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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1817 Merriman Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** David Wales, applicant

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a 1.5-story American Small house with Tudor/Colonial Revival elements constructed in 1945. Exterior is brick veneer. Front porch roof and rail added in 2014. Adjacent structures are 1 and 1.5 story single family and multi-family buildings. The lot size is approximately 50' x 117'.

#### *Proposal*

The proposal is a rear dormer addition. The dormer will be approximately 14" inches taller than a portion of the original ridge. Materials include panel of fiber-cement smooth siding and battens, double-hung wood windows with Simulated True Divided Lights (STD L) in a 6/6 pattern to match existing, and fiber-cement trim. No trees are proposed for removal.

### **Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

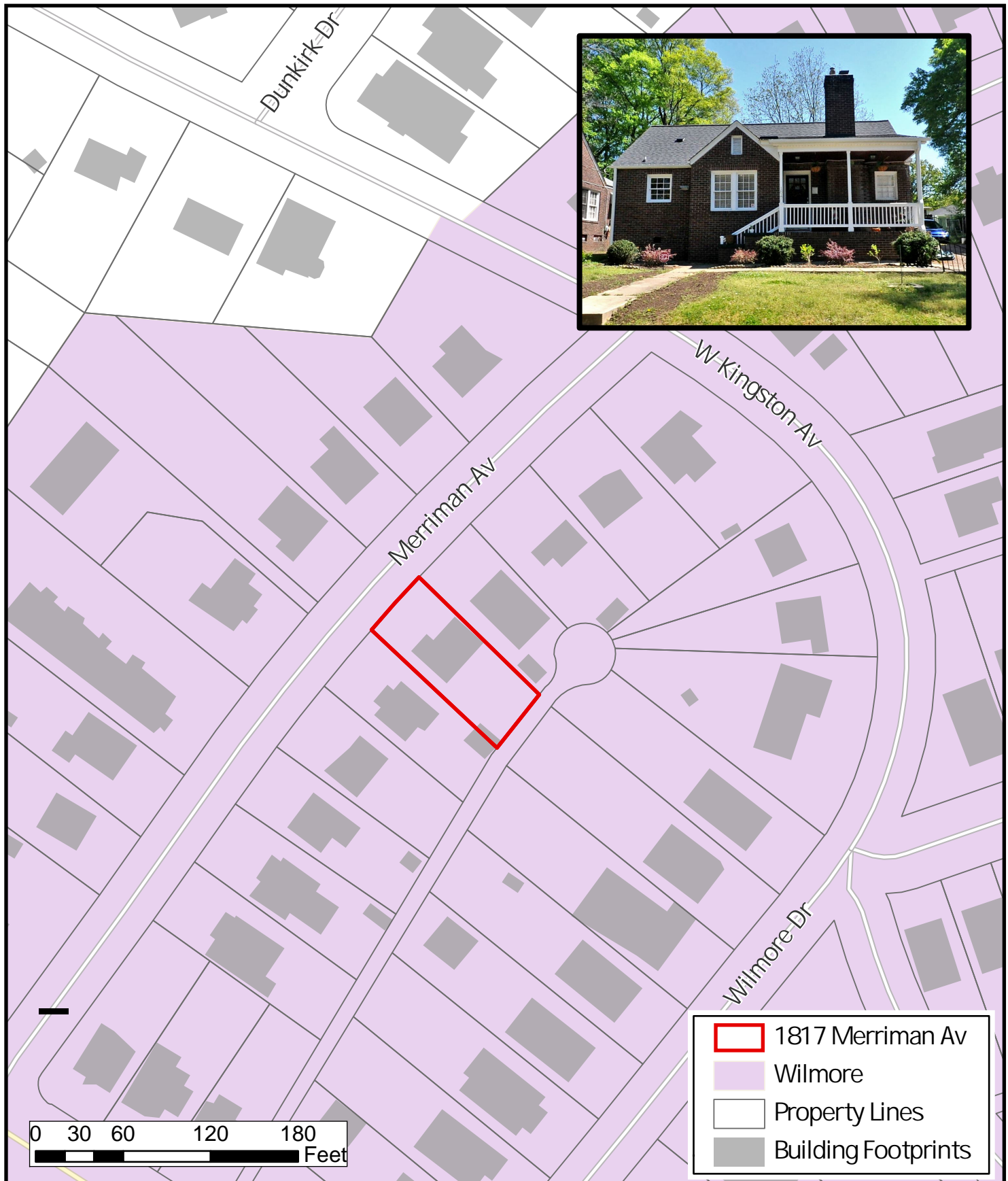
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

### **Staff Recommendation**

Staff has the following concerns with the proposal:

1. Use of board and batten style siding. There is wood lap siding on the front porch roof.
2. Visibility of spiral stair from street.
3. A similar project was approved at 1768 Merriman Avenue in February 2019; however, the 1768 Merriman project is 9 ½" taller than the primary ridge and was to fix an addition completed prior to Wilmore's designation as a Local Historic District.
4. Minor revisions may be reviewed by staff.



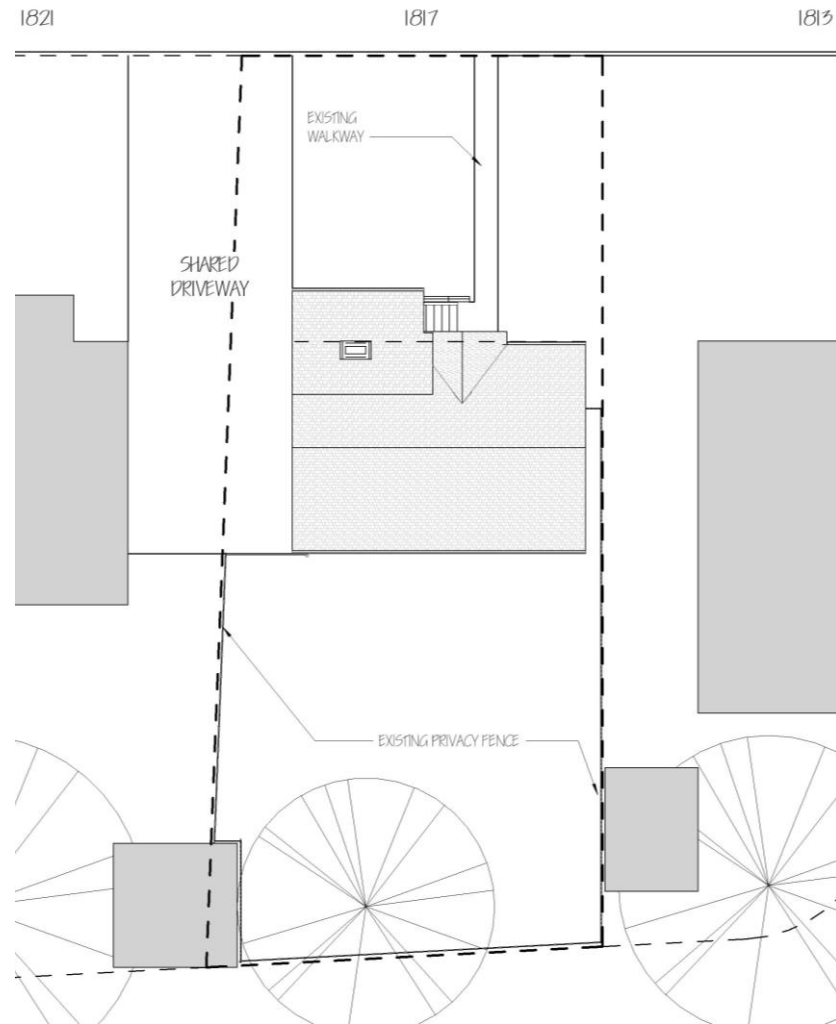
# HISTORIC WILMORE

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1817 MERRIMAN AVE.

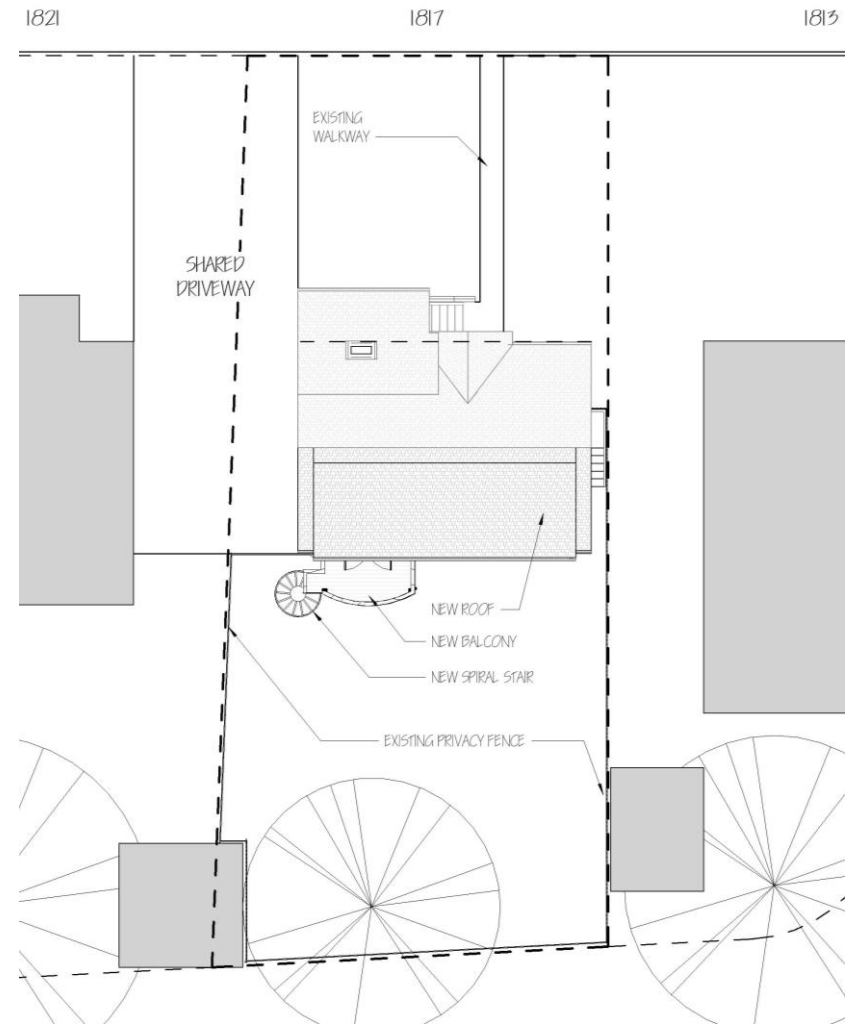


MERRIMAN AVE.



EXISTING

MERRIMAN AVE.



PROPOSED





1826



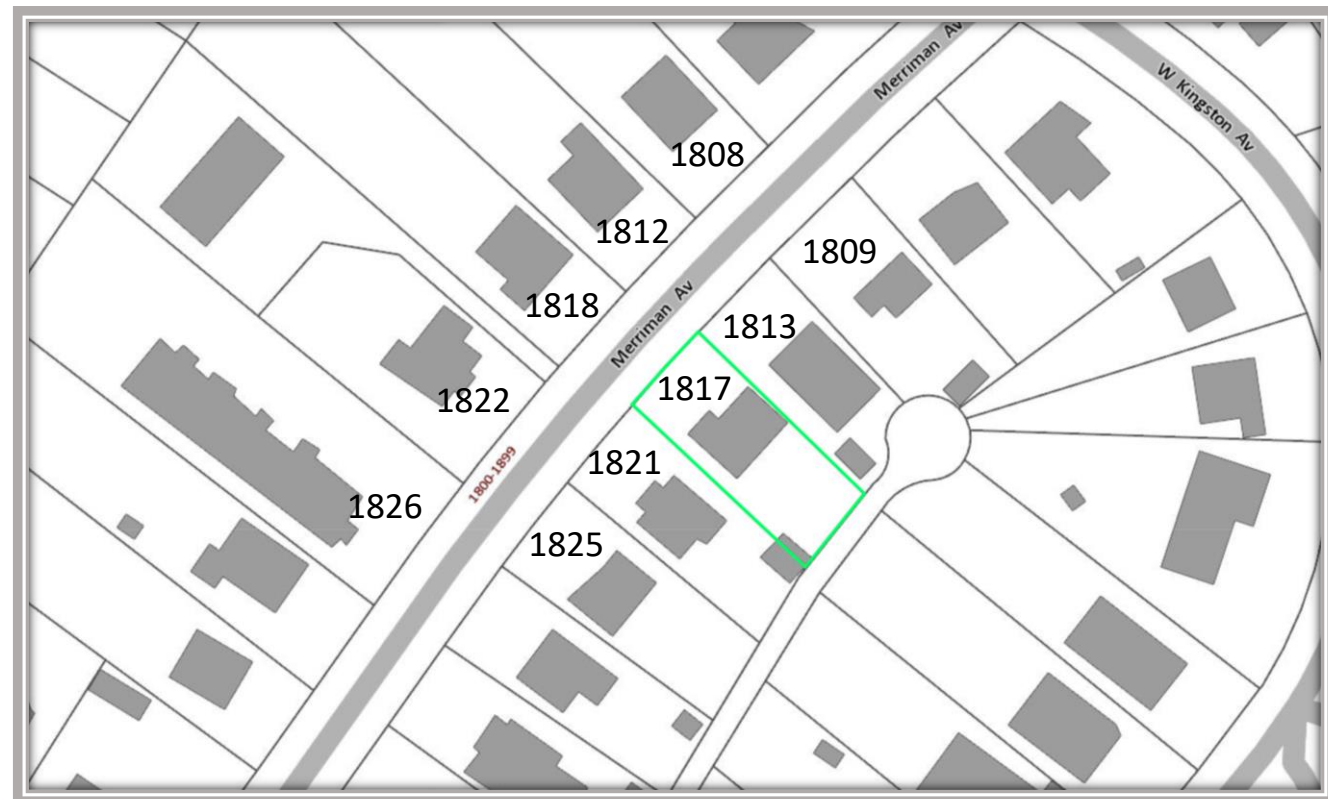
1825



1809



1808







FRONT



RIGHT

# EXISTING CONDITIONS

1817 MERRIMAN AVE.





REAR



LEFT

# EXISTING CONDITIONS

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1817 MERRIMAN AVE.





EXISTING



PROPOSED

# FRONT ELEVATION

1817 MERRIMAN AVE.



EXISTING



PROPOSED

# LEFT ELEVATION

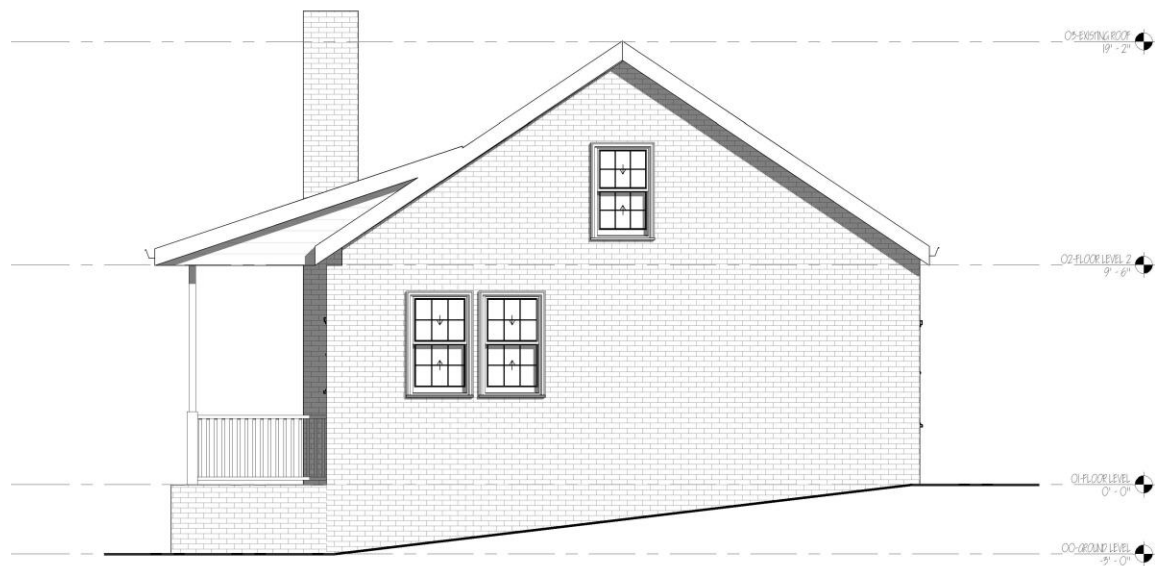
1817 MERRIMAN AVE.



# REAR ELEVATION

1817 MERRIMAN AVE.





EXISTING



PROPOSED

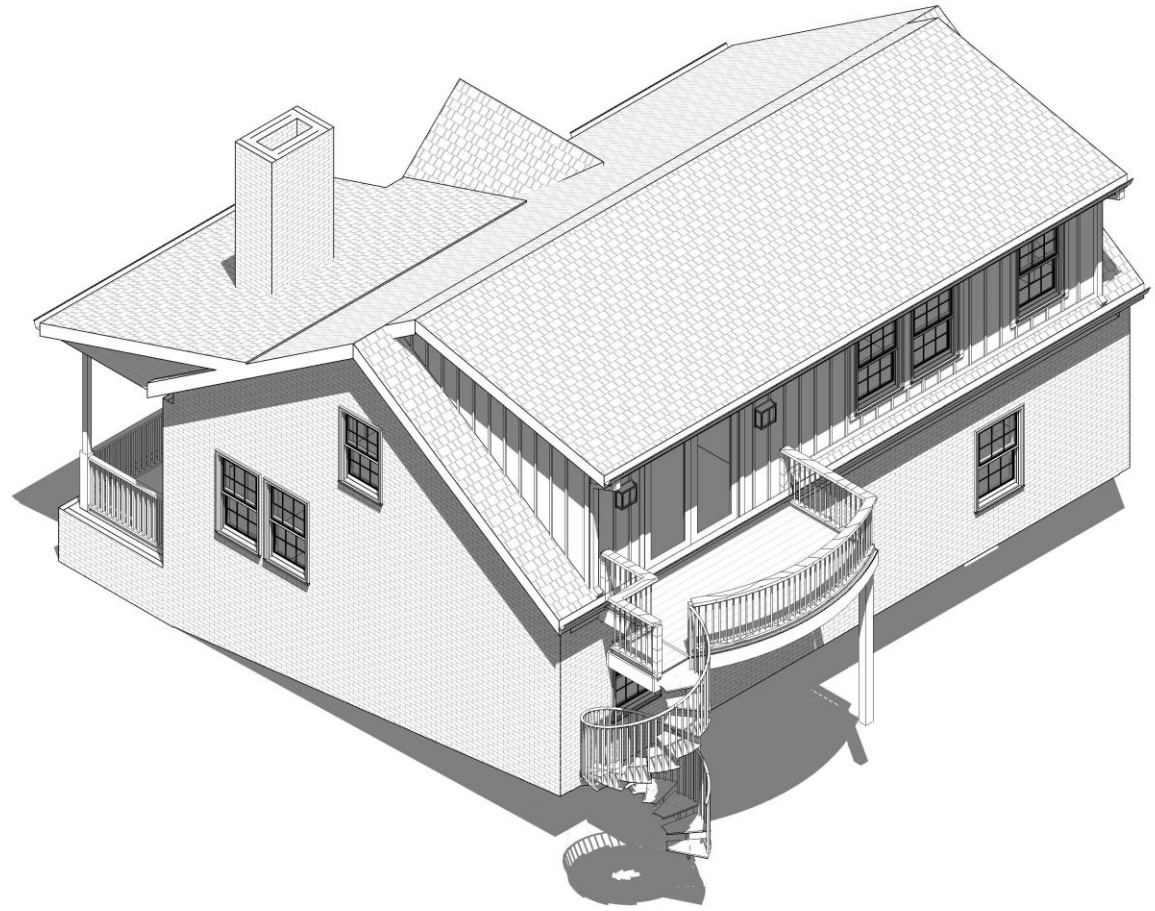
# RIGHT ELEVATION

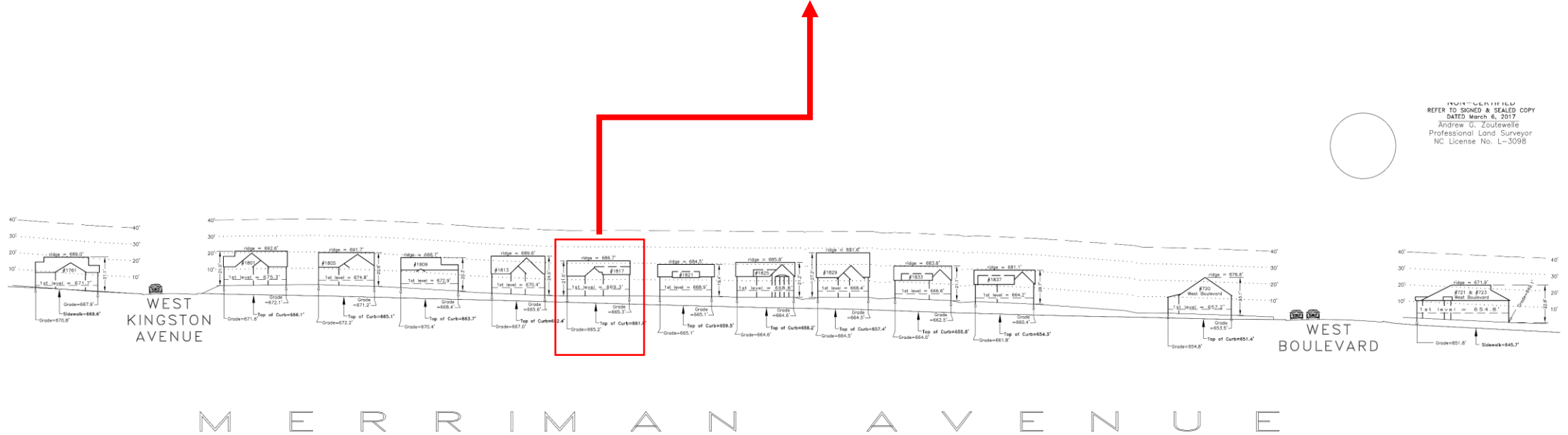
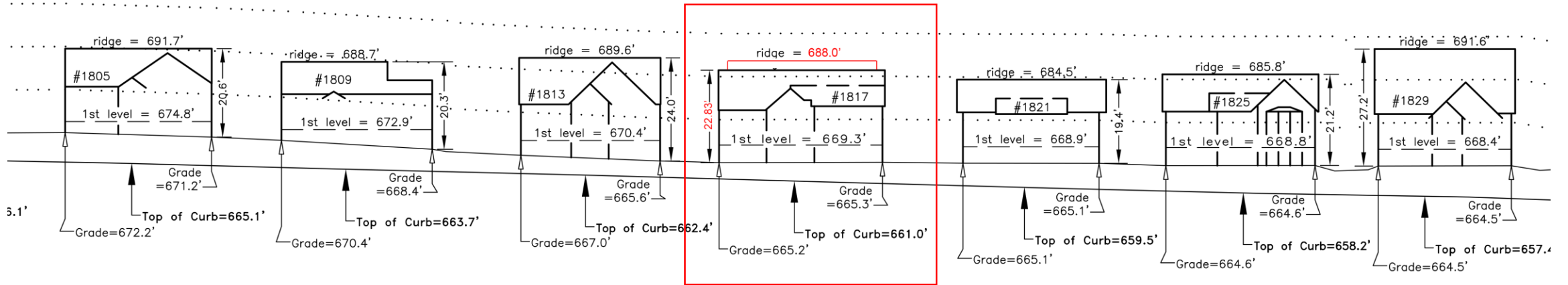
1817 MERRIMAN AVE.

# AXON VIEW

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1817 MERRIMAN AVE.





NOT TO BE USED  
REFER TO SIGNED & SEALED COPY  
DATED March 6, 2017  
Andrew C. Zouaveille  
Professional Land Surveyor  
NC License No. L-3098

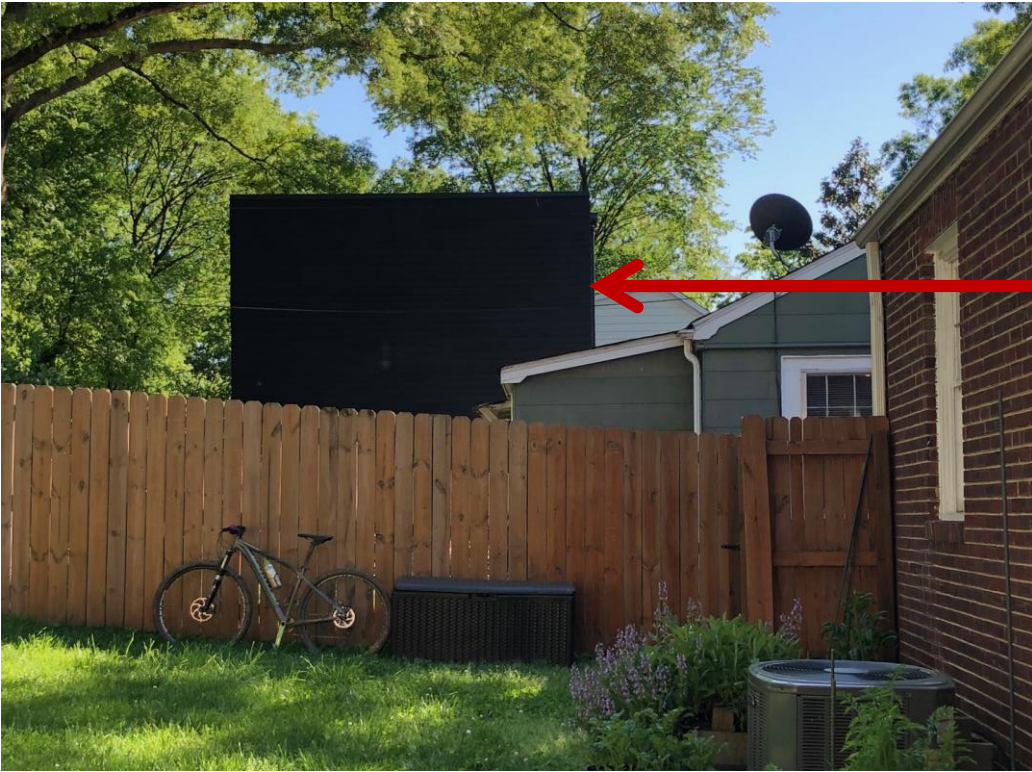




# EXISTING PRECEDENTS

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1768 + 1804 MERRIMAN AVE.

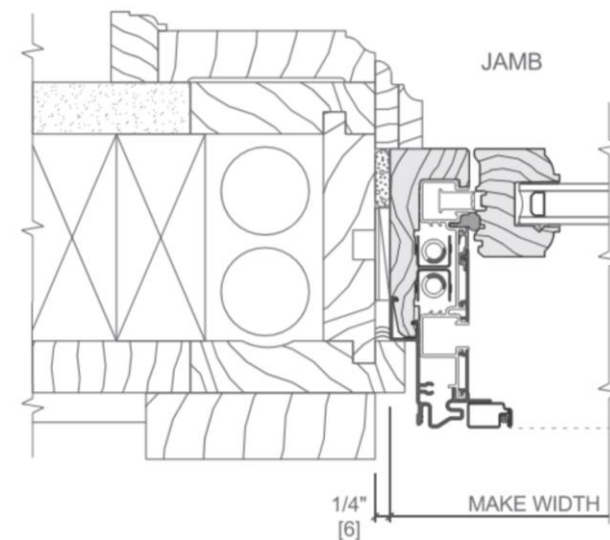
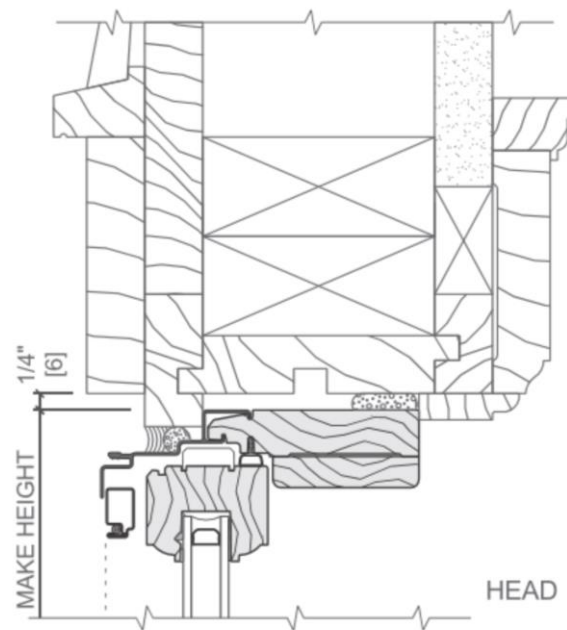
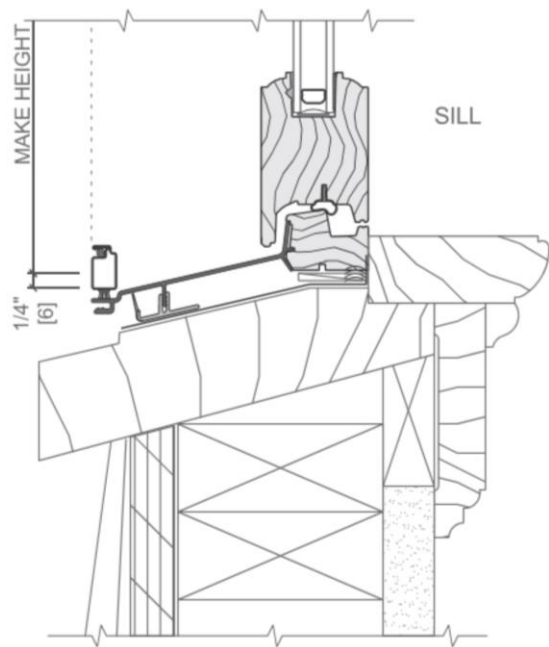


RECENT ADDITION –  
2 HOUSES DOWN

# EXISTING PRECEDENTS

1825 MERRIMAN AVE.





# PELLA 450 SERIES DOUBLE HUNG WINDOW DETAILS

1817 MERRIMAN AVE.



# FLOOR PLAN LEVEL 2

1817 MERRIMAN AVE.

