



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

**CERTIFICATE NUMBER:** HDCRMA-2018-00525

**DATE:** 18 October 2018

24 October 2018 - AMENDED

4 January 2019 – AMENDED

18 January 2019 – AMENDED

16 October 2019 – AMENDED

**ADDRESS OF PROPERTY:** 1543 Southwood Avenue **TAX PARCEL NUMBER:** 11908812

**HISTORIC DISTRICT:** Wilmore

**OWNER(S):** Clay Brewer, Brewer Investments Inc.

**APPLICANT:** Craig Isaac

**DETAILS OF APPROVED PROJECT:** The project is a new front porch, new windows, and a new rear addition that is no taller or wider than the house but does increase the square footage of the house more than 50%. An existing deck will be removed. The new rear addition will tie in below the existing ridge. Materials include Hardie Artisan lap siding, and double-hung Simulated True Divided Light (STD L) wood windows. New roof and window trim details will match the house. Existing windows on the original house will be repaired and restored. The previously replaced window on the right elevation will be replaced with a new double-hung wood window in a 6/6 pattern to match existing. The project also includes the demolition of a dilapidated accessory structure. Post construction the rear yard will have 34.9% impervious coverage. See attached plans. AMENDED 1/4/19: Addition of one double-hung Simulated True Divided Light (STD L) 4/4 wood window in the bathroom. See attached drawings. AMENDED 1/4/19: Sheets A-2, A-4, and A-5, window placement changes.


The project was approved by the HDC October 10, 2018.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors.
2. The applicable Design Guidelines for Windows (page 4.14) have been met.

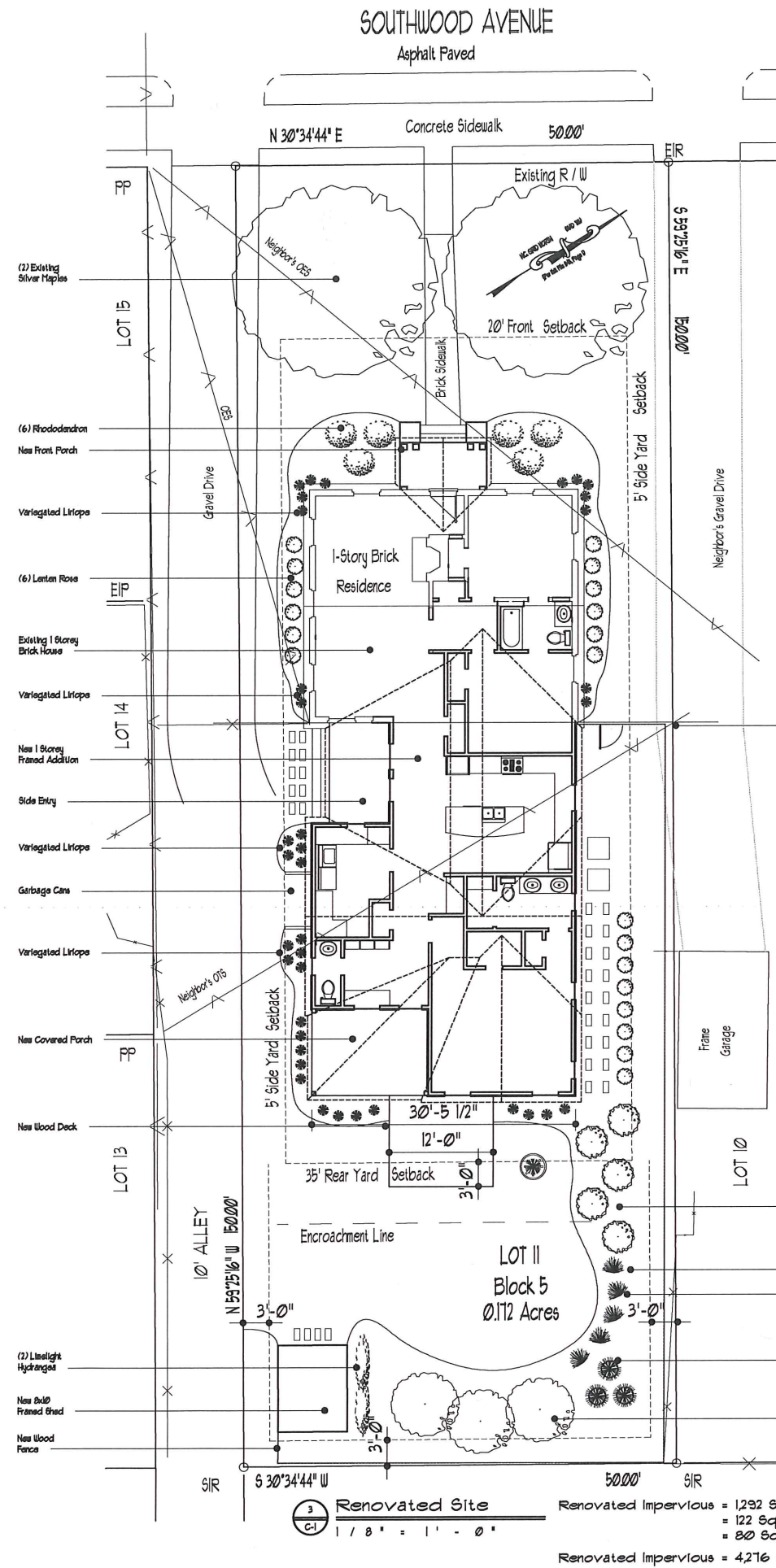
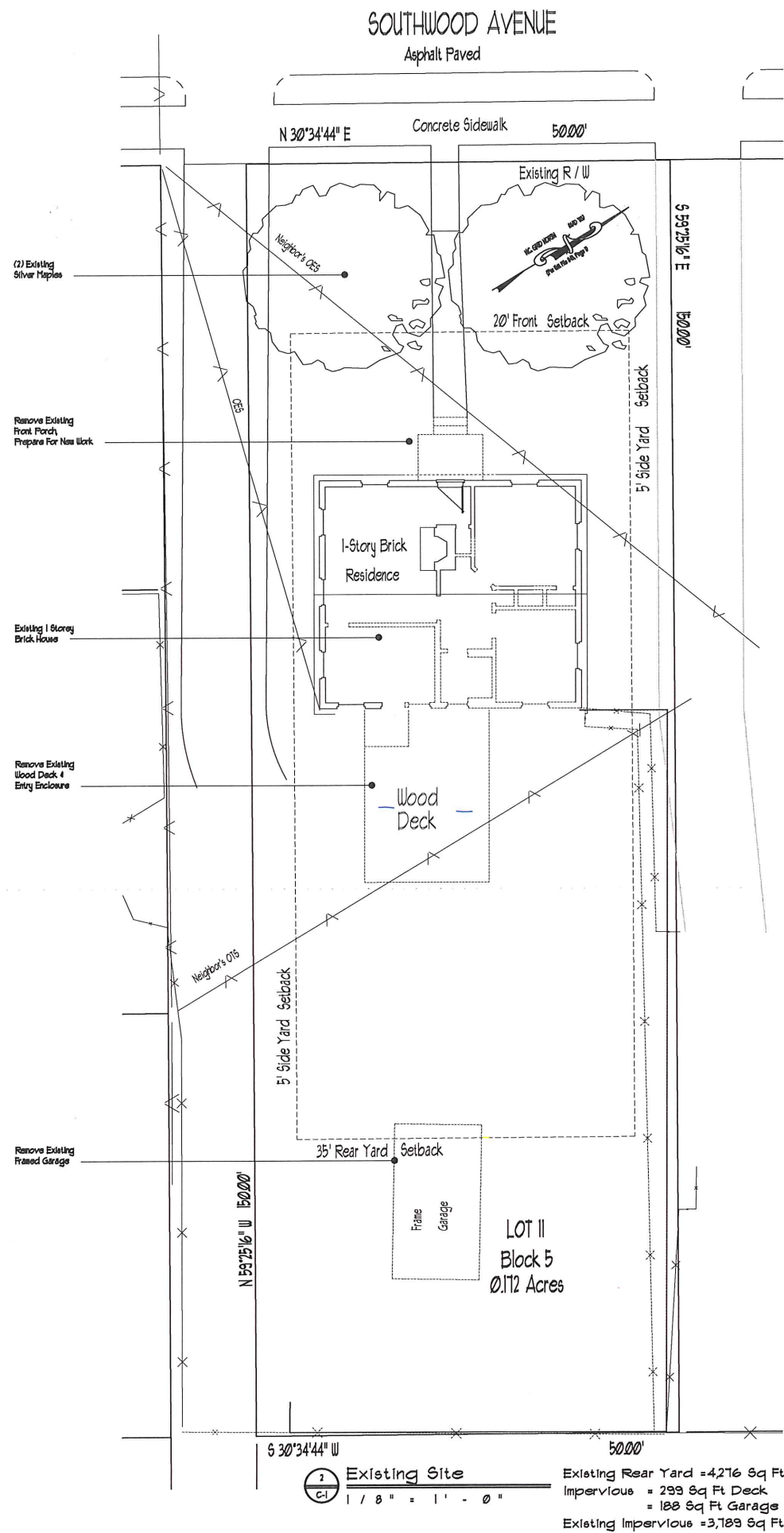
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District 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



### 1543 Southwood Avenue Square Footage Summary

Existing 1st Floor = 833 Sq Ft  
 1st Floor Addition = 1,080 Sq Ft  
 Total Heated = 1,913 Sq Ft

Front Porch = 76 Sq Ft  
 Side Porch = 78 Sq Ft  
 Rear Porch = 132 Sq Ft  
 Wood Deck = 120 Sq Ft  
 New Shed = 32 Sq Ft



**Vicinity Map**  
 No Scale

(3) Certain portions of the required rear yard on a lot used for a single family (attached or detached) duplex, triplex, and quadplex, may be utilized for attached garages, porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions and as illustrated in Figure 12.106: (Petition No. 2006-117, 12/10/06/13, 10/18/06)

- (a) No more than 20 % of the area of the required rear yard may be used to accommodate extensions of the principal structure for attached garages, porches, decks, greenhouses, covered patios, or utility rooms;
- (b) No such extension may encroach into the rear yard more than 25 % of the depth of the required rear yard; and
- (c) No such extension may be more than 50 % of the width of the dwelling at the rear building line.

These extensions must observe the same side yard or building separation as that required for the principal structure. If any portion of the required rear yard is used to accommodate an extension of the principal structure as allowed by this Section, no more than 15% of the remaining required rear yard may be occupied by any detached accessory structure.



Small  
 Addition/  
 Renovation

1543  
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 Avenue

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 NC

September 17, 2018  
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 October 11, 2018  
 January 1, 2019

C-1



Remove Existing Wall

Remove Existing Masonry Veneer

New 2x8 Floor Joists  
@ 16" o.c.

Strip-on Joist Hanger

New Crail Space,  
Provide Access  
to Existing

Existing Masonry  
Foundation Wall

Match New Flooring  
w/ Old

3/4" T&G Plywood  
Sub-Floor, Glued &  
Screwed

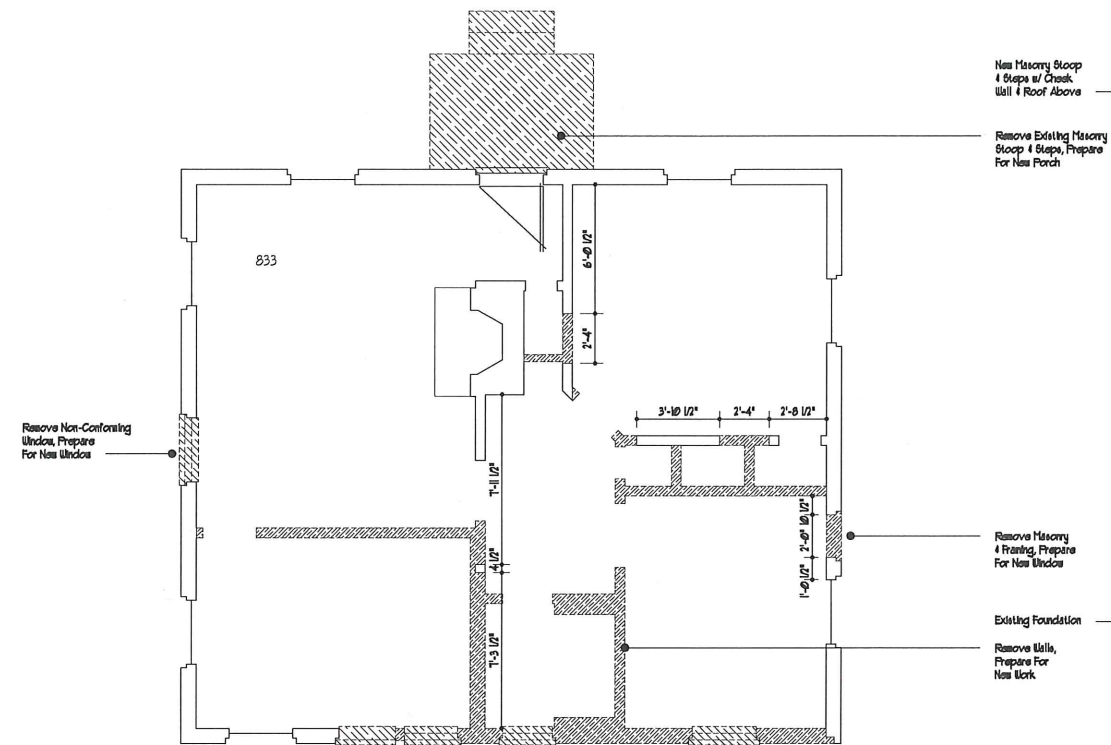
R-19 Batt Insulation


Existing Double  
2x8 Band

Treated 2x4 Plate,  
Anchored  
@ 4'-8" o.c.

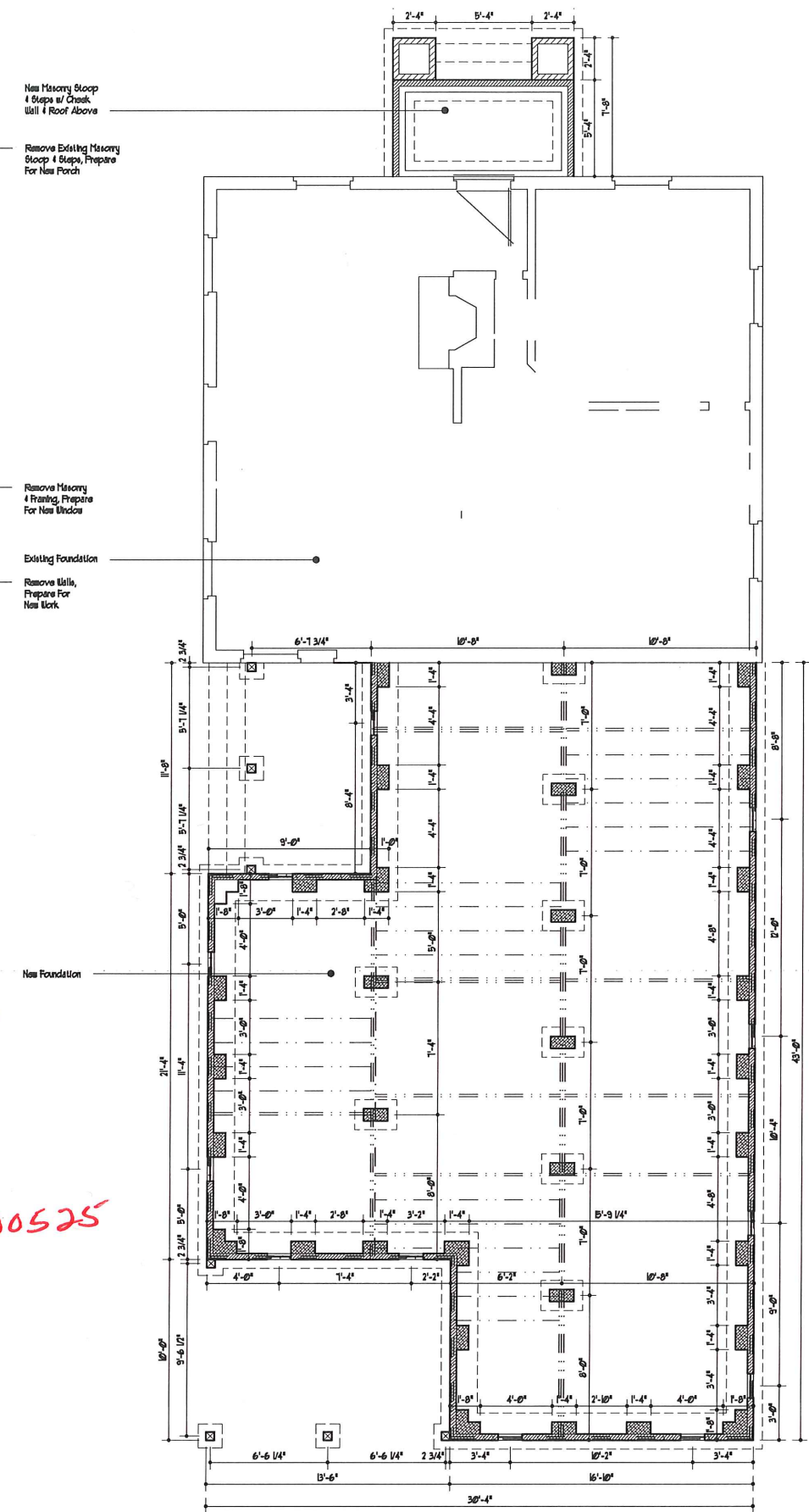
Existing Masonry  
Foundation Wall

3 Existing/ Addition Fdn Detail  
A-1 1' / 2" x 1' - 0"

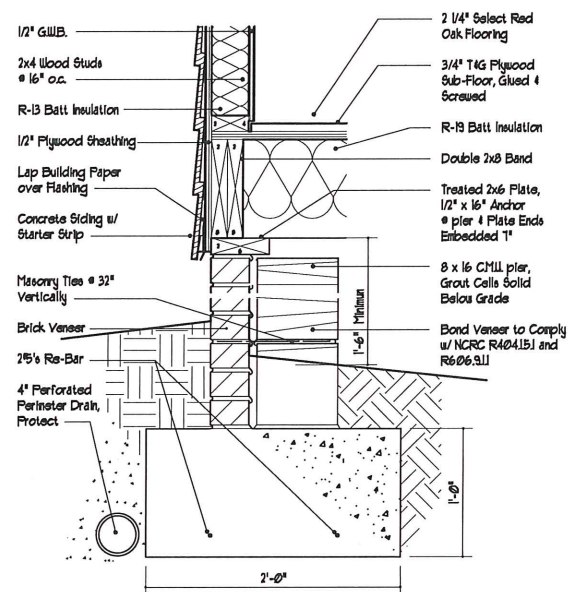


 **Demolition Plan**  
1 / 4" = 1' - 0"

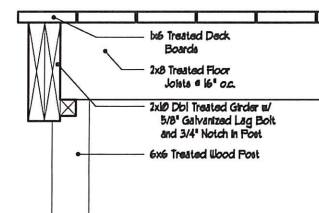
Existing Footing Deemed Acceptable  
For New Loads From Addition & Changes  
From Renovated Existing Plan



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



4 Pier & Curtain Wall Detail



5 Deck Detail

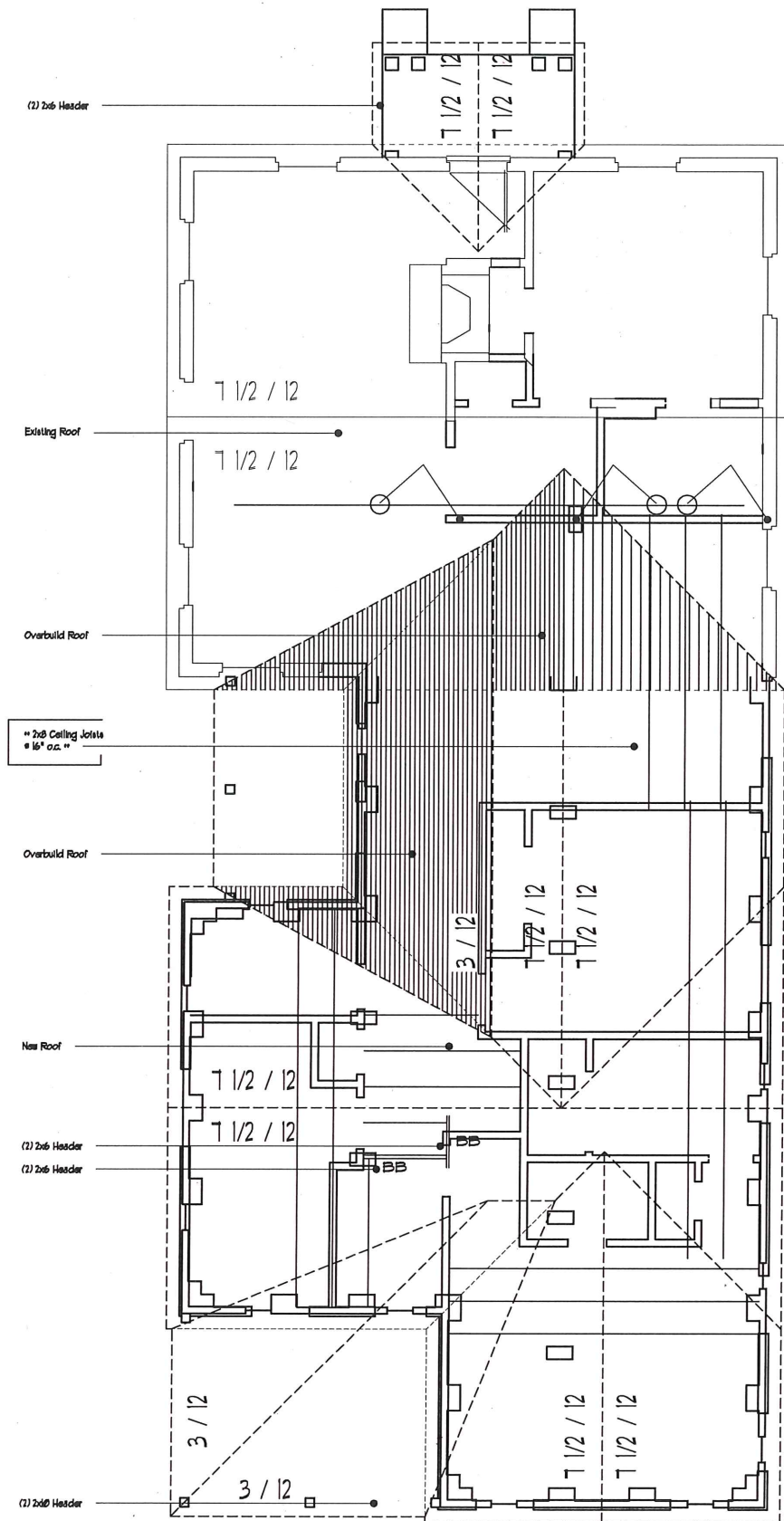


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2 Roof Plan  
1/4" = 1' - 0"



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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 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 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,

Existing Footing Deemed Acceptable  
For New Loads From Addition & Changes  
From Renovated Existing Plan

#### Framing Notes

All Floor Joists are 2x10 @ 16" o.c. SFF #2 UNO.  
All Exterior Headers are 2-2x8 SFF #2 UNO.  
All Interior Headers are 2-2x8 SFF #2 UNO.  
All Ceiling Joists are 2x6 @ 16" o.c. SFF #2 UNO.  
Dbl Joists Under All Parallel Walls  
(3) 2x10 SYP #2 Flush Girder UNO.  
(2) 2x10 SYP #2 Band Girder UNO.

#### Lintel Schedule

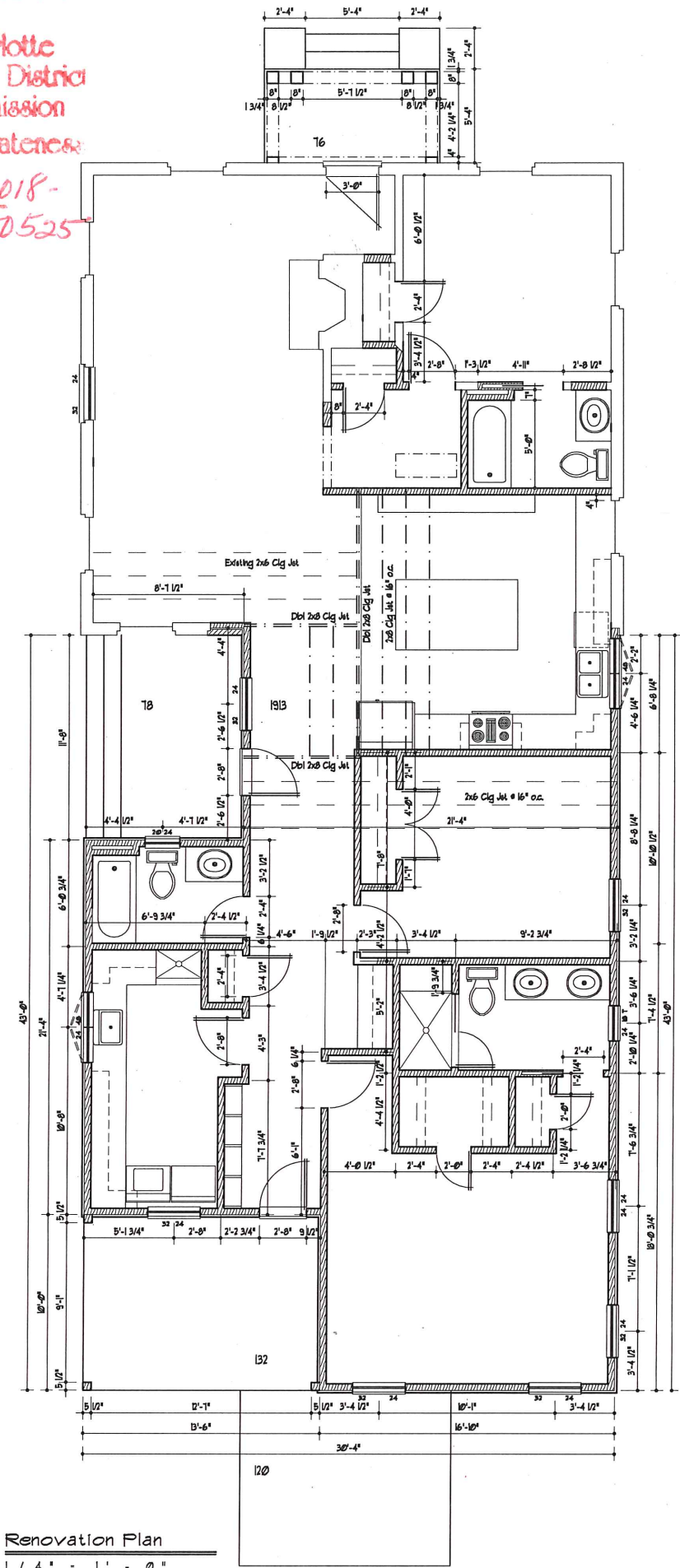
L 3 1/2" x 3 1/2" x 1/4"	Not More Than 3'-6"	4" Bearing
L 5" x 3 1/2" x 5/16" LLV	3'-1" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/16" LLV	8'-1" to 10'-0"	8" Bearing

#### Jack Stud Schedule

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.

#### Hanger Schedule

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	HHU 410
All Triple LVL's	HHUS 530/10

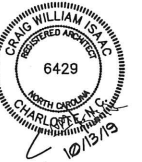


1 Renovation Plan  
1/4" = 1' - 0"

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



704 358 1365



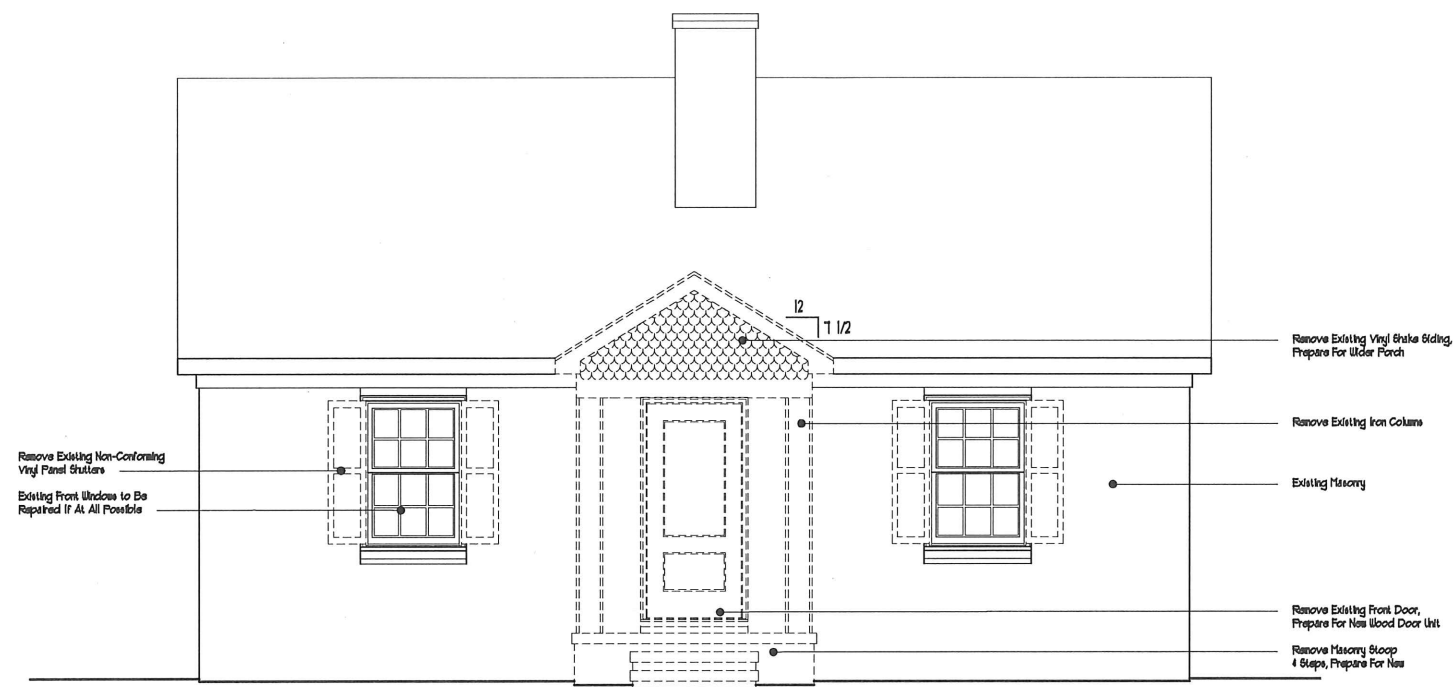
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A-2



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

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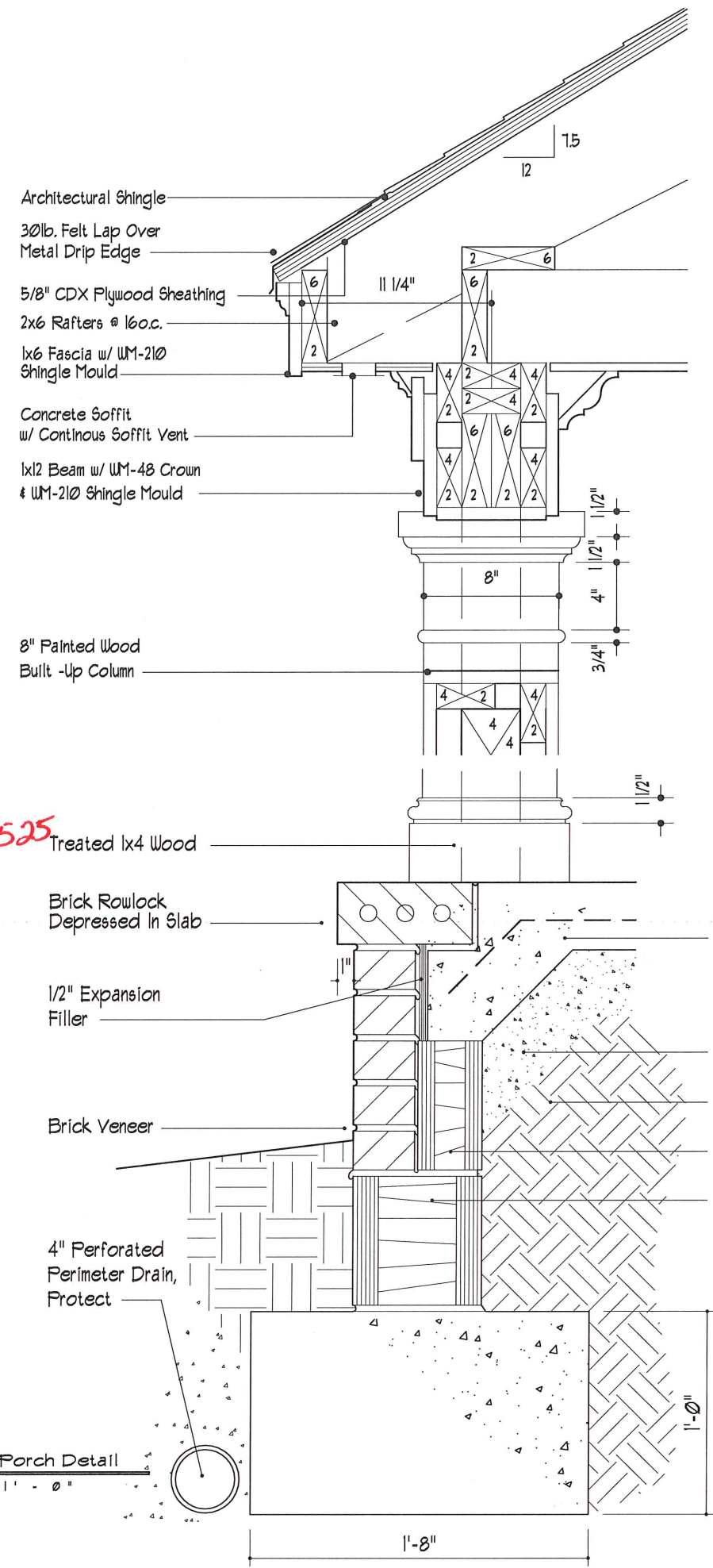
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2 Ren Front Elevation  
1/4" = 1' - 0"



3 Front Porch Detail  
3" = 1' - 0"

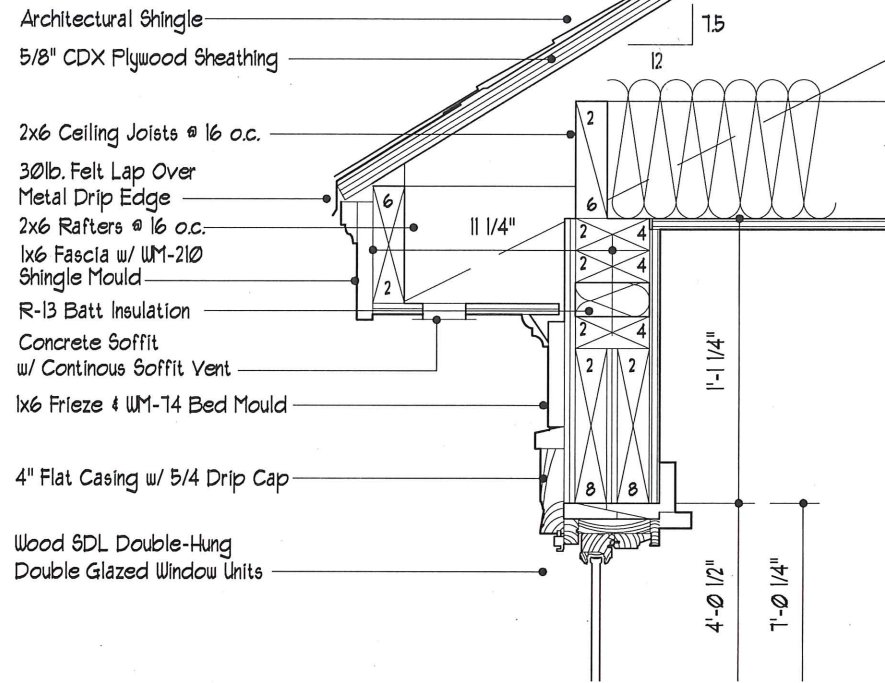


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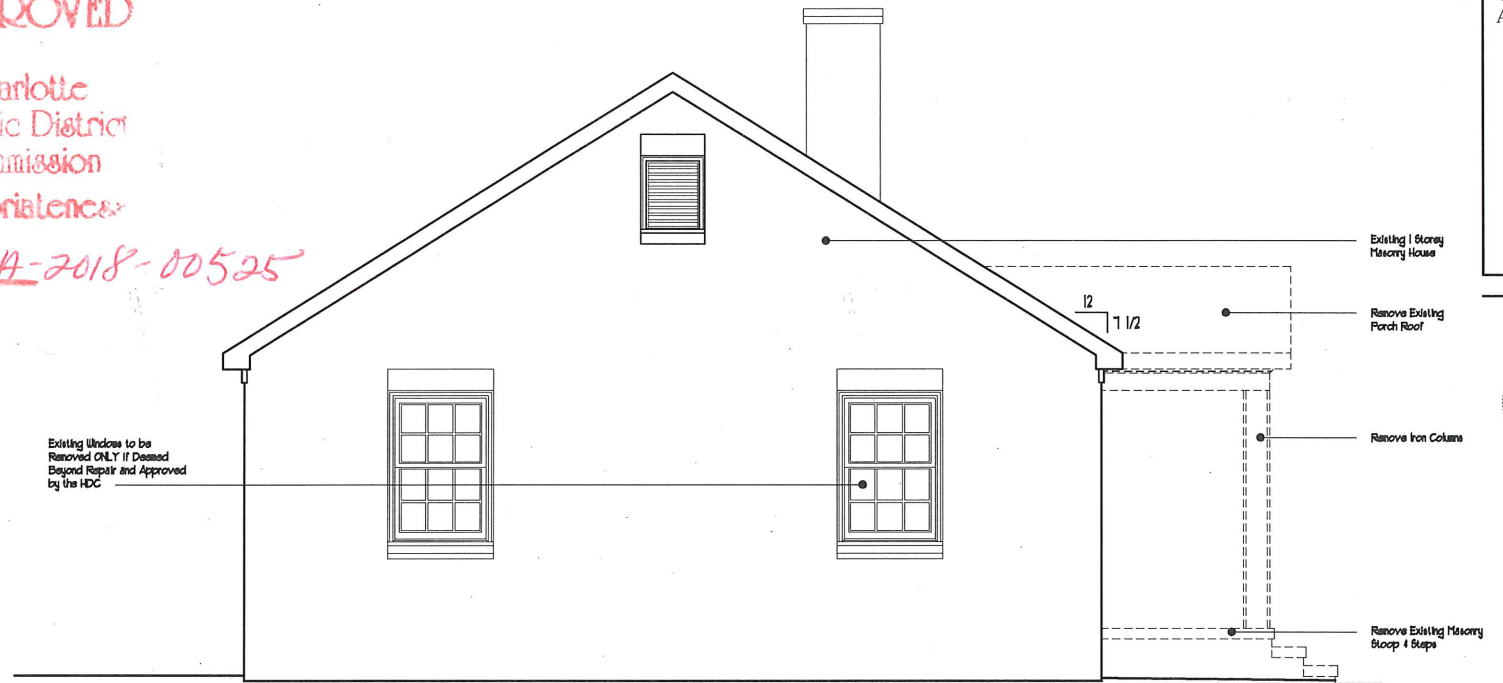
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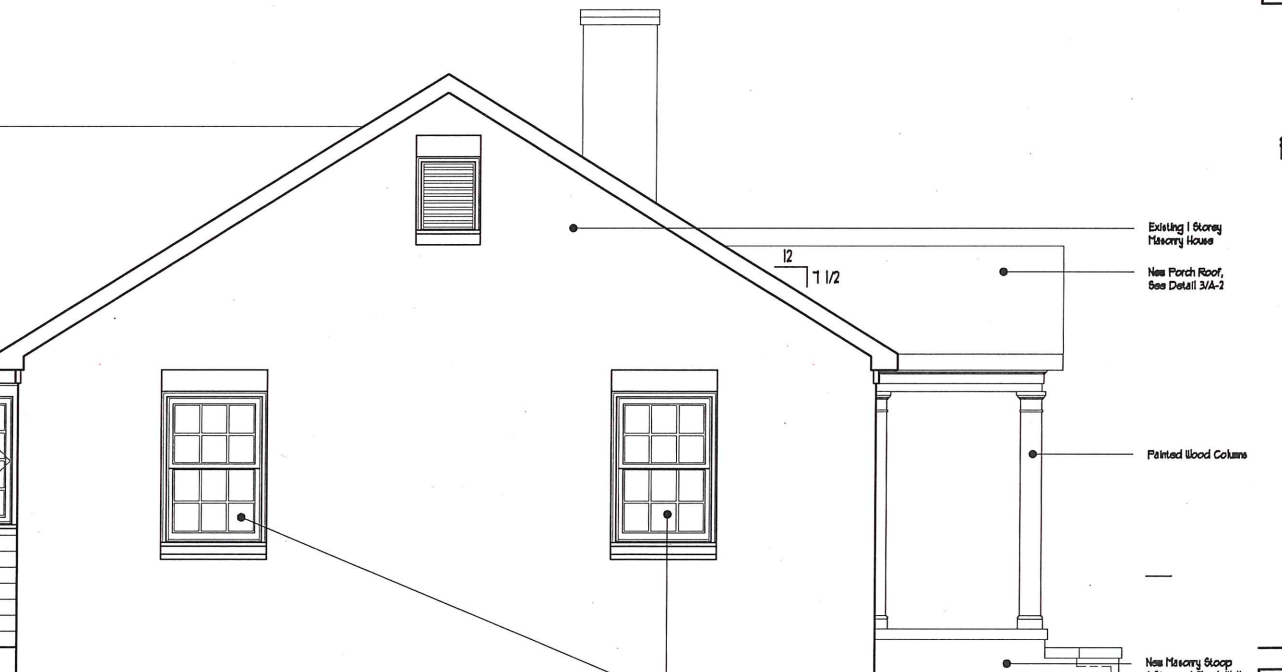
3 Soffit/Head Detail  
A-4 3' 8" = 1' - 0"



2 Ren Side Elevation  
A-4 3' 8" = 1' - 0"



1 Existing Side Elev  
A-4 3' 8" = 1' - 0"



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ARCHITECTURE  
Studio Lane  
800 Linda Lane  
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Architecture  
Interior Design  
Product Design  
704 358 1365



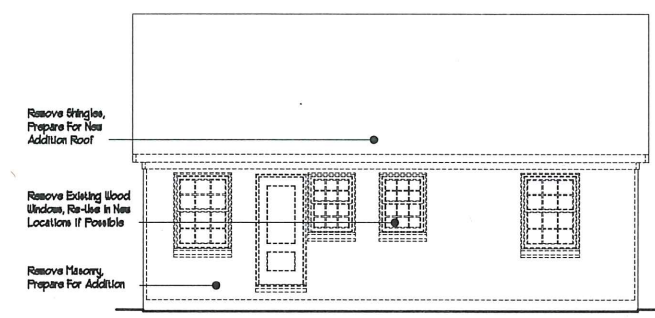
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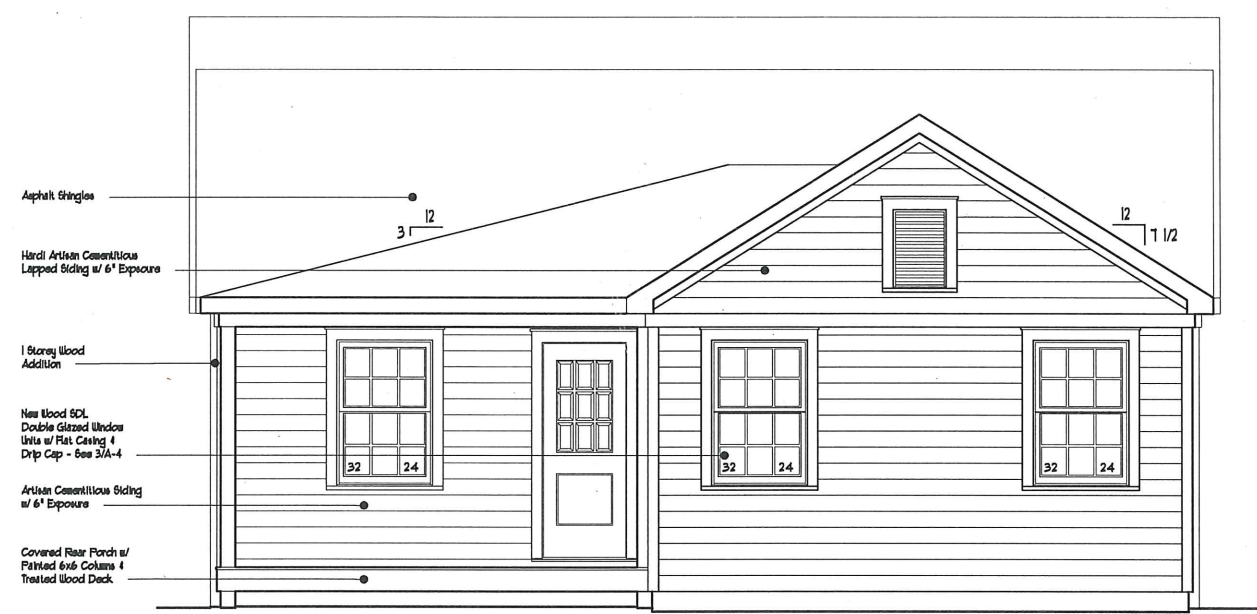
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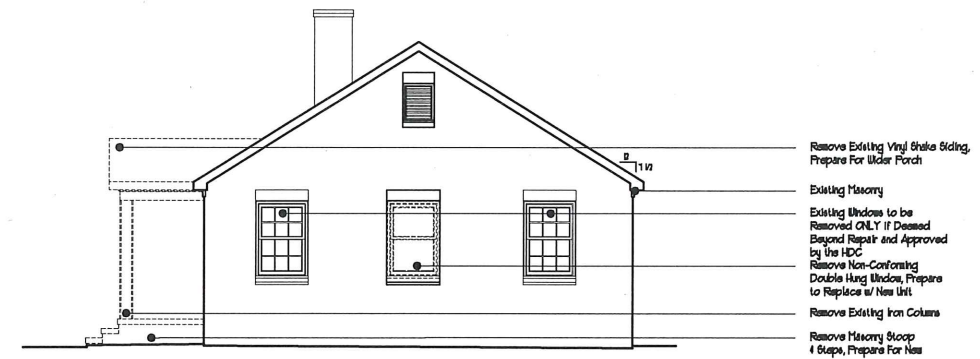
A-4



1 Existing Rear Elev  
3 / 16" = 1' - 0"



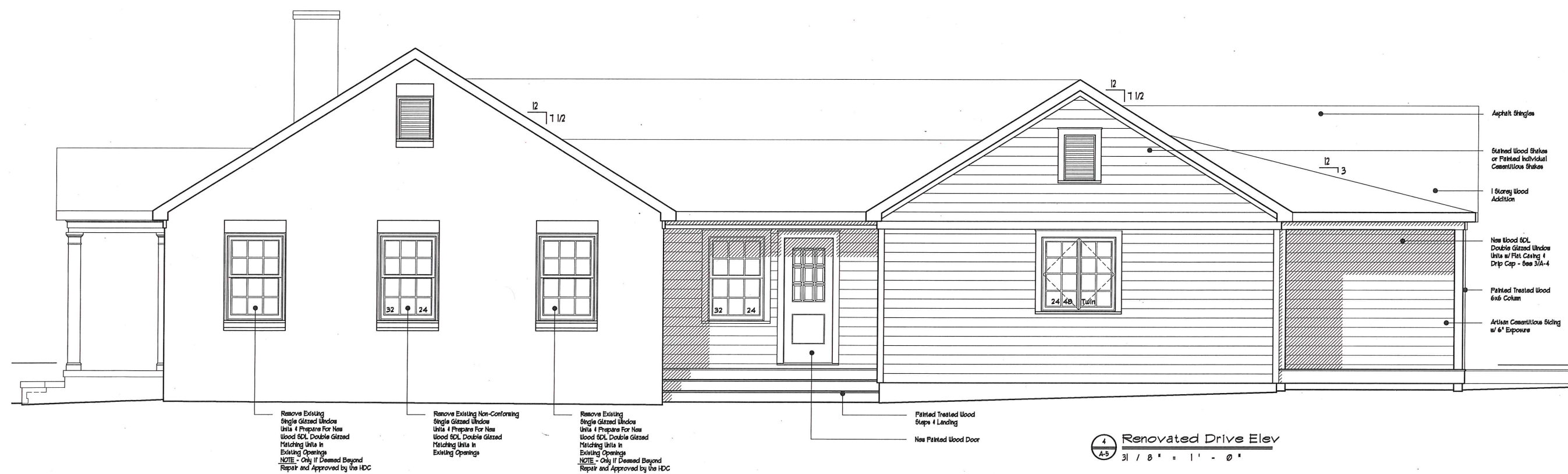
2 Renovated Rear Elev  
3 / 8" = 1' - 0"



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



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4 Renovated Drive Elev  
3 / 8" = 1' - 0"

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