



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2016-003

**DATE:** 11 January 2016

**ADDRESS OF PROPERTY:** 1727 Merriman Av

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11909523

**OWNER(S):** Jason Murphy

**DETAILS OF APPROVED PROJECT:** The project is a rear addition, changes to windows and doors on the right elevation, a new fence, and new driveway. The rear addition includes a one-story addition with a footprint of 17'-4" x 33'-2", and a new wood deck measuring 12'-0" x 14'-0", see exhibits labeled 'Site Plan – January 2016', 'Floorplan – January 2016', 'Right Elevation – January 2016', 'Rear Elevation – January 2016', and 'Left Elevation – January 2016.' The addition will tie into the existing roof below the ridge. Exterior material will be wood lap siding and all trim, overhangs details and cornerboards, etc. will match existing in material and dimension. On the right elevation the existing side entry door/stoop and window will be replaced with a double-hung window, see exhibit labeled 'Right Elevation – January 2016.' The windows in the new addition will be wood with Simulated True Divided Light (STDL) molded muntins in a 6/6 pattern. The existing vinyl windows in the main house will also be replaced with new wood STDL windows in a 6/6 pattern. Existing vinyl siding on the main house will be removed and the original wood lap siding will be repaired. The rear deck will be wood with 5/4 decking and a rail comprised of 2x2 pickets that die into a horizontal rail at the top and bottom with an additional a 2x6 top cap, see exhibit labeled 'Rear Elevation – January 2016'. The finished deck will be painted or stained. Other improvements include a new wood fence to enclose the back yard and new concrete carriage track driveway, see exhibit labeled 'Site Plan – January 2016.' The fence will be wood with vertical pickets that have a visible spacing pattern and are framed off at the top and bottom. The fence will not exceed six feet in height. All framing members will face inward to the property being enclosed and the finished fence will be painted or stained, see exhibit labeled 'Fence Design – January 2016.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
  - a. Replacement Windows and Doors, Landscape and Site Features, and Work in Rear Yards (page 23)

*Continued on next page*

- b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
- c. Landscape and Site Features (page 23) including Fences (page 56) and Driveways (page 64)

2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- 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.**

*Tom Egan*

Chairman

*Kristina A. Harpot*

Staff

Site Plan January 2016

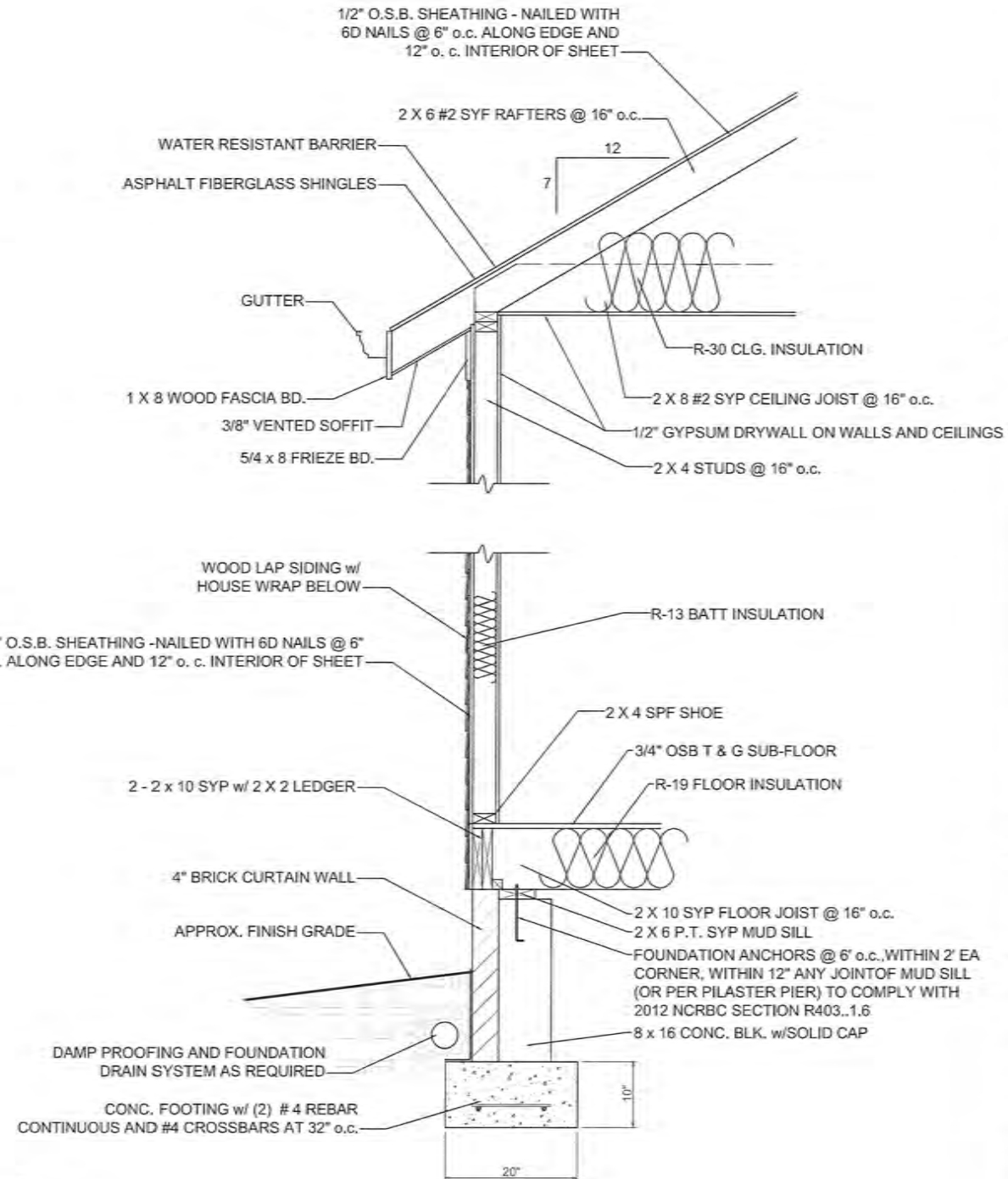
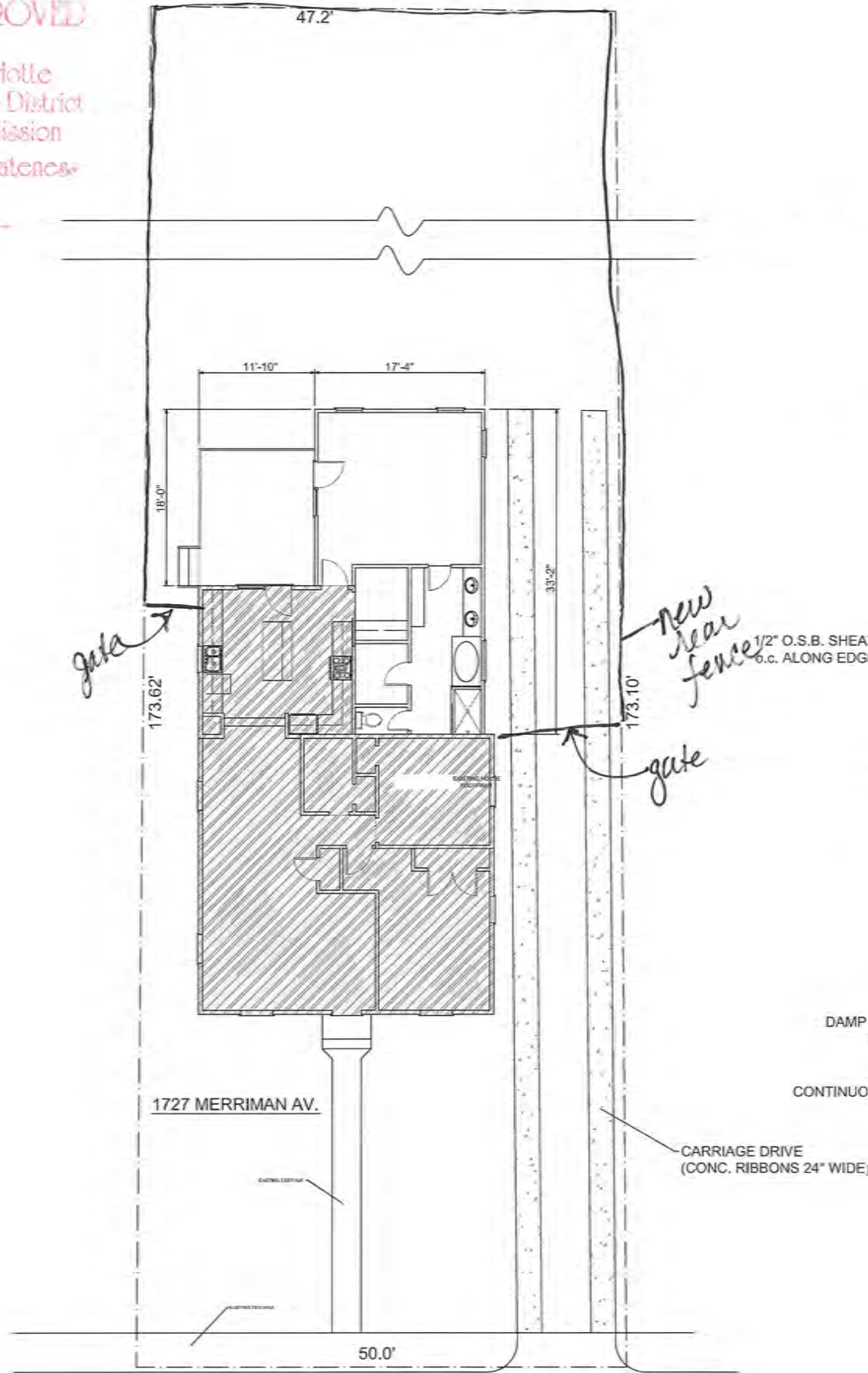


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# 2016-003



TYPICAL WALL SECTION

Daedalus Properties

Charlotte, NC  
704-890-3907 Office  
704-377-8412 fax

SITE PLAN WALL SECTION

Renovations and Additions at  
1727 Merriman Av.  
Charlotte, NC

DATE:  
12-28-15

DRAWN BY:  
BILL ELMORE

SHEET

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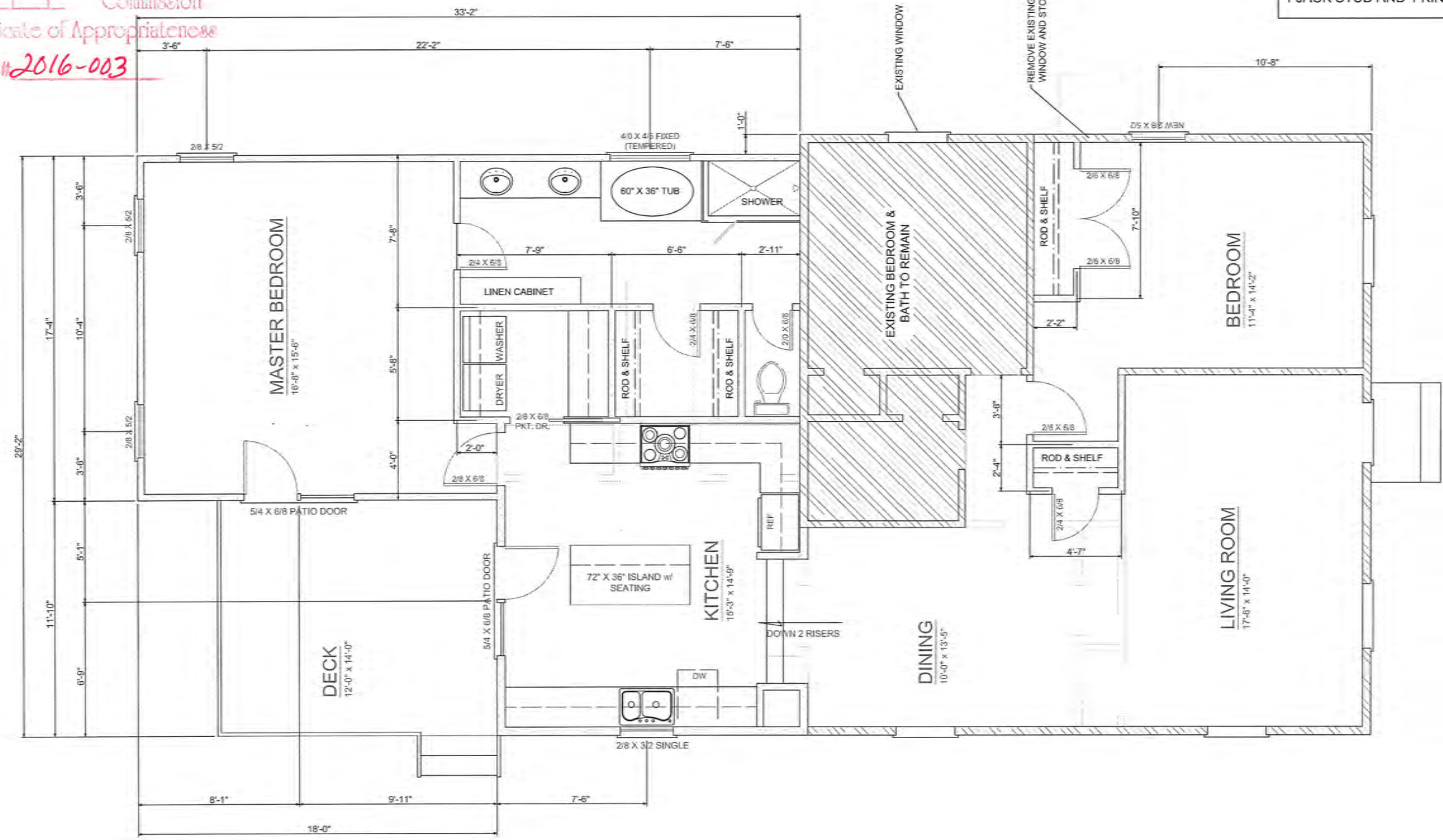
*Floor plan January 2016*



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NOTE:  
2-2 X 10 HEADER ON ALL NEW  
OPENINGS IN ADDITION w/  
1 JACK STUD AND 1 KING POST

**PROPOSED ADDITION** 1/4" = 1'-0"

1104 EXISTING HEATED SQUARE FEET  
512 ADDITIONAL HEATED SQUARE FEET  
1616 TOTAL HEATED SQUARE FEET

168 DECK SQUARE FEET

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**PROPOSED FLOOR PLAN**

Renovations and Additions at  
**1727 Merriman Av.**  
Charlotte, NC

DATE:  
12-28-15

DRAWN BY:  
BILL ELMORE

SHEET

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Right Elevation - January 2016



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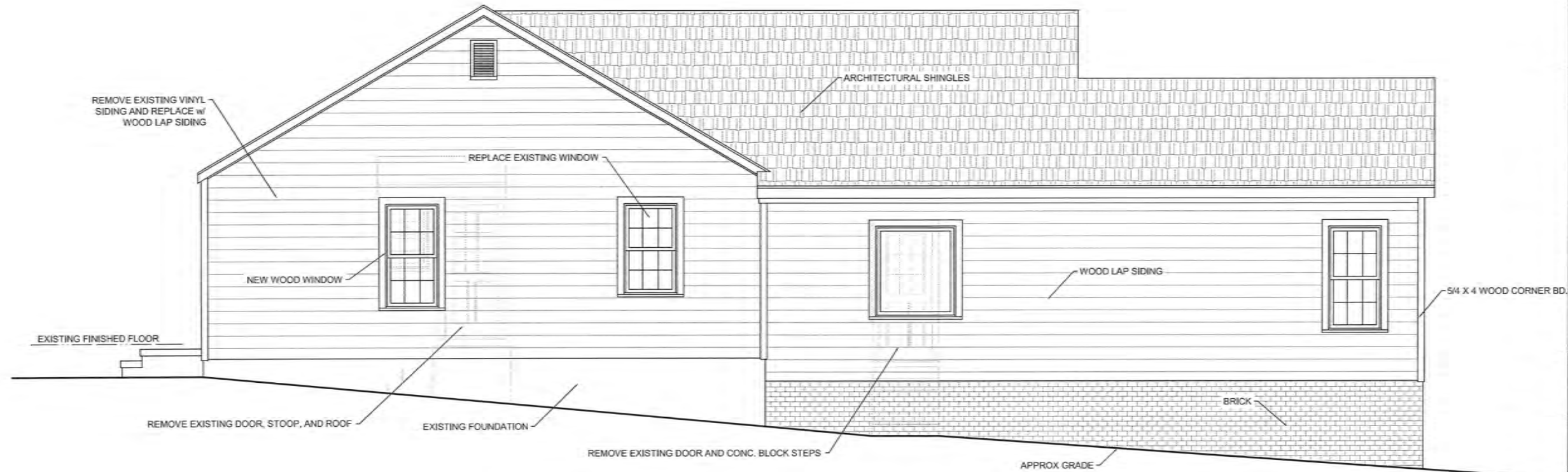
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EXISTING RIGHT SIDE ELEVATION  $1/4" = 1'-0"$



PROPOSED RIGHT SIDE ELEVATION  $1/4" = 1'-0"$

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RIGHT SIDE ELEVATIONS

Renovations and Additions at  
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Charlotte, NC

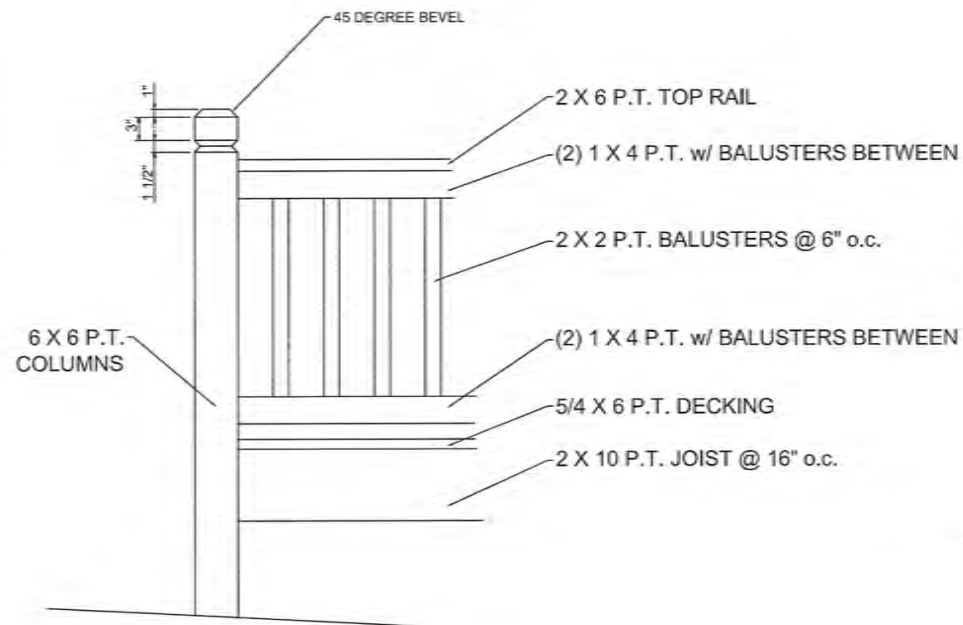
DATE:  
12-28-15

DRAWN BY:  
BILL ELMORE

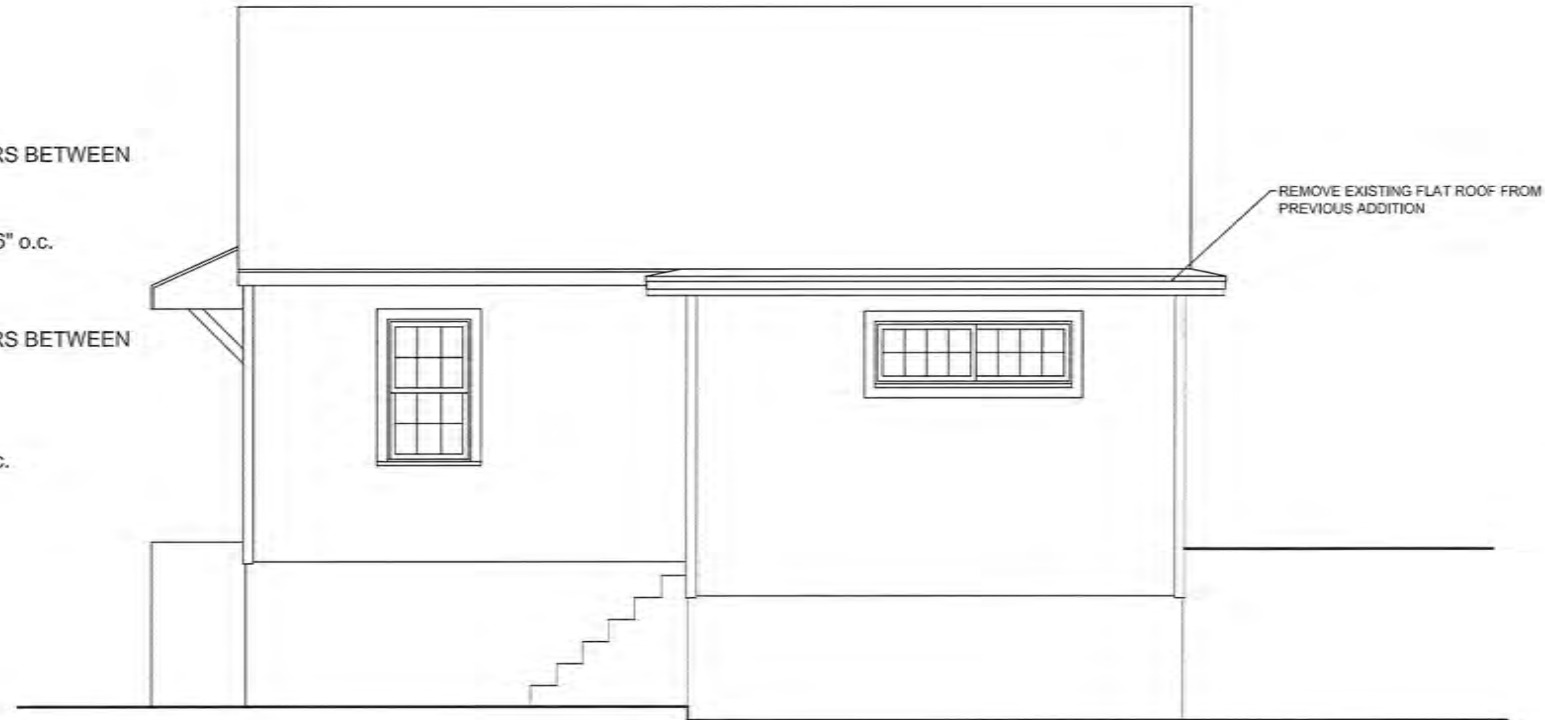
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Rear Elevation - January 2016

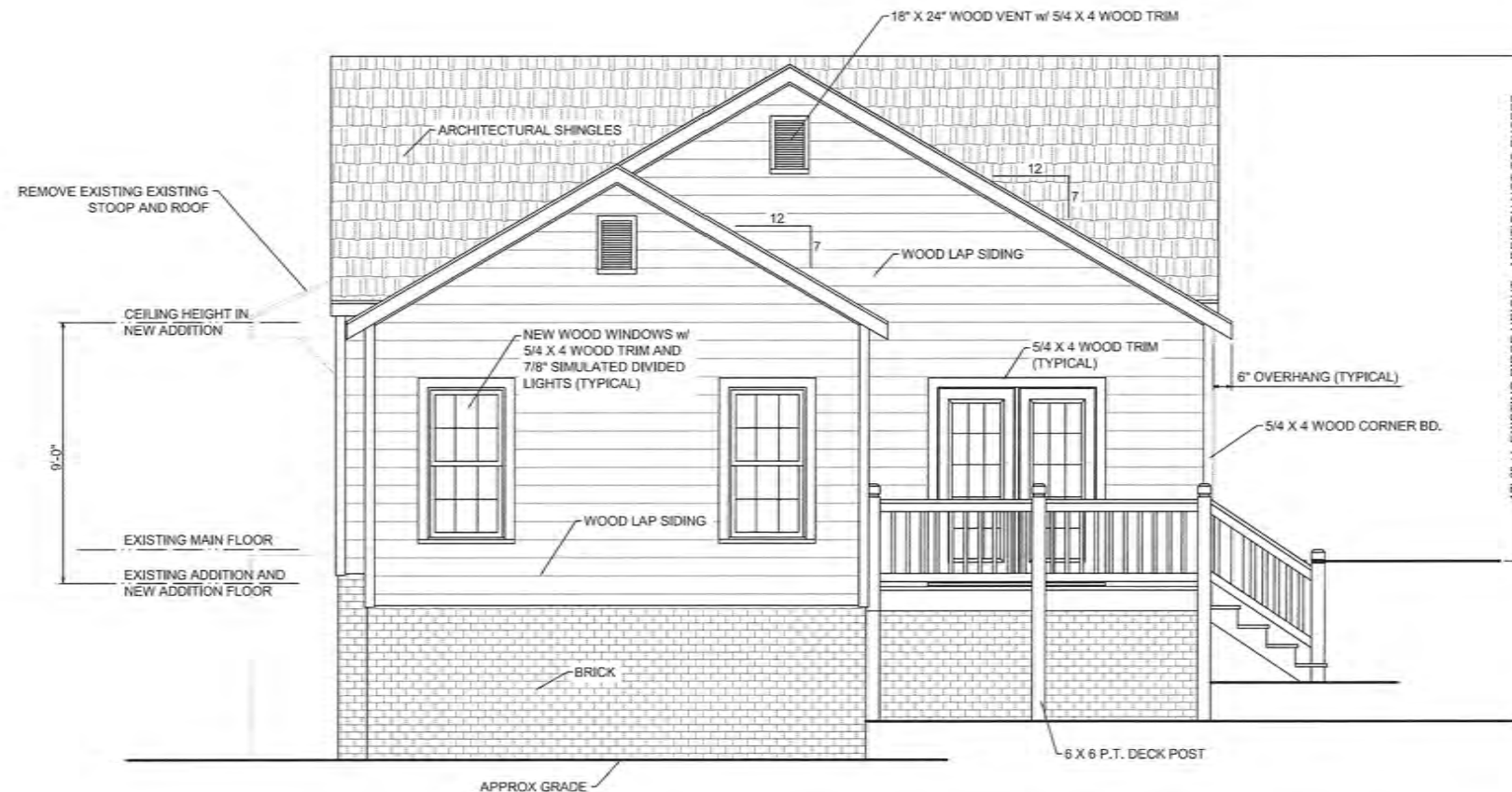


DECK DETAIL



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

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

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REAR ELEVATIONS

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 Charlotte, NC

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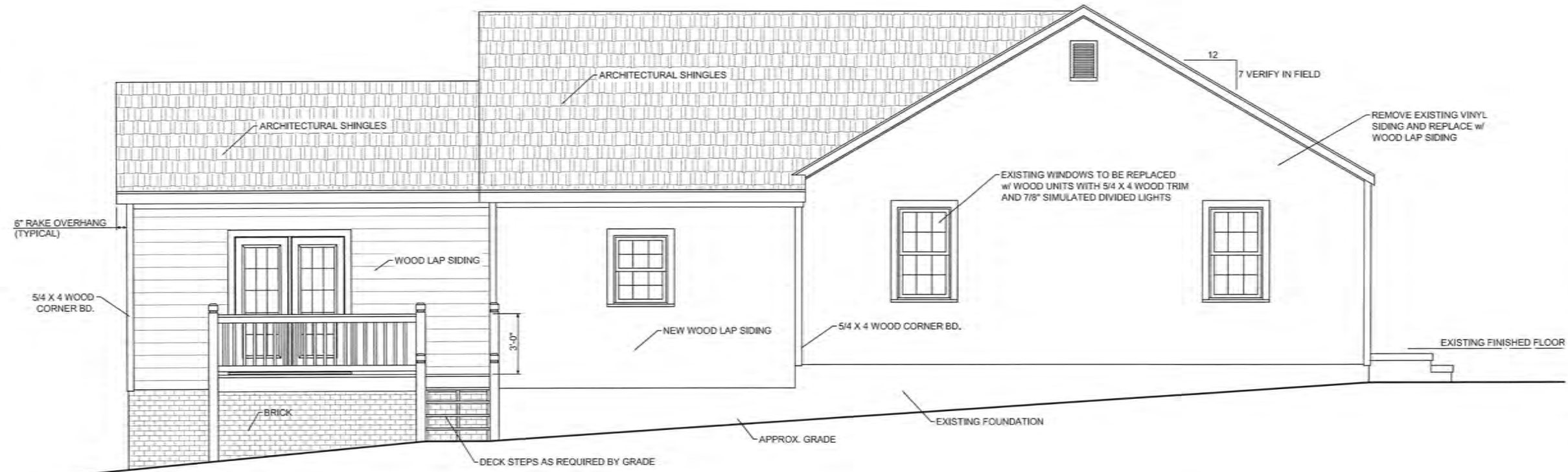
Left Elevation January 2016


  
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REMOVE EXISTING FLAT ROOF FROM PREVIOUS ADDITION



EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"



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

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LEFT SIDE ELEVATIONS

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DATE:  
12-28-15

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*Fence Design January 2016*



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