LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1817 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: David Wales, applicant

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5-story American Small house with Tudor/Colonial Revival elements constructed in 1945. Exterior is brick veneer. Front porch roof and rail added in 2014. Adjacent structures are 1 and 1.5 story single family and multi-family buildings. The lot size is approximately 50’ x 117’.

Proposal
The proposal is a rear dormer addition. The dormer will be approximately 14” inches taller than a portion of the original ridge. Materials include panel of fiber-cement smooth siding and battens, double-hung wood windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing, and fiber-cement trim. No trees are proposed for removal.

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.
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.
Staff Recommendation

Staff has the following concerns with the proposal:

1. Use of board and batten style siding. There is wood lap siding on the front porch roof.
2. Visibility of spiral stair from street.
3. A similar project was approved at 1768 Merriman Avenue in February 2019; however, the 1768 Merriman project is 9 ½” taller than the primary ridge and was to fix an addition completed prior to Wilmore’s designation as a Local Historic District.
4. Minor revisions may be reviewed by staff.
EXISTING CONDITIONS

1817 MERRIMAN AVE.
FRONT ELEVATION

1817 MERRIMAN AVE.
LEFT ELEVATION

EXISTING  PROPOSED

1817 MERRIMAN AVE.
REAR ELEVATION

1817 MERRIMAN AVE.
RIGHT ELEVATION

1817 MERRIMAN AVE.
AXON VIEW

1817 MERRIMAN AVE.
EXISTING PRECEDENTS

1768 + 1804 MERRIMAN AVE.
EXISTING PRECEDENTS

1825 MERRIMAN AVE.

RECENT ADDITION – 2 HOUSES DOWN
PELLA 450 SERIES DOUBLE HUNG WINDOW DETAILS

1817 MERRIMAN AVE.
FLOOR PLAN
LEVEL 2

1817 MERRIMAN AVE.