



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

**CERTIFICATE NUMBER:** 2016-191

**DATE:** October 25, 2016

**ADDRESS OF PROPERTY:** 1948 Park Road

**TAX PARCEL NUMBER:** 12109105

**HISTORIC DISTRICT:** Dilworth

**APPLICANT/OWNER(S):** Tyler and Dina Carey

**DETAILS OF APPROVED PROJECT:** The project is an addition to the right side and rear. Project details include simplified roof connection and a stair and door from the interior living space on the right side and a covered porch on the rear elevation. New materials, windows and trim will match existing.

The project was approved by the HDC September 14, 2016.

- 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.**

Jim Haden, Chairman

Staff



APPROVED

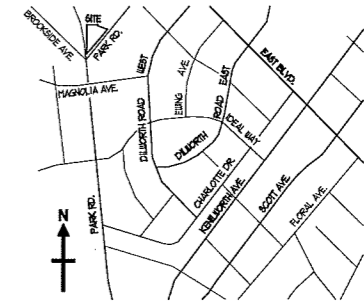
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2016-191

### 1948 Park Road Square Footage Summary

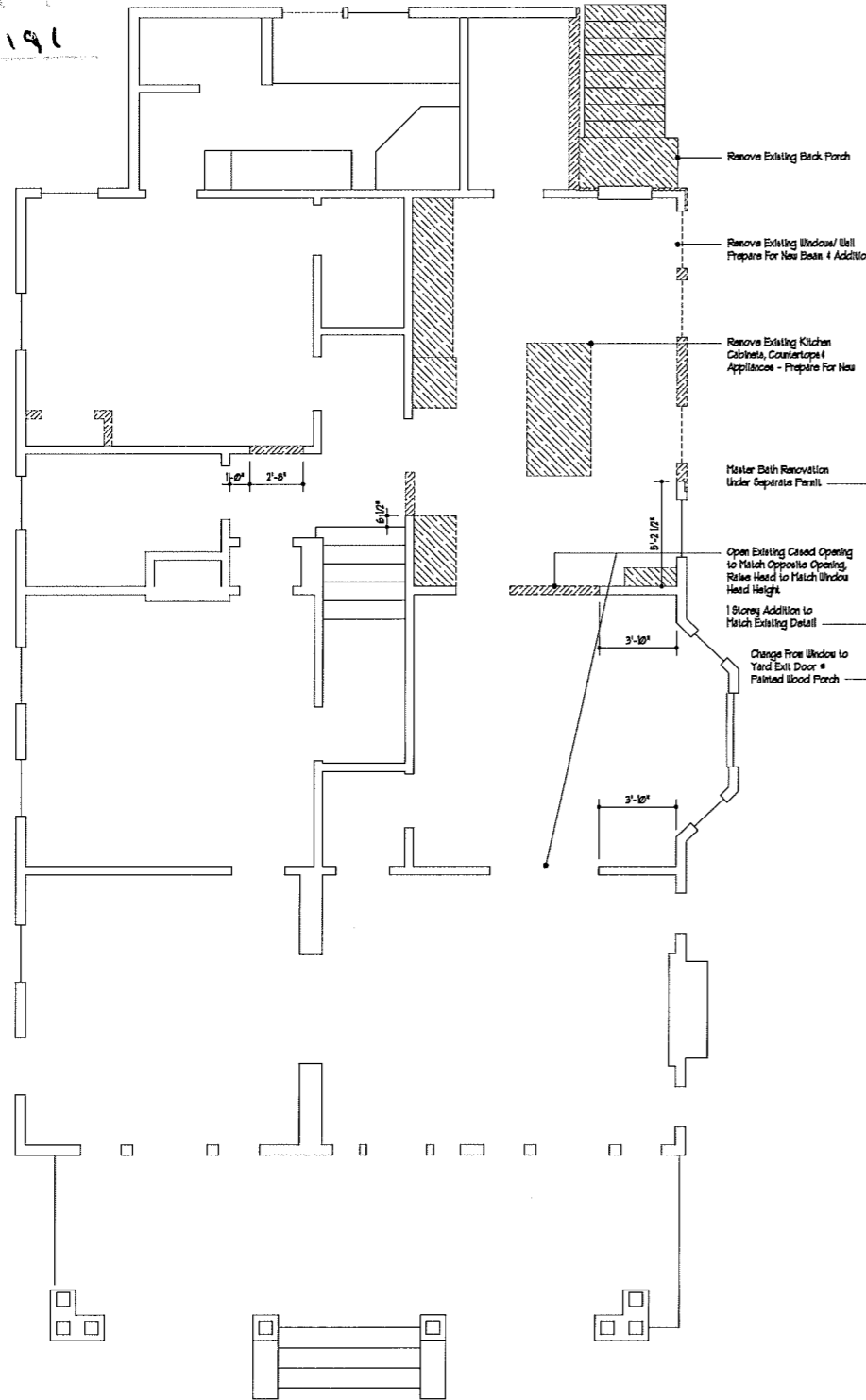
1st Floor = 1821 Sq Ft	1st Floor Addition = 449 Sq Ft
Front Porch = 210 Sq Ft	Side Porch = 23 Sq Ft
	Rear Porch = 43 Sq Ft



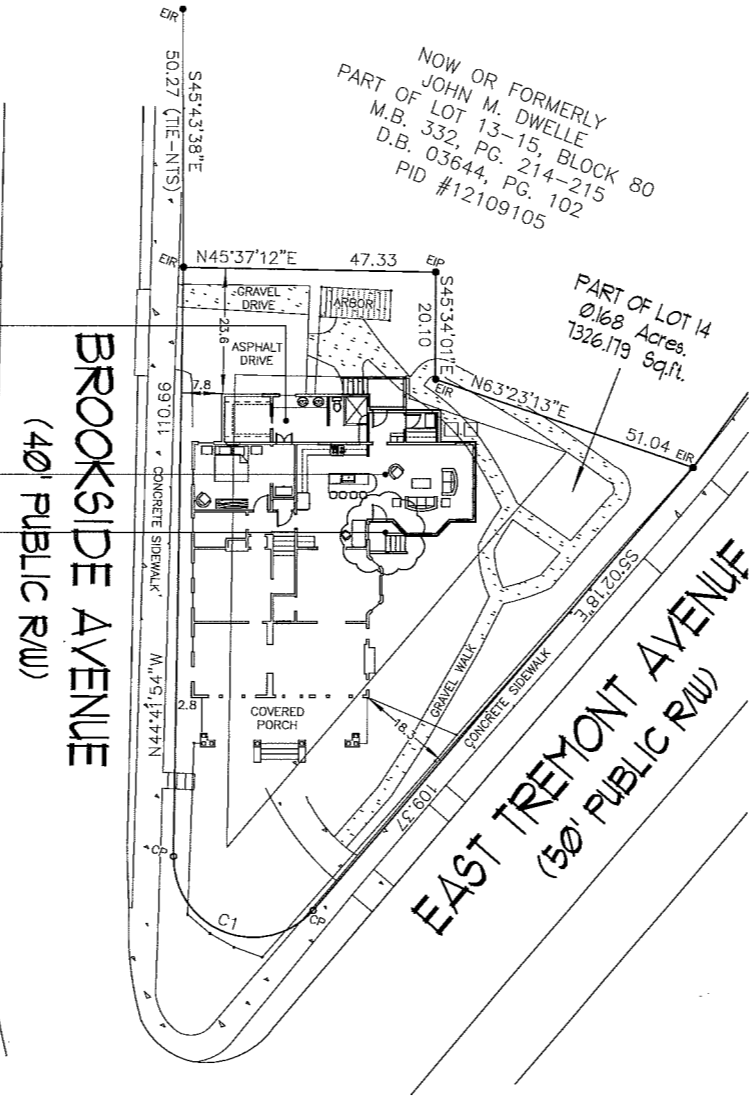
**CRAIG W ISAAC ARCHITECTURE**  
 Studio Lane  
 900 Linda Lane  
 Charlotte NC 28211

Architecture  
 Interior Design  
 Product Design

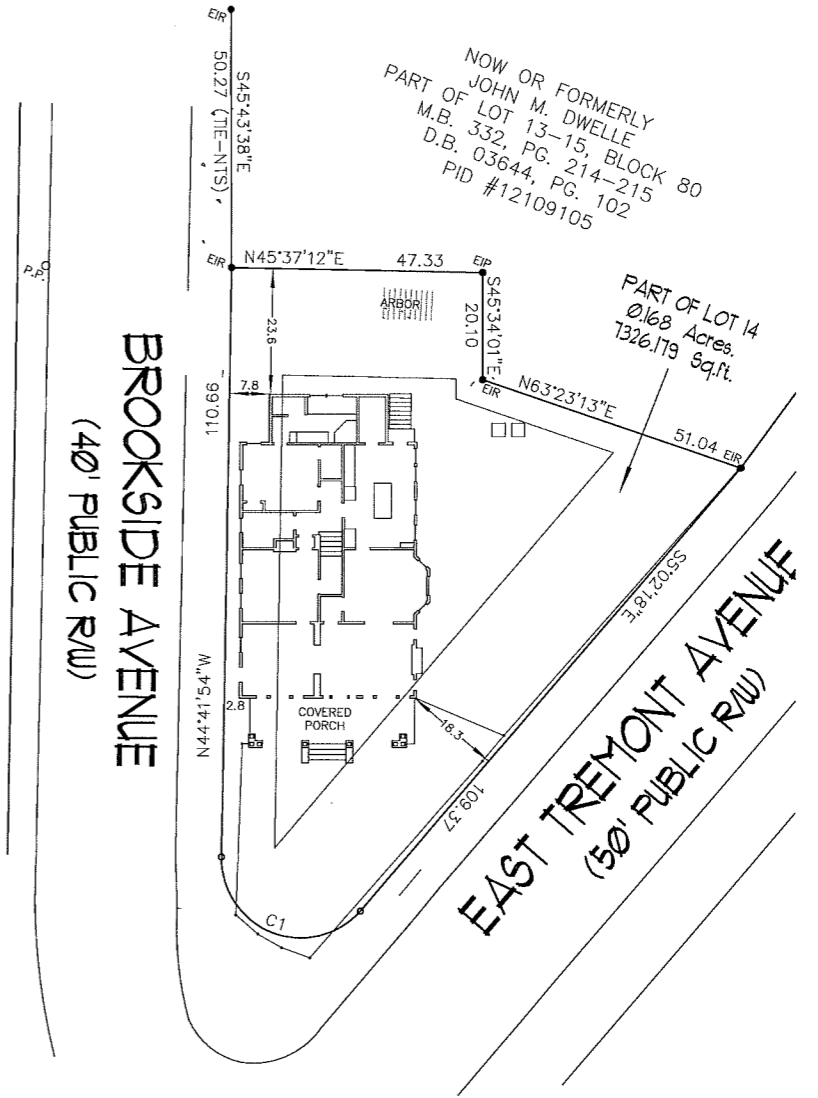
704 358 1365



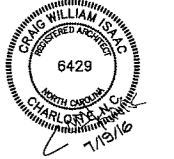
3 1st Floor Demolition  
 1/4" = 1' - 0"



2 Ren Site Plan  
 1/6" = 1' - 0"



1 Existing Site Plan  
 1/6" = 1' - 0"



Carey  
 Renovation/  
 Addition

1948  
 Park  
 Road

Charlotte  
 NC

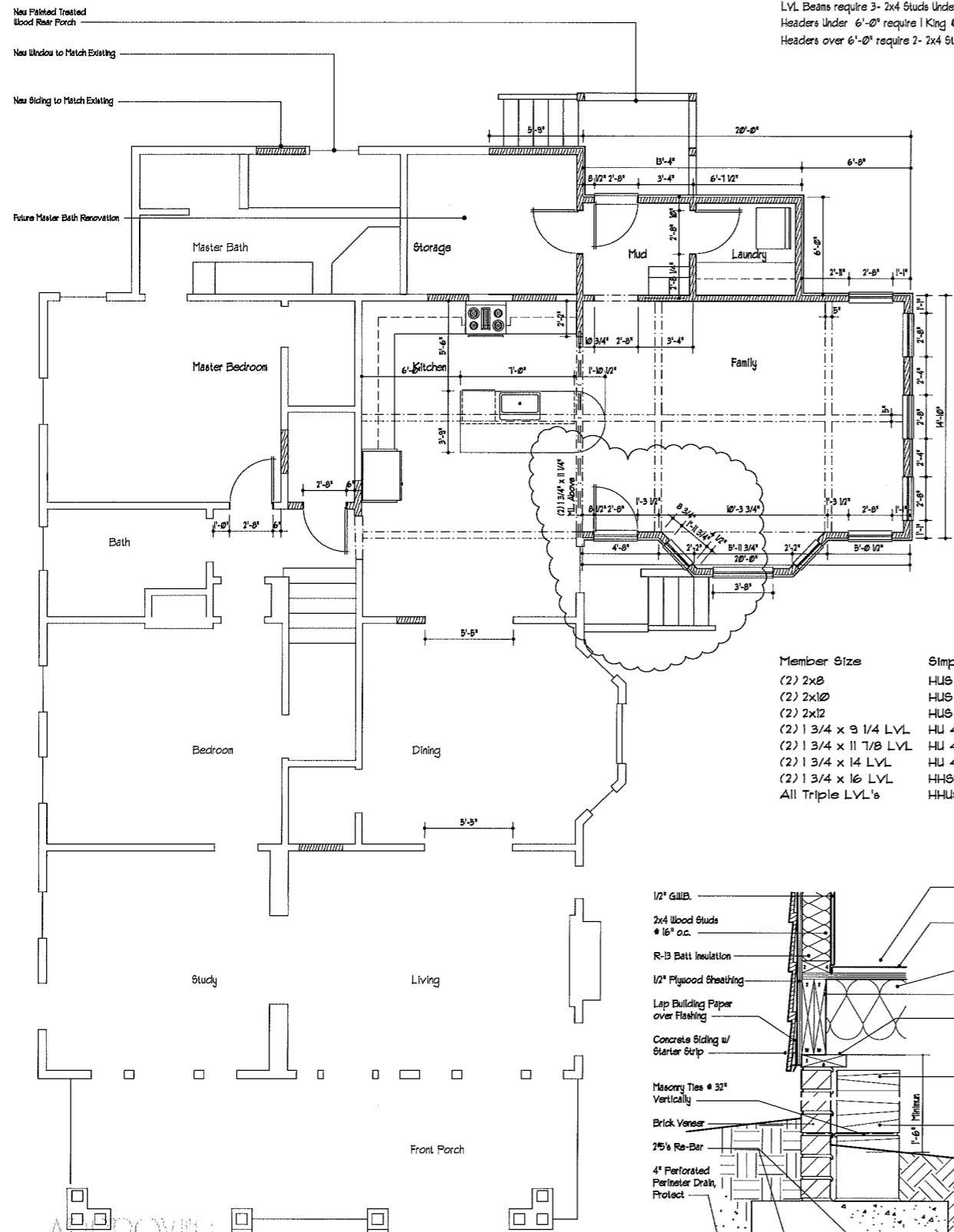
May 18, 2016  
 May 30, 2016  
 July 19, 2016

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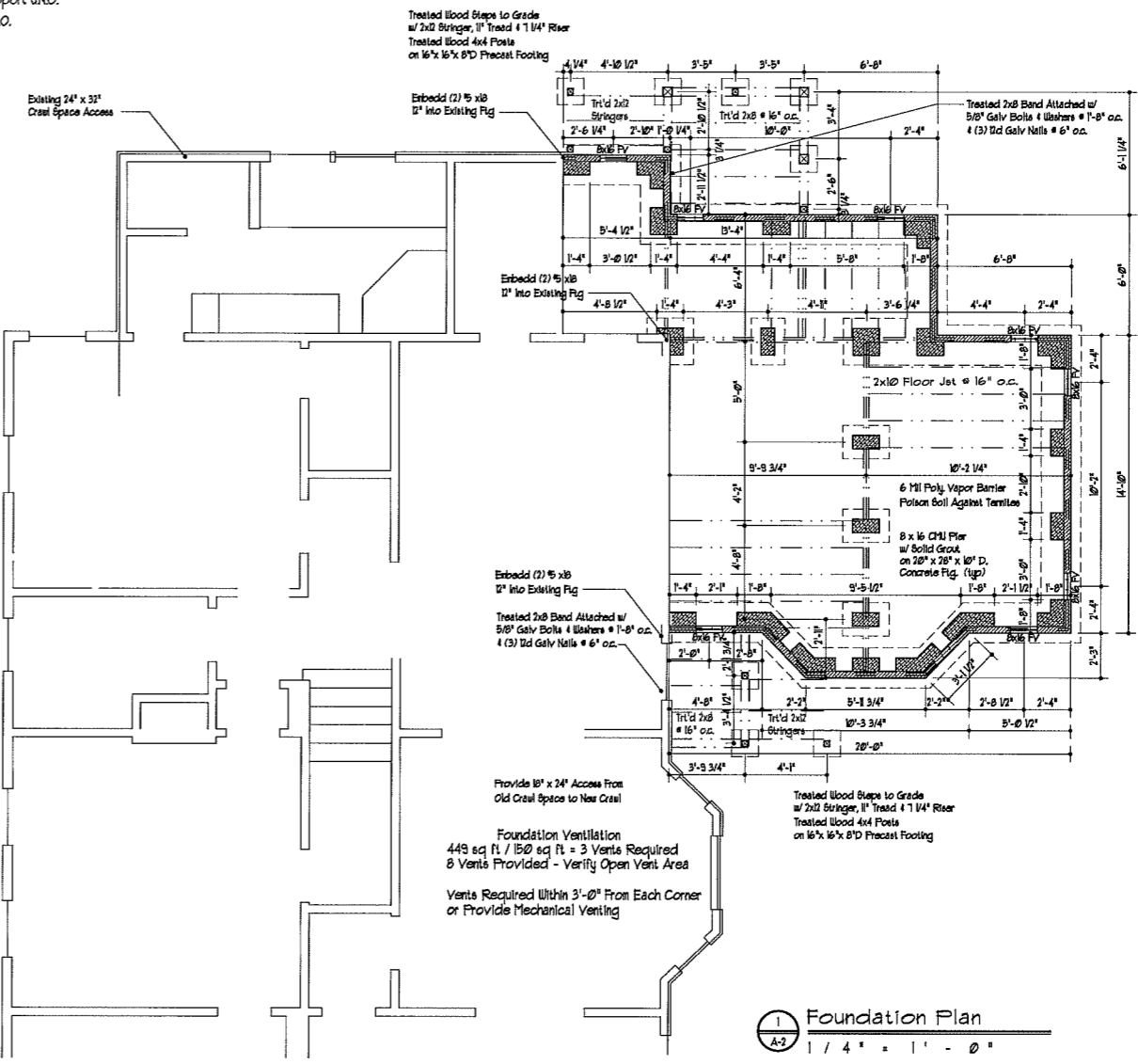
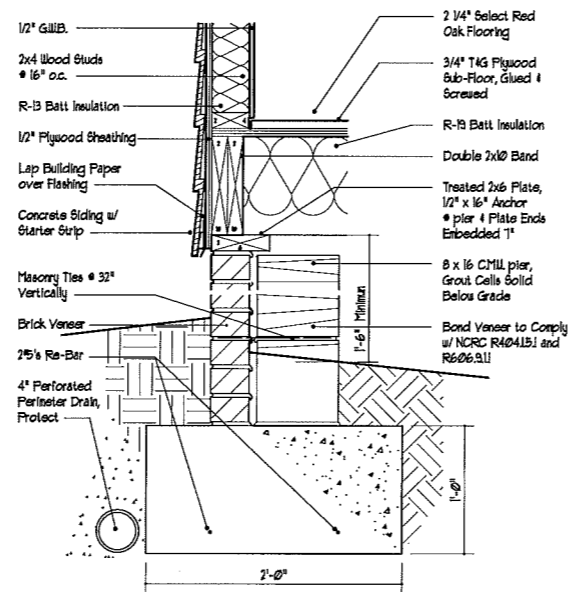


L 3 1/2" x 3 1/2" x 1/4" Not More Than 3'-6" 4" Bearing  
 L 5" x 3 1/2" x 5/16" LVL 3'-1" to 8'-0" 6" Bearing  
 L 6" x 3 1/2" x 5/16" LVL 8'-1" to 10'-0" 8" Bearing

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 Jack Stud Under Each End Support UNO.  
 Headers over 6'-0" require 2- 2x4 Studs Under Each End Support UNO.

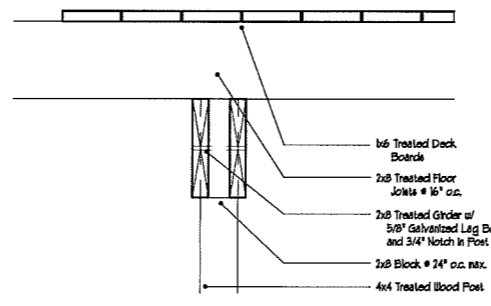


Member Size	Simpson Hanger
(2) 2x8	HUS 28-2
(2) 2x10	HUS 210-2 (max.)
(2) 2x12	HUS 212-2 (max.)
(2) 1 3/4 x 9 1/4 LVL	HU 410 (max.)
(2) 1 3/4 x 11 7/8 LVL	HU 412 (max.)
(2) 1 3/4 x 14 LVL	HU 416 (max.)
(2) 1 3/4 x 16 LVL	HHSU 410
All Triple LVL's	HHUS 5.50/10

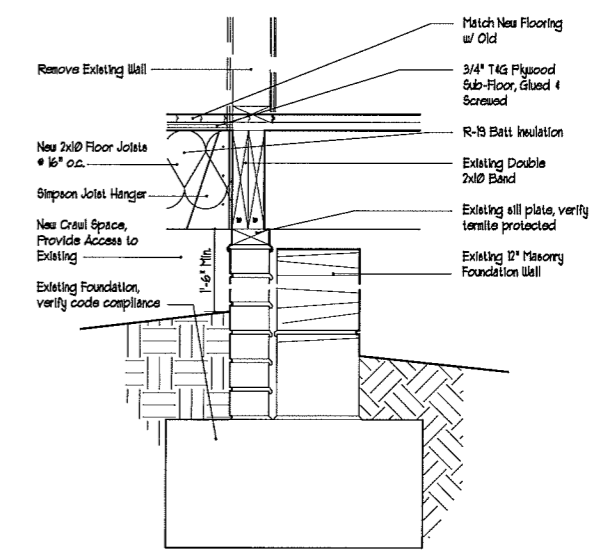


1 Foundation Plan  
 1/4" = 1' - 0"

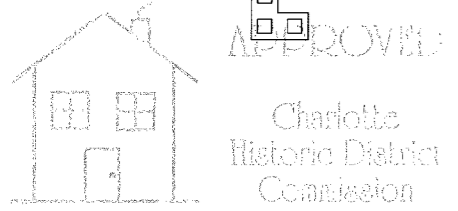
In Lieu of Wall Bracing Requirements of Section R602.10, All Stories Shall Be Sheathed With Wood Structural Sheathing Panels. Panels Shall Be Fastened at 6" o.c. Along The Edges and 12" o.c. at Intermediate Framing, Unless Noted Otherwise on the Drawings, No Blocking, Straps, or Special Holdowns Are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



3 Porch Detail  
 1/2" = 1' - 0"



2 Addition Detail  
 1/2" = 1' - 0"



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

4 Typical Detail  
 1/2" = 1' - 0"

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May 18, 2016  
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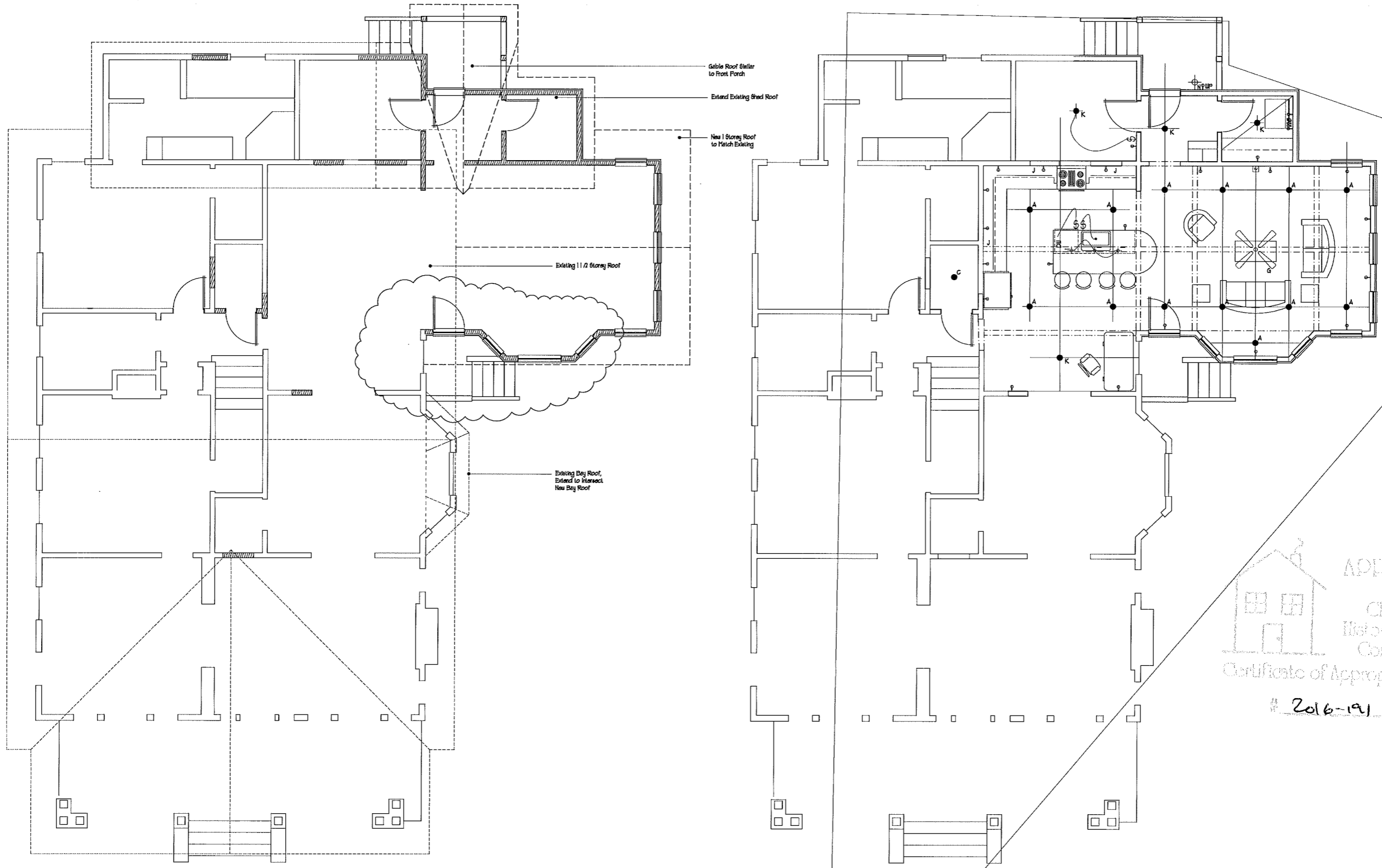
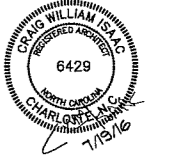
A-2

**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 Hips, Valleys and Ridges are 2x12 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

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 Product Design  
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1 Roof Plan  
 A-3 1/4" = 1' - 0"

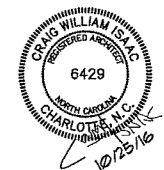
1 1st Floor Electrical  
 A-3 1/4" = 1' - 0"

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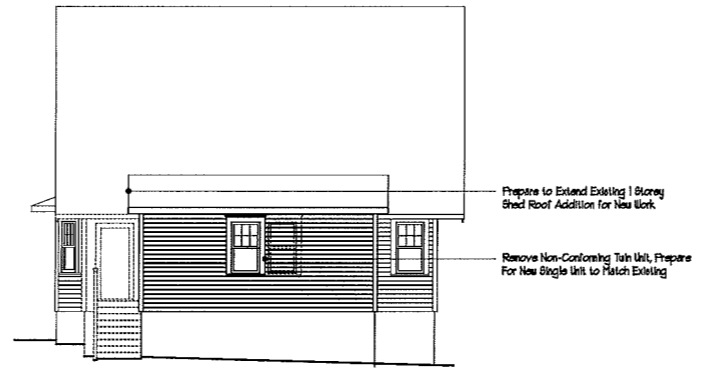
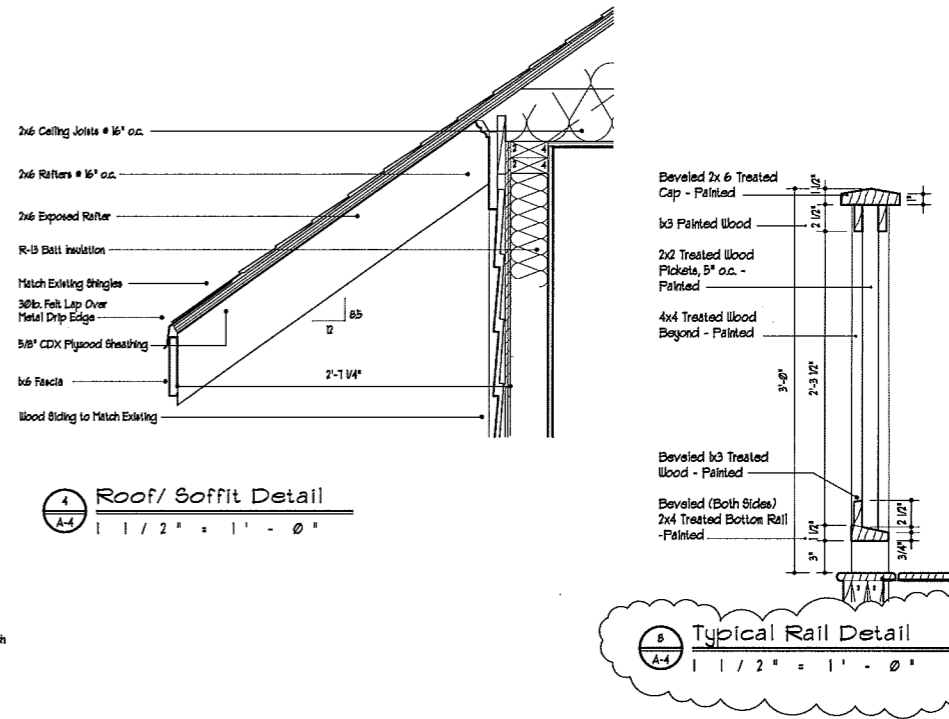
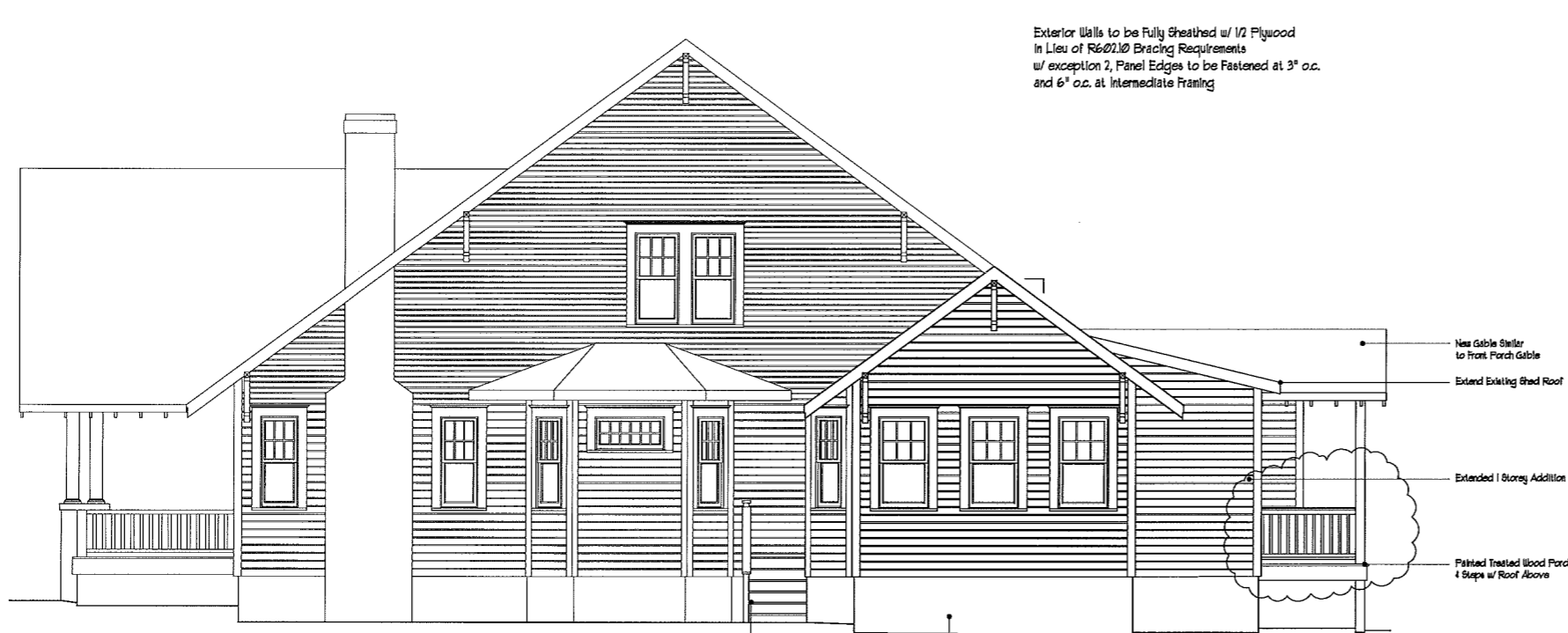
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May 18, 2016  
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 July 19, 2016



Exterior Walls to be Fully Sheathed w/ 1/2 Plywood  
In Lieu of R602.10 Bracing Requirements  
w/ exception 2, Panel Edges to be Fastened at 3" o.c.  
and 6" o.c. at Intermediate Framing



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

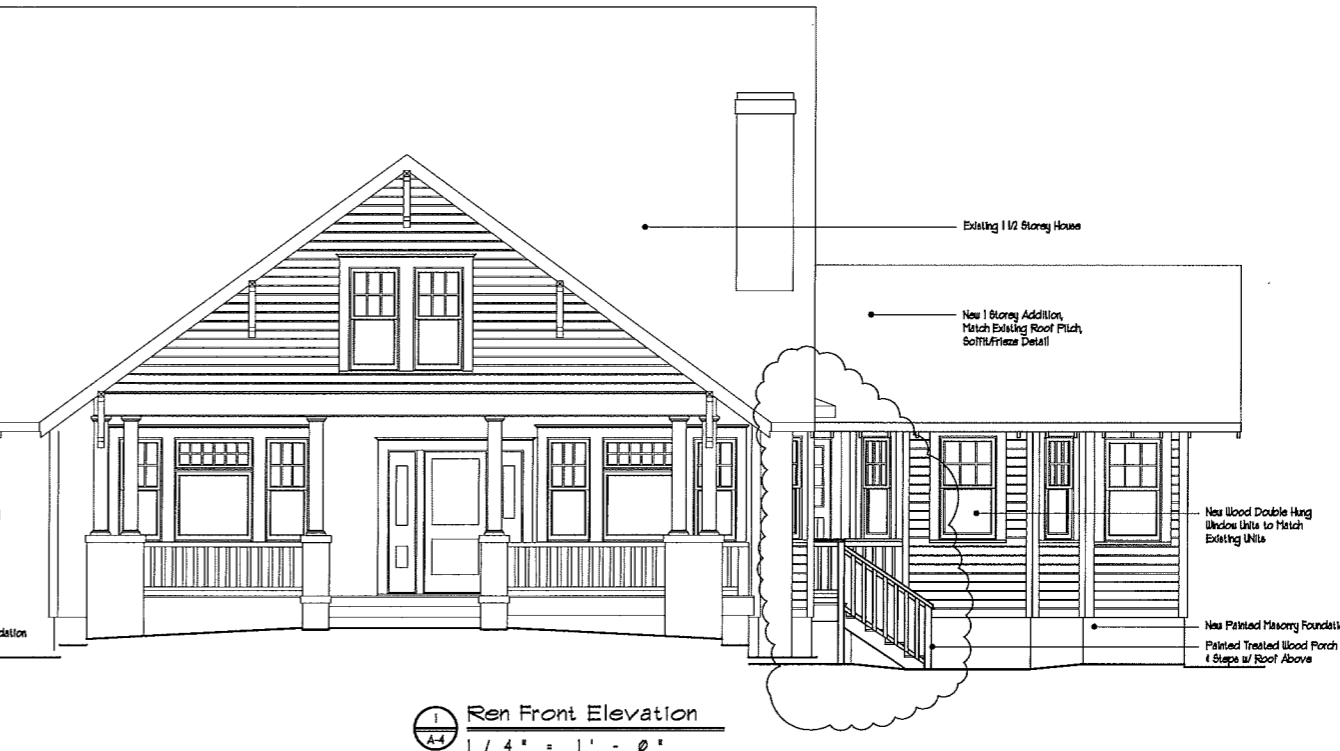
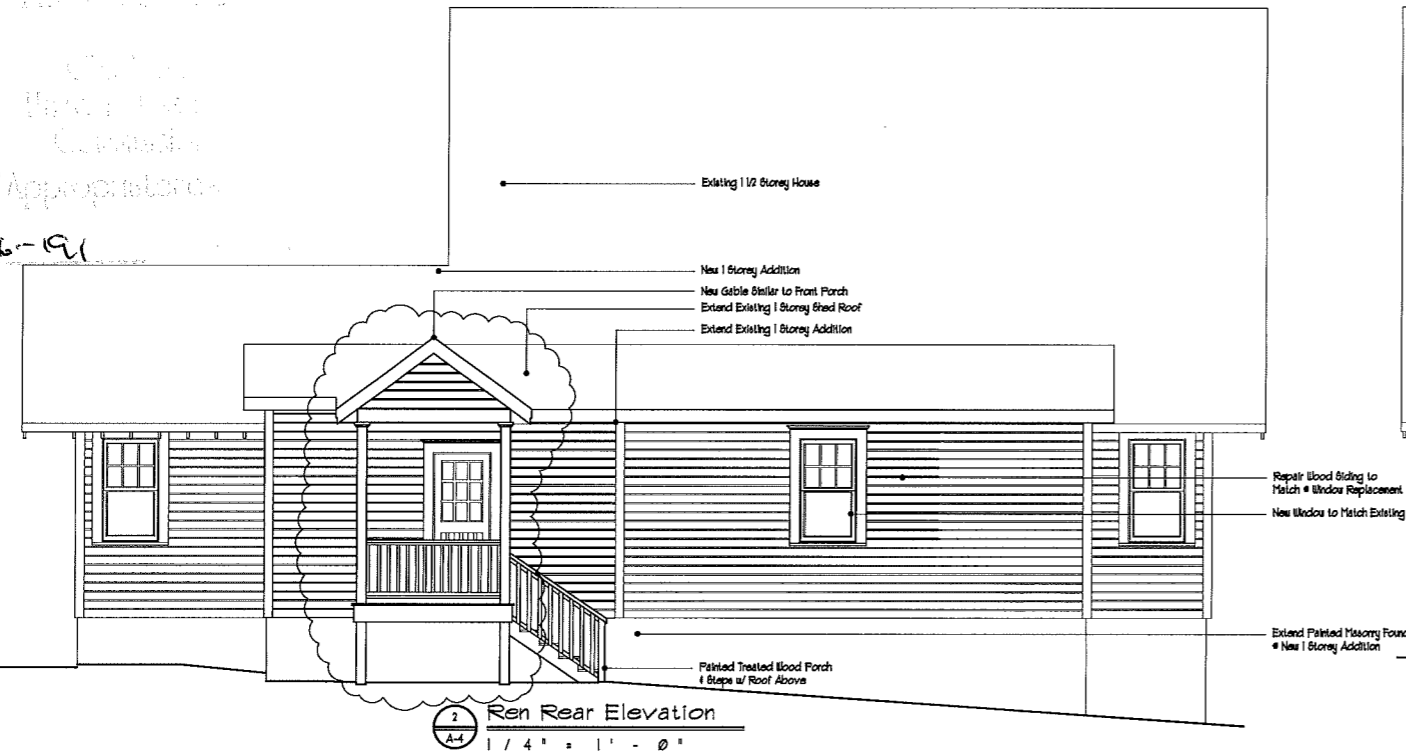


1 Existing Right Elev  
1/8" = 1' - 0"

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

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

2016-2017  
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2 Ren Rear Elevation  
1/4" = 1' - 0"

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

Carey  
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1948  
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May 18, 2016  
May 30, 2016  
July 19, 2016  
October 24, 2016