

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1825 Merriman Avenue

SUMMARY OF REQUEST: Rear addition

APPLICANT: Mat Goggin, Sarah McCoy

Details of Proposed Request

Existing Context

The existing structure is a 1 story American Small House constructed in 1945. Exterior features include a bay window and partial brick exterior. Adjacent houses are 1 and 1.5 stories in height. The house is approximately 6-8 feet above the sidewalk and set back approximately 38' from ROW.

Proposal

The project is a rear addition that does not affect the front or sides of the house and is not highly visible from the street. The finished floor/foundation is consistent with the existing structure. Exterior materials include parged masonry walls and wood. Site features include a new retaining wall and terrace. Existing trees will remain.

Policy & Design Guidelines for Additions, page 36

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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

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 Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission Case 2017-106
HISTORIC DISTRICT: Wilmore
ADDITION





Existing Condition



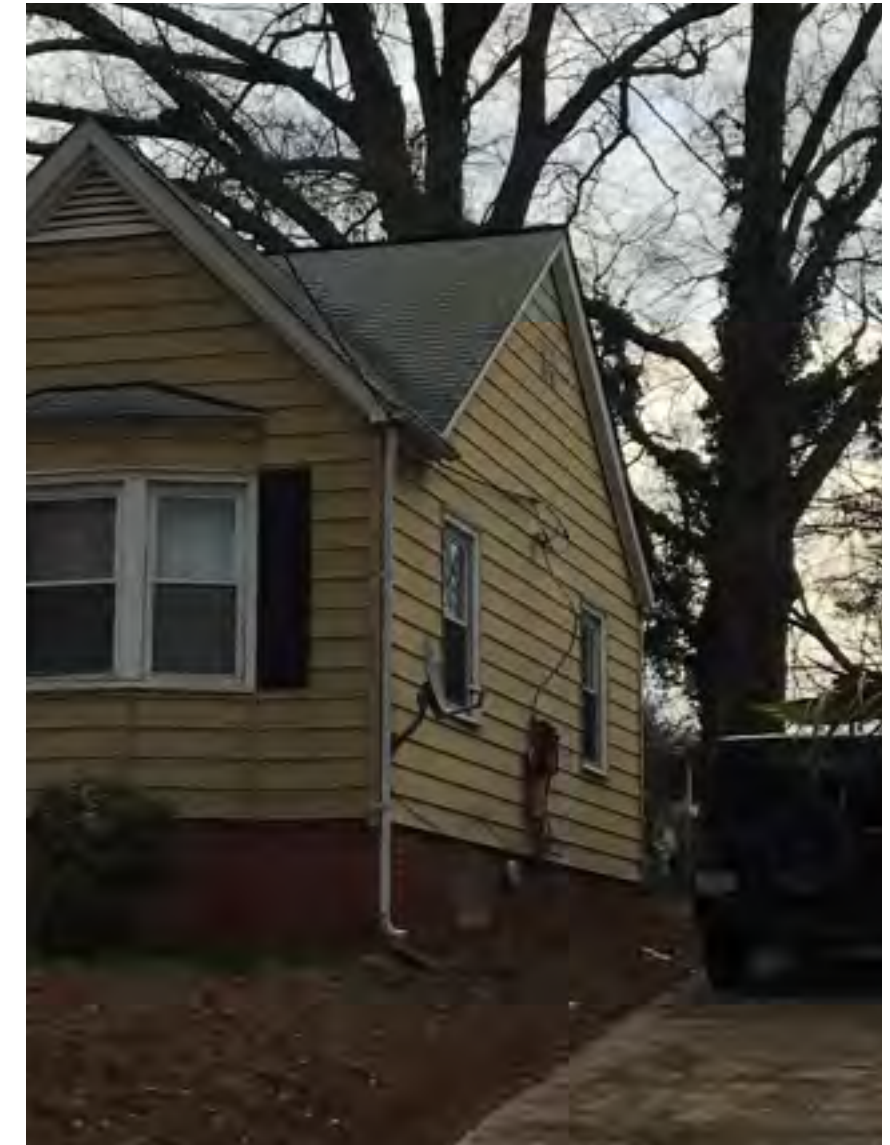
LEFT



FRONT



REAR



RIGHT

1818 Merriman



1817 Merriman



1821 Merriman



1824 Merriman



1826 Merriman



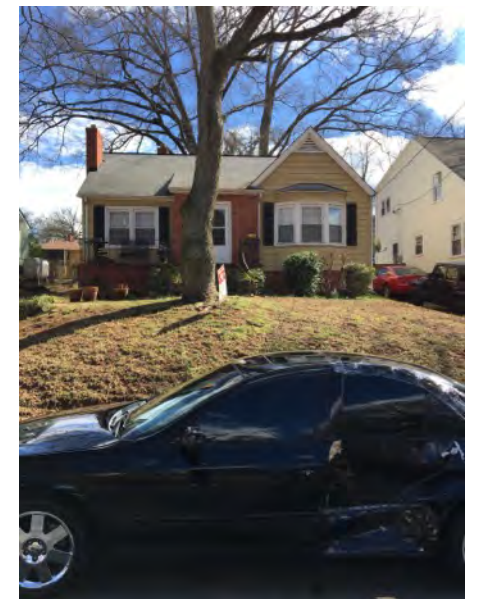
1834 Merriman



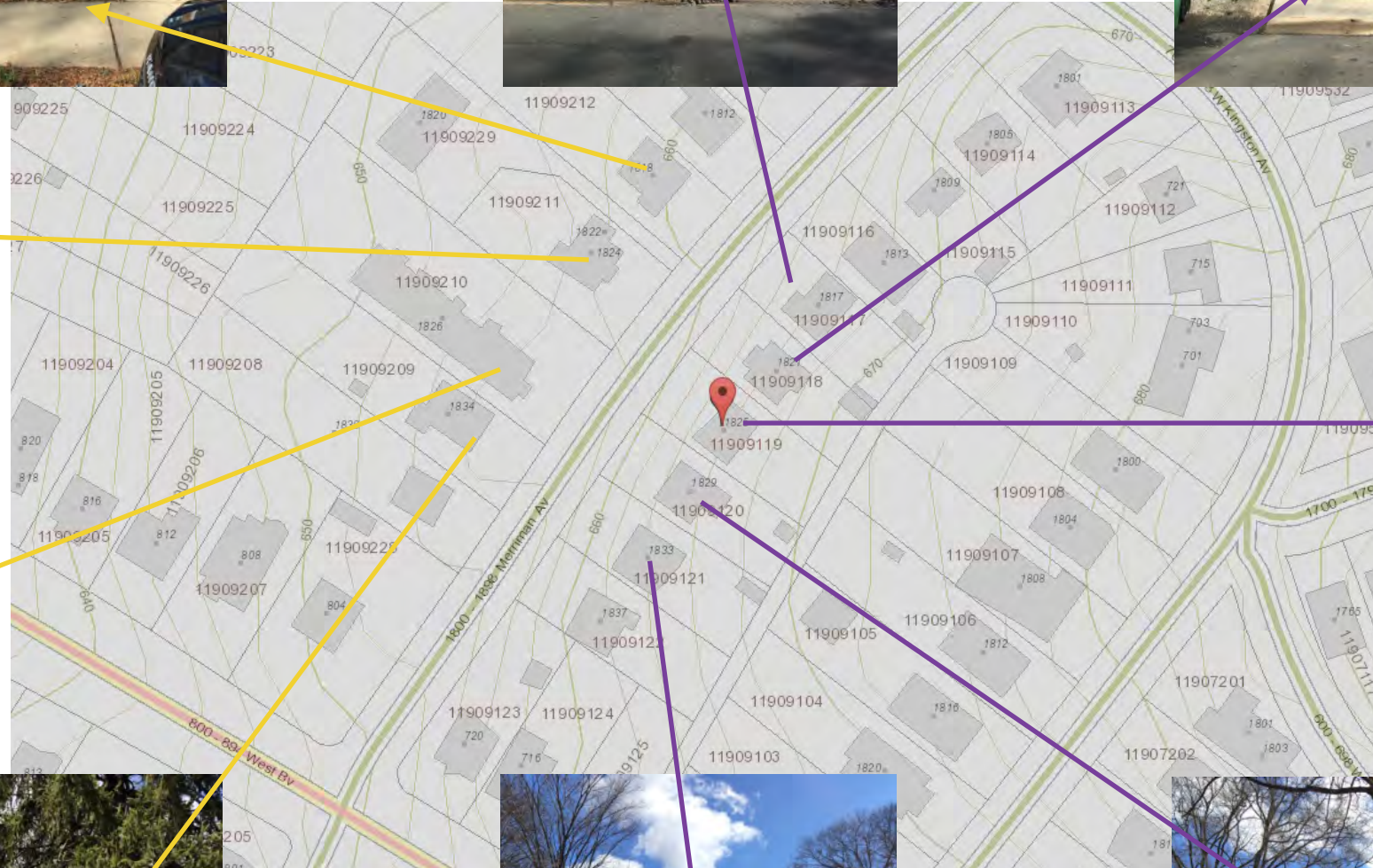
1833 Merriman

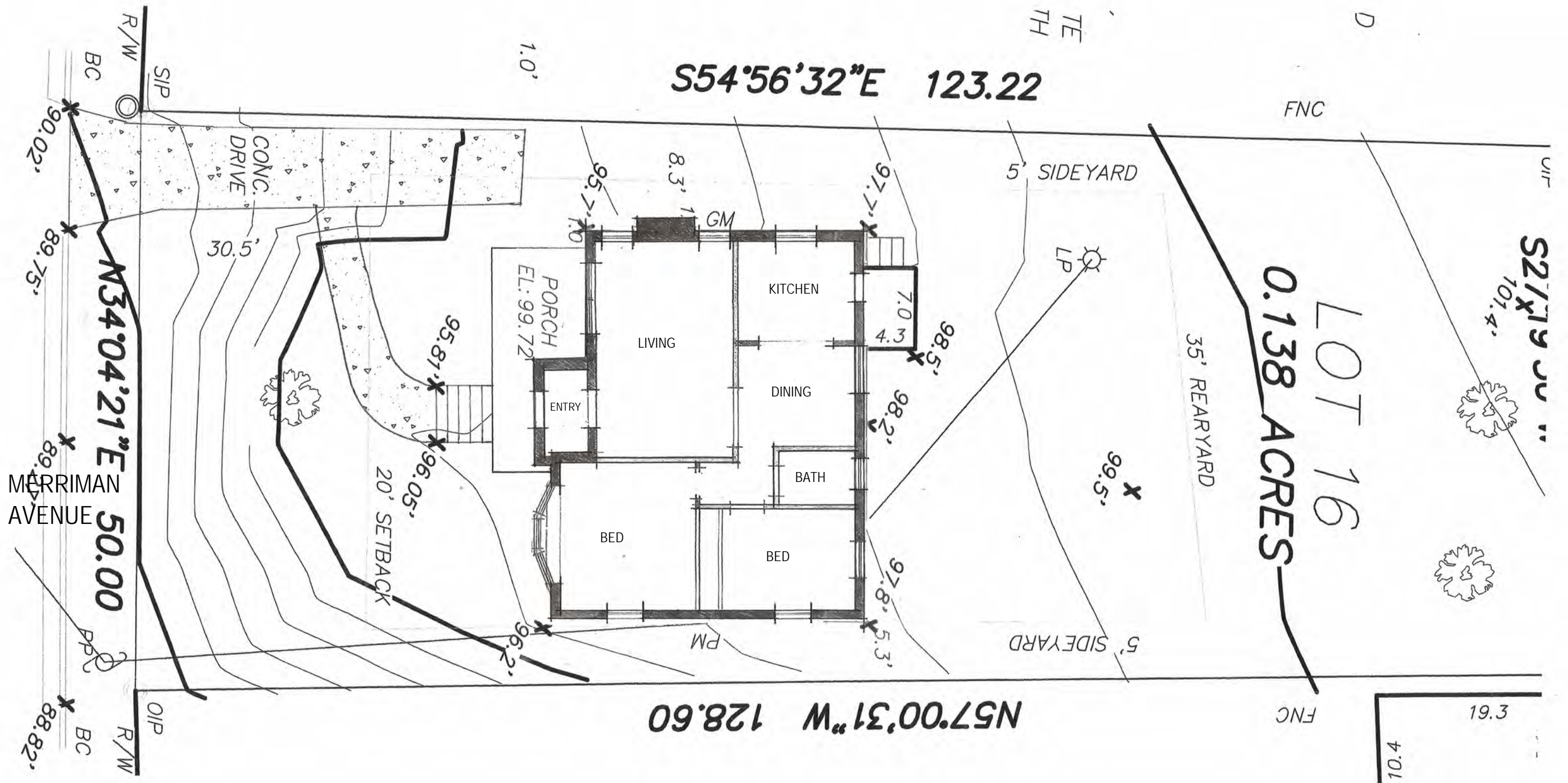


1829 Merriman



1825 Merriman





PROJECT

ALTERATIONS AND ADDITIONS

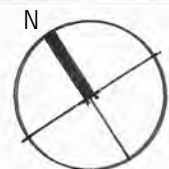
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

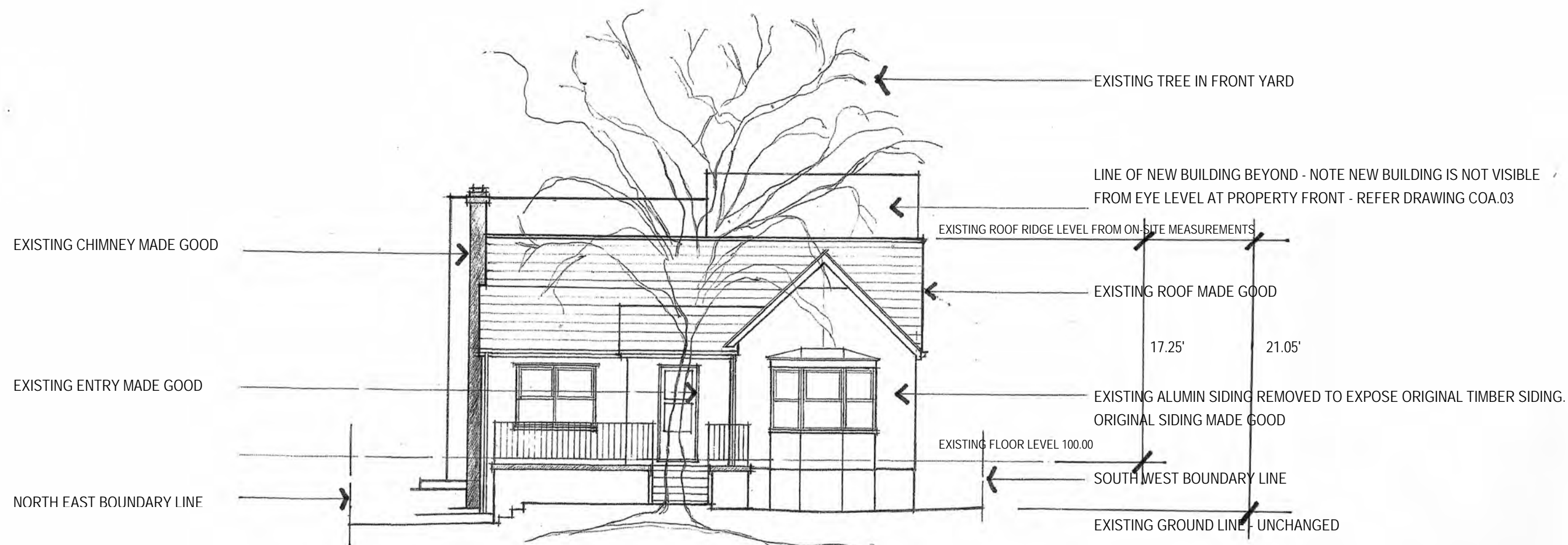
FULL SITE SHOWING EXISTING CONDITIONS 1/8" = 1/10' @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.00





PROJECT

ALTERATIONS AND ADDITIONS

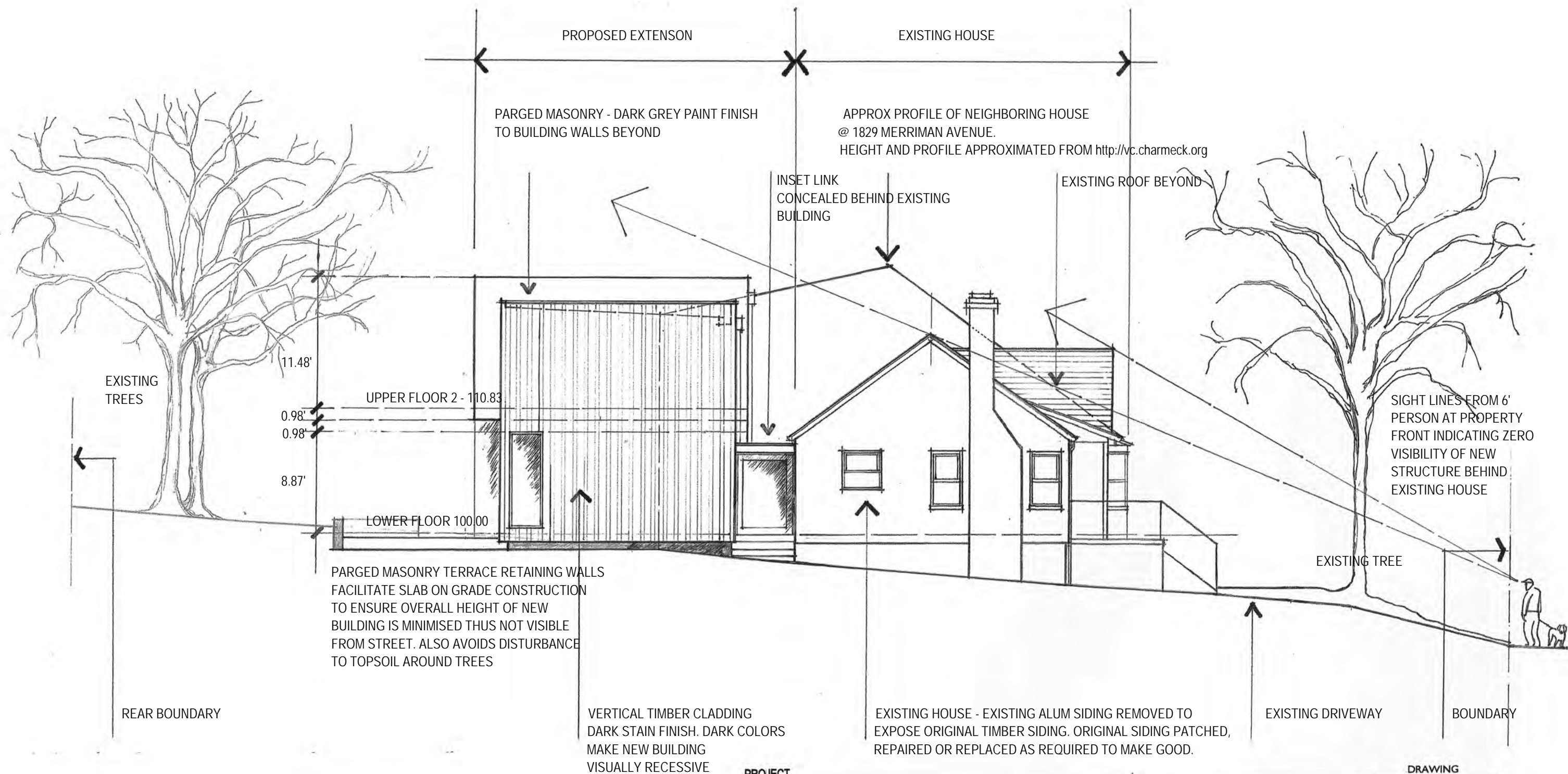
for HEIGHTDESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

NORTH WEST (STREET) ELEVATION 1/8" = 1/0' @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.06



PROJECT

ALTERATIONS AND ADDITIONS

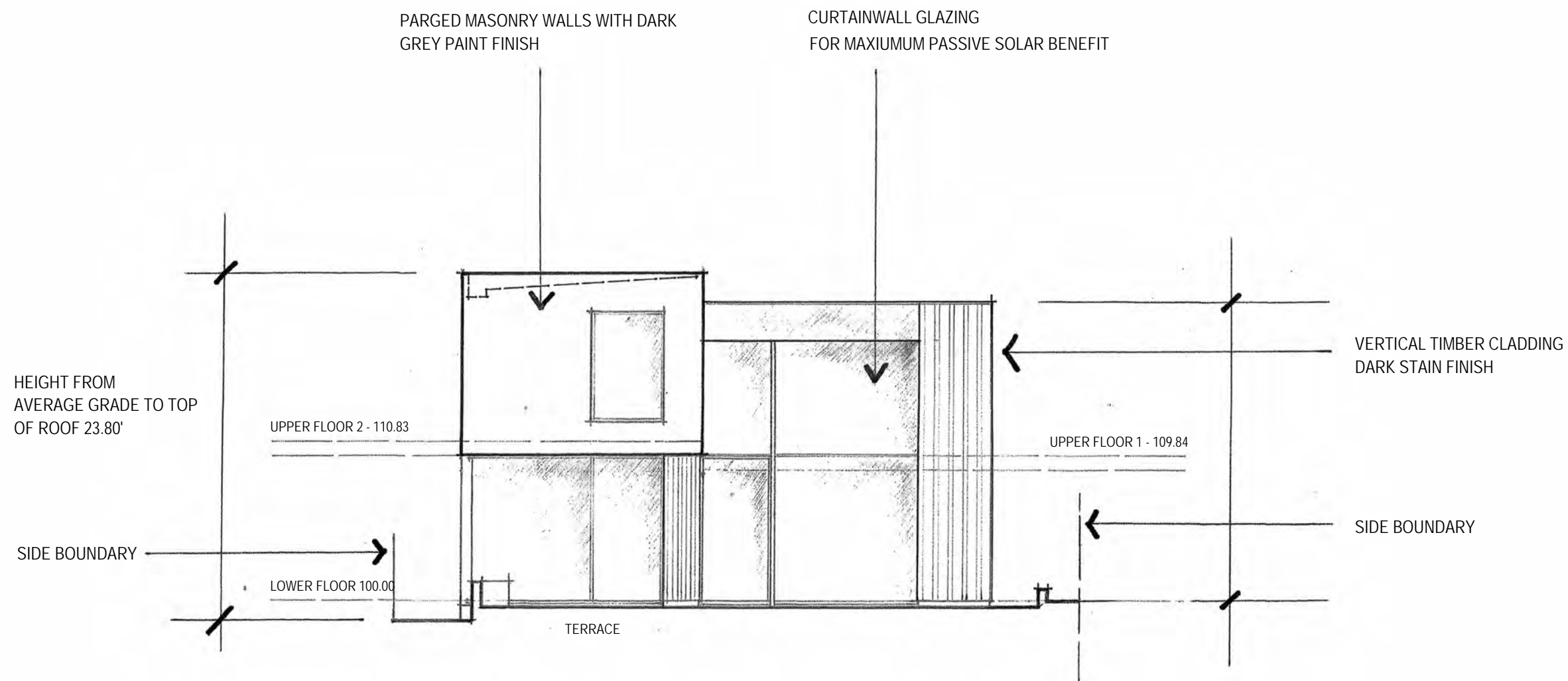
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

NORTH EAST ELEVATION 1/8" = 1/0" @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.03



PROJECT

ALTERATIONS AND ADDITIONS

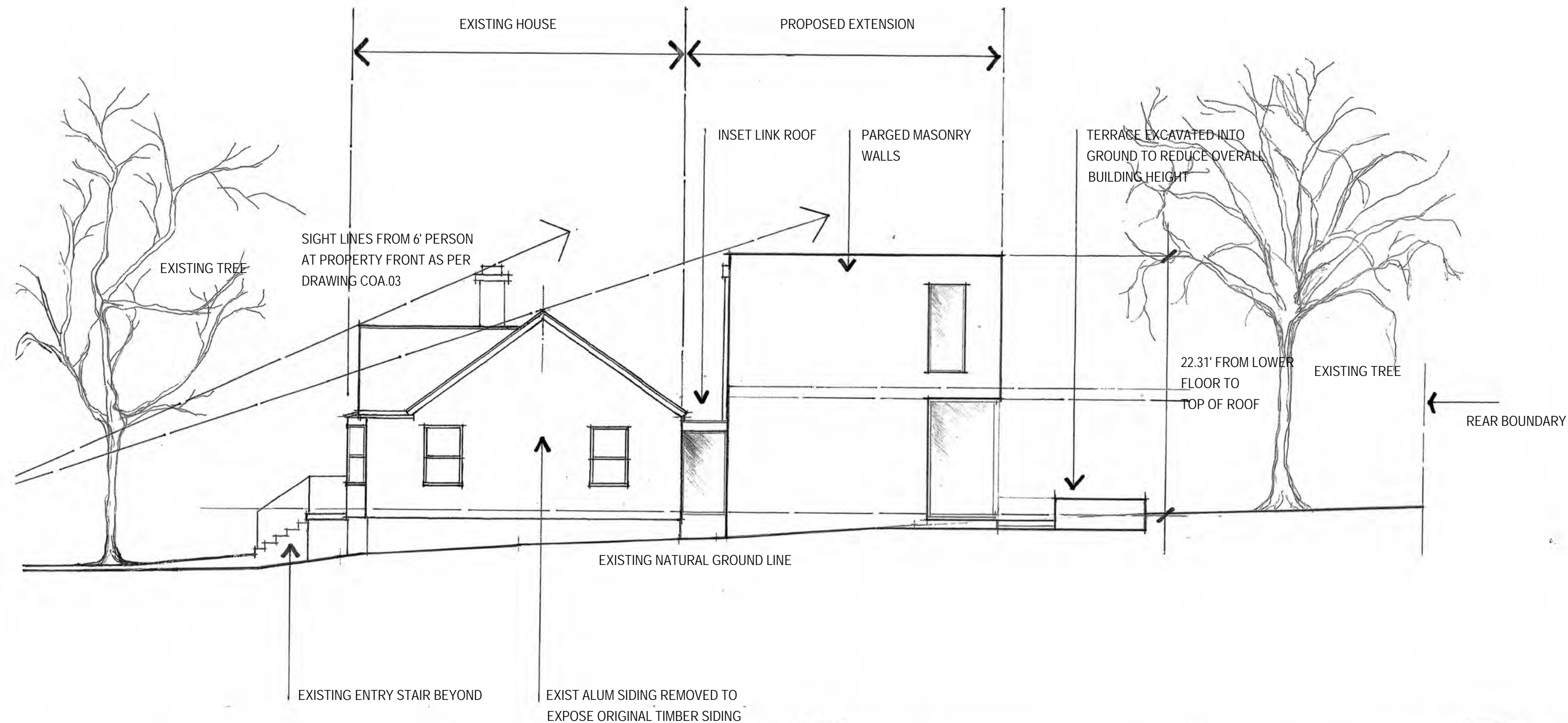
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

SOUTH EAST ELEVATION 1/8" = 1/0" @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.04



PROJECT

ALTERATIONS AND ADDITIONS

for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

SOUTH WEST ELEVATION 1/8" = 1/0' @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.05

Merriman Avenue Streetscape



+4.0ft



+2.5ft



+1.0ft



1825 Merriman

Lot Line Elevation
0.00



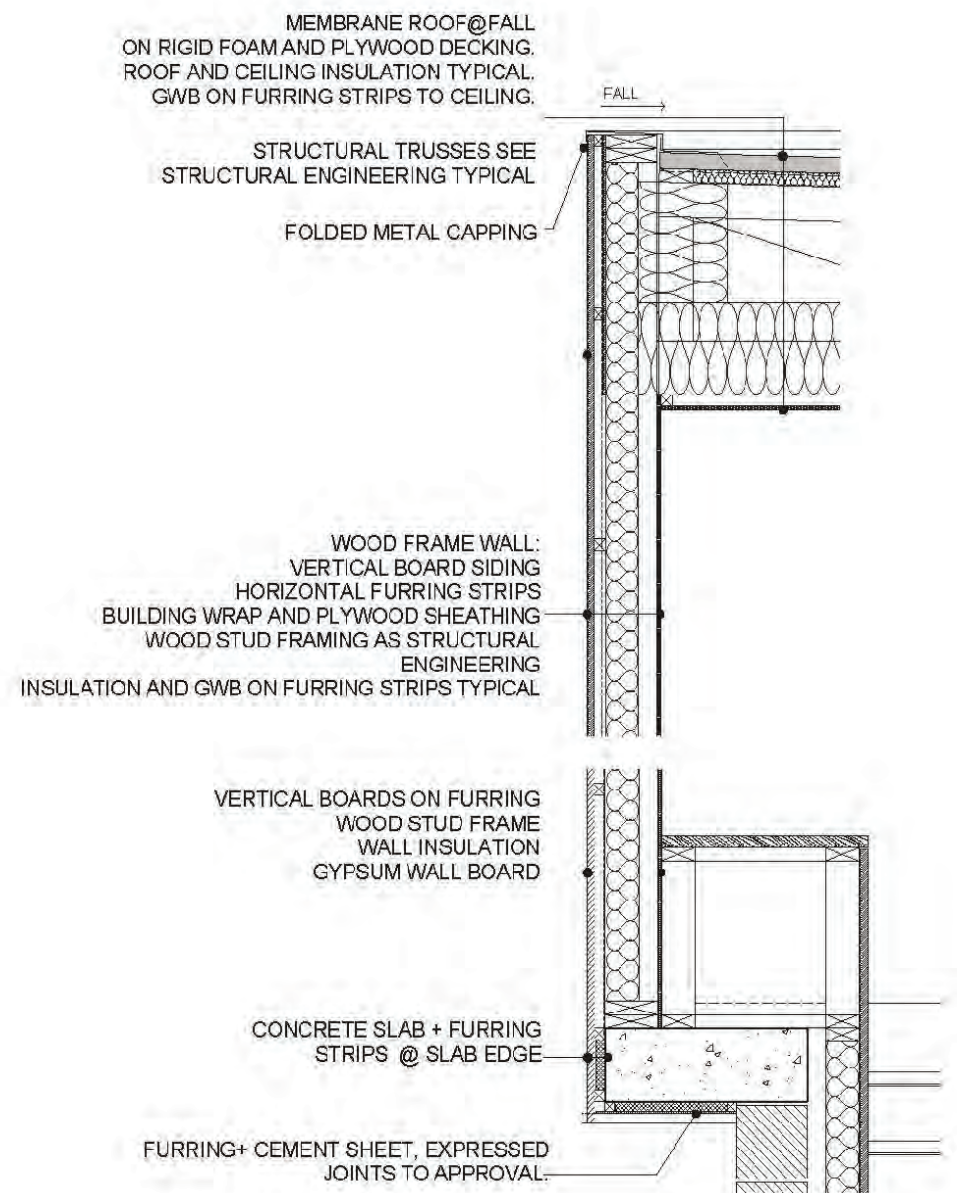
-1.0ft



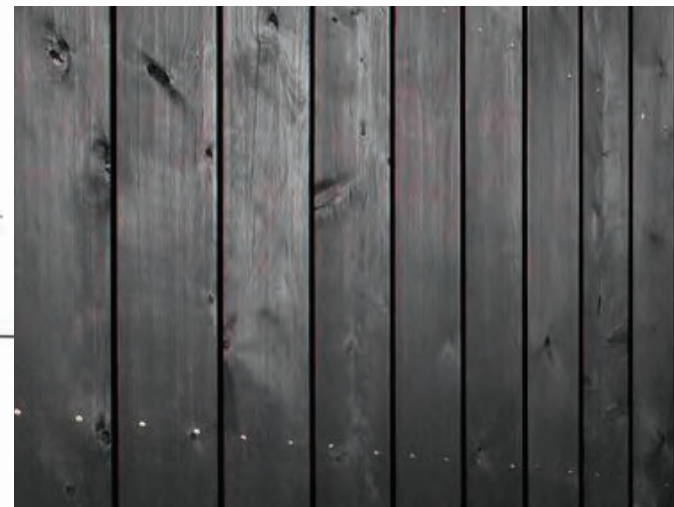
-2.0ft



-3.75ft



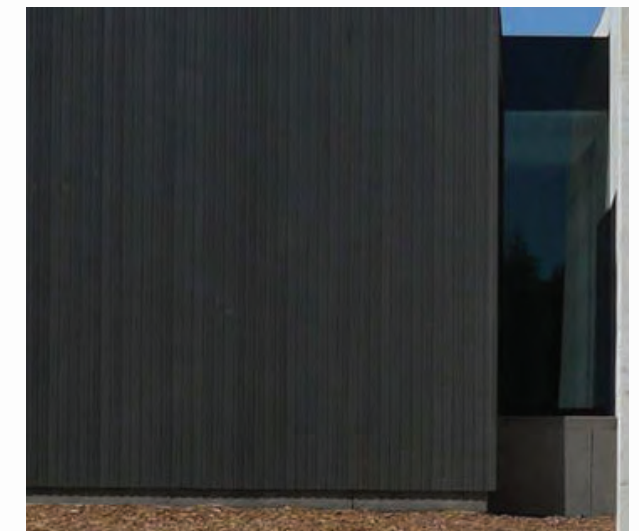
TYPICAL EXTERNAL WALL CONSTRUCTION DETAIL
NORTH EAST WALL OF ADDITION. NTS



BLACK STAINED VERTICAL TIMBER TO LOWER BUILDING ELEMENT



DARK GREY PARGED MASONRY
TO TALLER BUILDING ELEMENT



PROJECT

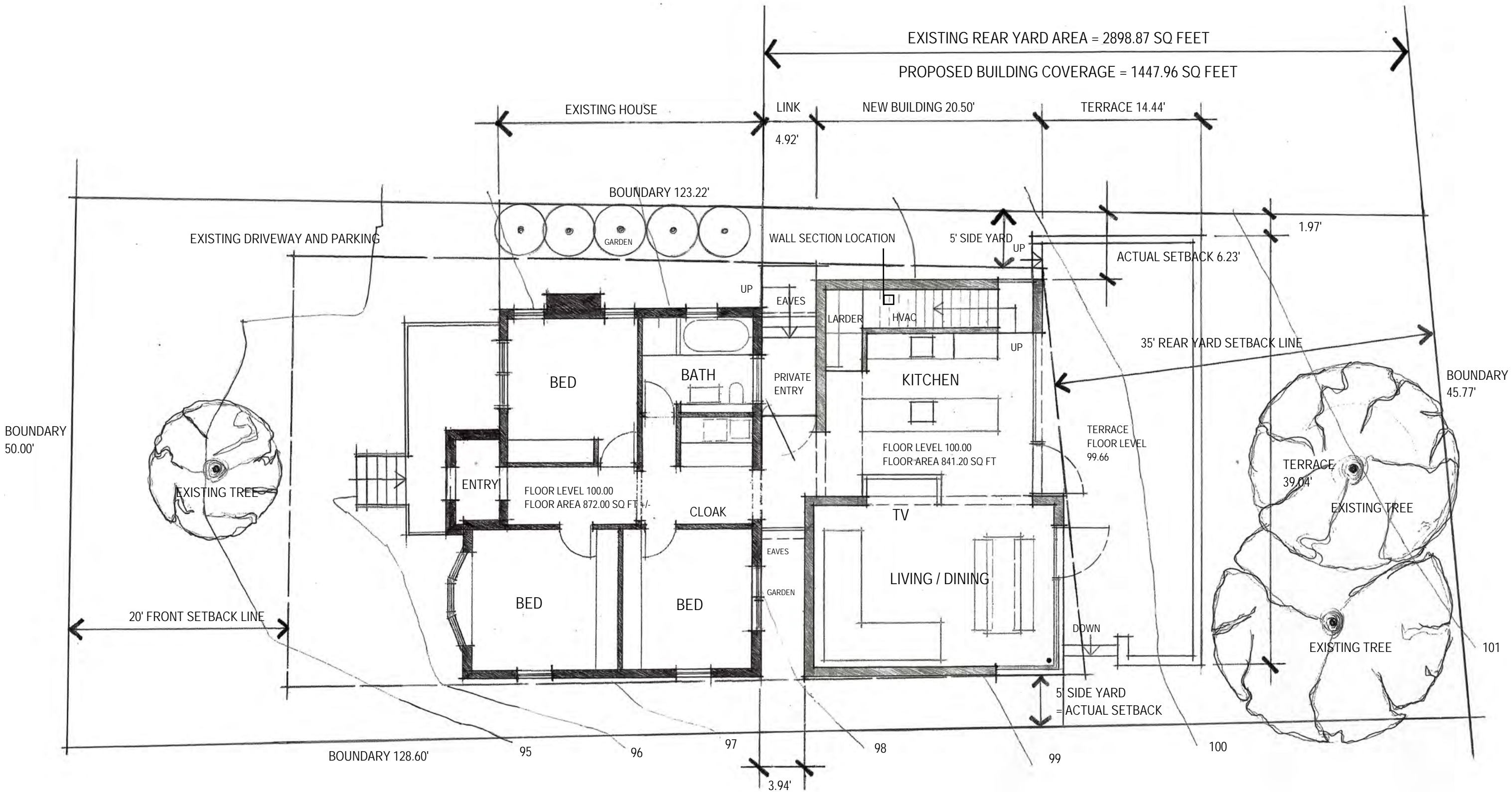
ALTERATIONS AND ADDITIONS

for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC
IMAGERY AND WALL CONSTRUCTION

DRAWING

ISSUE DATE 02.27.2017

COA.07_B



PROJECT

ALTERATIONS AND ADDITIONS

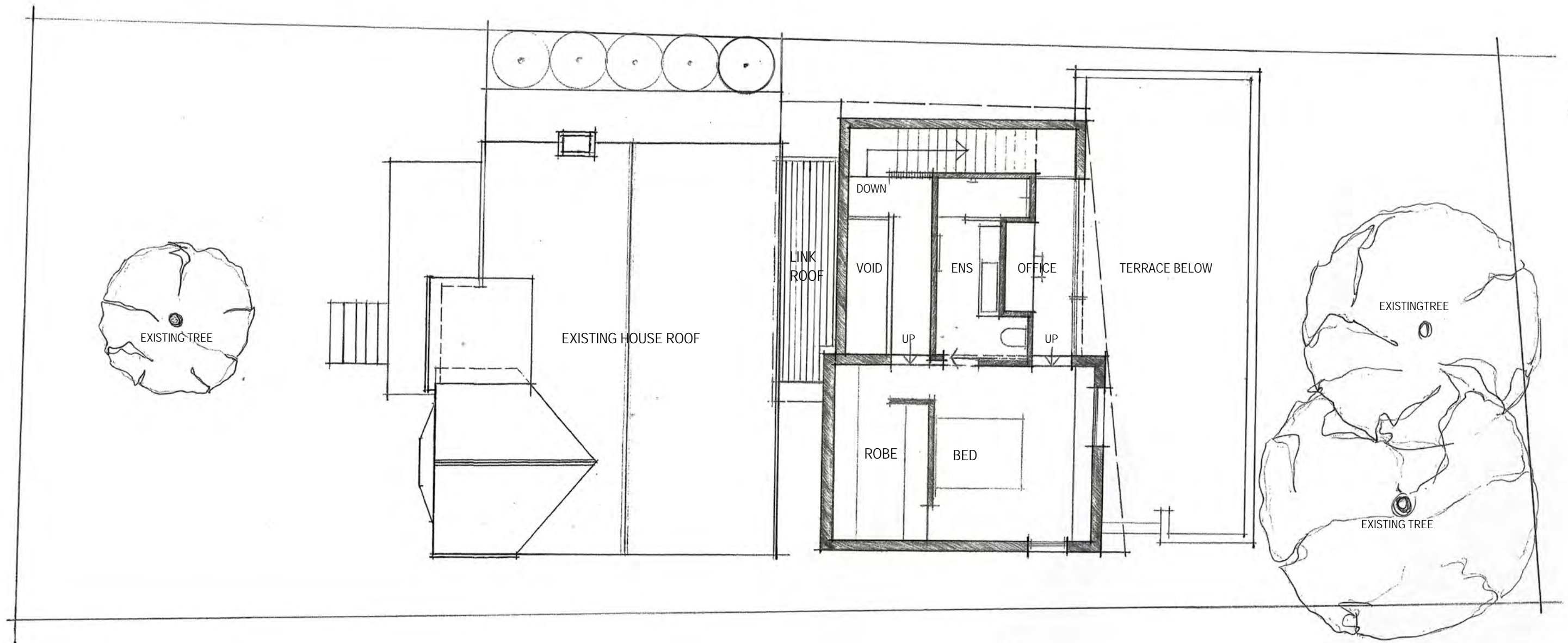
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTENC

FULL SITE + LOWER FLOOR PLAN 1/8" = 1/10" @ A3

DRAWING

ISSUE DATE 02.26.2017

COA.01_B



PROJECT

ALTERATIONS AND ADDITIONS

for HEIGHT DESIGN+BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

UPPER FLOOR PLAN 1/8" = 1/0' @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.02