

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1529 Merriman Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Megan and Pablo Aycinena

The application was continued for accurate site plan and additional information on context.

### **Details of Proposed Request**

#### *Existing Conditions*

The existing site is a vacant parcel at the corner of Merriman Avenue and Larch Street. The site is approximately 3 to 5 feet above the sidewalk along Merriman Avenue. There are mature trees along the side and rear of the site. Adjacent structures are a mix of single family homes from various construction periods. An unused alley easement exists on Larch Street behind the subject property. The setback of the abutting property on Larch Street is 30 feet from right of way/back of sidewalk (required zoning setback is 20 feet).

#### *Proposal-April*

The proposal is a new detached garage. Design features will include architectural elements from the house including centered dormers, traditional siding materials, eave brackets, and wood windows. The height from grade is approximately 21'-2". Three mature trees will be removed and replaced with new trees.

#### *Updated Proposal-May 11, 2016*

The revised drawings include the following changes:

1. Site plan with dimensions of garage footprint and setback of 20 feet.

### **Policy & Design Guidelines – Accessory Buildings: Garages, page 50**

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

### **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.

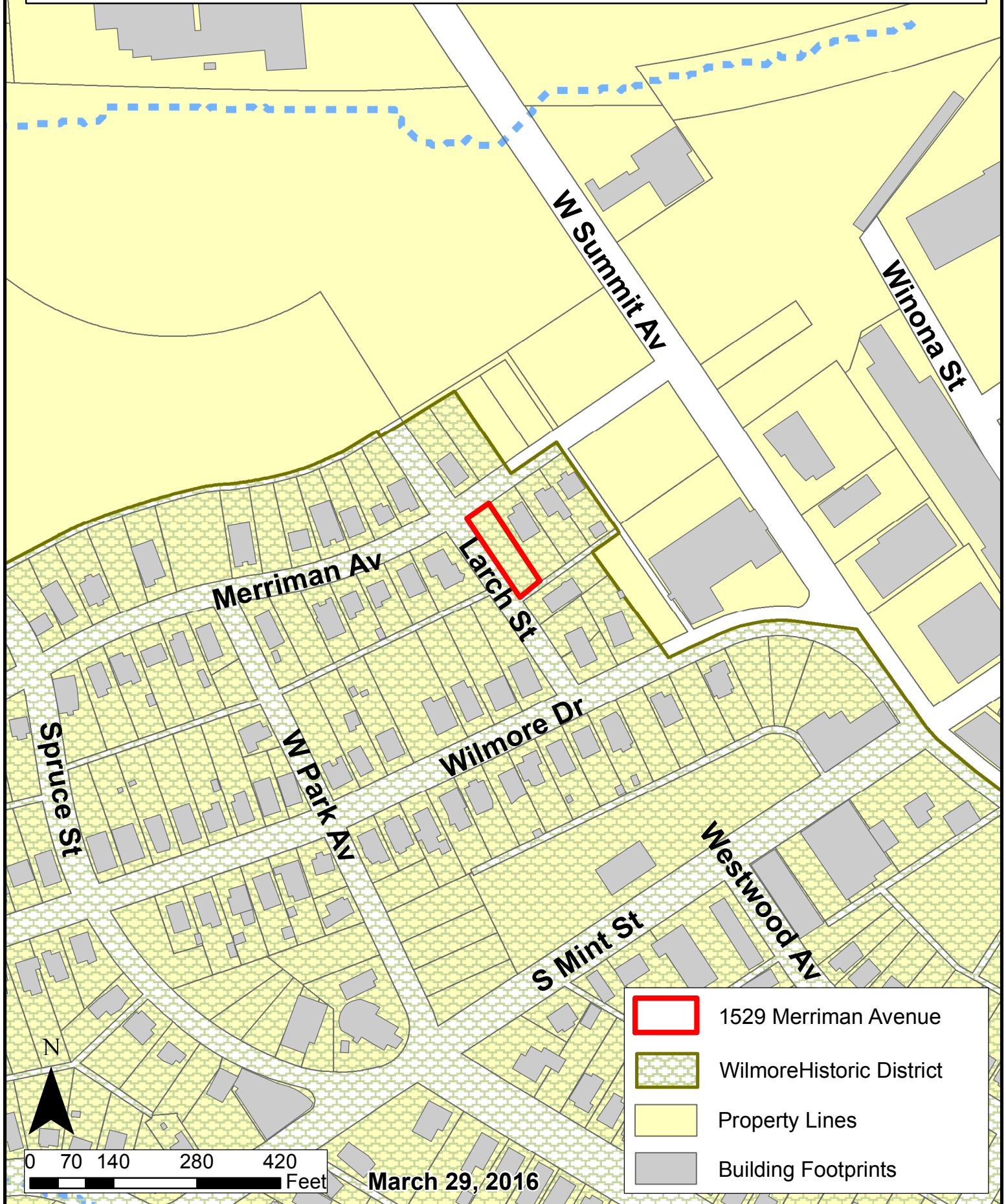
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various 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 garages.

Based on the need for additional information, this application was continued for further design study. The revised drawings will show:

1. Further design study of the garage (consider redesign)
2. Correct details on drawings

*Charlotte Historic District Commission - Case 2016-065*  
**HISTORIC DISTRICT: WILMORE**



## Existing Conditions





# Context



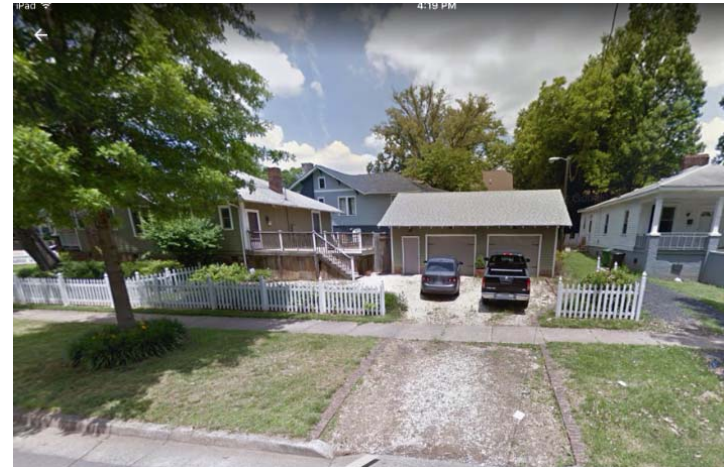
400 W. Kingston (corner of Kingston & Wickford)



331 West Kingston (corner of Kingston & Wickford)



258 W. Park Ave (corner of Park & Southwood)



1631 S. Mint St. (corner of Mint & Kingston)





608 Larch St.



1530 Wilmore Drive

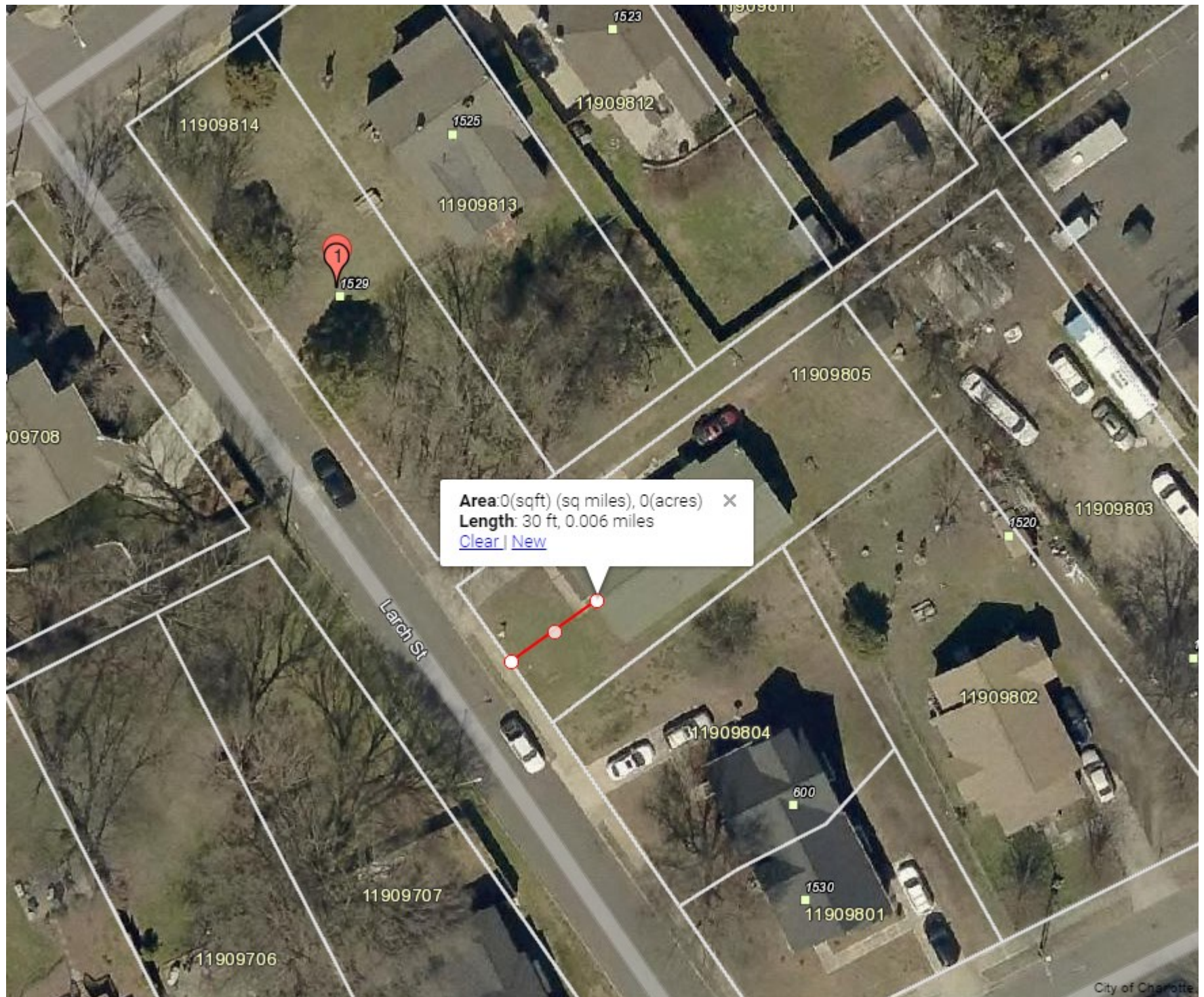


1539 Merriman Ave.



1536 Wilmore Drive









APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

# 2015-HZ



A.B. Architecture, P.A.  
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14  
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8/14/2015

Designed Exclusively for the:

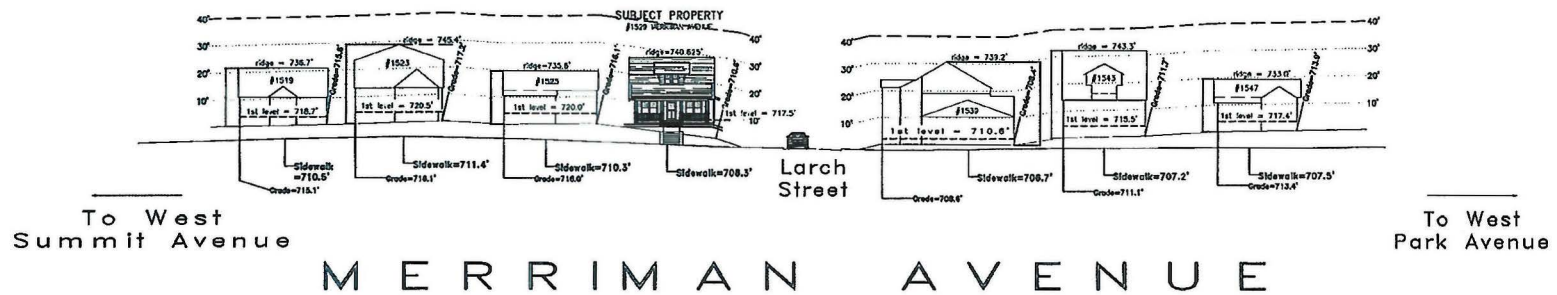
AYCINENA RESIDENCE

1529 Merriman Avenue, Charlotte, NC 28203

PROJ. NO.: 1502  
DATE: 11 AUGUST 2015  
REVISED: 08 OCT 2015

STREET SCAPE

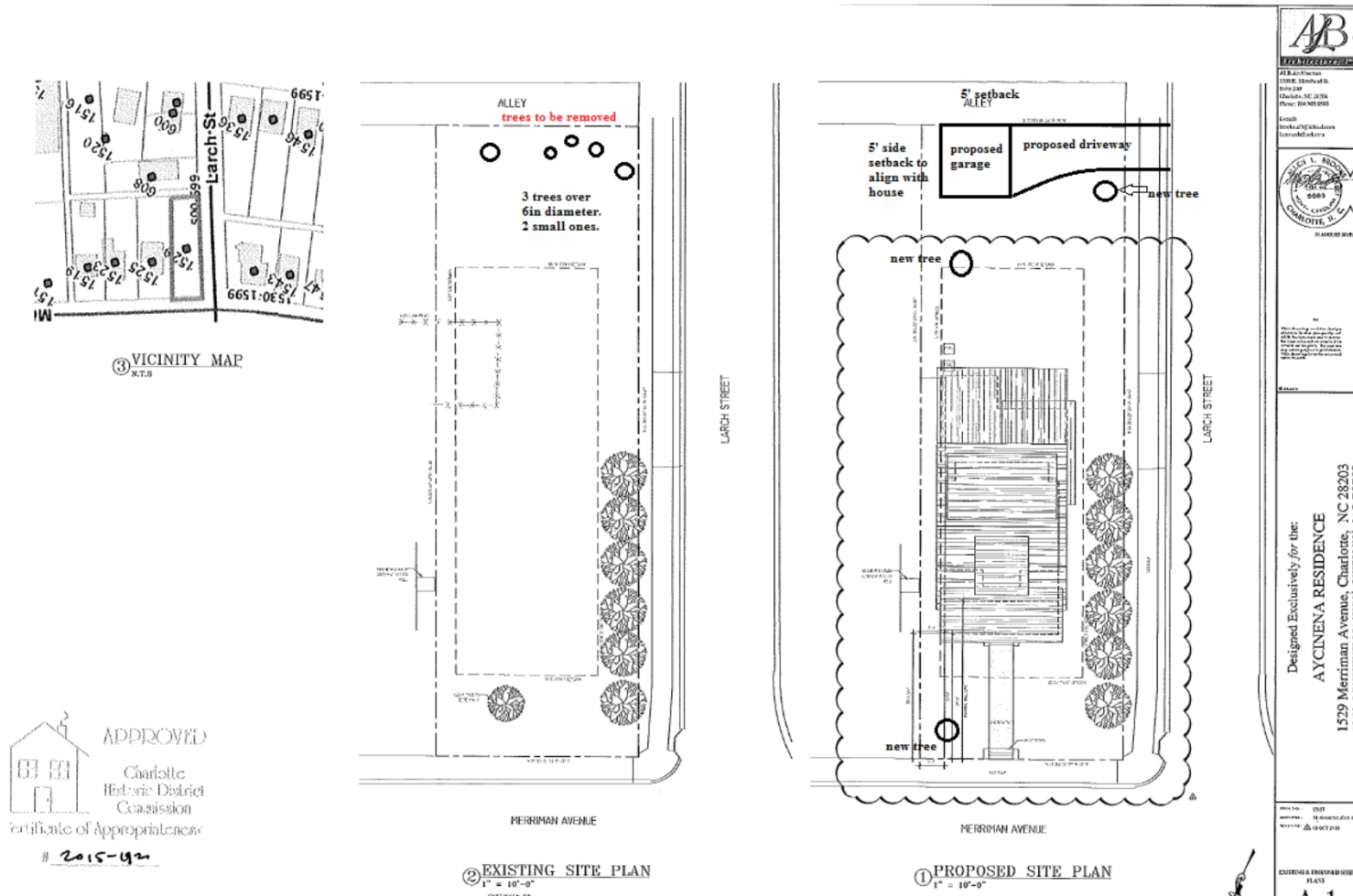
OF SEVEN



STREET SCAPE  
1" = 20'-0"



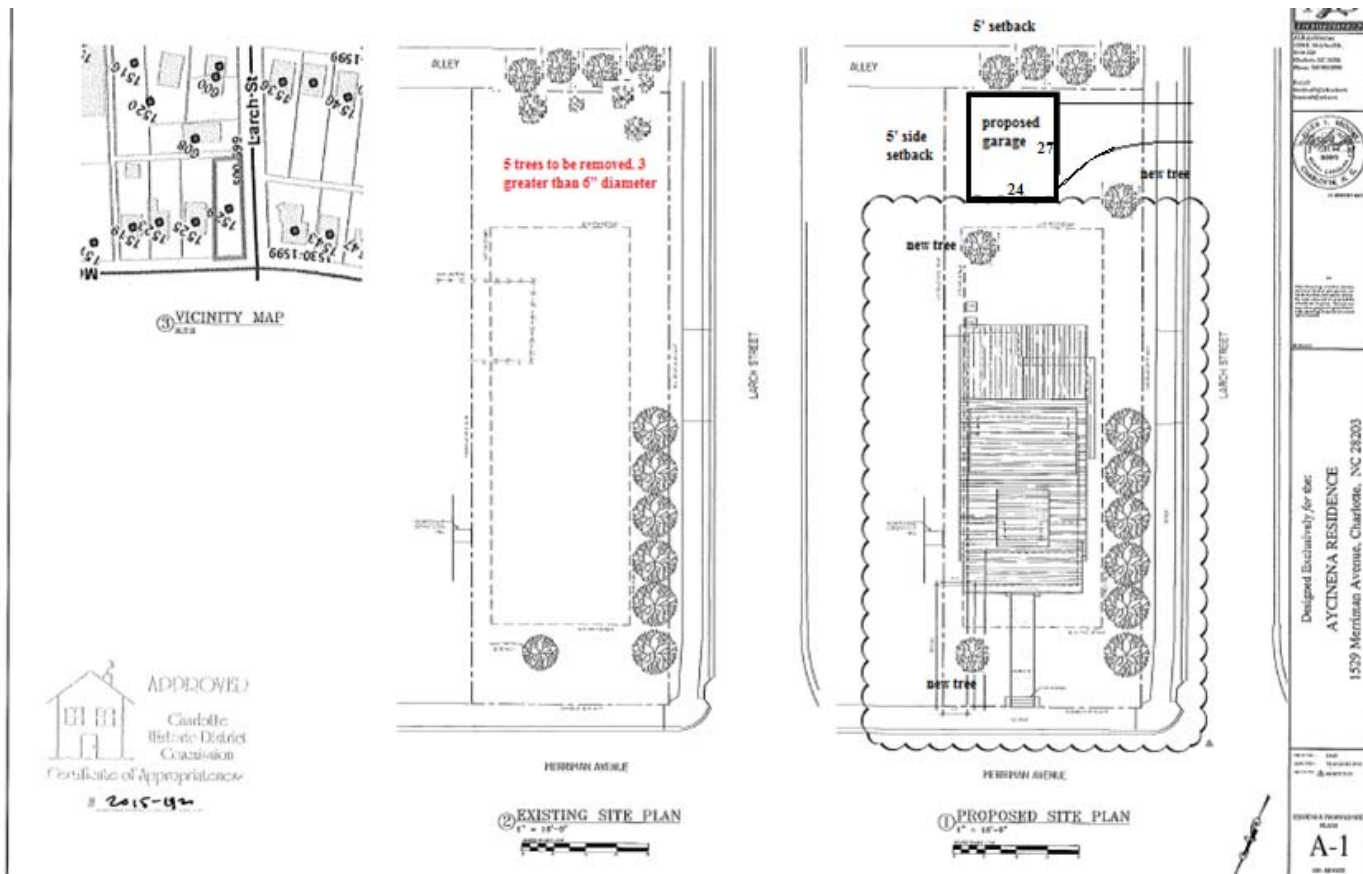
# First Plan Review



Proposed Site Plan – March 2016

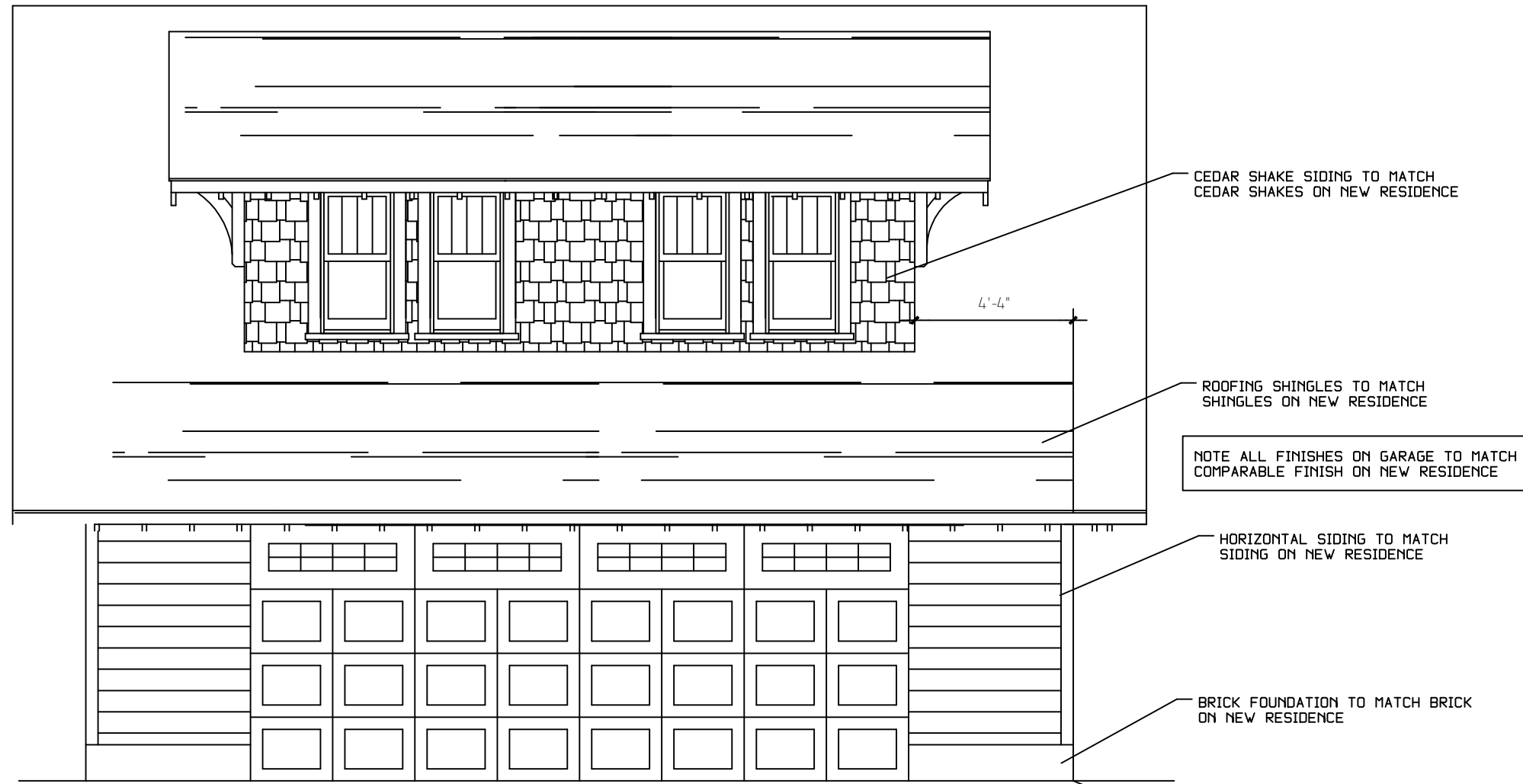


# Revised Plans – May 2016



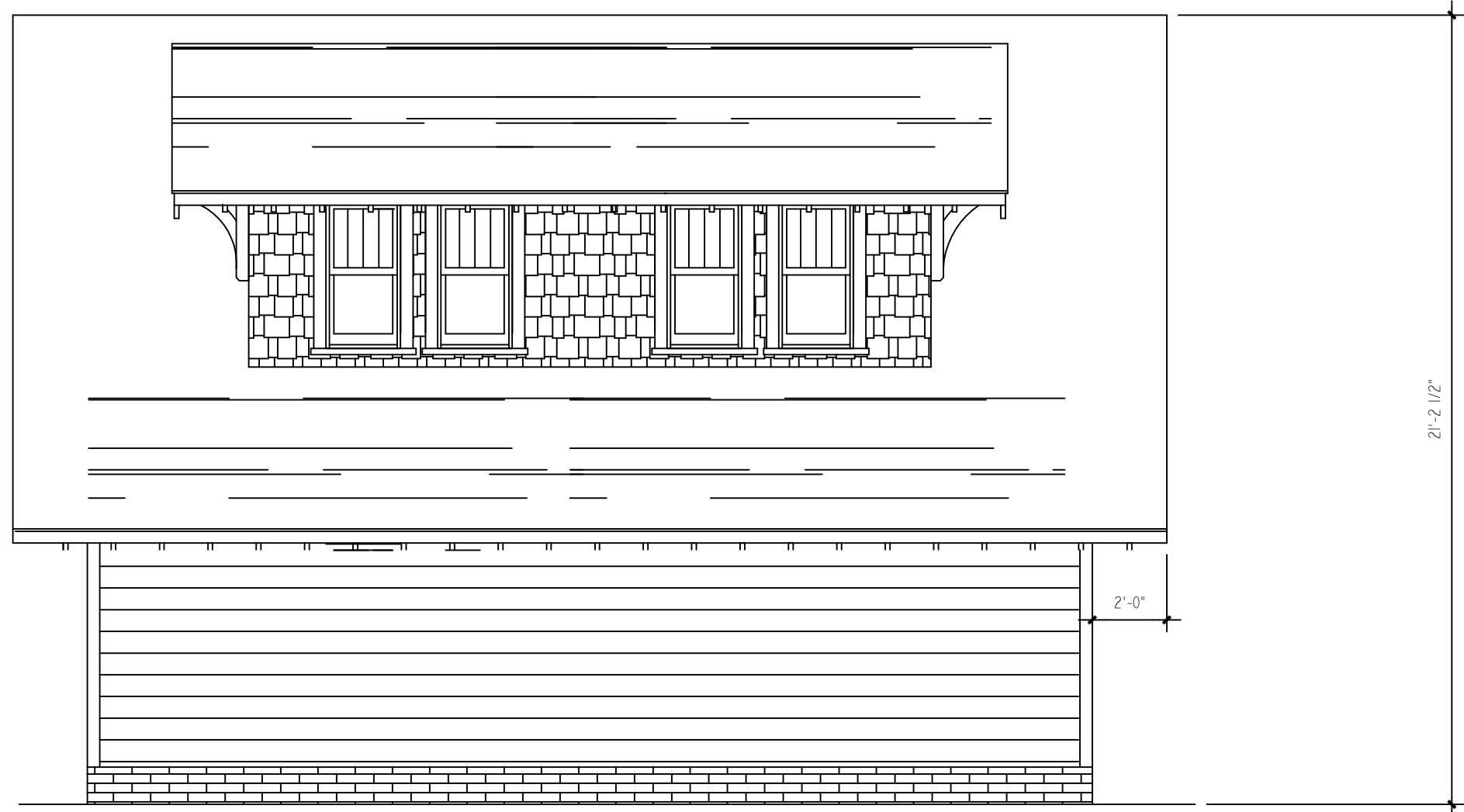
Revised Site Plan – May 2016

1| 2| 3| 4| 5| 6| 7| 8| 9| 10| 11| 12| 13| 14| 15| 16| 17| 18| 19| 20| 21| 22| 23| 24| 25| 26| 27| 28| 29| 30| 31| 32| 33| 34| W



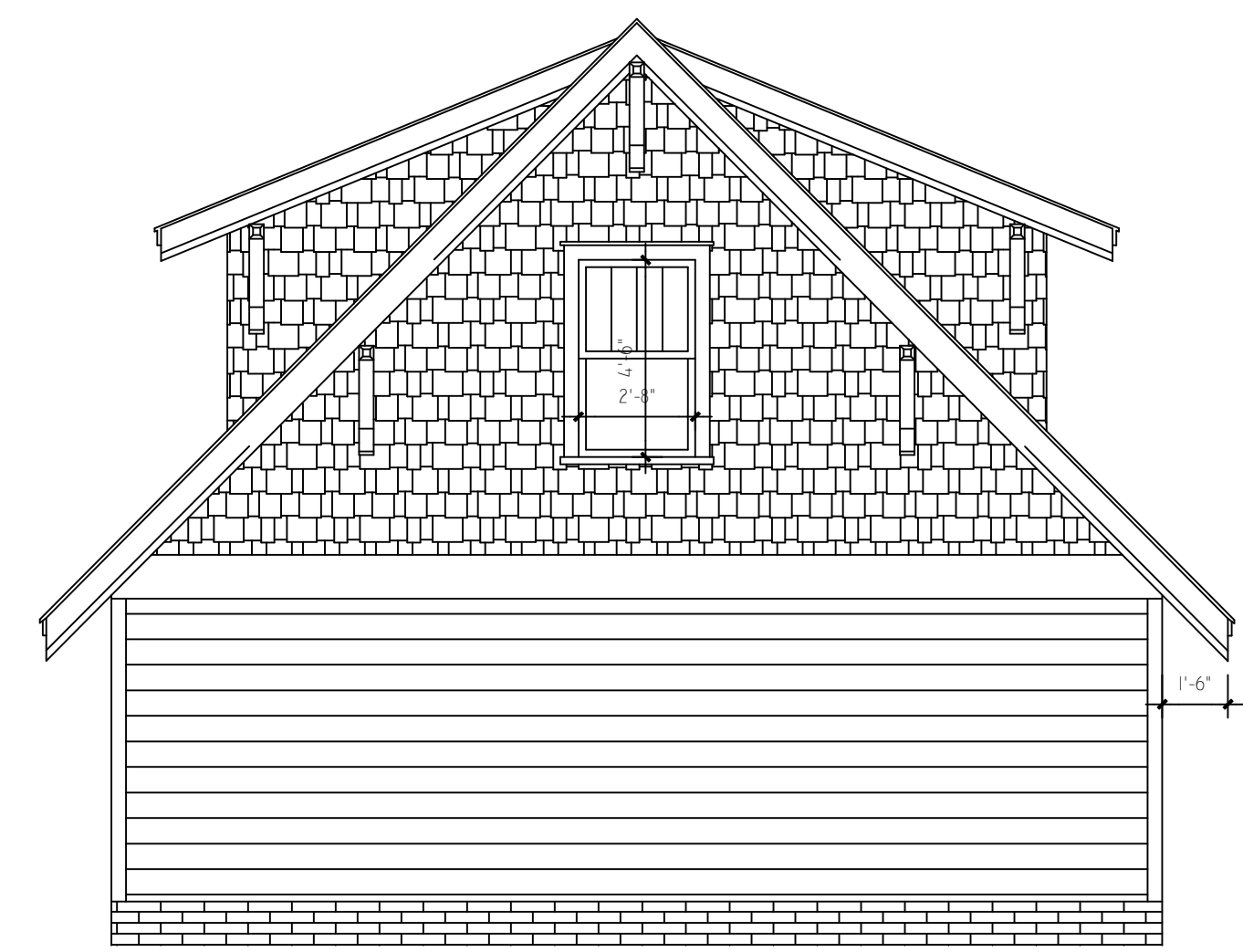
## FRONT ELEVATION

SCALE 1/4" = 1' - 0"



## REAR ELEVATION

SCALE 1/4" = 1' - 0"



## RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



## LEFT ELEVATION

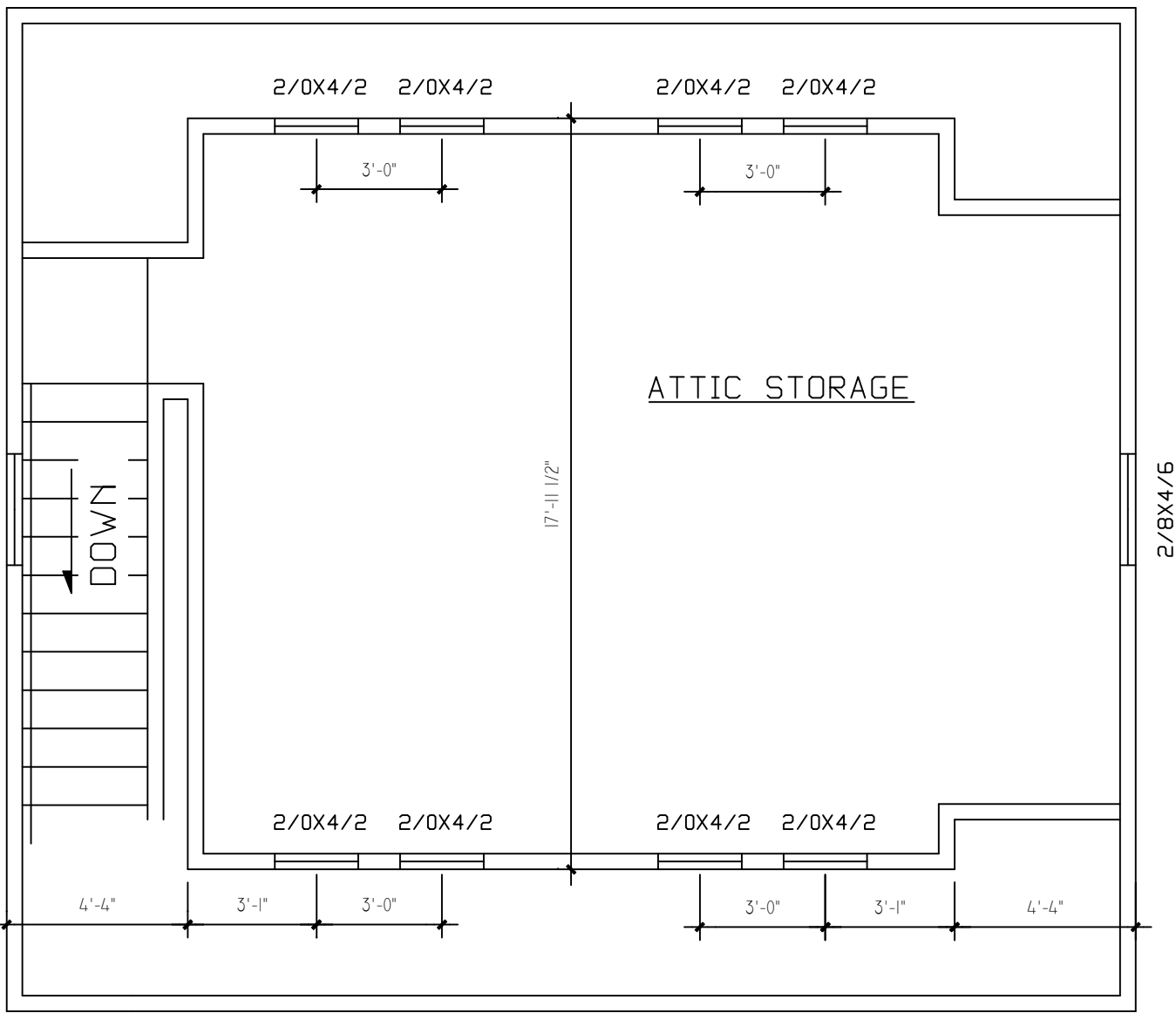
SCALE 1/4" = 1' - 0"

### FIRST FLOOR HDRS.

WINDOW OR DOOR CLEAR ROUGH OPENING SIZE	WINDOW OR DOOR HEADER DIMENSIONS	# OF JACKS
UP TO 3'-0"	2 - 2"x10"	1
UP TO 5'-0"	2 - 2"x10"	2
UP TO 6'-0"	2 - 2"x12"	3
UP TO 6'-7"	3 - 2"x10"	2
UP TO 7'-8" GLB - 3.5"x9.25"	3 - 2"x12"	2
UP TO 8'-10"	4 - 2"x12"	2
UP TO 8'-6"		2
UP TO 10'-6"	GLB - 3.5"x11.25"	3

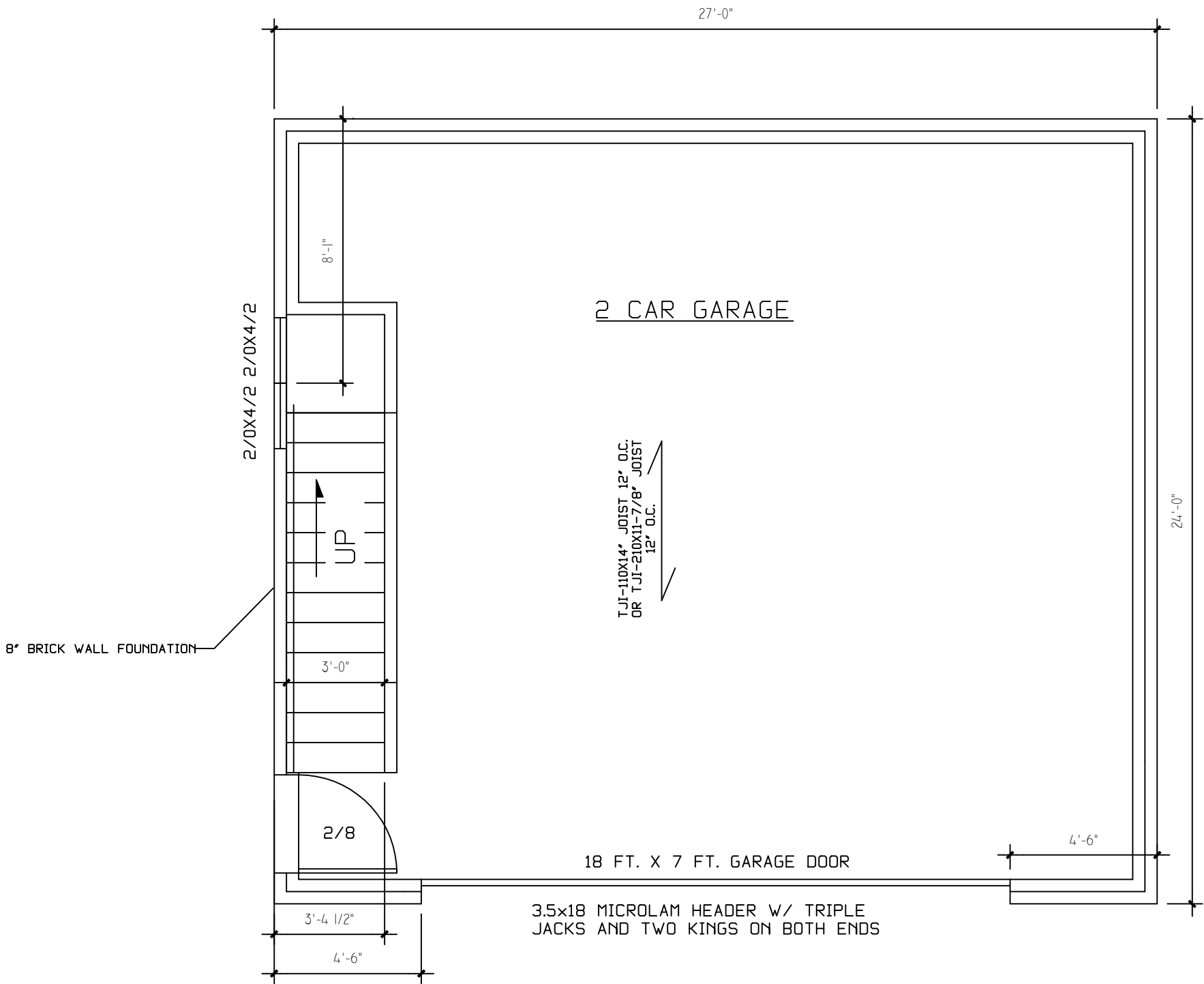
### SECOND FLOOR HDRS.

WINDOW OR DOOR CLEAR ROUGH OPENING SIZE	WINDOW OR DOOR HEADER DIMENSIONS	# OF JACKS
UP TO 3'-6"	2 - 2"x8"	1
UP TO 6'-6"	2 - 2"x10"	2
UP TO 7'-6"	2 - 2"x12"	2
UP TO 8'-1"	3 - 2"x10"	2
UP TO 9'-3"	3 - 2"x12"	2
UP TO 10'-10"	4 - 2"x12"	2
UP TO 10'-6"	GLB - 3.5"x9.25"	2



## SECOND FLOOR

SCALE 1/4" = 1' - 0"



## FIRST FLOOR

SCALE 1/4" = 1' - 0"

REV.

0

DATE: MARCH 28, 2016

DRAWN BY: B. CRUTCHFIELD

APPROVED BY:

REVISIONS:

CRUTCHFIELD HOMES

DESIGN/BUILD

4511 Morrowick Rd.  
Charlotte, NC 28226  
(704) 442-2270 home  
(704) 516-7689 mobile



AYCINENA GARAGE  
1529 MERRIMAN AVENUE  
CHARLOTTE, NC

BUILDING STRUCTURALS

NEW GARAGE

FLOOR PLAN & ELEVATIONS

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

SHEET

53





REV.

0

DATE: APRIL 2, 2016	DRAWN BY: B. CRUTCHFIELD
APPROVED BY:	REVISIONS:

CRUTCHFIELD HOMES

DESIGN/BUILD

4511 Morrowick Rd.  
Charlotte, NC 28226  
(704) 442-2270 home  
(704) 516-7689 mobile



AYCINENA GARAGE  
1529 MERRIMAN AVENUE  
CHARLOTTE, NC

BUILDING STRUCTURALS  
NEW GARAGE  
LARCH STREET ELEVATION

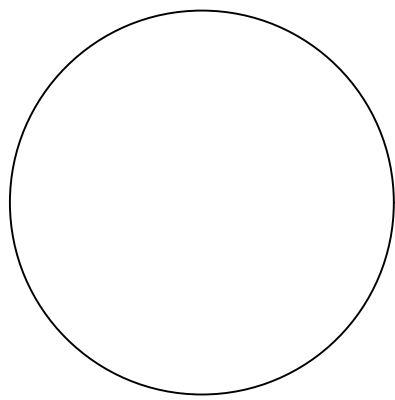
SCALE: 1/4" = 1' - 0"

SHEET

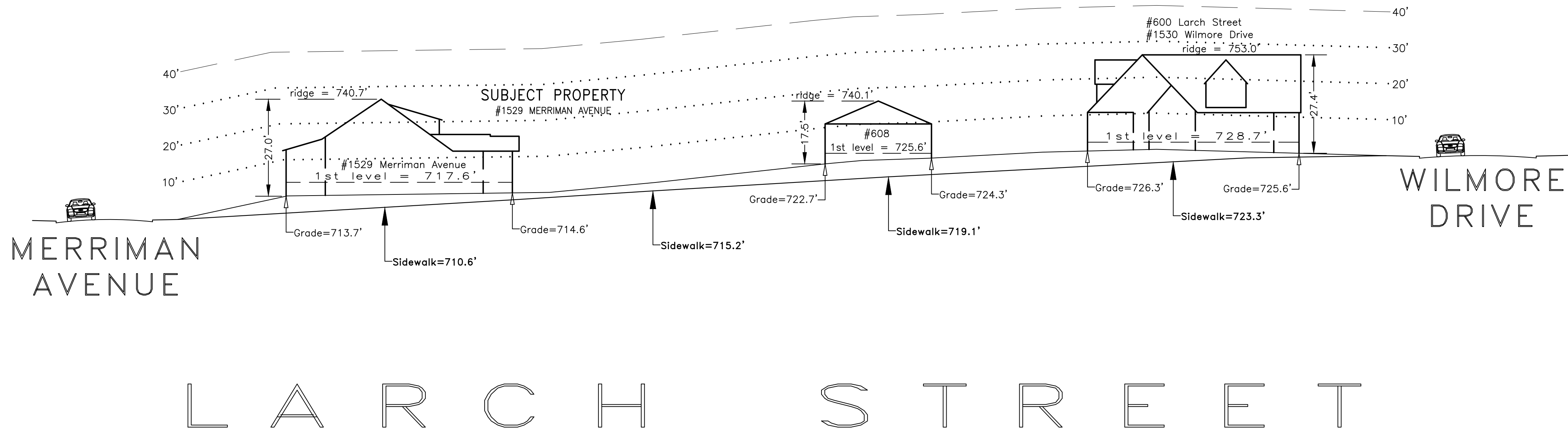
S4

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 \_\_\_\_\_, 2016.



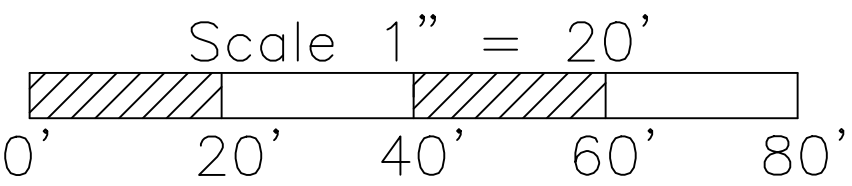
PRELIMINARY  
FOR REVIEW PURPOSES ONLY  
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



A.G. ZOUTEWELLE  
SURVEYORS

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

Copyright 2016  
Building Heights Sketch of  
600 BLOCK of LARCH STREET  
EVEN SIDE – FACING NORTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte–Mecklenburg Planning Department  
April 12, 2016



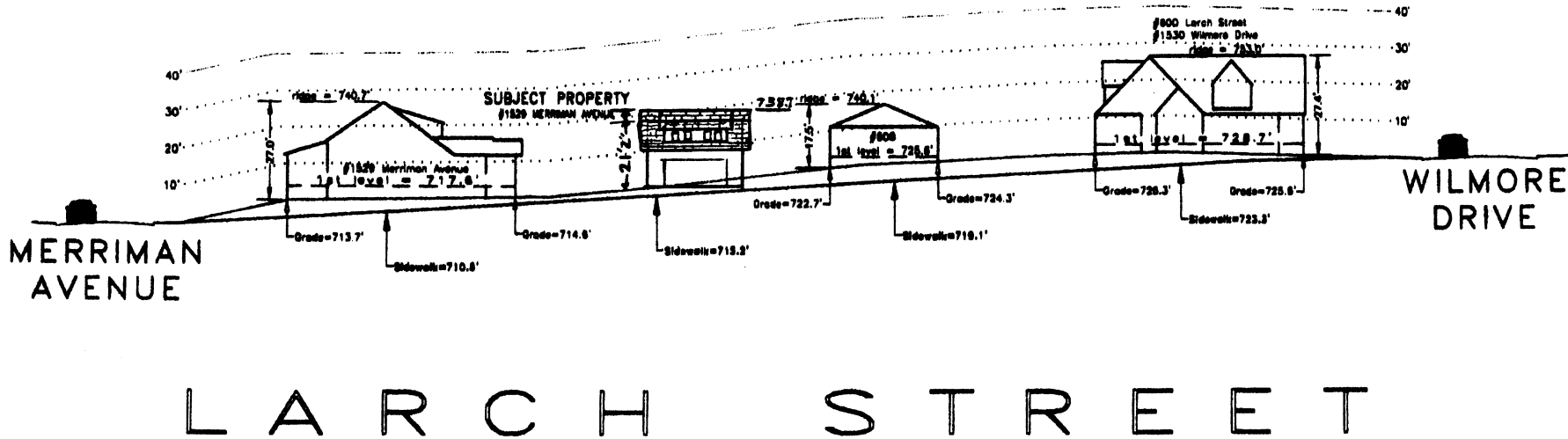
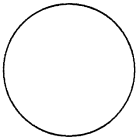
General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements 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.



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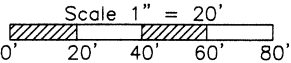
This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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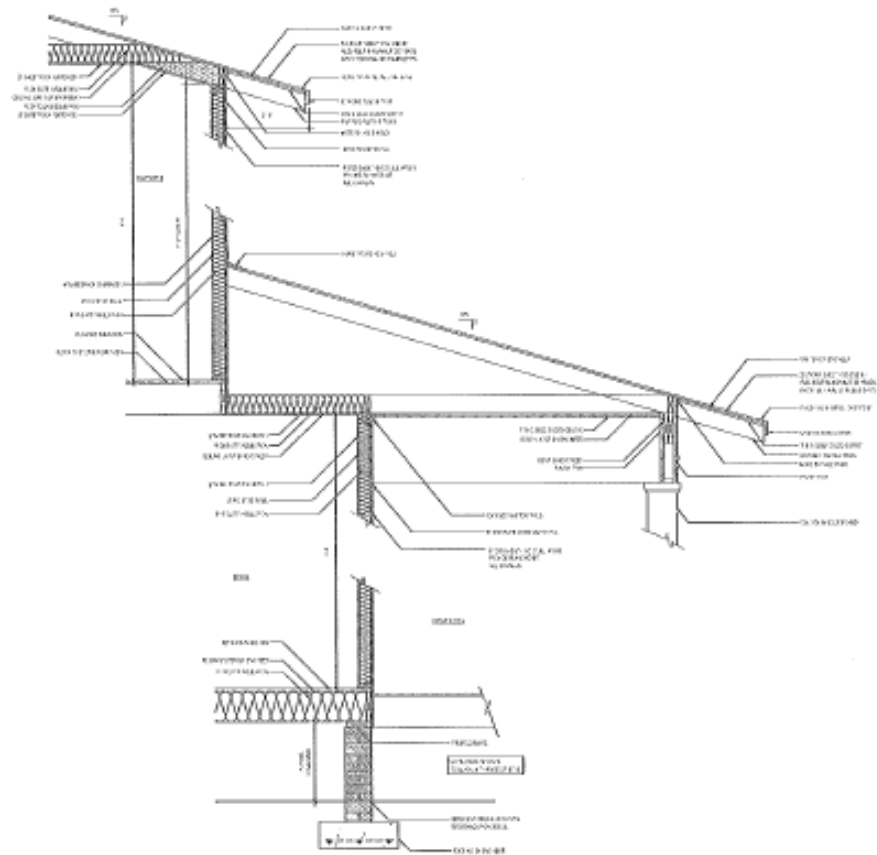
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Building Heights Sketch of  
**600 BLOCK of LARCH STREET**  
EVEN SIDE - FACING NORTHEAST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
April 12, 2016



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boxing detail on garage to  
match house detail



① SECTION THROUGH FRONT PORCH  
1/4" = 1'-0"



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CHARLOTTE, NC 28203  
Phone: 704.333.4444

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DESIGNED EXCLUSIVELY FOR THE  
AYCINENA RESIDENCE  
1579 Meridian Avenue, Charlotte, NC 28203

DATE: 08/11/2015  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS

PROJECT NO.: 1579 MERIDIAN AVENUE

DATE: 08/11/2015

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