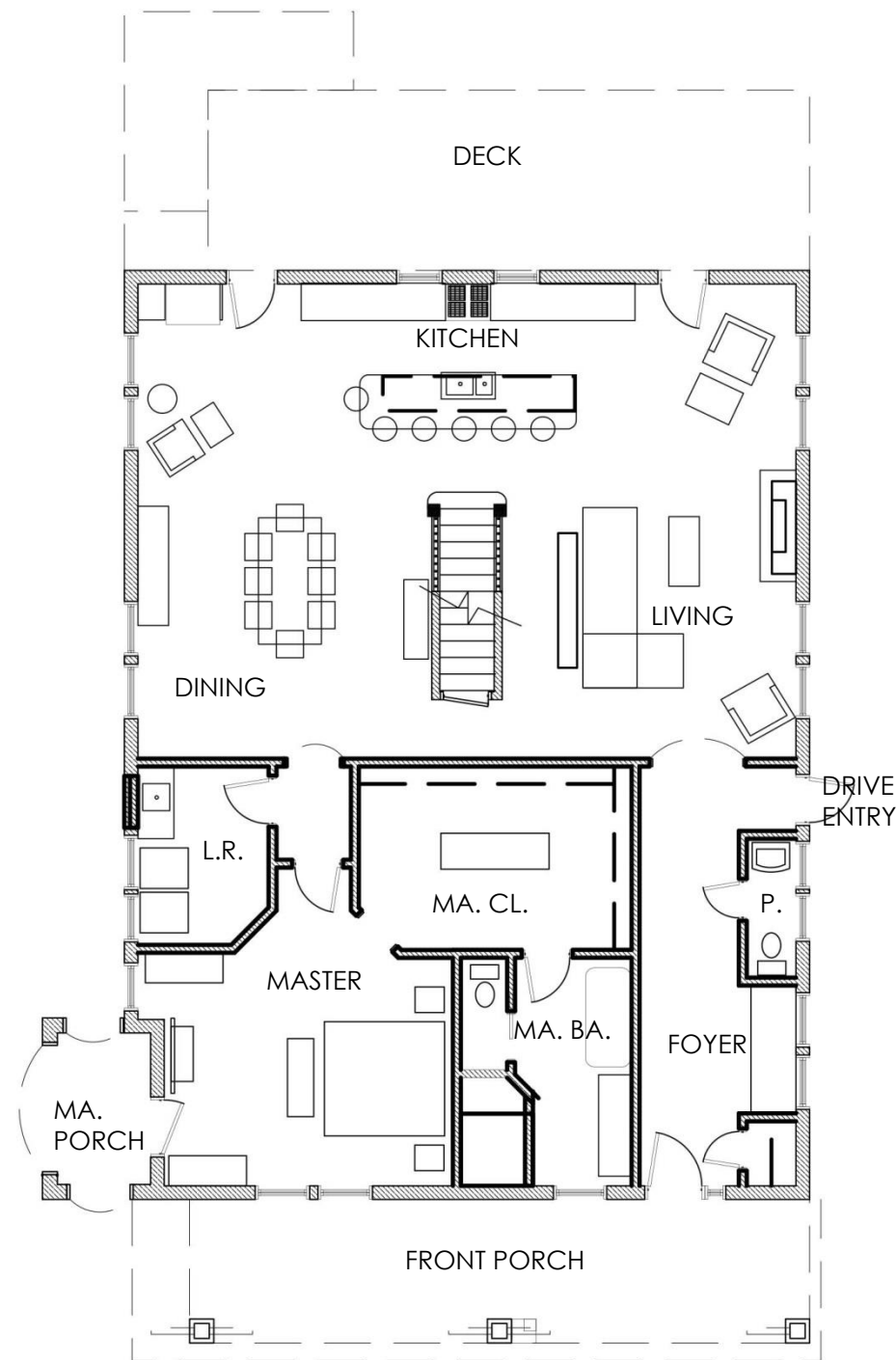
ARCH | EXISTING BLDG



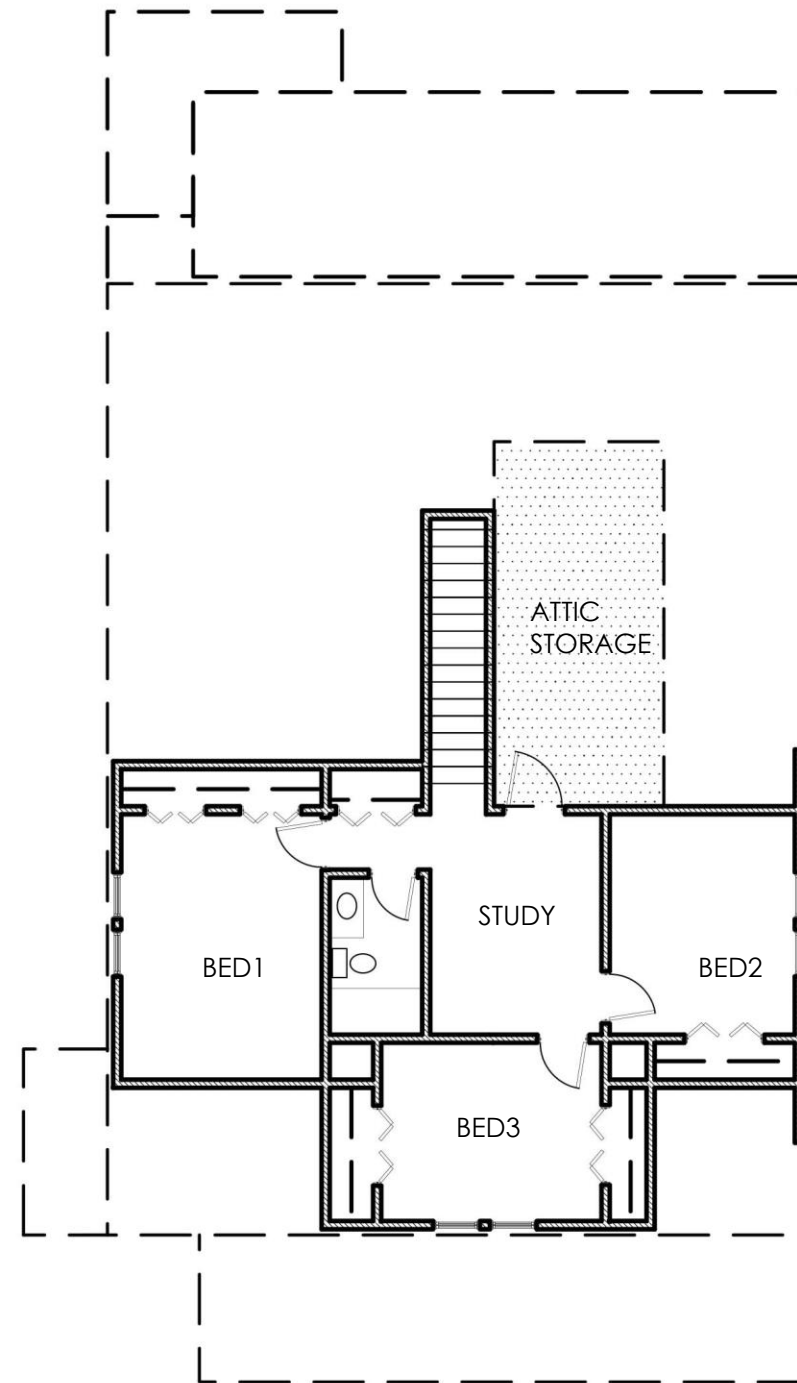
BUILDING & SITE PHOTOS SHOWING NEEDED BRICK REPAIRS

ARCH | BLDG ADDT'N

NEW FLOOR PLANS FOR REFERENCE ONLY



NEW FIRST FLOOR PLAN.



NEW SECOND FLOOR PLAN.

- New floor plan adds 730 heated square feet at the second floor to the existing 1950 H.S.F on the first floor
- Plan maximizes existing building under roof, by minimally changing location of front main gable to accommodate 3 bedrooms, bath and lounge space
- By placing the 'heavy' programmatic elements near the front of the house on the first floor we are able to fully support the additional livable spaces on the second to existing bearing points while also leaving the back of the house with clear open floor plan
- Expansion of livable spaces on the exterior seamlessly stitch the interior to exterior together

ARCH | 1 ELEVATIONS

NEW & EXISTING FRONT ELEVATION

OVERBUILD EXISTING FRONT CROSS GABLE TO ACCOMMODATE NEW VERTICAL HEIGHT OF 42"—NEW ARCHITECTURAL SHINGLES FOR ENTIRE ROOF



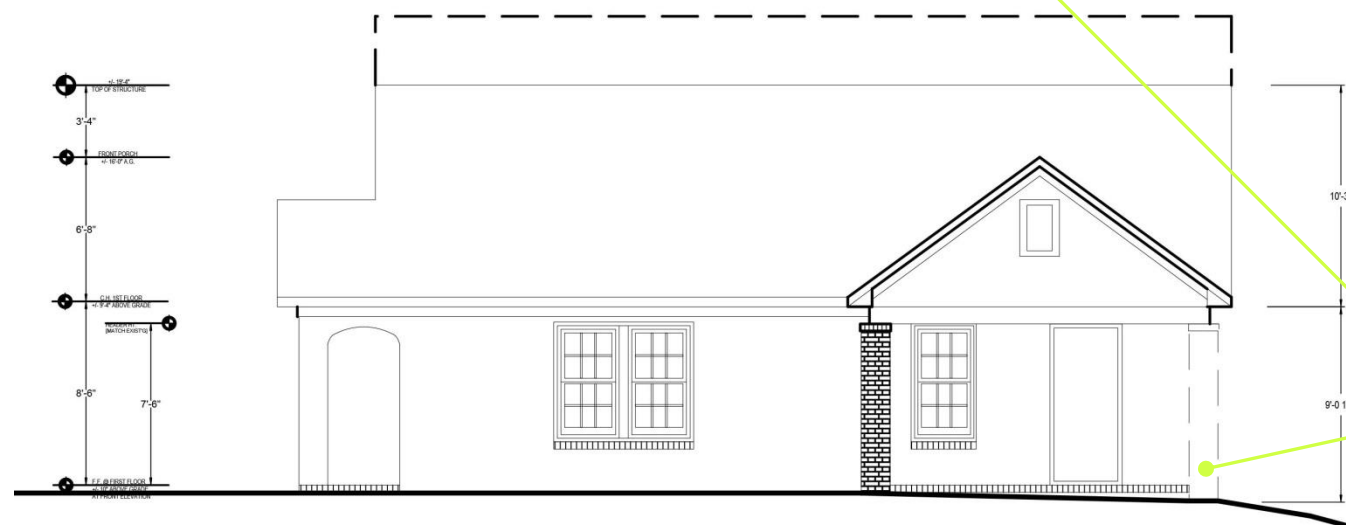
NEW FRONT ELEVATION

NEW WOOD FRONT DOOR WITH SIDELITE—NEW DOOR OPENING TO INCREASE BY 12"

CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 4/CLEAR SDL DOUBLE HUNG OR CASEMENT, AS SHOWN

REBUILD COLUMNS AND SHIFT LOCATION TO BALANCE NEW ELEVATION—MATERIALS TO BEST MATCH EXISTING

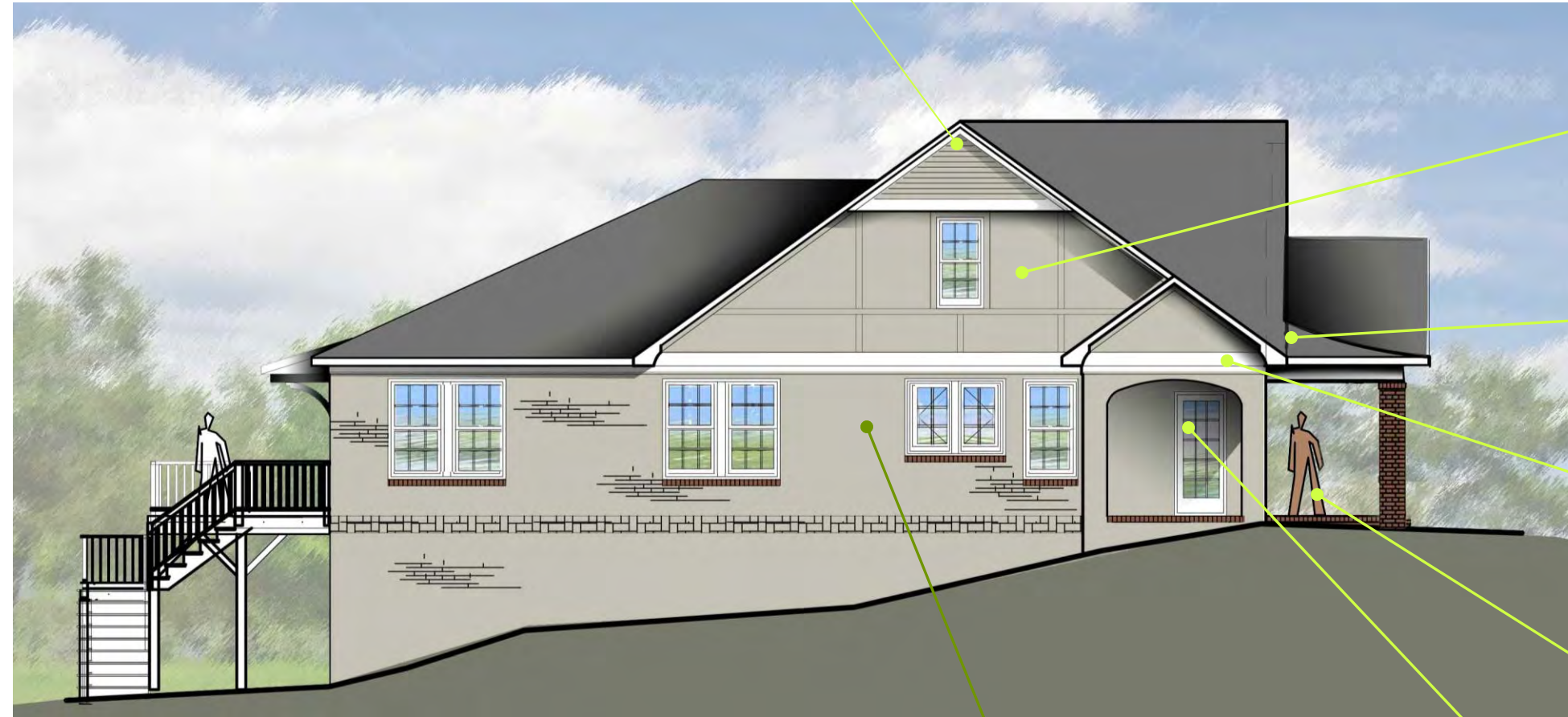


EXISTING FRONT ELEVATION

ARCH | 2ELEVATIONS

NEW & EXISTING SOUTHEAST ELEVATION

OVERBUILD EXISTING FRONT CROSS GABLE TO ACCOMMODATE NEW VERTICAL HEIGHT OF 42"—NEW ARCHITECTURAL SHINGLES FOR ENTIRE ROOF



CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH—FAUX STUCCO FINISH CEMENT BOARD SHEET GOODS WITH TRUE 1X4 PINE BATTENS

NEW FRONT PORCH WITH BELL SCAB RAFTERS

NEW DECORATIVE GABLE TO EAVE CORNER BOARDS TO REPEAT NEW CURVILINEAR DETAILS AT ROOFLINE AND BRACKETS

MAINTAIN ORIGINAL BRICK AT ALL SILLS AND SOLDIER COURSE AT PORCH, NEW COLUMN BASES TO MATCH EXISTING BRICK IN COLOR SIZE AND STYLE

REPAIR & STABILIZE ALL BRICKWORK OF ORIGINAL ARCHITECTURE AT ARCHES ON NEWLY DESIGNATED PRIVATE MASTER BEDROOM PORCH

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 6/6 SDL SH OR CASEMENT AS SHOWN

REMOVE EXISTING SIDE DOOR AND PAINT BRICK TO MATCH NEW SECOND STORY ADDITION, ALL BOARD AND BATTEN TO BE PAINTED ONE COLOR, WITH SECOND COLOR ON FASCIA TRIM, BOXING & COLUMNS ONLY

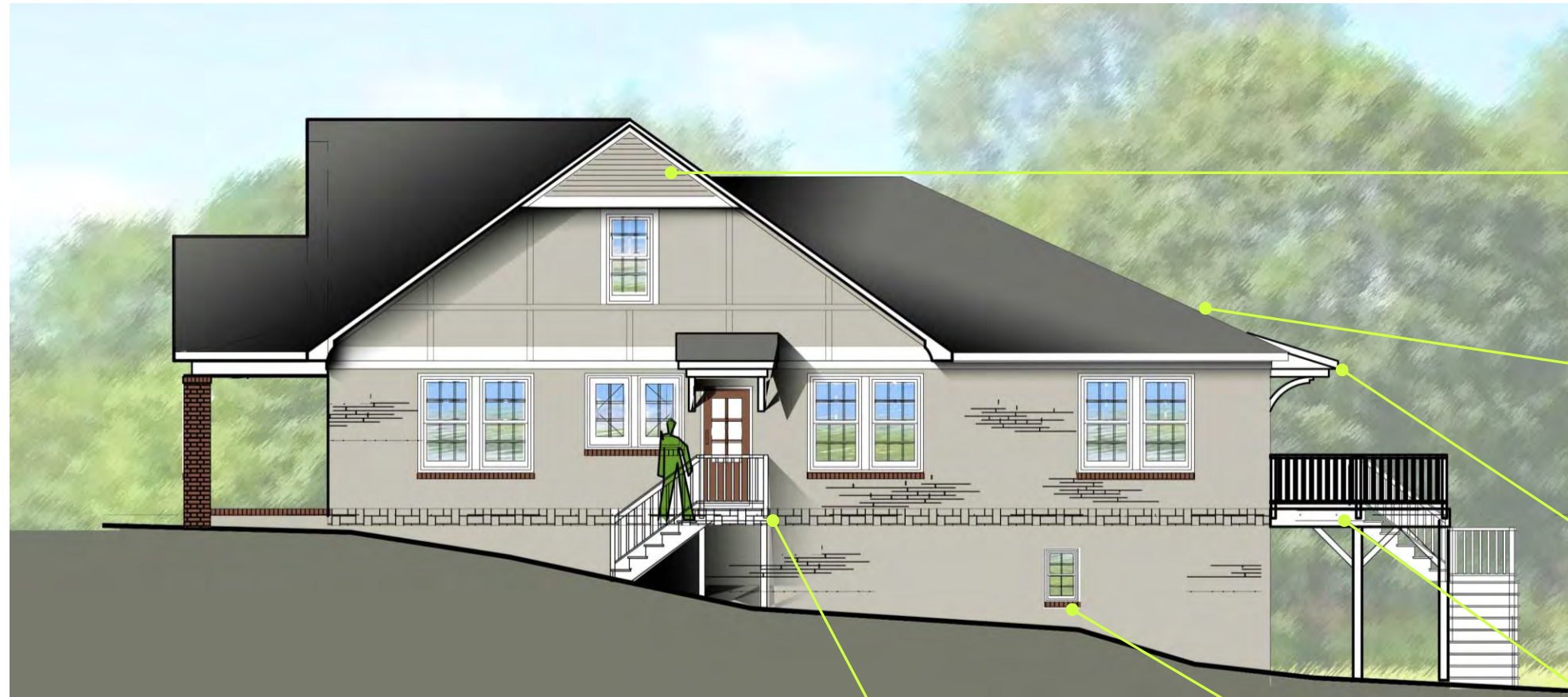
NEW SOUTHEAST ELEVATION



EXISTING SOUTHEAST ELEVATION

ARCH | 3ELEVATIONS

NEW & EXISTING NORTHWEST ELEVATION



BUILD OUT NEW TOP OF GABLE WITH 2X4 FALSE WALL TO CREATE SHADOW LINE ABOVE 2ND FLOOR WINDOWS, SIDING AT THIS BUILD OUT TO BE TRUE 2X4 LAP WITH 3-1/2" EXPOSURE

EXISTING HIP ROOFLINE TO REMAIN AS IS, FULL REPLACEMENT OF SHINGLES TO BE INCLUDED

NEW 'EYBROW' ROOF OVER ENTRY TO PROTECT DOOR FROM ELEMENTS [2 NEW DOORS ON BACK OF HOUSE IN EXISTING WINDOW OPENINGS]

NEW DECK 10'-0" OFF BACK OF EXISTING STRUCTURE, TO MEET OR EXCEED ALL CURRENT DECK CODES

OPTIONAL REPLACEMENT OF EXISTING WINDOWS ON BASEMENT LEVEL, IF REPLACED TO BE OF SAME MAKE AND QUALITY OF OTHER TYPICAL WOOD REPLACEMENT WINDOWS IN RENOVATION

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 6/6 SDL SH OR CASEMENT AS SHOWN

MAINTAIN SIDE ENTRY AT DRIVEWAY SIDE OF STRUCTURE, REBUILD DECK ENTRY TO MATCH STYLE OF NEW BACK DECK, BUILD NEW 'EYBROW' ROOF OVER ENTRY TO PROTECT THE DOOR FROM THE ELEMENTS

NEW NORTHWEST ELEVATION



EXISTING NORTHWEST ELEVATION

ARCH | 4ELEVATIONS

NEW & EXISTING BACK ELEVATION



OVERBUILD EXISTING FRONT CROSS GABLE TO ACCOMMODATE NEW VERTICAL HEIGHT OF 42" — NEW ARCHITECTURAL SHINGLES FOR ENTIRE ROOF

EXISTING HIP ROOFLINE TO REMAIN AS IS;

NEW 'EYBROW' ROOF OVER ENTRY TO PROTECT DOOR FROM ELEMENTS [2 NEW DOORS ON BACK OF HOUSE IN EXISTING WINDOW OPENINGS]

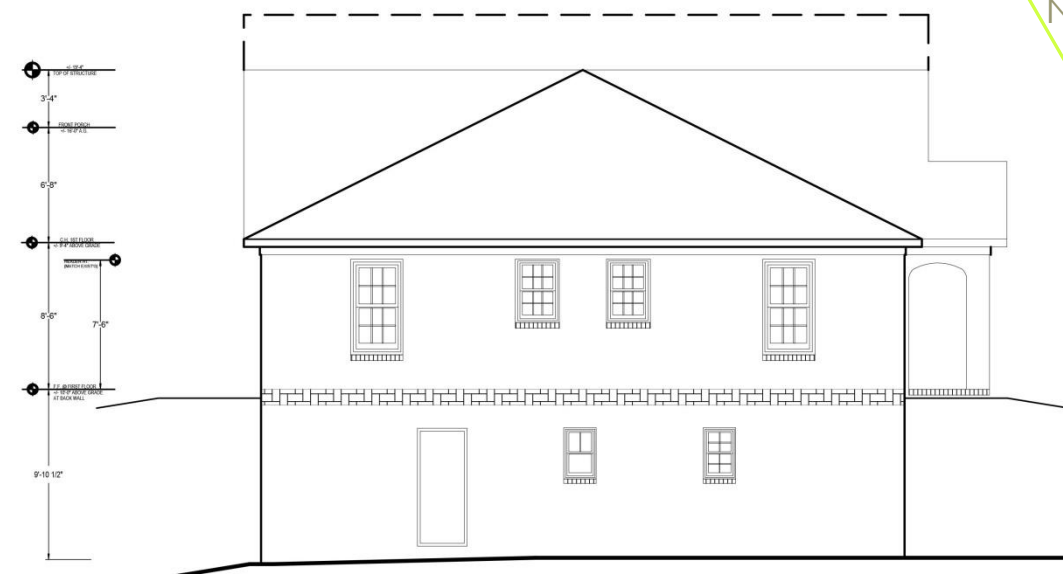
NEW DECK 10'-0" OFF BACK OF EXISTING STRUCTURE, TO MEET OR EXCEED ALL CURRENT DECK CODES

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ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 6/6 SDL SH OR CASEMENT AS SHOWN

NEW STAIR TO RETURN BACK TO CENTER OF YARD, EXACT LOCATION AND HEIGHT TO BE ASSESSED IN THE FIELD

NEW BACK ELEVATION



EXISTING BACK ELEVATION

ARCH | 1 VIGNETTES

MASSING MODEL OF NEW BUILDING



VIGNETTES TO SERVE AS **MASSING STUDIES** AND ARE **PROPORTIONAL AND SCALED** BUT ARE INTENDED TO ARTICULATE THE GENERAL SCOPE AND SCALE OF THE STRUCTURE. NOT TO BE LITERAL FOR CONVERSATIONS OF MATERIALITY;
SEE ELEVATIONS ADDITIONAL INFORMATION

ARCH | ALTERNATE

ALL WINDOWS TO BE REPLACED WITH WOOD JELD-WYN 2500 SERIES OR SIM, 4/CLEAR SDL DOUBLE HUNG OR CASEMENT, AS SHOWN

TUDOR REVIVAL -DEPRESSION ERA OF CONSTRUCTION



NEW FRONT ELEVATION

COMMON IN THE NEIGHBORHOOD—
DUPLEXES ARE HIDDEN WITH SIDE
PORCH ENTRY TO SECOND UNIT



126 GRANDIN—C.1933



114 WESLEY HEIGHTS WAY—C.1940

FROM DEC.1928-1933, THE NUMBER OF BLDG PERMITS WAS DOWN 81%, WITH AN EVEN MORE STARTLING REDUCTION IN ACTUAL CONSTRUCTION COST/VALUE DOWN A WHOPPING 96%! [cmhpf.org/CharlotteArchInGreatDepression.htm]

DURING THE GREAT DEPRESSION 1929-1939, TRADITIONAL STYLES WERE DESIRABLE HARKENING HUMAN DESIRES TO 'GO BACK' TO MORE PROSPEROUS TIMES. THE SMALL AMOUNT THAT WAS BEING BUILT IN THIS PERIOD HAD A STYLE THAT WAS DISTINGUISHED AS "OVRWHELMINGLY RED BRICK GEORGIAN REVIVAL WITH SCATTERED EXAMPLES OF TUDOR REVIVAL"
[EASTOVER NEIGHBORHOOD PAGE -CMHPF.ORG]