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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1915 Merriman Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Jason Murphy

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The application was continued for clarification on the following items: Front setback equal to 1919 Merriman Avenue, refinement of roof overhang, porch columns and eave brackets, window details and siding, corner boards and trim.

**Details of Proposed Request**

*Existing Conditions*

The existing site is a vacant parcel in a block with mostly duplex residential structures. The site is approximately 3 to 4 feet above the sidewalk. The previous structure was a duplex, two sets of steps remain on the site. Setbacks are consistent along the block.

*Proposal*

The proposal is a new single family house. Design features include traditional siding materials, eave brackets, and wood windows. The front porch is full width. The height from grade is approximately 20'-2". The driveway will be extended to the rear of the house.

*Revised Proposal – September 14*

1. Front gable window and vent have been redesigned.
2. Eave bracket dimensions have been updated.
3. Window trim, porch columns and material dimensions have been updated.

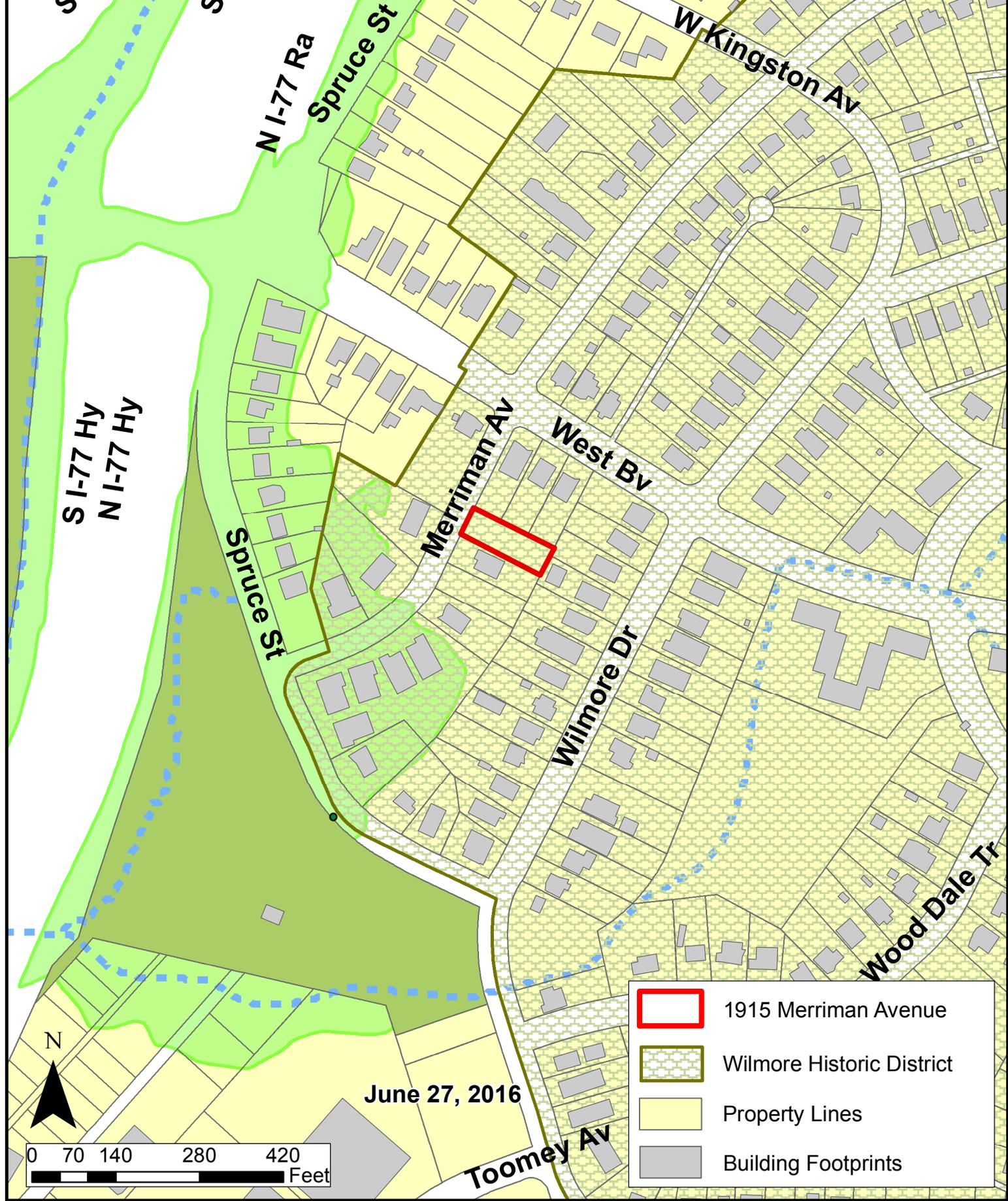
**Policy & Design Guidelines for New Construction, page 34**

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.

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

*Charlotte Historic District Commission - Case 2016-146*  
**HISTORIC DISTRICT: WILMORE**



-  1915 Merriman Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

**RESIDENCE**  
 1915 MERRIMAN AVE.  
 CHARLOTTE, NC

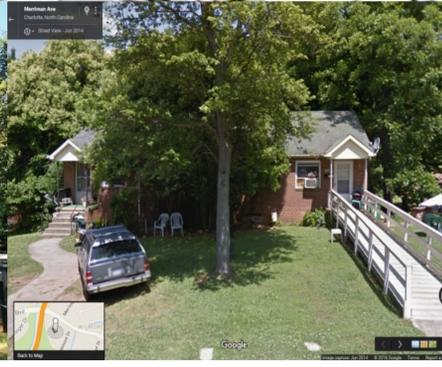
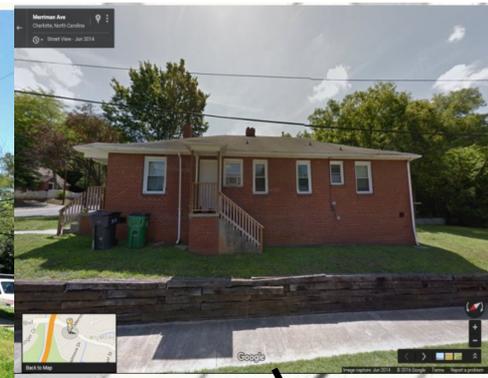
0	Date:	Revision:

THE DRAWINGS AND PLANS SET FORTH ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIC PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT PERMISSION FROM JENNIFER BENSON ARCHITECTURE.

DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON  
 SHEET TITLE:  
EXISTING CONDITIONS  
 SHEET NUMBER:

**A-101**



FIRST SUBMISSION

**RESIDENCE**  
 1915 MERRIMAN AVE.  
 CHARLOTTE, NC

0	Date:	Revision:

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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
 JENNIFER BENSON  
 SHEET TITLE:  
 EXISTING CONDITIONS  
 SHEET NUMBER:

**A-102**



SECOND SUBMISSION



**JBA**  
**JENNIFER BENSON**  
**ARCHITECTURE, PLLC**  
 735 MATTHEWS TOWNSHIP PKWY  
 MATTHEWS, NC 28105  
 980-245-8447  
 980-225-0449 FAX  
 www.jbenensonarch.com

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

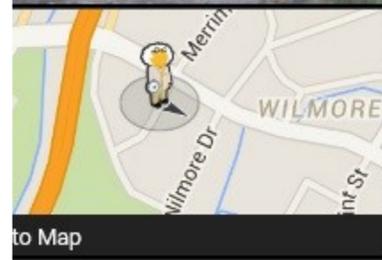
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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
 JENNIFER BENSON  
 SHEET TITLE:  
 EXISTING CONDITIONS  
 SHEET NUMBER:

**A-103**



**JBA**  
**JENNIFER BENSON**  
**ARCHITECTURE, PLLC**  
 735 MATHEWS TOWNSHIP PKWY  
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**CHARLOTTE, NC**

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SCALE:	PROJECT NO: 16.530

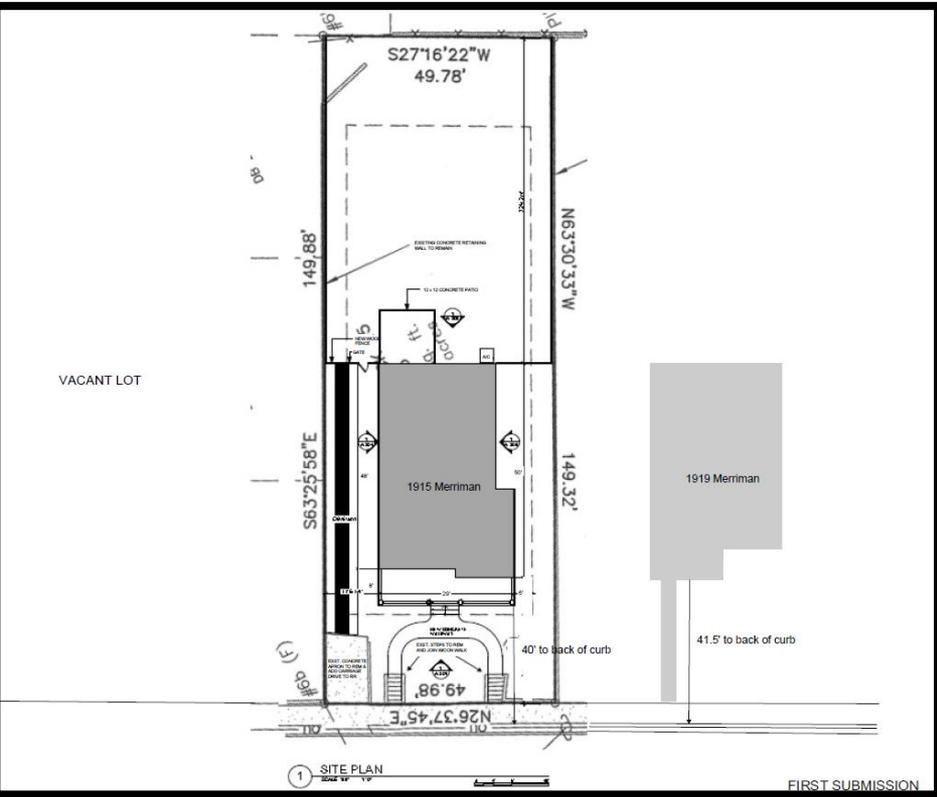
CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
EXISTING CONDITIONS

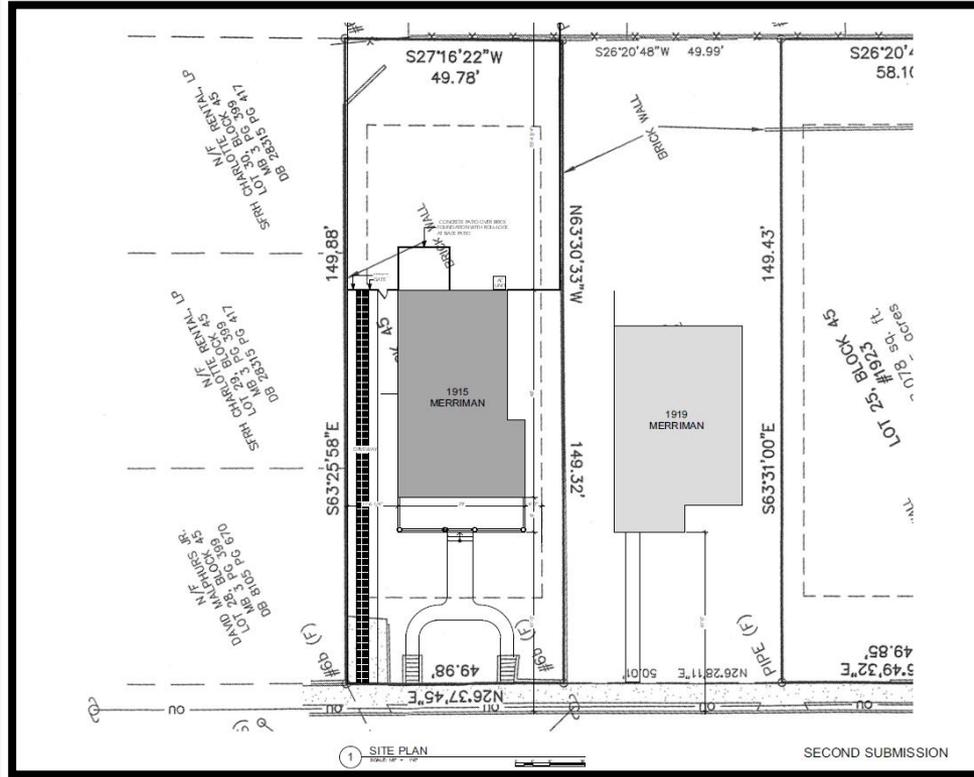
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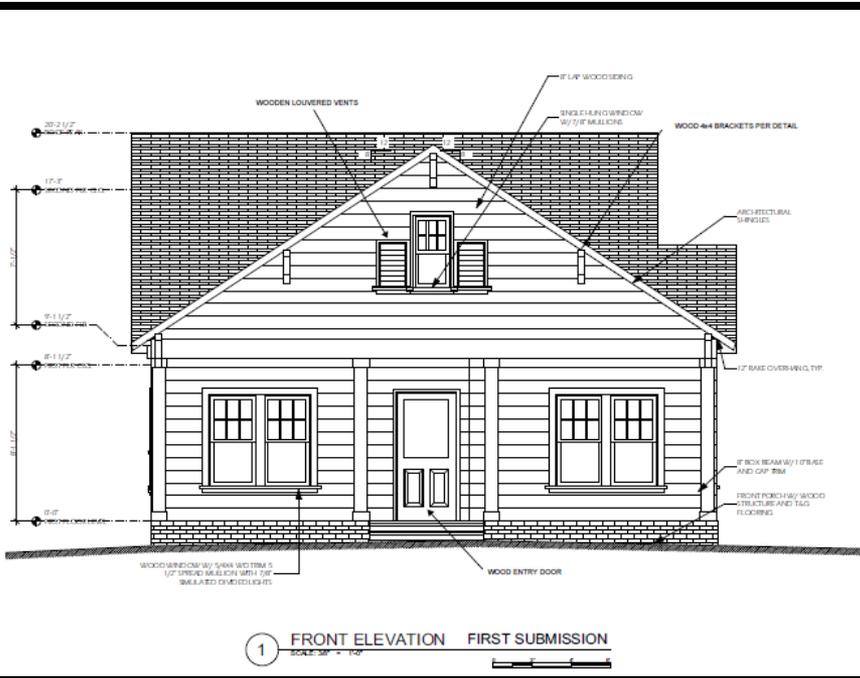
# AUGUST 2016



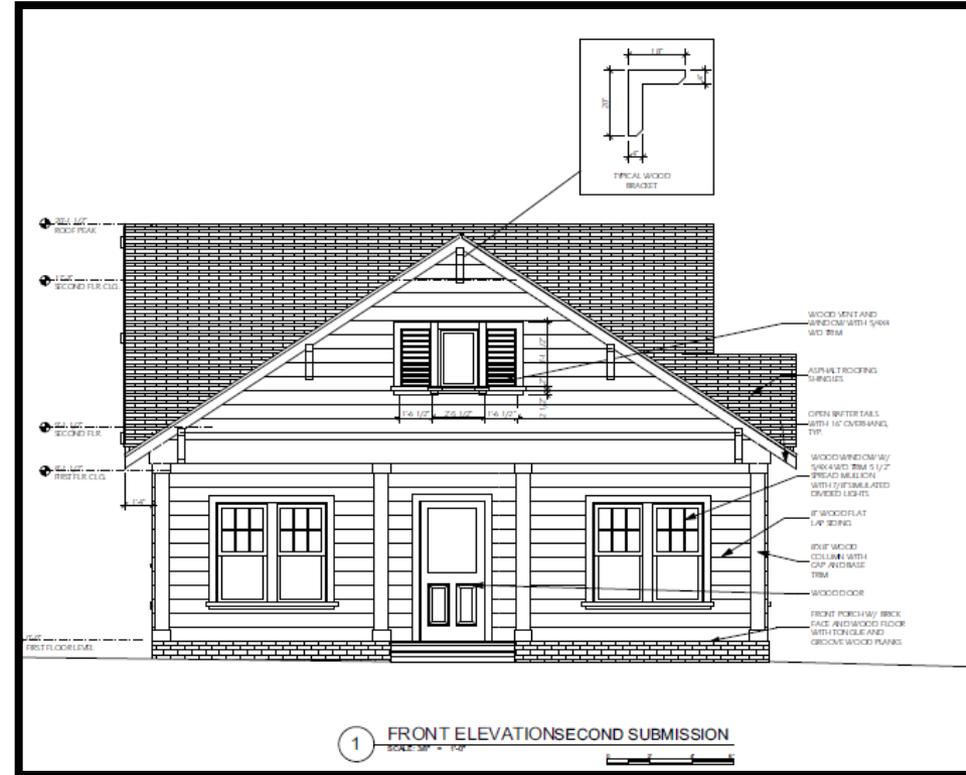
# SEPTEMBER 2016



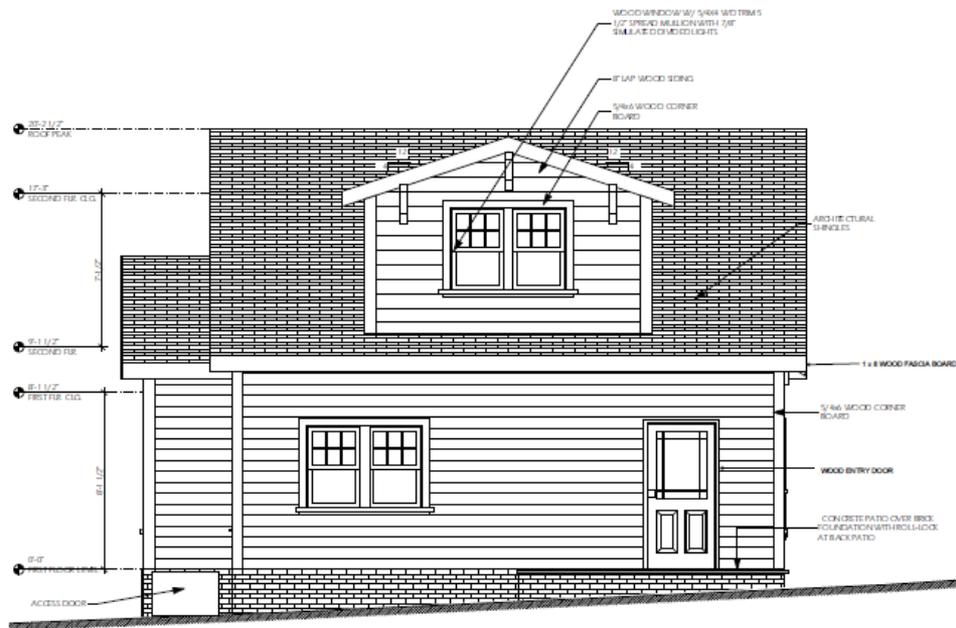
# AUGUST 2016



# SEPTEMBER 2016



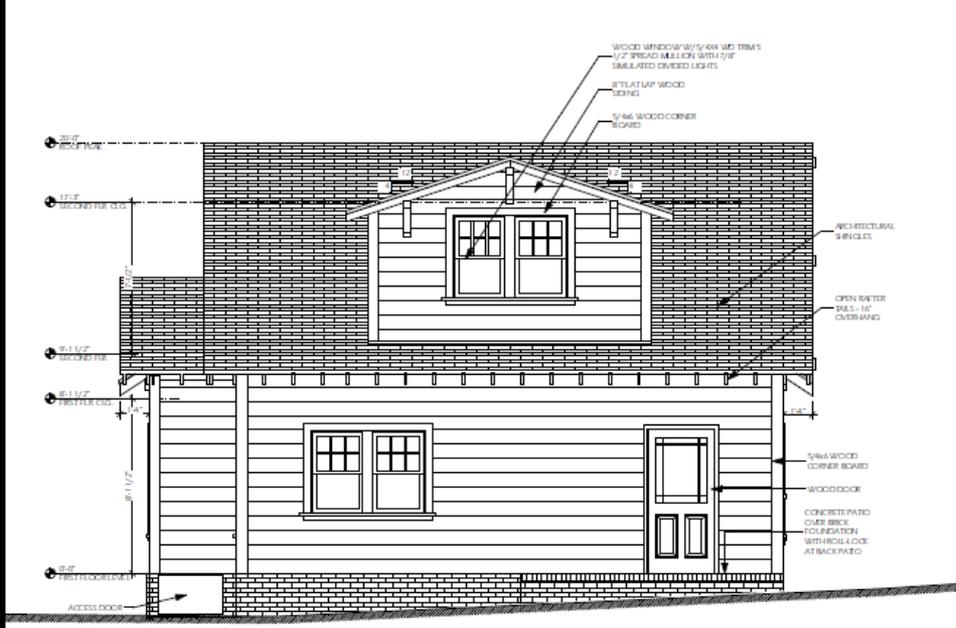
# AUGUST 2016



1 REAR ELEVATION FIRST SUBMISSION  
SCALE 3/8" = 1'-0"

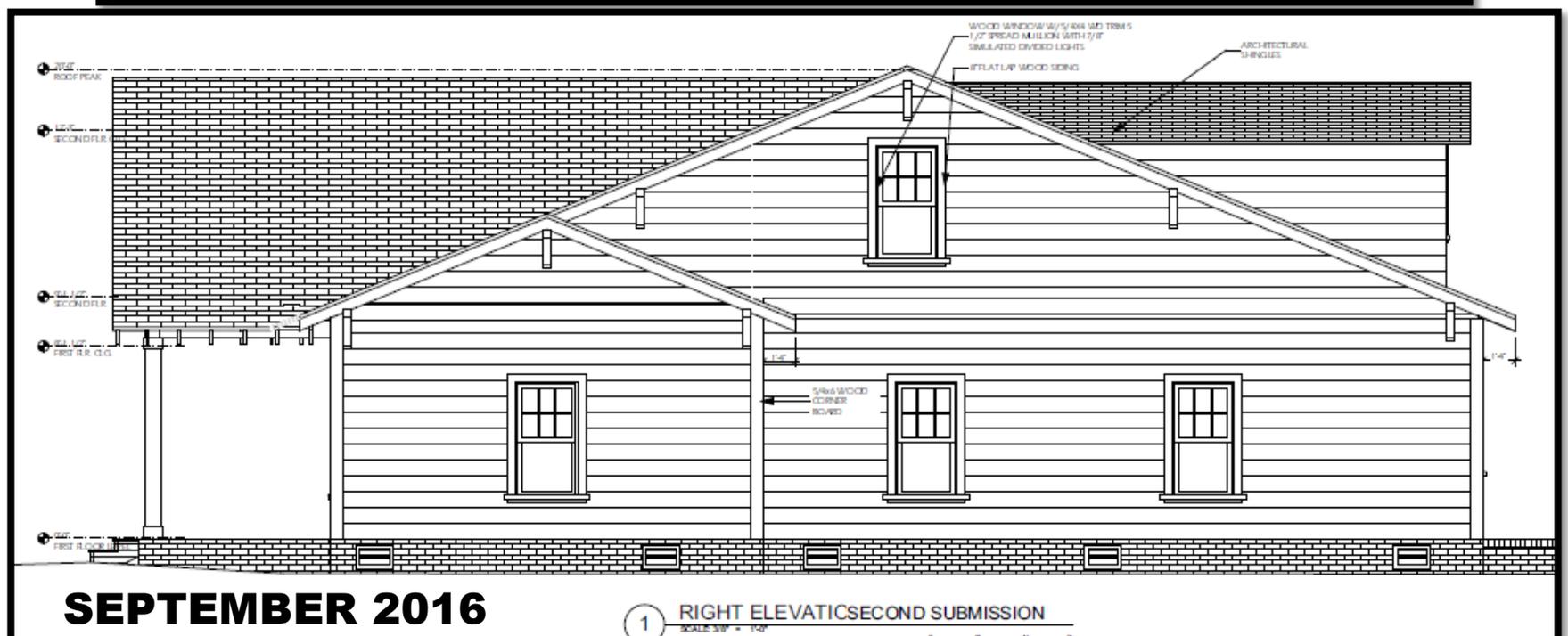
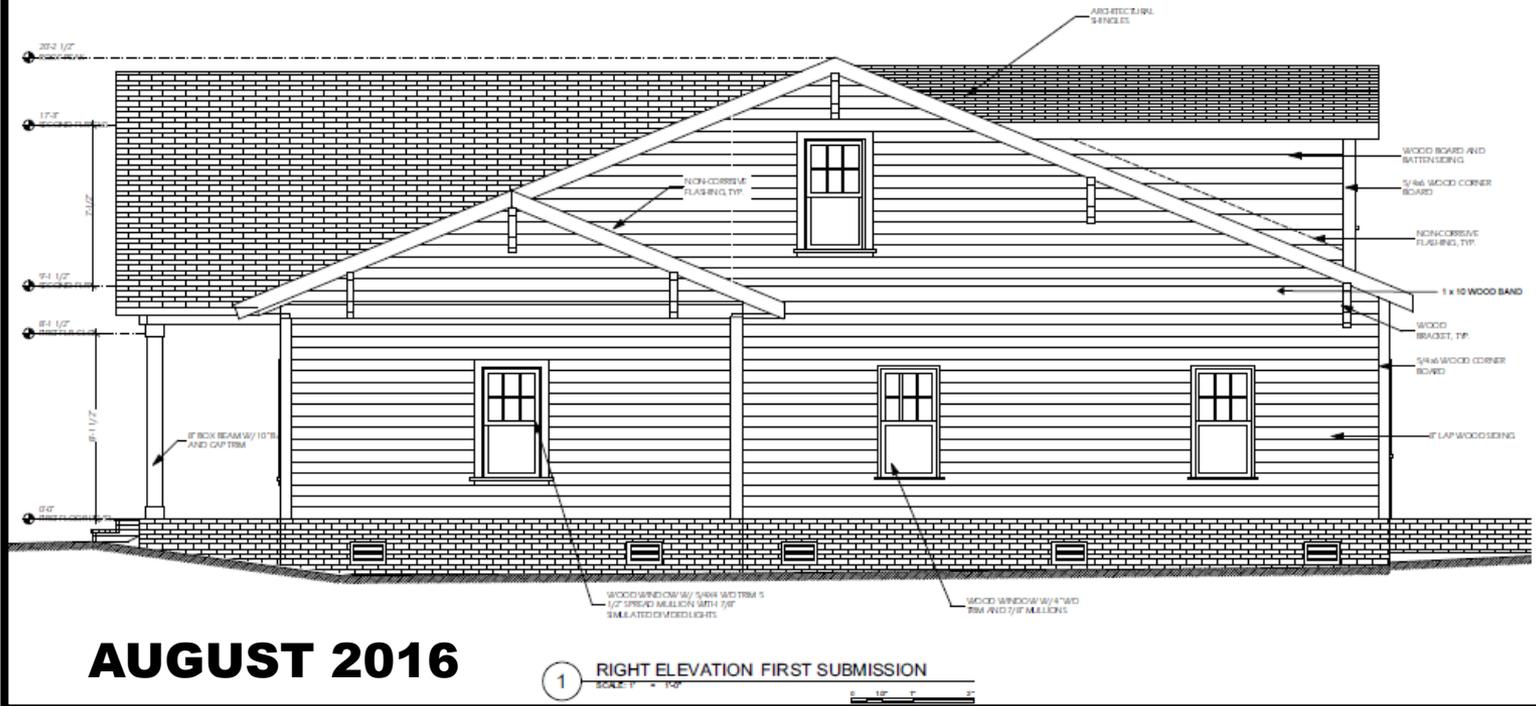


# SEPTEMBER 2016



1 REAR ELEVATION SECOND SUBMISSION  
SCALE 3/8" = 1'-0"







**AUGUST 2016**

1 RIGHT ELEVATION FIRST SUBMISSION

SCALE: 3/8" = 1'-0"



**SEPTEMBER 2016**

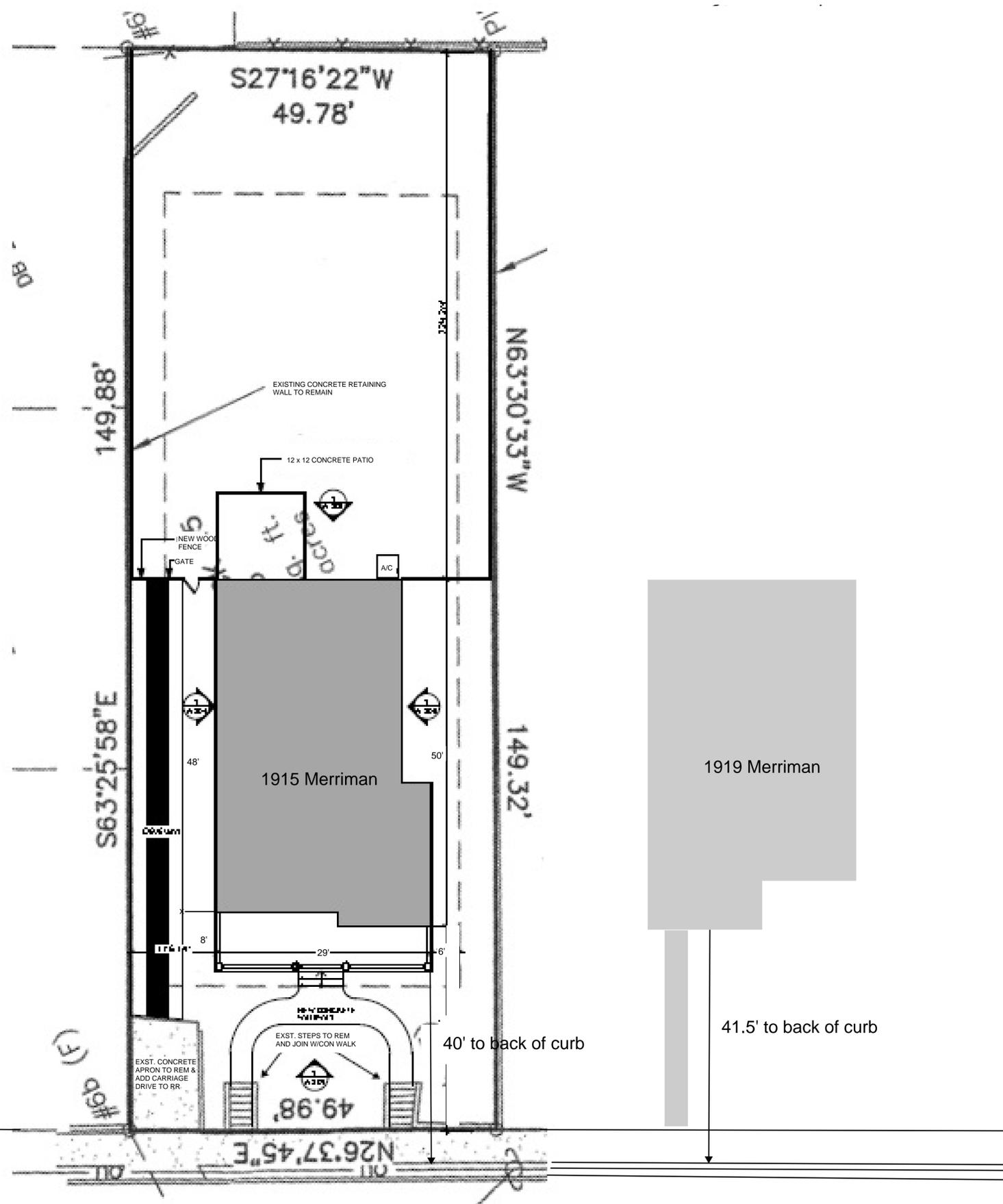
1 LEFT ELEVATION SECOND SUBMISSION

SCALE: 3/8" = 1'-0"



RESIDENCE  
 1915 MERRIMAN AVE.  
 CHARLOTTE, NC

VACANT LOT



0	Date:	Revision:

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DATE: 7/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

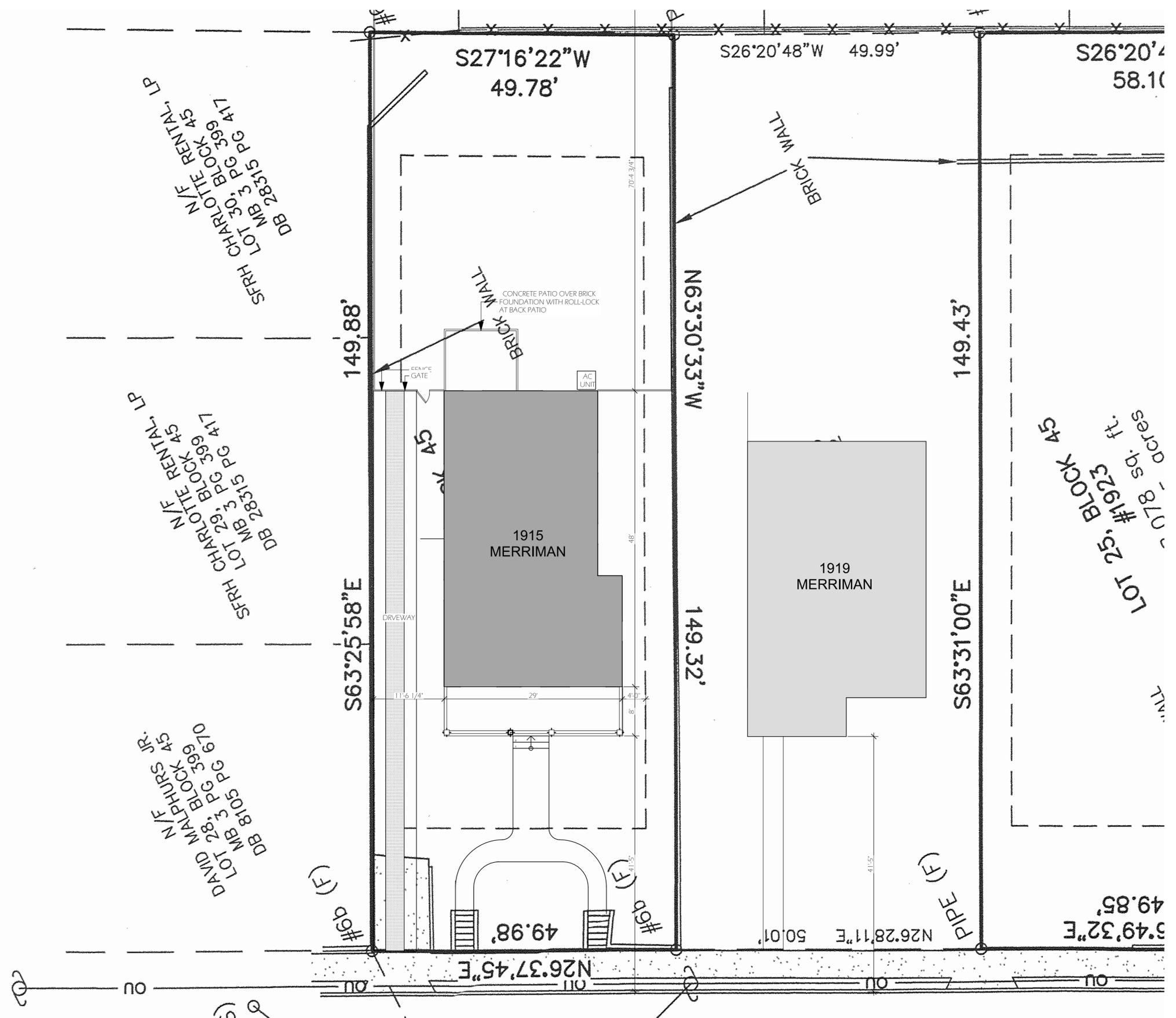
1 SITE PLAN  
 SCALE 1/8" = 1'-0"



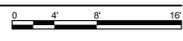
FIRST SUBMISSION

**A-101**

**RESIDENCE**  
 1915 MERRIMAN AVE.  
 CHARLOTTE, NC



**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"



SECOND SUBMISSION

Date:	Revision:

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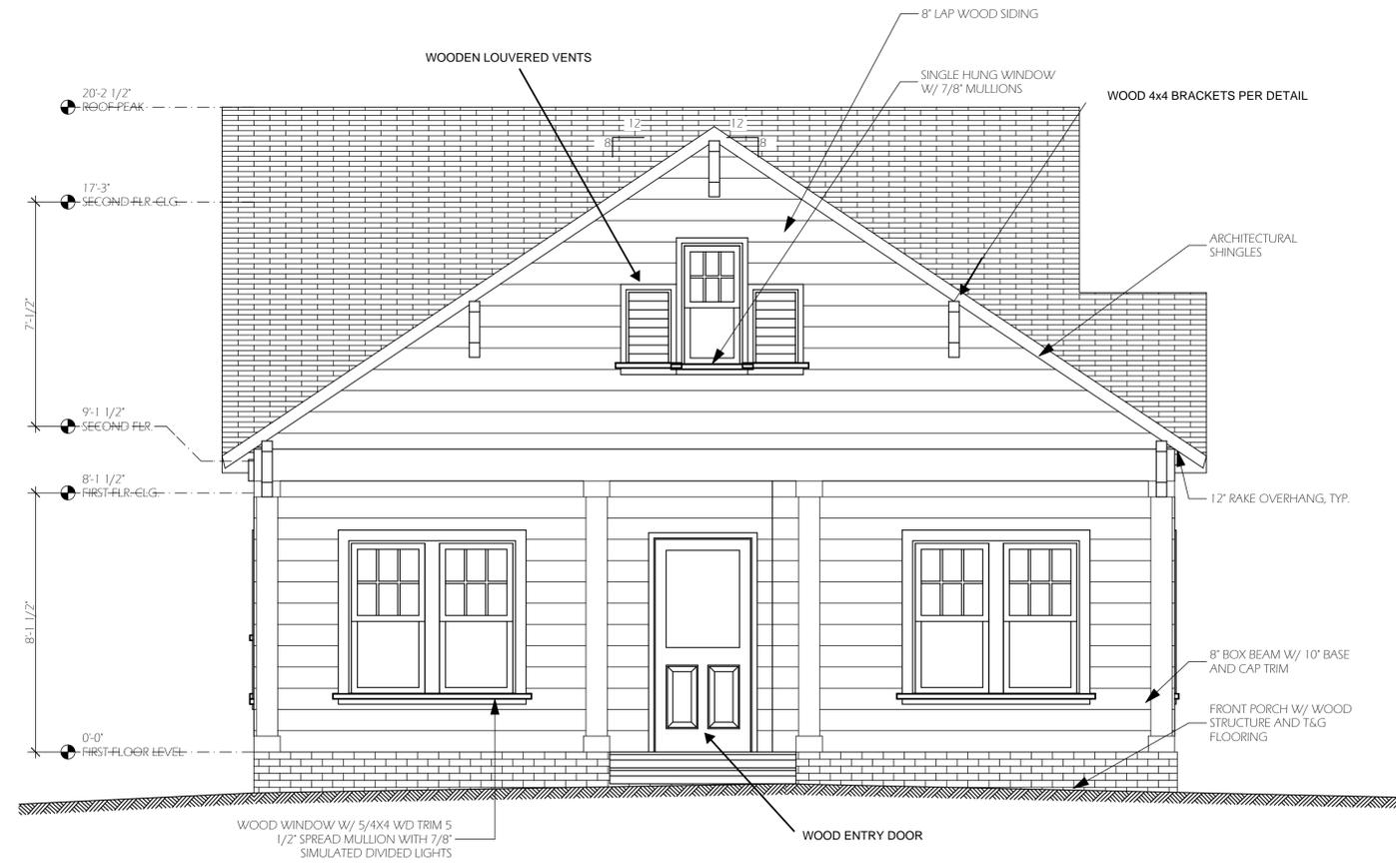
DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

**A-106**



**1 FRONT ELEVATION FIRST SUBMISSION**  
 SCALE: 3/8" = 1'-0"



**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

0	Date:	Revision:

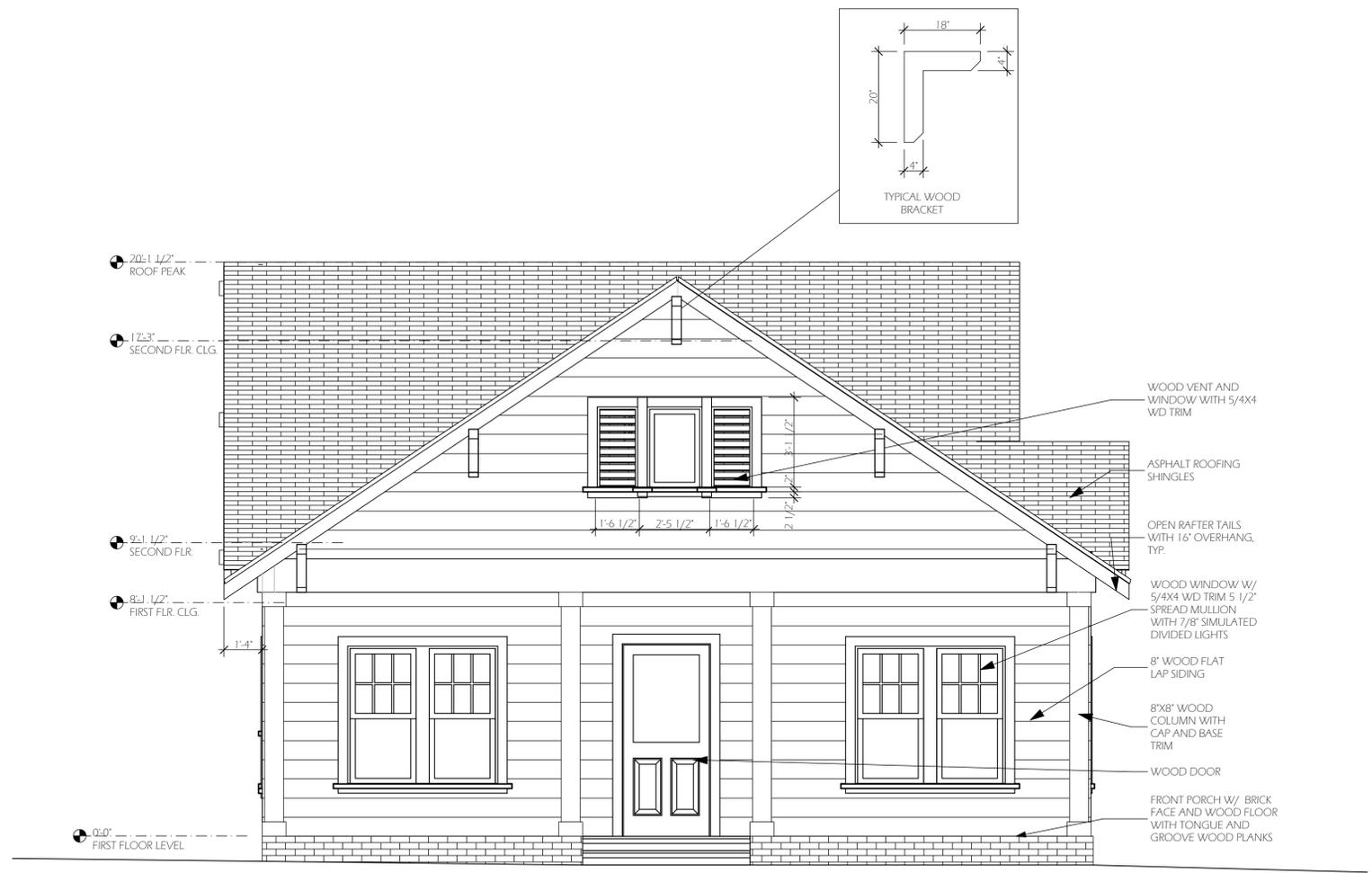
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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
 JENNIFER BENSON  
 SHEET TITLE:  
 FRONT ELEVATION FIRST  
 SHEET NUMBER:

**A-201**

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**



**1 FRONT ELEVATION SECOND SUBMISSION**  
 SCALE: 3/8" = 1'-0"



0	Date:	Revision:

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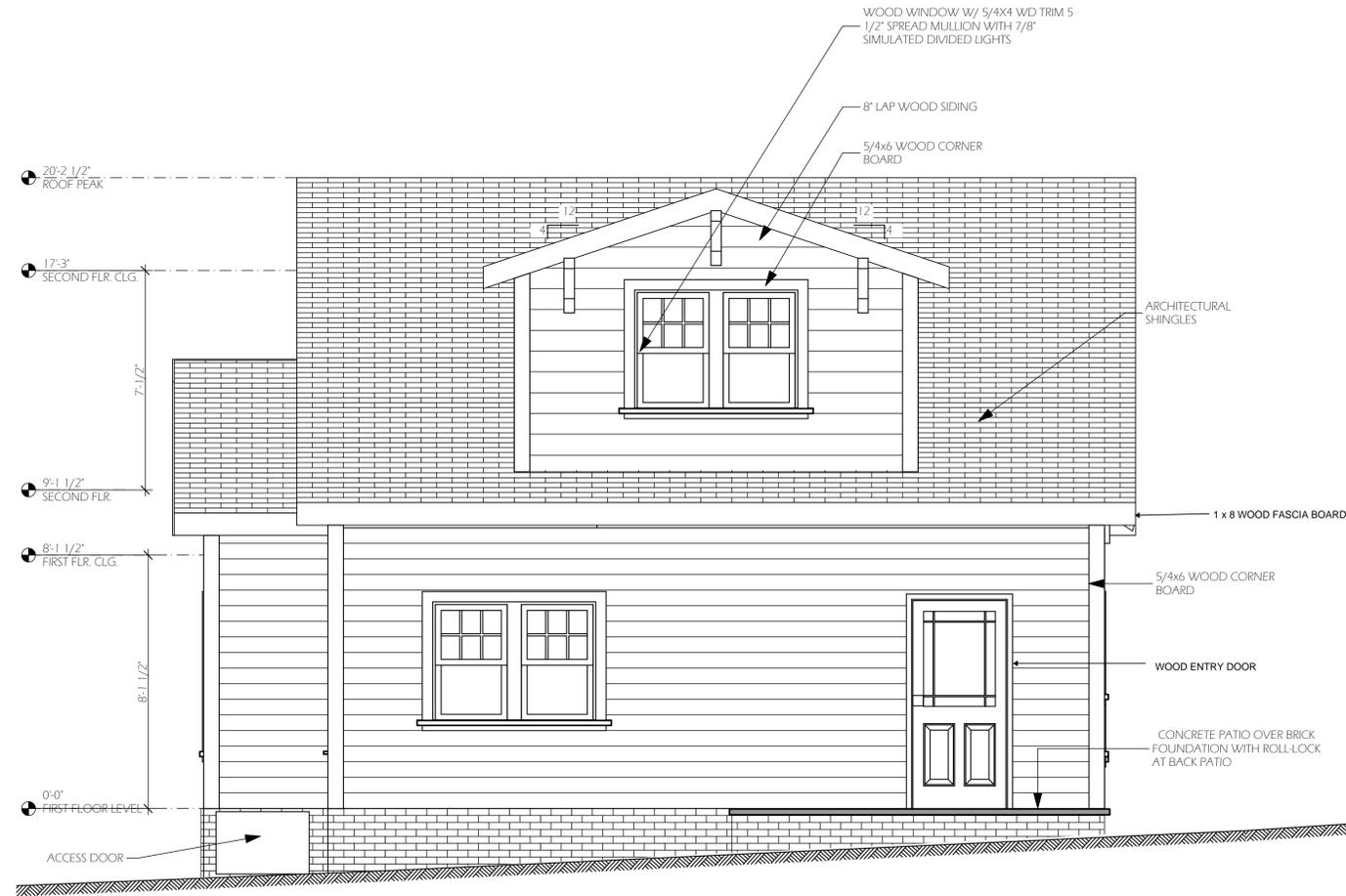
DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
 JENNIFER BENSON

SHEET TITLE:  
 FRONT ELEVATION

SHEET NUMBER:

**A-202**



**1 REAR ELEVATION FIRST SUBMISSION**  
 SCALE: 3/8" = 1'-0"



**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

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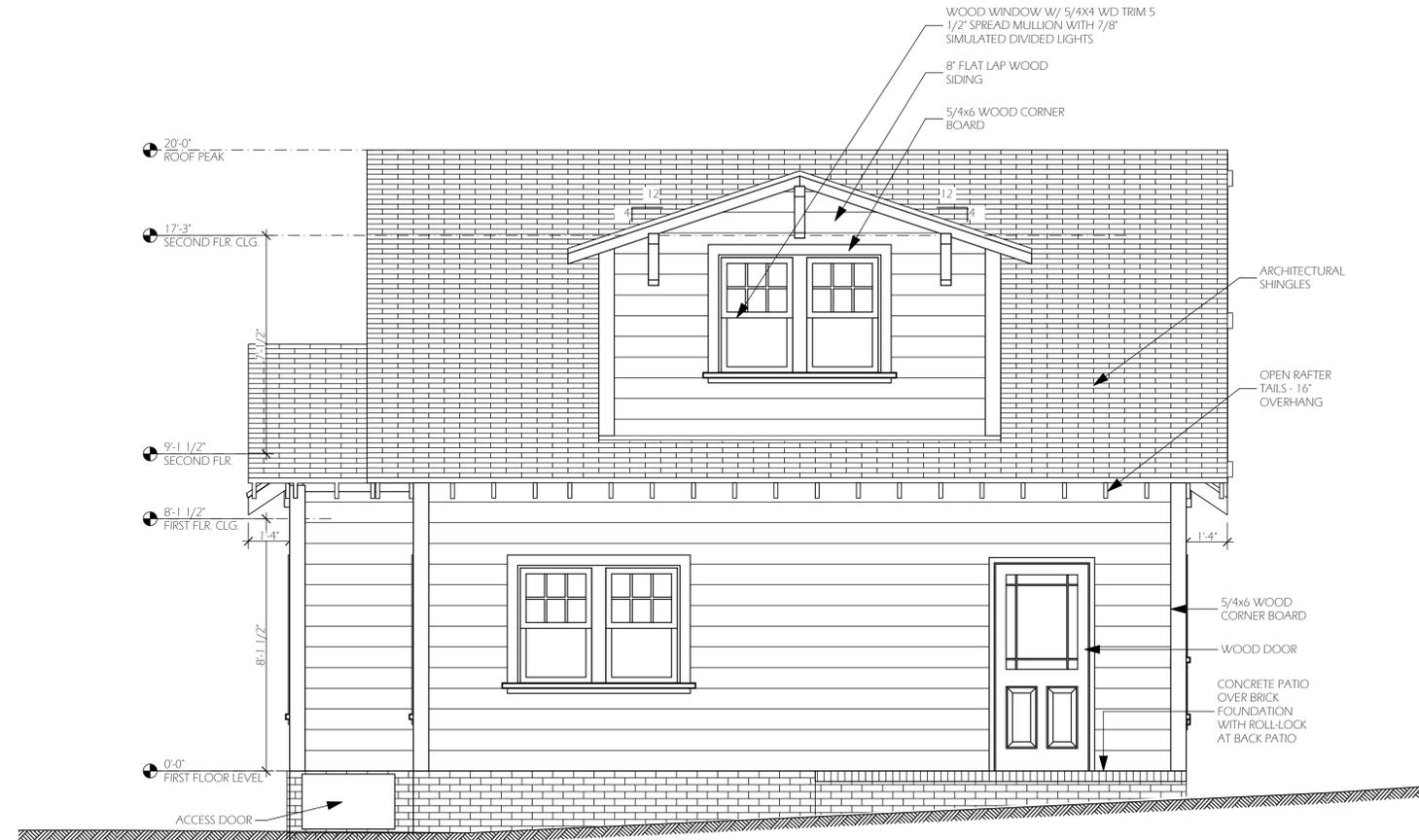
CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
REAR ELEVATION FIRST

SHEET NUMBER:

**A-203**

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**



**1 REAR ELEVATION SECOND SUBMISSION**  
 SCALE: 3/8" = 1'-0"



0	Date:	Revision:

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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
REAR ELEVATION

SHEET NUMBER:

**A-204**



**1** RIGHT ELEVATION FIRST SUBMISSION  
 SCALE: 1" = 1'-0"  
 0 1/2" 1" 2"

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

0	Date:	Revision:

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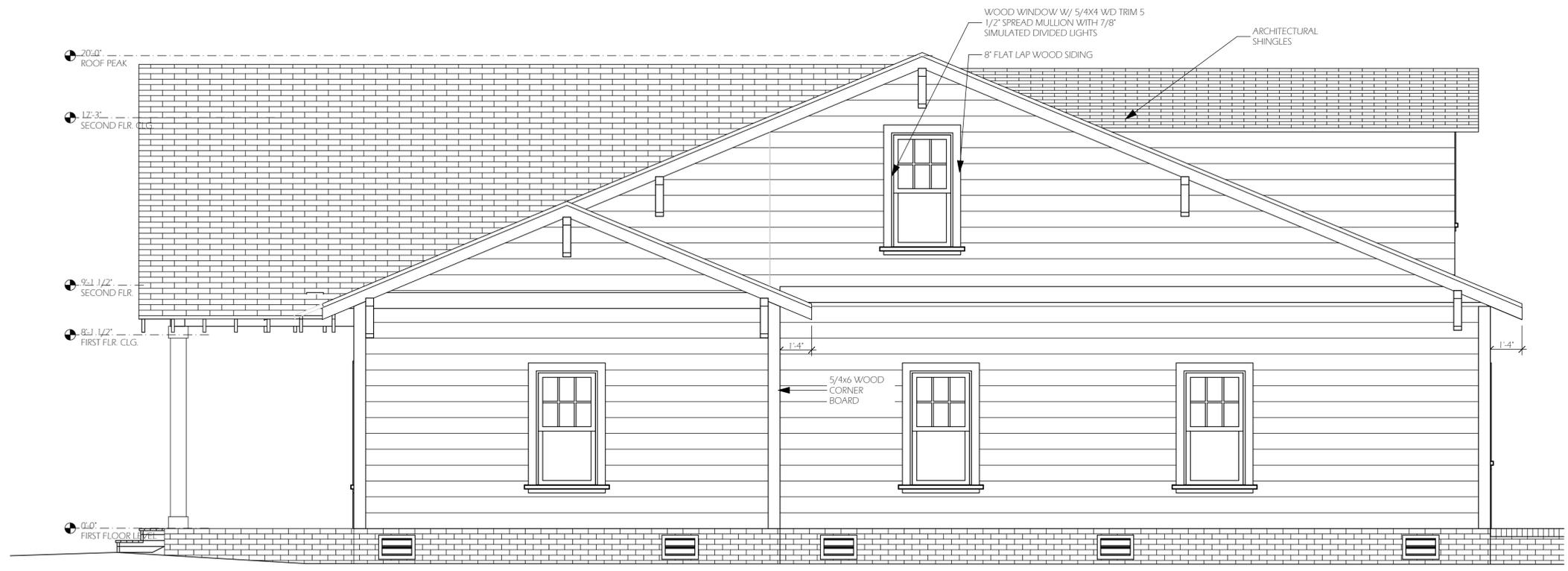
DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
RIGHT ELEVATION FIRST

SHEET NUMBER:

**A-205**



**1** RIGHT ELEVATION SECOND SUBMISSION  
 SCALE: 3/8" = 1'-0"



**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

0	Date:	Revision:

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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
RIGHT ELEVATION

SHEET NUMBER:

**A-206**

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**



**Left**  
**RIGHT ELEVATION FIRST SUBMISSION**  
 SCALE: 1" = 1'-0"  
 0 1/2" 1" 2"

0	Date:	Revision:

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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
LEFT ELEVATIONS FIRST

SHEET NUMBER:

**A-207**



**1** LEFT ELEVATION SECOND SUBMISSION  
 SCALE: 3/8" = 1'-0"



**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
LEFT ELEVATION

SHEET NUMBER:

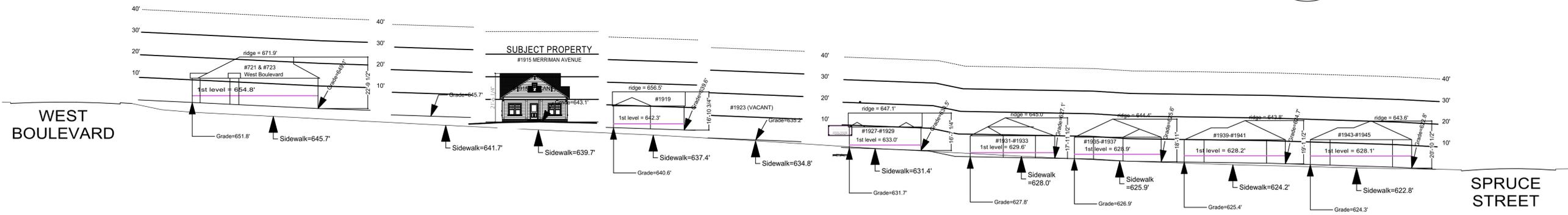
**A-208**

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.

**NON-CERTIFIED**  
 REFER TO SIGNED & SEALED COPY  
 DATED July 11, 2016

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



# MERRIMAN AVENUE

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

- 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.

Copyright 2016  
 Building Heights Sketch of  
**MERRIMAN AVENUE 1900 BLOCK**  
**FACING SOUTHEAST - ODD SIDE**  
**CHARLOTTE, MECKLENBURG COUNTY, N.C.**  
 for Charlotte-Mecklenburg Planning Department  
 June 28, 2016

0	Date:	Revision:

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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
STREET ELEVATION

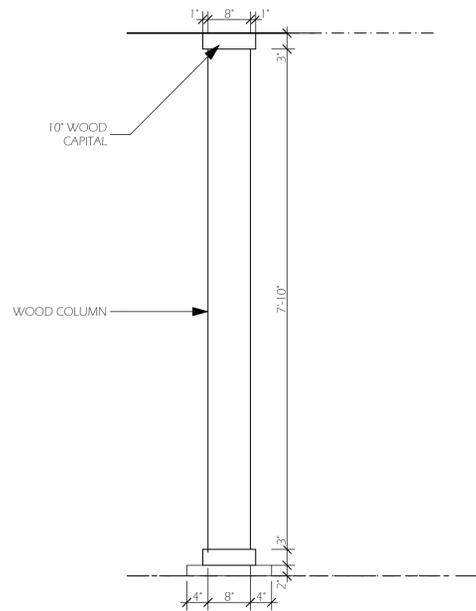
SHEET NUMBER:

**A-107**

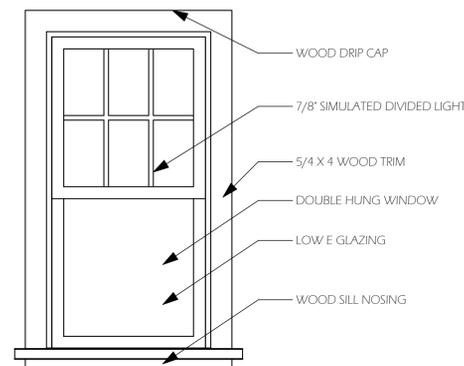
FIRST SUBMISSION - NO CHANGES

Z:\2016\DWGS\ZAC\MERRIMAN AVENUE 1900 BLOCK ODD SIDE



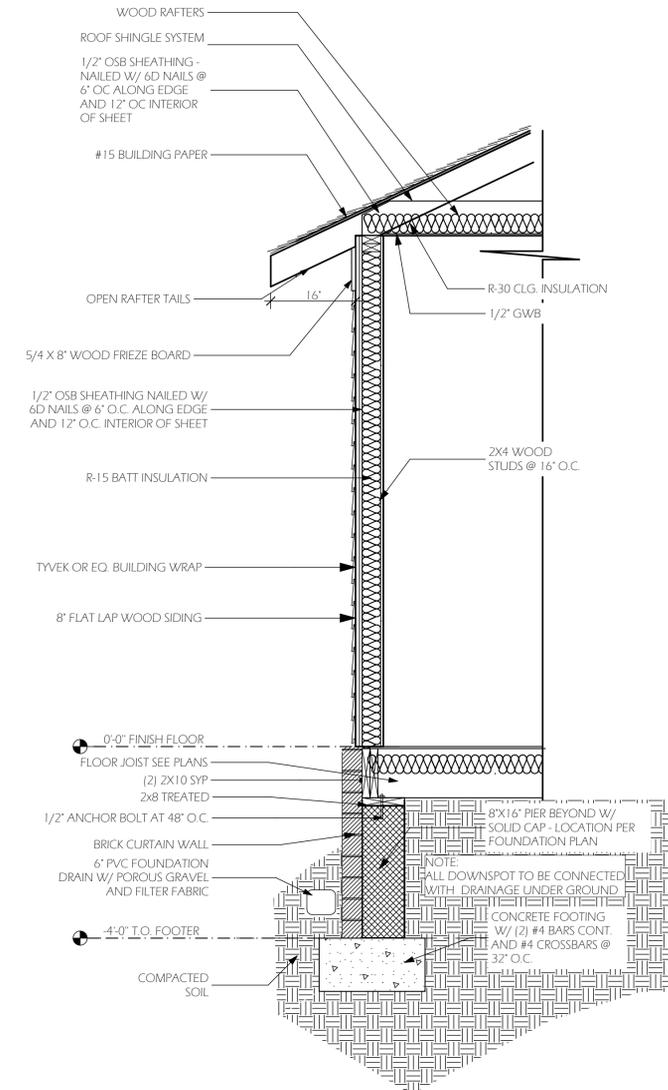


**2 COLUMN DETAIL**  
 SCALE: 3/4" = 1'-0"



**3 WINDOW DETAIL**  
 SCALE: 3/4" = 1'-0"

NOTE: TWIN UNITS HAVE 5 1/2" MULLION



**1 WALL SECTION**  
 SCALE: 3/4" = 1'-0"

0	Date:	Revision:

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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

SHEET TITLE:  
DETAILS

SHEET NUMBER: