

**Staff Report and Comments  
Sloan-Porter House  
10124 Walkers Ferry Road, Charlotte  
Application for COA HLC204**

**Exhibits presented to and considered by the Commission:**

**Exhibit A** – project description from application

Construction of a Carport adjacent to house. The carport would be a simple shed-roof design consistent with the current outbuildings on the property. Wood will generally match existing structures (stained to match the color of the wood on the barn) with a metal roof that matches the one on the barn. The design is low profile and will not block the view of the house in any significant way. Viewing the house from the road, the carport would be screened by a large oak tree. If approaching the house from the east on Walkers Ferry Rd., the carport would be visible and would partially block the view of the east facade of the rear wing of the house. The carport should blend with the overall feel of the property.

**Exhibit B** – Map

**Exhibit C** - Images

**Exhibit D** – Location of proposed work

**Exhibit E** – Project plan

**Based upon the information presented in the application, staff offers the following suggested findings of fact:**

1. In addition to the house, the parcel of land associated with the house is designated.
2. The proposed carport would be located at the site of an existing gravel parking area.
3. The proposed carport is not in conflict with STANDARDS #2 as it does not significantly negatively affect the historic character of the property.
4. The proposed project meets STANDARDS #9 as the new construction will have no direct impact on the house and the proposed carport is differentiated in form from the house and is compatible with the architecture of the existing outbuildings.
5. The proposed project meets STANDARDS #10 as the carport could be removed in the future without having any impact on the historic house.

**Staff suggests that the Commission approve the application with the following conditions:**

1. All work shall be in accordance with attached drawings and plans.

2. All permits, variances, or approvals as required by law must be obtained before work may commence.

## **THE STANDARDS**

**Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Polaris 3G Map – Mecklenburg County, North Carolina

## Exhibit B - Sloan Porter House

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This map or report 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 or report 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.

A two-story white house with a brown shingled roof and a prominent chimney on the right side. The house features a front porch with white columns and a wooden railing. An American flag is flying from a pole on the porch. The house is surrounded by trees and a clear blue sky.

**EXHIBIT C**

**THE SLOAN-PORTER HOUSE**

# EXHIBIT D

