



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00210

DATE: 14 June 2019

ADDRESS OF PROPERTY: 1523 Merriman Ave

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909812

OWNER/APPLICANT: Kevin & Laurie Hofer

DETAILS OF APPROVED PROJECT: The project is a rear addition that is no taller or wider than the existing building. The entire addition will step-in 4" on the right side of the building with a corner board for differentiation. The new addition footprint measures approximately 16'-8" x 18'-3". The addition will tie in at the existing roof ridge. Materials on the addition will be 7" wood dove lap siding with corner boards and asphalt shingles to match the existing. Six windows and one door will be reused from the rear of the house on the new addition. New windows will be wood, double-hung, Simulated True Divided Lights (STDL) in a 3/1 pattern to match existing and one wood awning window to match the top portion of the double-hung windows. A new wood 6-light door with simulated-divided lights with interior & exterior grids will be added to the right-side in front of the new addition. No removable mutins will be used on the project. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. All window and door trim will be wood and match the existing profiles on the house.

The existing stone steps will be reused for the new door on the right elevation and the new rear door. Any unfinished wood materials used in this project will be painted or stained. No changes will be made to existing windows or openings on the house other than those indicated on the plans. Rear yard open space will be 84.8% after the addition. See attached plans 'Site Plan – June 2019' and 'A1, A2, A3, A4 & A5' dated 6/11/19.

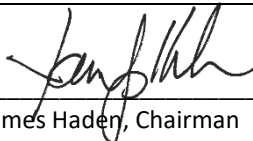
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for Additions (page 7.2).

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.


Continued on next page

- 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.

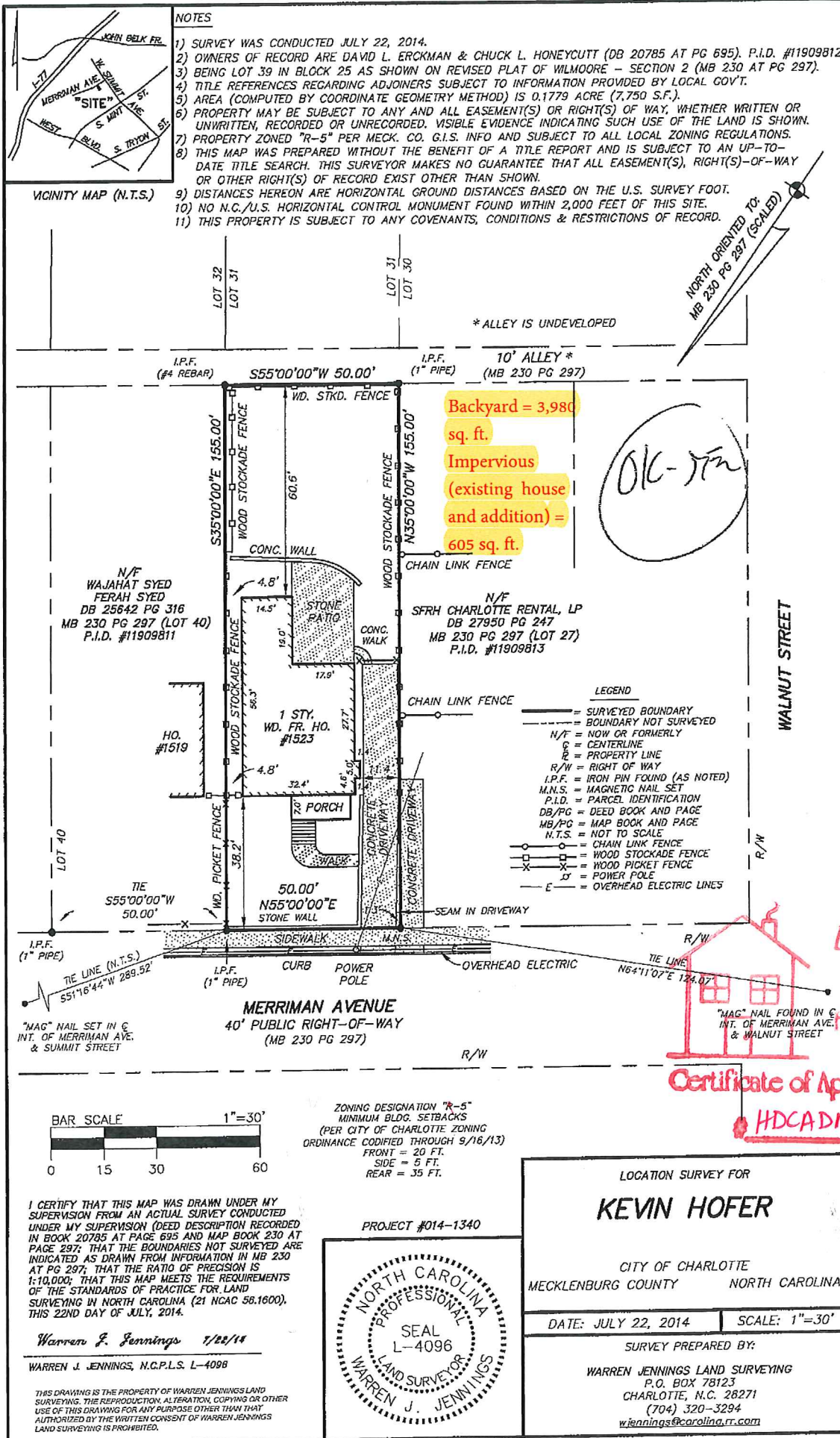


James Haden, Chairman

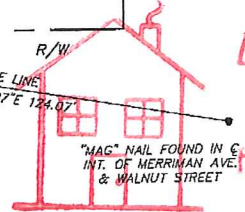


Staff

Site Plan - June 2019



605 /
3,980 =
15.2%
impervious



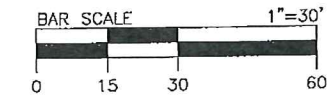
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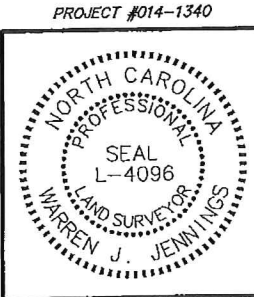


ZONING DESIGNATION "R-5"
MINIMUM BLDG. SETBACKS
(PER CITY OF CHARLOTTE ZONING
ORDINANCE CODIFIED THROUGH 9/16/13)
FRONT = 20 FT.
SIDE = 5 FT.
REAR = 35 FT.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 20785 AT PAGE 695 AND MAP BOOK 230 AT PAGE 297; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MB 230 AT PG 297; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600), THIS 22ND DAY OF JULY, 2014.

Warren J. Jennings 7/22/14
WARREN J. JENNINGS, N.C.P.L.S. L-4096

THIS DRAWING IS THE PROPERTY OF WARREN JENNINGS LAND SURVEYING. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE WRITTEN CONSENT OF WARREN JENNINGS LAND SURVEYING IS PROHIBITED.

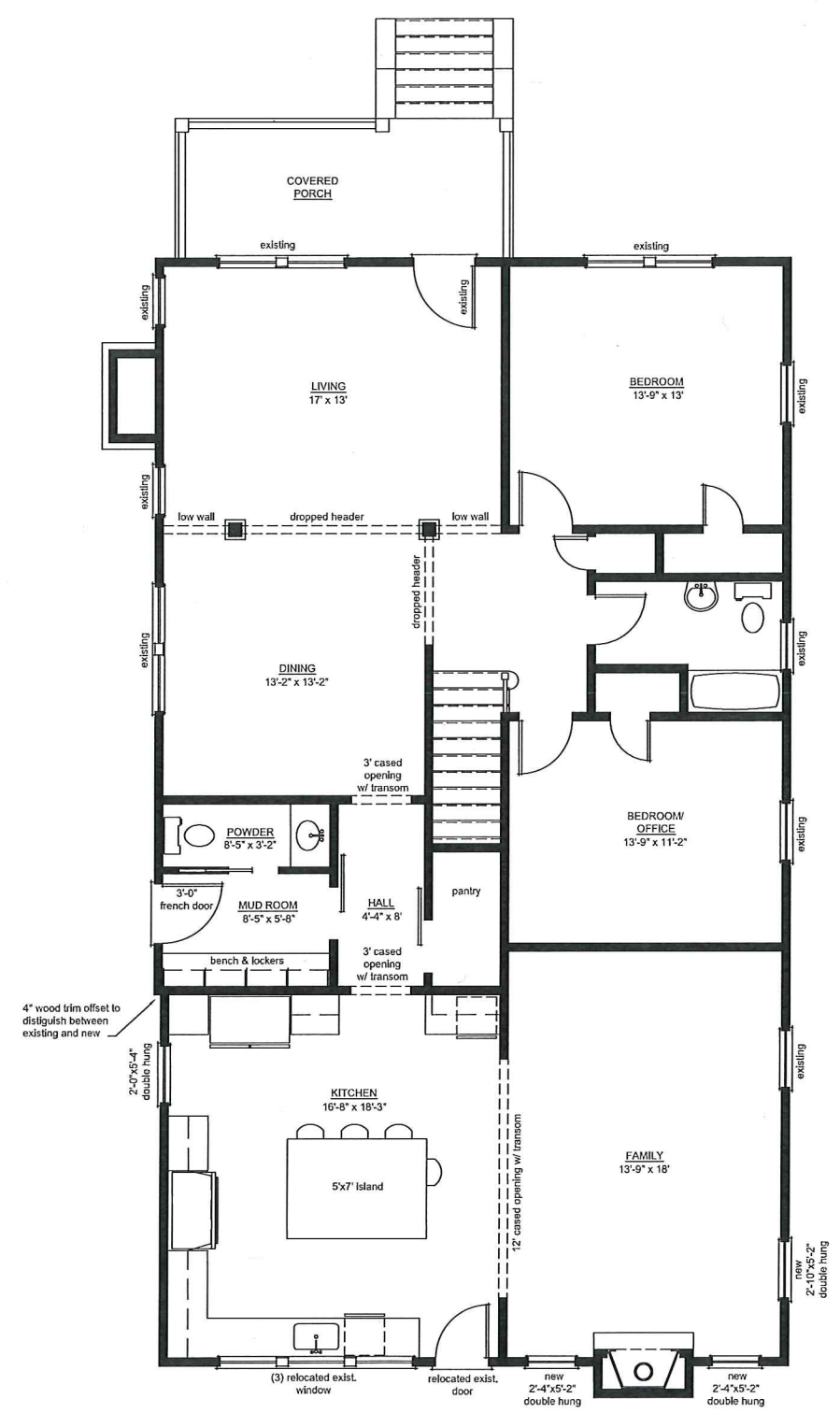


LOCATION SURVEY FOR
KEVIN HOFER

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

DATE: JULY 22, 2014 SCALE: 1"=30'

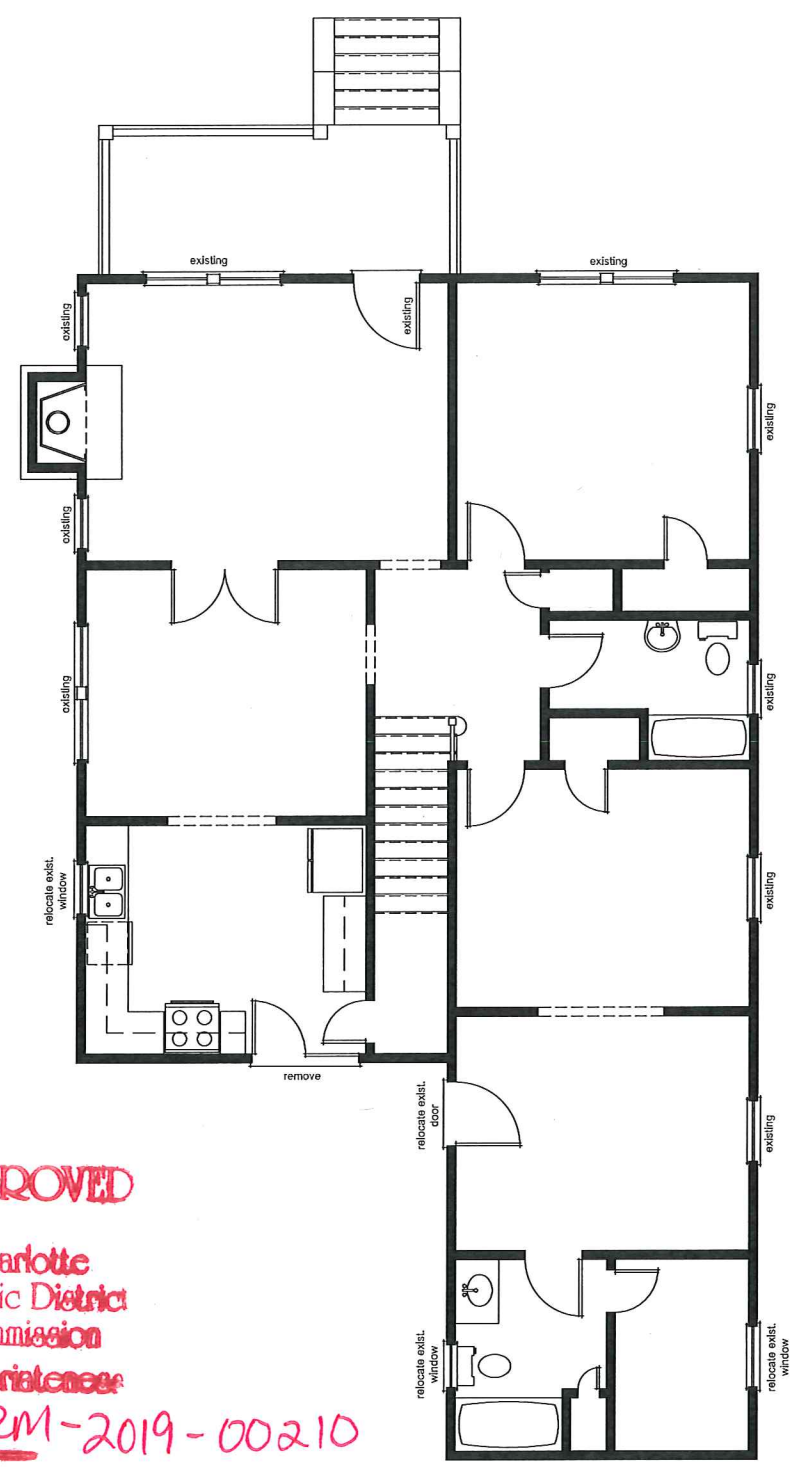
SURVEY PREPARED BY:
WARREN JENNINGS LAND SURVEYING
P.O. BOX 78123
CHARLOTTE, N.C. 28271
(704) 320-3294
wjennings@carolina.rr.com



2 PROPOSED MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

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SQUARE FOOTAGE:
First/Second Floor Addition 640 Sq.Ft.

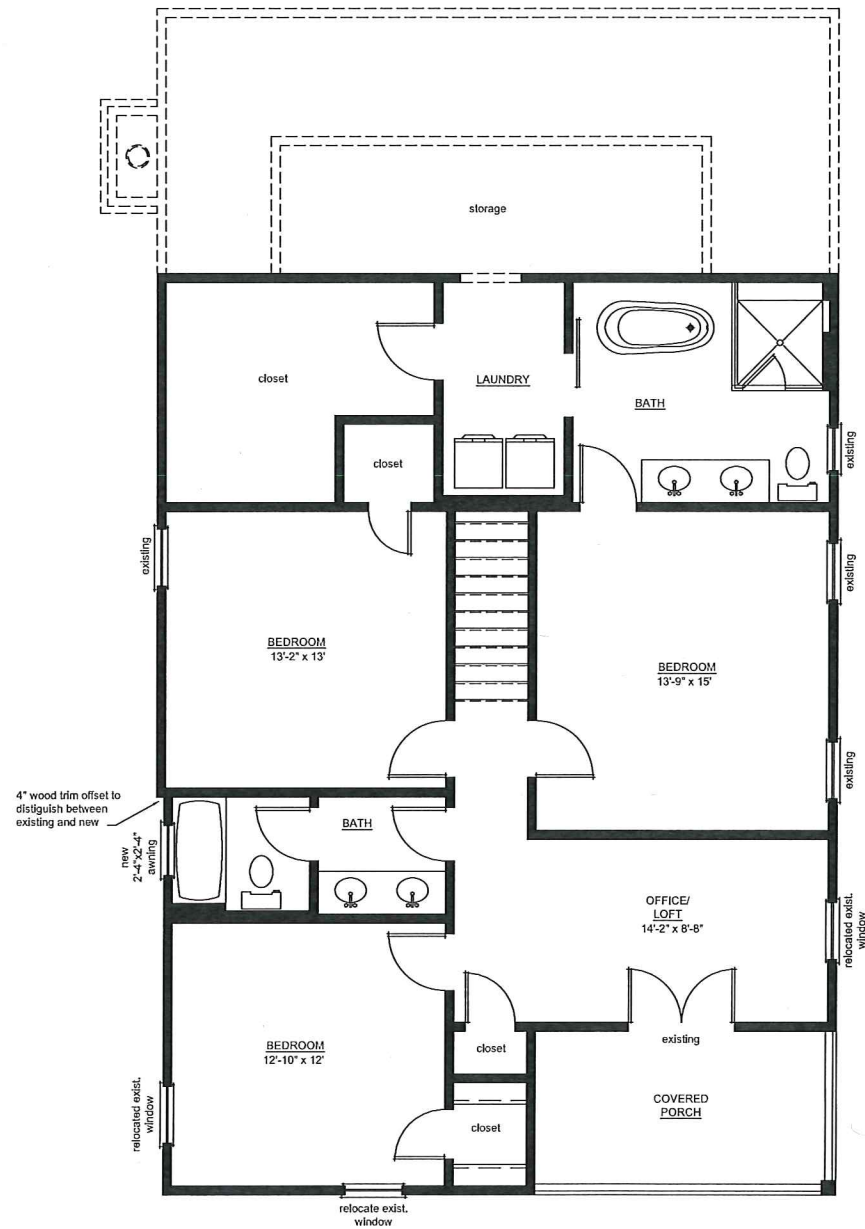


1 EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

Revision:	Date:	Description:
	6/11/19	

Sheet Title:
MAIN FLOOR PLANS

Sheet Number:
A1



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

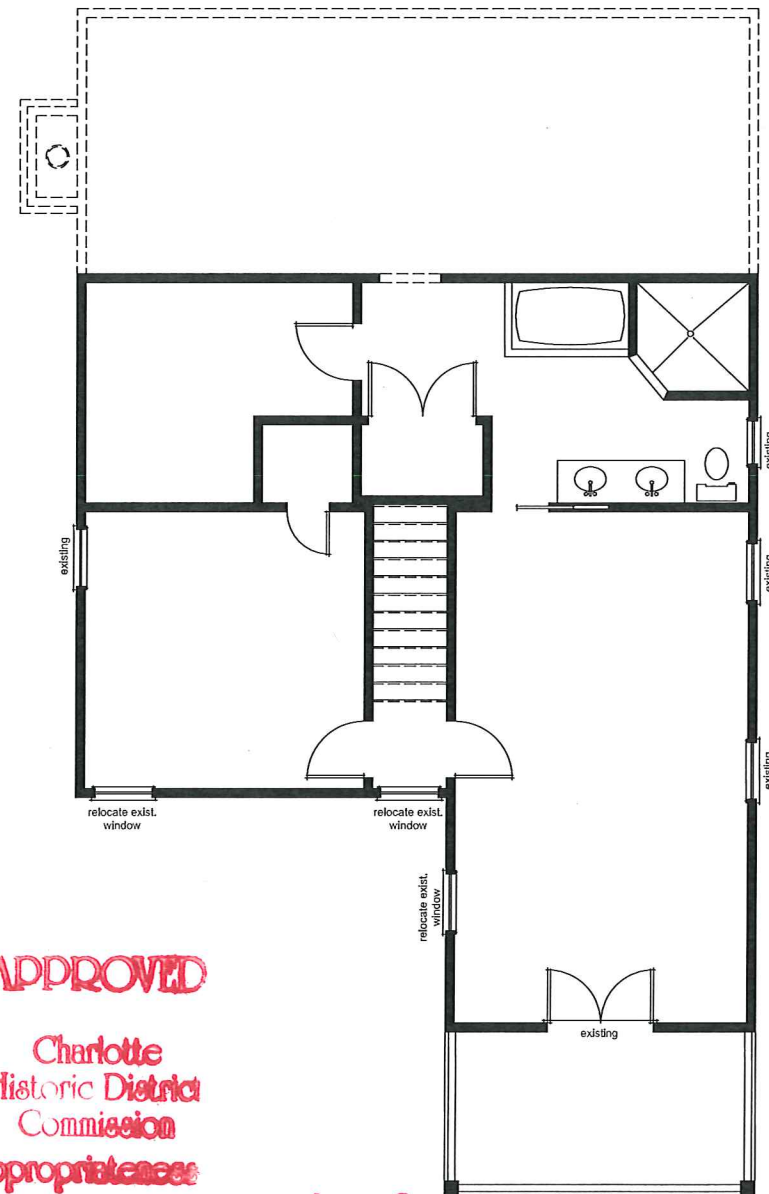


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1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Revision:	Date:	Description:
	6/11/19	

Sheet Title:
SECOND FLOOR
PLANS

Sheet Number:
A2

HOFER RESIDENCE
1523 Merriman Ave. Charlotte NC 28203



3 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"

left



2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

left



1 EXISTING/PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

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Revision:	Date:	Description:
	6/11/19	

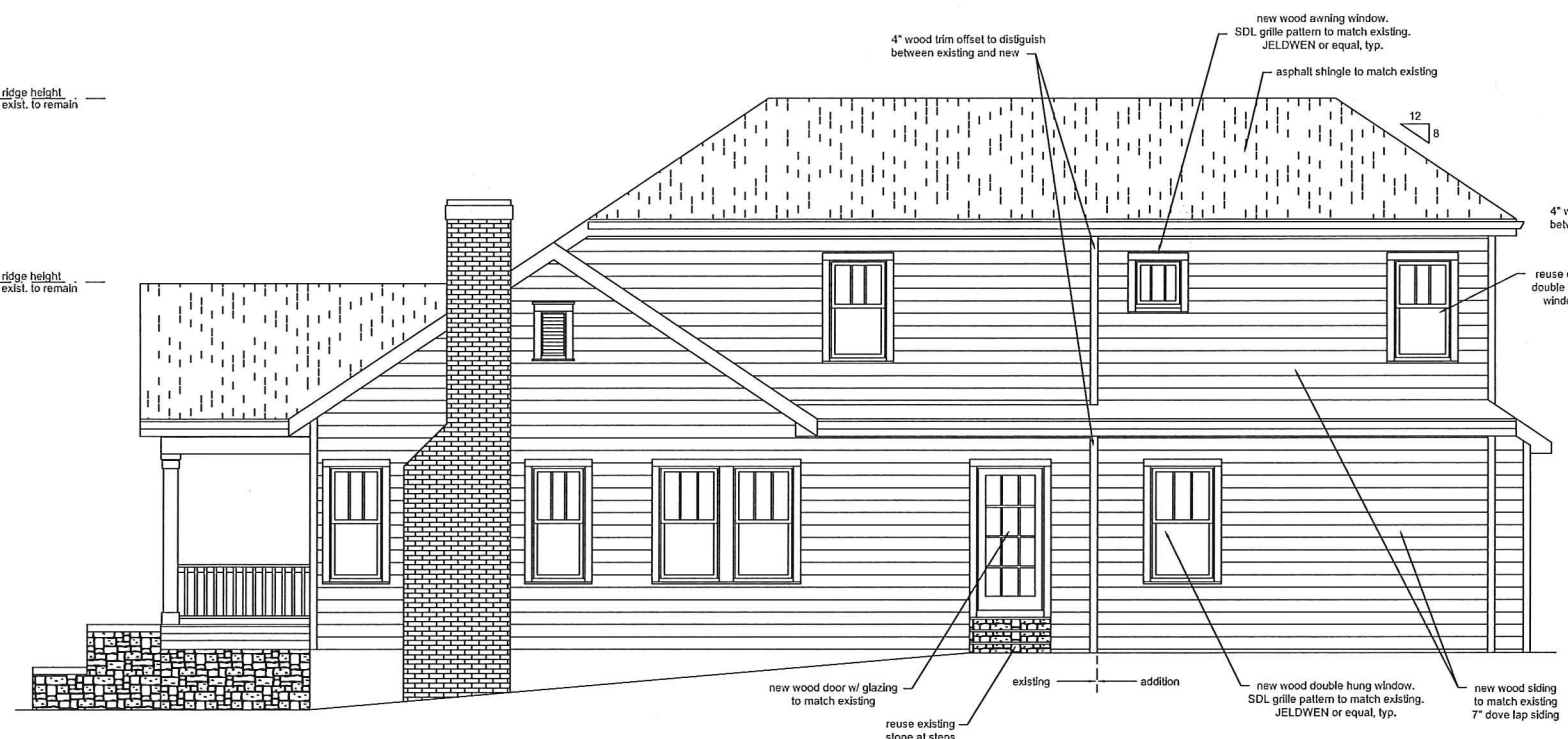
Sheet Title:
EXISTING AND
PROPOSED
ELEVATIONS

Sheet Number:
A3

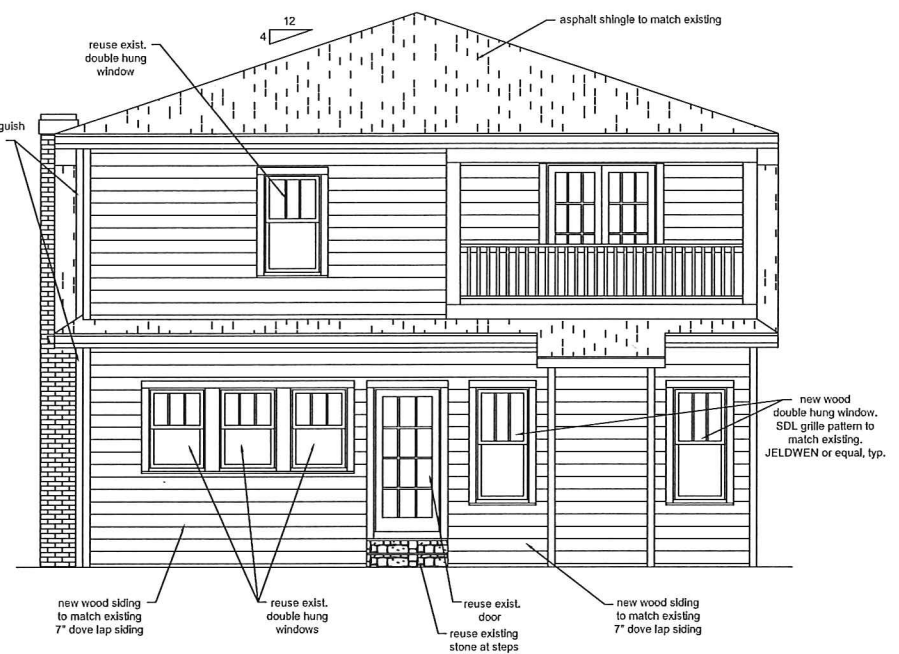
Revision:	Date:	Description:
	6/11/19	

Sheet Title:
EXISTING AND PROPOSED ELEVATIONS

Sheet Number:
A4



4 PROPOSED SIDE ELEVATION
SCALE: 1/4"=1'-0"
right



3 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

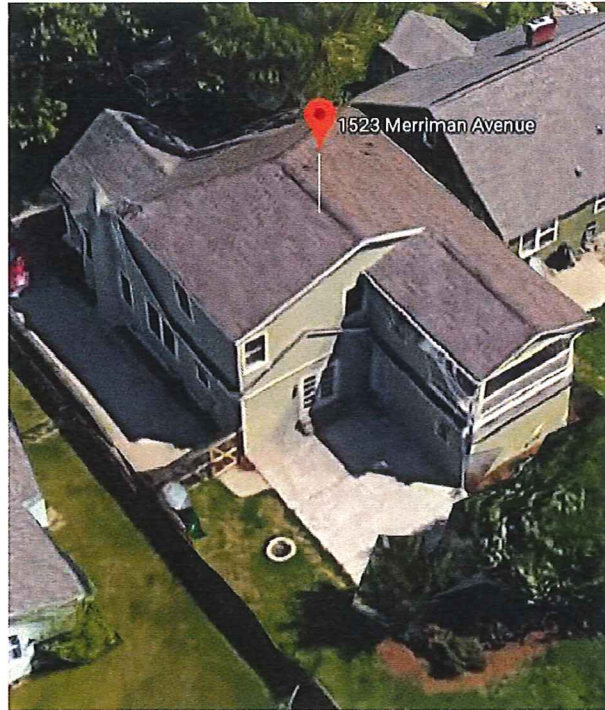


2 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"
right

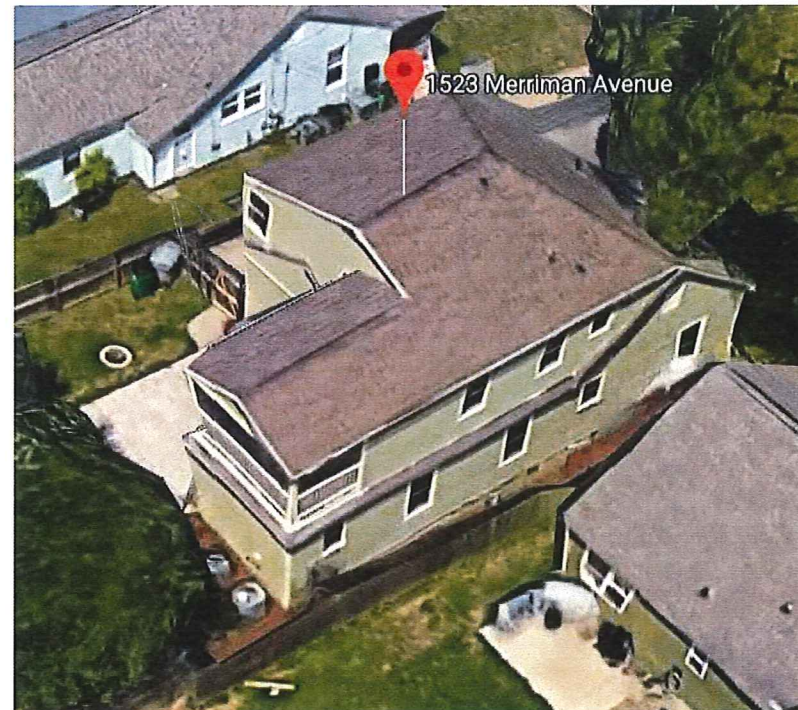


1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

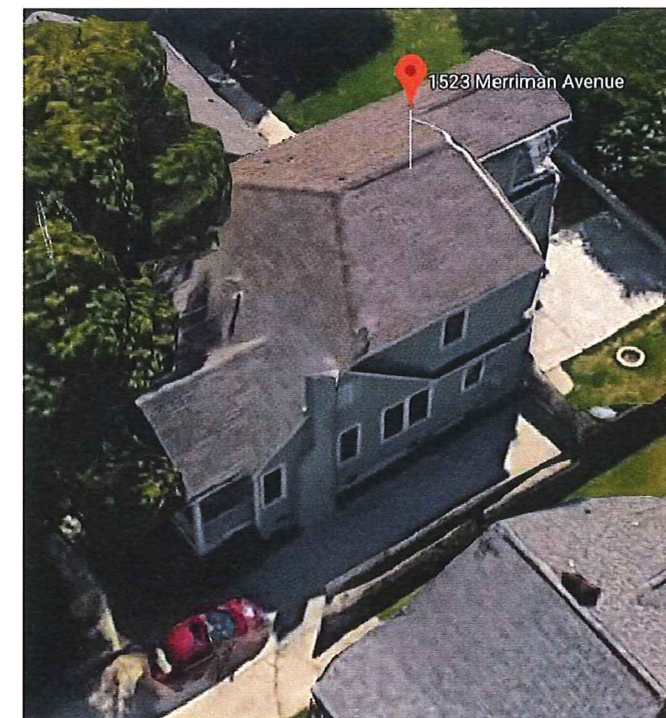
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REAR/SIDE ELEVATION



REAR/SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



FRONT/SIDE ELEVATION

Revision:	Date:	Description:
	5/17/19	

Sheet Title:
PHOTOS

Sheet Number:
A5