
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1529 Merriman Avenue

SUMMARY OF REQUEST: Garage

APPLICANT: Megan and Pablo Aycinena

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel at the corner of Merriman Avenue and Larch Street. 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 adjacent to an existing driveway for the neighboring house. 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

The project 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 17 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

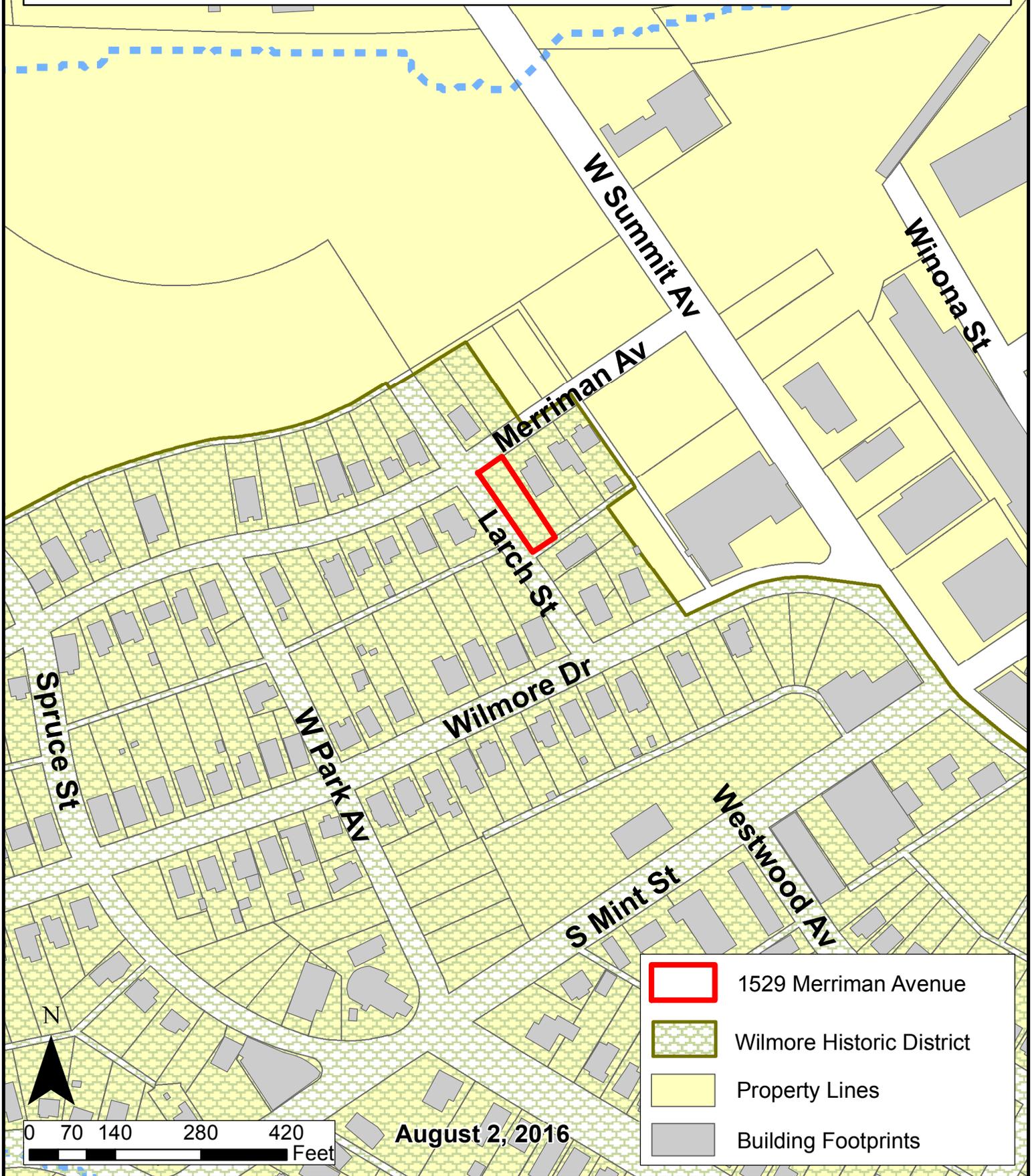
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings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

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

Charlotte Historic District Commission - Case 2016-188
HISTORIC DISTRICT: WILMORE
GARAGE/ACCESSORY STRUCTURE



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

0 70 140 280 420 Feet

August 2, 2016

Existing Conditions



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)

Context/Adjacent Structures

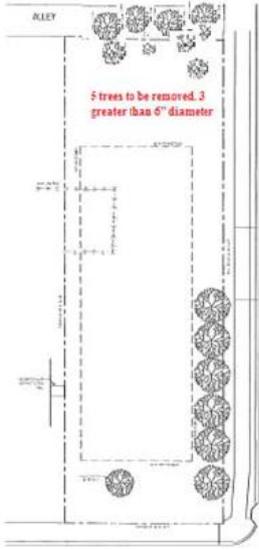


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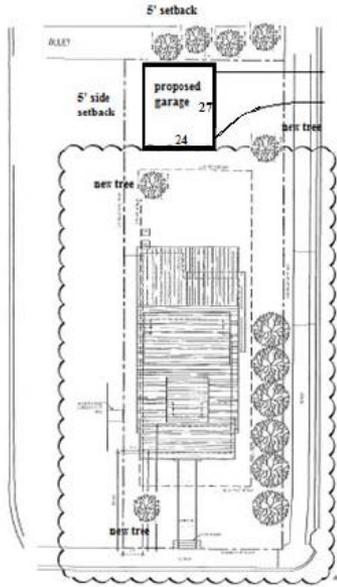
Revised Plans – May 2016



VICINITY MAP
A2.4



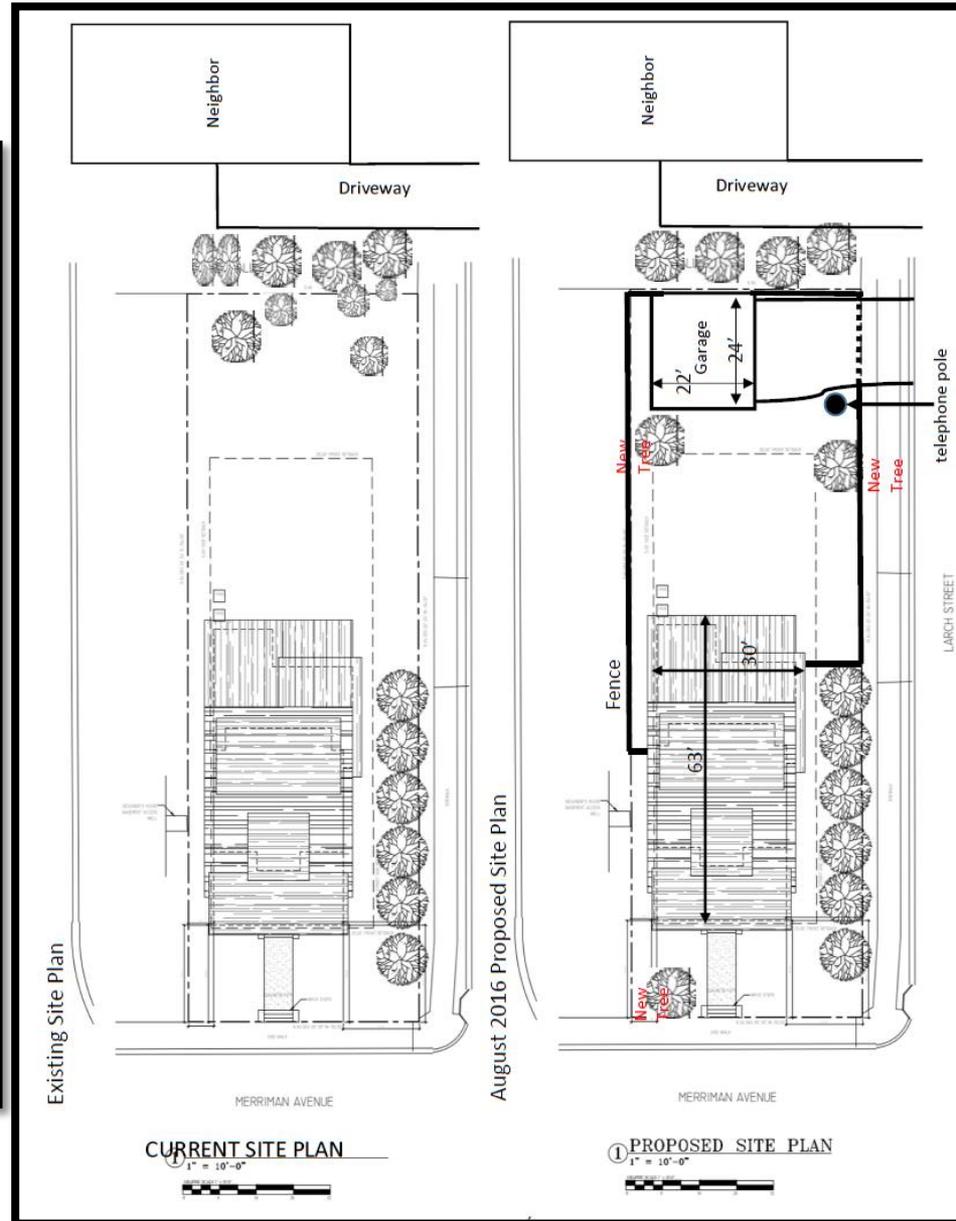
EXISTING SITE PLAN
1" = 10'-0"



PROPOSED SITE PLAN
1" = 10'-0"

Revised Site Plan – May 2016

AUGUST



Existing Site Plan

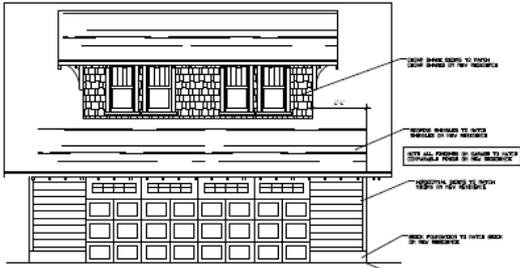
August 2016 Proposed Site Plan

CURRENT SITE PLAN
1" = 10'-0"

PROPOSED SITE PLAN
1" = 10'-0"

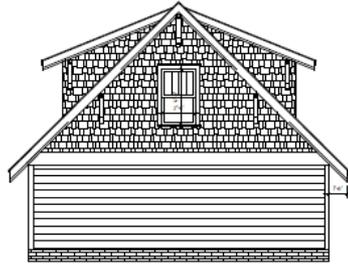
DENIED IN MAY

AUGUST



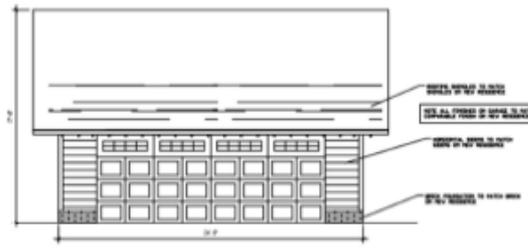
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



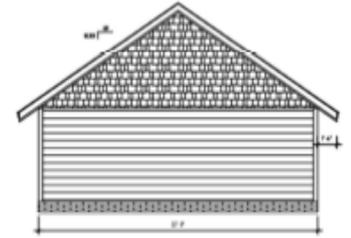
RIGHT ELEVATION

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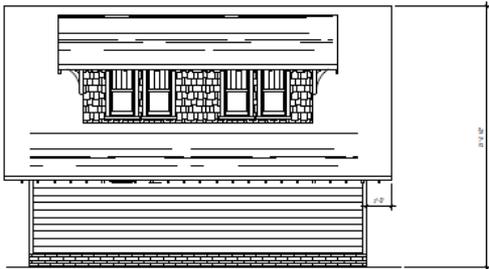
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



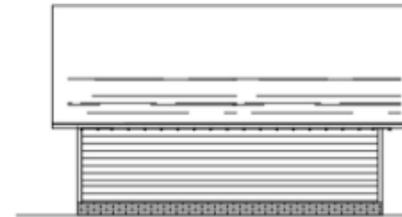
REAR ELEVATION

SCALE 1/4" = 1' - 0"



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

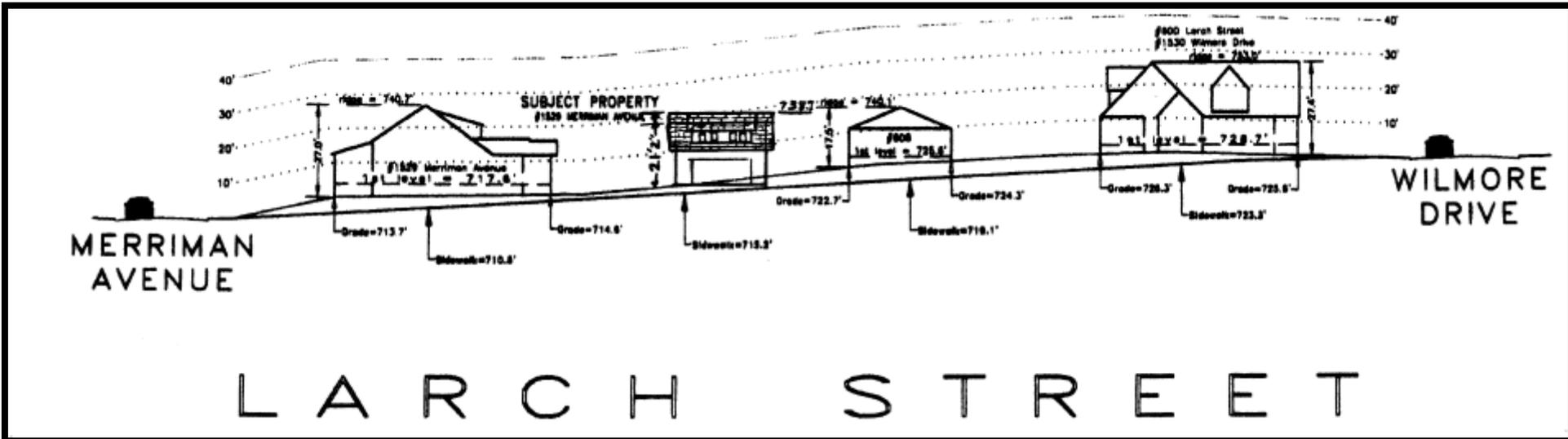
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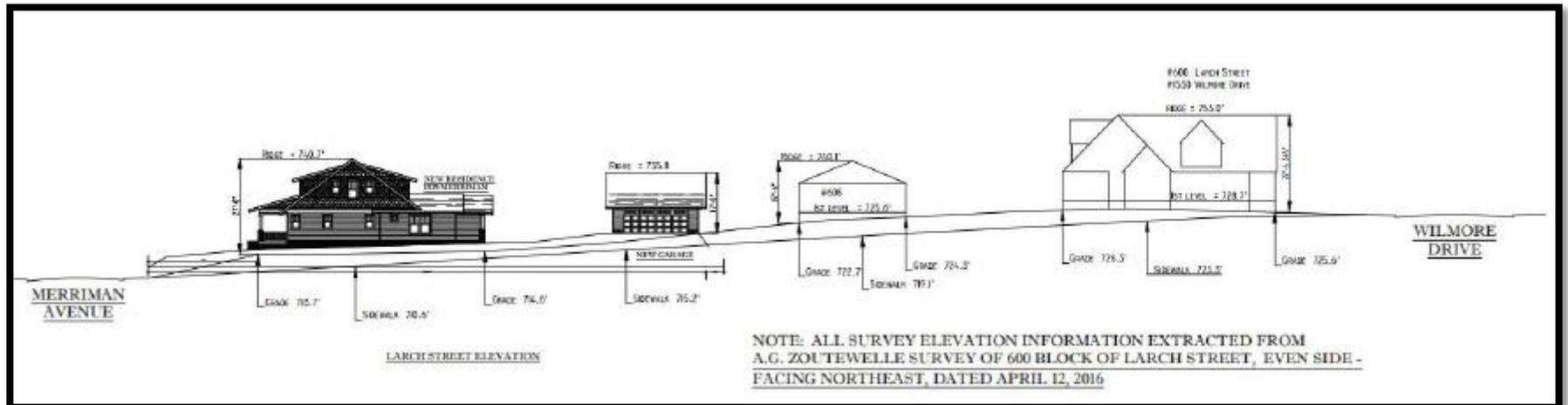
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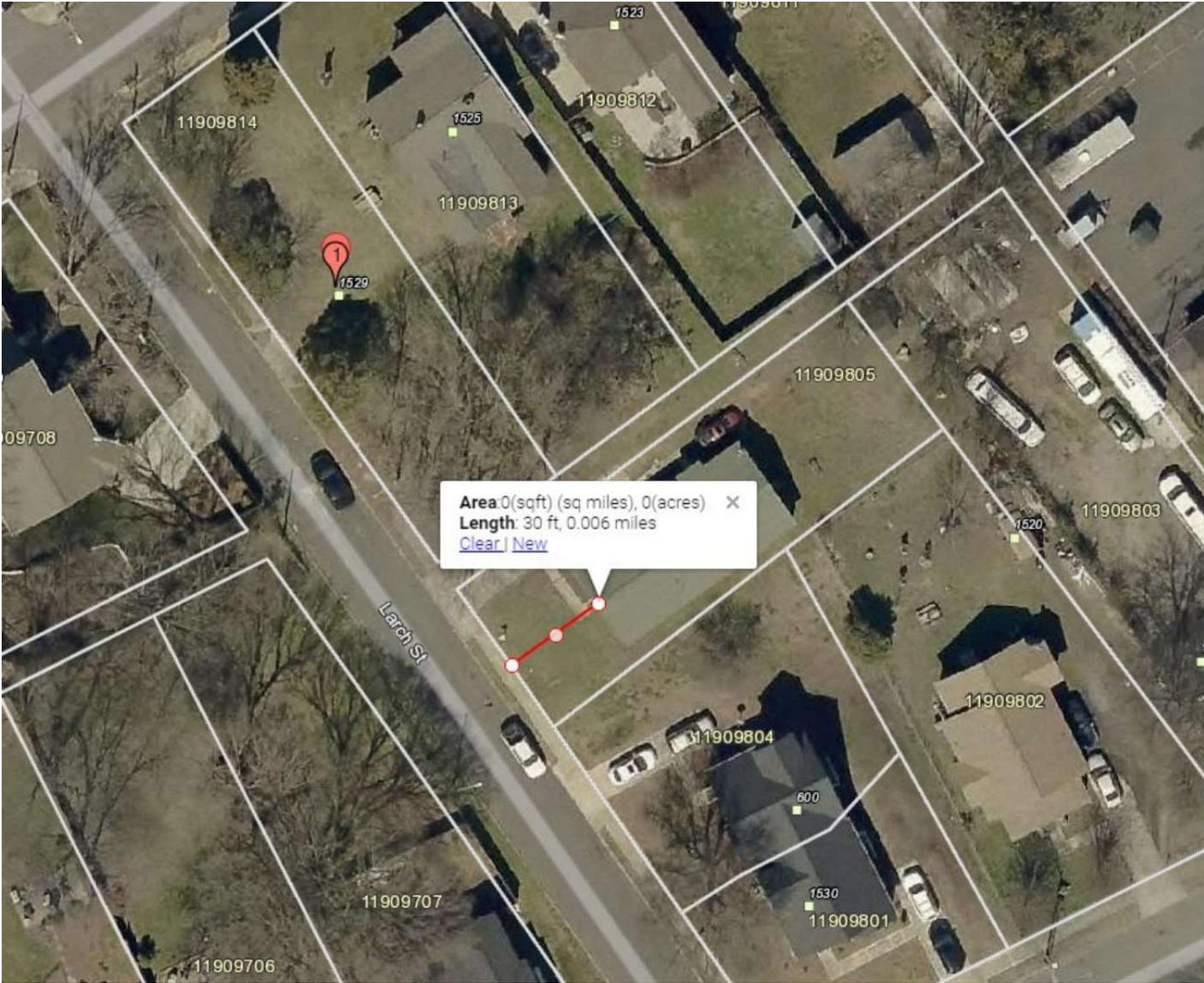
SCALE 1/4" = 1' - 0"

DENIED IN MAY



AUGUST



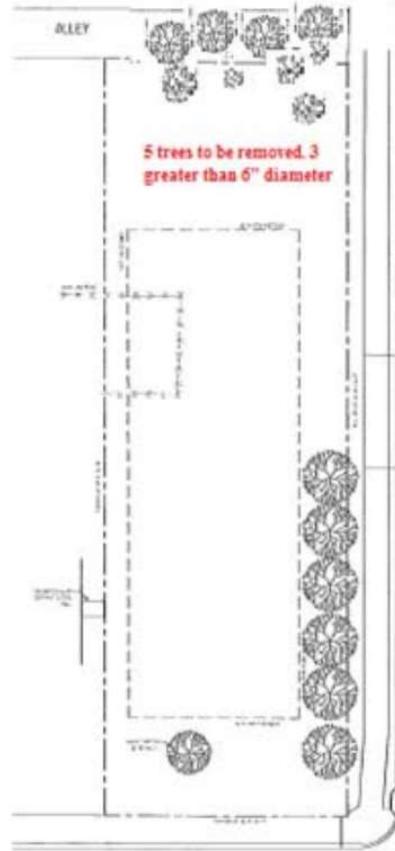


First Plan Review – Site Plan

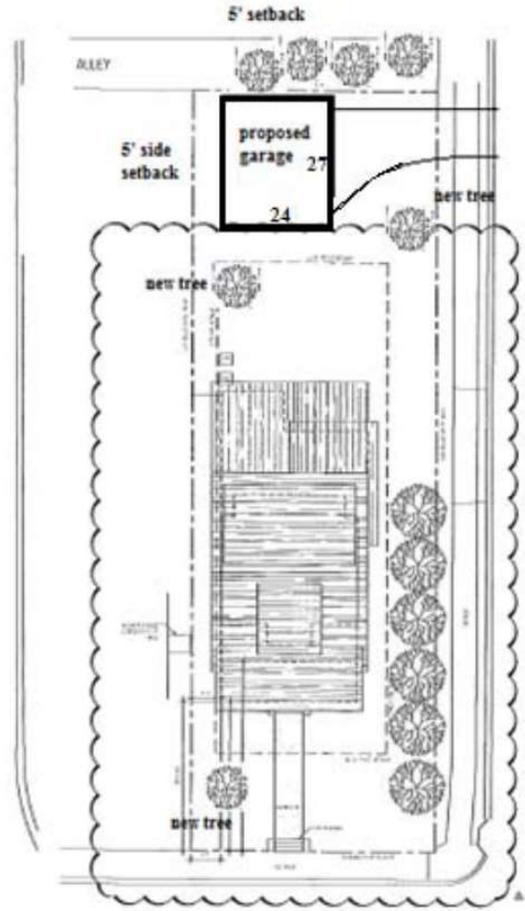


③ VICINITY MAP
R.T.A.

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-192



② EXISTING SITE PLAN
1" = 12'-0"



① PROPOSED SITE PLAN
1" = 12'-0"

DESIGNED EXCLUSIVELY FOR THE:
AYCINENA RESIDENCE
 1529 Merriman Avenue, Charlotte, NC 28203

 ENGINEER'S EXAMINATION
 DATE
A-1
 08/2015

First Plan Review – Elevations

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

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"

DATE: MARCH 28, 2016
DRAWN BY: B. CRITCHFIELD
APPROVED BY:
REVISIONS: 0

CRUTCHFIELD HOMES
DESIGN/BUILD
4511 Morrowick Rd.
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(704) 816-7689 mobile

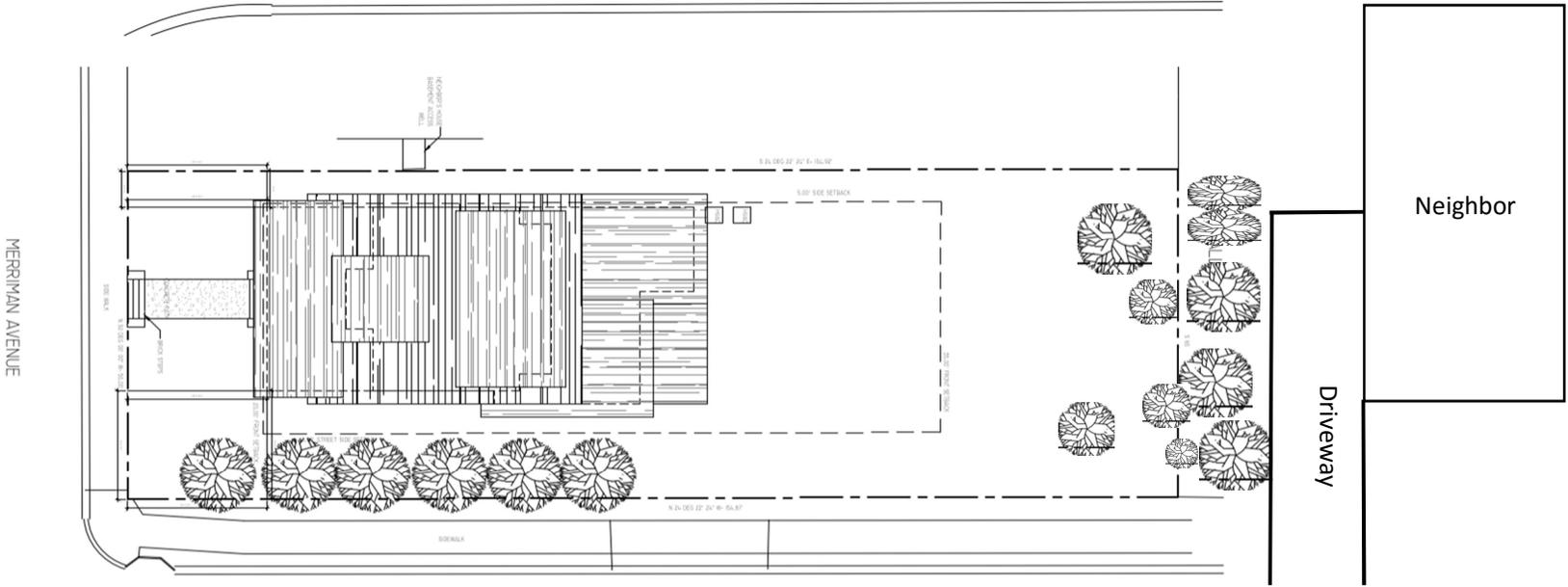
ATCINENA GARAGE
1529 CANTON AVENUE
CHARLOTTE, NC
BUILDING STRUCTURALS
NEW GARAGE ELEVATIONS
FLOOR PLAN ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET **SS3**

Revised Plans - August

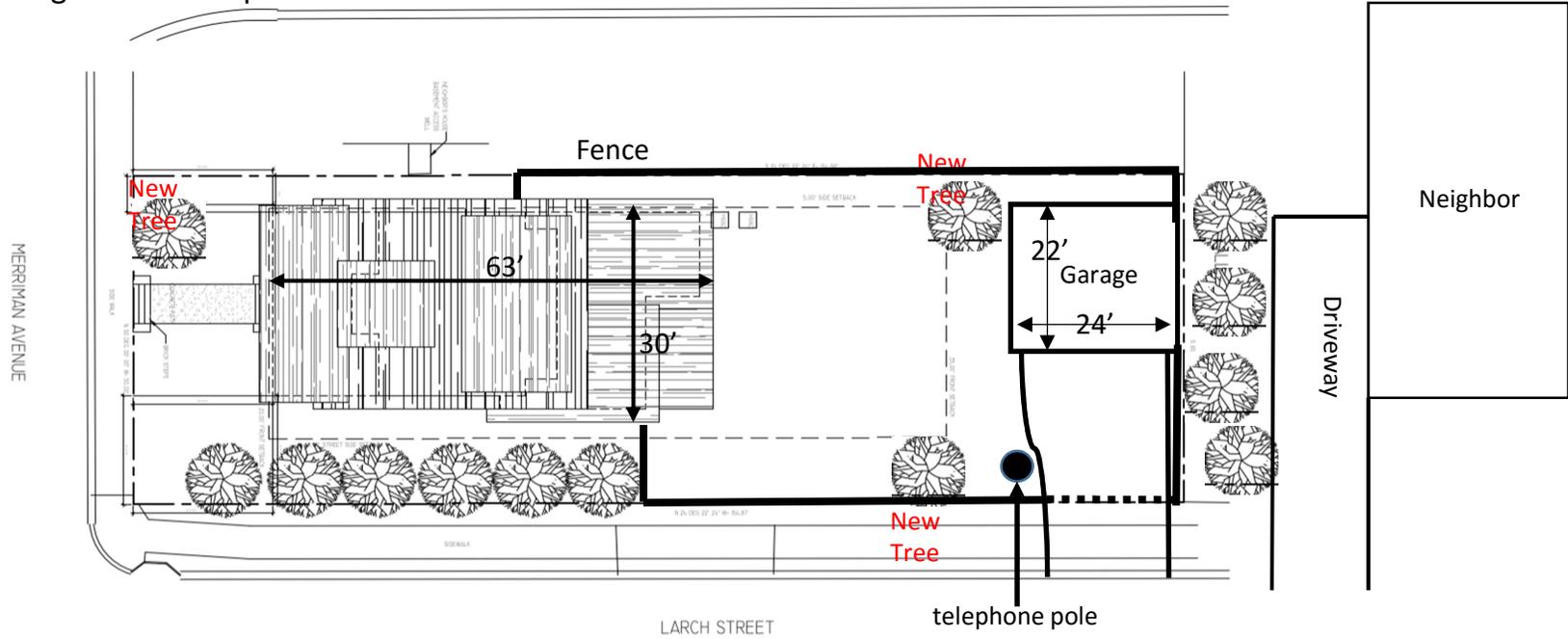
Existing Site Plan

CURRENT SITE PLAN
1" = 10'-0"

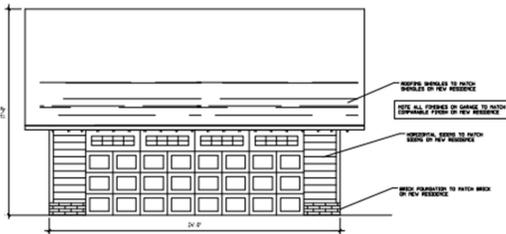


August 2016 Proposed Site Plan

1 PROPOSED SITE PLAN
1" = 10'-0"

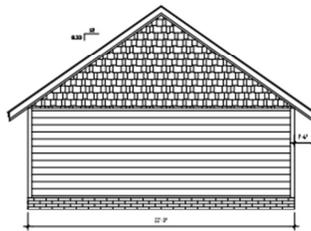


Revised August Elevations



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

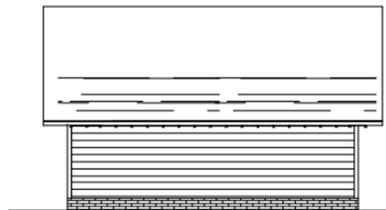


RIGHT ELEVATION

SCALE 1/4" = 1' - 0"

FIRST FLOOR HDRS.

WINDOW OR DOOR CLEAR HEIGHT, EXCEPT DOOR HEADS, OVERSHOTS	WINDOW OR DOOR HEADS, OVERSHOTS	# OF JOISTS
UP TO 3'-0"	2 - 2"x10"	1
UP TO 3'-0"	2 - 2"x10"	2
UP TO 6'-0"	2 - 2"x10"	3
UP TO 6'-7"	3 - 2"x10"	2
UP TO 7'-4"	4 - 2"x10"	2
UP TO 8'-10"	4 - 2"x10"	3
UP TO 8'-4"	4 - 2"x10"	2
UP TO 10'-4"	0.8 - 3.5"x11.25"	3



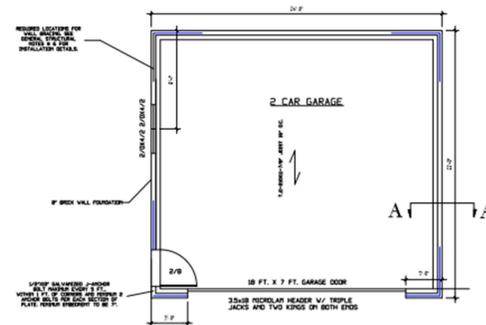
REAR ELEVATION

SCALE 1/4" = 1' - 0"



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



FIRST FLOOR

SCALE 1/4" = 1' - 0"



REV. 0

DATE: JUNE 11, 2016

DRAWN BY: E. CRUTCHFIELD

APPROVED BY:

REVISIONS:

CRUTCHFIELD HOMES
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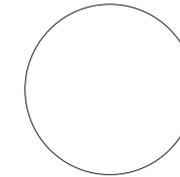


A YCINEMA GARAGE
1529 MERRIMAN AVENUE
CHARLOTTE, NC
BUILDING STRUCTURALS
NEW GARAGE
FLOOR PLAN & ELEVATIONS
SCALE: 1/4" = 1'-0"

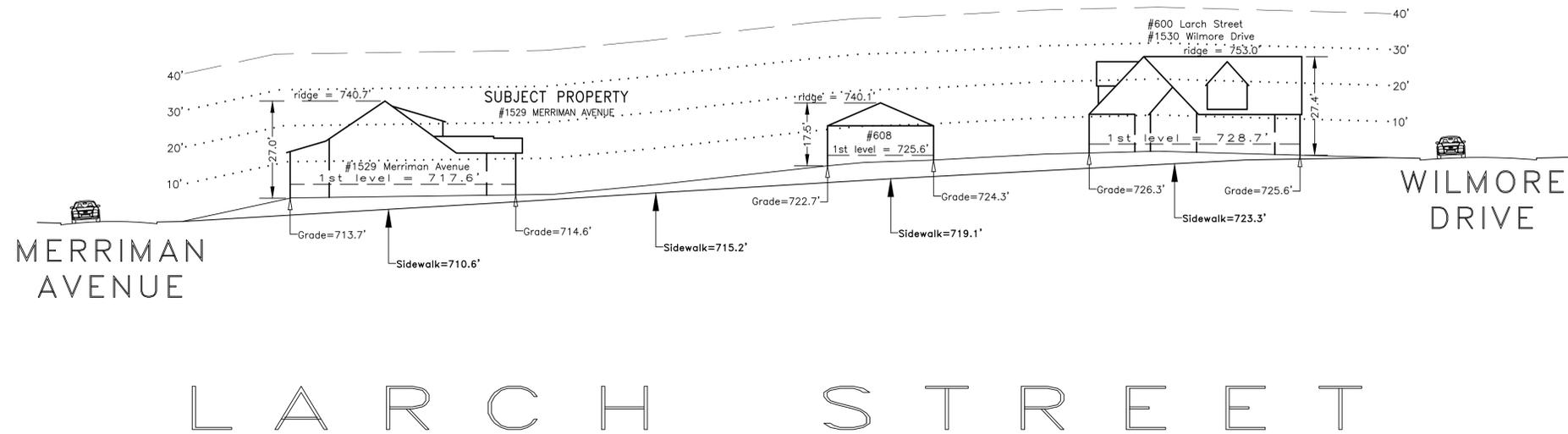
SHEET 33

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.



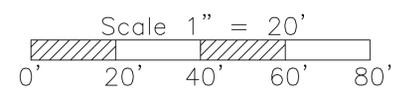
PRELIMINARY
FOR REVIEW PURPOSES ONLY
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



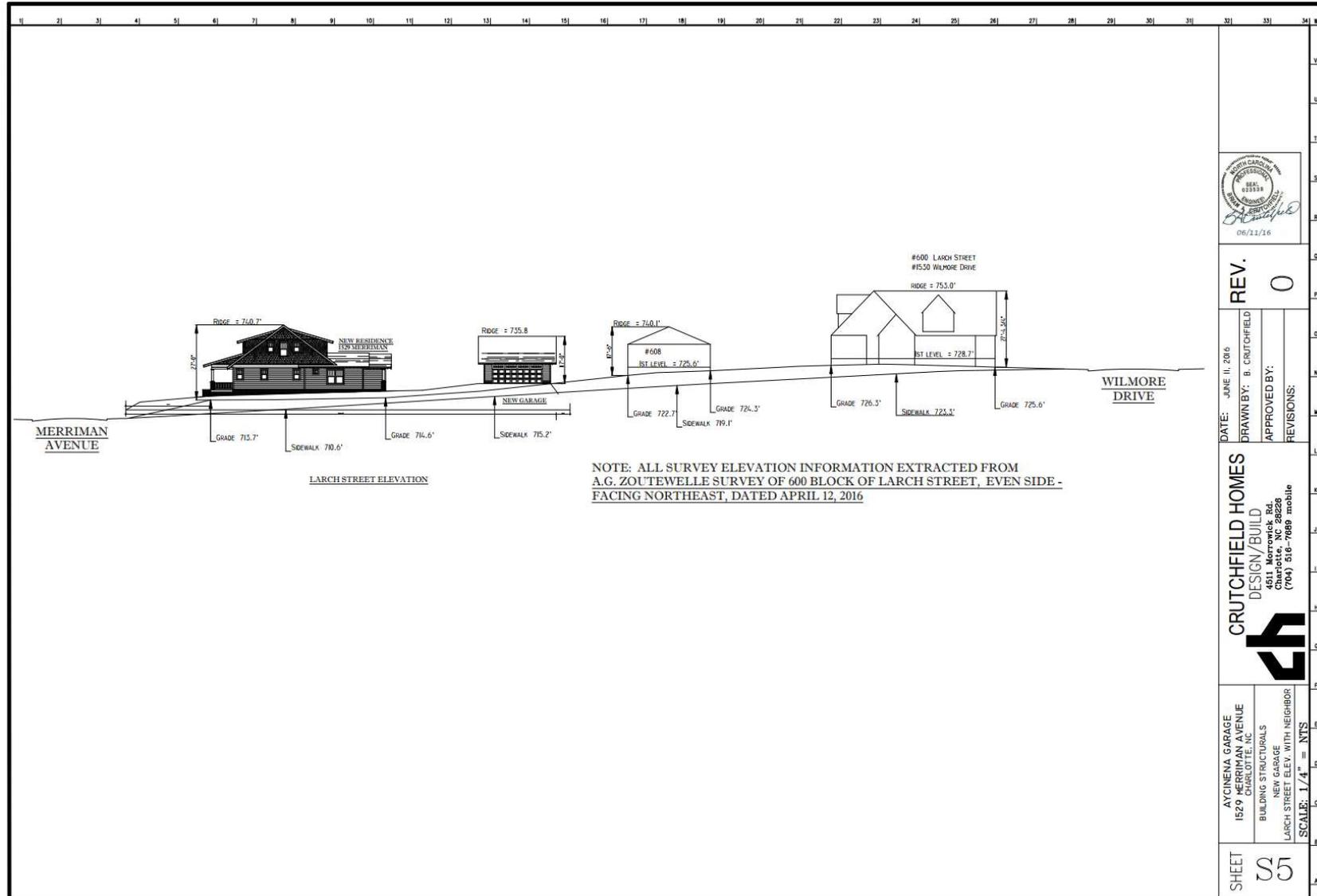
A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

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.



Streetscape Elevation



DATE: JUNE 11, 2016
 DRAWN BY: B. CRUTCHFIELD
 APPROVED BY:
 REVISIONS: 0

CRUTCHFIELD HOMES
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AVICINEMA GARAGE
 1520 MERRIMAN AVENUE
 CHARLOTTE, NC
 BUILDING STRUCTURALS
 NEW GARAGE
 LARCH STREET ELEV. WITH NEIGHBOR
 SCALE: 1/4" = NTS

SHEET 55

