



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDMENT

CERTIFICATE NUMBER: HDCADMRM-2019-00359

DATE: 9 July 2019

9 July 2019 – AMENDMENT

19 September 2019 – AMENDMENT

ADDRESS OF PROPERTY: 1711 Merriman Ave

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11909519

OWNER(S): Justin Poovey

DETAILS OF APPROVED PROJECT: Windows, Deck, Roof and Masonry Finishes

The project is the replacement and restoration of windows on all sides of the house.

Front windows: the right-side window will be restored. Right-side windows: the basement level window will be replaced with a wood window to match existing and the last rear window on the main level will be replaced to match existing. Rear windows: the left-side door will be replaced with a window and the set of windows left of that door will be replaced with one window to match existing. A new door, to match the style of the house, will replace the right-side door. The window in the gable will be restored. Left-side windows: Both basement windows will be replaced and the last rear window on the main level will be restored. A new wood window will be added between the last rear window and middle window. All windows will be double-hung wood windows with original divided light or Simulated True Divided Light (STDL) 7/8" molded muntins in a 6/6 pattern and will match existing in size and trim. Masonry Finishes: A smooth skim coat will be applied of the concrete block foundation only. **No brick will be painted or coated.** Rear Deck: The existing deck will be removed and a new deck will be constructed in its place. The new deck will be approximately 27'-5" x 12'-0" on 0'-6" post. A new gable roof, with shingle roof and trim to match existing, will be added over the rear door and extend over the right side of the deck. The stairs and railings (36" tall with a max spacing of 4") will added to the left of the door. The primary material will be treated wood. Roofs: A new roof will be added to the structure to match existing. **New siding and chimney removal are not approved with this COA.** See exhibit plans. AMENDMENT (7/9/19): Both the front and rear non-historic gable windows will be replaced with wood windows to match existing.

AMENDMENT (9/17/19): Secondary walkway will be added between the existing front walkway and driveway. The new walkway will be concrete and will be no wider than 3'-0". New steps, to match existing brick, that will be no wider than 3'-0", will be cut-in and added to the existing retaining wall/lawn. Existing retaining wall maybe repaired or rebuilt due to structural instability, bricks, style and dimensions to match existing. See attached exhibits.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors.
2. The applicable Design Guidelines for Windows (page 4.14) have been met.

Continued on next page.

If changes to the approved plans are needed, please contact staff as soon as possible. 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.



Chairman



Staff

Not Secure — polaris3g.mecklenburgcountyn

1711 MERRIMAN AV CHARLOTTE NC 28203

Adv Search Mrkt Analysis Srch Help



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Charlotte

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APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADMEM

2019 - 00359



Wall height 19"

Request is to pour concrete walk or lay pavers from driveway to existing sidewalk 36" wide and starting 11' away from the front of the house. Distance from outside of retaining wall to sidewalk is 14'9" as illustrated. Steps will be cut into yard and will be 36" wide like the walkway.



Steps to match existing

