
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1529 Merriman Avenue

SUMMARY OF REQUEST: Garage

APPLICANT: Megan and Pablo Aycinena

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel at the corner of Merriman Avenue and Larch Street. 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 adjacent to an existing driveway for the neighboring house. 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

The project 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 17 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

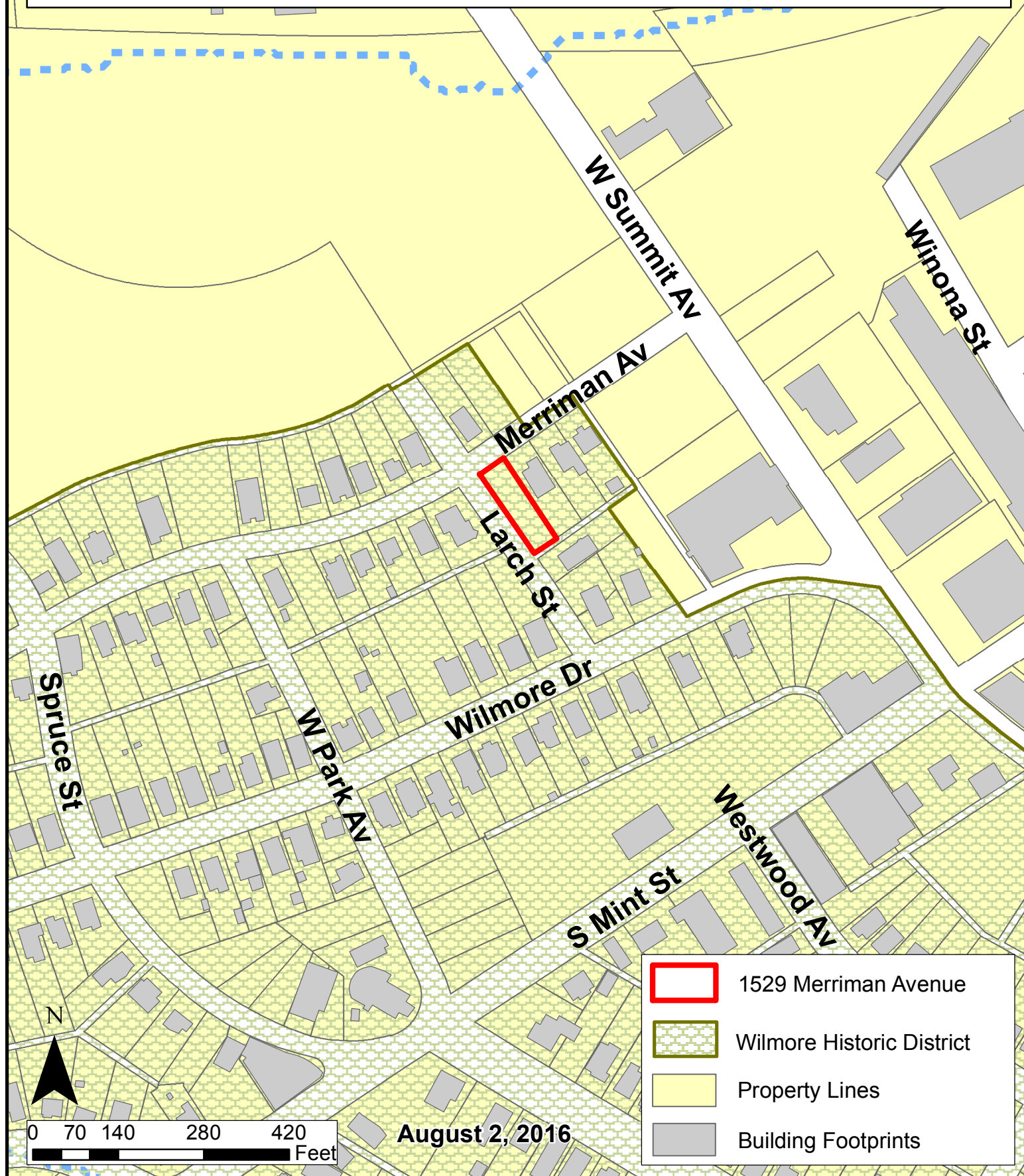
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for garages.

Charlotte Historic District Commission - Case 2016-188
HISTORIC DISTRICT: WILMORE
GARAGE/ACCESSORY STRUCTURE



Existing Conditions



Existing Conditions



Context



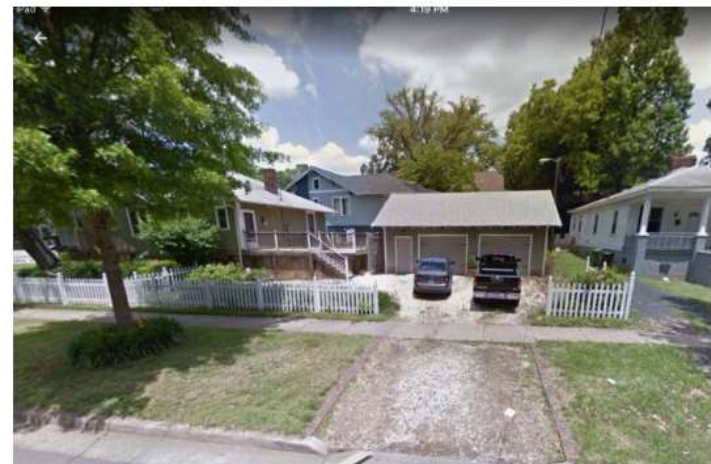
400 W. Kingston (corner of Kingston & Wickford)



331 West Kingston (corner of Kingston & Wickford)



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



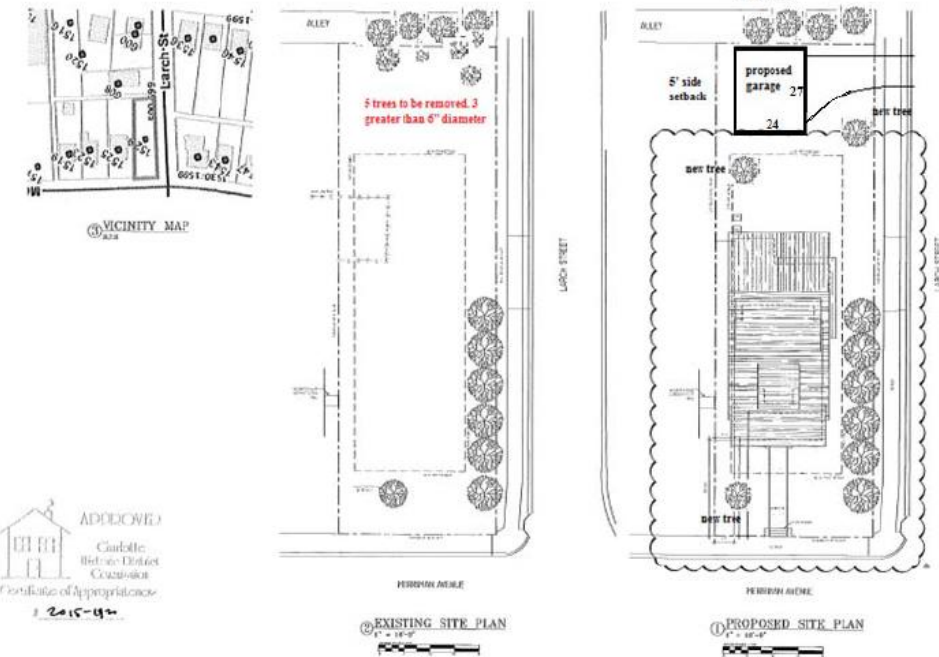
1631 S. Mint St. (corner of Mint & Kingston)

Context/Adjacent Structures



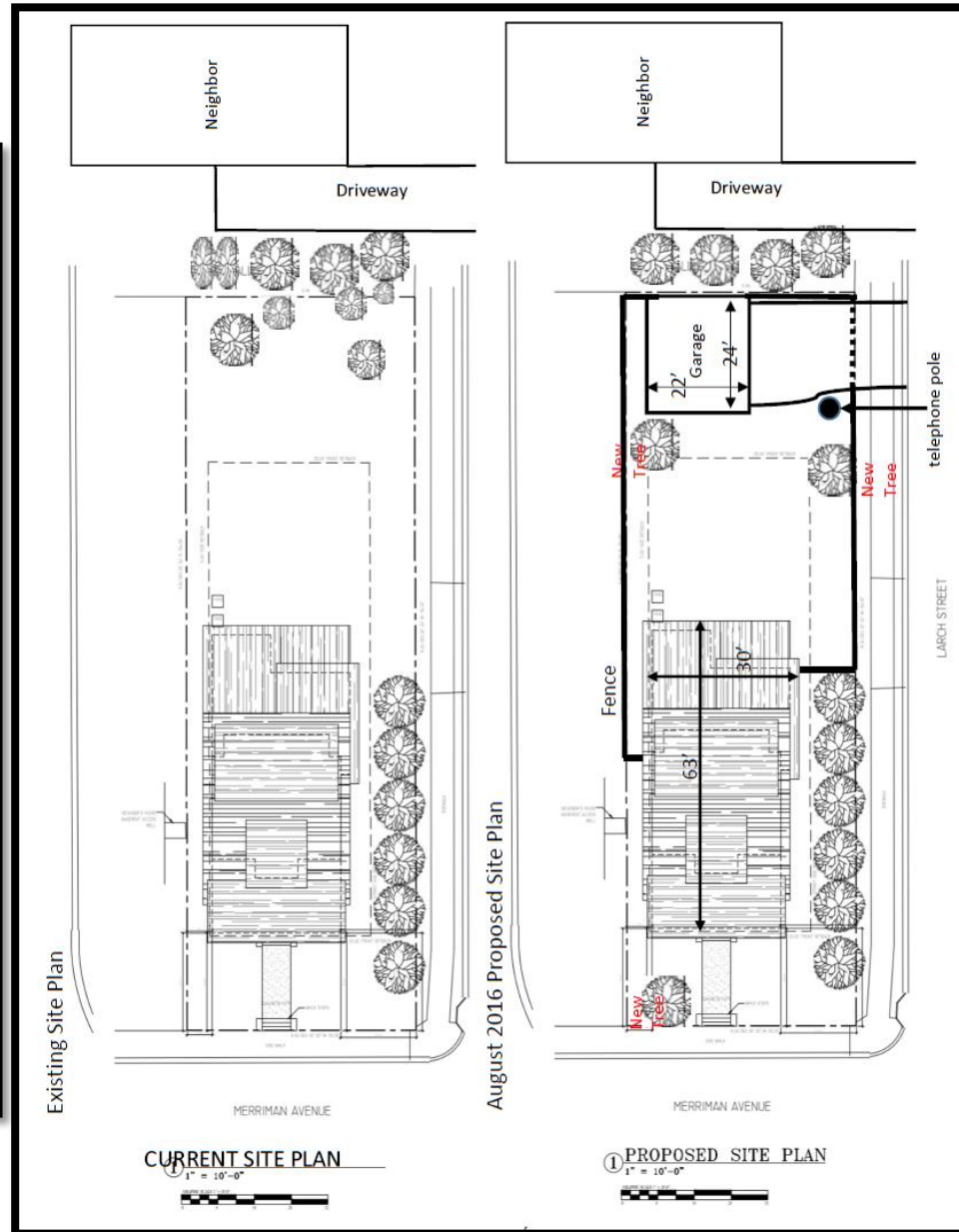
DENIED

Revised Plans – May 2016

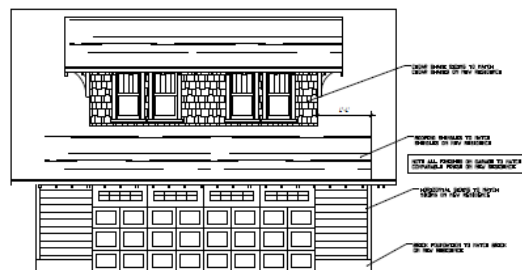


Revised Site Plan – May 2016

AUGUST

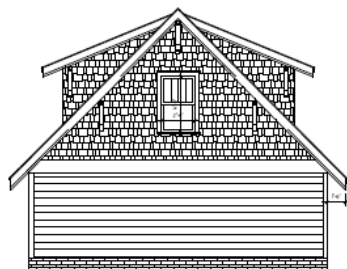


DENIED IN MAY



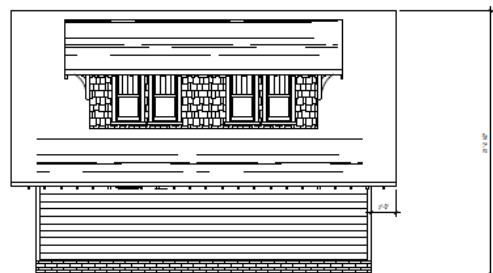
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

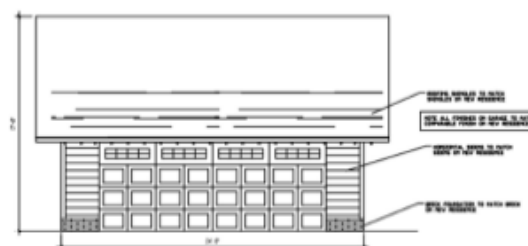
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LEFT ELEVATION

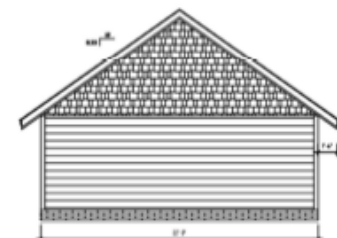
SCALE 1/4" = 1' - 0"

AUGUST



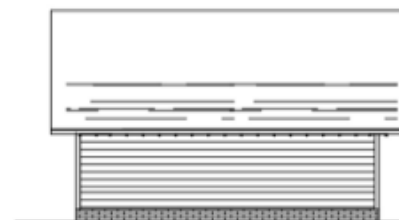
FRONT ELEVATION

SCALE 1/4" = 1' - 0"



RIGHT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

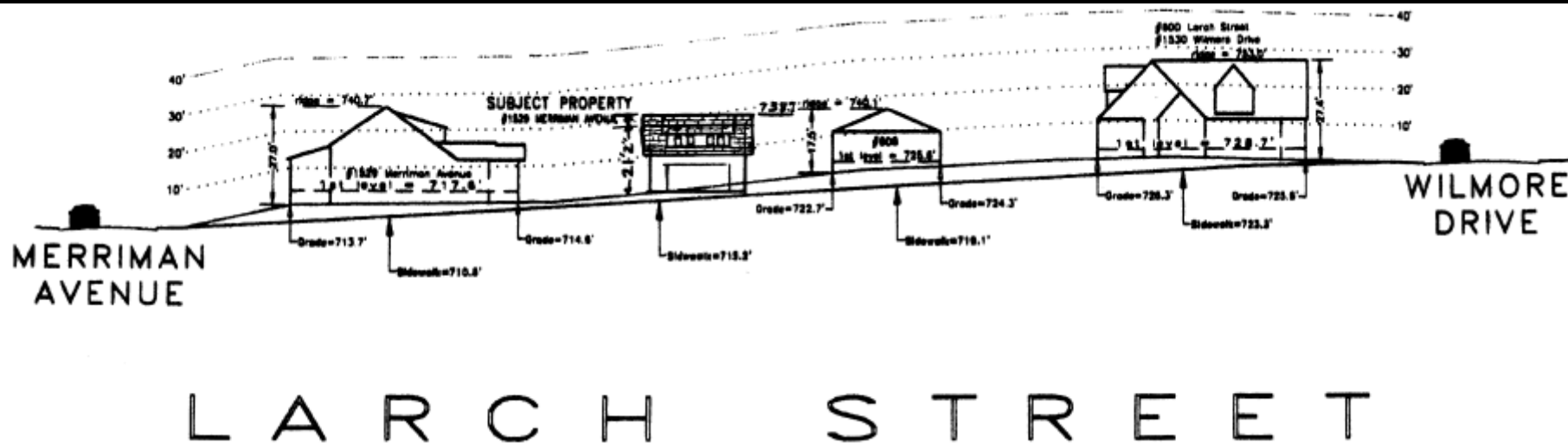
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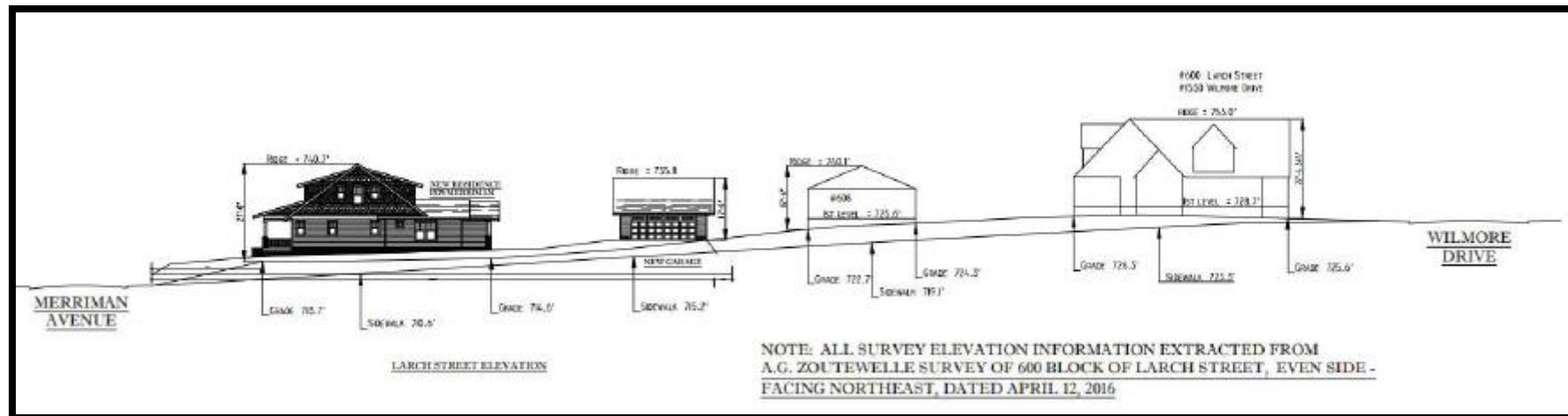
LEFT ELEVATION

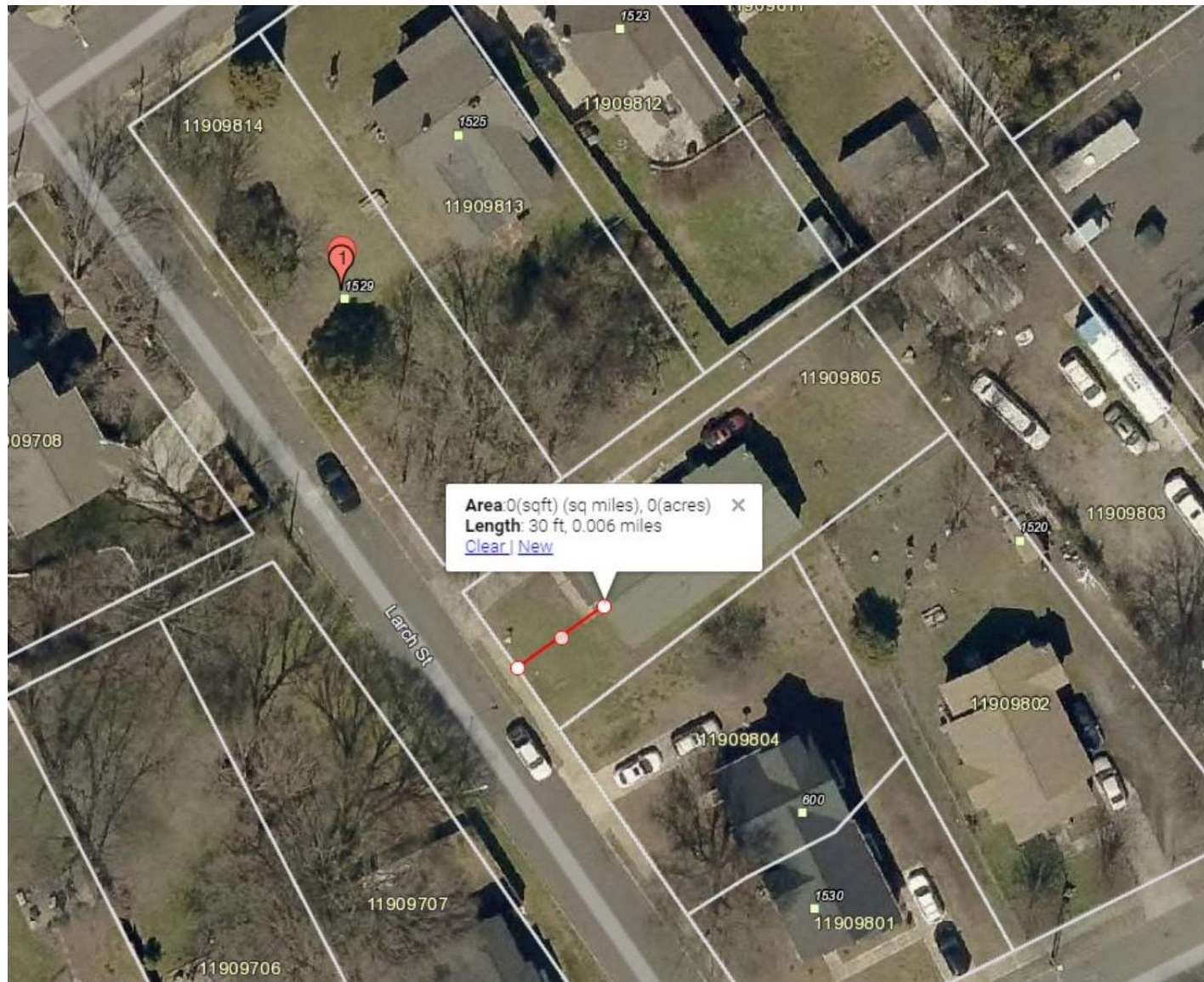
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DENIED IN MAY



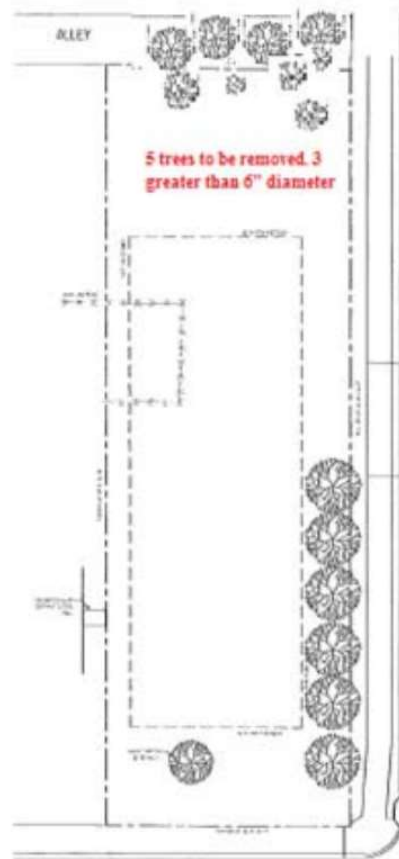
AUGUST



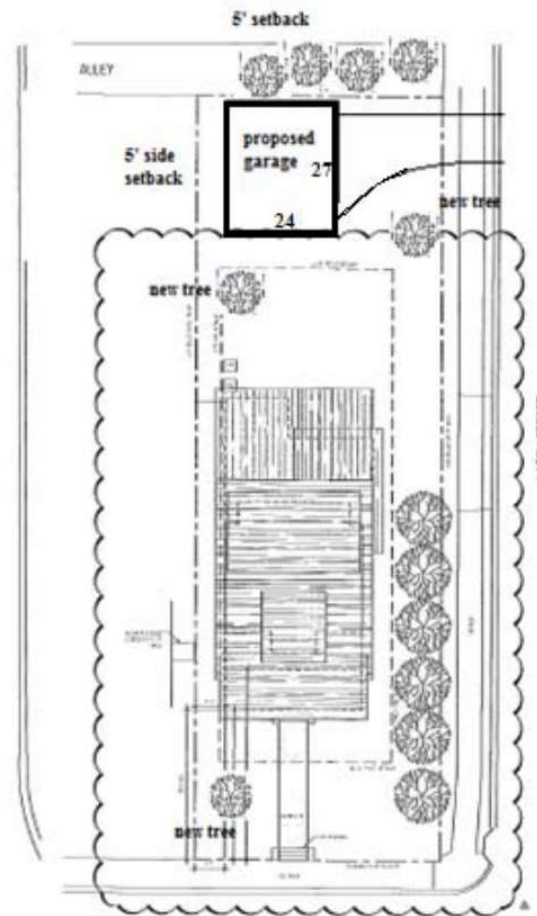


③ VICINITY MAP
A.T.B.

2015-42



② EXISTING SITE PLAN



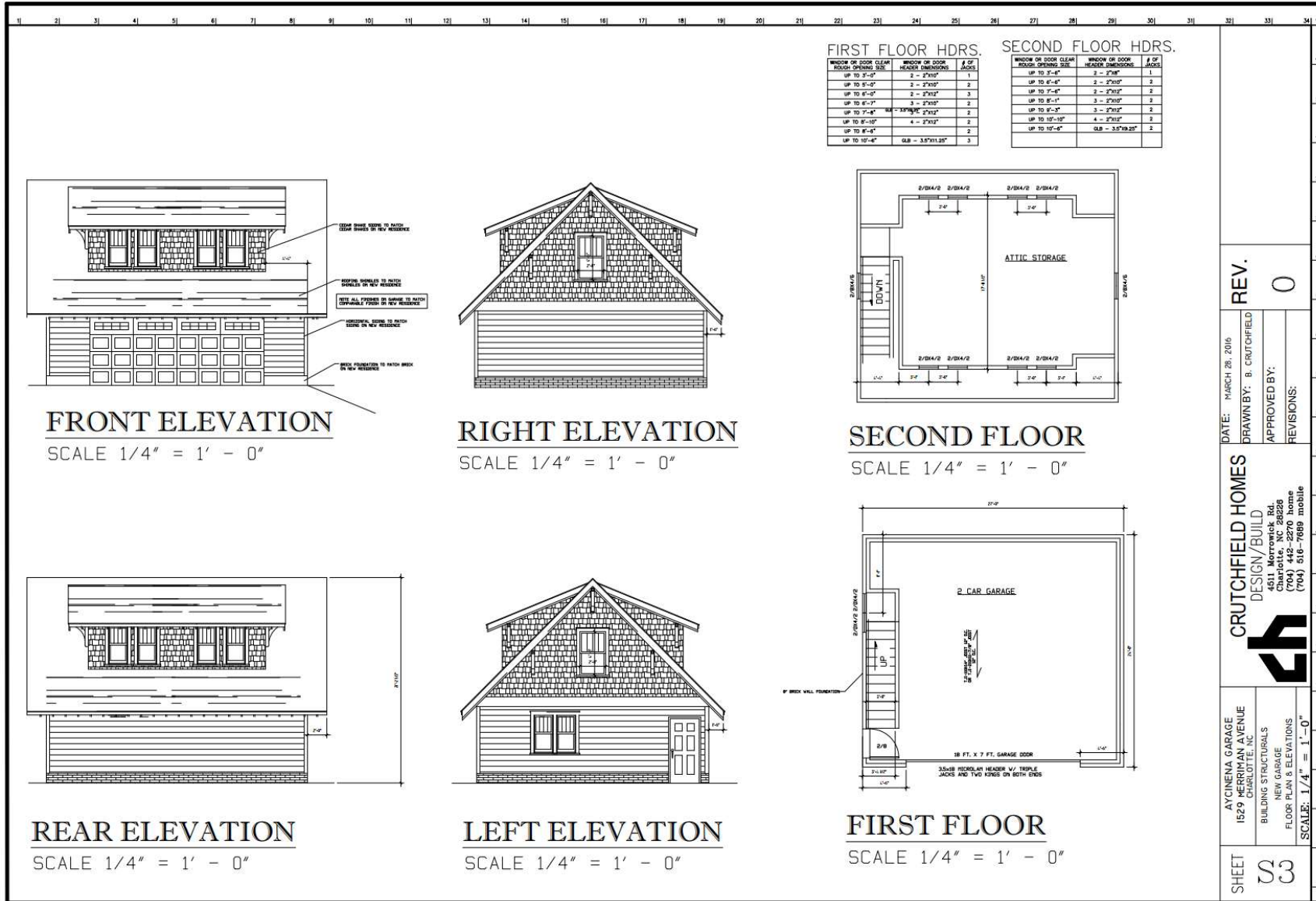
① PROPOSED SITE PLAN



P.O. Box 10000
 Charlotte, NC 28210
 Phone: 704-376-1000
 Fax: 704-376-1001
 Website: www.a1.com

A-1
 1529 Merriman Avenue, Charlotte, NC 28203

First Plan Review – Elevations



DATE: MARCH 28, 2016

DRAWN BY: B. CRUTCHFIELD

APPROVED BY:

REVISIONS:

REV. 0

CRUTCHFIELD HOMES

DESIGN/BUILD

4511 Morrow Rd.
Charlotte, NC 28226
(704) 516-7880
(704) 516-7880 mobile

ATCINENA GARAGE

1529 CARRINGTON AVENUE

CHARLOTTE, NC

BUILDING STRUCTURALS

NEW GARAGE ELEVATIONS

FLOOR PLAN ELEVATIONS

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

CH

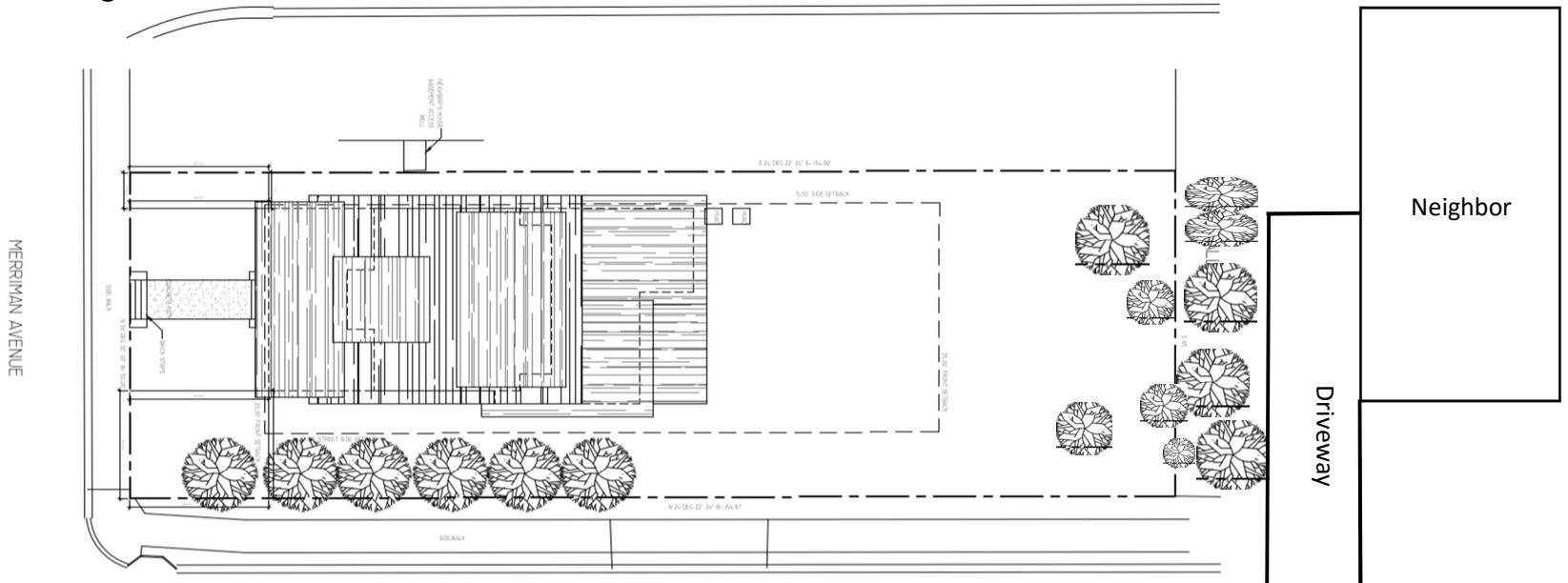
SHEET

S3

Revised Plans - August

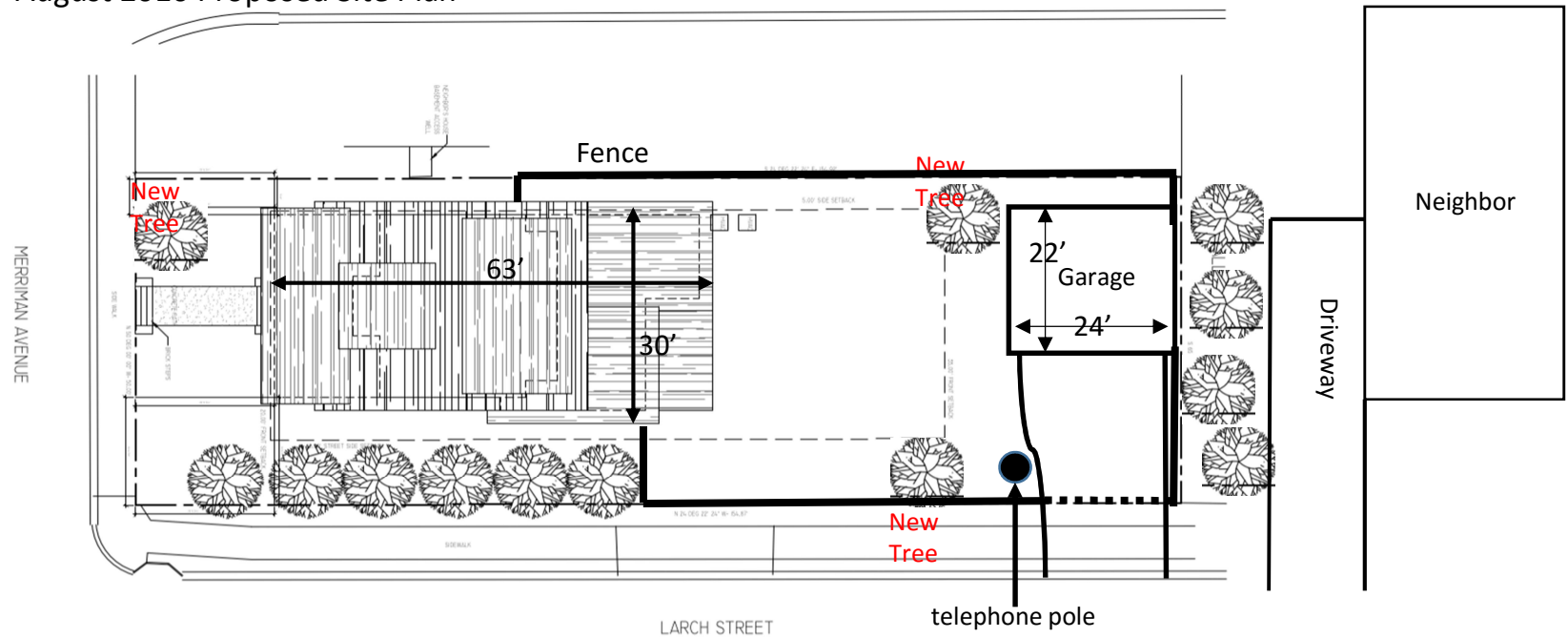
Existing Site Plan

CURRENT SITE PLAN
1" = 10'-0"

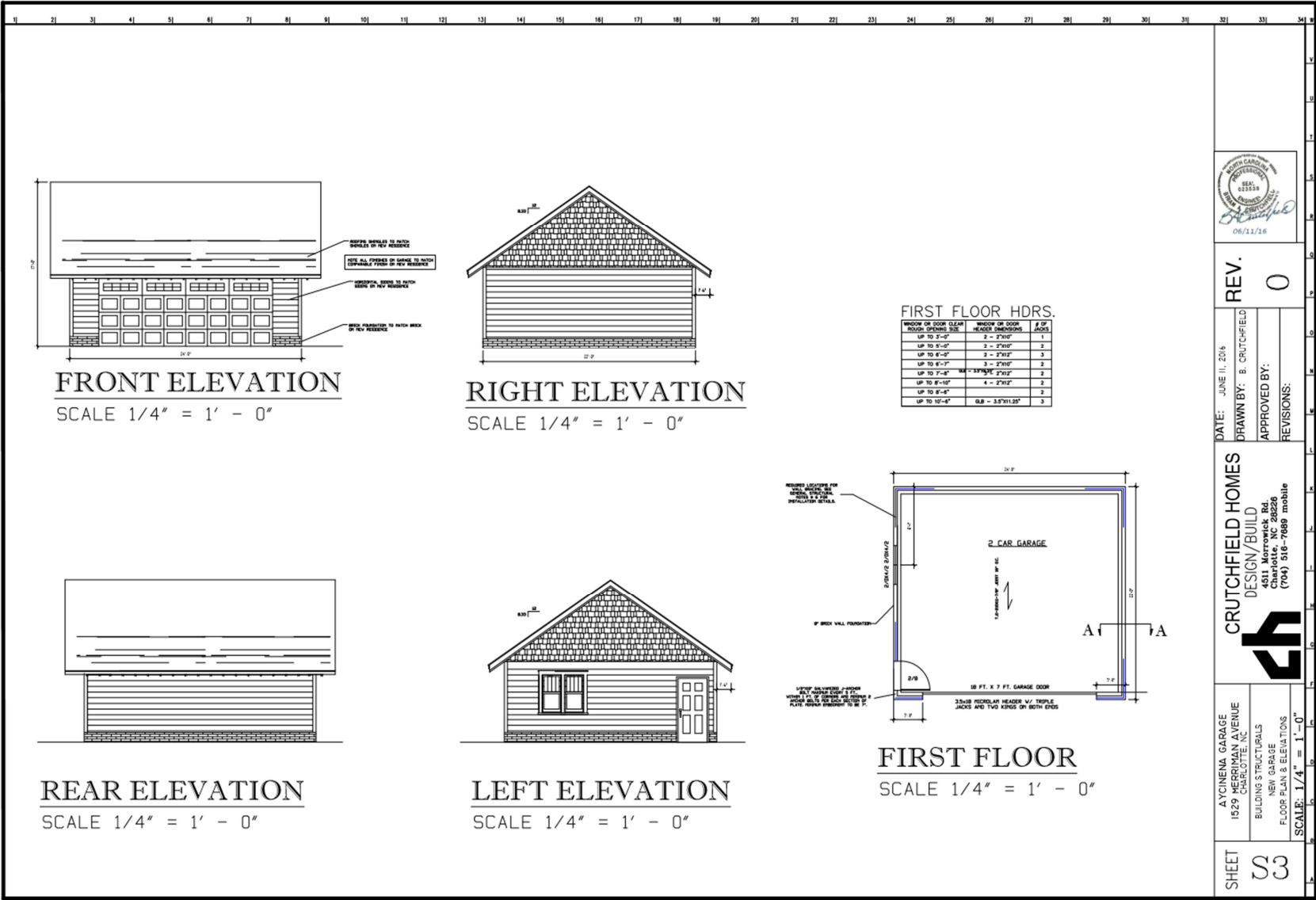


August 2016 Proposed Site Plan

1 PROPOSED SITE PLAN
1" = 10'-0"

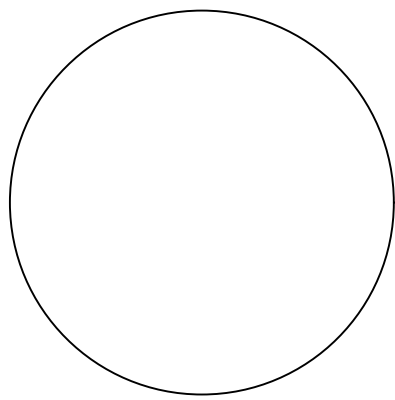


Revised August Elevations

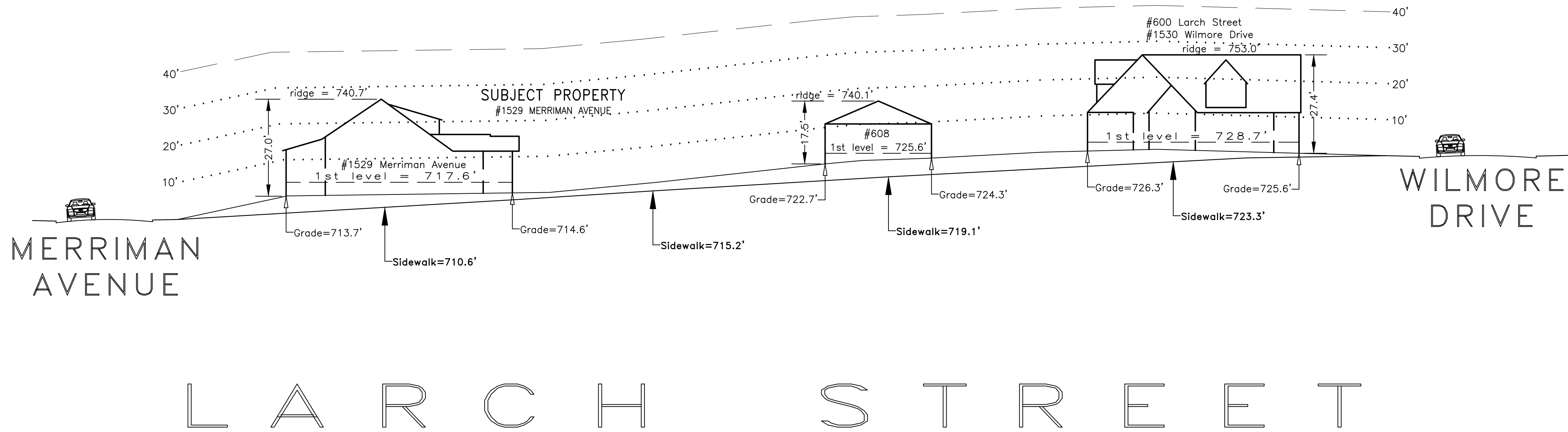


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2016.

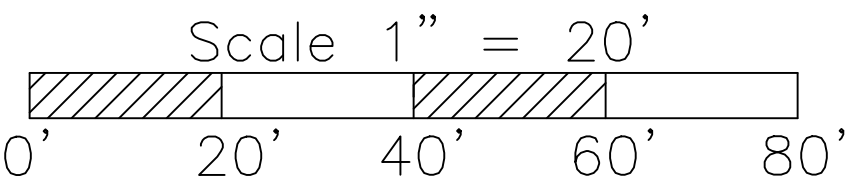


PRELIMINARY
FOR REVIEW PURPOSES ONLY
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



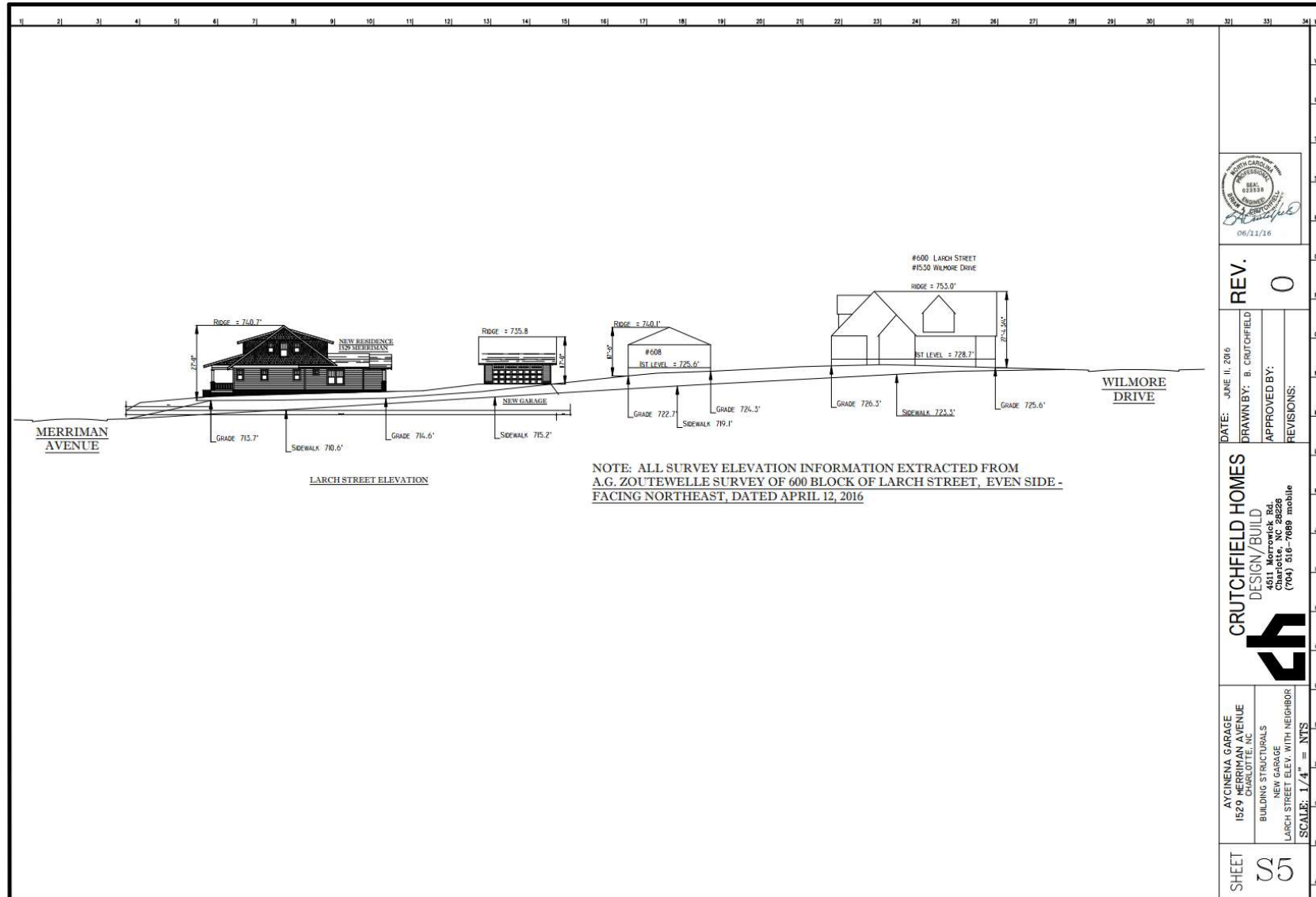
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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



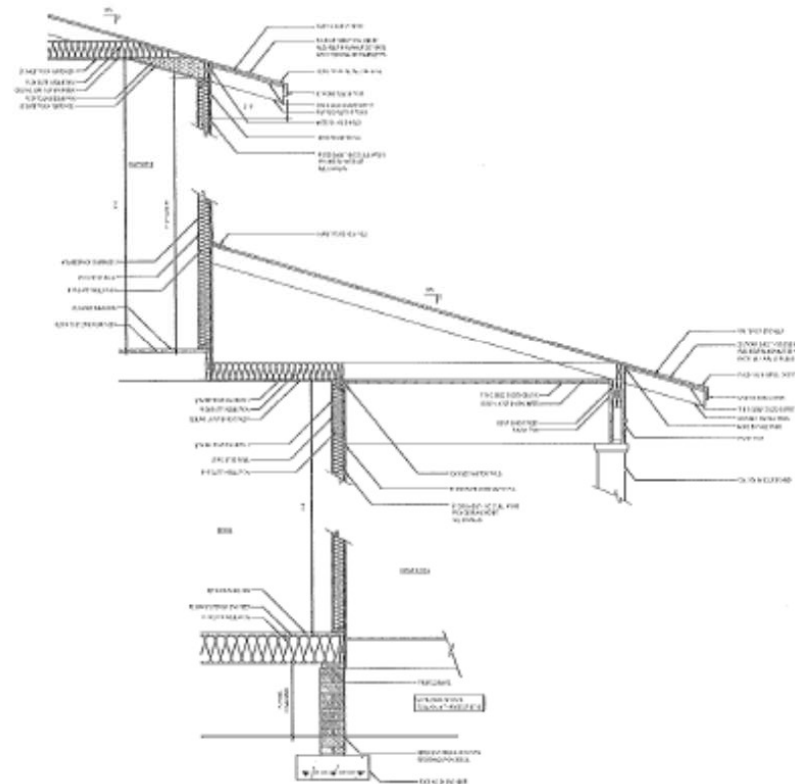
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were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

Streetscape Elevation



Architectural Details

boxing detail on garage to
match house detail



SECTION THROUGH FRONT PORCH
3/8" = 1'-0"



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Charlotte, NC 28203
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Fax: 704.333.4444
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Designed Exclusively for the:
AYCINENA RESIDENCE
1529 Meridian Avenue, Charlotte, NC 28203

Scale: 3/8" = 1'-0"
Date: 10/10/2015
Drawn: A.B. Engineering & Architecture

Revision:
A-6
Date: 10/10/2015