
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1529 Merriman Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Megan and Pablo Aycinena

The application was continued for accurate site plan and additional information on context.

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 side and rear of the site. Adjacent structures are a mix of single family homes from various construction periods. An unused alley easement exists on Larch Street behind the subject property. The setback of the abutting property on Larch Street is 30 feet from right of way/back of sidewalk (required zoning setback is 20 feet).

Proposal-April

The proposal is a new detached garage. Design features will include architectural elements from the house including centered dormers, traditional siding materials, eave brackets, and wood windows. The height from grade is approximately 21'-2". Three mature trees will be removed and replaced with new trees.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Site plan with dimensions of garage footprint and setback of 20 feet.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Policy & Design Guidelines for New Construction, page 34

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>

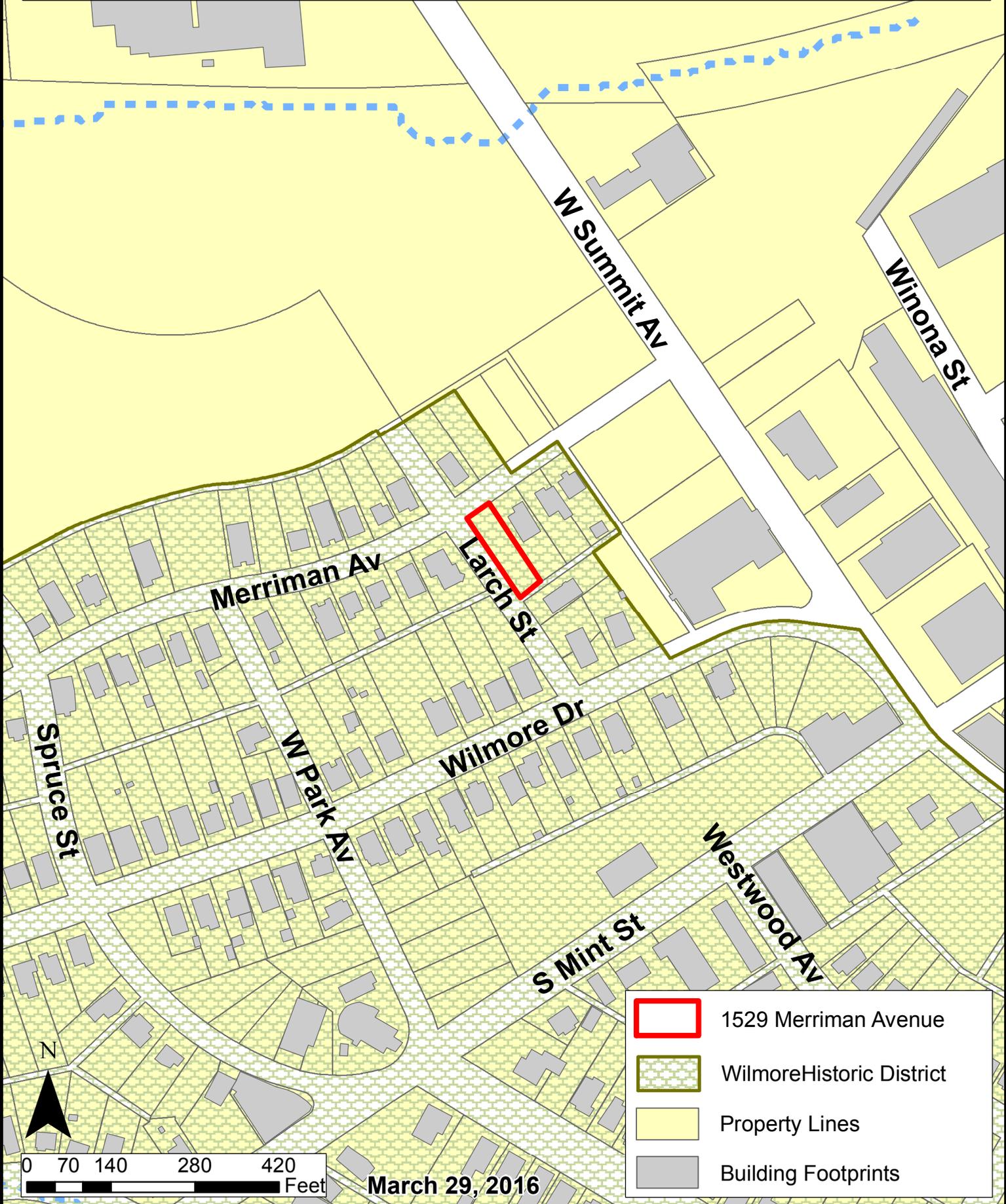
Staff Analysis - The Commission will determine if the proposal meets the guidelines for garages.

Based on the need for additional information, this application was continued for further design study.

The revised drawings will show:

1. Further design study of the garage (consider redesign)
2. Correct details on drawings

Charlotte Historic District Commission - Case 2016-065
HISTORIC DISTRICT: WILMORE



-  1529 Merriman Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

March 29, 2016

Existing Conditions



Context



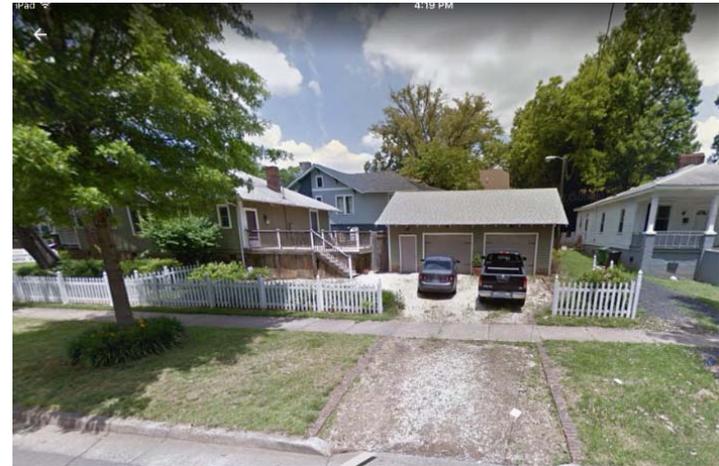
400 W. Kingston (corner of Kingston & Wickford)



331 West Kingston (corner of Kingston & Wickford)



258 W. Park Ave (corner of Park & Southwood)



1631 S. Mint St. (corner of Mint & Kingston)



608 Larch St.



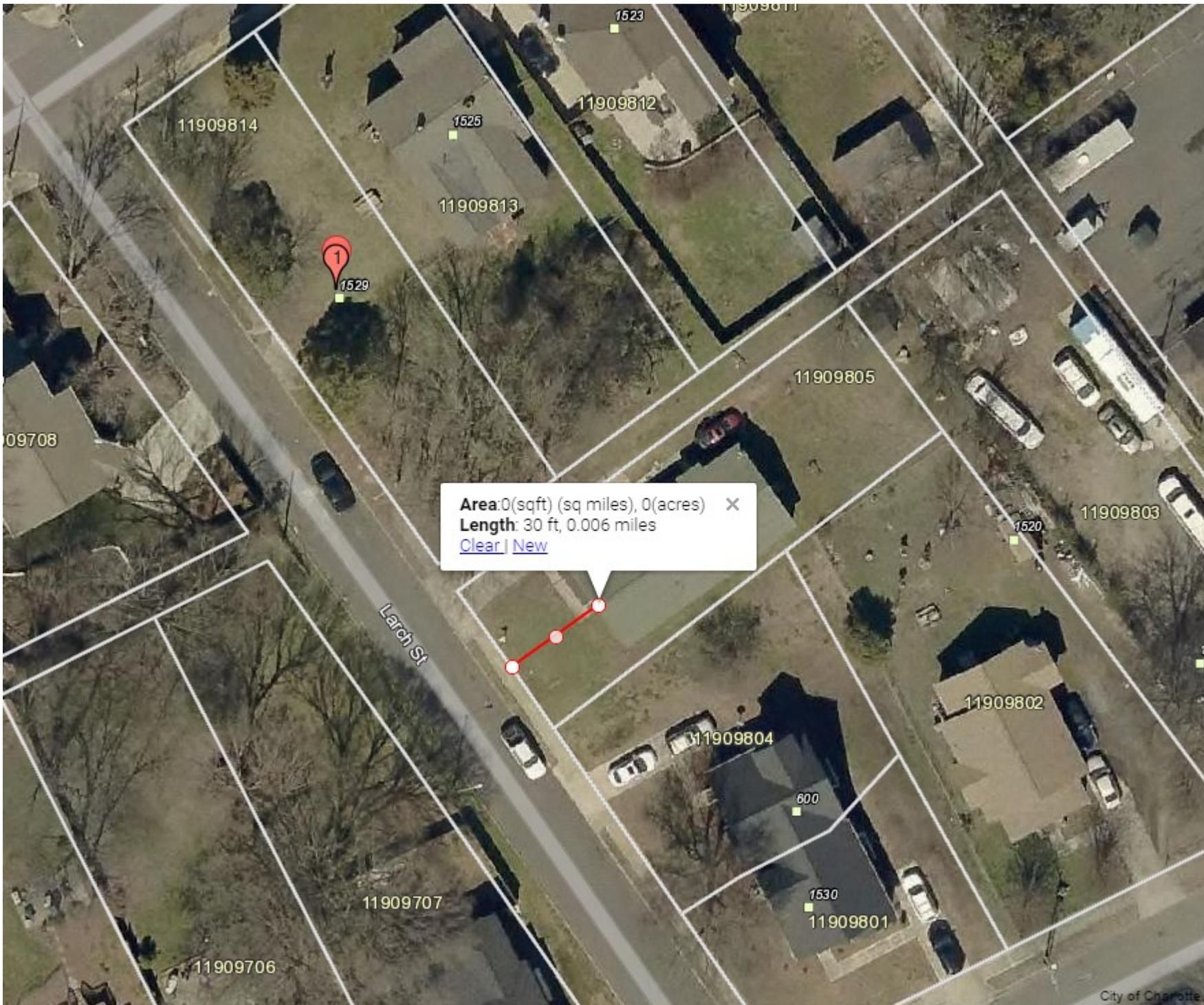
1530 Wilmore Drive



1539 Merriman Ave.



1536 Wilmore Drive



Area: 0(sqft) (sq miles), 0(acres) X
Length: 30 ft, 0.006 miles
[Clear](#) | [New](#)



APPROVED:

Charlotte
Historic District
Commission

Certificate of Appropriateness

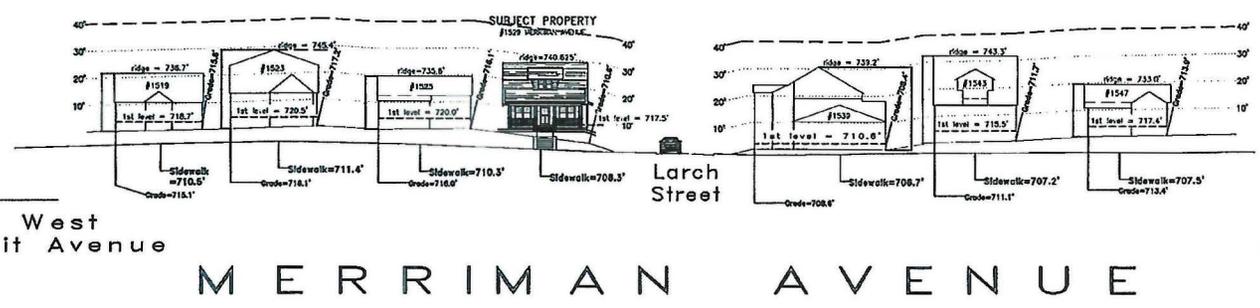
2015-02



A.B. Architecture
1300 E. Morehead St.
Suite 180
Charlotte, NC 28204
Phone: 704.503.9095
Email: beckab@abinc.com
beaver@abinc.com



15
This drawing is not to be used for any other project without the written approval of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

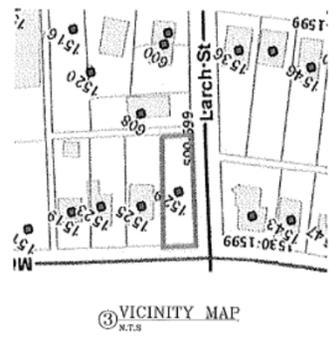


Designed Exclusively for the:
AYCINENA RESIDENCE
1529 Merriman Avenue, Charlotte, NC 28203

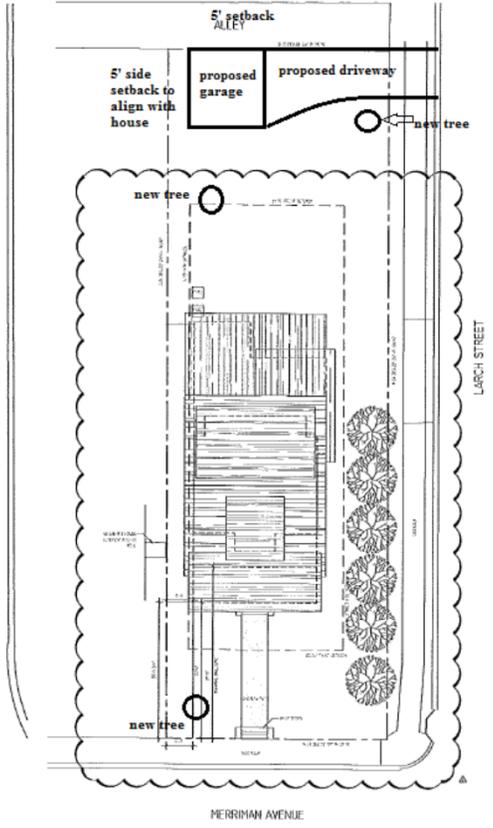
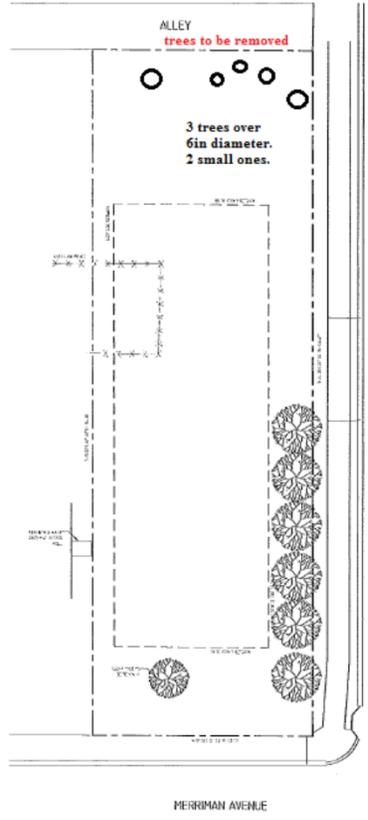
STREET SCAPE
1" = 20'-0"

Drawn by: 1302
Checked by: 1310
Date: 08 OCT 2015
STREET SCAPE
OF SEVEN

First Plan Review



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-42



AB
ARCHITECTURE
111 E. 2nd Street
Third Floor
Charlotte, NC 28202
Phone: 704.944.0005

Detail
Working drawings
for construction

SEAL
L. BOON
REGISTERED ARCHITECT
STATE OF NORTH CAROLINA
1988
CHARLOTTE, N.C.
10 APR 2016

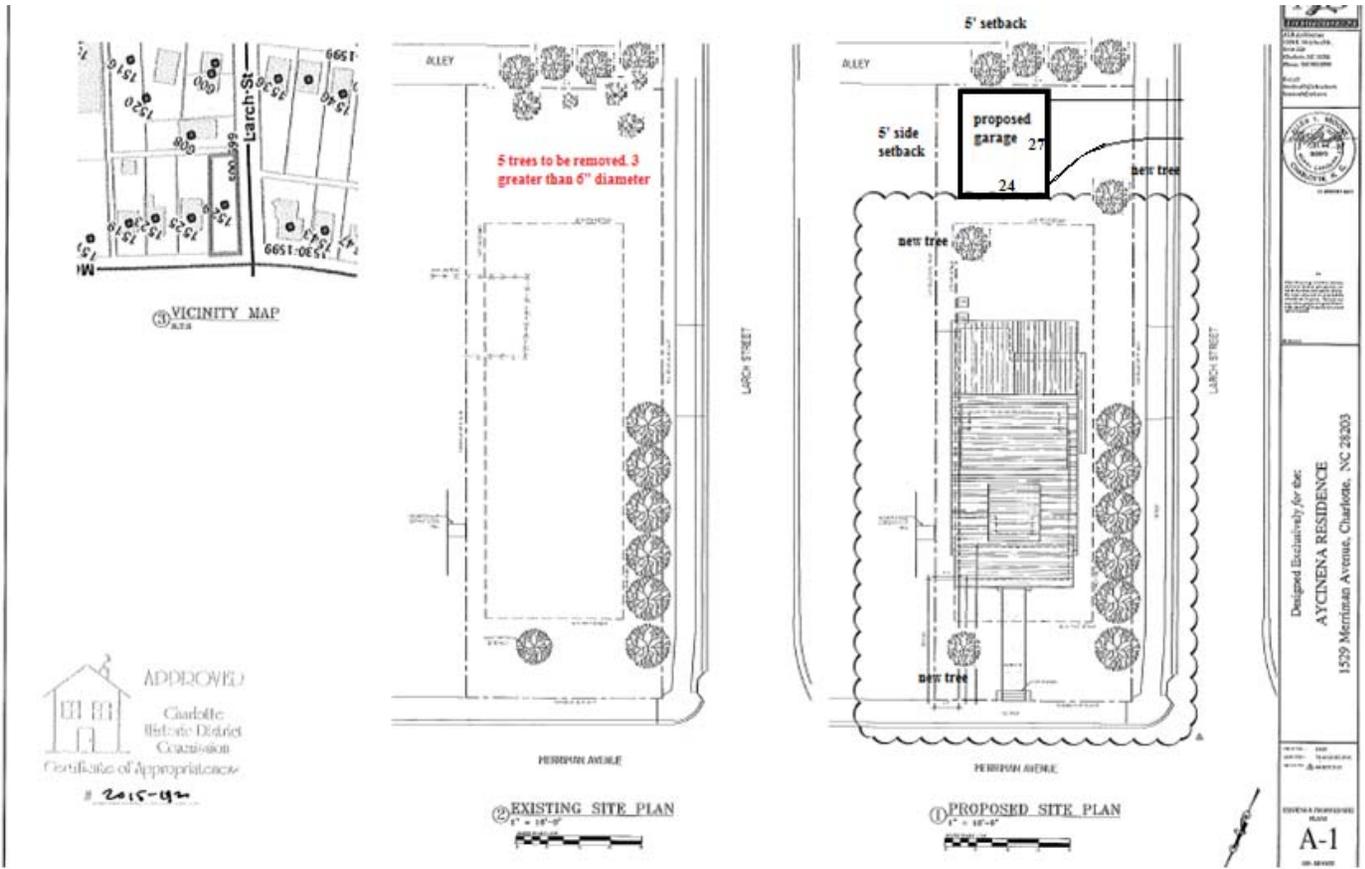
Designed Exclusively for the:
AYCINENA RESIDENCE
1529 Merriman Avenue, Charlotte, NC 28203

DATE: 03/16
DRAWN BY: [signature]
CHECKED BY: [signature]

EXISTING & PROPOSED WITH
PLANS

Proposed Site Plan – March 2016

Revised Plans – May 2016



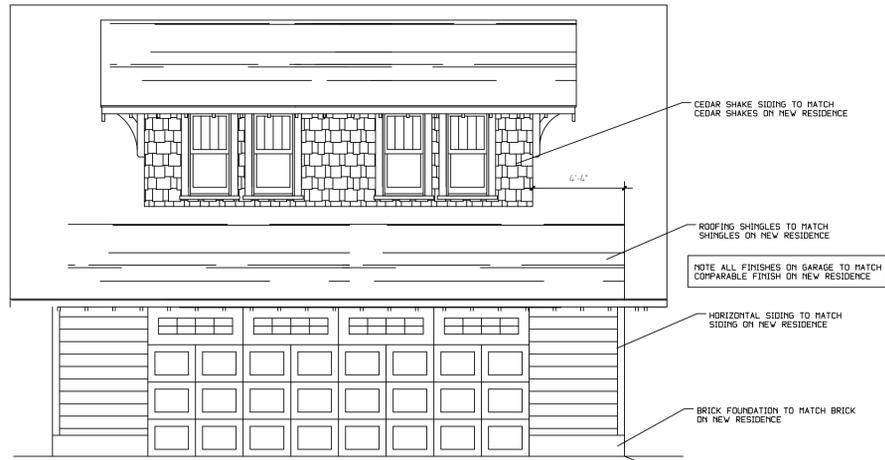
Revised Site Plan – May 2016

FIRST FLOOR HDRS.

WINDOW OR DOOR CLEAR ROUGH OPENING SIZE	WINDOW OR DOOR HEADER DIMENSIONS	# OF JACKS
UP TO 3'-0"	2 - 2"x10"	1
UP TO 5'-0"	2 - 2"x10"	2
UP TO 6'-0"	2 - 2"x12"	3
UP TO 6'-7"	3 - 2"x10"	2
UP TO 7'-8" GLB - 3.5"x8.25"	3 - 2"x12"	2
UP TO 8'-10"	4 - 2"x12"	2
UP TO 8'-6"		2
UP TO 10'-6"	GLB - 3.5"x11.25"	3

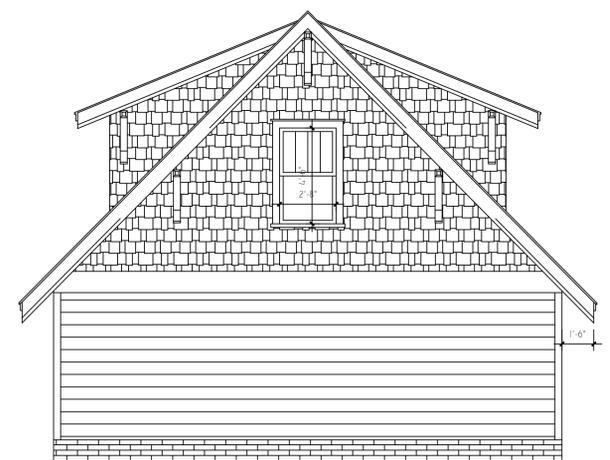
SECOND FLOOR HDRS.

WINDOW OR DOOR CLEAR ROUGH OPENING SIZE	WINDOW OR DOOR HEADER DIMENSIONS	# OF JACKS
UP TO 3'-6"	2 - 2"x8"	1
UP TO 6'-6"	2 - 2"x10"	2
UP TO 7'-6"	2 - 2"x12"	2
UP TO 8'-1"	3 - 2"x10"	2
UP TO 9'-3"	3 - 2"x12"	2
UP TO 10'-10"	4 - 2"x12"	2
UP TO 10'-6"	GLB - 3.5"x9.25"	2



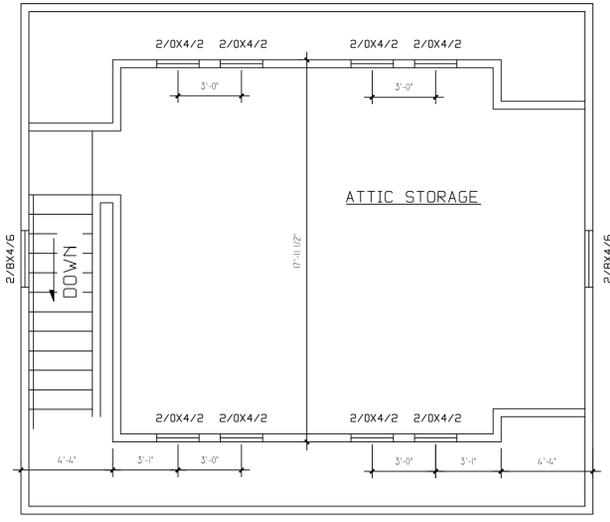
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



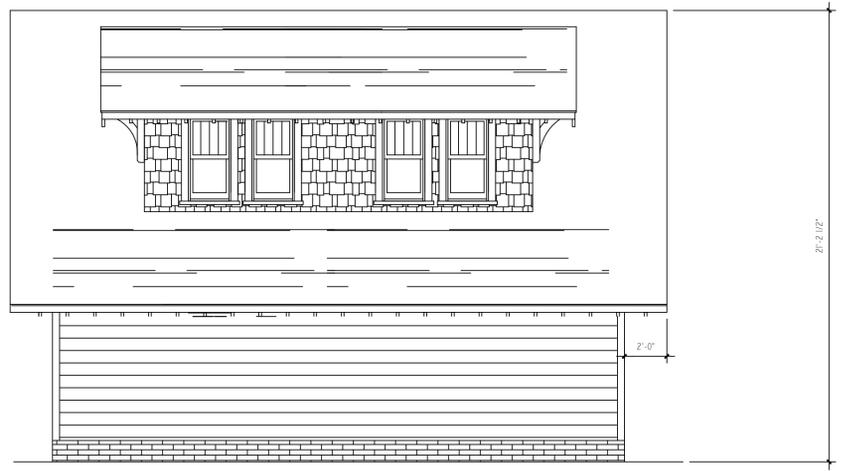
RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



SECOND FLOOR

SCALE 1/4" = 1' - 0"



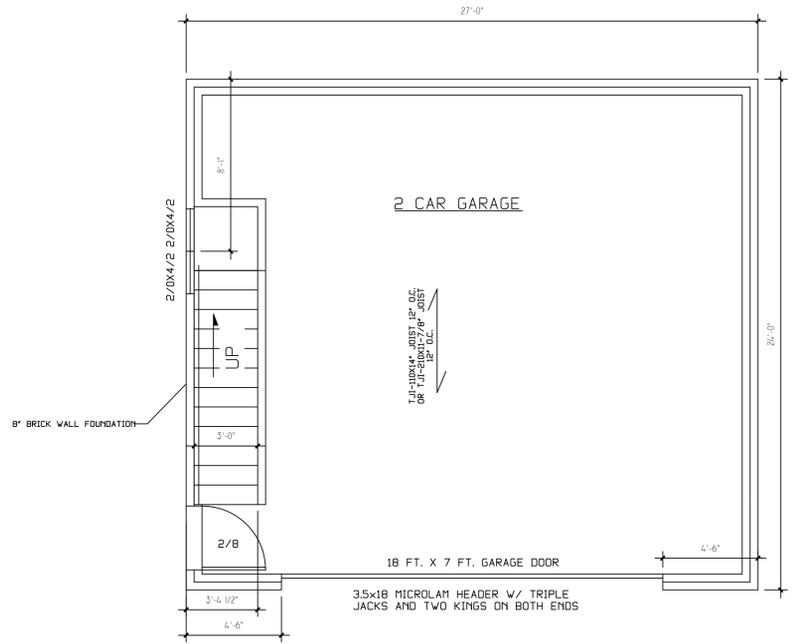
REAR ELEVATION

SCALE 1/4" = 1' - 0"



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



FIRST FLOOR

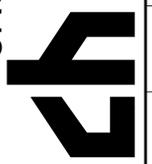
SCALE 1/4" = 1' - 0"

REV.

DATE: MARCH 28, 2016
 DRAWN BY: B. CRUTCHFIELD
 APPROVED BY:
 REVISIONS:

CRUTCHFIELD HOMES
 DESIGN/BUILD

4511 Morrowick Rd.
 Charlotte, NC 28226
 (704) 442-2270 home
 (704) 516-7889 mobile



Aycinena Garage
 1529 Merriman Avenue
 Charlotte, NC

BUILDING STRUCTURALS
 NEW GARAGE
 FLOOR PLAN & ELEVATIONS

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

SHEET

53



NEW RESIDENCE

NEW GARAGE

LARCH STREET ELEVATION

SCALE 3/16" = 1' - 0"

REV.

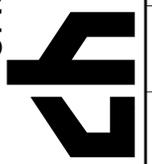
0

DATE: APRIL 2, 2016
DRAWN BY: B. CRUTCHFIELD

APPROVED BY:
REVISIONS:

CRUTCHFIELD HOMES
DESIGN/BUILD

4511 Morrowick Rd.
Charlotte, NC 28226
(704) 442-2270 home
(704) 516-7689 mobile



AYCINENA GARAGE
1529 MERRIMAN AVENUE
CHARLOTTE, NC

BUILDING STRUCTURALS
NEW GARAGE
LARCH STREET ELEVATION

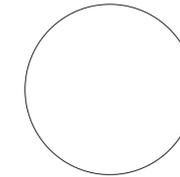
SCALE: 1/4" = 1' - 0"

SHEET

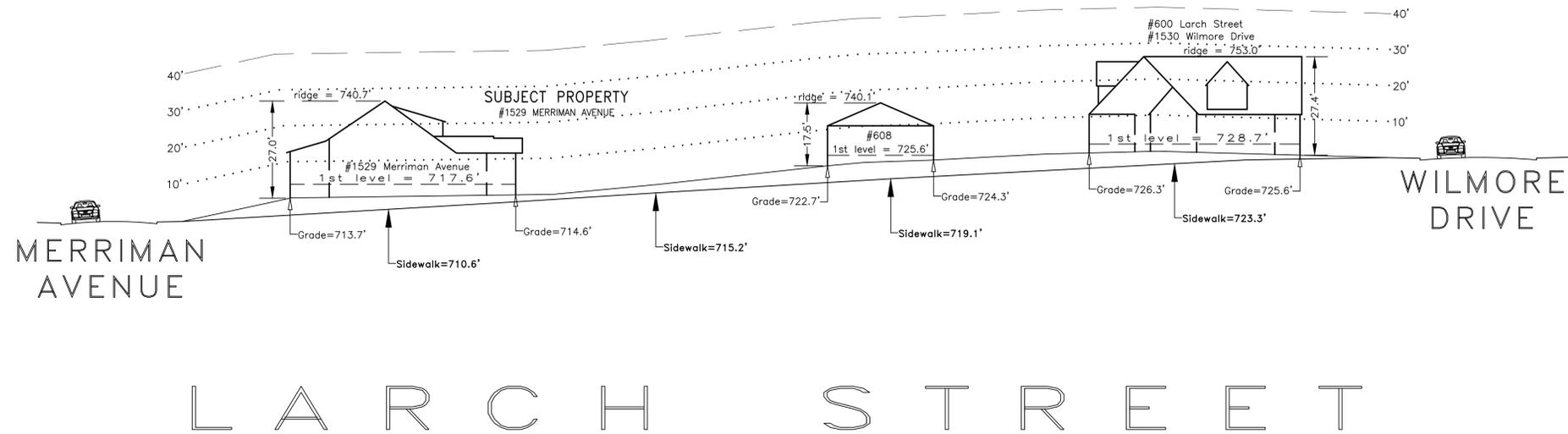
54

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2016.



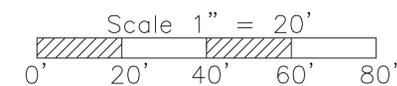
PRELIMINARY
FOR REVIEW PURPOSES ONLY
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

Copyright 2016
 Building Heights Sketch of
600 BLOCK of LARCH STREET
EVEN SIDE - FACING NORTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 April 12, 2016

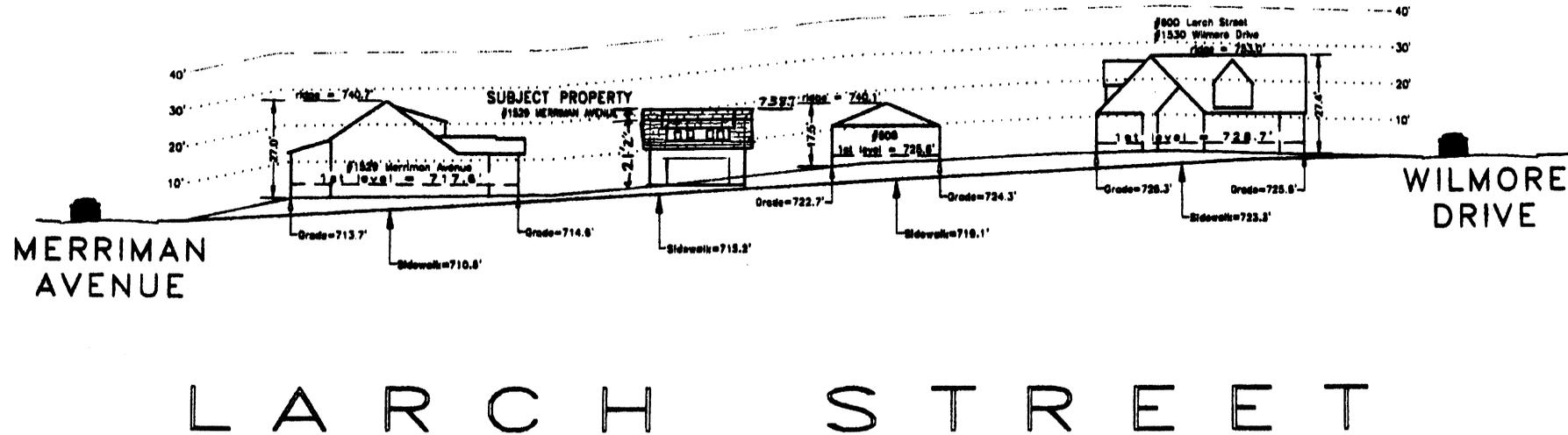
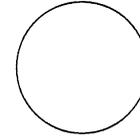
General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.



I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

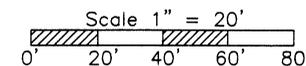
This _____ day of _____, 2016.

PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

Copyright 2016
 Building Heights Sketch of
600 BLOCK of LARCH STREET
EVEN SIDE - FACING NORTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 April 12, 2016



General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

