

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 821 Walnut Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Ryan McArdle

The application was continued from September for the following items:

1. Re-study left elevation.
 - a. The corner under the gable end needs to be defined as an outside corner.
 - b. The paired windows need to be relocated so as not to be positioned under that section of roof.
 - c. A re-study of the center bump-out with the 3-12 pitch for a new roof configuration.
2. Right elevation: removal of the transom window and replacing it with a double-hung window.
3. Rear yard: Save smaller tree in the backyard with a construction protection plan and reconfiguration of back deck to accommodate the tree.

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Bungalow with Tudor elements constructed in 1937, located at the edge of the Wesley Heights Local Historic District. Architectural features include brick porch columns, and stucco with timbering in all three gables. All windows and doors are replacements and not original to the house. According to the National Register nomination, the front door used to have a glazing pattern similar to the 6/1 windows. Siding material is unpainted brick. Lot size is approximately 50' x 190'. Adjacent structures are 1-2 story single-family and multi-family houses. The garage at the rear was also constructed in 1937 and is considered a contributing element to the Wesley Heights National Register Historic District.

Proposal

The proposal is a one-story rear addition, which increases the square footage by more than 50% and includes a bump out on the left elevation. The addition's new roof will tie in below the existing ridge. There is no change to the existing building footprint. Materials include brick to match existing, fiber cement and wood on the right elevation bump out, and all wood trim to match existing. New windows to be aluminum clad in a 6/1 pattern to match existing. Two mature pecan trees will be removed to allow for the construction of the addition, and replanting is proposed.

Revised Proposal – October 9

- Left elevation: revised to maintain outside corner and paired window location, and changed roof configuration.
- Right elevation: transom window changed to a double-hung window.
- Additional information provided about the smaller tree in the rear yard.

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.

Design Guidelines – Additions, page 7.2 (cont.)

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 – Trees, page 8.5

1. Retain existing trees that define the district's character.
2. When tree removal is needed (due to disease or other reasons) or desired, a Certified Arborist must be consulted and the written recommendation must be provided to the HDC before removal is granted. This guideline includes trees in front, side, and rear yards.
3. Trees less than ten (10) inches in diameter may be removed in front, side, and rear yards with Administrative approval.
4. Identify and take care to protect significant existing trees and other plantings when constructing new buildings, additions, or site structures such as garages.
5. New construction that impacts healthy trees must be reviewed by the HDC. Mature trees that are unhealthy or causing significant structural damage to historic structures may reviewed by HDC staff. Replacement trees may be required.
6. The HDC may require the planting of additional trees to replace a mature canopy that is removed.

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 Analysis

1. The proposal is not incongruous with the District and meets the guidelines for Additions 7.2, Trees 8.5, and New Construction above.
2. Minor revisions may be reviewed by staff.



HDCRMA 2019-00479

PID: 07102223

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: ADDITION

October Meeting 2019



821 WALNUT AVENUE



824 WALNUT AVENUE









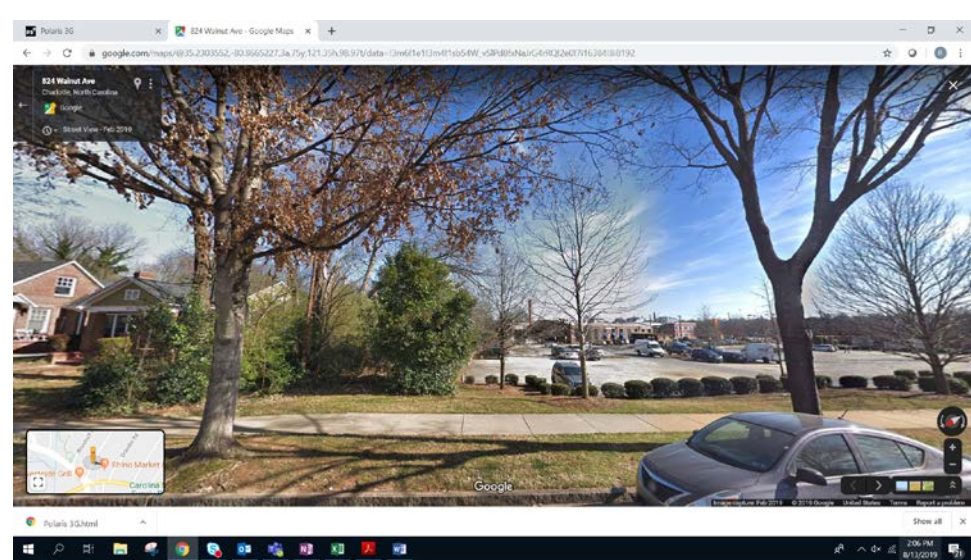




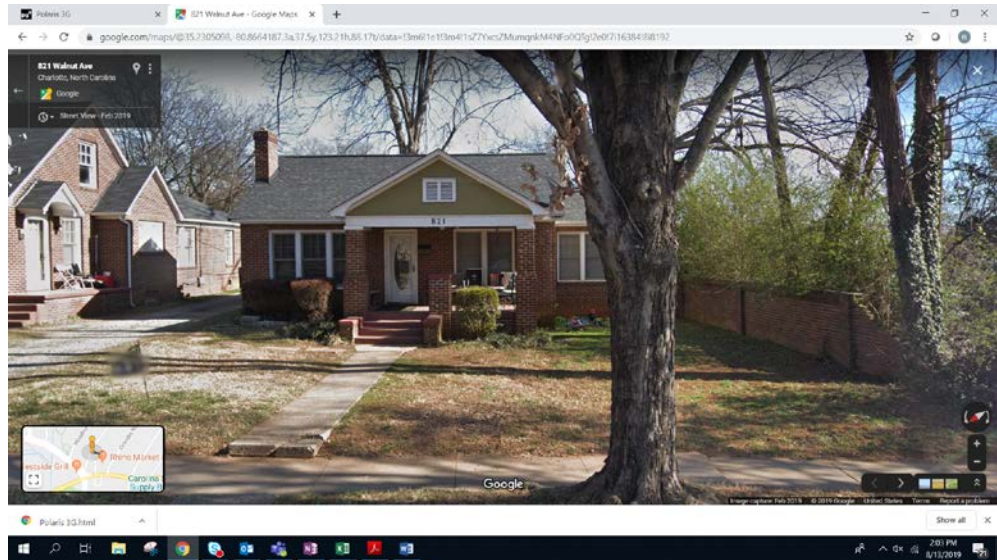




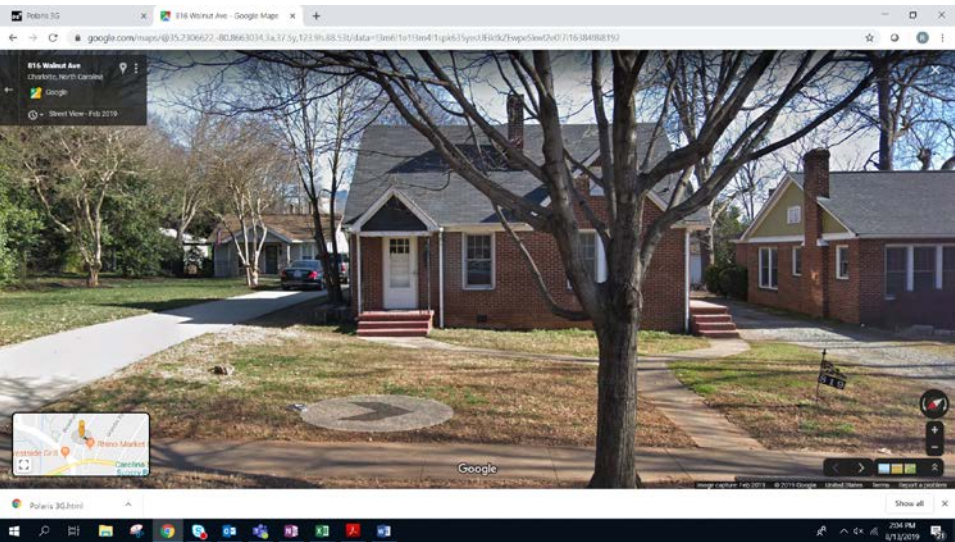
Parking Lot to the right of 821 Walnut Ave.



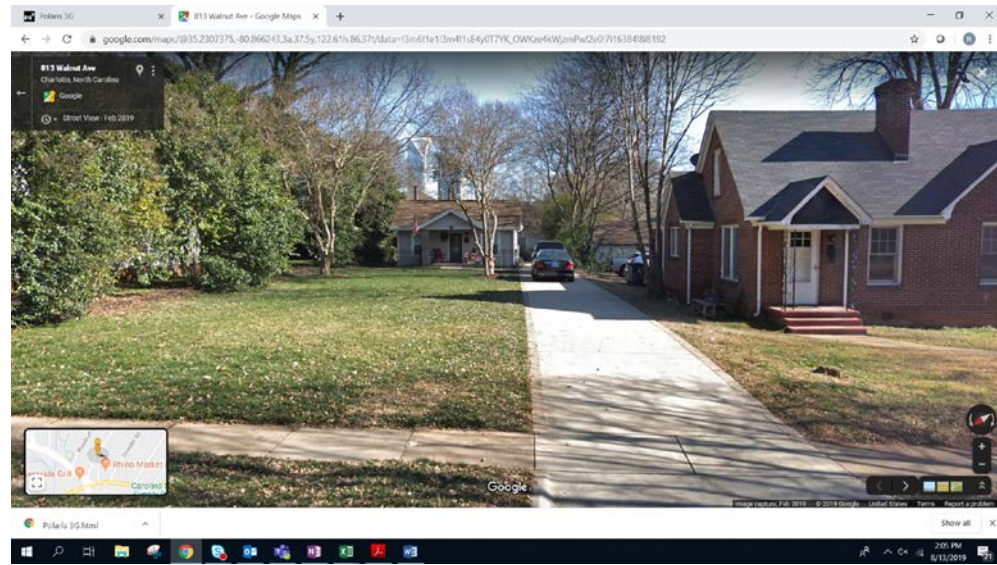
821 Walnut Ave- Property for Renovation



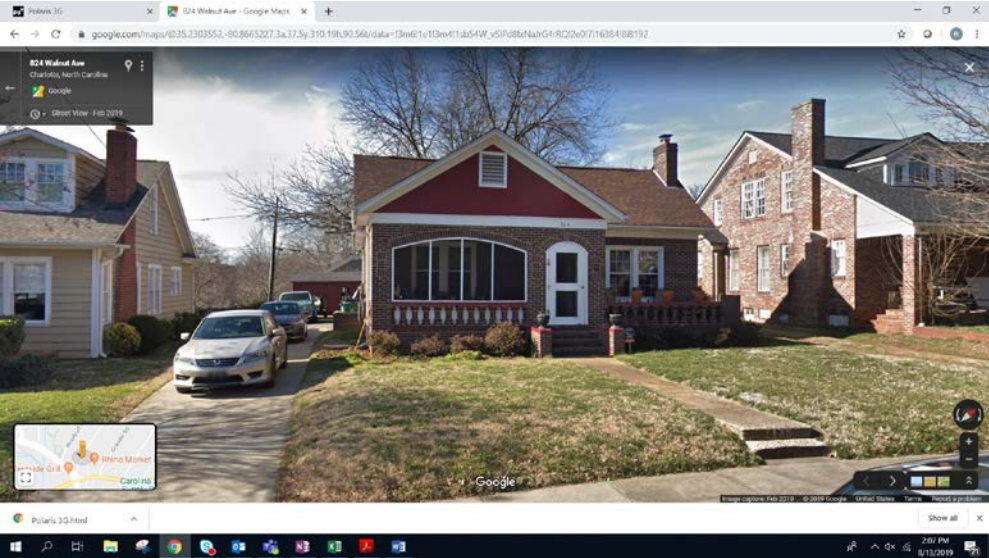
817 & 819 Walnut Ave (Directly left of property)



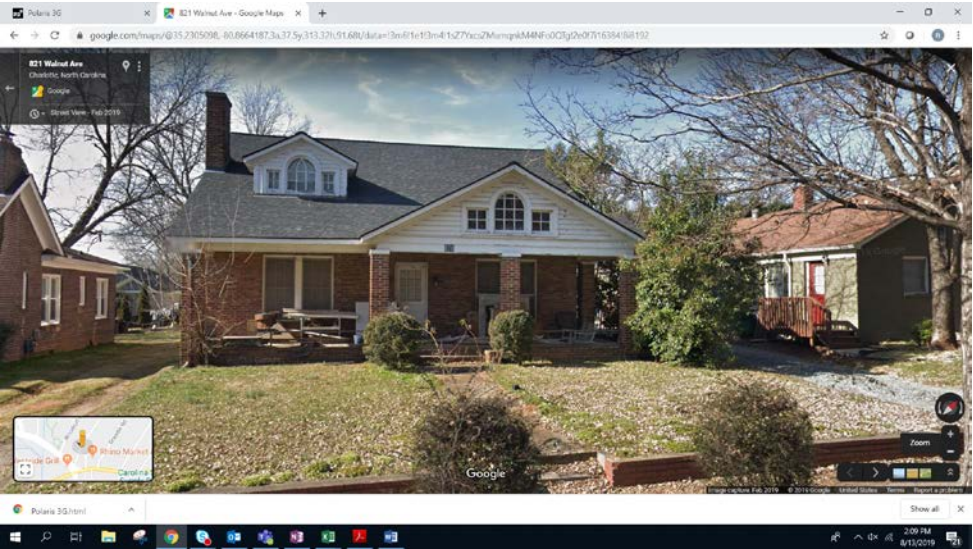
813 Walnut Ave (two houses left of property)



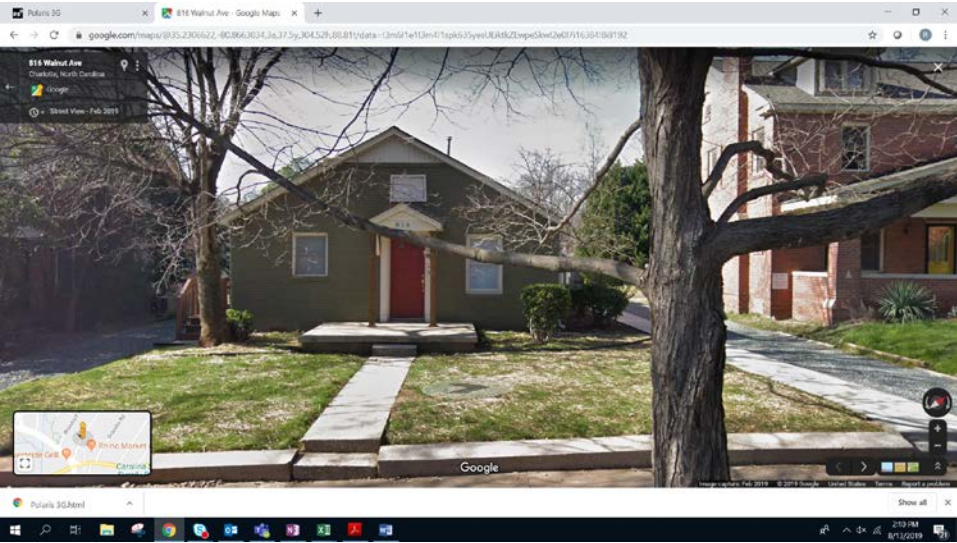
824 Walnut Ave (Across the street)



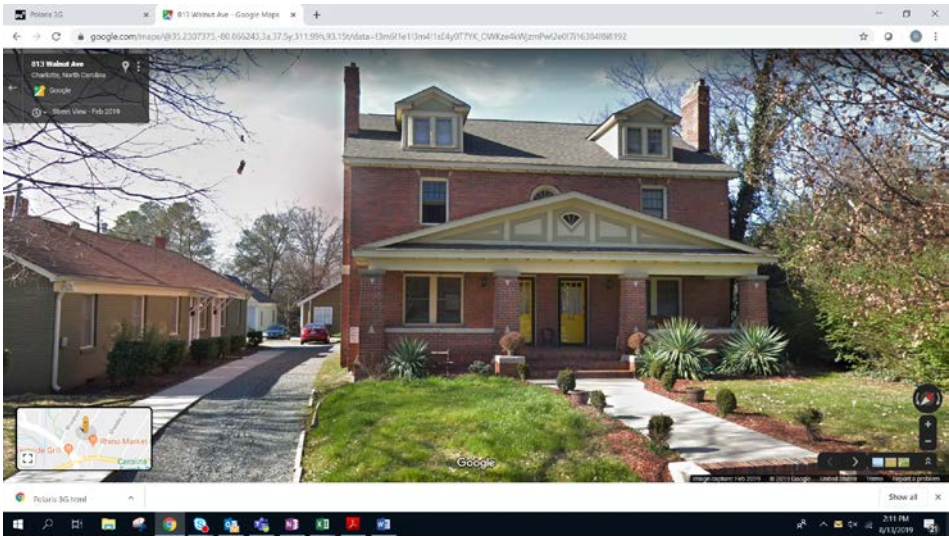
820 Walnut Ave (across street to the right)



816 Walnut Ave (across street to right)



814 & 812 Walnut Ave (Duplex) (across street to right)



LEGEND:

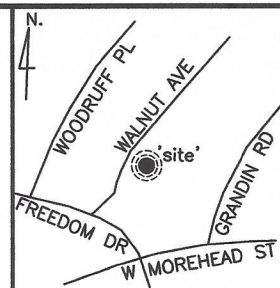
R/W	RIGHT OF WAY	M BK	MAP BK & PG
NIR△	NEW IRON REBAR	D BK	DEED BK & PG
N/F	NOW OR FORMERLY	P.D.E.	PUBLIC DRAIN E'SM.'T
E.I.R○	EXIS'T. IRON REBAR	ESM'T.	EASEMENT
E.I.P●	EXIS'T. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
C.P△	CALCULATED POINT (NO POINT FOUND/SET)	P.	PORCH
○P.P.	POWER POLE	C.	CHIMNEY
PL	PROPERTY LINE	S.	STOOP
FENCE		CONC.	CONCRETE
⊗	H.V.A.C. UNIT	⊗	UTILITY MARKER
		---	EASEMENT LINE
		---	EXIS'T. EXISTING

CURRENT CHAR.-MECK. ZONING

CLASSIFICATION: R-5

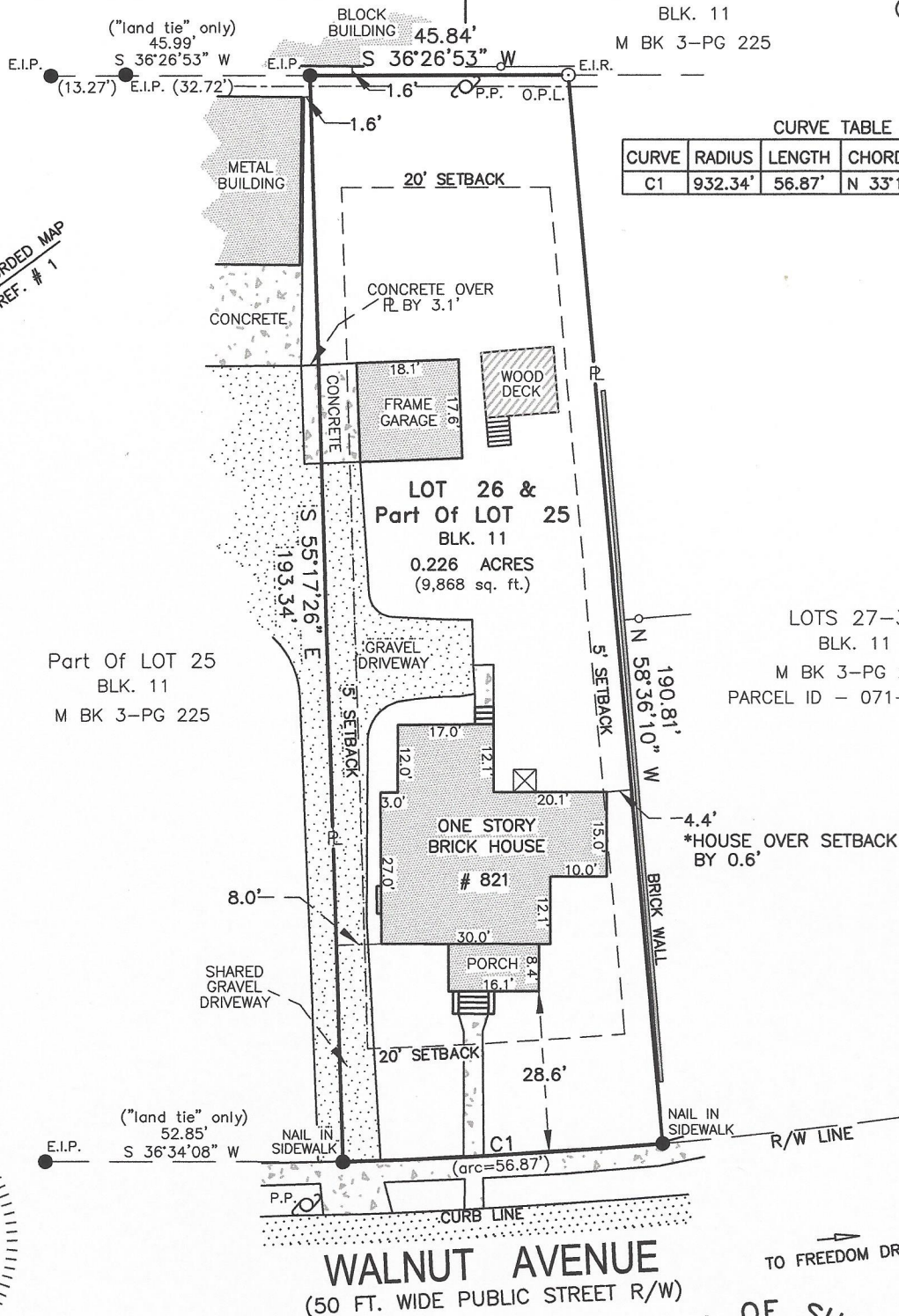
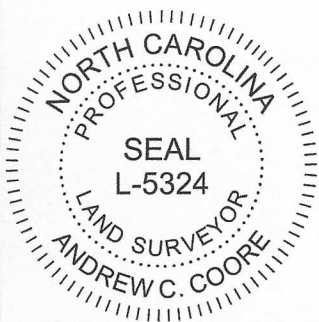
(from GIS report)

ZONING NOTED ON RECORDED PLAT: NONE

BUILDING SETBACK LINES SHOWN ON LOT ARE
FROM CHAR.-MECK. R-5 ZONING AS FOLLOWS:
(pertain to principal structure only)FRONT=20 FT. SIDES=5 FT. REAR=20 FT.
(R-5 zoning)VICINITY MAP
(NOT TO SCALE)LOTS 39 & 40
BLK. 11
M BK 3-PG 225

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRN'G. / DIST.
C1	932.34'	56.87'	N 33°14'34" E 56.86'

LOTS 27-31
BLK. 11
M BK 3-PG 225
PARCEL ID - 071-022-24

LEGAL REFERENCES USED FOR SURVEY:

- 1.- RECORDED MAP (PLAT) IN MAP BK 3, PG 225, dated 11-21-1925.
- 2.- DEED-RECORDED IN D BK 33515, PG 212. (into MCARDLE)

GENERAL NOTES:

1. F.E.M.A. F.I.R.M. PANEL # 37104 54400 K, DATED: 2-19-14 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA
2. DIMENSIONS SHOWN ARE IN FEET (FT.) & DECIMAL PARTS OF A FT. (').
(ex: 0.5' = 6 inches / 0.75' = 9 inches / 1.0' = 12 inches).
3. A LAND TITLE POLICY, IF ANY, WAS NOT FURNISHED TO THIS SURVEYOR, THEREFORE THERE MAY BE ITEMS OF RECORD NOT SHOWN HERE.

"I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN BELOW; AND THAT THIS SURVEY AND MAP COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE SEC. 21-56.1600"

ANDREW C. COORE

NC PLS L-5324

6-17-2019
(signature)

DATE

DATE OF FIELD SURVEY: JUNE 14, 2019

1"=30'
SCALE
BAR SCALE
FEET

FOR

RYAN MCARDLE

(Owner)

LEGAL LOCATION

LOT 26 & Part Of LOT 25 - BLOCK 11
" WESLEY HEIGHTS " (A Portion Of)
CITY OF CHARLOTTE
MECKLENBURG Co., No. CAROLINA

MAP BK 3-PG 225

STREET ADDRESS

821 WALNUT AVE., CHARLOTTE

RECORD OWNER

RYAN MCARDLE

CORE
Land Surveying
12323 LOWER ROCKY RIVER RD.
HARRISBURG, NC 28075
Ph. (704) 200-6454
coorelandsurveying@gmail.com
NC FIRM # C-4602

MAP DATE: JUNE 17, 2019

FILE # 2019-0137

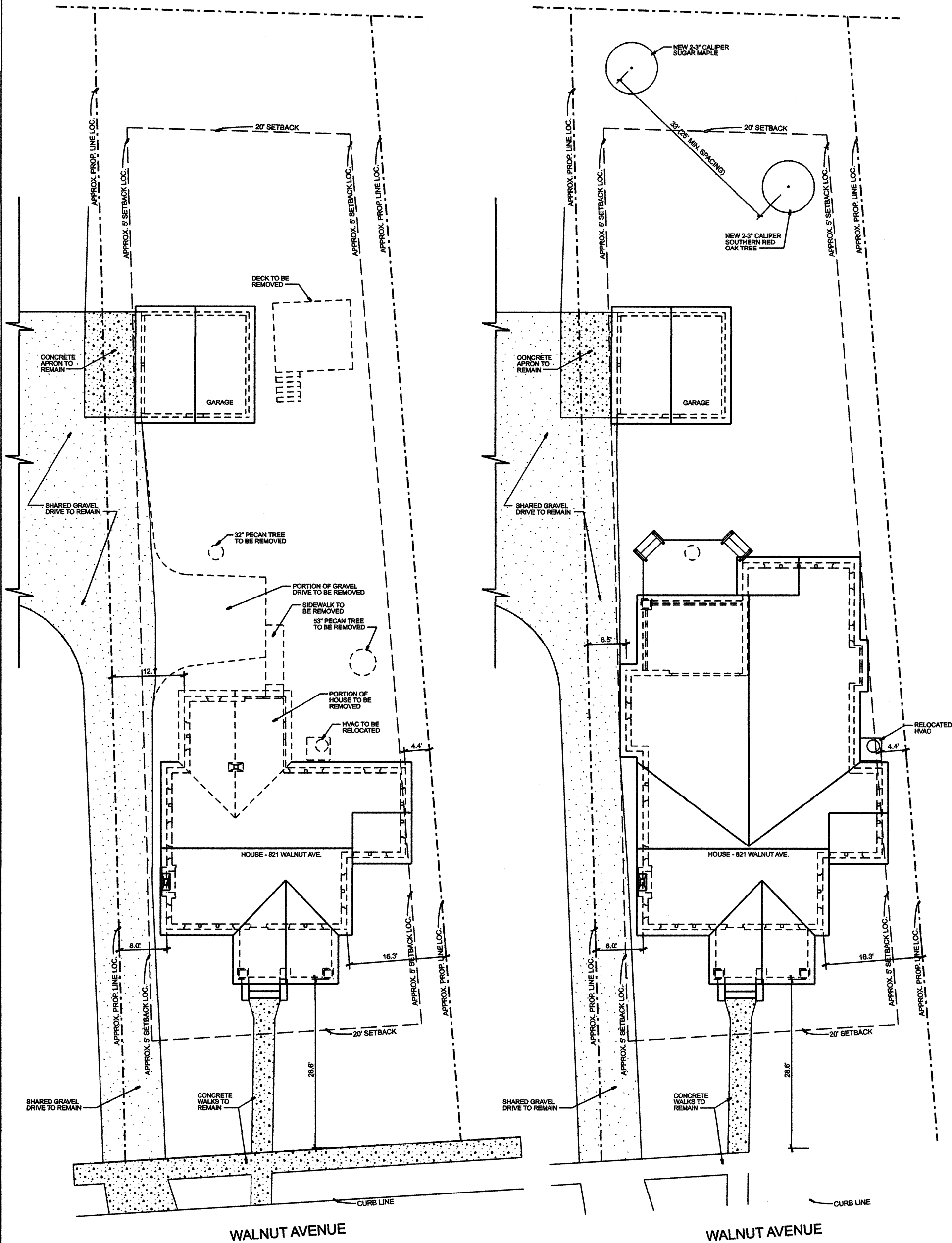
TAX i.d.# 071 022 23

DISK # Flash # 1 carlson '15

drawn by: andrew c.
field crew andrew c.

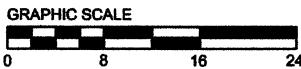
SITE PLAN - EXISTING AND PROPOSED

SEPTEMBER 25, 2019



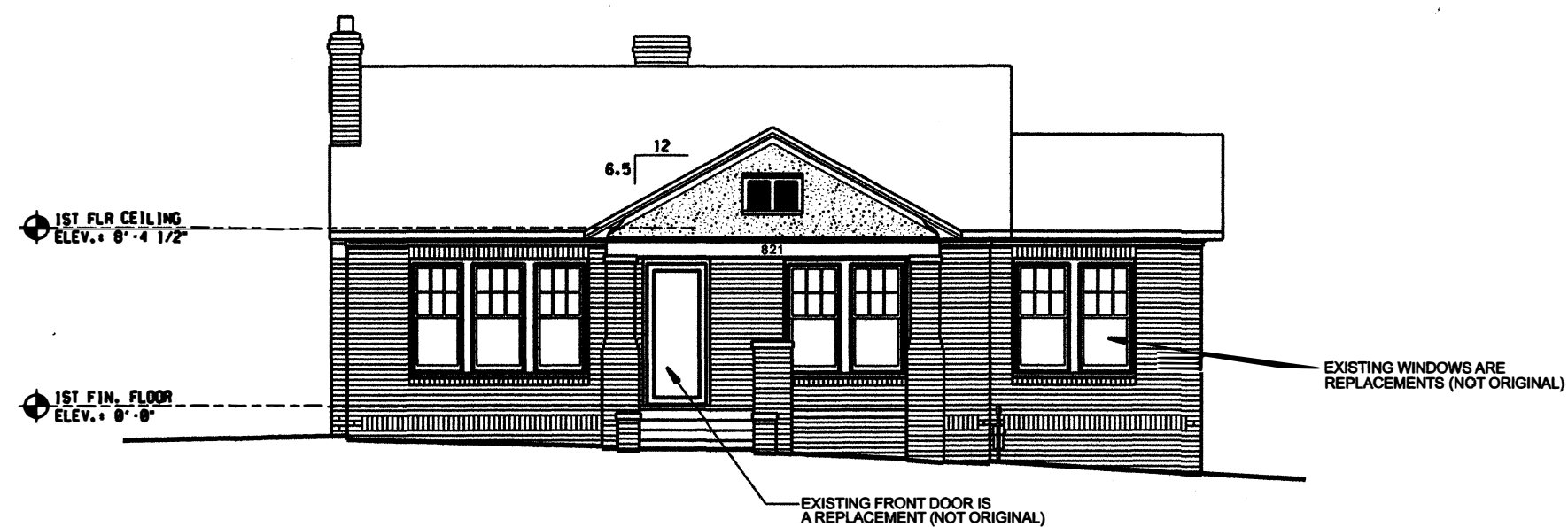
1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



FRONT ELEVATION - EXISTING AND PROPOSED

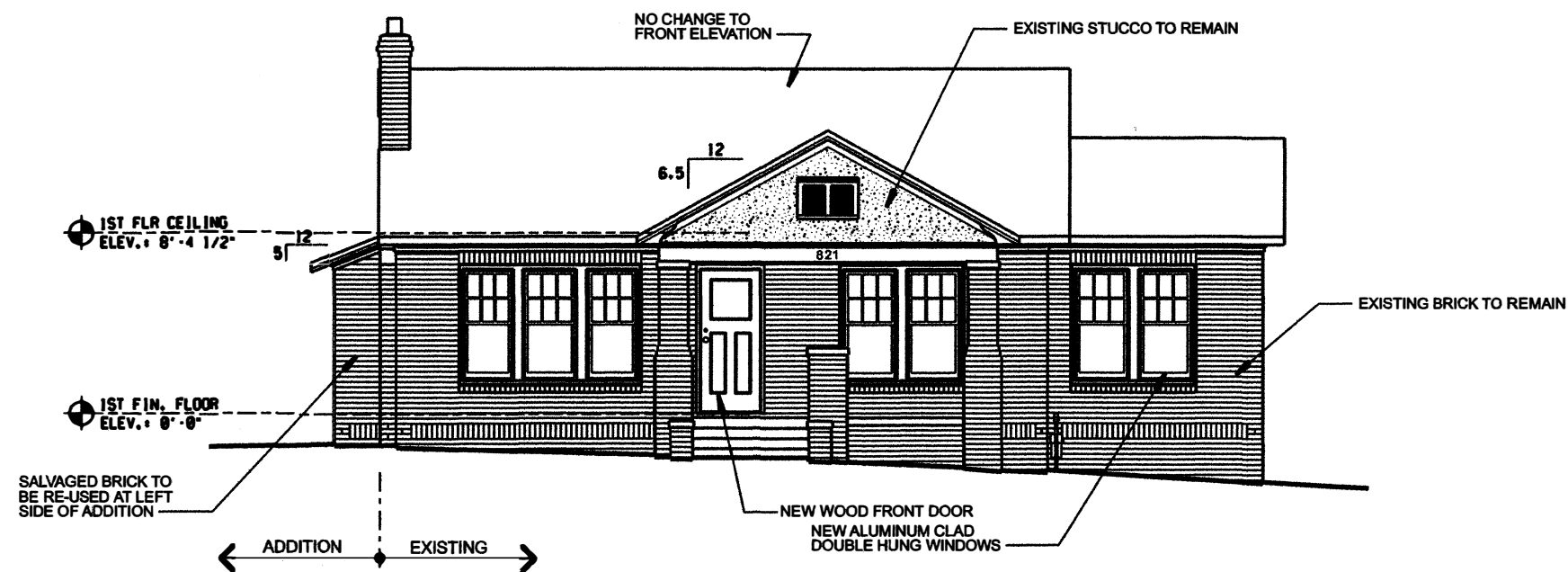
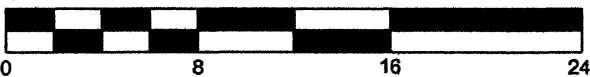
SEPTEMBER 25, 2019



1 EXISTING FRONT ELEVATION

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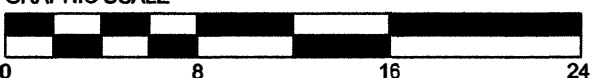
GRAPHIC SCALE

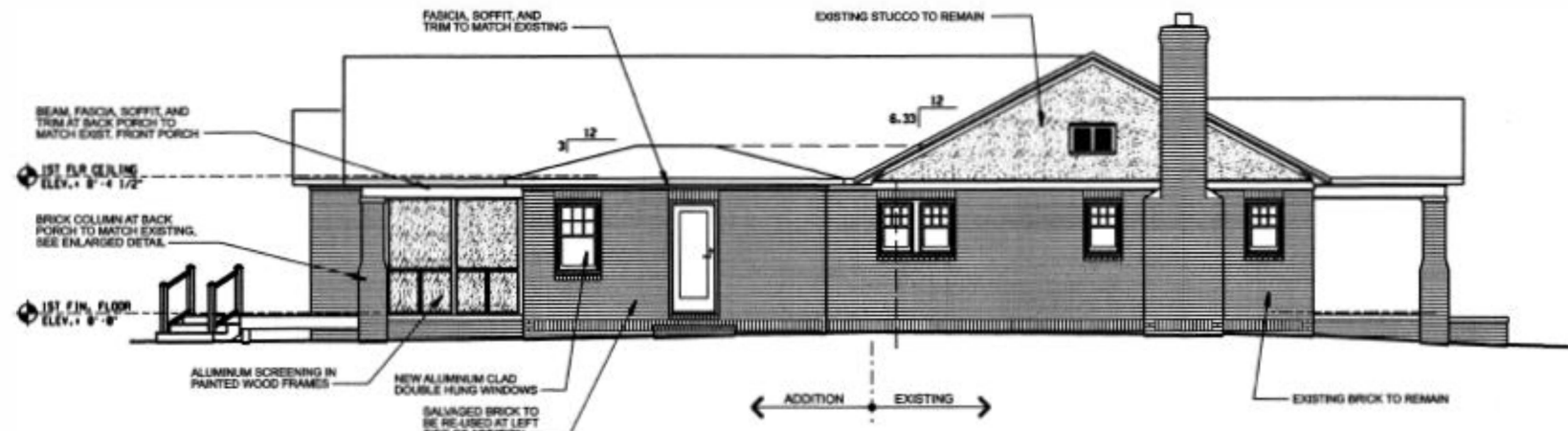


1 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

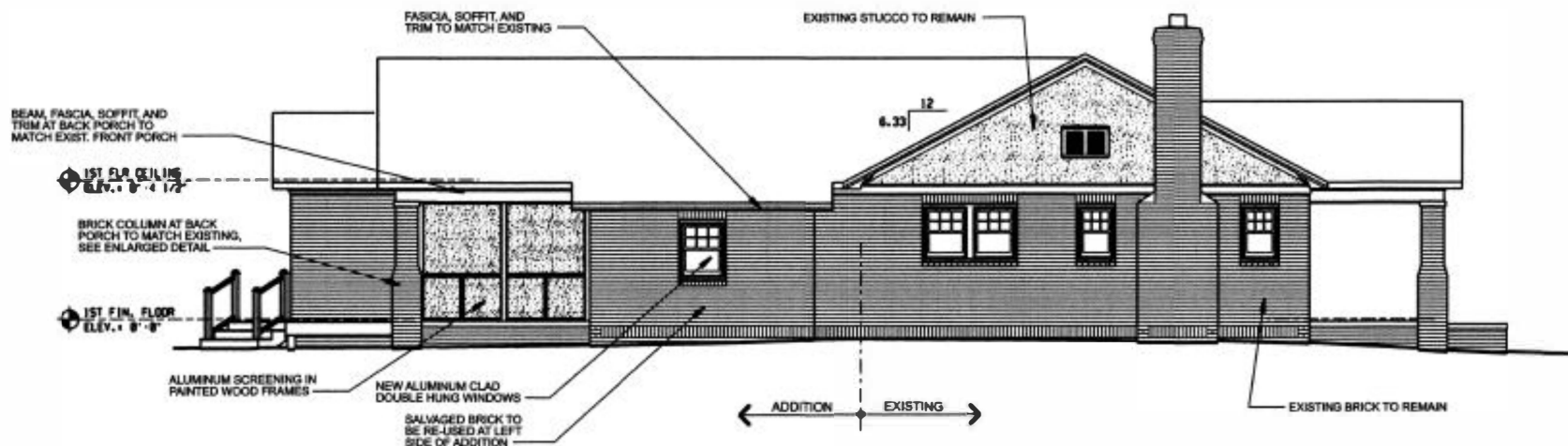




2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SEPTEMBER



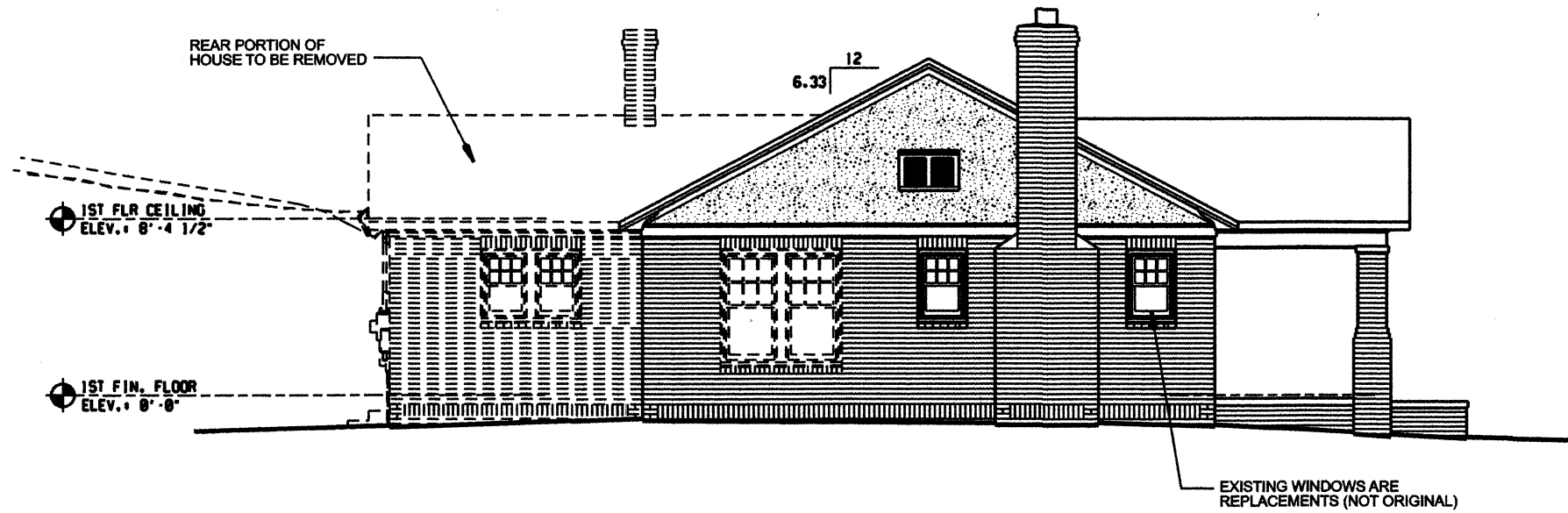
2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



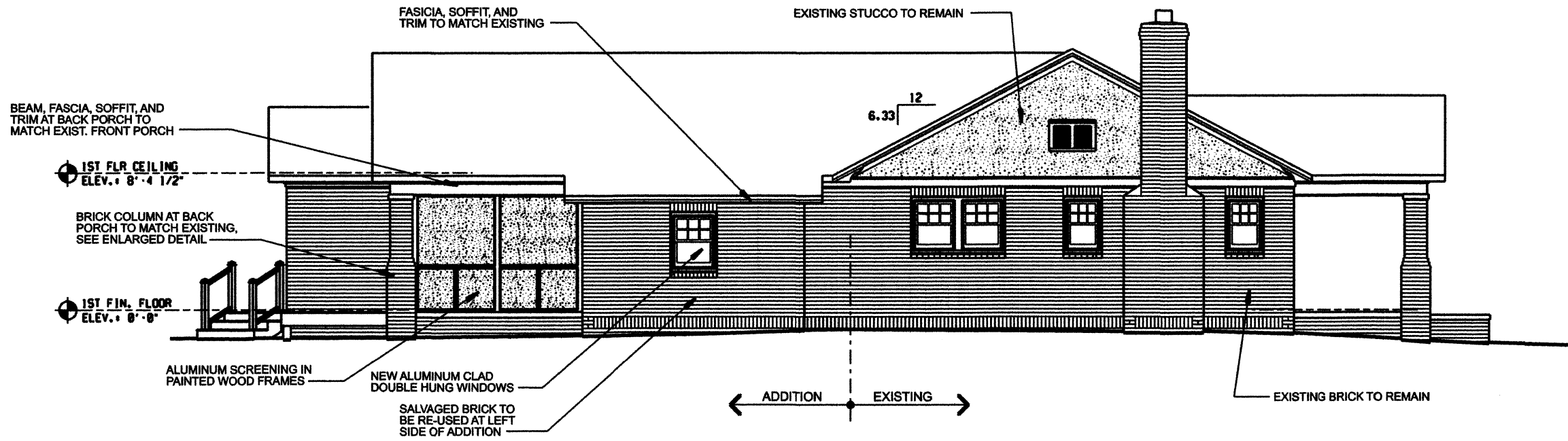
OCTOBER

LEFT SIDE ELEVATION - EXISTING AND PROPOSED

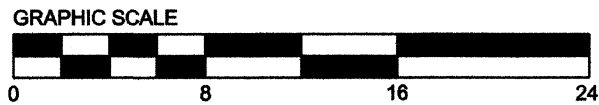
SEPTEMBER 25, 2019



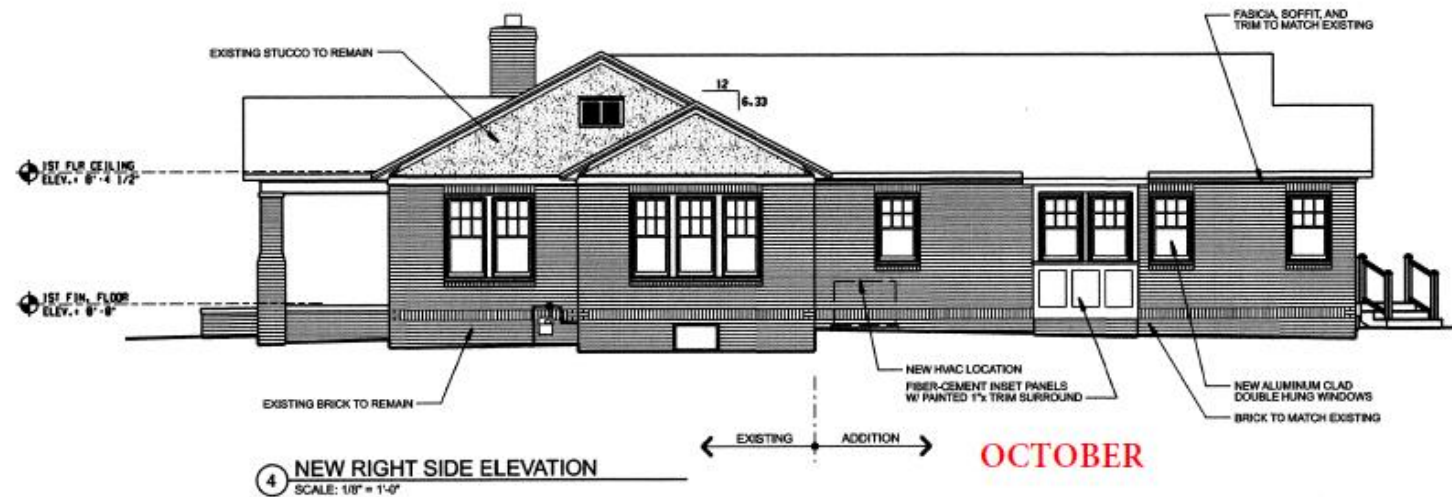
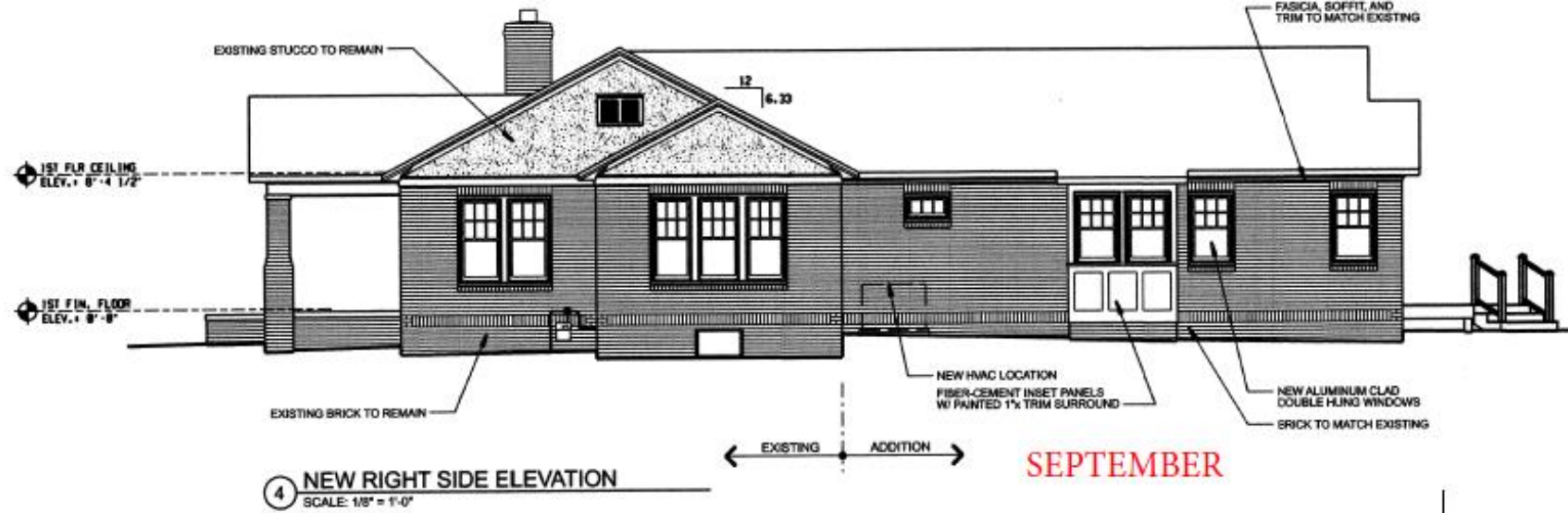
2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

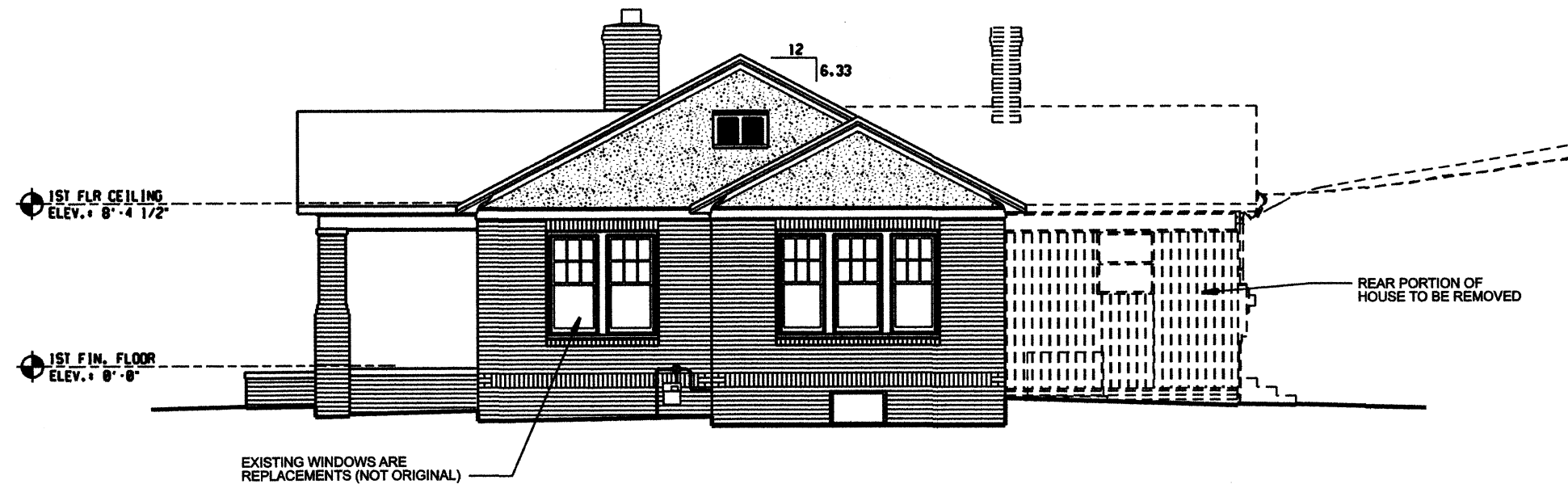


OCTOBER



RIGHT SIDE ELEVATION - EXISTING AND PROPOSED

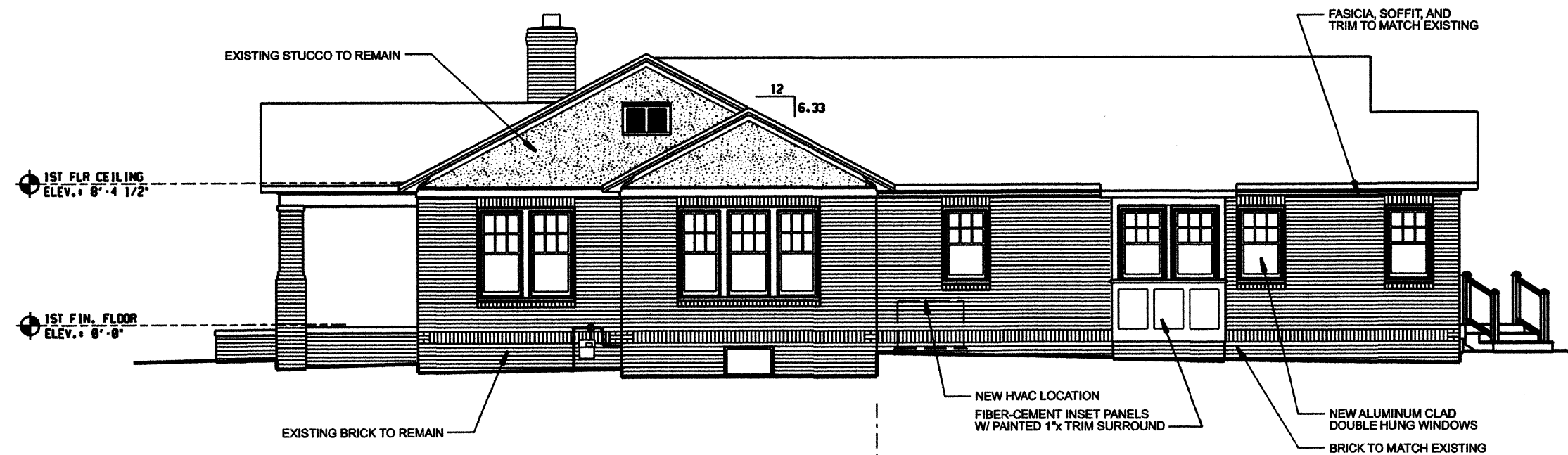
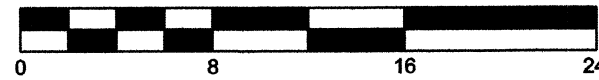
SEPTEMBER 25, 2019



4 EXISTING RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

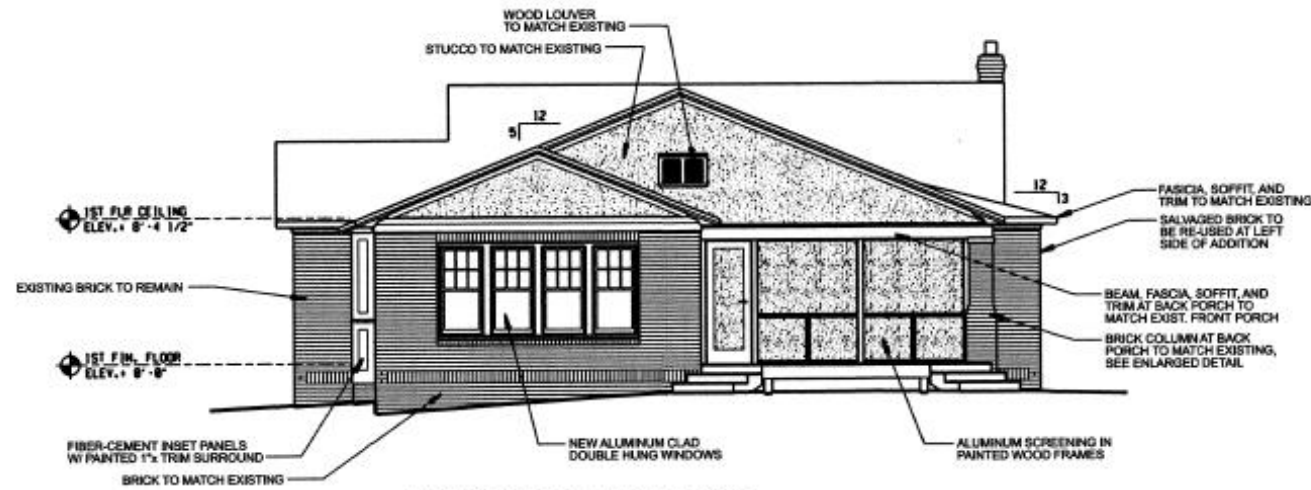


4 NEW RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

← EXISTING ADDITION →

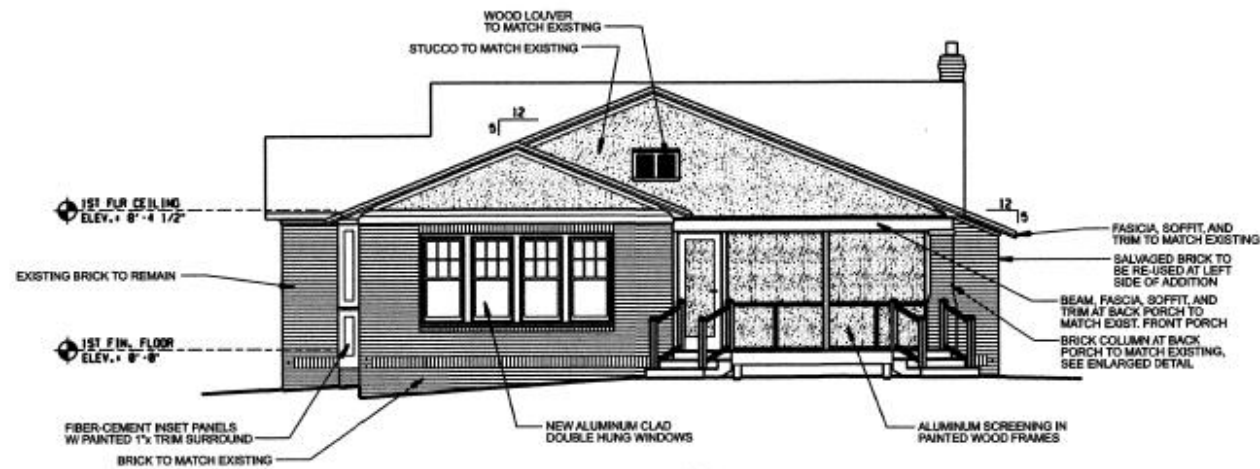
OCTOBER



3 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



SEPTEMBER



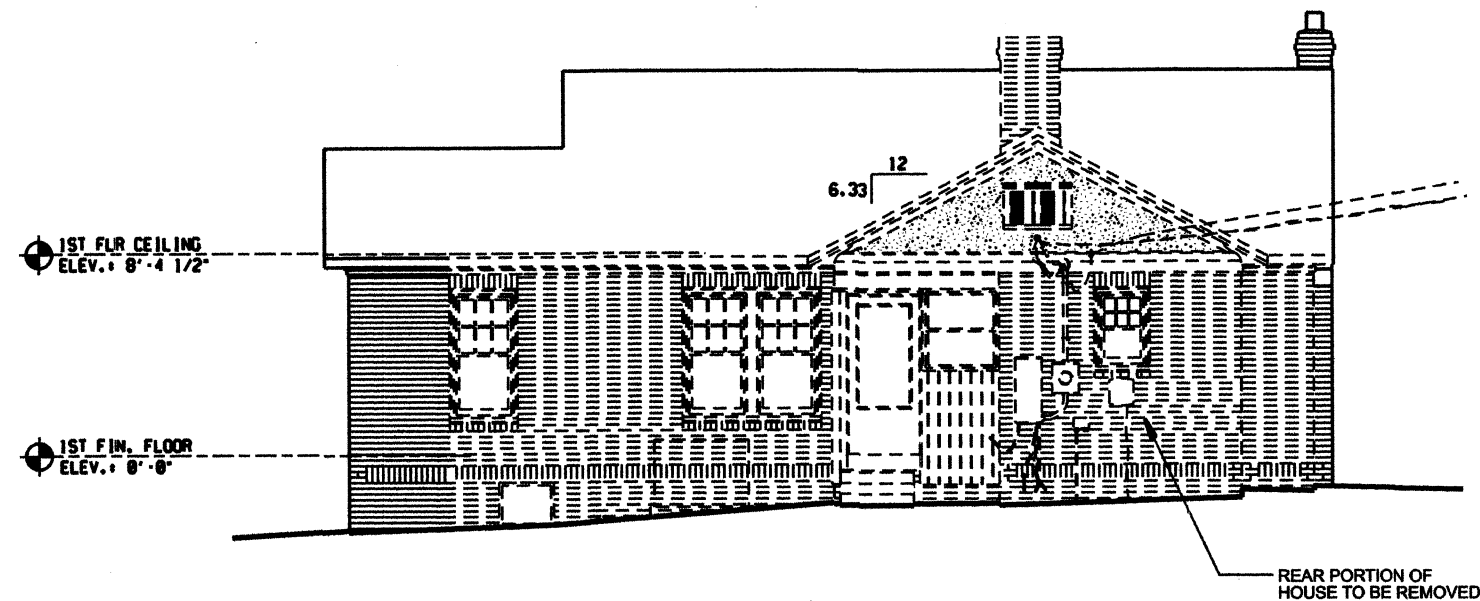
3 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



OCTOBER

REAR ELEVATION - EXISTING AND PROPOSED

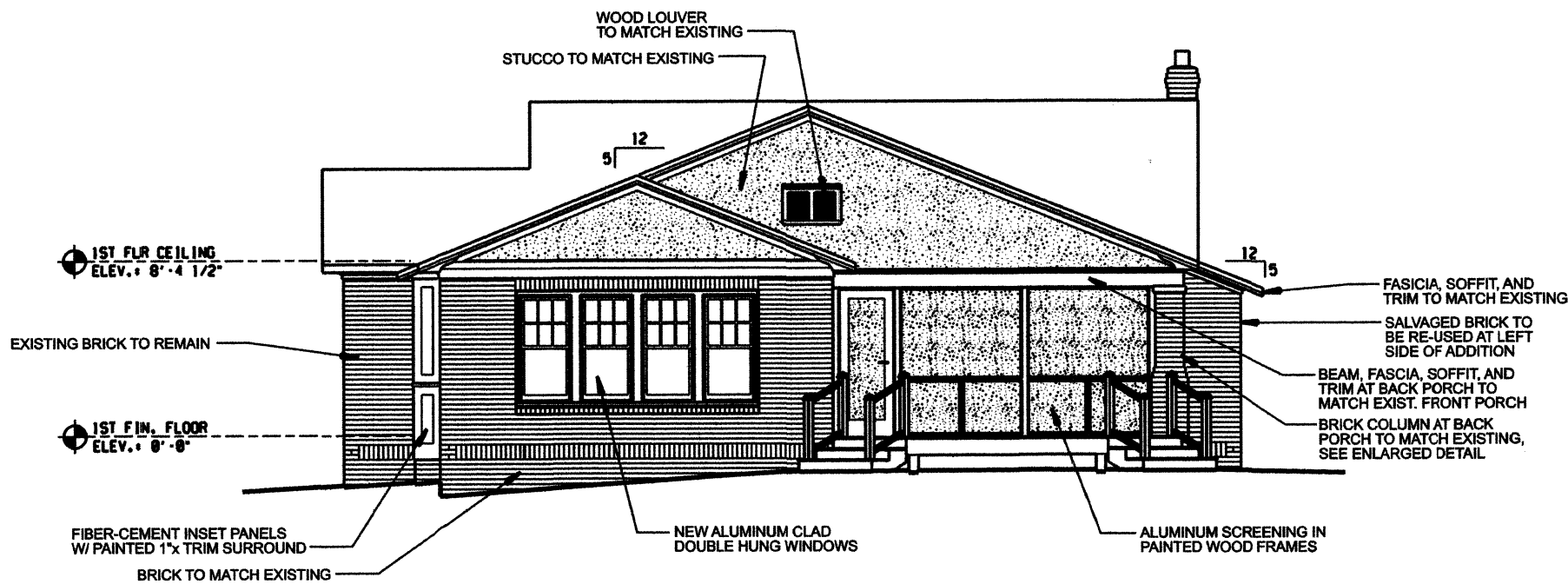
SEPTEMBER 25, 2019



3 EXISTING REAR ELEVATION

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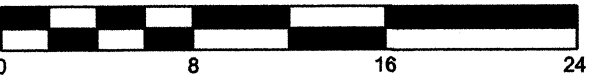
GRAPHIC SCALE



3 PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE



OCTOBER

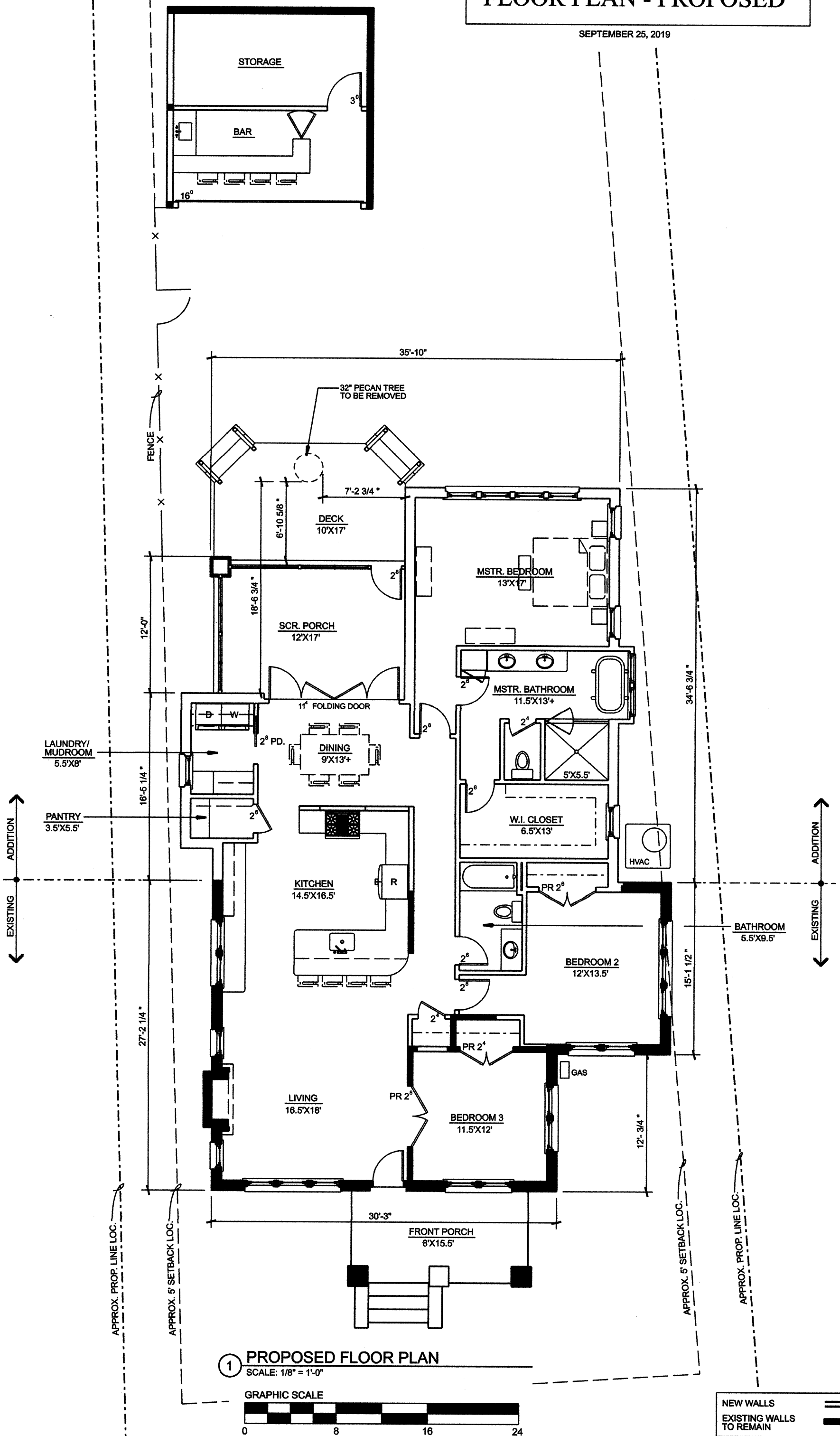
FLOOR PLAN - EXISTING

SEPTEMBER 25, 2019



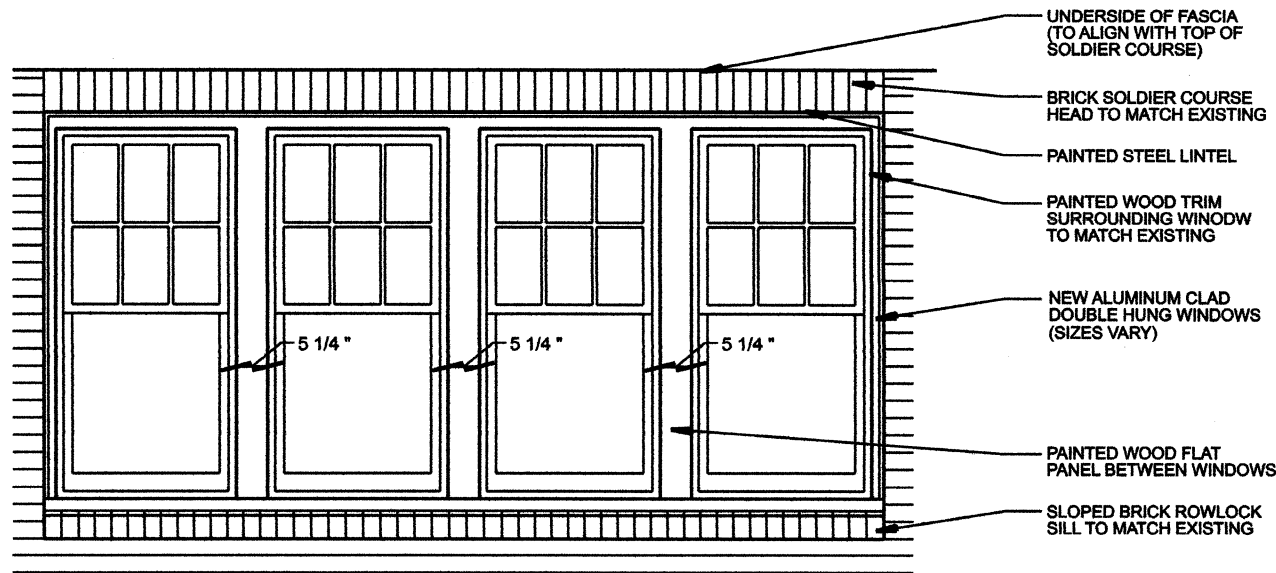
FLOOR PLAN - PROPOSED

SEPTEMBER 25, 2019



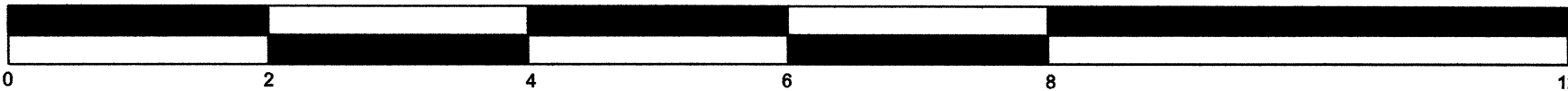
ARCHITECTURAL DETAILS

SEPTEMBER 3, 2019



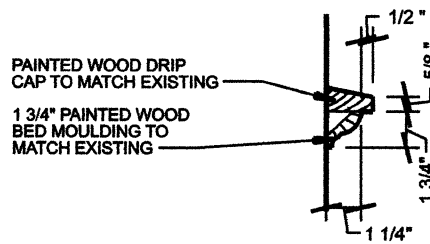
② WINDOW DETAIL
SCALE: 3/4" = 1'-0" (TO MATCH EXISTING)

GRAPHIC SCALE

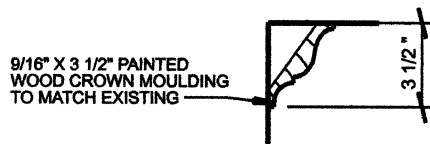


ARCHITECTURAL DETAILS

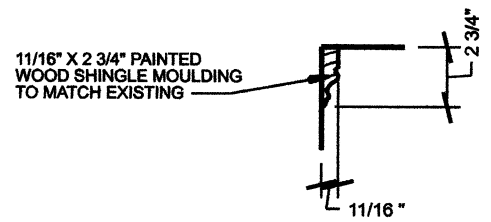
SEPTEMBER 3, 2019



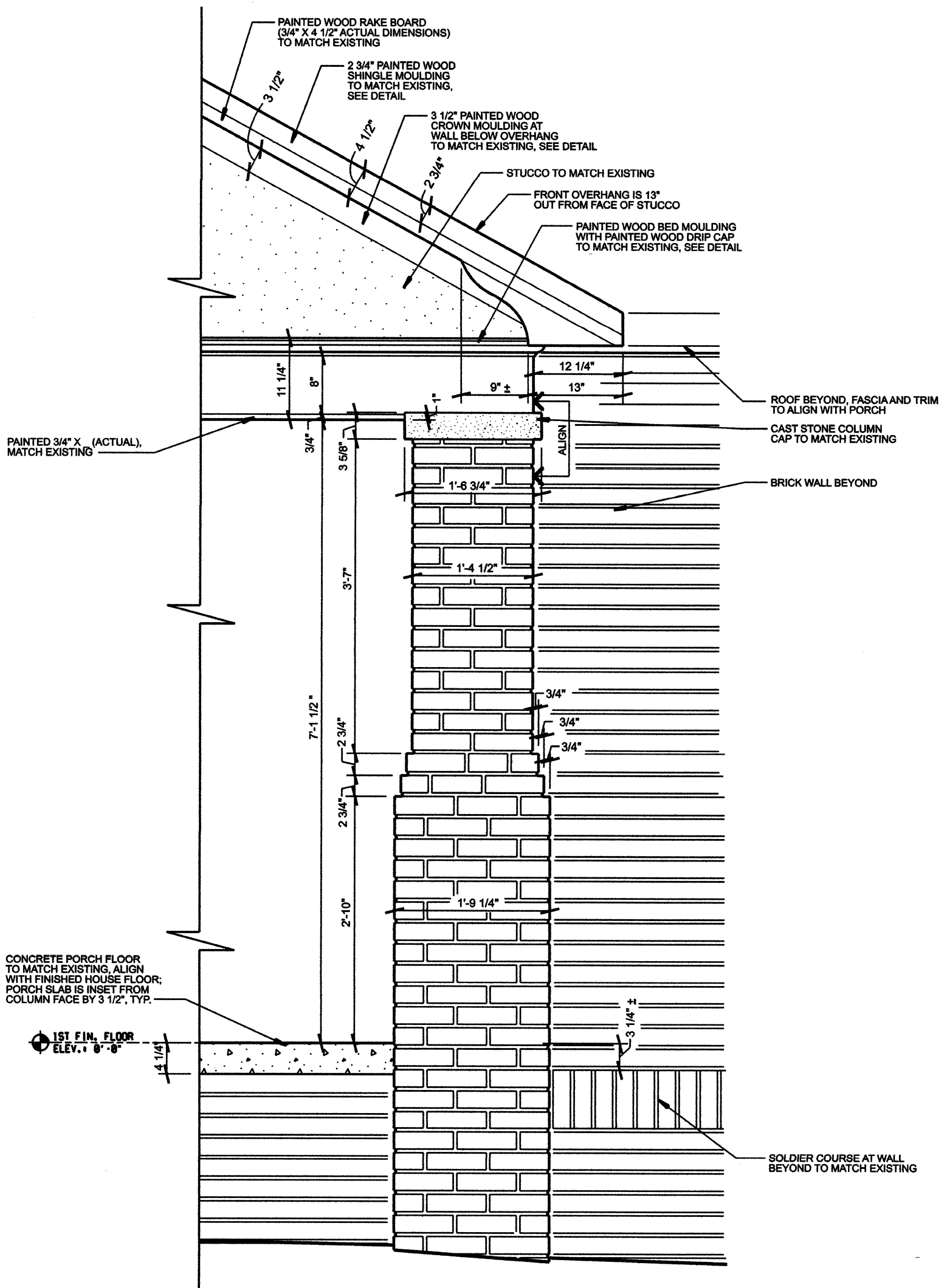
2 BED MOULDING & DRIP CAP
SCALE: 1 1/2" = 1'-0"



3 CROWN MOULDING
SCALE: 1 1/2" = 1'-0"

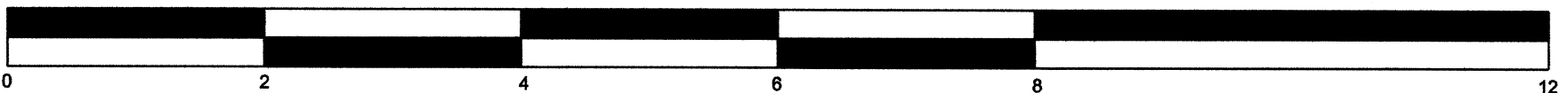


4 SHINGLE MOULDING
SCALE: 1 1/2" = 1'-0"

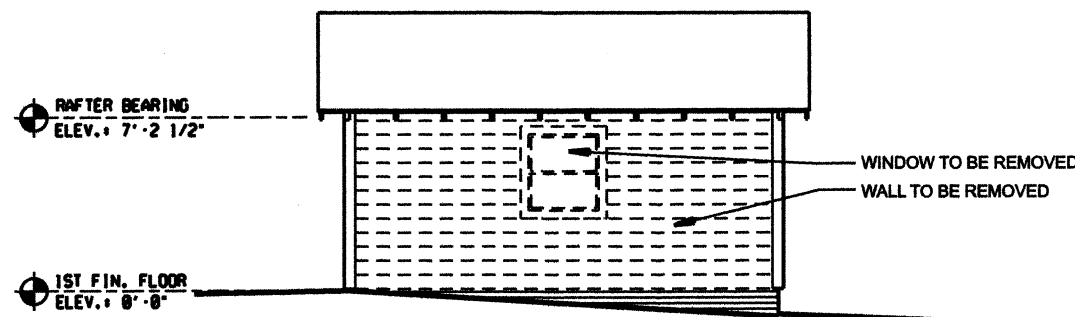


1 BACK PORCH DETAIL
SCALE: 3/4" = 1'-0" (TO MATCH FRONT PORCH)

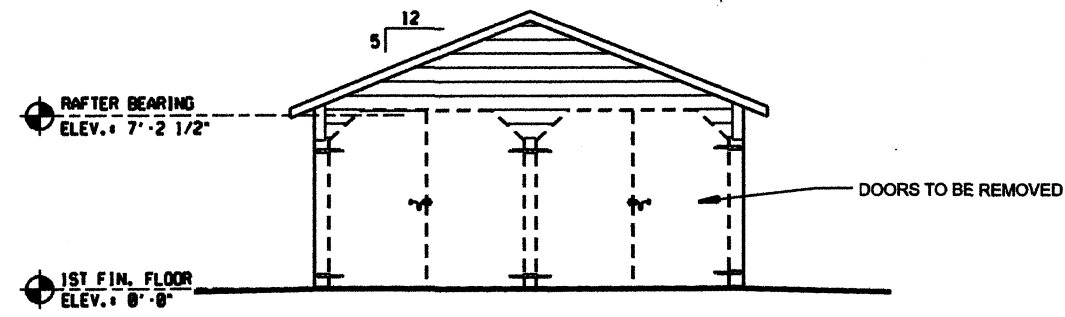
GRAPHIC SCALE



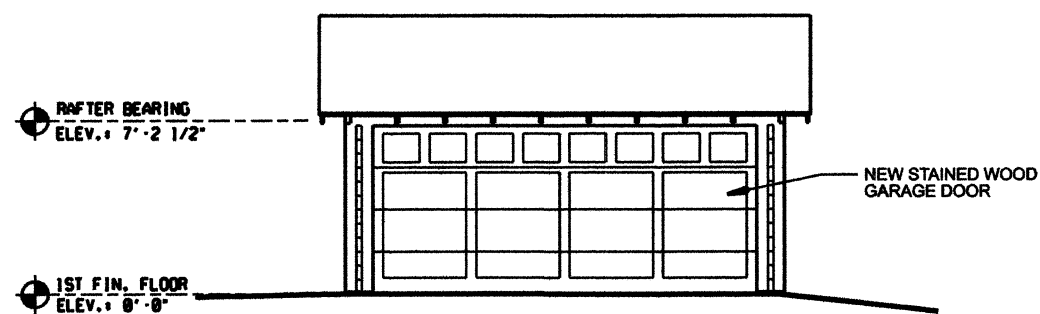
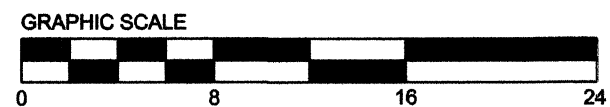
GARAGE ELEVATIONS - EXISTING AND PROPOSED



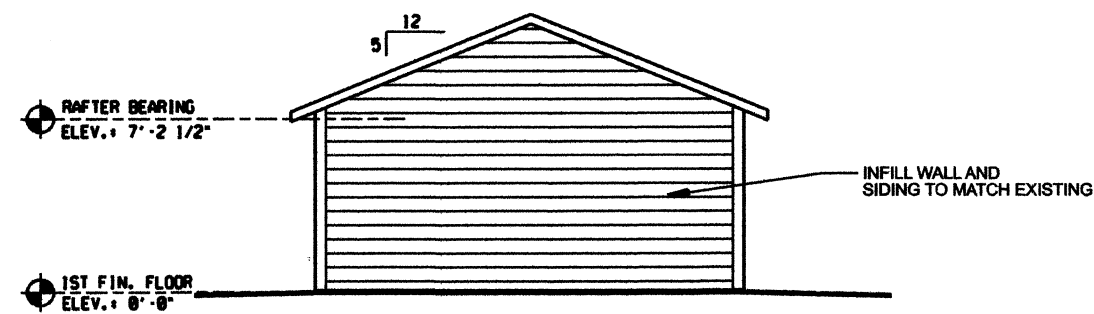
1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



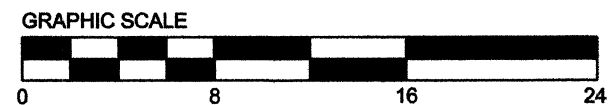
2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



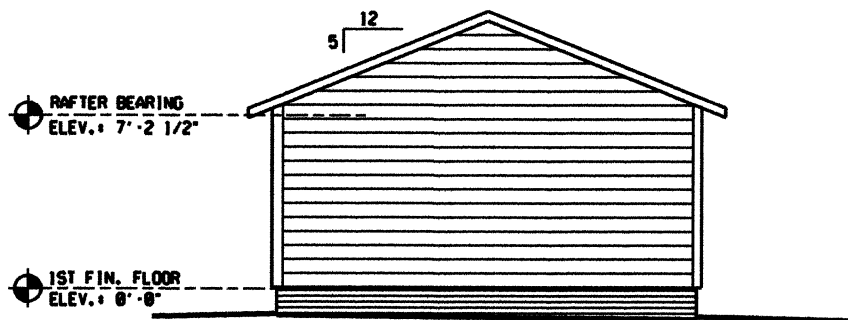
1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



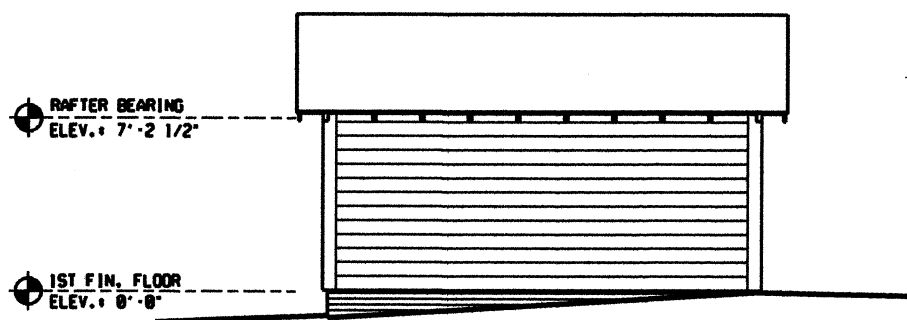
2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE ELEVATIONS - EXISTING AND PROPOSED

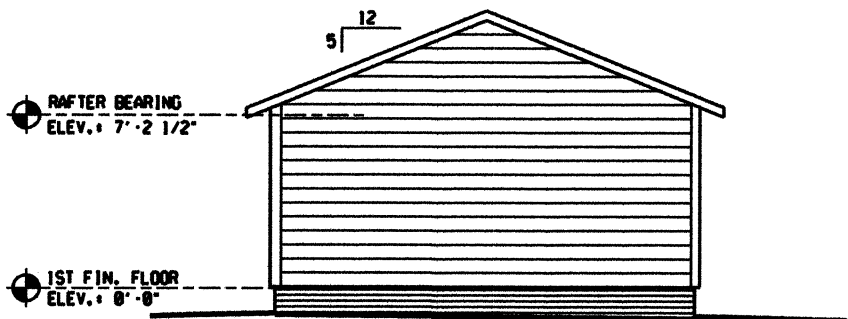


4 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

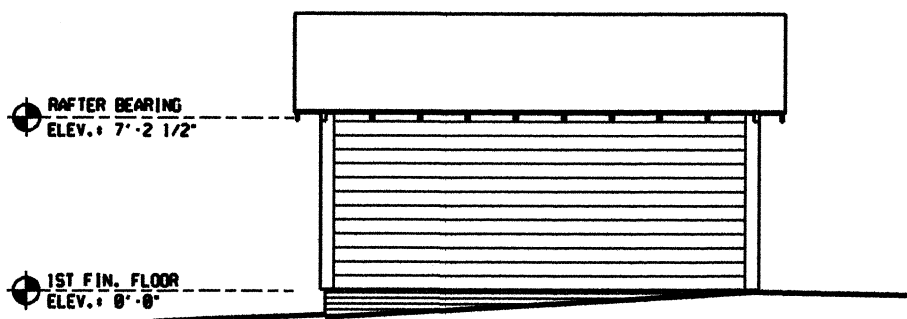


3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE



4 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE

