



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS-Amended

CERTIFICATE NUMBER: 2018-00080

DATE: May 17, 2018

ADDRESS OF PROPERTY: 1761 Merriman Avenue

TAX PARCEL NUMBER: 11909531

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER(S): Seth Markham Sowash

DETAILS OF APPROVED PROJECT: The project is an addition to that extends the ridge approximately 2'. The new roof pitch follows the existing pitch. New exterior materials are wood lap siding, wood windows, and wood roof trim. Window trim details will match original windows, see window spec. sheet A700. New front stoop canopy materials include wood 8"x 8" columns and gable roof. The side porch will be enclosed with new windows and French doors. Doors and windows are simulated true divided lights (STDL). The project includes the relocation and reconstruction of an existing garage to the rear left corner of the property to accommodate the addition to the house.

This project was approved by the Historic District Commission on April 11, 2018.

- 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.

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 28925, PAGE 75 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAPBOOK 1166, PAGE 377 OR OTHER REFERENCE SOURCE. THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 31st DAY OF OCTOBER, 2017.

PRELIMINARY

NOT FOR SALES OR CONVEYANCES

PROFESSIONAL LAND SURVEYOR

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED R-5.
11. VERTICLE DATUM SHOWN IS OF ASSUMED ELEVATION.

LEGEND

- RF REBAR FOUND
RS REBAR SET
R/W RIGHT-OF-WAY
SF SQUARE FEET
MB MAP BOOK
DB DEED BOOK
PG PAGE
FS FRONT SETBACK
RY REAR YARD
SY SIDE YARD
CP COMPUTED POINT
P OVERHEAD POWER LINE
X PICKET FENCE
O POWER POLE
CATCH BASIN
SANITARY SEWER MANHOLE
WATER METER
LIGHT POLE
STORM DRAIN MANHOLE
GUY WIRE
YARD INLET

JONATHAN KLINS
& BETHANY KLINS
NOW OR FORMERLY
LOT 17
DB 30053 PG 303
MB 3 PG 33
TAX # 119-095-32

LOT H
0.177 ACRE
7,717 SF

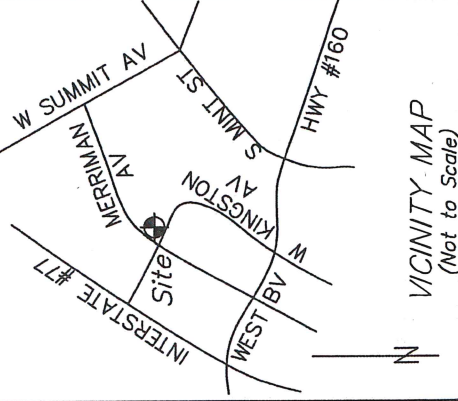
PATRICIA KANDORA
& DOUGLAS KANDORA
NOW OR FORMERLY
LOT G
DB 30970 PG 343
MB 1166 PG 377
TAX # 119-095-30

OVER-HEAD UTILITIES
MAY BE SUBJECT TO
EASEMENTS NOT SHOWN

W. KINGSTON AVENUE
40' PUBLIC R/W
per MB 1166 PG 377

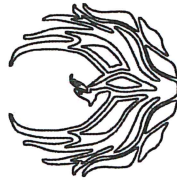
MERRIMAN AVENUE
40' PUBLIC R/W
per MB 1166 PG 377

FLOOD NOTE:
NO PORTION OF THE SUBJECT
PROPERTY SHOWN HEREON LIES
WITHIN A SPECIAL FLOOD HAZARD
AREA PER F.E.M.A. FLOOD
INSURANCE RATE MAP. COMMUNITY
PANEL 3710454300L, DATED:
SEPTEMBER 2, 2015.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	137.28'	279.06'	28°11'10"	N 52°34'11" W	135.90'	
C2	80.04'	692.80'	16°37'11"	S 50°10'10" W	80.00'	

PHYSICAL/TOPOGRAPHIC SURVEY
AT PROPERTY KNOWN AS
1761 MERRIMAN AVENUE
LOT H, BLOCK 33, WILMOORE
TAX # 119-095-31, PB 1166 PG 377, DB 28925 PG 75
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR
SETH SOWASH



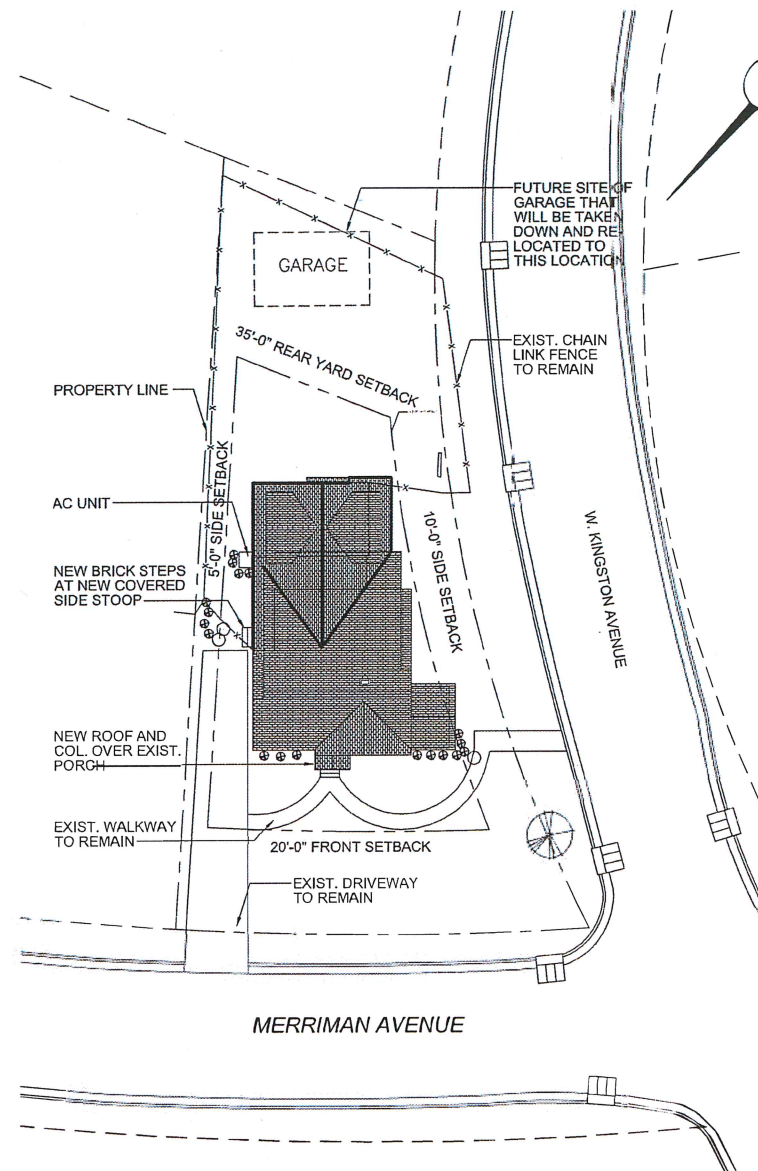
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912



FIELD WORK: JF ~ MAPPING:AT,D. CARTER, DZ
PROJ # 731-812-01 1761 MERRIMAN AVENUE

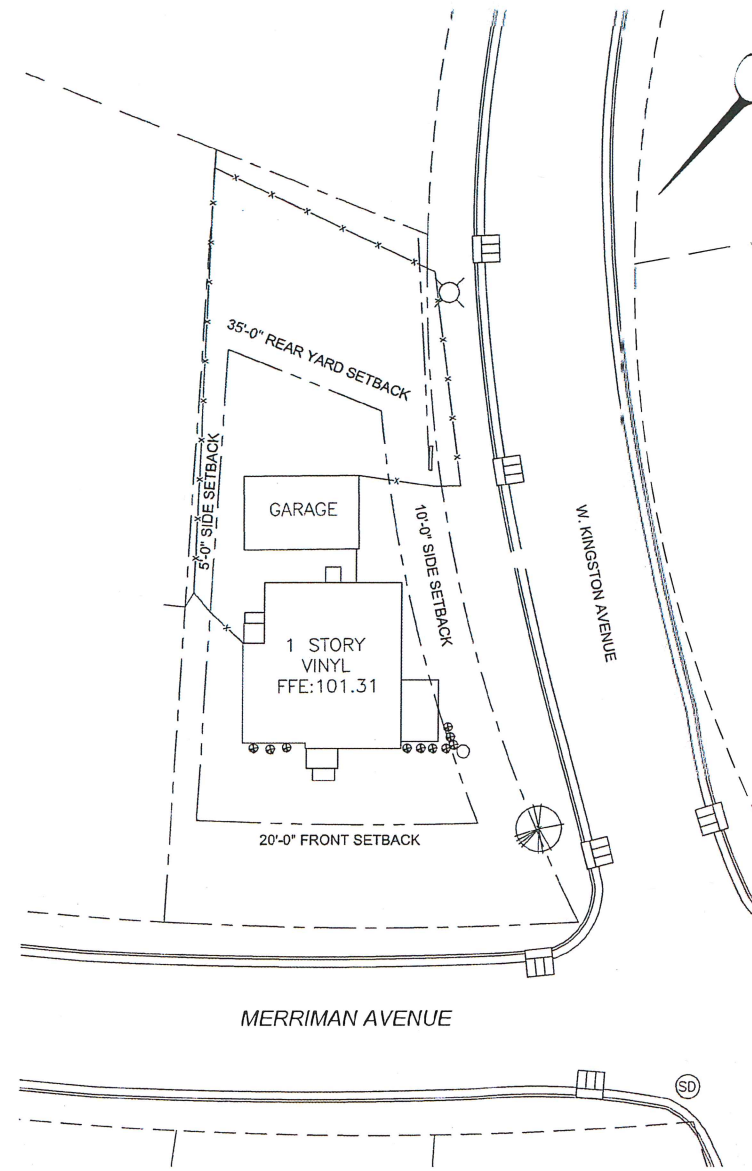
Certificate of Appropriateness

2018-00080



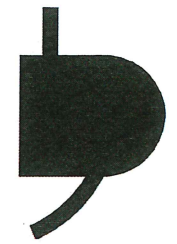
PROPOSED SITE PLAN

1/16" = 1'-0"



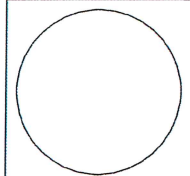
EXISTING SITE PLAN

1/16" = 1'-0"



LDJ INNOVATIVE
DESIGN GROUP, PLLC

1800 Camden Road,
Suite 107 #193
Charlotte NC, 28203-0001



Drawn	
Checked	
Design	
Revisions	
1 Date	
2 Date	
3 Date	
4 Date	

Sowash House
1761 Merriman Ave
Charlotte, NC

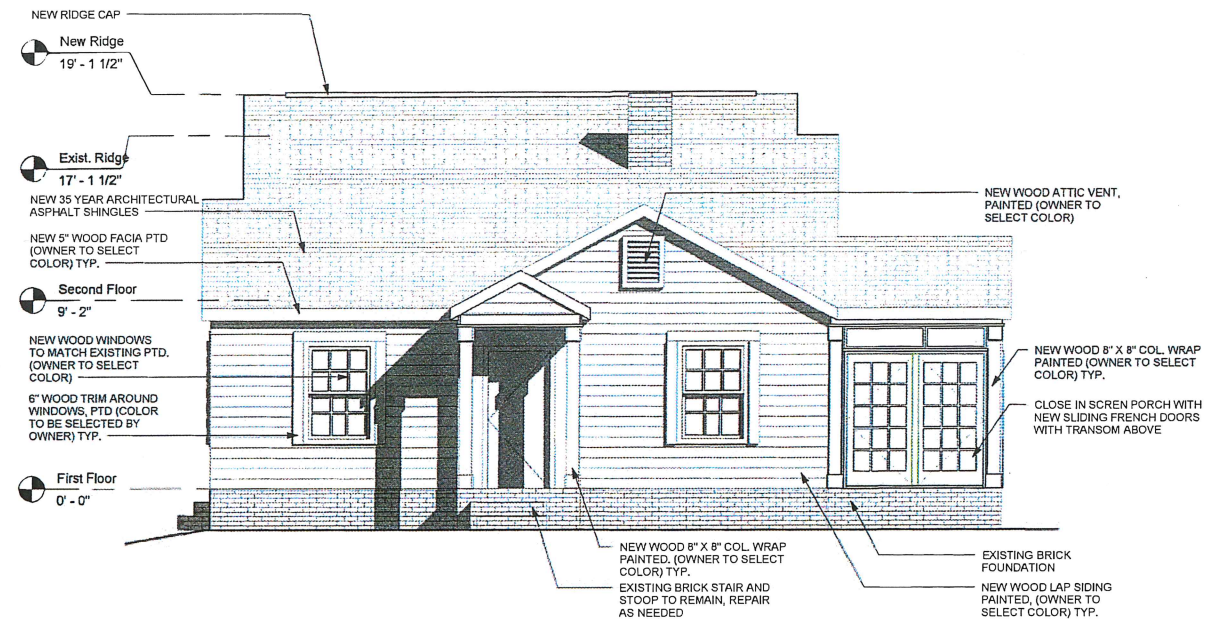
Project Number 003

Title
SITE PLAN

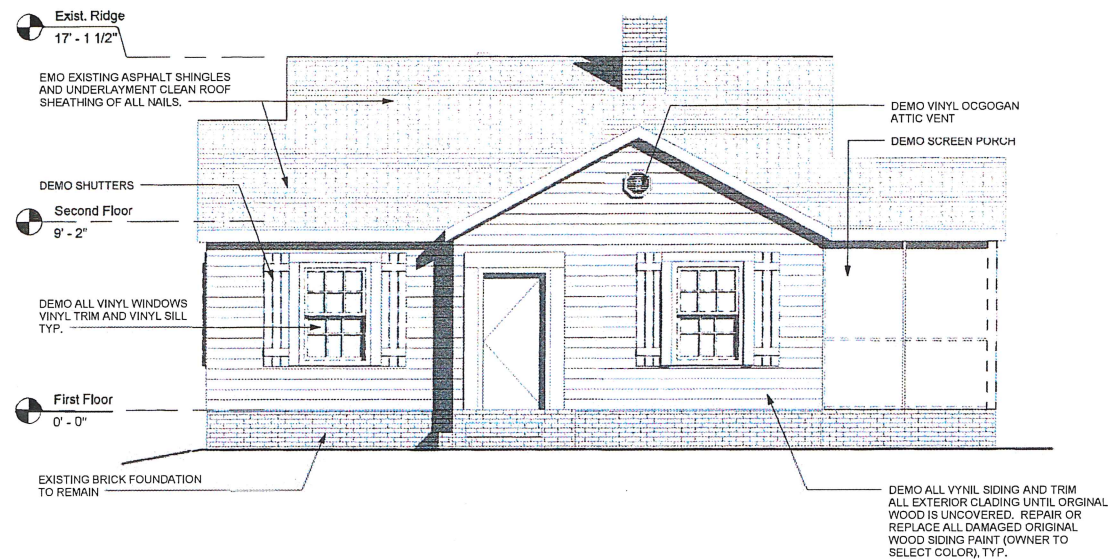
Sheet of

AS100

Plate



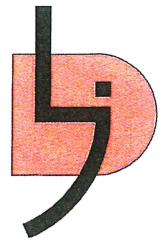
2 New Front Elevation
A200 1/4" = 1'-0"



1 Existing Front Elevation
A200 1/4" = 1'-0"

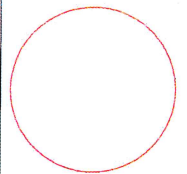
GENERAL NOTES

1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED BEFORE ANY WORK IS TO BEGIN.
2. FIELD VERIFY ROOF SLOP BEFORE ANY WORK IS TO BEGIN.
3. ALL WINDOW SIZES ARE TO BE FIELD VERIFIED BEFORE ORDERING NEW WINDOWS.
4. ALL EXISTING DOORS ARE TO BE SAVED AND REUSED. REPLACE IF DAMAGED OR IF REQUESTED BY OWNER.
5. ALL EXTERIOR PAINT COLORS TO BE SELECTED BY THE OWNER OR DESIGNER.
6. ALL INTERIOR PAINT COLORS AND FINISHES ARE TO BE SELECTED BY THE OWNER OR DESIGNER.
- 7.



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Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number 002

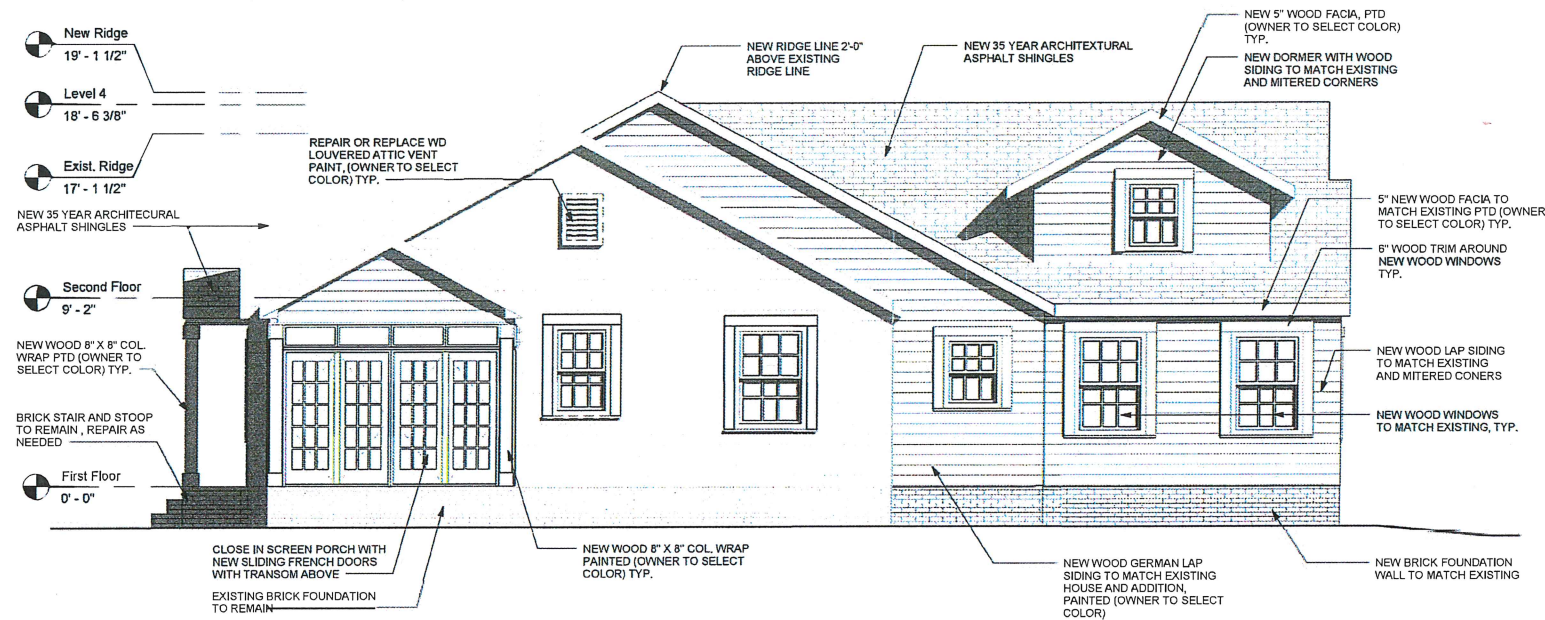
Title

Front Elevations

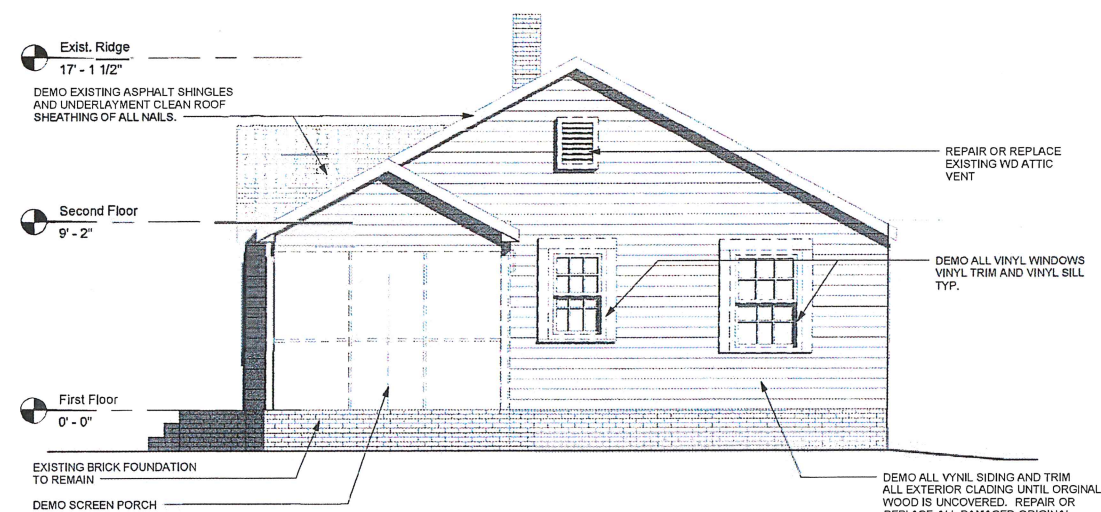
Sheet

A200

Plate



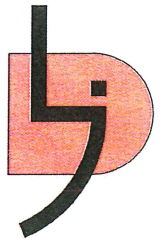
2 New Right Side Elevation
A201 1/4" = 1'-0"



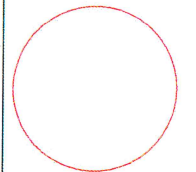
1 Existing Right Side Elevation
A201 1/4" = 1'-0"

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1 Date	
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Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number 003

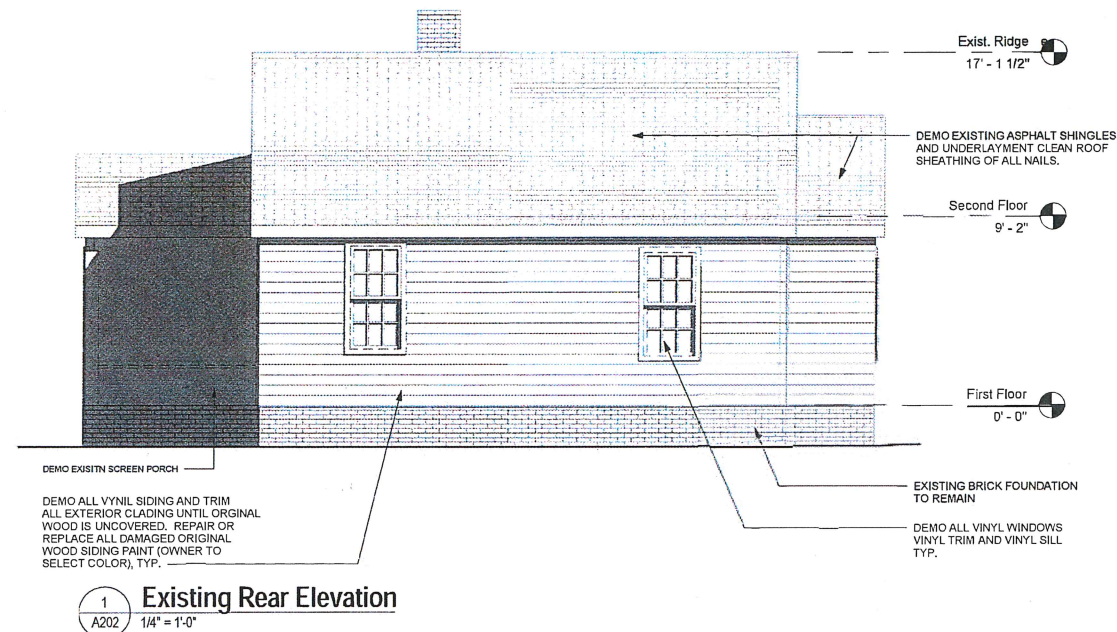
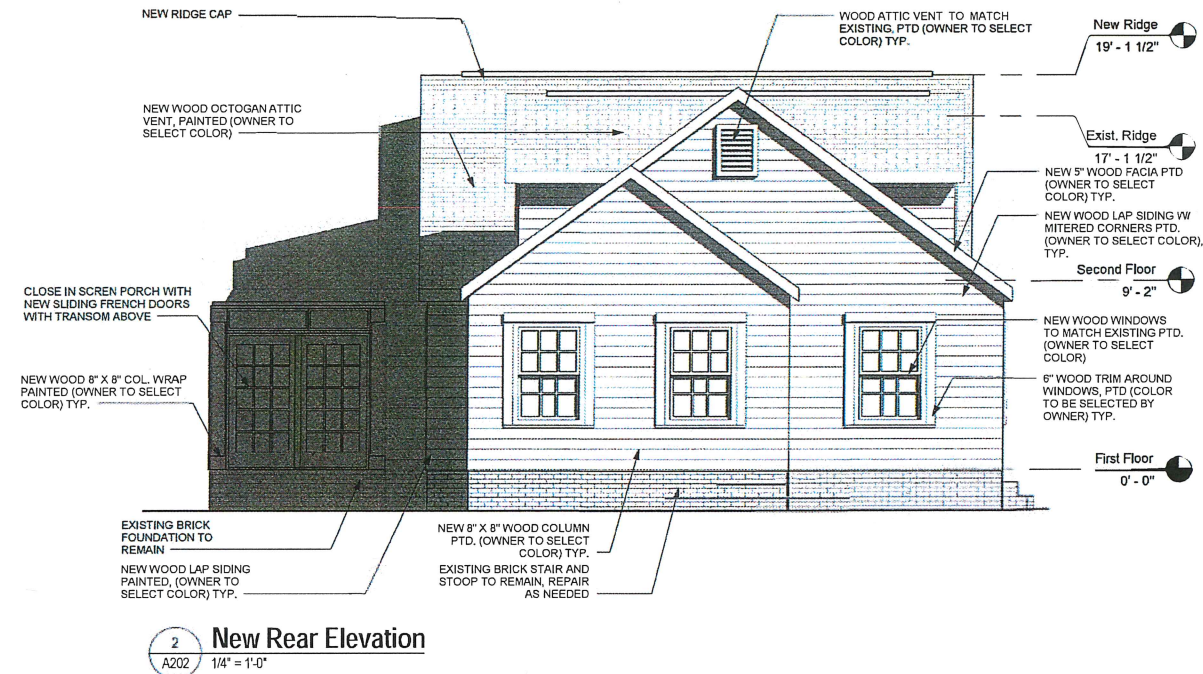
Title

Right Side
Elevation

Sheet

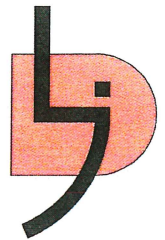
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File



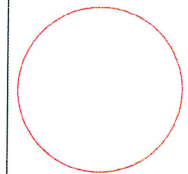
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Sowash House
Charlotte, NC 28203

Project Number 903

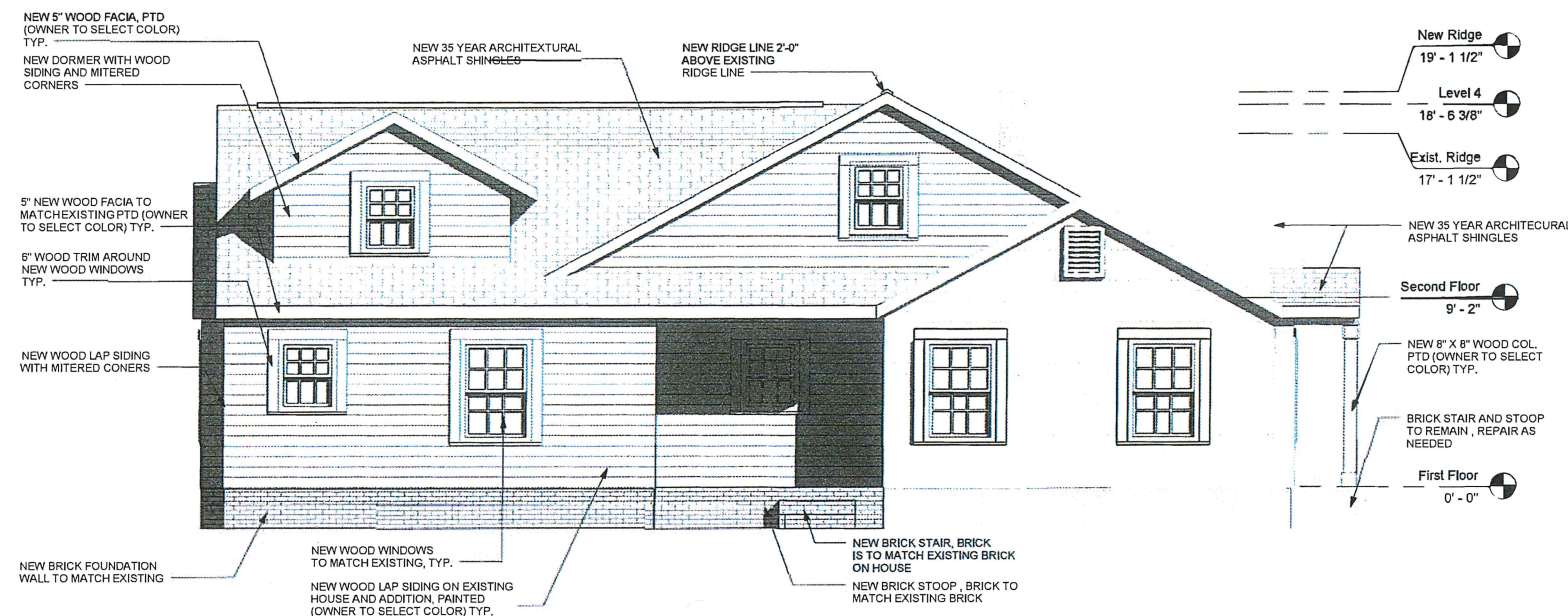
Title

Rear Elevation

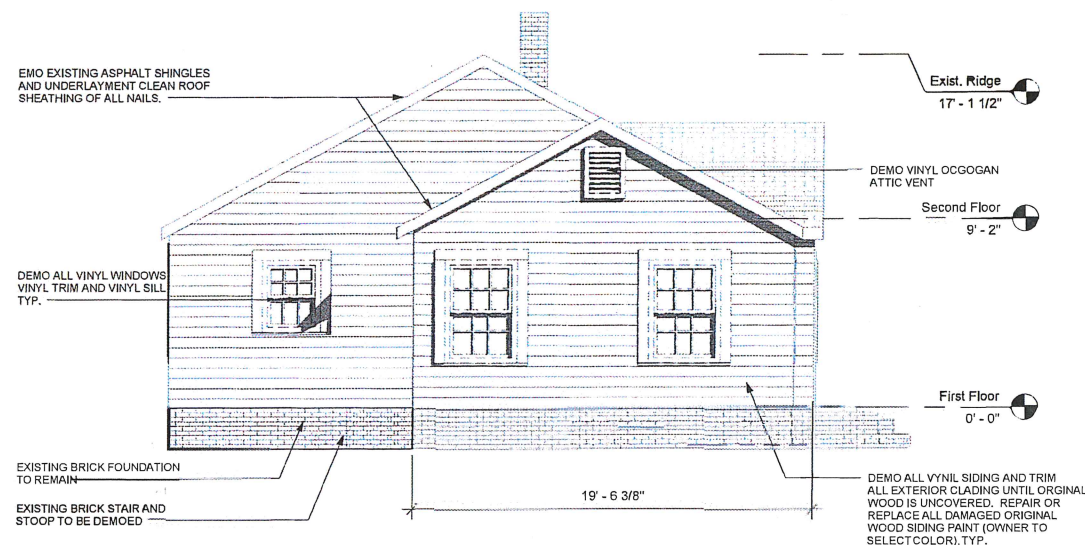
Sheet

A202

Plate



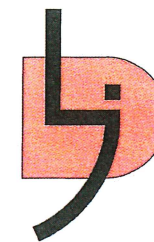
2
A203
1/4" = 1'-0"
New Left Side Elevation



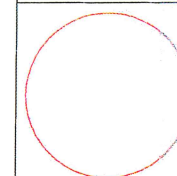
1
A203
1/4" = 1'-0"
Existing Left Side Elevation

GENERAL NOTES

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2 Date	
3 Date	
4 Date	

Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number 003

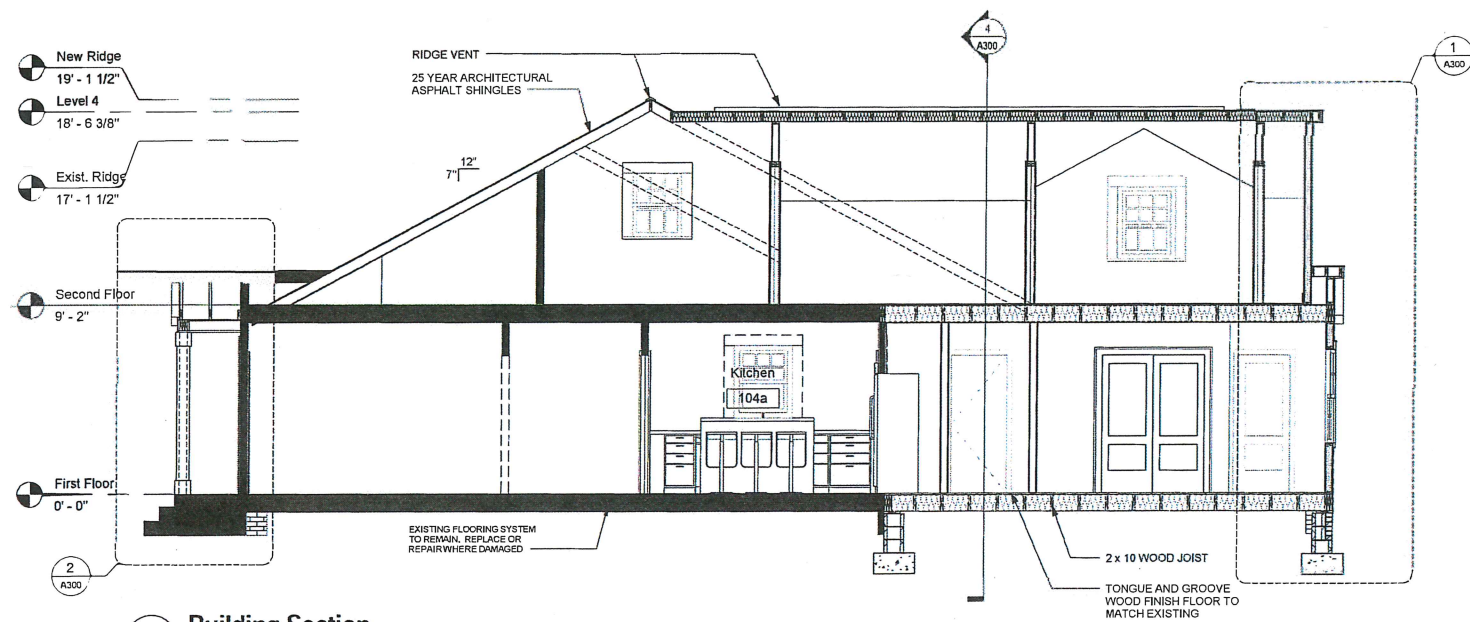
Title

Left Side
Elevation

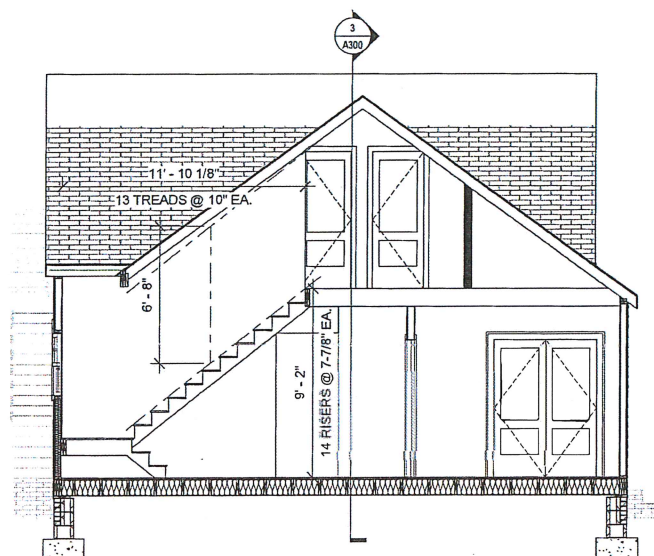
Sheet

A203

File



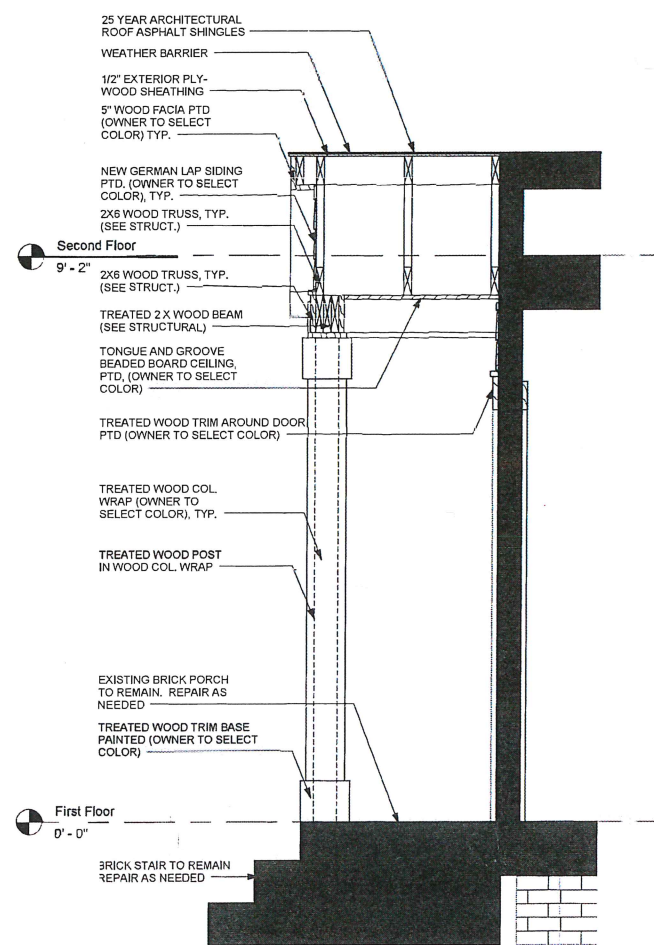
3 Building Section
A300 1/4" = 1'-0"



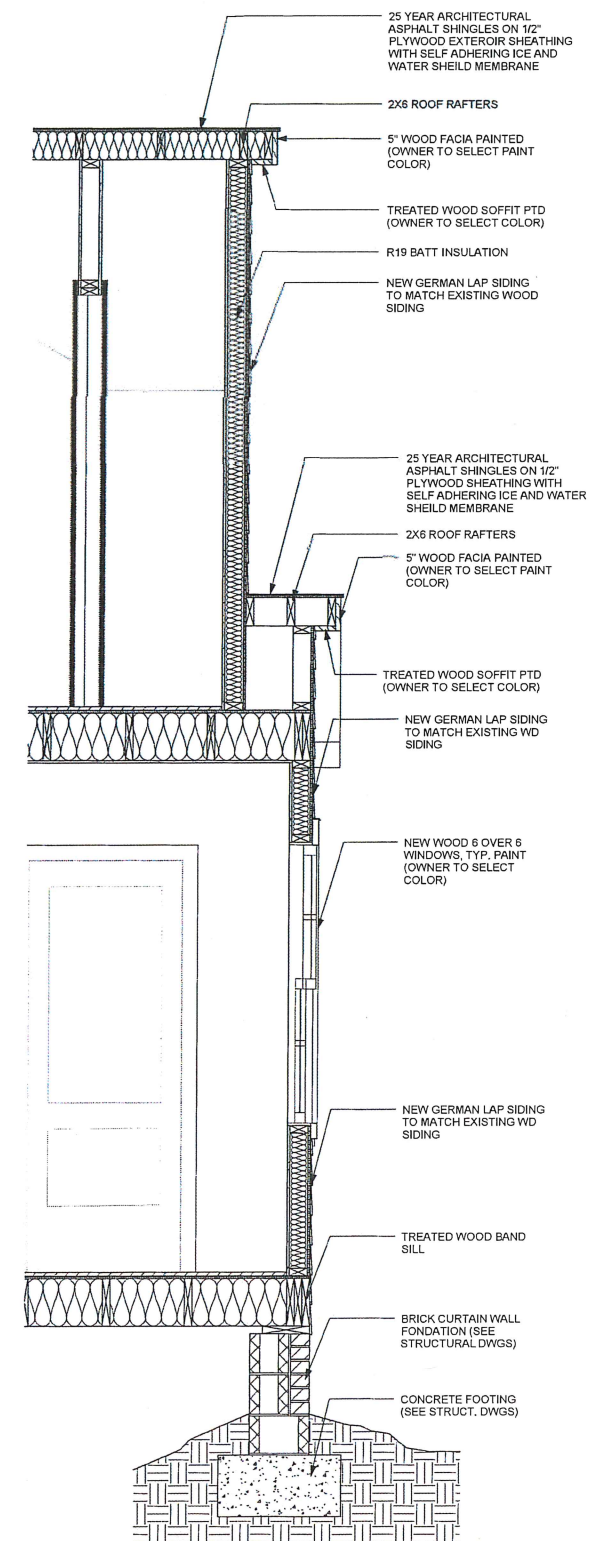
4 Stair Section
A300 1/4" = 1'-0"

GENERAL NOTES

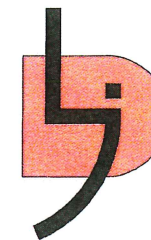
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2 Wall Section at Porch
A300 3/4" = 1'-0"



1 Wall Section
A300 3/4" = 1'-0"



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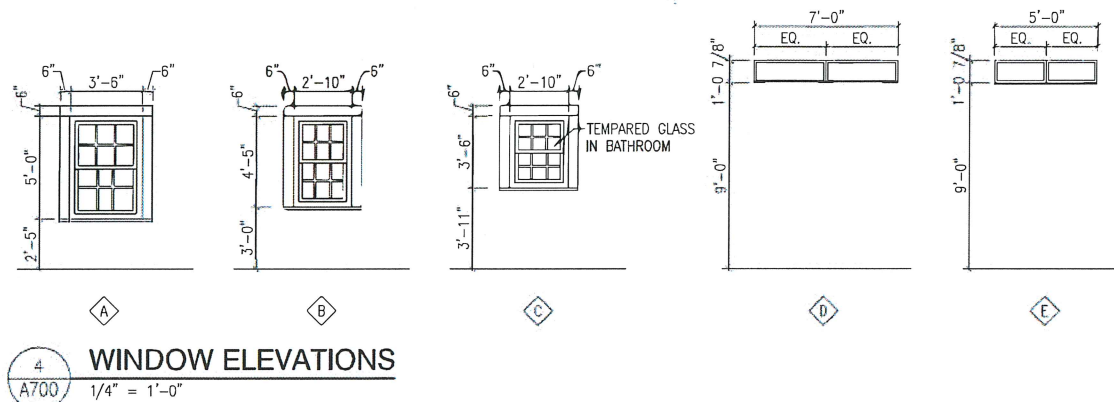


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Revisions	
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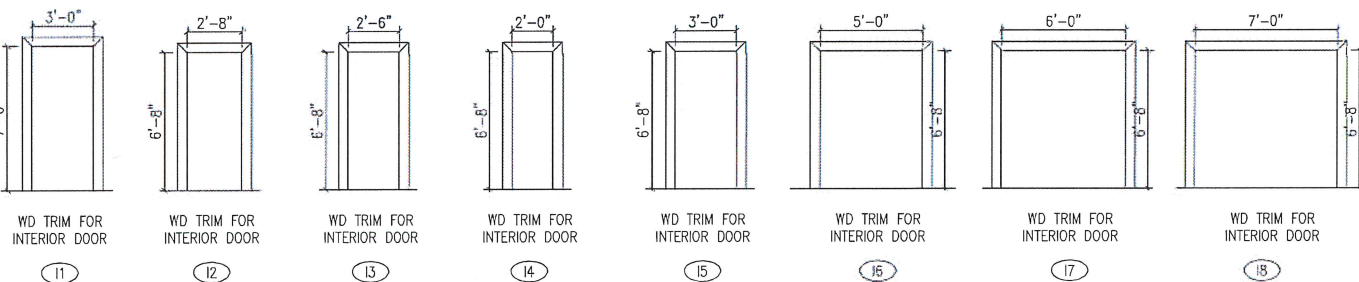
Sowash House
1761 Merriman Ave
Charlotte, NC 28203

Project Number	003
Title	Building, Wall & Stair Sections
Sheet	A300
Plate	

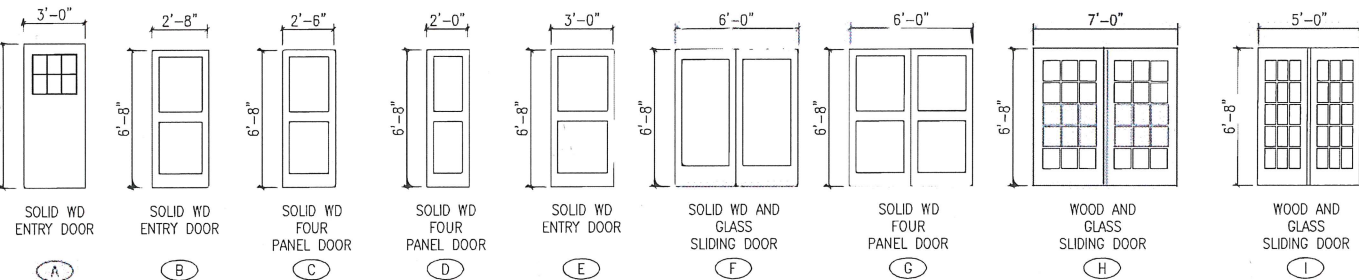
DOOR SCHEDULE												
MAIN FLOOR						FRAME AND DETAILS					MISCELLANEOUS	
NUMBER	SIZE	TYPE	MATERIAL	INSULATED	GLAZED	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	HARDWARE	REMARKS
100	7'-0" X 3'-0"	A	WOOD	---	YES	I1	WOOD	---	---	---	---	---
101	---	---	---	---	---	---	---	---	---	---	---	---
102A	6'-8" X 3'-0"	E	WOOD	---	YES	I5	WOOD	---	---	---	---	---
102B	6'-8" X 2'-6"	C	---	---	---	I3	---	---	---	---	---	---
103	---	---	---	---	---	---	WOOD	---	---	---	---	---
104	6'-8" X 2'-6"	C	WOOD	---	---	I2	WOOD	---	---	---	---	---
105	6'-8" X 2'-0"	D	WOOD	---	---	I4	WOOD	---	---	---	---	---
106	PR 6'-8" X 3'-0"	E	WOOD	---	---	I6	WOOD	---	---	---	---	SLIDING DOOR
107	---	---	---	---	---	---	---	---	---	---	---	---
108	PR 6'-8" X 2'-6"	C	WOOD	---	---	I7	WOOD	---	---	---	---	---
109	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
110	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	POCKET DOOR
111	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
112	PR 6'-8" X 2'-6"	C	WOOD	---	---	I7	WOOD	---	---	---	---	---
113	EXISTING	---	---	---	---	---	---	---	---	---	---	---
114	---	---	---	---	---	---	---	---	---	---	---	---
115A	PR 6'-8" X 3'-6"	H	WOOD	---	YES	I8	WOOD	---	---	---	---	SLIDING DOOR
115B	PR 6'-8" X 2'-6"	H	WOOD	---	YES	I6	WOOD	---	---	---	---	SLIDING DOOR
SECOND FLOOR												
200	---	---	---	---	---	---	---	---	---	---	---	---
201	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
202	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
203	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
204	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
205	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
206	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---



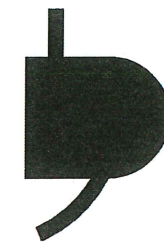
1 DOOR SCHEDULE



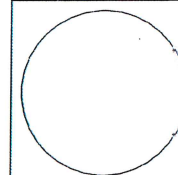
2 INTERIOR TRIM ELEVATIONS



3 DOOR ELEVATIONS



LDJ INNOVATIVE
DESIGN GROUP, PLLC
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Drawn	
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Date	
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3 Date	
4 Date	

Sowash House
1761 Merriman Ave
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Project Number	003
Title	Door & Window Elevation & Sched.
Sheet	A700
Plate	