
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 an addition of a cross gable that raises a portion of the roof approximately 4'-4" in height. Behind the existing original porch, the left wall would be extended approximately 7' closer to the left property line. The existing rear deck and arbor will be extended to be full-width. 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.

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.

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

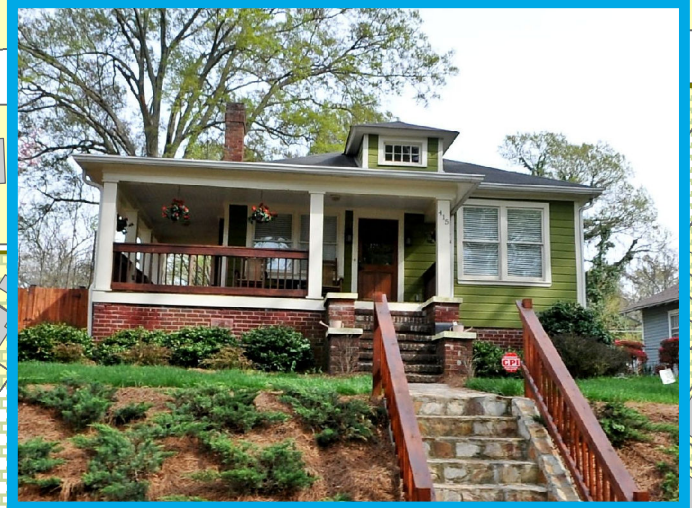
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

Staff has the following concerns:

1. Massing of rear dormer.
2. Minor revisions may be reviewed by staff.

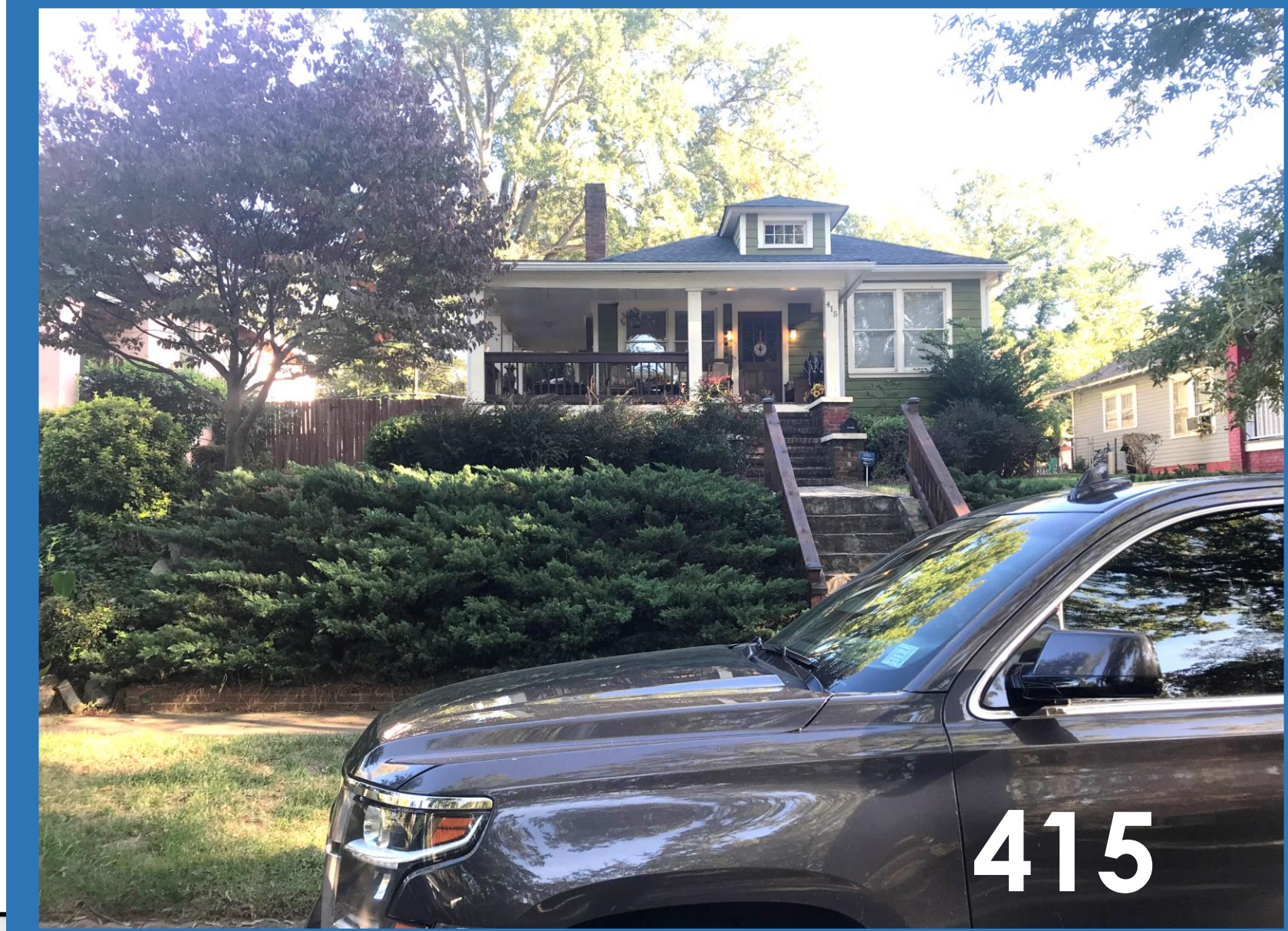
Charlotte Historic District Commission Case 2018-016
HISTORIC DISTRICT: WESLEY HEIGHTS
ADDITION





**COGGINS
RESIDENCE
+
EXISTING
ELEVATIONS**

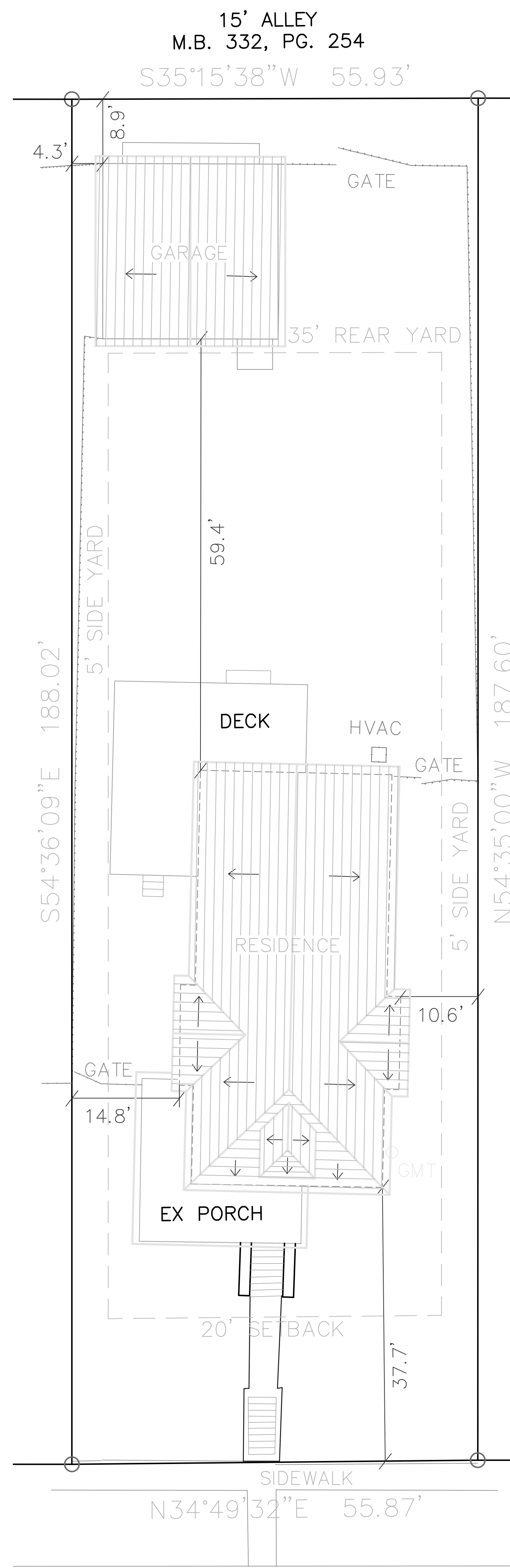




FROM W. 4TH STREET →



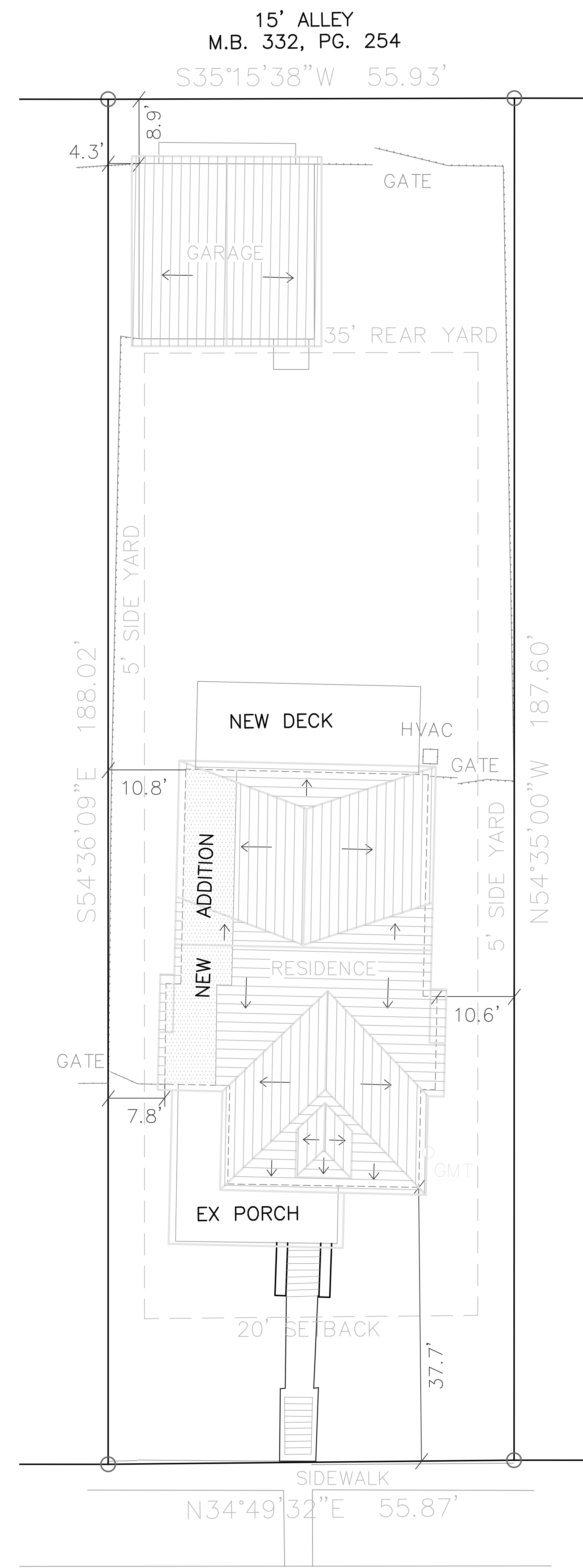
← FROM W. 4TH STREET



WALNUT AVENUE
60' PUBLIC R/W
M.B. 332, PG. 254

2 Existing Site Plan

1" = 10'-0"



WALNUT AVENUE
60' PUBLIC R/W
M.B. 332, PG. 254

1 Proposed Site Plan

1" = 10'-0"

SHEEDY
WATTS
design

1501 E 7th Street Suite 5
Charlotte North Carolina 28204
704 763 2219

Consultants

Coggins Residence

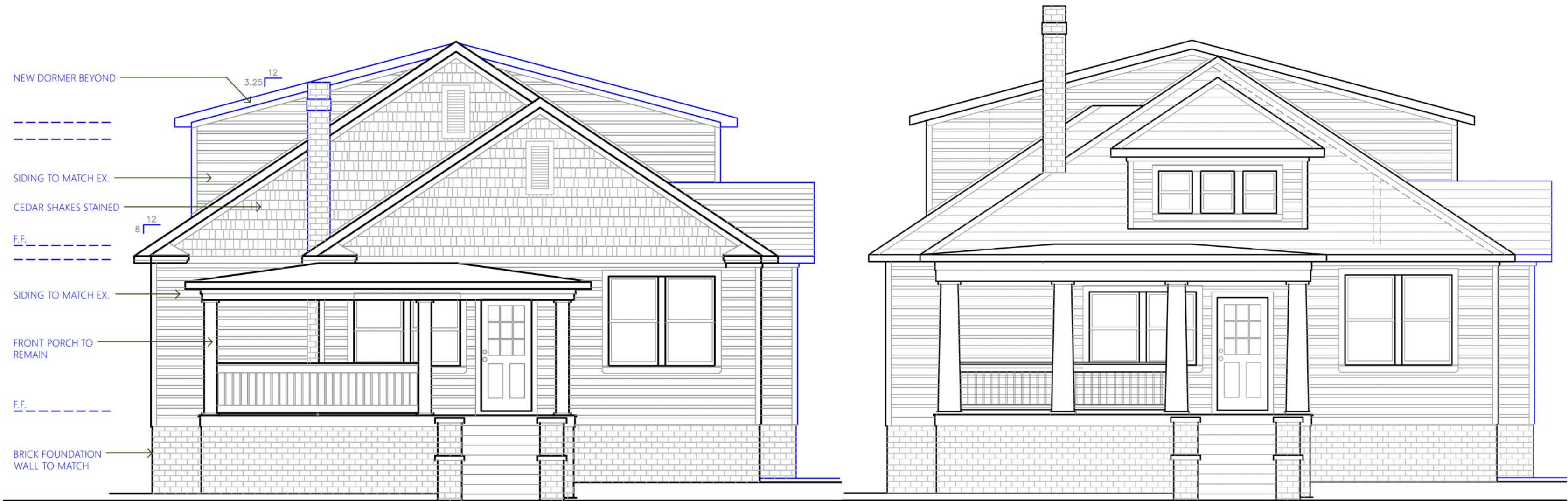
415 Walnut Ave
Charlotte NC

Revisions

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Site
Plan

G2.0



GABLE ROOF STUDY

SINGLE RAISED HIP STUDY

INITIAL MASSING STUDIES

Consultants

Coggins
Residence

415 Walnut Ave
Charlotte NC

Revisions

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Exterior
Elevations

A2.0



Consultants

Coggins Residence

415 Walnut Ave
Charlotte NC

Revisions

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Exterior
Elevations

A2.1



Consultants

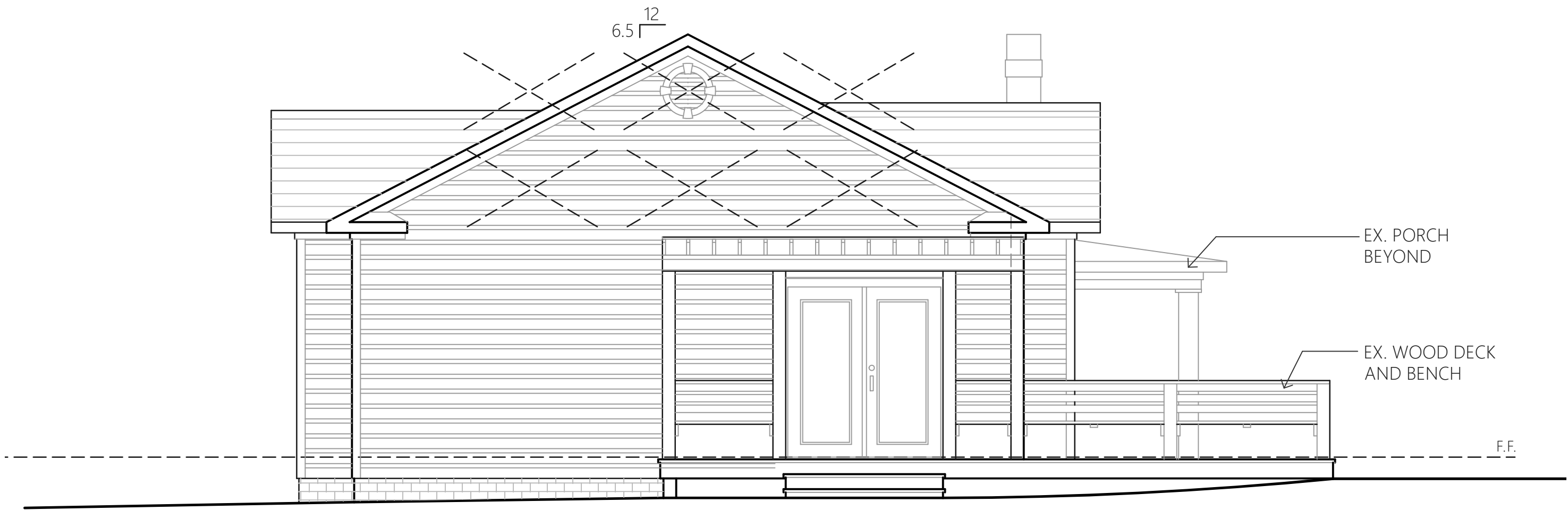
Coggins
Residence
415 Walnut Ave
Charlotte NC

Revisions

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Exterior
Elevations

A2.2



1 Existing East Elevation

1/4" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

Consultants

Coggins Residence

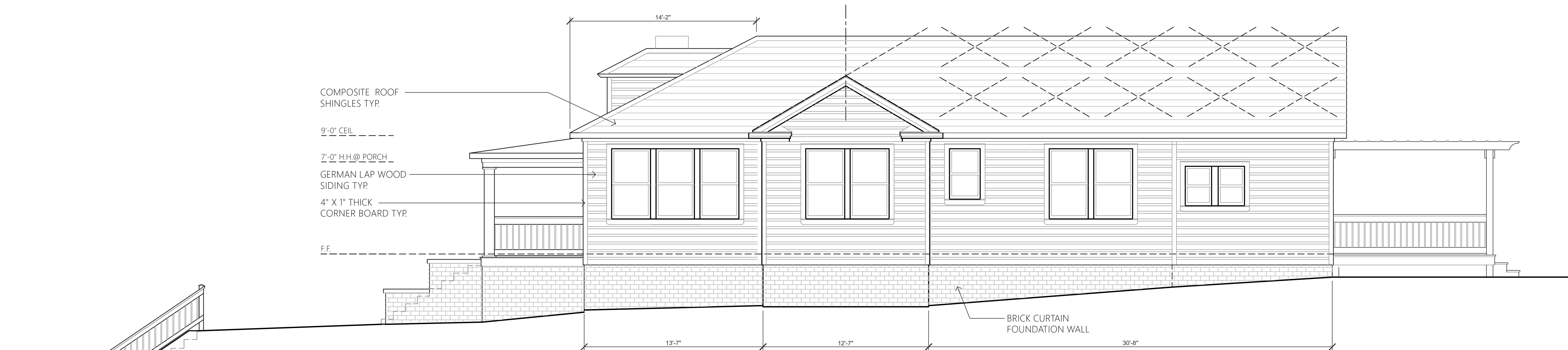
415 Walnut Ave
Charlotte NC

Revisions

Date: Nov 5, 2018
Drawn by: CW RS
Checked: RS

Exterior
Elevations

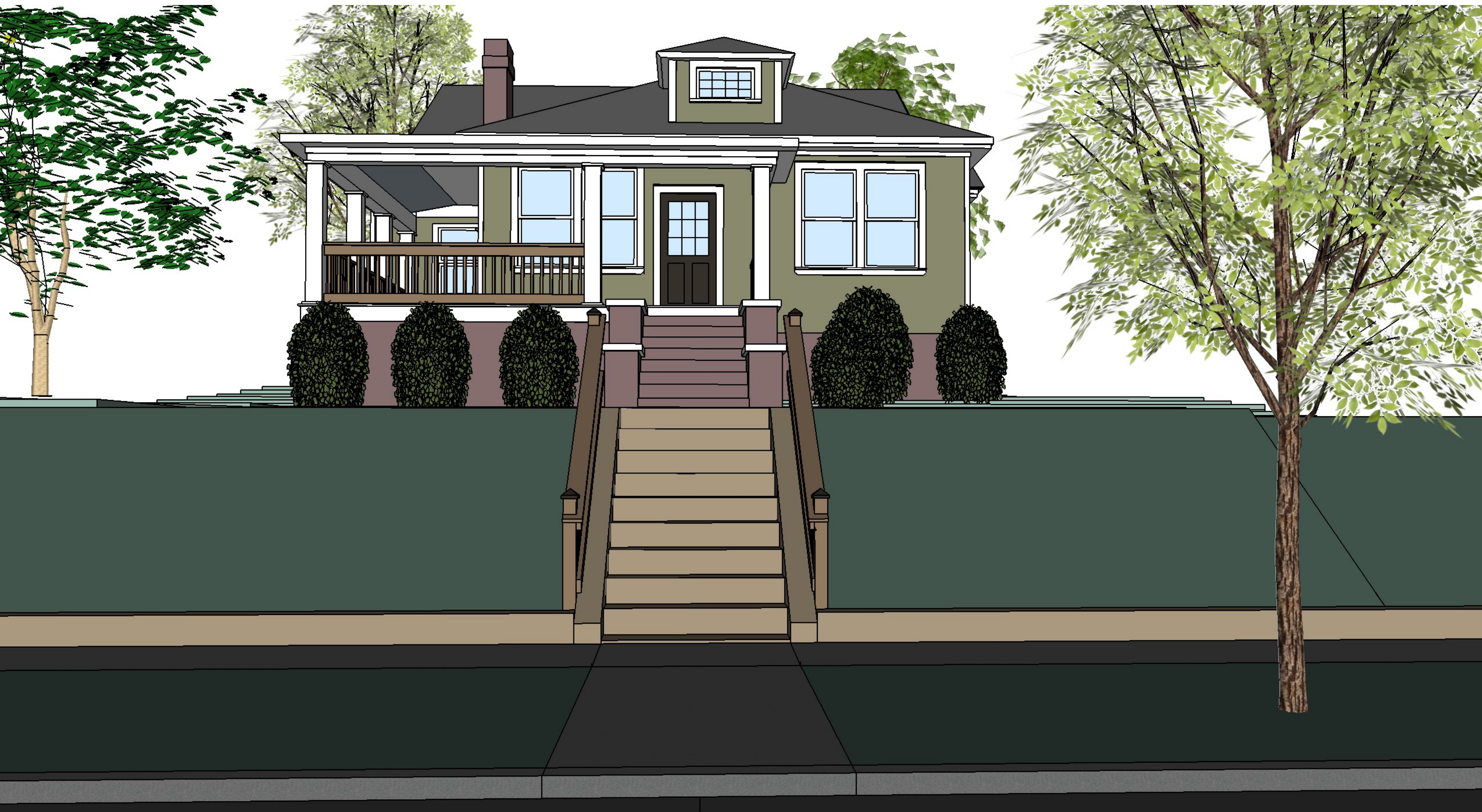
A2.3

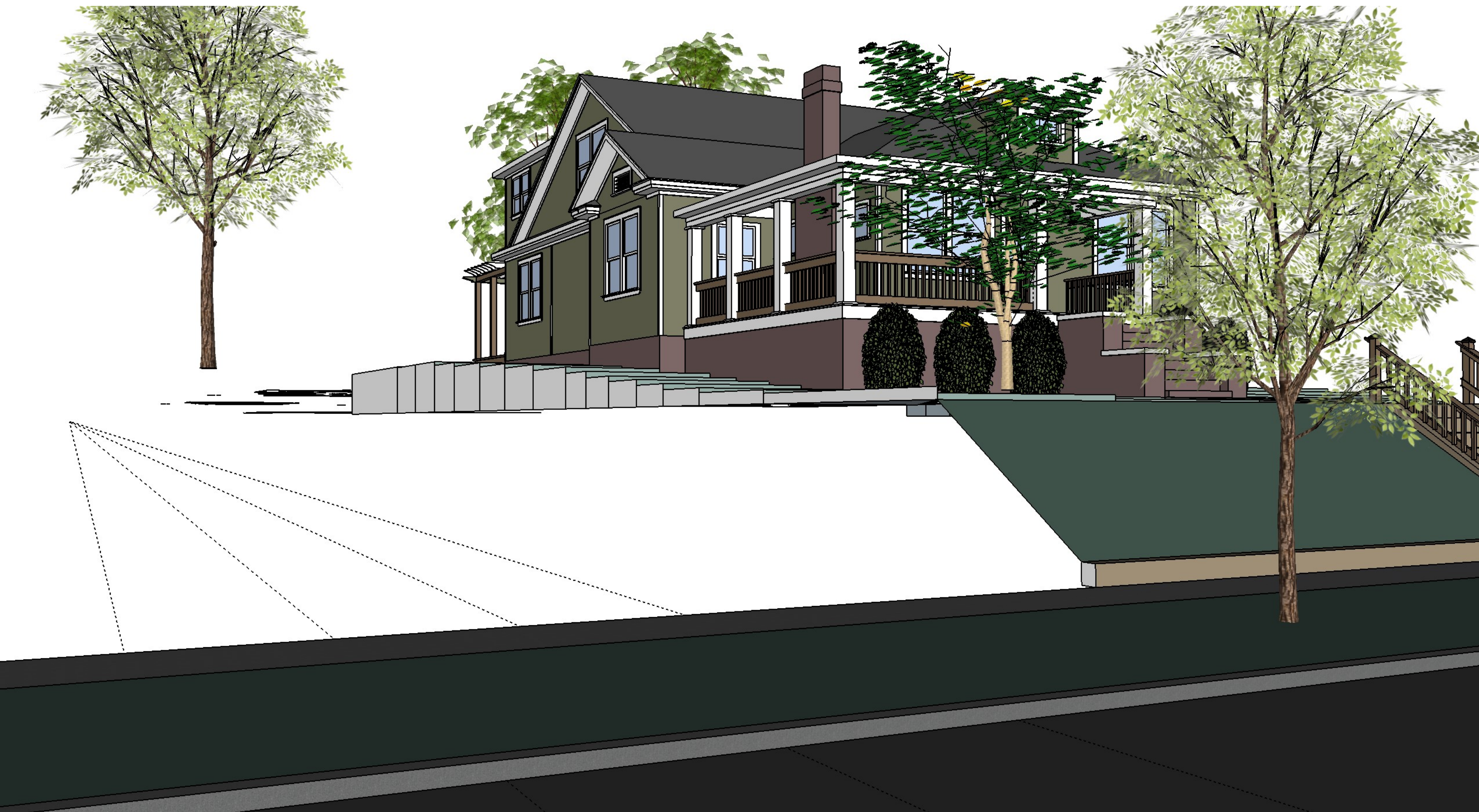


1 Existing South Elevation 1/4" = 1'-0"



2 Proposed South Elevation 1/4" = 1'-0"





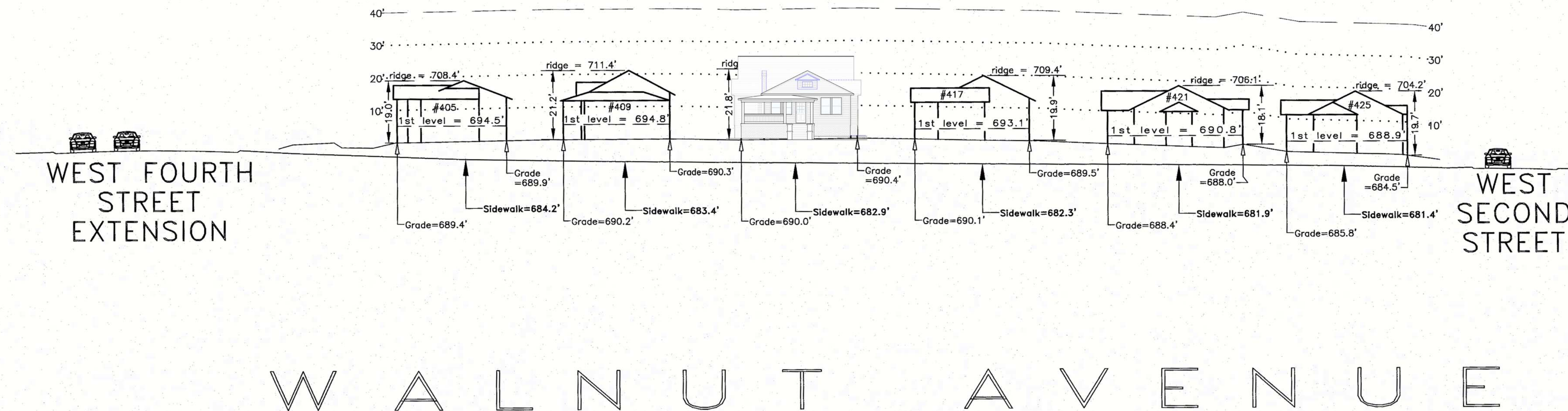


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 9th day of April, 2018.



A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS

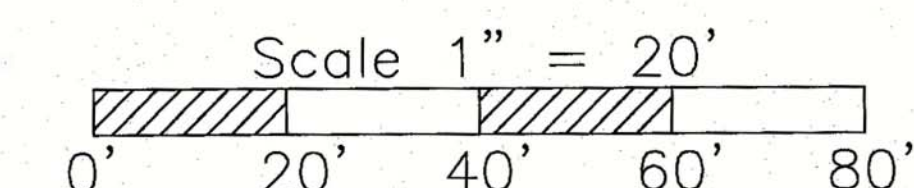
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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 ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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

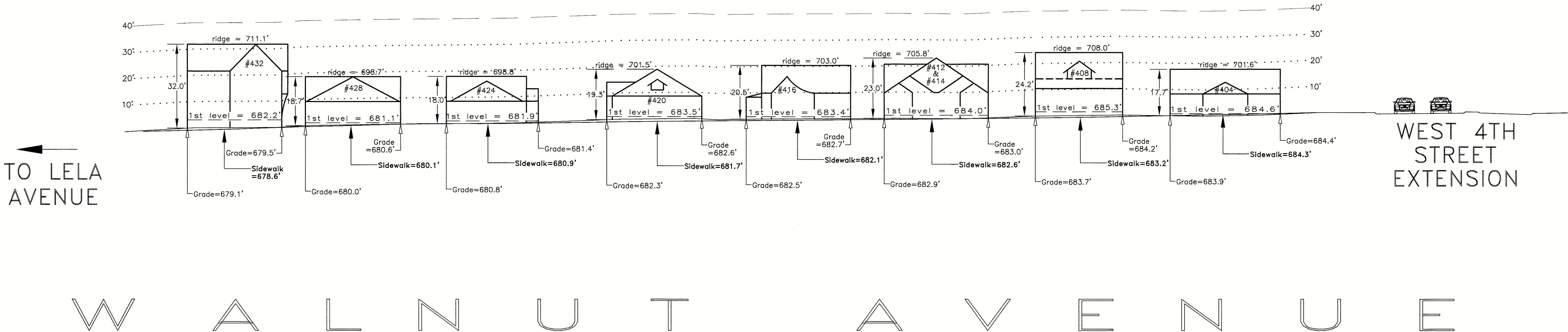


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 6th day of November, 2018.



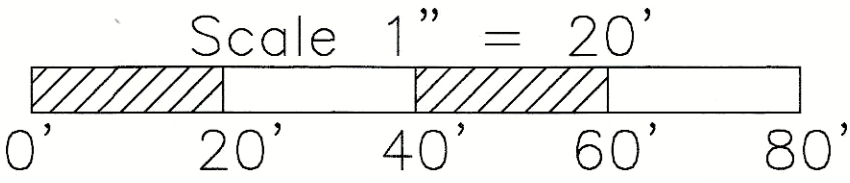
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Building Heights Sketch of
404-432 WALNUT AVENUE
FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
October 29, 2018

General Notes:
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WINDOW TRIM DETAIL



**ATTIC VENT, FACIA W/ BARGEBOARD AND
CORNER BOARD DETAILS**