



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-194

DATE: 4 August 2016

ADDRESS OF PROPERTY: 1529 Merriman Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909814

OWNER(S): Megan and Pablo Aycinena

DETAILS OF APPROVED PROJECT: The project includes the installation of a fence to enclose the rear yard, retaining wall and a rear yard patio. The fence will be wood picket panels butt-joined to 6x6 uprights and framed off across the top. The fence height will not exceed six feet as measured outside at grade with the exception of any decorative cap elements, which may extend higher than the six feet of fence height. Any framing members will face inward to the property being enclosed or both sides of the fence will be the same and the finished fence will be painted or stained, see exhibit labeled 'Fence Design – August 2016.' On the right side the fence will be set back from the curb approximately four feet and screened with landscaping materials. The fence will tie into the house at the right rear corner with an access gate the same style as the fence. On the left side the fence will be built between the new retaining wall and the property line. The left side fence will step down from 6' at the left rear corner of the house to 5' along the left side of the house and will tie in behind the front windows. See exhibit labeled 'Site Plan – August 2016.' A metal access gate will be located across the driveway, see exhibit labeled 'Driveway Access Gate Detail – August 2016'.

The project also includes the installation of a retaining wall along the front and left side of the property, see exhibit labeled 'Site Plan – August 2016.' The retaining wall material will be concrete block with a stucco finish, see exhibit labeled 'Retaining Wall Detail – August 2016'. The new retaining wall will be set back from the curb approximately 8"-12" and will be approximately 24-36" in height. The retaining wall will begin along the left side of the lot, continue across the front (Merriman Ave) and taper off along the right side (Larch St) where the ground levels out. Two smaller brick retaining walls approximately 24" in height will be installed in front of the porch to minimize the drop off from the porch to the ground level. The area between the new brick retaining walls and front porch will be landscaped. The brick will match the brick of the primary structure's foundation. See exhibits labeled 'Site Plan – August 2016' and 'Retaining Wall Detail – August 2016.' Along the right side two ornamental crepe myrtle trees will be removed to support the continued growth of three existing canopy trees.

The new patio composed of Kingsland traditional pavers extending across the length of the house (30' x 15' tapering to 10', appx 400 total sq.ft.). The pavers will be in neutral tones to compliment the primary structure. A fireplace will be installed on the rear left corner of the patio and will measure approximately 4' in width and will not exceed 6' in height. The new patio, fireplace, and any landscaping will not obscure the primary structure; see exhibits labeled 'Site Plan – August 2016', 'Patio Detail - August 2016', and 'Fireplace Detail – August 2016.' After completion of the patio, garage and driveway (pending approval under a separate COA), the rear yard impervious surfaces will be 43.3%, see exhibit labeled 'Site Plan – August 2016.'

Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Landscape & Site Features and Work in Rear Yards.

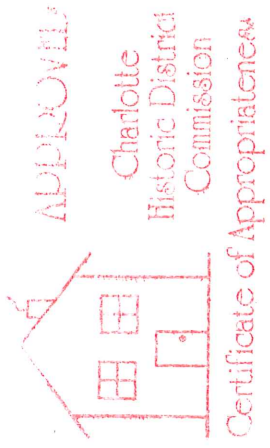
The applicable Policy & Design Guidelines for fencing (page 56), landscape and site features (page 60), and Work in Rear Yards (page 64) have been met.

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman


Staff



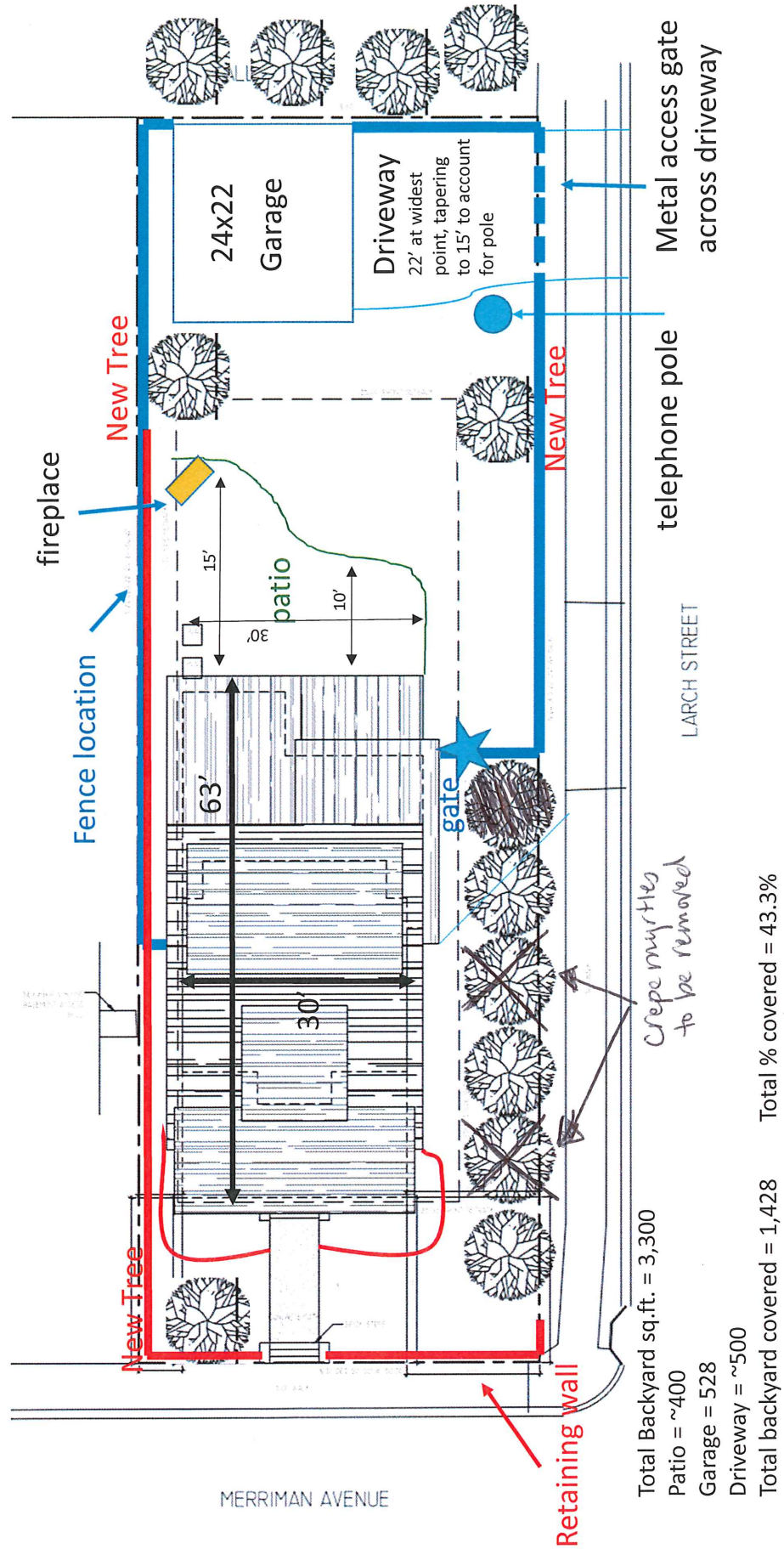
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Fence Design – August 2016



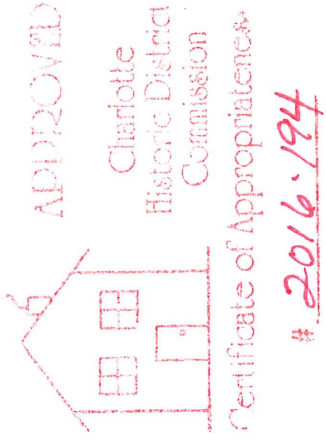


Site Plan – August 2016

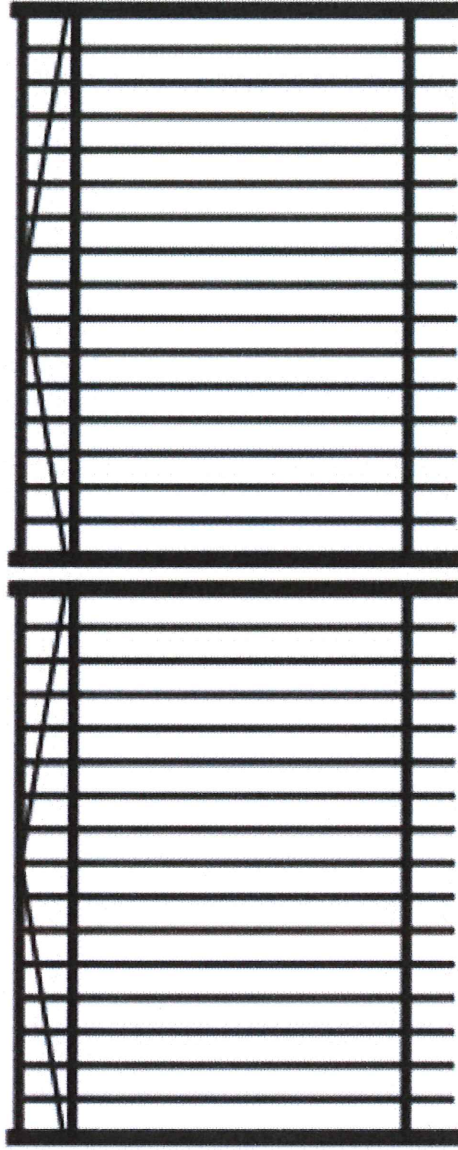


① PROPOSED SITE PLAN
1" = 10'-0"

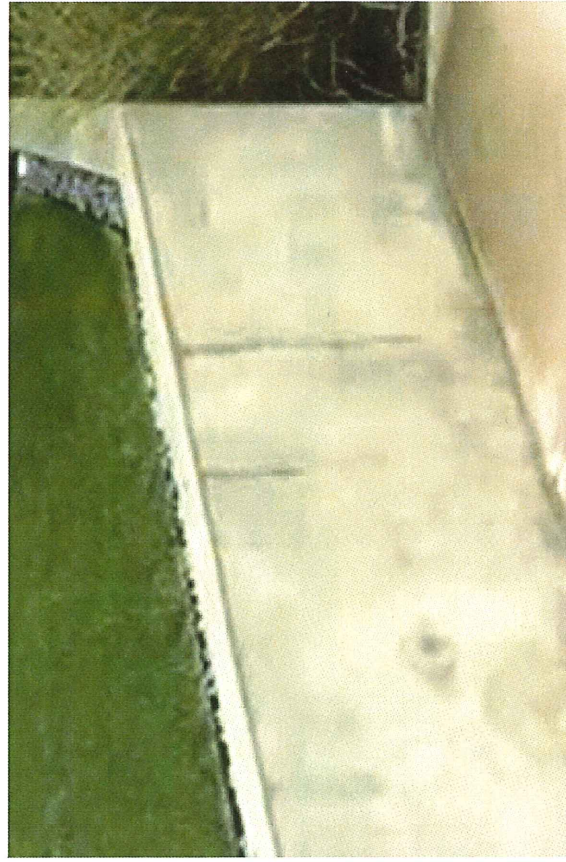




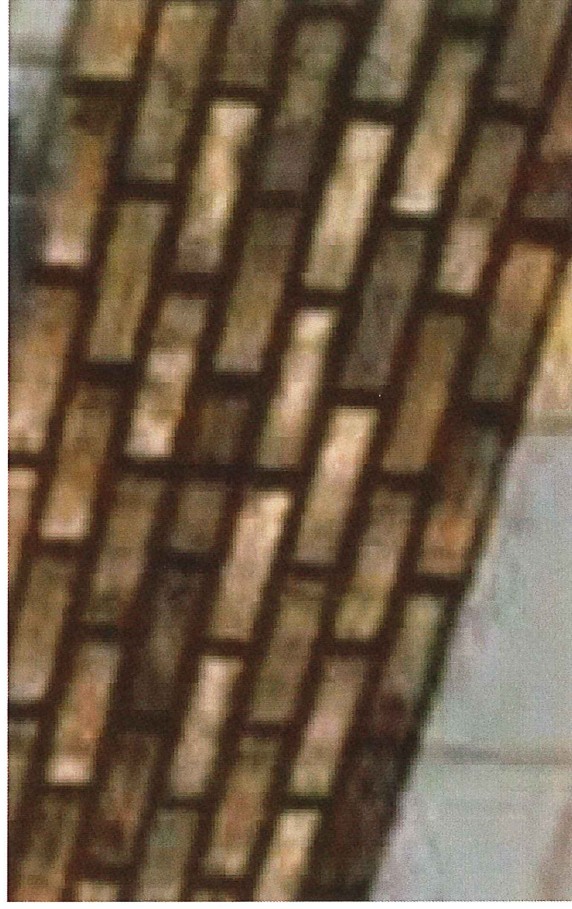
Driveway Access Gate Detail – August 2016



Retaining Wall Detail – August 2016



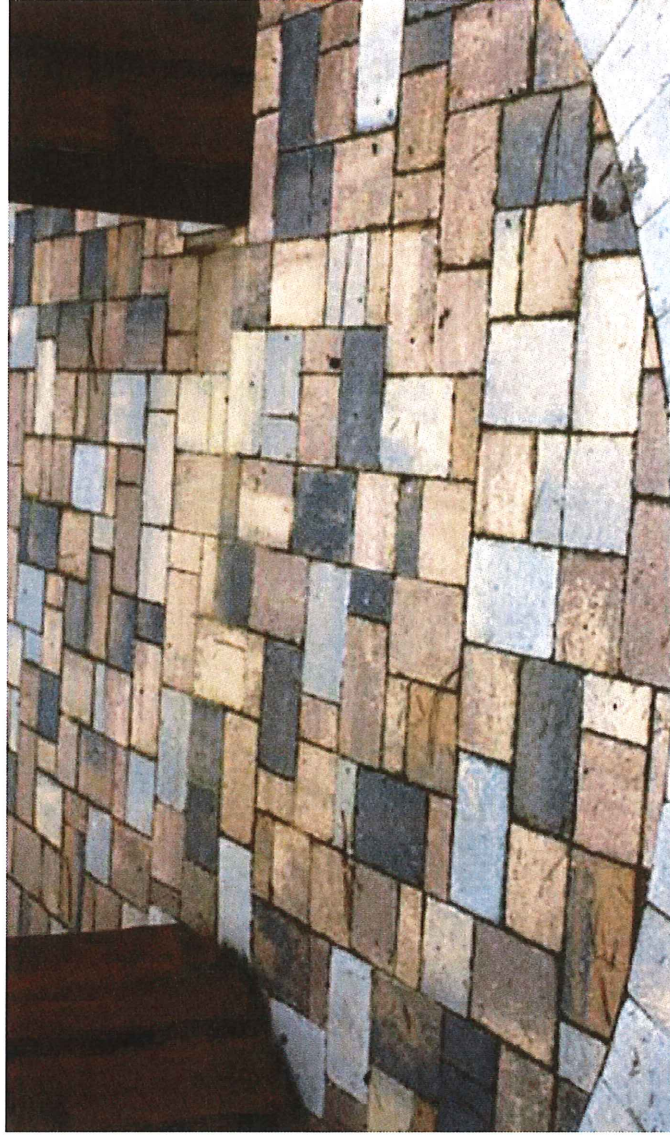
Stucco wall along front of lot



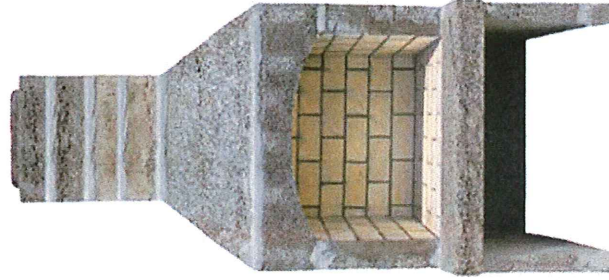
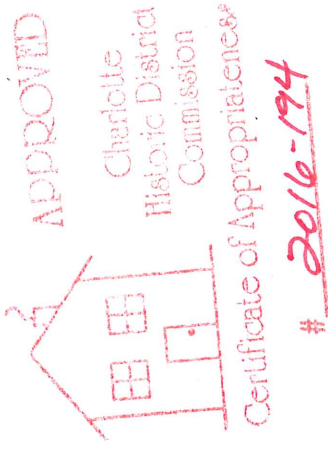
Brick faced retaining walls along front porch



Patio Detail – August 2016



Fireplace Detail – August 2016



Standard Model 36"



Veneered with Thin Ledgerstone
Color: Copper Ledge

Example fireplace design detail