
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 515 Walnut Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Wes Hyland

The application was continued from September for the following item:

- Additions, 7.2, item 5 roof lines of new addition are not secondary to those of the existing structure.

Details of Proposed Request

Existing Conditions

The site is a corner lot on Walnut Avenue that abuts a greenway and approximately 10 feet above Litaker Avenue. The existing structure was originally constructed in 1929 and modified with HDC approval. The lot size is 55' x 192.5'. Existing features include brick exterior, bungalow style porch, a gabled dormer and shed roof dormer on the front, and a shed dormer on the rear. The applicant has included examples of houses in the neighborhood of similar size.

Proposal

The proposal is a rear addition that is no taller or wider than the house but is located on a corner lot and the proposed square footage is greater than 50% of the existing house. A one-story sunroom/screen porch "breezeway" connects the main house to the new 1.5 story addition. The footprint of the main addition is 26'x36'. The addition includes a garage on the first level under living space. Architectural features include a brick façade, wood porch columns. The proposal includes wood lap siding on the addition's dormers to match existing dormers on the main house. The applicant has provided examples of attached garages in the district. There are no impacts to mature trees.

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.

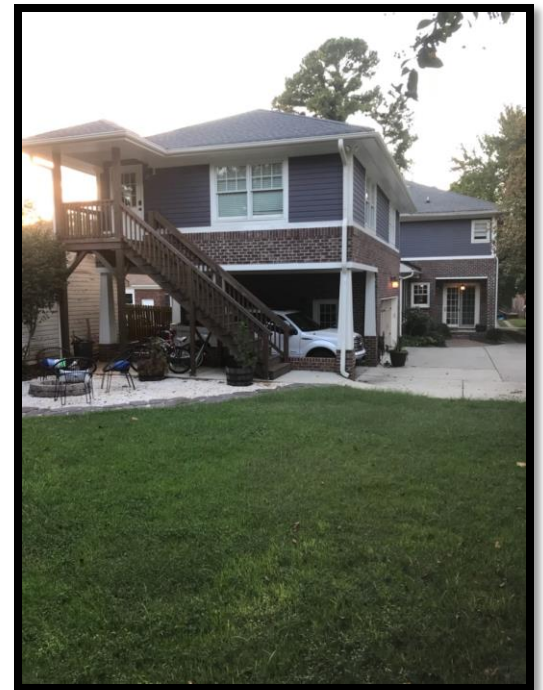
Staff Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for additions, 7.2 above.
2. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-411
HISTORIC DISTRICT: WESLEY HEIGHTS
ADDITION









CONTEXT



**424 Grandin Rd/Street-facing
attached garage on period home**



**820 Woodruff Place/attached
garage at front of home/visible
from street**



**820 Woodruff Place/Garage visible
from street**



**812 Woodruff Place/carport
facing street**



512 Grandin Rd/large detached garage visible from greenway



705 Walnut Ave/detached garage



601 Walnut Ave/Substantial rear addition



601 Walnut Ave/Substantial rear addition



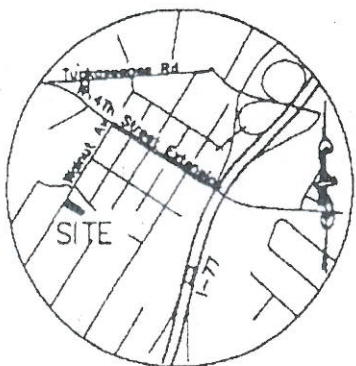
326 S. Summit Ave/large detached structure visible from streets



326 South Summit Ave/detached Garage and attached carport visible from street



326 South Summit



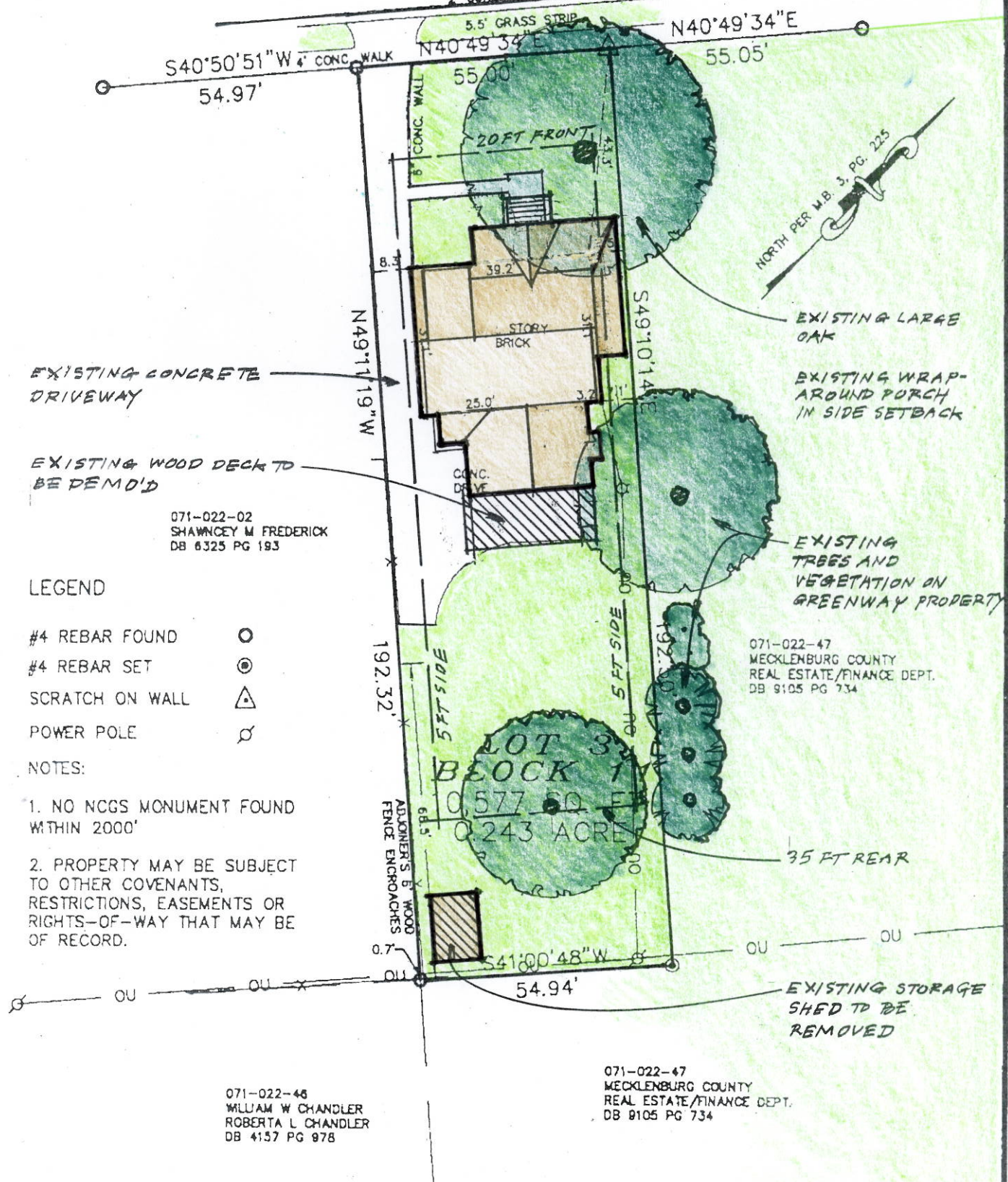
LOCATION MAP
NOT TO SCALE

[Signature]
CRAIG L. LONG P.L.S.
1406 N. MAIN STREET
MOORESVILLE, N.C. 28115
(704) 799-2292



WALNUT AVENUE

60' PUBLIC R/W 31' BC TO BC
2' CURB AND GUTTER



PHYSICAL SURVEY OF

LOT 3, BLOCK 11 of WESLEY HEIGHTS

PROPERTY OF WESLEY C. HYLAND AND MOLLY G. HYLAND

SCALE: 1"=30' CHARLOTTE, MECKLENBURG COUNTY, N.C.
AS RECORDED IN: MAP BOOK 3, PAGE 225

DATE: 7/15/2008
PID: 071-022-01

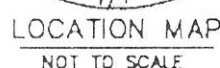
515 WALNUT AVENUE


EOC >= 1:10,000



RENDERED EXISTING
PARCEL PLAN

1"=30 FT



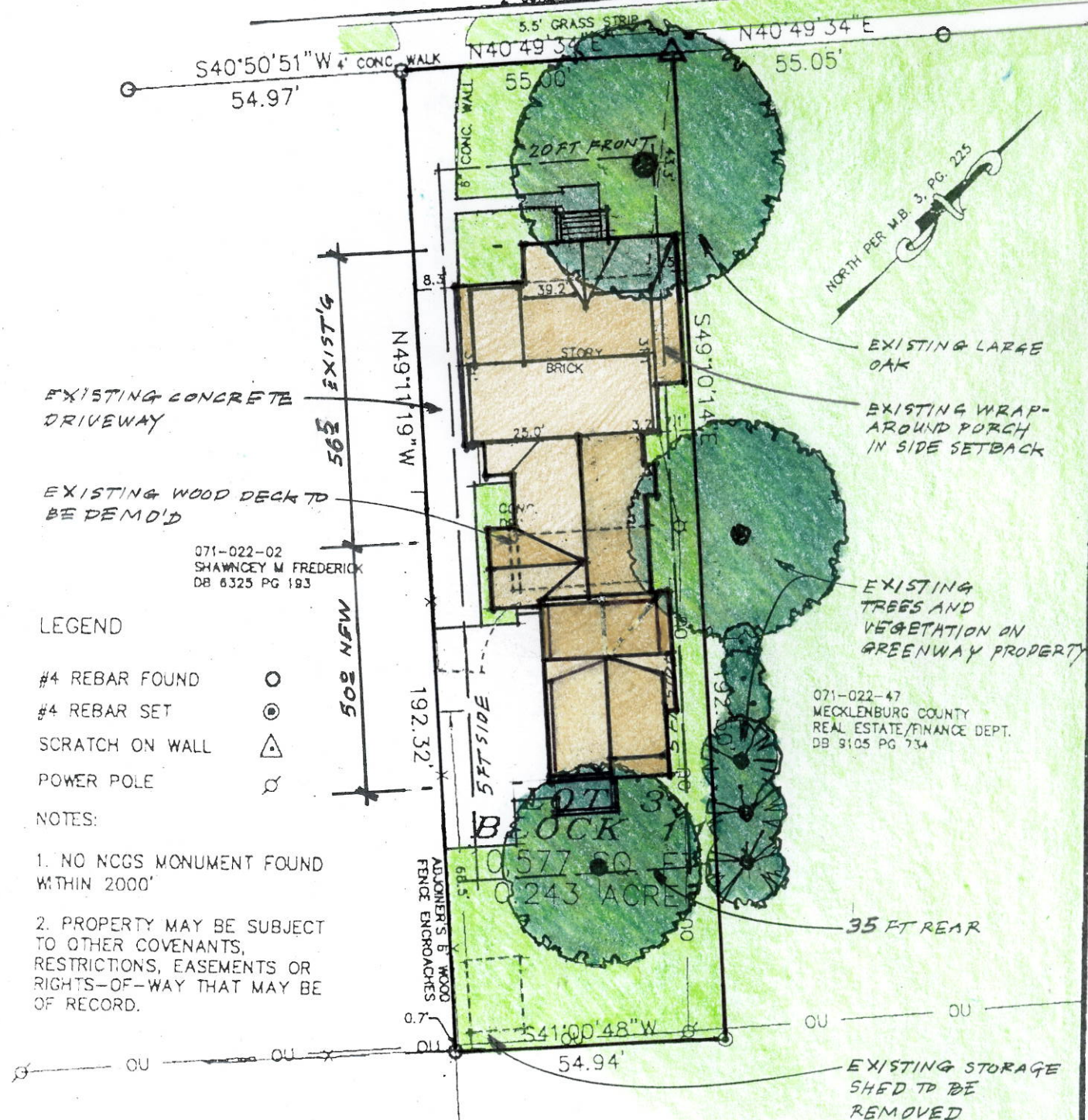

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WALNUT AVENUE

60' PUBLIC R/W 31' BC TO BC

2' CURB AND GUTTER



071-022-48
WILLIAM W CHANDLER
ROBERTA L CHANDLER
DB 4137 PG 878

071-022-47
MECKLENBURG COUNTY
REAL ESTATE/FINANCE DEPT.
DB 8105 PG 734

PHYSICAL SURVEY OF

LOT 3, BLOCK 11 of WESLEY HEIGHTS

PROPERTY OF WESLEY C. HYLAND AND MOLLY G. HYLAND

SCALE: 1"=30'

CHARLOTTE, MECKLENBURG COUNTY, N.C.

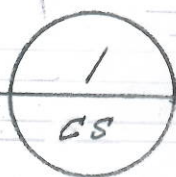
AS RECORDED IN: MAP BOOK 3, PAGE 225

515 WALNUT AVENUE

DATE: 7/15/2008

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EOC $\geq 1:10,000$



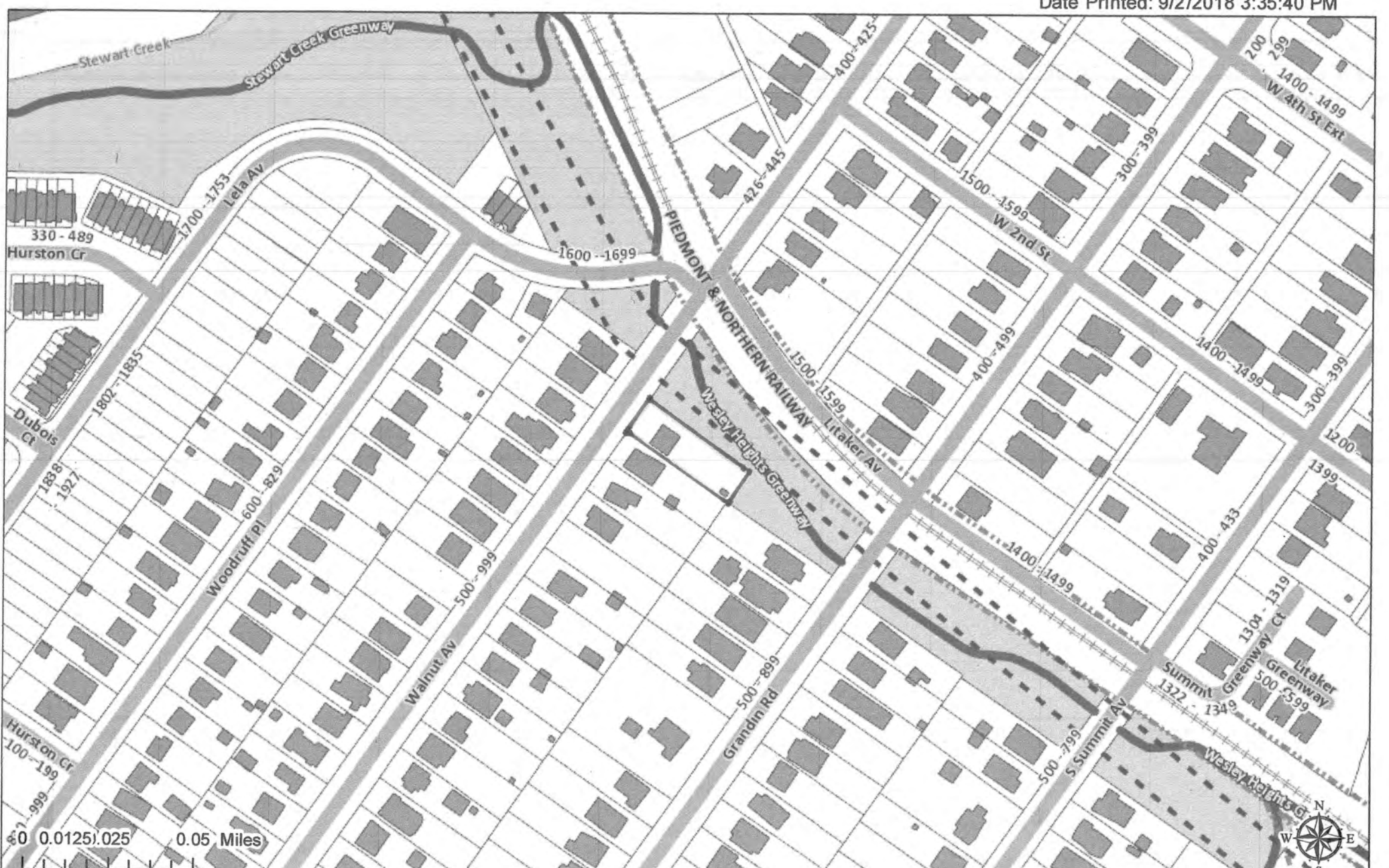
RENDERED / PROPOSED
PARCEL PLAN

$$1'' = 30 \text{ FT}$$

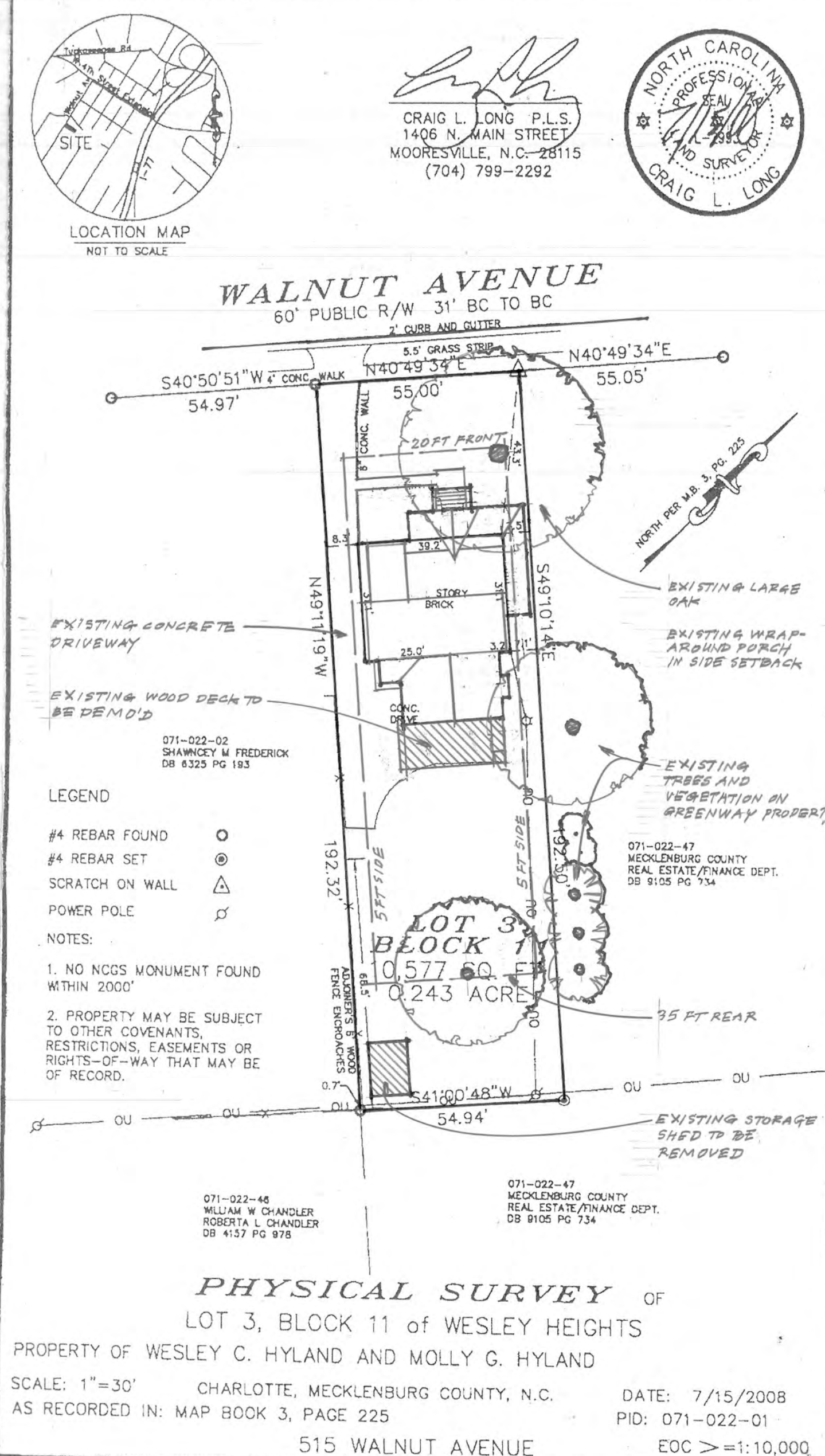
REVISED FOR 10/10/18

Polaris 3G Map – Mecklenburg County, North Carolina
515 Walnut Ave

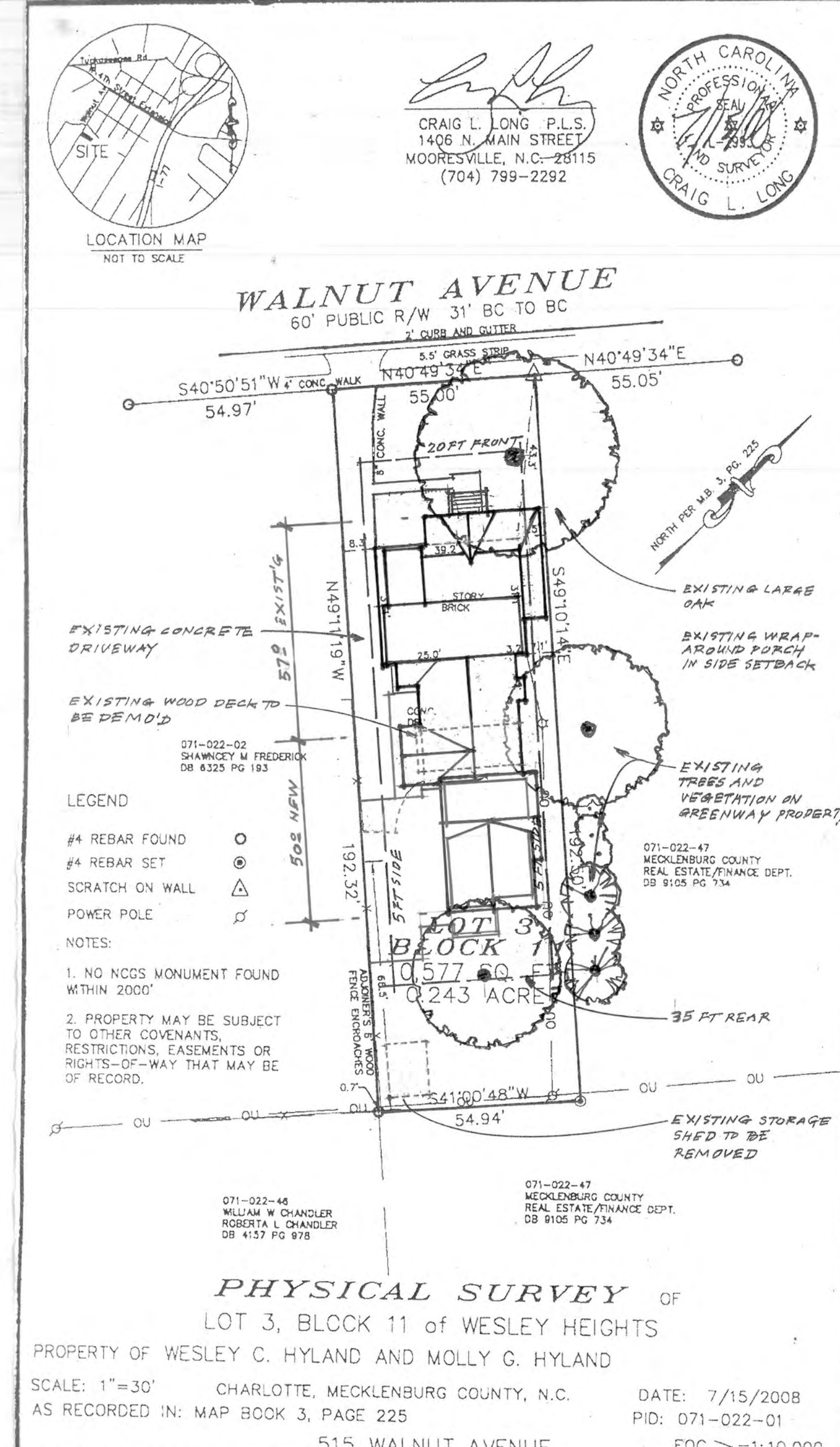
Date Printed: 9/2/2018 3:35:40 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



EXIST'g	EXIST'g w/ DEMOLITION
CS	PARCEL PLAN
	1" = 30'
	0.243 ACRE = 10,577 SF
	25 ZONING
	20 FT FRONT
	5 FT SIDE
	35 FT REAR
	65% OPEN SPACE REQUIRED
	EXISTING COVERAGE SF
	2113.9 HOUSE (BODY+COVERED PORCHES)
	140 SHED
	2253.9 TOTAL COVERAGE SF
	21 % OF SITE COVERED
	79 % OF OPEN SPACE REMAINING
	EXISTING REAR YARD PERMEABLE
	5456.5 REAR YARD SF
	475 IMPERMEABLE SF (SHED+DRIVEWAY)
	9.7% IMPERMEABLE AREA
	91.3% PERMEABLE AREA



PROPOSED	PROPOSED
CS	PARCEL PLAN
	1" = 30'
	PROPOSED ADDITIONS
	168 SUNROOM
	284.1 SCREENED PORCH
	912 GARAGE WING
	1364.1 TOTAL NEW ADDITIONS
	PROPOSED COVERAGE
	3618 HOUSE (BODY+PORCHES+ADDITIONS)
	-140 (SHED/REMOVED)
	3478 TOTAL COVERAGE SF
	32.8 % OF SITE COVERED
	67.2 % OF OPEN SPACE REMAINING
	PROPOSED REAR YARD PERMEABLE
	1500.1
	1500.1 IMPERMEABLE SF (ADDITIONS+DRIVEWAY)
	27.5% IMPERMEABLE AREA
	72.5% PERMEABLE AREA AS PROPOSED/SHOWN

NOTE: IF THE ENTIRE DRIVEWAY SHOWN IS PAVED & IMPERMEABLE (ADDING AN ADDITIONAL 989 SF) THE TOTAL AREA OF IMPERMEABLE REAR YARD WOULD BE 2389.1 SF, OR 43.7%, FOR A PERMEABLE TOTAL OF 56.3%, WHICH IS ALLOWABLE PER HDC GUIDELINES.

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515 WALNUT AVENUE

ADDITIONS

WESLEY + MOLLY HYLAND
515 WALNUT AVENUE
CHARLOTTE NC 28208

CHARLOTTE HISTORIC DISTRICT

HDC REVIEW SET
11/10/18

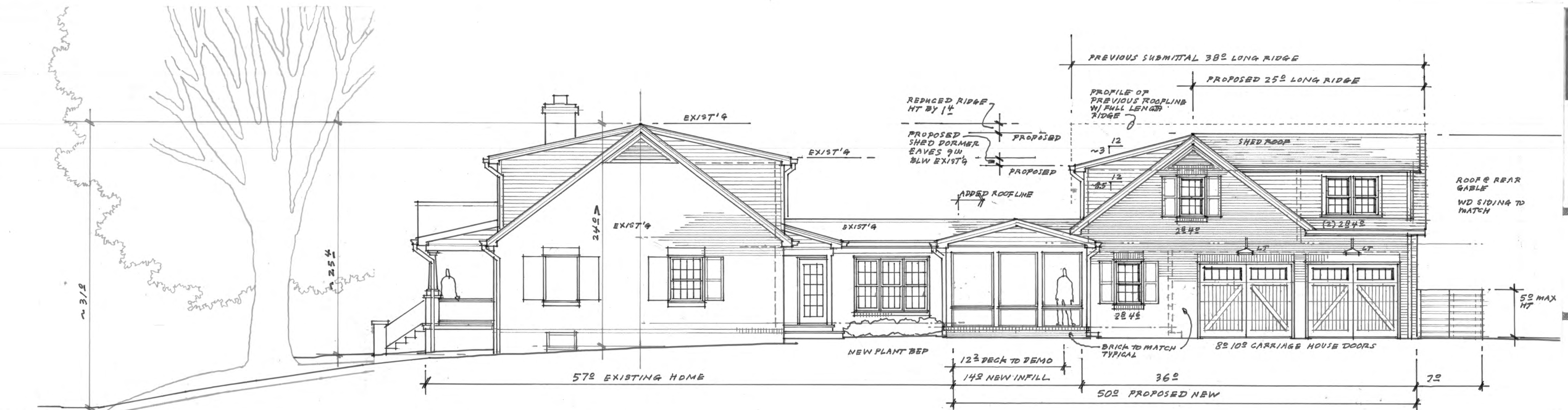
CS



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1
A4
PROPOSED RIGHT SIDE (DRIVEWAY VIEW)
SOUTHWEST ELEVATION
3/16" = 1'-0"
REVISED FOR 10/10/18

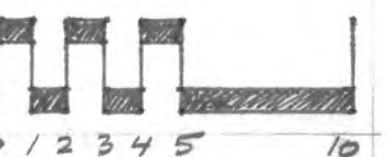
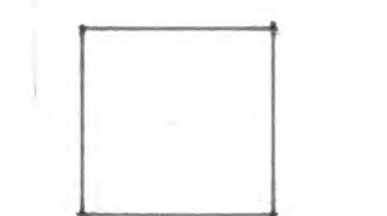


EXIST
A4
EXISTING RIGHT SIDE (DRIVEWAY VIEW)
SOUTHWEST ELEVATION
3/16" = 1'-0"

515 WALNUT AVENUE
ADDITIONS

WESLEY + MOLLY HYLAND
515 WALNUT AVENUE
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CHARLOTTE HISTORIC DISTRICT

HDC REVIEW SET
10/12/18
PRICING SET
PERMIT SET



A4



1
A 4

PROPOSED RIGHT SIDE (DRIVEWAY VIEW)
SOUTHWEST ELEVATION

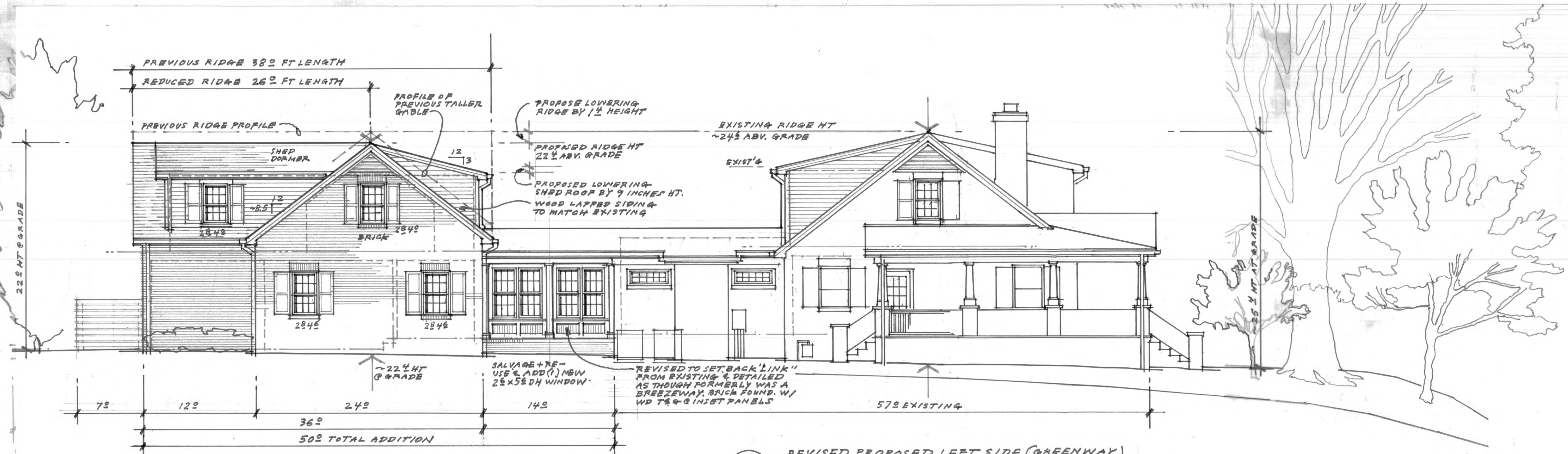
3/16" = 1'-0"



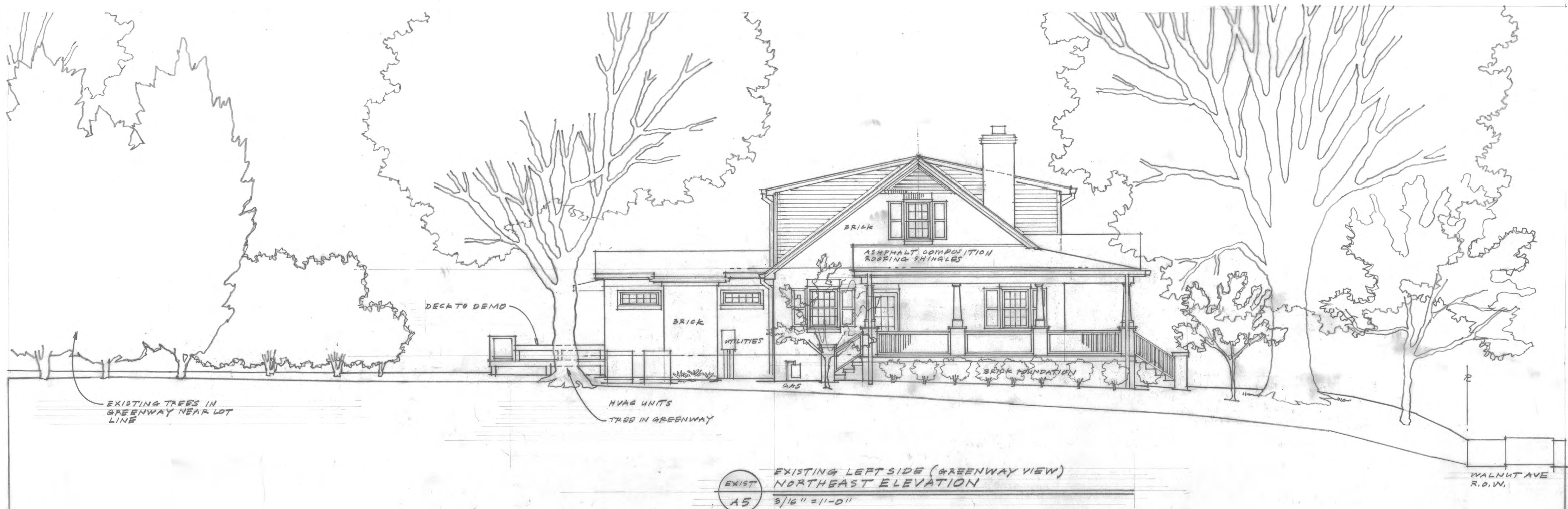
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1
A5
REVISED PROPOSED LEFT SIDE (GREENWAY)
NORTHEAST ELEVATION
3/16" = 1'-0"
REVISED FOR 10/10/18

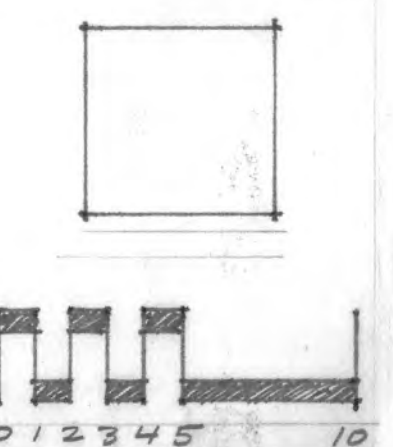


515 WALNUT AVENUE

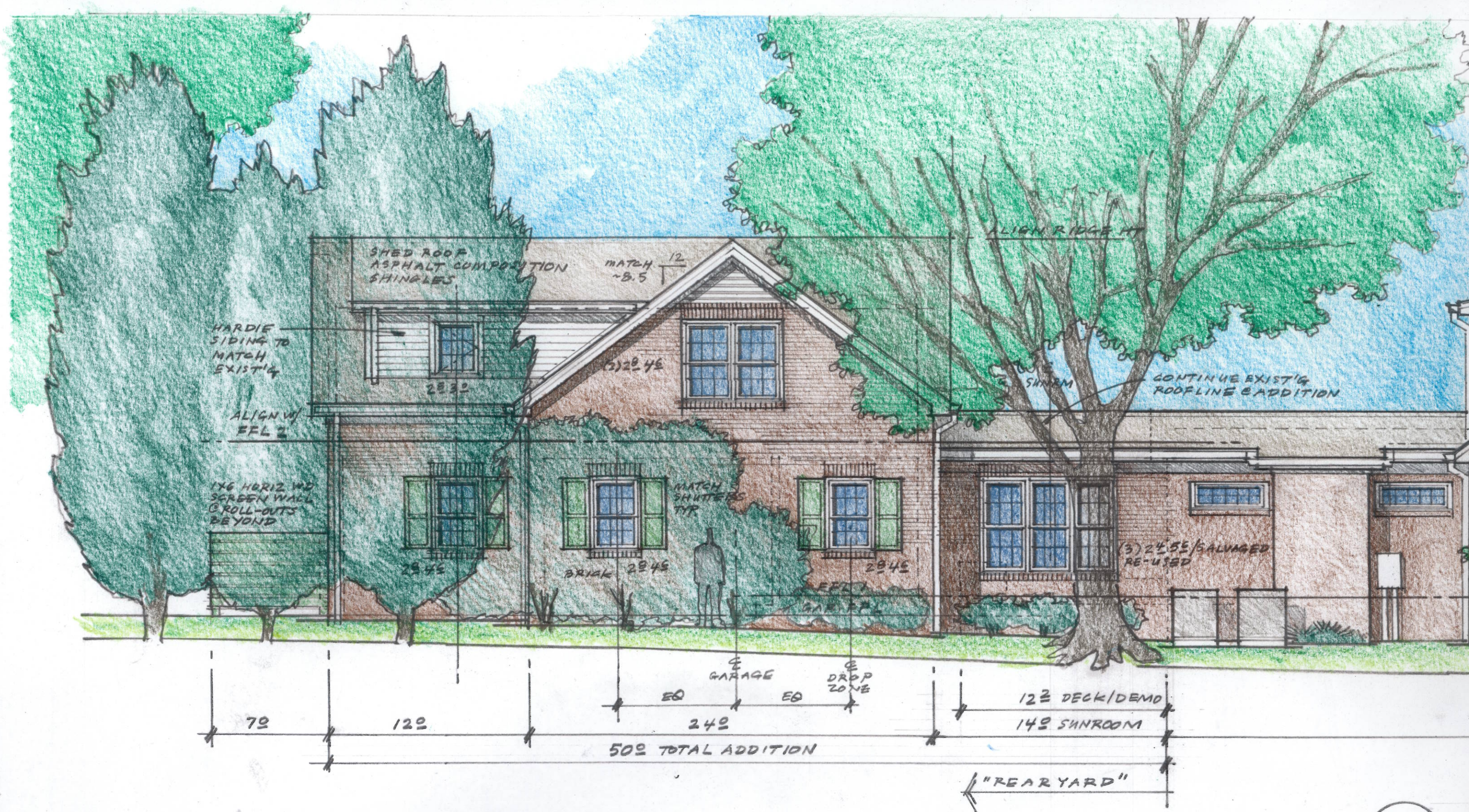
ADDITIONS

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CHARLOTTE HISTORIC DISTRICT

HDC REVIEW SET
10/10/18
TRACING SET
PERMIT SET



A 5





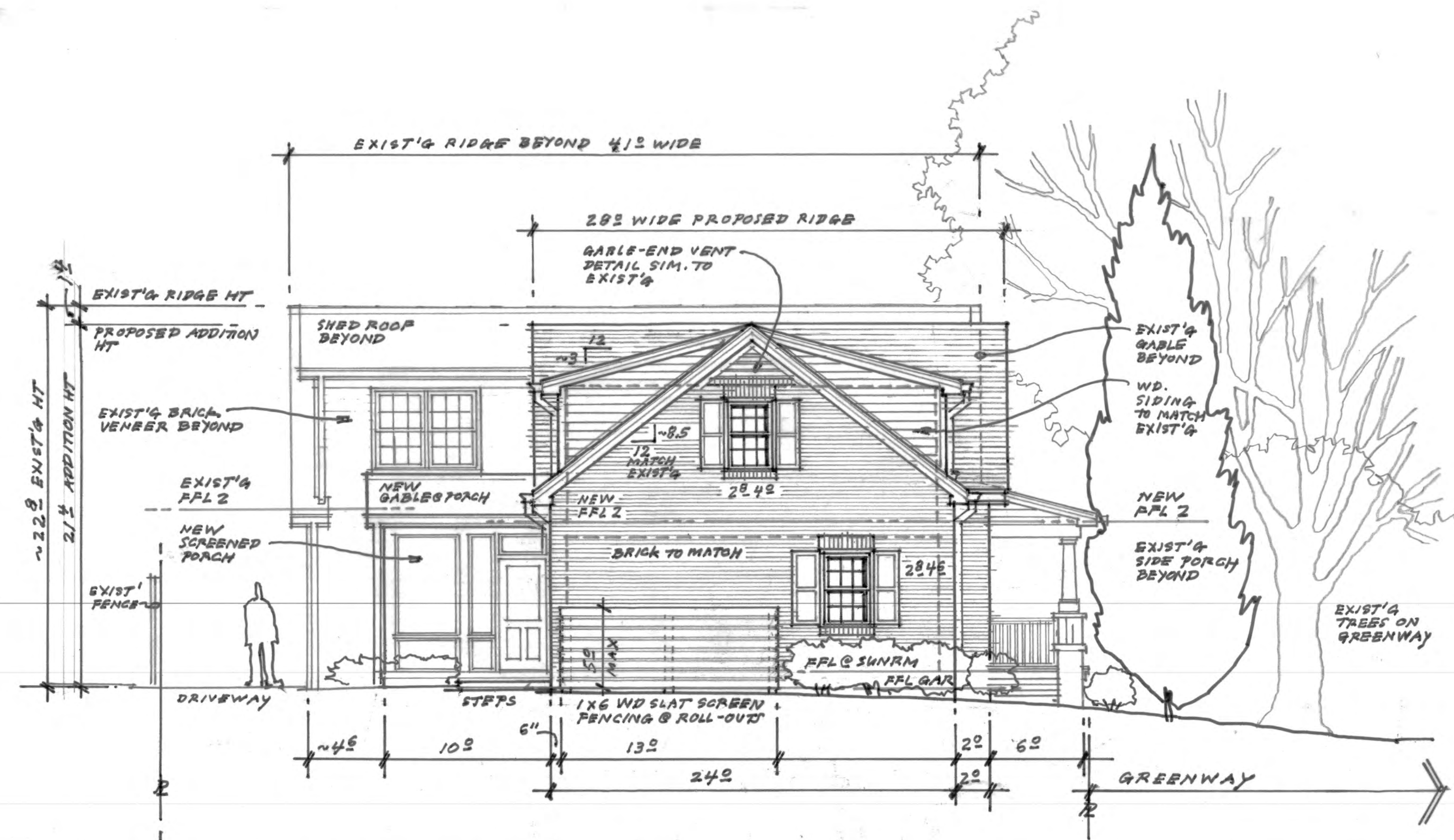
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EXIST
A 6
EXISTING SOUTHEAST
REAR ELEVATION
3/16" = 1'-0"



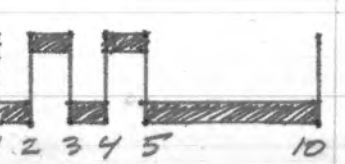
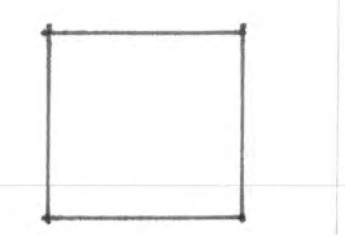
1
A 6
PROPOSED SOUTHEAST
REAR ELEVATION
3/16" = 1'-0"

REVISED FOR 10/10/18

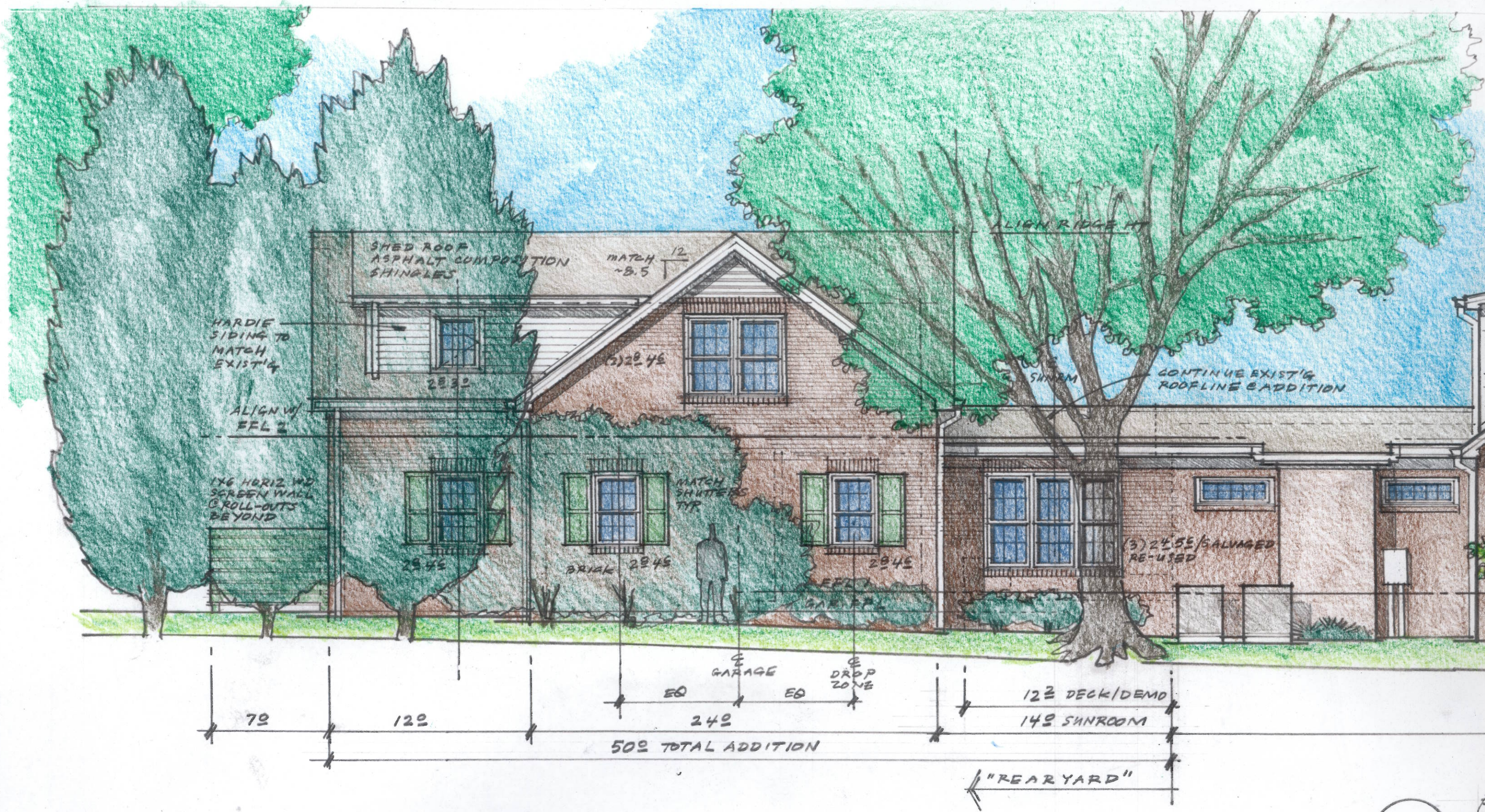
515 WALNUT AVENUE
ADDITIONS

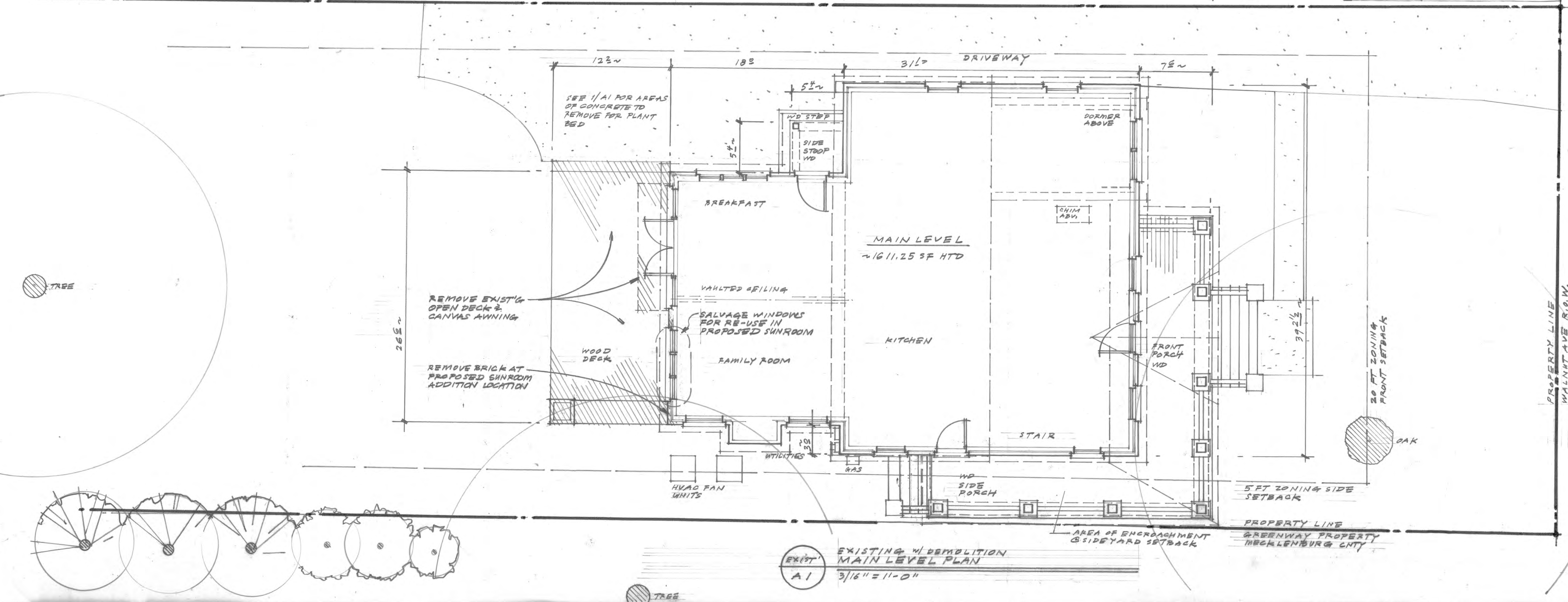
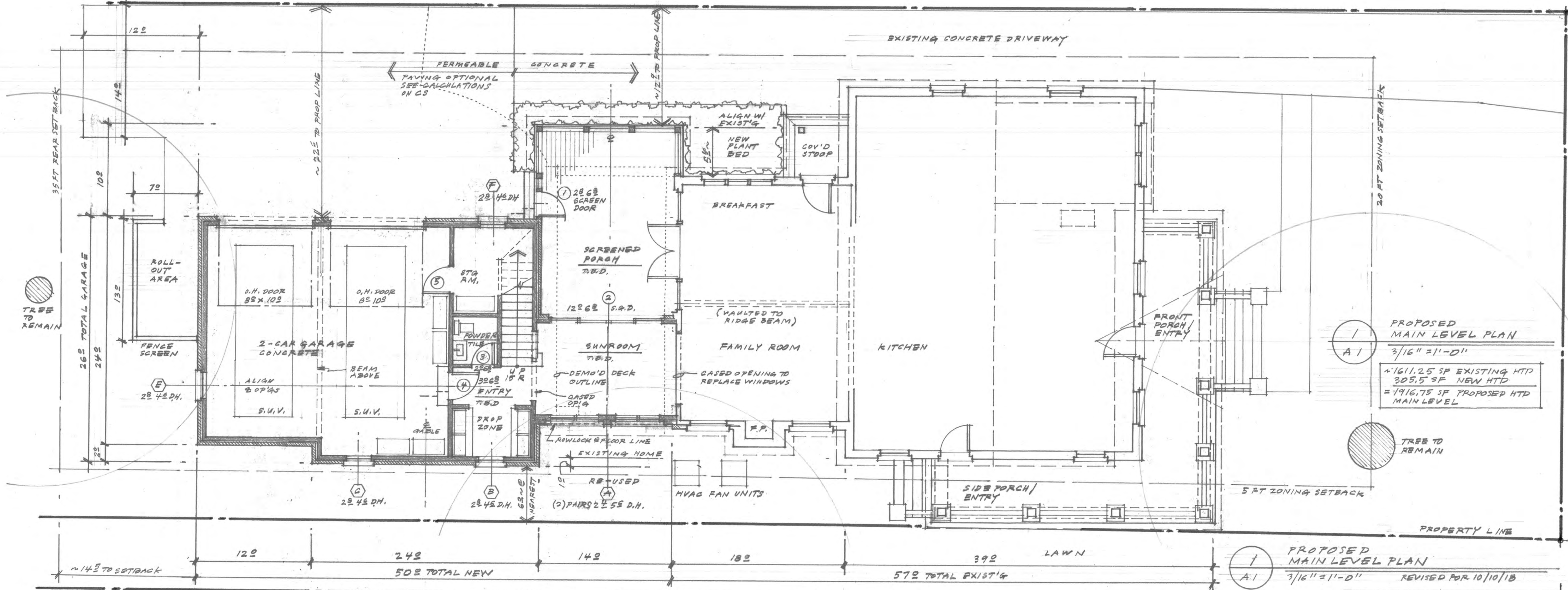
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10/10/18



A 6





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**515 WALNUT AVENUE
ADDITIONS**

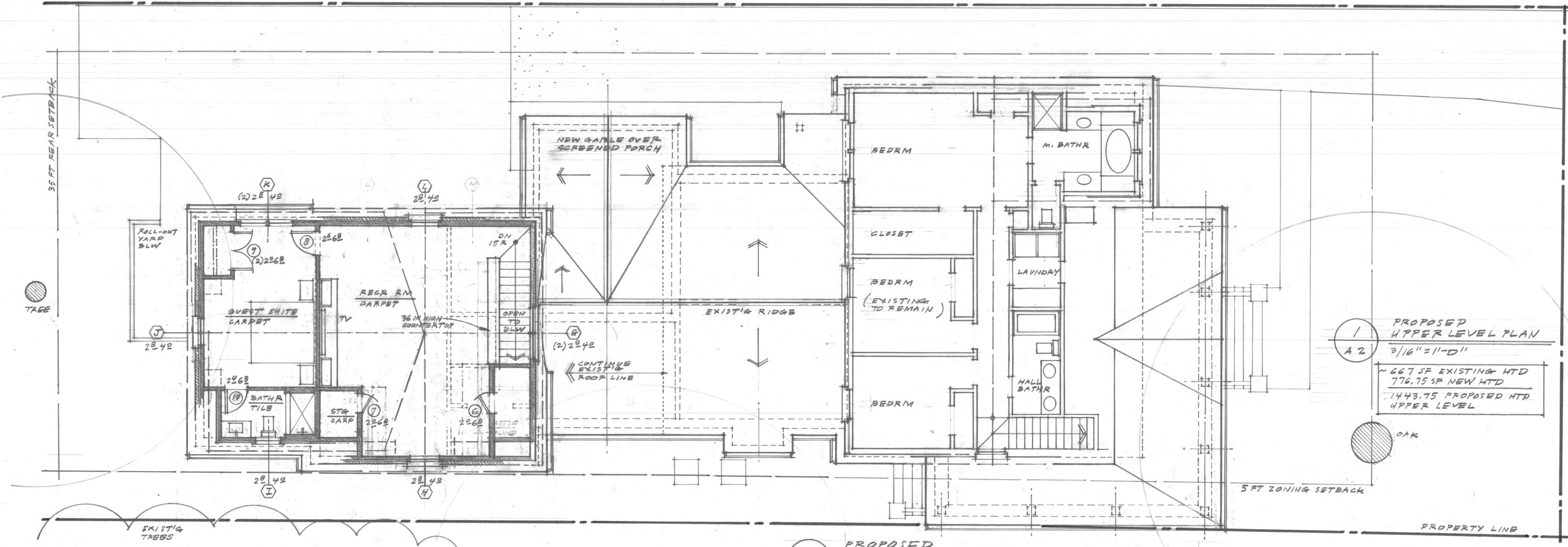
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HDC REVIEW SET
 10/10/18
 PRICING SET
 PERMIT SET

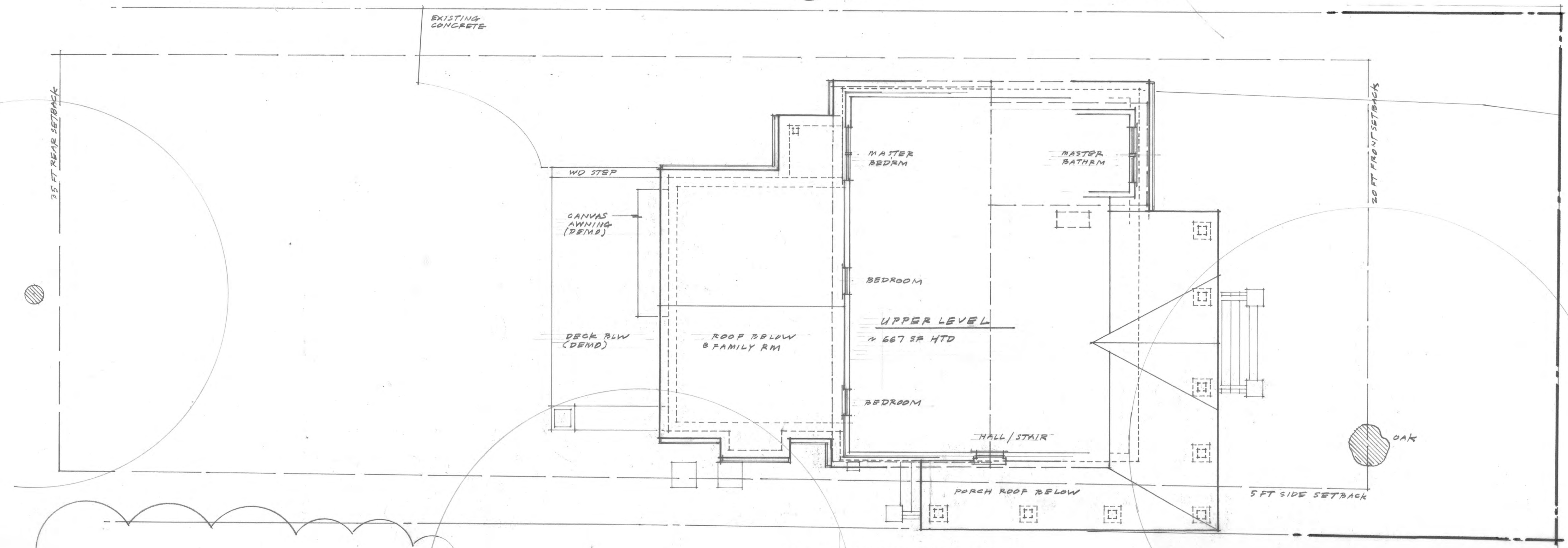


0 1 2 3 4 5 10





PROPOSED
UPPER LEVEL PLAN
3/16" = 1'-0" REVISED FOR 10/10/18



EXIST
A2

EXISTING W/ DEMOLITION
UPPER LEVEL PLAN
 $3/16" = 1' - 0"$

515 WALNUT AVENUE

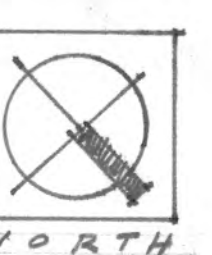
ADDITIONS

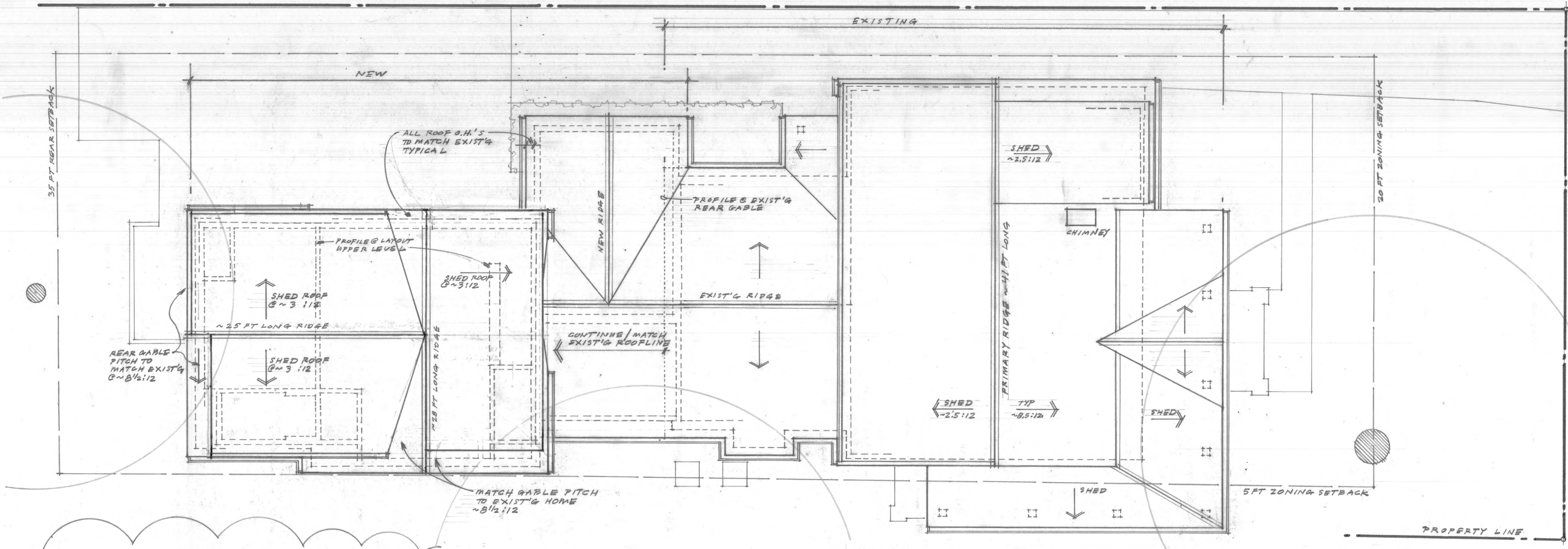
ADDITIONS

WESLEY + MOLLY HYLAND
515 WALNUT AVENUE
CHARLOTTE NC 28208

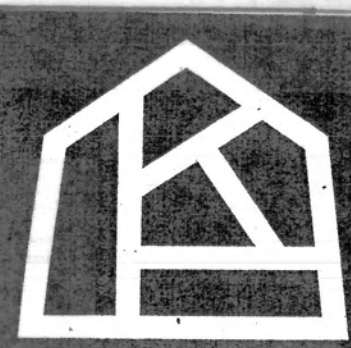
CHARLOTTE HISTORIC DISTRICT

HDC REVIEW SET
10/10/18
PRICING SET
PERMIT SET





1
A3
PROPOSED
ROOF PLAN
3/16" = 1'-0"
REVISED FOR 10/10/18
NOTE: ALL NEW ROOFING TO MATCH EXIST'G ASPHALT
COMPOSITION SHINGLES

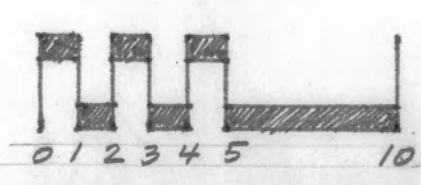


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10/10/18
PRICING SET
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A 3