
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1716 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mark Patterson, applicant

Details of Proposed Request

Existing Conditions

The existing structure is a 1-story American Small House with Craftsman elements constructed in 1928. Architectural features include exposed rafters, 6/1 wood windows, an engaged front porch supported by square wood columns, wood vent details, and a brick chimney. Per the Zoutewelle Survey, house height as measured from grade to ridge is 17.1'. The lot size is approximately 50' x 118'.

Proposal

The proposal is an addition with a proposed ridge height is 20'-9". Proposed materials are brick foundation, wood lap siding to match existing and replacement wood windows with Simulated True Divided Lights (STD L) in a 3/1 pattern. Note: The driveway and patio shown on the site plan are approvable at the staff level. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees.

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 Recommendation

Staff has the following concerns with the proposal:

1. Height, massing, and roof form.
2. Proposed plans appear to request replacement windows in a 3/1 pattern with a matching front door. Original wood windows are 6/1 pattern.
3. Window trim design inaccurately drawn on existing, proposed, and window trim detail.
4. Minor revisions may be reviewed by staff.



HDC-2019-00045

PID: 11909414

LOCAL HISTORIC DISTRICT: WILMORE
PROPOSED PROJECT: ADDITIONS

April Meeting 2019





Front



Front Left

1716 Merriman Ave, Charlotte, NC 28203 (Existing)





1724 Merriman Ave



1720 Merriman Ave



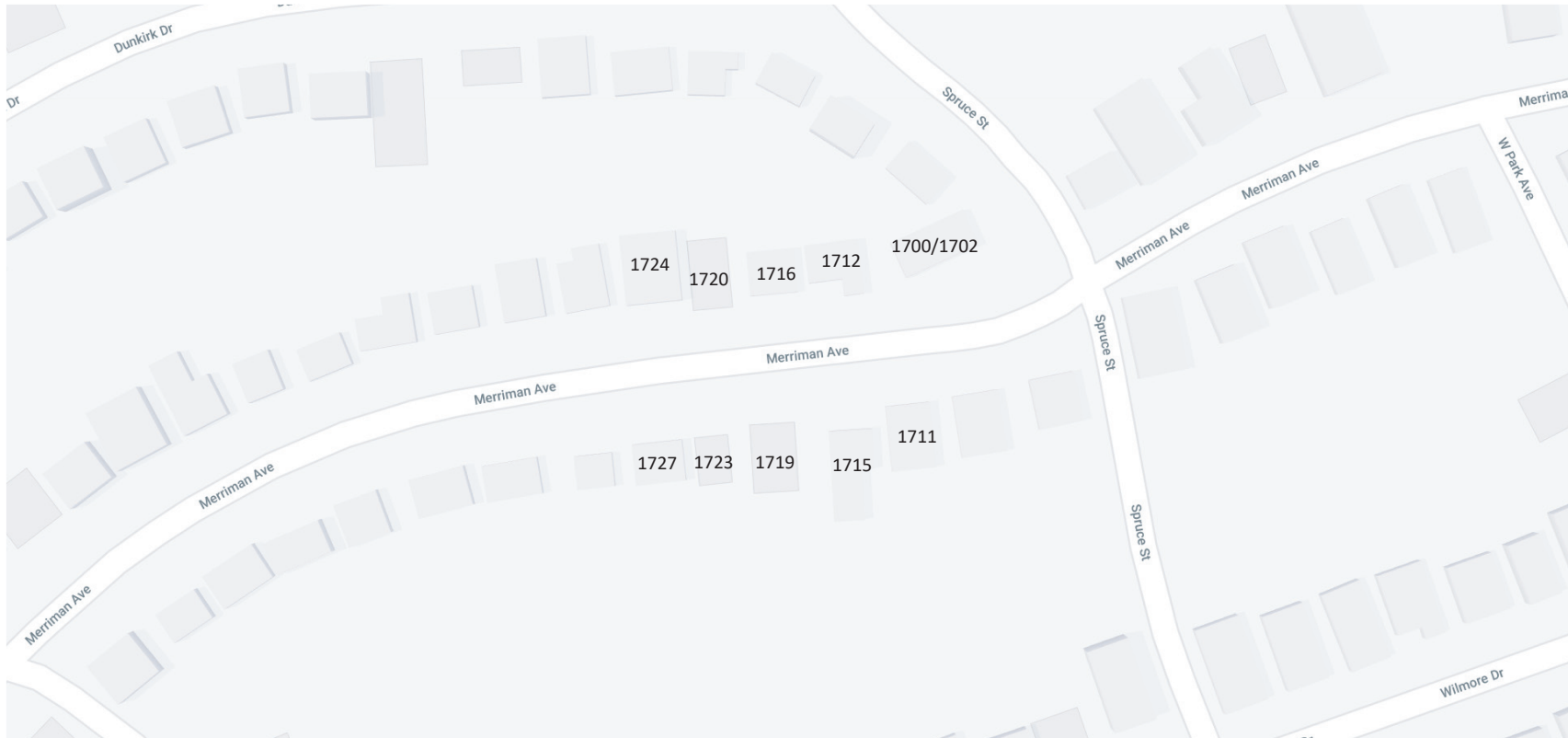
1716 Merriman Ave (Subject)



1712 Merriman Ave



1700/1702 Merriman Ave



1727 Merriman Ave



1723 Merriman Ave



1719 Merriman Ave

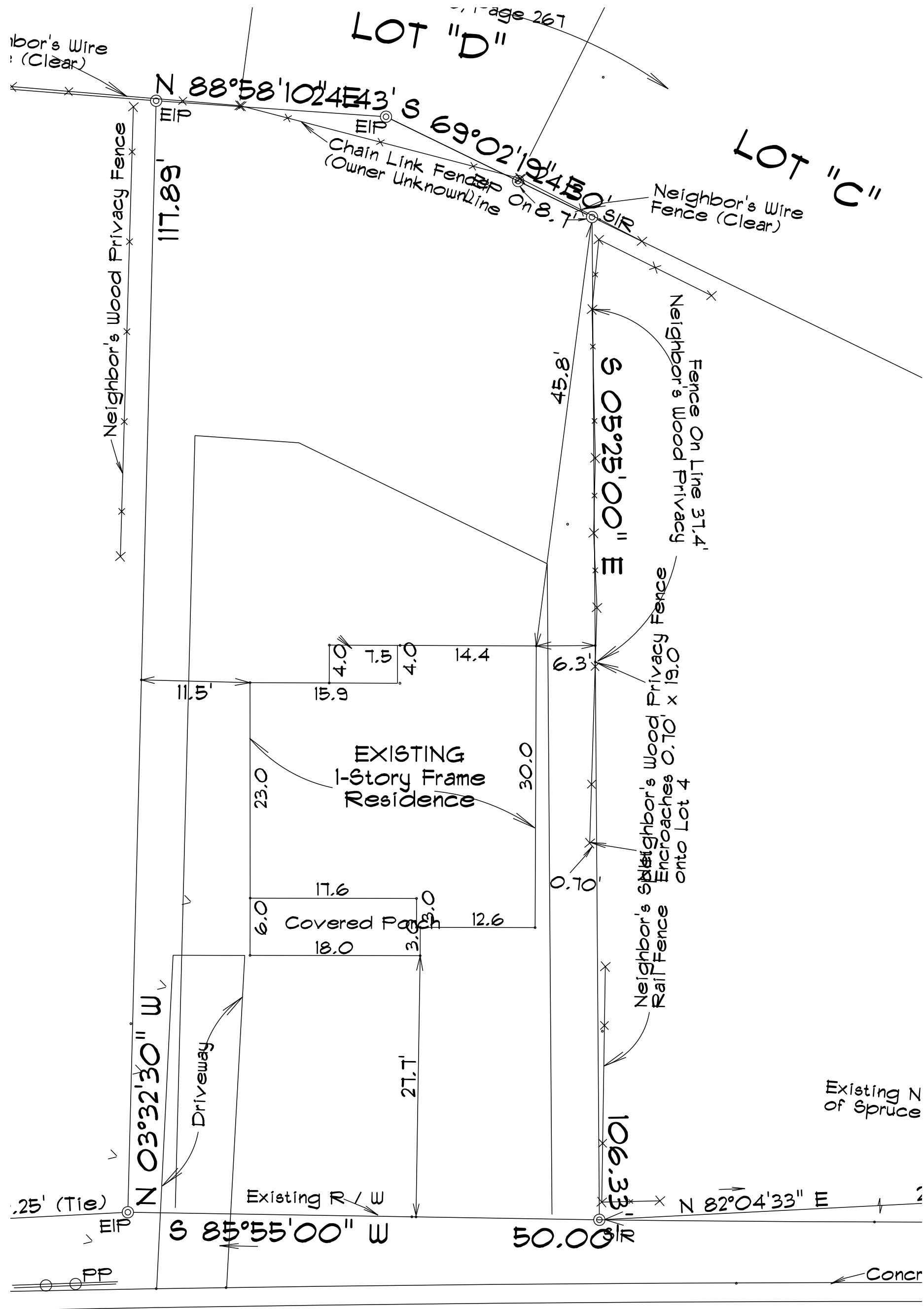


1715 Merriman Ave



1711 Merriman Ave

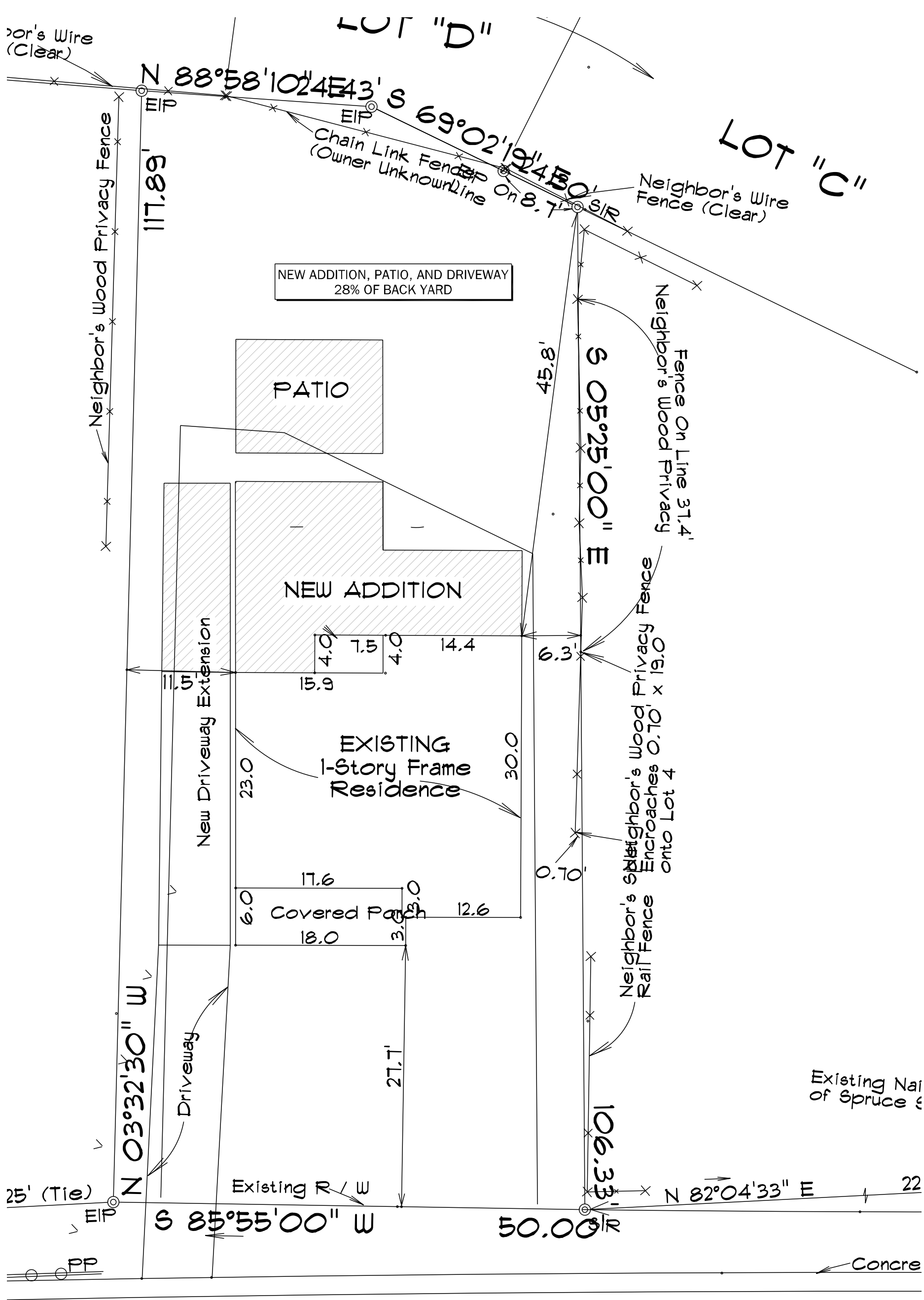
GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHWA MFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
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9. FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



— 40' Public Map Book 3, Page 33)

MERRIMAN AVENUE

EXISTING SITE
SCALE: 1" = 10'-0"

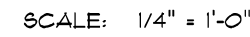


— 40' Public Map Book 3, Page 33)

MERRIMAN AVENUE

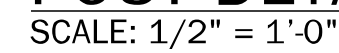
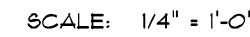
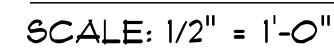
NEW SITE
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- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL) TO MATCH EXISTING

SIDING TO BE CEDAR LAP TO MATCH EXISTING
CEDAR LAP SIDING TO BE 1/4" x 4" W/ A 6" EXPOSURE TO MATCH EXISTING
1"x6" WOOD TRIM BOARDS TO MATCH EXISTING
OVERLAP SIDING TO BE MIN. 1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
TRIM BOARDS TO BE 3/4" THICK AND 1/4" REVEAL WILL BE MAINTAINED AT ALL TRIM TO MATCH EXISTING
MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3/4" THICK, THIS INCLUDES FASCIA AND FREEZE BOARDS TO MATCH EXISTING

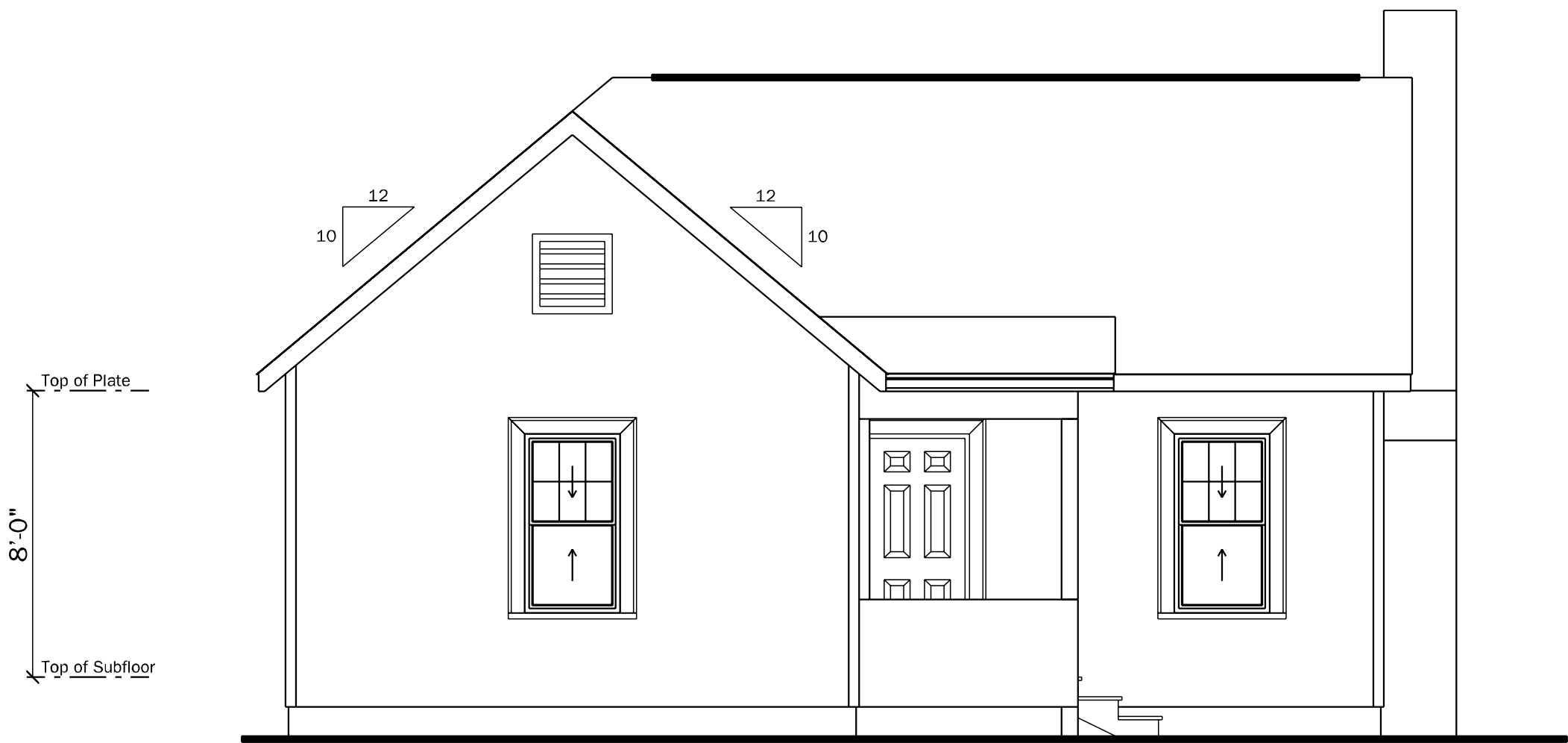


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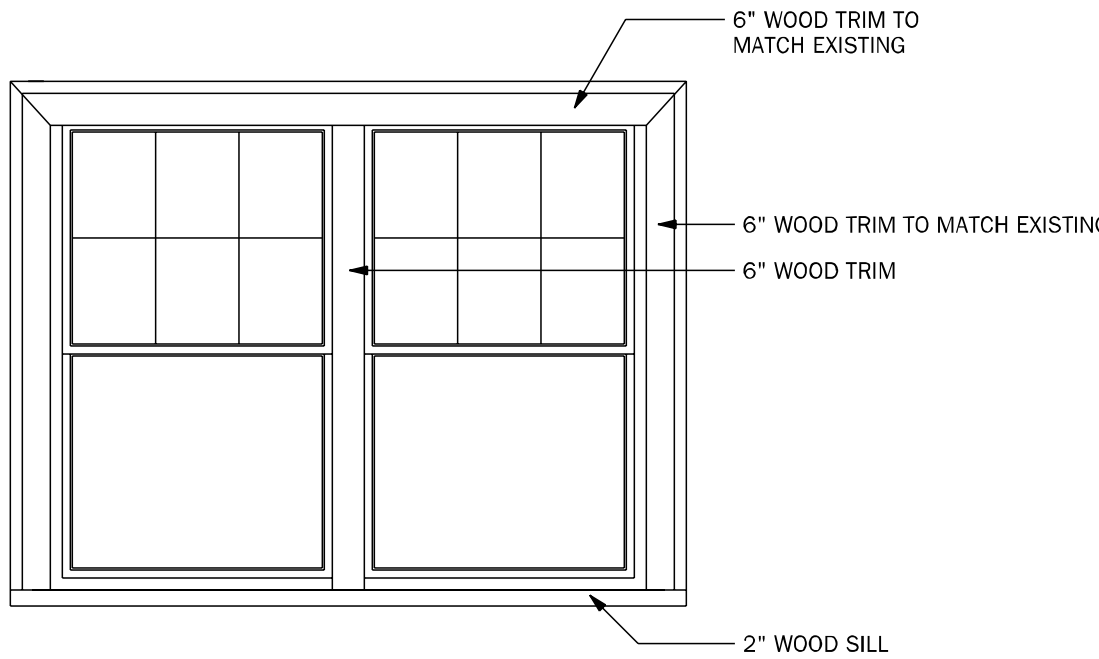
NEW REAR ELEVATION

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



EXISTING REAR ELEVATION

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



WINDOW TRIM DETAIL

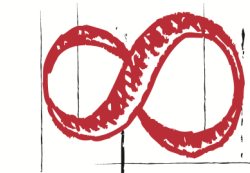
SCALE: 1/2" = 1'-0"

MEMBER

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B|D[®]

AMERICAN INSTITUTE of
BUILDING DESIGN

TWENTY ONE
HOME DESIGN


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28173

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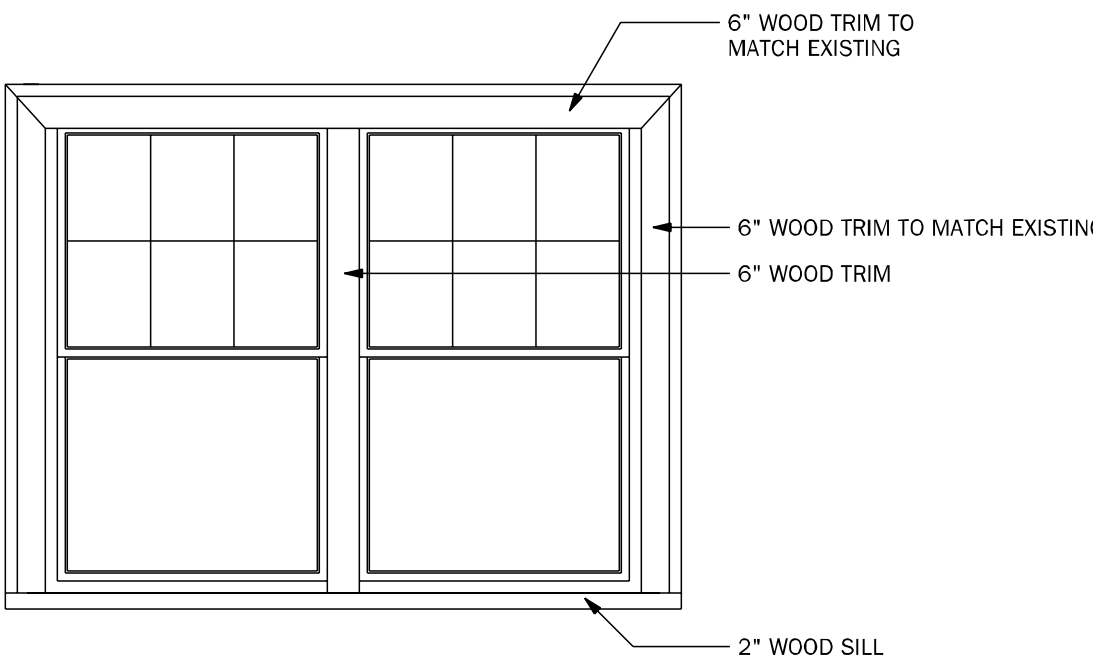
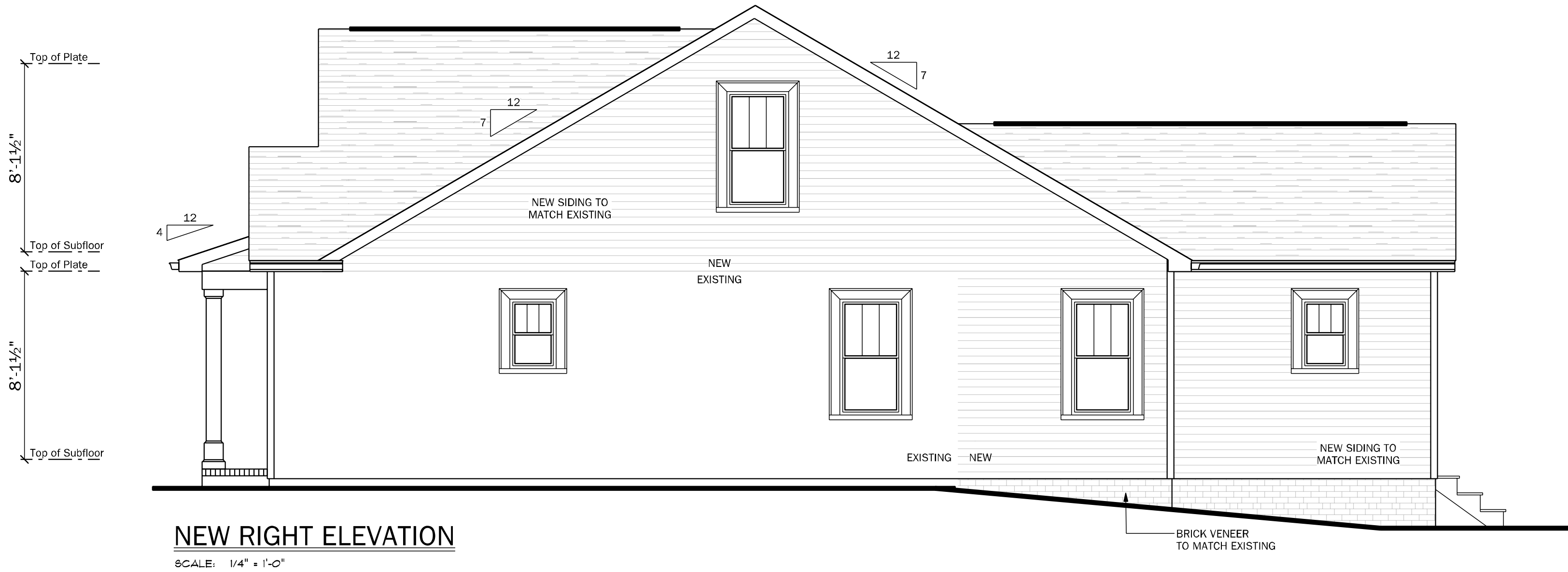
1716 MERRIMAN AVE.
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North Carolina

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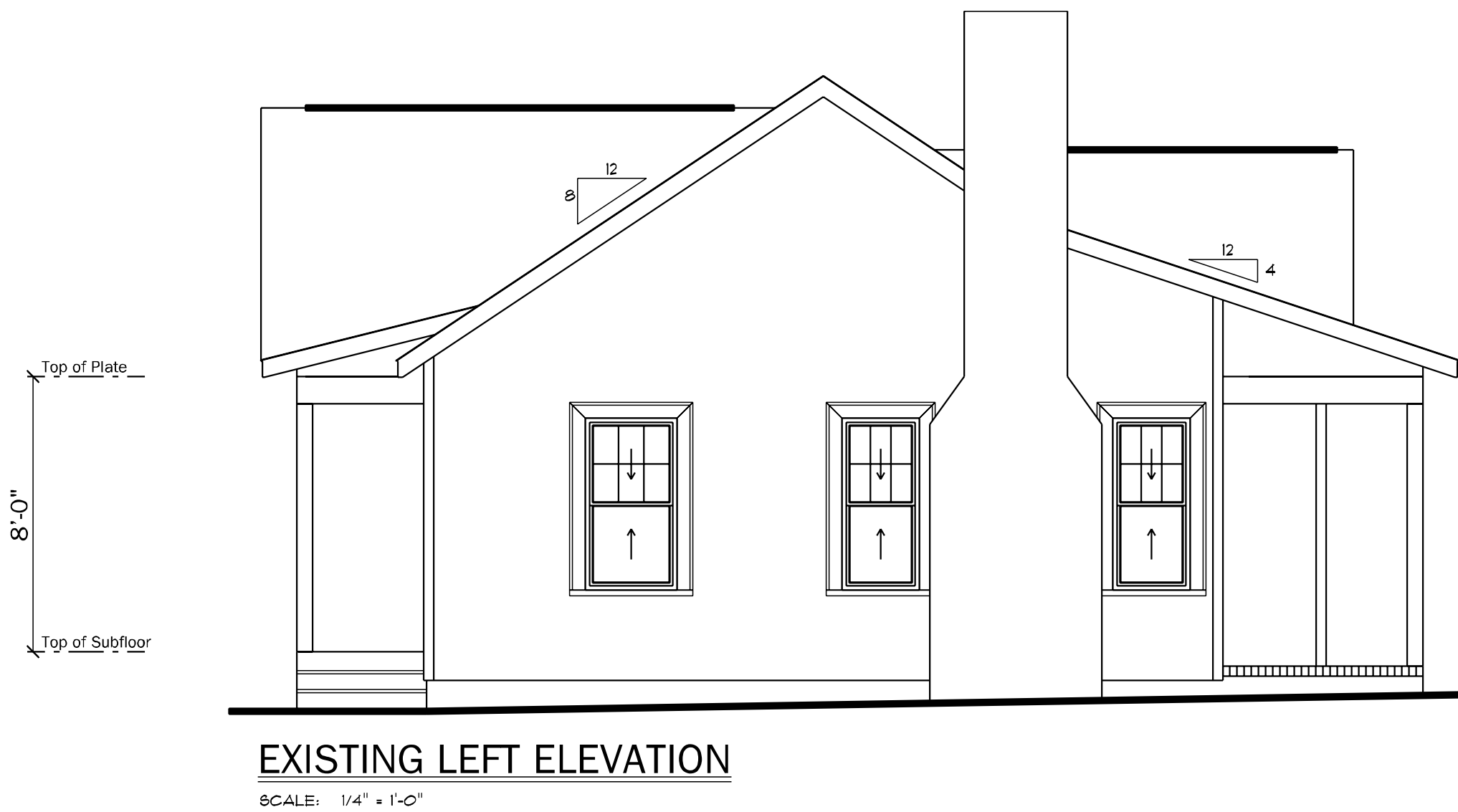
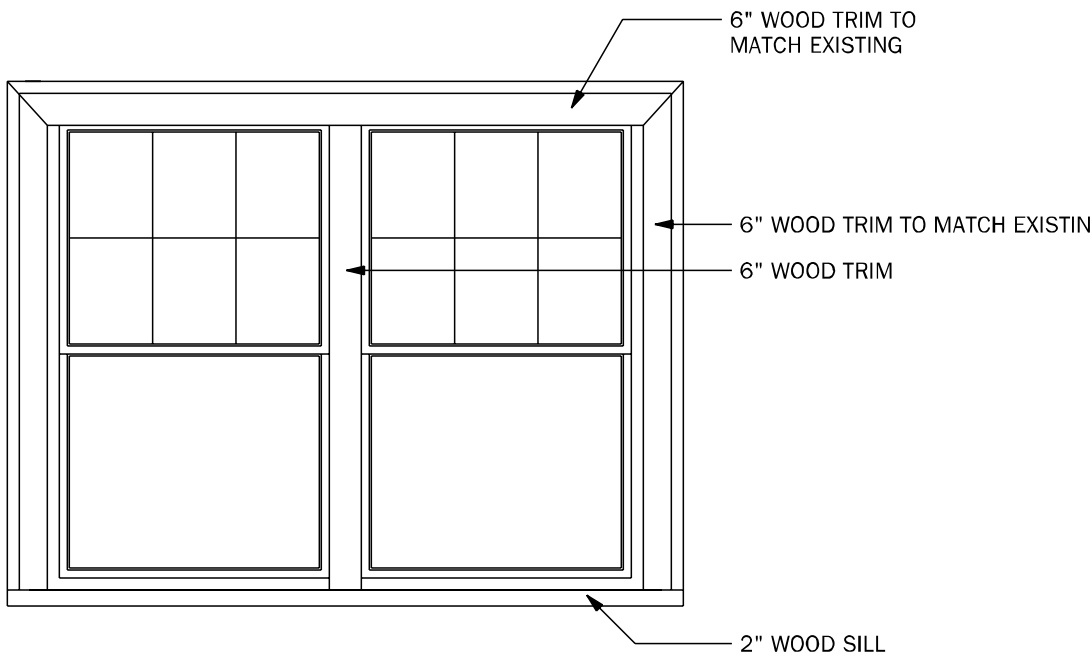
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REAR

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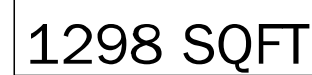
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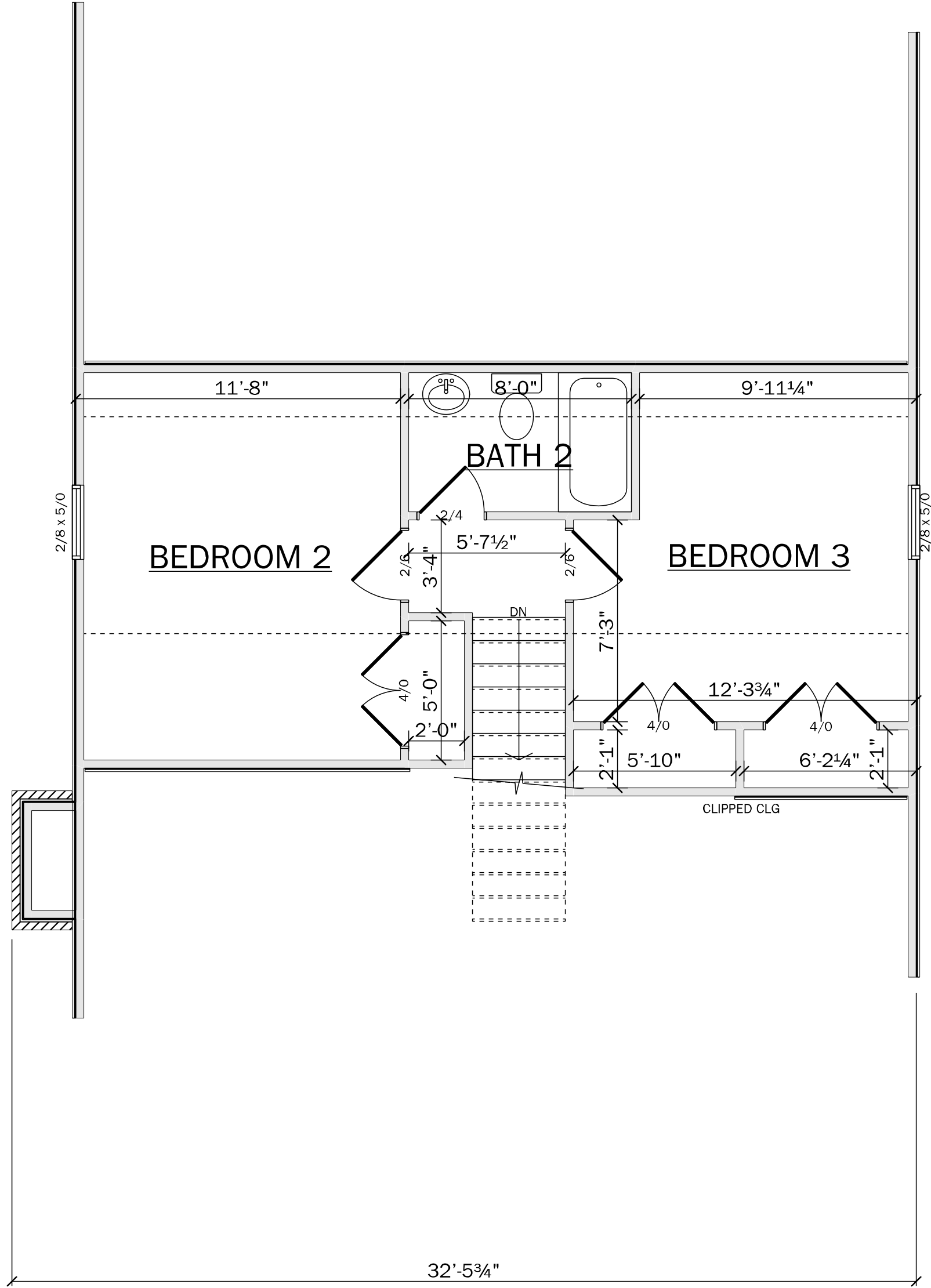


EXISTING FLOOR
SCALE: 1/4" = 1'-0"



NEW MAIN FLOOR 1-24
SCALE: 1/4" = 1'-0"

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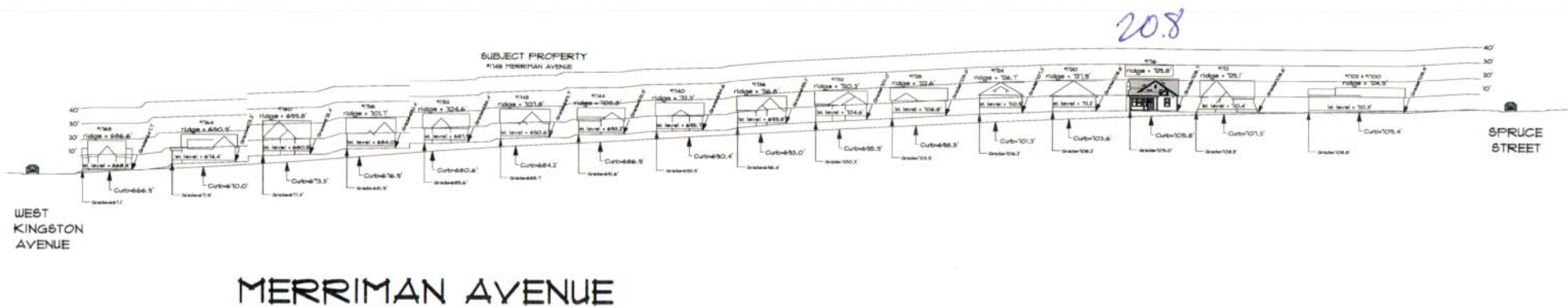
NEW SECOND FLOOR 1-24

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

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1716 MERRIMAN AVE.
1716 MERRIMAN AVE.
Charlotte
North Carolina

This _____ day of _____, 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, front yard grade ("Grade"), lot level, and ridge/gutline of the houses depicted hereon. No survey or site/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.

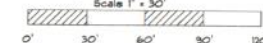
A.G. ZOUTEWELLE
SURVEYORS

1418 EAST FIFTH BL. CHARLOTTE, NC 28204
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Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2015

Scale 1" = 30'

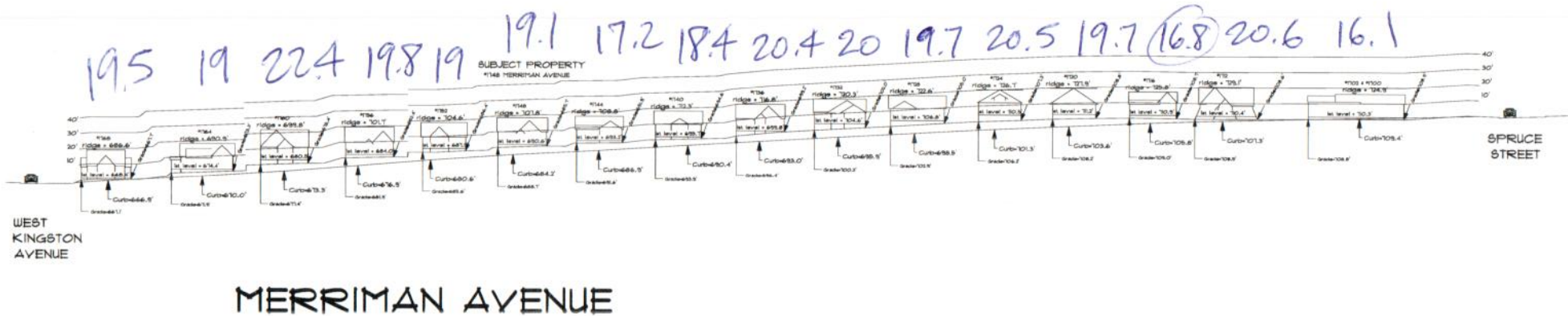
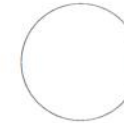


EUBANKS JACOBSON AVENUE 700 BLOCK EVEN SCHULZBERGER AVENUE 700 BLOCK EVEN SIDE

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 _____, 2015.

NON-CERTIFIED
REFER TO SIGNED & SEALED
COPY DATED May 12, 2015
Andre G. Zoutewelle
Professional Land Surveyor
NC License No. L-30288

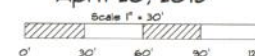


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Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2015



2107MERRIMAN/2107MERRIMAN AVENUE 1700 BLOCK EVEN SIDE/2107MERRIMAN AVENUE 1700 BLOCK EVEN SIDE