

**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1708 Thomas Avenue

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Craig Isaac (Tori Jahn/Nichole Gordon, Owners)

This application was continued from September for height reduction.

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story Bungalow style house constructed in 1930. Architectural features include a low gable roof with front shed dormer and full width porch. Adjacent structures are one, one and one half, and two story dwellings.

*Original Proposal*

The proposal is a second story addition with a front and rear dormer. The front shed dormer would be replaced with a taller gabled dormer. The new ridge height is approximately 9.75' taller than existing, total height is +/-27'. Siding materials are wood with trim details to match existing.

*Revised Proposal – September 9, 2015*

Revisions to the previous plans include the following:

1. The front dormer roof has been changed from a gable to a shed.

*Revised Proposal – October 14, 2015*

1. The overall height has been reduced to 25'
2. The second story window on the right side has been changed to a casement window.
3. Siding materials are wood with trim details to match existing.

**Policy & Design Guidelines - Additions**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

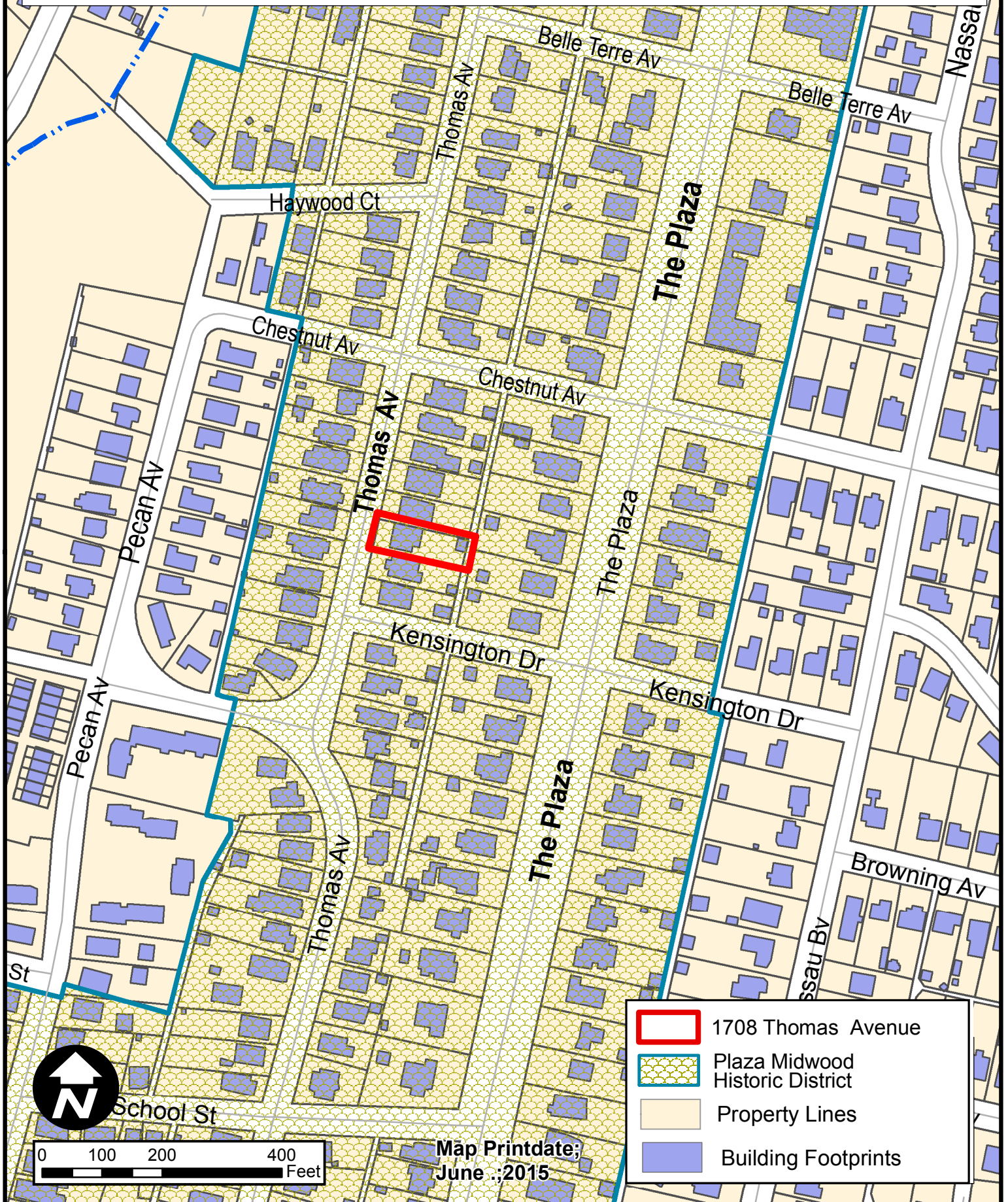
**Staff**

**f Analysis**

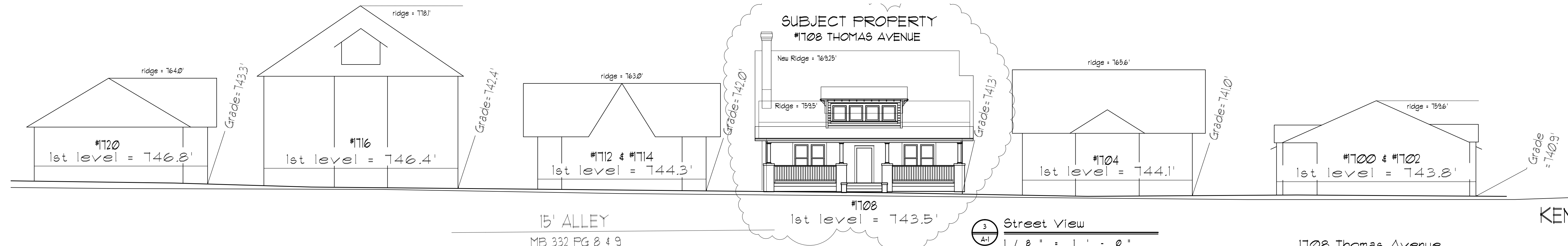
The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context.

# Charlotte Historic District Commission - Case 2015-145

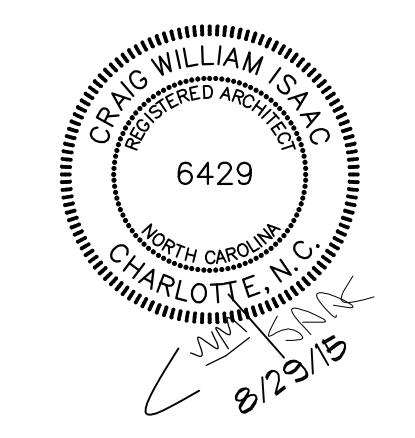
## Historic District; Plaza Midwood





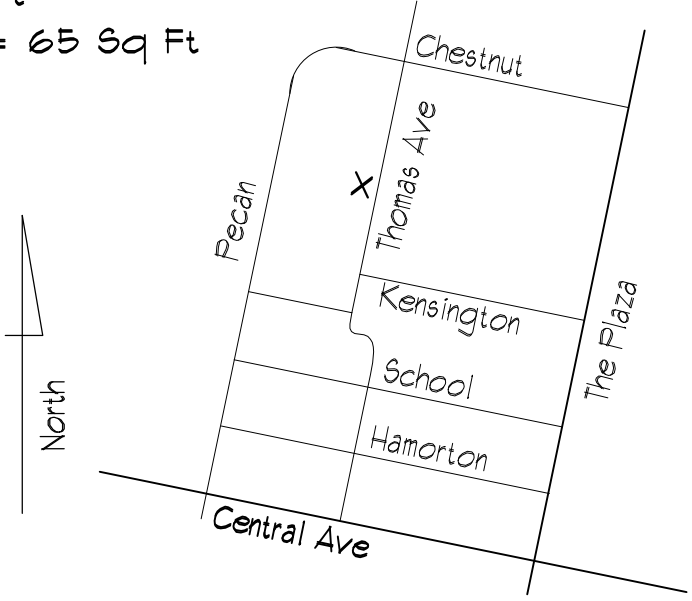


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1708 Thomas Avenue  
Square Footage Summary

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	



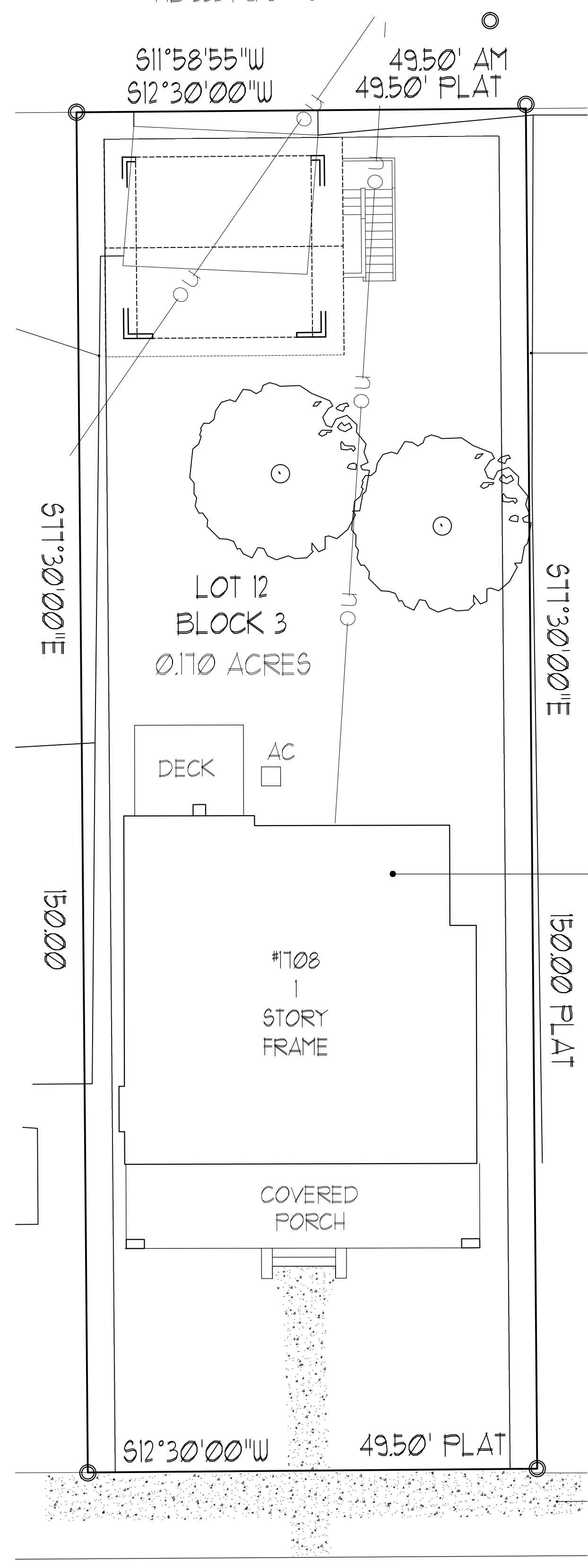
Jahn/ Gordon  
Renovation/  
Addition

1708  
Thomas  
Avenue  
  
Charlotte  
NC

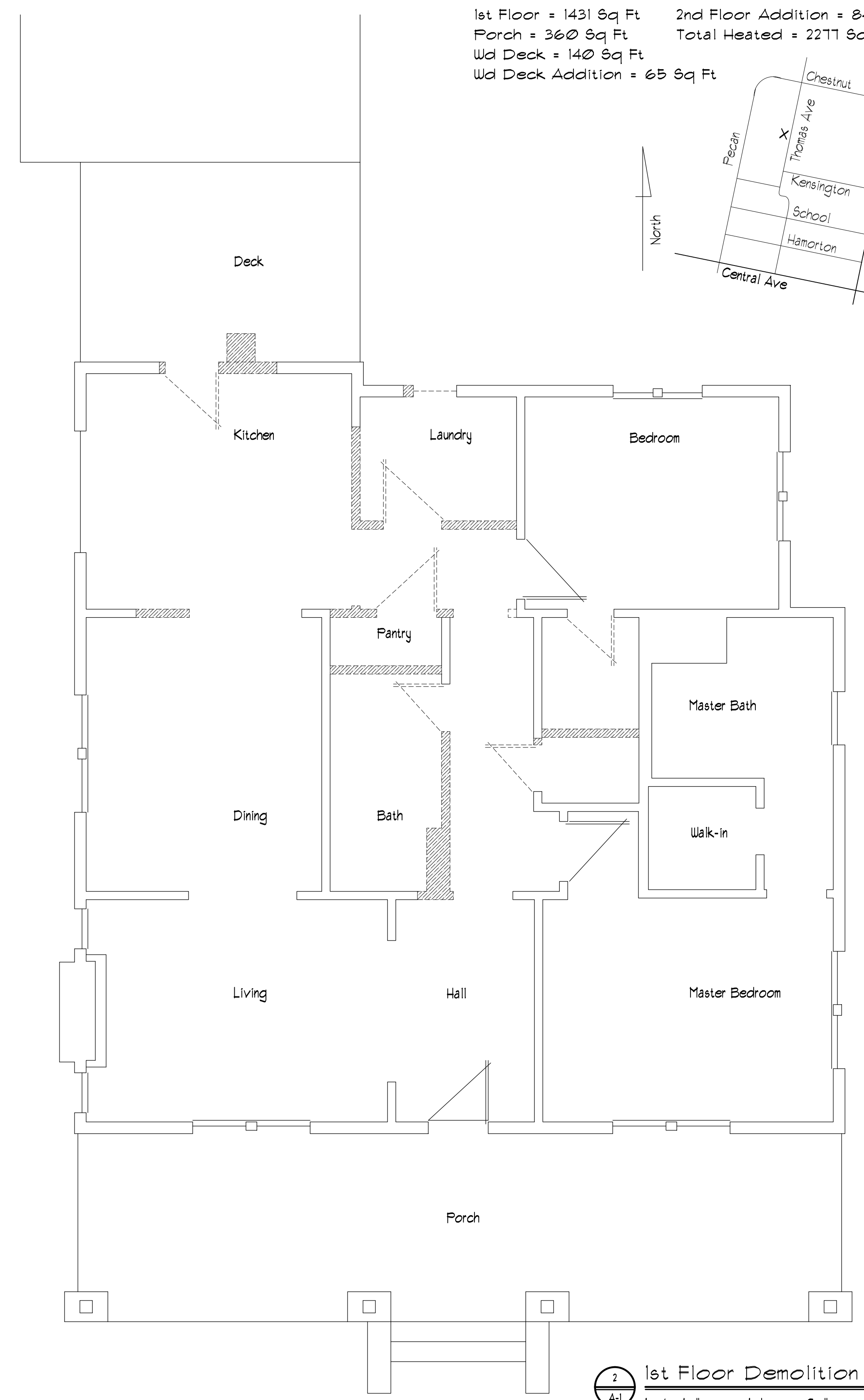
May 20, 2015  
June 21, 2015  
July 29, 2015  
August 29, 2015

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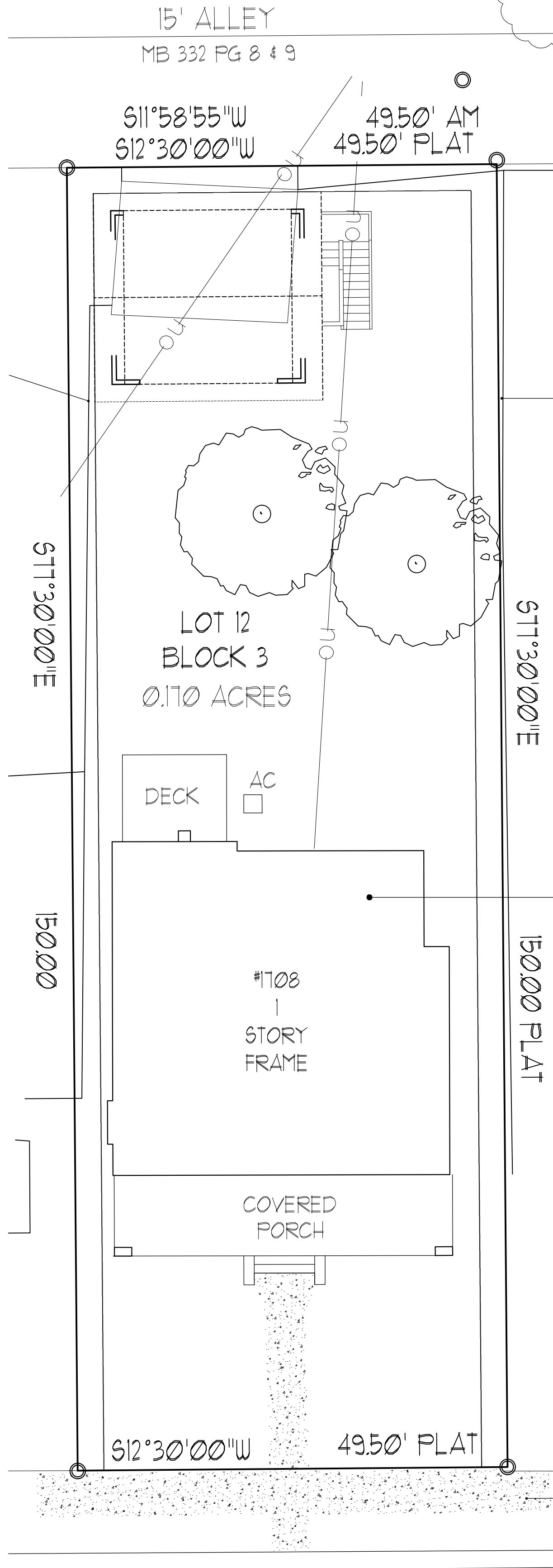
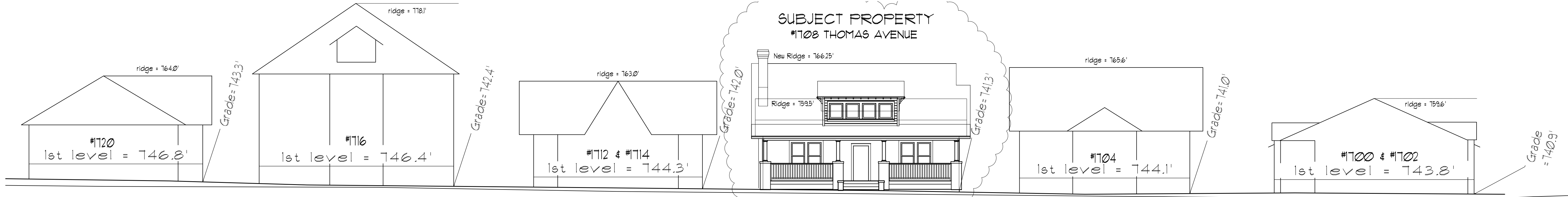
SEPTEMBER 2015



THOMAS AVENUE  
50' PUBLIC R/W  
1 Site Plan  
1" = 10' - 0"



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

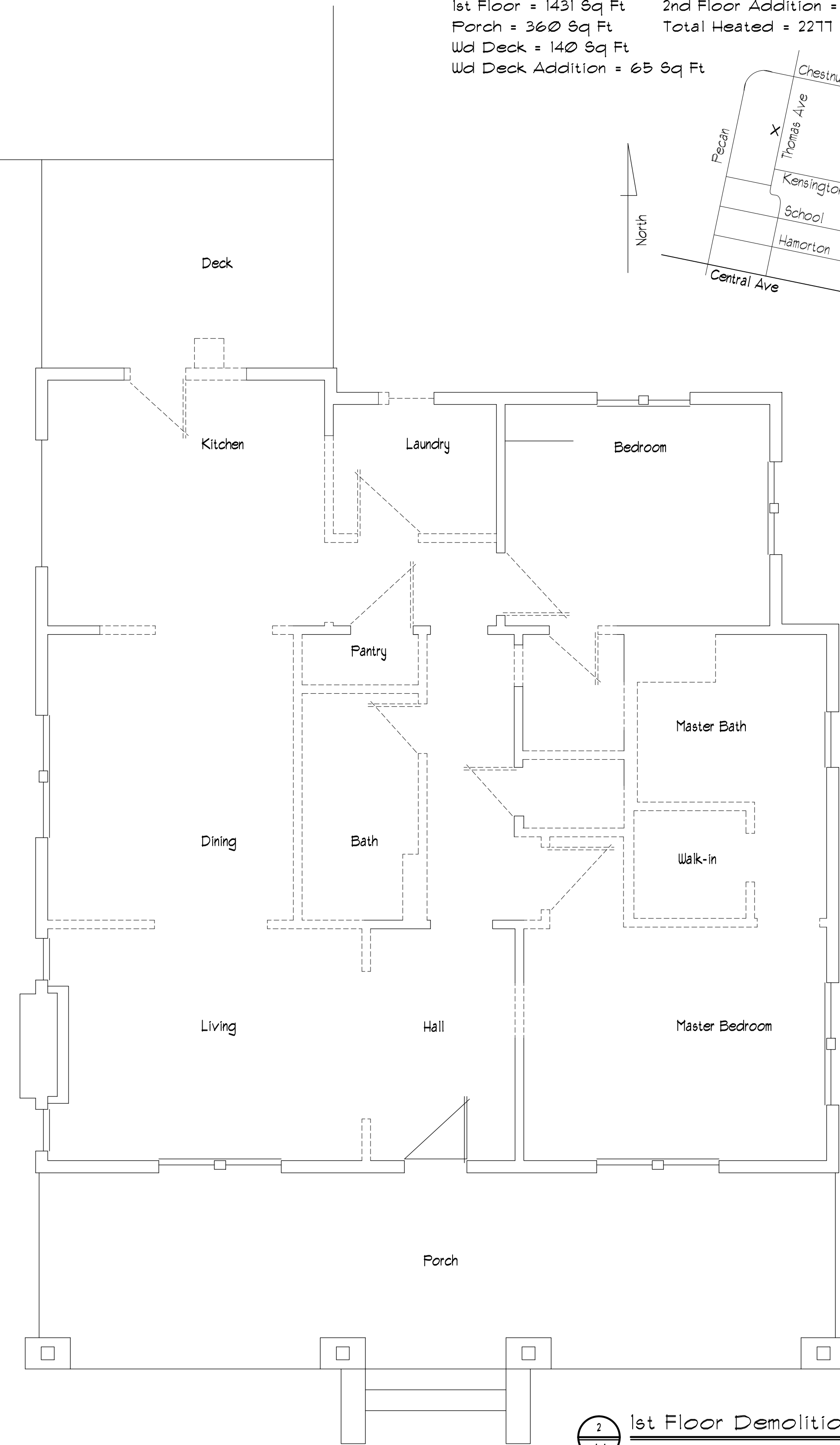
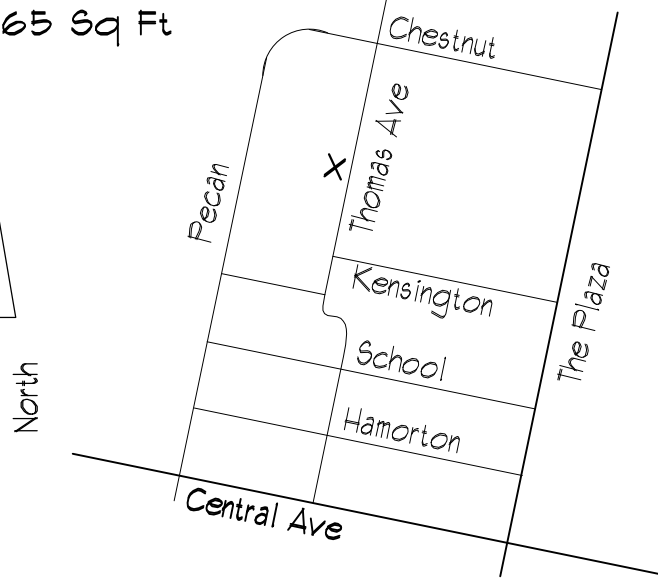


3 Street View  
1 / 8" = 1' - 0"

1708 Thomas Avenue  
Square Footage Summary

1st Floor = 1431 Sq Ft  
Porch = 360 Sq Ft  
Wd Deck = 140 Sq Ft  
Wd Deck Addition = 65 Sq Ft

2nd Floor Addition = 846 Sq Ft  
Total Heated = 2277 Sq Ft

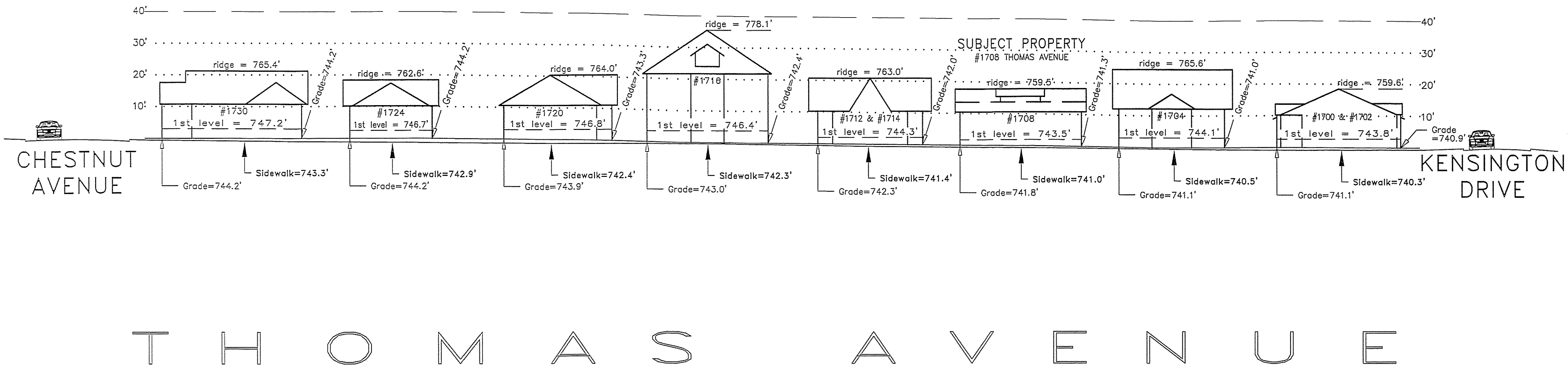


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 15<sup>th</sup> day of July, 2015.

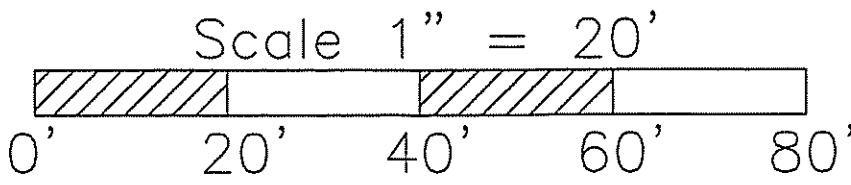


Andrew G. Zoutewelle  
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Firm Licensure Number C-1054

General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.













SEPTEMBER 2015

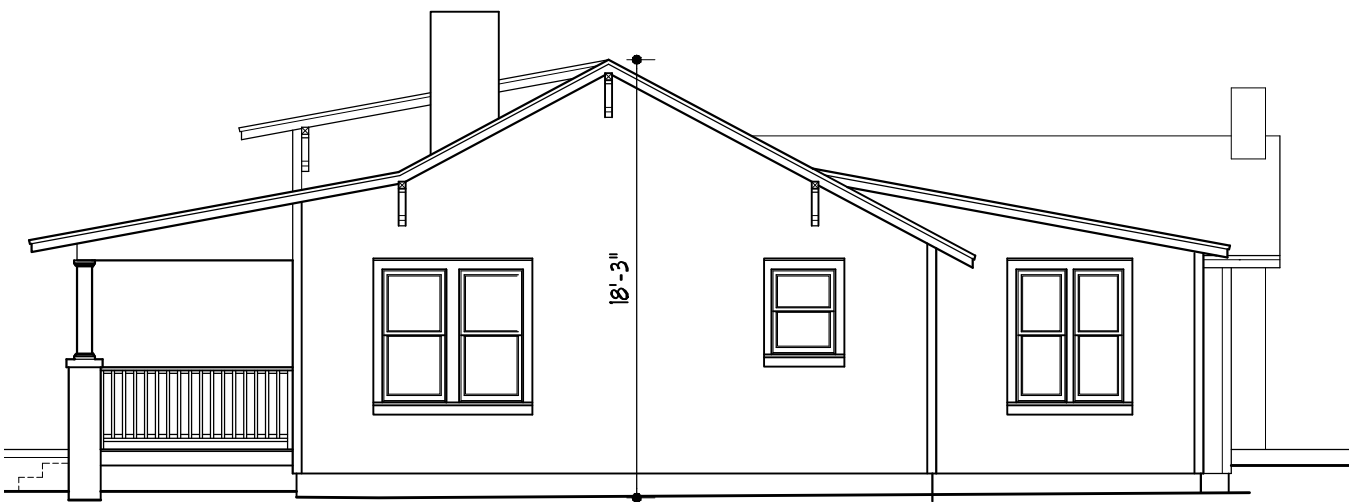
Exterior Walls to be Fully Sheathed w/ 1/2 Plywood  
in Lieu of R602.10 Bracing Requirements  
w/ exception 2, Panel Edges to be Fastened at 3" o.c.  
and 6" o.c. at Intermediate Framing



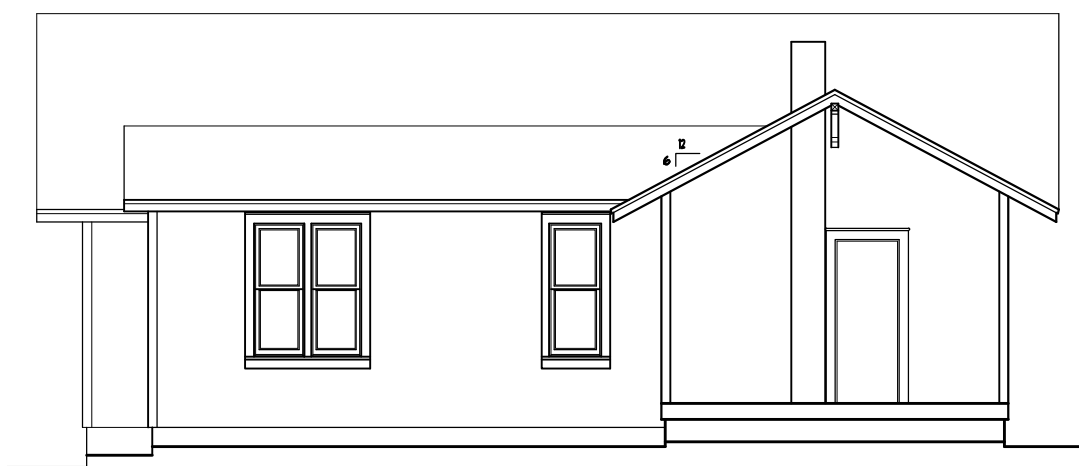
4 Ren Right Elevation  
1 / 4" = 1' - 0"



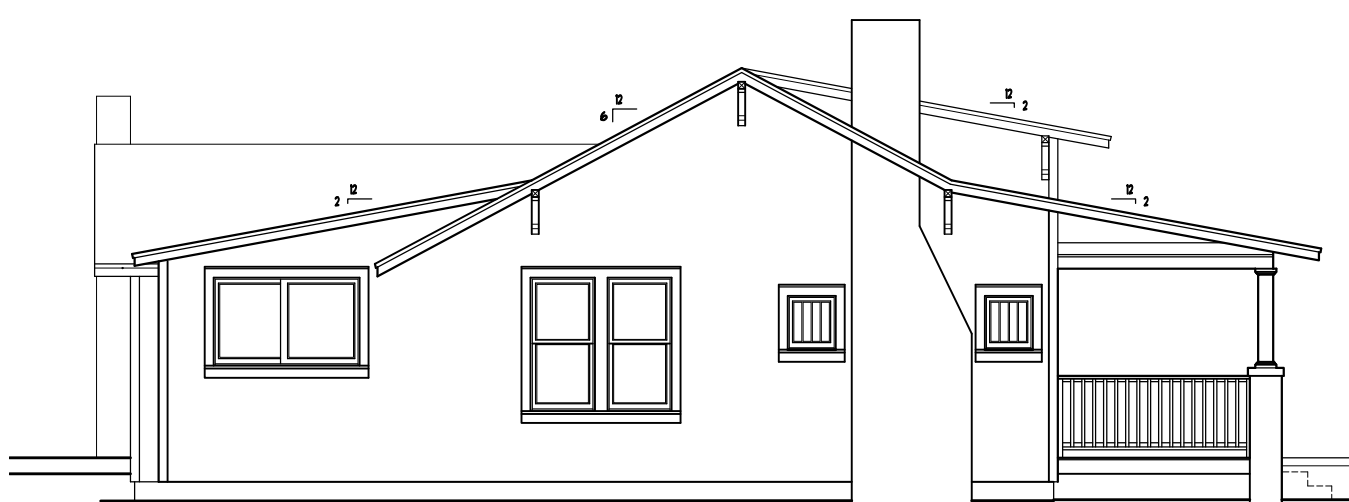
1 Ren Front Elevation  
1 / 4" = 1' - 0"



5 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.



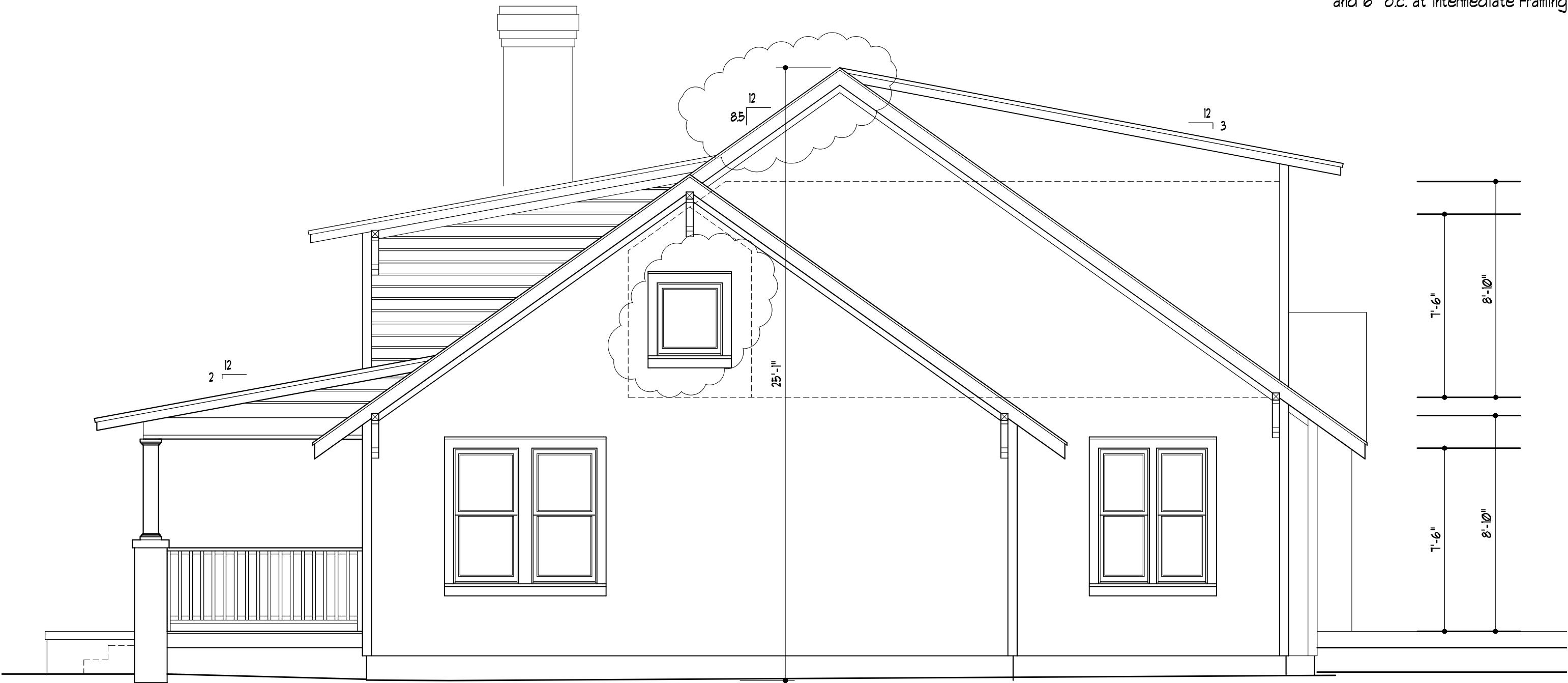
3 Ren Rear Elevation  
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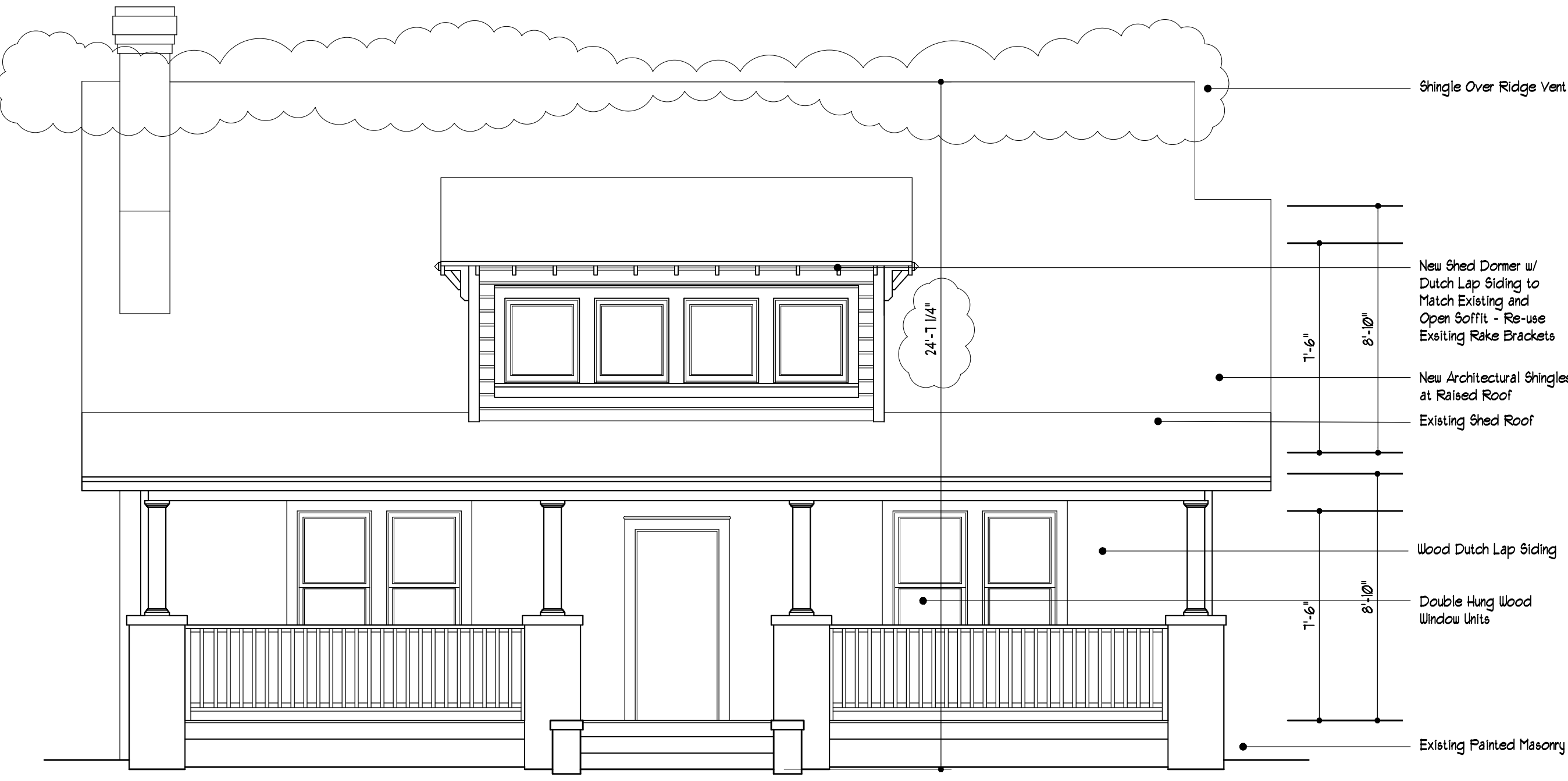
2 Ren Left Elevation  
1 / 4" = 1' - 0"

October 2015

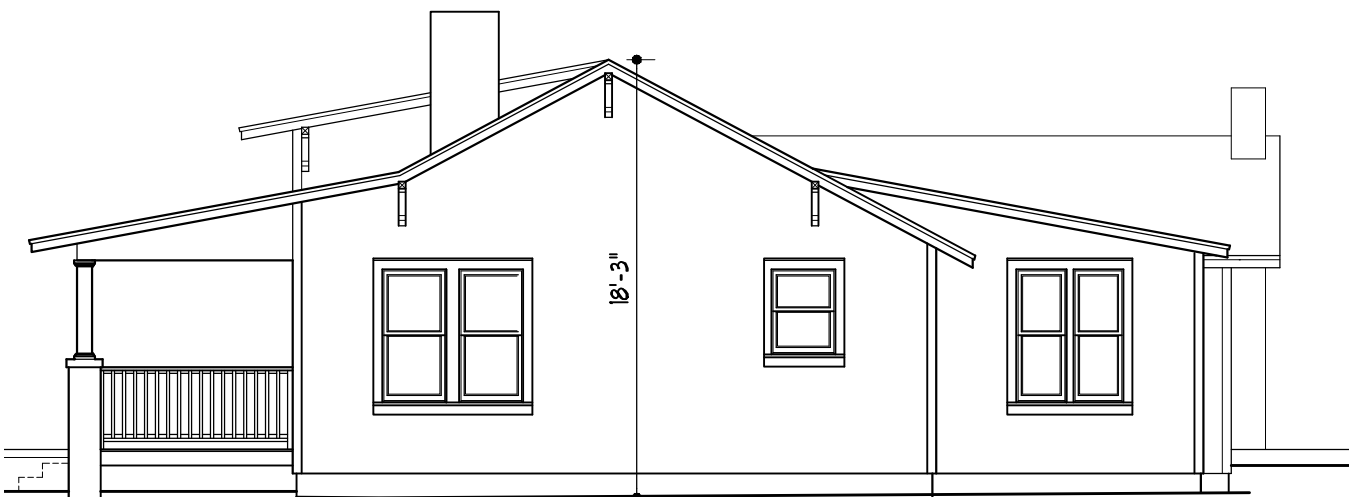
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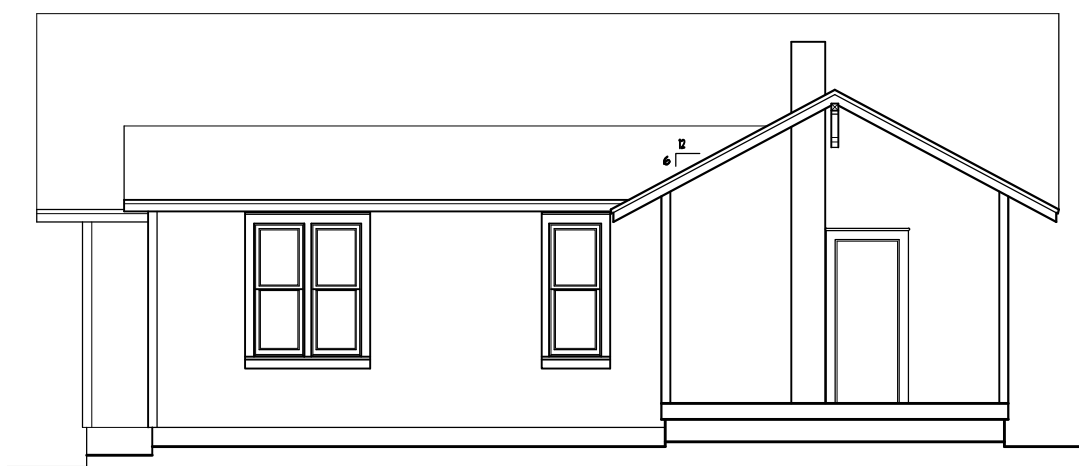
4 Ren Right Elevation  
1 / 4 " = 1 ' - 0 "



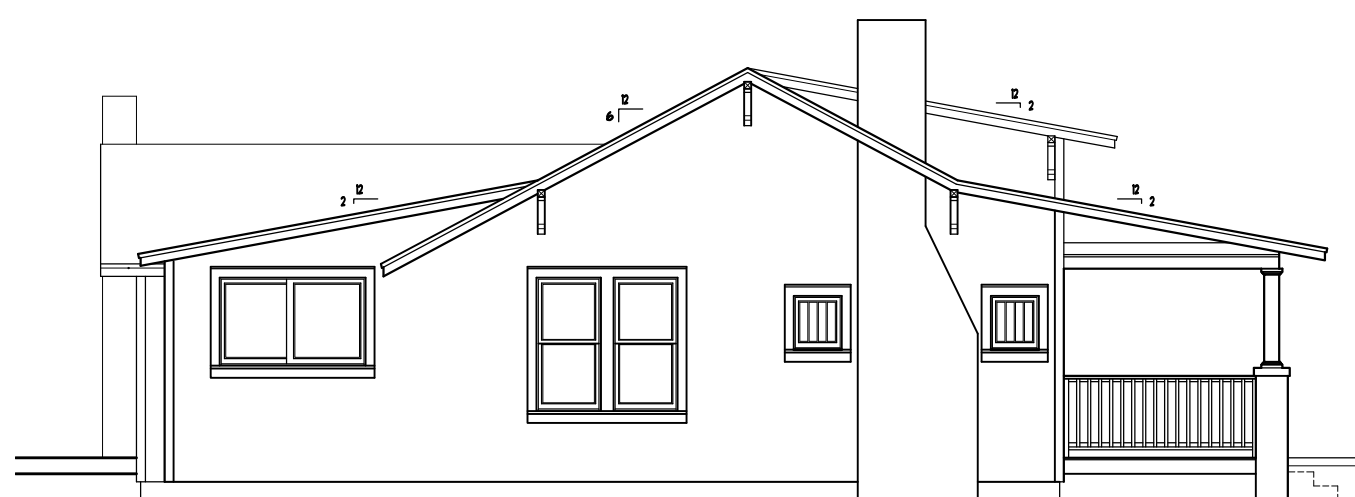
1 Ren Front Elevation  
1 / 4 " = 1 ' - 0 "



5 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 "



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'-7" to 8'-0"	6" Bearing
L 6" x 3 1/2" x 5/16" LLV	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.

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.

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 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 550/10

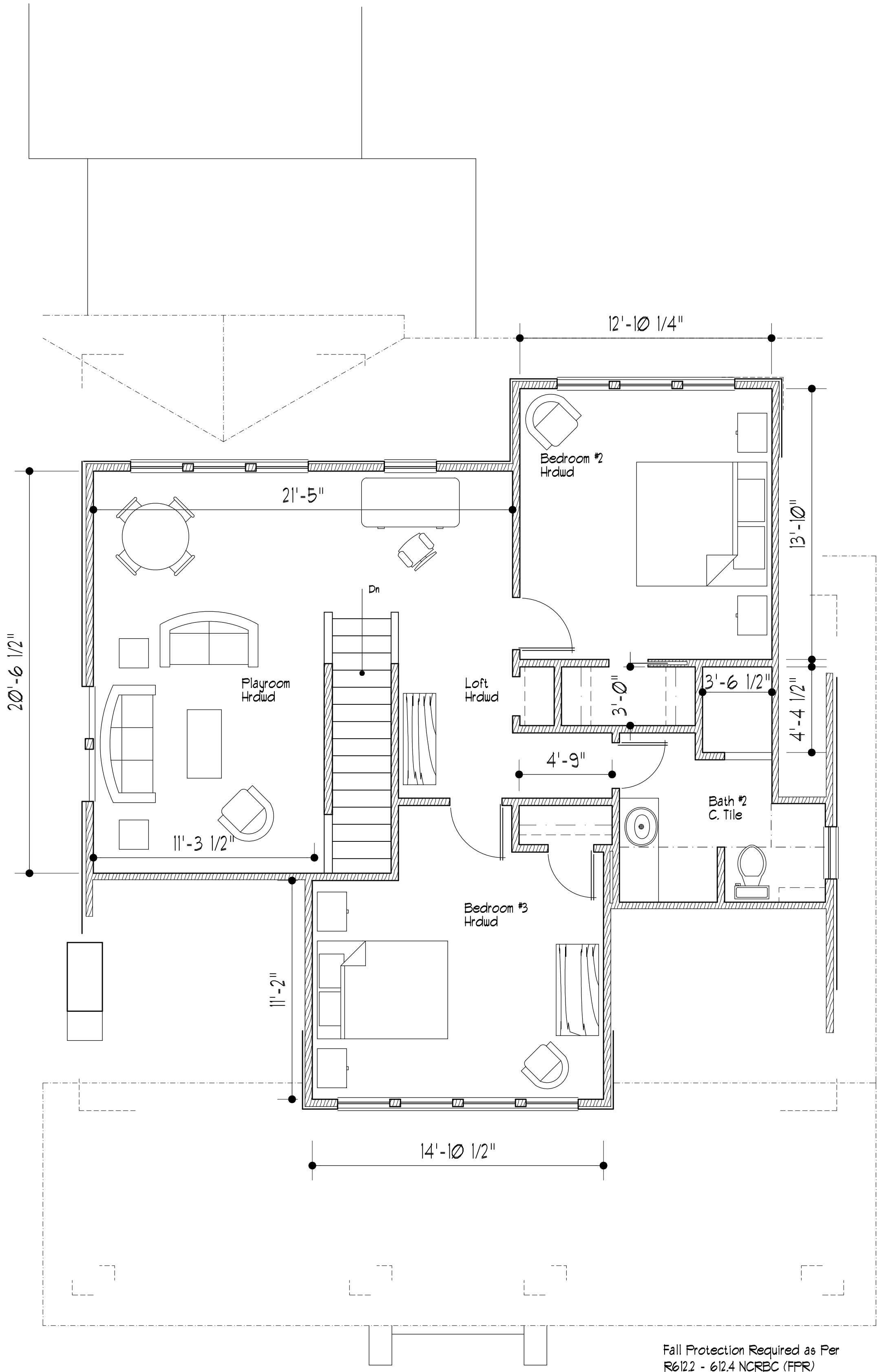
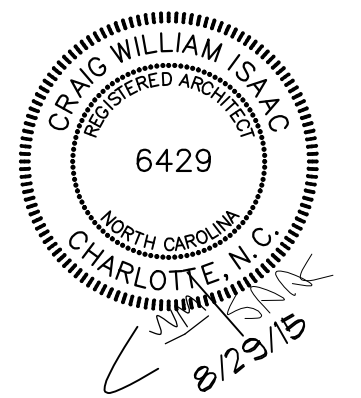
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ARCHITECTURE

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Architecture  
 Interior Design  
 Product Design

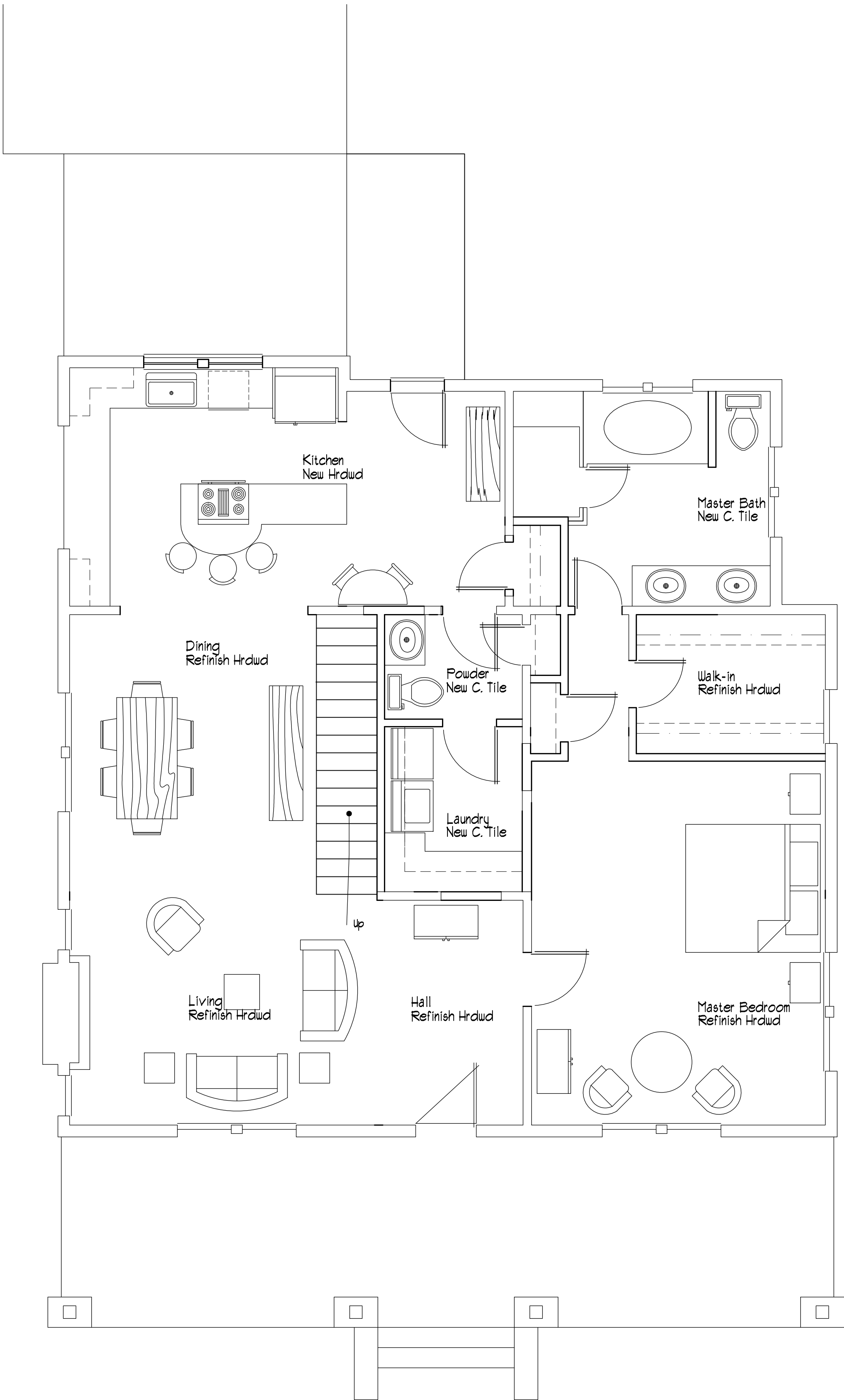
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2

2nd Floor Addition

1 / 4 " = 1 ' - 0 "



1

1st Floor Plan

1 / 4 " = 1 ' - 0 "

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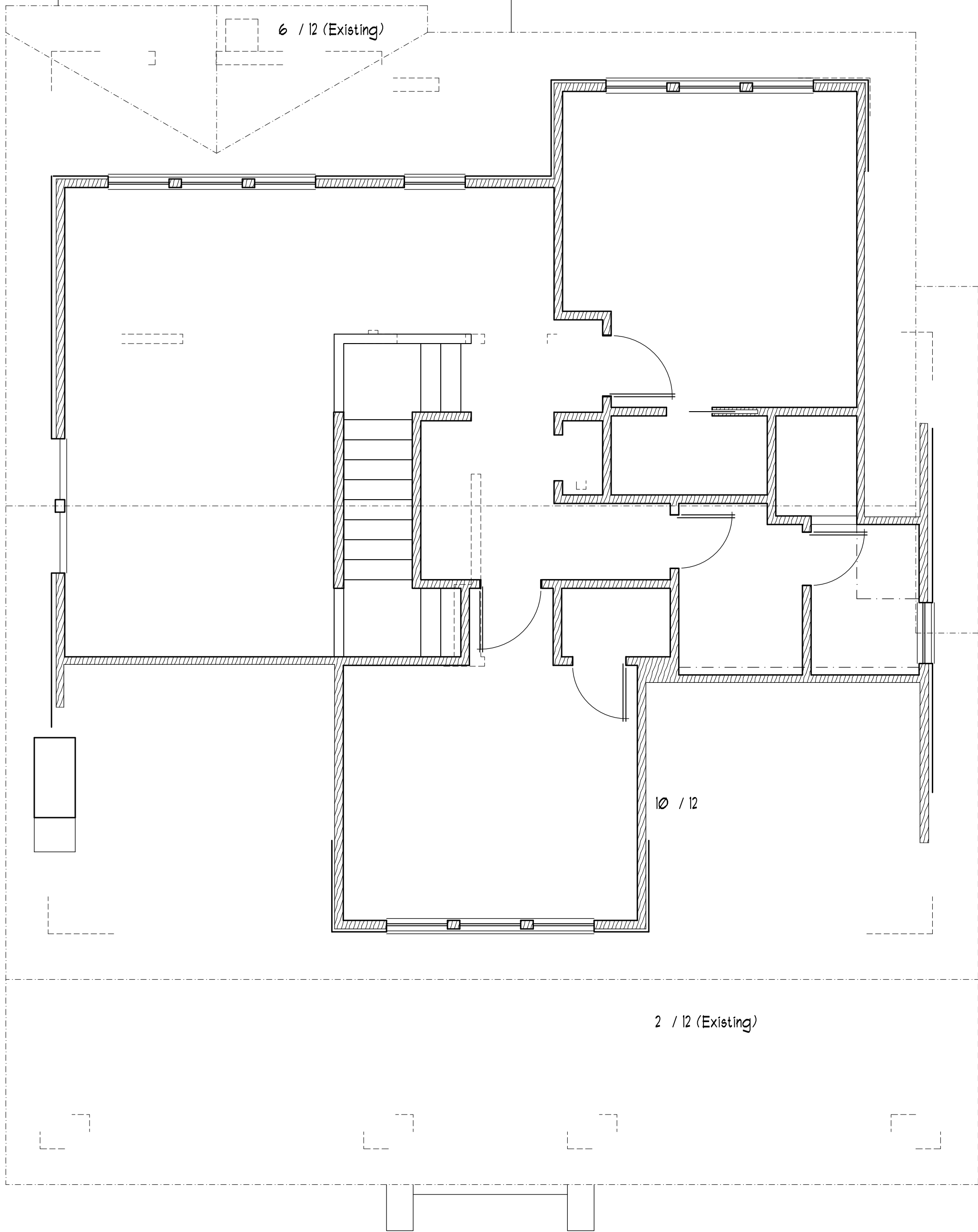
May 20, 2015  
 June 21, 2015  
 July 29, 2015  
 August 29, 2015  
 October 5, 2015

Roof Notes

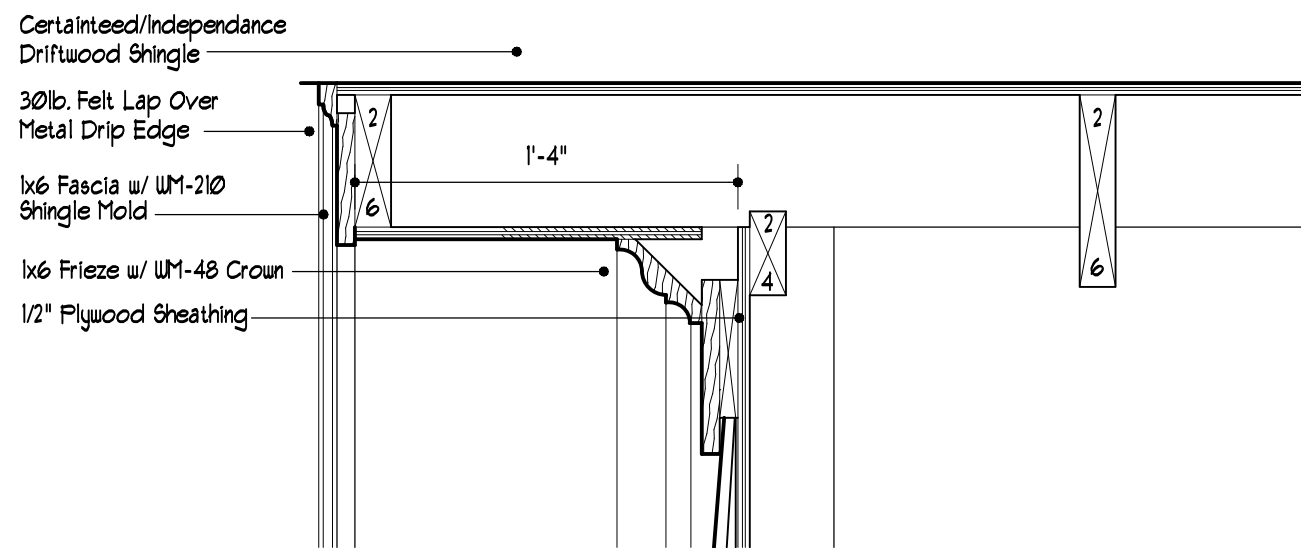
Rafters Shall be 2x6 @ 16" o.c., SFF #2 Except as Noted  
Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges  
Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter  
All Hips, Valleys and Ridges are 2x10 SFF #2, Except as Noted  
All "Hogs" shall be 2- 2x6's 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

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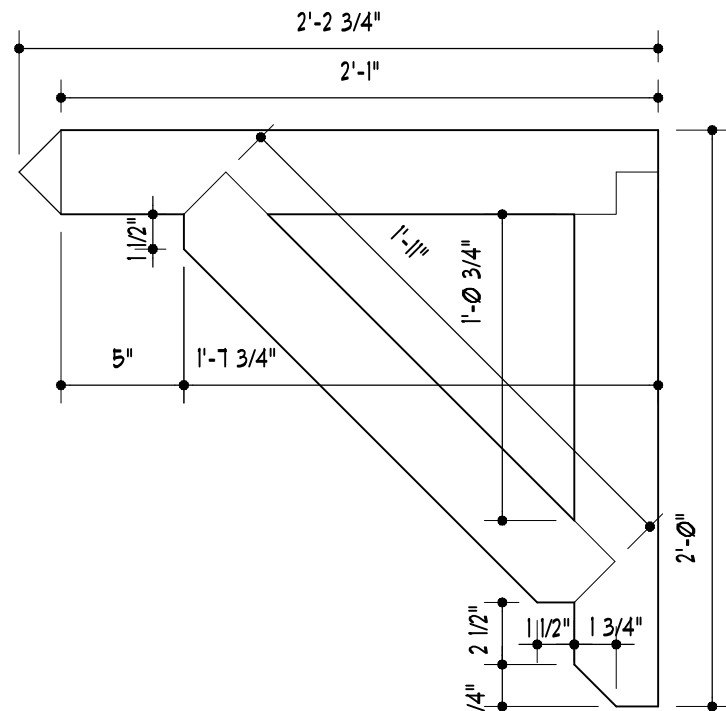
Factory Built Gas Fireplace as per Chapter 10  
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1 Roof Plan  
1 / 4 " = 1 ' - 0 "



7 Typical Rake Detail  
1 1 / 2 " = 1 ' - 0 "



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

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

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

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

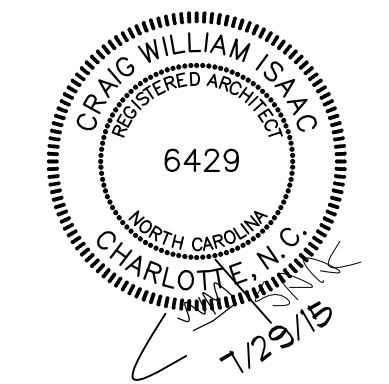
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1 1 / 2 " = 1 ' - 0 "

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