



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

**CERTIFICATE NUMBER:** 2015-108

**DATE:** March 23, 2016

**ADDRESS OF PROPERTY:** 1708 Thomas Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08118613

**OWNER(S):** Tori Jahn and Nichole Gordon (Craig Isaac, applicant)

**DETAILS OF APPROVED PROJECT:** The project is a detached accessory building in the rear yard. New siding will be wood lap, new windows will be wood with trim. Trim details will match the new addition on the house (COA# 2015-145). Height from grade to ridge is +/- 20'-8". Access to the garage is from an existing alley.

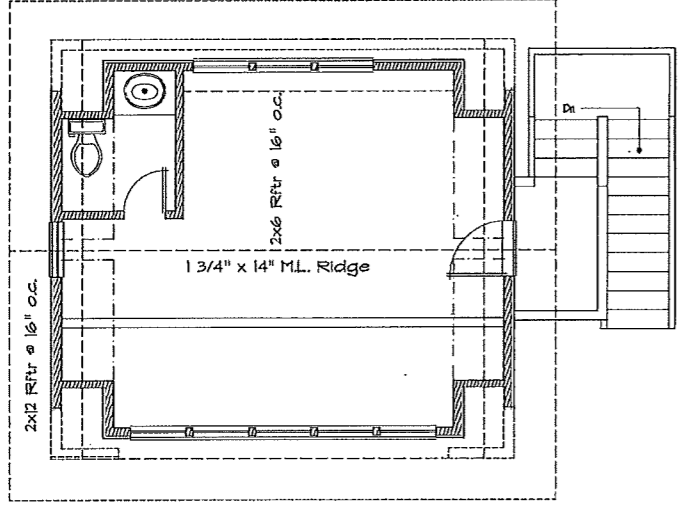
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.**

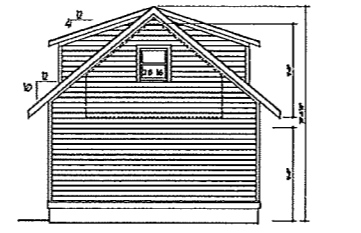
Chairman

Staff

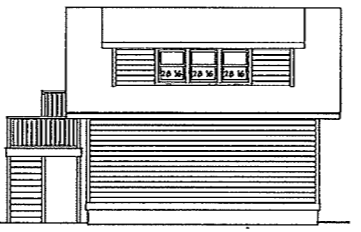
**ROOF NOTES**  
 Rafters shall be 2x6 @ 16" o.c., SFF #2 Except as Noted  
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges  
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter  
 All Braces are (2) 2x4 Stud "T"s up to 10'  
 Braces over 10' are (2) 2x6 Stud "T"s up to 10' Except as Noted  
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted  
 All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans  
 To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted  
 The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.



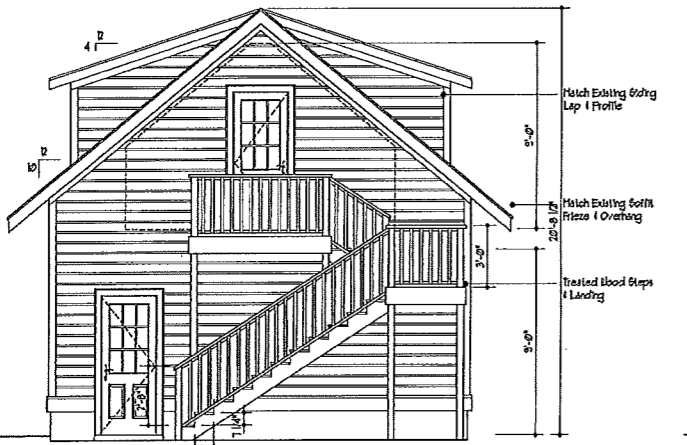
8 Roof Plan  
 1/4" = 1' - 0"



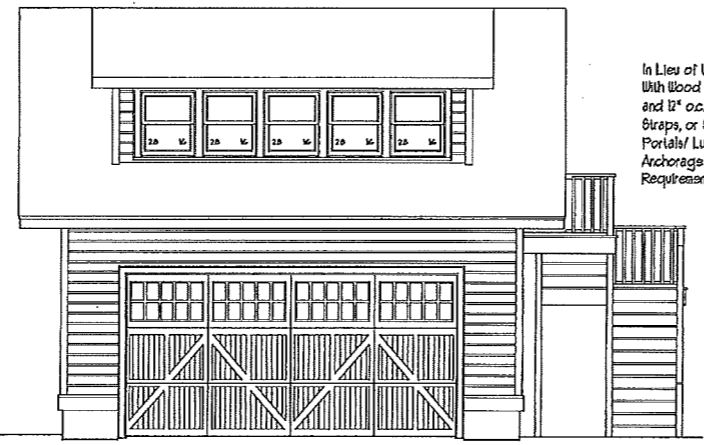
5 Side Elevation  
 1/8" = 1' - 0"



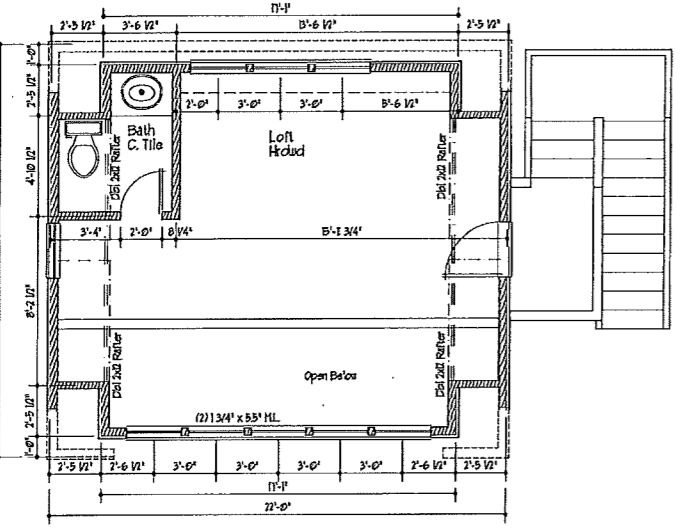
9 Rear Elevation  
 1/8" = 1' - 0"



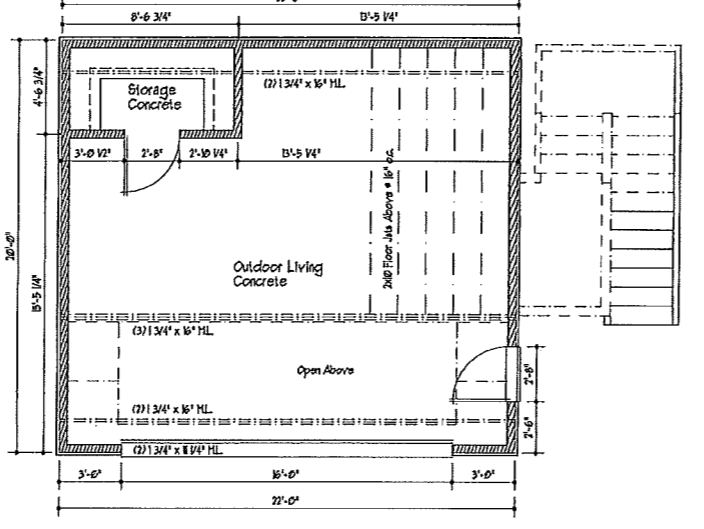
7 Yard Elevation  
 1/4" = 1' - 0"



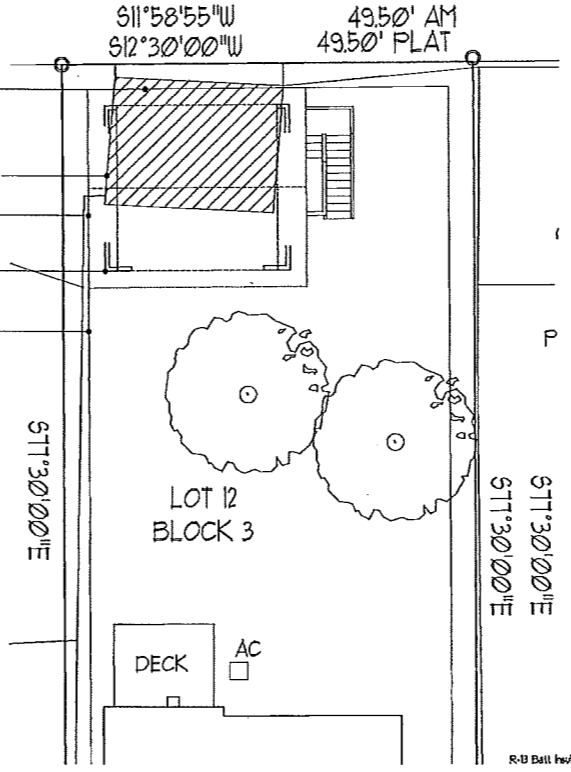
6 Front Elevation  
 1/4" = 1' - 0"



4 Loft Floor Plan  
 1/4" = 1' - 0"

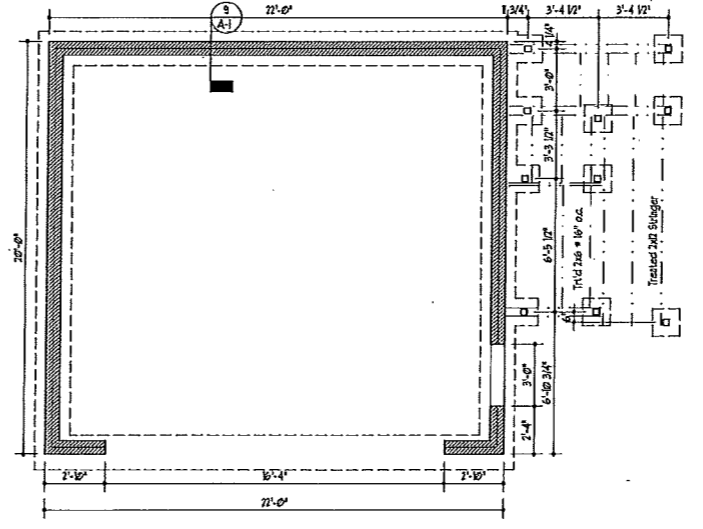
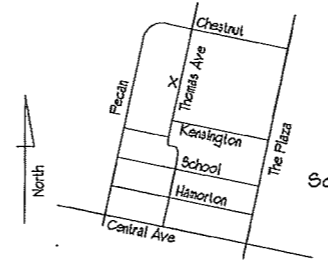


3 Main Floor Plan  
 1/4" = 1' - 0"

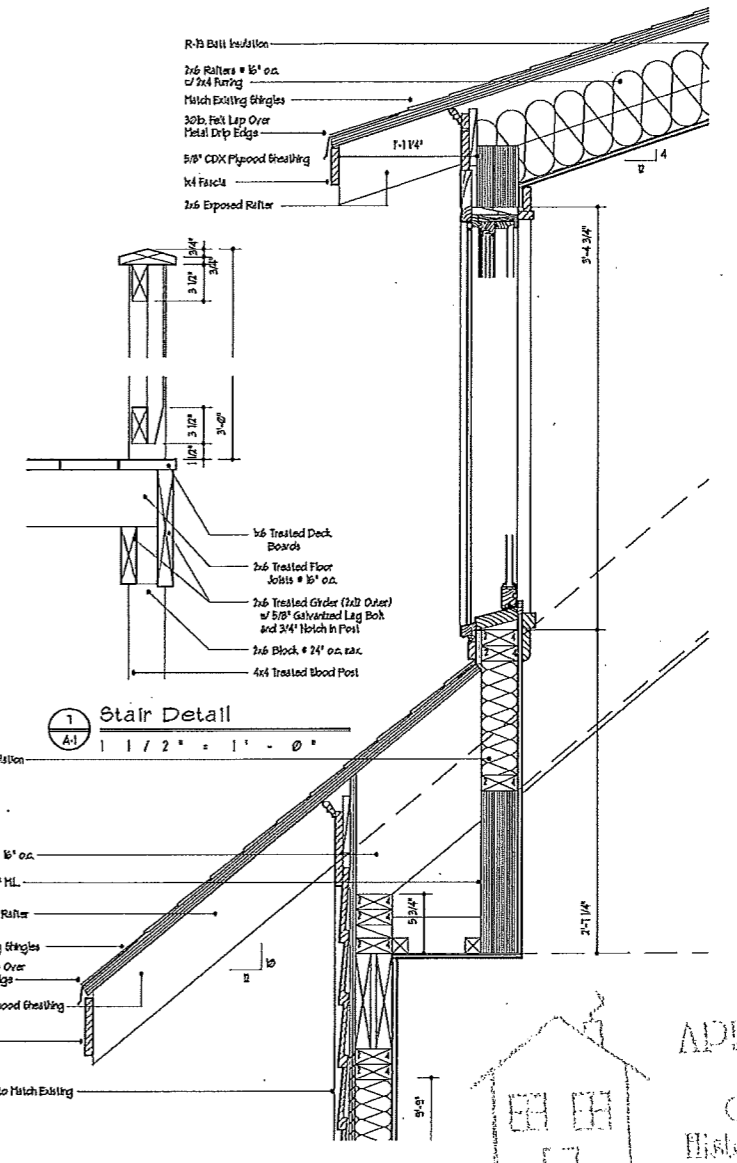


1 Site Plan  
 1" = 10' - 0"

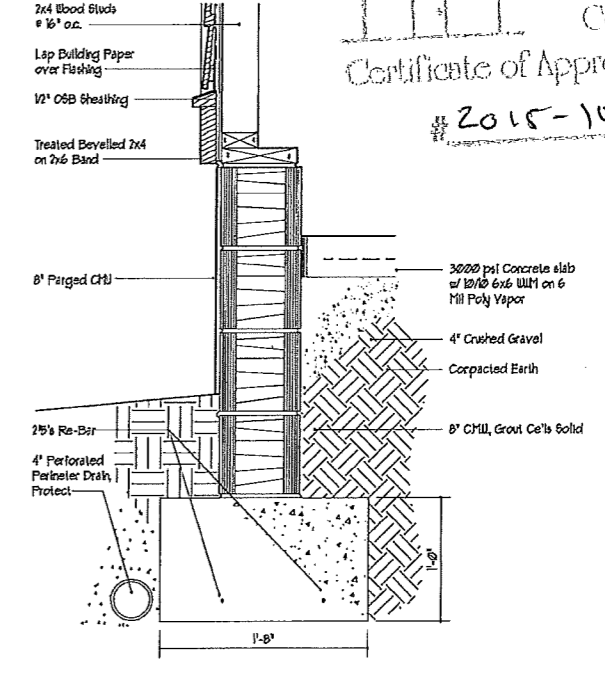
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories shall be Sheathed with Wood Structural Sheathing Panels. Panels shall be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing, Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns are Required if Sheathed as Described Above. Garage Door Portals/ Lugs shall be Anchored w/ a Min. of (2) Anchor Bolts Per Lug Per the Foundation Anchorage Requirements. If Required by Engineering Evaluation, Additional Portal Framing Requirements will be Shown on the Drawings.



2 Foundation Plan  
 1/4" = 1' - 0"

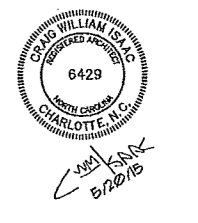


7 Stair Detail  
 1/2" = 1' - 0"



5 Foundation Detail  
 1/2" = 1' - 0"

**CRAIG W ISAAC ARCHITECTURE**  
 Studio Lane  
 800 Hinde Lane  
 Charlotte NC 28211  
 Architecture  
 Interior Design  
 Product Design  
 704 358 1365



ADDED  
 Jahn/Gordon  
 Renovation/  
 Addition  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 #2015-108  
 Thomas Avenue

Charlotte  
 NC

May 20, 2015  
 July 21, 2015  
 July 21, 2015  
 August 13, 2015  
 October 5, 2015  
 October 21, 2015  
 December 9, 2015  
 December 15, 2015

**A-6**