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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1608 Merriman Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Michael Feehley

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The application was continued from November for the following items: 1) Show accurate grade on all elevations with existing and proposed grade outlined and contour reference heights on all corners, 2) Accurate side elevations that reflect impact of change in grade to foundation, 3) Front and rear elevations from property line to property line, 4) Revised bracket detail and arrangement in side gables.

### **Details of Proposed Request**

#### *Existing Conditions*

The existing site is a vacant parcel located mid-block on Merriman Avenue. The parcel tapers in width from the front to back. Adjacent houses are one to two stories of varying architectural designs. Setbacks are approximately 20 to 27 feet from right of way. Building heights vary between 14.5 and 29.6 feet.

#### *Proposal – September*

The proposal is a new single family home. Design features include a full width front porch, a front facing gable dormer, rear shed dormer and wood trim materials. Front porch depth is 8 feet. Proposed height is approximately 25 feet.

#### *Proposal – October*

1. The site plan includes grading information
2. Front dormer has been moved
3. Revised height is 24'-6"
4. Driveway design has been modified
5. Porch columns consistent on all elevations

#### *Proposal – November*

1. Grading plan has been revised to reflect a flat, consistent foundation without a slope
2. Foundation and wall section has been revised
3. Brick foundation is proposed
4. Tree protection plan included
5. Eave dimensions added
6. Material notes updated
7. Handrail detail included

*Proposal – December*

1. Grading plan has been revised to reflect the proposed grade
2. Bracket detail and arrangement has been revised

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

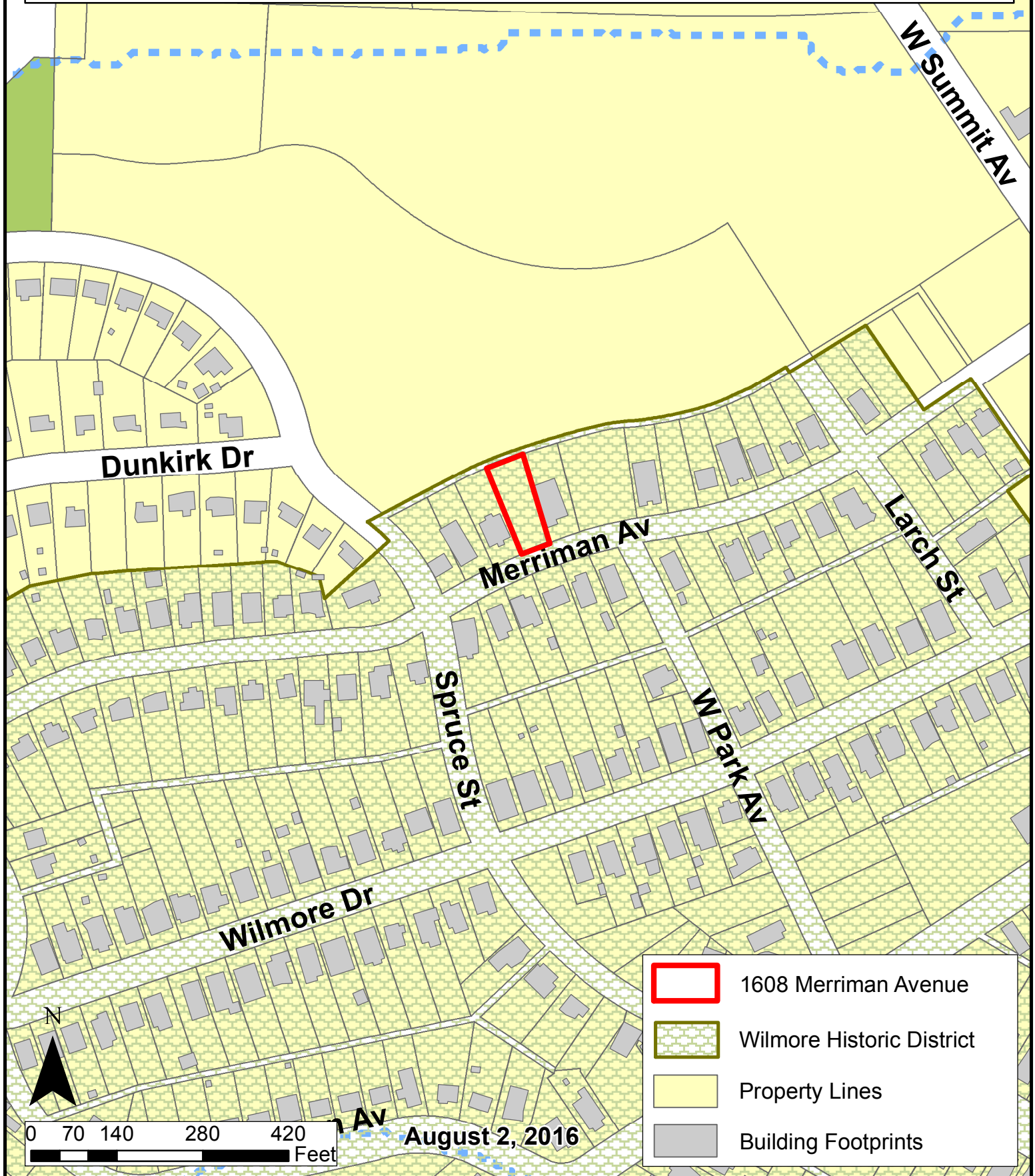
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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.

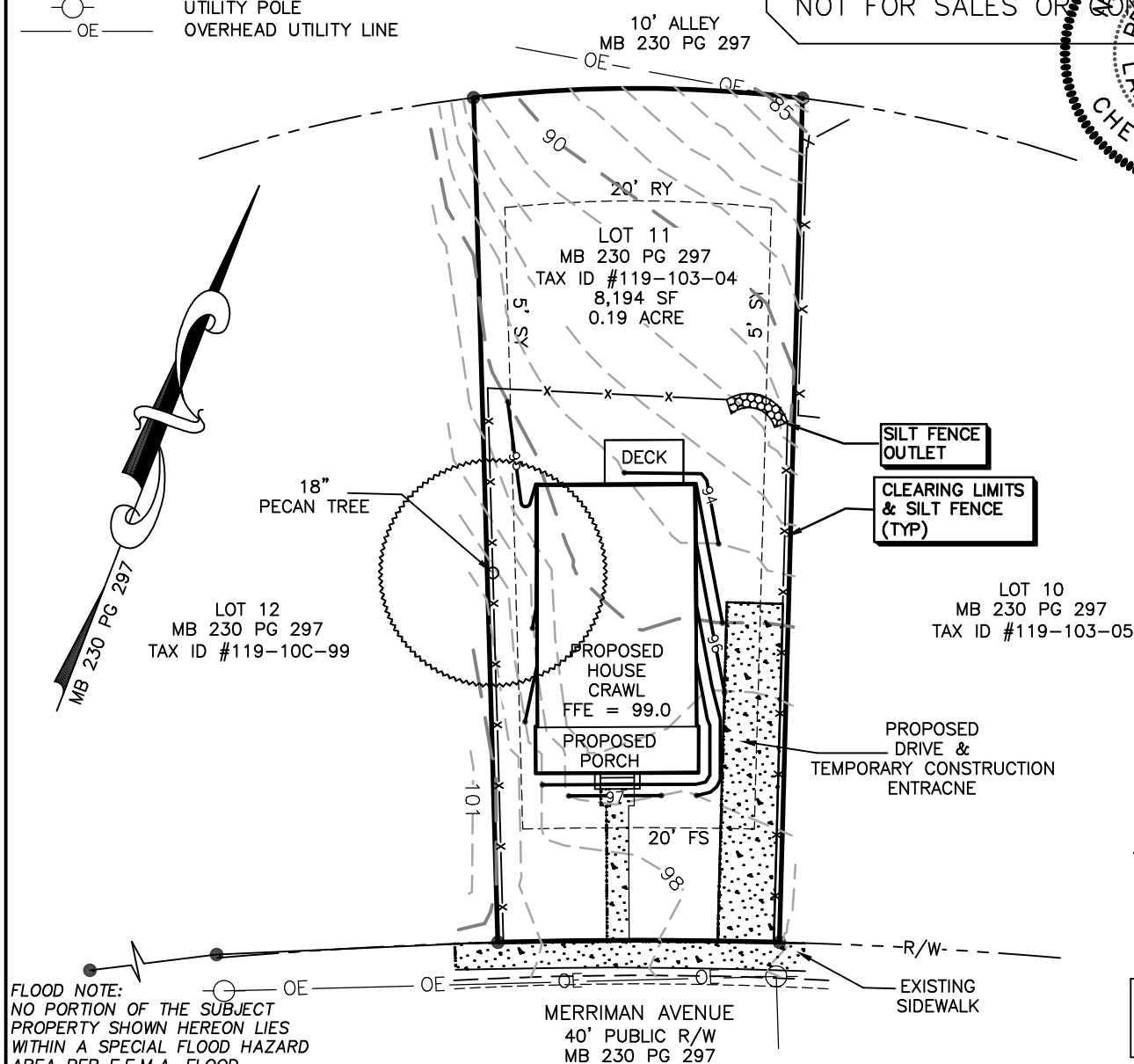
*Charlotte Historic District Commission - Case 2016-179*  
**HISTORIC DISTRICT: WILMORE**  
**NEW CONSTRUCTION**



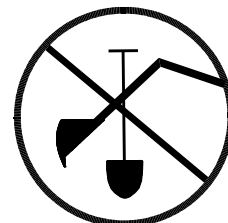
1. TOPOGRAPHIC INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY BY METROLINA ENGINEERING AND SURVEYING ASSOCIATES.
2. THIS PROPERTY IS SUBJECT TO ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAYS, UTILITIES AND COVENANTS WHICH ARE OF RECORD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND APPROVALS BEFORE STARTING CONSTRUCTION.
4. ANY GRADING BEYOND THE SHOWN CLEARING LIMITS ON THIS PLAN IS SUBJECT TO A FINE.
5. CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION
6. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.

RF	#4 REBAR FOUND
RS	#4 REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
—○—	UTILITY POLE
— OF —	OVERHEAD UTILITY LINE

1. THIS EROSION CONTROL PLAN IS PREPARED IN ACCORDANCE WITH THE CITY OF CHARLOTTE SEDIMENTATION AND EROSION CONTROL ORDINANCE.
2. TOTAL PROJECT AREA: 0.19 ACRES; TOTAL DISTURBED AREA: 0.11 ACRES.
3. FINAL LOCATION OF SILT FENCE SHALL BE DETERMINED IN THE FIELD BASED ON ACTUAL SITE CONDITIONS.
4. ANY LAND DISTURBING ACTIVITY  $\geq$  1 ACRES REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. ANY PERMIT NON-COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY THE DEHNR.
5. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
6. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/ COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE INSPECTOR.



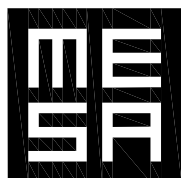
CALL NC 811  
BEFORE YOU DIG



AVOID UTILITY DAMAGE

SCALE: 1" = 30'

GRADING & EROSION CONTROL PLAN  
AT PROPERTY KNOWN AS  
# 1608 MERRIMAN AVENUE  
LOT 11, BLOCK 27, WILMORE – SECTION #2  
PARCEL ID # 119-103-04, MB 230 PG 297, DB 31067 PG 896  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR  
CHARLOTTE HOMES AND RENTALS



**METROLINA  
ENGINEERING &  
SURVEYING  
ASSOCIATES**

4400-N STUART ANDREW BLVD  
CHARLOTTE, NC 28217

P (704) 334-1325  
F (704) 334-1330

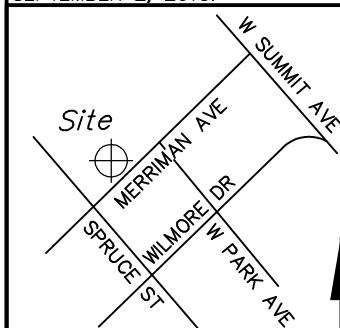
NC #C-1170 & SC #C00946

Job No. 013-16-212

Date 11/30/16

Proj. Mgr.	CLK
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Drawn CCS



VICINITY MAP  
(Not to Scale)



*Existing*



© 2016 Google  
© 2016 Google

Google earth



Merriman Ave



Exit Street View

**EXISTING**

©2016 Google

© 2016 Google  
© 2016 Google

Google earth

35°13'13.67" N 80°51'52.11" W elev 737 ft eye alt 720 ft

[Report a problem](#)



Merriman Ave



Exit Street View

**EXISTING**

N

© 2016 Google  
© 2016 Google

Google earth

35°13'12.40" N 80°51'50.54" W elev 719 ft eye alt 720 ft

[Report a problem](#)





**EXISTING**

© 2016 Google  
© 2016 Google

Google earth



1622 to 1604



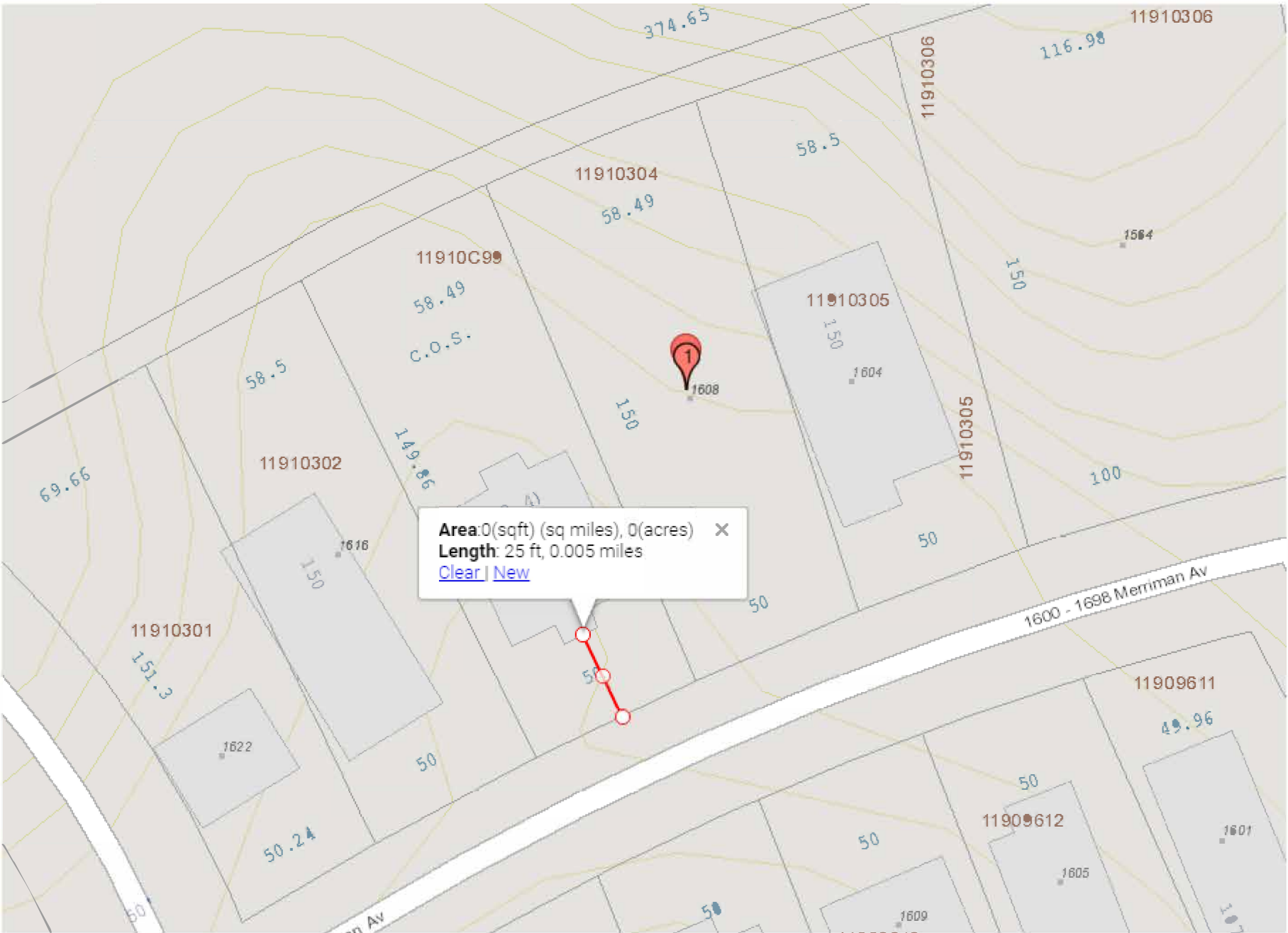
1601 to 1613



1617 and 1621









# FRONT ELEVATION

November 2016



## FRONT ELEVATION

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

## ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED  
DIVIDED LIGHT (DLT)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING  
- 1"X8" SELECT CEDAR TRIM BOARDS  
- SHINGLES TO BE SELECT CEDAR SHINGLES  
- AT SIDING TO CORNER BOARD INTERSECTIONS, MAINTAIN 1/4" REVEAL, PACKOUT  
CORNER BOARDS ACCORDINGLY



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December 2016

# RIGHT ELEVATION

NOVEMBER 2016

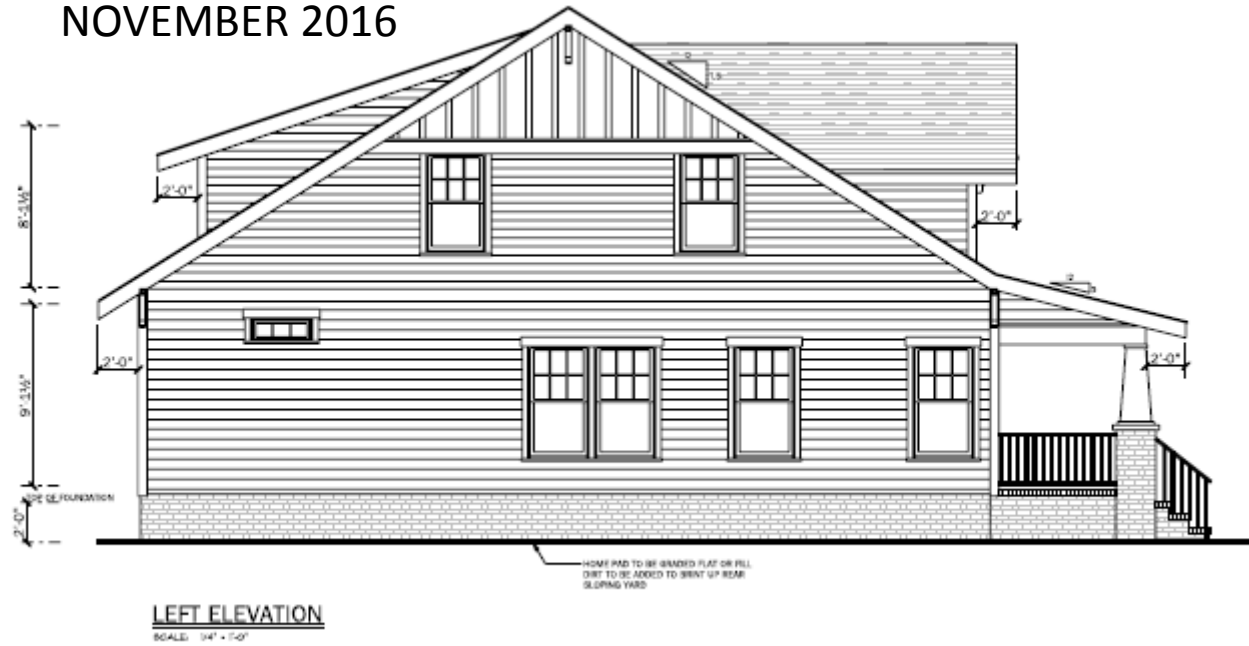


DECEMBER 2016



# LEFT ELEVATION

NOVEMBER 2016



DECEMBER 2016



# REAR ELEVATION

NOVEMBER 2016



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

## ELEVATION NOTES:

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- SIDING TO BE 3/4"X8" SELECT CEDAR SHINGLES
- TRIM TO BE SELECT CEDAR TRIM BOARDS
- SHRAKE TO BE SELECT CEDAR SHAKES
- AT SIDING TO CORNER BOARD INTERSECTIONS: MAINTAIN 1/4" REVEAL, PICKOUT CORNER BUREN ACCORDINGLY

DECEMBER 2016



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

## ELEVATION NOTES:

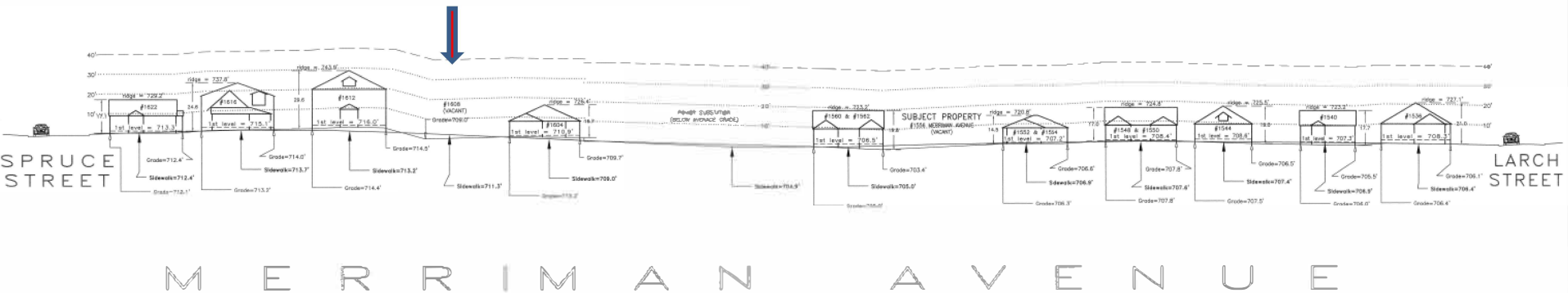
- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)

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

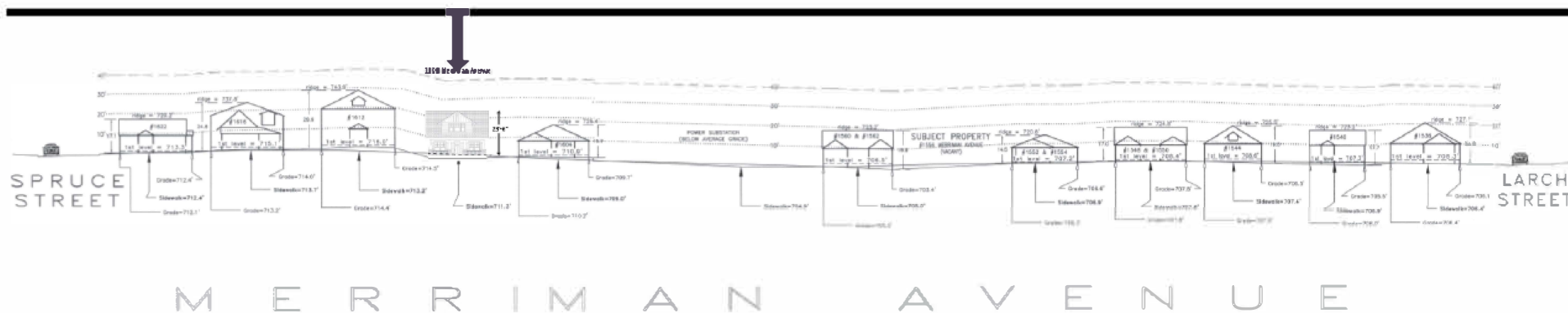
This 4th day of October, 2016.



Andrew W. Zentgraf  
Professional Land Surveyor  
NC License No. L-3098



OCTOBER 2016



**GENERAL NOTES**  
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.  
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3. ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.  
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7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.  
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.  
9. FRAME WALLS ARE DRAWN AT 3-1/2" WIDE, U.N.O.

NOVEMBER 2016



FRONT ELEVATION

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

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LEFT ELEVATION

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

FEEHLEY RESIDENCE	
PHONE:	
FAX:	
DRAWN BY:	PAGE:
SCALE: 1/4" = 1'-0"	3
DATE: Thursday, November 03, 2016	FRONT



**GENERAL NOTES**  
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**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

DECEMBER 2016

FEEHLEY RESIDENCE	
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SCALE: 1/4" = 1'-0"	3
DATE: Monday, December 05, 2016	FRONT

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NOVEMBER 2016



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

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

FEEHLEY RESIDENCE	
PHONE: FAX:	
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SCALE: 1/4" = 1'-0"	4
DATE: Thursday, November 03, 2016	REAR



- GENERAL NOTES**
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**REAR ELEVATION**

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

**ELEVATION NOTES:**

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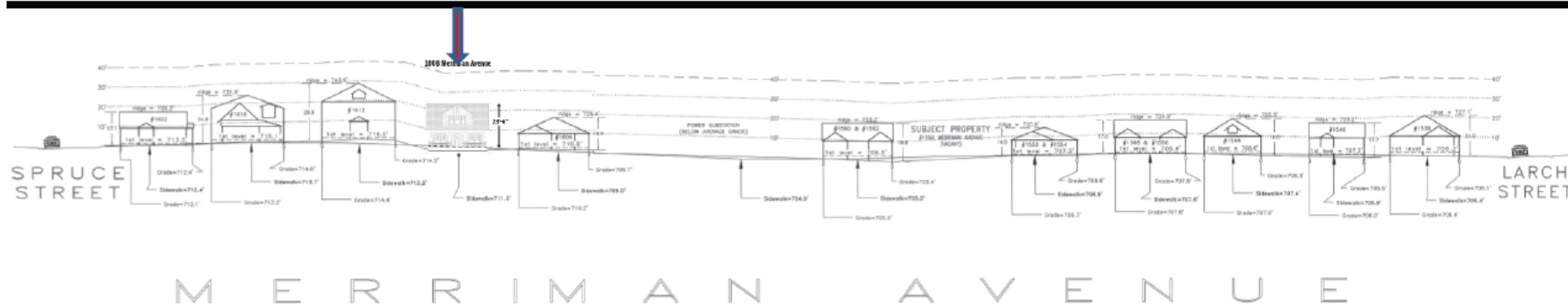
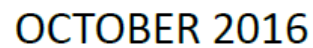
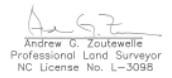
**RIGHT ELEVATION**

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

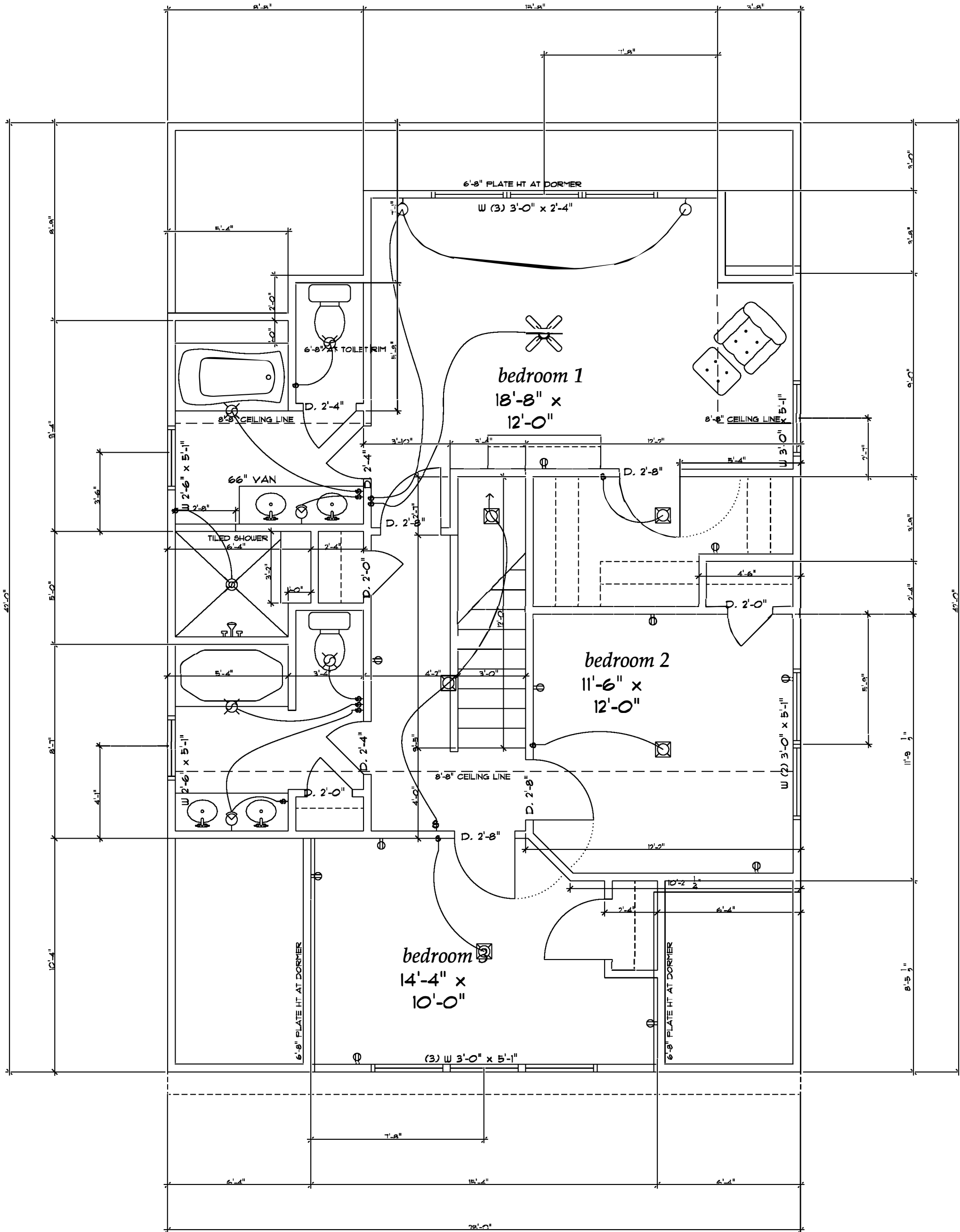
**DECEMBER 2016**

FEEHLEY RESIDENCE	
PHONE: FAX:	
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SCALE: 1/4" = 1'-0"	4
DATE: Monday, December 05, 2016	REAR

This 4th day of January, 2016.



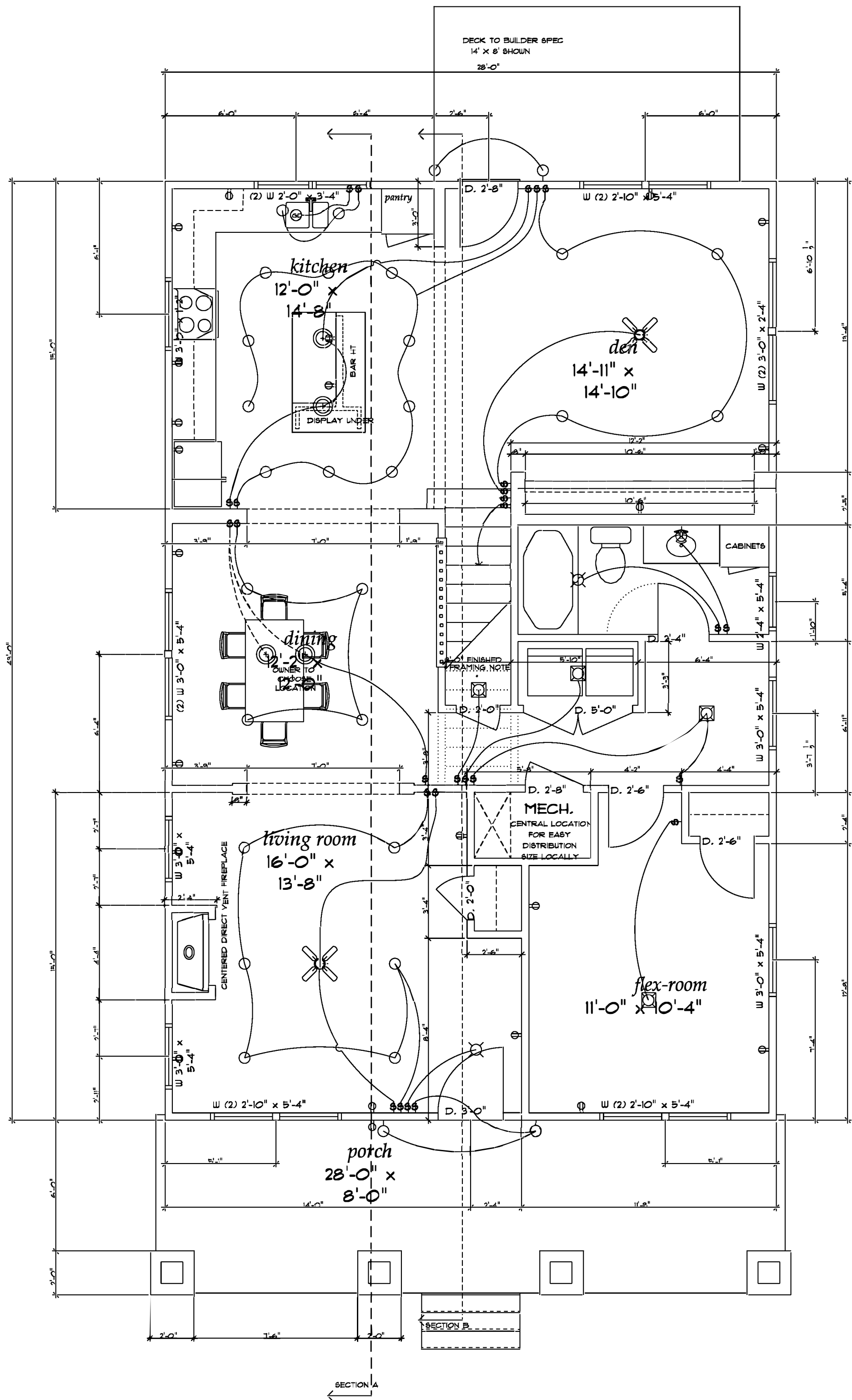
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**SECOND FLOOR**  
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS KEY	
	INCANDESCENT RECESSED CAN
	INCANDESCENT RECESSED WATERTIGHT CAN
	UNDER CABINET LIGHT
	SURFACE MOUNTED INCANDESCENT
	RECESSED WALL WASHER LIGHT
	VANITY LIGHT FIXTURE
	WALL SCONCE
	INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
	FULL CHAIN LIGHT
	STANDARD WALL OUTLET
	GROUND FAULT INTERRUPT OUTLET
	FLOOR OUTLET
	220 VOLT OUTLET
	WEATHERPROOF EXT GFI OUTLET
	GARAGE DOOR OPENER / LIGHT
	CEILING FAN / LIGHT COMBO
	PENDANT FIXTURE
	BATH EXHAUST
	LIGHT & BATH EXHAUST
	SWITCH
	GARBAGE DISPOSAL
	SMOKE DETECTOR
INSTALL SMOKE DETECTORS PER APPLICABLE CODES AND ORDINANCES.	

- GENERAL NOTES**
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**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"



- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND HAVAHA MPS.
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- 1 ALL ANGLED WALLS ARE IN DEGREES, U.N.O.
- 2 ALL OFFSETS ARE GIVEN IN 1/2" OR 4" FROM CORNER, U.N.O.
- 3 FRAME WALLS ARE DRAWN AT 3/4" WIDE, U.N.O.

