
LOCAL HISTORIC DISTRICT: Wilmore

ADDRESS OF PROPERTY: 1701 Merriman Avenue

SUMMARY OF REQUEST: Porch Addition

OWNER: Kevin Miller

APPLICANT: Daedalus

Details of Proposed Request

Existing Conditions

The existing home is a one story ranch type house built in 1948. The home sits on a corner lot in Wilmore. The small front porch is accessed from a side facing front door.

Proposal

The proposal is the enclosure of the existing porch, replaced by a more suitable front porch design. The front door will be relocated to face the street, the porch floor expanded and new roof constructed with a front gable supported by traditional piers and columns. Gable material will be wood siding. Porch deck will be wood, the foundation will be wrapped in brick with new steps. Windows will be restored and new front door installed.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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>

Enclosure of Porches

Porches are an important part of the residential sections of older neighborhoods. The Historic District Commission strongly discourages porch enclosures in an effort to maintain the design integrity of both individual buildings and the overall streetscape in historic districts.

1. All proposals for the enclosure of all or any part of a front, side or rear porch which are substantially visible from a street will be reviewed by the full Historic District Commission.
2. It is not appropriate to enclose a front porch or balcony on the front of an historic building. The full enclosure of a front porch is not allowed.
3. Front porch enclosures that reorient the entrance away from the street elevation of a building are not allowed.
4. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
5. All porch enclosures must be plausibly reversible. Permanent elements that could preclude the reversibility of the enclosed porch are not allowed.

Restoration

In many cases, buildings and sites in Local Historic Districts have been altered over the years in ways that compromised their historic design. Often, photographic, physical or other evidence exists that can guide interested property owners in restoring a building's original appearance and character. The Historic District Commission wants to encourage and support property owners taking this approach.

1. In cases where properly documented restoration work consists of removing added elements to a building or site, the HDC Staff can grant administrative approval.
2. In cases where properly documented restoration work consists of adding removed elements to a building, the HDC policy on Additions and other relevant policies will apply.

Staff Analysis

The proposal meets all of the guidelines for additions.

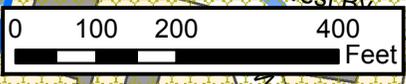
Charlotte Historic District Commission - Case 2014-034

Historic District - Wilmore



	1701 Merriman Avenue
	Wilmore Local Historic District
	Property Lines
	Building Footprints

Map Printdate:
April, 2014



8th day of March, 2010

Tom Kelso

Land Surveyor

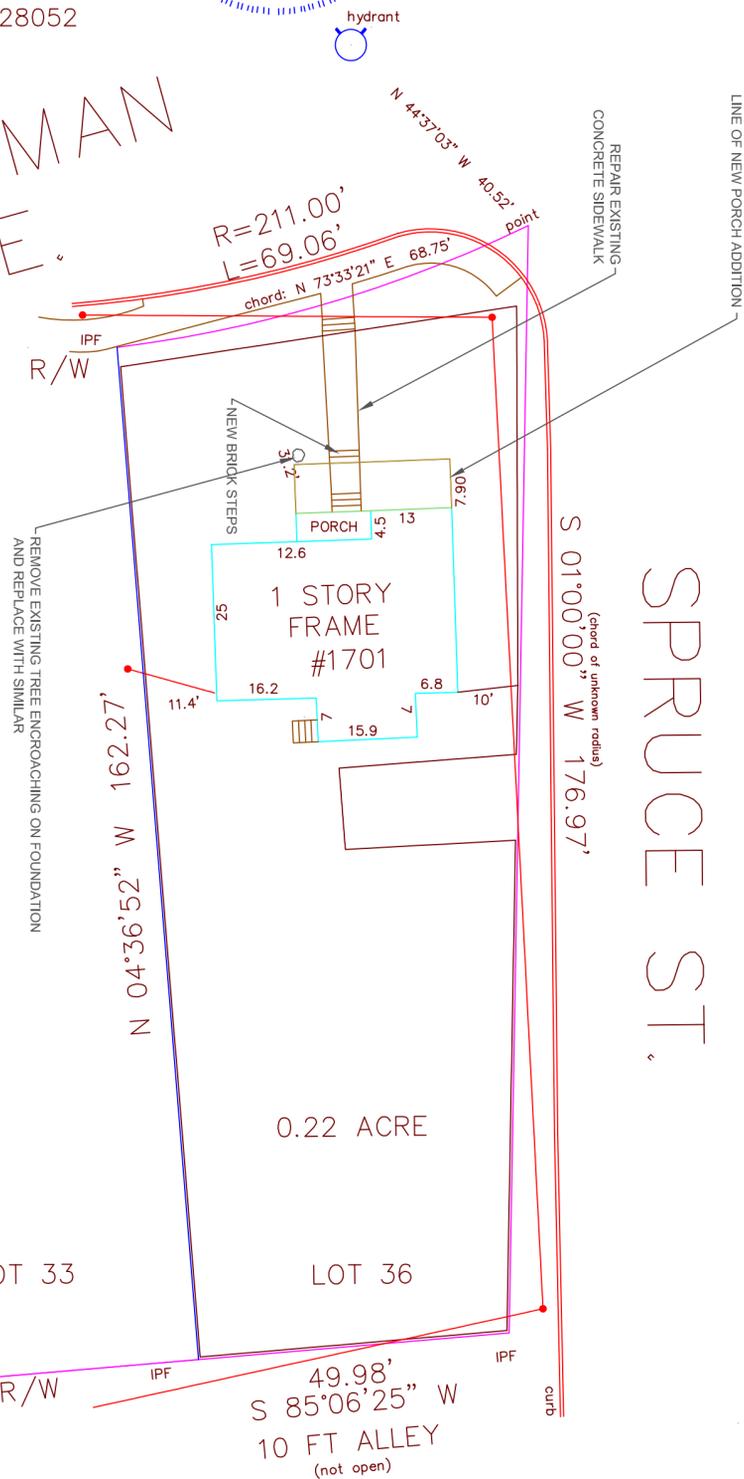
P.O. Box 1583 RLS L-3145
GASTONIA, NC 28052
F-0983



VICINITY SKETCH

ASSUMED
NO BEARING ON RECORD PLAT

MERRIMAN AVE.



CARPENTER
9239-942

0.22 ACRE

LOT 33

LOT 36

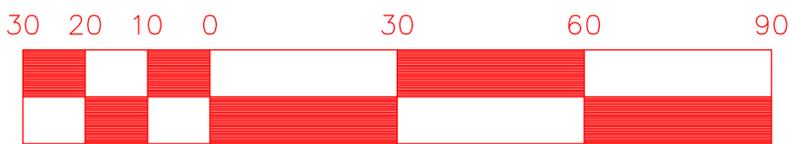
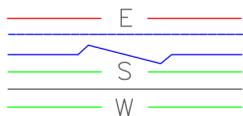
SURVEY FOR:

KEVIN MILLER

DEED BOOK 18759 PAGE 187
LOT 36; BLOCK 33; SECTION 2
WILMOORE SUBDIVISION
PLAT BOOK 3 PAGE 33
CITY OF CHARLOTTE
MECKLENBURG CO., N.C.

F:_C:\iteCompText\LEGEND.ASCII.TXT

fence
water line



Scale 1" = 30'

CL119095517

SHEET

DATE:
3-18-14

Renovations and Additions at
1701 Merriman Av.
Charlotte, NC

SITE PLAN

Daedalus Properties

Charlotte, NC
704-890-3907 Office

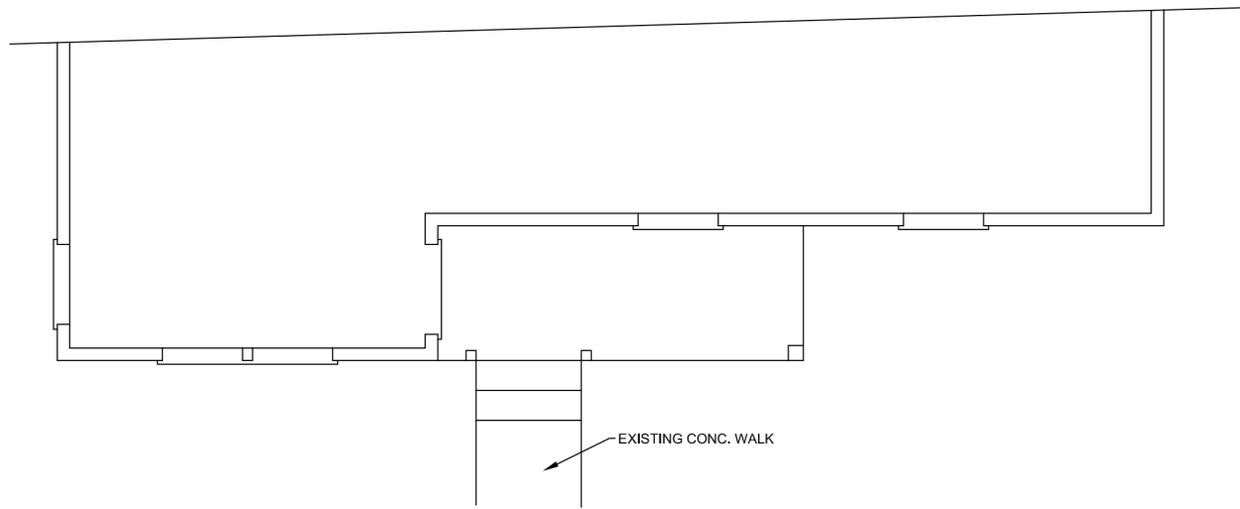
704-377-8412 fax



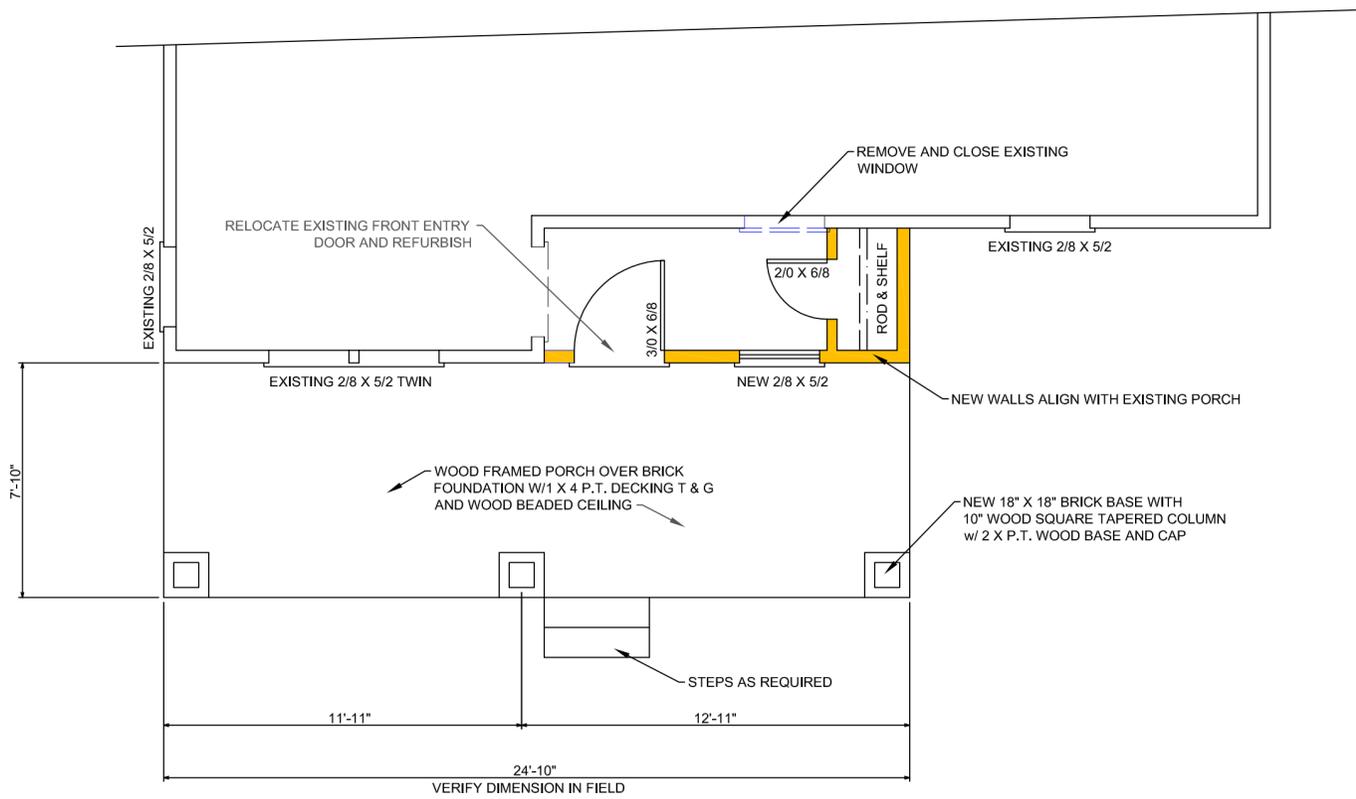




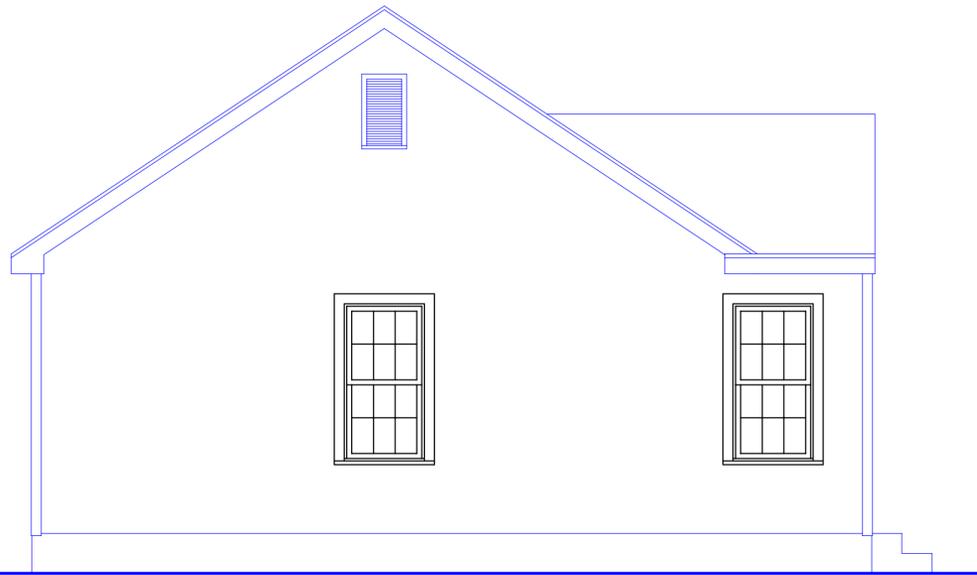




EXISTING FLOOR PLAN 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"



EXISTING LEFT ELEVATION $\frac{1}{4}'' = 1'-0''$



EXISTING RIGHT ELEVATION $\frac{1}{4}'' = 1'-0''$



EXISTING FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$

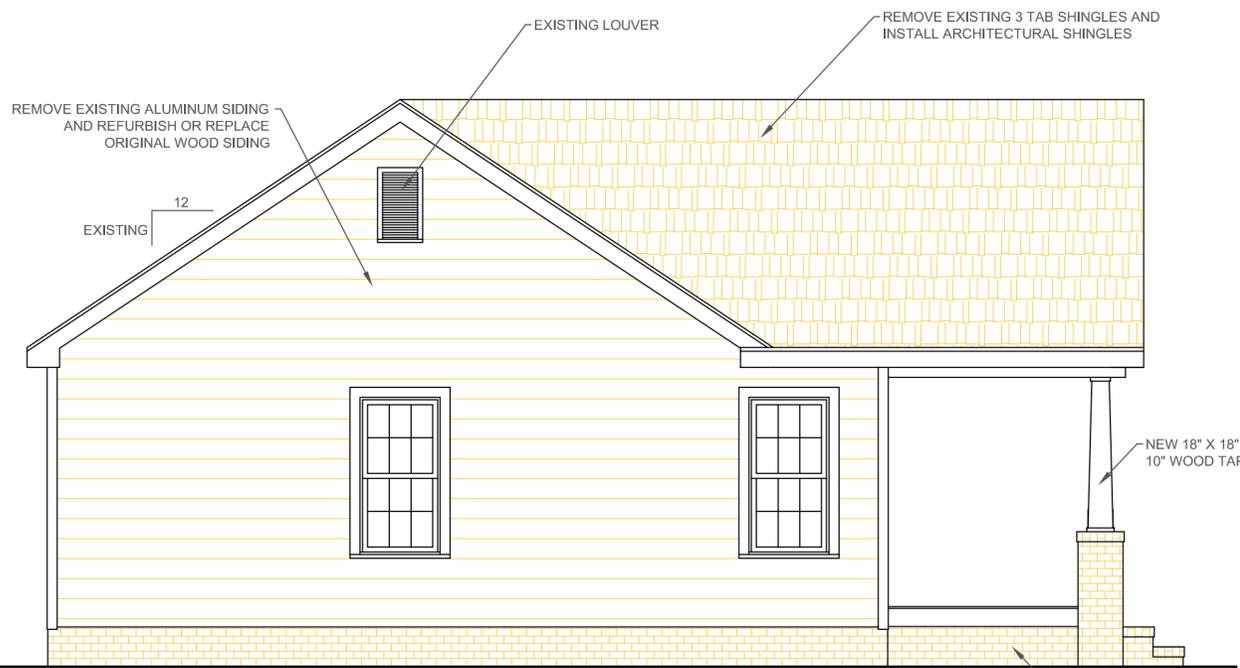
Daedalus Properties
Charlotte, NC
704-890-3907 Office
704-377-8412 fax

EXISTING ELEVATIONS

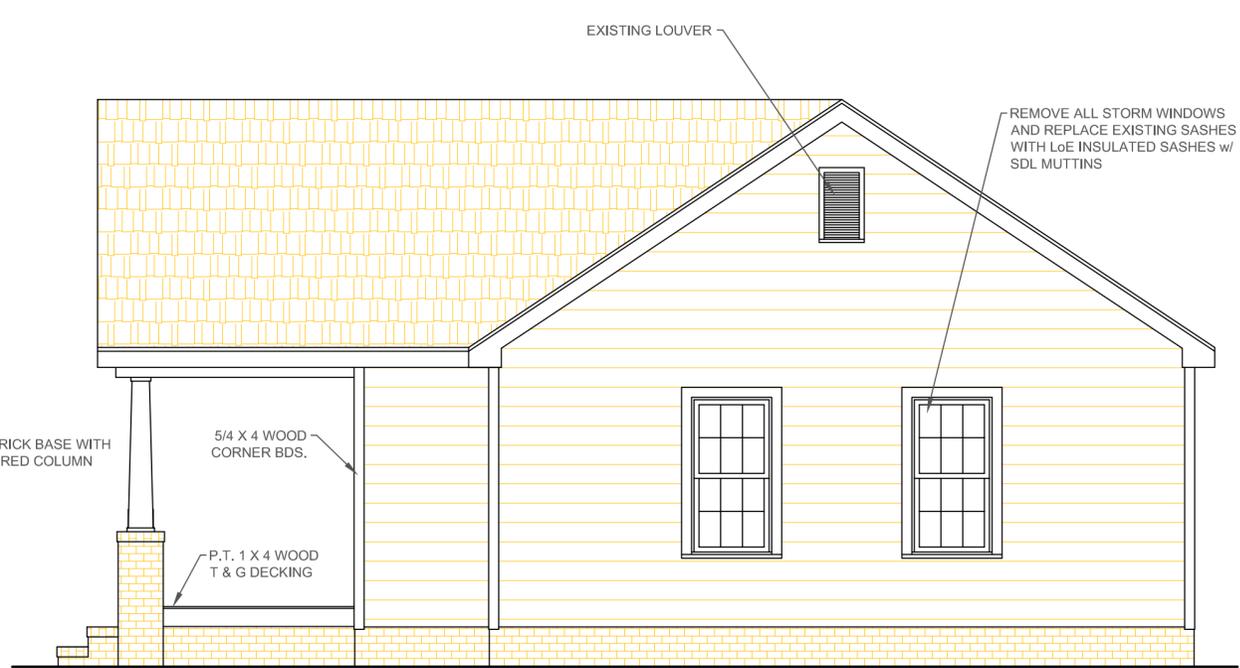
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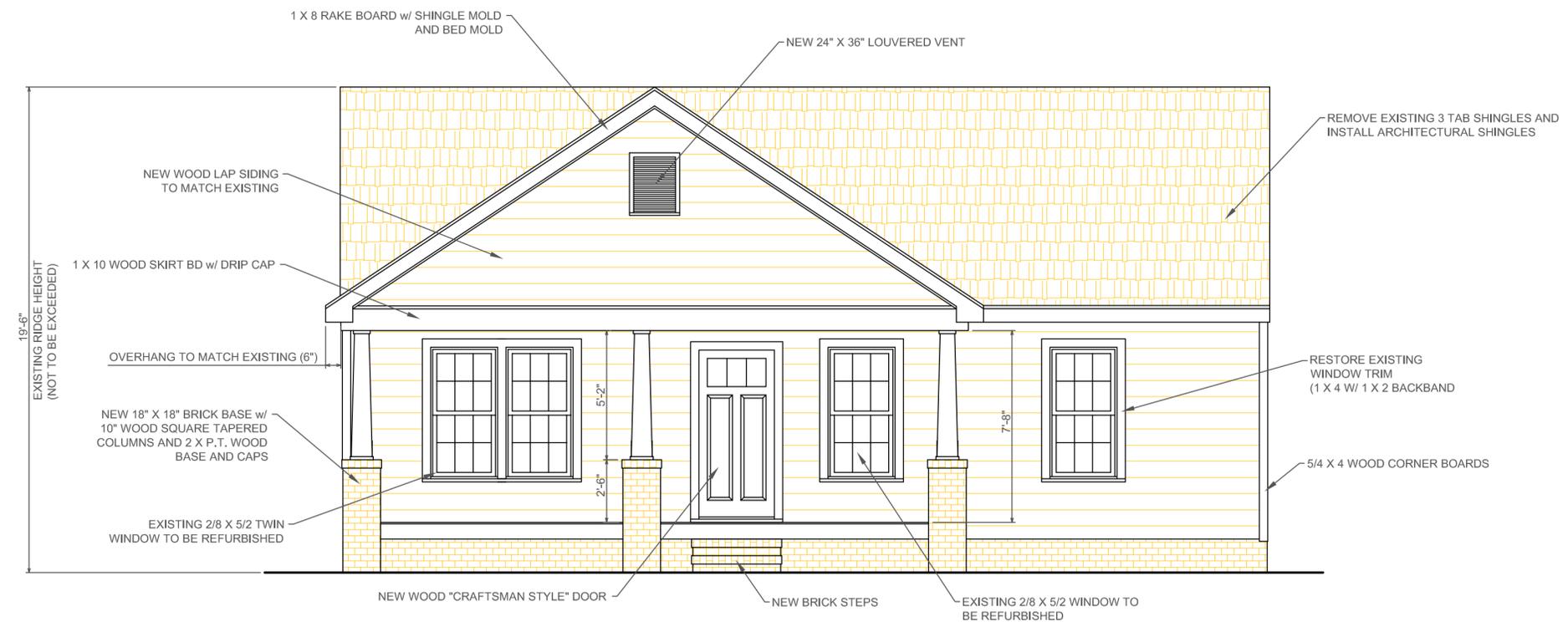
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LEFT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



RIGHT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



PROPOSED FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$

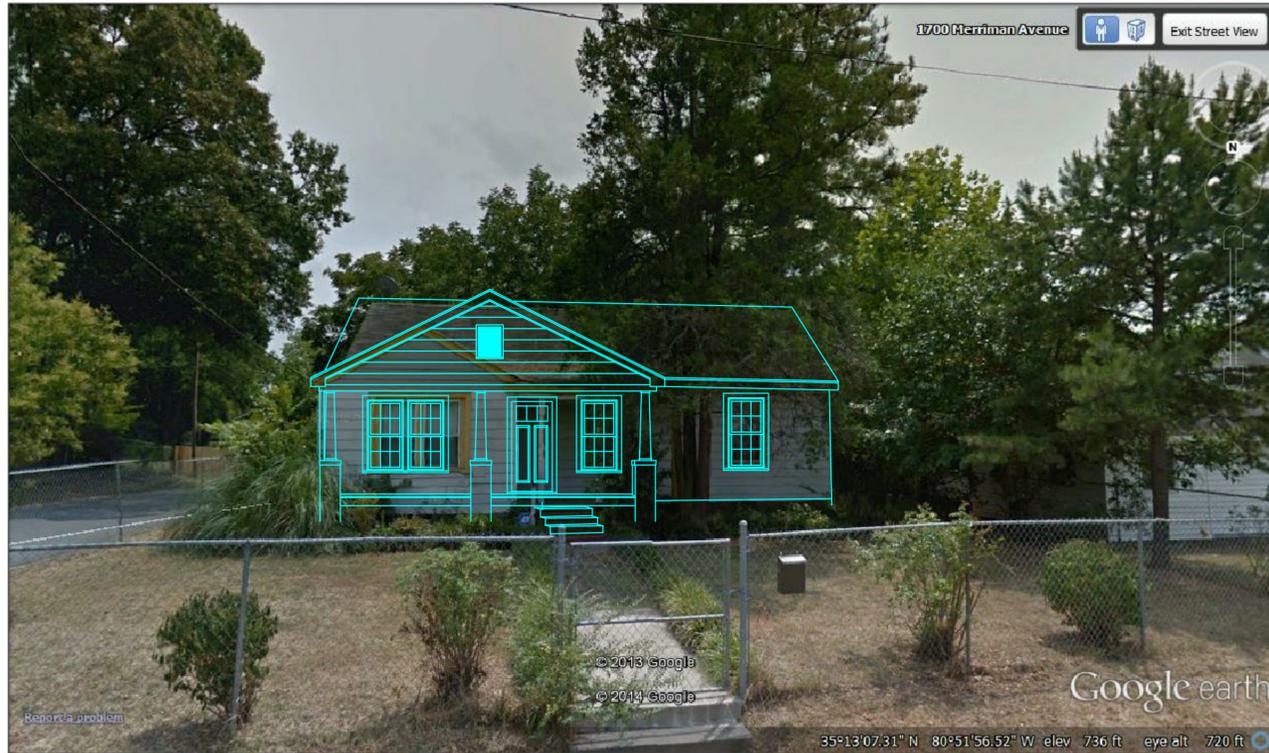
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ELEVATIONS

Renovations and Additions at
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 Charlotte, NC

DATE:
 3-18-14

SHEET
 3



Daedalus Properties

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STREET SCAPE

Renovations and Additions at
1701 Merriman Av.
Charlotte, NC

DATE:
3-18-14

SHEET
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