Charlotte Historic District Commission ***Application for a Certificate of Appropriateness***
Staff Review ***Date: August 14, 2013***
HDC 2013-122

LOCAL HISTORIC DISTRICT:	Plaza Midwood
PROPERTY ADDRESS:	1208 Clement Avenue
SUMMARY OF REQUEST:	Addition
OWNER:	Lauren Merrill
APPLICANT:	Kenneth E. Whelchel

Details of Proposed Request

Existing Conditions

The existing house was built in 1910 at the edge of the District. The home is a Folk Victorian cottage design with a hipped roof and projected single bay front gable. The front porch extends the full width of the house covered by a hip roof supported by turned posts. There is an attic window in the front gable and the main windows are 2/2. Siding material is identified as horizontal lapped wood with brick foundation walls. Setbacks along the street are consistent, approximately 35 feet from back of curb. Adjacent homes on the block are 1 or 1 ½ stories of similar architectural style.

Proposal

The proposal is to add a two story addition to the rear of the home and construct a new one story garage in the rear yard that is not visible from the street. The addition will be partially visible from the street. A new dormer is proposed on the existing front hip. The proposed siding will match the existing lapped wood. The addition features a cross gable roof with attic window and 2/2 windows to match existing. The garage is connected to the principal structure by a screened, unconditioned porch. The second floor above the porch is conditioned space.

Policy & Design Guidelines for Garages

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. ***Size***	*the relationship of the project to its site*
b. ***Scale***	*the relationship of the building to those around it*
c. ***Massing***	*the relationship of the building's various parts to each other*
d. ***Fenestration***	*the placement, style and materials of windows and doors*
e. ***Rhythm***	*the relationship of fenestration, recesses and projections*
f. ***Setback***	*in relation to setback of immediate surroundings*
g. ***Materials***	*proper historic materials or approved substitutes*
h. ***Context***	*the overall relationship of the project to its surroundings*

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

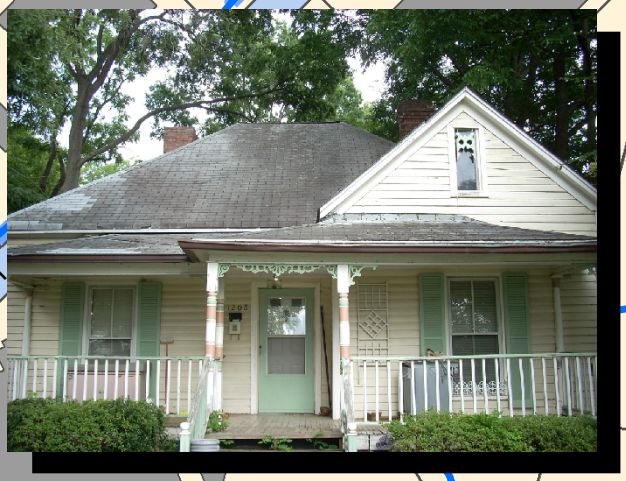
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

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

Staff believes the proposal is consistent with the Guidelines in terms of Size, Massing, Fenestration, Rhythm, Materials and Context. The scale of the addition could be an unresolved issue which could be mitigated with a detached garage and breezeway.

Charlotte Historic District Commission - Case 2013-122



Hawthorne Ln

Winton St

School St

Pecan Av

Thomas Av

Clement Av

Hamorton Pl

Hamorton Pl

Pecan Av

Central Av

Central Av

Central Av

Lamar Av

N

0 100 200 400 Feet

Map Printdate: August 3, 2013

1208 Clement Avenue

Plaza-Midwood Local Historic District

Property Lines

Building Footprints

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013

"HDC" SUBMITTAL

PARCEL NUMBER:
08118332

ZONING: R5

SETBACKS:
FRONT = 20'
REAR = 25'
SIDES = 5'

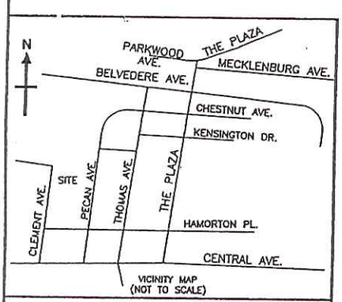
SHEET 1 OF 11

ADDRESS OF PROPERTY:
1208 CLEMENT AVE.
CHARLOTTE, NC

THIS IS TO CERTIFY THAT ON THE 16 DAY OF AUGUST 20 11 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON. THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

SIGNED Robert E. Lee
ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4755 LAND SURVEYOR ROBERT E. LEE



VICINITY MAP (NOT TO SCALE)

LEGEND:

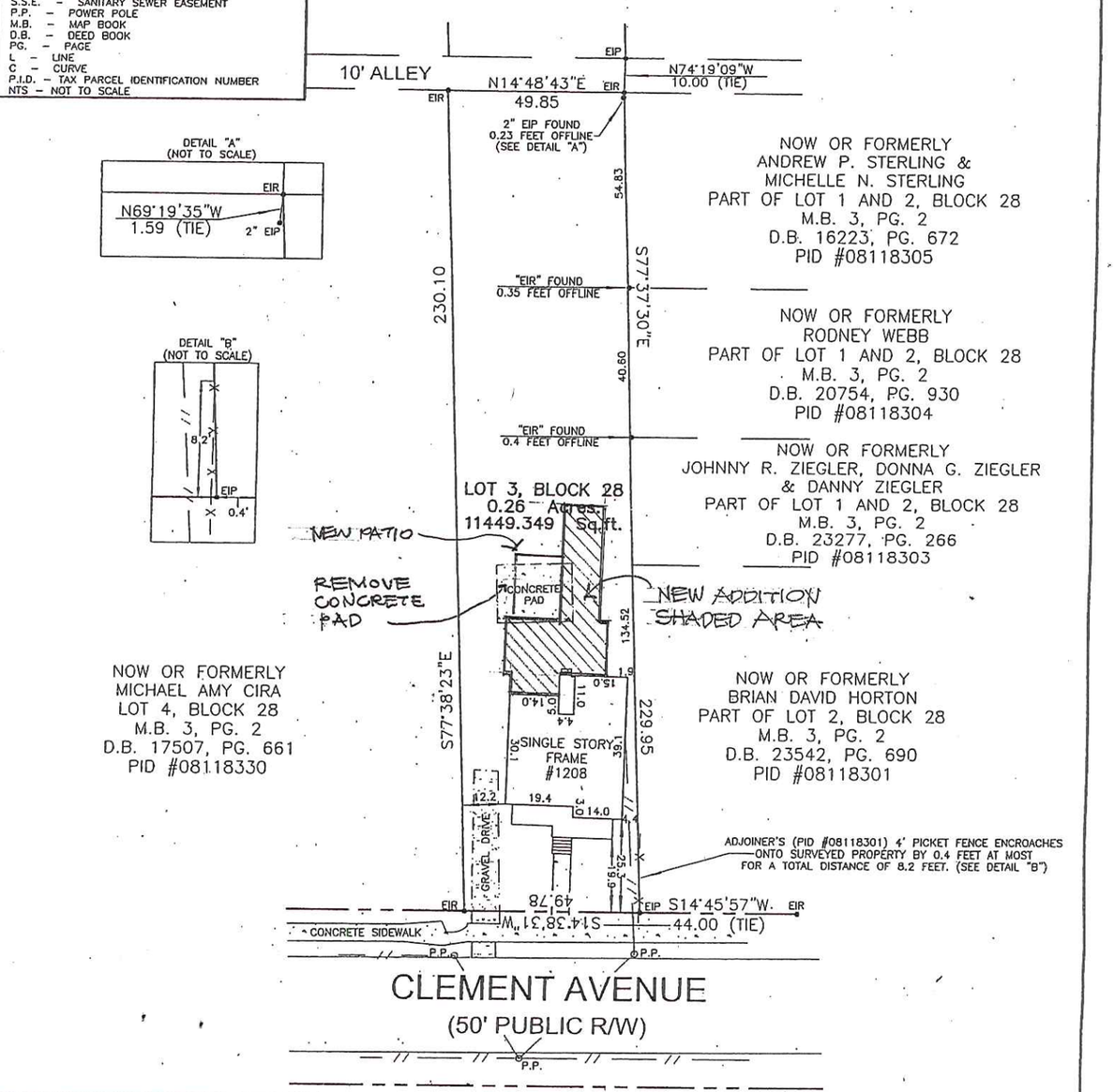
———	PROPERTY LINE
———	ADJOINER PROPERTY LINE
— — —	EASEMENT LINE
—X—X—X—	FENCE LINE
——//——	POWER LINE
———	RIGHT-OF-WAY
———	SETBACK

E.I.R. – EXISTING IRON REBAR
E.I.P. – EXISTING IRON PIPE
E.C.M. – EXISTING CONCRETE MONUMENT
C.P. – COMPUTED POINT
S.I.R. – RE-SET #4 IRON REBAR
P.S.D.E. – PUBLIC STORM DRAINAGE EASEMENT
S.D.E. – STORM DRAINAGE EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
P.P. – POWER POLE
M.B. – MAP BOOK
D.B. – DEED BOOK
PG. – PAGE
L – LINE
C – CURVE
P.I.D. – TAX PARCEL IDENTIFICATION NUMBER
NTS – NOT TO SCALE

NOTES:

1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. THE MINIMUM RATIO OF PRECISION AS CALCULATED IS 1:10,000
3. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
4. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
5. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
6. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
7. MAP CLOSURE EXCEEDS 1:10,000.
8. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
9. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES, UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
10. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY, NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.
11. "THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS."

REF: N 14° 42' 08" E 641.1' FROM M.B. 3 PG. 2



ROBERT E. LEE, PLS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 180
MT. HOLLY, NC 28120
PHONE: (704)575-2556
FAX: (704)812-8084
EMAIL: robertlee@leelandsurveying.com

-40 0 40'
SCALE: 1" = 40'

PHYSICAL SURVEY OF

#1208 CLEMENT AVENUE
LOT 3, BLOCK 28 OF A REVISED MAP OF OAKHURST LAND CO.
CHARLOTTE, MECKLENBURG COUNTY, NC
THE PROPERTY OF: LAUREN MERRILL

LEGAL REFERENCES:
MAP BOOK: 3 PAGE: 2 DEED BOOK: 9796 PAGE: 185
TAX PARCEL IDENTIFICATION NUMBER: 081-183-32

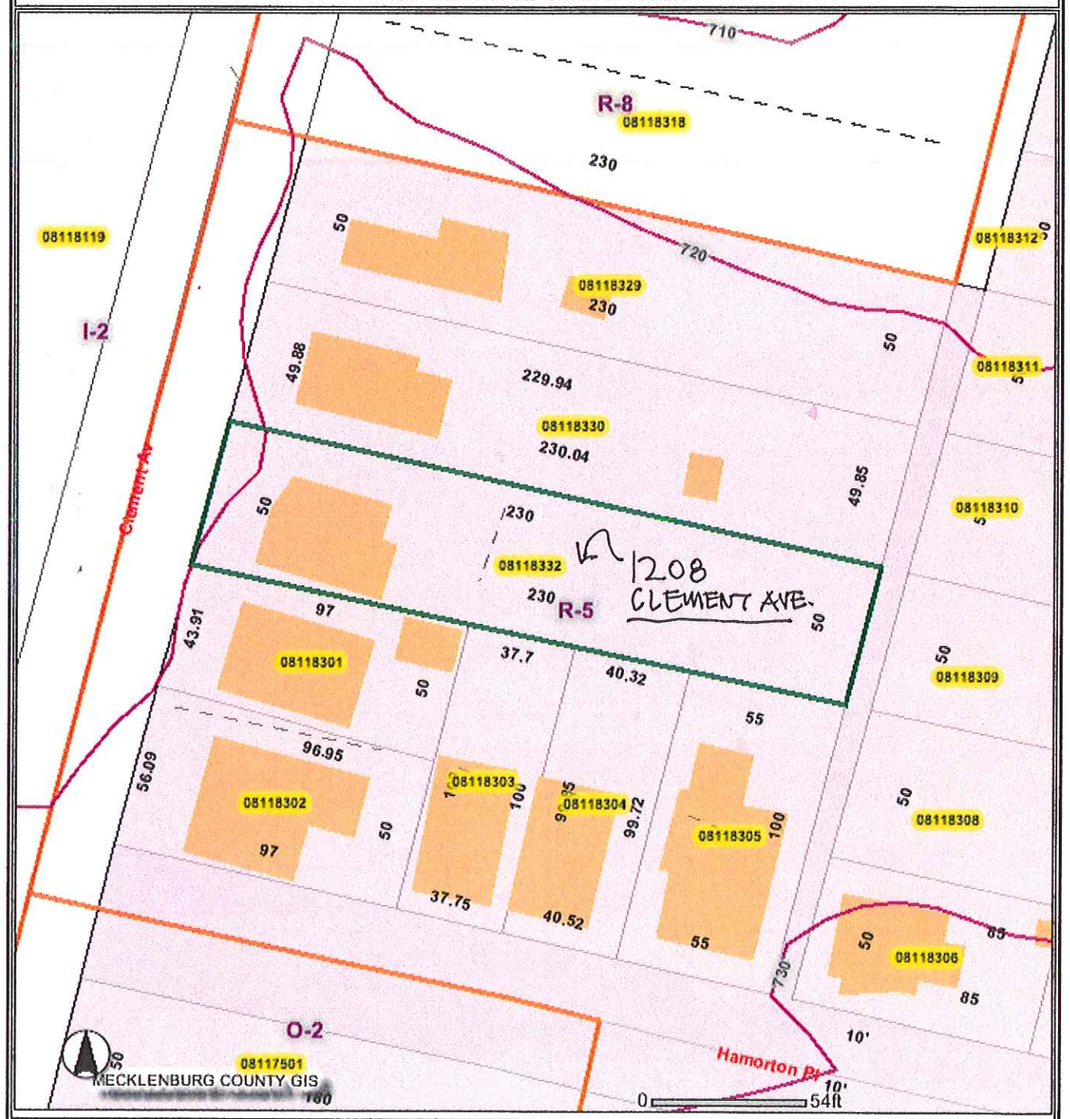
DRAWN BY: R. LEE JOB NUMBER: 1472

Mecklenburg County, North Carolina

POLARIS

Property Ownership Land Records Information System

Date Printed: Mon Oct 15 17:58:24 EDT 2012



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Mecklenburg County, NC POLARIS

Mecklenburg County, North Carolina

POLARIS

Property Ownership Land Records Information System

Date Printed: Thu Jul 11 10:31:12 EDT 2013

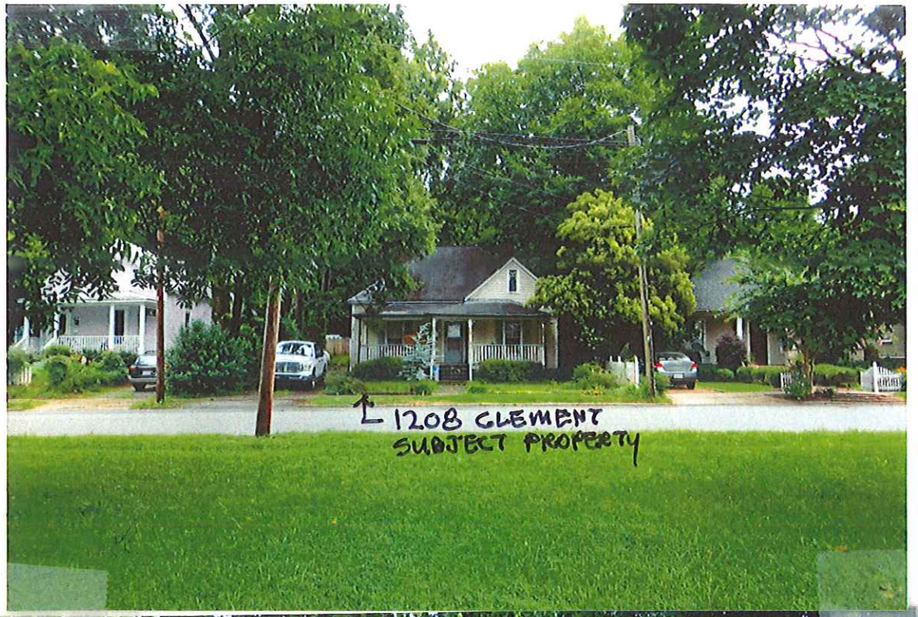
This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL
RESIDENCE
CHARLOTTE NC

DATE: 7/15/2013
"HDC" SUBMITTAL

SHEET 2 OF 11



KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL

1208 CLEMENT AVE
SUBJECT PROPERTY

PHOTOS TAKEN JULY 11, 2013

STREETSCAPE OF CLEMENT AVE.

FRONT OF HOUSE

REAR OF HOUSE

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE, NC

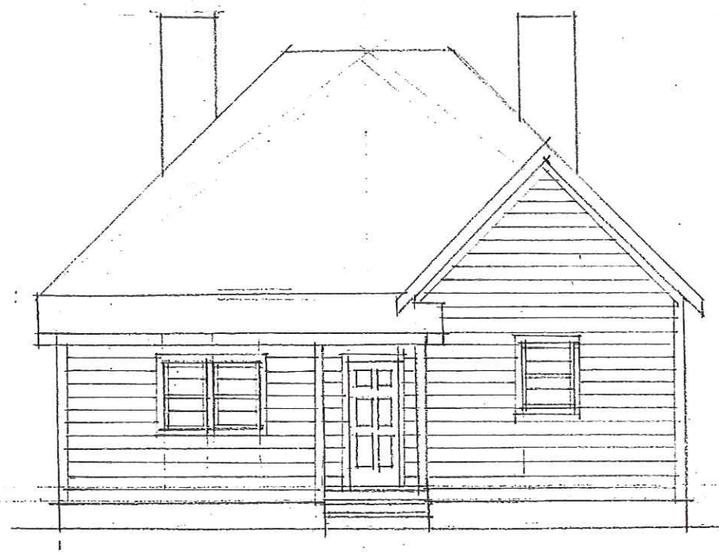
DATE: 7/15/2013
"HDC" SUBMITTAL

ALL PHOTOS THIS SHEET TAKEN 2/4/2013

RIGHT SIDE OF HOUSE

LEFT SIDE OF HOUSE

FRONT ELEVATION "EXISTING"
1/8" = 1'-0"



REAR ELEVATION "EXISTING"
1/8" = 1'-0"

KEN WHELCHEL
ARCHITECT
704-372-1325

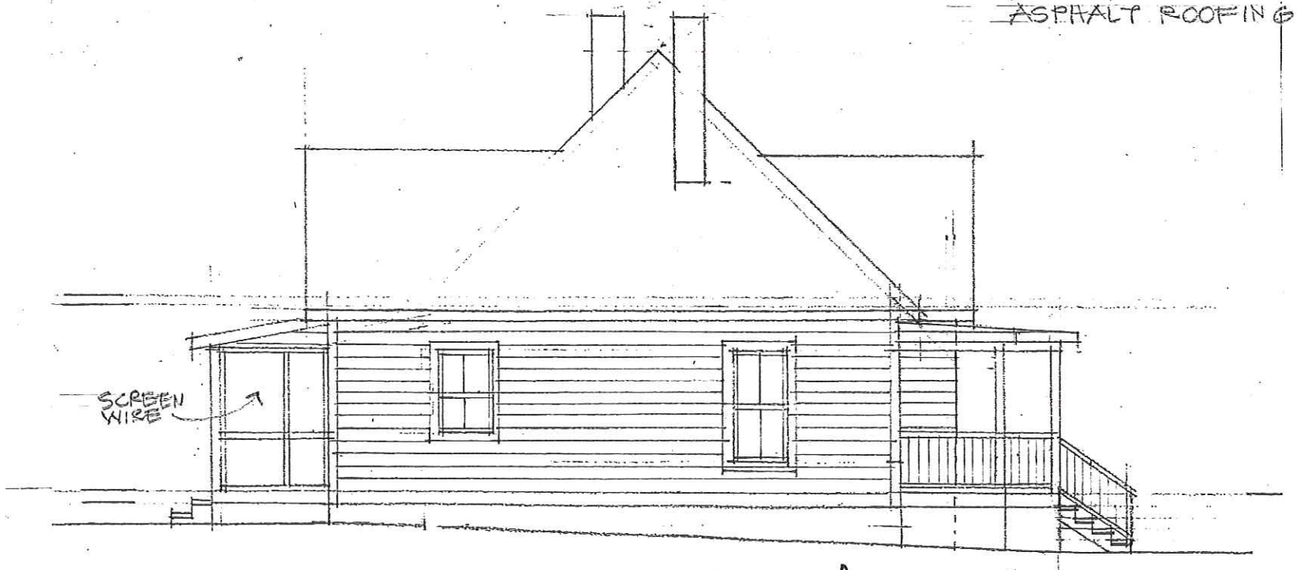
MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL

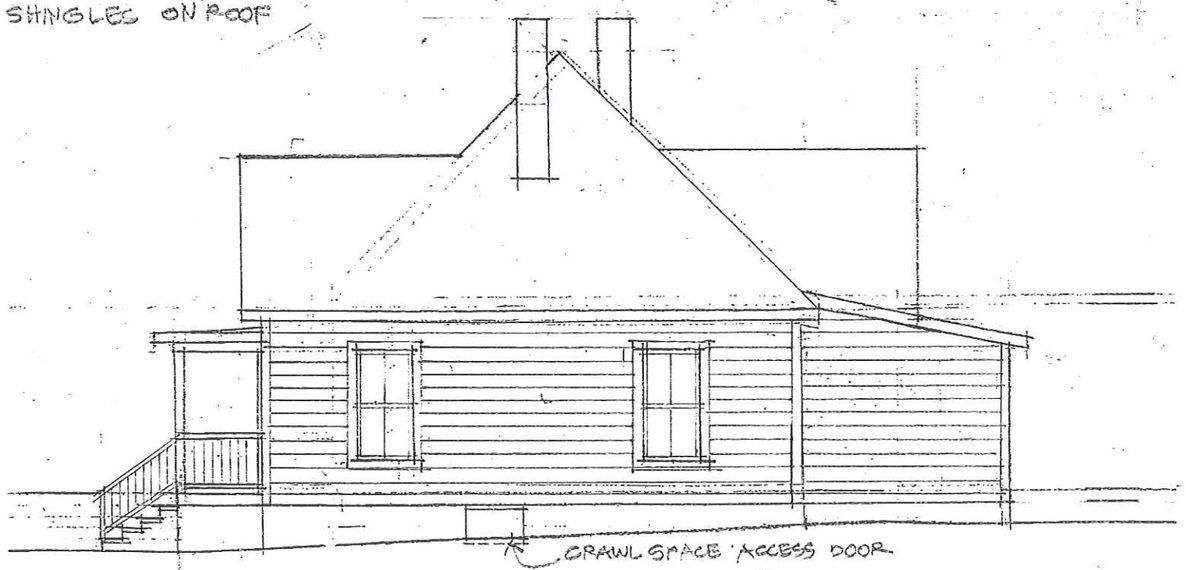
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

EXTERIOR

MATERIALS:
HORIZONTAL LAPPED SIDING (WOOD) ON WALLS
BRICK FOUNDATION WALLS
ASPHALT ROOFING SHINGLES ON ROOF



LEFT SIDE ELEVATION "EXISTING"
1/8" = 1'-0"



RIGHT SIDE ELEVATION "EXISTING"
1/8" = 1'-0"

FRONT ELEVATION WITH NEW ADDITION/RENOVATION

1/8"=1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL

NOTE;
ALL EXTERIOR MATERIALS ON NEW ADDITION ARE TO MATCH EXISTING MATERIALS AS NOTED ON SHEET 6

LEFT SIDE ELEVATION WITH NEW ADDITION/RENOVATION

1/8"=1'-0"

REAR ELEVATION WITH NEW ADDITION
1/8"=1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

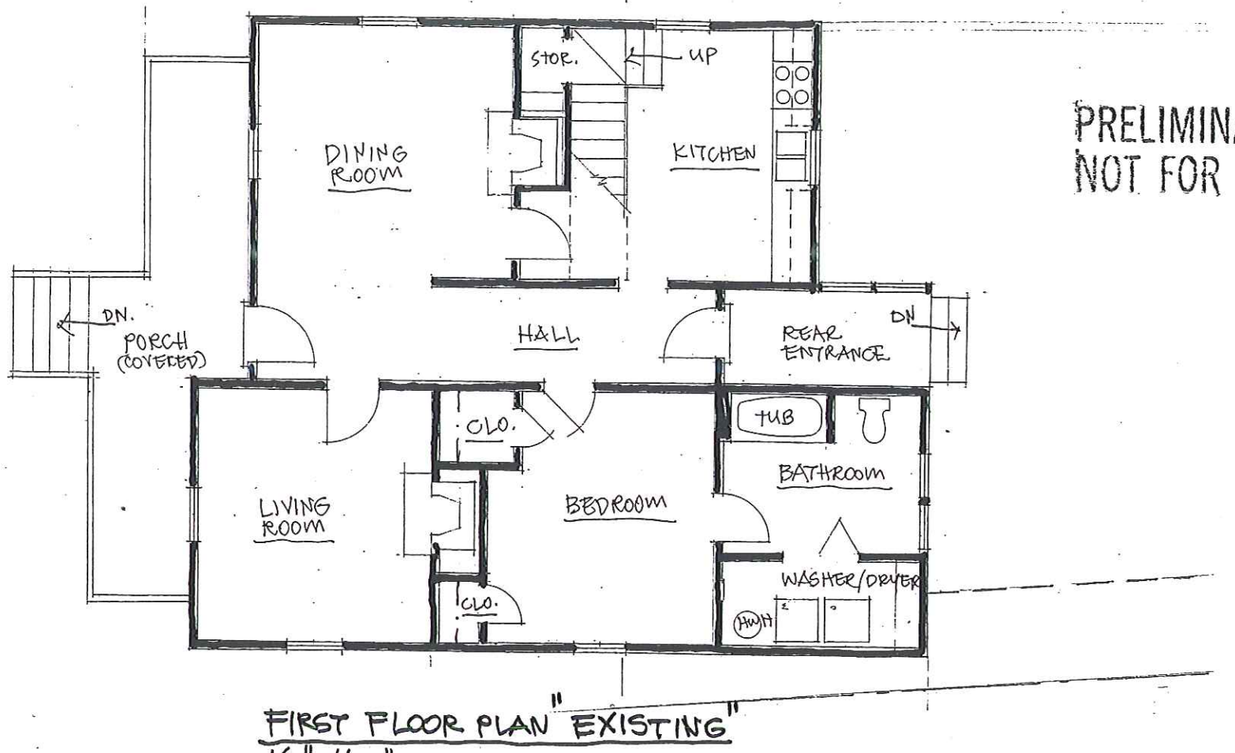
NOTE:
ALL EXTERIOR MATERIALS ON NEW ADDITION ARE TO MATCH EXISTING MATERIALS AS NOTED ON SHEET 6

KEN WHELCHEL
ARCHITECT

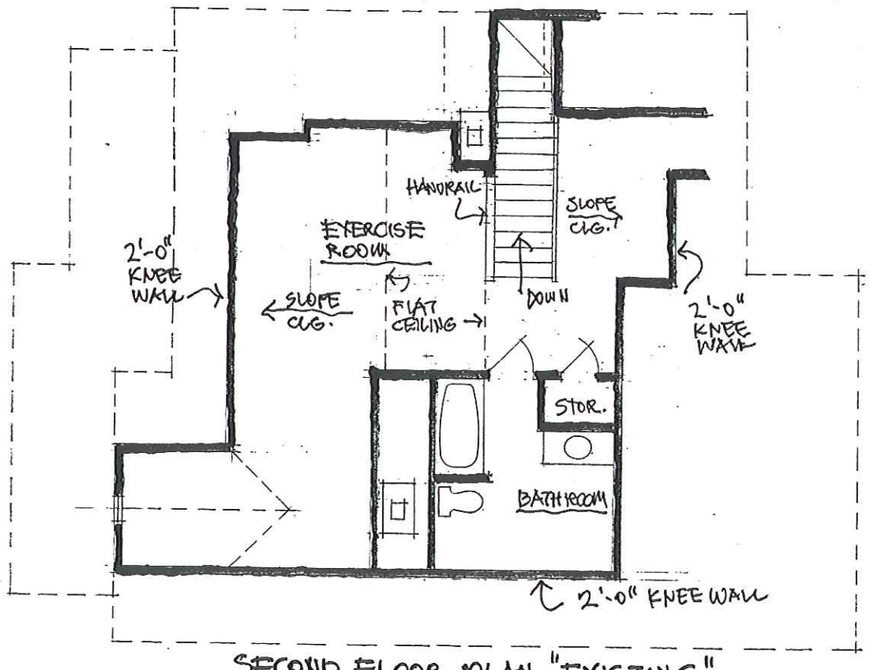
MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL

RIGHT SIDE ELEVATION WITH NEW ADDITION
1/8"=1'-0"



FIRST FLOOR PLAN "EXISTING"
1/8" = 1'-0"



SECOND FLOOR PLAN "EXISTING"
1/8" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

KEN WHELCHEL
ARCHITECT
704-372-1325

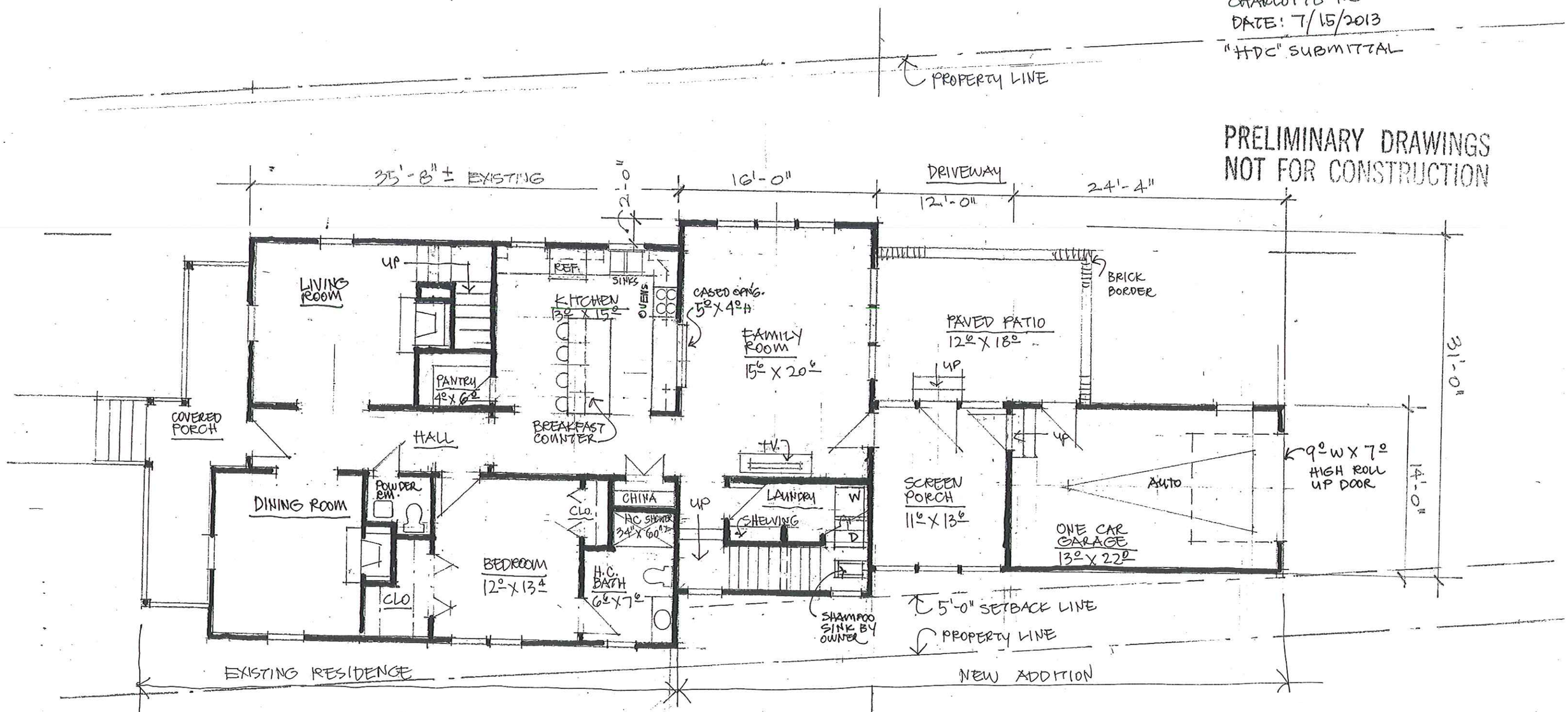
MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE NC
DATE: 7/15/2013
"HDC" SUBMITTAL

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



FIRST FLOOR PLAN WITH NEW ADDITION/RENOVATION

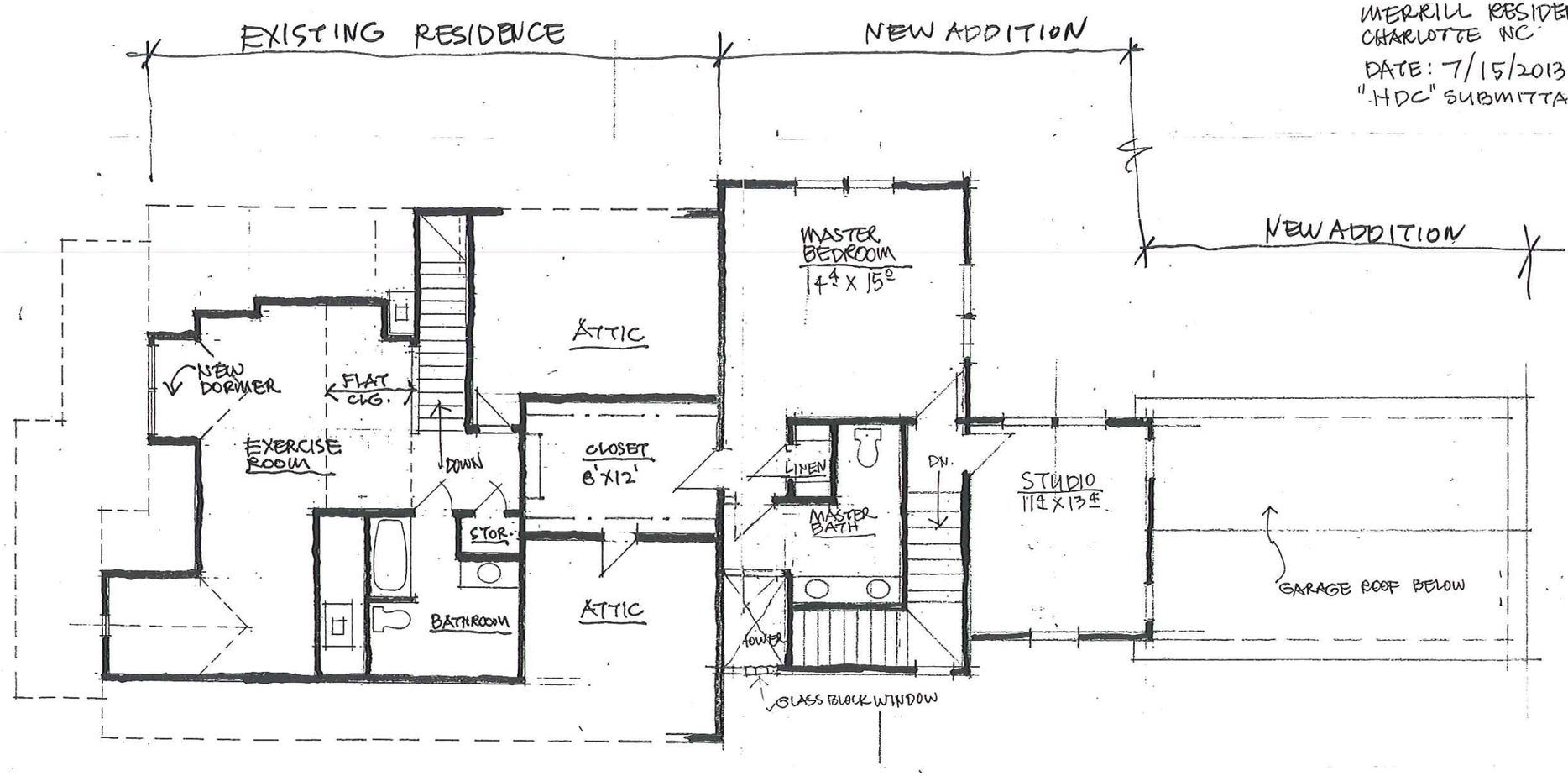
1/8" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

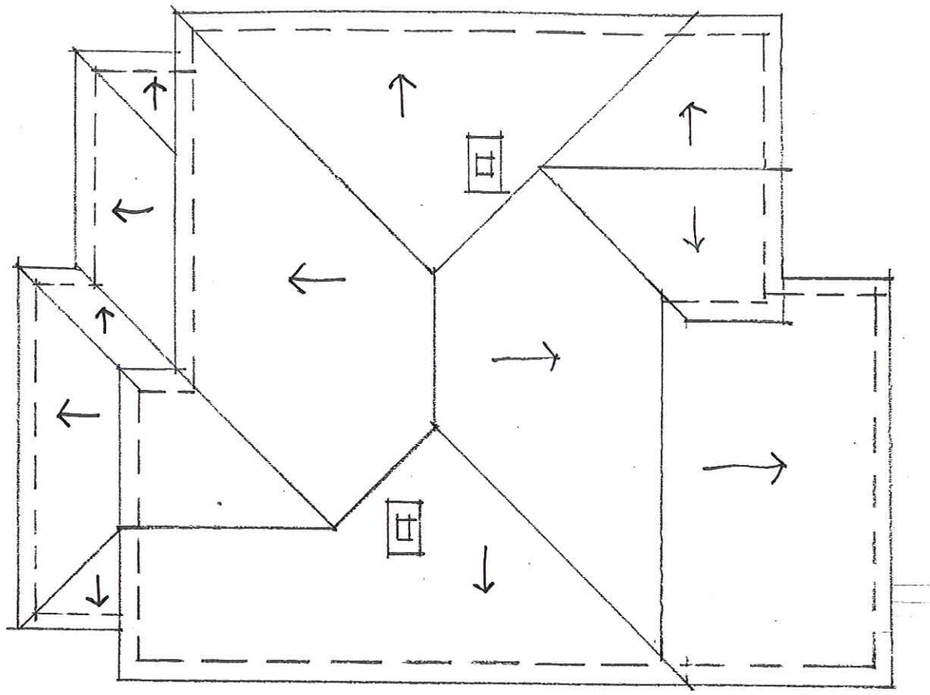
KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE NC

DATE: 7/15/2013
"HDC" SUBMITTAL



SECOND FLOOR PLAN WITH NEW ADDITION/RENOVATION
1/8"=1'-0"



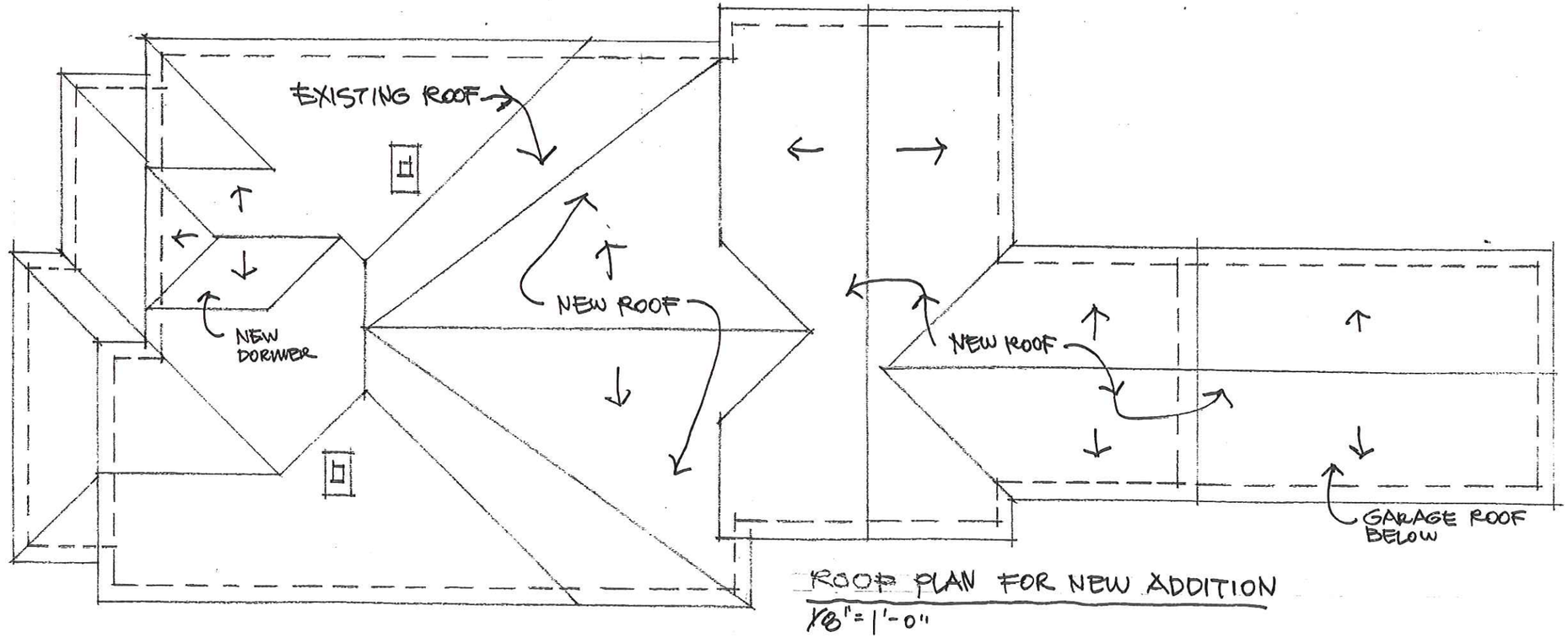
ROOF PLAN 'EXISTING"
1/8"=1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

KEN WHELCHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013
"HDC" SUBMITTAL



ROOF PLAN FOR NEW ADDITION
1/8"=1'-0"