
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1768 Merriman Avenue

SUMMARY OF REQUEST: Addition + Accessory Building

APPLICANT/OWNER: Jim Wood

The application was continued from January for the following items:

1. Accurate site plan with siting of the garage, siting of the fence, gate, and landscaping.
2. Showing precedent for privacy fence in side yard.

Details of Proposed Request

Existing Conditions

The existing structure is a one-story American Small house with Tudor/Colonial Revival elements constructed in 1940. Previous alterations to the building occurred prior to Wilmore's designation as a local district; these alterations include replacement windows, an enclosed side porch, and a rear dormer addition.

Proposal

The proposal is changes to an existing dormer addition and a new accessory structure. The dormer height will increase by 9 ½ inches. Materials include wood lap siding, double-hung wood windows with Simulated True Divided Lights (STDL), and wood trim. The new one-story garage accessory structure has a footprint of 20'-6" x 24'-0", and its design is inspired by the main house. Materials include wood lap siding, wood corner boards, wood windows, and doors.

Revised Proposal – February 13

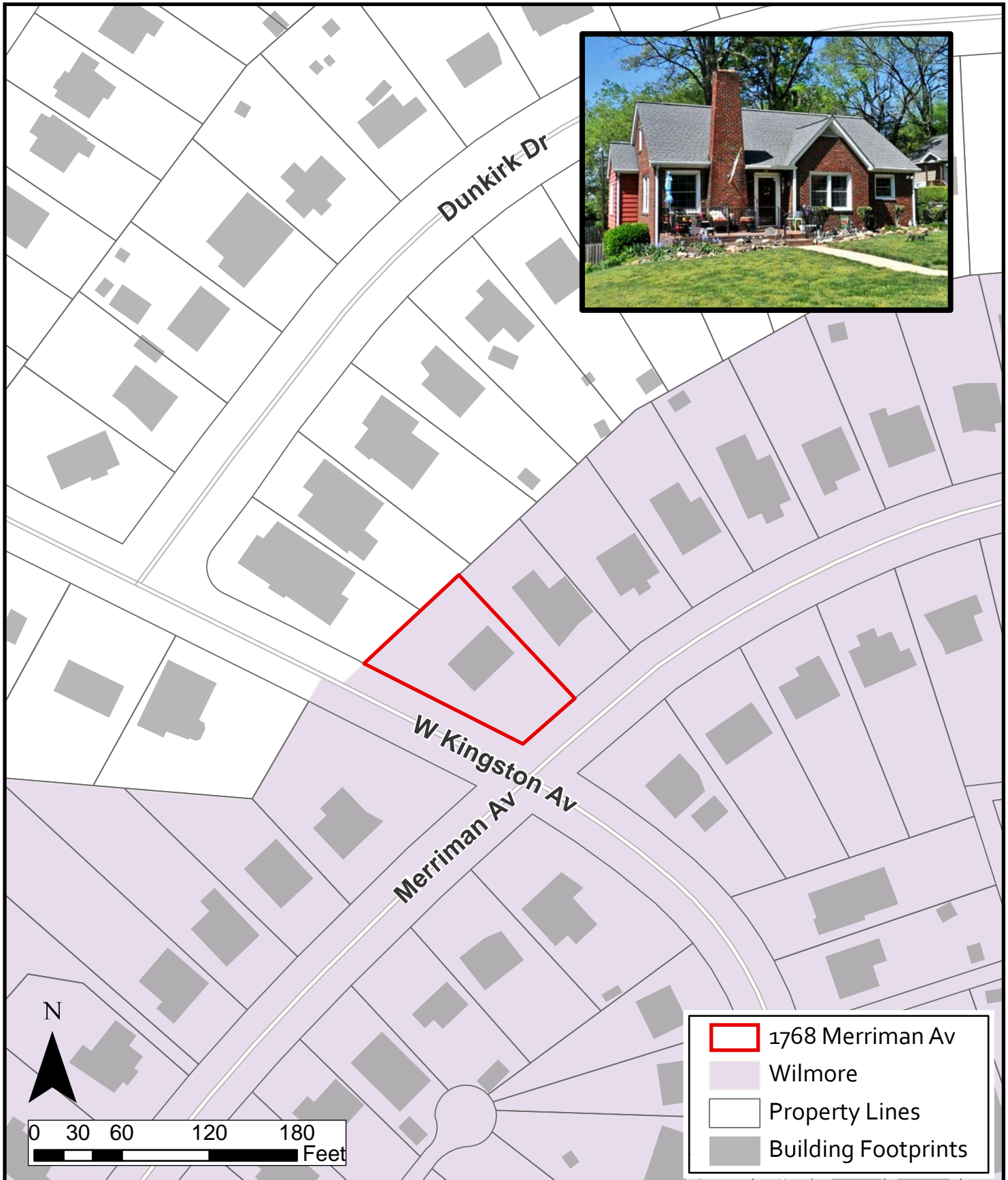
1. Updated site plan with siting of garage, fence, gate and landscaping.
2. Provided examples throughout Wilmore of garages + fences on corner lots.

Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

Staff Recommendation

1. The garage is not incongruous with the district and meets guidelines for Accessory Buildings, page 8.9.
2. Minor revisions may be reviewed by staff.



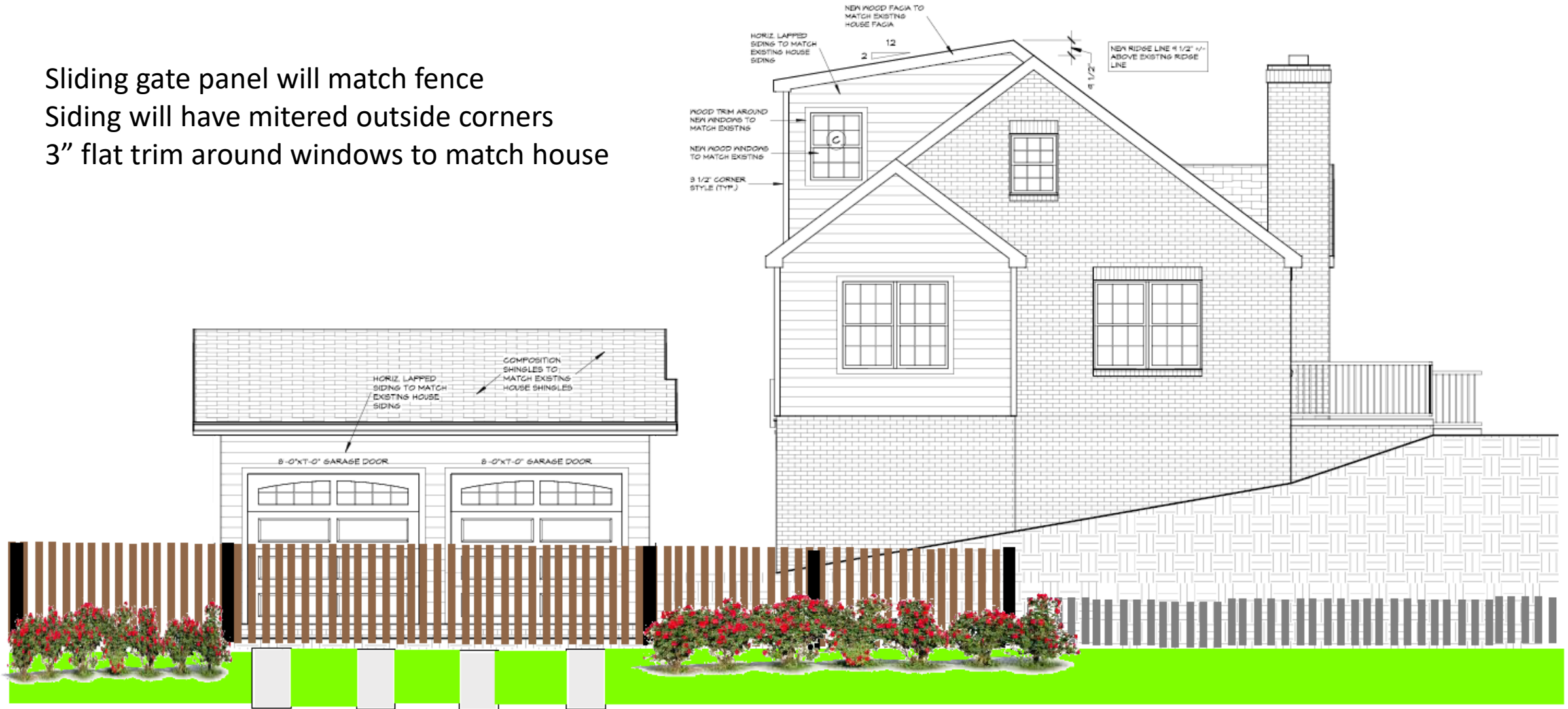


1768 Merriman

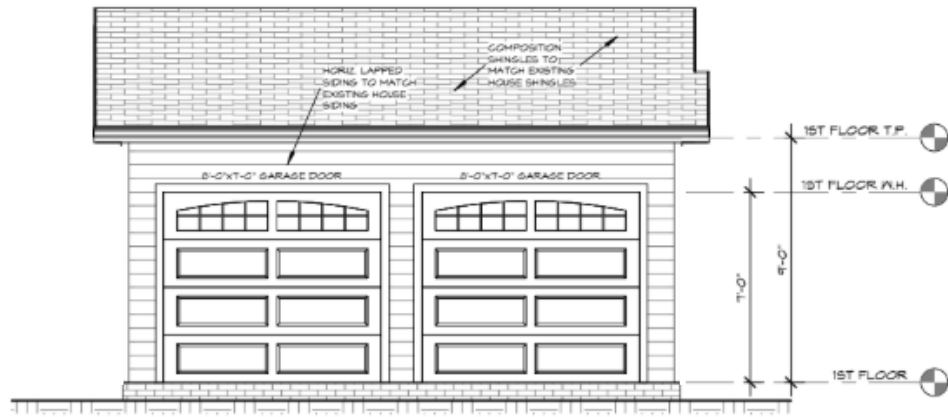
Plan Submission:
Garage Plan Review

Site Plan

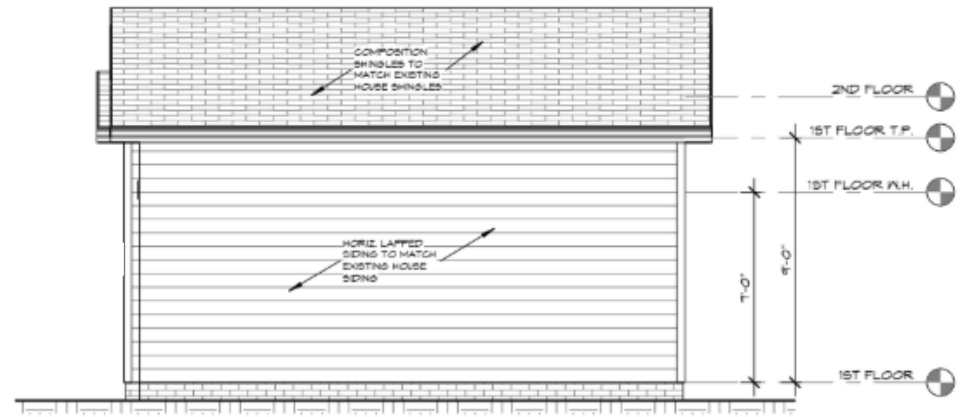
Sliding gate panel will match fence
Siding will have mitered outside corners
3" flat trim around windows to match house



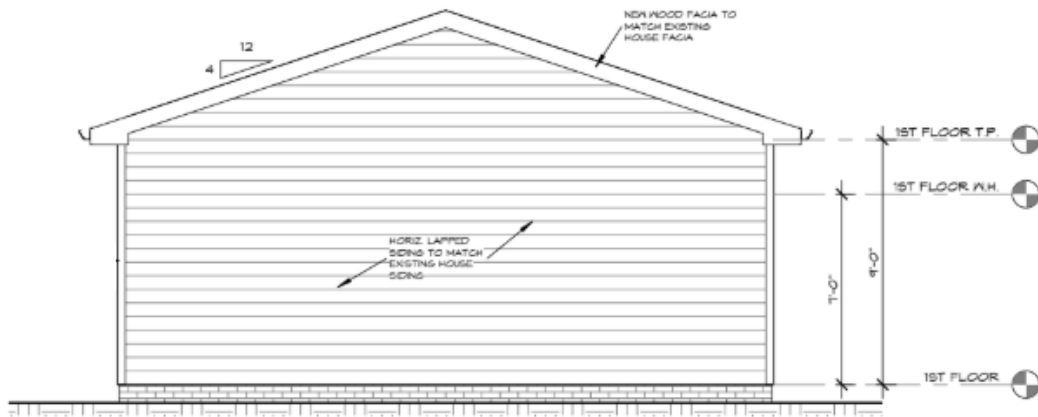
Plan



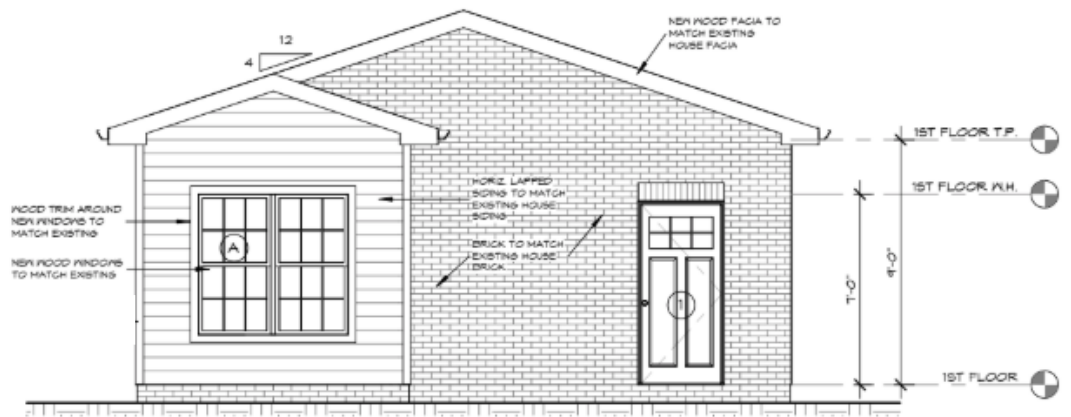
1 **GARAGE FRONT ELEVATION**
1/4" = 1'-0"



2 **GARAGE REAR ELEVATION**
1/4" = 1'-0"

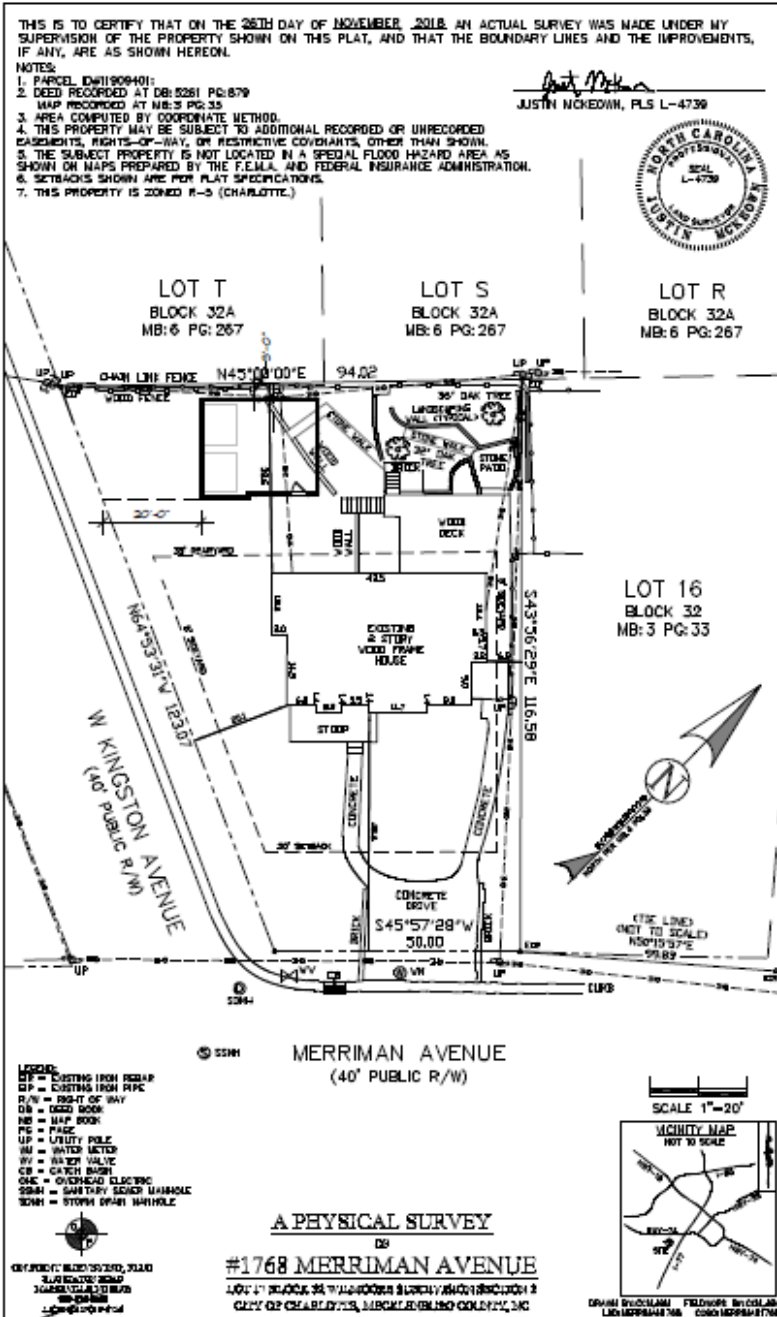


3 **GARAGE LEFT SIDE ELEVATION**
1/4" = 1'-0"



4 **GARAGE RIGHT SIDE ELEVATION**
1/4" = 1'-0"

Site Plan

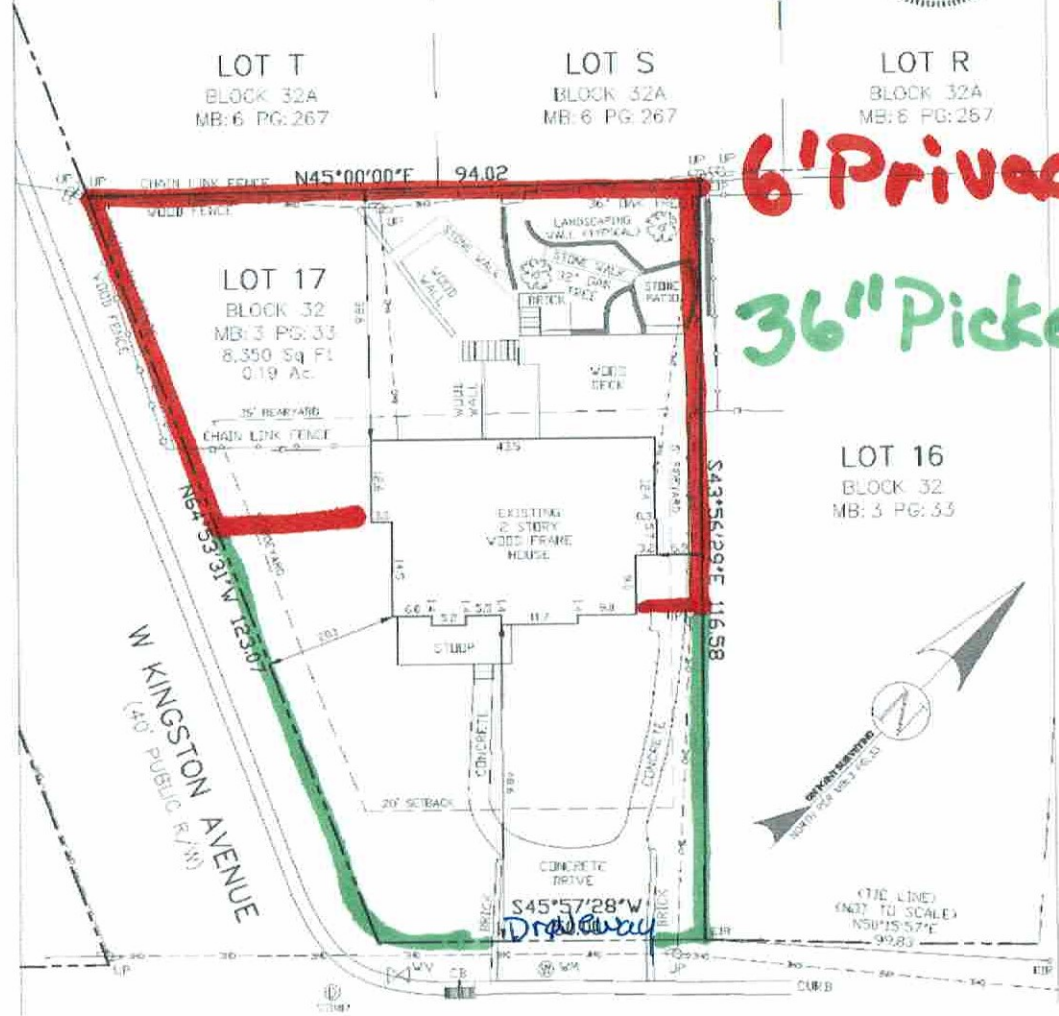


THIS IS TO CERTIFY THAT ON THE 26TH DAY OF NOVEMBER, 2015, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

NOTES:

1. PARCEL ID#11909401;
2. DEED RECORDED AT DB 5261 PG 879
MAP RECORDED AT MB 3 PG 33
3. AREA COMPUTED BY COORDINATE METHOD.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE F.L.M.A. AND FEDERAL INSURANCE ADMINISTRATION.
6. SETBACKS SHOWN ARE PER PLAT SPECIFICATIONS.
7. THIS PROPERTY IS ZONED R-5 (CHARLOTTE)

Justin McEown
JUSTIN MCEOWN, PLS L-4739



Corner Lot Garage Examples



400 W Kingston Ave



331 W Kingston Ave



Corner Lot Garage Examples



258 W Park Ave



1529 Merriman



Architectural Details

Finishes and architectural details will match house



Garage Door



Man Door

Doors will be similar to images above

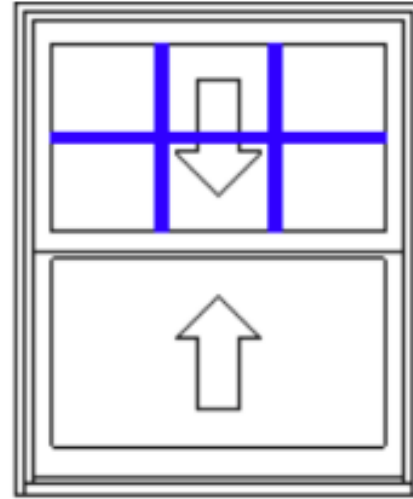
Appendix

Additional Information

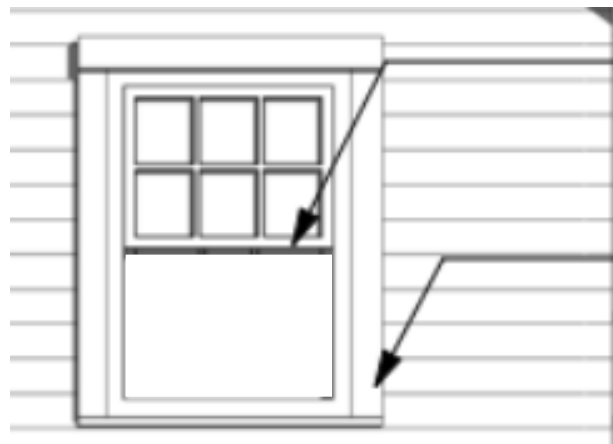


Architectural Details

- Windows
 - Wood
 - Double Hung
 - Simulated Divided Lite on Top
- Siding
 - Mitered Outside Corners



Viewed from Exterior. Scale: 1/2" = 1'



NEW WOOD WINDOWS
TO MATCH EXISTING PTD.
(OWNER TO SELECT
COLOR)

3" WOOD TRIM AROUND
WINDOWS, PTD (COLOR
TO BE SELECTED BY
OWNER) TYP.