
ADDRESS OF PROPERTY: *815 Walnut Av., Wesley Heights Local Historic District HDC 2013-013*

SUMMARY OF REQUEST: *Rear Addition & Renovations*

OWNER: *Allen Threatt*

APPLICANT: *Allen Threatt*

Details of Proposed Request

This proposal is requesting approval for the addition of a rear porch, the installation of both new wooden replacement windows and new eave brackets, and the installation of stone bases on the existing front porch on this one story house.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *Windows and Doors*
- *Details*

Staff Analysis

This house was the subject of a request for demolition last year before the Historic District Commission, and the HDC placed a 365-day stay on the issuance of a demolition approval. The applicant in that case has subsequently sold the property to the current applicant.

This house is sited on its lot well to the rear, substantially behind the established average setback along this section of Walnut Avenue. This proposal would renovate and restore the house, currently in poor condition, and return it to its original single-family use.

The renovation of the front porch consists of the creation of stone bases for the support columns for the porch roof. Otherwise, the porch would be repaired as is.

The rear addition would consist of the slight extension of the rear of the house, ending in a new rear-facing covered patio. The detailing of the new patio would match that of the renovated front porch.

The new proposed eave brackets appear to be proportional to the house, and appropriate to the character of the house and to this section of Wesley Heights.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

Overall, this proposal appears to meet these guidelines.

The proposed replacement windows are shown in a configuration that is in keeping with the existing windows in the house. As long as proper trim and casing styles are used, they should be in keeping with current HDC policy.



ALTERATION / ADDITION @ 813 Walnut Ave. Charlotte, NC 28208

Alan Threatt

1901 Teddington Drive

Charlotte, NC 28214

704 401 6143



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COVER

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SOUTH - ACROSS THE STREET



SOUTH - RIGHT SIDE OF HOUSE



EXISTING TO RIGHT



NORTH - LEFT SIDE OF HOUSE



NORTH - ACROSS THE STREET



EXISTING TO RIGHT

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STREET PHOTOS

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813 WALNUT AVE.



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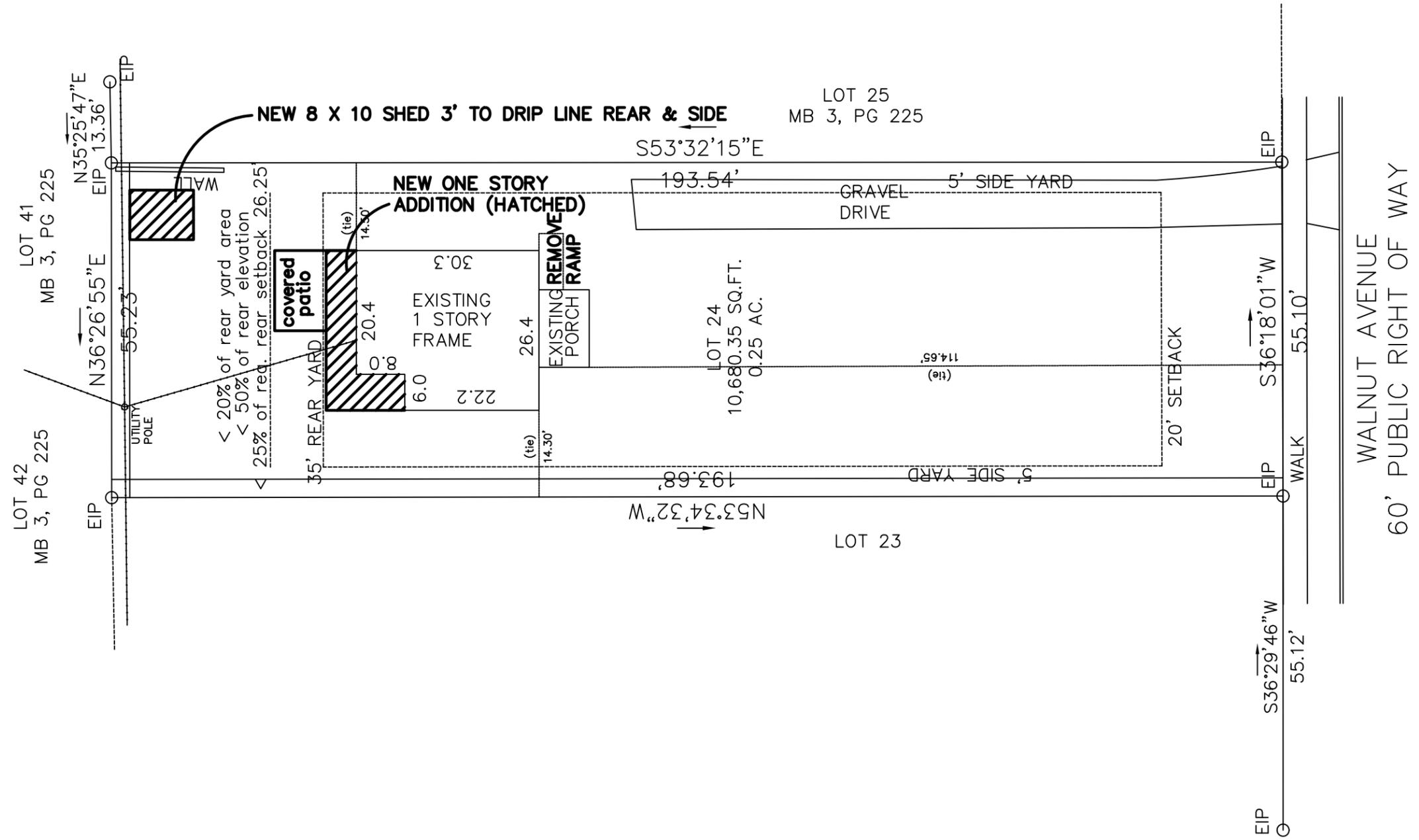
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AREA MAP
 NOT TO SCALE

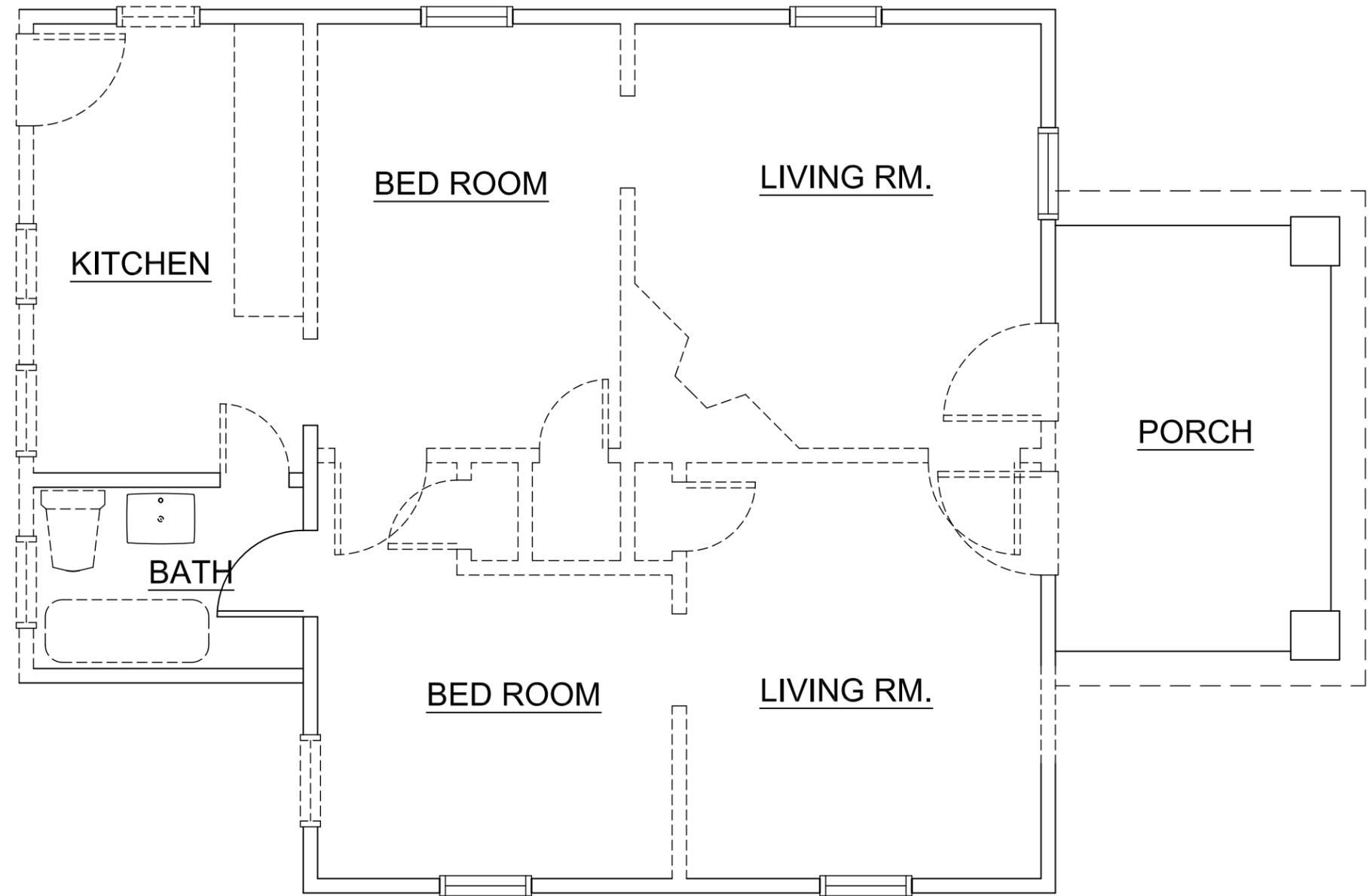
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	Alan Threatt 1901 Teddington Drive Charlotte, NC 28214 704 401 6143	PLOT PLAN SCALE 1" = 20'	HISTORIC COMMISSION SUBMISSION January 11, 2013



----- DEMOLITION
 _____ EXISTING TO REMAIN

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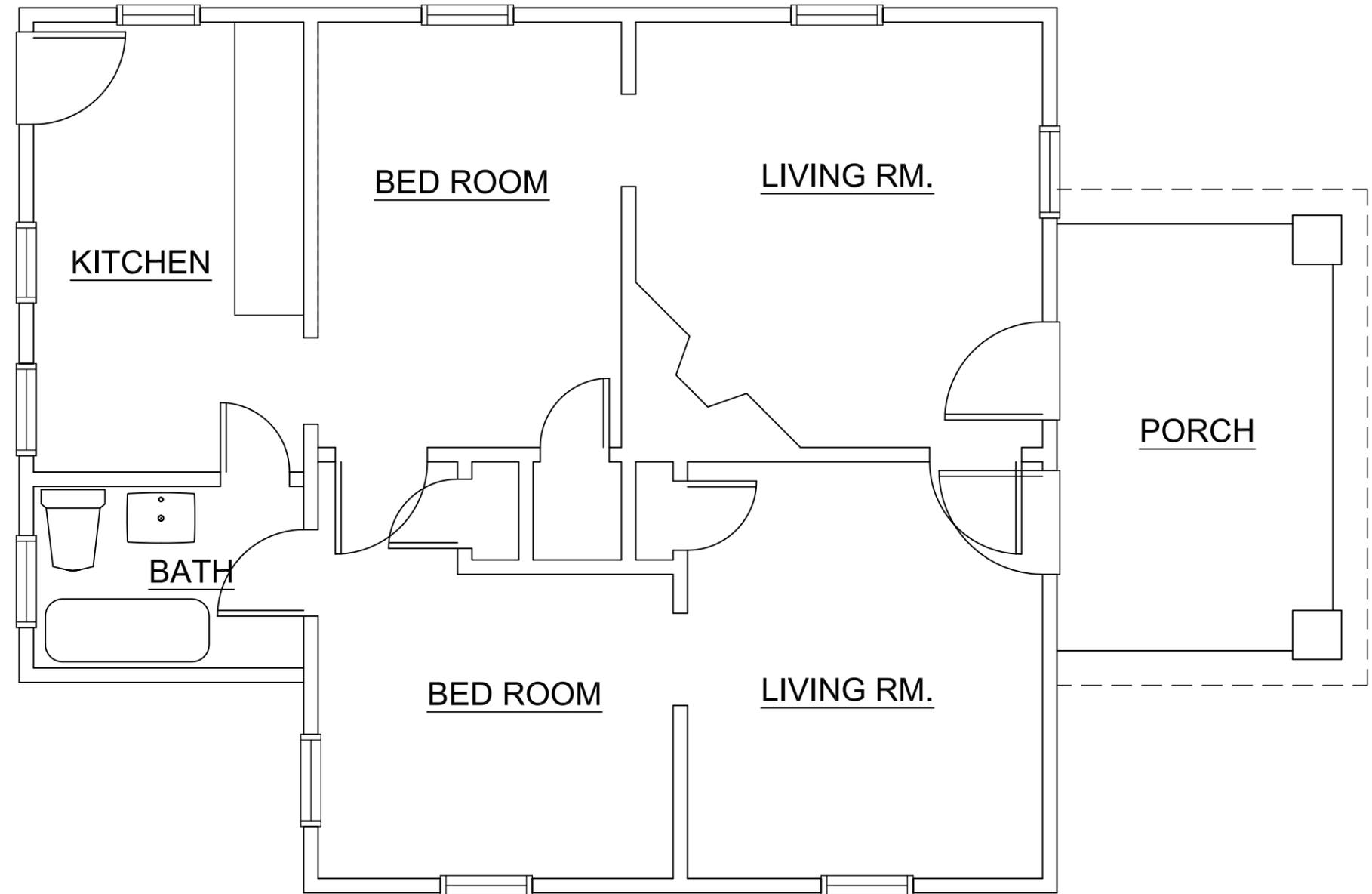
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DEMOLITION PLAN
 SCALE 1/4" = 1'-0"

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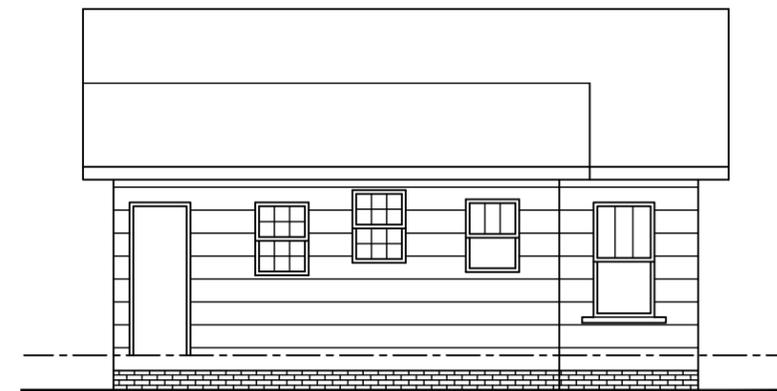
EXISTING PLAN
 SCALE 1/4" = 1'-0"

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RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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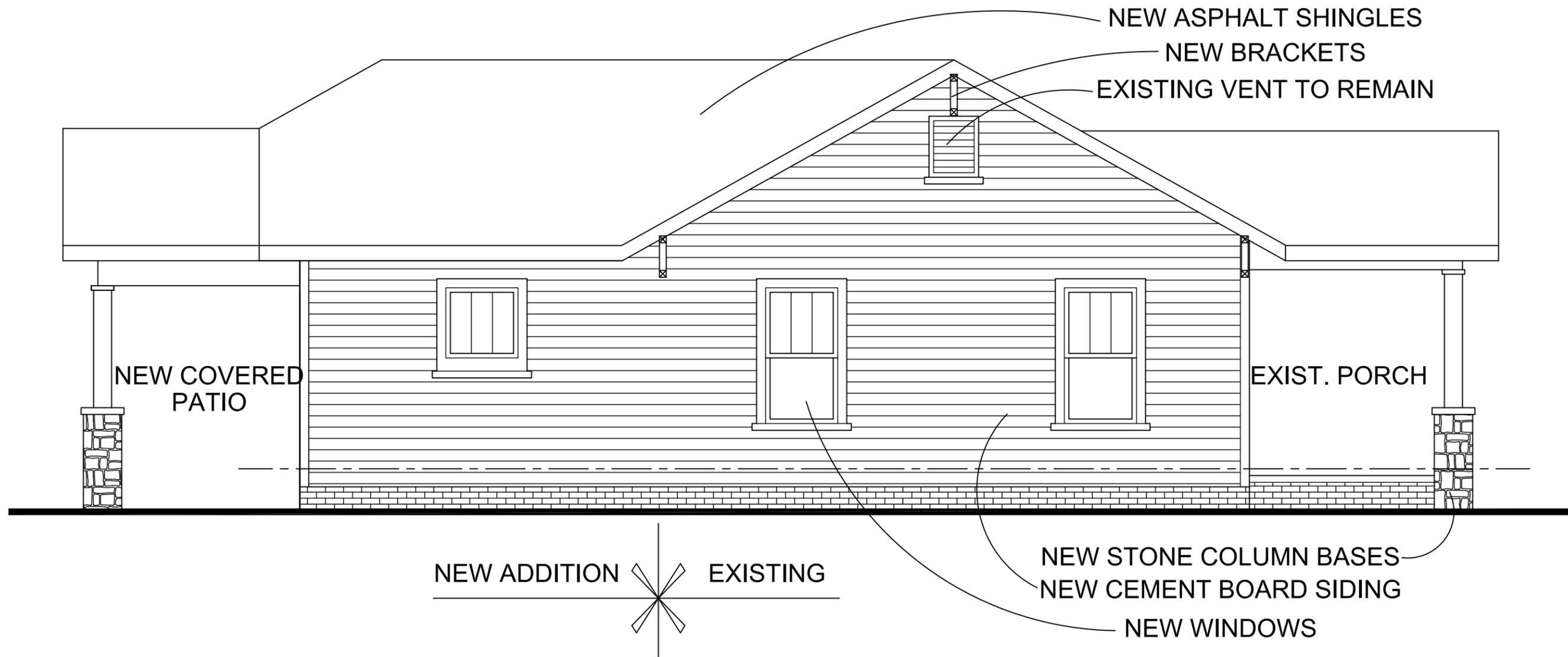
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EXISTING ELEVATIONS

SCALE 1/8" = 1'-0"

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RIGHT SIDE ELEVATION

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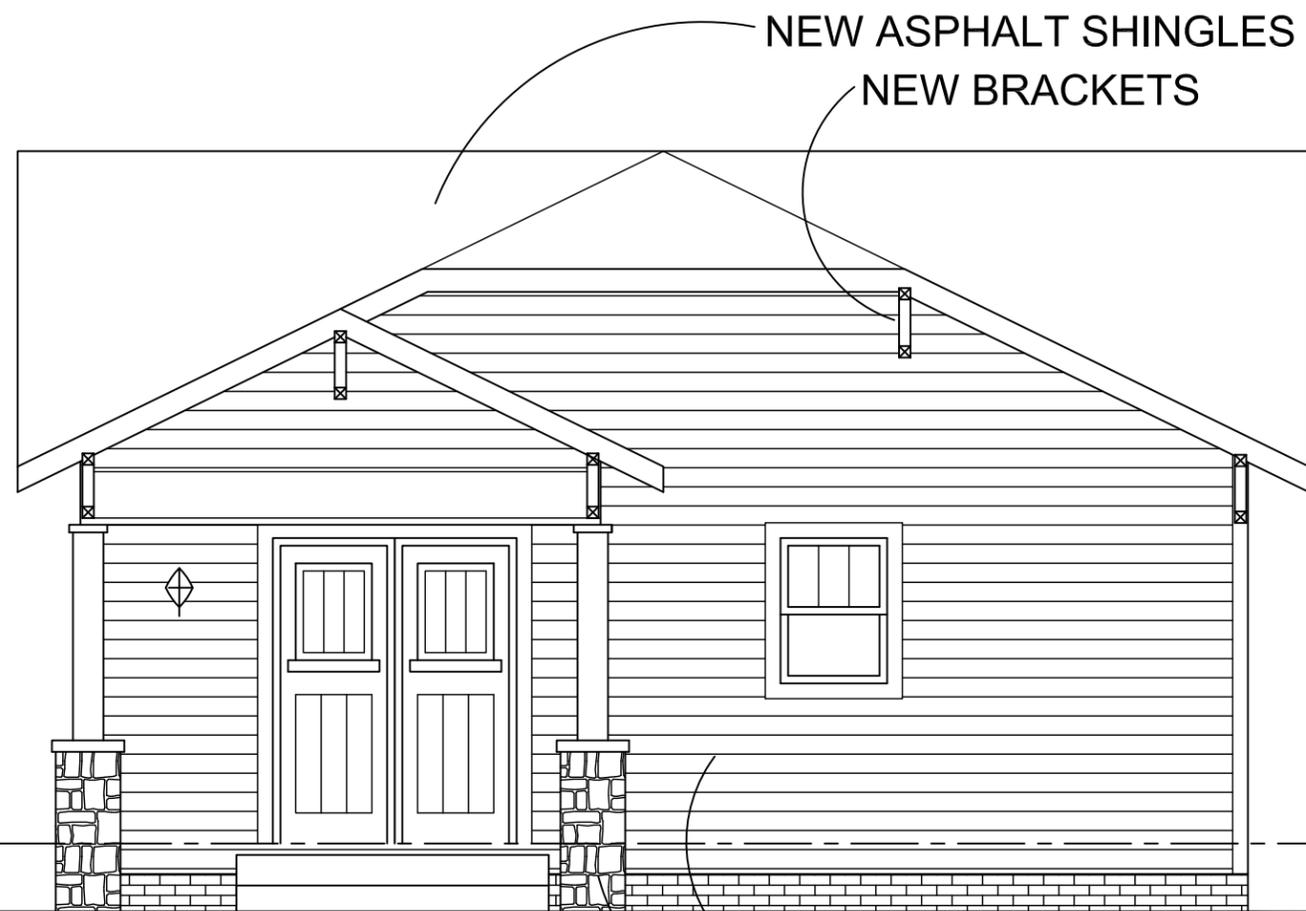
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NEW ELEVATIONS
 SCALE 1/8" = 1'-0"

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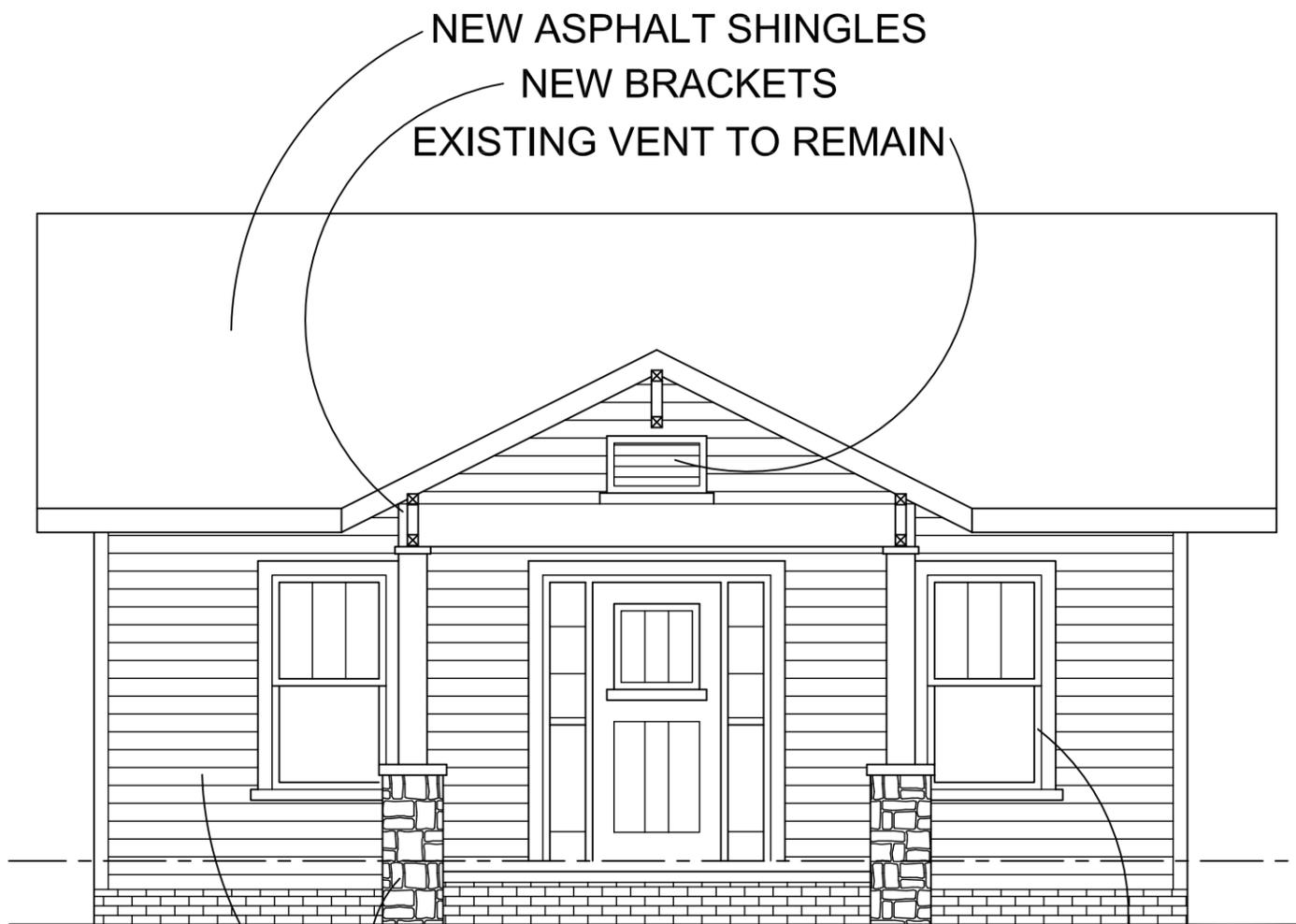


NEW COVERED
PATIO

NEW ASPHALT SHINGLES
NEW BRACKETS

NEW CEMENT BOARD SIDING
NEW STONE COLUMN BASES

REAR ELEVATION



NEW ASPHALT SHINGLES
NEW BRACKETS
EXISTING VENT TO REMAIN

EXIST. PORCH
NEW STONE COLUMN BASES
NEW CEMENT BOARD SIDING
NEW WINDOWS

FRONT ELEVATION

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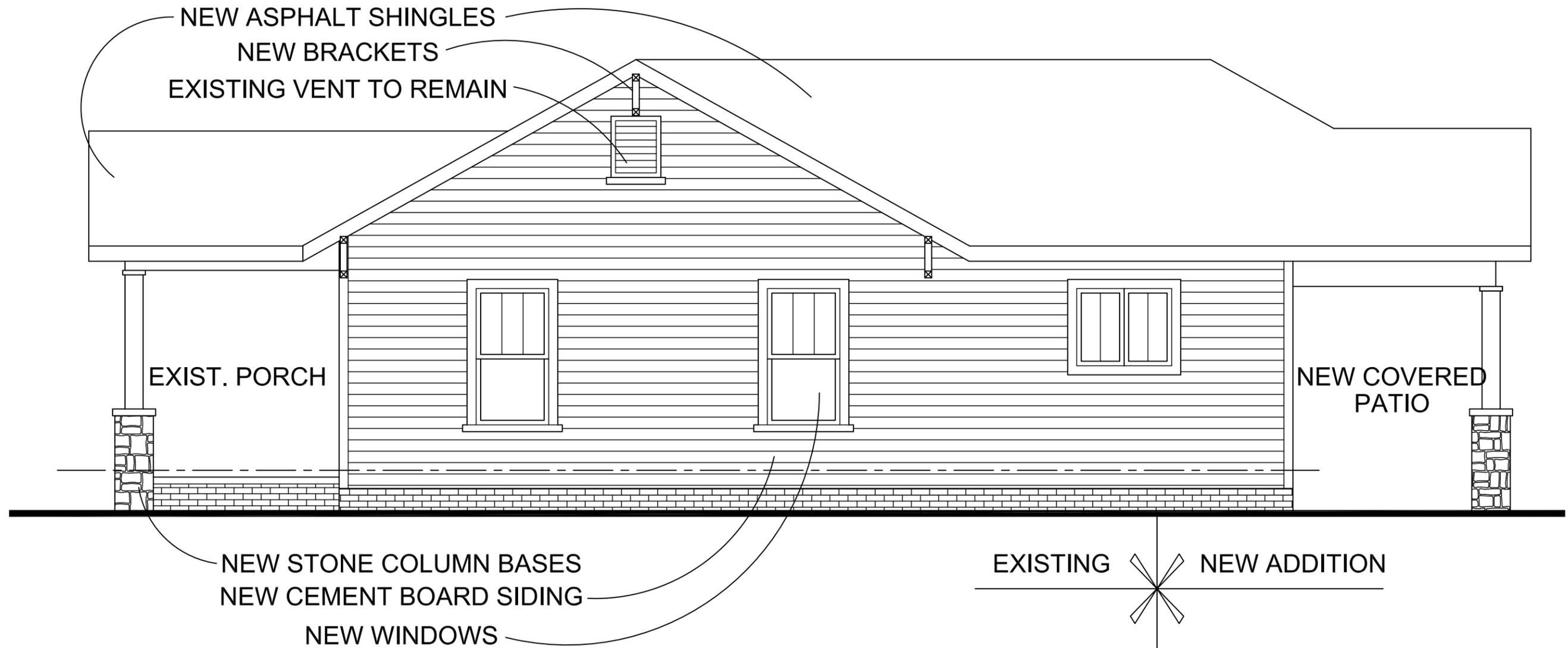
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NEW ELEVATIONS

SCALE 1/8" = 1'-0"

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RIGHT SIDE ELEVATION

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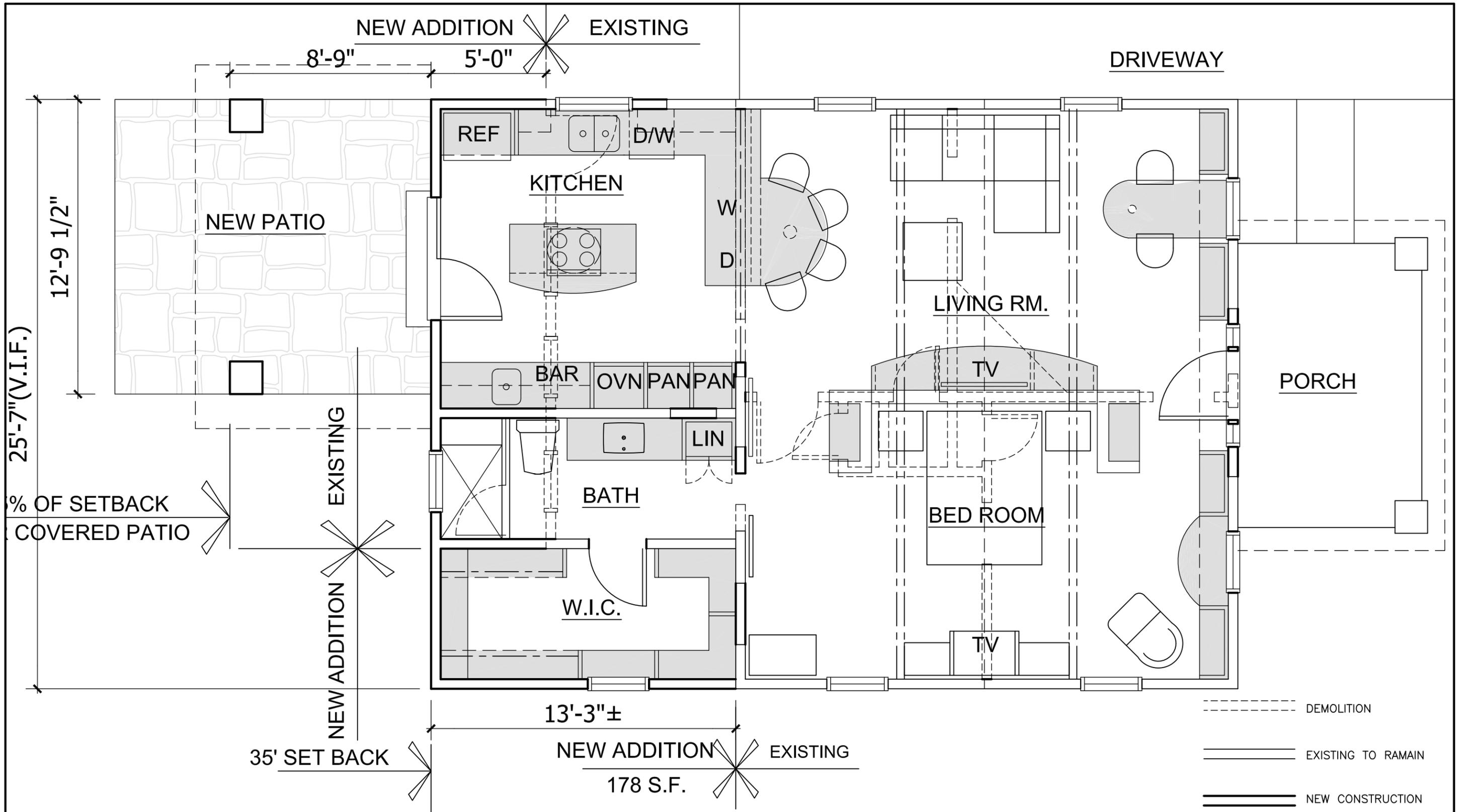
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NEW ELEVATIONS
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NEW FLOOR PLAN

SCALE 1/4" = 1'-0"

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