



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2013-122

DATE: April 30, 2014

ADDRESS OF PROPERTY: 1208 Clement Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08118332

OWNER(S): Lauren Merrill

DETAILS OF APPROVED PROJECT: A new addition to the rear of the existing structure will be two stories. The ground level includes a screened porch and patio with heated living space above. All exterior materials to match existing which includes horizontal wood siding, brick foundation and asphalt shingle roof. A new dormer will be added to the front second story on the left side.

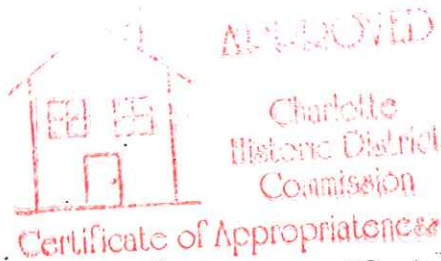
The new single car garage will be detached and located on the left side of the lot. The garage door will be a raised panel type. All exterior materials to match existing which includes horizontal wood siding, brick foundation and asphalt shingle roof. The garage will be one story.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman


Staff



HDC 2013-122

ADDRESS OF PROPERTY:
1208 CLEMENT AVE.
CHARLOTTE, NC

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

KEN WHELCHER
ARCHITECT
704-372-1325
MERRILL RESIDENCE
CHARLOTTE, NC
DATE: 7/15/2013

"HDC" SUBMITTAL
REVISIONS: 9/3/2013
STAFF APPROVAL
OF REVISIONS 1 & 2

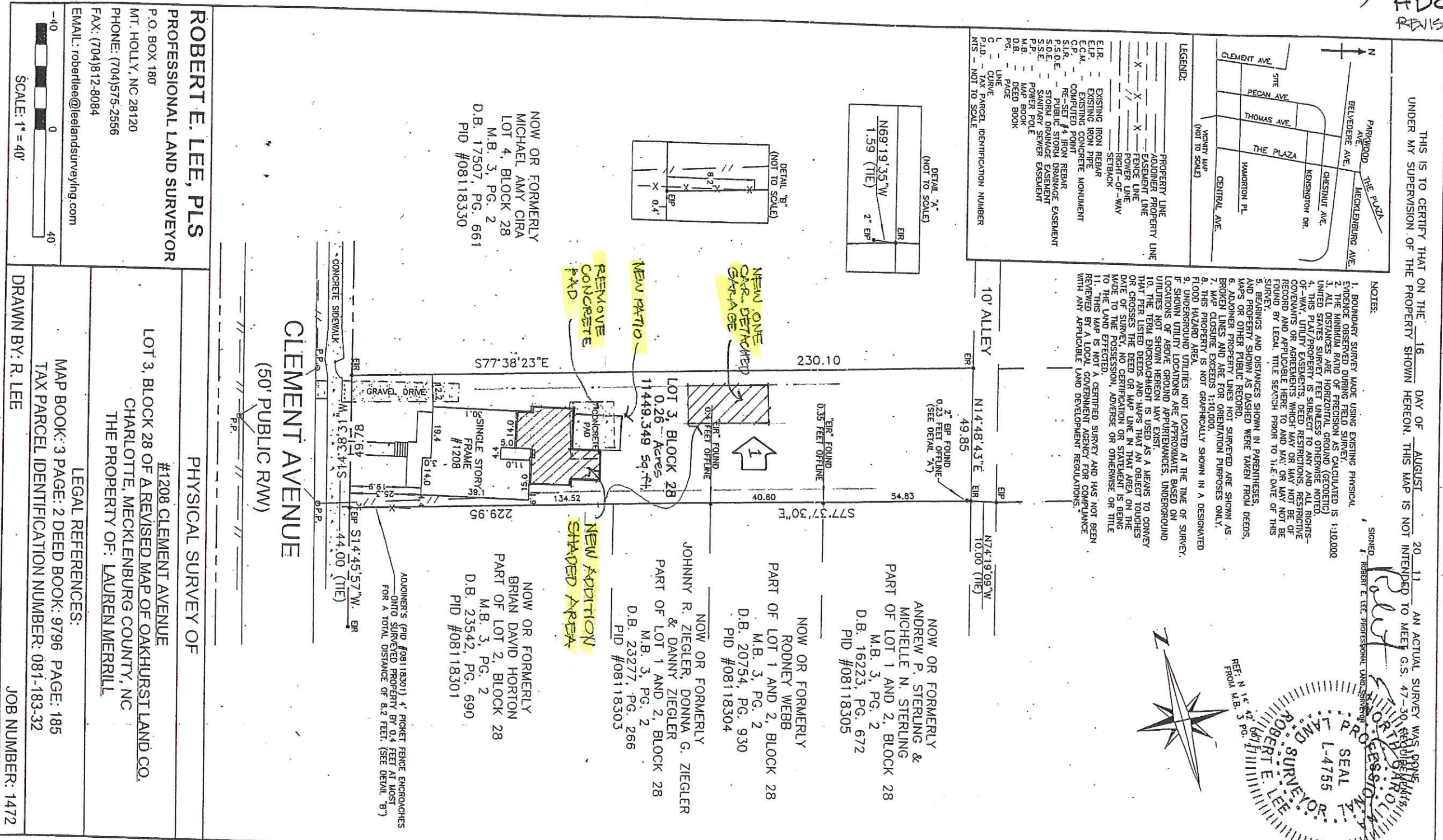
1 DETACHED GARAGE DELETE ATTACHED GARAGE

2 DORMER MOVED OVER TO BREAK ROOF LINE @ FRONT ELEV.

PARCEL NUMBER:
08118332

ZONING: R5
SETBACKS:
FRONT = 20'
REAR = 35'
SIDES = 5'

SHEET 1 OF 11



Revised site plan to show trees 3 Sept 2013



APPROVED

Charlotte
Historic District
Commission

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REQUIRED

4/30/2014

KEN WHELCHER
ARCHITECT
704-312-1325

MERRILL RESIDENCE
CHARLOTTE NC

DATE: 7/15/2013 "HDC" SUBMITTAL

REVISIONS: 9/3/2013

STAFF APPROVAL
OF REVISIONS 1/2

30'-0"

GRAVEL DRIVEWAY
35'-8" ± EXISTING

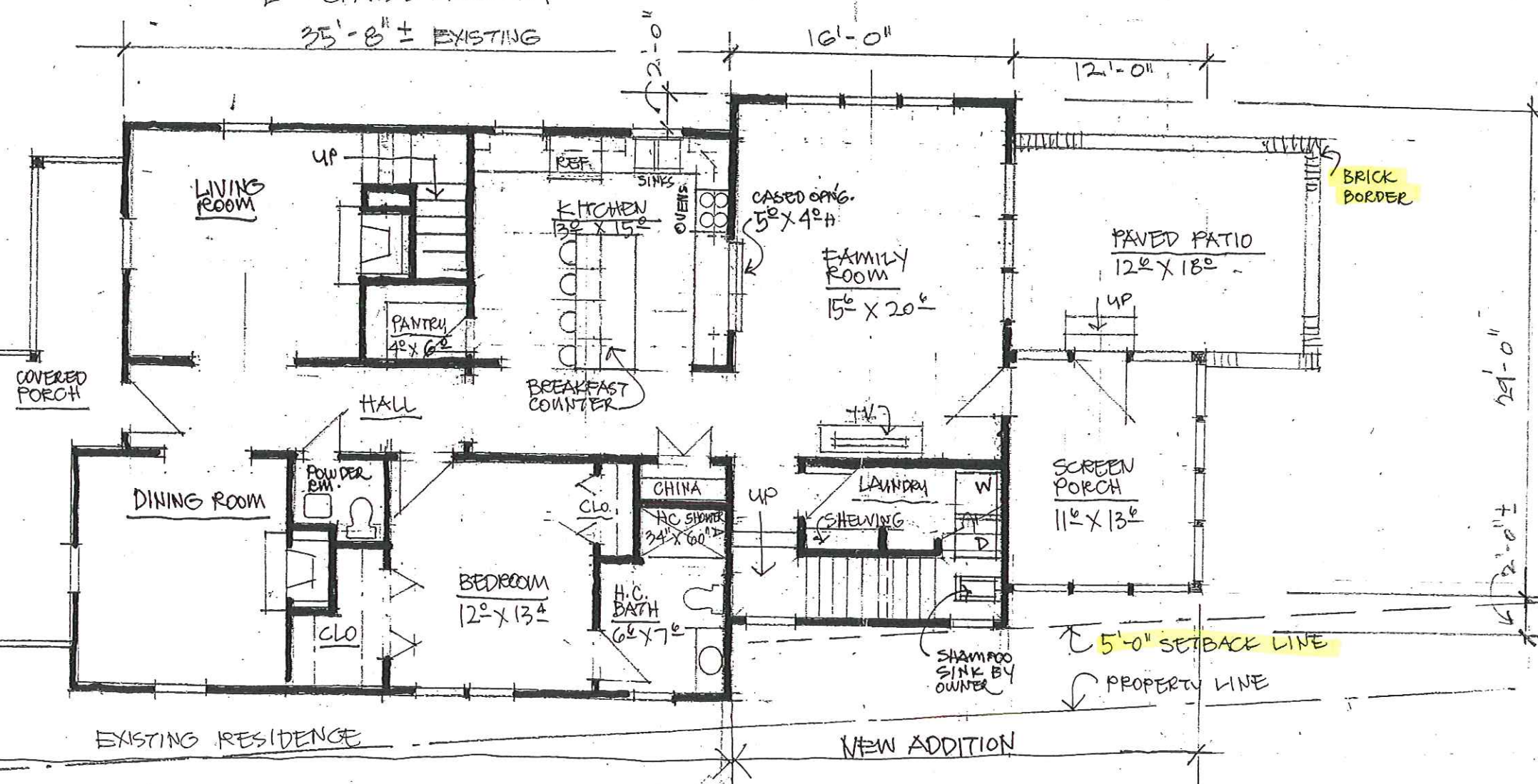
PROPERTY LINE

1

9' WIDE X 7'
GARAGE DO
ONE C
CONGR
FLOOR

CONC.
LANDING

SEE
SHEET
7A FOR
COMPLETE
PLAN



FIRST FLOOR PLAN WITH NEW ADDITION/RENOVATION
1/8" = 1'-0"

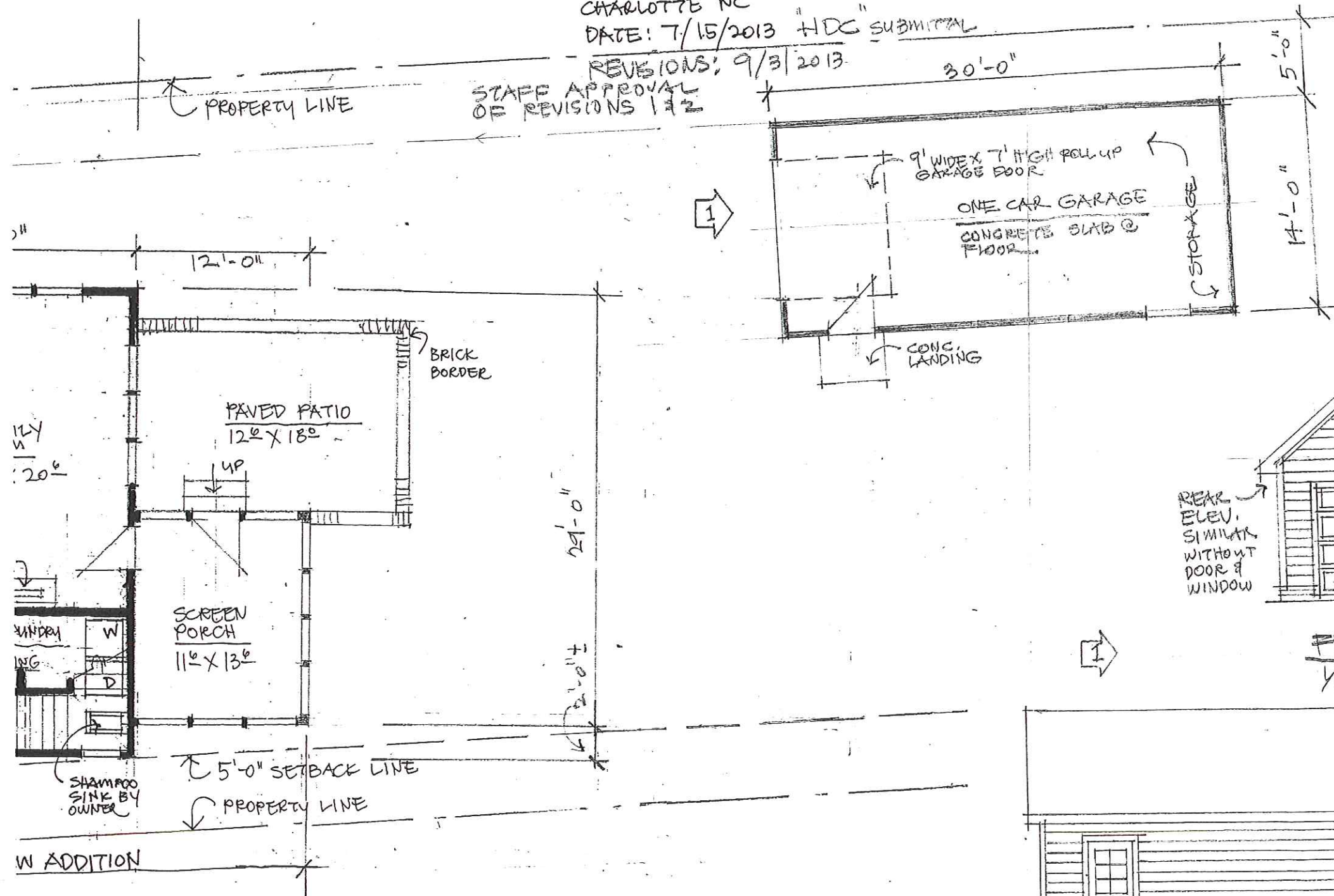
SHEET 7 OF 11

KEN WHELGHEL
ARCHITECT
704-372-1325

MERRILL RESIDENCE
CHARLOTTE NC

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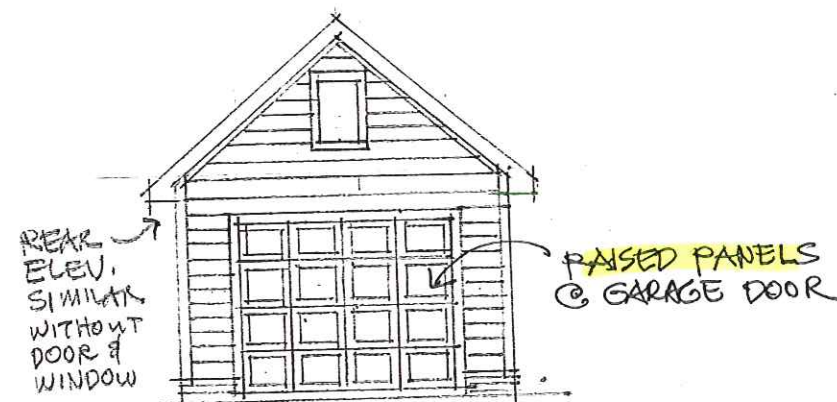


APPROVED

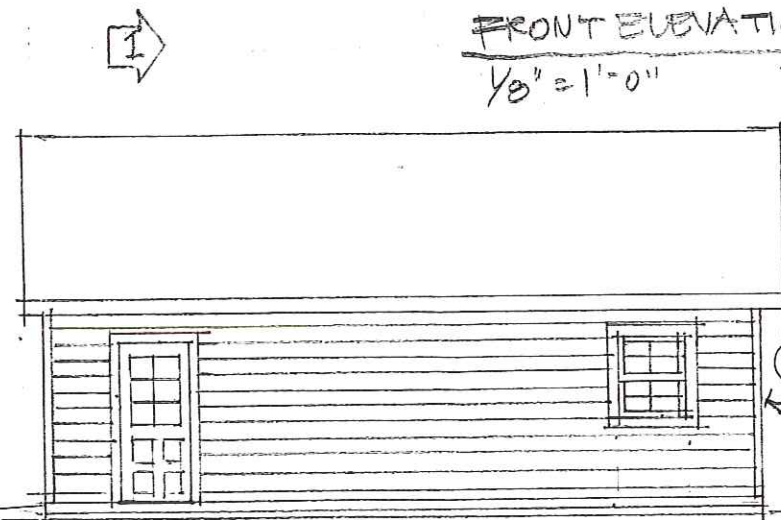
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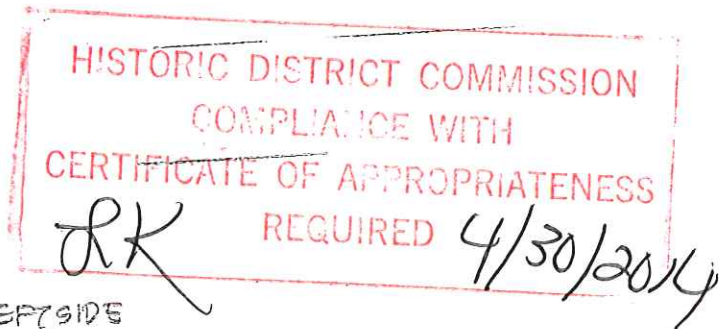
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FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



SHEET 7 A OF 11

W ADDITION
TION/RENOVATION



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REQUIRED 4/30/2014
RR

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

KEN WHELCHER
ARCHITECT

704-372-1325

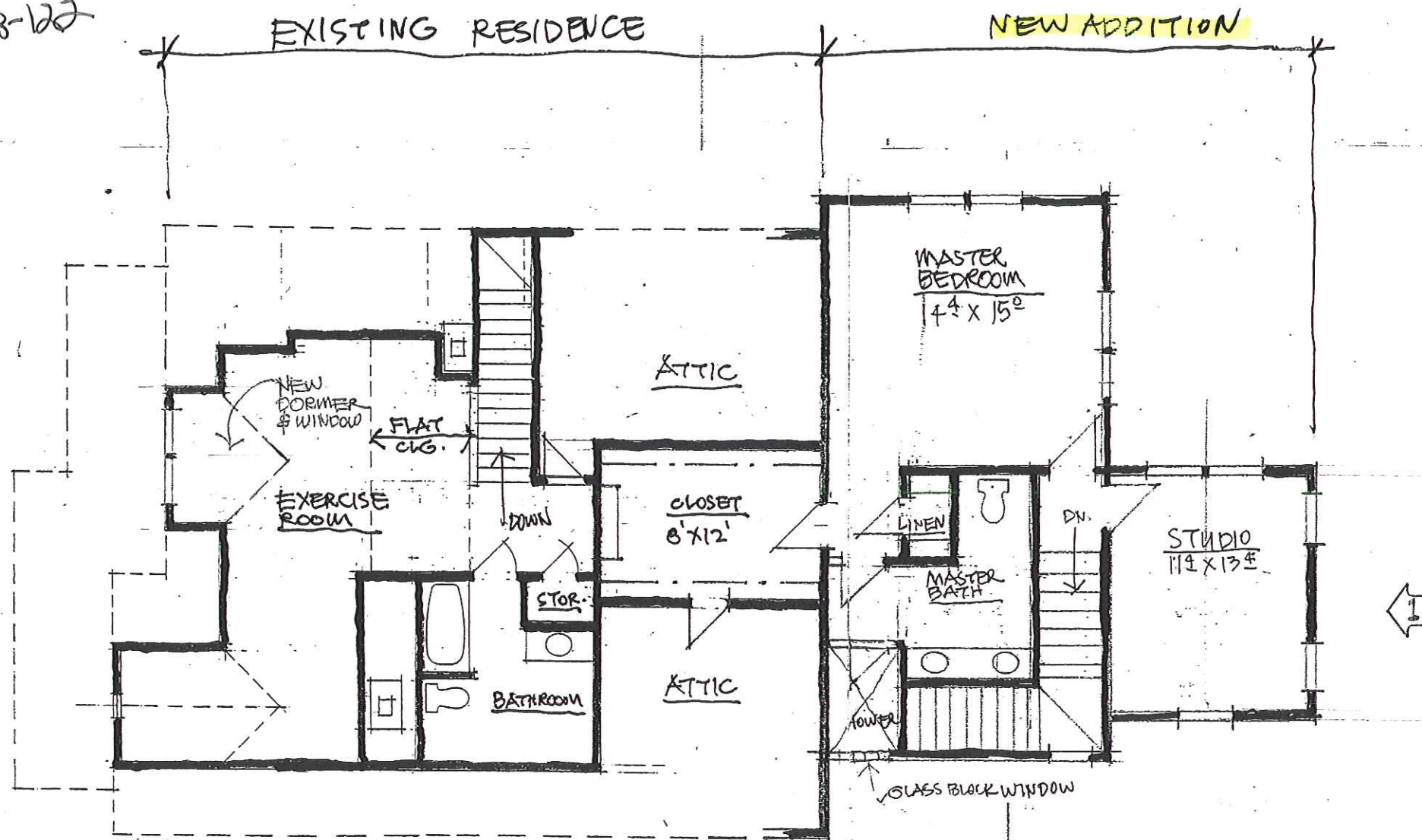
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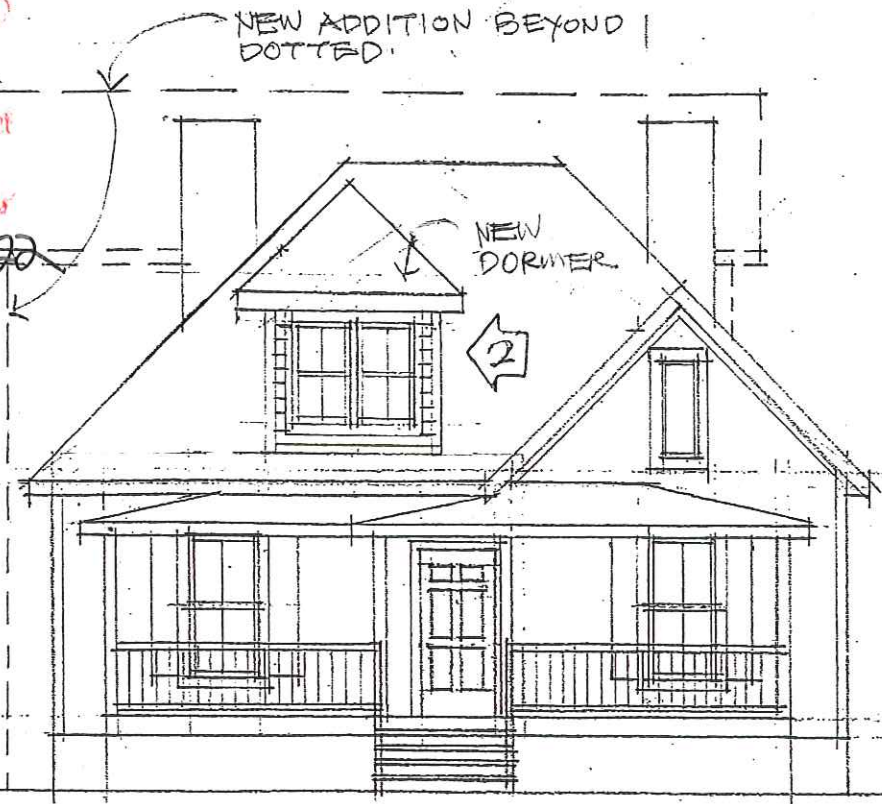
STAFF APPROVAL
OF REVISIONS 1 & 2



SECOND FLOOR PLAN WITH NEW ADDITION/RENOVATION
1/8" = 1'-0"



#HDC-2013-122



FRONT ELEVATION WITH NEW ADDITION/RENOVATION
1/8"=1'-0"

PRELIMINARY DRAWINGS
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WEPILL RESIDENCE
CHARLOTTE, NC

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OF REVISIONS 1 & 2

NOTE:
ALL EXTERIOR MATERIALS ON
NEW ADDITION ARE TO MATCH
EXISTING MATERIALS AS NOTED
ON SHEET 6

HISTORIC DISTRICT COMMISSION
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REQUIRED 4/30/2014
RK



SCREEN WIRE NEW ADDITION EXISTING RESIDENCE

LEFT SIDE ELEVATION WITH NEW ADDITION/RENOVATION
1/8"=1'-0"



REAR ELEVATION WITH NEW ADDITION
1/8" = 1'-0"

PRELIMINARY DRAWINGS
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ARCHITECT

MERRILL RESIDENCE
CHARLOTTE, NC

DATE: 7/15/2013

"HDC" SUBMITTAL

REVISIONS: 9/3/2013

STAFF APPROVAL
OF REVISIONS 192

NOTE:
ALL EXTERIOR MATERIALS ON
NEW ADDITION ARE TO MATCH
EXISTING MATERIALS AS NOTED
ON SHEET 6

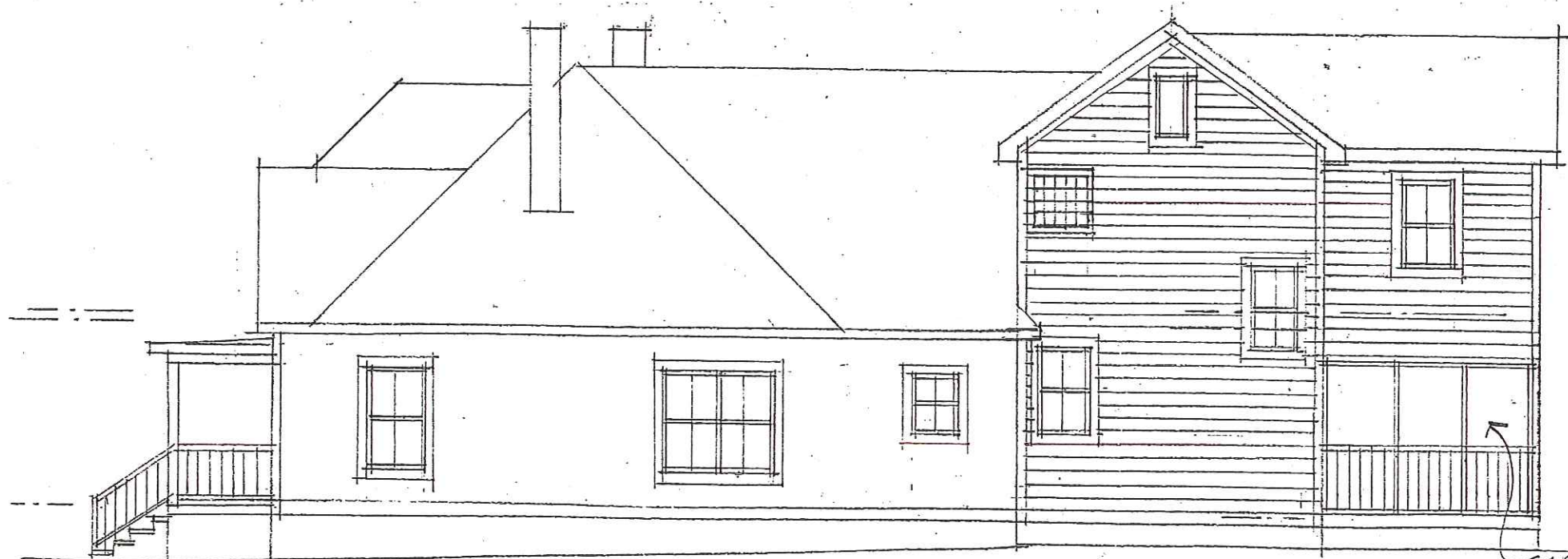


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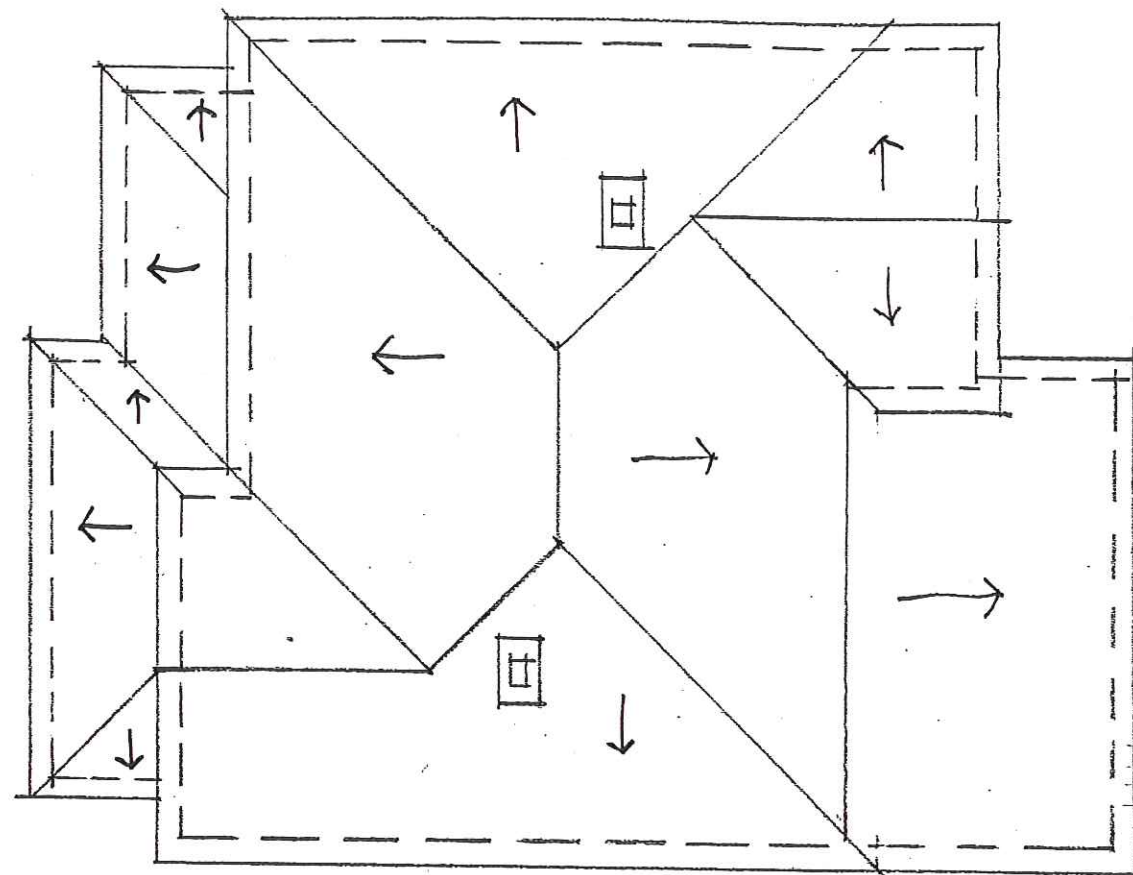
EXISTING RESIDENCE

NEW ADDITION

SCREEN WIRE

RIGHT SIDE ELEVATION WITH NEW ADDITION
1/8" = 1'-0"

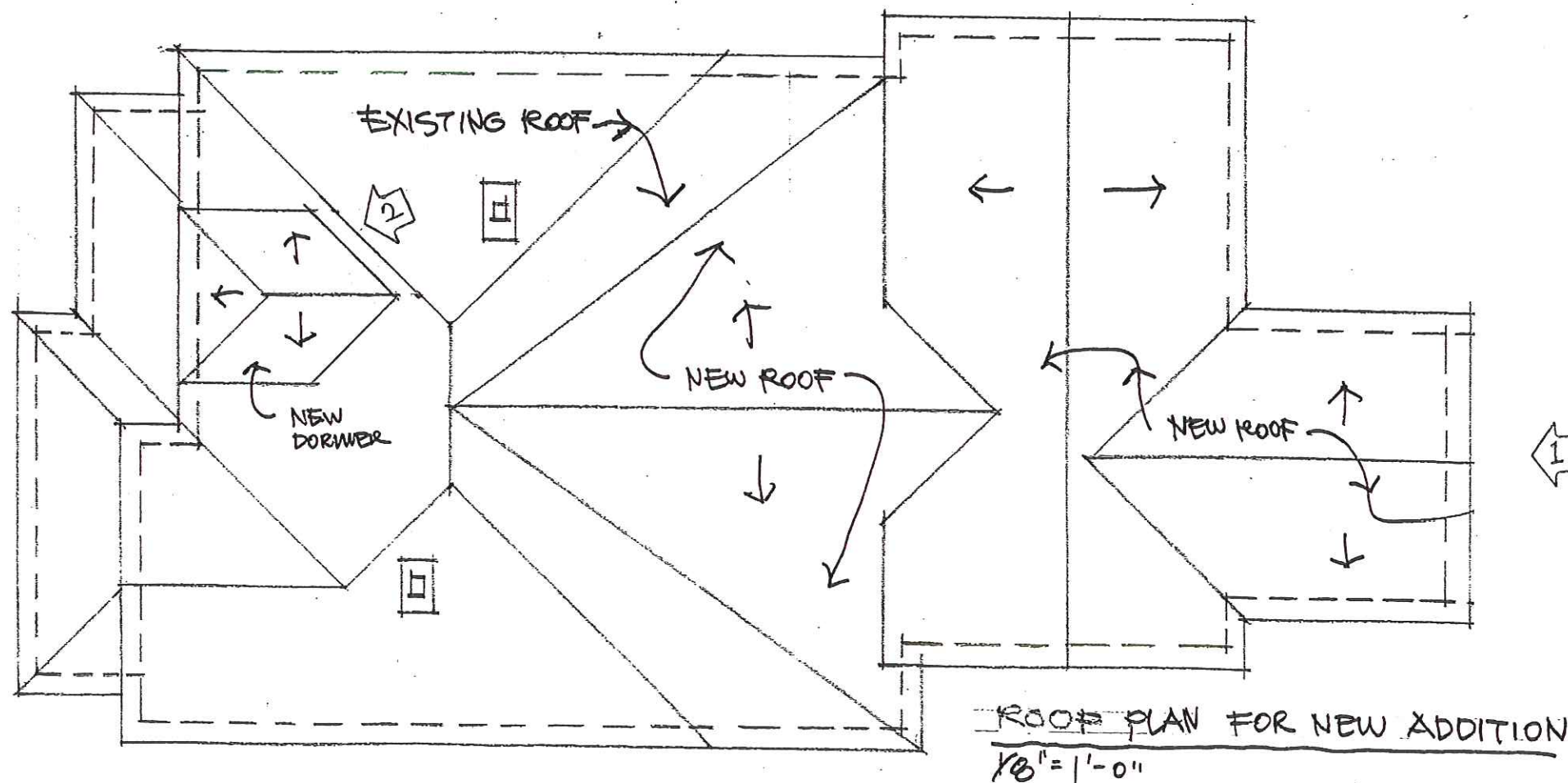
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PRELIMINARY DRAWINGS
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ROOF PLAN "EXISTING"
1/8" = 1'-0"



ROOF PLAN FOR NEW ADDITION
1/8" = 1'-0"

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