



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-145

DATE: October 22, 2015

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 second story addition within a front and rear dormer on the principal structure. The right and left side gables will be raised to accommodate the additions. The existing roof will be raised to approximately 25' measured from grade. The existing front shed dormer will be replaced with a taller shed dormer with similar details. The rear shed dormer will tie in approximate 6" below the new ridge with details consistent with the existing house. New siding will be wood lap, new windows will be wood with trim to match existing.

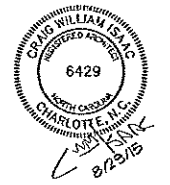
The project was approved by the HDC October 14, 2015.

- 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



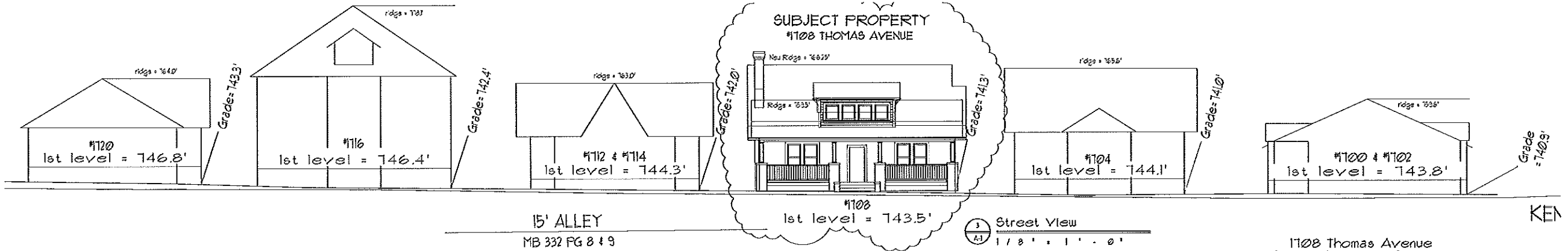
Jam/ Gordon  
 Renovation/  
 Addition

1108  
 Thomas  
 Avenue

Charlotte  
 NC

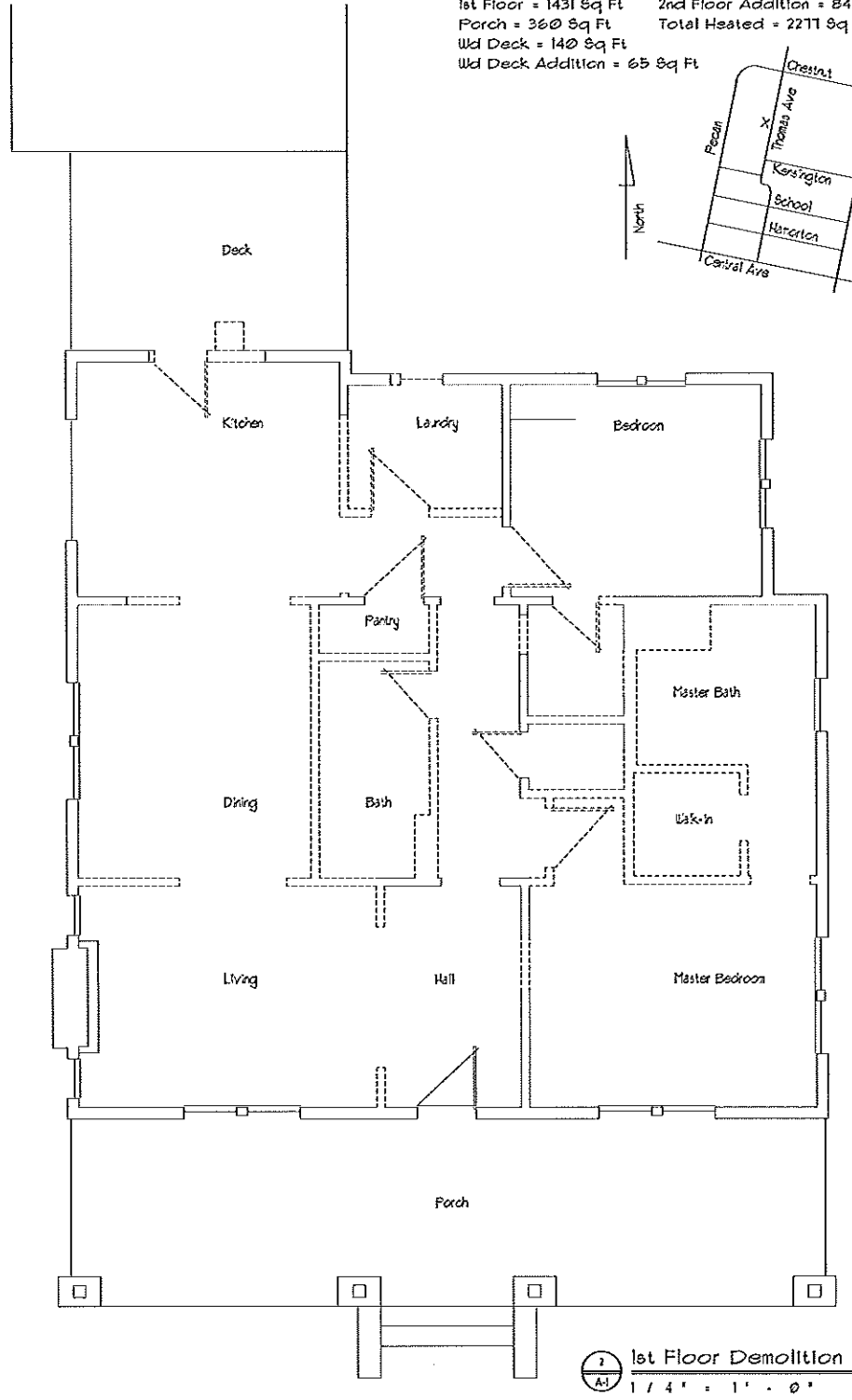
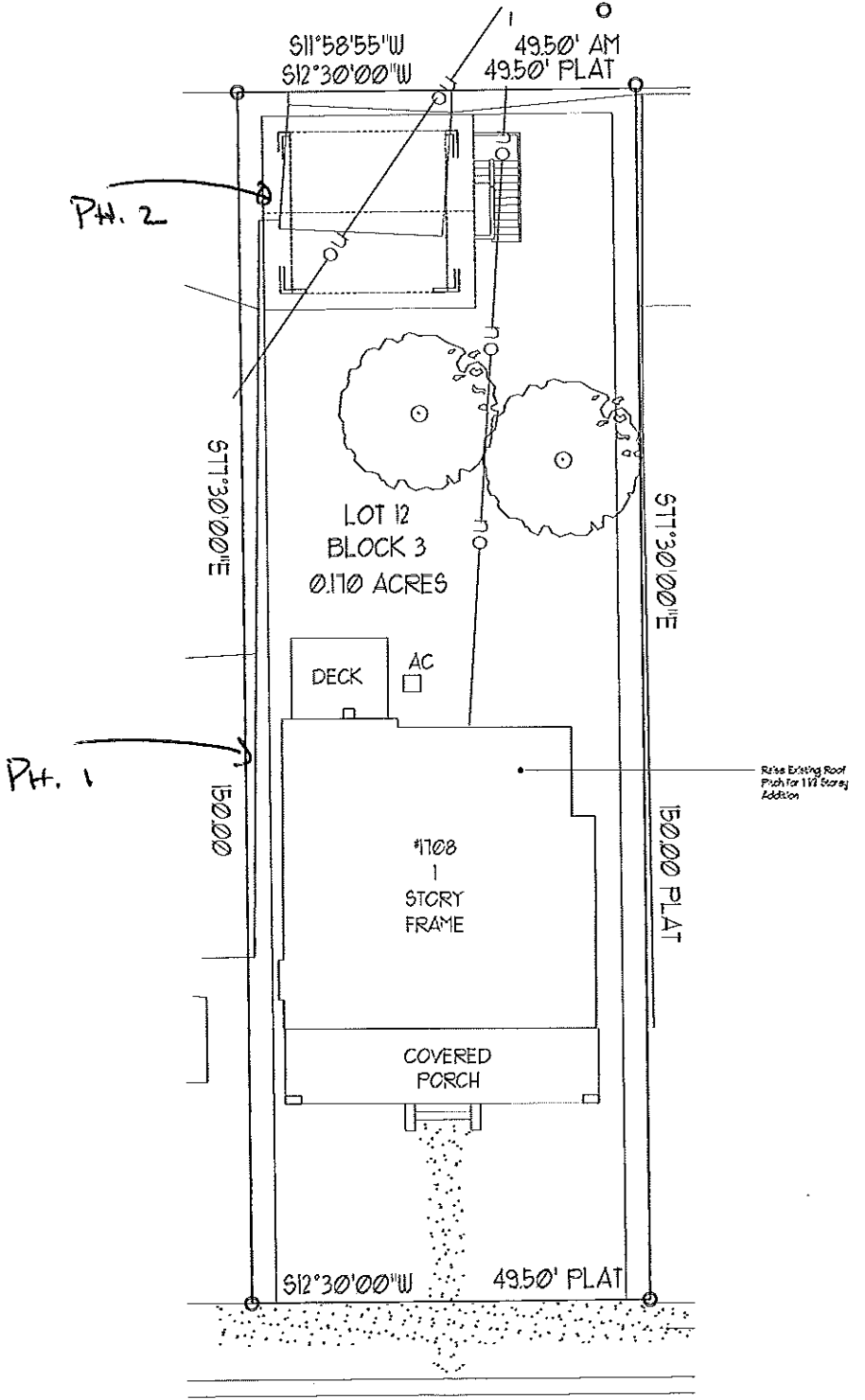
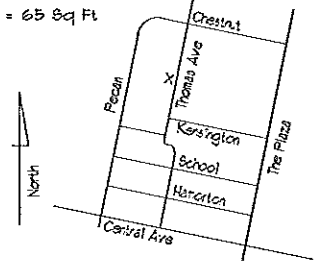
May 20, 2015  
 June 21, 2015  
 July 23, 2015  
 August 23, 2015  
 October 9, 2015

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**1108 Thomas Avenue  
 Square Footage Summary**

1st Floor = 1431 Sq Ft	2nd Floor Addition = 846 Sq Ft
Porch = 360 Sq Ft	Total Heated = 2277 Sq Ft
Wd Deck = 140 Sq Ft	
Wd Deck Addition = 65 Sq Ft	



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 Commission  
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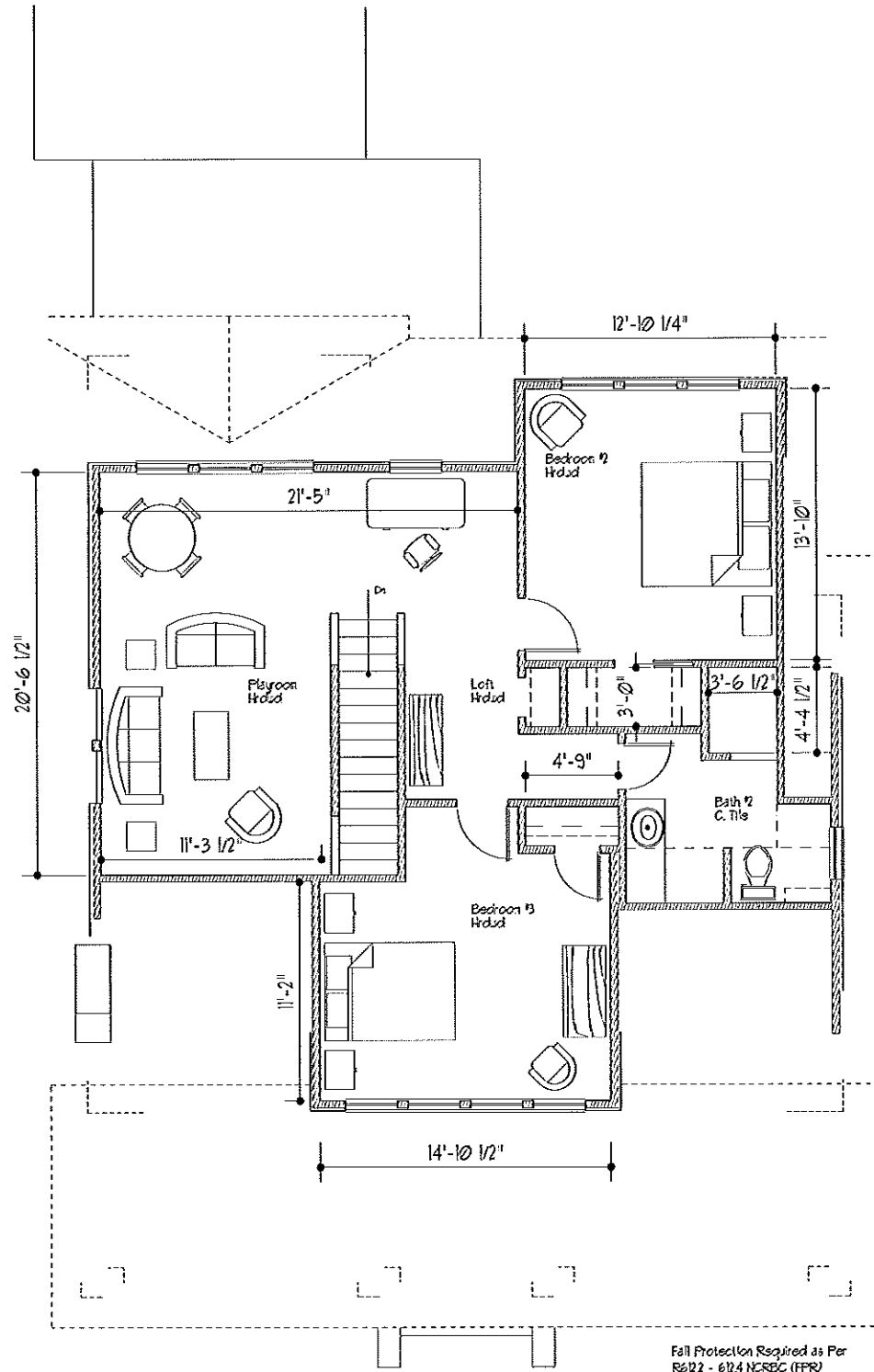
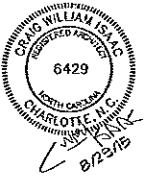
L 3 1/2" x 3 1/2" x 1/4"	Not More Than 3'-6"	4" Bearing
L 5" x 3 1/2" x 5/8" LVL	3'-1" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/8" LVL	8'-1" to 10'-0"	8" Bearing

Steel Beams require 5- 2x4 Studs Under Each End Support UNO.  
 LVL Beams require 3- 2x4 Studs Under Each End Support UNO.  
 Headers Under 6'-0" require 1 King 1 1/2" Jack Stud Under Each End Support UNO.  
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support UNO.

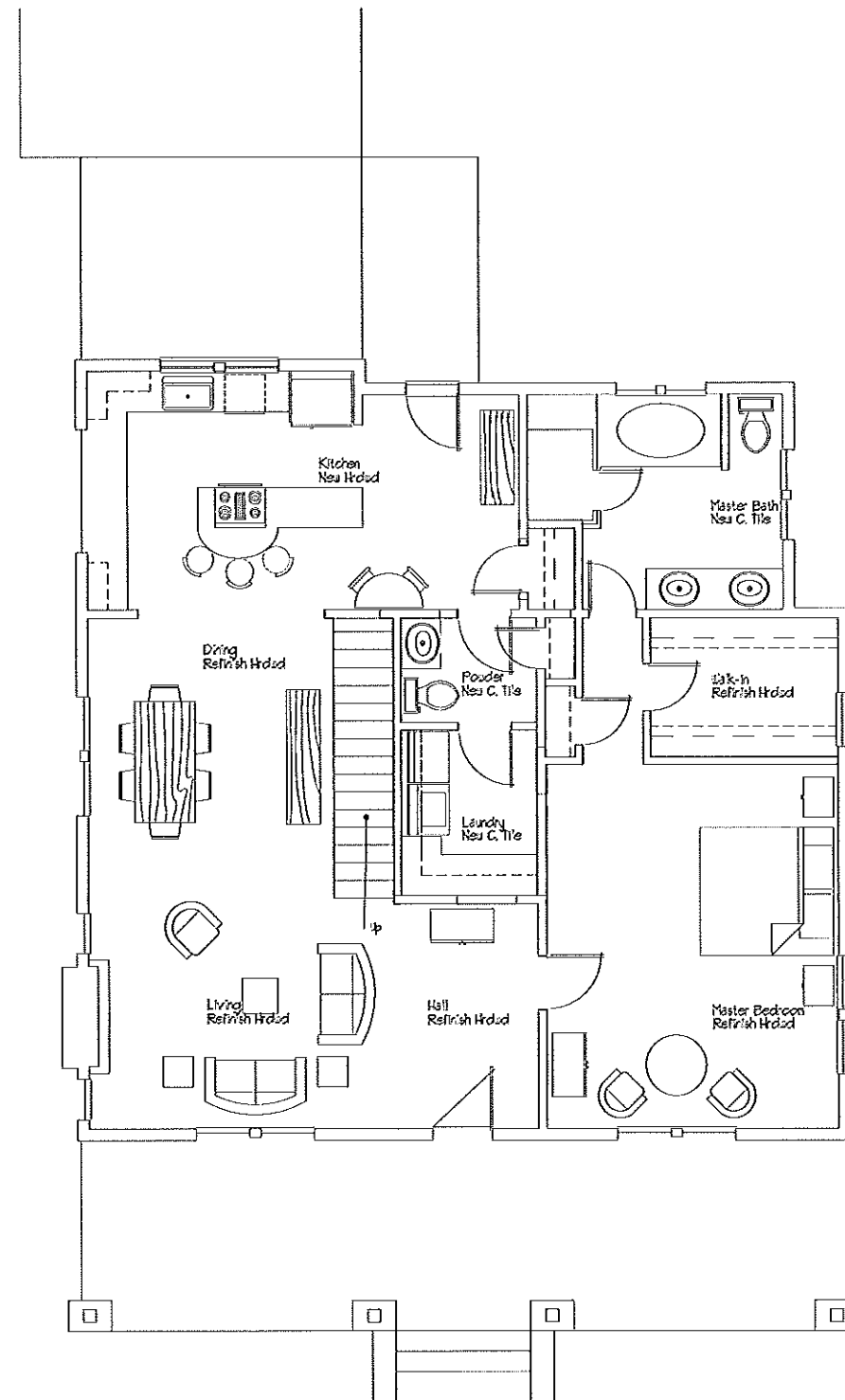
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holddowns Are 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.

Factory Built Gas Fireplace as per Chapter 10  
 Section R-1004, R-1005 & R-1006  
 NC State Residential Building Code

Member Size	Simpson Hanger
(2) 2x8	HUS 2B-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 1/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HHU 410
All Triple LVL's	HHU 5.50/10



2 2nd Floor Addition  
 1/4" = 1'-0"



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



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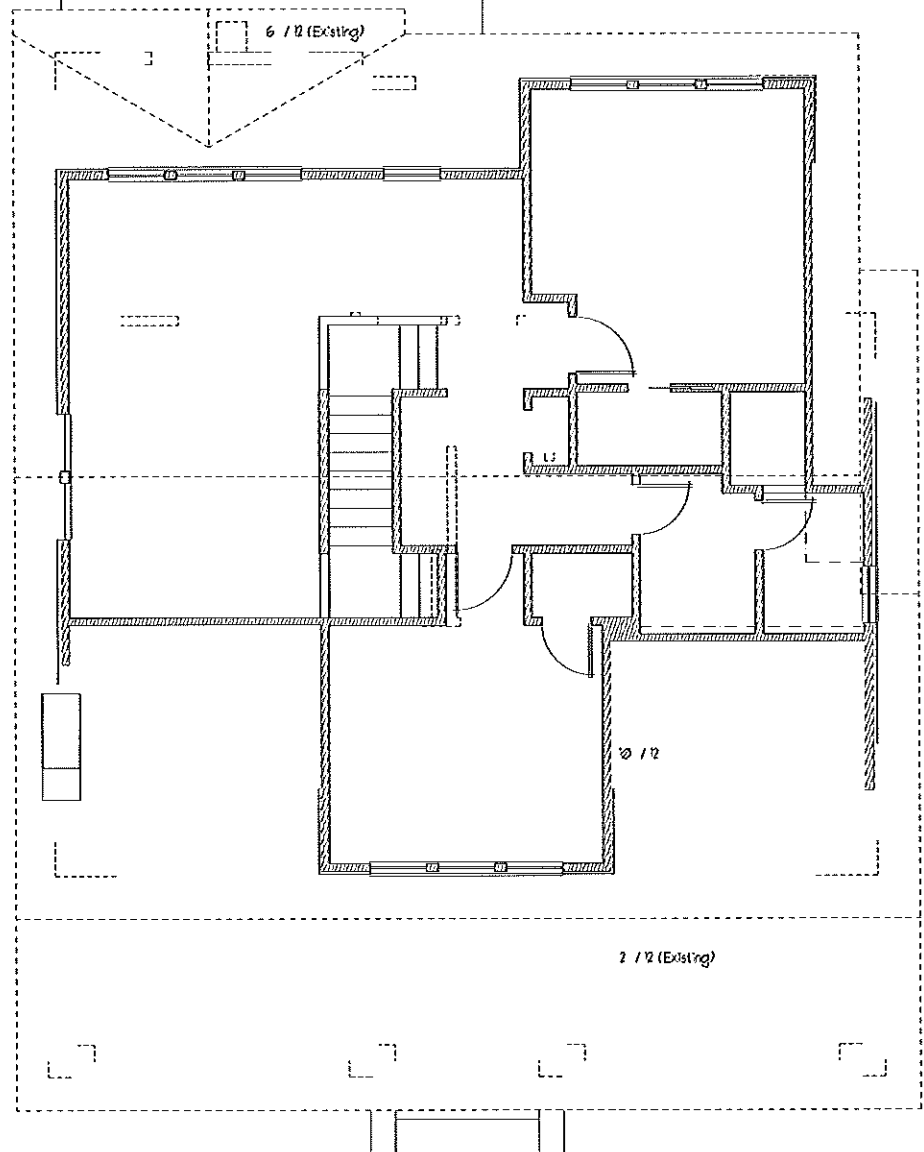
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Roof Notes

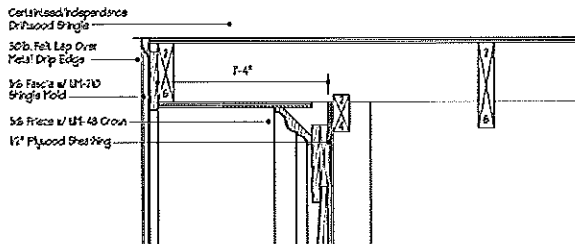
Rafters shall be 2x6 @ 16" o.c. SFF #2 Except as Noted  
 Collar Ties shall be 2x6 @ 48" o.c. Located Noninally 3' below all Ridges  
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter  
 All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted  
 All "Hogs" shall be 2- 2x6's or 2- 2x8's as Indicated on Plans  
 The Boards shall be Fastened Together at Their Ends w/ 16d Nails @ 4" o.c.  
 To Form an "L" Shape. All Hogs are 12' Long 2x6's Except as Noted  
 BB = Beam Below  
 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  
 Roof Designed For Asphalt Shingles

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 Holdowns Are Required If Sheathed as Described Above. Garage Door Posts/ 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.

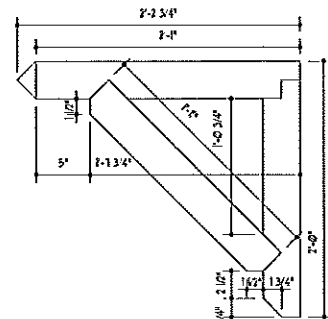
Factory Built Gas Fireplaces as per Chapter 10  
 Section R-1004, R-1005 & R-1006  
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1 Roof Plan  
 A-3 1 / 4" = 1' - 0"



1 Typical Rake Detail  
 A-3 1 / 2" = 1' - 0"



6 4 x 4 Bracket (alt)  
 A-3 3" = 1' - 0"

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CRAIG W ISAAC  
 ARCHITECTURE  
 Studio Lane  
 500 Linda Lane  
 Charlotte NC 28211  
 Architecture  
 Interior Design  
 Product Design  
 704 358 1365



4 2nd Storey Detail  
 A-3 1 / 2" = 1' - 0"

5 Steeper Roof Detail  
 A-3 1 / 2" = 1' - 0"

2 Low Roof Dormer Detail  
 A-3 1 / 2" = 1' - 0"

3 Steeper Roof Dormer Detail  
 A-3 1 / 2" = 1' - 0"

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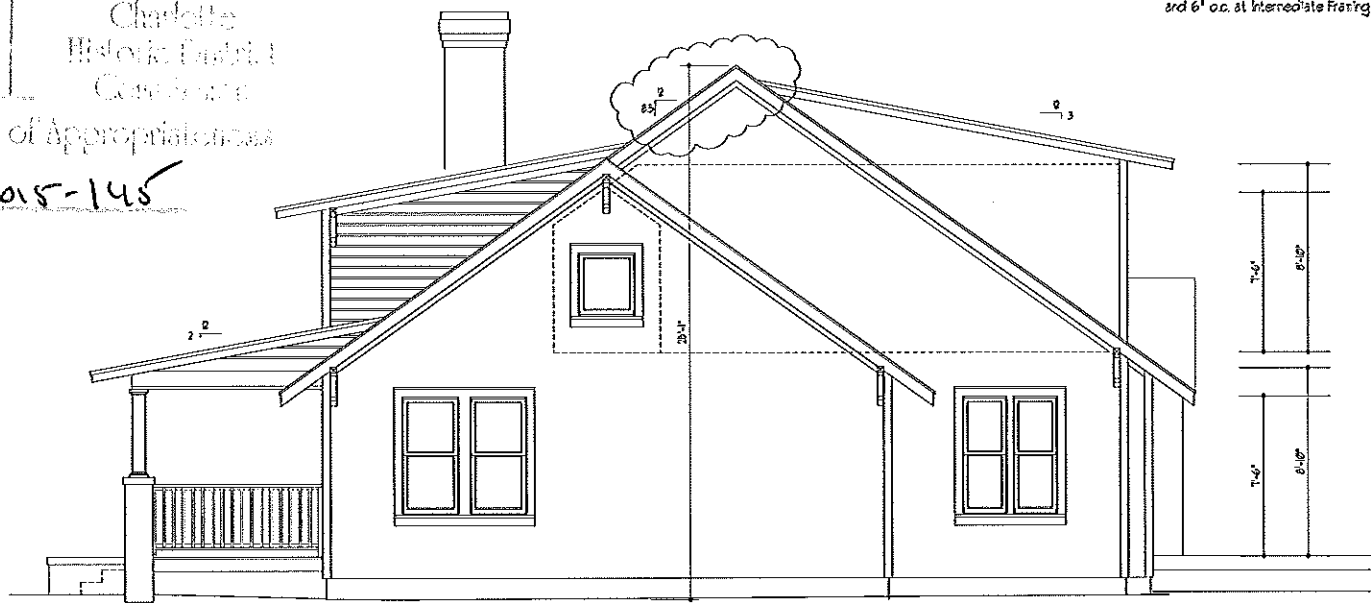
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Exterior Walls to be Fully Sheathed w/ 1/2 Plywood  
 in Lieu of R60210 Bracing Requirements  
 w/ exception 2, Panel Edges to be Fastened at 3' o.c.  
 and 6' o.c. at Intermediate Framing

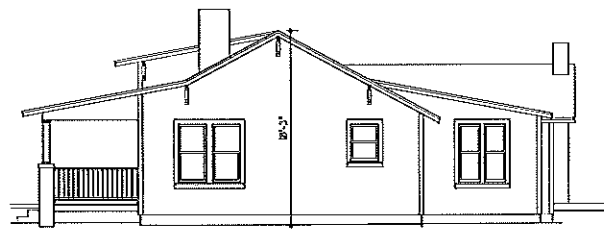
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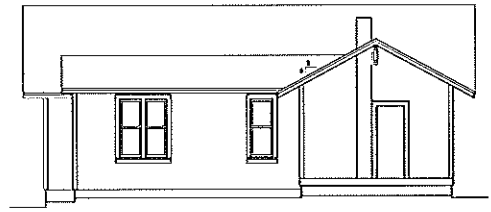
4 Ren Right Elevation  
 1/4" = 1' - 0"



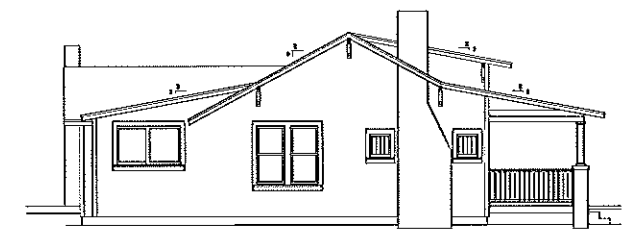
1 Ren Front Elevation  
 1/4" = 1' - 0"



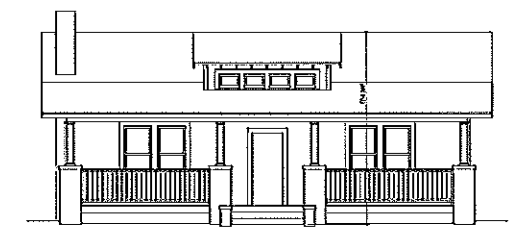
3 Existing Right Elev  
 1/8" = 1' - 0"



5 Existing Rear Elev  
 1/8" = 1' - 0"



5 Existing Left Elev  
 1/8" = 1' - 0"



5 Existing Front Elev  
 1/8" = 1' - 0"

Note:  
 Re-use as Much Existing  
 Material as possible or  
 Match Existing Profiles,  
 Finishes and Dimensions.



3 Ren Rear Elevation  
 1/4" = 1' - 0"



2 Ren Left Elevation  
 1/4" = 1' - 0"

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