
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1817 Merriman Avenue

SUMMARY OF REQUEST: Addition

OWNER: Cassie Grice

APPLICANT: Cassie Grice

This application was continued from September for scaled, detailed drawings.

Details of Proposed Request

Existing Conditions

This one story brick house is on the edge of the Wilmore Local Historic District. A metal awning has been removed that covers the front terrace and entry. Steps lead down parallel to the house.

Proposal – September 10, 2014

The plan is to add a shed roof over the front terrace which is supported by columns. A wooden rail will be added between the columns that is historically appropriate to the neighborhood and adequately detailed.

Proposal – October 8, 2014

Revised plans include porch rail details, column post and trim materials, and dimensions.

Policy & Design Guidelines for Additions (p. 36)

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

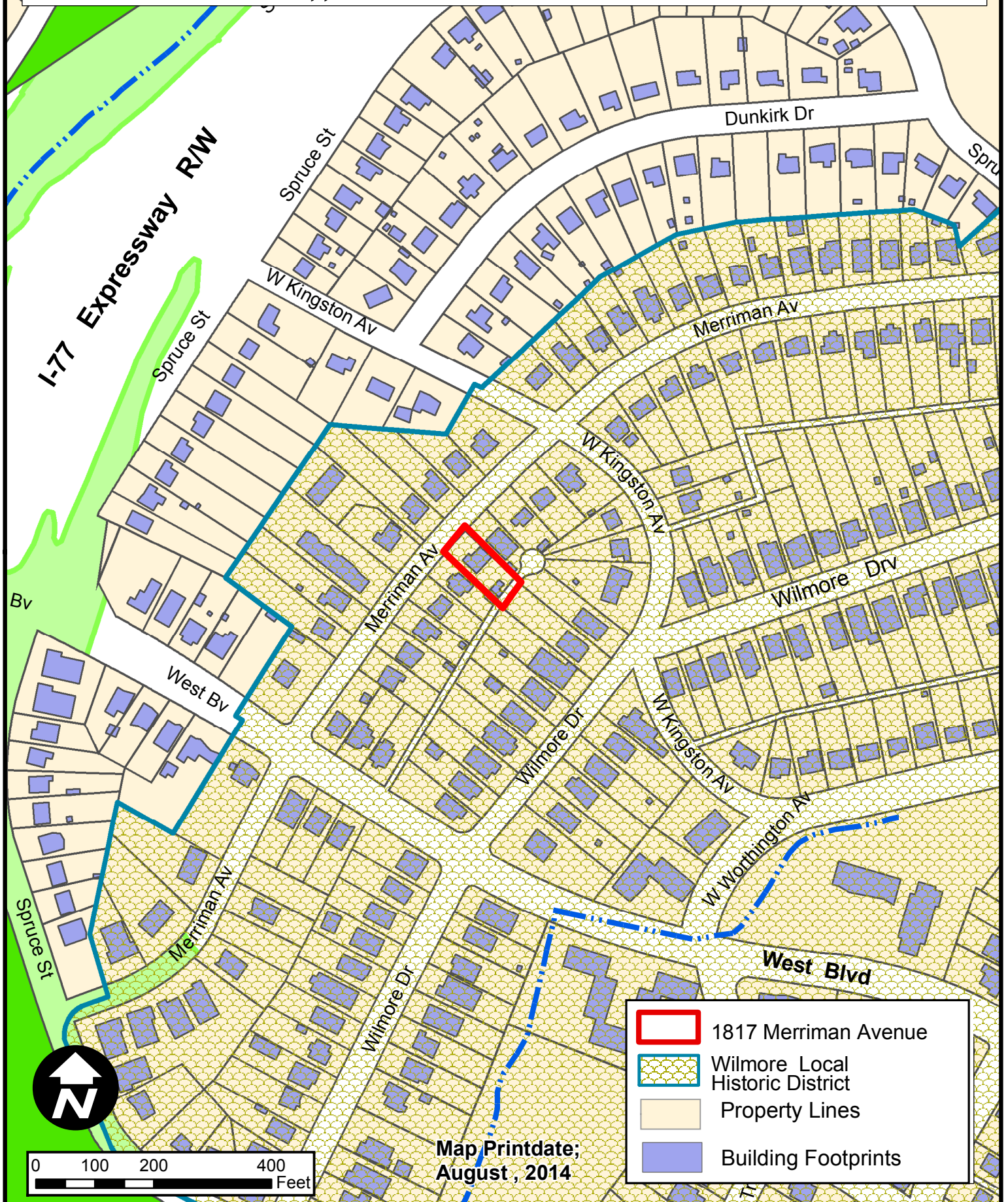
1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration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

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: The Commission will determine if the submitted drawings are explanatory and detailed to the degree that a decision can be made.

Charlotte Historic District Commission - Case 2014-170

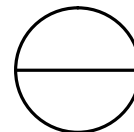
Historic District;; Wilmore





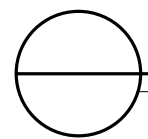
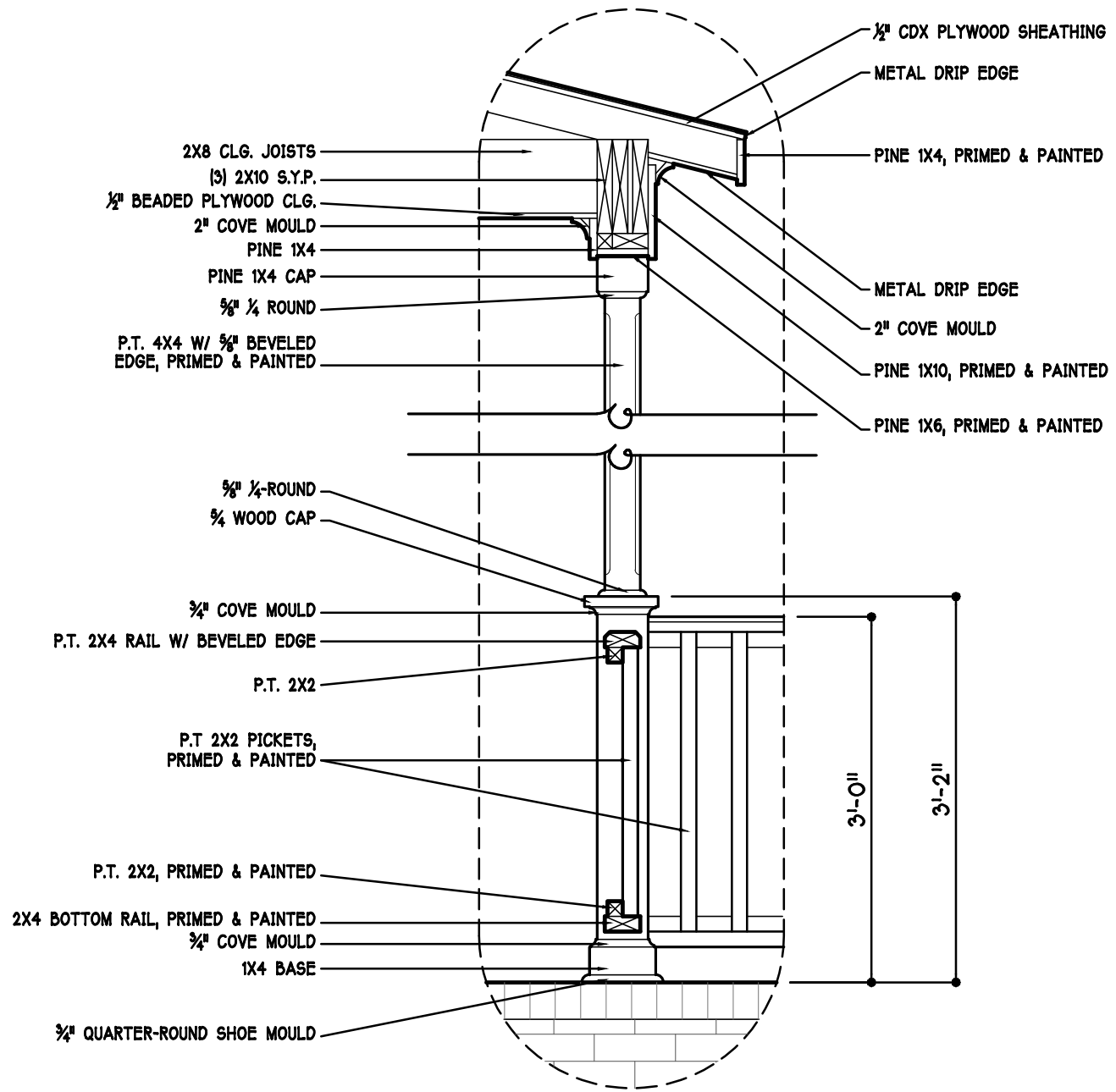






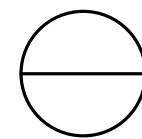
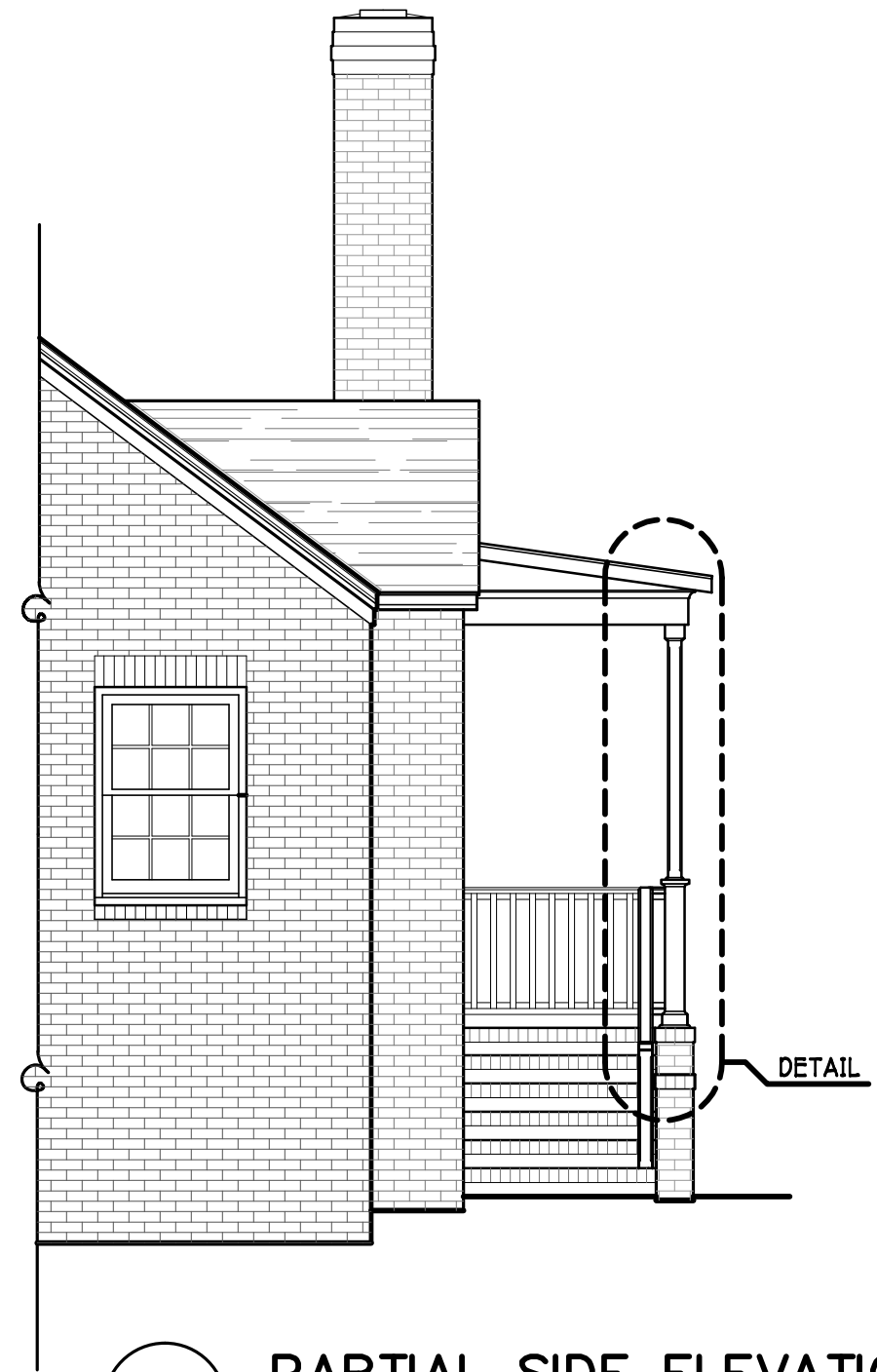
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



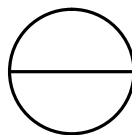
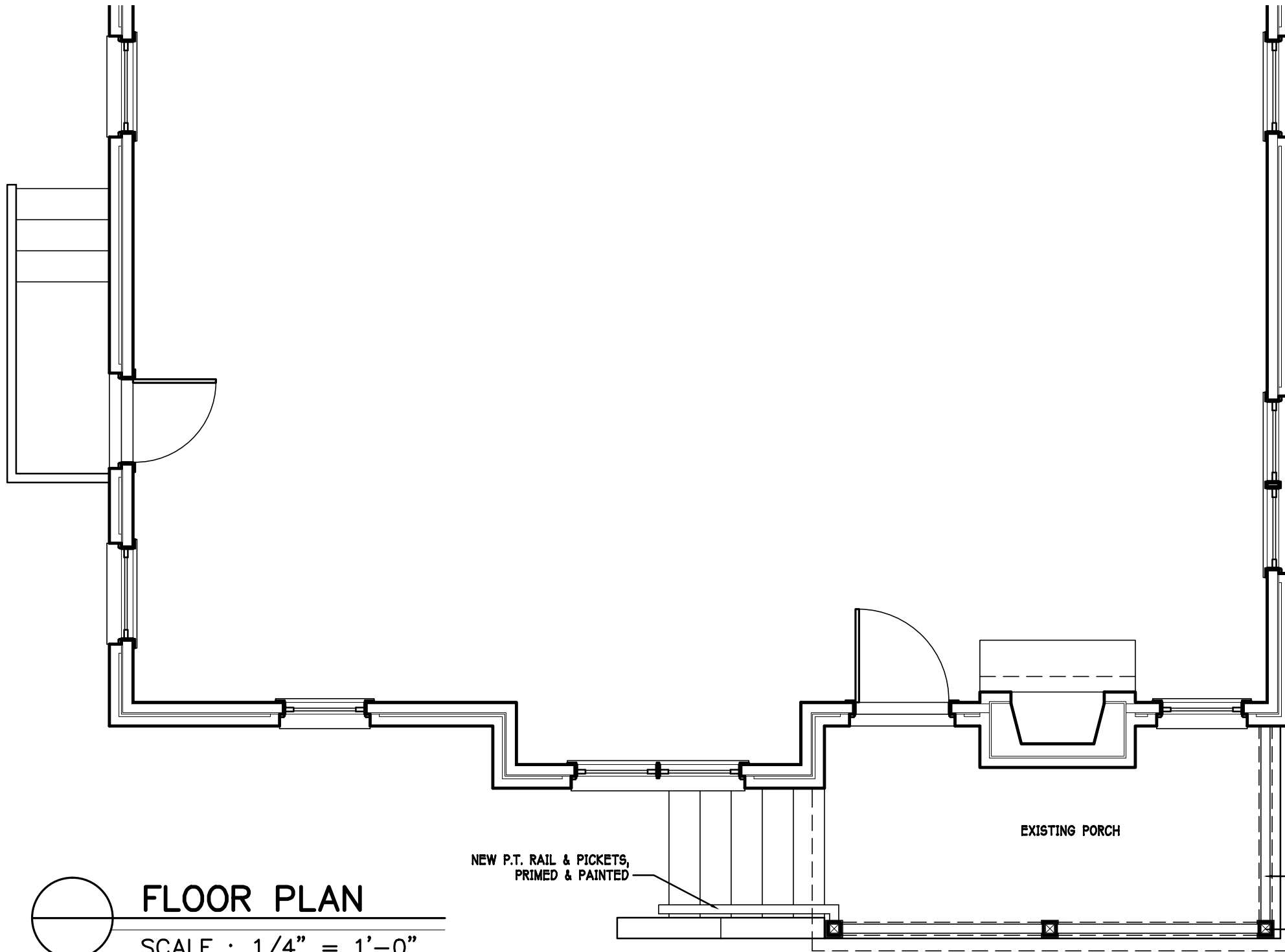
BOX BEAM / RAIL & POST DETAIL

SCALE : 3/4" = 1'-0"



PARTIAL SIDE ELEVATION

SCALE : 1/4" = 1'-0"



FLOOR PLAN

SCALE : 1/4" = 1'-0"

NEW P.T. RAIL & PICKETS,
PRIMED & PAINTED

EXISTING PORCH

NEW RAIL & PICKETS,
PRIMED & PAINTED

NEW POSTS, PRIMED
& PAINTED

LINE OF NEW ROOF