

LOCAL HISTORIC DISTRICT: Wilmore
PROPERTY ADDRESS: 1529 Merriman Avnue
SUMMARY OF REQUEST: New Construction
APPLICANT: Allen Brooks

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel at the corner of Merriman Avenue and Larch Street. The site is approximately 3 to 5 feet above the sidewalk along Merriman Avenue. There are mature trees along the perimeter of the site. Adjacent structures are a mix of single family homes from various construction periods. Setbacks are consistent along the block.

Proposal

The proposal is a new two story single family house. Features of the house include a full width porch, centered dormers, traditional siding materials, eave brackets, and wood windows. The height from the finished floor is approximately 23'.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.



VICINITY MAP

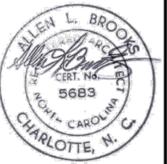
INDEX OF DRAWINGS

- SC Site Context
- SS Street Scap

- A-0 Cover Sheet
- A-1 Proposed Site Plan
- A-2 Proposed Plans
- A-3 Proposed Plans
- A-4 Proposed Elevations
- A-5 Proposed Elevations
- A-6 Building Sections



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COVER SHEET
A-0
 OF SEVEN



SQUARE FOOTAGE CALCULATIONS

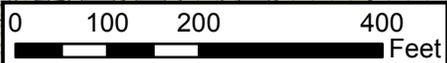
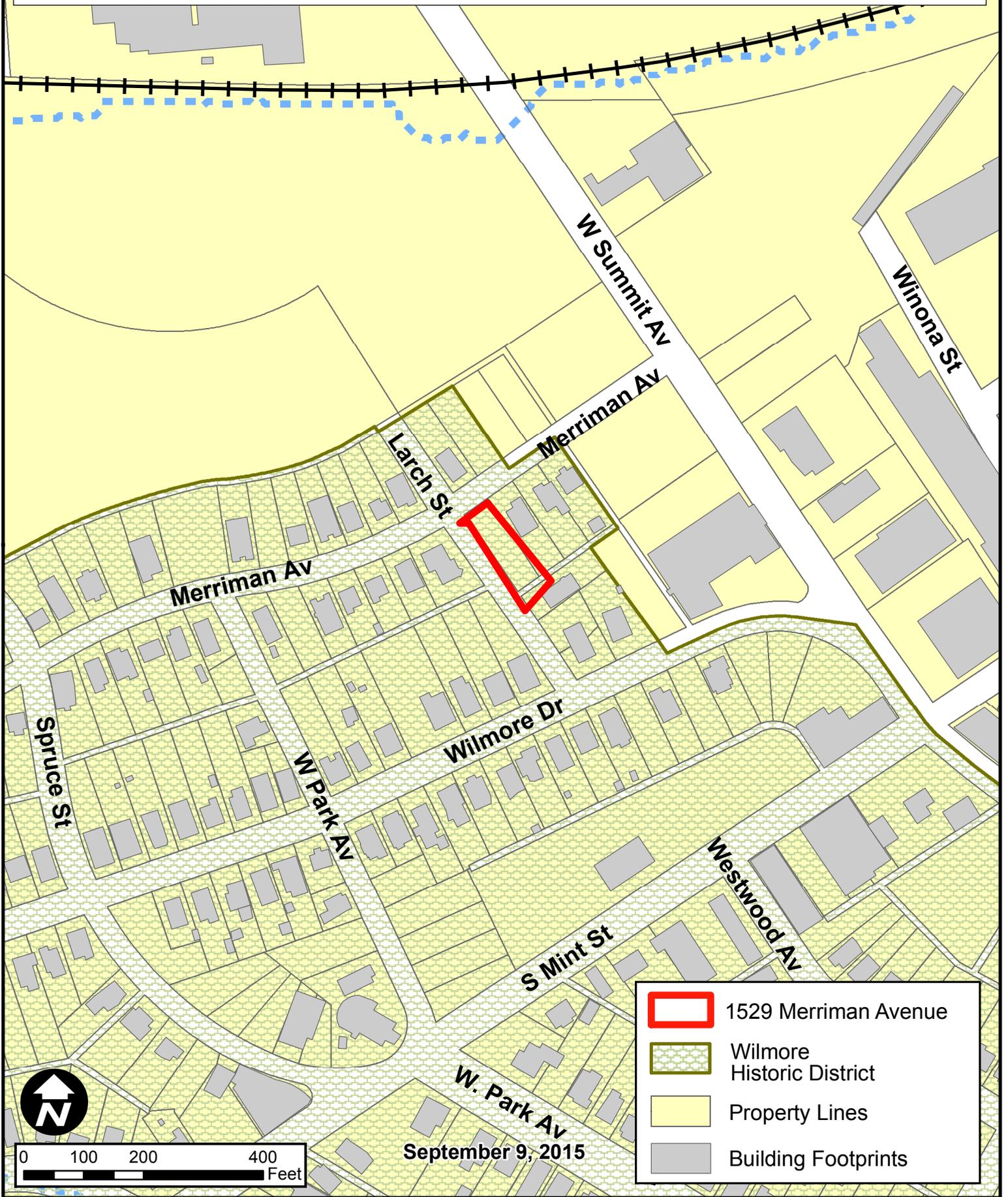
	Heated	Unheated
Proposed First Floor:	1461 S.F.	345 S.F.
Proposed Second Floor:	751 S.F.	0 S.F.

Total: 2,212 S.F. 345 S.F.
 Total Under Roof: 2,557 S.F.

NOTE:
 Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

Charlotte Historic District Commission - Case 2015-192

Historic District: Wilmore



September 9, 2015



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1517 Wilmore Drive



301 W Park Avenue



1613 S Mint Street



Approved New House In Wilmore District



1542 Wilmore Drive



1529 Wilmore Drive

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SITE CONTEXT



LOOKING NE ON MERRIMAN AVENUE



LOOKING SE ON LARCH STREET



SITE AS SEEN FROM MERRIMAN AVENUE



SITE AS SEEN FROM LARCH STREET



HOUSE ON MERRIMAN TO LEFT OF SITE (1525)



HOUSE ON MERRIMAN DIRECTLY ACROSS FROM SITE



HOUSES ON MERRIMAN SW OF SITE OPPOSITE SIDE OF STREET



HOUSE ON MERRIMAN SW OF SITE ACROSS FROM LARCH

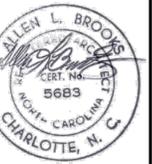


HOUSES ON MERRIMAN SW OF SITE SAME SIDE OF STREET

SITE CONTEXT



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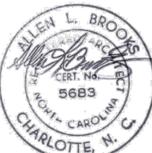
SITE CONTEXT

OF SEVEN



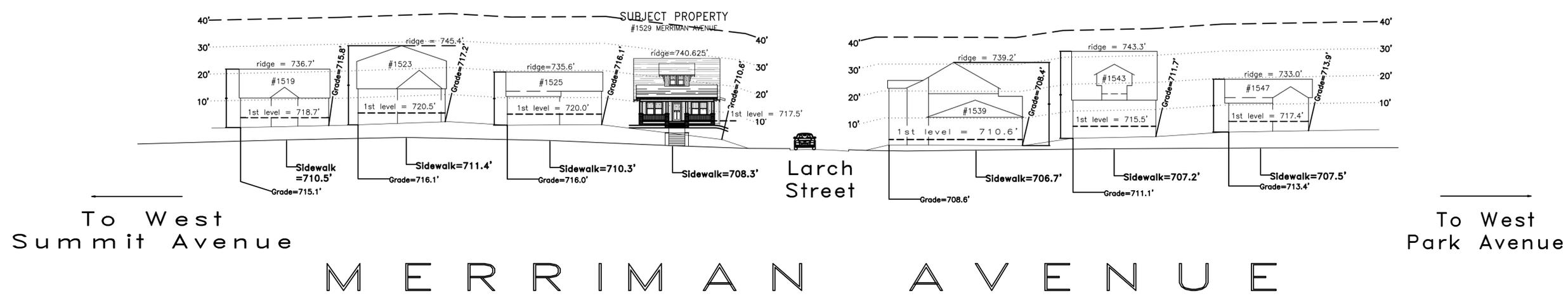
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STREET SCAPE
 1" = 20'-0"



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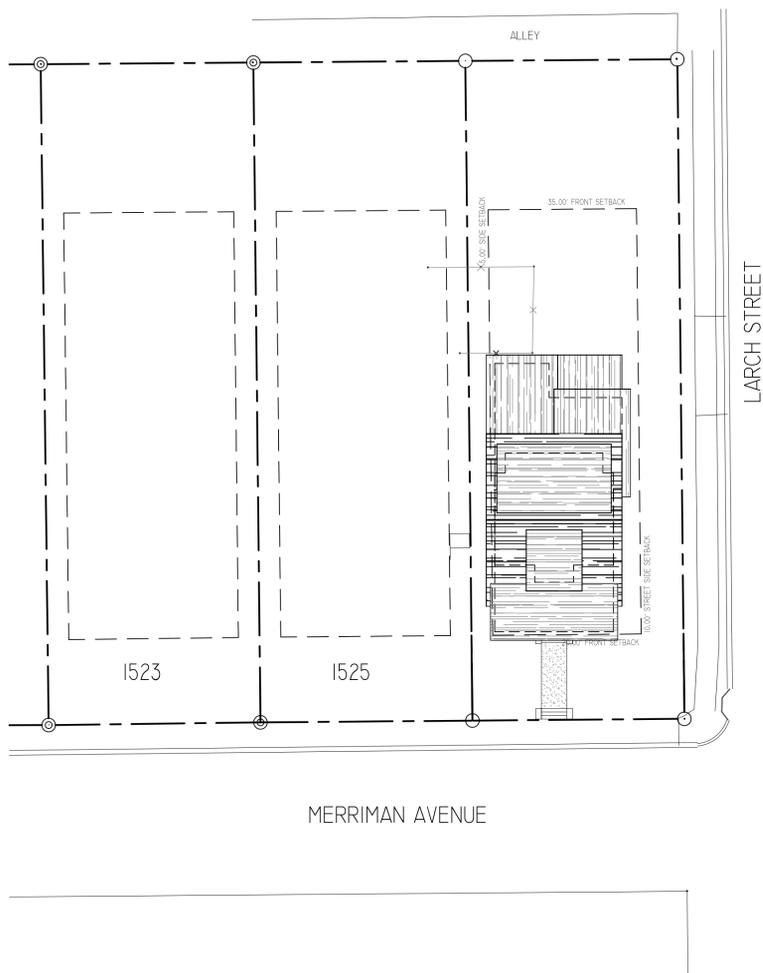
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STREET SCAPE

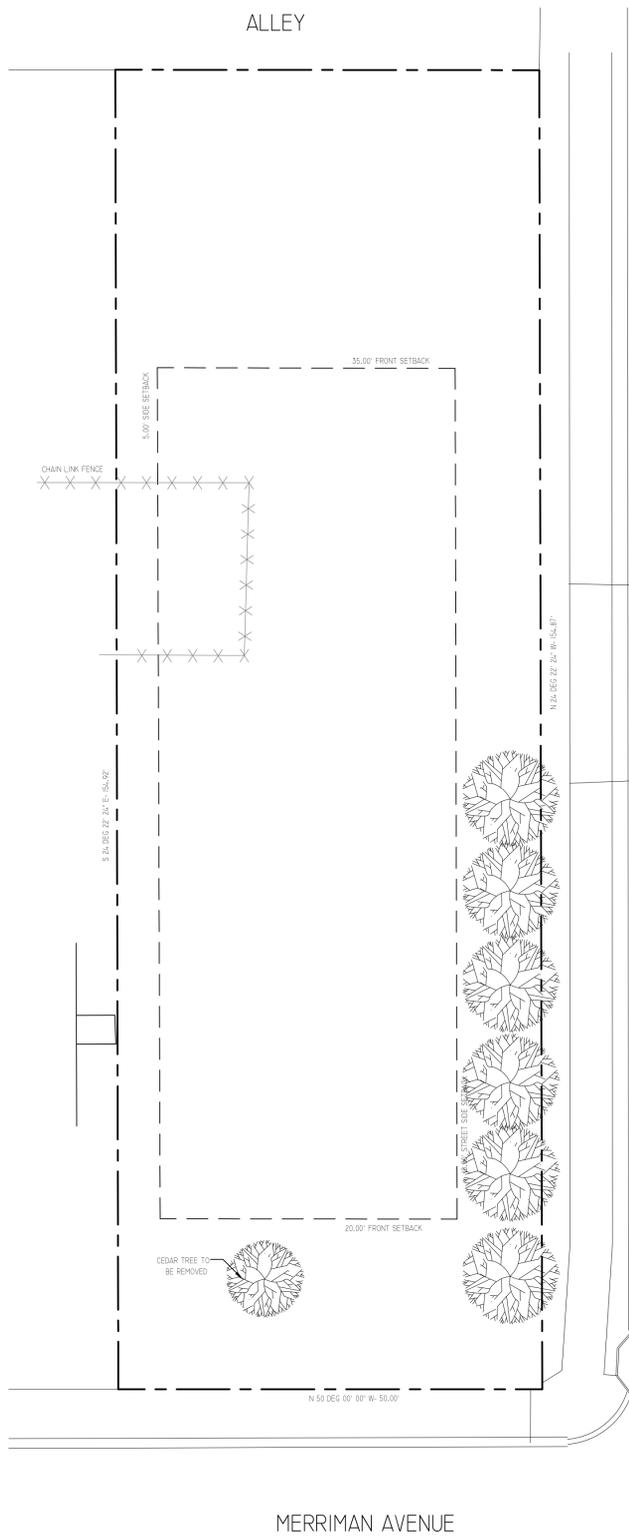
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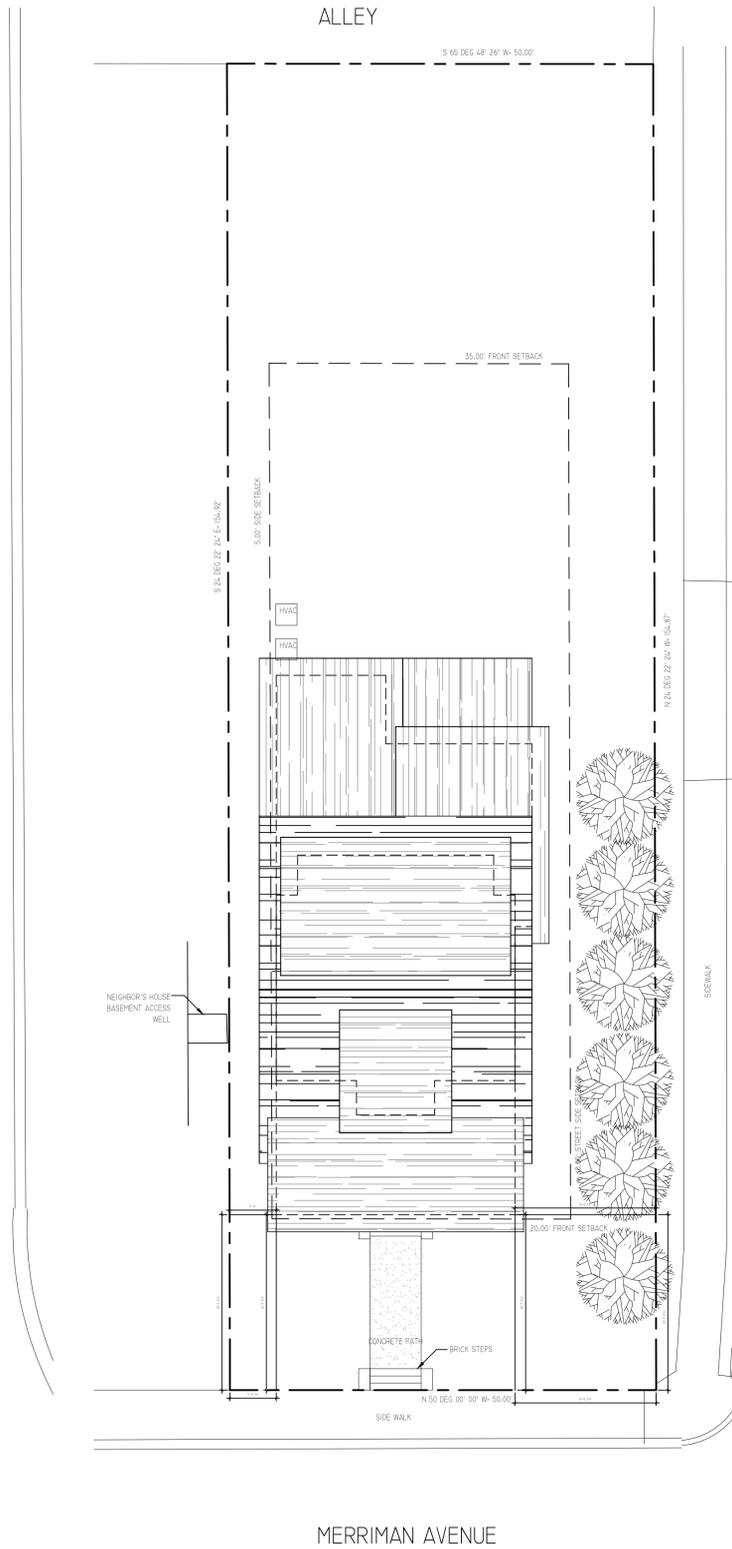
④ VICINITY MAP
N.T.S



③ SKETCH SHOWING NEIGHBOR'S BUILDING SETBACK
1" = 20'-0"



② EXISTING SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"
0 8 16 24 32

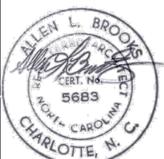


① PROPOSED SITE PLAN
1" = 10'-0"
GRAPHIC SCALE 1" = 10'-0"
0 8 16 24 32



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EXISTING & PROPOSED SITE PLANS

A-1

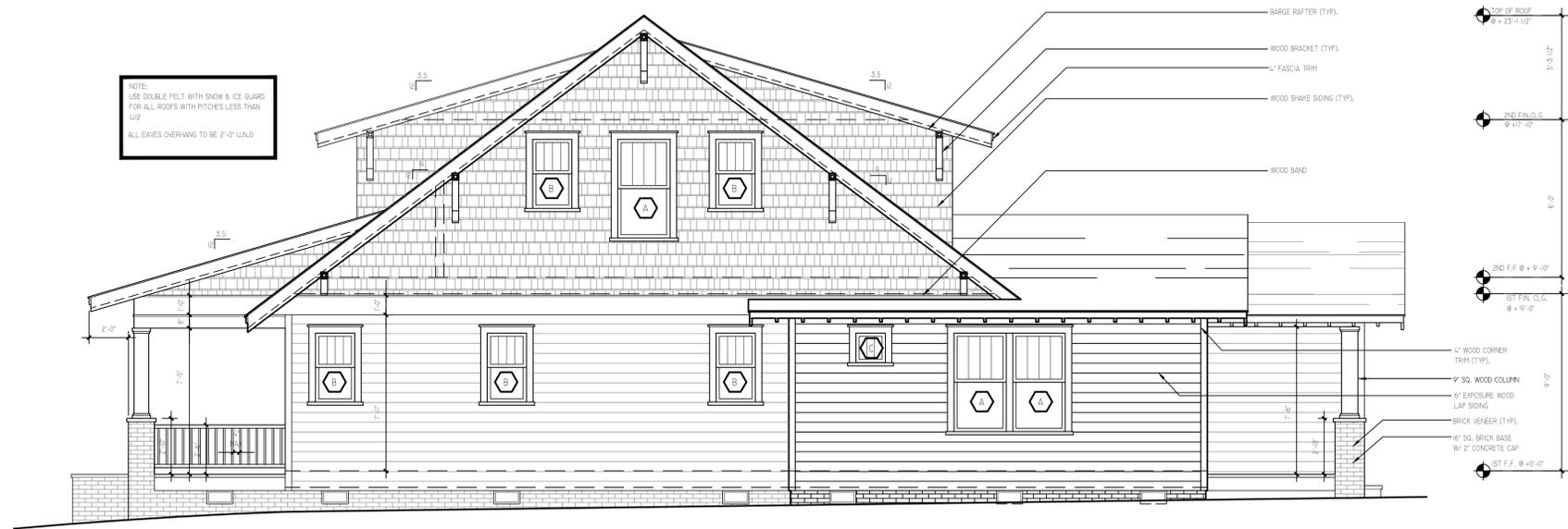
OF SEVEN



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG
C	1'-6" X 1'-6"	7'-0"	FIXED

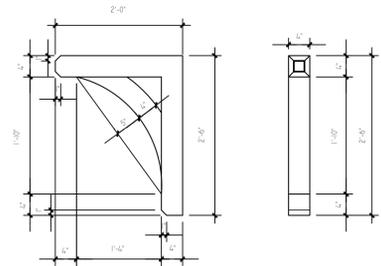
NOTE:
• MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
• PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
• SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

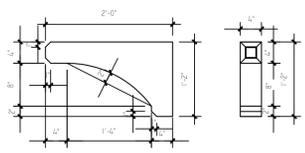


NOTE:
USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
ALL EAVES OVERHANG TO BE 2'-0" UNL0

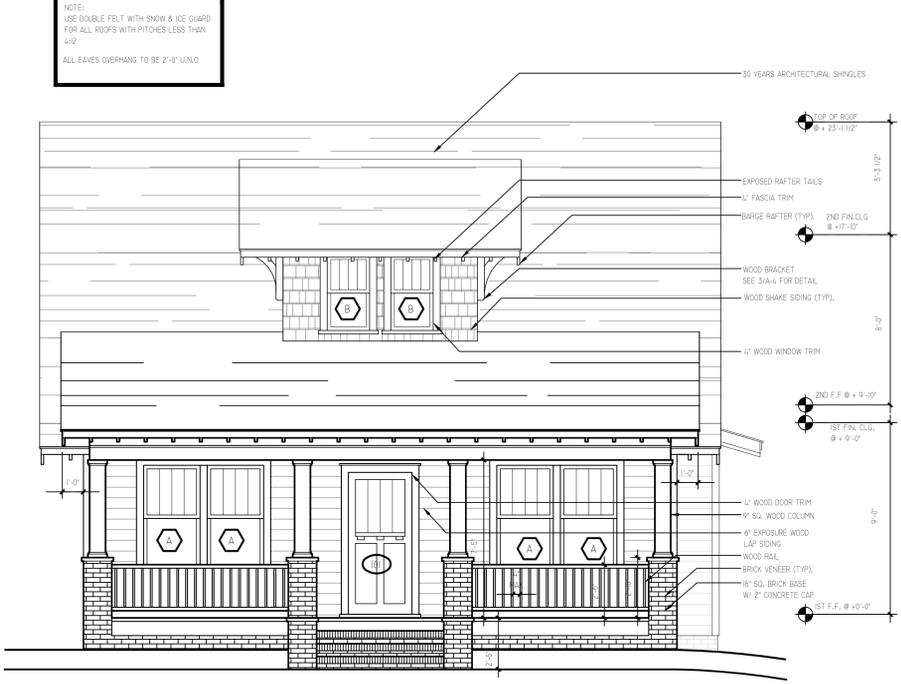
② PROPOSED LARCH STREET SIDE ELEVATION
1/4" = 1'-0"



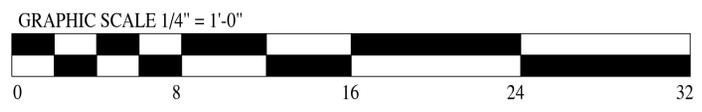
③ WOOD BRACKET DETAIL
3/4" = 1'-0"



④ WOOD BRACKET DETAIL
3/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-6"	7'-0"	DOUBLE HUNG
C	1'-6" X 1'-6"	7'-0"	FIXED

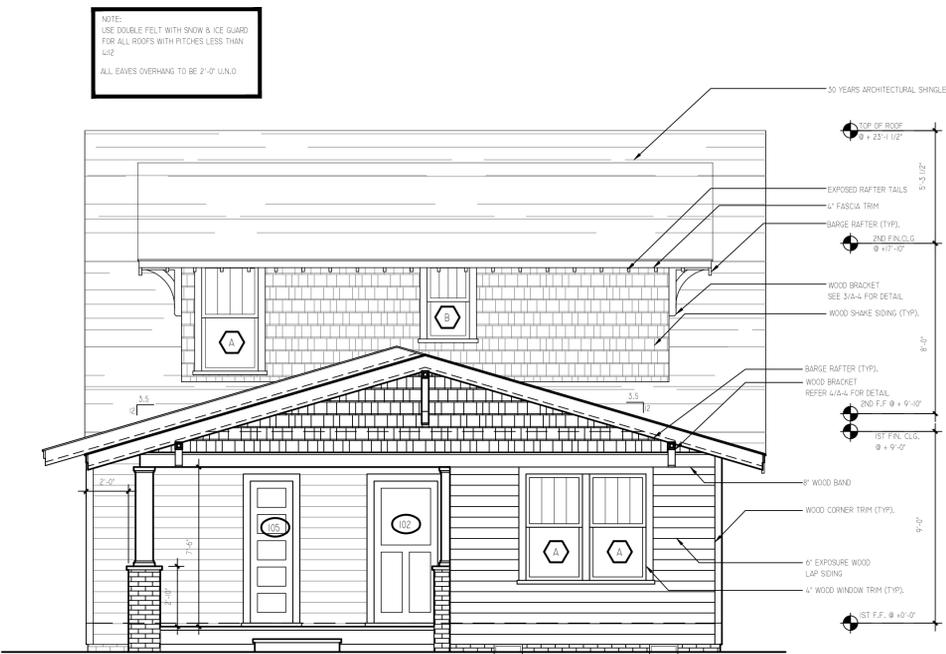
NOTE:
 • MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
 • PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 • SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

NOTE: ALL WINDOWS WITH 0 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



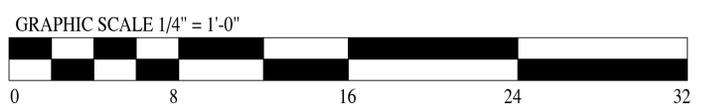
NOTE:
 USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
 ALL EAVES OVERHANG TO BE 2'-0" UNL.D

② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



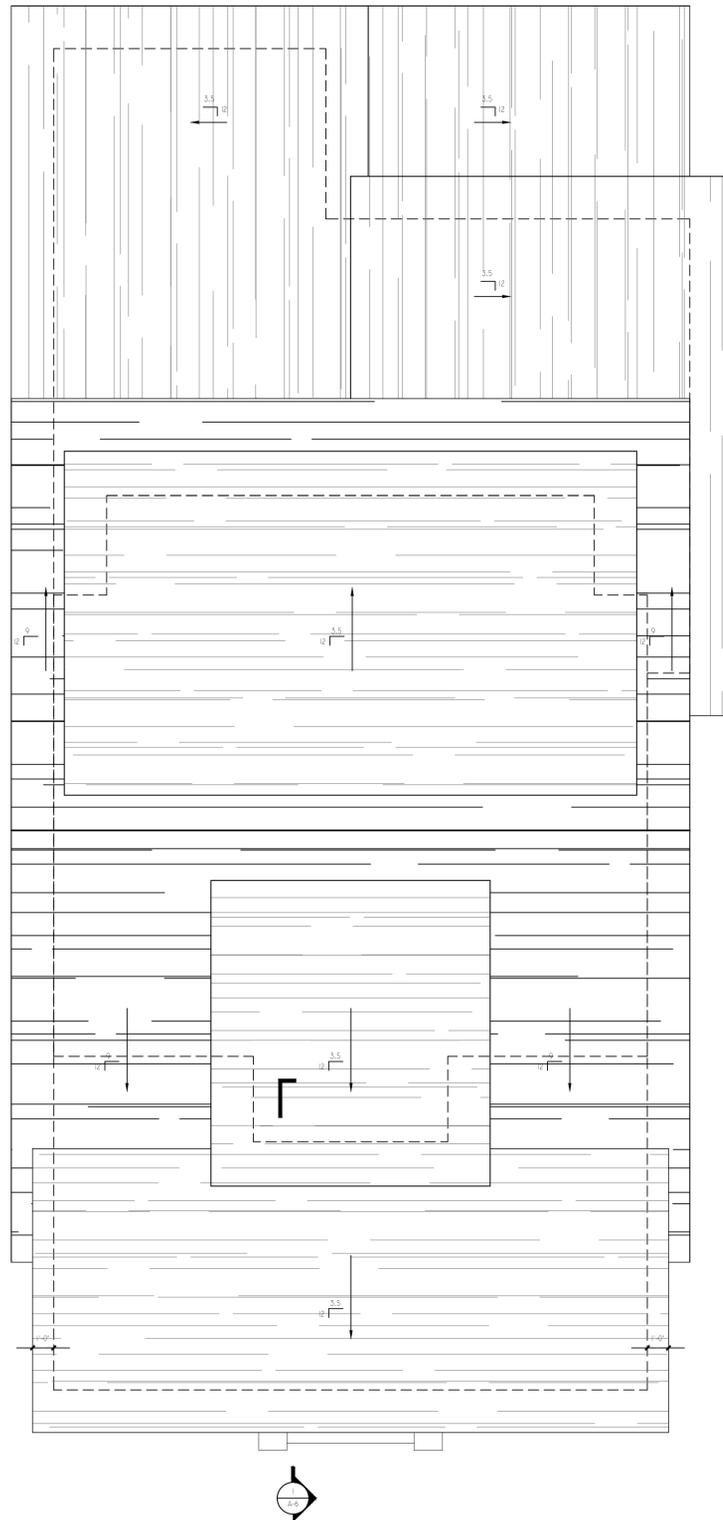
NOTE:
 USE DOUBLE FELT WITH SNOW & ICE GUARD FOR ALL ROOFS WITH PITCHES LESS THAN 4:12
 ALL EAVES OVERHANG TO BE 2'-0" UNL.D

① PROPOSED REAR ELEVATION
1/4" = 1'-0"

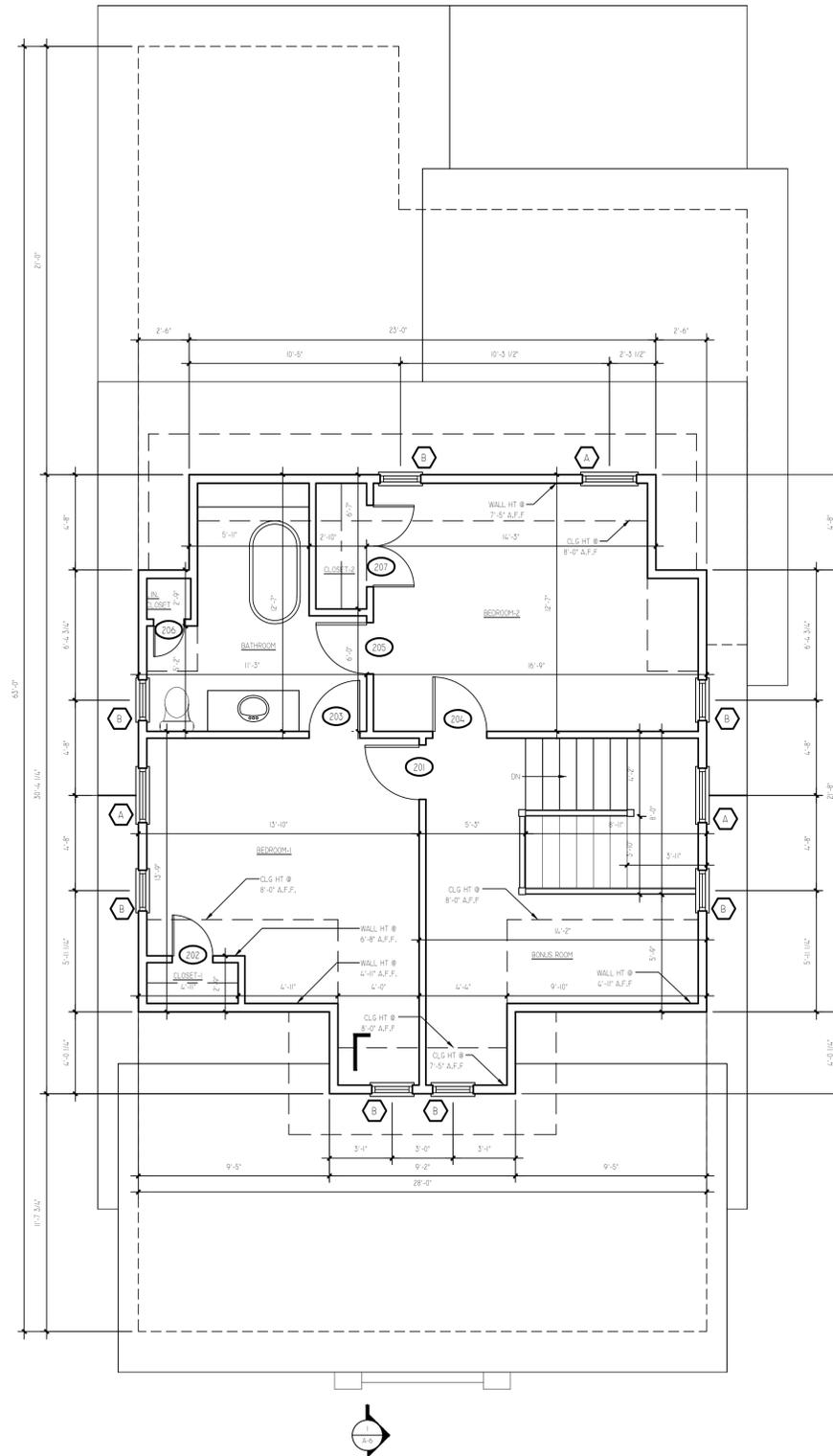


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NOTE:
USE DOUBLE FELT WITH SNOW & ICE GUARD
FOR ALL ROOFS WITH PITCHES LESS THAN
4:12
ALL EAVES OVERHANG TO BE 2'-0" UNLTD



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 5'-0"	7'-0"	DOUBLE HUNG
B	2'-0" X 3'-4"	7'-0"	DOUBLE HUNG
C	1'-6" X 1'-6"	7'-0"	FIXED

NOTE:
MATCH TRIM DETAILS W/ METAL DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
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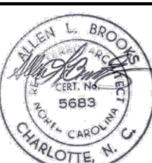
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

SECOND FLOOR DOOR SCHEDULE		
ID	OPENING	LOCATION
201	2'-8" X 6'-8"	BEDROOM-1
202	2'-0" X 6'-8"	CLOSET-1
203	2'-6" X 6'-8"	BATHROOM
204	2'-8" X 6'-8"	BEDROOM-2
205	2'-6" X 6'-8"	BATHROOM
206	1'-6" X 6'-8"	LINEN CLOSET
207	PR 2'-0" X 6'-8"	CLOSET-2



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PROPOSED PLANS

A-3

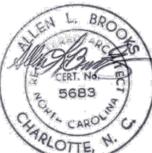
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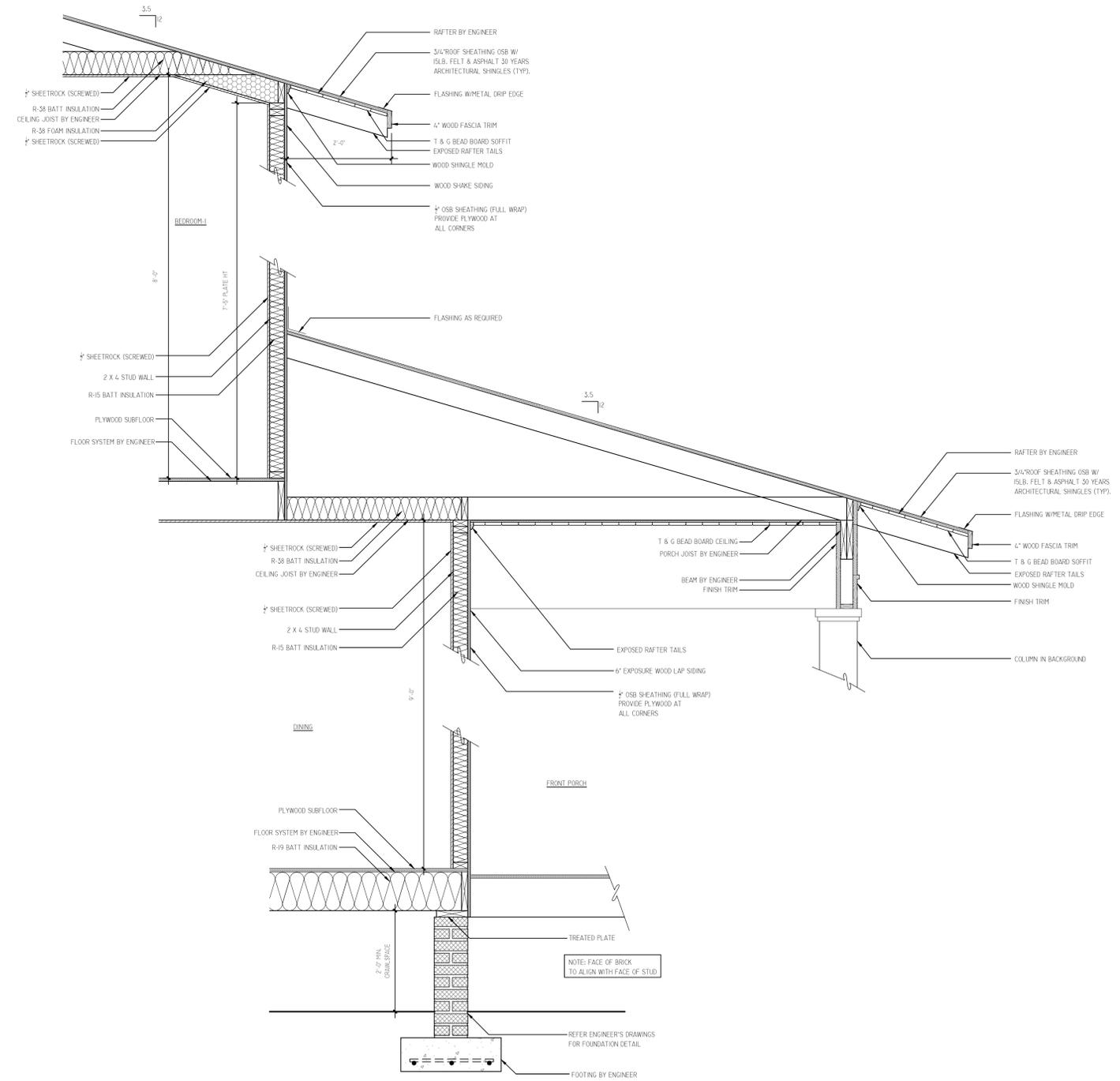
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① SECTION THROUGH FRONT PORCH
3/4" = 1'-0"

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BUILDING SECTIONS

A-6

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