Charlotte Historic District Commission Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY 1555-1557 Merriman Avenue, Wilmore Local Historic District HDC 2011-110

SUMMARY OF REQUEST New Construction

OWNERS Billige Properties, LLC

APPLICANT Darius Johnson

Details of Proposed Request

This application requests approval for the construction of a new duplex to replace the one that was severely damaged recently by the fall of a large oak tree.

Current Status and Context of Property

The existing structure on this site is a wood frame duplex. According to Mecklenburg County Tax Records, it was built in 1933. It was considered to be a contributing structure in the Wilmore Local Historic District survey.

As noted below, the building suffered extreme damage from the fall of a large oak tree. The building has been condemned, and is under a demolition order.

The area around this site consists primarily of single family homes. The size and scale of the surrounding building are consistent with this structure.

Relevant HDC Design Guidelines

New Construction

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.

Analysis of Proposal

In a previous agenda item for this meeting, the property owner requested approval for the demolition of the damaged existing duplex on this site.

The current HDC policy on Demolitions states in part:

4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

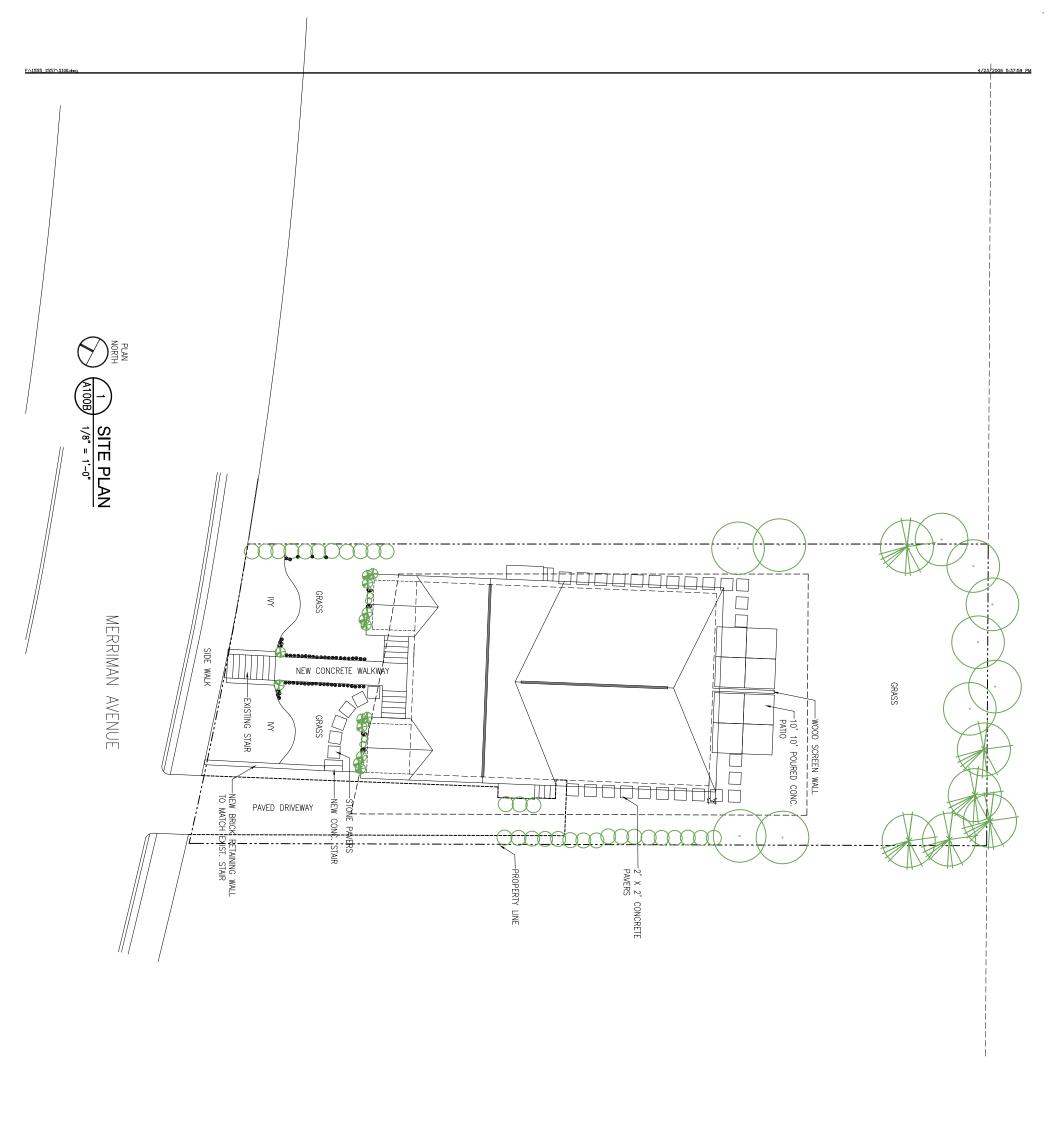
If the HDC ended the consideration of that previous request by determining that the building was a contributing structure to the character of the Wilmore Local Historic District, and also imposed a delay of 365 days on the issuance of a Certificate of Appropriateness for that demolition, then the Commission must by vote agree that the circumstances warrant an exception to this policy in order to have a hearing on this application.

The proposed new duplex is a wood frame structure, almost identical to the existing structure on the site. The new building would be roughly one foot taller than the existing structure through the use of a higher gable ridge, allowing for better use of the attic space above each unit. The dual entrance porches, the footprint of the building, and the overall style and materials are identical or compatible with the existing duplex. The attached plans include a note that shows the proposed new windows are to be aluminum clad units. Other than that, all materials and detailing appear to meet current HDC policy.

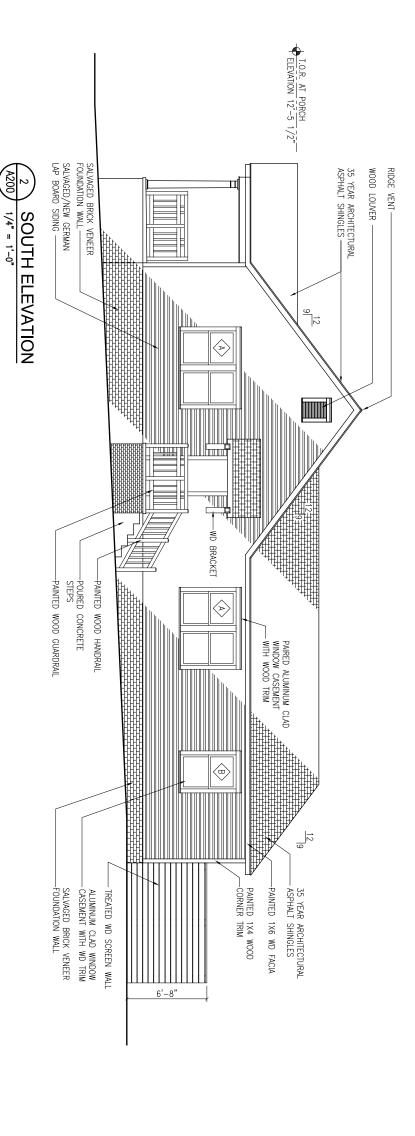
This proposal will need to be evaluated under the HDC's current New Construction policy, which lists nine criteria that such proposals must successfully address to be considered appropriate for construction in a Local Historic District:

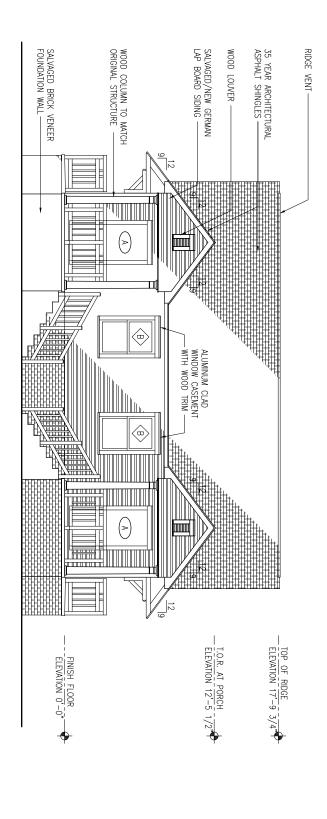
All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

1.	Size	the relationship of the project to its site
2.	Scale	the relationship of the building to those around it
3.	Massing	the relationship of the building's various parts to each other
4.	Fenestration	the placement, style and materials of windows and doors
5.	Rhythm	the relationship of fenestration, recesses and projections
6.	Setback	in relation to setback of immediate surroundings
7.	Materials	proper historic materials or approved substitutes
8.	Context	the overall relationship of the project to its surroundings
9.	Landscaping	as a tool to soften and blend the project with the district



\$100 of	Site Plan	1555 & 1557 Merriman Avenue Charlotte, NC 28203	Drawn Checked Date Revisions 1 Date 2 Date 4 Date	LDJ INNOVATIVE DESIGN GROUP, LLC 1800 Camden Road, Suite 107 #235 Charlotte NC, 28203-0001







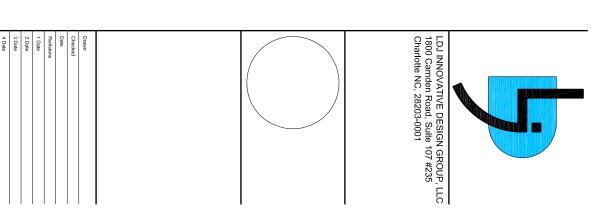
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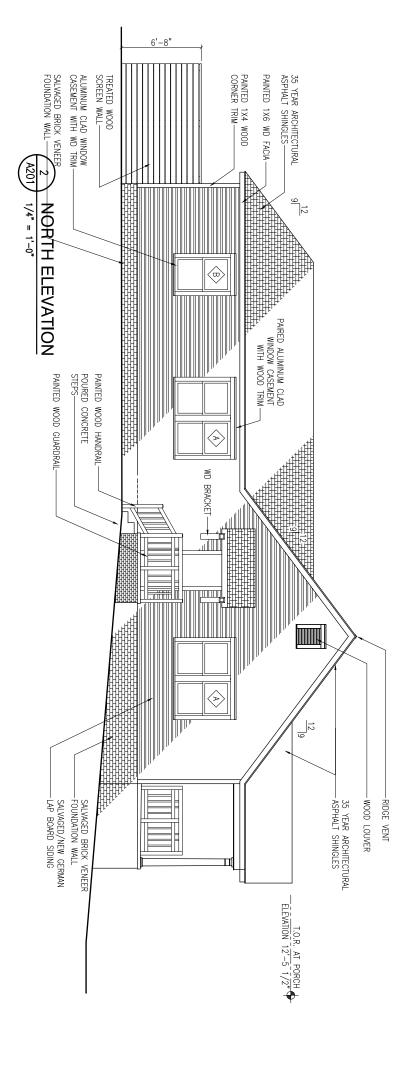
Elevations

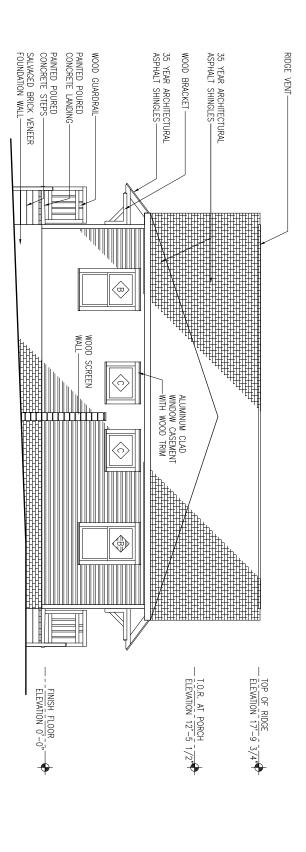
Charlotte, NC 28203

Merriman Avenue

1555 & 1557









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Elevations

Merriman Avenue Charlotte, NC 28203

1555 & 1557

4 Date	3 Date	2 Date	1 Date	Revisions	Checked	Drawn		LDJ INNOVATIVE DESIGN GROUP, LLC 1800 Camden Road, Suite 107 #235 Charlotte NC, 28203-0001	

