**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

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**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:

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

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

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HISTORIC COMMISSION
SUBMISSION
January 11, 2013

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1 of 11
NEW ASPHALT SHINGLES
NEW BRACKETS

NEW ASPHALT SHINGLES
NEW BRACKETS
EXISTING VENT TO REMAIN

NEW COVERED PATIO
NEW CEMENT BOARD SIDING
NEW STONE COLUMN BASES

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

REAR ELEVATION
FRONT ELEVATION