



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER: HDCADMR 2017-00252**

**DATE: 27 April 2017**

**ADDRESS OF PROPERTY: 1724 Merriman Avenue TAX PARCEL NUMBER: 119.094.12**

**HISTORIC DISTRICT: Wilmore**

**APPLICANT/OWNER: Mark and Catherine Van Doninck**

**DETAILS OF APPROVED PROJECT:** Drive, Fence, Porch Rails. Existing drive (front yard parking pad) on right side will be removed. New concrete carriage track drive will be located on left side of house and will run from the curb cut to the rear corner of the house. Infill between the tracks will be a contrasting masonry or planting. See exhibit labeled 'Site Plan April 2017'. Wooden gates and fence portions will be added to each side of house about 1/3 of the way down the side, and connect to existing neighbors' fences. Gates will be 5' in height at the edge and swoop down to 4' in the center. Any added fence panels that will be needed to complete the yard enclosure will match the new gates but can be straight across the top. New porch rails will consist of balusters dying into the horizontal members at the top and bottom. A piece of trim will be added to the top and bottom horizontal piece. Rail will be painted. See exhibit labeled 'Rail Detail April 2017'.

**Applicable Policy & Design Guidelines – Driveways**

1. Driveways should be as narrow as possible.
2. Driveways that stop at the original building façade are viewed by the HDC as front yard parking pads and thus are prohibited. All driveways for residential uses should extend to at least the rear building line.
3. Driveways made of twin parallel tire tracks are considered important historic features and should be maintained or created where possible.

**Fences**


4. Fencing visible from any public street must be judged appropriate to the district. It must have texture resulting from an interplay of light and dark materials or solids and voids. Solid stockade fences that would be substantially visible from the street are not allowed.
5. The structural members of any fence must face inward to the property being fenced.
6. Wooden fences must be painted or stained.

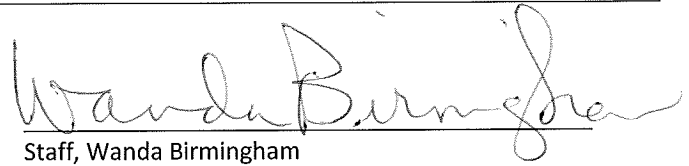
**Porch Rails**

7. New porch rails must be properly detailed for the architectural style of the building.

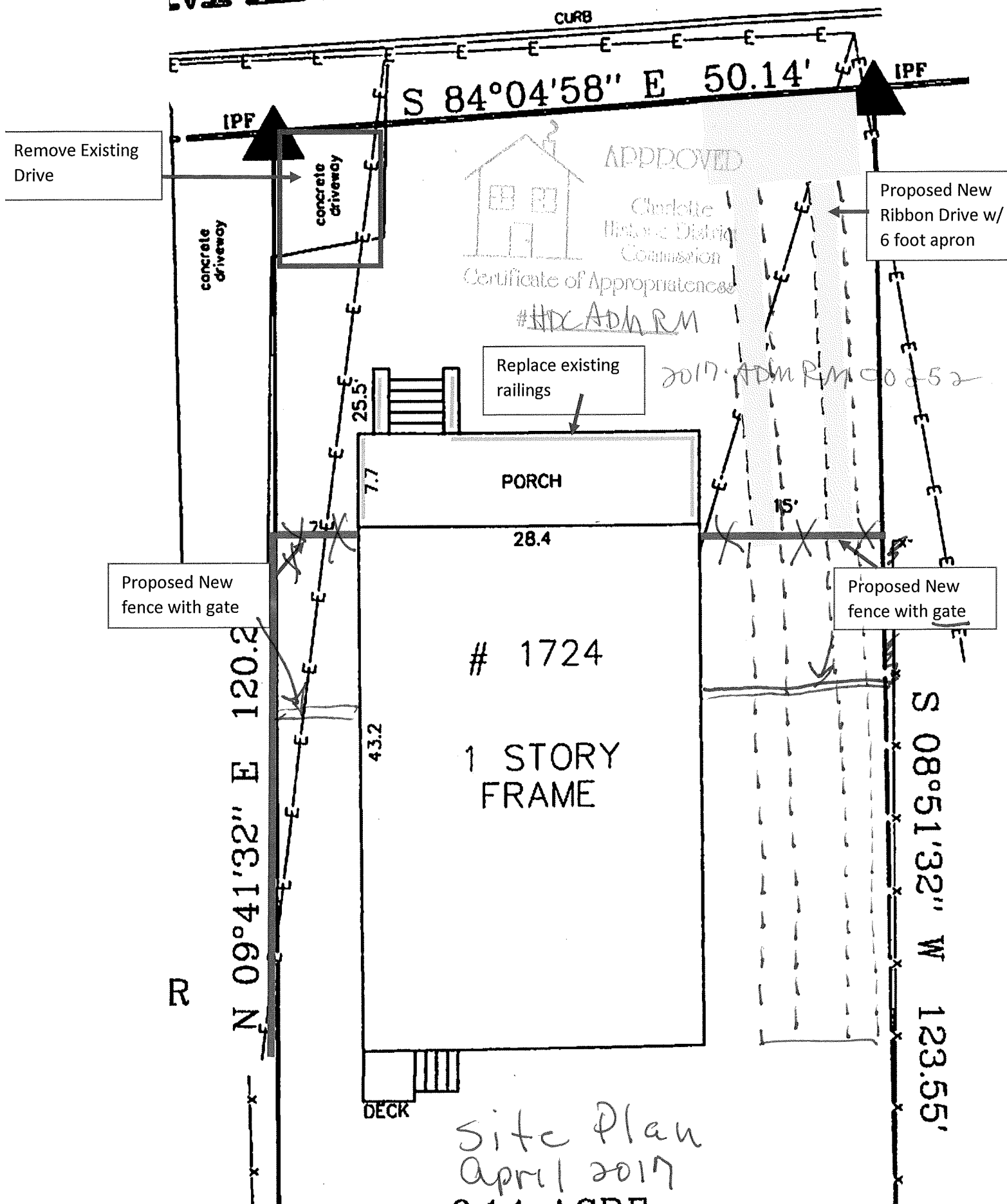
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are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

  
Staff, Wanda Birmingham

1724 Merriman Ave



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**Exteriors Items Requiring Review**

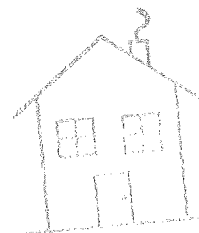
- 1) Replace Existing Metal Railing System



1a) Similar Photo of Proposed Wood Balustrade



Rail Detail  
April 2017



APPROVED

Charlottesville  
Historic District  
Commission

Certificate of Appropriateness

#HPLADMRM

2017-00252