
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1923 Merriman Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Jason Murphy

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel located mid-block on Merriman Avenue. Adjacent houses are one story duplex structures, some of which are being removed due to their location in the flood plain leaving most of the block vacant.

Proposal

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 22 feet.

Policy & Design Guidelines for New Construction, page 34

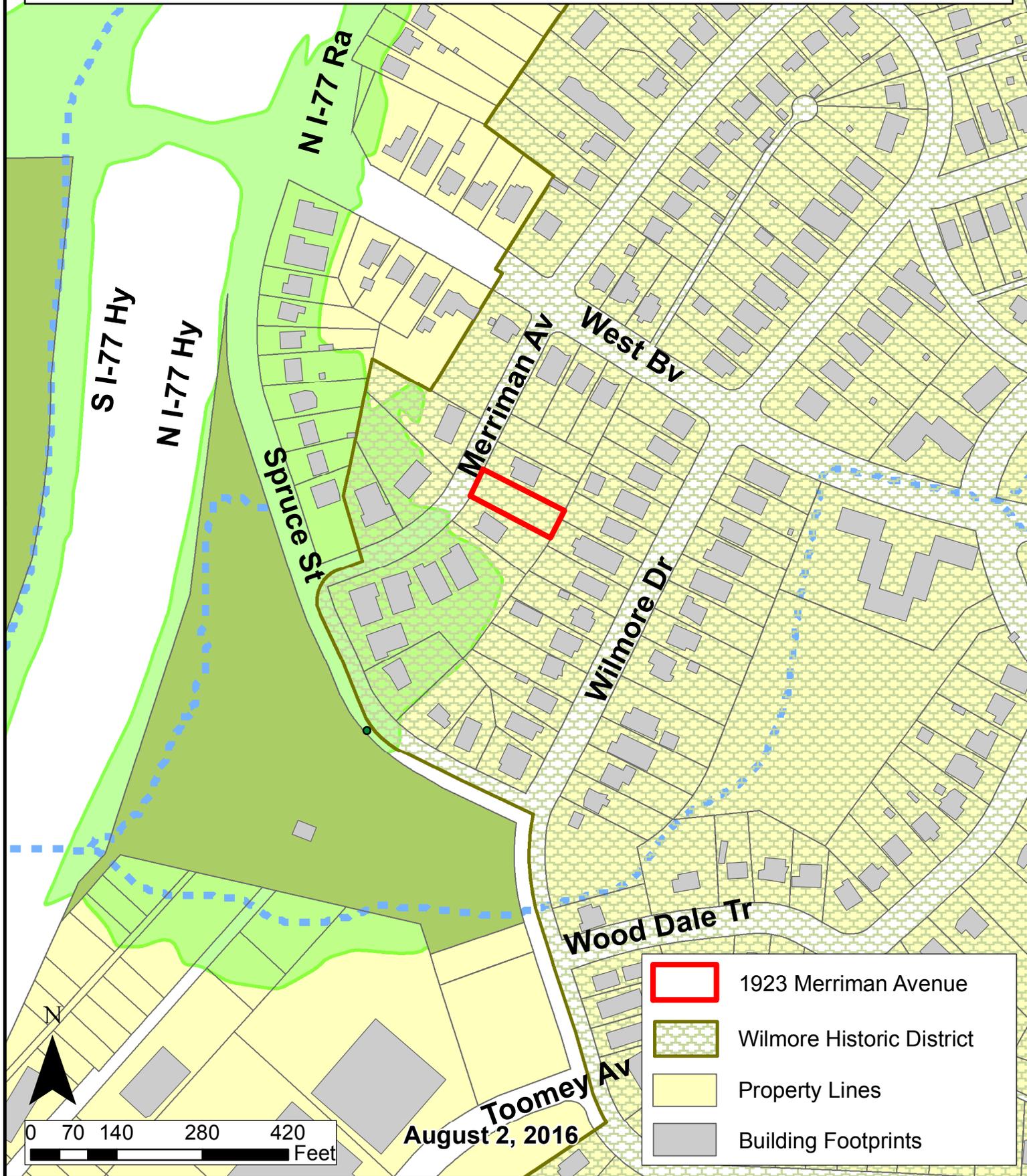
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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 2016-189
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION





★
1923 Merriman

Merriman Ave

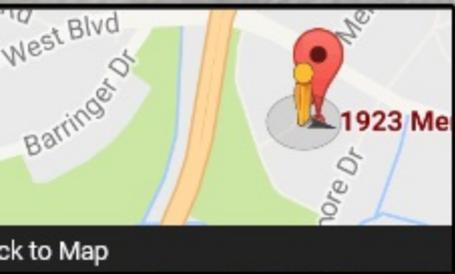
Merriman Ave

Google

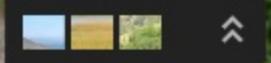
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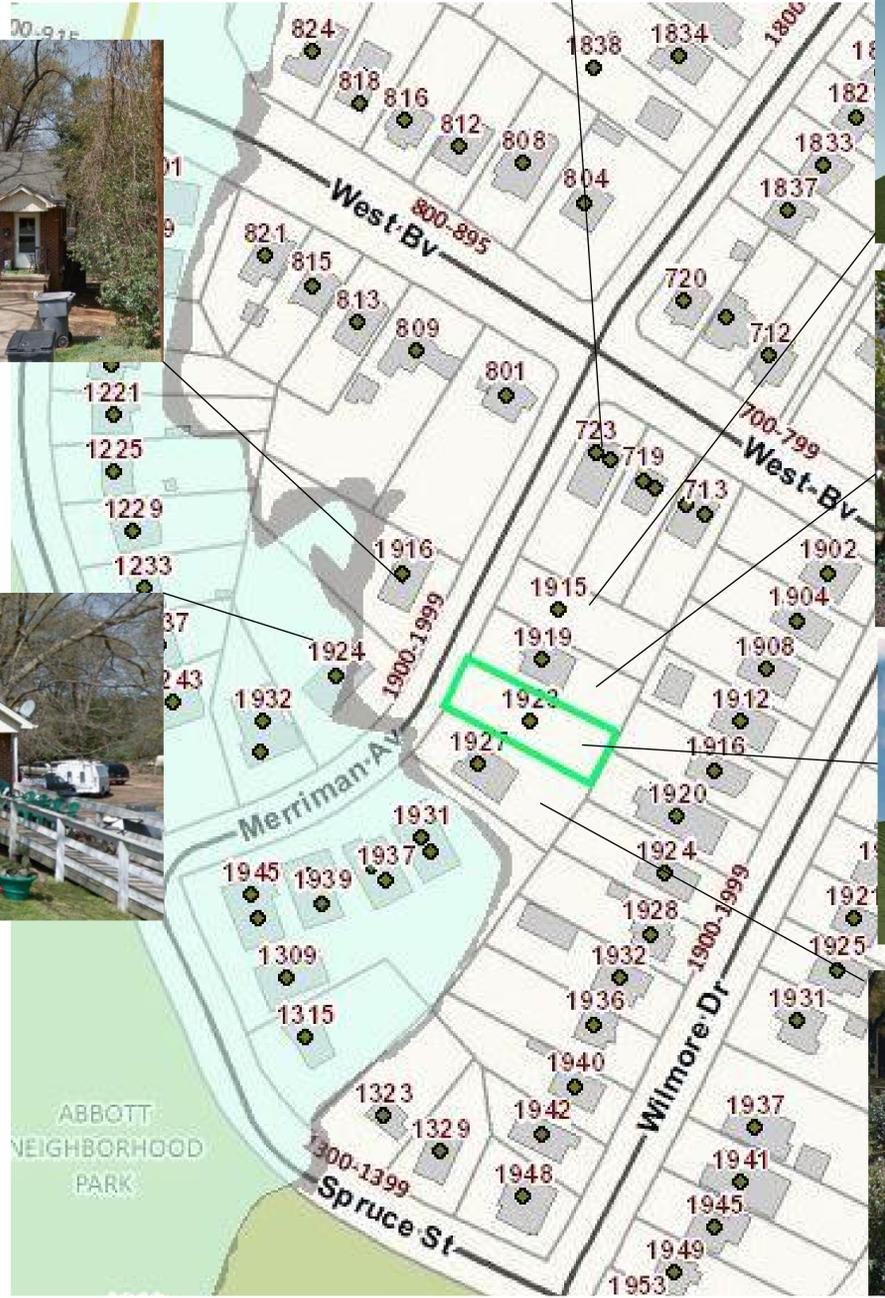


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Google





1 NEIGHBORHOOD MAP
 SCALE: 1/8" = 1'-0"

RESIDENCE
 1923 MERRIMAN AVE.
 CHARLOTTE, NC

Date:	Revision:

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DATE: 8/1/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.610

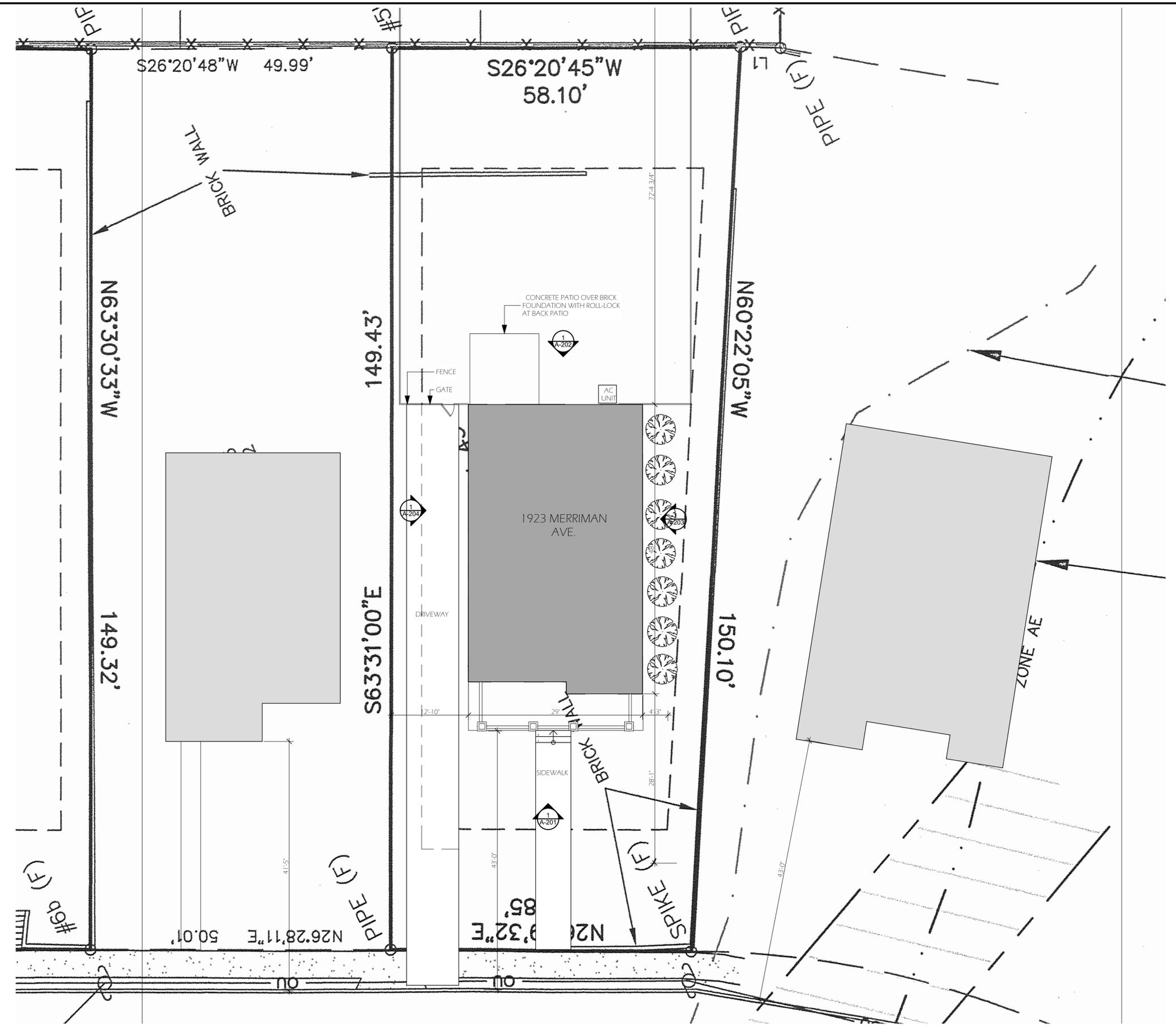
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SHEET TITLE:
NEIGHBORHOOD PLAN

SHEET NUMBER:

A-102

RESIDENCE
 1923 MERRIMAN AVE.
 CHARLOTTE, NC



1 SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 4' 8' 16'

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A-101

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1923 MERRIMAN AVE.
CHARLOTTE, NC



1 FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



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SHEET TITLE:
FRONT ELEVATION

SHEET NUMBER:

A-201

RESIDENCE
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CHARLOTTE, NC



1 REAR ELEVATION
 SCALE: 1/2" = 1'-0"



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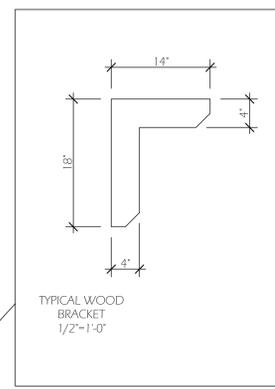
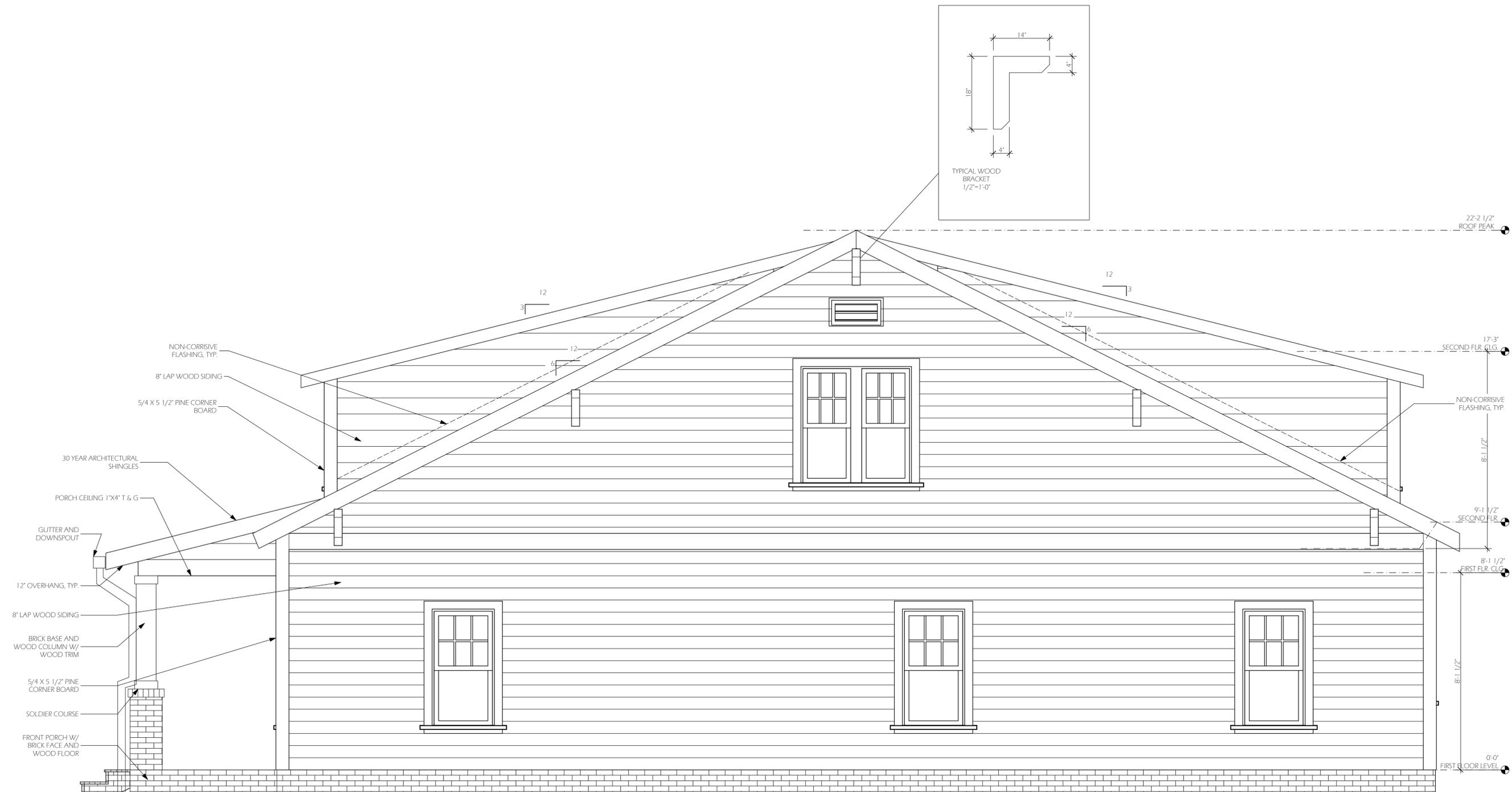
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SHEET TITLE:
REAR ELEVATION

SHEET NUMBER:

A-202

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



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SHEET TITLE:
RIGHT ELEVATION

SHEET NUMBER:

A-203



1 LEFT ELEVATION
 SCALE: 1/2" = 1'-0"

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CHARLOTTE, NC

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SHEET TITLE:
LEFT ELEVATION

SHEET NUMBER:

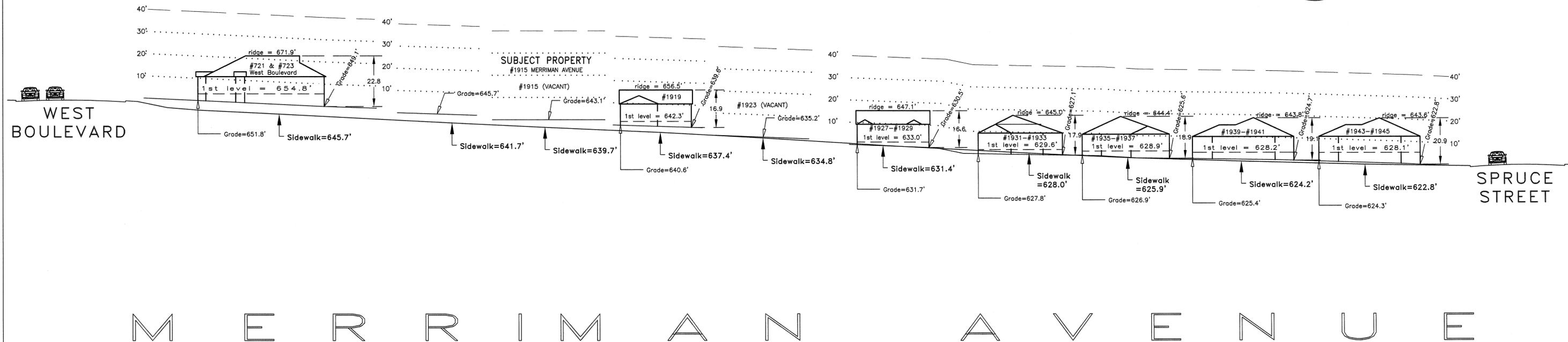
A-204

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 11th day of July, 2016.



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

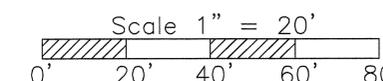


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 Firm Licensure Number C-1054

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 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

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.

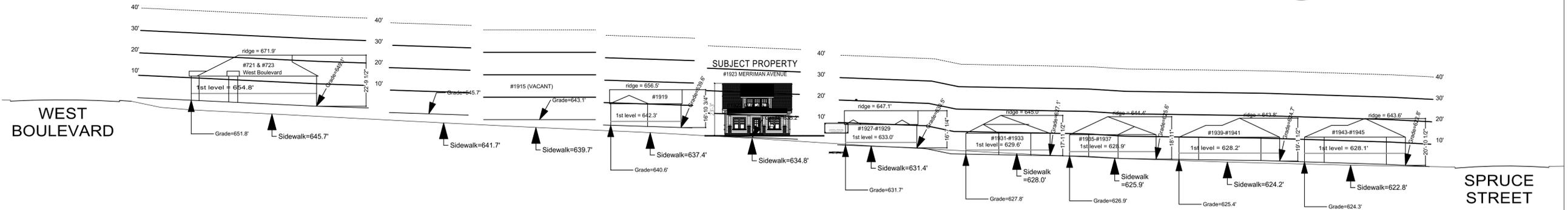


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This ____ day of _____, 2016.

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
1923 MERRIMAN AVE.
CHARLOTTE, NC

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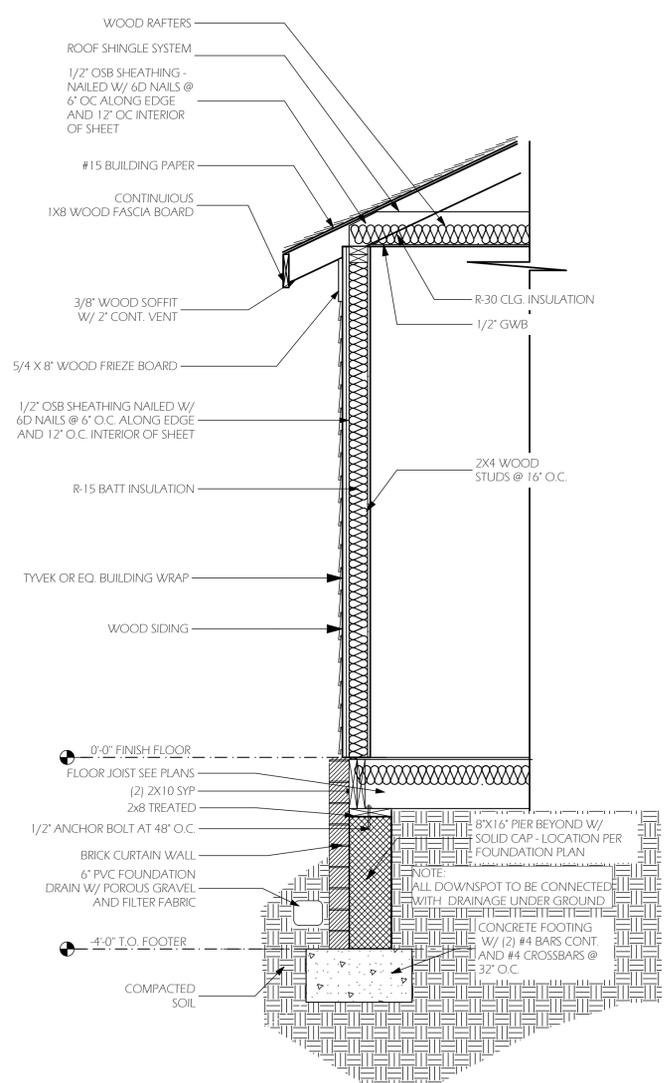
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SCALE:	PROJECT NO: 16.610

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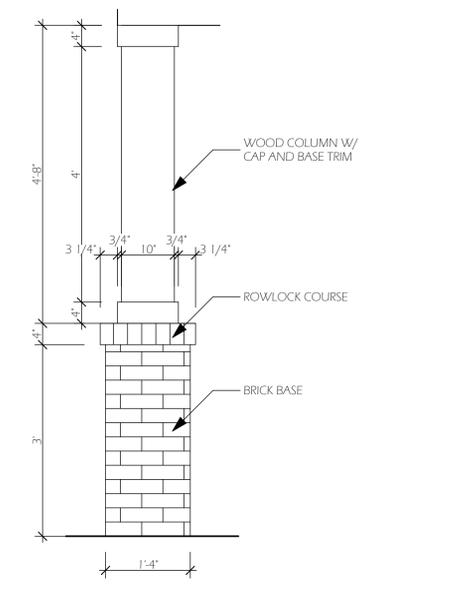
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 ELEVATION

SHEET NUMBER:

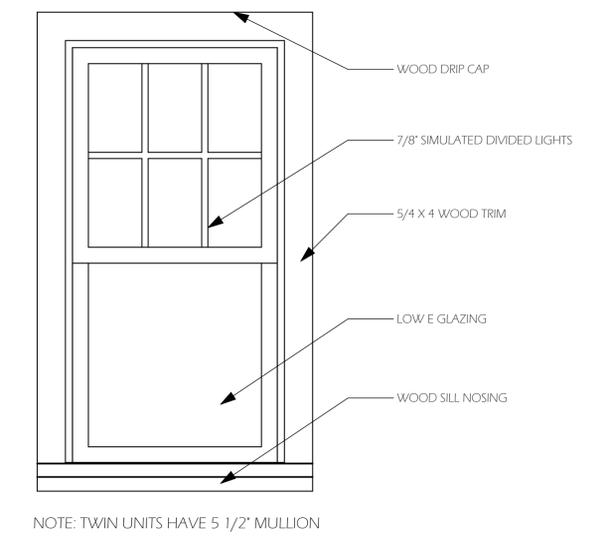
A-104



1 WALL SECTION
 SCALE: 3/4" = 1'-0"
 0 1' 2' 3'



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



3 WINDOW DETAIL
 SCALE: 1" = 1'-0"
 0 6" 1' 2'

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SHEET TITLE:
 DETAILS

SHEET NUMBER:

A-103