



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2019-00299

DATE: 18 July 2019

ADDRESS OF PROPERTY: 1716 Merriman Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909414

OWNER/APPLICANT: Mark Patterson

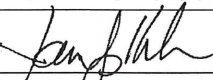
DETAILS OF APPROVED PROJECT: The proposal is an addition with a proposed ridge height of 19'-10 ½". One existing window on the right elevation will be relocated. All other existing windows to remain and be repaired. The existing non-original front door will be replaced with a new wood door. Proposed materials are brick foundation to match existing, wood lap siding and trim to match existing, and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. A concrete carriage-track driveway will be installed on the left side of the property and will run to the back of the house. A new rear concrete patio measuring approximately 10' x 13' will be constructed in the rear yard. Post-construction the rear-yard impermeable area will be 28%. There are no impacts to mature canopy trees. See attached plans.

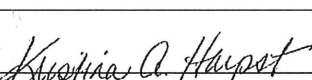
This project was approved by the HDC on July 10, 2019.

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.

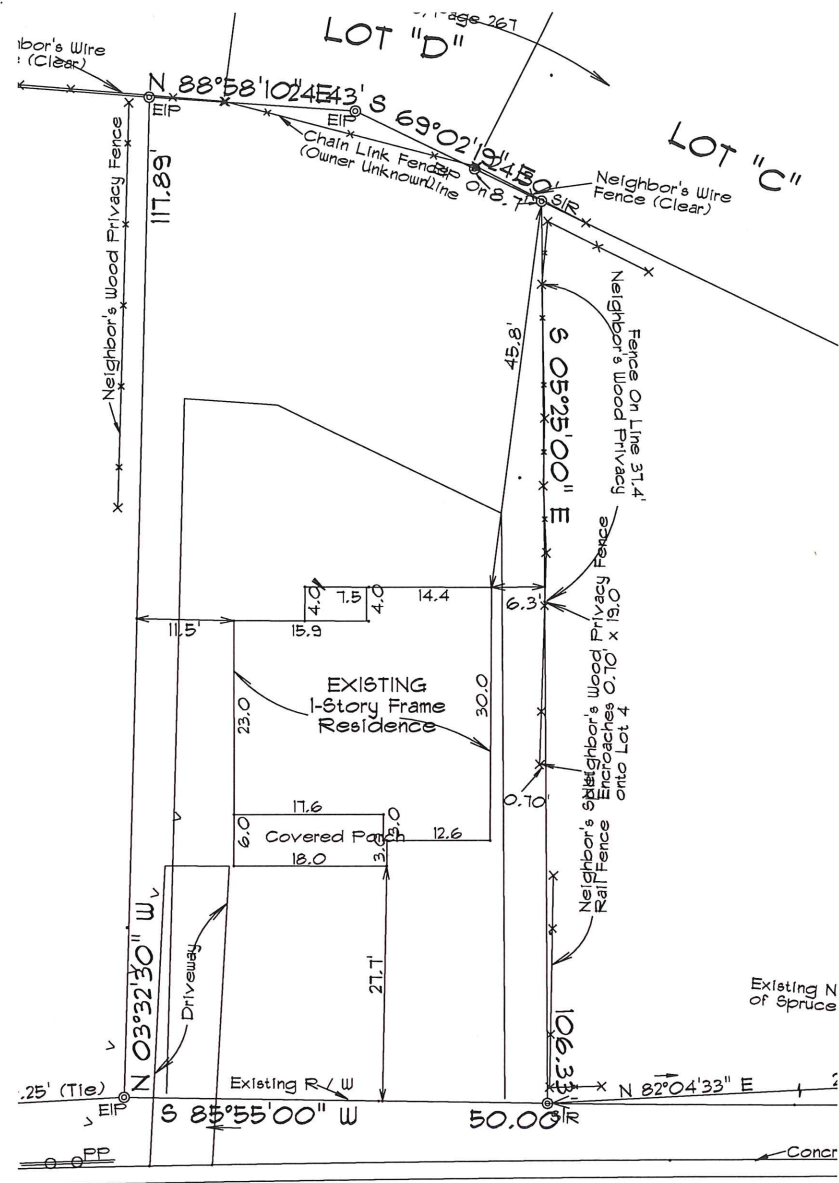
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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

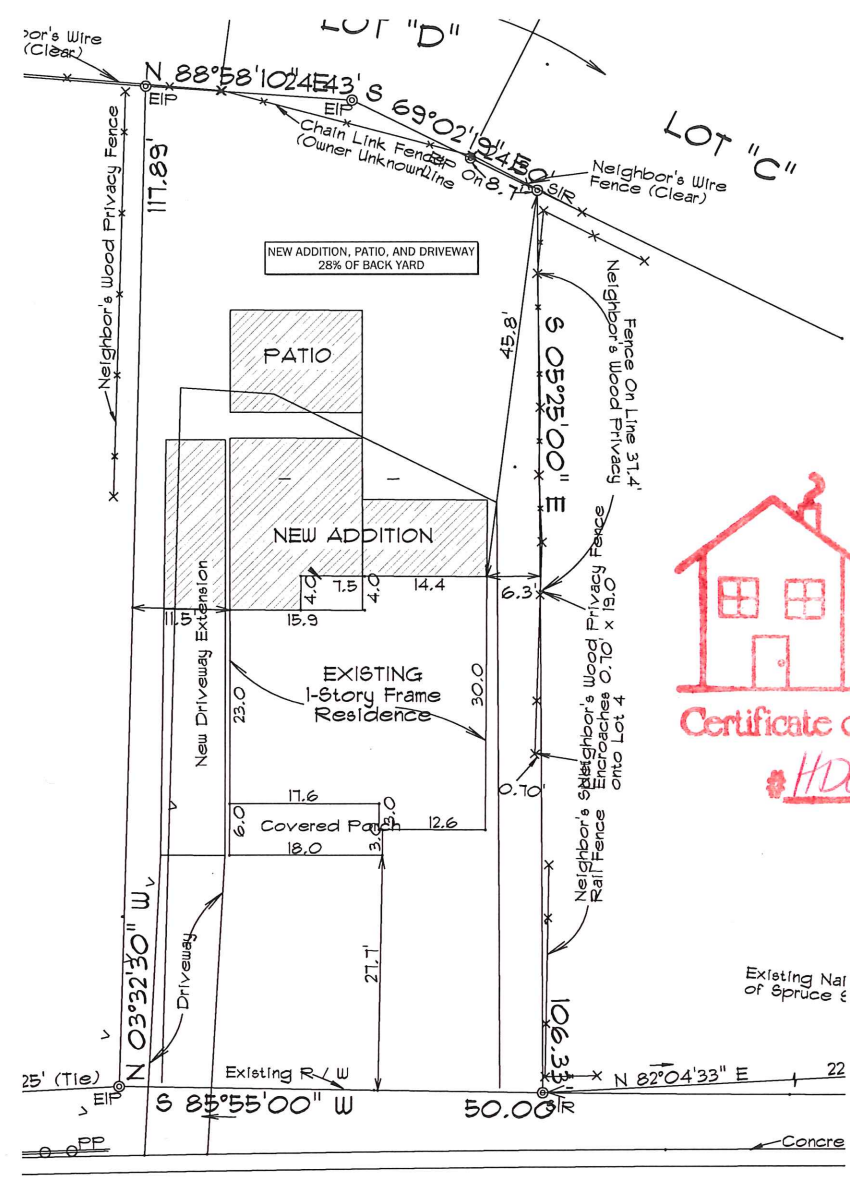

Staff

GENERAL NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FIA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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7. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



— 40' Public Map Book 3, Page 33)
MERRIMAN AVENUE

EXISTING SITE
SCALE: 1" = 10'-0"



— 40' Public Map Book 3, Page 33)
MERRIMAN AVENUE

NEW SITE
SCALE: 1" = 10'-0"



APPROVED

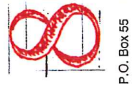
Charlotte
Historic District
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Certificate of Appropriateness

HDCRMA-2019-
00299

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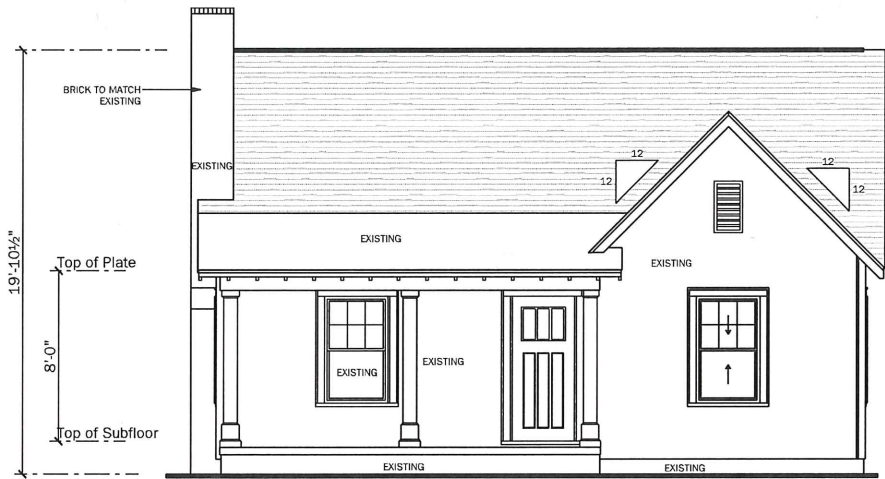
1716 MERRIMAN AVE.
1716 MERRIMAN AVE.
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North Carolina

PAGE: **1** SITE

PAGE SIZE 24"X36"

DATE: Monday, July 15, 2019
SCALE: 1" = 10'-0"

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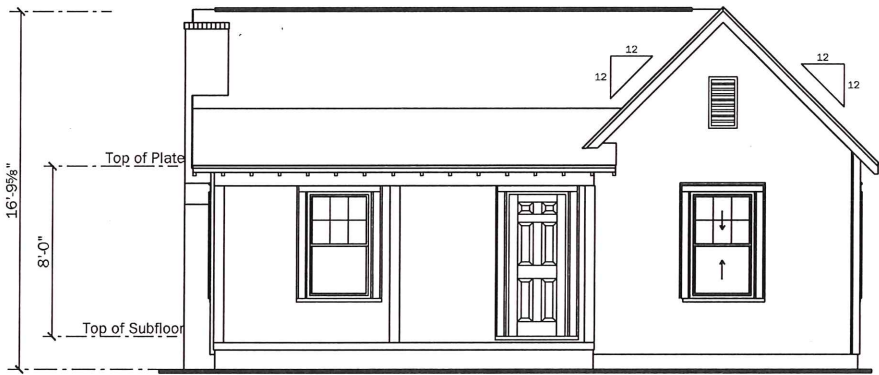


NEW FRONT ELEVATION

SCALE: 1/4" = 1'-0"

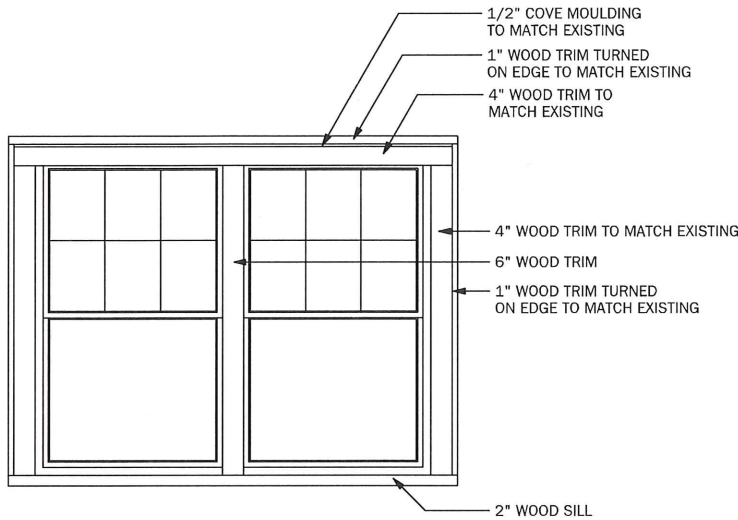
ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL) TO MATCH EXISTING.
- SIDING TO BE CEDAR LAP TO MATCH EXISTING.
- CEDAR LAP SIDING TO BE 7-1/4" W/ A 6" EXPOSURE TO MATCH EXISTING.
- 1"x6" WOOD TRIM BOARDS TO MATCH EXISTING.
- OVERLAP OF SIDING TO BE MIN. 1-1/4" PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- WOOD TRIM BOARDS TO BE 3/4" THICK AND 1/4" REVEAL WILL BE MAINTAINED AT ALL TRIM TO MATCH EXISTING.
- MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3/4" THICK, THIS INCLUDES FASCIA AND FREEZE BOARDS TO MATCH EXISTING.



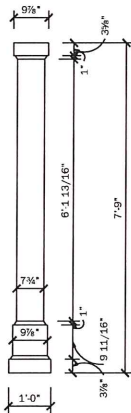
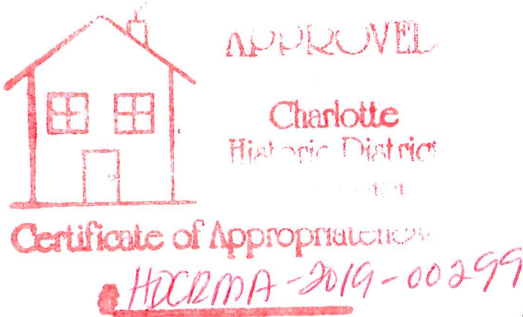
EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 3/4" = 1'-0"



POST DETAIL

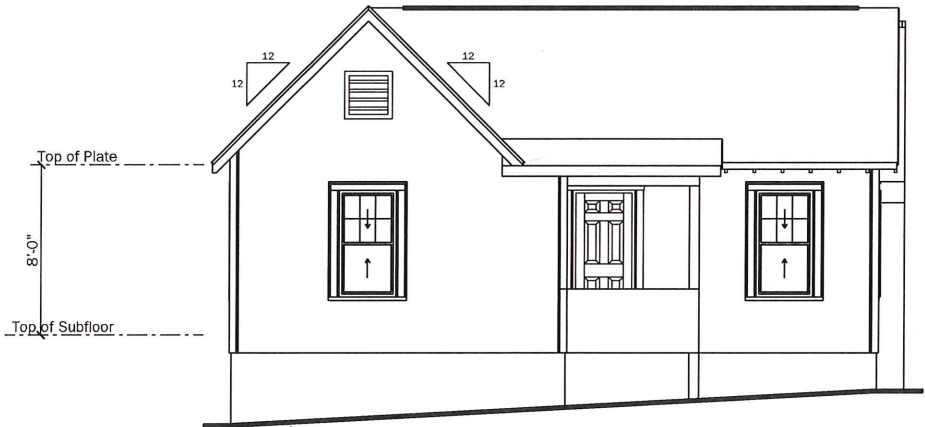
SCALE: 1/2" = 1'-0"

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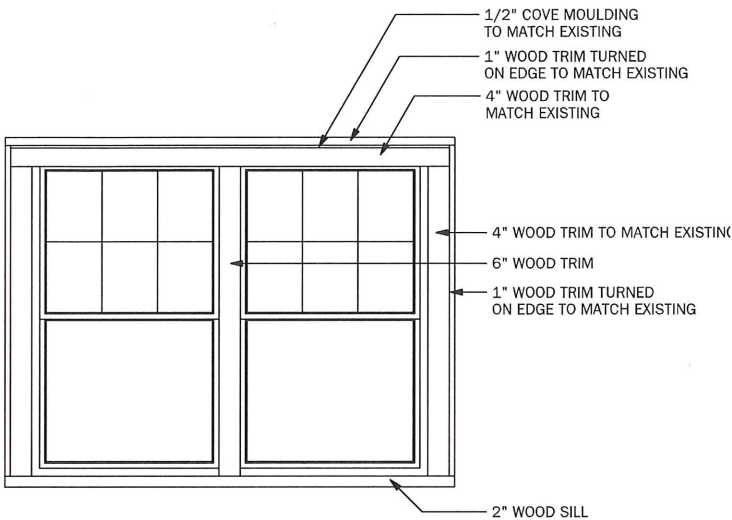
NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 3/4" = 1'-0"

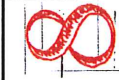


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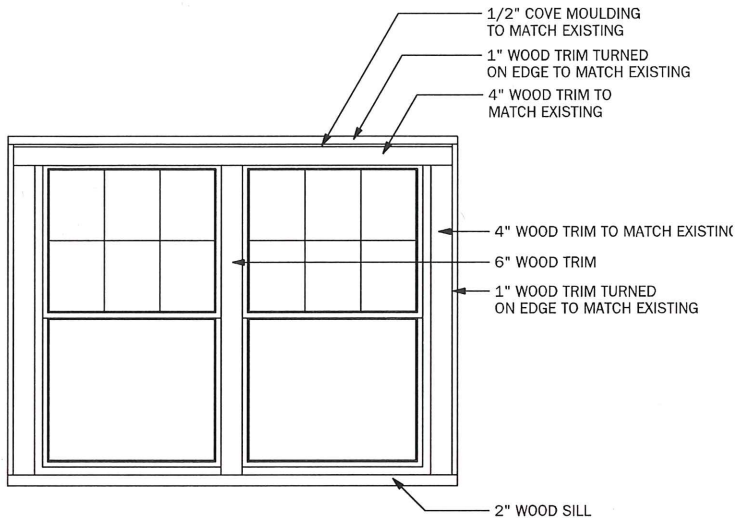
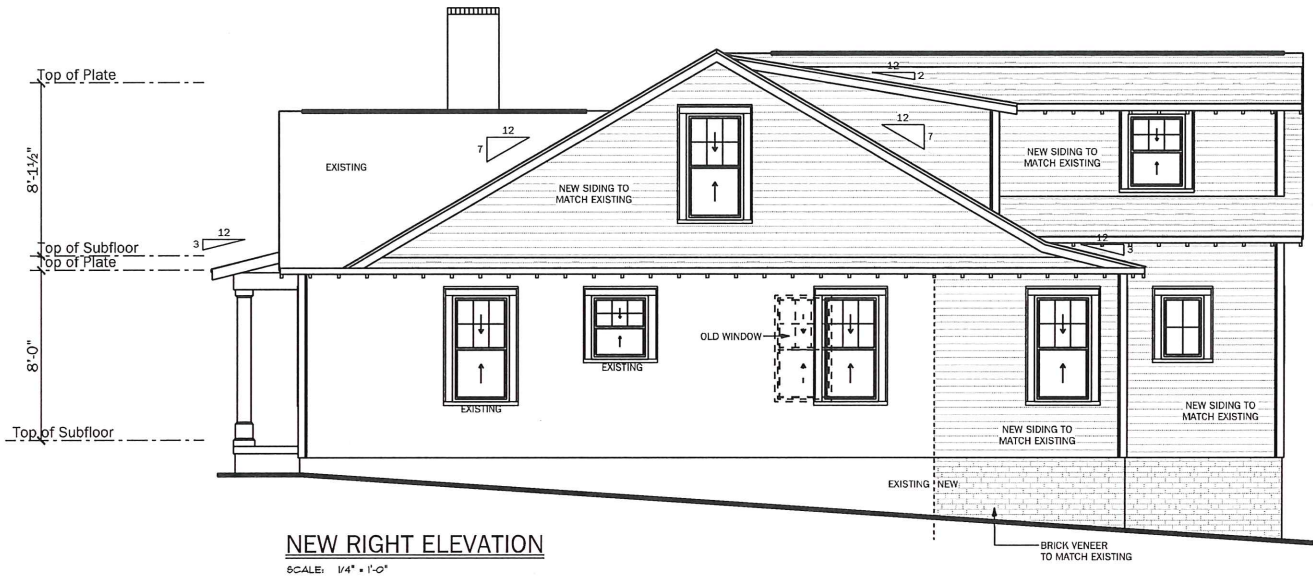
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PAGE: 6 REAR

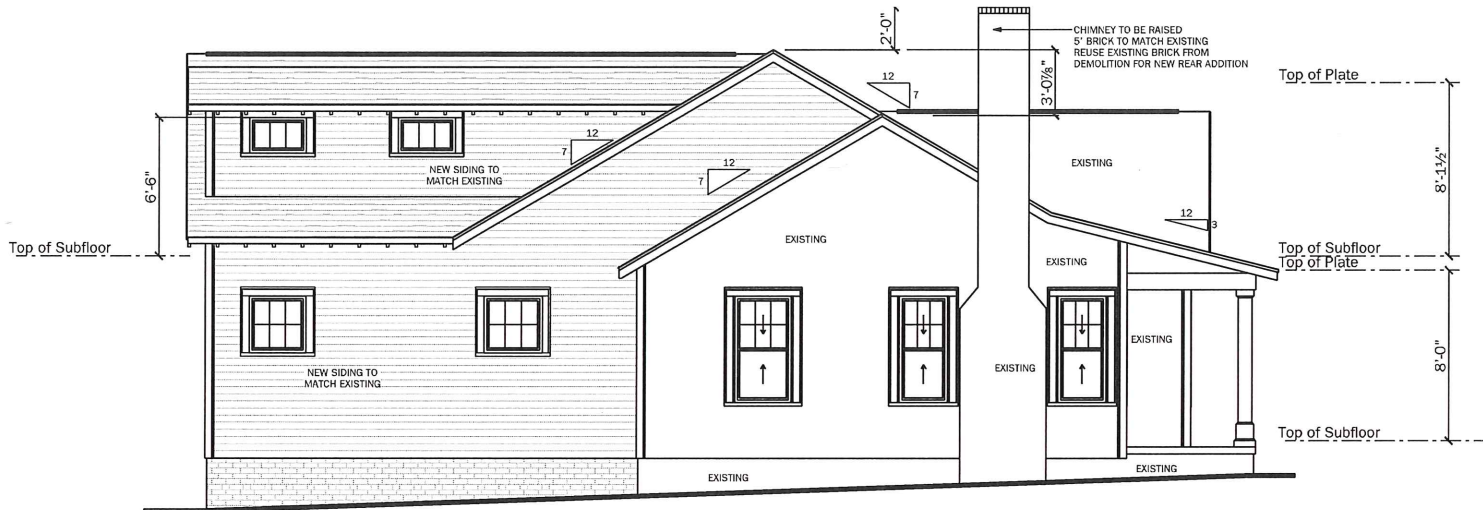
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WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"



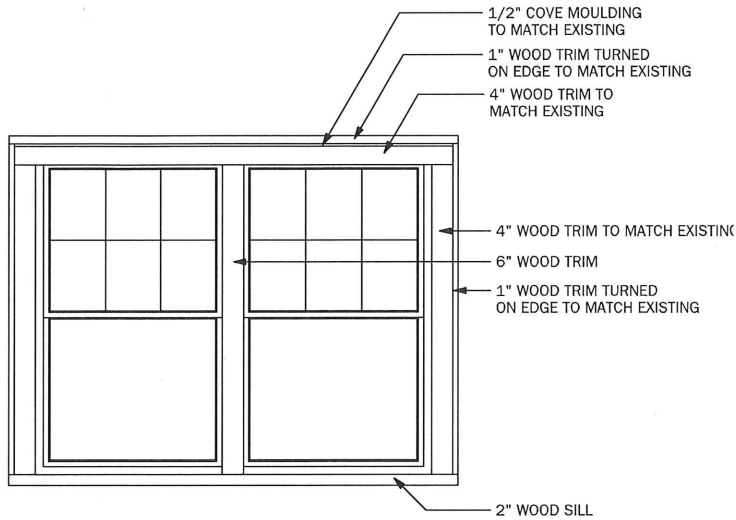
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NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION



WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"



APPROVED

Charlotte
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Commission

Certificate of Appropriateness

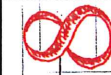
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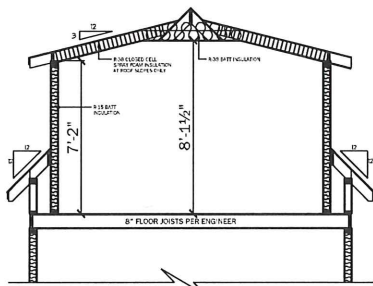
Charlotte
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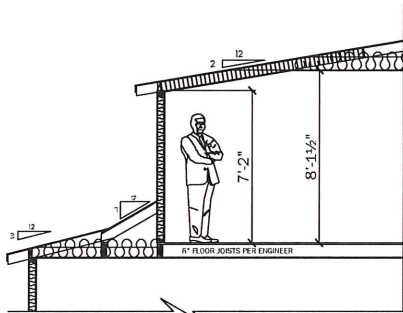
8

LEFT

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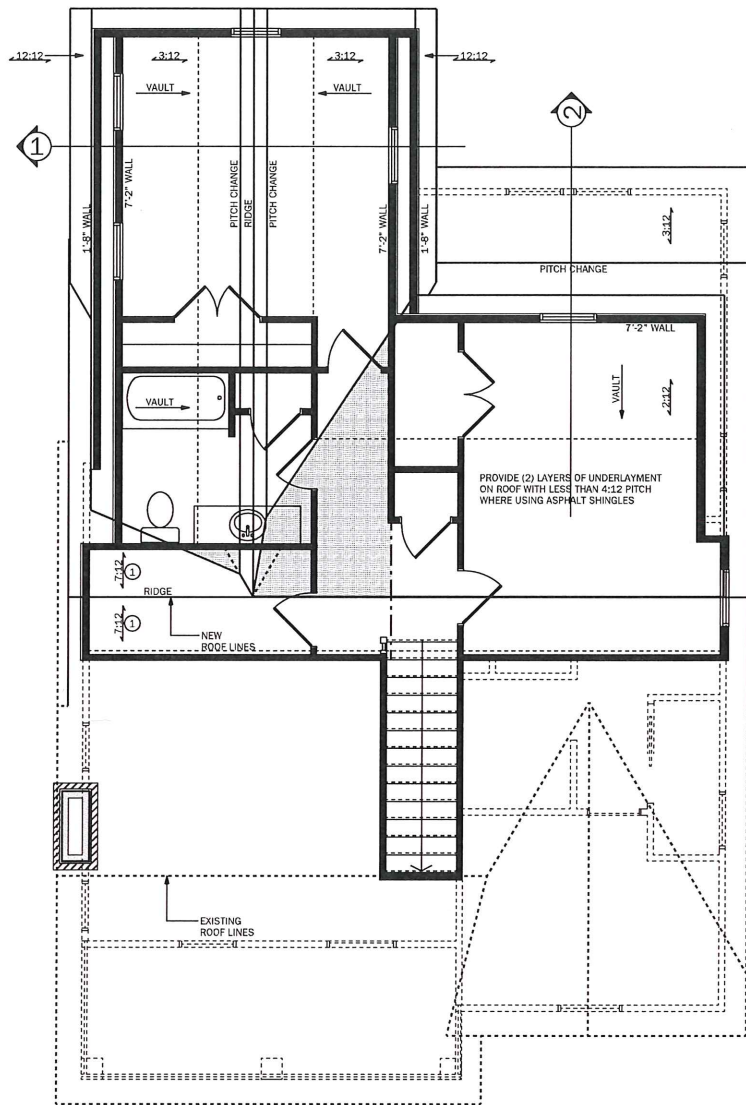


DETAIL 1
SCALE: 1/4"=1'-0"



DETAIL 2
SCALE: 1/4"=1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"



ID	NOTE
1	ROOF PITCH TO MATCH EXISTING ESTIMATED AND DRAWN AS 7/12

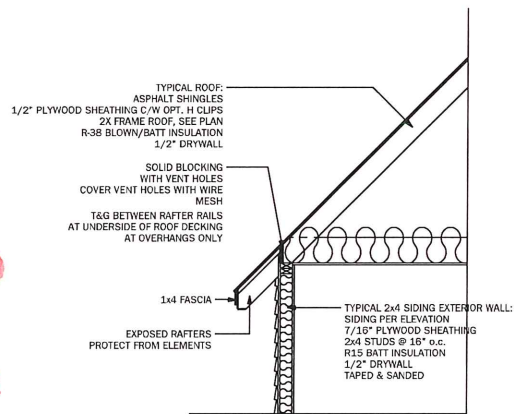
ROOF NOTES:
1. ALL RAFTERS TO BE 2X6'S (SPF #2) @ 16" O.C.
2. ALL RIDGES, AND VALLEYS TO BE 2X10'S (SPF #2) U.N.O.
3. 2X6 COLLAR TIES @ 48" O.C.
= ROOF BRACE POINT AND BRACE TO POINT
B.B. = BEAM BELOW

— = EXISTING WALLS
— = NEW WALLS



Certificate of Appropriateness

HDCEMA-2019-00299



TYP. OVERHANG DETAIL
SCALE: 1/2" = 1'-0"