

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1536 Merriman Avenue

SUMMARY OF REQUEST: Addition

OWNER: Darius Johnson

APPLICANT: Darius Johnson

Details of Proposed Request

Existing Conditions

The existing structure is a single story Bungalow constructed in 1936 on a corner lot. Architectural features include wood siding, hipped roofs, exposed rafter tails and 4 over 1 pattern windows. Adjacent homes are a variety of one and two story structures.

Proposal

The proposal for HDC review is the addition of three dormers, one on the left and right side and one on the rear. The chimney on the left side will be raised two feet. The dormers have clipped gable roofs with wood lap siding and slate tile roofing. The front entry door will be replaced with a design consistent with the Bungalow style.

Policy & Design Guidelines - 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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

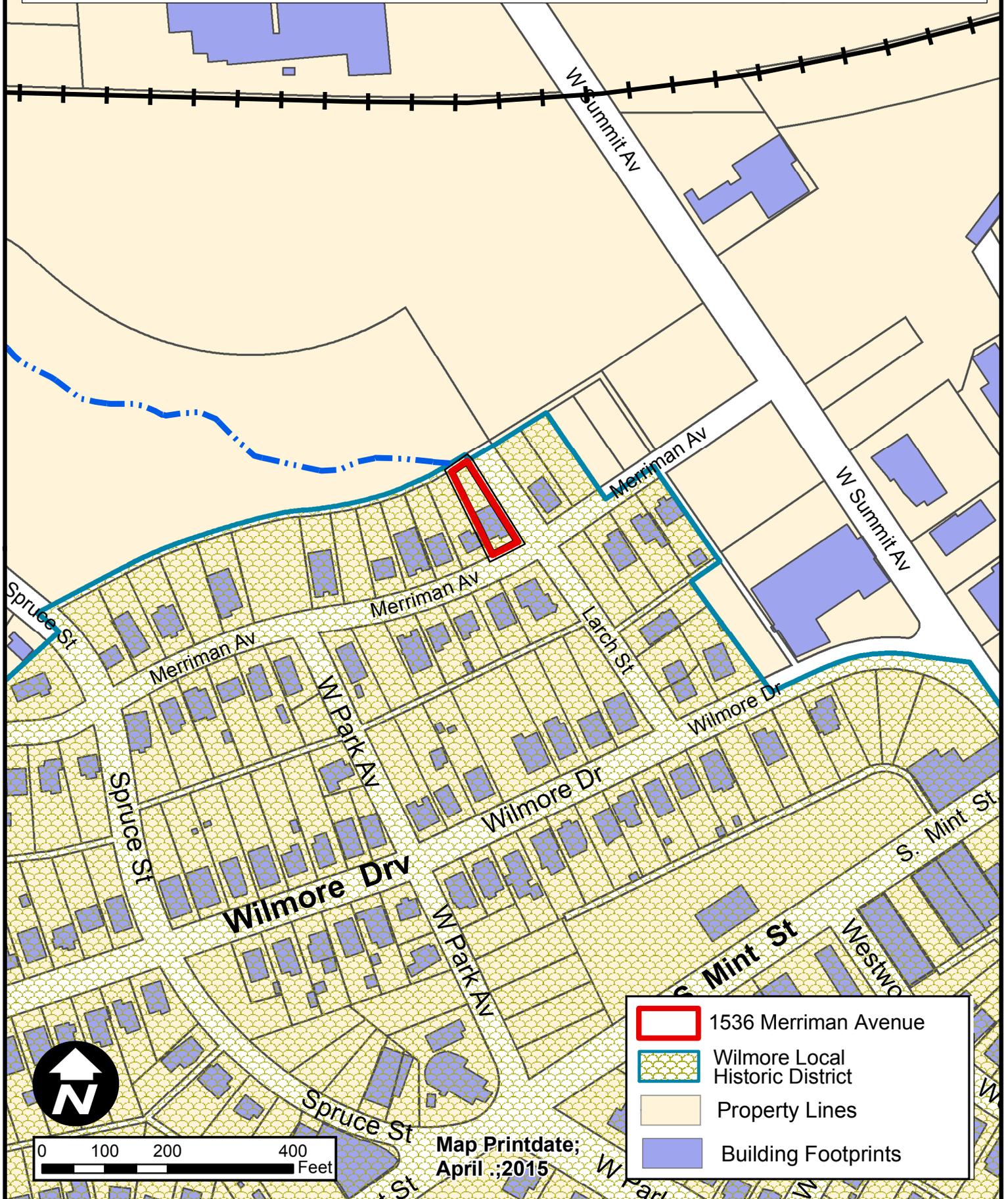
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for additions. The guidelines for size and setback do not apply.

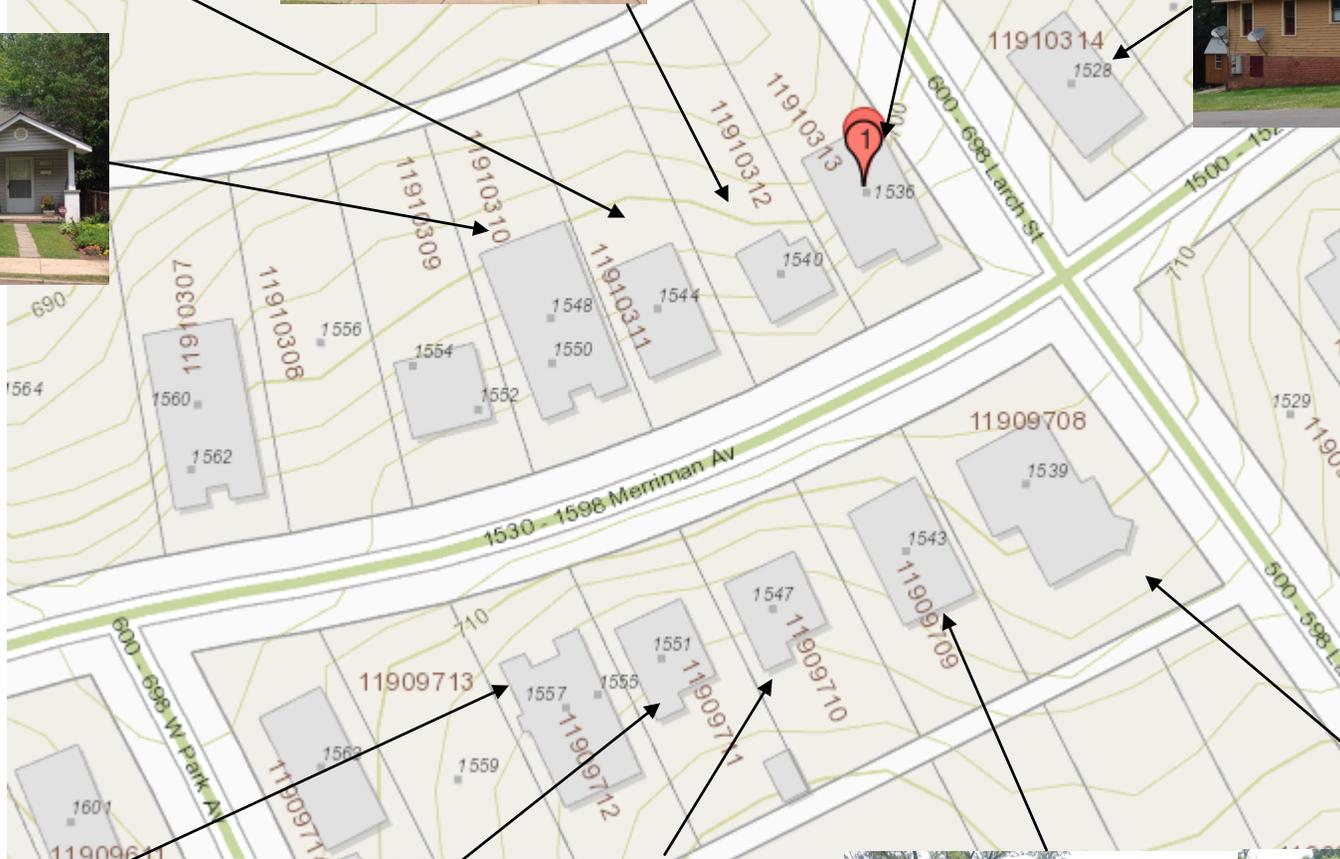
Charlotte Historic District Commission - Case 2015-075

Historic District; Wilmore

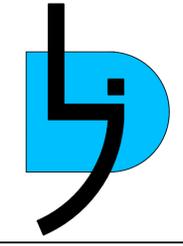
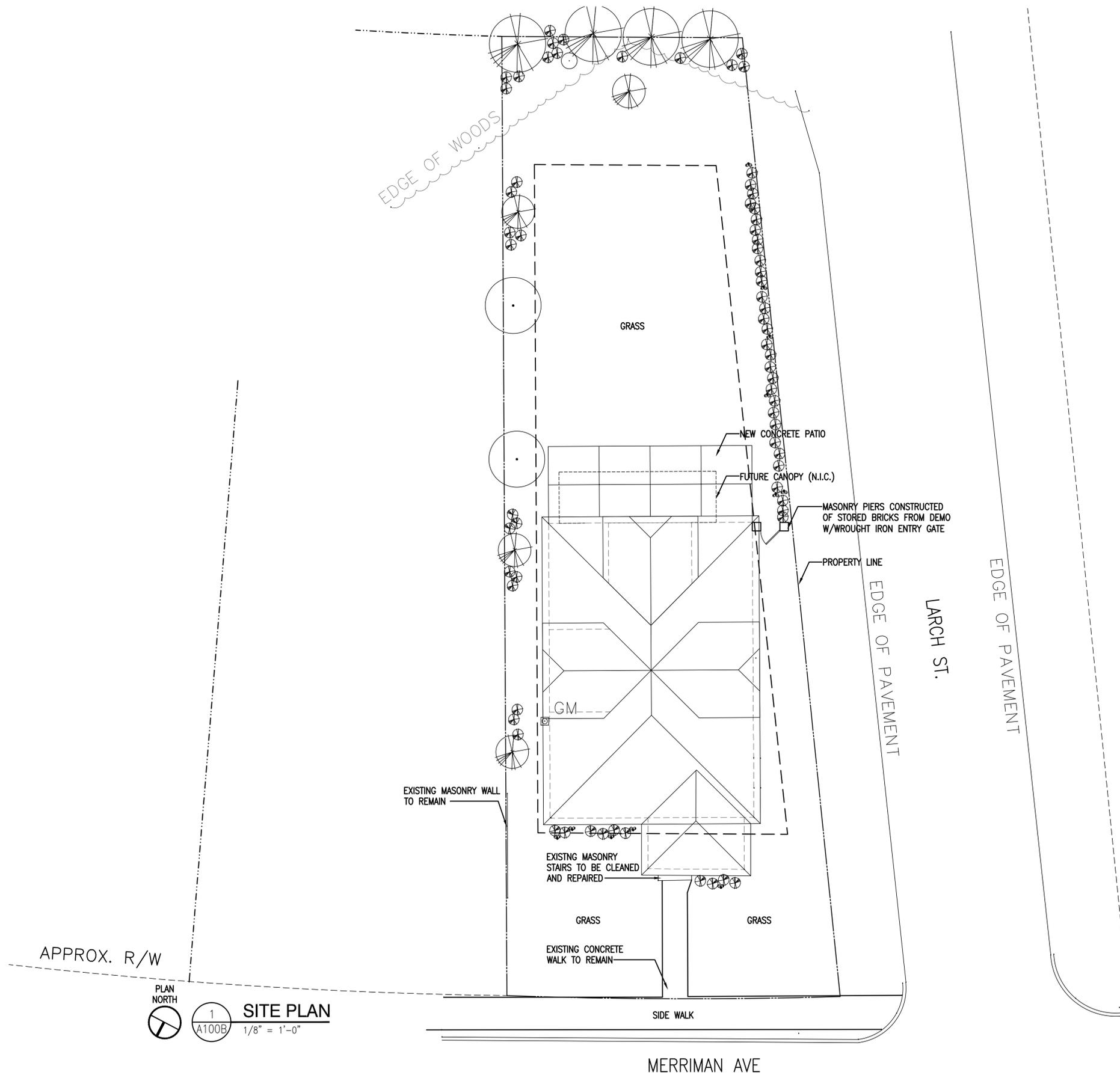




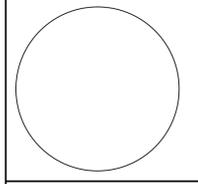
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Charlotte, NC 28203

Project Number 005

Title
Site Plan

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ADD TWO FEET OF MASONRY TO TOP OF CHIMNEY TO RISE ABOVE LINE OF NEW DORMER

EXISTING DOUBLE HUNG WINDOW TO REMAIN. SEE GENERAL NOTE #5

REWORK AND PLUM ENTRANCE DOOR. INSTALL NEW BRASS THRESHOLD AND RESTORED BRONZE HARDWARE

4 NEW EAST ELEVATION
A201 1/4" = 1'-0"

SLATE TILE ROOF FROM SLATE STORED ON SITE OR MATCHING TILE. MATCH DOCUMENTED PATTERN OF SLATE TILE.

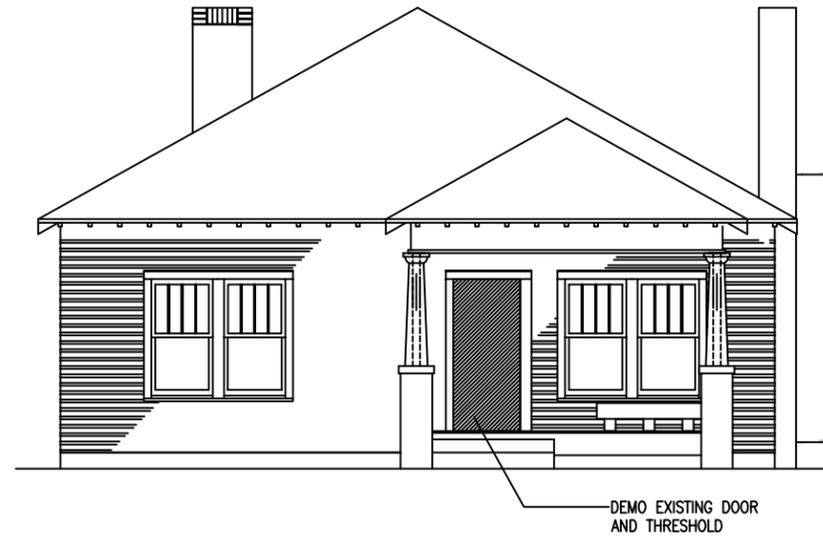
NEW GERMAN LAP SIDING TO MATCH EXISTING

EXISTING MASONRY FIREPLACE TO REMAIN

EXISTING GERMAN LAP SIDING TO BE SANDED DOWN, NAIL HOLES FILLED PRIME AND REPAINT. (OWNER TO SELECT PAINT COLOR)

SOLID WOOD BENCH SEE DETAIL X/XX

REPAIR ALL DAMAGED TONGUE AND GROOVE PORCH DECKING SAND AND STAIN



3 EXISTING EAST ELEVATION
A201 1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS NEED TO BE FIELD VERIFIED.
2. ALL PAINT COLORS AND FINISHES INTERIOR AND EXTERIOR WILL BE SELECTED BY THE OWNER AND DESIGNER.
3. ALL SLATE REMOVED FROM THE ROOF FOR DORMER CONSTRUCTION IS TO BE STORED AND DOCUMENTED TO BE PLACED BACK ON THE ROOF AFTER THE DORMERS ARE CONSTRUCTED.
4. RESEAL AND REGLAZE ALL EXISTING WINDOWS, SAND AND REPAINT. (COLORS WILL BE CHOSEN BY OWNER)
5. ALL EXISTING 5 PANLE DOORS ARE TO BE DIPPED TO REMOVE ALL PAINT. REPLACE DAMAGED RAIL AND INSTALL NEW DOOR HARDWARE CHOSEN BY OWNER. SEAL DO NOT PAINT/STAIN
6. ALL PAINT COLORS AND FINISHES INTERIOR AND EXTERIOR WILL BE SELECTED BY THE OWNER AND DESIGNER
7. MAKE NEW BLADES TO PRODUCE MATCHING BASE CAPS, DOOR TRIM, AND PLINTH BLOCKS FOR HOUSE.
8. REMOVE TILE SIDING OFF OF HOUSE TO EXPOSE ORIGINAL GERMAN LAP SIDING. SAND PATCH AND REPAINT.

NEW PELLA DOUBLE HUNG ALUMINUM CLAD WINDOWS TO WITH TRUE DIVIDE MULLIONS MATCH EXISTING WINDOWS

NEW WOOD TRIM TO MATCH EXISTING

SAND, PATCH, PRIME AND REPAINT EXISTING WOOD TRIM. MATCH AND REPLACE WHEN NEEDED

SAND, PATCH, PRIME AND REPAINT EXISTING WOOD TRIM. MATCH AND REPLACE WHEN NEEDED

EXISTING FIVE PANEL WOOD DOOR AND TRANSOM TO BE SANDED, PATCHED, PRIMED AND REPAINTED. REPAIR/REPLACE DOOR HARDWARE.

4" CONCRETE PAD

2 NEW WEST ELEVATION
A201 1/4" = 1'-0"

SLATE TILE ROOF FROM SLATE STORED ON SITE OR MATCHING TILE. MATCH DOCUMENTED PATTERN OF SLATE TILE.

NEW GERMAN LAP SIDING TO MATCH EXISTING

EXISTING SLATE ROOF TO REMAIN ANY DAMAGED SLATE SHALL BE REPLACED WITH SLATE STORED ON SITE OR MATCH SLATE TILE

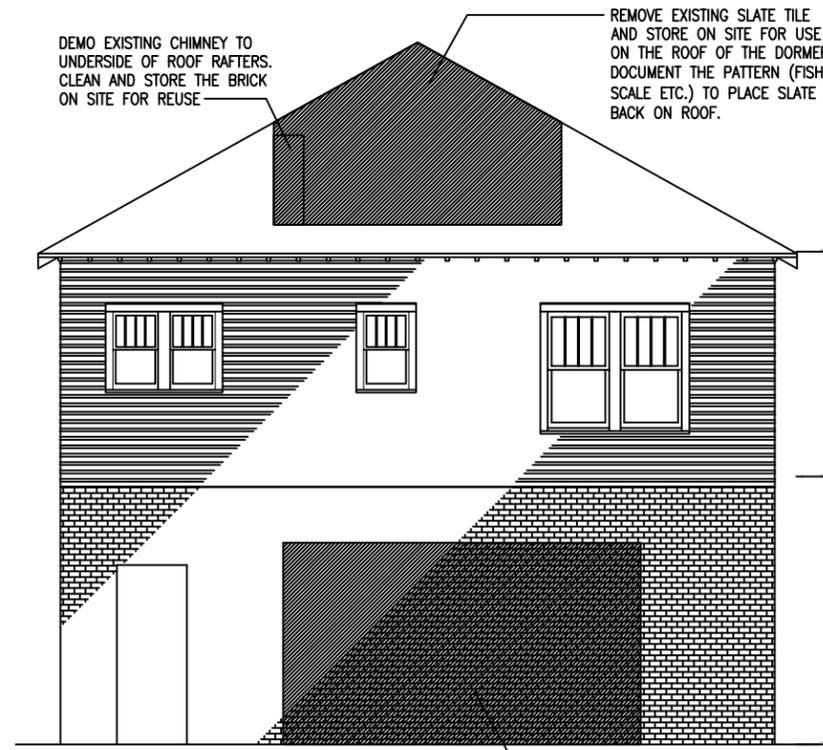
EXISTING DOUBLE HUNG WINDOWS TO REMAIN. SEE GENERAL NOTE #5

EXISTING GERMAN LAP SIDING TO BE SANDED DOWN, NAIL HOLES FILLED PRIME AND REPAINT. (OWNER TO SELECT PAINT COLOR)

ALUCOBOND METAL PANEL CANOPY WITH INBOUND DRAIN IN COLUMN

FOUR PANEL MOVEABLE NANA WALL SYSTEM xxx OR EQUAL WITH DARK BRONZE FINISH

EXISTING MASONRY WALL TO REMAIN



1 EXISTING WEST ELEVATION
A201 1/4" = 1'-0"

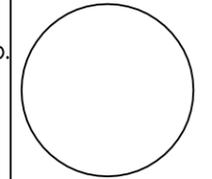
DEMO EXISTING CHIMNEY TO UNDERSIDE OF ROOF RAFTERS. CLEAN AND STORE THE BRICK ON SITE FOR REUSE

REMOVE EXISTING SLATE TILE AND STORE ON SITE FOR USE ON THE ROOF OF THE DORMERS DOCUMENT THE PATTERN (FISH SCALE ETC.) TO PLACE SLATE BACK ON ROOF.

DEMO OPENING FOR NEW NANA WALL SYSTEM CLEAN AND STORE BRICK FOR FUTURE USE.



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Title Elevations

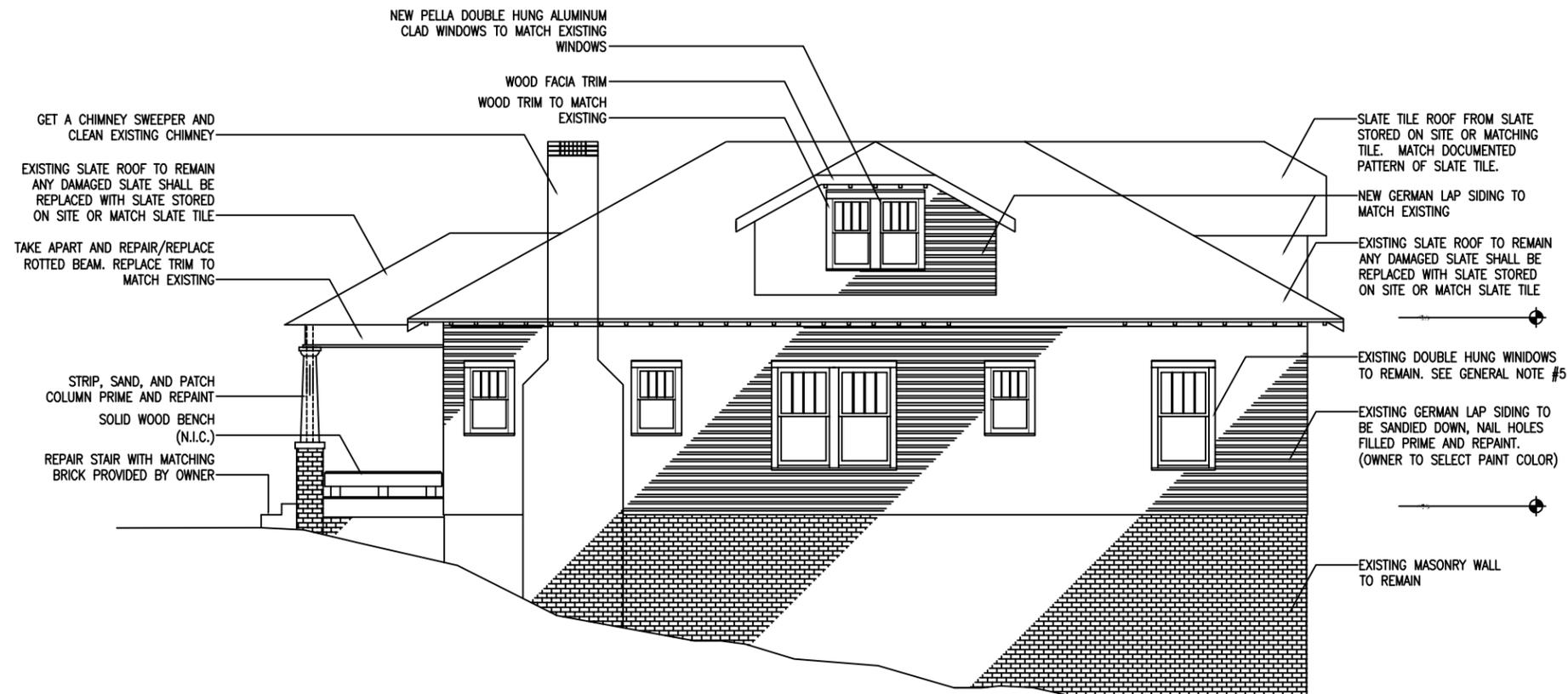
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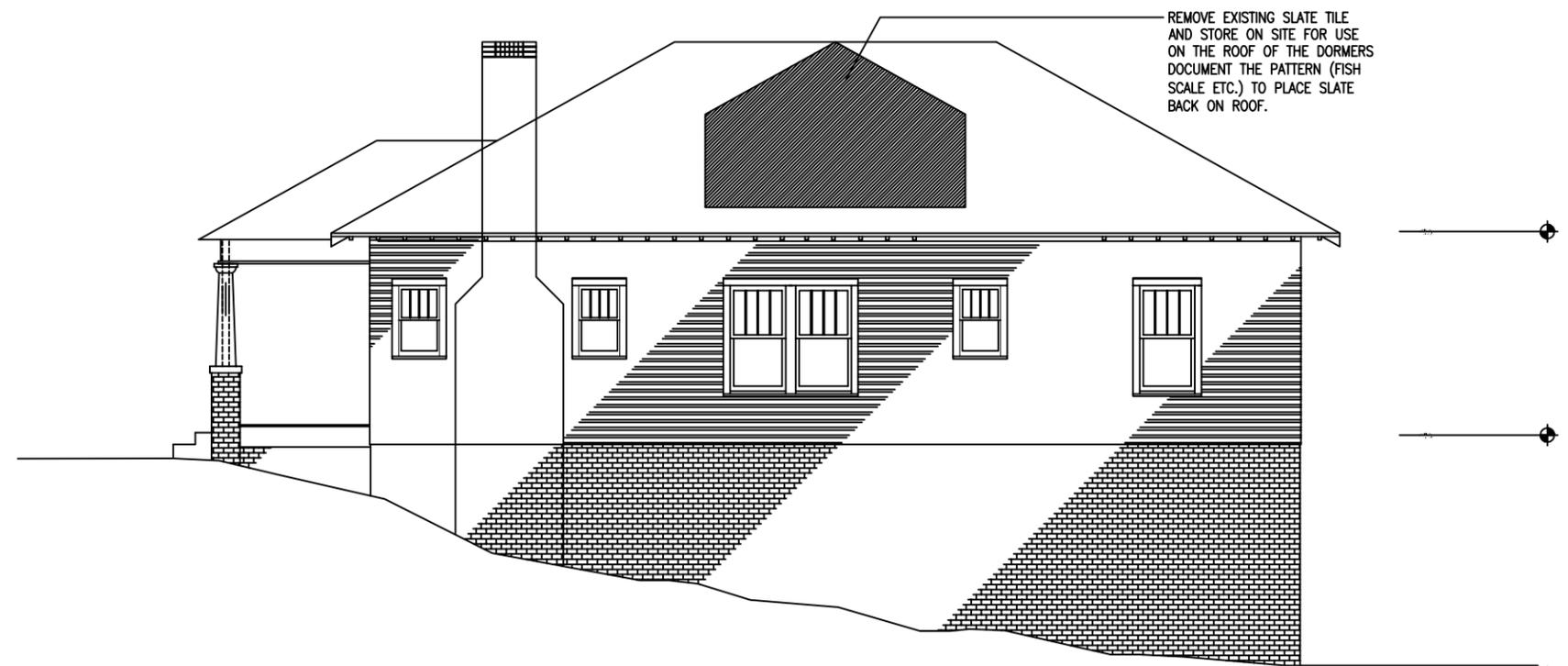
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2 NEW SOUTH ELEVATION
A203 1/4" = 1'-0"



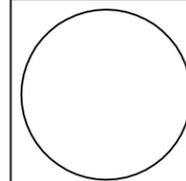
1 EXISTING NORTH ELEVATION
A203 1/4" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR AND EXTERIOR DIMENSIONS ARE TO BE FIELD VERIFIED.
2. ALL BRICKS THAT ARE REMOVED ARE TO BE CLEANED AND STORED ON SITE FOR REUSED ON THE HOUSE.
3. ALL SLATE REMOVED FROM THE THE ROOF FOR DORMER CONSTRUCTION IS TO BE STORED AND DOCUMENTED TO BE PLACED BACK ON THE ROOF AFTER THE DORMERS ARE CONSTRUCTED.
4. RESEAL AND REGLAZE ALL EXISTING WINDOWS. SAND AND REPAINT. (COLORS WILL BE CHOSEN BY OWNER)
5. ALL EXISTING 5 PANEL DOOR ARE TO BE DIPPED TO REMOVE ALL PAINT. REPLACE DAMAGE RAIL AND INSTALL NEW DOOR HARDWARE CHOSEN BY OWNER. SEAL DO NOT PAINT
6. ALL PAINT COLORS AND FINISHES INTERIOR AND EXTERIOR WILL BE SELECTED BY THE OWNER AND DESIGNER.
7. MAKE NEW BLADES TO PRODUCE MATCHING BASE CAPS, DOOR TRIM, AND PLINTH BLOCKS FOR HOUSE.
8. REMOVE TILE SIDING OFF OF HOUSE TO EXPOSE ORGINIAL GERMAN LAP SIDING. SAND PATCH AND REPAINT



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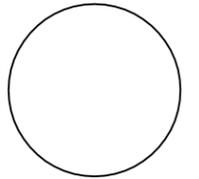
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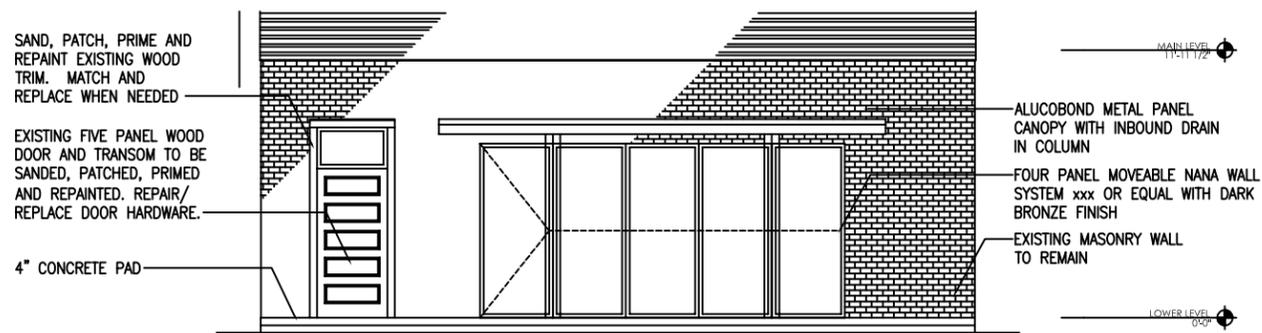
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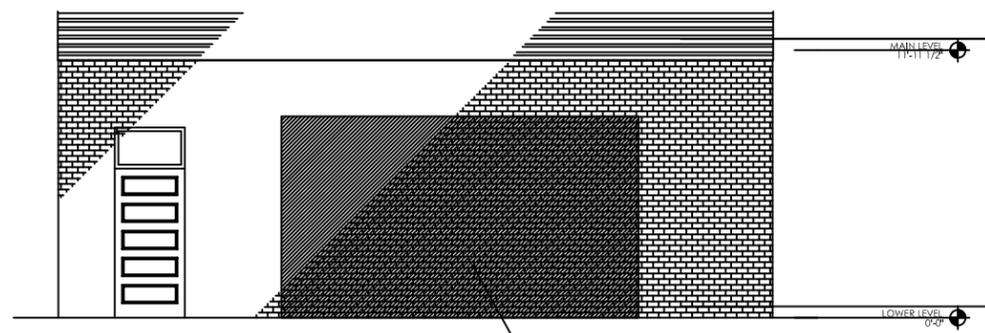
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2 NEW WEST ELEVATION
A201 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
A201 1/4" = 1'-0"