LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1716 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mark Patterson

This application was denied April 10, 2019 for the following: roof form and materials, windows, and additions.

Details of Proposed Request

Existing Conditions
The existing structure is a 1-story American Small House with Craftsman elements constructed in 1928. Architectural features include exposed rafter, 6/1 wood windows, an engaged front porch supported by square wood columns, wood vent details, and a brick chimney. The lot size is approximately 50’ x 118’.

Proposal
The proposal is an addition with a proposed ridge height is 19’-10 ½”. On the front elevation both single windows will be changed to paired windows. There are also changes to the windows on the right elevation. The existing non-original front door will be replaced with a new wood door. Proposed materials are brick foundation, wood lap siding and trim to match existing and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees. Note: The driveway and patio shown on the site plan are approvable at the staff level.

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. Additional clarity needed on which original windows will remain and which will be replaced.
   a. Window placement on floorplan (sheet 2) does not match front elevation (sheet 4).
2. Left elevation - horizontally oriented window panes on the casement window.
3. Rear elevation - gable end window trim and roof trim relationship.
4. Minor revisions may be reviewed by staff.
NEW FRONT ELEVATION

ELEVATION NOTES:
- Windows to be flush with existing.
- 1/2" cove molding to match existing.
- 1" wood trim turned on edge to match existing.
- 4" wood trim to match existing.
- 2" wood trim.

WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

EXISTING FRONT ELEVATION
SCALE: 1/2" = 1'-0"

POST DETAIL
SCALE: 3/8" = 1'-0"

DATE: Monday, June 02, 2019
SCALE: As Required
NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"
NEW LEFT ELEVATION

EXISTING LEFT ELEVATION

WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

1/2" CONE MOULDING TO MATCH EXISTING
1" WOOD TRIM TURNED ON EDGE TO MATCH EXISTING
1/2" WOOD TRIM TO MATCH EXISTING
2" WOOD TRIM
6" WOOD TRIM
2" WOOD SILL
1/2" WOOD TRIM TURNED ON EDGE TO MATCH EXISTING

DATE: Monday, June 03, 2019
SCALE: As Required
General Notes:
1. The purpose of the Building Heights Sketch is to show existing building, sidewalk, and street elevations relative to the principal and front entrance grade elevation of the house described herein. No surveys or detailed measurements were made. The heights shown herein were derived from existing measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (NAD 88). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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Building Heights Sketch of
1700 BLOCK OF MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2019

A.G. ZOUTEWELLE
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The surveyor’s license number is 0555.