Charlotte Historic District Commission Application for a Certificate of Appropriateness

Staff Review Date: August 8, 2018

HDC 2018-393 PID# 07102202

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 517 Walnut Avenue

SUMMARY OF REQUEST: Addition and detached accessory building

APPLICANT/OWNER: Shelly Hughes

Details of Proposed Request

Existing Conditions

The existing house is a one story Bungalow style single family house with brick exterior and wood siding in the gables. The house was constructed in 1926. The lot dimensions are 55' x 192.5' with a slight grade increase from front to rear. Surrounding single family houses are 1-2 stories in height.

Proposal

The proposal is an addition on the left rear side and new detached garage. The addition would raise the ridge approximately 3'-8" and extend into the rear yard 22' with new side gables. The addition includes a breezeway connection to the garage. The garage foot print is approximately 27'-10" x 40'-3" and the height is approximately 20'-11". New materials include wood siding, wood garage doors, cementitious trim where noted, and wood windows. Original windows to remain are identified on the plan. The front porch and other features on the front façade will remain.

All New Construction	n 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.

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.

Design Guidelines for Accessory Buildings, page 8.9

- 1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
- 2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
- 3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
- 4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
- 5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

Staff Recommendation

- 1. The front and sides of the addition will be visible from the street and the house is not taller than an original house in the surrounding context.
- 2. The HDC will determine if the addition meets guidelines in 7.2 and 6.10.
- 3. The HDC will also determine if the accessory building is secondary to the house per the guidelines on page 8.9.

Charlotte Historic District Commission Case 2018-393 HISTORIC DISTRICT: WESLEY HEIGHTS ADDITION/GARAGE



Existing Lot Photos







Garage placement was critical to the view of the uptown skyline seen in the photo below. Phase two of this client's project planning will have a rear addition on the left side of the existing house to take advantage of the view no visible on the right.















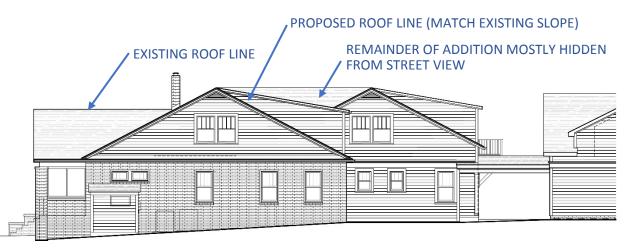






ROOF FORM/HEIGHT STUDY-HISTORIC CONTEXT





PROPOSED SIDE ELEVATION—NEW ROOF PROFILE



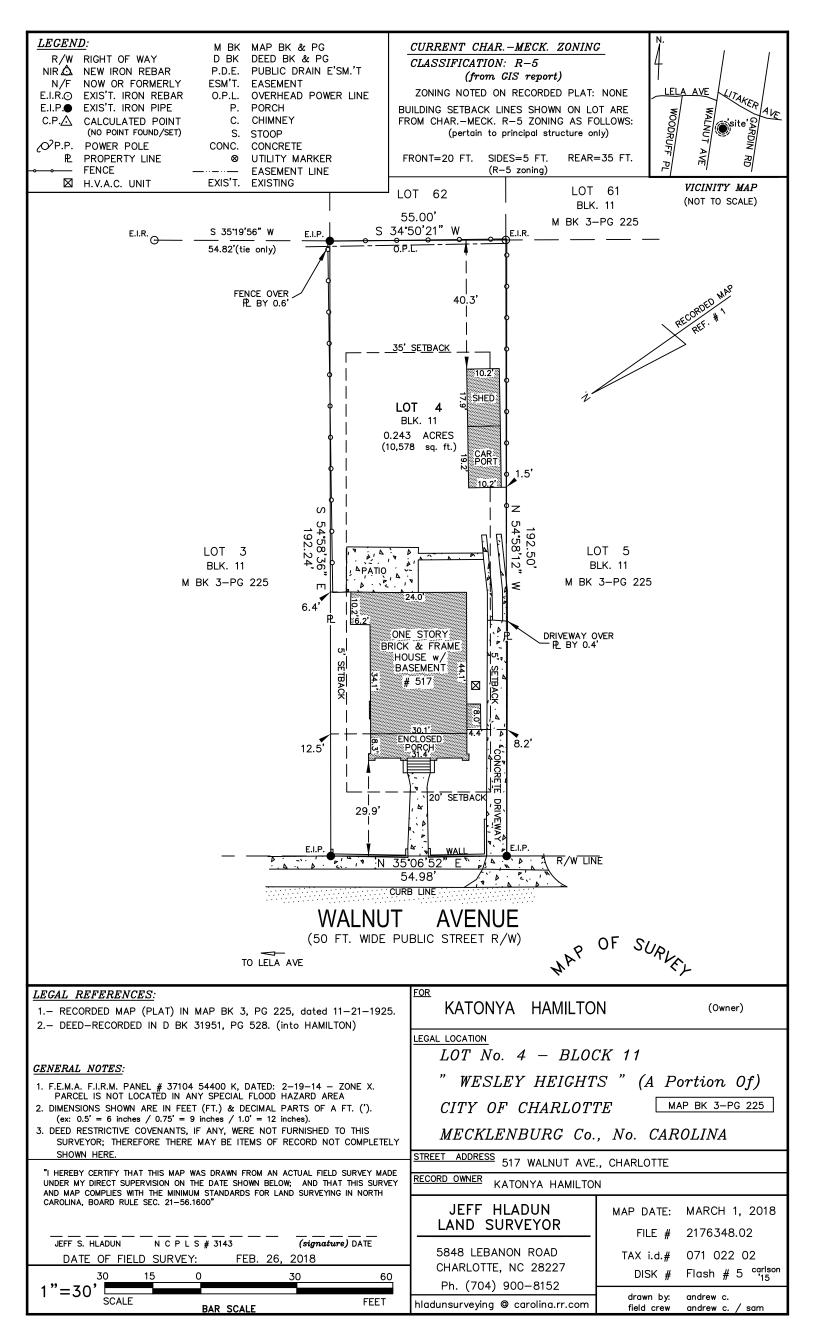


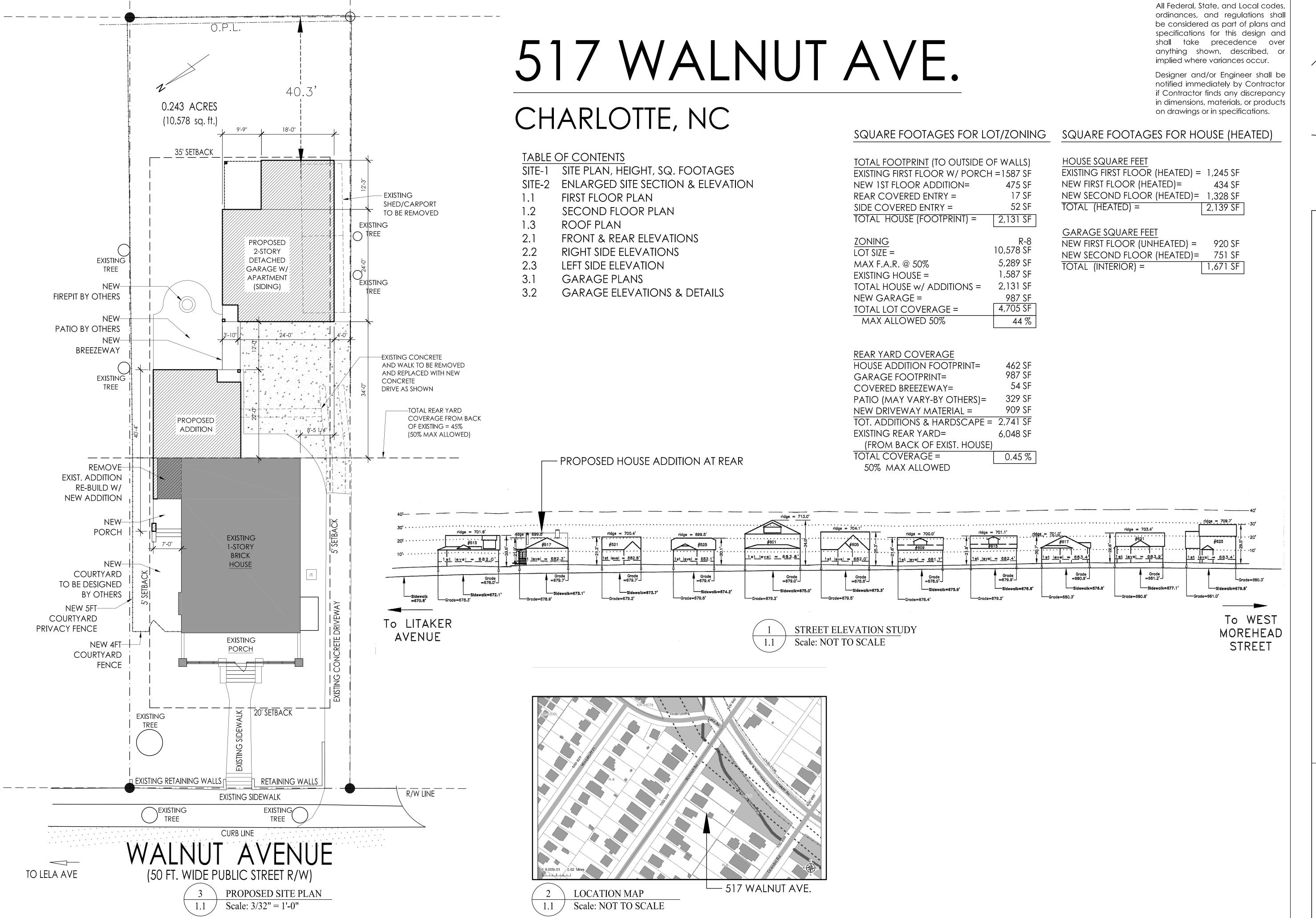












704.575.9594

SHELLEY HUGHES

DESIGN, LLC

Sandy 517 WALNUT AV

CHARLOTTE, NC

CHARLOTTE, NC

RENOVATION/ADDITION

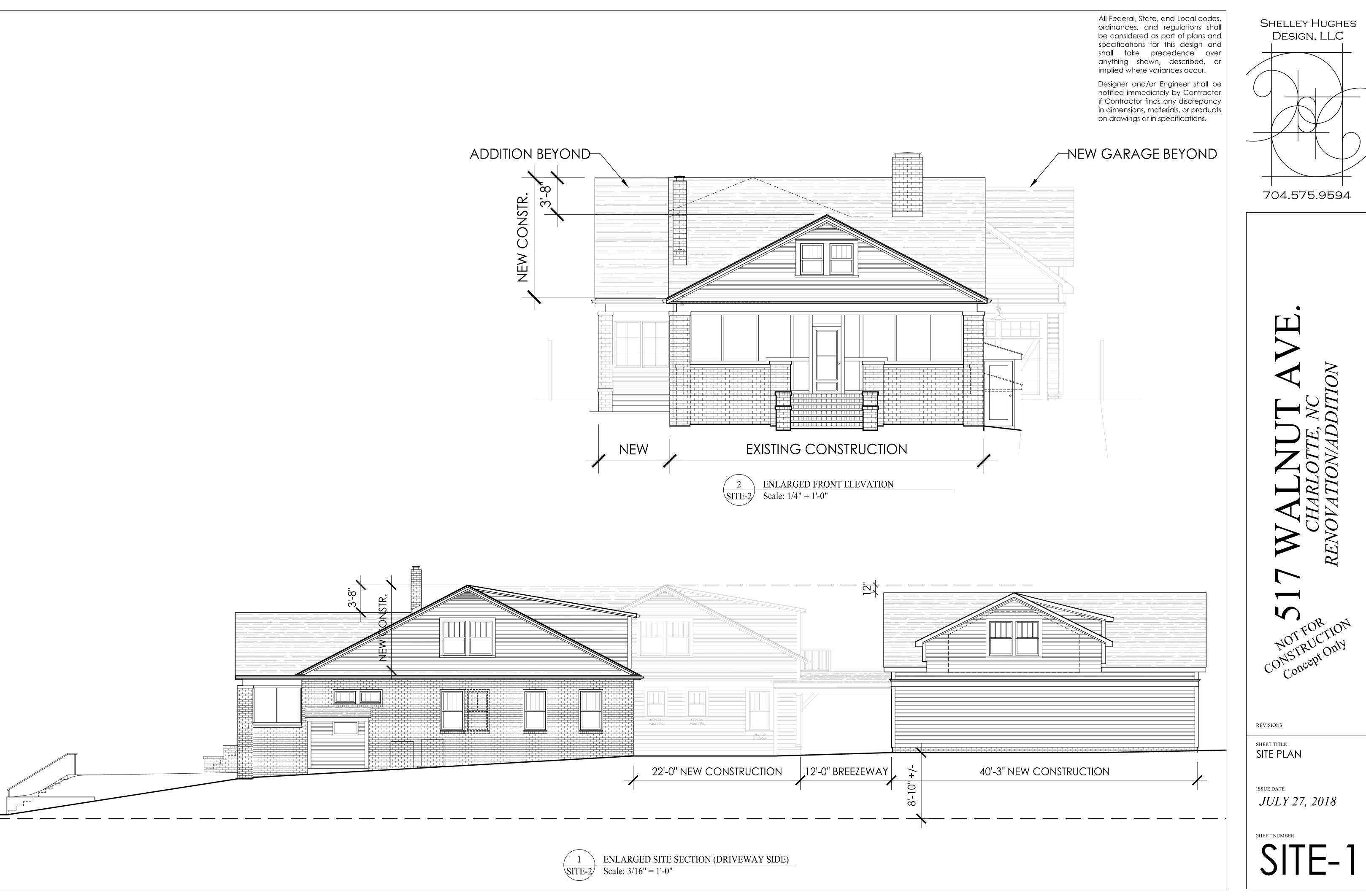
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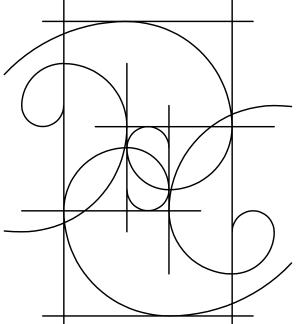
SITE PLAN

JULY 27, 2018

EET NUMBER

SITE-1





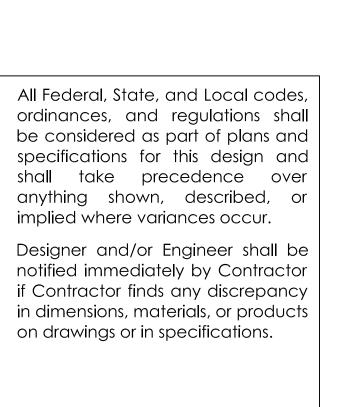
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SHEET TITLE SITE PLAN

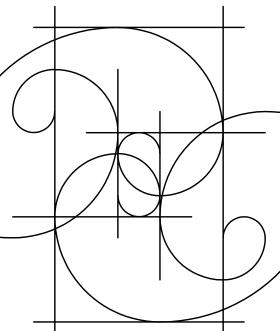
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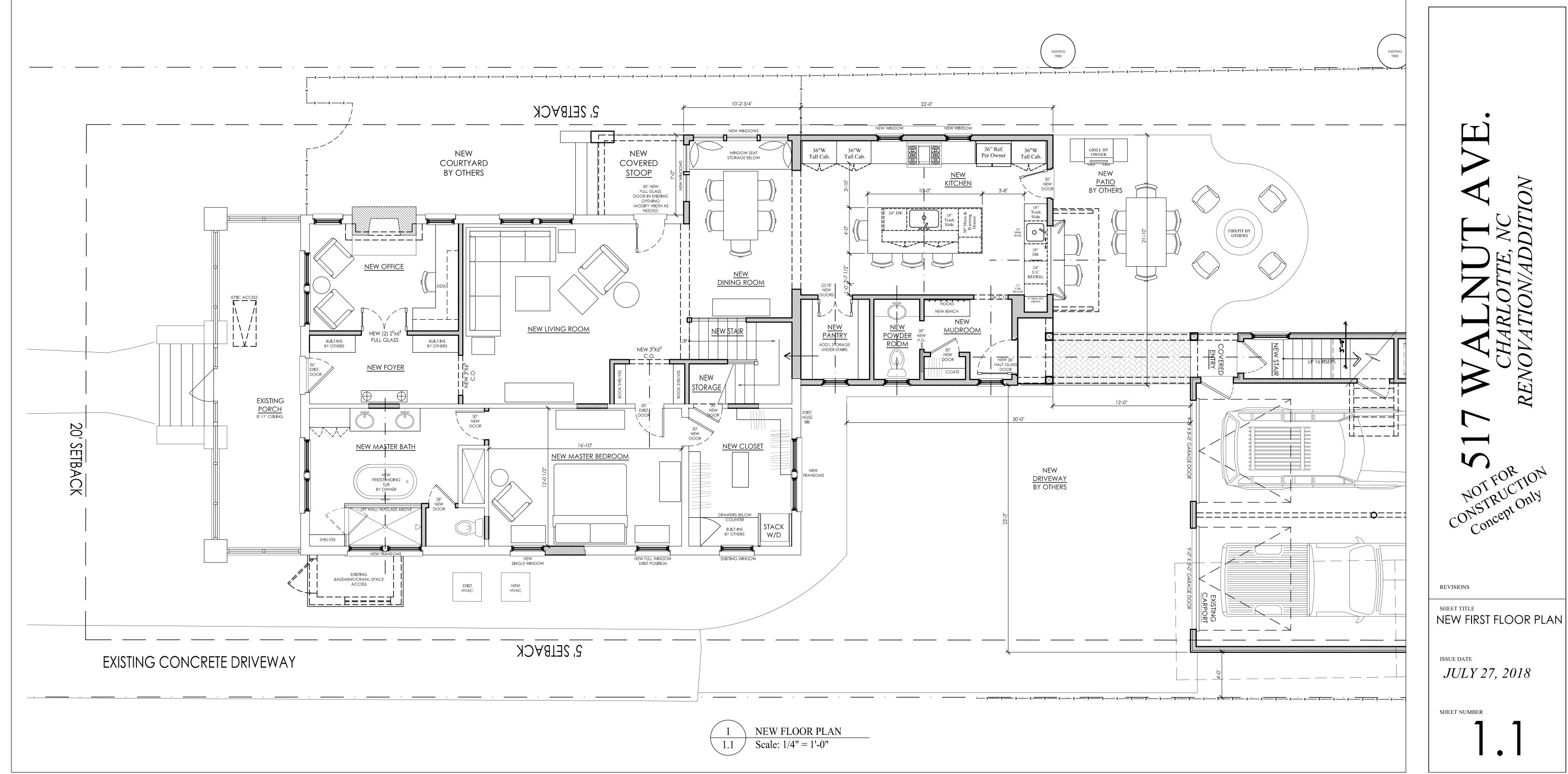




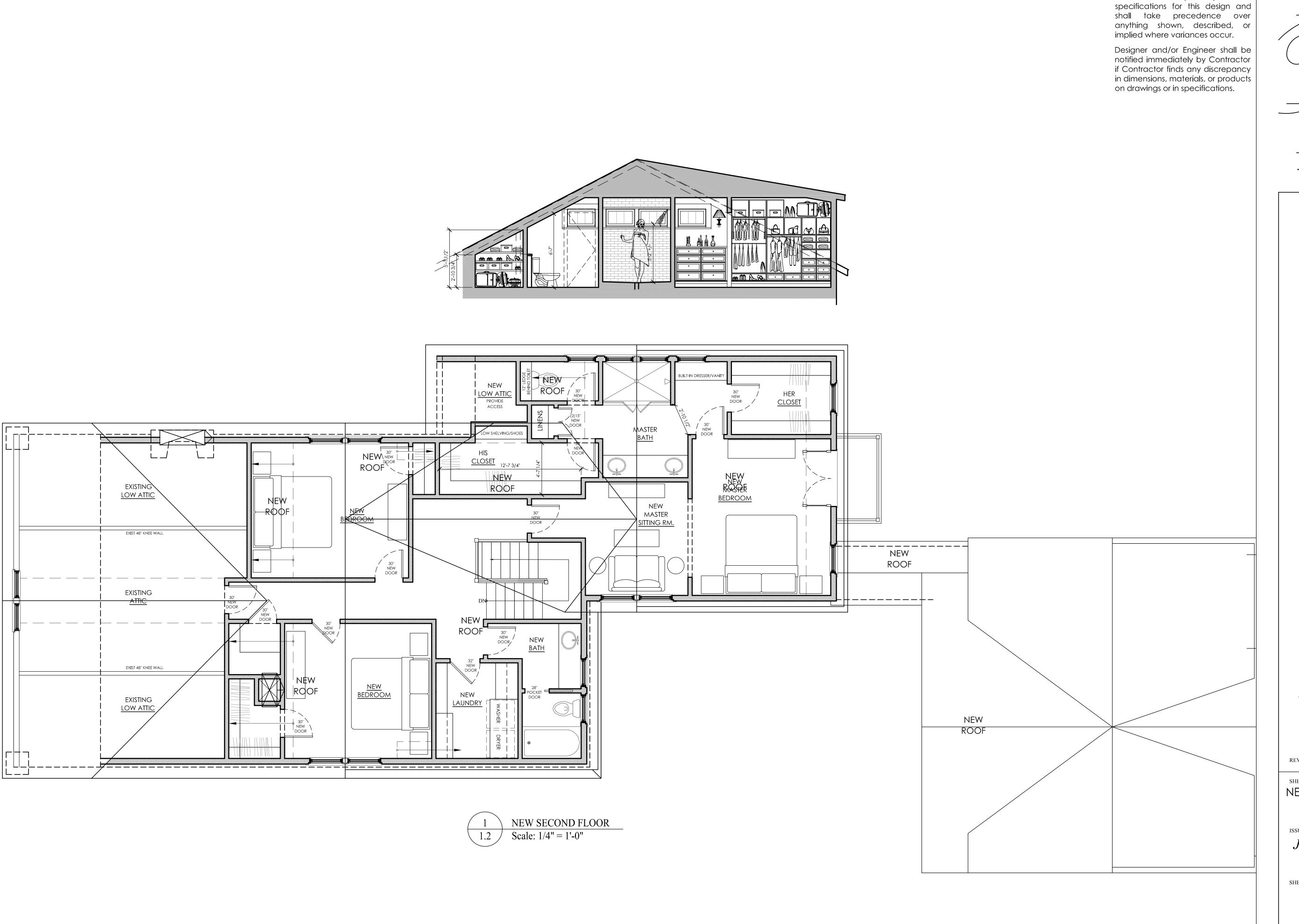




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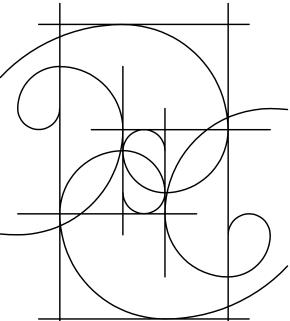
NOT FOR TON CONSTRUCTION CONSTRUCTION



All Federal, State, and Local codes,

ordinances, and regulations shall

be considered as part of plans and



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WALNUT AVE.

CHARLOTTE, NC

ZNOVATION/ADDITION

NOT FOR TON CONSTRUCTION CONSTRUCTION

REVISIONS

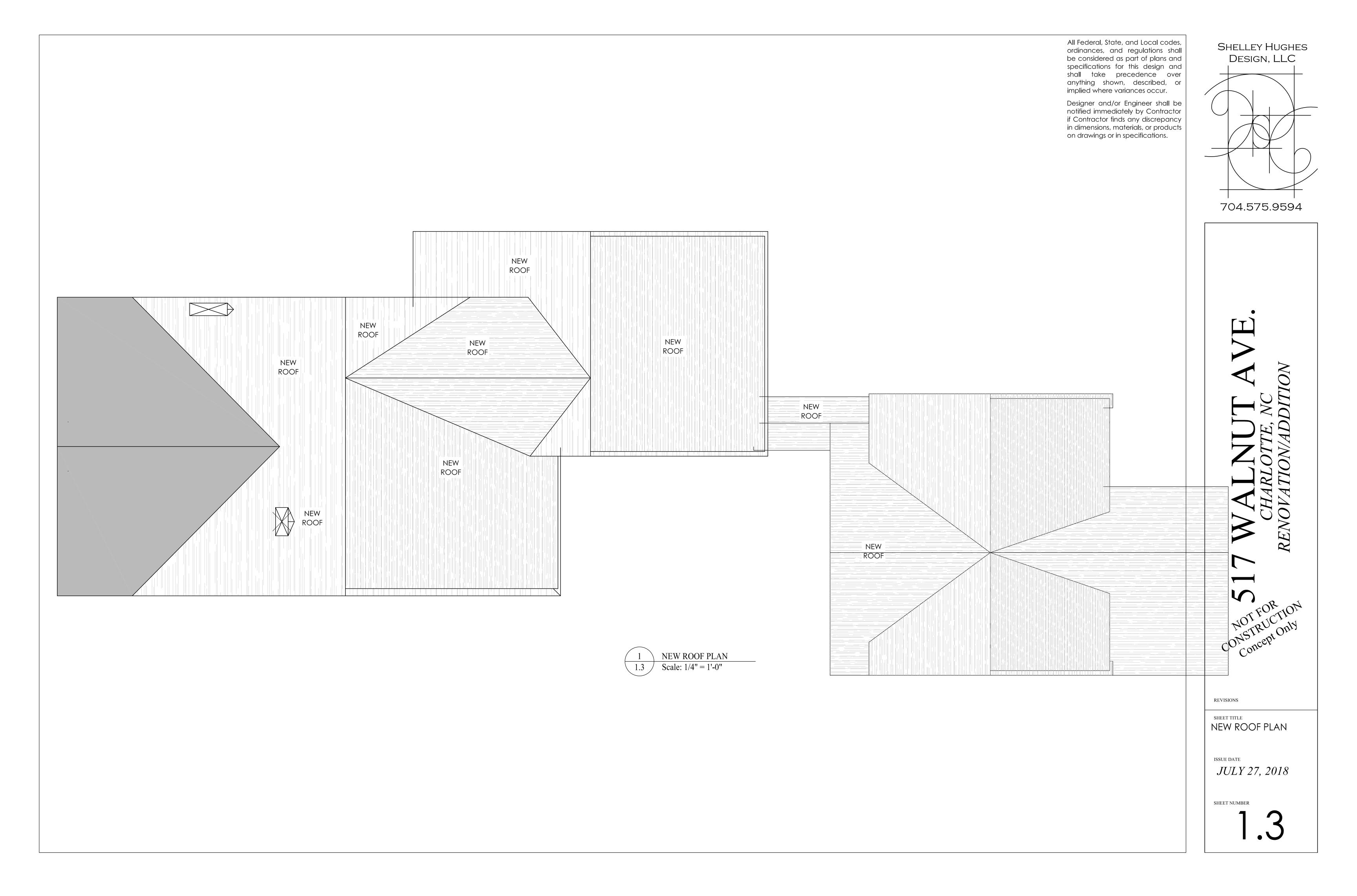
SHEET TITLE
NEW SECOND FLOOR

ISSUE DATE

JULY 27, 2018

SHEET NUMBER

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All Federal, State, and Local codes,

ordinances, and regulations shall

be considered as part of plans and

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Sandy S17 WALNUT AVE CHARLOTTE, NC CHARLOTTE, NC RENOVATION/ADDITION

REVISIONS

SHEET TITLE
FRONT & REAR
ELEVATIONS

JULY 27, 2018

SHEET NUMBER



EXIST. TOP OF RIDGE

2ND FLR ÇEILING LIŅE

2ND FLR WND. LIŅE

NEW 2ND FLOOR LINE EXIST. 2ND FLOOR LINE EXIST. CEILING LINE

EXIST. FIRST FLOOR LINE

EXISTING RIDGE

NEW DH WINDOW

EXIST. A/CI

NEW DH WINDOW

> REPLACE ORIGINAL WINDOW

EXIST. DH WINDOW

12'-0" BREEZEWAY

stral, State, and Local codes, ces, and regulations shall sidered as part of plans and ations for this design and take precedence over g shown, described, or where variances occur.

It and/or Engineer shall be immediately by Contractor actor finds any discrepancy asions, materials, or products vings or in specifications.

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REVISIONS

DH WINDOW

DH WINDOW

40'-2 7/8" NEW CONSTR

SHEET TITLE
RIGHT ELEVATIONS

ISSUE DATE

JULY 27, 2018

SHEET NUMBER



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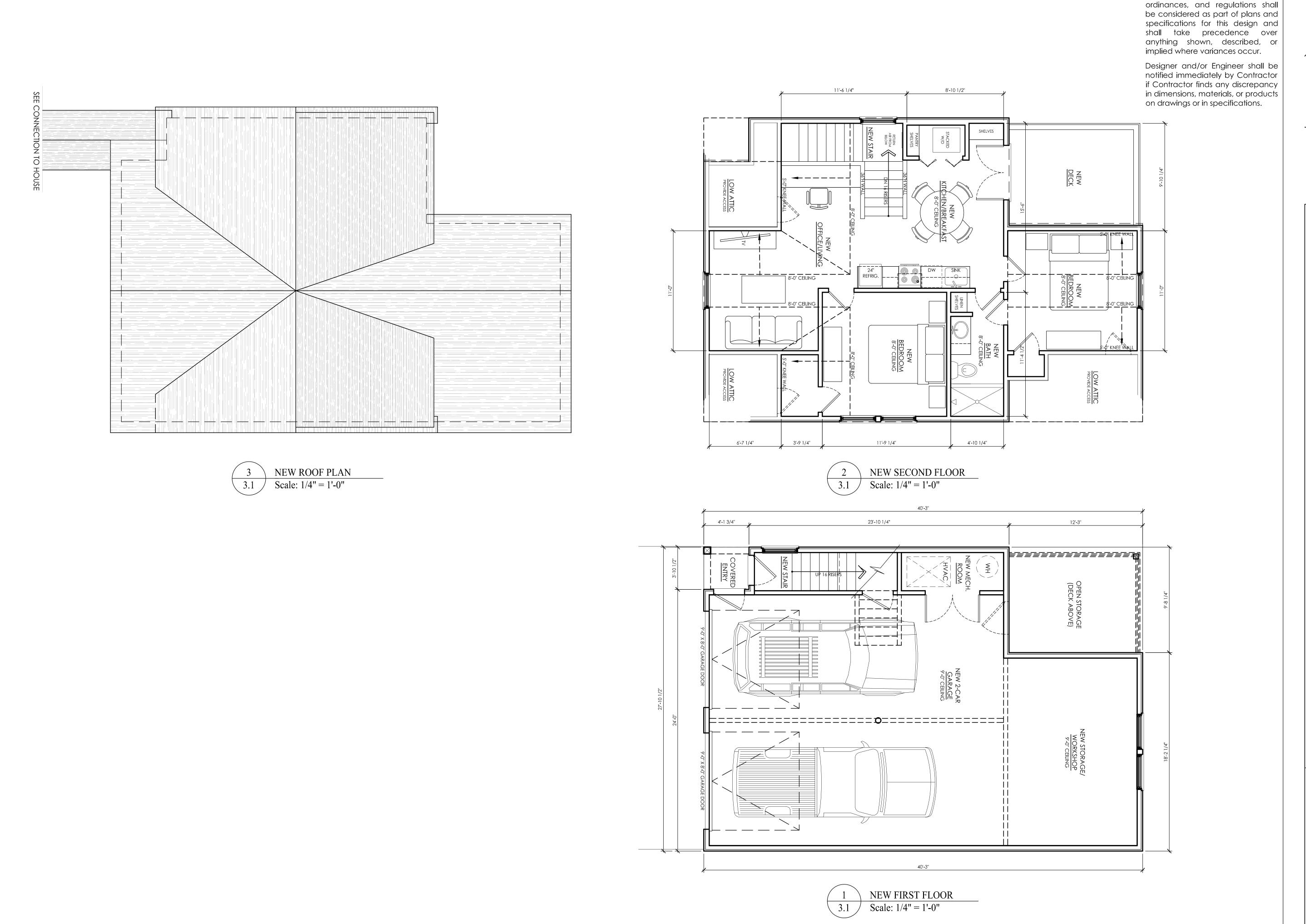
REVISIONS

SHEET TITLE
RIGHT ELEVATIONS

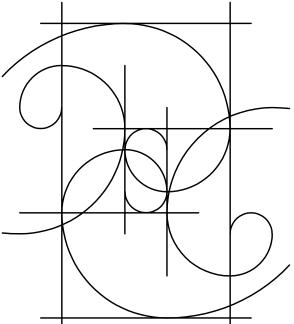
ISSUE DATE

JULY 27, 2018

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All Federal, State, and Local codes,



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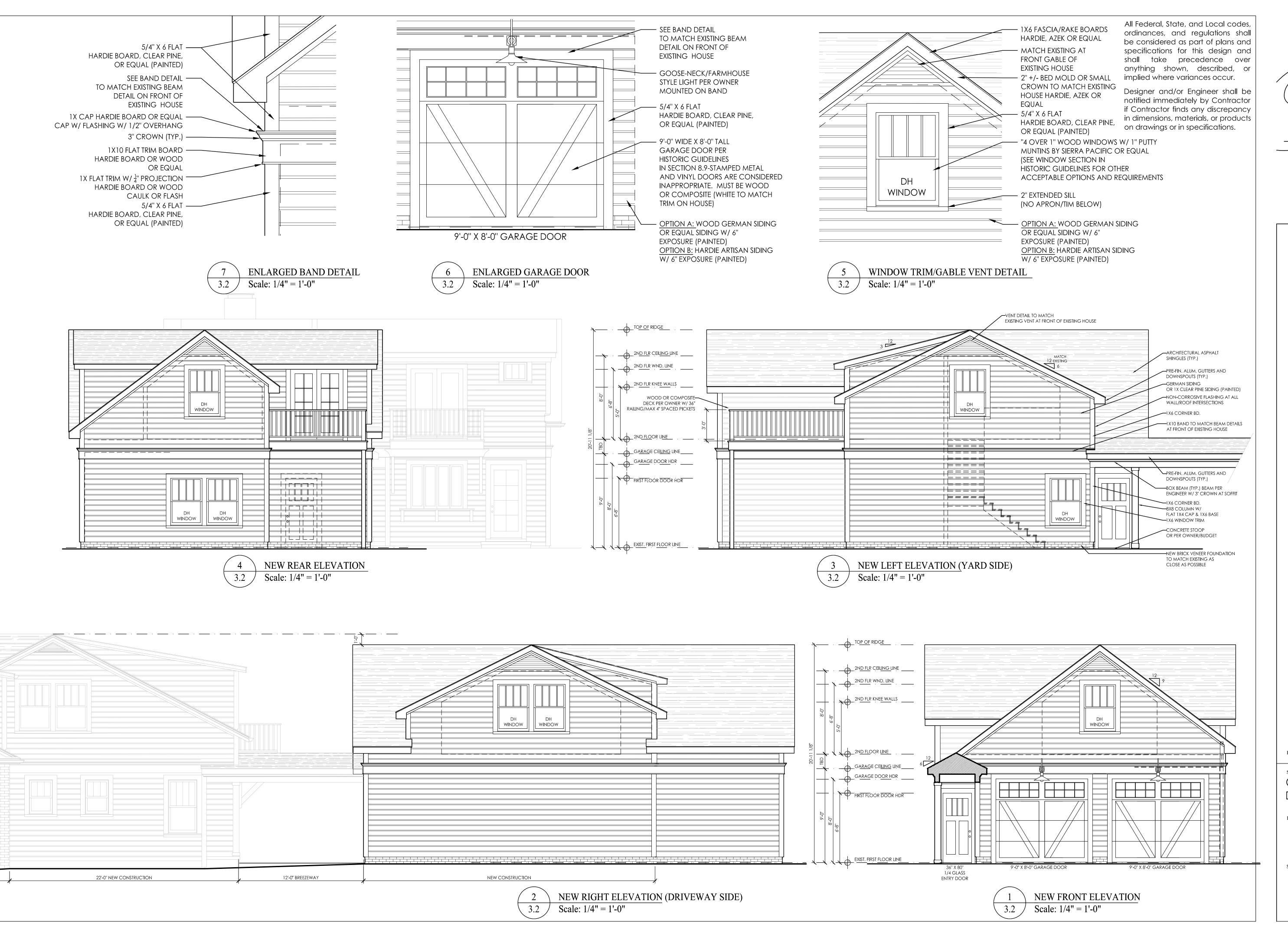
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REVISIONS

NEW FLOOR PLANS
DETACHED GARAGE

JULY 27, 2018

SHEET NUMBER



SHELLEY HUGHES

DESIGN, LLC

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NOT FOR TON CONSTRUCTION CONSTRUCTION

REVISIONS

SHEET TITLE GARAGE ELEVATIONS & DETAILS

ISSUE DATE JULY 27, 2018

SHEET NUMBER

OTHER HISTORIC GARAGE EXAMPLES



PROPOSED ELEVATION

The garage will be attached to the house with a narrow, open-air breezeway to the house addition to the rear of the house similar the photo below.









