



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM-2017-00195

DATE: 31 March 2017

ADDRESS OF PROPERTY: 2026 Thomas Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119715

OWNER(S): Meghan and Adrian Hurst


APPLICANT: Zack Alsentzer

DETAILS OF APPROVED PROJECT: The project is changes to windows and doors on the left elevation and rear elevation, all changes are located behind an existing rear yard fence. A window will be relocated from the rear elevation to the left side elevation. On the rear elevation a new wood transom window with Simulated True Divided Light (STD L) exterior muntins will be installed in place of the relocated window. The existing side entry door will be shifted a few feet closer to the fence and the existing wood deck/steps will be extended approximately 6'-2". A new shed roof will be installed over the door. All of the new trim, brackets, details, and dimensions will be wood to match existing. See attached plans.

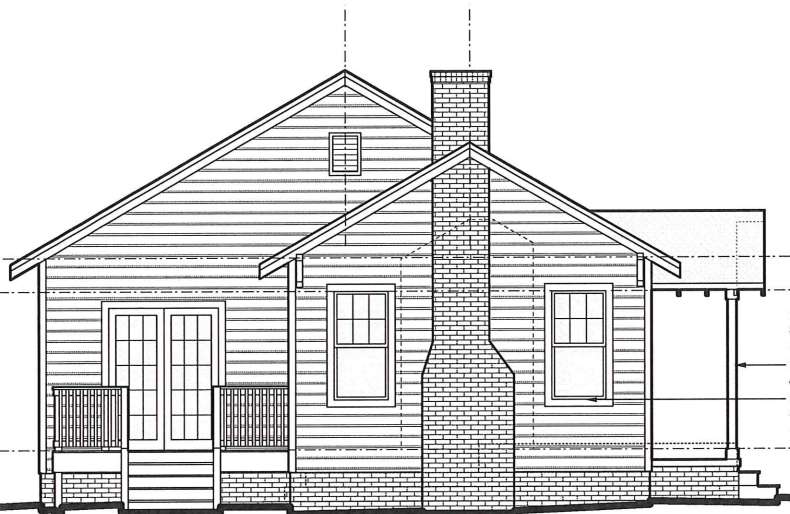
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Replacement Windows and Doors.
2. This application is in compliance with Policy & Design Guidelines for Windows and Doors (page 26.)

- 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.

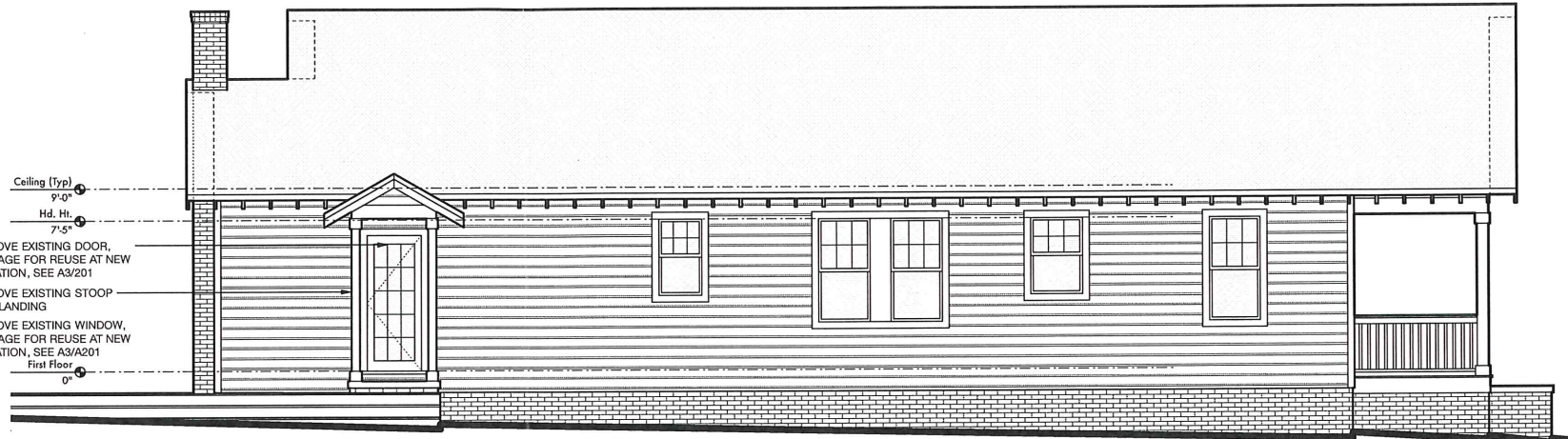
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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

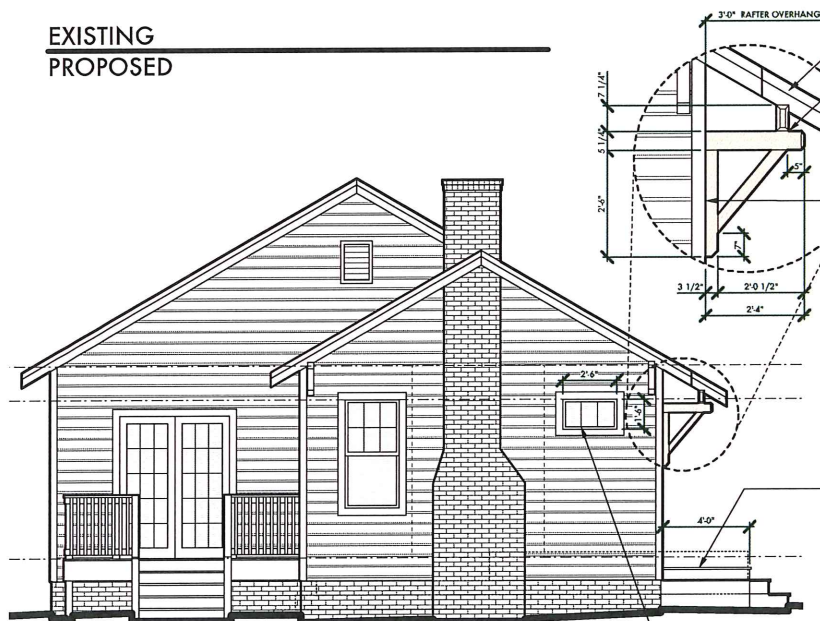


C1 Rear Elevation - EXISTING
Scale: 1/4" = 1'-0"

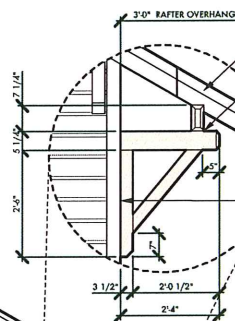


C3 Left Elevation - EXISTING
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED



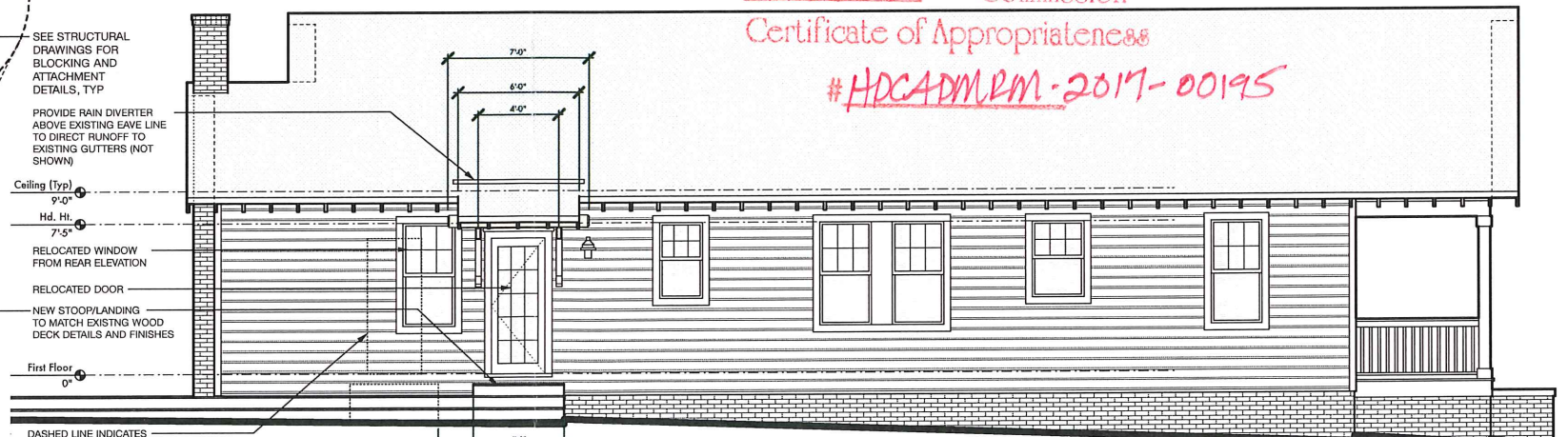
A1 Rear Elevation
Scale: 1/4" = 1'-0"



3'-0" RAFTER OVERHANG
RAFTER EXTENSION TO MATCH EXISTING DTLS, VIF
PAINTED WOOD BRACKET AND BEAM DETAIL FABRICATED FROM KILN DRIED 4X STOCK
SEE STRUCTURAL DRAWINGS FOR BLOCKING AND ATTACHMENT DETAILS, TYP
PROVIDE RAIN DIVERter ABOVE EXISTING EAVE LINE TO DIRECT RUNOFF TO EXISTING GUTTERS (NOT SHOWN)
3 1/2" 2'-0 1/2" 2'-4" 4'-0"

Ceiling (Typ)
9'-0"
Hd. Ht.
7'-5"
RELOCATED WINDOW FROM REAR ELEVATION
RELOCATED DOOR
NEW STOOP/LANDING TO MATCH EXISTING WOOD DECK DETAILS AND FINISHES

First Floor
0"
DASHED LINE INDICATES PREVIOUS DOOR AND STOOP LOCATION FOR REFERENCE ONLY
EXTEND DECK TO NEW DOOR LOCATION AS SHOWN, APPROX 6'-2", MATCH EXISTING DETAILS AND FINISHES, VIF



A3 Left Elevation
Scale: 1/4" = 1'-0"



alter ARCHITECTS

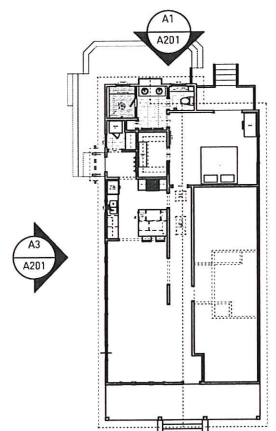
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632



2026 Thomas Avenue Home Interior Remodel

Prepared for: Meghan & Adrian Hurst

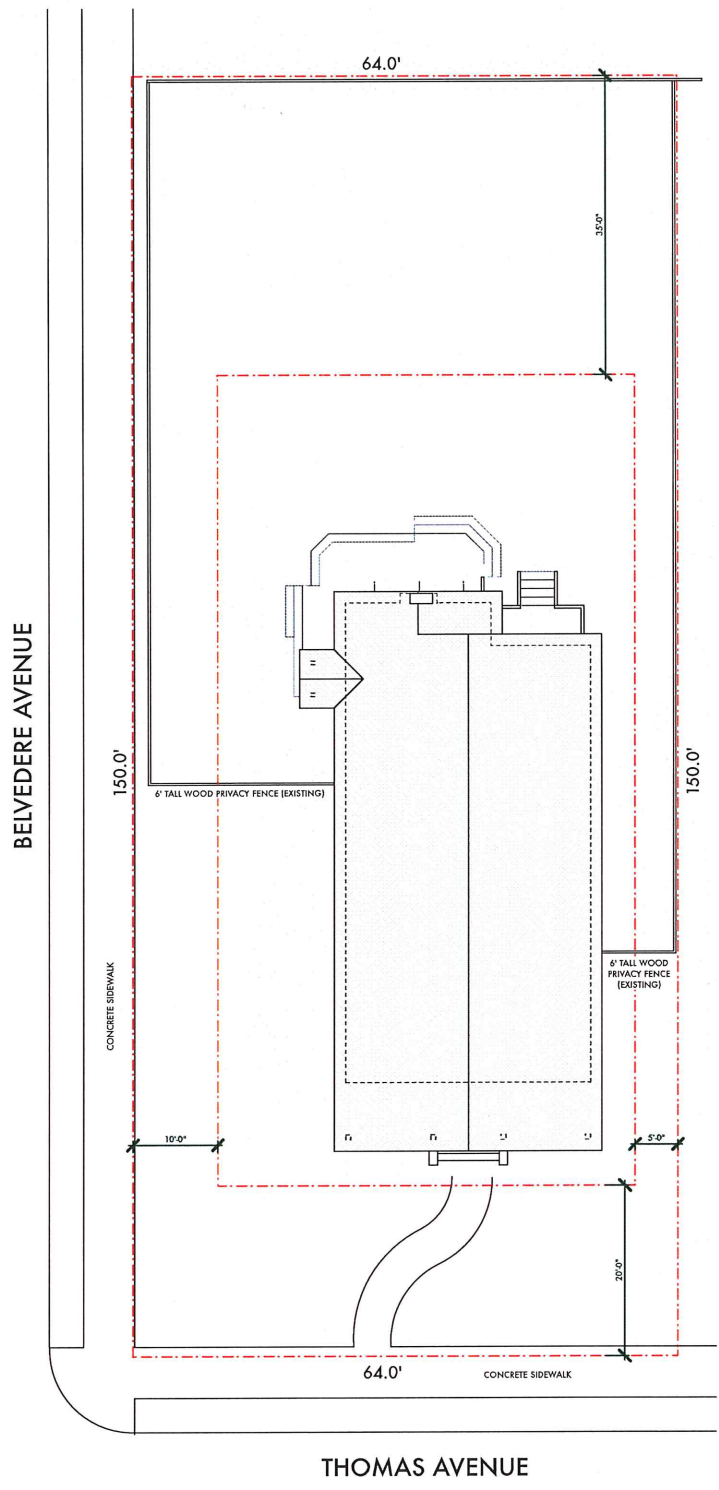
Project name/#: 2026 Thomas Ave. Remodel / 017001
CAD File Name: 2026_ThomasAve.vwx
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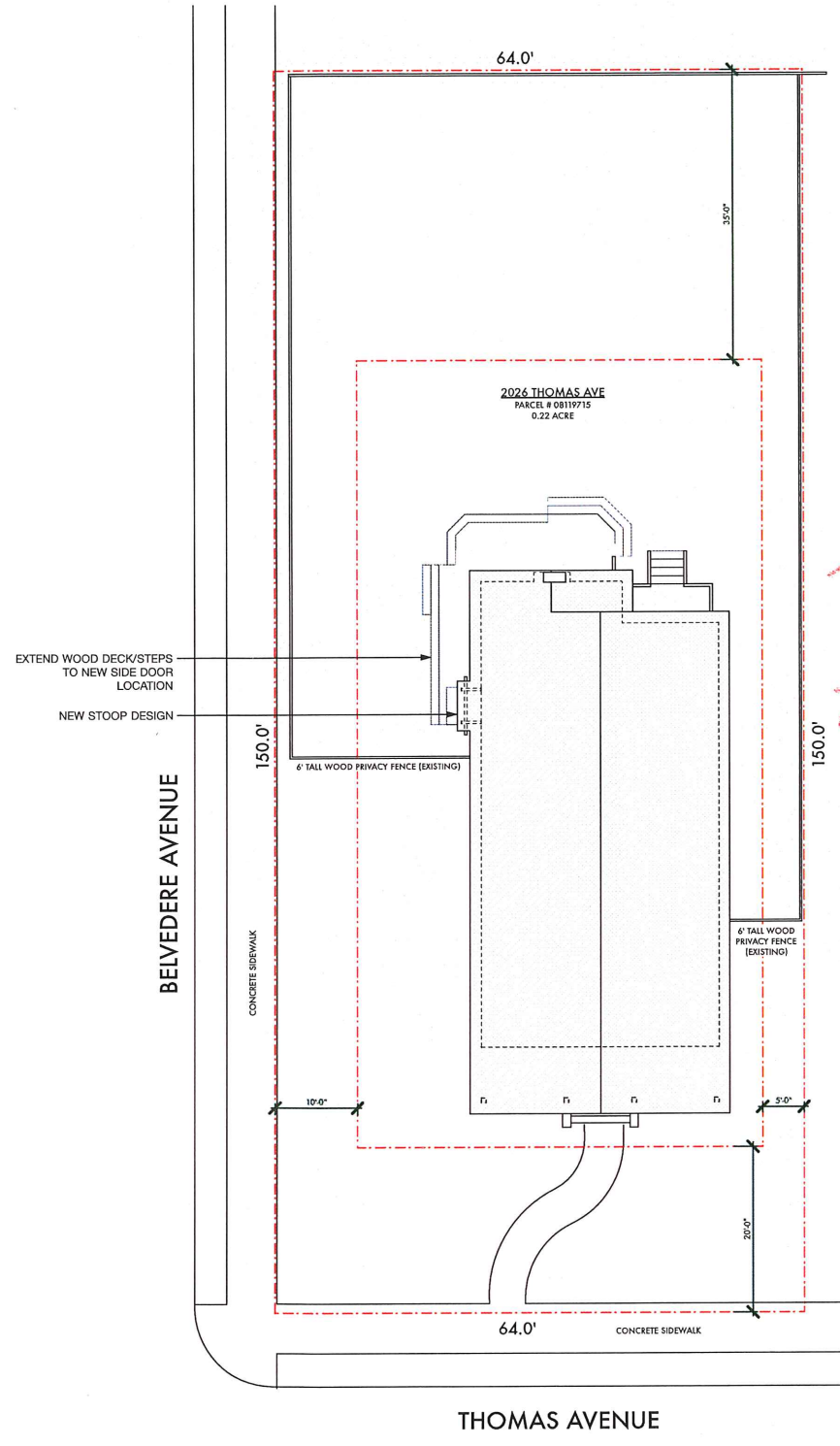
Mark	Date	Description
01	03/24/2017	FOR CONSTRUCTION

Elevations
Rear & Left

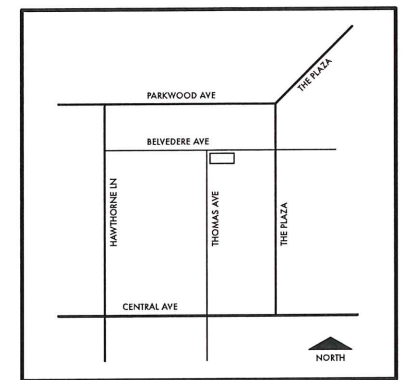
A201



A1 Existing Site Plan & Existing Roof Plan
Scale: 1" = 10 ft



A3 Site Plan
Scale: 1" = 10 ft



VICINITY MAP - NOT TO SCALE



**2026 Thomas Avenue
Home Interior Remodel**

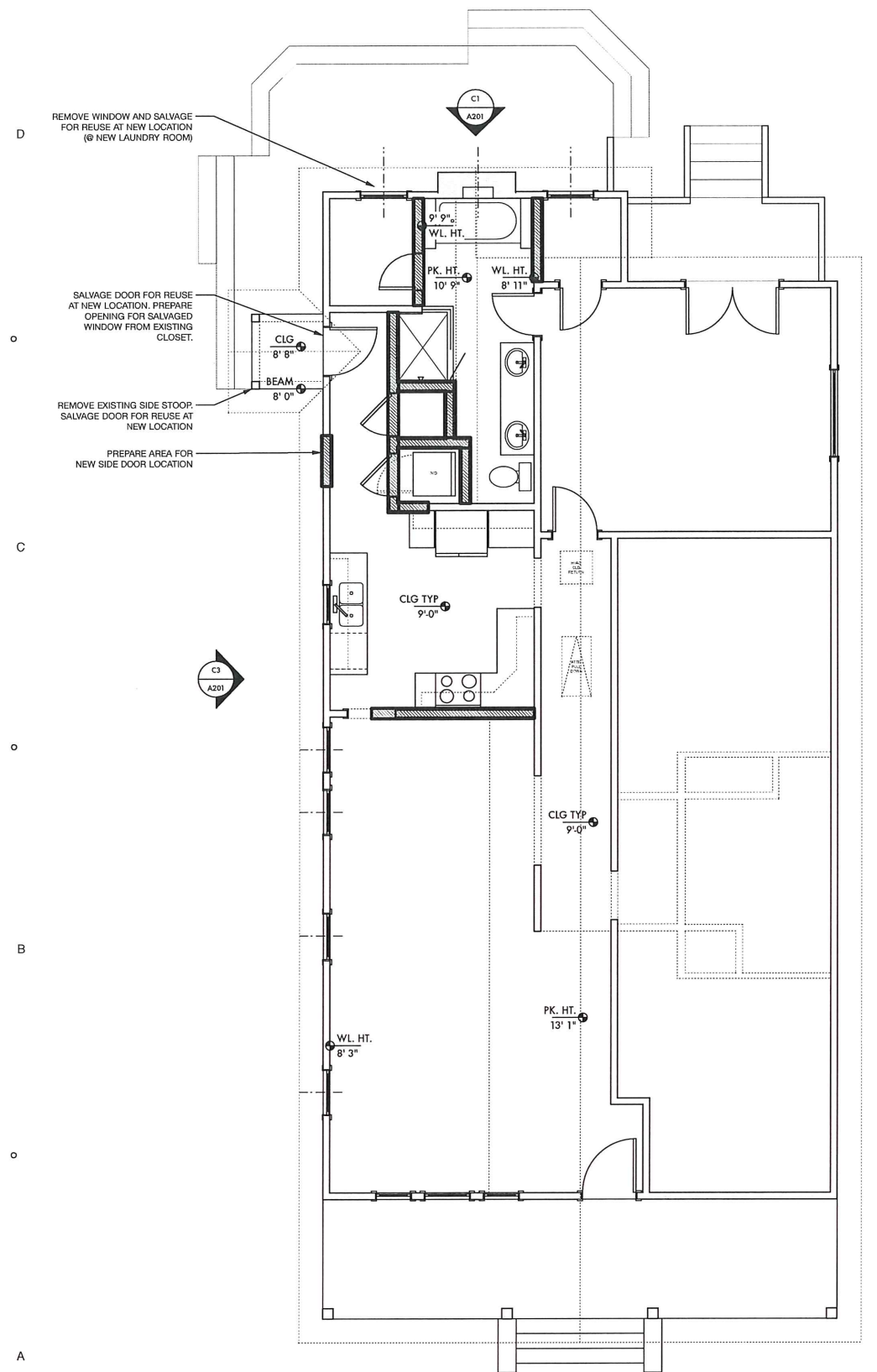
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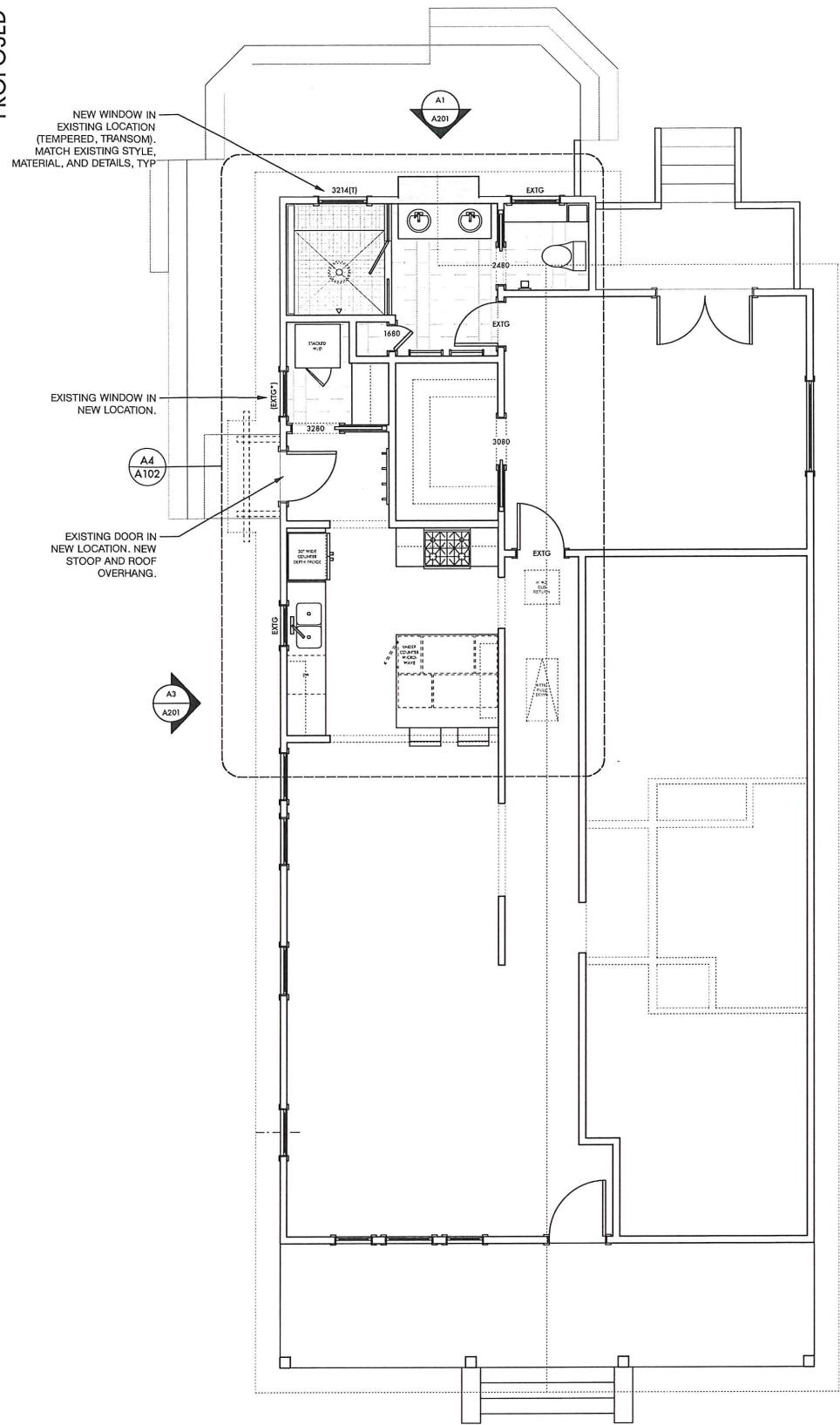
Site Plan

A001



A1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

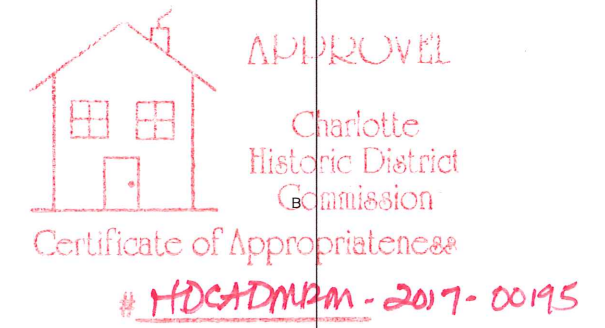
EXISTING
PROPOSED



A4 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



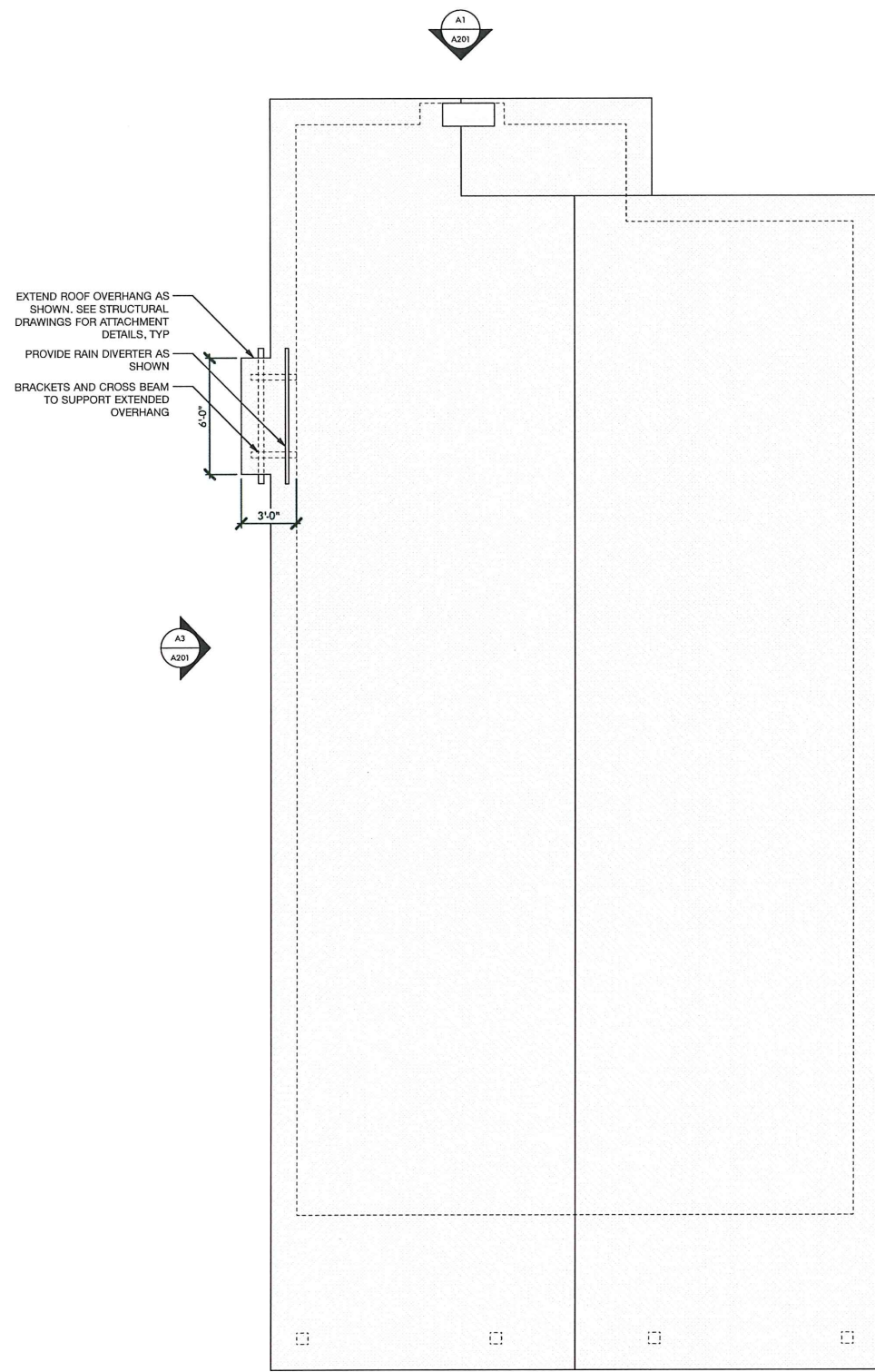
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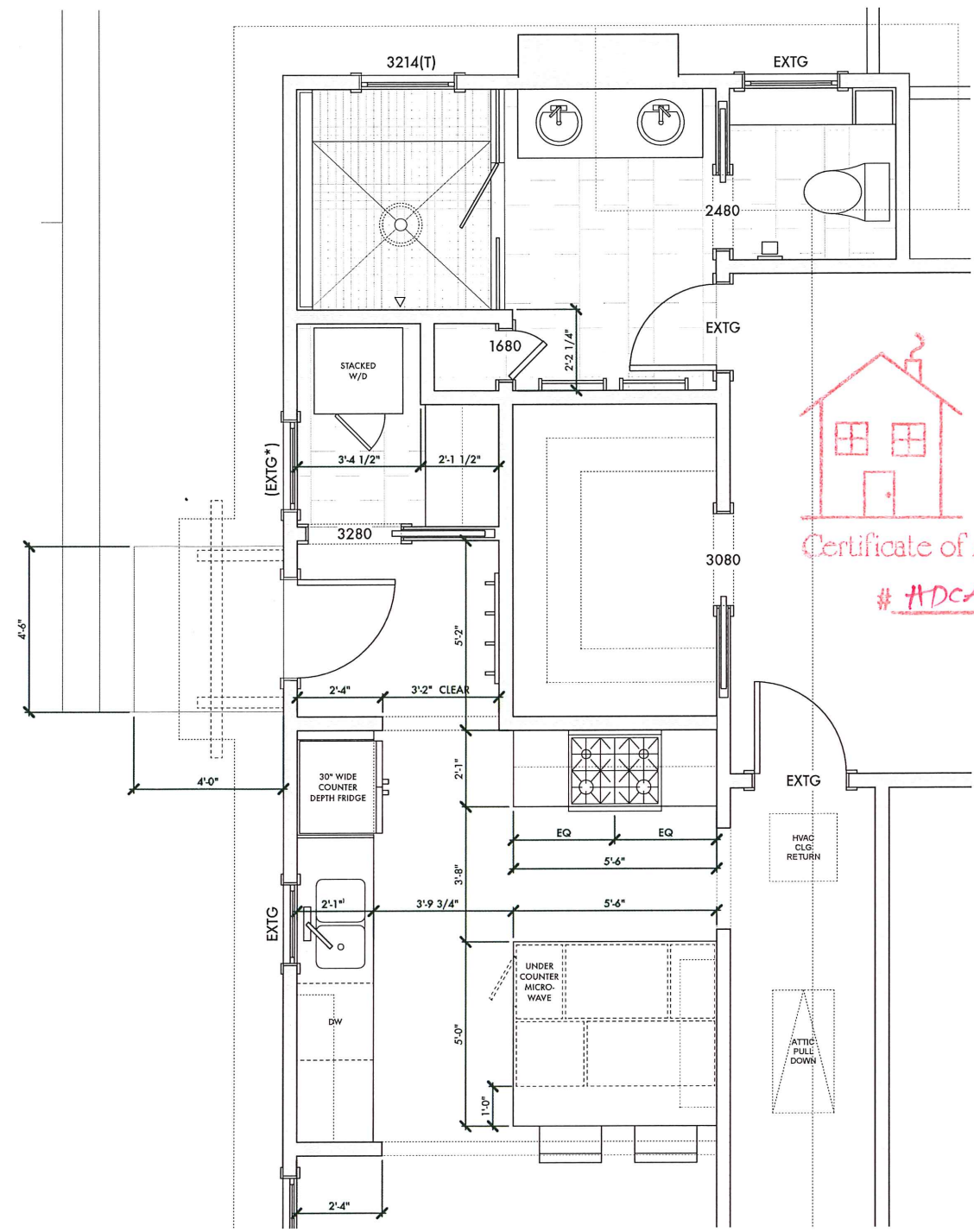
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Floor Plan
Existing Demo & Proposed

A101



A1 Roof Plan
Scale: 1/4" = 1'-0"



A4 Enlarged Floor Plan - Kitchen & Bathroom
Scale: 1/2" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCADMIN-2017-00195

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Enlarged Floor Plan
& Roof Plan

A102