

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1748 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Anna Pavlou

Details of Proposed Request

Existing Conditions

The existing structure is a one story Cottage style home constructed in 1940 with wood siding, trim and 6 over 1 window light pattern. Adjacent homes are primarily one story Cottage style. A second floor addition was approved August 12, 2015 (2015-113).

Proposal

The proposal is a revision of the approved second floor addition within the existing building footprint. Project details include two new front dormers, second floor addition to the rear, a covered front porch on the right side, wood lap siding, windows and trim details to match existing, and roof trim and materials to match existing. Total new height is approximately 25' measured from grade at the front of the house.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

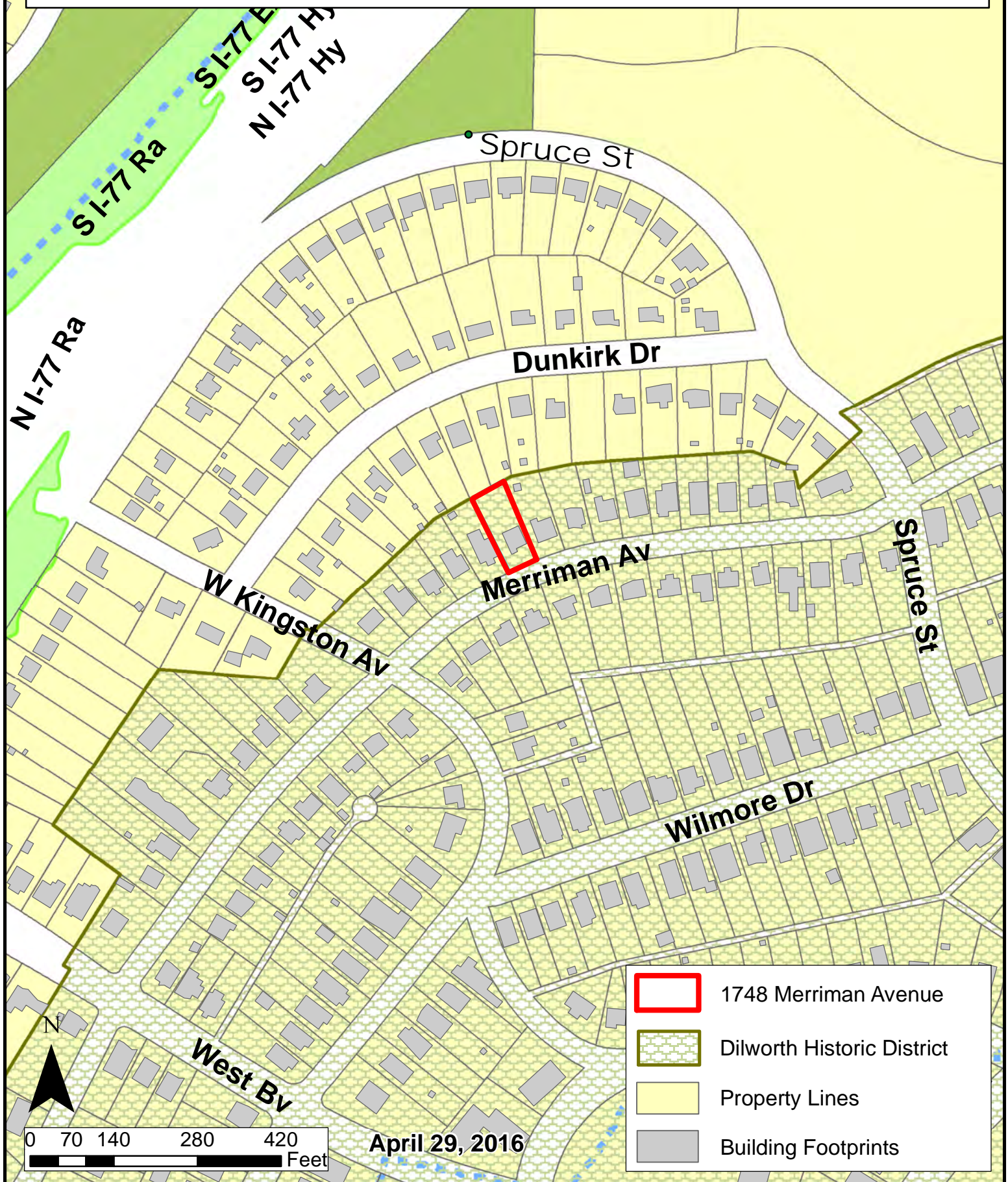
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

The HDC will determine if the proposal meets the guidelines for size, scale, massing, fenestration, rhythm, materials and context.

Charlotte Historic District Commission - Case 2016-070
HISTORIC DISTRICT: WILMORE





Existing Conditions

**REAR
ELEVATION**

**FRONT
ELEVATION**



Existing Conditions





Porch Context Photos





1700-1702 MERRIMAN AVENUE



1701 MERRIMAN AVENUE



1705 MERRIMAN AVENUE



1711 MERRIMAN AVENUE







1728 MERRIMAN AVENUE



1731 MERRIMAN AVENUE



1732 MERRIMAN AVENUE



1735 MERRIMAN AVENUE



1736 MERRIMAN AVENUE



1739 MERRIMAN AVENUE



1740 MERRIMAN AVENUE



1743 MERRIMAN AVENUE



1744 MERRIMAN AVENUE



1747 MERRIMAN AVENUE



1751 MERRIMAN AVENUE



1752 MERRIMAN AVENUE



1755 MERRIMAN AVENUE



1756 MERRIMAN AVENUE



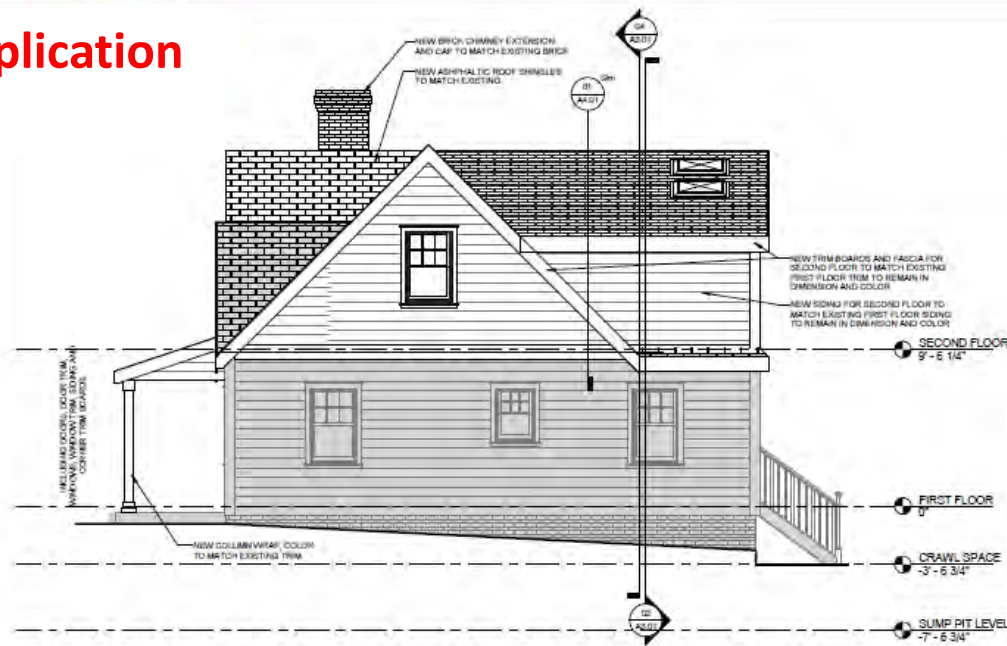
1760 MERRIMAN AVENUE



1761 MERRIMAN AVENUE

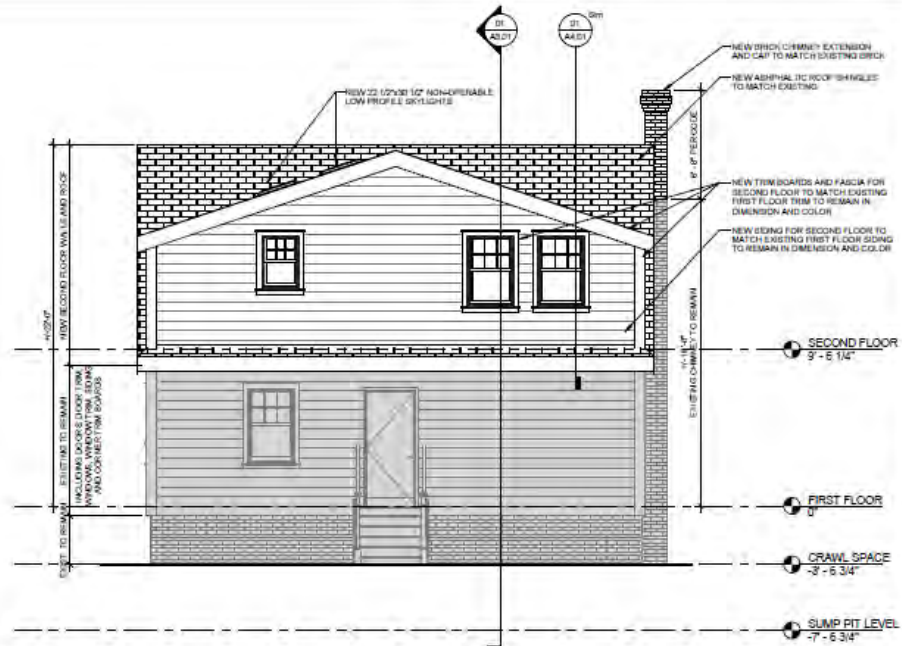


Previous Application
2015-113



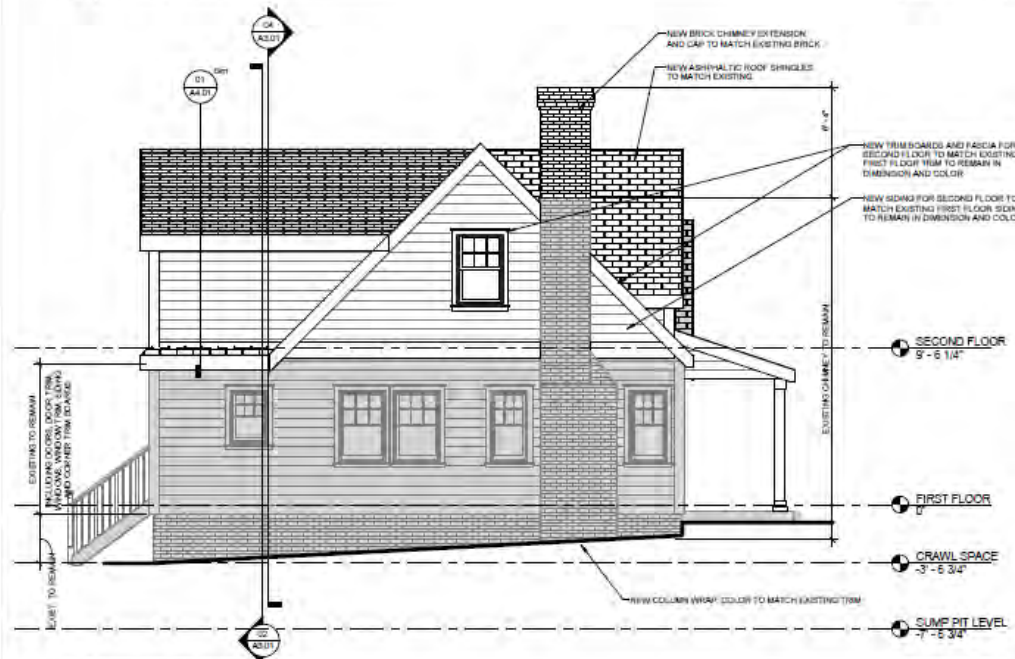
04 NEW SIDE ELEVATION

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



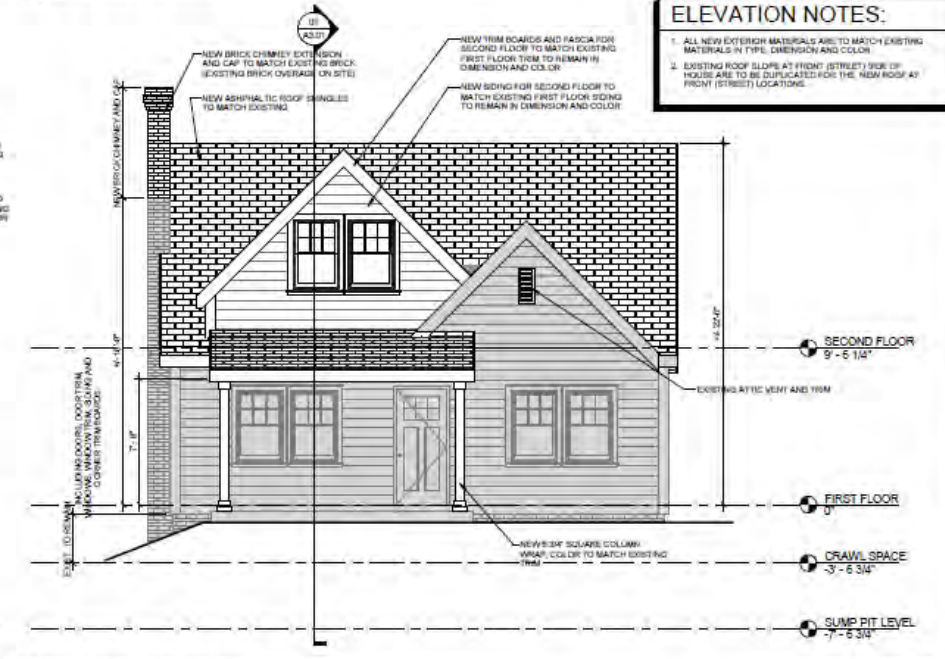
03 NEW BACK ELEVATION

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



02 NEW SIDE ELEVATION 1

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



01 NEW FRONT ELEVATION

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

ELEVATION NOTES:

1. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.
2. EXISTING ROOF SLOPE AT FRONT (STREET) SIDE OF HOUSE ARE TO BE DUPLICATED FOR THE NEW ROOF AT FRONT (STREET) LOCATIONS.

PAVLOU RESIDENCE
1748 MERRIMAN AVENUE
CHARLOTTE, NORTH CAROLINA 28203

Revisions		
NO.	Description	Date

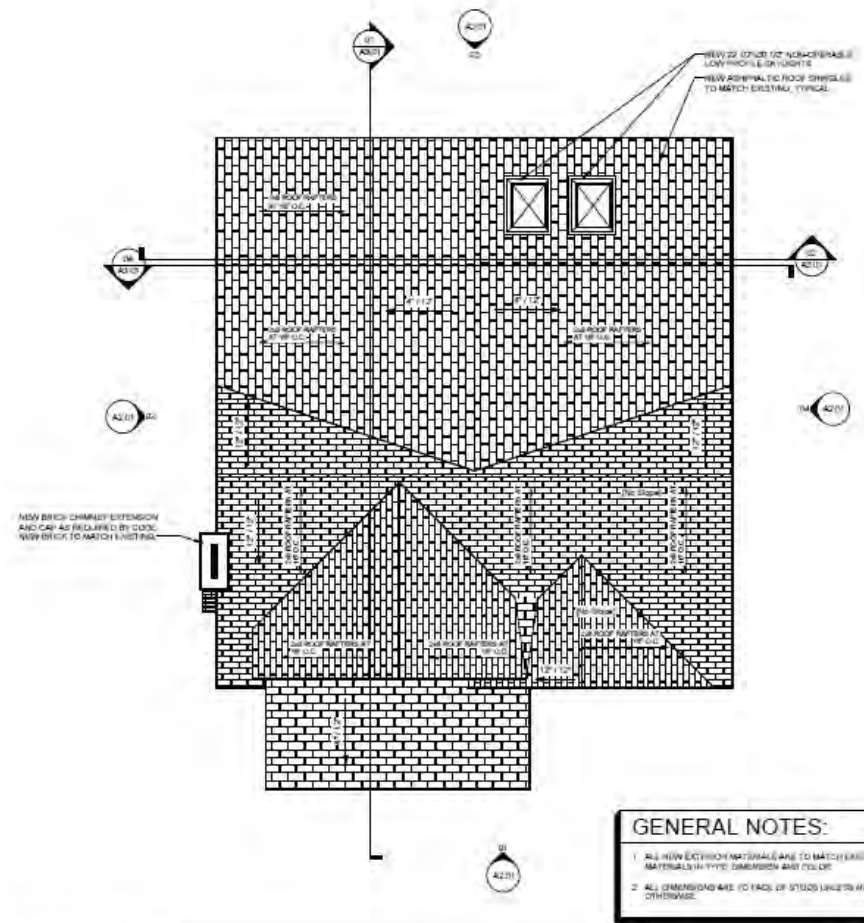
ISSUE DATE: 02/28/18

NEW ELEVATIONS

SHEET NUMBER

A2.01

Previous Application
2015-113

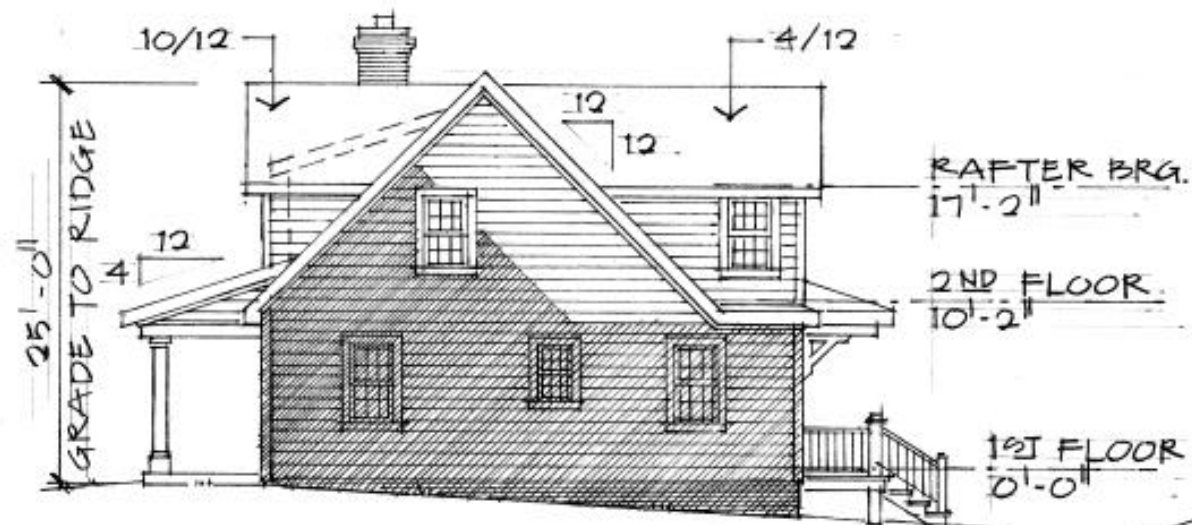


PAVLOU RESIDENCE
1748 NERIMAN AVENUE
CHARLOTTE, NORTH CAROLINA 28203

Revision Schedule		
NO.	REVISION	DATE

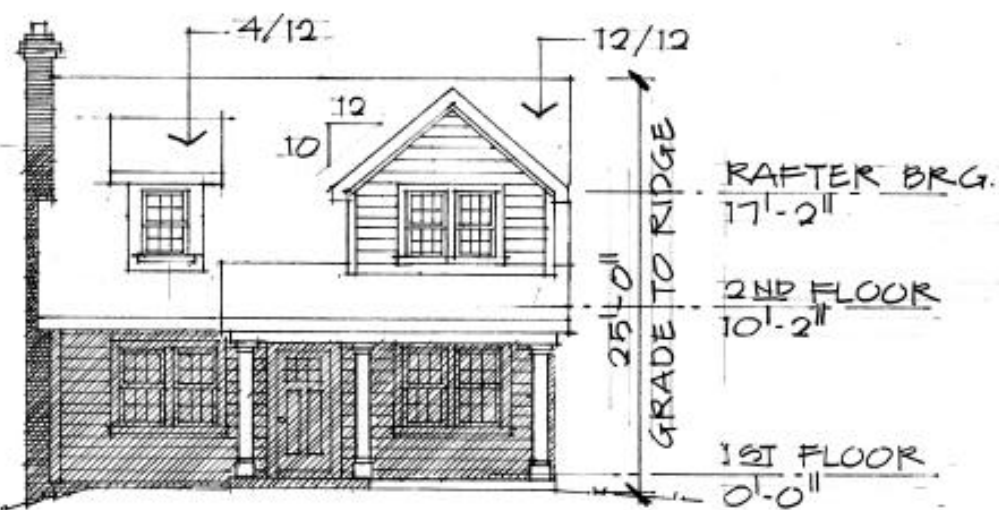
DATE: 07/26/17
ROOF PLAN

SHEET NUMBER
A1.02

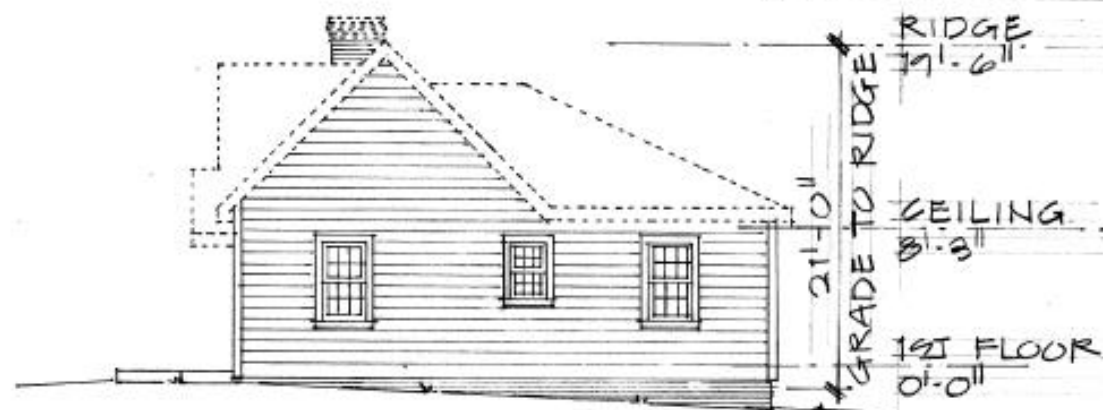


SIDE ELEVATION -
PROPOSED
1/8" SCALE

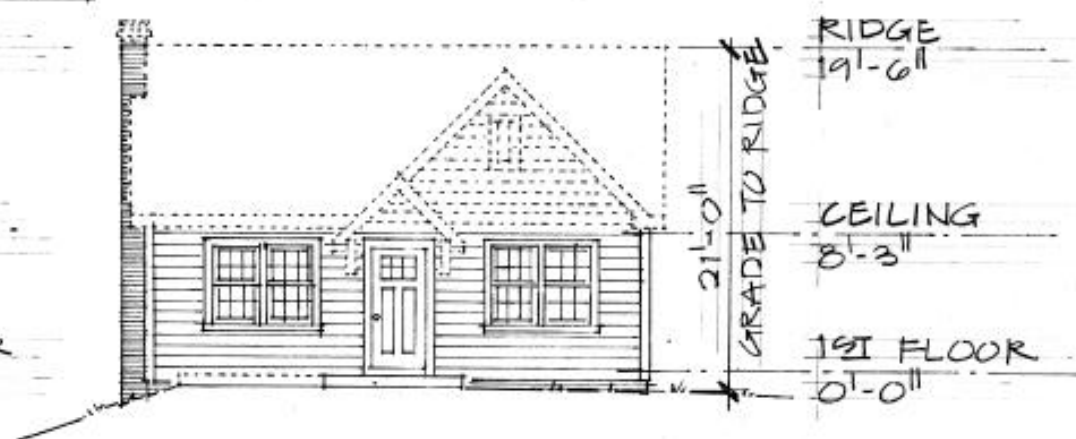
ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING



FRONT ELEVATION -
PROPOSED
1/8" SCALE

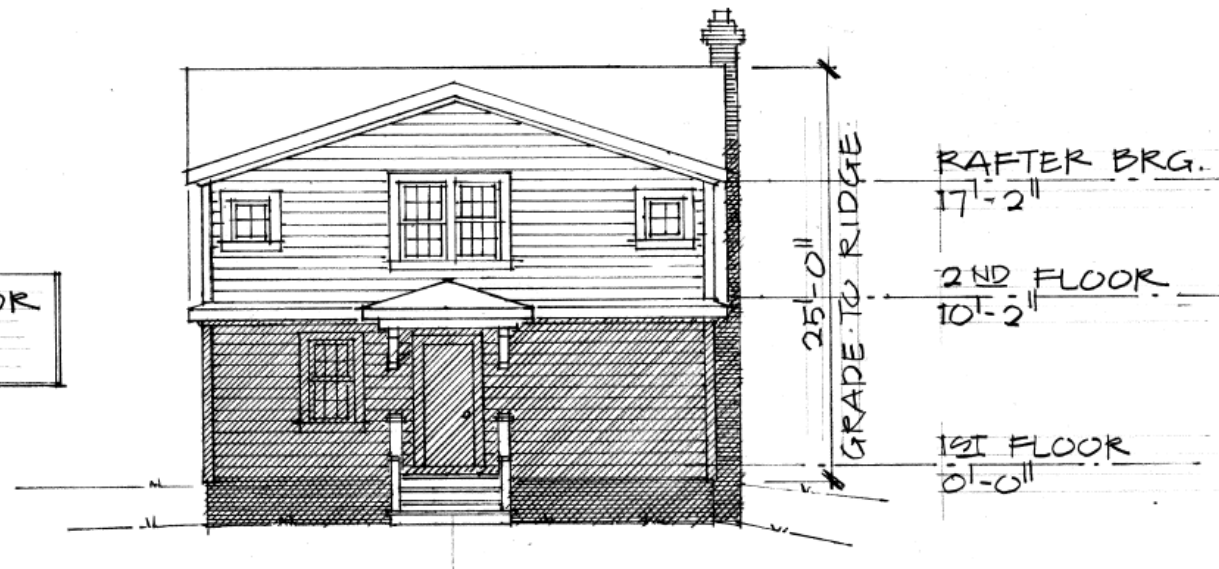


SIDE ELEVATION -
EXISTING/DEMO
1/8" SCALE

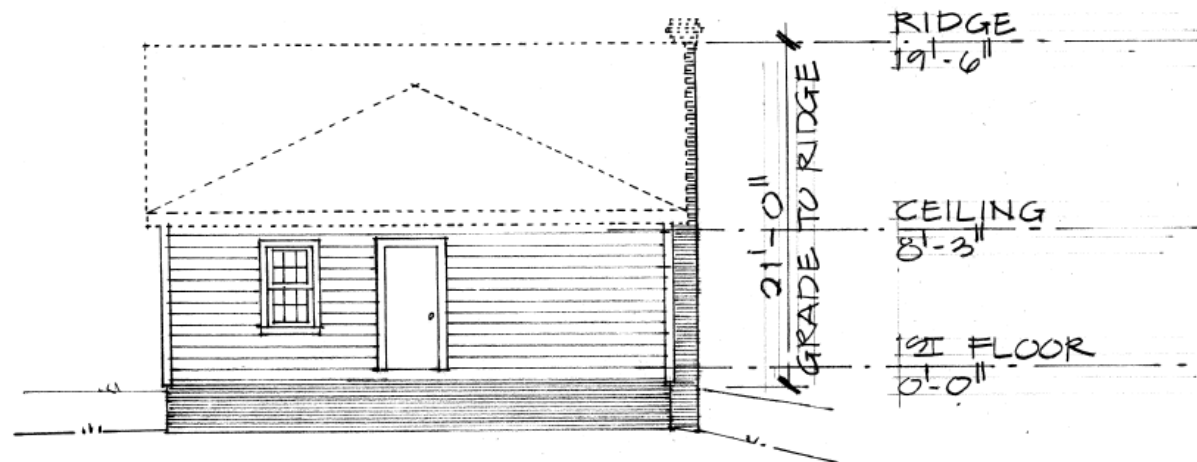


FRONT ELEVATION -
EXISTING/DEMO
1/8" SCALE

ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING



REAR ELEVATION -
PROPOSED
1/8" SCALE



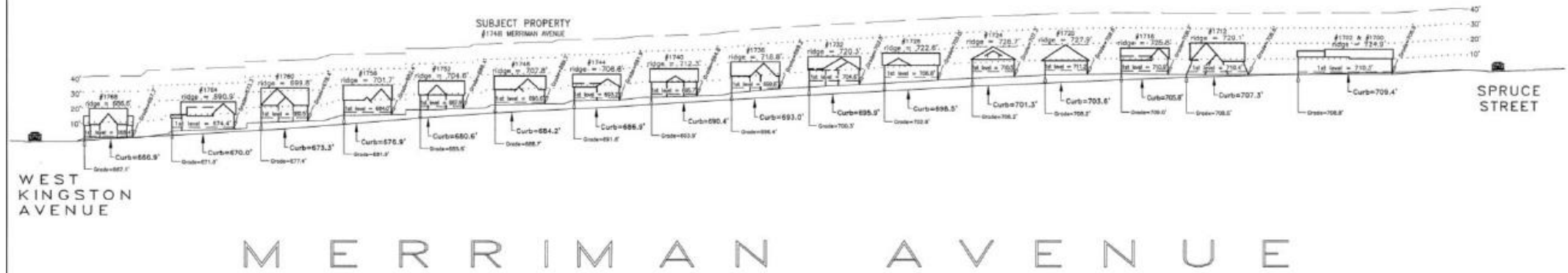
REAR ELEVATION -
EXISTING/DEMO
1/8" SCALE

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 12th day of May, 2015.



A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

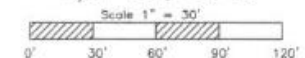


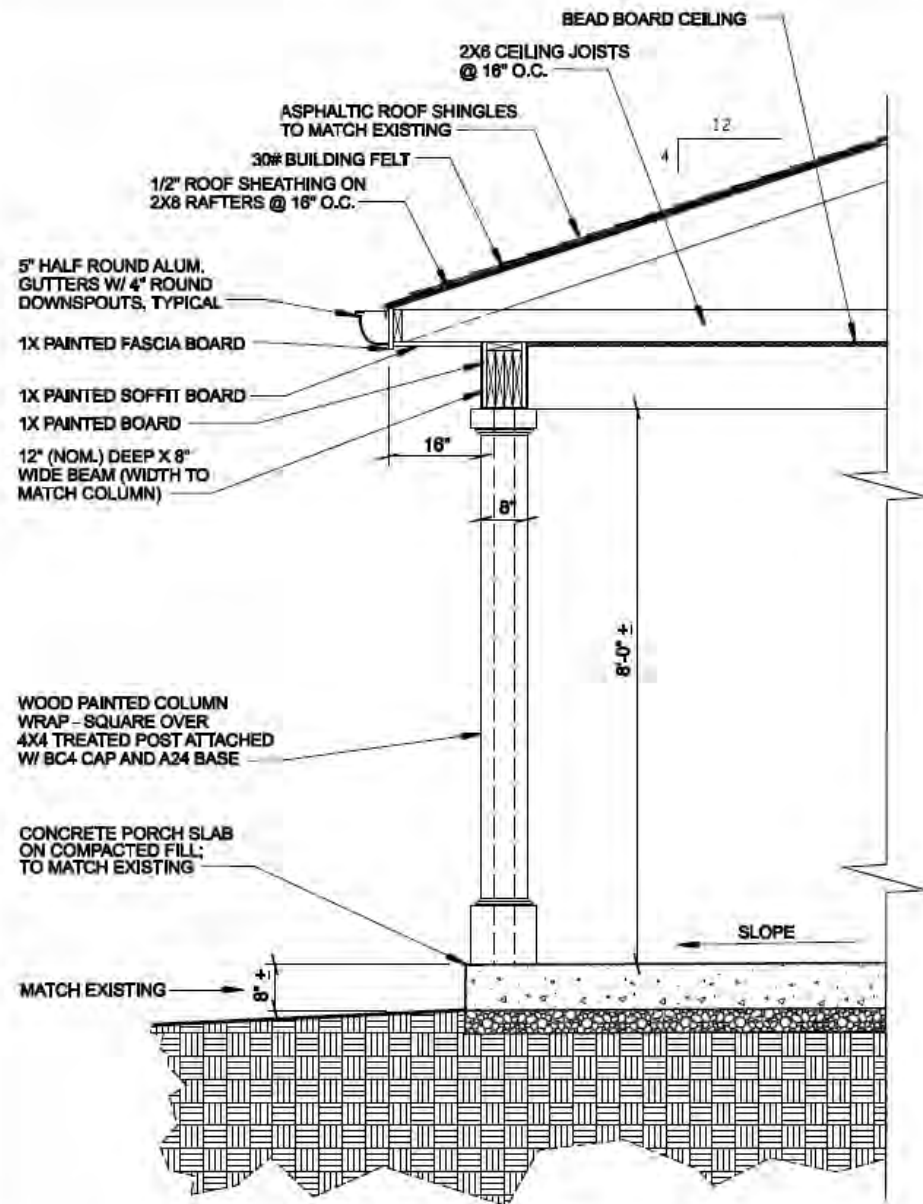
General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, 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.



Copyright 2015
Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2015

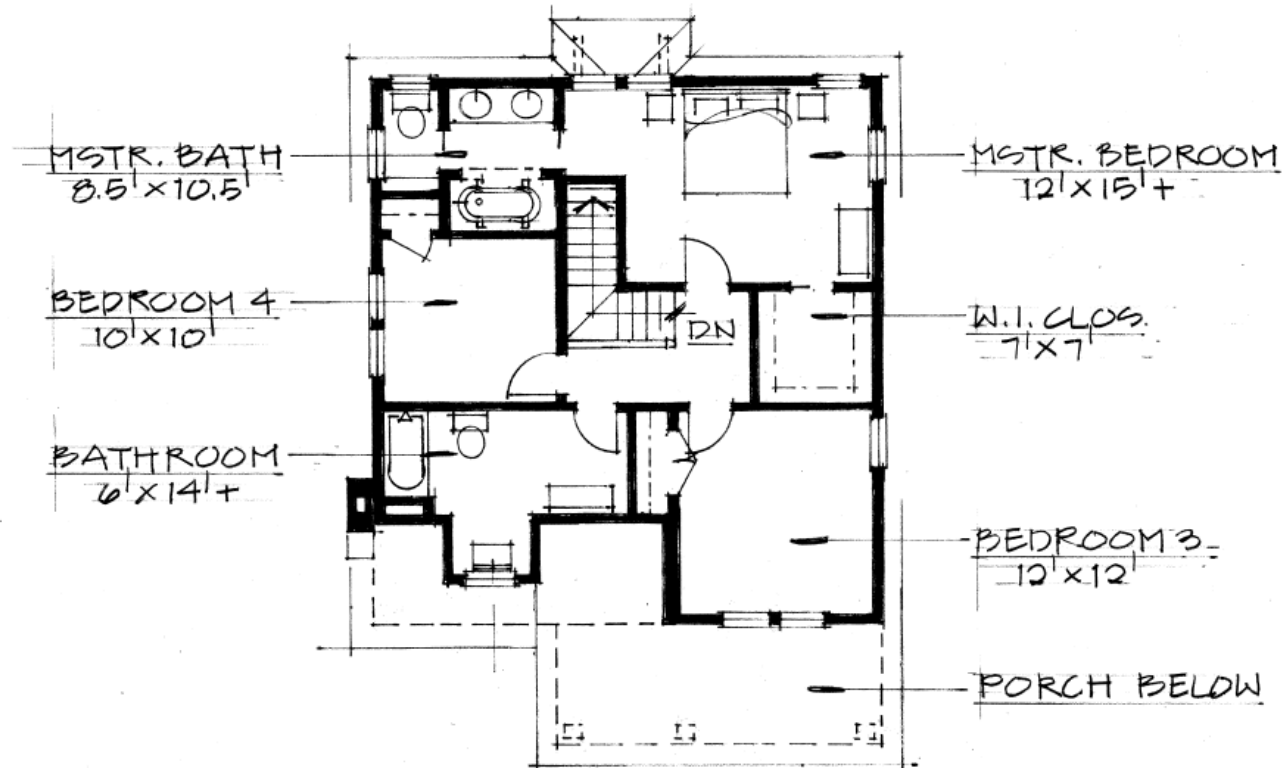




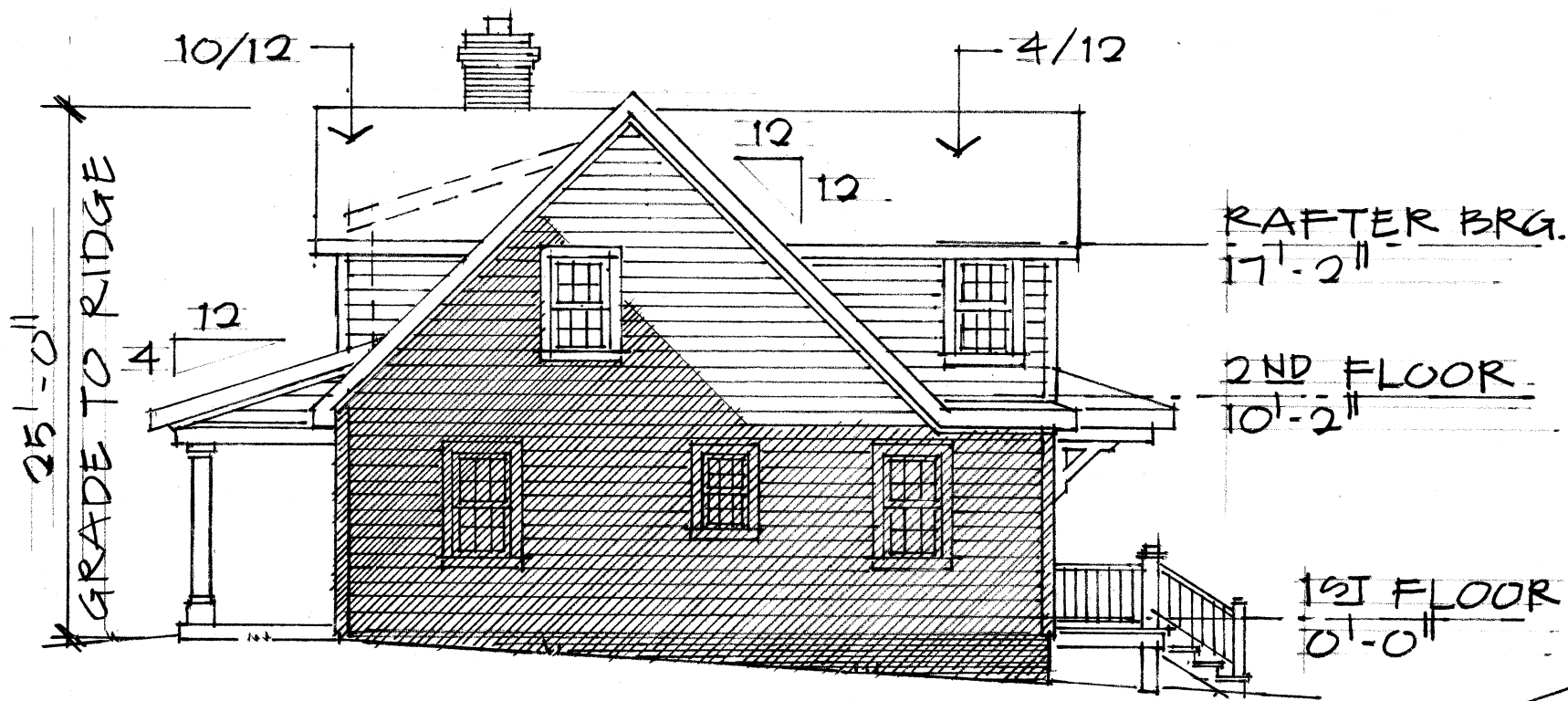
PORCH SECTION

SCALE: 3/4" = 1'-0"

ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING

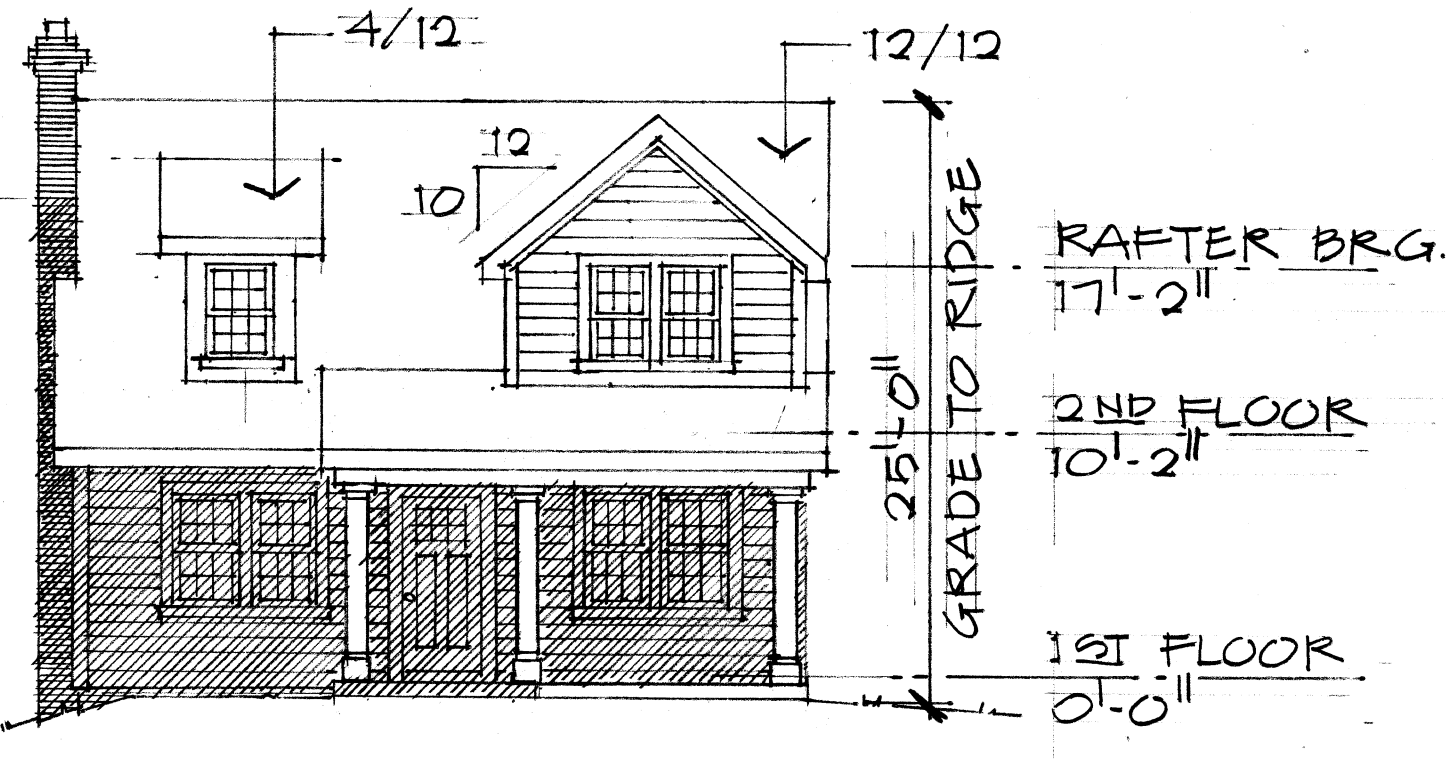


2ND FLOOR-NEW
1/8" SCALE

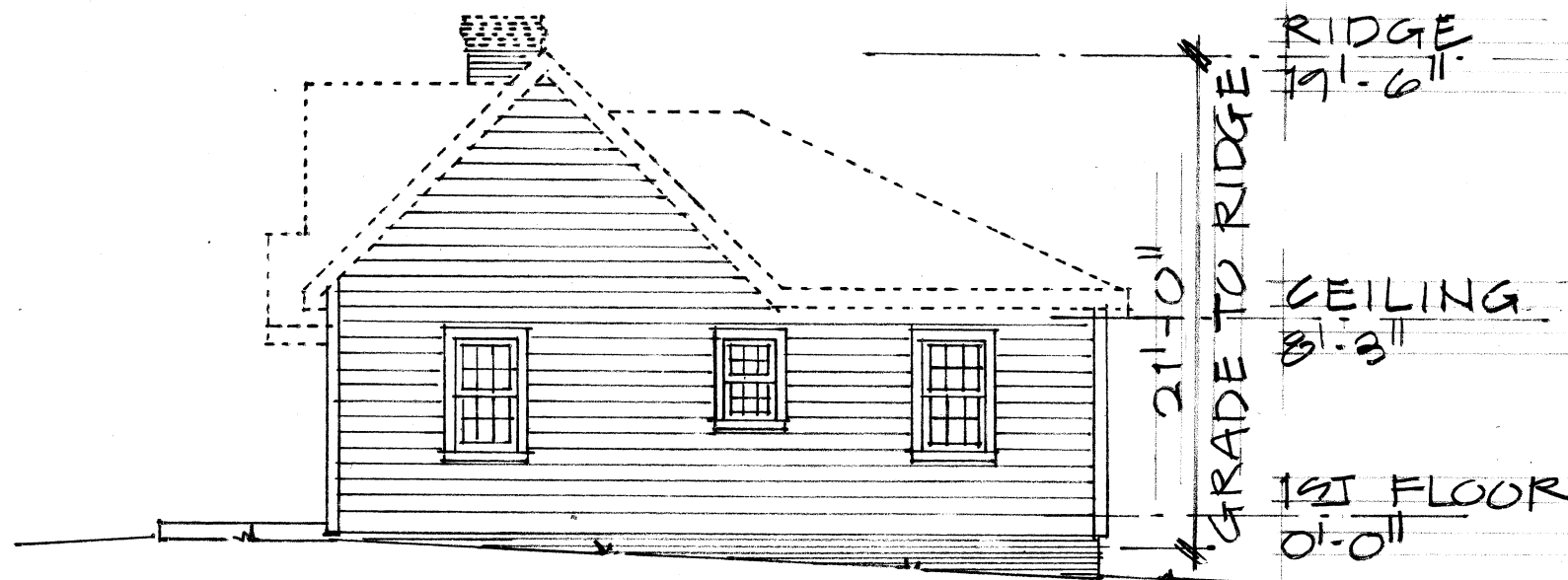


SIDE ELEVATION -
PROPOSED
1/8" SCALE

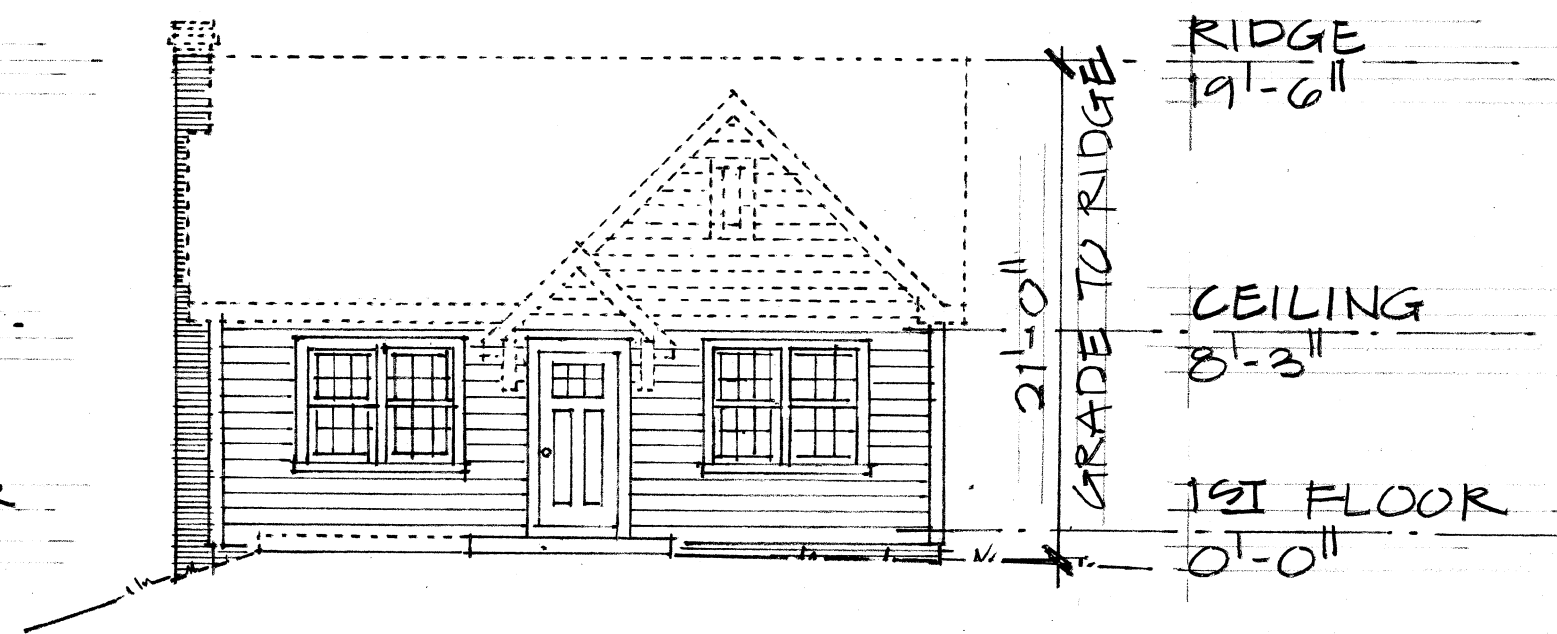
ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING



FRONT ELEVATION -
PROPOSED
1/8" SCALE

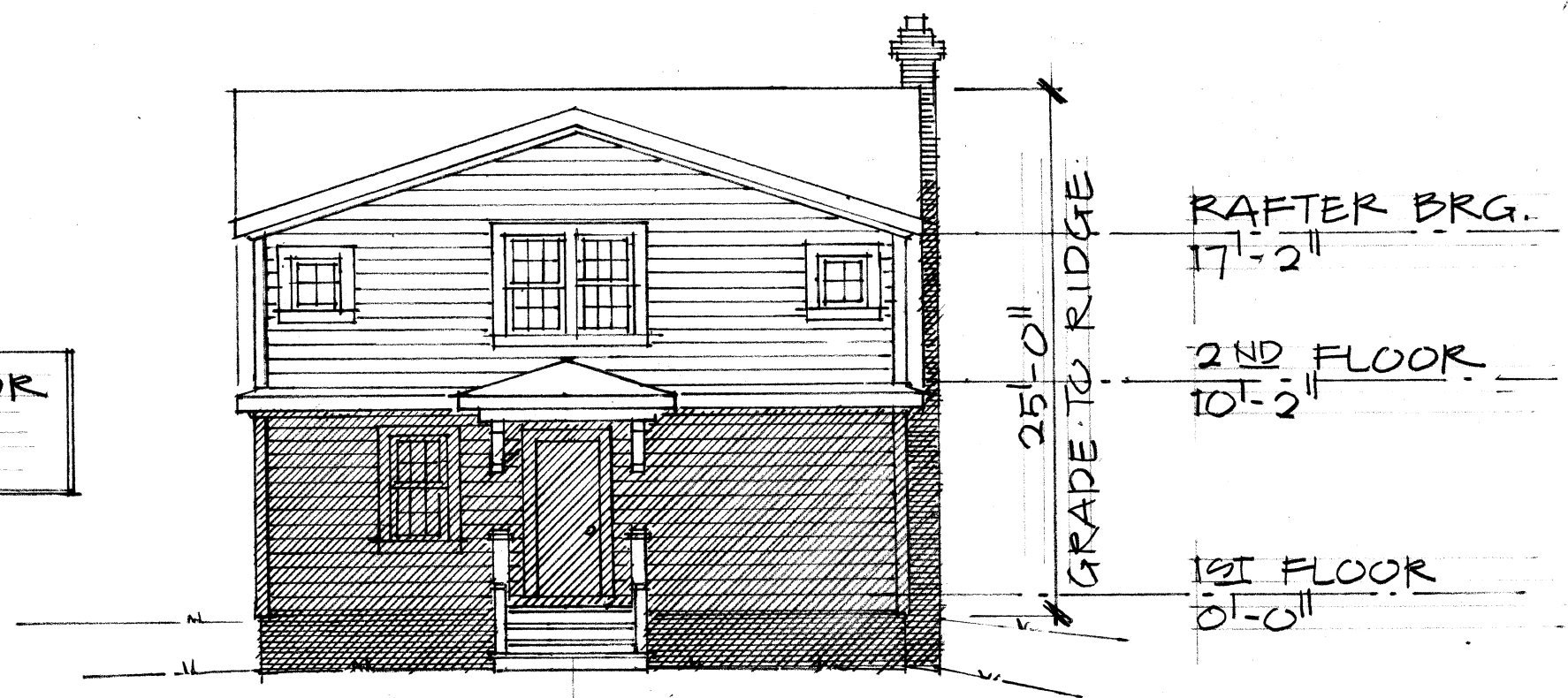


SIDE ELEVATION -
EXISTING/DEMO
1/8" SCALE

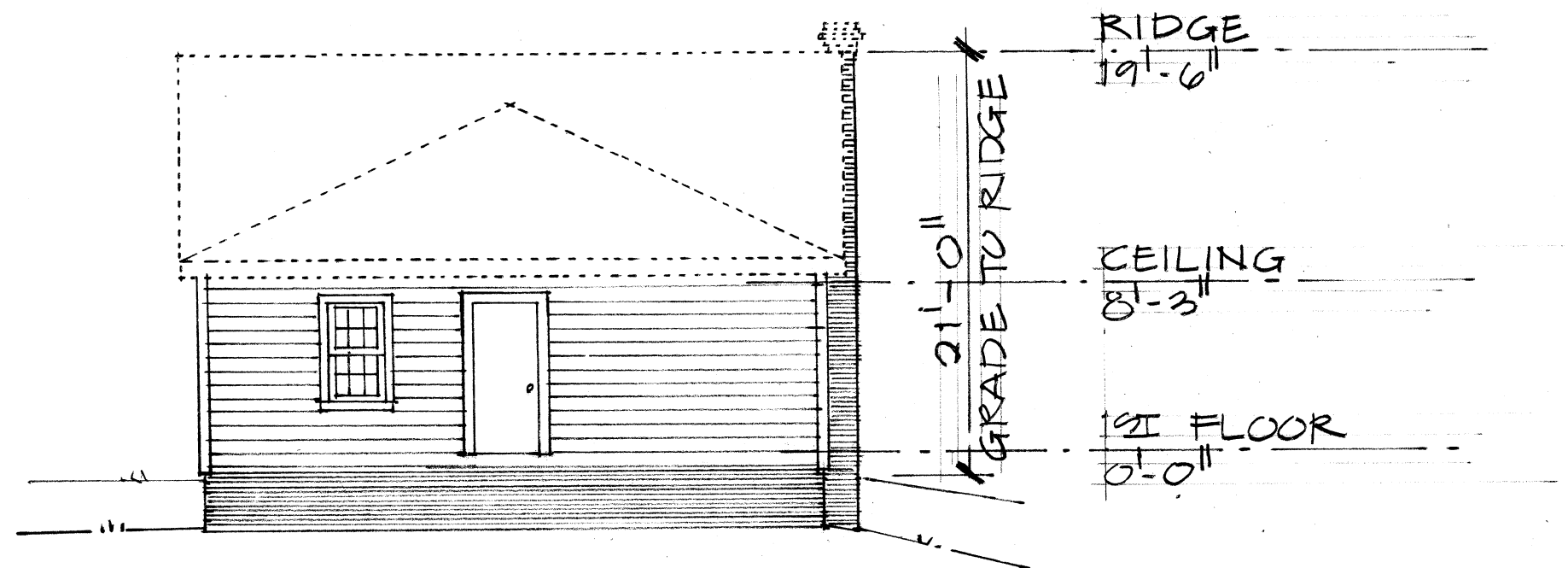


FRONT ELEVATION -
EXISTING/DEMO
1/8" SCALE

ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING

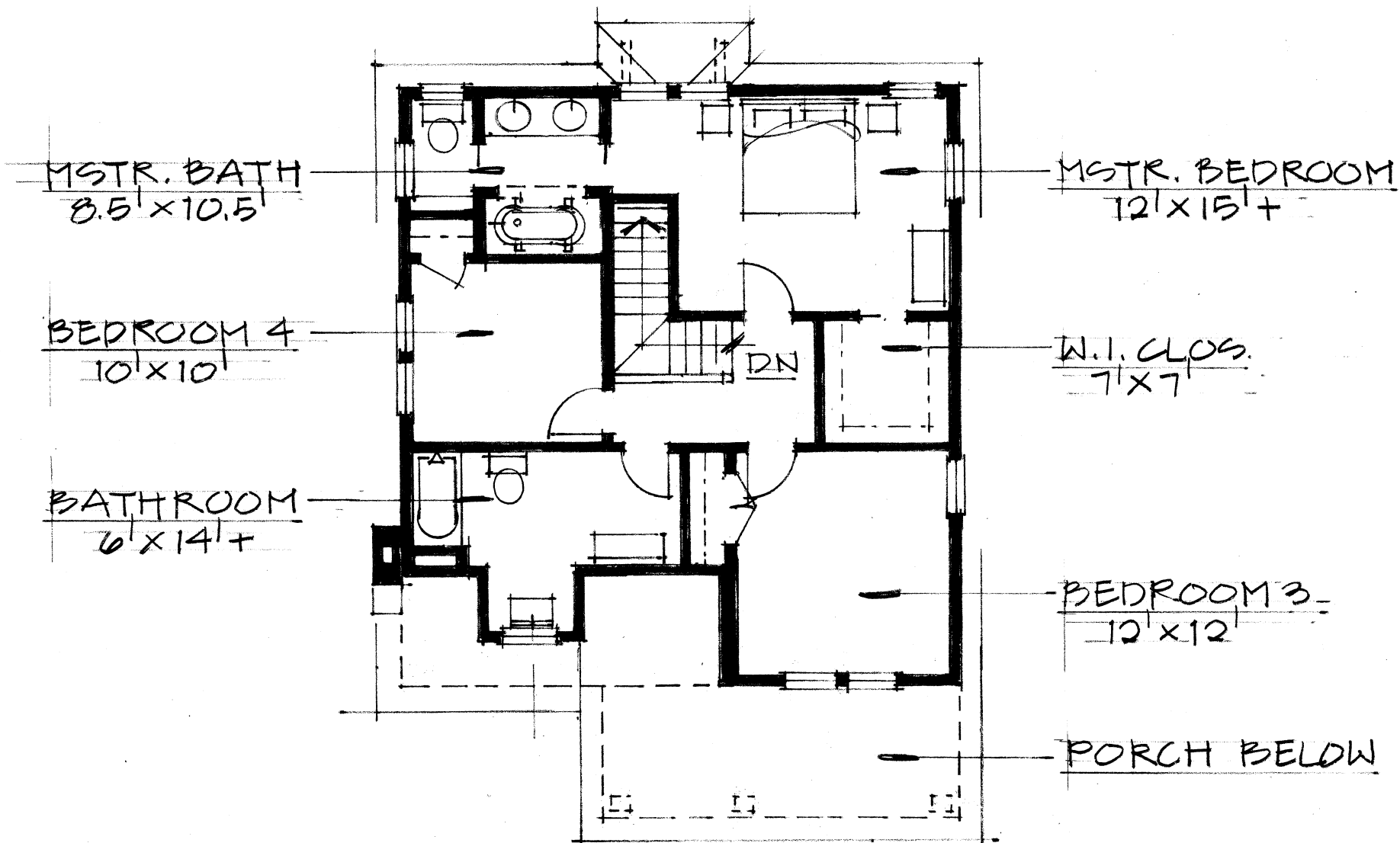


REAR ELEVATION -
PROPOSED
1/8" SCALE

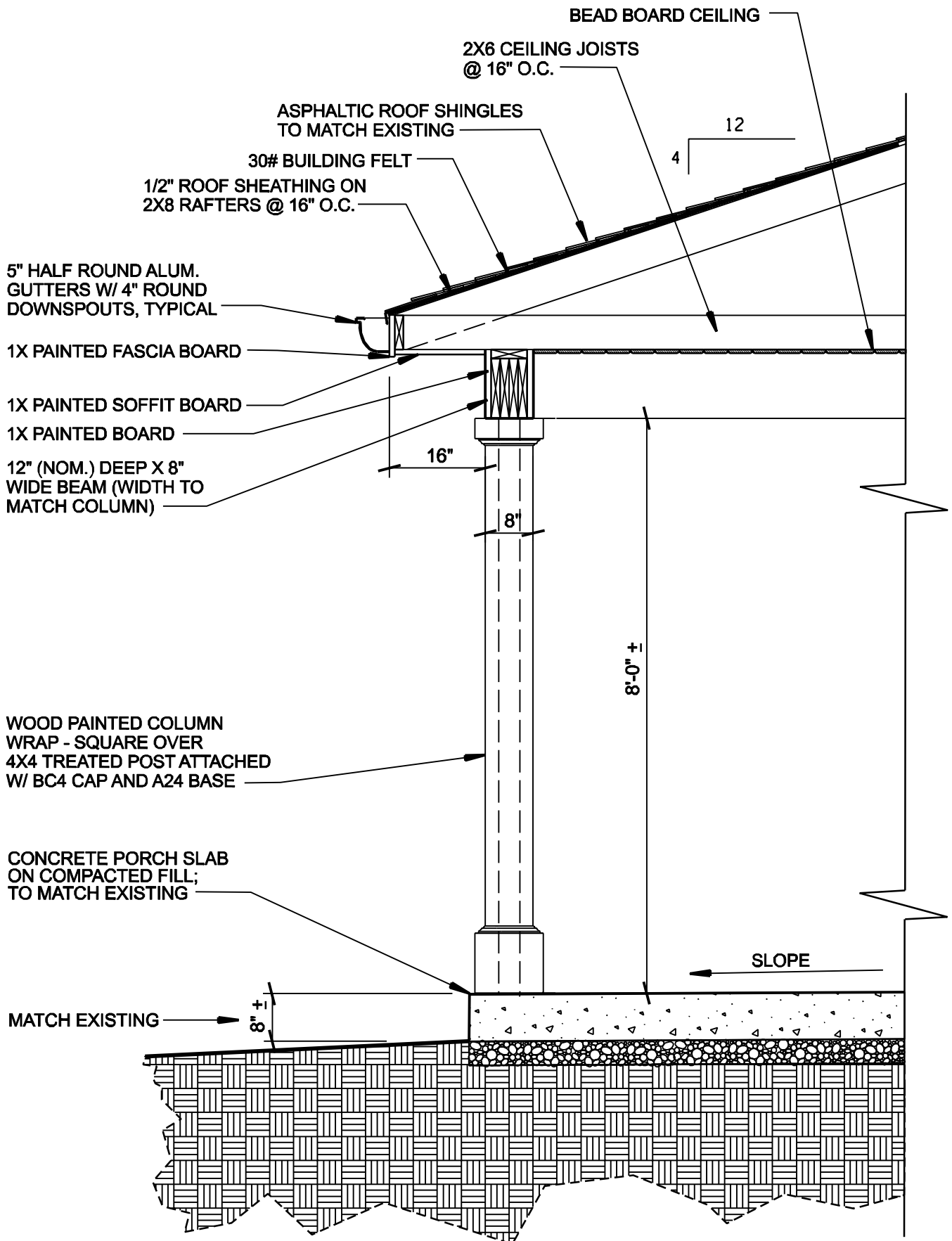


REAR ELEVATION -
EXISTING/DEMO
1/8" SCALE

ALL NEW EXTERIOR
MATERIALS TO
MATCH EXISTING



2ND FLOOR-NEW
1/8" SCALE



PORCH SECTION

SCALE: 3/4" = 1'-0"