

This application was continued from June for the following:

- Restudy of the rear elevation
- Increase the dimension of the columns
- Provide a traditional window and trim detail
- Consider a wrap around porch

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1539 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Darius Johnson

The proposal was continued for the following items: 1) Restudy the rear elevation, 2) Increase the dimension of the columns, 3) Provide a traditional window trim and sill details and, 4) Consider a wraparound porch with one additional column bay at the intersection on the left side.

Details of Proposed Request

Existing Conditions

The existing structure is a two story house constructed in 1940. Major alterations and additions were made to the house in recent years. The site is a corner lot at Merriman Avenue and Larch Street. Current height is approximately 30' from finished floor to ridge.

Proposal

The proposal is a redesign of the house to improve issues with massing, fenestration, rhythm and other conflicts with the current design guidelines. Features of the redesign include the addition of a new front porch roof and columns, front gable dormer, new side gable roofs, revised window locations on the side and rear elevations, removal of the corner patio and balcony, and new board and batten detail in the gables. Proposed materials are stone and cementitious siding, and wood windows.

Revised Proposal – July 11, 2018

1. The columns on the front and rear have been widened in proportion with the additions.
2. The windows in the rear gable have been moved toward the center to improve the massing of the dormer.
3. Window details have been updated.
4. The side porch was added. The applicant is requesting the option to not add the side porch.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

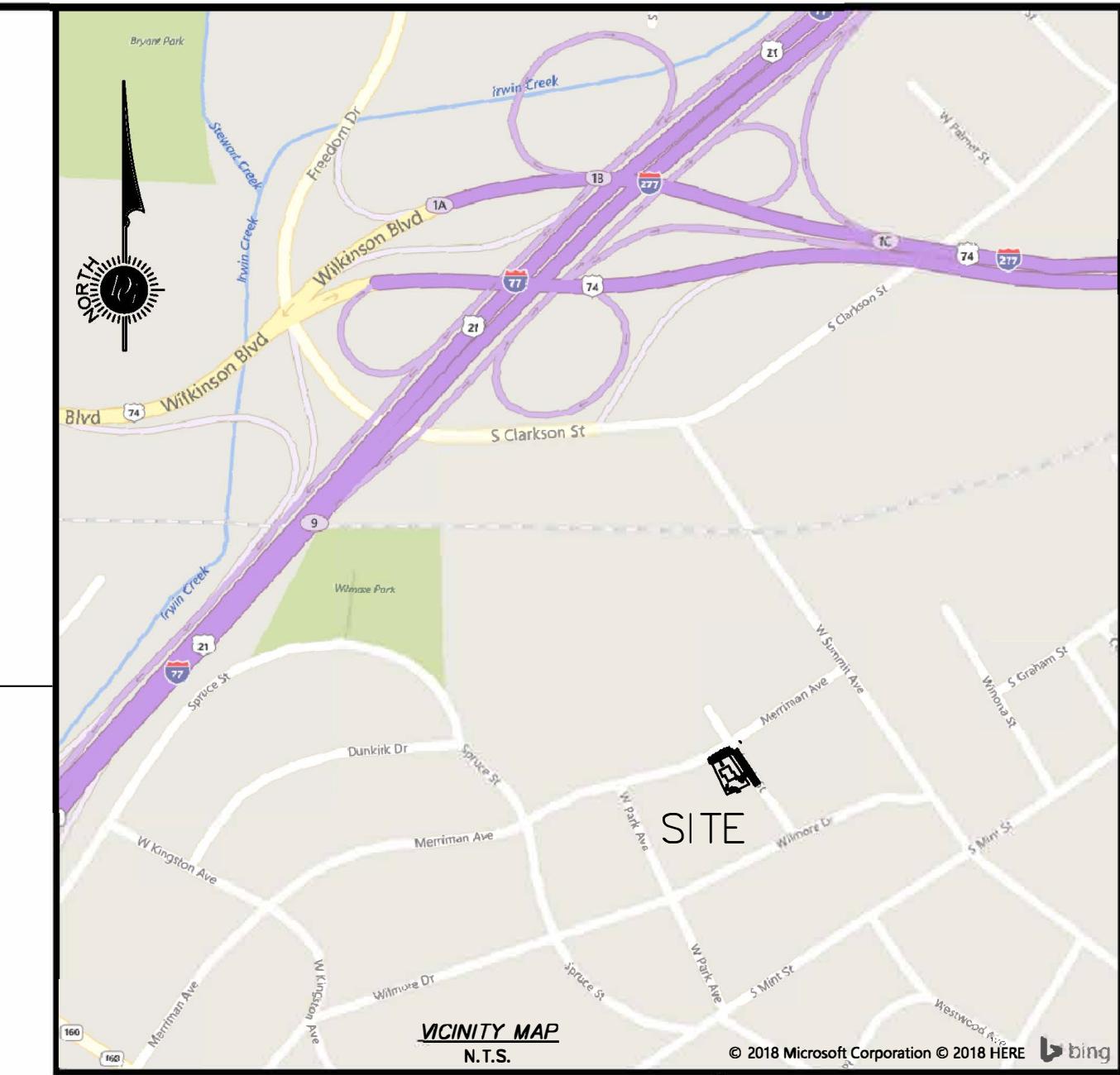
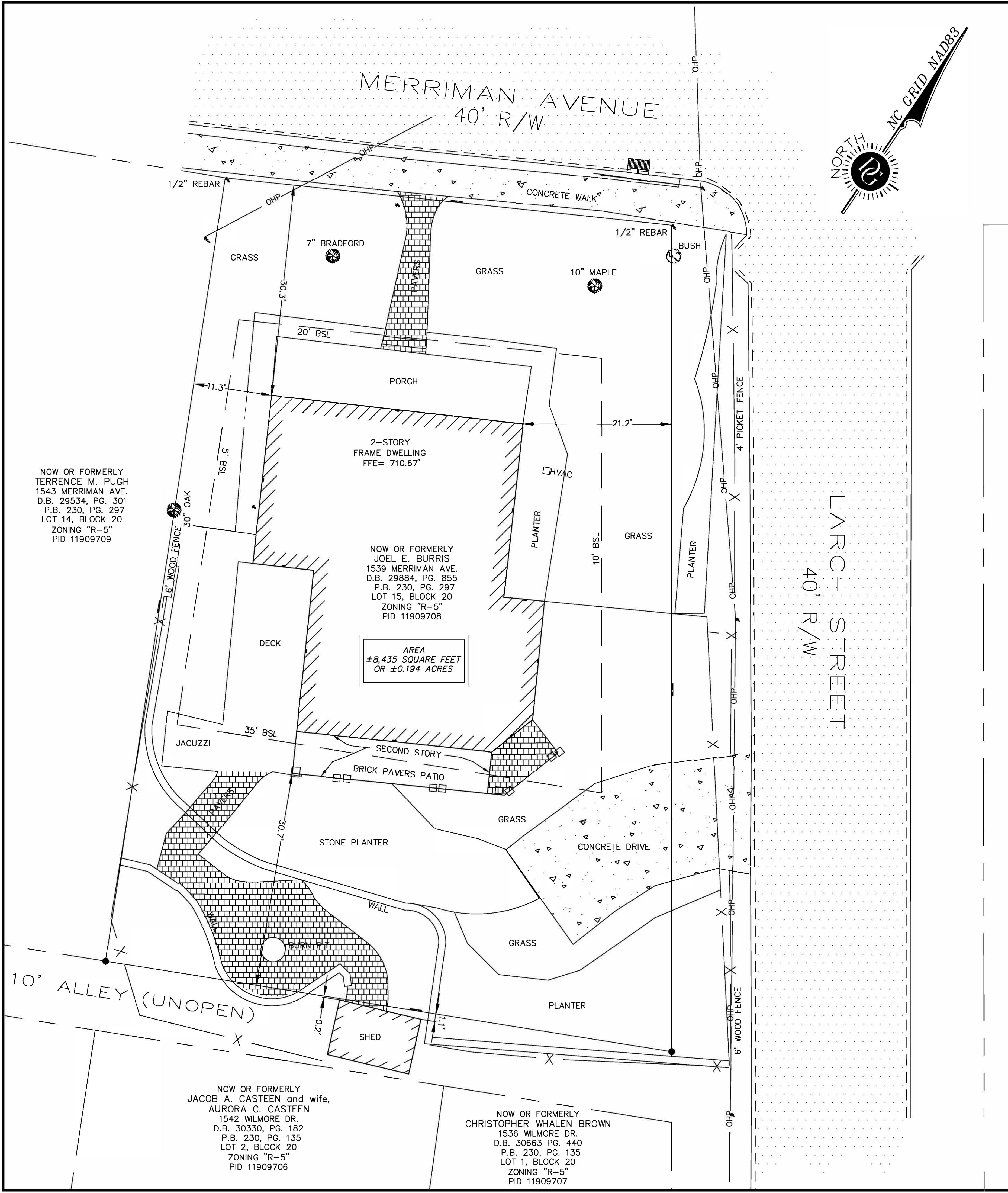
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

1. The proposed addition meets the guideline for massing, 6.5.
2. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

Charlotte Historic District Commission Case 2018-212
HISTORIC DISTRICT: WILMORE
ADDITION





"I, JOHN M. STORY, CERTIFY THAT THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS, AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET."

"I, JOHN M. STORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 29884, PAGE 855); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 24,814; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL THIS
11th DAY OF MAY, 2018 .A.D."

PRELIMINARY PLAT

**JOHN M. STORY
PROFESSIONAL LAND SURVEYOR
L-3840**

MAY 15, 2018

DATE

NOTE\$

1. THE LOT IS LOCATED ON THE SOUTHWEST MARGIN OF MERRIMAN AVE. AND LARCH ST.
 2. TAX PARCEL NUMBER IS 11909708.
 3. THE AREA OF THIS TRACT IS \pm 8,433 SQUARE FEET OR \pm 0.194 ACRE. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
 4. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 5. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
 6. ELEVATIONS SHOWN ARE BASED ON THE NAVD 88 DATUM. ONE-FOOT CONTOUR INTERVAL SHOWN.

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LEGEND

<u>PROPERTY LINE</u>	—————	—————	—————	—————
<u>ADJACENT PROPERTY LINE</u>	—————	—	—	—————
<u>FENCE LINE</u>	—————	X	—————	X
<u>BUILDING SETBACK LINE</u>	—————	—	BSL	—————
<u>OVERHEAD POWER LINE</u>	—————	OHP	—————	—————
<u>IRON PIN FOUND (SIZE AND TYPE AS NOTED)</u>	●			
<u>1/2" REBAR SET</u>	●			
<u>UTILITY POLE/GUY WIRE</u>	Ø	—————		
<u>LIGHT POLE</u>	—————	○	—————	
<u>WATER METER</u>	—————	Δ	—————	

The logo consists of a large, stylized monogram where the letters 'D' and 'G' are intertwined. Below the monogram, the company name 'DONALDSON, GARRETT, & ASSOCIATES, INC.' is written vertically in a serif font. To the right of the monogram, the address 'MACON • CHARLOTTE 9741-L SOUTHERN PINE BLVD. CHARLOTTE, NC 28273' is listed, followed by the phone number '(704) 374-1955' and the website 'http://www.dg-a.com'.



O PG. 297,
CITY OF CHARLOTTE
NORTH CAROLINA

**SURVEY
FOR
JOEL E. BURRIS**

1539 MERRIMAN AVE
Deed Book 299884, PG. 855; Plat Book 2
LOT 15, BLOCK 20
Parcel No. 11909708

THE HISTORIC DISTRICT

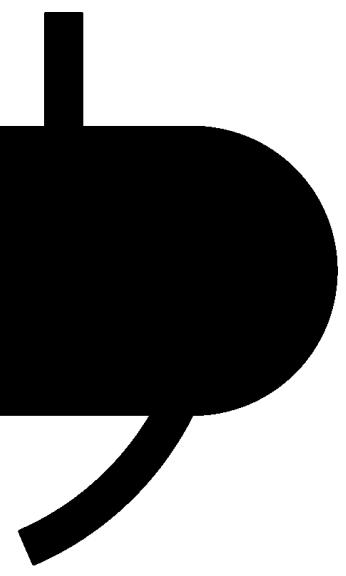
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A graphic scale consisting of two parallel horizontal lines. The top line has tick marks at 0, 5, and 10. The bottom line has tick marks at 0, 5, and 10. Vertical lines connect the corresponding tick marks between the two lines.

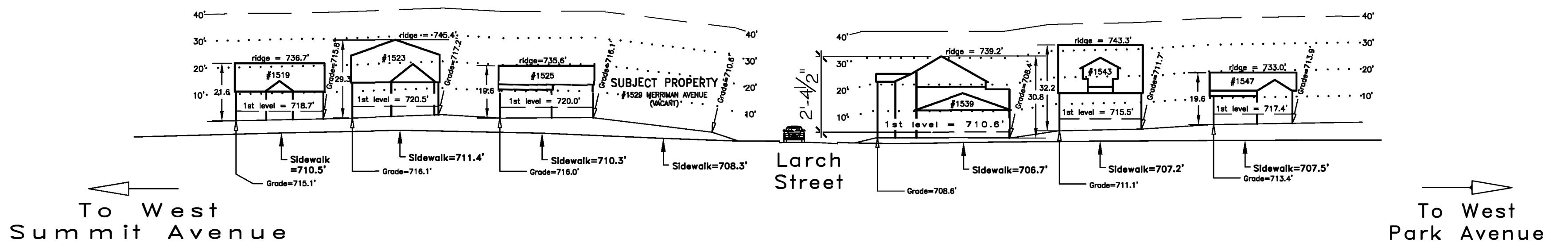
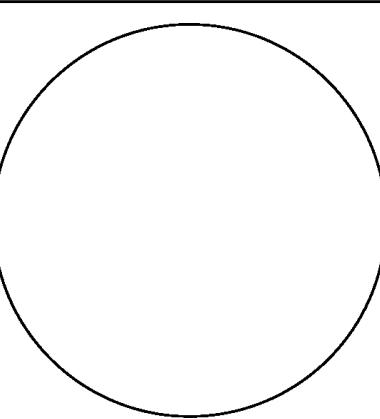
GRAPHIC SCALE IN FEET

(1" = 10')

AY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.



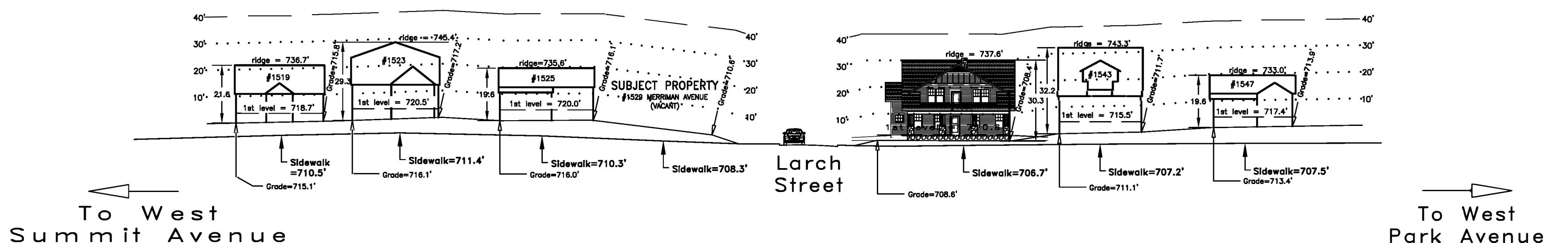
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1800 Camden Road, Suite 107 #235
Charlotte NC, 28203-0001
704.506.4780 Tel



MERRIMAN AVENUE

EXISTING
2
T103
 $3/8'' = 1'-0''$

Drawn
Checked
Date
Revisions
1 Date
2 Date
3 Date
4 Date



MERRIMAN AVENUE

PROPOSED
1
T103
 $3/8'' = 1'-0''$

Burris House
1539 Merriman Ave
Charlotte, NC

Project Number	003
Title	Streetscape Elevation Existing/Proposed
Sheet	of
T101	
Plate	



1540 MERRIMAN AVE

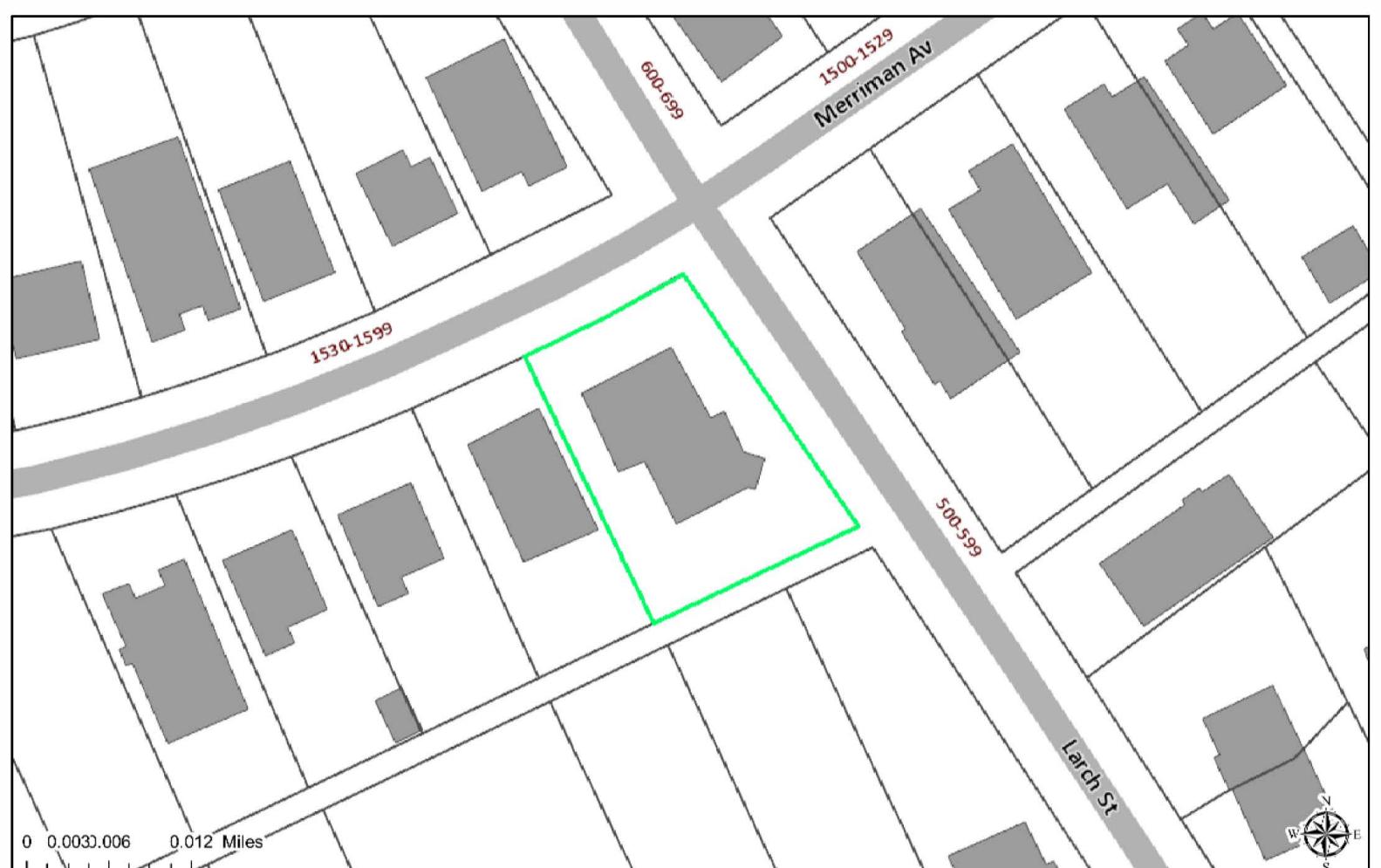
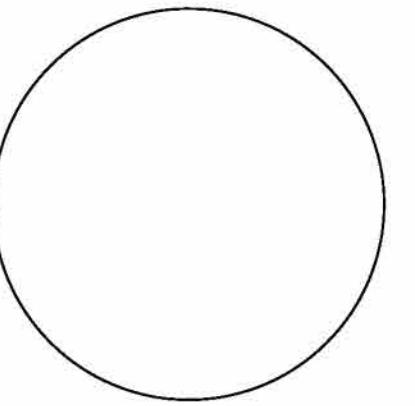


1536 MERRIMAN AVE



1528 MERRIMAN AVE

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1543 MERRIMAN AVE



1539 MERRIMAN AVE



1923 WOOD DALE TR

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Charlotte, NC

Project Number 003
Title CONTEXT/ADJACENT STRUCTURES
Sheet of T102
Plate



1
T101
EXISTING FRONT ELEV.
N.T.S.



2
T101
EXISTING LEFT ELEV.
N.T.S.

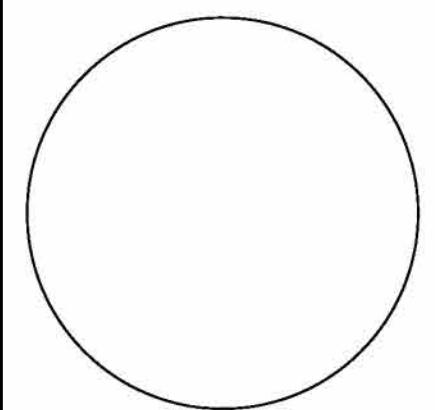


3
T101
EXISTING REAR ELEVATION
N.T.S.



4
T101
EXIST RIGHT ELEVATION
N.T.S.

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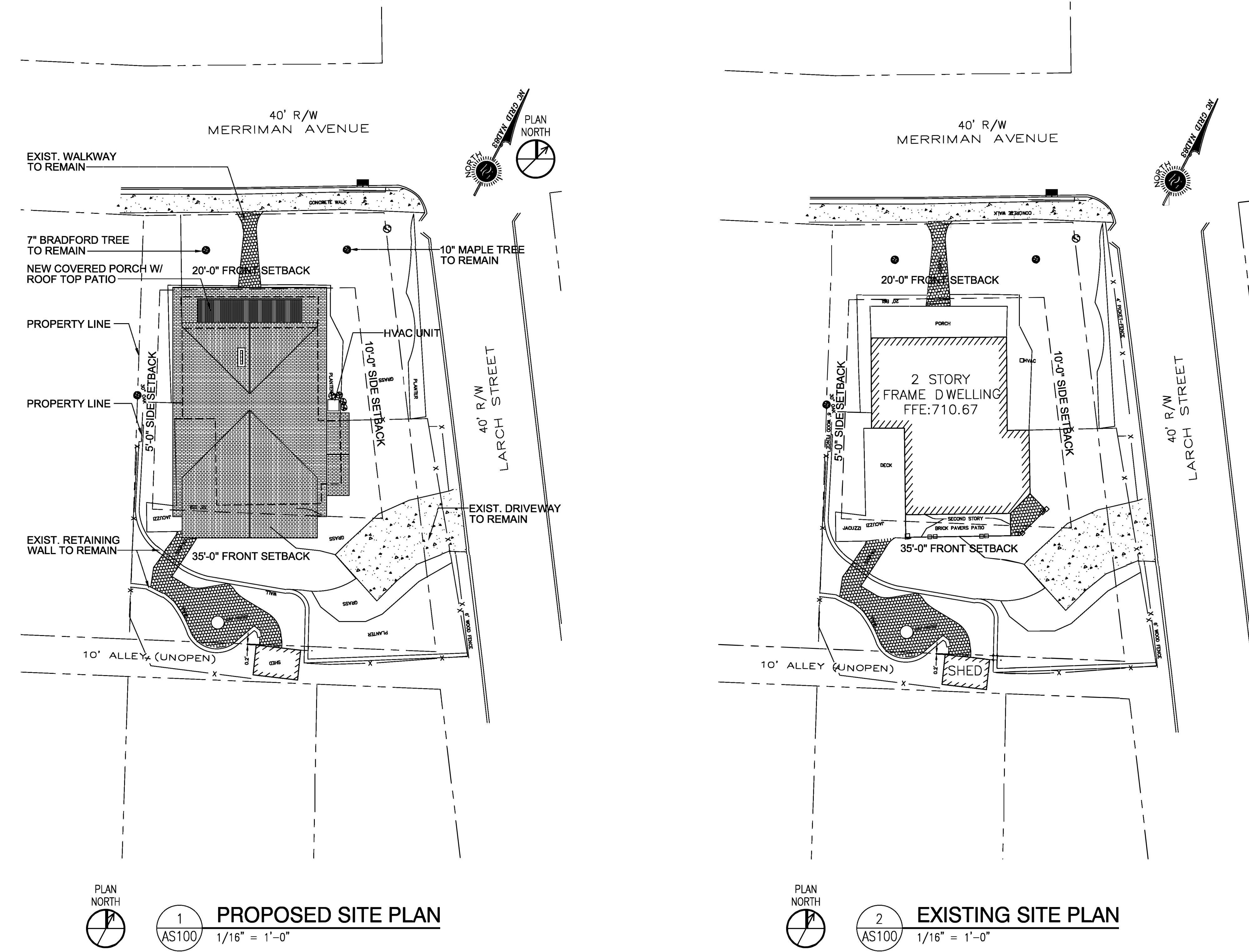
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Project Number 003

Title Existing House Images

Sheet of
T101
Plate



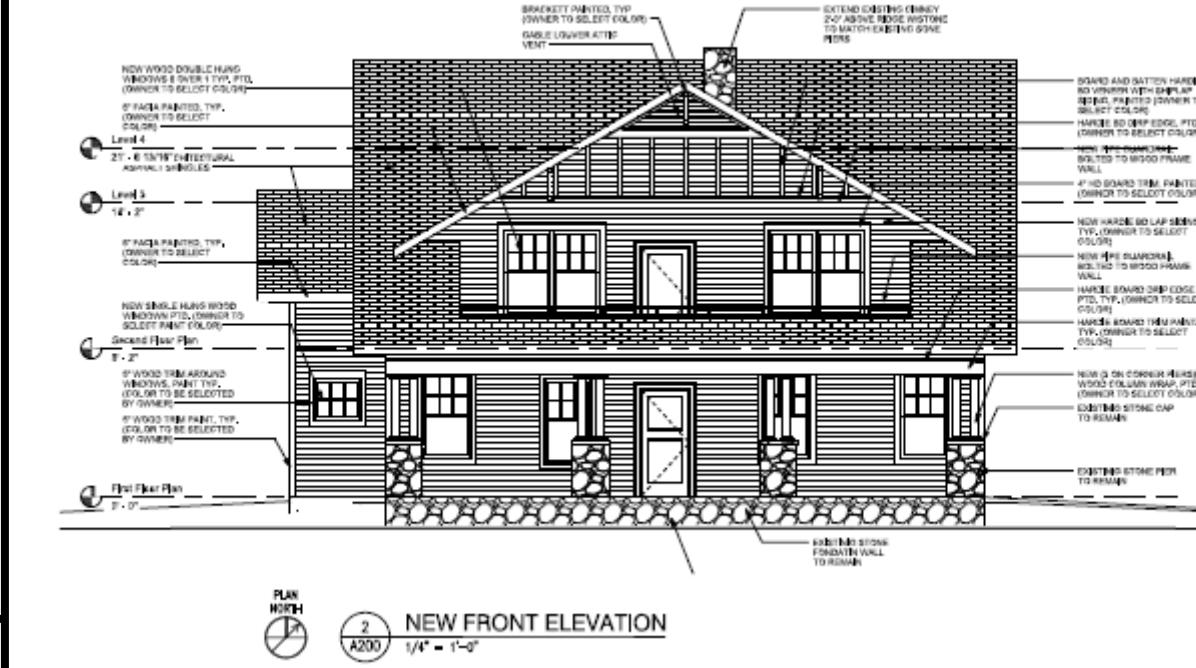
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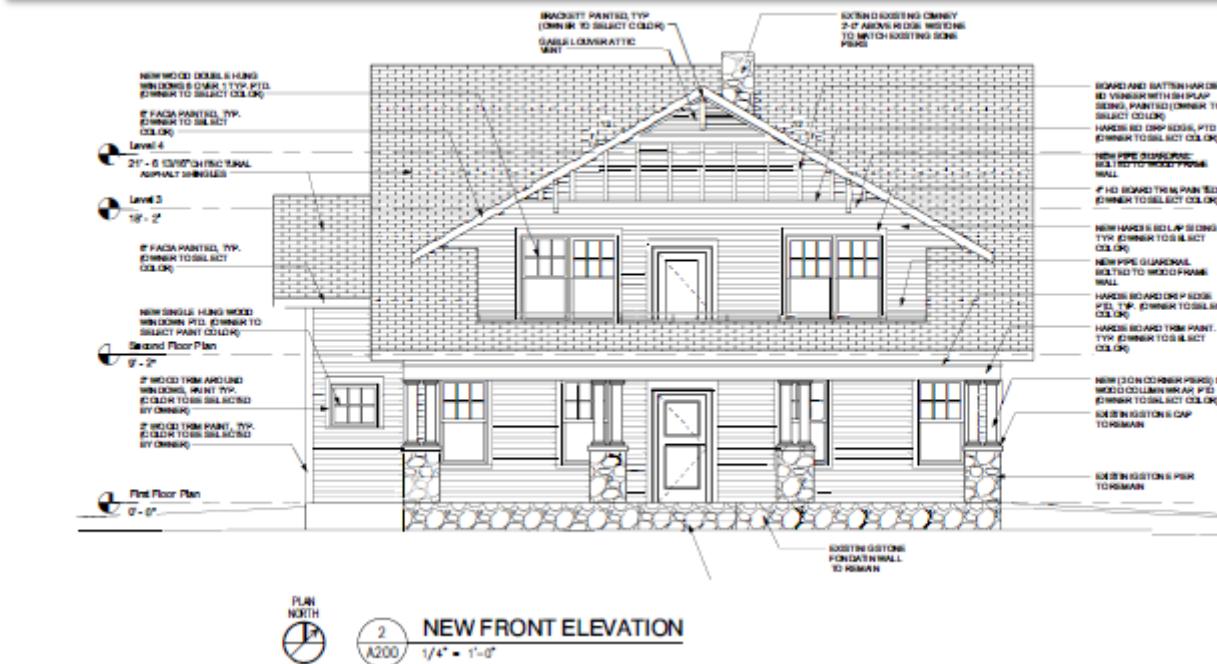
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Project Number 003
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Sheet of
AS100
Plate

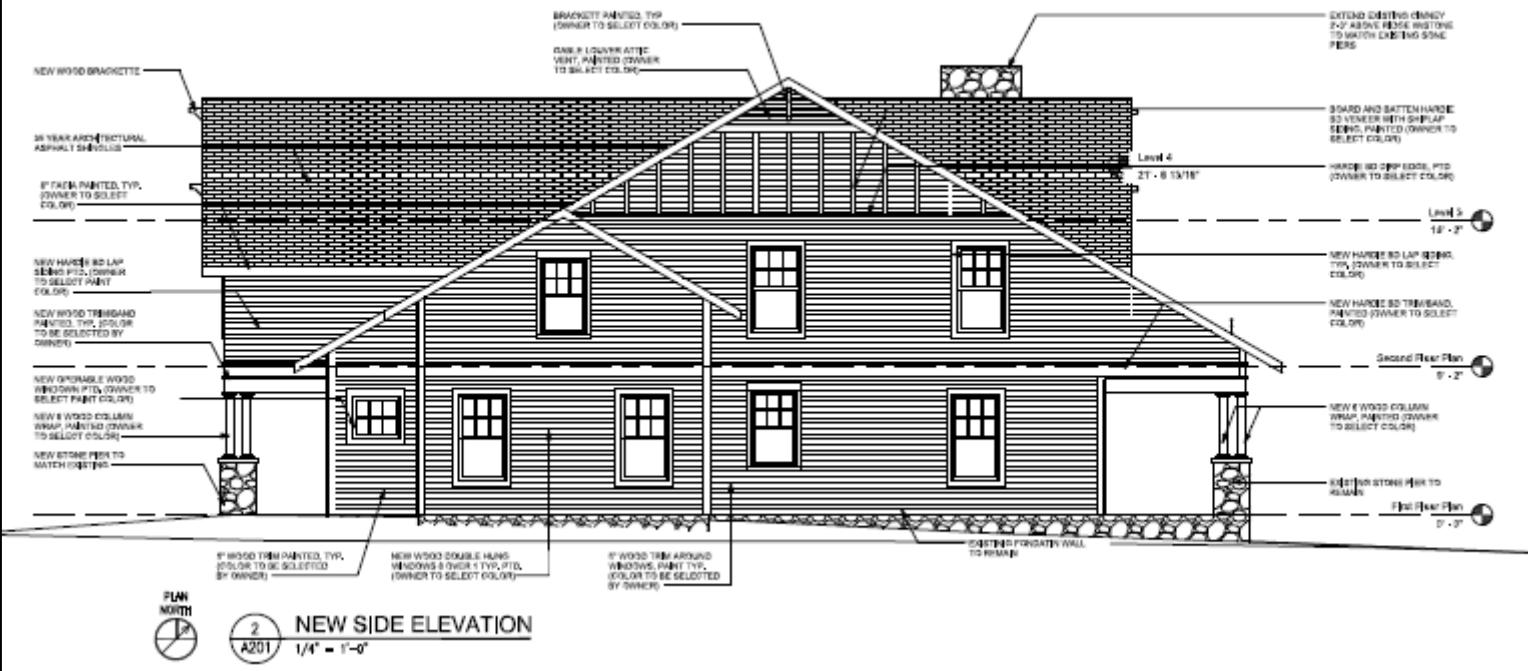
JUNE



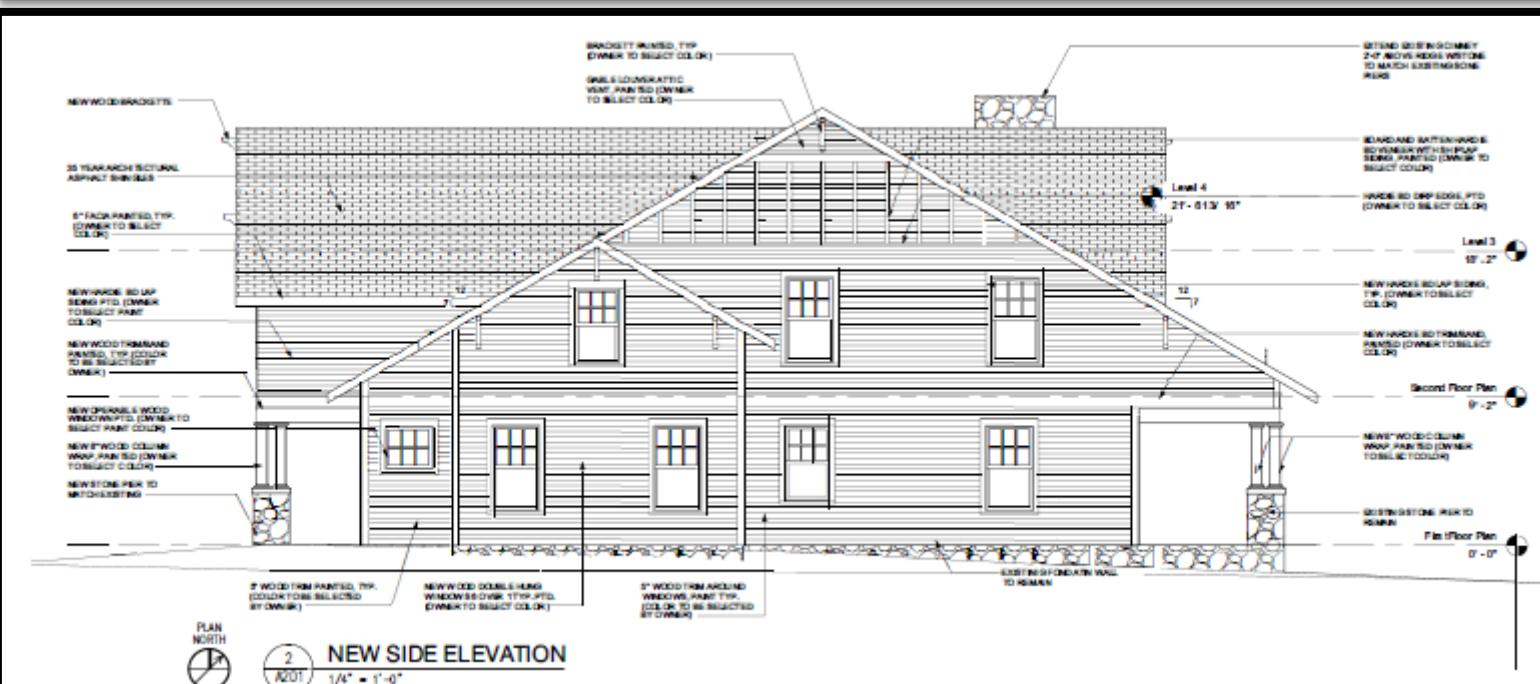
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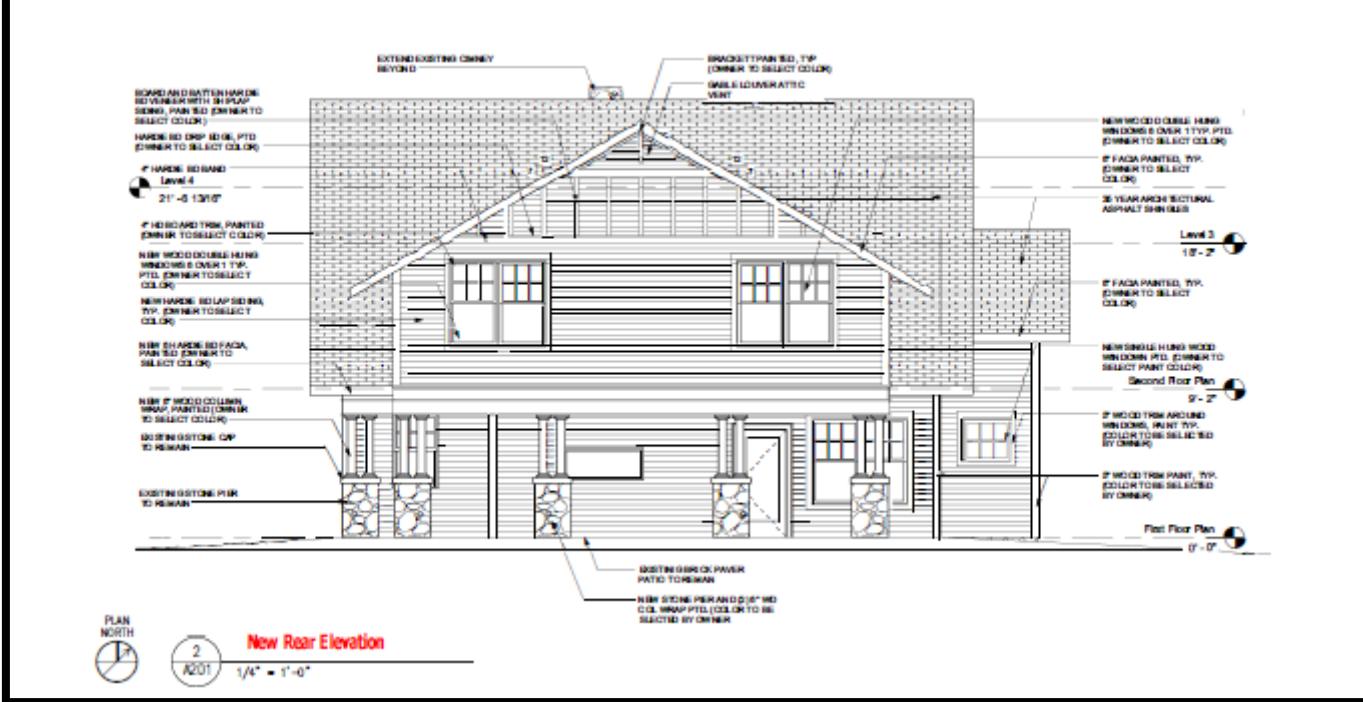
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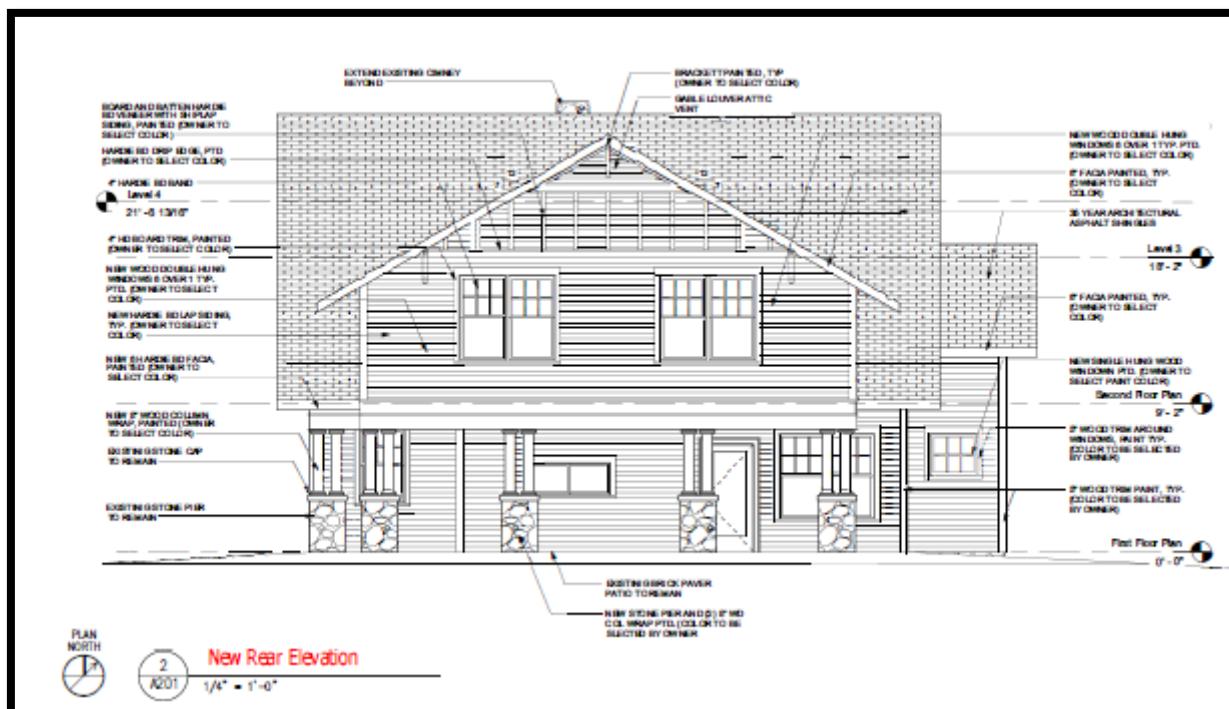
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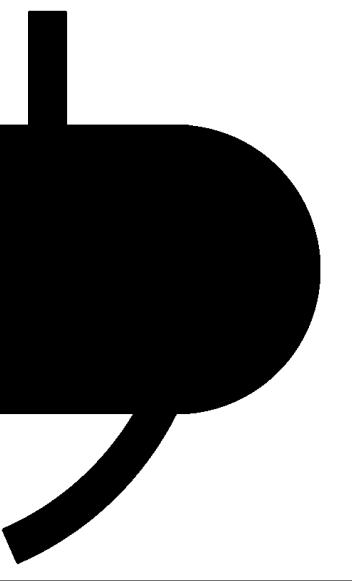


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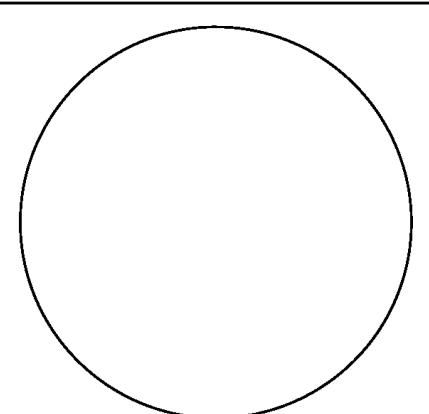


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NEW FRONT ELEVATION

NORTH



A200 1/4" = 1'

This architectural floor plan illustrates the demolition and renovation of a house across three levels: Level 3, Second Floor Plan, and First Floor Plan.

DEMOLITION NOTES:

- DEMOLISH EXISTING ROOF, EXTERIOR SHEATHING, WOOD STUDS, INSULATION, INTERIOR GYP BOARD, ALL HARD WOOD FLOORING AND STRUCTURAL FLOOR SYSTEM IN ITS ENTIRETY, TYP.
- DEMOLISH ROOF ASPHALT SHINGLES AND ALL ITS STRUCTURAL COMPONENTS IN ITS ENTIRETY
- DEMOLISH COLUMN WRAP AND COLUMN ON BOTH FLOORS IN ITS ENTIRETY
- DEMOLISH EXTERIOR PORCH GUARDRAILS IN ITS ENTIRETY
- DEMOLISH EXTERIOR PORCH FLOOR SYSTEM AND ALL ITS STRUCTURAL COMPONENTS IN ITS ENTIRETY
- DEMOLISH EXTERIOR COLUMN, STONE BASE AND HARDIE BD COLUMN WRAP IN ITS ENTIRETY
- DEMOLISH ALL HARDIE BD SIDING IN ITS ENTIRETY, TYP.

EXISTING ELEMENTS TO REMAIN:

- EXISTING CHIMNEY TO REMAIN EXTEND 2'-0" ABOVE NEW RIDGE LINE
- EXISTING STONE PIER TO REMAIN
- EXISTING FONDATIN WALL TO REMAIN

Floor Plan Dimensions:

- Level 3: 17' - 0"
- Second Floor Plan: 8' - 9 1/4"
- First Floor Plan: 0' - 0"

EXISTING FRONT ELEVATION

The logo consists of the word "PLAN" stacked above the word "NORTH" in a bold, sans-serif font. Below this text is a circular graphic divided into four quadrants by a horizontal and vertical line. An arrow points from the top-right quadrant towards the center of the circle.

A200 1/4" = 1'

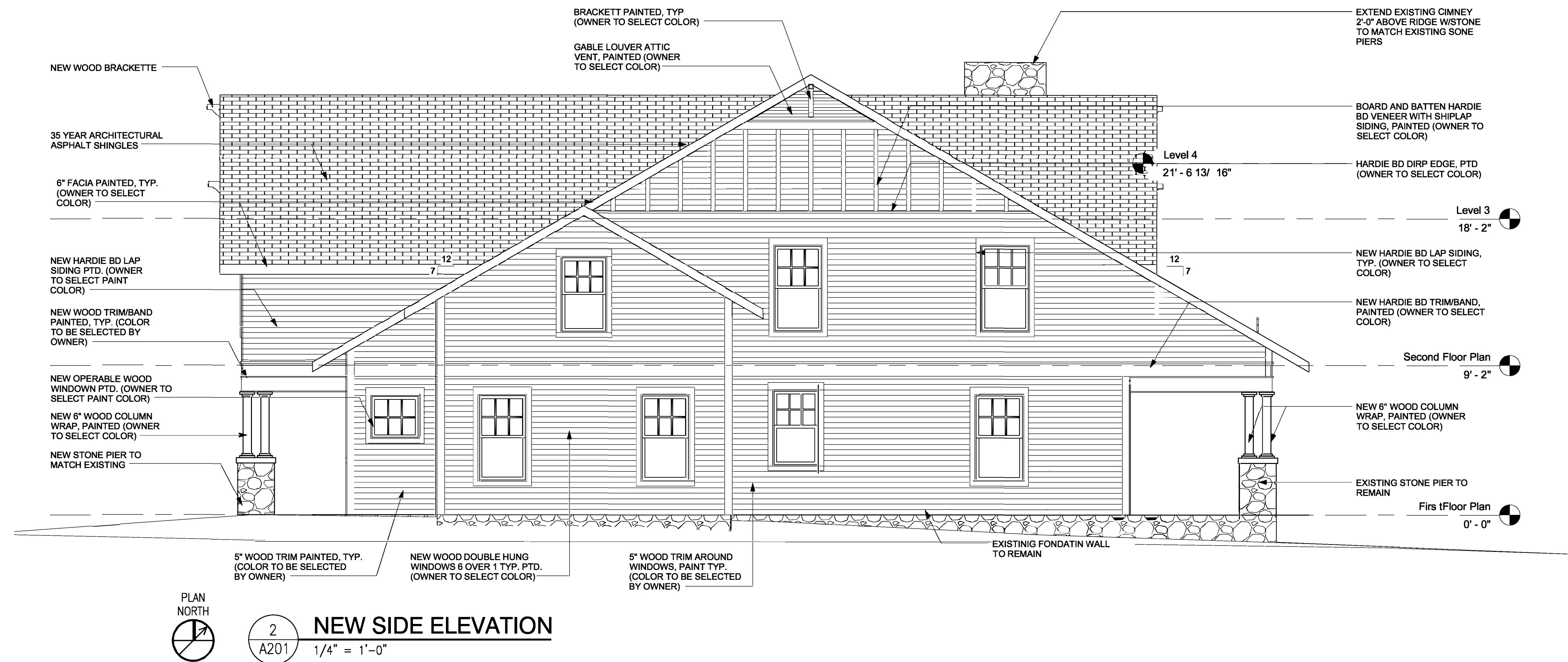
Burris House 1539 Merriman Ave Charlotte, NC

Project Number 003

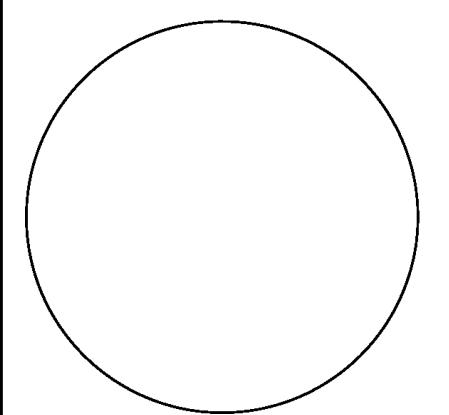
Title

Elevations

Sheet **of**
A200

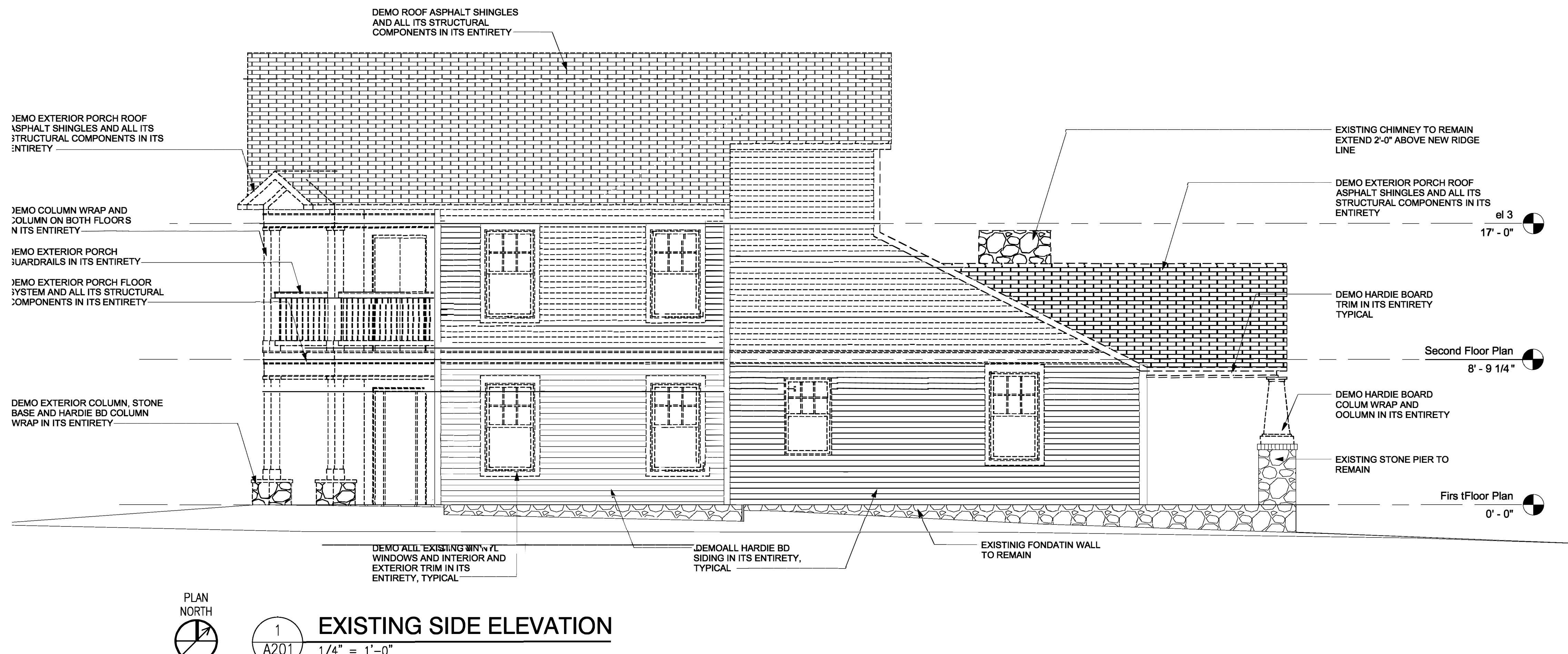


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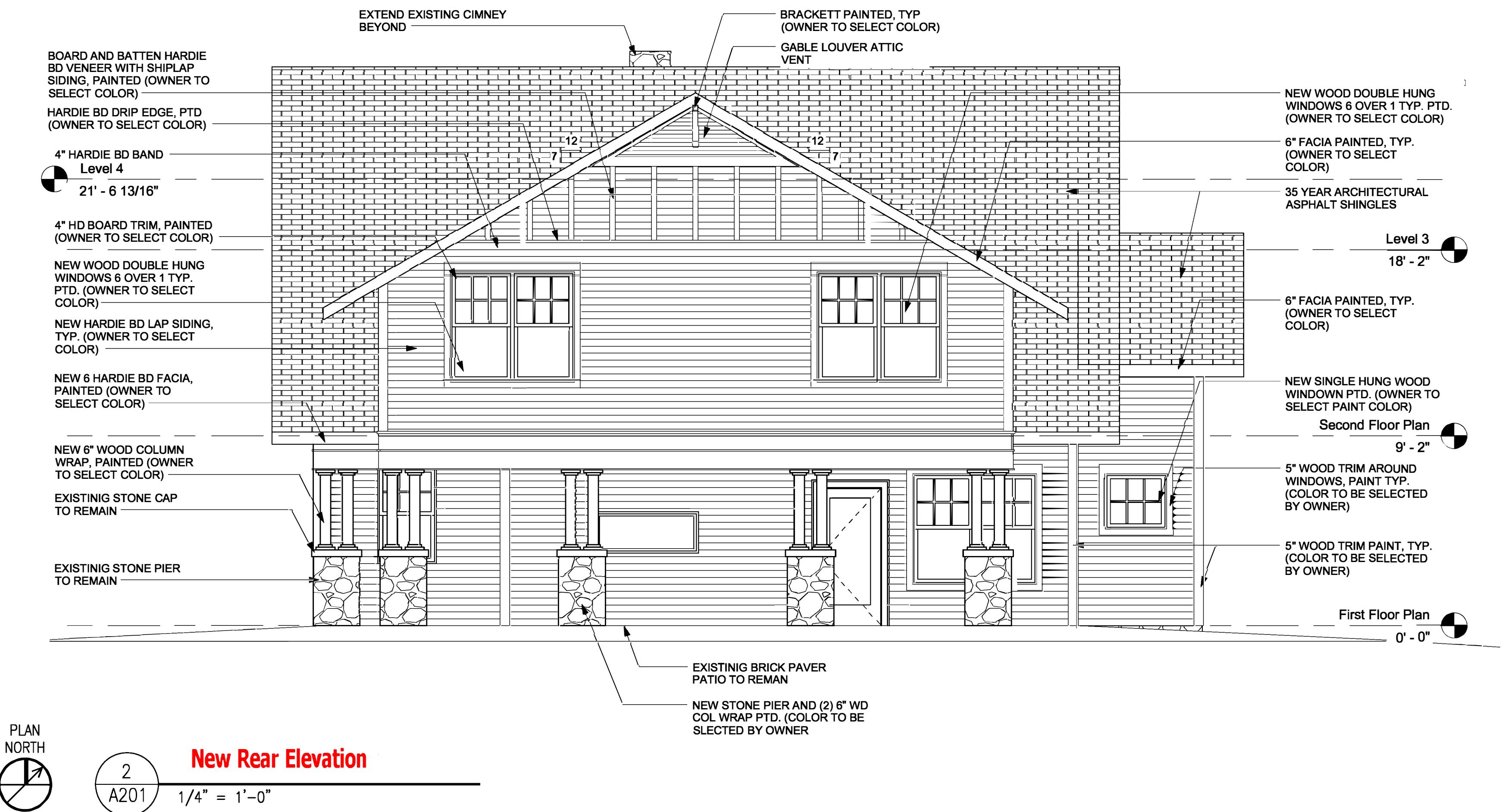


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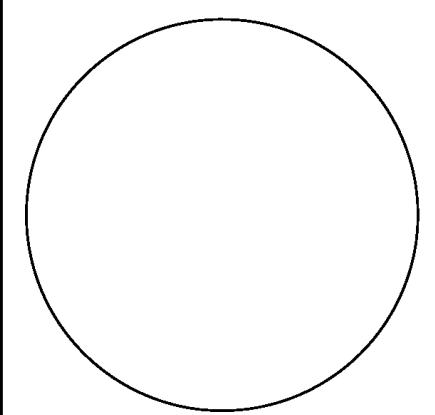
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Project Number	003
Elevations	
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A201	
Plate	



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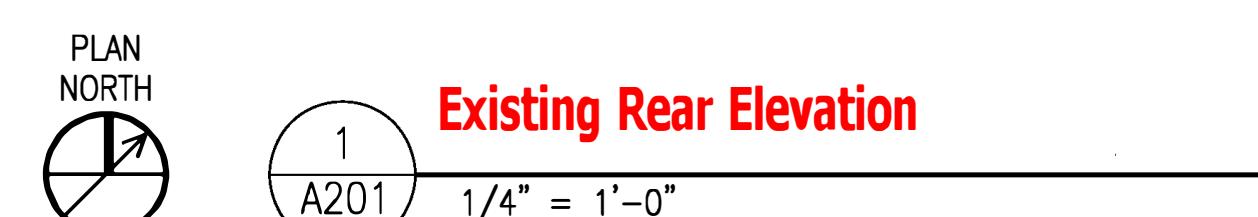
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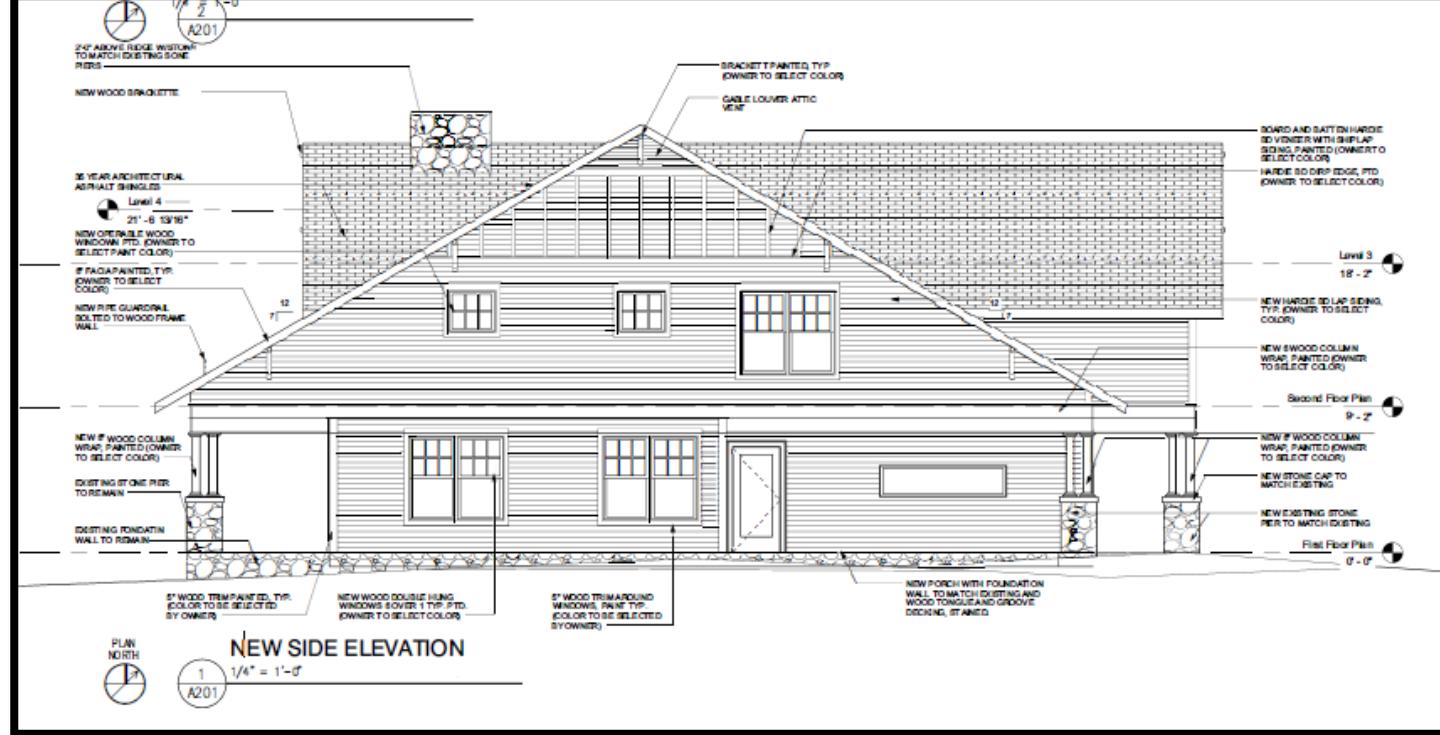
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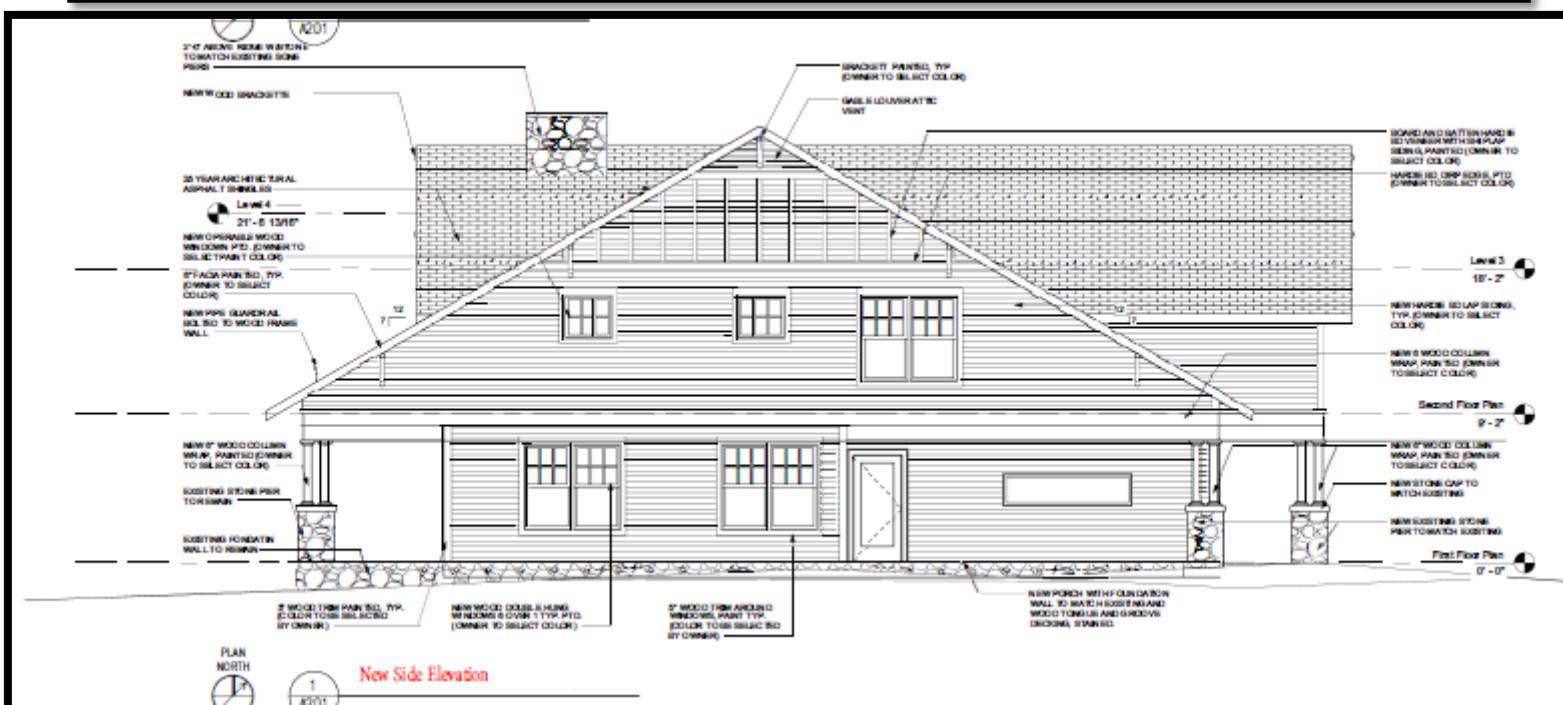
Sheet of
A202
Plate

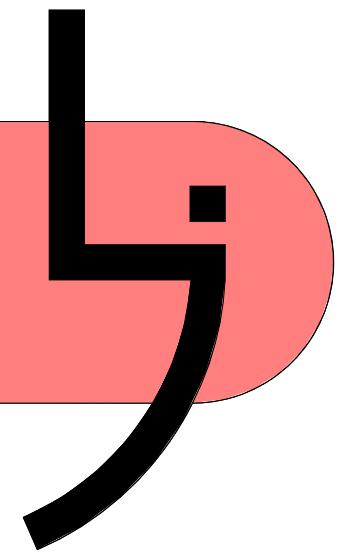


JUNE



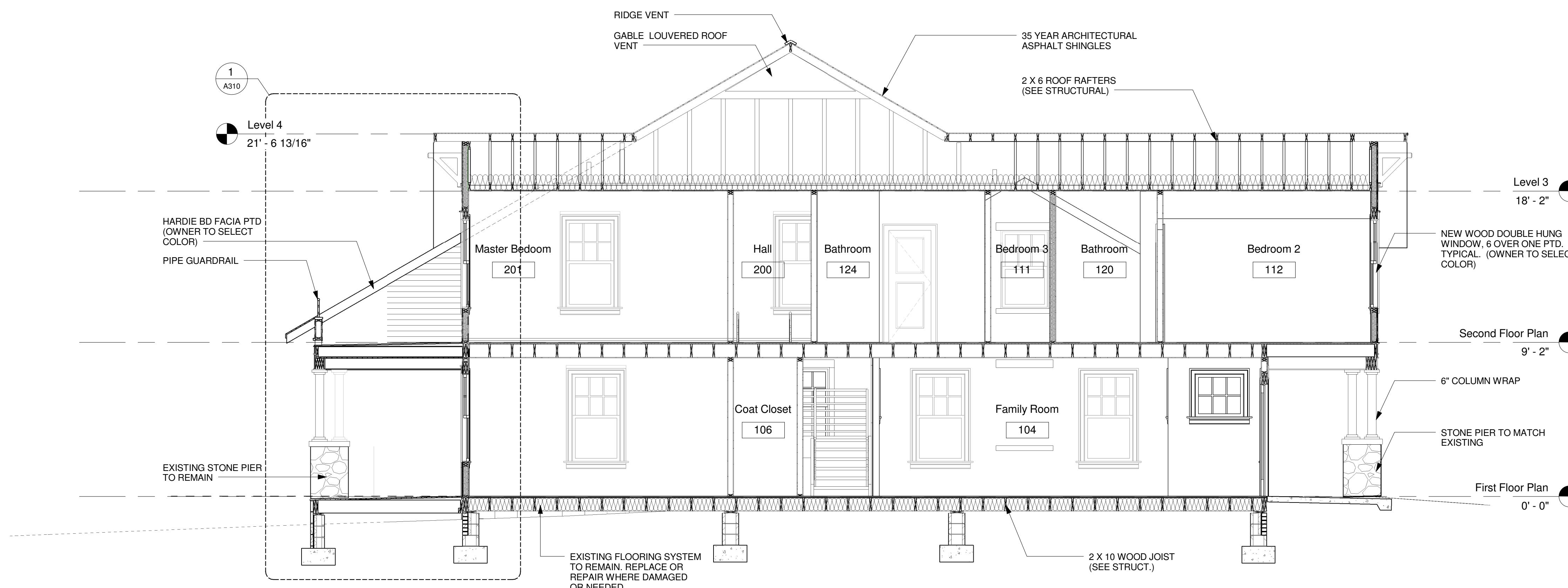
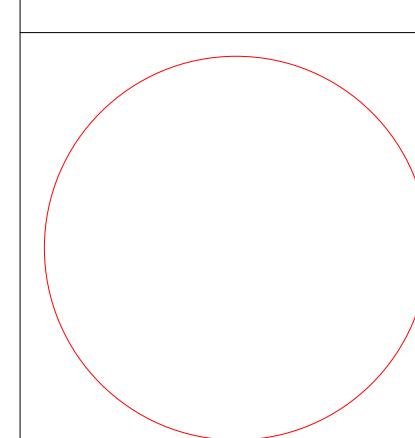
JULY





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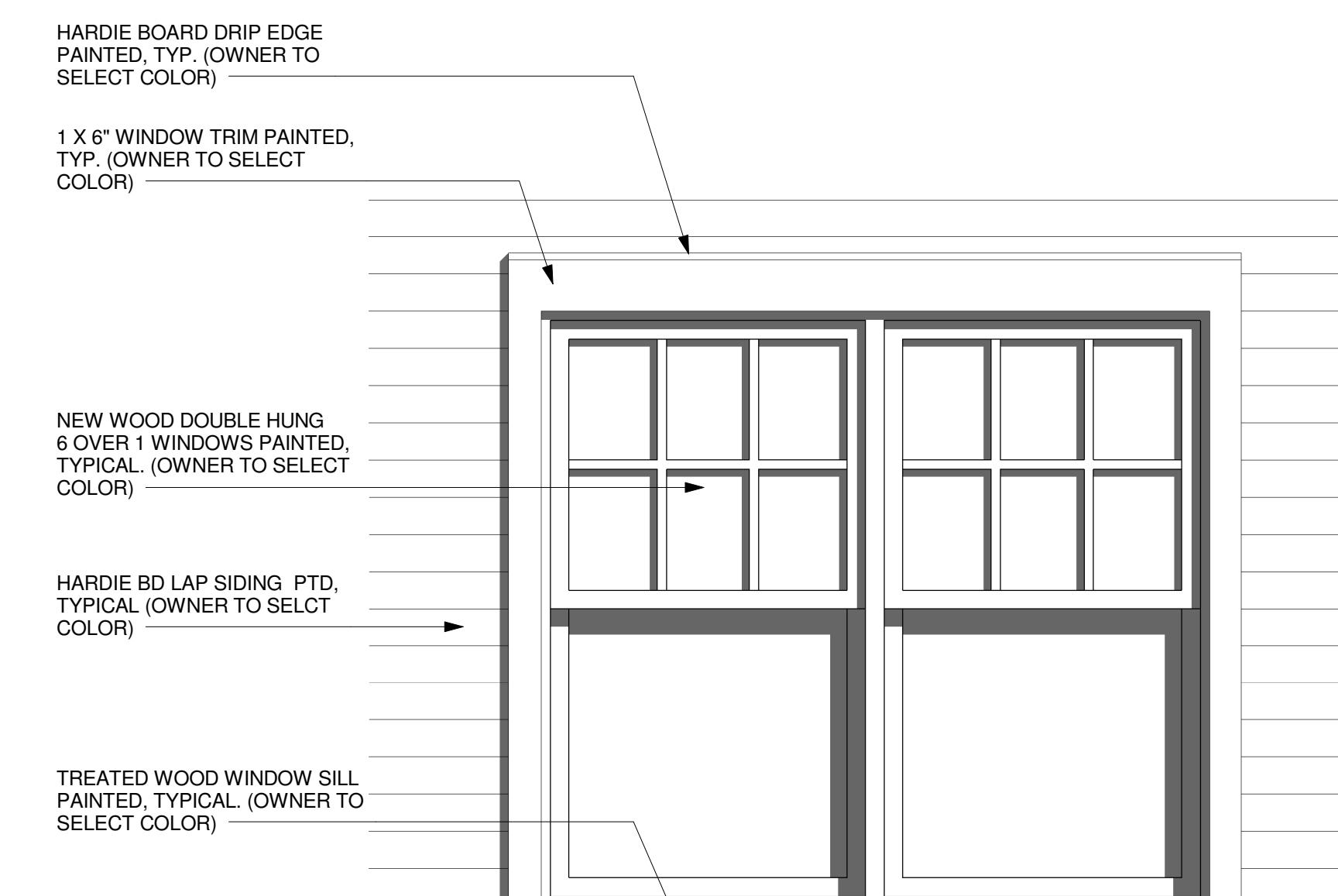
1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001



Building Section

1
A300

1/4" = 1'-0"



ENLARGED WINDOW ELEVATION

2
A300

3/4" = 1'-0"

Burris House
1539 Merriman Ave
Charlotte, NC 28203

Project Number 003

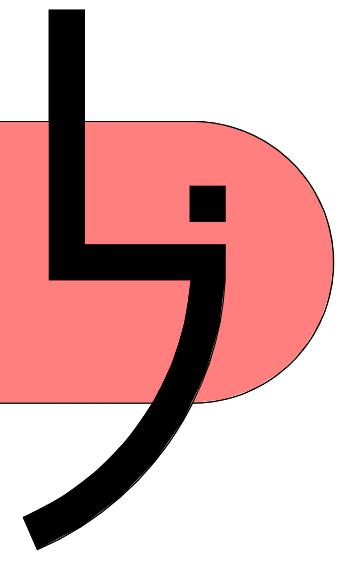
Title

**Building Section &
Enlarged Elevation**

Sheet of

A300

Plate

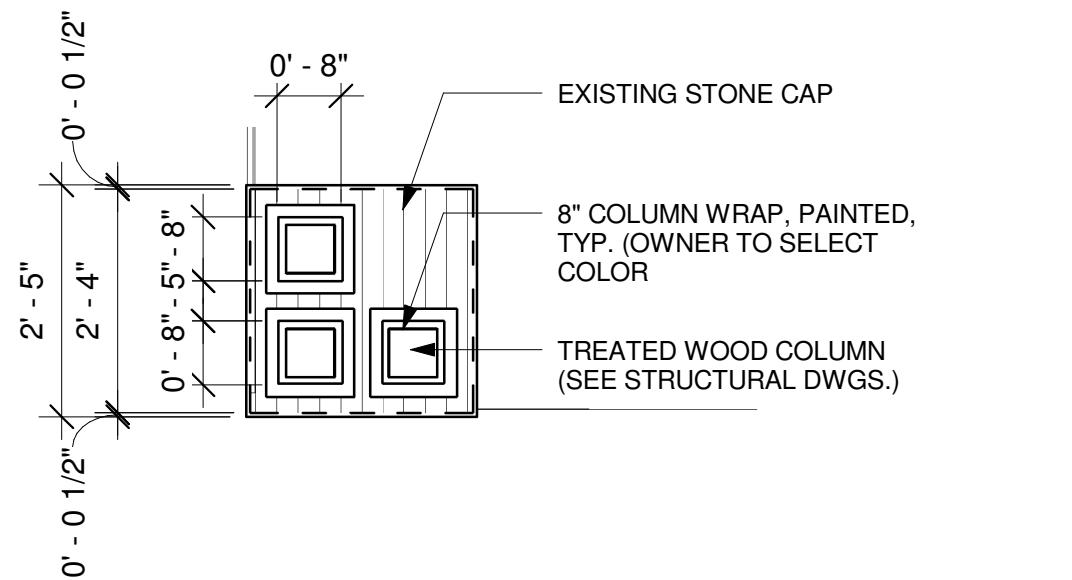
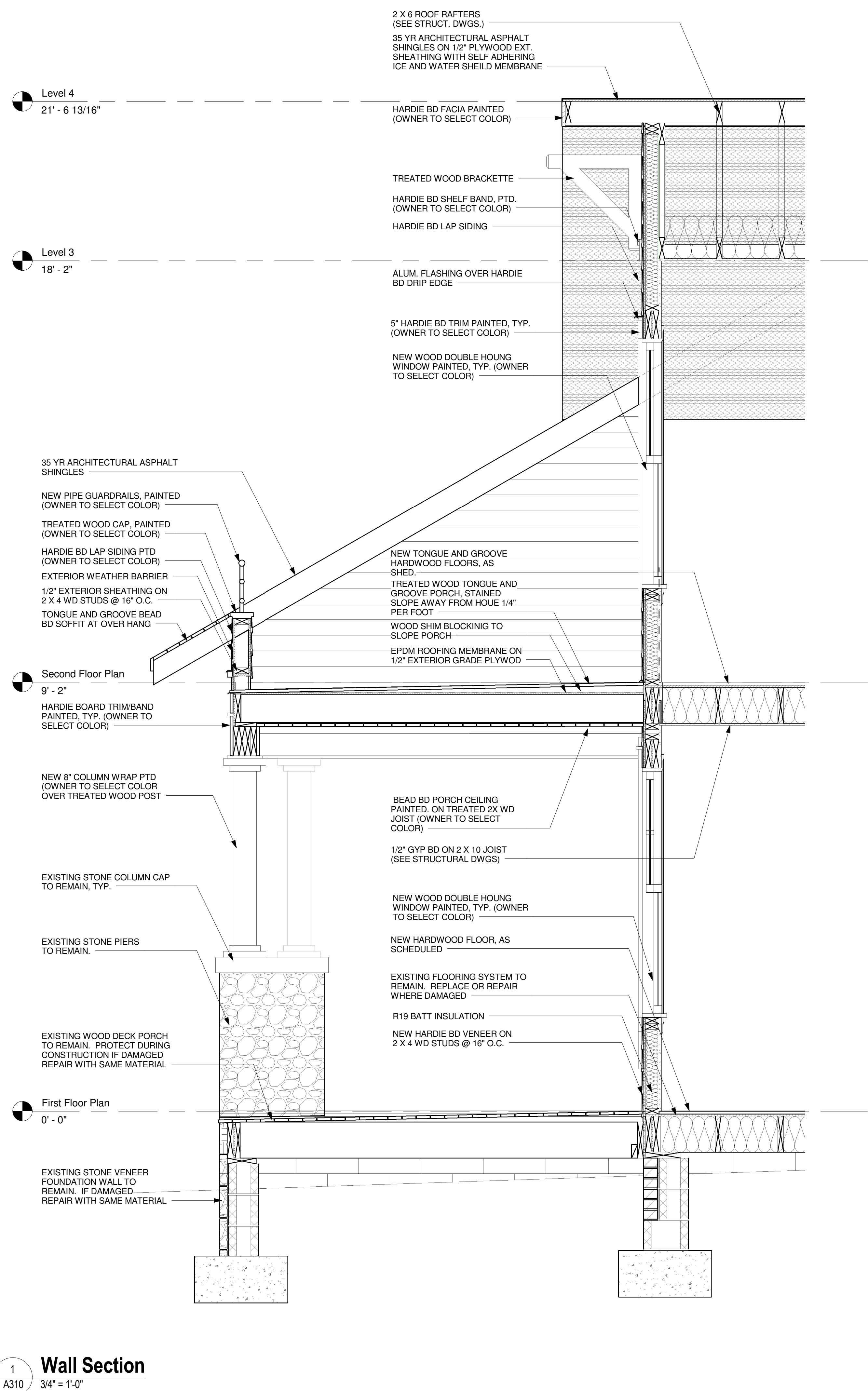


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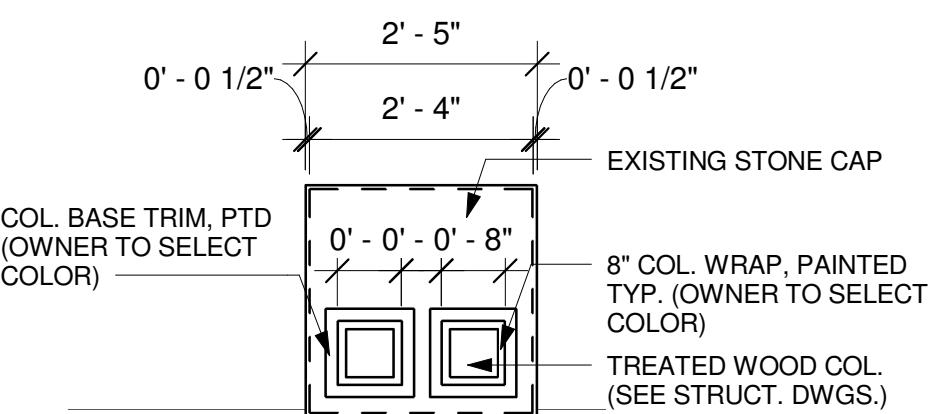
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Burris House
1539 Merriman Ave
Charlotte, NC 28203

Project Number 003
Title Wall Section, Plan Details & Images
Sheet of A310
Plate



3 A310 1/2" = 1'-0"
ENLARGED CORNER COL. PLAN DETAIL



2 A310 1/2" = 1'-0"
Enlarged Typ. Col. Plan Detail



Three Col. Corner Pier Sample
NOT TO SCALE



Two Col. Pier Sample
NOT TO SCALE



Wilmore Double Trim Sample
NOT TO SCALE

A310