



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2018-00212

DATE: June 26, 2019

ADDRESS OF PROPERTY: 1539 Merriman Avenue

TAX PARCEL NUMBER: 11909708

HISTORIC DISTRICT: Wilmore

OWNER: Joel E. Burris

APPLICANT: Darius Johnson


DETAILS OF APPROVED PROJECT: Addition. The project is a redesign of the house to improve issues with massing, fenestration, rhythm and other conflicts with the current design guidelines. Features of the redesign include the addition of a new front porch roof and columns, front gable dormer, new side gable roofs, revised window locations on the side and rear elevations, removal of the corner patio and balcony, and new board and batten detail in the gables. Proposed materials are stone and cementitious siding, and wood windows. See attached plans.

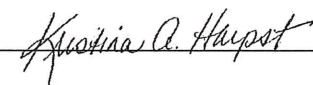
The project was approved by the HDC July 11, 2018.

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.

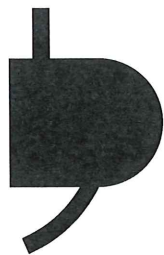

James Haden, Chairman


Staff

BURRIS HOUSE

1539 MERRIMAN AVE

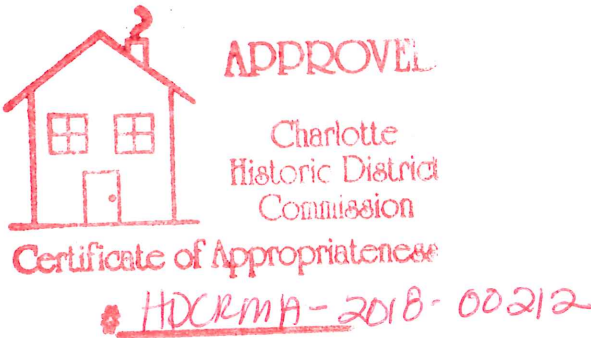
Charlotte, NC 28203



LDJ INNOVATIVE DESIGN GROUP, PLLC
1800 Camden Road, Suite 107 #235
Charlotte NC, 28203-0001
704.506.4780 Tel

Index of Drawings

General	Structural	Architectural	Fire Protection – NA	Mechanical – NA	Electrical – NA
T100 Title Sheet AS100 Site Plan	SGN General Notes SD1 Standard Details S100 Foundation Plan S101 New and Demo First Floor S102 Existing and New Second Floor Plan S103 Existing and New Roof Plan	A100 First Floor Plans A101 Second Floor Plans A102 Roof Plans A200 Elevations A201 Elevations A202 Elevations A203 Elevations A300 Building Sections A310 Wall Sections A311 Wall Sections & Details A400 Enlarged Kitchen Plans & Elevations A401 Stair Plans and Sections & Details A700 Door Schedule and Elevations	Plumbing – NA		
Civil – NA					
Landscape – NA					



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Date
Revisions
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Legend

CONCRETE	STONE FILL
CMU	PLASTER/GYP. BD.
BRICK	STUCCO
STEEL	WOOD BLOCKING
EARTH	HARDWOOD / PLYWOOD
BATT INSULATION	QUARRY/PAVER/CER. TILE
RIGID INSULATION	

Abbreviations

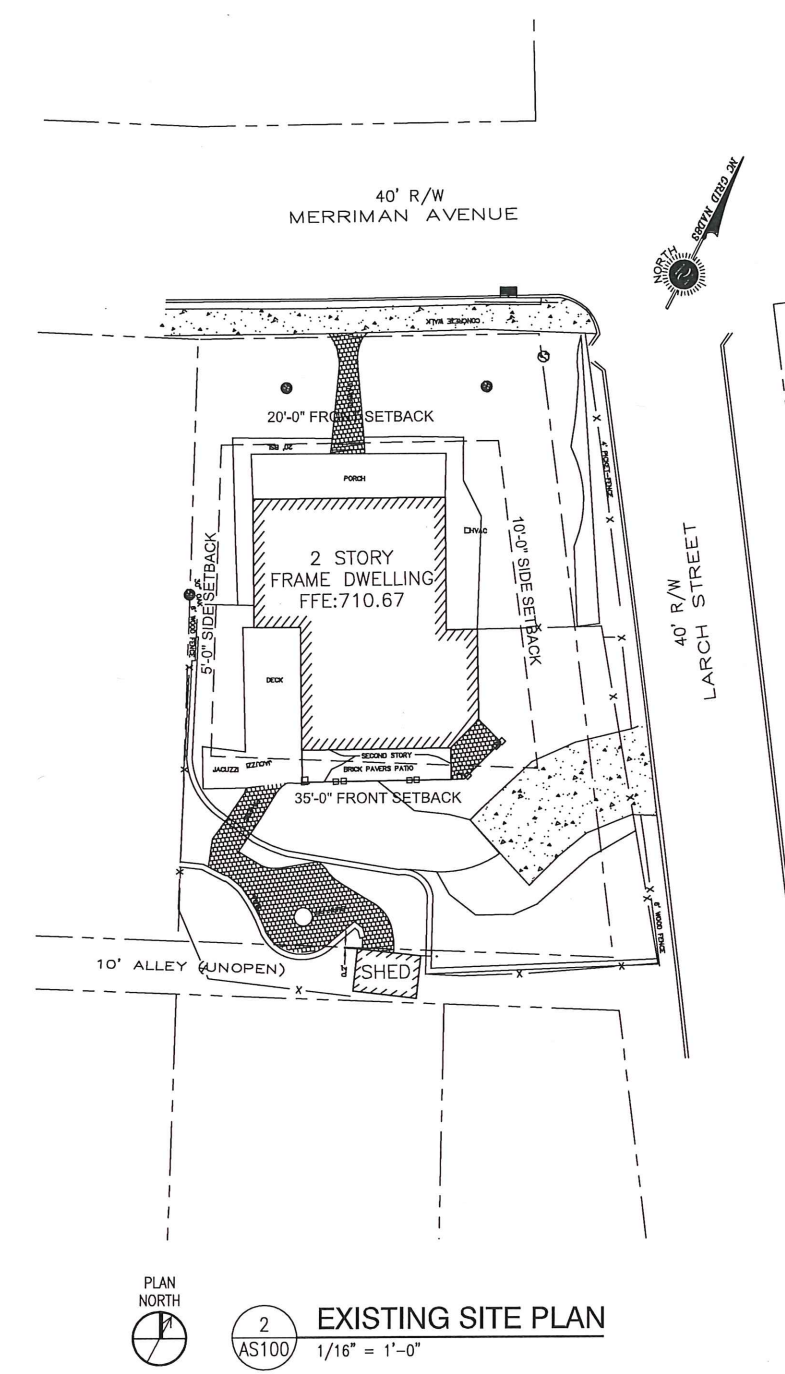
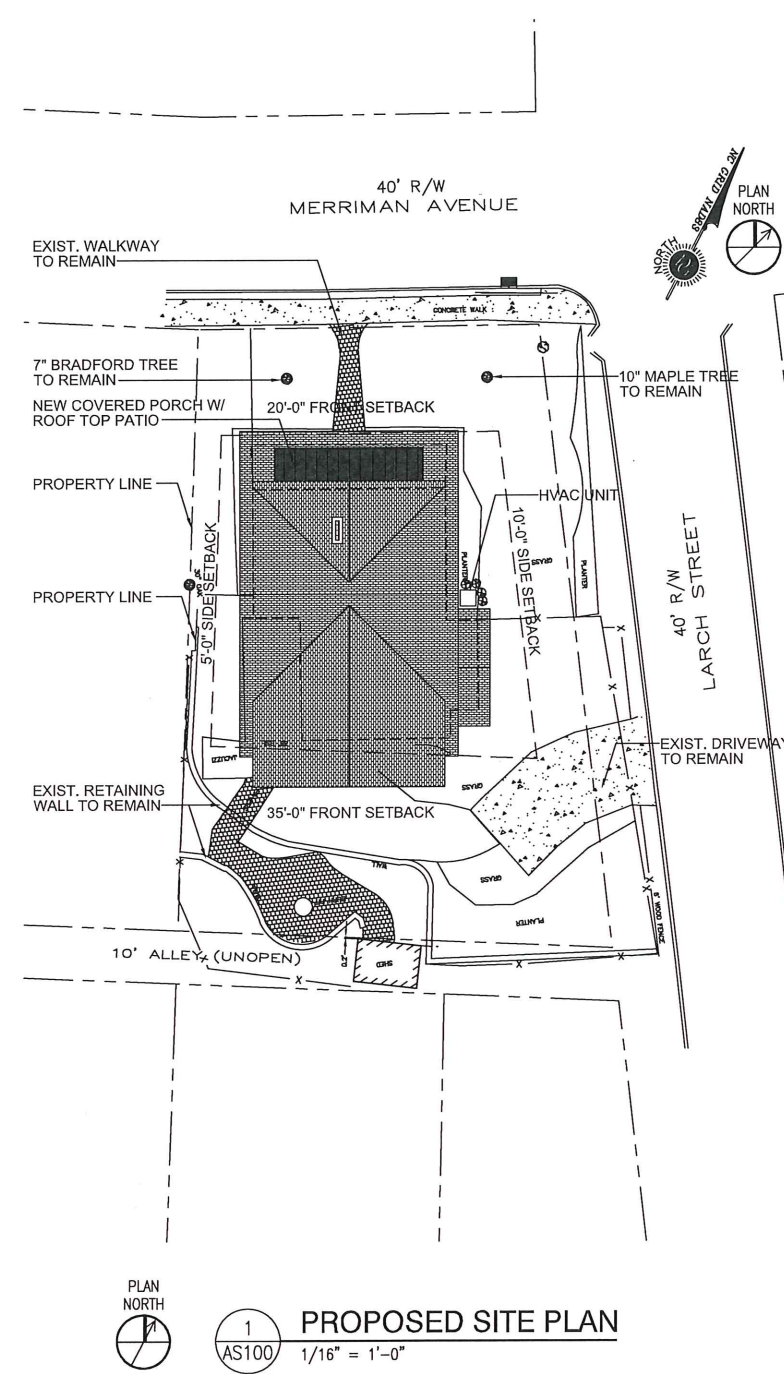
ACP A.F.F. ALUM. BD. BLDG. C C.J. CEIL. CER. CMU COMP. COL. CONC. CONT. OPT. DET. DIA. DN. DBL. DWG. E.W.C.	ACOUSTICAL PANEL ABOVE FINISH FLOOR ALUMINUM BOARD BUILDING CENTERLINE CONTROL JOINT CEILING CERAMIC CONCRETE MASONRY UNIT COMPOSITE COLUMN CONCRETE CONTINUOUS CARPET DETAIL DIAMETER DOWN DOUBLE DRAWING ELECTRIC WATER COOLER	ELEC. ELEV. EQ. EXT. FIN. FL. F.E.C. F.D. GALV. GA. GYP. H.C. H.M. INT. JST. BRG. JT. M.O. MAX. MECH. MET. MIN. N.I.C.	ELECTRICAL ELEVATOR EQUAL EXTERIOR FINISH FLOOR FIRE EXTINGUISHER CABINET FLOOR DRAIN GALVANIZED GAUGE GYPSUM HOLLOW CORE HOLLOW METAL INTERIOR JOIST BEARING JOINT MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM NOT IN CONTRACT	N.T.S. O.C. O.H. P.T.D. PLAS. LAM. RES. REQD. R.D. R.L. SHT. SIM. S.C. S.S. STRUCT. SUSP. T.O.() TYP. VERT. V.C.T. V.W.C. W.W.F. WD.	NOT TO SCALE ON CENTER OPPOSITE HAND PAINTED PLASTIC LAMINATE RESILIENT REQUIRED ROOF DRAIN ROOF LEADER SHEET SIMILAR SOLID CORE STAINLESS STEEL STRUCTURE SUSPENDED TOP OF (ITEM) TYPICAL VERTICAL VINYL COMPOSITION TILE VINYL WALL COVERING WELDED WIRE FABRIC WOOD
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Burris House
1539 Merriman Ave
Charlotte, NC

Project Number	003
Title	Title Sheet
Sheet	of
T100	
Plate	

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HDCRMA-2018-00212


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Burris House
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Charlotte, NC

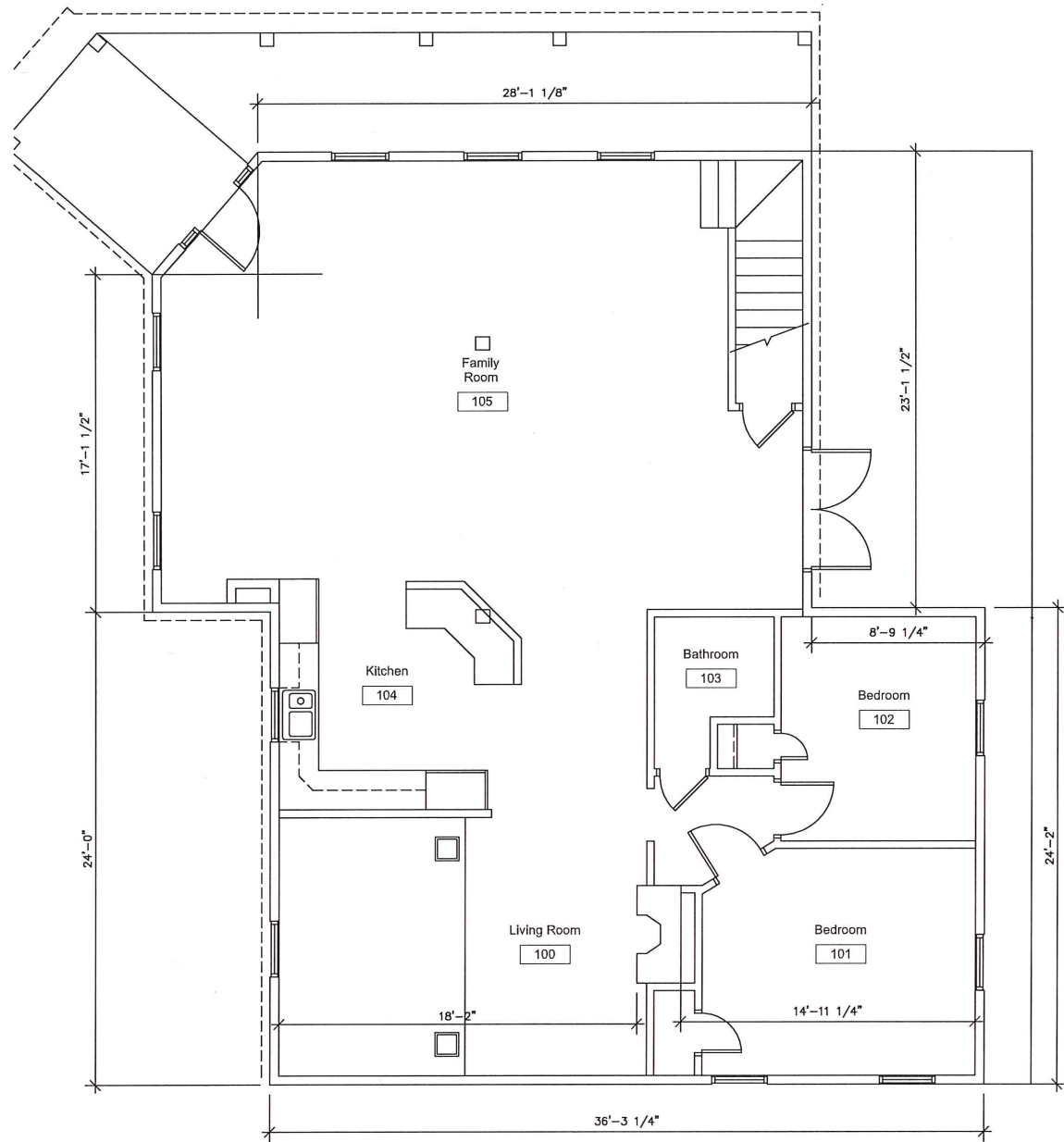
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Title
SITE PLAN

Sheet of
AS100

Plate

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LDJ_Innovative002_002_Burris House A100.dwg



1
A100

EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



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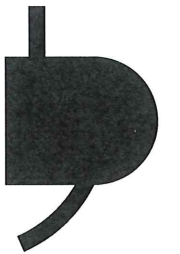
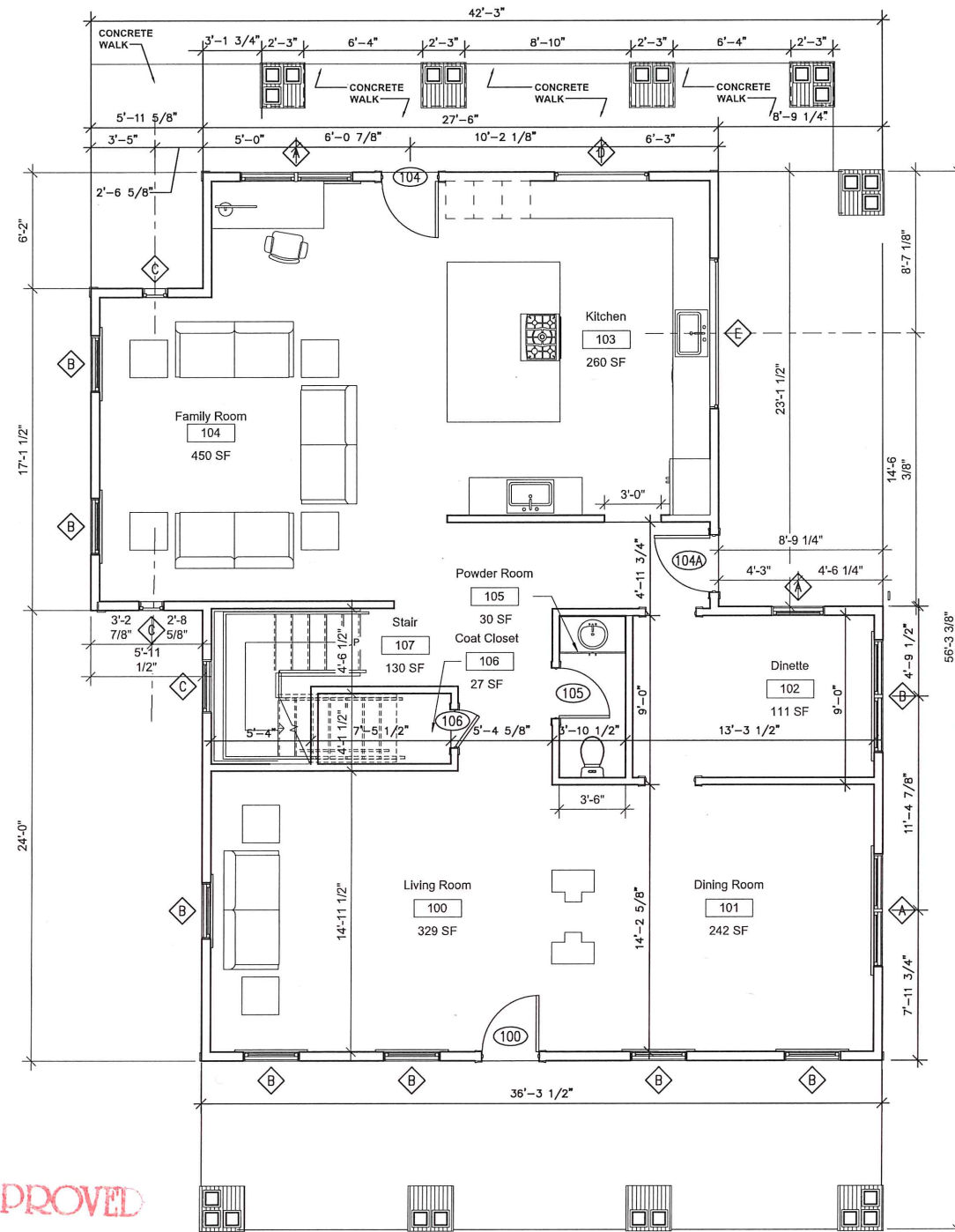
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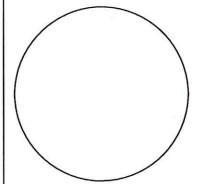
2
A100

NEW FIRST FLOOR PLAN

1/4" = 1'-0"



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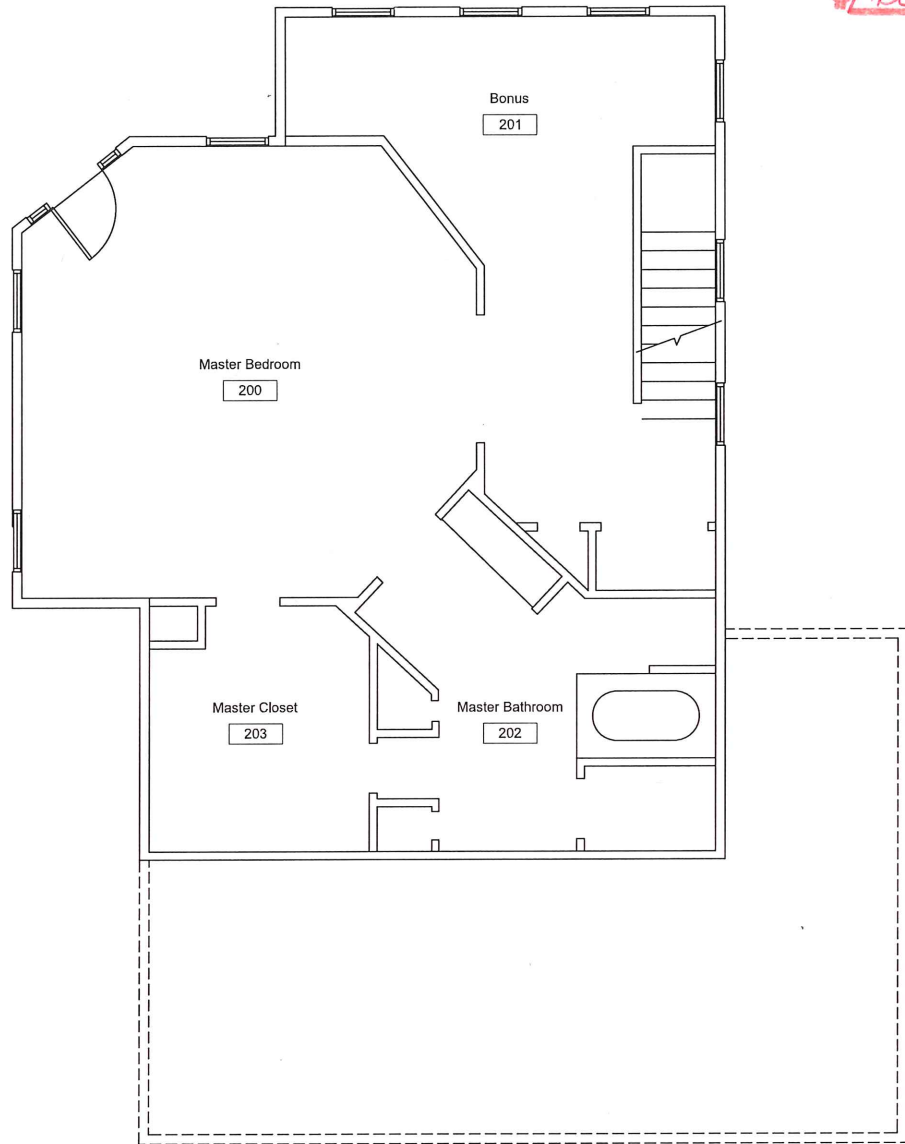
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Title
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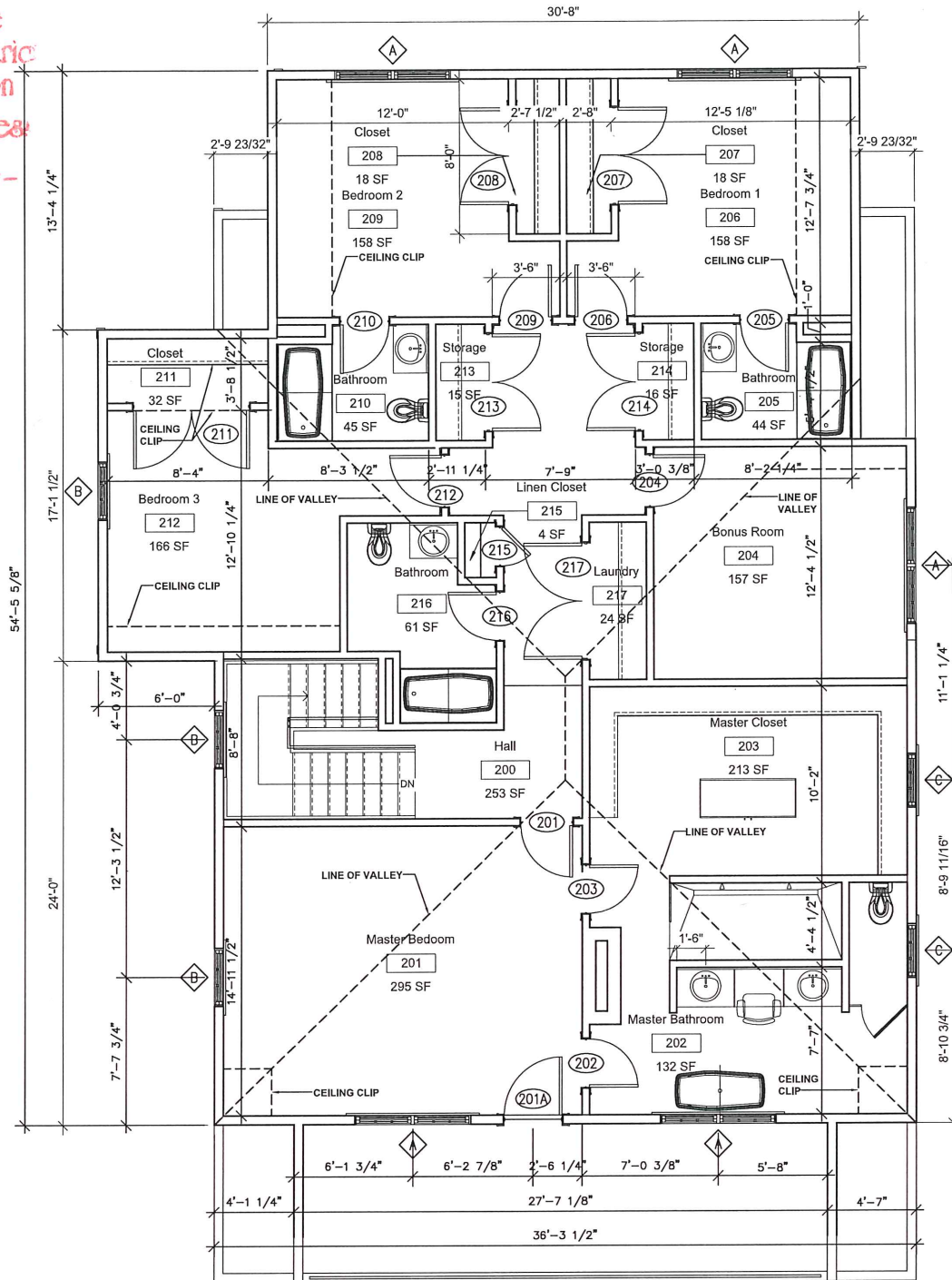
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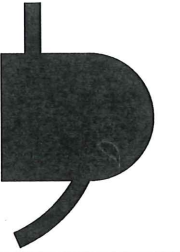
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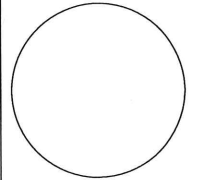
1
A101
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



2
A101
NEW SECOND FLOOR PLAN
1/4" = 1'-0"



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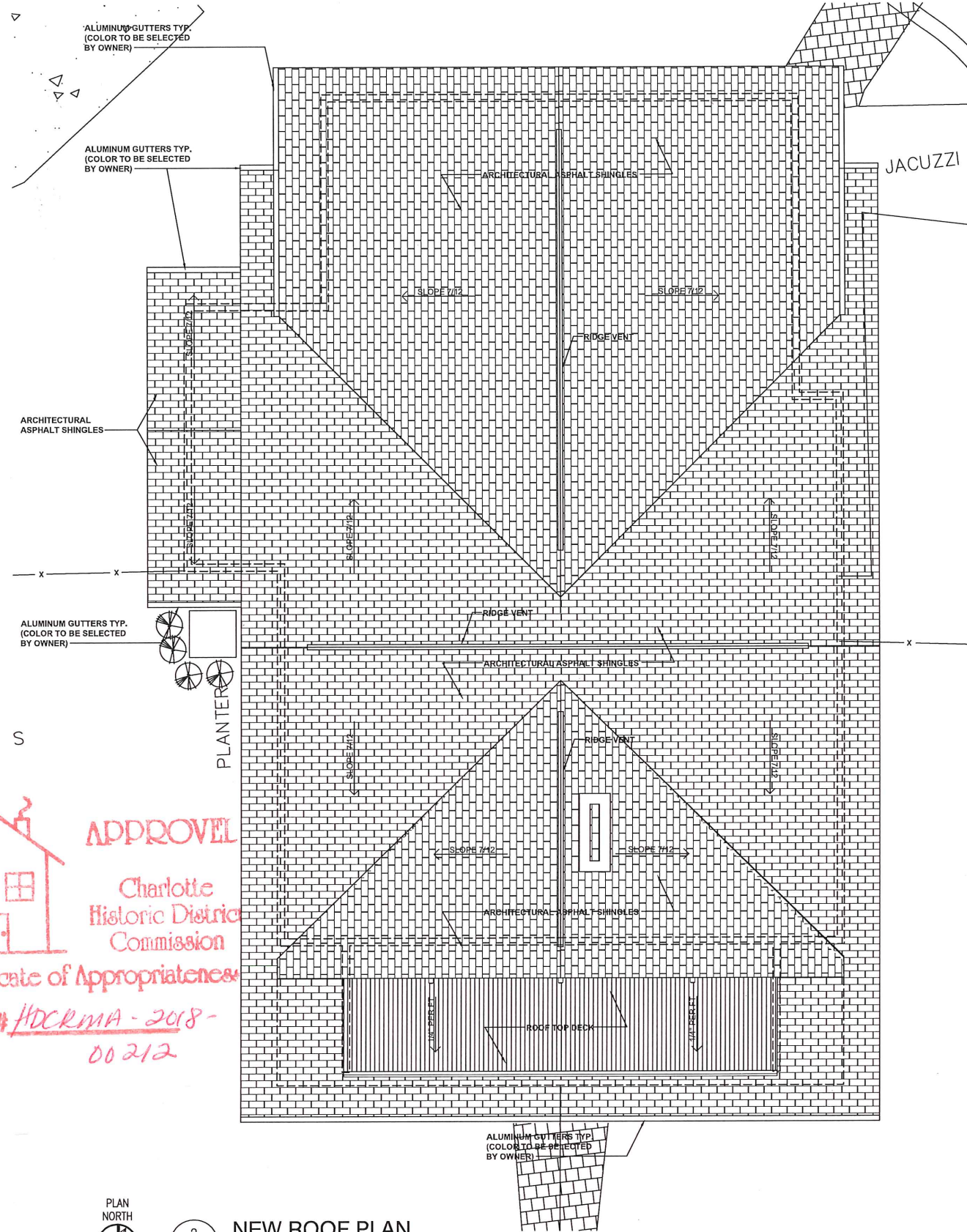
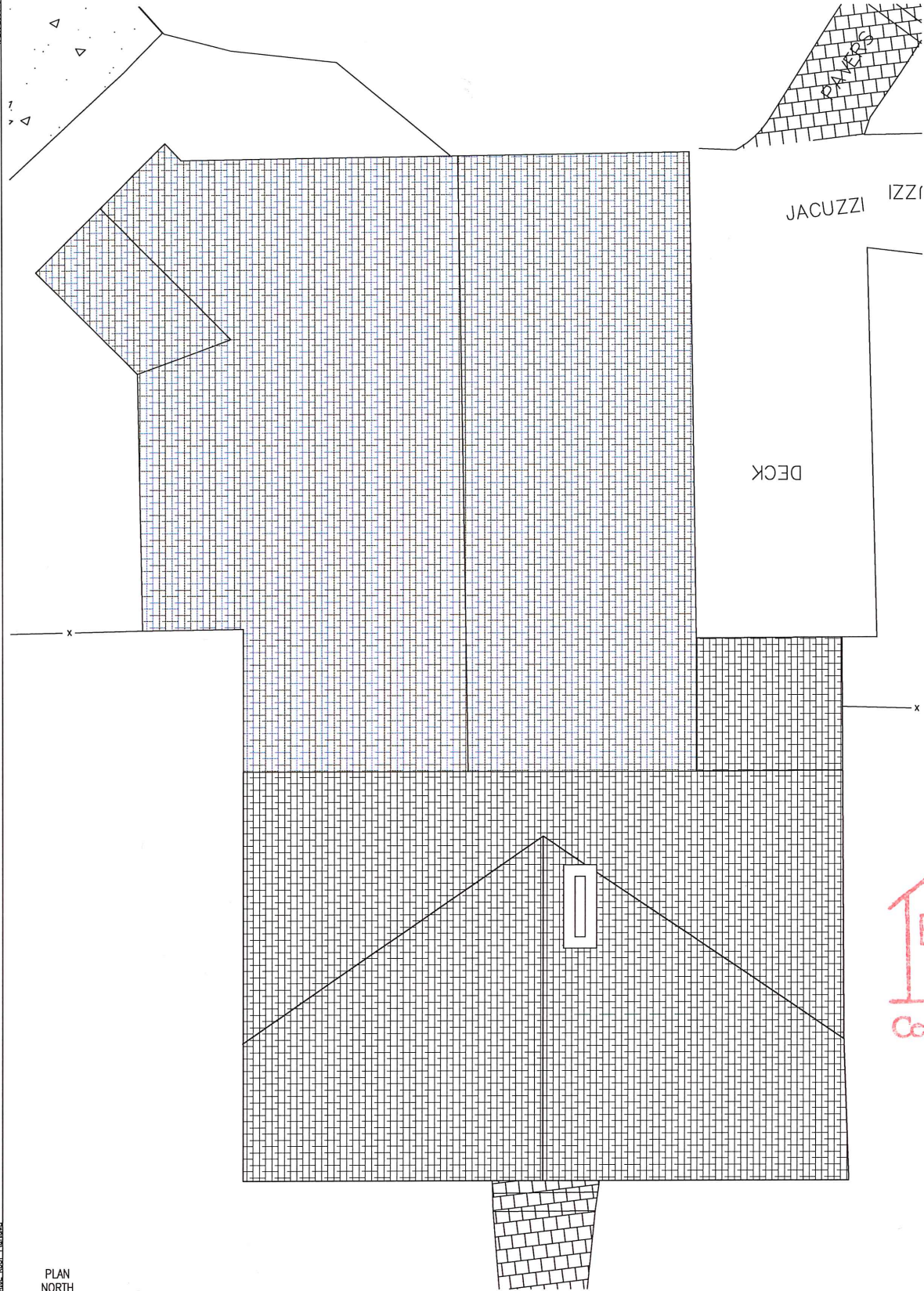
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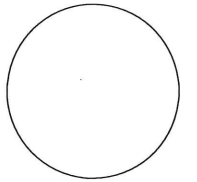
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LDJ Innovative Group - Jett Burris House - New Roof Plan.dwg



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1539 Merriman Ave
Charlotte, NC

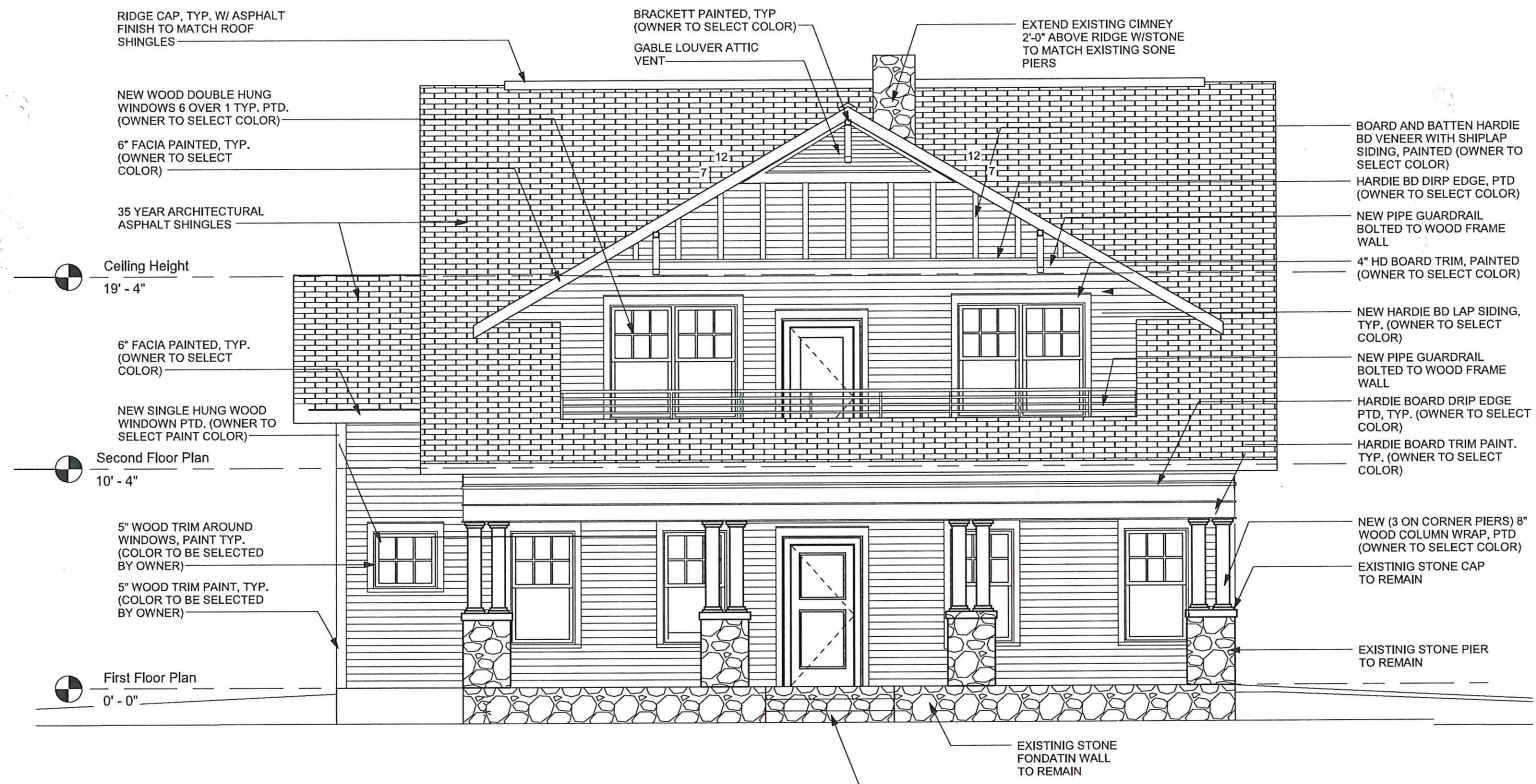
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Title
ROOF PLANS

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A102
Plate

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2
A200

NEW FRONT ELEVATION

1/4\" = 1'-0"



1
A200

EXISTING FRONT ELEVATION

1/4\" = 1'-0"

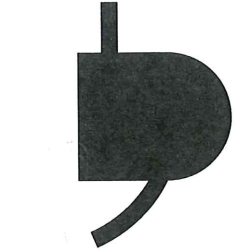


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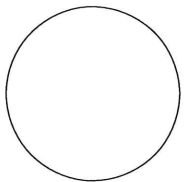
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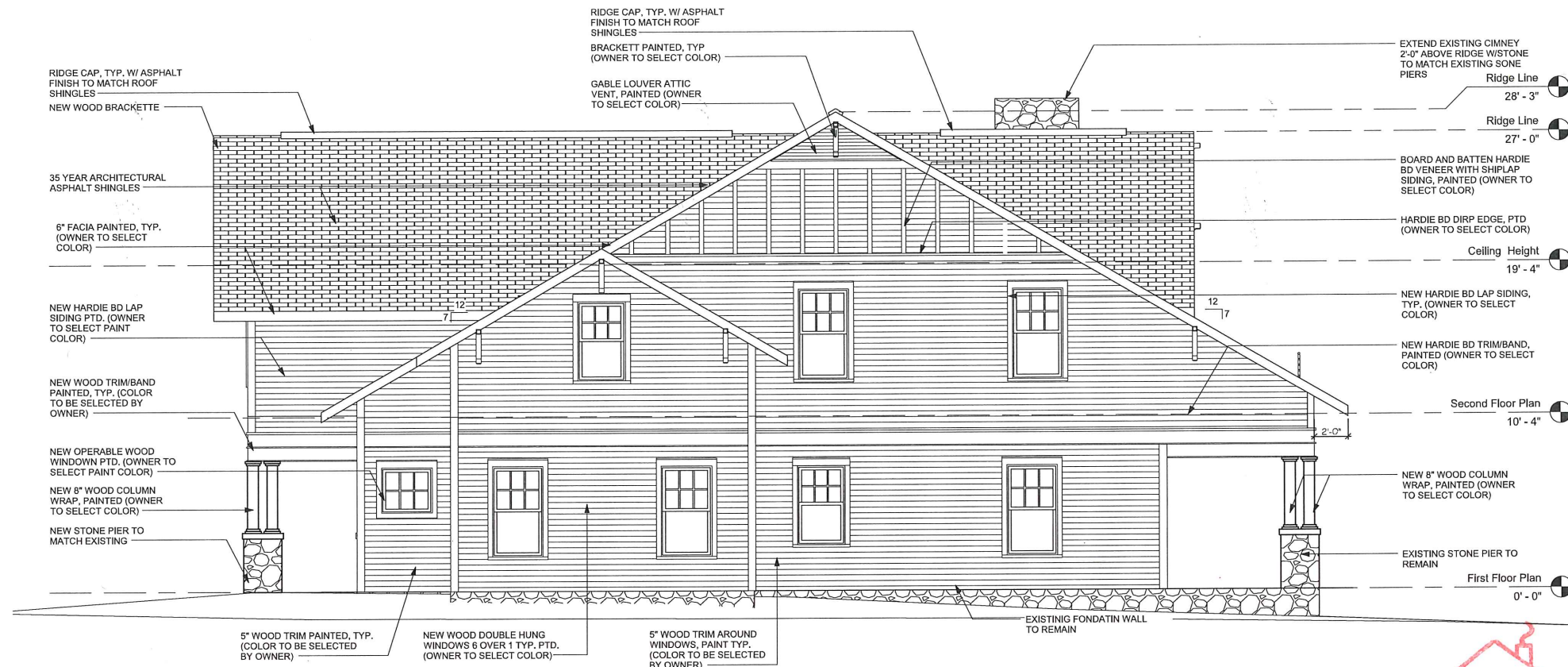
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Title
Elevations

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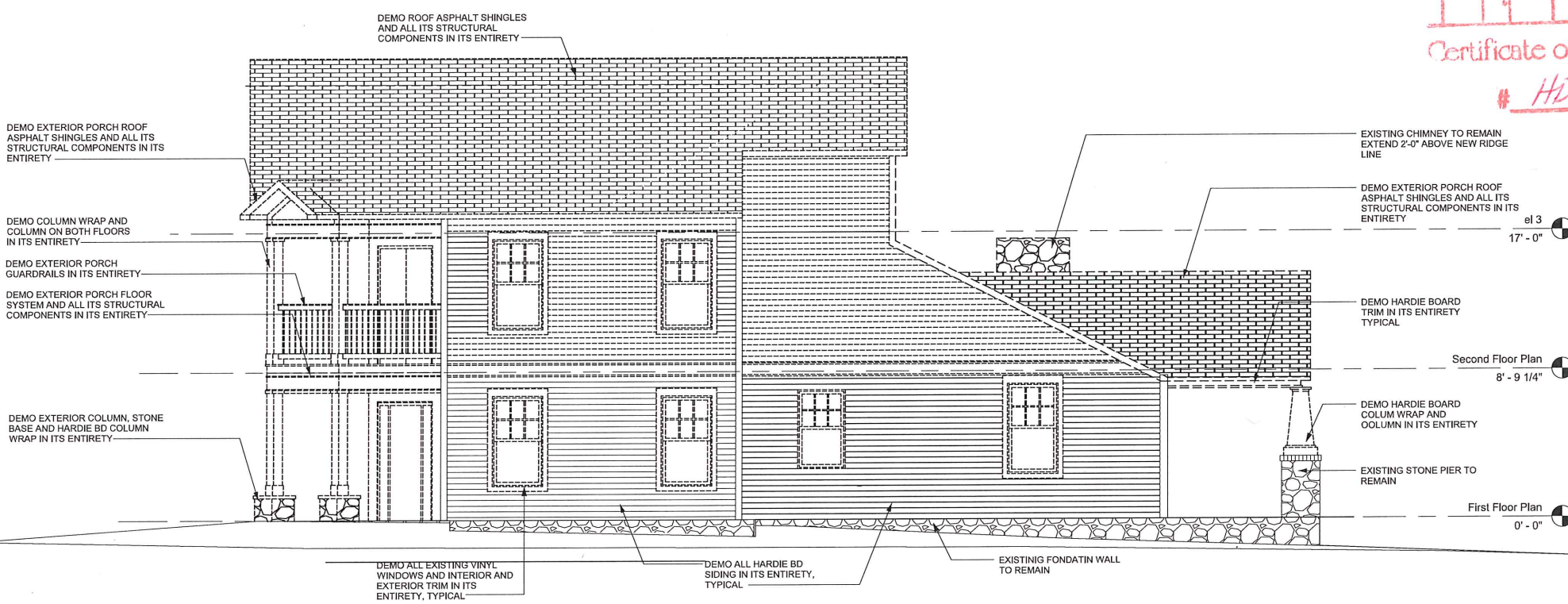
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PLAN 01 - DEMONSTRATION - 003 - JORD. Burris House A201.dwg



2
A201

NEW SIDE ELEVATION

1/4" = 1'-0"



1
A201

EXISTING SIDE ELEVATION

1/4" = 1'-0"



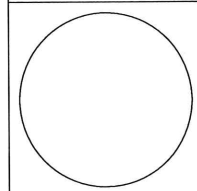
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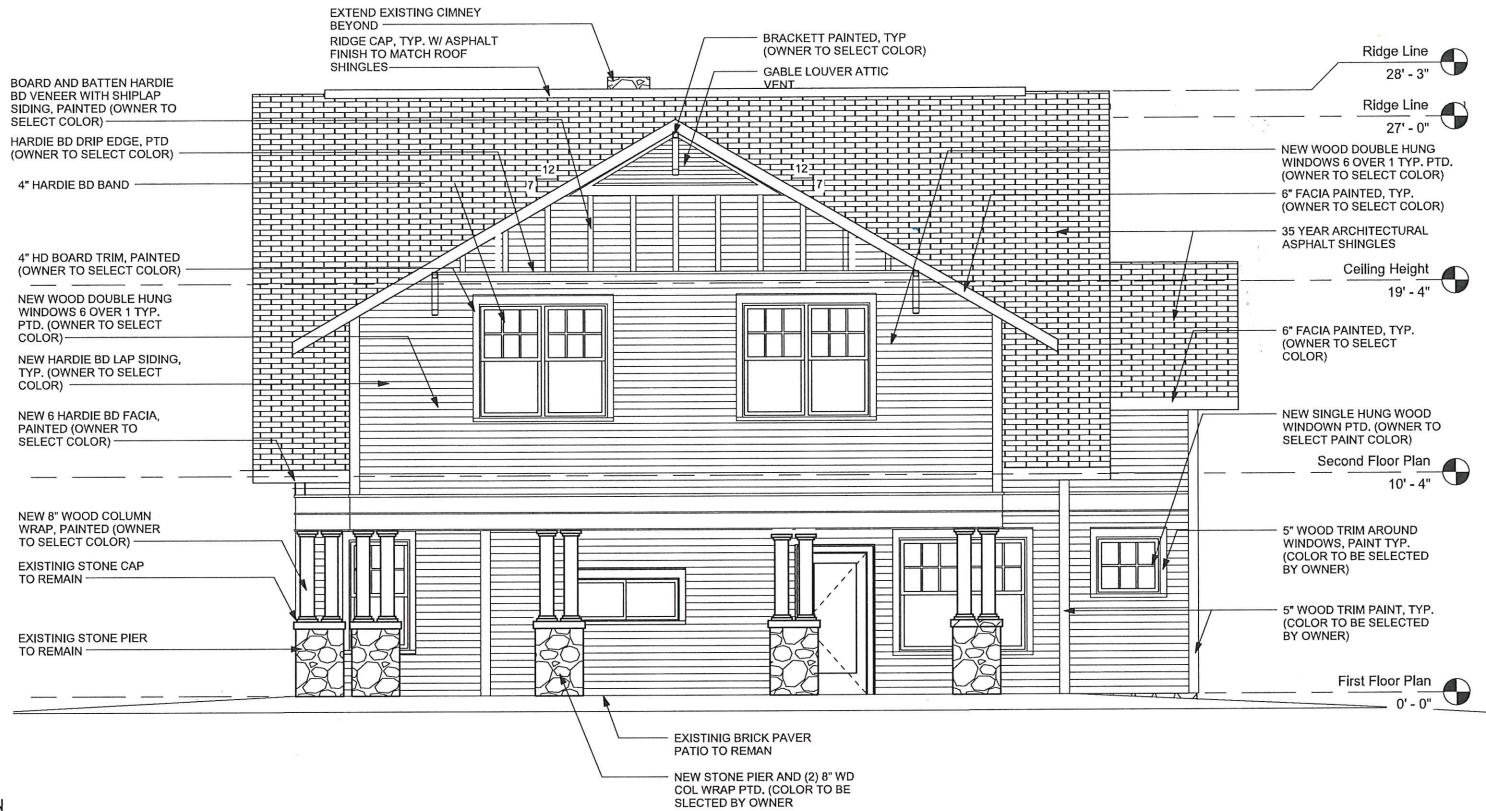
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Title
Elevations

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A201

Plate

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2
A201

NEW SIDE ELEVATION

1/4" = 1'-0"



1
A201

EXISTING SIDE ELEVATION

1/4" = 1'-0"

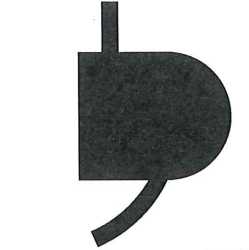


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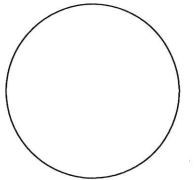
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Charlotte, NC

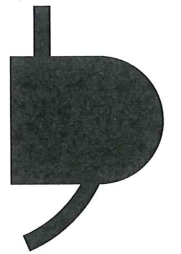
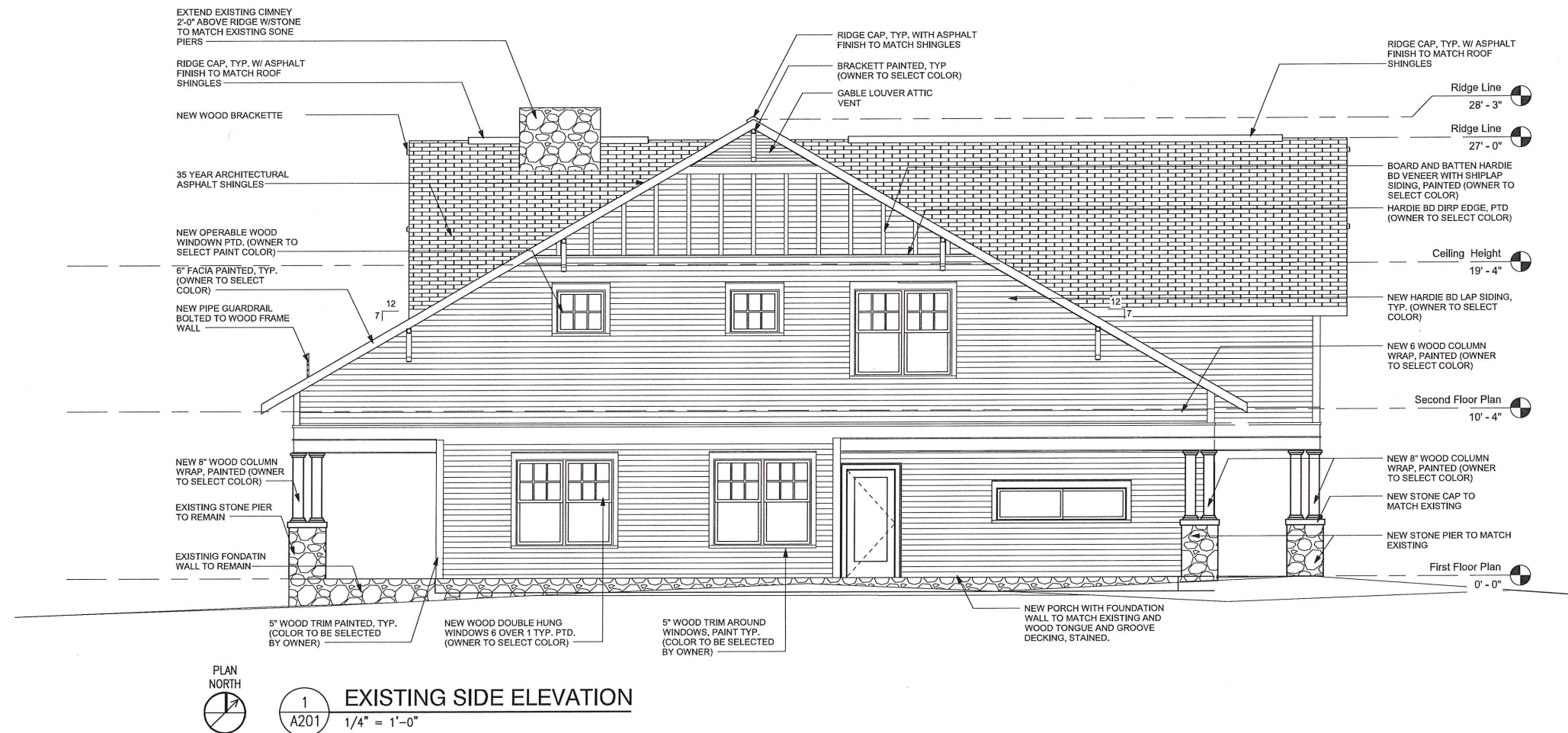
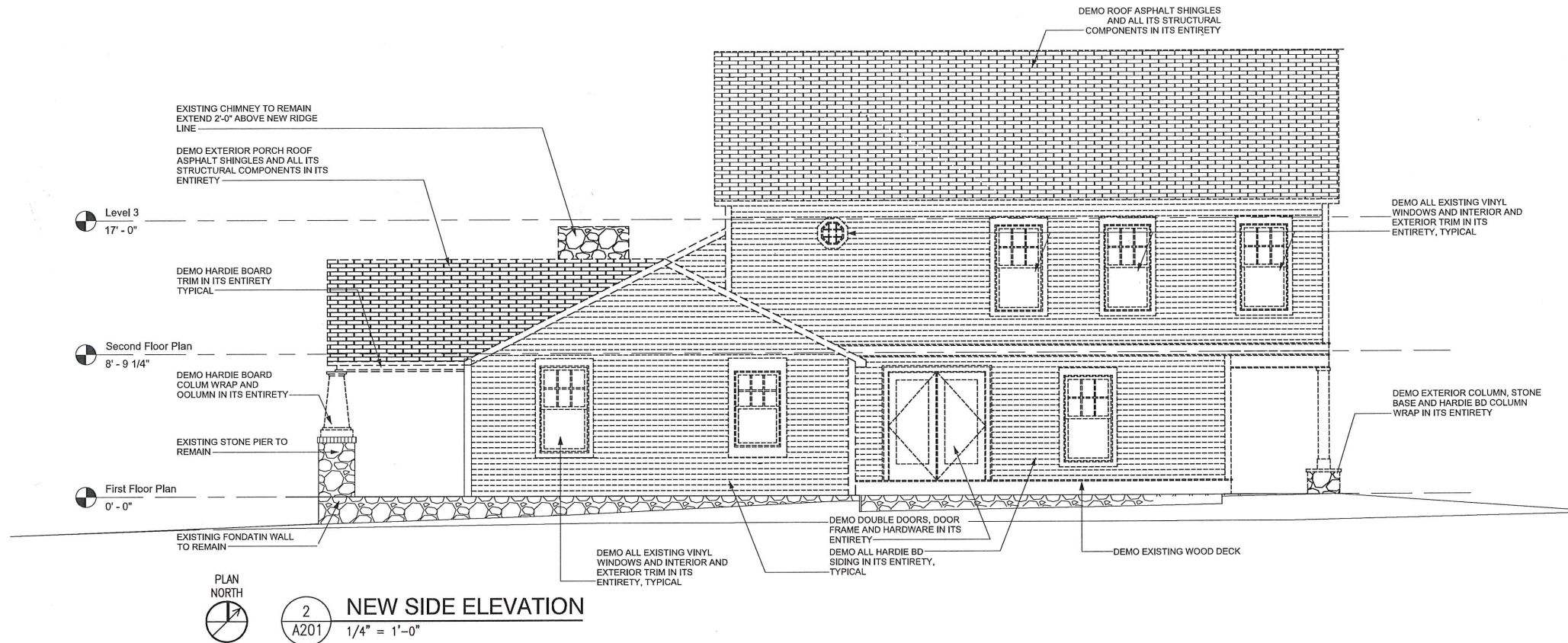
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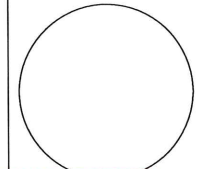
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Plate

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Burris House
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Project Number 003

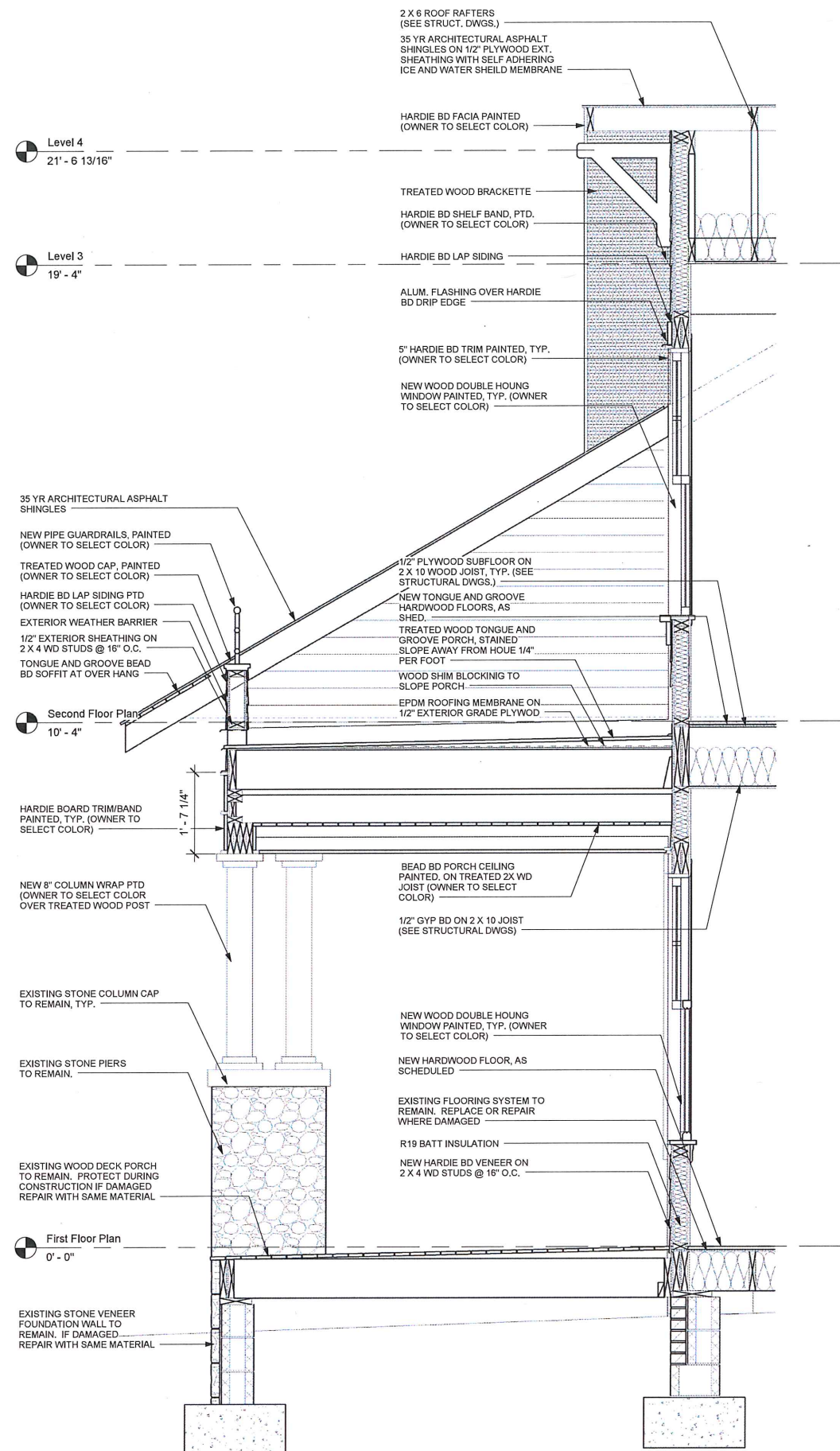
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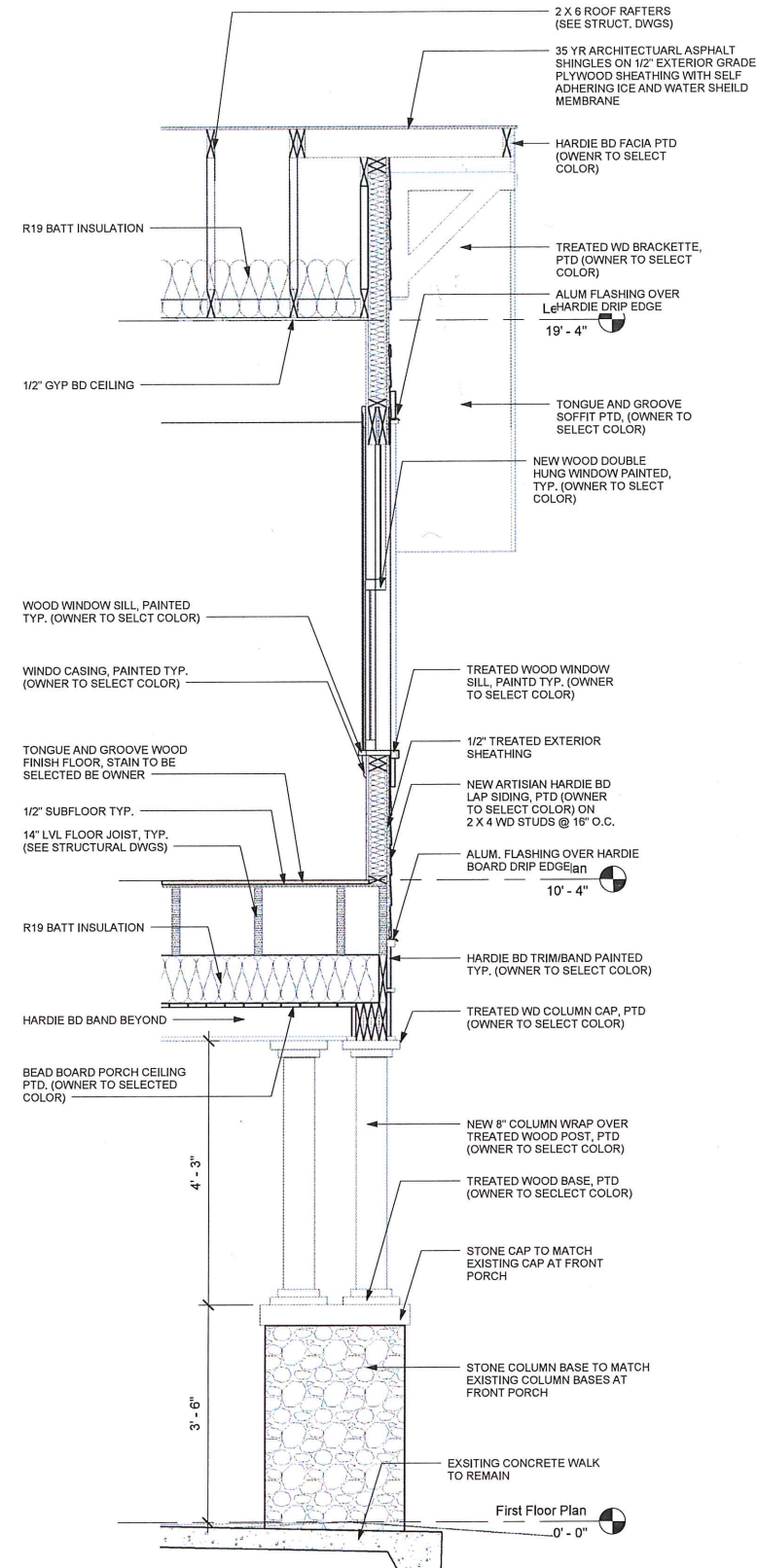
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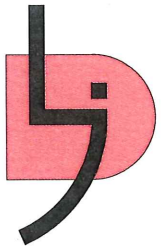
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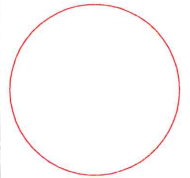
1 Wall Section @ Front Porch
A310 3/4" = 1'-0"



2 Wall Section @ Rear Conc. Walk
A310 3/4" = 1'-0"



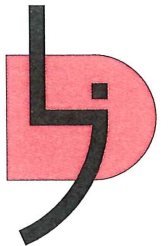
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1800 Camden Road,
Suite 107 #193
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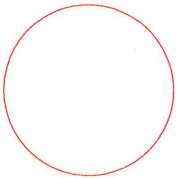
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Burris House
1539 Merriman Ave
Charlotte, NC 28203

Project Number	003
Title	Wall Section, Plan Details & Images
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A310	
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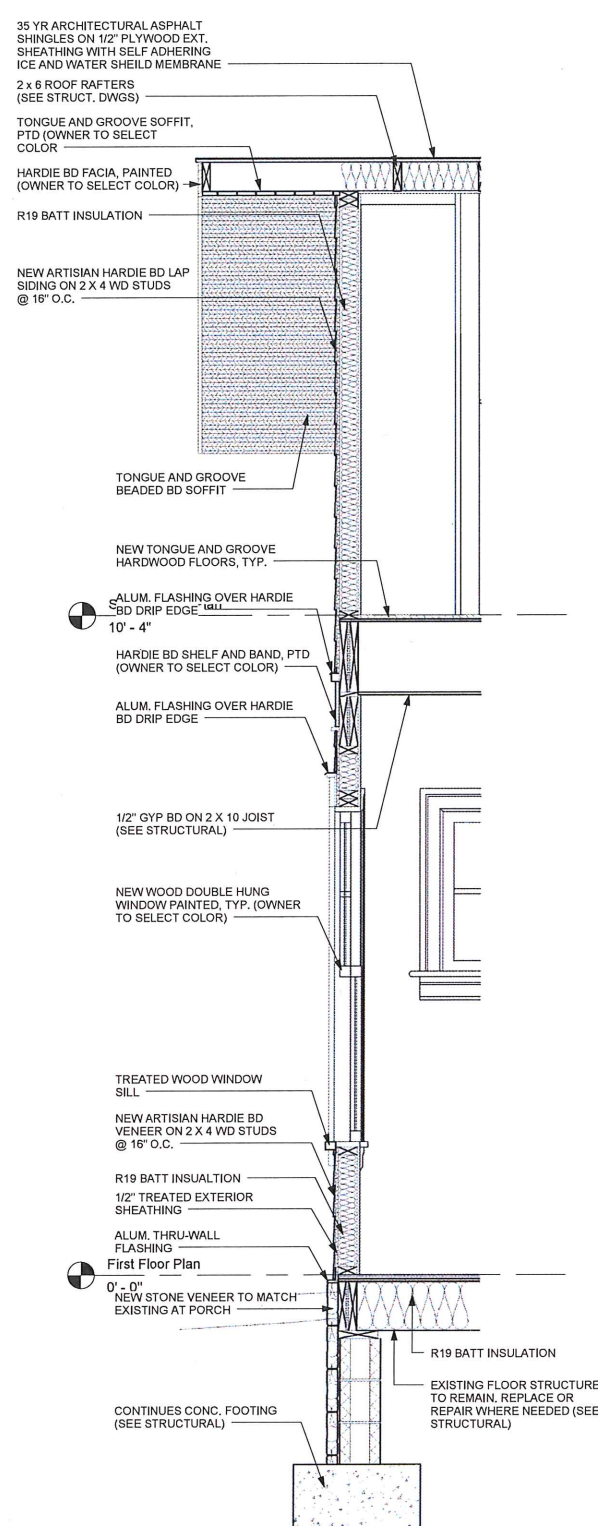
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Suite 107 #193
Charlotte NC, 28203-0001



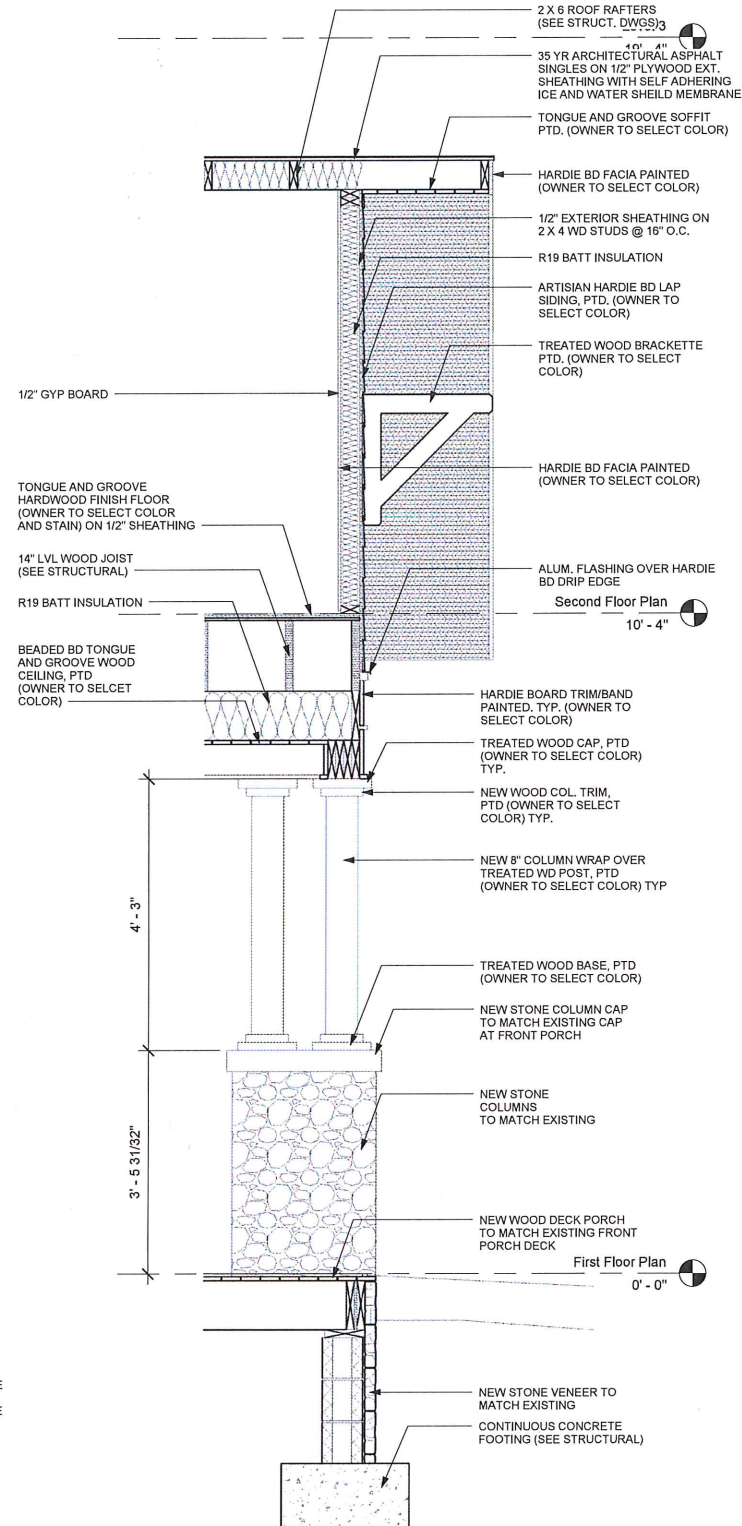
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Burris House
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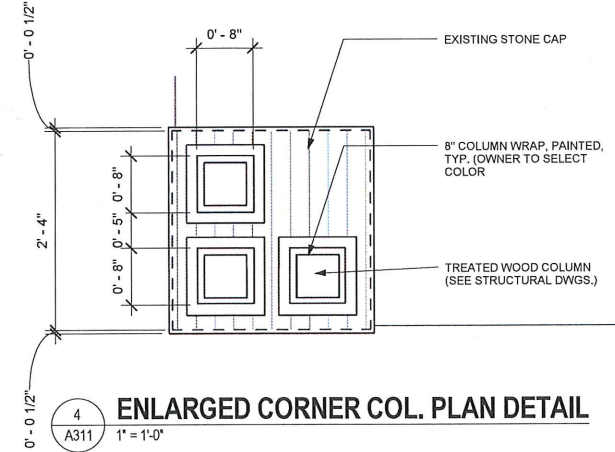
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Title	Wall Sections & Details
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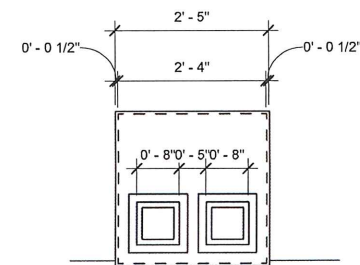
1 Typical Wall Section
A311 3/4\" = 1'-0\"



2 Wall Section @ Covered Side Porch
A311 3/4\" = 1'-0\"



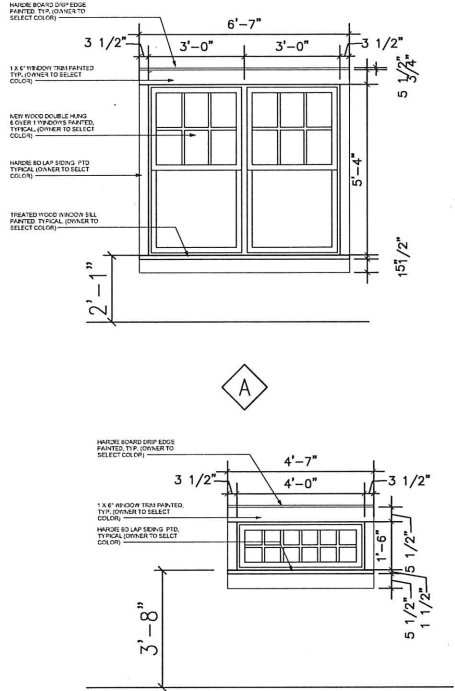
ENLARGED CORNER COL. PLAN DETAIL



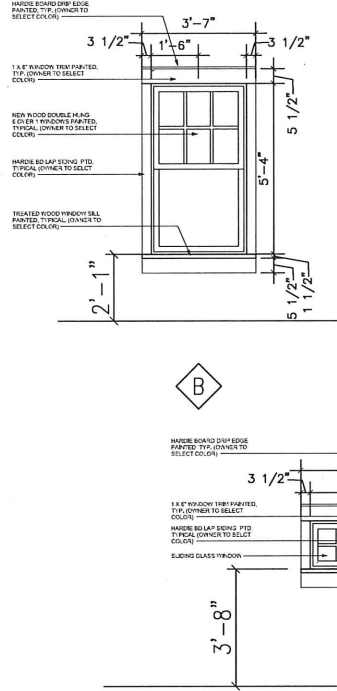
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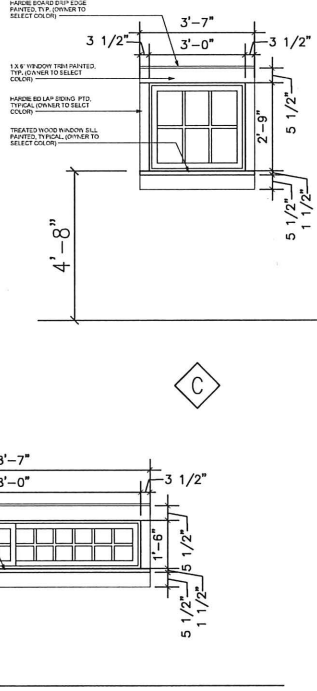
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Title	Wall Sections & Details
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Plate	



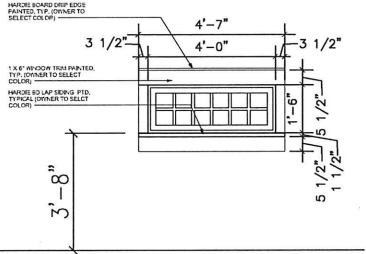
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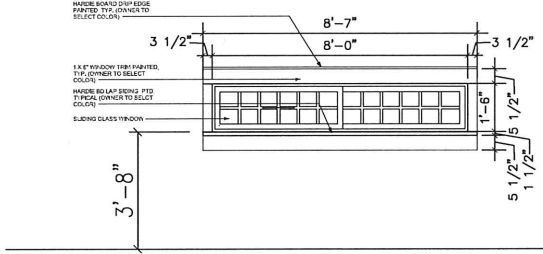
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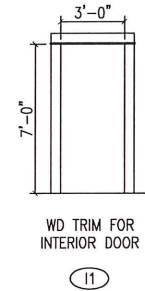


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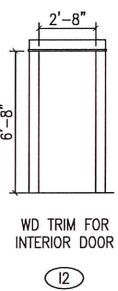


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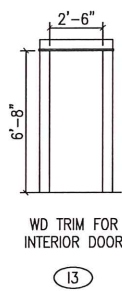
1 WINDOW ELEVATIONS
A700 1/4" = 1'-0"



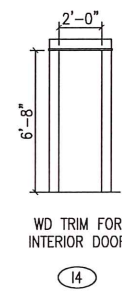
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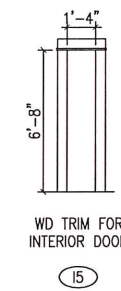
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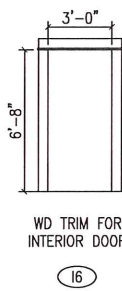
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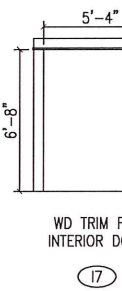
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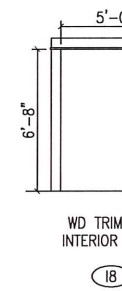
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I6

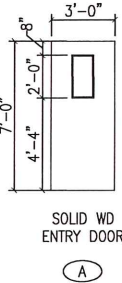


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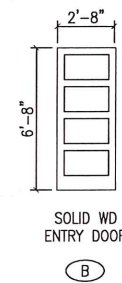


I8

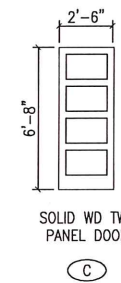
2 INTERIOR TRIM ELEVATIONS
A700 1/4" = 1'-0"



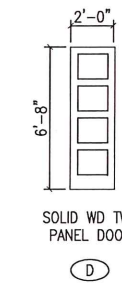
A



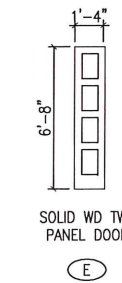
B



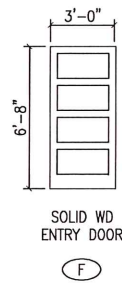
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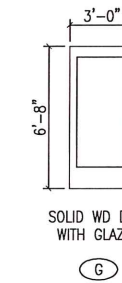
D



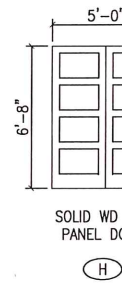
E



F

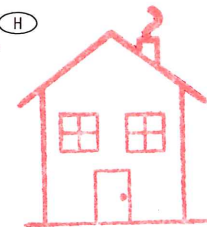


G



H

3 DOOR ELEVATIONS
A700 1/4" = 1'-0"



APPROVED

Charlotte
Historic District
Commission

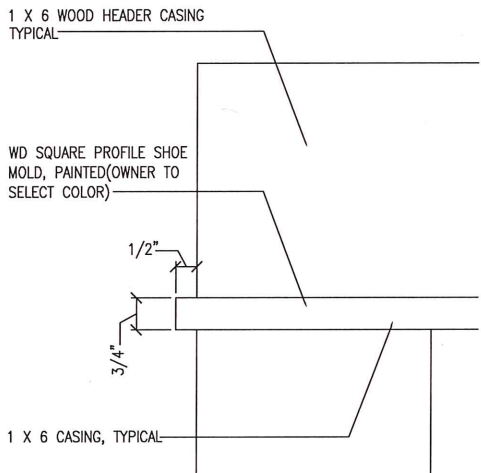
Certificate of Appropriateness

HDCRMA-2018-00212

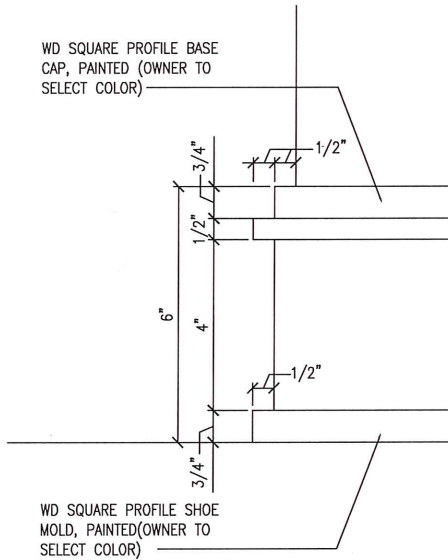
4 DOOR SCHEDULE
A700 FULL SIZE

DOOR SCHEDULE

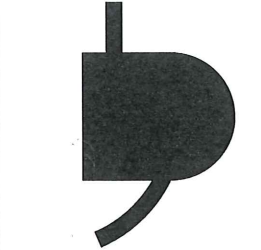
MAIN FLOOR						FRAME AND DETAILS					MISCELLANEOUS	
NUMBER	SIZE	TYPE	MATERIAL	INSULATED	GLAZED	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	HARDWARE	REMARKS
100	7'-0" X 3'-0"	A	WOOD	---	YES	I1	WOOD	---	---	---	---	---
104	7'-0" X 3'-0"	G	WOOD	---	YES	I1	WOOD	---	---	---	---	---
104A	7'-0" X 3'-0"	G	WOOD	---	YES	I1	WOOD	---	---	---	---	---
A105	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
A106	6'-8" X 2'-0"	D	WOOD	---	---	I4	WOOD	---	---	---	---	---
SECOND FLOOR												
201	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
201A	6'-8" X 2'-8"	G	WOOD	---	---	I2	WOOD	---	---	---	---	---
202	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
203	6'-8" X 2'-6"	C	WOOD	---	---	I6	WOOD	---	---	---	---	---
204	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
205	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
206	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
207	PR 6'-8" X 2'-6"	C	WOOD	---	---	I8	WOOD	---	---	---	---	---
208	PR 6'-8" X 2'-6"	C	WOOD	---	---	I8	WOOD	---	---	---	---	---
209	6'-8" X 2'-8"	B	WOOD	---	---	I2	WOOD	---	---	---	---	---
210	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
211	PR 6'-8" X 2'-6"	C	WOOD	---	---	I8	WOOD	---	---	---	---	---
212	6'-8" X 2'-8"	B	WOOD	---	---	I3	WOOD	---	---	---	---	---
213	PR 6'-8" X 2'-6"	C	WOOD	---	---	I8	WOOD	---	---	---	---	---
214	PR 6'-8" X 2'-6"	C	WOOD	---	---	I8	WOOD	---	---	---	---	---
215	6'-8" X 2'-0"	D	WOOD	---	---	I4	WOOD	---	---	---	---	---
216	6'-8" X 2'-6"	C	WOOD	---	---	I3	WOOD	---	---	---	---	---
217	PR 6'-8" X 2'-8"	B	WOOD	---	---	I7	WOOD	---	---	---	---	---



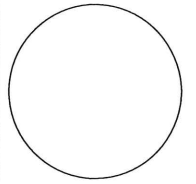
5 ENLARGED CASING DETAIL
A700 6" = 1'-0"



6 BASE BOARD PROFILE
A700 6" = 1'-0"



LDJ INNOVATIVE DESIGN GROUP, PLLC
1800 Camden Road, Suite 107 #235
Charlotte NC, 28203-0001
704.506.4780 Tel



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

Burris House
1539 Merriman Ave
Charlotte, NC

Project Number	003
Title	Door & Window Elevation & Sched.
Sheet	of
Plate	A700