



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

CERTIFICATE NUMBER: 2015-108

DATE: March 23, 2016

ADDRESS OF PROPERTY: 1708 Thomas Avenue

TAX PARCEL NUMBER: 08118613

HISTORIC DISTRICT: Plaza Midwood
Gordon (Craig Isaac, applicant)

OWNER(S): Tori Jahn and Nichole

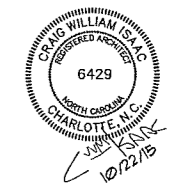
DETAILS OF APPROVED PROJECT: The project is a detached accessory building in the rear yard. New siding will be wood lap, new windows will be wood with trim. Trim details will match the new addition on the house (COA# 2015-145). Height from grade to ridge is +/- 20'-8".

- 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

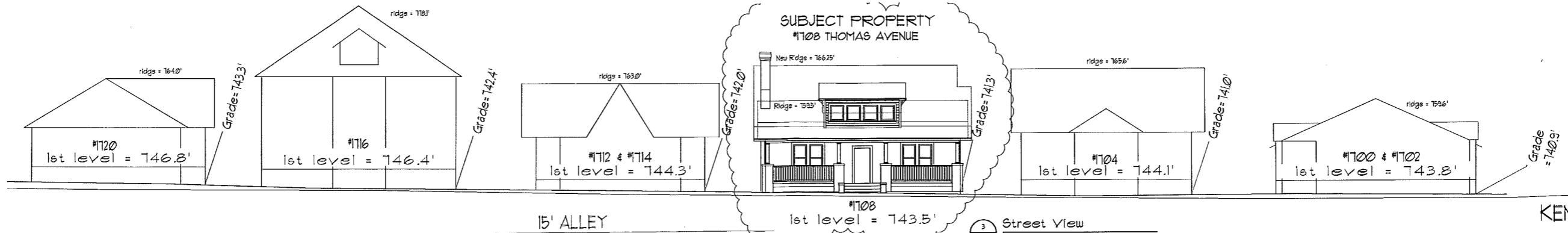


Jah/ Gordon
Renovation/
Addition

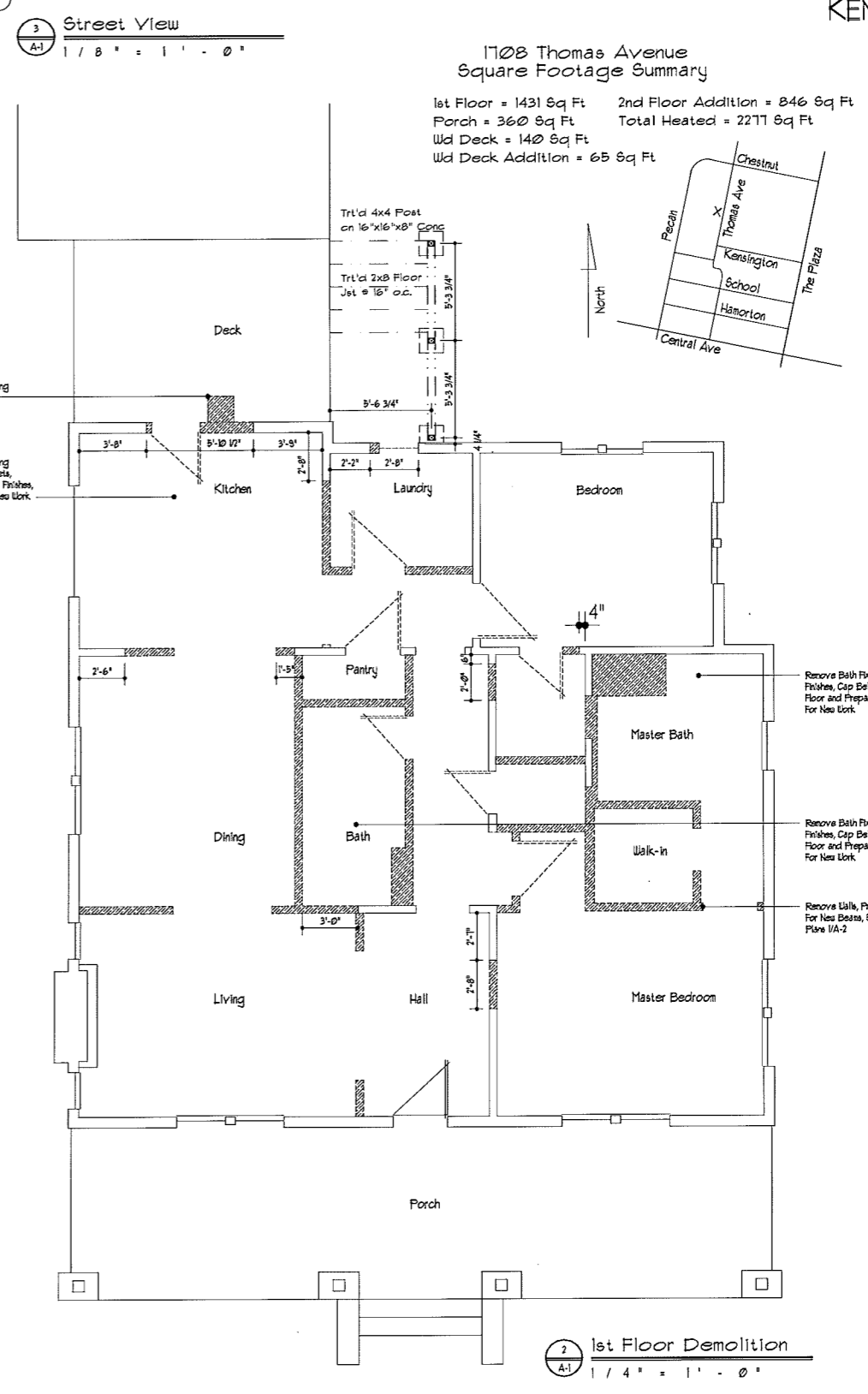
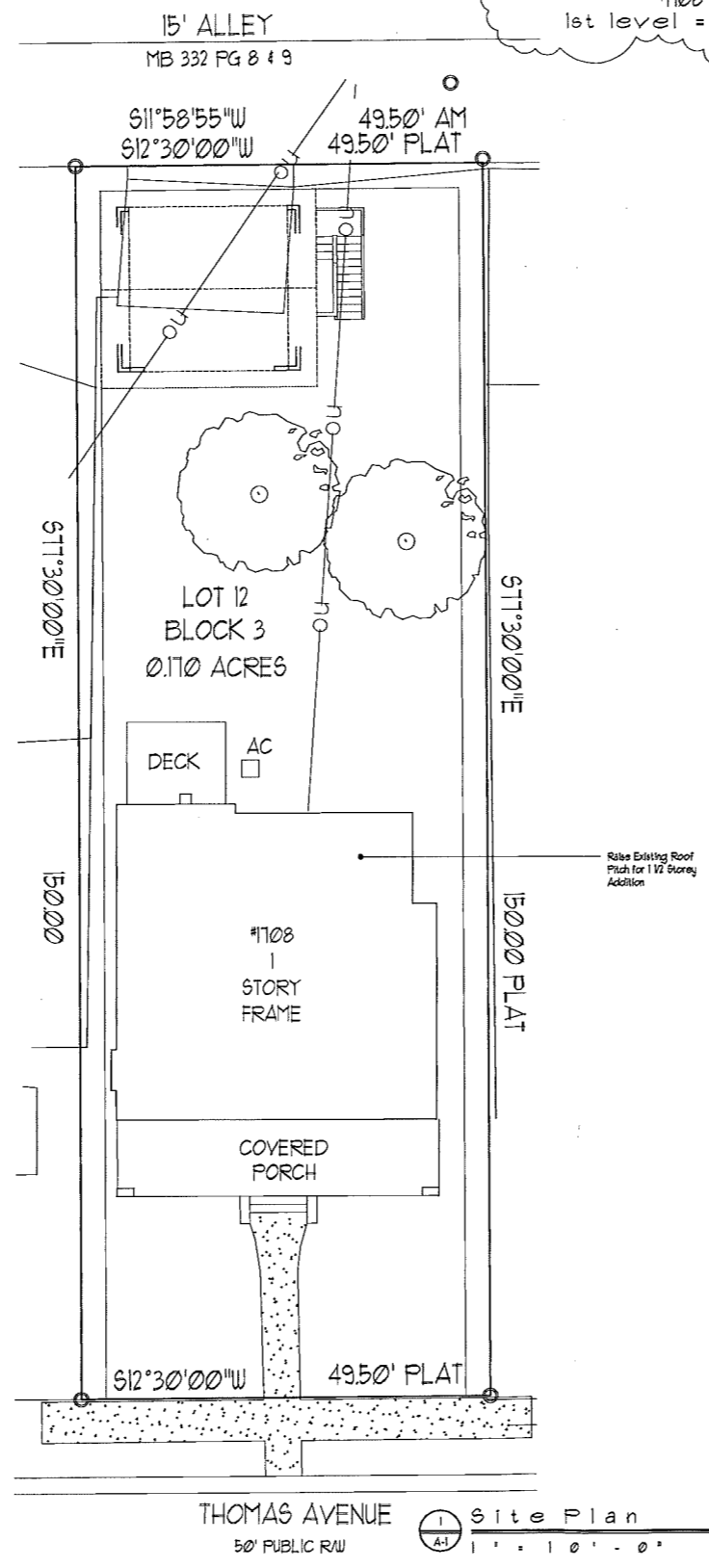
1708
Thomas
Avenue
Charlotte
NC

May 20, 2015
June 21, 2015
July 29, 2015
August 29, 2015
October 5, 2015
October 22, 2015

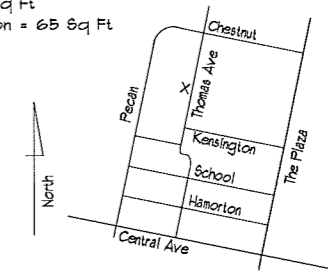
A-1



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-108

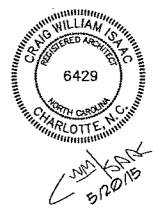


1708 Thomas Avenue
Square Footage Summary
1st Floor = 1431 Sq Ft
Porch = 360 Sq Ft
Wd Deck = 140 Sq Ft
2nd Floor Addition = 846 Sq Ft
Total Heated = 2277 Sq Ft
Wd Deck Addition = 65 Sq Ft

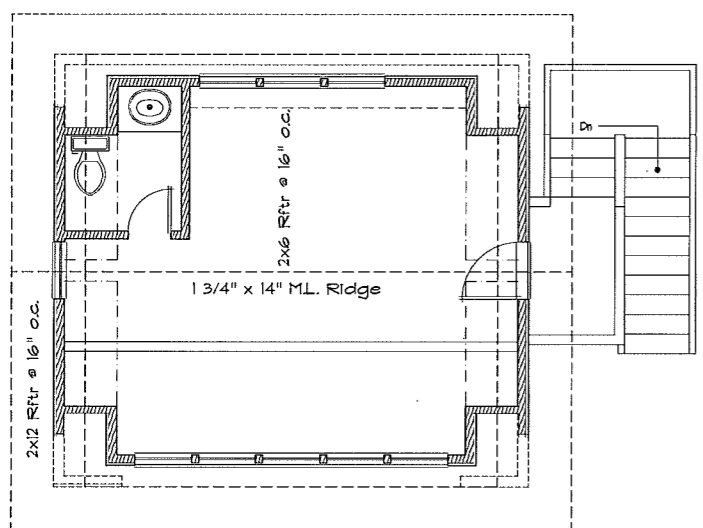


1 Site Plan
1/4" = 1' - 0"

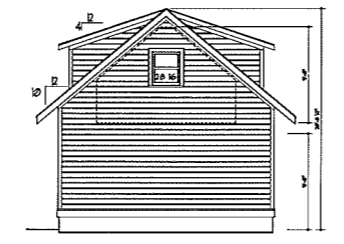
2 1st Floor Demolition
1/4" = 1' - 0"



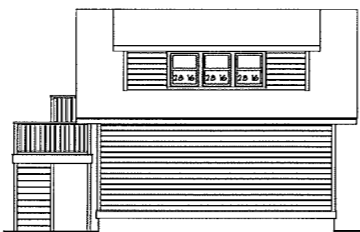
NOTES
 Rafters shall be 2x6 @ 16" o.c. SFF #2 Except as Noted
 Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges
 Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter
 All Braces are (2) 2x4 Stud "T's" up to 10'
 Braces over 10' are (2) 2x6 Stud "T's" up 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/ 1/4" Nails @ 4" o.c.



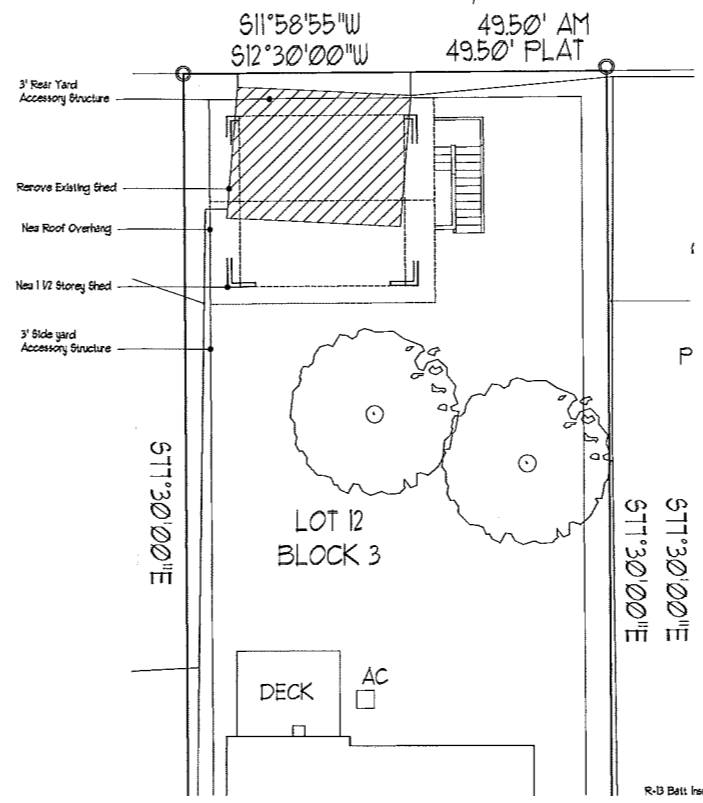
Roof Designed For Asphalt Shingles
 BB = Beam Below
8 Roof Plan
 A-1 | 1/4" = 1' - 0"



10 Side Elevation
 A-1 | 1/8" = 1' - 0"

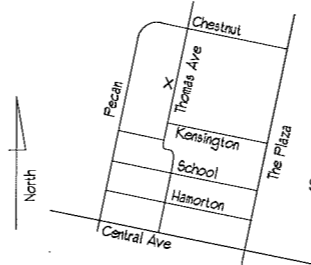


9 Rear Elevation
 A-1 | 1/8" = 1' - 0"

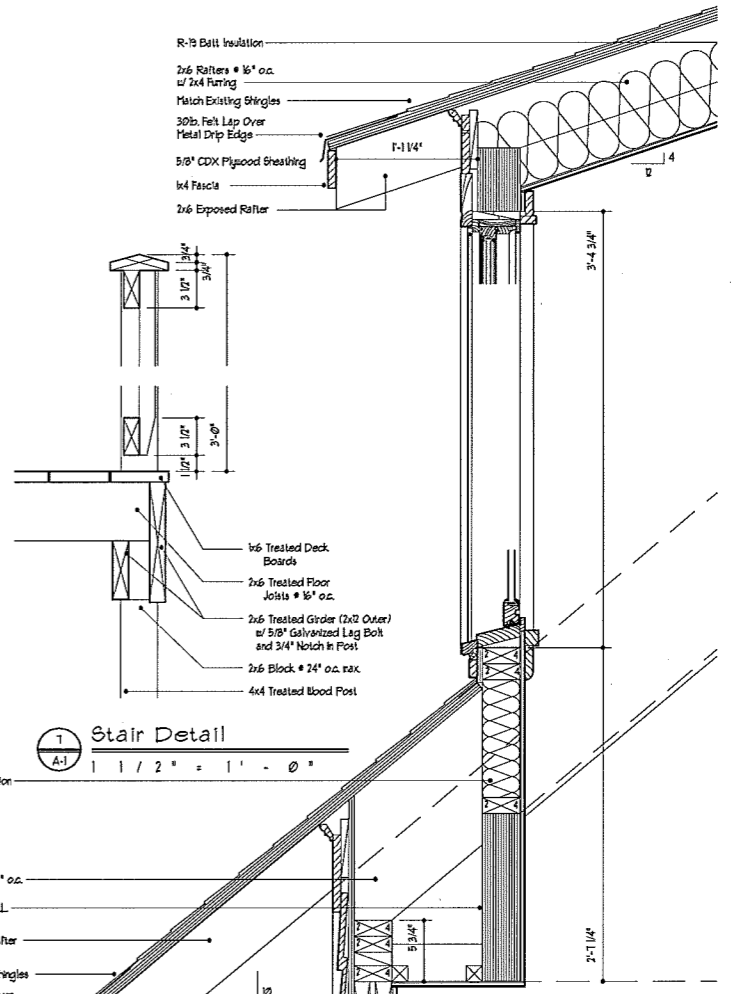


1 Site Plan
 A-1 | 1" = 10' - 0"

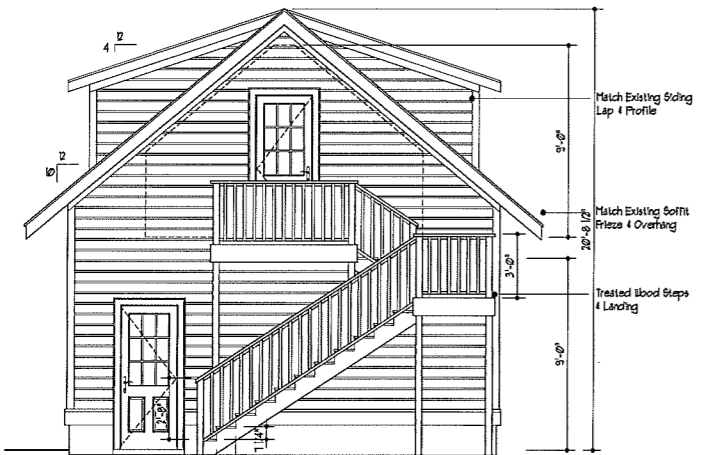
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing. Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holdowns Are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



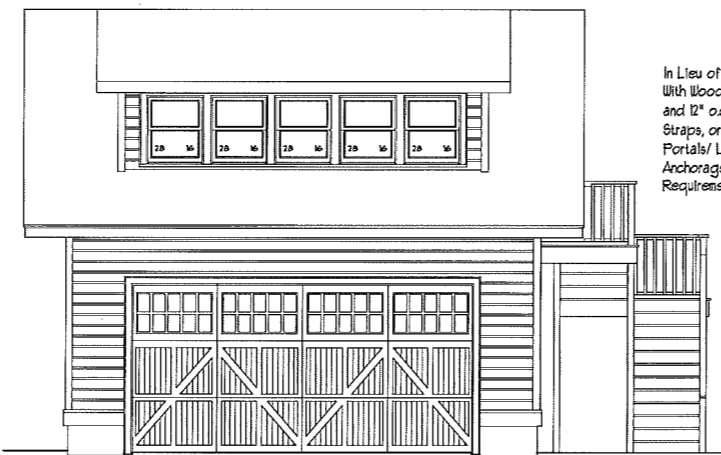
1708 Thomas Avenue
 Square Footage Summary
 1st Floor = 440 Sq Ft
 Loft = 369 Sq Ft



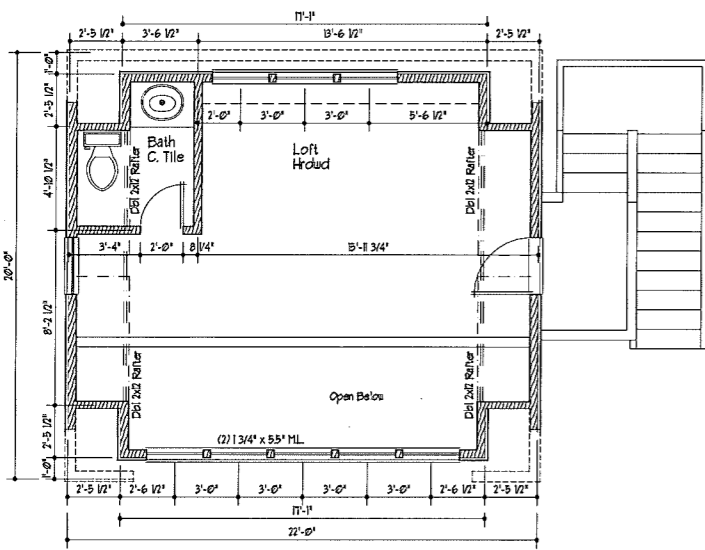
7 Stair Detail
 A-1 | 1/2" = 1' - 0"



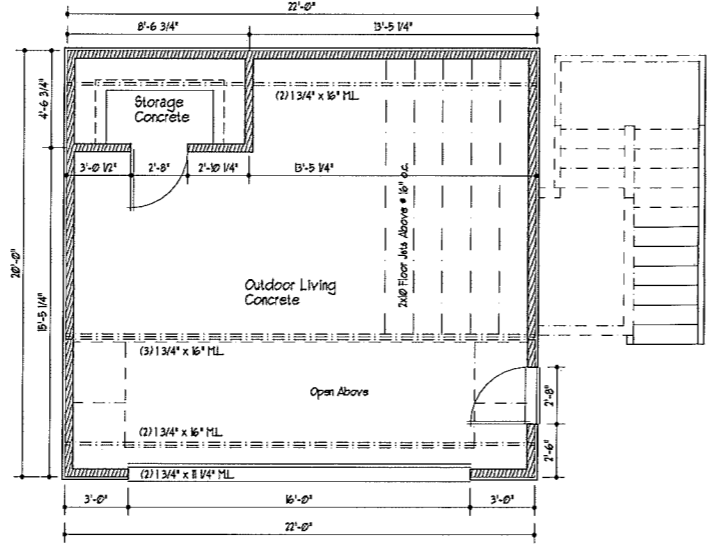
5 Yard Elevation
 A-1 | 1/4" = 1' - 0"



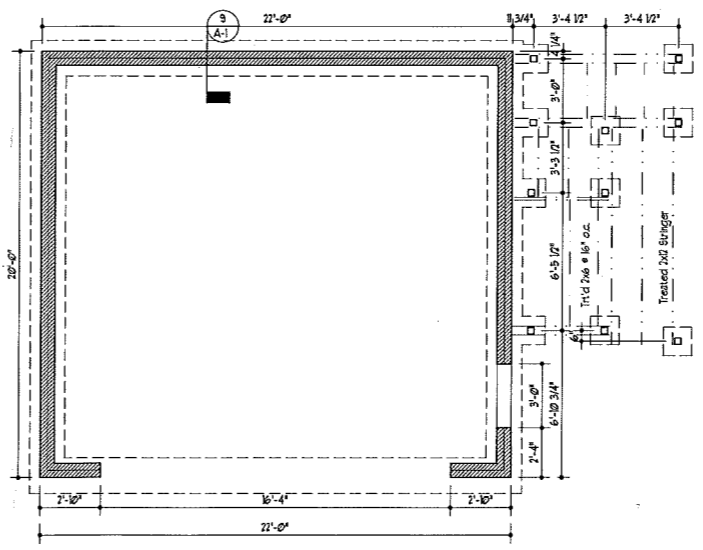
6 Front Elevation
 A-1 | 1/4" = 1' - 0"



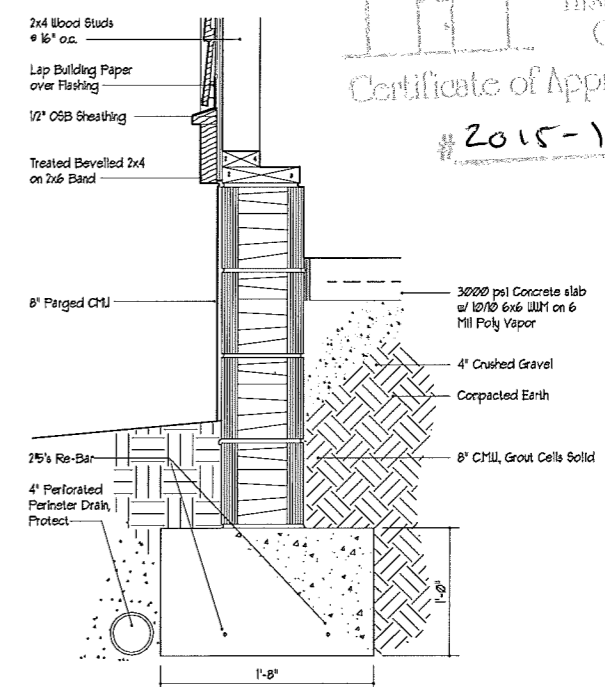
4 Loft Floor Plan
 A-1 | 1/4" = 1' - 0"



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



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



9 Foundation Detail
 A-1 | 1/2" = 1' - 0"

ADD: Jam/Gordon
 Renovation/
 Addition
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #2015-108
 Thomas Avenue

Charlotte
 NC

May 10, 2015
 June 21, 2015
 July 21, 2015
 August 13, 2015
 October 9, 2015
 October 21, 2015
 December 9, 2015
 December 15, 2015