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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1556 Merriman Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT/OWNER:** Jason Murphy

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**Details of Proposed Request**

*Existing Context*

The existing site is a vacant lot that slopes from front to back. Adjacent structures are multi-family and single family residences of various height and design. Setbacks along the street vary between 23'-27' approximately.

*Proposal*

The proposal is a 1.5 story single family home. The proposed front setback is approximately 26 feet from the right of way and the height from finished floor to ridge is +/- 20'-6". Siding materials are brick and wood. Windows are wood Simulated True Divided Light (STD). Other features include eave brackets, wood trim and a rear dormer.

**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.

**Policy & Design Guidelines for Mechanical Units, page 22 and 55**

1. Rear yards are the preferred location for mechanical units. Such locations are eligible for administrative approval.
2. Mechanical units are not allowed in the front yards of residential structures, unless the full HDC finds that there is no other technically feasible alternative. In such cases, a screening plan must be approved by the HDC prior to installation.
3. Mechanical units are allowed in side yards, but only if they are adequately screened from the street and adjoining properties in an appropriate manner.

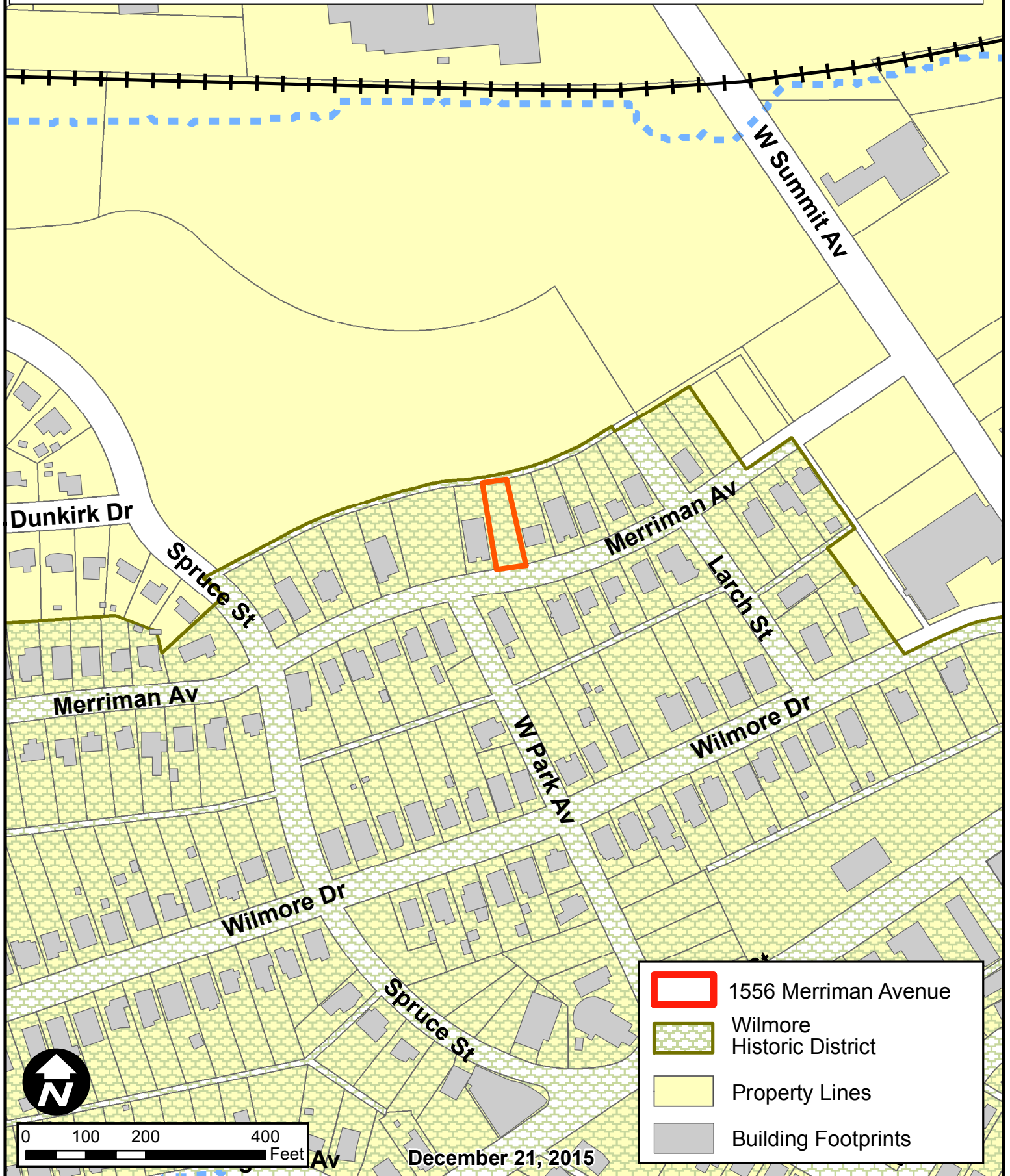
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<i>as a tool to soften and blend the project with the district</i>

### **Staff Analysis**

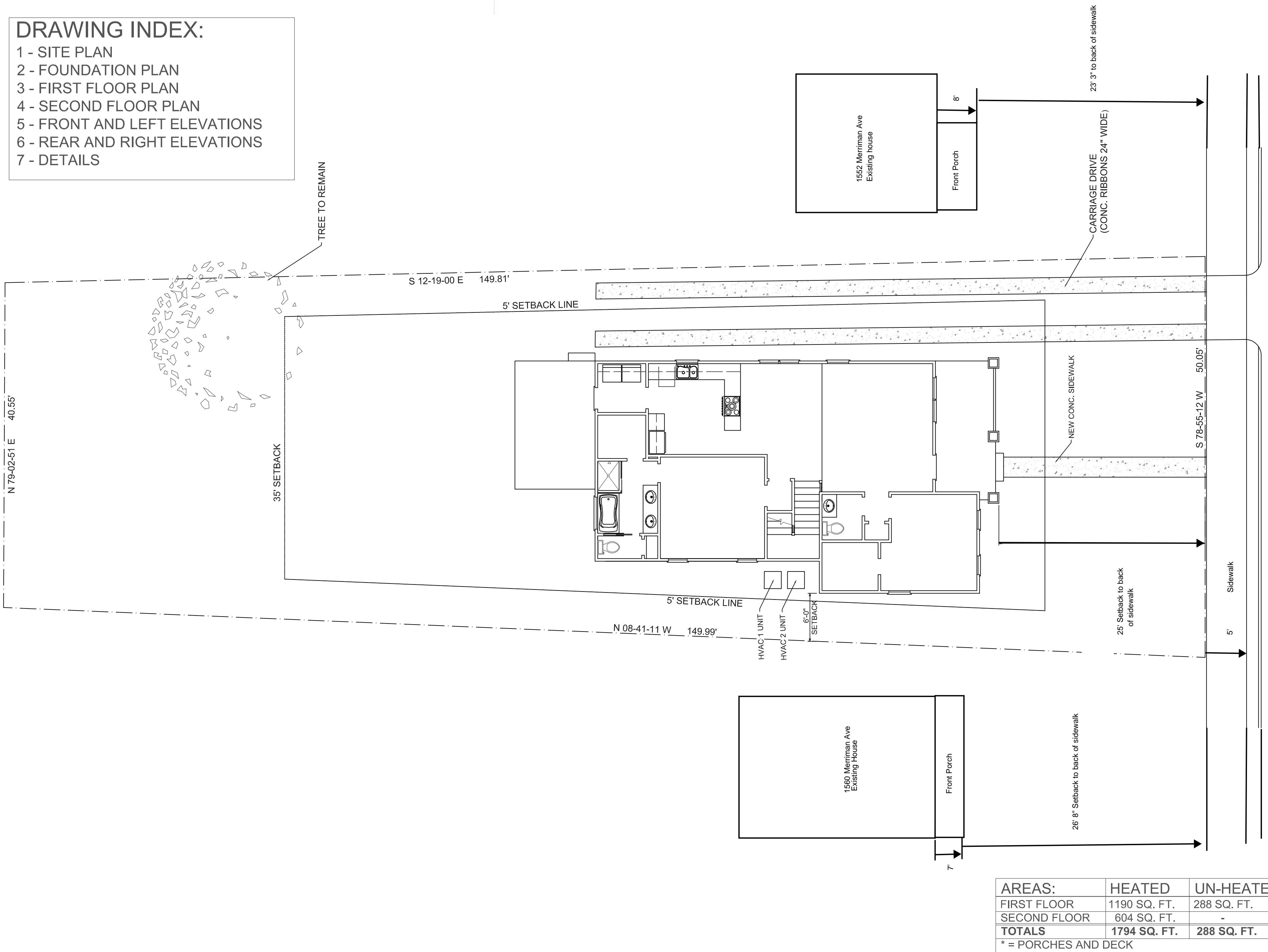
The Commission will determine if the proposal meets the guidelines for new construction.

# *Charlotte Historic District Commission - Case 2015-282*

## **HISTORIC DISTRICT: WILMORE**



- DRAWING INDEX:**
- 1 - SITE PLAN
  - 2 - FOUNDATION PLAN
  - 3 - FIRST FLOOR PLAN
  - 4 - SECOND FLOOR PLAN
  - 5 - FRONT AND LEFT ELEVATIONS
  - 6 - REAR AND RIGHT ELEVATIONS
  - 7 - DETAILS



AREAS:	HEATED	UN-HEATED*
FIRST FLOOR	1190 SQ. FT.	288 SQ. FT.
SECOND FLOOR	604 SQ. FT.	-
TOTALS	1794 SQ. FT.	288 SQ. FT.
* = PORCHES AND DECK		

MERRIMAN AVENUE

New Home at:  
**1556 Merriman Av.**  
Charlotte, NC

DATE :  
12-28-15

DRAWN BY :  
BILL ELMORE

SHEET

1

OF 7

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1616



1612



1604/1608



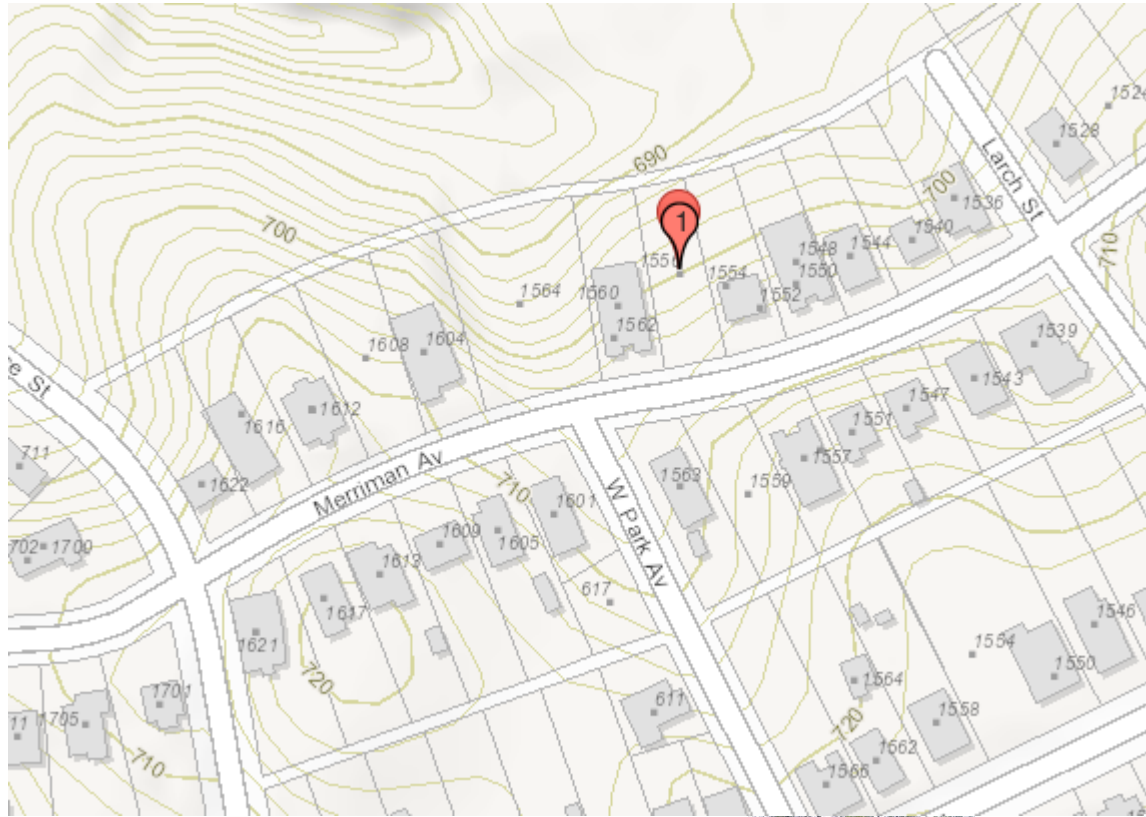
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1548/1550



1601



1544



1563



1540



1555/1557



1551



1547



1543



1539

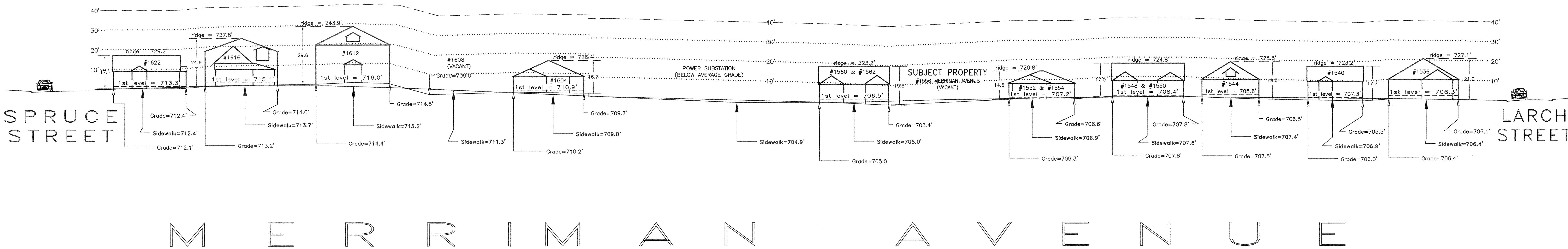


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 4th day of January, 2016.



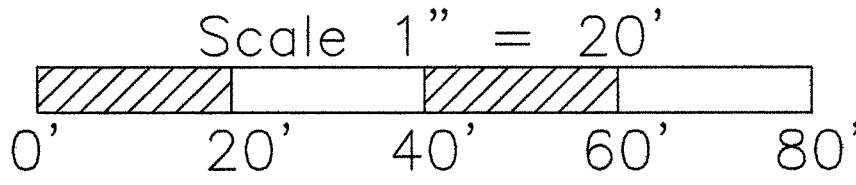
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



A.G. ZOUTEWELLE  
SURVEYORS

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Firm Licensure Number C-1054

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Building Heights Sketch of  
1536-1622 MERRIMAN AVENUE  
FACING NORTH  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
December 31, 2015



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.

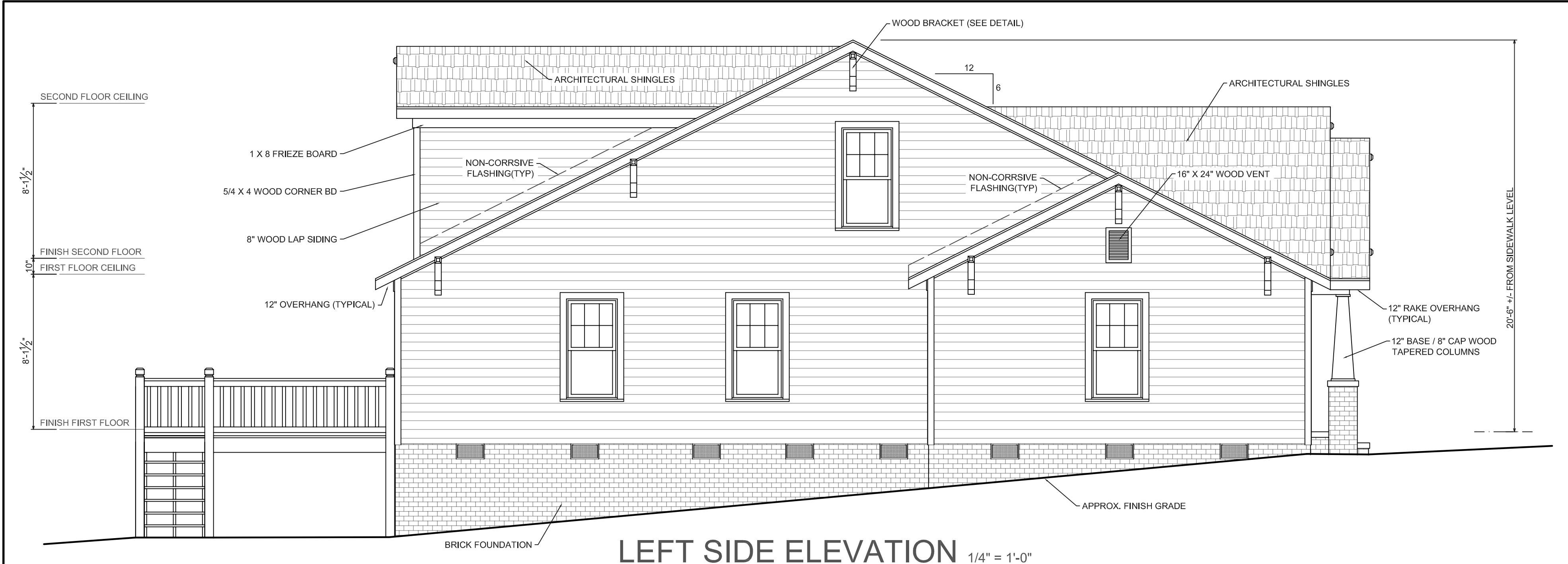
This \_\_\_\_\_ day of \_\_\_\_\_, 2015.



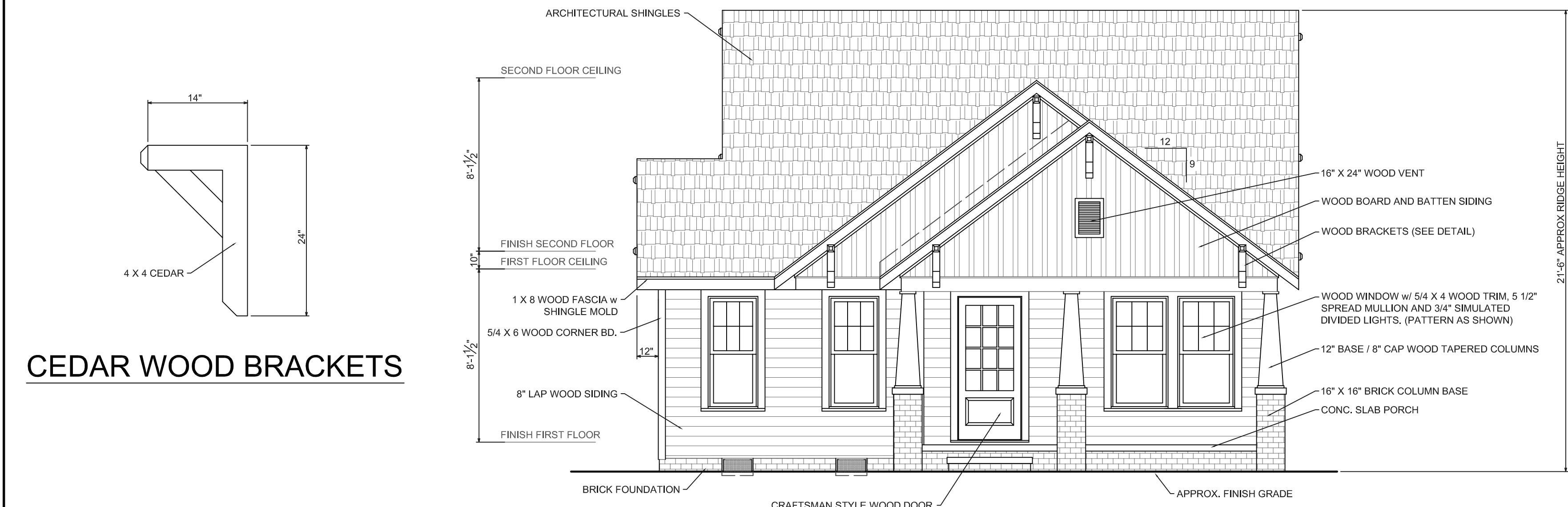
Scale 1" = 20'

A horizontal scale bar with tick marks at 0', 20', 40', 60', and 80'. The segments between 0 and 20, 20 and 40, and 40 and 60 are shaded with diagonal lines. The segment between 60 and 80 is unshaded.

7: \DWGS2015\ZAC\MERRIMAN AVENUE 1536-1622 BUILDING HEIGHTS



LEFT SIDE ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

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FRONT & LEFT SIDE ELEVATIONS

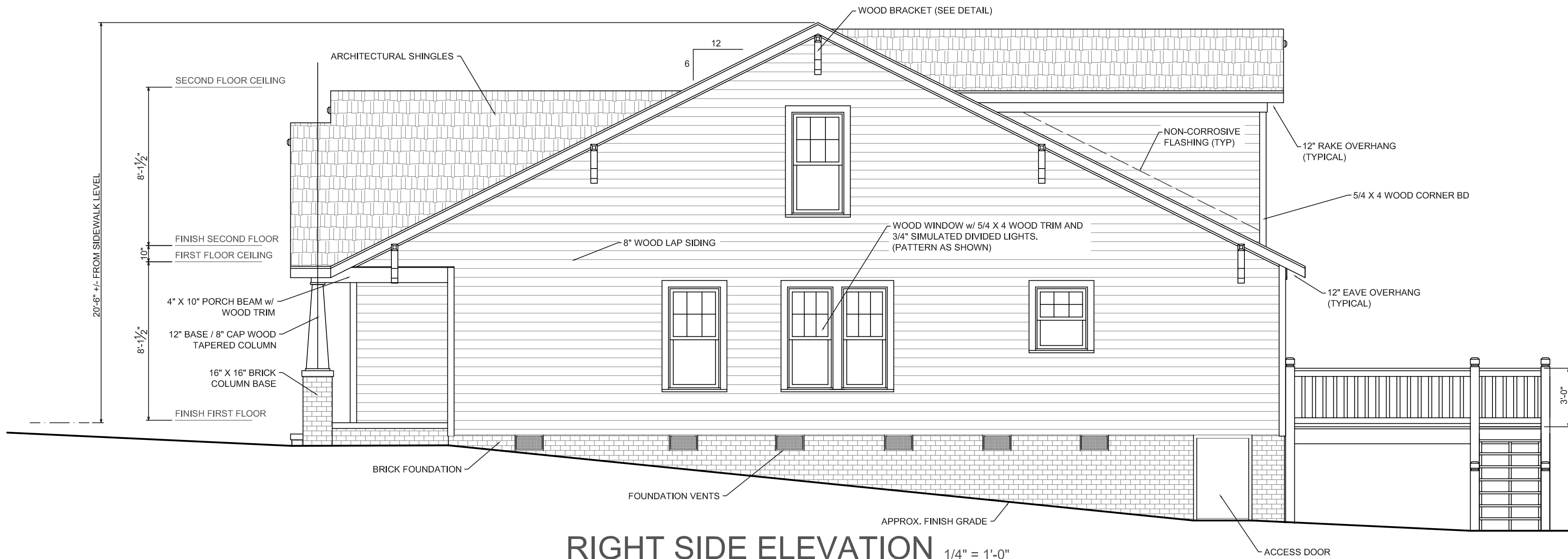
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1556 Merriman Av.  
Charlotte, NC

DATE: 12-28-15

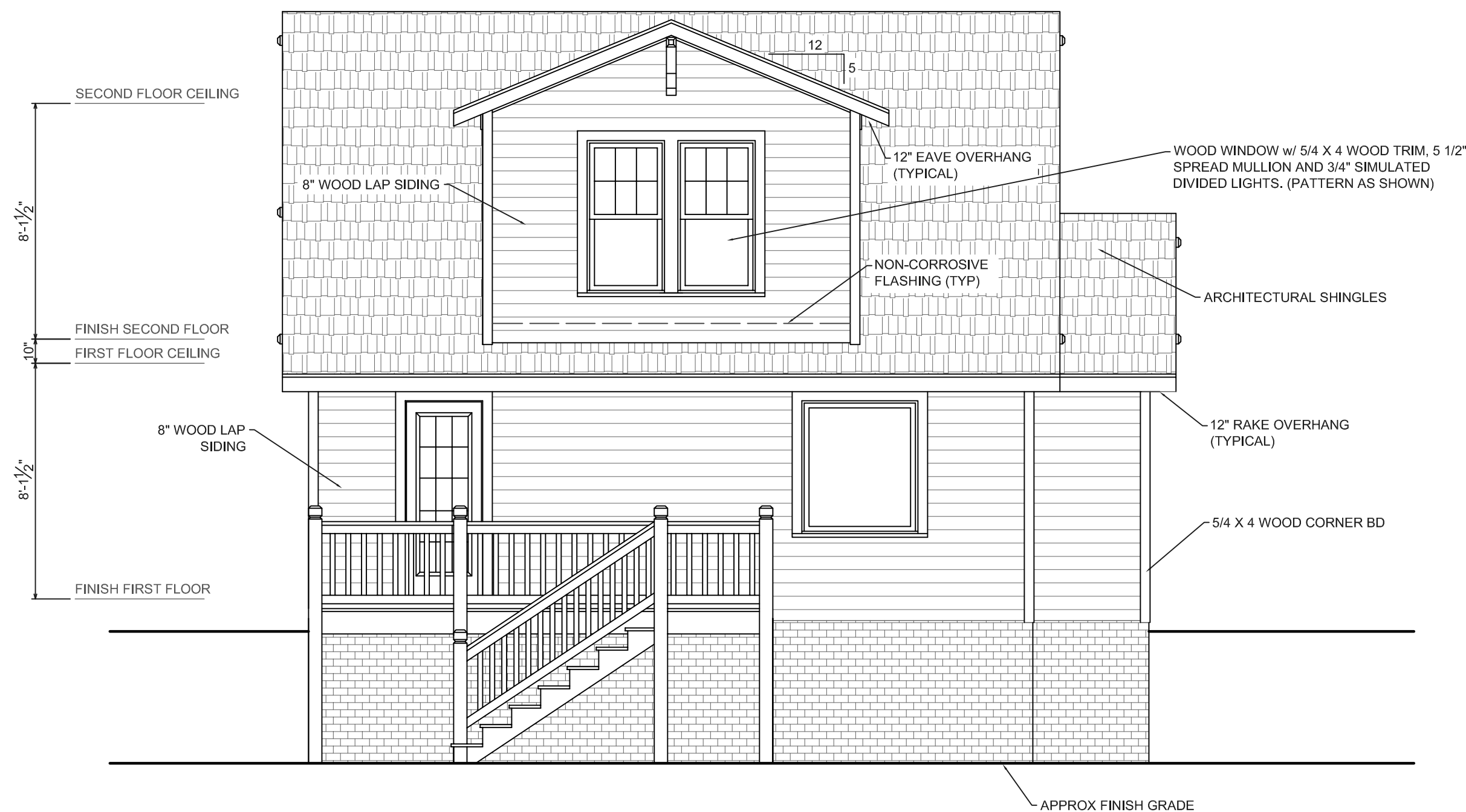
DRAWN BY: BILL ELMORE

SHEET 5 OF 7

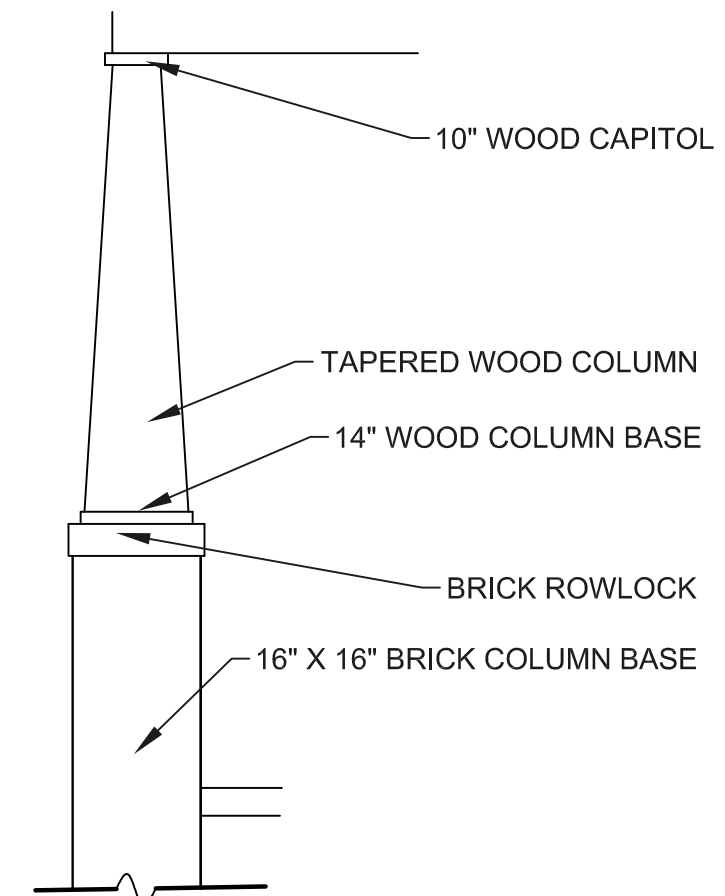




RIGHT SIDE ELEVATION  $\frac{1}{4}" = 1'-0"$



REAR ELEVATION  $\frac{1}{4}" = 1'-0"$



TAPERED WOOD COLUMN

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REAR & RIGHT SIDE ELEVATIONS

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DATE:  
12-28-15

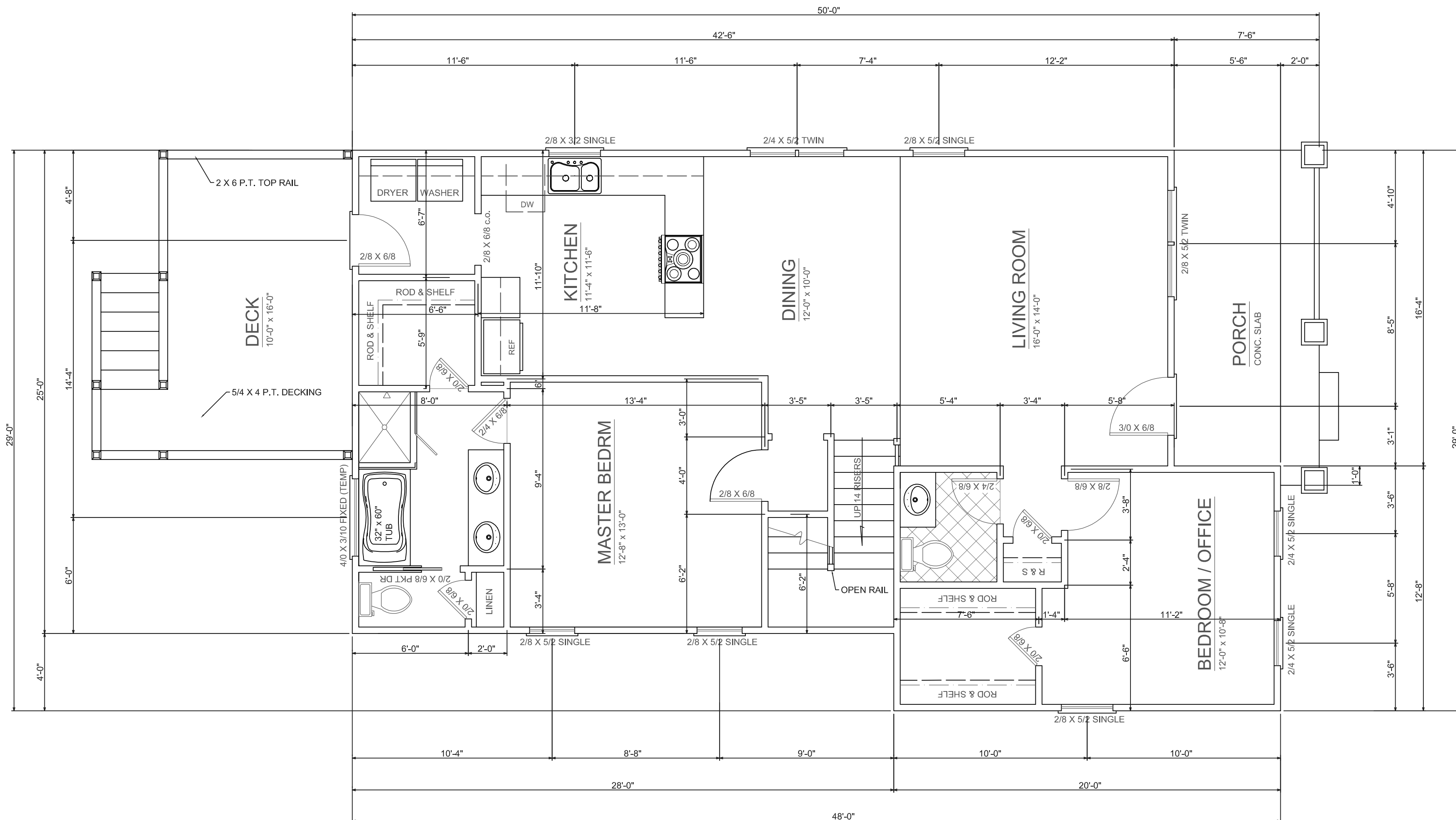
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OF 7





**FIRST FLOOR PLAN**  $\frac{1}{4"} = 1'-0"$

1190 HEATED SQUARE FEET

New Home at;  
**1556 Merriman Av.**  
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DATE :  
12-28-15

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SHEET

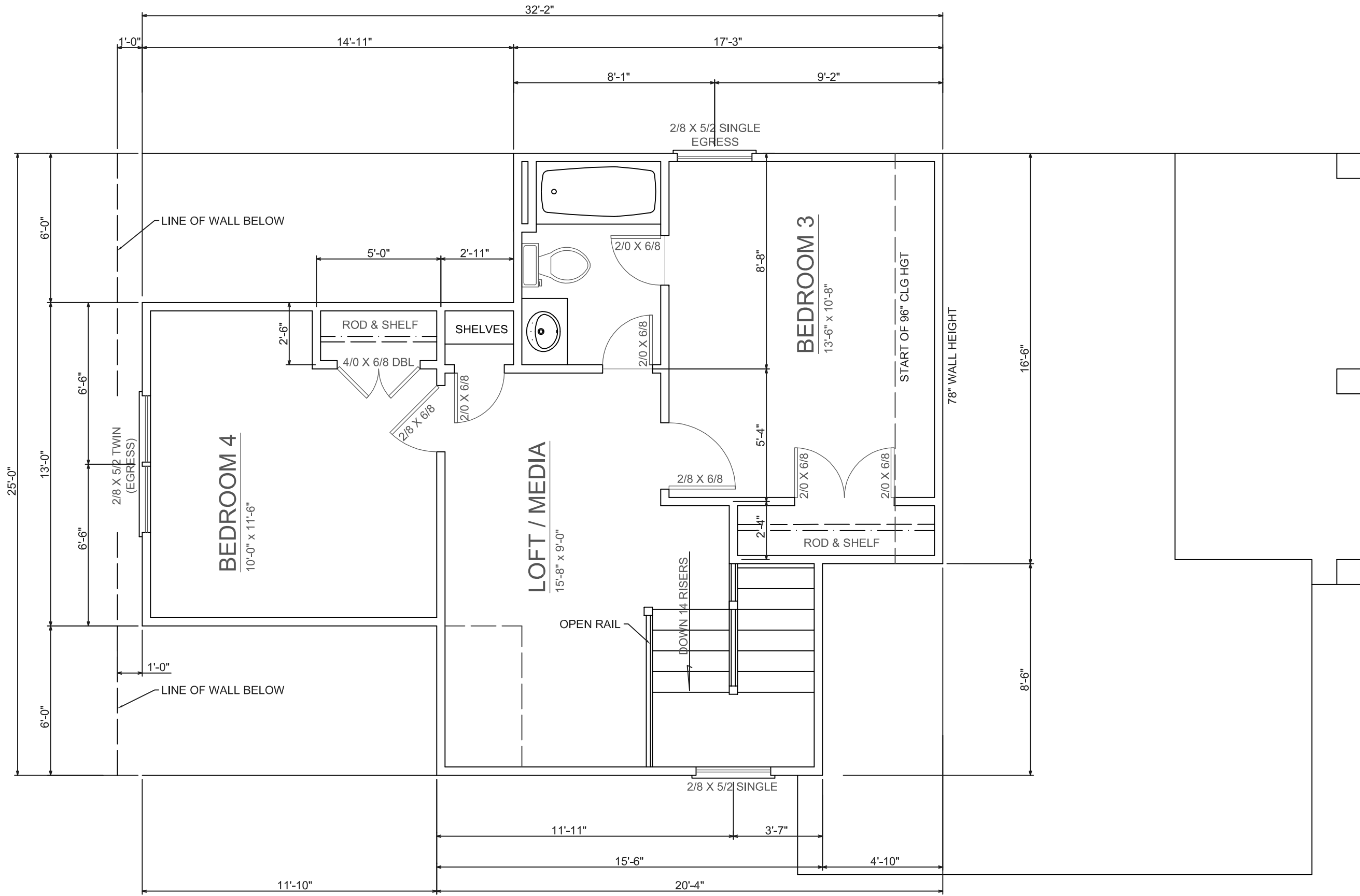
3

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SECOND FLOOR PLAN  $\frac{1}{4}" = 1'-0"$   
649 HEATED SQUARE FEET

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DATE :  
12-28-15

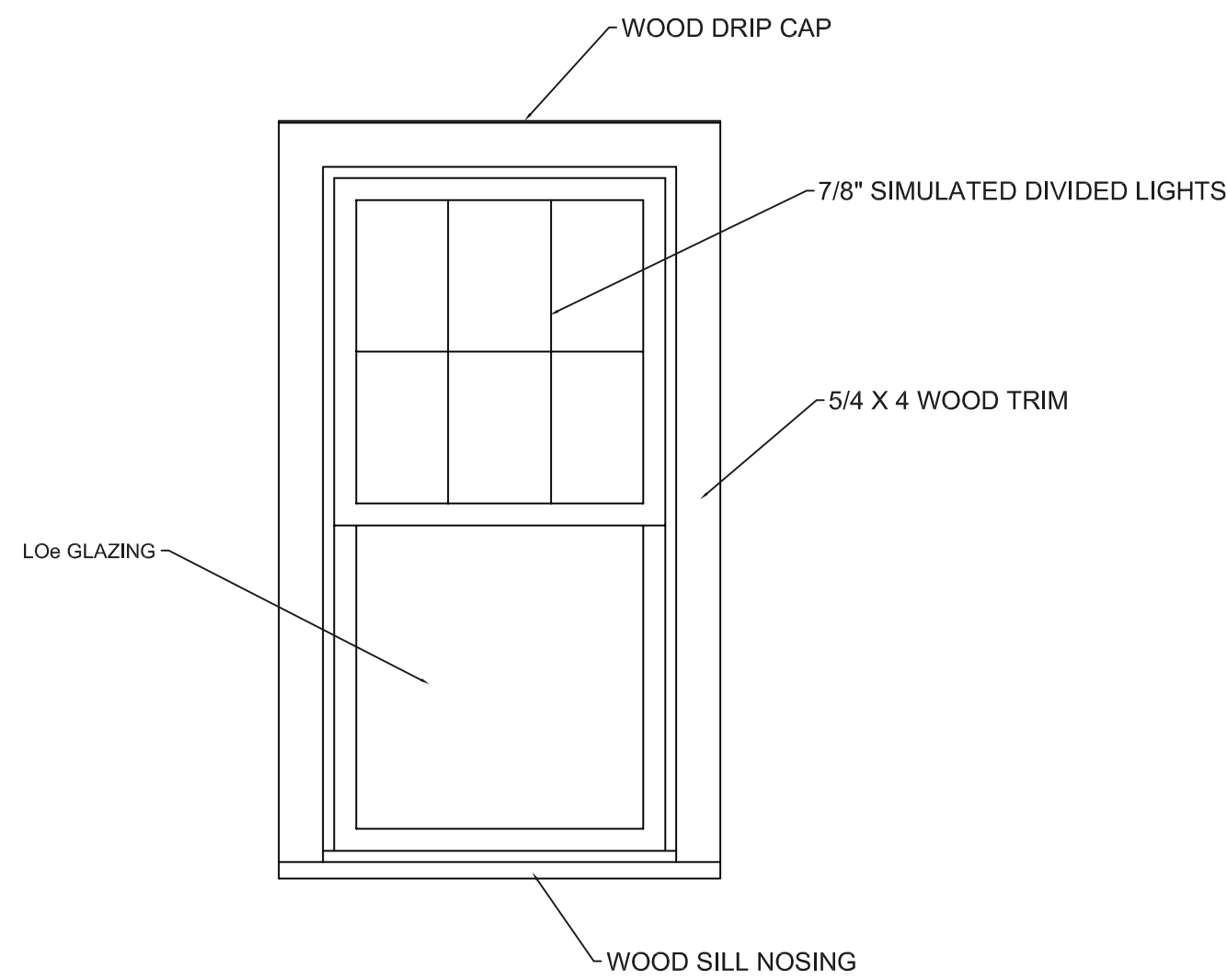
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BILL ELMORE

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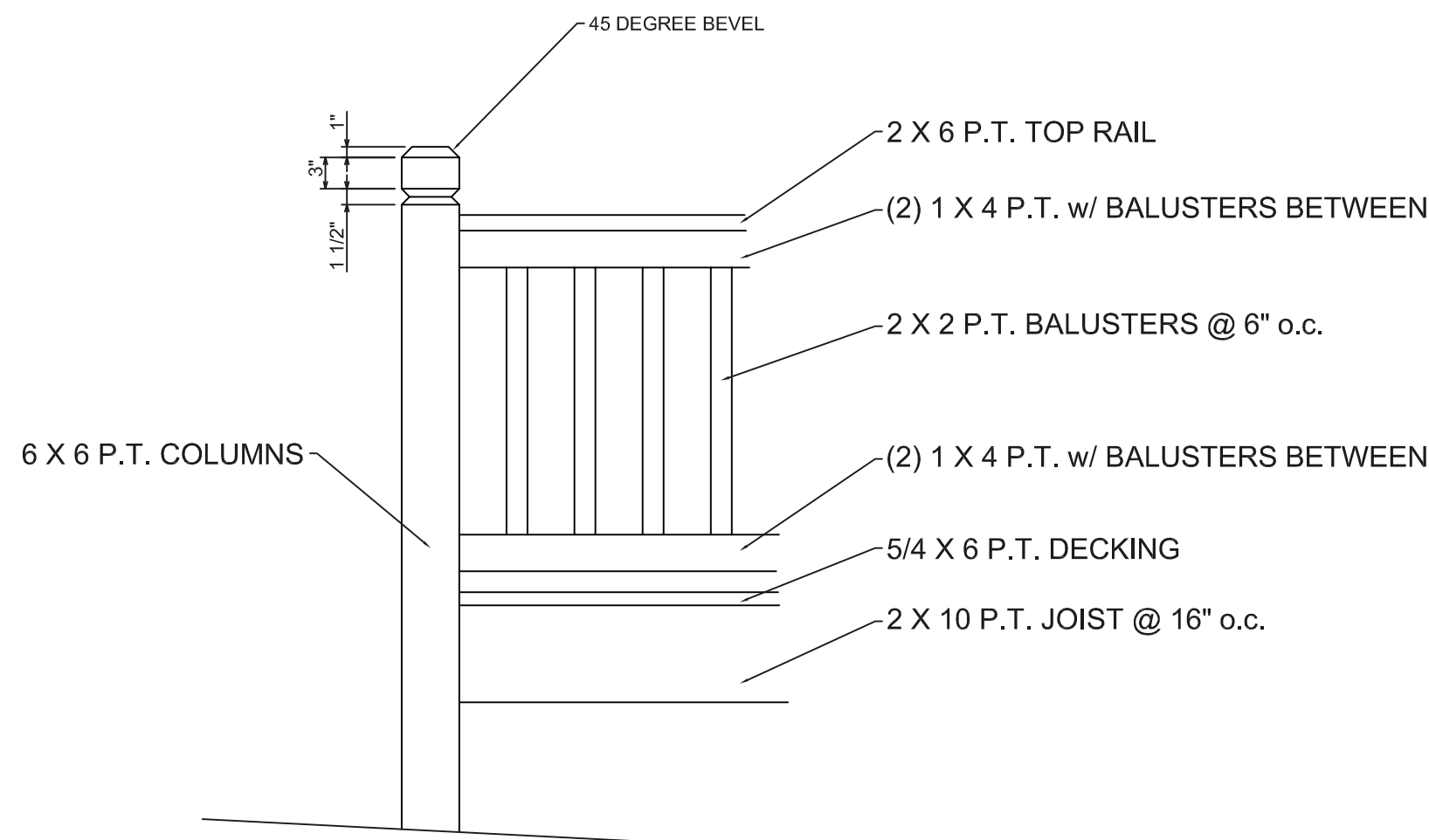
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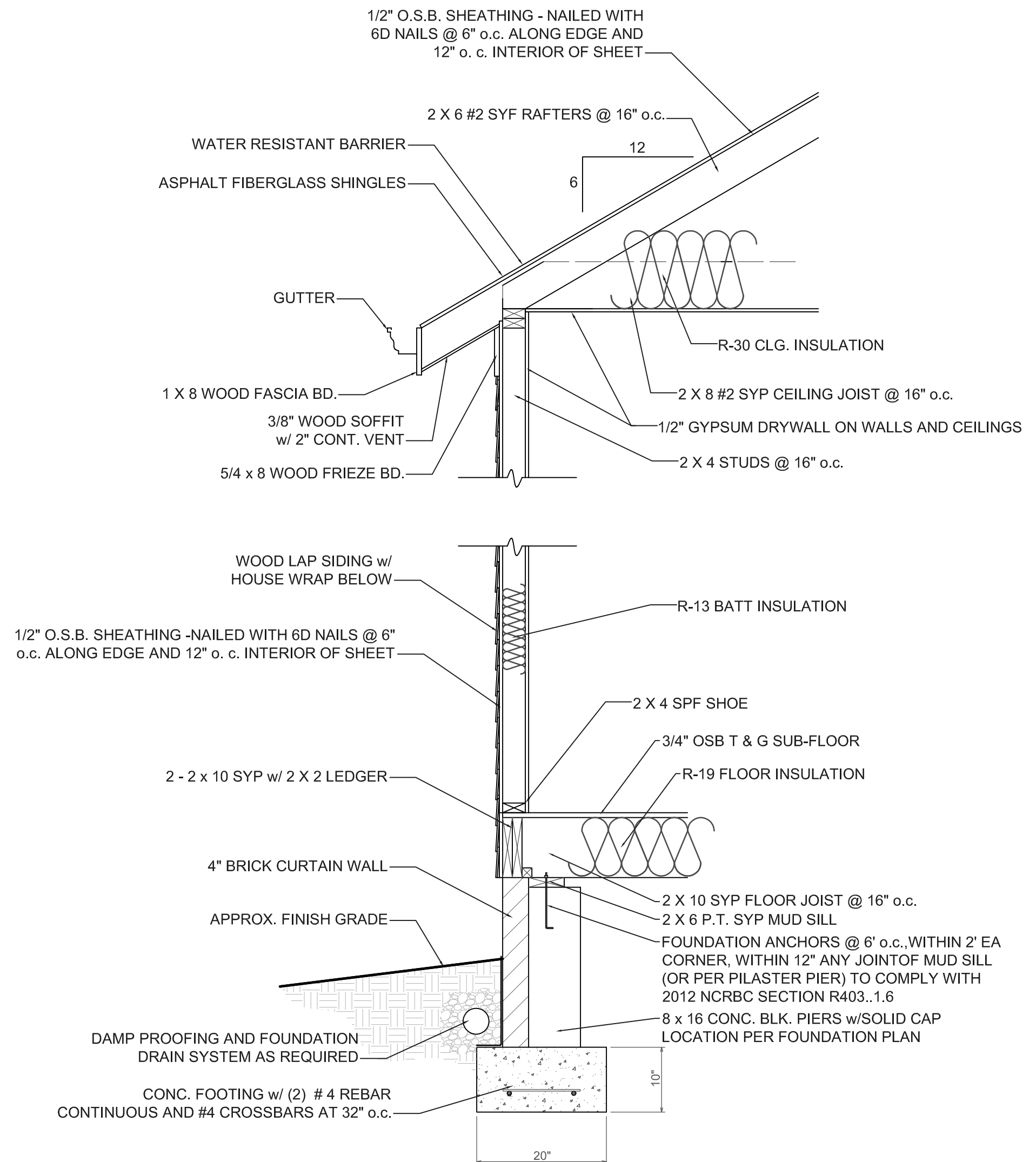


## TYPICAL WOOD WINDOW TRIM

NOTE: TWIN UNITS HAVE 5 1/2" MULLION



## DECK DETAIL



## TYPICAL WALL SECTION

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## WALL SECTION & DETAILS

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12-28-15

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