Charlotte Historic District Commission

Staff Review

HDC 2018-523

Application for a Certificate of Appropriateness

Date: October 10, 2018

PID# 07102202

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 517 Walnut Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Shelley Hughes/KaTonya Hamilton

Details of Proposed Request

Existing Conditions

The existing house is a one story Craftsman bungalow single family house with a 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 a new detached garage. The addition would raise the ridge approximately 3'-8" and extend into the rear yard 22' with new side gables. The garage footprint is approximately _____ 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.

<u>Design Guidelines – Additions, page 7.2</u>

- 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 - Accessory Buildings, page 8.9

- 1. Retain and repair historic outbuildings. Do not demolish historic outbuildings.
- 2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following 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.

All New Construction	n Projects Will be Evaluated for Compatibility by the Following Criteria	
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.
- 2. additions, 7.2 above.
- 3. Minor revisions may be reviewed by staff.

August 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 2018-523 HISTORIC DISTRICT: WESLEY HEIGHTS ADDITION/GARAGE STEWART CREEK **GREENWAY** TROOF TO THE PROPERTY OF THE P NO OTHER Wesley Heights LitakerAv A STATE OF THE STA O III Sylinia 517 Walnut Avenue Wesley Heights Historic District **Property Lines** 70 140 280 420 **Building Footprints** October 3, 2018 Feet

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Applicable Historic District Guidelines

517 Walnut Ave.-Wesley Hts. Historic District 09.28.2018

While there are many sections of the HDC guidelines we must meet with our design, this project primarily falls under section 6-New Construction (detached garage), 7-Additions (house), and 8-Accessory Buildings (detached garage) for discussions/presentation with the HDC Board but will answer any questions the board has about sections not covered in this document.

Section 6: New Construction (as it relates to Detached Garage/Accessory Building)

	NEW CONSTRUCTION		
	All Projects Will be E	valuated for Compatibility by the Following Criteria (as applicable)	Page
√	Setback	in relationship to setback of immediate surroundings	6.
√	Spacing	the side distance from adjacent buildings as it relates to other buildings	6.
√	Orientation	the direction of the front of the building as it relates to other buildings in the district	6.
√	Massing	the relationship of the buildings various parts to each other	6.
1	Height and Width	the relationship to height and width of buildings in the project surroundings within a 360 degree range of visibility	6.
✓	Scale	the relationship of the building to those around it and the human form	6.
✓	Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.
✓	Foundations	the height of foundations as it relates to other buildings in project surroundings	6.
√	Roof Form and Materials	as it relates to other buildings in project surroundings	6.1
✓	Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.1
✓	Doors and Windows	the placement, style and materials of these components	6.1
✓	Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.1
✓	Materials	proper historic materials or approved substitutes	6.1
✓	Size	the relationship of the project to its site	6.2
√	Rhythm	the relationship of windows, doors, recesses and projections	6.1
√	Context	the overall relationship of the project to its surroundings.	6.1-
/	Landscaping	a tool to soften and blend the project with the district	8.1-

- ✓ Setback & Spacing: Front of garage position is almost identical to current detached structure to be removed and moved further inside the property line (approx.. 4ft) than the existing detached structure (approx. 1-2ft).
- ✓ **Orientation**: Garage is facing the street which we feel is the appropriate orientation and position per other historic examples and lot configuration and ingress/egress path from the driveway and to minimize the amount of concrete needed to extend access to the new garage.
- Massing, Height & Width, Scale, Directional Expression: The size and massing of the detached structure is clearly secondary to the primary structure in footprint size, but also positions behind the house, it is slightly shorter than the new primary structure and designed to look like a one story building even though it has a 2nd floor apartment. The design was kept as compact as possible to meet the client's needs and historic guidelines.
- ✓ Foundation and Materials: Foundation to be brick like the primary structure with 3-4 courses exposed at grade with a transition to siding above to differentiate this as new construction from the primary structure which is all brick currently with some German siding accents at the front gable and rear laundry room. We will match the beam details at the front of the house with band on the

- garage between 1st & 2nd floor but plan to use Hardie Artisan or Nichiha Siding approved in other HDC projects recently or equal.
- **Roof Form:** Direction, size, roof slope, and details will match the existing primary structure as close as possible. The main gable of the secondary structure faces front just like the primary structure with side facing gables sloping back away from street/view to minimize appearance of the structure and making it look like 1 story or 1.5 stories just like the house.
- Windows & Doors, Cornices & Trim: will all be similar to existing materials and profiles as close as possible with current brand/products available, painted white to match existing house trim/paint colors. Windows & doors to be "4 over 1" Wood or wood-like windows with 1" muntin (or to match existing as close as possible) by Sierra Pacific or comparable brand with simulated divided lites (SDL's) and painted to match existing windows on primary structure.
- ✓ **Porches:** only a very small covered entry into the stairwell to apartment the garage which will most likely not be visible from the street but will have a concrete floor with brick edge and square wood column supporting the corner of the roof.
- ✓ Size, Rhythm, Context: see comments above, garage size and position is consistent with others in the historic districts, see "Garage Examples" included in presentation materials
- Landscaping: no trees to be removed, will trim and shape existing landscaping as needed possibly removing some underbrush and cleaning up landscaping around entire property, any new landscaping will be proposed by others

Section 7: Additions

ADDITIONS

For Additions to Buildings



- Attempt to locate the addition on the rea elevation so that it is minimally visible from the
- Limit the size of the addition so that it does not visually overpower the existing building
 - 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.
- Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
 - Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. Typically, the original roof as visible from the public right-of-way should not be raised.
- 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
- Additions that are no taller nor wider than the existing building and increase the building's square footage 50% or less are typically eligible for administrative approval.
 - In a single family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered



This is an example of a new front porch and a rear addition that is not visible from the street



of the side elevation.

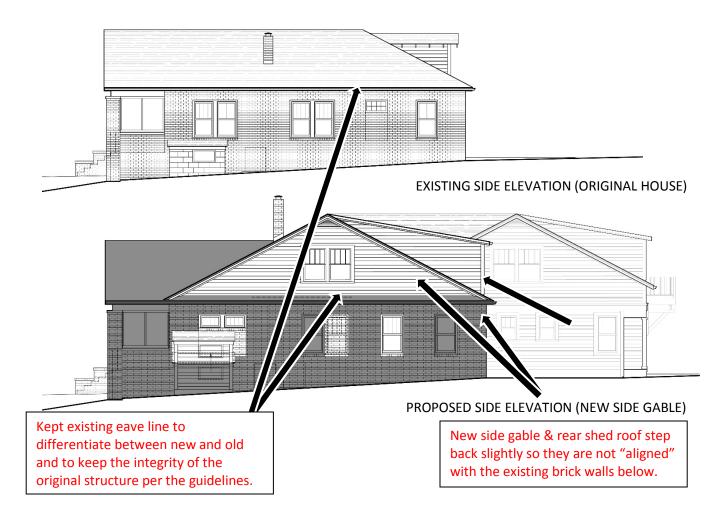


This one-story rear addition respects the scale, roo form materials and details of the existing hous

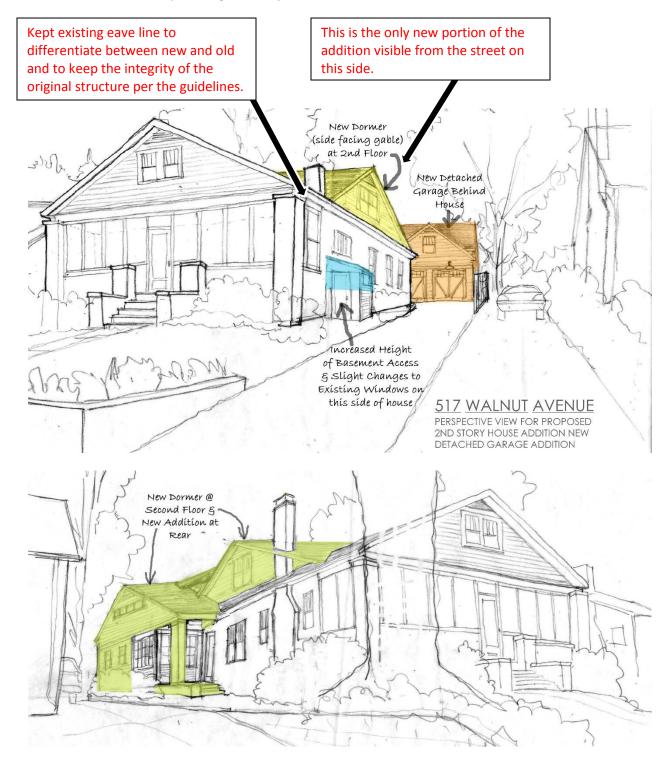


i his two-story rear addition, like the example above, respects the vocabulary of the original dwelling with its hip roof, window proportions, and cladding

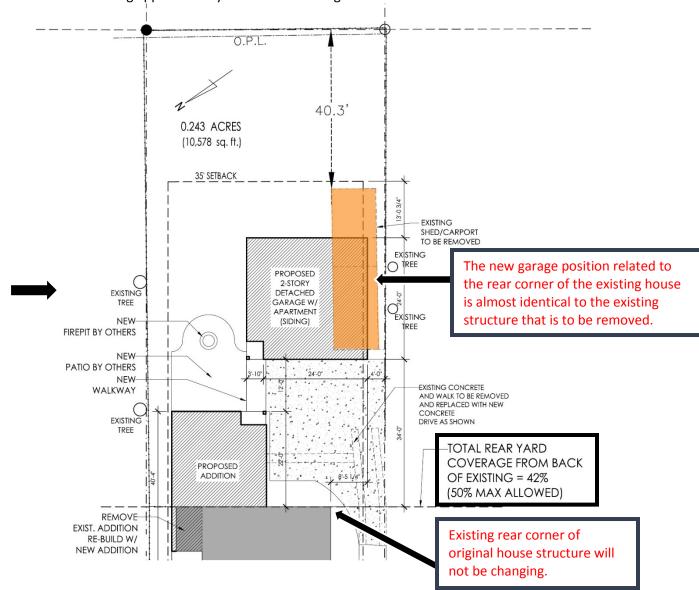
- ✓ 7.2.1-Located the addition the rear and second floor additions are sloping away from the street to minimize height of the additions visually.
- ✓ 7.2.2-(See Image Below) Limited the size of the addition to not overpower the existing structure as much as possible. Only 34% added to the existing 1st floor and all second floor additions are "under the existing/new roof" so not to appear as a full second story
- ✓ **7.2.3-(See Image Below)** We kept the original roof line from front to back to delineate the original brick from the new side gable above that is siding. This new side facing gable could be removed and the original roof could be reinstated as original. We tried to treat this like a large dormer added to the existing roof.



- ✓ 7.2.4-(See Image Below) We have maintained the original orientation of the main front facing gable and it will not be changed.
- ✓ 7.2.5-(See Image Below) Maintained the existing roof pitch on all new roofs as close as possible with the exception of the shed roofs which are all on the rear of the house and not visible from the street. And the original roof at the front has been maintained and will still be the prominent view of the house from the public right-of-way.



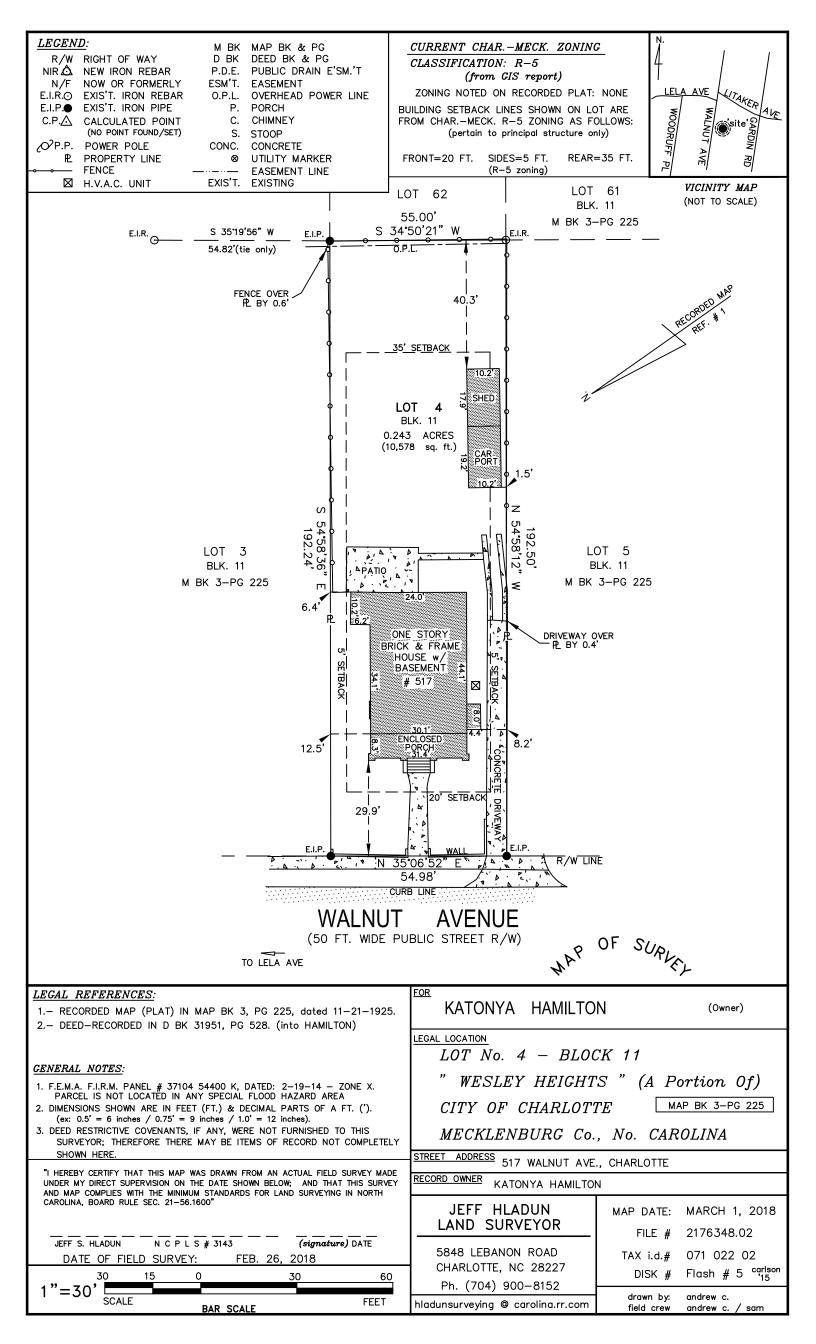
- ✓ 7.2.6-(See Image Above) All roof slopes, materials, form, massing, and scale, directional expression, and roof forms are compatible with the current roof line and other similar homes in this neighborhood as well as other nearby neighborhoods built at the same time. Please see the roof form studies that show nearby and historic examples submitted as part of this package as well as homes previously approved by the HDC with almost identical roof lines included in the presentation materials for 719 Tremont Ave and 812 Lexington Ave.
- 7.2.7-(See Image Above) The new roof proposed at the rear is slightly taller than the original roof (3'-8") to meet head height requirements for the NC Residential Building Code for the new second floor spaces but this roof is sloping back away from the street, and the top of the new ridge is more than halfway back on the existing structure, the house is about 8-10ft above the elevation of the public right-of-way and we do not feel it will have a large visual impact from the street and will not overpower the existing roof line and front gable which will still "read" at the dominant roof feature.
- 7.2.8-(See Image Below)—No more than 50% of the rear yard from the back of the existing structure can be impervious area including additions, accessory buildings, patios, driveways, etc. We are covering approximately 42% with this design.



Section 8: Accessory Buildings

- √ 8.9.2-(See Images Above & Below) The garage is sited at the rear. Detached structured were usually just beyond the house and not pushed completely to the rear. Also...pushing it back further will result in more concrete. We are near the limit of the rear yard coverage currently at 42% coverage as drawn.
- 8.9.3- (See images already included Section 6 & 7above) New garage is designed to be compatible with the historic style, character, historic elements, and roof form. The scale is quite a bit smaller than the primary structure and situated far enough behind the house to read as secondary and as a 1 story or 1.5 story structure the same as the primary structure. And roof height is 12-18" lower than the primary structure.













Existing Lot Photos







Garage placement was critical to the view of the uptown skyline seen in the photo below. Project will have a rear addition on the left side of the existing house to take advantage of the view not visible on the right. Garage will be placed on the right directly behind existing driveway.









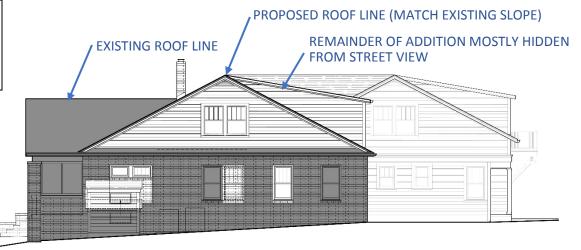




ROOF FORM/HEIGHT STUDY-

Cross Gables & Prominent Side Gables on Neighboring Structures





PROPOSED SIDE ELEVATION—NEW ROOF PROFILE











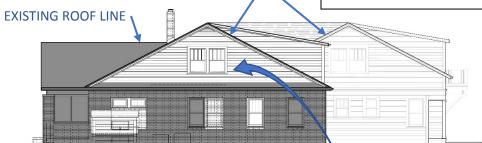


ROOF FORM/HEIGHT STUDY-

Cross Gables & Prominent Side Gables From Historic Examples

PROPOSED ROOF LINE (MATCH EXISTING SLOPE)





PROPOSED RIGHT SIDE ELEVATION

PROPOSED ROOF LINE (MATCH EXISTING SLOPE)



PROPOSED LEFT SIDE ELEVATION



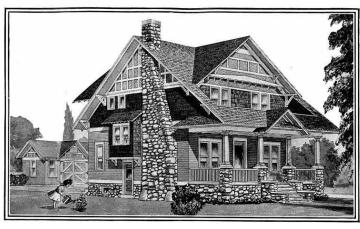








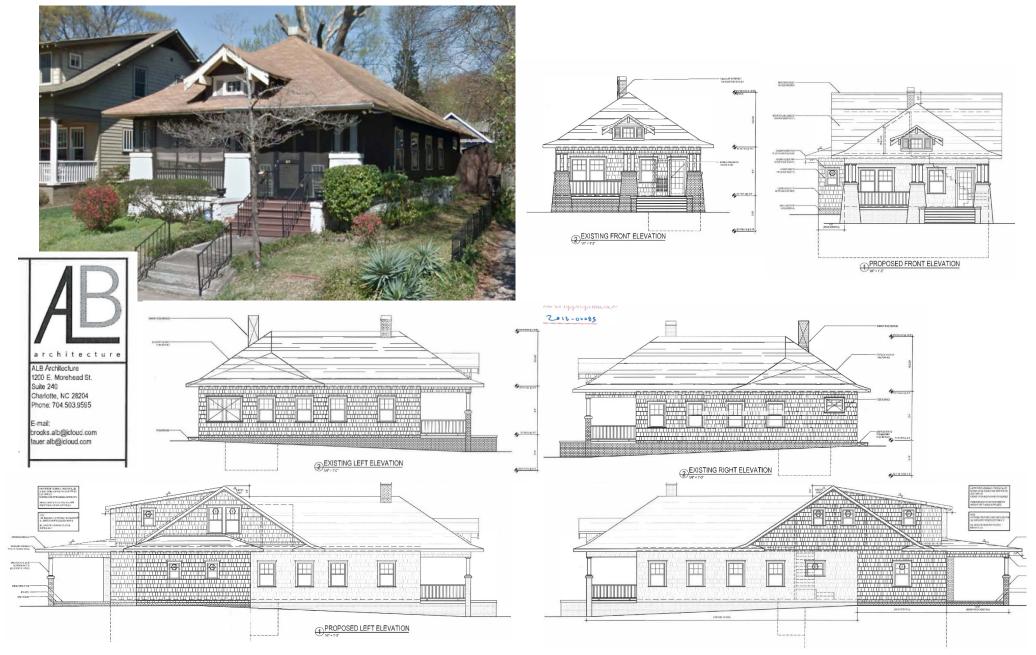




HDC Approved Project 719 E. Tremont Ave.-Dilworth

Image from Google Street View

This project was an <u>approved by the Historic District Commission in May 2018</u> for an addition/change to the existing roof line that proposed a new side facing gable with a new ridge height higher than the original front facing hip/ridge in Dilworth. House was originally built in 1900. Not sure if this project was ever completed but was approved under the current HDC guidelines. 517 Walnut was built in 1933, very similar original roofline, proposing similar exterior modifications.

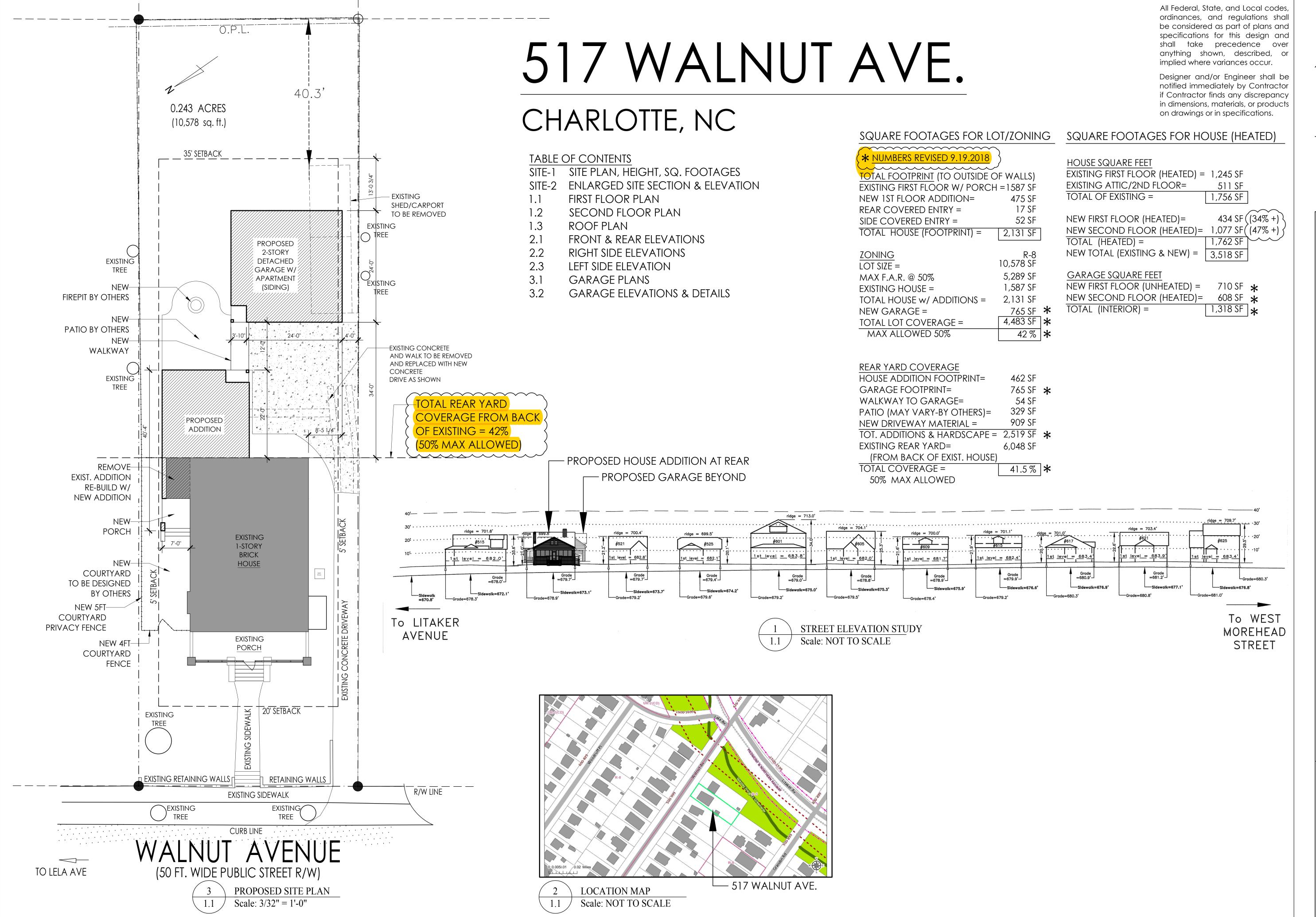


HDC Approved Project 812 Lexington Ave.-Dilworth

Images from Google Street View

This project was an <u>approved by the Historic District Commission in Dec. 2015</u> for an addition/change to the existing roof line that proposed a new side facing gable with a new ridge height higher than the original front facing gable in Dilworth keeping original eave line from front to back of the original house. House was originally built in 1936. 517 Walnut was built in 1933, almost identical roofline, proposing almost identical exterior modifications.





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DESIGN, LLC

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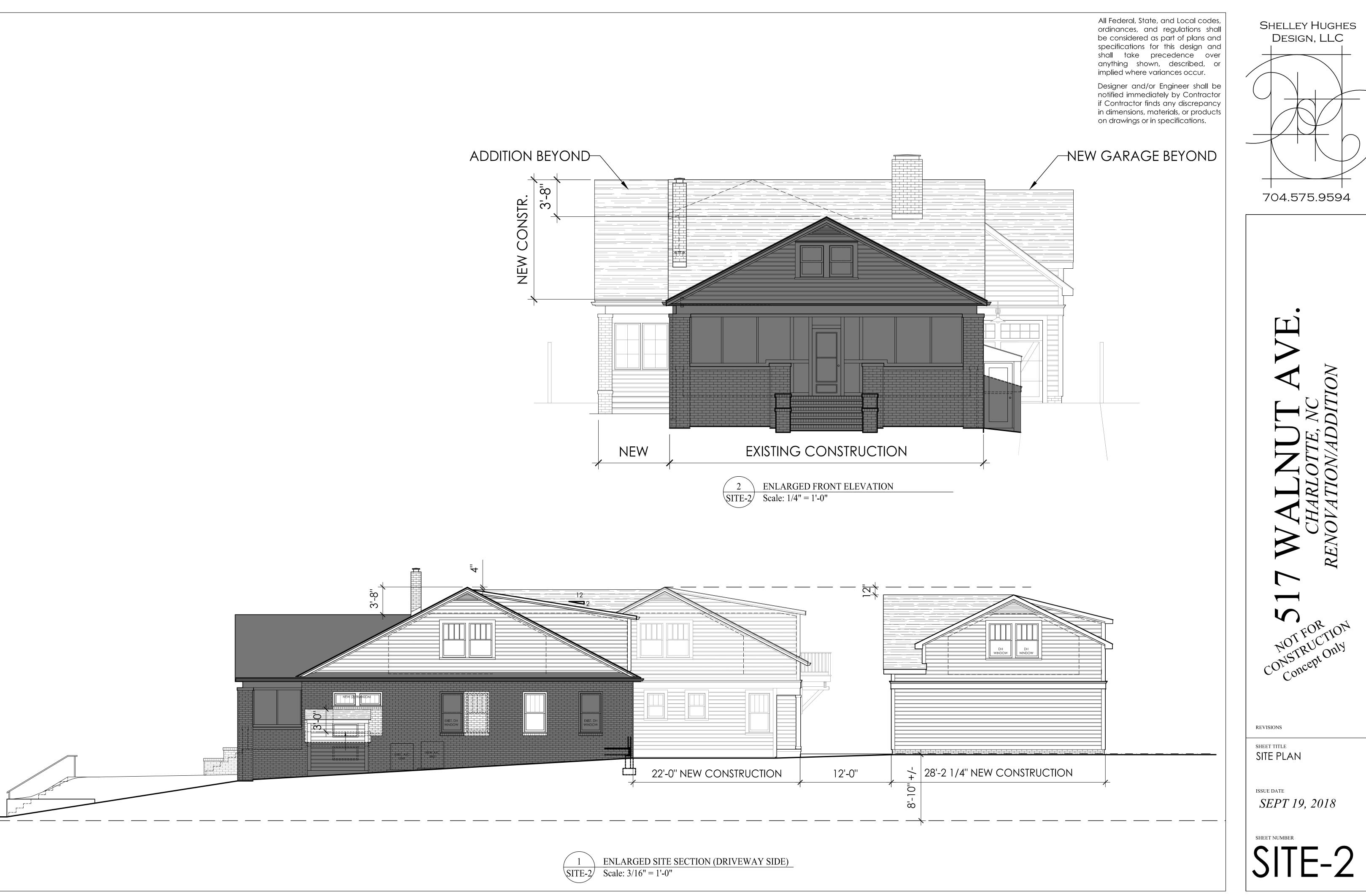
SITE PLAN

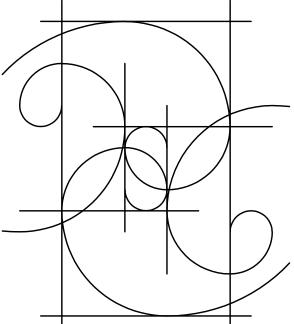
ISSUE DATE

SEPT 19, 2018

SHEET NUMBER

SITE-1





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SHEET TITLE SITE PLAN

ISSUE DATE SEPT 19, 2018

SITE-2



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SHEET TITLE
FRONT & REAR
ELEVATIONS

SEPT 19, 2018

SHEET NUMBER



All Federal, State, and Local codes,

ordinances, and regulations shall

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SHEET TITLE
RIGHT ELEVATIONS

ISSUE DATE

SEPT 19, 2018

SHEET NUMBER



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NOT FOR TON CONSTRUCTION CONSTRUCTION

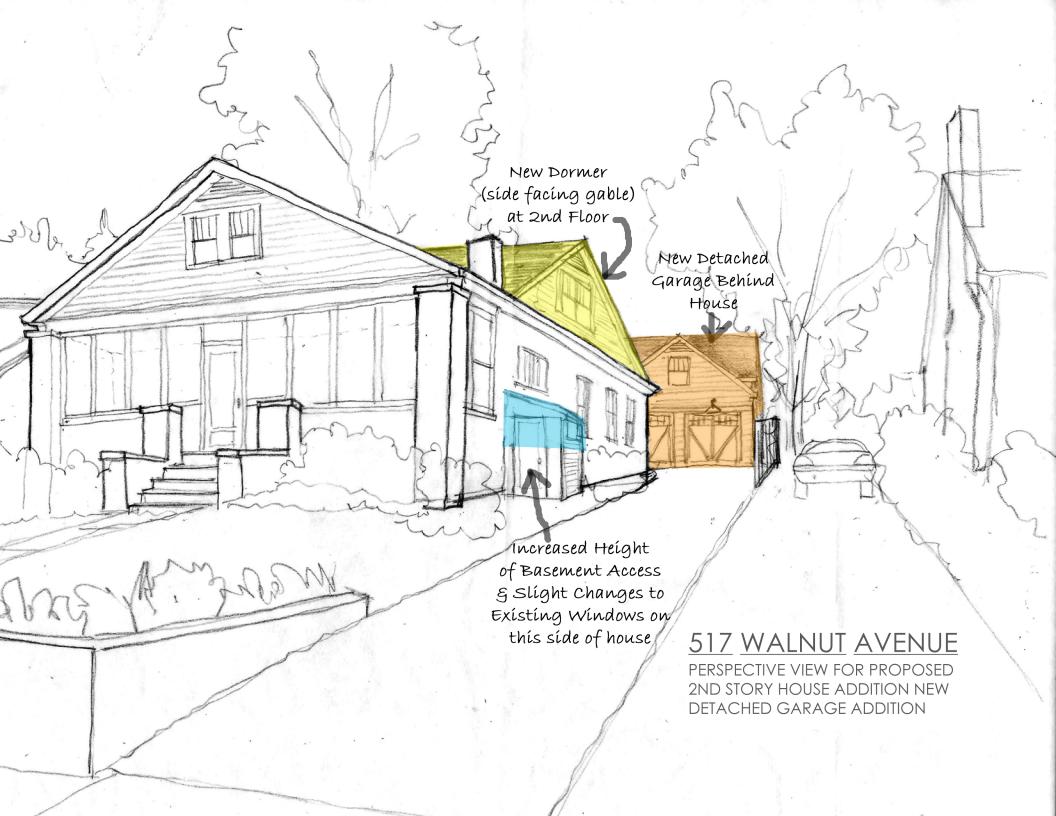
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SHEET TITLE RIGHT ELEVATIONS

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OTHER HISTORIC GARAGE EXAMPLES



PROPOSED ELEVATION

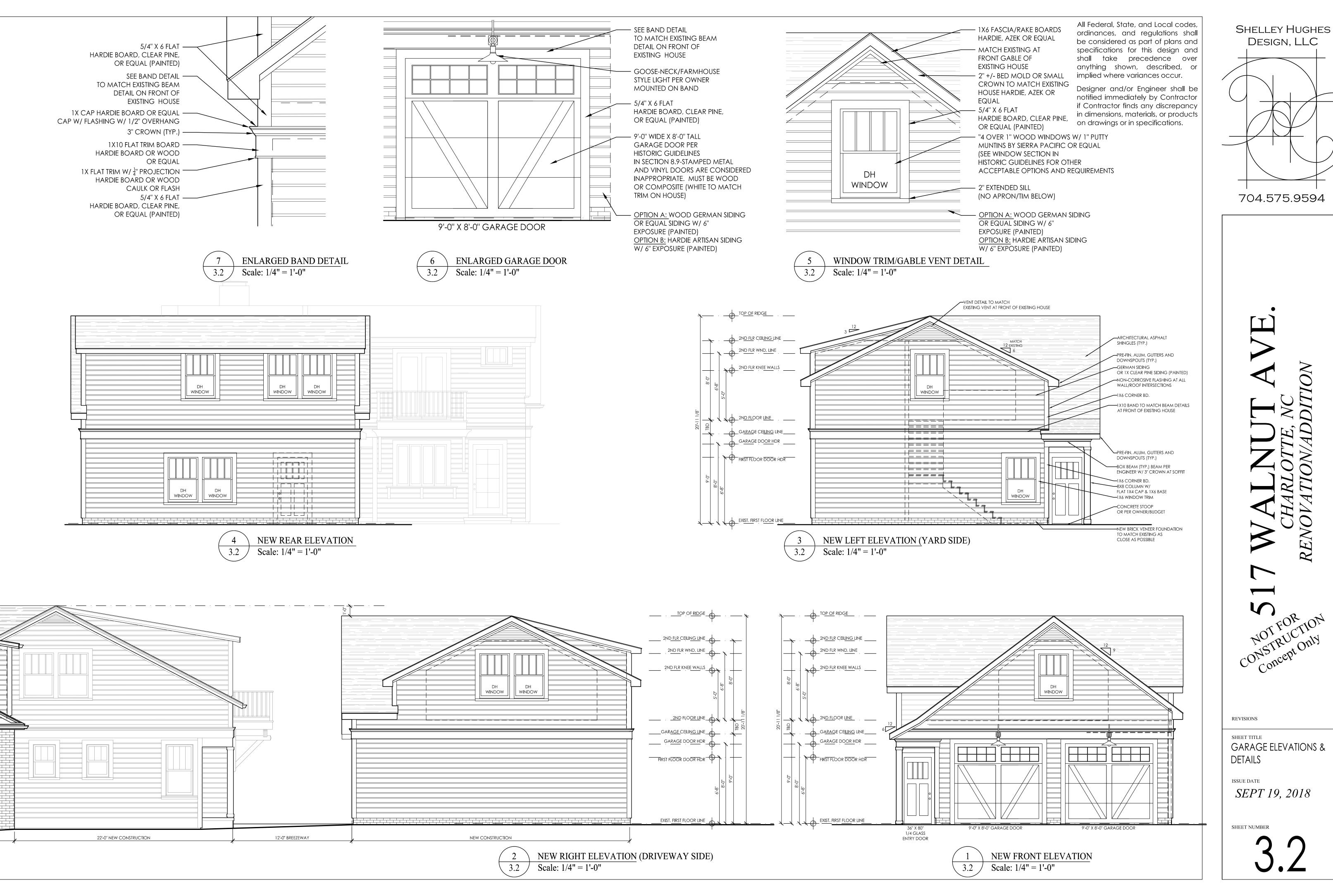












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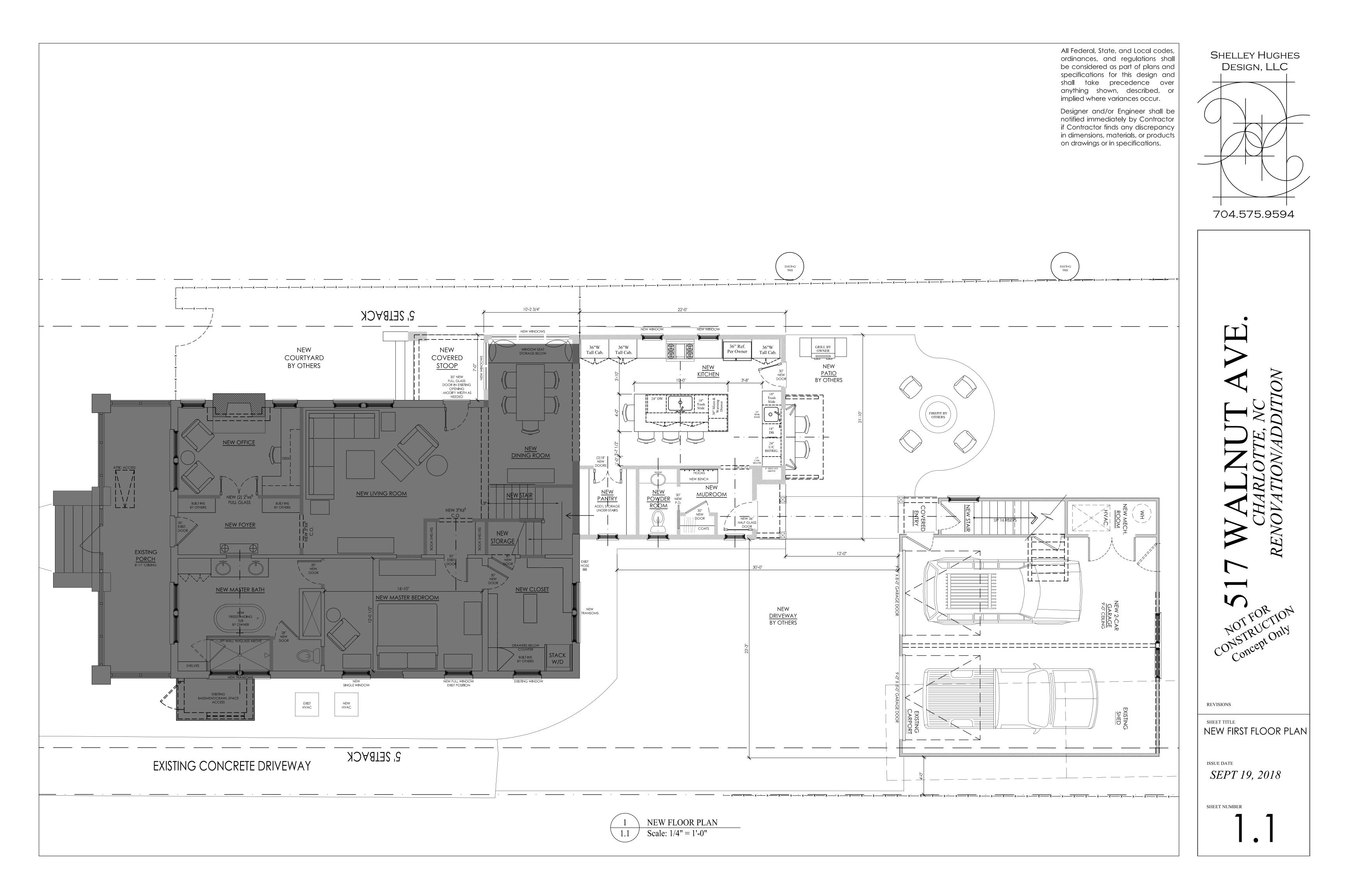
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SHEET TITLE GARAGE ELEVATIONS & DETAILS

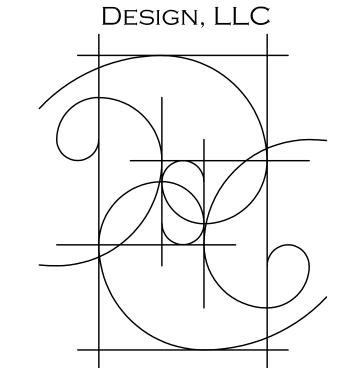
ISSUE DATE SEPT 19, 2018

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All Federal, State, and Local codes, ordinances, and regulations shall be considered as part of plans and specifications for this design and shall take precedence over anything shown, described, or implied where variances occur.

Designer and/or Engineer shall be notified immediately by Contractor if Contractor finds any discrepancy in dimensions, materials, or products on drawings or in specifications.



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17 WALDNIT AVI CHARLOTTE, NC RENOVATION/ADDITION

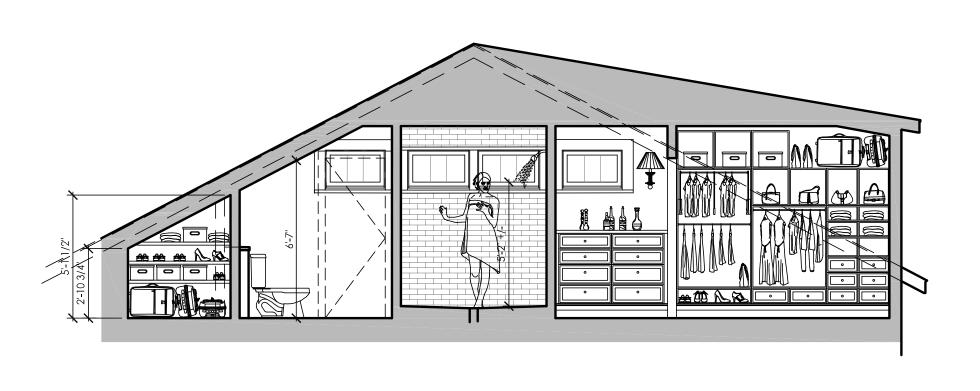
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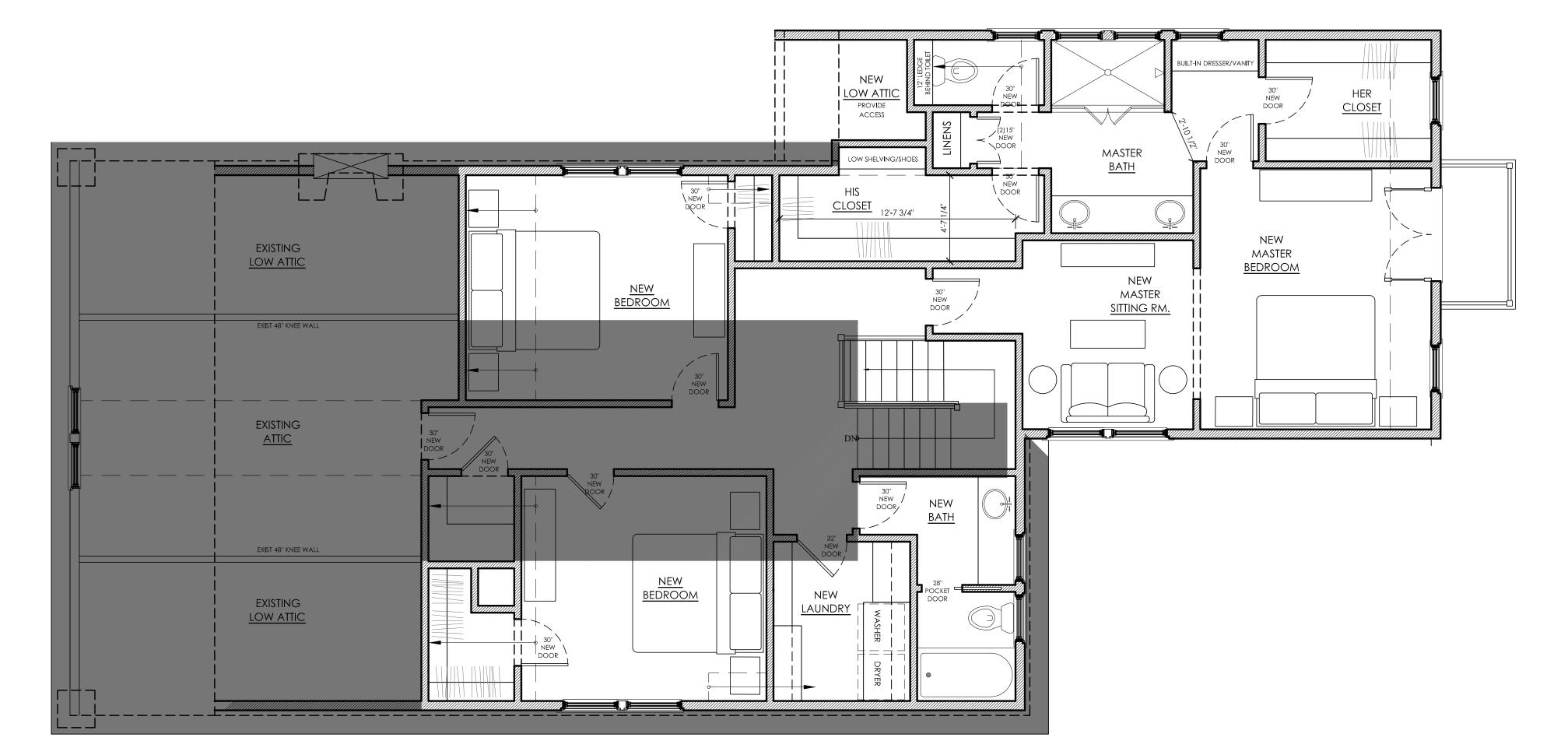
REVISIONS

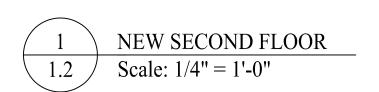
NEW SECOND FLOOR

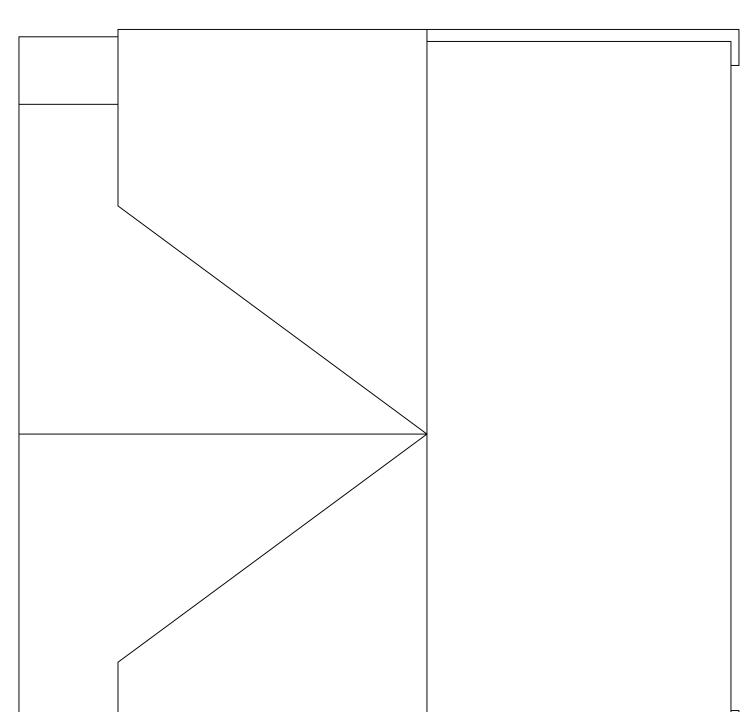
SEPT 19, 2018

SHEET NUMBER









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7 WALNUT AVE CHARLOTTE, NC RENOVATION/ADDITION

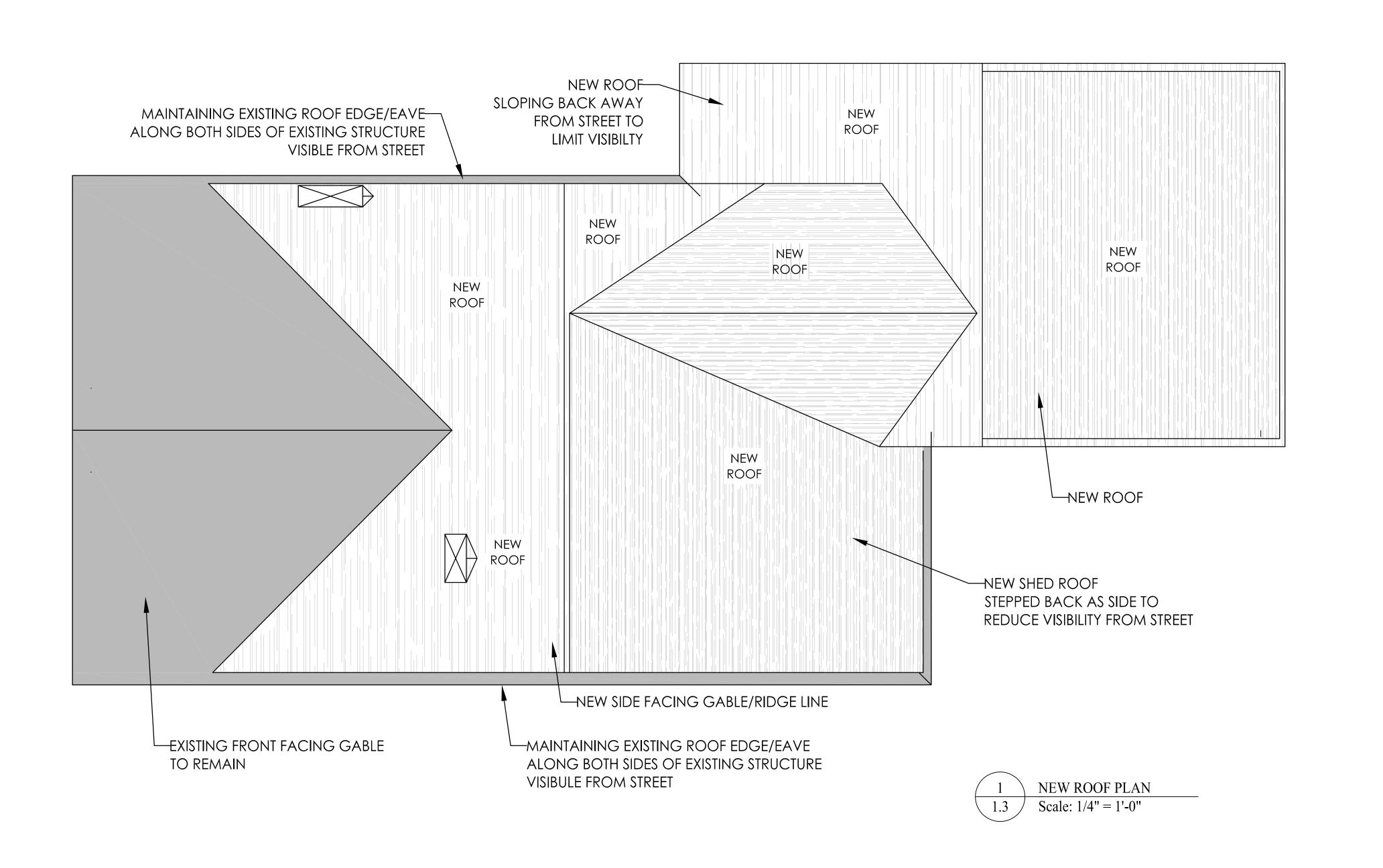
DEVICIONS

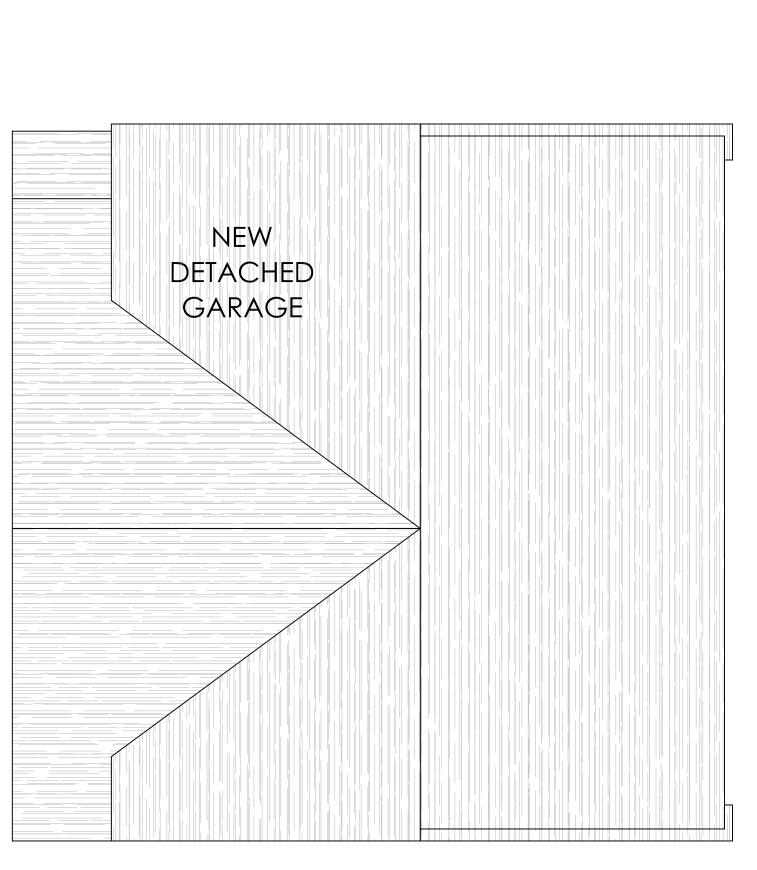
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NEW ROOF PLAN

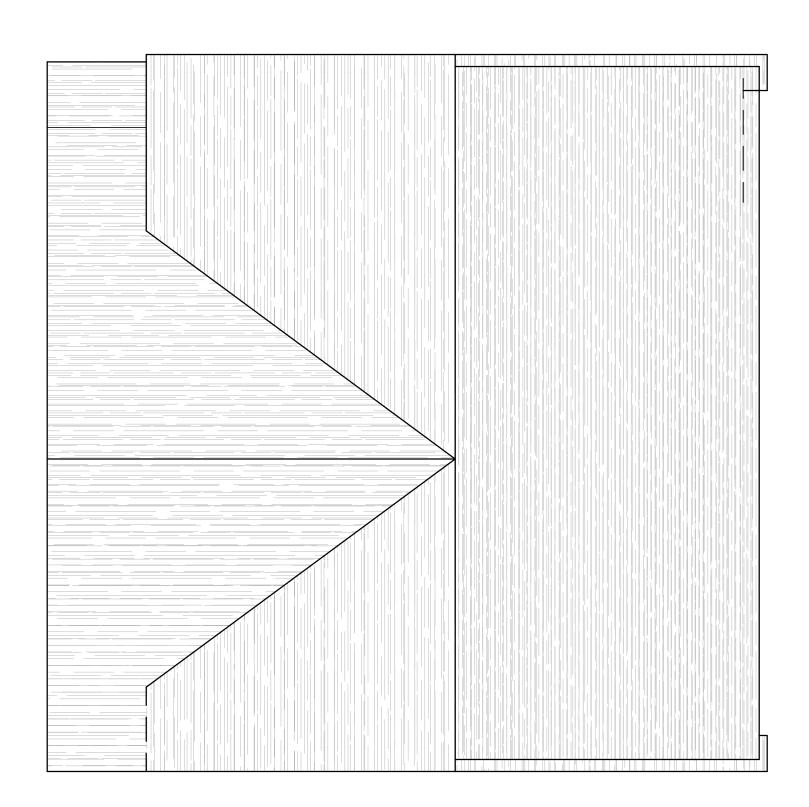
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ISSUE DATE SEPT 19, 2018

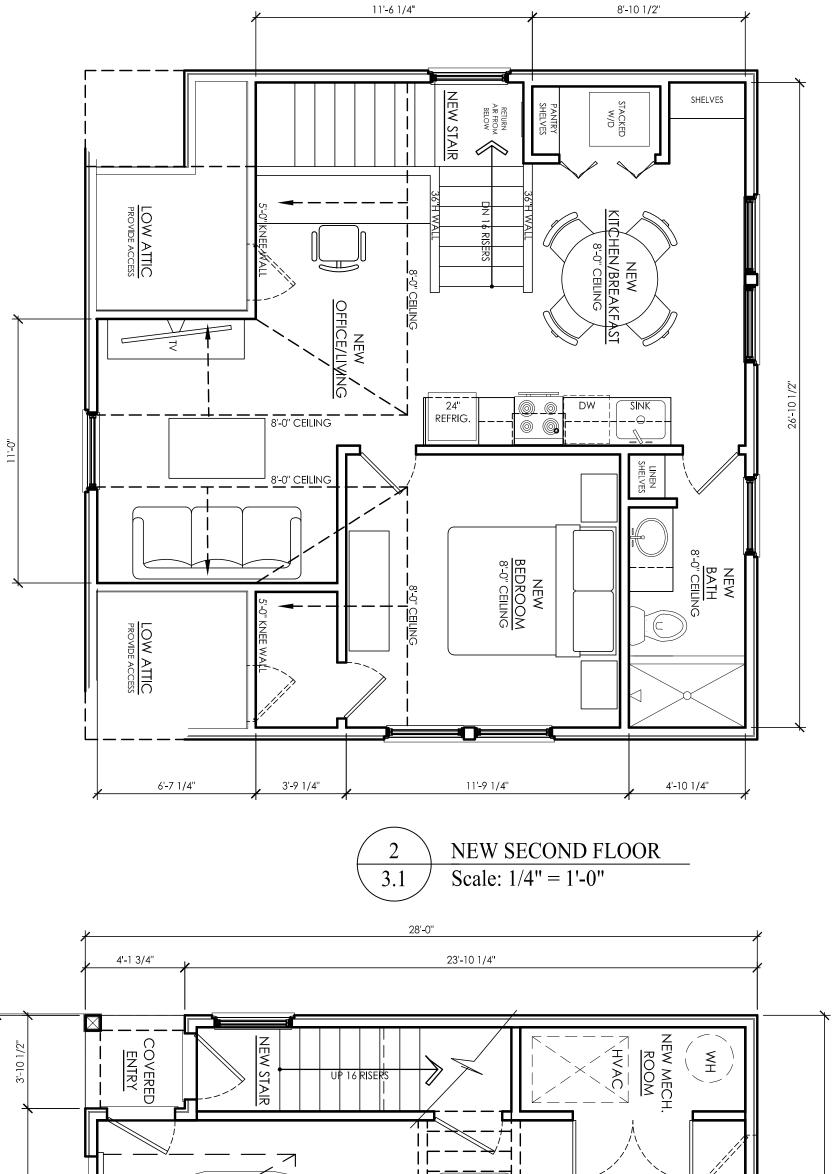
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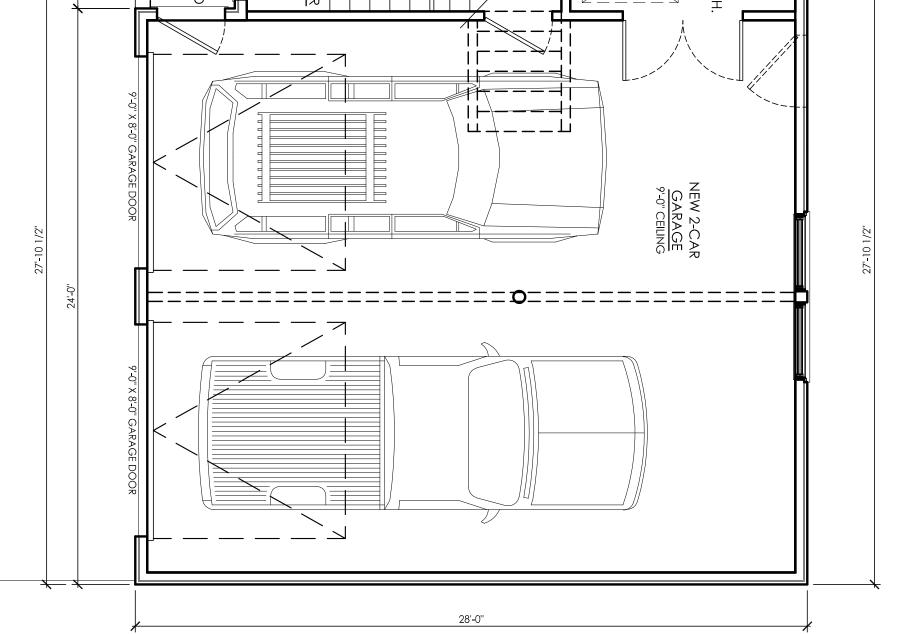






3 NEW ROOF PLAN
3.1 Scale: 1/4" = 1'-0"





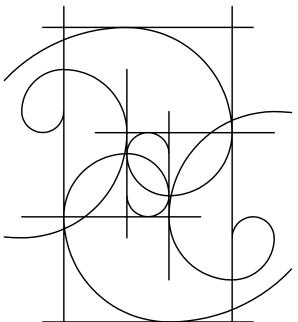
NEW FIRST FLOOR

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

All Federal, State, and Local codes, ordinances, and regulations shall be considered as part of plans and specifications for this design and shall take precedence over anything shown, described, or implied where variances occur.

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WALNUT AVE. CHARLOTTE, NC RENOVATION/ADDITION

NOT FOR TON CONSTRUCTION CONSTRUCTORY

REVISIONS

NEW FLOOR PLANS
DETACHED GARAGE

ISSUE DATE

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