

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1552 Merriman Avenue

SUMMARY OF REQUEST: Porch/Dormer Addition

APPLICANT: William Lovelett

Details of Proposed Request

Existing Conditions

The existing structure is a one story cottage style home constructed in 1962. It features a low hip roof with wide eaves. Adjacent homes are one and two story with front porches.

Proposal

The proposal is a front porch addition with 6x6 posts, wood railing and wood siding in the gable. Porch depth will be 8'. Existing door and windows will remain.

Policy & Design Guidelines - Additions

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>

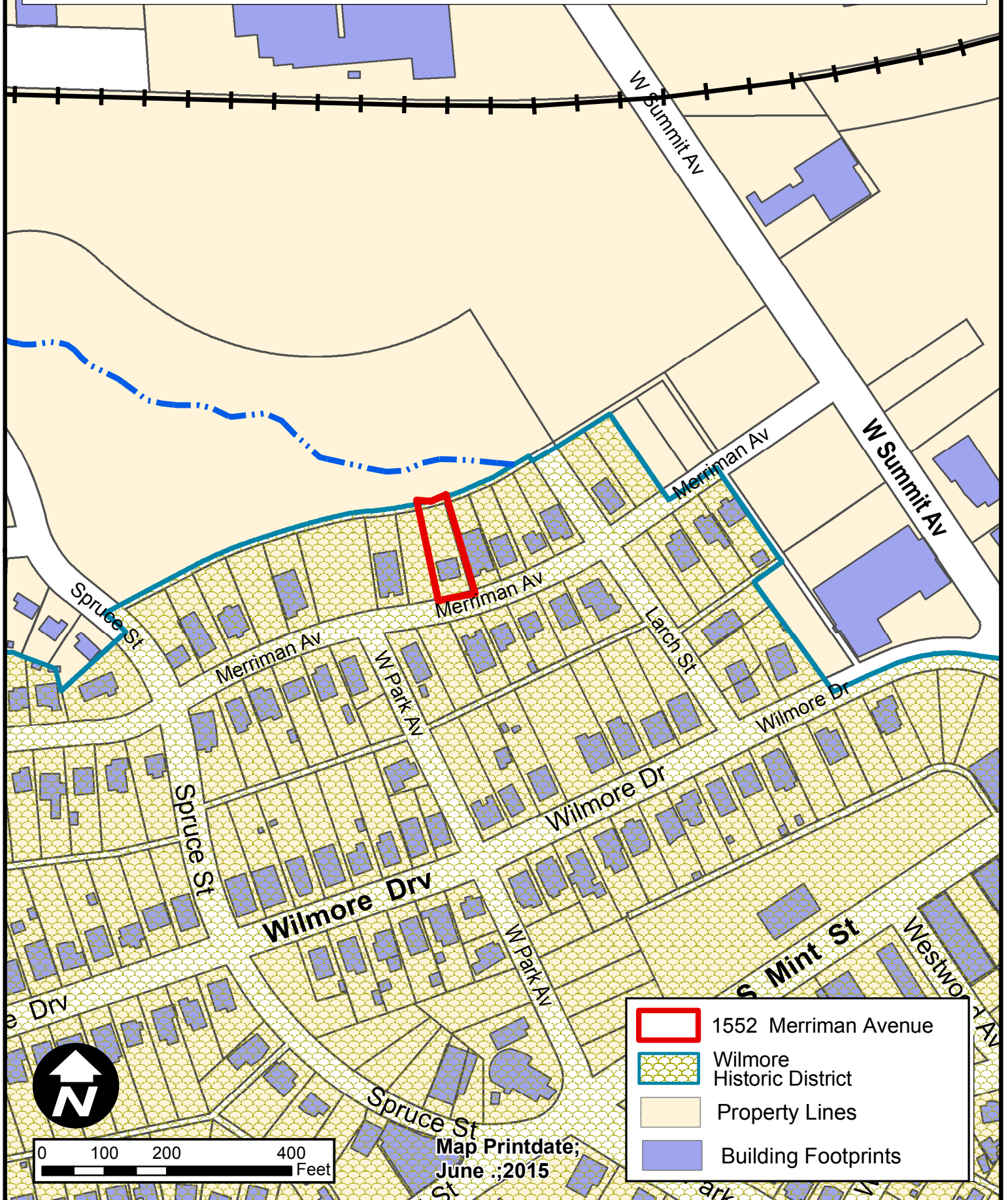
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Rhythm, Setback, Materials and Context.

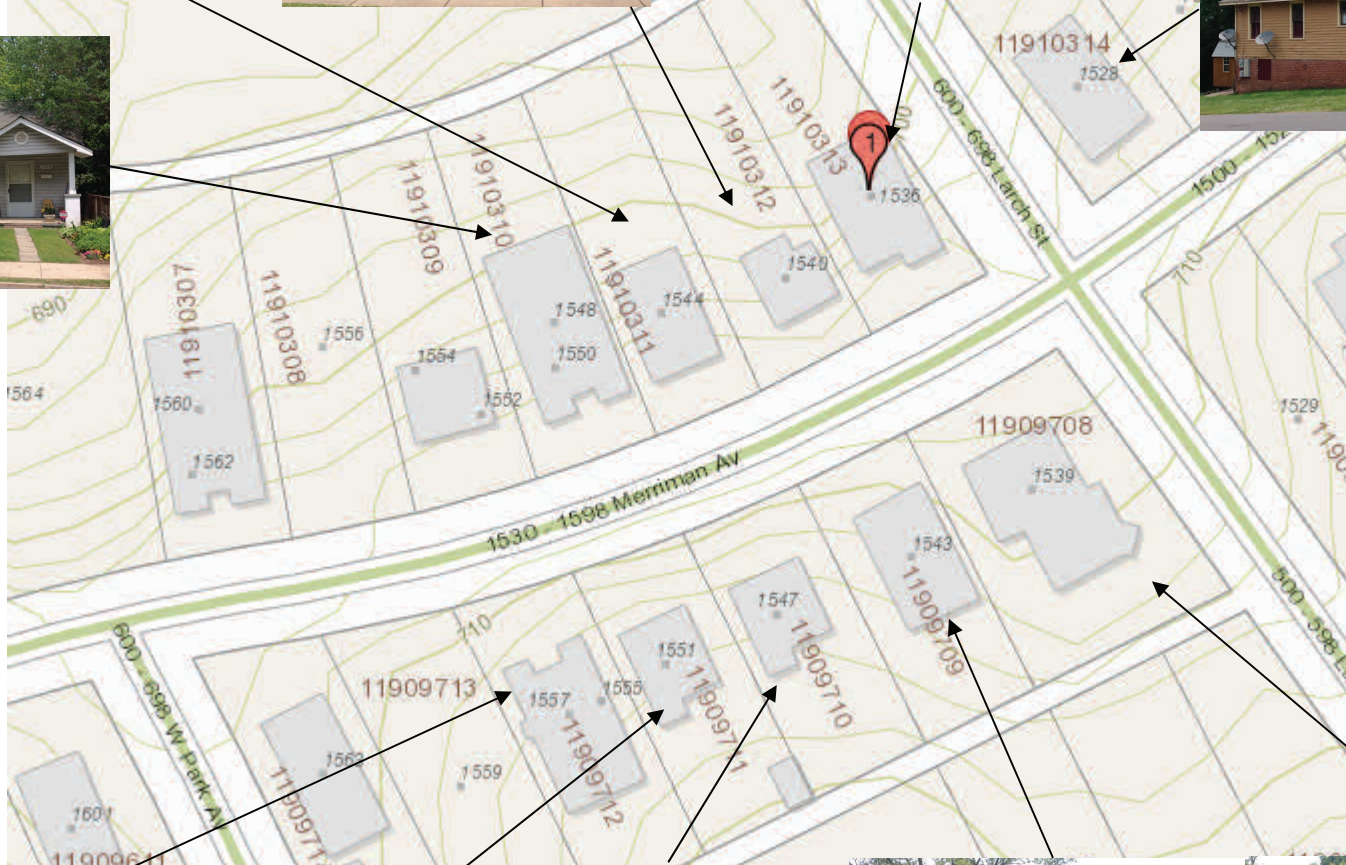
Charlotte Historic District Commission - Case 2015-140

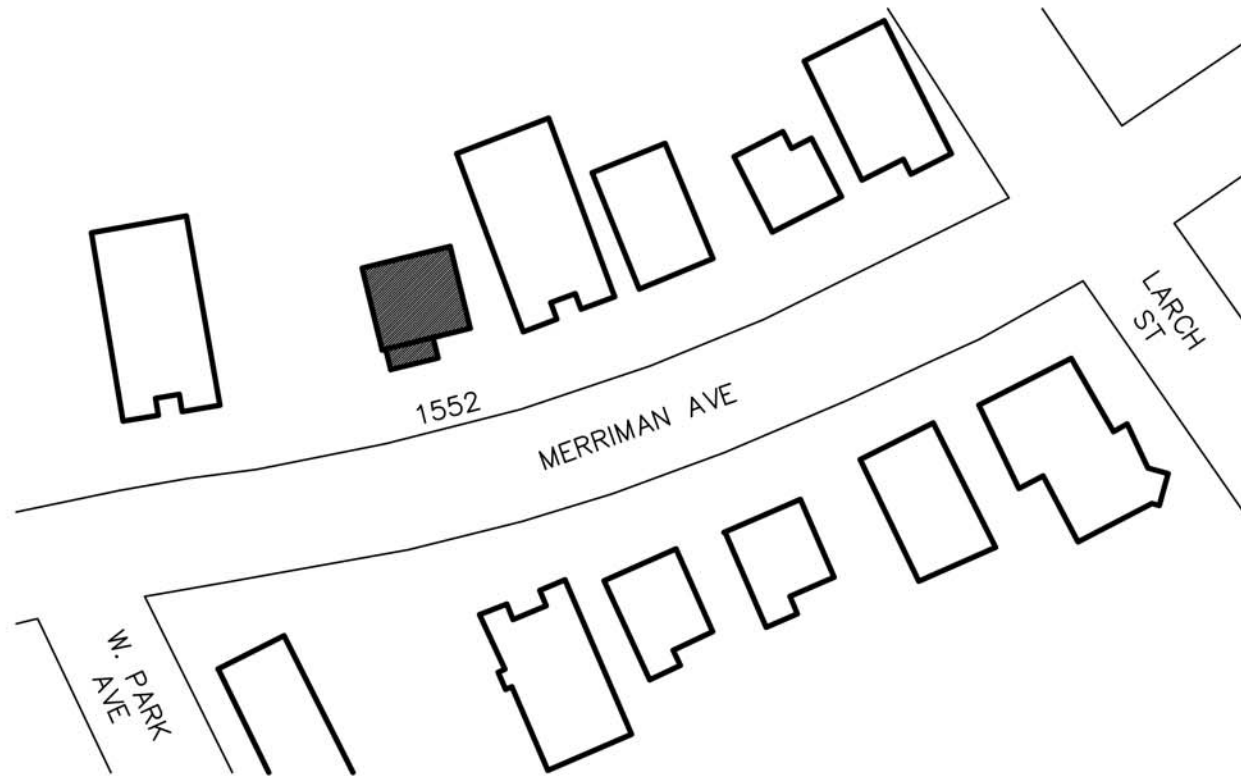
Historic District; Wilmore





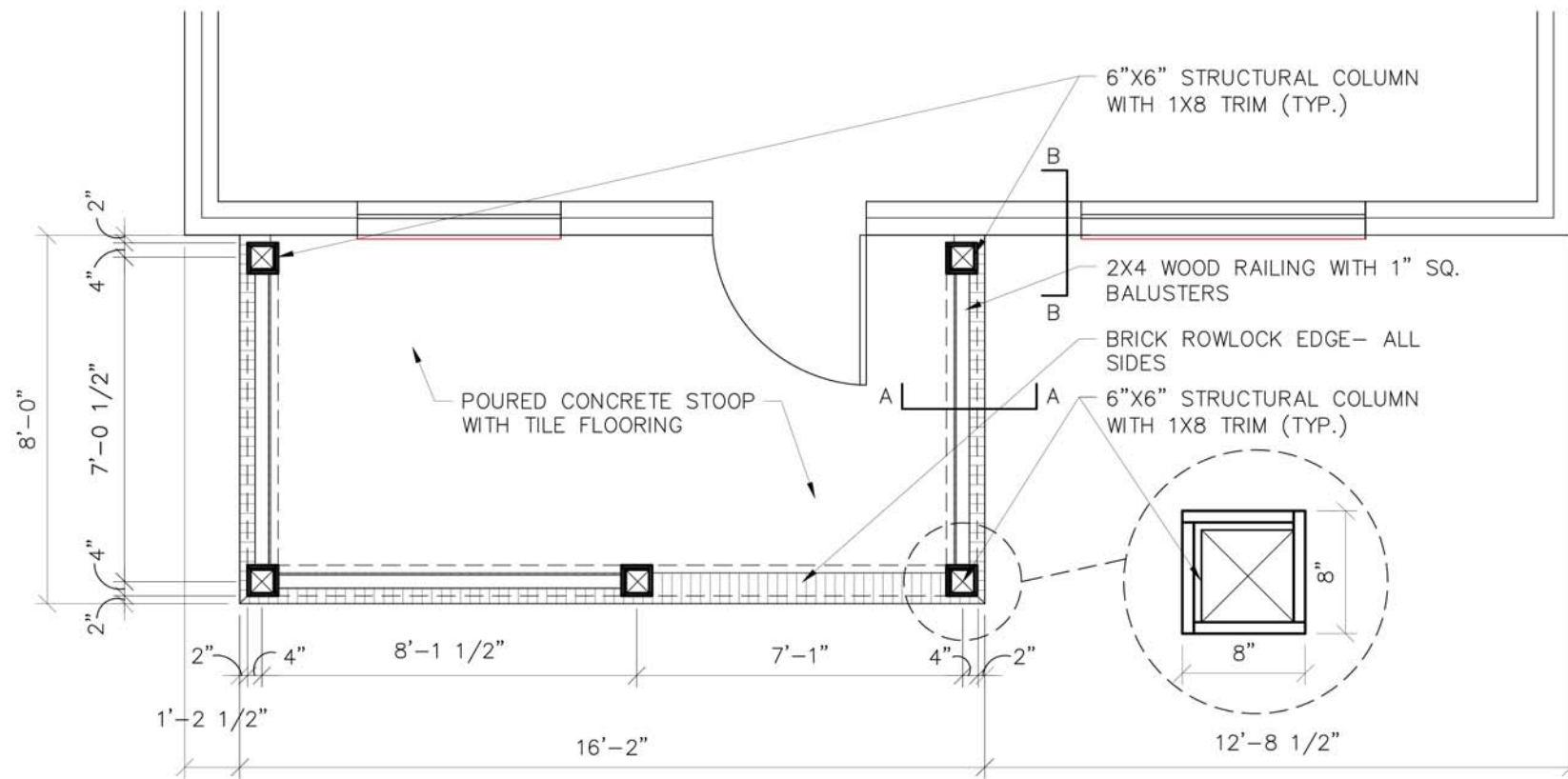
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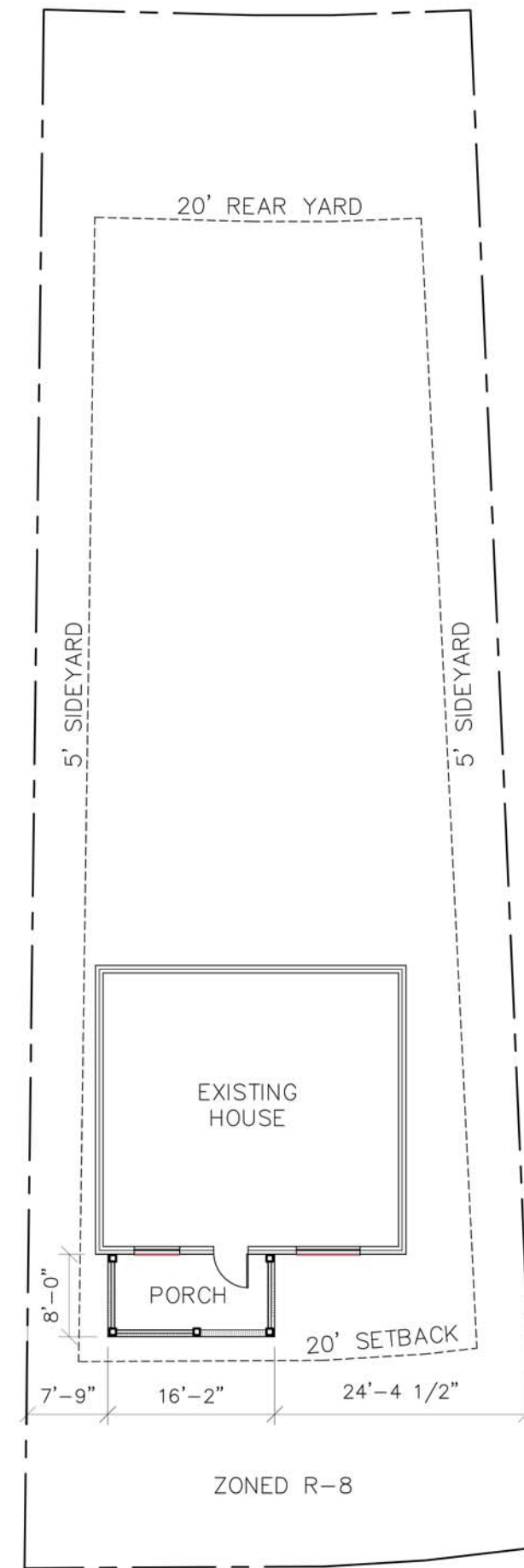
STREET PLAN

1/64" = 1'-0"



PLAN

1/4" = 1'-0"

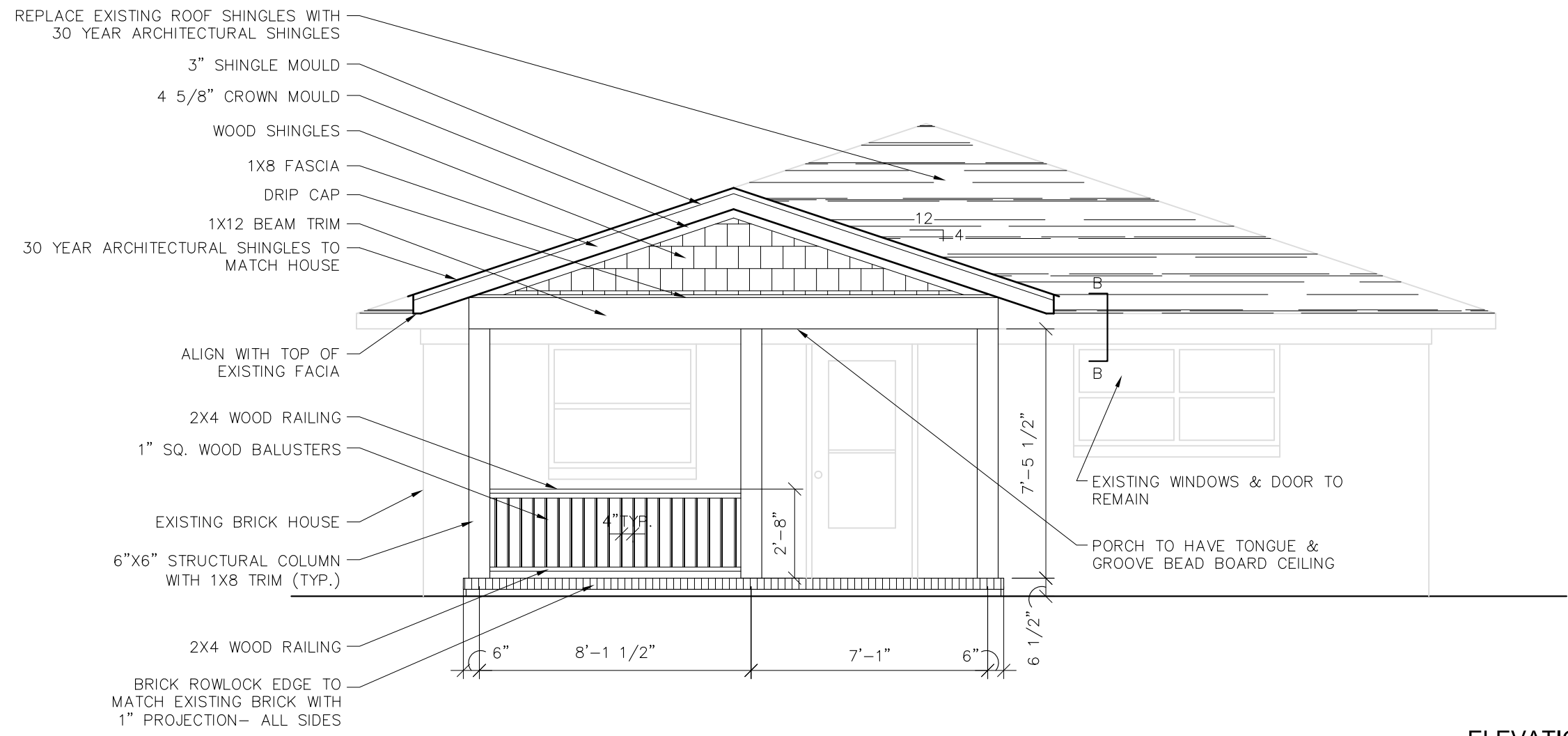


SITE PLAN

1/16" = 1'-0"

1552 MERRIMAN AVE

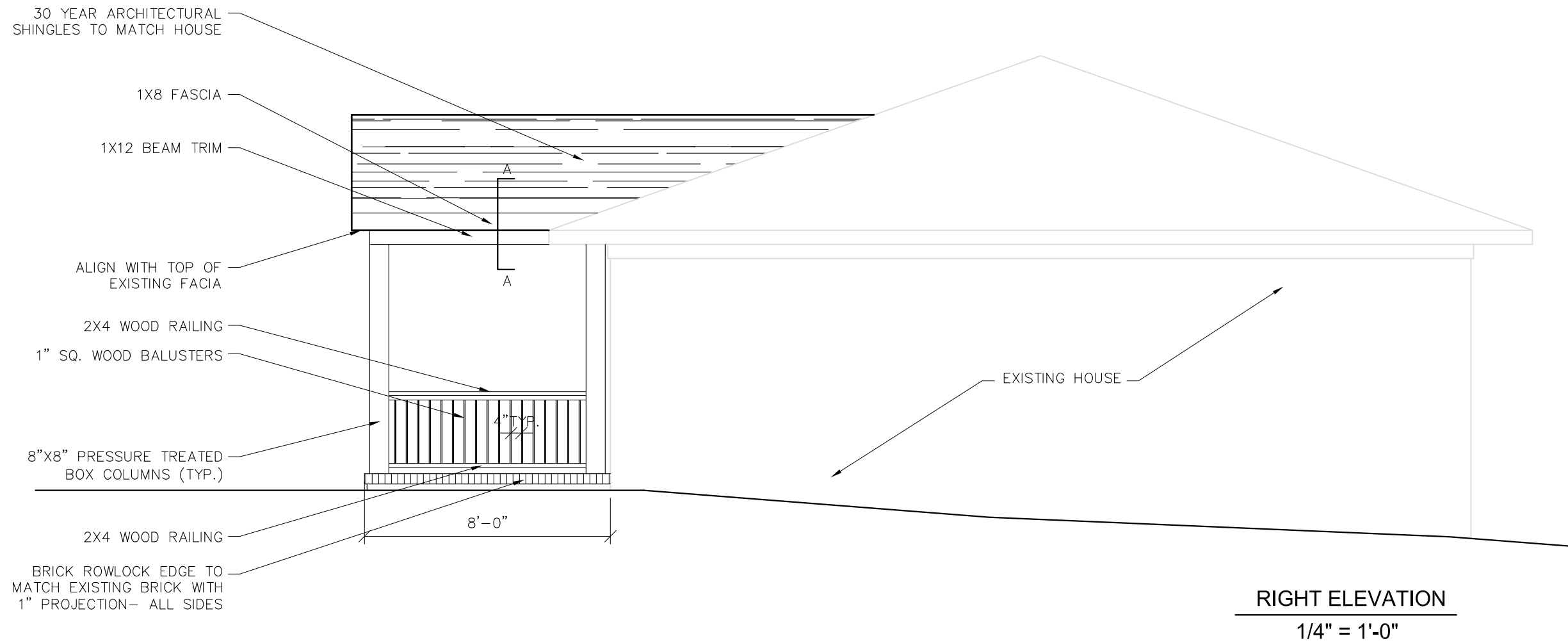
PROPOSED PORCH ADDITION



ELEVATION
1/4" = 1'-0"

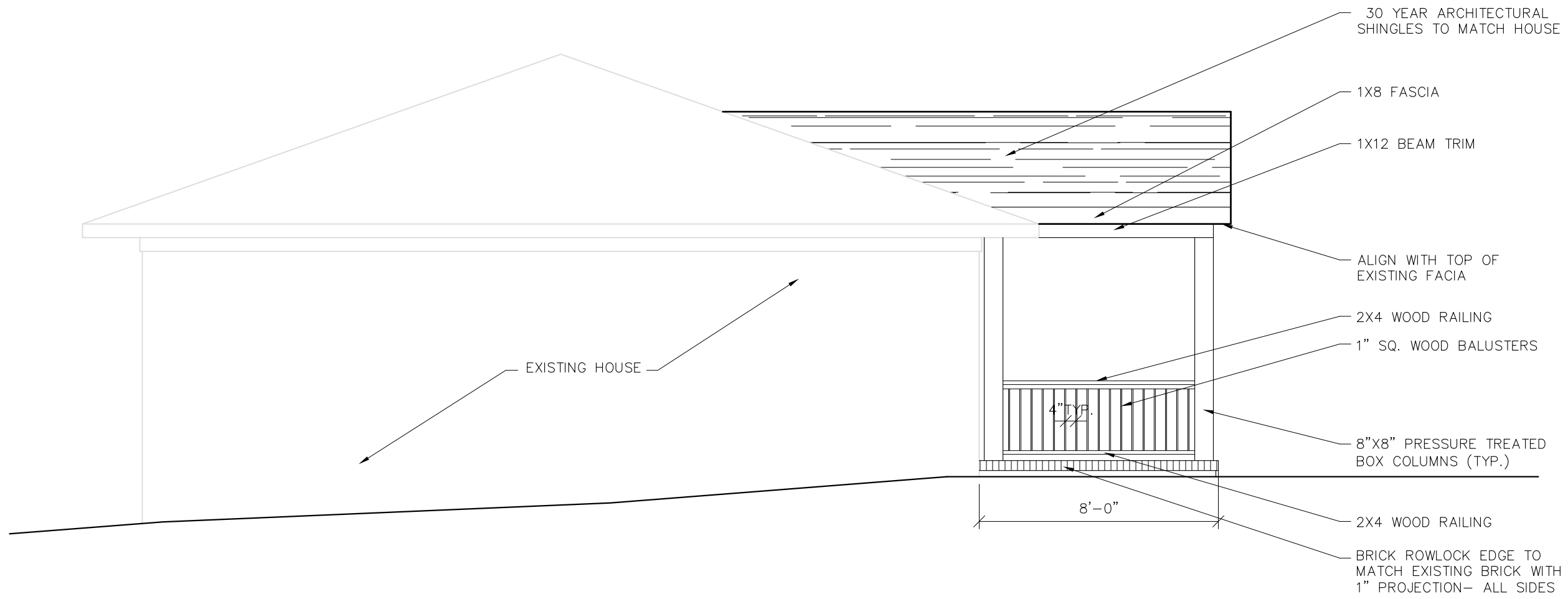
1552 MERRIMAN AVE

PROPOSED PORCH ADDITION



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PROPOSED PORCH ADDITION

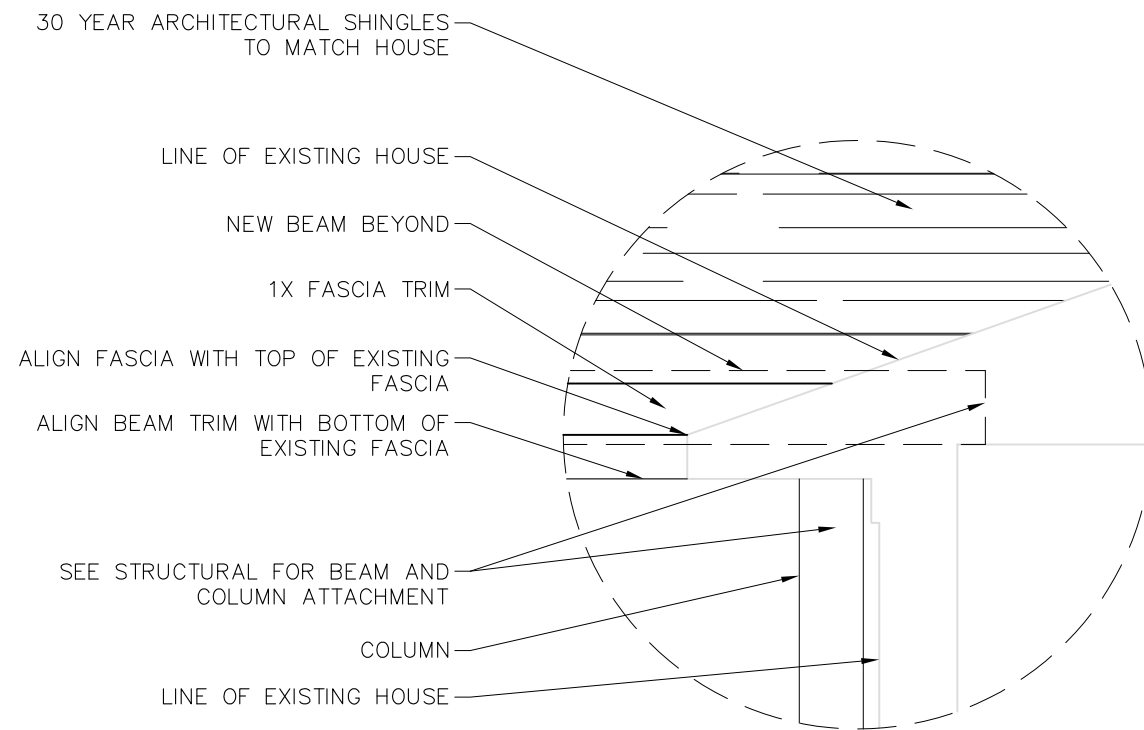


LEFT ELEVATION

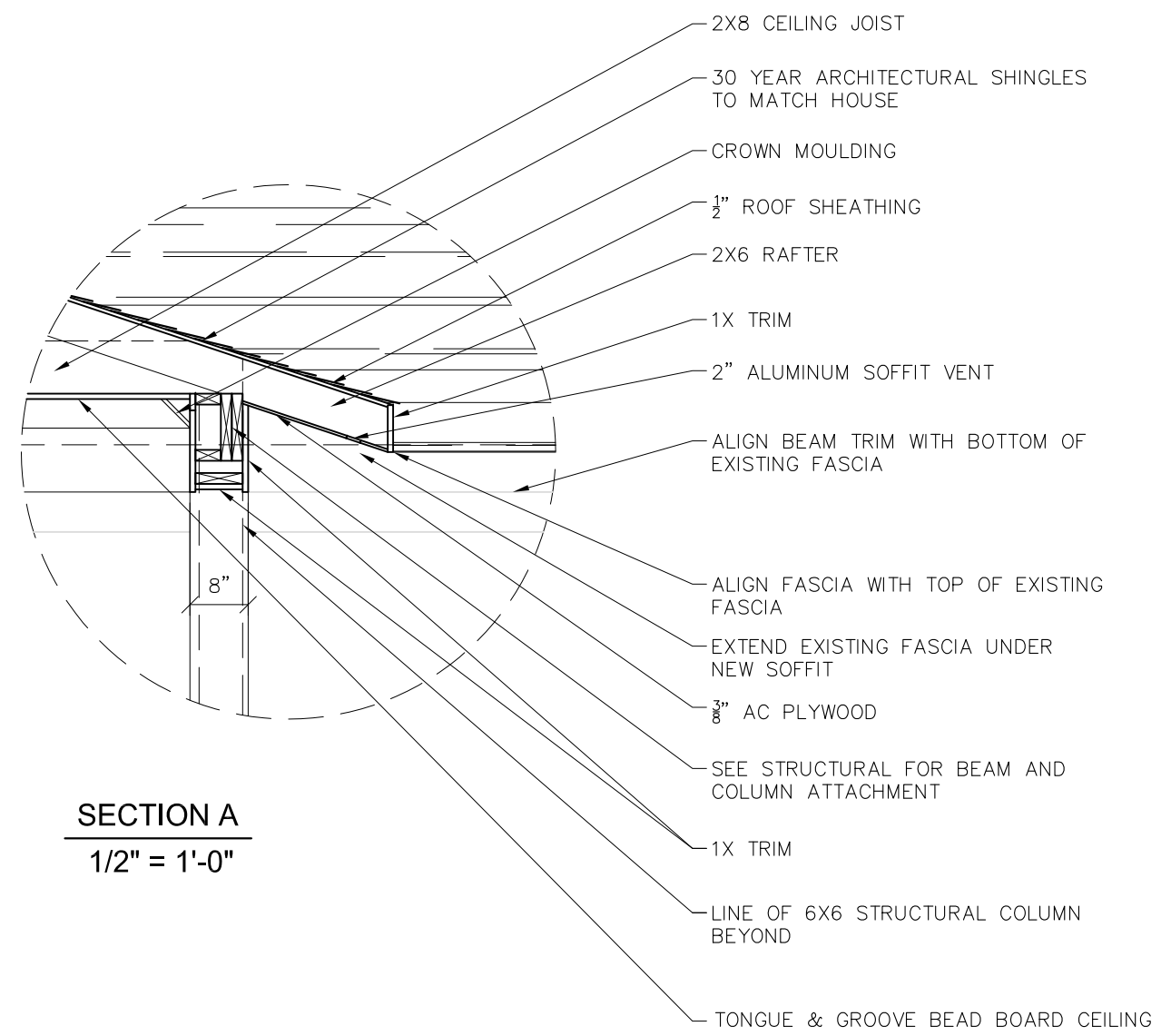
1/4" = 1'-0"

1552 MERRIMAN AVE

PROPOSED PORCH ADDITION



SECTION B
1/2" = 1'-0"



SECTION A
1/2" = 1'-0"

1552 MERRIMAN AVE

PROPOSED PORCH ADDITION



STREET SCAPE
N.T.S.

1552 MERRIMAN AVE
PROPOSED PORCH ADDITION