
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1716 Merriman Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mark Patterson

The application was continued from June for the following items:

- 1. Fenestration and Rhythm, page 6.12**
- 2. Chimney extension**
 - a. Matching brick to be used
 - b. Drawings should show existing and proposed conditions accurately
- 3. Windows, page 4.14, #6**
 - a. Existing front windows are to remain

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. The lot size is approximately 50' x 118'.

Proposal

The proposal is an addition with a proposed ridge height of 19'-10 ½". On the front elevation both single windows will be changed to paired windows. There are also changes to the windows on the right elevation. The existing non-original front door will be replaced with a new wood door. Proposed materials are brick foundation, wood lap siding and trim to match existing and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees. Note: The driveway and patio shown on the site plan are approvable at the staff level.

Revised Proposal – July 10

1. Fenestration and Rhythm:
 - a. Right elevation: original front two windows shown to remain
 - b. Left elevation addition, dormers, and rear elevation: window sizes changed.
2. Chimney: plans updated to show existing/proposed conditions. Notes added to plans specifying matching brick.
3. Windows: existing front windows shown to remain.

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

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 above.
2. Rear elevation: Design of window in gable above rear door is incongruous with house. Recommended be a casement with a fixed sash-bar to match original windows.
3. Minor revisions may be reviewed by staff (such as the rear window design).



HDC-2019-00299

PID: 11909414

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: CONTINUED CASES

July Meeting 2019





Front



Front Left

1716 Merriman Ave, Charlotte, NC 28203 (Existing)





1724 Merriman Ave



1720 Merriman Ave



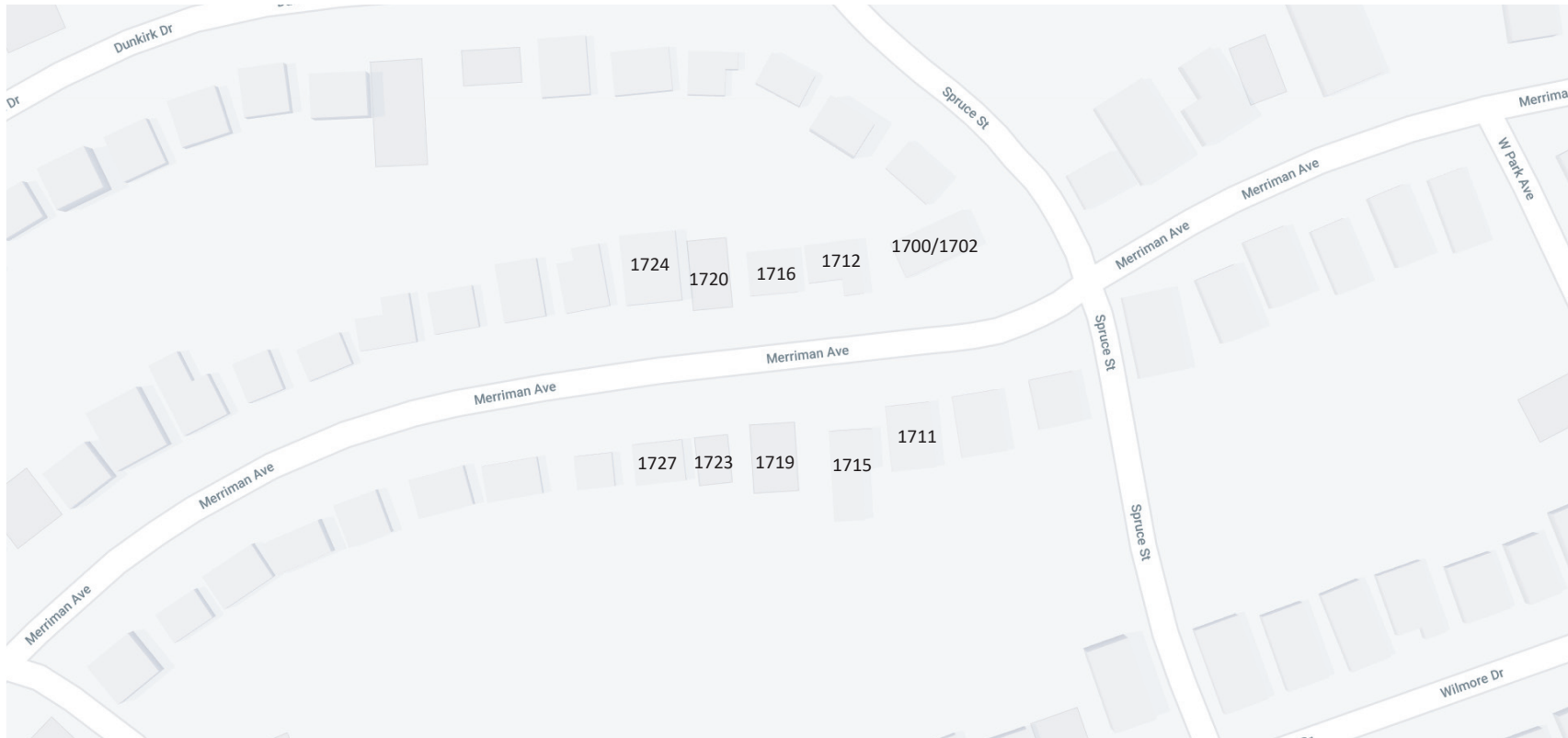
1716 Merriman Ave (Subject)



1712 Merriman Ave



1700/1702 Merriman Ave



1727 Merriman Ave



1723 Merriman Ave



1719 Merriman Ave

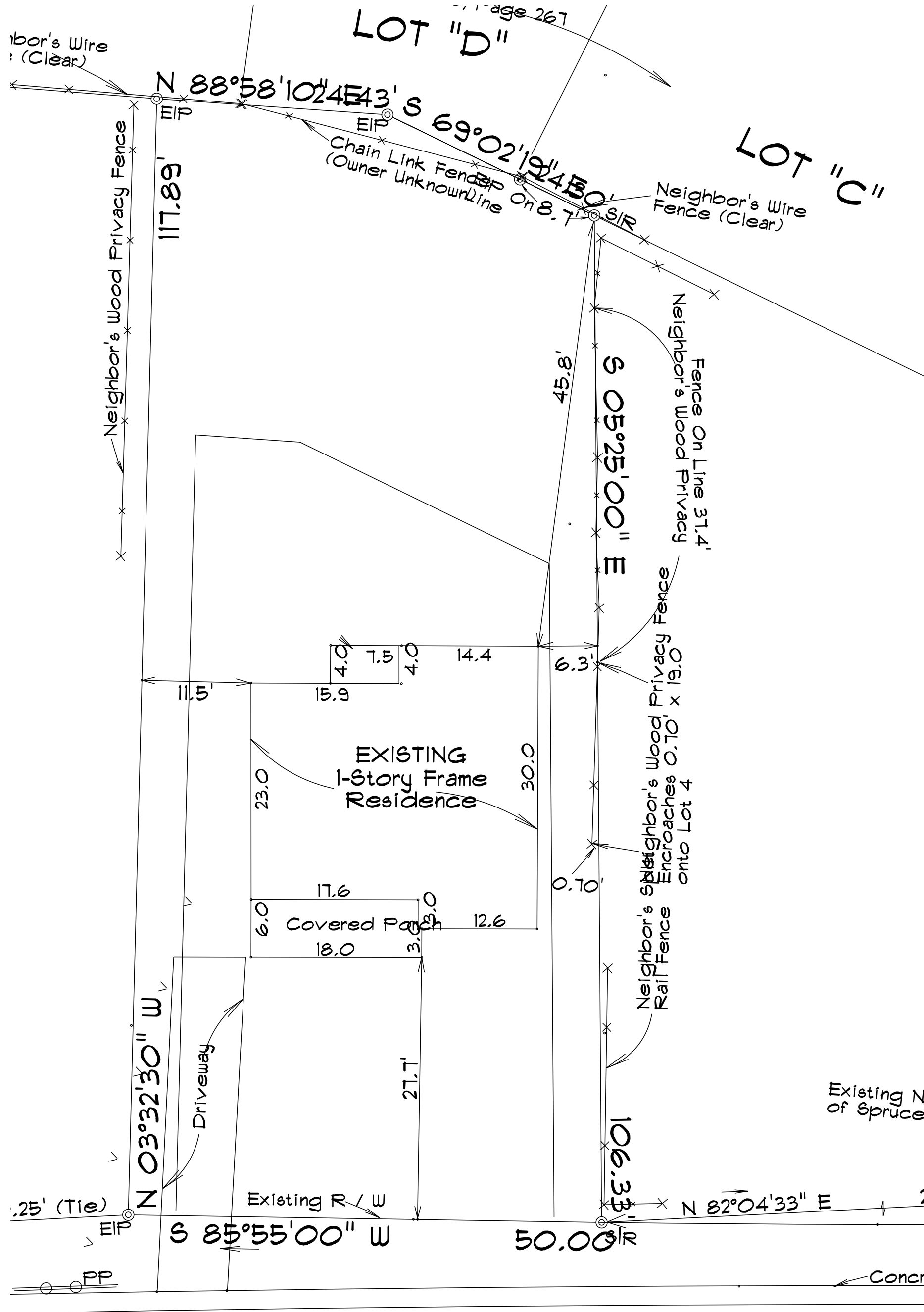


1715 Merriman Ave



1711 Merriman Ave

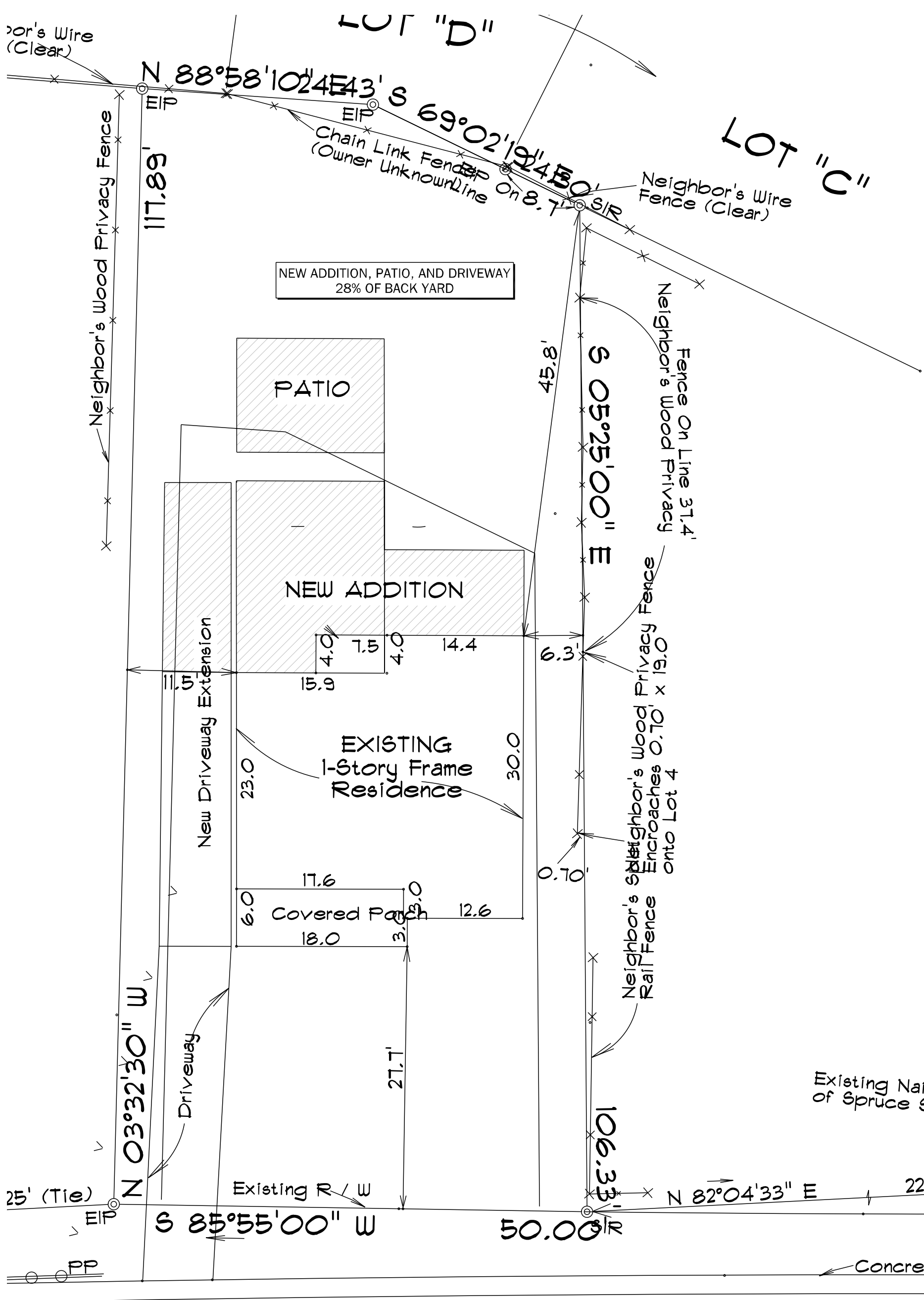
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8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



— 40' Public Map Book 3, Page 33)

MERRIMAN AVENUE

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

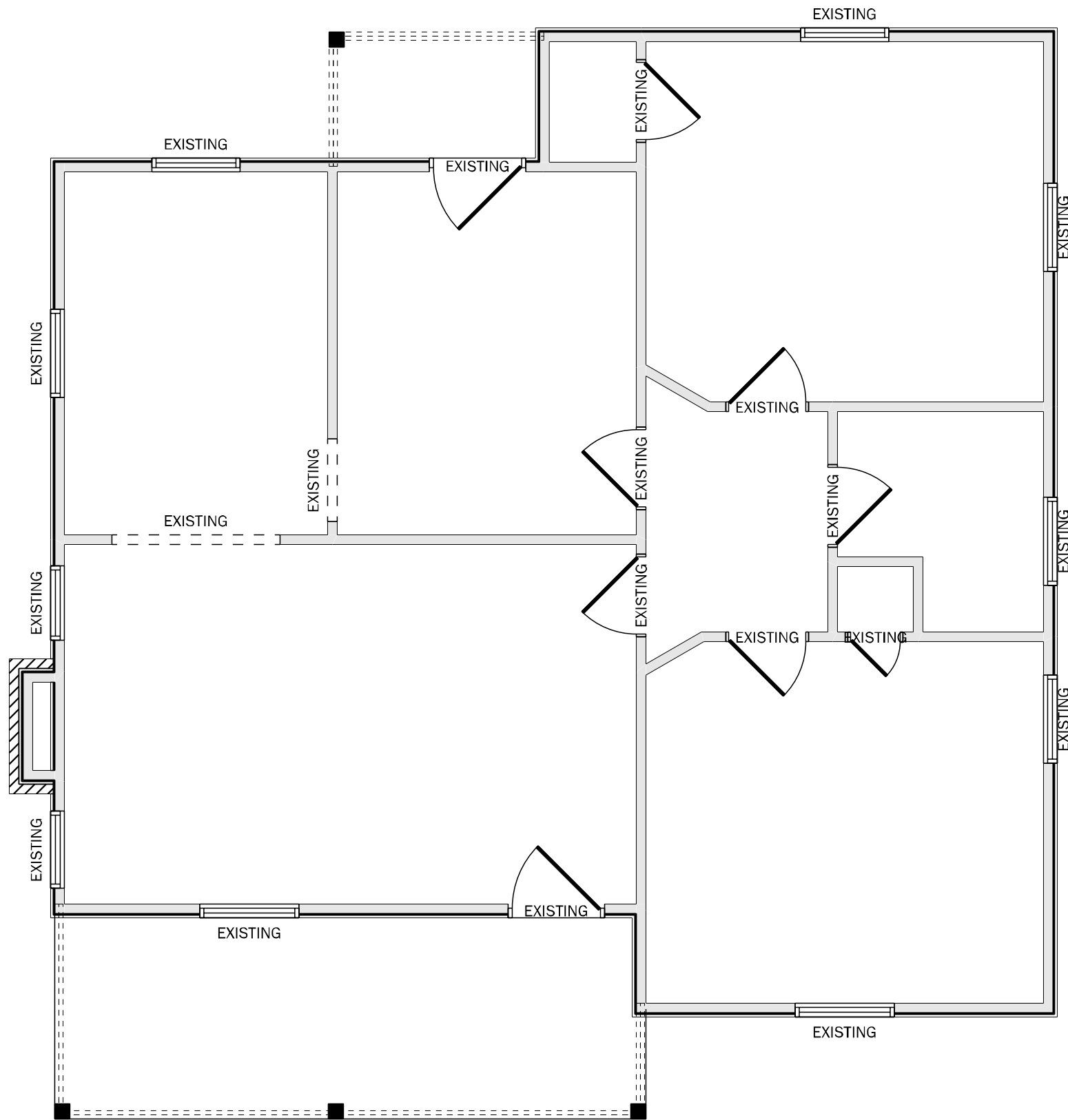


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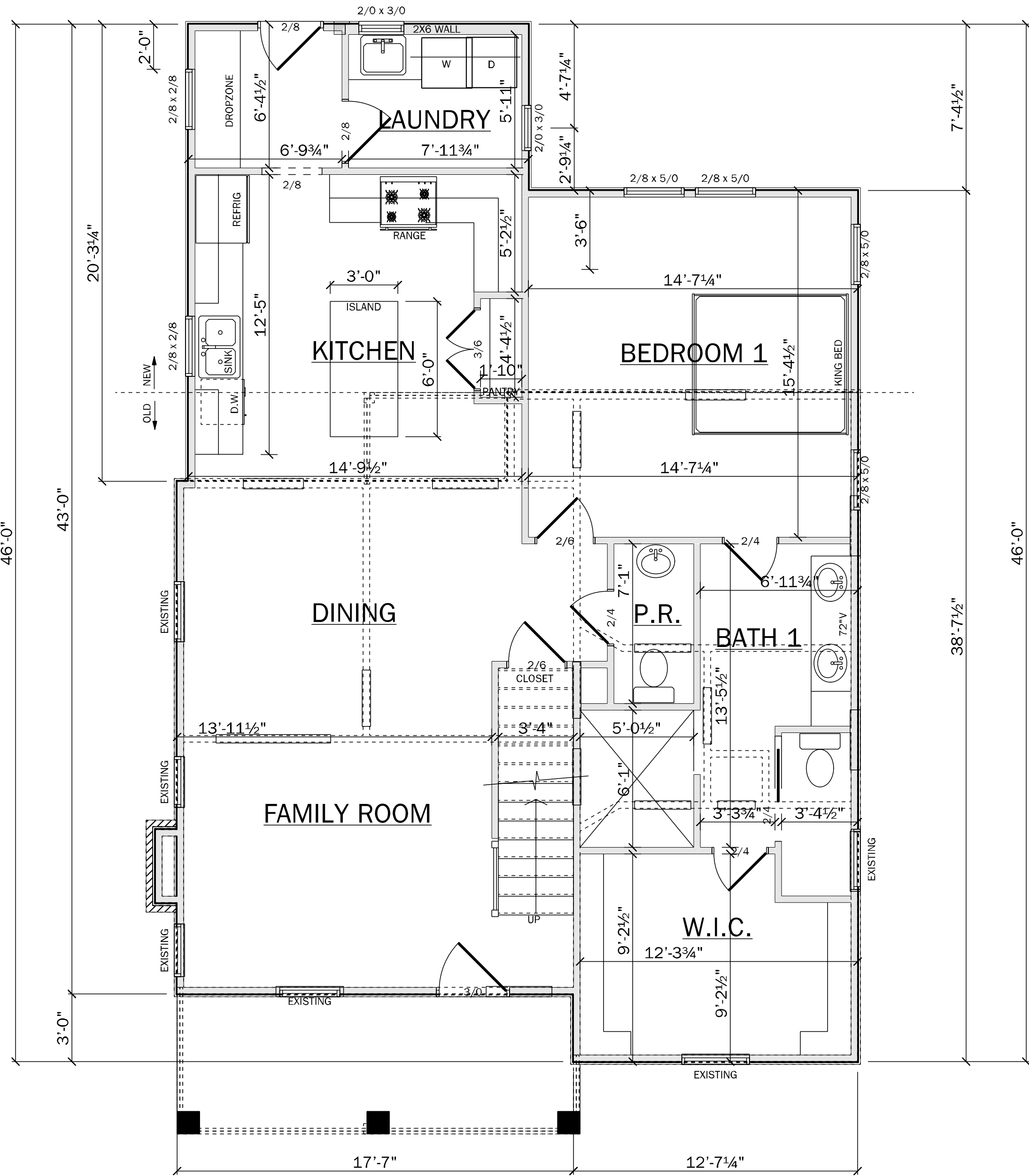
NEW SITE
SCALE: 1" = 10'-0"

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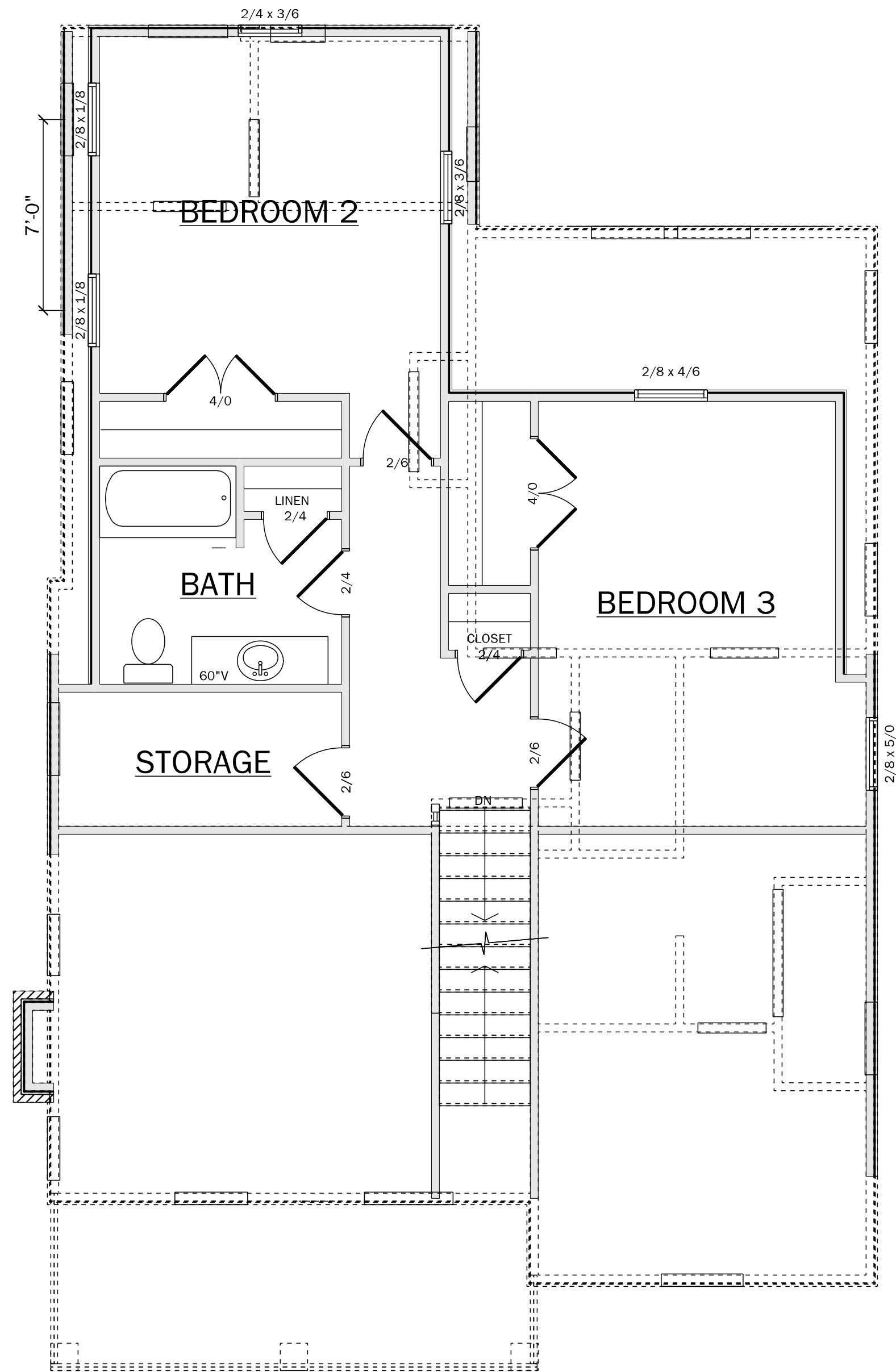
793 SQFT

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



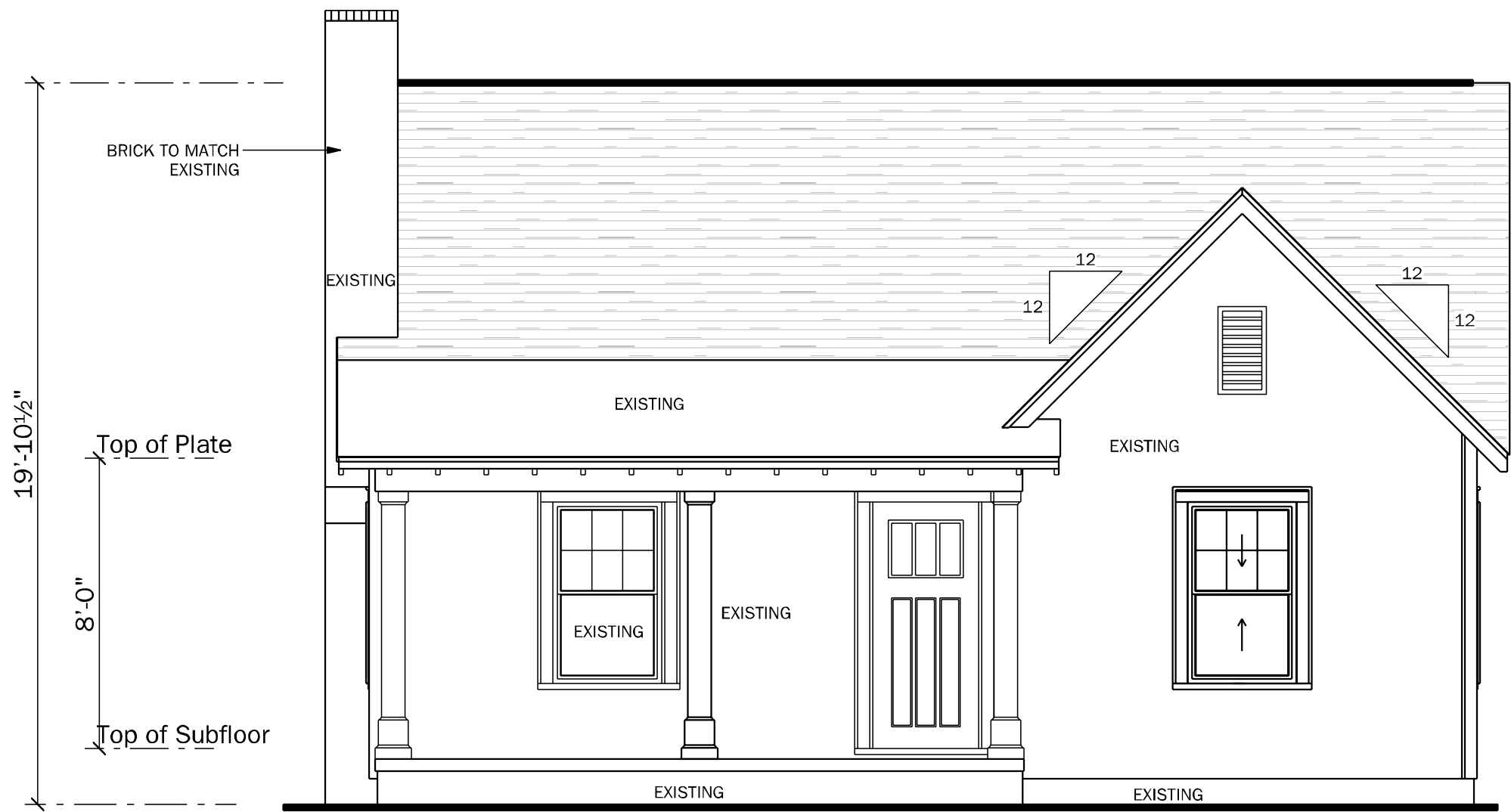
NEW MAIN FLOOR 1-24
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SECOND FLOOR 5-22-19
SCALE: 1/4" = 1'-0"

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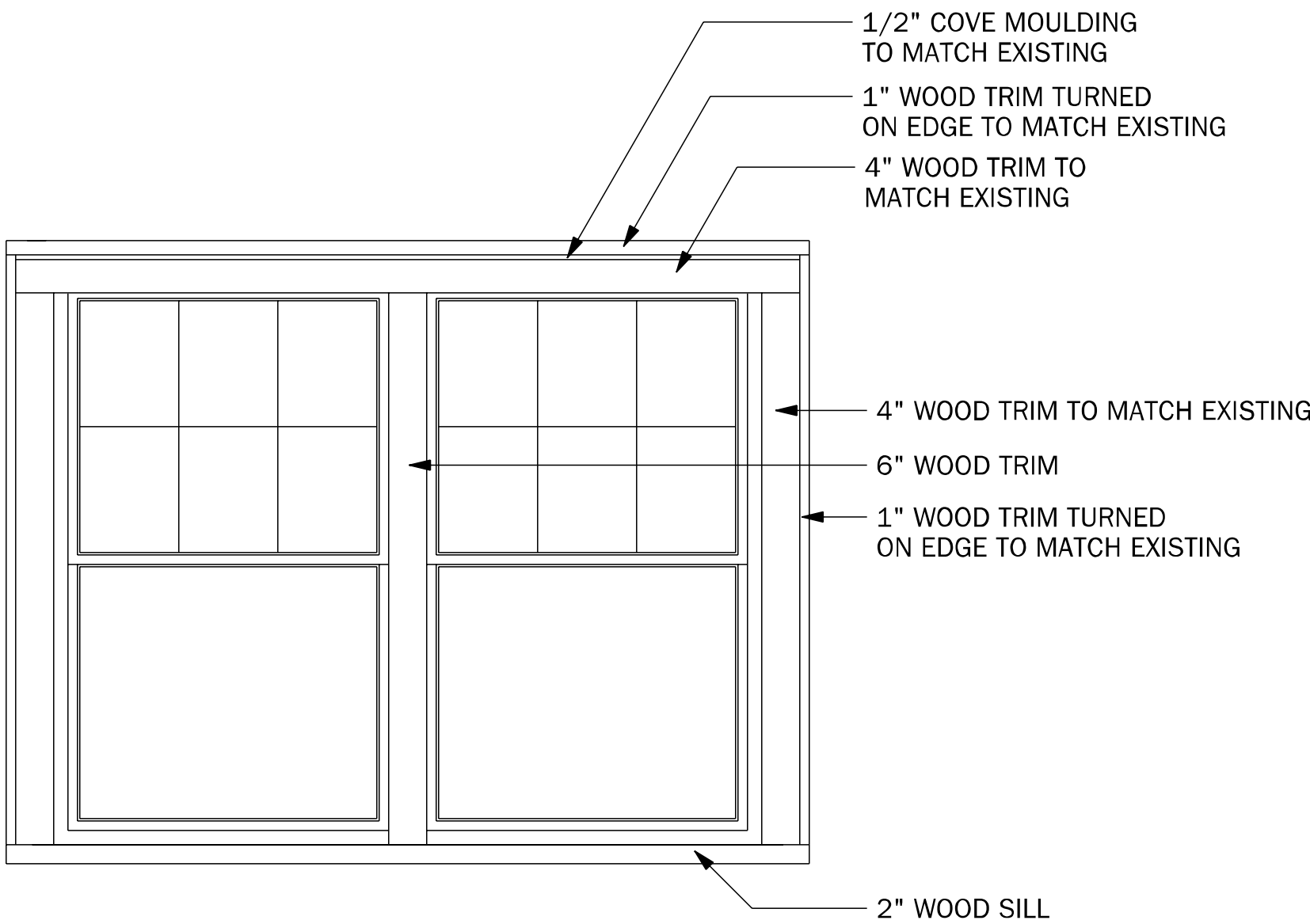


NEW FRONT ELEVATION

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

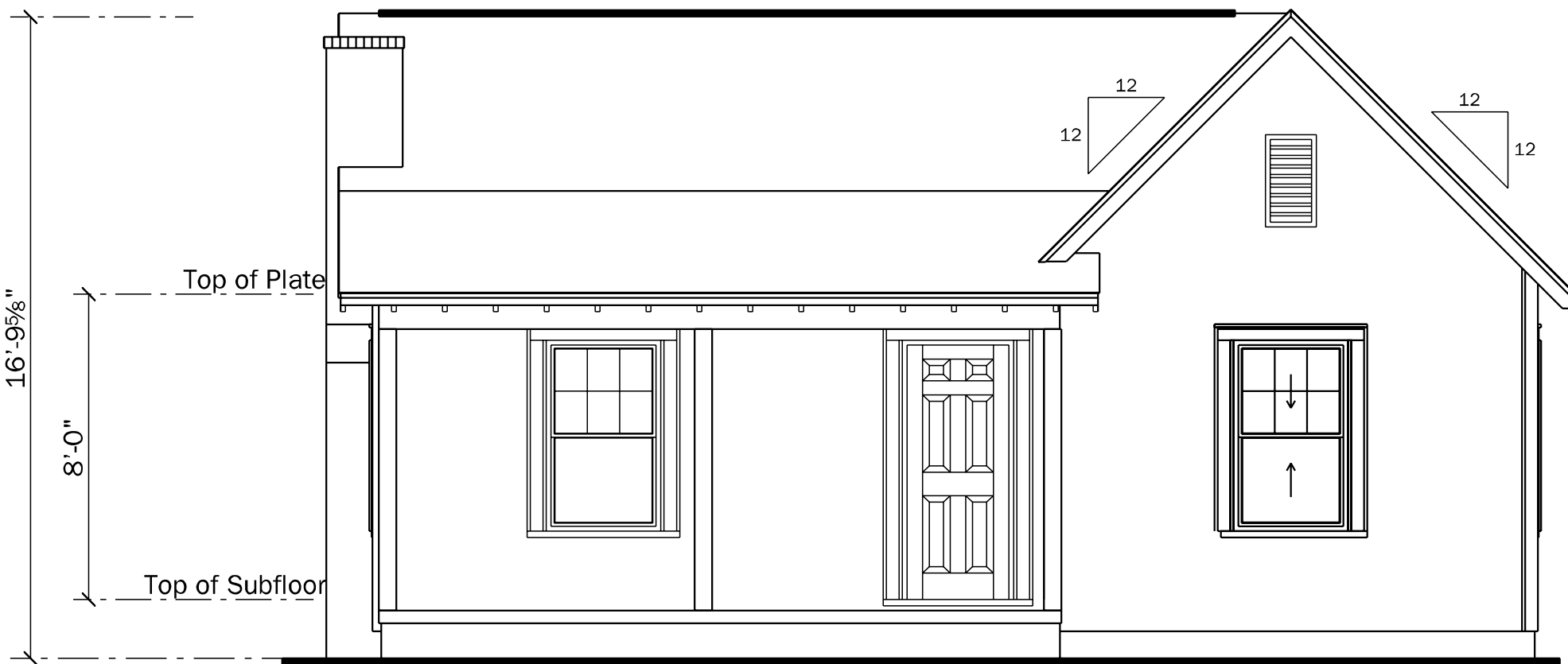
ELEVATION NOTES:

- 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 7-1/4" W/ A 6" EXPOSURE TO MATCH EXISTING
- 1"x6" WOOD TRIM BOARDS TO MATCH EXISTING
- OVERLAP OF SIDING TO BE MIN. 1-1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
- WOOD 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



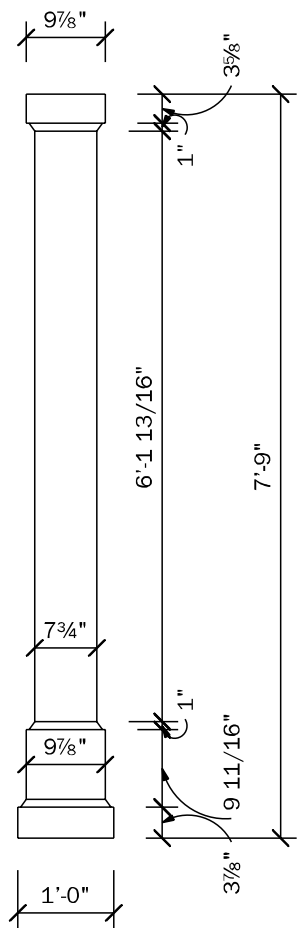
WINDOW TRIM DETAIL

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



EXISTING FRONT ELEVATION

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



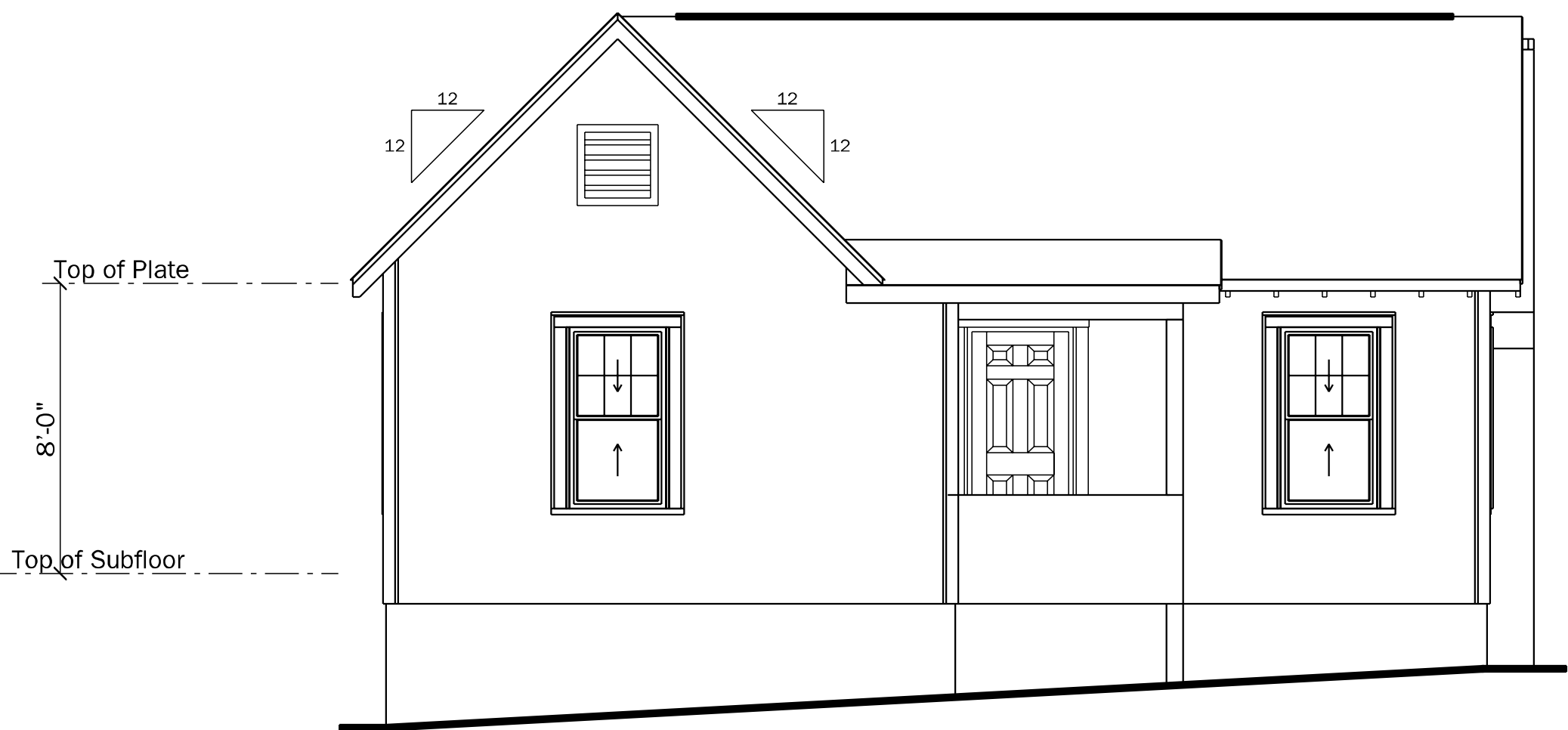
POST DETAIL

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

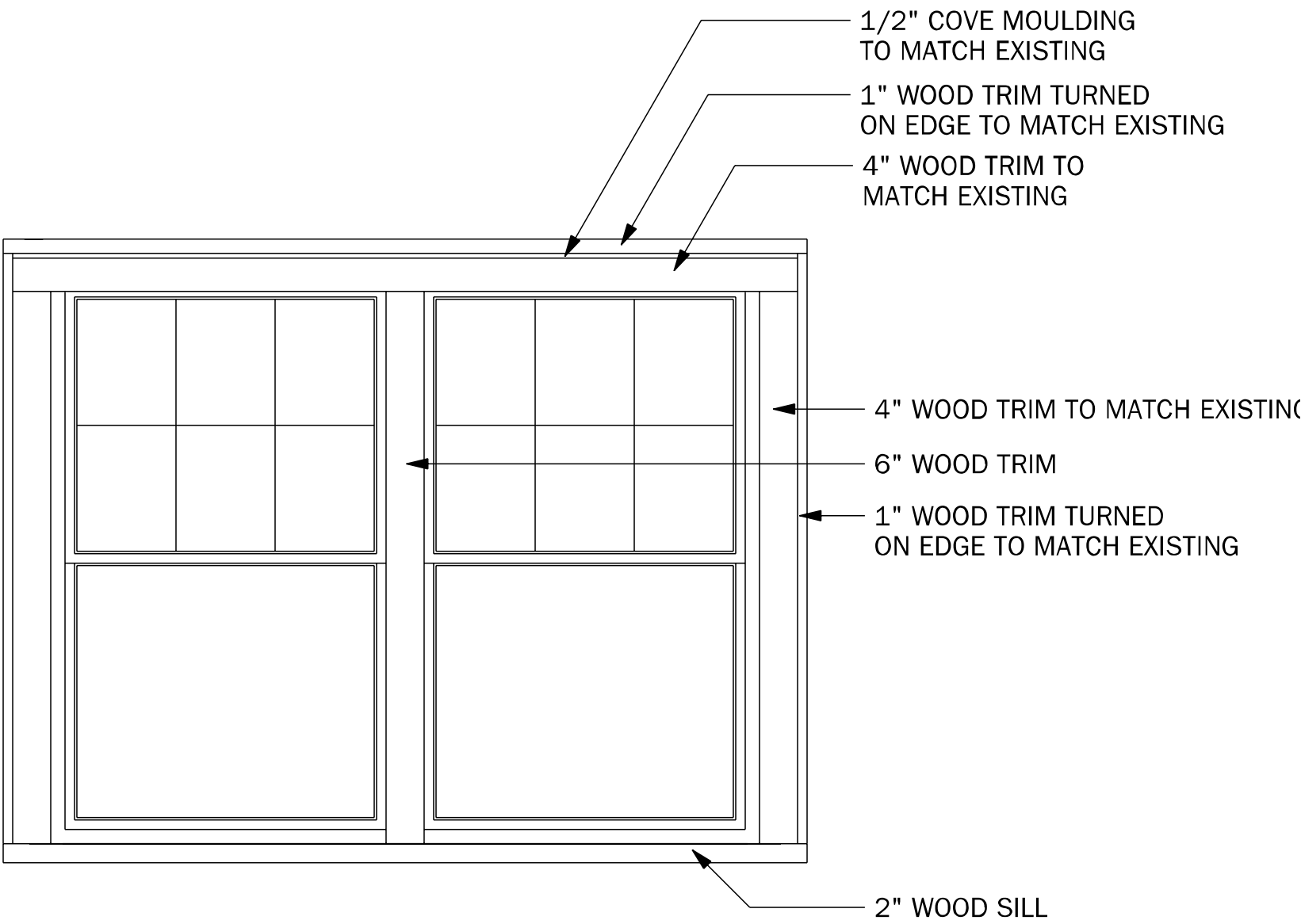
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NEW REAR ELEVATION
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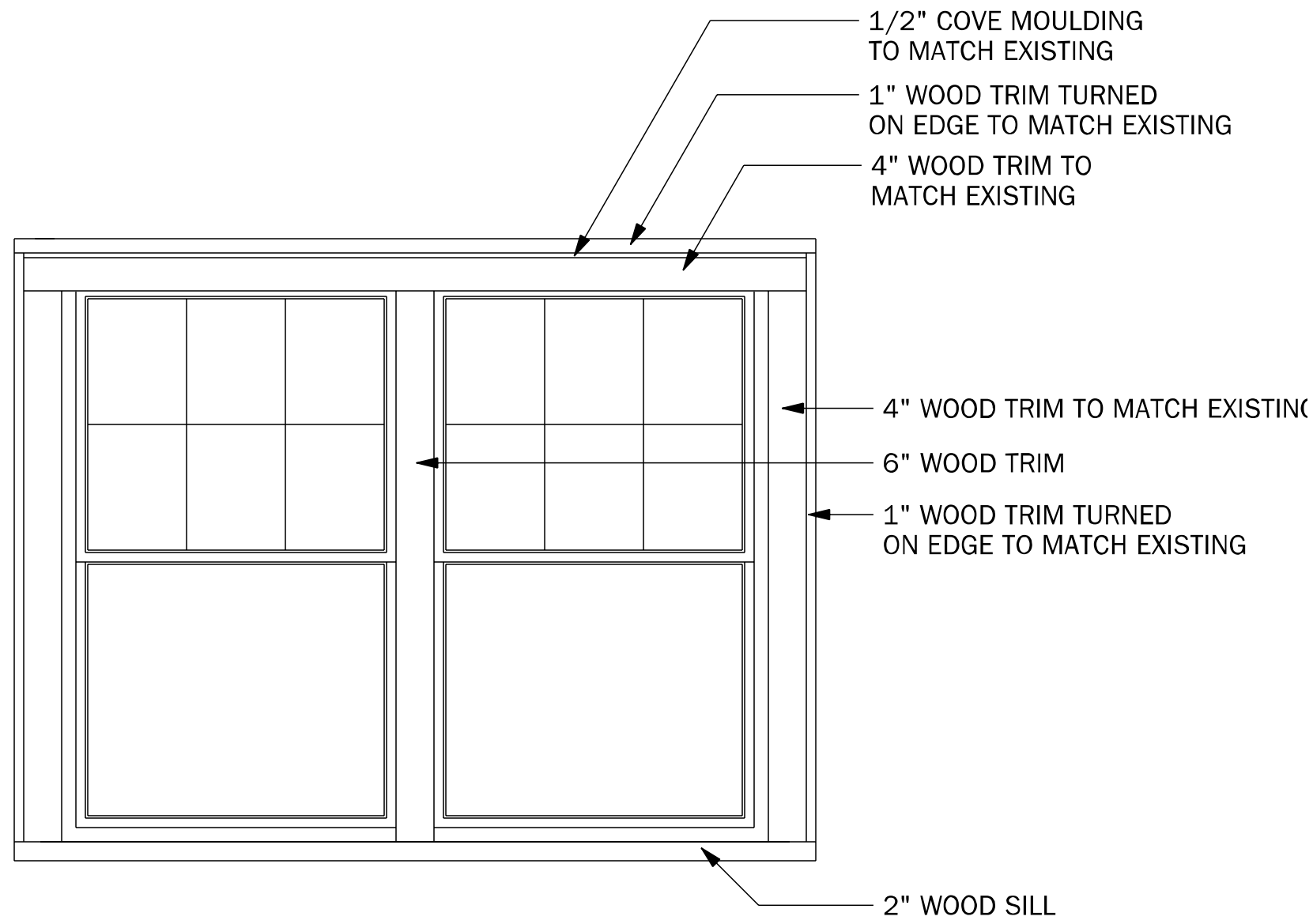
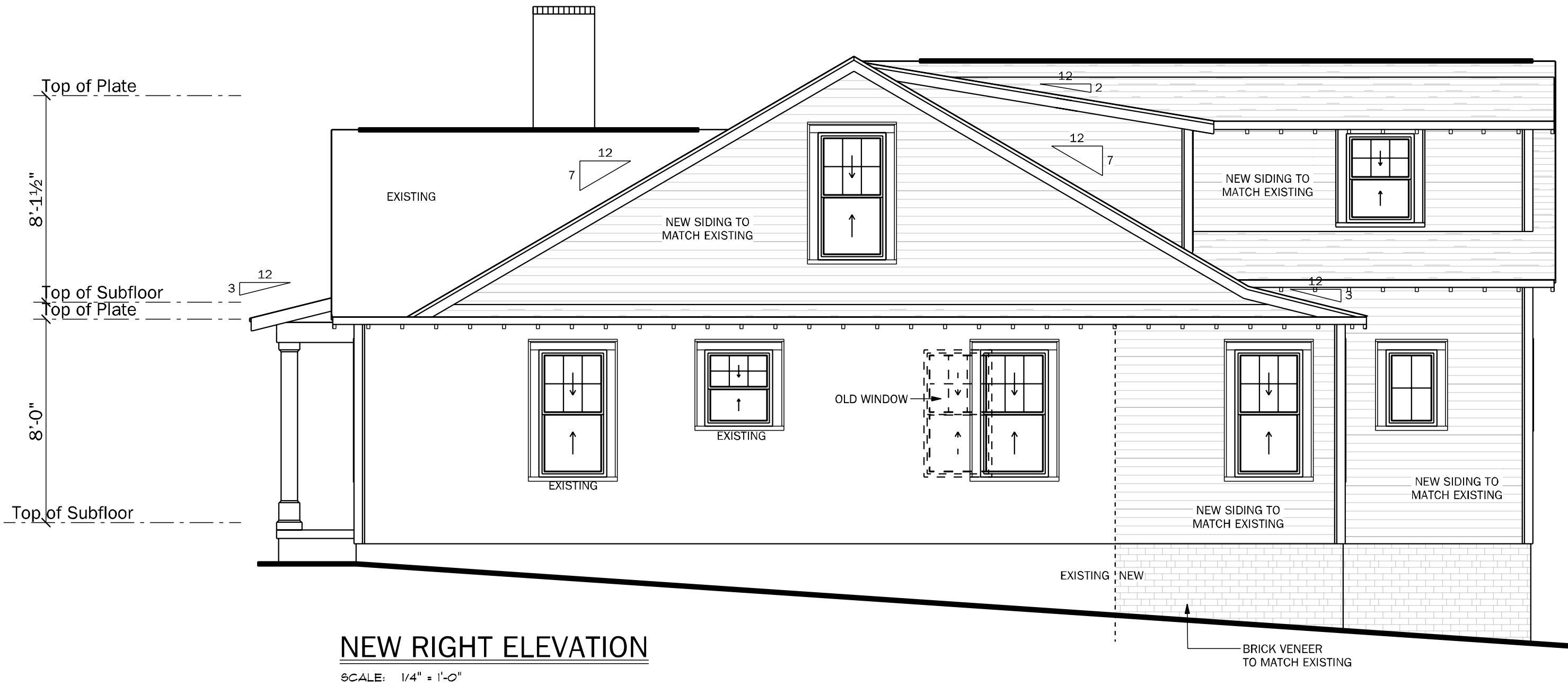


EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

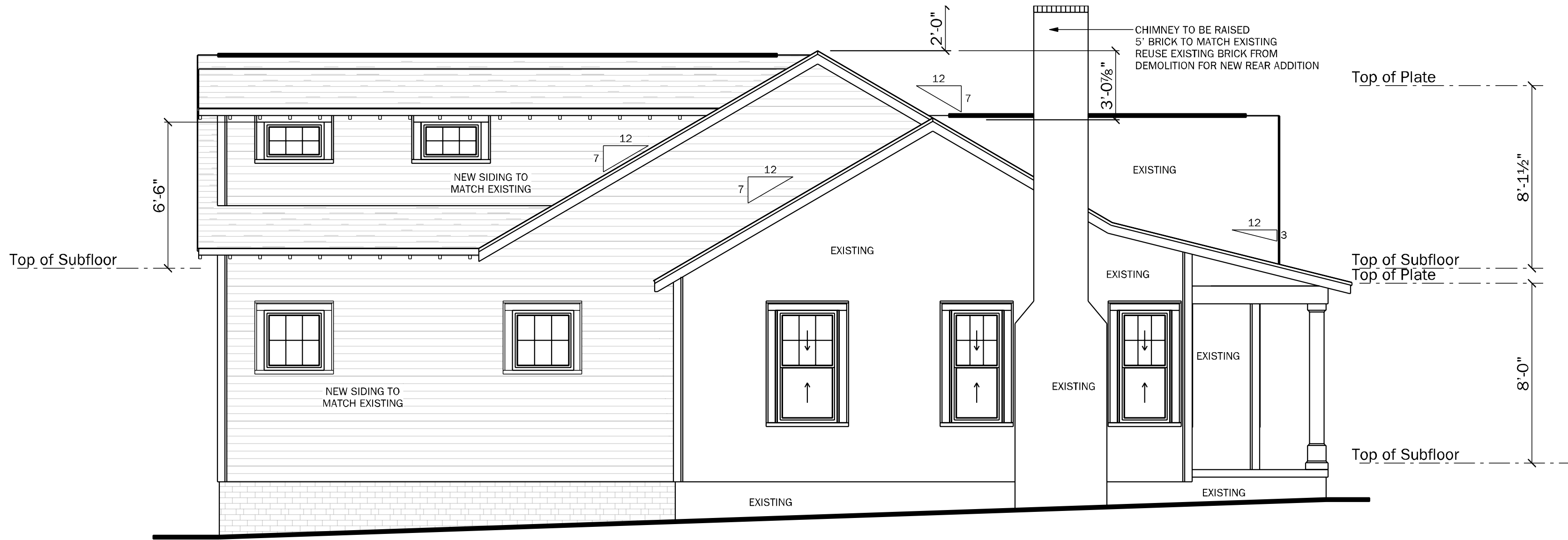
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WINDOW TRIM DETAIL

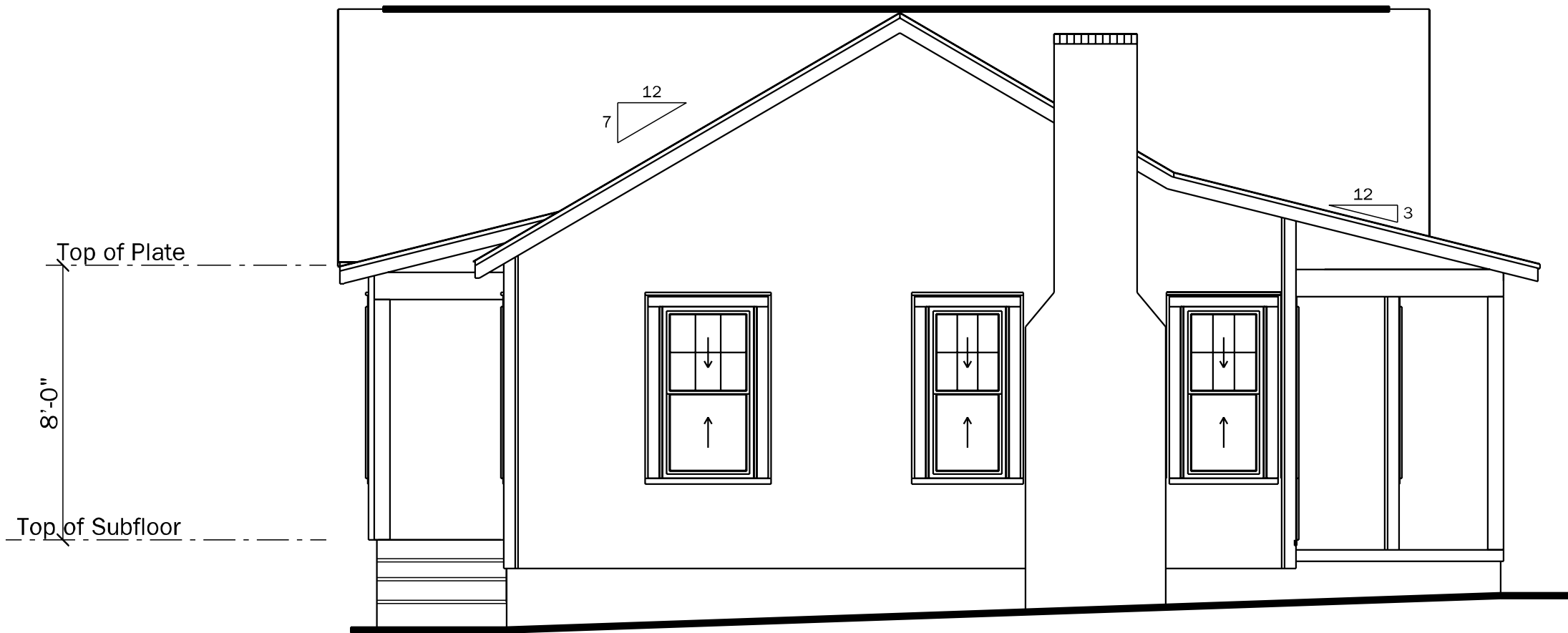
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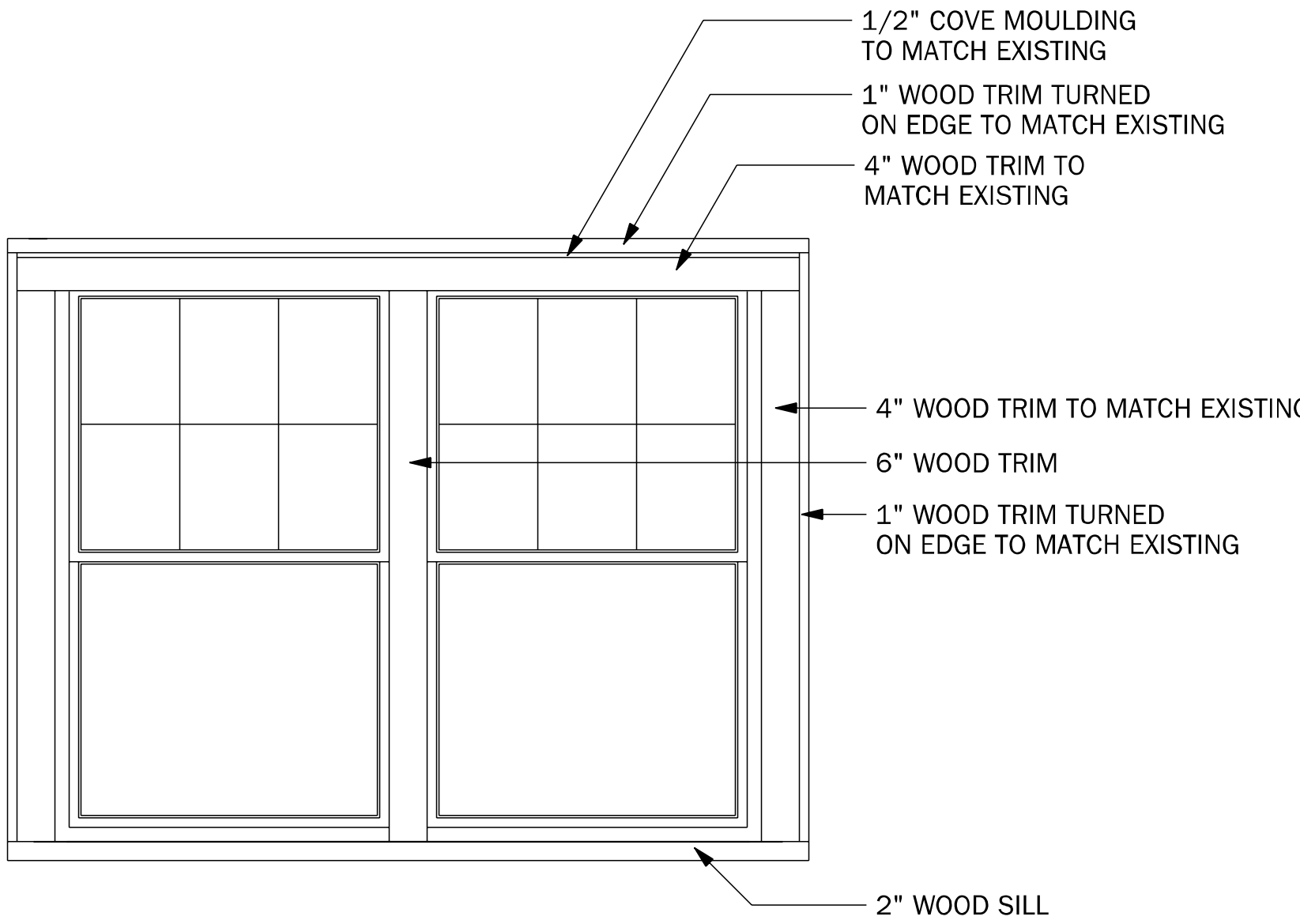


NEW LEFT ELEVATION

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



EXISTING LEFT ELEVATION

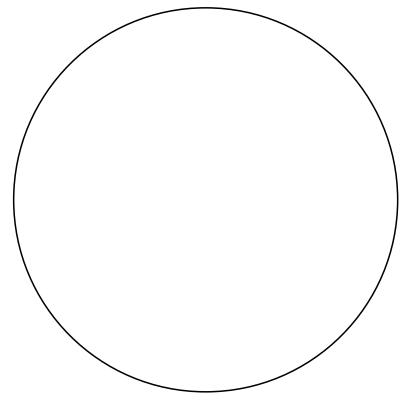


WINDOW TRIM DETAIL

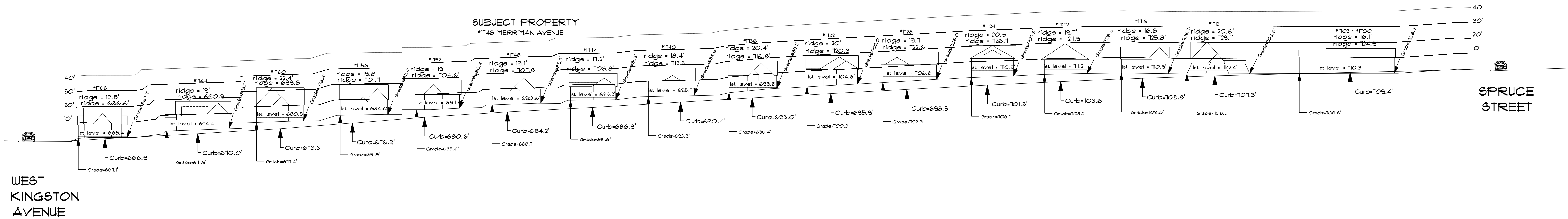
SCALE: 3/4" = 1'-0"

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



MERRIMAN AVENUE

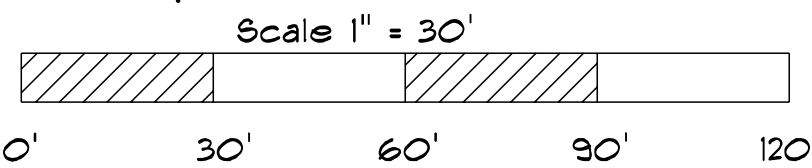
General Notes:
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2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

A.G. ZOUTEWELLE

SURVEYORS

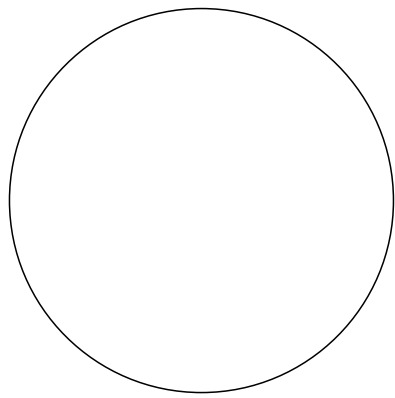
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm License Number C-1054

Copyright 2015
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

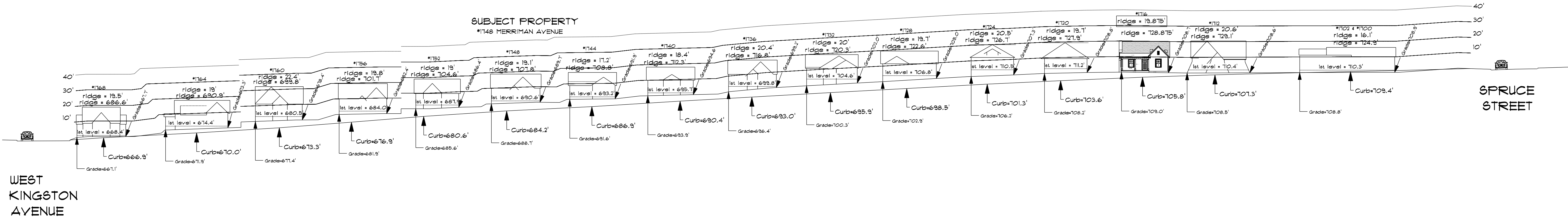


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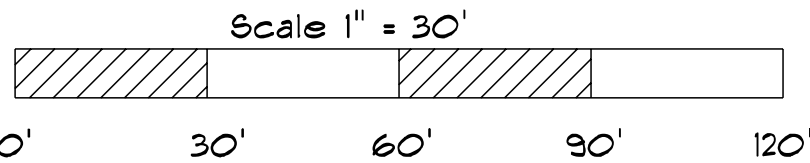


MERRIMAN AVENUE

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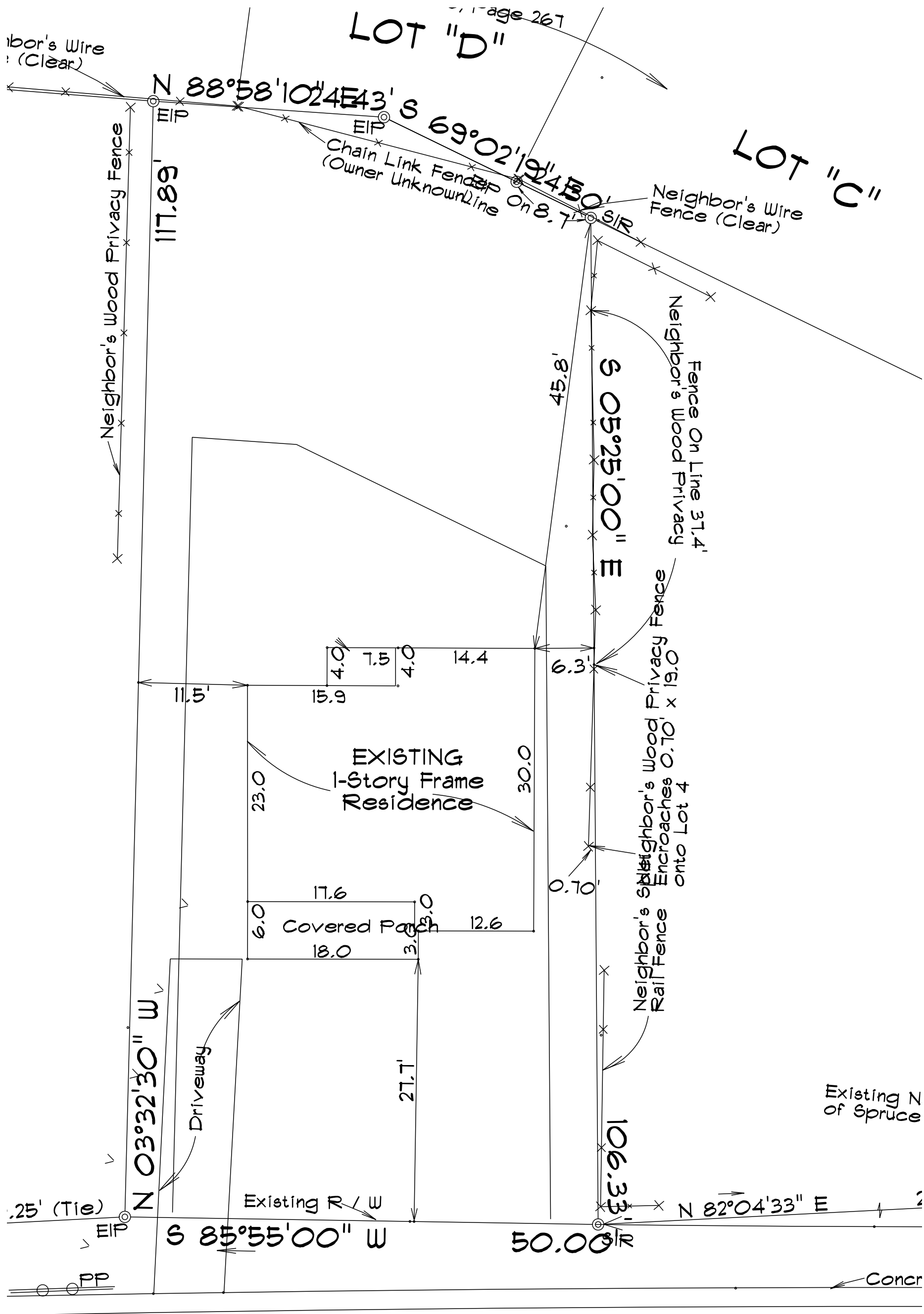
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-3444 Fax: 704-372-3555
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Copyright 2015
Building Heights Sketch of
1700 BLOCK of MERRIMAN AVENUE
EVEN SIDE - FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
April 20, 2015



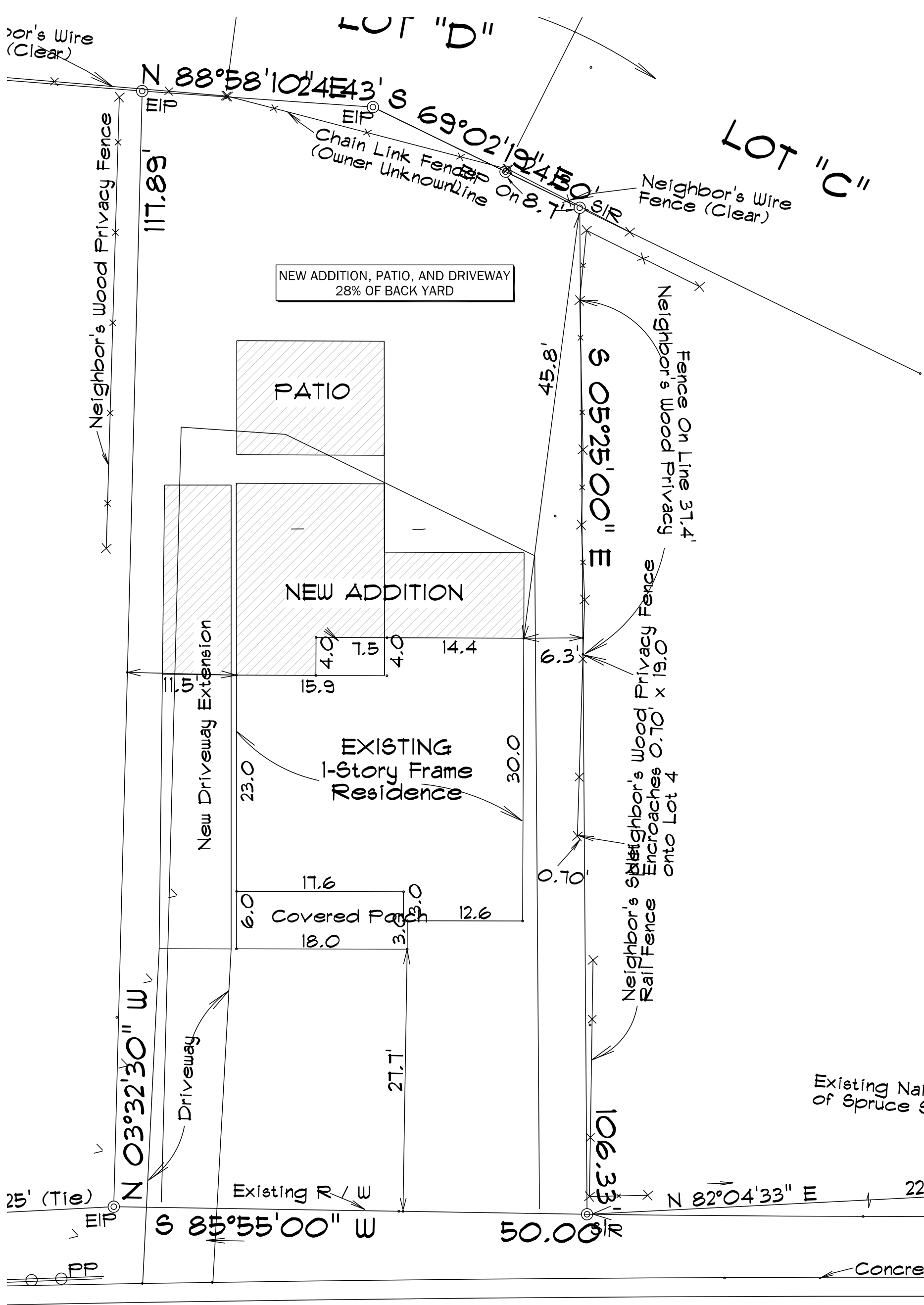
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JUNE SUBMITTAL



— 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
SCALE: 1" = 10'-0"

GENERAL NOTES
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8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9 FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.

JUNE SUBMITTAL

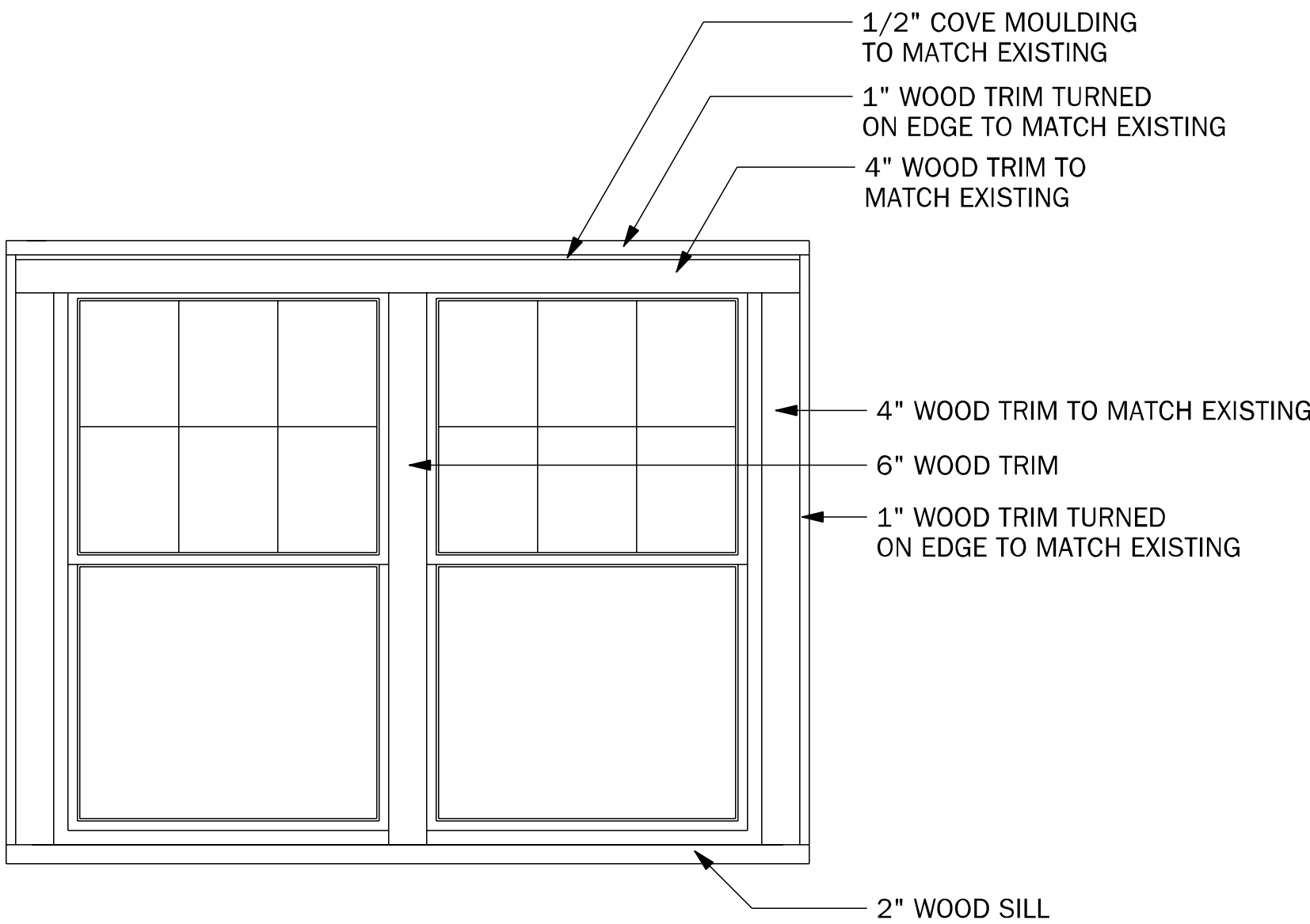


NEW FRONT ELEVATION

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

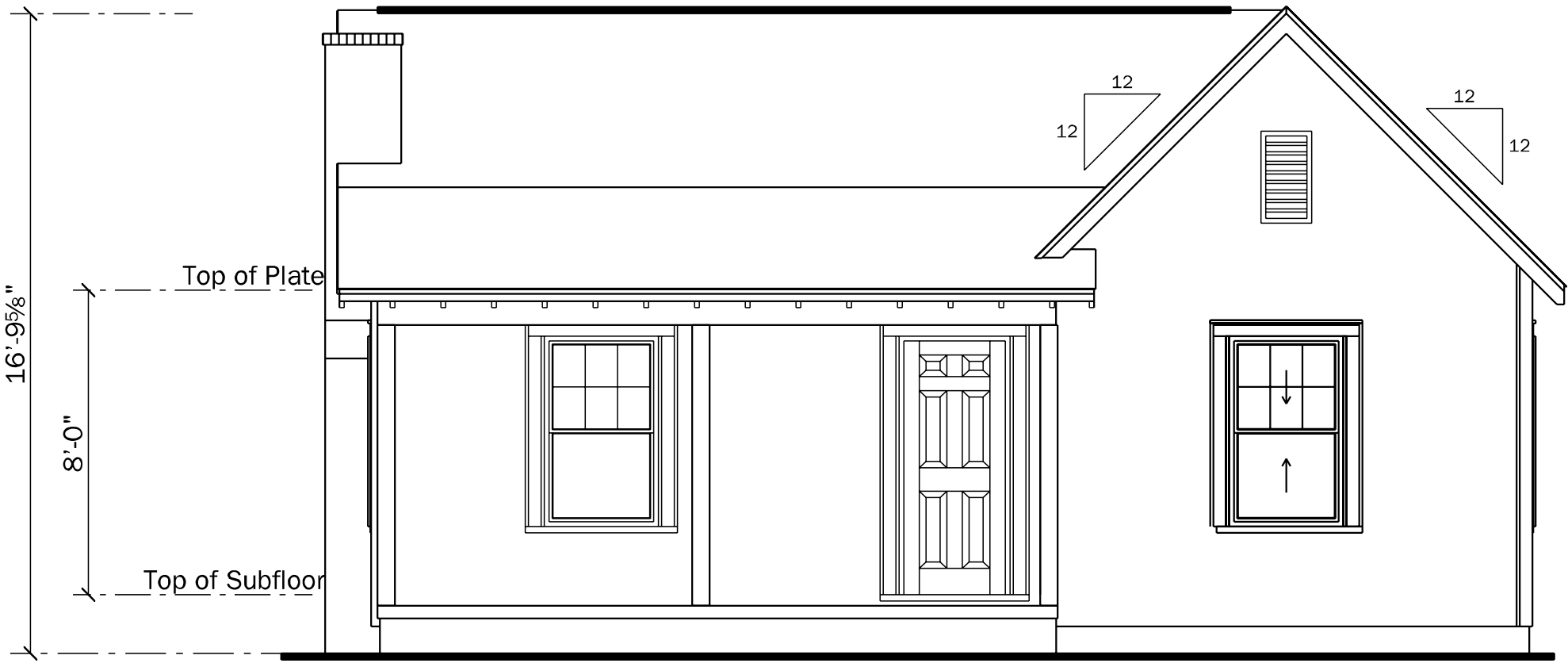
ELEVATION NOTES:

- 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 7-1/4" W/ A 6" EXPOSURE TO MATCH EXISTING
- 1"x6" WOOD TRIM BOARDS TO MATCH EXISTING
- OVERLAP OF SIDING TO BE MIN. 1-1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS
- WOOD 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



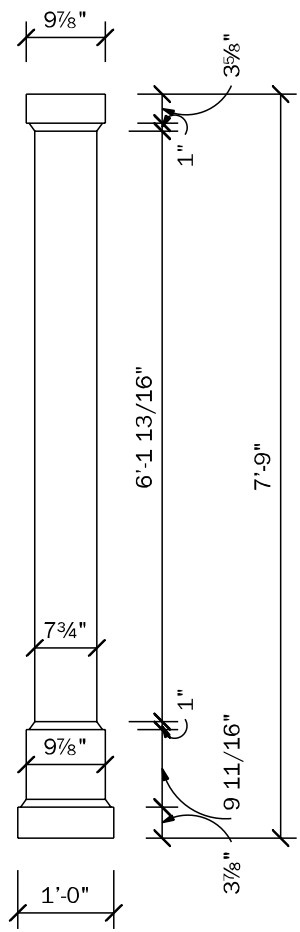
WINDOW TRIM DETAIL

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



EXISTING FRONT ELEVATION

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



POST DETAIL

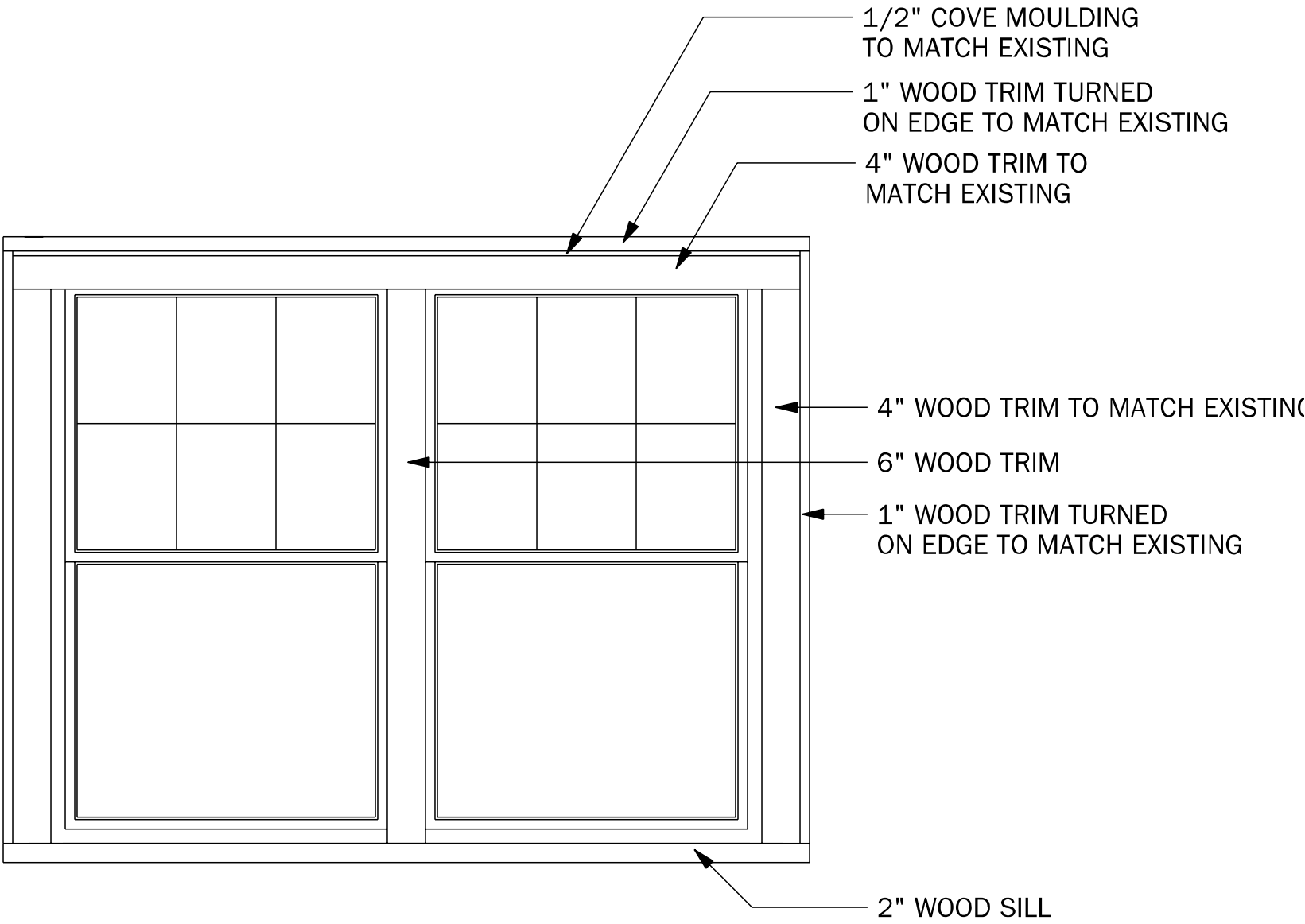
SCALE: 1/2" = 1'-0"

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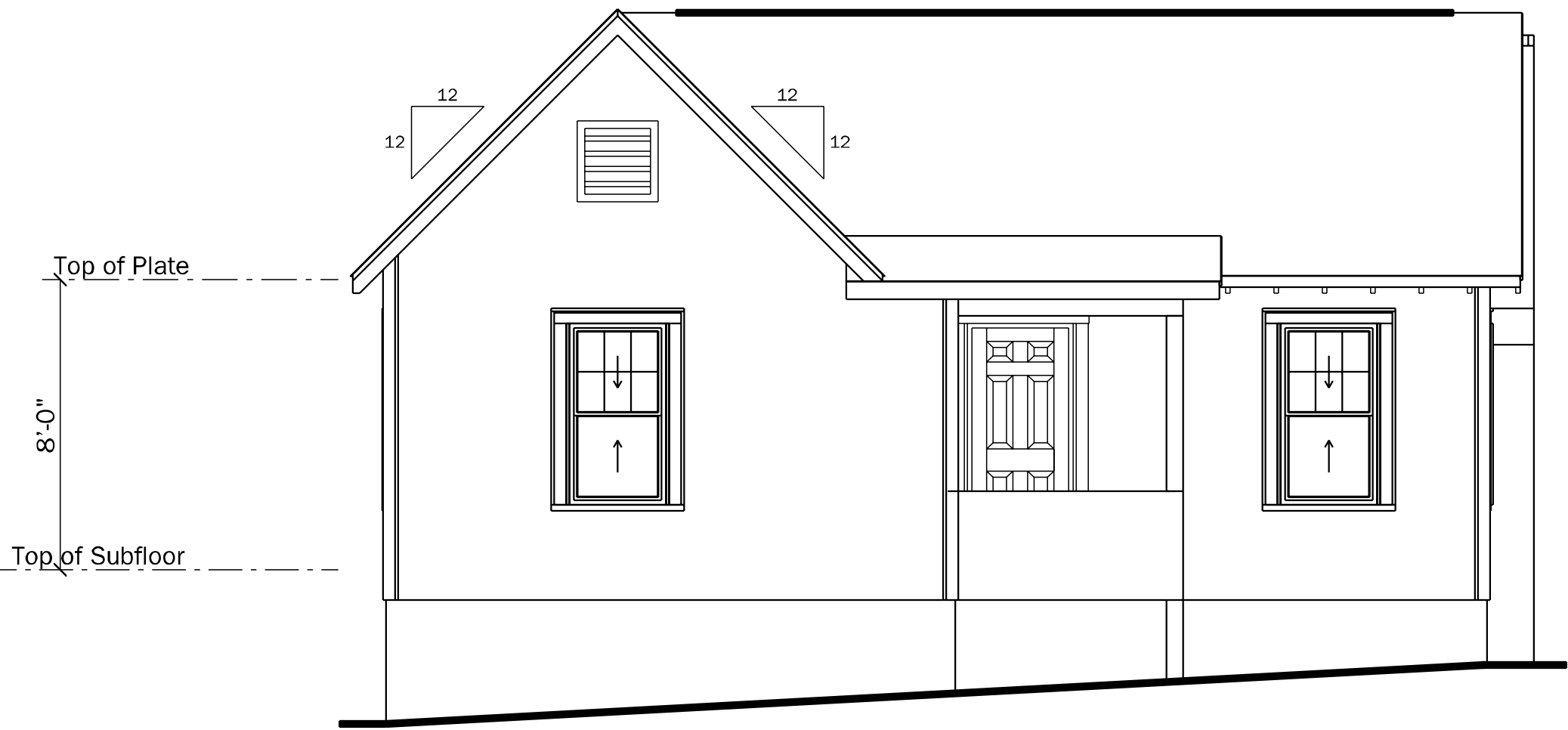
JUNE SUBMITTAL



NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



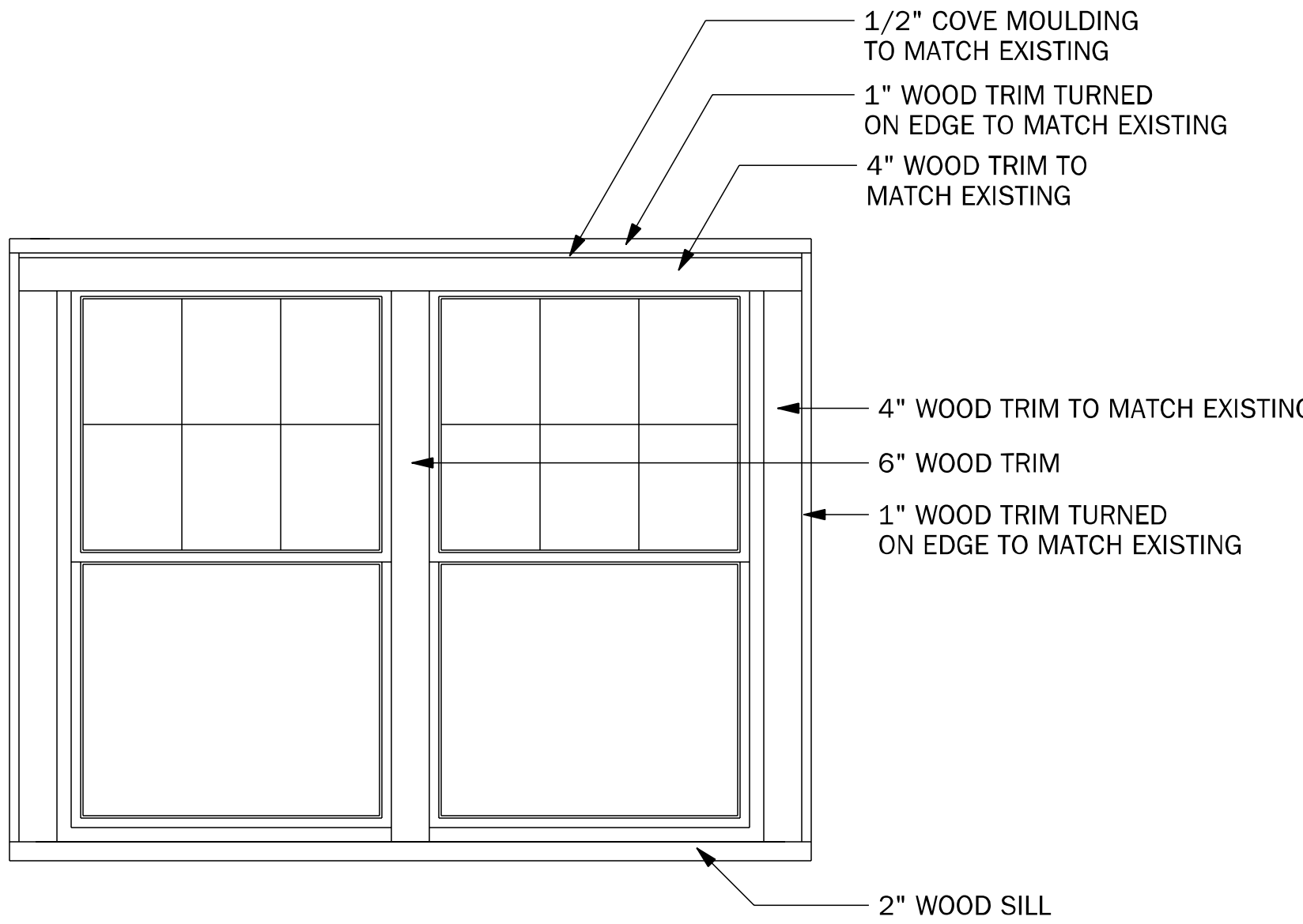
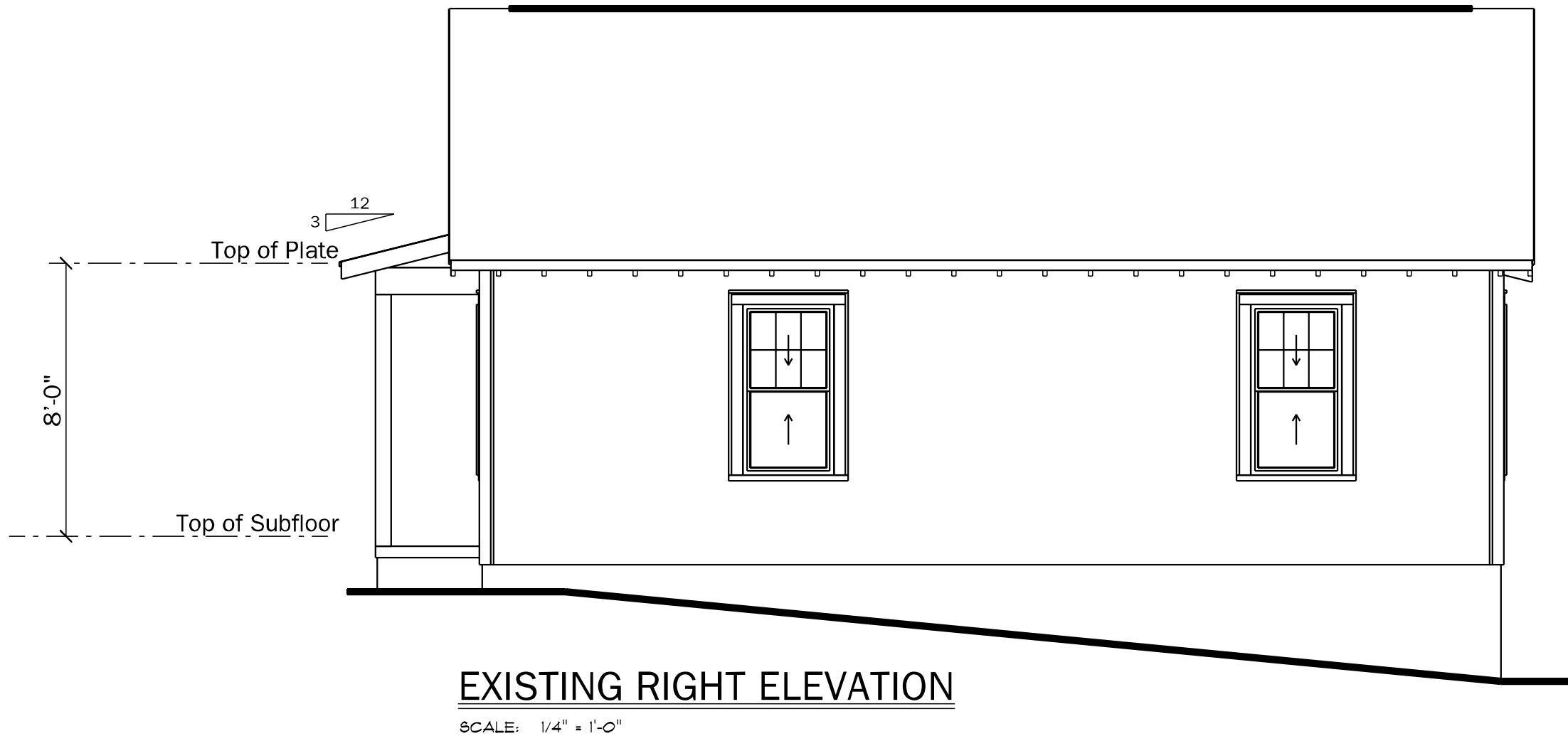
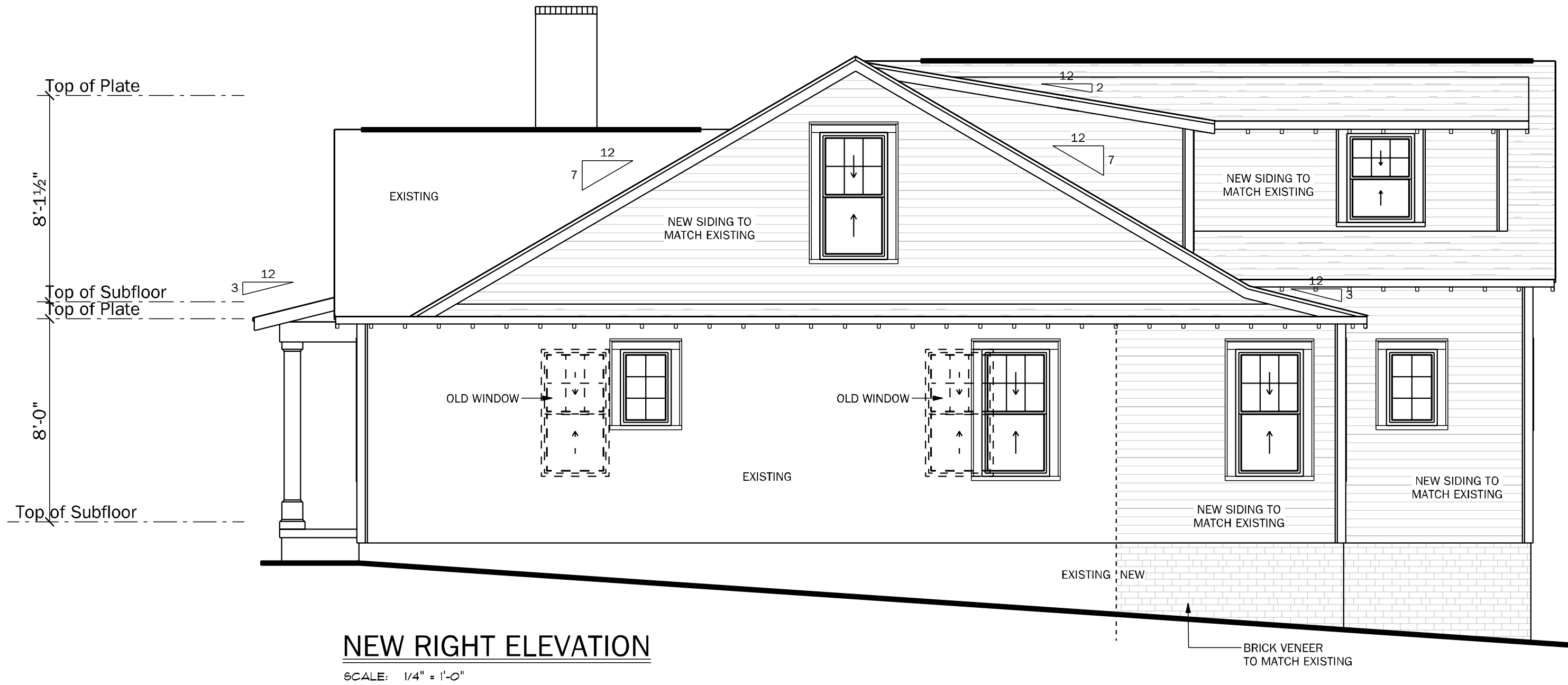
WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

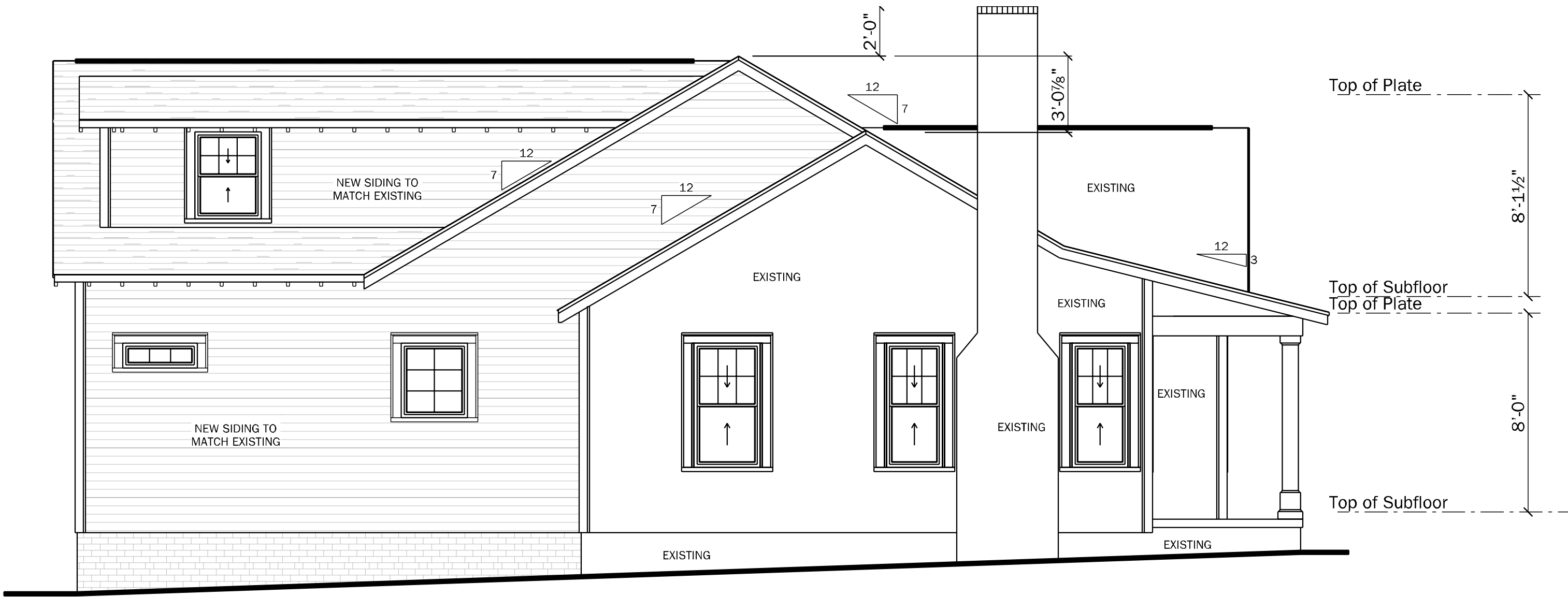
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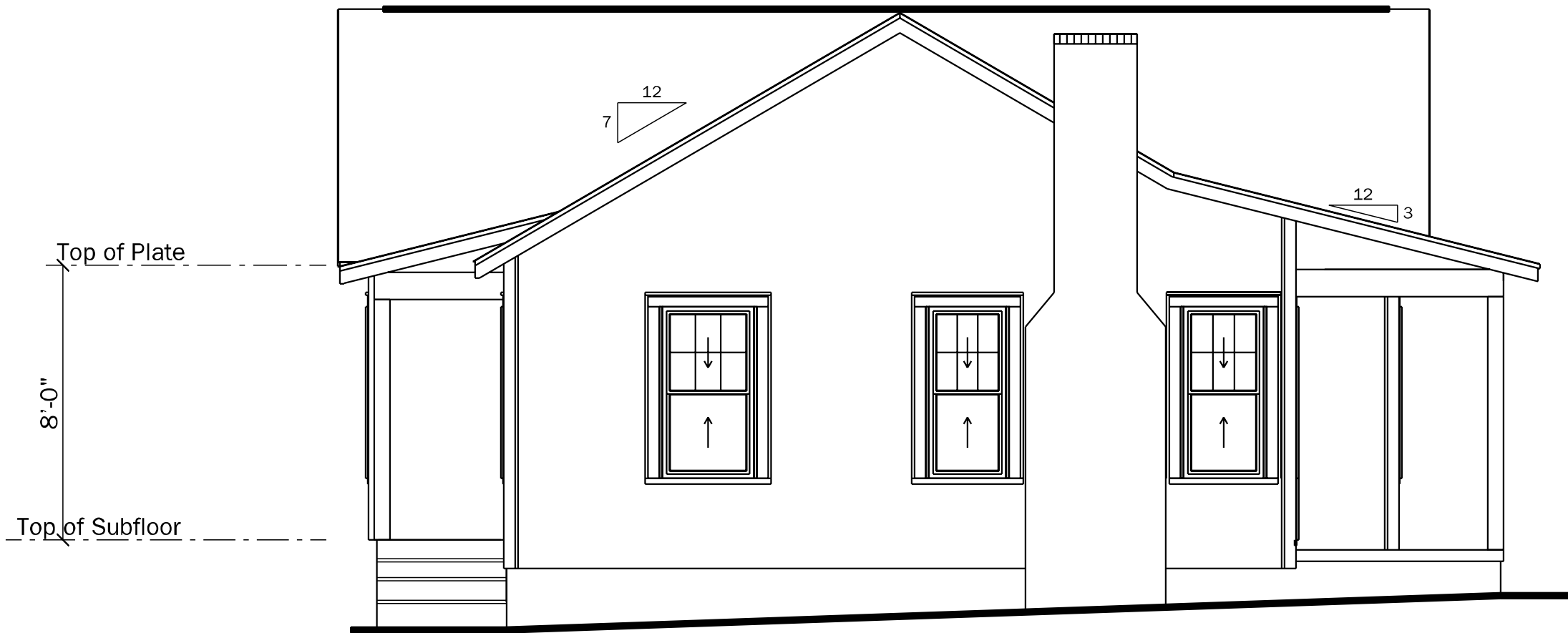


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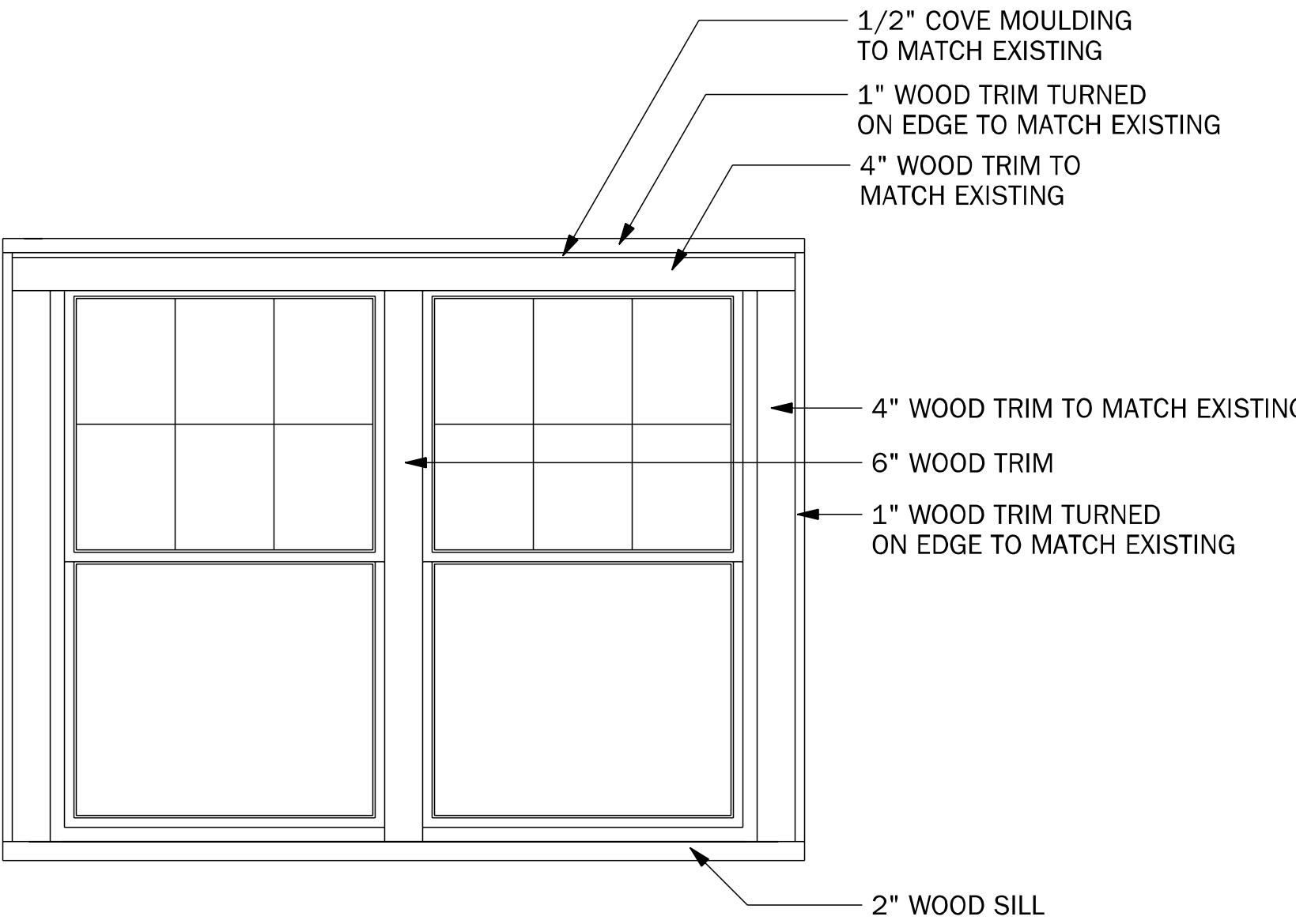
JUNE SUBMITTAL



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



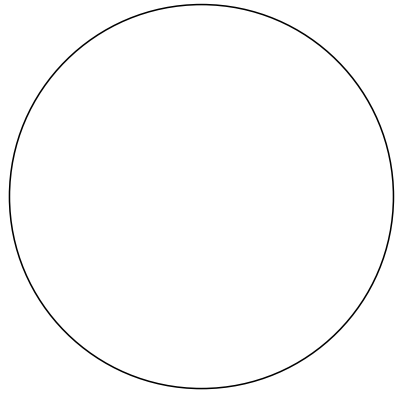
EXISTING LEFT ELEVATION



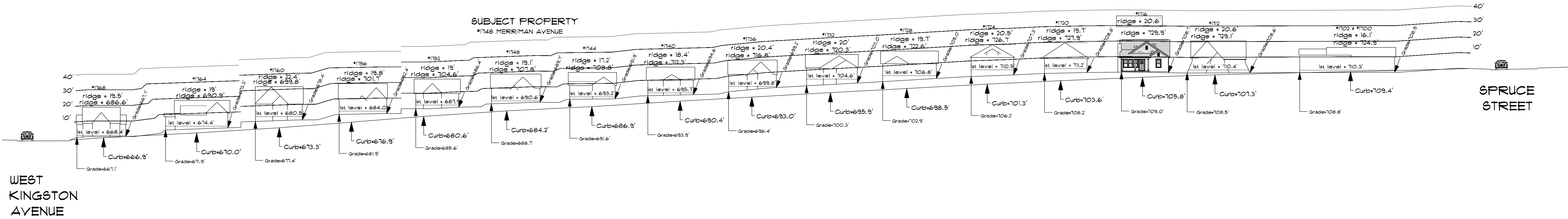
WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"

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

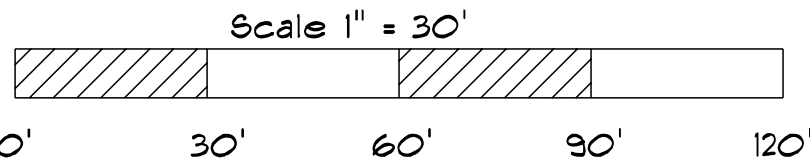


MERRIMAN AVENUE

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, 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.

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-3444 Fax: 704-372-3555
Firm License Number C-1054

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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

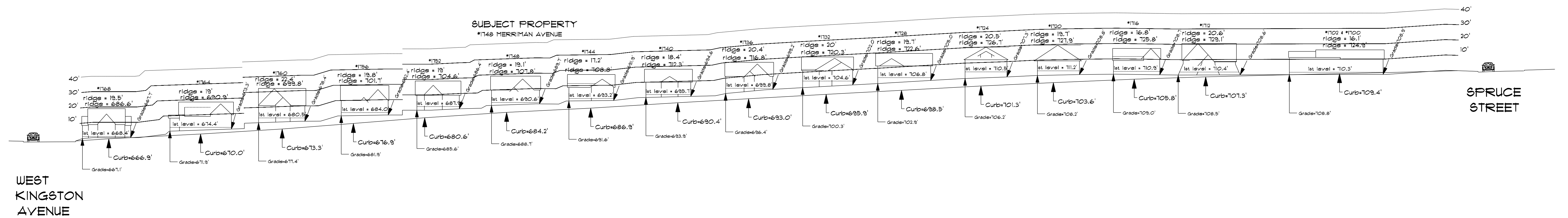


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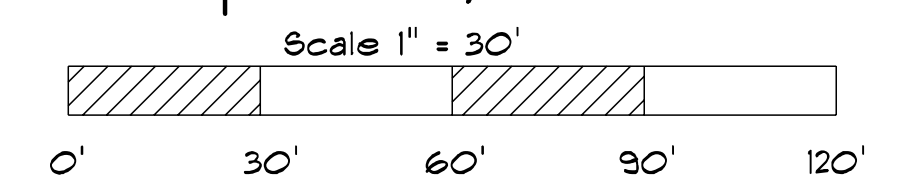
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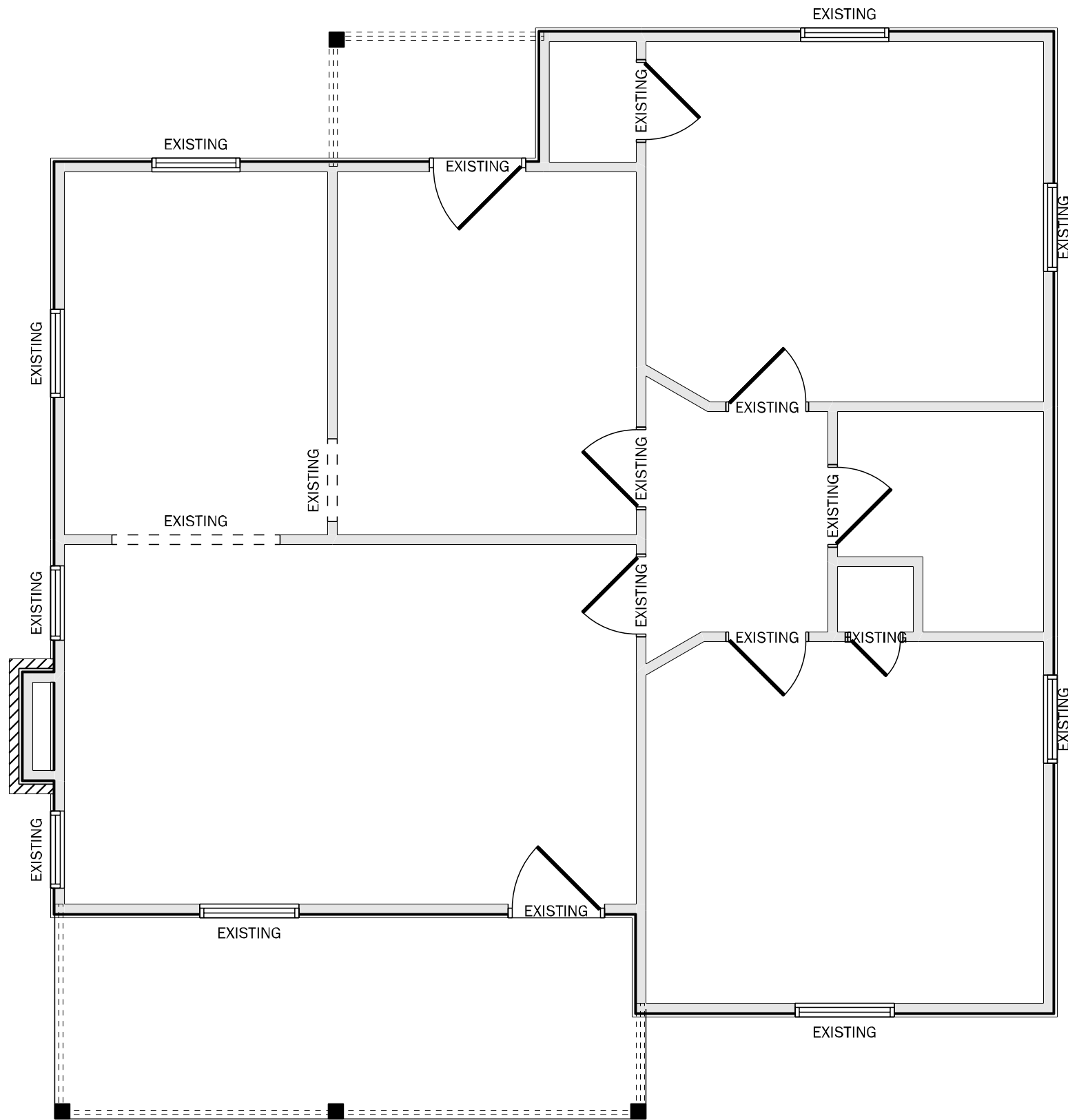
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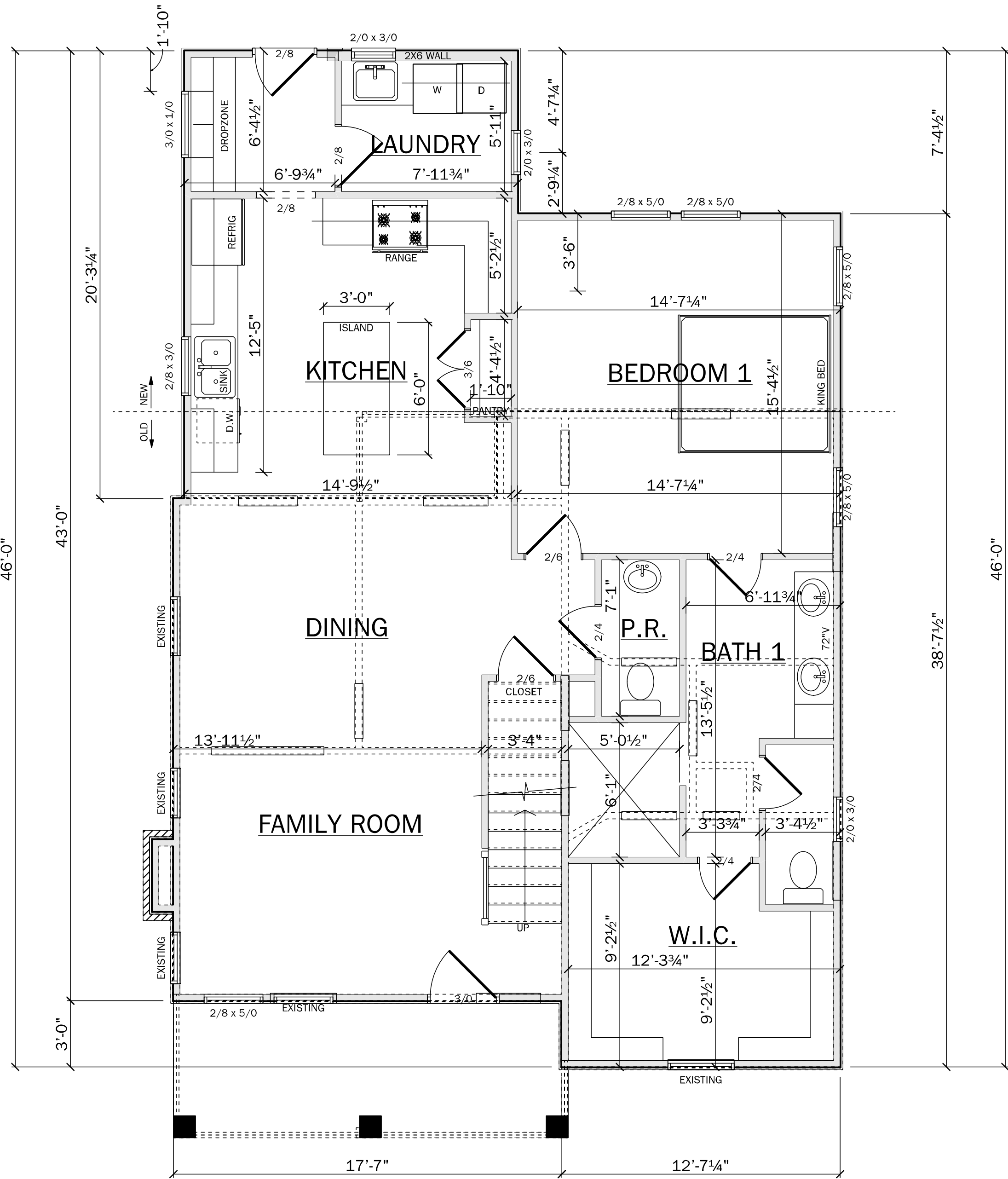
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JUNE SUBMITTAL



793 SQFT

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

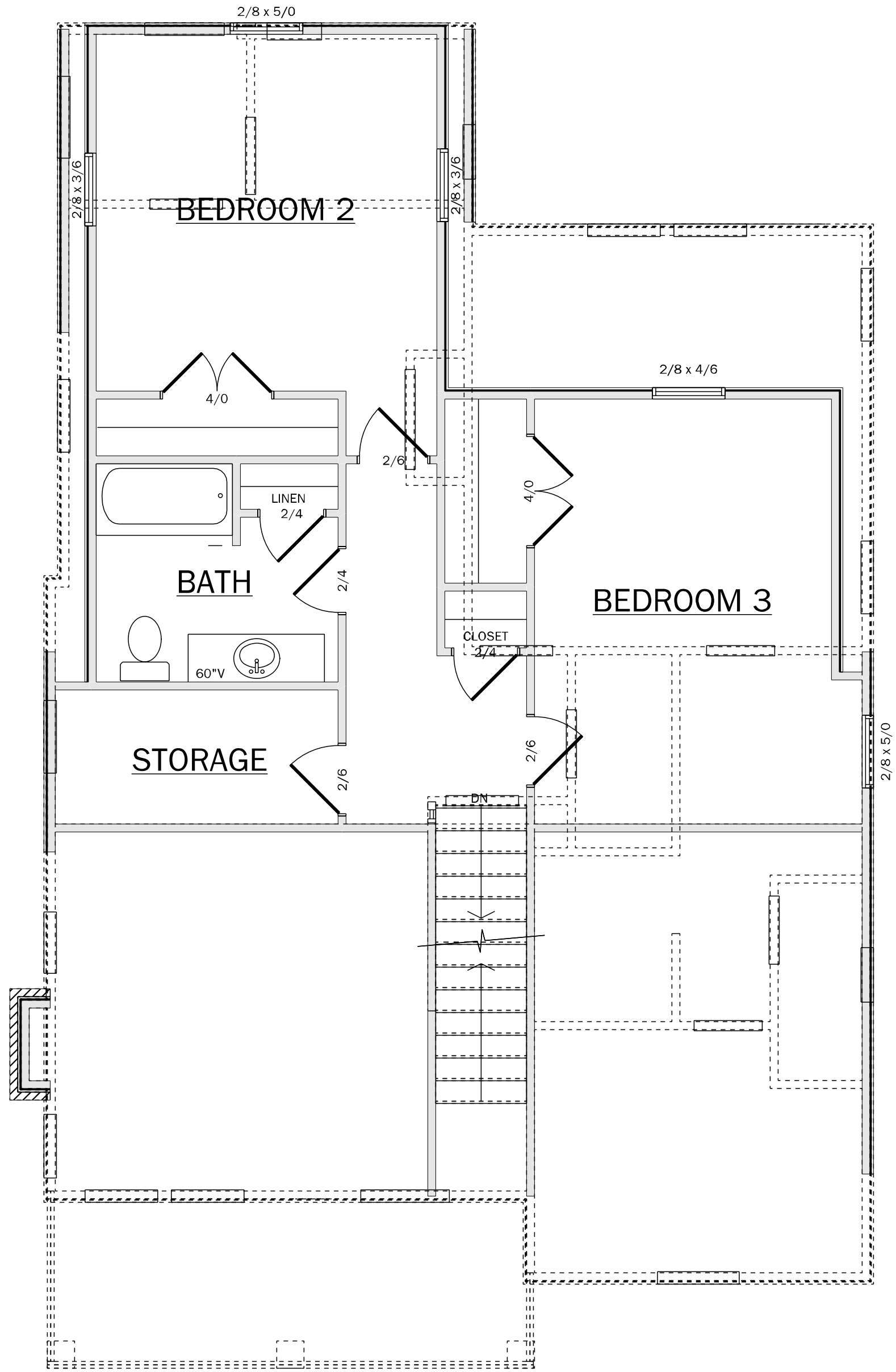


1298 SQFT

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

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SECOND FLOOR 5-22-19
SCALE: 1/4" = 1'-0"