



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-184 DATE: August 21, 2014

ADDRESS OF PROPERTY: 1808 Merriman Avenue

HISTORIC DISTRICT: Wilmore TAX PARCEL NUMBER: 11909214

OWNER(S): Daedalus LLC

DETAILS OF APPROVED PROJECT: Rear Addition. Existing dilapidated rear addition will be demolished. New, conditioned space will be added. Foundation will be reused for new addition and matched where necessary. Rear facing gable will tie onto existing roof below the ridge. New 10'x30' wooden deck will be added beyond new addition. See exhibit labelled 'Aug 2014 Proposed Addition'. Windows will be replaced on the house using wooden STDL replacement windows in the same openings. Materials of addition (including brick, windows, roofing, trim, etc.) and details (including soffit/fascia treatment, overhang, window configuration, etc.) will match existing. NOTE: New siding will be lapped wood. Deck rail will be appropriately detailed (balusters die into horizontal pieces at the top and bottom with an additional trim piece on the hand rail). See Exhibit labelled 'New Rear Elevation Aug 2014'.

Applicable Policy & Design Guidelines: PROJECTS ELIGIBLE FOR ADMINISTRATIVE APPROVAL page 23

- *Work in Rear Yards, including: Additions to the rear of buildings that are neither taller nor wider than the existing structure*
- *Decks*

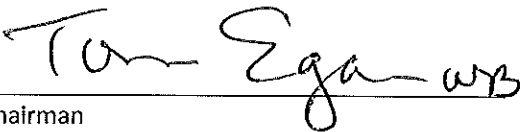
WINDOWS AND DOORS

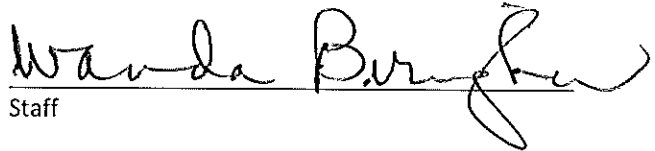
1. *All replacement doors and windows should retain the same configuration and details as the originals.*
3. *All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows. (STDL)*
4. *Ideally, window and door openings cannot be reduced or enlarged in size.*
5. *All newly installed and replacement windows must have property trim that recognizes historic precedent on the building and its context.*

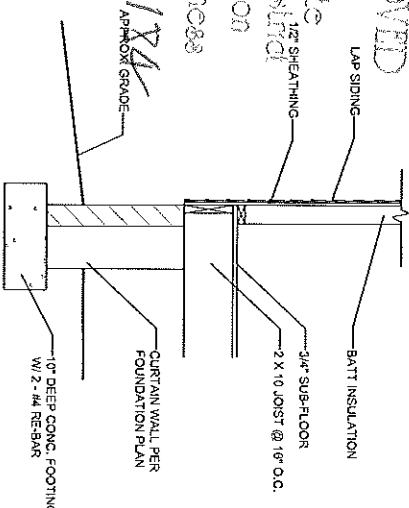
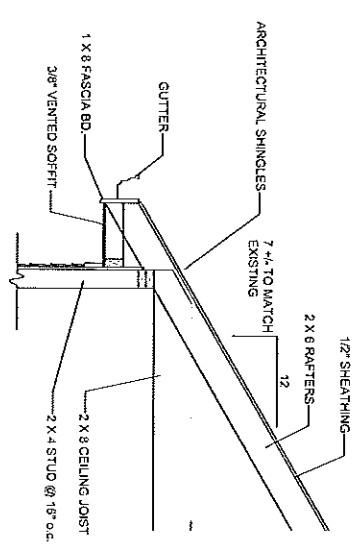
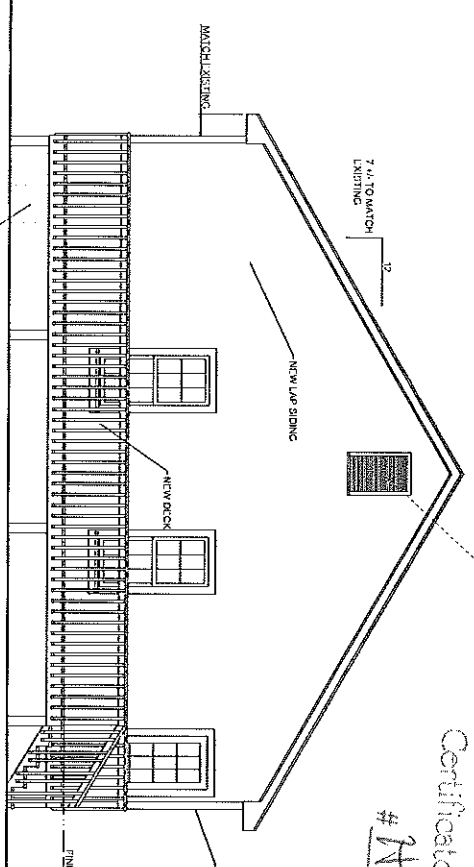
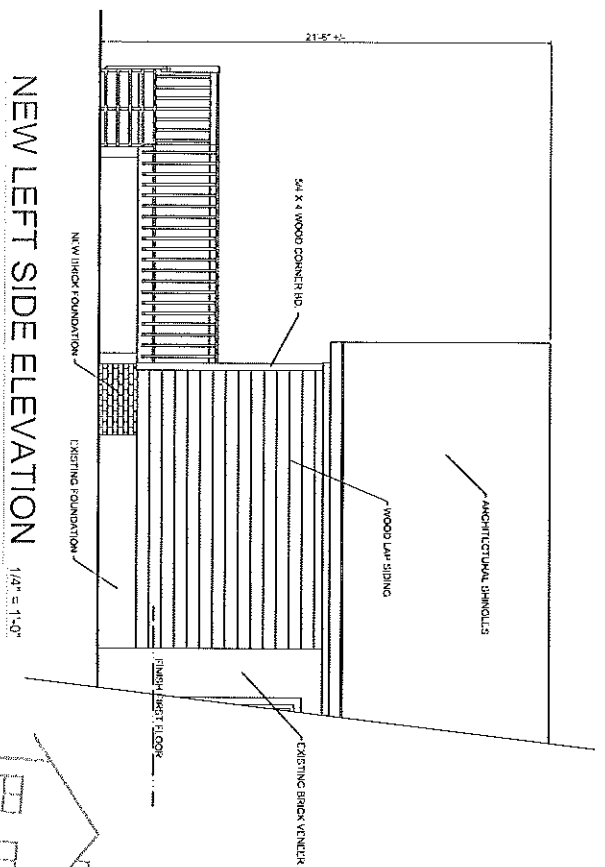
This application meets guidelines as to placement of addition and materials, and details of window replacement.

- 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

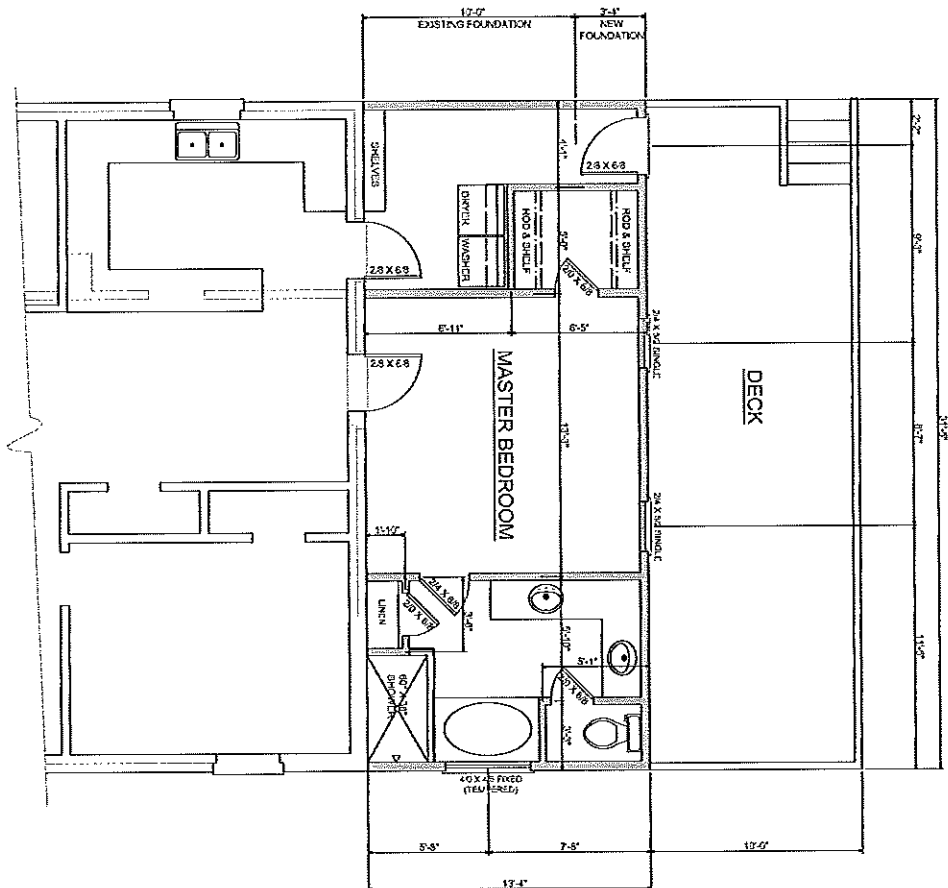

Staff



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#ADC-2014-174

Aug 2014

3	ELEVATIONS / WALL SECTION	Renovations and Additions at 1808 Merriman Av. Charlotte, NC		Daedalus Properties Charlotte, NC 704-589-5907 Office 704-577-5412 Fax	
		DATE: 8-10-14 DRAWN BY: BILL ELMORE CHECK:			



Original 2014

PROPOSED ADDITION 148 ± SQ. FT.
148 ADDITIONAL SQUARE FEET