

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 %". 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 Guotina a. Harpst

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street Charlotte, NC 28202-2853 PH: (704)-336-2205 FAX: (704)-336-5123

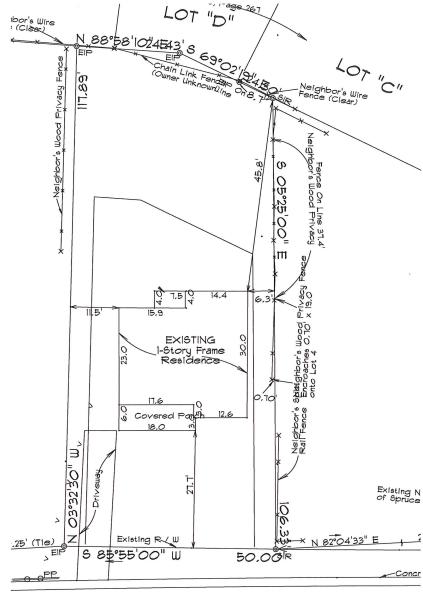
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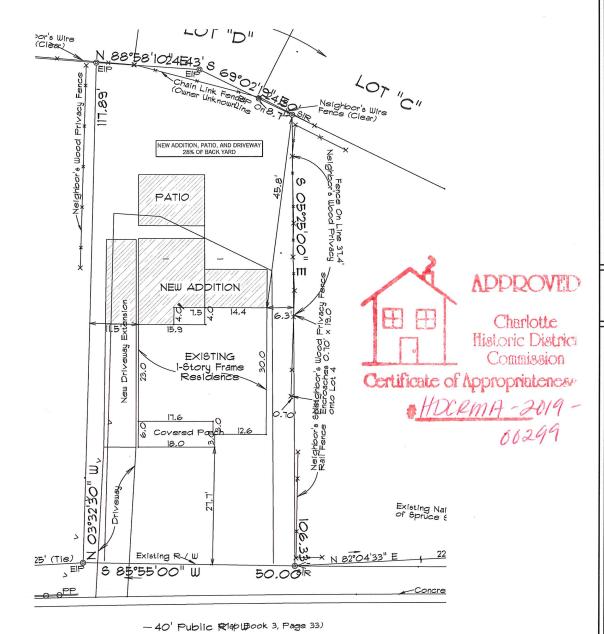
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-40' Public Map (Book 3, Page 33)

MERRIMAN AVENUE

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



MERRIMAN AVENUE

NEW SITE

DATE: Monday, July 15, 2019 PAGE SIZE 24"X36"

BD AMERICAN INSTITUTE BUILDING DESIGN

MEMBER

HOME DESIGN

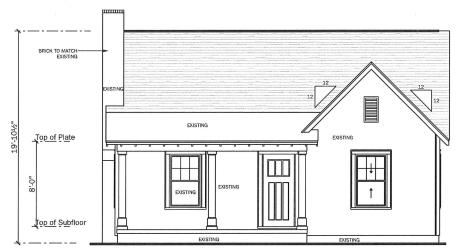
MERRIMAN 1716 MERRIMAN AVE.

North Carolina

1716

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 9 FRAME WALLS ARE DRAWN AT 3-10" WIDE, U.N.O.



NEW FRONT ELEVATION

ELEVATION NOTES:

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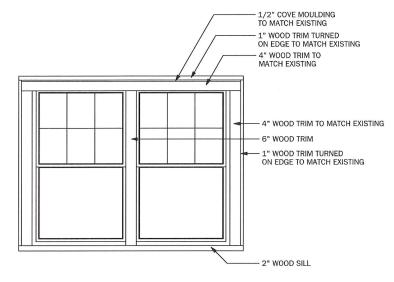
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 MISC. TRIM AROUND WINDOWS AND DOORS TO BE 3.4" THICK, THIS INCLUDES FASCIA AND FRIEZE BOARDS

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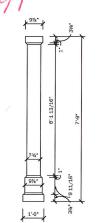


WINDOW TRIM DETAIL

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







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

PAGE SIZE 24"X36"

DATE: Monday, July 15, 2019 SCALE: As Noted



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HOME DESIGN TWENTY

THIS COPYRIGHT RO DESIGN IS THE.
SOLE PROPERTY OF 8 TWENTY ONE
HOME DESIGN AND MAY NOT BE
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TTIE MERRIMAN AVE.
Charlotte
North Carolina

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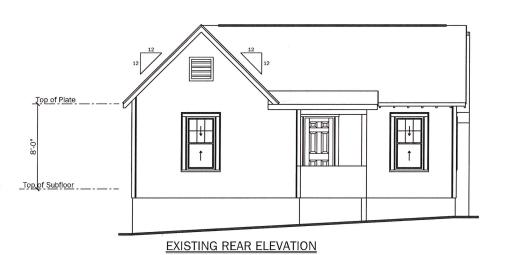
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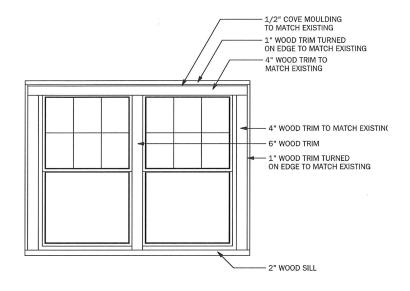
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NEW REAR ELEVATION





WINDOW TRIM DETAIL

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



DATE: Monday, July 15, 2019 PAGE SIZE 24"X36" SCALE: As Noted

MEMBER AMERICAN INSTITUTE BUILDING DESIGN

HOME DESIGN

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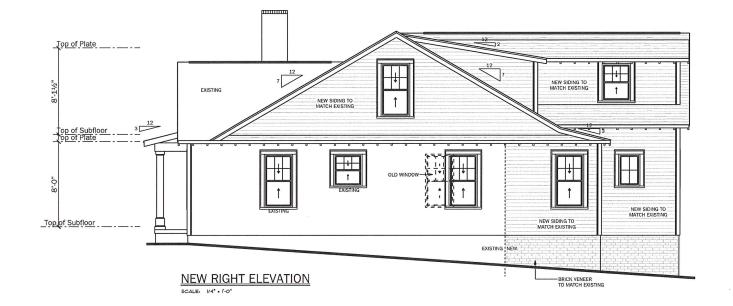
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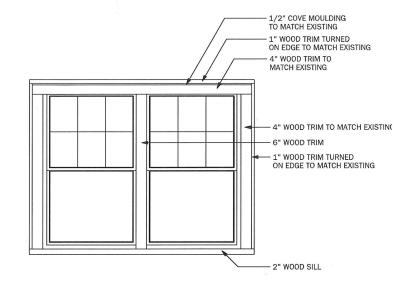
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9 FRAME WALLS ARE PRAUM AT 3-1/2" WIDE, U.N.O.







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



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MEMBER BD AMERICAN INSTITUTE of BUILDING DESIGN



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GENERAL NOTES

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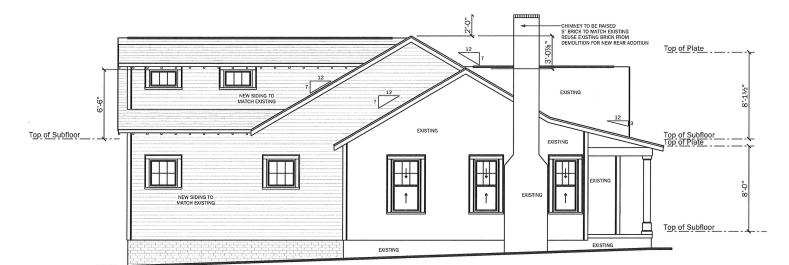
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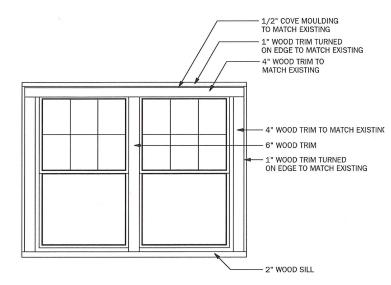
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NEW LEFT ELEVATION





WINDOW TRIM DETAIL

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



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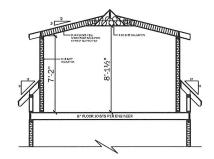
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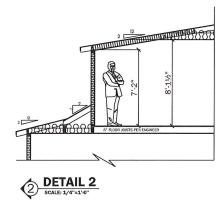
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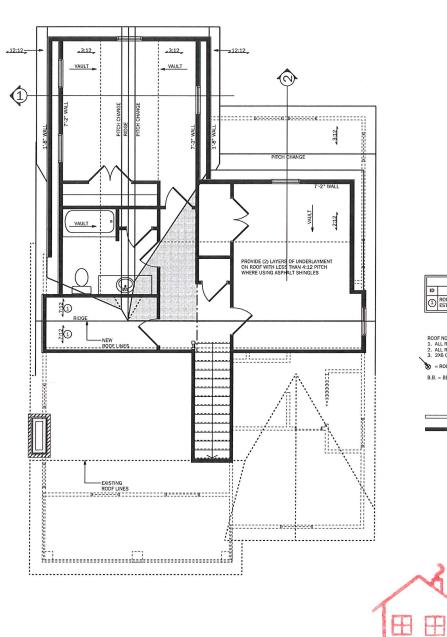
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8 FRAHE WALLS ARE PRAUM AT 3-1/2" WIDE LINO.









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

> MARRA ADDROVED Historic District Commission

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

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

Certificate of Appropriateness

##DCEMA - 2019-00299

Charlotte

DATE: Monday, July 15, 2019 PAGE SIZE 24"X36" SCALE: As Noted

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ROOF PLAN

S4 PAGE:

- TYPICAL 2x4 SIDING EXTENOR WALL: SIDING PER ELEVATION 7/16" PLYWOOD SHEATHING 2x4 STUDS © 16" o.c. R15 BATT INSULATION 1/2" DRYWALL TAPED & SANDED