



Charlotte Historic District Commission Application for a Certificate of Appropriateness

November 10, 2010

ADDRESS OF PROPERTY	1560 Merriman Avenue, Wilmore Local Historic District HDC 2010-098
SUMMARY OF REQUEST	Repair of Vinyl Siding & Windows, Elimination of One Façade Entrance
OWNER	Charles Dibiaezue
APPLICANT	Charles Dibiaezue

Details of Proposed Request

This application seeks approval for the repair of existing vinyl siding and windows on this duplex, as well as the elimination of one façade entrance.

Current Status and Context of Property

This building, a one story duplex with two entrance porches, was built in 1938, according to Mecklenburg County Tax Records.

This building is covered in vinyl siding, which was recently repaired and replaced as needed prior to a sale to the current owner. There were also some new vinyl windows installed.

Relevant HDC Design Guidelines

- *Windows and Doors*
- *Building Materials*
- *Additions*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The current condition of this building will be shown in photographs at the October 13th HDC meeting.

This work was largely completed before the building was purchased by the current owner.

The most startling part of the work that was carried out was the covering of the entrance door on the left entrance porch with vinyl siding, visually eliminating the door. Staff does not know at this point if the door is still extant under the siding.

The application in this case was filed with HDC staff after the new owner was contacted by Code Enforcement Staff.

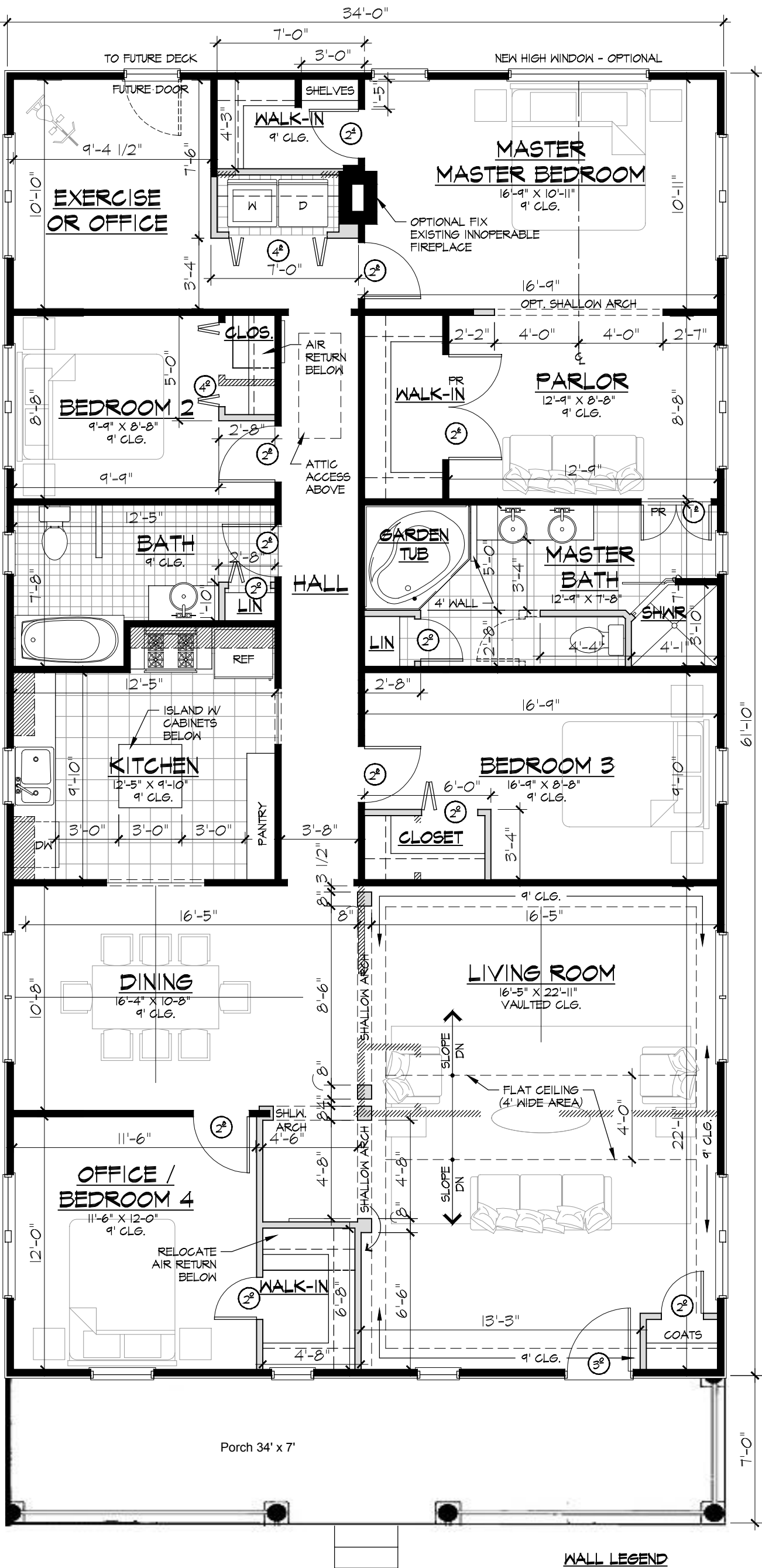
Update:

Since the October 13th HDC meeting, the applicant has worked to follow some of the suggestions that were made at that meeting. That has led to the development of the attached floor plan.

On the floor plan, a window is noted to go into the location on the left façade corner entrance porch of the now-removed entrance door.

The applicant has also provided a photograph of an existing window on the house. An identical window is proposed for the previous location of the door on the front left entrance porch.

The applicant has stated that his intention is to span the two front porches with a shed roof to create a single front porch. No drawings for this work have been provided.



FIRST FLOOR AREA:
2102 SQ FT

WALL LEGEND

- NEW WALL
- EXISTING WALL
- WALL TO BE REMOVED



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SCALE: 3/16"=1'-0"
1560 MERRIMAN AVE
FLOOR PLAN - FIRST LEVEL

SHEET NUMBER
A.1



Charlotte Historic District Commission - Case 2010-098

Southern Railway



Dunkirk Dr

Merriman Av

W Summit Av

Larch St

Spruce St

Wilmore Dr

W Park Av

1560 Merriman Avenue

Property Lines

Building Footprints

Park

October 5, 2010