

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 horizontal wood lap. Windows on the side elevations are similar in proportion to the existing house. Site features include a new retaining wall and terrace. Existing trees will remain.

Policy & Design Guidelines for Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

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 2017-305
HISTORIC DISTRICT: Wilmore
ADDITION



Existing Condition



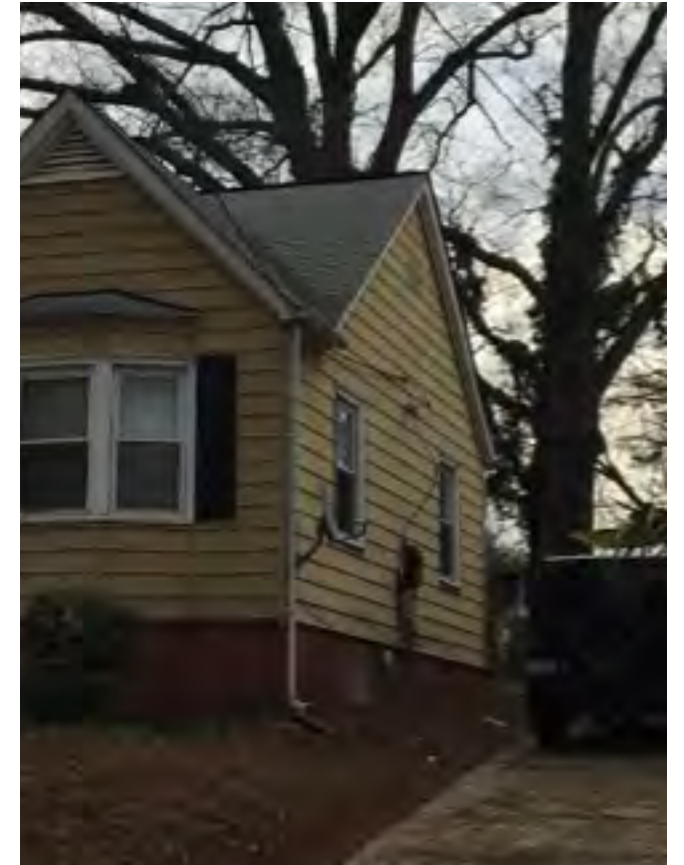
LEFT



FRONT



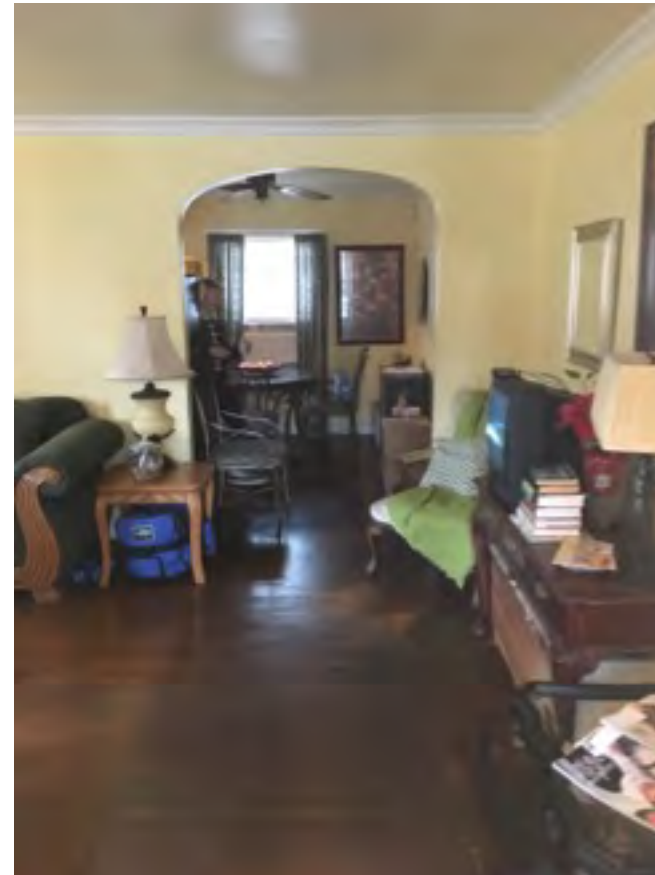
REAR



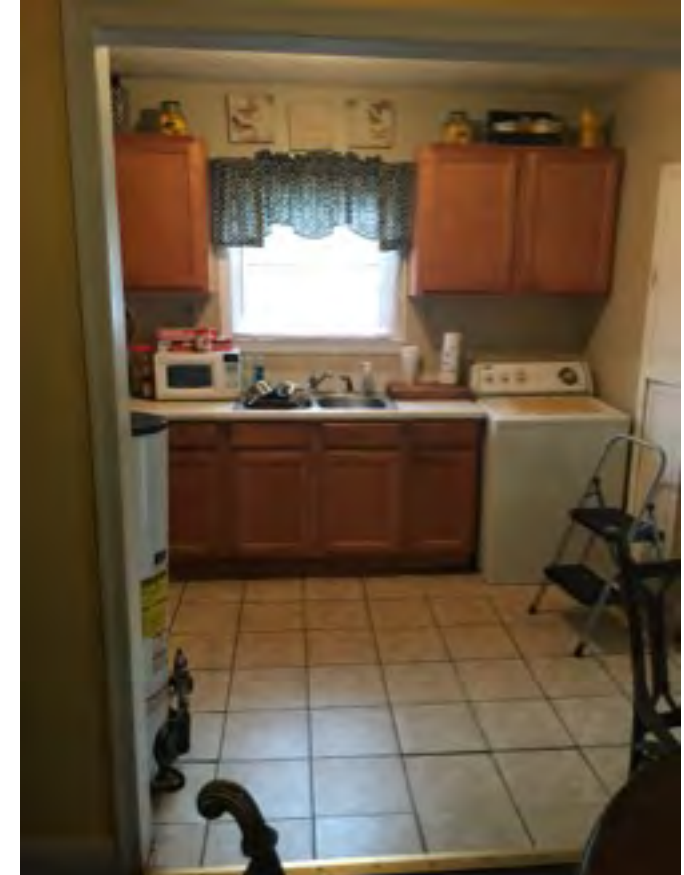
RIGHT



FAMILY ROOM



ENTRANCE & DINING



KITCHEN

1818 Merriman



1817 Merriman



1821 Merriman



1824 Merriman



1826 Merriman



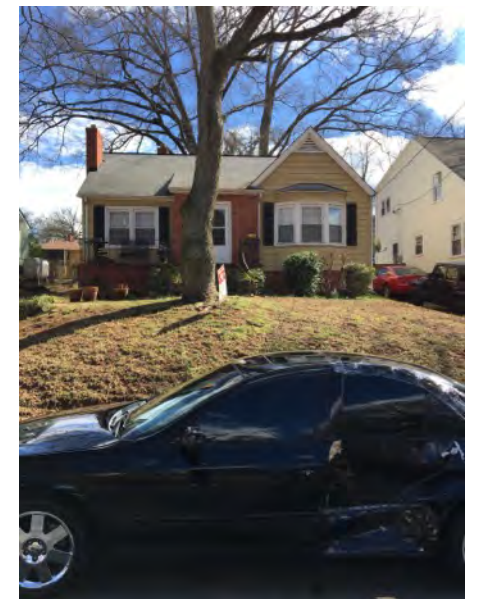
1834 Merriman



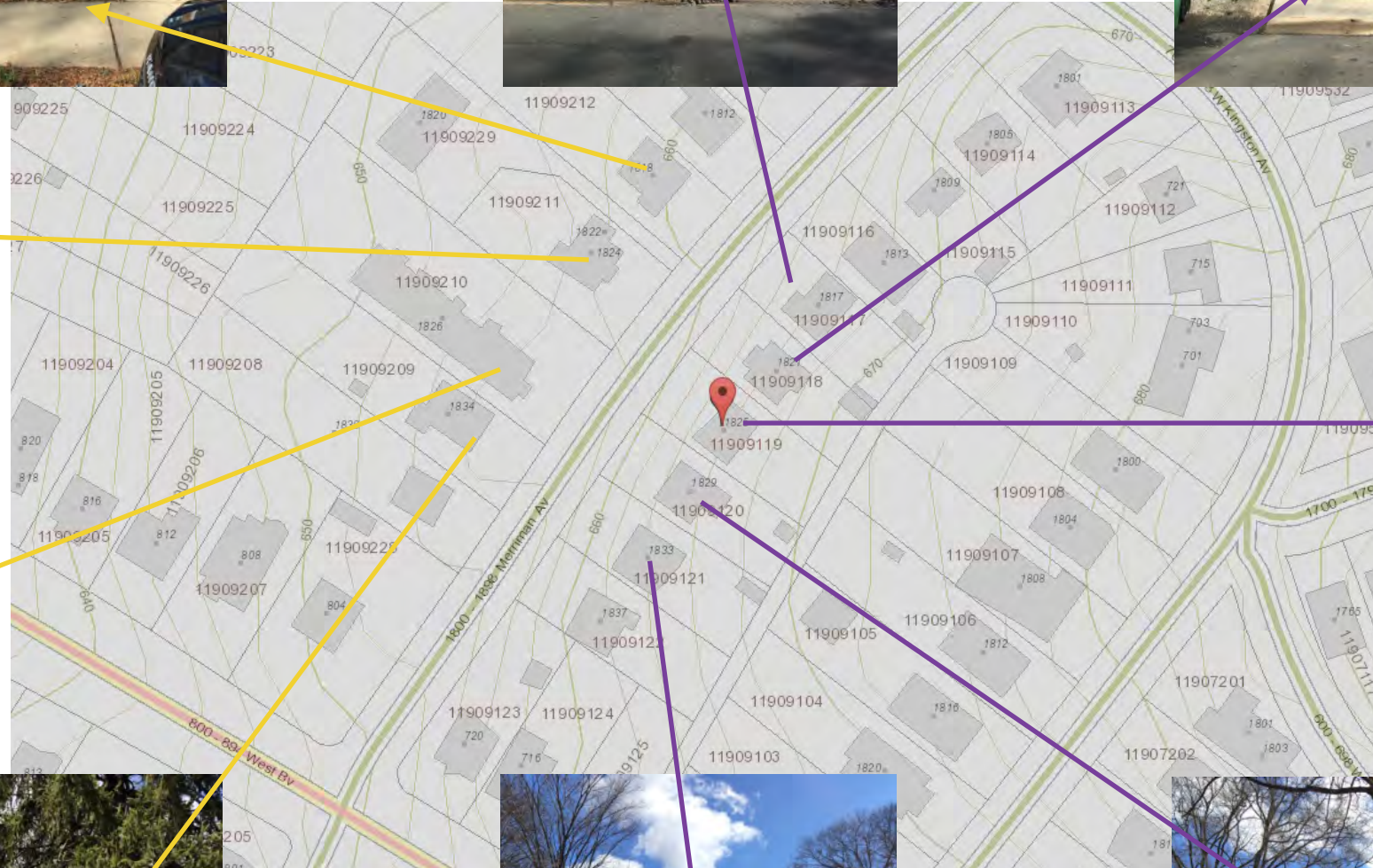
1833 Merriman



1829 Merriman



1825 Merriman



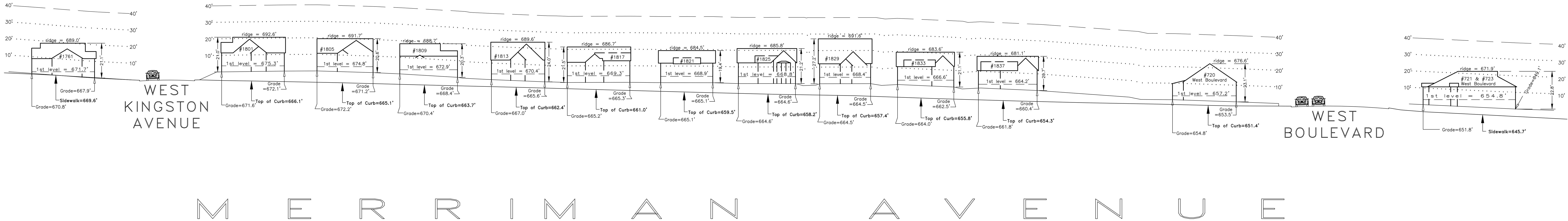
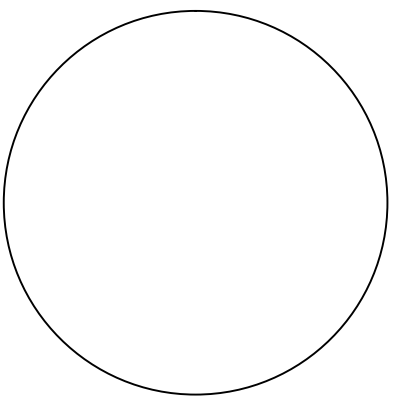




I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2017.

NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED March 6, 2017
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS

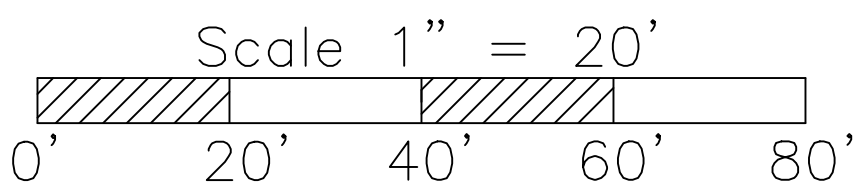
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

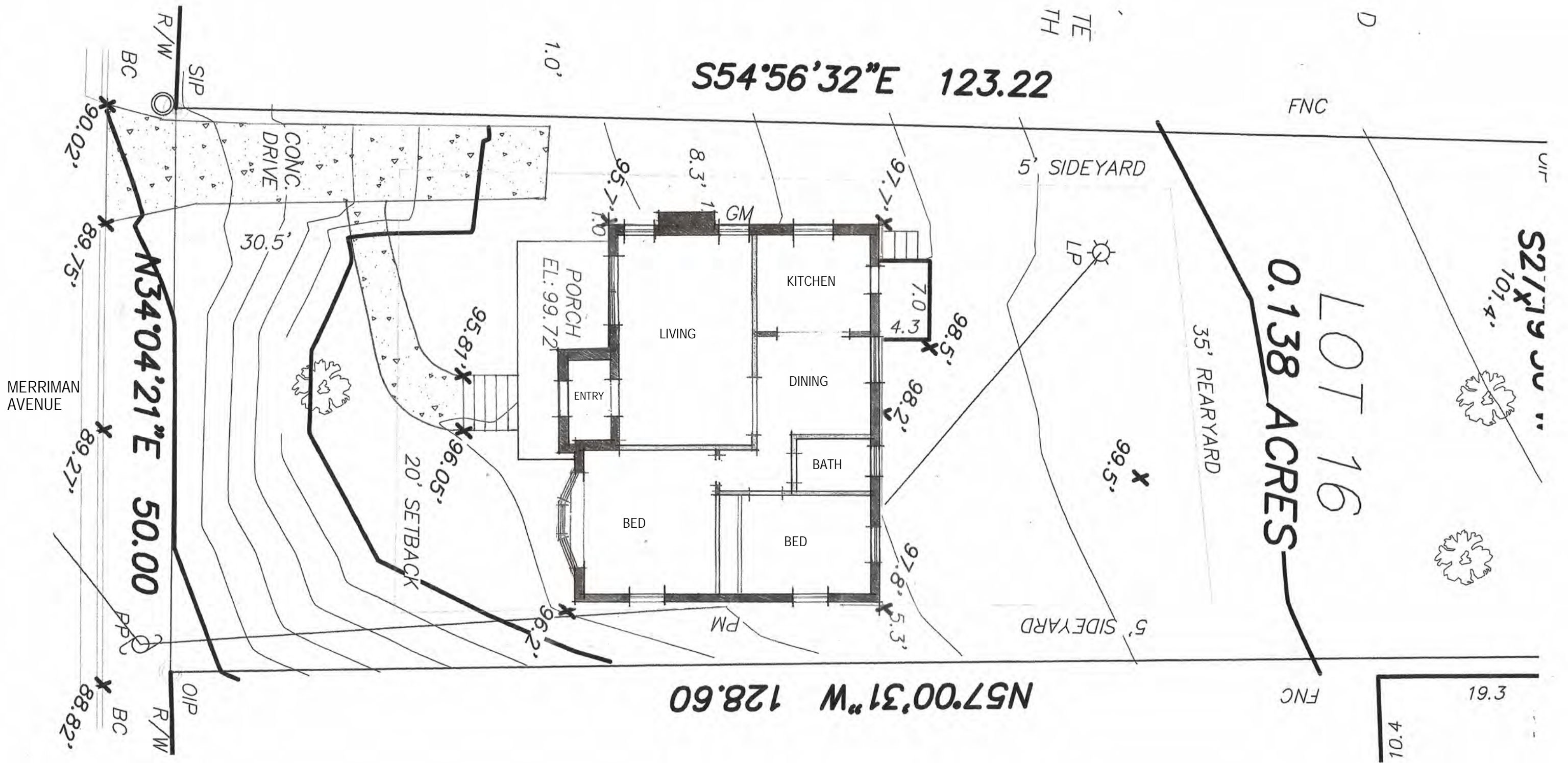
General Notes:

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.

Copyright 2017
Building Heights Sketch of
1800 BLOCK of MERRIMAN AVENUE
FACING SOUTHEAST - ODD SIDE

CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
March 02, 2017





PROJECT

ALTERATIONS AND ADDITIONS

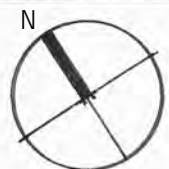
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1825 MERRIMAN AVENUE CHARLOTTE NC

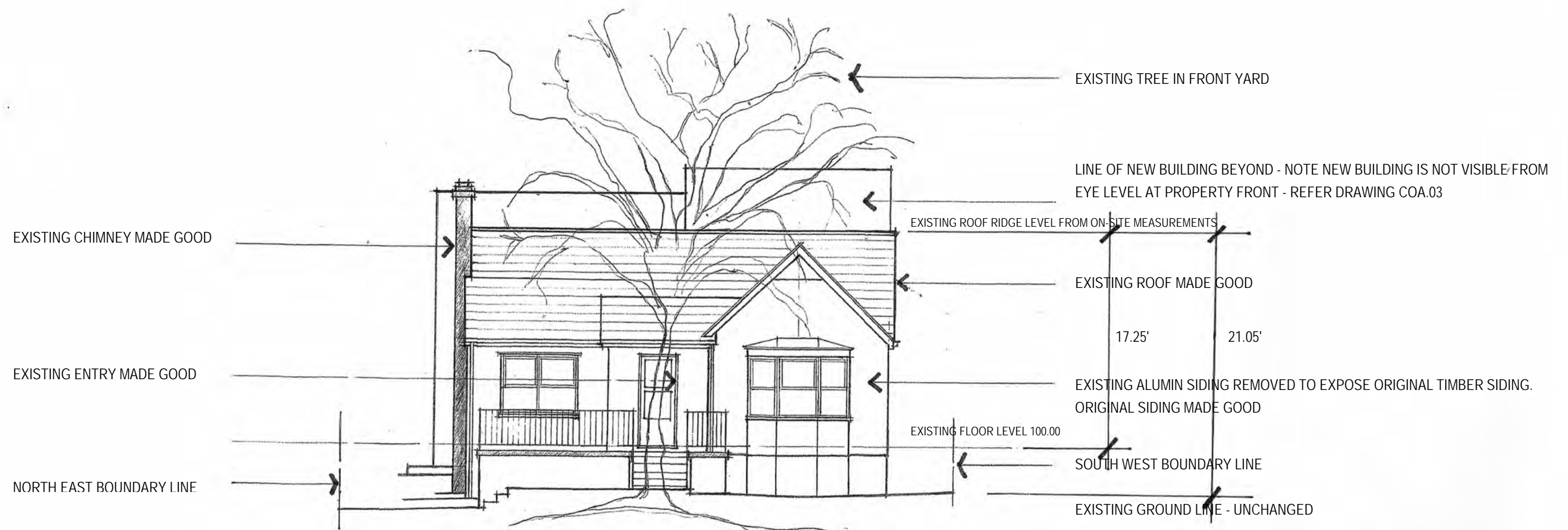
FULL SITE SHOWING EXISTING CONDITIONS 1/8" = 1/10' @ A3

DRAWING

ISSUE DATE 02.23.2017

COA.00





PROJECT

ALTERATIONS AND ADDITIONS

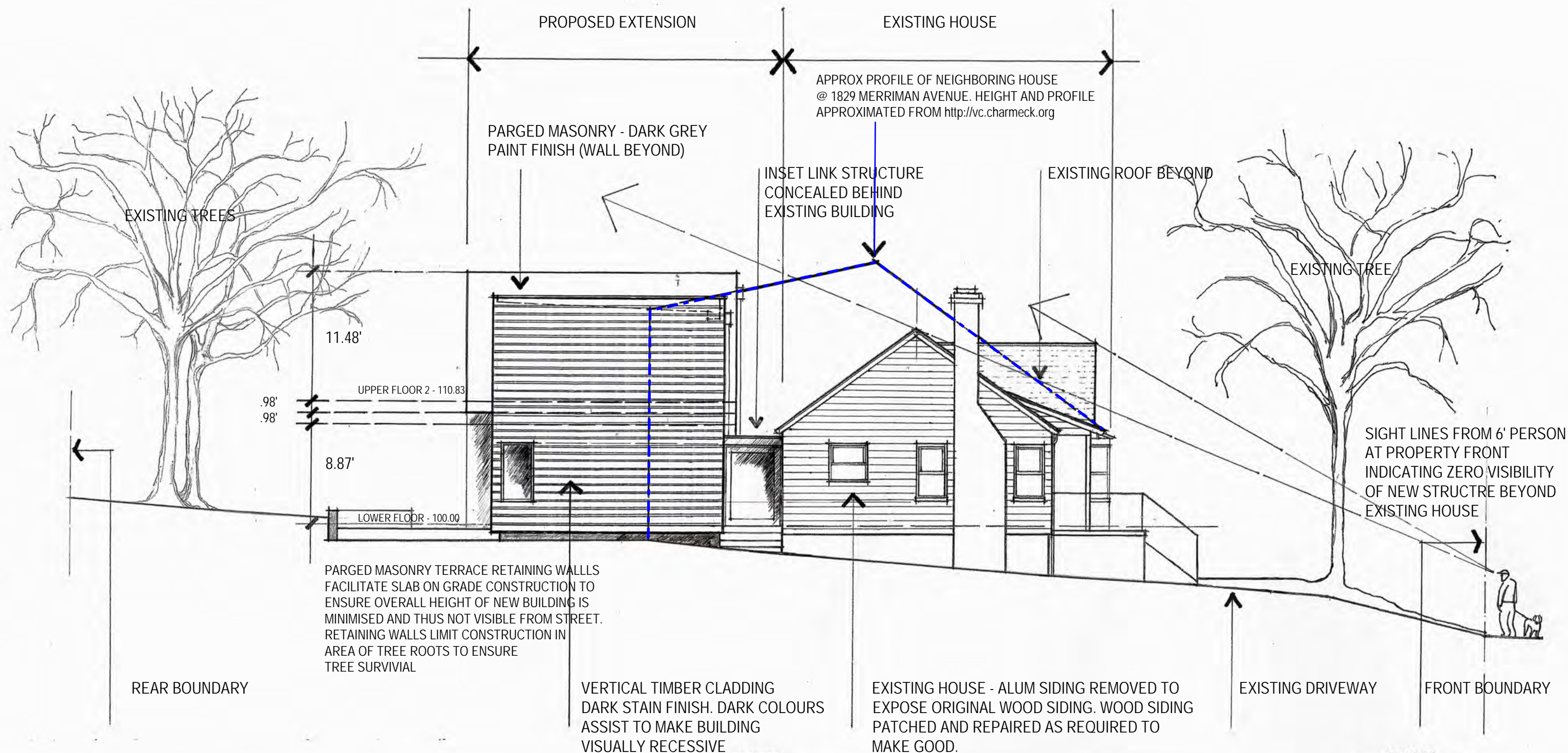
for HEIGHTDESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

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

DRAWING

ISSUE DATE 02.23.2017

COA.06



PROJECT

ALTERATIONS AND ADDITIONS

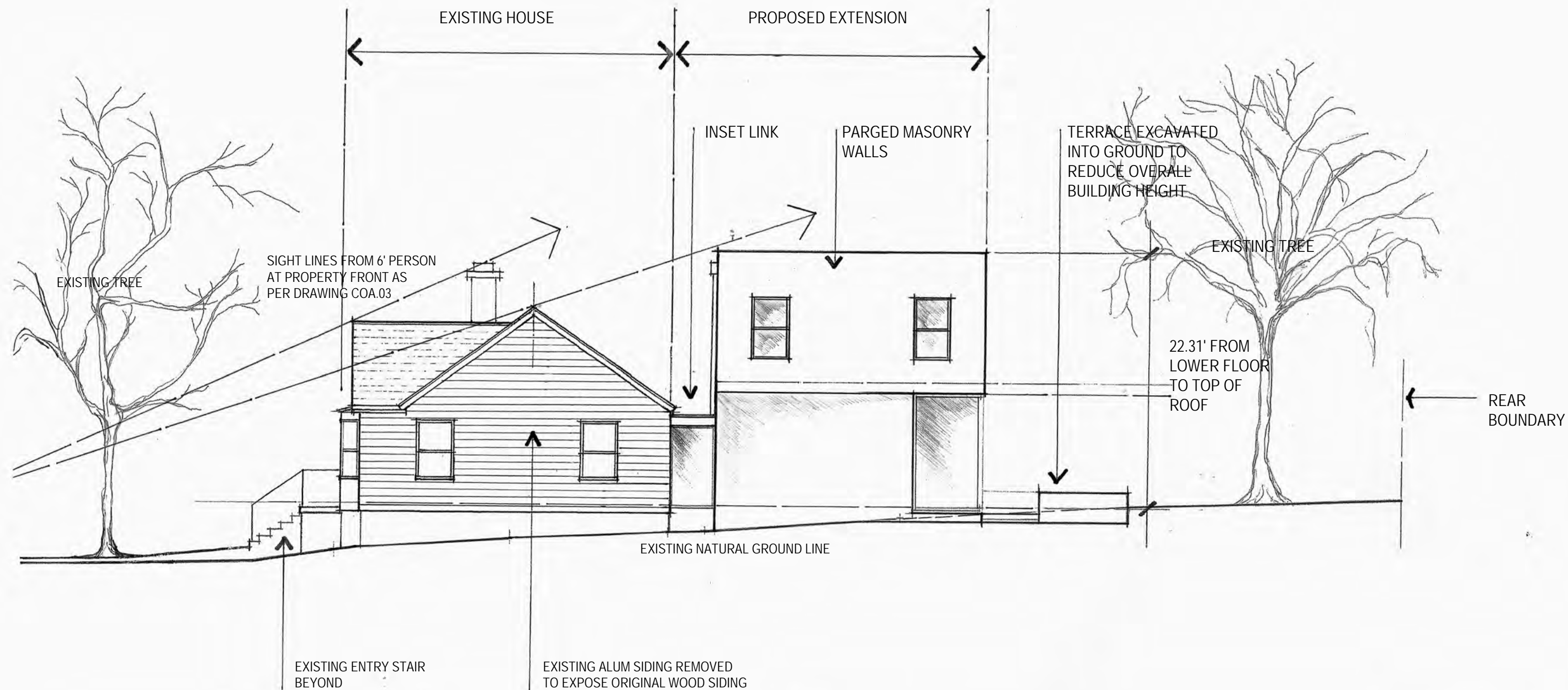
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

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

DRAWING

ISSUE DATE
04.27.2017

COA.03A



PROJECT

ALTERATIONS AND ADDITIONS

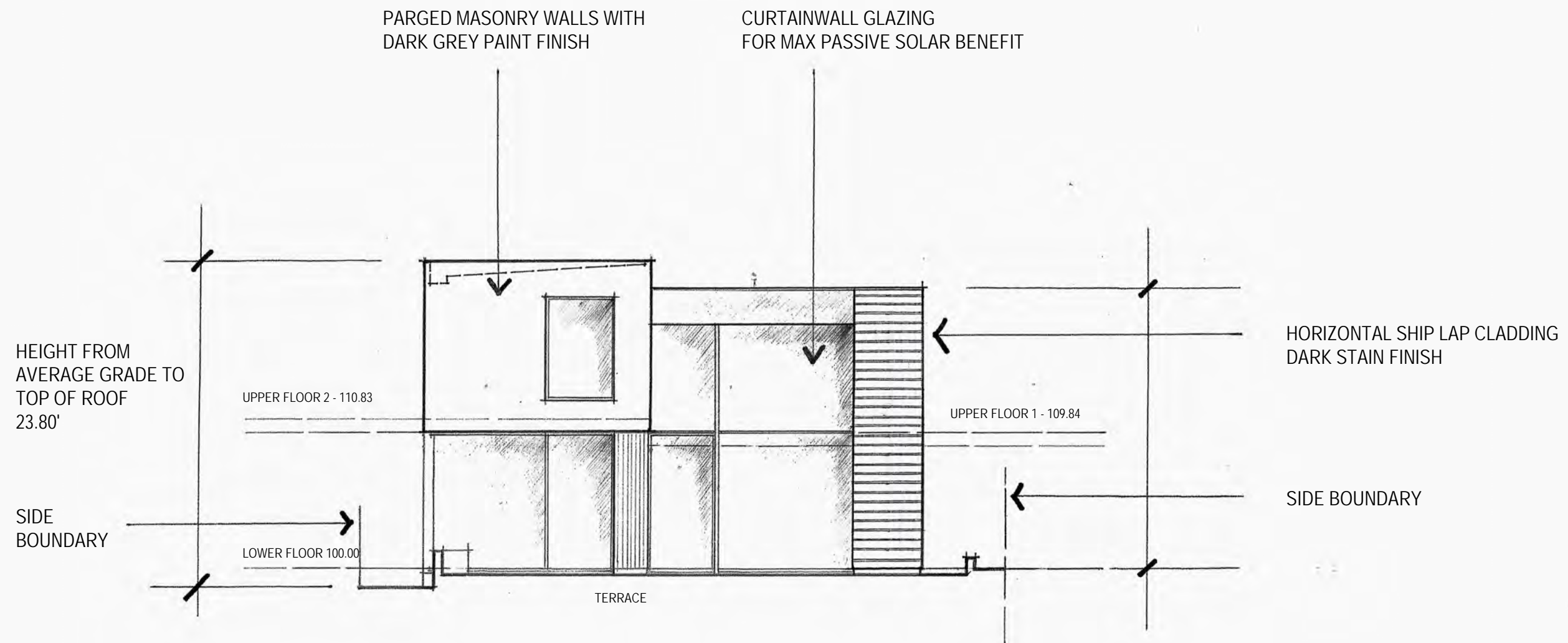
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

SOUTH WEST ELEVATION 1/8" = 1/10' @ A3

DRAWING

ISSUE DATE
04.27.2017

COA.05A



PROJECT

ALTERATIONS AND ADDITIONS

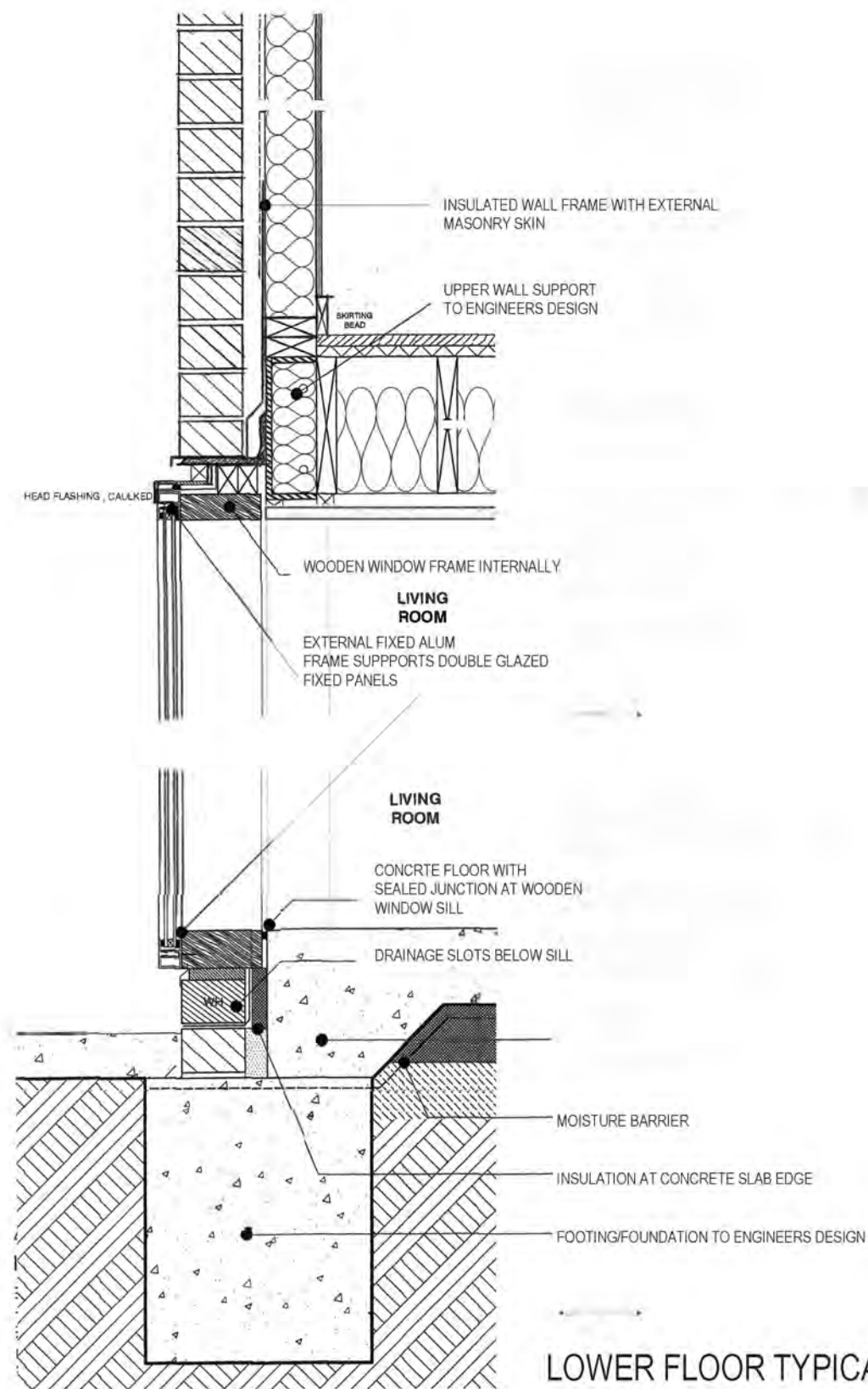
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC

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

DRAWING

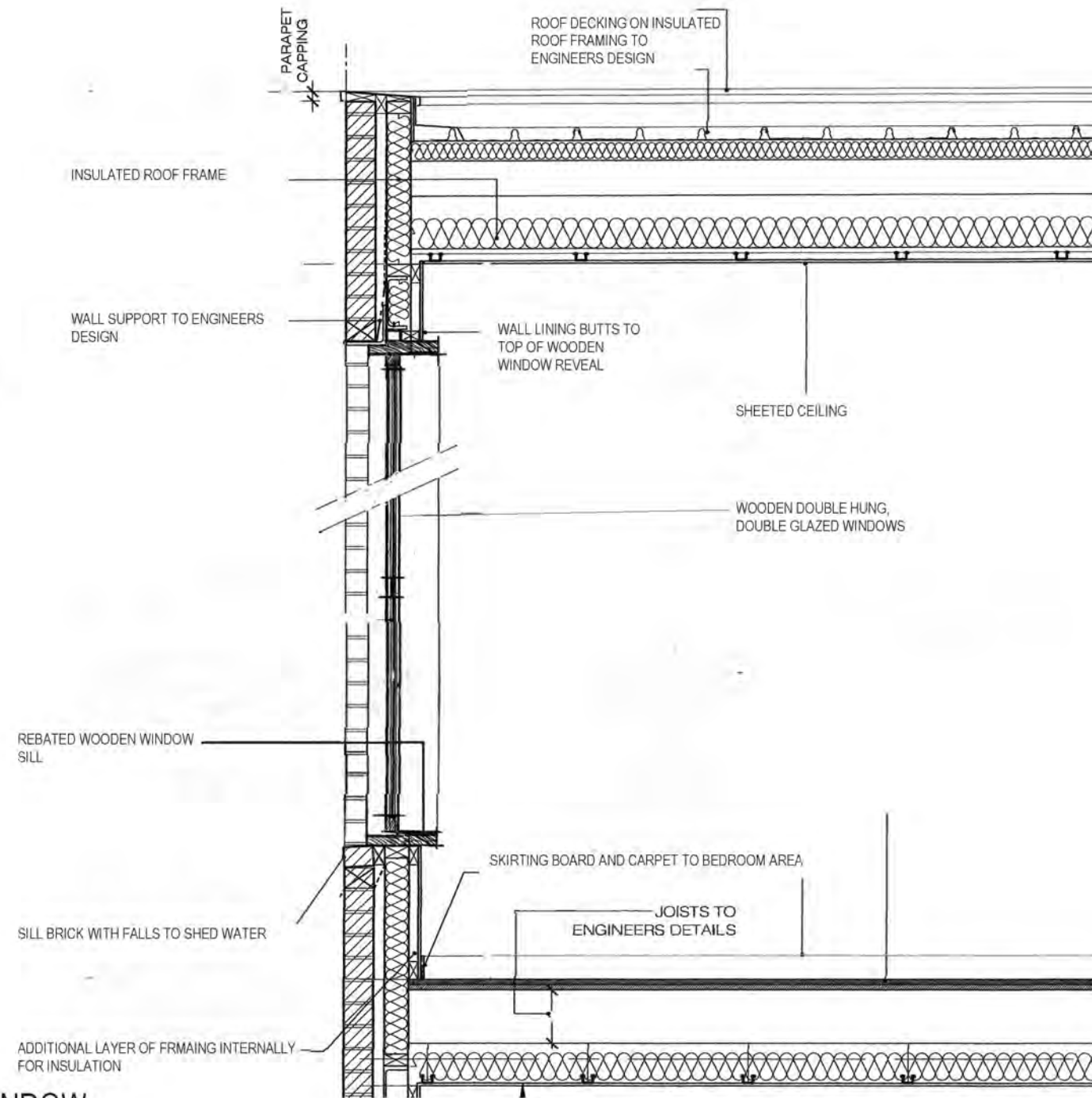
ISSUE DATE
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COA.04_A



LOWER FLOOR TYPICAL WINDOW
DETAIL

UPPER FLOOR TYPICAL WINDOW
DETAIL



PROJECT

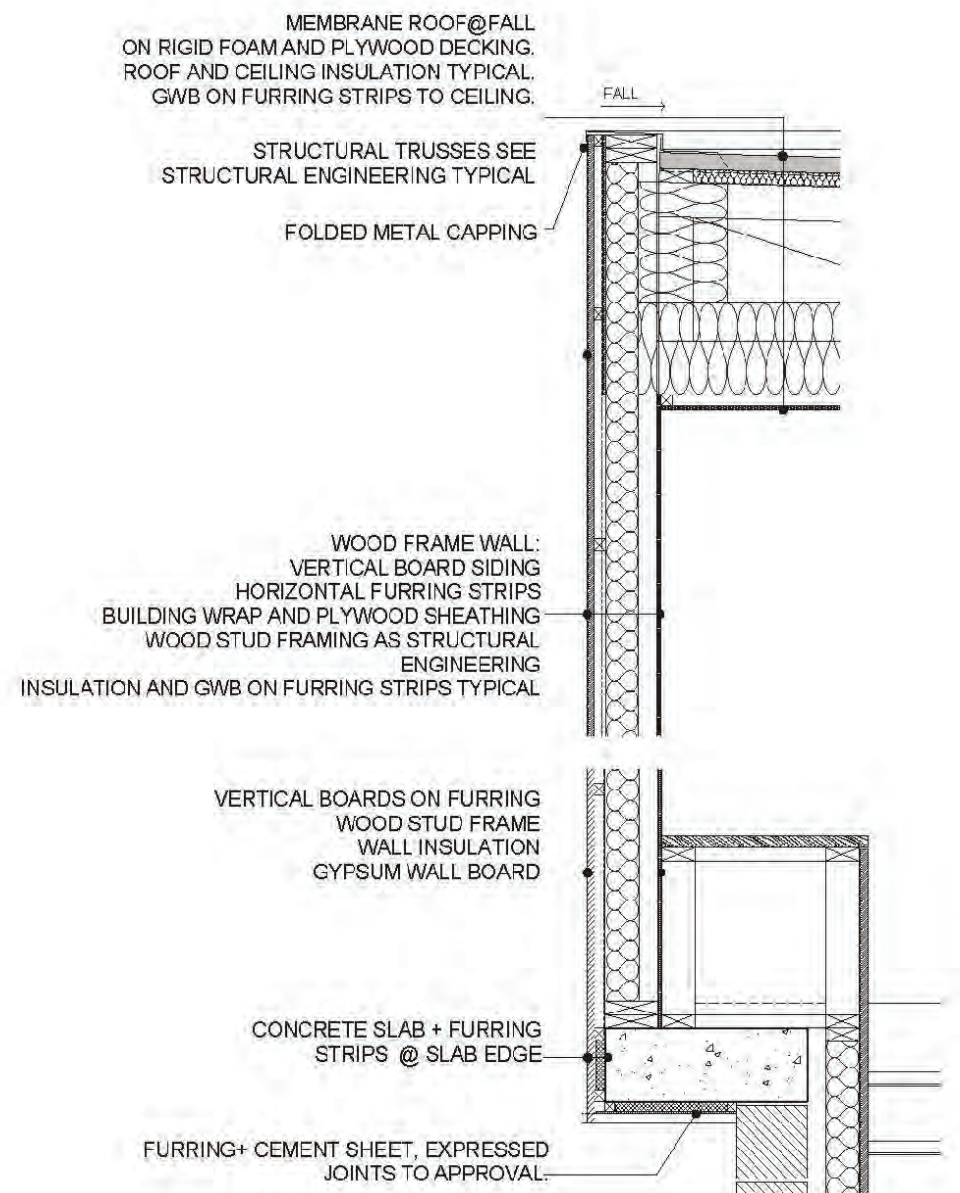
ALTERATIONS AND ADDITIONS

for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTE NC
WINDOW CONSTRUCTION DETAILS NTS

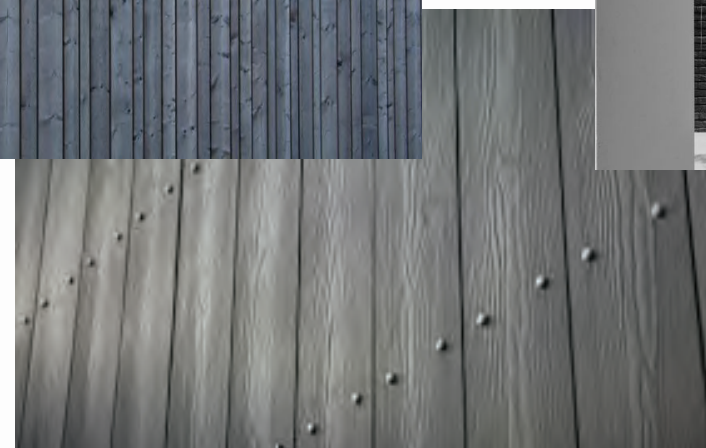
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ISSUE DATE
04.27.2017

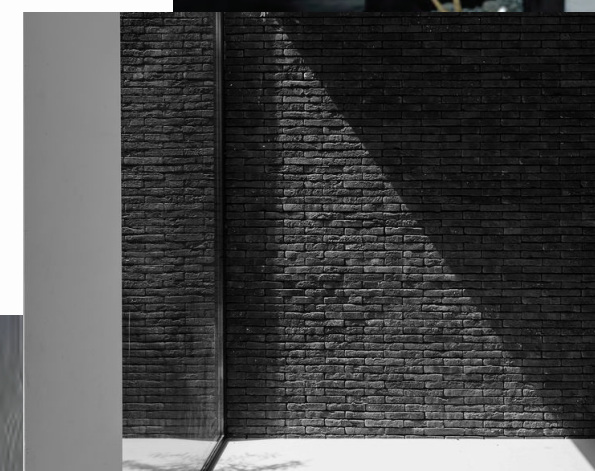
COA.08



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



BLACK STAINED VERTICAL TIMBER TO LOWER BUILDING ELEMENT



DARK GREY PARGED
MASONRY OR DARK
PAINTED MASONRY TO
TALLER BUILDING
ELEMENT



PROJECT

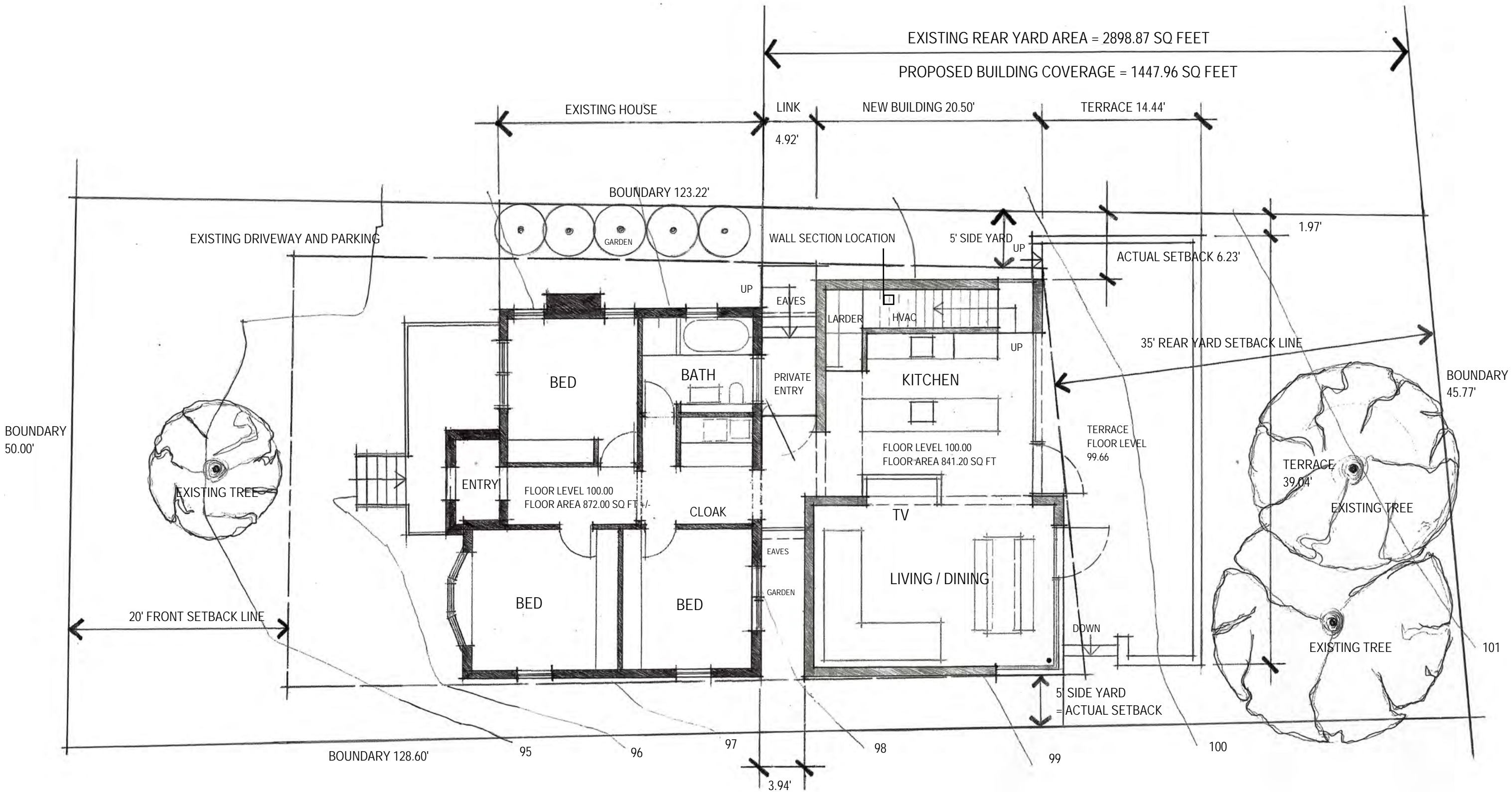
ALTERATIONS AND ADDITIONS

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

DRAWING

ISSUE DATE 04.27.2017

COA.07_B



PROJECT

ALTERATIONS AND ADDITIONS

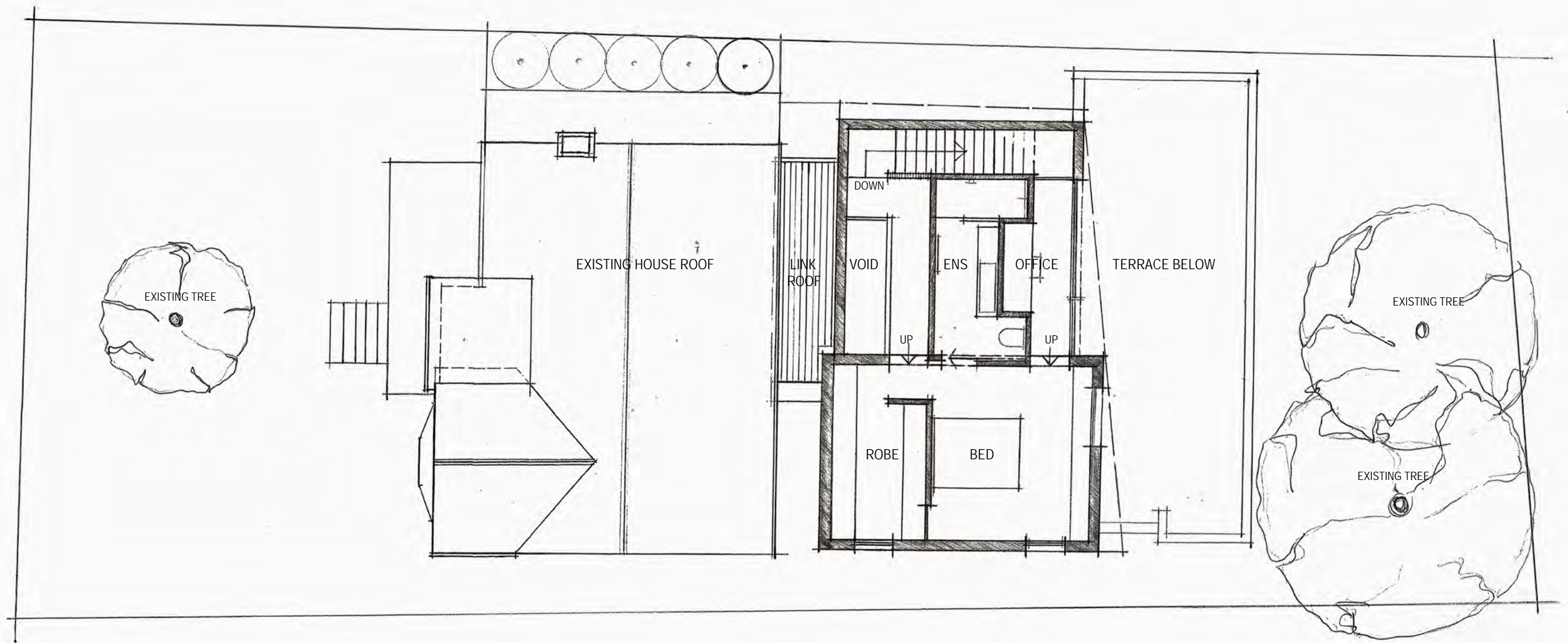
for HEIGHT DESIGN + BUILD
1825 MERRIMAN AVENUE CHARLOTTENC

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
04.27.2017

COA.02_A





