



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCRMI-2019-00157

**DATE:** 12 April 2019

**ADDRESS OF PROPERTY:** 1751 Merriman Ave

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11909529

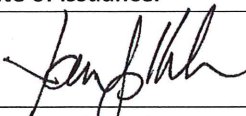
**OWNER/APPLICANT(S):** Morgan McGrann

**DETAILS OF APPROVED PROJECT:** The project is a rear addition that is no taller or wider than the original building with dimensions to match those on the original house. The new addition footprint measures approximately 18'-0" x 31'-3" and will tie-in beneath the existing ridge. The siding will be horizontal wood German lap to match existing. All corner boards, trim and roof details will be wood with a brick foundation. The new brick foundation will remain as drawn and will follow the original brick line around addition. The new brick will be painted to match existing. The addition will have wood windows with Simulated True Divided Lights (STDL) in a 1/1 to match existing. Post-completion the rear yard permeable space will be 89%. See attached exhibit labeled "Plan – April 2019"

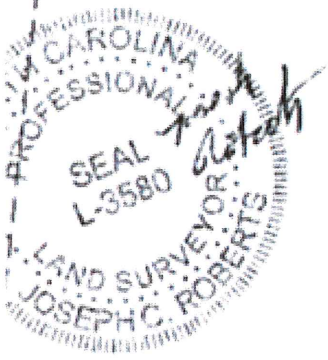
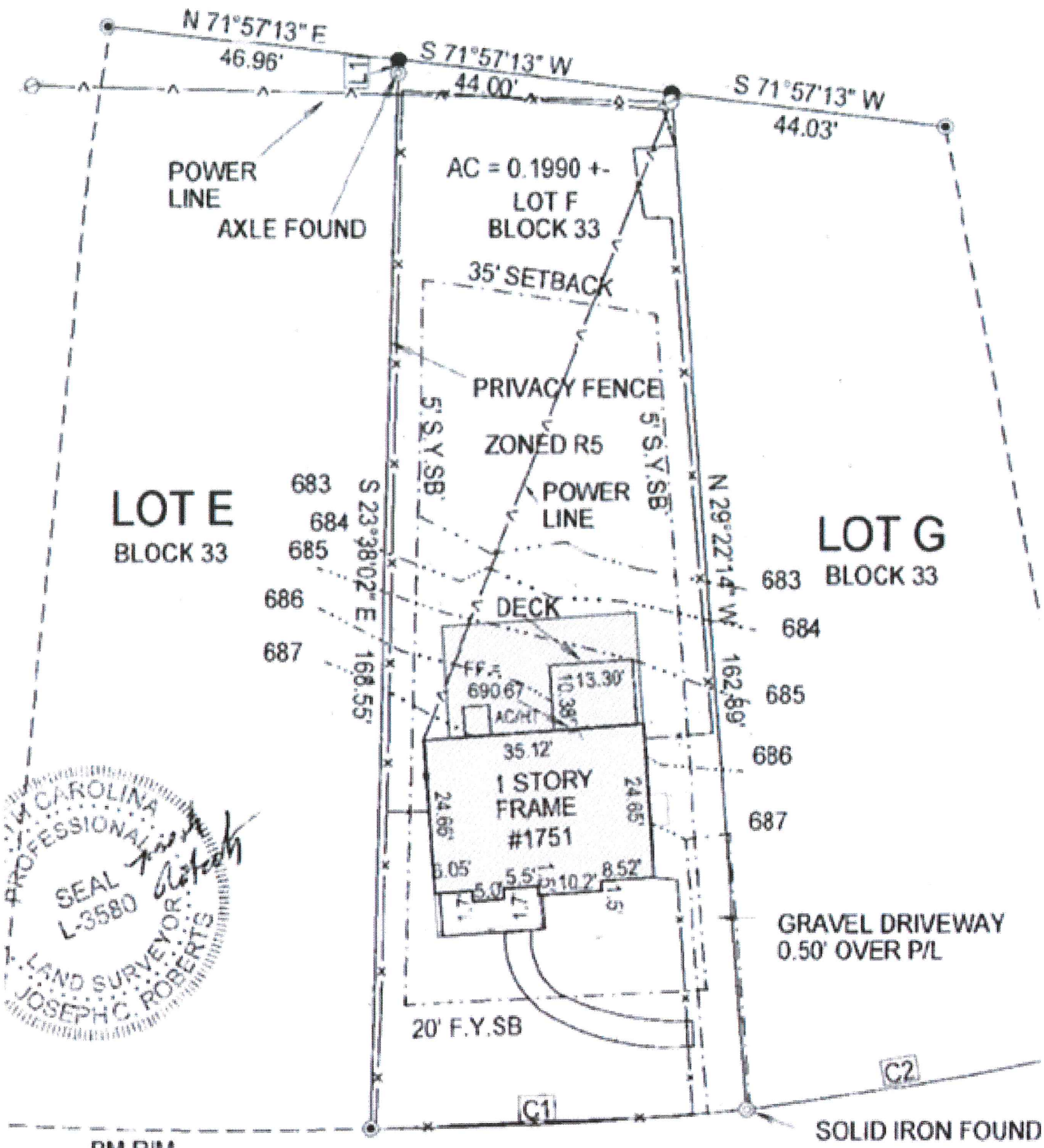
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval- Additions, page 2.9.
2. This application is in compliance with the Policy & Design Guidelines for both Additions, page 7.1
3. ***If changes to the approved plans are needed, please contact 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.**

  
James Haden, Chairman

  
Staff



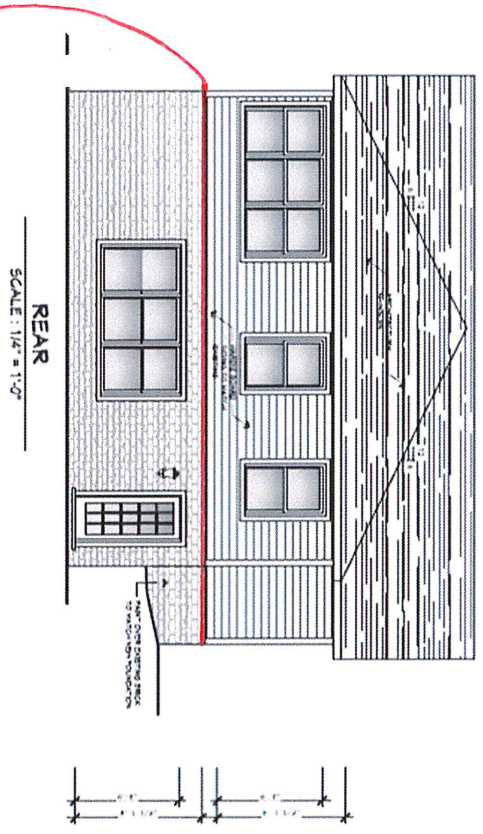
APPROVED

Charlotte  
Historic District  
Commission

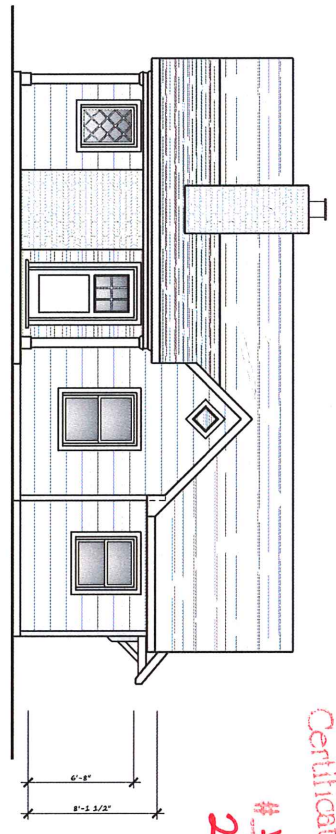
Certificate of Appropriateness

#HDCRMI  
 2019-00157  
 PLAN APRIL 2019

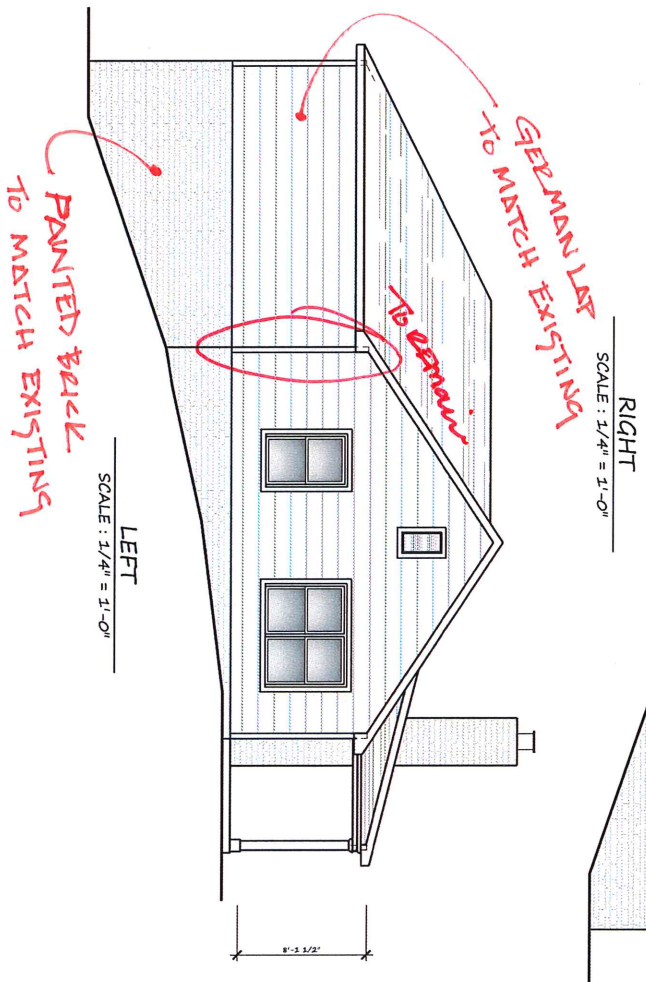
BRICK FOUNDATION ADDITION  
TO REMAIN ON ORIGINAL  
AND FOLLOW ORIGINAL  
BRICK FOUNDATION LINE



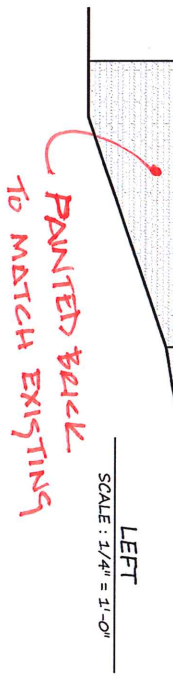
FRONT  
SCALE: 1/4" = 1'-0"



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Historic District  
Commission  
Certificate of Appropriateness  
# HDX RMI  
2019-00157



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



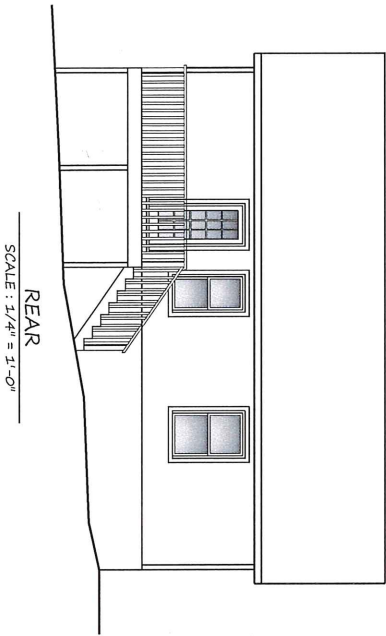
LEFT  
SCALE: 1/4" = 1'-0"

Plans  
APRIL 2019

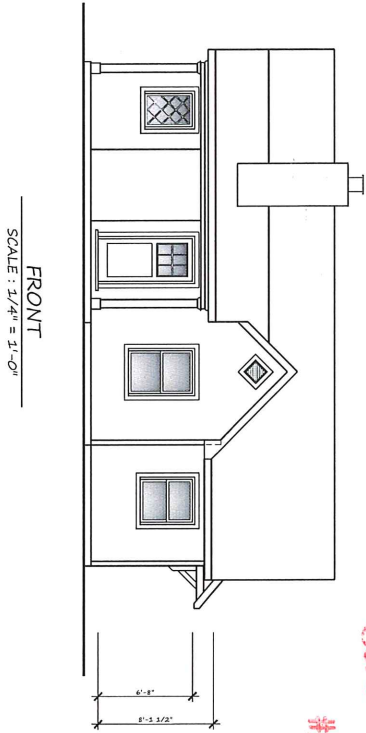
OWNER  
BOARDS  
TO REMAIN

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

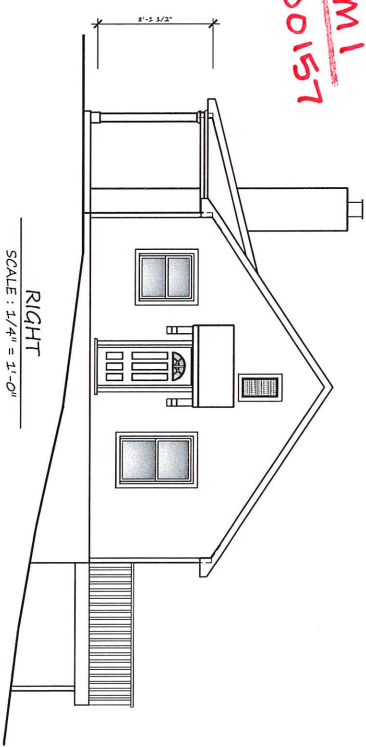
<p>A-3 Sheet</p>	<p>Date 1/11/19</p>	<p>A Custom Remodel For 1751 Merriman Ave Charlotte, NC 28203</p>	<p>DISCLAIMER THIS SET OF DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE. WE ASSUME NO RESPONSIBILITY FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE HAND CRAFTED WHICH LEAVES THEM SUSCEPTIBLE TO ERRORS. THE AUSTIN GROUP HAS EXERCISED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR "FLAWLESS" JUDGMENT.</p>	
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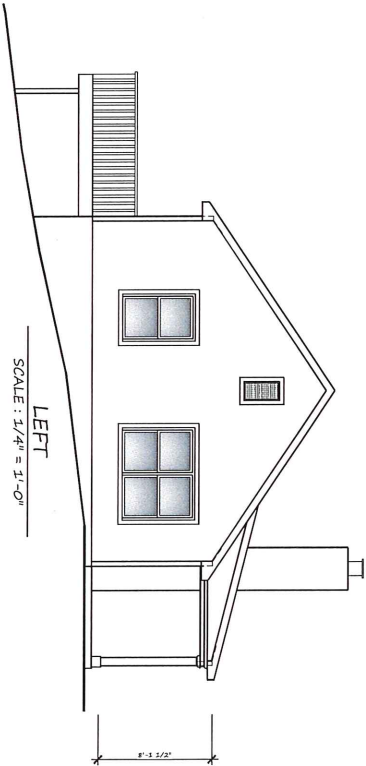
REAR  
SCALE: 1/4" = 1'-0"



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



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



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



# ADC-EM-1  
2019-00157

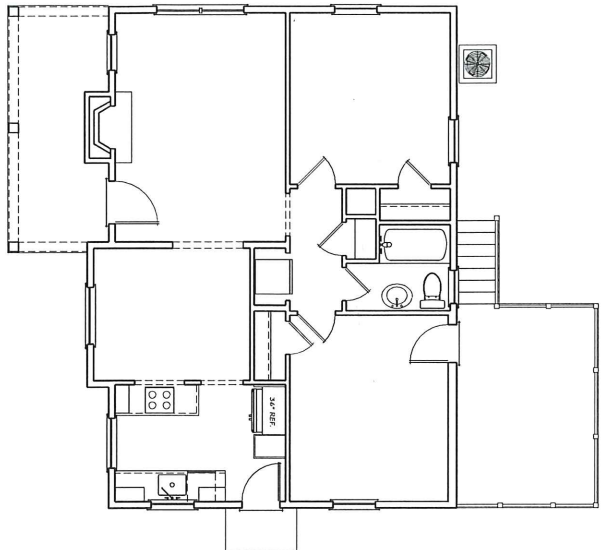
Plan  
April 2019

AS-BUILT  
ELEVATIONS  
SCALE: 1/4" = 1'-0"

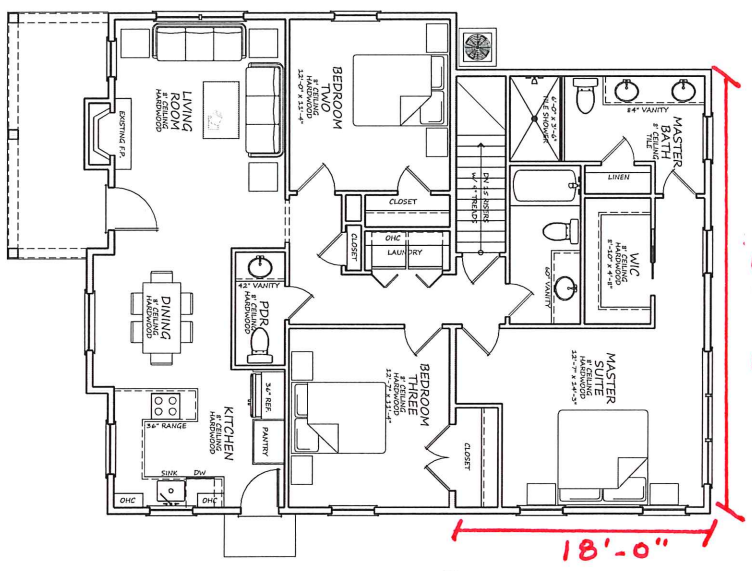
<p><b>A-2</b></p>	<p>Date 1/11/19 Sheet</p>	<p><b>A Custom Remodel For</b> 1751 Merriman Ave Charlotte, NC 28203</p>	<p><small>DISCLAIMER: THIS SET OF DRAWINGS SHALL BE USED FOR ITS INTENDED PURPOSE. WE ASSUME NO RESPONSIBILITY FOR ANY AND ALL LIABILITY FOR BUILDER OVERSIGHT. OUR PLANS ARE HAND CRAFTED WHEN LEAVE THEM SUSCEPTIBLE TO ERRORS. THE AUSTIN GROUP HAS EXERCISED REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS OR "BLAMELESS" JUDGMENT.</small></p>	
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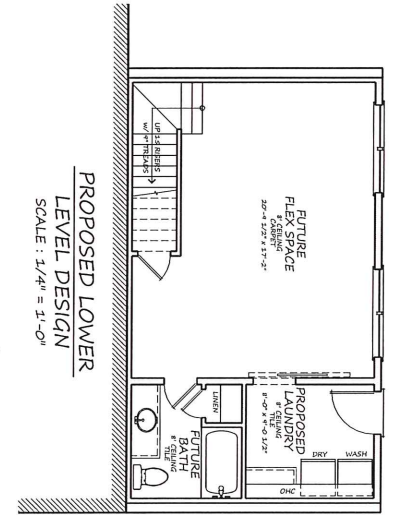
PLAN 2019  
APRIL



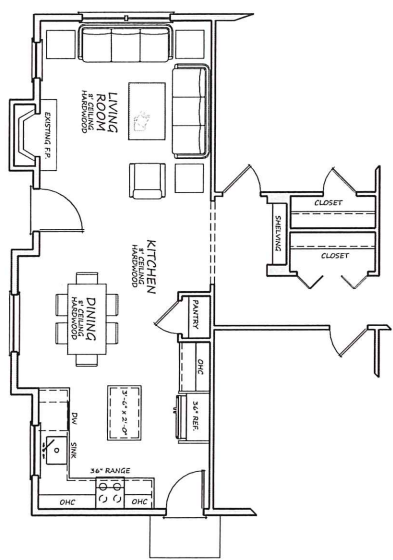
AS-BUILT  
SCALE: 1/4" = 1'-0"



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



PROPOSED LOWER LEVEL DESIGN  
SCALE: 1/4" = 1'-0"



OPTIONAL KITCHEN DESIGN  
SCALE: 1/4" = 1'-0"