



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-192

DATE: October 13, 2015

ADDRESS OF PROPERTY: 1529 Merriman Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909814

OWNER(S): Megan Aycinena, (Allen Brooks, Applicant)

DETAILS OF APPROVED PROJECT: The proposal is a new two story single family house. Features of the house include a full width porch, centered dormers, wood siding, brick foundation, wood windows with traditional trim detail, eave brackets and exposed rafter ends. The height from the first floor elevation is approximately 23'. The front setback is approximately 30'-6" from the back of sidewalk to the front porch. A tree in the front yard will be removed.

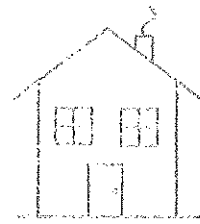
The project was approved by the HDC September 9, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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

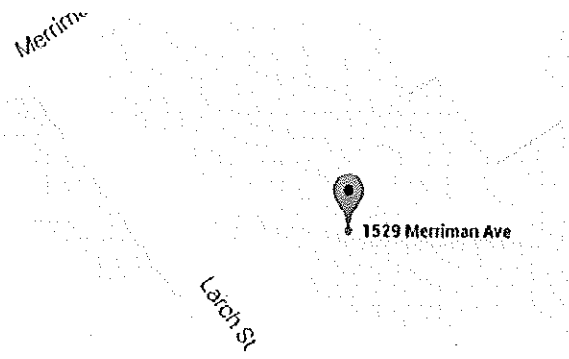


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Charlotte
Historic District
Commission

Certificate of Appropriateness

#2117-192



VICINITY MAP

INDEX OF DRAWINGS

A-0 Cover Sheet

Houses In Wilmore District
Site Context
Street Scape

- A-1 Proposed Site Plan
- A-1.1 Proposed Site Plan w/Context
- A-2 Proposed Plans
- A-3 Proposed Plans
- A-4 Proposed Elevations
- A-5 Proposed Elevations
- A-6 Building Sections



SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Proposed First Floor:	1461 S.F.	345 S.F.
Proposed Second Floor:	751 S.F.	0 S.F.

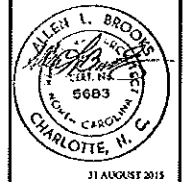
Total: 2,212 S.F. 345 S.F.
 Total Under Roof: 2,557 S.F.

NOTE:
 Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.



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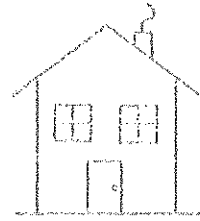
1529 Merriman Avenue, Charlotte, NC 28203

PROJ NO - 15087
ISSUED - 31 AUGUST 2015
REVISIONS - 09 OCT 2015

COVER SHEET

A-0

OF SEVEN



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2015-02



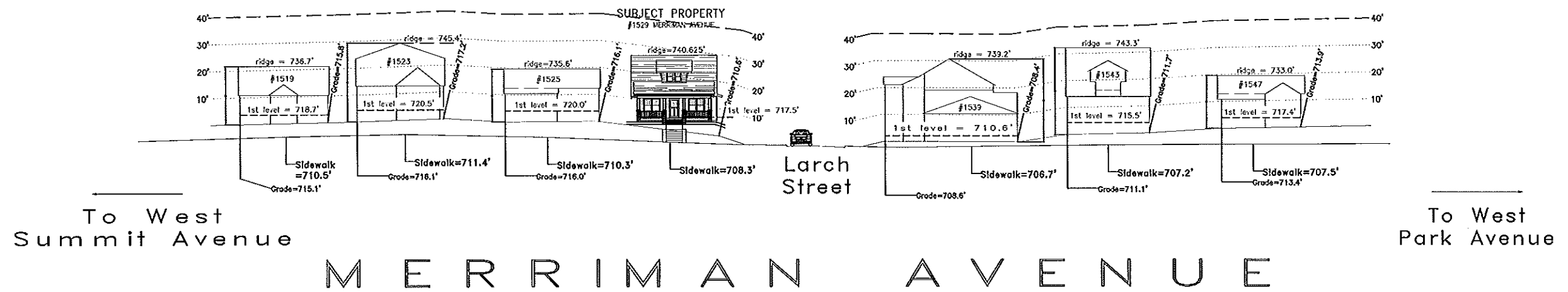
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STREET SCAPE

1" = 20'-0"



FIG. NO. 1507
ISSUED 31 AUGUST 2015
REVISIONS 09 OCT 2015

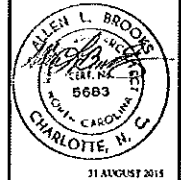
STREET SCAPE

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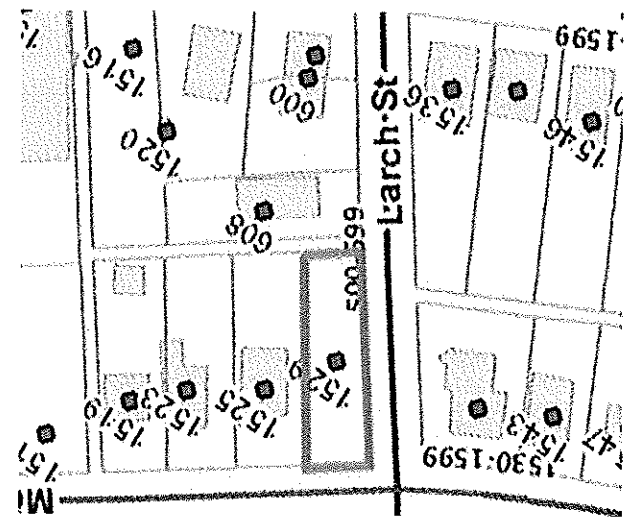
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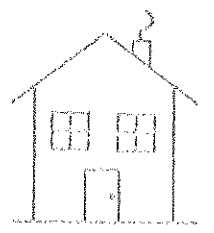
PROJ. NO.: 1507
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 REVISED: 19 OCT 2015

EXISTING & PROPOSED SITE PLANS

A-1
 OF SEVEN



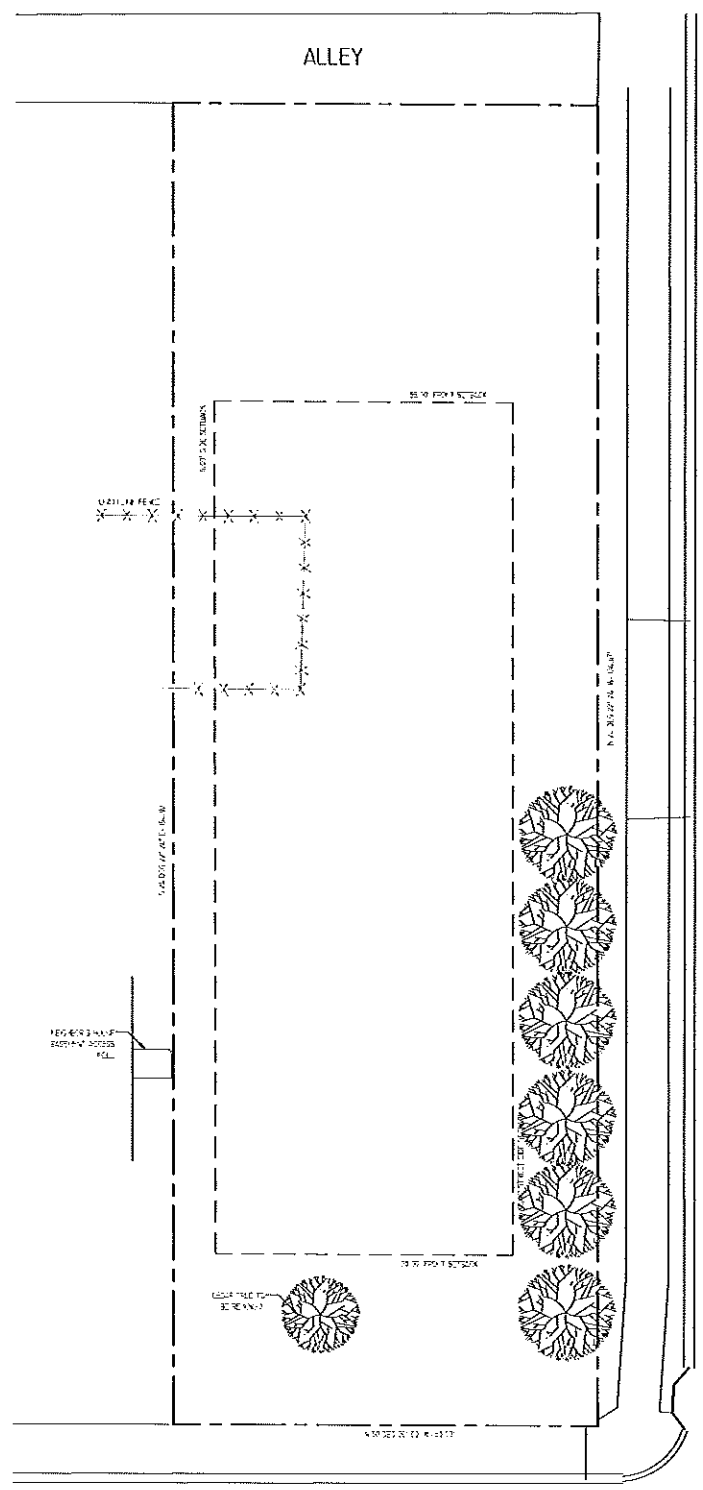
③ VICINITY MAP
 N.T.S.



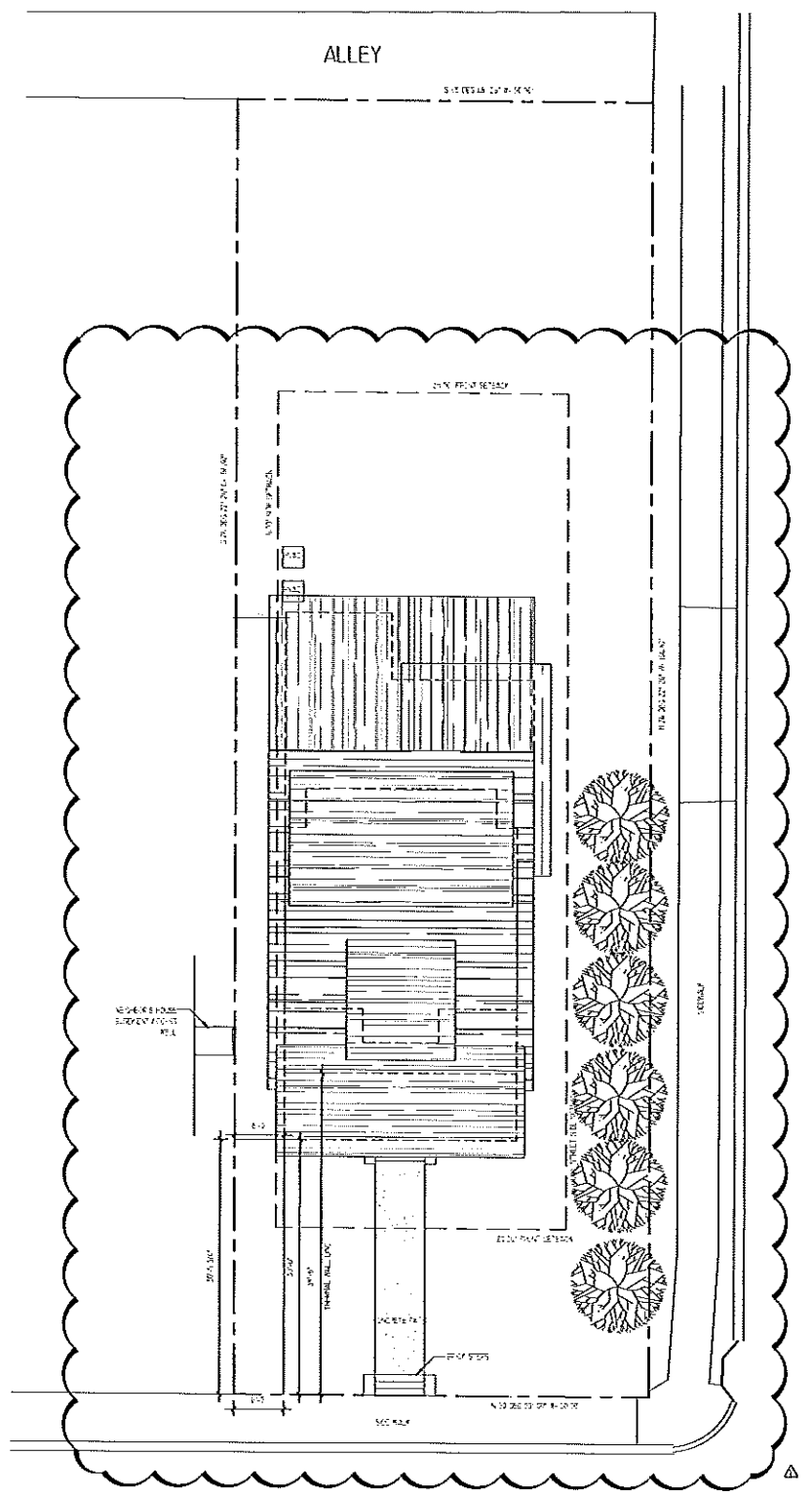
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2015-42



② EXISTING SITE PLAN
 1" = 10'-0"



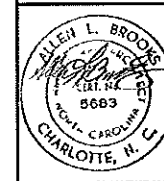
① PROPOSED SITE PLAN
 1" = 10'-0"





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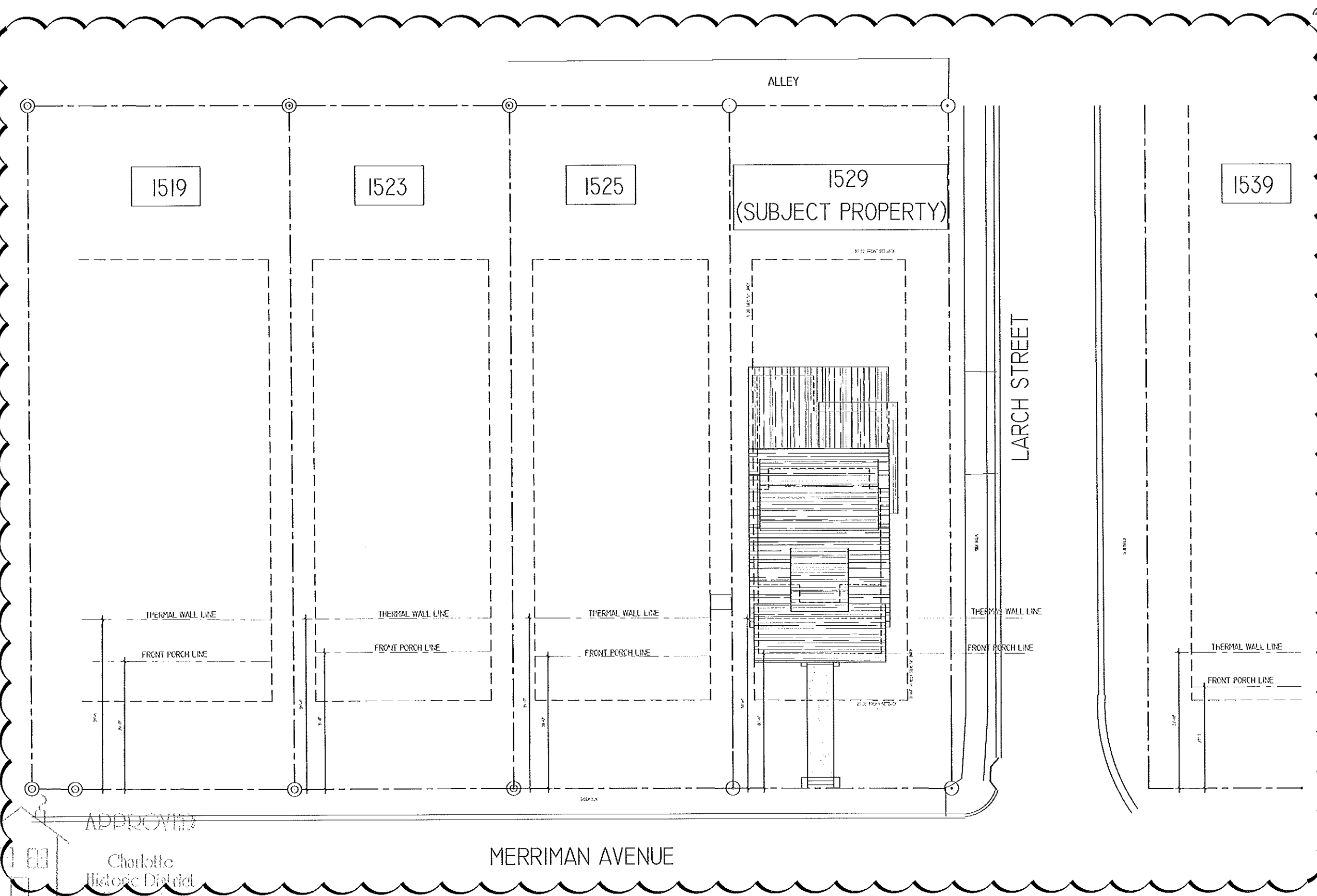
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PROJ. NO. 15057
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PROPOSED SITE PLANS & NEIGHBOR'S SETBACK

A-1.1

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MERRIMAN AVENUE

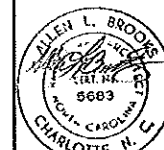
① SKETCH SHOWING NEIGHBOR'S BUILDING FRONT SETBACK
 1" = 10'-0"
 NOTE: INFORMATION ON NEIGHBOR'S BUILDING SETBACK PROVIDED BY DONNA BOYCE





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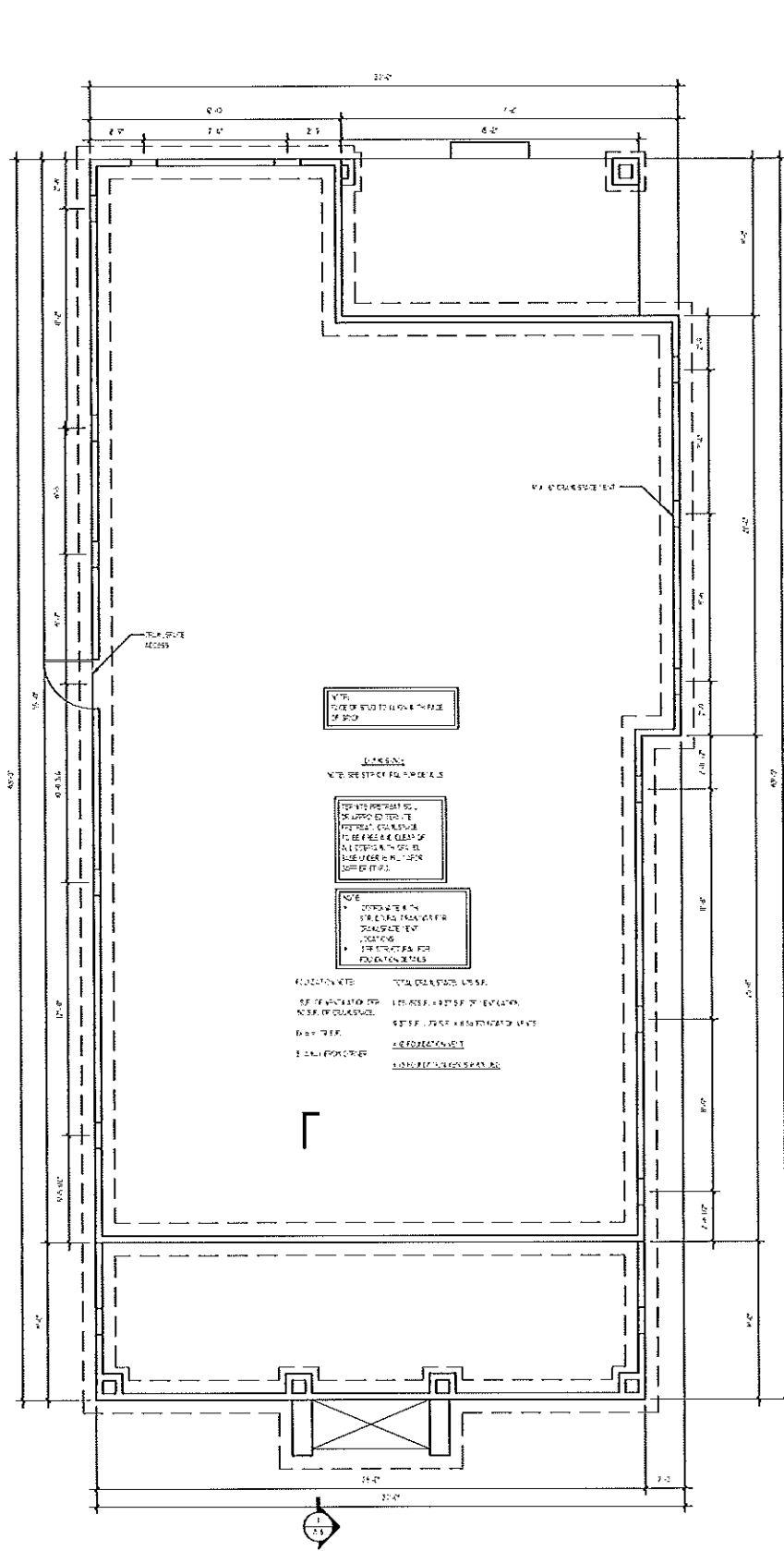
DRAWN

AREA SCHEDULE			
ID	SIZE	AREA (SQ FT)	TYPE
A	28' x 15' 0"	7' 0"	DOUBLE GLASS
B	28' x 28' 0"	7' 0"	DOUBLE GLASS
C	10' x 11' 0"	7' 0"	SLIDE

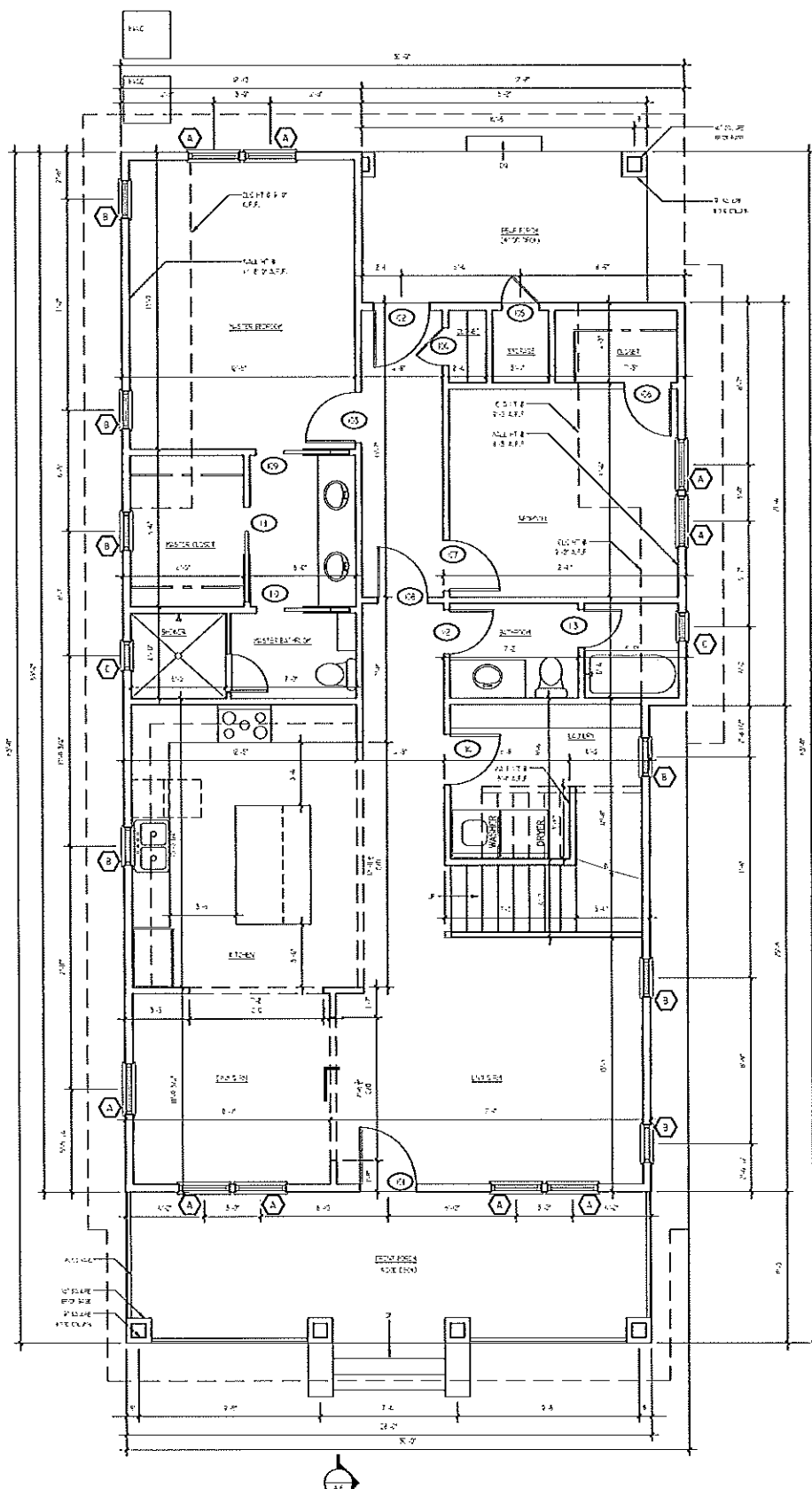
NOTE:
 * REFER TO DETAILS FOR FINISHES AND MATERIALS.
 * REFER TO DETAILS FOR FINISHES AND MATERIALS.
 * REFER TO DETAILS FOR FINISHES AND MATERIALS.
 * REFER TO DETAILS FOR FINISHES AND MATERIALS.

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

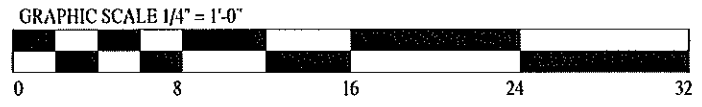
FIRST FLOOR DOOR SCHEDULE		
ID	SIZE	LOCATION
01	28' x 15' 0"	SCREENED
02	28' x 28' 0"	FRONT ENTRY
03	28' x 15' 0"	FRONT ENTRY
04	28' x 15' 0"	SCREENED
05	28' x 15' 0"	SCREENED
06	28' x 15' 0"	SCREENED
07	28' x 15' 0"	SCREENED
08	28' x 15' 0"	SCREENED
09	28' x 15' 0"	SCREENED
10	28' x 15' 0"	SCREENED
11	28' x 15' 0"	SCREENED
12	28' x 15' 0"	SCREENED
13	28' x 15' 0"	SCREENED
14	28' x 15' 0"	SCREENED
15	28' x 15' 0"	SCREENED
16	28' x 15' 0"	SCREENED
17	28' x 15' 0"	SCREENED
18	28' x 15' 0"	SCREENED
19	28' x 15' 0"	SCREENED
20	28' x 15' 0"	SCREENED
21	28' x 15' 0"	SCREENED
22	28' x 15' 0"	SCREENED
23	28' x 15' 0"	SCREENED
24	28' x 15' 0"	SCREENED
25	28' x 15' 0"	SCREENED
26	28' x 15' 0"	SCREENED
27	28' x 15' 0"	SCREENED
28	28' x 15' 0"	SCREENED
29	28' x 15' 0"	SCREENED
30	28' x 15' 0"	SCREENED
31	28' x 15' 0"	SCREENED
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74	28' x 15' 0"	SCREENED
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85	28' x 15' 0"	SCREENED
86	28' x 15' 0"	SCREENED
87	28' x 15' 0"	SCREENED
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90	28' x 15' 0"	SCREENED
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92	28' x 15' 0"	SCREENED
93	28' x 15' 0"	SCREENED
94	28' x 15' 0"	SCREENED
95	28' x 15' 0"	SCREENED
96	28' x 15' 0"	SCREENED
97	28' x 15' 0"	SCREENED
98	28' x 15' 0"	SCREENED
99	28' x 15' 0"	SCREENED
100	28' x 15' 0"	SCREENED



② PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



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 Certificate of Appropriateness
 # 2015-192

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PROJ. NO.: 1507
 ISSUED: 31 AUGUST 2015
 REVISIONS: 05 OCT 2015

PROPOSED PLANS
A-2
 OF SEVEN

WINDOW SCHEDULE			
ID	SIZE	GLASS-COAT	TYPE
W1	2'-0" x 7'-0"	7-0"	DOUBLE-HUNG
W2	2'-0" x 3'-0"	7-0"	DOUBLE-HUNG
W3	1'-0" x 1'-0"	7-0"	PANE

* ALL WINDOW SCHEDULES SHALL BE OF AN ALUMINUM FRAME WITH
 1/2" x 1/4" GLASS
 * WORK TO DOUBLE-HUNG WINDOWS SHALL BE INSTALLED TO THE
 JOINTS FOR WEATHERING
 * SEE ELEVATIONS FOR WINDOW SCHEDULES AND WINDOW SIZES
 FOR DETAILS OF WINDOW SCHEDULES

* THE GLASS SHALL BE 1/4" THICK, UNLESS OTHERWISE NOTED, AND SHALL BE
 LEADED GLASS.

SECOND FLOOR DOOR SCHEDULE		
ID	SIZE	LOCATION
D1	2'-0" x 6'-0"	ENTRANCE
D2	2'-0" x 6'-0"	NORTH
D3	2'-0" x 6'-0"	SOUTH
D4	2'-0" x 6'-0"	BEDROOM
D5	2'-0" x 6'-0"	BEDROOM
D6	1'-0" x 5'-0"	LINEAR CLOSET
D7	1'-0" x 5'-0"	CLOSET



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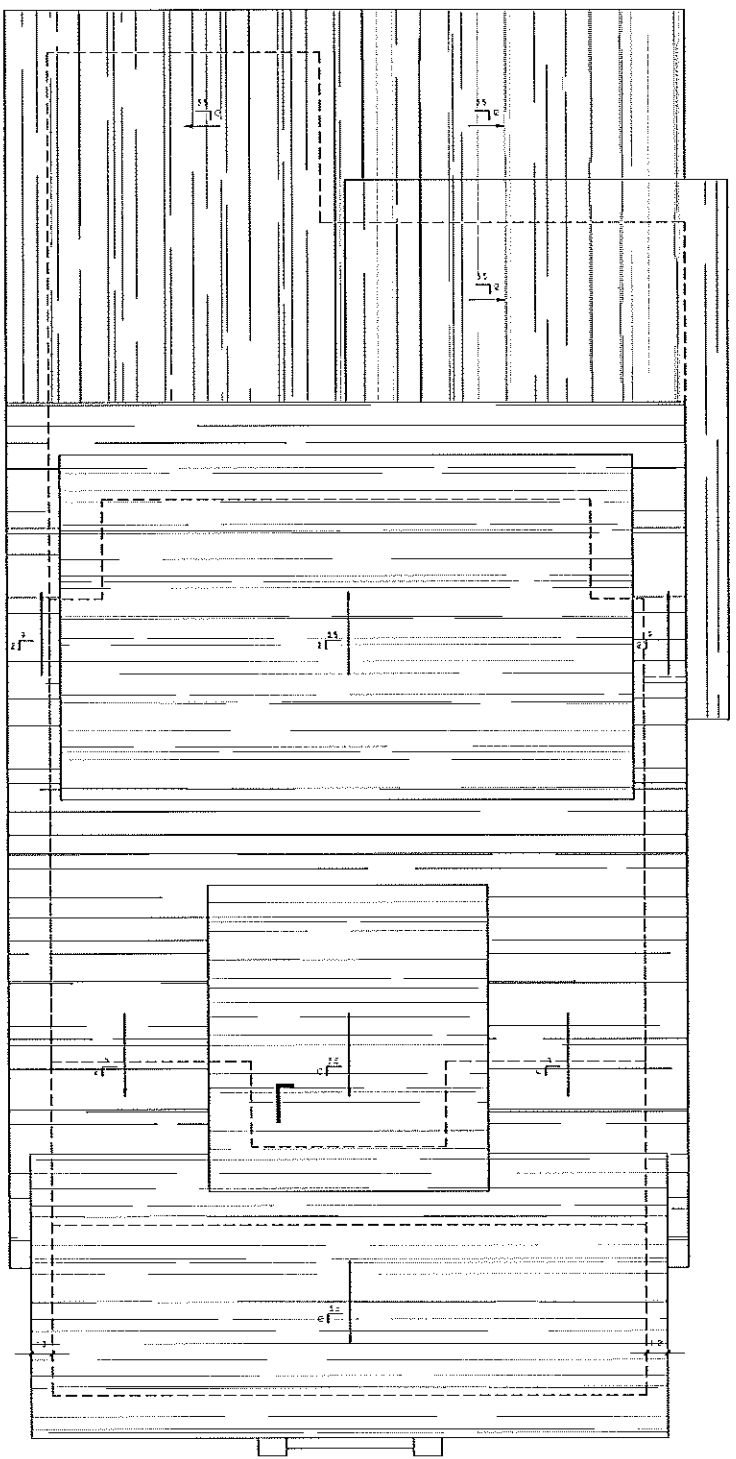
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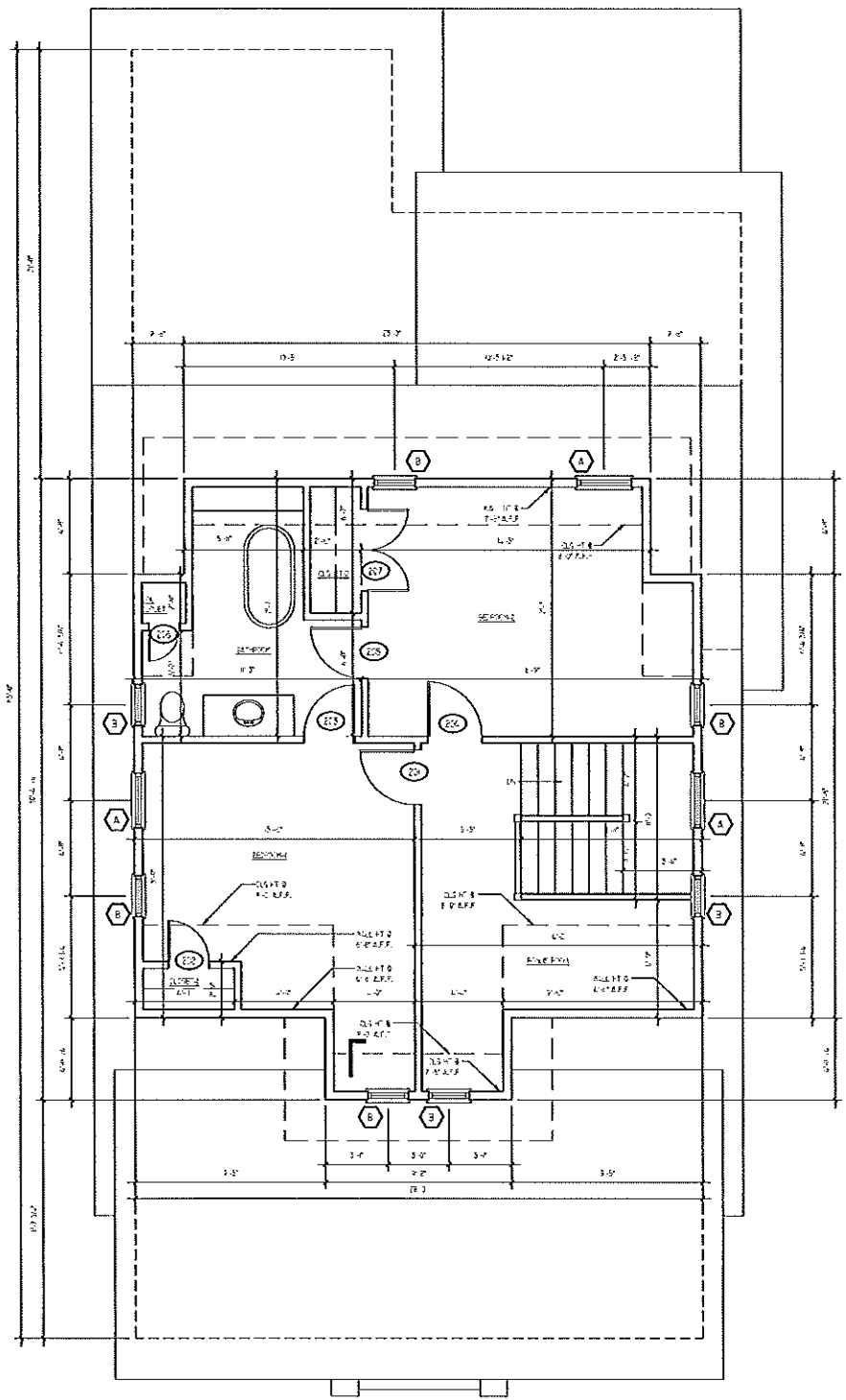
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 REVISIONS - 19 OCT 2015

PROPOSED PLANS
A-3
 OF SEVEN

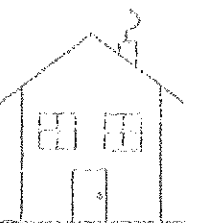
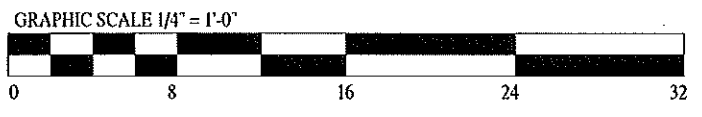
NOTE:
 1. ALL WALLS SHALL BE 8" CMU
 2. ALL DOORS SHALL BE 1-1/2" THICK



② PROPOSED ROOF PLAN
 1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



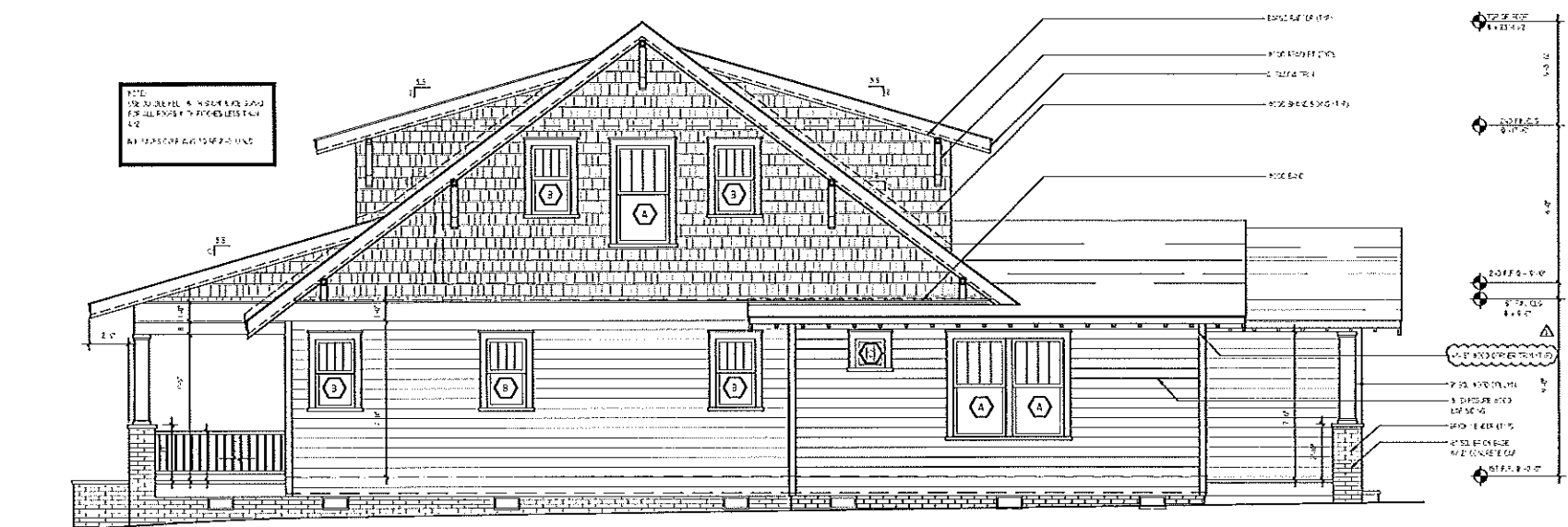
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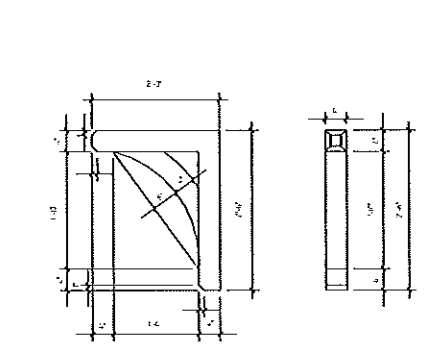


NOTE:
USE DOUBLE 1/4\"/>

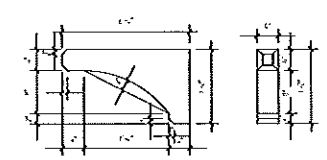
ANODA SCHEDULE			
NO.	SIZE	COLOR/COAT	TYPE
A	2'-8 1/2\"/>		
B	2'-0 1/2\"/>		
C	1'-6 1/2\"/>		

NOTE:
 1. REFER TO DETAILS FOR FINISH OF ROOFING & SIDING.
 2. TOP OF FINISH.
 3. FINISH TO BOTTOM OF ANODE IS SHOWN UNLESS NOTED OTHERWISE.
 4. SEE ELECTRICAL FOR PANEL & METER. VERIFY WITH INSURANCE FOR PERMITS OF TOWER & BASE.
 5. NOTE ALL ANODES MUST BE 1/2\"/>

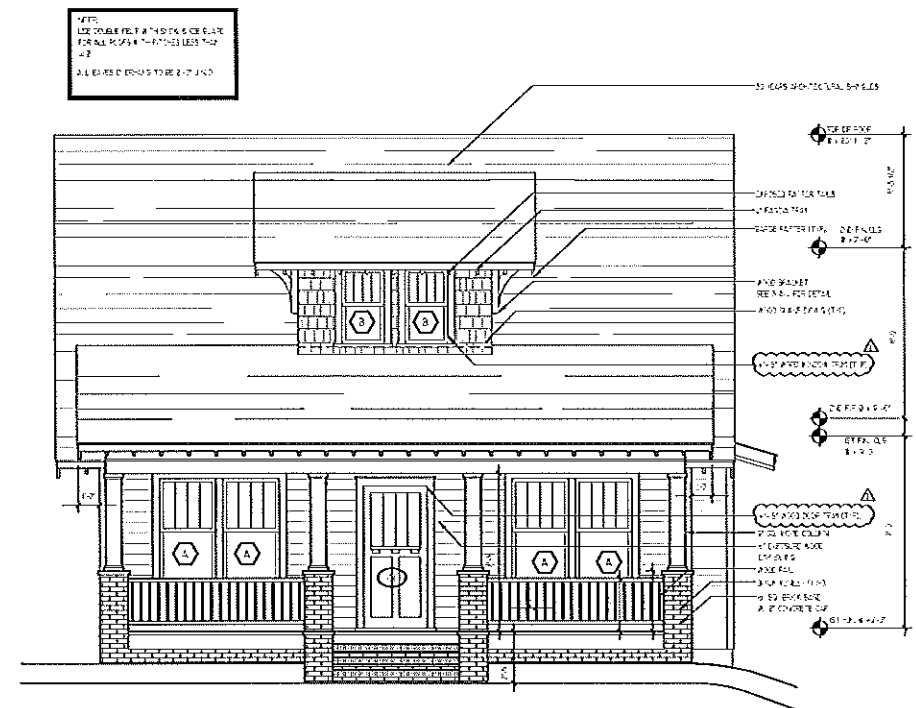
② PROPOSED LARCH STREET SIDE ELEVATION
1/4" = 1'-0"



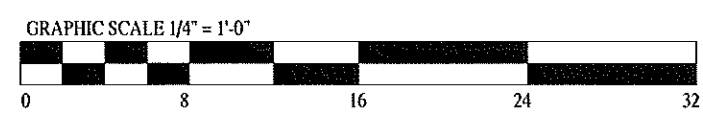
③ WOOD BRACKET DETAIL
3/4" = 1'-0"



④ WOOD BRACKET DETAIL
3/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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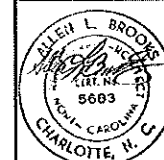
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 REVISIONS - 09 OCT 2015

PROPOSED ELEVATIONS
A-4
 OF SEVEN



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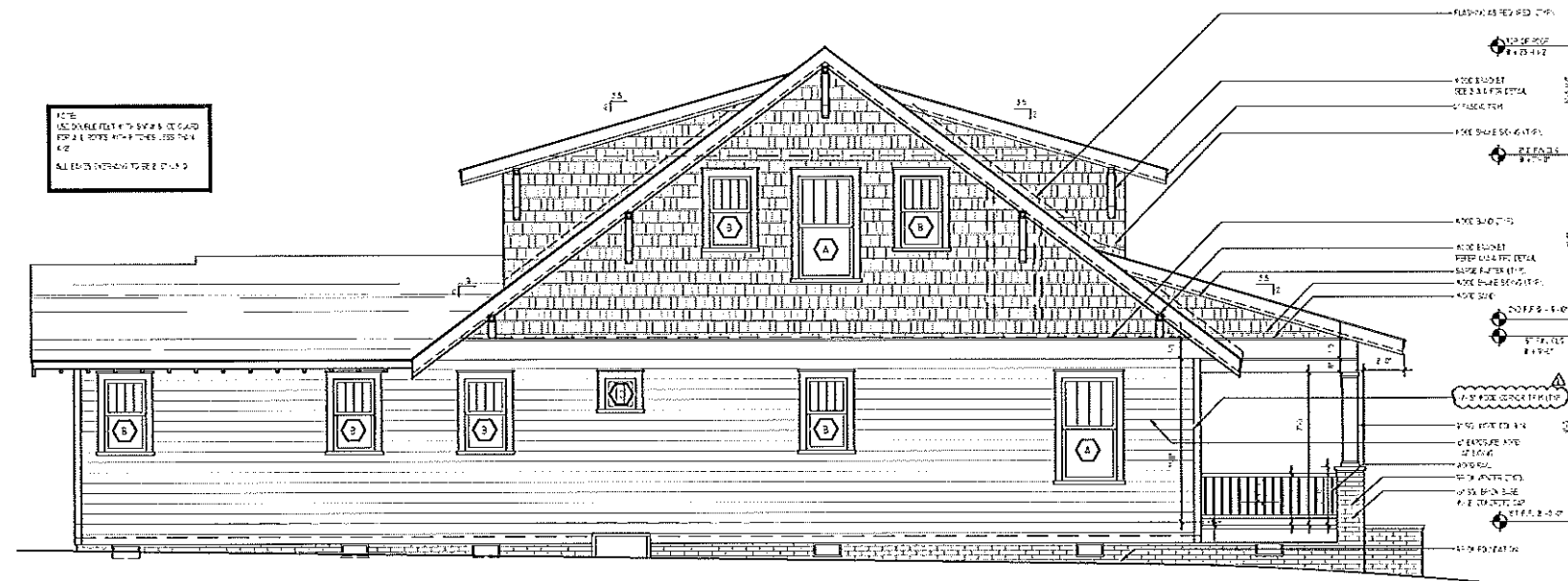


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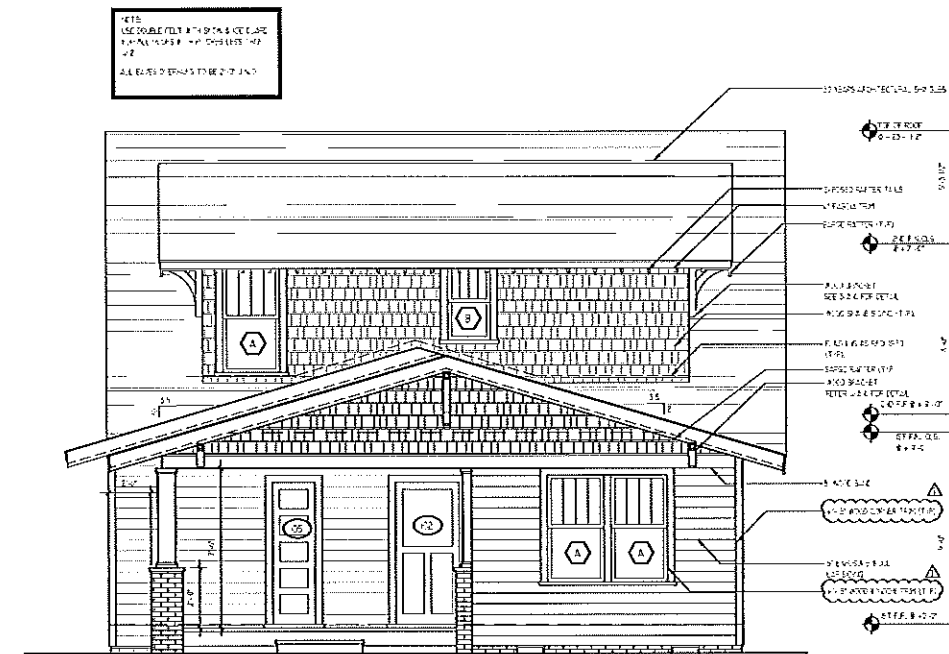
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WINDOW SCHEDULE			
ID	SIZE	HEADER	TYPE
1	4' 0" x 6' 0"	7'-0"	DOUBLE HUNG
2	4' 0" x 4' 0"	7'-0"	DOUBLE HUNG
3	4' 0" x 4' 0"	7'-0"	FIXED

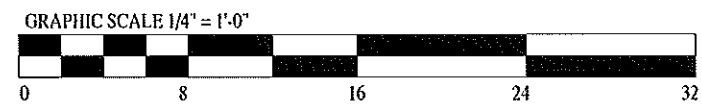
- NOTES:
- 1. VERIFY WINDOW SIZES WITH SUPPLIER FOR MANUFACTURING TOLERANCES.
 - 2. VERIFY WINDOW SIZES WITH SUPPLIER FOR MANUFACTURING TOLERANCES.
 - 3. VERIFY WINDOW SIZES WITH SUPPLIER FOR MANUFACTURING TOLERANCES.
- NOTE: ALL WINDOW SIZES ARE IN FEET AND INCHES. WINDOW SIZES ARE TO FACE UNLESS NOTED OTHERWISE.



② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"



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A YCINENA RESIDENCE
1529 Merriman Avenue, Charlotte, NC 28203

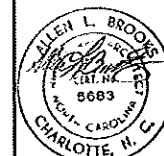
PROJECT NO.: 1507
ISSUED: 31 AUGUST 2015
REVISION: 19 OCT 2015

PROPOSED ELEVATIONS
A-5
OF SEVEN



ALB Architecture
1209 E. Morehead St.
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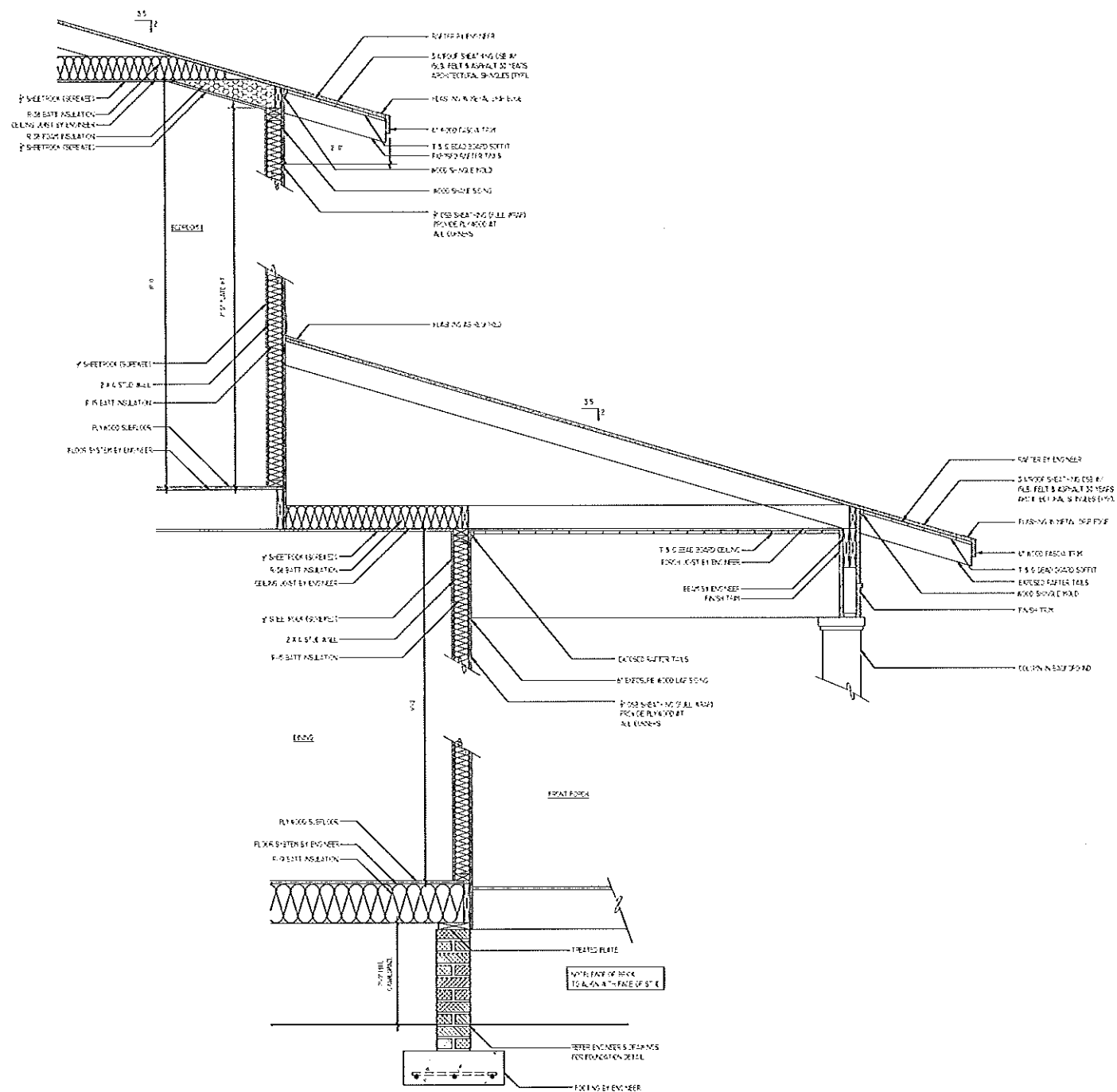
E-mail:
brock.a@albout.com
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31 AUGUST 2015

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① SECTION THROUGH FRONT PORCH
3/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-192

Designed Exclusively for the:
AYCINENA RESIDENCE
1529 Merriman Avenue, Charlotte, NC 28203

PROJ. NO. 15057
ISSUED 31 AUGUST 2015
REVISIONS: 05 OCT 2015

BUILDING SECTIONS
A-6
OF SEVEN