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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1915 Merriman Avenue

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** Jason Murphy

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The application was continued for clarification on the following items: Front setback equal to 1919 Merriman Avenue, refinement of roof overhang, porch columns and eave brackets, window details and siding, corner boards and trim.

**Details of Proposed Request**

*Existing Conditions*

The existing site is a vacant parcel in a block with mostly duplex residential structures. The site is approximately 3 to 4 feet above the sidewalk. The previous structure was a duplex, two sets of steps remain on the site. Setbacks are consistent along the block.

*Proposal*

The proposal is a new single family house. Design features include traditional siding materials, eave brackets, and wood windows. The front porch is full width. The height from grade is approximately 20'-2". The driveway will be extended to the rear of the house.

*Revised Proposal – September 14*

1. Front gable window and vent have been redesigned.
2. Eave bracket dimensions have been updated.
3. Window trim, porch columns and material dimensions have been updated.

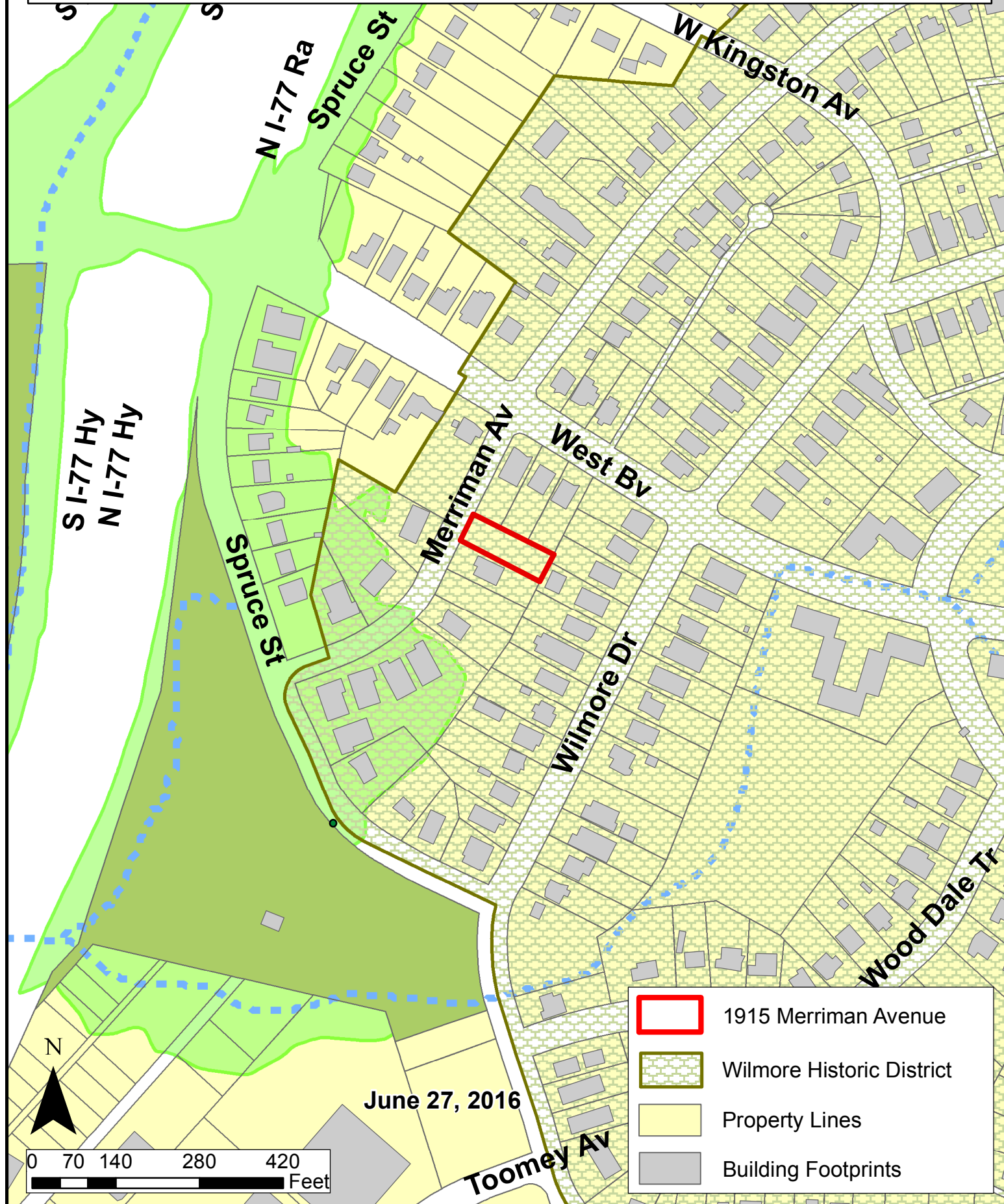
**Policy & Design Guidelines for New Construction, page 34**

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.


**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for new construction.

*Charlotte Historic District Commission - Case 2016-146*  
**HISTORIC DISTRICT: WILMORE**







	Date:	Revision:

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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

SHEET TITLE:  
EXISTING CONDITIONS

SHEET NUMBER:

A-101




FIRST SUBMISSION





**RESIDENCE**  
1915 MERRIMAN AVE.  
CHARLOTTE, NC

	Date:	Revision:

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SCALE:	PROJECT NO: 16.530

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JENNIFER BENSON

SHEET TITLE:  
EXISTING CONDITIONS

SHEET NUMBER:

A-102



SECOND SUBMISSION





**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

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SCALE:	PROJECT NO: 16.530

CHECKED BY: JENNIFER BENSON
SHEET TITLE: EXISTING CONDITIONS
SHEET NUMBER:

**A-103**





**JBA**  
**JENNIFER BENSON**  
**ARCHITECTURE, PLLC**  
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980-245-8447  
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www.jbsonarch.com

**RESIDENCE**  
**1915 MERRIMAN AVE.**  
**CHARLOTTE, NC**

△	Date:	Revision:
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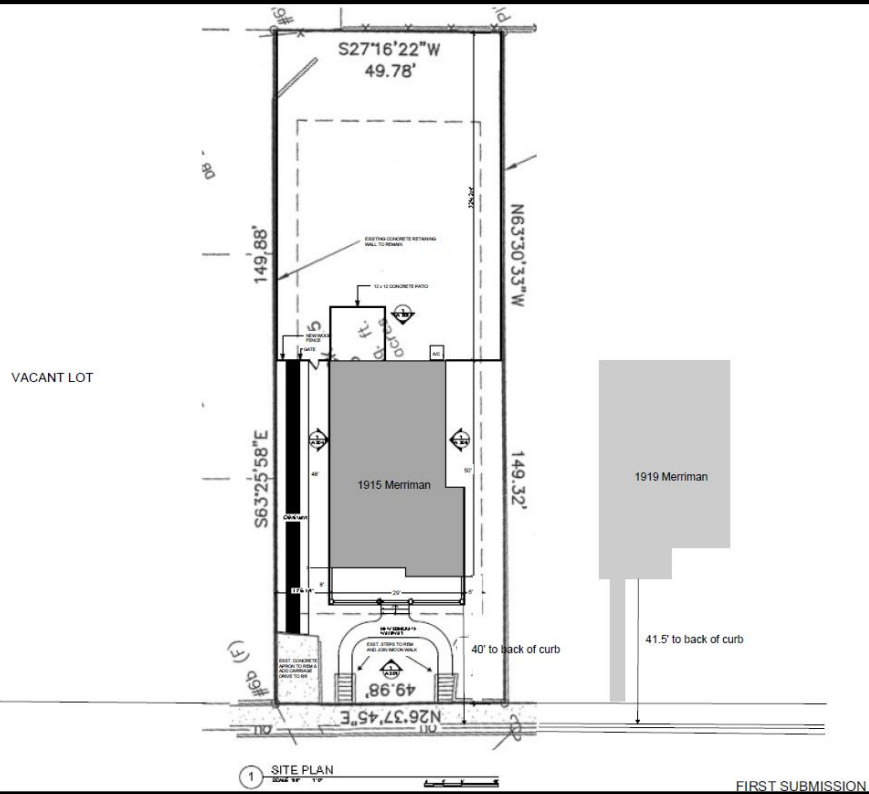
DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

CHECKED BY: JENNIFER BENSON
SHEET TITLE: EXISTING CONDITIONS
SHEET NUMBER:

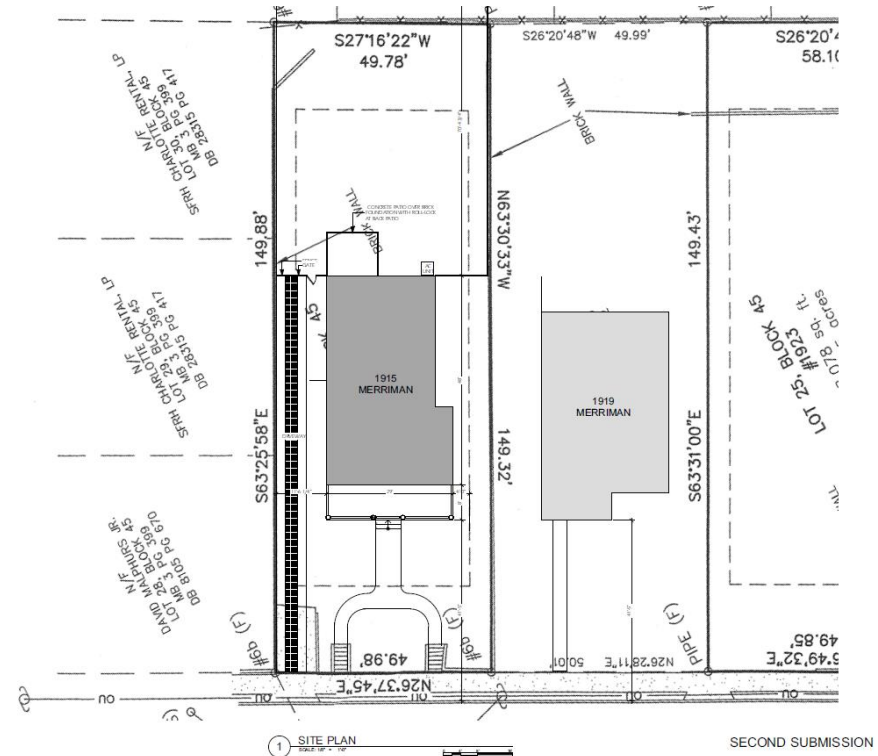
**A-104**



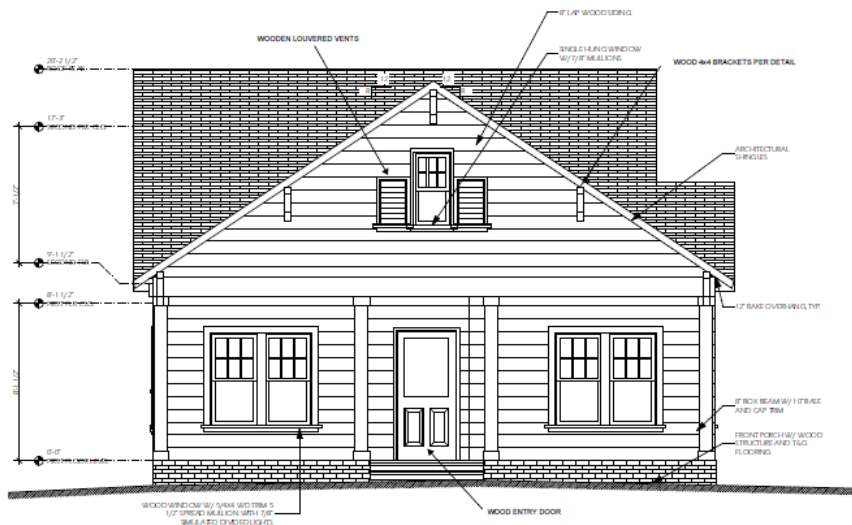
# AUGUST 2016



# SEPTEMBER 2016

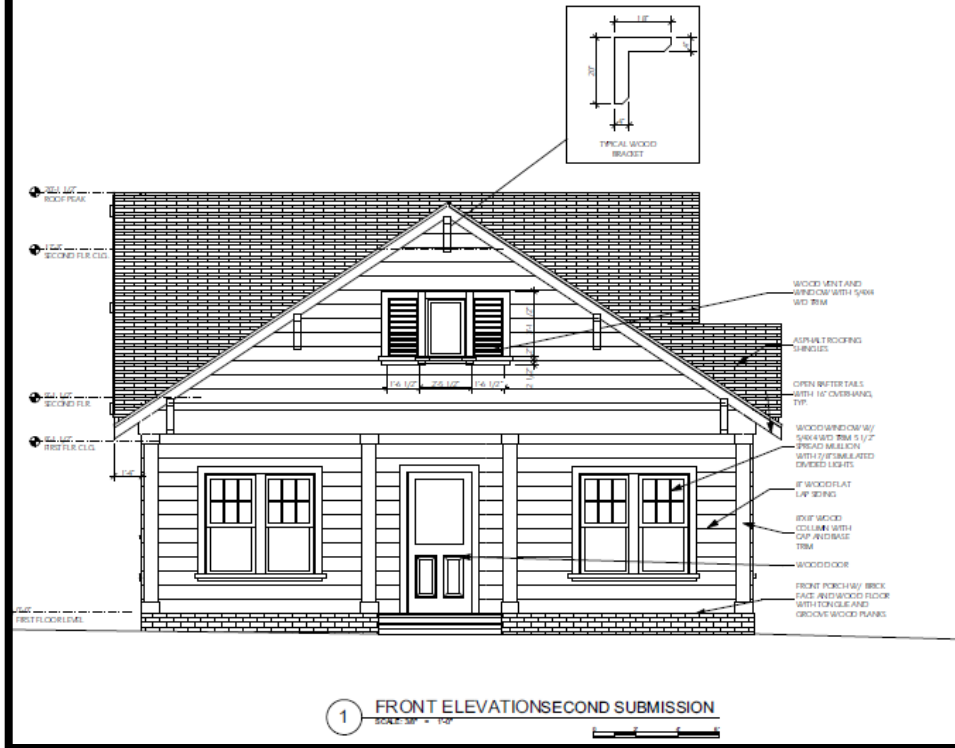


# AUGUST 2016



1 FRONT ELEVATION FIRST SUBMISSION  
SCALE: 3/8" = 1'-0"

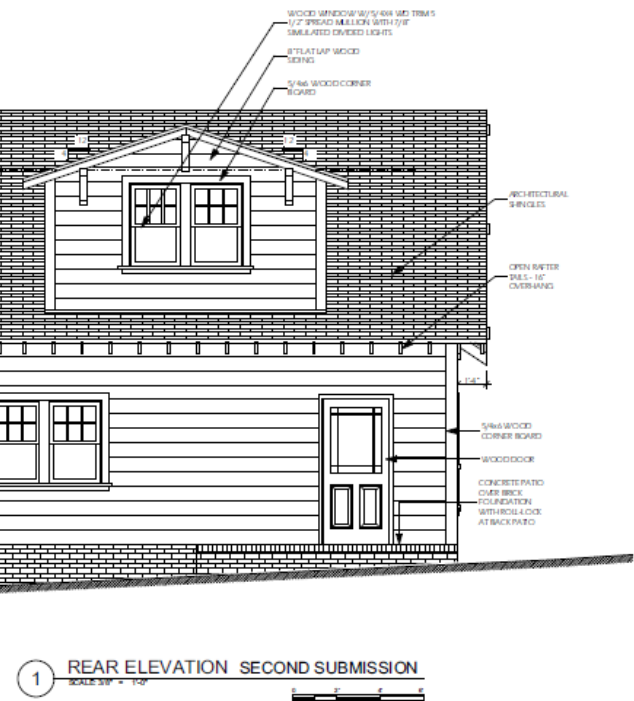
# SEPTEMBER 2016



1 FRONT ELEVATION SECOND SUBMISSION  
SCALE: 3/8" = 1'-0"



# SEPTEMBER 2016







**AUGUST 2016**

1 RIGHT ELEVATION FIRST SUBMISSION  
SCALE 1/8" = 1'-0"

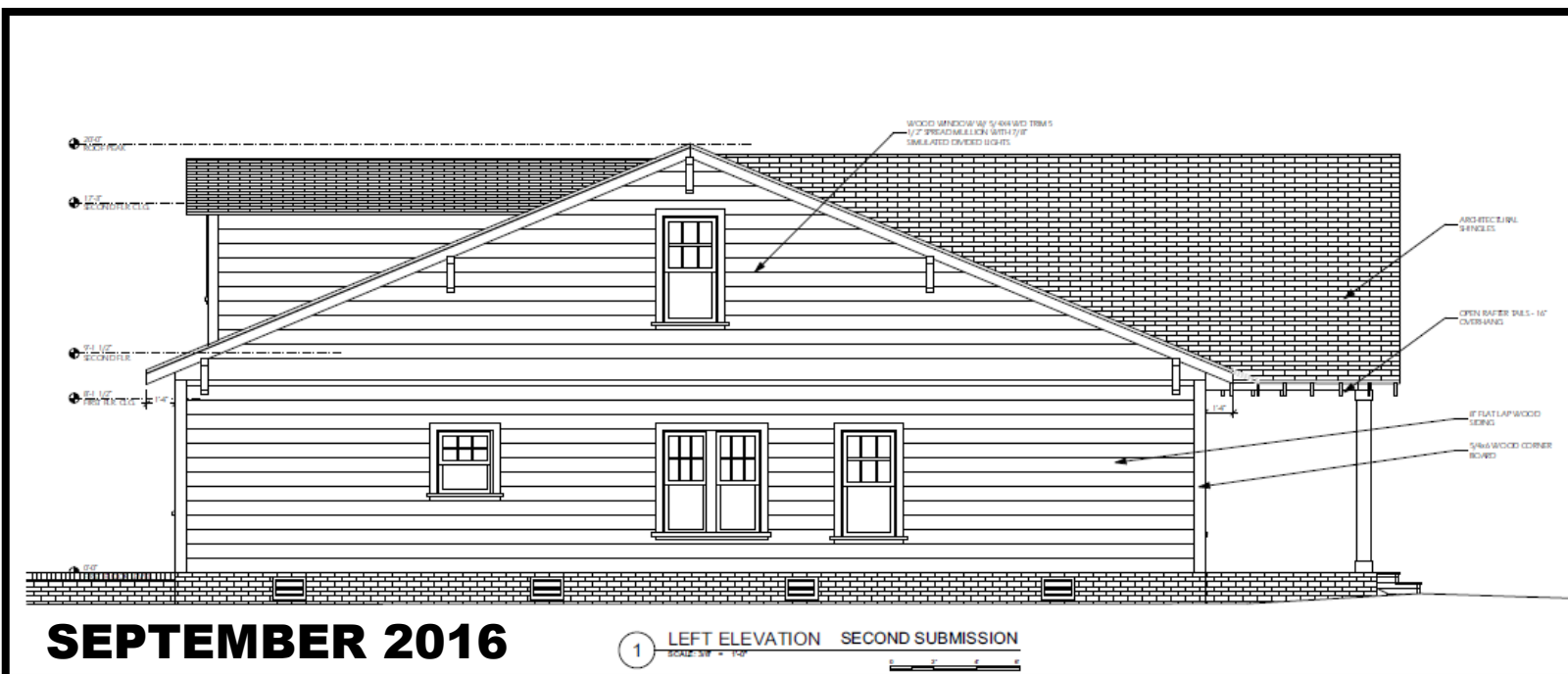


**SEPTEMBER 2016**

1 RIGHT ELEVATION SECOND SUBMISSION  
SCALE 3/8" = 1'-0"










The site plan shows a rectangular lot with dimensions S27°16'22"W 49.78' at the top, N63°30'33"W 149.32' on the right, and S63°25'58"E 149.88' on the left. The bottom boundary is N26°37'45"E 49.98'. An existing concrete retaining wall runs along the top boundary. A 12 x 12 concrete patio is located near the top center. A new wood fence with a gate is proposed along the left boundary. The existing building, labeled '1915 Merriman', is shown in gray. To its right is another building labeled '1919 Merriman'. A driveway leads from the street to the rear of the lot, with steps leading up to the back of the curb. Dimensions include 48' for the width of the driveway area, 50' for the distance from the building to the right boundary, 8' for the width of the driveway apron, 29' for the length of the driveway apron, and 40' to the back of the curb. Other labels include 'VACANT LOT' to the left, 'EXIST. CONCRETE RETAINING WALL TO REMAIN', 'NEW WOOD FENCE GATE', 'A/C', 'EXST. STEPS TO REM AND JOIN WOOD WALK', and 'EXST. CONCRETE APRON TO REM & ADD CARRIAGE DRIVE TO RR'. A north arrow points towards the top right.

1 SITE PLAN

FIRST SUBMISSION

**JBA**  
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RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC

	Date:	Revision:

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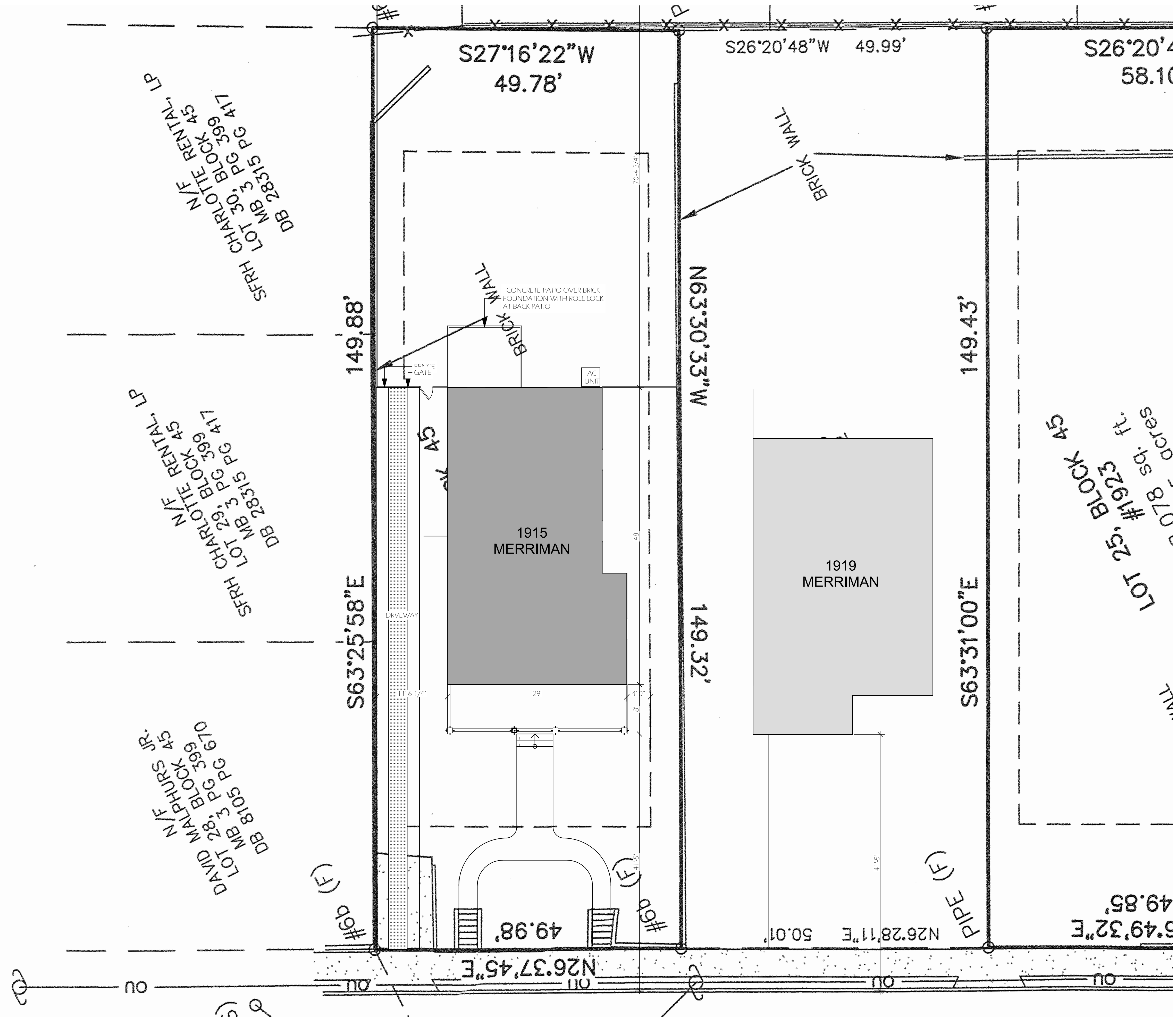
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SHEET TITLE:  
SITE PLAN

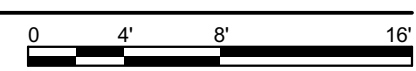
SHEET NUMBER:

A-101





1 SITE PLAN  
SCALE: 1/8" = 1'-0"



SECOND SUBMISSION

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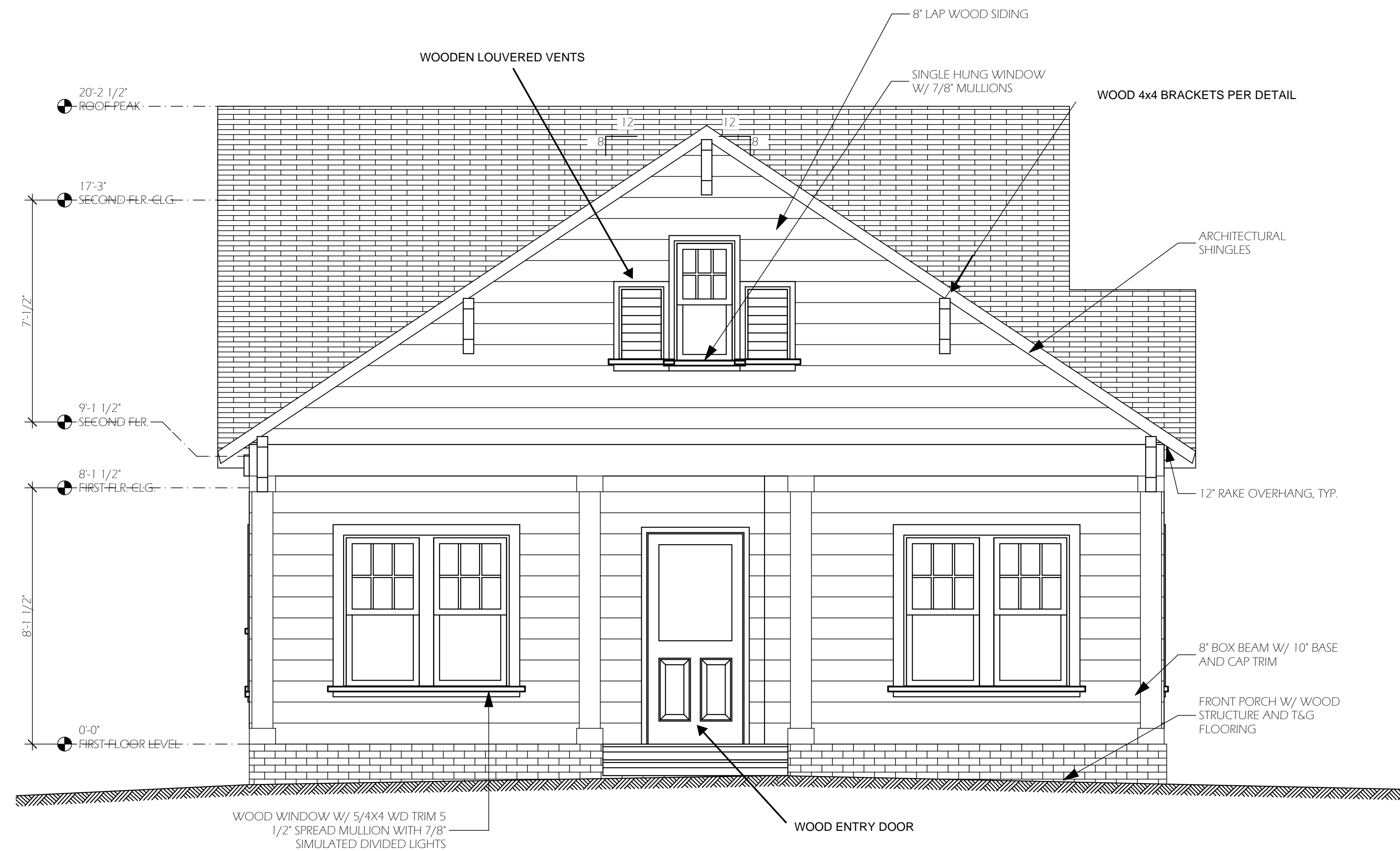
SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

**A-106**



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



1 FRONT ELEVATION FIRST SUBMISSION  
SCALE: 3/8" = 1'-0"



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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

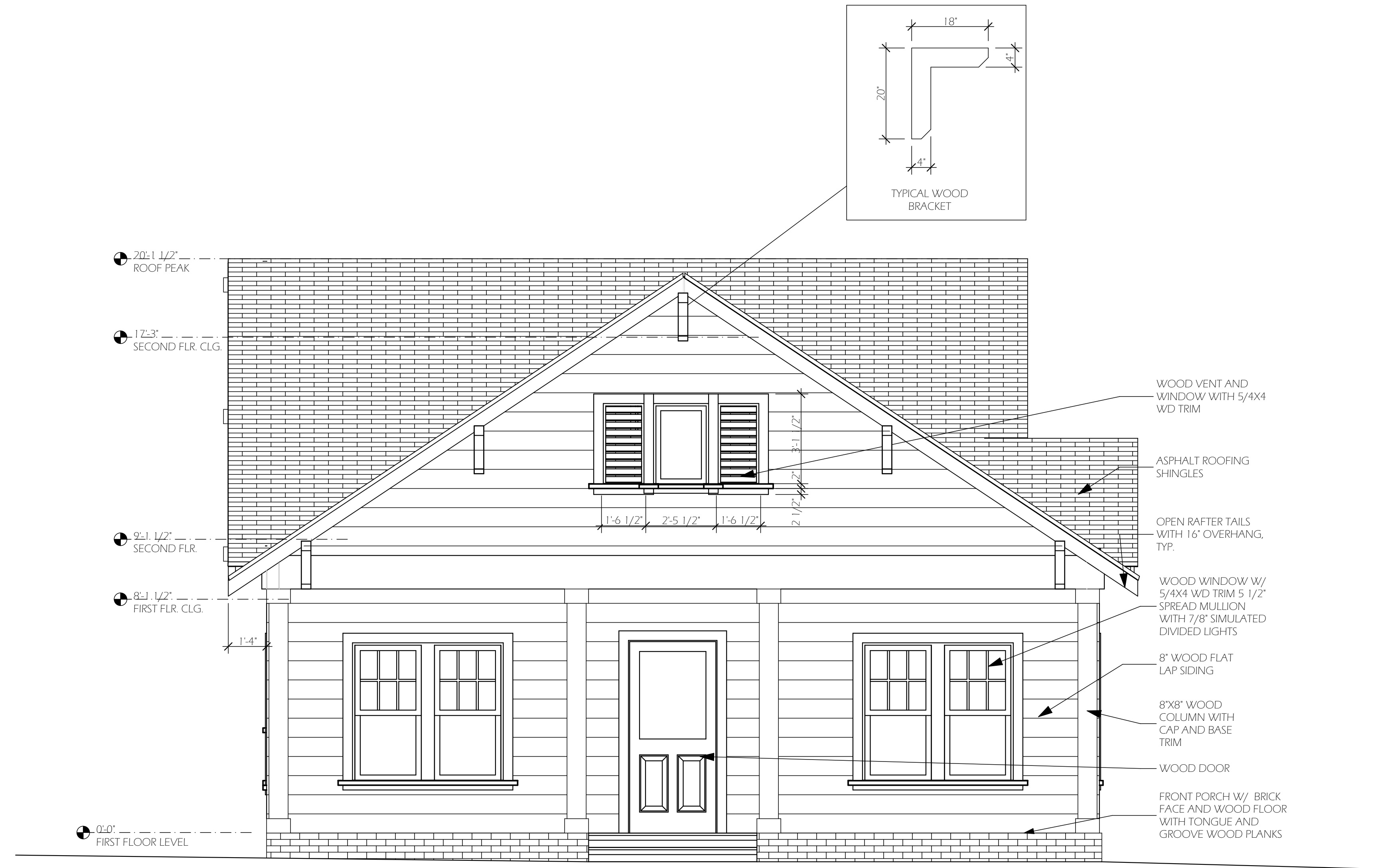
SHEET TITLE:  
FRONT ELEVATION FIRST

SHEET NUMBER:

A-201



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



1 FRONT ELEVATIONSECOND SUBMISSION  
SCALE: 3/8" = 1'-0"



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SCALE:	PROJECT NO: 16.530

CHECKED BY:  
JENNIFER BENSON

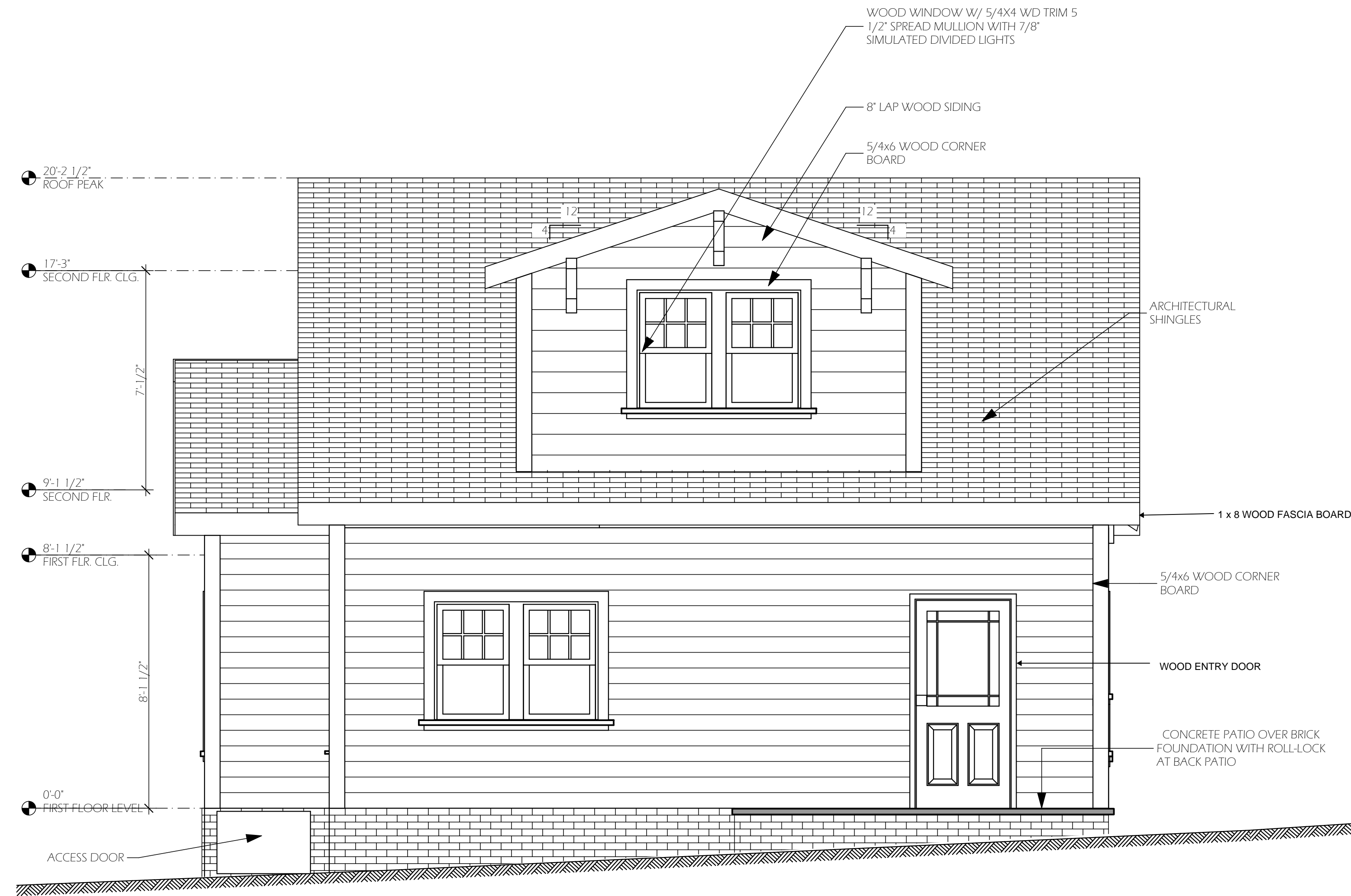
SHEET TITLE:  
FRONT ELEVATION

SHEET NUMBER:

A-202



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



1 REAR ELEVATION FIRST SUBMISSION  
SCALE: 3/8" = 1'-0"



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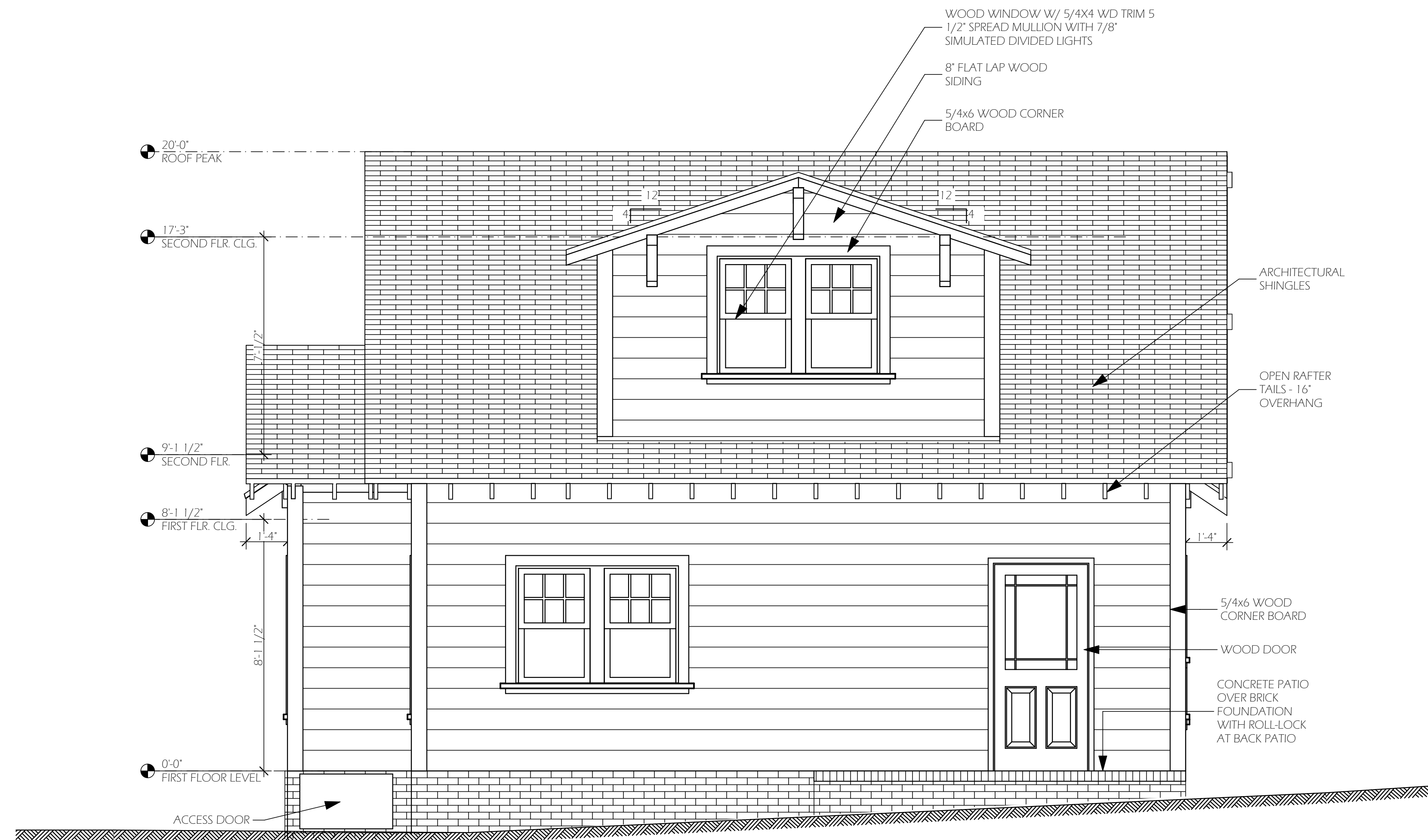
SHEET TITLE:  
REAR ELEVATION FIRST

SHEET NUMBER:

A-203



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



1 REAR ELEVATION SECOND SUBMISSION  
SCALE: 3/8" = 1'-0"



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JENNIFER BENSON

SHEET TITLE:  
REAR ELEVATION

SHEET NUMBER:

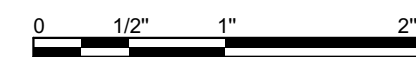
A-204



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



1 RIGHT ELEVATION FIRST SUBMISSION  
SCALE: 1" = 1'-0"



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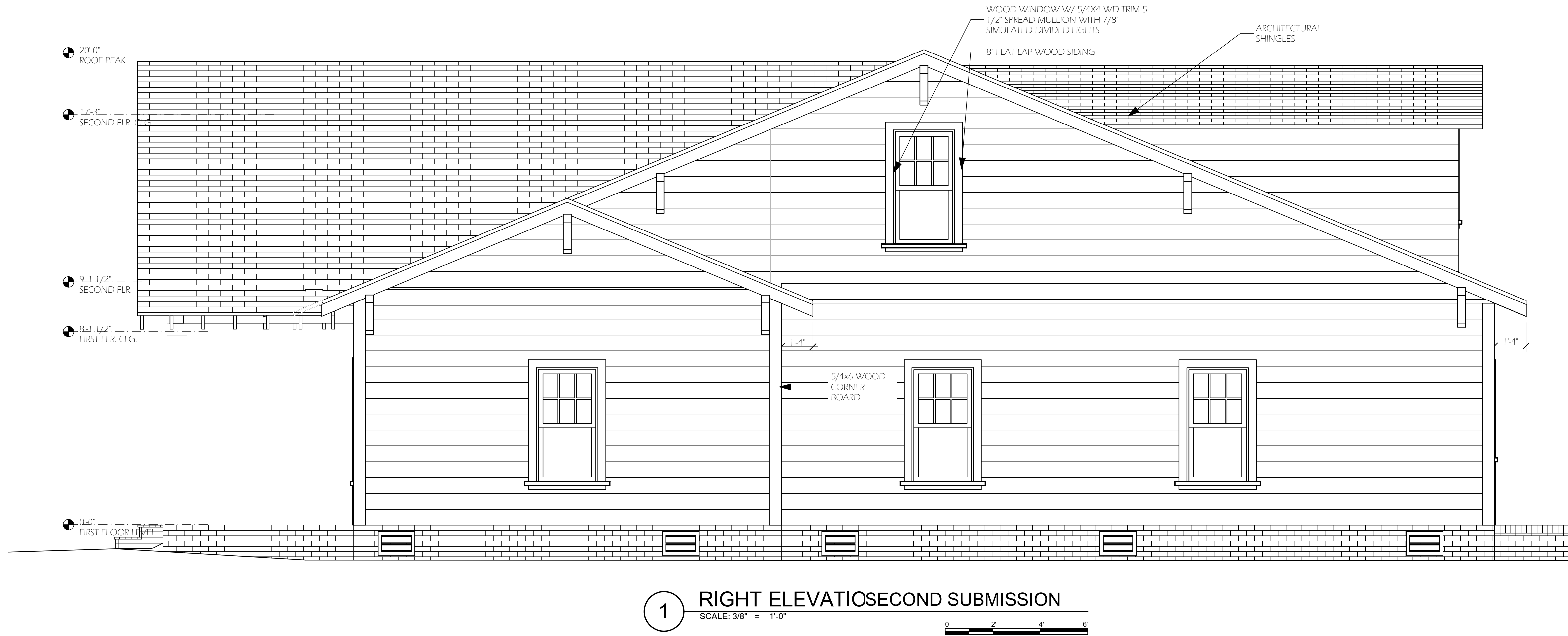
SHEET TITLE:  
RIGHT ELEVATION FIRST

SHEET NUMBER:

A-205



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



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DATE: 9/6/2016	DRAWN BY: JAB
SCALE:	PROJECT NO: 16.530

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SHEET TITLE:  
RIGHT ELEVATION

SHEET NUMBER:

A-206



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



Left  
RIGHT ELEVATION FIRST SUBMISSION  
SCALE: 1" = 1'-0"  
0 1/2" 1" 2"

0	Date:	Revision:

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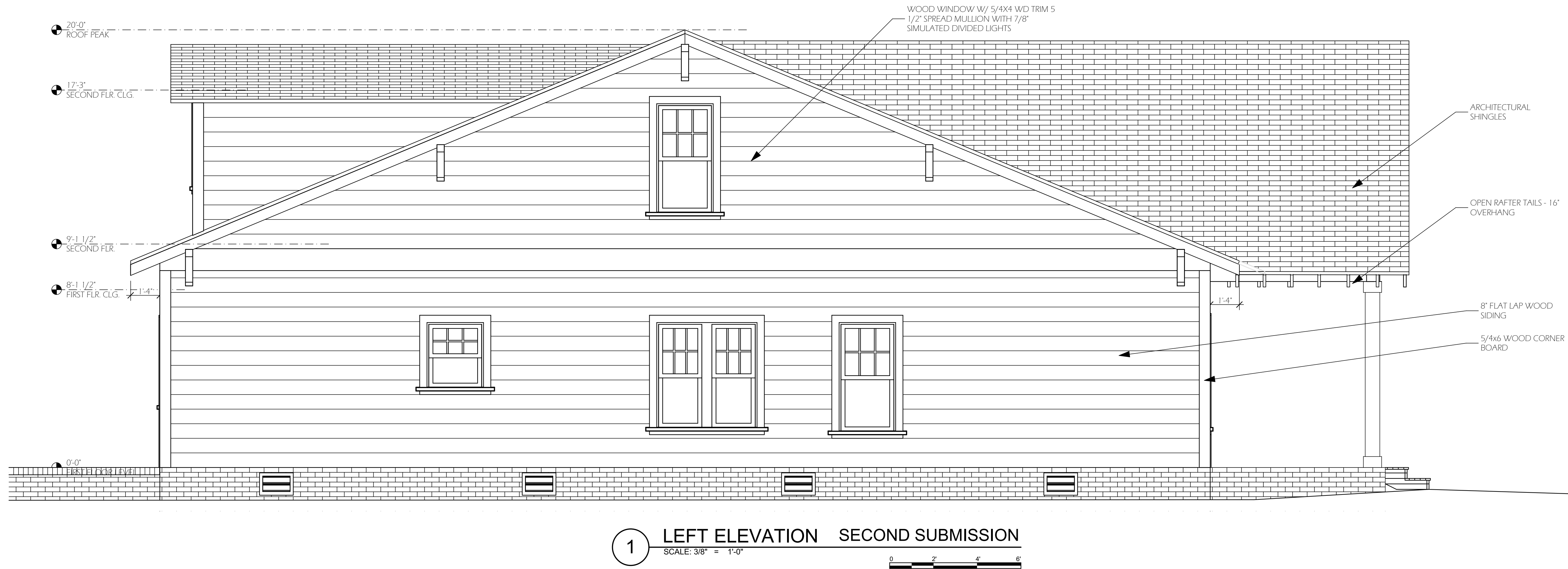
SHEET TITLE:  
LEFT ELEVATIONS FIRST

SHEET NUMBER:

A-207



RESIDENCE  
1915 MERRIMAN AVE.  
CHARLOTTE, NC



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SHEET TITLE:  
LEFT ELEVATION

SHEET NUMBER:

A-208

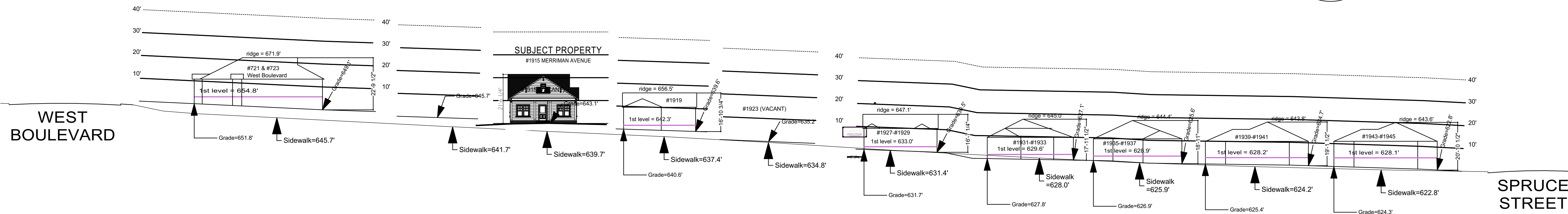


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

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

NON-CERTIFIED  
REFER TO SIGNED & SEALED COPY  
DATED July 11, 2016

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



# MERRIMAN AVENUE

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 2016  
Building Heights Sketch of  
MERRIMAN AVENUE 1900 BLOCK  
FACING SOUTHEAST - ODD SIDE  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
June 28, 2016

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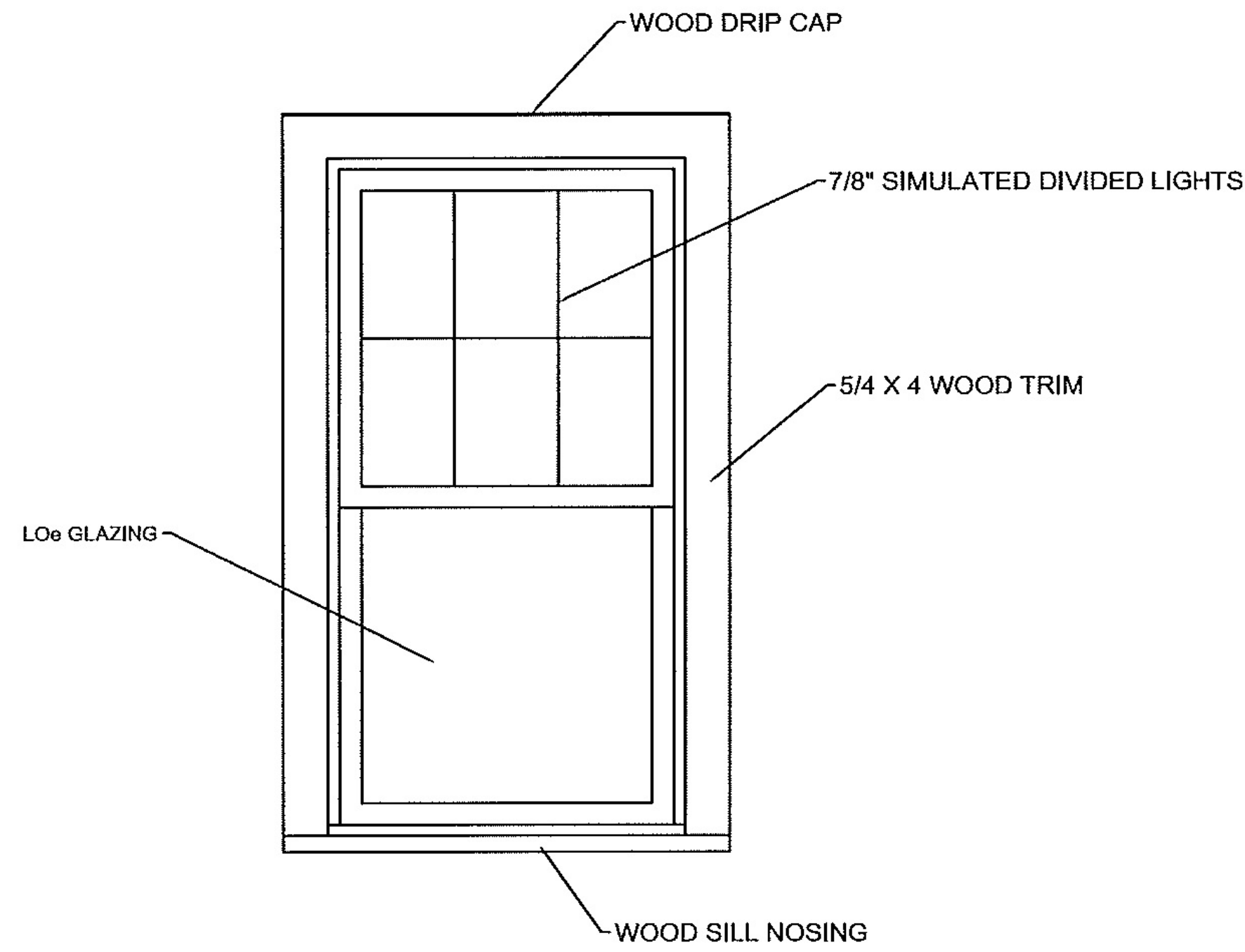
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STREET ELEVATION

SHEET NUMBER:

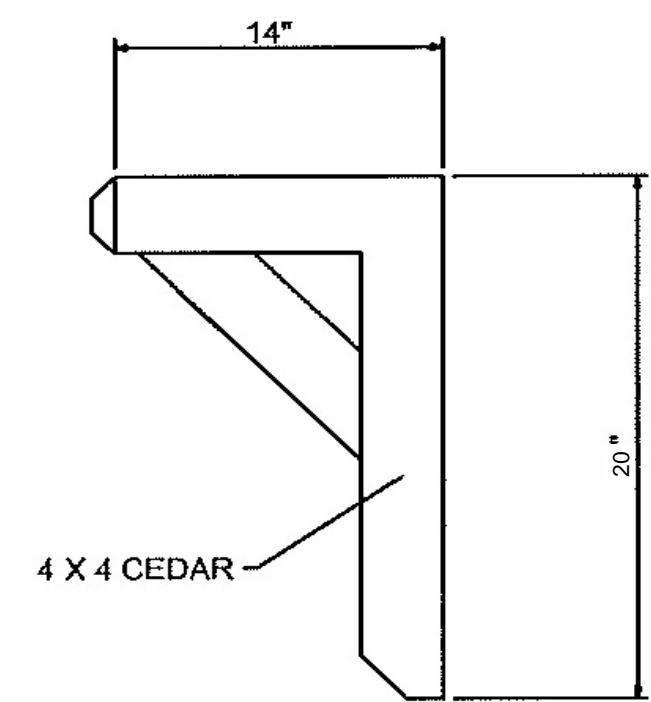
A-107

FIRST SUBMISSION - NO CHANGES

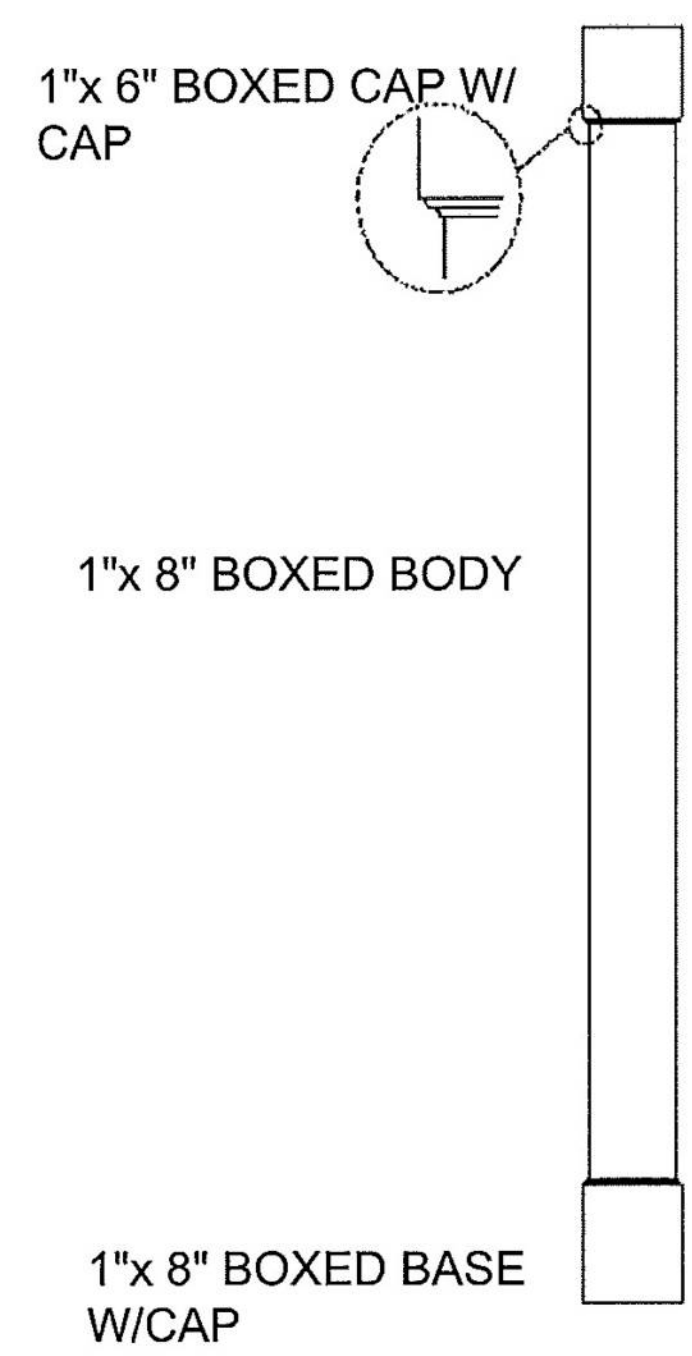




**TYPICAL WOOD WINDOW TRIM**  
 NOTE: TWIN UNITS HAVE 5 1/2" MULLION

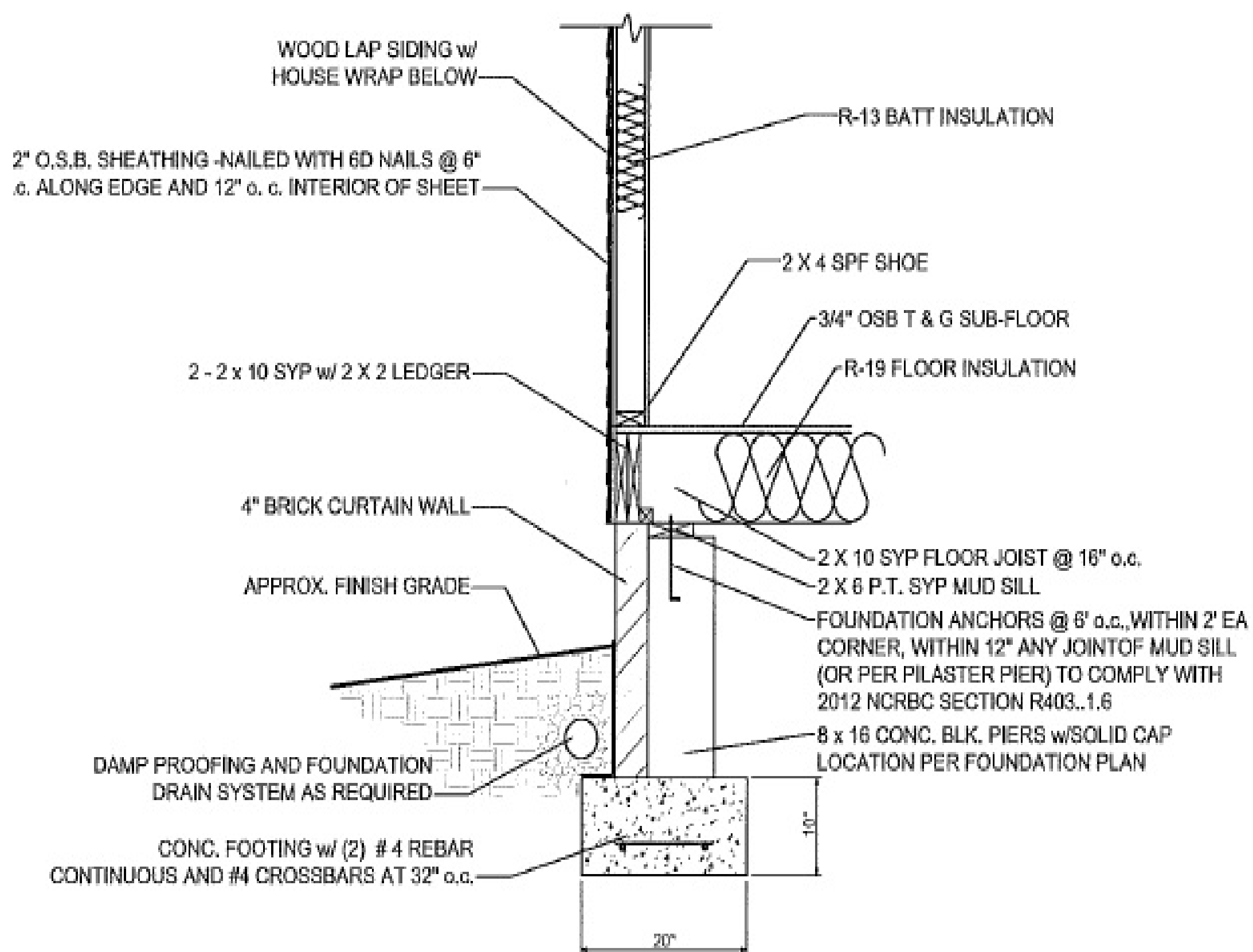
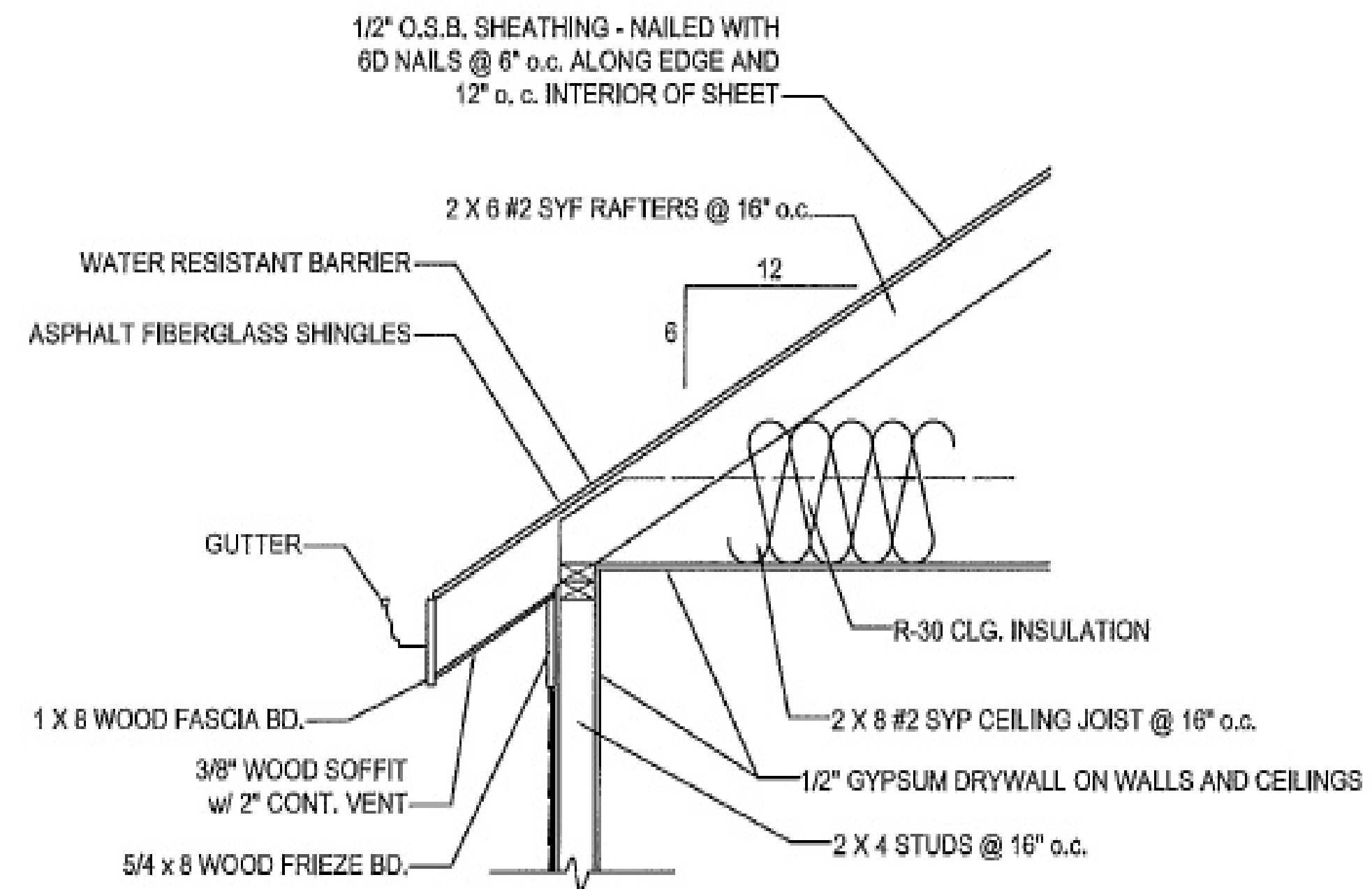


**CEDAR WOOD BRACKETS**



8" BOXED WOOD COLUMN WITH BASE & CAP

**2 COLUMN DETAIL**  
 SCALE: 3/4" = 1'-0"



**TYPICAL WALL SECTION**

**1 WALL SECTION**  
 SCALE: 3/4" = 1'-0"

FIRST SUBMISSION

RESIDENCE  
 1915 MERRIMAN AVE.  
 CHARLOTTE, NC

0	Date:	Revision:

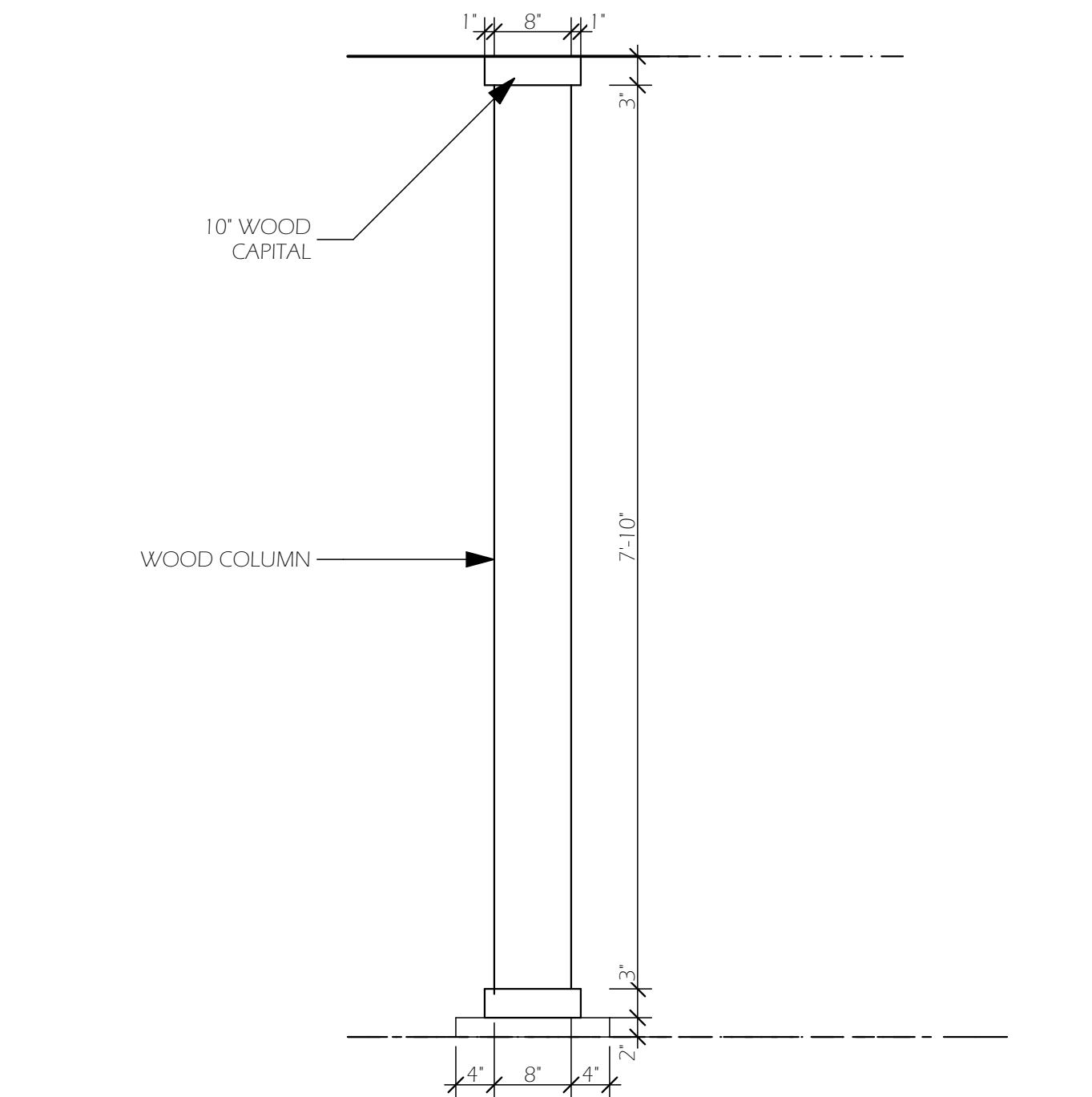
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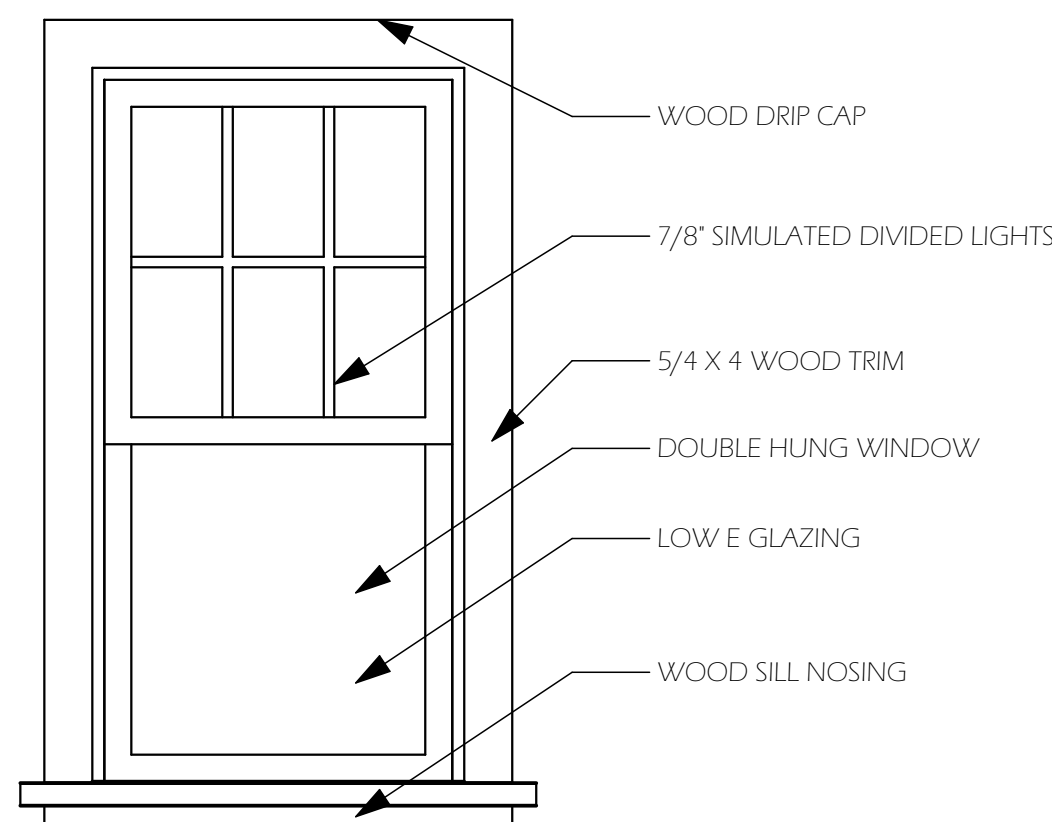
CHECKED BY:  
 JENNIFER BENSON  
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 DETAILS  
 SHEET NUMBER:

**A-301**

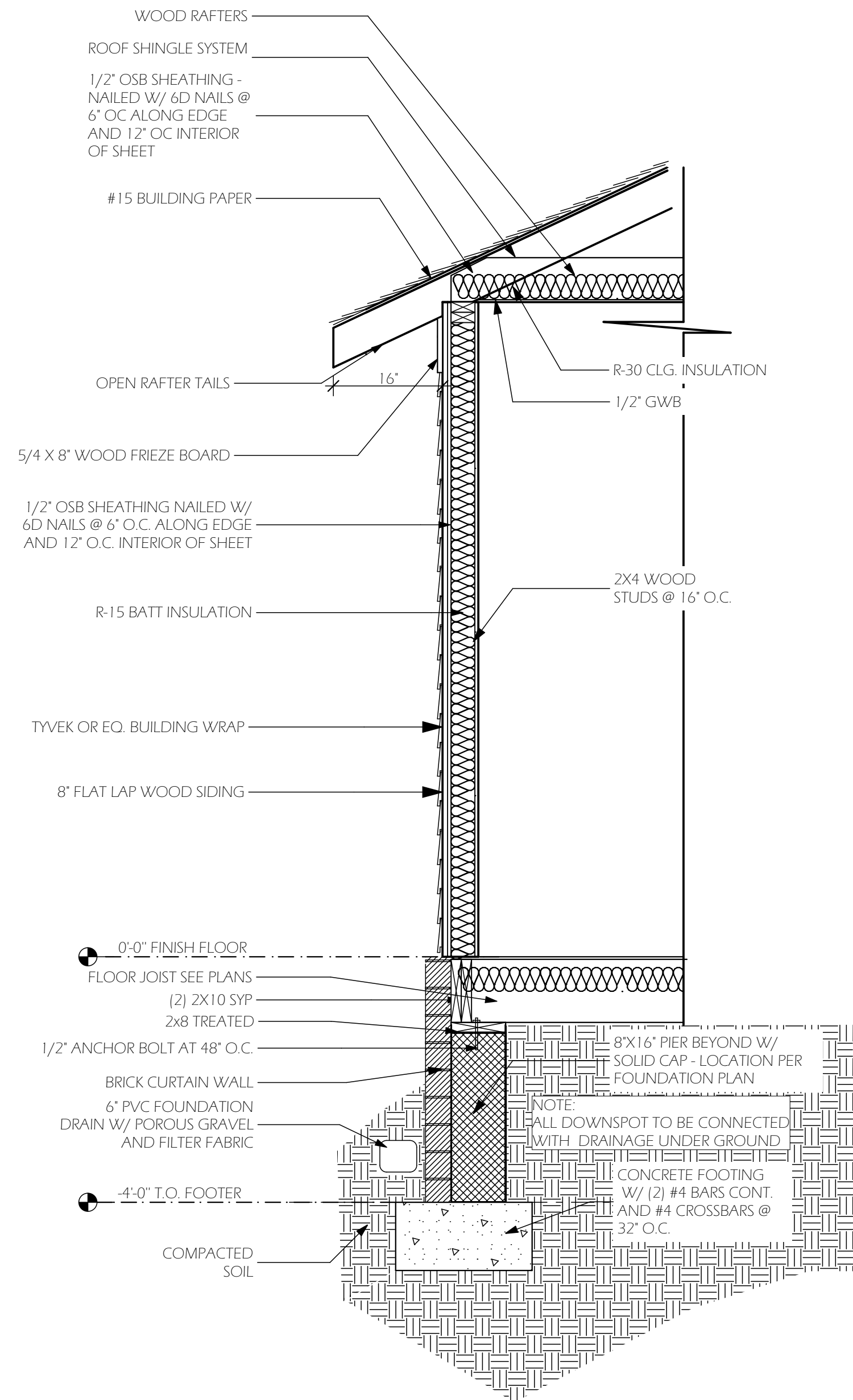




2 COLUMN DETAIL  
SCALE: 3/4" = 1'-0"



3 WINDOW DETAIL  
SCALE: 3/4" = 1'-0"



1 WALL SECTION  
SCALE: 3/4" = 1'-0"

SECOND SUBMISSION

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JENNIFER BENSON

SHEET TITLE:  
DETAILS

SHEET NUMBER:

A-302