
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1748 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Anna Pavlou

The application was continued from July for accurate drawings and dimensions.

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 - May 13, 2015

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".

Revised Proposal – July 8, 2015

Plan revisions include the following:

- The new gabled front dormer and balcony have been removed and replaced with a scaled down, traditional dormer and paired windows.
- The front porch overhang is one story shed roof.
- The roof massing on the left and right side elevations has been modified with side gables and centered windows.
- The massing of the side walls on the rear addition have been reduced.
- The massing of the roof on the rear addition has been redesigned.
- Materials and details will match the existing structure. The height remains +/-23'-4".

Revised Proposal – August 12, 2015

Plan revisions include the following:

- Accurate drawings of the existing house.
- Porch details.
- Relationship of side gables to the house.
- Modification of the rear roof pitch.
- Addition of revised house design in height survey.

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.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

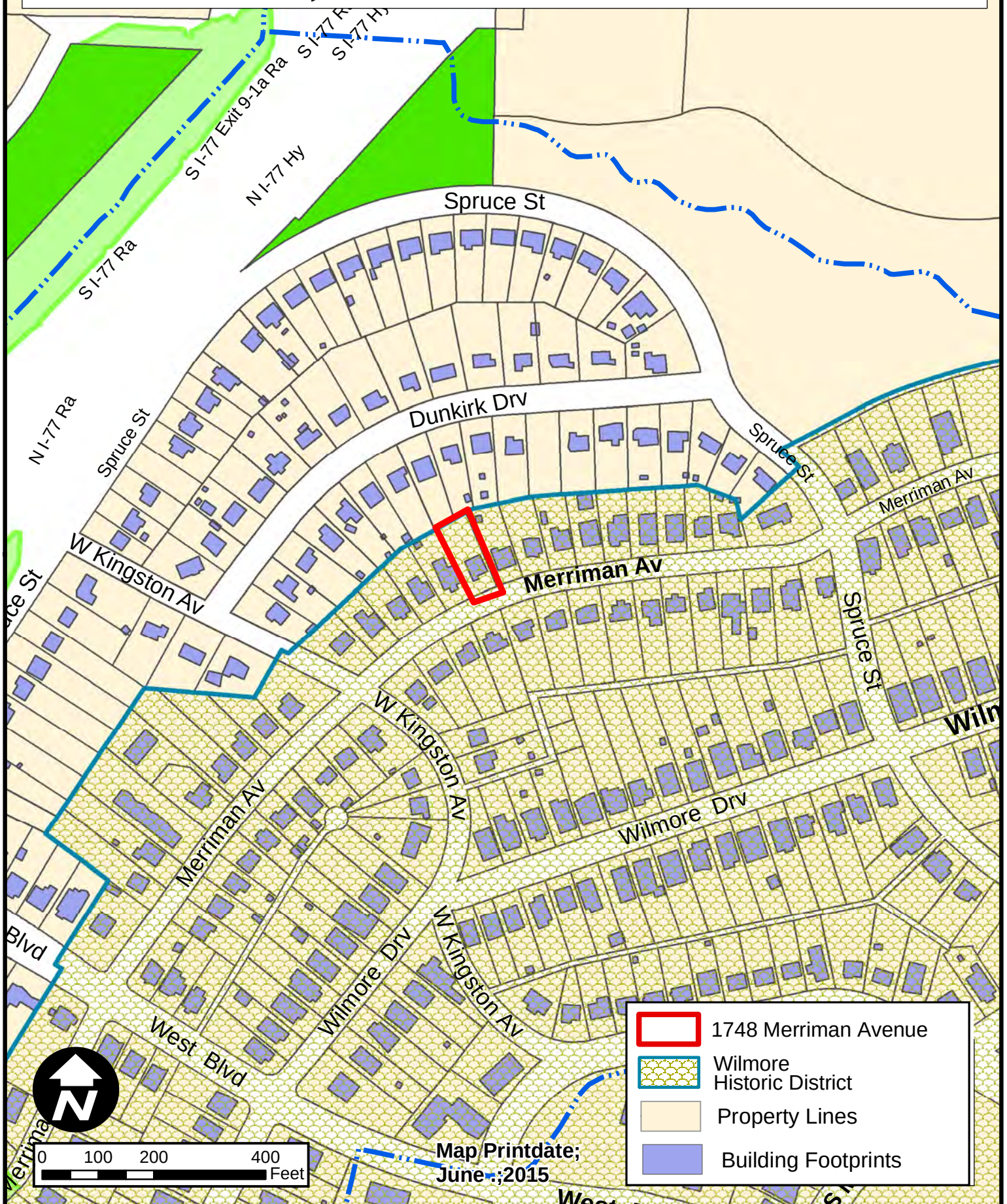
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

Staff Analysis

The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

Charlotte Historic District Commission - Case 2015-113

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"

NOTES:

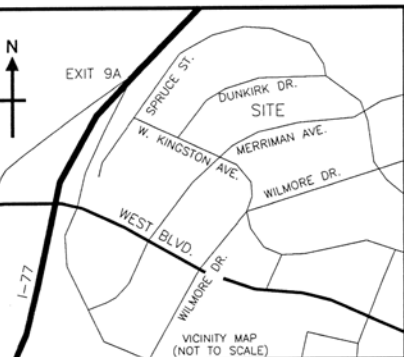
1. BOUNDARY SURVEY MADE USING EXISTING PHYSICAL EVIDENCE OBSERVED DURING FIELD SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND (GEODETIC) UNITED STATES SURVEY FEET UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY 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

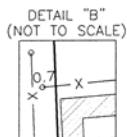


REF: M.B. 3 PG. 33
BEARINGS REFERENCED
TO ADJOINING MAP
M.B. 6 PG. 267
DATED: MAY 22, 1950



LEGEND:

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- 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
- P.G. - PAGE
- L - LINE
- C - CURVE
- P.I.D. - TAX PARCEL IDENTIFICATION NUMBER
- NTS - NOT TO SCALE



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

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

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

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

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

SCALE: 1" = 30'

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

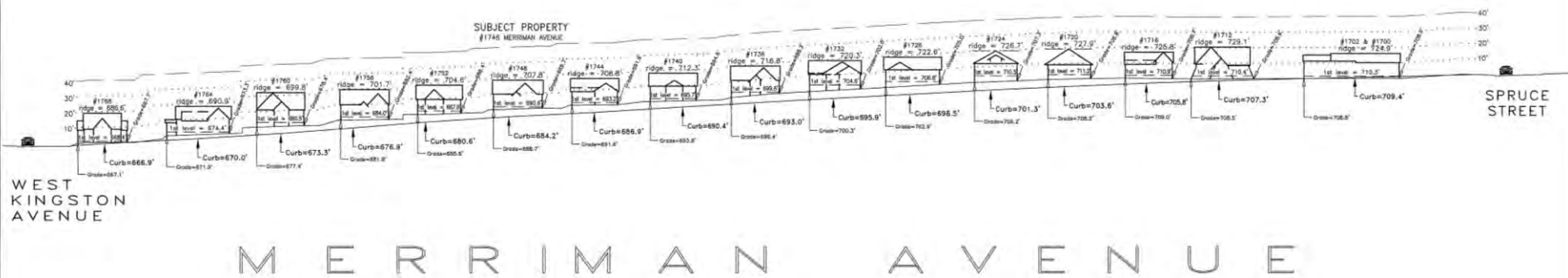
JOB NUMBER: 3369

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 22nd day of May, 2015.



A.G.Z.
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, 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.

Copyright 2015
Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2015

Scale 1" = 30'

0' 30' 60' 90' 120'





1751 Merriman Ave



1764 Merriman Ave

Porch Context Photos



CONTEXT PHOTOS

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



EXISTING ELEVATIONS



**REAR
ELEVATION**

**FRONT
ELEVATION**







PAVLOU RESIDENCE
1748 MERRIMAN AVENUE
CHARLOTTE, NORTH CAROLINA 28203

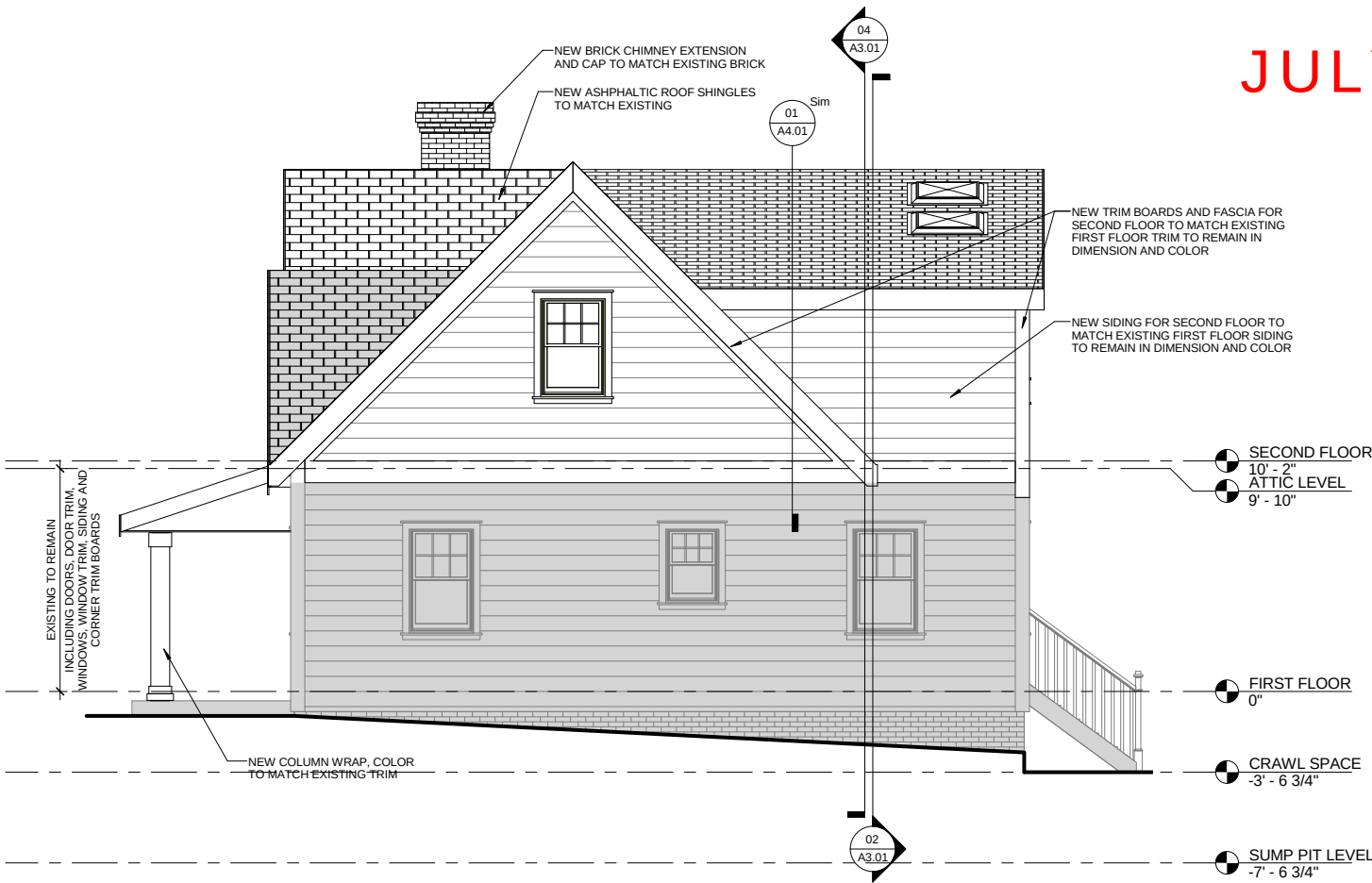
Revision Schedule		
No.	Revision	Date

ISSUE DATE: 07.28.15

ISO VIEWS

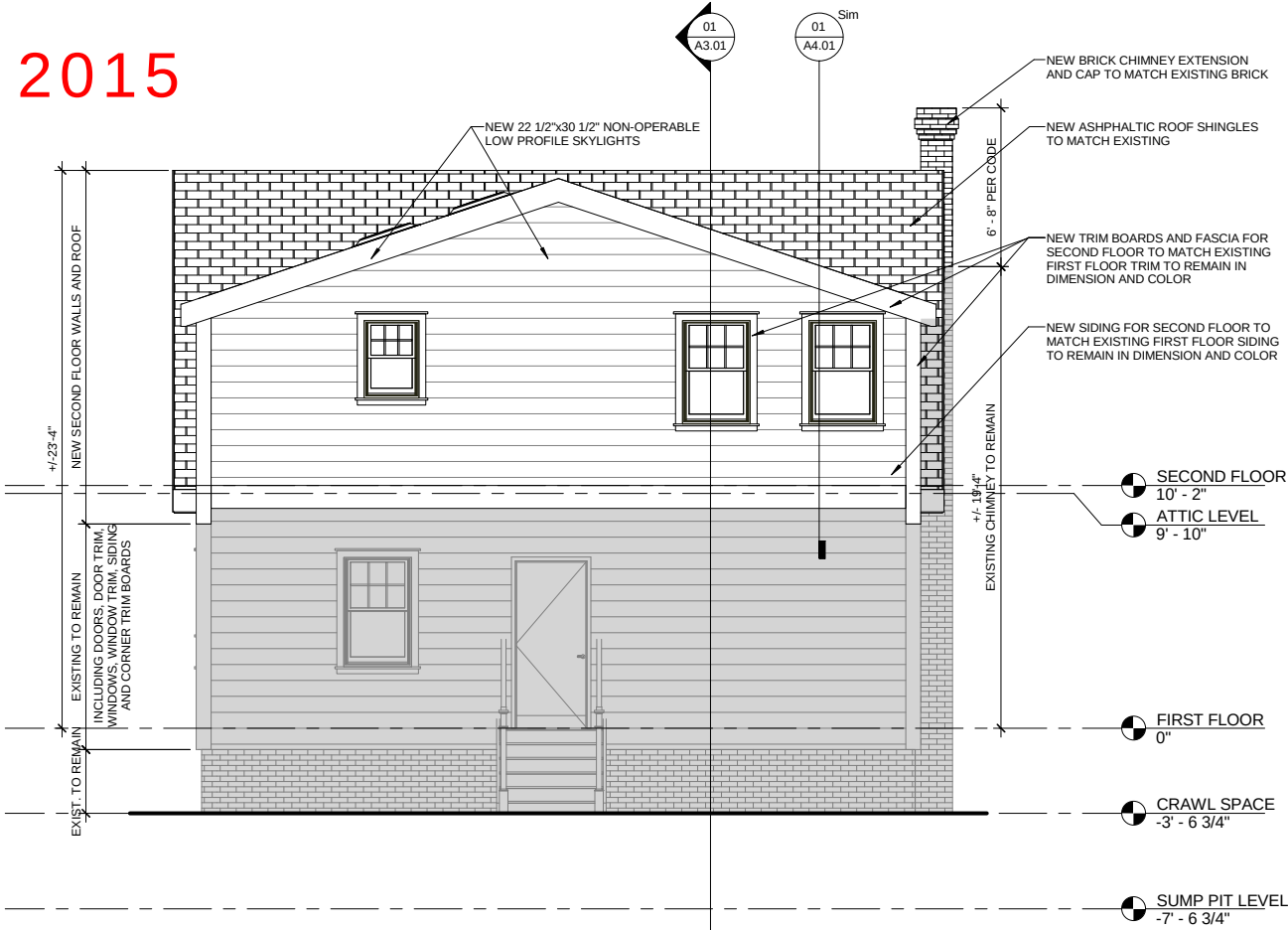
SHEET NUMBER
G0.01

JULY 2015



04 NEW SIDE ELEVATION

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

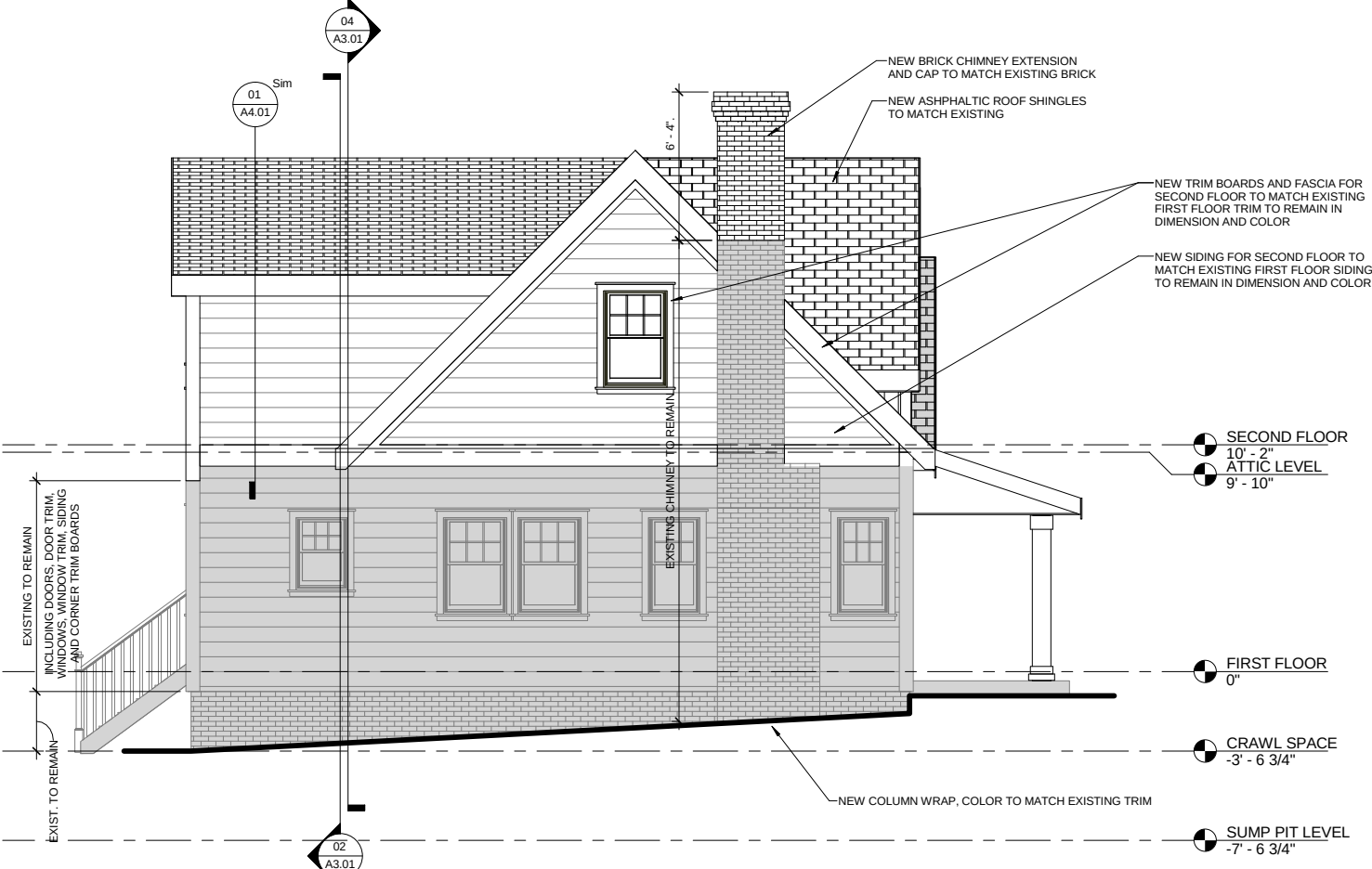


03 NEW BACK ELEVATION

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

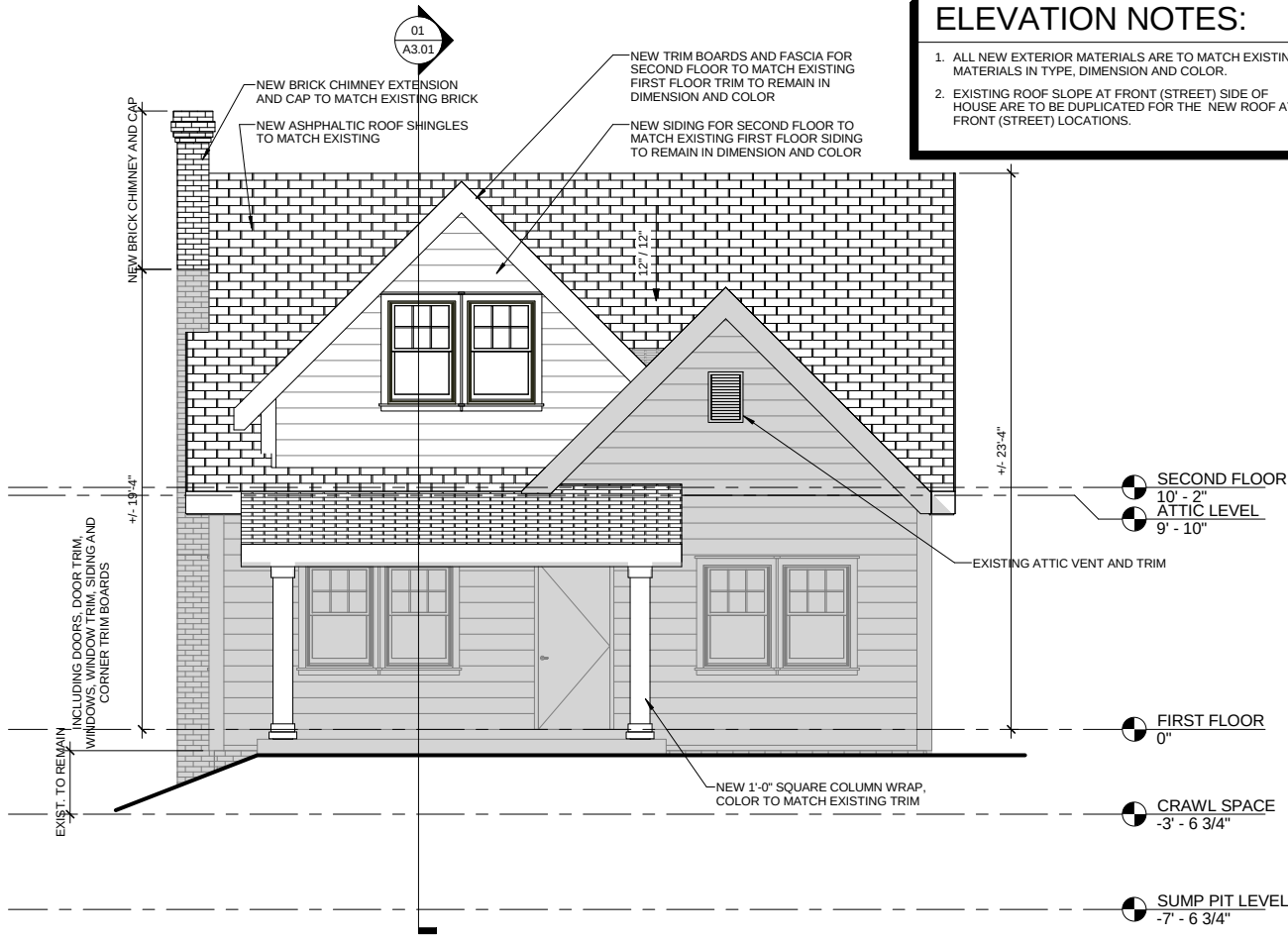
ELEVATION NOTES:

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"

PAVLOU RESIDENCE

1748 MERRIMAN AVENUE
CHARLOTTE, NORTH CAROLINA 28203

Revision Schedule		
No.	Revision	Date

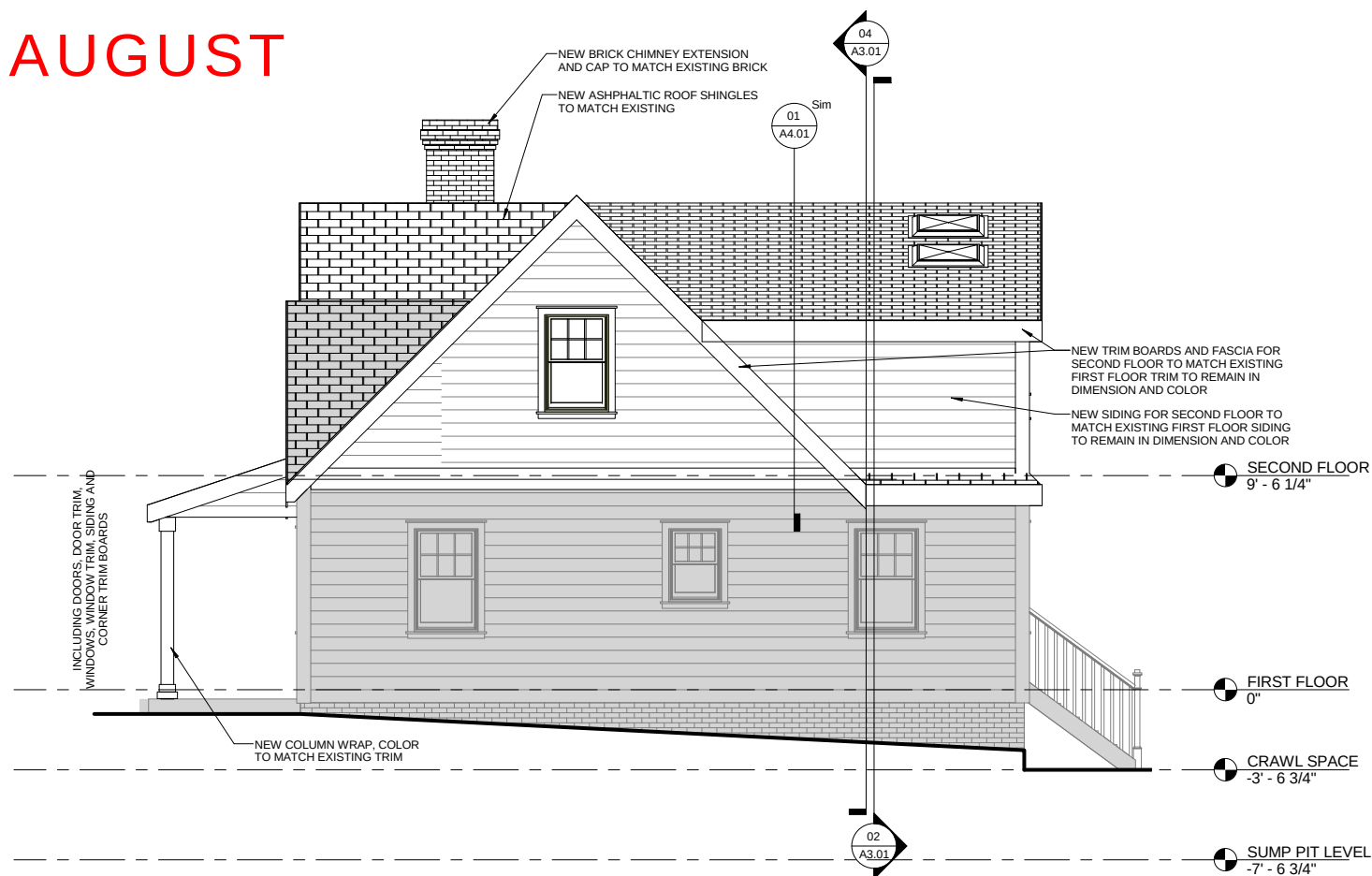
ISSUE DATE: 05.04.15

NEW
ELEVATIONS

SHEET NUMBER

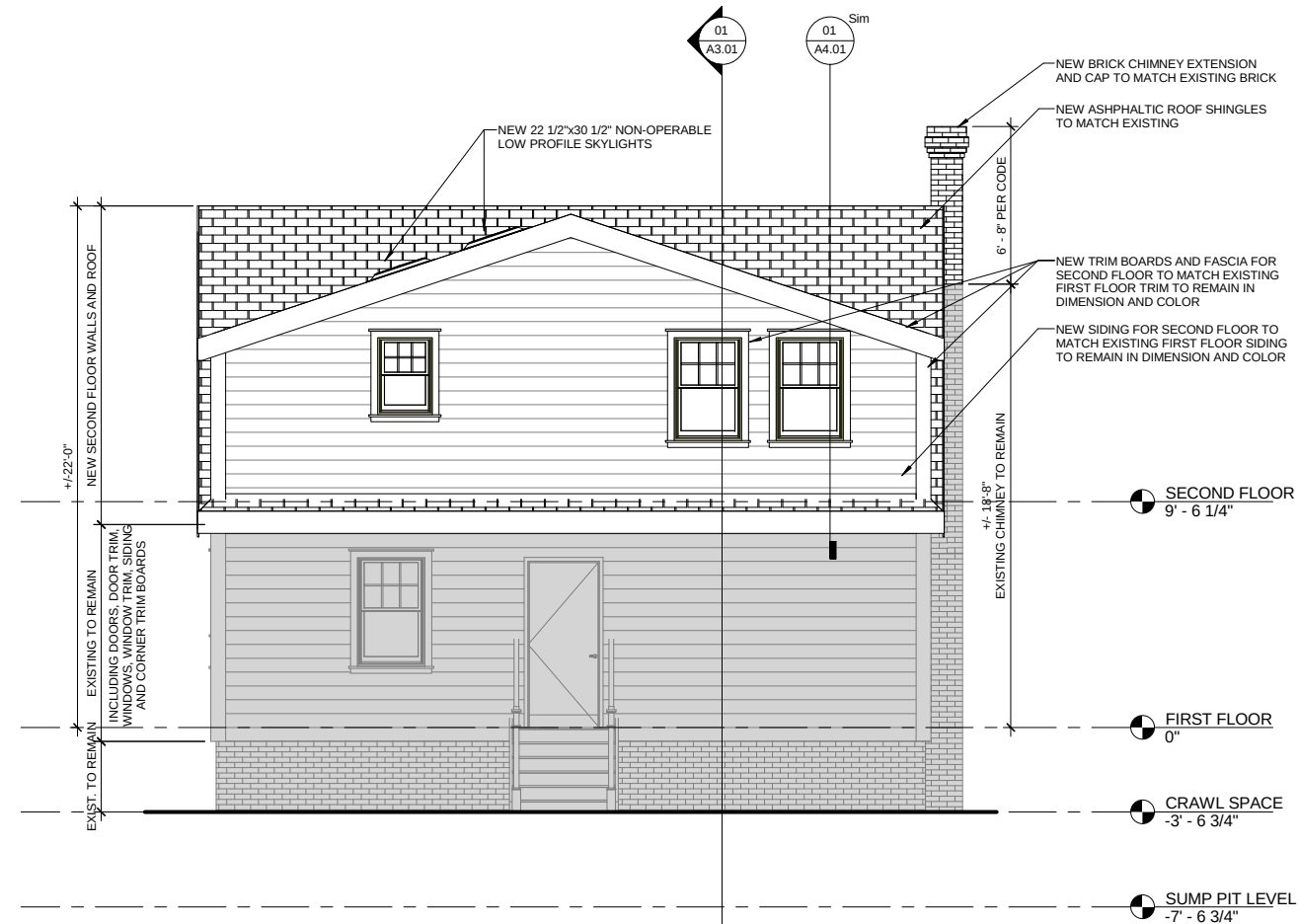
A2.01

AUGUST



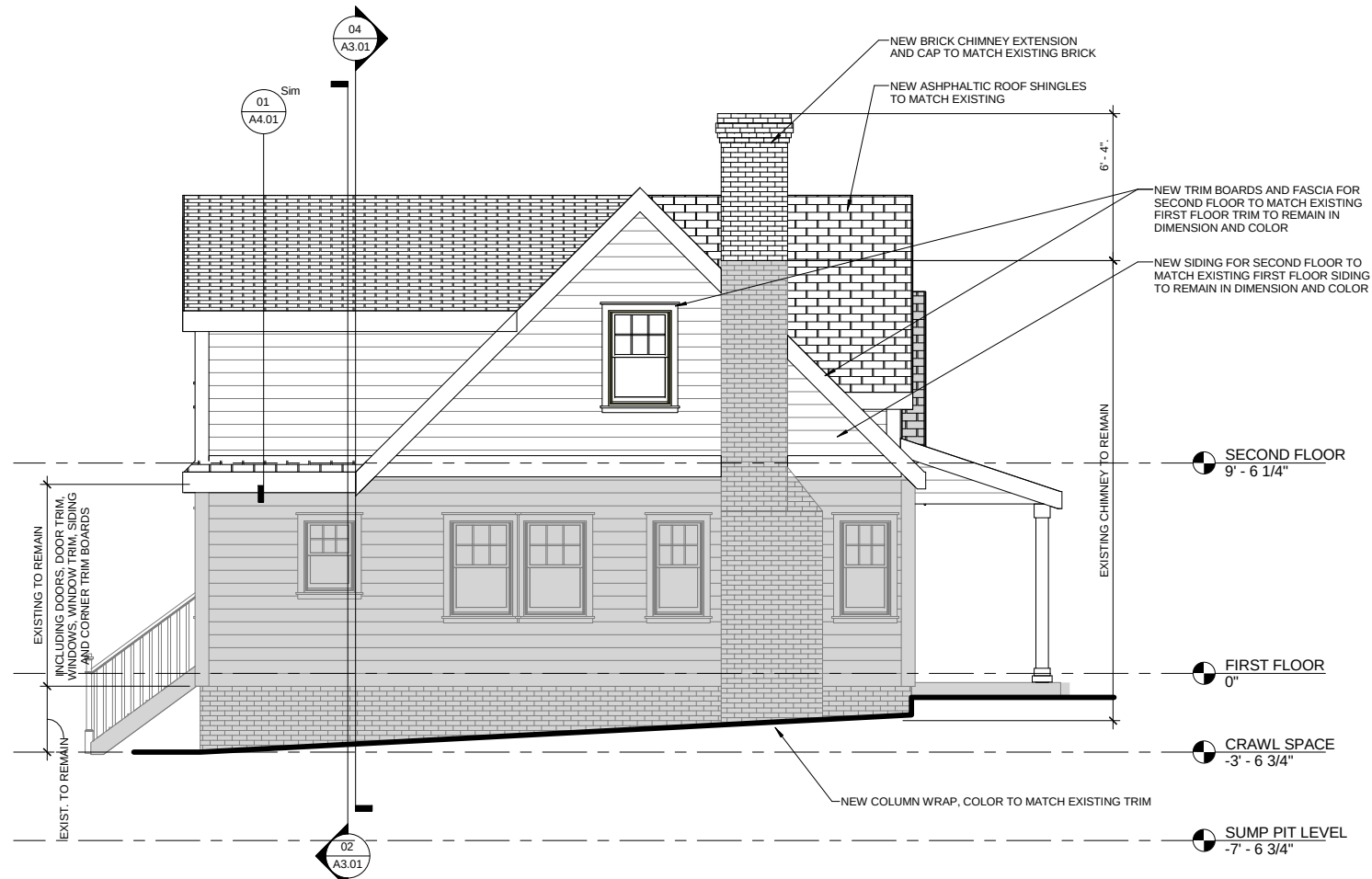
04 | NEW SIDE ELEVATION

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



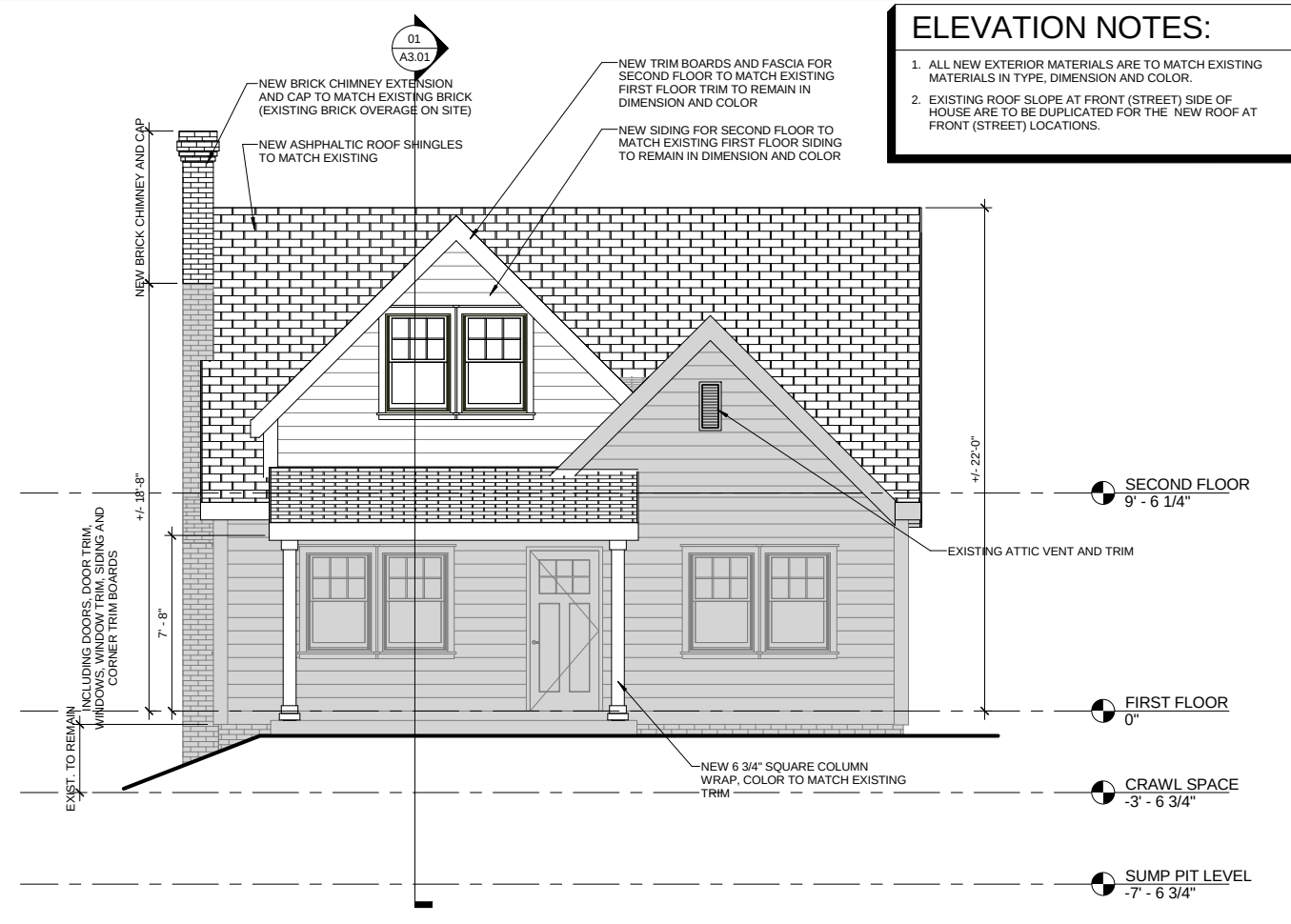
03 | NEW BACK ELEVATION

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



02 | NEW SIDE ELEVATION 1

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



01 | NEW FRONT ELEVATION

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

jh&b
SERVICES
 4008 Filly Drive
 Indian Trail, NC
 28079
 704-651-1361

PAVLOU RESIDENCE
 1748 MERIDIAN AVENUE
 CHARLOTTE, NORTH CAROLINA 28203

Revision Schedule		
No.	Revision	Da

ISSUE DATE: 07.28.15

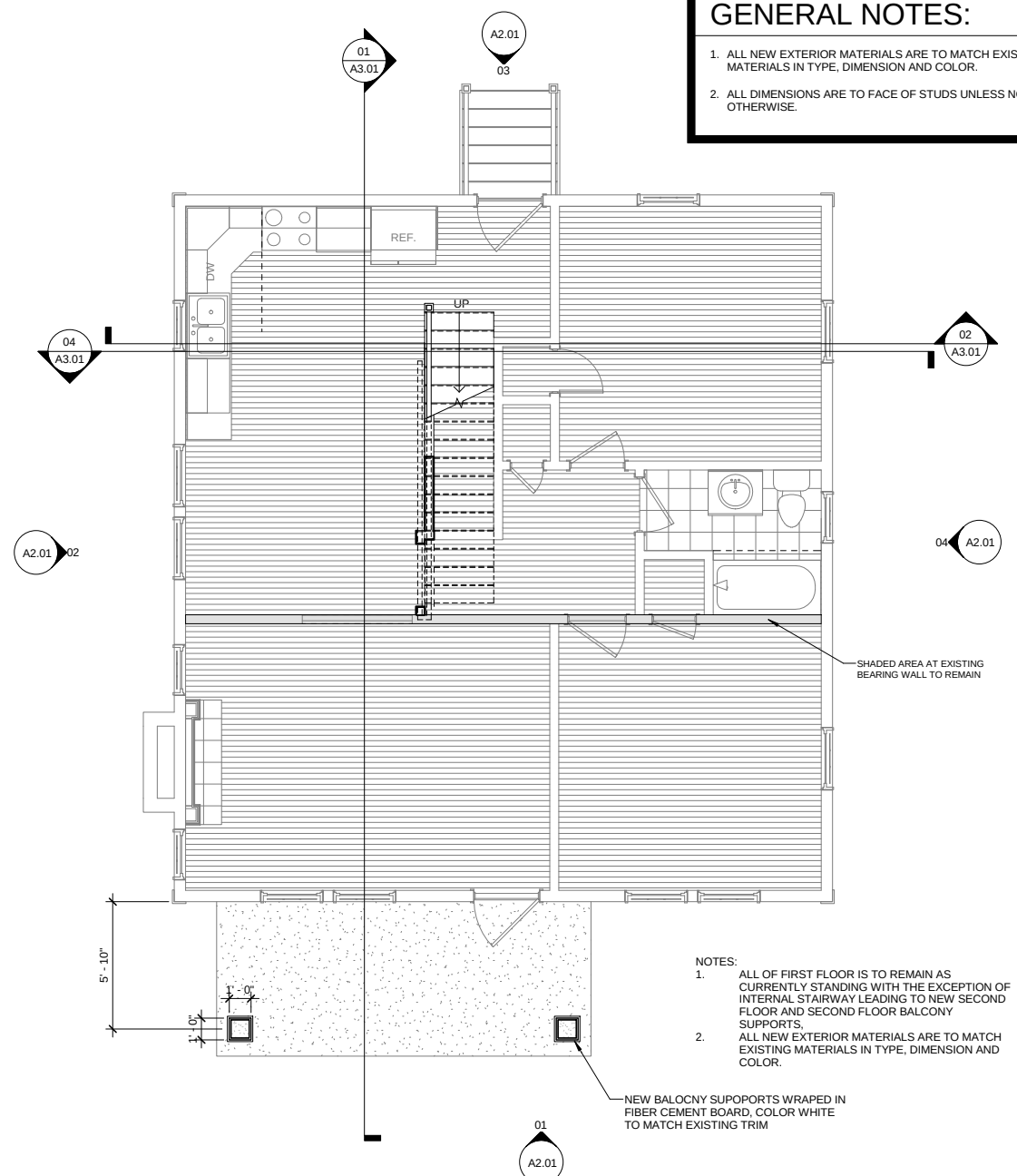
NEW
ELEVATIONS

SHEET NUMBER

A2.01

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.



- NOTES:
1. ALL OF FIRST FLOOR IS TO REMAIN AS CURRENTLY STANDING WITH THE EXCEPTION OF INTERNAL STAIRWAY LEADING TO NEW SECOND FLOOR AND SECOND FLOOR BALCONY SUPPORTS,
 2. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.

Revision Schedule		
No.	Revision	Date

ISSUE DATE: 05.04.15

FLOOR PLANS

SHEET NUMBER

A1.01

Revision Schedule		
No.	Revision	Date

ISSUE DATE: 07.28.15

FLOOR PLANS

SHEET NUMBER

A1.01

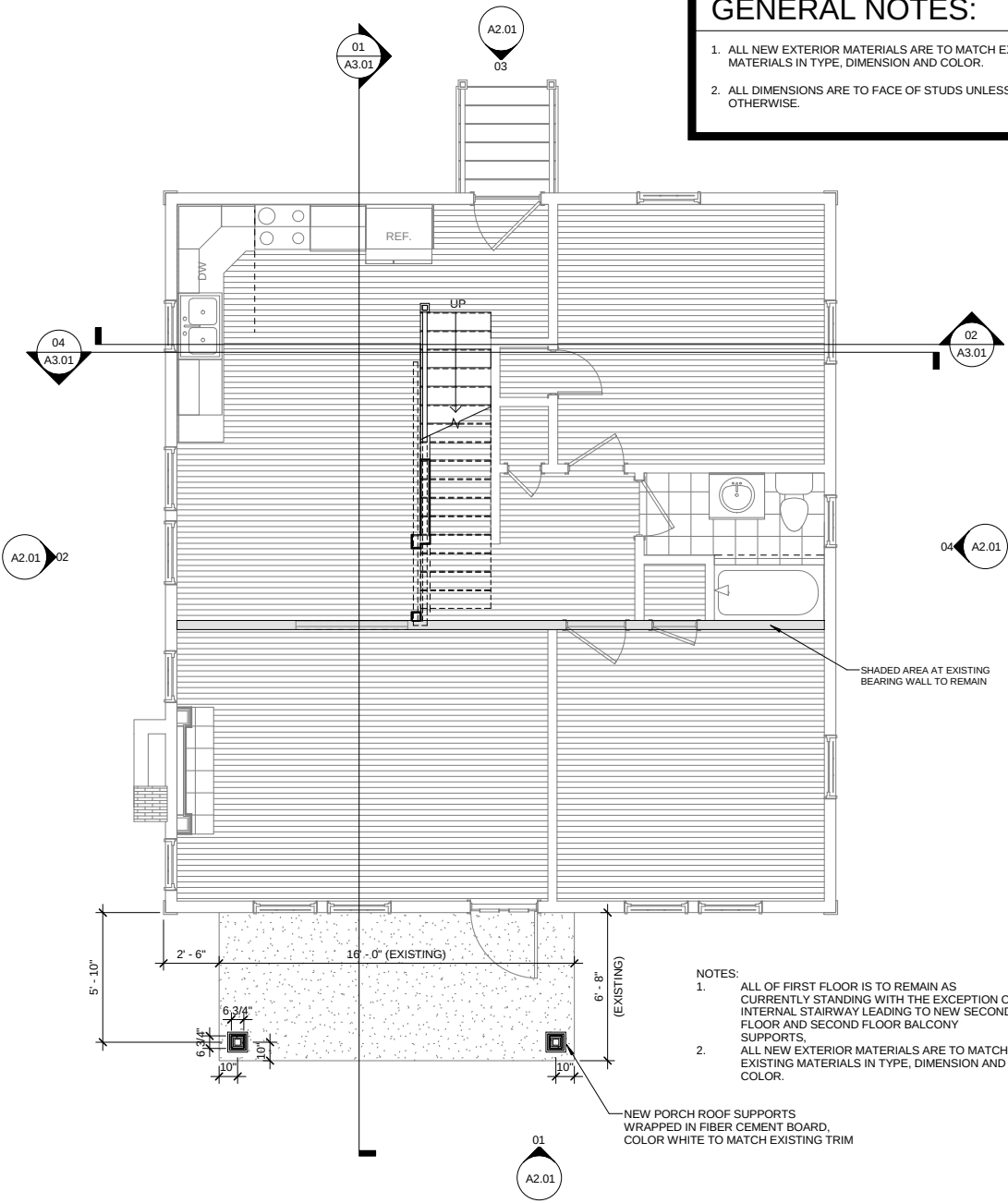
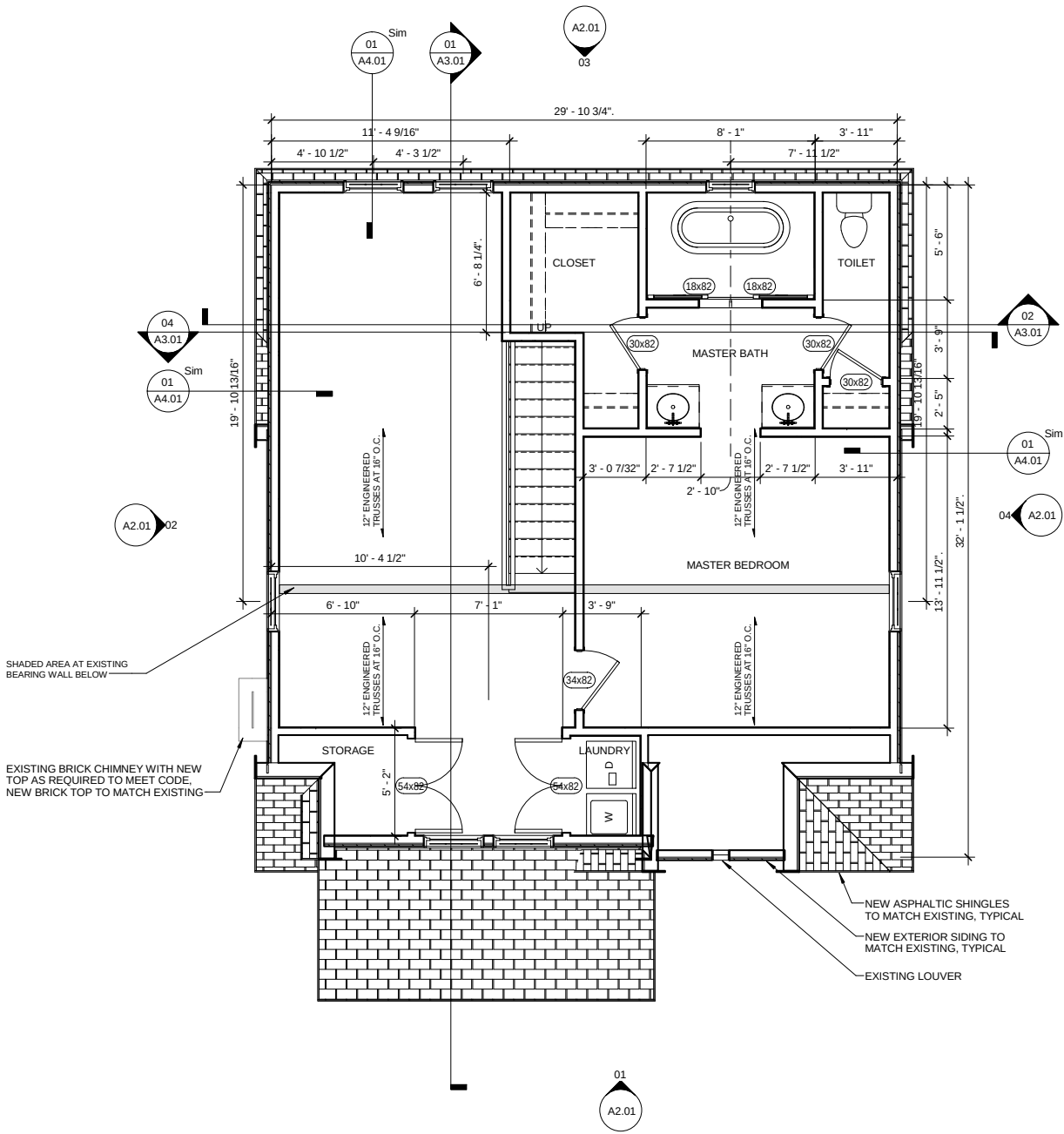
GENERAL NOTES:

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.

- NOTES:
1. ALL OF FIRST FLOOR IS TO REMAIN AS CURRENTLY STANDING WITH THE EXCEPTION OF INTERNAL STAIRWAY LEADING TO NEW SECOND FLOOR AND SECOND FLOOR BALCONY SUPPORTS.
 2. ALL NEW EXTERIOR MATERIALS ARE TO MATCH EXISTING MATERIALS IN TYPE, DIMENSION AND COLOR.

NEW PORCH ROOF SUPPORTS
WRAPPED IN FIBER CEMENT BOARD,
COLOR WHITE TO MATCH EXISTING TRIM

SHADED AREA AT EXISTING
BEARING WALL TO REMAIN



02 NEW SECOND FLOOR

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

01 NEW FIRST FLOOR

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

Architectural drawing of a roof plan. The drawing shows a complex roof structure with multiple gables and a central chimney. The roof is covered with brickwork. Key features include:

- Roof Rafters:** Labeled as "2x12 ROOF RAFTERS AT 16" O.C." in various sections.
- Skylights:** Two skylights are shown in the upper right section, labeled "NEW 22 1/2\" x 30 1/2\" NON-OPERABLE LOW PROFILE SKYLIGHTS".
- Chimney:** A chimney is shown on the left side, labeled "NEW BRICK CHIMNEY EXTENSION AND CAP AS REQUIRED BY CODE. NEW BRICK TO MATCH EXISTING."
- Dimensions:** Various dimensions are provided for the roof sections, including "4' / 12'", "12' / 12'", and "12\" / 12\"".
- Grid Lines:** The drawing is bounded by grid lines labeled 01, 02, 03, 04, A2.01, and A3.01.
- General Notes:** A section titled "GENERAL NOTES:" is located at the bottom right, with the first note stating: "1. ALL NEW EXTERIOR MATERIALS ARE TO MATCH".

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.

AUGUST

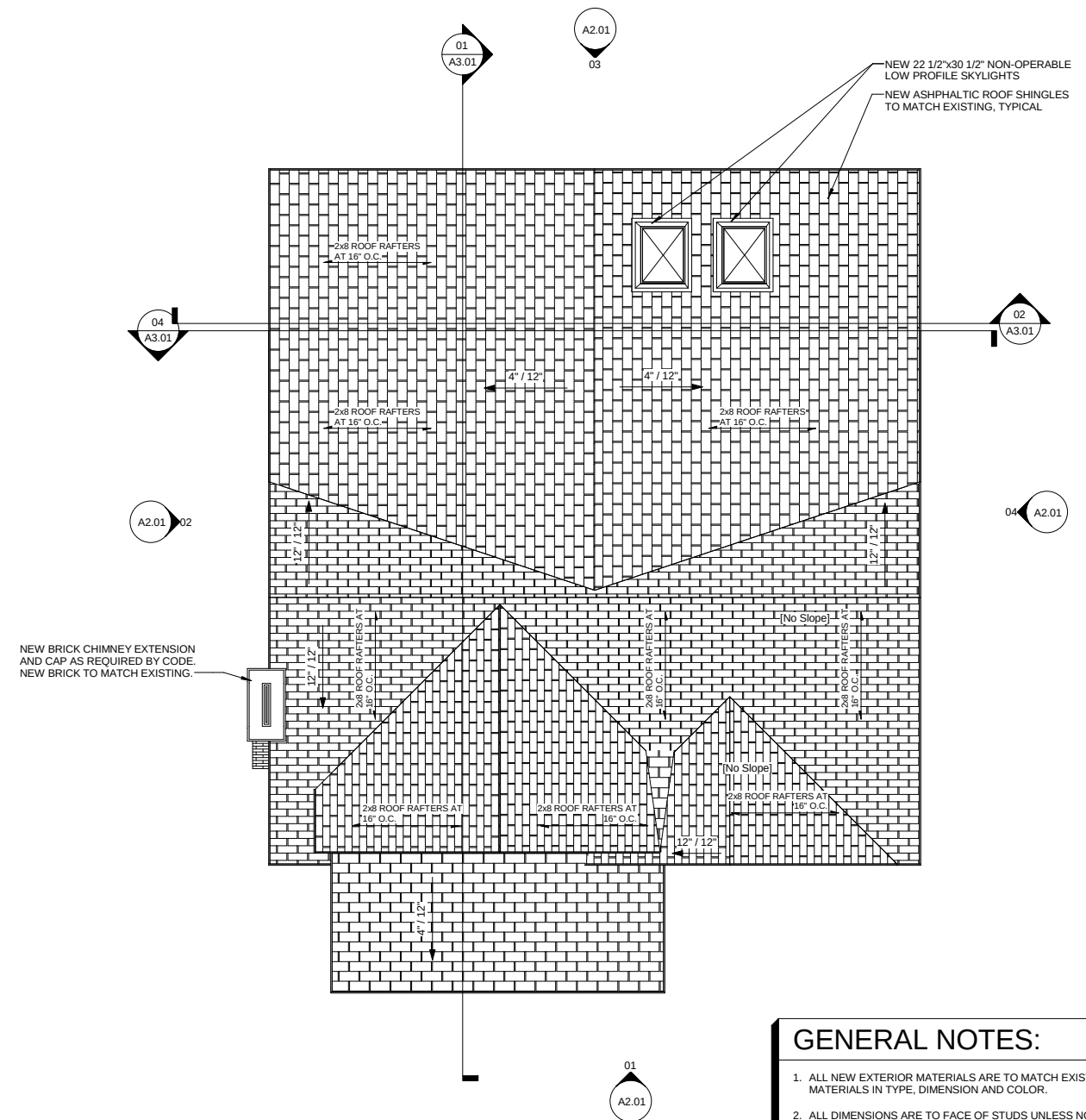
Revision Schedule		
No.	Revision	Date

ISSUE DATE: 07.28.15

ROOF PLAN

SHEET NUMBER

A1.02



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.