

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1748 Merriman Avenue

SUMMARY OF REQUEST: Addition

OWNER: Anna Pavlou

APPLICANT: Anna Pavlou

Details of Proposed Request

Existing Conditions

The existing structure is a one story Cottage style home constructed in 1940 with wood siding, trim and 6 over 1 window light pattern. Adjacent homes are primarily one story Cottage style.

Proposal

The proposal is a second story addition within the existing building footprint and extension of two chimneys. Project details include a new front gabled dormer, wood lap siding, windows and trim details to match existing, roof trim and materials to match existing, and a new covered balcony on the front. Total height is approximately 23'-4".

Policy & Design Guidelines - Additions

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

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

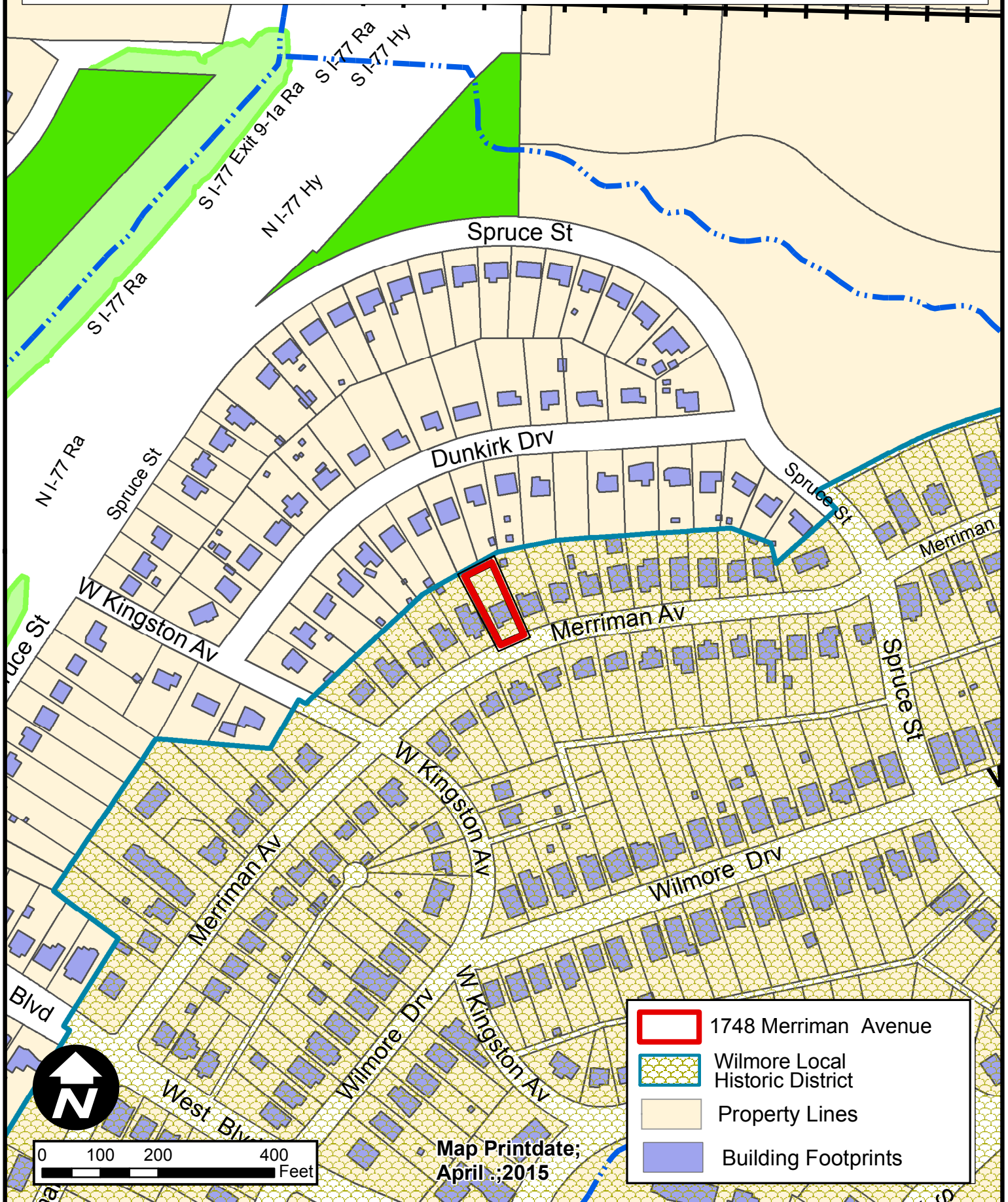
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

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

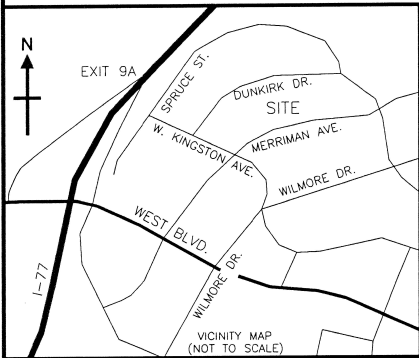
Charlotte Historic District Commission - Case 2015-083

Historic District; Wilmore



"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK: 29117, PAGE: 936 OR OTHER REFERENCE SOURCE MAP BOOK: 3, PAGE: 33); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE: _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 20 DAY OF FEBRUARY, 2015. THIS MAP IS NOT INTENDED TO MEET G.S. 47-30 REQUIREMENTS.

"THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION"



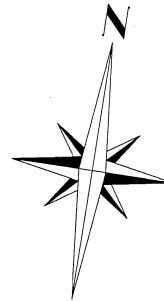
- LEGEND:**
- PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - X — X — X — X — FENCE LINE
 - // — // — // — // — OVERHEAD UTILITY LINE
 - RIGHT-OF-WAY
 - SETBACK
 - E.I.R. — EXISTING IRON REBAR
 - E.I.P. — EXISTING IRON PIPE
 - E.C.M. — EXISTING CONCRETE MONUMENT
 - C.P. — COMPUTED POINT
 - S.I.R. — RE-SET #4 IRON REBAR
 - P.D.E. — PUBLIC DRAINAGE EASEMENT
 - S.S.E. — SANITARY SEWER EASEMENT
 - R/W — RIGHT-OF-WAY
 - P.P. — POWER POLE
 - M.B. — MAP BOOK
 - D.B. — DEED BOOK
 - PG. — PAGE
 - L — LINE
 - C — CURVE
 - P.I.D. — TAX PARCEL IDENTIFICATION NUMBER
 - NTS — NOT TO SCALE

NOTES:

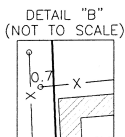
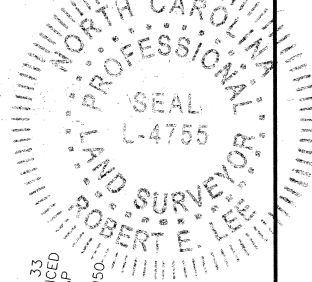
1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO AND MAY OR MAY NOT BE FOUND BY LEGAL TITLE SEARCH PRIOR TO THE DATE OF THIS SURVEY.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES, AND PROPERTY SHOWN AS DASHED WERE TAKEN FROM DEEDS, MAPS OR OTHER PUBLIC RECORD.
5. ADJOINER PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND ARE FOR ORIENTATION PURPOSES ONLY.
6. THIS PROPERTY IS CURRENTLY ZONED R-5. R-5 MINIMUM SETBACK REQUIREMENTS: FRONT= 20' OR AS SHOWN; SIDE YARD= 5'; REAR YARD= 35'. THESE SETBACKS REFLECT CURRENT ZONING ONLY. SETBACK REQUIREMENTS SET FORTH IN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS MAY EXIST FOR THIS PROPERTY. PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY SETBACK REQUIREMENTS MUST BE VERIFIED BY THE HOMEOWNER OR CONTRACTOR.
7. THIS PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA.
8. UNDERGROUND UTILITIES NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES, UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. MINOR IMPROVEMENTS INCIDENTAL TO THE STRUCTURE OR YARD MAY EXIST AND ARE NOT SHOWN HEREON.
10. THE TERM ENCROACHMENT IS USED AS A MEANS TO CONVEY THAT PER LISTED DEEDS AND MAPS THAT AN OBJECT TOUCHES OR CROSSES THE DEED OR MAP LINE IN THAT AREA ON THE DATE OF SURVEY, NO CERTIFICATION OR STATEMENT IS BEING MADE TO THE POSSESSION, ADVERSE OR OTHERWISE OR TITLE TO THE LAND EFFECTED.

SIGNED

ROBERT E. LEE, PROFESSIONAL LAND SURVEYOR



REF: M.B. 3 PG. 33
BEARINGS REFERENCED
TO ADJOINING MAP
M.B. 6 PG. 267
DATED: MAY 22, 1950



LOT "N", BLOCK 32A
M.B. 6, PG. 267
PID #11909429

LOT "M", BLOCK 32A
M.B. 6, PG. 267
PID #11909428

LOT "L", BLOCK 32A
M.B. 6, PG. 267
PID #11909427

6' CHAIN LINK FENCE OF SURVEYED PROPERTY ENCROACHES ONTO ADJOINER (PID #11909405) BY 0.7 FEET AS SHOWN. (SEE DETAIL "B")

ADJOINER'S 4' CHAIN LINK FENCE SHOWN HEREON AS A REFERENCE ONLY.

LOT 13, BLOCK 32
M.B. 3, PG. 33
PID #11909405

"NEW" CONCRETE DRIVE OF SURVEYED PROPERTY ENCROACHES ONTO ADJOINER (PID #11909405) BY 0.6 FEET AT MOST FOR A TOTAL DISTANCE OF 69.1 FEET AS SHOWN.

"NEW" CONCRETE DRIVE OF SURVEYED PROPERTY ENCROACHES ONTO ADJOINER (PID #11909405) BY 0.2 FEET AT MOST FOR A TOTAL DISTANCE OF 1.2 FEET AS SHOWN. (SEE DETAIL "A")

LOT 12, BLOCK 32
0.181 Acres.
7897.057 Sq.ft.

LOT 11, BLOCK 32
M.B. 3, PG. 33
PID #11909407

ADJOINER'S (PID #11909407) MULCH DRIVE ENCROACHES ONTO SURVEYED PROPERTY BY 1.4 FEET AT MOST FOR A TOTAL DISTANCE OF 54.7 FEET AS SHOWN.

MERRIMAN AVENUE
(40' PUBLIC R/W)

ROBERT E. LEE, PLS
PROFESSIONAL LAND SURVEYOR
P.O. BOX 180
MT. HOLLY, NC 28120
PHONE: (704)575-2556
FAX: (704)812-8084
EMAIL: robertlee@leelandsurveying.com

PHYSICAL SURVEY OF

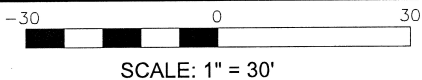
#1748 MERRIMAN AVENUE
LOT 12, BLOCK 32 OF WILMOORE, SECTION 2
CHARLOTTE, MECKLENBURG COUNTY, NC
PROSPECTIVE OWNER: ANNA PAVLOU

LEGAL REFERENCES:

MAP BOOK: 3 PAGE: 33 DEED BOOK: 29117 PAGE: 936
TAX PARCEL IDENTIFICATION NUMBER: 119-094-06

DRAWN BY: R. LEE

JOB NUMBER: 3369







1. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.
2. EXISTING ROOF SLOPE AT FRONT (STREET) SIDE OF HOUSE ARE TO BE DUPLICATED FOR THE NEW ROOF AT FRONT (STREET) LOCATIONS.



Revision Schedule		
No.	Revision	Date

SUE DATE: 05.04.15

DEMOLITION ELEVATIONS

SHEET NUMBER

AD2.01

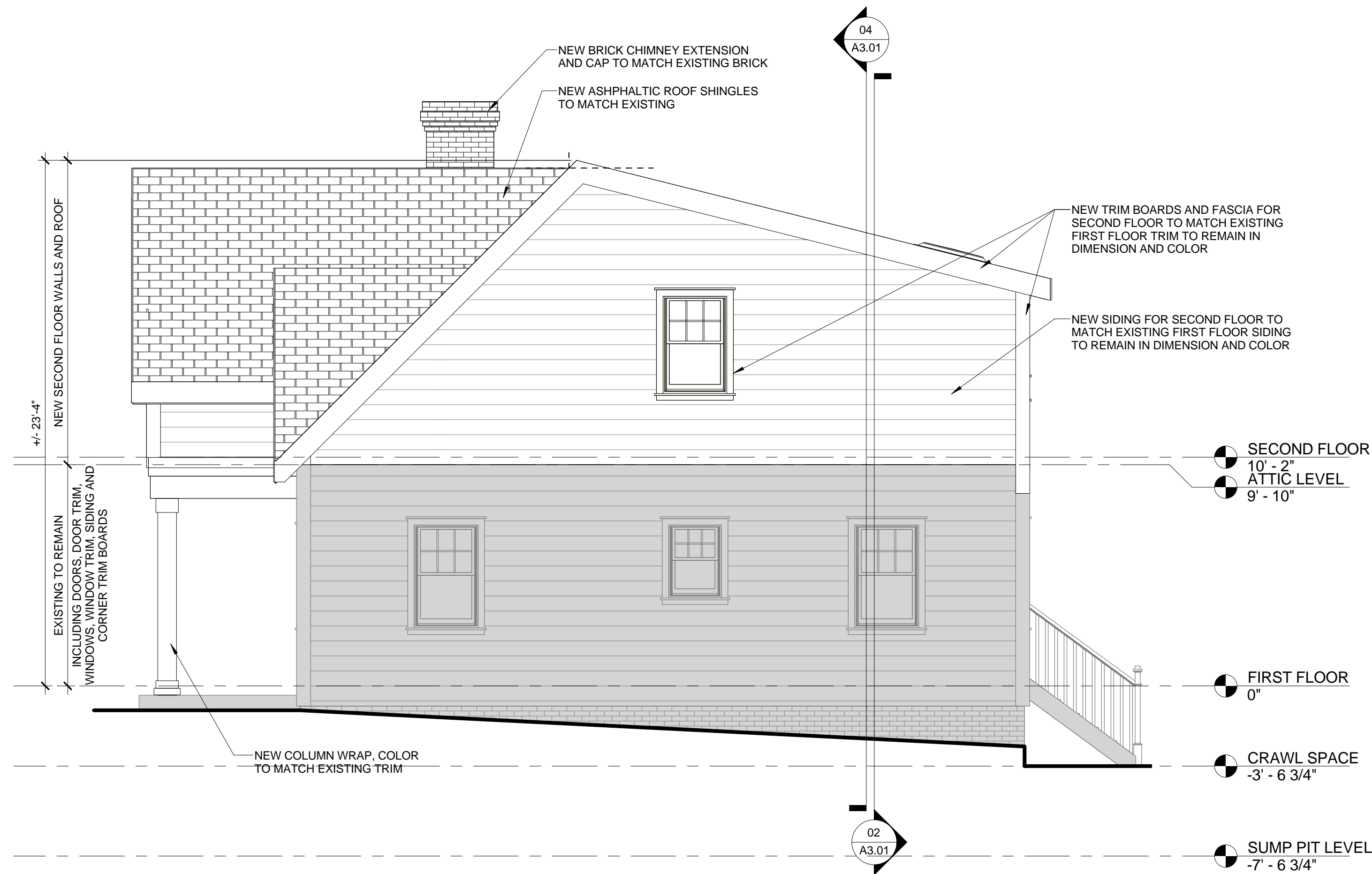
Revision Schedule		
No.	Revision	Date

ISSUE DATE: 05.04.15

**NEW
ELEVATIONS**

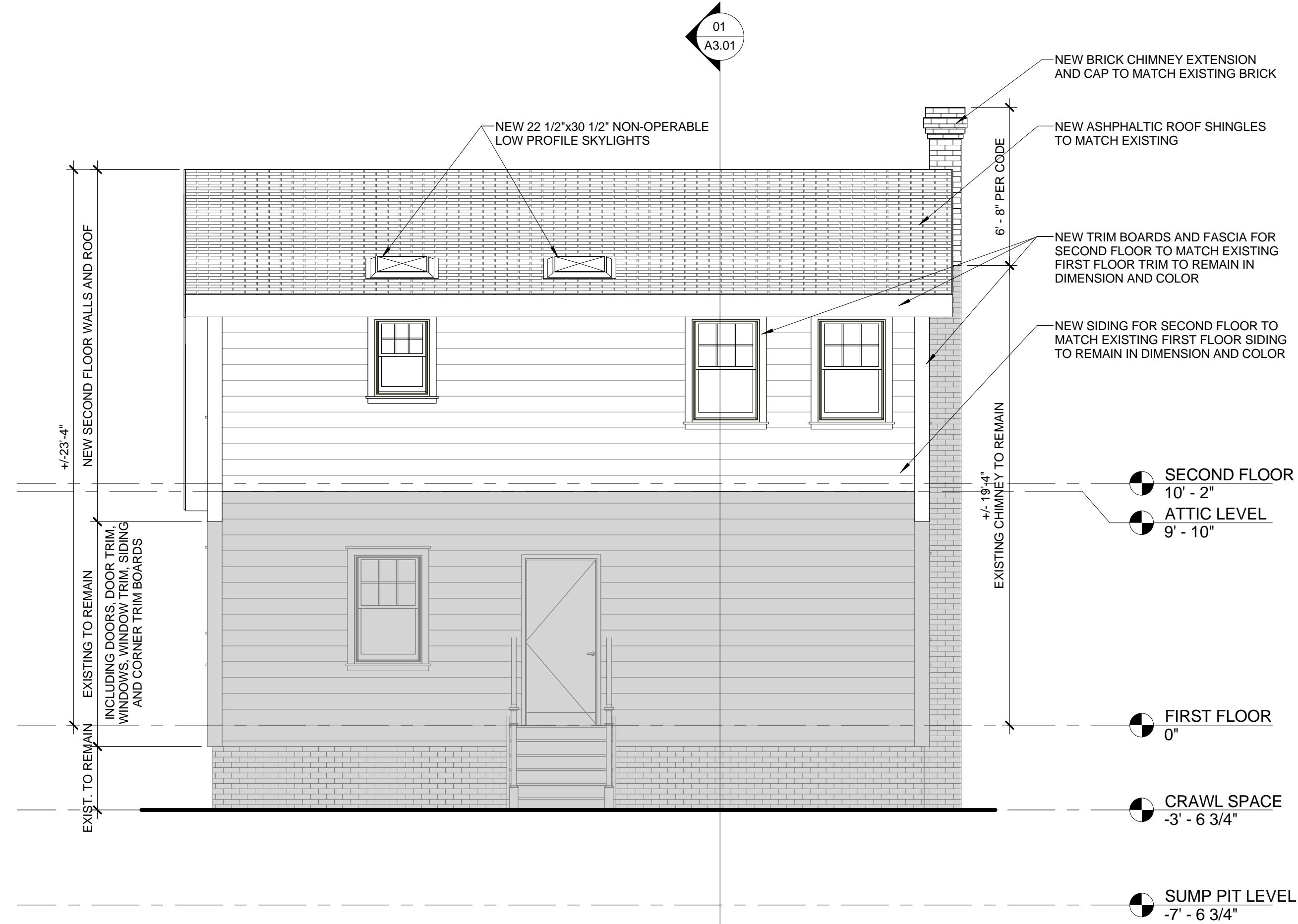
SHEET NUMBER

A2.01



04 NEW SIDE ELEVATION

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

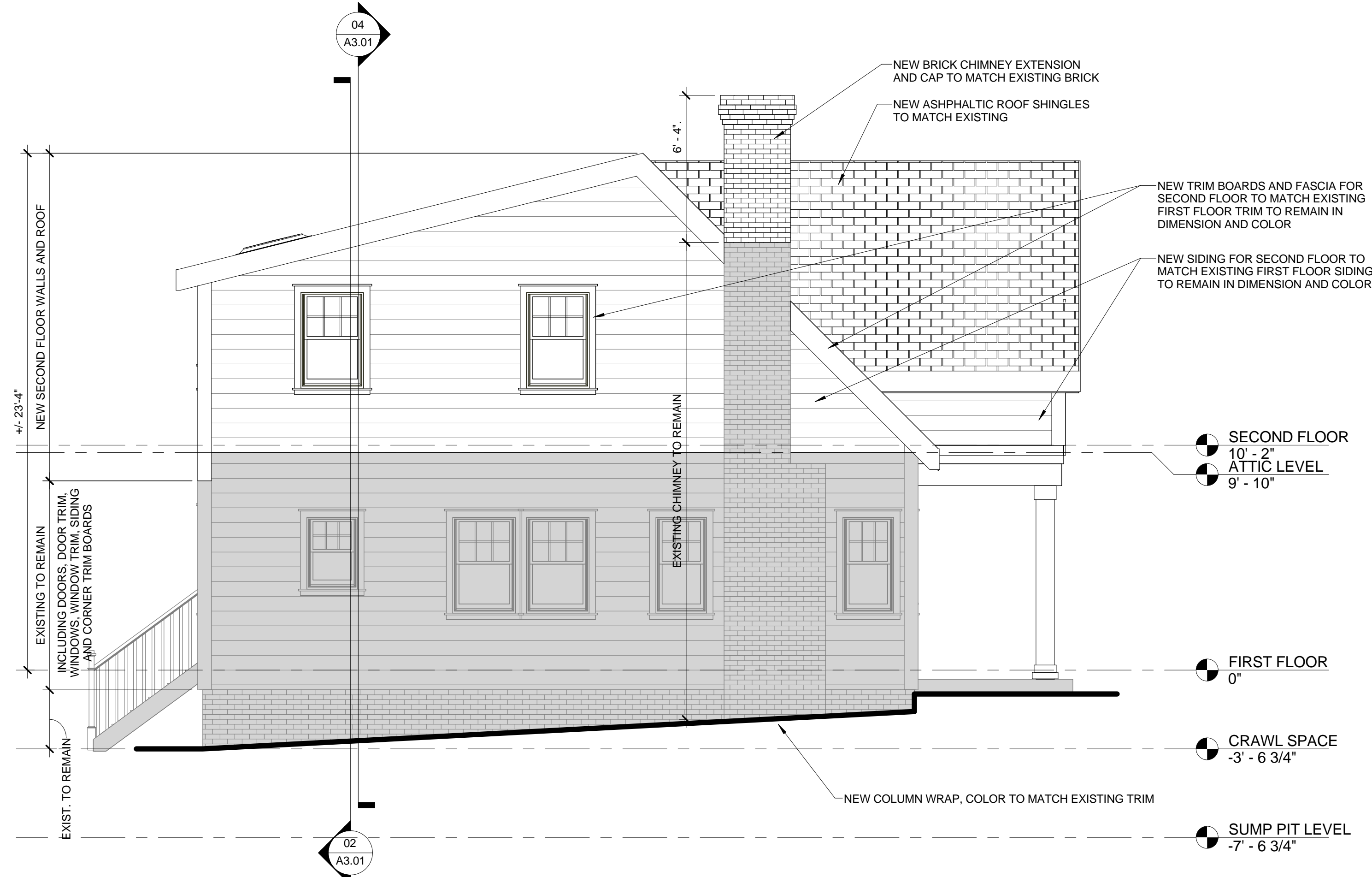


03 NEW BACK ELEVATION

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

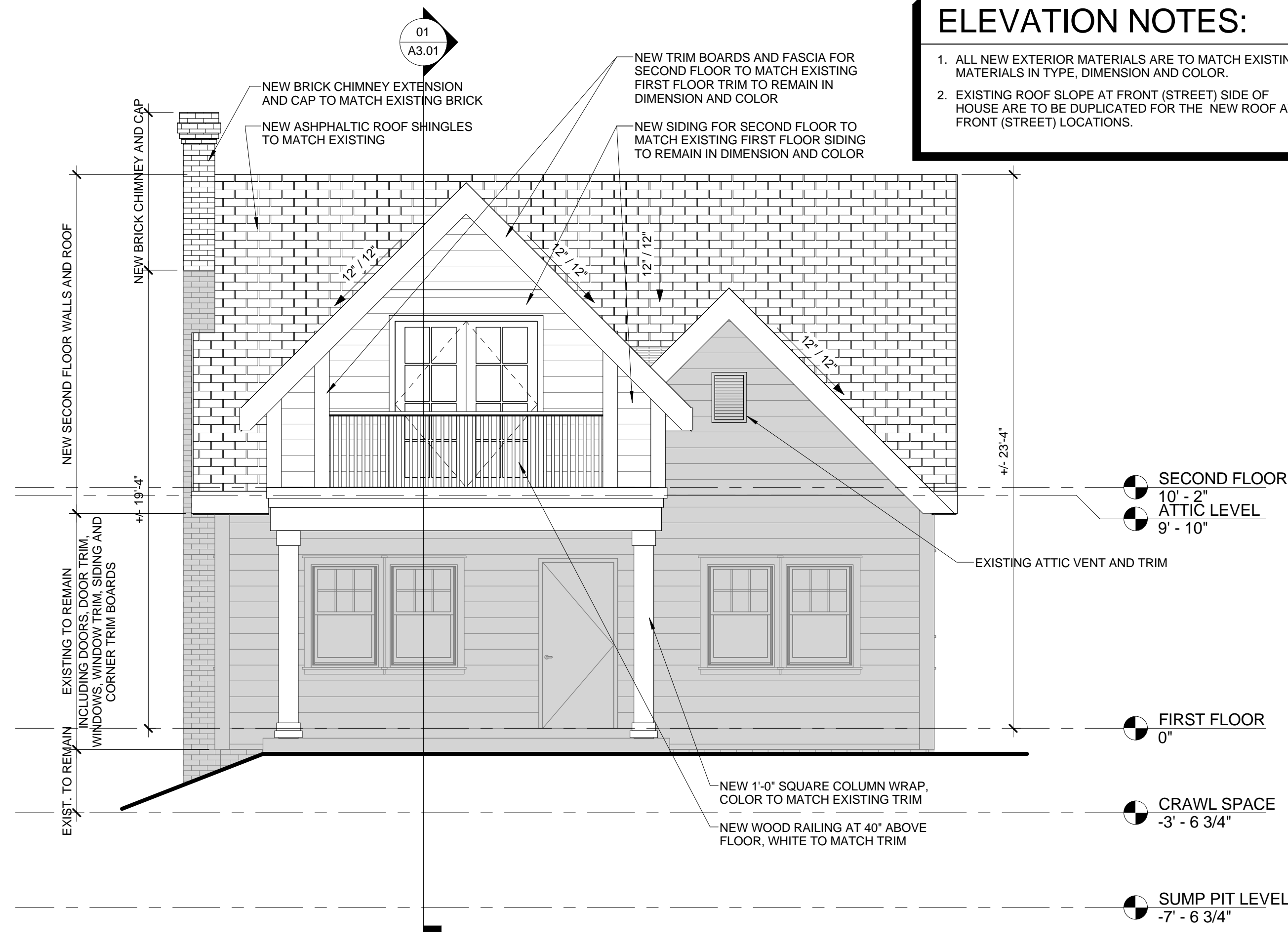
ELEVATION NOTES:

1. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.
2. EXISTING ROOF SLOPE AT FRONT (STREET) SIDE OF HOUSE ARE TO BE DUPLICATED FOR THE NEW ROOF AT FRONT (STREET) LOCATIONS.



02 NEW SIDE ELEVATION 1

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



01 NEW FRONT ELEVATION

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

Revision Schedule		
No.	Revision	Date

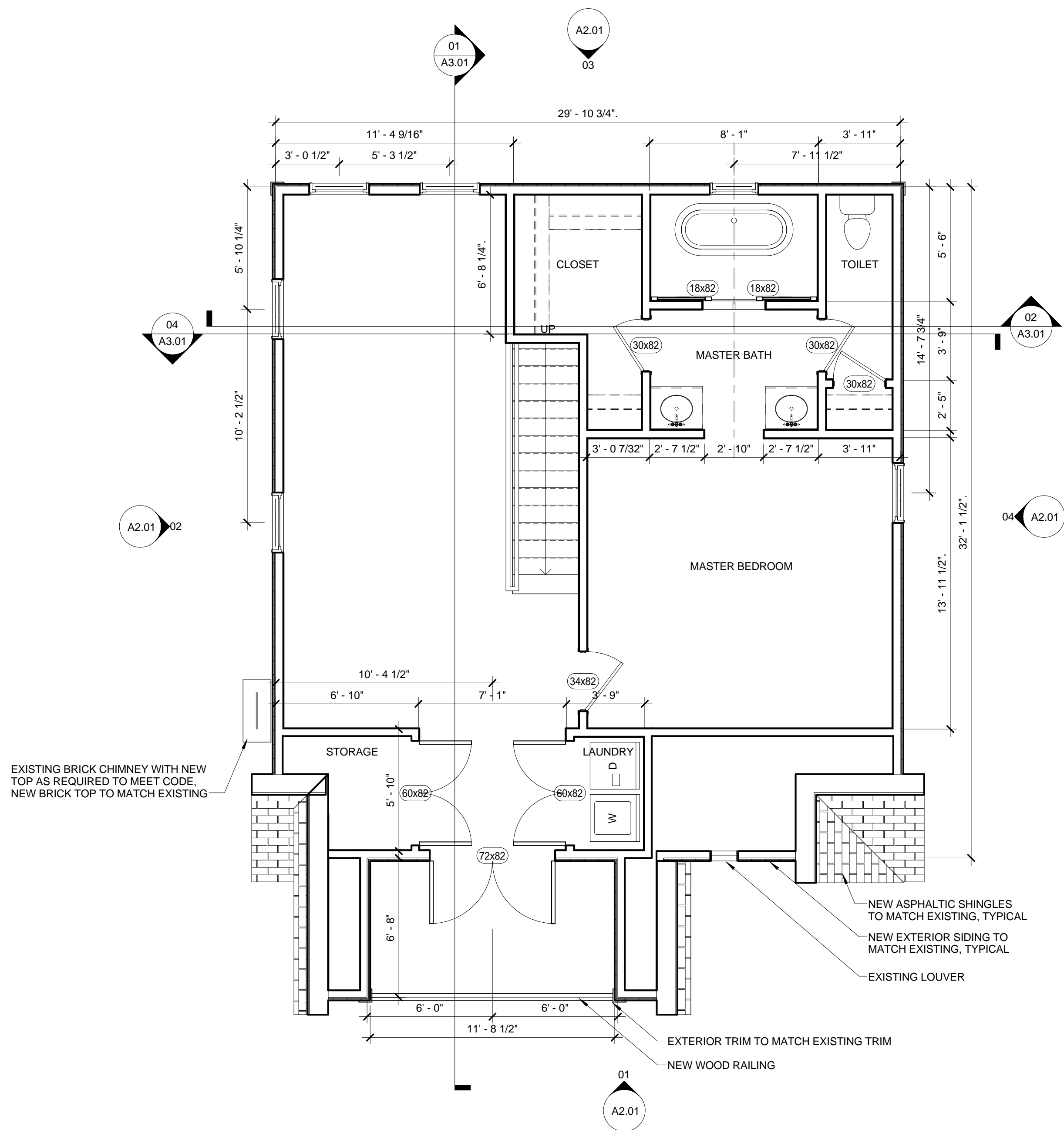
ISSUE DATE: 05.04.15

FLOOR PLANS

SHEET NUMBER
A1.01

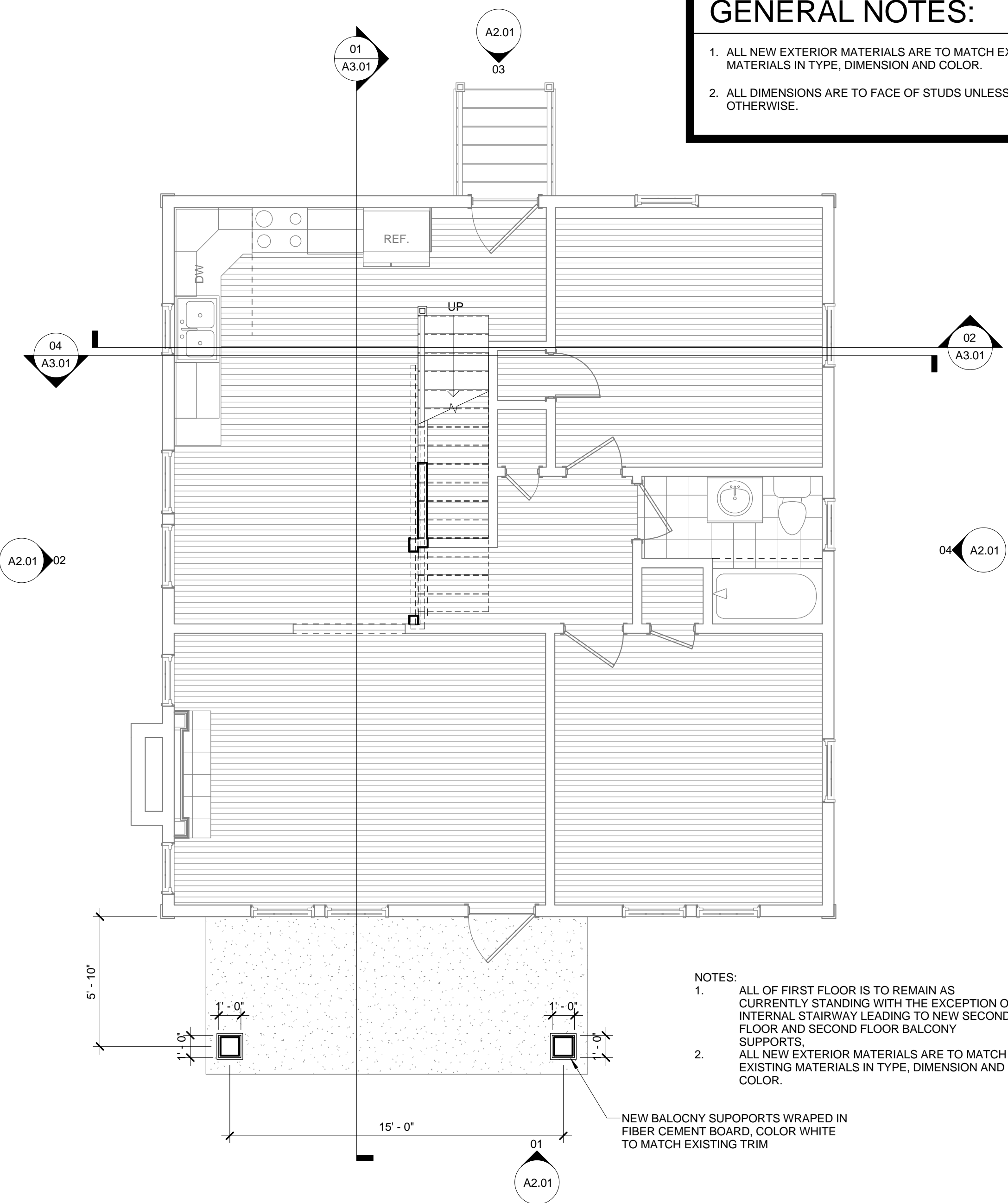
GENERAL NOTES:

1. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.
2. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.



02 NEW SECOND FLOOR

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



01 NEW FIRST FLOOR

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

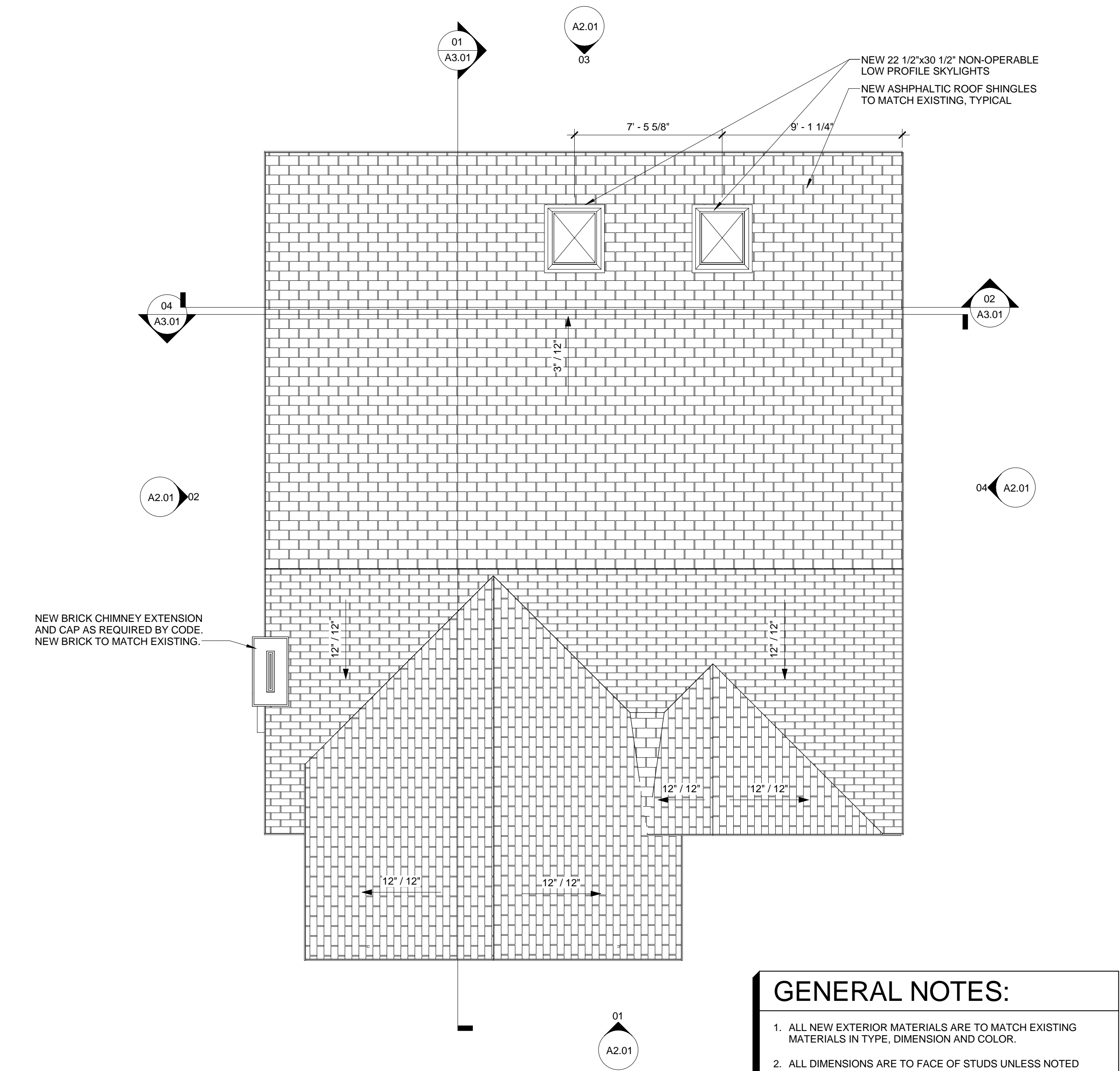
Revision Schedule		
No.	Revision	Date

ISSUE DATE: 05.04.15

ROOF PLAN

SHEET NUMBER

A1.02



Balcony Context Photos



315 Kingston Avenue



404 E Worthington Avenue



516 Kingston Avenue



600 McDonald



701 E Worthington Avenue



704 McDonald



2209 Charlotte Drive

1700 BLOCK OF
MERRIMAN AVENUE



1700-1702 Merriman Avenue



1701 Merriman Avenue



1705 Merriman Avenue



1711 Merriman Avenue



1712 Merriman Avenue



1715 Merriman Avenue



1716 Merriman Avenue



1719 Merriman Avenue



1720 Merriman Avenue



1723 Merriman Avenue



1724 Merriman Avenue



1727 Merriman Avenue



1728 Merriman Avenue



1731 Merriman Avenue



1732 Merriman Avenue



1735 Merriman Avenue



1736 Merriman Avenue



1739 Merriman Avenue



1740 Merriman Avenue



1743 Merriman Avenue



1744 Merriman Avenue



1747 Merriman Avenue



1751 Merriman Avenue



1752 Merriman Avenue



1755 Merriman Avenue



1756 Merriman Avenue



1760 Merriman Avenue



1761 Merriman Avenue

